



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

Tuesday, October 17, 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

E. City Manager Report

F. City Clerk Report

2. Citywide City Clerk's Office Passport Report and Recognition

Kristi Passarelli
City Clerk

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. You may also [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.

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 September 19, 2023 Executive Session Minutes; October 3, 2023 Regular Council Meeting Minutes and Regular City Council Workshop Minutes.	Kristi Passarelli City Clerk
2.	Citywide	Consideration and action pertaining to approval of an amendment to the Intergovernmental Agreement with Maricopa County to facilitate temporary shelter and housing services, to accept grant funding, and to amend the Fiscal Year 2024 budget by moving budget authority of \$125,000 from General Contingency to project G51770 FY24 Community Services Block Grant (CSBG) in the Grants Fund; Resolution #2023-155.	Seth Dyson Human Svcs and Comm Vitality
3.	District 1	Consideration and action pertaining to approval of the Final Plat entitled "Willow Trails, Phase 2", dated August 28, 2023, a property located at the southeast corner of Deer Valley Road and Citrus Road. Case FS21-381.	Tanner Wessel Community Development
4.	District 1	Consideration and action pertaining to approval of the Final Plat entitled "Willow Trails, Phase 1", dated August 28, 2023, a property located at the southeast corner of Deer Valley Road and Citrus Road. Case FS21-380.	None Tanner Wessel Community Development
5.	District 6	Consideration and action pertaining to approval of the Final Plat entitled "Re-Plat of Marley Park Square Re-Plat and Master Site Plan Amendment", dated August 22, 2023, a property generally located on the southwest corner of Waddell Rd. and Litchfield Rd. Case FS23-0453	Leslie Carnie Community Development
6.	District 1	Consideration and action pertaining to approval of the Final Plat entitled "North Copper Canyon Village – Parcel 2A", dated September 18, 2023, a property located at the southeast corner of Pinnacle Peak Road and 175 th Avenue. Case FS22-0837.	Tanner Wessel Community Development
7.	District 6	Consideration and action pertaining to the Final Plat entitled "Final Plat of Cactus Commerce Center" dated August 25, 2023. Case FS23-0549.	Chris Sexton Community Development
8.	District 1	Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at Rancho Mercado 147 th Avenue Bridge, generally located at 147 th Avenue between Happy Valley Road and McMicken Way. Resolution #2023-144.	Kristin Tytler Public Works
9.	District 1	Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at Norwich Dry Crossing, generally located at Norwich Drive between West Citrus Road and West Grand Avenue. Resolution #2023-149.	Kristin Tytler Public Works
10.	District 1	Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at Fulton Homes Escalante Phase 2 Infrastructure, generally located at the northeast corner of West Pinnacle Peak Boulevard and North 163 rd Avenue. Resolution #2023-150.	Kristin Tytler Public Works

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|-----|------------|---|--------------------------------|
| 11. | District 1 | Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at Rio Rancho Estates, Parcel 1B.2 generally located at the southwest corner of West Happy Valley Road and North 183 rd Avenue. Resolution #2023-148. | Kristin Tytler
Public Works |
| 12. | District 1 | Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at Rio Rancho Estates Parcel 3B, generally located at the northwest corner of West Happy Valley Road and North 183 rd Avenue. Resolution # 2023-151. | Kristin Tytler
Public Works |
| 13. | District 1 | Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at Sunrise Parcel C, generally located at the northeast corner of Jomax Road and North Cotton Lane. Resolution # 2023-152. | Kristin Tytler
Public Works |
| 14. | Citywide | Consideration and action pertaining to the adoption of an Intergovernmental Agreement with the Maricopa Association of Governments (MAG) for the City's participation in the US60 (Grand Ave): Loop 303 (Estrella) to SR74 Corridor Study; Resolution #2023-160. | Eric Boyles
Transportation |
| 15. | Citywide | Consideration and action pertaining to approval of an Intergovernmental Agreement between the City of Surprise and the State of Arizona for the Citywide Surprise Network Switch and Node Cabinets Project; Resolution #2023-101. | Eric Boyles
Transportation |

REGULAR AGENDA ITEM - PUBLIC HEARING:

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| 16. | District 4 | Consideration and action pertaining to the Coyote Lakes Planned Area Development (PAD) amendment to change the underlying zoning of approximately 6.85 acres from Community Commercial (C-2) to Residential High Density (R-3). The site is generally located on the northeast corner of Bell Rd. and Coyote Lakes Pkwy. Case FS23-0131. | Leslie Carnie
Community
Development |
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REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

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|-----|----------|--|---------------------------------------|
| 17. | Citywide | Consideration and action pertaining to approval of a Fiscal Year 2024 budget amendment moving budget authority in the amount of \$120,000 from General Contingency to project R51020 in the Municipal Arts Fund for the Stadium Art Project, "Bounce and Swing"; Resolution #2023-161. | Arts, Culture &
Library Department |
|-----|----------|--|---------------------------------------|

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

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

- discussion or consideration of personnel matters (A.R.S. §38-431.03 (A)(1));

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

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

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

L. Adjournment

KRISTI PASSARELLI, CITY CLERK

POSTED: Thursday, October 12, 2023 @ 10:00 AM

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



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: October 17, 2023
Submitting Department: City Clerk
Staff Recommendations:

Contact Person:
District: Internal

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

Invocation

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: October 17, 2023
Submitting Department: City Manager Office
Staff Recommendations: None

Contact Person:
District: Citywide

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

Dependent Scholarship Award Program

Motion:

None, discussion only

Background:

The City of Surprise has been awarding scholarships to dependents of City employees for over 15 years. Inclusive of this year's scholarships, the City will have awarded 26 scholarships totaling over \$52,000 to support the higher education of recipients.

Objective Analysis:

Dependent Scholarship Award.

Policy Compliant:

N/A

Financial Impact:

N/A

Budget Impact:

N/A

FTE Impact:

N/A

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: October 17, 2023
Submitting Department: City Clerk
Staff Recommendations:

Contact Person: Kristi Passarelli, City Clerk
District: Internal

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

Agenda Wording:

Consideration and action to approve the September 19, 2023 Executive Session Minutes; October 3, 2023 Regular Council Meeting Minutes and Regular City Council Workshop Minutes.

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 100323 Regular City Council Workshop Minutes
 2. 100323 Regular City Council Meeting Minutes
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CITY OF SURPRISE
Regular City Council Work Session
16000 N. Civic Center Plaza
Surprise, AZ 85374
Tuesday, October 3, 2023 @ 5:00 PM
COUNCIL CHAMBERS

A. Call To Order

Mayor Hall called the Regular Council Work Session of October 3rd, 2023 to order at 5:00 p.m., located at Surprise City Hall, 16000 N. Civic Center Plaza, Surprise, AZ. 85374.

B. Roll Call

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

C. Pledge of Allegiance

Mayor Hall led the Pledge of Allegiance.

D. Proclamation and Community Acknowledgements

E. City Manager Report

F. City Clerk Report

G. Call To The Public

H. Regular City Council Work Session Agenda

1. CONSENT AGENDA:

2. REGULAR AGENDA ITEM - PUBLIC HEARING:

3. REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

1. Presentation and discussion pertaining to illegal dumping within the City of Surprise right-of-ways.

Transportation Director Eric Boyles, came to present this item. He gave a background on the issue including: identifying the issue, affected areas, and potential solutions. He talked about the current City effort put into cleaning up the waste. He offered a variety of possible solutions while weighing the pros and cons of each solution. He suggested a contractor service to clean up various sites throughout the City.

Councilmember Remely, talked about people with community service hours that need projects, as well as incarcerated workers. Eric said that inmates aren't as viable as they used to be. Councilmember Remley suggested following through with those potential resources.

Councilmember Duffy, talked about community service being listed as a possible solution. Eric said the biggest concern is the safety of any workers we use. Councilmember Duffy asked if there was any signage about illegal dumping. Eric said they could look into it to try and curb the issue. Councilmember Remley talked about the boundaries with the City and the County.

Vice-Mayor Judd, asked how often we catch violators. Eric said it was not often and that it is difficult to enforce. The Vice-Mayor asked what the penalty is? Eric said he would find out. Vice-

Mayor said he would love to see penalties increased.

Councilmember Hastings, said he would like to know what the current fine is as well. He said he thinks the fine should be increased as well.

Councilmember Haney, said he would like to see signage and potential cameras. He talked about how he would like to explore resources in trying to catch violators. He was also in favor of increasing penalties, but also balancing City resources.

Mayor Hall suggested emphasizing the fine on any signage. Councilmember Remley suggested that someone write an article in the paper to highlight potential solutions.

Attorney Wingo, said that the violations could either be criminal or civil and that it would maximize as a misdemeanor with a significant fine and penalty.

I. Other Business and Future Agenda Items

J. City Council Reports

K. Executive Session

1. Executive Disclaimer - Part 1

L. Adjournment

Motion: To Adjourn

Initiated By: Aly Cline

Seconded By: Patrick Duffy

Yes: Ken Remley, Skip Hall, Nick Haney, Patrick Duffy, Aly Cline, Chris Judd, Jack Hastings

No: None

Abstain: None

Vote Result: Passed

Meeting Adjourned at 5:22 PM

Skip Hall, Mayor

ATTEST:

Kristi Passarelli, City Clerk

CERTIFICATION:

I, Kristi Passarelli, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Regular City Council Workshop of **Tuesday, October 3, 2023.**

Kristi Passarelli, City Clerk



CITY OF SURPRISE
Regular City Council Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Tuesday, October 3, 2023 @ 6:00 PM
COUNCIL CHAMBERS

A. Call To Order

Mayor Hall called the Regular Council Meeting of October 3rd, 2023 to order at 6:00 p.m., located at Surprise City Hall, 16000 N. Civic Center Plaza, Surprise, AZ. 85374.

1. Invocation

Pastor Russ Smith, City Church of Surprise, came to offer the prayer.

B. Roll Call

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

C. Pledge of Allegiance

Mayor Hall led the Pledge of Allegiance.

D. Proclamation and Community Acknowledgements

1. Domestic Violence Awareness Month

Mayor Hall proclaimed that it is Domestic Violent Awareness Month. He presented the award to Dana Martinez from New Leaf.

Mayor Hall also recognized the Storm Swim Club.

E. City Manager Report

1. Reports

City Manager Bob Wigenroth, talked about tax rebates and how Surprise stacks up.

He then introduced Holly Osborn. She recognized the Storm Swim Club. She then introduced the Youth Councilmembers.

Lily Robert - Willow Canyon High School

Matthew Arroyo - Dysart High School

F. City Clerk Report

1. Reports

2. Special Elections Update

City Clerk Kristi Passarelli gave an update on the upcoming Bond Election.

G. Call To The Public

Linda Magee, a Surprise Resident came to talk about the upcoming Bond Election.

H. Regular City Council Meeting Agenda

1. CONSENT AGENDA:

Item 5 pulled by Councilmember Haney.

Item 7 pulled by Councilmember Cline.

Item 8 pulled by Vice-Mayor Judd.

Motion: To Approve (Minus items 5, 7, & 8)

Initiated By: Chris Judd

Seconded By: Aly Cline

Yes: Ken Remley, Skip Hall, Nick Haney, Patrick Duffy, Aly Cline, Chris Judd, Jack Hastings

No: None

Abstain: None

Vote Result: Passed

1. Consideration and action to approve the September 19, 2023 Regular Council Meeting Minutes and Regular City Council Workshop Minutes.
2. Consideration and action pertaining to approval of the Final Plat entitled, “Dale Lane Place” and dated August 15, 2023, a property located east of the southeast corner of Dale Lane and 177th Avenue; Case FS23-0211.
3. Consideration and action pertaining to the Final Plat entitled, “Sycamore Farms (Paradisi) – Parcel C”; Case FS22-1117.
4. Consideration and action pertaining to approval of The Fourth Amendment to the Broadstone Ranch Pre-Annexation Development Agreement between the City of Surprise and Elliott Homes, Inc.; Resolution #2023-143.
5. Consideration and action pertaining to approval of the Final Plat entitled, “Fletcher Final Plat” and dated August 28, 2023, a property located north of Patton Road and west of 175th Avenue; Case FS23-0819.

Councilmember Haney, pulled this item for further discussion.

Lloyd Abrams came to present this item. He gave an overview of the item.

Councilmember Haney asked how this would impact the right of way? Lloyd said that with this plat it would provide a second point of access. Councilmember Haney said he wanted to pull this to make sure this item was transparent with the public.

Councilmember Cline, asked if this would allow us to do any surfacing? Lloyd said it would in this area but that there's still a lot needed.

6. Consideration and action pertaining to approval of the Independent Contract Agreement between the City of Surprise and Arizona Community Action Association DBA Wildfire, authorizing the City to accept grant funding for the Utility Assistance Program, and amending the Fiscal Year 2024 Budget by moving budget authority of \$15,200 from General Contingency to project G51741 FY24 Wildfire HEAF in the Grants Fund; Resolution # 2023-100.
7. Consideration and action pertaining to the approval of an Intergovernmental Agreement with Maricopa County for American Rescue Plan Act (ARPA) funds and County General Funds; amending the Fiscal Year 2024 Budget by moving budget authority in the amount of \$850,000 from General Contingency to project G51722 in the Grants Fund, and accepting grant funding

from Maricopa County via the Department of Treasury State and Local Fiscal Recovery Funds; Resolution #2023-122.

Councilmember Cline, had this item pulled for further discussion.

Adam Lane, Housing and Community Services Supervisor, came to present this item. He gave a brief overview of the proposed agreement.

Councilmember Remley, praised staff for their accomplishments related to this item.

Councilmember Cline, thanked staff for their work on getting the grant funding.

Motion: To Approve
Initiated By: Aly Cline
Seconded By: Ken Remley

Yes: Ken Remley, Skip Hall, Nick Haney, Patrick Duffy, Aly Cline, Chris Judd, Jack Hastings
No: None
Abstain: None

Vote Result: Passed

8. Consideration and action pertaining to approval of an Intergovernmental Agreement (IGA) between the City of Surprise and the Maricopa County Department of Transportation (MCDOT) for uniform design and construction standards associated with roads that will be annexed into the City; Resolution #2023-98.

Eric Boyles came to talk about this item, he gave some background on the item.

Vice-Mayor Judd asked what this impacts exactly? Eric said it only applies to what the city is looking to annex.

Motion: To Approve
Initiated By: Chris Judd
Seconded By: Aly Cline

Yes: Ken Remley, Skip Hall, Nick Haney, Patrick Duffy, Aly Cline, Chris Judd, Jack Hastings
No: None
Abstain: None

Vote Result: Passed

9. Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at Homestead at Marley Park Phase 4 & 5 – Parcel 2, generally located at the southeast corner of Waddell Road and Bullard Avenue; Resolution #2023-133.
10. Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at Rio Rancho Estates, parcel 2A generally located at the northwest corner of West Happy Valley Road and North 183rd Avenue; Resolution #2023-137.
11. Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at Stonefield, generally located at the northwest corner of North Reems Road and West Peoria Avenue; Resolution #2023-132.

12. Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at Rio Rancho Estates, Parcel 2B generally located at the northwest corner of West Happy Valley Road and North 183rd Avenue; Resolution #2023-129.
13. Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at Rancho Mercado Phase 2 Box Culvert McMicken Way generally located at McMicken Way between North 146th Avenue and North 145th Avenue; Resolution #2023-142.
14. Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at Rancho Mercado Phase 2 147th Avenue South, generally located at 147th Avenue from Happy Valley Road to McMicken Way; Resolution #2023-140.

2. REGULAR AGENDA ITEM - PUBLIC HEARING:

15. Consideration and action pertaining to a recommendation to the Arizona Department of Liquor Licenses and Control (DLLC) on Application No. 25601, requested by Steve David Dunsire, for Oregano's Pizza Bistro, for Series 12 Liquor License. Oregano's Pizza Bistro is located at 16914 W Bell Rd, Surprise, AZ 85374.

Motion: To Approve
Initiated By: Chris Judd
Seconded By: Aly Cline

Yes: Ken Remley, Skip Hall, Nick Haney, Patrick Duffy, Aly Cline, Chris Judd, Jack Hastings
No: None
Abstain: None

Vote Result: Passed

3. REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

16. Presentation and discussion pertaining to 60% design concepts on the new Fire Station 309, Aquatics Complex, Cactus Road and Park project.

Holly Osborn, Chief Espie, and Eric Boyles came to present this item. Holly talked about the item: Timeline, Established Design Elements, Master Site Plan, Evolving Design Elements, adjacent roads, Fire Station 309, SOAK station 309, Rescue Springs Park, Aquatic Complex, and Future Steps.

Councilmember Cline, thanked staff for their efforts and creativity.

Councilmember Remley, thanked staff as well. He talked about the fire station. He asked if the climbing wall was still incorporated. Holly showed the proposed ideas.

Councilmember Hastings, asked how the City will be marketing this project? Holly talked about the City's swimming culture and how they wanted to expand on that.

Vice-Mayor Judd, asked about the budget? Holly said they would get the numbers back in a couple weeks but they were trending within budget. She said they are aiming to make the facility operational and within budget.

Councilmember Haney, talked about the project and effort put in so far. He also thanked the Chief for the proactive planning.

Councilmember Remley, asked about the location of the park in relation to any commercial businesses. He asked if there should be a snack bar included? Holly said there is a concession stand already, and a place for food trucks.

Councilmember Duffy, said they should add more shade onto the project. He asked about the intersection and how long the turn lane would be? Eric said they would take traffic into consideration to optimize traffic flow.

Vice-Mayor Judd, said he was happy that food trucks were factored in.

I. Other Business and Future Agenda Items

Councilmember Haney wanted to bring up Dale Lane as an update and direction for staff. Councilmember Cline Seconded.

Councilmember Remley asked about the Library system being brought up for an update. Councilmember Cline Seconded.

J. City Council Reports

Councilmember Hastings, talked about the Bond and taxes. His community meeting will be Tuesday Surprise Regional Library at 6:00 PM. He talked about the upcoming Fiesta. He talked about Valley Vista Highschool football.

Councilmember Remley, talked about ponies being at Fiesta Grand.

Councilmember Duffy, said his meet and greet this Saturday at Total Wine at 9:00 AM

Councilmember Haney, said he has a bond meeting coming up on 10/12 at Asante Heratige at 1:00 PM.

Councilmember Cline, talked about attending a strategic planning meeting for Valley Metro.

Vice-Mayor Judd, talked about attending the last Maricopa Association of Governments Economic Development meeting stating it has been sunsetted by the efforts of local economic development departments.

Mayor Hall, talked about Fiesta Grande this Saturday

K. Executive Session

1. Executive Session Items
2. Executive Disclaimer - Part 1
3. Executive Disclaimer - Part 2
4. Executive Disclaimer - Part 3

L. Adjournment

Motion: To Adjourn
Initiated By: Aly Cline

Seconded By: Patrick Duffy

Yes: Ken Remley, Skip Hall, Nick Haney, Patrick Duffy, Aly Cline, Chris Judd, Jack Hastings

No: None

Abstain: None

Vote Result: Passed

The meeting adjourned at 7:15 PM.

Skip Hall, Mayor

ATTEST:

Kristi Passarelli, City Clerk

CERTIFICATION:

I, Kristi Passarelli, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Regular City Council Meeting of **Tuesday, October 3, 2023.**

Kristi Passarelli, City Clerk



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: October 17, 2023
Submitting Department: Human Svcs and Comm
Vitality
Staff Recommendations:

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

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

Consideration and action pertaining to approval of an amendment to the Intergovernmental Agreement with Maricopa County to facilitate temporary shelter and housing services, to accept grant funding, and to amend the Fiscal Year 2024 budget by moving budget authority of \$125,000 from General Contingency to project G51770 FY24 Community Services Block Grant (CSBG) in the Grants Fund; Resolution #2023-155.

Motion:

I move to approve Resolution #2023-155.

Background:

Through this Agreement the County seeks to support the City's Temporary Shelter and Housing Services Initiative to expand homeless services in the Surprise area. Emergency shelter services will be provided to families with minor age children, along with on-site case management and supportive services to achieve long-term and sustainable housing solutions. The County shall provide the city with Community Service Block Grant (CSBG) funds for Initiative activities.

Objective Analysis:

This action will allow the Human Services & Community Vitality Department to continue to facilitate temporary shelter and housing services.

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 11/1/2023 - 6/30/2024 in an amount not to exceed \$125,000. The grant includes a 25% match requirement which will be met through a cash contribution from the non-profit partner.

Budget Impact:

This action will require movement of budget authority in the amount of \$125,000 from General Contingency to project G51770 FY24 CSBG in the Grants Fund to cover the projected expenses associated with the program. The match requirement does not need to be budgeted because it is being covered by the non-profit partner. 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. FINAL_City of Surprise IGA CSBG Services Initiative
 2. Res 2023-155 CSBG
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INTERGOVERNMENTAL AGREEMENT
BETWEEN
MARICOPA COUNTY
ADMINISTERED BY ITS
HUMAN SERVICES DEPARTMENT
AND
THE CITY OF SURPRISE

Agreement Number: _____
Agreement Amount: \$125,000
Agreement Start Date: November 1, 2023
Agreement Termination Date: June 30, 2024
Unique Entity ID: CNDLLN6WTTE3

1.0 PARTIES

This financial Intergovernmental Agreement ("Agreement") is between the City of Surprise ("City" or "Subrecipient") and Maricopa County ("County") administered by its Human Services Department, ("Department"). The County and the Subrecipient collectively are referred to as the "Parties" and individually as the "Party."

2.0 PURPOSE

Through this Agreement the County seeks to support the City's Temporary Shelter and Housing Services Initiative (the "Initiative") to expand homeless services in the Surprise area. Emergency shelter services will be provided to families with minor age children, along with on-site case management and supportive services to achieve long-term and sustainable housing solutions. The County shall provide Subrecipient with Community Service Block Grant (CSBG) funds for Initiative activities.

3.0 TERM OF AGREEMENT

- 3.1 The term of this Agreement is from November 1, 2023, through June 30, 2024.
- 3.2 This Agreement may be extended, with the condition the Subrecipient is in compliance with the terms and conditions of this Agreement. Extensions shall be process as identified in section 4.0 (Amendment).
- 3.3 This Agreement shall be effective upon approval and signature by both Parties.

4.0 AMENDMENTS

Any changes to this Agreement shall be effective only through a written amendment signed by both Parties.

5.0 ADMINISTRATIVE CHANGE ORDERS

- 5.1 The Chairman of the Board of Supervisors is authorized upon the recommendation of the Human Services Department Director and Legal Counsel to make changes within the general scope of the Agreement on behalf of the County through Administrative Change Orders. Administrative Change Orders will be effective upon approval and execution by both the Chairman of the Board of Supervisors and the City. Administrative Change Orders may address any of the following areas:
- 5.1.1 Modifications to the project timeline if the last day of the project timeline is within the Agreement term;
 - 5.1.2 Modifications to budget line items if the Agreement amount remains unchanged;
 - 5.1.3 Modifications required by federal, state, or County regulations, ordinances, or policies; and/or
 - 5.1.4 Modifications to administrative requirements such as changes in reporting periods, frequency of reports, or report formats required by the U.S. Department of Treasury or local regulations, policies, or requirements.

6.0 FUNDING

The County shall provide the Subrecipient with \$125,000 in CSBG Funds under Assistance Listing Number (ALN) 93.569 provided to the County through an Intergovernmental Agreement with Arizona Department of Economic Security (ADES). See attached Operating Budget.

7.0 AVAILABILITY OF FUNDS

- 7.1 This Agreement and the Parties' obligations under it shall become effective when funds assigned for the purpose of compensating the Subrecipient are available to the County for disbursement. The County shall be the sole authority in determining the availability of funds under this Agreement, and the County shall keep the Subrecipient fully informed as to the availability of funds.
- 7.2 If any action is taken by any federal, state, local agency, or any other agency or instrumentality other than the Parties to amend, suspend, or terminate its fiscal obligation under or provided in connection with this Agreement, then the Parties may amend, suspend, or terminate this Agreement. In the event of termination, the Parties shall be liable for payment only for costs incurred prior to the effective date of the termination, provided that such services were performed in accordance with the provisions of this Agreement. Furthermore, upon termination Subrecipient shall be released from all pending responsibilities and shall have no further obligation to perform under the Agreement unless it is expressly provided for herein as an obligation that survives termination. The Parties shall give written notice of their intent to suspend performance or their intent to terminate this Agreement under this Section at least ten (10) calendar days in advance.

8.0 SUBRECIPIENT RESPONSIBILITIES

- 8.1 Shelter services:
- 8.1.1 Provide up to 42 beds of non-congregate shelter and wrap-around services at the West Valley Housing Assistance Center to include but not limited to the following services:
 - 8.1.1.1 Case Management
 - 8.1.1.2 Employment Assistance
 - 8.1.1.3 Coordinated Entry
 - 8.1.1.4 Housing Navigation

- 8.1.1.5 Food Assistance
- 8.1.1.6 Transportation Assistance
- 8.1.1.7 Childcare
- 8.1.1.8 Healthcare access
- 8.1.1.9 Other supportive services as needed.
- 8.1.2 Achieve the following program outcomes:
 - 8.1.2.1 150 individuals will obtain safe temporary shelter and onsite shelter services for a maximum of 120 days
 - 8.1.2.2 100 individuals will improve their Service Prioritization Decision Assistance Tool (SPDAT) score
 - 8.1.2.3 100 individuals will have access to housing resources
- 8.1.3 Conduct follow-up contact with clients at intervals of 3 months, 6 months, and 9 months following receipt of program services, to assess for the attainment of program outcomes and the need for referrals to other program services.
- 8.1.4 Ensure that all services provided are culturally relevant and linguistically appropriate to the population to be served.

8.2 Reporting Requirements

- 8.2.1 Subrecipient shall submit programmatic reports to MCHSD as listed below:
 - 8.2.1.1 Results Oriented Management and Accountability (ROMA/ROMA Next Gen) Report no later than the 10th business day after the end of each quarter of the fiscal year, to include the following information:
 - 8.2.1.1.1 Unduplicated number of individuals and households served
 - 8.2.1.1.2 Unduplicated number of individuals and households that attained program outcomes
- 8.2.2 The County reserves the right to add, remove, or revise reporting requirements to meet program goals.
- 8.2.3 Failure to submit required reports in the designated timeframe listed may result:
 - 8.2.3.1 in a forfeiture of payment, if not submitted by the forty-fifth (45th) calendar days following the end of a month.
 - 8.2.3.2 in a forfeiture of final payment, if final program report is not submitted within the designated time period, determined by MCHSD following the Contract term.

8.3 Staff Requirements

- 8.3.1 The Subrecipient shall:
 - 8.3.1.1 Maintain documentation indicating key staff have received appropriate training or hold appropriate certification/licensure in accordance with roles, responsibilities and job descriptions.
 - 8.3.1.2 Ensure that staff and volunteers do not have any conflicts of interest in the provision of services and management of programs.
 - 8.3.1.3 Provide staff and volunteers with supervision, equipment, materials, and supplies necessary to perform contracted services.

- 8.3.1.4 Ensure staff and/or volunteers do not provide direct services to clients unless appropriate background checks and fingerprint clearance have been completed with satisfactory results.
- 8.3.1.5 Maintain the Central Registry Background Check and Fingerprint Clearance results and any related forms or documents in a confidential file for five years after termination of the contract. Upon request, the Contractor shall make available valid background check information to County.
- 8.3.1.6 Ensure procedures are in place if staff/volunteer background or fingerprint clearance results are unsatisfactory.

8.4 Safeguarding Of Participant/ Client Information

- 8.4.1 Subrecipient shall observe and abide by all applicable State and federal statutes, rules and regulations regarding the use or disclosure of information including, but not limited to, information concerning applicants for and recipients of contract services. To the extent permitted by law, the Contractor shall release information to the County, Arizona Department of Economic Security, and to the Attorney's General's Office as required by the terms of this contract, by law or upon their request.
- 8.4.2 Subrecipient shall comply with the requirements of Arizona Address Confidentiality Program, A.R.S. § 41-161 et. seq., the County will advise the Contractor as to applicable policies and procedures adopted for compliance.

8.5 Child Support Services

Subrecipient shall have a process to ensure that custodial parents in single-parent families must be informed of the availability of child support services, and eligible parents must be referred to the child support offices of State and local governments.

8.6 Grievance Procedures

Subrecipient shall establish a system through which applicants for, and recipients of, services may present grievances and may take appeals about eligibility and other aspects of the Subrecipient's work under the Contract. The grievance procedure shall include provisions for notifying the applicants for, and recipients of, services of their eligibility or ineligibility for service and their right to appeal to the Department if the grievance is not satisfied at the Subrecipient's level.

9.0 **COMPENSATION**

- 9.1 Subrecipient shall adhere to the regulations issued in the federal Community Services Block Grant Act, 42 U.S.C. § 9901, 2 CFR 200, along with other federal, state, and local rules and regulations.
- 9.2 Administrative expenses shall not exceed 10% of the total award or the Subrecipient's negotiated Federal Administrative Rate.
- 9.3 Funds shall not be used to purchase or improve land.
- 9.4 Funds shall not be used to purchase, construct, or permanently improve a building or other facility.
- 9.5 The Agreement is on a cost reimbursement basis.
- 9.6 Subrecipient shall submit monthly invoices to the County for all costs related to this Project:
 - 9.6.1 By the 15th calendar day of the month after month close out.
 - 9.6.2 For costs incurred for the fiscal year, no later than the 30th of July.

- 9.7 Final Reimbursement Upon Agreement Termination.
- 9.7.1 The Subrecipient shall submit the final reimbursement request no later than 30 calendar days after the termination date, except as noted immediately below:
- 9.7.2 If the termination date is between June 10 and June 30, then the final reimbursement request shall be submitted by July 10th.
- 9.8 If final reimbursement request not received within 45 days following the termination date may result in forfeiture of payment.

10.0 METHOD OF PAYMENT

- 10.1 The Subrecipient shall submit invoices for project activities to hsdfinance@maricopa.gov.
- 10.2 Payment by the County is not to be construed as final in the event that ADES disallows payment for the activity or any portion thereof.
- 10.3 The County shall reimburse the Subrecipient on a net 0 payments standard.

11.0 DISALLOWED COSTS

- 11.1 The cost principles set forth in the Code of Federal Regulations ("C.F.R."), 2 C.F.R. Part 200 Subpart E including later amendments and editions on file with the Arizona Secretary of State and incorporated here by reference, shall be used to determine the allowability of incurred reimbursable costs under this Agreement. The Subrecipient shall follow cost principles as outlined in Office of Management and Budget (OMB) Uniform Guidance, 2 C.F.R. §§ 200, et seq.
- 11.2 Those costs that are specifically defined as unallowable in 2 C.F.R. Part 200, Subpart E shall not be submitted for reimbursement by the Subrecipient and shall not be reimbursed with County funds.

12.0 TERMINATION

- 12.1 Under A.R.S. § 38-511, the Parties may cancel this Agreement without penalty or further obligation within three years (3) after execution of this Agreement, if any person significantly involved in initiating, negotiating, securing, drafting or creating this Agreement on behalf of one Party at any time while this Agreement or any extension of this Agreement is in effect, is or becomes an employee or agent of any other Party to this Agreement in any capacity or consultant to any other party to this Agreement with respect to the subject matter of this Agreement. Additionally, pursuant to A.R.S. § 38-511, either Party may recoup any fee or commission paid or due to any person significantly involved in initiating, negotiating, securing, drafting, or creating this Agreement on behalf of the one Party from the other Party to this Agreement arising as the result of this Agreement. A cancellation notice made under this Subparagraph shall be effective when the recipient receives a written notice of cancellation unless the notice specifies a later date.
- 12.2 Either Party may terminate this Agreement at any time by giving the other Party at least sixty (60) calendar days prior notice in writing (unless terminated by a Party under the Availability of Funds provision). Any notice shall be given by either personal delivery or registered or certified mail, postage prepaid and return receipt requested, to the persons at the addresses set forth in Section 13.0 of this Agreement. In the event of termination, the Parties shall be liable for payment only for reimbursable costs incurred prior to the effective date of the termination, provided that such services were performed in accordance with the provisions of this Agreement. Neither Party shall be liable for any incomplete or additional

performance under the Agreement unless expressly stated herein as an obligation that survives termination.

- 12.3 The County may suspend or terminate this Agreement if the Subrecipient violates any term or condition of this Agreement or if the Subrecipient fails to maintain a good-faith effort to carry out the purpose of this Agreement.

13.0 NOTICES

Notifications and communications concerning this Agreement shall be directed to the following:

Subrecipient:	Maricopa County
City of Surprise	Human Services Department
Director, Human Service and Community Vitality	Cathy Chiang, Assistant Director
(623) 222-1620	Community Services Division
seth.dyson@surpriseaz.gov	(602) 506-4206
16000 N. Civic Center Plaza	Cathy.Chiang@maricopa.gov
Surprise, AZ 85374	234 N. Central Avenue 3rd Floor
	Phoenix, AZ 85004

14.0 EMPLOYMENT DISCLAIMER

- 14.1 This Agreement is not intended to constitute, create, give rise to, or to otherwise recognize a joint venture, partnership, or other formal business association or organization of any kind, and the rights and obligations of the Parties shall be only those expressly set forth in this Agreement.
- 14.2 The Subrecipient agrees that no individual performing under this Agreement on behalf of the Subrecipient shall be considered a County agent, employee, or representative and those individuals are not entitled to County civil service rights, County retirement rights, or any other rights provided under the County personnel rules, nor shall those rights accrue or apply to any such individual. The Subrecipient shall have total responsibility for all salaries, wages, bonuses, retirement, withholdings, workers' compensation, occupational disease compensation, unemployment compensation, other employee benefits, and all taxes and premiums appurtenant thereto concerning such individuals and the Subrecipient shall indemnify, defend and hold harmless the County with respect to the foregoing.
- 14.3 The County agrees that no individual performing under this Agreement on behalf of County may be considered a Subrecipient agent, employee, or representative and that no rights of Subrecipient civil service, Subrecipient retirement, or Subrecipient personnel rules shall accrue or apply to any such individual. The County shall have total responsibility for all salaries, wages, bonuses, retirement, withholdings, workers' compensation, occupational disease compensation, unemployment compensation, other employee benefits, and all taxes and premiums appurtenant thereto concerning such individuals and the County shall indemnify, defend and hold harmless the Subrecipient with respect to the foregoing.

15.0 GENERAL REQUIREMENTS

- 15.1 The terms of this Agreement shall be construed in accordance with Arizona law and the applicable laws and regulations of CSBG. Any lawsuit arising out of this Agreement shall be brought in the superior court of Maricopa County, Arizona.
- 15.2 The Subrecipient shall, without limitation, obtain and maintain all licenses, permits and authority necessary to do business, render services and perform work under

this Agreement, and shall comply with all laws regarding unemployment insurance, disability insurance and worker's compensation.

- 15.3 The Subrecipient shall comply with the regulations prohibiting a conflict of interest. The Subrecipient shall not make any payments, either directly or indirectly, to any person, partnership, corporation, trust, or other organization that has a substantial interest in Subrecipient's organization or with which the Subrecipient (or any of its directors, officers, owners, trust certificate holders, or a relative thereof) has a substantial interest, unless the Subrecipient has made full written disclosure of the proposed payments to the County and has received written approval for the payments.
- 15.4 For purposes of this provision, the terms "substantial interest" and "relative" shall have the meanings prescribed by A.R.S. § 38-502.

16.0 ASSIGNMENT AND SUBCONTRACTING

- 16.1 No right, liability, obligation, or duty under this Agreement may be assigned, delegated, or subcontracted, in whole or in part, without the prior written approval of the other Party. The Subrecipient shall bear all liability under this Agreement, even if it is assigned, delegated, or subcontracted, in whole or in part, unless the County agrees otherwise.
- 16.2 In accordance with 2 C.F.R. §200.331, the Subrecipient may make a "Subaward" as a pass-through entity for the purpose of carrying out a portion of the federal award and General Funds. The Subrecipient will make determinations classifying recipients of federal funds as a subrecipient.
- 16.3 The Subrecipient shall ensure compliance by any subcontractor with all CSBG requirements, including reporting requirements.

17.0 DISPUTES

- 17.1 Except as otherwise provided for in this Agreement, the Parties may attempt to informally resolve any dispute arising out of this Agreement for a reasonable period of time, but which shall not exceed ninety (90) calendar days. Disputes which are not resolved in that time period, shall be submitted in accordance with the following formal dispute resolution process.
- 17.2 Notice of the specific grounds of a formal dispute shall be in writing and filed with the County Representative listed in the Notices paragraph.
- 17.3 The County Representative shall respond in writing to the Subrecipient within fourteen (14) business days. The decision of the County Representative shall be final and conclusive unless, within seven (7) business days after the date the Subrecipient is served with the decision, the Subrecipient files a written notice of appeal with the Human Services Department Director.
- 17.4 The Department Director shall provide the Subrecipient with a written response within fourteen (14) business days following receipt of the notice of appeal. The decision of the Director shall be final. Notwithstanding the foregoing, in accordance with paragraph 17.6 below, nothing in this section 17.0 shall be interpreted to prevent either Party from pursuing formal litigation should the Parties fail to come to a resolution.
- 17.5 Pending a final decision of the Director, the Subrecipient shall diligently proceed with its performance of this Agreement in accordance with the County Representative's decision.
- 17.6 In the event the Subrecipient disagrees with the Director's decision, the Subrecipient shall have every existing and future right or remedy available by law or in equity to resolve the dispute.

18.0 SEVERABILITY

In any provision of this Agreement is determined to be invalid, void, or illegal by a court, that determination shall in no way affect, impair, or invalidate any other provision of this Agreement, and the remaining provisions shall remain in full force and effect.

19.0 STRICT COMPLIANCE

One Party's acceptance of the other Party's performance that is not in strict compliance with the terms of this Agreement shall not be deemed to waive the requirements of strict compliance for all future performance. All changes in performance obligations under this Agreement shall be in writing and signed by both Parties.

20.0 SINGLE AUDIT ACT REQUIREMENTS

The Subrecipient is in receipt of federal funds through the County and is subject to the federal audit requirements of the Single Audit Act of 1984, as amended (Pub. L. No. 98-502) (codified at 31 U.S.C. § 7501, *et seq.*). The Subrecipient shall comply with 2 C.F.R. 200, Subpart F. Upon completion, such audits shall be made available for public inspection. Audits shall be submitted to the County within the twelve (12) months following the close of the fiscal year. The Subrecipient shall take corrective actions within six (6) months of the date of the receipt of audit findings. The County shall consider sanctions as described in 2 C.F.R. § 200.505 if it is determined by the County that the Subrecipient is not in compliance with the audit requirements.

21.0 AUDIT DISALLOWANCES

- 21.1 The Subrecipient shall, upon written notice, reimburse the County for any payments made under this Agreement that are disallowed by a federal, state, or County audit. Court costs and attorney and expert fees incurred will be specifically identified as applicable to the recovery of the disallowed costs in question.
- 21.2 If the County determines that a cost for which payment has been made is a disallowed cost, then the County will notify the Subrecipient in writing of the disallowance and identify the required course of action, which shall be at the option of the County, either to adjust any future claim submitted by the Subrecipient by the amount of the disallowance or to require immediate repayment of the disallowed amount by the Subrecipient issuing a check payable to the County.

22.0 PROPERTY

- 22.1 Any County property furnished or leased pursuant to the terms of this Agreement shall be utilized, maintained, repaired, and accounted for in accordance with the instructions furnished by the County, and title to all such property shall revert to the County upon the expiration or termination of this Agreement. The costs to repair such property is the responsibility of the Subrecipient within the limits budgeted in this Agreement. Any cost of repair shall be mitigated based on ordinary wear and tear in existence at the time of repair.
- 22.2 Any Subrecipient property furnished or purchased pursuant to the terms of the Agreement shall be utilized, maintained, repaired, and accounted for by the Subrecipient or Subrecipient's subrecipient, as applicable. Repair costs of such property shall be the responsibility of the Subrecipient or Subrecipient's subrecipient, as applicable.

23.0 LIMITATION ON LIABILITY

- 23.1 The County and its agents, representatives, officials, officers, directors, employees, volunteers, departments, agencies, boards, committees, and commissions shall not be liable for any act or omission by the Subrecipient or any and all of its agents, representatives, officials, officers, directors, employees, volunteers, departments, agencies, boards, committees, or commissions occurring in the performance of this Agreement, nor shall the County and its agents, representatives, officials, officers, directors, employees, volunteers, departments, agencies, boards, committees, and commissions be liable for purchases or contracts made by the Subrecipient or any and all of its agents, representatives, officials, officers, directors, employees, volunteers, departments, agencies, boards, committees, or commissions in connection with this Agreement, except as otherwise provided by law.
- 23.2 The Subrecipient and its agents, representatives, officials, officers, directors, employees, volunteers, departments, agencies, boards, committees, and commissions shall not be liable for any act or omission by the County or any and all of its agents, representatives, officials, officers, directors, employees, volunteers, departments, agencies, boards, committees, or commissions occurring in the performance of this Agreement, nor shall the Subrecipient and its agents, representatives, officials, officers, directors, employees, volunteers, departments, agencies, boards, committees, and commissions be liable for purchases or contracts made by the County or any and all of its agents, representatives, officials, officers, directors, employees, volunteers, departments, agencies, boards, committees, or commissions in connection with this Agreement, except as otherwise provided by law.

24.0 GENERAL INDEMNIFICATION

Each Party (as "Indemnitor") agrees to indemnify, defend, and hold harmless the other Party and its officers, officials, employees, and agents (collectively, "Indemnitees") from and against any and all claims, losses, liability, costs, or expenses (including reasonable attorney and expert fees) (collectively referred to as "Claims") either arising from or related to breach of this Agreement, but only to the extent that such Claims are caused by the act, omission, negligence, misconduct, or other fault of the Indemnitor and any and all of its agents, representatives, officials, officers, directors, employees, volunteers, departments, agencies, boards, committees, and commissions. The obligations under this Section 26 shall survive termination of this Agreement.

25.0 INSURANCE

The Subrecipient shall provide the County a Certificate of Self-Insurance equal to:

General Aggregate	\$3,000,000
Each Occurrence Limit	\$1,000,000

26.0 OFFSHORE PERFORMANCE OF WORK PROHIBITED

Due to security and identity protection concerns, direct services under this Agreement shall be performed within the borders of the United States. Any services that are described in the specifications or scope of work that directly serve the State of Arizona or its clients and may involve access to secure or sensitive data or personal client data or development or modification of software for the State shall be performed within the borders of the United States. Unless specifically stated otherwise in the specifications, this definition does not apply to indirect or "overhead" services, redundant back-up services, or services that are incidental to the performance of the Agreement. This provision applies to all work performed by Subrecipients or Subcontractors at all tiers.

27.0 TECHNICAL ASSISTANCE

The County will provide reasonable technical assistance to the Subrecipient to assist in complying with state and federal laws, and regulations, and accountability for diligent performance and compliance with the terms and conditions of this Agreement and all applicable laws, regulations, and standards. However, this assistance in no way relieves the Subrecipient of full responsibility and accountability for its actions and performance in compliance with the terms of this Agreement.

28.0 STAFF AND VOLUNTEER TRAINING

The County may make available to the Subrecipient the opportunity to participate in any applicable training activities conducted by the County.

29.0 CLEAN AIR ACT

If the total face value of this Agreement exceeds \$100,000, the Parties agree to comply with all regulations, standards and orders issued pursuant to the Clean Air Act of 1970, as amended (42 U.S.C. §§ 7401, *et seq.*), to the extent any are applicable by reason of performance of this Agreement.

30.0 LOBBYING

30.1 No federal appropriated funds have been paid or will be paid by or on behalf of the Subrecipient to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with the awarding of any federal agreement, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal agreement, grant, loan, or cooperative agreement.

30.2 If any funds, other than federal appropriated funds, have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with any federal agreement, grant, loan or cooperative agreement, then the Subrecipient shall complete and submit OMB Form-LLL, titled "Disclosure of Lobbying Activities," in accordance with its instructions and 31 U.S.C. § 1352.

31.0 RELIGIOUS ACTIVITIES

The Subrecipient warrants that none of its costs and none of the costs incurred by the Subrecipient or any of its subcontractors or subrecipients will include any expense for related to any religious activities.

32.0 POLITICAL ACTIVITY PROHIBITED

None of the funds, materials, property, or services contributed by the County under this Agreement shall be used for any partisan political activity, or to further the election or defeat of any candidate for public office.

33.0 COVENANT AGAINST CONTINGENT FEES

The Subrecipient warrants that no persons or entities have been employed or retained by it to solicit or secure this Agreement upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee. For breach or violation of this warranty, the County may immediately terminate this Agreement without liability.

34.0 RIGHTS IN DATA

The Parties shall each have the use of data and reports resulting from this Agreement without cost or other restriction, except as otherwise provided by law or applicable regulation. Each Party shall supply to the other Party, upon request, any available information that is relevant to this Agreement and to the performance under it, except to the extent prohibited by law.

35.0 COPYRIGHTS

If this Agreement results in a book or other written material, the author is free to copyright the work, but the Parties reserve a royalty-free, nonexclusive, perpetual and irrevocable license to reproduce, publish, and otherwise use and to authorize others to use, all copyrighted material and all material that may be copyrighted as a result of this Agreement.

36.0 AGREEMENT COMPLIANCE MONITORING/AUDITING

36.1 The County will monitor the Subrecipient's compliance as needed for fiscal and programmatic performance under the terms and conditions of this Agreement and applicable regulations promulgated by CSBG and Maricopa County. On-site visits for compliance monitoring may be made by the County and/or its grantor agencies at any time during the Subrecipient's normal business hours, announced and/or unannounced. For auditing purposes, the County shall provide the Subrecipient with 30-days' advance notice of any proposed on-site visit. During an on-site visit(s), the Subrecipient shall reasonably make all of its records and accounts related to work performed or services provided under this Agreement available to the County for inspection and copying.

36.2 The County shall request information for fiscal monitoring/audit per (OMB) Uniform Guidance 2 C.F.R. § 200, to include as applicable:

36.2.1 Financial Management 2 C.F.R. § 200.302

36.2.2 Internal Controls 2 C.F.R. § 200.303

36.2.3 Bonds 2 C.F.R. § 200.304

36.2.4 Payment and Financial Reporting 2 C.F.R. § 200.305

36.2.5 Cost Sharing or Matching 2 C.F.R. § 200.306

36.2.6 Program Income 2 C.F.R. § 200.307

36.2.7 Revision of Budget and Program Plans 2 C.F.R. § 200.308

36.2.8 Period of Performance 2 C.F.R. § 200.309

36.2.9 Insurance Coverage 2 C.F.R. § 200.310

36.2.10 Record Retention and Access 2 C.F.R. §§ 200.334 – 200.338

36.2.11 Procurement Standards 2 C.F.R. § 200.318

36.2.12 Indirect Costs 2 C.F.R. § 200.414

36.2.13 Compensation-Personal Services 2 C.F.R. § 200.430

36.2.14 Audit Requirements 2 C.F.R. §§ 200.501-200.517

37.0 CONTINGENCY RELATING TO OTHER AGREEMENTS AND GRANTS

37.1 The Subrecipient shall, during the term of this Agreement, within fifteen (15) business days from acceptance, inform the Director in writing of the award of any other agreement or grant, including any other agreement or grant awarded by the County, where the award may affect either the direct or indirect costs being paid or reimbursed under this Agreement. The Subrecipient's failure to notify the County of any such agreement shall be a breach of this Agreement and the County may immediately terminate this Agreement without liability.

- 37.2 The Director may request, and Subrecipient shall provide within a reasonable time, which shall not exceed ten (10) business days, a copy of all such other agreements or grants, when, in the opinion of the Director, the award of the agreement or grant may affect the costs being paid or reimbursed under this Agreement, except to the extent prohibited by law.
- 37.3 If the Director determines that the award to the Subrecipient from such other agreements or grants has affected the costs being paid or reimbursed under this Agreement, then the Director shall prepare an amendment to this Agreement effecting a cost adjustment. If the Subrecipient disputes the proposed cost adjustment, then the dispute shall be resolved pursuant to the "Disputes" paragraph of this Agreement.

38.0 MINIMUM WAGE REQUIREMENTS

The Subrecipient warrants that it shall pay all of its employees who are engaged in either performing work or providing services under the terms of this Agreement not less than the minimum wage specified under Section 206(a)(1) of the Fair Labor Standards Act of 1938, as amended (29 U.S.C. §§ 201, et seq.), by law and regulation, and, as applicable, Executive Order 13658, as amended, and as specified by Arizona law.

39.0 RECOGNITION OF COUNTY SUPPORT

The Subrecipient shall give recognition to the County and the funding source for its support when the Subrecipient publishes materials or releases public information that is paid for in whole or in part with funds received by the Subrecipient under this Agreement.

40.0 NONDISCRIMINATION, EQUAL OPPORTUNITY AND EQUAL ACCESS

The Subrecipient, in connection with any services or other activities under this Agreement, shall not in any way discriminate against any person on the grounds of race, color, religion, sex, national origin, age, disability, political affiliation or belief. The Subrecipient shall include this clause in all its Subcontracts.

41.0 DISABILITY REQUIREMENTS

The Subrecipient agrees that any electronic or information technology offered under this Agreement shall comply with A.R.S. §§41-2531 and -2532 and Section 508 of the Rehabilitation Act of 1973, which requires that employees and members of the public shall have access to and use of information technology that is comparable to the access and use by employees and members of the public who are not individuals with disabilities.

42.0 EQUAL EMPLOYMENT OPPORTUNITY

- 42.1 The Subrecipient shall not discriminate against any employee or applicant for employment because of race, age, disability, color, religion, sex, sexual identity, gender identity, or national origin.
- 42.2 The Subrecipient shall take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, age, disability, color, religion, sex sexual identity, gender identity, or national origin. Such action shall include, but is not limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, lay-off or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship.
- 42.3 The Subrecipient shall and shall cause their respective Subcontractors to comply with:

- 42.3.1 Title VI and VII of the Civil Rights Act of 1964, as amended (42 U.S.C. §§ 2000a, *et seq.*);
- 42.3.2 the Rehabilitation Act of 1973, as amended (29 U.S.C. §§ 701, *et seq.*);
- 42.3.3 the Age Discrimination in Employment Act of 1967, as amended (29 U.S.C. §§ 621, *et seq.*);
- 42.3.4 the Americans With Disabilities Act of 1990 (42 U.S.C. §§ 12101, *et seq.*); and
- 42.3.5 Arizona Executive Order 2009-09, *et seq.* as amended, which mandates that all persons shall have equal access to employment opportunities.

43.0 UNIFORM ADMINISTRATIVE REQUIREMENTS

By entering into this Agreement, the Parties agree to comply with all applicable provisions of Title 2, Subtitle A, Chapter II, Part 200—UNIFORM ADMINISTRATIVE REQUIREMENTS, COST PRINCIPLES, AND AUDIT REQUIREMENTS FOR FEDERAL AWARDS contained in Title 2 C.F.R. §§ 200, *et seq.*

44.0 FINANCIAL MANAGEMENT

The Subrecipient shall establish an accounting system that assures the safeguarding and accountability of all money and assets provided under this Agreement. No part of the money deposited in the bank account shall be commingled with other funds or money belonging to the Subrecipient. All interest earned on the account shall be disbursed in the manner specified by the County in accordance with applicable State of Arizona and federal regulations. If an accounting system is used, then it shall be in accordance with generally accepted accounting principles.

45.0 RETENTION OF RECORDS

- 45.1 This provision applies to all financial and programmatic records, supporting document, statistical records, and other records of the Subrecipient that are related to this Agreement.
- 45.2 The Subrecipient shall retain all records relevant to this Agreement for six (6) years after final payment or until after the resolution of any audit questions which could be more than six (6) years, whichever is longer, and the County, federal and state auditors and any other persons duly authorized by the County shall have full access to, and the right to examine, copy, and make use of any and all of the records.

46.0 ADEQUACY OF RECORDS

If the Subrecipient's books, records and other documents related to this Agreement are not sufficient to support and document that allowable services were provided to eligible participants as determined by a court of competent jurisdiction, then the Subrecipient shall reimburse the County for the services not supported and/or documented.

47.0 IMMIGRATION LAWS AND REGULATIONS

47.1 Federal Immigration and Nationality Act

- 47.1.1 The Subrecipient understands and acknowledges the applicability of the Immigration Reform and Control Act of 1986 ("IRCA"). The Subrecipient agrees to comply with the IRCA in performing under this Agreement and to permit the other Party to reasonably inspect personnel records to verify such compliance, to the extent required by law.
- 47.1.2 By entering into this Agreement, the Subrecipient warrant compliance with the Federal Immigration and Nationality Act ("FINA") and all other federal immigration laws and regulations related to the immigration status of its

employees. The Subrecipient shall obtain statements from their subcontractors certifying compliance and shall furnish the statements to the County upon request. These warranties shall remain in effect through the term of the Agreement. The Subrecipient and their subcontractors shall also maintain Employment Eligibility Verification forms ("I-9") as required by the U.S. Department of Labor's Immigration and Control Act for all employees performing work under the Agreement. I-9 forms are available for download at USCIS.GOV.

47.1.3 The County may request verification of compliance for any employee or subcontractor performing work under the Agreement. Should the County suspect or find that the Subrecipient or any of its subcontractors are not in compliance, then the County may pursue any and all remedies allowed by law, including, but not limited to: suspension of work, termination of the Agreement for default, and suspension or debarment (or both) of the Subrecipient. All costs necessary to verify compliance are the responsibility of the Subrecipient or its Subcontractor.

47.2 **Arizona Law:** The Subrecipient warrants that it is in compliance with A.R.S. § 41-4401 (e-verify requirements) and further acknowledges that:

47.2.1 The Subrecipient and their respective Vendors, if any, warrant their compliance with all federal immigration laws and regulations that relate to their employees and their compliance with A.R.S. § 23-214;

47.2.2 A breach of a warranty under this Subparagraph 47.2.2 shall be deemed a material breach of this Agreement and the County may immediately terminate this Agreement without liability; and

47.2.3 The County and any contracting government entity retain the legal right to inspect the papers and employment records of the Subrecipient or their Vendor's employees who works on this Agreement to ensure that such Party or Vendor is complying with the warranty provided under this Subparagraph 47.2.3 and that the Parties agree to make all papers and employment records of those employees available during normal working hours in order to facilitate such an inspection.

48.0 DRUG FREE WORKPLACE ACT

The Subrecipient shall comply with the Drug-Free Workplace Act of 1988 (41 U.S.C. §§ 701, *et seq.*), which requires that Subrecipients and grantees of federal funds must certify that they will provide Drug-Free workplaces. This certification is a precondition to receiving a grant or entering into this Agreement.

49.0 CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION

49.1 The undersigned, by signing this Agreement, represents that he/she has the authority to bind the Subrecipient to the terms of this Certification. The Subrecipient, as the primary participant in accordance with 2 C.F.R. Part 180, certifies to the best of its knowledge and belief that it and its principals:

49.1.1 Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency;

49.1.2 Have not within a 3-year period preceding the Start Date of this Agreement, been convicted of or had a civil judgment rendered against them for: (1) the commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, State, or local)

transaction or a contract under a public transaction; (2) the violation of any federal or State antitrust statutes; or (3) the commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property

49.1.3 Are not presently indicted or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with the commission of any of the offenses enumerated in Sub-subparagraph 49.1.2 above; and

49.1.4 Have not, within a three-year period preceding the Start Date of this Agreement, had one or more public transactions (federal, state, or local) terminated for cause or default.

49.2 The Subrecipient agrees to include, without modification, this clause in all lower tier covered transactions (i.e., transactions with Subcontractors) and in all solicitations for lower tier covered transactions related to this Agreement.

50.0 SUBRECIPIENT EMPLOYEE WHISTLEBLOWER RIGHTS AND REQUIREMENT TO INFORM EMPLOYEES OF WHISTLEBLOWER RIGHTS:

50.1 The Subrecipient agrees that this Agreement and its employees working on this Agreement will be subject to the whistleblower rights and remedies in the federal pilot program established at 41 U.S.C. § 4712 by Section 828 of the National Defense Authorization Act for Fiscal Year 2013 (Pub. L. 112–239) and Section 3.908 of the Federal Acquisition Regulation;

50.2 The Subrecipient shall inform its employees in writing, in the predominant language of the workforce, of employee whistleblower rights and protections under 41 U.S.C. § 4712, as described in Section 3.908 of the Federal Acquisition Regulation. Documentation of such employee notification must be kept on file by the Subrecipient and copies provided to County upon request; and

50.3 The Subrecipient shall insert the substance of this clause, including this Paragraph 50.0, in all subcontracts over the agreed upon simplified acquisition threshold (\$250,000 as of June 2021).

51.0 WRITTEN CERTIFICATION PURSUANT TO A.R.S. § 35-393.01

If the Subrecipient engages in for-profit activity and has 10 or more employees, and if this Agreement has a value of \$100,000 or more, then the Subrecipient certifies it is not currently engaged in, and agrees for the duration of this Agreement not to engage in, a boycott of goods and services from Israel. This certification does not apply to a boycott prohibited by 50 U.S.C. § 4842 or a regulation issued pursuant to 50 U.S.C. § 4842.

52.0 SURVIVAL

The indemnification, hold harmless, defense, and non-liability provisions of this Agreement shall have full force and effect notwithstanding any other provisions in this Agreement and shall survive the termination or expiration of this Agreement.

53.0 DEFAULT AND REMEDIES FOR NONCOMPLIANCE

53.1 Notwithstanding anything to the contrary, this Section shall not be deleted or superseded by any other provision of this Agreement.

53.2 This Agreement may be immediately terminated by a Party if the other Party defaults by failing to perform any objective or breaches any obligation under this Agreement, or any event occurs that jeopardizes the other Party's ability to perform any of its obligations under this Agreement.

53.3 Failure to comply with the requirements of this Agreement and all the applicable federal, state, or local laws, rules, and regulations may result in suspension or

termination of this Agreement, the return of unexpended funds (less just compensation for work satisfactorily completed that, to date, had not been reimbursed), the reimbursement of funds improperly expended, or the recovery of funds improperly acquired. Noncompliance includes, but is not limited to:

53.3.1 Non-performance of any obligations required by this Agreement.

53.3.2 Noncompliance with any applicable federal, state, or local laws, rules, or regulations.

53.3.3 Unauthorized expenditure of funds.

53.3.4 Noncompliance with applicable financial record requirements, accounting principles, or standards established by OMB circulars and 2 C.F.R. §§ 200 et seq.

53.3.5 Noncompliance with recordkeeping, record retention, or reporting requirements.

53.4 Notwithstanding the suspension or termination of this Agreement, or the final determination of the proper disposition of funds, the Subrecipients, without intent to limit or with restrictions, be subject to the following:

53.4.1 Acknowledge that suspension or termination of this Agreement does not affect or terminate any rights against the Subrecipient at the time of suspension or termination, or that may accrue later. Nothing herein shall be construed to limit or terminate any right or remedy available under this Agreement.

53.4.2 Waiver of a breach or default of any term, covenant, or condition of this Agreement or any federal, state, or local law, rule, or regulation shall not operate as a waiver of any subsequent breach of the same or any other term, covenant, condition, law, rule, or regulation.

53.5 The Subrecipient shall, upon notice or with knowledge obtained by itself or others, take any and all proactive actions necessary, and provide any and all applicable remedies to address and correct any act by itself, and any and/or all of its agents, representatives, officers, officials, directors, employees, volunteers, successors, assigns, or Subcontractors that resulted in any wrongdoing (intentional or unintentional); misuse or misappropriation of funds; the incorrect or improper disposition of funds; any violation of any federal, state, or local law, rule, or regulation; or the breach of any certification or warranty provided in this Agreement.

54.0 ADMINISTRATIVE REQUIREMENTS

54.1 Accounting Standards – The Subrecipient agrees to comply with this Agreement and to adhere to the accounting principles and procedures required to utilize adequate internal controls and maintain necessary source documentation for all costs incurred, as well as any applicable federal laws and regulations. The Subrecipient further agrees to maintain an adequate accounting system that provides for appropriate grant accounting (including calculation of program income).

54.2 Repayment of Funds – The Subrecipient agrees to repay funds provided under this Agreement for noncompliance with the terms of this Agreement. Repayment shall be in accordance with the terms of this Agreement or the requirement of applicable laws and regulations, including continuing use compliance. The County shall specify in writing, the terms of the repayment or alternative terms in lieu of repayment. However, in no case shall repayment or compliance with the alternative terms be complete any later than sixty (60) calendar days following the written determination of noncompliance by the County.

- 54.3 Documentation and Record Keeping - The Subrecipient agrees to comply with this Agreement and the following record keeping requirements:
- 54.3.1 Records to be maintained – The Subrecipient shall maintain all financial records as required by 2 C.F.R. § 200, and OMB Circulars;
 - 54.3.2 System for Award Management -The Subrecipient and all subcontractors or subrecipients shall have a valid Unique Entity Identifier (UEI) number and an active profile in the federal System for Award Management, or SAM.gov. Documentation of the UEI Number must be included in all project files.
 - 54.3.3 Records Retention - The Subrecipient shall retain all records pertinent to this Agreement for a period of six (6) years after all requirements have been met. In the event of litigation, a claim, or an audit is begun before the expiration of this retention period, said records shall be retained until all such action or audit findings involving the records have been resolved.
 - 54.3.4 Disclosure - The Subrecipient understands that client information collected under this Agreement is private and the use or disclosure of such information, when not directly connected with the administration of the County's or the Subrecipient's responsibilities with respect to services provided under this Agreement, is prohibited unless written consent is obtained from such person receiving service.
 - 54.3.5 Property Records - The Subrecipient shall maintain property and equipment inventory records that clearly identify properties and equipment purchased, improved, or sold. Properties and equipment retained shall continue to meet eligibility criteria and shall conform to the use of property and equipment.

55.0 UYGHUR FORCED LABOR PREVENTION ACT (UFLPA)

- 55.1 The Subrecipient warrants and certifies that it does not currently, and agrees for the duration of the agreement that it will not, use:
- 55.1.1 the forced labor of ethnic Uyghurs in the People's Republic of China.
 - 55.1.2 any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China.
 - 55.1.3 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.
- 55.2 If the Subrecipient becomes aware during the term of the Agreement that the Subrecipient is not in compliance with this paragraph, the Subrecipient shall notify the County within five business days after becoming aware of the noncompliance. Failure of the Subrecipient to provide a written certification that the Subrecipient 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.

56.0 FORCE MAJEURE

- 56.1 Neither Party shall be liable for failure of performance, nor incur any liability to the other Party on account of any loss or damage resulting from any delay or failure to perform all or any part of this Agreement if such delay or failure is caused by events, occurrences, or causes beyond the reasonable control and without negligence of the Parties. Such events, occurrences, or causes will include Acts of God/Nature (including fire, flood, earthquake, storm, hurricane, or other natural

disaster), war, invasion, act of foreign enemies, hostilities (whether war is declared or not), civil war, riots, rebellion, revolution, insurrection, military or usurped power or confiscation, terrorist activities, nationalization, government sanction, lockout, blockage, embargo, labor dispute, strike, pandemic, and interruption or failure of electricity or telecommunication service.

56.2 Each Party, as applicable, shall give the other Party notice of its inability to perform and particulars in reasonable detail of the cause of the inability. Each party must use best efforts to remedy the situation and remove, as soon as practicable, the cause of its inability to perform or comply.

56.3 The Party asserting Force Majeure as a cause for non-performance shall have the burden of proving that reasonable steps were taken to minimize delay or damages caused by foreseeable events, all non-excused obligations were substantially fulfilled, and the other Party was timely notified of the likelihood or actual occurrence that would justify such an assertion, so that other prudent precautions could be contemplated.

IN WITNESS, the Parties have approved and signed this Agreement:

APPROVED BY:
THE CITY OF SURPRISE

APPROVED BY:
MARICOPA COUNTY

City Manager Date

Clink Hickman Date
Chairman of the Board of Supervisors

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 AGREEMENT HAS BEEN REVIEWED BY THE UNDERSIGNED ATTORNEY WHO HAS DETERMINED THIS AGREEMENT IS PROPER IN FORM AND WITHIN THE POWERS AND AUTHORITY GRANTED TO THE CITY OF SURPRISE UNDER THE LAWS OF THE STATE OF ARIZONA.

APPROVED AS TO FORM:

IN ACCORDANCE WITH A.R.S. §§ 11-201, 11-251, AND 11-952, THIS AGREEMENT HAS BEEN REVIEWED BY THE UNDERSIGNED ATTORNEY WHO HAS DETERMINED THIS AGREEMENT 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:

City Attorney Date

Kim Miles, Deputy County Attorney Date

City of Surprise Operating Budget - CSBG Service Initiative

Contract Period	November 1st, 2023, through June 30th, 2024
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Funding

County Funds	\$125,000
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Cash Match Contributions	\$75,135
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\$200,135

Budget Category	Direct Cost	Administration Cost	Total Cost
Personnel	\$125,100	\$0	\$125,100
ERE	\$17,856	\$0	\$17,856
P & O Services	\$0	\$0	\$0
Travel	\$0	\$0	\$0
Space	\$24,435	\$0	\$24,435
Materials & Supplies	\$0	\$0	\$0
Operating Services	\$32,744	\$0	\$32,744
Total Expenses	\$200,135	\$0	\$200,135

RESOLUTION # 2023-155

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA APPROVING THE INTERGOVERNMENTAL AGREEMENT WITH MARICOPA COUNTY FOR TEMPORARY SHELTER AND HOUSING SERVICES INITIATIVE; ACCEPTING GRANT FUNDING; AND AMENDING THE FISCAL YEAR 2024 BUDGET BY MOVING BUDGET AUTHORITY OF \$125,000 FROM GENERAL CONTINGENCY TO THE GRANTS FUND PROJECT G51770 FY24 COMMUNITY SERVICE BLOCK GRANT (CSBG).

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

WHEREAS, the City of Surprise and Maricopa County desire to enter into an Intergovernmental Agreement for the Housing Services Initiative to expand homeless services in the Surprise area;

WHEREAS, the term of the agreement is November 1, 2023 through June 30, 2024;

WHEREAS, the County shall provide the City with \$125,000 in CSBG Funds under Assistance Listing Number (ALN) 93.569, provided to the County through an Intergovernmental Agreement with Arizona Department of Economic Security;

WHEREAS, all expenditures pursuant to the Intergovernmental Agreement are on a reimbursement basis, up to \$125,000;

WHEREAS, the FY2024 budget was adopted by Council Resolution #2023-85 on June 6, 2023;

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, 2023 through June 30, 2024.

Section 2. The Intergovernmental Agreement between the City of Surprise and the Maricopa County, attached as *Exhibit B* and incorporated by reference, 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:

Kristi Passarelli, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2023-155
Exhibit A

1. Appropriation - The allocations below represent the movement of budget authority in the amount of \$125,000 from General Contingency to grants Project G51770 FY24 CSBG to cover projected expenditures associated with homeless 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	#G51770 FY24 CSBG	E	-	125,000	125,000
Grants	Human Svcs and Comm Vitality	#G51770 FY24 CSBG	R	-	125,000	125,000
Contingency	General Operations	Contingency	E	77,694,400	(125,000)	77,569,400
Contingency	General Operations	Other	R	78,479,300	(125,000)	78,354,300
Expense Total				77,694,400	-	77,694,400
Revenue Total				78,479,300	-	78,479,300

Exhibit B

INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF SURPRISE AND MARICOPA COUNTY



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: October 17, 2023 Contact Person: Tanner Wessel
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Consideration and action pertaining to approval of the Final Plat entitled “Willow Trails, Phase 2”, dated August 28, 2023, a property located at the southeast corner of Deer Valley Road and Citrus Road. Case FS21-381.

Motion:

I move to approve the Plat entitled “Willow Trails, Phase 2”, dated August 28, 2023.

Background:

Warren Russell of Goodwin and Marshall Inc. requested approval of a final plat entitled “Willow Trails, Phase 2” dated August 28, 2023. The Willow Trails development (formerly known as Hometown Surprise) encompasses approximately 60 acres and a total of 195 lots. Phase 2 of Willow Trails consists of approximately 30 gross acres and 110 lots.

Objective Analysis:

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

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 in a suburban neighborhood. At 4.85 DU/AC, the project is consistent with the General Plan in this regard.

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-FS21-381 Willow Trails Phase 2 - Final Plat - Staff Report
 2. 01-FS21-381 Willow Trails Phase 2 - Final Plat - Vicinity Map
 3. 02-FS21-381 Willow Trails Phase 2 - Final Plat - Zoning Map
 4. 03-FS21-381 Willow Trails Phase 2 - Final Plat - Final Plat
 5. 04-FS21-381 Willow Trails Phase 2- Final Plat - Landscape Plans
 6. 05-FS21-381 Willow Trails Phase 2 - Final Plat - Open Space Exhibit
 7. 06-FS21-381 Willow Trails Phase 2 - Final Plat - Luke Letter
 8. FS21-381 Willow Trails Phase 2 - Final Plat - PowerPoint
-

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: FS21-381

Project Name: Willow Trails Phase 2 – FKA Hometown Surprise - Final Plat

Council District: 1 - Acacia

City Council Date: October 17, 2023

Planner: Tanner Wessel, Planner II

Owner: Forestar (USA) Real Estate Group, Inc.

Applicant: Warren Russell with Goodwin and Marshall Inc.

Request: Final Plat for Phase 2 of the Willow Trails development (formally known as Hometown Surprise), a 110-lot single-family residential subdivision

Site Location: Generally located south of Deer Valley Road and east of Citrus Road

Site Size: 22.68 net acres (approx.) Phase 2

Density: 4.85 net DU/AC

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

Findings:

- The proposed Final Plat is consistent with the Austin Ranch II PAD.
- The proposed Final Plat is consistent with the Preliminary Plat approved under case FS20-488.
- The proposed Final Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

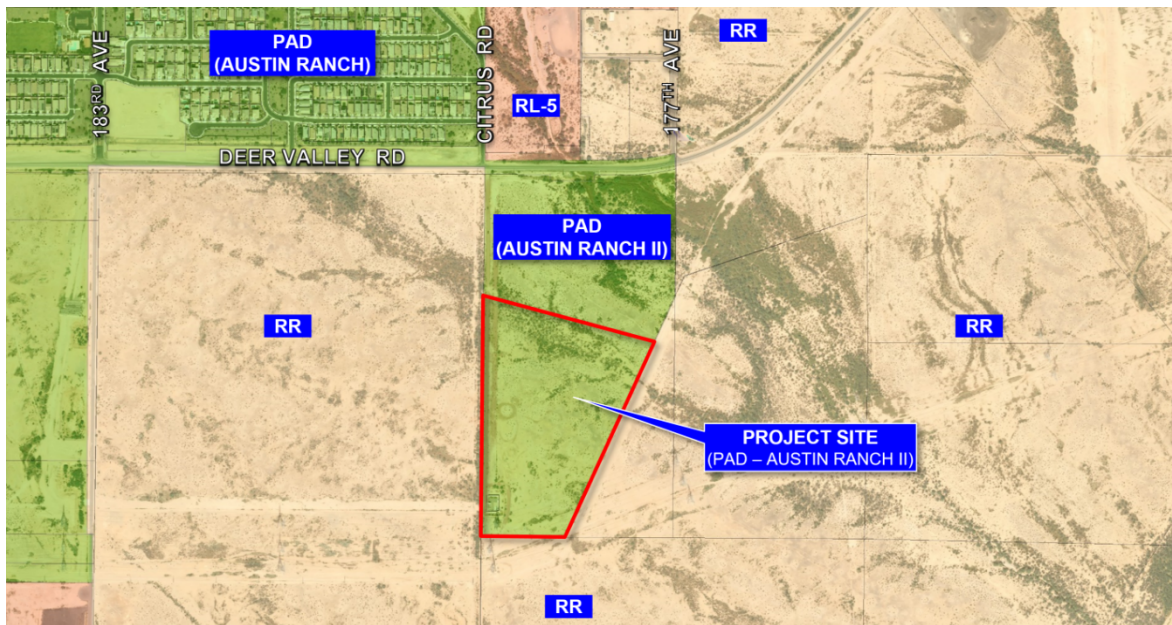
Alternative Actions: **Approve** – Approval of the proposed Final Plat will allow the applicant the ability to subdivide the property as proposed.
Deny – Denial of the requested Final Plat will prevent the applicant from subdividing the property as proposed.

PROJECT DESCRIPTION:

The Willow Trails development encompasses approximately 60.79 acres of vacant land located within the Austin Ranch II PAD. However, FS21-380 is a request by Warren Russell of Goodwin and Marshall Inc. for the approval of Phase 2 of the Willow Trails Final Plat which encompasses 22.68 acres.

SURROUNDING LAND ZONING:

The following map depicts the existing zoning of the subject site and its surrounding:



Rural Residential (RR)	Planned Area Development (Austin Ranch II)	Rural Residential (RR)
Rural Residential (RR)	Planned Area Development (Austin Ranch II)	Rural Residential (RR)
Rural Residential (RR)	Rural Residential (RR)	Rural Residential (RR)

BACKGROUND:

May 23, 1987: The subject parcel was annexed into the City of Surprise under Ordinance 87-03.

September 29, 2005: Mayor and Council approved the Austin Ranch II Planned Area Development (PAD), Case PAD05-075.

May 18, 2021: Mayor and Council approved the Hometown Surprise Preliminary Plat, Case FS20-488.

May 13, 2021: The applicant applied for the Final Plat under case FS21-381. The development's name was changed from Hometown Surprise to Willow Trails with this application.

ANALYSIS AND DISCUSSION:

The subject request involves a Final Plat for one (1) parcel within the Austin Ranch II PAD designated for medium-density residential. The proposed lots for Phase 1 of Willow Trails are a minimum of 40-feet wide and 120-feet in depth. There are a total of 110 single-family lots over approximately 22.68 net acres resulting in a net density of 4.85 DU/AC. The lots included with this plat meet or exceed the minimum lot area and minimum lot width requirements outlined within the Austin Ranch II PAD. A table of the lot requirements is outlined below:

Austin Ranch II PAD – Medium Density Residential Minimum Lot Standards	
Minimum Area/Dwelling Unit ¹	4,800
Minimum Width	35-feet
Minimum Depth ²	35-feet
Notes:	
1) Minimum Area/DU includes street easement and open space requirements. Area determined by dividing 1.0 acre by selected density. Lot size is flexible	
2) Minimum depth is the same as Minimum Width because lots may be oriented from side or front	

Access

Access to Phase 2 of this project will be from Deer Valley Road via Citrus Road located along the westerly portion of the site. Additionally, access is also provide through Phase 1 of the Willow Trails development via 178th Avenue between Lots 103 and 104.

Open Space & Landscaping

The applicant, overall, proposes approximately 25.8 acres (42.7%) of open space, exceeding the minimum 15% requirement of the Austin Ranch II PAD. The proposed open space is comprised of approximately 21 acres of active open space and approximately 4.7 acres of passive open space.

96 **Amenities**

97
98 A total of three (3) neighborhood parks are proposed within the Willow Trails development.
99 Phase 2 includes one (1) neighborhood park that includes a tot lot, ramada, and a grass field.
100 In addition to the neighborhood parks, a series of recreational trails are proposed through the
101 development providing access to Phase I of the Willow Trails project, neighborhood parks
102 and connections to the regional trail located along the eastern side of the development. This
103 regional trail provides access to residential neighborhoods to the north and the wash corridor
104 to the south and contributes to the City of Surprise trail system.
105

106 **Walls**

107
108 Primary Theme Walls will consist of 8"x8" and 4"x8" smooth-face CMU block panels with
109 CMU caps. Partial View Walls and Full View Walls are also proposed throughout the project
110 and located adjacent to open space corridors. The partial view walls provide a 2-foot wrought
111 iron fence while the full view fence provide a 3'-8" wrought iron fence. Both fences are atop
112 a CMU block wall that match the Primary Theme Wall.
113

114 **Utility and Services Table:**

115

Water:	City of Surprise
Wastewater:	City of Surprise
School District:	Dysart Unified

116
117 **Conformance with Adopted Plans:**

118
119 The Surprise General Plan 2035 shows the property lying within the Neighborhood
120 Character Area, which supports residential development up to 8 DU/AC or more.
121

122 **Reviewing Agencies:**

123
124 In addition to the standard city reviewing agencies, Arizona Department of Transportation,
125 Maricopa Water District, and Luke AFB were included in the routing of this request. All
126 agencies have indicated no objections to the request.
127

128 **Summary:**

129
130 The applicant seeks a Final Plat across the subject property. The proposed development is
131 compatible with the neighboring land uses and the amenities included will provide
132 recreational opportunities for the neighborhood residents.
133

134 **Findings:**

- 135
- 136 • The proposed Final Plat is consistent with the Austin Ranch II PAD
 - 137 • The proposed Final Plat is consistent with the Preliminary Plat approved under case
 - 138 FS20-488.
 - 139 • The proposed Final Plat is consistent with the applicable City of Surprise regulations.
 - 140 • The reviewing agencies have indicated no objections to the request.
- 141

142 **Attachments:**

143 01 Vicinity Map

144 02 Zoning Map

145 03 Final Plat

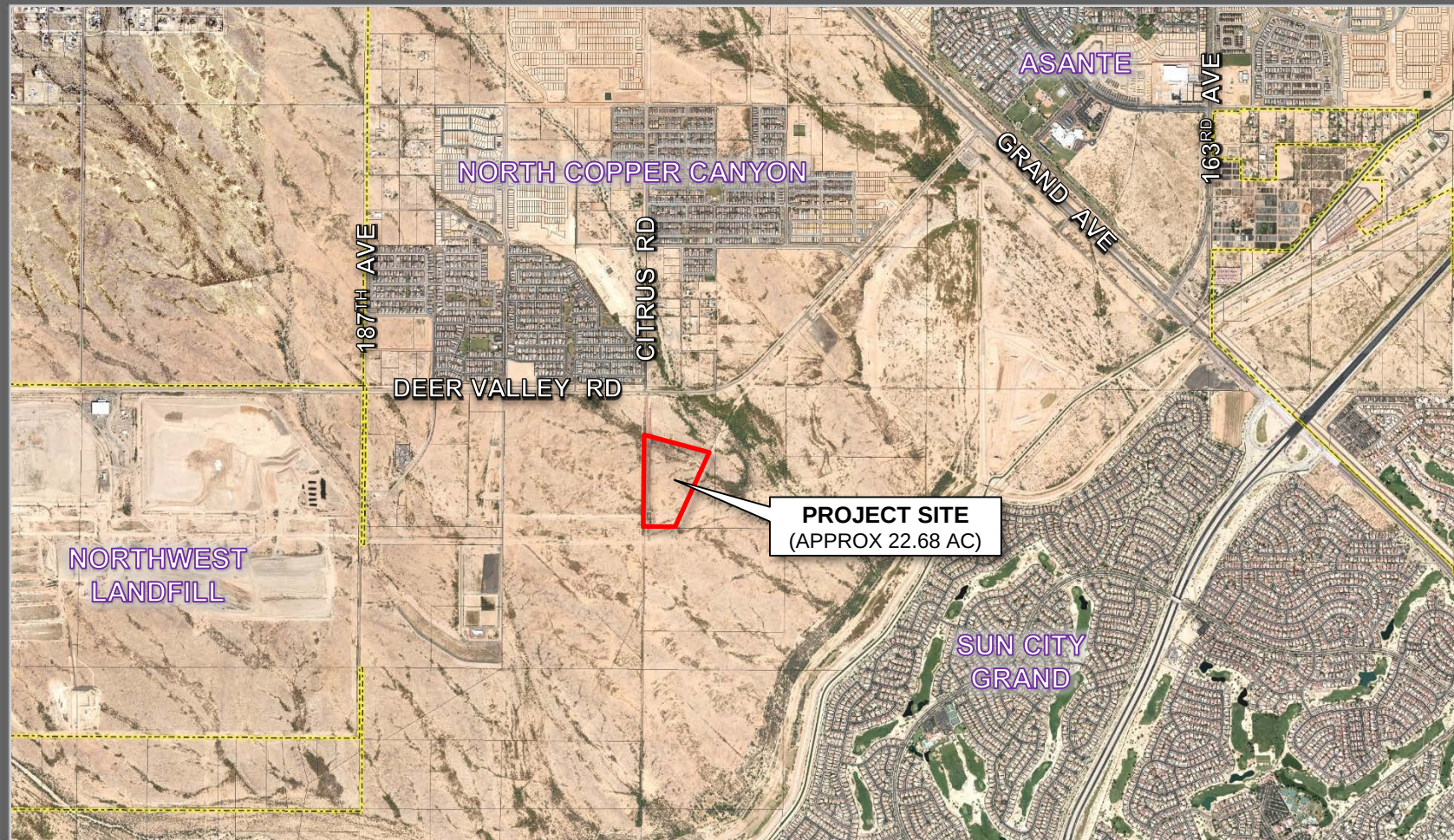
146 04 Final Landscape Plan

147 05 Open Space Exhibit

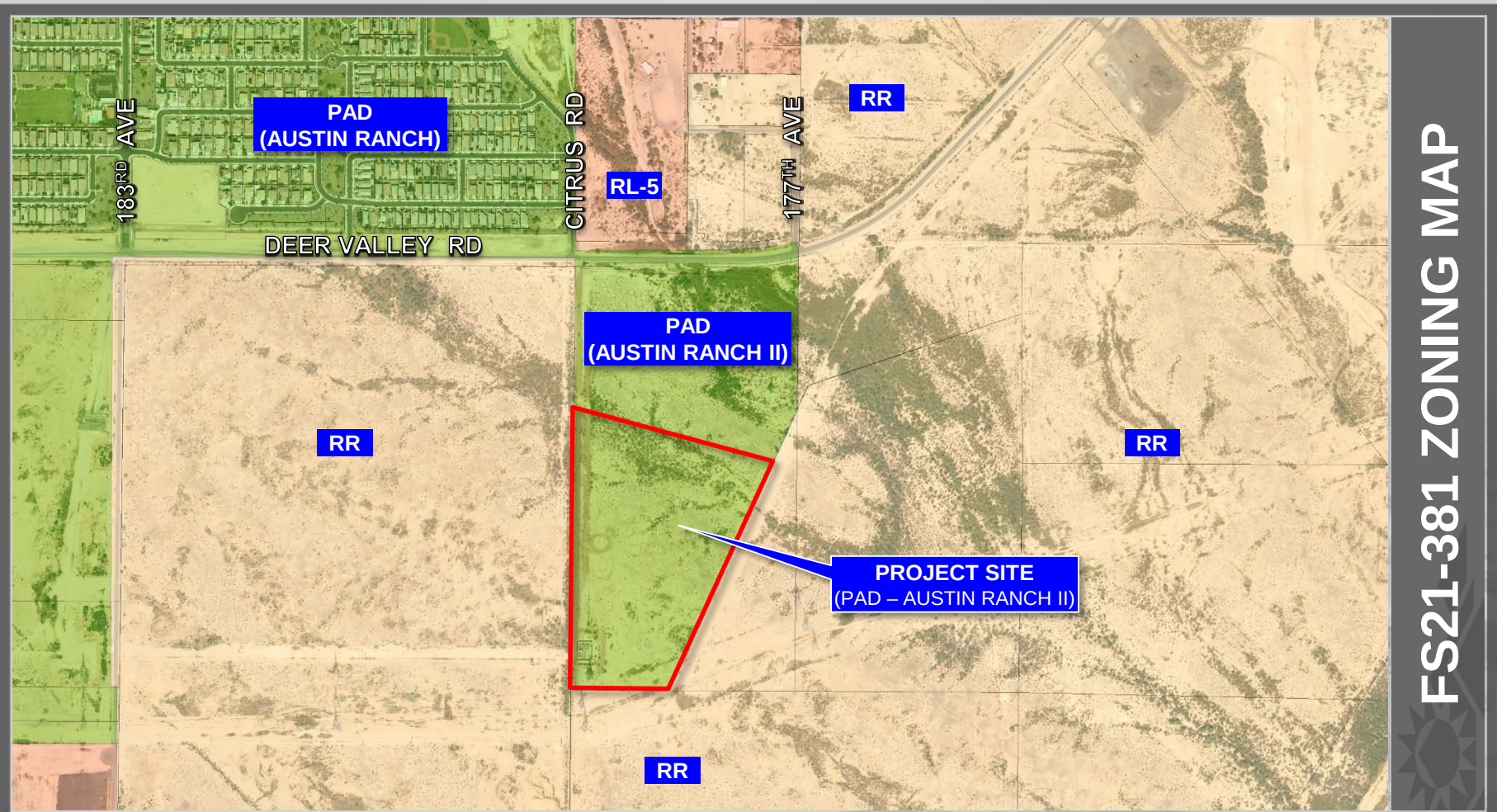
148 06 Luke AFB Letter

149 PPT

150



FS21-381 VICINITY MAP



FS21-381 ZONING MAP

FINAL PLAT
OF
"WILLOW TRAILS, PHASE 2"

A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS:

KNOW ALL PERSONS BY THESE PRESENTS: THAT FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "WILLOW TRAILS, PHASE 2" IN A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "WILLOW TRAILS, PHASE 2" AND DECLARES THAT SAID 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 OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF SURPRISE FOR USE, AS SUCH, THE STREETS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN.

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

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

OWNER, HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, 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.

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

THE EASEMENTS GRANTED WITHIN THIS DEDICATION 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 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 TRASH COLLECTION AND EMERGENCY VEHICLES.

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

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

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.

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

DEDICATION CONT...

IN WITNESS WHEREOF:
FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED TO BY THE SIGNATURES OF THE UNDERSIGNED MEMBER REPRESENTATIVES DULY AUTHORIZED THIS _____ DAY OF _____, 20____.

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

BY: _____
BRIAN KONDERIK, DIVISION PRESIDENT

PUBLIC NOTICE

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

RELEASE OF LIABILITY

FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION (OWNER) DOES HEREBY: (1) RELEASE AND DISCHARGE THE USAF AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (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 THE AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING THE 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 A PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION (OWNER) DOES HEREBY: (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS TO THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND OF PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS DEPICTED ON THIS PLAT 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 RIGHT-OF-WAY IS IMPROVED TO CITY STANDARD AND ACCEPTED BY THE CITY OF SURPRISE.

THE CITY OF SURPRISE AGREES TO INDEMNIFY FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, ITS OFFICERS, EMPLOYEES, AGENTS, CONTRACTORS OR THOSE OF AND ITS SUCCESSORS AND ASSIGNS, FOR ANY AND ALL DIRECT DAMAGES TO THE PERSONAL PROPERTY OR FOR PHYSICAL INJURY TO OR DEATH OF PERSONS OCCURRING ON THE AREA OF THIS EASEMENT CAUSED BY OR ARISING SOLELY FROM THE NEGLIGENT, WILLFUL, MALICIOUS, OR GROSSLY NEGLIGENT CONDUCT OF CITY OF SURPRISE, ITS OFFICERS, EMPLOYEES, AGENTS, CONTRACTORS OR THOSE OF ITS SUCCESSORS AND ASSIGNS THAT THERE WAS THE DIRECT CAUSE OF HT E DAMAGE, INJURY, OR DEATH.

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.

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

ON THIS DAY _____ OF _____, 20____, BEFORE ME, THE UNDERSIGNED THOMAS H. BURLESON, PERSONALLY APPEARED, WHO ACKNOWLEDGE HIMSELF TO BE THE REGION PRESIDENT OF FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS OF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the West Half of the Northwest Quarter of Section 23, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

COMMENCING at a found City of Surprise brass cap stamped "RLS# 19344, dated 2017" for the Northwest corner of said Section 23, from which a found 1 1/4" iron pipe with 1 3/4" cap stamped "14, 23" for the North Quarter corner of said Section 23 bears South 89 deg. 40 min. 37 sec. East (Basis of Bearings) - 2,619.97 feet, and from which a found 1/2" rebar with aluminum cap stamped "RLS# 21081" for the West Quarter corner of said Section 23 bears South 00 deg. 36 min. 01 sec. West - 2,640.07 feet;

THENCE South 00 deg. 36 min. 01 sec. West along the West line of the Northwest Quarter of said Section 23, at 100.01 feet pass a found 2" cap in pavement centerline of Deer Valley Road, continue a total distance of 896.72 feet to the **TRUE POINT OF BEGINNING**;

THENCE South 89 deg. 23 min. 59 sec. East departing said West line, a distance of 142.00 feet;

THENCE South 00 deg. 36 min. 01 sec. West, a distance of 75.03 feet;

THENCE South 69 deg. 20 min. 24 sec. East, a distance of 51.01 feet;

THENCE South 47 deg. 53 min. 34 sec. East, a distance of 150.50 feet;

THENCE South 89 deg. 15 min. 24 sec. East, a distance of 54.86 feet;

THENCE South 52 deg. 52 min. 21 sec. East, a distance of 109.63 feet;

THENCE South 65 deg. 31 min. 06 sec. East, a distance of 144.99 feet to a Point of Curvature of a non-tangent circular curve to the right, having a radius of 277.50 feet, a central angle of 02 deg. 37 min. 54 sec., and being subtended by a chord which bears North 23 deg. 09 min. 57 sec. East - 12.75 feet;

THENCE in a northeasterly direction along said curve to the right, a distance of 12.75 feet;

THENCE North 24 deg. 28 min. 54 sec. East tangent to said curve, a distance of 7.26 feet;

THENCE South 65 deg. 31 min. 06 sec. East, a distance of 572.00 feet to the Northwest line of Maricopa County Flood Control parcel recorded in Document No. 1991-0274358 of Maricopa County Records (MCR);

THENCE South 24 deg. 28 min. 54 sec. West along said Northwest line, a distance of 1,324.37 feet to a found 1/2" rebar with cap stamped "LS# 10846" in the South line of the Northwest Quarter of said Section 23;

THENCE North 89 deg. 41 min. 04 sec. West along said South line, a distance of 572.84 feet to the before mentioned West Quarter corner of said Section 23;

THENCE North 00 deg. 36 min. 01 sec. East along the West line of the Northwest Quarter of said Section 23, a distance of 1,743.34 feet to the **POINT OF BEGINNING**, containing 1,299,102 square feet or 29.823 acres of land, more or less.

EXCEPT FROM THEREOF:

A portion of the Northwest Quarter of Section 23, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

COMMENCING at a found 1/2" rebar with aluminum cap stamped "RLS# 21081" for the West Quarter corner of said Section 23, from which a found City of Surprise brass cap in concrete for the Northwest corner of said Section 23 bears North 00 deg. 36 min. 01 sec. East - 2,640.07 feet;

THENCE North 00 deg. 36 min. 01 sec. East along the West line of the Northwest Quarter of said Section 23, a distance of 175.25 feet;

THENCE South 89 deg. 23 min. 59 sec. East departing said West line, a distance of 35.00 feet to the **TRUE POINT OF BEGINNING**;

THENCE North 00 deg. 36 min. 01 sec. East being 35.00 feet East of and parallel with the West line of the Northwest Quarter of said Section 23, a distance of 110.68 feet;

THENCE South 89 deg. 35 min. 08 sec. East, a distance of 83.91 feet;

THENCE South 00 deg. 14 min. 37 sec. West, a distance of 103.49 feet to the North line of a 150 foot Mead-Eastwing Transmission Line Easement recorded in Document No. 1993-0624247, of Maricopa County Records;

CITY OF SURPRISE ENGINEER APPROVAL

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

CITY ENGINEER DATE

CITY OF SURPRISE COUNCIL APPROVAL

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

ATTEST:

MAYOR DATE

CITY CLERK DATE

LEGAL DESCRIPTION CONT...

THENCE South 70 deg. 32 min. 09 sec. West along said North line, a distance of 20.61 feet;

THENCE North 89 deg. 44 min. 46 sec. West along said North line, a distance of 65.20 feet to the **POINT OF BEGINNING**, containing 9,248 square feet or 0.212 acres of land, more or less.

CONTAINING A NET AREA OF 1,289,854 SQUARE FEET OR 29.611 ACRES OF LAND, MORE OR LESS.

NOTES

- NO STRUCTURE OF ANY KIND MAY BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN THE SEWER AND WATER EASEMENT EXCEPT WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING AND/OR PAVING NOR ANY PLANTING EXCEPT GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, SHRUBS, AND GROUND COVER THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
- THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X" AND "AE" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1215L WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- IN ACCORDANCE WITH A.R.S. § 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.
- THIS FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE HOMETOWN SURPRISE PRELIMINARY PLAT, APPROVED 3/4/2021 UNDER CASE FS20-488.
- 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.

SHEET INDEX

SHEET 1	COVER
SHEET 2	AREA SUMMARY TABLES AND DETAILS
SHEET 3	KEY MAP, LEGEND, MONUMENT NOTES & REFERENCED DOCUMENTS
SHEETS 4-5	TYPICAL PLAN SHEETS

100 YEAR ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF DESERT OASIS PUBLIC WATER SYSTEM 04-07-523 WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45-576

OWNER/DEVELOPER:

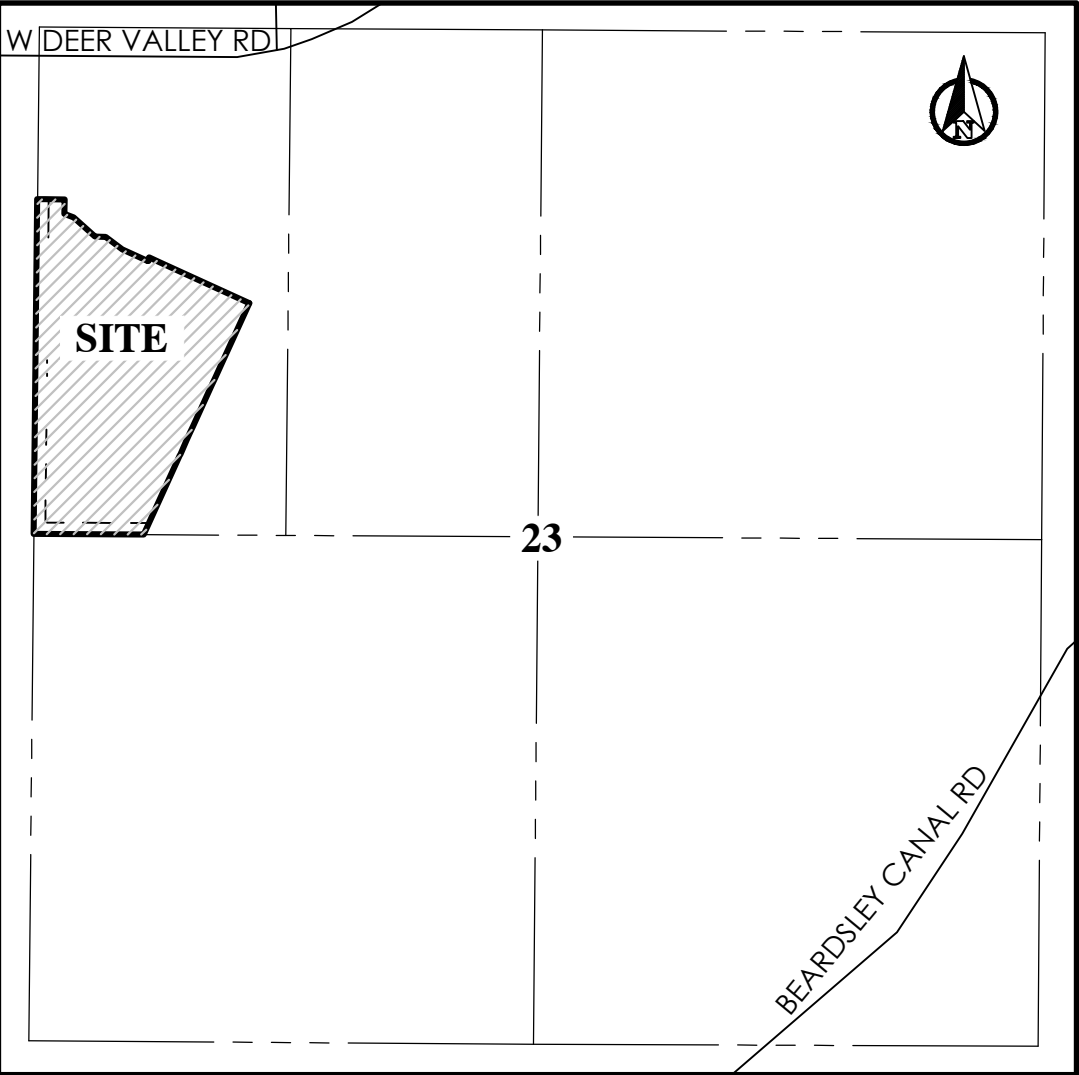


PREPARED August 2023

PREPARED BY:

GOODWIN &
MARSHALL &
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2705 S. Alma School Road, Suite 2
Chandler, Arizona 85044
(602) 218-7285

SURVEYED BY:



VICINITY MAP
N.T.S.

SURVEYOR'S STATEMENT

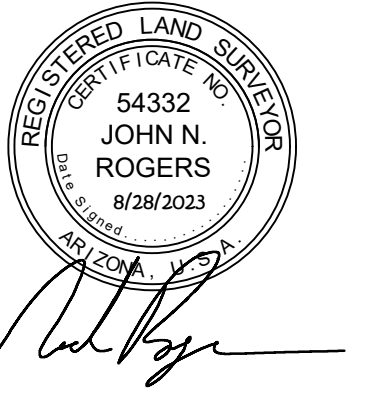
I, LANCE C. DICKSON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION AND THE SURVEY IS TRUE AND COMPLETE AS SHOWN, MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS, ALL MONUMENTS SHOWN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

BY: LANCE C. DICKSON, R.L.S. #46643
ARIZONA SURVEYING AND MAPPING
2440 W. MISSION LANE, SUITE 4
PHOENIX, ARIZONA 85021
(602) 246-9919



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

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



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

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 2 WEST AS SHOWN ON THE UNRECORDED ALTA/NSPS LAND TITLE SURVEY PREPARED BY ARIZONA SURVEYING AND MAPPING, DATED MARCH 24, 2020 JOB NO. P20-082, SAID BEARING BEING SOUTH 89°40'37" EAST AS MEASURED BETWEEN MONUMENT NUMBER 1 AND 2 SHOWN HEREON AND DESCRIBED UNDER MONUMENT NOTES

"FINAL PLAT OF WILLOW TRAILS, PHASE 2"

CASE NO.
FS21-381

W:\10884A - Forstar_Austin Ranch Parcel\ECOGO\PLAT\PHASE 2\10884A-FPLAT-PH2-SHEETS.dwg

LOT AREA TABLE		
LOT	AREA (SQ. FT.)	AREA (ACRES)
1	4,981	0.114
2	4,800	0.110
3	4,800	0.110
4	4,800	0.110
5	4,800	0.110
6	4,800	0.110
7	4,800	0.110
8	5,513	0.127
9	5,662	0.130
10	5,372	0.123
11	4,671	0.107
12	8,064	0.185
13	8,241	0.189
14	5,660	0.130
15	4,800	0.110
16	4,800	0.110
17	4,800	0.110
18	4,800	0.110
19	4,800	0.110
20	4,800	0.110
21	4,800	0.110
22	4,800	0.110
23	7,371	0.169
24	6,642	0.152
25	4,777	0.110
26	4,800	0.110
27	4,800	0.110
28	4,800	0.110
29	4,800	0.110
30	4,800	0.110
31	4,800	0.110
32	4,800	0.110
33	4,800	0.110
34	4,800	0.110
35	4,800	0.110
36	5,040	0.116
37	4,800	0.110
38	4,800	0.110
39	4,800	0.110
40	4,800	0.110
41	4,800	0.110
42	4,800	0.110
43	4,800	0.110
44	4,990	0.115
45	4,800	0.110
46	4,800	0.110
47	5,323	0.122
48	6,850	0.157
49	4,800	0.110
50	4,800	0.110
51	4,800	0.110
52	4,800	0.110
53	4,990	0.115
54	4,990	0.115
55	4,800	0.110

LOT AREA TABLE		
LOT	AREA (SQ. FT.)	AREA (ACRES)
56	4,800	0.110
57	4,800	0.110
58	4,800	0.110
59	5,598	0.129
60	5,662	0.130
61	5,662	0.130
62	4,833	0.111
63	4,800	0.110
64	4,800	0.110
65	5,040	0.116
66	5,040	0.116
67	4,800	0.110
68	4,800	0.110
69	4,993	0.115
70	5,452	0.125
71	5,464	0.125
72	5,455	0.125
73	5,389	0.124
74	4,800	0.110
75	4,800	0.110
76	4,800	0.110
77	4,800	0.110
78	4,990	0.115
79	4,981	0.114
80	4,800	0.110
81	4,800	0.110
82	4,800	0.110
83	4,800	0.110
84	4,800	0.110
85	4,800	0.110
86	4,800	0.110
87	4,800	0.110
88	4,800	0.110
89	4,800	0.110
90	4,800	0.110
91	4,800	0.110
92	4,805	0.110
93	5,054	0.116
94	6,235	0.143
95	4,664	0.107
96	4,800	0.110
97	4,800	0.110
98	4,800	0.110
99	4,990	0.115
100	4,800	0.110
101	4,800	0.110
102	4,801	0.110
103	5,065	0.116
104	6,018	0.138
105	5,327	0.122
106	4,894	0.112
107	4,800	0.110
108	4,800	0.110
109	4,800	0.110
110	4,752	0.109

TRACT AREA AND USAGE TABLE				
TRACT	AREA (SQ. FT.)	AREA (ACRES)	USAGE	MAINTENANCE RESPONSIBILITY
TRACT A	174,417	4.004	PASSIVE: D.E., P.U.E., L.S., S.W.E.	H.O.A.
TRACT B	51,871	1.191	ACTIVE: TURF AREA, L.S., PAVILION, PLAY HILL	H.O.A.
TRACT C	6,721	0.154	PASSIVE: L.S.	H.O.A.
TRACT D	2,100	0.048	PASSIVE: L.S.	H.O.A.
TRACT E	99,526	2.285	ACTIVE & NATURAL: D.E., L.S., S.W.E., TRAIL, PAVILION, PICKELBALL COURT	H.O.A.
TRACT F	1,050	0.024	PASSIVE: L.S.	H.O.A.
TRACT G	96,722	2.220	ACTIVE & NATURAL: D.E., L.S., PLAY LAWN, PLAYGROUND, PAVILION	H.O.A.

LAND USE LEGEND

L.S. LANDSCAPE
D.E. DRAINAGE
P.A.E. PUBLIC ACCESS EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
S.W.E. SIDEWALK EASEMENT

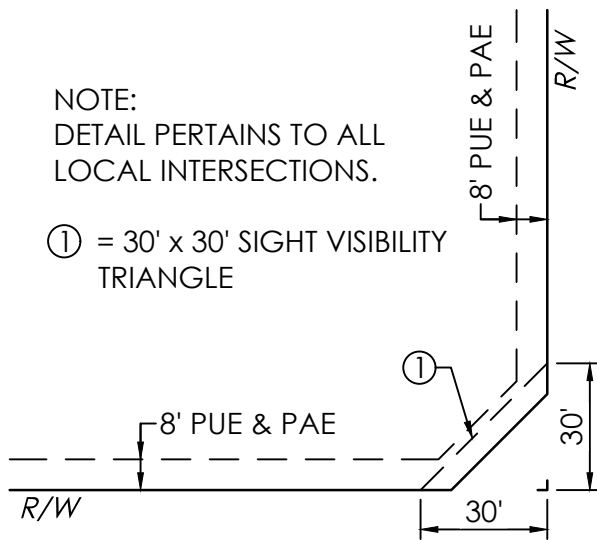
MAINTENANCE LEGEND

H.O.A. HOME OWNERS ASSOCIATION

STREET, LOT AND TRACT AREAS		
AREA	SQUARE FEET	ACRES
TOTAL AREA OF LOCAL STREETS	209399	4.807
TOTAL AREA OF ARTERIAL AND COLLECTOR STREETS	92545	2.125
TOTAL AREA OF LOTS	555503	12.753
TOTAL AREA OF TRACTS	432406	9.927
TOTAL GROSS ACRES	1289854	29.611

TOTAL LAND USE	
TOTAL NUMBER OF LOTS	110
TOTAL NUMBER OF TRACTS	7
GROSS RESIDENTIAL DENSITY	3.71
NET RESIDENTIAL DENSITY	4.85
TOTAL GROSS ACRES	29.611
SMALLEST LOT AREA	4,664 SQ. FT.
LARGEST LOT AREA	8,241 SQ. FT.
AVERAGE LOT AREA	5,050 SQ. FT.

RESIDENTIAL DEVELOPMENT STANDARDS						
ZONING DISTRICT	MINIMUM LOT SIZE			MINIMUM YARD SETBACKS		
	AREA	WIDTH	DEPTH	FRONT	SIDE	REAR
MRD-PAD	4,800	35	35	7	5	10



TYPICAL S.V.T. DETAIL FOR LOCAL STREETS
N.T.S.

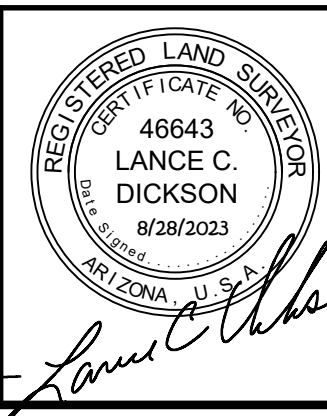
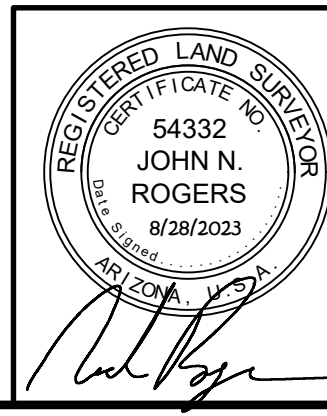
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N24°28'54"E	7.26'
L2	S89°23'59"E	30.70'
L3	N24°28'54"E	7.26'
L4	N24°28'54"E	7.26'
L5	S54°00'10"W	29.27'
L6	N44°23'59"W	28.28'
L7	S45°36'01"W	28.28'
L8	N44°23'59"W	28.28'
L9	N45°36'01"E	28.28'
L10	S44°23'59"E	28.28'
L11	S19°27'45"E	19.97'
L12	N31°55'22"W	29.27'
L13	S45°36'01"W	28.28'
L14	N20°31'06"W	28.28'
L15	N47°30'34"E	36.81'
L16	S64°27'45"E	28.28'
L17	S19°27'45"E	21.63'
L18	N44°23'59"W	28.28'
L19	N45°36'01"E	28.28'
L20	S20°31'06"E	28.28'
L21	S69°28'54"W	28.28'
L22	N44°23'59"W	5.86'
L23	N45°36'01"E	5.86'
L24	S14°21'04"E	39.30'
L25	S43°28'43"E	19.68'

PHASE 1 OPEN SPACE TABLE		
TYPE	ACREAGE	PERCENTAGE OF TOTAL OPEN SPACE
ACTIVE	1.140	7.2%
PASSIVE	2.693	17.0%
NATURAL	12.040	39%
TOTAL	15.873	63.2%
% OPEN SPACE IN PLAT		51.4%

PHASE 2 OPEN SPACE TABLE		
TYPE	ACREAGE	PERCENTAGE OF TOTAL OPEN SPACE
ACTIVE	1.190	12.0%
PASSIVE	4.857	48.9%
NATURAL	3.880	13%
TOTAL	9.927	100.0%
% OPEN SPACE IN PLAT		33.5%

PHASE 1 & 2 OPEN SPACE TABLE		
TYPE	ACREAGE	PERCENTAGE OF TOTAL OPEN SPACE
ACTIVE	7.550	29.3%
PASSIVE	2.330	9.0%
NATURAL	15.920	62%
TOTAL	25.800	100.0%
% OPEN SPACE IN PLAT		42.7%

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	277.50'	12.75'	2°37'54"	N23°09'57"E	12.75'
C2	250.00'	58.65'	13°26'30"	N17°45'39"E	58.52'
C3	500.00'	208.41'	23°52'53"	S77°27'33"E	206.90'
C4	250.00'	104.20'	23°52'53"	S77°27'33"E	103.45'
C5	250.00'	87.54'	20°03'46"	N09°25'52"W	87.09'
C6	277.50'	52.36'	10°48'36"	S16°26'42"W	52.28'
C7	222.50'	52.20'	13°26'30"	S17°45'39"W	52.08'
C8	527.50'	48.60'	5°16'44"	N86°45'37"W	48.58'
C9	527.50'	76.24'	8°16'51"	N69°39'31"W	76.17'
C10	472.50'	196.94'	23°52'53"	N77°27'33"W	195.52'
C11	16.50'	22.96'	79°44'39"	S40°28'20"W	21.16'
C12	58.20'	263.84'	259°44'39"	N49°31'40"W	89.33'
C13	277.50'	97.17'	20°03'46"	S09°25'52"E	96.67'
C14	222.50'	77.91'	20°03'46"	S09°25'52"E	77.51'
C15	26.00'	12.60'	27°45'53"	N05°34'49"W	12.48'
C16	50.00'	127.00'	145°31'46"	S64°27'45"E	95.51'
C17	26.00'	12.60'	27°45'53"	S56°39'18"W	12.48'
C18	26.00'	12.60'	27°45'53"	S84°25'11"W	12.48'
C19	50.00'	88.65'	101°35'06"	N47°30'34"E	77.49'
C20	26.00'	12.60'	27°45'53"	S10°35'58"W	12.48'
C21	222.50'	92.74'	23°52'53"	N77°27'33"W	92.07'
C22	277.50'	115.66'	23°52'53"	N77°27'33"W	114.83'
C23	26.00'	12.60'	27°45'53"	S38°21'50"W	12.48'
C24	50.00'	127.00'	145°31'46"	N20°31'06"W	95.51'
C25	26.00'	12.60'	27°45'53"	S79°24'02"E	12.48'



PREPARED August 2023

PREPARED BY:

GOODWIN AND
MARSHALL INC.

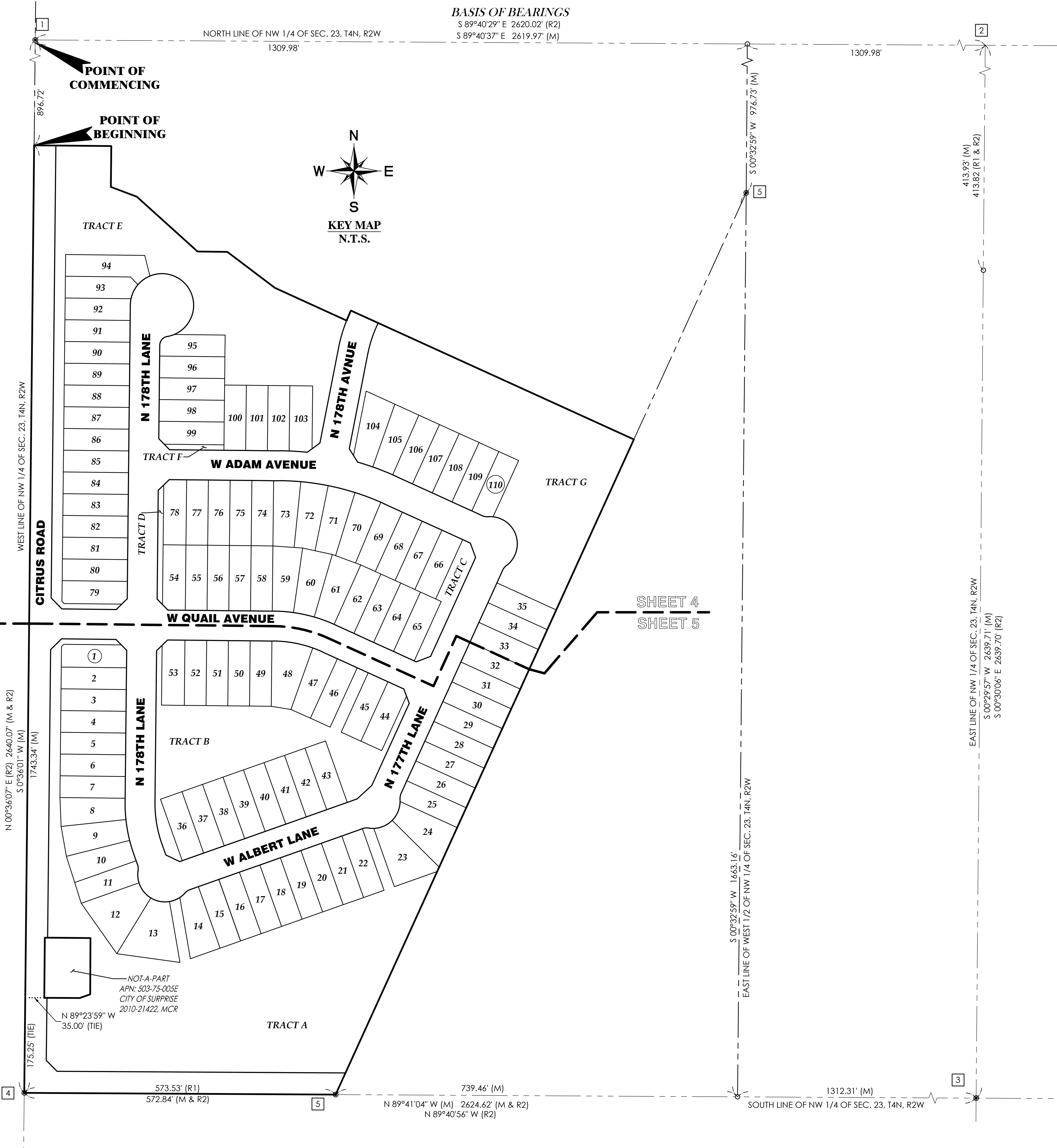
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

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Chandler, Arizona 85044
(602) 218-7285

SURVEYED BY:



Arizona Surveying and Mapping
2440 W. Mission Lane, Suite 4, Phoenix, Arizona 85021
TEL (602) 246-9919 FAX (602) 246-9944 info@asam1.com



LEGEND	
●	FOUND MONUMENT AS NOTED
•	SET CORNER OF THIS PLAT PER MAG. STD. DTL. 120-1 TYPE "C"
•	SET BRASS CAP FLUSH PER MAG. STD. DTL. 120-1 TYPE "B"
①	SIGHT VISIBILITY EASEMENT
□	MONUMENT NOTES
SQ. FT.	SQUARE FEET
R/W	RIGHT-OF-WAY
SWE	SIDEWALK EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PAE	PUBLIC ACCESS EASEMENT
LS	LANDSCAPE EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
WE	WATER EASEMENT
BK	BOOK
PG	PAGE
MCR	MARICOPA COUNTY RECORDS
(M)	MEASURED
(R)	RECORD
—	PLAT BOUNDARY LINE
—	RIGHT-OF-WAY LINE
—	ADJOINER LINE
—	SECTION LINE
—	EASEMENT LINE
—	CENTER LINE
—	MATCH LINE

MONUMENT NOTES

- 1 CITY OF SURPRISE BRASS CAP IN CONCRETE, NORTHWEST CORNER OF SECTION 23, T4N, R2W
RLS# 19344 DATED 2017
- 2 1 1/4" IRON PIPE WITH 1 3/4" CAP STAMPED "14 23"; NORTH QUARTER OF SECTION 23, T4N, R2W
- 3 FOUND FCDMC ALUMINUM CAP ON ROD STAMPED "T4N R2W C1/4 S23 LS 3307 DATED 2012"
- 4 FOUND 1/2" REBAR WITH ALUMINUM CAP RLS# 21081, WEST QUARTER OF SECTION 23, T4N, R2W
- 5 FOUND 1/2" REBAR WITH CAP LS 10846
- 6 FOUND 2" CAP IN PAVEMENT CENTERLINE OF DEER ALLEY ROAD

REFERENCED DOCUMENTS

- (R1) TRILBY WASH DETENTION BASIN DAM & APPURTENANCES
BK. 63 OF MAPS, PG. 31, MCR.
- (R2) MCMICKEN DAM AND OUTFALL CHANNEL FLOOD CONTROL DISTRICT OF MARICOPA COUNTY
BK. 1111 OF MAPS, PG. 15, MCR.
- (R3) PLSS SUBDIVISION RECORD OF SURVEY
BK. 1029 OF MAPS, PG.48, MCR.
- (R4) MARICOPA TRAIL MCMICKEN DAM SECTION PROJECT NO. TR155
BK. 1199 OF MAPS, PG. 4, MCR.

PREPARED August 2023

SHEET 3 OF 5

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GOODWIN AND
MARSHALL INC.

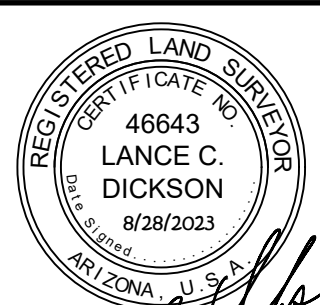
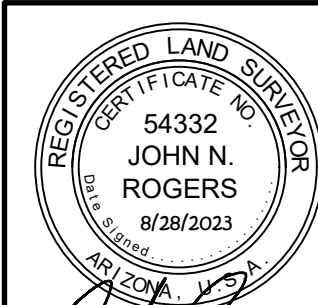
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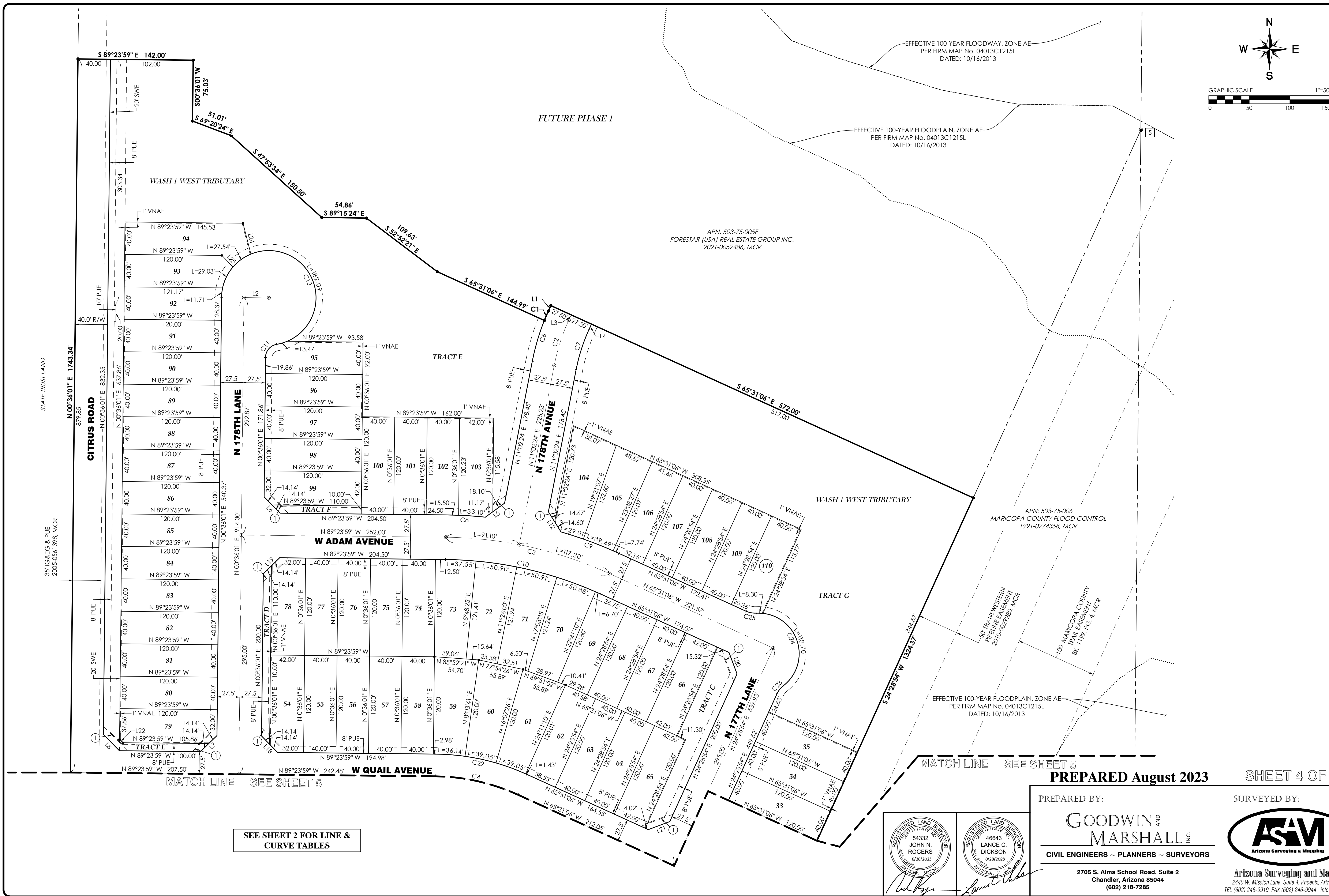
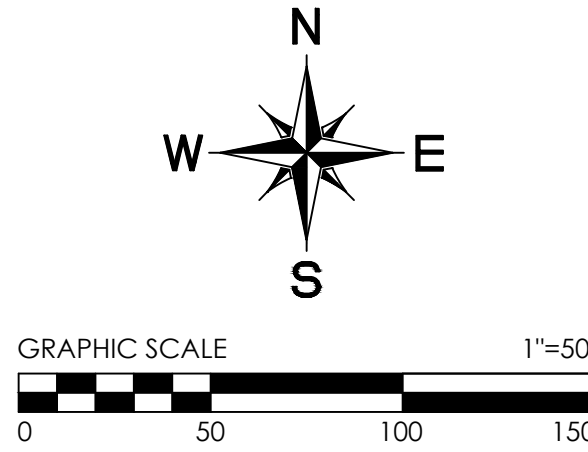
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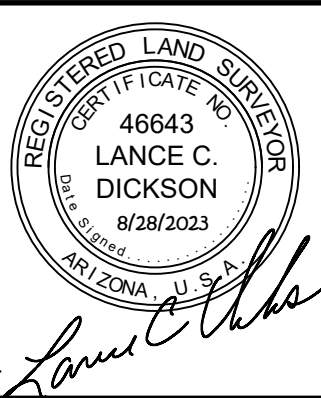
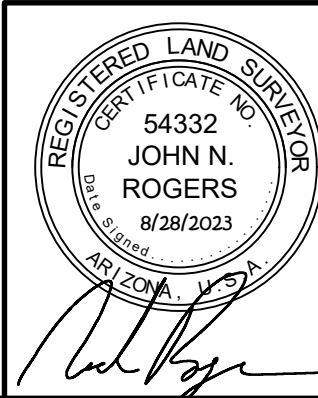
"FINAL PLAT OF WILLOW TRAILS, PHASE 2"

CASE NO.
FS21-381

W:\10884A - Forestar_Austin Ranch Parcel\ECOGOV\PLAT\PLAT PHASE 2\10884A-PLAT-PH2-SHEETS.dwg



SEE SHEET 2 FOR LINE & CURVE TABLES



PREPARED BY:
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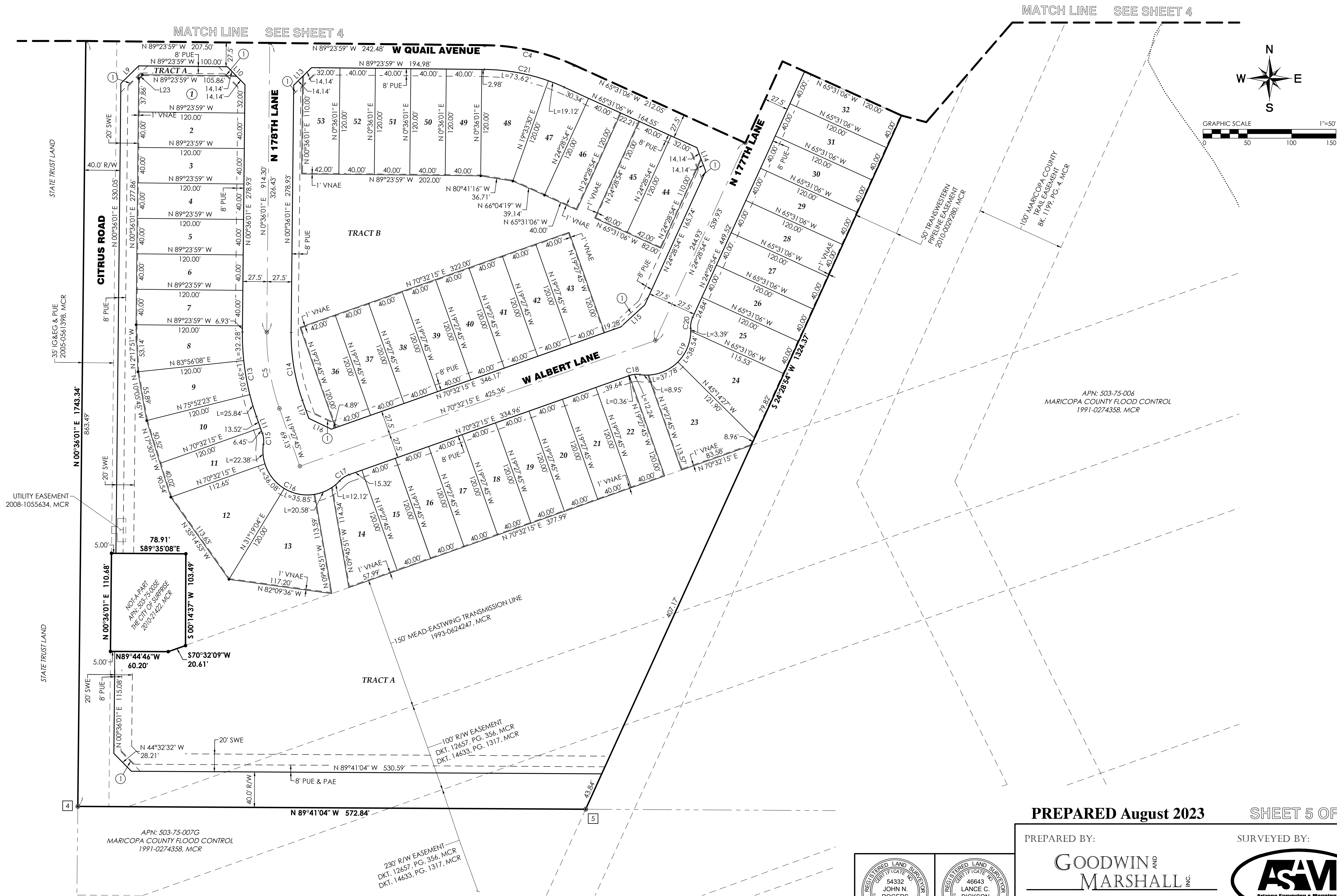
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PREPARED August 2023

SHEET 4 OF 5

"FINAL PLAT OF WILLOW TRAILS, PHASE 2"

CASE NO. FS21-381
W:\10884A - Forestar_Austin Ranch Parcel\ECOG\PLAT\PHASE 2\10884A-FPLAT-PH2-SHEETS.dwg



WILLOW TRAILS

Phase 2 Hardscape, Landscape, Irrigation & Electrical Construction Documents

City of Surprise - General Notes:

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

Notes:

1. MATURE PLANTS IN THE SIGHT VISIBILITY TRIANGLE WILL NOT BE OVER 30" IN HEIGHT.
2. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02. TREES, SHRUBS, AND OTHER LANDSCAPING 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.
3. ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.
4. TREE ROOT BARRIERS ARE REQUIRED PER CITY OF SURPRISE DETAIL 8-14 WHEN TREES ARE WITHIN THREE (3) FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS.
5. PER CITY OF SURPRISE EDS CHAPTER 8, ALL LANDSCAPING SHALL BE LOCATED A MIN. FIVE (5) FEET FROM ANY FIRE HYDRANT, WATER METER OR VAULT.

Developer:

FORESTAR
BRIAN KONDERIK
1661 EAST CAMELBACK ROAD, SUITE 330
PHOENIX, ARIZONA 85016
480.801.2421

Design Consultants:

LANDSCAPE ARCHITECT:
LANGVARDT DESIGN GROUP
ERIC LANGVARDT, PLA
336 WEST BROADWAY, SUITE 110
SALT LAKE CITY, UTAH 84101
801.505.8090

CIVIL ENGINEER:
GOODWIN AND MARSHALL, INC
WARREN RUSSELL
2705 S. ALMA SCHOOL ROAD, SUITE #2
CHANDLER, ARIZONA 85286
602.218.7285

ELECTRICAL ENGINEER:
HORNS CONSULTING LLC
DOUG HORNING
1243 E. MURIEL DRIVE
PHOENIX, ARIZONA 85022
623.256.8990

Sheet Index:

Hardscape

SHEET C1.0	COVER SHEET
SHEET H0.1	HARDSCAPE COVER SHEET
SHEET H0.2	OVERALL HARDSCAPE PLAN
SHEET H1.1	HARDSCAPE PLAN
SHEET H1.2	HARDSCAPE PLAN
SHEET H1.3	HARDSCAPE PLAN
SHEET H1.4	HARDSCAPE PLAN
SHEET H1.5	HARDSCAPE PLAN
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SHEET H1.8	HARDSCAPE PLAN
SHEET H1.9	HARDSCAPE PLAN
SHEET H1.10	PLAYGROUND DETAIL
SHEET H1.11	HARDSCAPE DETAILS
SHEET H1.12	HARDSCAPE DETAILS
SHEET H1.13	HARDSCAPE DETAILS
SHEET H1.14	HARDSCAPE DETAILS

Landscape

SHEET L0.1	LANDSCAPE COVER SHEET
SHEET L0.2	OVERALL LANDSCAPE PLAN
SHEET L1.1	LANDSCAPE PLAN
SHEET L1.2	LANDSCAPE PLAN
SHEET L1.3	LANDSCAPE PLAN
SHEET L1.4	LANDSCAPE PLAN
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SHEET L1.8	LANDSCAPE PLAN
SHEET L1.9	LANDSCAPE PLAN
SHEET L1.10	LANDSCAPE DETAILS
SHEET L1.11	MAINTENANCE SCHEDULE

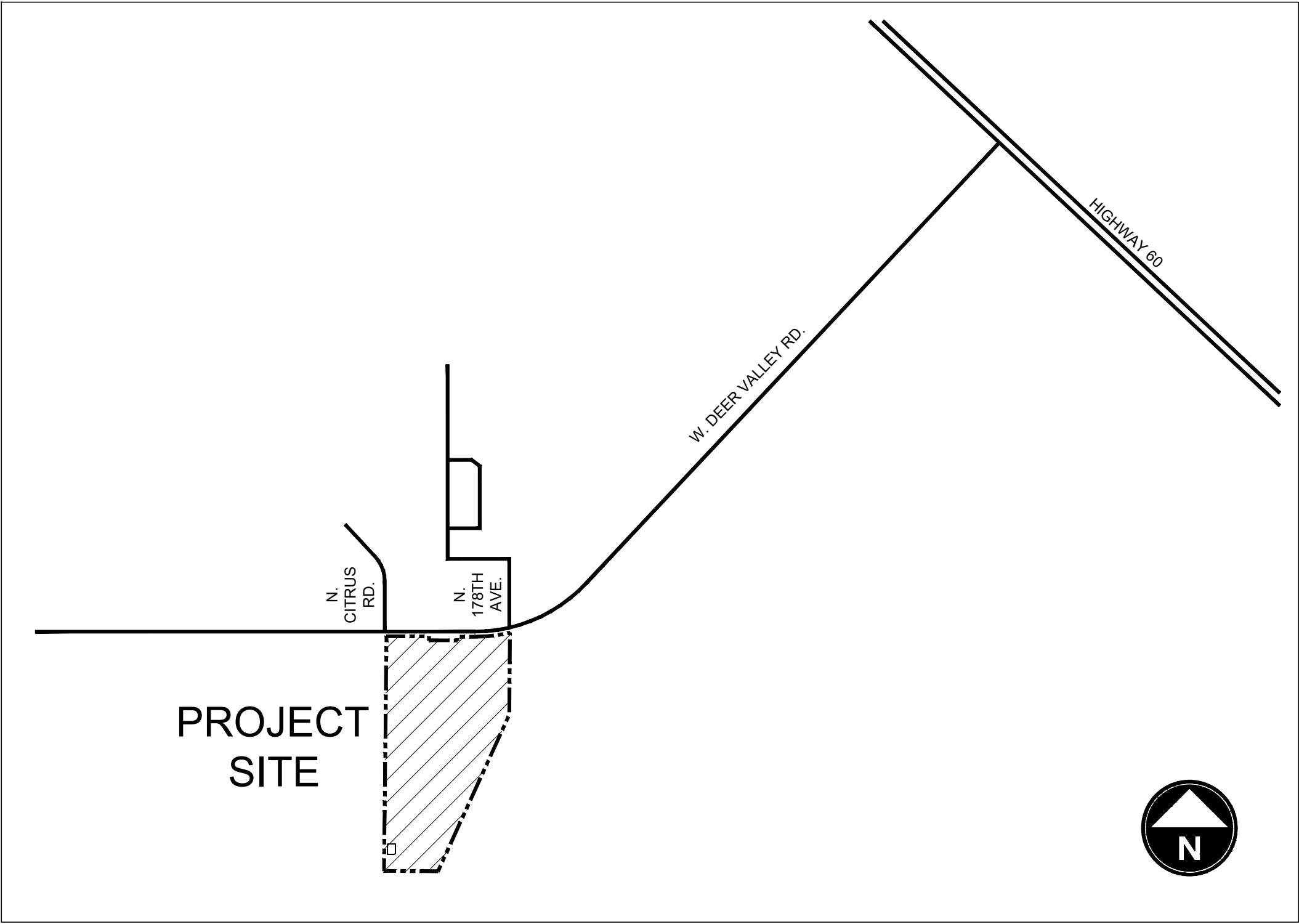
Irrigation

SHEET I0.1	IRRIGATION COVER SHEET
SHEET I0.2	OVERALL IRRIGATION PLAN
SHEET I1.1	IRRIGATION PLAN
SHEET I1.2	IRRIGATION PLAN
SHEET I1.3	IRRIGATION PLAN
SHEET I1.4	IRRIGATION PLAN
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SHEET I1.11	IRRIGATION DETAILS

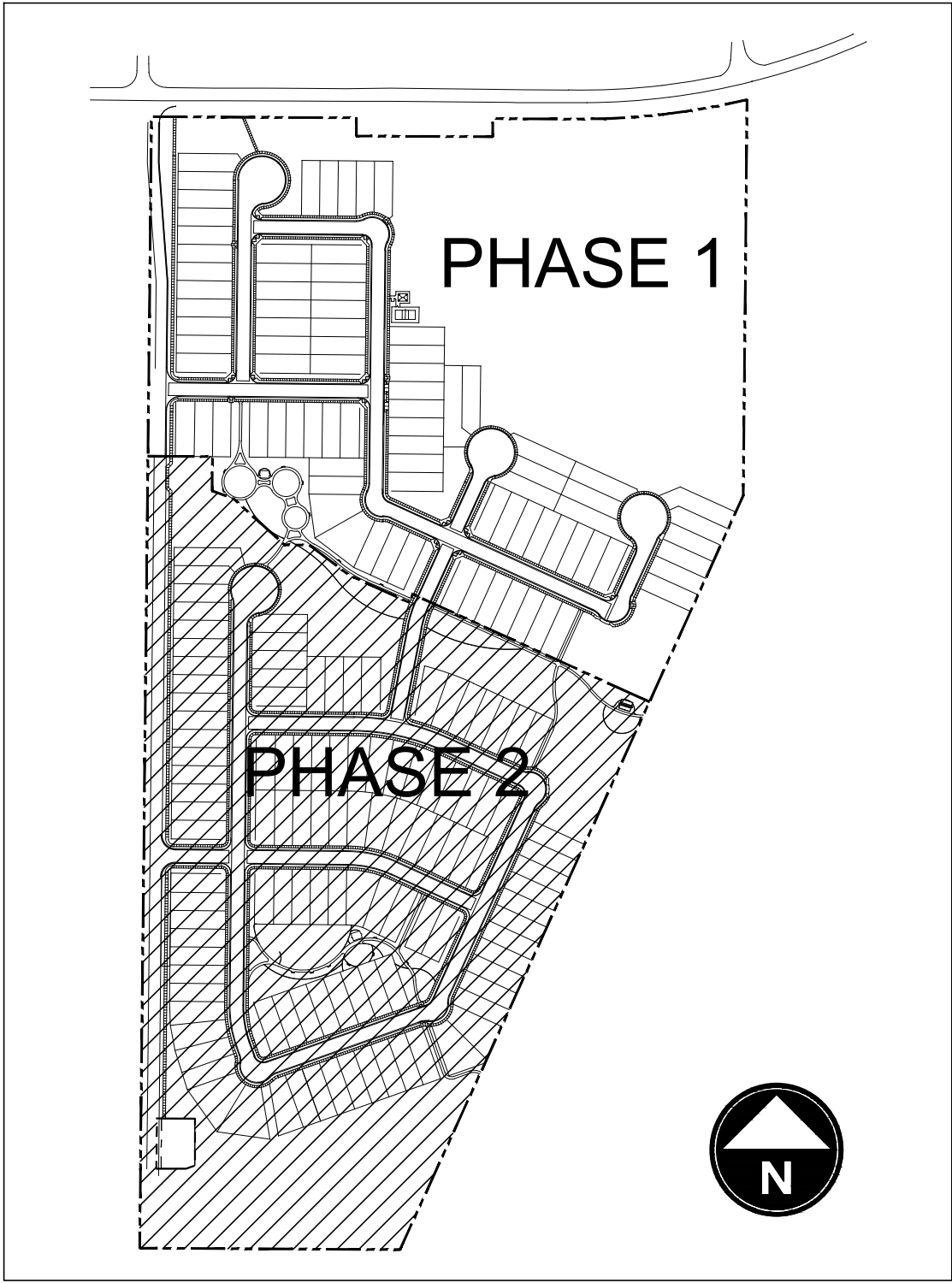
(For Reference Only) Electrical

SHEET E-1	COVER SHEET
SHEET E-2	SITE PLANS
SHEET E-3	SITE PLANS
SHEET E-4	SES & ONE-LINE
SHEET E-5	ELEC & LIGHTING
SHEET E-6	LIGHT SPECS
SHEET E-7	LIGHT SPECS

Vicinity Map:



Phase Key Map:



CITY CASE # FS21-381



WILLOW TRAILS PHASE 2 CONSTRUCTION DOCUMENTS CITY OF SURPRISE, ARIZONA



PREPARED FOR:



DATE: JUNE 1, 2023

PROJECT: 000.0000.81

DRAWN BY: DL

REVIEW BY: EL

VERSION:

REVISIONS:

SHEET TITLE:
COVER SHEET

SHEET NUMBER:

C1.0

WILLOW TRAILS

Phase 2 Hardscape Construction Documents

Hardscape Quantities:

	Type	Units	Quantity
Concrete			
OPEN SPACE SIDEWALK (6')	'GREY"	L.F.	1,780
PLAYGROUND SIDEWALK TURNDOWN	'GREY"	L.F.	55
PLAYGROUND HEADER EDGE	'GREY"	L.F.	115

Masonry Walls

COMMUNITY WALL	6'-0"	L.F.	2,450
PARTIAL VIEW WALL	4 FT. / 2 FT.	L.F.	2,170
FULL VIEW WALL	2 FT. / 4 FT.	L.F.	1,050
WALL COLUMN	7'-0"	EA.	117

Entry Features

COMMUNITY ENTRANCE	1	EA.	1
--------------------	---	-----	---

Site Furniture

6 FT. PICNIC TABLE	SEE LEGEND	EA.	4
6 FT. BENCH	SEE LEGEND	EA.	9
LITTER RECEPTABLE	SEE LEGEND	EA.	4
CHARCOAL BAR-B-QUE	SEE LEGEND	EA.	2
BICYCLE RACK LOOP	SEE LEGEND	EA.	3

Recreation Amenities

MULTI-PURPOSE PLAY LAWN	TURF	SF.	24,750
-------------------------	------	-----	--------

Covered Structures

CRS - NEIGHBORHOOD RAMADA (16' X 24')	DENVER MODEL	EA.	2
CLASSIC RECREATION SYSTEMS			

Play Equipment

PLAYGROUND - PLAY STRUCTURE	LANDSCAPE STRUCT.	EA.	1
SOFFFALL PLAYGROUND SAFETY FALL SURFACE	SOFFFALL	S.F.	1,970

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

Callout Notes:

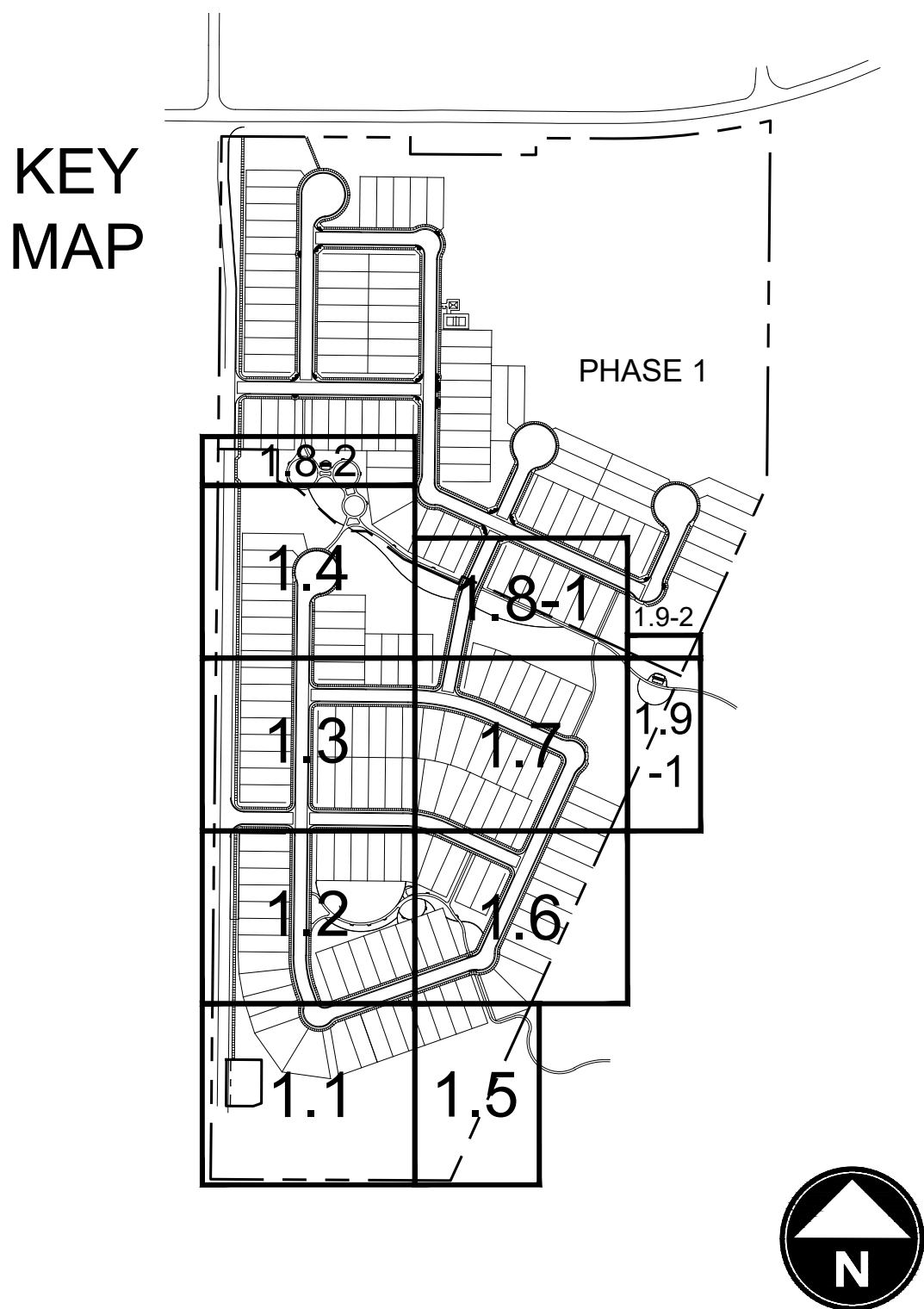
- COMMUNITY ENTRY MONUMENT SIGN (TYP.)
SEE SHEET H1.13
- ENTRY LOGO (ON COMMUNITY WALL)
SEE DETAIL 1 - 2, SHEET H1.14
- COMMUNITY ENTRY SIGN 4' COLUMN
SEE DETAIL 2 & 6, SHEET H1.12
- COMMUNITY WALL (TYP.)
SEE DETAIL 1 - 2, SHEET H1.12
- PARTIAL VIEW WALL (TYP.)
SEE DETAIL 4 - 5, SHEET H1.12
- FULL VIEW WALL (TYP.)
SEE DETAIL 6 - 7, SHEET H1.12
- CMU COLUMN (TYP.)
SEE DETAIL 3, SHEET H1.12
- ADA HANDICAP ACCESSIBLE RAMP (TYP.)
FOR REFERENCE ONLY - SEE CIVIL PLANS
- 5' CONCRETE SIDEWALK (TYP.) COLOR: GREY
FOR REFERENCE ONLY - SEE CIVIL PLANS
- 6' CONCRETE SIDEWALK (TYP.) COLOR: GREY
SEE DETAILS 8 - 9, SHEET H1.11
- 4" X 6" EXTRUDED CONCRETE HEADER (TYP.)
REGULAR CONCRETE. SEE DETAIL 7, SHEET H1.11
- 16' X 24' NEIGHBORHOOD RAMADA
SEE DETAIL 3, SHEET H1.14
- 16" SQUARE MASONRY BLOCK RAMADA COLUMN
SEE DETAIL 3, SHEET H1.14
- LITTER RECEPTACLE
SEE DETAIL 2, SHEET H1.11
- BICYCLE RACK
SEE DETAIL 4, SHEET H1.11
- BAR-B-QUE GRILL
SEE DETAIL 6, SHEET H1.11
- PICNIC TABLE (TYP.)
SEE DETAIL 5, SHEET H1.11
- RECREATIONAL TURF AREA FOR
MULTI-PURPOSE PLAY
- SIGHT VISIBILITY TRIANGLE (TYP.)
PER C.O.S. DETAIL 4-01 AND 4-02
- DRAINAGE STRUCTURE - FOR REFERENCE ONLY
SEE CIVIL PLANS.

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

- STREET LIGHT (TYP.)
(SEE ELECTRICAL PLANS)
- PLAYGROUND - PLAY STRUCTURE
SEE SHEET H1.10
- PLAY EQUIPMENT
FALL ZONE
- PLAYGROUND SAFETY FALL SURFACING
SEE DETAIL 10, SHEET H1.11
- CONCRETE SIDEWALK TURNDOWN
SEE DETAIL 1, SHEET H1.11
- CONCRETE PLAYGROUND HEADER
SEE DETAIL 12, SHEET H1.11
- ACCESSIBLE PLAYGROUND RAMP
SEE DETAIL 11, SHEET H1.11
- BENCH
SEE DETAIL 3, SHEET H1.11
- LANDSCAPE MOUND
SEE NOTES ON PLAN
- 6' DECOMPOSED GRANITE TRAIL
SEE DETAIL 13, SHEET H1.11

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WILLOW TRAILS
PHASE 2
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



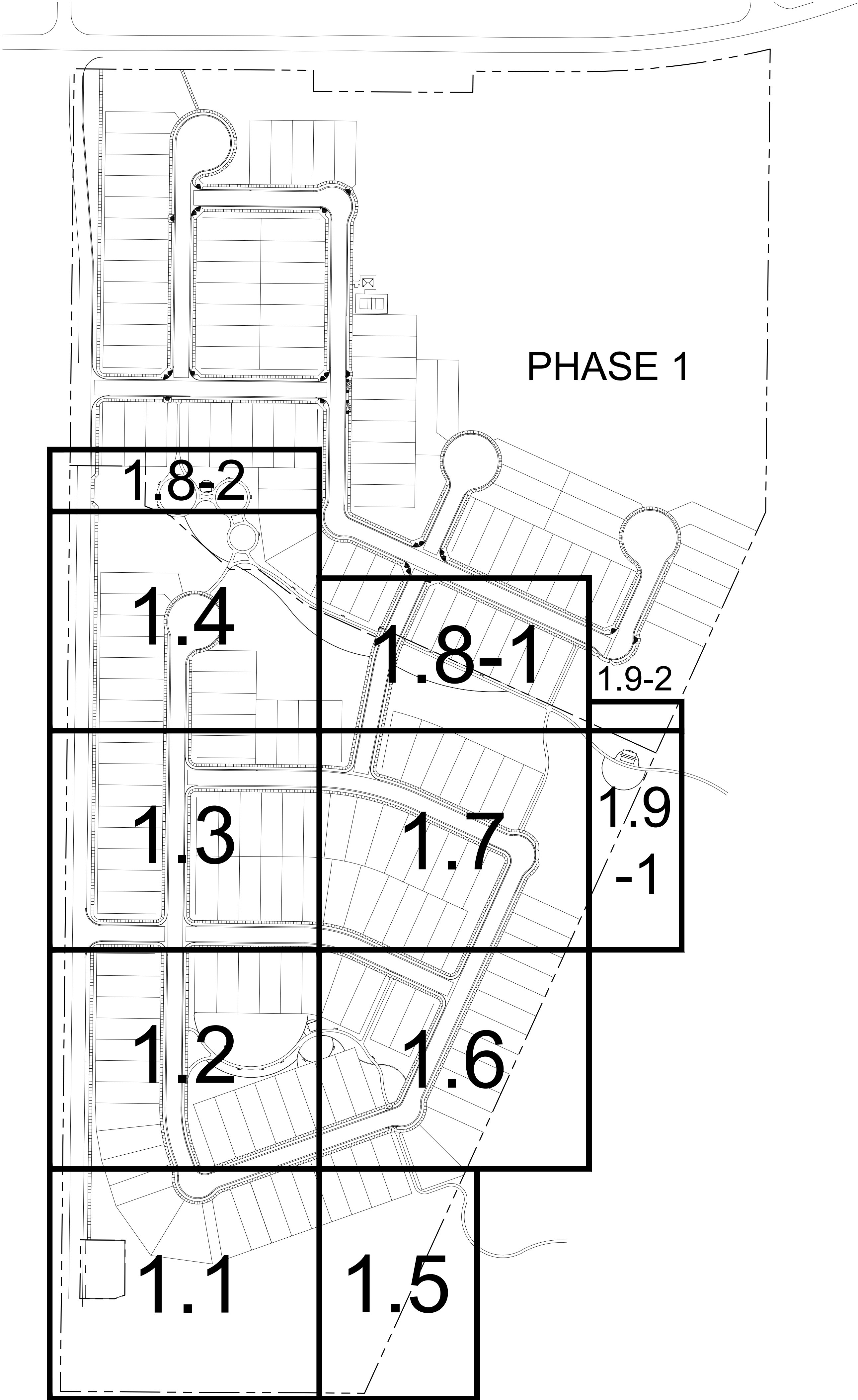
PREPARED FOR:
FORESTAR
1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

DATE:	JUNE 1, 2023
PROJECT:	000.0000.81
DRAWN BY:	DL
REVIEW BY:	EL
VERSION:	
REVISIONS:	

SHEET TITLE:
**HARDSCAPE
COVER SHEET**

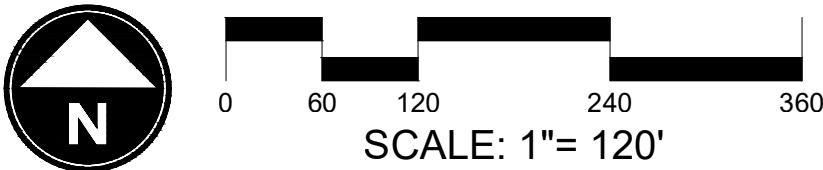
SHEET NUMBER:

H0.1



Callout Notes:

- 1 COMMUNITY ENTRY MONUMENT SIGN (TYP.)
SEE SHEET H1.13
- 2 ENTRY LOGO (ON COMMUNITY WALL)
SEE DETAIL 1 - 2, SHEET H1.14
- 3 COMMUNITY ENTRY SIGN 4' COLUMN
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- 8 ADA HANDICAP ACCESSIBLE RAMP (TYP.)
FOR REFERENCE ONLY - SEE CIVIL PLANS
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WILLOW TRAILS
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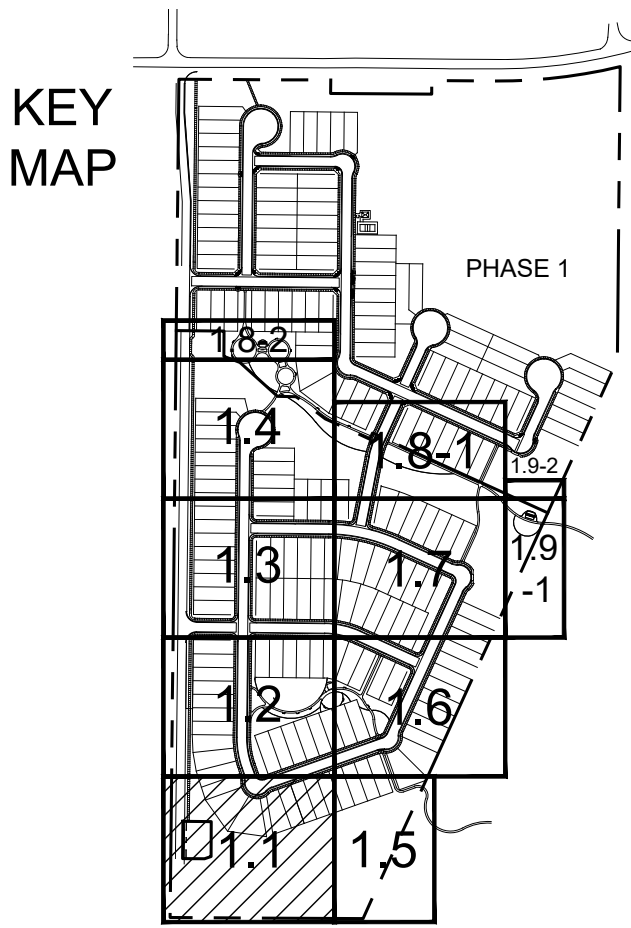
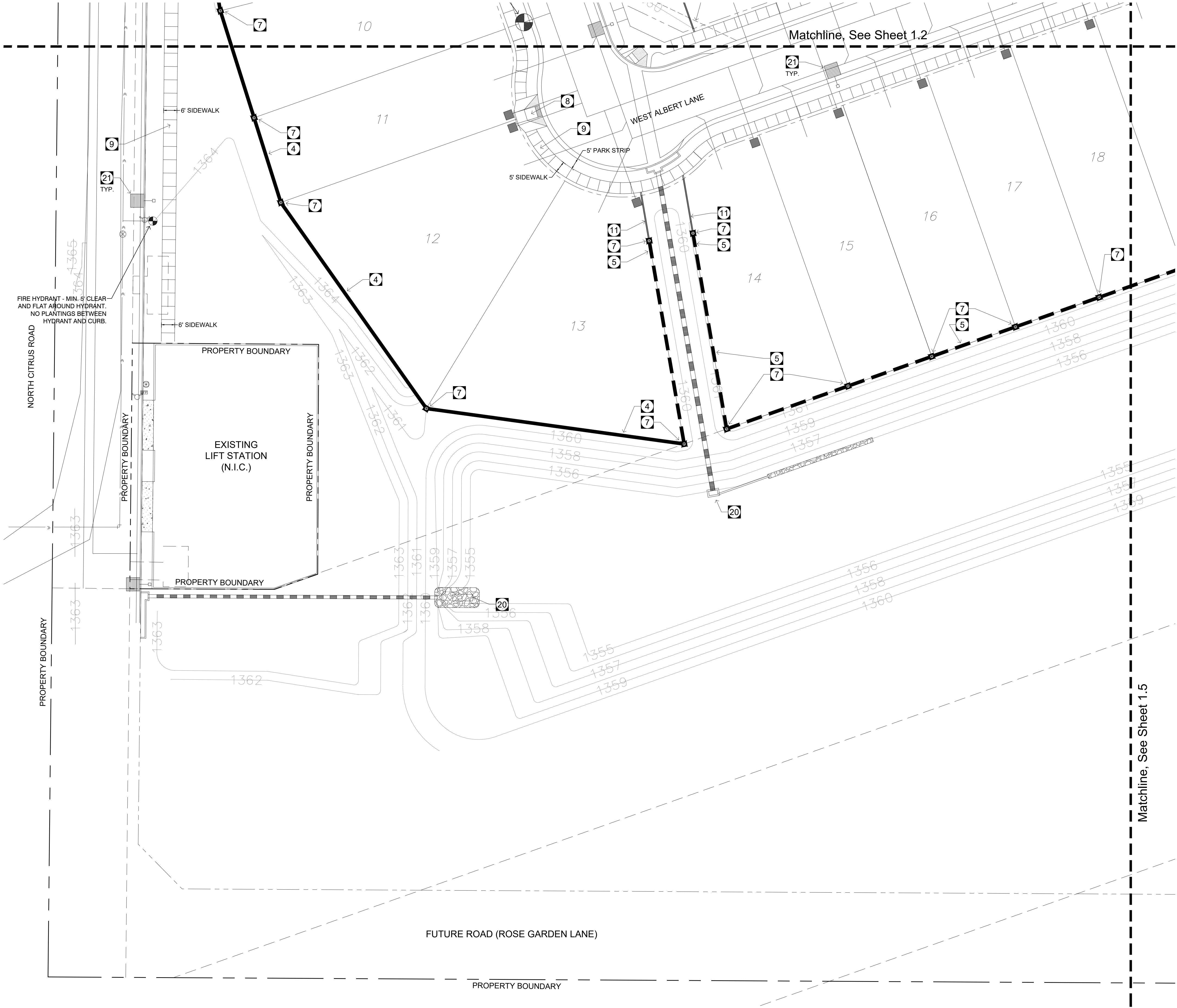
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SHEET TITLE:
**OVERALL
HARDSCAPE PLAN**

SHEET NUMBER:

H0.2



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WILLOW TRAILS
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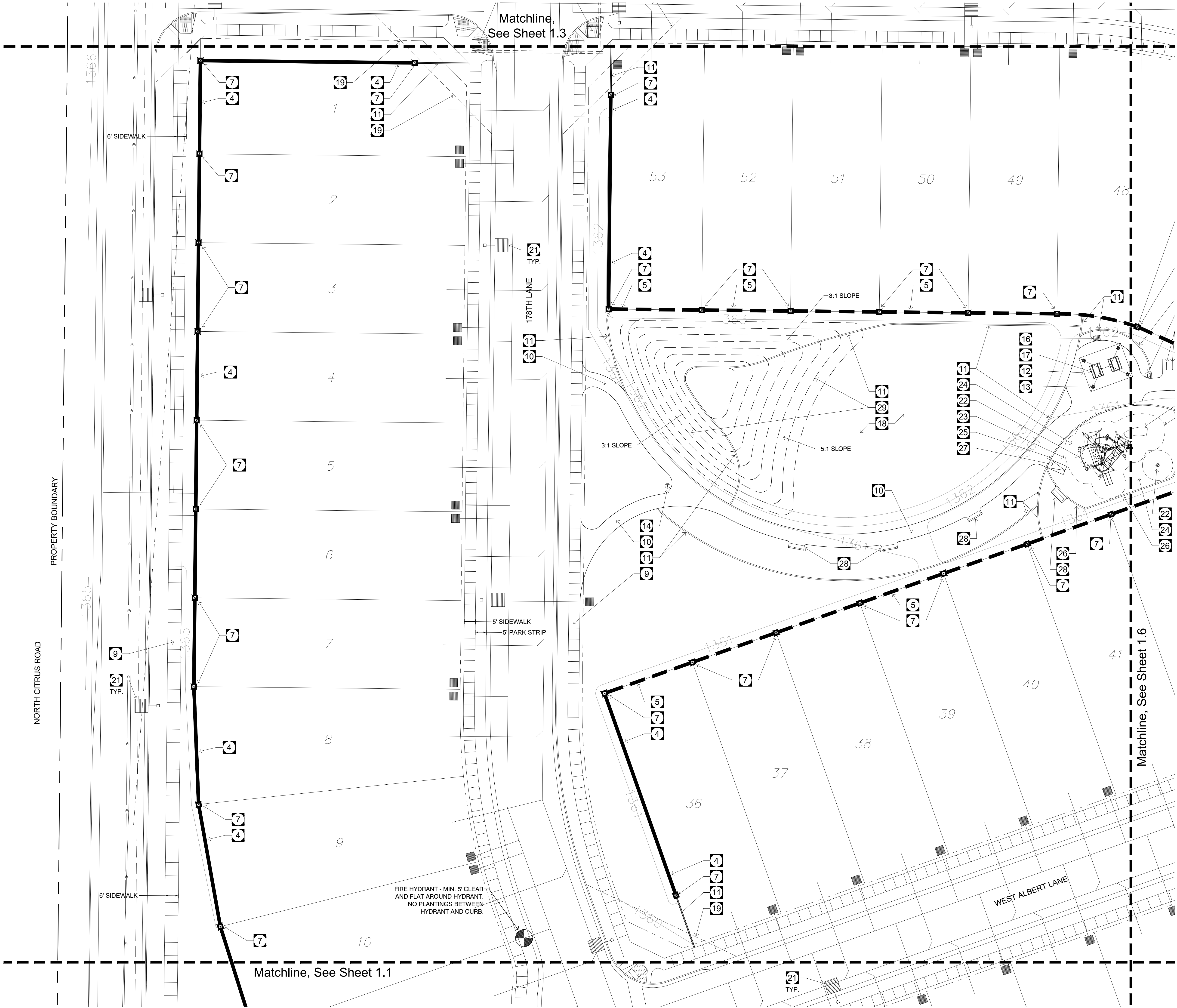
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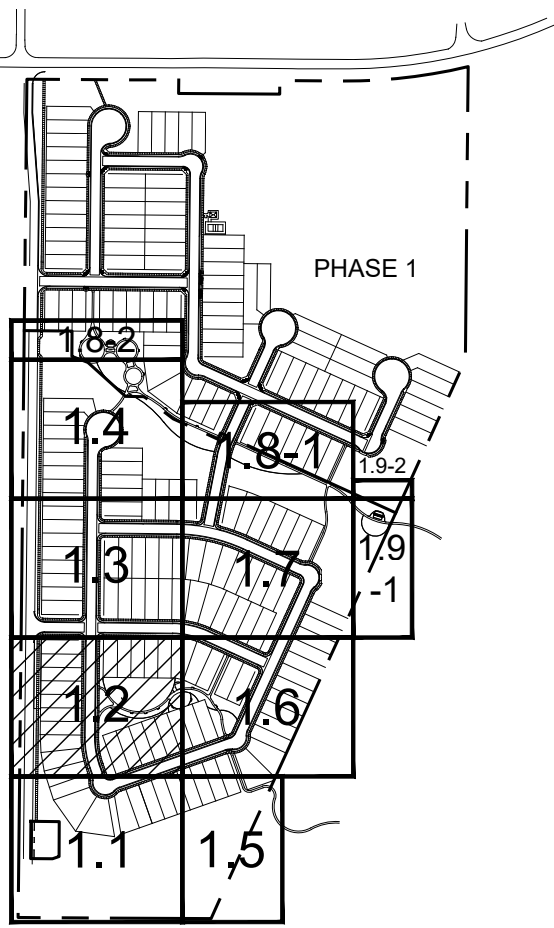
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H1.1

CITY CASE # FS21-381

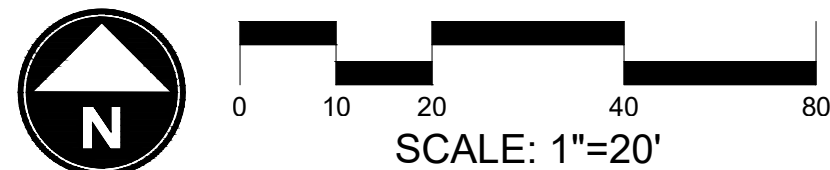


KEY
MAP



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CITY CASE # FS21-381



WILLOW TRAILS
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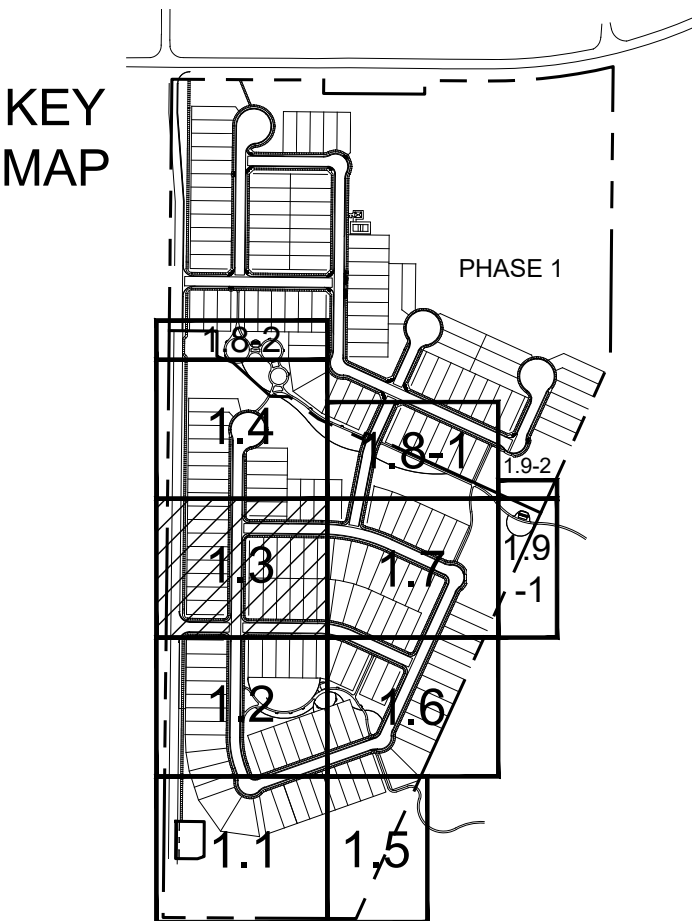
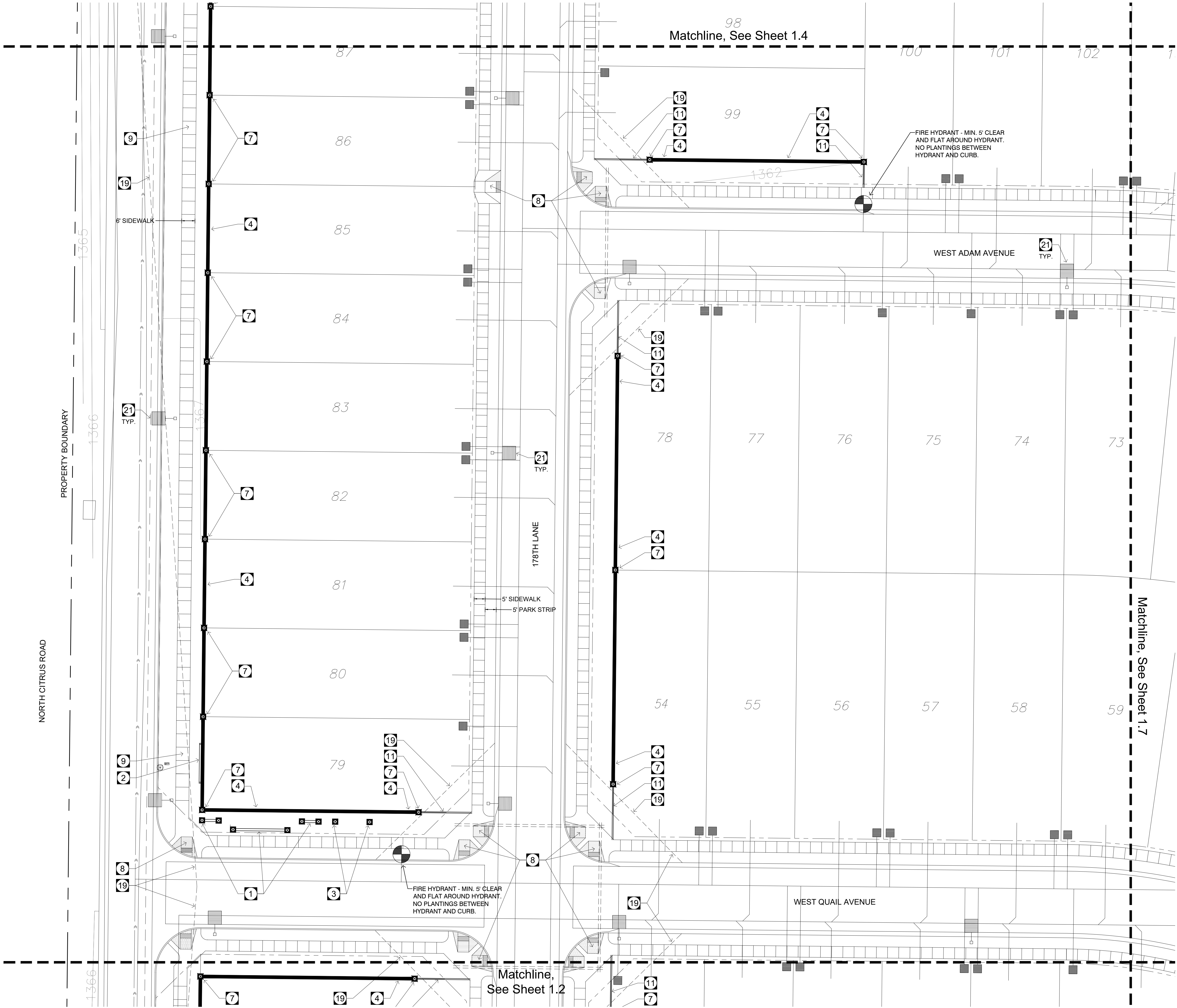
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PHOENIX, ARIZONA 85016
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SHEET TITLE:
**HARDSCAPE
PLAN**

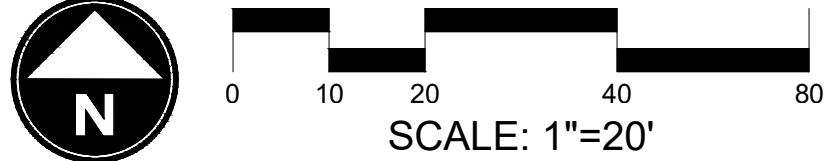
SHEET NUMBER:

H1.2



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WILLOW TRAILS
PHASE 2
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



PREPARED FOR:
FORESTAR
1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

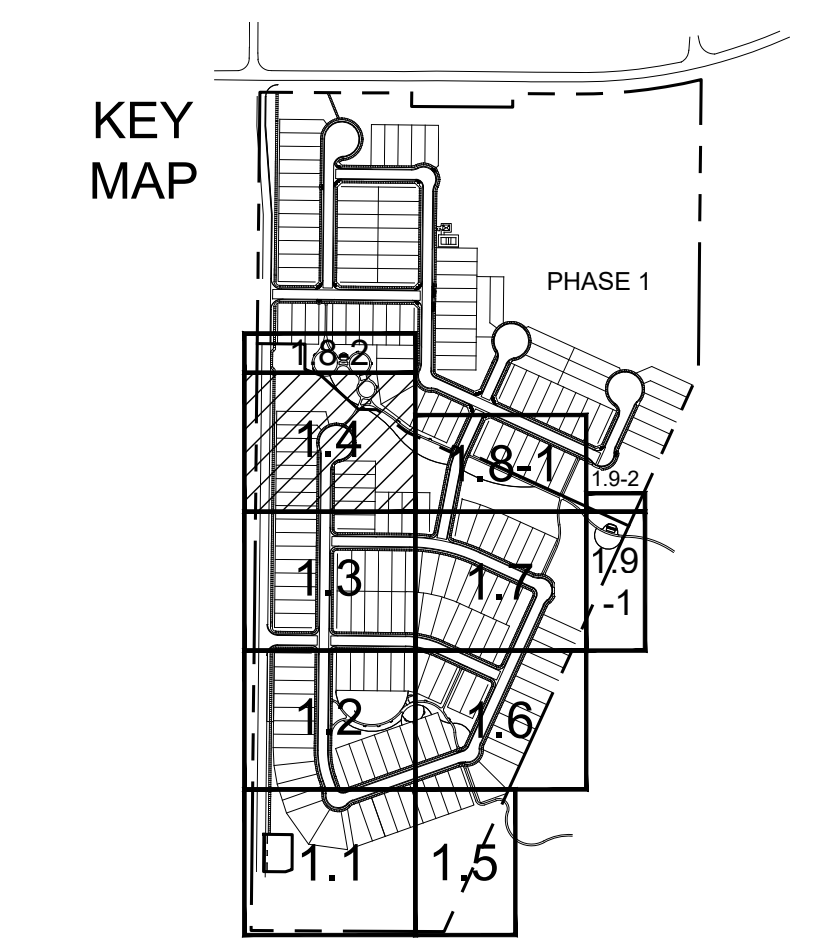
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PLAN**

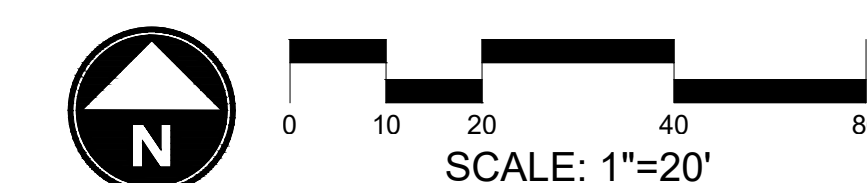
SHEET NUMBER:

H1.3

CITY CASE # FS21-381



- 1 COMMUNITY ENTRY MONUMENT SIGN (TYP.)
SEE SHEET H1.13
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SEE DETAIL 3, SHEET H1.12
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FOR REFERENCE ONLY - SEE CIVIL PLANS
- 9 5' CONCRETE SIDEWALK (TYP.) COLOR: GRAY
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CITY CASE # FS21-381



WILLOW TRAILS
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CITY OF SURPRISE, ARIZONA



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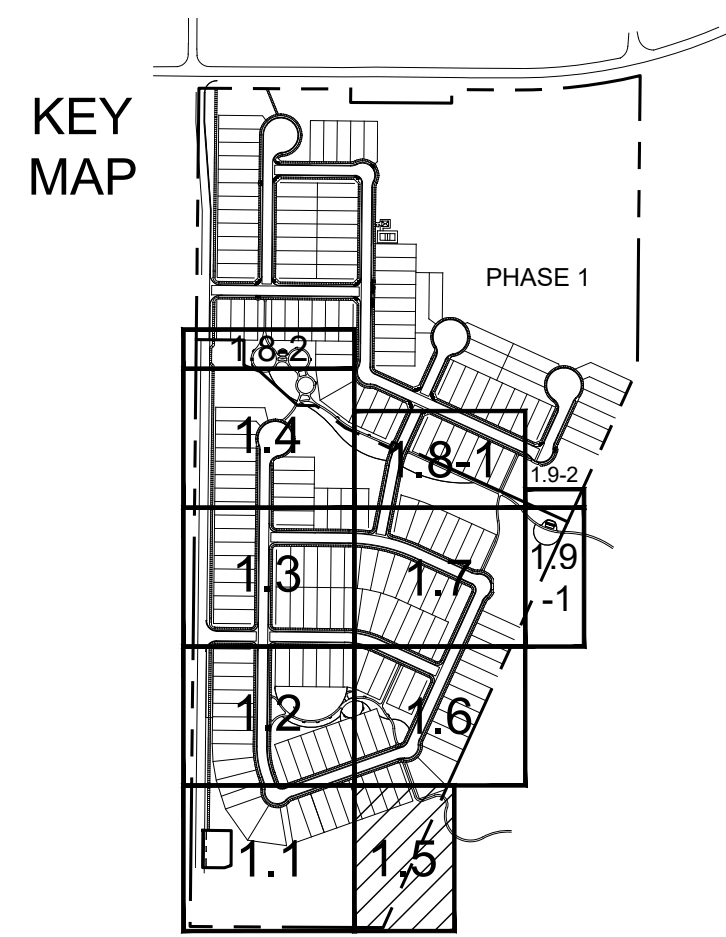
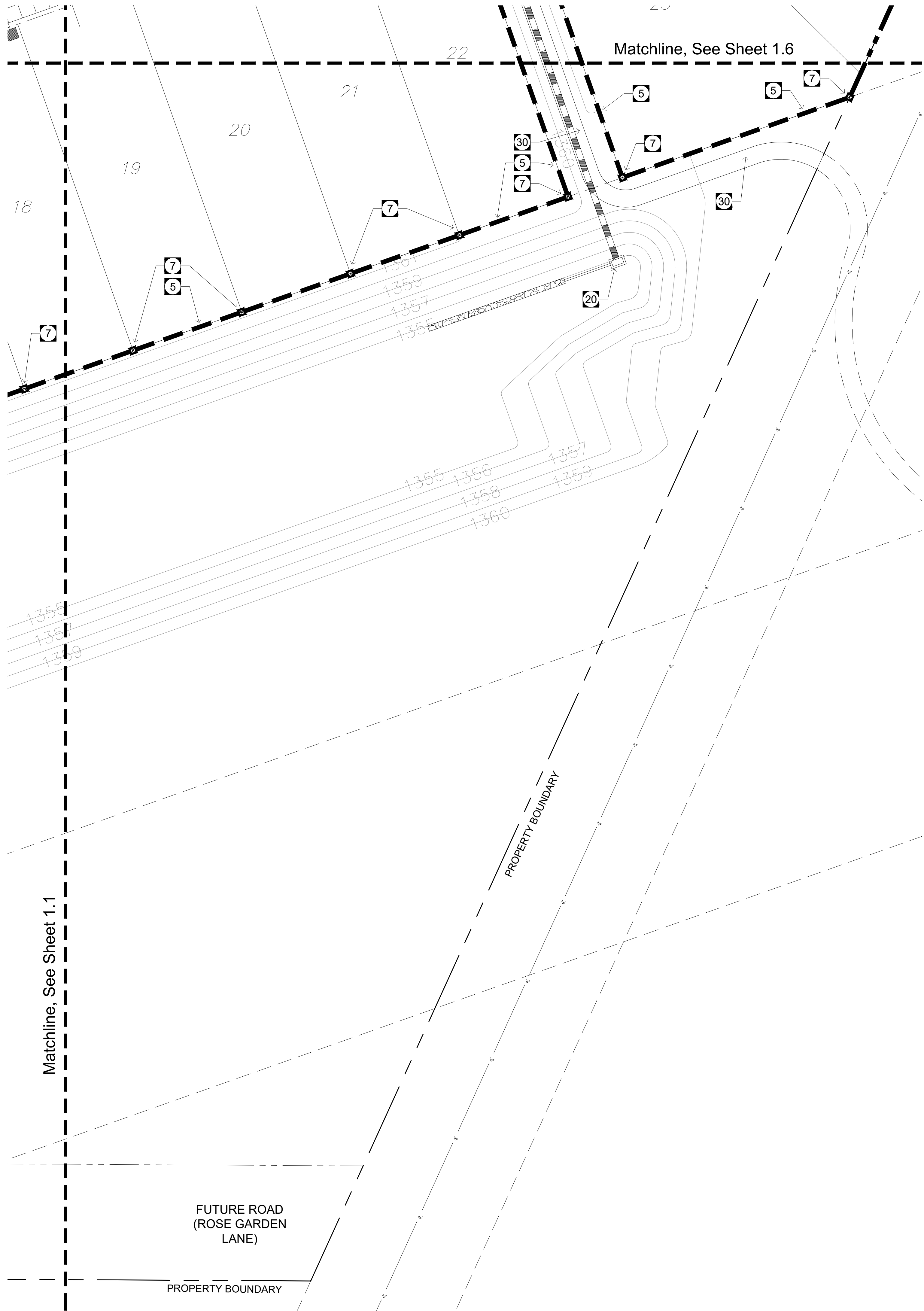


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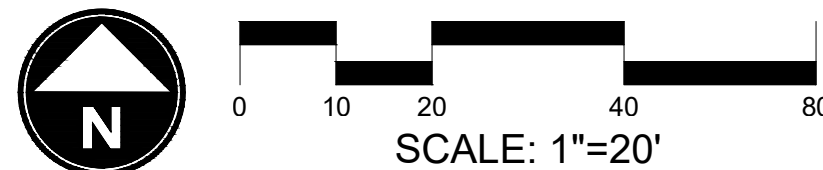
SHEET NUMBER:

H1.4



Callout Notes:

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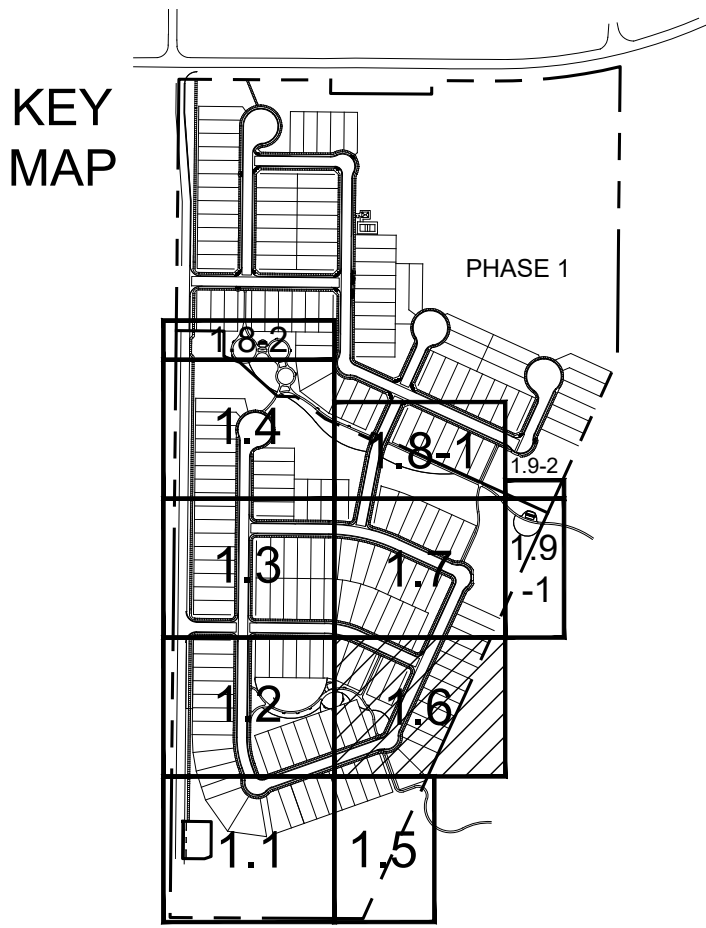
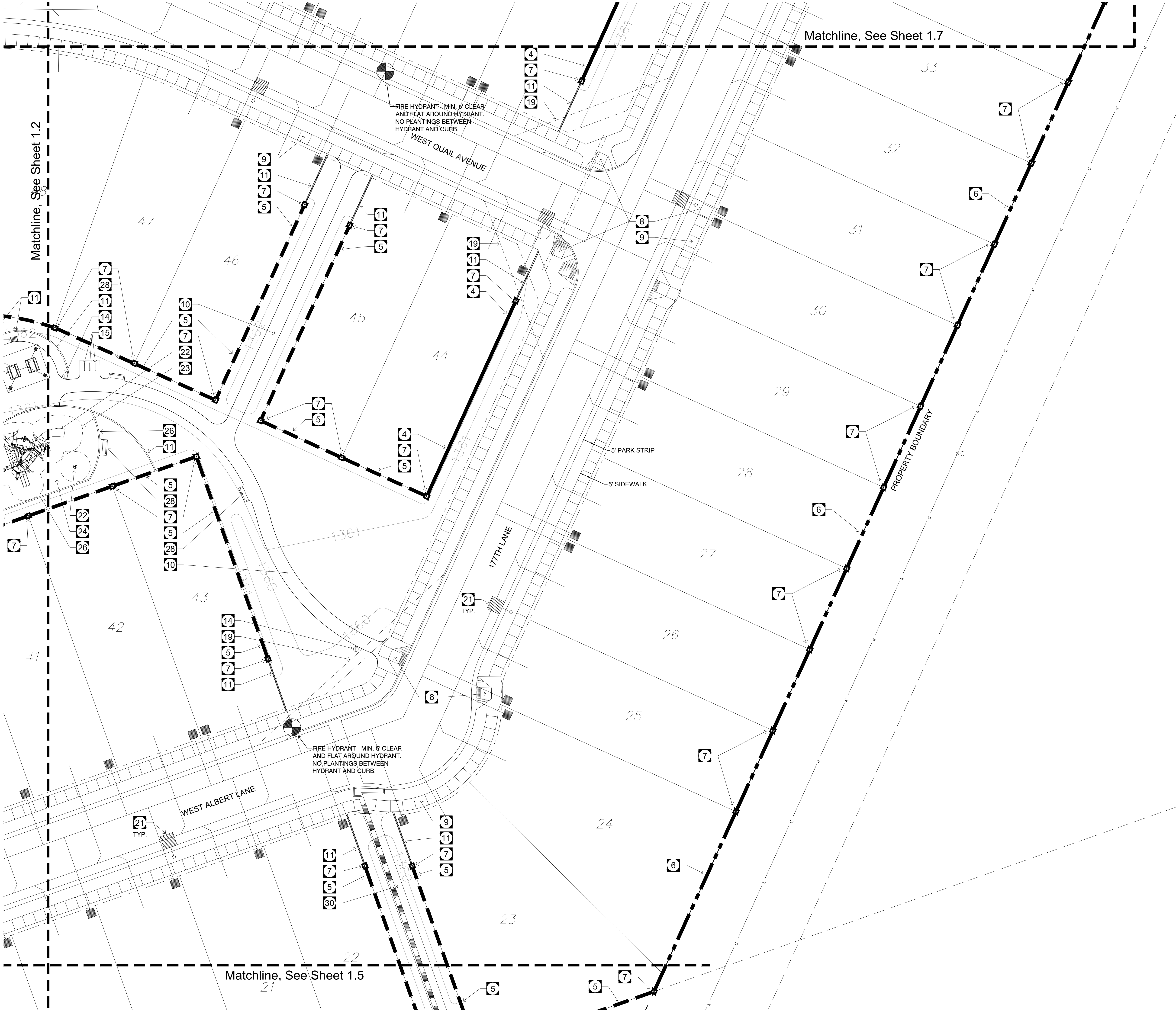
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H1.5

CITY CASE # FS21-381



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- 16 BAR-B-QUE GRILL SEE DETAIL 6, SHEET H1.11
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- 18 RECREATIONAL TURF AREA FOR MULTI-PURPOSE PLAY
- 19 SIGHT VISIBILITY TRIANGLE (TYP.) PER C.O.S. DETAIL 4-01 AND 4-02
- 20 DRAINAGE STRUCTURE - FOR REFERENCE ONLY SEE CIVIL PLANS.
- 21 STREET LIGHT (TYP.) (SEE ELECTRICAL PLANS)
- 22 PLAYGROUND - PLAY STRUCTURE SEE SHEET H1.10
- 23 PLAY EQUIPMENT FALL ZONE
- 24 PLAYGROUND SAFETY FALL SURFACING SEE DETAIL 10, SHEET H1.11
- 25 CONCRETE SIDEWALK TURNDOWN SEE DETAIL 1, SHEET H1.11
- 26 CONCRETE PLAYGROUND HEADER SEE DETAIL 12, SHEET H1.11
- 27 ACCESSIBLE PLAYGROUND RAMP SEE DETAIL 11, SHEET H1.11
- 28 BENCH SEE DETAIL 3, SHEET H1.11
- 29 LANDSCAPE MOUND SEE NOTES ON PLAN
- 30 6' DECOMPOSED GRANITE TRAIL SEE DETAIL 13, SHEET H1.11



WILLOW TRAILS
PHASE 2
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



PREPARED FOR:
FORESTAR
1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

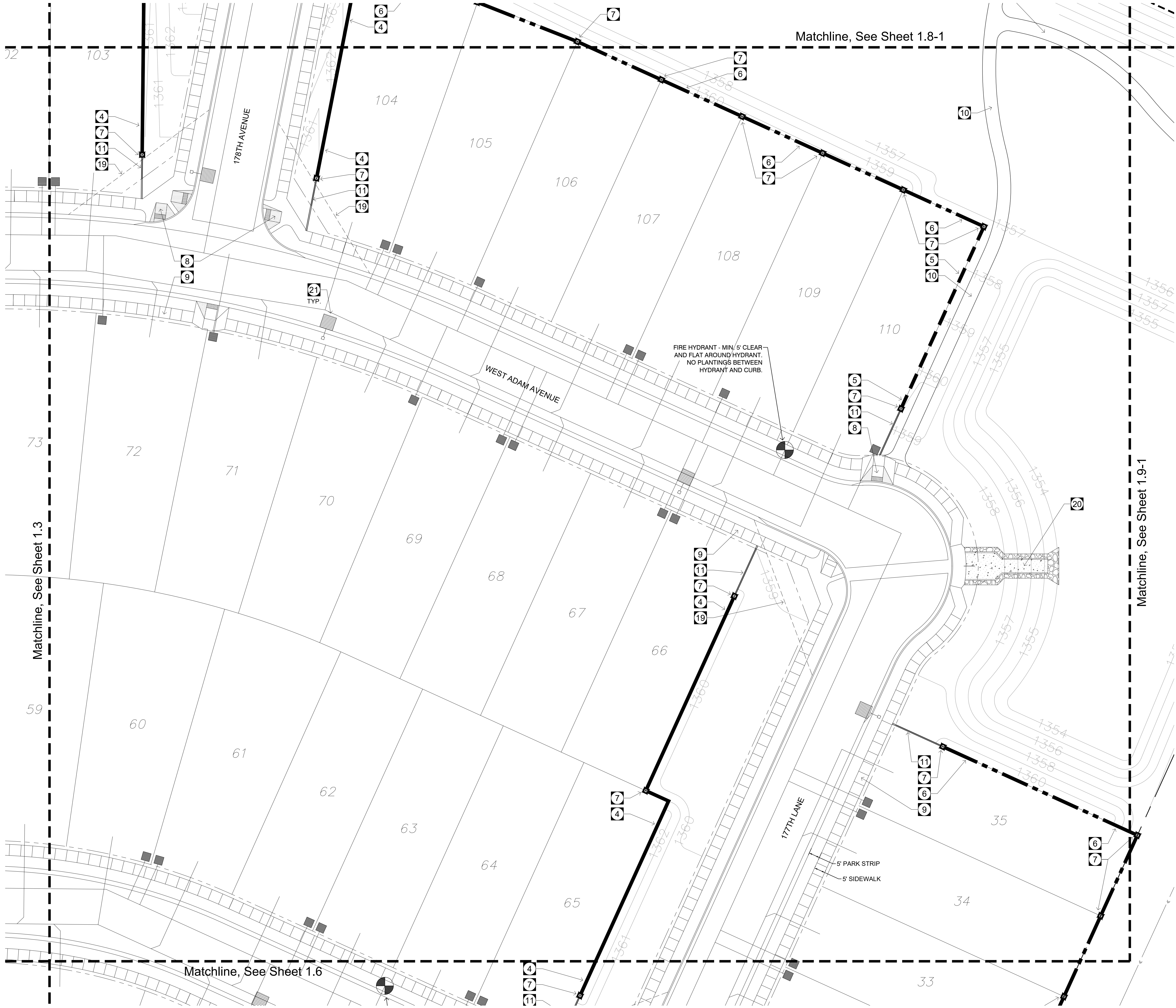
DATE:	JUNE 1, 2023
PROJECT:	000.0000.81
DRAWN BY:	DL
REVIEW BY:	EL
VERSION:	
REVISIONS:	

SHEET TITLE:
**HARDSCAPE
PLAN**

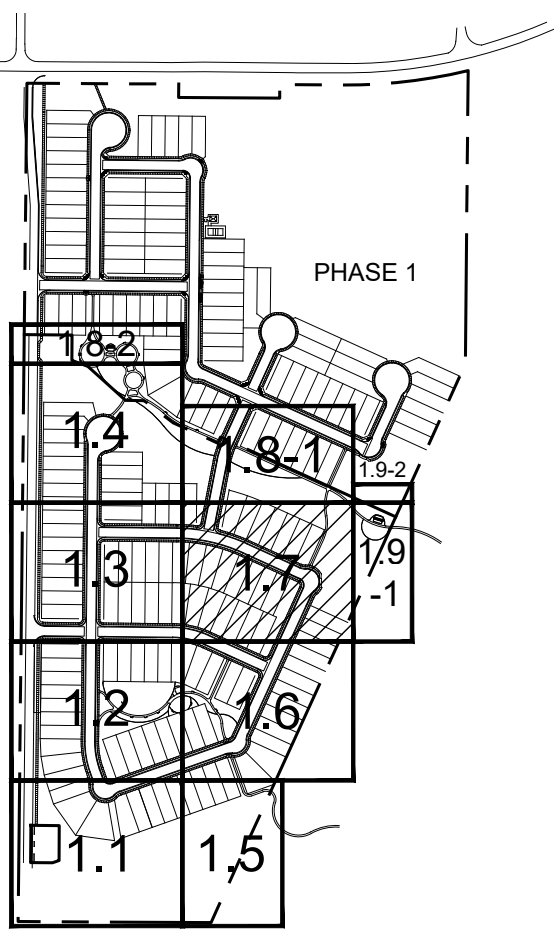
SHEET NUMBER:

H1.6

CITY CASE # FS21-381

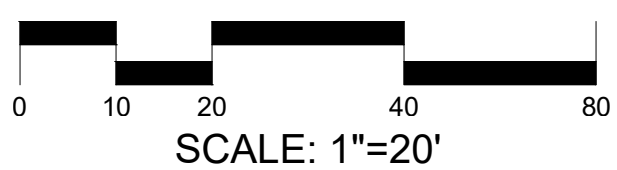


KEY
MAP



Callout Notes:

- 1 COMMUNITY ENTRY MONUMENT SIGN (TYP.)
SEE SHEET H1.13
- 2 ENTRY LOGO (ON COMMUNITY WALL)
SEE DETAIL 1 - 2, SHEET H1.14
- 3 COMMUNITY ENTRY SIGN 4' COLUMN
SEE DETAIL 2 & 6, SHEET H1.12
- 4 COMMUNITY WALL (TYP.)
SEE DETAIL 1 - 2, SHEET H1.12
- 5 PARTIAL VIEW WALL (TYP.)
SEE DETAIL 4 - 5, SHEET H1.12
- 6 FULL VIEW WALL (TYP.)
SEE DETAIL 6 - 7, SHEET H1.12
- 7 CMU COLUMN (TYP.)
SEE DETAIL 3, SHEET H1.12
- 8 ADA HANDICAP ACCESSIBLE RAMP (TYP.)
FOR REFERENCE ONLY - SEE CIVIL PLANS
- 9 5' CONCRETE SIDEWALK (TYP.) COLOR: GREY
FOR REFERENCE ONLY - SEE CIVIL PLANS
- 10 6' CONCRETE SIDEWALK (TYP.) COLOR: GREY
SEE DETAILS 8 - 9, SHEET H1.11
- 11 4" X 6" EXTRUDED CONCRETE HEADER (TYP.)
REGULAR CONCRETE. SEE DETAIL 7, SHEET H1.11
- 12 16' X 24' NEIGHBORHOOD RAMADA
SEE DETAIL 3, SHEET H1.14
- 13 16" SQUARE MASONRY BLOCK RAMADA COLUMN
SEE DETAIL 3, SHEET H1.14
- 14 LITTER RECEPTACLE
SEE DETAIL 2, SHEET H1.11
- 15 BICYCLE RACK
SEE DETAIL 4, SHEET H1.11
- 16 BAR-B-QUE GRILL
SEE DETAIL 6, SHEET H1.11
- 17 PICNIC TABLE (TYP.)
SEE DETAIL 5, SHEET H1.11
- 18 RECREATIONAL TURF AREA FOR
MULTI-PURPOSE PLAY
- 19 SIGHT VISIBILITY TRIANGLE (TYP.)
PER C.O.S. DETAIL 4-01 AND 4-02
- 20 DRAINAGE STRUCTURE - FOR REFERENCE ONLY
SEE CIVIL PLANS.
- 21 STREET LIGHT (TYP.)
(SEE ELECTRICAL PLANS)
- 22 PLAYGROUND - PLAY STRUCTURE
SEE SHEET H1.10
- 23 PLAY EQUIPMENT
FALL ZONE
- 24 PLAYGROUND SAFETY FALL SURFACING
SEE DETAIL 10, SHEET H1.11
- 25 CONCRETE SIDEWALK TURNDOWN
SEE DETAIL 1, SHEET H1.11
- 26 CONCRETE PLAYGROUND HEADER
SEE DETAIL 12, SHEET H1.11
- 27 ACCESSIBLE PLAYGROUND RAMP
SEE DETAIL 11, SHEET H1.11
- 28 BENCH
SEE DETAIL 3, SHEET H1.11
- 29 LANDSCAPE MOUND
SEE NOTES ON PLAN
- 30 6' DECOMPOSED GRANITE TRAIL
SEE DETAIL 13, SHEET H1.11



CITY CASE # FS21-381



WILLOW TRAILS
PHASE 2
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



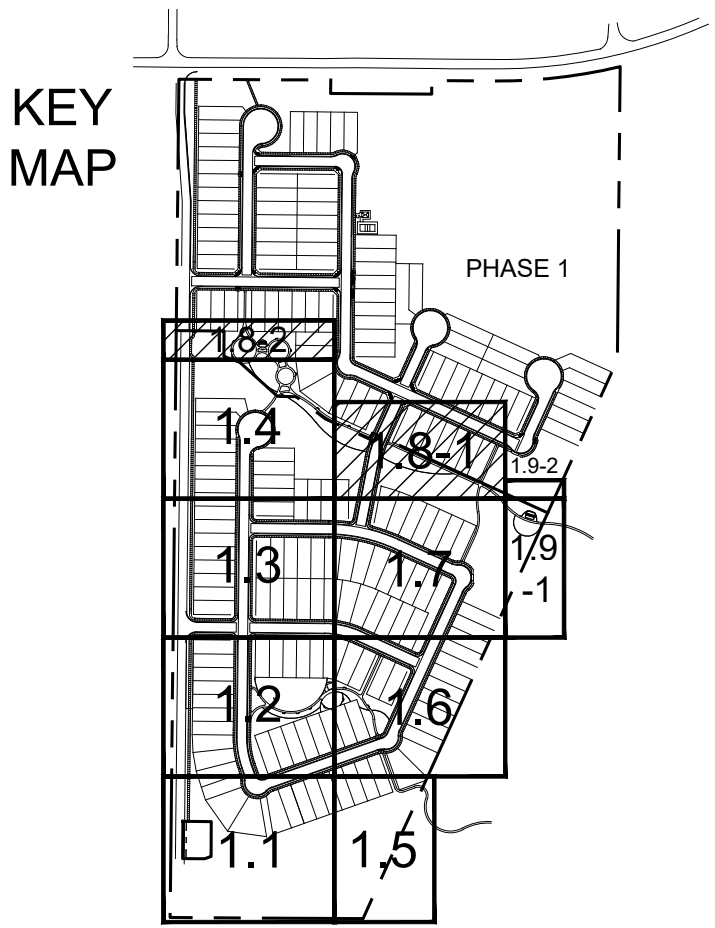
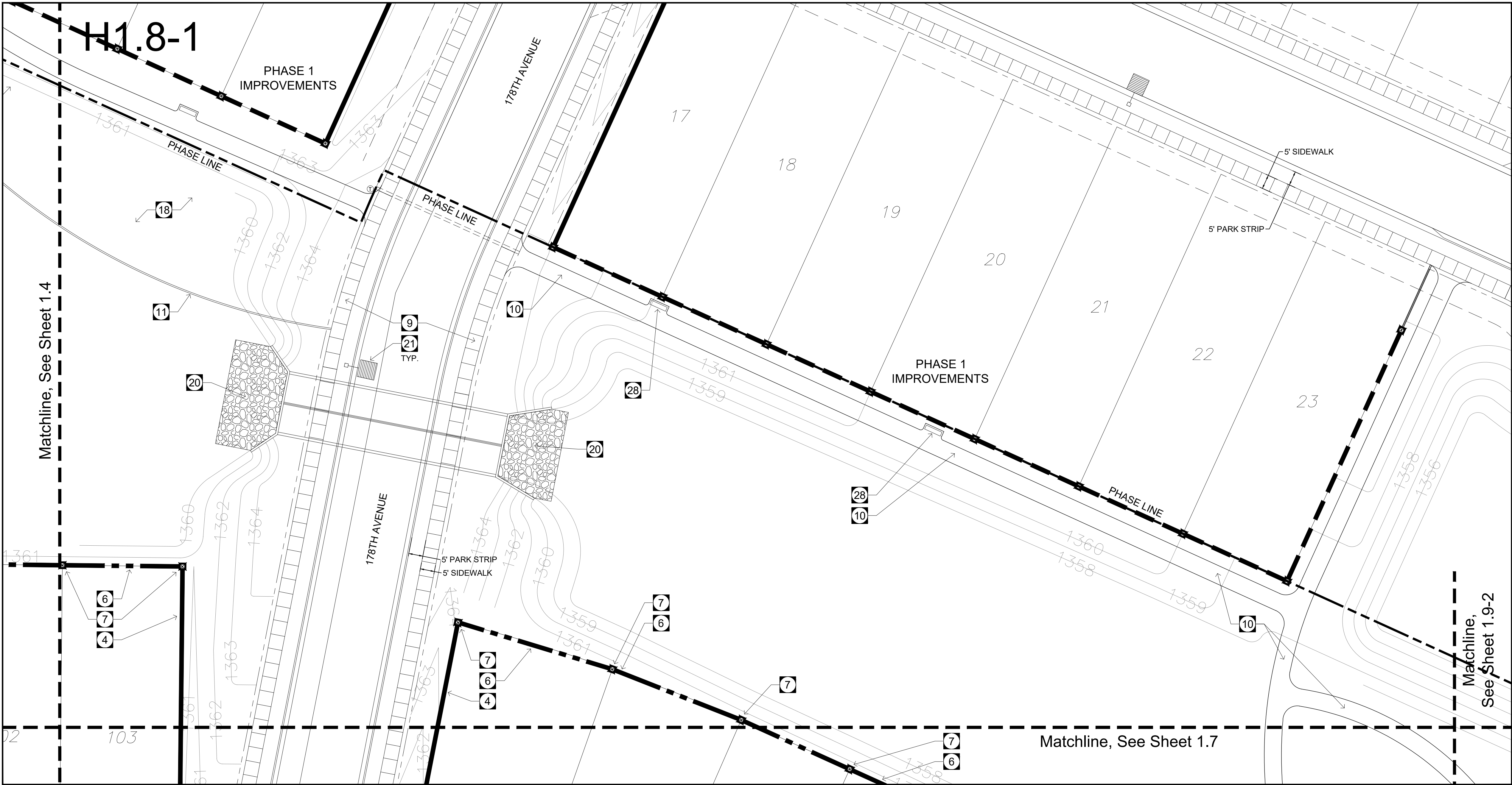
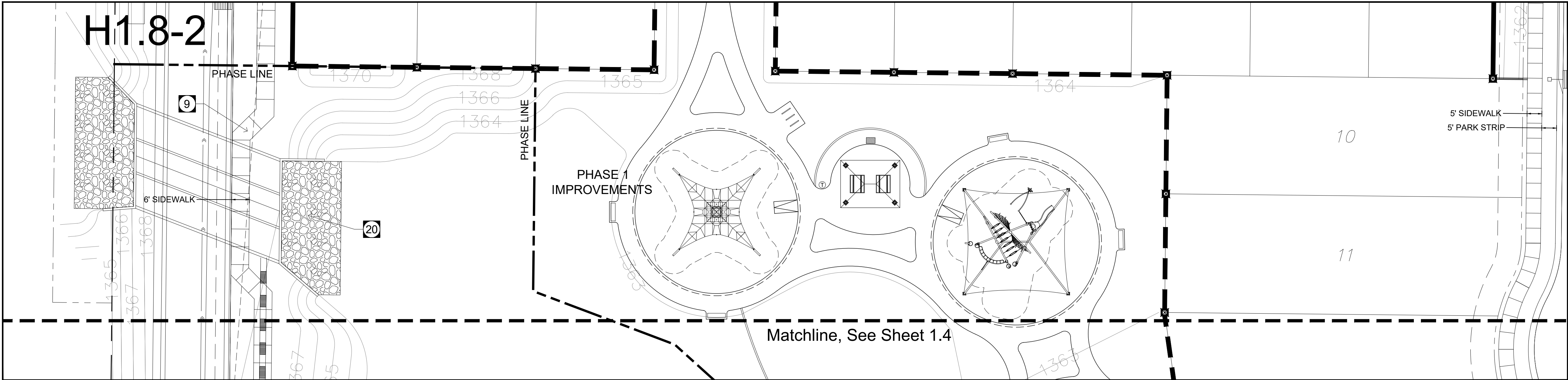
PREPARED FOR:
FORESTAR
1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

DATE:	JUNE 1, 2023
PROJECT:	000.0000.81
DRAWN BY:	DL
REVIEW BY:	EL
VERSION:	
REVISIONS:	

SHEET TITLE:
**HARDSCAPE
PLAN**

SHEET NUMBER:

H1.7



Callout Notes:

- 1 COMMUNITY ENTRY MONUMENT SIGN (TYP.)
SEE SHEET H1.13
- 2 ENTRY LOGO (ON COMMUNITY WALL)
SEE DETAIL 1 - 2, SHEET H1.14
- 3 COMMUNITY ENTRY SIGN 4' COLUMN
SEE DETAIL 2 & 6, SHEET H1.12
- 4 COMMUNITY WALL (TYP.)
SEE DETAIL 1 - 2, SHEET H1.12
- 5 PARTIAL VIEW WALL (TYP.)
SEE DETAIL 4 - 5, SHEET H1.12
- 6 FULL VIEW WALL (TYP.)
SEE DETAIL 6 - 7, SHEET H1.12
- 7 CMU COLUMN (TYP.)
SEE DETAIL 3, SHEET H1.12
- 8 ADA HANDICAP ACCESSIBLE RAMP (TYP.)
FOR REFERENCE ONLY - SEE CIVIL PLANS
- 9 5' CONCRETE SIDEWALK (TYP.) COLOR: GREY
FOR REFERENCE ONLY - SEE CIVIL PLANS
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SEE DETAILS 8 - 9, SHEET H1.11
- 11 4" X 6" EXTRUDED CONCRETE HEADER (TYP.)
REGULAR CONCRETE. SEE DETAIL 7, SHEET H1.11
- 12 16" X 24" NEIGHBORHOOD RAMADA
SEE DETAIL 3, SHEET H1.14
- 13 16" SQUARE MASONRY BLOCK RAMADA COLUMN
SEE DETAIL 3, SHEET H1.14
- 14 LITTER RECEPTACLE
SEE DETAIL 2, SHEET H1.11
- 15 BICYCLE RACK
SEE DETAIL 4, SHEET H1.11
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(SEE ELECTRICAL PLANS)
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SEE SHEET H1.10
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FALL ZONE
- 24 PLAYGROUND SAFETY FALL SURFACING
SEE DETAIL 10, SHEET H1.11
- 25 CONCRETE SIDEWALK TURNDOWN
SEE DETAIL 1, SHEET H1.11
- 26 CONCRETE PLAYGROUND HEADER
SEE DETAIL 12, SHEET H1.11
- 27 ACCESSIBLE PLAYGROUND RAMP
SEE DETAIL 11, SHEET H1.11
- 28 BENCH
SEE DETAIL 3, SHEET H1.11
- 29 LANDSCAPE MOUND
SEE NOTES ON PLAN
- 30 6' DECOMPOSED GRANITE TRAIL
SEE DETAIL 13, SHEET H1.11



CITY CASE # FS21-381



WILLOW TRAILS
PHASE 2
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



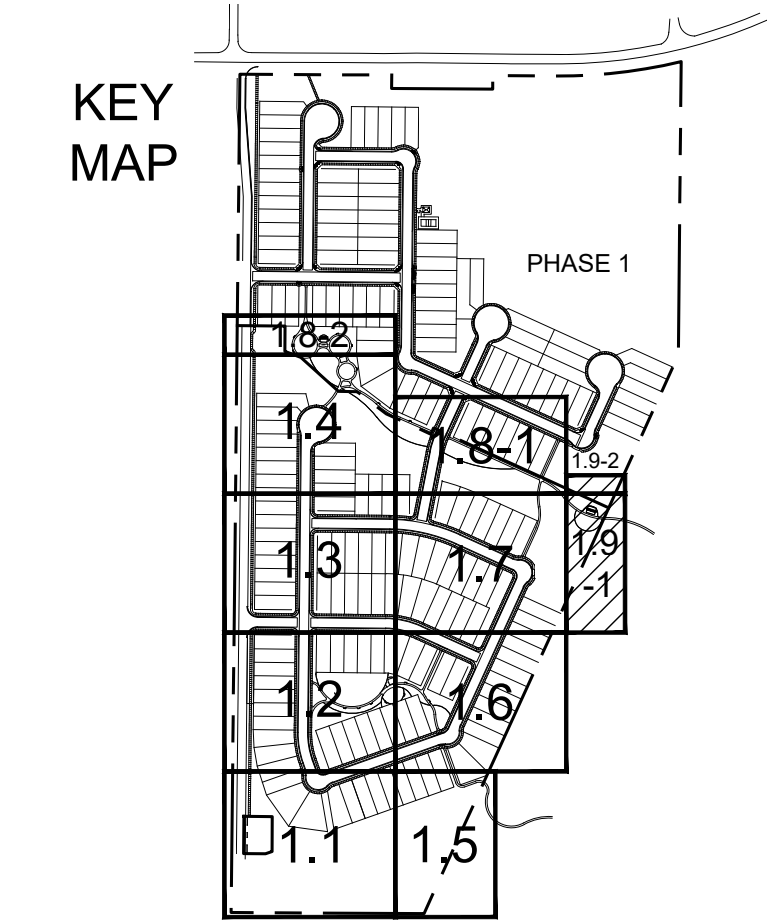
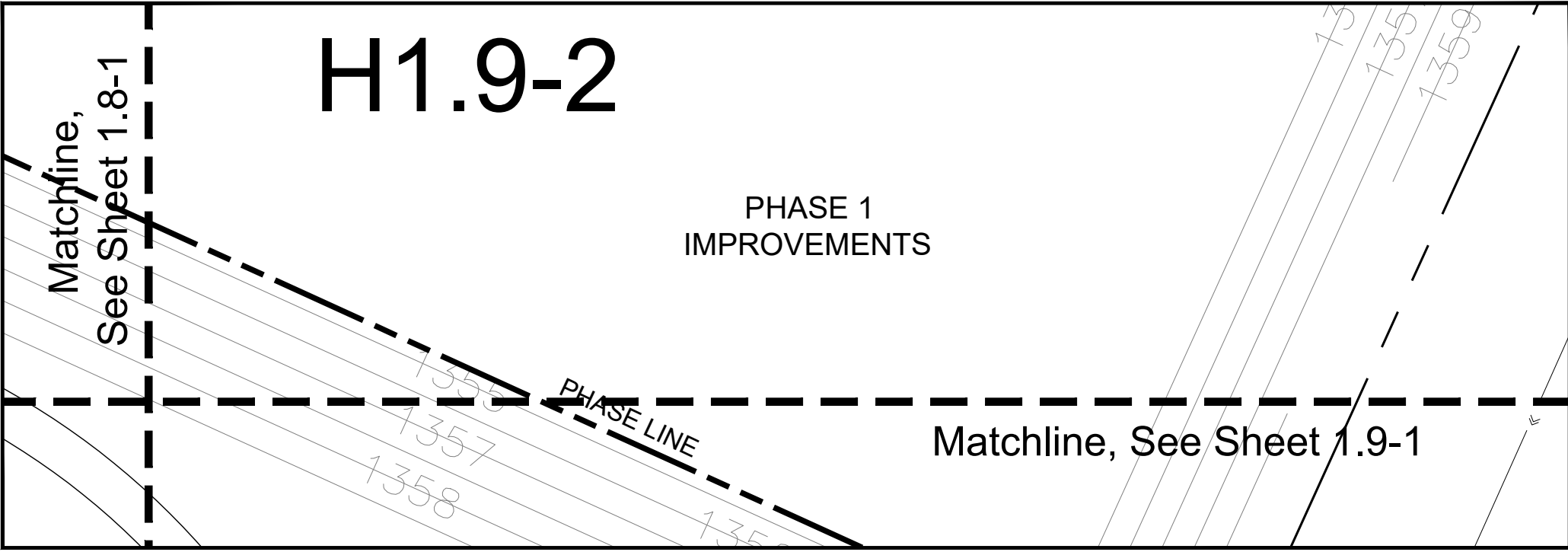
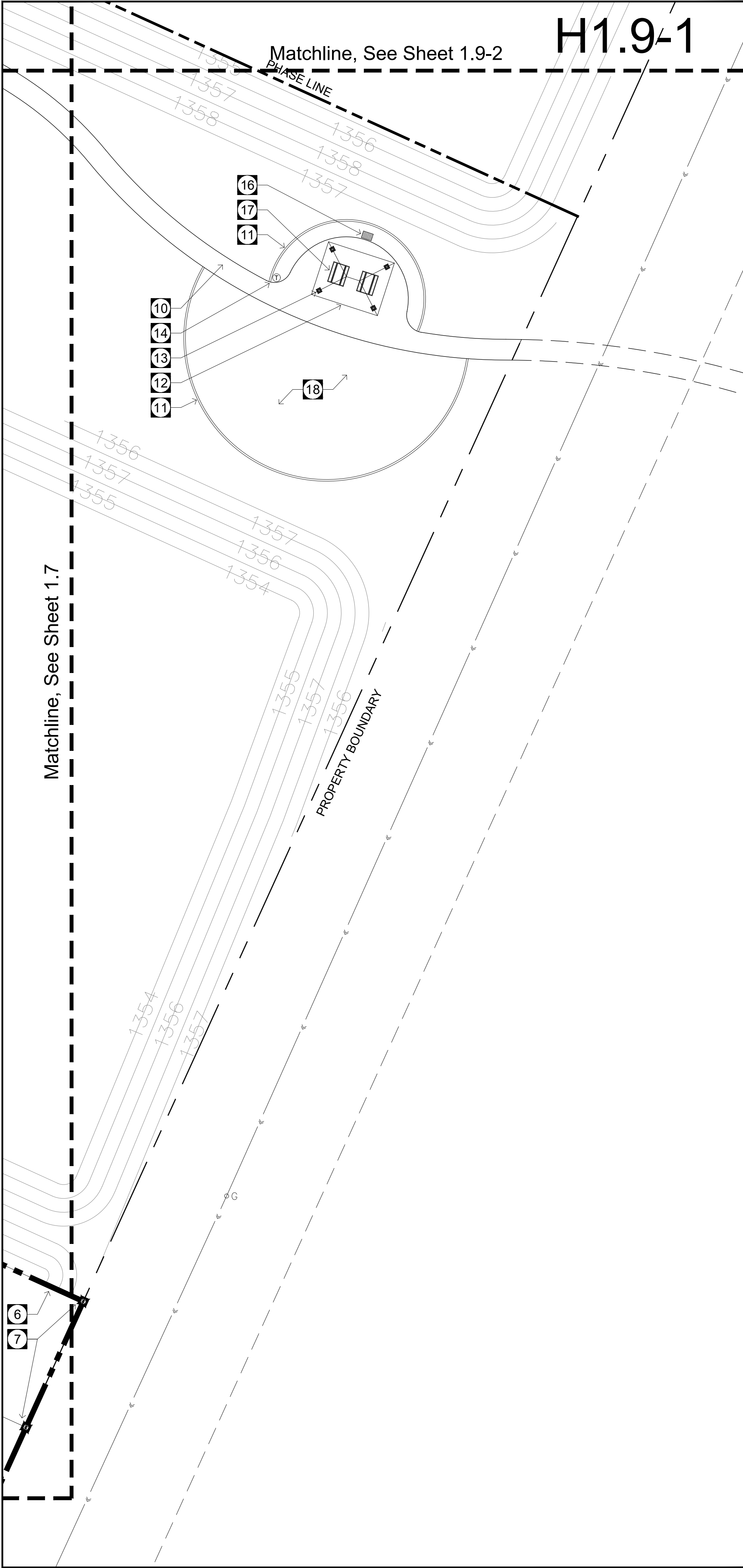
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PHOENIX, ARIZONA 85016
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SHEET TITLE:
**HARDSCAPE
PLAN**

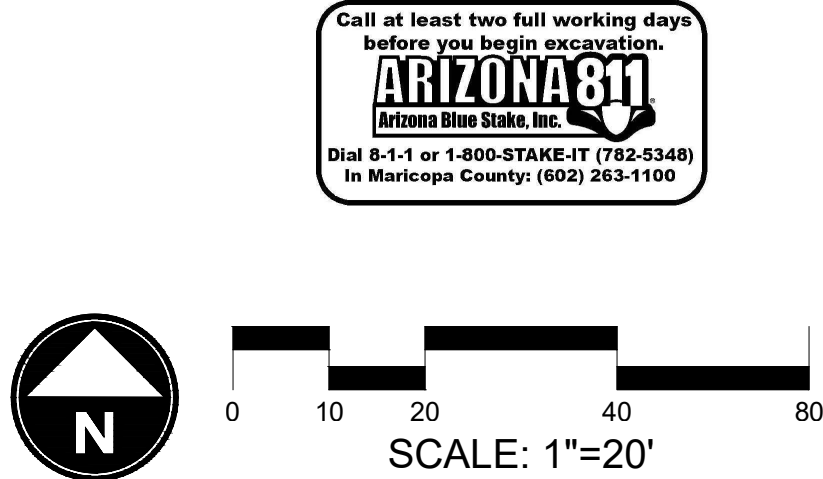
SHEET NUMBER:

H1.8



Callout Notes:

- 1 COMMUNITY ENTRY MONUMENT SIGN (TYP.) SEE SHEET H1.13
- 2 ENTRY LOGO (ON COMMUNITY WALL) SEE DETAIL 1 - 2, SHEET H1.14
- 3 COMMUNITY ENTRY SIGN 4' COLUMN SEE DETAIL 2 & 6, SHEET H1.12
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- 6 FULL VIEW WALL (TYP.) SEE DETAIL 6 - 7, SHEET H1.12
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- 25 CONCRETE SIDEWALK TURNDOWN SEE DETAIL 1, SHEET H1.11
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- 28 BENCH SEE DETAIL 3, SHEET H1.11
- 29 LANDSCAPE MOUND SEE NOTES ON PLAN
- 30 6' DECOMPOSED GRANITE TRAIL SEE DETAIL 13, SHEET H1.11



WILLOW TRAILS

PHASE 2

CONSTRUCTION DOCUMENTS

CITY OF SURPRISE, ARIZONA



PREPARED FOR:

FORESTAR

1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

DATE:	JUNE 1, 2023
PROJECT:	000.0000.81
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VERSION:	
REVISIONS:	

SHEET TITLE:

HARDSCAPE PLAN

SHEET NUMBER:

H1.9

Play Equipment Color Scheme

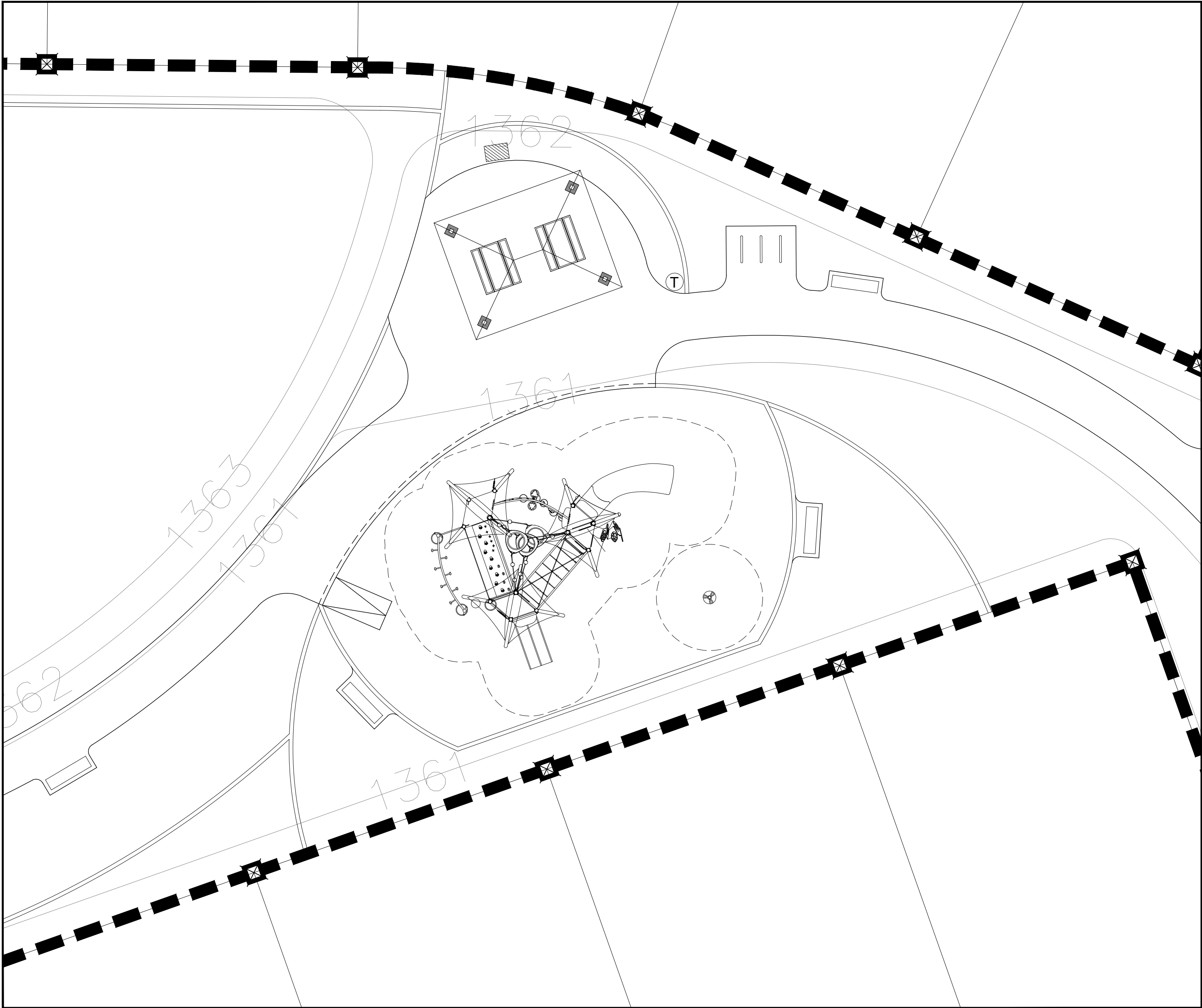
POSTS: HONEY
PANELS: LIMON
COMPONENTS: GRASS
DECKS: ACORN
(COLOR PALETTE "BY")

Playground Representative

EXERPLAY
JUSTIN GALION
800-457-5444
JUSTIN@EXERPLAY.COM

Play Apparatus List:

QTY	NO.	DESCRIPTION
1	CP016776	Tree Tops
1	247179	Curva Spinner



PLAYGROUND AREA RENDERINGS (refer to chart for color scheme)



PLAYGROUND DETAIL



PLAYGROUND DETAIL



WILLOW TRAILS
PHASE 2
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



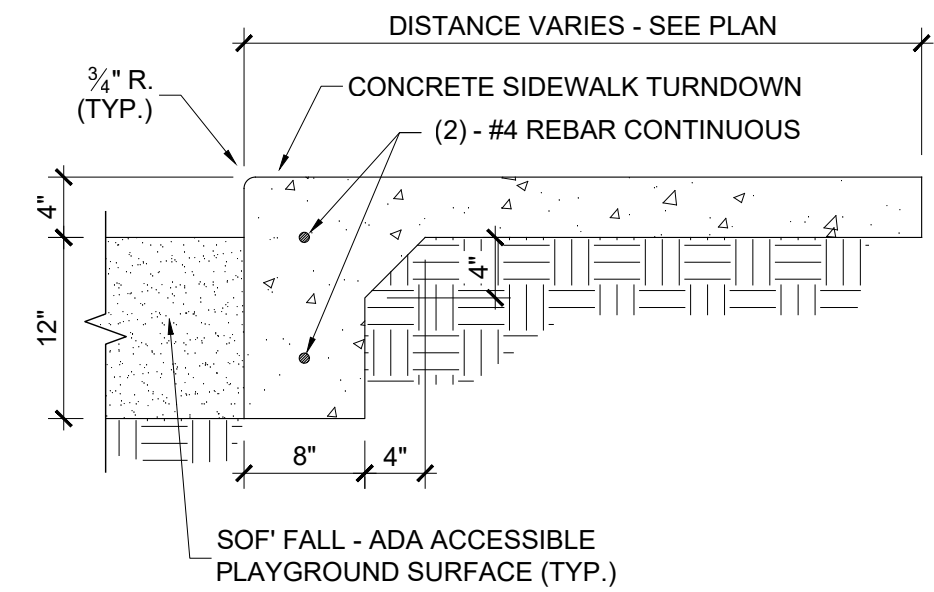
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PHOENIX, ARIZONA 85016
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SHEET TITLE:
**PLAYGROUND
DETAIL**

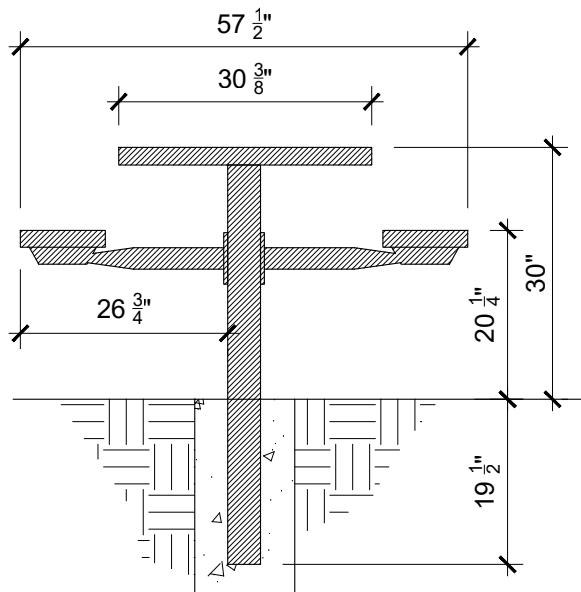
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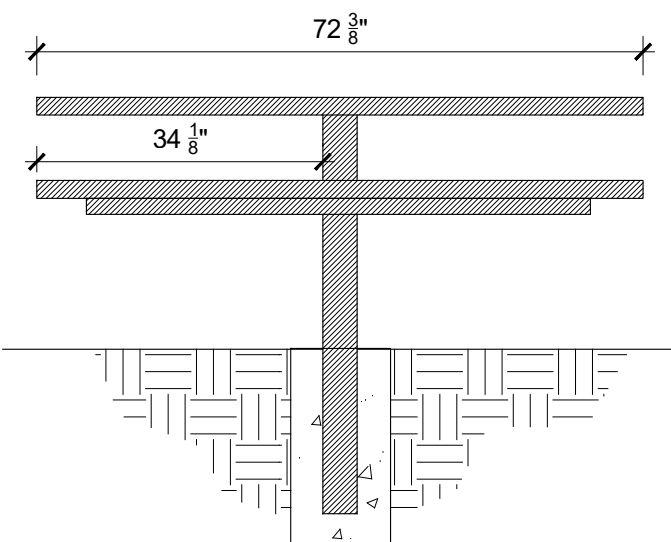


1 PLAYGROUND SIDEWALK TURNDOWN
NTS

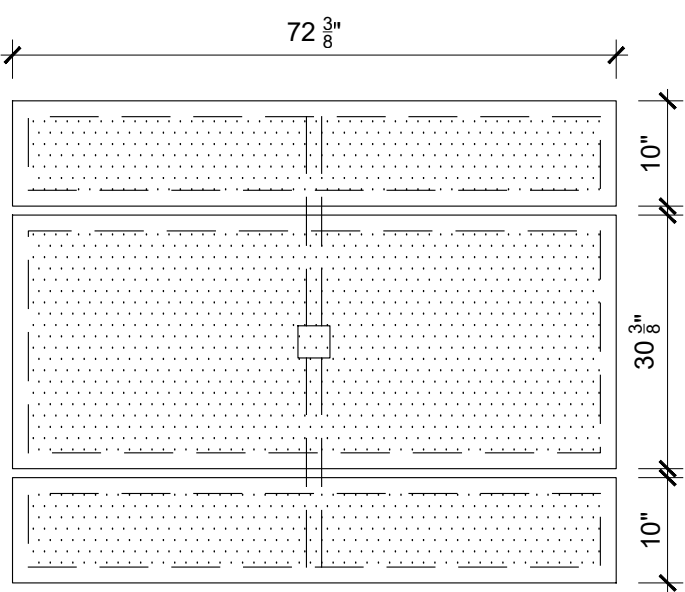
picnic table
WABASH VALLEY - SIGNATURE SERIES
SINGLE-PEDESTAL PICNIC TABLE (PLASTISOL COATED)
MODEL: SG201 (P) - 6 FT. PICNIC TABLE / PERFORATED
COLOR - GREEN (DARK)



side elevation



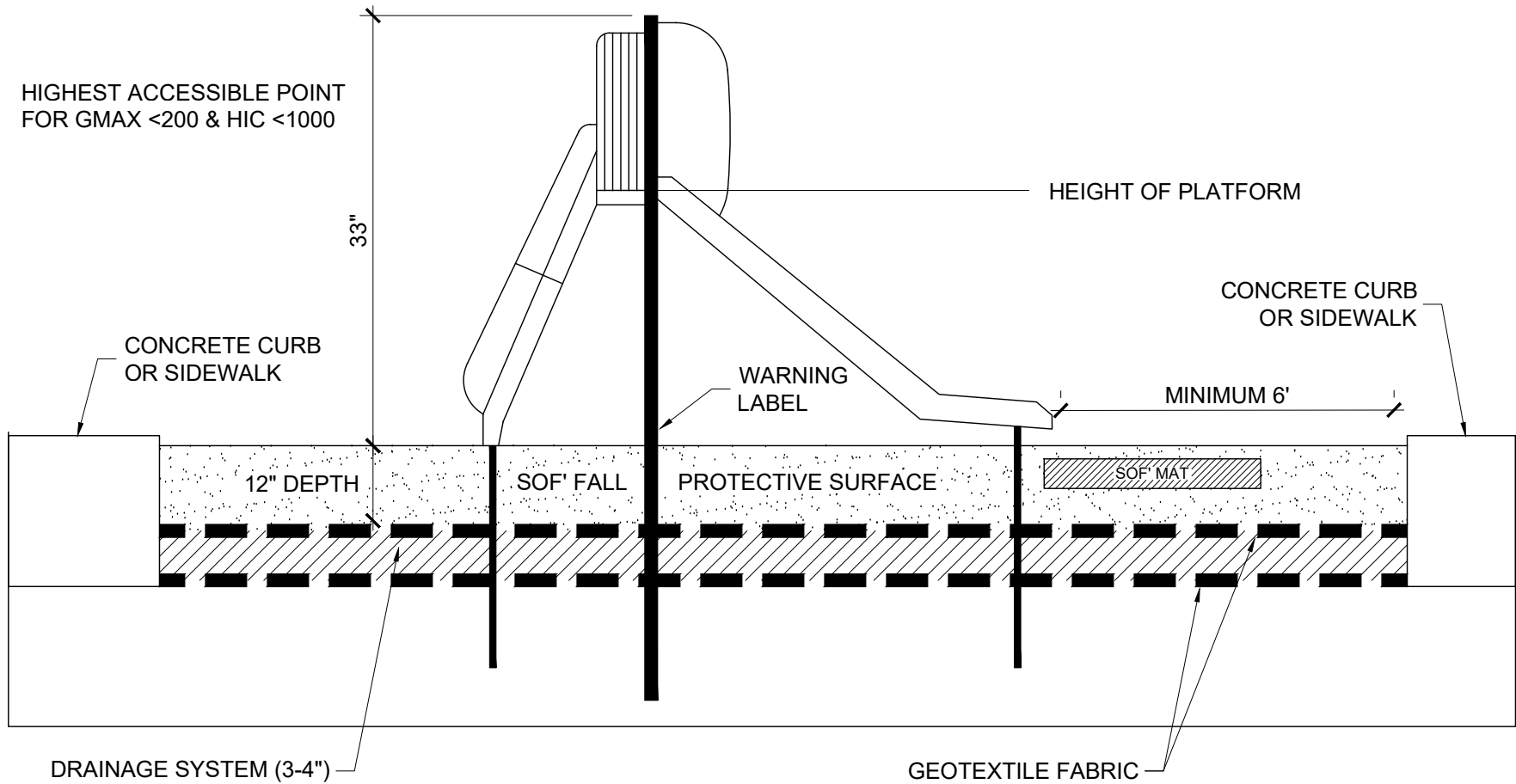
front elevation



plan view

DAVE BANG ASSOCIATES
140 N. GILBERT ROAD, MESA, ARIZONA 84214
TOLL FREE: 800-669-2585
E: INFO@DAVEBANG.COM

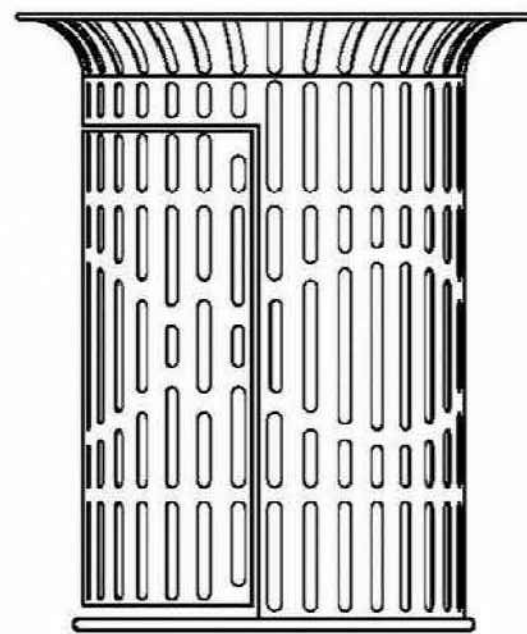
5 PICNIC TABLE
NTS



DAVE BANG ASSOCIATES
140 N. GILBERT ROAD, MESA, ARIZONA 84214
TOLL FREE: 800-669-2585
E: INFO@DAVEBANG.COM

10 SOF' FALL - PLAYGROUND SAFETY SURFACING
NTS

trash receptacle
WABASH VALLEY
32 GALLON FLARE TOP RECEPTACLE - RIB (PLASTISOL COATED)
MODEL: FR400 (R) w/ FT100 (SURFACE MOUNT)
COLOR - GREEN (DARK)



DAVE BANG ASSOCIATES
140 N. GILBERT ROAD, MESA, ARIZONA 84214
TOLL FREE: 800-669-2585
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2 LITTER RECEPTACLE
NTS

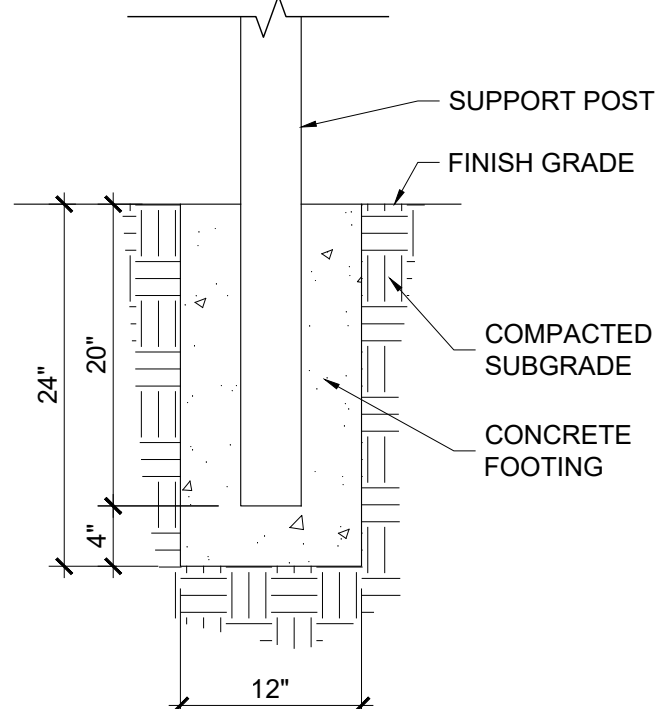


ROUND FLAT-TOP LID
14" DIA. OPENING



SURFACE MOUNT
LEG MODEL 10057

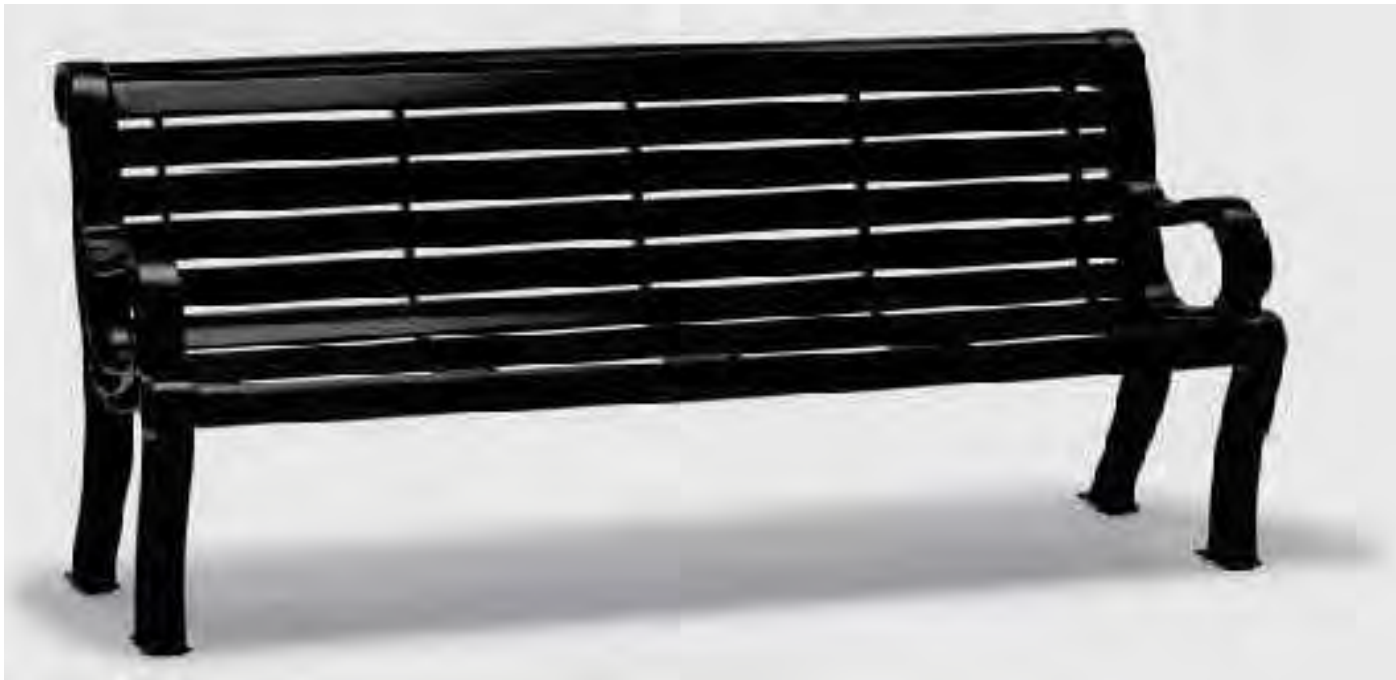
bar-b-que grill
IRON MOUNTAIN FORGE
MODEL: 216-X, COVERED GRILL
COLOR: BLACK



RECREATION DESIGN CONCEPTS
P.O. BOX 1377 GILBERT, ARIZONA 85299
PH: 480-890-8393
TOLL FREE: 800-669-2585

6 BAR-B-QUE GRILL
NTS

bench
WABASH VALLEY
6 FT. BENCH w/ BACK - SLAT (PLASTISOL COATED)
MODEL: ES420 (R)
COLOR - GREEN (DARK)

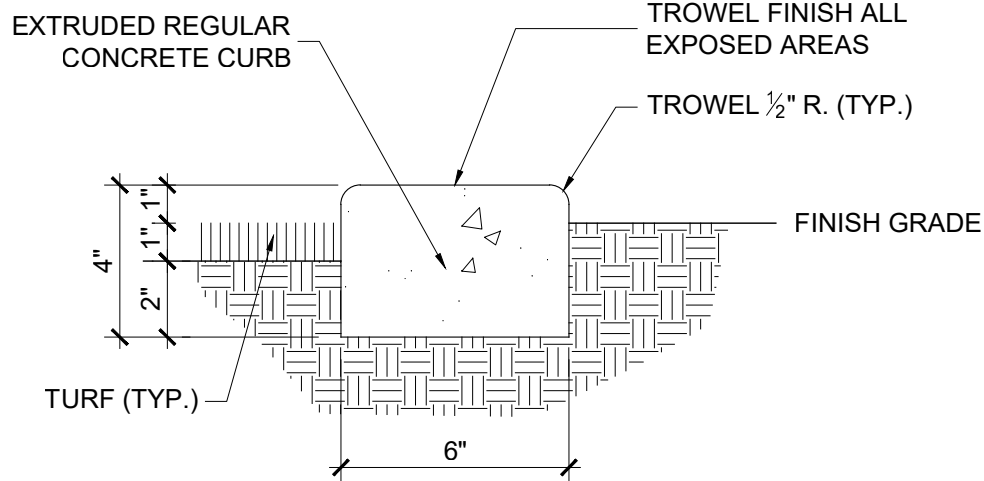


DAVE BANG ASSOCIATES
140 N. GILBERT ROAD, MESA, ARIZONA 84214
TOLL FREE: 800-669-2585
E: INFO@DAVEBANG.COM

3 BENCH
NTS

NOTE:
CONTRACTOR TO ANCHOR BENCHES TO
CONCRETE SLAB WITH 3/8" REDHEAD CONCRETE
ANCHORS. SPOT WELD NUTS ONTO RED HEAD
CONCRETE ANCHOR TO PREVENT THEFT.

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



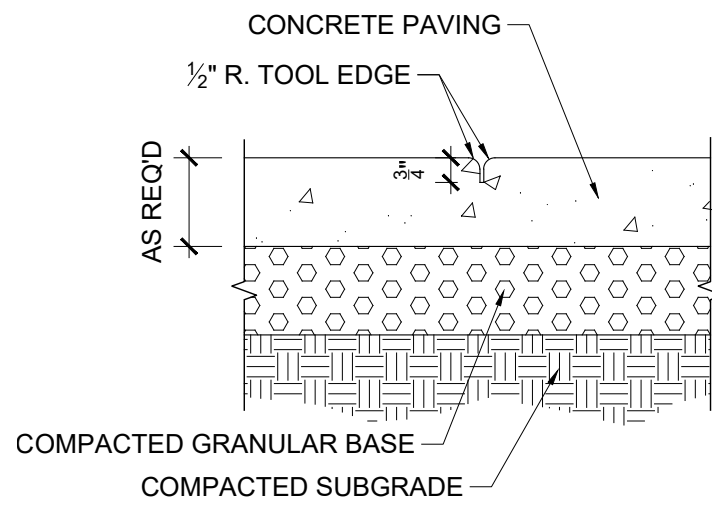
7 CONCRETE HEADER
NTS

bicycle rack
PATTERSON WILLIAMS (PW)
ROUND-UP BIKE RACK
MODEL: 1700-00 M1 - PERMANENT MOUNT
POWDERCOAT FINISH COLOR - HUNTER GREEN

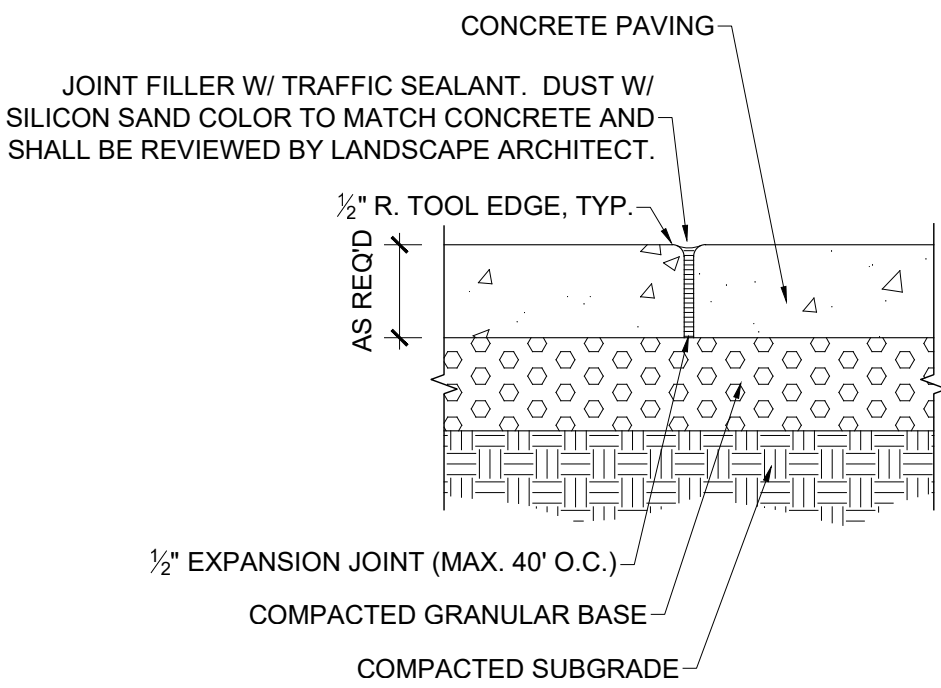


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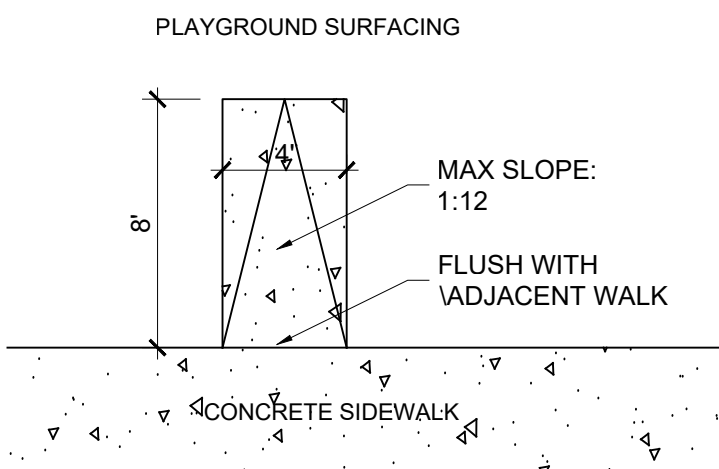
4 BICYCLE RACK
NTS



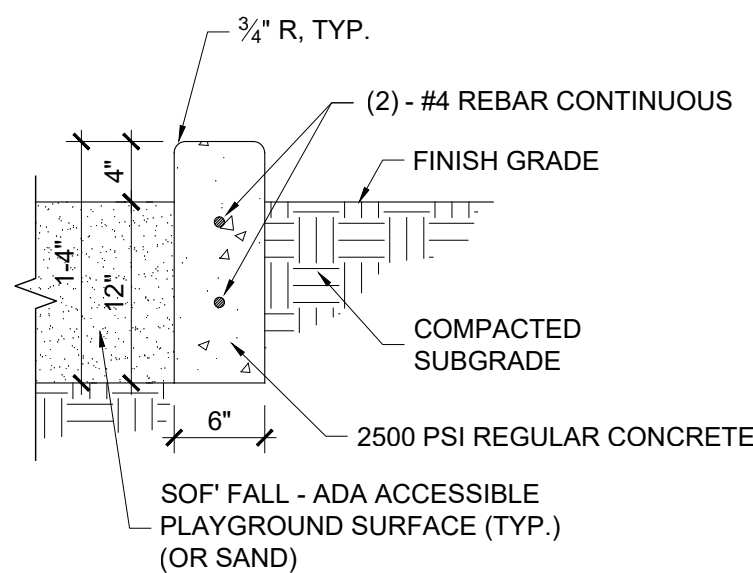
8 CONCRETE WALK CONTROL JOINT
NTS



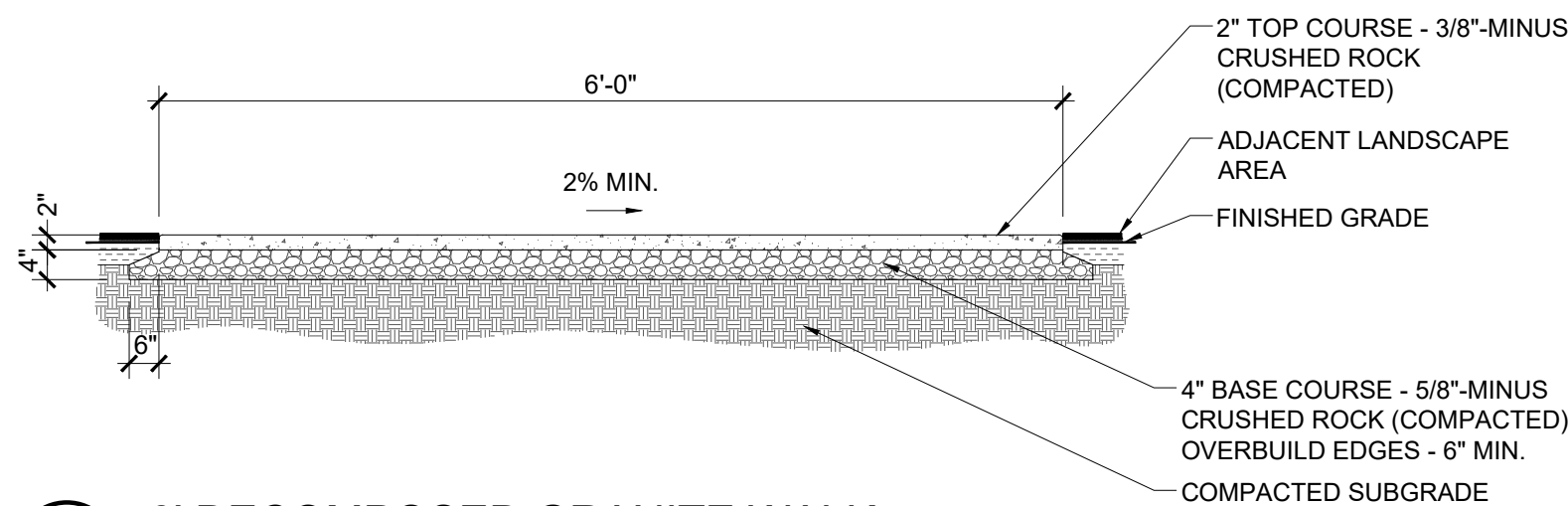
9 CONCRETE WALK EXPANSION JOINT
NTS



11 RAMP AT PLAYGROUND EDGE
NTS



12 PLAYGROUND CONCRETE HEADER
NTS



13 6' DECOMPOSED GRANITE WALK
NTS



WILLOW TRAILS
PHASE 2
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



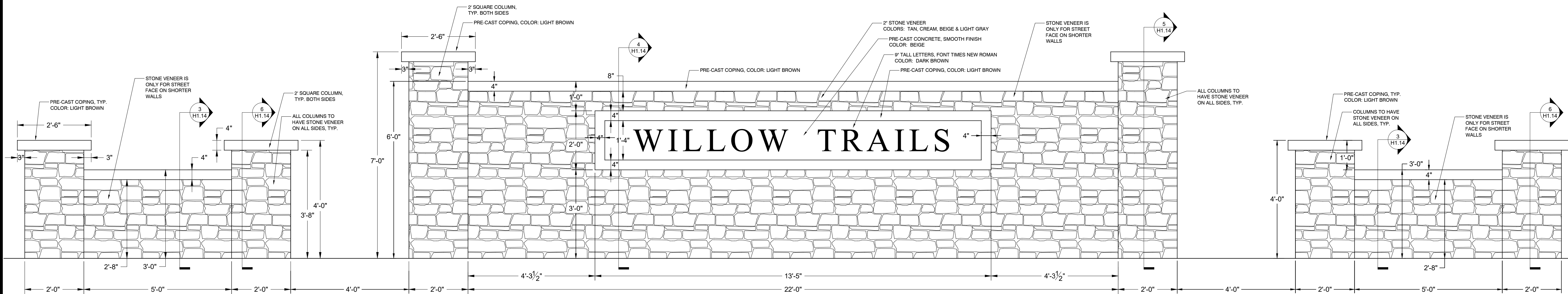
PREPARED FOR:
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PHOENIX, ARIZONA 85016
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SHEET TITLE:
**HARDSCAPE
DETAILS**

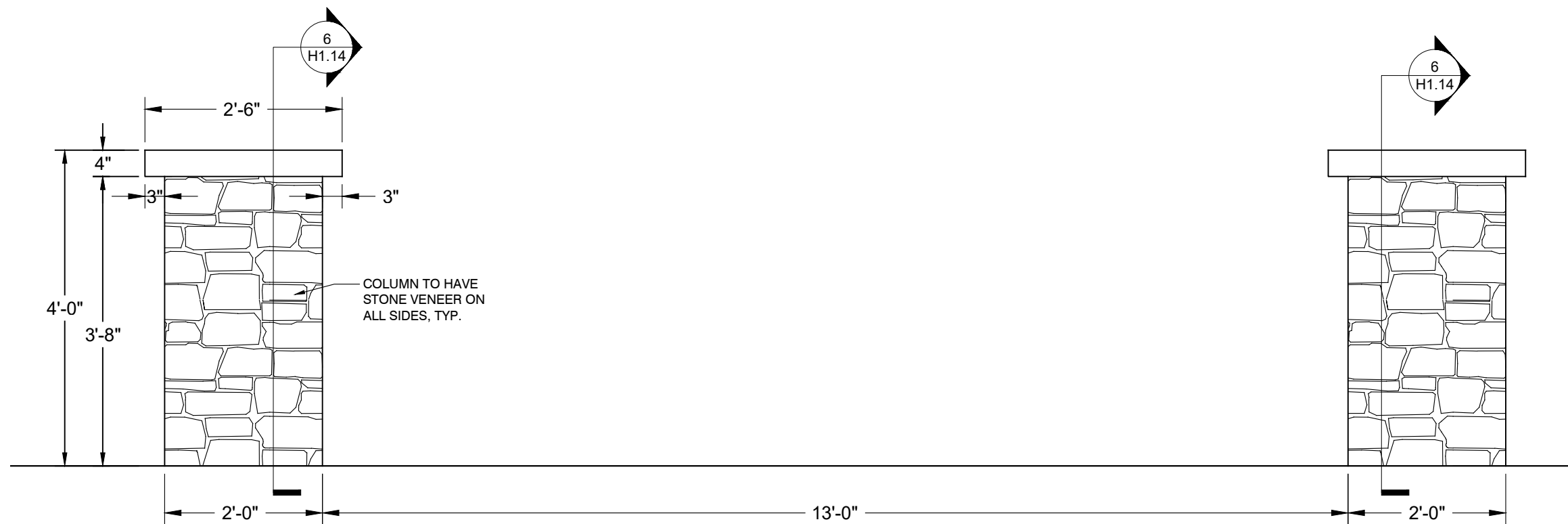
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H1.11



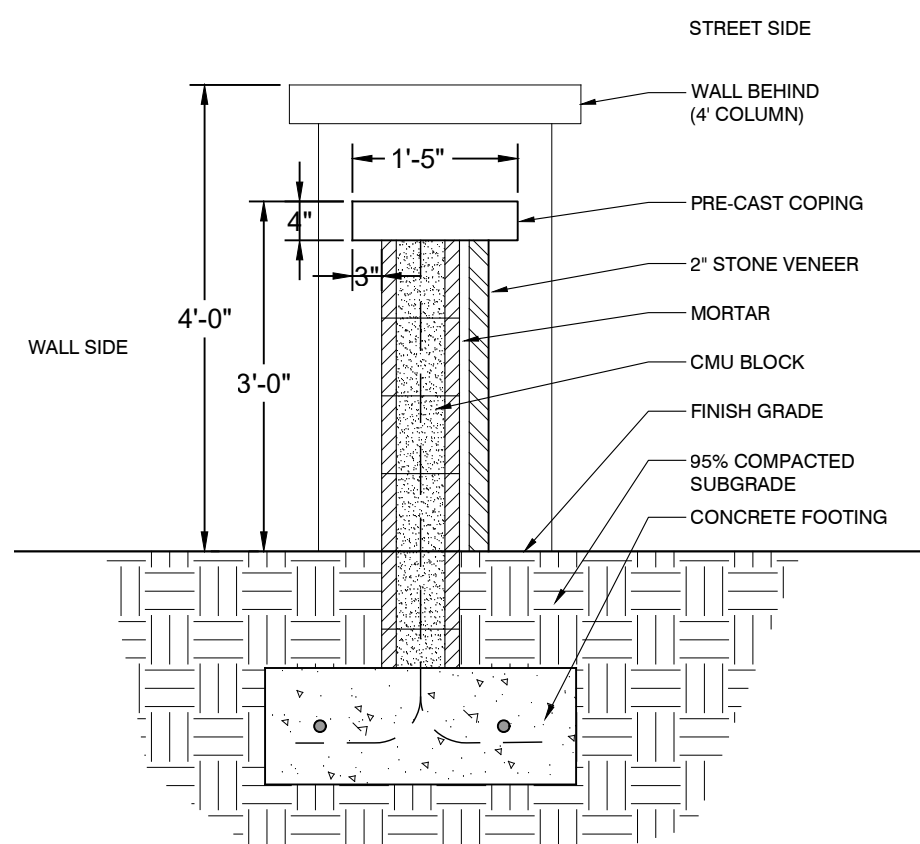
NOTES:
- MASONRY BLOCK WALL STRUCTURAL CALCULATIONS SHALL BE PROVIDED
BY MASONRY CONTRACTOR AND APPROVED BY THE CITY OF SURPRISE PRIOR TO CONSTRUCTION.
- COLOR OF BLOCKS TO MATCH REZONING CASE PACKAGE AND APPROVED
BY OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- SUBMIT SHOP DRAWINGS OF SIGN FOR APPROVAL BY OWNER AND LANDSCAPE ARCHITECT.

1 COMMUNITY ENTRY MONUMENT SIGN - ELEVATION
NTS

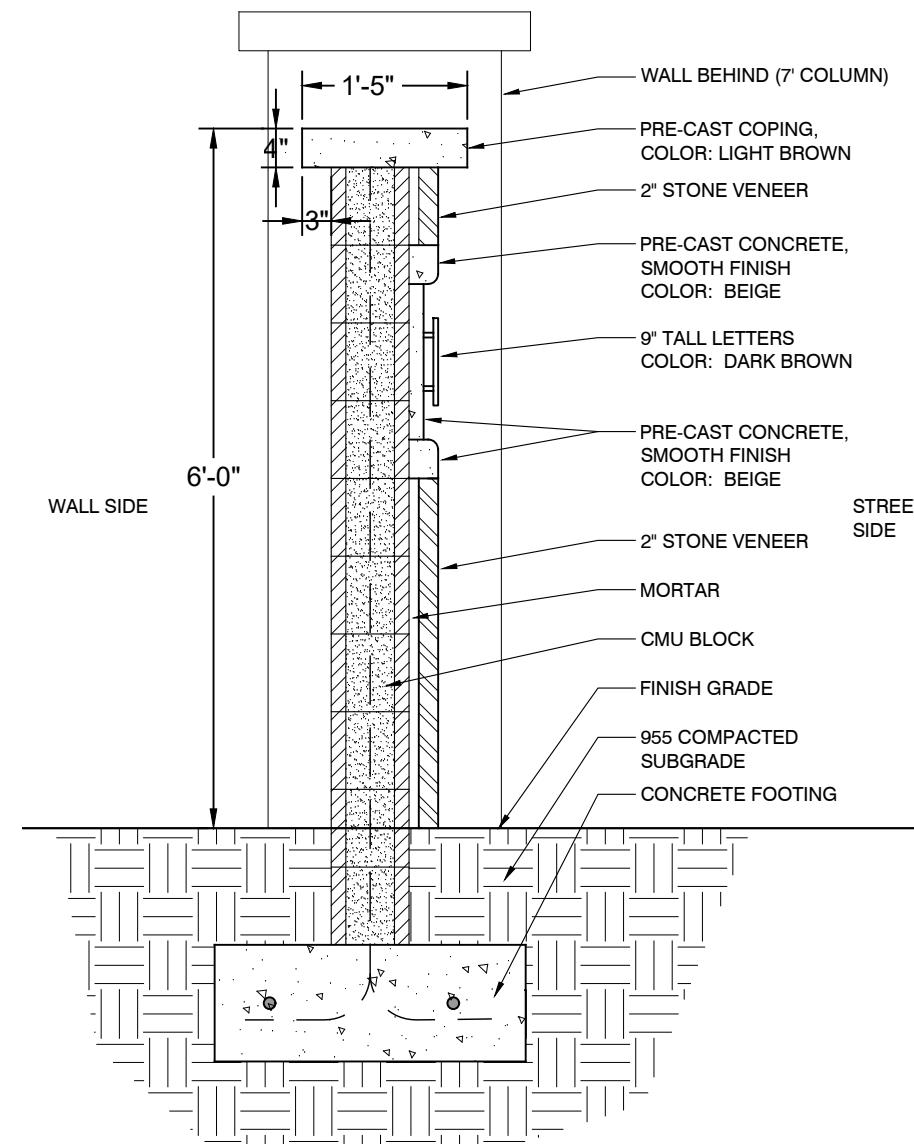


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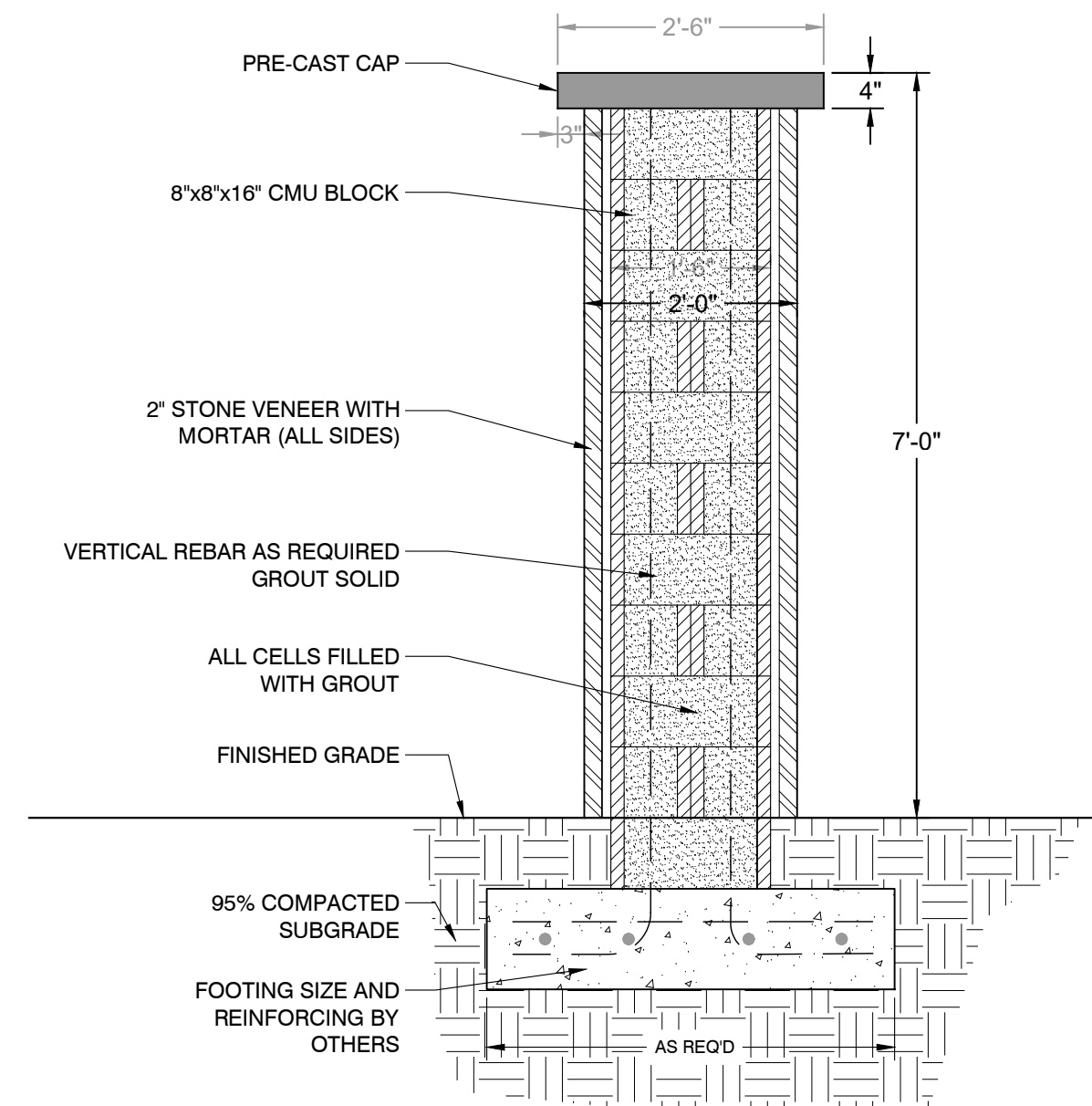
2 COMMUNITY ENTRY SIGN 4' COLUMN - ELEVATION
NTS



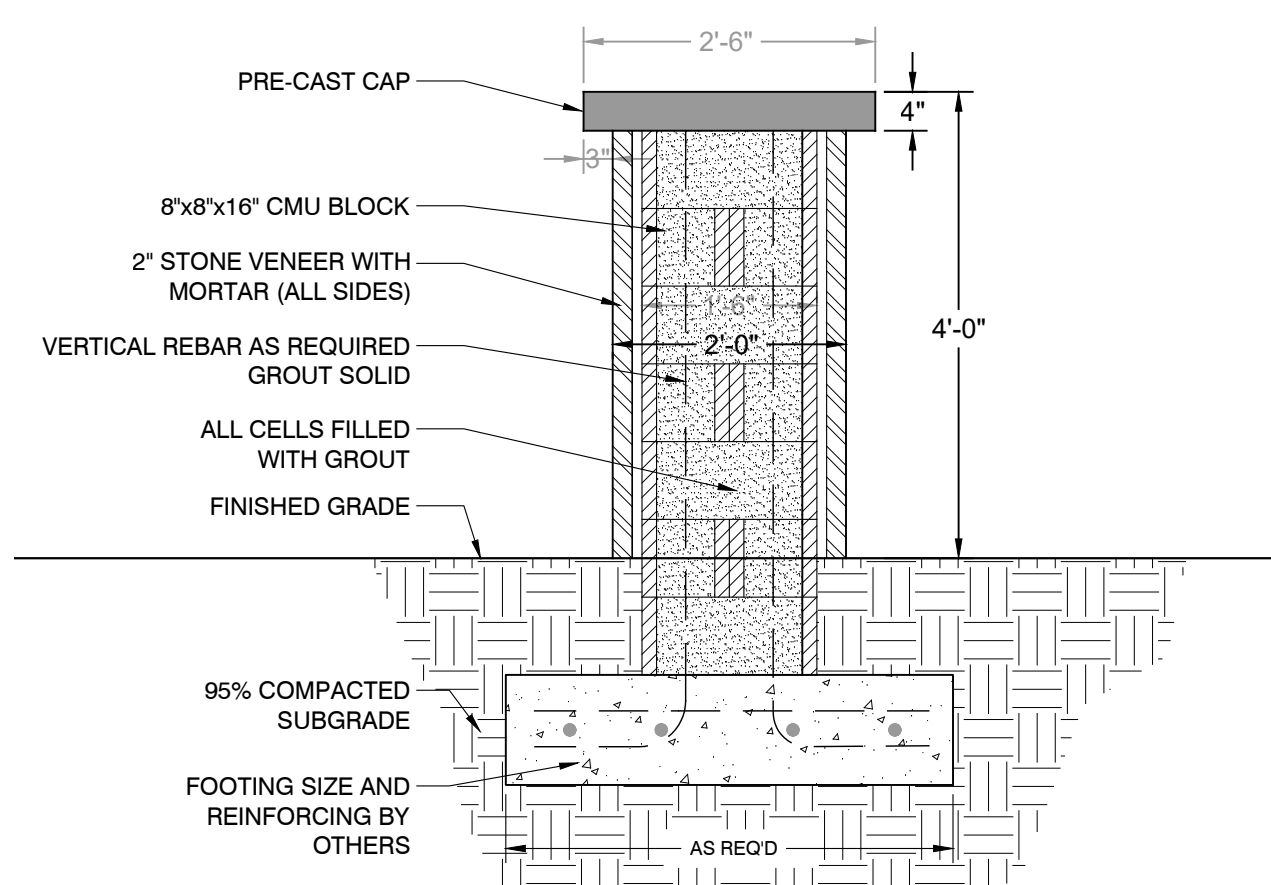
3 COMMUNITY ENTRY SIGN
3' WALL
NTS



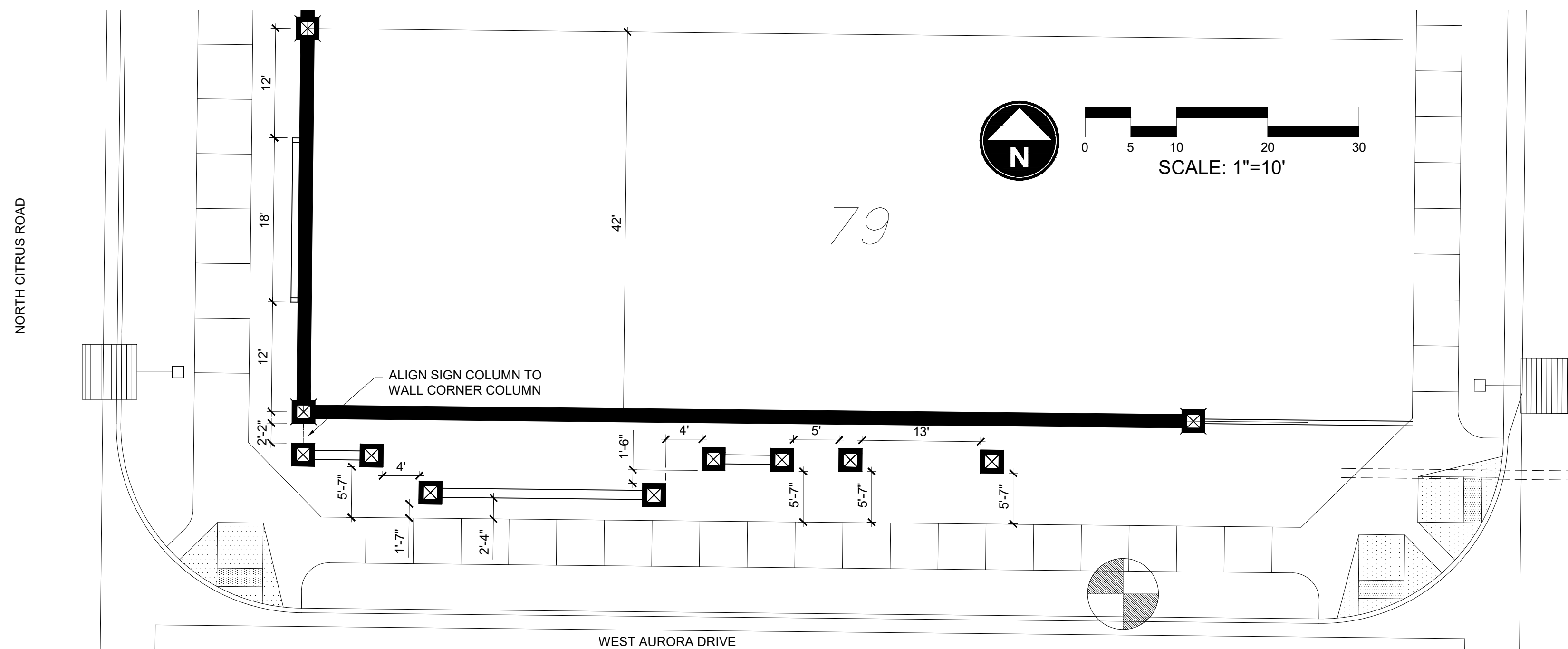
4 COMMUNITY ENTRY SIGN
6' WALL SECTION
NTS

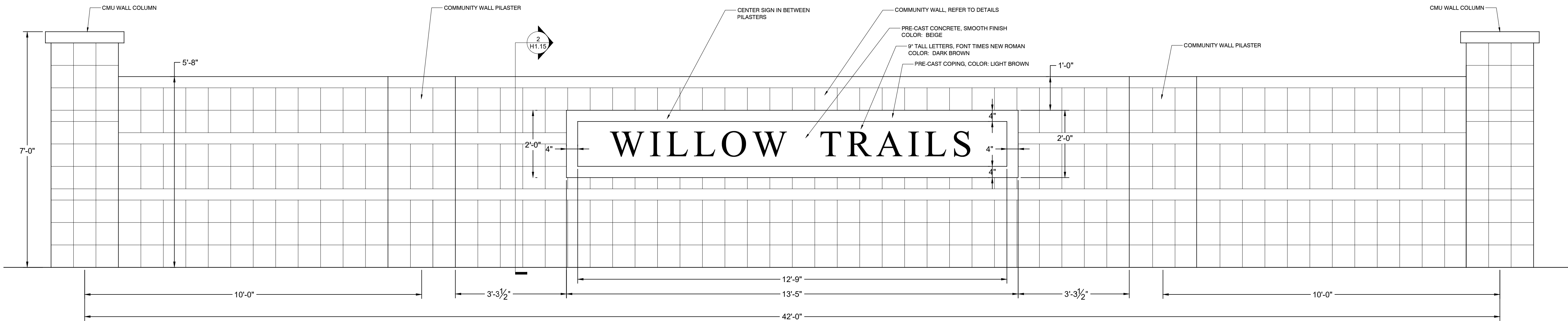


5 COMMUNITY ENTRY SIGN
7' COLUMN
NTS



6 COMMUNITY ENTRY SIGN
4' COLUMN
NTS

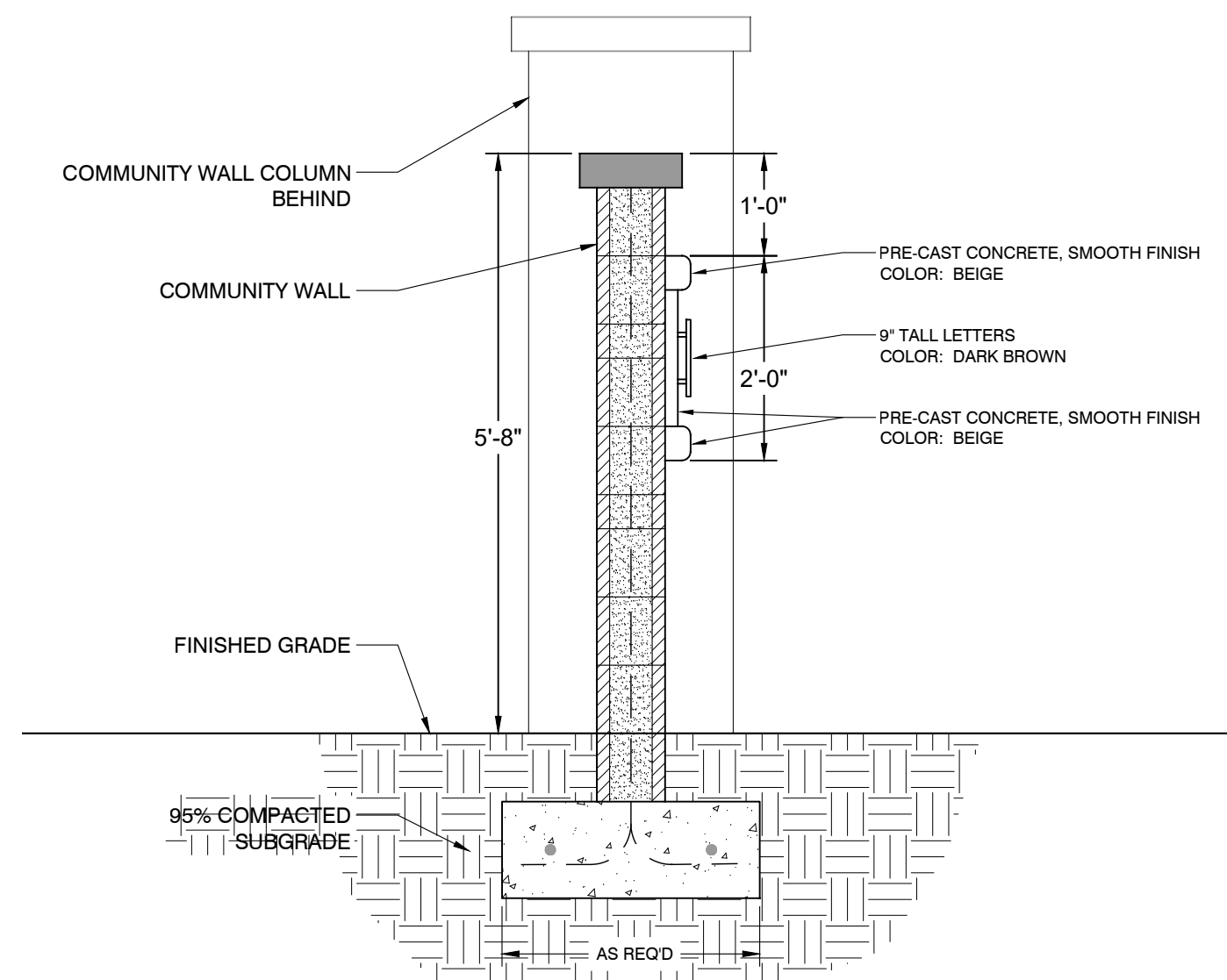




NOTES:
-SUBMIT SHOP DRAWINGS OF SIGN FOR APPROVAL BY OWNER AND LANDSCAPE ARCHITECT.

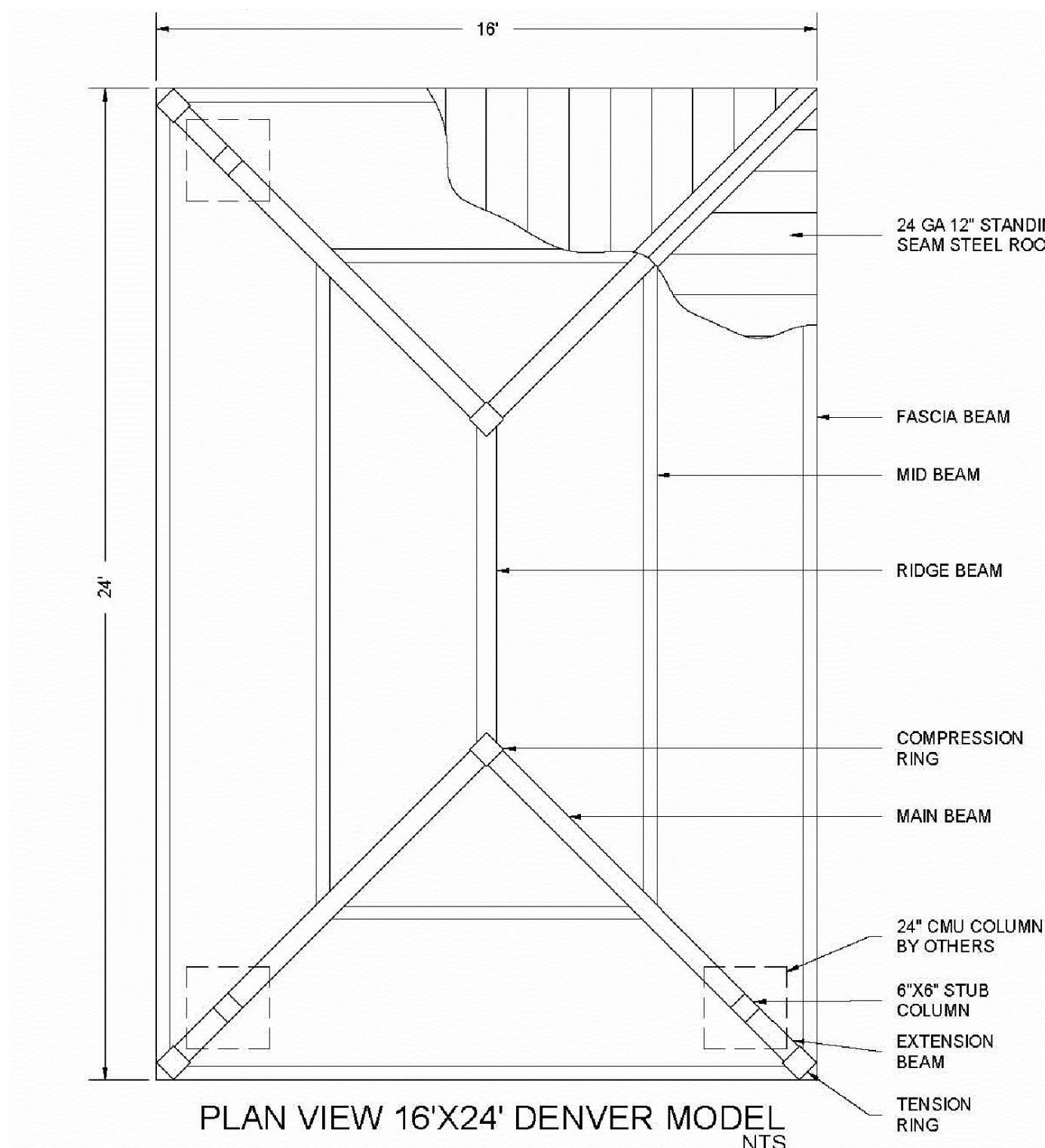
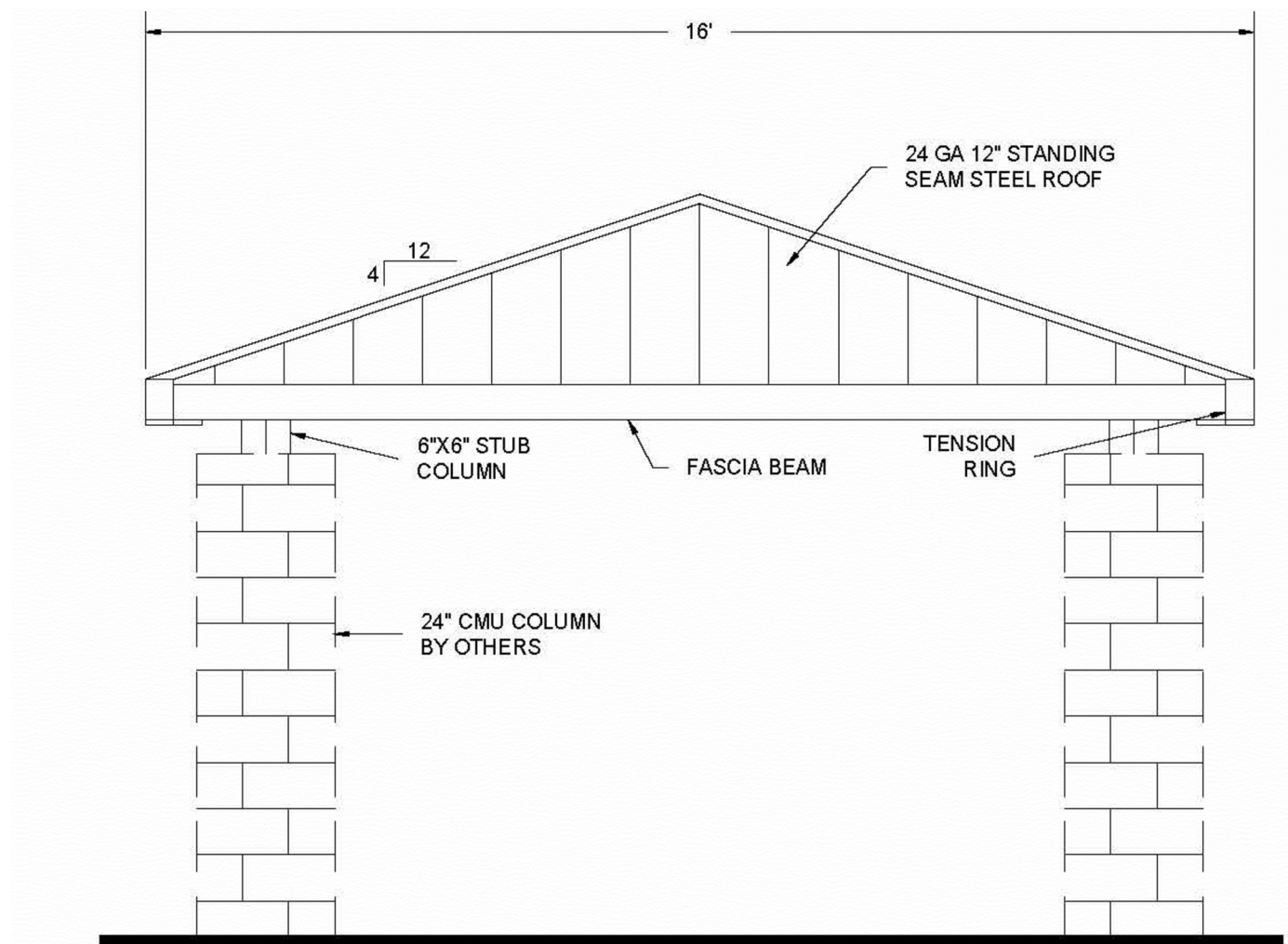
1 ENTRY LOGO (ON COMMUNITY WALL) - ELEVATION

NTS



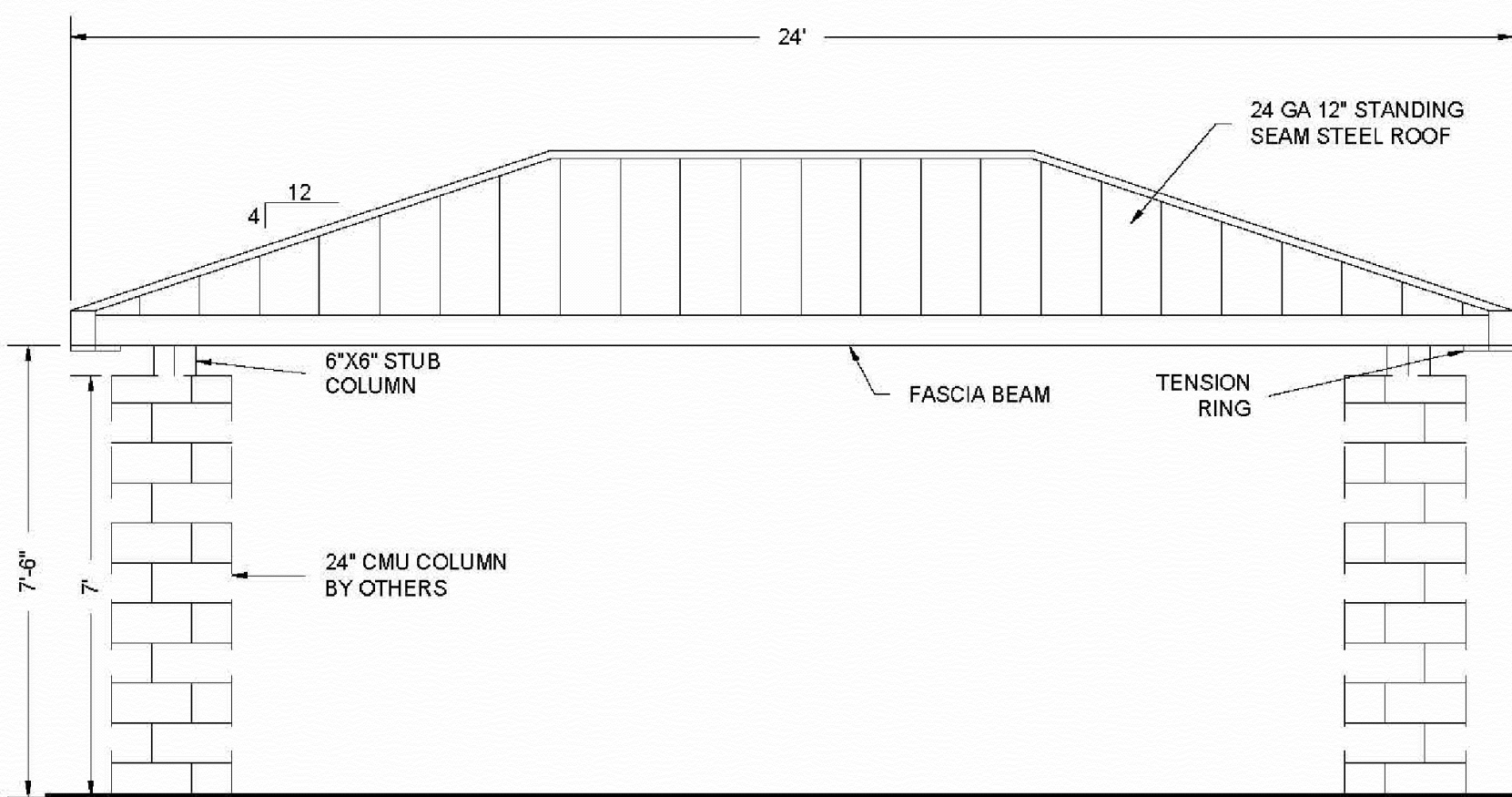
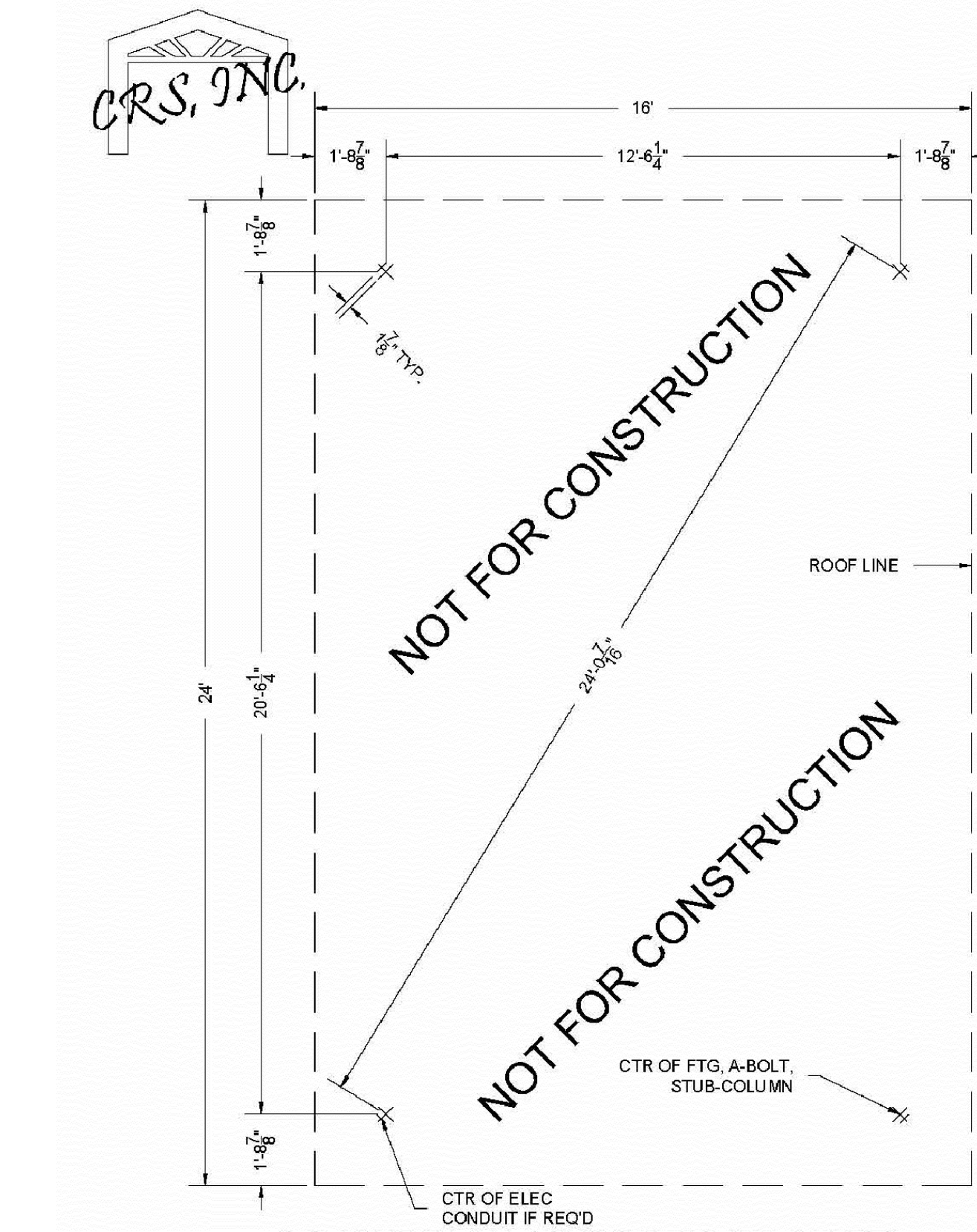
2 ENTRY LOGO (ON COMMUNITY WALL) - SECTION

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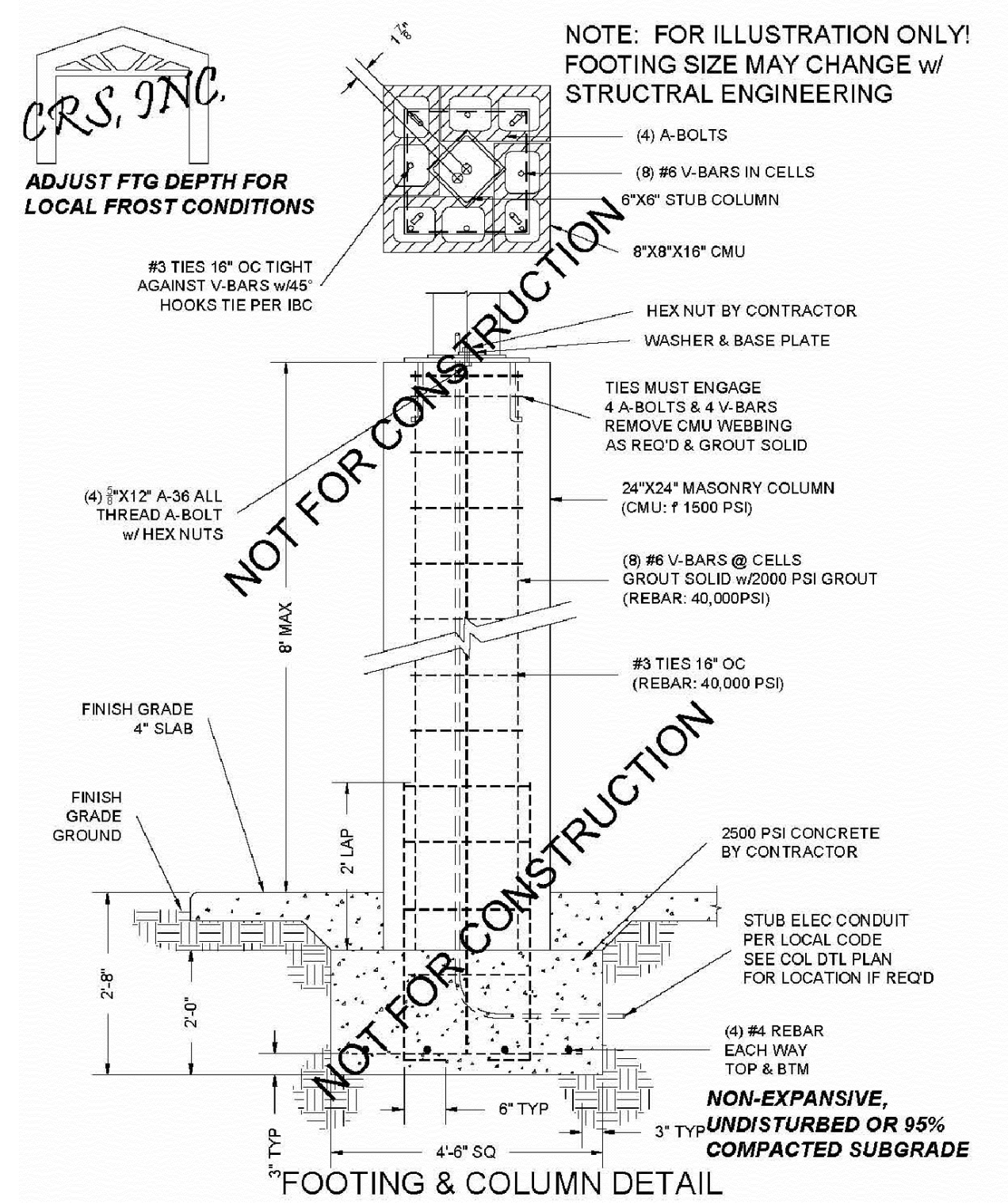
3 NEIGHBORHOOD PARK RAMADA

NTS



ELEVATION 16'X24' DENVER MODEL

NTS



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

ROOF COLOR: LEAF GREEN

CLASSIC RECREATION SYSTEMS LOCAL REPRESENTATIVE:

EXERPLAY, INC.
3723 E ENROSE ST
MESA, AZ 85205
ATTN: JUSTIN GALION, AREA MANAGER
PH: 800-457-5444

NEIGHBORHOOD RAMADA
MANUFACTURER: CLASSIC RECREATION SYSTEMS
DENVER MODEL, SIZE: 16' X 24'



WILLOW TRAILS

PHASE 2

CONSTRUCTION DOCUMENTS

CITY OF SURPRISE, ARIZONA



PREPARED FOR:
FORESTAR
1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

DATE:	JUNE 1, 2023
PROJECT:	000.0000.81
DRAWN BY:	DL
REVIEW BY:	EL
VERSION:	
REVISIONS:	

SHEET TITLE:
**HARDSCAPE
DETAILS**

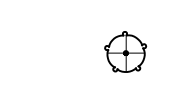
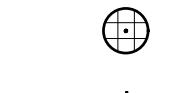
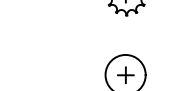
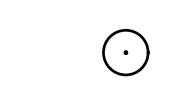
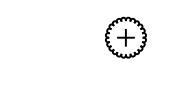
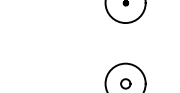
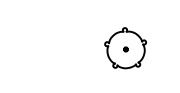
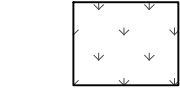
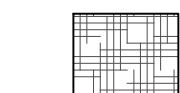
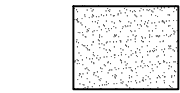
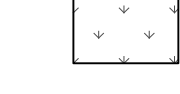
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H1.14

WILLOW TRAILS

Phase 2 Landscape Construction Documents

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	EMITTER ALLOCATION	MAINTENANCE NOTES
	Acacia salicina	Willow Acacia	36" Box	54	See Tree Emitter Schedule	Stake As Required - See Tree Planting Detail Trim Canopy To 70% Height Of Tree, Remove Suckers
	Acacia willardiana	Palo Blanco	24" Box	20	See Tree Emitter Schedule	Multi-Trunk Tree - Stake As Req. - See Tree Planting Detail Trim Canopy To 70% Height Of Tree
	Chilopsis linearis 'Arts Seedless'	Desert Willow	36" Box	67	See Tree Emitter Schedule	Multi-Trunk Tree - Stake As Req. - See Tree Planting Detail Trim Canopy To 70% Height Of Tree
	Parkinsonia praecox	Palo Brea	24" Box	6	See Tree Emitter Schedule	Multi-Trunk Tree - Stake As Req. - See Tree Planting Detail Trim Canopy To 70% Height Of Tree
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	24" Box	15	See Tree Emitter Schedule	Multi-Trunk Tree - Stake As Req. - See Tree Planting Detail Trim Canopy To 70% Height Of Tree
	Pistacia chinensis	Chinese Pistache	24" Box	69	See Tree Emitter Schedule	Stake As Required - See Tree Planting Detail Trim Canopy To 70% Height Of Tree, Remove Suckers
	Pistacia chinensis	Chinese Pistache Multi-Trunk	24" Box	4	See Tree Emitter Schedule	Multi-Trunk Tree - Stake As Req. - See Tree Planting Detail Trim Canopy To 70% Height Of Tree
	Prosopis glandulosa 'Maverick' TM	Honey Mesquite	24" Box	11	See Tree Emitter Schedule	Stake As Required - See Tree Planting Detail Trim Canopy To 70% Height Of Tree, Remove Suckers
	Quercus virginiana	Southern Live Oak	24" Box	26	See Tree Emitter Schedule	Stake As Required - See Tree Planting Detail Trim Canopy To 70% Height Of Tree, Remove Suckers
	Rhus lancea	African Sumac	24" Box	28	See Tree Emitter Schedule	Stake As Required - See Tree Planting Detail Trim Canopy To 70% Height Of Tree, Remove Suckers
	Ulmus parvifolia 'True Green'	True Green Lacebark Elm	24" Box	39	EMITTER ALLOCATION	MAINTENANCE NOTES
					2.0 GPH Emitter	Trim Dead Or Dying Foliage As Needed Year Round. Remove Agave "Pups" As Needed Throughout The Year.
	Agave angustifolia marginata	Ribbon Agave	5 gal.	117	2.0 GPH Emitter	Trim Shrub Back To 18" Height April 1st Each Year Do Not Over Water Or Will Die
	Bougainvillea x 'Monie'	Camarrillo Fiesta Bougainvillea	5 gal.	122	2.0 GPH Emitter	Trim Shrub To 6' Height November 1st Each Year
	Caesalpinia gilliesii	Yellow Bird of Paradise	5 gal.	148	2.0 GPH Emitter	Trim Shrub To 6' Height November 1st Each Year
	Caesalpinia pulcherrima	Red Bird Of Paradise	5 gal.	158	2.0 GPH Emitter	Trim Shrub To 6' Height November 1st Each Year
	Calliandra californica	Red Baja Fairy Duster	5 gal.	96	2.0 GPH Emitter	Plant Does Not Require Maintenance
	Eremophila maculata 'Valentine'	Emu Bush	5 gal.	83	2.0 GPH Emitter	Remove Dead Branches As Necessary
	Fouquieria splendens	Ocotillo	5 gal.	7	2.0 GPH Emitter	Trim Dead Or Dying Flower Stalks By June 1st Each Year
	Hesperaloe parviflora	Red Yucca	1 gal.	437	2.0 GPH Emitter	Trim Plant To 1/3rd Mature Size On April 1st Each Year
	Lantana camara	Bush Lantana	5 gal.	94	2.0 GPH Emitter	Remove Dead Branches As Necessary
	Larrea tridentata	Creosote Bush	5 gal.	175	2.0 GPH Emitter	Trim Shrub Back To 18" Height April 1st Each Year Do Not Over Water Or Will Die
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Texas Sage	5 gal.	120	2.0 GPH Emitter	Trim As Needed And To Maintain Form
	Ruellia penninsularis	Baja Ruellia	5 gal.	352	2.0 GPH Emitter	Trim To Maintain Size And Shape As Needed
	Vauquelinia californica	Arizona Rosewood	5 gal.	122		
					1.0 GPH Emitter	Refer To Ornamental Grass Maintenance Notes On Sheet L1.11
	Aristida purpurea	Purple Threawn	5 gal.	207	1.0 GPH Emitter	Refer To Ornamental Grass Maintenance Notes On Sheet L1.11
	Muhlenbergia capillaris 'Lenca'	Regal Mist Pink Muhly	1 gal.	497	1.0 GPH Emitter	Refer To Ornamental Grass Maintenance Notes On Sheet L1.11
	Muhlenbergia rigens	Deer Grass	1 gal.	158	1.0 GPH Emitter	Refer To Ornamental Grass Maintenance Notes On Sheet L1.11
	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass	1 gal.	327	1.0 GPH Emitter	Refer To Ornamental Grass Maintenance Notes On Sheet L1.11
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	NOTES	
	Decomposed Granite	'Superior Gold'	3/8" Minus	8,652 sf	3" DEPTH 80.1 CY	
	Decomposed Granite	'Superior Gold'	7/8" Minus	216,064 sf	3" DEPTH 2,002.5 CY	
	Sof' Fall	See Hardscape Details	---	1,938 sf	3" DEPTH 18.0 CY	
SOD/SEED	BOTANICAL NAME	COMMON NAME	SIZE	QTY	NOTES	
	Cynodon Dactylon 'Mid-Iron'	'Mid-Iron' Bermuda Grass	sod	24,749 sf	See Irrigation Plans	

Landscape Notes:

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

Sheet Index:

SHEET L0.1	LANDSCAPE COVER SHEET
SHEET L0.2	OVERALL LANDSCAPE PLAN
SHEET L1.1	LANDSCAPE PLAN
SHEET L1.2	LANDSCAPE PLAN
SHEET L1.3	LANDSCAPE PLAN
SHEET L1.4	LANDSCAPE PLAN
SHEET L1.5	LANDSCAPE PLAN
SHEET L1.6	LANDSCAPE PLAN
SHEET L1.7	LANDSCAPE PLAN
SHEET L1.8	LANDSCAPE PLAN
SHEET L1.9	LANDSCAPE PLAN
SHEET L1.10	LANDSCAPE DETAILS
SHEET L1.11	LANDSCAPE MAINTENANCE SCHEDULE

Tree Emitter Schedule:

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



WILLOW TRAILS
PHASE 2
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



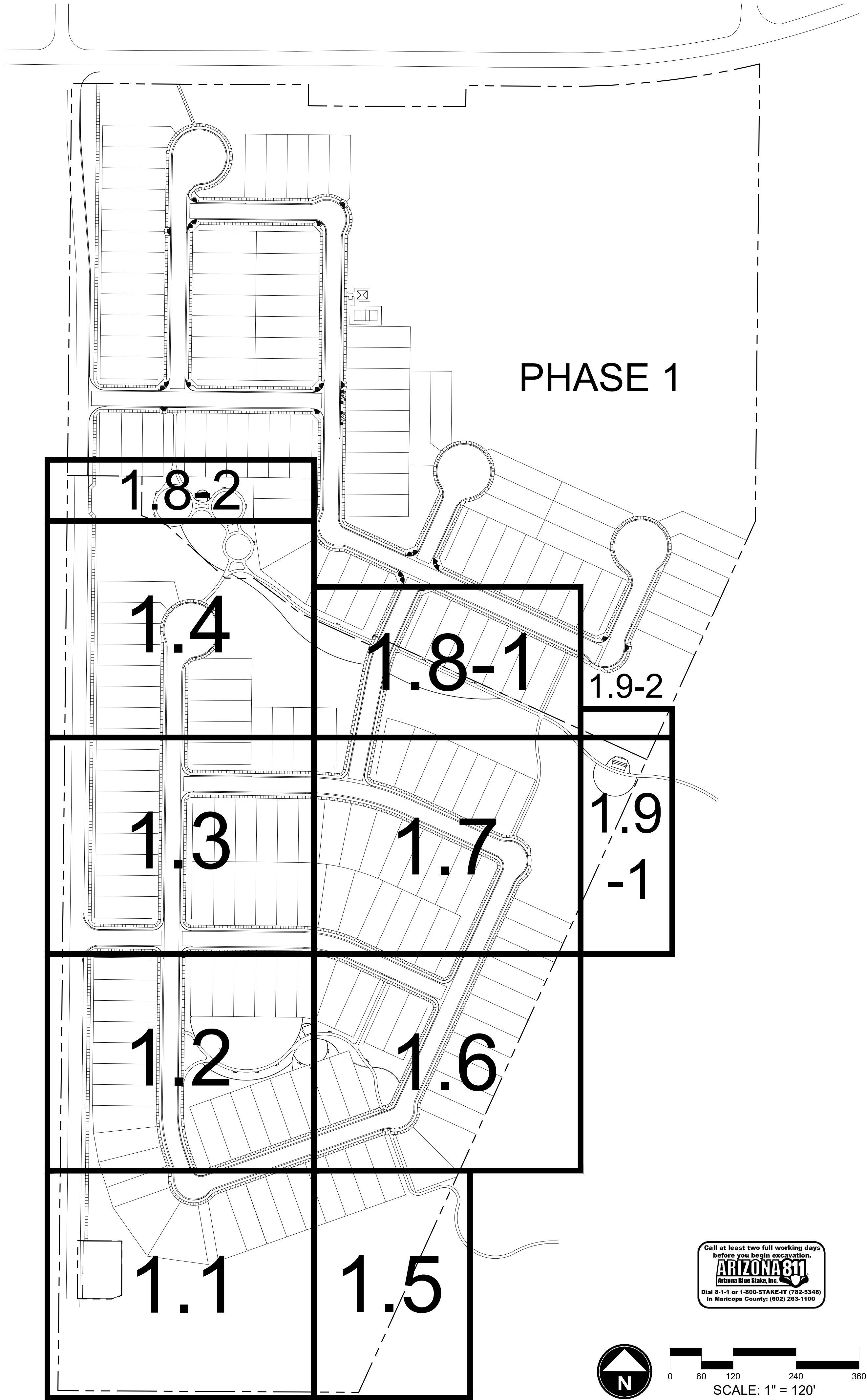
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FORESTAR
1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

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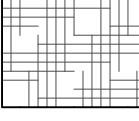
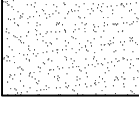
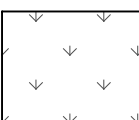
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COVER SHEET**

SHEET NUMBER:

L0.1



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Acacia salicina	Willow Acacia	36" Box	54
	Acacia willardiana	Palo Blanco	24" Box	20
	Chilopsis linearis 'Arts Seedless'	Desert Willow	36" Box	67
	Parkinsonia praecox	Palo Brea	24" Box	6
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	24" Box	15
	Pistacia chinensis	Chinese Pistache	24" Box	69
	Pistacia chinensis	Chinese Pistache Multi-Trunk	24" Box	4
	Prosopis glandulosa 'Maverick' TM	Honey Mesquite	24" Box	11
	Quercus virginiana	Southern Live Oak	24" Box	26
	Rhus lancea	African Sumac	24" Box	28
	Ulmus parvifolia 'True Green'	True Green Lacebark Elm	24" Box	39
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Agave angustifolia marginata	Ribbon Agave	5 gal.	117
	Bougainvillea x 'Monle'	Camarillo Fiesta Bougainvillea	5 gal.	122
	Caesalpinia gilliesii	Yellow Bird of Paradise	5 gal.	148
	Caesalpinia pulcherrima	Red Bird Of Paradise	5 gal.	158
	Calliandra californica	Red Baja Fairy Duster	5 gal.	96
	Eremophila maculata 'Valentine'	Emu Bush	5 gal.	83
	Fouquieria splendens	Ocotillo	5 gal.	7
	Hesperaloe parviflora	Red Yucca	1 gal.	437
	Lantana camara	Bush Lantana	5 gal.	94
	Larrea tridentata	Creosote Bush	5 gal.	175
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Texas Sage	5 gal.	120
	Ruellia penninsularis	Baja Ruellia	5 gal.	352
	Vauquelinia californica	Arizona Rosewood	5 gal.	122
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Aristida purpurea	Purple Threawn	5 gal.	207
	Muhlenbergia capillaris 'Lenca'	Regal Mist Pink Muhly	1 gal.	497
	Muhlenbergia rigens	Deer Grass	1 gal.	158
	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass	1 gal.	327
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Decomposed Granite	'Superior Gold'	3/8" Minus	8,652 sf
	Decomposed Granite	'Superior Gold'	7/8" Minus	216,064 sf
	Sof' Fall	See Hardscape Details	---	1,938 sf
SOD/SEED	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Cynodon Dactylon 'Mid-Iron'	'Mid-Iron' Bermuda Grass	sod	24,749 sf



WILLOW TRAILS
PHASE 2
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



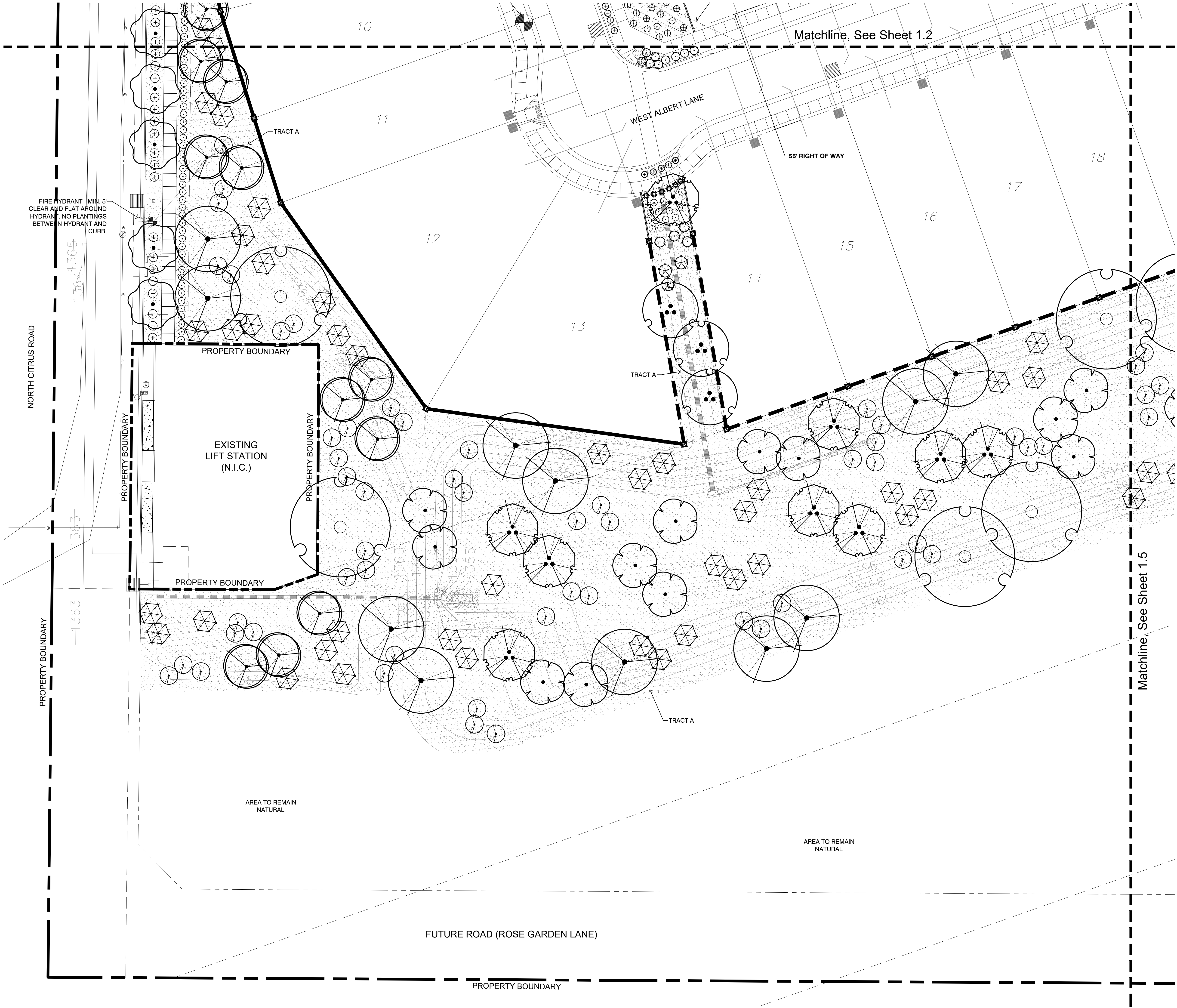
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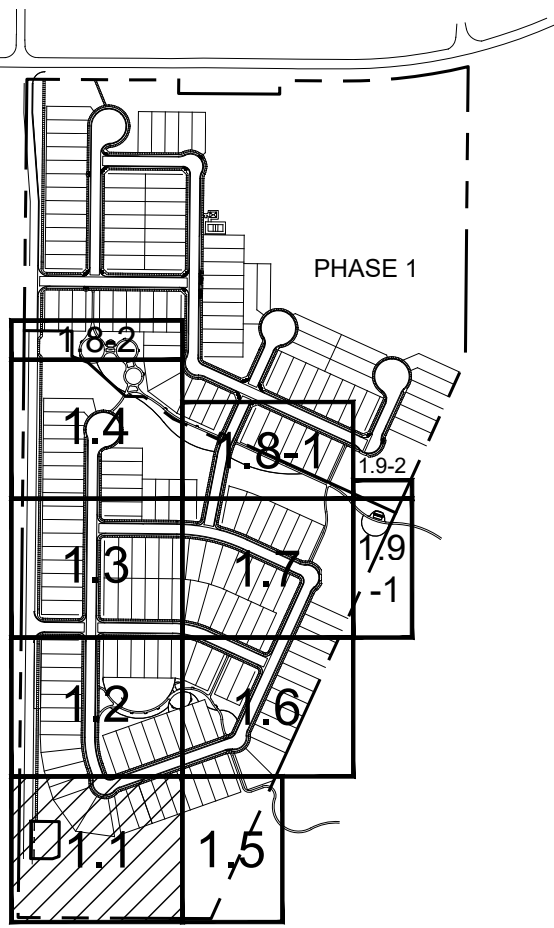
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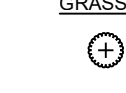
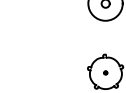
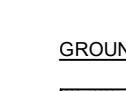
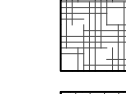
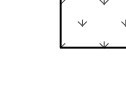
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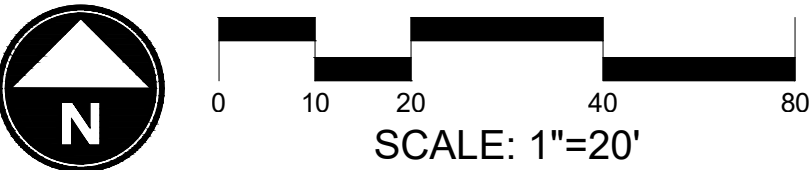


KEY
MAP



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	Acacia salicina	Willow Acacia
	Acacia willardiana	Palo Blanco
	Chilopsis linearis 'Arto Seedless'	Desert Willow
	Parkinsonia praecox	Palo Brea
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde
	Pistacia chinensis	Chinese Pistache
	Pistacia chinensis	Chinese Pistache Multi-Trunk
	Prosopis glandulosa 'Maverick' TM	Honey Mesquite
	Quercus virginiana	Southern Live Oak
	Rhus lancea	African Sumac
	Ulmus parvifolia 'True Green'	True Green Lacebark Elm
SHRUBS	BOTANICAL NAME	COMMON NAME
	Agave angustifolia marginata	Ribbon Agave
	Bougainvillea x 'Monie'	Camarillo Fiesta Bougainvillea
	Caesalpinia gilliesii	Yellow Bird of Paradise
	Caesalpinia pulcherrima	Red Bird Of Paradise
	Calliandra californica	Red Baja Fairy Duster
	Eremophila maculata 'Valentine'	Emu Bush
	Fouquieria splendens	Ocotillo
	Hesperaloe parviflora	Red Yucca
	Lantana camara	Bush Lantana
	Larrea tridentata	Cresote Bush
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Texas Sage
	Ruellia penninsularis	Baja Ruellia
	Vauquelinia californica	Arizona Rosewood
GRASSES	BOTANICAL NAME	COMMON NAME
	Aristida purpurea	Purple Threeawn
	Muhlenbergia capillaris 'Lenca'	Regal Mist Pink Muhly
	Muhlenbergia rigens	Deer Grass
	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass
GROUND COVERS	BOTANICAL NAME	COMMON NAME
	Decomposed Granite	'Superior Gold'
	Decomposed Granite	'Superior Gold'
	Sof' Fall	See Hardscape Details
SOD/SEED	BOTANICAL NAME	COMMON NAME
	Cynodon Dactylon 'Mid-Iron'	'Mid-Iron' Bermuda Grass



CITY CASE # FS21-381



WILLOW TRAILS
PHASE 2
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



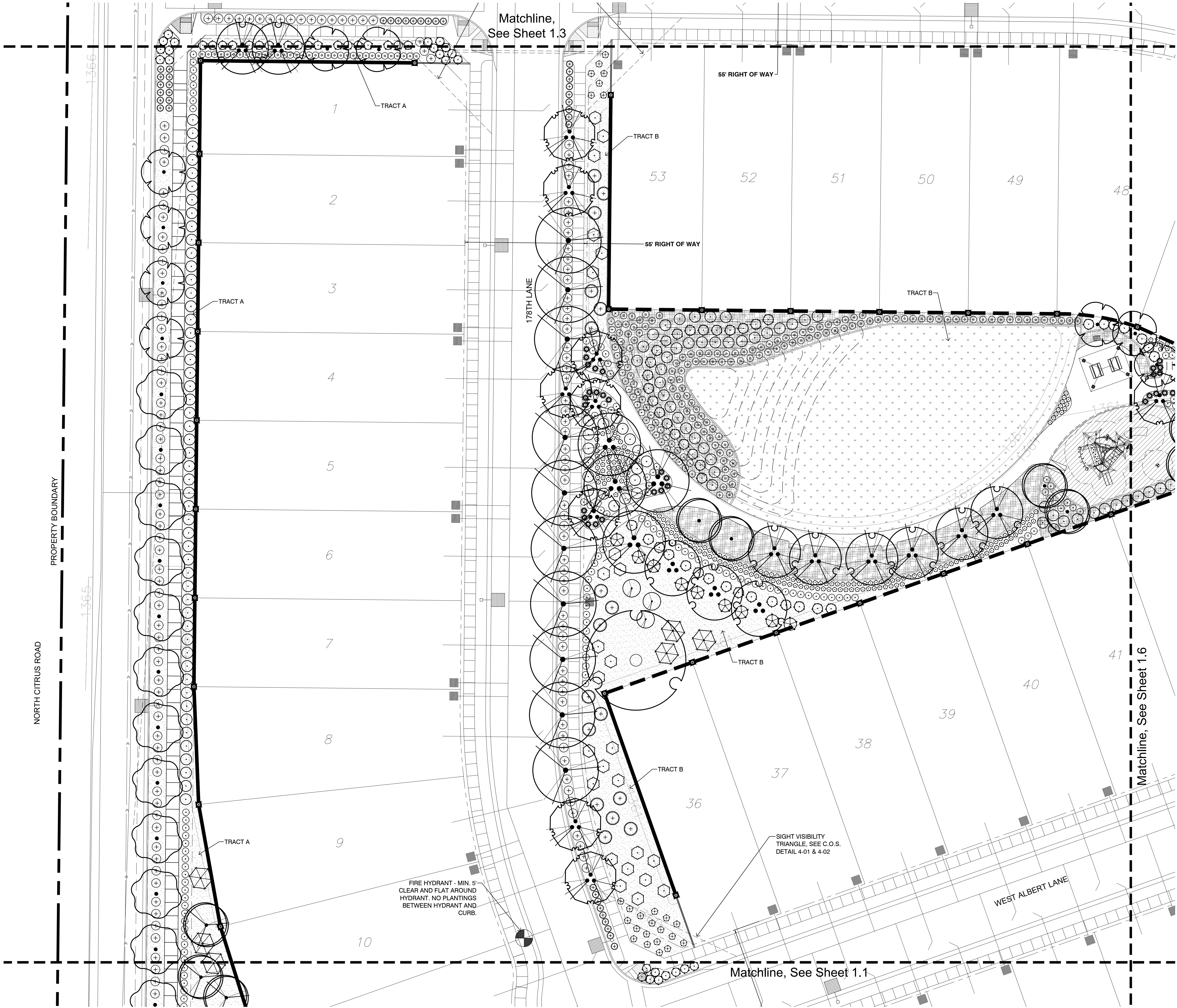
PREPARED FOR:
FORESTAR
1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

DATE:	JUNE 1, 2023
PROJECT:	000.0000.81
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VERSION:	
REVISIONS:	

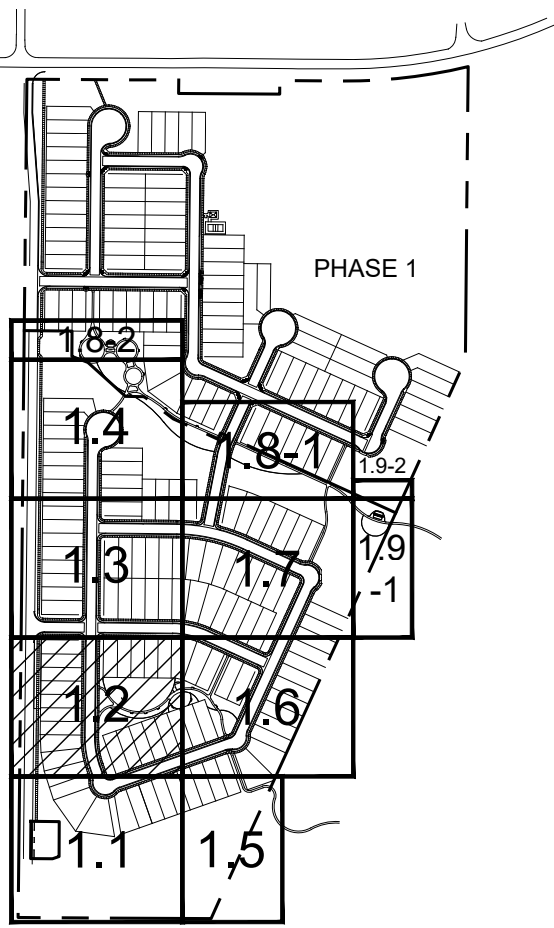
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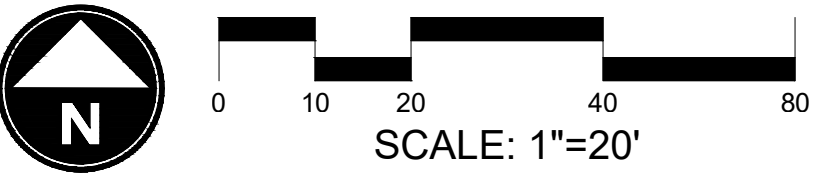


KEY
MAP



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	Acacia salicina	Willow Acacia
	Acacia willardiana	Palo Blanco
	Chilopsis linearis 'Arta Seedless'	Desert Willow
	Parkinsonia praecox	Palo Brea
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde
	Pistacia chinensis	Chinese Pistache
	Pistacia chinensis	Chinese Pistache Multi-Trunk
	Prosopis glandulosa 'Maverick' TM	Honey Mesquite
	Quercus virginiana	Southern Live Oak
	Rhus lancea	African Sumac
	Ulmus parvifolia 'True Green'	True Green Lacebark Elm
SHRUBS	BOTANICAL NAME	COMMON NAME
	Agave angustifolia marginata	Ribbon Agave
	Bougainvillea x 'Monie'	Camarillo Fiesta Bougainvillea
	Caesalpinia gilliesii	Yellow Bird of Paradise
	Caesalpinia pulcherrima	Red Bird Of Paradise
	Calliandra californica	Red Baja Fairy Duster
	Eremophila maculata 'Valentine'	Emu Bush
	Fouquieria splendens	Ocotillo
	Hesperaloe parviflora	Red Yucca
	Lantana camara	Bush Lantana
	Larrea tridentata	Cresote Bush
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Texas Sage
	Ruellia penninsularis	Baja Ruellia
	Vauquelinia californica	Arizona Rosewood
GRASSES	BOTANICAL NAME	COMMON NAME
	Aristida purpurea	Purple Threeawn
	Muhlenbergia capillaris 'Lenca'	Regal Mist Pink Muhly
	Muhlenbergia rigens	Deer Grass
	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass
GROUND COVERS	BOTANICAL NAME	COMMON NAME
	Decomposed Granite	'Superior Gold'
	Decomposed Granite	'Superior Gold'
	Sof' Fall	See Hardscape Details
SOD/SEED	BOTANICAL NAME	COMMON NAME
	Cynodon Dactylon 'Mid-Iron'	'Mid-Iron' Bermuda Grass



CITY CASE # FS21-381



WILLOW TRAILS
PHASE 2
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



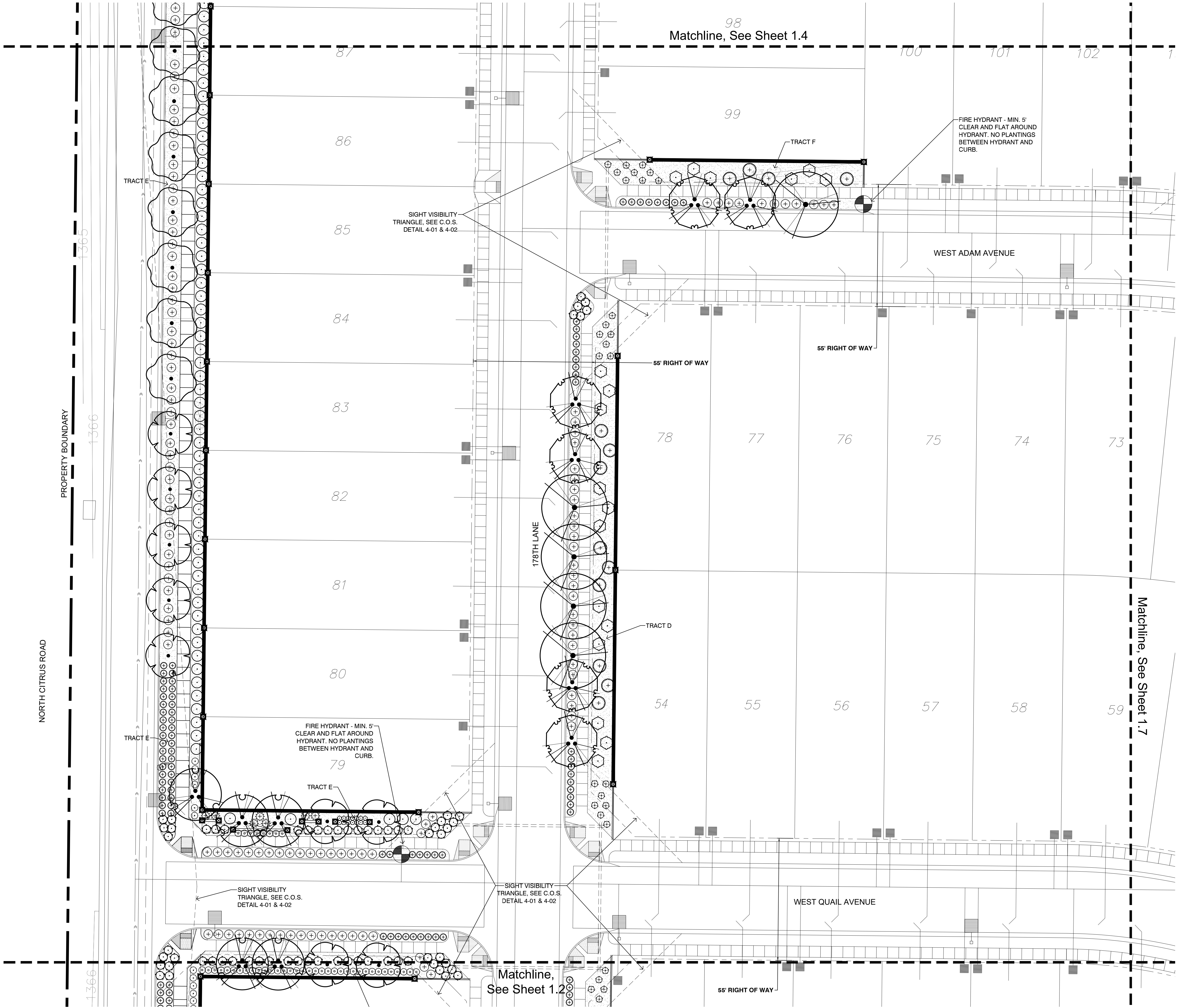
PREPARED FOR:
FORESTAR
1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

DATE: JUNE 1, 2023
PROJECT: 000.0000.81
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REVIEW BY: EL
VERSION:
REVISIONS:

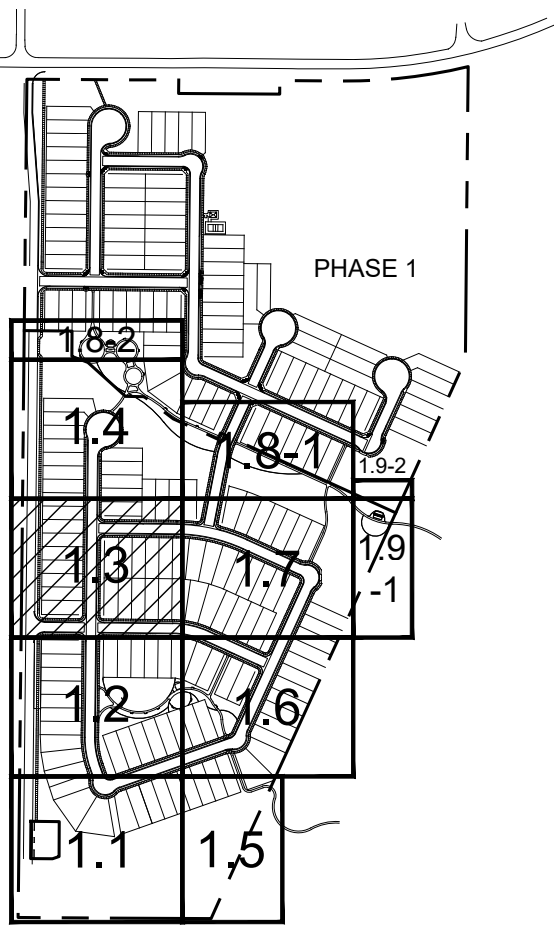
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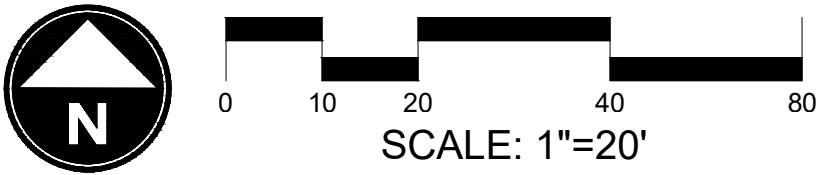


KEY
MAP



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	Acacia salicina	Willow Acacia
	Acacia willardiana	Palo Blanco
	Chilopsis linearis 'Arto Seedless'	Desert Willow
	Parkinsonia praecox	Palo Brea
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde
	Pistacia chinensis	Chinese Pistache
	Pistacia chinensis	Chinese Pistache Multi-Trunk
	Prosopis glandulosa 'Maverick' TM	Honey Mesquite
	Quercus virginiana	Southern Live Oak
	Rhus lancea	African Sumac
	Ulmus parvifolia 'True Green'	True Green Lacebark Elm
SHRUBS	BOTANICAL NAME	COMMON NAME
	Agave angustifolia marginata	Ribbon Agave
	Bougainvillea x 'Monie'	Camarillo Fiesta Bougainvillea
	Caesalpinia gilliesii	Yellow Bird Of Paradise
	Caesalpinia pulcherrima	Red Bird Of Paradise
	Calliandra californica	Red Baja Fairy Duster
	Eremophila maculata 'Valentine'	Emu Bush
	Fouquieria splendens	Ocotillo
	Hesperaloe parviflora	Red Yucca
	Lantana camara	Bush Lantana
	Larrea tridentata	Creosote Bush
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Texas Sage
	Ruellia penninsularis	Baja Ruellia
	Vauquelinia californica	Arizona Rosewood
GRASSES	BOTANICAL NAME	COMMON NAME
	Aristida purpurea	Purple Threeawn
	Muhlenbergia capillaris 'Lenca'	Regal Mist Pink Muhly
	Muhlenbergia rigens	Deer Grass
	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass
GROUND COVERS	BOTANICAL NAME	COMMON NAME
	Decomposed Granite	'Superior Gold'
	Decomposed Granite	'Superior Gold'
	Soft Fall	See Hardscape Details
SOD/SEED	BOTANICAL NAME	COMMON NAME
	Cynodon Dactylon 'Mid-Iron'	'Mid-Iron' Bermuda Grass



CITY CASE # FS21-381



WILLOW TRAILS
PHASE 2
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



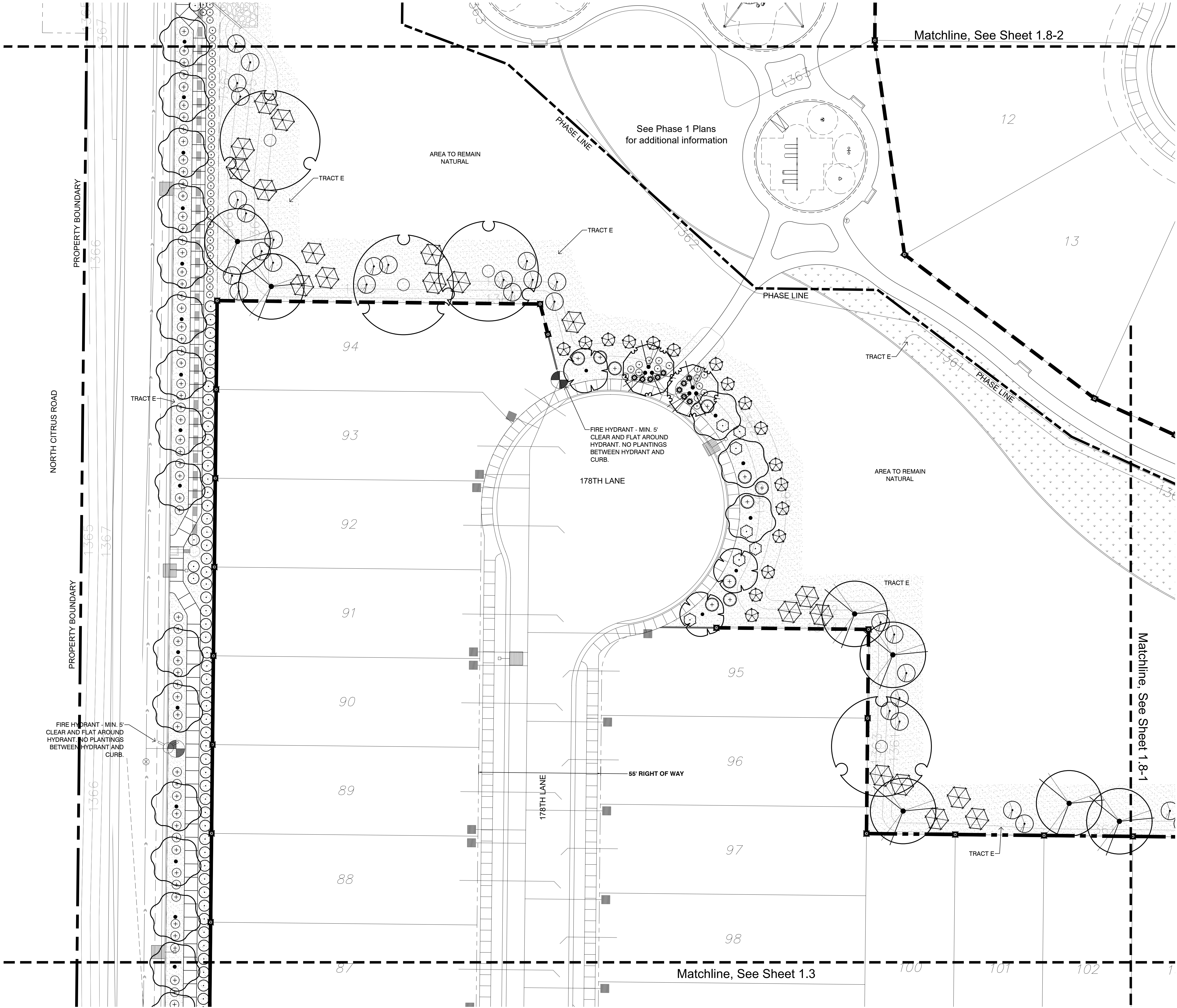
PREPARED FOR:
FORESTAR
1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

DATE:	JUNE 1, 2023
PROJECT:	000.0000.81
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REVIEW BY:	EL
VERSION:	
REVISIONS:	

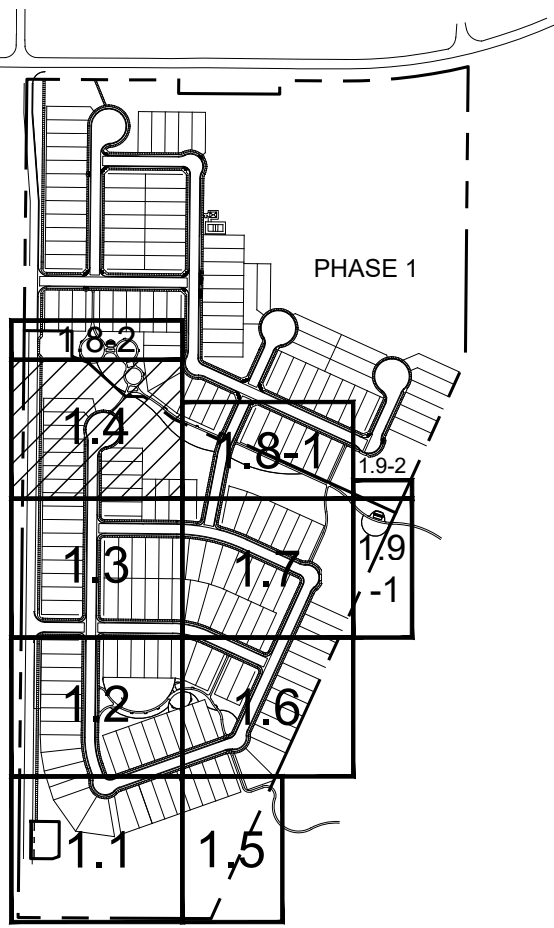
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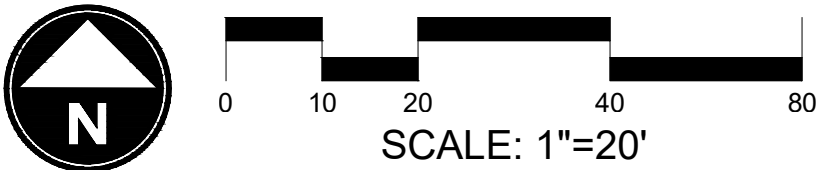


KEY
MAP



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	Acacia salicina	Willow Acacia
	Acacia willardiana	Palo Blanco
	Chilopsis linearis 'Arta Seedless'	Desert Willow
	Parkinsonia praecox	Palo Brea
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde
	Pistacia chinensis	Chinese Pistache
	Pistacia chinensis	Chinese Pistache Multi-Trunk
	Prosopis glandulosa 'Maverick' TM	Honey Mesquite
	Quercus virginiana	Southern Live Oak
	Rhus lancea	African Sumac
	Ulmus parvifolia 'True Green'	True Green Lacebark Elm
SHRUBS	BOTANICAL NAME	COMMON NAME
	Agave angustifolia marginata	Ribbon Agave
	Bougainvillea x 'Monie'	Camarillo Fiesta Bougainvillea
	Caesalpinia gilliesii	Yellow Bird Of Paradise
	Caesalpinia pulcherrima	Red Bird Of Paradise
	Calliandra californica	Red Baja Fairy Duster
	Eremophila maculata 'Valentine'	Emu Bush
	Fouquieria splendens	Ocotillo
	Hesperaloe parviflora	Red Yucca
	Lantana camara	Bush Lantana
	Larrea tridentata	Creosote Bush
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Texas Sage
	Ruellia penninsularis	Baja Ruellia
	Vauquelinia californica	Arizona Rosewood
GRASSES	BOTANICAL NAME	COMMON NAME
	Aristida purpurea	Purple Threeawn
	Muhlenbergia capillaris 'Lenca'	Regal Mist Pink Muhly
	Muhlenbergia rigens	Deer Grass
	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass
GROUND COVERS	BOTANICAL NAME	COMMON NAME
	Decomposed Granite	'Superior Gold'
	Decomposed Granite	'Superior Gold'
	Sof' Fall	See Hardscape Details
SOD/SEED	BOTANICAL NAME	COMMON NAME
	Cynodon Dactylon 'Mid-Iron'	'Mid-Iron' Bermuda Grass



CITY CASE # FS21-381



WILLOW TRAILS
PHASE 2
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



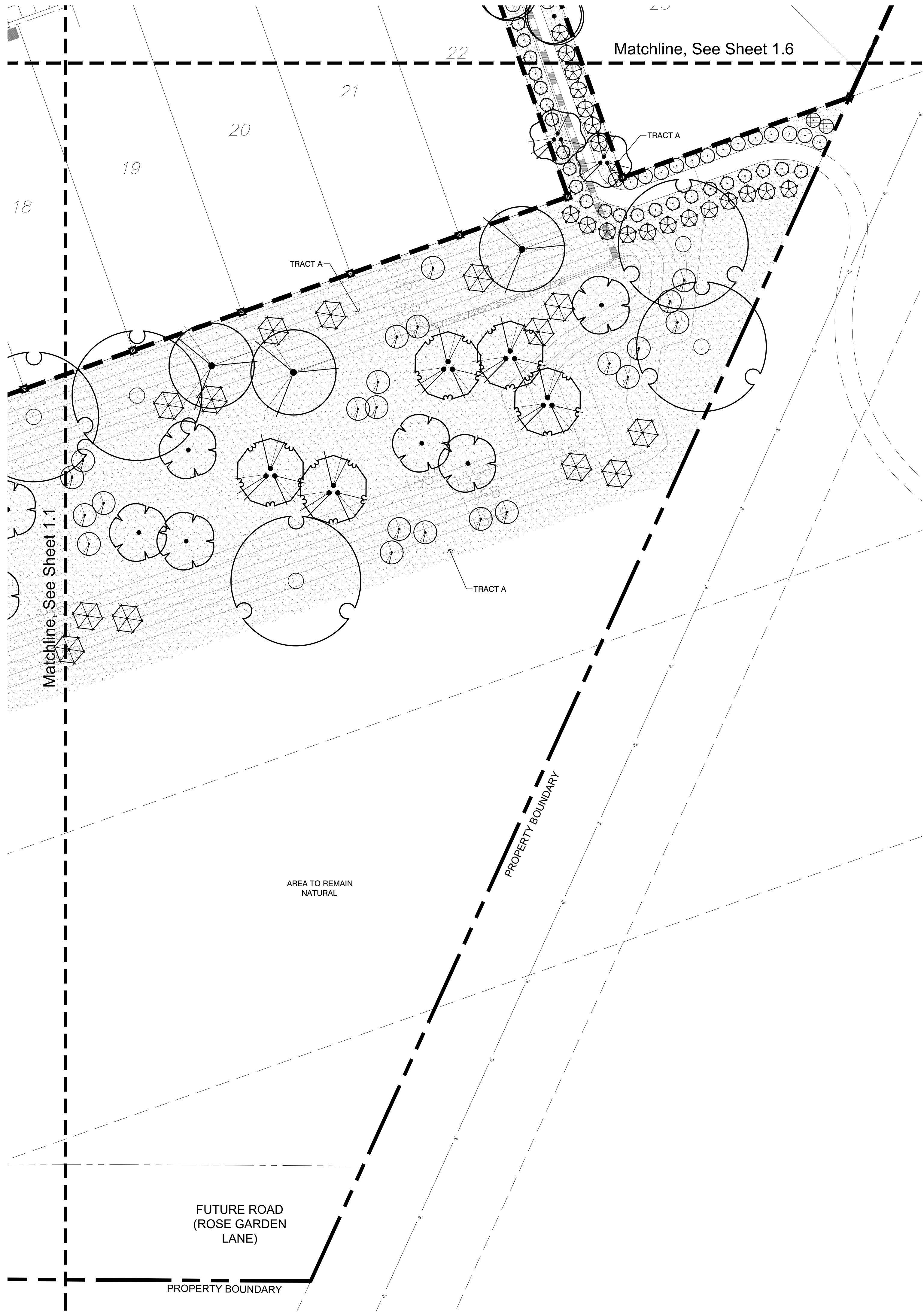
PREPARED FOR:
FORESTAR
1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

DATE: JUNE 1, 2023
PROJECT: 000.0000.81
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REVIEW BY: EL
VERSION:
REVISIONS:

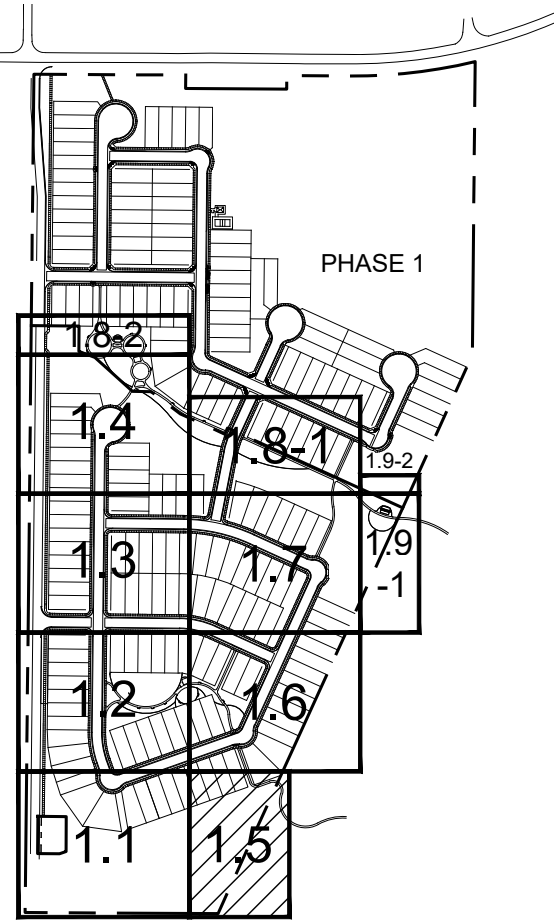
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SHEET NUMBER:

L1.4



KEY
MAP



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	Acacia salicina	Willow Acacia
	Acacia willardiana	Palo Blanco
	Chilopsis linearis 'Arto Seedless'	Desert Willow
	Parkinsonia praecox	Palo Brea
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde
	Pistacia chinensis	Chinese Pistache
	Pistacia chinensis	Chinese Pistache Multi-Trunk
	Prosopis glandulosa 'Maverick'™	Honey Mesquite
	Quercus virginiana	Southern Live Oak
	Rhus lancea	African Sumac
	Ulmus parvifolia 'True Green'	True Green Lacebark Elm
SHRUBS	BOTANICAL NAME	COMMON NAME
	Agave angustifolia marginata	Ribbon Agave
	Bougainvillea x 'Monie'	Camartillo Fiesta Bougainvillea
	Caesalpinia gilliesii	Yellow Bird of Paradise
	Caesalpinia pulcherrima	Red Bird Of Paradise
	Calliandra californica	Red Baja Fairy Duster
	Eremophila maculata 'Valentine'	Emu Bush
	Fouquieria splendens	Ocotillo
	Hesperaloe parviflora	Red Yucca
	Lantana camara	Bush Lantana
	Larrea tridentata	Creosote Bush
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Texas Sage
	Ruellia penninsularis	Baja Ruellia
	Vauquelinia californica	Arizona Rosewood
GRASSES	BOTANICAL NAME	COMMON NAME
	Aristida purpurea	Purple Threeawn
	Muhlenbergia capillaris 'Lenca'	Regal Mist Pink Muhly
	Muhlenbergia rigens	Deer Grass
	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass
GROUND COVERS	BOTANICAL NAME	COMMON NAME
	Decomposed Granite	'Superior Gold'
	Decomposed Granite	'Superior Gold'
	Sof' Fall	See Hardscape Details
SOD/SEED	BOTANICAL NAME	COMMON NAME
	Cynodon Dactylon 'Mid-Iron'	'Mid-Iron' Bermuda Grass



WILLOW TRAILS
PHASE 2
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



PREPARED FOR:
FORESTAR
1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

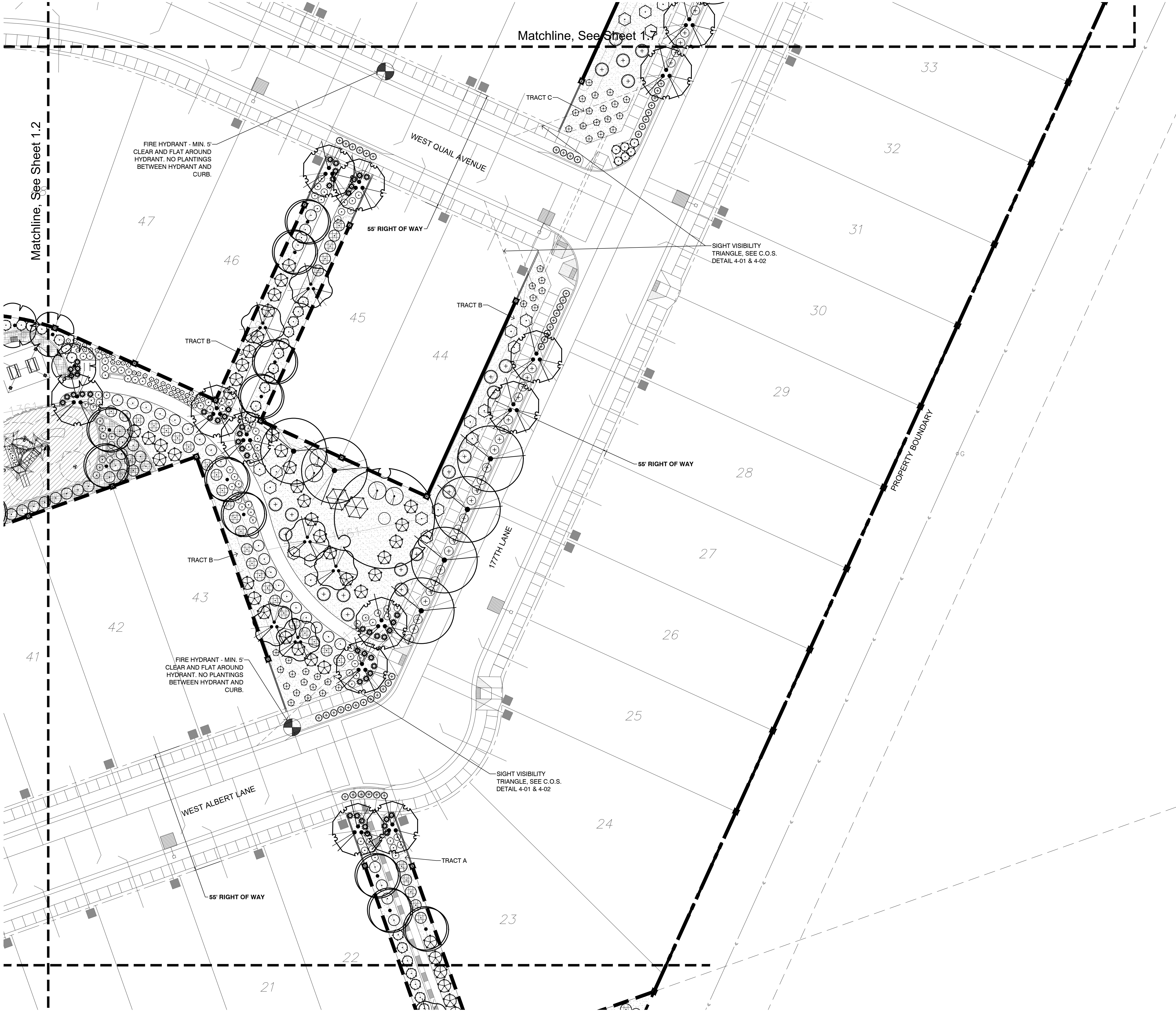
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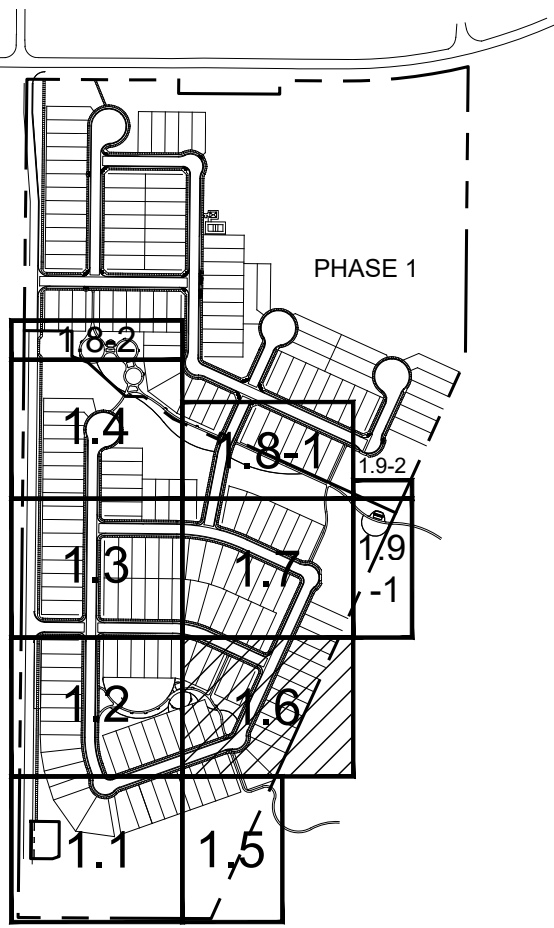
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CITY CASE # FS21-381

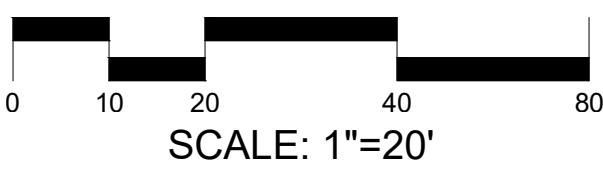


KEY
MAP



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	Acacia salicina	Willow Acacia
	Acacia willardiana	Palo Blanco
	Chilopsis linearis 'Arta Seedless'	Desert Willow
	Parkinsonia praecox	Palo Brea
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde
	Pistacia chinensis	Chinese Pistache
	Pistacia chinensis	Chinese Pistache Multi-Trunk
	Prosopis glandulosa 'Maverick' TM	Honey Mesquite
	Quercus virginiana	Southern Live Oak
	Rhus lancea	African Sumac
	Ulmus parvifolia 'True Green'	True Green Lacebark Elm
SHRUBS	BOTANICAL NAME	COMMON NAME
	Agave angustifolia marginata	Ribbon Agave
	Bougainvillea x 'Monie'	Camarillo Fiesta Bougainvillea
	Caesalpinia gilliesii	Yellow Bird Of Paradise
	Caesalpinia pulcherrima	Red Bird Of Paradise
	Calliandra californica	Red Baja Fairy Duster
	Eremophila maculata 'Valentine'	Emu Bush
	Fouquieria splendens	Ocotillo
	Hesperaloe parviflora	Red Yucca
	Lantana camara	Bush Lantana
	Larrea tridentata	Cresote Bush
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Texas Sage
	Ruellia penninsularis	Baja Ruellia
	Vauquelinia californica	Arizona Rosewood
GRASSES	BOTANICAL NAME	COMMON NAME
	Aristida purpurea	Purple Threeawn
	Muhlenbergia capillaris 'Lenca'	Regal Mist Pink Muhly
	Muhlenbergia rigens	Deer Grass
	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass
GROUND COVERS	BOTANICAL NAME	COMMON NAME
	Decomposed Granite	'Superior Gold'
	Decomposed Granite	'Superior Gold'
	Sof' Fall	See Hardscape Details
SOD/SEED	BOTANICAL NAME	COMMON NAME
	Cynodon Dactylon 'Mid-Iron'	'Mid-Iron' Bermuda Grass



CITY CASE # FS21-381



WILLOW TRAILS
PHASE 2
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



PREPARED FOR:
FORESTAR
1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

DATE: JUNE 1, 2023
PROJECT: 000.0000.81
DRAWN BY: DL
REVIEW BY: EL

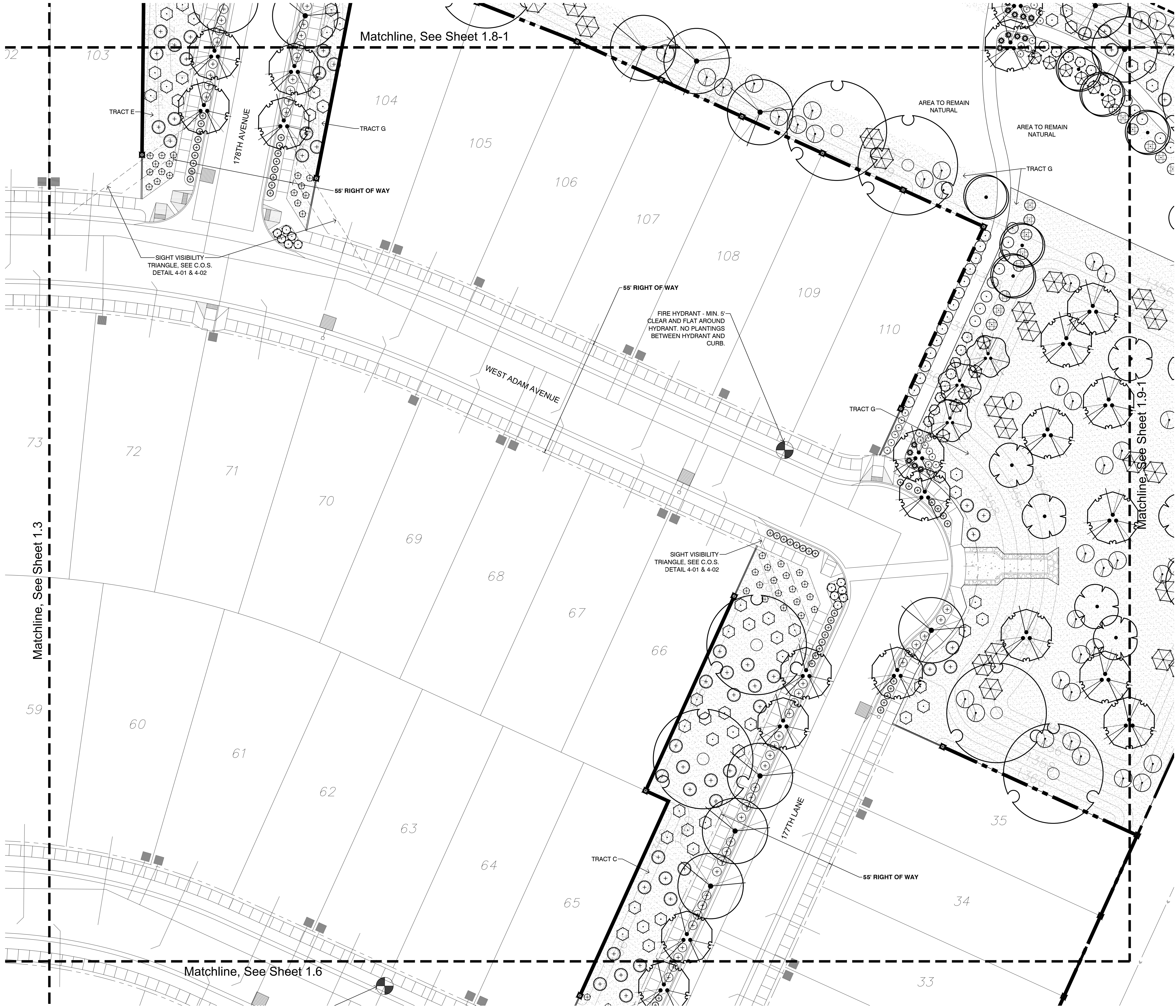
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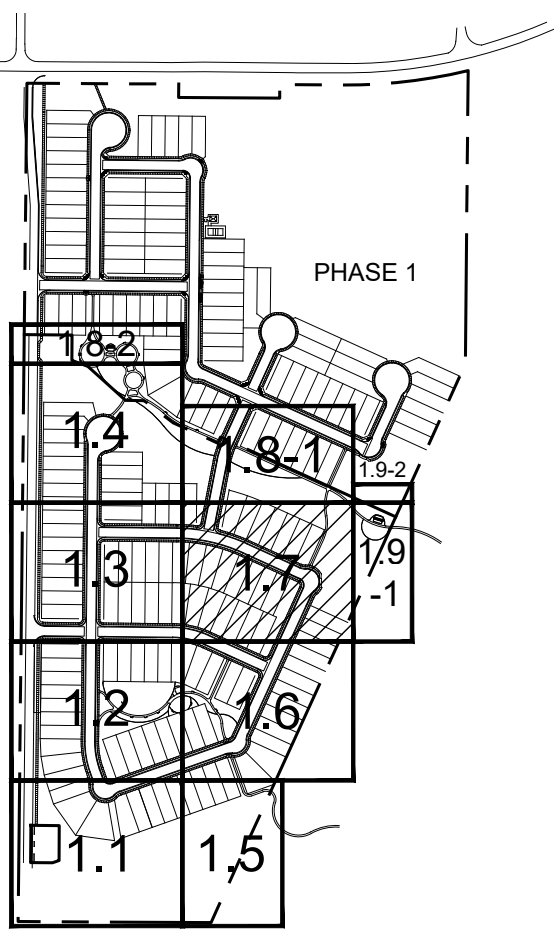
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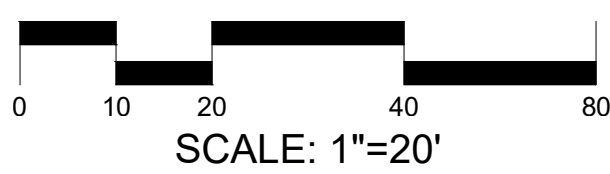


KEY
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PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	Acacia salicina	Willow Acacia
	Acacia willardiana	Palo Blanco
	Chilopsis linearis 'Arto Seedless'	Desert Willow
	Parkinsonia praecox	Palo Brea
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde
	Pistacia chinensis	Chinese Pistache
	Pistacia chinensis	Chinese Pistache Multi-Trunk
	Prosopis glandulosa 'Maverick' TM	Honey Mesquite
	Quercus virginiana	Southern Live Oak
	Rhus lancea	African Sumac
	Ulmus parvifolia 'True Green'	True Green Lacebark Elm
SHRUBS	BOTANICAL NAME	COMMON NAME
	Agave angustifolia marginata	Ribbon Agave
	Bougainvillea x 'Monie'	Camarillo Fiesta Bougainvillea
	Caesalpinia gilliesii	Yellow Bird of Paradise
	Caesalpinia pulcherrima	Red Bird Of Paradise
	Calliandra californica	Red Baja Fairy Duster
	Eremophila maculata 'Valentine'	Emu Bush
	Fouquieria splendens	Ocotillo
	Hesperaloe parviflora	Red Yucca
	Lantana camara	Bush Lantana
	Larrea tridentata	Cresote Bush
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Texas Sage
	Ruellia penninsularis	Baja Ruellia
	Vauquelinia californica	Arizona Rosewood
GRASSES	BOTANICAL NAME	COMMON NAME
	Aristida purpurea	Purple Threeawn
	Muhlenbergia capillaris 'Lenca'	Regal Mist Pink Muhly
	Muhlenbergia rigens	Deer Grass
	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass
GROUND COVERS	BOTANICAL NAME	COMMON NAME
	Decomposed Granite	'Superior Gold'
	Decomposed Granite	'Superior Gold'
	Soft Fall	See Hardscape Details
SOD/SEED	BOTANICAL NAME	COMMON NAME
	Cynodon Dactylon 'Mid-Iron'	'Mid-Iron' Bermuda Grass



WILLOW TRAILS
PHASE 2
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



PREPARED FOR:
FORESTAR
1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

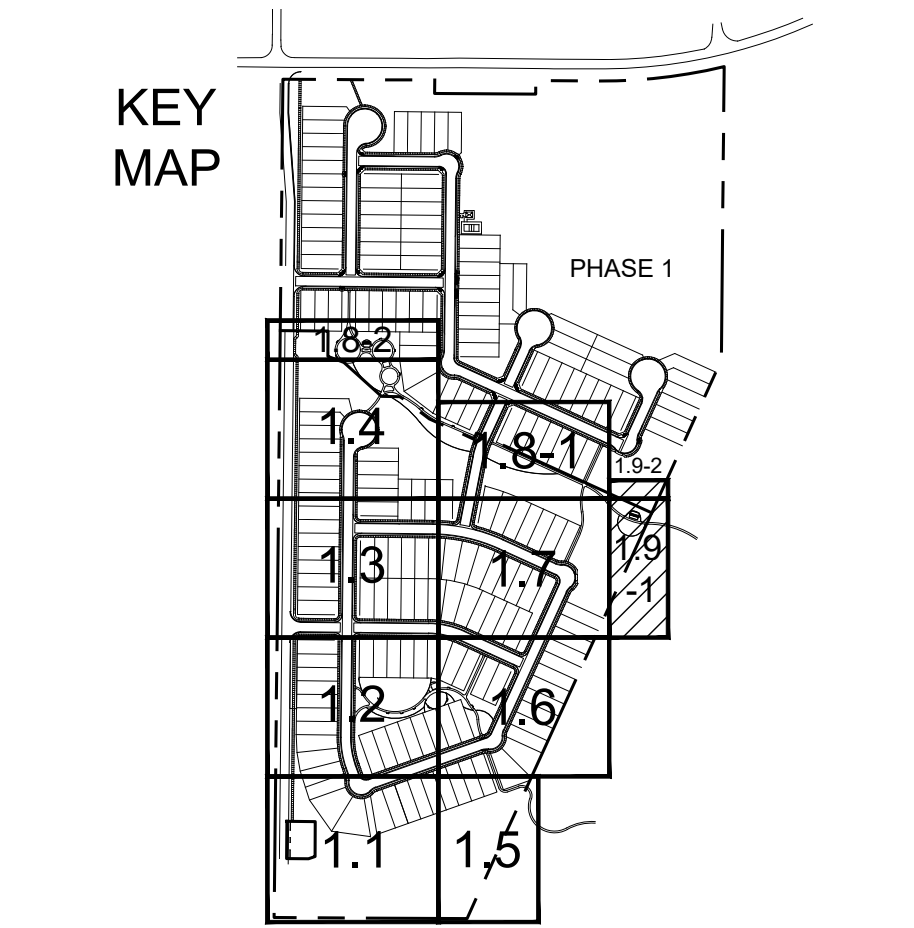
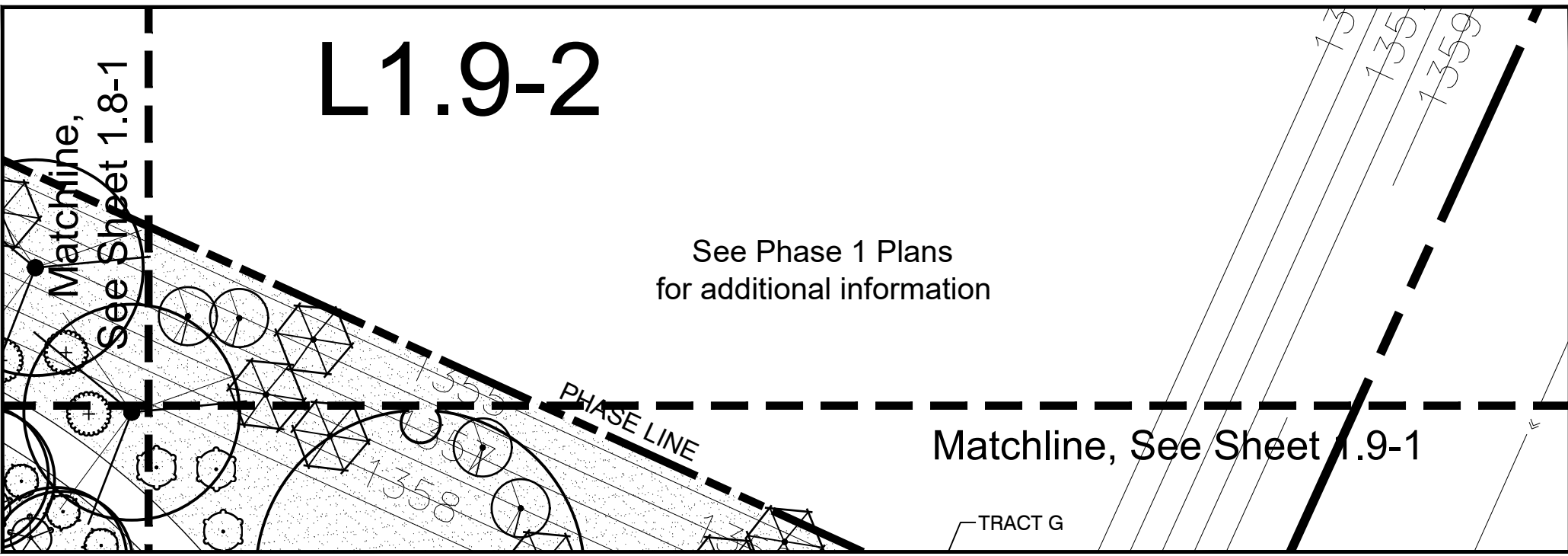
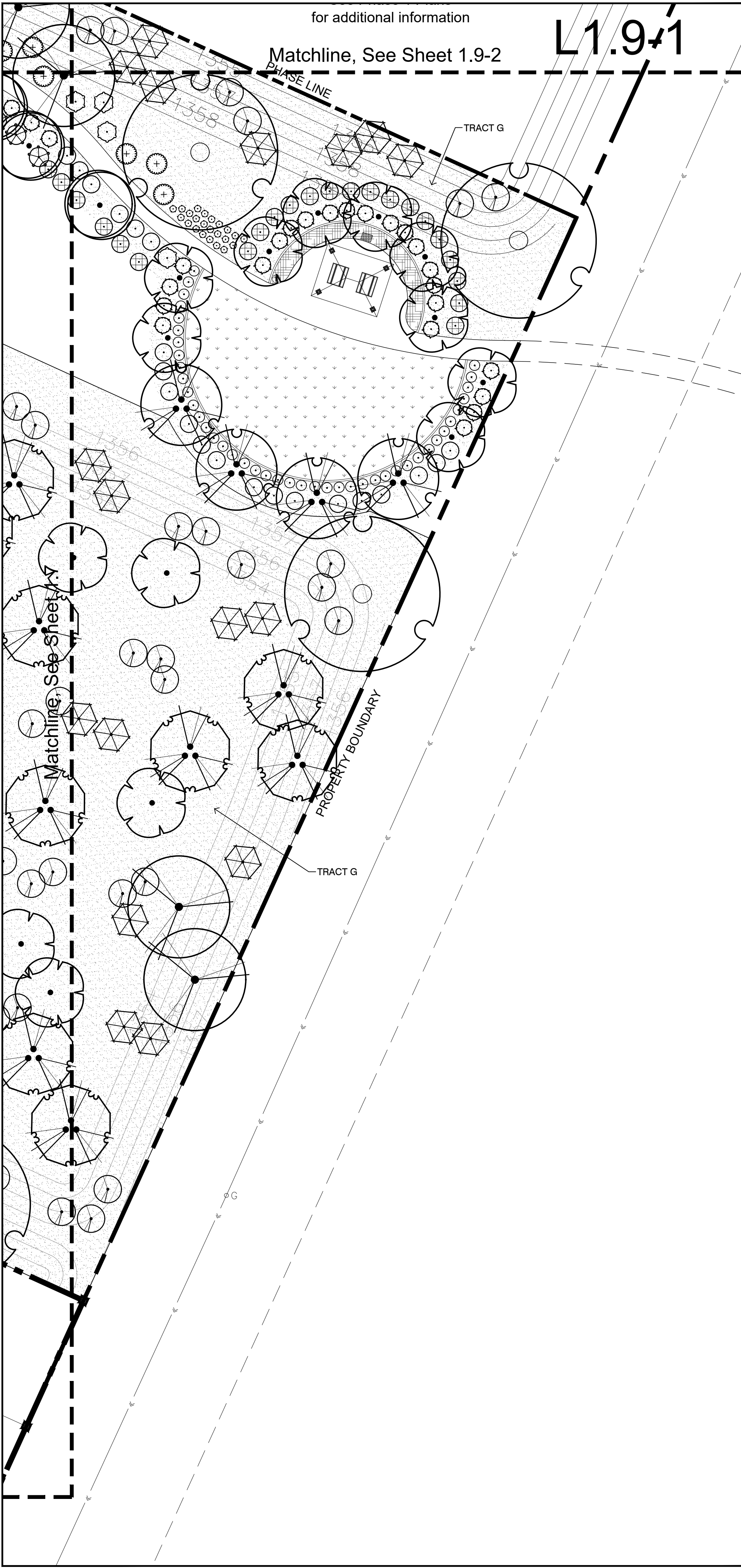
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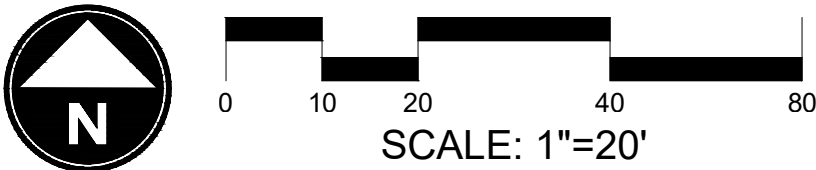
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CITY CASE # FS21-381



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	Acacia salicina	Willow Acacia
	Acacia willardiana	Palo Blanco
	Chilopsis linearis 'Arts Seedless'	Desert Willow
	Parkinsonia praecox	Palo Brea
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde
	Pistacia chinensis	Chinese Pistache
	Pistacia chinensis	Chinese Pistache Multi-Trunk
	Prosopis glandulosa 'Maverick' TM	Honey Mesquite
	Quercus virginiana	Southern Live Oak
	Rhus lancea	African Sumac
	Ulmus parvifolia 'True Green'	True Green Lacebark Elm
SHRUBS	BOTANICAL NAME	COMMON NAME
	Agave angustifolia marginata	Ribbon Agave
	Bougainvillea x 'Monie'	Camarillo Fiesta Bougainvillea
	Caesalpinia gilliesii	Yellow Bird Of Paradise
	Caesalpinia pulcherrima	Red Bird Of Paradise
	Calliandra californica	Red Baja Fairy Duster
	Eremophila maculata 'Valentine'	Emu Bush
	Fouquieria splendens	Ocotillo
	Hesperaloe parviflora	Red Yucca
	Lantana camara	Bush Lantana
	Larrea tridentata	Creosote Bush
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Texas Sage
	Ruellia penninsularis	Baja Ruellia
	Vauquelinia californica	Arizona Rosewood
GRASSES	BOTANICAL NAME	COMMON NAME
	Aristida purpurea	Purple Threeawn
	Muhlenbergia capillaris 'Lenca'	Regal Mist Pink Muhly
	Muhlenbergia rigens	Deer Grass
	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass
GROUND COVERS	BOTANICAL NAME	COMMON NAME
	Decomposed Granite	'Superior Gold'
	Decomposed Granite	'Superior Gold'
	Sof' Fall	See Hardscape Details
SOD/SEED	BOTANICAL NAME	COMMON NAME
	Cynodon Dactylon 'Mid-Iron'	'Mid-Iron' Bermuda Grass



WILLOW TRAILS

PHASE 2

CONSTRUCTION DOCUMENTS

CITY OF SURPRISE, ARIZONA



PREPARED FOR:

FORESTAR

1661 EAST CAMELBACK, SUITE 330
Phoenix, Arizona 85016
(480) 368-2357

DATE:	JUNE 1, 2023
PROJECT:	000.0000.81
DRAWN BY:	DL
REVIEW BY:	EL
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REVISIONS:	

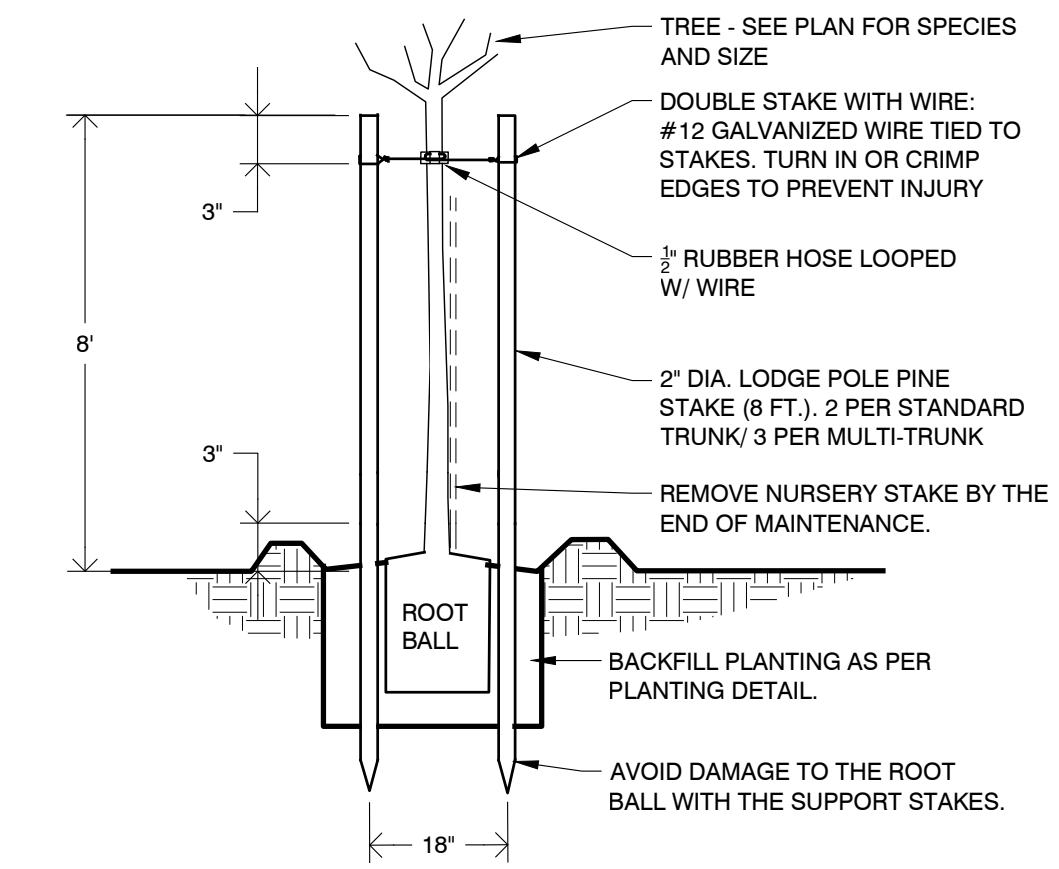
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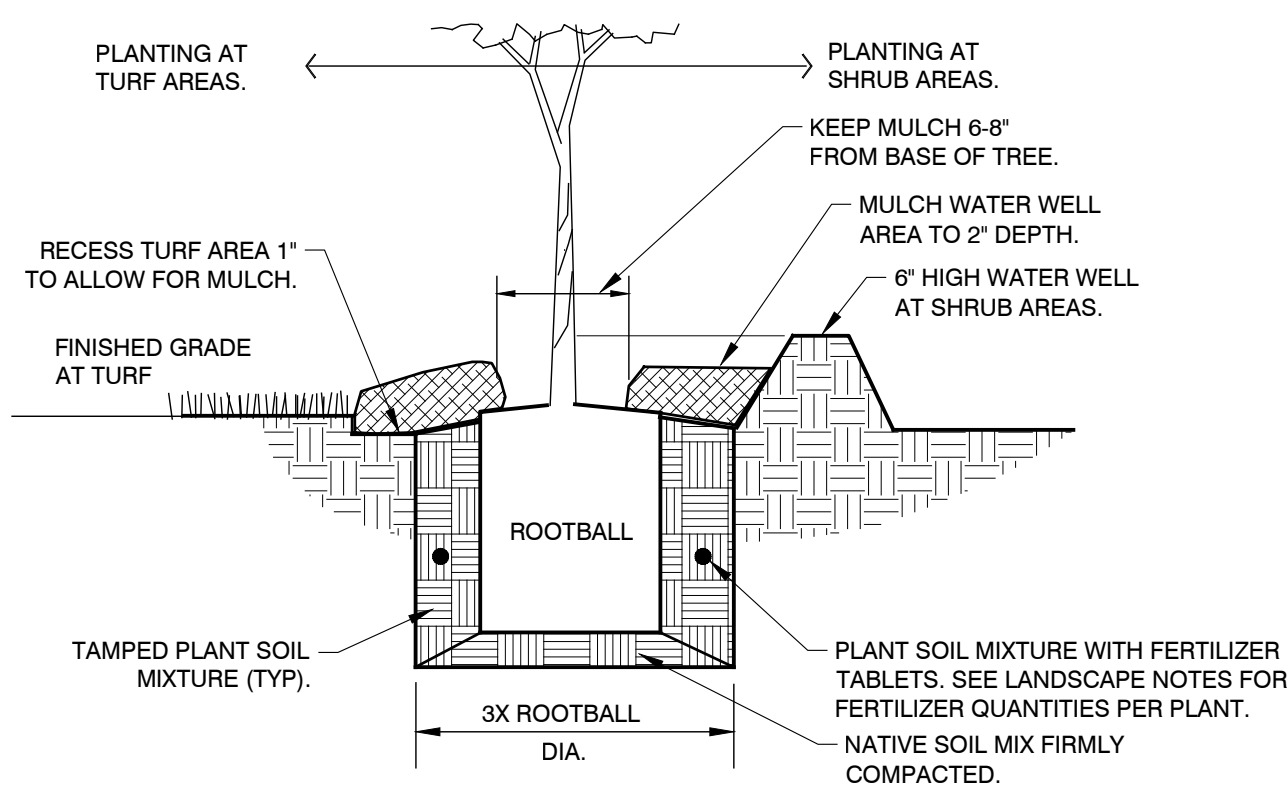
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L1.9

NOTE:
LANDSCAPE MAINTENANCE CONTRACTOR
SHALL REMOVE ALL TREE STAKES &
TIES AFTER (2) TWO YEARS

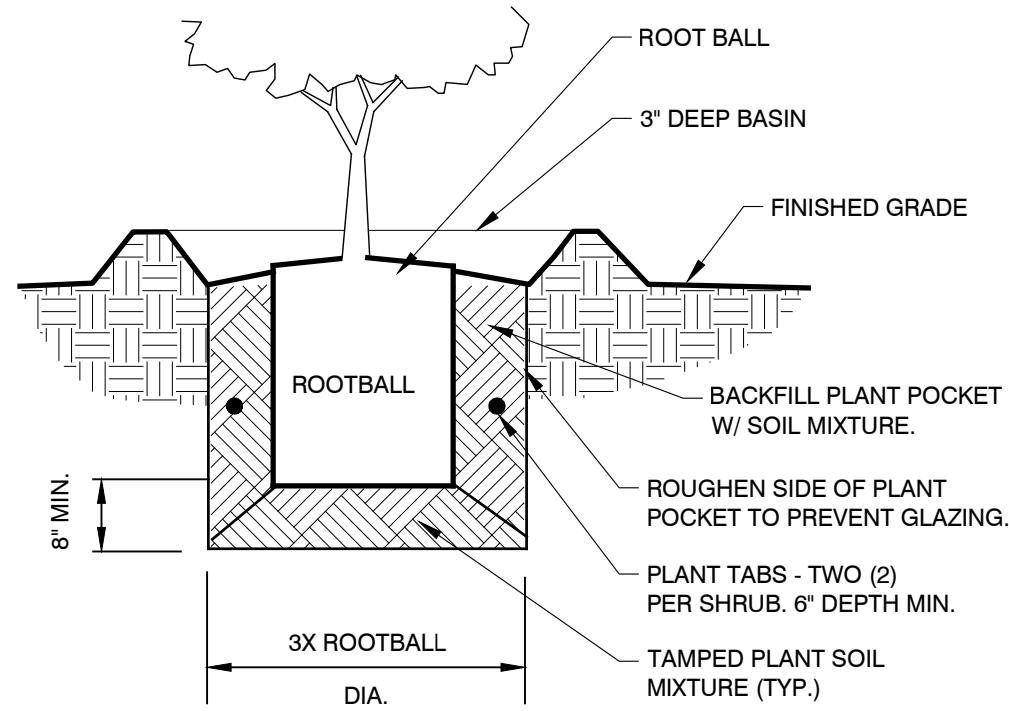


STAKING DETAIL



PLANT PIT DETAIL

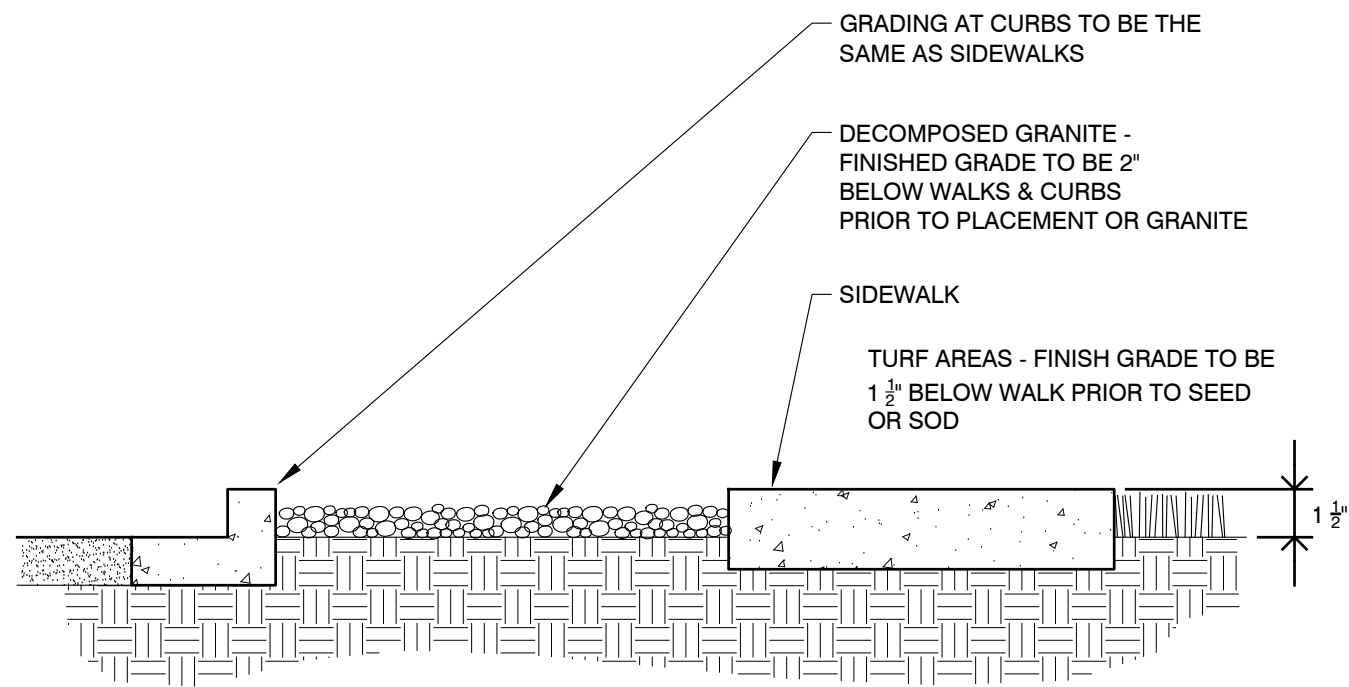
NOTE:
FOR SHRUB PLANTING ON SLOPES, REFER TO
SLOPE PLANTING DETAIL



3 SHRUB PLANTING

NTS

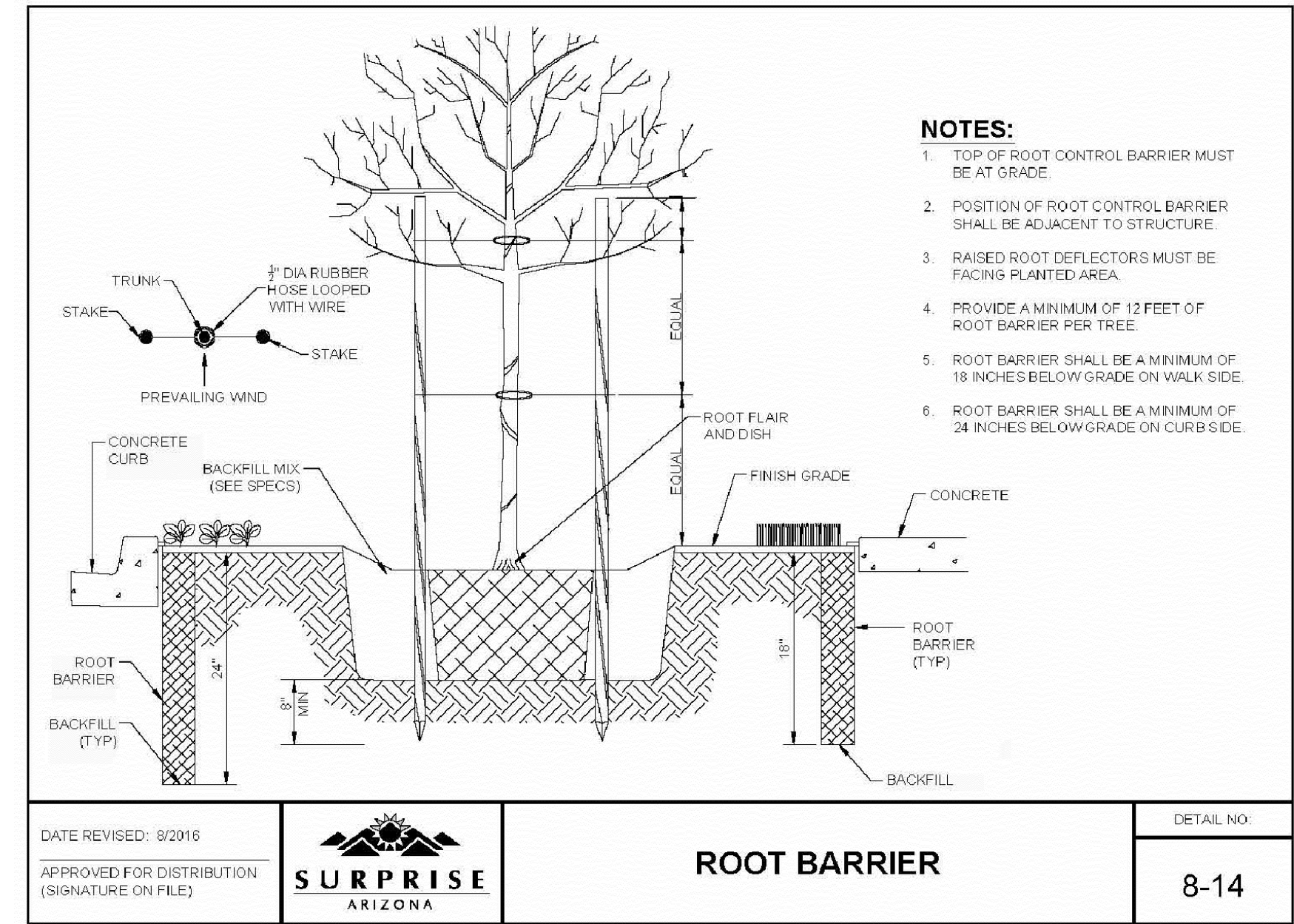
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6 GRADING @ WALKS/ CURBS

NTS

033344-02



7 ROOT BARRIER

NTS

1 TREE PLANTING

NTS

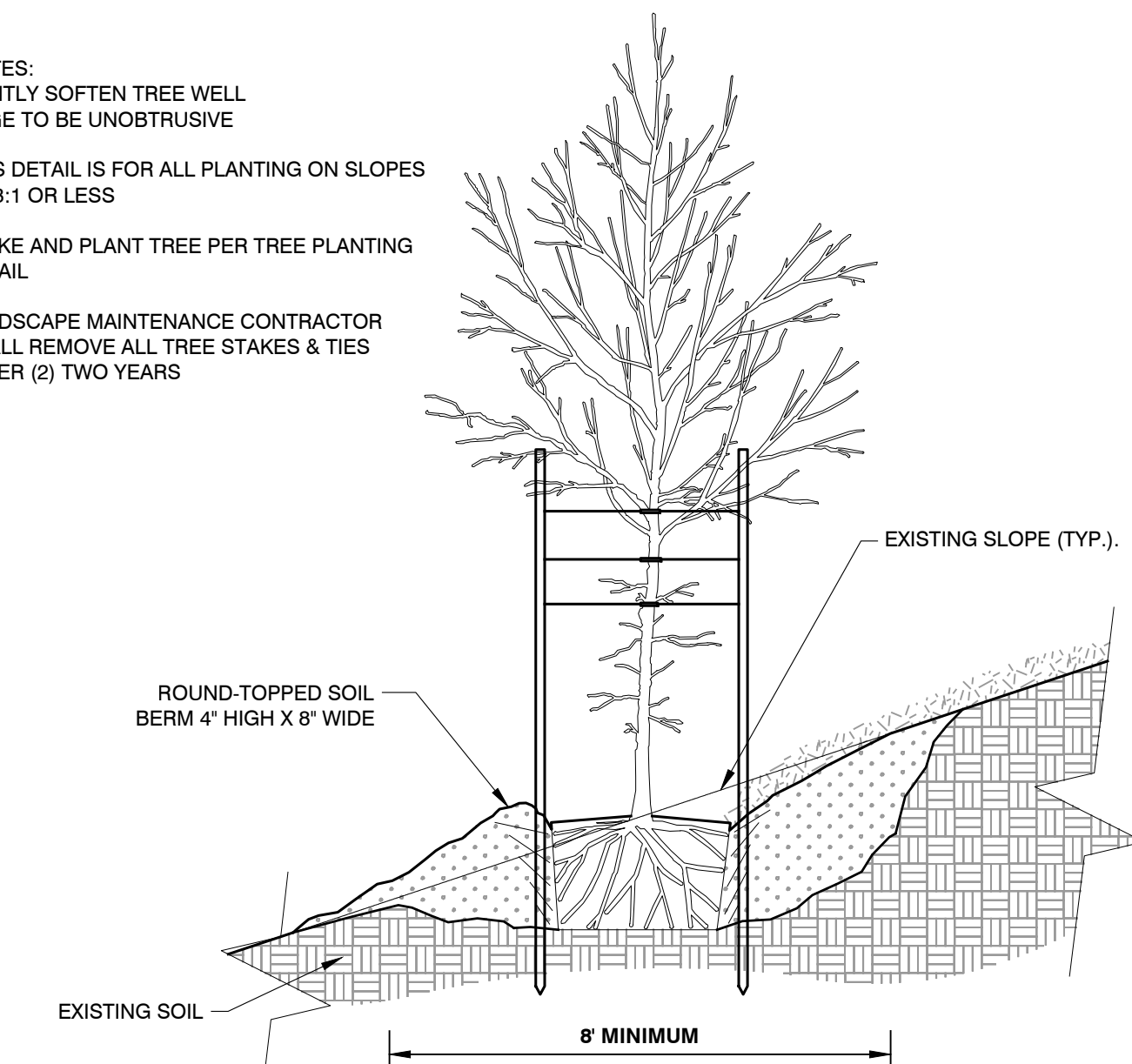
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NOTES:
GENTLY SOFTEN TREE WELL
EDGE TO BE UNOBTUSIVE

THIS DETAIL IS FOR ALL PLANTING ON SLOPES
OF 3:1 OR LESS

STAKE AND PLANT TREE PER TREE PLANTING
DETAIL

LANDSCAPE MAINTENANCE CONTRACTOR
SHALL REMOVE ALL TREE STAKES & TIES
AFTER (2) TWO YEARS



2 SLOPE PLANTING

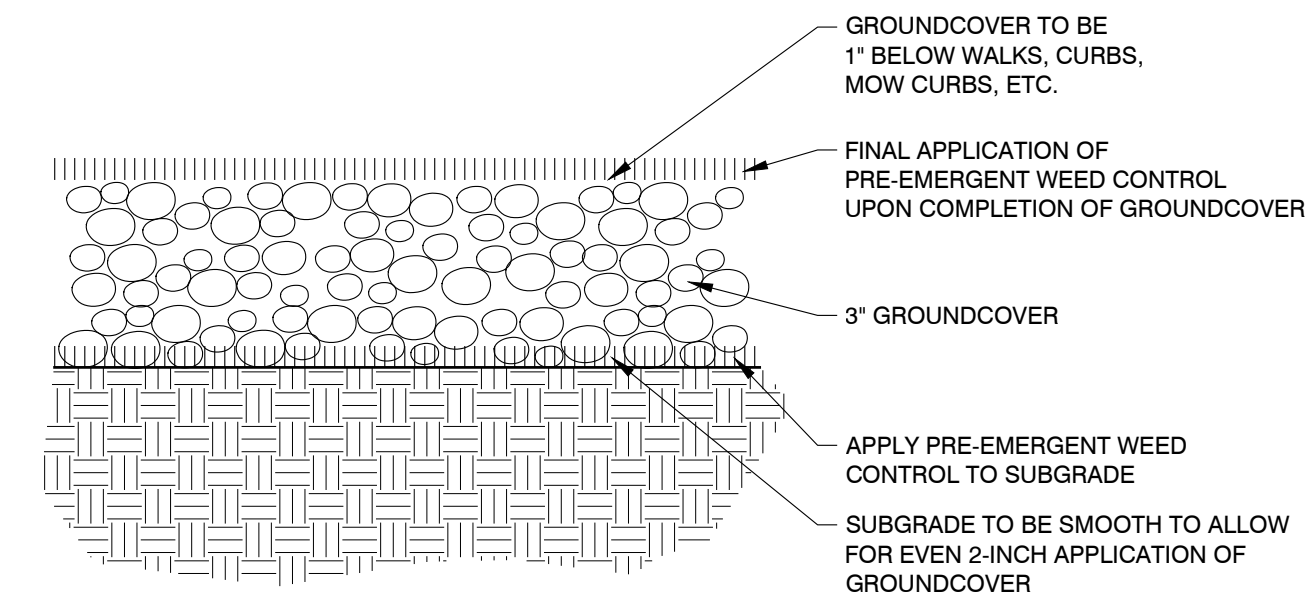
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329343-02

4 GROUNDCOVER

NTS

DETAIL-FILE



NOTE:
EACH APPLICATION OF SURFLAN TO BE APPLIED AT 2-5 QUARTS PER ACRE.
CONTRACTOR TO CALL & VERIFY EACH APPLICATION WITH THE PROJECT
LANDSCAPE ARCHITECT OR OWNERS AGENT.

5 DECOMPOSED GRANITE

NTS

321516-02



WILLOW TRAILS

PHASE 2

CONSTRUCTION DOCUMENTS

CITY OF SURPRISE, ARIZONA



PREPARED FOR:

FORESTAR
1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

DATE:	JUNE 1, 2023
PROJECT:	000.0000.81
DRAWN BY:	DL
REVIEW BY:	EL
VERSION:	
REVISIONS:	

SHEET TITLE:
**LANDSCAPE
DETAILS**

SHEET NUMBER:

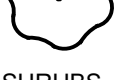
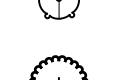
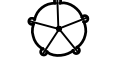
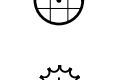
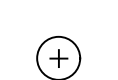
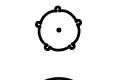
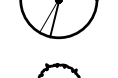
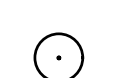
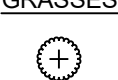
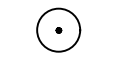
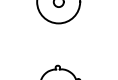
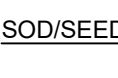
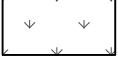
L1.10

CITY CASE # FS21-381

WILLOW TRAILS

Phase 2 Landscape Maintenance Schedule

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	EMITTER ALLOCATION	MAINTENANCE NOTES
	Acacia salicina	Willow Acacia	36" Box	54	See Tree Emitter Schedule	Stake As Required - See Tree Planting Detail Trim Canopy To 70% Height Of Tree, Remove Suckers
	Acacia willardiana	Palo Blanco	24" Box	20	See Tree Emitter Schedule	Multi-Trunk Tree - Stake As Req. - See Tree Planting Detail Trim Canopy To 70% Height Of Tree
	Chilopsis linearis 'Arts Seedless'	Desert Willow	36" Box	67	See Tree Emitter Schedule	Multi-Trunk Tree - Stake As Req. - See Tree Planting Detail Trim Canopy To 70% Height Of Tree
	Parkinsonia praecox	Palo Brea	24" Box	6	See Tree Emitter Schedule	Multi-Trunk Tree - Stake As Req. - See Tree Planting Detail Trim Canopy To 70% Height Of Tree
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	24" Box	15	See Tree Emitter Schedule	Multi-Trunk Tree - Stake As Req. - See Tree Planting Detail Trim Canopy To 70% Height Of Tree
	Pistacia chinensis	Chinese Pistache	24" Box	69	See Tree Emitter Schedule	Stake As Required - See Tree Planting Detail Trim Canopy To 70% Height Of Tree, Remove Suckers
	Pistacia chinensis	Chinese Pistache Multi-Trunk	24" Box	4	See Tree Emitter Schedule	Multi-Trunk Tree - Stake As Req. - See Tree Planting Detail Trim Canopy To 70% Height Of Tree
	Prosopis glandulosa 'Maverick'™	Honey Mesquite	24" Box	11	See Tree Emitter Schedule	Stake As Required - See Tree Planting Detail Trim Canopy To 70% Height Of Tree, Remove Suckers
	Quercus virginiana	Southern Live Oak	24" Box	26	See Tree Emitter Schedule	Stake As Required - See Tree Planting Detail Trim Canopy To 70% Height Of Tree, Remove Suckers
	Rhus lancea	African Sumac	24" Box	28	See Tree Emitter Schedule	Stake As Required - See Tree Planting Detail Trim Canopy To 70% Height Of Tree, Remove Suckers
	Ulmus parvifolia 'True Green'	True Green Lacebark Elm	24" Box	39	EMITTER ALLOCATION	MAINTENANCE NOTES
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	2.0 GPH Emitter	Trim Dead Or Dying Foliage As Needed Year Round. Remove Agave "Pups" As Needed Throughout The Year.
	Agave angustifolia marginata	Ribbon Agave	5 gal.	117	2.0 GPH Emitter	Trim Shrub Back To 18" Height April 1st Each Year Do Not Over Water Or Will Die
	Bougainvillea x 'Monle'	Camarillo Fiesta Bougainvillea	5 gal.	122	2.0 GPH Emitter	Trim Shrub To 6' Height November 1st Each Year
	Caesalpinia gilliesii	Yellow Bird of Paradise	5 gal.	148	2.0 GPH Emitter	Trim Shrub To 6' Height November 1st Each Year
	Caesalpinia pulcherrima	Red Bird Of Paradise	5 gal.	158	2.0 GPH Emitter	Trim Shrub To 6' Height November 1st Each Year
	Calliandra californica	Red Baja Fairy Duster	5 gal.	96	2.0 GPH Emitter	Plant Does Not Require Maintenance
	Eremophila maculata 'Valentine'	Emu Bush	5 gal.	83	2.0 GPH Emitter	Remove Dead Branches As Necessary
	Fouquieria splendens	Ocotillo	5 gal.	7	2.0 GPH Emitter	Trim Dead Or Dying Flower Stalks By June 1st Each Year
	Hesperaloe parviflora	Red Yucca	1 gal.	437	2.0 GPH Emitter	Trim Plant To 1/3rd Mature Size On April 1st Each Year
	Lantana camara	Bush Lantana	5 gal.	94	2.0 GPH Emitter	Remove Dead Branches As Necessary
	Larrea tridentata	Creosote Bush	5 gal.	175	2.0 GPH Emitter	Trim Shrub Back To 18" Height April 1st Each Year Do Not Over Water Or Will Die
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Texas Sage	5 gal.	120	2.0 GPH Emitter	Trim As Needed And To Maintain Form
	Ruellia penninsularis	Baja Ruellia	5 gal.	352	2.0 GPH Emitter	Trim To Maintain Size And Shape As Needed
	Vauquelinia californica	Arizona Rosewood	5 gal.	122	1.0 GPH Emitter	Refer To Ornamental Grass Maintenance Notes On Sheet L1.11
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	1.0 GPH Emitter	Refer To Ornamental Grass Maintenance Notes On Sheet L1.11
	Aristida purpurea	Purple Threawn	5 gal.	207	1.0 GPH Emitter	Refer To Ornamental Grass Maintenance Notes On Sheet L1.11
	Muhlenbergia capillaris 'Lenca'	Regal Mist Pink Muhly	1 gal.	497	1.0 GPH Emitter	Refer To Ornamental Grass Maintenance Notes On Sheet L1.11
	Muhlenbergia rigens	Deer Grass	1 gal.	158	1.0 GPH Emitter	Refer To Ornamental Grass Maintenance Notes On Sheet L1.11
	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass	1 gal.	327	1.0 GPH Emitter	Refer To Ornamental Grass Maintenance Notes On Sheet L1.11
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	NOTES	
	Decomposed Granite	'Superior Gold'	3/8" Minus	8,652 sf	3" DEPTH 80.1 CY	
	Decomposed Granite	'Superior Gold'	7/8" Minus	216,064 sf	3" DEPTH 2,002.5 CY	
	Sof' Fall	See Hardscape Details	---	1,938 sf	3" DEPTH 18.0 CY	
SOD/SEED	BOTANICAL NAME	COMMON NAME	SIZE	QTY	NOTES	
	Cynodon Dactylon 'Mid-Iron'	'Mid-Iron' Bermuda Grass	sod	24,749 sf	See Irrigation Plans	

Monthly Maintenance Schedule:

January

- LAWN MAINTENANCE/PERENNIAL RYE GRASS
FERTILIZE ONCE W/ A 3-1-2 RATIO (E.G. 21-7-14)

February

- LAWN MAINTENANCE/PERENNIAL RYE GRASS
FERTILIZE ONCE W/ A 3-1-2 RATIO (E.G. 21-7-14) / PRE-EMERGENT TO CONTROL SPRING AND EARLY
SUMMER WEEDS, APPLY ONE TIME FEB. 25 - MARCH 5TH.
- TRIM ALL ORNAMENTAL GRASS BACK TO 6" IN HEIGHT W/ GAS POWERED TRIMMER AND A
BRUSHCUTTER BLADE. (SEE ORNAMENTAL GRASS MAINTENANCE NOTES TO THE RIGHT.)

March

- LAWN MAINTENANCE/PERENNIAL RYE GRASS FERTILIZED ONCE W/ A 3-1-2 RATIO (E.G. 21-7-14)
- TRIM BAJA RUELLIA BACK TO 18" IN HEIGHT ON MARCH 1ST.

April

- LAWN MAINTENANCE/PERENNIAL RYE GRASS
FERTILIZE ONCE W/ A 3-1-2 RATIO (E.G. 21-7-14) MAINTAIN RYEGRASS AT 3/4" OR LOWER TO
ENCOURAGE SPRING TRASITION BACK TO BERMUDA GRASS.
- TRIM DWARF MYRTLE BACK TO 18" IN HEIGHT ON APRIL 1ST.
- TRIM COMPACT TEXAS RANGER BACK TO 18" IN HEIGHT ON APRIL 1ST.
- TRIM THUNDER CLOUD TEXAS SAGE BACK TO 18" IN HEIGHT ON APRIL 1ST.
- TRIM BUSH LANTANA TO 1/2 MATURE SIZE ON APRIL 1ST
- TRIM TEXAS FIRECRACKER BUSH DAMAGED LEAVES OFF ON APRIL 1ST

May

- LAWN MAINTENANCE/PERENNIAL RYE GRASS
FERTILIZE ONCE W/ A 3-1-2 RATIO (E.G. 21-7-14) MAINTAIN RYEGRASS AT 1/2" WITH A REEL LAWN
MOWER UNTIL THE OVERSEED DIES.

June

- LAWN MAINTENANCE/PERENNIAL BERMUDA GRASS FERTILIZED ONCE W/ A 3-1-2 RATIO (E.G. 21-7-14) -
MOW AT A RECOMMENDED HEIGHT, REMOVE THATCH WHEN MORE THAN 1/2" THICK, AERIFY AS
NEEDED DURING THE FIRST FOUR WEEKS OF SUMMER.
- TRIM RED YUCCA FLOWER STALKS BACK TO BASE OF PLANT ON JUNE 1ST.

July

- LAWN MAINTENANCE/PERENNIAL BERMUDA GRASS
FERTILIZE ONCE W/ A 3-1-2 RATIO (E.G. 21-7-14) - MOW AT A RECOMMENDED HEIGHT.

August

- LAWN MAINTENANCE/PERENNIAL BERMUDA GRASS FERTILIZED ONCE W/ A 3-1-2 RATIO (E.G. 21-7-14) -
MOW AT MAXIMUM RECOMMENDED HEIGHT TO ENHANCE STRESS TOLERANCE.

September

- LAWN MAINTENANCE/PERENNIAL BERMUDA GRASS FERTILIZED ONCE W/ A 3-1-2 RATIO (E.G. 21-7-14) -
MOW AT MAXIMUM RECOMMENDED HEIGHT TO ENHANCE STRESS TOLERANCE.
- TURN OFF TURF IRRIGATION ONE WEEK PRIOR TO SCALPING BERMUDA GRASS.

October

- LAWN MAINTENANCE/PERENNIAL RYE GRASS SCALP AND LIGHTLY DETHATCH BERMUDA GRASS NO
EARLIER THAN SEPT. 25TH.
- REPAIR AND ADJUST ROTOR SPRAY HEADS IF NEEDED
- PLANT PERENNIAL RYE GRASS AT A RATE OF 15 POUNDS PER 1000 SQUARE FEET. DO NOT FERTILIZE
OVERSEEDED RYE GRASS UNTIL AFTER 1ST MOWING.

November

- LAWN MAINTENANCE/PERENNIAL RYE GRASS WHEN OVERSEEDDED RYE GRASS IS 2", BARELY MOW THE
RYEGRASS, NO LOWER THAN 1 1/2". ONCE ESTABLISHED (WHEN EACH PLANT HAS 3 TO 4 BLADES) YOU
CAN LOWER THE MOWER HEIGHT.
- TRIM RED BIRD OF PARADISE TO 6' HEIGHT NOVEMBER 1ST.
- TRIM YELLOW BIRD OF PARADISE TO 6' HEIGHT NOVEMBER 1ST.
- TRIM RED BAJA FAIRY DUSTER TO 6' HEIGHT NOVEMBER 1ST.

December

- LAWN MAINTENANCE/PERENNIAL RYE GRASS
FERTILIZE ONCE W/ A 3-1-2 RATIO (E.G. 21-7-14)
- SPRAY PRE-EMERGENT (SURFLAN) IN DECOMPOSED GRANITE PLANTING AREAS DURING THE MONTH
OF DECEMBER (WEED CONTROL)

Turf Grass - Monthly Water Requirements:

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL TOTAL	
MONTHLY IRRIGATION														
HIGH TURF QUALITY	1.7"	2.4"	4.0"	5.9"	7.3"	7.4"	7.7"	7.3"	5.6"	4.2"	2.5"	1.6"	57.5"	NOTE: TURFGRASS CONSUMPTIVE USE VALUES FOR THE PHOENIX AREA WERE PROVIDED BY THE UNIVERSITY OF ARIZONA COOPERATIVE EXTENSION SERVICE.
ACCEPTABLE TURF QUALITY	1.4"	2.0"	3.4"	5.2"	6.3"	6.4"	6.7"	6.4"	4.8"	3.6"	2.1"	1.4"	49.9"	

Landscape Maintenance Intent:

THE PLANT PALETTE SELECTED FOR THIS PROJECT WAS BASED SOLELY ON THE NATURAL CHARACTERISTICS OF EACH PLANT SPECIES. THE PLANTS NATURAL SIZE, SHAPE, LEAF TEXTURE AND SEASONAL COLOR ARE ALL IMPORTANT ELEMENTS OF THE LANDSCAPE DESIGN. IN ORDER TO RETAIN THE NATURAL CHARACTERISTICS OF EACH PLANT AND KEEP THE INTEGRITY OF THE LANDSCAPE DESIGN, A SPECIALIZED PRUNING AND MAINTENANCE PROGRAM NEEDS TO BE IMPLEMENTED. IN ORDER TO ACHIEVE THIS OBJECTIVE, WE RECOMMEND TRIMMING INDIVIDUAL PLANTS BACK JUST ONCE A YEAR, AT A SPECIFIED TIME OF YEAR THIS WILL ALLOW EACH PLANT SPECIES TO RECOVER MUCH QUICKER, WHILE RETAINING THEIR NATURAL SHAPE AND FLOWERING CAPACITY THROUGHOUT THE REMAINDER OF THE YEAR IF WE ALLOW THE SAME PLANT TO BE TRIMMED ONCE A MONTH, IT WILL NOT ONLY DESTROY THE PLANTS NATURAL SHAPE AND FLOWERING CAPACITY, BUT EVENTUALLY LIMIT ITS ABILITY TO PRODUCE NEW GROWTH AND BECOME WOODY. THIS PROGRAM SHOULD ALSO REDUCE THE ANNUAL MAINTENANCE COSTS ON ALL SHRUBS AND GROUND COVER WHILE BALANCING THE MAINTENANCE REQUIREMENTS FOR EACH MONTH.

PLEASE REFER TO THE PLANT SCHEDULE FOR THE MAINTENANCE REQUIREMENTS OF EACH INDIVIDUAL PLANT.

Drip Irrigation Watering Schedule:

DAILY HIGH TEMP.	WATERING HRS.	DAY INTERVAL	EMITTER ALLOCATION
60-75 DEGREES	0.5 HOURS	EVERY OTHER DAY	SEE PLANT SCHEDULE
75-95 DEGREES	1.0 HOURS	EVERY OTHER DAY	SEE PLANT SCHEDULE
95-115 DEGREES	2.0 HOURS	EVERY OTHER DAY	SEE PLANT SCHEDULE

Turf Irrigation Watering Schedule:

ALL BURMUDA GRASS SHOULD BE DEEP WATERED TO PROMOTE DEEP ROOT GROWTH. ONCE ESTABLISHED, LANDSCAPE MAINTENANCE CONTRACTOR SHALL WATER THE TURF AREAS NO MORE THAN ONCE EVERY THREE DAYS. THE AMOUNT OF WATER APPLIED TO THE TURF AREA SHALL BE DIRECTLY PROPORTIONAL TO THE IRRIGATION SYSTEMS PRECIPITATION RATE AND THE AMOUNT OF WATER REQUIRED FOR BERMUDA GRASS OR RYE GRASS AT A SPECIFIC TIME OF YEAR. (SEE SCHEDULE FOR BURMUDA GRASS BELOW LEFT)

FOR RYE GRASS WATERING REQUIREMENTS, PLEASE REFER TO THE PHOENIX WATER CONSERVATION OFFICE (602.256.3370) OR THE ARIZONA REPUBLIC'S WEATHER PAGE, WHERE LAWN WATERING REQUIREMENTS ARE PUBLISHED DAILY.

Ornamental Grass Maintenance:

- STEP 1
WRAP A BUNGEE CORD AROUND THE BASE OF THE PLANT AND ROLL THE BUNGEE CHORD UP THE PLANT APPROXIMATELY 12 INCHES.

- STEP 2
STRETCH THE BUNGEE CHORD AGAIN AND DOUBLE IT UP AROUND THE DEER GRASS SO THAT IT IS TIGHT.

- STEP 3
CUT THE DEER GRASS OFF 6" ABOVE FINISHED GRADE WITH A GAS POWERED TRIMMER USING A BRUSHCUTTER BLADE.

Notes:

- TREES WILL NEED TO BE TRIMMED AT LEAST ONCE IN THE SPRING. SOME TREE SPECIES WILL ALSO NEED TO BE PRUNED DURING THE SUMMER AND FALL MONTHS.
- PALM TREES, AGAVES AND YUCCA SPECIES WILL NEED TO BE MAINTAINED ON AN INDIVIDUAL BASIS.
- RAKE DECOMPOSED GRANITE AREAS AT LEAST ONCE A MONTH



WILLOW TRAILS
PHASE 2
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



PREPARED FOR:



DATE: JUNE 1, 2023

PROJECT: 000.0000.81

DRAWN BY: DL

REVIEW BY: EL

VERSION:

REVISIONS:

SHEET TITLE:
LANDSCAPE
MAINTENANCE

SHEET NUMBER:

L1.11

WILLOW TRAILS

Phase 2 Irrigation Construction Documents

Irrigation Notes:

- ALL EXACT QUANTITIES OF EQUIPMENT REMAIN THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR AND NO ADDITIONAL COSTS TO THE OWNER WILL BE ACCEPTED AFTER BIDDING THIS PROJECT.
- PLANS ARE DIAGRAMMATIC AND APPROXIMATE. ALL VALVES AND PIPING SHALL BE LOCATED IN PLANTING AREAS AND ALL PIPING SHALL BE INSTALLED PRIOR TO PAVING WORK. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER PAVING EXCEPT WHERE SHOWN ON DRAWINGS. CAP ALL ENDS HAND TIGHT PRIOR TO BACKFILL.
- THE IRRIGATION SYSTEM IS DESIGNED FOR 70 STATIC PSI. CONTRACTOR SHALL VERIFY WATER PRESSURE IN THE FIELD PRIOR TO CONSTRUCTION. SHOULD A DISCREPANCY EXIST BETWEEN DESIGN PRESSURE AND ACTUAL PRESSURE, NOTIFY OWNERS AGENT IMMEDIATELY.
- CONTRACTOR TO CONFORM TO ALL STATE AND LOCAL CODES AND OBTAIN PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THE SITE.
- CONTRACTOR TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION. CONTACT BLUE STAKES CENTER (263-1100) 48 HOURS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL THE IMPROVEMENTS INDICATED IN THE IRRIGATION PLAN(S). HE/SHE SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, A DETAILED REVIEW OF ALL THE LANDSCAPE DOCUMENTS, AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AGENT.
- CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL SLEEVEING UNDER ALL PAVED SURFACES WITH THE GENERAL CONTRACTOR.
- PROVIDE PLASTIC VALVE BOXES FOR ALL UNDERGROUND VALVES, PRESET PRESSURE REGULATORS AND FLUSH PLUGS.
- USE ONLY #14 OR #12 (WHEN JUSTIFIED) DIRECT BURIAL COPPER WIRE FOR ALL UNDERGROUND WIRING. ALL WIRES RUNS TO BE CONTINUOUS FROM CONTROLLER TO CONTROL VALVE. USE ONLY EPOXY FILLED WATERPROOF WIRE ASSEMBLIES BY SPEARS (OR EQ.) FOR ALL WIRE SPLICES. COLOR COORDINATE AS INDICATED ON DRAWINGS.
- OBTAIN APPROVAL FROM THE OWNER'S AGENT OF STAKED LOCATIONS FOR ALL VALVES, MAINLINE AND THE AUTOMATIC CONTROLLER PRIOR TO INSTALLATION.
- THE MAINLINE FROM WATER SOURCE TO ELECTRIC VALVES AND QUICK COUPLERS WITH THE EXISTING WATER PRESSURE FOR A MINIMUM OF 12 HOURS. OBTAIN APPROVAL FROM OWNER'S AGENT BEFORE BACKFILLING.
- ALL PVC PASSING UNDER WALKS, DRIVES, CONCRETE AND THROUGH FOOTINGS SHALL BE SCHEDULE 40 PVC PIPE MINIMUM TWO SIZES LARGER THAN THE PIPE PASSING THROUGH.
- EXACT PIPE SIZING AND FOOTAGE REMAIN THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR.
- USE TEFLON PIPE OR PIPE JOINT COMPOUND ON ALL THREADED JOINTS.
- ALL DRIP SYSTEM LATERAL PIPING SHALL BE $\frac{3}{4}$ " CLASS 200. ALL FITTINGS SHALL BE A MINIMUM OF SCHEDULE 2 PVC.
- COORDINATE IRRIGATION WORK WITH PLANTING PLANS TO AVOID CONFLICTING LOCATIONS BETWEEN PIPING AND PLANT PITS.
- PROVED TYPED WATERING SCHEDULE ENCASED IN PLASTIC AND ATTACHED TO INSIDE DOOR OF EACH CONTROLLER.
- PRIOR TO INITIATING 90-DAY MAINTENANCE PERIOD, TEST TO DEMONSTRATE WITH OWNER'S AGENT PRESENT, THAT THE SYSTEM IN FULLY OPERATIONAL. PROVIDE WRITTEN RECOMMENDATION OF SUGGESTED WATER SCHEDULES FOR SEASONAL REQUIREMENTS.
- PROVIDE WRITTEN 18 MONTH GUARANTEE FOR ALL SPRINKLER MATERIAL DATED FROM MATERIALS AND EQUIPMENT NECESSARY TO RESTORE THE FULL OPERATION OF THE SYSTEM, AND REPLACE PLANT MATERIAL THAT DIED AS A DIRECT RESULT OF THE FAILURE.
- ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.
- IRRIGATION ZONES ARE IDENTIFIED WITH THE FOLLOWING SYMBOL:

VALVE CALLOUT

-	← CONTROLLER & STATION NO.
-	← FLOW (IN GPM)
1-1/2"	← VALVE SIZE
-	← S = SHRUB EMITTERS
-	← T = TREE EMITTERS

Emitter Notes:

- INSTALL ONE SL-206 ($\frac{1}{2}$ GPH), SL-210 (1 GPH), SL-220 (2-GPH) SINGLE OUTLET EMITTER PER SHRUB OR GROUND COVER AS REQUIRED. SEE LANDSCAPE SCHEDULE FOR APPROPRIATE EMITTER APPLICATION (SEE IRRIGATION DETAILS)
- INSTALL ONE ML-210 (1.0 GPH) MULTI OUTLET EMITTER PER GROUND COVER BED. EACH MULTI-PORT EMITTER SHALL BE CENTERED TO IRRIGATE 6 GROUND COVER PLANTS AS REQUIRED. SEE LANDSCAPE SCHEDULE FOR APPROPRIATE EMITTER APPLICATION (SEE IRRIGATION DETAILS)
- INSTALL ONE OR TWO ML220 (2.0 GPH) MULTI OUTLET EMITTER PER TREE AS REQUIRED. (SEE IRRIGATION DETAILS)
- INSTALL ALL EMITTER UPGRADE FROM PLANT MATERIAL.
- USE RIGID PVC AS EMITTER LATERALS THROUGHOUT.
- INSTALL FLUSH END CAPS AT ALL ENDS OF LATERALS AS SHOWN.
- INSTALL EQUIPMENT AS PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.

Tree Emitter Schedule:

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

Sheet Index:

SHEET I0.1	IRRIGATION COVER SHEET
SHEET I0.2	OVERALL IRRIGATION PLAN
SHEET I1.0	IRRIGATION PLAN
SHEET I2.0	IRRIGATION PLAN
SHEET I3.0	IRRIGATION PLAN
SHEET I4.0	IRRIGATION PLAN
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SHEET I6.0	IRRIGATION PLAN
SHEET I7.0	IRRIGATION PLAN
SHEET I8.0	IRRIGATION PLAN
SHEET I9.0	IRRIGATION PLAN
SHEET I10.0	IRRIGATION DETAILS
SHEET I11.0	IRRIGATION DETAILS

Irrigation Schedule

IRRIGATION EQUIPMENT

-  IRRIGATION SERVICE AND BFP. SEE CIVIL PLANS
-  RAINBIRD PEB SERIES REMOTE CONTROL VALVE FOR TURF
-  RAIN BIRD XCZ 100-PEB 1" ELEC. VALVE, 1" Y-FILTER, & 3/4" SENNINGER PRESSURE REGULATOR FOR DRIP
-  HUNTER I-CORE CONTROLLER AND ENCLOSURE
-  RAINBIRD 5-LRC 1" QUICK COUPLER VALVE
-  BRASS MAIN LINE GATE VALVE

ROTORS

HUNTER PRO-SPRAY PRS40 SPRAY BODY (PROS-04-PRS40-CV)
W/ HUNTER MP ROTATOR 2000 SERIES NOZZLES @ 40 PSI

- ① MP2000-90 (90° - 210°)
- ② MP2000-210 (210° - 270°)
- ③ MP2000-360 (360°)

HUNTER PRO-SPRAY PRS40 SPRAY BODY (PROS-04-PRS40-CV)
W/ HUNTER MP ROTATOR 3000 SERIES NOZZLES @ 40 PSI

- ④ MP3000-90 (90° - 210°)
- ⑤ MP3000-210 (210° - 270°)
- ⑥ MP3000-360 (360°)

HUNTER I-25-04 ROTOR @ 50 PSI

-  PART CIRCLE (04 NOZZLE)
-  PART CIRCLE (08 NOZZLE)
-  FULL CIRCLE (08 NOZZLE)

USE BOWSMITH 1/2" THREADED MULTI-OUTLET & SINGLE OUTLET EMITTERS PER EMITTER SCHEDULE

-  SCHEDULE 40 PVC MAIN LINE PIPE
-  CLASS 200 PVC LATERAL LINE PIPE
-  3/4" CLASS 200 PVC EMITTER PIPE TO SHRUBS
-  3/4" CLASS 200 PVC EMITTER PIPE TO TREES
-  3/4" CLASS 200 PVC EMITTER PIPE TO TREES

-  SCHEDULE 40 PVC PIPE SLEEVE - MINIMUM 4"
-  SCHEDULE 40 PVC WIRE SLEEVE - 2"

CONTROL VALVE DESIGNATION:

-	← CONTROLLER & STATION NO.
-	← FLOW (IN GPM)
1-1/2"	← VALVE SIZE
-	← S = SHRUB EMITTERS
-	← T = TREE EMITTERS



WILLOW TRAILS

PHASE 2

CONSTRUCTION DOCUMENTS

CITY OF SURPRISE, ARIZONA



PREPARED FOR:



DATE: JUNE 1, 2023

PROJECT: 000.0000.81

DRAWN BY: DL

REVIEW BY: EL

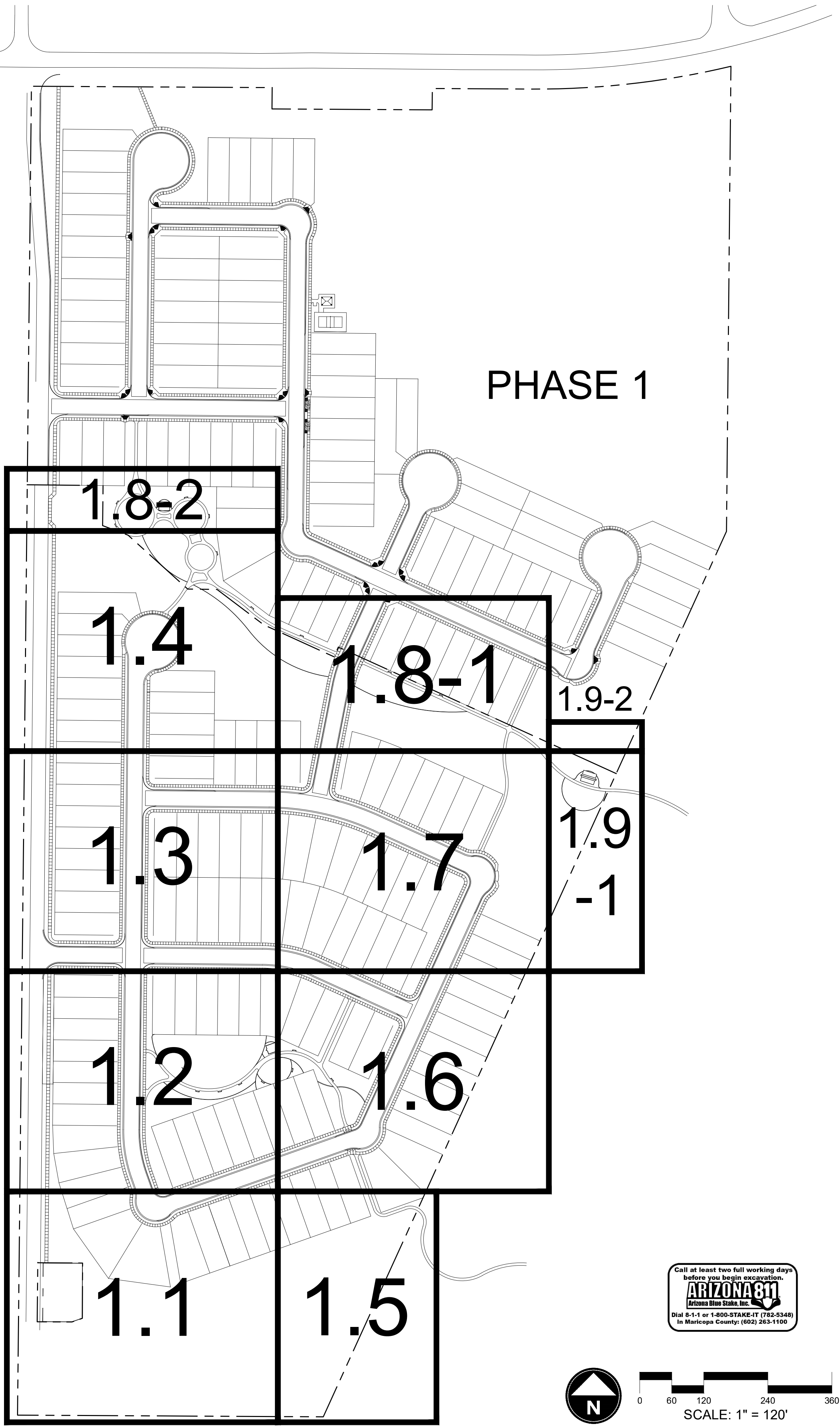
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REVISIONS:

SHEET TITLE:
IRRIGATION
COVER SHEET

SHEET NUMBER:

10.1



Irrigation Schedule

IRRIGATION EQUIPMENT

- ⊗ IRRIGATION SERVICE AND BFP.
- M SEE CIVIL PLANS
- RAINBIRD PEB SERIES REMOTE CONTROL VALVE FOR TURF
- RAIN BIRD XCZ 100-PEB 1" ELEC. VALVE, 1" Y-FILTER, & 3/4" SENNINGER PRESSURE REGULATOR FOR DRIP
- # HUNTER I-CORE CONTROLLER AND ENCLOSURE
- RAINBIRD 5-LRC 1" QUICK COUPLER VALVE
- ⌵ BRASS MAIN LINE GATE VALVE

ROTORS

HUNTER PRO-SPRAY PRS40 SPRAY BODY (PROS-04-PRS40-CV)
W/ HUNTER MP ROTATOR 2000 SERIES NOZZLES @ 40 PSI

- ① MP2000-90 (90° - 210°)
- ② MP2000-210 (210° - 270°)
- ③ MP2000-360 (360°)

HUNTER PRO-SPRAY PRS40 SPRAY BODY (PROS-04-PRS40-CV)
W/ HUNTER MP ROTATOR 3000 SERIES NOZZLES @ 40 PSI

- ④ MP3000-90 (90° - 210°)
- ⑤ MP3000-210 (210° - 270°)
- ⑥ MP3000-360 (360°)

HUNTER I-25-04 ROTOR @ 50 PSI

- ⦿ PART CIRCLE (04 NOZZLE)
- ⦿ PART CIRCLE (08 NOZZLE)
- ⦿ FULL CIRCLE (08 NOZZLE)

USE BOWSMITH 1/2" THREADED MULTI-OUTLET &
SINGLE OUTLET EMITTERS PER EMITTER SCHEDULE

- SCHEDULE 40 PVC MAIN LINE PIPE
- CLASS 200 PVC LATERAL LINE PIPE
- - - 3/4" CLASS 200 PVC EMITTER PIPE TO SHRUBS
- - - 3/4" CLASS 200 PVC EMITTER PIPE TO TREES
- 3/4" CLASS 200 PVC EMITTER PIPE TO TREES
- SCHEDULE 40 PVC PIPE SLEEVE - MINIMUM 4"
- SCHEDULE 40 PVC WIRE SLEEVE - 2"

CONTROL VALVE DESIGNATION:

- | | |
|--------|--------------------------|
| - | CONTROLLER & STATION NO. |
| - | FLOW (IN GPM) |
| 1-1/2" | VALVE SIZE |
| - | S = SHRUB EMITTERS |
| - | T = TREE EMITTERS |



WILLOW TRAILS
PHASE 2
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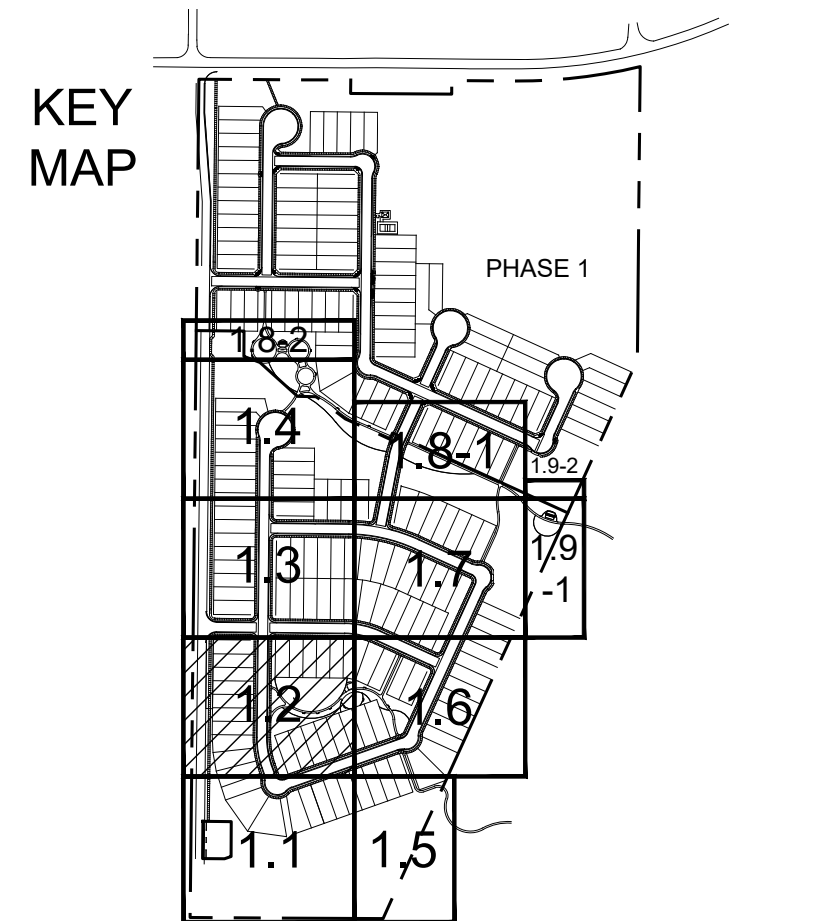
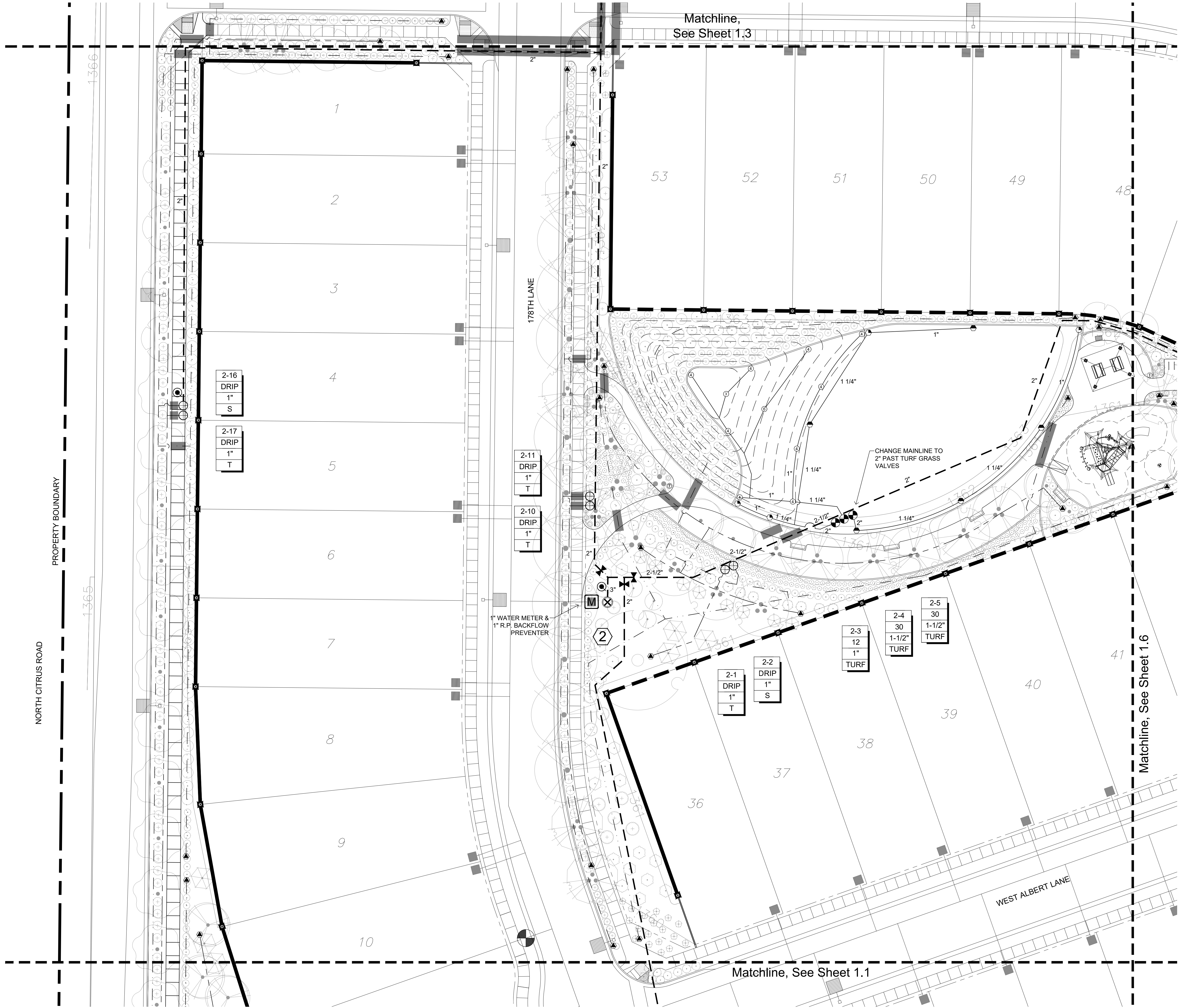
PREPARED FOR:
FORESTAR
1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

DATE:	JUNE 1, 2023
PROJECT:	000.0000.81
DRAWN BY:	DL
REVIEW BY:	EL
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REVISIONS:	

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**OVERALL
IRRIGATION PLAN**

SHEET NUMBER:

10.2



Irrigation Schedule

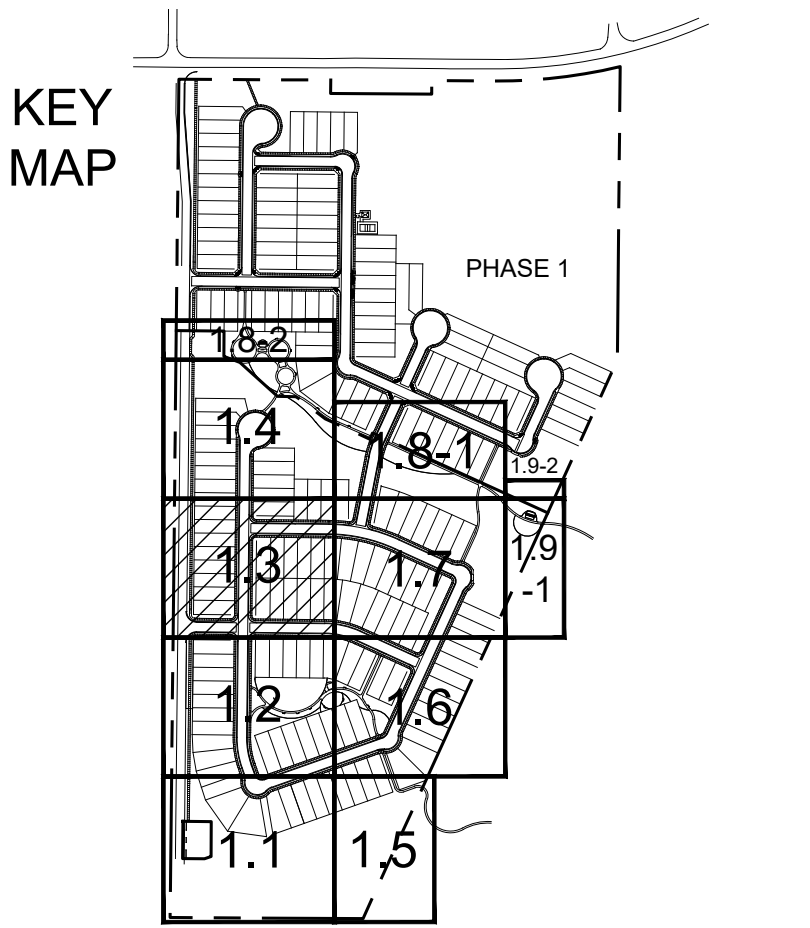
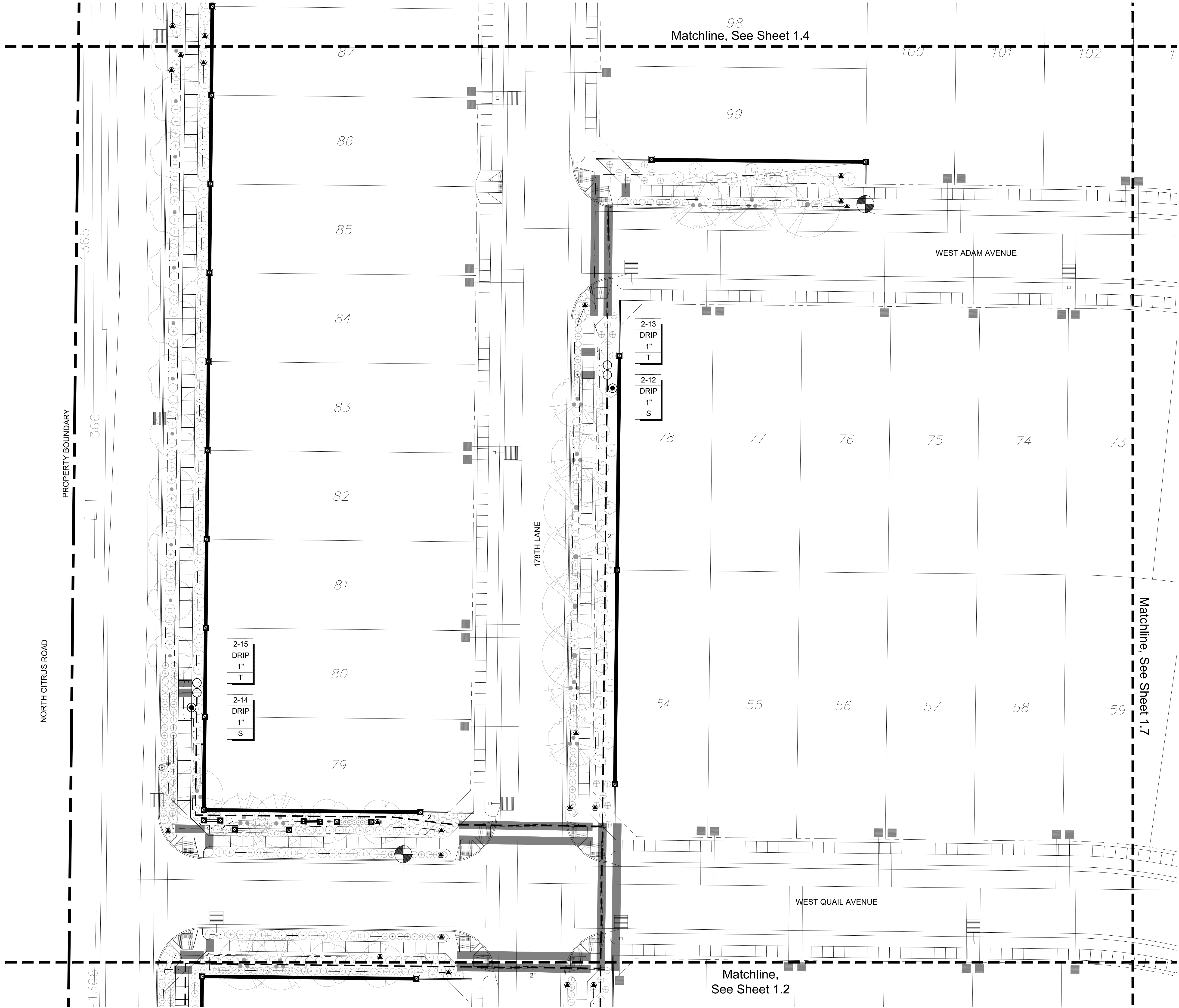
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- IRRIGATION SERVICE AND BFP. SEE CIVIL PLANS
- RAINBIRD PEB SERIES REMOTE CONTROL VALVE FOR TURF
- RAIN BIRD XCZ 100-PEB 1" ELEC. VALVE, 1" Y-FILTER, & 3/4" SENNINGER PRESSURE REGULATOR FOR DRIP
- HUNTER I-CORE CONTROLLER AND ENCLOSURE
- RAINBIRD 5-LRC 1" QUICK COUPLER VALVE
- BRASS MAIN LINE GATE VALVE

ROTORS

- HUNTER PRO-SPRAY PRS40 SPRAY BODY (PROS-04-PRS40-CV) W/ HUNTER MP ROTATOR 2000 SERIES NOZZLES @ 40 PSI
 - MP2000-90 (90° - 210°)
 - MP2000-210 (210° - 270°)
 - MP2000-360 (360°)
- HUNTER PRO-SPRAY PRS40 SPRAY BODY (PROS-04-PRS40-CV) W/ HUNTER MP ROTATOR 3000 SERIES NOZZLES @ 40 PSI
 - MP3000-90 (90° - 210°)
 - MP3000-210 (210° - 270°)
 - MP3000-360 (360°)
- HUNTER I-25-04 ROTOR @ 50 PSI
 - PART CIRCLE (04 NOZZLE)
 - PART CIRCLE (08 NOZZLE)
 - FULL CIRCLE (08 NOZZLE)

- USE BOWSMITH 1/2" THREADED MULTI-OUTLET & SINGLE OUTLET EMITTERS PER EMITTER S

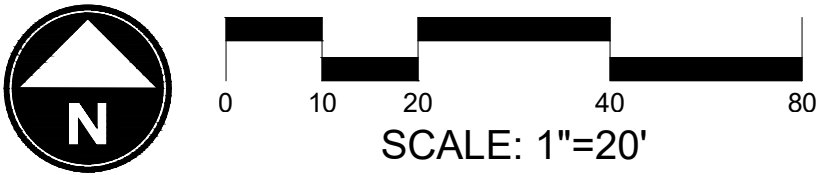


Irrigation Schedule

- IRRIGATION EQUIPMENT
- ⊗ IRRIGATION SERVICE AND BFP. SEE CIVIL PLANS
 - ⊙ RAINBIRD PEB SERIES REMOTE CONTROL VALVE FOR TURF
 - ⊕ RAIN BIRD XCZ 100-PEB 1" ELEC. VALVE, 1" Y-FILTER, & 3/4" SENNINGER PRESSURE REGULATOR FOR DRIP
 - # HUNTER I-CORE CONTROLLER AND ENCLOSURE
 - ⦿ RAINBIRD 5-LRC 1" QUICK COUPLER VALVE
 - ⌵ BRASS MAIN LINE GATE VALVE
- ROTORS
- HUNTER PRO-SPRAY PRS40 SPRAY BODY (PROS-04-PRS40-CV) W/ HUNTER MP ROTATOR 2000 SERIES NOZZLES @ 40 PSI
- ① MP2000-90 (90° - 210°)
 - ② MP2000-210 (210° - 270°)
 - ③ MP2000-360 (360°)
- HUNTER PRO-SPRAY PRS40 SPRAY BODY (PROS-04-PRS40-CV) W/ HUNTER MP ROTATOR 3000 SERIES NOZZLES @ 40 PSI
- ④ MP3000-90 (90° - 210°)
 - ⑤ MP3000-210 (210° - 270°)
 - ⑥ MP3000-360 (360°)

- HUNTER I-25-04 ROTOR @ 50 PSI
- ⦿ PART CIRCLE (04 NOZZLE)
 - ⦿ PART CIRCLE (08 NOZZLE)
 - ⦿ FULL CIRCLE (08 NOZZLE)
- USE BOWSMITH 1/2" THREADED MULTI-OUTLET & SINGLE OUTLET EMITTERS PER EMITTER SCHEDULE
- SCHEDULE 40 PVC MAIN LINE PIPE
 - CLASS 200 PVC LATERAL LINE PIPE
 - - - 3/4" CLASS 200 PVC EMITTER PIPE TO SHRUBS
 - - - 3/4" CLASS 200 PVC EMITTER PIPE TO TREES
 - - - 3/4" CLASS 200 PVC EMITTER PIPE TO TREES
 - SCHEDULE 40 PVC PIPE SLEEVE - MINIMUM 4"
 - SCHEDULE 40 PVC WIRE SLEEVE - 2"

- CONTROL VALVE DESIGNATION:
- | | |
|--------|----------------------------|
| - | ← CONTROLLER & STATION NO. |
| - | ← FLOW (IN GPM) |
| 1-1/2" | ← VALVE SIZE |
| - | ← S = SHRUB EMITTERS |
| - | ← T = TREE EMITTERS |



CITY CASE # FS21-381



WILLOW TRAILS
PHASE 2
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



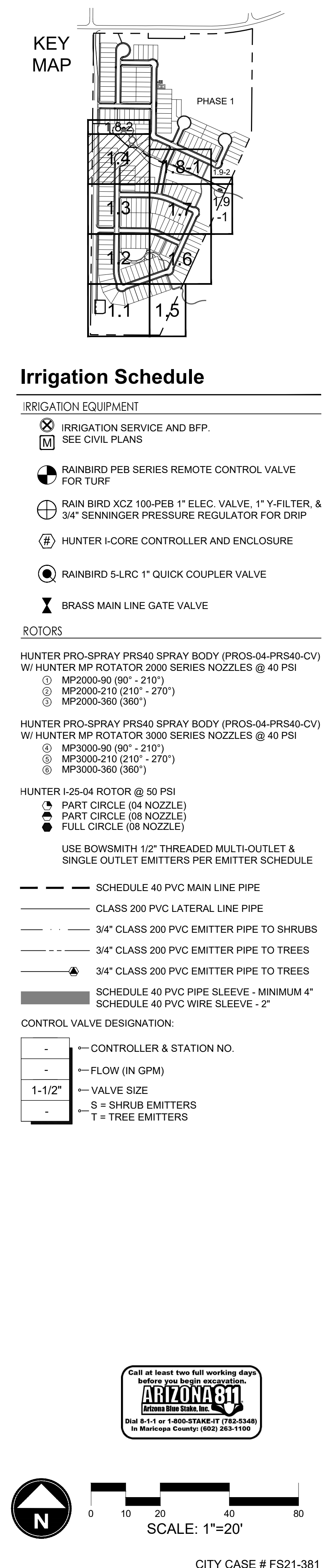
PREPARED FOR:
FORESTAR
1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

DATE:	JUNE 1, 2023
PROJECT:	000.0000.81
DRAWN BY:	DL
REVIEW BY:	EL
VERSION:	
REVISIONS:	

SHEET TITLE:
IRRIGATION
PLAN

SHEET NUMBER:

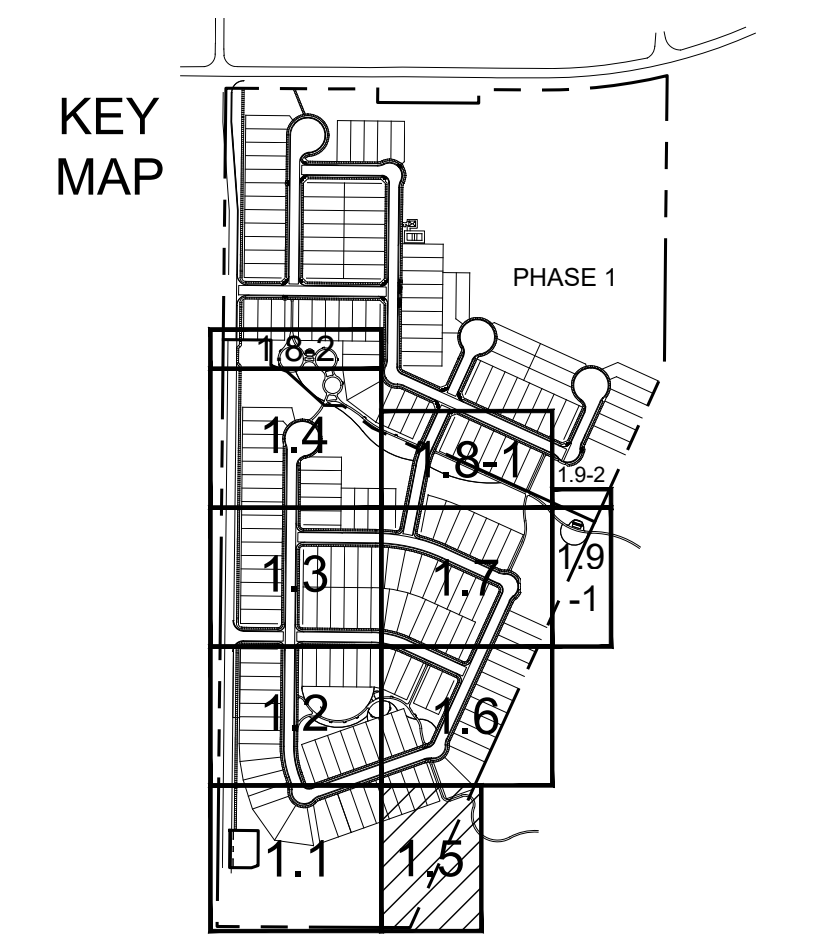
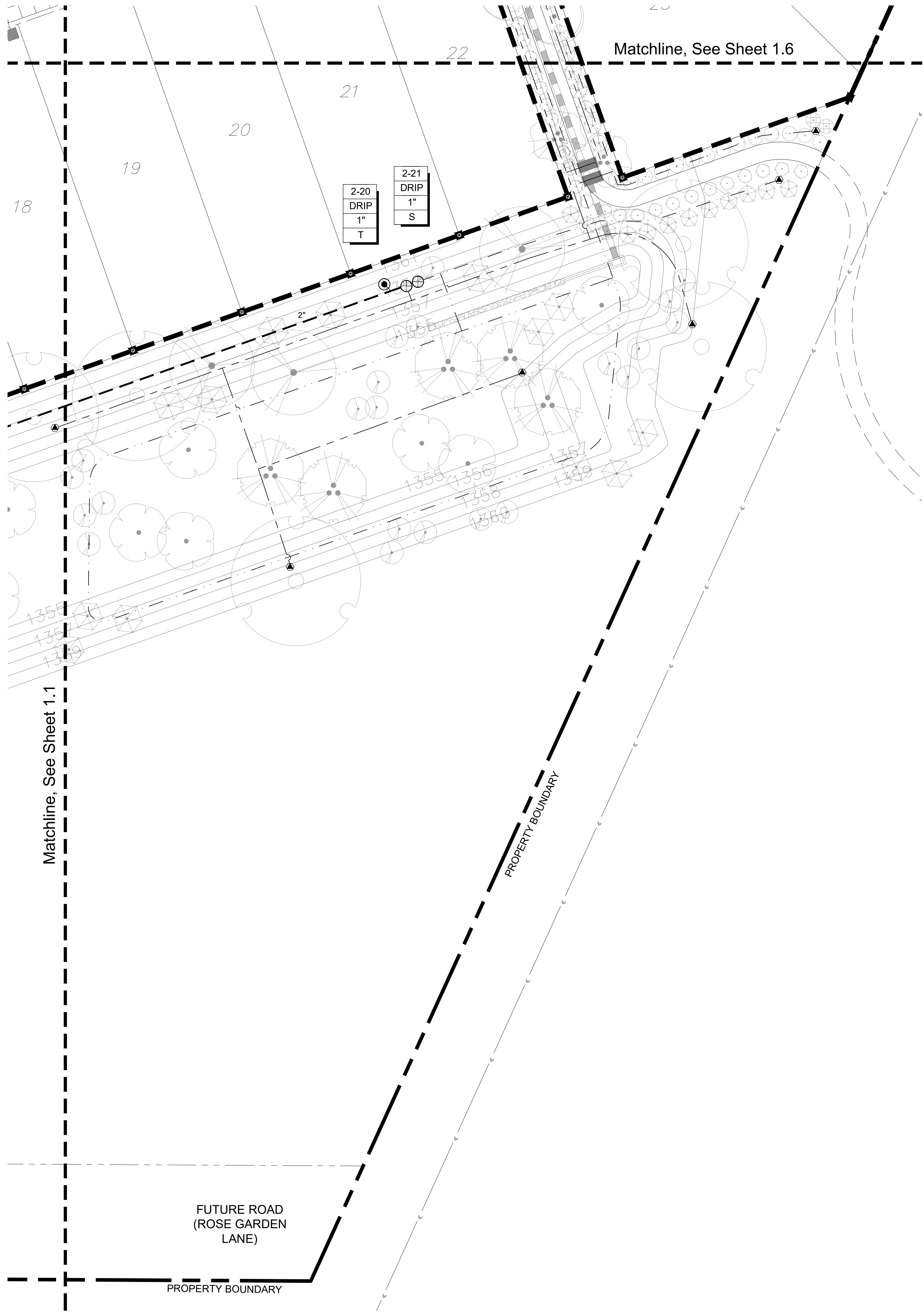
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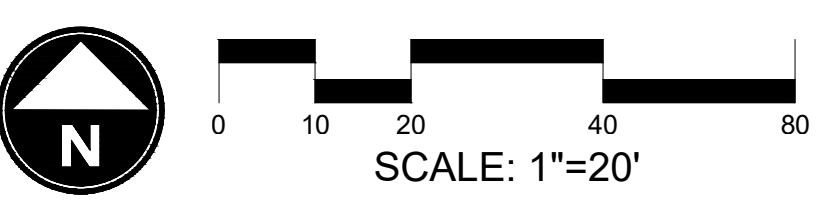
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Irrigation Schedule

- IRRIGATION EQUIPMENT
- ⊗ IRRIGATION SERVICE AND BFP. SEE CIVIL PLANS
 - ⊙ RAINBIRD PEB SERIES REMOTE CONTROL VALVE FOR TURF
 - ⊕ RAIN BIRD XCZ 100-PEB 1" ELEC. VALVE, 1" Y-FILTER, & 3/4" SENNINGER PRESSURE REGULATOR FOR DRIP
 - # HUNTER I-CORE CONTROLLER AND ENCLOSURE
 - RAINBIRD 5-LRC 1" QUICK COUPLER VALVE
 - ⌵ BRASS MAIN LINE GATE VALVE
- ROTORS
- HUNTER PRO-SPRAY PRS40 SPRAY BODY (PROS-04-PRS40-CV) W/ HUNTER MP ROTATOR 2000 SERIES NOZZLES @ 40 PSI
- ① MP2000-90 (90° - 210°)
 - ② MP2000-210 (210° - 270°)
 - ③ MP2000-360 (360°)
- HUNTER PRO-SPRAY PRS40 SPRAY BODY (PROS-04-PRS40-CV) W/ HUNTER MP ROTATOR 3000 SERIES NOZZLES @ 40 PSI
- ④ MP3000-90 (90° - 210°)
 - ⑤ MP3000-210 (210° - 270°)
 - ⑥ MP3000-360 (360°)
- HUNTER I-25-04 ROTOR @ 50 PSI
- PART CIRCLE (04 NOZZLE)
 - PART CIRCLE (08 NOZZLE)
 - FULL CIRCLE (08 NOZZLE)
- USE BOWSMITH 1/2" THREADED MULTI-OUTLET & SINGLE OUTLET EMITTERS PER EMITTER SCHEDULE
- SCHEDULE 40 PVC MAIN LINE PIPE
- CLASS 200 PVC LATERAL LINE PIPE
- 3/4" CLASS 200 PVC EMITTER PIPE TO SHRUBS
- 3/4" CLASS 200 PVC EMITTER PIPE TO TREES
- 3/4" CLASS 200 PVC EMITTER PIPE TO TREES
- SCHEDULE 40 PVC PIPE SLEEVE - MINIMUM 4"
- SCHEDULE 40 PVC WIRE SLEEVE - 2"
- CONTROL VALVE DESIGNATION:
- | | |
|--------|----------------------------|
| - | ← CONTROLLER & STATION NO. |
| - | ← FLOW (IN GPM) |
| 1-1/2" | ← VALVE SIZE |
| - | ← S = SHRUB EMITTERS |
| - | ← T = TREE EMITTERS |



WILLOW TRAILS
PHASE 2
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



PREPARED FOR:
FORESTAR
1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

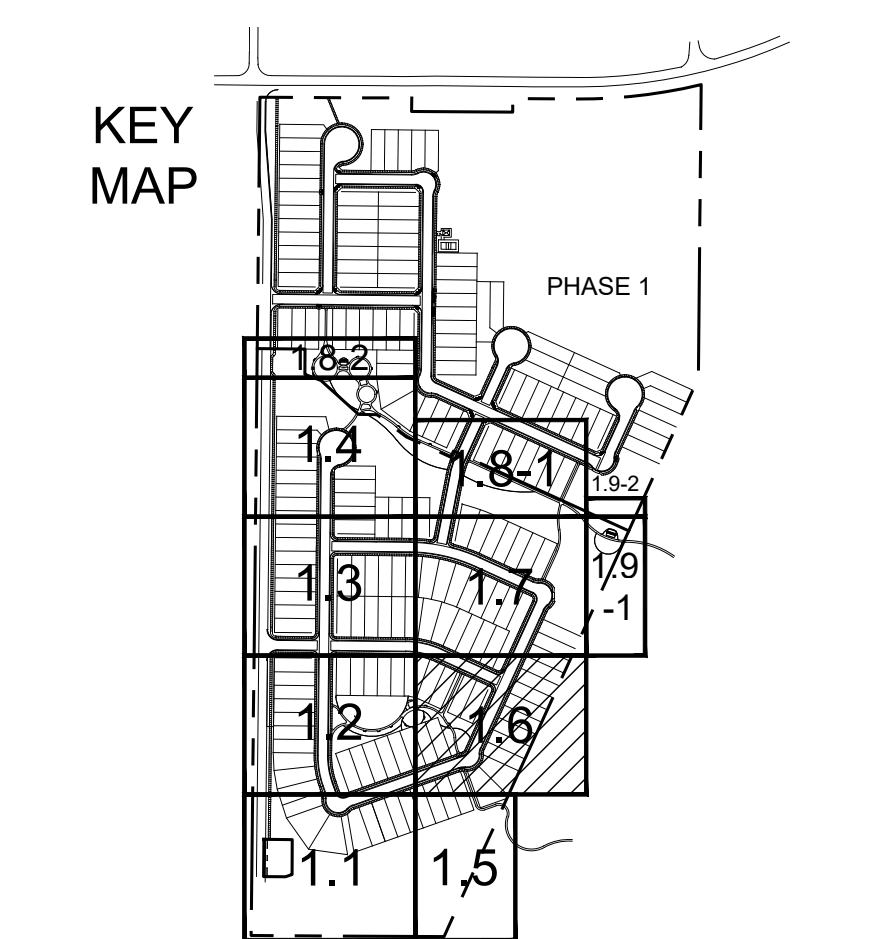
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REVIEW BY:	EL
VERSION:	
REVISIONS:	

SHEET TITLE:
IRRIGATION
PLAN

SHEET NUMBER:

11.5

CITY CASE # FS21-381



IRRIGATION EQUIPMENT

-  IRRIGATION SERVICE AND BFP.
-  SEE CIVIL PLANS
-  RAINBIRD PEB SERIES REMOTE CONTROL VALVE FOR TURF
-  RAIN BIRD XCZ 100-PEB 1" ELEC. VALVE, 1" Y-FILTER, 3/4" SENNINGER PRESSURE REGULATOR FOR DRIP
-  HUNTER I-CORE CONTROLLER AND ENCLOSURE
-  RAINBIRD 5-LRC 1" QUICK COUPLER VALVE
-  BRASS MAIN LINE GATE VALVE

HUNTER PRO-SPRAY PRS40 SPRAY BODY (PROS-04-PRS40-CV)
W/ HUNTER MP ROTATOR 2000 SERIES NOZZLES @ 40 PSI

- ① MP2000-90 (90° - 210°)
- ② MP2000-210 (210° - 270°)
- ③ MP2000-360 (360°)

- HUNTER PRO-SPRAY PRS40 SPRAY BODY (PROS-04-PRS40-CV)
W/ HUNTER MP ROTATOR 3000 SERIES NOZZLES @ 40 PSI

- ④ MP3000-90 (90° - 210°)
- ⑤ MP3000-210 (210° - 270°)
- ⑥ MP3000-360 (360°)

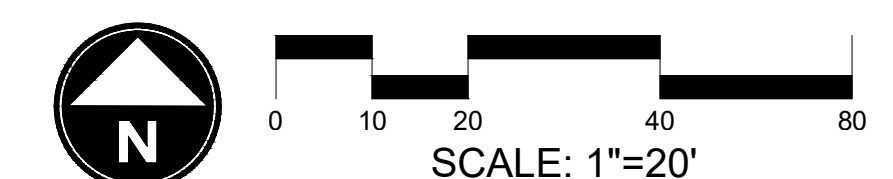
- HUNTER I-25-04 ROTOR @ 50 PSI
- | | |
|---|-------------------------|
| | PART CIRCLE (04 NOZZLE) |
| | PART CIRCLE (08 NOZZLE) |
|  | FULL CIRCLE (08 NOZZLE) |

USE BOWSMITH 1/2" THREADED MULTI-OUTLET &
SINGLE OUTLET EMITTERS PER EMITTER SCHEDULE

- SCHEDULE 40 PVC MAIN LINE PIPE
 CLASS 200 PVC LATERAL LINE PIPE
 3/4" CLASS 200 PVC EMITTER PIPE TO SHRUBS
 3/4" CLASS 200 PVC EMITTER PIPE TO TREES
 3/4" CLASS 200 PVC EMITTER PIPE TO TREES

CONTROL VALVE DESIGNATION:

- | | |
|--------|---|
| - | — CONTROLLER & STATION NO. |
| - | — FLOW (IN GPM) |
| 1-1/2" | — VALVE SIZE |
| - | — S = SHRUB EMITTERS
T = TREE EMITTERS |



CITY CASE # FS21-38



WILLOW TRAILS
PHASE 2
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



PREPARED FOR:

 **FORESTAR**

1661 EAST CAMELBACK, SUITE 330
Phoenix, Arizona 85016
(480) 368-2357

DATE: JUNE 1, 2023

PROJECT:	000.0000.81
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REVIEW BY: EL

VERSION:

REVISIONS:

SHEET TITLE:

IRRIGATION

PLAN

SHEET NUMBER:

1. *Journal of the American Medical Association*, 2000; 284: 2689-2694.

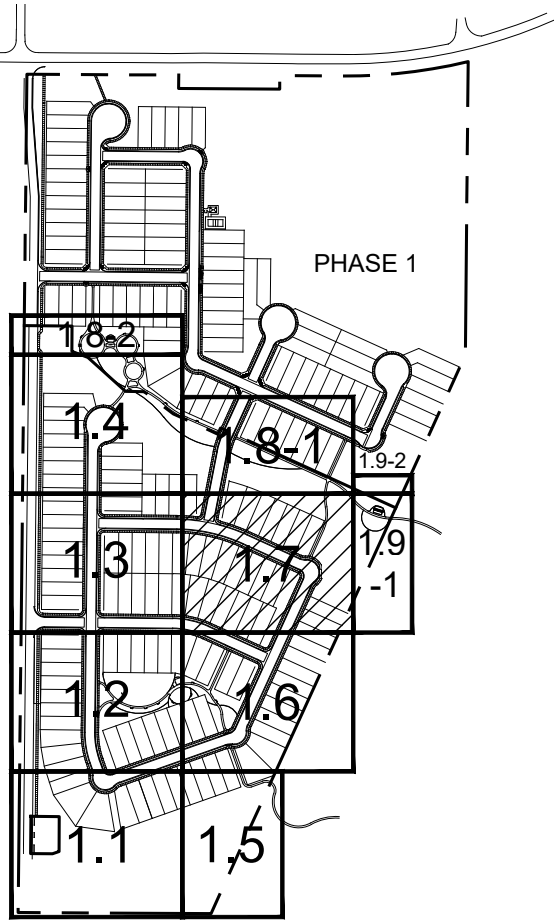
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1. *Journal of the American Medical Association*, 2000; 284: 2689-2694.



KEY
MAP



Irrigation Schedule

IRRIGATION EQUIPMENT

- IRRIGATION SERVICE AND BFP. SEE CIVIL PLANS
- RAINBIRD PEB SERIES REMOTE CONTROL VALVE FOR TURF
- RAIN BIRD XCZ 100-PEB 1" ELEC. VALVE, 1" Y-FILTER, & 3/4" SENNINGER PRESSURE REGULATOR FOR DRIP
- HUNTER I-CORE CONTROLLER AND ENCLOSURE
- RAINBIRD 5-LRC 1" QUICK COUPLER VALVE
- BRASS MAIN LINE GATE VALVE

ROTORS

- HUNTER PRO-SPRAY PRS40 SPRAY BODY (PROS-04-PRS40-CV)
W/ HUNTER MP ROTATOR 2000 SERIES NOZZLES @ 40 PSI
- MP2000-90 (90° - 210°)
 - MP2000-210 (210° - 270°)
 - MP2000-360 (360°)
- HUNTER PRO-SPRAY PRS40 SPRAY BODY (PROS-04-PRS40-CV)
W/ HUNTER MP ROTATOR 3000 SERIES NOZZLES @ 40 PSI
- MP3000-90 (90° - 210°)
 - MP3000-210 (210° - 270°)
 - MP3000-360 (360°)

- HUNTER I-25-04 ROTOR @ 50 PSI
- PART CIRCLE (04 NOZZLE)
 - PART CIRCLE (08 NOZZLE)
 - FULL CIRCLE (08 NOZZLE)

USE BOWSMITH 1/2" THREADED MULTI-OUTLET & SINGLE OUTLET EMITTERS PER EMITTER SCHEDULE

- SCHEDULE 40 PVC MAIN LINE PIPE
- CLASS 200 PVC LATERAL LINE PIPE
- 3/4" CLASS 200 PVC EMITTER PIPE TO SHRUBS
- 3/4" CLASS 200 PVC EMITTER PIPE TO TREES
- 3/4" CLASS 200 PVC EMITTER PIPE TO TREES
- SCHEDULE 40 PVC PIPE SLEEVE - MINIMUM 4"
- SCHEDULE 40 PVC WIRE SLEEVE - 2"

CONTROL VALVE DESIGNATION:

- CONTROLLER & STATION NO.
- FLOW (IN GPM)
- 1-1/2" VALVE SIZE
- S = SHRUB EMITTERS
- T = TREE EMITTERS



CITY CASE # FS21-381



WILLOW TRAILS
PHASE 2
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



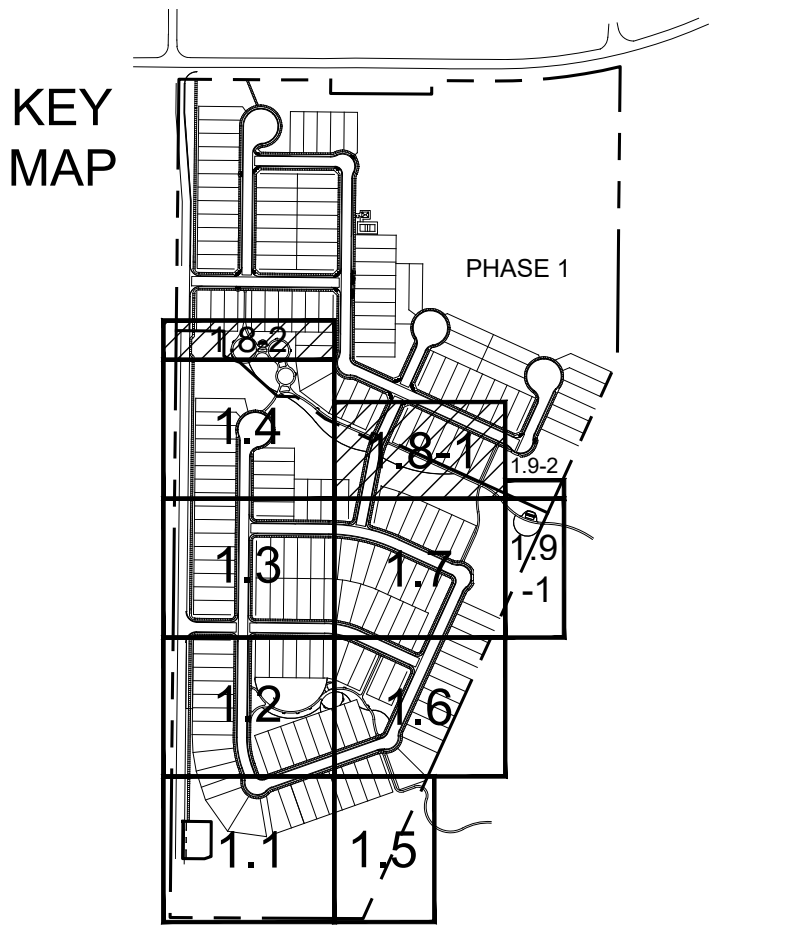
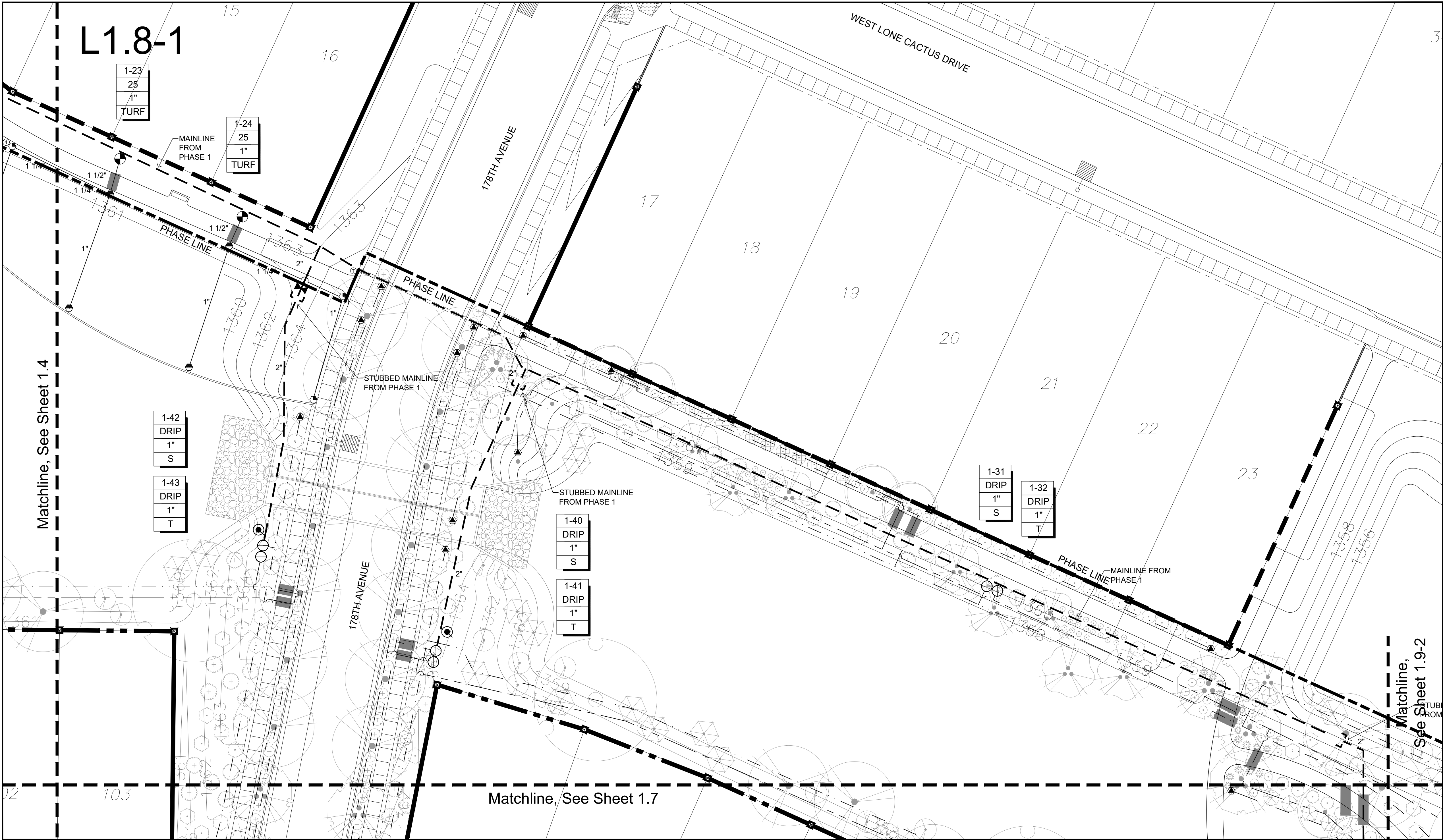
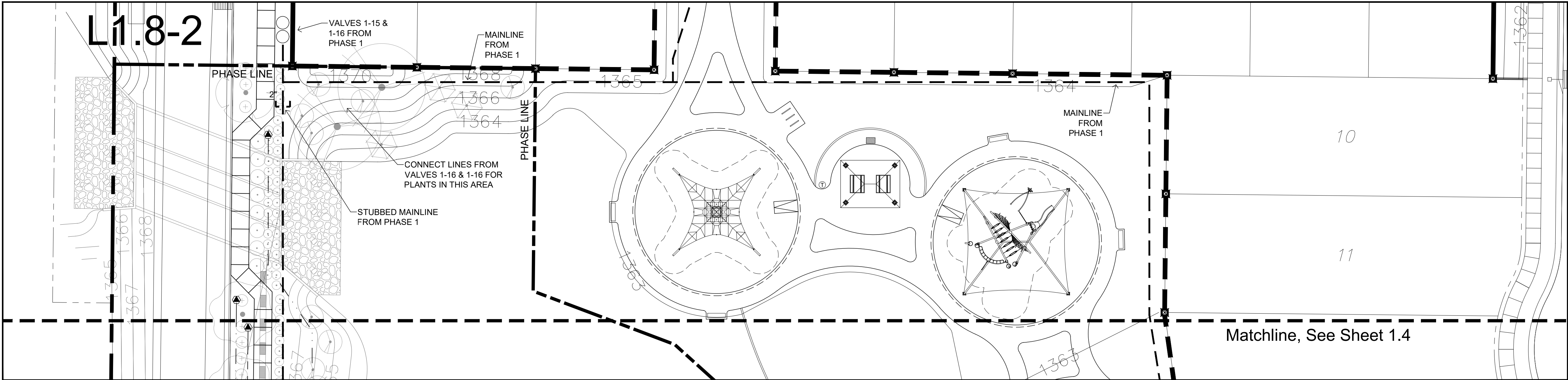
PREPARED FOR:
FORESTAR
1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

DATE:	JUNE 1, 2023
PROJECT:	000.0000.81
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REVIEW BY:	EL
VERSION:	
REVISIONS:	

SHEET TITLE:
IRRIGATION
PLAN

SHEET NUMBER:

11.7



Irrigation Schedule

- IRRIGATION EQUIPMENT**
- ⊗ IRRIGATION SERVICE AND BFP. SEE CIVIL PLANS
 - Ⓜ
 - RAINBIRD PEB SERIES REMOTE CONTROL VALVE FOR TURF
 - ⊕ RAIN BIRD XCZ 100-PEB 1" ELEC. VALVE, 1" Y-FILTER, & 3/4" SENNINGER PRESSURE REGULATOR FOR DRIP
 - # HUNTER I-CORE CONTROLLER AND ENCLOSURE
 - RAINBIRD 5-LRC 1" QUICK COUPLER VALVE
 - ⌵ BRASS MAIN LINE GATE VALVE

- ROTORS**
- HUNTER PRO-SPRAY PRS40 SPRAY BODY (PROS-04-PRS40-CV)
W/ HUNTER MP ROTATOR 2000 SERIES NOZZLES @ 40 PSI
- ① MP2000-90 (90° - 210°)
 - ② MP2000-210 (210° - 270°)
 - ③ MP2000-360 (360°)
- HUNTER PRO-SPRAY PRS40 SPRAY BODY (PROS-04-PRS40-CV)
W/ HUNTER MP ROTATOR 3000 SERIES NOZZLES @ 40 PSI
- ④ MP3000-90 (90° - 210°)
 - ⑤ MP3000-210 (210° - 270°)
 - ⑥ MP3000-360 (360°)
- HUNTER I-25-04 ROTOR @ 50 PSI
- PART CIRCLE (04 NOZZLE)
 - PART CIRCLE (08 NOZZLE)
 - FULL CIRCLE (08 NOZZLE)
- USE BOWSMITH 1/2" THREADED MULTI-OUTLET & SINGLE OUTLET EMITTERS PER EMITTER SCHEDULE

- SCHEDULE 40 PVC MAIN LINE PIPE
- CLASS 200 PVC LATERAL LINE PIPE
- 3/4" CLASS 200 PVC EMITTER PIPE TO SHRUBS
- 3/4" CLASS 200 PVC EMITTER PIPE TO TREES
- 3/4" CLASS 200 PVC EMITTER PIPE TO TREES
- SCHEDULE 40 PVC PIPE SLEEVE - MINIMUM 4"
- SCHEDULE 40 PVC WIRE SLEEVE - 2"
- CONTROL VALVE DESIGNATION:**
- | | |
|--------|----------------------------|
| - | ← CONTROLLER & STATION NO. |
| - | ← FLOW (IN GPM) |
| 1-1/2" | ← VALVE SIZE |
| - | ← S = SHRUB EMITTERS |
| - | ← T = TREE EMITTERS |



WILLOW TRAILS

PHASE 2

CONSTRUCTION DOCUMENTS

CITY OF SURPRISE, ARIZONA



PREPARED FOR:

FORESTAR

1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

DATE:	JUNE 1, 2023
PROJECT:	000.0000.81
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REVISIONS:	

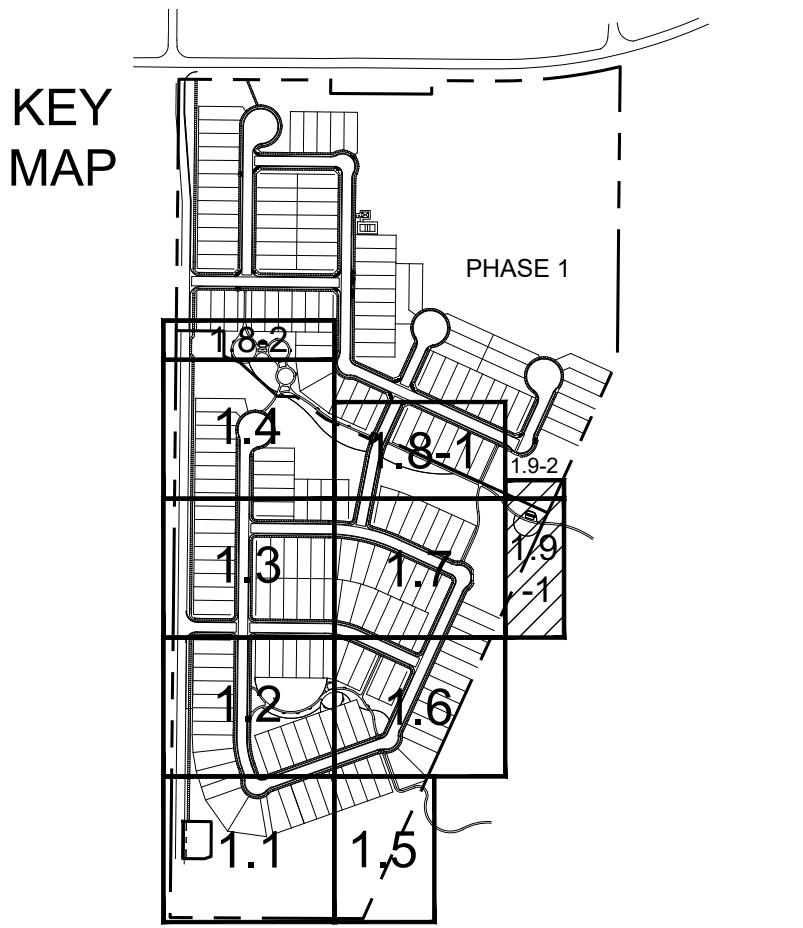
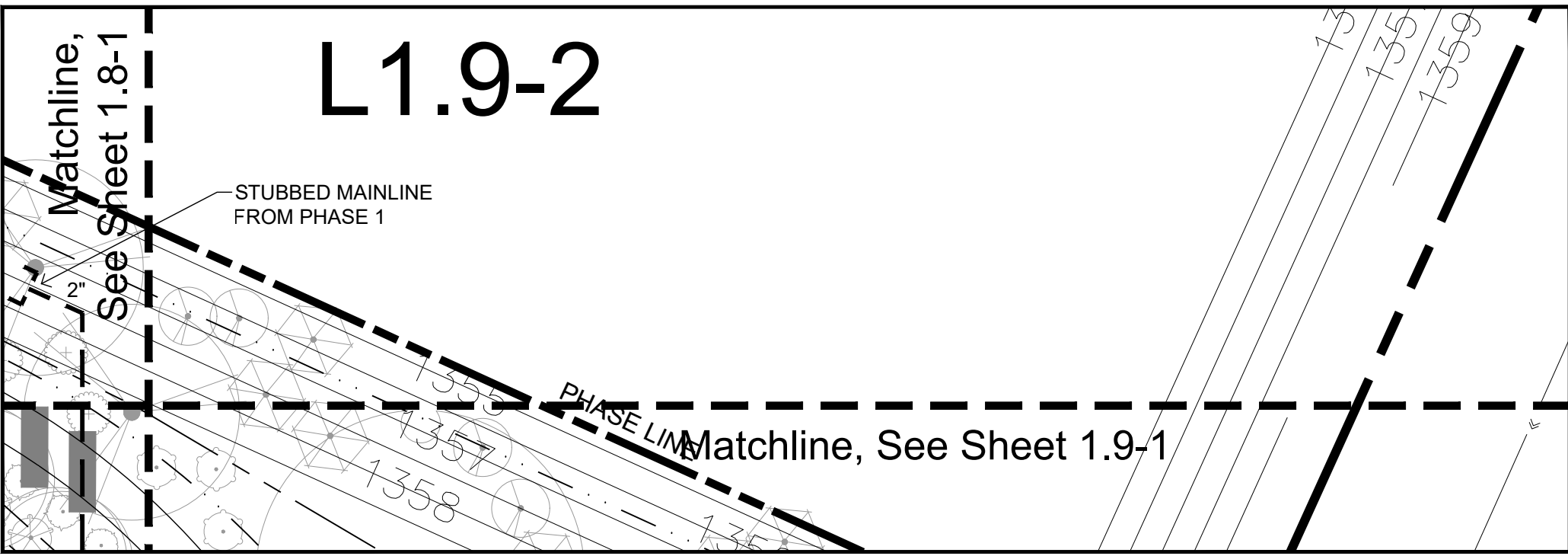
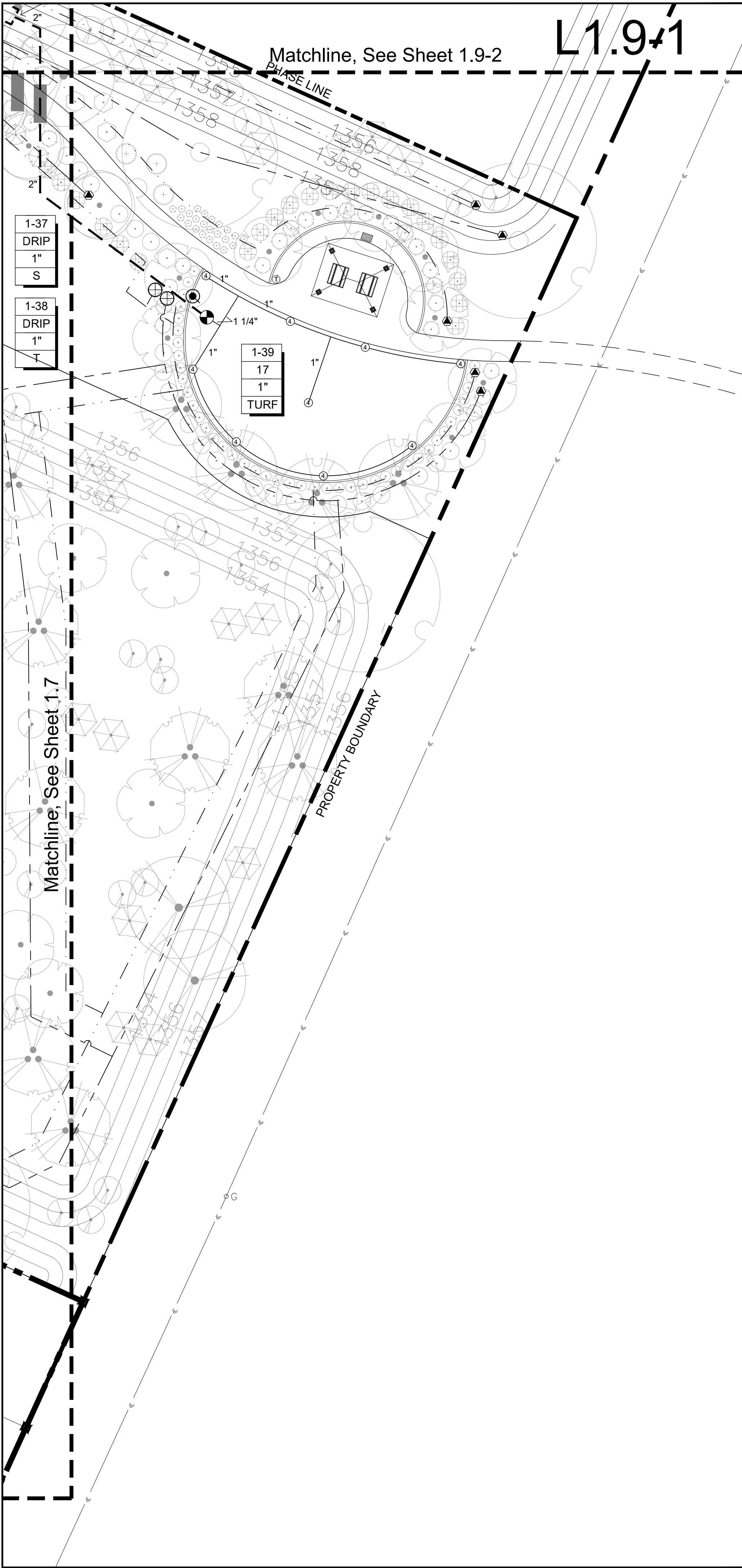
SHEET TITLE:

IRRIGATION PLAN

SHEET NUMBER:

11.8

CITY CASE # FS21-381



Irrigation Schedule

IRRIGATION EQUIPMENT

- ⊗ IRRIGATION SERVICE AND BFP.
[M] SEE CIVIL PLANS
- ⊗ RAINBIRD PEB SERIES REMOTE CONTROL VALVE FOR TURF
- ⊗ RAIN BIRD XCZ 100-PEB 1" ELEC. VALVE, 1" Y-FILTER, & 3/4" SENNINGER PRESSURE REGULATOR FOR DRIP
- ⊗ HUNTER I-CORE CONTROLLER AND ENCLOSURE
- ⊗ RAINBIRD 5-LRC 1" QUICK COUPLER VALVE
- ⊗ BRASS MAIN LINE GATE VALVE

ROTORS

HUNTER PRO-SPRAY PRS40 SPRAY BODY (PROS-04-PRS40-CV)
W/ HUNTER MP ROTATOR 2000 SERIES NOZZLES @ 40 PSI

- ① MP2000-90 (90° - 210°)
- ② MP2000-210 (210° - 270°)
- ③ MP2000-360 (360°)

HUNTER PRO-SPRAY PRS40 SPRAY BODY (PROS-04-PRS40-CV)
W/ HUNTER MP ROTATOR 3000 SERIES NOZZLES @ 40 PSI

- ① MP3000-90 (90° - 210°)
- ② MP3000-210 (210° - 270°)
- ③ MP3000-360 (360°)

HUNTER I-25-04 ROTOR @ 50 PSI

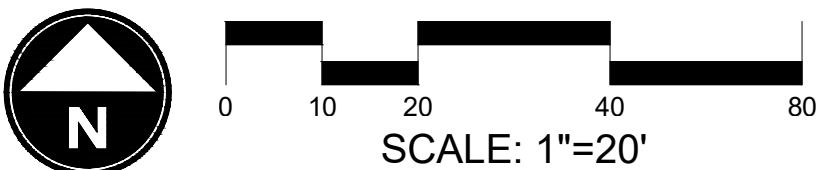
- ⊗ PART CIRCLE (04 NOZZLE)
- ⊗ PART CIRCLE (08 NOZZLE)
- ⊗ FULL CIRCLE (08 NOZZLE)

USE BOWSMITH 1/2" THREADED MULTI-OUTLET & SINGLE OUTLET EMITTERS PER EMITTER SCHEDULE

- SCHEDULE 40 PVC MAIN LINE PIPE
- CLASS 200 PVC LATERAL LINE PIPE
- 3/4" CLASS 200 PVC EMITTER PIPE TO SHRUBS
- 3/4" CLASS 200 PVC EMITTER PIPE TO TREES
- 3/4" CLASS 200 PVC EMITTER PIPE TO TREES
- SCHEDULE 40 PVC PIPE SLEEVE - MINIMUM 4"
- SCHEDULE 40 PVC WIRE SLEEVE - 2"

CONTROL VALVE DESIGNATION:

- CONTROLLER & STATION NO.
- FLOW (IN GPM)
- 1-1/2" VALVE SIZE
- S = SHRUB EMITTERS
- T = TREE EMITTERS



CITY CASE # FS21-381



WILLOW TRAILS

PHASE 2

CONSTRUCTION DOCUMENTS

CITY OF SURPRISE, ARIZONA



PREPARED FOR:

FORESTAR

1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

DATE:	JUNE 1, 2023
PROJECT:	000.0000.81
DRAWN BY:	DL
REVIEW BY:	EL
VERSION:	
REVISIONS:	

SHEET TITLE:
IRRIGATION PLAN

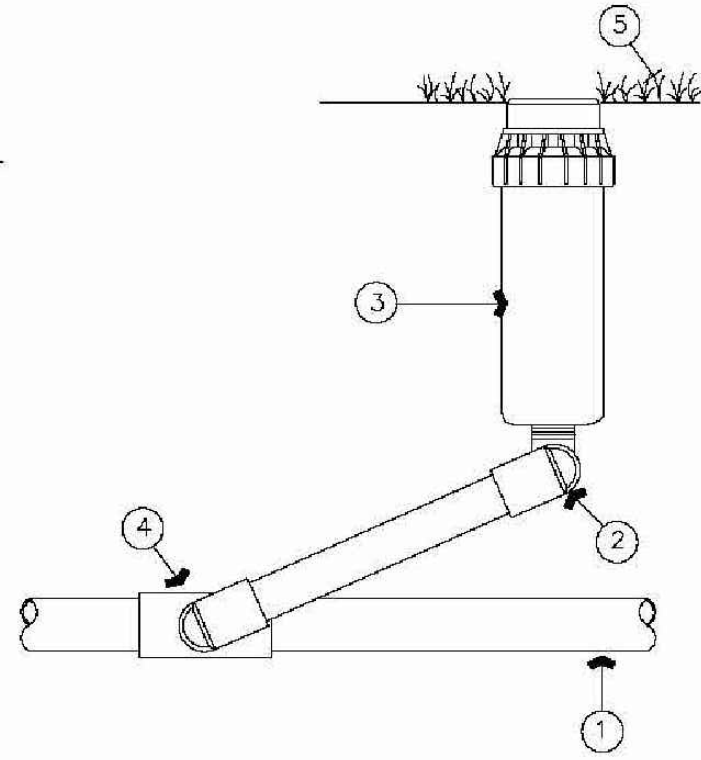
SHEET NUMBER:

11.9

pipe size	flow (gph)
3/4"	0 - 6
1"	7 - 12
1 1/4"	13 - 222
1 1/2"	23 - 30
2"	31 - 45
2 1/2"	46 - 60

D1 pipe sizing schedule

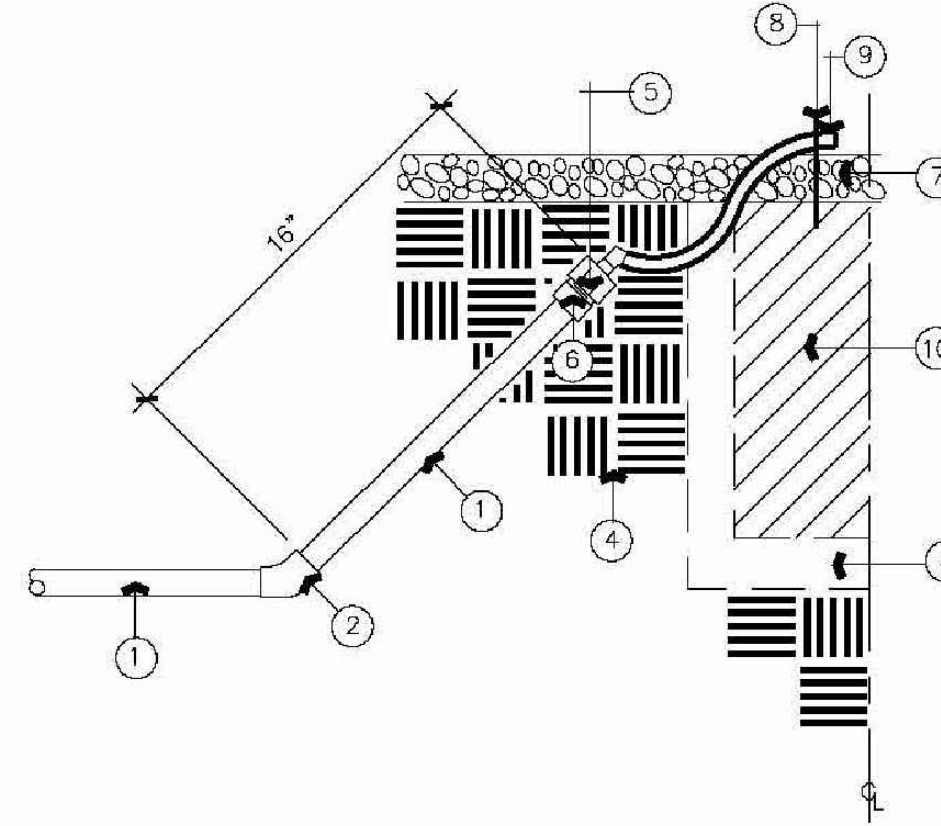
- PVC CLASS 200 PIPE
- LASCO #T722-100 SWING JOINT
- ROTOR SPRINKLER HEAD
- PVC TEE (SST)
- FINISH GRADE



D4 rotor spray head detail

- PVC CLASS 200 PIPE
- 1/2" PVC SCH. 40 FITTING
- PLANT PIT
- SUBGRADE
- SINGLE PORT EMITTER; BOWSMITH SL200 SERIES. (SEE PLANT SCHEDULE FOR EMITTER APPLICATION)
- 1/2" PVC SCH. 40 MALE ADAPTER
- 2" DECOMPOSED GRANITE
- 1/4" TUBING STAKE
- 1/4" POLY FLEX HOSE EMITTER TUBING
- PLANT ROOT BALL

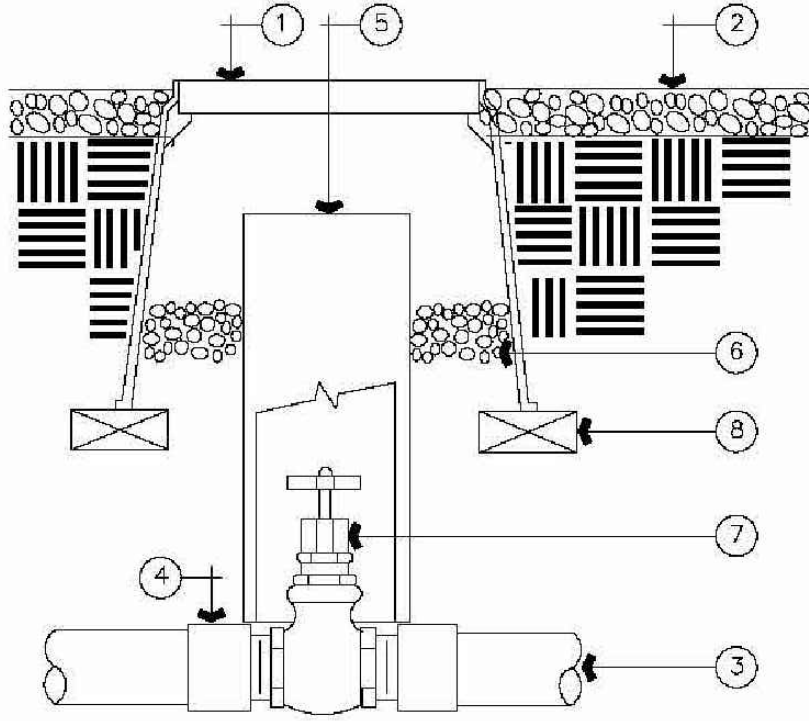
NOTE:
ALL SHRUBS AND ACCENT PLANT MATERIAL LISTED IN THE PLANT SCHEDULE ON SHEET L1 SHALL RECEIVE ONLY A SINGLE OUTLET EMITTER. MULTI-OUTLET EMITTERS ARE FOR TREES AND GROUND COVER (OPTIONAL) ONLY.



D6 single outlet emitter detail

shrubs / ground cover emitter schedule

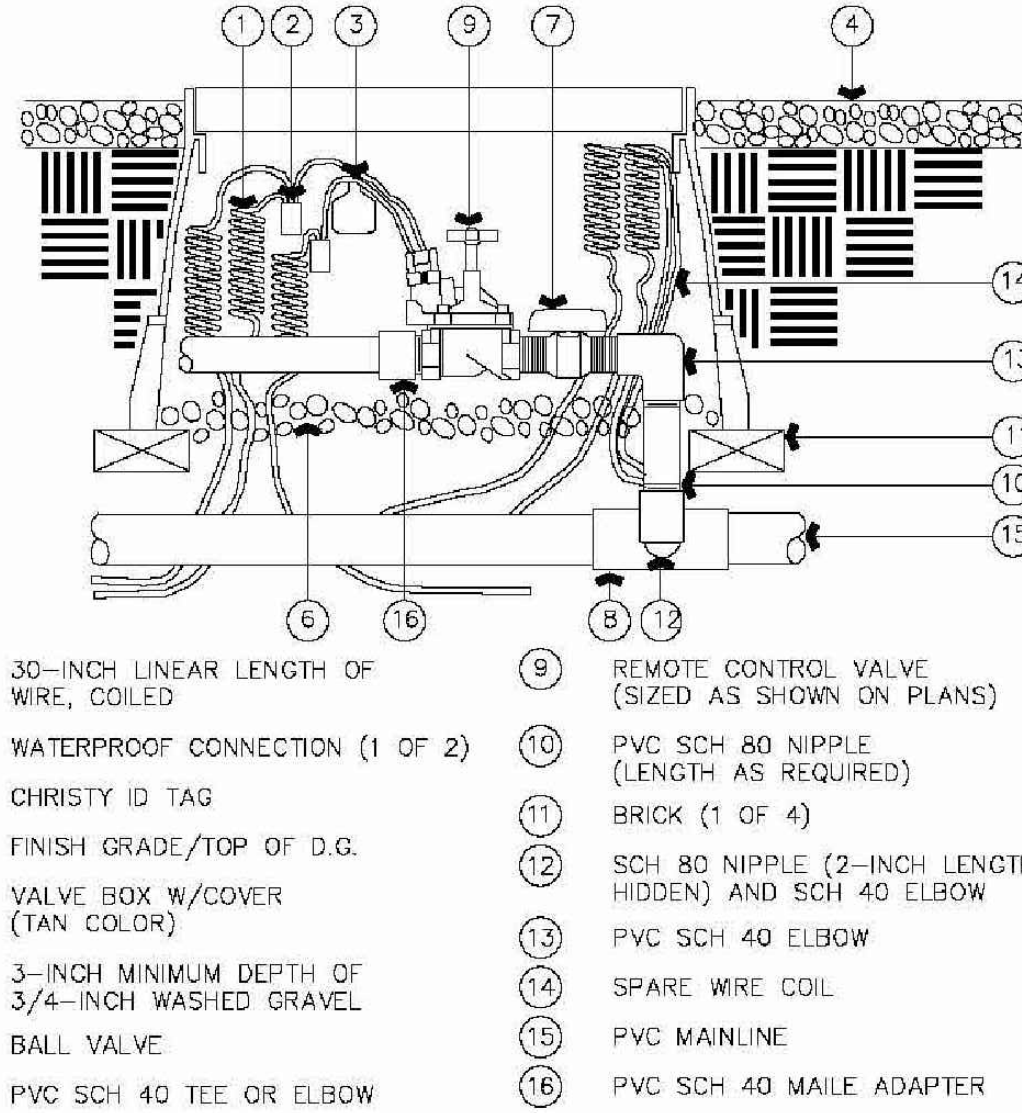
SIZE	EMITTER ALLOCATION
1 GAL.	SEE PLANT SCHEDULE FOR EMITTER APPLICATION SHEET L1
5 GAL.	SEE PLANT SCHEDULE FOR EMITTER APPLICATION SHEET L1
15 GAL.	(3) EMITTERS / PLANT SEE PLANT SCHEDULE FOR EMITTER APPLICATION SHEET L1
GROUND COVER	USE EITHER A SINGLE OUTLET EMITTER OR A MULTI-OUTLET EMITTER LOCATED IN A 6" VALVE BOX. SEE DETAIL D8. SEE PLANT SCHEDULE FOR EMITTER APPLICATION SHEET L1



NOTE:
NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL MAINLINE SIZE

- VALVE BOX WITH COVER 10" DIA. (TAN COLOR)
- FINISH GRADE/ TOP OF D.G.
- PVC MAINLINE
- PVC SCH 40 MALE ADAPTER (1 OF 2)
- 6-INCH PVC CL 200 PIPE (LENGTH AS REQUIRED)
- 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- THREADED BRONZE GATE VALVE WITH SOLID WEDGE, NON-RISING STEM NIBCO T113 OR EQUAL
- BRICK (1 OF 4)

D2 gate valve detail

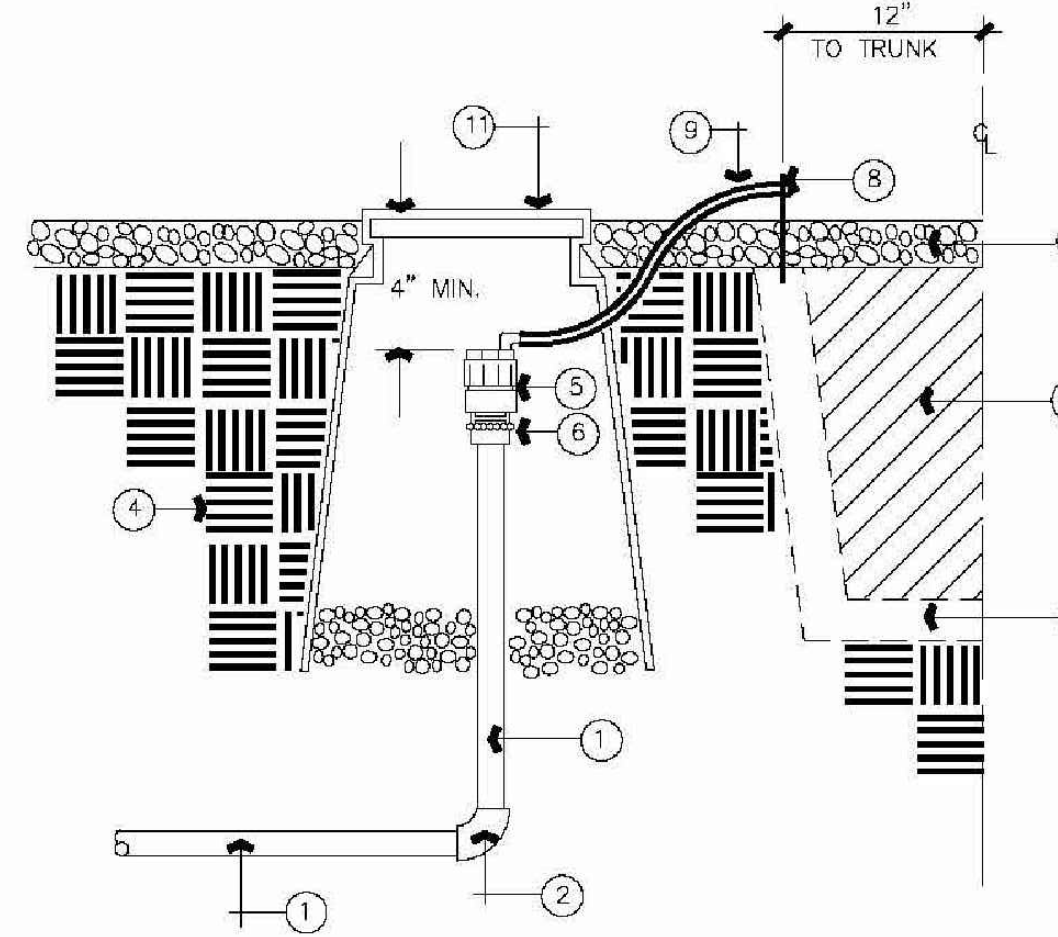


- 30-INCH LINEAR LENGTH OF WIRE, COILED
- WATERPROOF CONNECTION (1 OF 2)
- CHRISTY ID TAG
- FINISH GRADE/TOP OF D.G.
- VALVE BOX W/COVER (TAN COLOR)
- 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- BALL VALVE
- PVC SCH 40 TEE OR ELBOW
- REMOTE CONTROL VALVE (SIZED AS SHOWN ON PLANS)
- PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- BRICK (1 OF 4)
- SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELBOW
- PVC SCH 40 ELBOW
- SPARE WIRE COIL
- PVC MAINLINE
- PVC SCH 40 MALE ADAPTER

D5 electric remote control valve for turf

- PVC CLASS 200 PIPE
- 1/2" PVC SCH. 40 FITTING
- PLANT PIT
- SUBGRADE
- MULTI-OUTLET EMITTER; BOWSMITH ML200 SERIES EMITTERS.
- 1/2" PVC SCH. 40 MALE ADAPTER
- 2" DECOMPOSED GRANITE
- 1/4" TUBING STAKE
- 1/4" POLY FLEX HOSE EMITTER TUBING, 6' MAX. TUBING LENGTH.
- PLANT ROOT BALL
- 6" VALVE BOX

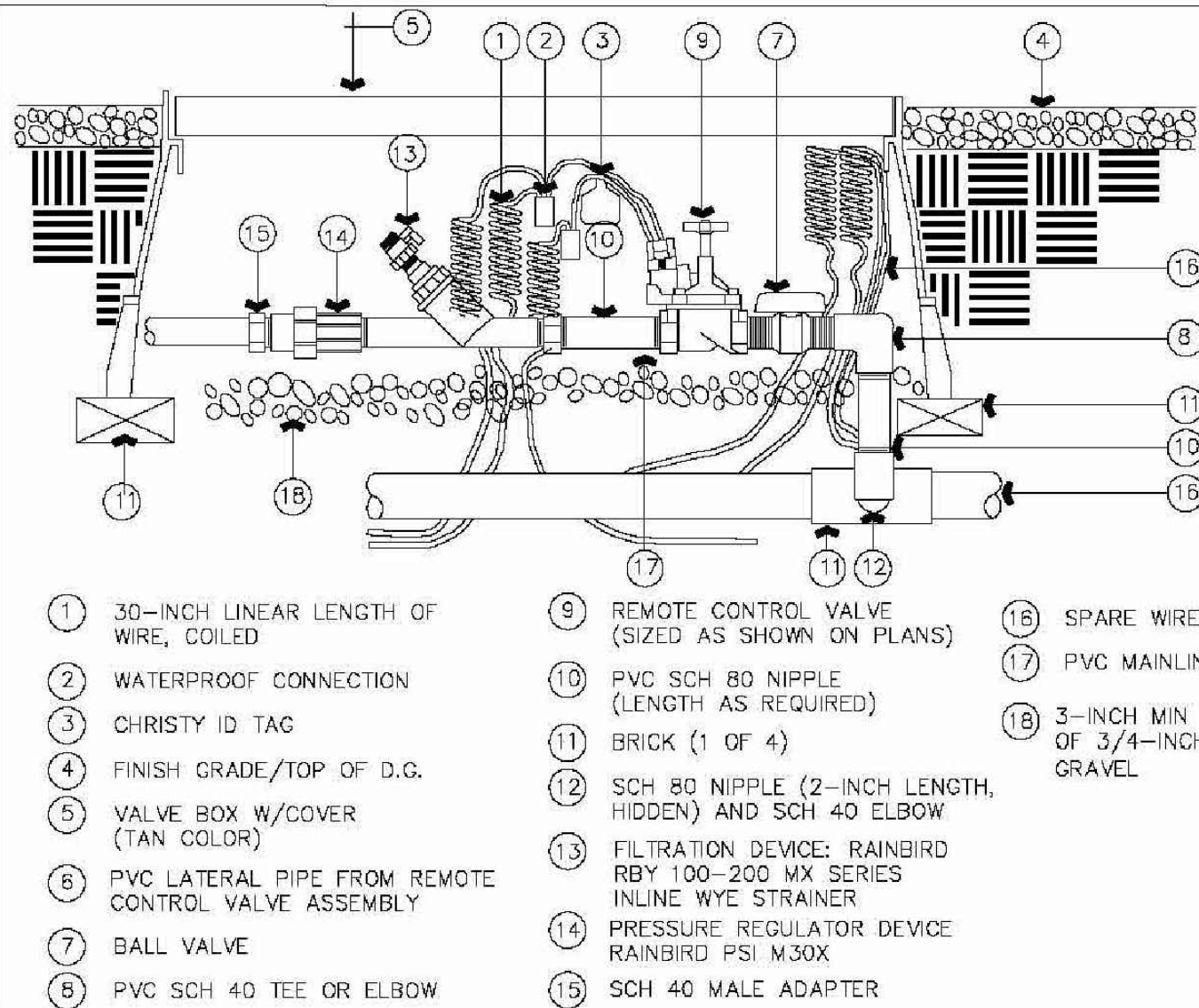
NOTE:
ALL MULTI-OUTLET EMITTERS FOR TREES AND GROUND COVER SHALL BE INSTALLED IN A PLASTIC VALVE BOX FOR MAINTENANCE PURPOSES. (TAN COLOR IN D.G. AREAS / GREEN COLOR IN TURF AREAS)



D7 multi outlet emitter detail

tree emitter schedule

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



- 30-INCH LINEAR LENGTH OF WIRE, COILED
- WATERPROOF CONNECTION
- CHRISTY ID TAG
- FINISH GRADE/TOP OF D.G.
- VALVE BOX W/COVER (TAN COLOR)
- PVC LATERAL PIPE FROM REMOTE CONTROL VALVE ASSEMBLY
- BALL VALVE
- PVC SCH 40 TEE OR ELBOW
- REMOTE CONTROL VALVE (SIZED AS SHOWN ON PLANS)
- PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- BRICK (1 OF 4)
- SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELBOW
- FILTRATION DEVICE: RAINBIRD RBY 100-200 MX SERIES INLINE WYE STRAINER
- PRESSURE REGULATOR DEVICE RAINBIRD PSI M30X
- SCH 40 MALE ADAPTER
- SPARE WIRE COIL
- PVC MAINLINE
- 3-INCH MIN DEPTH OF 3/4-INCH WASHED GRAVEL

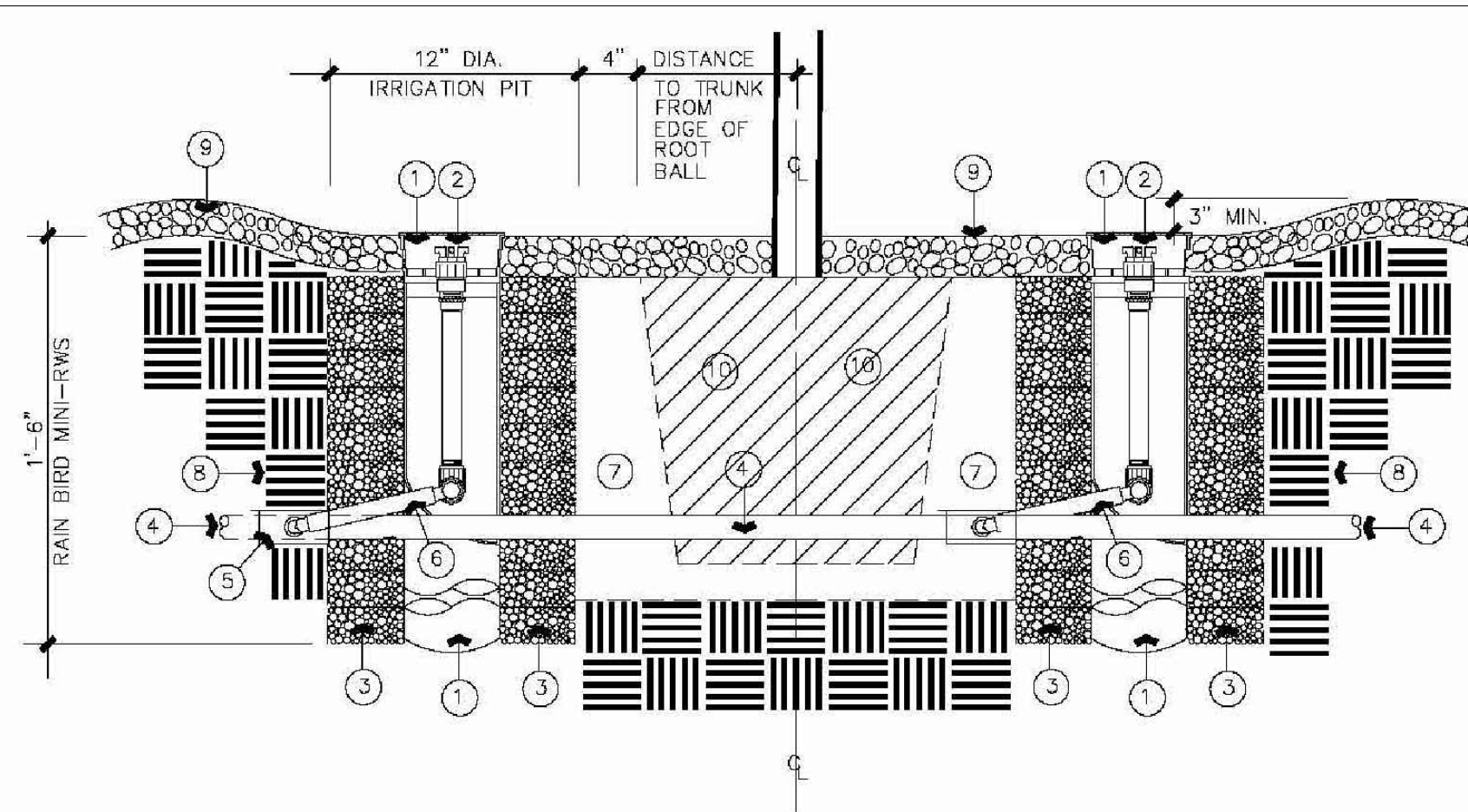
D3 electric remote control valve for drip

construction notes:

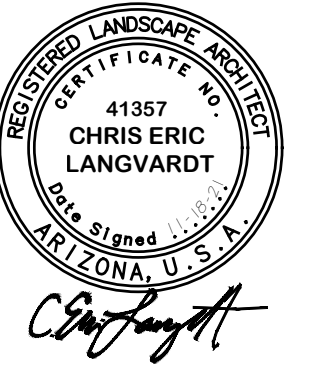
- RAIN BIRD MINI-RWS-BGX (SINGLE UNIT INCLUDES BUBBLER / BASKET WEAVE MESH CYLINDER / PLASTIC GRATE AND SWING JOINT.) (1.5 FT. LENGTH X 4" WIDTH)
- SUBSTITUTE A RAINBIRD 2 GPH MULTI-OUTLET EMITTER FOR THE ATTACHED RAINBIRD BUBBLER. (OPEN 3 MULTI-OUTLET PORTS)
- PEA GRAVEL (TYP.)
- PVC CLASS 200 PIPE
- SCH. 40 PVC TEE OR EL W/ A 1/2 - INCH MALE NPT INLET.
- SWING PIPE, 18-INCH SWING ASSEMBLY (INCLUDED W / RAIN BIRD RWS-BGX)
- PLANT PIT
- SUBGRADE
- 2" DECOMPOSED GRANITE OR TURF APPLICATION
- TREE ROOT BALL
- FINISH GRADE
- SAND BACKFILL IN ALL DEEP WATERING TUBES

NOTE:
1. THIS DETAIL SHALL BE USED FOR ALL DATE PALM TREES REGARDLESS OF THEIR LOCATION WITHIN THE LIMITS OF THIS PROJECT.
2. INSTALL (2) TWO 3 FT. LONG RAINBIRD DEEP WATERING TUBES PER DATE PALM.
3. LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT WELLS AROUND ALL TREES REGARDLESS OF THEIR LOCATION.

D8 deep watering irrigation detail



WILLOW TRAILS PHASE 2 CONSTRUCTION DOCUMENTS CITY OF SURPRISE, ARIZONA



PREPARED FOR:



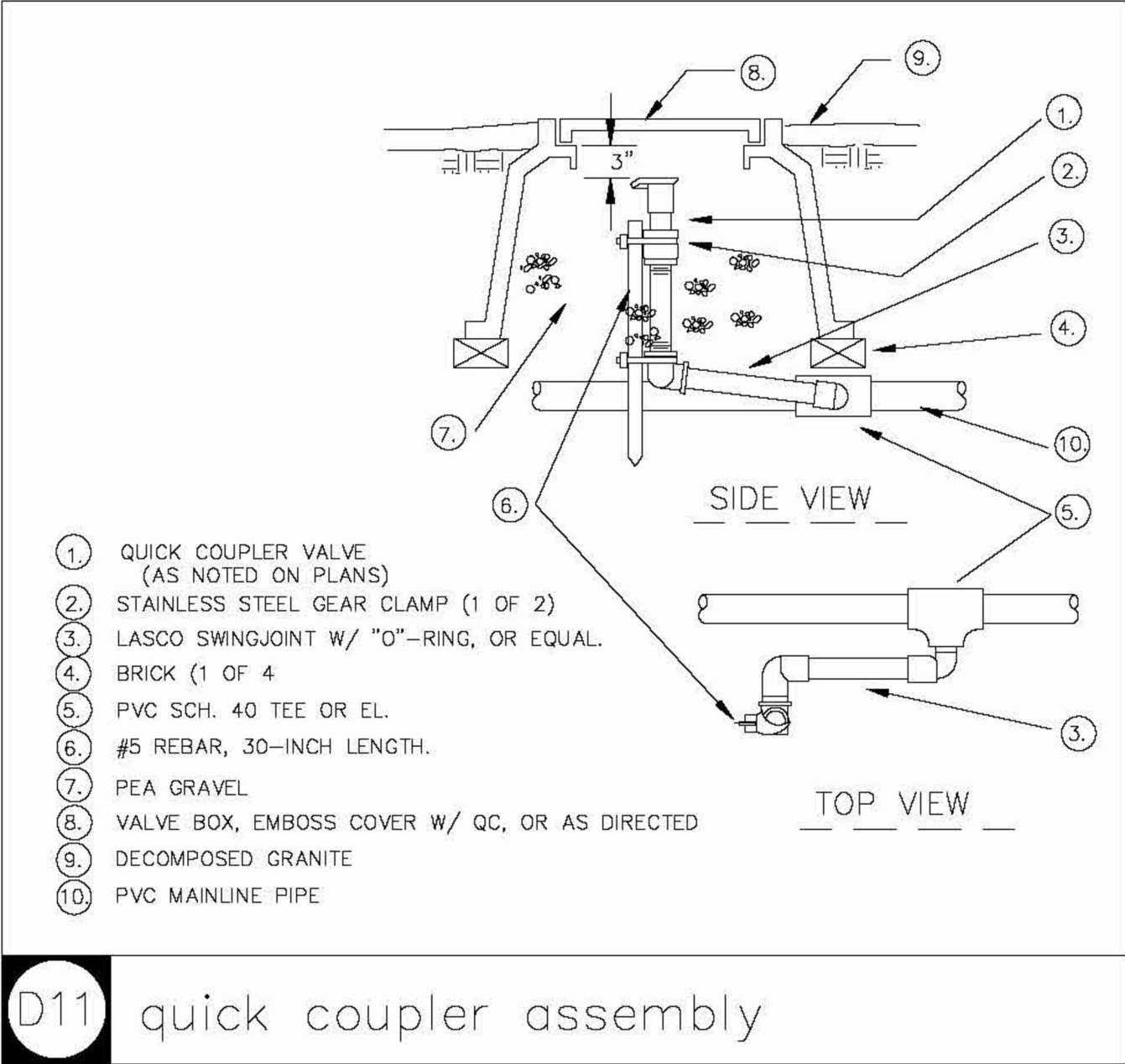
DATE: JUNE 1, 2023
PROJECT: 000.0000.81
DRAWN BY: DL
REVIEW BY: EL
VERSION:
REVISIONS:

SHEET TITLE:
IRRIGATION
DETAILS

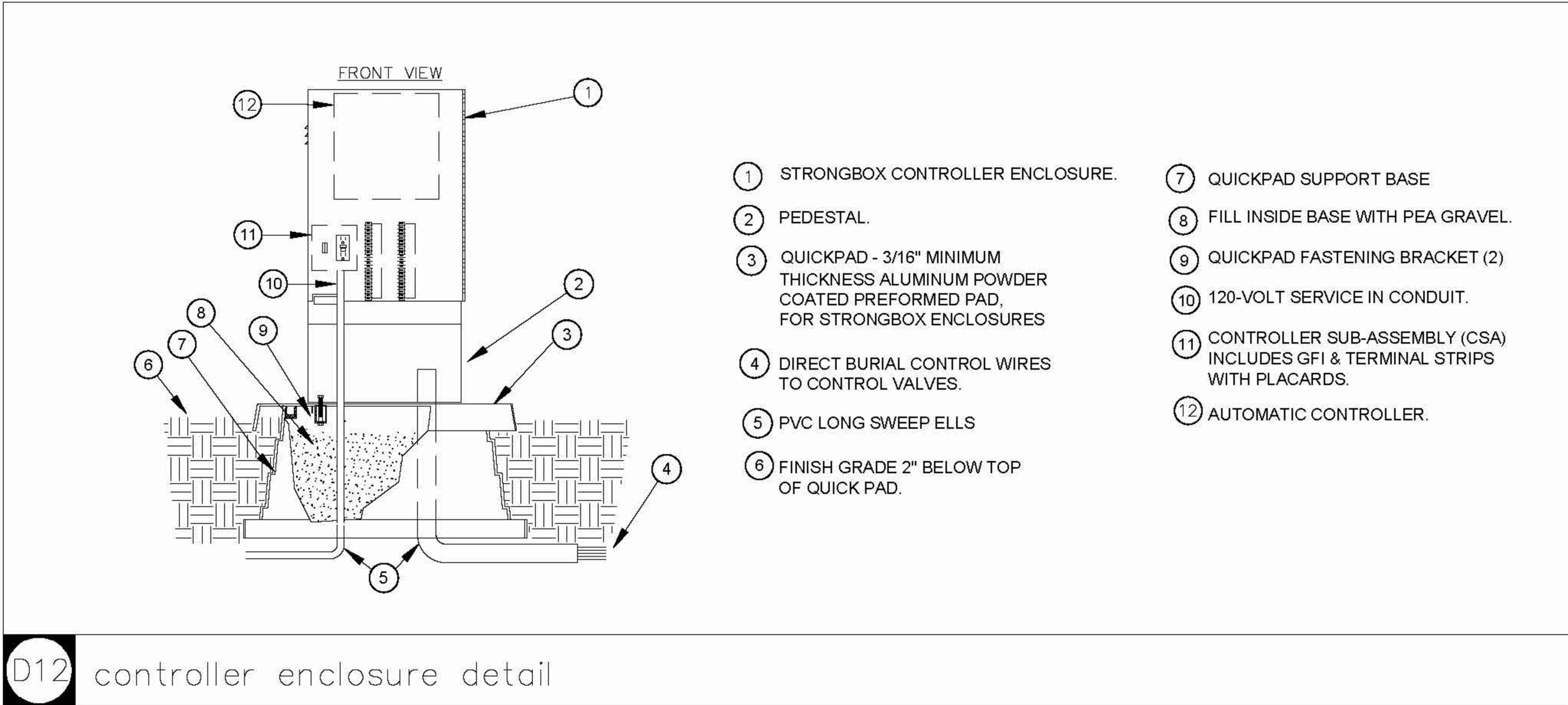
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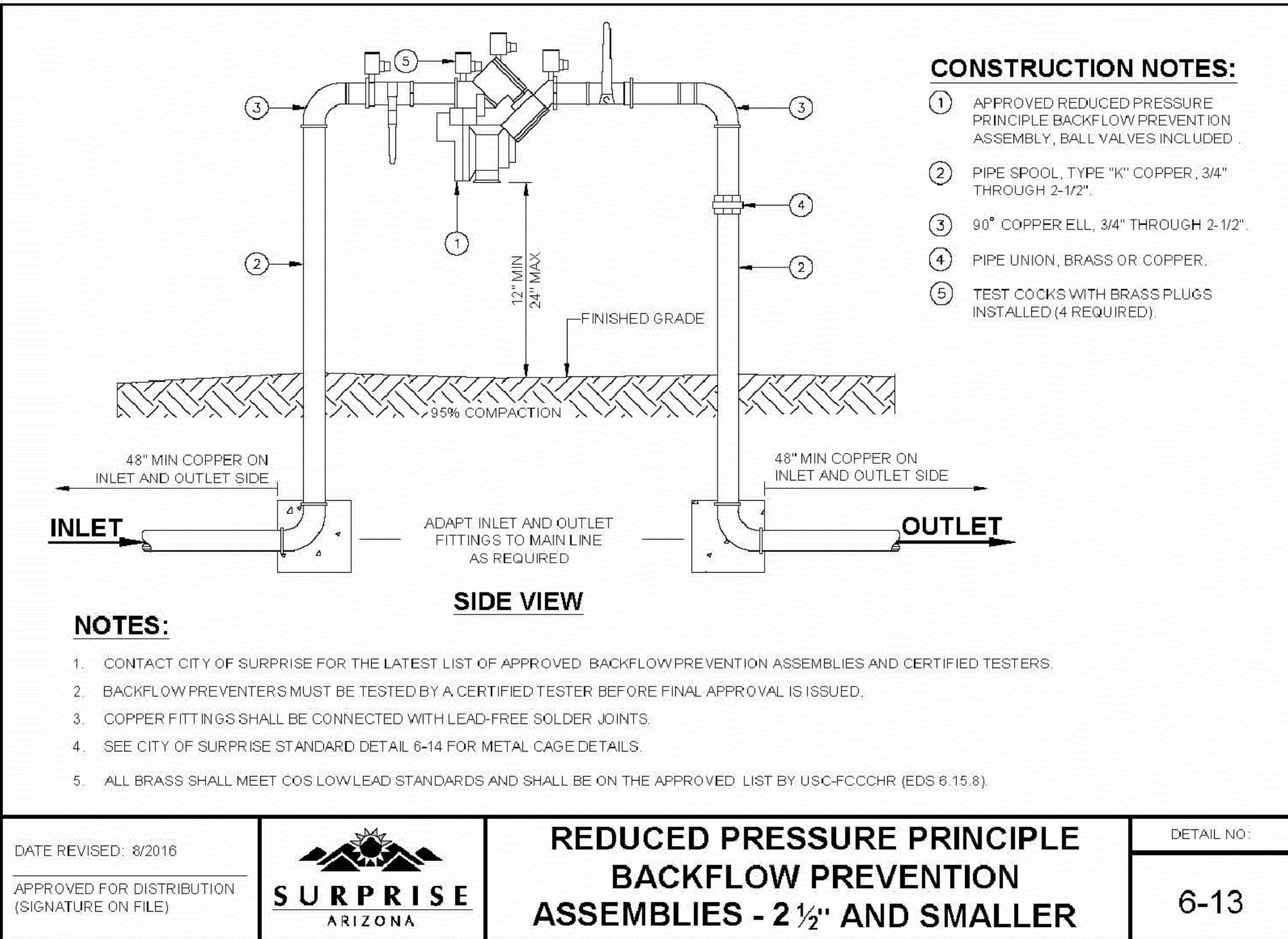
CITY CASE # FS21-381



D11 quick coupler assembly



D12 controller enclosure detail



WILLOW TRAILS
PHASE 2
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



PREPARED FOR:
FORESTAR
1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

DATE:	JUNE 1, 2023
PROJECT:	000.0000.81
DRAWN BY:	DL
REVIEW BY:	EL
VERSION:	
REVISIONS:	

SHEET TITLE:
**IRRIGATION
DETAILS**
SHEET NUMBER:

11.11

WILLOW TRAILS - PHASE 2

OPEN SPACE ELECTRICAL & LIGHTING PLANS (FOR REFERENCE ONLY)

SURPRISE, ARIZONA

ELECTRICAL NOTES

PART 2 - BASIC MATERIALS AND METHODS

2.01 WIRE AND CABLE

- A. GENERAL: Soft drawn, annealed copper having conductivity of not less than 98% of that of pure copper, uniform in cross-section, free from flaws, scale and other imperfections.
- B. All exterior wire shall be XHHW-2 color coded through #6 AWG. All wiring shall be stranded.
- C. All branch circuit phase conductors shall be identified at each termination point and each side of splice by a printed heat shrink sleeve with panel circuit number.
- D. Manufacturers shall be Simplex, General Cable, Okontle, Rome Cable, Anaconda, General Electric, Kaiser, Spero, Kenall, Cooper, Square-D or similar.
- E. No aluminum conductors will be allowed. No exceptions.

2.02 INSTALLATIONS: Install all wire and cable in conduit.

- A. Make ALL above ground connections and splices for #10 wire and smaller with Buchanan "B-Cap", 3-M "Scotchlok" or Ideal "Wing Nut" preinsulated wire connector (sizes as recommended by manufacturer). Make connection and splices for #8 conductors and larger with solderless pressure or compression type connectors by O.Z., Burndy, Buchanan, T & B or Ilisco. Tape all splices with plastic so insulation is at least equivalent to insulation of conductor. Thoroughly clean ends before splicing. Where plastic tape is used and there is any danger of insulation damage from pressure of joint against non-current carrying metal parts, use friction tapes for additional protection. Vinyl plastic tape shall be Scotch #33 or Plymouth.
- B. Make ALL underground connections or splices, including ground mounted pull or junction boxes with crimp type connectors and insulate with scotch cast insulation kits or Town approved equal.
- C. All wires in panelboards, gutters, switchboards, wireways and pull boxes shall be neatly arranged with terminations located directly opposite terminals and routed in a neat workmanlike manner through spaces where the wire passes.
- D. Exercise due care when pulling wire and cable through raceways to prevent conductors from kinking and injuring insulations.
- E. UL approved pulling compounds may be applied to the conductors to insure ease of pulling. Under no circumstances shall any medium containing water, acid or petroleum base be used.
- F. Leave no less than 6" of wire at each outlet for connection to lighting fixture, switch receptacle and other pieces of equipment. Where wires feed through an outlet or junction box, neatly tuck a 6" long loop in bottom of box.
- G. Control wiring and all other stranded wiring to screw connections shall be provided with T & B "STA-KON" terminals.

2.03 CONDUIT RACEWAYS

- A. Conduit systems shall be rigid galvalzed steel, non-metallic fiber or Polyvinylchloride (PVC) plastic as specified herein, or as indicated on the plans. All systems shall be continuous. All sweeps and risers from underground to exposed above grade locations shall be wrapped rigid conduits.
- B. Rigid steel conduit shall be heavily walled, not dipped, galvanized or shearded. Use rigid steel conduit in concrete slabs on grade, in exposed locations such as tunnels and equipment rooms, where exposed to weather and where buried in earth. Make all joints with standard couplings or unions; use of running threads is prohibited. Ream conduit ends after cutting. Use double lock nuts at terminations. Use insulated bushings throughout.
- C. Minimum conduit size for PVC or Rigid Galvanized conduit is 3/4". No conduit shall be imbedded in a slab that is less than 3 1/2" thick except for local offsets. Unless otherwise noted or specified, tops of underground conduit or ducts shall not be less than 24" below grade. Assemble joints together using approved couplings to make watertight joints.
- D. Schedule 40 PVC electrical conduit, UL listed 2" and smaller may be used for direct burial of underground branch circuits (with bond wire). All bends shall be manufactured, not field made.
- E. Vertical sweeps, stub ups and risers from underground PVC conduit shall be half lapped with 20 mil Scotch #50 tape. PVC sweeps are allowed to ground mounted pull boxes.
- F. Where exposed, install conduit parallel to walls and partitions; do not cross-window openings.
- G. All metallic conduit bends 45 degrees and larger, and 2 inches and above shall be manufactured bends or field made with hydraulic bender.
- H. Coat Metallic conduit below grade or encased in concrete with two coats of Koppers Bitumastic or half lap with Scotch Wrap #50, minimum thickness to be 20 mils.

2.04 CONDUIT FITTINGS

- A. Provide double lockouts and bushings at all rigid conduit terminations except at threaded hubs. Bushings shall be O.Z. type "A" molded bakelite except for 2" conduit and shall be O.Z. type "B" or type "BL" where groundings is required.

2.05 GUTTER, PULLBOXES AND JUNCTION BOXES

- A. Boxes shall be fabricated from code gauge steel without knockouts and a minimum 14 gauge front cover. Finish shall be galvanized steel or phosphate undercoating with 2 finish coats hammer gray or baked enamel.
- B. Junction boxes shown outside flush or surface mounted shall be watertight all welded construction with neoprene gasketed screwed covers NEMA Type 3R.

2.06 NAMEPLATES

- A. Provide lamicoid nameplates for all distribution switches, breakers, lighting and power panels, contactors and any control equipment.

2.07 ELECTRICAL SERVICE

- A. The electrical service shall be as shown on the plans by Utility Company.
- B. Provide all necessary material and labor required by the serving utility for delivery of power to the service entrance equipment.

2.08 SERVICE ENTRANCE EQUIPMENT

- A. Service entrance shall be 12 gauge standardized, modular formed steel dead front construction, front accessible.
- B. The enclosure shall be weatherproofed and factory painted per City's specifications with primer and rust inhibitor undercoat.
- C. The service entrance shall have space and necessary provisions for metering as required by the Power Company and EUESRC Standards.
- D. Main and branch feeder over-current devised shall be fusible or circuit breaker type and sized as noted on the drawings.
- E. The switchgear assembly shall be braced for short circuit stress as noted on the drawings.
- F. All distribution equipment shall be of the same manufacturer. Approved manufacturers are: Cutler Hammer, RSE-Sierra, General Electric, Square-D, Myers, Milbank, and Pacific Utility.

PART 3 - SERVICE DISTRIBUTION

3.01 GROUNDING

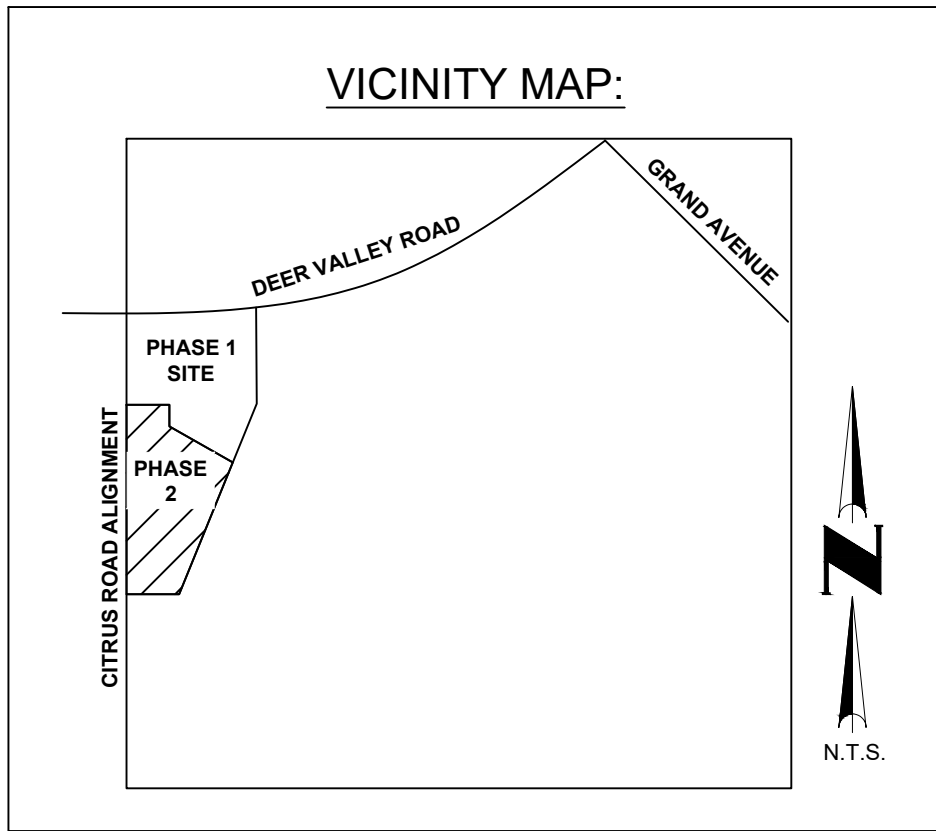
- A. The neutral conductors and all other exposed non-current carrying metal parts as required by Code shall be grounded. Grounding bushings shall be used as required and shall be O.Z. insulated Type "BL", or approved equal. No grounding shall be made to gas piping. Where equipment or devices are served by non-metallic ducts, enclosure shall be grounded by means of a code size bare or green insulated equipment ground wire installed in the duct with the current carrying conductors and be bonded securely in each cabinet terminating the ground wire. Copper jumpers shall bridge flexible conduit and be installed with ground wire. All service grounds shall be in accordance with the "UFER" ground.
- B. All panels containing ground or bonding wires shall be equipped with a ground bus for terminating all such wires.

3.02 GENERAL

- A. Work covered under this section includes manufacturing, equipping, wiring and assembling of all lighting fixtures. Provide lighting fixtures complete for each and every light outlet in the type, quality and size of fixture indicated on the drawings.
- B. Check the drawings with the fixture schedules for completeness, as numbers on the schedule are for the purpose of indicating the general type, quality and size of fixtures that will be required. The use of catalog numbers for a fixture does not necessarily include all the required accessories that may be demanded for a complete installation.
- C. Provide all light-sources, lamps and other light producing media called for and suitable for specified equipment and functions. Unless otherwise called for, all lamps operating without controlling ballasts or transformers, operate on 120 volts.
- D. The use of a vendor's name and catalog number is for convenience in specifying the quality, style, size finish and performance required and does not intentionally exclude similar equipment available from other manufacturers. A computer read-out for the substitute fixtures with the above minimum levels, guaranteed by the manufacturer, shall be submitted to the Engineer for evaluation. Judgement of equality shall be by the Engineer and his acceptance or rejection shall be final.

GENERAL NOTES

1. A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION OF UTILITIES IN ADVANCE OF TRENCHING. THE ENGINEER AND/OR DEVELOPER WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS.
2. THE COMPLETED INSTALLATION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODE ORDINANCES AND REGULATIONS. CONTRACTOR SHALL OBTAIN NECESSARY PERMITS AND INSPECTIONS REQUIRED BY THE GOVERNING AUTHORITIES. ALL WORK SHALL BE DONE IN A NEAT, WORKMANLIKE, FINISHED AND SAFE MANNER, ACCORDING TO LATEST PUBLISHED N.E.C.A. STANDARDS OF INSTALLATION, UNDER COMPETENT SUPERVISION. INSTALL GROUNDING AS REQUIRED BY THE NATIONAL ELECTRICAL CODE.
3. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND ALL OTHER FACTORS WHICH MAY AFFECT THE EXECUTION OF THIS WORK. INCLUDE ALL RELATED COSTS IN THE INITIAL BID PROPOSAL. NO CLAIMS SHALL BE MADE AGAINST THE CLIENT/DEVELOPER OR ENGINEER FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE. ANY QUANTITIES SHOWN ARE THE ESTIMATE OF THE ENGINEER, THE CONTRACTOR IS RESPONSIBLE TO MAKE HIS OWN INDEPENDENT ESTIMATE AND BASE BID PROPOSAL ACCORDINGLY.
4. ALL MATERIAL SHALL BE NEW AND OF THE BEST QUALITY, MANUFACTURED IN ACCORDANCE WITH NEMA, ANSI, U.L. OR OTHER APPLICABLE STANDARDS. THE USE OF MANUFACTURE'S NAMES, MODEL NUMBERS IS INTENDED TO ESTABLISH STYLE, QUALITY, APPEARANCE USEFULNESS AND BID PRICE. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED IN WRITING AND REVIEWED BY THE ENGINEER BEFORE BIDDING.
5. PROTECT ALL ELECTRICAL MATERIAL AND EQUIPMENT INSTALLED UNDER THIS CONTRACT AGAINST DAMAGE BY OTHER TRADES, WEATHER CONDITIONS, OR ANY OTHER CAUSES. EQUIPMENT FOUND DAMAGED OR IN OTHER THAN NEW CONDITION WILL BE REJECTED AS DEFECTIVE.
6. LEAVE THE SITE CLEAN, REMOVE ALL DEBRIS, EMPTY CARTONS, TOOLS, CONDUIT, WIRE SCRAPS, AND ALL MISCELLANEOUS SPARE EQUIPMENT AND MATERIALS USED IN THE WORK DURING CONSTRUCTION. ALL COMPONENTS SHALL BE FREE OF DUST, GRIT, AND FOREIGN MATERIALS, LEFT AS NEW BEFORE FINAL ACCEPTANCE OF WORK.
7. ALL CIRCUIT CONDUCTORS SHALL BE "XHHW-2" STRANDED COPPER. CONDUIT ROUTING IS DIAGRAMMATIC AND SHOWN FOR REFERENCE ONLY. COORDINATE EXACT ROUTING IN THE FIELD WITH CIVIL, LANDSCAPE, AND IRRIGATION PLANS. NO CONDUITS SHALL BE RUN UNDER PLAY AREAS OR SPORTS COURT AREAS.
8. UNLESS OTHERWISE INDICATED, ALL UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 PVC. MINIMUM SIZE SHALL BE 3/4". ALL EXPOSED CONDUIT SHALL BE RIGID GALVANIZED CONDUIT, MINIMUM SIZE SHALL BE 3/4". CONDUITS INSTALLED CONCEALED IN RAMADA STRUCTURE SHALL BE RGC, MINIMUM SIZE SHALL BE 3/4". ALL ABOVE GROUND CONDUIT, INCLUDING SWEEPS AND RISERS FROM UNDERGROUND PVC SHALL BE RIGID GALVANIZED CONDUIT. UNDERGROUND RISERS OR SWEEPS SHALL BE PROTECTED BY HALF LAPPED 10 MI TAPE.
9. ALL ELECTRICAL SAFETY SWITCHES, DISTRIBUTION, AND CONTROL EQUIPMENT SHALL BE RATED FOR HEAVY DUTY SERVICE. ALL EXTERIOR EQUIPMENT SHALL BE NEMA 3R RATED.
10. REFER TO OTHER TRADE PLANS FOR EXACT LOCATION OF EQUIPMENT AND LANDSCAPE FEATURES, WALKWAY, AREA & TOT LOT LIGHTING. LOCATIONS SHALL BE SCALED FROM THE PLANS VIEWS.
11. DIMENSIONS INDICATED FOR EXISTING UNDERGROUND UTILITIES ARE BASED ON DRAWINGS PROVIDED TO US BY THE CIVIL ENGINEER AT THE TIME OF DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND OBSTRUCTIONS AND UTILITIES ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKE AND POT HOLING TO VERIFY ALL EXISTING UNDERGROUND OBSTRUCTIONS. THE ENGINEER AND/OR DEVELOPER WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS.
12. HORNS CONSULTING LLC, ITS OWNERS, OR EMPLOYEES WILL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE OF PROPERTY CAUSED BY OTHERS DURING OR RESULTING FROM CONSTRUCTION OF THIS PROJECT. NOTHING IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUB-CONTRACTOR.
13. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COORDINATING ANY RELOCATION OF UTILITIES, POWER POLES, ETC.
14. THE CONTRACTOR SHALL PROVIDE THE DEVELOPER AND ENGINEER IN WRITING WITH ACCURATE AS-BUILT CONDITIONS INCLUDING FIELD MEASUREMENTS TO ELECTRICAL EQUIPMENT AND UNDERGROUND CONDUIT ROUTING. IF THE CONTRACTOR FAILS TO PROVIDE MEASUREMENTS OR FORWARD SUCH MEASUREMENTS TO THE ENGINEER, THE ENGINEER WILL NOT BE HELD RESPONSIBLE FOR PROVIDING ACCURATE AS-BUILT CONDITIONS OF THE ELECTRICAL EQUIPMENT AND UNDERGROUND CONDUIT ROUTING. AS-BUILT SUBMITTALS WILL NOT BE PERFORMED UNTIL ORDERED BY THE CLIENT/DEVELOPER.
15. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, OR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED DURING CONSTRUCTION, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
16. THE ELECTRICAL CONTRACTOR SHALL COORDINATE INCOMING SERVICE WITH APPROPRIATE UTILITY COMPANY. ROUTING OF INCOMING SERVICE SHOWN ON THE PLAN ARE FOR BIDDING PURPOSES AND MAY VARY FROM ACTUAL REQUIREMENTS. THE CONTRACTOR SHALL COMPLY WITH ALL UTILITY COMPANY REQUIREMENTS, WITHOUT ANY ADDITIONAL CHARGES TO THE CLIENT/DEVELOPER.
17. CONTRACTOR SHALL LABEL ALL PANEL SCHEDULES TO MATCH EXACT FIELD INSTALLATION (AS-BUILT) CONDITIONS. PROVIDE "CORRECT" PANEL SCHEDULE INSIDE PANEL WITH CORRECT CIRCUITS, ELECTRICAL LOADS AND FEEDER SIZE AND WIRE TYPE TO PANEL. (ie: #8 COPPER, XHHW-2).
18. ALL PLUG-IN OUTLET DEVICES WITH GROUND OUTLET SHALL HAVE GROUND CONNECTION AT TOP OF DEVICE + 15" TO CENTER TO TOP OUTLET.
19. ALL TRUNKED CONDUCTORS PULLED ON COMMON CONDUIT SHALL BE BASED ON DERATION VALUES PER NEC TABLE (B)(2)(a). CONTRACTOR SHALL INCUR ALL COSTS TO RECTIFY UNDER-SIZED WIRING IN CONDUITS.
20. ALL OVERCURRENT PROTECTION DEVICES (CIRCUIT BREAKERS, SWITCHES) SHALL BE U.L. LISTED FOR 75° C. TERMINATIONS (UNO). ALL WIRE RATING AMPACITIES ARE BASED ON XHHW-2 COPPER AT 60°C. (UP TO 100A) AND 75° C. (ABOVE 100A). ALUMINUM WIRE AND LUGS ARE NOT ALLOWED.
21. ALL JUNCTION BOXES AND PULL BOXES SHALL BE PROVIDED AND INSTALLED PER NEC ARTICLE 314 AND SIZED PER NEC TABLE 314.16(A) AND 314.28 PER (QUANTITY AND SIZE OF) CONDUITS TO THE ENCLOSURE AND WIRES INSIDE THE JUNCTION BOX .
22. CONTRACTOR SHALL SUBMIT SWITCHBOARD SHOP DRAWING TO POWER CO. REPRESENTATIVE FOR APPROVAL BY POWER CO. AND CONFIRMATION THAT SWITCH GEAR COMPLIES WITH POWER CO. REGULATIONS.



SHEET INDEX:

- E-1 ~ COVER SHEET
E-2 ~ SITE PLAN ("A" & "B")
E-3 ~ SITE PLAN ("C")
E-4 ~ ONE-LINE DIAGRAM DETAILS
E-5 ~ ELEC. & LIGHTING DETAILS
E-6 ~ LIGHTING SPECIFICATIONS
E-7 ~ LIGHTING SPECIFICATIONS

OWNER / DEVELOPER

FORESTAR
20410 N. 19TH AVENUE, SUITE 100
PHOENIX, ARIZONA 85027
PHONE: (480) 368-2357
CONTACT: BRIAN KONDERIK

CIVIL ENGINEER

GOODWIN & MARSHALL, INC
2705 S. ALMA SCHOOL ROAD, SUITE #2
CHANDLER, ARIZONA 85286
PHONE: (602) 218-7285
CONTACT: WARREN RUSSELL, P.E.

LANDSCAPE ARCHITECT

LANGVARDT DESIGN GROUP
336 BROADWAY, SUITE 110
SALT LAKE CITY, UTAH 84101
PHONE: (602) 801-726-6670
CONTACT: DON LESLIE, ALSA

ELECTRICAL ENGINEER

HORNS CONSULTING, LLC
1243 E. MURIEL DRIVE
PHOENIX, ARIZONA 85022
PHONE: (623) 256-8990
CONTACT: DOUG HORNING
& GREG LARSON, P.E.

CITY OF SURPRISE APPROVAL

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

CITY OF SURPRISE ENGINEER

DATE



LIGHTING FIXTURE SCHEDULE

DRAWING SYMBOL & MARK	LAMPS	MOUNTING	VOLTAGE	DESCRIPTION	MANUFACTURER CATALOG NUMBER	COLOR	REMARKS	FIXTURE QUANTITY
	71 WATT LED 3000K	POLE BASE MOUNTED @ 12 FEET AFG	120V	12' SQUARE POLE LED LIGHT	AV POLES & LIGHTING TER-S-TYPEIII-71W-3000K-120-277V POLE-DARK BRONZE	BRONZE	SEE POLE FIXTURE MOUNTING DETAIL AND MANUFACTURE SPECIFICATIONS FOR ADDITIONAL INFORMATION.	2
	24 WATT LED 3000K	BASE MOUNTED @ 3.5 FEET AFG	120V	BOLLARD LIGHT	PACIFIC LIGHTING & STANDARDS BGC-RT-24-LED-MT-5-3-III-BZ-SB	BRONZE	SEE BOLLARD LIGHT MOUNTING DETAIL AND MANUFACTURE SPECIFICATIONS FOR ADDITIONAL INFORMATION.	30
	25 WATT LED 3000K	SURFACE MOUNTED	120V	RAMADA LIGHT	EATON FAIL-SAFE G12-BZ-LD4-25W-30-CL-UNV-EDC1	BRONZE	SEE RAMADA ELECTRICAL DETAIL AND MANUFACTURE SPECIFICATIONS FOR ADDITIONAL INFORMATION.	2
	8 WATT LED 3000K	IN-GROUND	120V	TREE RECESSED INGRADE UPLIGHT	COOPER LUMIERE BOCA 696 696-SM-8LED-30-36-120/12-BZ LBB-LSL-LVR	BRONZE	SEE TREE FIXTURE MOUNTING DETAIL AND MANUFACTURE SPECIFICATIONS FOR ADDITIONAL INFORMATION.	6
	10 WATT LED 3000K	IN-GROUND	120V	MONUMENT FLOOD LIGHT	INTENSE LIGHTING RUBICON IV1702K-L1-830-FL-B1-GS45-PFL2-71	BRONZE	SEE MONUMENT FIXTURE MOUNTING DETAIL AND MANUFACTURE SPECIFICATIONS FOR ADDITIONAL INFORMATION.	4

APPROVED BY: GL	PROJECT #: 21080823
DRAWN BY: DH	DATE: 06/01/2021
REVISIONS:	



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1243 E. Muriel Drive, Phoenix, Arizona 85022

OPEN SPACE ELECTRICAL & LIGHTING PLANS

WILLOW TRAILS - PHASE 2
SURPRISE, ARIZONA

SCALE: N.T.S.
SHEET TITLE: COVER SHEET
DRAWING # E-1 OF 7
SHEET E-1

ELECTRICAL SYMBOLS & LEGEND

NOTE: ALL SYMBOLS MAY NOT APPLY

COMBINATION METERED SERVICE ENTRANCE SECTION/PANEL ASSEMBLY. REFER TO ONE-LINE DIAGRAM, PANEL SCHEDULE AND INSTALLATION DETAILS FOR FURTHER INFORMATION.

20 AMP DUPLEX RECEPTACLE - NEMA 5-20R GFCI/WP WITH LOCKING LID COVERS.

UNDERGROUND PVC CONDUIT AND CONDUCTOR RUN. REFER TO CONDUCTOR SCHEDULE FOR CONDUIT AND FEEDER SIZES. REFER TO DIRECT BURIED CONDUIT DETAIL FOR FURTHER INFORMATION.

ABOVE GROUND RIGID GALVANIZED OR EMT CONDUIT PER NEC AND MUNICIPALITY CODES.

WEATHERPROOF JUNCTION BOX PER NEC REQUIREMENTS.

UNDERGROUND CONCRETE JUNCTION / PULL BOX, SIZED PER NEC. REFER TO DETAILS FOR FURTHER INFORMATION.

WEATHER PROOF IRRIGATION CONTROLLER SUPPLIED BY OTHERS. CONNECT POWER ONLY. SEE LANDSCAPE IRRIGATION PLANS FOR FURTHER INFORMATION.

SEE SHEET E-1 FOR LIGHTING FIXTURE SCHEDULE INFORMATION

POLE LIGHT

TREE UP LIGHT

BOLLARD LIGHT

MONUMENT LIGHT

RAMADA LIGHT

KEY NOTES

NOTE: ALL KEY NOTES MAY NOT APPLY

A. 2-1/2" CONDUIT, TRENCH AND BACKFILL FROM SERVICE ENTRANCE SECTION TO UTILITY TRANSFORMER (TRANSFORMER PROVIDED & INSTALLED BY UTILITY COMPANY). COORDINATE AND VERIFY ALL REQUIREMENTS, SCHEDULING AND EXACT ROUTING WITH UTILITY COMPANY AND LANDSCAPE ARCHITECT PRIOR TO TRENCHING.

B. SEE ONE-LINE DIAGRAM, PANEL SCHEDULE, AND SES DETAILS FOR FURTHER REQUIREMENTS.

C. INSTALL BOLLARD PATHWAY LIGHTING A MINIMUM OF 1' BOW. SEE BOLLARD MOUNTING DETAIL FOR FURTHER INFORMATION AND REQUIREMENTS.

D. ROUTE EMT CONDUIT ON RAMADA STRUCTURE. VERIFY EXACT ROUTING WITH LANDSCAPE ARCHITECT PRIOR TO ROUGH-IN. SEE RAMADA ELECTRICAL DETAIL AND MANUFACTURE FIXTURE SPECIFICATIONS FOR FURTHER INFORMATION OF REQUIREMENTS.

E. INSTALL 12' BASE MOUNTED POLE FOR TOT LOT LED LIGHT AT 18" MINIMUM BACK OF SIDEWALKS OR CONCRETE SURFACES. SEE TOT LOT FIXTURE MOUNTING DETAIL AND MANUFACTURE SPECIFICATIONS FOR FURTHER INFORMATION & REQUIREMENTS.

F. INSTALL TREE UP LIGHTS AT LOCATIONS SHOWN ON THE SITE PLAN. SEE TREE FIXTURE MOUNTING DETAIL AND MANUFACTURE SPECIFICATIONS FOR FURTHER INFORMATION AND REQUIREMENTS.

G. INSTALL MONUMENT WALL WASH LIGHT A MINIMUM OF 5' FROM FACE OF MONUMENT SPACED MINIMUM OF 12' APART. SEE MONUMENT FIXTURE MOUNTING DETAIL AND MANUFACTURE SPECIFICATIONS FOR FURTHER INFORMATION AND REQUIREMENTS.

H. CONDUIT TO SLOPE TO 2' MINIMUM UNDER STORM DRAIN CROSSING. SEE STORM DRAIN DETAIL FOR FURTHER INFORMATION.

I. TRENCH DEPTH TO BE A MINIMUM OF 36" AT ALL STREET CROSSING. PLEASE SEE TRENCH DETAIL FOR ADDITIONAL INFORMATION.

WILLOW TRAILS - PHASE 2

OPEN SPACE ELECTRICAL & LIGHTING PLANS

SURPRISE, ARIZONA

SITE PLAN "A"

SITE PLAN "B"

SITE KEY MAP

PANELBOARD SCHEDULE									
PANEL: "A2"		120/240 VOLTS, 1Ø, 3W				MAINS: 100A MCB			
LOCATION: LOT #79		TYPE: COMBINATION METERED SES/PANEL				PEDESTAL MOUNTED			
		1Øk AIC (FULLY RATED)							
CKT NO	WIRE SIZE	CB	LOAD DESCRIPTION	LOAD (VA)		LOAD DESCRIPTION	CB	WIRE SIZE	CKT NO
				PHASE A	PHASE B				
1	#3	100	MAIN BREAKER	-	60	*TREE LIGHTS (6)	20	#10	2
3	#3	2	"	-	50	*MONUMENT LIGHTS (4)	20	#10	4
5	-	-	SPACE	-	-	SPACE	-	-	6
7	-	-	SPACE	-	-	SPACE	-	-	8
9	-	-	SPACE	-	180	LIGHTING CONTROLLER	20	#12	10
11	-	-	SPACE	-	-	SPACE	-	-	12
TOTAL VA / Ø				240	50	* = LOAD IS CALCULATED AT 125%			
TOTAL AMPS / Ø				2.0	0.42	** = CONNECT BREAKERS TO LIGHTING CONTACTORS AND TERMINAL BLOCKS WITH #12 AWG, 8FC, THIN STRANDED HOOK-UP WIRE (UNO). SEE ELECTRICAL SITE PLANS FOR FIELD ROUTED FEEDER SIZES.			

SEE PLANS, ONE-LINE DIAGRAMS AND SES DETAILS FOR FURTHER INFORMATION AND REQUIREMENTS.

PANELBOARD SCHEDULE									
PANEL: "B2"		120/240 VOLTS, 1Ø, 3W				MAINS: 100A MCB			
LOCATION: LOT #36		TYPE: COMBINATION METERED SES/PANEL				PEDESTAL MOUNTED			
		1Øk AIC (FULLY RATED)							
CKT NO	WIRE SIZE	CB	LOAD DESCRIPTION	LOAD (VA)		LOAD DESCRIPTION	CB	WIRE SIZE	CKT NO
				PHASE A	PHASE B				
1	#3	100	MAIN BREAKER	-	390	*BOLLARDS (13)	20	#10	2
3	#3	2	"	-	90	*POLE LIGHT (1)	20	#10	4
5	#10	20	*RAMADA LIGHT	30	-	SPACE	-	-	6
7	#10	20	*RAMADA GFCI	-	180	SPACE	-	-	8
9	-	-	SPACE	-	180	LIGHTING CONTROLLER	20	#12	10
11	-	-	SPACE	-	180	IRRIGATION CONTROLLER	20	#10	12
TOTAL VA / Ø				600	450	* = LOAD IS CALCULATED AT 125%			
TOTAL AMPS / Ø				5.00	3.75	** = CONNECT BREAKERS TO LIGHTING CONTACTORS AND TERMINAL BLOCKS WITH #12 AWG, 8FC, THIN STRANDED HOOK-UP WIRE (UNO). SEE ELECTRICAL SITE PLANS FOR FIELD ROUTED FEEDER SIZES.			

SEE PLANS, ONE-LINE DIAGRAMS AND SES DETAILS FOR FURTHER INFORMATION AND REQUIREMENTS.

CONDUIT AND CONDUCTOR SCHEDULE					
DESIGNATION	CONDUCTOR DATA			REMARKS	
	PHASE	NUETRAL	BOND		
(1A)	1#12	1#12	1#12	(1)½"	EMT FOR RAMADA
(1)	1#10	1#10	1#10	(1)¾"	1 CIRCUIT
(2)	2#10	2#10	2#10	(2)¾"	2 CIRCUITS
(3)	3#10	3#10	3#10	(3)¾"	3 CIRCUITS
(4)	4#10	4#10	4#10	(4)¾"	4 CIRCUITS
(5)	5#10	5#10	5#10	(5)¾"	5 CIRCUITS
(6)	6#10	6#10	6#10	(6)¾"	6 CIRCUITS

ALL CONDUCTOR WIRING TO BE XHHW-2 SUITABLE FOR WET EXTERIOR CONDITIONS.

DRAWN BY: DH

CHECKED BY: DH

APPROVED BY: GL

DATE: 06/01/2021

PROJECT #: 2105062E

REVISIONS:

Professional Engineer

28582

GREGORY J. LARSEN

PHOENIX, ARIZONA

USA

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Phone: (602)546-8000

E-mail: jdag@hornsconsulting.com

OPEN SPACE ELECTRICAL & LIGHTING PLANS

WILLOW TRAILS - PHASE 2

SURPRISE, ARIZONA

SCALE: 1"=20'

SHEET TITLE: SITE PLANS

DRAWING #: E-2 OF 7

SHEET E-2

Page 99 of 490

PANELBOARD SCHEDULE									
PANEL: "C2"		120/240 VOLTS, 1Ø, 3W				MAINS: 100A MCB			
LOCATION: LOT #110		TYPE: COMBINATION METERED SES/PANEL				PEDESTAL MOUNTED			
		1ØK A/C (FULLY RATED)							
CKT NO	WIRE SIZE	CB	LOAD DESCRIPTION		LOAD (VA)		LOAD DESCRIPTION		CKT NO
			PHASE A	PHASE B					
1	#3	100	MAIN BREAKER		-	510	*BOLLARDS (17)		20
3	#3	2	"		-	90	*POLE LIGHT (1)		20
5	#10	20	*RAMADA LIGHT		30	-	SPACE		1
7	#10	20	RAMADA GFCI		-	180	SPACE		1
9	-	-	SPACE		-	180	LIGHTING CONTROLLER		20
11	-	-	SPACE		-	-	SPACE		1
			TOTAL VA / Ø		720	270			
			TOTAL AMPS / Ø		6.00	2.25			

SEE PLANS, ONE-LINE DIAGRAMS AND SES DETAILS FOR FURTHER INFORMATION AND REQUIREMENTS.

CONDUIT AND CONDUCTOR SCHEDULE					
DESIGNATION	PHASE	NEUTRAL	BOND	CONDUIT SIZE SCHEDULE 40 PVC (UNO)	REMARKS
(A)	1#12	1#12	1#12	(1)½"	EMT FOR RAMADA
(1)	1#10	1#10	1#10	(1)¾"	1 CIRCUIT
(2)	2#10	2#10	2#10	(2)¾"	2 CIRCUITS
(3)	3#10	3#10	3#10	(3)¾"	3 CIRCUITS
(4)	4#10	4#10	4#10	(4)¾"	4 CIRCUITS
(5)	5#10	5#10	5#10	(5)¾"	5 CIRCUITS
(6)	6#10	6#10	6#10	(6)¾"	6 CIRCUITS

ALL CONDUCTOR WIRING TO BE XHHW-2 SUITABLE FOR WET EXTERIOR CONDITIONS.

WILLOW TRAILS - PHASE 2

OPEN SPACE ELECTRICAL & LIGHTING PLANS

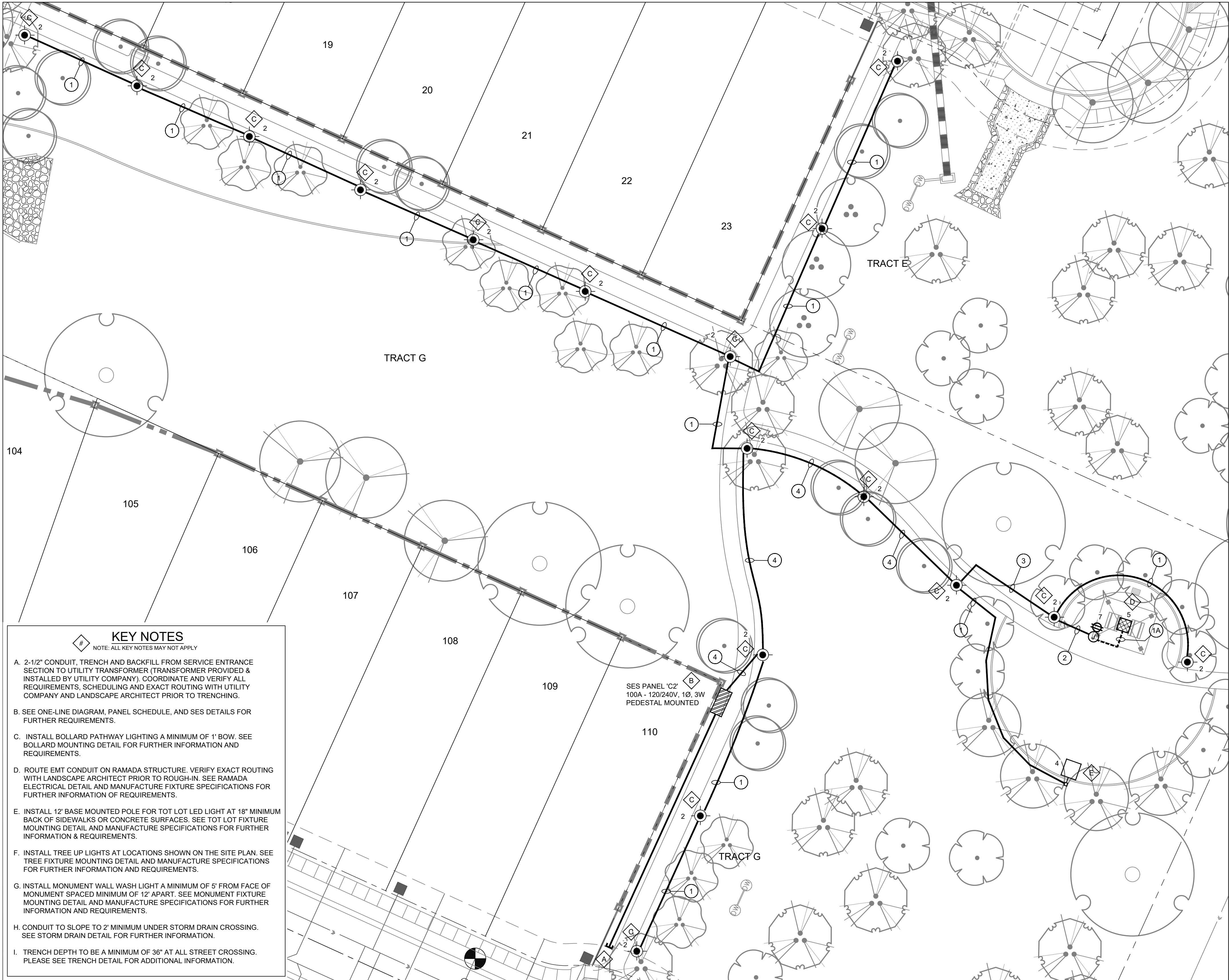
SURPRISE, ARIZONA

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

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In Maricopa County: (602) 263-1100

SITE PLAN "C"



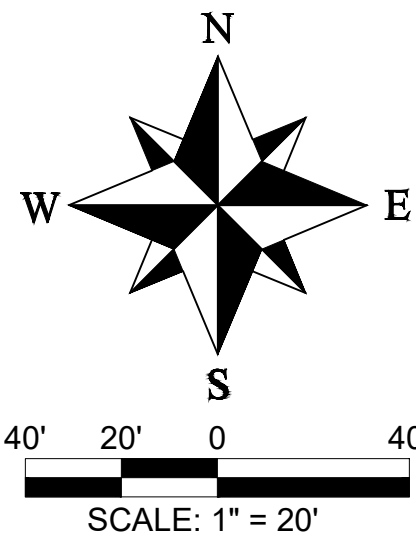
SITE KEY MAP



ELECTRICAL SYMBOLS & LEGEND

NOTE: ALL SYMBOLS MAY NOT APPLY

- COMBINATION METERED SERVICE ENTRANCE SECTION/PANEL ASSEMBLY. REFER TO ONE-LINE DIAGRAM, PANEL SCHEDULE AND INSTALLATION DETAILS FOR FURTHER INFORMATION.
- 20 AMP DUPLEX RECEPTACLE - NEMA 5-20R GFCI/WP WITH LOCKING LID COVERS.
- UNDERGROUND PVC CONDUIT AND CONDUCTOR RUN. REFER TO CONDUCTOR SCHEDULE FOR CONDUIT AND FEEDER SIZES. REFER TO DIRECT BURIED CONDUIT DETAIL FOR FURTHER INFORMATION.
- ABOVE GROUND RIGID GALVANIZED OR EMT CONDUIT PER NEC AND MUNICIPALITY CODES.
- WEATHERPROOF JUNCTION BOX PER NEC REQUIREMENTS.
- UNDERGROUND CONCRETE JUNCTION / PULL BOX, SIZED PER NEC. REFER TO DETAILS FOR FURTHER INFORMATION.
- WEATHER PROOF IRRIGATION CONTROLLER SUPPLIED BY OTHERS. CONNECT POWER ONLY. SEE LANDSCAPE IRRIGATION PLANS FOR FURTHER INFORMATION.
- SEE SHEET E-1 FOR LIGHTING FIXTURE SCHEDULE INFORMATION
- POLE LIGHT
- BOLLARD LIGHT
- RAMADA LIGHT
- TREE UP LIGHT
- MONUMENT LIGHT



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OPEN SPACE ELECTRICAL & LIGHTING PLANS

WILLOW TRAILS - PHASE 2
SURPRISE, ARIZONA

SCALE:

1:20

SHEET TITLE

SITE PLANS

DRAWING # E-3 OF 7

SHEET E-3

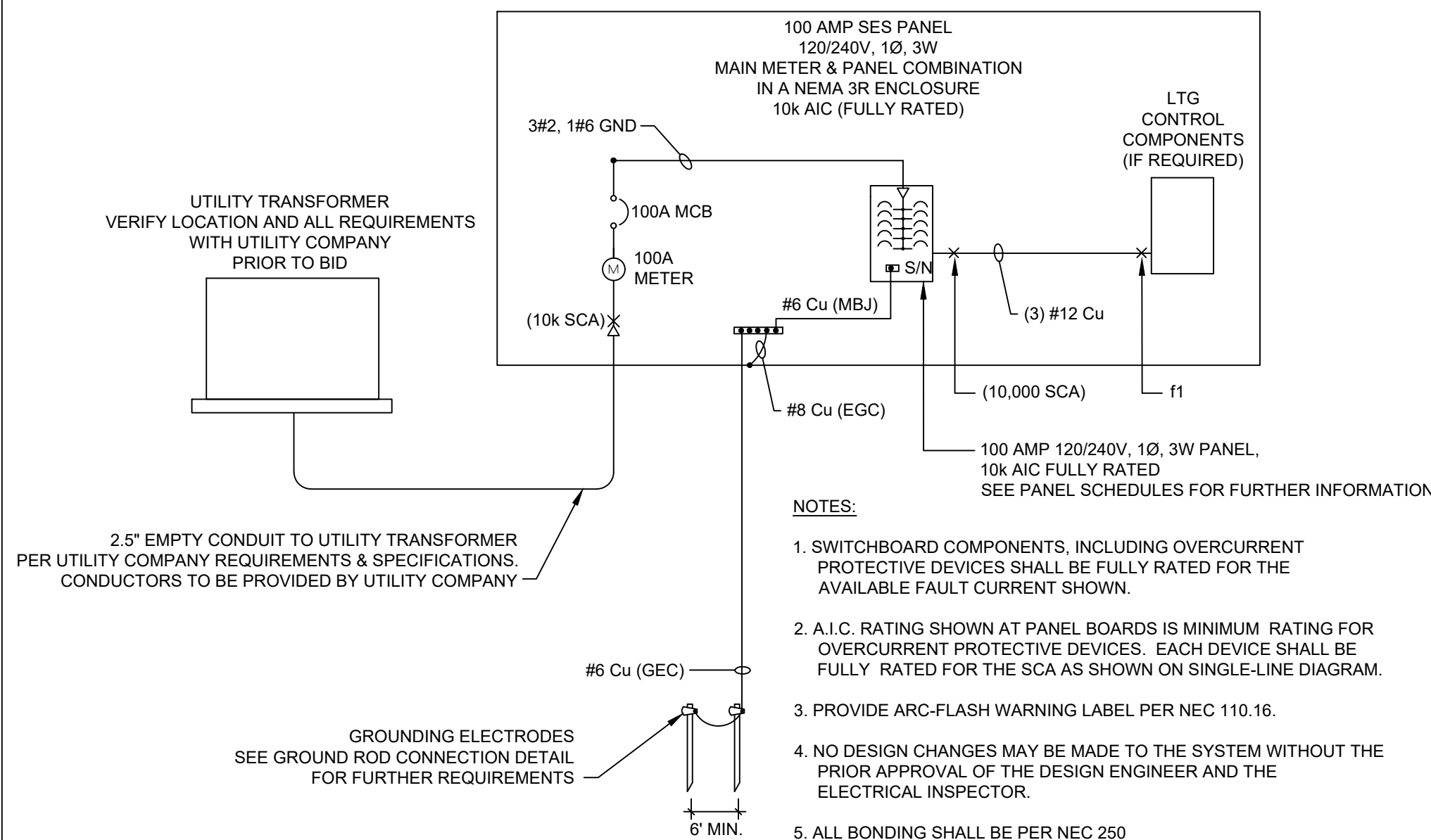
WILLOW TRAILS - PHASE 2

OPEN SPACE ELECTRICAL & LIGHTING PLANS

SURPRISE, ARIZONA

TYPICAL 100 AMP SES ONE-LINE DIAGRAM

NOT TO SCALE



GENERAL PANEL NOTES

- PLEASE COMPLY WITH NEC 409.22.
- PLEASE COMPLY WITH NEC 409.110 (1)(2)(4), 409.110 MARKING. AN INDUSTRIAL CONTROL PANEL SHALL BE MARKED WITH THE FOLLOWING INFORMATION:
 - MANUFACTURER'S NAME, TRADEMARK, OR OTHER DESCRIPTIVE MARKING BY WHICH THE ORGANIZATION RESPONSIBLE FOR THE PRODUCT CAN BE IDENTIFIED.
 - SUPPLY VOLTAGE, NUMBER OF PHASES, FREQUENCY, AND FULL LOAD CURRENT FOR EACH INCOMING SUPPLY CIRCUIT.
 - SHORT-CIRCUIT CURRENT RATING OF A LISTED AND LABELED ASSEMBLY.
 - SHORT-CIRCUIT CURRENT RATING ESTABLISHED UTILIZING AN APPROVED METHOD.
- PLEASE COMPLY WITH NEC 110.3. EXAMINATION, IDENTIFICATION, INSTALLATION, AND USE OF EQUIPMENT.
 - EXAMINATION, IN JUDGING EQUIPMENT, CONSIDERATIONS SUCH AS THE FOLLOWING SHALL BE EVALUATED:
 - SUITABILITY FOR INSTALLATION AND USE IN CONFORMITY WITH PROVISIONS OF THIS CODE.
 - INFORMATIONAL NOTE: SUITABILITY OF EQUIPMENT USE MAY BE IDENTIFIED BY A DESCRIPTION MARKED ON OR PROVIDED WITH A PRODUCT TO IDENTIFY THE SUITABILITY OF THE PRODUCT FOR A SPECIFIC PURPOSE, ENVIRONMENT, OR APPLICATION. SPECIAL CONDITIONS OF USE OR OTHER LIMITATIONS AND OTHER PERTINENT INFORMATION MAY BE MARKED ON THE EQUIPMENT, INCLUDED IN THE PRODUCT INSTRUCTIONS, OR INCLUDED IN THE APPROPRIATE LISTING AND LABELING INFORMATION. SUITABILITY OF EQUIPMENT MAY BE EVIDENCED BY LISTING OR LABELING.
 - MECHANICAL STRENGTH AND DURABILITY, INCLUDING, FOR PARTS DESIGNED TO ENCLOSE AND PROTECT OTHER EQUIPMENT, THE ADEQUACY OF THE PROTECTION THUS PROVIDED.
 - WIRE-BENDING AND CONNECTION SPACE.
 - ELECTRICAL INSULATION.
 - HEATING EFFECTS UNDER NORMAL CONDITIONS OF USE AND ALSO UNDER ABNORMAL CONDITIONS LIKELY TO ARISE IN SERVICE.
 - ARCING EFFECTS.
 - CLASSIFICATION BY TYPE, SIZE, VOLTAGE, CURRENT CAPACITY, AND SPECIFIC USE.
 - OTHER FACTORS THAT CONTRIBUTE TO THE PRACTICAL SAFEGUARDING OF PERSONS USING OR LIKELY TO COME IN CONTACT WITH THE EQUIPMENT.

FAULT CURRENT CALCULATIONS

f1 - 120V BRANCH CIRCUIT BREAKERS TO LOAD SIDE COMPONENTS

WHERE CONDUCTORS ARE #12 Cu. (C= 617)

INSTALL MINIMUM (5) FEET OF CONDUCTOR LENGTH BETWEEN SES BRANCH CIRCUIT BREAKERS AND ALL DOWN-STREAM COMPONENTS IN ORDER TO REDUCE SCA TO BELOW 5,000A.

120V (PHASE TO NEUTRAL)

$$f = \frac{2 \times 5 \times 10,000 \times 1.5}{517 \times 1 \times 120} = 2.026 \quad M = \frac{1}{1 + 2.026} = 0.33$$

$$SCA = 10,000 \times 0.33 = 3,300A$$

f2 - 120V BRANCH CIRCUIT BREAKERS TO LOAD SIDE COMPONENTS

WHERE CONDUCTORS ARE #10 Cu. (C= 981)

INSTALL MINIMUM (5) FEET OF CONDUCTOR LENGTH BETWEEN SES BRANCH CIRCUIT BREAKERS AND ALL DOWN-STREAM COMPONENTS IN ORDER TO REDUCE SCA TO BELOW 5,000A.

120V (PHASE TO PHASE)

$$f = \frac{2 \times 5 \times 10,000 \times 1.5}{981 \times 120} = 1.274 \quad M = \frac{1}{1 + 1.274} = 0.44$$

$$SCA = 10,000 \times 0.44 = 4,400A$$

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

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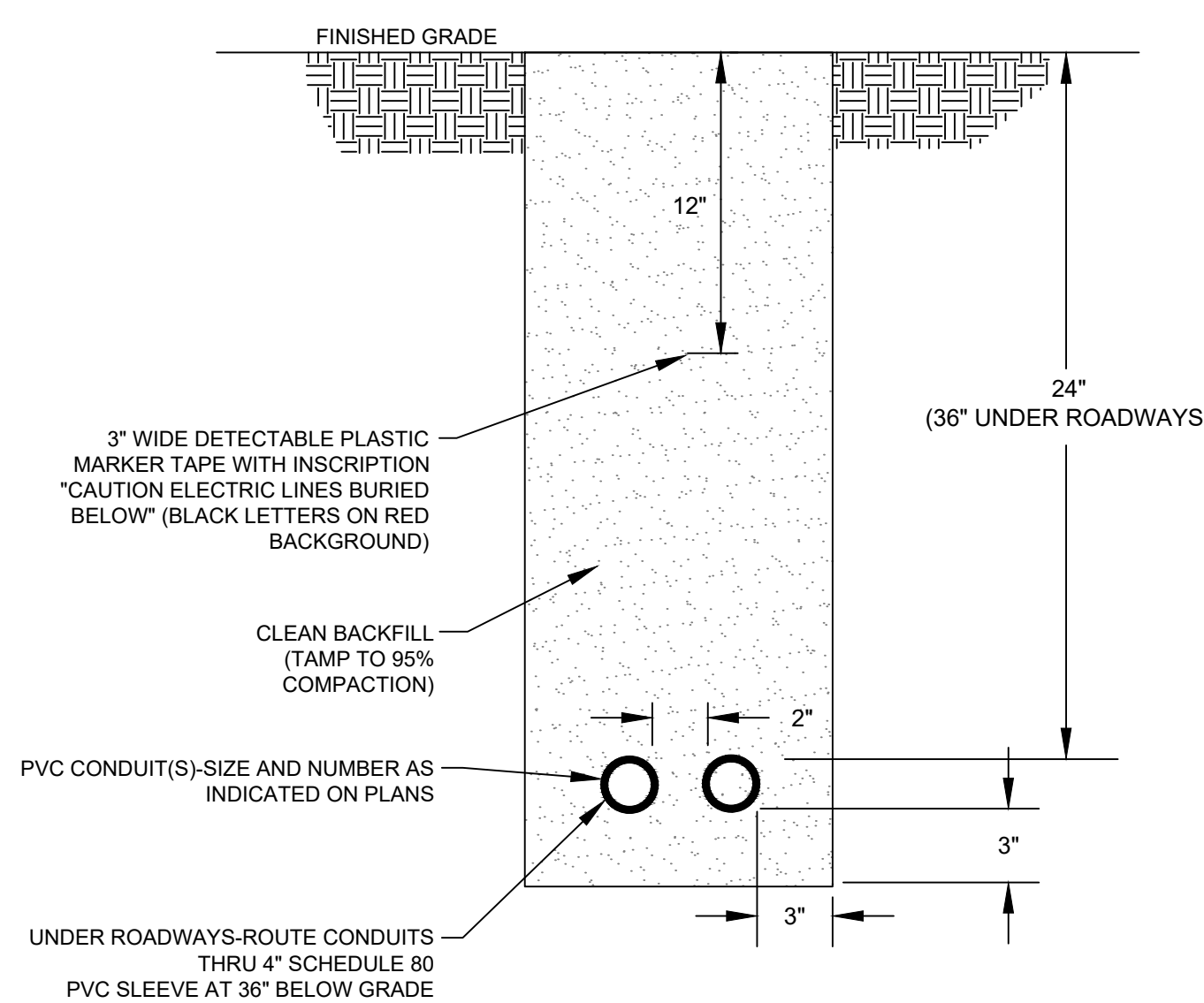
Arizona Blue Stake, Inc.

Dial 8-1-1 or 1-800-STAKE-11 (782-5348)

In Maricopa County: (602) 263-1100

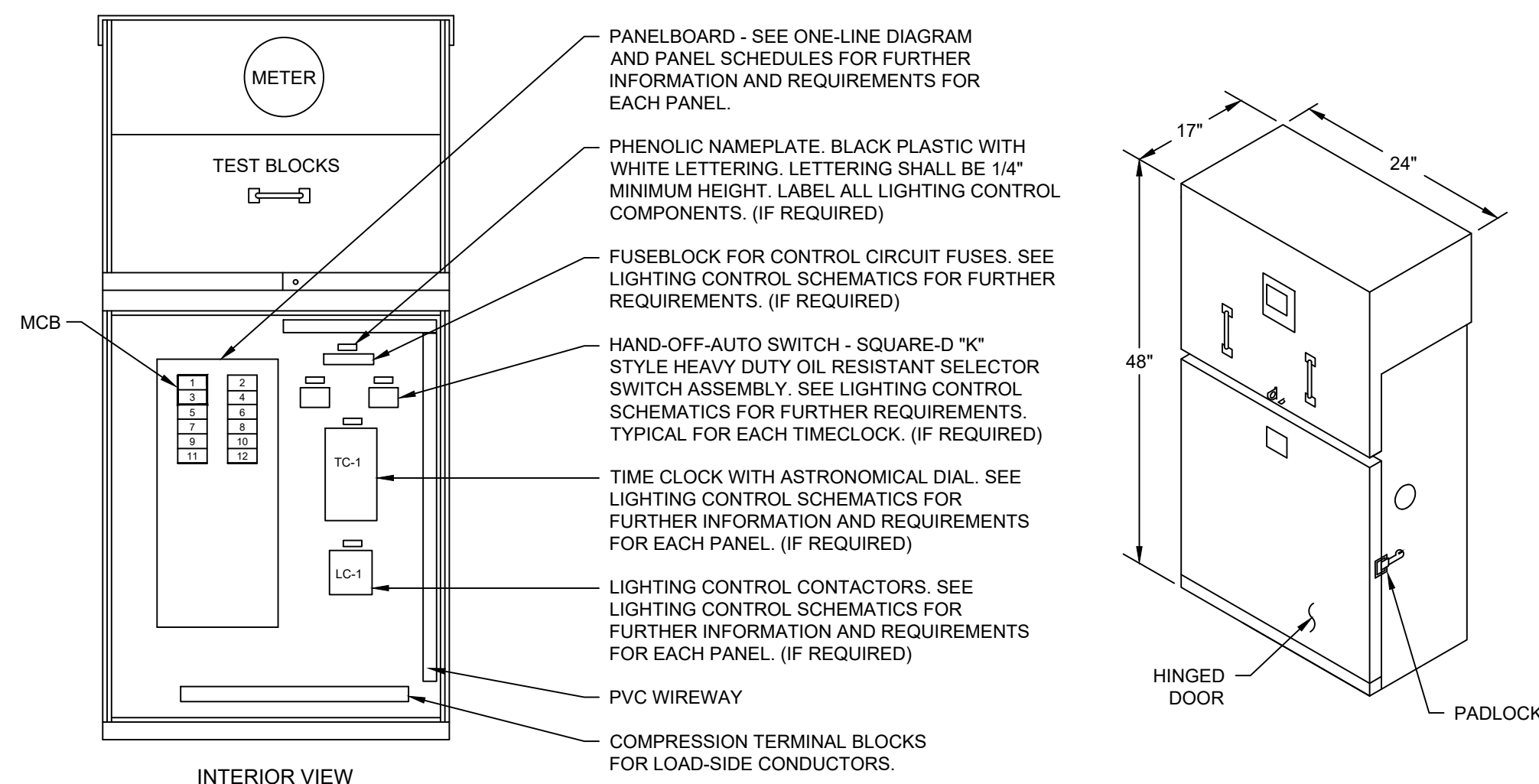
DIRECT BURIED CONDUIT DETAIL

NOT TO SCALE



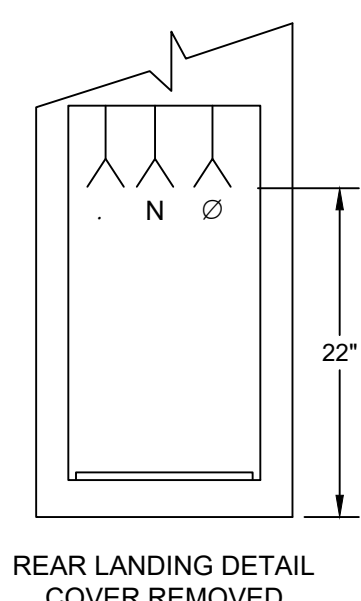
TYPICAL SES DETAILS

NOT TO SCALE



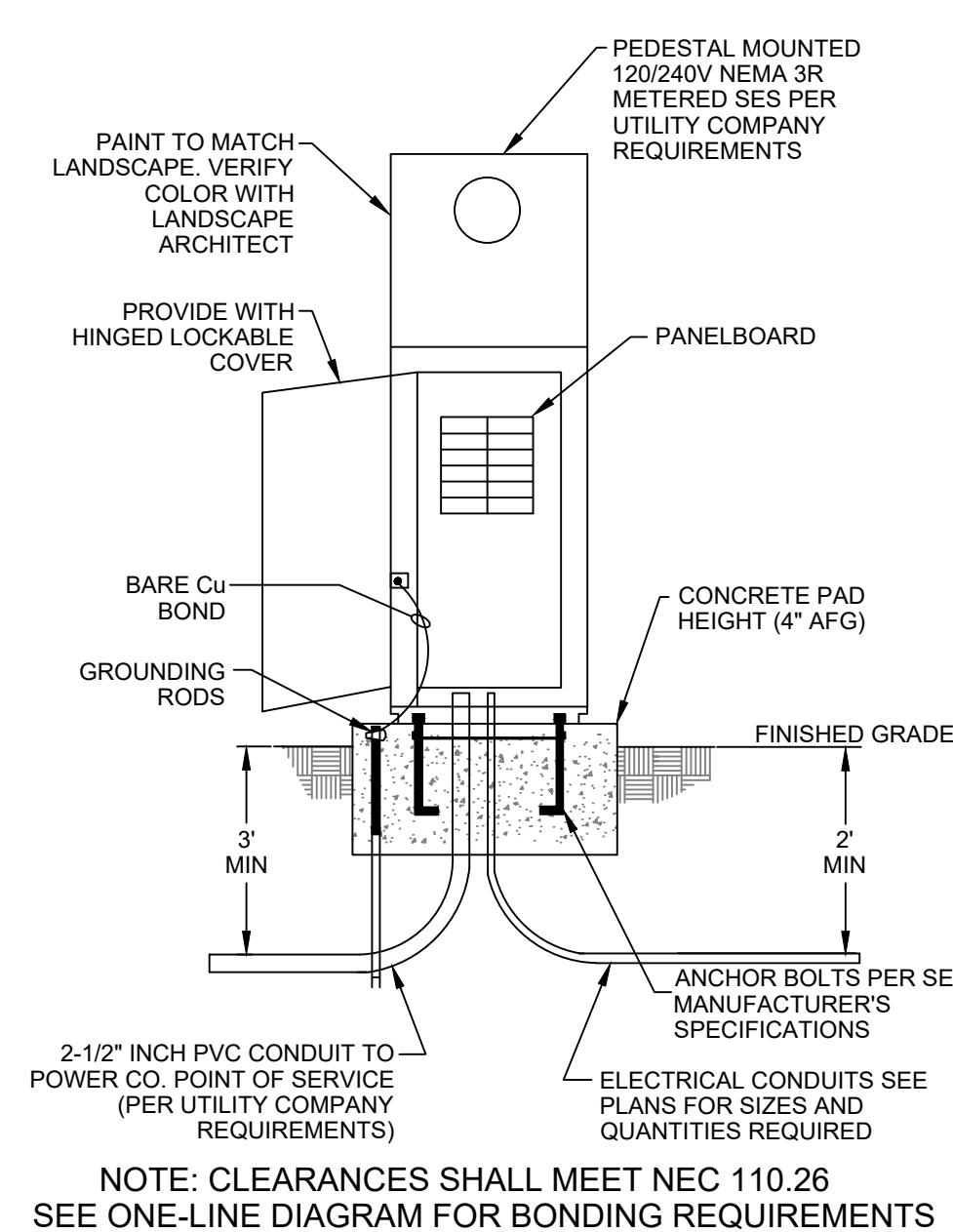
PANEL NOTES:

- CONTRACTOR SHALL ASSEMBLE ALL LIGHTING CONTROL COMPONENTS AND PROVIDE ALL NECESSARY TERMINAL BLOCKS, FASTENERS, WIREWAY, MOUNTING PLATES AND DIN RAILS REQUIRED FOR COMPLETE OPERATIONAL SYSTEM PER NEC REQUIREMENTS. ALL COMPONENTS SHALL BE MOUNTED ON STEEL STAND-OFF MOUNTING PLATE PROVIDED BY THE ENCLOSURE MANUFACTURER.
- CONTRACTOR SHALL PROVIDE 90°C, ZINC PLATED Cu., 250V INSULATED COMPRESSION TERMINAL BLOCKS FOR LOAD SIDE LIGHTING FEEDER CONDUCTORS, WHICH ARE LARGER DUE TO VOLTAGE DROP AND/OR TRUNKED CONDUCTOR REQUIREMENTS. SEE ELECTRICAL SITE PLAN(S) FOR FEEDER CONDUCTOR SIZES PER CIRCUIT. SIZE ALL LIGHTING FEEDER CONDUIT(S) PER NEC. DE-RATE TRUNKED CONDUCTORS PER NEC TABLE 310.15 (B)(2)(a). SEE ELECTRICAL SITE PLAN, PANEL SCHEDULES AND LIGHTING CONTROL SCHEMATICS FOR FURTHER INFORMATION AND REQUIREMENTS.
- ALL INTERCONNECTING WIRING WITHIN ENCLOSURE SHALL BE #12 AWG, 90°C, THHN STRANDED HOOK-UP WIRE (UNO), ROUTED IN WIREWAY PER NEC REQUIREMENTS.
- LABEL ALL WIRING AND TERMINAL BLOCKS PER ANSI STANDARDS.
- SUBMIT PANEL SHOP DRAWINGS WITH EQUIPMENT SUBMITTAL TO ENGINEER FOR REVIEW AND APPROVAL PER SPECIFICATIONS.
- BOND ALL COMPONENTS, DOORS AND PANEL PER NEC.
- PROVIDE ARC-FLASH WARNING LABEL PER NEC 110.16.



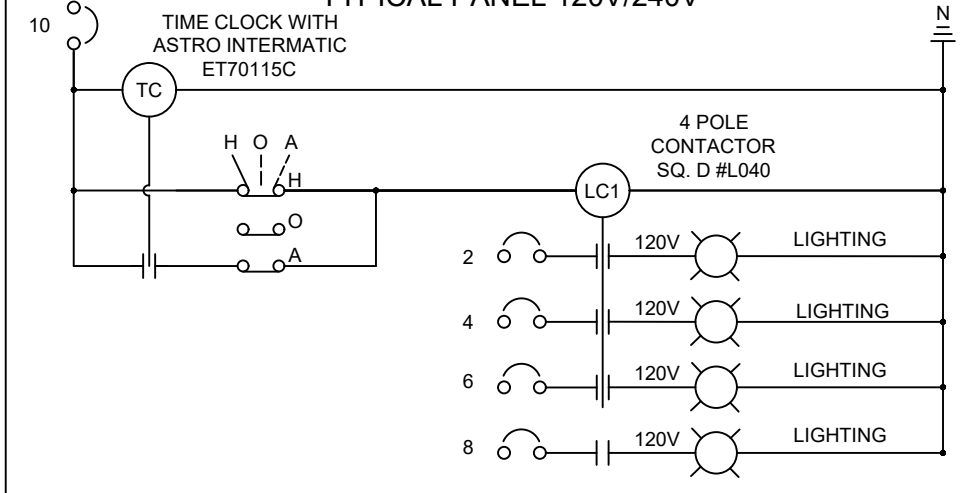
SES PEDESTAL MOUNTING DETAIL

NOT TO SCALE



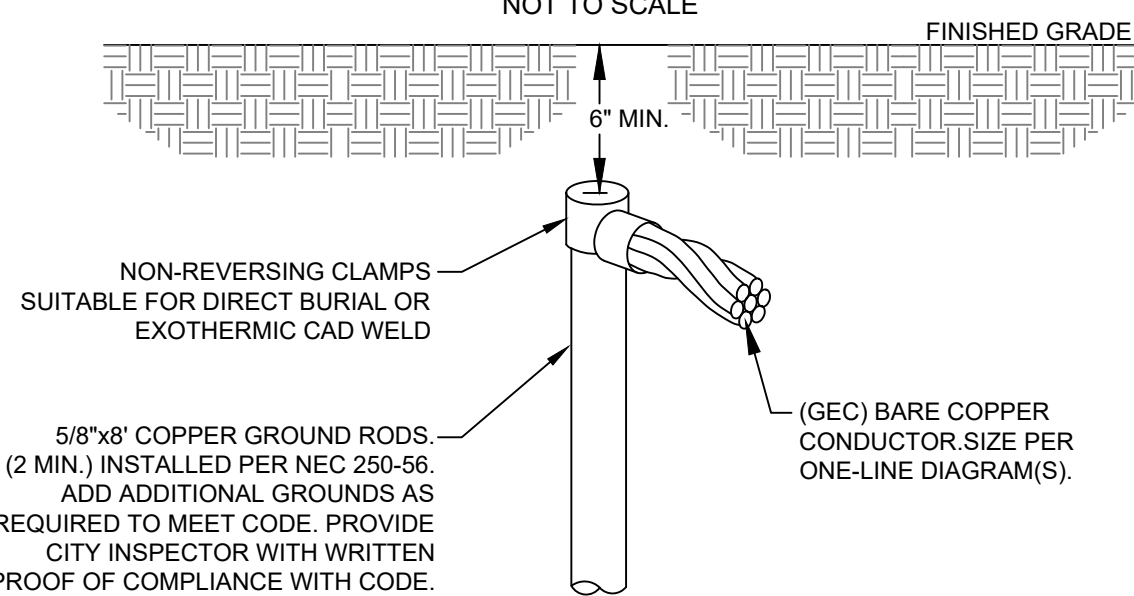
LIGHT CONTROL SCHEMATIC

TYPICAL PANEL 120V/240V



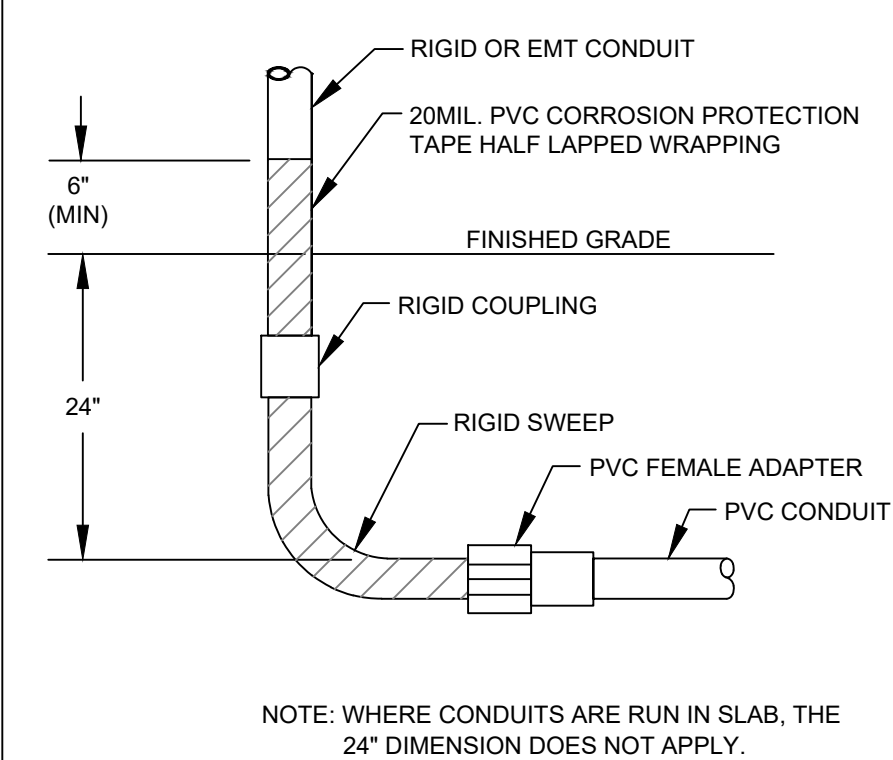
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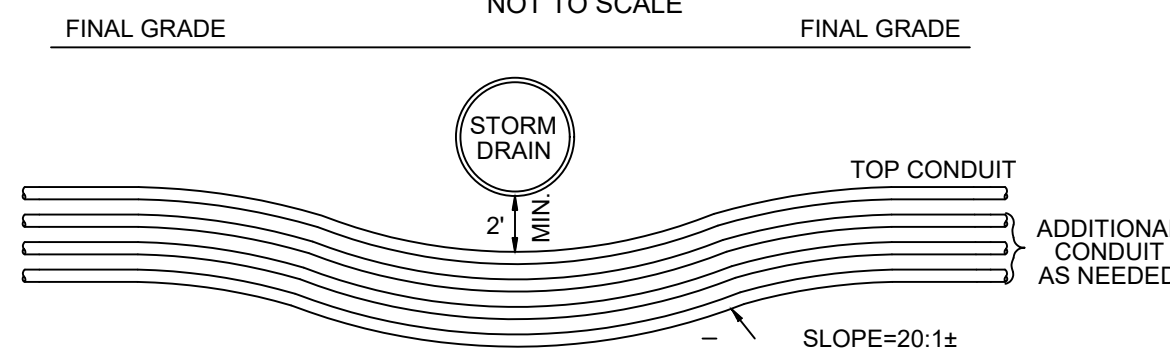
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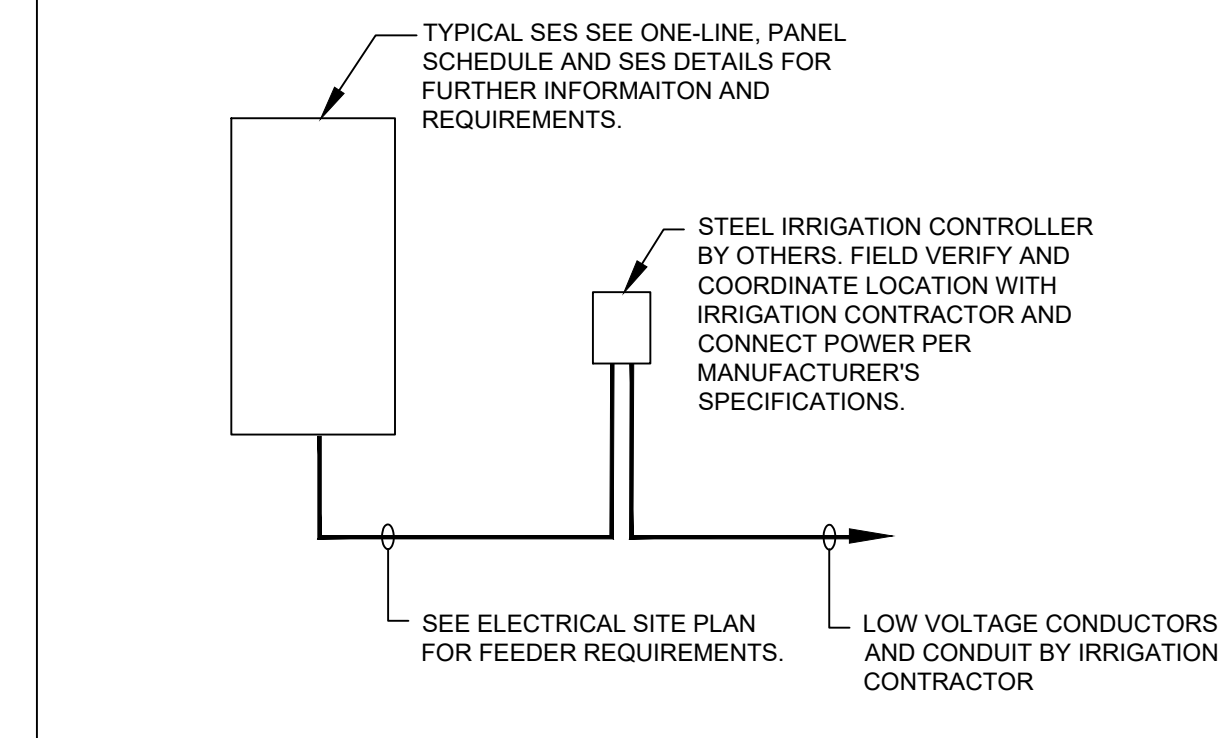
TYPICAL STORM DRAIN DETAIL

NOT TO SCALE



IRRIGATION CONTROLLER INSTALLATION DETAIL

NOT TO SCALE



DESIGNED BY:	DL	APPROVED BY:	GL
DRAWN BY:	DL	PROJECT #:	21050623
DATE:	06/01/2021	REVISIONS:	



Horns Consulting, LLC

1243 E. Muriel Drive, Phoenix, Arizona 85029

Phone: (602) 946-8000
E-mail: doug@hornsconsulting.com

OPEN SPACE ELECTRICAL & LIGHTING PLANS

WILLOW TRAILS - PHASE 2
SURPRISE, ARIZONA

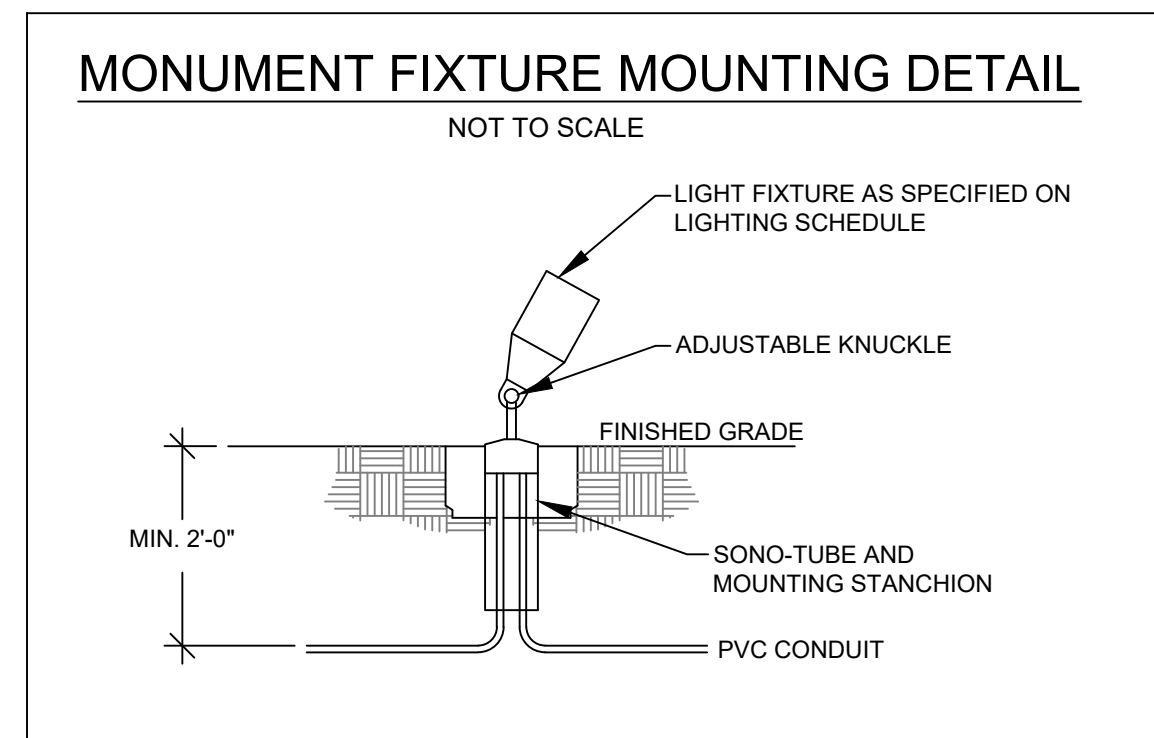
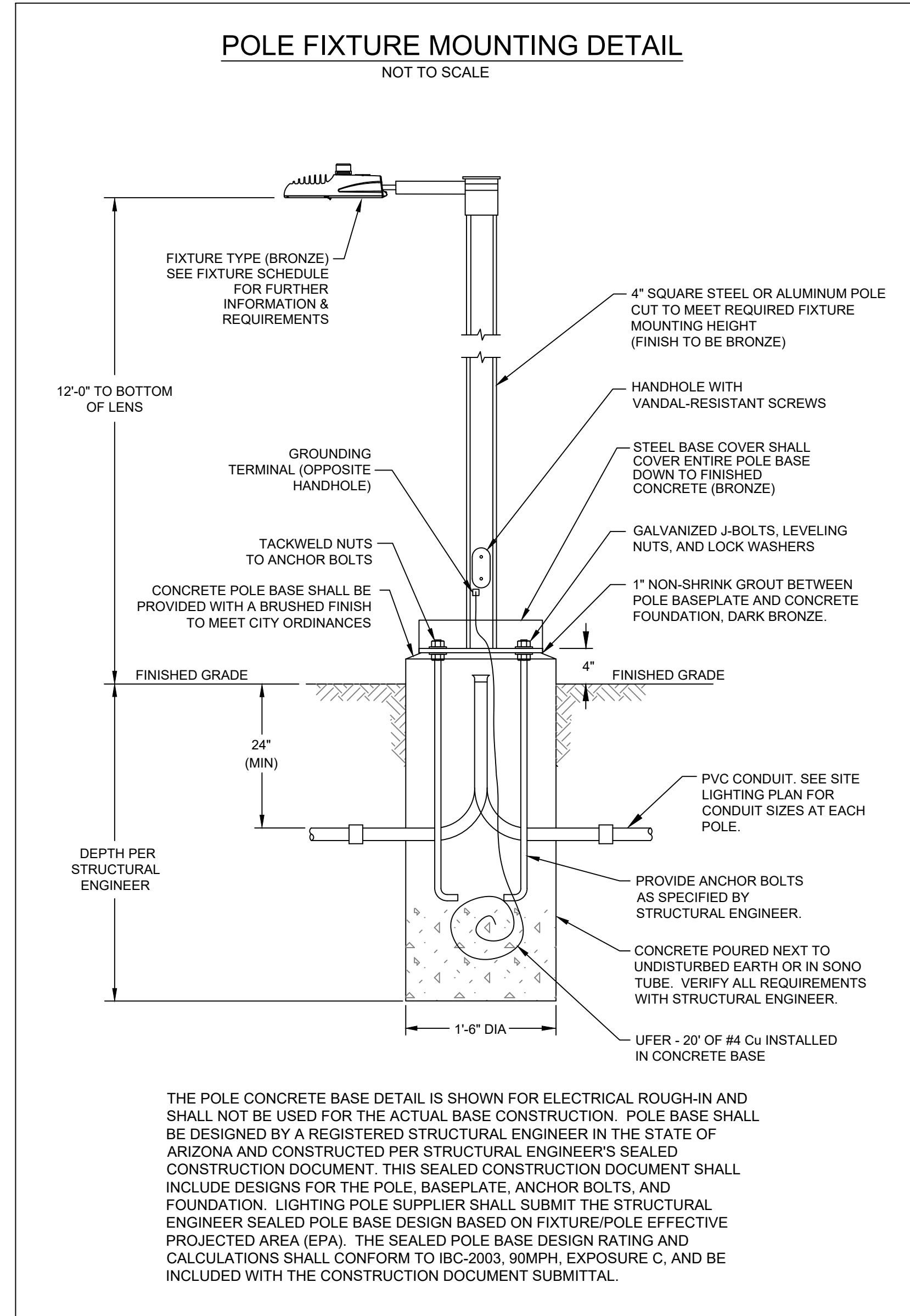
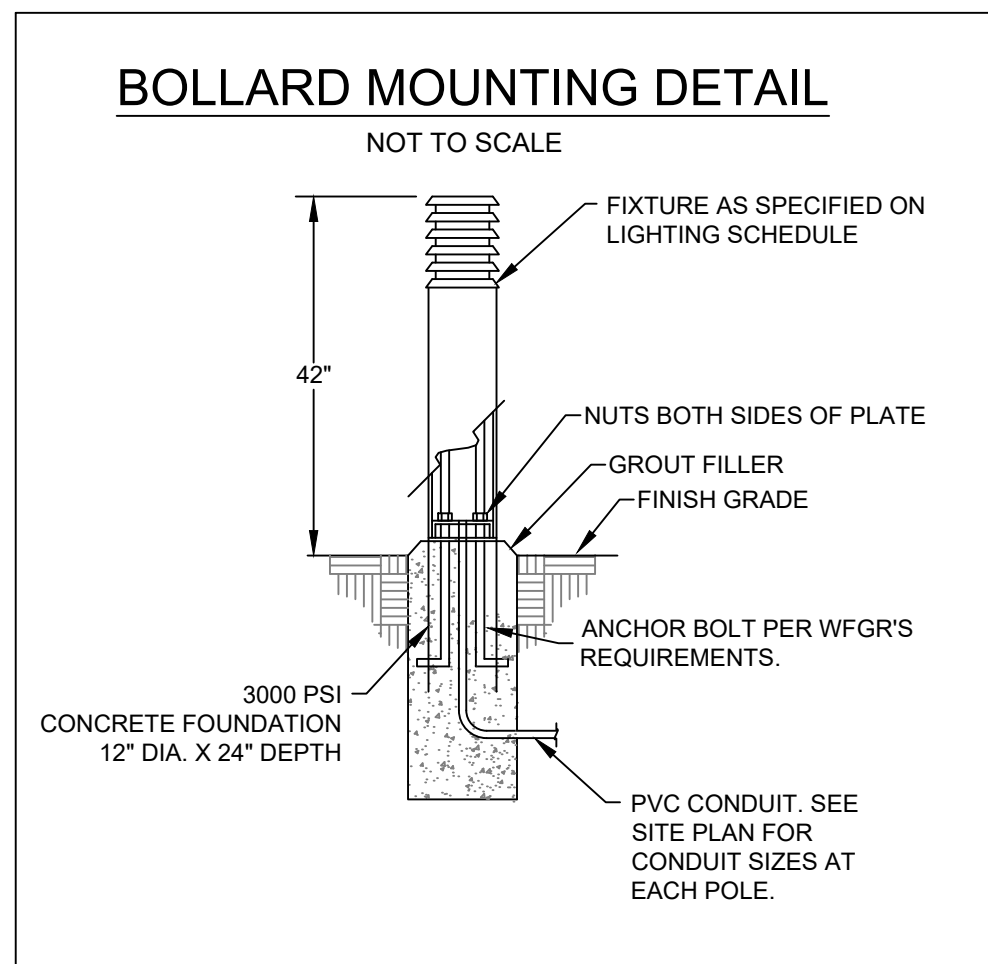
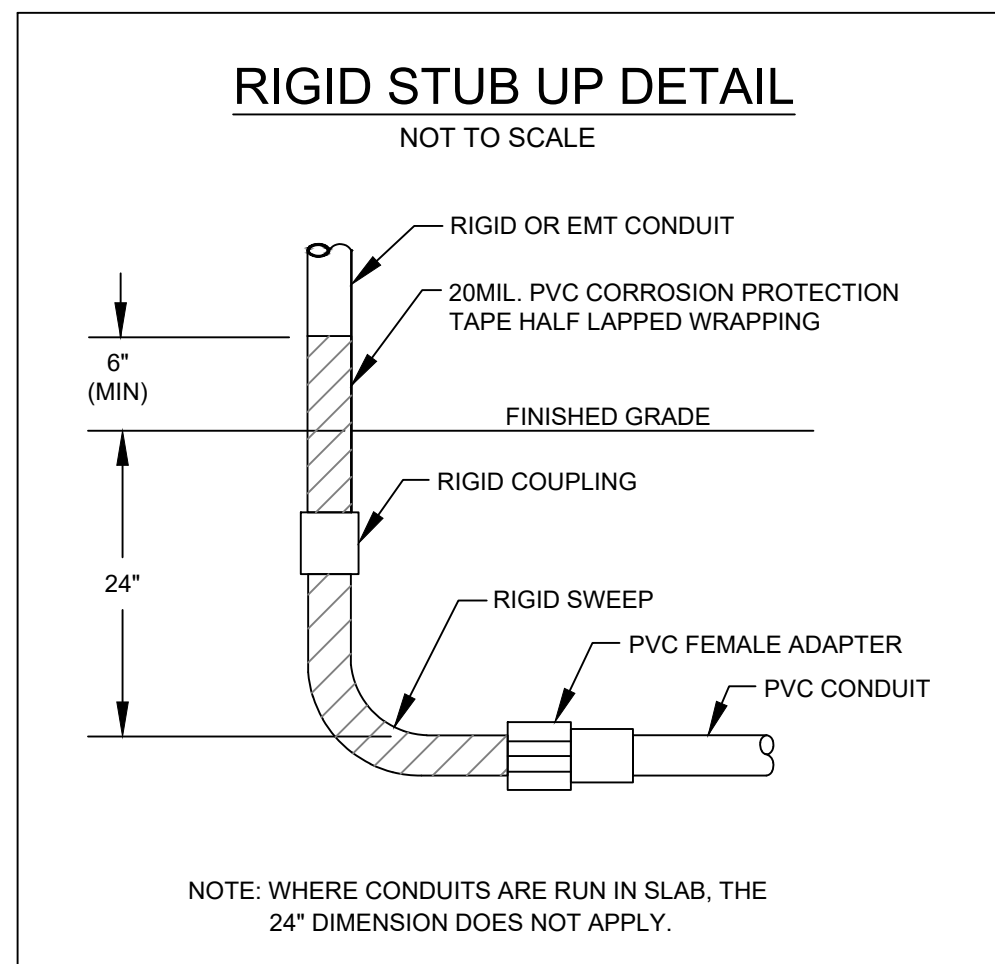
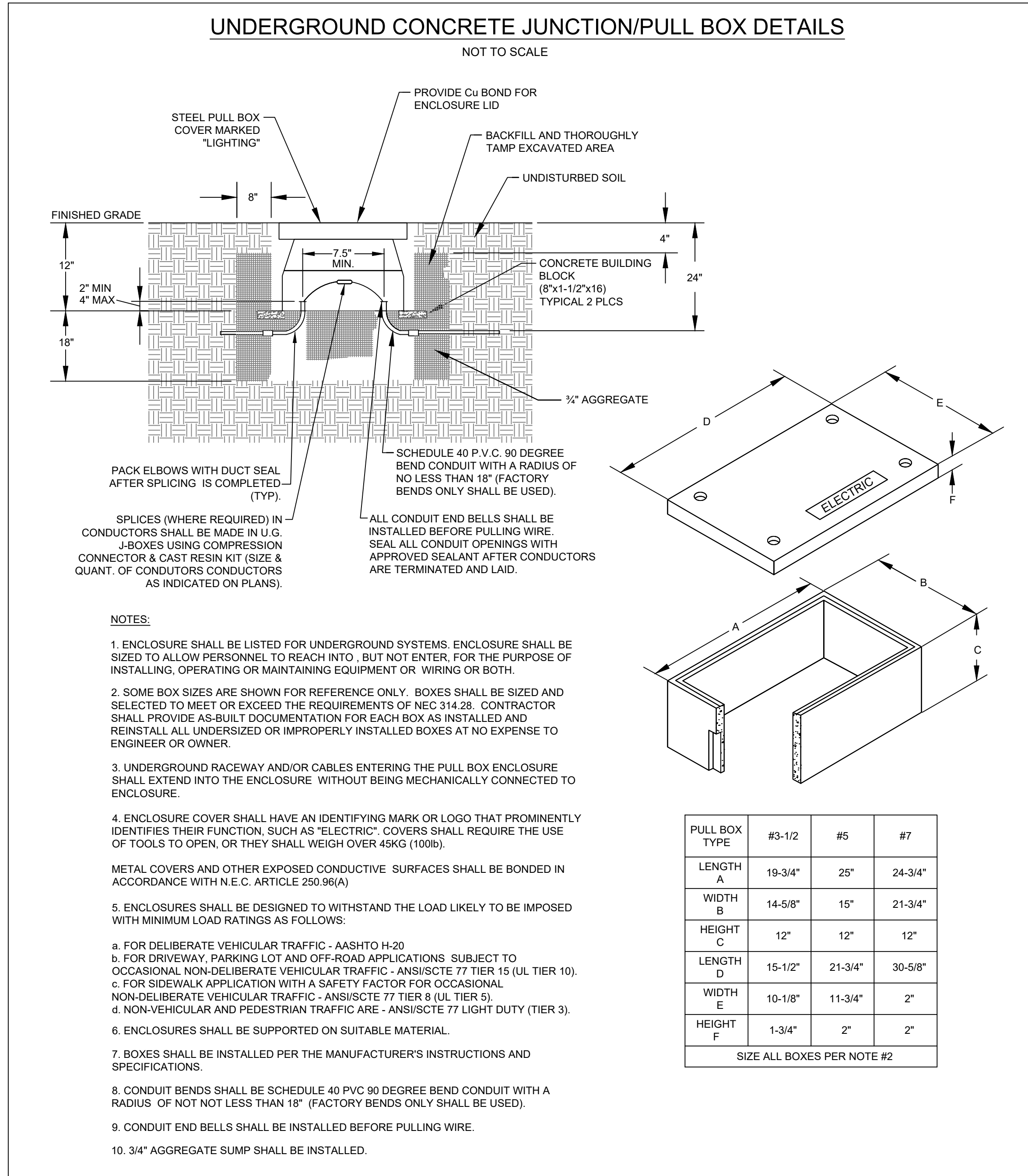
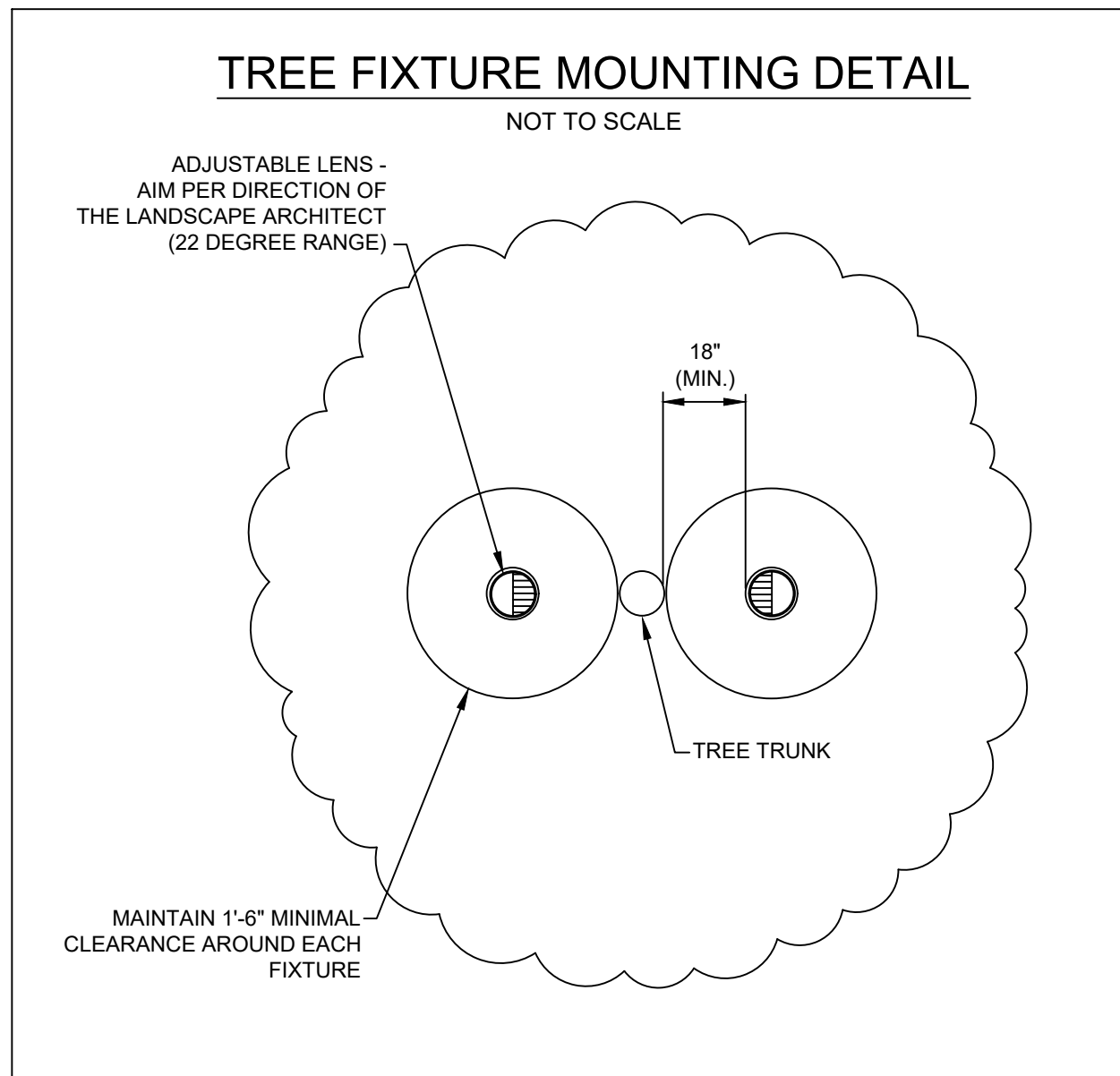
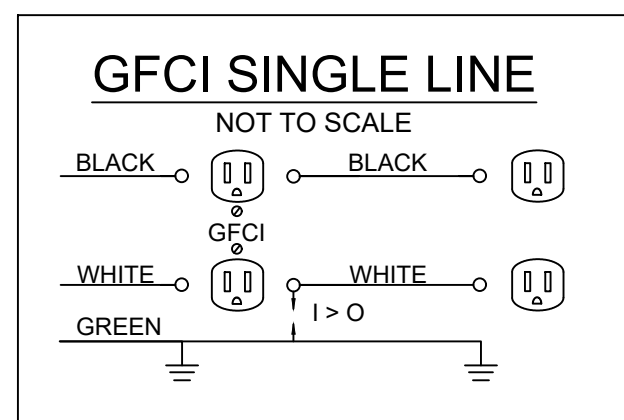
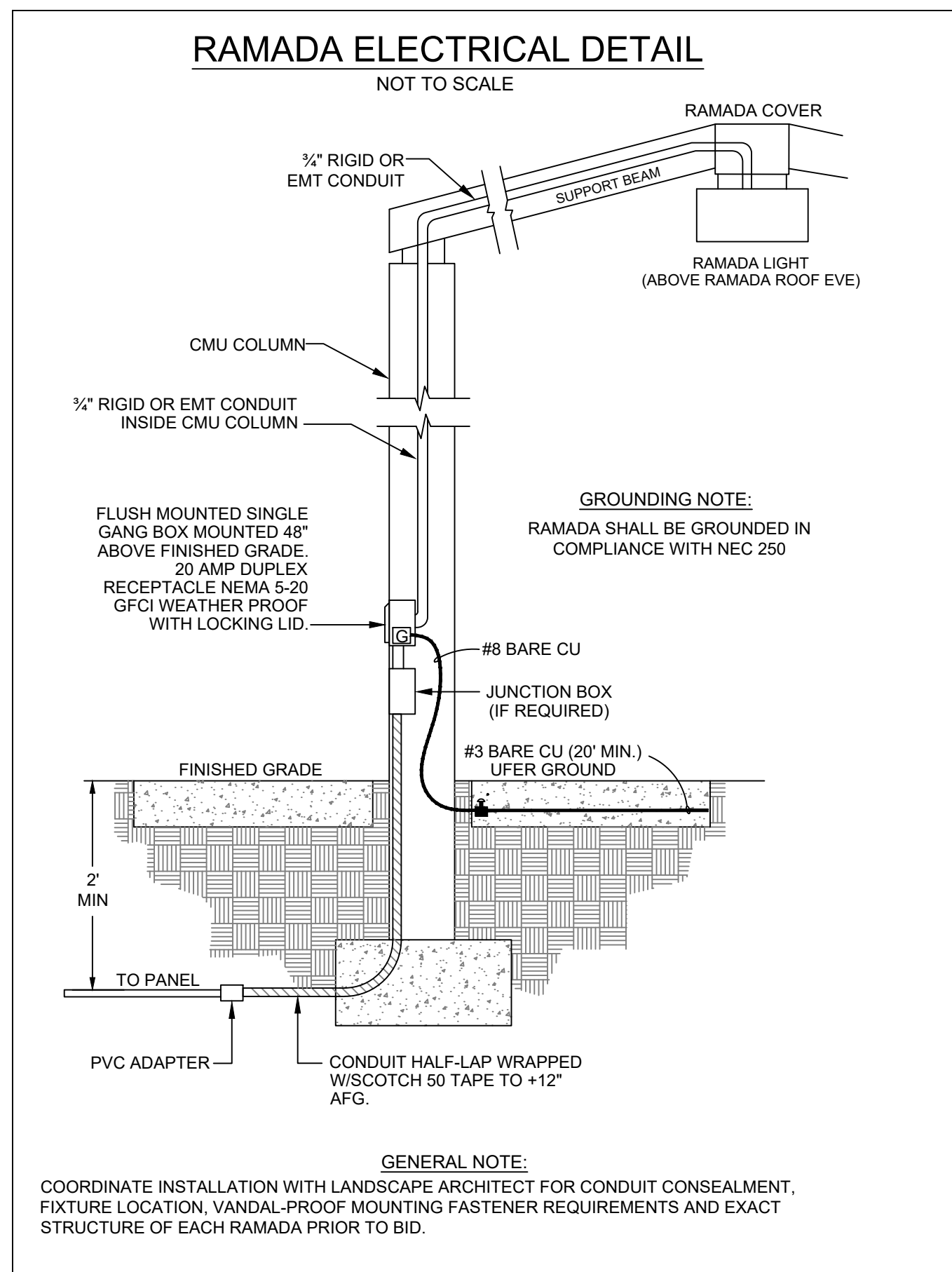
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SHEET TITLE: SES & ONE-LINE

DRAWING #: E-4 OF 7

SHEET E-4

WILLOW TRAILS - PHASE 2
OPEN SPACE ELECTRICAL & LIGHTING PLANS
SURPRISE, ARIZONA



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

ARIZONA 811
Arizona Blue Stake, Inc.

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



Horns Consulting, LLC

Hornsconsulting.com
Phone: (623)256-8990

**WILLOW TRAILS - PHASE 2
SURPRISE, ARIZONA**

SCALE:
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WILLOW TRAILS - PHASE 2

OPEN SPACE ELECTRICAL & LIGHTING PLANS

SURPRISE, ARIZONA

TOT LOT 12 POLE LED LIGHT
TER-S-TYPE III-71W-3000K-120-277V
POLE-DARK BRONZE

RAMADA LIGHT
G12-BZ-LD4-25W-30-CL-UNV-EDC1

Call at least two full working days
before you begin excavation.
ARIZONA
Arizona Blue Stake, Inc.
Dial 81-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 283-1100

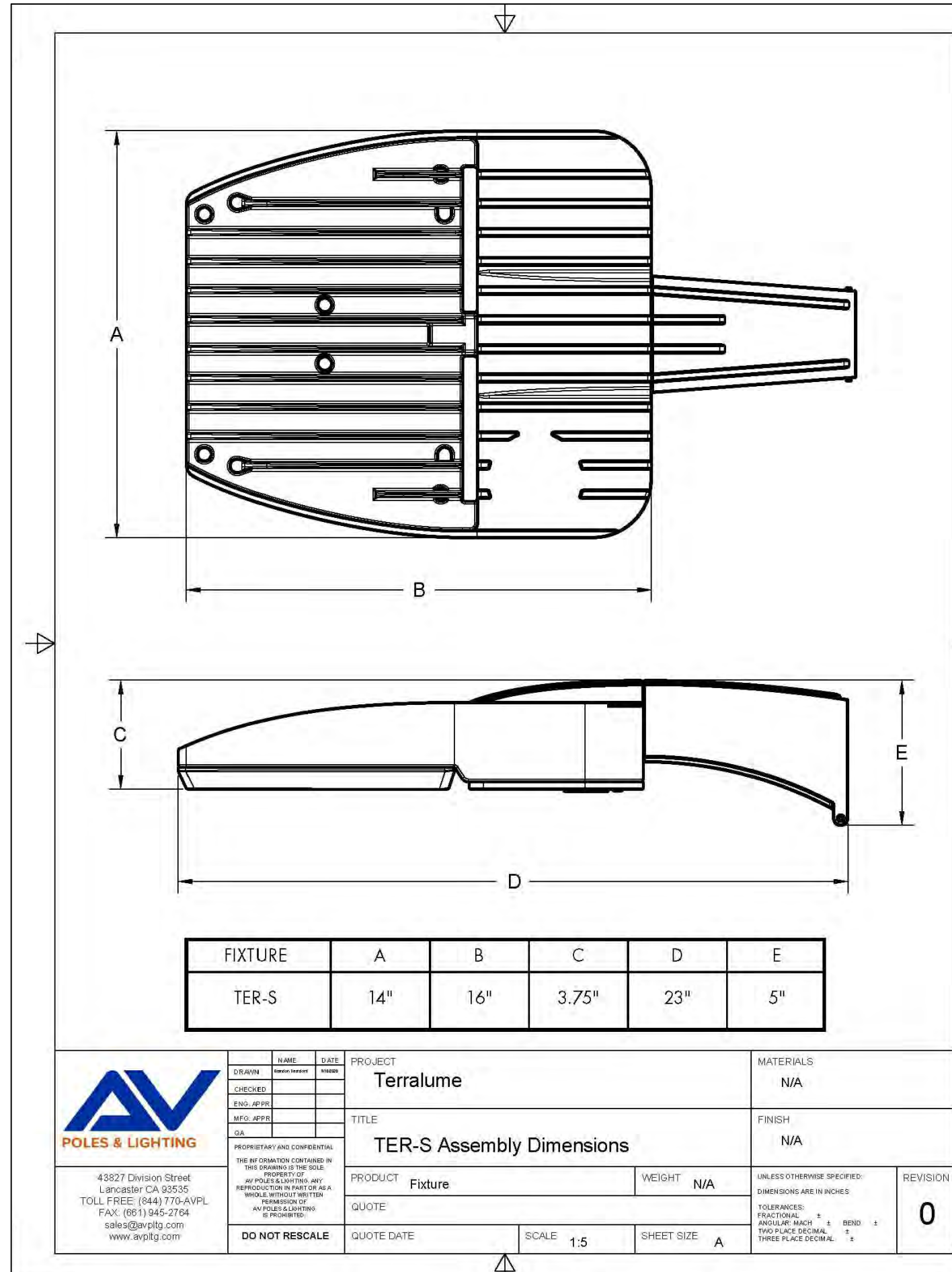
APPROVED BY: GL
DATE: 09/01/2021
PROJECT: 210502P
DRAWN BY: DH
CHECKED BY: DH
REVISIONS:
210502P

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GREEN
L
ARIZONA USA

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1243 E. Muriel Drive, Phoenix, Arizona 85022

WILLOW TRAILS - PHASE 2
SURPRISE, ARIZONA

SCALE: N.T.S.
SHEET TITLE: LIGHT SPECS
DRAWING #: E-007
SHEET E-6



TER-S TERRALUME SMALL LED LUMINAIRE

DESCRIPTION

The TER-S Terralume series by AV Poles & Lighting minimizes surface area with its low profile, modern design. The cast aluminum housing integrates venting for heat dissipation. Ideal for parking lots, campuses, auto dealerships, and design build applications.

FEATURES

- Cast aluminum construction
- Stainless steel hardware
- Dark sky/full cutoff
- 0-10V dimmable driver
- 10-20K surge protection
- IP67 rated module - 5 year warranty
- Up to 135W Lumens Per Watt output
- Low maintenance cost with lifetime >54,000 hrs
- Field-replaceable module has multiple lighting distribution options with optical lens transmittance up to 90%
- Vandal resistant aluminum die-cast optic vent has built-in or yellow over lens and is heat resistant up to 200°C
- TICIC thermal resistant powder coat finish is electrostatically applied of a 3 mil nominal thickness. A low temperature (non-reheat) powder coat provides excellent corrosion resistance. This powder top coat is baked in excess of 400 degrees for supreme endurance.

ORDERING INFORMATION

AVPL - LUMINAIRE	OPTICS	WATTAGE	COLOR TEMP	VOLTAGE	MOUNTING	FINISH	OPTIONS
TER-S	TYPE II	35W 700mA 1000mA	3000K WARM WHITE	120-277V VOLTAGE SENSING	WALL MOUNT	DARK BRONZE	HOUSE-SIDE SHIELD
	TYPE III	71W 700mA 1000mA	4000K NEUTRAL WHITE	347-480V VOLTAGE SENSING	POLE MOUNTING	BLACK	PHOTOCELL BUTTON
	TYPE IV	104W 150W 700mA 1000mA	5000K COOL WHITE			WHITE	FSP211 MOUNTING BRACKET
	TYPE V	136W 700mA 1000mA				GREY	3PIN RECEPTACLE
						GREEN	7PIN RECEPTACLE
						ALUM. COLORED AVAILABLE	

LUMEN OUTPUT CHART

3000K	Type II	Type III	Type IV	Type V	4000K	Type II	Type III	Type IV	Type V	5000K	Type II	Type III	Type IV	Type V
35W	4,169	4,395	4,129	4,177	35W	4,424	4,358	4,381	4,452	35W	4,496	4,632	4,452	4,504
55W	5,670	5,842	5,615	5,680	55W	5,617	5,199	5,958	6,028	55W	5,114	6,300	6,055	6,125
71W	8,338	8,591	8,257	8,353	71W	8,848	9,116	8,762	8,864	71W	8,893	9,244	8,904	9,008
100W	11,340	11,689	11,230	11,360	100W	12,003	12,599	12,110	12,251	100W	12,229	12,999	12,110	12,321
104W	12,507	12,884	12,386	12,530	104W	13,272	13,674	13,143	13,292	104W	13,487	13,876	13,356	13,512
125W	17,010	17,523	16,844	17,040	125W	18,050	18,597	17,874	18,093	125W	18,243	18,889	18,165	18,376
136W	16,676	17,181	16,514	16,708	136W	17,983	18,522	17,824	18,016	136W	17,983	18,522	17,824	18,016
200W	22,680	23,367	22,459	22,721	200W	24,007	24,796	23,893	24,110	200W	24,457	25,139	24,220	24,501

Fail-Safe

DESCRIPTION

The Fail-Safe G12 LED combi lens luminaire is light, strength, and energy-saving technology, and is available in 15, 20, 25, and 30 watt luminaire packages. Also choose a photo control or motion sensor for control. Choose an emergency battery back to provide emergency illumination. In addition, a motion-activated photocell lens or battery back is available and provides light evenly. ULULU listed for wet locations, IP65 rated.

SPECIFICATION FEATURES

Fasteners
Four stainless steel TORX® 20 screws with an inner nesting plate. Screw heads are recessed into lens to maximize lamp installation. Fasteners are captive and sealed by means of a neoprene O-ring.

Shallow Casing
Die cast aluminum housing, four 1/4" dia. fasteners for maximum vandal resistance. Four 1/2" NPT conduits are included and one in back of housing.

Gasket
One-piece, die-cast closed cell EPDM mounting gasket seal entire lens and housing.

Lens
One-piece, injection-molded UV-stabilized polycarbonate, maximum 0.100" thick. Primaries on the inside of the lens providing a smooth outer surface. A visible clear crystal.

Electrical
LED driver is mounted to the backplate for optimal thermal management. High efficiency LED mounted to circuit board. 30% lumen maintenance at 50,000 hours when operated in an environment not rated on the Maximum Ambient Operating/Cycle Mark on the following page.

Labels
ULULU listed, inside of lens mount. IES rated. Available to mount on or inside of lens or on non-removable surface.

Warranty
Five-year warranty on the LED's and electrical.

G12
LD4 LED
15/20/25/30 Watt
Vandal Resistant
IP65

Surfaces
Polycarbonate
Clear Polycarbonate or Opal Lens

ORDERING INFORMATION

EXAMPLE NUMBER: G12-BZ-LD4-25W-30-CL-UNV-EDC1

Product Family	Lead Configuration	Lens Color	LED	Wattage	Case Temp	Mounting	Finish	Voltage	Driver	Options
G12										

NOTES:

1. Detailed information for this product.
2. Standard LED luminaire.
3. Standard luminaire with 0.100" thick lens. For standard luminaire with 0.100" thick lens, see the following table.
4. For standard luminaire, specify RAL 9005 paint finish for standard luminaire.
5. For standard luminaire, specify RAL 9005 paint finish for standard luminaire.
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11. For standard luminaire, specify RAL 9005 paint finish for standard luminaire.

Lumière

BOCA 696

LED / Halogen Ground-mount Recessed

Typical Applications

- Hospitality • Commercial Landscape • Outdoor Area/Site • Residential • Architectural

Product Certification

- UL Listed
- IP67
- SAA
- CE

Product Features

- Beam diameter is 22" tilt, 360° rotation
- 12", 21" and 41" beam spread options
- 2700K, 3000K, 4000K, 5000K and Amber, dimmable
- IP67 thermoplastic compression molded recessed housing
- Suitable for indoor or outdoor use

Dimensions

Line Voltage
Integral Transformer

Low Voltage

Standard Recessed Trim

Surface Mount Trim

TECHNICAL DATA
External Supply Wiring 18°C Minimum Wet LED

Lumière

BOCA 696 LED/Halogen

Order Information

EXAMPLE ORDER NUMBER: 696-BLED2710-120-12-BK

Series	Trim	Source	Voltage	Finish	Options
696-BK	12"	LED-HV	27-270K	Black	LED-HV
696-BK	21"	LED-HV	27-270K	Black	LED-HV
696-BK	41"	LED-HV	27-270K	Black	LED-HV

Optical Accessories - Order Separately

Filter (2.00" Diameter)	Optical Lens (2.00" Diameter)	Optical Lens (2.00" Diameter)
F17-Finch Bezel F20-20mm Bezel F21-21mm Bezel F22-22mm Bezel F23-23mm Bezel F24-24mm Bezel F25-25mm Bezel F26-26mm Bezel F27-27mm Bezel F28-28mm Bezel F29-29mm Bezel F30-30mm Bezel F31-31mm Bezel F32-32mm Bezel F33-33mm Bezel F34-34mm Bezel F35-35mm Bezel F36-36mm Bezel F37-37mm Bezel F38-38mm Bezel F39-39mm Bezel F40-40mm Bezel F41-41mm Bezel F42-42mm Bezel F43-43mm Bezel F44-44mm Bezel F45-45mm Bezel F46-46mm Bezel F47-47mm Bezel F48-48mm Bezel F49-49mm Bezel F50-50mm Bezel F51-51mm Bezel F52-52mm Bezel F53-53mm Bezel F54-54mm Bezel F55-55mm Bezel F56-56mm Bezel F57-57mm Bezel F58-58mm Bezel F59-59mm Bezel F60-60mm Bezel F61-61mm Bezel F62-62mm Bezel F63-63mm Bezel F64-64mm Bezel F65-65mm Bezel F66-66mm Bezel F67-67mm Bezel F68-68mm Bezel F69-69mm Bezel F70-70mm Bezel F71-71mm Bezel F72-72mm Bezel F73-73mm Bezel F74-74mm Bezel F75-75mm Bezel F76-76mm Bezel F77-77mm Bezel F78-78mm Bezel F79-79mm Bezel F80-80mm Bezel F81-81mm Bezel F82-82mm Bezel F83-83mm Bezel F84-84mm Bezel F85-85mm Bezel F86-86mm Bezel F87-87mm Bezel F88-88mm Bezel F89-89mm Bezel F90-90mm Bezel F91-91mm Bezel F92-92mm Bezel F93-93mm Bezel F94-94mm Bezel F95-95mm Bezel F96-96mm Bezel F97-97mm Bezel F98-98mm Bezel F99-99mm Bezel F100-100mm Bezel	LSL-Linear Spread Lens (delegates standard beam spread) DL-Down Lens (provides beam diameter) OSL-Oversize Spread Lens (provides standard beam spread)	UV-40" No Collimator (allows light)

Product Specifications

Construction

- Recessed housing is constructed from corrosion-resistant, glass reinforced polyester (GFRP) molding compound
- Includes two 1/2-14 NPTM conduit fittings for through wiring
- Recessed housing and trim ring are coated with a high temperature silicone molded gasket to prevent water intrusion
- The painted trim ring is precision machined from corrosion resistant 6061-T6 aluminum
- The trim ring is also available in machined C506 brass, C502 bronze*, C10 copper or 303/304 stainless steel, brass, bronze* or machined copper.
- *For natural bronze ROHS material consult factory.

Finish

- The painted trim is double protected by a ROHS compliant chemical film undercoating and polyester powder coat finish
- A variety of standard colors are available or RAL and custom color matches are available upon request
- Trim constructed from brass, bronze*, copper and stainless steel are left unpainted to reveal the natural beauty of the material
- Brass, bronze* and copper will patina naturally over time.
- *For natural bronze ROHS material consult factory.

Lens

- Minimum 1/4" thick tempered glass lens, factory sealed with high temperature adhesive to prevent water intrusion
- Or and three die buttons (spot, narrow, and flood)
- Both color temperature and distribution must be specified when ordering
- *Drive over fixtures not qualified for roadway or heavy traffic applications.

Hardware

- Stainless steel hardware is standard to provide maximum corrosion resistance

Electrical

- When ordered as a low voltage fixture, an integral 12V transformer is included (not included)
- Initial power draw on LED equipped fixtures is 12 watts
- When using transformer size 12 watts per LED fixture
- Normal power draw after startup is 8 watts
- The LED module is designed to operate within the range 12V +/- 1.2V. Any less or more voltage can cause premature failures.
- Dimming only available for 120V output
- See technical notes for compatible dimmer switches

Warranty

- Luminaire warrants its fixtures against defects in materials & workmanship for three (3) years.
- Auxiliary equipment such as transformers carry the original manufacturer's warranty

LED Modules

- LED modules are included and are available in three color temperatures: 2700K (warm), 3000K (neutral), 4000K (cool) and 5000K (daylight)
- Or and three die buttons (spot, narrow, and flood)
- Both color temperature and distribution must be specified when ordering
- *Drive over fixtures not qualified for roadway or heavy traffic applications.

Recessed Housing

- Recessed housing is available to ship in advance of custom fixtures for rough in purposes.
- Equipped with 1/2" conduit hub
- Specify option 1, 60 and order separately the accompanying recessed housing from below
- Recessed housing (60-10)

Lumière

BOCA 696 LED/Halogen

BOCA 696 LED Photometric Data

LED Lumens and CBCL Table - 3000K

View IES Files

Beam Diameter	Flush Hood			Recessed Hood (Black)			Recessed Hood (Silver)			
	CBCL	LUMENS	LPW	CBCL	LUMENS	LPW	CBCL	LUMENS	LPW	
10	BASE	7768	456	57	7188	367	48.4	5554	385	51.4
	+DIFF	1278	372	46.5	1256	286	35.7	1206	303	40.3
	+LSL	1700	402	50.3	1685	328	41	1557	328	43.7
	+LVR	6837	315	39.9	6276	305	38.2	6010	292	38.9
	+OSL	1700	402	50.3	1685	328	41	1557	328	43.7
25	BASE	3454	536	68.7	3285	480	69.8	3926	466	61.6
	+DIFF	977	435	55.7	936	344	43.5	924	361	46.3
	+LSL	1021	482	61.8	999	406	51.4	923	401	56.1
	+LVR	1864	492	62.1	1815	443	56.1	1709	438	57.6
	+OSL	1864	492	62.1	1815	443	56.1	1709	438	57.6
36	BASE	1469	425	68.2	449	379	43.5	1444	474	45.8
	+DIFF	696	432	56.1	616	392	50.3	645	345	44.8
	+LSL	696	476	61.9	1279	324	41.5	622	408	53.6
	+LVR	1222	344	44.7	1197	434	56.3	1242	323	42.5
	+OSL	624	476	61.9	1279	324	41.5	622	408	53.6

Horizontal Illuminance on Surface - Boca 696 Flush Lens Hood - 3000K

Test No. P349420	Distance	FC	Beam Diameter
2	2	159.5	0.4
4	4	48.4	0.8
6	6	31.5	1.2
8	8	22.2	1.6
10	10	17.6	2
15	15	9.4	3
20	20	6.6	4.2
30	30	3.8	6.2
40	40	2.8	8.4

Horizontal Illuminance on Surface - Boca 696 LED-Recessed-12-BK-In

Test No. P349500	Distance	FC	Beam Diameter
2	2	92.4	0.6
4	4	23.9	1.2
6	6	15.9	1.8
8	8	11.4	2.4
10	10	9.4	3
15	15	5.3	4.6
20	20	3.8	6.2
30	30	2.4	9.2
40	40	2.2	12.4

Horizontal Illuminance on Surface - Boca 696 LED-Recessed-12-BK-In

Test No. P349485	Distance	FC	Beam Diameter
2	2	92.4	0.6
4	4	23.9	1.2
6	6	15.9	1.8
8	8	11.4	2.4
10	10	9.4	3
15	15	5.3	4.6
20	20	3.8	6.2
30	30	2.4	9.2
40	40	2.2	12.4

CCT MULTIPLIER TABLE

CCT (K) / COLOR	MULTIPLIER
2700K	1.04
3000K	1.00
4000K	0.78

NOTES AND FORMULAS

- Beam diameter is 20% of maximum footcandle, rounded to the nearest foot.
- Footcandle values are listed. Apply appropriate light loss factors where necessary.
- Beam length shown. Consult lamp manufacturer to obtain detailed specifications for this lamp.

TECHNICAL INFORMATION

1. Operating is dependent on remote transformer compatibility with LED module. Please see compatibility matrix for dimmer switch and transformer selection.
2. When using a magnetic dimmer switch, there are two recommended LED compatible 120V magnetic dimmer switches: Lutron Maestro and Leviton Decora. See the following table for more information.
3. MAINTENANCE: When using transformer use 12 watts per LED fixture. Normal power draw after start up is 8 watts. Any less or more voltage can cause premature failures.

Lumière

BOCA 696 LED/Halogen

BOCA 696 MR16 Halogen Photometric Data

LED Lumens and CBCL Table - 3000K

View IES Files

Beam Diameter	Flush Hood			Recessed Hood (Black)			Recessed Hood (Silver)			
	CBCL	LUMENS	LPW	CBCL	LUMENS	LPW	CBCL	LUMENS	LPW	
10	BASE	7768	456	57	7188	367	48.4	5554	385	51.4
	+DIFF	1278	372	46.5	1256	286	35.7	1206	303	40.3
	+LSL	1700	402	50.3	1685	328	41	1557	328	43.7
	+LVR	6837	315	39.9	6276	305	38.2	6010	292	38.9
	+OSL	1700	402	50.3	1685	328	41	1557	328	43.7
25	BASE	3454	536	68.7	3285	480	69.8	3926	466	61.6
	+DIFF	977	435	55.7	936	344	43.5	924	361	46.3
	+LSL	1021	482	61.8	999	406	51.4	923	401	56.1
	+LVR	1864	492	62.1	1815	443	56.1	1709	438	57.6
	+OSL	1864	492	62.1	1815	443	56.1	1709	438	57.6
36	BASE	1469	425	68.2	449	379	43.5	1444	474	45.8
	+DIFF	696	432	56.1	616	392	50.3	645	345	44.8
	+LSL	696	476	61.9	1279	324	41.5	622	408	53.6
	+LVR	1222	344	44.7	1197	434	56.3	1242	323	42.5
	+OSL	624	476	61.9	1279	324	41.5	622	408	53.6

Horizontal Illuminance on Surface - Boca 696 Flush Lens Hood - 3000K

Test No. P349420	Distance	FC	Beam Diameter
2	2	159.5	0.4
4	4	48.4	0.8
6	6	31.5	1.2
8	8	22.2	1.6
10	10	17.6	2
15	15	9.4	3
20	20	6.6	4.2
30	30	3.8	6.2
40	40	2.8	8.4

Horizontal Illuminance on Surface - Boca 696 LED-Recessed-12-BK-In

Test No. P349500	Distance	FC	Beam Diameter
2	2	92.4	0.6
4	4	23.9	1.2
6	6	15.9	1.8
8	8	11.4	2.4
10	10	9.4	3
15	15	5.3	4.6
20	20	3.8	6.2
30	30	2.4	9.2
40	40	2.2	12.4

Horizontal Illuminance on Surface - Boca 696 LED-Recessed-12-BK-In

Test No. P349485	Distance	FC	Beam Diameter
2	2	92.4	0.6
4</			



FS21-381 OPEN SPACE



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

1 June 2021

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

Ms. Lorraine Nevarez
Planning Project Coordinator
Community Development
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS21-380, Hometown Surprise Phase 1 (APN: 503-75-005F)

Dear Ms. Nevarez

Thank you for the opportunity to provide comments on the Hometown Surprise Phase 1 Final Plat Application. The site sits on approximately 31 acres of vacant land located East of North Citrus Road and South of West Deer Valley Road in Surprise AZ. Hometown Surprise Phase 1 is planned for 85 lots with a density of 2.8 du/ac. The site is located 1.5 miles outside the Aux-1 2004 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" 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. Hometown Surprise Phase 1 with a density of 2.8 du/ac 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. Mark James at (623) 856-9981.

Sincerely

TOALE.CHRISTOPHER.P.10396
HER.P.1039696165

Digitally signed by
TOALE.CHRISTOPHER.P.10396
96165
Date: 2021.06.01 13:51:59 -07'00'

CHRISTOPHER P. TOALE

cc:

Colonel Luke Casper, Vice Commander, 56th Fighter Wing

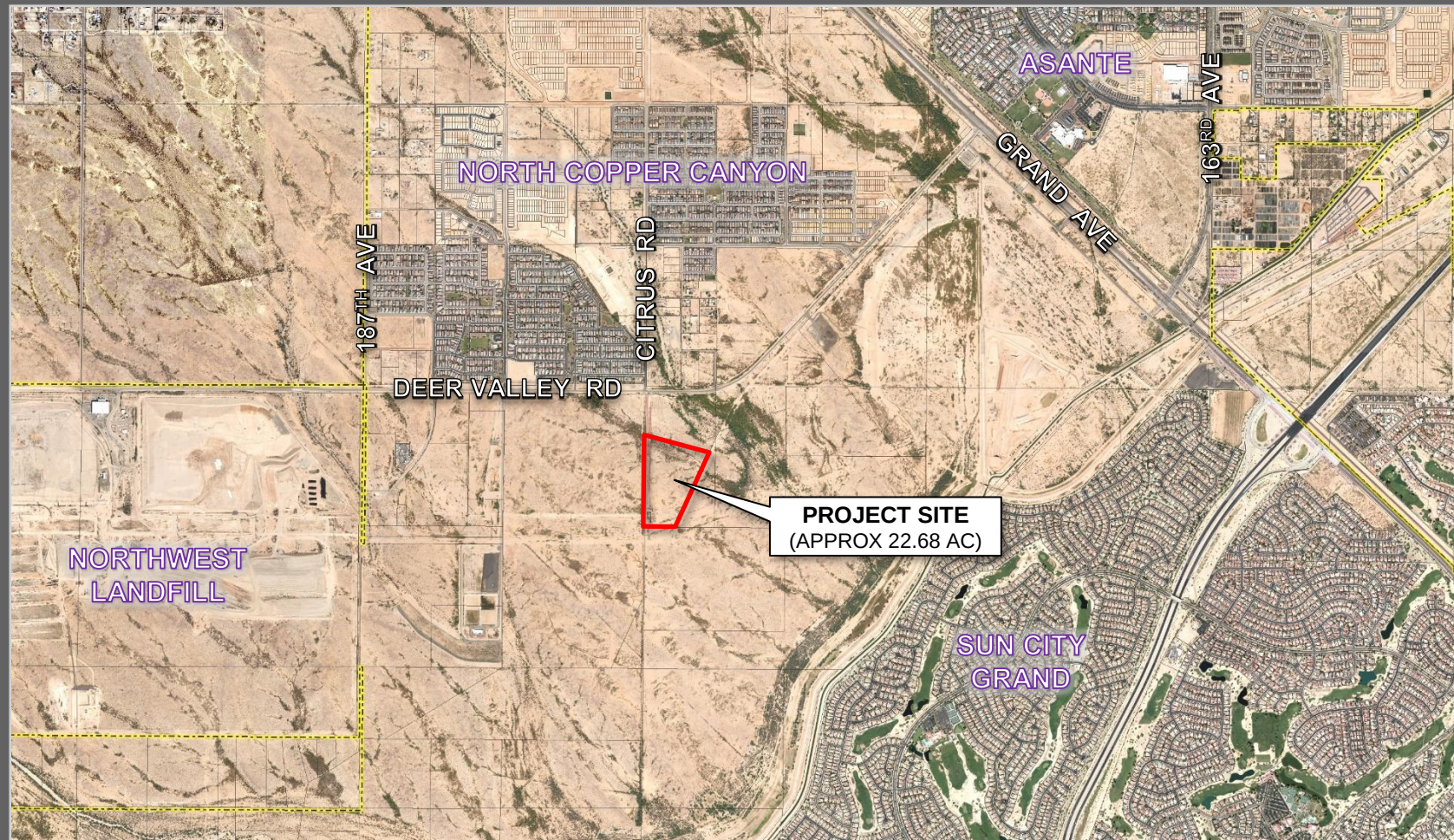
Ms. Cindy L. Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing



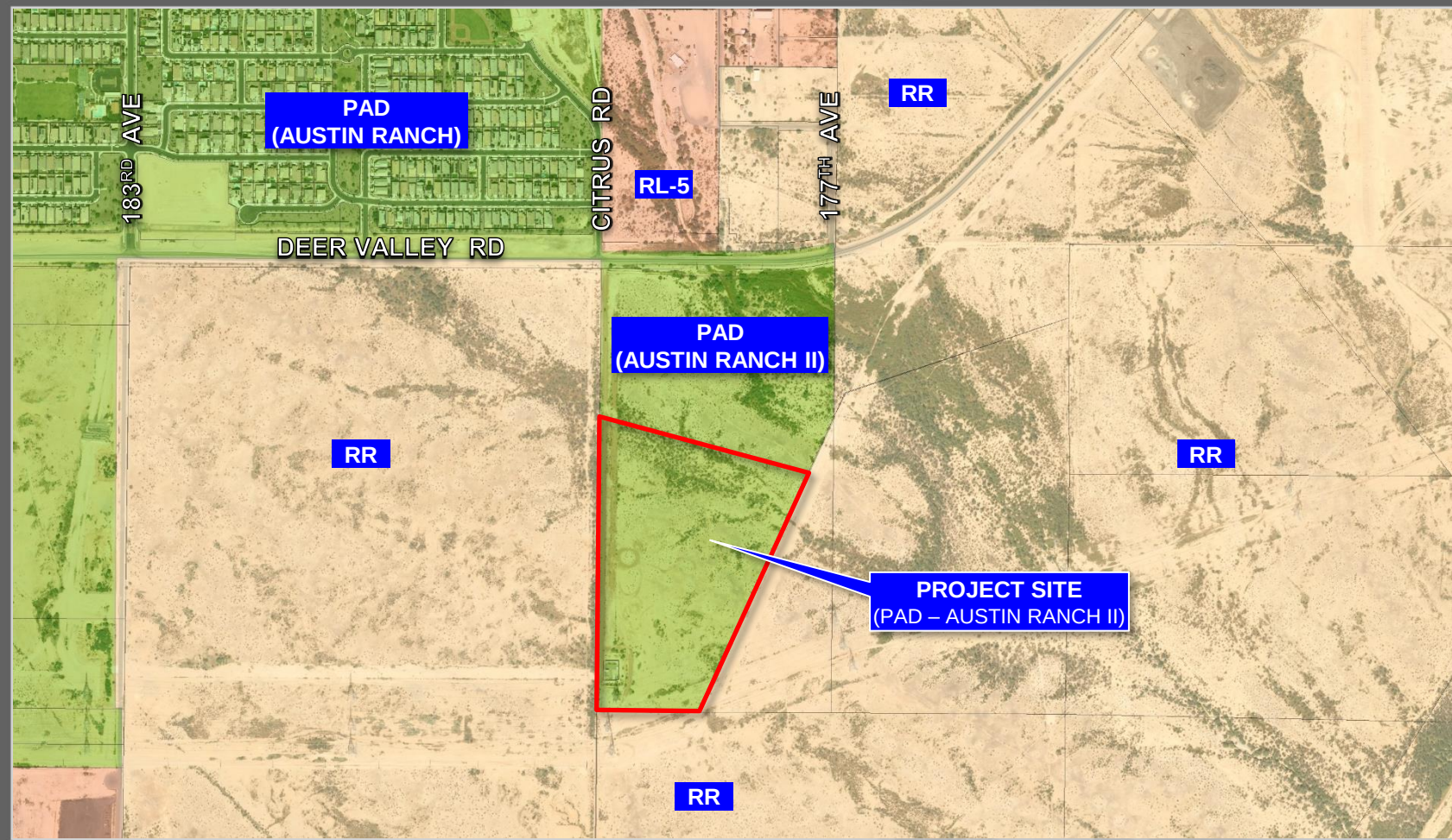
FS21-381

Willow Trails Phase 2 – Final Plat

City Council
October 17, 2023



FS21-381 VICINITY MAP



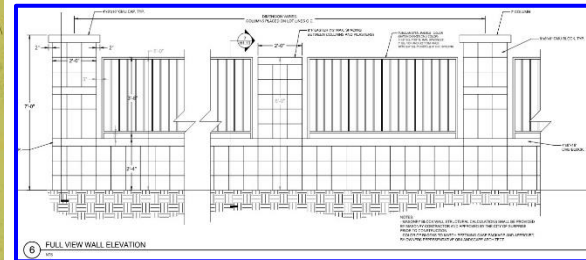
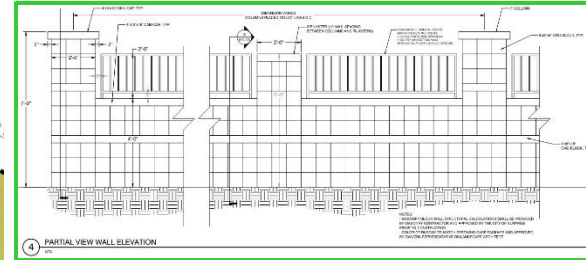
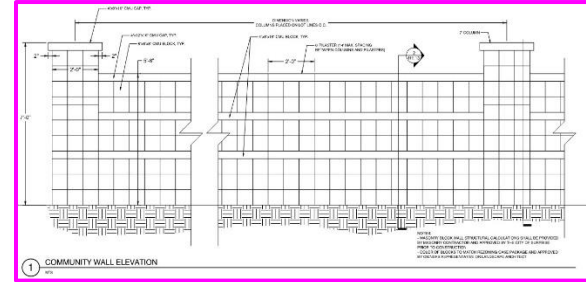
FS21-381 ZONING MAP

May 23, 1987: The subject parcel was annexed into the City of Surprise under Ordinance 87-03

September 29, 2005: Mayor and Council approved the Austin Ranch II Planned Area Development (PAD), Case PAD05-075

May 18, 2021: Mayor and Council approved the Preliminary Plat under Case FS20-488

May 13, 2021: The applicant filed the subject request under FS21-381



FS21-381 WALL PLAN



FS21-381 OPEN SPACE



SHADE PAVILION



PLAY STRUCTURE



GRASS CLIMBING MOUND



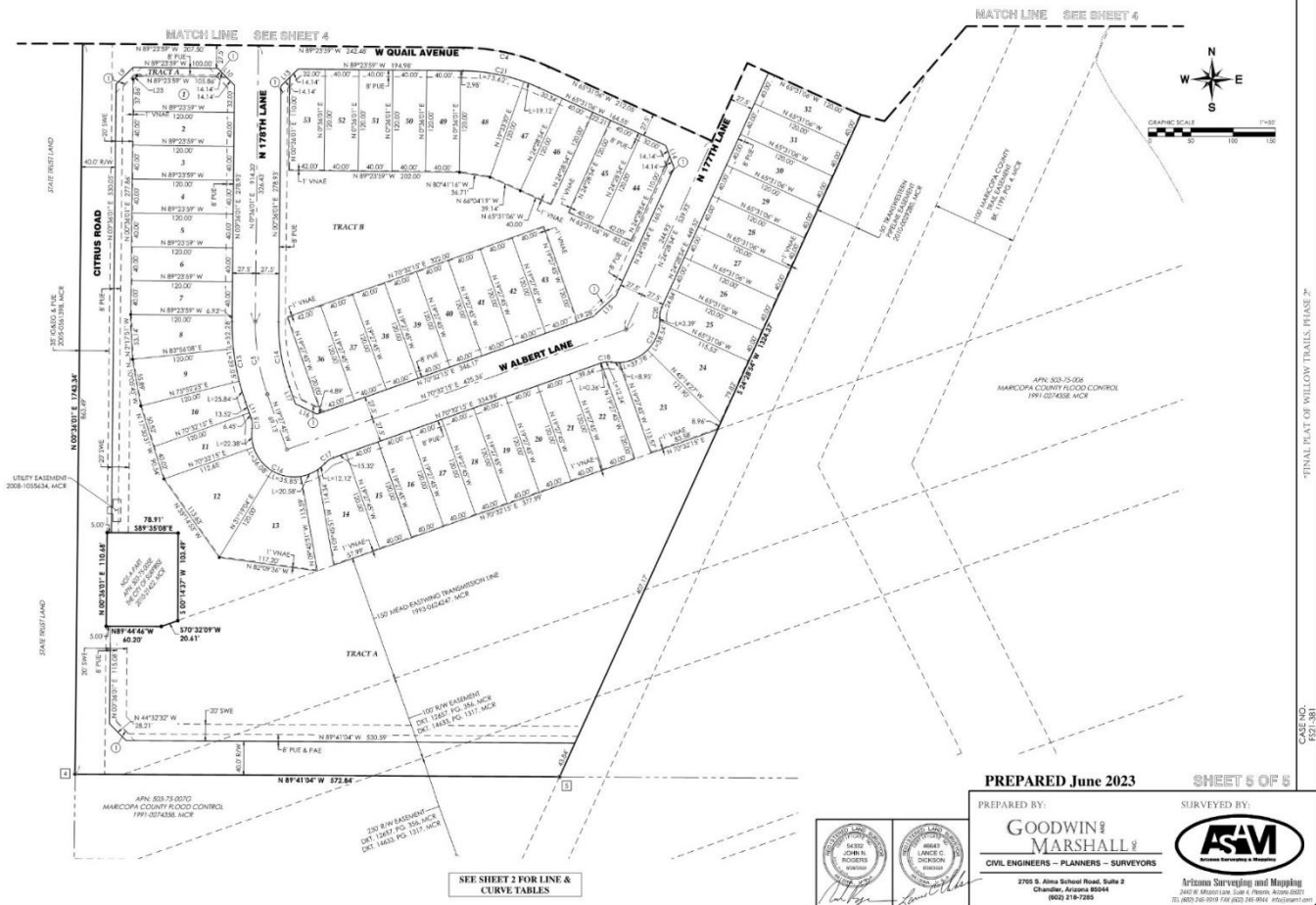
TREE BOSQUE



HILL PARK

FS21-381 AMENITY SITE

FS21-381 FINAL PLAT





SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: October 17, 2023 Contact Person: Tanner Wessel
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 “Willow Trails, Phase 1”, dated August 28, 2023, a property located at the southeast corner of Deer Valley Road and Citrus Road. Case FS21-380.

Motion:

I move to approve the Plat entitled “Willow Trails, Phase 1”, dated August 28, 2023.

Background:

Warren Russell of Goodwin and Marshall Inc. requests approval of a final plat entitled “Willow Trails, Phase 1” dated August 28, 2023. The Willow Trails development (formerly known as Hometown Surprise) encompasses approximately 60 acres and a total of 195 lots. Phase 1 of Hometown Surprise consists of approximately 30 gross acres and 85 lots.

Objective Analysis:

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

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 in a suburban neighborhood. At 3.32 DU/AC, the project is consistent with the General Plan in this regard.

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-FS21-380 Willow Trails Phase 1 - Final Plat - Staff Report
 2. 01-FS21-380 Willow Trails Phase 1 - Final Plat - Vicinity Map
 3. 02-FS21-380 Willow Trails Phase 1 - Final Plat - Zoning Map
 4. 03-FS21-380 Willow Trails Phase 1 - Final Plat - Final Plat
 5. 04-FS21-380 Willow Trails Phase 1 - Final Plat - Landscape Plans
 6. 05-FS21-380 Willow Trails Phase 1 - Final Plat - Open Space Exhibit
 7. 06-FS21-380 Willow Trails Phase 1 - Final Plat - Luke ABF Letter
 8. FS21-380 Willow Trails Phase 1 - Final Plat - PowerPoint
-

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: FS21-380

Project Name: Willow Trails Phase 1 – FKA Hometown Surprise - Final Plat

Council District: 1 - Acacia

City Council Date: October 17, 2023

Planner: Tanner Wessel, Planner II

Owner: Forestar (USA) Real Estate Group, Inc.

Applicant: Warren Russell with Goodwin and Marshall Inc.

Request: Final Plat for Phase I of the Willow Trails development (formally known as Hometown Surprise), an 85-lot single-family residential subdivision

Site Location: Generally located south of Deer Valley Road and east of Citrus Road

Site Size: 25.64 net acres (approx.) Phase 1

Density: 3.32 net DU/AC

General Plan

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

Findings:

- The proposed Final Plat is consistent with the Austin Ranch II PAD.
- The proposed Final Plat is consistent with the Preliminary Plat approved under case FS20-488.
- The proposed Final Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

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

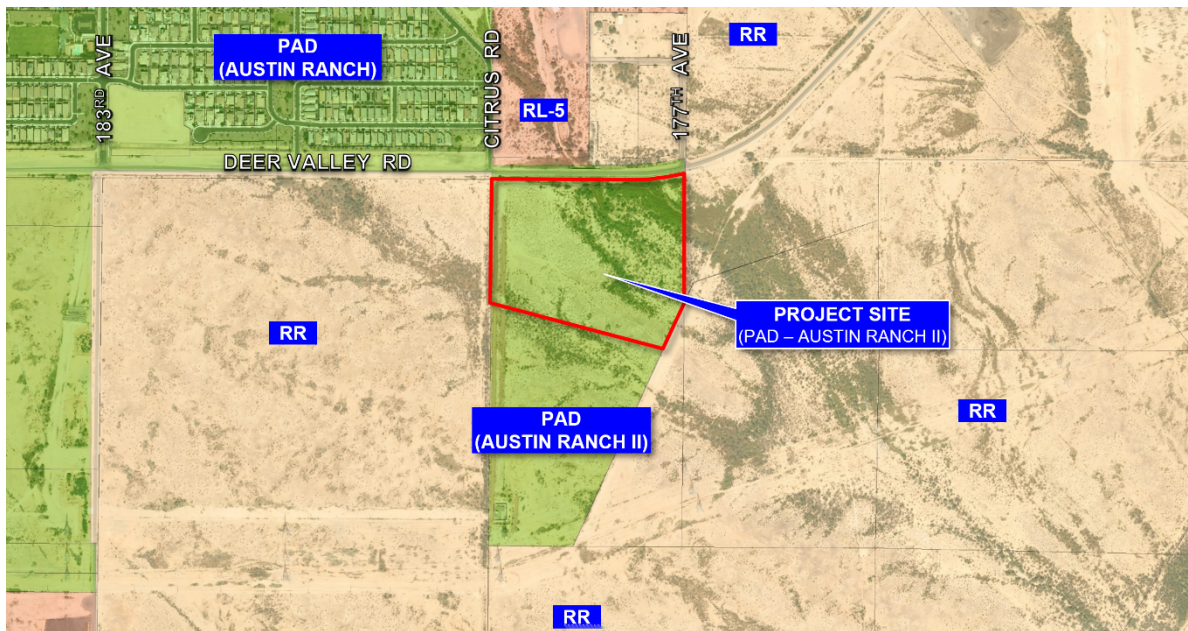
Deny – Denial of the requested Final Plat will prevent the applicant from subdividing the property as proposed.

PROJECT DESCRIPTION:

The Willow Trails encompasses approximately 60.79 acres of vacant land located within the Austin Ranch II PAD. However, FS21-380 is a request by Warren Russell of Goodwin and Marshall Inc. for the approval of Phase 1 of the Hometown Surprise which encompasses 25.64 acres.

SURROUNDING LAND ZONING:

The following map depicts the existing zoning of the subject site and its surrounding:



Planned Area Development (Austin Ranch)	RL-5	Rural Residential (RR)
Rural Residential (RR)	Planned Area Development (Austin Ranch II)	Rural Residential (RR)
Rural Residential (RR)	Planned Area Development (Austin Ranch II)	Rural Residential (RR)

BACKGROUND:

May 23, 1987: The subject parcel was annexed into the City of Surprise under Ordinance 87-03.

September 29, 2005: Mayor and Council approved the Austin Ranch II Planned Area Development (PAD), Case PAD05-075.

May 18, 2021: Mayor and Council approved the Hometown Surprise Preliminary Plat, Case FS20-488.

May 13, 2021: The applicant applied for the Final Plat under case FS21-380. The development's name was changed from Hometown Surprise to Willow Trails with this application.

ANALYSIS AND DISCUSSION:

The subject request involves a Final Plat for one (1) parcel within the Austin Ranch II PAD designated for medium-density residential. The proposed lots for Phase 1 of Willow Trails are a minimum of 40-feet wide and 120-feet in depth. There are a total of 85 single-family lots over approximately 25.64 net acres resulting in a net density of 3.32 DU/AC. The lots included with this plat meet or exceed the minimum lot area and minimum lot width requirements outlined within the Austin Ranch II PAD. A table of the lot requirements is outlined below:

Austin Ranch II PAD – Medium Density Residential Minimum Lot Standards	
Minimum Area/Dwelling Unit ¹	4,800
Minimum Width	35-feet
Minimum Depth ²	35-feet
Notes:	
1) Minimum Area/DU includes street easement and open space requirements. Area determined by dividing 1.0 acre by selected density. Lot size is flexible	
2) Minimum depth is the same as Minimum Width because lots may be oriented from side or front	

Access

Access to Phase I of this project will be from Deer Valley Road via Citrus Road located along the westerly portion of the site. Additionally, a 26-foot wide access easement is located within Tract G near 178th Lane as a secondary point of access for emergency vehicles.

Open Space & Landscaping

The applicant, overall, proposes approximately 25.8 acres (42.7%) of open space, exceeding the minimum 15% requirement of the Austin Ranch II PAD. The proposed open space is comprised of approximately 21 acres of active open space and approximately 4.7 acres of passive open space.

Amenities

Phase I of the Willow Trails development includes the development of two (2) neighborhood parks which include tot lots, pickleball courts, and ramadas. A series of recreational trails are proposed through the development providing access to Phase II of the Willow Trails project, neighborhood parks and connections to the regional trail located within Tract G. This regional trail provides access to residential neighborhoods to the north and the wash corridor to the south and contributes to the City of Surprise trail system.

Walls

Primary Theme Walls will consist of 8"x8" and 4"x8" smooth-face CMU block panels with CMU caps. Partial View Walls and Full View Walls are also proposed throughout the project and located adjacent to open space corridors. The partial view walls provide a 2-foot wrought iron fence while the full view fence provide a 3'-8" wrought iron fence. Both fences are atop a CMU block wall that match the Primary Theme Wall.

Utility and Services Table:

Water:	City of Surprise
Wastewater:	City of Surprise
School District:	Dysart Unified

Conformance with Adopted Plans:

The Surprise General Plan 2035 shows the property lying within the Neighborhood Character Area, which supports residential development up to 8 DU/AC or more.

Reviewing Agencies:

In addition to the standard city reviewing agencies, Arizona Department of Transportation, Maricopa Water District, and Luke AFB were included in the routing of this request. All agencies have indicated no objections to the request.

Summary:

The applicant seeks a Final Plat across the subject property. The proposed development is compatible with the neighboring land uses and the amenities included will provide recreational opportunities for the neighborhood residents.

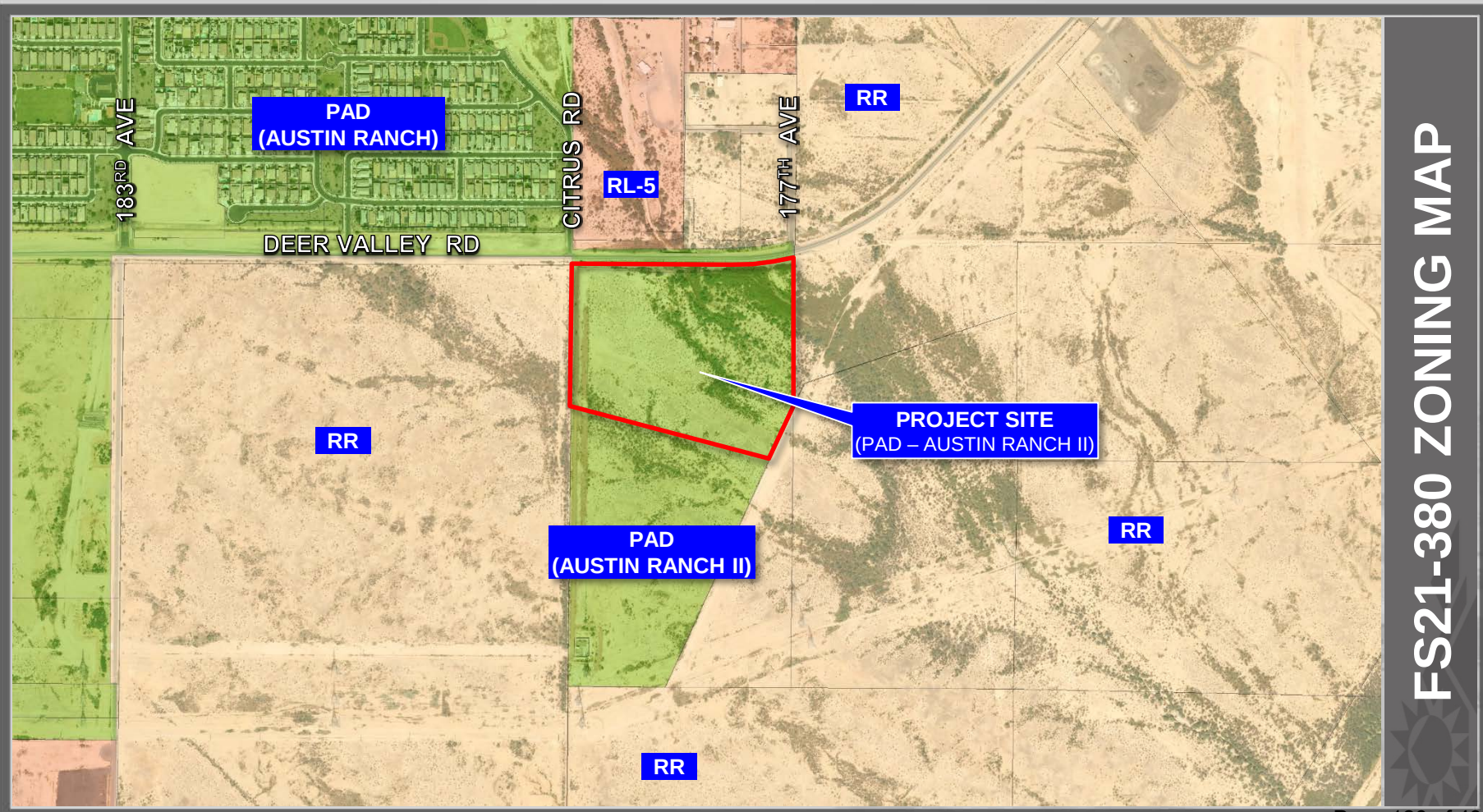
Findings:

- The proposed Final Plat is consistent with the Austin Ranch II PAD
- The proposed Final Plat is consistent with the Preliminary Plat approved under case FS20-488.
- The proposed Final Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

- 141 **Attachments:**
- 142 01 Vicinity Map
- 143 02 Zoning Map
- 144 03 Final Plat
- 145 04 Final Landscape Plan
- 146 05 Open Space Exhibit
- 147 06 Luke AFB Letter
- 148 PPT



FS21-380 VICINITY MAP



FS21-380 ZONING MAP

DEDICATION
STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS:

KNOW ALL PERSONS BY THESE PRESENTS: THAT FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "WILLOW TRAILS, PHASE 1" A SUBDIVISION LOCATED IN A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "WILLOW TRAILS, PHASE 1" AND DECLARES THAT SAID 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 OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

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

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

OWNER, HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, 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.

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

THE EASEMENTS GRANTED WITHIN THIS DEDICATION 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 EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSES OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR TRASH COLLECTION AND EMERGENCY VEHICLES.

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

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

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.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE, A PUBLIC RECREATION/TRAIL EASEMENT FOR PEDESTRIAN ACCESS, EQUINE ACCESS, BICYCLING AND OTHER NON-MOTORIZED FORMS OF ACCESS OVER AND ACROSS OWNER'S PROPERTY, INCLUDING THE RIGHT OF INGRESS AND EGRESS ALONG AND ACROSS THE EASEMENT PREMISES, AS SHOWN ON THIS PLAT.

OWNER HEREBY GRANTS TO THE PUBLIC AN EASEMENT FOR RECREATION OVER, UPON, AND ACROSS THOSE AREAS DESIGNATED AS RECREATION TRAILS OR AREAS FOR THE PURPOSE OF ALLOWING THE PUBLIC ACCESS TO THE TRAIL SYSTEM.

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

DEDICATION CONT...

IN WITNESS WHEREOF:
FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED TO BY THE SIGNATURES OF THE UNDERSIGNED MEMBER REPRESENTATIVES DULY AUTHORIZED THIS ____ DAY OF _____, 20__.

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

BY: _____
BRIAN KONDERIK, DIVISION PRESIDENT

PUBLIC NOTICE

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

RELEASE OF LIABILITY

FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION (OWNER) DOES HEREBY: (1) RELEASE AND DISCHARGE THE UNITED STATE 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 THE AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING THE 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 A PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION (OWNER) DOES HEREBY: (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS TO THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND OF PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS DEPICTED ON THIS PLAT 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 RIGHT-OF-WAY IS IMPROVED TO CITY STANDARD AND ACCEPTED BY THE CITY OF SURPRISE.

THE CITY OF SURPRISE AGREES TO INDEMNIFY FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, ITS OFFICERS, EMPLOYEES, AGENTS, CONTRACTORS OR THOSE OF AND ITS SUCCESSORS AND ASSIGNS, FOR ANY AND ALL DIRECT DAMAGES TO THE PERSONAL PROPERTY OR FOR PHYSICAL INJURY TO OR DEATH OF PERSONS OCCURRING ON THE AREA OF THIS EASEMENT CAUSED BY OR ARISING SOLEY FROM THE NEGLIGENT, WILLFUL, MALICIOUS, OR GROSSLY NEGLIGENT CONDUCT OF CITY OF SURPRISE, ITS OFFICERS, EMPLOYEES, AGENTS, CONTRACTORS OR THOSE OF ITS SUCCESSORS AND ASSIGNS THAT THERE WAS THE DIRECT CAUSE OF HT E DAMAGE, INJURY, OR DEATH.

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.

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

ON THIS DAY _____ OF _____, 20__ BEFORE ME, THE UNDERSIGNED THOMAS H. BURLESON, PERSONALLY APPEARED, WHO ACKNOWLEDGE HIMSELF TO BE THE REGION PRESIDENT OF FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS OF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

FINAL PLAT
OF
"WILLOW TRAILS, PHASE 1"

A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the West Half of the Northwest Quarter of Section 23, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

COMMENCING at a found City of Surprise brass cap stamped "RLS# 19344, dated 2017" for the Northwest corner of said Section 23, from which a found 1 1/4" iron pipe with 1 3/4" cap stamped "14, 23" for the North Quarter corner of said Section 23 bears South 89 deg. 40 min. 37 sec. East (Basis of Bearings) - 2,619.97 feet, and from which a found 1/2" rebar with aluminum cap stamped "RLS# 21081" for the West Quarter corner of said Section 23 bears South 00 deg. 36 min. 01 sec. West - 2,640.07 feet;

THENCE South 00 deg. 36 min. 01 sec. West along the West line of the Northwest Quarter of said Section 23, at 100.01 feet pass a found 2" cap in pavement centerline of Deer Valley Road, continue a total distance of 150.01 feet to the **TRUE POINT OF BEGINNING**;

THENCE South 89 deg. 40 min. 37 sec. East departing said West line and being 150.00 feet South of and parallel with the North line of the Northwest Quarter of said Section 23, a distance of 451.09 feet;

THENCE South 00 deg. 36 min. 01 sec. West, a distance of 40.00 feet;

THENCE South 89 deg. 40 min. 37 sec. East being 190.00 feet South of and parallel with the North line of the Northwest Quarter of said Section 23, a distance of 300.00 feet;

THENCE North 00 deg. 36 min. 01 sec. East, a distance of 40.00 feet;

THENCE South 89 deg. 40 min. 37 sec. East being 150.00 feet South of and parallel with the North line of the Northwest Quarter of said Section 23, a distance of 186.11 feet to a Point of Curvature of a circular curve to the left, having a radius of 1,577.89 feet, a central angle of 13 deg. 40 min. 37 sec., and being subtended by a chord which bears North 83 deg. 29 min. 04 sec. East - 375.76 feet;

THENCE in an easterly direction along said curve to the left, a distance of 376.66 feet to the East line of the West Half of the Northwest Quarter of said Section 23;

THENCE South 00 deg. 32 min. 59 sec. West non-tangent to said curve and continue along said East line, a distance of 871.46 feet to a found 1/2" rebar with cap stamped "LS# 10846" for the most northerly corner of Maricopa County Flood Control parcel recorded in Document No. 1991-0274358 of Maricopa County Records (MCR);

THENCE South 24 deg. 28 min. 54 sec. West departing said East line and continue along said Northwest line, a distance of 498.53 feet;

THENCE North 65 deg. 31 min. 06 sec. West departing said Northwest line, a distance of 572.00 feet;

THENCE South 24 deg. 28 min. 54 sec. West, a distance of 7.26 feet to a Point of Curvature of a circular curve to the left, having a radius of 277.50 feet, a central angle of 02 deg. 37 min. 54 sec., and being subtended by a chord which bears South 23 deg. 09 min. 57 sec. West - 12.75 feet;

THENCE in a southwesterly direction along said curve to the left, a distance of 12.75 feet;

THENCE North 65 deg. 31 min. 06 sec. West non-tangent to said curve, a distance of 144.99 feet;

THENCE North 52 deg. 52 min. 21 sec. West, a distance of 109.63 feet;

THENCE North 89 deg. 15 min. 24 sec. West, a distance of 54.86 feet;

THENCE North 47 deg. 53 min. 34 sec. West, a distance of 150.50 feet;

THENCE North 69 deg. 20 min. 24 sec. West, a distance of 51.01 feet;

THENCE North 00 deg. 36 min. 01 sec. East, a distance of 75.03 feet;

THENCE North 89 deg. 23 min. 59 sec. West, a distance of 142.00 feet to the West line of the Northwest Quarter of said Section 23;

THENCE North 00 deg. 36 min. 01 sec. East along said West line, a distance of 746.71 feet to the **POINT OF BEGINNING**, containing 1,344,347 square feet or 30.862 acres of land, more or less.

CITY OF SURPRISE ENGINEER APPROVAL

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

CITY OF SURPRISE COUNCIL APPROVAL

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

ATTEST: _____

MAYOR DATE

CITY CLERK DATE

NOTES

1. NO STRUCTURE OF ANY KIND MAY BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT.
2. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN THE SEWER AND WATER EASEMENT EXCEPT WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING AND/OR PAVING NOR ANY PLANTING EXCEPT GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, SHRUBS, AND GROUND COVER THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
3. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING.
4. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
5. NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
6. 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. 04013C1215L, 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.
7. IN ACCORDANCE WITH A.R.S. § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
8. PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.
9. THIS FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE HOMETOWN SURPRISE PRELIMINARY PLAT, APPROVED 3/4/2021 UNDER CASE F520-488.
10. 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.
11. THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
12. 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.

100 YEAR ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF DESERT OASIS PUBLIC WATER SYSTEM 04-07-523 WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45-576

SHEET INDEX

SHEET 1	COVER
SHEET 2	AREA SUMMARY TABLES AND DETAILS
SHEET 3	KEY MAP, LEGEND, MONUMENT NOTES & REFERENCED DOCUMENTS
SHEETS 4-5	TYPICAL PLAN SHEETS

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 2 WEST AS SHOWN ON THE UNRECORDED ALTA/NSPS LAND TITLE SURVEY PREPARED BY ARIZONA SURVEYING AND MAPPING, DATED MARCH 24, 2020 JOB NO. P20-082, SAID BEARING BEING SOUTH 89°40'37" EAST AS MEASURED BETWEEN MONUMENT NUMBER 1 AND 2 SHOWN HEREON AND DESCRIBED UNDER MONUMENT NOTES

OWNER/DEVELOPER:



PREPARED August 2023

PREPARED BY:

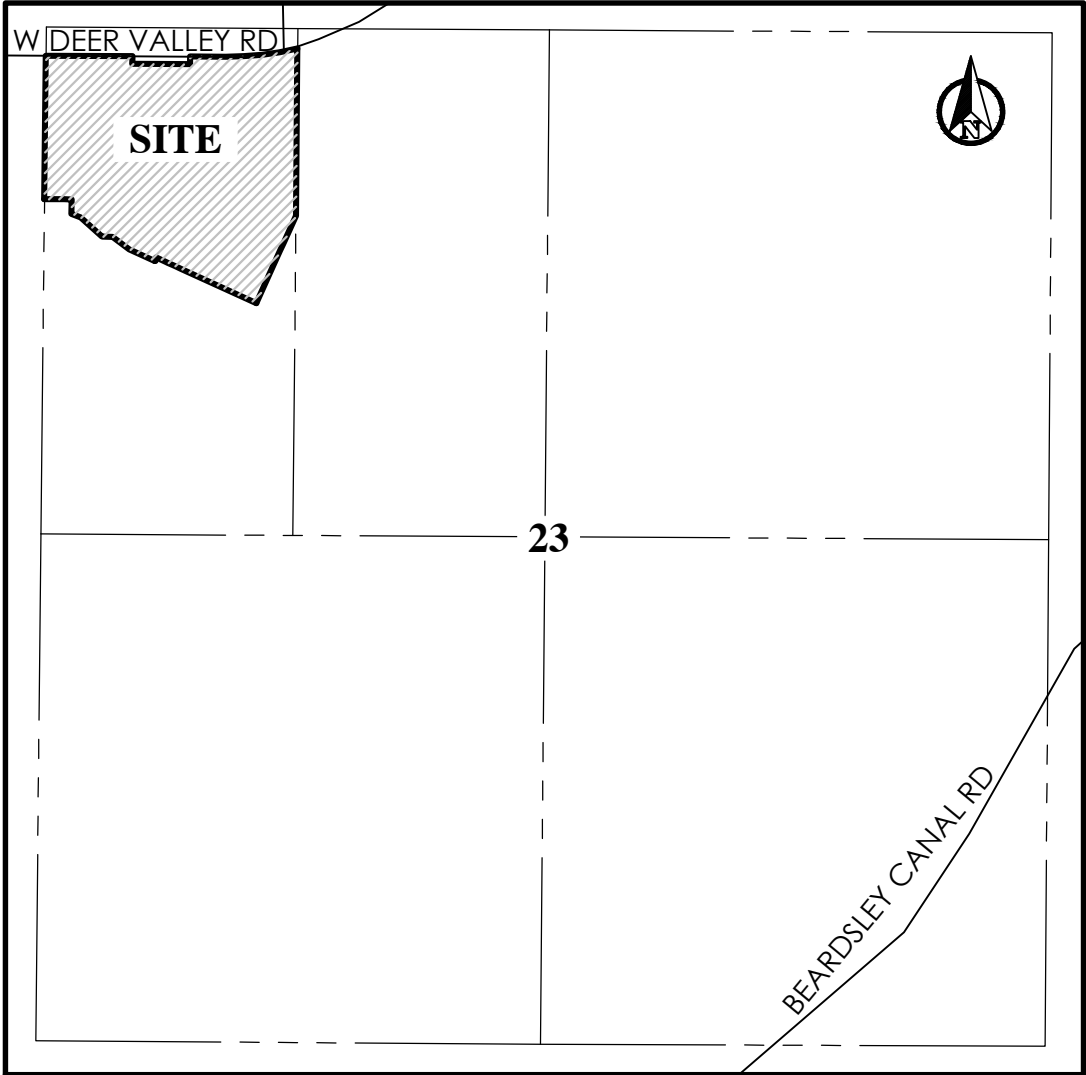


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VICINITY MAP
N.T.S.

SURVEYOR'S STATEMENT

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

BY: LANCE C. DICKSON, R.L.S. #46643
ARIZONA SURVEYING AND MAPPING
2440 W. MISSION LANE, SUITE 4
PHOENIX, ARIZONA 85021
(602) 246-9919



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

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



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

SHEET 1 OF 5

"FINAL PLAT OF WILLOW TRAILS, PHASE 1"

CASE NO.
F521-380

W:\10884A - Forstar_Austin Ranch Parcel\ECOGO\PLAT\PLAT PHASE 1\10884A-FPLAT-PH1-SHEETS.dwg

LOT AREA TABLE		
LOT	AREA (SQ. FT.)	AREA (ACRES)
1	5,040	0.116
2	4,800	0.110
3	4,800	0.110
4	4,800	0.110
5	4,800	0.110
6	4,800	0.110
7	4,800	0.110
8	4,800	0.110
9	4,991	0.115
10	4,800	0.110
11	4,718	0.108
12	7,362	0.169
13	7,765	0.178
14	4,673	0.107
15	4,800	0.110
16	4,800	0.110
17	4,990	0.115
18	4,800	0.110
19	4,800	0.110
20	4,800	0.110
21	4,800	0.110
22	4,800	0.110
23	4,800	0.110
24	4,800	0.110
25	4,800	0.110
26	4,800	0.110
27	4,809	0.110
28	5,090	0.117
29	6,358	0.146
30	5,605	0.129

LOT AREA TABLE		
LOT	AREA (SQ. FT.)	AREA (ACRES)
31	5,273	0.121
32	6,469	0.149
33	4,990	0.115
34	4,800	0.110
35	4,800	0.110
36	4,800	0.110
37	4,800	0.110
38	4,800	0.110
39	4,800	0.110
40	4,749	0.109
41	5,476	0.126
42	4,847	0.111
43	5,520	0.127
44	5,771	0.132
45	7,672	0.176
46	5,007	0.115
47	4,800	0.110
48	4,800	0.110
49	4,800	0.110
50	4,800	0.110
51	4,800	0.110
52	4,800	0.110
53	4,800	0.110
54	4,800	0.110
55	4,709	0.108
56	4,600	0.106
57	4,800	0.110
58	4,800	0.110
59	4,800	0.110
60	5,220	0.120

LOT AREA TABLE		
LOT	AREA (SQ. FT.)	AREA (ACRES)
61	4,814	0.111
62	4,800	0.110
63	4,800	0.110
64	4,800	0.110
65	4,800	0.110
66	4,800	0.110
67	4,800	0.110
68	4,800	0.110
69	4,800	0.110
70	4,800	0.110
71	4,981	0.114
72	4,990	0.115
73	4,800	0.110
74	4,800	0.110
75	4,800	0.110
76	4,800	0.110
77	4,800	0.110
78	4,990	0.115
79	4,990	0.115
80	4,800	0.110
81	4,800	0.110
82	4,800	0.110
83	4,800	0.110
84	4,800	0.110
85	4,990	0.115

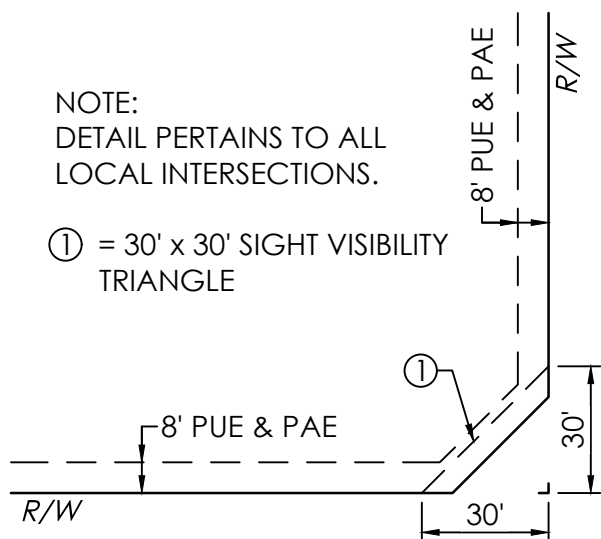
TRACT SUMMARY TABLE				
TRACT	AREA (SQ. FT.)	AREA (ACRES)	USAGE	MAINTENANCE RESPONSIBILITY
TRACT A	2,200	0.051	PASSIVE: D.E., L.S., S.W.E.	H.O.A.
TRACT B	43,411	0.997	ACTIVE: D.E., L.S., TRAIL, PAVILION, PICKLEBALL COURT	H.O.A.
TRACT C	1,064	0.024	PASSIVE: L.S.	H.O.A.
TRACT D	1,050	0.024	PASSIVE: D.E., L.S.	H.O.A.
TRACT E	38,249	0.878	ACTIVE: D.E., L.S., PLAY LAWN, PLAYGROUND, PAVILION	H.O.A.
TRACT F	1,049	0.024	PASSIVE: L.S.	H.O.A.
TRACT G	588,944	13.520	ACTIVE & NATURAL: D.E., L.S., TRAIL, PAVILION, PICKLEBALL COURT, P.A.E. S.W.E.	H.O.A.
TRACT H	1,050	0.024	PASSIVE: L.S.	H.O.A.
TRACT I	10,217	0.235	PASSIVE: L.S.	H.O.A.
TRACT J	2,100	0.048	PASSIVE: L.S.	H.O.A.
TRACT K	2,100	0.048	PASSIVE: L.S.	H.O.A.

LAND USE LEGEND

L.S. LANDSCAPE
D.E. DRAINAGE
P.A.E. PUBLIC ACCESS EASEMENT
S.W.E. SIDEWALK EASEMENT

MAINTENANCE LEGEND

H.O.A. HOME OWNERS ASSOCIATION



TYPICAL S.V.T. DETAIL FOR LOCAL STREETS
N.T.S.

RESIDENTIAL DEVELOPMENT STANDARDS						
ZONING DISTRICT	MINIMUM LOT SIZE			MINIMUM YARD SETBACKS		
	AREA	WIDTH	DEPTH	FRONT	SIDE	REAR
MRD-PAD	4,800	35	35	7	5	10

STREET, LOT AND TRACT AREAS		
AREA	SQUARE FEET	ACRES
TOTAL AREA OF LOCAL STREETS	186141	4.273
TOTAL AREA OF ARTERIAL AND COLLECTOR STREETS	41311	0.948
TOTAL AREA OF LOTS	425460	9.767
TOTAL AREA OF TRACTS	691435	15.873
TOTAL GROSS ACRES	1344347	30.862

TOTAL LAND USE	
TOTAL NUMBER OF LOTS	85
TOTAL NUMBER OF TRACTS	11
GROSS RESIDENTIAL DENSITY	2.75
NET RESIDENTIAL DENSITY	3.32
TOTAL GROSS ACRES	30.862
SMALLEST LOT AREA	4,600 SQ. FT.
LARGEST LOT AREA	7,765 SQ. FT.
AVERAGE LOT AREA	5,005 SQ. FT.

PHASE 1 OPEN SPACE TABLE		
TYPE	ACREAGE	PERCENTAGE OF TOTAL OPEN SPACE
ACTIVE	1.140	7.2%
PASSIVE	2.693	17.0%
NATURAL	12.040	39%
TOTAL	15.873	63.2%
% OPEN SPACE IN PLAT		51.4%

PHASE 2 OPEN SPACE TABLE		
TYPE	ACREAGE	PERCENTAGE OF TOTAL OPEN SPACE
ACTIVE	1.190	12.0%
PASSIVE	4.857	48.9%
NATURAL	3.880	13%
TOTAL	9.927	100.0%
% OPEN SPACE IN PLAT		33.5%

PHASE 1 & 2 OPEN SPACE TABLE		
TYPE	ACREAGE	PERCENTAGE OF TOTAL OPEN SPACE
ACTIVE	7.550	29.3%
PASSIVE	2.330	9.0%
NATURAL	15.920	62%
TOTAL	25.800	100.0%
% OPEN SPACE IN PLAT		42.7%

PREPARED August 2023

SHEET 2 OF 5

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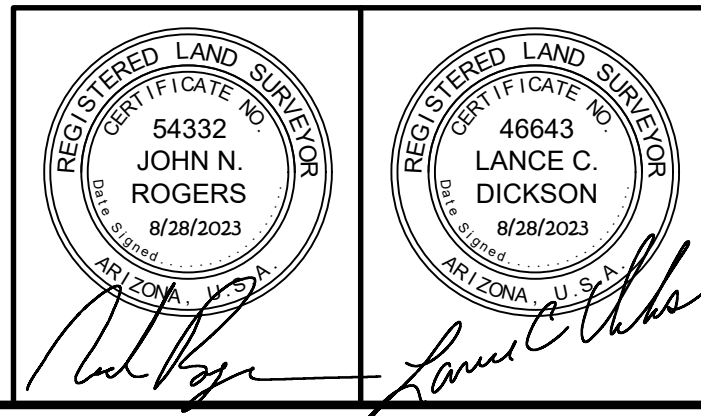
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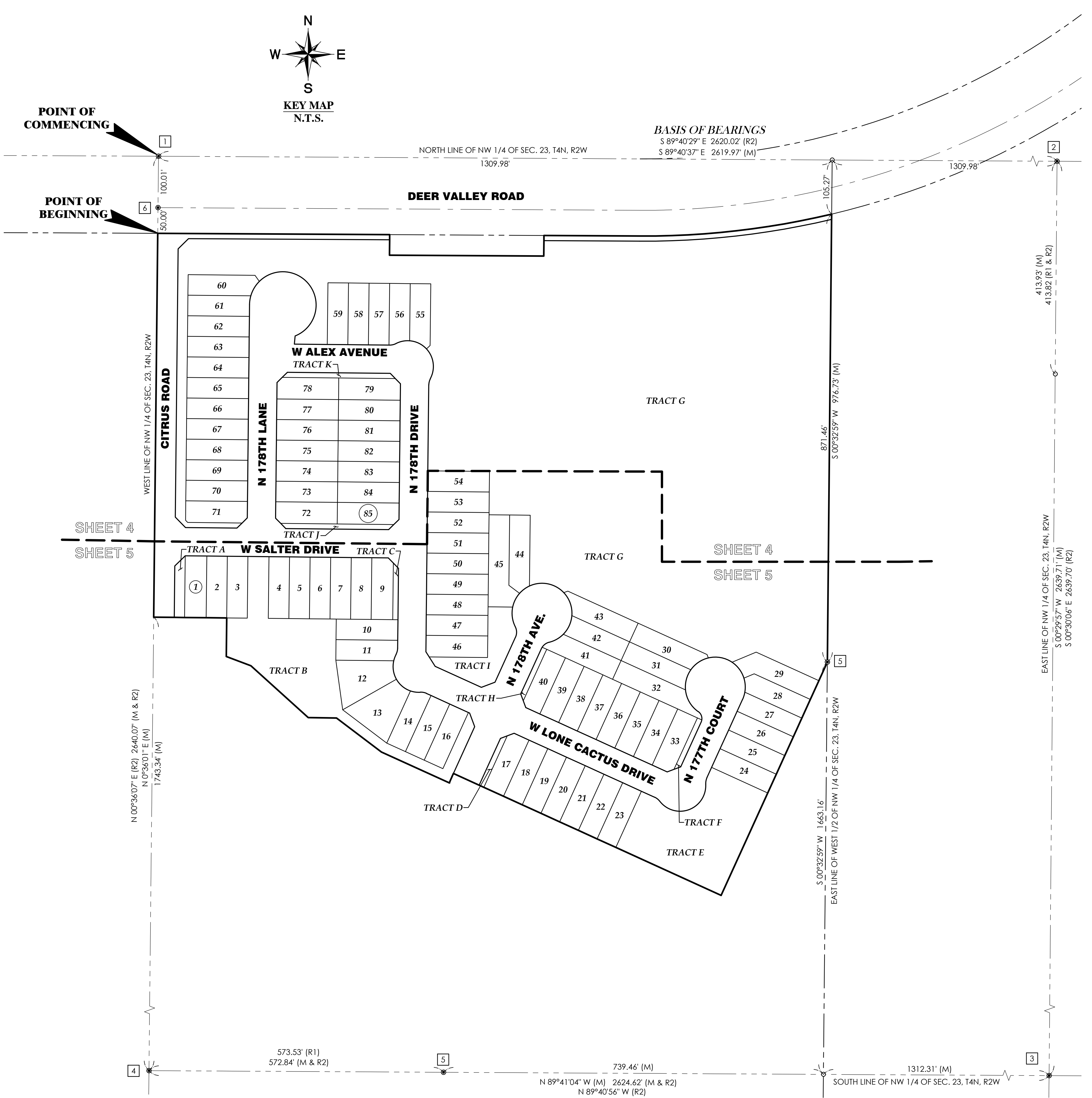
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"FINAL PLAT OF WILLOW TRAILS, PHASE 1"

CASE NO.
FS21-380

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LEGEND	
●	FOUND MONUMENT AS NOTED
•	SET CORNER OF THIS PLAT PER MAG. STD. DTL. 120-1 TYPE "C"
●	SET BRASS CAP FLUSH PER MAG. STD. DTL. 120-1 TYPE "B"
①	SIGHT VISIBILITY EASEMENT
①	MONUMENT NOTE
SQ. FT.	SQUARE FEET
R/W	RIGHT-OF-WAY
SWE	SIDEWALK EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PAE	PUBLIC ACCESS EASEMENT
LS	LANDSCAPE EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
WE	WATER EASEMENT
BK	BOOK
PG	PAGE
MCR	MARICOPA COUNTY RECORDS
(M)	MEASURED
(R)	RECORD
—	PLAT BOUNDARY LINE
—	RIGHT-OF-WAY LINE
—	ADJOINER LINE
—	SECTION LINE
—	EASEMENT LINE
—	CENTER LINE
—	MATCH LINE
—	EXISTING 100-YEAR FLOODPLAIN
—	PROPOSED 100-YEAR FLOODPLAIN
—	EXISTING FLOODWAY

MONUMENT NOTES

- 1 CITY OF SURPRISE BRASS CAP IN CONCRETE, NORTHWEST CORNER OF SECTION 23, T4N, R2W RLS# 19344 DATED 2017
- 2 1 1/4" IRON PIPE WITH 1 3/4" CAP STAMPED "14 23", NORTH QUARTER OF SECTION 23, T4N, R2W
- 3 FOUND FCDMC ALUMINUM CAP ON ROD STAMPED "T4N R2W C1/4 S23 LS 3307 DATED 2012"
- 4 FOUND 1/2" REBAR WITH ALUMINUM CAP RLS# 21081, WEST QUARTER OF SECTION 23, T4N, R2W
- 5 FOUND 1/2" REBAR WITH CAP LS 10846
- 6 FOUND 2" CAP IN PAVEMENT CENTERLINE OF DEER ALLEY ROAD

REFERENCED DOCUMENTS

- (R1) TRILBY WASH DETENTION BASIN DAM & APPURTENANCES BK. 63 OF MAPS, PG. 31, MCR.
- (R2) MCMICKEN DAM AND OUTFALL CHANNEL FLOOD CONTROL DISTRICT OF MARICOPA COUNTY BK. 1111 OF MAPS, PG. 15, MCR.
- (R3) PLSS SUBDIVISION RECORD OF SURVEY BK. 1029 OF MAPS, PG.48, MCR.
- (R4) MARICOPA TRAIL MCMICKEN DAM SECTION PROJECT NO. TR155 BK. 1199 OF MAPS, PG. 4, MCR.

PREPARED August 2023 SHEET 3 OF 5

PREPARED BY:

GOODWIN AND MARSHALL INC.

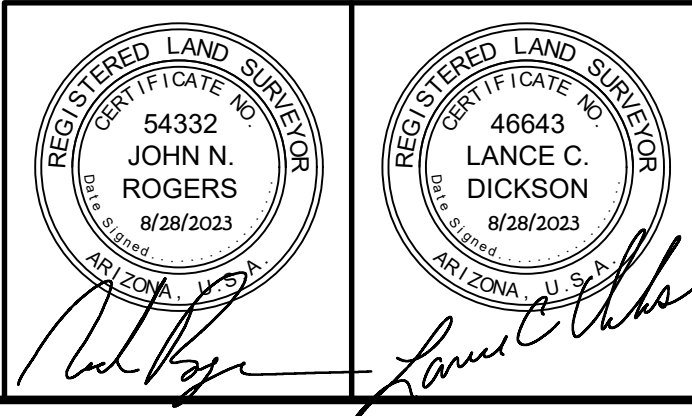
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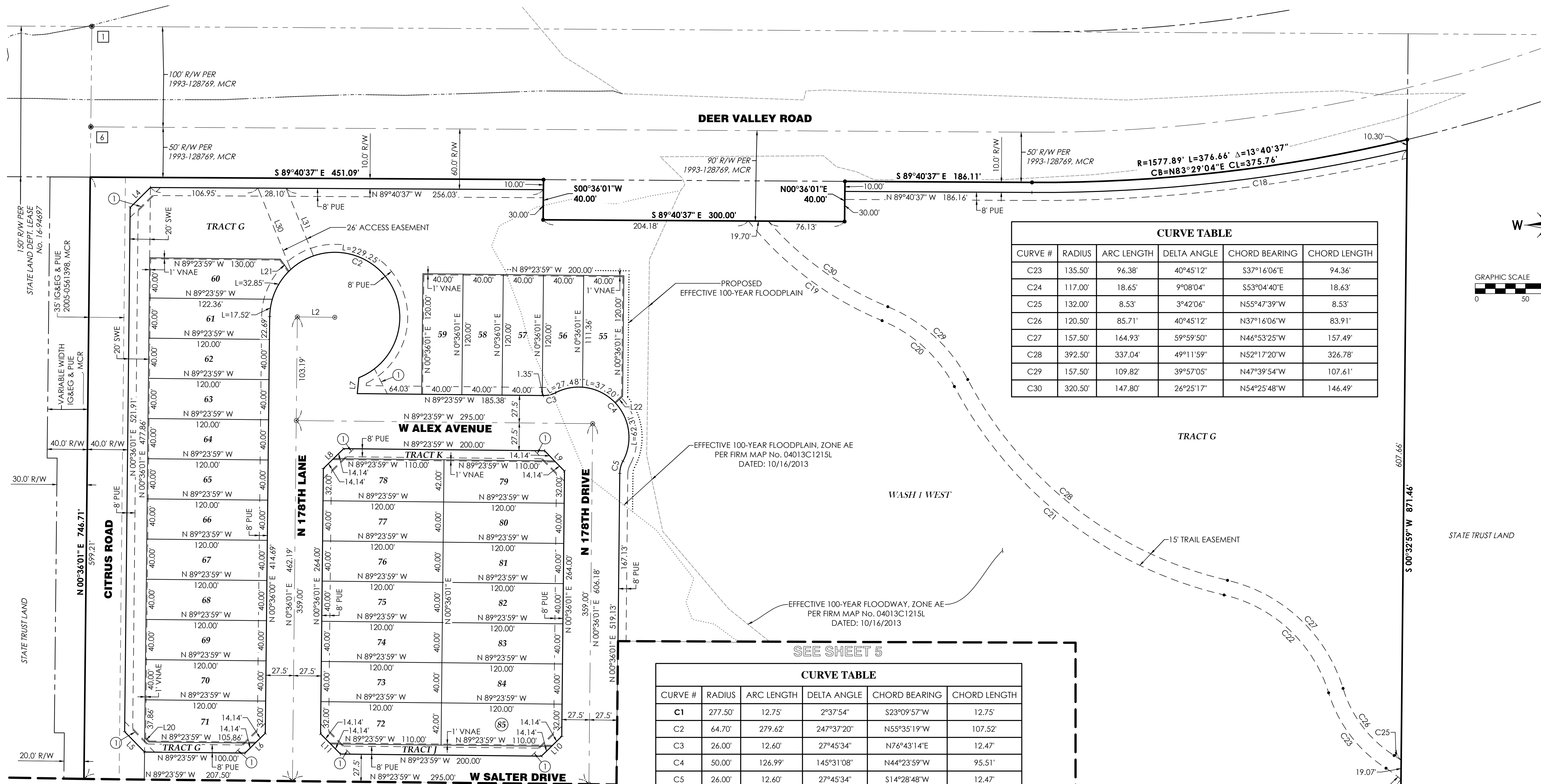
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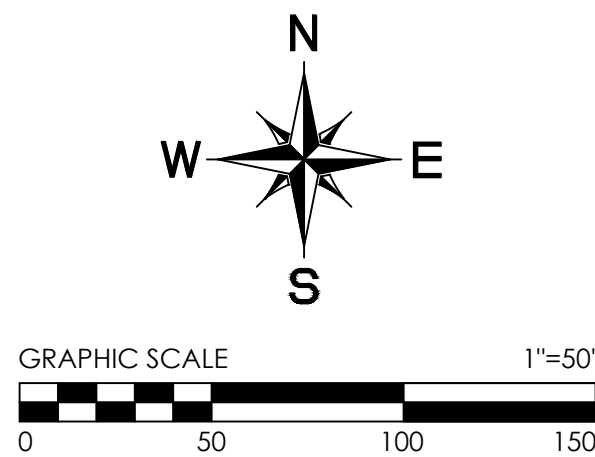
"FINAL PLAT OF WILLOW TRAILS, PHASE 1"

CASE NO. FS21-380

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CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C23	135.50'	96.38'	40°45'12"	S37°16'06"E
C24	117.00'	18.65'	9°08'04"	S53°04'40"E
C25	132.00'	8.53'	3°42'06"	N55°47'39"W
C26	120.50'	85.71'	40°45'12"	N37°16'06"W
C27	157.50'	164.93'	59°59'50"	N46°53'25"W
C28	392.50'	337.04'	49°11'59"	N52°17'20"W
C29	157.50'	109.82'	39°57'05"	N47°39'54"W
C30	320.50'	147.80'	26°25'17"	N54°25'48"W

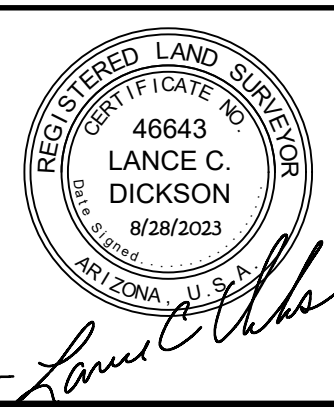
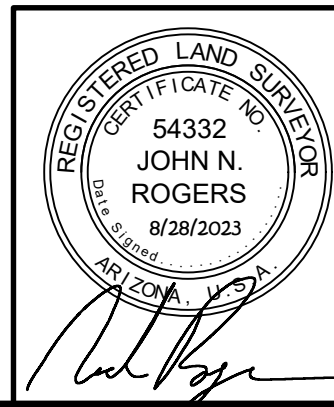


LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S24°28'54"W	7.26'
L2	S89°23'59"E	37.20'
L3	N65°31'06"W	30.70'
L4	N45°27'42"E	28.35'
L5	N44°23'59"W	28.28'
L6	S45°36'01"W	28.28'
L7	N05°30'35"E	15.92'
L8	S45°36'01"W	28.28'
L9	N44°23'59"W	28.28'
L10	N45°36'01"E	28.28'
L11	S44°23'59"E	28.28'

LINE TABLE		
LINE #	BEARING	DISTANCE
L12	N45°36'01"E	28.28'
L13	S44°23'59"E	28.28'
L14	S20°31'06"E	28.28'
L15	N69°28'54"E	28.28'
L16	S69°28'54"W	28.28'
L17	N20°31'06"W	28.28'
L18	S69°28'54"W	28.28'
L19	N32°27'33"W	33.52'
L20	N44°23'59"W	5.86'
L21	S35°25'36"E	14.68'
L22	N46°57'21"E	9.77'

LINE TABLE		
LINE #	BEARING	DISTANCE
L23	N89°23'59"W	47.76'
L24	S53°11'37"E	26.00'
L25	S69°46'02"W	8.62'
L26	N24°28'54"E	106.41'
L27	N19°56'01"W	7.15'
L28	N67°23'22"E	51.02'
L29	N67°23'22"E	21.80'
L30	S21°59'24"E	87.30'
L31	S21°59'24"E	72.60'

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	277.50'	12.75'	2°37'54"	S23°09'57"W
C2	64.70'	279.62'	247°37'20"	N55°35'19"W
C3	26.00'	12.60'	27°45'34"	N76°43'14"E
C4	50.00'	126.99'	145°31'08"	N44°23'59"W
C5	26.00'	12.60'	27°45'34"	S14°28'48"W
C6	26.00'	12.60'	27°45'53"	N14°28'57"E
C7	50.00'	106.16'	121°38'52"	S32°27'33"E
C8	26.00'	12.60'	27°45'53"	N79°24'02"W
C9	26.00'	12.60'	27°45'53"	N51°38'10"W
C10	50.00'	127.00'	145°31'46"	N69°28'54"E
C11	26.00'	12.60'	27°45'53"	S10°35'58"W
C12	58.20'	263.84'	259°44'39"	S74°36'35"W
C13	16.50'	22.96'	79°44'39"	N15°23'25"W
C14	23.00'	20.69'	51°32'36"	S50°15'12"W
C15	58.20'	287.55'	283°05'13"	N65°31'06"W
C16	23.00'	20.69'	51°32'36"	N01°17'24"W
C17	13.00'	3.63'	16°00'46"	N32°29'17"E
C18	1587.89'	376.57'	13°35'16"	N83°31'45"E
C19	335.50'	167.78'	28°39'12"	S53°18'50"E
C20	142.50'	99.36'	39°57'06"	S47°39'54"E
C21	407.50'	349.92'	49°11'59"	S52°17'20"E
C22	142.50'	149.22'	59°59'50"	S46°53'25"E



PREPARED August 2023

PREPARED BY:

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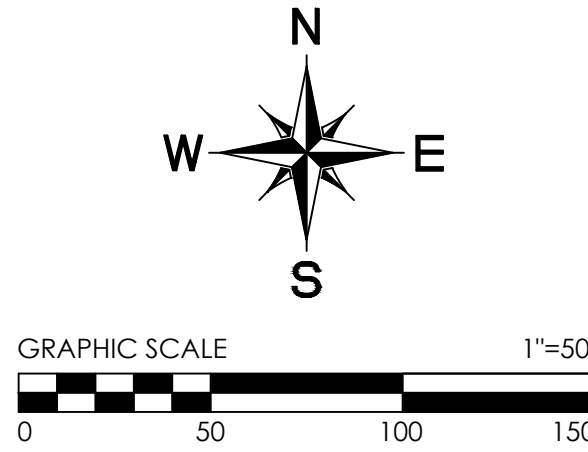


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"FINAL PLAT OF WILLOW TRAILS, PHASE 1"

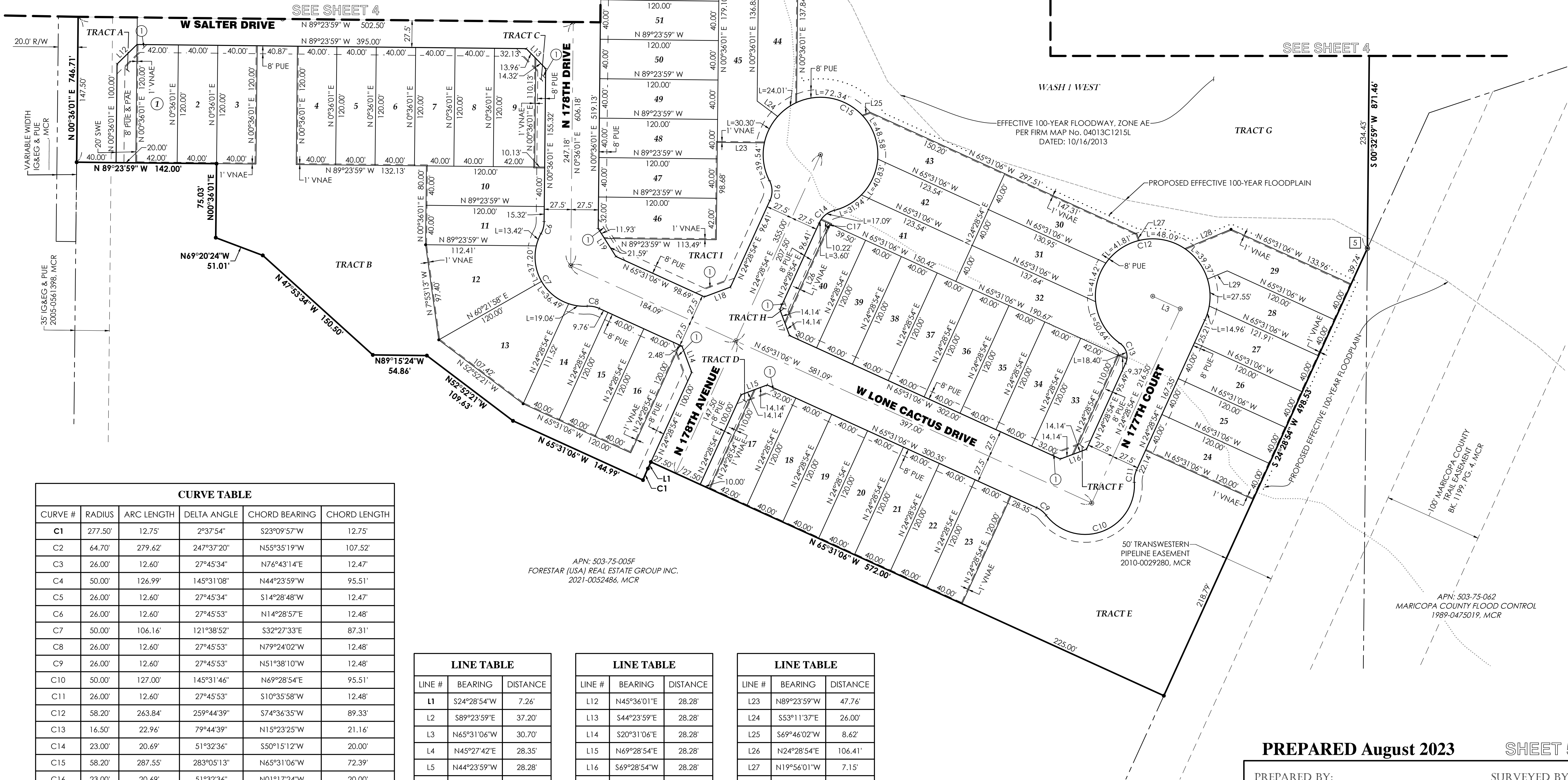
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CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C23	135.50'	96.38'	40°45'12"	S37°16'06"E	94.36'
C24	117.00'	18.65'	9°08'04"	S53°04'40"E	18.63'
C25	132.00'	8.53'	3°42'06"	N55°47'39"W	8.53'
C26	120.50'	85.71'	40°45'12"	N37°16'06"W	83.91'
C27	157.50'	164.93'	59°59'50"	N46°53'25"W	157.49'
C28	392.50'	337.04'	49°11'59"	N52°17'20"W	326.78'
C29	157.50'	109.82'	39°57'05"	N47°39'54"W	107.61'
C30	320.50'	147.80'	26°25'17"	N54°25'48"W	146.49'



SEE SHEET 4

SEE SHEET 4



CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH
C1	277.50'	12.75'	2°37'54"	S23°09'57"W
C2	64.70'	279.62'	247°37'20"	N55°35'19"W
C3	26.00'	12.60'	27°45'34"	N76°43'14"E
C4	50.00'	126.99'	145°31'08"	N44°23'59"W
C5	26.00'	12.60'	27°45'34"	S14°28'48"W
C6	26.00'	12.60'	27°45'53"	N14°28'57"E
C7	50.00'	106.16'	121°38'52"	S32°27'33"E
C8	26.00'	12.60'	27°45'53"	N79°24'02"W
C9	26.00'	12.60'	27°45'53"	N51°38'10"W
C10	50.00'	127.00'	145°31'46"	N69°28'54"E
C11	26.00'	12.60'	27°45'53"	S10°35'58"W
C12	58.20'	263.84'	259°44'39"	S74°36'35"W
C13	16.50'	22.96'	79°44'39"	N15°23'25"W
C14	23.00'	20.69'	51°32'36"	S50°15'12"W
C15	58.20'	287.55'	283°05'13"	N65°31'06"W
C16	23.00'	20.69'	51°32'36"	N01°17'24"W
C17	13.00'	3.63'	16°00'46"	N32°29'17"E
C18	1587.89'	376.57'	13°35'16"	N83°31'45"E
C19	335.50'	167.78'	28°39'12"	S53°18'50"E
C20	142.50'	99.36'	39°57'06"	S47°39'54"E
C21	407.50'	349.92'	49°11'59"	S52°17'20"E
C22	142.50'	149.22'	59°59'50"	S46°53'25"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S24°28'54"W	7.26'
L2	S89°23'59"E	37.20'
L3	N65°31'06"W	30.70'
L4	N45°27'42"E	28.35'
L5	N44°23'59"W	28.28'
L6	S45°36'01"W	28.28'
L7	N05°30'35"E	15.92'
L8	S45°36'01"W	28.28'
L9	N44°23'59"W	28.28'
L10	N45°36'01"E	28.28'
L11	S44°23'59"E	28.28'

LINE TABLE		
LINE #	BEARING	DISTANCE
L12	N45°36'01"E	28.28'
L13	S44°23'59"E	28.28'
L14	S20°31'06"E	28.28'
L15	N69°28'54"E	28.28'
L16	S69°28'54"W	28.28'
L17	N20°31'06"W	28.28'
L18	S69°28'54"W	28.28'
L19	N32°27'33"W	33.52'
L20	N44°23'59"W	5.86'
L21	S35°25'36"E	14.68'
L22	N46°57'21"E	9.77'

LINE TABLE		
LINE #	BEARING	DISTANCE
L23	N89°23'59"W	47.76'
L24	S53°11'37"E	26.00'
L25	S69°46'02"W	8.62'
L26	N24°28'54"E	106.41'
L27	N19°56'01"W	7.15'
L28	N67°23'22"E	51.02'
L29	N67°23'22"E	21.80'
L30	S21°59'24"E	87.30'
L31	S21°59'24"E	72.60'

PREPARED August 2023

SHEET 5 OF 5

PREPARED BY:

GOODWIN AND
MARSHALL INC.

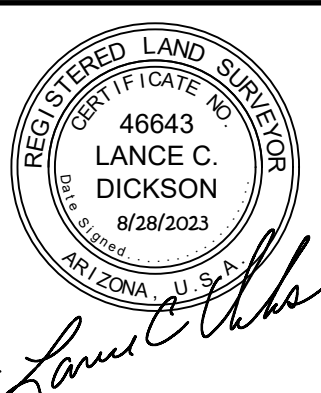
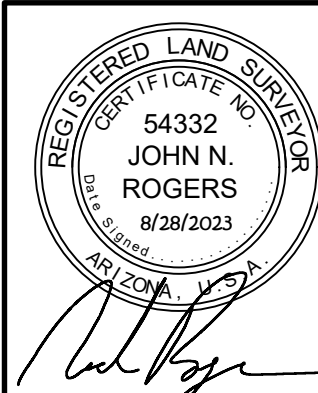
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2705 S. Alma School Road, Suite 2
Chandler, Arizona 85044
(602) 218-7285

SURVEYED BY:



Arizona Surveying and Mapping
2440 W. Mission Lane, Suite 4, Phoenix, Arizona 85021
TEL (602) 246-9919 FAX (602) 246-9944 info@asam1.com



"FINAL PLAT OF WILLOW TRAILS, PHASE 1"

CASE NO. FS21-380
W:\10884A - Forestar_Austin Ranch Parcel\ECOGOV\PLAT\PHASE 1\10884A-FPLAT-PH1-SHEETS.dwg

WILLOW TRAILS

Phase 1 Hardscape, Landscape, Irrigation & Electrical Construction Documents

City of Surprise - General Notes:

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

Notes:

1. MATURE PLANTS IN THE SIGHT VISIBILITY TRIANGLE WILL NOT BE OVER 30" IN HEIGHT.
2. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02. TREES, SHRUBS, AND OTHER LANDSCAPING 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.
3. ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.
4. TREE ROOT BARRIERS ARE REQUIRED PER CITY OF SURPRISE DETAIL 8-14 WHEN TREES ARE WITHIN THREE (3) FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS.
5. PER CITY OF SURPRISE EDS CHAPTER 8, ALL LANDSCAPING SHALL BE LOCATED A MIN. FIVE (5) FEET FROM ANY FIRE HYDRANT, WATER METER OR VAULT.

Developer:

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623.256.8990

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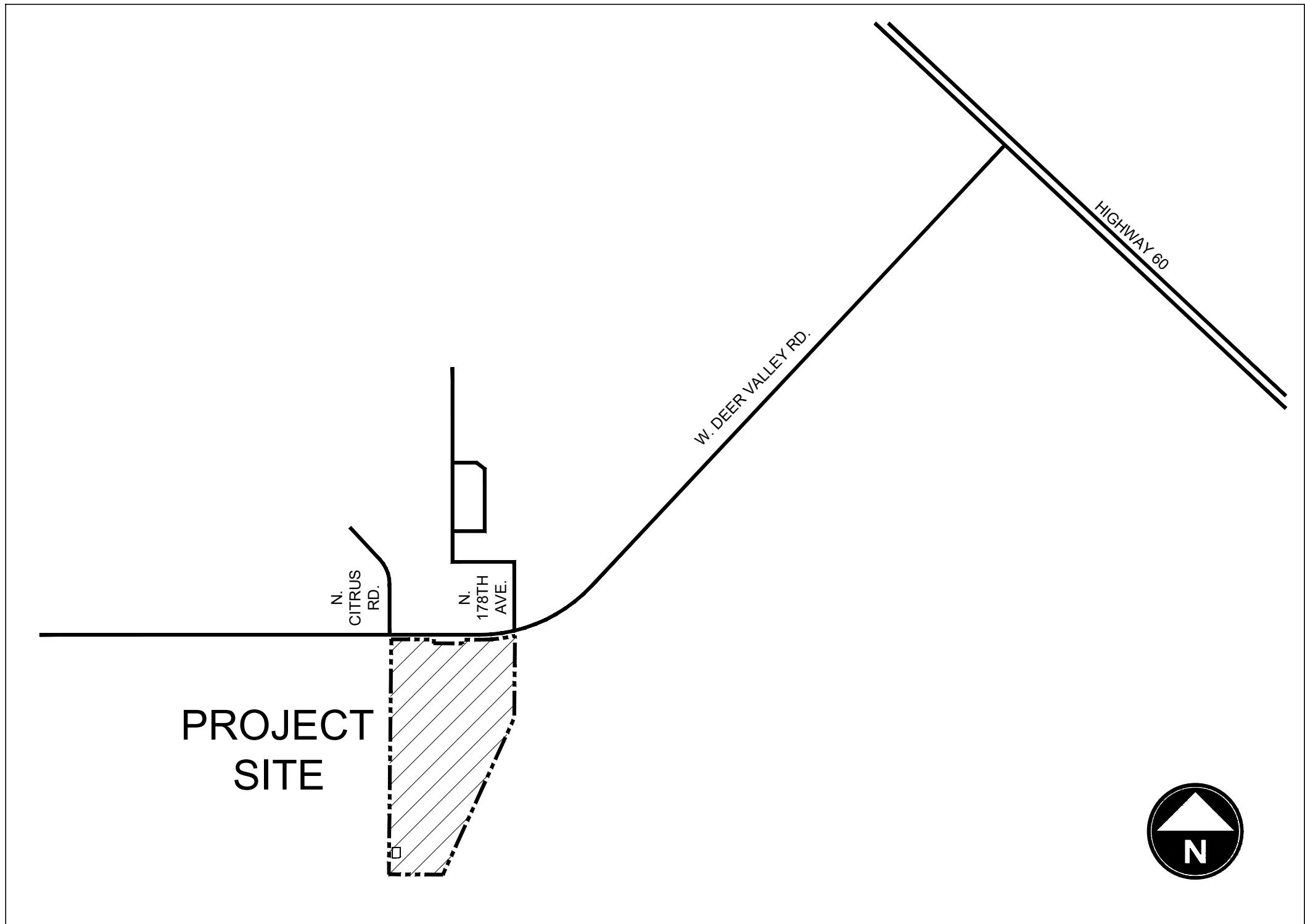
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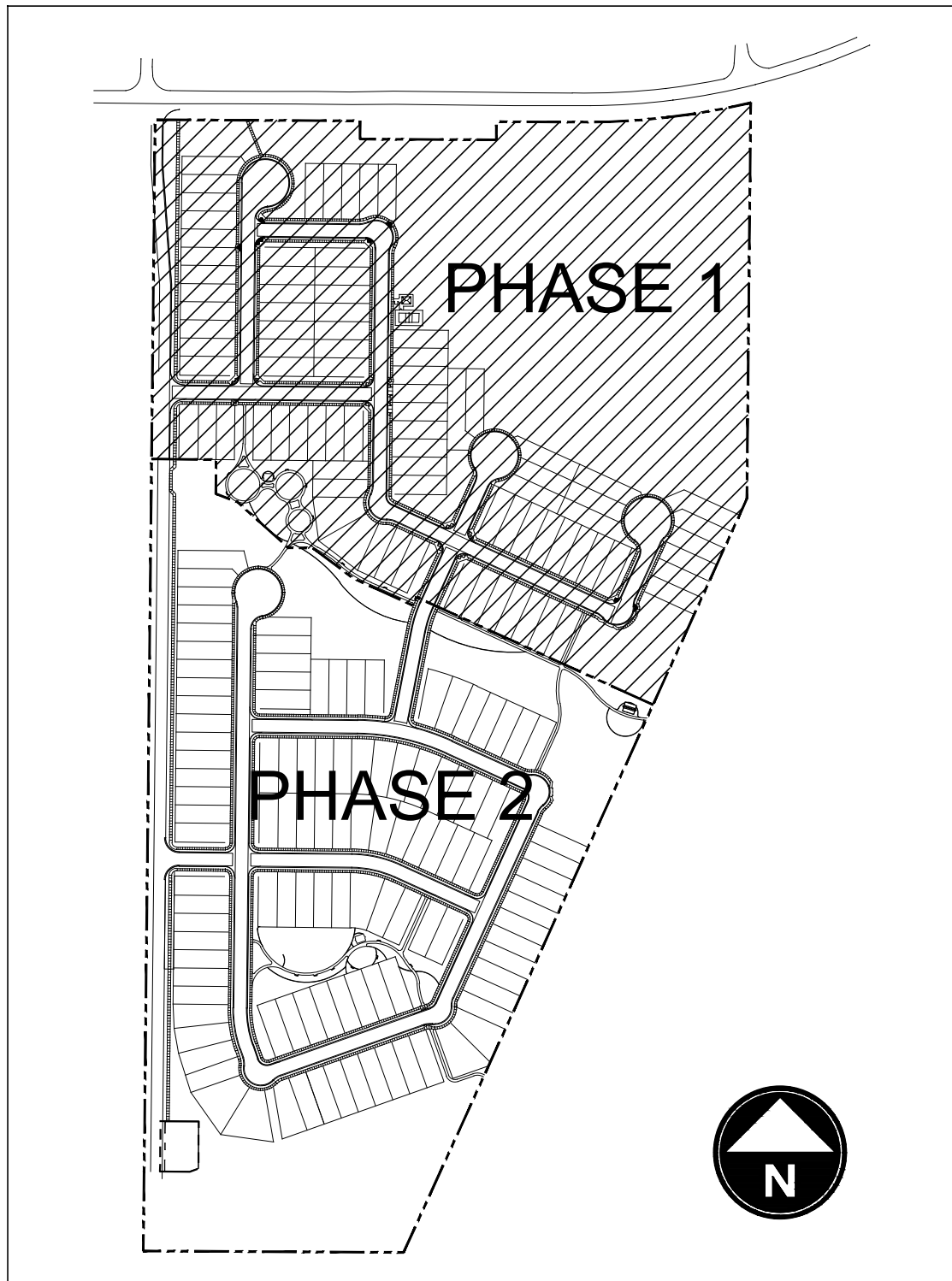
(For Reference Only) Electrical

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Vicinity Map:



Phase Key Map:



CITY CASE # FS21-380



WILLOW TRAILS
PHASE 1
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



PREPARED FOR:



DATE: JUNE 1, 2023

PROJECT: 000.0000.81

DRAWN BY: DL

REVIEW BY: EL

VERSION:

REVISIONS:

SHEET TITLE:
COVER SHEET

SHEET NUMBER:

C1.0

WILLOW TRAILS

Phase 1 Hardscape Construction Documents

Hardscape Quantities:

	Type	Units	Quantity
Concrete			
OPEN SPACE SIDEWALK (6")	"GREY"	L.F.	1,745
PLAYGROUND SIDEWALK TURNDOWN	"GREY"	L.F.	520

Masonry Walls

COMMUNITY WALL	6'-0"	L.F.	1,655
PARTIAL VIEW WALL	4 FT. / 2 FT.	L.F.	1,810
FULL VIEW WALL	2 FT. / 4 FT.	L.F.	1,190
WALL COLUMN	7'-0"	EA.	89

Entry Features

COMMUNITY ENTRANCE	1	EA.	1
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Site Furniture

6 FT. PICNIC TABLE	SEE LEGEND	EA.	4
6 FT. BENCH	SEE LEGEND	EA.	9
LITTER RECEPTABLE	SEE LEGEND	EA.	5
CHARCOAL BAR-B-QUE	SEE LEGEND	EA.	2
BICYCLE RACK LOOP	SEE LEGEND	EA.	6

Recreation Amenities

MULTI-PURPOSE PLAY LAWN	TURF	SF.	8,740
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Covered Structures

CRS - NEIGHBORHOOD RAMADA (16' X 24')	DENVER MODEL	EA.	2
CLASSIC RECREATION SYSTEMS			

Play Equipment

PLAYGROUND - PLAY STRUCTURE	LANDSCAPE STRUCT.	EA.	3
SOFFALL PLAYGROUND SAFETY FALL SURFACE	SOFFALL	S.F.	6,750

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

Callout Notes:

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COMMUNITY ENTRY SIGN 4" COLUMN
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ADA HANDICAP ACCESSIBLE RAMP (TYP.)
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5" CONCRETE SIDEWALK (TYP.) COLOR: GREY
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4" X 6" EXTRUDED CONCRETE HEADER (TYP.)
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16' X 24' NEIGHBORHOOD RAMADA
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16" SQUARE MASONRY BLOCK RAMADA COLUMN
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PICKLEBALL COURT,
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PICKLEBALL, 8' PERIMETER FENCE
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PICKLEBALL, 4" INTERIOR FENCE
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PICKLEBALL, GATE @ PERIMETER FENCE
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PICKLEBALL, OPENING @ FENCE
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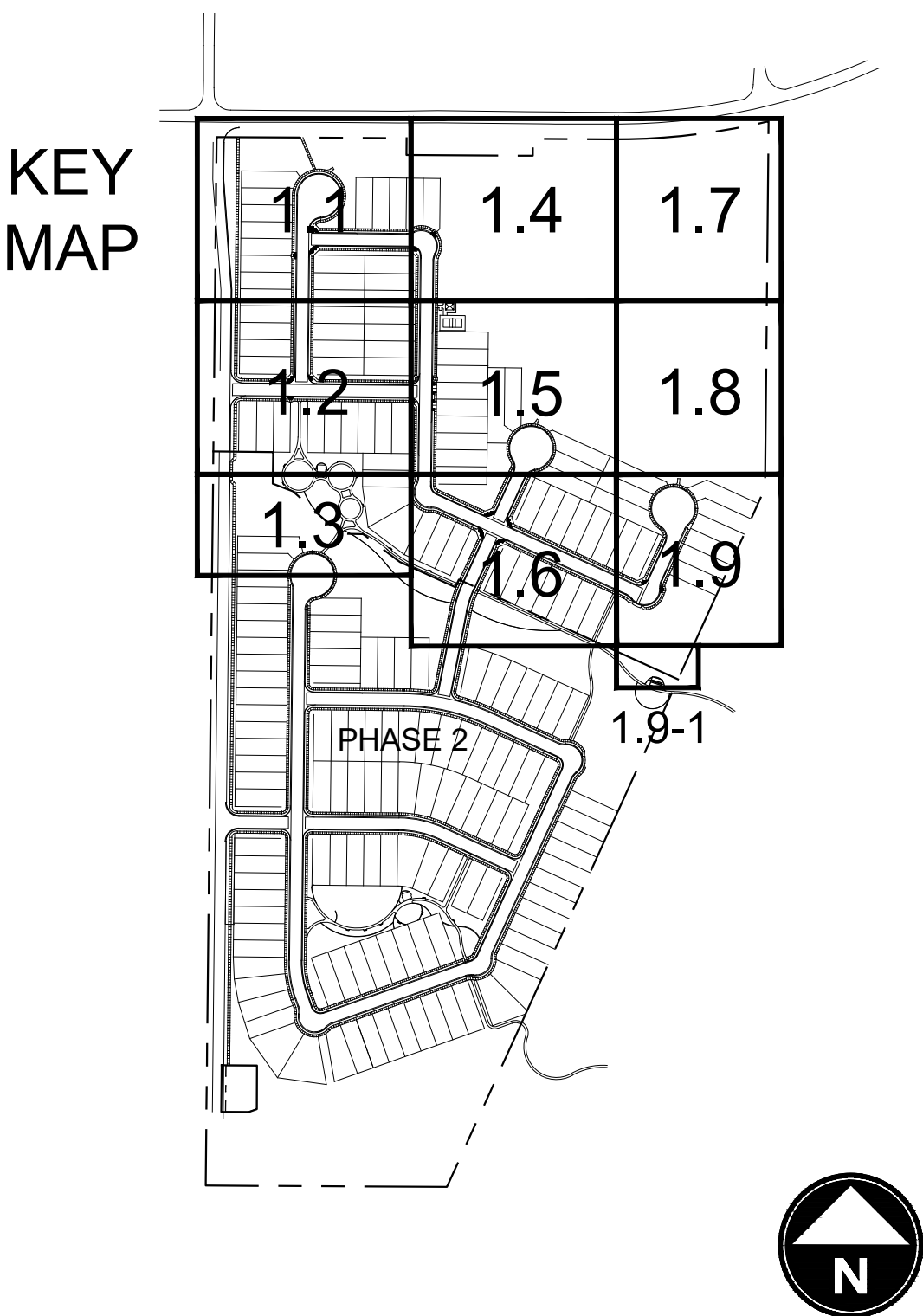
6' DECOMPOSED GRANITE TRAIL
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10' DECOMPOSED GRANITE TRAIL
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ALL SIDEWALKS LOCATED IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED FROM THE APPROVED CIVIL ENGINEERING PLANS.

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CITY CASE # FS21-380



WILLOW TRAILS
PHASE 1
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



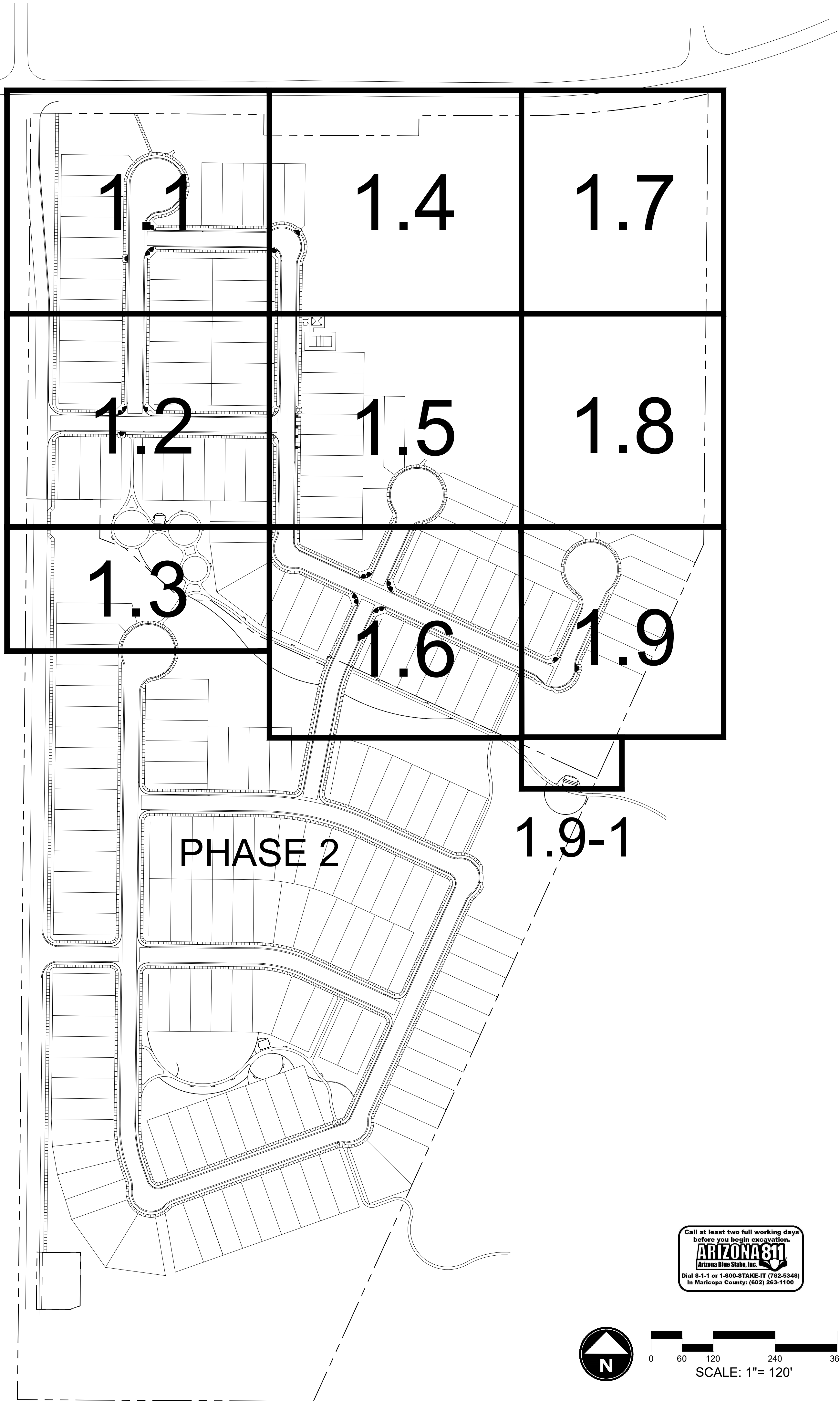
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(480) 368-2357

DATE:	JUNE 1, 2023
PROJECT:	000.0000.81
DRAWN BY:	DL
REVIEW BY:	EL
VERSION:	
REVISIONS:	

SHEET TITLE:
**HARDSCAPE
COVER SHEET**

SHEET NUMBER:

H0.1



Callout Notes:

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- 11 4" X 6" EXTRUDED CONCRETE HEADER (TYP.)
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- 36 10' DECOMPOSED GRANITE TRAIL
SEE NOTES ON PLAN



WILLOW TRAILS
PHASE 1
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



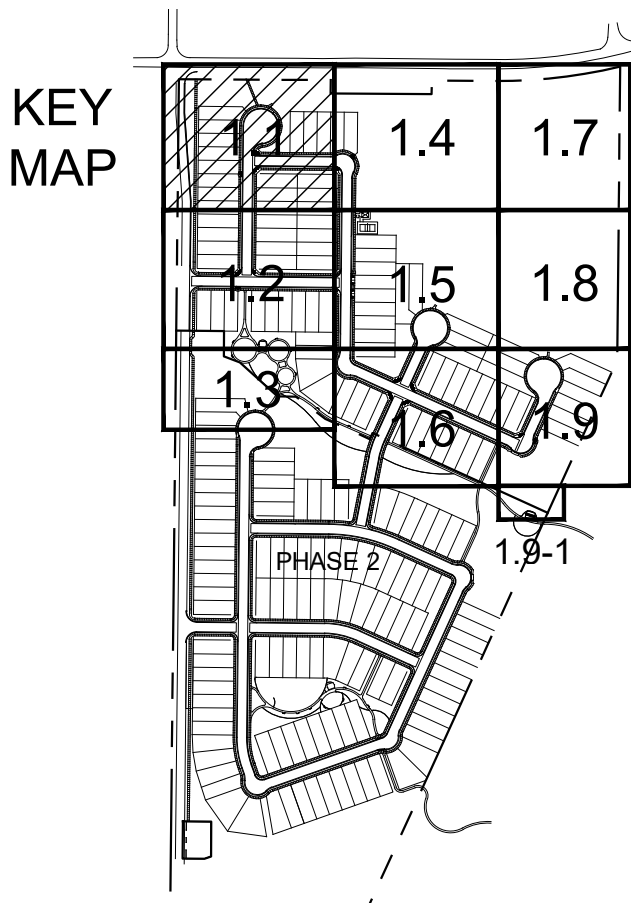
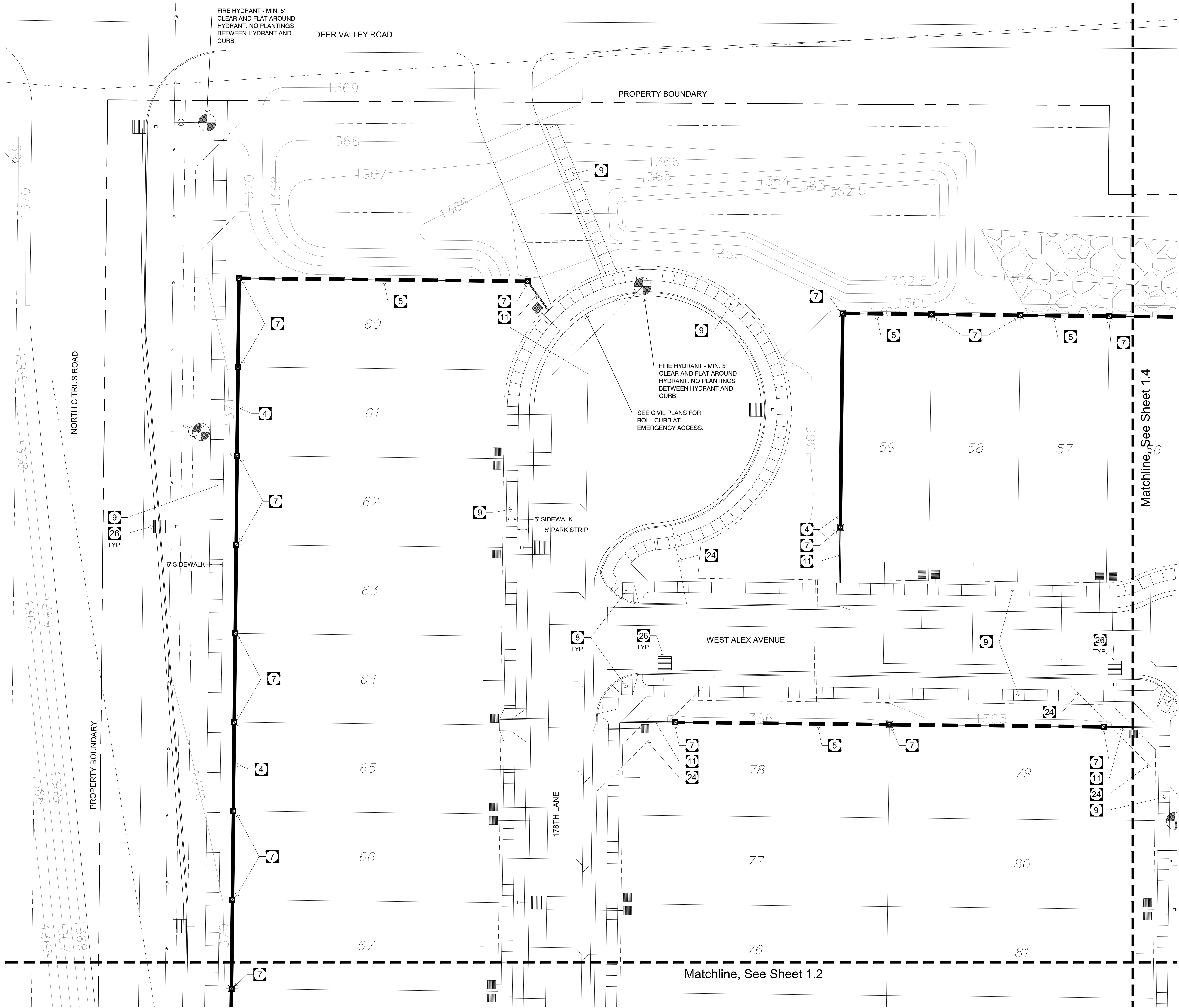
PREPARED FOR:
FORESTAR
1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

DATE:	JUNE 1, 2023
PROJECT:	000.0000.81
DRAWN BY:	DL
REVIEW BY:	EL
VERSION:	
REVISIONS:	

SHEET TITLE:
**OVERALL
HARDSCAPE PLAN**

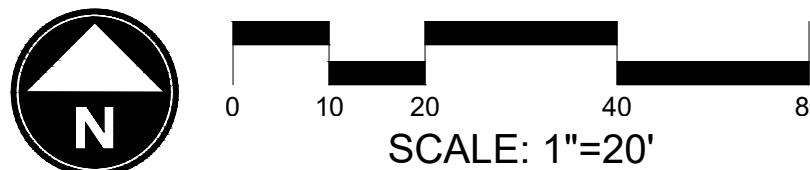
SHEET NUMBER:

H0.2



Callout Notes:

- 1 COMMUNITY ENTRY MONUMENT SIGN (TYP.) SEE SHEET H1.14
- 2 ENTRY LOGO (ON COMMUNITY WALL) SEE DETAIL 1 - 2, SHEET H1.15
- 3 COMMUNITY ENTRY SIGN 4' COLUMN SEE DETAIL 2 & 6, SHEET H1.14
- 4 COMMUNITY WALL (TYP.) SEE DETAIL 1 - 2, SHEET H1.13
- 5 PARTIAL VIEW WALL (TYP.) SEE DETAIL 4 - 5, SHEET H1.13
- 6 FULL VIEW WALL (TYP.) SEE DETAIL 6 - 7, SHEET H1.13
- 7 CMU COLUMN (TYP.) SEE DETAIL 3, SHEET H1.13
- 8 ADA HANDICAP ACCESSIBLE RAMP (TYP.) FOR REFERENCE ONLY - SEE CIVIL PLANS
- 9 5' CONCRETE SIDEWALK (TYP.) COLOR: GREY FOR REFERENCE ONLY - SEE CIVIL PLANS
- 10 6' CONCRETE SIDEWALK (TYP.) COLOR: GREY SEE DETAILS 8 - 9, SHEET H1.12
- 11 4" X 6" EXTRUDED CONCRETE HEADER (TYP.) REGULAR CONCRETE. SEE DETAIL 7, SHEET H1.12
- 12 16" X 24" NEIGHBORHOOD RAMADA SEE SHEET H1.16
- 13 16" SQUARE MASONRY BLOCK RAMADA COLUMN SEE DETAIL, SHEET H1.16
- 14 PICKLEBALL COURT, SEE DETAILS 3-8, SHEET H1.15; SHEET H1.17
- 15 PICKLEBALL, 8' PERIMETER FENCE SEE DETAIL 1, SHEET H1.17
- 16 PICKLEBALL, 4' INTERIOR FENCE SEE DETAIL 2, SHEET H1.17
- 17 PICKLEBALL, GATE @ PERIMETER FENCE SEE DETAIL 1, SHEET H1.17
- 18 PICKLEBALL, OPENING @ FENCE
- 19 LITTER RECEPTACLE SEE DETAIL 2, SHEET H1.12
- 20 BICYCLE RACK SEE DETAIL 4, SHEET H1.12
- 21 BAR-B-QUE GRILL SEE DETAIL 6, SHEET H1.12
- 22 PICNIC TABLE (TYP.) SEE DETAIL 5, SHEET H1.12
- 23 RECREATIONAL TURF AREA FOR MULTI-PURPOSE PLAY
- 24 SIGHT VISIBILITY TRIANGLE (TYP.) PER C.O.S. DETAIL 4-01 AND 4-02
- 25 DRAINAGE STRUCTURE - FOR REFERENCE ONLY SEE CIVIL PLANS.
- 26 STREET LIGHT (TYP.) (SEE ELECTRICAL PLANS)
- 27 100 YEAR FLOODPLAIN
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- 29 PLAY EQUIPMENT FALL ZONE
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- 35 6' DECOMPOSED GRANITE TRAIL SEE DETAIL 12, SHEET H1.12
- 36 10' DECOMPOSED GRANITE TRAIL SEE NOTES ON PLAN



CITY CASE # FS21-380



WILLOW TRAILS
PHASE 1
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



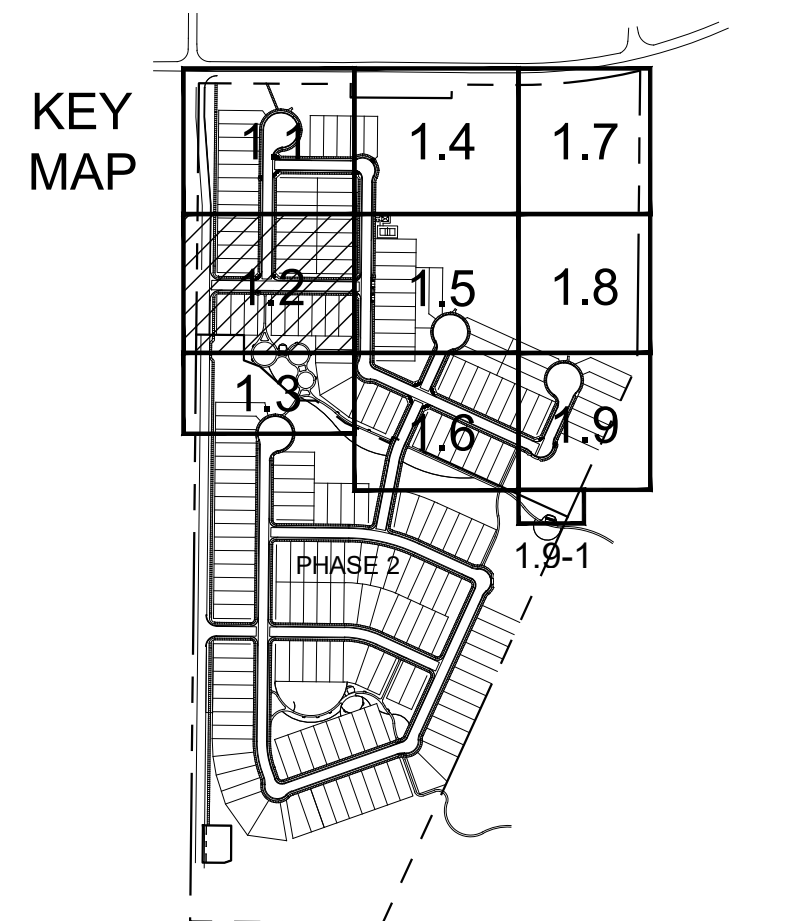
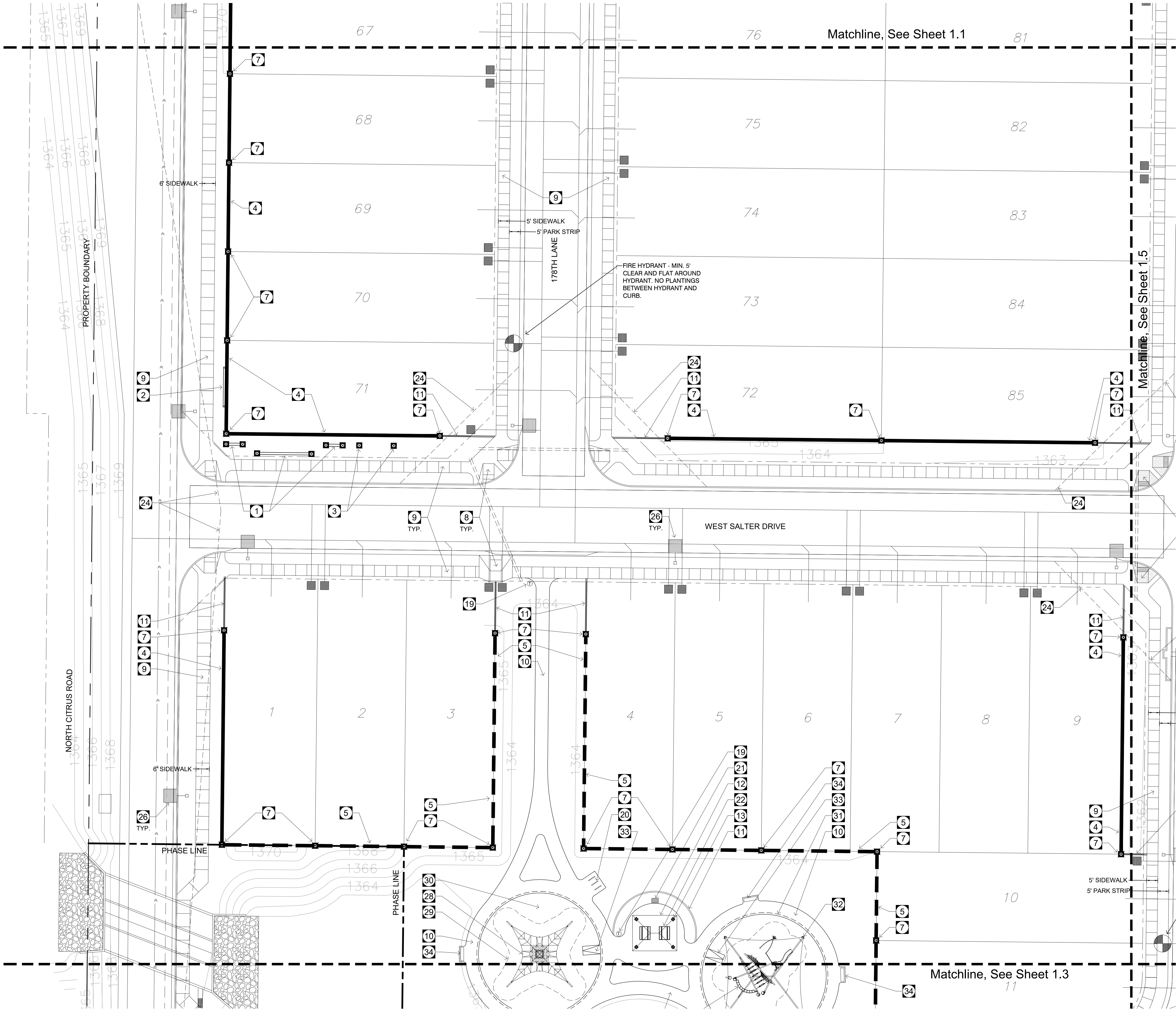
PREPARED FOR:
FORESTAR
1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

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REVIEW BY:	EL
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REVISIONS:	

SHEET TITLE:
**HARDSCAPE
PLAN**

SHEET NUMBER:

H1.1



Callout Notes:

- 1 COMMUNITY ENTRY MONUMENT SIGN (TYP.) SEE SHEET H1.14
- 2 ENTRY LOGO (ON COMMUNITY WALL) SEE DETAIL 1 - 2, SHEET H1.15
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CITY CASE # FS21-380



WILLOW TRAILS
PHASE 1
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



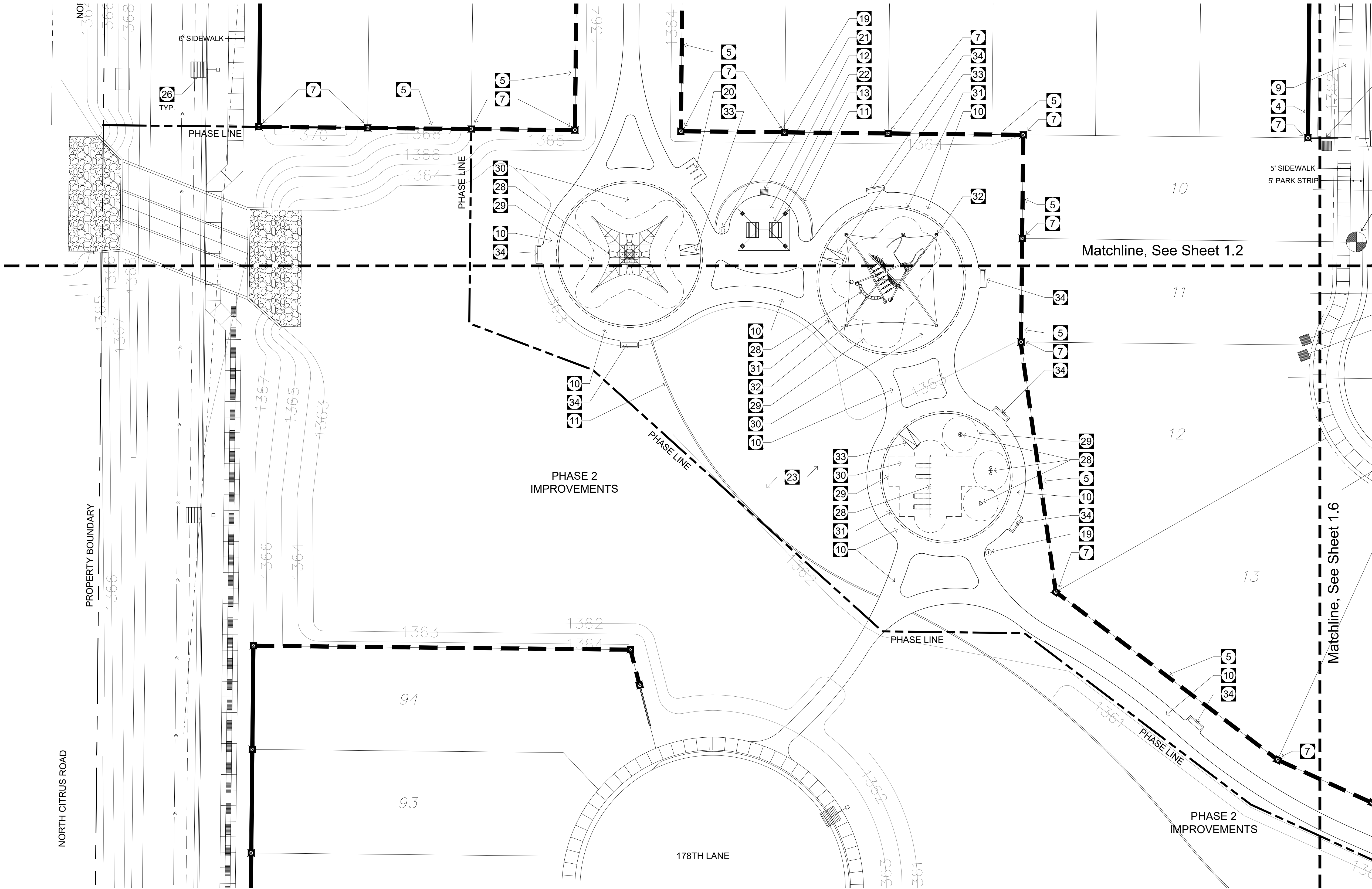
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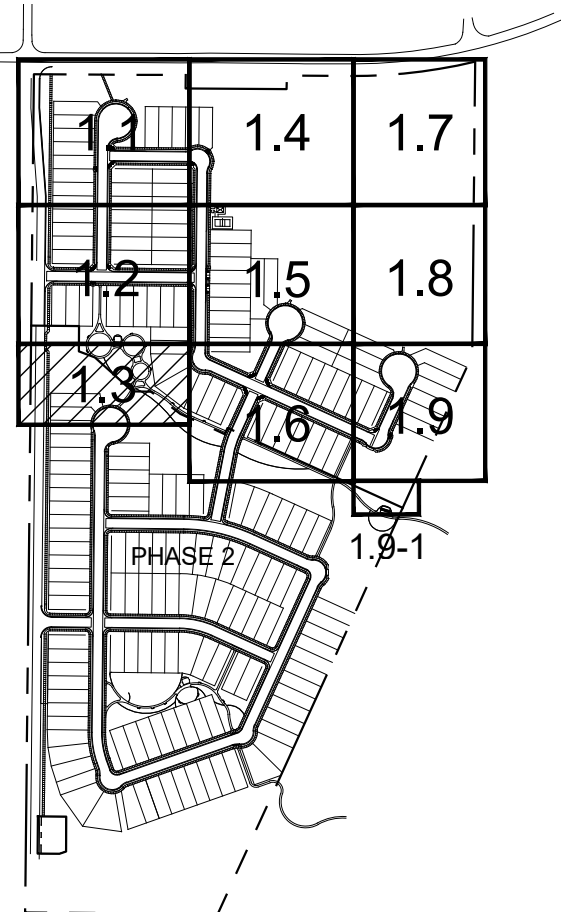
SHEET TITLE:
**HARDSCAPE
PLAN**

SHEET NUMBER:

H1.2

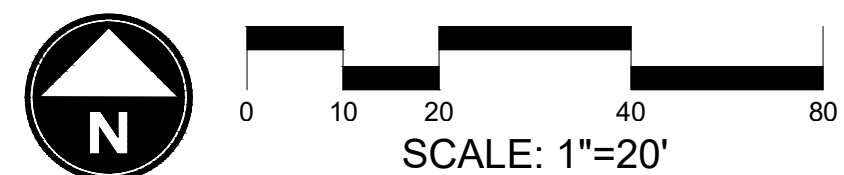


KEY
MAP



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- 35 6' DECOMPOSED GRANITE TRAIL
SEE DETAIL 12, SHEET H1.12
- 36 10' DECOMPOSED GRANITE TRAIL
SEE NOTES ON PLAN



CITY CASE # FS21-380



WILLOW TRAILS

PHASE 1

CONSTRUCTION DOCUMENTS

CITY OF SURPRISE, ARIZONA



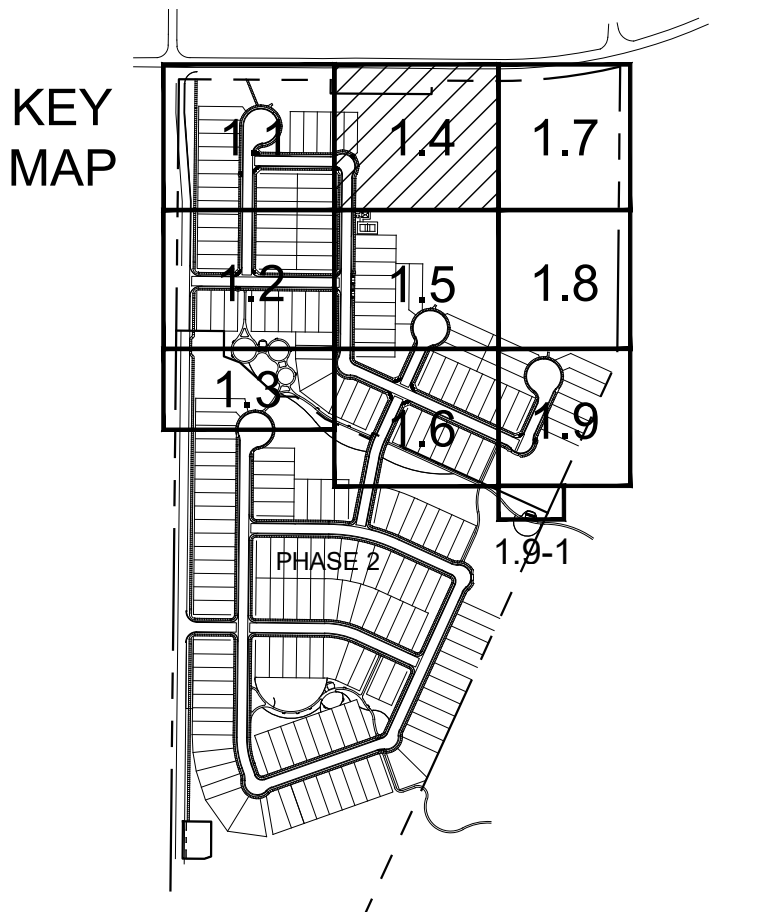
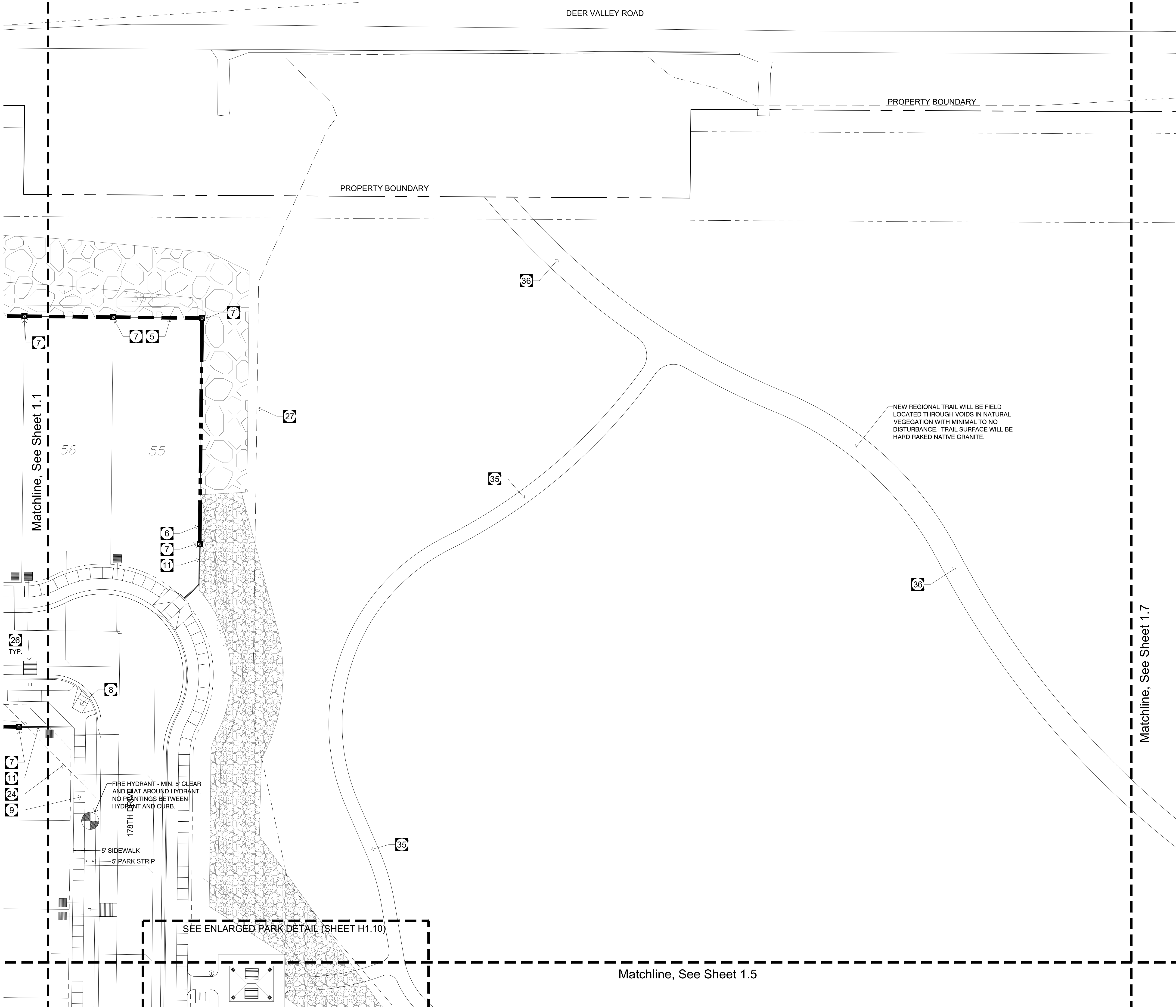
PREPARED FOR:
FORESTAR
1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

DATE:	JUNE 1, 2023
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DRAWN BY:	DL
REVIEW BY:	EL
VERSION:	
REVISIONS:	

SHEET TITLE:
**HARDSCAPE
PLAN**

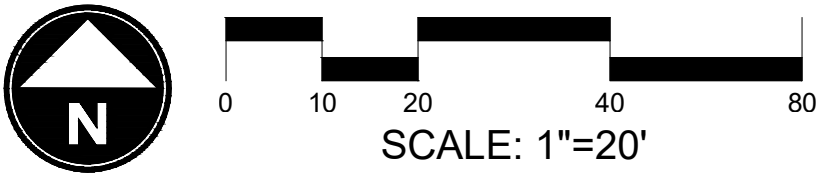
SHEET NUMBER:

H1.3



Callout Notes:

- 1 COMMUNITY ENTRY MONUMENT SIGN (TYP.) SEE SHEET H1.14
- 2 ENTRY LOGO (ON COMMUNITY WALL) SEE DETAIL 1 - 2, SHEET H1.15
- 3 COMMUNITY ENTRY SIGN 4' COLUMN SEE DETAIL 2 & 6, SHEET H1.14
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CITY CASE # FS21-380



WILLOW TRAILS
PHASE 1
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



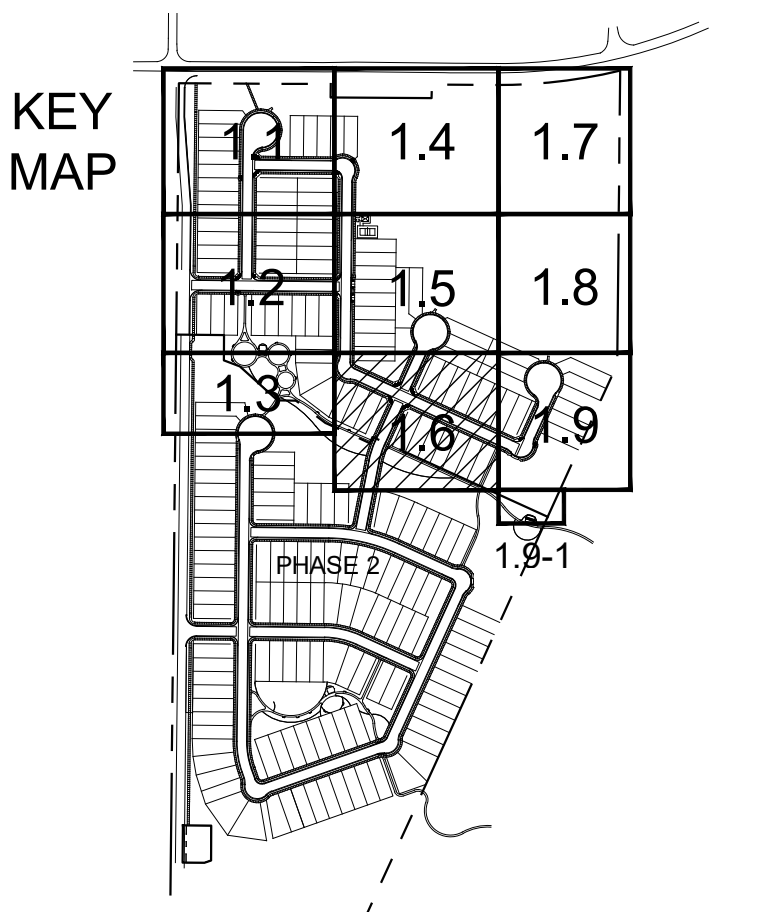
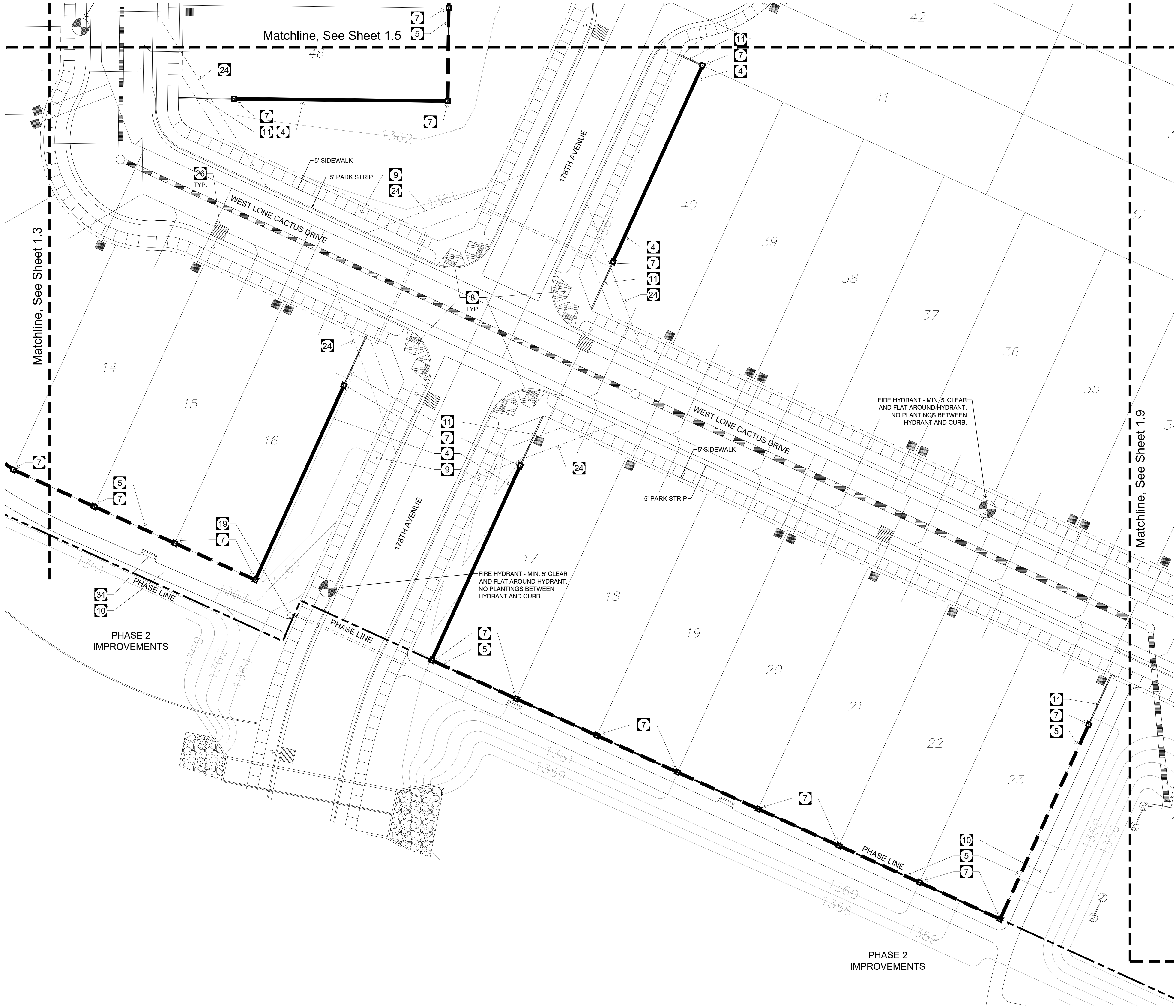
PREPARED FOR:
FORESTAR
1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

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DRAWN BY:	DL
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VERSION:	
REVISIONS:	

SHEET TITLE:
**HARDSCAPE
PLAN**

SHEET NUMBER:

H1.4



Callout Notes:

- 1 COMMUNITY ENTRY MONUMENT SIGN (TYP.) SEE SHEET H1.14
- 2 ENTRY LOGO (ON COMMUNITY WALL) SEE DETAIL 1 - 2, SHEET H1.15
- 3 COMMUNITY ENTRY SIGN 4' COLUMN SEE DETAIL 2 & 6, SHEET H1.14
- 4 COMMUNITY WALL (TYP.) SEE DETAIL 1 - 2, SHEET H1.13
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CITY CASE # FS21-380



WILLOW TRAILS
PHASE 1
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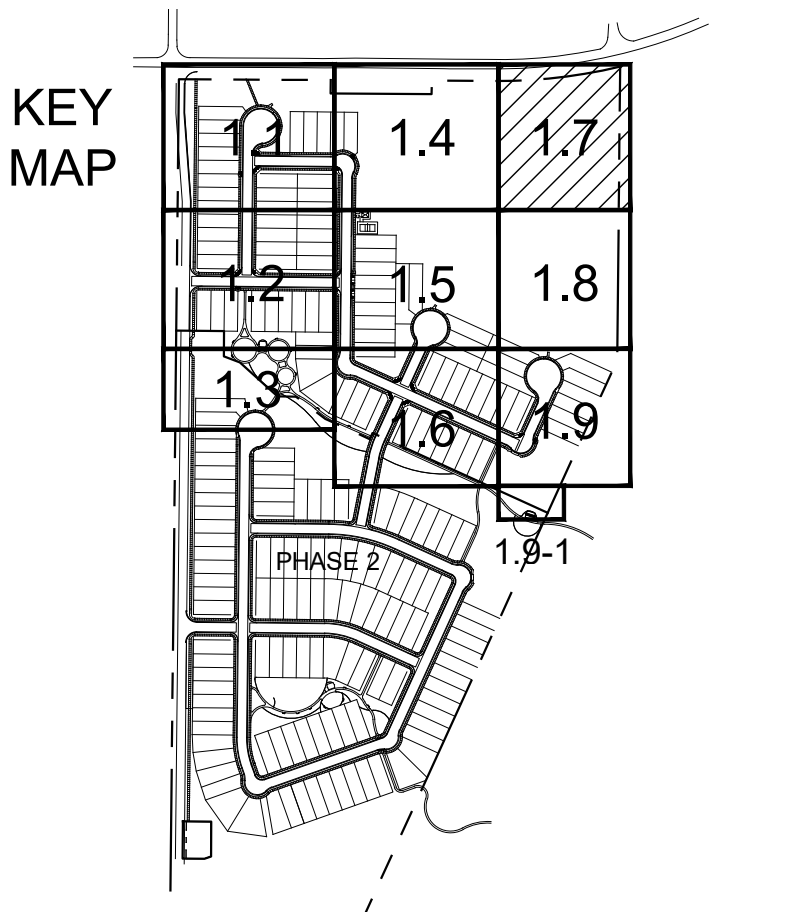
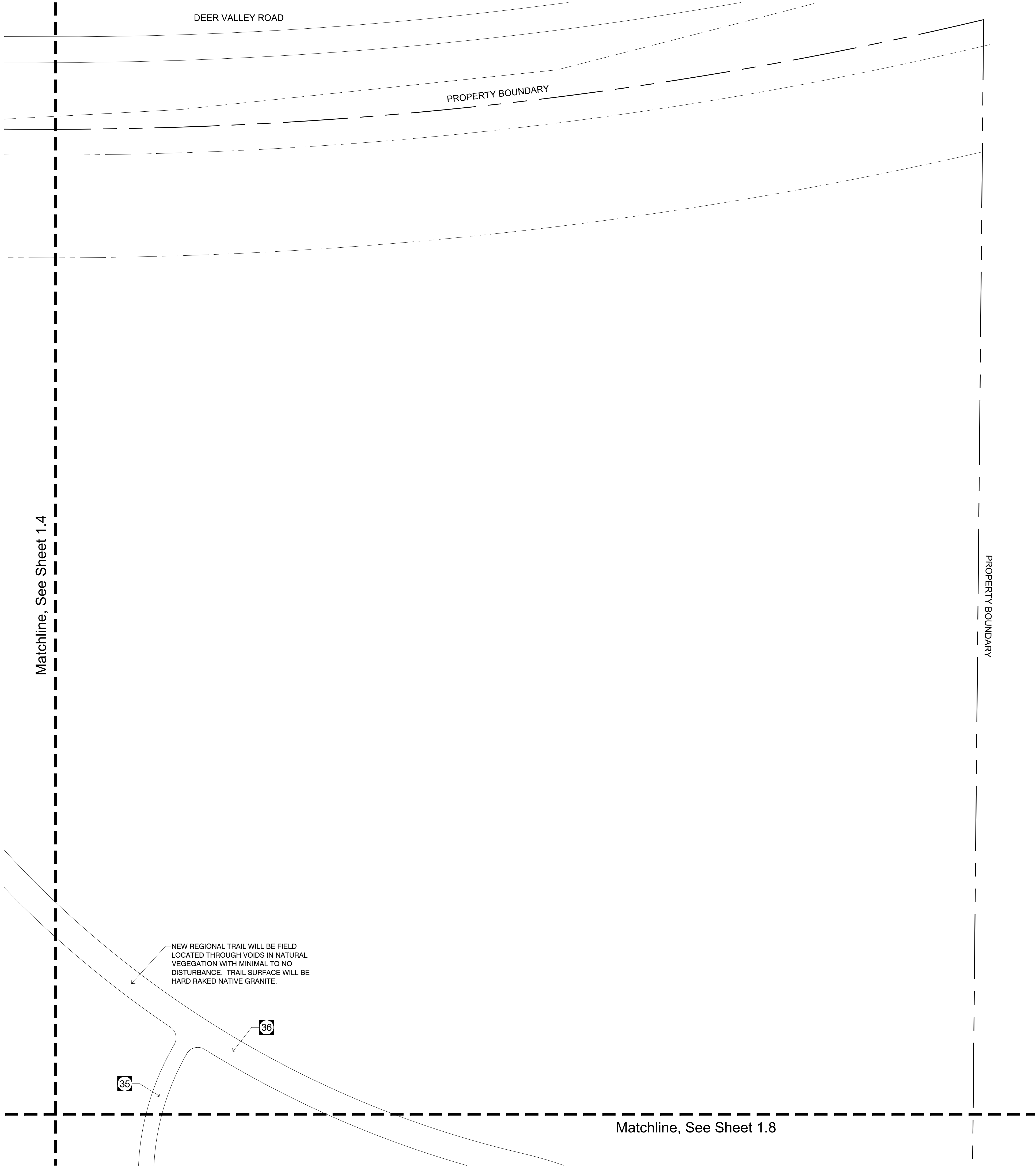
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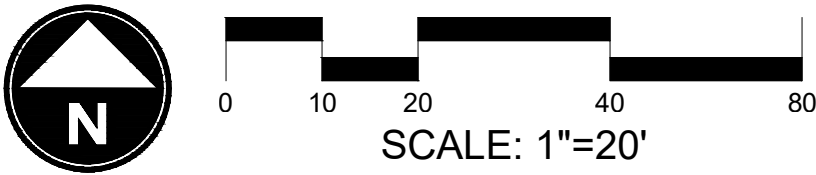
SHEET NUMBER:

H1.6



Callout Notes:

- 1 COMMUNITY ENTRY MONUMENT SIGN (TYP.)
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- 2 ENTRY LOGO (ON COMMUNITY WALL)
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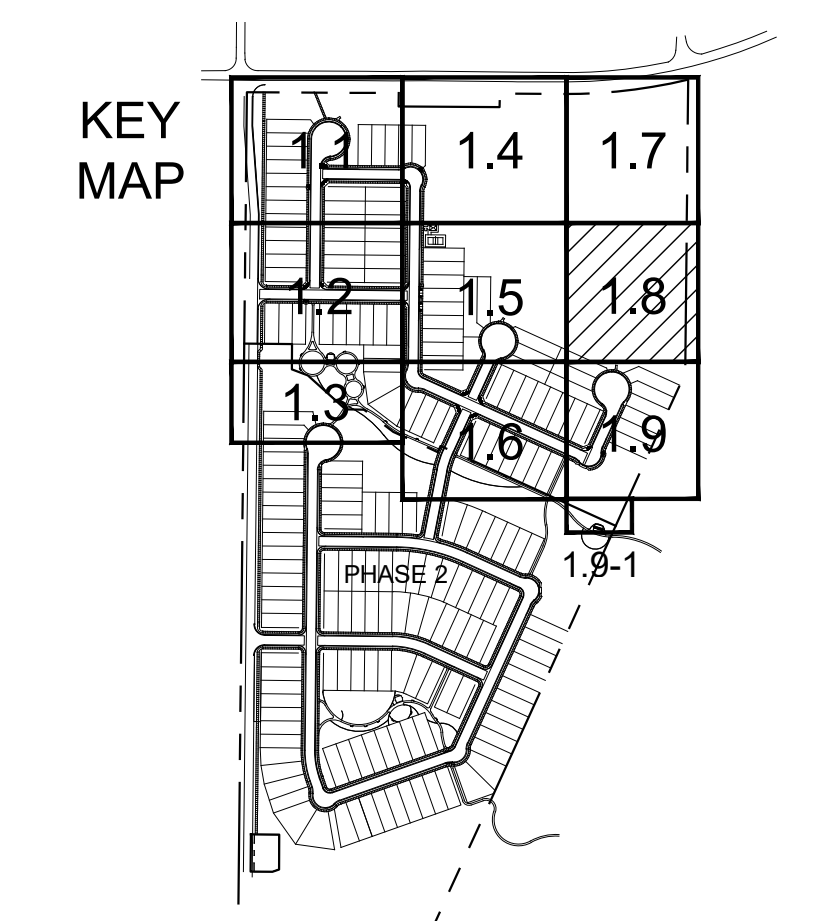
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H1.7

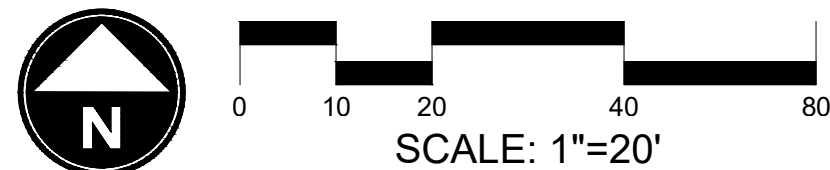


SHEET TITLE:
**HARDSCAPE
PLAN**

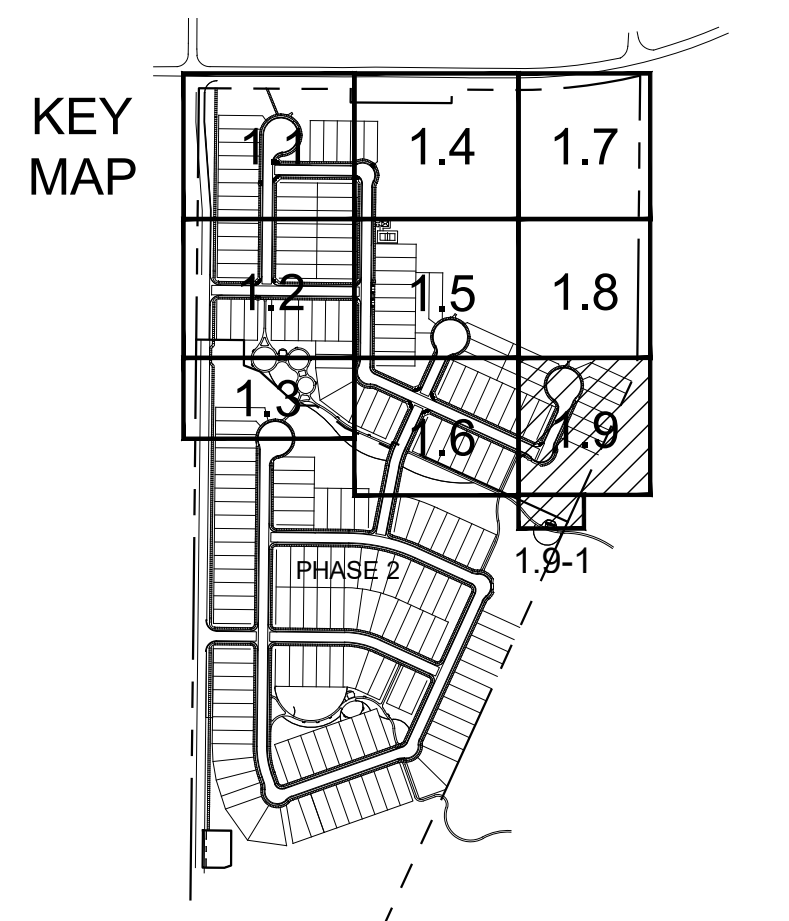
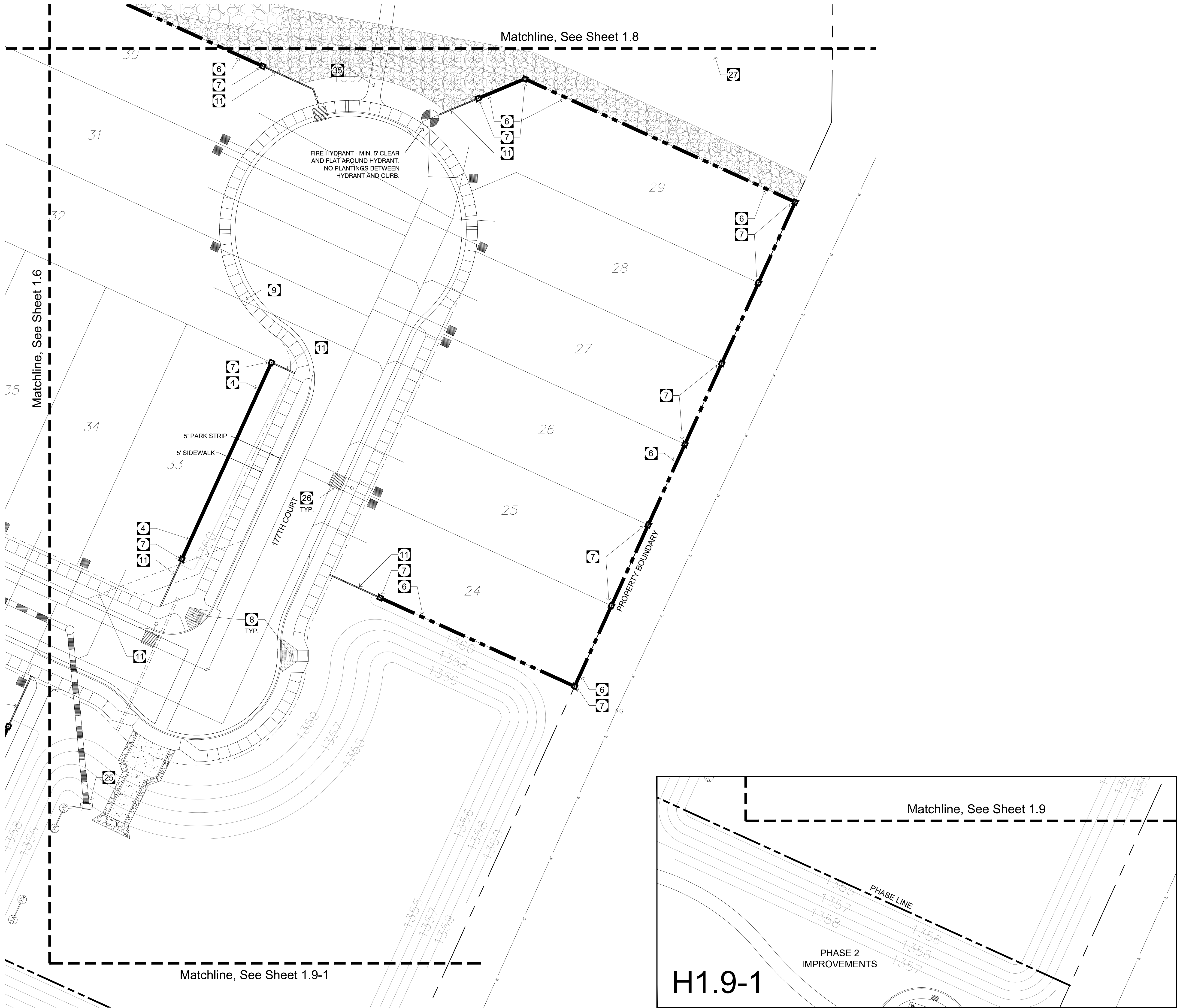
H1.8



- 1 COMMUNITY ENTRY MONUMENT SIGN (TYP.)
SEE SHEET H1.14
- 2 ENTRY LOGO (ON COMMUNITY WALL)
SEE DETAIL 1 - 2, SHEET H1.15
- 3 COMMUNITY ENTRY SIGN 4' COLUMN
SEE DETAIL 2 & 6, SHEET H1.14
- 4 COMMUNITY WALL (TYP.)
SEE DETAIL 1 - 2, SHEET H1.13
- 5 PARTIAL VIEW WALL (TYP.)
SEE DETAIL 4 - 5, SHEET H1.13
- 6 FULL VIEW WALL (TYP.)
SEE DETAIL 6 - 7, SHEET H1.13
- 7 CMU COLUMN (TYP.)
SEE DETAIL 3, SHEET H1.13
- 8 ADA HANDICAP ACCESSIBLE RAMP (TYP.)
FOR REFERENCE ONLY - SEE CIVIL PLANS
- 9 5' CONCRETE SIDEWALK (TYP.) COLOR: GREY
FOR REFERENCE ONLY - SEE CIVIL PLANS
- 10 6' CONCRETE SIDEWALK (TYP.) COLOR: GREY
SEE DETAILS 8 - 9, SHEET H1.12
- 11 4" X 6" EXTRUDED CONCRETE HEADER (TYP.)
REGULAR CONCRETE. SEE DETAIL 7, SHEET H1.12
- 12 16' X 24' NEIGHBORHOOD RAMADA
SEE SHEET H1.16
- 13 16' SQUARE MASONRY BLOCK RAMADA COLUMN
SEE DETAIL, SHEET H1.16
- 14 PICKLEBALL COURT,
SEE DETAILS 3-8, SHEET H1.15; SHEET H1.17
- 15 PICKLEBALL, 8' PERIMETER FENCE
SEE DETAIL 1, SHEET H1.17
- 16 —PICKLEBALL, 4' INTERIOR FENCE—
—SEE DETAIL 2, SHEET H1.17—
- 17 PICKLEBALL, GATE @ PERIMETER FENCE
SEE DETAIL 1, SHEET H1.17
- 18 —PICKLEBALL, OPENING @ FENCE—
- 19 LITTER RECEPTACLE
SEE DETAIL 2, SHEET H1.12
- 20 BICYCLE RACK
SEE DETAIL 4, SHEET H1.12
- 21 BAR-B-QUE GRILL
SEE DETAIL 6, SHEET H1.12
- 22 PICNIC TABLE (TYP.)
SEE DETAIL 5, SHEET H1.12
- 23 RECREATIONAL TURF AREA FOR
MULTI-PURPOSE PLAY
- 24 SIGHT VISIBILITY TRIANGLE (TYP.)
PER C.O.S. DETAIL 4-01 AND 4-02
- 25 DRAINAGE STRUCTURE - FOR REFERENCE ONLY
SEE CIVIL PLANS.
- 26 STREET LIGHT (TYP.)
(SEE ELECTRICAL PLANS)
- 27 100 YEAR FLOODPLAIN
- 28 PLAYGROUND - PLAY STRUCTURE
SEE SHEET H1.11
- 29 PLAY EQUIPMENT
FALL ZONE
- 30 PLAYGROUND SAFETY FALL SURFACING
SEE DETAIL 10, SHEET H1.12
- 31 CONCRETE SIDEWALK TURNDOWN
SEE DETAIL 1, SHEET H1.12
- 32 PLAYGROUND SHADE STRUCTURE
SEE SHEET H1.11
- 33 ACCESSIBLE PLAYGROUND RAMP
SEE DETAIL 11, SHEET H1.12
- 34 BENCH
SEE DETAIL 3, SHEET H1.12
- 35 6' DECOMPOSED GRANITE TRAIL
SEE DETAIL 12, SHEET H1.12
- 36 10' DECOMPOSED GRANITE TRAIL
SEE NOTES ON PLAN



Page 142 of 490



Callout Notes:

- 1 COMMUNITY ENTRY MONUMENT SIGN (TYP.) SEE SHEET H1.14
- 2 ENTRY LOGO (ON COMMUNITY WALL) SEE DETAIL 1 - 2, SHEET H1.15
- 3 COMMUNITY ENTRY SIGN 4' COLUMN SEE DETAIL 2 & 6, SHEET H1.14
- 4 COMMUNITY WALL (TYP.) SEE DETAIL 1 - 2, SHEET H1.13
- 5 PARTIAL VIEW WALL (TYP.) SEE DETAIL 4 - 5, SHEET H1.13
- 6 FULL VIEW WALL (TYP.) SEE DETAIL 6 - 7, SHEET H1.13
- 7 CMU COLUMN (TYP.) SEE DETAIL 3, SHEET H1.13
- 8 ADA HANDICAP ACCESSIBLE RAMP (TYP.) FOR REFERENCE ONLY - SEE CIVIL PLANS
- 9 5' CONCRETE SIDEWALK (TYP.) COLOR: GREY FOR REFERENCE ONLY - SEE CIVIL PLANS
- 10 6' CONCRETE SIDEWALK (TYP.) COLOR: GREY FOR REFERENCE ONLY - SEE CIVIL PLANS
- 11 4" X 6" EXTRUDED CONCRETE HEADER (TYP.) REGULAR CONCRETE. SEE DETAIL 7, SHEET H1.12
- 12 16" X 24" NEIGHBORHOOD RAMADA SEE SHEET H1.16
- 13 16" SQUARE MASONRY BLOCK RAMADA COLUMN SEE DETAIL, SHEET H1.16
- 14 PICKLEBALL COURT, SEE DETAILS 3-8, SHEET H1.15; SHEET H1.17
- 15 PICKLEBALL, 8' PERIMETER FENCE SEE DETAIL 1, SHEET H1.17
- 16 PICKLEBALL, 4" INTERIOR FENCE SEE DETAIL 2, SHEET H1.17
- 17 PICKLEBALL, GATE @ PERIMETER FENCE SEE DETAIL 1, SHEET H1.17
- 18 PICKLEBALL, OPENING @ FENCE
- 19 LITTER RECEPTACLE SEE DETAIL 2, SHEET H1.12
- 20 BICYCLE RACK SEE DETAIL 4, SHEET H1.12
- 21 BAR-B-QUE GRILL SEE DETAIL 6, SHEET H1.12
- 22 PICNIC TABLE (TYP.) SEE DETAIL 5, SHEET H1.12
- 23 RECREATIONAL TURF AREA FOR MULTI-PURPOSE PLAY
- 24 SIGHT VISIBILITY TRIANGLE (TYP.) PER C.O.S. DETAIL 4-01 AND 4-02
- 25 DRAINAGE STRUCTURE - FOR REFERENCE ONLY SEE CIVIL PLANS.
- 26 STREET LIGHT (TYP.) (SEE ELECTRICAL PLANS)
- 27 100 YEAR FLOODPLAIN
- 28 PLAYGROUND - PLAY STRUCTURE SEE SHEET H1.11
- 29 PLAY EQUIPMENT FALL ZONE
- 30 PLAYGROUND SAFETY FALL SURFACING SEE DETAIL 10, SHEET H1.12
- 31 CONCRETE SIDEWALK TURNDOWN SEE DETAIL 1, SHEET H1.12
- 32 PLAYGROUND SHADE STRUCTURE SEE SHEET H1.11
- 33 ACCESSIBLE PLAYGROUND RAMP SEE DETAIL 11, SHEET H1.12
- 34 BENCH SEE DETAIL 3, SHEET H1.12
- 35 6' DECOMPOSED GRANITE TRAIL SEE DETAIL 12, SHEET H1.12
- 36 10' DECOMPOSED GRANITE TRAIL SEE NOTES ON PLAN



WILLOW TRAILS
PHASE 1
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



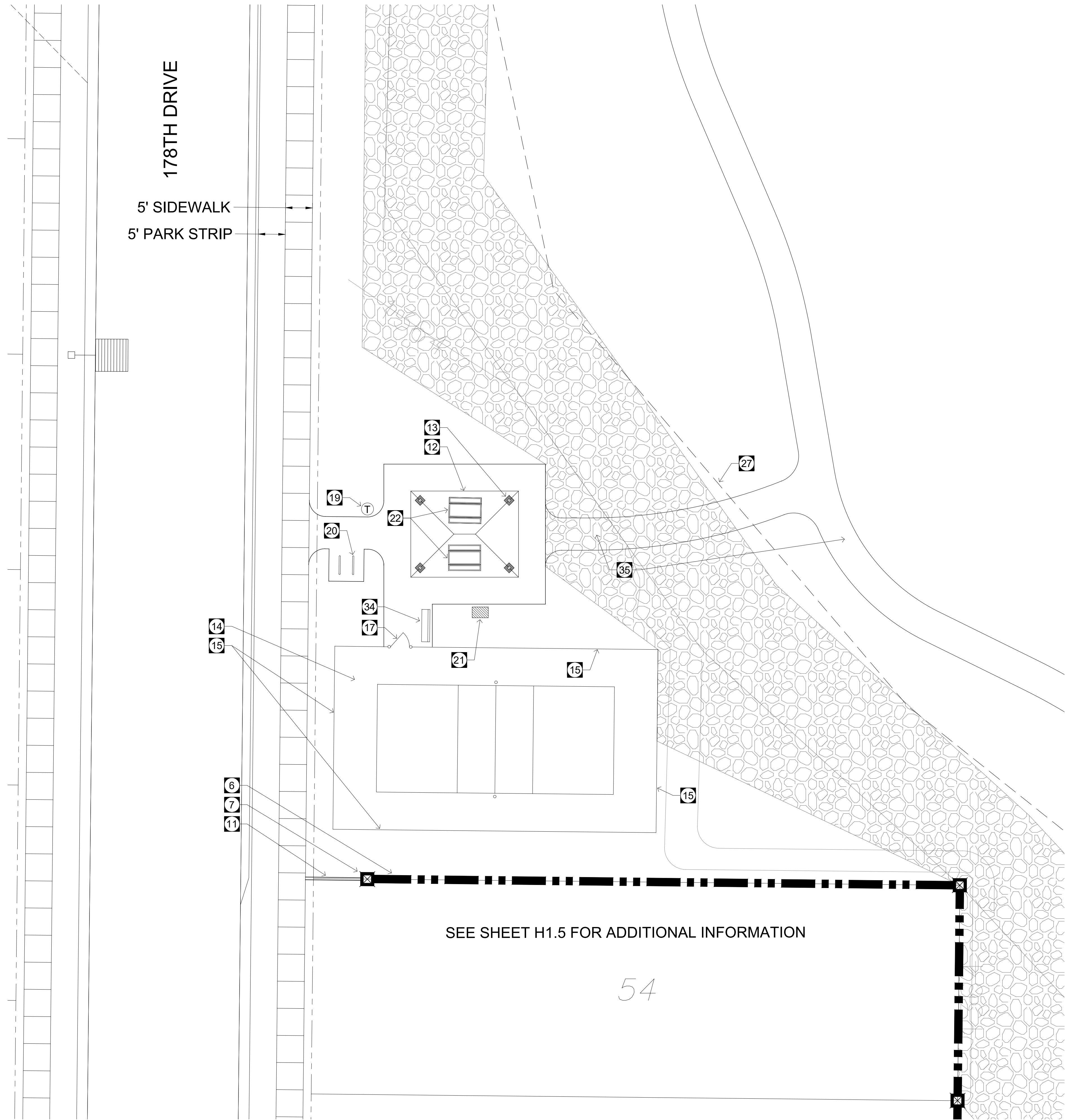
PREPARED FOR:
FORESTAR
1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

DATE:	JUNE 1, 2023
PROJECT:	000.0000.81
DRAWN BY:	DL
REVIEW BY:	EL
VERSION:	
REVISIONS:	

SHEET TITLE:
**HARDSCAPE
PLAN**

SHEET NUMBER:

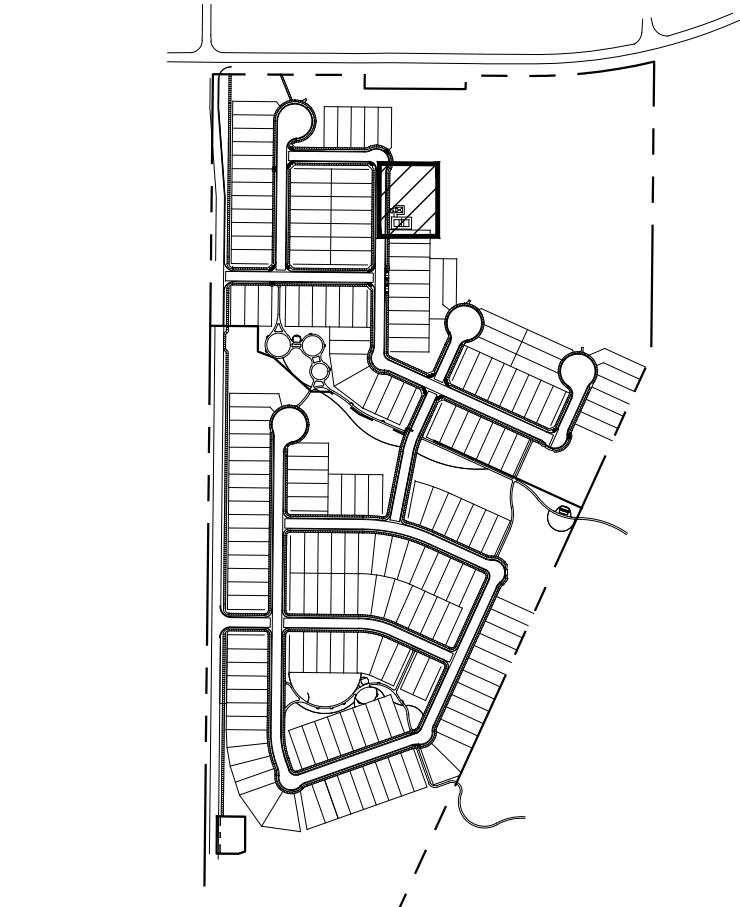
H1.9



178TH DRIVE
5' SIDEWALK
5' PARK STRIP

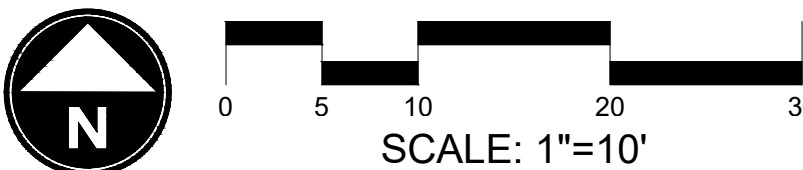
SEE SHEET H1.5 FOR ADDITIONAL INFORMATION

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Callout Notes:

- 1 COMMUNITY ENTRY MONUMENT SIGN (TYP.)
SEE SHEET H1.14
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SEE DETAILS 8 - 9, SHEET H1.12
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- 35 6' DECOMPOSED GRANITE TRAIL
SEE DETAIL 12, SHEET H1.12
- 36 10' DECOMPOSED GRANITE TRAIL
SEE NOTES ON PLAN



CITY CASE # FS21-380



WILLOW TRAILS
PHASE 1
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



PREPARED FOR:
FORESTAR
1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

DATE:	JUNE 1, 2023
PROJECT:	000.0000.81
DRAWN BY:	DL
REVIEW BY:	EL
VERSION:	
REVISIONS:	

SHEET TITLE:
**PICKLEBALL
PARK DETAIL**

SHEET NUMBER:

H1.10



PREPARED FOR:
FORESTAR
1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

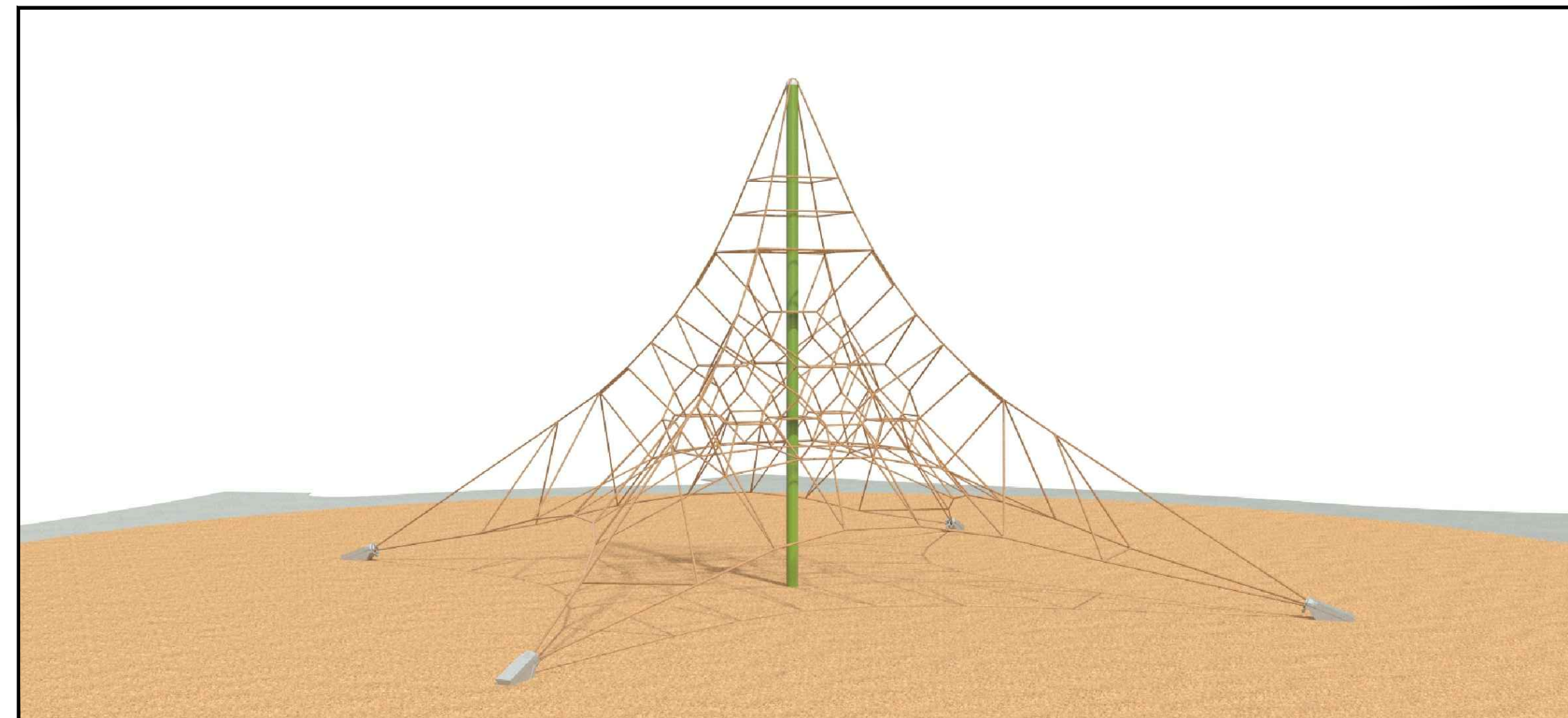
DATE:	JUNE 1, 2023
PROJECT:	000.0000.81
DRAWN BY:	DL
REVIEW BY:	EL
VERSION:	
REVISIONS:	

SHEET TITLE:
**PLAYGROUND
DETAIL**

SHEET NUMBER:

H1.11

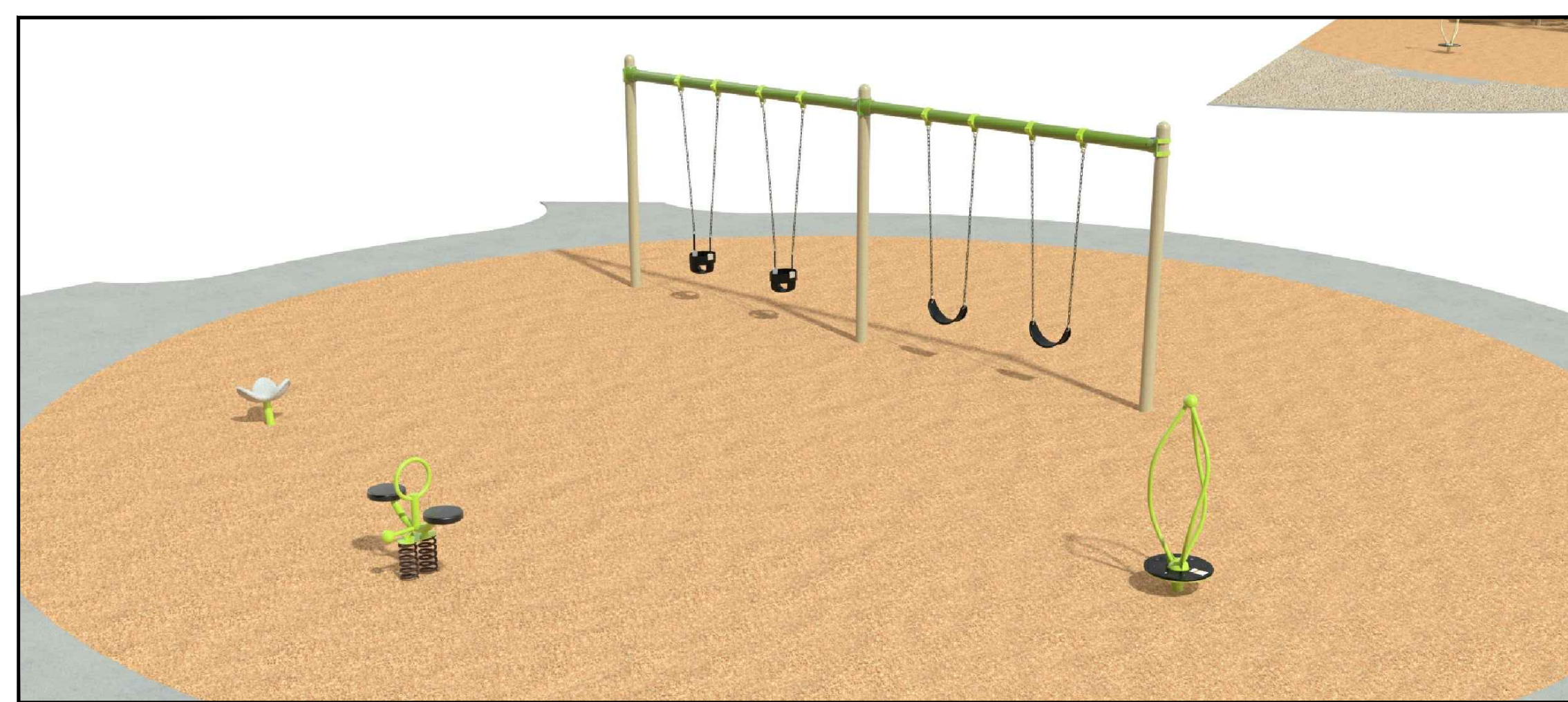
PLAYGROUND AREA RENDERINGS (refer to chart for color scheme)



PLAYGROUND AREA 1



PLAYGROUND AREA 2



PLAYGROUND AREA 3

Play Equipment Color Scheme

POSTS: METALLIC SILVER
PANELS: TANGERINE
COMPONENTS: LIMON
DECKS: GRAY
COOL TOPPER FABRIC: TAN
SHADE STRUCTURE POSTS: METALLIC SILVER
(COLOR PALETTE "BW")

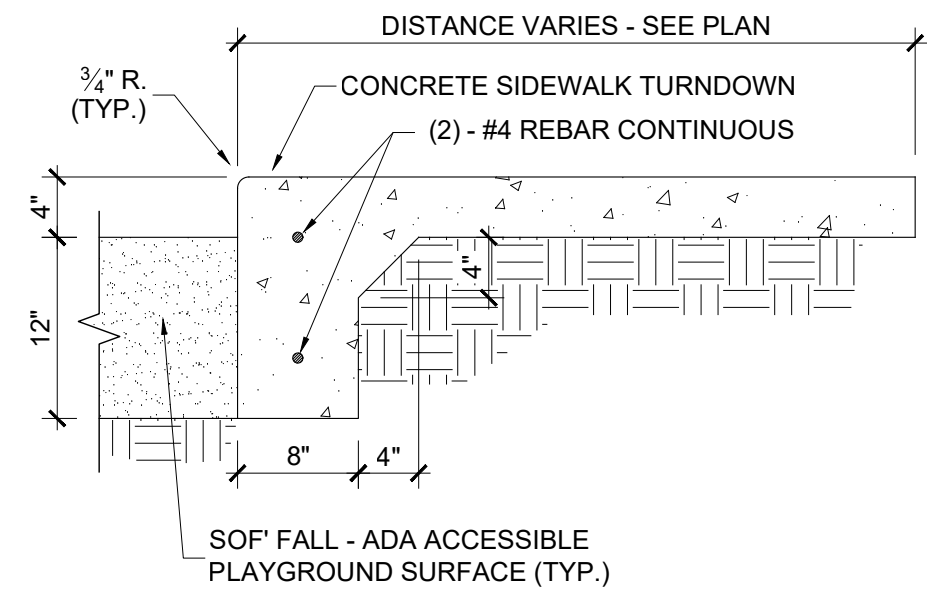
Playground Representative

EXERPLAY
JUSTIN GALION
800-457-5444
JUSTIN@EXERPLAY.COM

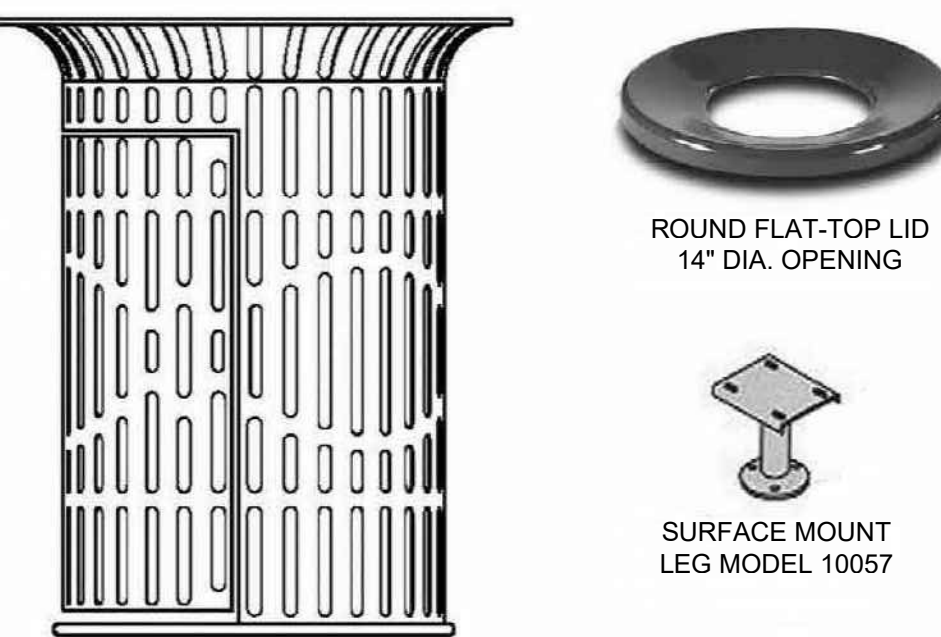
Play Apparatus List:

QTY	NO.	DESCRIPTION
1	249012	Lunar Blast
1	179185	Evos 4 Arch
1	156448	O-Zone Climber
1	156462	Ring Tangle
1	202823	Gyro Twister Spinner
1	156959	Noodle Pod
1	202821	Power Lifter
1	160254	Overhead Trekker
1	182865	Rush Slide
1	215186	Skyways Hip Shade Structure (35' x 35')
1	247179	Curva Spinner
1	164075	Double Bobble Rider
1	152179	Saddle Spinner
1	177332	Swing Set (w/ Belt and Bucket Seats)



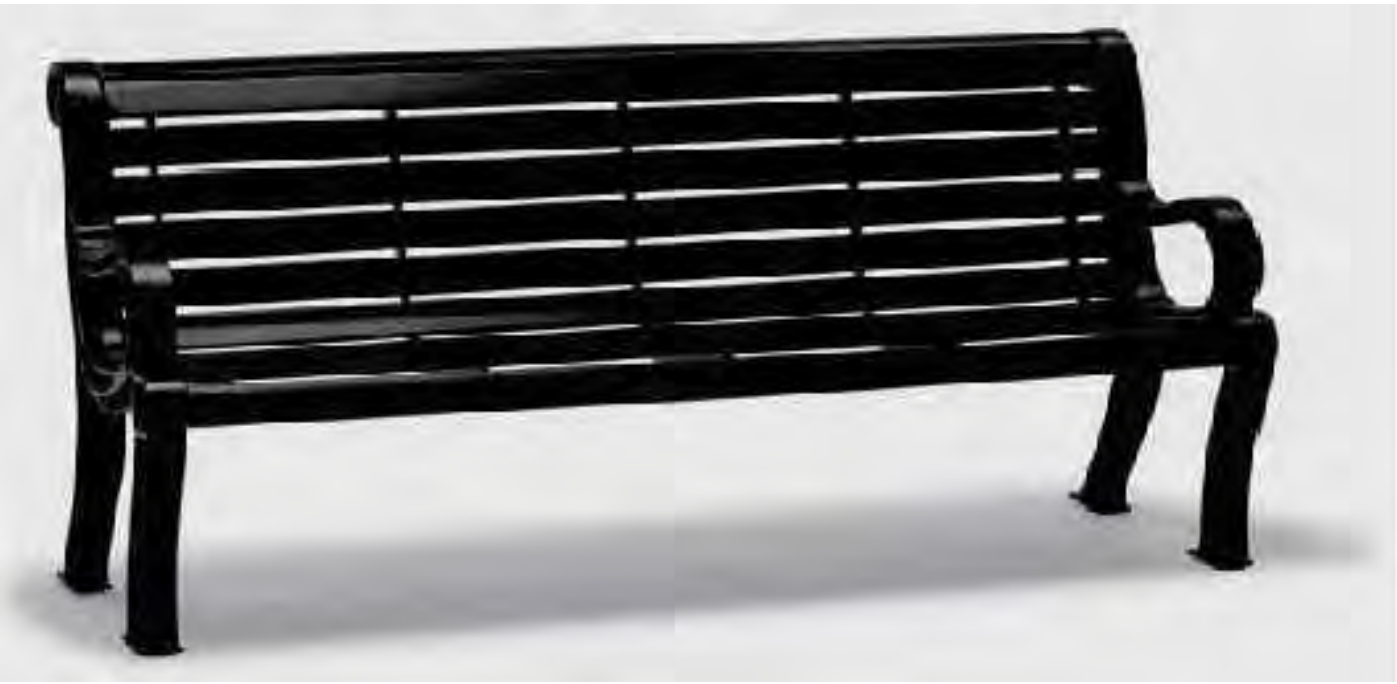


trash receptacle
WABASH VALLEY
32 GALLON FLARE TOP RECEPTACLE - RIB (PLASTISOL COATED)
MODEL FR400 (R) w/ FT100 (SURFACE MOUNT)
COLOR - GREEN (DARK)



DAVE BANG ASSOCIATES
140 N. GILBERT ROAD, MESA, ARIZONA 84214
TOLL FREE: 800-669-2585
E: INFO@DAVEBANG.COM

bench
WABASH VALLEY
6 FT. BENCH w/ BACK - SLAT (PLASTISOL COATED)
MODEL: ES420 (R)
COLOR - GREEN (DARK)



DAVE BANG ASSOCIATES
140 N. GILBERT ROAD, MESA, ARIZONA 84214
TOLL FREE: 800-669-2585
E: INFO@DAVEBANG.COM

NOTE:
CONTRACTOR TO ANCHOR BENCHES TO
CONCRETE SLAB WITH 3/4" REDHEAD CONCRETE
ANCHORS. SPOT WELD NUTS ONTO RED HEAD
CONCRETE ANCHOR TO PREVENT THEFT.

bicycle rack
PATTERSON WILLIAMS (PW)
ROUND-UP BIKE RACK
MODEL: 1700-00 M1 - PERMANENT MOUNT
POWDERCOAT FINISH COLOR - HUNTER GREEN

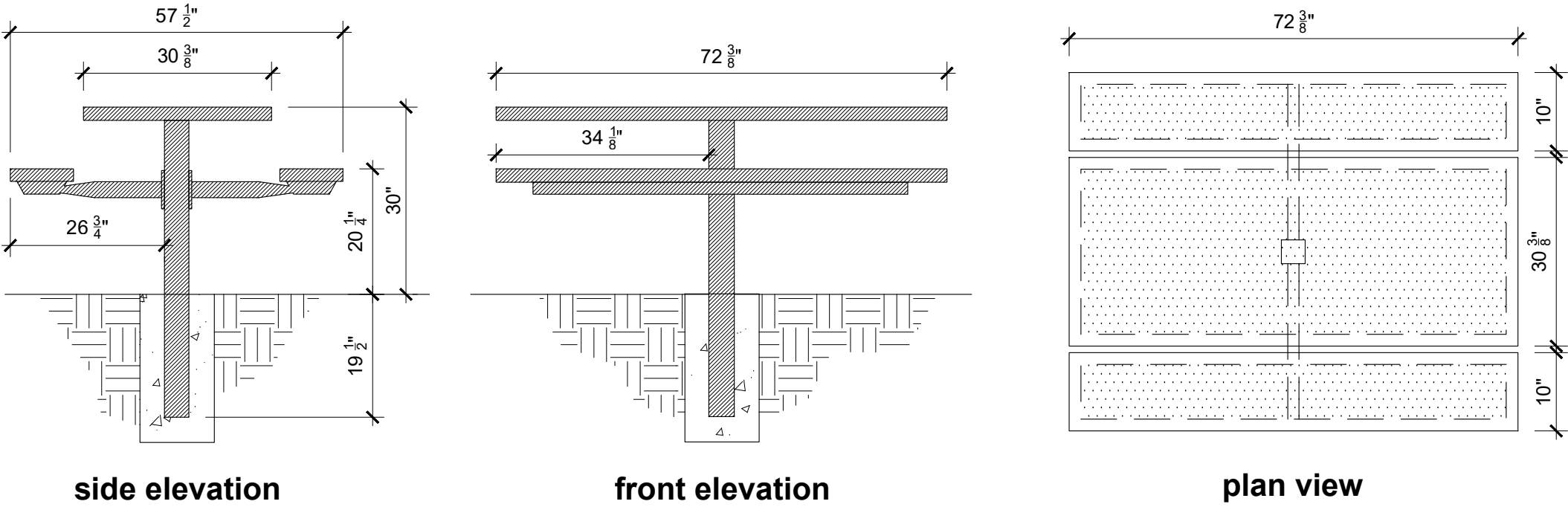


DAVE BANG ASSOCIATES
140 N. GILBERT ROAD, MESA, ARIZONA 84214
TOLL FREE: 800-669-2585
E: INFO@DAVEBANG.COM

1 PLAYGROUND SIDEWALK TURNDOWN

NTS

picnic table
WABASH VALLEY - SIGNATURE SERIES
SINGLE-PEDESTAL PICNIC TABLE (PLASTISOL COATED)
MODEL: SG201 (P) - 6 FT. PICNIC TABLE / PERFORATED
COLOR - GREEN (DARK)

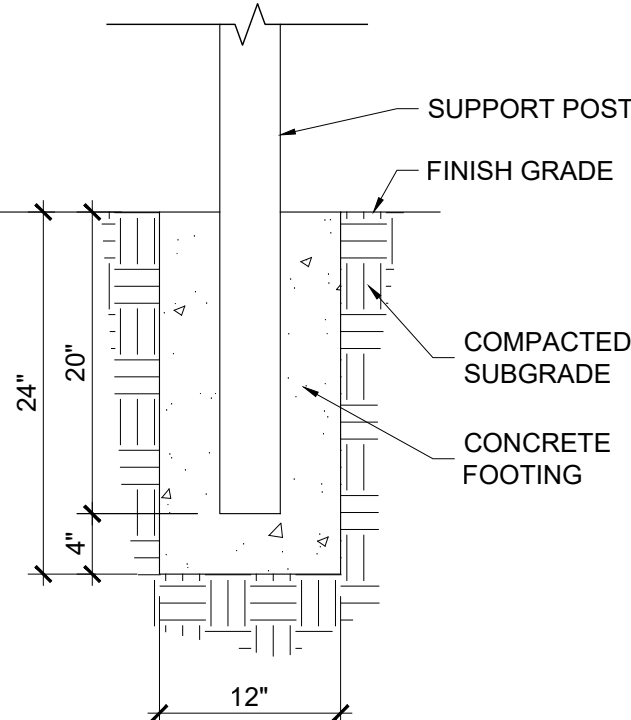


DAVE BANG ASSOCIATES
140 N. GILBERT ROAD, MESA, ARIZONA 84214
TOLL FREE: 800-669-2585
E: INFO@DAVEBANG.COM

5 PICNIC TABLE

NTS

bar-b-que grill
IRON MOUNTAIN FORGE
MODEL: 216-X, COVERED GRILL
COLOR: BLACK

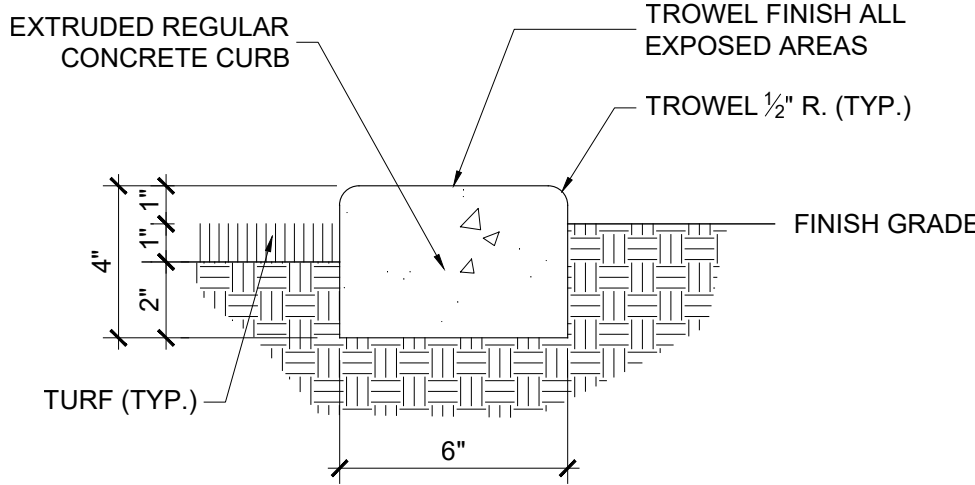


RECREATION DESIGN CONCEPTS
P.O. BOX 1377 GILBERT, ARIZONA 85299
PH: 480-890-8393
TOLL FREE: 800-669-2585

6 BAR-B-QUE GRILL

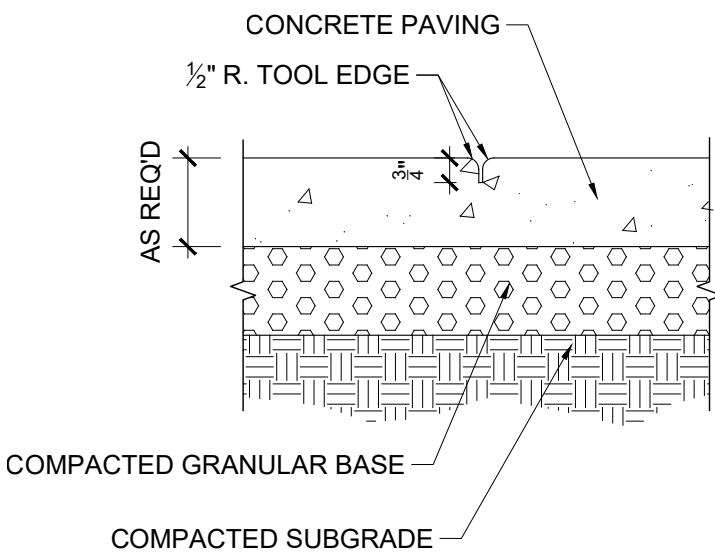
NTS

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



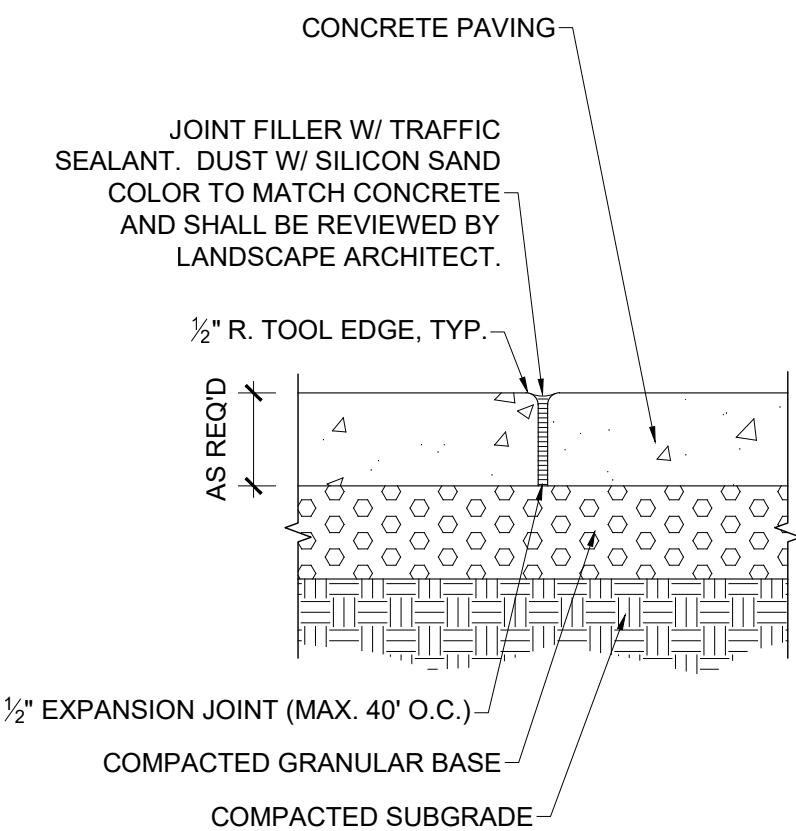
7 CONCRETE HEADER

NTS



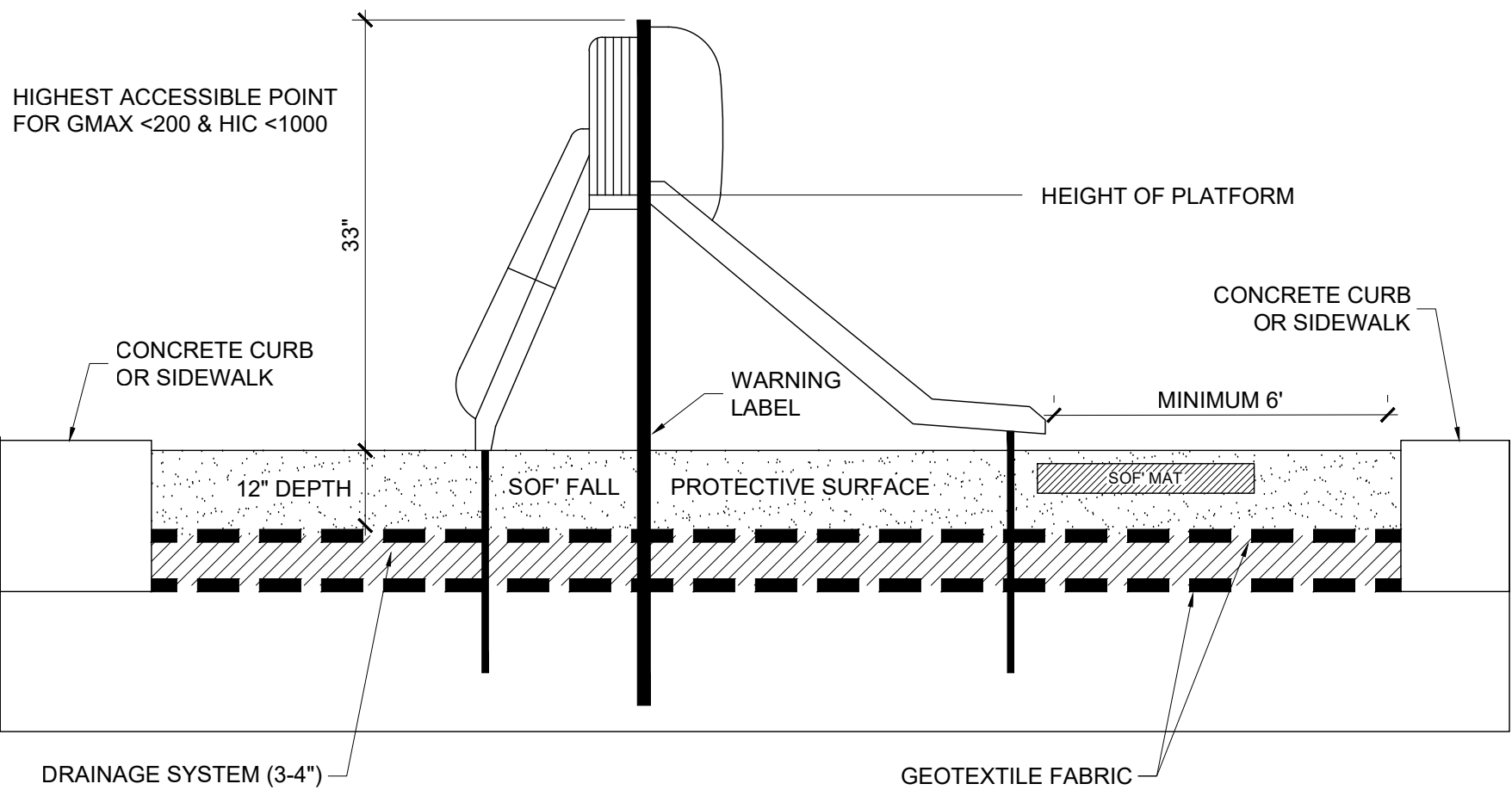
8 CONCRETE WALK CONTROL JOINT

NTS



9 CONCRETE WALK EXPANSION JOINT

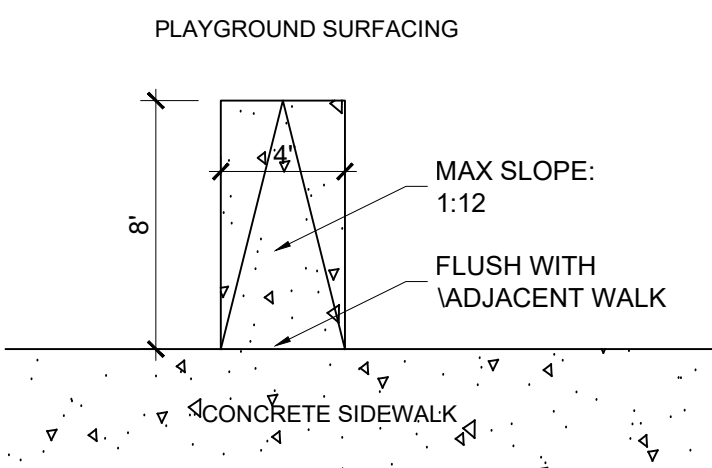
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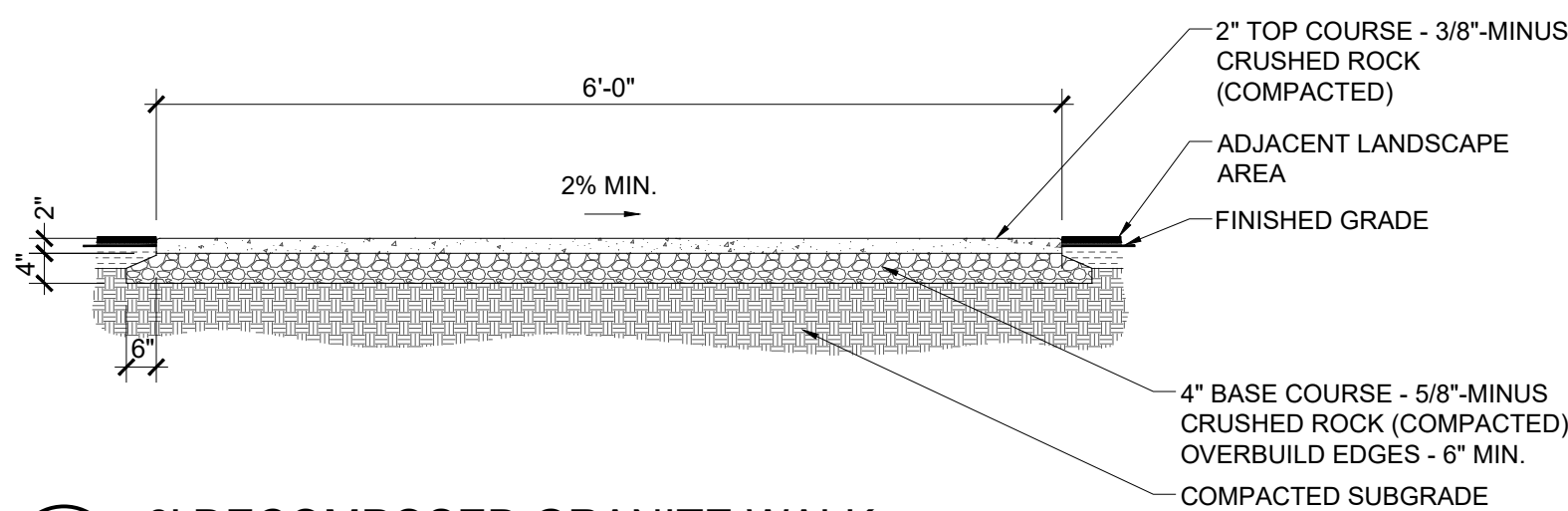
10 SOF' FALL - PLAYGROUND SAFETY SURFACING

NTS



11 RAMP AT PLAYGROUND EDGE

NTS



12 6' DECOMPOSED GRANITE WALK

NTS



WILLOW TRAILS

PHASE 1

CONSTRUCTION DOCUMENTS

CITY OF SURPRISE, ARIZONA



PREPARED FOR:
FORESTAR
1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

DATE:	JUNE 1, 2023
PROJECT:	000.0000.81
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VERSION:	
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SHEET TITLE:
**HARDSCAPE
DETAILS**

SHEET NUMBER:

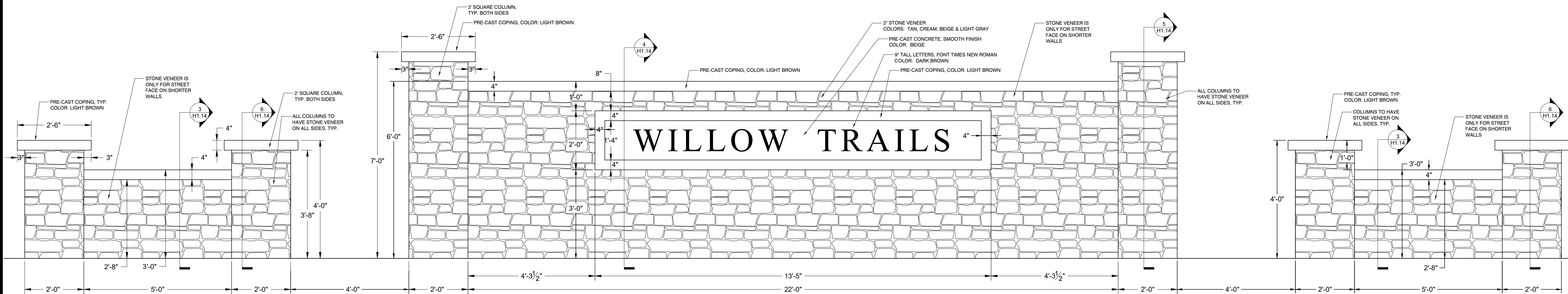
H1.12

CITY CASE # FS21-380



H1.13

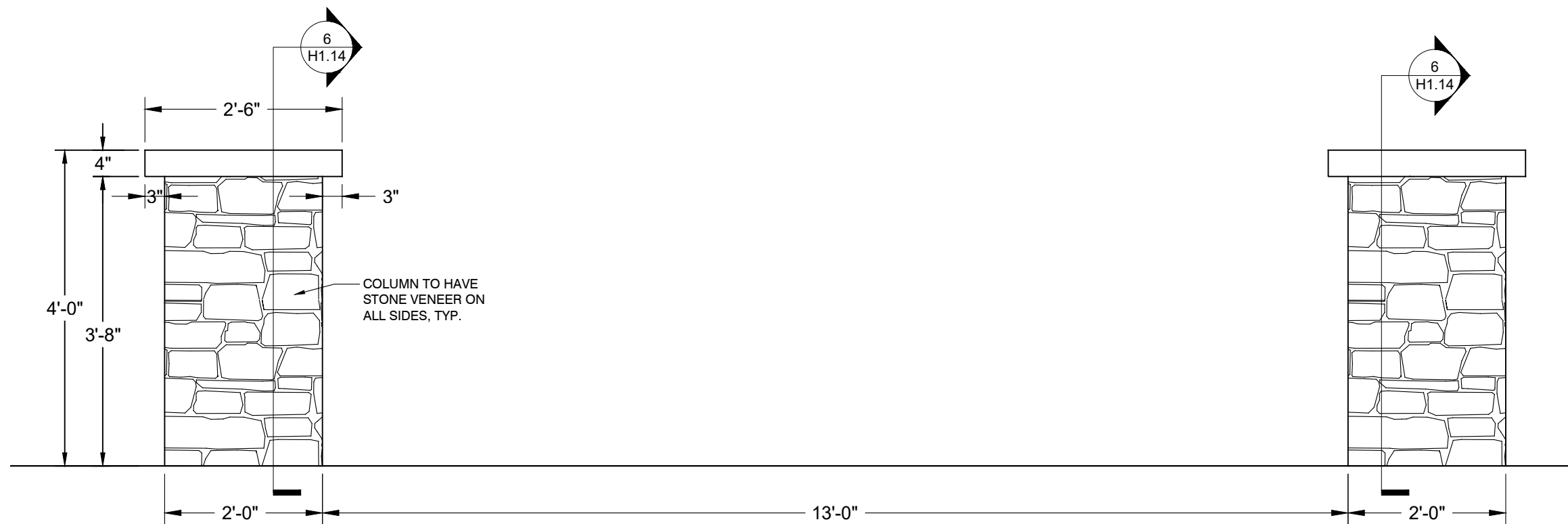
CITY CASE # FS21-380



NOTES:
- MASONRY BLOCK WALL STRUCTURAL CALCULATIONS SHALL BE PROVIDED
BY MASONRY CONTRACTOR AND APPROVED BY THE CITY OF SURPRISE PRIOR TO CONSTRUCTION.
- COLOR OF BLOCKS TO MATCH REZONING CASE PACKAGE AND APPROVED
BY OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- SUBMIT SHOP DRAWINGS OF SIGN FOR APPROVAL BY OWNER AND LANDSCAPE ARCHITECT.

1 COMMUNITY ENTRY MONUMENT SIGN - ELEVATION

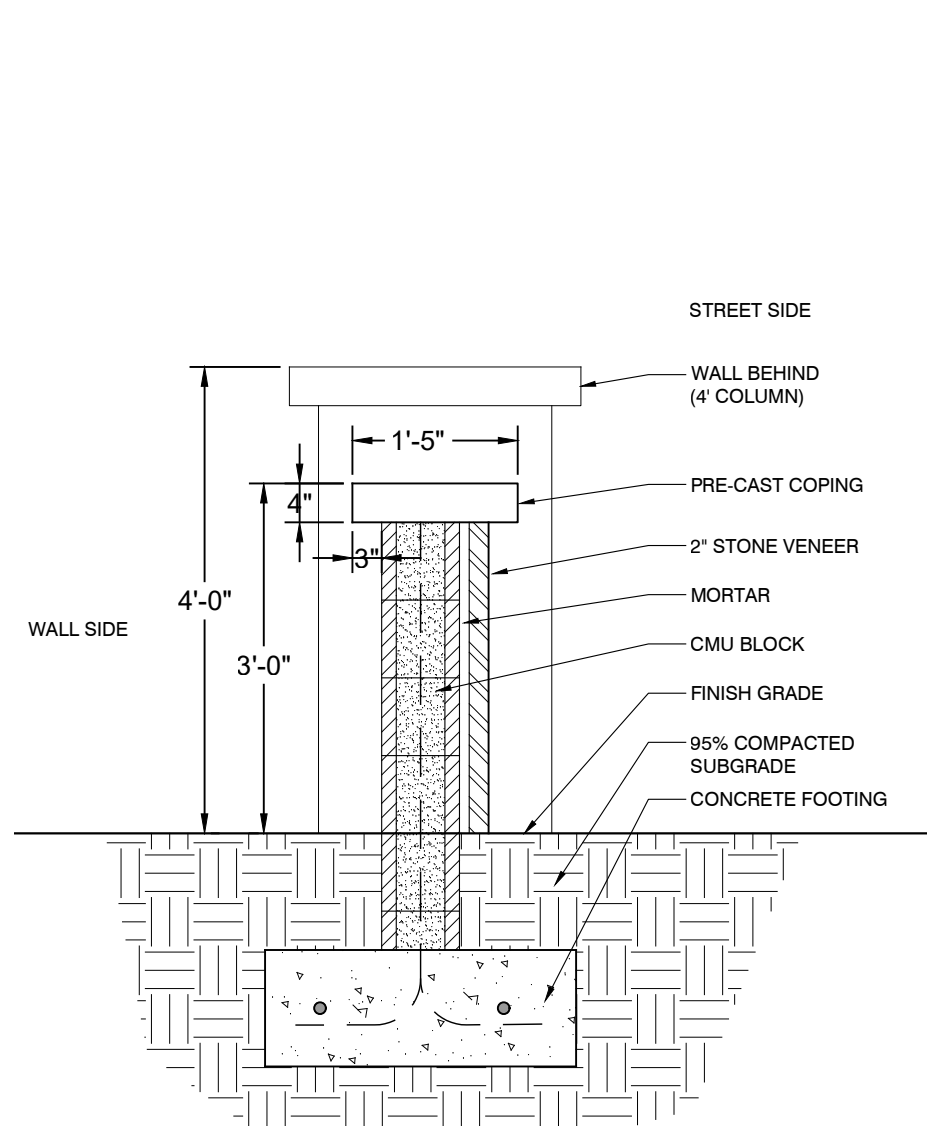
NTS



NOTES:
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- COLOR OF BLOCKS TO MATCH REZONING CASE PACKAGE AND APPROVED
BY OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- SUBMIT SHOP DRAWINGS OF SIGN FOR APPROVAL BY OWNER AND LANDSCAPE ARCHITECT.

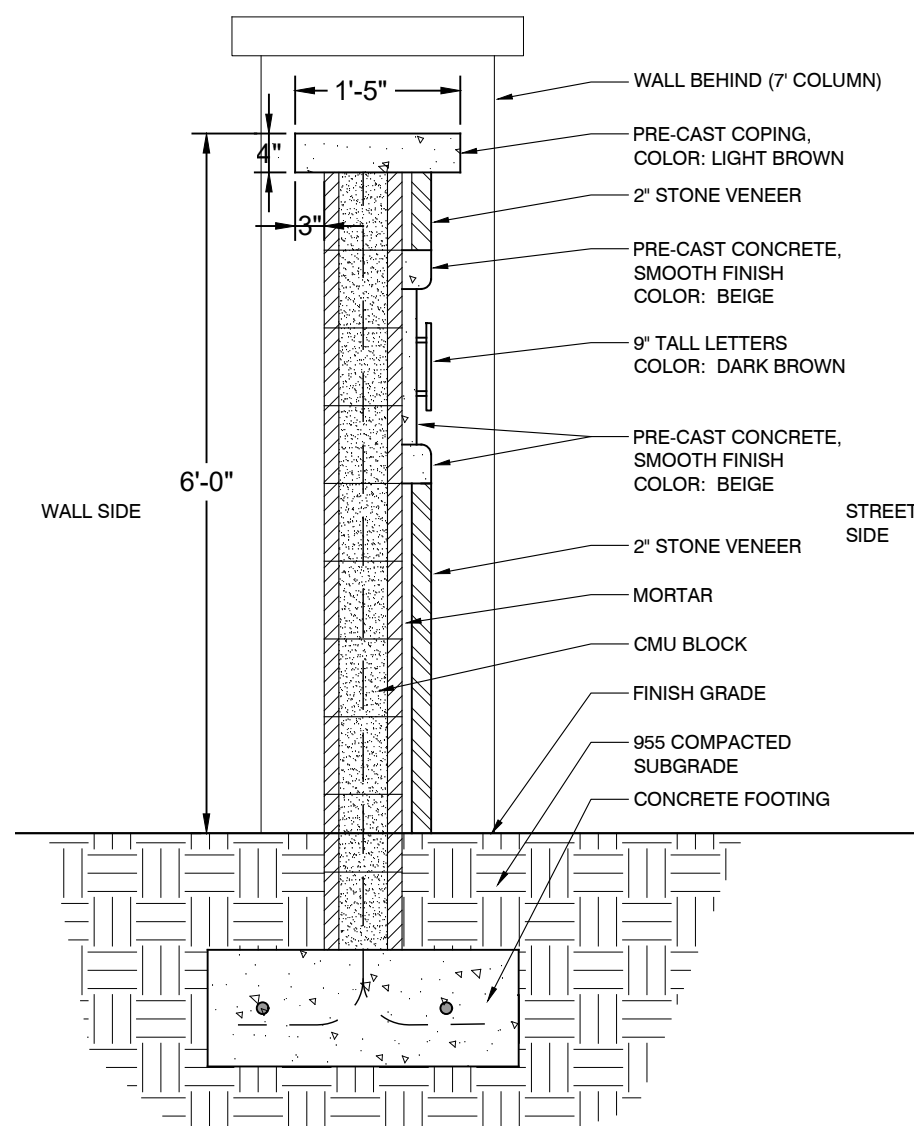
2 COMMUNITY ENTRY SIGN 4' COLUMN - ELEVATION

NTS



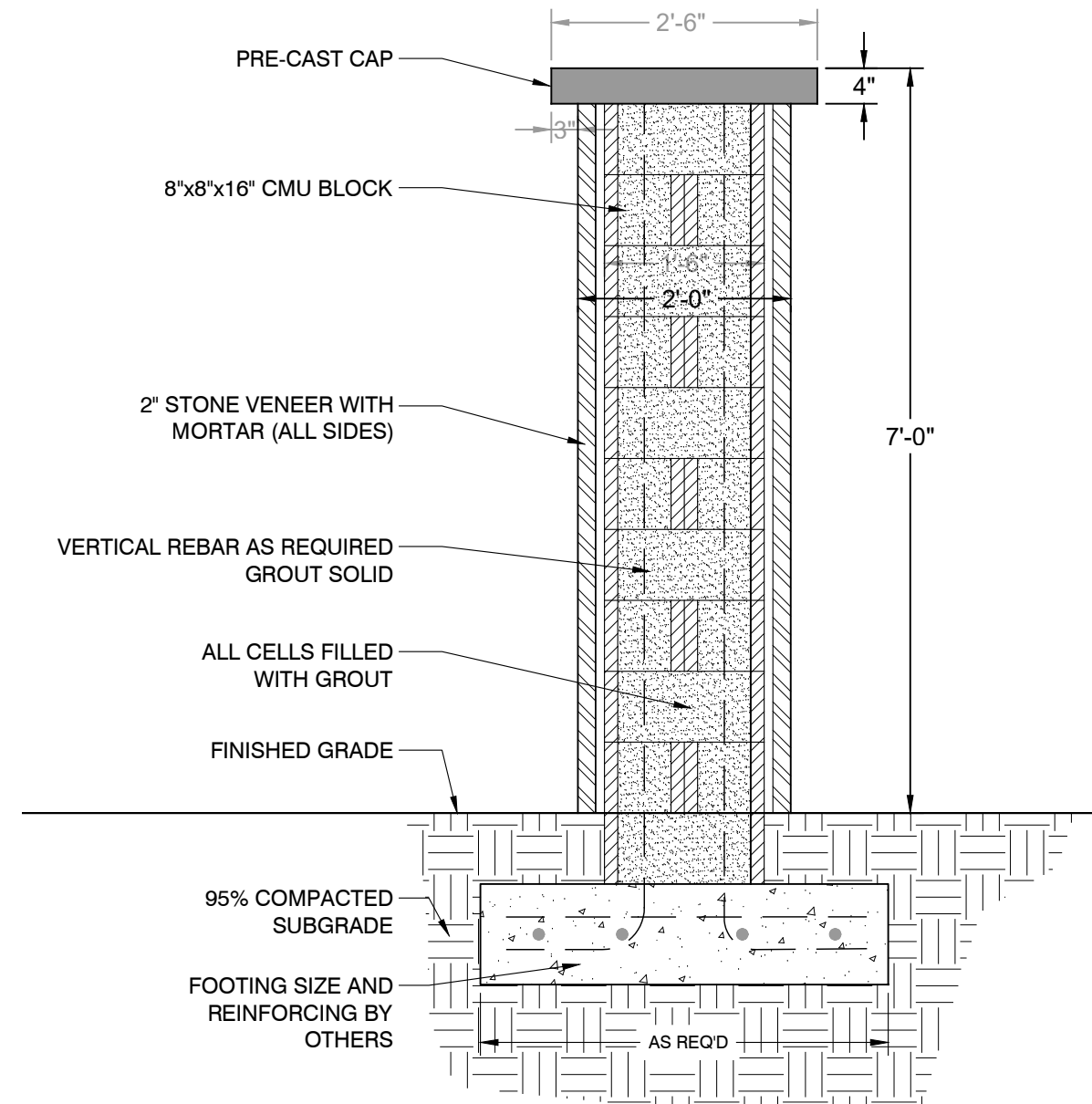
3 COMMUNITY ENTRY SIGN 3' WALL

NTS



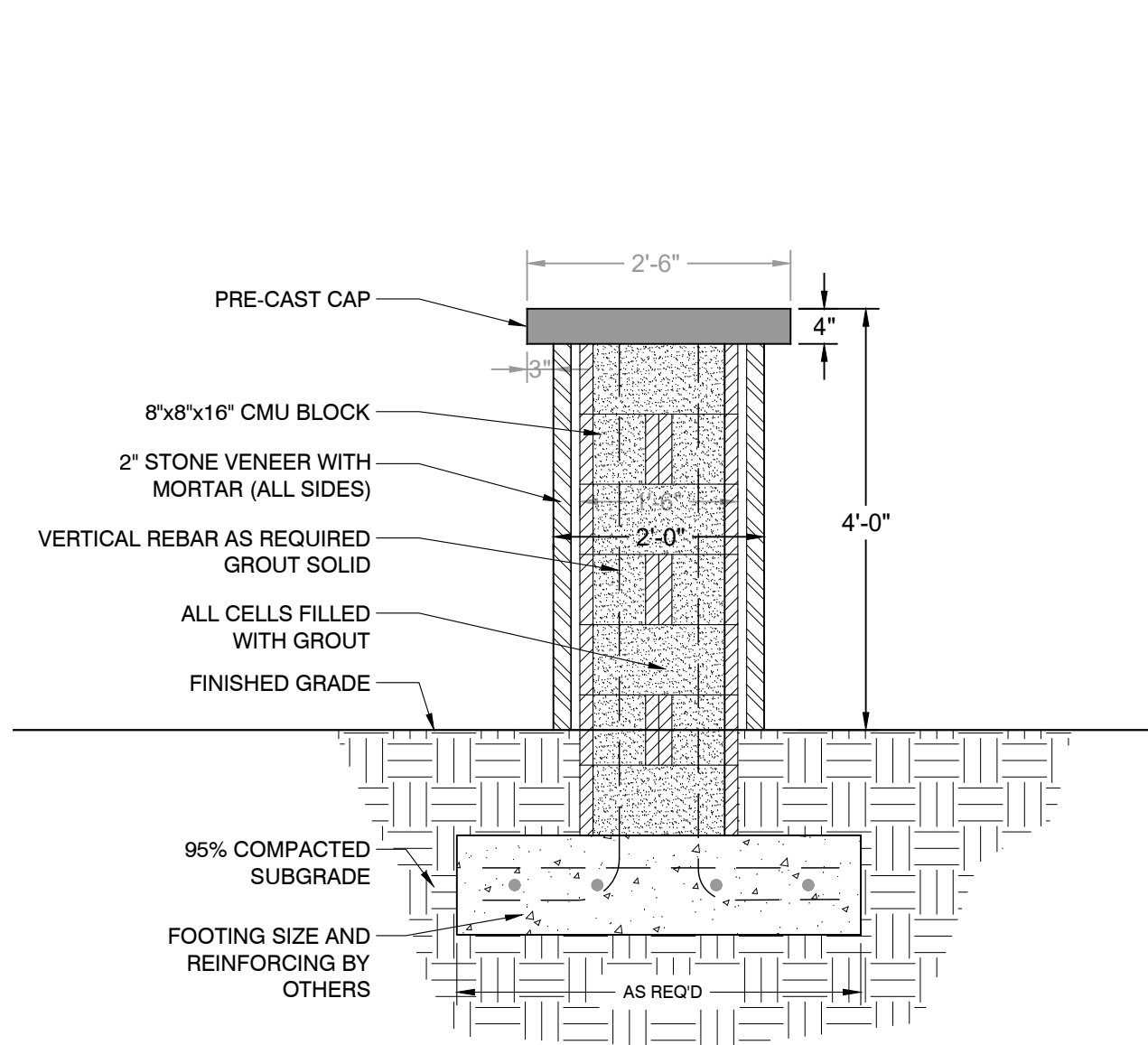
4 COMMUNITY ENTRY SIGN 6' WALL SECTION

NTS



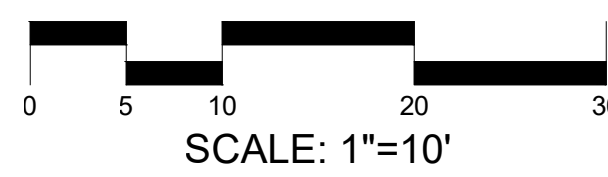
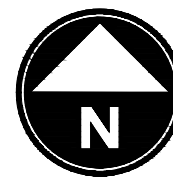
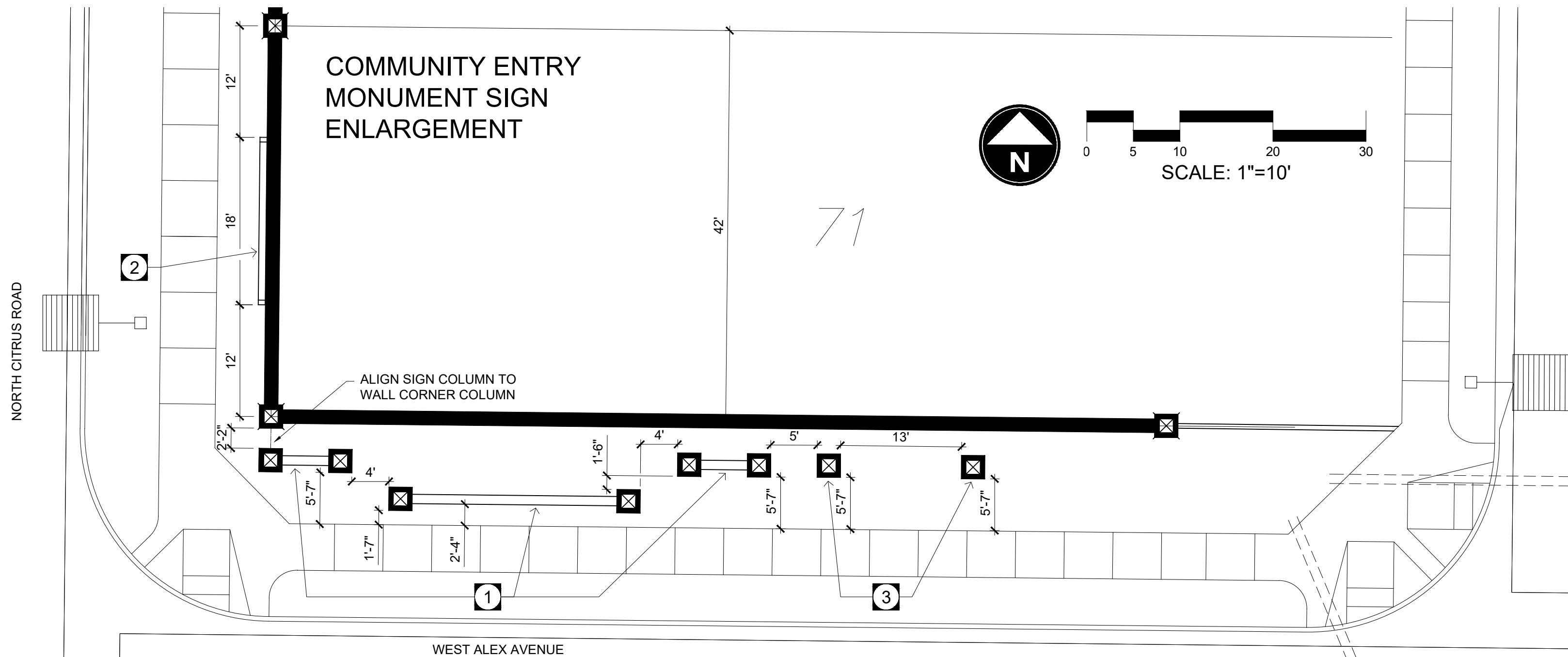
5 COMMUNITY ENTRY SIGN 7' COLUMN

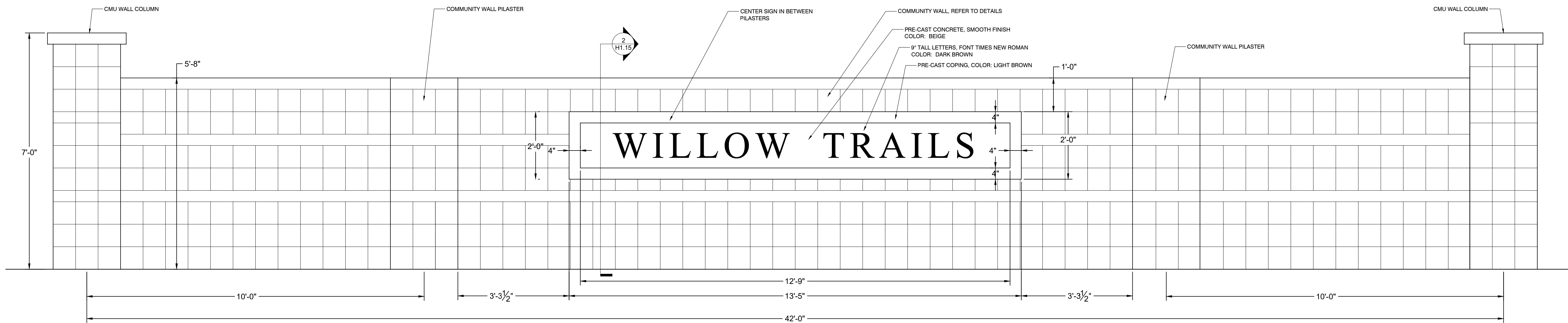
NTS



6 COMMUNITY ENTRY SIGN 4' COLUMN

NTS





COMMUNITY WALL COLUMN BEHIND

COMMUNITY WALL

5'-8"

1'-0"

PRE-CAST CONCRETE, SMOOTH FINISH
COLOR: BEIGE

9" TALL LETTERS
COLOR: DARK BROWN

2'-0"

PRE-CAST CONCRETE, SMOOTH FINISH
COLOR: BEIGE

FINISHED GRADE

95% COMPACTED
SUBGRADE

AS REQ'D

Detailed description: This is a technical cross-section diagram of a community wall. A central vertical column, labeled 'COMMUNITY WALL COLUMN BEHIND', is shown. To its right is the 'COMMUNITY WALL'. The wall has a top section of 'PRE-CAST CONCRETE, SMOOTH FINISH, COLOR: BEIGE' with a height of '1'-0"'. Below this is a section with '9" TALL LETTERS, COLOR: DARK BROWN' and a height of '2'-0"'. The bottom section of the wall is also 'PRE-CAST CONCRETE, SMOOTH FINISH, COLOR: BEIGE'. The total height of the wall assembly is indicated as '5'-8"'. The wall sits on a '95% COMPACTED SUBGRADE'. The base of the wall is labeled 'AS REQ'D'. A horizontal line represents the 'FINISHED GRADE'. A dimension line on the left indicates the height from the subgrade to the top of the wall.



8' FENCE

1

8' FENCE AND GATE (@ PICKLEBALL COURTS)

NTS



FENCE GATE

NOTES:

1. POLY COATED CHAIN LINK FENCE COLOR: BLACK
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF ALL FENCING, FOOTINGS, GATES, DETAILS, ETC. FOR APPROVAL BY LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION.
3. CONTRACTOR TO SUBMIT SAMPLES FOR ALL FENCING FOR APPROVAL BY LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION.
4. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



NOTES:

1. POLY COATED CHAIN LINK FENCE COLOR: BLACK
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF FENCING, FOOTINGS, GATE DETAILS, ETC. FOR APPROVAL BY LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION.
3. CONTRACTOR TO SUBMIT SAMPLES FOR ALL FENCING FOR APPROVAL BY LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION.
4. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



NOTES:

1. COLOR: BLACK
2. CONTRACTOR TO SUBMIT SAMPLES FOR ALL PICKLEBALL EQUIPMENT FOR APPROVAL BY LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION.
3. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

3

PICKLEBALL COURT NET POST

NTS



4

PICKLEBALL NET

NTS

NOTES:

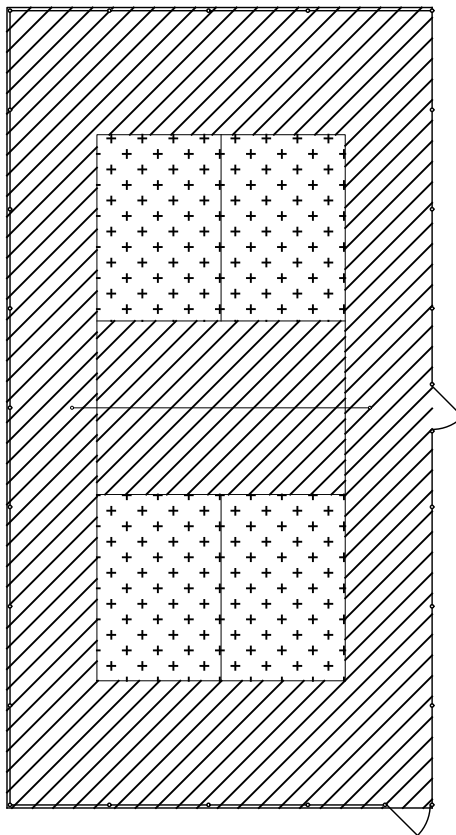
1. INSTALL WITH GAP AT BOTTOM OF NET, 3" MIN.
2. NET HEIGHT AT SIDELINE: 36" (34" AT CENTER)
3. CONTRACTOR TO SUBMIT SAMPLES FOR ALL PICKLEBALL EQUIPMENT FOR APPROVAL BY LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION.
4. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



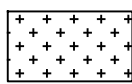
COURT COLOR SCHEME

DETAILS

1. COLOR SOURCE: DECO SURFACING SYSTEMS, ANDOVER, MA 01810
 - a. DECOCOLORS: ADOBE TAN AND SUMMER
 - b. WHITE COLOR FOR COURT LINES
2. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



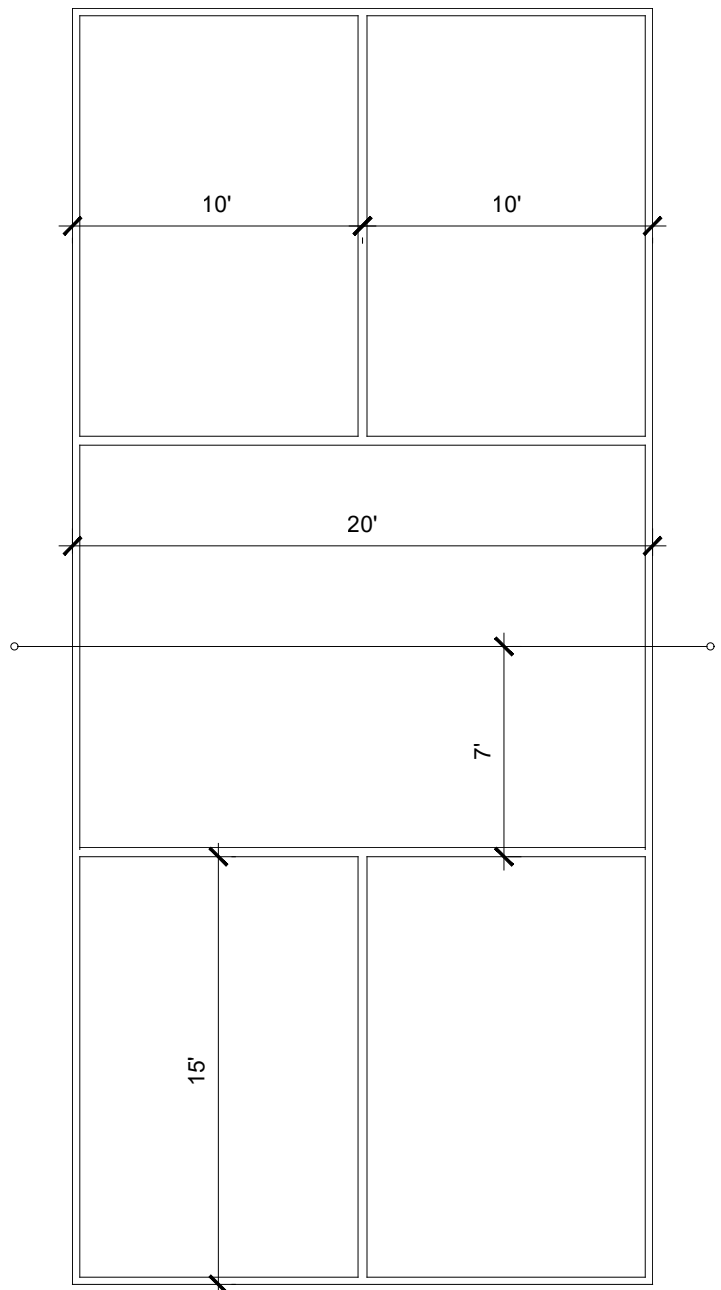
COLOR CHART

-  ADOBE TAN
-  SUMMER RED

5

PICKLEBALL COURT COLORING

NTS



DETAILS

1. ALL LINE WIDTHS : 2" WIDE
2. SOURCE: USAPA (U.S. PICKLEBALL ASSOCIATION) FOR ADDITIONAL INFORMATION ON COURT DIMENSIONS.

6

PICKLEBALL COURT LAYOUT

NTS



WILLOW TRAILS

PHASE 1

CONSTRUCTION DOCUMENTS

CITY OF SURPRISE, ARIZONA



PREPARED FOR:

FORESTAR

1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

DATE:	JUNE 1, 2023
PROJECT:	000.0000.81
DRAWN BY:	DL
REVIEW BY:	EL
VERSION:	
REVISIONS:	

SHEET TITLE:

HARDSCAPE

DETAILS

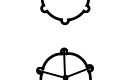
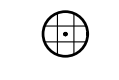
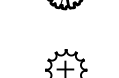
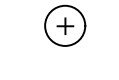
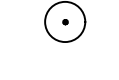
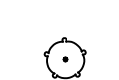
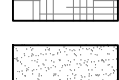
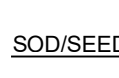
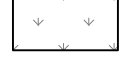
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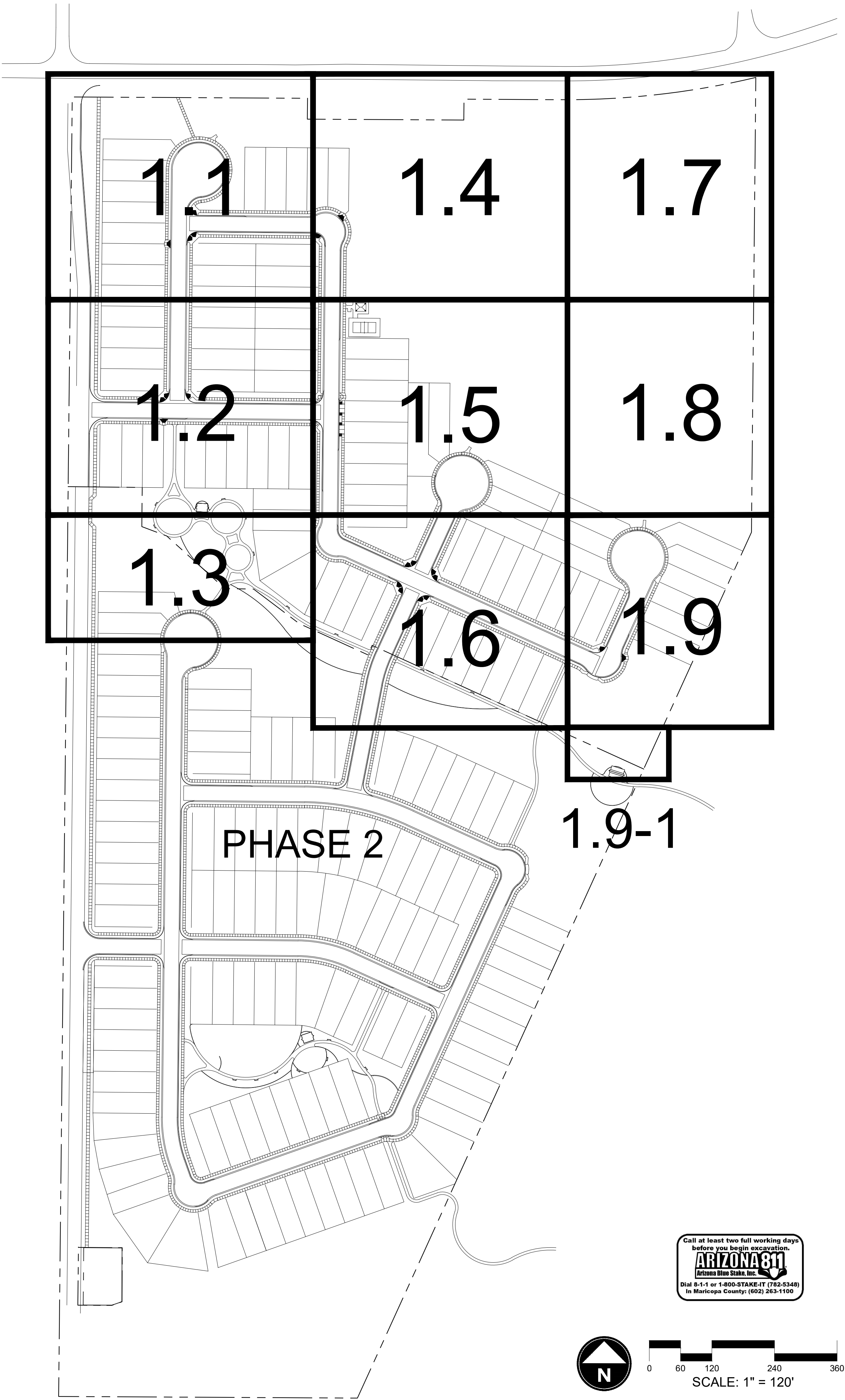
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WILLOW TRAILS

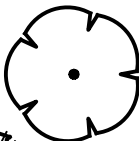
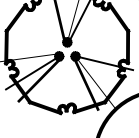
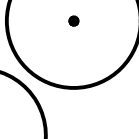
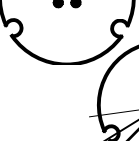
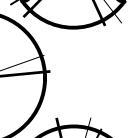
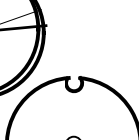
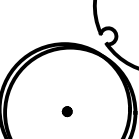
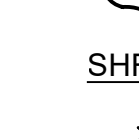
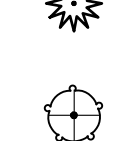
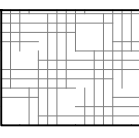
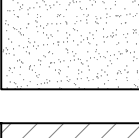
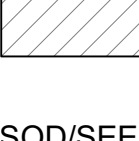
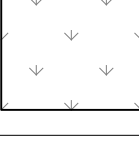
Phase 1 Landscape Construction Documents

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	EMITTER ALLOCATION	MAINTENANCE NOTES
	Acacia salicina	Willow Acacia	36" Box	40	See Tree Emitter Schedule	Stake As Required - See Tree Planting Detail Trim Canopy To 70% Height Of Tree, Remove Suckers
	Chilopsis linearis 'Arts Seedless'	Desert Willow	36" Box	40	See Tree Emitter Schedule	Multi-Trunk Tree - Stake As Req. - See Tree Planting Detail Trim Canopy To 70% Height Of Tree
	Fraxinus velutina 'Rio Grande'	Rio Grande Ash	24" Box	3	See Tree Emitter Schedule	Multi-Trunk Tree - Stake As Req. - See Tree Planting Detail Trim Canopy To 70% Height Of Tree
	Parkinsonia praecox	Palo Brea	24" Box	16	See Tree Emitter Schedule	Multi-Trunk Tree - Stake As Req. - See Tree Planting Detail Trim Canopy To 70% Height Of Tree
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	24" Box	11	See Tree Emitter Schedule	Multi-Trunk Tree - Stake As Req. - See Tree Planting Detail Trim Canopy To 70% Height Of Tree
	Pistacia chinensis	Chinese Pistache	24" Box	24	See Tree Emitter Schedule	Stake As Required - See Tree Planting Detail Trim Canopy To 70% Height Of Tree, Remove Suckers
	Pistacia chinensis	Chinese Pistache Multi-Trunk	24" Box	5	See Tree Emitter Schedule	Multi-Trunk Tree - Stake As Req. - See Tree Planting Detail Trim Canopy To 70% Height Of Tree
	Prosopis glandulosa 'Maverick'™	Honey Mesquite	24" Box	14	See Tree Emitter Schedule	Stake As Required - See Tree Planting Detail Trim Canopy To 70% Height Of Tree, Remove Suckers
	Quercus virginiana	Southern Live Oak	24" Box	16	See Tree Emitter Schedule	Stake As Required - See Tree Planting Detail Trim Canopy To 70% Height Of Tree, Remove Suckers
	Rhus lancea	African Sumac	24" Box	14	See Tree Emitter Schedule	Stake As Required - See Tree Planting Detail Trim Canopy To 70% Height Of Tree, Remove Suckers
	Ulmus parvifolia 'True Green'	True Green Lacebark Elm	24" Box	24	EMITTER ALLOCATION	MAINTENANCE NOTES
					2.0 GPH Emitter	Trim Dead Or Dying Foliage As Needed Year Round. Remove Agave "Pups" As Needed Throughout The Year.
	Agave angustifolia marginata	Ribbon Agave	5 gal.	20	2.0 GPH Emitter	Trim Shrub Back To 18" Height April 1st Each Year Do Not Over Water Or Will Die
	Bougainvillea x 'Monie'	Camarillo Fiesta Bougainvillea	5 gal.	165	2.0 GPH Emitter	Trim Shrub To 6' Height November 1st Each Year
	Caesalpinia gilliesii	Yellow Bird of Paradise	5 gal.	93	2.0 GPH Emitter	Trim Shrub To 6' Height November 1st Each Year
	Caesalpinia pulcherrima	Red Bird Of Paradise	5 gal.	92	2.0 GPH Emitter	Trim Shrub To 6' Height November 1st Each Year
	Calliandra californica	Red Baja Fairy Duster	5 gal.	63	2.0 GPH Emitter	Plant Does Not Require Maintenance
	Eremophila maculata 'Valentine'	Emu Bush	5 gal.	52	2.0 GPH Emitter	Remove Dead Branches As Necessary
	Ericameria laricifolia	Turpentine Bush	5 gal.	10	2.0 GPH Emitter	Trim Dead Or Dying Flower Stalks By June 1st Each Year
	Fouquieria splendens	Ocotillo	5 gal.	7	2.0 GPH Emitter	Trim Plant To 1/3rd Mature Size On April 1st Each Year
	Hesperaloe parviflora	Red Yucca	1 gal.	348	2.0 GPH Emitter	Remove Dead Branches As Necessary
	Lantana camara	Bush Lantana	5 gal.	165	2.0 GPH Emitter	Trim Shrub Back To 18" Height April 1st Each Year Do Not Over Water Or Will Die
	Larrea tridentata	Creosote Bush	5 gal.	46	2.0 GPH Emitter	Trim As Needed And To Maintain Form
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Texas Sage	5 gal.	67	2.0 GPH Emitter	Trim To Maintain Size And Shape As Needed
	Ruellia penninsularis	Baja Ruellia	5 gal.	218		
	Vauquelinia californica	Arizona Rosewood	5 gal.	33	1.0 GPH Emitter	Refer To Ornamental Grass Maintenance Notes On Sheet L1.29
	Aristida purpurea	Purple Threawn	5 gal.	236	1.0 GPH Emitter	Refer To Ornamental Grass Maintenance Notes On Sheet L1.29
	Muhlenbergia capillaris 'Lenca'	Regal Mist Pink Muhly	1 gal.	163	1.0 GPH Emitter	Refer To Ornamental Grass Maintenance Notes On Sheet L1.29
	Muhlenbergia rigens	Deer Grass	1 gal.	18	1.0 GPH Emitter	Refer To Ornamental Grass Maintenance Notes On Sheet L1.29
	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass	1 gal.	98	NOTES	
					3" DEPTH 3 CY	
					3" DEPTH 1,197.5 CY	
					3" DEPTH 62.5 CY	
					NOTES	
					See Irrigation Plans	



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Acacia salicina	Willow Acacia	36" Box	40
	Chilopsis linearis 'Arts Seedless'	Desert Willow	36" Box	40
	Fraxinus velutina 'Rio Grande'	Rio Grande Ash	24" Box	3
	Parkinsonia praecox	Palo Brea	24" Box	16
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	24" Box	11
	Pistacia chinensis	Chinese Pistache	24" Box	24
	Pistacia chinensis	Chinese Pistache Multi-Trunk	24" Box	5
	Prosopis glandulosa 'Maverick' TM	Honey Mesquite	24" Box	14
	Quercus virginiana	Southern Live Oak	24" Box	16
	Rhus lancea	African Sumac	24" Box	14
	Ulmus parvifolia 'True Green'	True Green Lacebark Elm	24" Box	24
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Agave angustifolia marginata	Ribbon Agave	5 gal.	20
	Bougainvillea x 'Monle'	Camarillo Fiesta Bougainvillea	5 gal.	165
	Caesalpinia gilliesii	Yellow Bird of Paradise	5 gal.	93
	Caesalpinia pulcherrima	Red Bird Of Paradise	5 gal.	92
	Calliandra californica	Red Baja Fairy Duster	5 gal.	63
	Eremophila maculata 'Valentine'	Emu Bush	5 gal.	52
	Ericameria laricifolia	Turpentine Bush	5 gal.	10
	Fouquieria splendens	Ocotillo	5 gal.	7
	Hesperaloe parviflora	Red Yucca	1 gal.	348
	Lantana camara	Bush Lantana	5 gal.	165
	Larrea tridentata	Creosote Bush	5 gal.	46
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Texas Sage	5 gal.	67
	Ruellia penninsularis	Baja Ruellia	5 gal.	218
	Vauquelinia californica	Arizona Rosewood	5 gal.	33
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Aristida purpurea	Purple Threawn	5 gal.	236
	Muhlenbergia capillaris 'Lenca'	Regal Mist Pink Muhly	1 gal.	163
	Muhlenbergia rigens	Deer Grass	1 gal.	18
	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass	1 gal.	98
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Decomposed Granite	'Superior Gold'	3/8" Minus	276 sf
	Decomposed Granite	'Superior Gold'	7/8" Minus	123,670 sf
	Sof' Fall	See Hardscape Details	---	6,751 sf
SOD/SEED	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Cynodon Dactylon 'Mid-Iron'	'Mid-Iron' Bermuda Grass	sod	6,244 sf

CITY CASE # FS21-380



WILLOW TRAILS
PHASE 1
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA

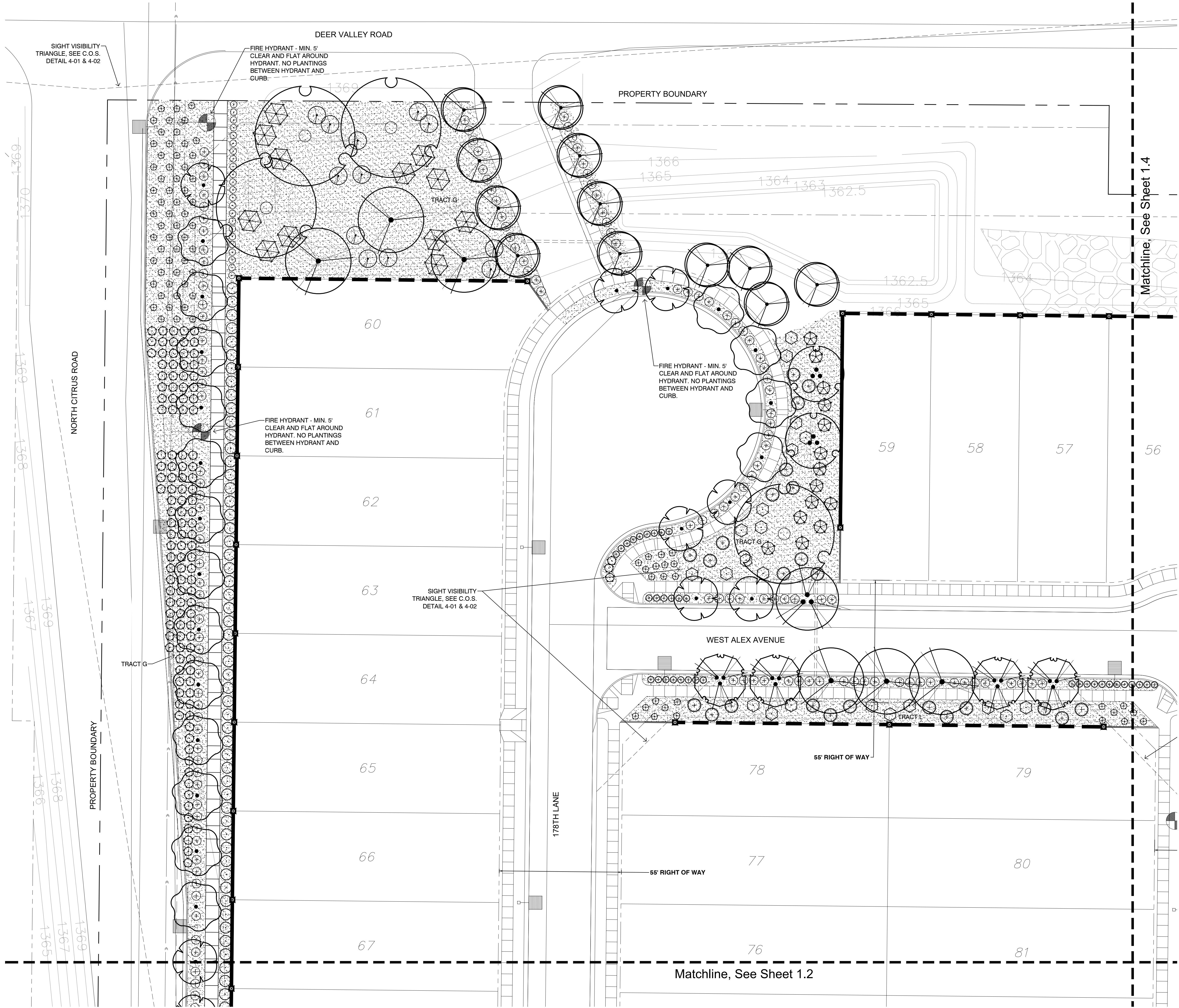


PREPARED FOR:
FORESTAR
1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

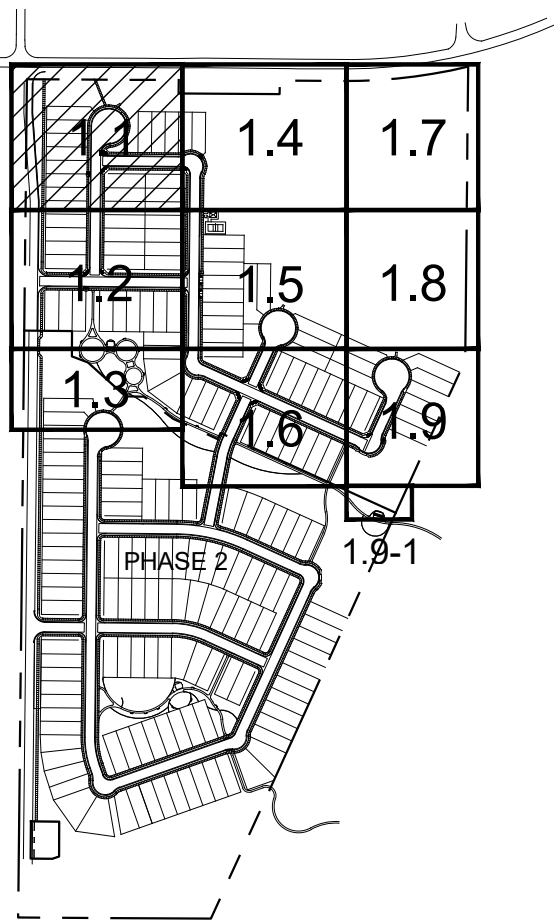
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PROJECT:	000.0000.81
DRAWN BY:	DL
REVIEW BY:	EL
VERSION:	
REVISIONS:	

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LANDSCAPE PLAN**
SHEET NUMBER:

L0.2

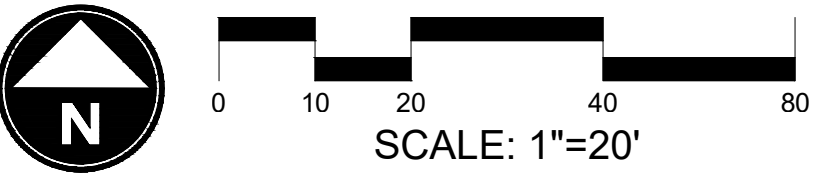


KEY
MAP



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	Acacia salicina	Willow Acacia
	Chilopsis linearis 'Arts Seedless'	Desert Willow
	Fraxinus velutina 'Rio Grande'	Rio Grande Ash
	Parkinsonia praecox	Palo Brea
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde
	Pistacia chinensis	Chinese Pistache
	Pistacia chinensis	Chinese Pistache Multi-Trunk
	Prosopis glandulosa 'Maverick' TM	Honey Mesquite
	Quercus virginiana	Southern Live Oak
	Rhus lancea	African Sumac
	Ulmus parvifolia 'True Green'	True Green Lacebark Elm
SHRUBS	BOTANICAL NAME	COMMON NAME
	Agave angustifolia marginata	Ribbon Agave
	Bougainvillea x 'Monle'	Camarillo Fiesta Bougainvillea
	Caesalpinia gilliesii	Yellow Bird of Paradise
	Caesalpinia pulcherrima	Red Bird Of Paradise
	Calliandra californica	Red Baja Fairy Duster
	Eremophila maculata 'Valentine'	Ernu Bush
	Ericameria laricifolia	Turpentine Bush
	Fouquieria splendens	Ocotillo
	Hesperaloe parviflora	Red Yucca
	Lantana camara	Bush Lantana
	Larrea tridentata	Creosote Bush
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Texas Sage
	Ruellia penninsularis	Baja Ruellia
	Vauquelinia californica	Arizona Rosewood
GRASSES	BOTANICAL NAME	COMMON NAME
	Aristida purpurea	Purple Threeween
	Muhlenbergia capillaris 'Lenca'	Regal Mist Pink Muhly
	Muhlenbergia rigens	Deer Grass
	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass
GROUND COVERS	BOTANICAL NAME	COMMON NAME
	Decomposed Granite	'Superior Gold'
	Decomposed Granite	'Superior Gold'
	Sof' Fall	See Hardscape Details
SOD/SEED	BOTANICAL NAME	COMMON NAME
	Cynodon Dactylon 'Mid-Iron'	'Mid-Iron' Bermuda Grass



CITY CASE # FS21-380



WILLOW TRAILS
PHASE 1
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



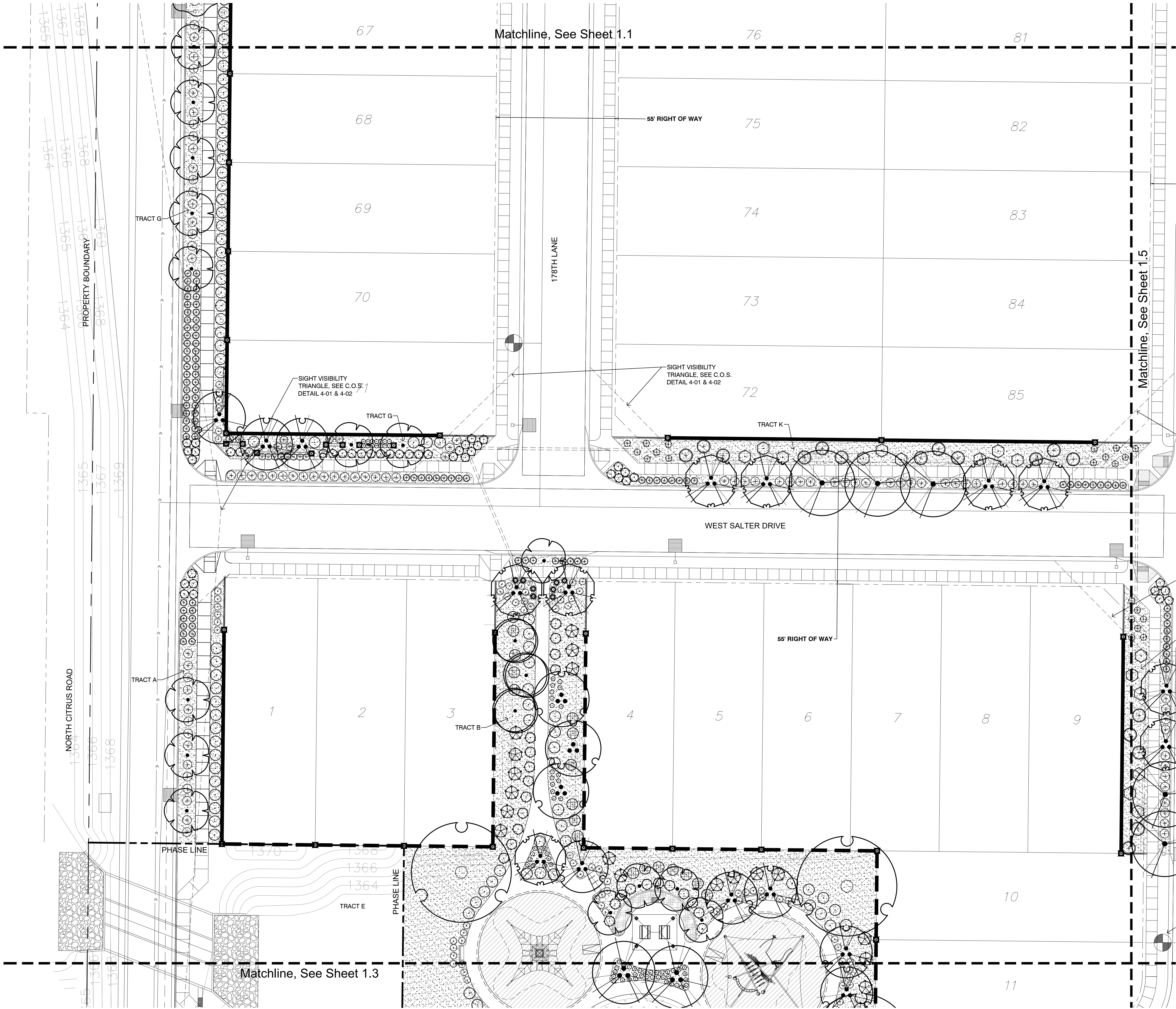
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FORESTAR
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PHOENIX, ARIZONA 85016
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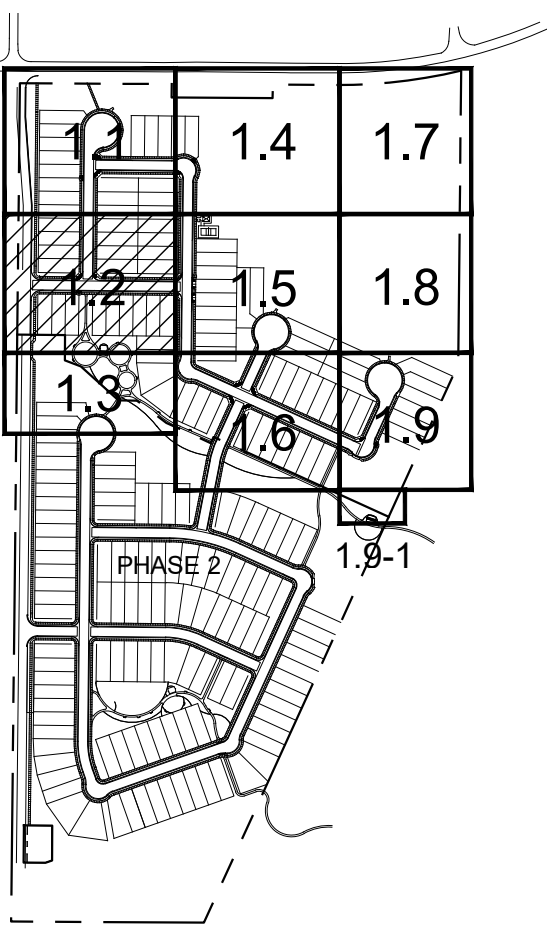
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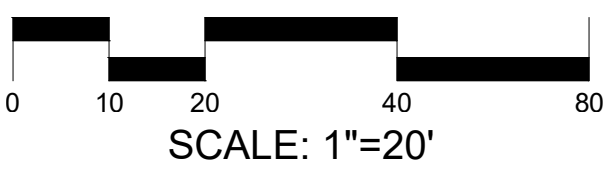


KEY
MAP



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	Acacia salicina	Willow Acacia
	Chilopsis linearis 'Arts Seedless'	Desert Willow
	Fraxinus velutina 'Rio Grande'	Rio Grande Ash
	Parkinsonia praecox	Palo Brea
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde
	Pistacia chinensis	Chinese Pistache
	Pistacia chinensis	Chinese Pistache Multi-Trunk
	Prosopis glandulosa 'Maverick' TM	Honey Mesquite
	Quercus virginiana	Southern Live Oak
	Rhus lancea	African Sumac
	Ulmus parvifolia 'True Green'	True Green Lacebark Elm
SHRUBS	BOTANICAL NAME	COMMON NAME
	Agave angustifolia marginata	Ribbon Agave
	Bougainvillea x 'Monle'	Camarillo Fiesta Bougainvillea
	Caesalpinia gilliesii	Yellow Bird of Paradise
	Caesalpinia pulcherrima	Red Bird Of Paradise
	Calliandra californica	Red Baja Fairy Duster
	Eremophila maculata 'Valentine'	Emu Bush
	Ericameria laricifolia	Turpentine Bush
	Fouquieria splendens	Ocotillo
	Hesperaloe parviflora	Red Yucca
	Lantana camara	Bush Lantana
	Larrea tridentata	Creosote Bush
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Texas Sage
	Ruellia penninsularis	Baja Ruellia
	Vauquelinia californica	Arizona Rosewood
GRASSES	BOTANICAL NAME	COMMON NAME
	Aristida purpurea	Purple Threeween
	Muhlenbergia capillaris 'Lenca'	Regal Mist Pink Muhly
	Muhlenbergia rigens	Deer Grass
	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass
GROUND COVERS	BOTANICAL NAME	COMMON NAME
	Decomposed Granite	'Superior Gold'
	Decomposed Granite	'Superior Gold'
	Sof' Fall	See Hardscape Details
SOD/SEED	BOTANICAL NAME	COMMON NAME
	Cynodon Dactylon 'Mid-Iron'	'Mid-Iron' Bermuda Grass



CITY CASE # FS21-380



WILLOW TRAILS
PHASE 1
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



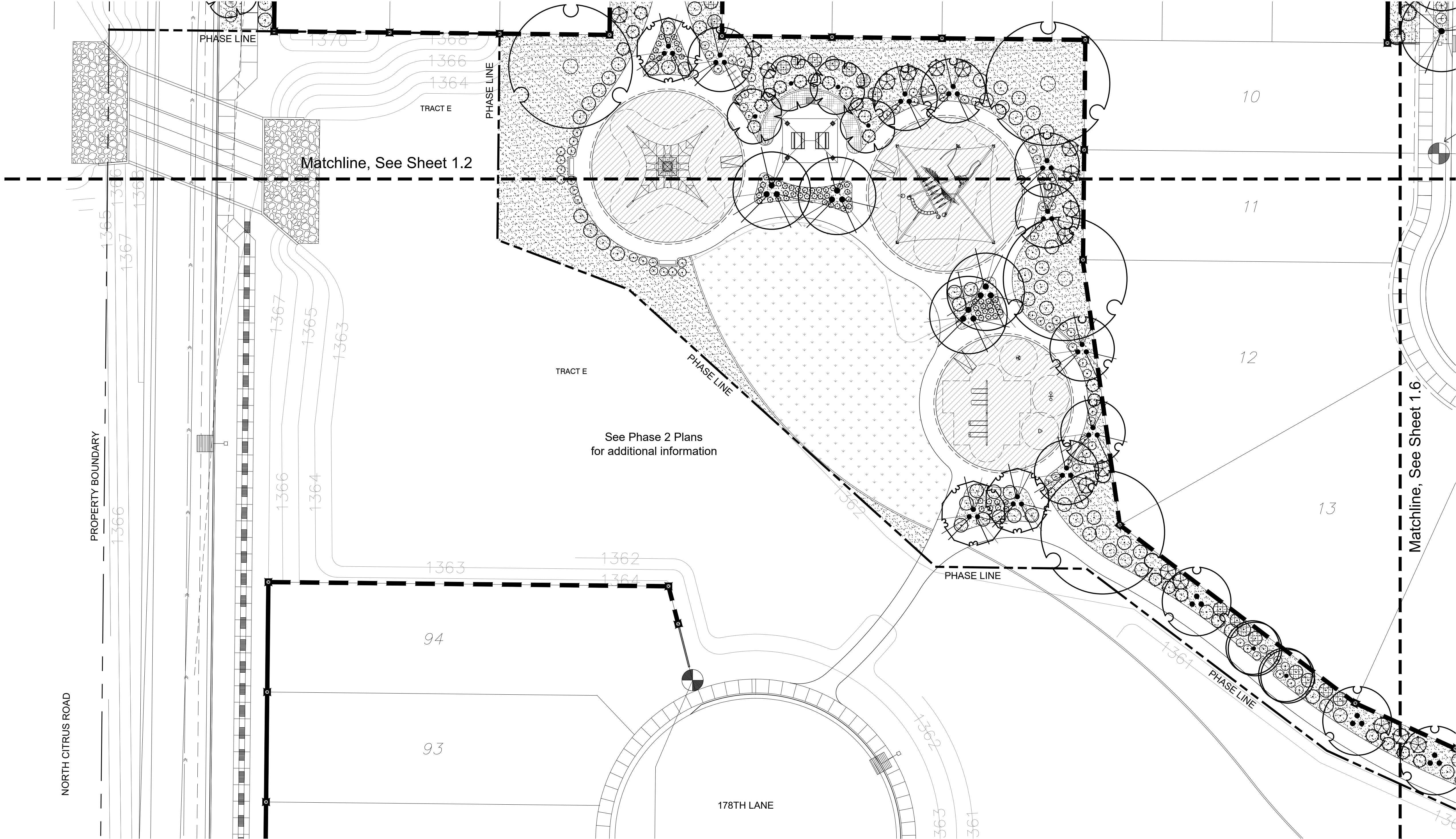
PREPARED FOR:
FORESTAR
1661 EAST CAMELBACK, SUITE 330
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REVIEW BY:	EL
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REVISIONS:	

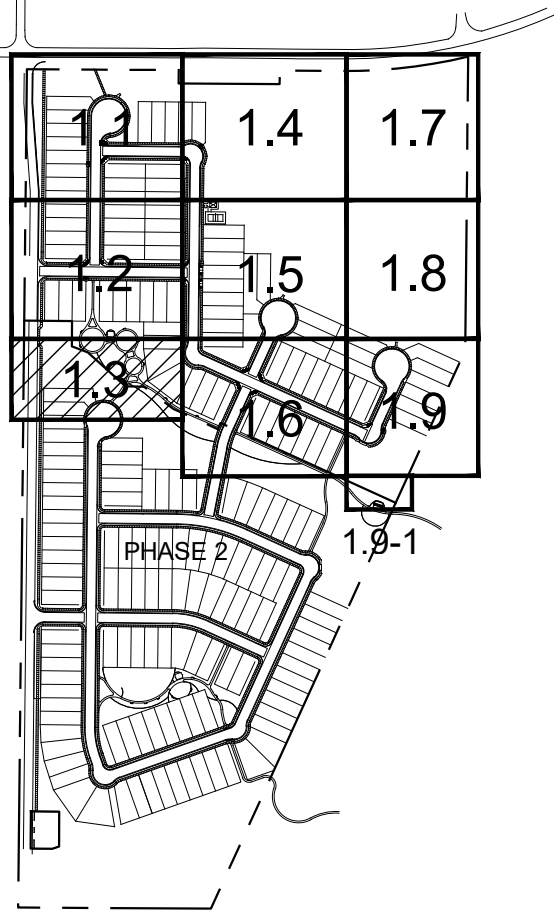
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**LANDSCAPE
PLAN**

SHEET NUMBER:

L1.2



KEY
MAP



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	Acacia salicina	Willow Acacia
	Chilopsis linearis 'Arts Seedless'	Desert Willow
	Fraxinus velutina 'Rio Grande'	Rio Grande Ash
	Parkinsonia praecox	Palo Brea
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde
	Pistacia chinensis	Chinese Pistache
	Pistacia chinensis	Chinese Pistache Multi-Trunk
	Prosopis glandulosa 'Maverick'™	Honey Mesquite
	Quercus virginiana	Southern Live Oak
	Rhus lancea	African Sumac
	Ulmus parvifolia 'True Green'	True Green Lacebark Elm
SHRUBS	BOTANICAL NAME	COMMON NAME
	Agave angustifolia marginata	Ribbon Agave
	Bougainvillea x 'Monle'	Camarillo Fiesta Bougainvillea
	Caesalpinia gilliesii	Yellow Bird of Paradise
	Caesalpinia pulcherrima	Red Bird Of Paradise
	Calliandra californica	Red Baja Fairy Duster
	Eremophila maculata 'Valentine'	Ernu Bush
	Ericameria laricifolia	Turpentine Bush
	Fouquieria splendens	Ocotillo
	Hesperaloe parviflora	Red Yucca
	Lantana camara	Bush Lantana
	Larrea tridentata	Cresote Bush
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Texas Sage
	Ruellia penninsularis	Baja Ruellia
	Vauquelinia californica	Arizona Rosewood
GRASSES	BOTANICAL NAME	COMMON NAME
	Aristida purpurea	Purple Threeawn
	Muhlenbergia capillaris 'Lenca'	Regal Mist Pink Muhly
	Muhlenbergia rigens	Deer Grass
	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass
GROUND COVERS	BOTANICAL NAME	COMMON NAME
	Decomposed Granite	'Superior' Gold'
	Decomposed Granite	'Superior' Gold'
	Sof' Fall	See Hardscape Details
SOD/SEED	BOTANICAL NAME	COMMON NAME
	Cynodon Dactylon 'Mid-Iron'	'Mid-Iron' Bermuda Grass



CITY CASE # FS21-380



WILLOW TRAILS
PHASE 1
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



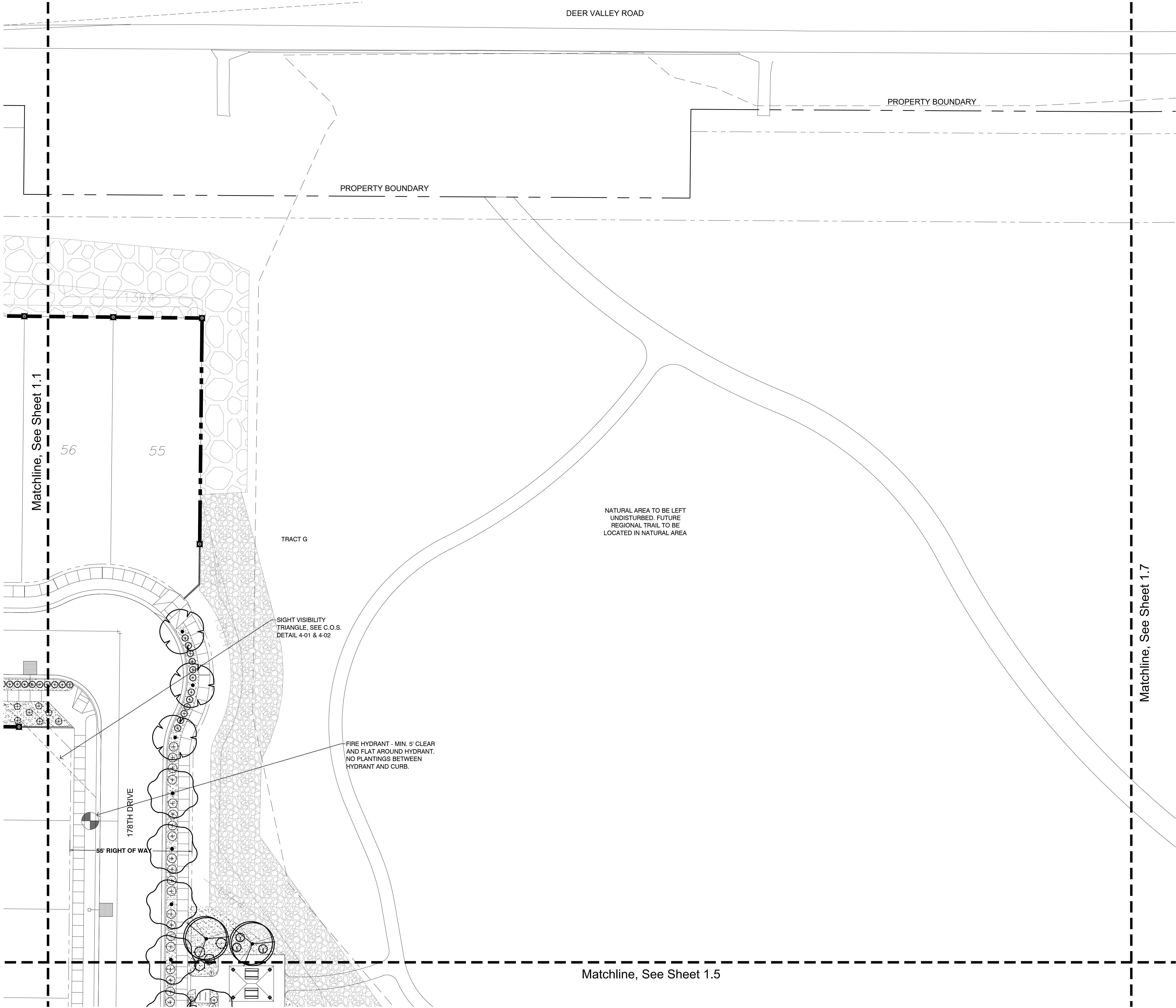
PREPARED FOR:
FORESTAR
1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

DATE:	JUNE 1, 2023
PROJECT:	000.0000.81
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REVIEW BY:	EL
VERSION:	
REVISIONS:	

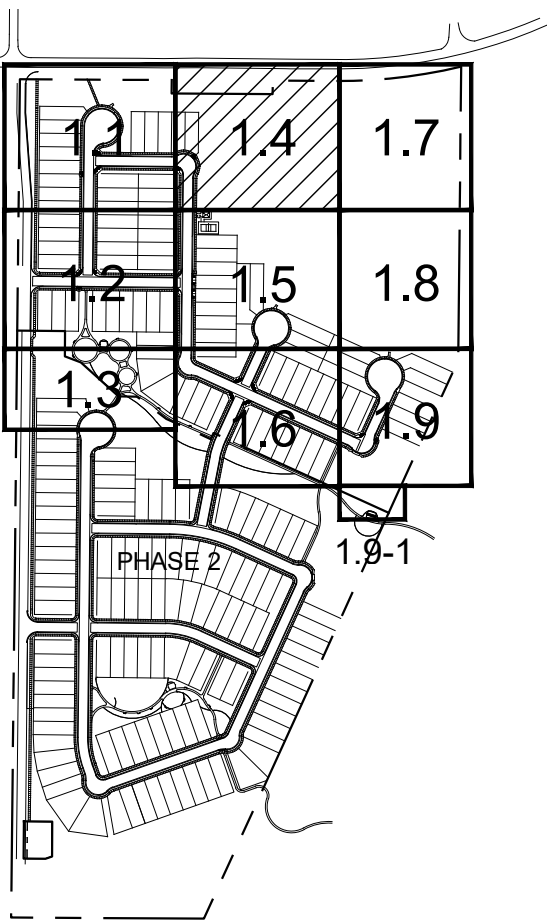
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PLAN**

SHEET NUMBER:

L1.3



KEY
MAP



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	Acacia salicina	Willow Acacia
	Chilopsis linearis 'Arts Seedless'	Desert Willow
	Fraxinus velutina 'Rio Grande'	Rio Grande Ash
	Parkinsonia praecox	Palo Brea
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde
	Pistacia chinensis	Chinese Pistache
	Pistacia chinensis	Chinese Pistache Multi-Trunk
	Prosopis glandulosa 'Maverick' TM	Honey Mesquite
	Quercus virginiana	Southern Live Oak
	Rhus lancea	African Sumac
	Ulmus parvifolia 'True Green'	True Green Lacebark Elm
SHRUBS	BOTANICAL NAME	COMMON NAME
	Agave angustifolia marginata	Ribbon Agave
	Bougainvillea x 'Monle'	Camarillo Fiesta Bougainvillea
	Caesalpinia gilliesii	Yellow Bird of Paradise
	Caesalpinia pulcherrima	Red Bird Of Paradise
	Calliandra californica	Red Baja Fairy Duster
	Eremophila maculata 'Valentine'	Ernu Bush
	Ericameria laricifolia	Turpentine Bush
	Fouquieria splendens	Ocotillo
	Hesperaloe parviflora	Red Yucca
	Lantana camara	Bush Lantana
	Larrea tridentata	Cresote Bush
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Texas Sage
	Ruellia penninsularis	Baja Ruellia
	Vauquelinia californica	Arizona Rosewood
GRASSES	BOTANICAL NAME	COMMON NAME
	Aristida purpurea	Purple Threawn
	Muhlenbergia capillaris 'Lenca'	Regal Mist Pink Muhly
	Muhlenbergia rigens	Deer Grass
	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass
GROUND COVERS	BOTANICAL NAME	COMMON NAME
	Decomposed Granite	'Superior' Gold'
	Decomposed Granite	'Superior' Gold'
	Sof' Fall	See Hardscape Details
SOD/SEED	BOTANICAL NAME	COMMON NAME
	Cynodon Dactylon 'Mid-Iron'	'Mid-Iron' Bermuda Grass



CITY CASE # FS21-380



WILLOW TRAILS
PHASE 1
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



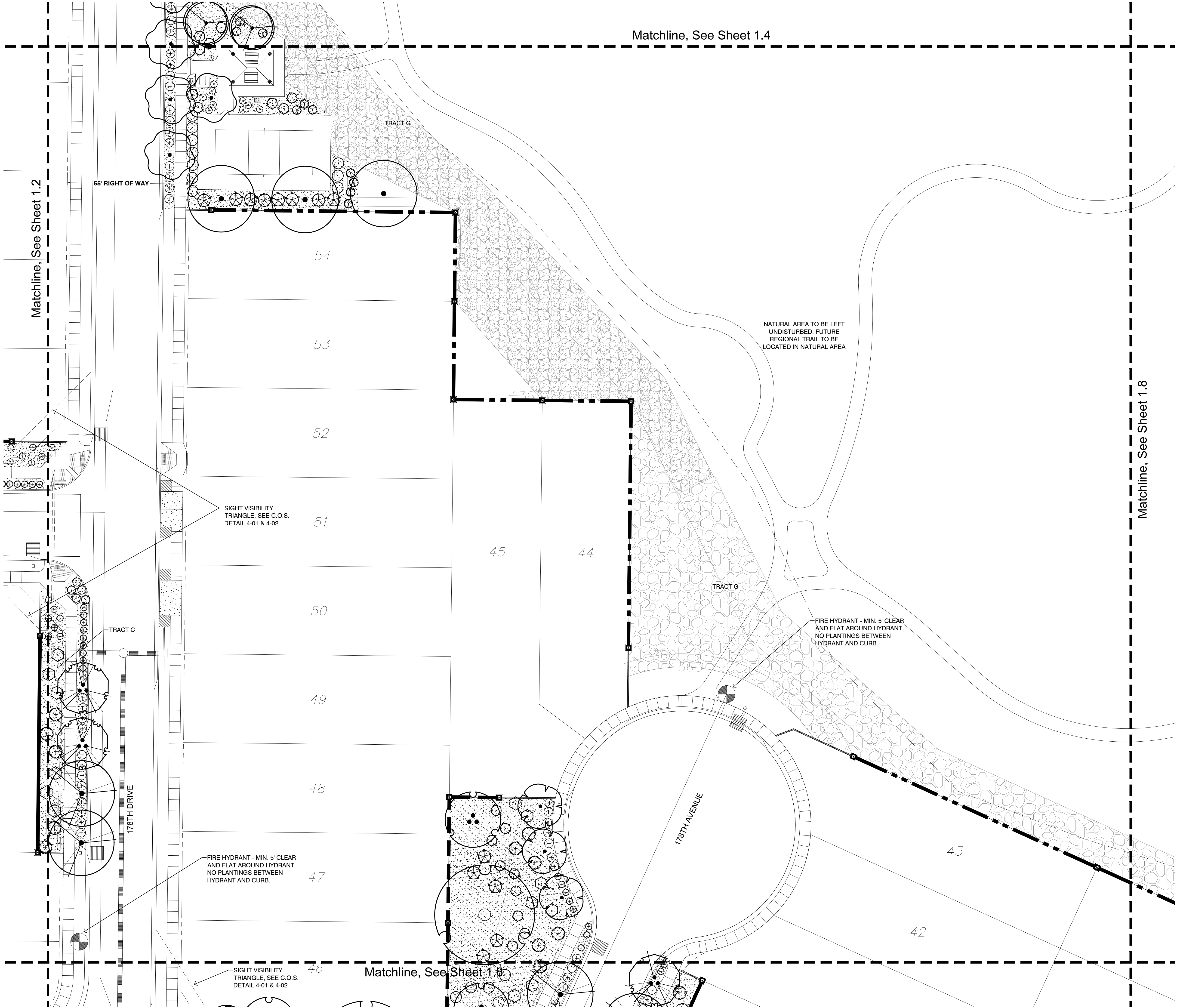
PREPARED FOR:
FORESTAR
1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

DATE:	JUNE 1, 2023
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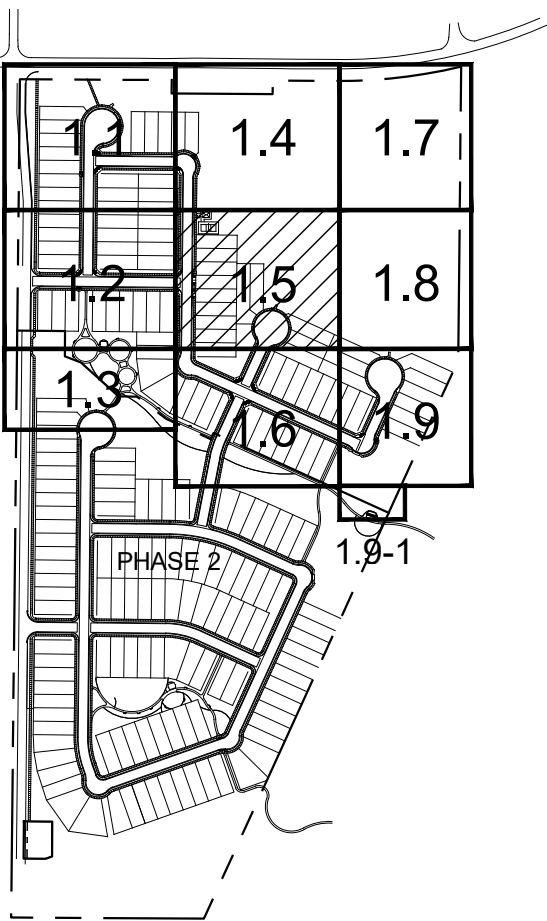
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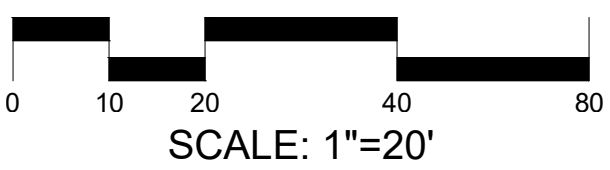


KEY
MAP



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	Acacia salicina	Willow Acacia
	Chilopsis linearis 'Arts Seedless'	Desert Willow
	Fraxinus velutina 'Rio Grande'	Rio Grande Ash
	Parkinsonia praecox	Palo Brea
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde
	Pistacia chinensis	Chinese Pistache
	Pistacia chinensis	Chinese Pistache Multi-Trunk
	Prosopis glandulosa 'Maverick' TM	Honey Mesquite
	Quercus virginiana	Southern Live Oak
	Rhus lancea	African Sumac
	Ulmus parvifolia 'True Green'	True Green Lacebark Elm
SHRUBS	BOTANICAL NAME	COMMON NAME
	Agave angustifolia marginata	Ribbon Agave
	Bougainvillea x 'Monle'	Camarillo Fiesta Bougainvillea
	Caesalpinia gilliesii	Yellow Bird Of Paradise
	Caesalpinia pulcherrima	Red Bird Of Paradise
	Calliandra californica	Red Baja Fairy Duster
	Eremophila maculata 'Valentine'	Ernu Bush
	Ericameria laricifolia	Turpentine Bush
	Fouquieria splendens	Ocotillo
	Hesperaloe parviflora	Red Yucca
	Lantana camara	Bush Lantana
	Larrea tridentata	Creosote Bush
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Texas Sage
	Ruellia penninsularis	Baja Ruellia
	Vauquelinia californica	Arizona Rosewood
GRASSES	BOTANICAL NAME	COMMON NAME
	Aristida purpurea	Purple Threeween
	Muhlenbergia capillaris 'Lenca'	Regal Mist Pink Muhly
	Muhlenbergia rigens	Deer Grass
	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass
GROUND COVERS	BOTANICAL NAME	COMMON NAME
	Decomposed Granite	'Superior Gold'
	Decomposed Granite	'Superior Gold'
	So' Fall	See Hardscape Details
SOD/SEED	BOTANICAL NAME	COMMON NAME
	Cynodon Dactylon 'Mid-Iron'	'Mid-Iron' Bermuda Grass



WILLOW TRAILS
PHASE 1
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



PREPARED FOR:
FORESTAR
1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

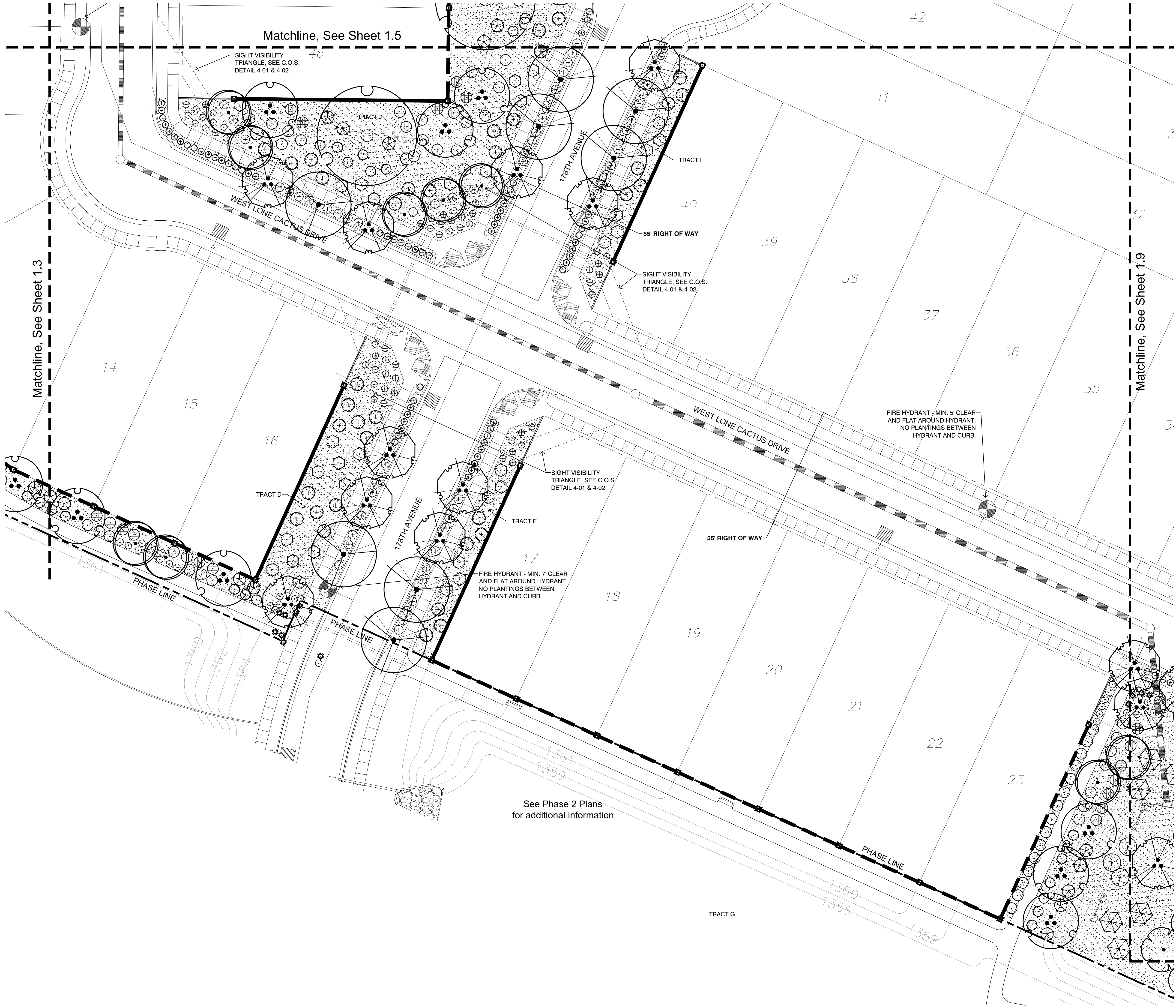
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REVISIONS:	

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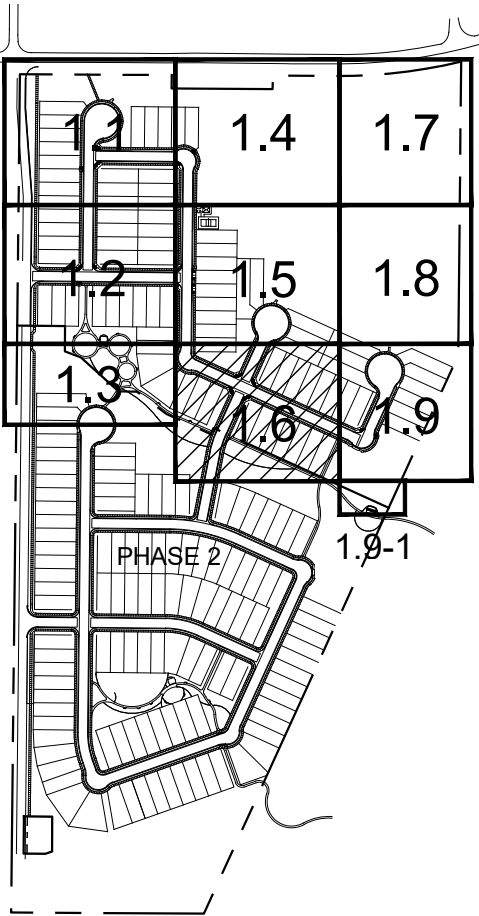
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L1.5

CITY CASE # FS21-380



KEY
MAP



PLANT SCHEDULE

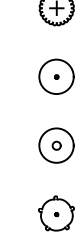
TREES



SHRUBS



GRASSES



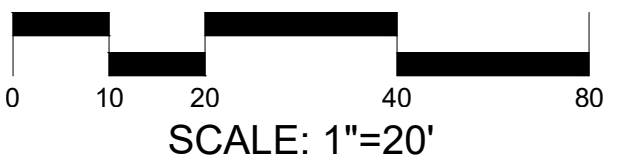
GROUND COVERS



SOD/SEED



BOTANICAL NAME	COMMON NAME
Acacia salicina	Willow Acacia
Chilopsis linearis 'Arts Seedless'	Desert Willow
Fraxinus velutina 'Rio Grande'	Rio Grande Ash
Parkinsonia praecox	Palo Brea
Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde
Pistacia chinensis	Chinese Pistache
Pistacia chinensis	Chinese Pistache Multi-Trunk
Prosopis glandulosa 'Maverick' TM	Honey Mesquite
Quercus virginiana	Southern Live Oak
Rhus lancea	African Sumac
Ulmus parvifolia 'True Green'	True Green Lacebark Elm
BOTANICAL NAME	COMMON NAME
Agave angustifolia marginata	Ribbon Agave
Bougainvillea x 'Monle'	Camarillo Fiesta Bougainvillea
Caesalpinia gilliesii	Yellow Bird of Paradise
Caesalpinia pulcherrima	Red Bird Of Paradise
Calliandra californica	Red Baja Fairy Duster
Eremophila maculata 'Valentine'	Ernu Bush
Ericameria laricifolia	Turpentine Bush
Fouquieria splendens	Ocotillo
Hesperaloe parviflora	Red Yucca
Lantana camara	Bush Lantana
Larrea tridentata	Creosote Bush
Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Texas Sage
Ruellia penninsularis	Baja Ruellia
Vauquelinia californica	Arizona Rosewood
BOTANICAL NAME	COMMON NAME
Aristida purpurea	Purple Threeween
Muhlenbergia capillaris 'Lenca'	Regal Mist Pink Muhly
Muhlenbergia rigens	Deer Grass
Nassella tenuissima 'Pony Tails'	Mexican Feathergrass
BOTANICAL NAME	COMMON NAME
Decomposed Granite	'Superior Gold'
Decomposed Granite	'Superior Gold'
Sof' Fall	See Hardscape Details
BOTANICAL NAME	COMMON NAME
Cynodon Dactylon 'Mid-Iron'	'Mid-Iron' Bermuda Grass



CITY CASE # FS21-380



WILLOW TRAILS
PHASE 1
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



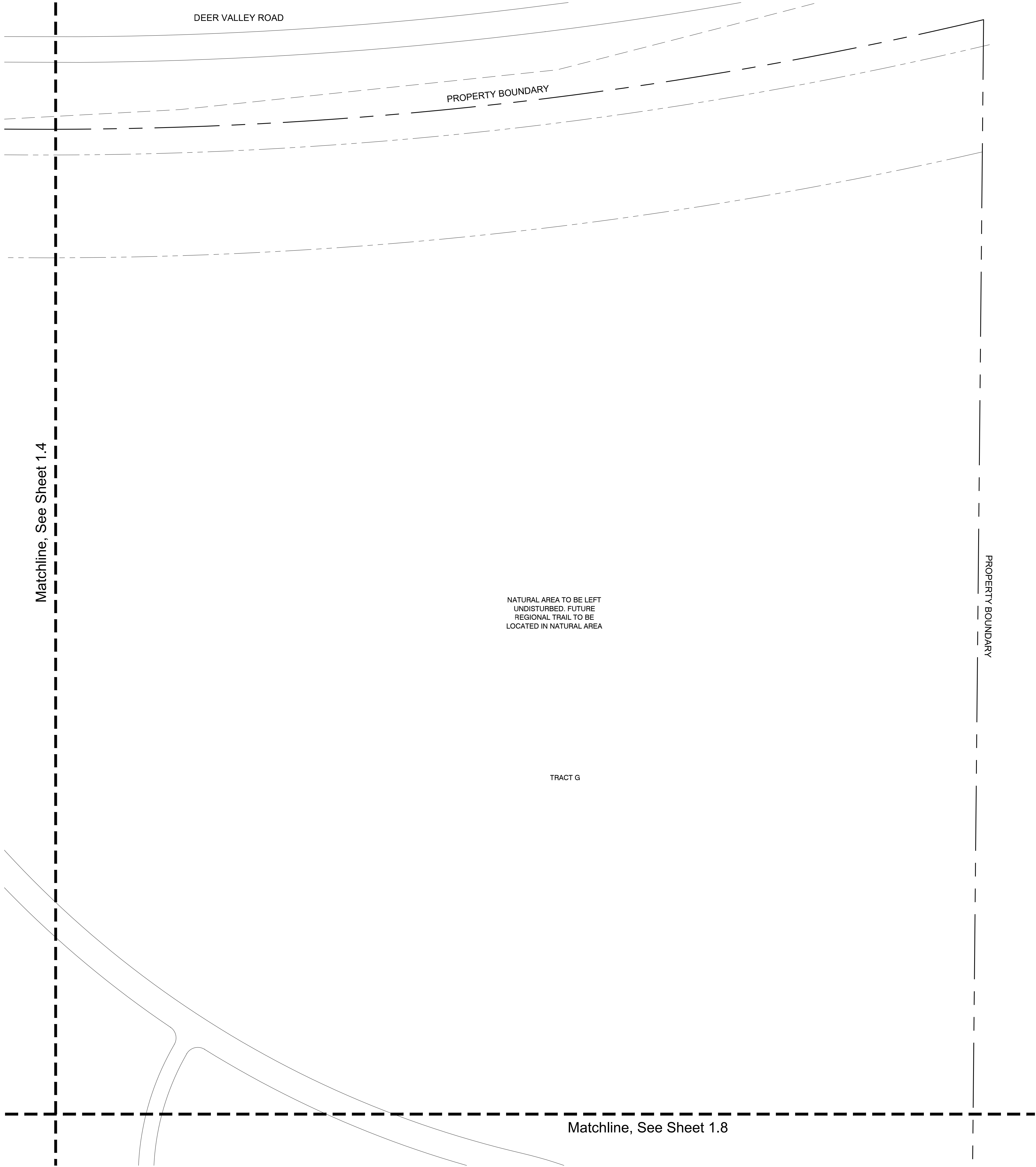
PREPARED FOR:
FORESTAR
1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

DATE:	JUNE 1, 2023
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REVIEW BY:	EL
VERSION:	
REVISIONS:	

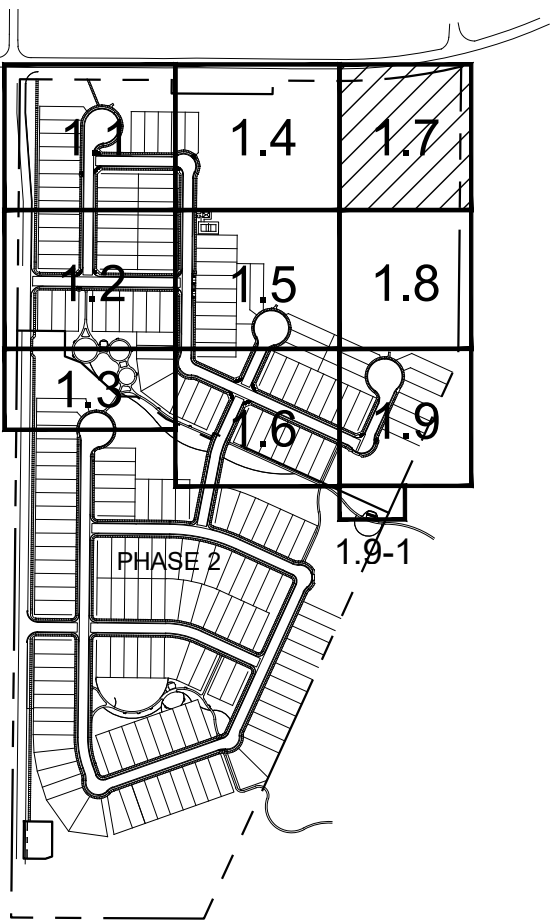
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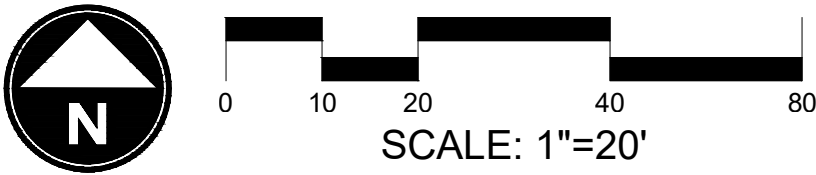


KEY
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PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	Acacia salicina	Willow Acacia
	Chilopsis linearis 'Arts Seedless'	Desert Willow
	Fraxinus velutina 'Rio Grande'	Rio Grande Ash
	Parkinsonia praecox	Palo Brea
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde
	Pistacia chinensis	Chinese Pistache
	Pistacia chinensis	Chinese Pistache Multi-Trunk
	Prosopis glandulosa 'Maverick' TM	Honey Mesquite
	Quercus virginiana	Southern Live Oak
	Rhus lancea	African Sumac
	Ulmus parvifolia 'True Green'	True Green Lacebark Elm
SHRUBS	BOTANICAL NAME	COMMON NAME
	Agave angustifolia marginata	Ribbon Agave
	Bougainvillea x 'Monle'	Camarillo Fiesta Bougainvillea
	Caesalpinia gilliesii	Yellow Bird of Paradise
	Caesalpinia pulcherrima	Red Bird Of Paradise
	Calliandra californica	Red Baja Fairy Duster
	Eremophila maculata 'Valentine'	Ernu Bush
	Ericameria laricifolia	Turpentine Bush
	Fouquieria splendens	Ocotillo
	Hesperaloe parviflora	Red Yucca
	Lantana camara	Bush Lantana
	Larrea tridentata	Creosote Bush
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Texas Sage
	Ruellia penninsularis	Baja Ruellia
	Vauquelinia californica	Arizona Rosewood
GRASSES	BOTANICAL NAME	COMMON NAME
	Aristida purpurea	Purple Threesawn
	Muhlenbergia capillaris 'Lenca'	Regal Mist Pink Muhly
	Muhlenbergia rigens	Deer Grass
	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass
GROUND COVERS	BOTANICAL NAME	COMMON NAME
	Decomposed Granite	'Superior' Gold
	Decomposed Granite	'Superior' Gold
	Sof' Fall	See Hardscape Details
SOD/SEED	BOTANICAL NAME	COMMON NAME
	Cynodon Dactylon 'Mid-Iron'	'Mid-Iron' Bermuda Grass



CITY CASE # FS21-380



WILLOW TRAILS
PHASE 1
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



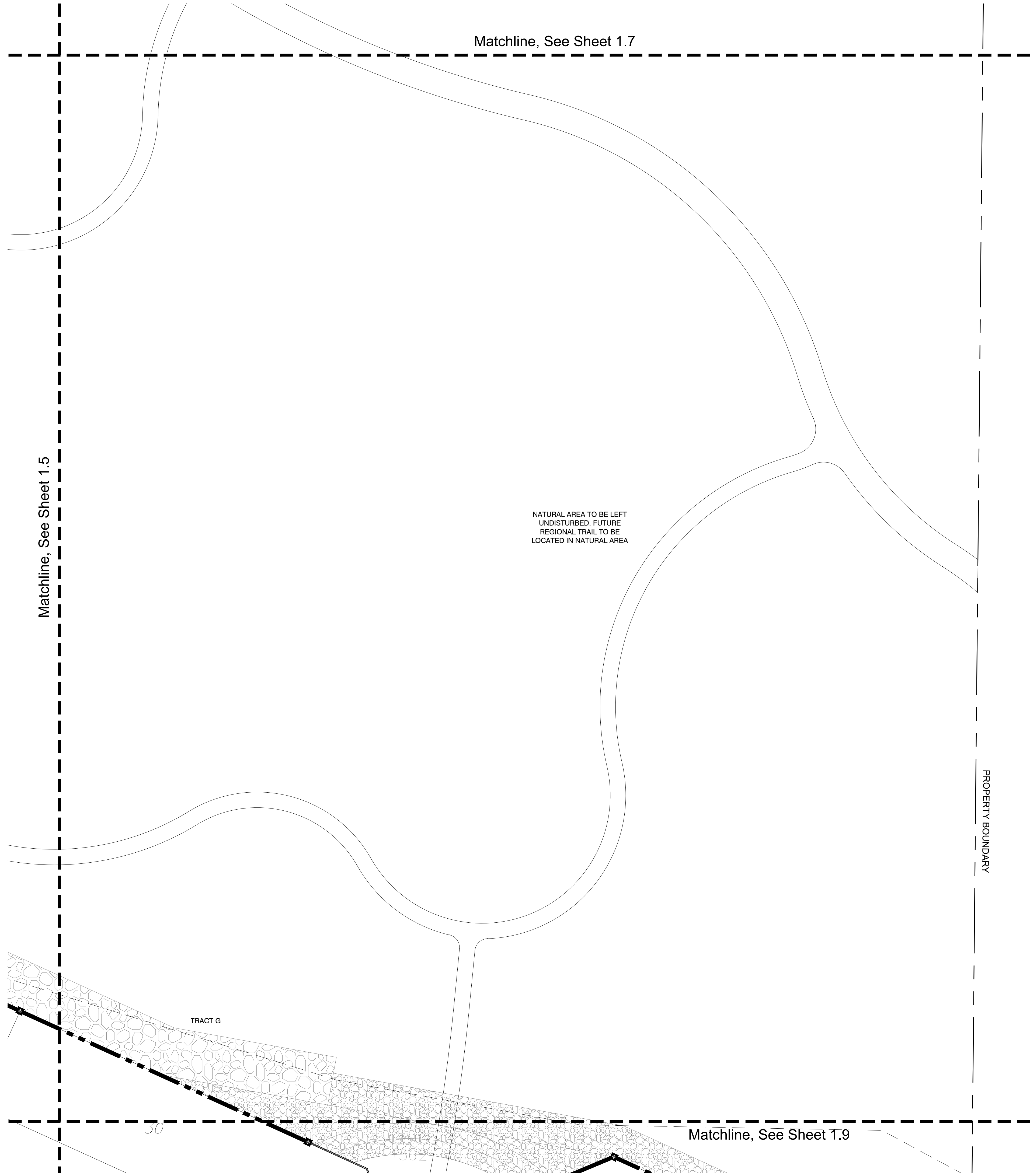
PREPARED FOR:
FORESTAR
1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

DATE:	JUNE 1, 2023
PROJECT:	000.0000.81
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REVIEW BY:	EL
VERSION:	
REVISIONS:	

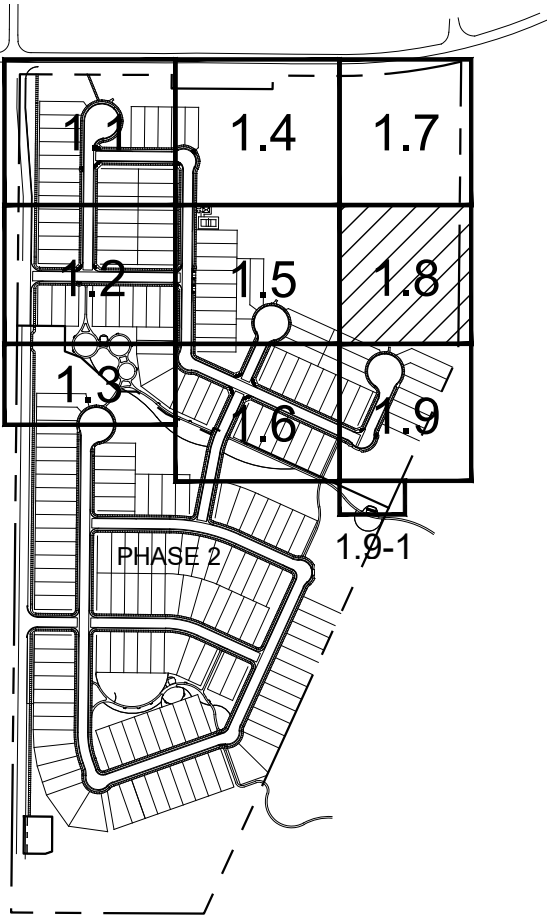
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**LANDSCAPE
PLAN**

SHEET NUMBER:

L1.7



KEY
MAP



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	Acacia salicina	Willow Acacia
	Chilopsis linearis 'Arts Seedless'	Desert Willow
	Fraxinus velutina 'Rio Grande'	Rio Grande Ash
	Parkinsonia praecox	Palo Brea
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde
	Pistacia chinensis	Chinese Pistache
	Pistacia chinensis	Chinese Pistache Multi-Trunk
	Prosopis glandulosa 'Maverick' TM	Honey Mesquite
	Quercus virginiana	Southern Live Oak
	Rhus lancea	African Sumac
	Ulmus parvifolia 'True Green'	True Green Lacebark Elm
SHRUBS	BOTANICAL NAME	COMMON NAME
	Agave angustifolia marginata	Ribbon Agave
	Bougainvillea x 'Monle'	Camarillo Fiesta Bougainvillea
	Caesalpinia gilliesii	Yellow Bird of Paradise
	Caesalpinia pulcherrima	Red Bird Of Paradise
	Calliandra californica	Red Baja Fairy Duster
	Eremophila maculata 'Valentine'	Emu Bush
	Ericameria laricifolia	Turpentine Bush
	Fouquieria splendens	Ocotillo
	Hesperaloe parviflora	Red Yucca
	Lantana camara	Bush Lantana
	Larrea tridentata	Creosote Bush
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Texas Sage
	Ruellia penninsularis	Baja Ruellia
	Vauquelinia californica	Arizona Rosewood
GRASSES	BOTANICAL NAME	COMMON NAME
	Aristida purpurea	Purple Threesawn
	Muhlenbergia capillaris 'Lenca'	Regal Mist Pink Muhly
	Muhlenbergia rigens	Deer Grass
	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass
GROUND COVERS	BOTANICAL NAME	COMMON NAME
	Decomposed Granite	'Superior Gold'
	Decomposed Granite	'Superior Gold'
	Sof' Fall	See Hardscape Details
SOD/SEED	BOTANICAL NAME	COMMON NAME
	Cynodon Dactylon 'Mid-Iron'	'Mid-Iron' Bermuda Grass



CITY CASE # FS21-380



WILLOW TRAILS
PHASE 1
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



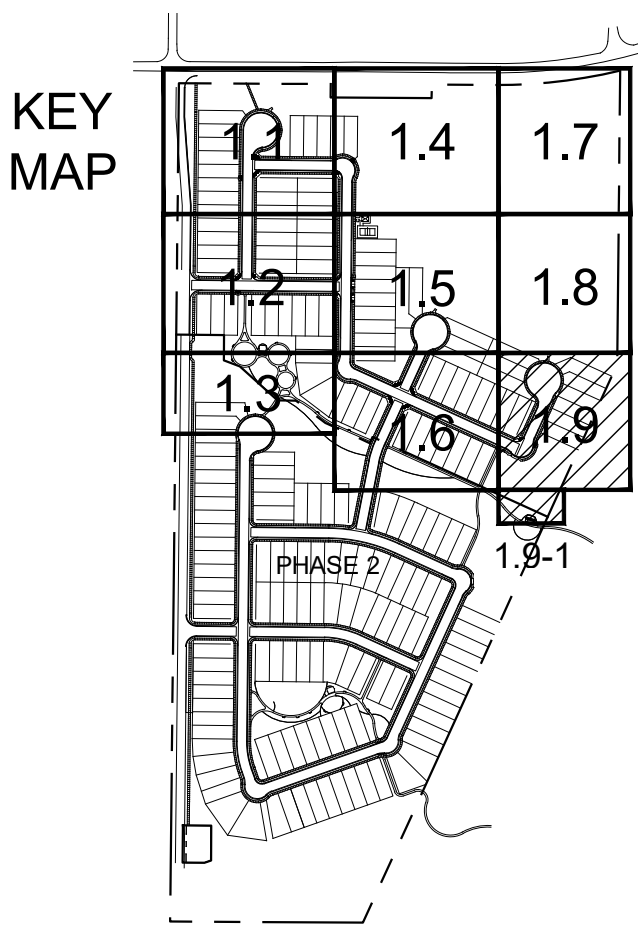
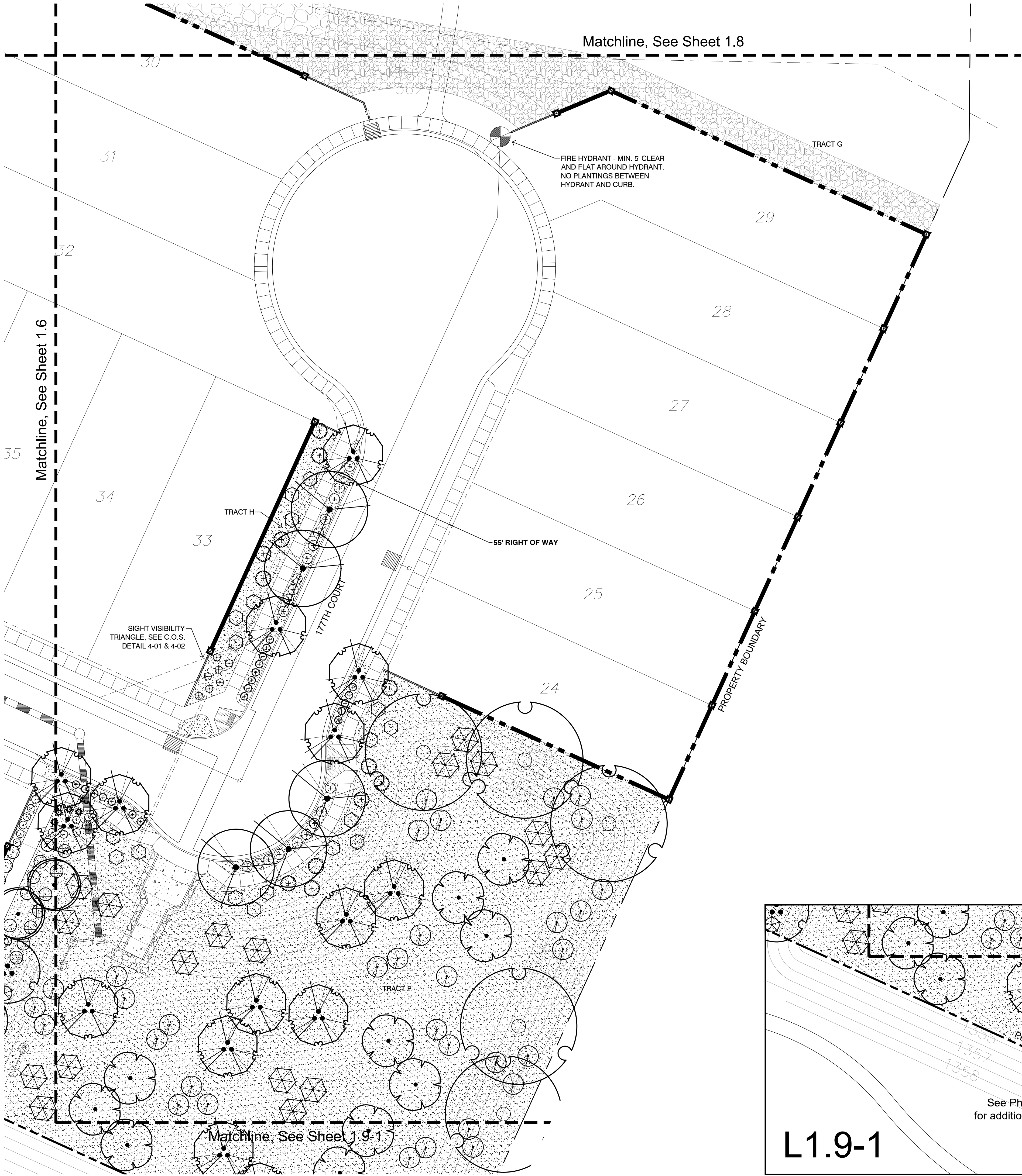
PREPARED FOR:
FORESTAR
1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

DATE:	JUNE 1, 2023
PROJECT:	000.0000.81
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REVIEW BY:	EL
VERSION:	
REVISIONS:	

SHEET TITLE:
**LANDSCAPE
PLAN**

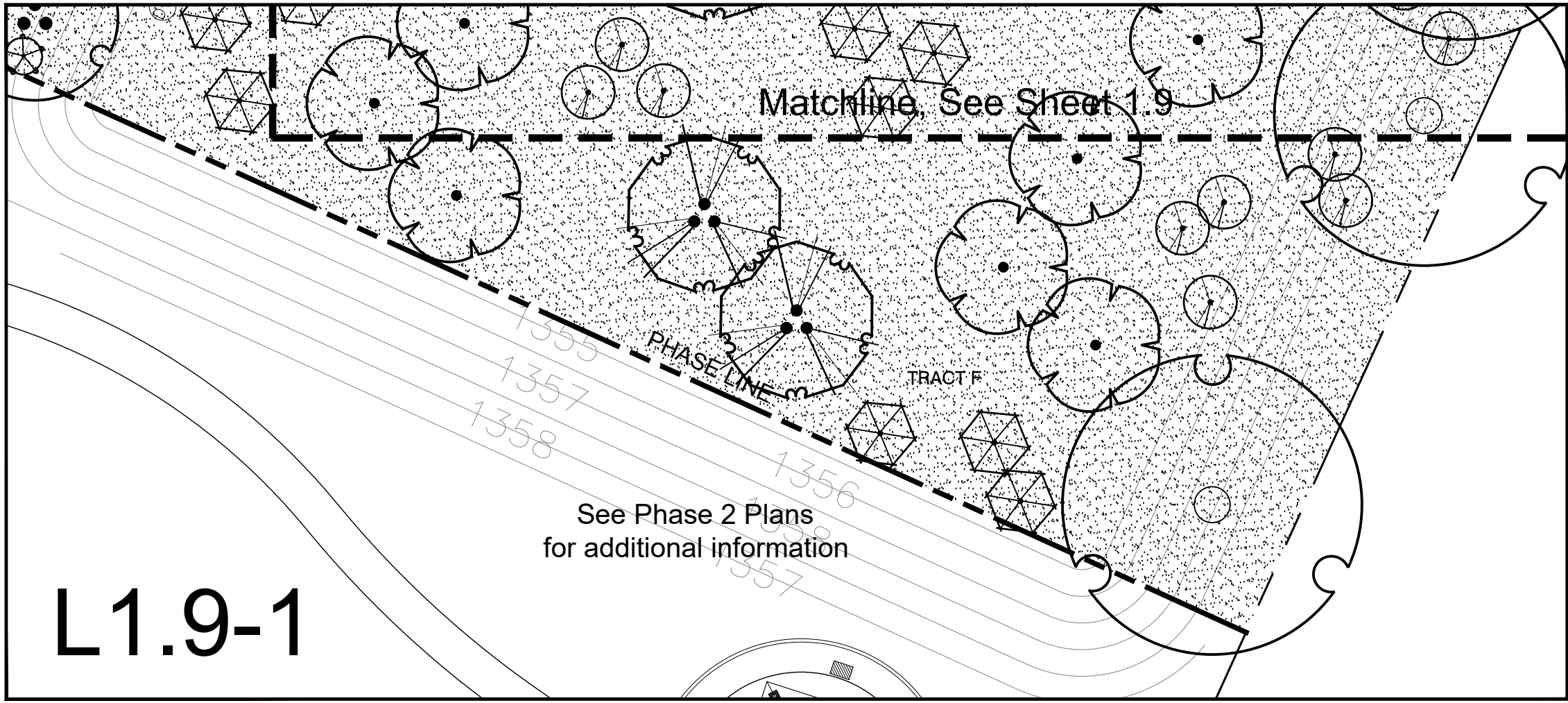
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PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	Acacia salicina	Willow Acacia
	Chilopsis linearis 'Arts Seedless'	Desert Willow
	Fraxinus velutina 'Rio Grande'	Rio Grande Ash
	Parkinsonia praecox	Palo Brea
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde
	Pistacia chinensis	Chinese Pistache
	Pistacia chinensis	Chinese Pistache Multi-Trunk
	Prosopis glandulosa 'Maverick'™	Honey Mesquite
	Quercus virginiana	Southern Live Oak
	Rhus lancea	African Sumac
	Ulmus parvifolia 'True Green'	True Green Lacebark Elm
SHRUBS	BOTANICAL NAME	COMMON NAME
	Agave angustifolia marginata	Ribbon Agave
	Bougainvillea x 'Monle'	Camarillo Fiesta Bougainvillea
	Caesalpinia gilliesii	Yellow Bird of Paradise
	Caesalpinia pulcherrima	Red Bird Of Paradise
	Calliandra californica	Red Baja Fairy Duster
	Eremophila maculata 'Valentine'	Ernu Bush
	Ericameria laricifolia	Turpentine Bush
	Fouquieria splendens	Ocotillo
	Hesperaloe parviflora	Red Yucca
	Lantana camara	Bush Lantana
	Larrea tridentata	Creosote Bush
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Texas Sage
	Ruellia penninsularis	Baja Ruellia
	Vauquelinia californica	Arizona Rosewood
GRASSES	BOTANICAL NAME	COMMON NAME
	Aristida purpurea	Purple Threesawn
	Muhlenbergia capillaris 'Lenca'	Regal Mist Pink Muhly
	Muhlenbergia rigens	Deer Grass
	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass
GROUND COVERS	BOTANICAL NAME	COMMON NAME
	Decomposed Granite	'Superior Gold'
	Decomposed Granite	'Superior Gold'
	Sof' Fall	See Hardscape Details
SOD/SEED	BOTANICAL NAME	COMMON NAME
	Cynodon Dactylon 'Mid-Iron'	'Mid-Iron' Bermuda Grass



WILLOW TRAILS

PHASE 1

CONSTRUCTION DOCUMENTS

CITY OF SURPRISE, ARIZONA

PREPARED FOR:

FORESTAR
1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

DATE:	JUNE 1, 2023
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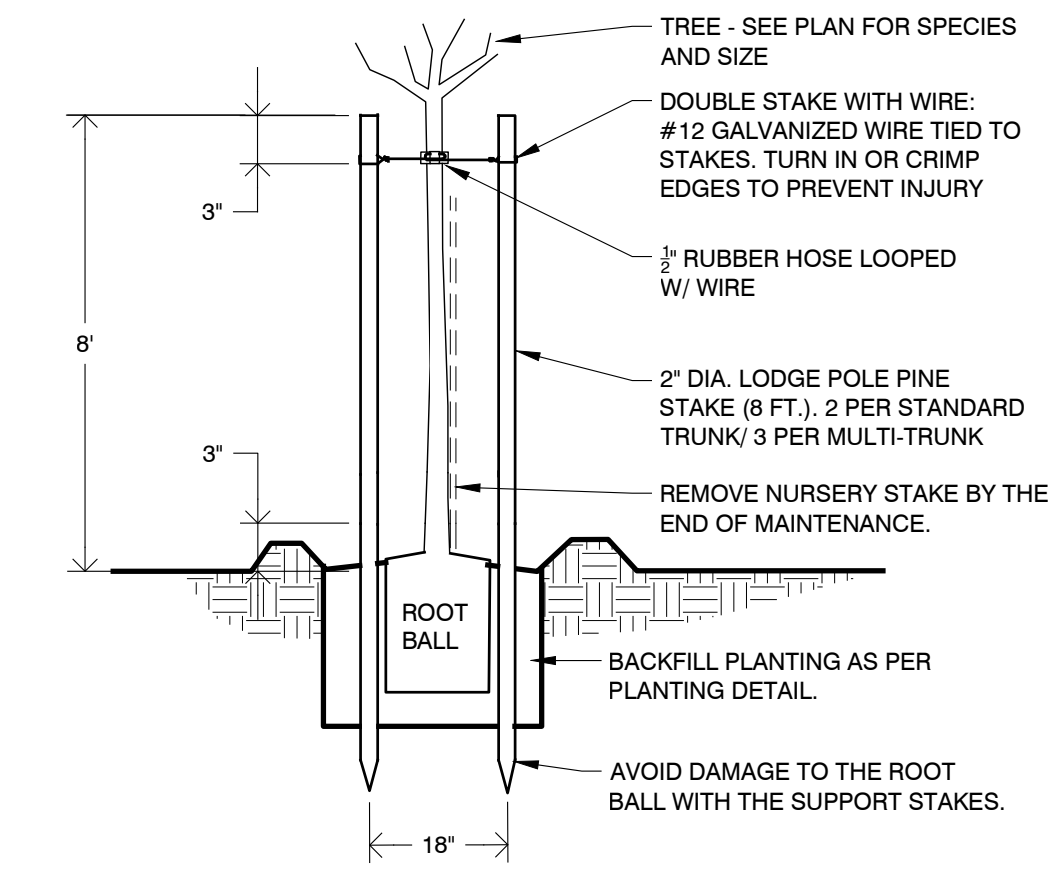
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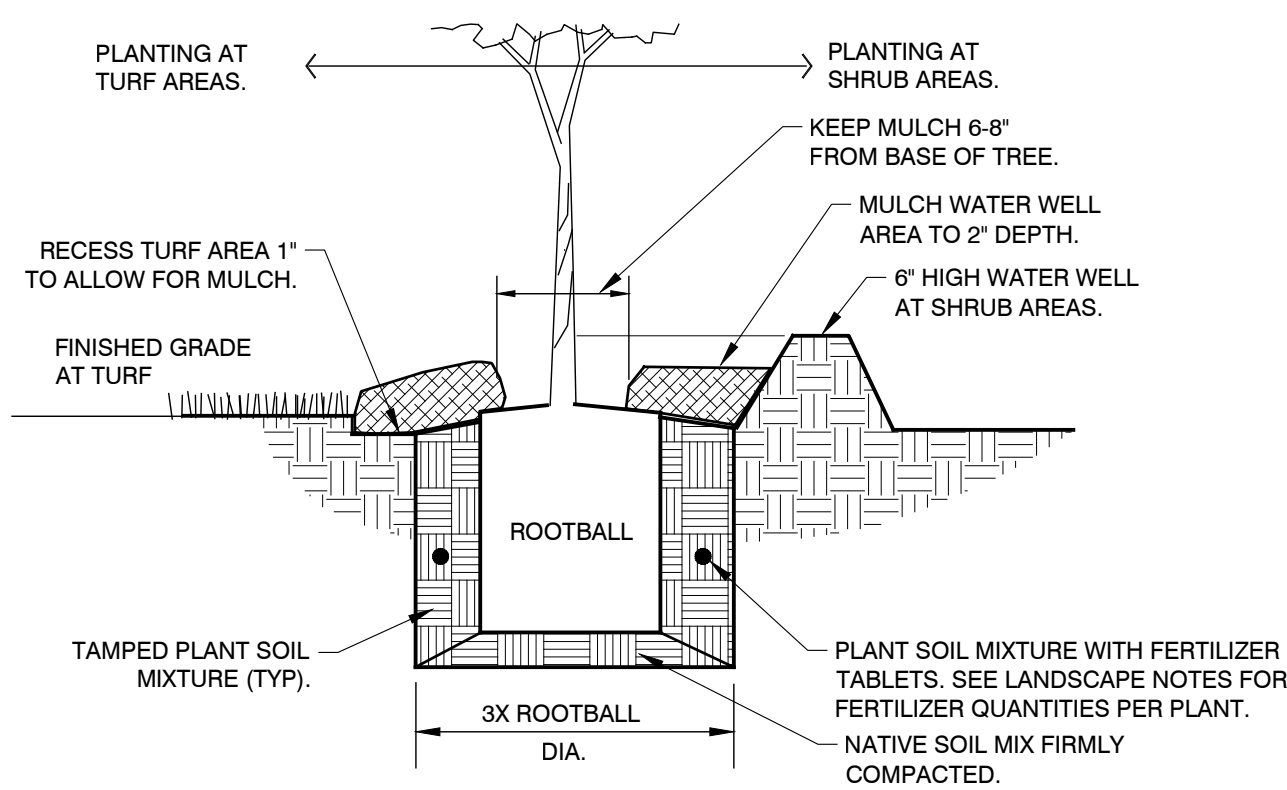
L1.9

CITY CASE # FS21-380

NOTE:
LANDSCAPE MAINTENANCE CONTRACTOR
SHALL REMOVE ALL TREE STAKES &
TIES AFTER (2) TWO YEARS

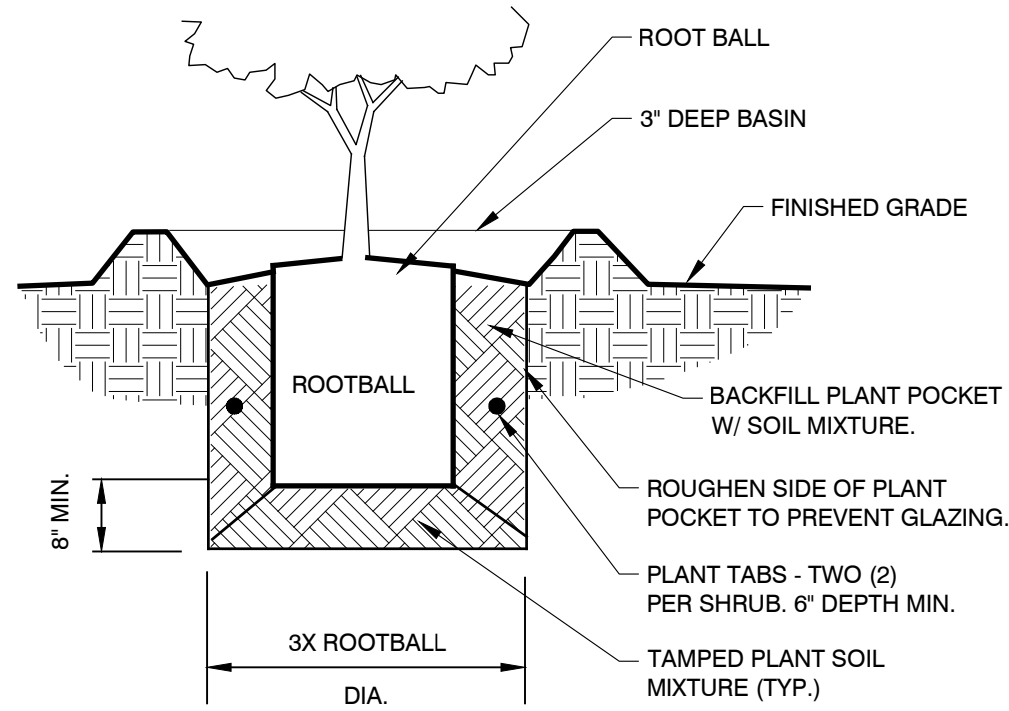


STAKING DETAIL



PLANT PIT DETAIL

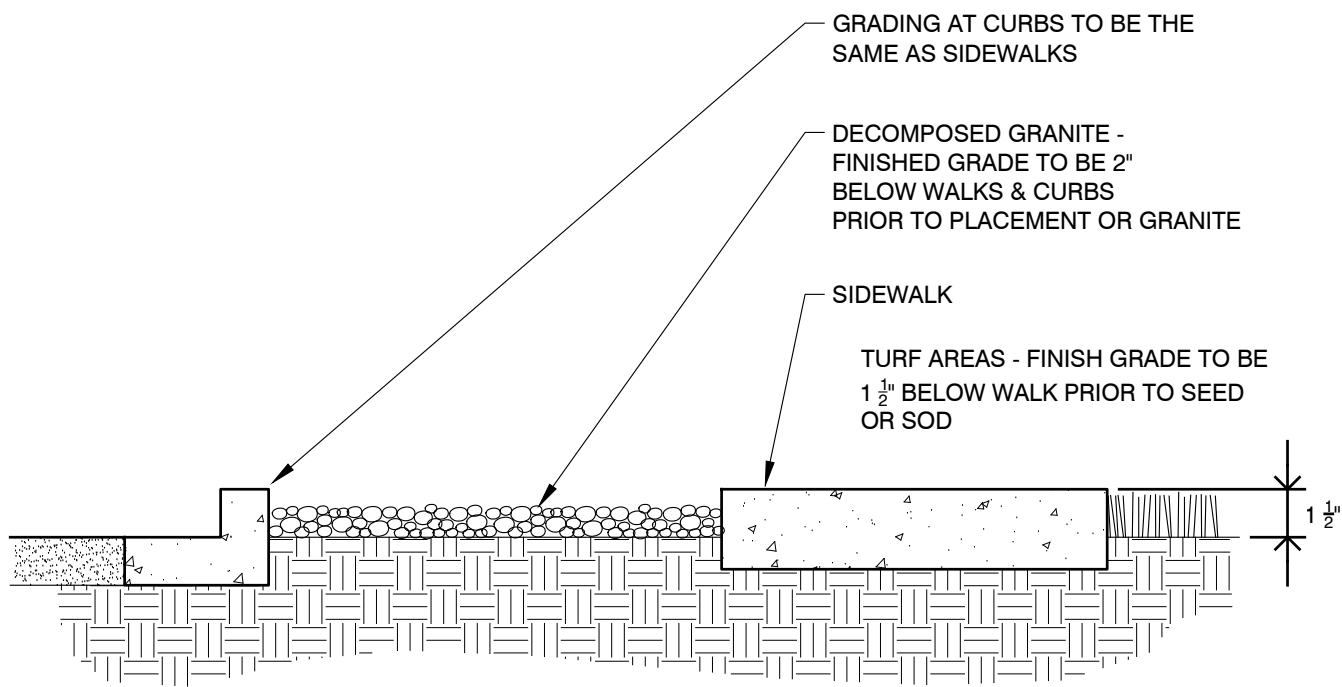
NOTE:
FOR SHRUB PLANTING ON SLOPES, REFER TO
SLOPE PLANTING DETAIL



3 SHRUB PLANTING

NTS

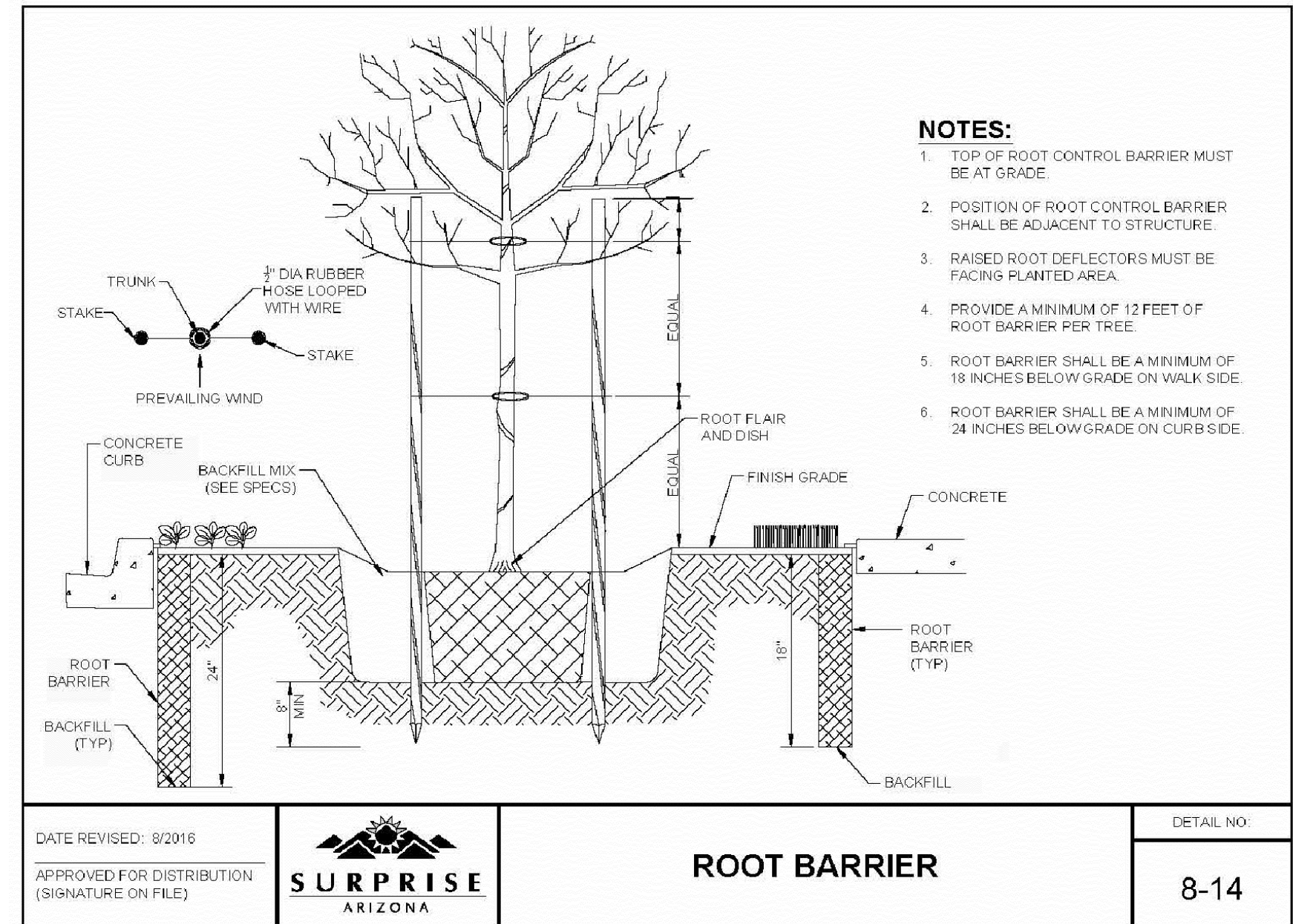
329333-01



6 GRADING @ WALKS/ CURBS

NTS

033344-02



7 ROOT BARRIER

NTS

1 TREE PLANTING

NTS

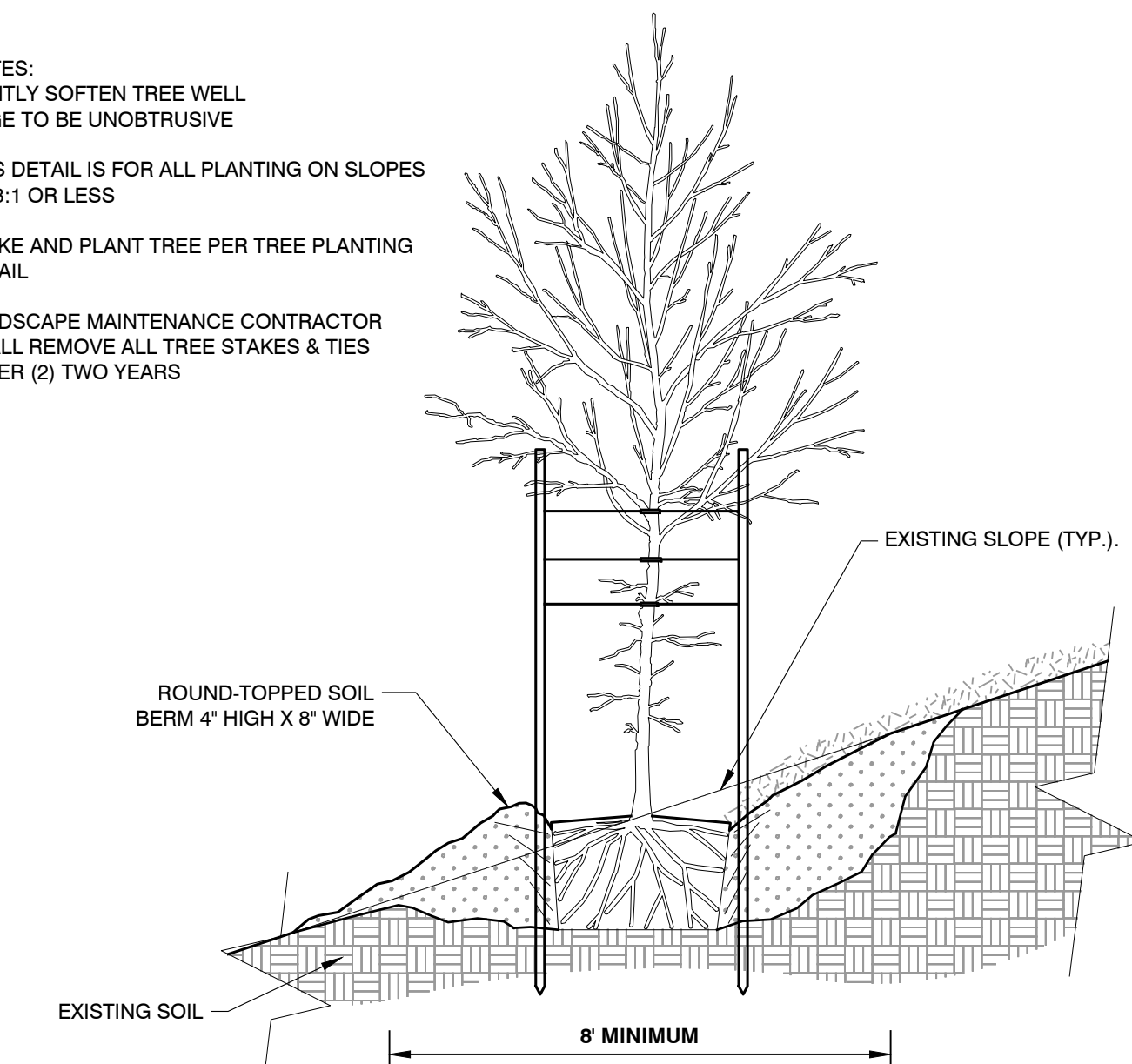
329343-01

NOTES:
GENTLY SOFTEN TREE WELL
EDGE TO BE UNOBTUSIVE

THIS DETAIL IS FOR ALL PLANTING ON SLOPES
OF 3:1 OR LESS

STAKE AND PLANT TREE PER TREE PLANTING
DETAIL

LANDSCAPE MAINTENANCE CONTRACTOR
SHALL REMOVE ALL TREE STAKES & TIES
AFTER (2) TWO YEARS



2 SLOPE PLANTING

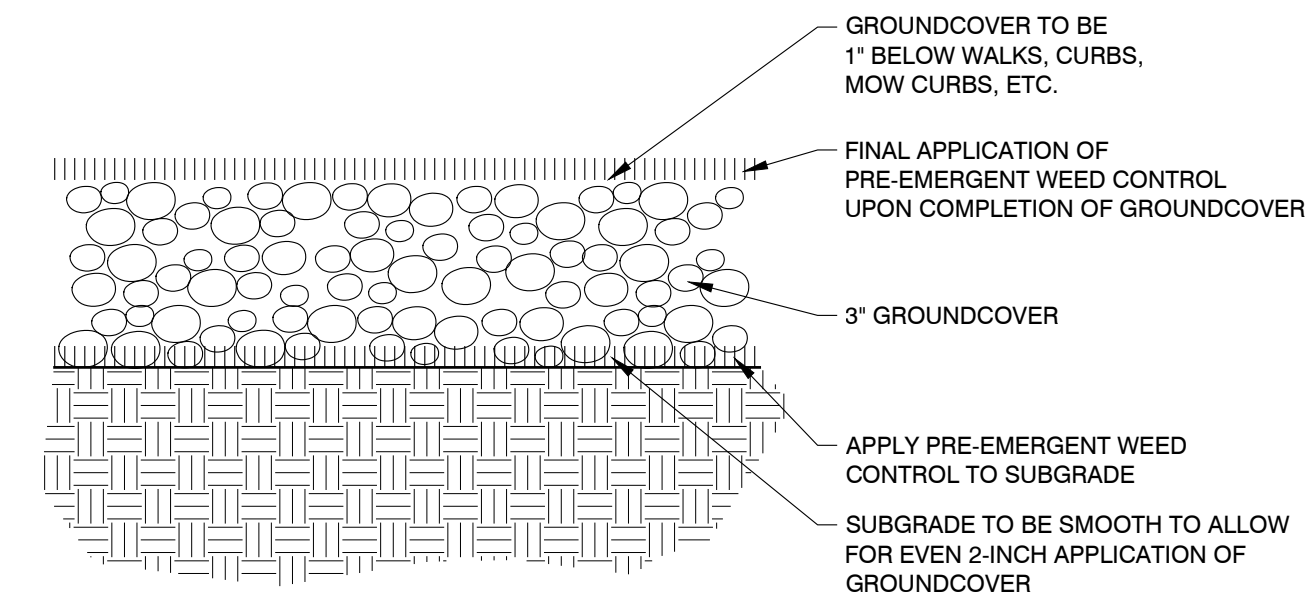
NTS

329343-02

4 GROUNDCOVER

NTS

DETAIL-FILE



NOTE:
EACH APPLICATION OF SURFLAN TO BE APPLIED AT 2-5 QUARTS PER ACRE.
CONTRACTOR TO CALL & VERIFY EACH APPLICATION WITH THE PROJECT
LANDSCAPE ARCHITECT OR OWNERS AGENT.

5 DECOMPOSED GRANITE

NTS

321516-02



WILLOW TRAILS

PHASE 1

CONSTRUCTION DOCUMENTS

CITY OF SURPRISE, ARIZONA



PREPARED FOR:

FORESTAR

1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

DATE:	JUNE 1, 2023
PROJECT:	000.0000.81
DRAWN BY:	DL
REVIEW BY:	EL
VERSION:	
REVISIONS:	

SHEET TITLE:
**LANDSCAPE
DETAILS**

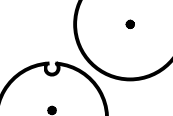
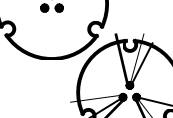
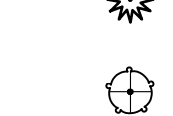
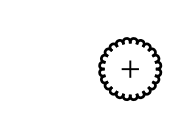
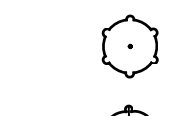
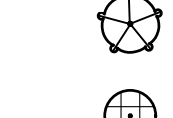
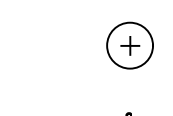
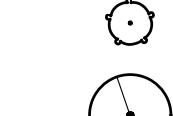
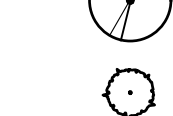
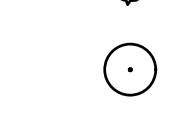
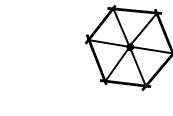
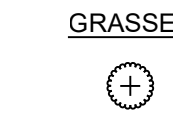
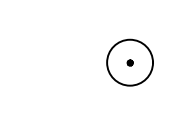
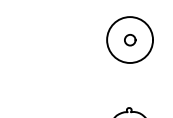
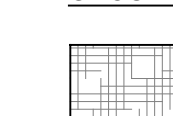
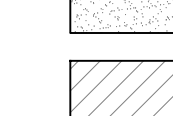
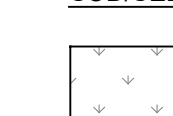
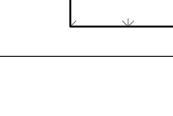
SHEET NUMBER:

L1.10

WILLOW TRAILS

Phase 1 Landscape Maintenance Schedule

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	EMITTER ALLOCATION	MAINTENANCE NOTES
	Acacia salicina	Willow Acacia	36" Box	40	See Tree Emitter Schedule	Stake As Required - See Tree Planting Detail Trim Canopy To 70% Height Of Tree, Remove Suckers
	Chilopsis linearis 'Arts Seedless'	Desert Willow	36" Box	40	See Tree Emitter Schedule	Multi-Trunk Tree - Stake As Req. - See Tree Planting Detail Trim Canopy To 70% Height Of Tree
	Fraxinus velutina 'Rio Grande'	Rio Grande Ash	24" Box	3	See Tree Emitter Schedule	Multi-Trunk Tree - Stake As Req. - See Tree Planting Detail Trim Canopy To 70% Height Of Tree
	Parkinsonia praecox	Palo Brea	24" Box	16	See Tree Emitter Schedule	Multi-Trunk Tree - Stake As Req. - See Tree Planting Detail Trim Canopy To 70% Height Of Tree
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	24" Box	11	See Tree Emitter Schedule	Multi-Trunk Tree - Stake As Req. - See Tree Planting Detail Trim Canopy To 70% Height Of Tree
	Pistacia chinensis	Chinese Pistache	24" Box	24	See Tree Emitter Schedule	Stake As Required - See Tree Planting Detail Trim Canopy To 70% Height Of Tree, Remove Suckers
	Pistacia chinensis	Chinese Pistache Multi-Trunk	24" Box	5	See Tree Emitter Schedule	Multi-Trunk Tree - Stake As Req. - See Tree Planting Detail Trim Canopy To 70% Height Of Tree
	Prosopis glandulosa 'Maverick' TM	Honey Mesquite	24" Box	14	See Tree Emitter Schedule	Stake As Required - See Tree Planting Detail Trim Canopy To 70% Height Of Tree, Remove Suckers
	Quercus virginiana	Southern Live Oak	24" Box	16	See Tree Emitter Schedule	Stake As Required - See Tree Planting Detail Trim Canopy To 70% Height Of Tree, Remove Suckers
	Rhus lancea	African Sumac	24" Box	14	See Tree Emitter Schedule	Stake As Required - See Tree Planting Detail Trim Canopy To 70% Height Of Tree, Remove Suckers
	Ulmus parvifolia 'True Green'	True Green Lacebark Elm	24" Box	24	EMITTER ALLOCATION	MAINTENANCE NOTES
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	2.0 GPH Emitter	Trim Dead Or Dying Foliage As Needed Year Round. Remove Agave "Pups" As Needed Throughout The Year.
	Agave angustifolia marginata	Ribbon Agave	5 gal.	20	2.0 GPH Emitter	Trim Shrub Back To 18" Height April 1st Each Year Do Not Over Water Or Will Die
	Bougainvillea x 'Monle'	Camarillo Fiesta Bougainvillea	5 gal.	165	2.0 GPH Emitter	Trim Shrub To 6' Height November 1st Each Year
	Caesalpinia gilliesii	Yellow Bird of Paradise	5 gal.	93	2.0 GPH Emitter	Trim Shrub To 6' Height November 1st Each Year
	Caesalpinia pulcherrima	Red Bird Of Paradise	5 gal.	92	2.0 GPH Emitter	Trim Shrub To 6' Height November 1st Each Year
	Calliandra californica	Red Baja Fairy Duster	5 gal.	63	2.0 GPH Emitter	Plant Does Not Require Maintenance
	Eremophila maculata 'Valentine'	Emu Bush	5 gal.	52	2.0 GPH Emitter	Remove Dead Branches As Necessary
	Ericameria laricifolia	Turpentine Bush	5 gal.	10	2.0 GPH Emitter	Trim Dead Or Dying Flower Stalks By June 1st Each Year
	Fouquieria splendens	Ocotillo	5 gal.	7	2.0 GPH Emitter	Trim Plant To 1/3rd Mature Size On April 1st Each Year
	Hesperaloe parviflora	Red Yucca	1 gal.	348	2.0 GPH Emitter	Remove Dead Branches As Necessary
	Lantana camara	Bush Lantana	5 gal.	165	2.0 GPH Emitter	Trim Shrub Back To 18" Height April 1st Each Year Do Not Over Water Or Will Die
	Larrea tridentata	Creosote Bush	5 gal.	46	2.0 GPH Emitter	Trim As Needed And To Maintain Form
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Texas Sage	5 gal.	67	2.0 GPH Emitter	Trim To Maintain Size And Shape As Needed
	Ruellia penninsularis	Baja Ruellia	5 gal.	218		
	Vauquelinia californica	Arizona Rosewood	5 gal.	33	1.0 GPH Emitter	Refer To Ornamental Grass Maintenance Notes On Sheet L1.29
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	1.0 GPH Emitter	Refer To Ornamental Grass Maintenance Notes On Sheet L1.29
	Aristida purpurea	Purple Threawn	5 gal.	236	1.0 GPH Emitter	Refer To Ornamental Grass Maintenance Notes On Sheet L1.29
	Muhlenbergia capillaris 'Lenca'	Regal Mist Pink Muhly	1 gal.	163	1.0 GPH Emitter	Refer To Ornamental Grass Maintenance Notes On Sheet L1.29
	Muhlenbergia rigens	Deer Grass	1 gal.	18	1.0 GPH Emitter	Refer To Ornamental Grass Maintenance Notes On Sheet L1.29
	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass	1 gal.	98	NOTES	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	3" DEPTH 3 CY	
	Decomposed Granite	'Superior Gold'	3/8" Minus	276 sf	3" DEPTH 1,197.5 CY	
	Decomposed Granite	'Superior Gold'	7/8" Minus	123,670 sf	3" DEPTH 62.5 CY	
	Sof' Fall	See Hardscape Details	---	6,751 sf	NOTES	
SOD/SEED	BOTANICAL NAME	COMMON NAME	SIZE	QTY	See Irrigation Plans	
	Cynodon Dactylon 'Mid-Iron'	'Mid-Iron' Bermuda Grass	sod	6,244 sf		

Monthly Maintenance Schedule:

January

- LAWN MAINTENANCE/PERENNIAL RYE GRASS FERTILIZE ONCE W/ A 3-1-2 RATIO (E.G. 21-7-14)

February

- LAWN MAINTENANCE/PERENNIAL RYE GRASS FERTILIZE ONCE W/ A 3-1-2 RATIO (E.G. 21-7-14) / PRE-EMERGENT TO CONTROL SPRING AND EARLY SUMMER WEEDS, APPLY ONE TIME FEB. 25 - MARCH 5TH.
- TRIM ALL ORNAMENTAL GRASS BACK TO 6" IN HEIGHT W/ GAS POWERED TRIMMER AND A BRUSHCUTTER BLADE. (SEE ORNAMENTAL GRASS MAINTENANCE NOTES TO THE RIGHT.)

March

- LAWN MAINTENANCE/PERENNIAL RYE GRASS FERTILIZED ONCE W/ A 3-1-2 RATIO (E.G. 21-7-14)
- TRIM BAJA RUELLIA BACK TO 18" IN HEIGHT ON MARCH 1ST.

April

- LAWN MAINTENANCE/PERENNIAL RYE GRASS FERTILIZE ONCE W/ A 3-1-2 RATIO (E.G. 21-7-14) MAINTAIN RYEGRASS AT 3/4" OR LOWER TO ENCOURAGE SPRING TRANSITION BACK TO BERMUDA GRASS.
- TRIM DWARF MYRTLE BACK TO 18" IN HEIGHT ON APRIL 1ST.
- TRIM COMPACT TEXAS RANGER BACK TO 18" IN HEIGHT ON APRIL 1ST.
- TRIM THUNDER CLOUD TEXAS SAGE BACK TO 18" IN HEIGHT ON APRIL 1ST.
- TRIM BUSH LANTANA TO 1/2 MATURE SIZE ON APRIL 1ST
- TRIM TEXAS FIRECRACKER BUSH DAMAGED LEAVES OFF ON APRIL 1ST

May

- LAWN MAINTENANCE/PERENNIAL RYE GRASS FERTILIZE ONCE W/ A 3-1-2 RATIO (E.G. 21-7-14) MAINTAIN RYEGRASS AT 1/2" WITH A REEL LAWN MOWER UNTIL THE OVERSEED DIES.

June

- LAWN MAINTENANCE/PERENNIAL BERMUDA GRASS FERTILIZED ONCE W/ A 3-1-2 RATIO (E.G. 21-7-14) - MOW AT A RECOMMENDED HEIGHT. REMOVE THATCH WHEN MORE THAN 1/2" THICK. AERIFY AS NEEDED DURING THE FIRST FOUR WEEKS OF SUMMER.
- TRIM RED YUCCA FLOWER STALKS BACK TO BASE OF PLANT ON JUNE 1ST.

July

- LAWN MAINTENANCE/PERENNIAL BERMUDA GRASS FERTILIZE ONCE W/ A 3-1-2 RATIO (E.G. 21-7-14) - MOW AT A RECOMMENDED HEIGHT.

August

- LAWN MAINTENANCE/PERENNIAL BERMUDA GRASS FERTILIZED ONCE W/ A 3-1-2 RATIO (E.G. 21-7-14) - MOW AT MAXIMUM RECOMMENDED HEIGHT TO ENHANCE STRESS TOLERANCE.

September

- LAWN MAINTENANCE/PERENNIAL BERMUDA GRASS FERTILIZED ONCE W/ A 3-1-2 RATIO (E.G. 21-7-14) - MOW AT MAXIMUM RECOMMENDED HEIGHT TO ENHANCE STRESS TOLERANCE.
- TURN OFF TURF IRRIGATION ONE WEEK PRIOR TO SCALPING BERMUDA GRASS.

October

- LAWN MAINTENANCE/PERENNIAL RYE GRASS SCALP AND LIGHTLY DETHATCH BERMUDA GRASS NO EARLIER THAN SEPT. 25TH.
- REPAIR AND ADJUST ROTOR SPRAY HEADS IF NEEDED
- PLANT PERENNIAL RYE GRASS AT A RATE OF 15 POUNDS PER 1000 SQUARE FEET. DO NOT FERTILIZE OVERSEED RYE GRASS UNTIL AFTER 1ST MOWING.

November

- LAWN MAINTENANCE/PERENNIAL RYE GRASS WHEN OVERSEED RYE GRASS IS 2", BARELY MOW THE RYEGRASS. NO LOWER THAN 1 1/2". ONCE ESTABLISHED (WHEN EACH PLANT HAS 3 TO 4 BLADES) YOU CAN LOWER THE MOWER HEIGHT.
- TRIM RED BIRD OF PARADISE TO 6' HEIGHT NOVEMBER 1ST.
- TRIM YELLOW BIRD OF PARADISE TO 6' HEIGHT NOVEMBER 1ST.
- TRIM RED BAJA FAIRY DUSTER TO 6' HEIGHT NOVEMBER 1ST.

December

- LAWN MAINTENANCE/PERENNIAL RYE GRASS FERTILIZE ONCE W/ A 3-1-2 RATIO (E.G. 21-7-14)
- SPRAY PRE-EMERGENT (SURFLAN) IN DECOMPOSED GRANITE PLANTING AREAS DURING THE MONTH OF DECEMBER (WEED CONTROL)

Turf Grass - Monthly Water Requirements:

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL TOTAL
MONTHLY IRRIGATION													
HIGH TURF QUALITY	1.7"	2.4"	4.0"	5.9"	7.3"	7.4"	7.7"	7.3"	5.6"	4.2"	2.5"	1.6"	57.5"
ACCEPTABLE TURF QUALITY	1.4"	2.0"	3.4"	5.2"	6.3"	6.4"	6.7"	6.4"	4.8"	3.6"	2.1"	1.4"	49.9"

Landscape Maintenance Intent:

THE PLANT PALETTE SELECTED FOR THIS PROJECT WAS BASED SOLELY ON THE NATURAL CHARACTERISTICS OF EACH PLANT SPECIES. THE PLANTS NATURAL SIZE, SHAPE, LEAF TEXTURE AND SEASONAL COLOR ARE ALL IMPORTANT ELEMENTS OF THE LANDSCAPE DESIGN. IN ORDER TO RETAIN THE NATURAL CHARACTERISTICS OF EACH PLANT AND KEEP THE INTEGRITY OF THE LANDSCAPE DESIGN, A SPECIALIZED PRUNING AND MAINTENANCE PROGRAM NEEDS TO BE IMPLEMENTED. IN ORDER TO ACHIEVE THIS OBJECTIVE, WE RECOMMEND TRIMMING INDIVIDUAL PLANTS BACK JUST ONCE A YEAR, AT A SPECIFIED TIME OF YEAR THIS WILL ALLOW EACH PLANT SPECIES TO RECOVER MUCH QUICKER, WHILE RETAINING THEIR NATURAL SHAPE AND FLOWERING CAPACITY THROUGHOUT THE REMAINDER OF THE YEAR IF WE ALLOW THE SAME PLANT TO BE TRIMMED ONCE A MONTH, IT WILL NOT ONLY DESTROY THE PLANTS NATURAL SHAPE AND FLOWERING CAPACITY, BUT EVENTUALLY LIMIT ITS ABILITY TO PRODUCE NEW GROWTH AND BECOME WOODY. THIS PROGRAM SHOULD ALSO REDUCE THE ANNUAL MAINTENANCE COSTS ON ALL SHRUBS AND GROUND COVER WHILE BALANCING THE MAINTENANCE REQUIREMENTS FOR EACH MONTH.

PLEASE REFER TO THE PLANT SCHEDULE FOR THE MAINTENANCE REQUIREMENTS OF EACH INDIVIDUAL PLANT.

Drip Irrigation Watering Schedule:

DAILY HIGH TEMP.	WATERING HRS.	DAY INTERVAL	EMITTER ALLOCATION
60-75 DEGREES	0.5 HOURS	EVERY OTHER DAY	SEE PLANT SCHEDULE
75-95 DEGREES	1.0 HOURS	EVERY OTHER DAY	SEE PLANT SCHEDULE
95-115 DEGREES	2.0 HOURS	EVERY OTHER DAY	SEE PLANT SCHEDULE

Turf Irrigation Watering Schedule:

ALL BERMUDA GRASS SHOULD BE DEEP WATERED TO PROMOTE DEEP ROOT GROWTH. ONCE ESTABLISHED, LANDSCAPE MAINTENANCE CONTRACTOR SHALL WATER THE TURF AREAS NO MORE THAN ONCE EVERY THREE DAYS. THE AMOUNT OF WATER APPLIED TO THE TURF AREA SHALL BE DIRECTLY PROPORTIONAL TO THE IRRIGATION SYSTEMS PRECIPITATION RATE AND THE AMOUNT OF WATER REQUIRED FOR BERMUDA GRASS OR RYE GRASS AT A SPECIFIC TIME OF YEAR. (SEE SCHEDULE FOR BERMUDA GRASS BELOW LEFT)

FOR RYE GRASS WATERING REQUIREMENTS, PLEASE REFER TO THE PHOENIX WATER CONSERVATION OFFICE (602.256.3370) OR THE ARIZONA REPUBLIC'S WEATHER PAGE, WHERE LAWN WATERING REQUIREMENTS ARE PUBLISHED DAILY.

Ornamental Grass Maintenance:

- STEP 1
WRAP A BUNGEE CORD AROUND THE BASE OF THE PLANT AND ROLL THE BUNGEE CHORD UP THE PLANT APPROXIMATELY 12 INCHES.

- STEP 2
STRETCH THE BUNGEE CHORD AGAIN AND DOUBLE IT UP AROUND THE DEER GRASS SO THAT IT IS TIGHT.

- STEP 3
CUT THE DEER GRASS OFF 6" ABOVE FINISHED GRADE WITH A GAS POWERED TRIMMER USING A BRUSHCUTTER BLADE.

Notes:

- TREES WILL NEED TO BE TRIMMED AT LEAST ONCE IN THE SPRING. SOME TREE SPECIES WILL ALSO NEED TO BE PRUNED DURING THE SUMMER AND FALL MONTHS.
- PALM TREES, AGAVES AND YUCCA SPECIES WILL NEED TO BE MAINTAINED ON AN INDIVIDUAL BASIS.
- RAKE DECOMPOSED GRANITE AREAS AT LEAST ONCE A MONTH



WILLOW TRAILS
PHASE 1
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



PREPARED FOR:



DATE: JUNE 1, 2023

PROJECT: 000.0000.81

DRAWN BY: DL

REVIEW BY: EL

VERSION:

REVISIONS:

SHEET TITLE:
LANDSCAPE
MAINTENANCE

SHEET NUMBER:

L1.11

CITY CASE # FS21-380

WILLOW TRAILS

Phase 1 Irrigation Construction Documents

Irrigation Notes:

- ALL EXACT QUANTITIES OF EQUIPMENT REMAIN THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR AND NO ADDITIONAL COSTS TO THE OWNER WILL BE ACCEPTED AFTER BIDDING THIS PROJECT.
- PLANS ARE DIAGRAMMATIC AND APPROXIMATE. ALL VALVES AND PIPING SHALL BE LOCATED IN PLANTING AREAS AND ALL PIPING SHALL BE INSTALLED PRIOR TO PAVING WORK. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER PAVING EXCEPT WHERE SHOWN ON DRAWINGS. CAP ALL ENDS HAND TIGHT PRIOR TO BACKFILL.
- THE IRRIGATION SYSTEM IS DESIGNED FOR 70 STATIC PSI. CONTRACTOR SHALL VERIFY WATER PRESSURE IN THE FIELD PRIOR TO CONSTRUCTION. SHOULD A DISCREPANCY EXIST BETWEEN DESIGN PRESSURE AND ACTUAL PRESSURE, NOTIFY OWNERS AGENT IMMEDIATELY.
- CONTRACTOR TO CONFORM TO ALL STATE AND LOCAL CODES AND OBTAIN PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THE SITE.
- CONTRACTOR TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION. CONTACT BLUE STAKES CENTER (263-1100) 48 HOURS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL THE IMPROVEMENTS INDICATED IN THE IRRIGATION PLAN(S). HE/SHE SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, A DETAILED REVIEW OF ALL THE LANDSCAPE DOCUMENTS, AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AGENT.
- CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL SLEEVEING UNDER ALL PAVED SURFACES WITH THE GENERAL CONTRACTOR.
- PROVIDE PLASTIC VALVE BOXES FOR ALL UNDERGROUND VALVES, PRESET PRESSURE REGULATORS AND FLUSH PLUGS.
- USE ONLY #14 OR #12 (WHEN JUSTIFIED) DIRECT BURIAL COPPER WIRE FOR ALL UNDERGROUND WIRING. ALL WIRES RUNS TO BE CONTINUOUS FROM CONTROLLER TO CONTROL VALVE. USE ONLY EPOXY FILLED WATERPROOF WIRE ASSEMBLIES BY SPEARS (OR EQ.) FOR ALL WIRE SPLICES. COLOR COORDINATE AS INDICATED ON DRAWINGS.
- OBTAIN APPROVAL FROM THE OWNER'S AGENT OF STAKED LOCATIONS FOR ALL VALVES, MAINLINE AND THE AUTOMATIC CONTROLLER PRIOR TO INSTALLATION.
- THE MAINLINE FROM WATER SOURCE TO ELECTRIC VALVES AND QUICK COUPLERS WITH THE EXISTING WATER PRESSURE FOR A MINIMUM OF 12 HOURS. OBTAIN APPROVAL FROM OWNER'S AGENT BEFORE BACKFILLING.
- ALL PVC PASSING UNDER WALKS, DRIVES, CONCRETE AND THROUGH FOOTINGS SHALL BE SCHEDULE 40 PVC PIPE MINIMUM TWO SIZES LARGER THAN THE PIPE PASSING THROUGH.
- EXACT PIPE SIZING AND FOOTAGE REMAIN THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR.
- USE TEFLON PIPE OR PIPE JOINT COMPOUND ON ALL THREADED JOINTS.
- ALL DRIP SYSTEM LATERAL PIPING SHALL BE $\frac{3}{4}$ " CLASS 200. ALL FITTINGS SHALL BE A MINIMUM OF SCHEDULE 2 PVC.
- COORDINATE IRRIGATION WORK WITH PLANTING PLANS TO AVOID CONFLICTING LOCATIONS BETWEEN PIPING AND PLANT PITS.
- PROVED TYPED WATERING SCHEDULE ENCASED IN PLASTIC AND ATTACHED TO INSIDE DOOR OF EACH CONTROLLER.
- PRIOR TO INITIATING 90-DAY MAINTENANCE PERIOD, TEST TO DEMONSTRATE WITH OWNER'S AGENT PRESENT, THAT THE SYSTEM IN FULLY OPERATIONAL. PROVIDE WRITTEN RECOMMENDATION OF SUGGESTED WATER SCHEDULES FOR SEASONAL REQUIREMENTS.
- PROVIDE WRITTEN 18 MONTH GUARANTEE FOR ALL SPRINKLER MATERIAL DATED FROM MATERIALS AND EQUIPMENT NECESSARY TO RESTORE THE FULL OPERATION OF THE SYSTEM, AND REPLACE PLANT MATERIAL THAT DIED AS A DIRECT RESULT OF THE FAILURE.
- ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.
- IRRIGATION ZONES ARE IDENTIFIED WITH THE FOLLOWING SYMBOL:

VALVE CALLOUT

—	← CONTROLLER & STATION NO.
—	← FLOW (IN GPM)
1-1/2"	← VALVE SIZE
S	← S = SHRUB EMITTERS
T	← T = TREE EMITTERS

Emitter Notes:

- INSTALL ONE SL-206 ($\frac{1}{2}$ GPH), SL-210 (1 GPH), SL-220 (2-GPH) SINGLE OUTLET EMITTER PER SHRUB OR GROUND COVER AS REQUIRED. SEE LANDSCAPE SCHEDULE FOR APPROPRIATE EMITTER APPLICATION (SEE IRRIGATION DETAILS)
- INSTALL ONE ML-210 (1.0 GPH) MULTI OUTLET EMITTER PER GROUND COVER BED. EACH MULTI-PORT EMITTER SHALL BE CENTERED TO IRRIGATE 6 GROUND COVER PLANTS AS REQUIRED. SEE LANDSCAPE SCHEDULE FOR APPROPRIATE EMITTER APPLICATION (SEE IRRIGATION DETAILS)
- INSTALL ONE OR TWO ML220 (2.0 GPH) MULTI OUTLET EMITTER PER TREE AS REQUIRED. (SEE IRRIGATION DETAILS)
- INSTALL ALL EMITTER UPGRADE FROM PLANT MATERIAL.
- USE RIGID PVC AS EMITTER LATERALS THROUGHOUT.
- INSTALL FLUSH END CAPS AT ALL ENDS OF LATERALS AS SHOWN.
- INSTALL EQUIPMENT AS PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.

Tree Emitter Schedule:

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

Sheet Index:

SHEET I0.1	IRRIGATION COVER SHEET
SHEET I0.2	OVERALL IRRIGATION PLAN
SHEET I1.0	IRRIGATION PLAN
SHEET I2.0	IRRIGATION PLAN
SHEET I3.0	IRRIGATION PLAN
SHEET I4.0	IRRIGATION PLAN
SHEET I5.0	IRRIGATION PLAN
SHEET I6.0	IRRIGATION PLAN
SHEET I7.0	IRRIGATION PLAN
SHEET I8.0	IRRIGATION PLAN
SHEET I9.0	IRRIGATION PLAN
SHEET I10.0	IRRIGATION DETAILS
SHEET I11.0	IRRIGATION DETAILS

Irrigation Schedule

IRRIGATION EQUIPMENT

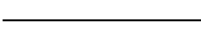
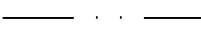
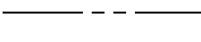
-  IRRIGATION SERVICE AND BFP. SEE CIVIL PLANS
-  RAINBIRD PEB SERIES REMOTE CONTROL VALVE FOR TURF
-  RAIN BIRD X CZ 100-PEB 1" ELEC. VALVE, 1" Y-FILTER, & 3/4" SENNINGER PRESSURE REGULATOR FOR DRIP
-  HUNTER I-CORE CONTROLLER AND ENCLOSURE
-  RAINBIRD 5-LRC 1" QUICK COUPLER VALVE
-  BRASS MAIN LINE GATE VALVE

ROTORS

HUNTER I-25-04 ROTOR @ 50 PSI

-  PART CIRCLE (04 NOZZLE)
-  PART CIRCLE (08 NOZZLE)
-  FULL CIRCLE (08 NOZZLE)

USE BOWSMITH 1/2" THREADED MULTI-OUTLET & SINGLE OUTLET EMITTERS PER EMITTER SCHEDULE

-  SCHEDULE 40 PVC MAIN LINE PIPE
-  CLASS 200 PVC LATERAL LINE PIPE
-  3/4" CLASS 200 PVC EMITTER PIPE TO SHRUBS
-  3/4" CLASS 200 PVC EMITTER PIPE TO TREES
-  3/4" CLASS 200 PVC EMITTER PIPE TO TREES
-  SCHEDULE 40 PVC PIPE SLEEVE - MINIMUM 4" SCHEDULE 40 PVC WIRE SLEEVE - 2"

CONTROL VALVE DESIGNATION:

—	← CONTROLLER & STATION NO.
—	← FLOW (IN GPM)
1-1/2"	← VALVE SIZE
S	← S = SHRUB EMITTERS
T	← T = TREE EMITTERS



WILLOW TRAILS

PHASE 1

CONSTRUCTION DOCUMENTS

CITY OF SURPRISE, ARIZONA



PREPARED FOR:



DATE: JUNE 1, 2023

PROJECT: 000.0000.81

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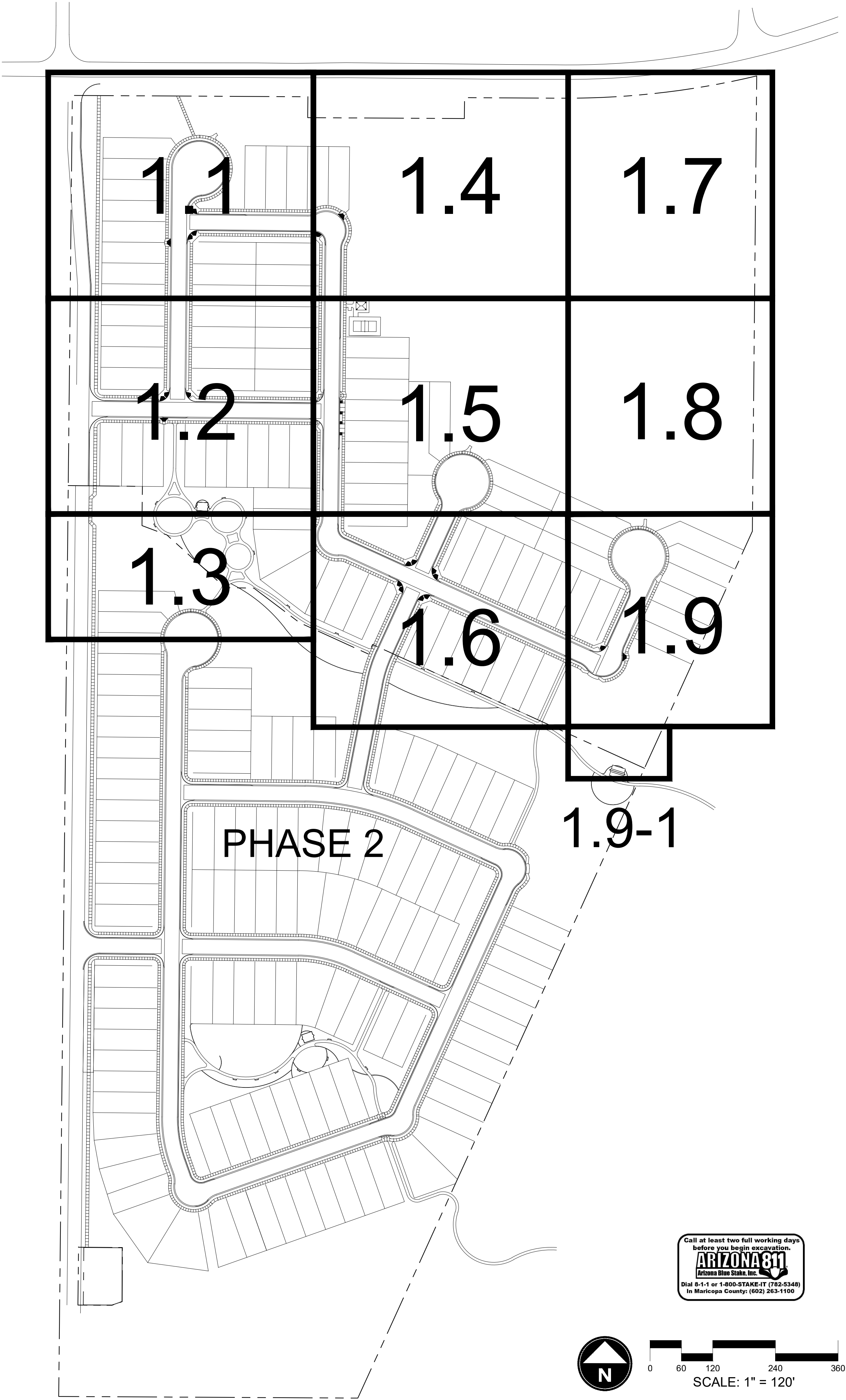
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REVISIONS:

SHEET TITLE:
IRRIGATION
COVER SHEET

SHEET NUMBER:

10.1



Irrigation Schedule

- IRRIGATION EQUIPMENT
- ⊗ IRRIGATION SERVICE AND BFP. SEE CIVIL PLANS
 - ⊙ RAINBIRD PEB SERIES REMOTE CONTROL VALVE FOR TURF
 - ⊕ RAIN BIRD XCZ 100-PEB 1" ELEC. VALVE, 1" Y-FILTER, & 3/4" SENNINGER PRESSURE REGULATOR FOR DRIP
 - # HUNTER I-CORE CONTROLLER AND ENCLOSURE
 - ⦿ RAINBIRD 5-LRC 1" QUICK COUPLER VALVE
 - ⚡ BRASS MAIN LINE GATE VALVE
- ROTORS
- HUNTER I-25-04 ROTOR @ 50 PSI
- ⦿ PART CIRCLE (04 NOZZLE)
 - ⦿ PART CIRCLE (08 NOZZLE)
 - ⦿ FULL CIRCLE (08 NOZZLE)
- USE BOWSMITH 1/2" THREADED MULTI-OUTLET & SINGLE OUTLET EMITTERS PER EMITTER SCHEDULE

- SCHEDULE 40 PVC MAIN LINE PIPE
- CLASS 200 PVC LATERAL LINE PIPE
- - - 3/4" CLASS 200 PVC EMITTER PIPE TO SHRUBS
- 3/4" CLASS 200 PVC EMITTER PIPE TO TREES
- ▲ 3/4" CLASS 200 PVC EMITTER PIPE TO TREES
- █ SCHEDULE 40 PVC PIPE SLEEVE - MINIMUM 4" SCHEDULE 40 PVC WIRE SLEEVE - 2"

CONTROL VALVE DESIGNATION:

—	CONTROLLER & STATION NO.
—	FLOW (IN GPM)
1-1/2"	VALVE SIZE
—	S = SHRUB EMITTERS
—	T = TREE EMITTERS



WILLOW TRAILS
PHASE 1
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



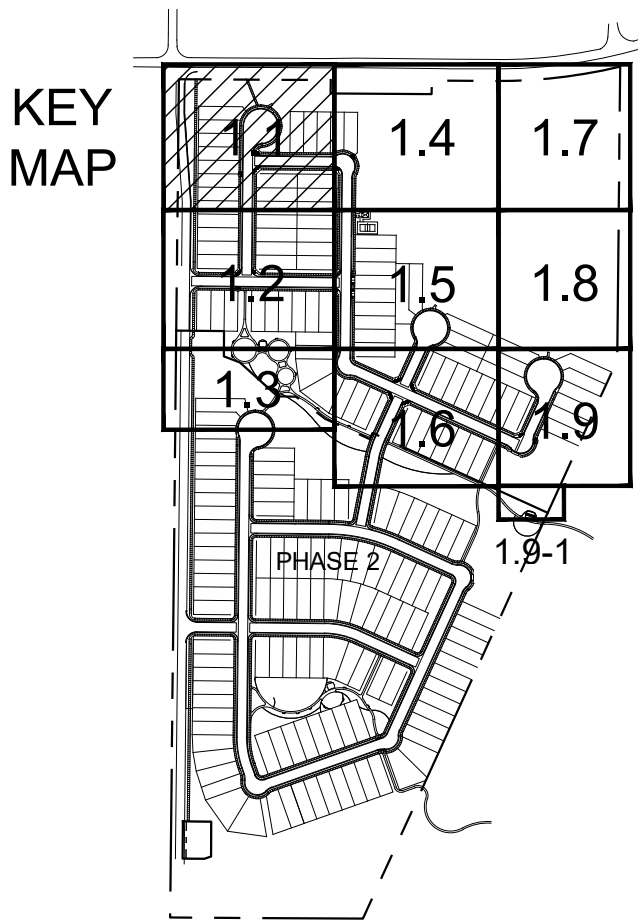
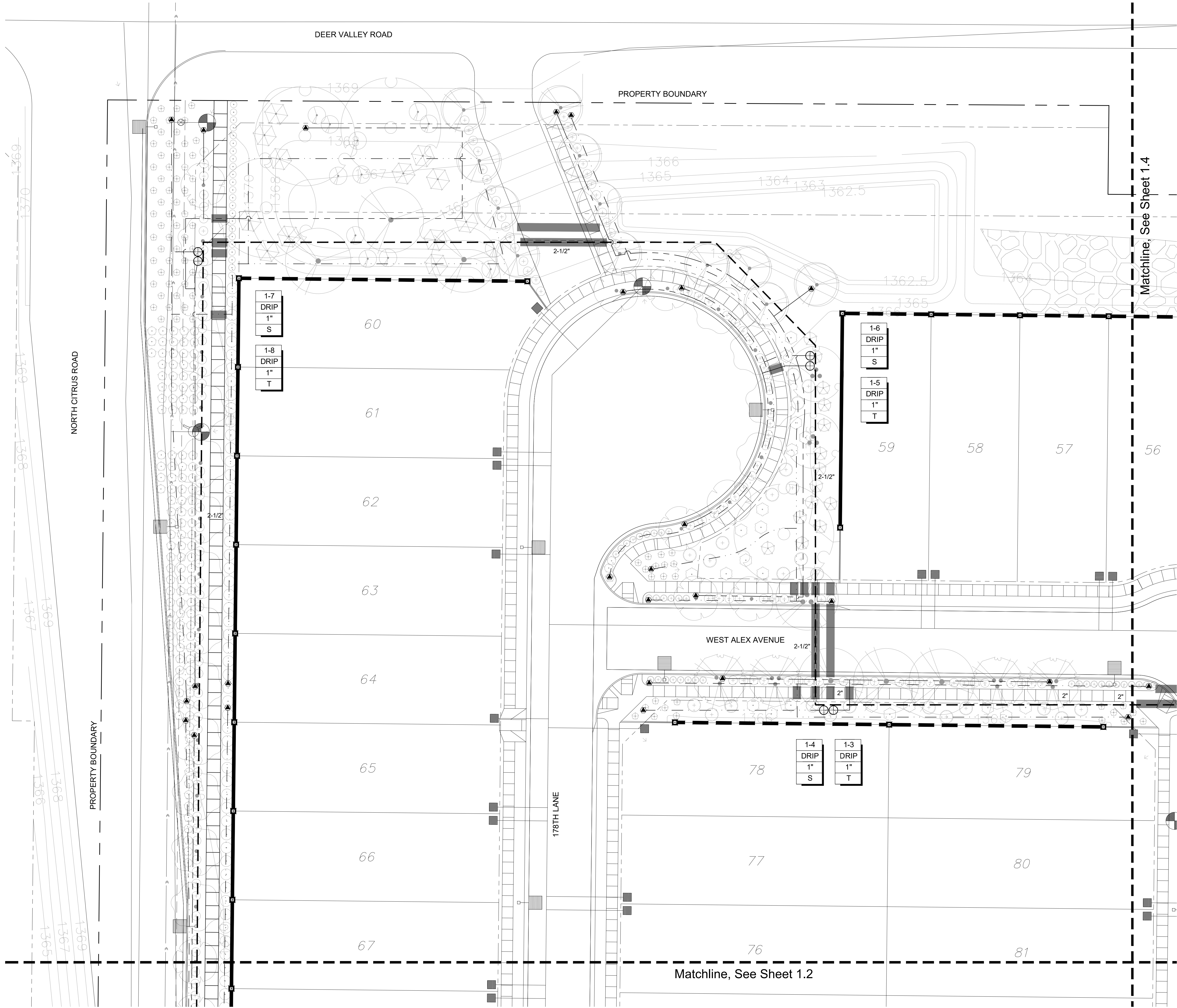
PREPARED FOR:
FORESTAR
1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

DATE:	JUNE 1, 2023
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REVIEW BY:	EL
VERSION:	
REVISIONS:	

SHEET TITLE:
OVERALL IRRIGATION PLAN

SHEET NUMBER:

10.2



Irrigation Schedule

- IRRIGATION EQUIPMENT
- ⊗ IRRIGATION SERVICE AND BFP. SEE CIVIL PLANS
 - Ⓜ
 - RAINBIRD PEB SERIES REMOTE CONTROL VALVE FOR TURF
 - ⊕ RAIN BIRD XCZ 100-PEB 1" ELEC. VALVE, 1" Y-FILTER, & 3/4" SENNINGER PRESSURE REGULATOR FOR DRIP
 - Ⓢ HUNTER I-CORE CONTROLLER AND ENCLOSURE
 - ⦿ RAINBIRD 5-LRC 1" QUICK COUPLER VALVE
 - ⚡ BRASS MAIN LINE GATE VALVE
- ROTORS
- HUNTER I-25-04 ROTOR @ 50 PSI
 - PART CIRCLE (04 NOZZLE)
 - PART CIRCLE (08 NOZZLE)
 - FULL CIRCLE (08 NOZZLE)
- USE BOWSMITH 1/2" THREADED MULTI-OUTLET & SINGLE OUTLET EMITTERS PER EMITTER SCHEDULE
- SCHEDULE 40 PVC MAIN LINE PIPE
 - CLASS 200 PVC LATERAL LINE PIPE
 - 3/4" CLASS 200 PVC EMITTER PIPE TO SHRUBS
 - 3/4" CLASS 200 PVC EMITTER PIPE TO TREES
 - 3/4" CLASS 200 PVC EMITTER PIPE TO TREES
 - SCHEDULE 40 PVC PIPE SLEEVE - MINIMUM 4" SCHEDULE 40 PVC WIRE SLEEVE - 2"
- CONTROL VALVE DESIGNATION:
- | | |
|--------|----------------------------|
| — | ← CONTROLLER & STATION NO. |
| — | ← FLOW (IN GPM) |
| 1-1/2" | ← VALVE SIZE |
| — | ← S = SHRUB EMITTERS |
| — | ← T = TREE EMITTERS |



WILLOW TRAILS
PHASE 1
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



PREPARED FOR:
FORESTAR
1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

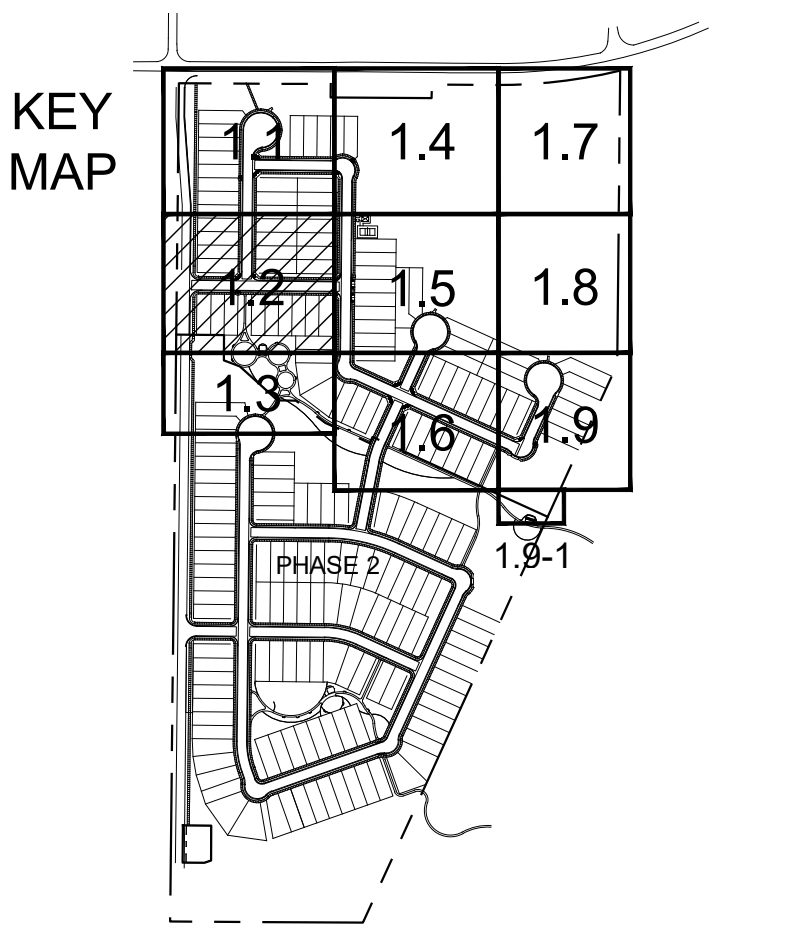
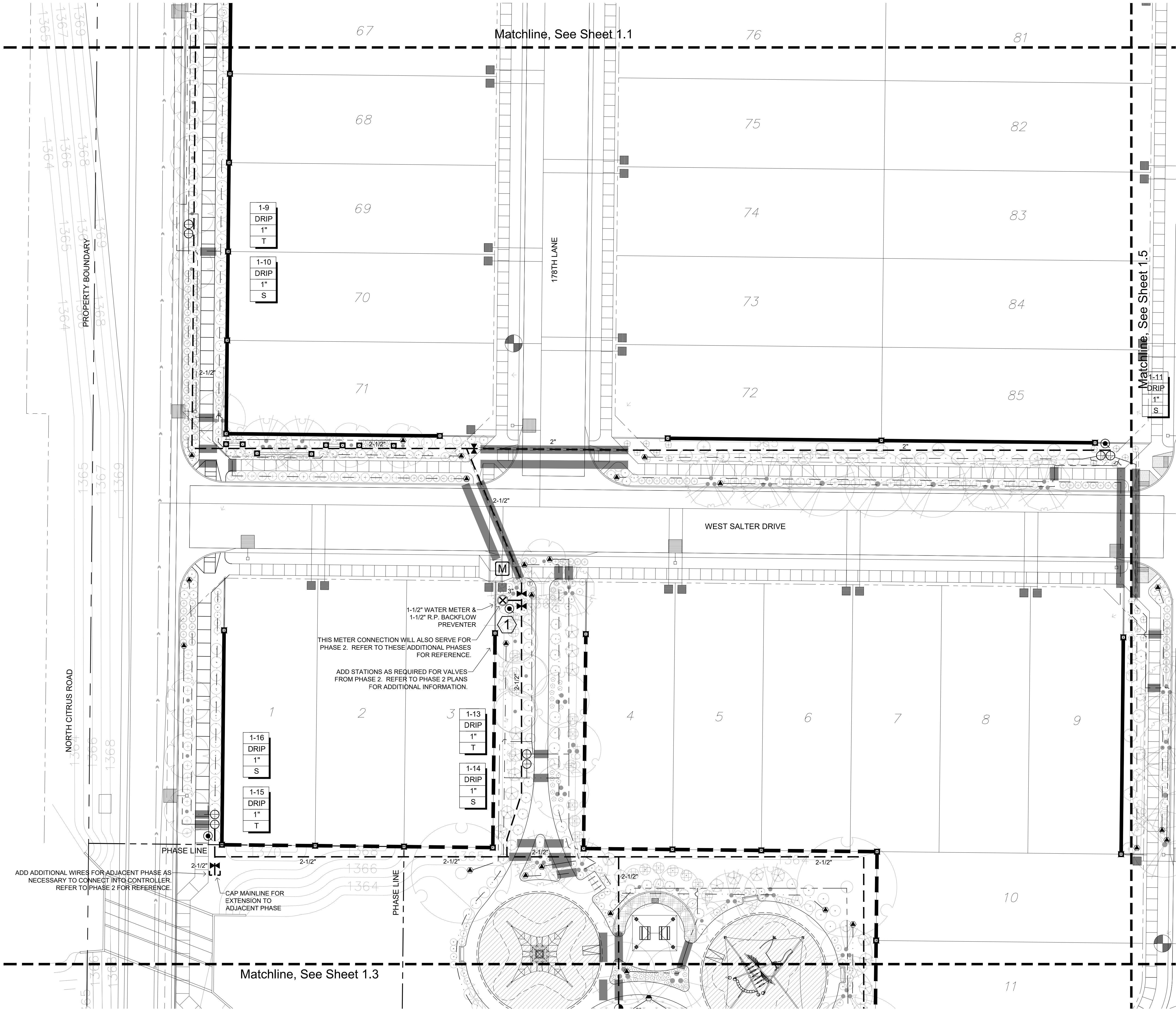
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SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:

11.1

CITY CASE # FS21-380



Irrigation Schedule

- IRRIGATION EQUIPMENT**
- ⊗ IRRIGATION SERVICE AND BFP. SEE CIVIL PLANS
 - Ⓜ RAINBIRD PEB SERIES REMOTE CONTROL VALVE FOR TURF
 - ⊕ RAIN BIRD XCZ 100-PEB 1" ELEC. VALVE, 1" Y-FILTER, & 3/4" SENNINGER PRESSURE REGULATOR FOR DRIP
 - # HUNTER I-CORE CONTROLLER AND ENCLOSURE
 - RAINBIRD 5-LRC 1" QUICK COUPLER VALVE
 - ⌵ BRASS MAIN LINE GATE VALVE
- ROTORS**
- HUNTER I-25-04 ROTOR @ 50 PSI
- PART CIRCLE (04 NOZZLE)
 - ◐ PART CIRCLE (08 NOZZLE)
 - FULL CIRCLE (08 NOZZLE)
- USE BOWSMITH 1/2" THREADED MULTI-OUTLET & SINGLE OUTLET EMITTERS PER EMITTER SCHEDULE
- SCHEDULE 40 PVC MAIN LINE PIPE
 - CLASS 200 PVC LATERAL LINE PIPE
 - 3/4" CLASS 200 PVC EMITTER PIPE TO SHRUBS
 - 3/4" CLASS 200 PVC EMITTER PIPE TO TREES
 - 3/4" CLASS 200 PVC EMITTER PIPE TO TREES
 - SCHEDULE 40 PVC PIPE SLEEVE - MINIMUM 4" SCHEDULE 40 PVC WIRE SLEEVE - 2"
- CONTROL VALVE DESIGNATION:**
- | | |
|--------|--------------------------|
| — | CONTROLLER & STATION NO. |
| — | FLOW (IN GPM) |
| 1-1/2" | VALVE SIZE |
| S | SHRUB EMITTERS |
| T | TREE EMITTERS |



CITY CASE # FS21-380



WILLOW TRAILS
PHASE 1
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



PREPARED FOR:
FORESTAR
1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

DATE:	JUNE 1, 2023
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REVIEW BY:	EL
VERSION:	
REVISIONS:	

SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:

11.2



PROJECT: 000.0000.8

DRAWN BY: ☐

REVIEW BY: _____ E

VERSION:

REVISIONS:

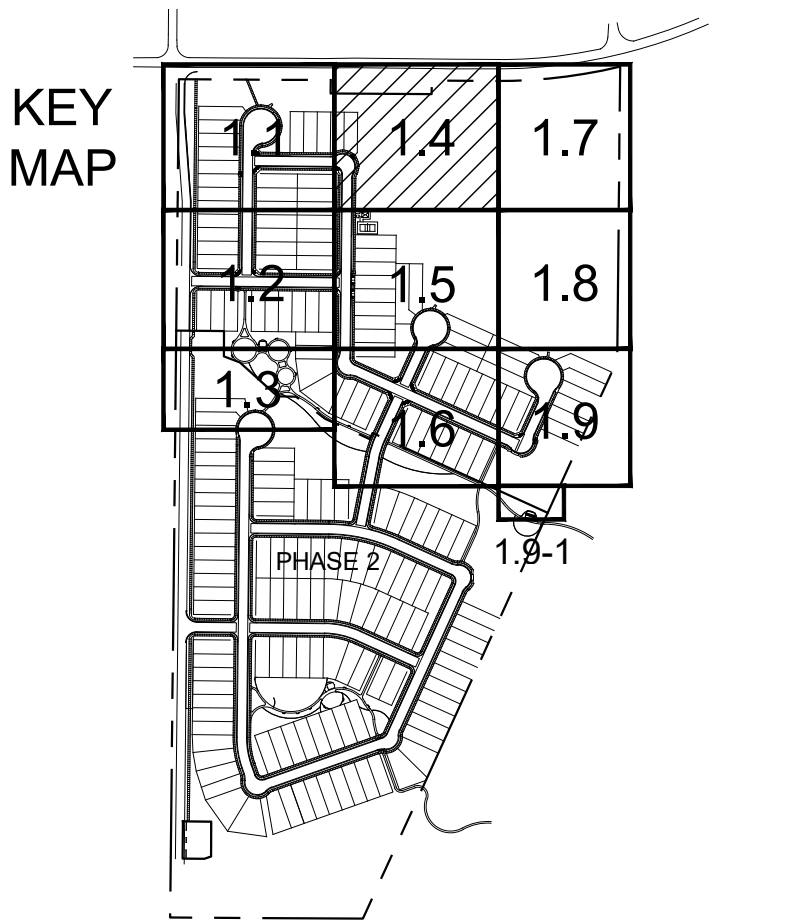
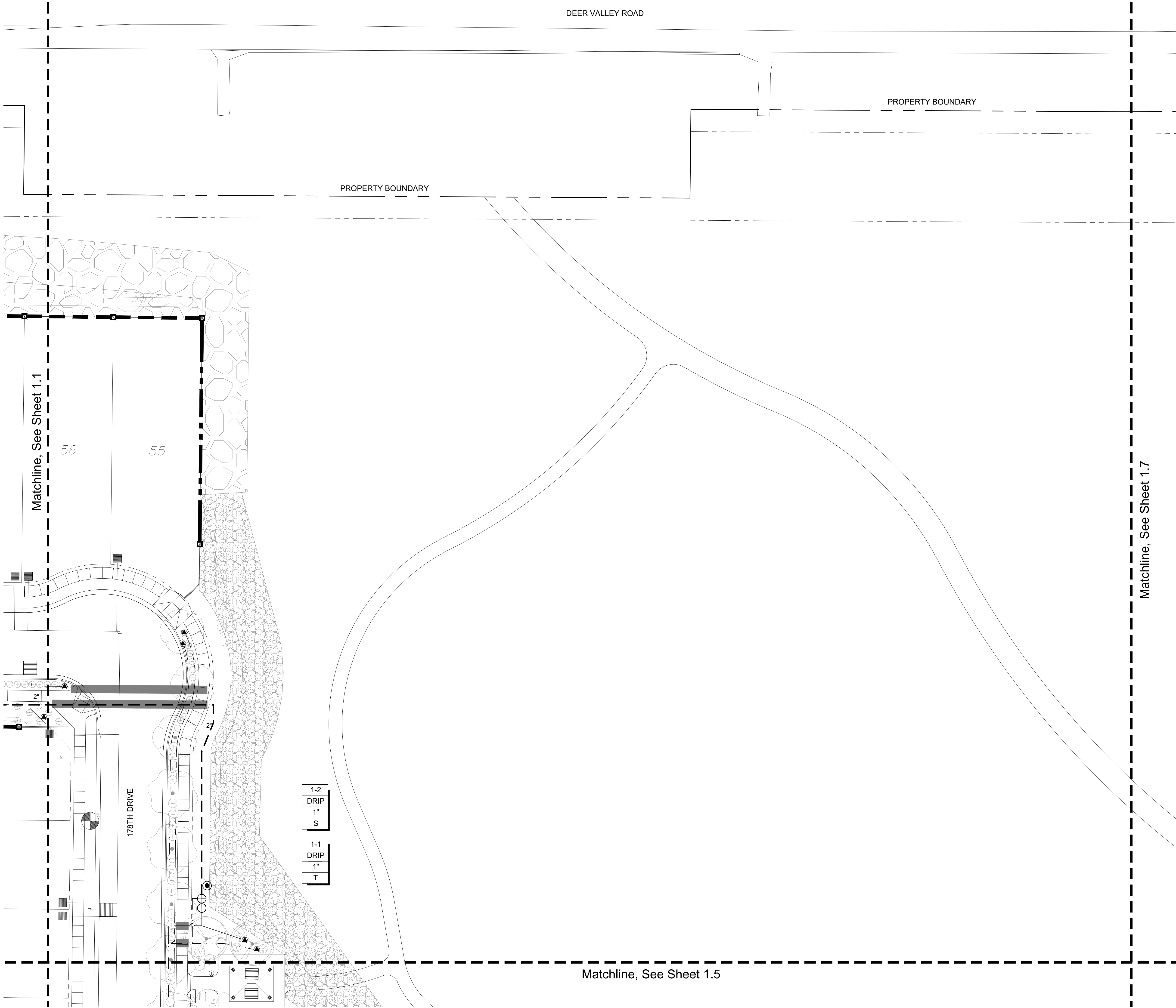
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IRRIGATION

PLAN

SHEET NUMBER: _____

11.3

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Irrigation Schedule

- IRRIGATION EQUIPMENT
- ⊗ IRRIGATION SERVICE AND BFP.
[M] SEE CIVIL PLANS
 - RAINBIRD PEB SERIES REMOTE CONTROL VALVE FOR TURF
 - RAIN BIRD XCZ 100-PEB 1" ELEC. VALVE, 1" Y-FILTER, & 3/4" SENNINGER PRESSURE REGULATOR FOR DRIP
 - [#] HUNTER I-CORE CONTROLLER AND ENCLOSURE
 - RAINBIRD 5-LRC 1" QUICK COUPLER VALVE
 - ⌵ BRASS MAIN LINE GATE VALVE
- ROTORS

HUNTER I-25-04 ROTOR @ 50 PSI

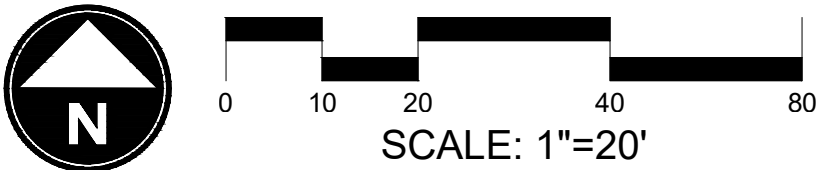
- PART CIRCLE (04 NOZZLE)
- PART CIRCLE (08 NOZZLE)
- FULL CIRCLE (08 NOZZLE)

USE BOWSMITH 1/2" THREADED MULTI-OUTLET & SINGLE OUTLET EMITTERS PER EMITTER SCHEDULE

- SCHEDULE 40 PVC MAIN LINE PIPE
- CLASS 200 PVC LATERAL LINE PIPE
- 3/4" CLASS 200 PVC EMITTER PIPE TO SHRUBS
- 3/4" CLASS 200 PVC EMITTER PIPE TO TREES
- 3/4" CLASS 200 PVC EMITTER PIPE TO TREES
- SCHEDULE 40 PVC PIPE SLEEVE - MINIMUM 4" SCHEDULE 40 PVC WIRE SLEEVE - 2"

CONTROL VALVE DESIGNATION:

---	← CONTROLLER & STATION NO.
---	← FLOW (IN GPM)
1-1/2"	← VALVE SIZE
S	← SHRUB EMITTERS
T	← TREE EMITTERS



CITY CASE # FS21-380



WILLOW TRAILS
PHASE 1
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



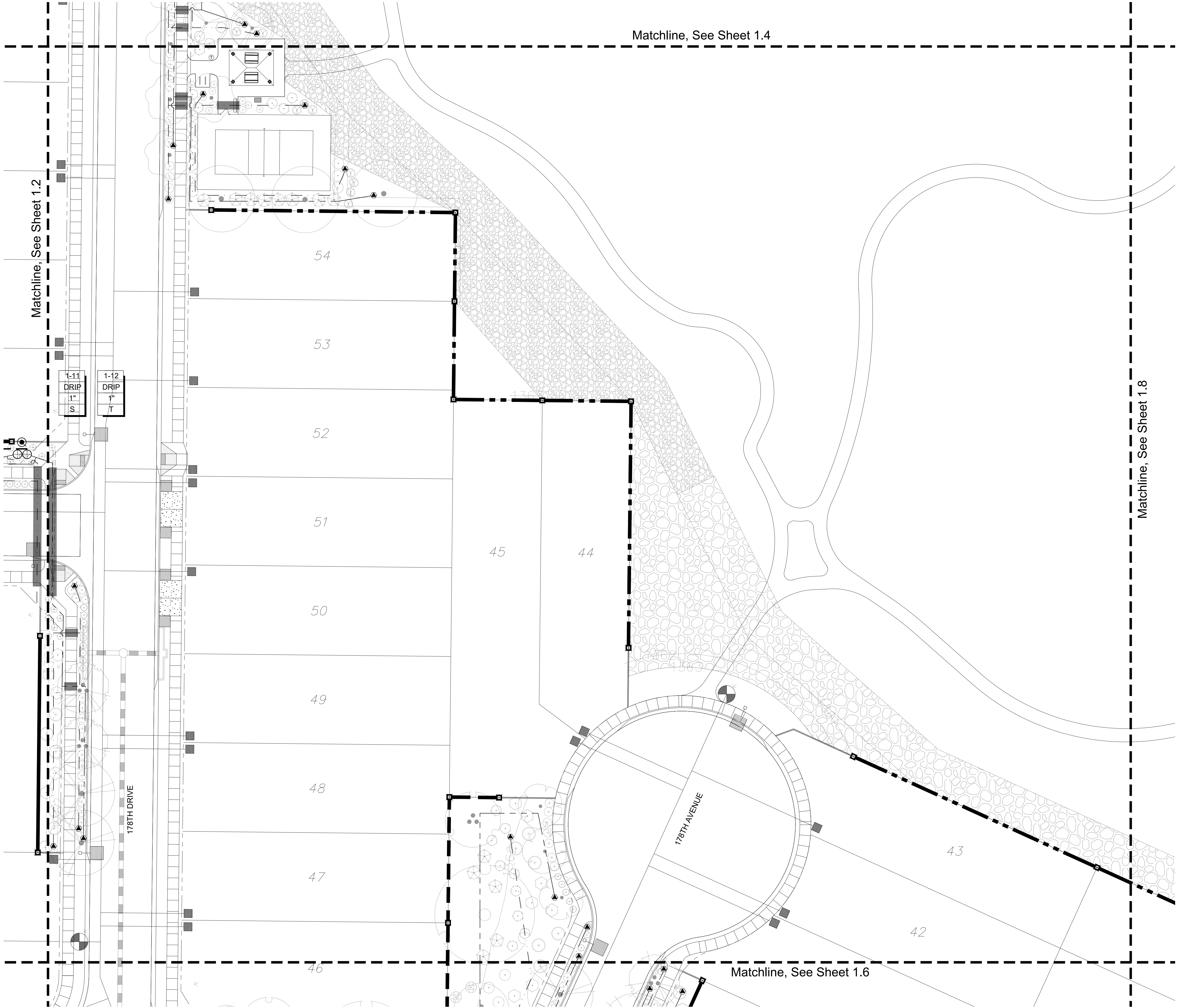
PREPARED FOR:
FORESTAR
1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

DATE:	JUNE 1, 2023
PROJECT:	000.0000.81
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REVIEW BY:	EL
VERSION:	
REVISIONS:	

SHEET TITLE:
IRRIGATION
PLAN

SHEET NUMBER:

11.4



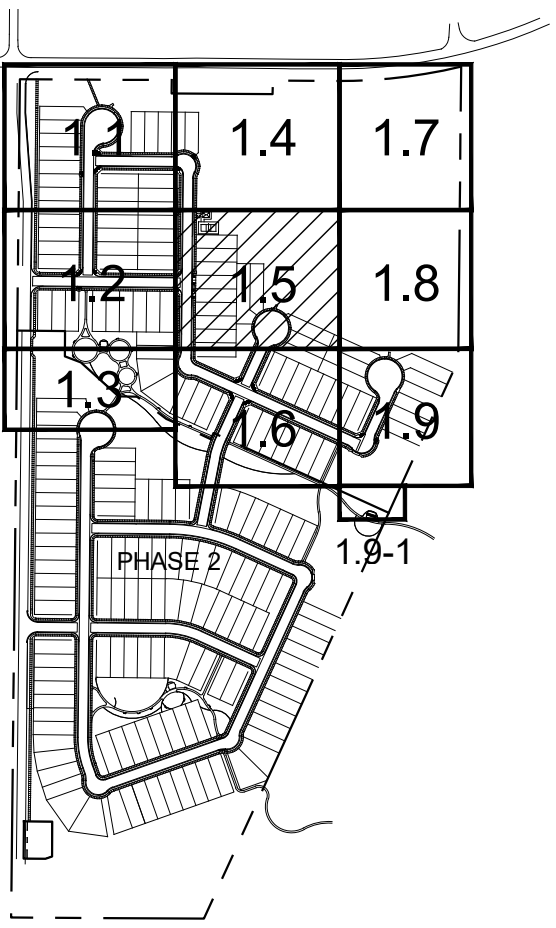
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Matchline, See Sheet 1.2

Matchline, See Sheet 1.8

Matchline, See Sheet 1.6

KEY
MAP



Irrigation Schedule

IRRIGATION EQUIPMENT

- ⊗ IRRIGATION SERVICE AND BFP.
SEE CIVIL PLANS
- RAINBIRD PEB SERIES REMOTE CONTROL VALVE FOR TURF
- RAIN BIRD XCZ 100-PEB 1" ELEC. VALVE, 1" Y-FILTER, & 3/4" SENNINGER PRESSURE REGULATOR FOR DRIP
- # HUNTER I-CORE CONTROLLER AND ENCLOSURE
- RAINBIRD 5-LRC 1" QUICK COUPLER VALVE
- ⌵ BRASS MAIN LINE GATE VALVE

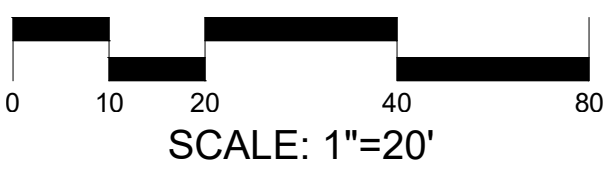
ROTORS

- HUNTER I-25-04 ROTOR @ 50 PSI
- PART CIRCLE (04 NOZZLE)
- PART CIRCLE (08 NOZZLE)
- FULL CIRCLE (08 NOZZLE)
- USE BOWSMITH 1/2" THREADED MULTI-OUTLET & SINGLE OUTLET EMITTERS PER EMITTER SCHEDULE

- SCHEDULE 40 PVC MAIN LINE PIPE
- CLASS 200 PVC LATERAL LINE PIPE
- 3/4" CLASS 200 PVC EMITTER PIPE TO SHRUBS
- 3/4" CLASS 200 PVC EMITTER PIPE TO TREES
- 3/4" CLASS 200 PVC EMITTER PIPE TO TREES
- SCHEDULE 40 PVC PIPE SLEEVE - MINIMUM 4" SCHEDULE 40 PVC WIRE SLEEVE - 2"

CONTROL VALVE DESIGNATION:

- CONTROLLER & STATION NO.
- FLOW (IN GPM)
- 1-1/2" VALVE SIZE
- S = SHRUB EMITTERS
- T = TREE EMITTERS



CITY CASE # FS21-380



WILLOW TRAILS

PHASE 1

CONSTRUCTION DOCUMENTS

CITY OF SURPRISE, ARIZONA



PREPARED FOR:



DATE: JUNE 1, 2023

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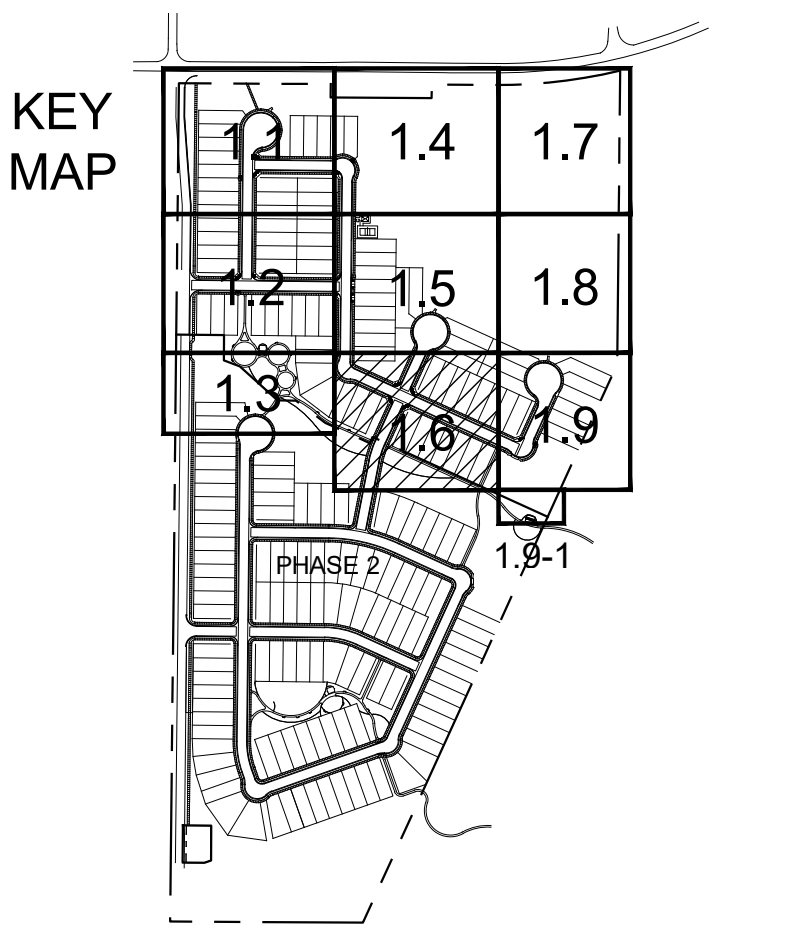
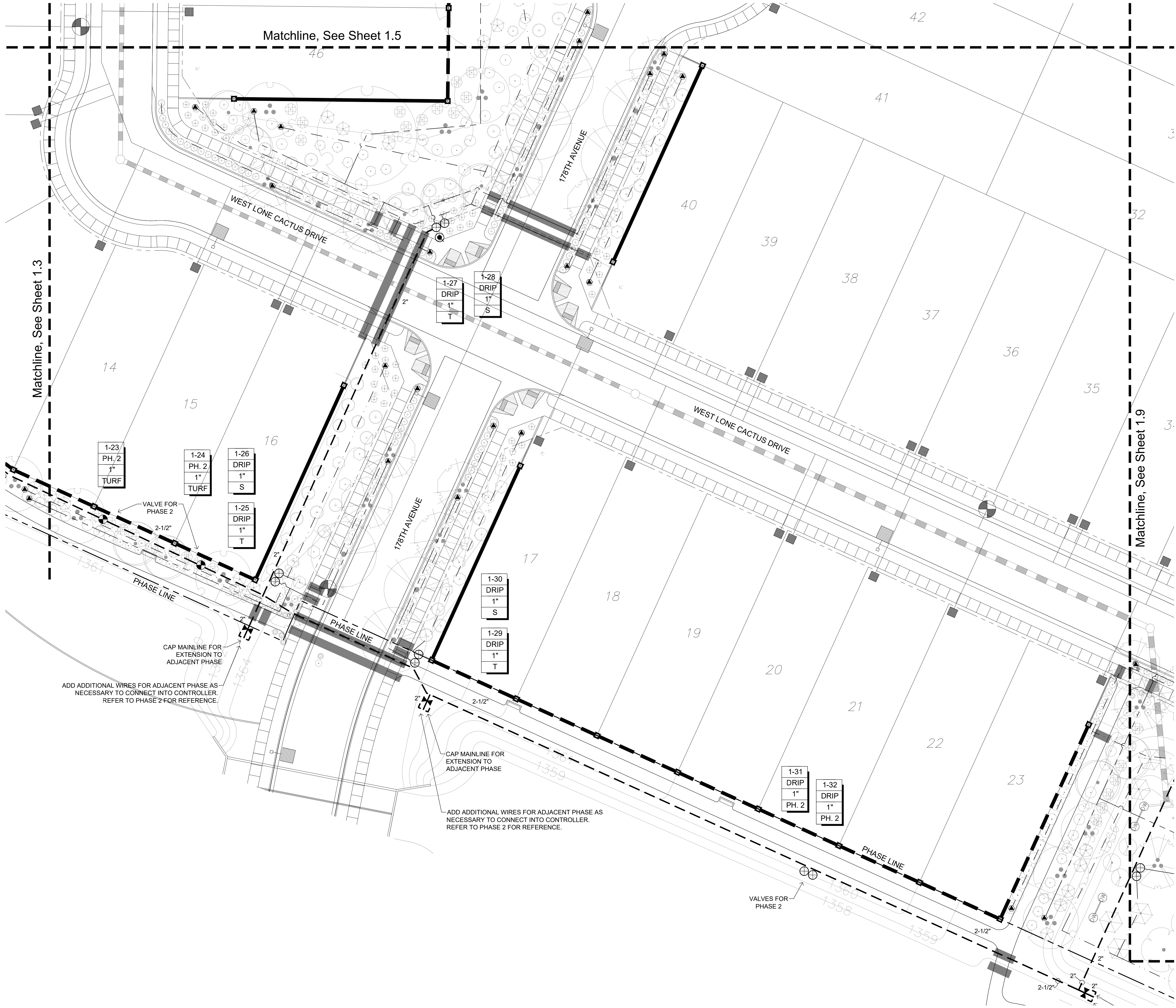
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IRRIGATION
PLAN

SHEET NUMBER:

11.5



Irrigation Schedule

- IRRIGATION EQUIPMENT
- ⊗ IRRIGATION SERVICE AND BFP. SEE CIVIL PLANS
 - ⊙ RAINBIRD PEB SERIES REMOTE CONTROL VALVE FOR TURF
 - ⊕ RAIN BIRD XCZ 100-PEB 1" ELEC. VALVE, 1" Y-FILTER, & 3/4" SENNINGER PRESSURE REGULATOR FOR DRIP
 - # HUNTER I-CORE CONTROLLER AND ENCLOSURE
 - ⦿ RAINBIRD 5-LRC 1" QUICK COUPLER VALVE
 - ⌵ BRASS MAIN LINE GATE VALVE
- ROTORS
- HUNTER I-25-04 ROTOR @ 50 PSI
- ⦿ PART CIRCLE (04 NOZZLE)
 - ⦿ PART CIRCLE (08 NOZZLE)
 - FULL CIRCLE (08 NOZZLE)
- USE BOWSMITH 1/2" THREADED MULTI-OUTLET & SINGLE OUTLET EMITTERS PER EMITTER SCHEDULE

- SCHEDULE 40 PVC MAIN LINE PIPE
 - CLASS 200 PVC LATERAL LINE PIPE
 - 3/4" CLASS 200 PVC EMITTER PIPE TO SHRUBS
 - 3/4" CLASS 200 PVC EMITTER PIPE TO TREES
 - 3/4" CLASS 200 PVC EMITTER PIPE TO TREES
 - SCHEDULE 40 PVC PIPE SLEEVE - MINIMUM 4" SCHEDULE 40 PVC WIRE SLEEVE - 2"
- CONTROL VALVE DESIGNATION:
- | | |
|--------|--------------------------|
| — | CONTROLLER & STATION NO. |
| — | FLOW (IN GPM) |
| 1-1/2" | VALVE SIZE |
| S | SHRUB EMITTERS |
| T | TREE EMITTERS |



WILLOW TRAILS
PHASE 1
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



PREPARED FOR:
FORESTAR
1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

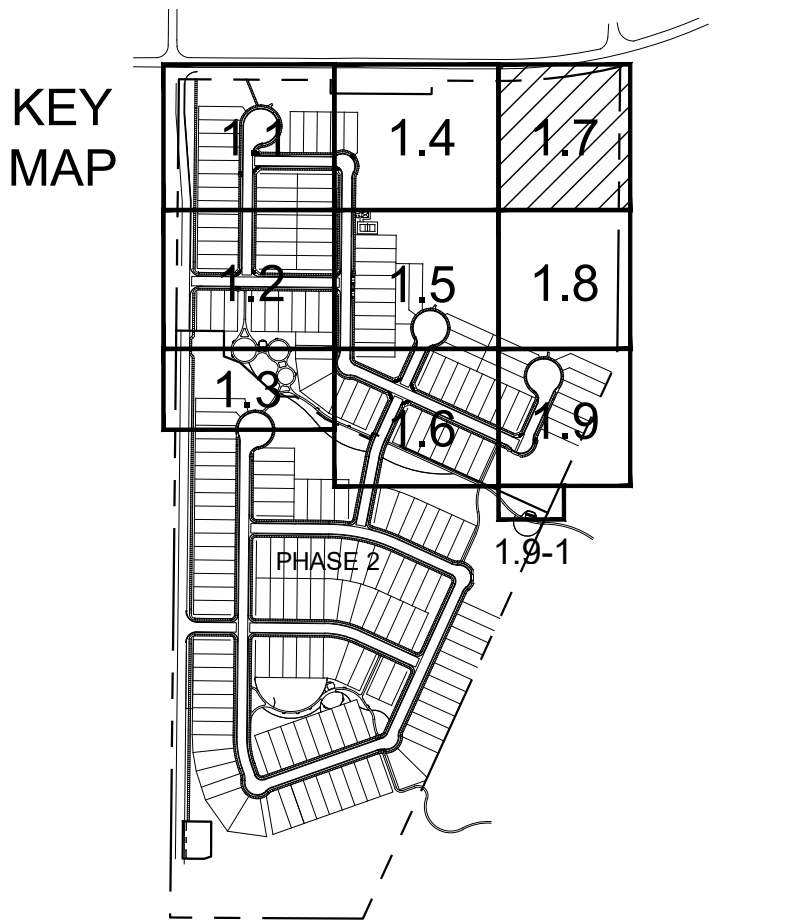
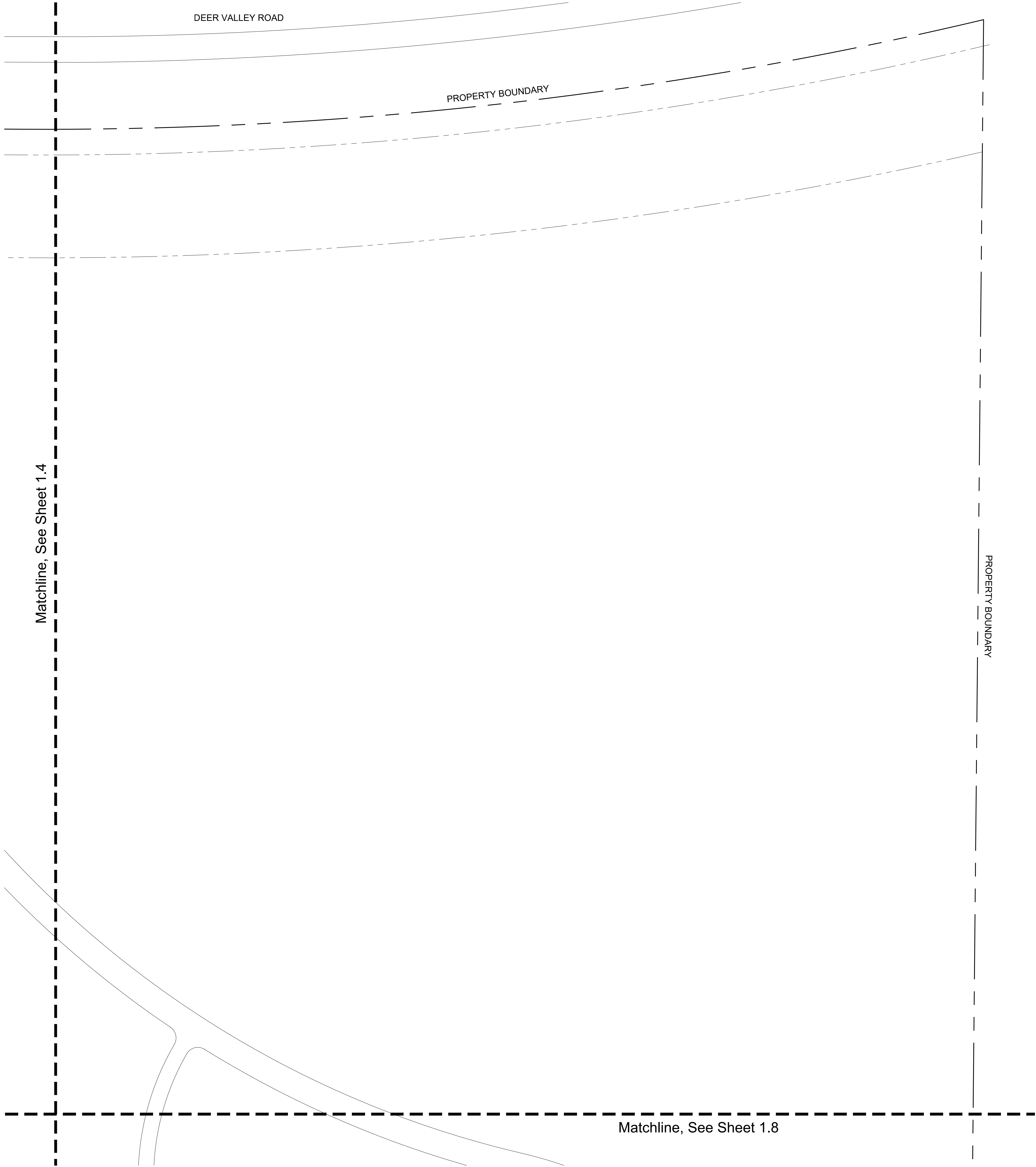
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IRRIGATION PLAN

SHEET NUMBER:

11.6

CITY CASE # FS21-380



Irrigation Schedule

- IRRIGATION EQUIPMENT
- ⊗ IRRIGATION SERVICE AND BFP. SEE CIVIL PLANS
 - ⊙ RAINBIRD PEB SERIES REMOTE CONTROL VALVE FOR TURF
 - ⊕ RAIN BIRD XCZ 100-PEB 1" ELEC. VALVE, 1" Y-FILTER, & 3/4" SENNINGER PRESSURE REGULATOR FOR DRIP
 - # HUNTER I-CORE CONTROLLER AND ENCLOSURE
 - ⦿ RAINBIRD 5-LRC 1" QUICK COUPLER VALVE
 - ⌵ BRASS MAIN LINE GATE VALVE
- ROTORS
- HUNTER I-25-04 ROTOR @ 50 PSI
- ⦿ PART CIRCLE (04 NOZZLE)
 - ⦿ PART CIRCLE (08 NOZZLE)
 - ⦿ FULL CIRCLE (08 NOZZLE)
- USE BOWSMITH 1/2" THREADED MULTI-OUTLET & SINGLE OUTLET EMITTERS PER EMITTER SCHEDULE
- SCHEDULE 40 PVC MAIN LINE PIPE
 - CLASS 200 PVC LATERAL LINE PIPE
 - 3/4" CLASS 200 PVC EMITTER PIPE TO SHRUBS
 - 3/4" CLASS 200 PVC EMITTER PIPE TO TREES
 - 3/4" CLASS 200 PVC EMITTER PIPE TO TREES
 - SCHEDULE 40 PVC PIPE SLEEVE - MINIMUM 4" SCHEDULE 40 PVC WIRE SLEEVE - 2"
- CONTROL VALVE DESIGNATION:
- | | |
|--------|----------------------------|
| — | ← CONTROLLER & STATION NO. |
| — | ← FLOW (IN GPM) |
| 1-1/2" | ← VALVE SIZE |
| — | ← S = SHRUB EMITTERS |
| — | ← T = TREE EMITTERS |



WILLOW TRAILS
PHASE 1
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



PREPARED FOR:
FORESTAR
1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

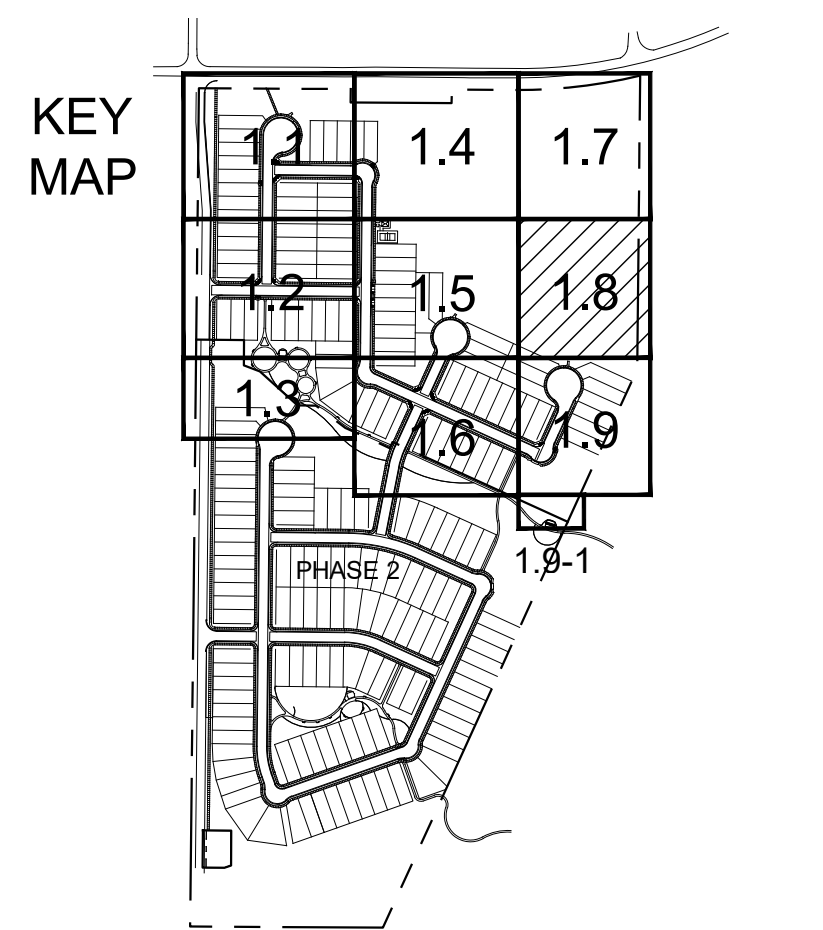
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**IRRIGATION
PLAN**

SHEET NUMBER:

11.7

CITY CASE # FS21-380



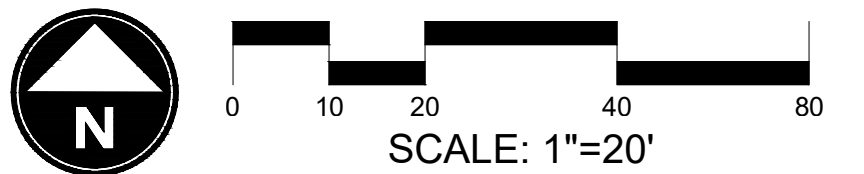
Irrigation Schedule

- IRRIGATION EQUIPMENT
- ⊗ IRRIGATION SERVICE AND BFP. SEE CIVIL PLANS
 - Ⓜ RAINBIRD PEB SERIES REMOTE CONTROL VALVE FOR TURF
 - ⊕ RAIN BIRD XCZ 100-PEB 1" ELEC. VALVE, 1" Y-FILTER, & 3/4" SENNINGER PRESSURE REGULATOR FOR DRIP
 - # HUNTER I-CORE CONTROLLER AND ENCLOSURE
 - ⦿ RAINBIRD 5-LRC 1" QUICK COUPLER VALVE
 - ⌵ BRASS MAIN LINE GATE VALVE

- ROTORS
- HUNTER I-25-04 ROTOR @ 50 PSI
- ⦿ PART CIRCLE (04 NOZZLE)
 - ⦿ PART CIRCLE (08 NOZZLE)
 - FULL CIRCLE (08 NOZZLE)
- USE BOWSMITH 1/2" THREADED MULTI-OUTLET & SINGLE OUTLET EMITTERS PER EMITTER SCHEDULE

- SCHEDULE 40 PVC MAIN LINE PIPE
- CLASS 200 PVC LATERAL LINE PIPE
- 3/4" CLASS 200 PVC EMITTER PIPE TO SHRUBS
- 3/4" CLASS 200 PVC EMITTER PIPE TO TREES
- 3/4" CLASS 200 PVC EMITTER PIPE TO TREES
- SCHEDULE 40 PVC PIPE SLEEVE - MINIMUM 4" SCHEDULE 40 PVC WIRE SLEEVE - 2"

- CONTROL VALVE DESIGNATION:
- | | |
|--------|----------------------------|
| — | ← CONTROLLER & STATION NO. |
| — | ← FLOW (IN GPM) |
| 1-1/2" | ← VALVE SIZE |
| — | ← S = SHRUB EMITTERS |
| — | ← T = TREE EMITTERS |



CITY CASE # FS21-380



WILLOW TRAILS
PHASE 1
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



PREPARED FOR:

FORESTAR

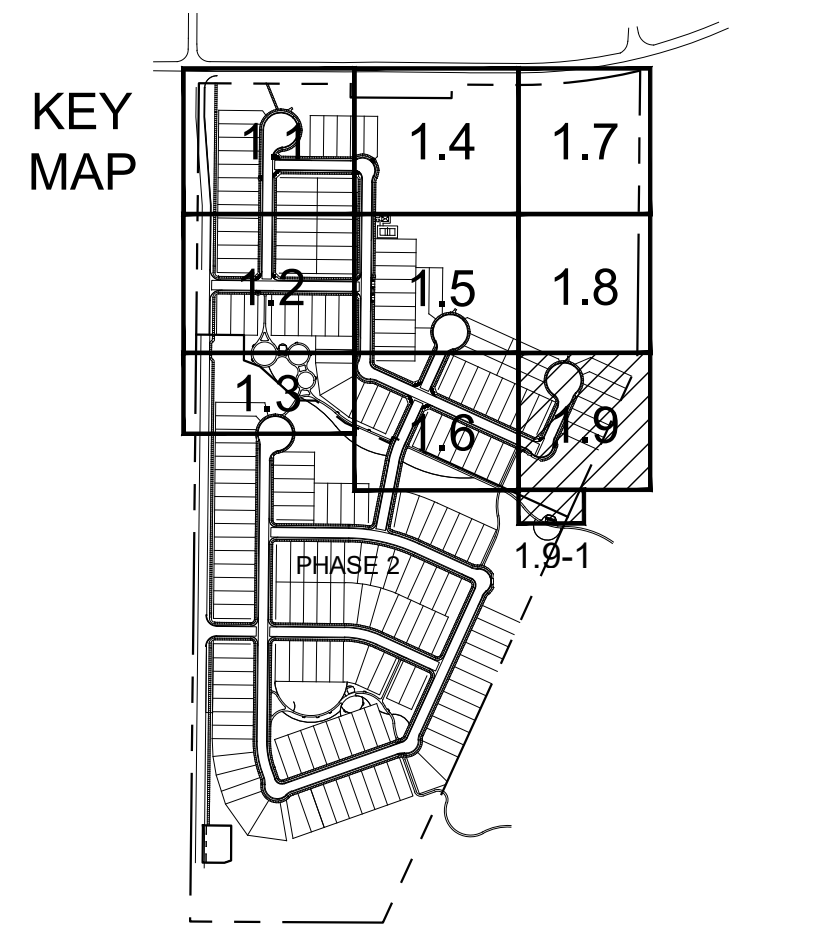
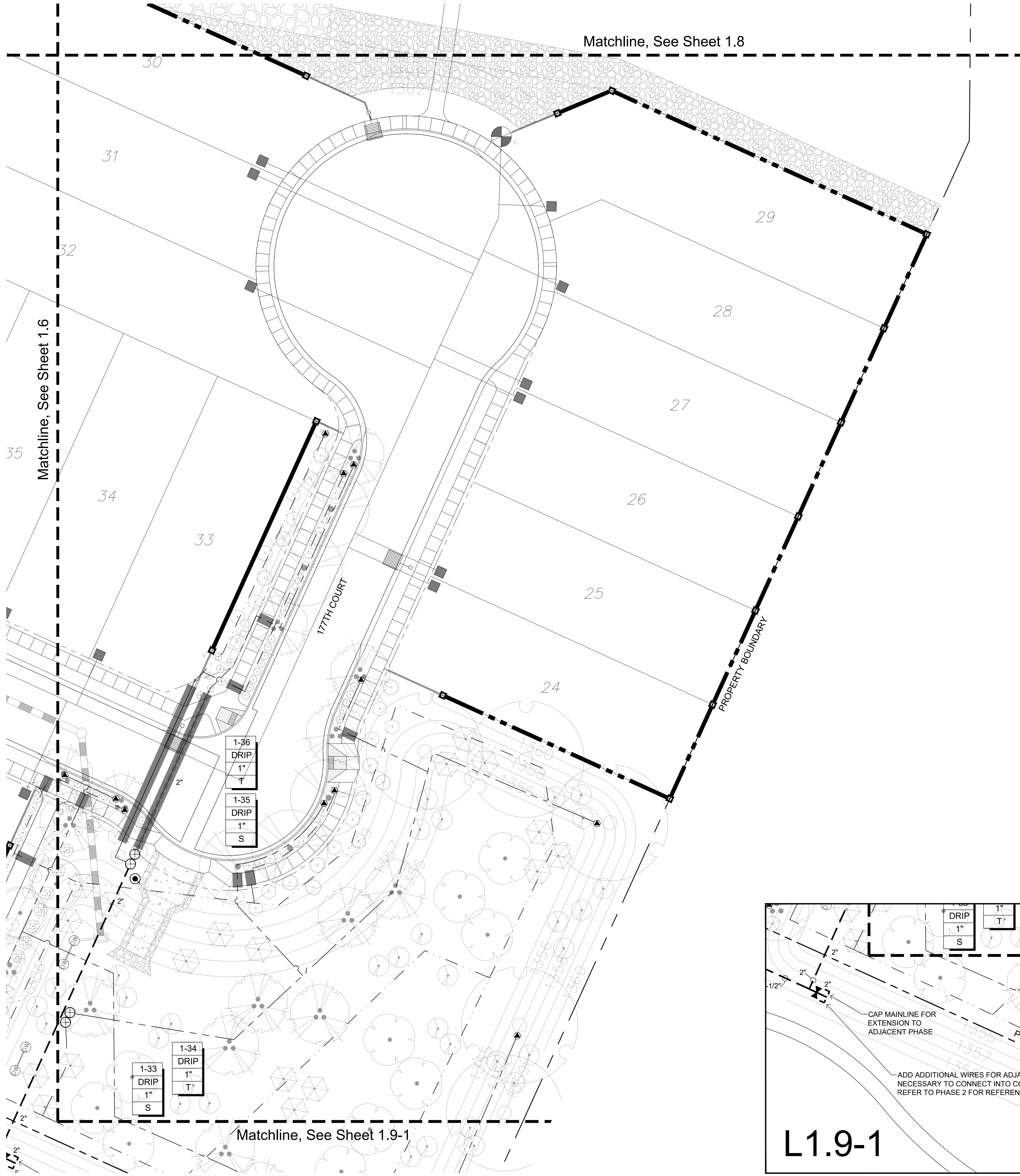
1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

DATE:	JUNE 1, 2023
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REVIEW BY:	EL
VERSION:	
REVISIONS:	

SHEET TITLE:
IRRIGATION
PLAN

SHEET NUMBER:

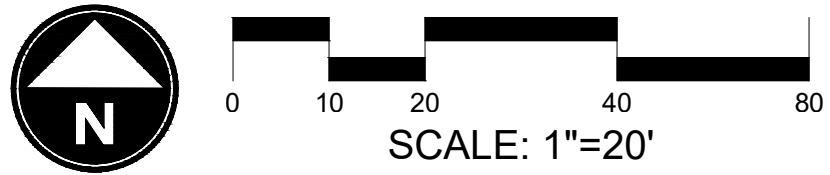
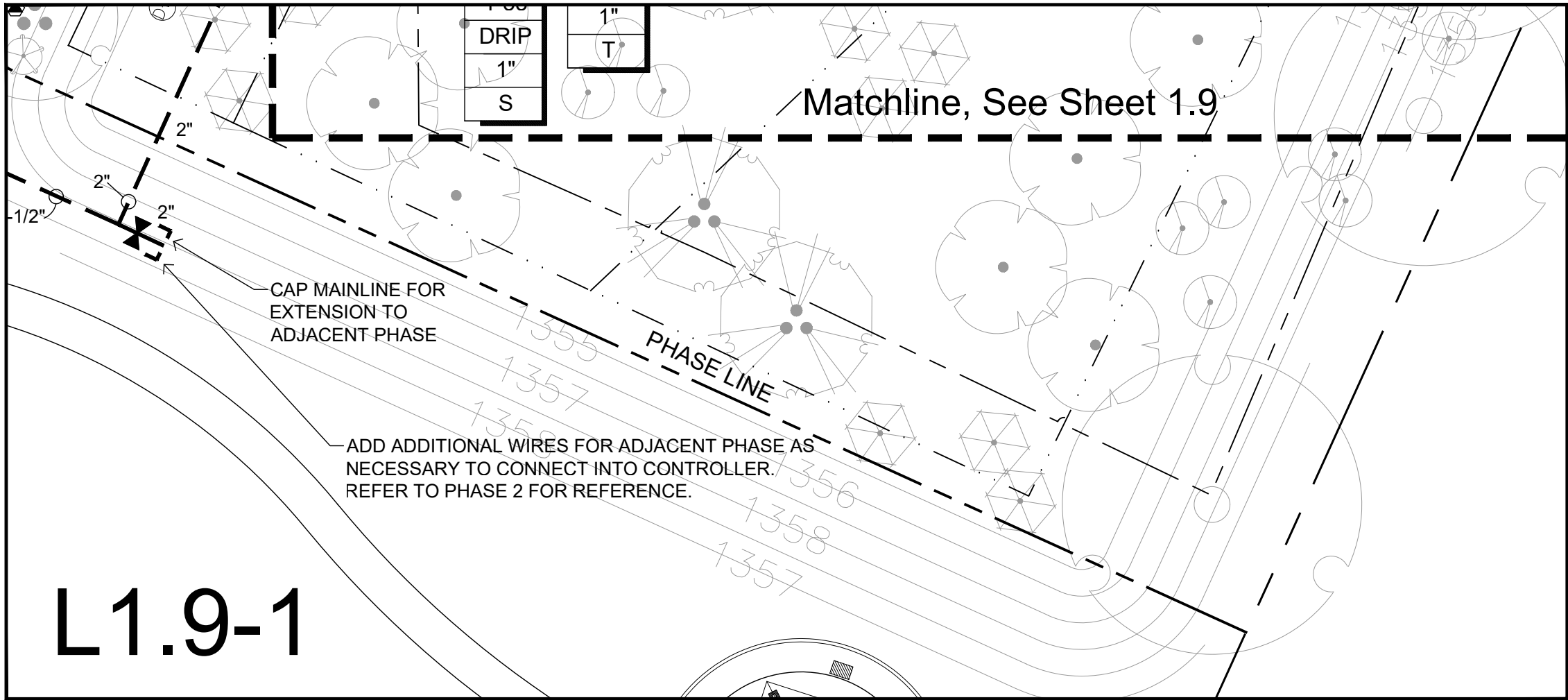
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Irrigation Schedule

- IRRIGATION EQUIPMENT
- ⊗ IRRIGATION SERVICE AND BFP. SEE CIVIL PLANS
 - ⊙ RAINBIRD PEB SERIES REMOTE CONTROL VALVE FOR TURF
 - ⊕ RAIN BIRD XCZ 100-PEB 1" ELEC. VALVE, 1" Y-FILTER, & 3/4" SENNINGER PRESSURE REGULATOR FOR DRIP
 - # HUNTER I-CORE CONTROLLER AND ENCLOSURE
 - RAINBIRD 5-LRC 1" QUICK COUPLER VALVE
 - ⌵ BRASS MAIN LINE GATE VALVE
- ROTORS
- HUNTER I-25-04 ROTOR @ 50 PSI
- PART CIRCLE (04 NOZZLE)
 - ◐ PART CIRCLE (08 NOZZLE)
 - FULL CIRCLE (08 NOZZLE)
- USE BOWSMITH 1/2" THREADED MULTI-OUTLET & SINGLE OUTLET EMITTERS PER EMITTER SCHEDULE

- SCHEDULE 40 PVC MAIN LINE PIPE
 - CLASS 200 PVC LATERAL LINE PIPE
 - 3/4" CLASS 200 PVC EMITTER PIPE TO SHRUBS
 - 3/4" CLASS 200 PVC EMITTER PIPE TO TREES
 - 3/4" CLASS 200 PVC EMITTER PIPE TO TREES
 - SCHEDULE 40 PVC PIPE SLEEVE - MINIMUM 4" SCHEDULE 40 PVC WIRE SLEEVE - 2"
- CONTROL VALVE DESIGNATION:
- | | |
|--------|--------------------------|
| — | CONTROLLER & STATION NO. |
| — | FLOW (IN GPM) |
| 1-1/2" | VALVE SIZE |
| S | SHRUB EMITTERS |
| T | TREE EMITTERS |



LANDVARDT DESIGN GROUP
EST. 2006
LDG
SALT LAKE CITY
PLANNING & LANDSCAPE ARCHITECTURE

WILLOW TRAILS
PHASE 1
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA

REGISTERED LANDSCAPE ARCHITECT
41357
CHRIS ERIC
LANGVARDT
State of Arizona
U.S.A.
Chris Langvardt

PREPARED FOR:
FORESTAR
1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

DATE: JUNE 1, 2023

PROJECT: 000.0000.81

DRAWN BY: DL

REVIEW BY: EL

VERSION:

REVISIONS:

SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:
11.9

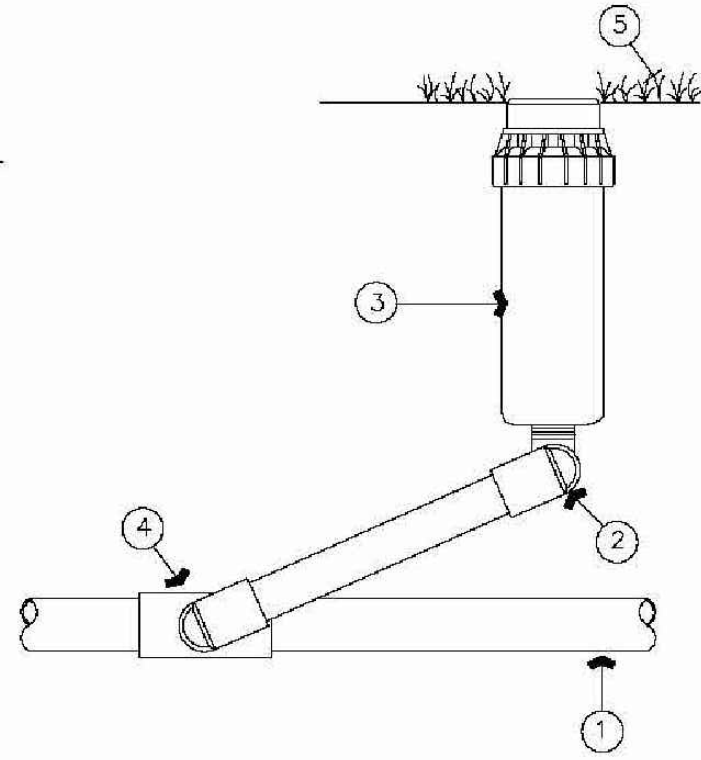
CITY CASE # FS21-380

Page 175 of 490

pipe size	flow (gph)
3/4"	0 - 6
1"	7 - 12
1 1/4"	13 - 222
1 1/2"	23 - 30
2"	31 - 45
2 1/2"	46 - 60

D1 pipe sizing schedule

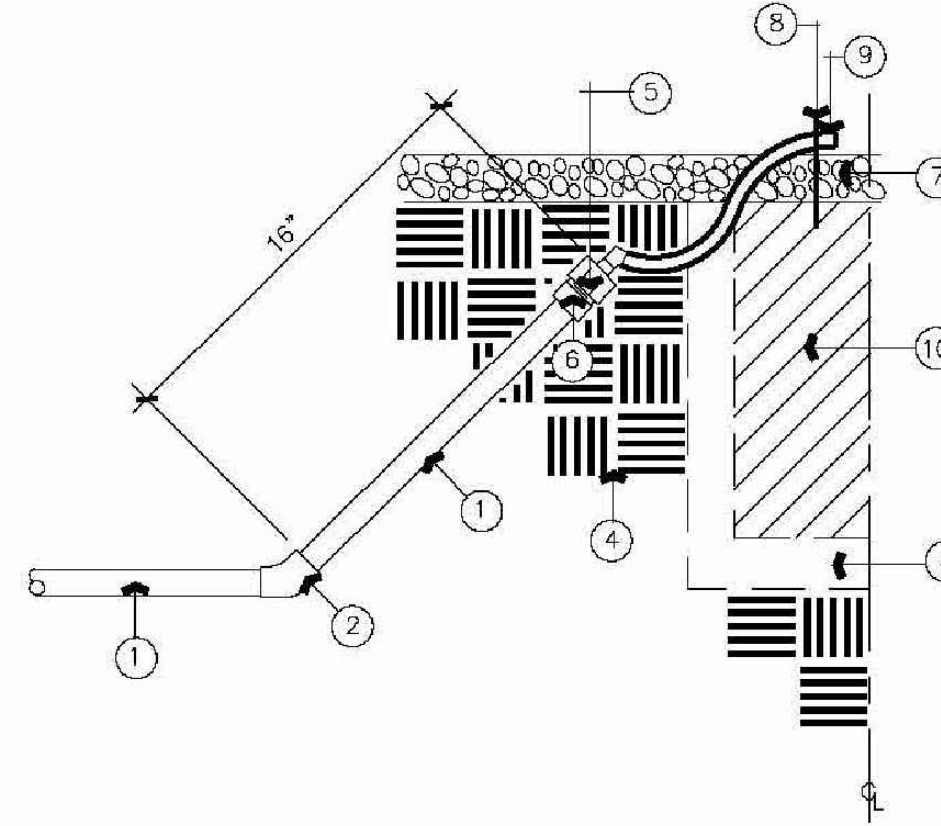
- PVC CLASS 200 PIPE
- LASCO #T722-100 SWING JOINT
- ROTOR SPRINKLER HEAD
- PVC TEE (SST)
- FINISH GRADE



D4 rotor spray head detail

- PVC CLASS 200 PIPE
- 1/2" PVC SCH. 40 FITTING
- PLANT PIT
- SUBGRADE
- SINGLE PORT EMITTER; BOWSMITH SL200 SERIES. (SEE PLANT SCHEDULE FOR EMITTER APPLICATION)
- 1/2" PVC SCH. 40 MALE ADAPTER
- 2" DECOMPOSED GRANITE
- 1/4" TUBING STAKE
- 1/4" POLY FLEX HOSE EMITTER TUBING
- PLANT ROOT BALL

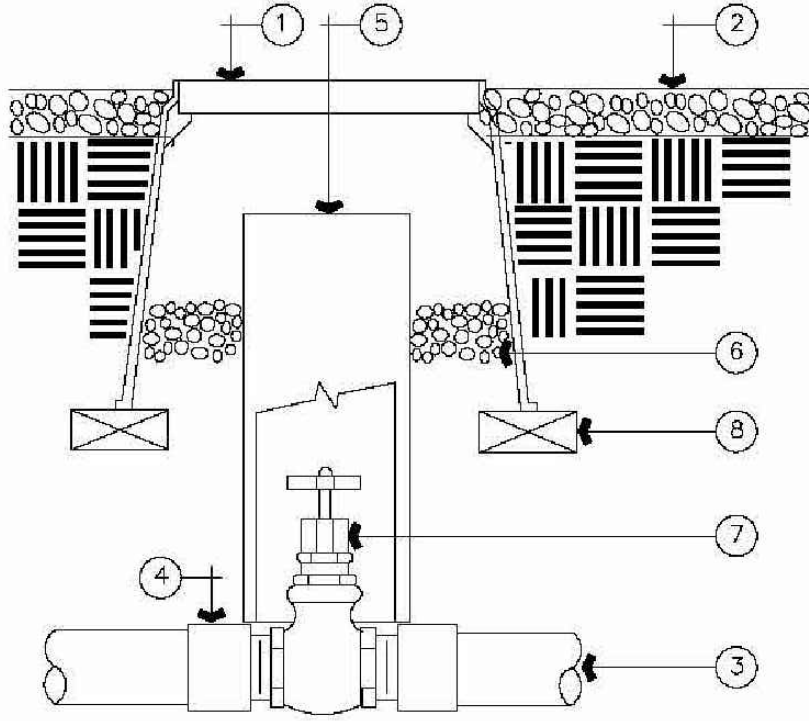
NOTE:
ALL SHRUBS AND ACCENT PLANT MATERIAL LISTED IN THE PLANT SCHEDULE ON SHEET L1 SHALL RECEIVE ONLY A SINGLE OUTLET EMITTER. MULTI-OUTLET EMITTERS ARE FOR TREES AND GROUND COVER (OPTIONAL) ONLY.



D6 single outlet emitter detail

shrubs / ground cover emitter schedule

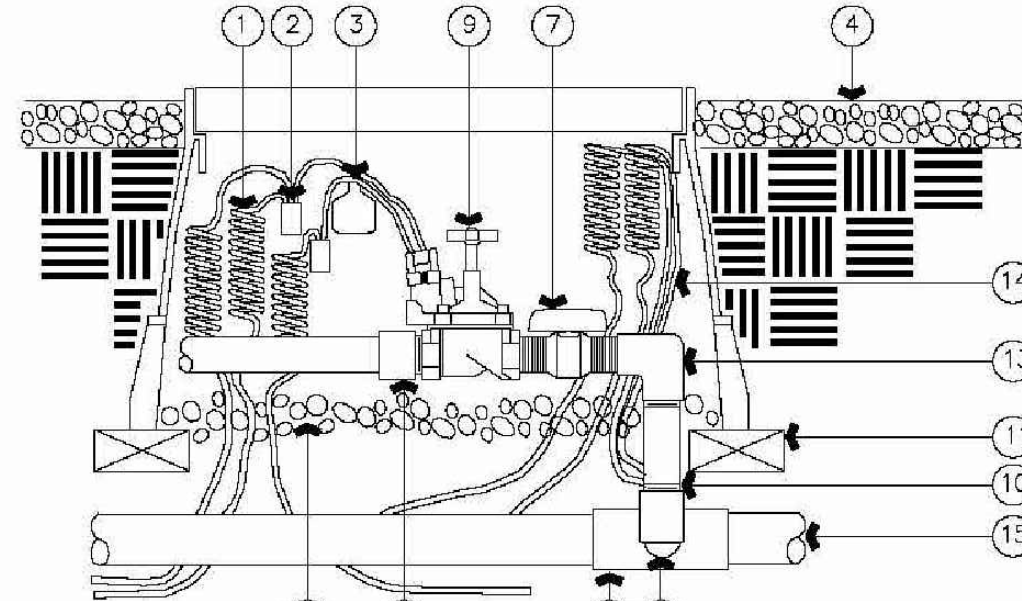
SIZE	EMITTER ALLOCATION
1 GAL.	SEE PLANT SCHEDULE FOR EMITTER APPLICATION SHEET L1
5 GAL.	SEE PLANT SCHEDULE FOR EMITTER APPLICATION SHEET L1
15 GAL.	(3) EMITTERS / PLANT SEE PLANT SCHEDULE FOR EMITTER APPLICATION SHEET L1
GROUND COVER	USE EITHER A SINGLE OUTLET EMITTER OR A MULTI-OUTLET EMITTER LOCATED IN A 6" VALVE BOX. SEE DETAIL D8. SEE PLANT SCHEDULE FOR EMITTER APPLICATION SHEET L1



NOTE:
NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL MAINLINE SIZE

- VALVE BOX WITH COVER 10" DIA. (TAN COLOR)
- FINISH GRADE/ TOP OF D.G.
- PVC MAINLINE
- PVC SCH 40 MALE ADAPTER (1 OF 2)
- 6-INCH PVC CL 200 PIPE (LENGTH AS REQUIRED)
- 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- THREADED BRONZE GATE VALVE WITH SOLID WEDGE, NON-RISING STEM NIBCO T113 OR EQUAL
- BRICK (1 OF 4)

D2 gate valve detail

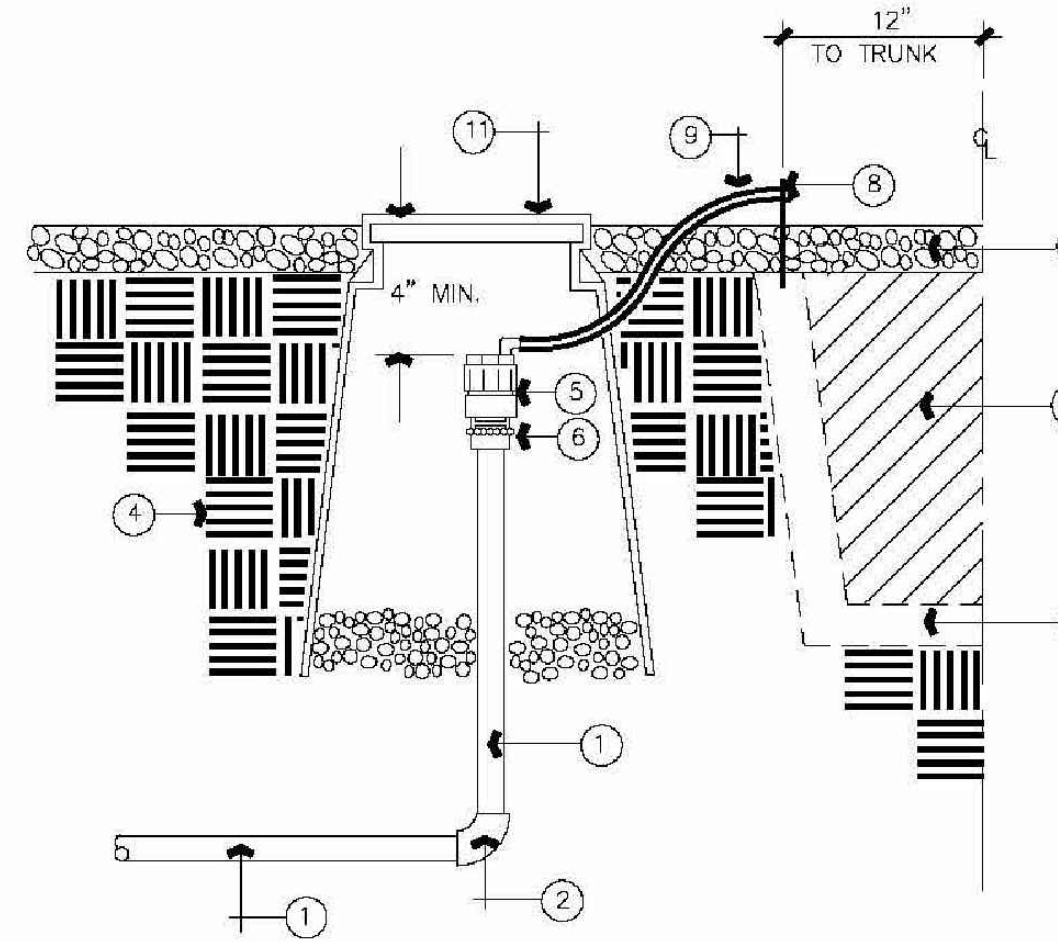


- 30-INCH LINEAR LENGTH OF WIRE, COILED
- WATERPROOF CONNECTION (1 OF 2)
- CHRISTY ID TAG
- FINISH GRADE/TOP OF D.G.
- VALVE BOX W/COVER (TAN COLOR)
- 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- BALL VALVE
- PVC SCH 40 TEE OR ELBOW
- REMOTE CONTROL VALVE (SIZED AS SHOWN ON PLANS)
- PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- BRICK (1 OF 4)
- SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELBOW
- PVC SCH 40 ELBOW
- SPARE WIRE COIL
- PVC MAINLINE
- PVC SCH 40 MALE ADAPTER

D5 electric remote control valve for turf

- PVC CLASS 200 PIPE
- 1/2" PVC SCH. 40 FITTING
- PLANT PIT
- SUBGRADE
- MULTI-OUTLET EMITTER; BOWSMITH ML200 SERIES EMITTERS.
- 1/2" PVC SCH. 40 MALE ADAPTER
- 2" DECOMPOSED GRANITE
- 1/4" TUBING STAKE
- 1/4" POLY FLEX HOSE EMITTER TUBING, 6' MAX. TUBING LENGTH.
- PLANT ROOT BALL
- 6" VALVE BOX

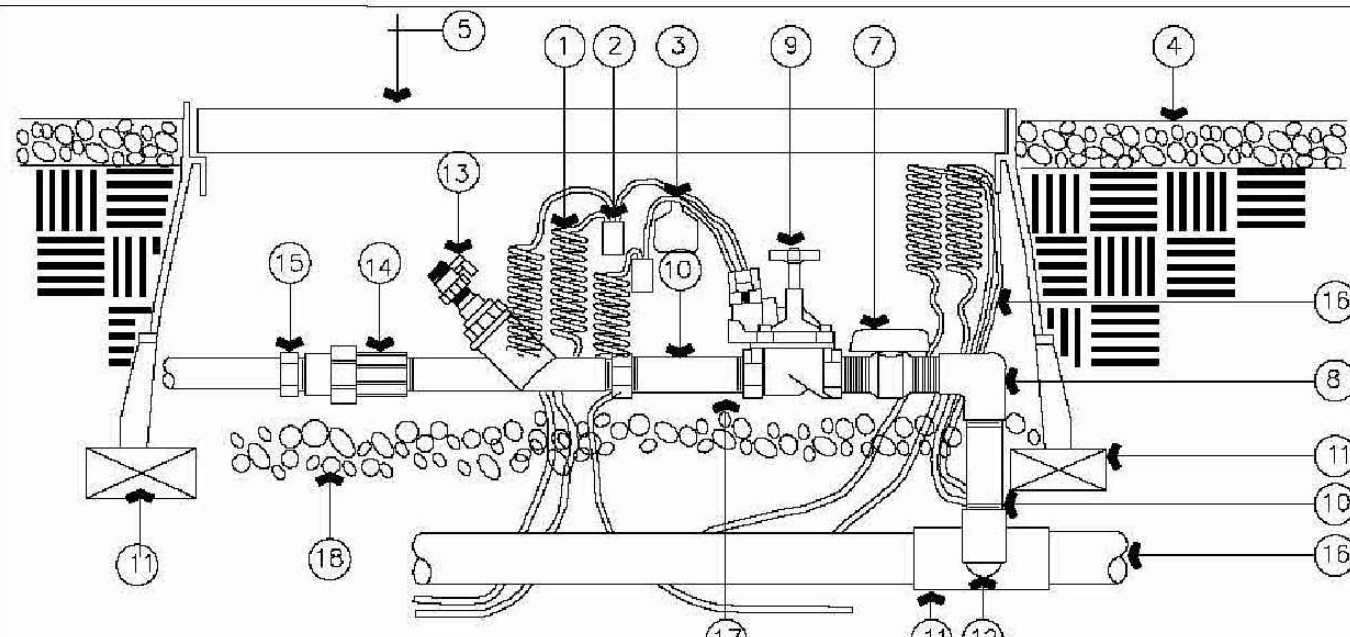
NOTE:
ALL MULTI-OUTLET EMITTERS FOR TREES AND GROUND COVER SHALL BE INSTALLED IN A PLASTIC VALVE BOX FOR MAINTENANCE PURPOSES. (TAN COLOR IN D.G. AREAS / GREEN COLOR IN TURF AREAS)



D7 multi outlet emitter detail

tree emitter schedule

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



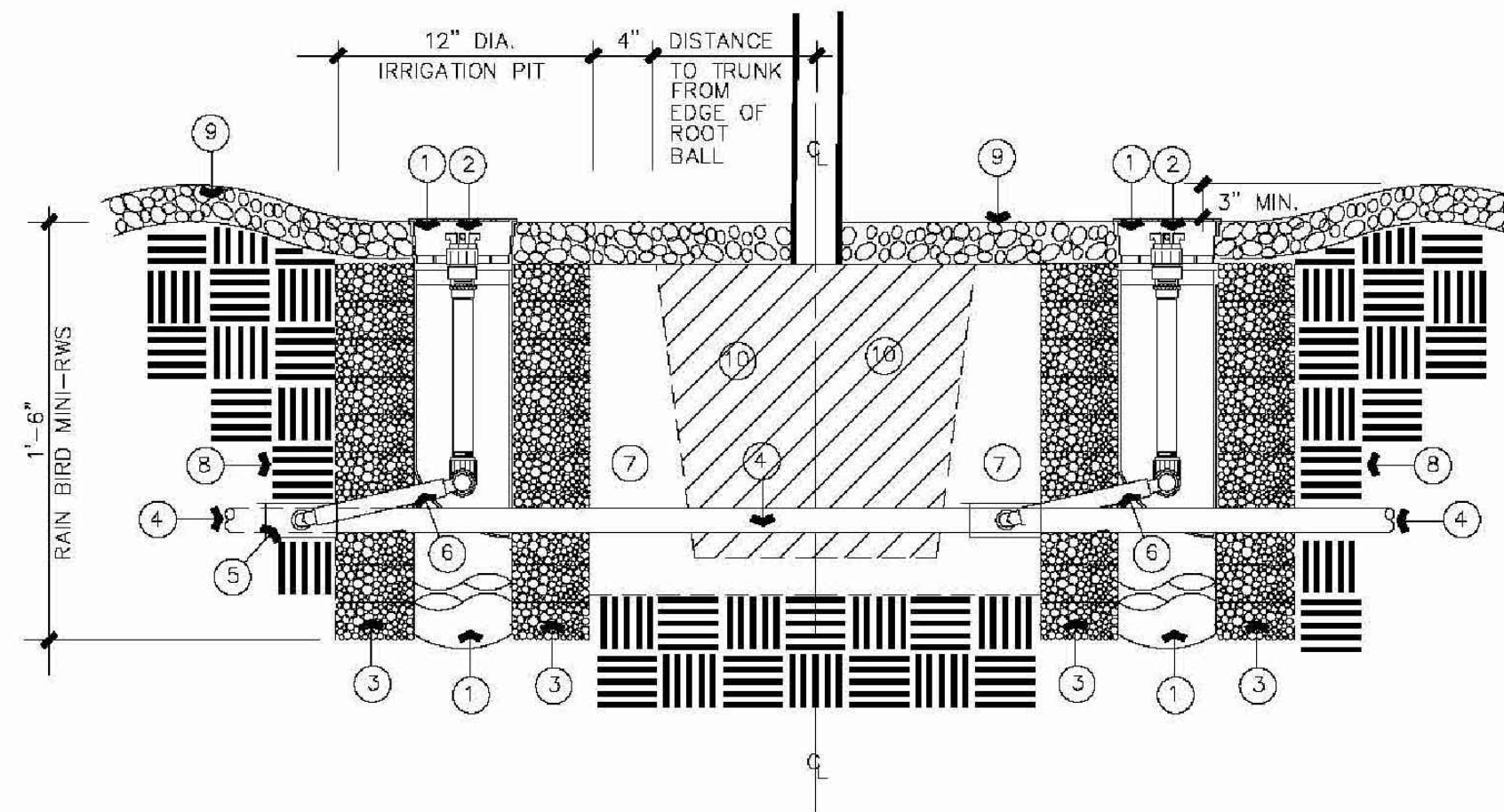
- 30-INCH LINEAR LENGTH OF WIRE, COILED
- WATERPROOF CONNECTION
- CHRISTY ID TAG
- FINISH GRADE/TOP OF D.G.
- VALVE BOX W/COVER (TAN COLOR)
- PVC LATERAL PIPE FROM REMOTE CONTROL VALVE ASSEMBLY
- BALL VALVE
- PVC SCH 40 TEE OR ELBOW
- REMOTE CONTROL VALVE (SIZED AS SHOWN ON PLANS)
- PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- BRICK (1 OF 4)
- SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELBOW
- FILTRATION DEVICE: RAINBIRD RBY 100-200 MX SERIES
- INLINE WYE STRAINER
- PRESSURE REGULATOR DEVICE RAINBIRD PSI M30X
- SCH 40 MALE ADAPTER
- SPARE WIRE COIL
- PVC MAINLINE
- 3-INCH MIN DEPTH OF 3/4-INCH WASHED GRAVEL

D3 electric remote control valve for drip

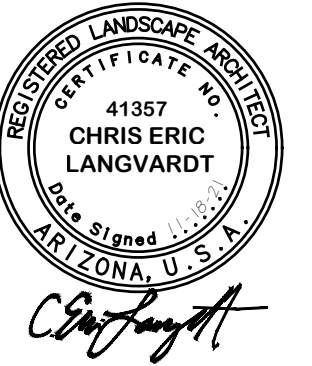
construction notes:

- RAIN BIRD MINI-RWS-BGX (SINGLE UNIT INCLUDES BUBBLER / BASKET WEAVE MESH CYLINDER / PLASTIC GRATE AND SWING JOINT.) (1.5 FT. LENGTH X 4" WIDTH)
 - SUBSTITUTE A RAINBIRD 2 GPH MULTI-OUTLET EMITTER FOR THE ATTACHED RAINBIRD BUBBLER. (OPEN 3 MULTI-OUTLET PORTS)
 - PEA GRAVEL (TYP.)
 - PVC CLASS 200 PIPE
 - SCH. 40 PVC TEE OR EL W/ A 1/2 - INCH MALE NPT INLET.
 - SWING PIPE, 18-INCH SWING ASSEMBLY (INCLUDED W / RAIN BIRD RWS-BGX)
 - PLANT PIT
 - SUBGRADE
 - 2" DECOMPOSED GRANITE OR TURF APPLICATION
 - TREE ROOT BALL
 - FINISH GRADE
 - SAND BACKFILL IN ALL DEEP WATERING TUBES
- NOTE:
1. THIS DETAIL SHALL BE USED FOR ALL DATE PALM TREES REGARDLESS OF THEIR LOCATION WITHIN THE LIMITS OF THIS PROJECT.
2. INSTALL (2) TWO 3 FT. LONG RAINBIRD DEEP WATERING TUBES PER DATE PALM.
3. LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT WELLS AROUND ALL TREES REGARDLESS OF THEIR LOCATION.

D8 deep watering irrigation detail



WILLOW TRAILS PHASE 1 CONSTRUCTION DOCUMENTS CITY OF SURPRISE, ARIZONA



PREPARED FOR:



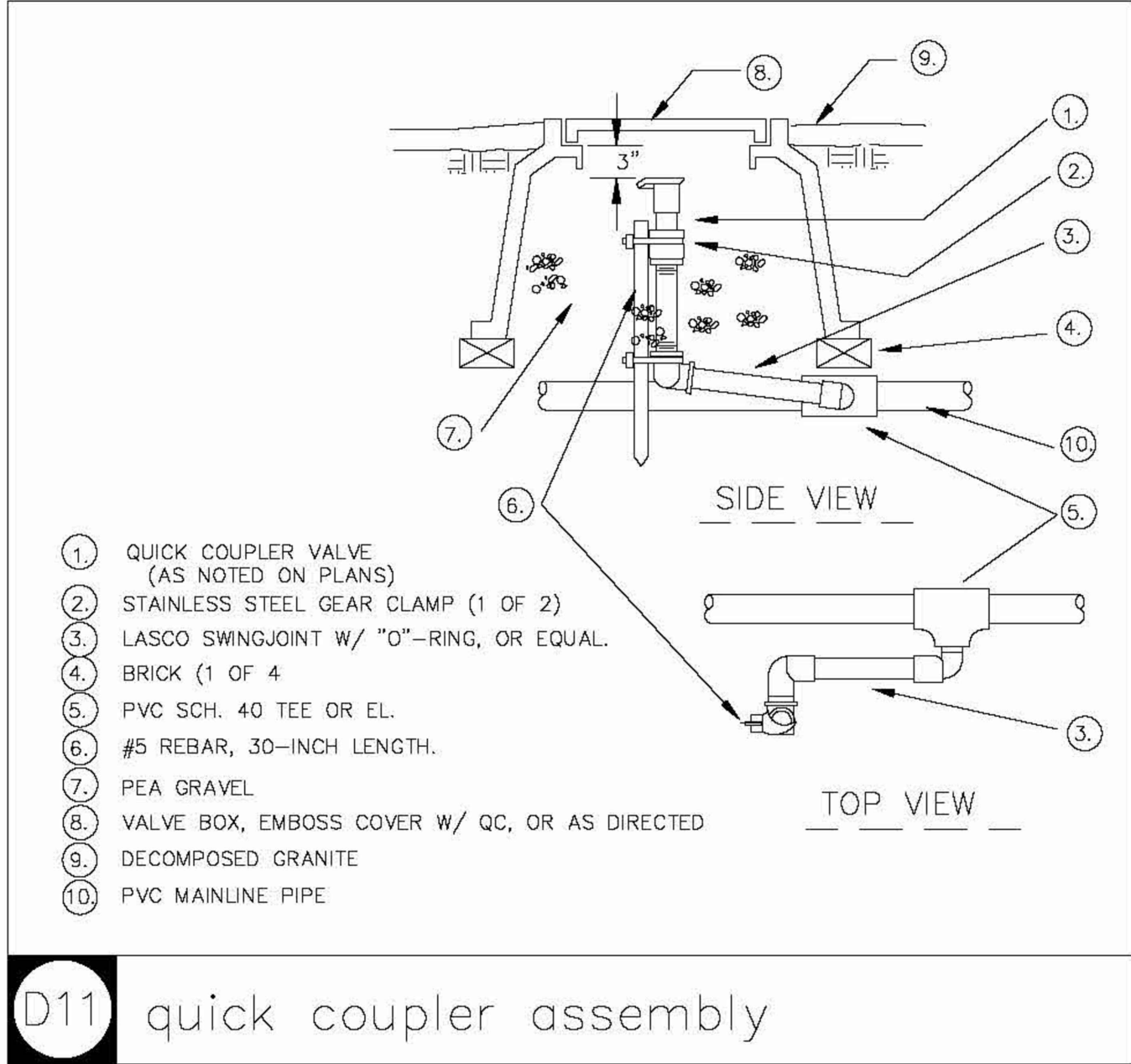
DATE:	JUNE 1, 2023
PROJECT:	000.0000.81
DRAWN BY:	DL
REVIEW BY:	EL
VERSION:	
REVISIONS:	

SHEET TITLE:
IRRIGATION
DETAILS

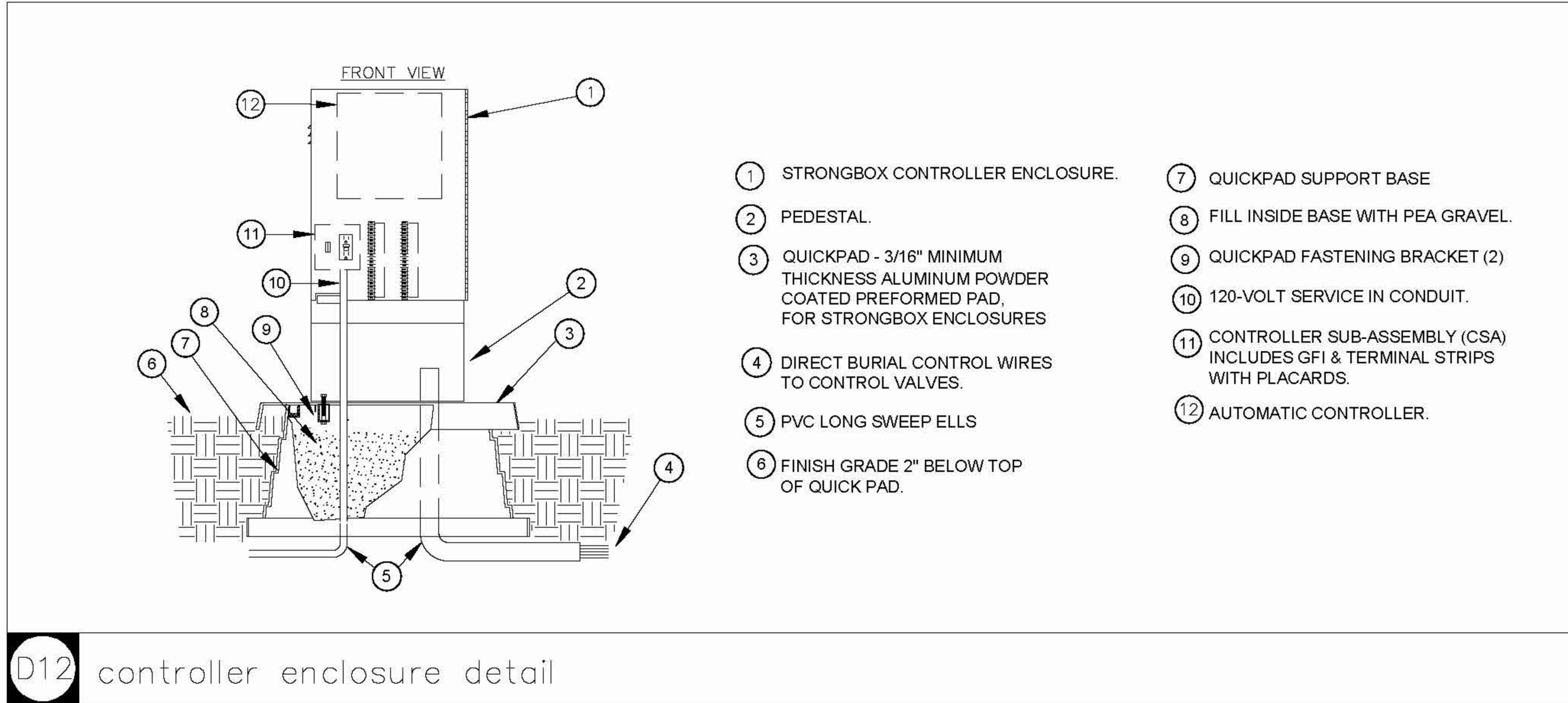
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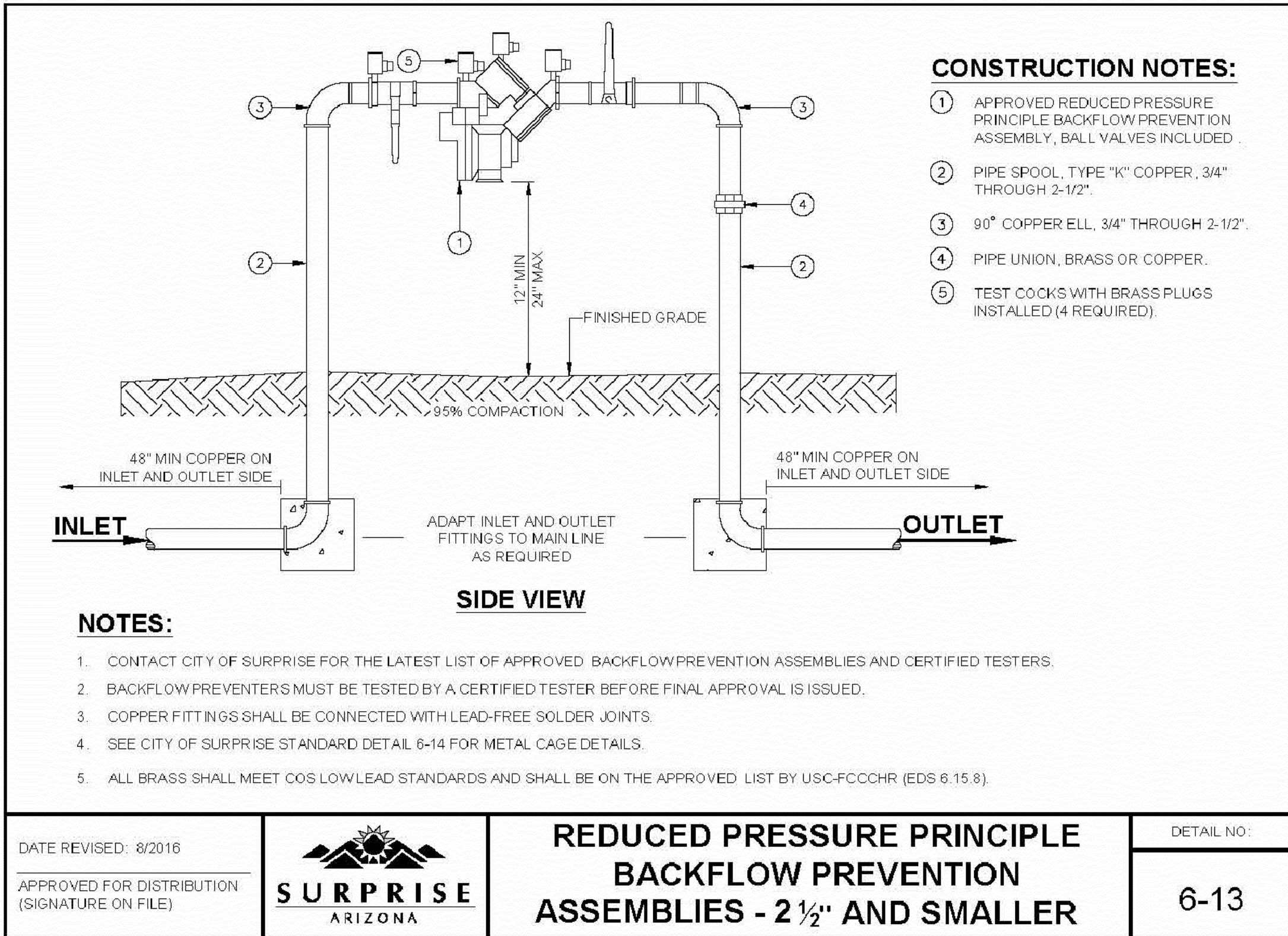
CITY CASE # FS21-380



D11 quick coupler assembly



D12 controller enclosure detail



WILLOW TRAILS
PHASE 1
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



PREPARED FOR:
FORESTAR
1661 EAST CAMELBACK, SUITE 330
PHOENIX, ARIZONA 85016
(480) 368-2357

DATE:	JUNE 1, 2023
PROJECT:	000.0000.81
DRAWN BY:	DL
REVIEW BY:	EL
VERSION:	
REVISIONS:	

SHEET TITLE:
IRRIGATION DETAILS

SHEET NUMBER:

11.11

WILLOW TRAILS - PHASE 1

OPEN SPACE ELECTRICAL & LIGHTING PLANS (FOR REFERENCE ONLY)

SURPRISE, ARIZONA

ELECTRICAL NOTES

PART 2 - BASIC MATERIALS AND METHODS

2.01 WIRE AND CABLE

- A. GENERAL: Soft drawn, annealed copper having conductivity of not less than 98% of that of pure copper, uniform in cross-section, free from flaws, scale and other imperfections.
- B. All exterior wire shall be XHHW-2 color coded through #6 AWG. All wiring shall be stranded.
- C. All branch circuit phase conductors shall be identified at each termination point and each side of splice by a printed heat shrink sleeve with panel circuit number.
- D. Manufacturers shall be Simplex, General Cable, Okontie, Rome Cable, Anaconda, General Electric, Kaiser, Spers, Kenall, Cooper, Square-D or similar.
- E. No aluminum conductors will be allowed. No exceptions.

2.02 INSTALLATIONS: Install all wire and cable in conduit.

- A. Make ALL above ground connections and splices for #10 wire and smaller with Buchanan "B-Cap", 3-M "Scotchlok" or Ideal "Wing Nut" preinsulated wire connector (sizes as recommended by manufacturer). Make connection and splices for #8 conductors and larger with solderless pressure or compression type connectors by O.Z., Burndy, Buchanan, T & B or Ilisco. Tape all splices with plastic so insulation is at least equivalent to insulation of conductor. Thoroughly clean ends before splicing. Where plastic tape is used and there is any danger of insulation damage from pressure of joint against non-current carrying metal parts, use friction tapes for additional protection. Vinyl plastic tape shall be Scotch #33 or Plymouth.
- B. Make ALL underground connections or splices, including ground mounted pull or junction boxes with crimp type connectors and insulate with scotch cast insulation kits or Town approved equal.
- C. All wires in panelboards, gutters, switchboards, wireways and pull boxes shall be neatly arranged with terminations located directly opposite terminals and routed in a neat workmanlike manner through spaces where the wire passes.
- D. Exercise due care when pulling wire and cable through raceways to prevent conductors from kinking and injuring insulations.
- E. UL approved pulling compounds may be applied to the conductors to insure ease of pulling. Under no circumstances shall any medium containing water, acid or petroleum base be used.
- F. Leave no less than 6" of wire at each outlet for connection to lighting fixture, switch receptacle and other pieces of equipment. Where wires feed through an outlet or junction box, neatly tuck a 6" long loop in bottom of box.
- G. Control wiring and all other stranded wiring to screw connections shall be provided with T & B "STA-KON" terminals.

2.03 CONDUIT RACEWAYS

- A. Conduit systems shall be rigid galvalzed steel, non-metallic fiber or Polyvinylchloride (PVC) plastic as specified herein, or as indicated on the plans. All systems shall be continuous. All sweeps and risers from underground to exposed above grade locations shall be wrapped rigid conduits.
- B. Rigid steel conduit shall be heavy walled, not dipped, galvanized or shearded. Use rigid steel conduit in concrete slabs on grade, in exposed locations such as tunnels and equipment rooms, where exposed to weather and where buried in earth. Make all joints with standard couplings or unions; use of running threads is prohibited. Ream conduit ends after cutting. Use double lock nuts at terminations. Use insulated bushings throughout.
- C. Minimum conduit size for PVC or Rigid Galvanized conduit is 3/4". No conduit shall be imbedded in a slab that is less than 3 1/2" thick except for local offsets. Unless otherwise noted or specified, tops of underground conduit or ducts shall not be less than 24" below grade. Assemble joints together using approved couplings to make watertight joints.
- D. Schedule 40 PVC electrical conduit, UL listed 2" and smaller may be used for direct burial of underground branch circuits (with bond wire). All bends shall be manufactured, not field made.
- E. Vertical sweeps, stub ups and risers from underground PVC conduit shall be half lapped with 20 mil Scotch #50 tape. PVC sweeps are allowed into ground mounted pull boxes.
- F. Where exposed, install conduit parallel to walls and partitions; do not cross-window openings.
- G. All metallic conduit bends 45 degrees and larger, and 2 inches and above shall be manufactured bends or field made with hydraulic bender.
- H. Coat Metallic conduit below grade or encased in concrete with two coats of Koppers Bitumastic or half lap with Scotch Wrap #50, minimum thickness to be 20 mils.

2.04 CONDUIT FITTINGS

- A. Provide double lockouts and bushings at all rigid conduit terminations except at threaded hubs. Bushings shall be O.Z. type "A" molded bakelite except for 2" conduit and shall be O.Z. type "B" or type "BL" where groundings is required.

2.05 GUTTER, PULLBOXES AND JUNCTION BOXES

- A. Boxes shall be fabricated from code gauge steel without knockouts and a minimum 14 gauge front cover. Finish shall be galvanized steel or phosphate undercoating with 2 finish coats hammer gray or baked enamel.
- B. Junction boxes shown outside flush or surface mounted shall be watertight all welded construction with neoprene gasketed screwed covers NEMA Type 3R.

2.06 NAMEPLATES

- A. Provide lamicoid nameplates for all distribution switches, breakers, lighting and power panels, contactors and any control equipment.

2.07 ELECTRICAL SERVICE

- A. The electrical service shall be as shown on the plans by Utility Company.
- B. Provide all necessary material and labor required by the serving utility for delivery of power to the service entrance equipment.

2.08 SERVICE ENTRANCE EQUIPMENT

- A. Service entrance shall be 12 gauge standardized, modular formed steel dead front construction, front accessible.
- B. The enclosure shall be weatherproofed and factory painted per City's specifications with primer and rust inhibitor undercoat.
- C. The service entrance shall have space and necessary provisions for metering as required by the Power Company and EUESRC Standards.
- D. Main and branch feeder over-current devised shall be fusible or circuit breaker type and sized as noted on the drawings.
- E. The switchgear assembly shall be braced for short circuit stress as noted on the drawings.
- F. All distribution equipment shall be of the same manufacturer. Approved manufacturers are: Cutler Hammer, RSE-Sierra, General Electric, Square-D, Myers, Milbank, and Pacific Utility.

PART 3 - SERVICE DISTRIBUTION

3.01 GROUNDING

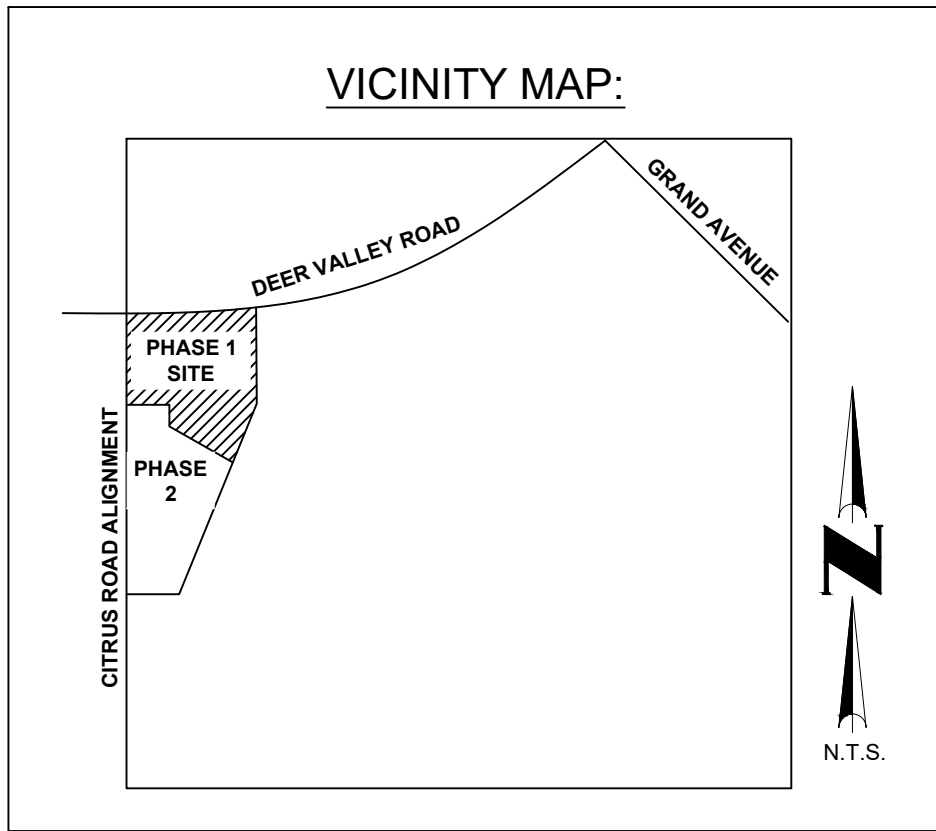
- A. The neutral conductors and all other exposed non-current carrying metal parts as required by Code shall be grounded. Grounding bushings shall be used as required and shall be O.Z. insulated Type "BL", or approved equal. No grounding shall be made to gas piping. Where equipment or devices are served by non-metallic ducts, enclosure shall be grounded by means of a code size bare or green insulated equipment ground wire installed in the duct with the current carrying conductors and be bonded securely in each cabinet terminating the ground wire. Copper jumpers shall bridge flexible conduit and be installed with ground wire. All service grounds shall be in accordance with the "UIFER" ground.
- B. All panels containing ground or bonding wires shall be equipped with a ground bus for terminating all such wires.

3.02 GENERAL

- A. Work covered under this section includes manufacturing, equipping, wiring and assembling of all lighting fixtures. Provide lighting fixtures complete for each and every light outlet in the type, quality and size of fixture indicated on the drawings.
- B. Check the drawings with the fixture schedules for completeness, as numbers on the schedule are for the purpose of indicating the general type, quality and size of fixtures that will be required. The use of catalog numbers for a fixture does not necessarily include all the required accessories that may be demanded for a complete installation.
- C. Provide all light-sources, lamps and other light producing media called for and suitable for specified equipment and functions. Unless otherwise called for, all lamps operating without controlling ballasts or transformers, operate on 120 volts.
- D. The use of a vendor's name and catalog number is for convenience in specifying the quality, style, size finish and performance required and does not intentionally exclude similar equipment available from other manufacturers. A computer read-out for the substitute fixtures with the above minimum levels, guaranteed by the manufacturer, shall be submitted to the Engineer for evaluation. Judgement of equality shall be by the Engineer and his acceptance or rejection shall be final.

GENERAL NOTES

1. A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION OF UTILITIES IN ADVANCE OF TRENCHING. THE ENGINEER AND/OR DEVELOPER WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS.
2. THE COMPLETED INSTALLATION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODE ORDINANCES AND REGULATIONS. CONTRACTOR SHALL OBTAIN NECESSARY PERMITS AND INSPECTIONS REQUIRED BY THE GOVERNING AUTHORITIES. ALL WORK SHALL BE DONE IN A NEAT, WORKMANLIKE, FINISHED AND SAFE MANNER, ACCORDING TO LATEST PUBLISHED N.E.C.A. STANDARDS OF INSTALLATION, UNDER COMPETENT SUPERVISION. INSTALL GROUNDING AS REQUIRED BY THE NATIONAL ELECTRICAL CODE.
3. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND ALL OTHER FACTORS WHICH MAY AFFECT THE EXECUTION OF THIS WORK. INCLUDE ALL RELATED COSTS IN THE INITIAL BID PROPOSAL. NO CLAIMS SHALL BE MADE AGAINST THE CLIENT/DEVELOPER OR ENGINEER FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE. ANY QUANTITIES SHOWN ARE THE ESTIMATE OF THE ENGINEER, THE CONTRACTOR IS RESPONSIBLE TO MAKE HIS OWN INDEPENDENT ESTIMATE AND BASE BID PROPOSAL ACCORDINGLY.
4. ALL MATERIAL SHALL BE NEW AND OF THE BEST QUALITY, MANUFACTURED IN ACCORDANCE WITH NEMA, ANSI, U.L. OR OTHER APPLICABLE STANDARDS. THE USE OF MANUFACTURE'S NAMES, MODEL NUMBERS IS INTENDED TO ESTABLISH STYLE, QUALITY, APPEARANCE USEFULNESS AND BID PRICE. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED IN WRITING AND REVIEWED BY THE ENGINEER BEFORE BIDDING.
5. PROTECT ALL ELECTRICAL MATERIAL AND EQUIPMENT INSTALLED UNDER THIS CONTRACT AGAINST DAMAGE BY OTHER TRADES, WEATHER CONDITIONS, OR ANY OTHER CAUSES. EQUIPMENT FOUND DAMAGED OR IN OTHER THAN NEW CONDITION WILL BE REJECTED AS DEFECTIVE.
6. LEAVE THE SITE CLEAN, REMOVE ALL DEBRIS, EMPTY CARTONS, TOOLS, CONDUIT, WIRE SCRAPS, AND ALL MISCELLANEOUS SPARE EQUIPMENT AND MATERIALS USED IN THE WORK DURING CONSTRUCTION. ALL COMPONENTS SHALL BE FREE OF DUST, GRIT, AND FOREIGN MATERIALS, LEFT AS NEW BEFORE FINAL ACCEPTANCE OF WORK.
7. ALL CIRCUIT CONDUCTORS SHALL BE "XHHW-2" STRANDED COPPER. CONDUIT ROUTING IS DIAGRAMMATIC AND SHOWN FOR REFERENCE ONLY. COORDINATE EXACT ROUTING IN THE FIELD WITH CIVIL, LANDSCAPE, AND IRRIGATION PLANS. NO CONDUITS SHALL BE RUN UNDER PLAY AREAS OR SPORTS COURT AREAS.
8. UNLESS OTHERWISE INDICATED, ALL UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 PVC. MINIMUM SIZE SHALL BE 3/4". ALL EXPOSED CONDUIT SHALL BE RIGID GALVANIZED CONDUIT, MINIMUM SIZE SHALL BE 3/4". CONDUITS INSTALLED CONCEALED IN RAMADA STRUCTURE SHALL BE RGC, MINIMUM SIZE SHALL BE 3/4". ALL ABOVE GROUND CONDUIT, INCLUDING SWEEPS AND RISERS FROM UNDERGROUND PVC SHALL BE RIGID GALVANIZED CONDUIT. UNDERGROUND RISERS OR SWEEPS SHALL BE PROTECTED BY HALF LAPPED 10 MII TAPE.
9. ALL ELECTRICAL SAFETY SWITCHES, DISTRIBUTION, AND CONTROL EQUIPMENT SHALL BE RATED FOR HEAVY DUTY SERVICE. ALL EXTERIOR EQUIPMENT SHALL BE NEMA 3R RATED.
10. REFER TO OTHER TRADE PLANS FOR EXACT LOCATION OF EQUIPMENT AND LANDSCAPE FEATURES, WALKWAY, AREA & TOT LOT LIGHTING. LOCATIONS SHALL BE SCALED FROM THE PLANS VIEWS.
11. DIMENSIONS INDICATED FOR EXISTING UNDERGROUND UTILITIES ARE BASED ON DRAWINGS PROVIDED TO US BY THE CIVIL ENGINEER AT THE TIME OF DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND OBSTRUCTIONS AND UTILITIES ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKE AND POT HOLING TO VERIFY ALL EXISTING UNDERGROUND OBSTRUCTIONS. THE ENGINEER AND/OR DEVELOPER WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS.
12. HORNS CONSULTING LLC, ITS OWNERS, OR EMPLOYEES WILL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE OF PROPERTY CAUSED BY OTHERS DURING OR RESULTING FROM CONSTRUCTION OF THIS PROJECT. NOTHING IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUB-CONTRACTOR.
13. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COORDINATING ANY RELOCATION OF UTILITIES, POWER POLES, ETC.
14. THE CONTRACTOR SHALL PROVIDE THE DEVELOPER AND ENGINEER IN WRITING WITH ACCURATE AS-BUILT CONDITIONS INCLUDING FIELD MEASUREMENTS TO ELECTRICAL EQUIPMENT AND UNDERGROUND CONDUIT ROUTING. IF THE CONTRACTOR FAILS TO PROVIDE MEASUREMENTS OR FORWARD SUCH MEASUREMENTS TO THE ENGINEER, THE ENGINEER WILL NOT BE HELD RESPONSIBLE FOR PROVIDING ACCURATE AS-BUILT CONDITIONS OF THE ELECTRICAL EQUIPMENT AND UNDERGROUND CONDUIT ROUTING. AS-BUILT SUBMITTALS WILL NOT BE PERFORMED UNTIL ORDERED BY THE CLIENT/DEVELOPER.
15. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, OR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED DURING CONSTRUCTION, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
16. THE ELECTRICAL CONTRACTOR SHALL COORDINATE INCOMING SERVICE WITH APPROPRIATE UTILITY COMPANY. ROUTING OF INCOMING SERVICE SHOWN ON THE PLAN ARE FOR BIDDING PURPOSES AND MAY VARY FROM ACTUAL REQUIREMENTS. THE CONTRACTOR SHALL COMPLY WITH ALL UTILITY COMPANY REQUIREMENTS, WITHOUT ANY ADDITIONAL CHARGES TO THE CLIENT/DEVELOPER.
17. CONTRACTOR SHALL LABEL ALL PANEL SCHEDULES TO MATCH EXACT FIELD INSTALLATION (AS-BUILT) CONDITIONS. PROVIDE "CORRECT" PANEL SCHEDULE INSIDE PANEL WITH CORRECT CIRCUITS, ELECTRICAL LOADS AND FEEDER SIZE AND WIRE TYPE TO PANEL. (ie: #8 COPPER, XHHW-2).
18. ALL PLUG-IN OUTLET DEVICES WITH GROUND OUTLET SHALL HAVE GROUND CONNECTION AT TOP OF DEVICE + 15" TO CENTER TO TOP OUTLET.
19. ALL TRUNKED CONDUCTORS PULLED ON COMMON CONDUIT SHALL BE BASED ON DERATION VALUES PER NEC TABLE (B)(2)(a). CONTRACTOR SHALL INCUR ALL COSTS TO RECTIFY UNDER-SIZED WIRING IN CONDUITS.
20. ALL OVERCURRENT PROTECTION DEVICES (CIRCUIT BREAKERS, SWITCHES) SHALL BE U.L. LISTED FOR 75° C. TERMINATIONS (UNO). ALL WIRE RATING AMPACITIES ARE BASED ON XHHW-2 COPPER AT 60°C. (UP TO 100A) AND 75° C. (ABOVE 100A). ALUMINUM WIRE AND LUGS ARE NOT ALLOWED.
21. ALL JUNCTION BOXES AND PULL BOXES SHALL BE PROVIDED AND INSTALLED PER NEC ARTICLE 314 AND SIZED PER NEC TABLE 314.16(A) AND 314.28 PER (QUANTITY AND SIZE OF) CONDUITS TO THE ENCLOSURE AND WIRES INSIDE THE JUNCTION BOX .
22. CONTRACTOR SHALL SUBMIT SWITCHBOARD SHOP DRAWING TO POWER CO. REPRESENTATIVE FOR APPROVAL BY POWER CO. AND CONFIRMATION THAT SWITCH GEAR COMPLIES WITH POWER CO. REGULATIONS.



SHEET INDEX:

E-1 ~ COVER SHEET
E-2 ~ SITE PLAN ("A")
E-3 ~ SITE PLAN ("B")
E-4 ~ SITE PLAN ("C" & "D")
E-5 ~ ONE-LINE DIAGRAM DETAILS
E-6 ~ ELEC. & LIGHTING DETAILS
E-7 ~ LIGHTING SPECIFICATIONS
E-8 ~ LIGHTING SPECIFICATIONS

OWNER / DEVELOPER

FORESTAR
20410 N. 19TH AVENUE, SUITE 100
PHOENIX, ARIZONA 85027
PHONE: (480) 368-2357
CONTACT: BRIAN KONDERIK

CIVIL ENGINEER

GOODWIN & MARSHALL, INC
2705 S. ALMA SCHOOL ROAD, SUITE #2
CHANDLER, ARIZONA 85286
PHONE: (602) 218-7285
CONTACT: WARREN RUSSELL, P.E.

LANDSCAPE ARCHITECT

LANGVARDT DESIGN GROUP
336 BROADWAY, SUITE 110
SALT LAKE CITY, UTAH 84101
PHONE: (602) 801-726-6670
CONTACT: DON LESLIE, ALSA

ELECTRICAL ENGINEER

HORNS CONSULTING, LLC
1243 E. MURIEL DRIVE
PHOENIX, ARIZONA 85022
PHONE: (623) 256-8990
CONTACT: DOUG HORNING
& GREG LARSON, P.E.

CITY OF SURPRISE APPROVAL

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

CITY OF SURPRISE ENGINEER

DATE



LIGHTING FIXTURE SCHEDULE

DRAWING SYMBOL & MARK	LAMPS	MOUNTING	VOLTAGE	DESCRIPTION	MANUFACTURER CATALOG NUMBER	COLOR	REMARKS	FIXTURE QUANTITY
	71 WATT LED 3000K	POLE BASE MOUNTED @ 12 FEET AFG	120V	12' SQUARE POLE LED LIGHT	TER-S-TYPEIII-71W-3000K-120-277V POLE-DARK BRONZE	BRONZE	SEE POLE FIXTURE MOUNTING DETAIL AND MANUFACTURE SPECIFICATIONS FOR ADDITIONAL INFORMATION.	4
	24 WATT LED 3000K	BASE MOUNTED @ 3.5 FEET AFG	120V	BOLLARD LIGHT	PACIFIC LIGHTING & STANDARDS BGC-RT-24-LED-MT-5-3-III-BZ-SB	BRONZE	SEE BOLLARD LIGHT MOUNTING DETAIL AND MANUFACTURE SPECIFICATIONS FOR ADDITIONAL INFORMATION.	18
	25 WATT LED 3000K	SURFACE MOUNTED	120V	RAMADA LIGHT	EATON FAIL-SAFE G12-BZ-LD4-25W-30-CL-UNV-EDC1	BRONZE	SEE RAMADA ELECTRICAL DETAIL AND MANUFACTURE SPECIFICATIONS FOR ADDITIONAL INFORMATION.	2
	8 WATT LED 3000K	IN-GROUND	120V	TREE RECESSED INGRADE UPLIGHT	COOPER LUMIERE BOCA 696 696-SM-8LED-30-36-120-12-BZ LBB-LSL-LVR	BRONZE	SEE TREE FIXTURE MOUNTING DETAIL AND MANUFACTURE SPECIFICATIONS FOR ADDITIONAL INFORMATION.	6
	10 WATT LED 3000K	IN-GROUND	120V	MONUMENT FLOOD LIGHT	INTENSE LIGHTING RUBICON IV1702K-L1-830-FL-B1-GS45-PFL2-71	BRONZE	SEE MONUMENT FIXTURE MOUNTING DETAIL AND MANUFACTURE SPECIFICATIONS FOR ADDITIONAL INFORMATION.	4

APPROVED BY: GL	PROJECT #: 2105062D
DATE: 06/01/2021	REVISIONS:
DRAWN BY: DH	



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Hornsconsulting.com
Phone: (623)256-8900
E-mail: doug@hornsconsulting.com

1243 E. Muriel Drive, Phoenix, Arizona 85022

OPEN SPACE ELECTRICAL & LIGHTING PLANS

WILLOW TRAILS - PHASE 1
SURPRISE, ARIZONA

SCALE: N.T.S.
SHEET TITLE: COVER SHEET
DRAWING # E-1 OF 8
SHEET E-1

ELECTRICAL SYMBOLS & LEGEND

NOTE: ALL SYMBOLS MAY NOT APPLY

- COMBINATION METERED SERVICE ENTRANCE SECTION/PANEL ASSEMBLY. REFER TO ONE-LINE DIAGRAM, PANEL SCHEDULE AND INSTALLATION DETAILS FOR FURTHER INFORMATION.
- 20 AMP DUPLEX RECEPTACLE - NEMA 5-20R GFCI/WP WITH LOCKING LID COVERS.
- UNDERGROUND PVC CONDUIT AND CONDUCTOR RUN. REFER TO CONDUCTOR SCHEDULE FOR CONDUIT AND FEEDER SIZES. REFER TO DIRECT BURIED CONDUIT DETAIL FOR FURTHER INFORMATION.
- ABOVE GROUND RIGID GALVANIZED OR EMT CONDUIT PER NEC AND MUNICIPALITY CODES.
- WEATHERPROOF JUNCTION BOX PER NEC REQUIREMENTS.
- UNDERGROUND CONCRETE JUNCTION / PULL BOX, SIZED PER NEC. REFER TO DETAILS FOR FURTHER INFORMATION.
- WEATHER PROOF IRRIGATION CONTROLLER SUPPLIED BY OTHERS. CONNECT POWER ONLY. SEE LANDSCAPE IRRIGATION PLANS FOR FURTHER INFORMATION.

SEE SHEET E-1 FOR LIGHTING FIXTURE SCHEDULE INFORMATION

- POLE LIGHT
- TREE UP LIGHT
- BOLLARD LIGHT
- MONUMENT LIGHT
- RAMADA LIGHT

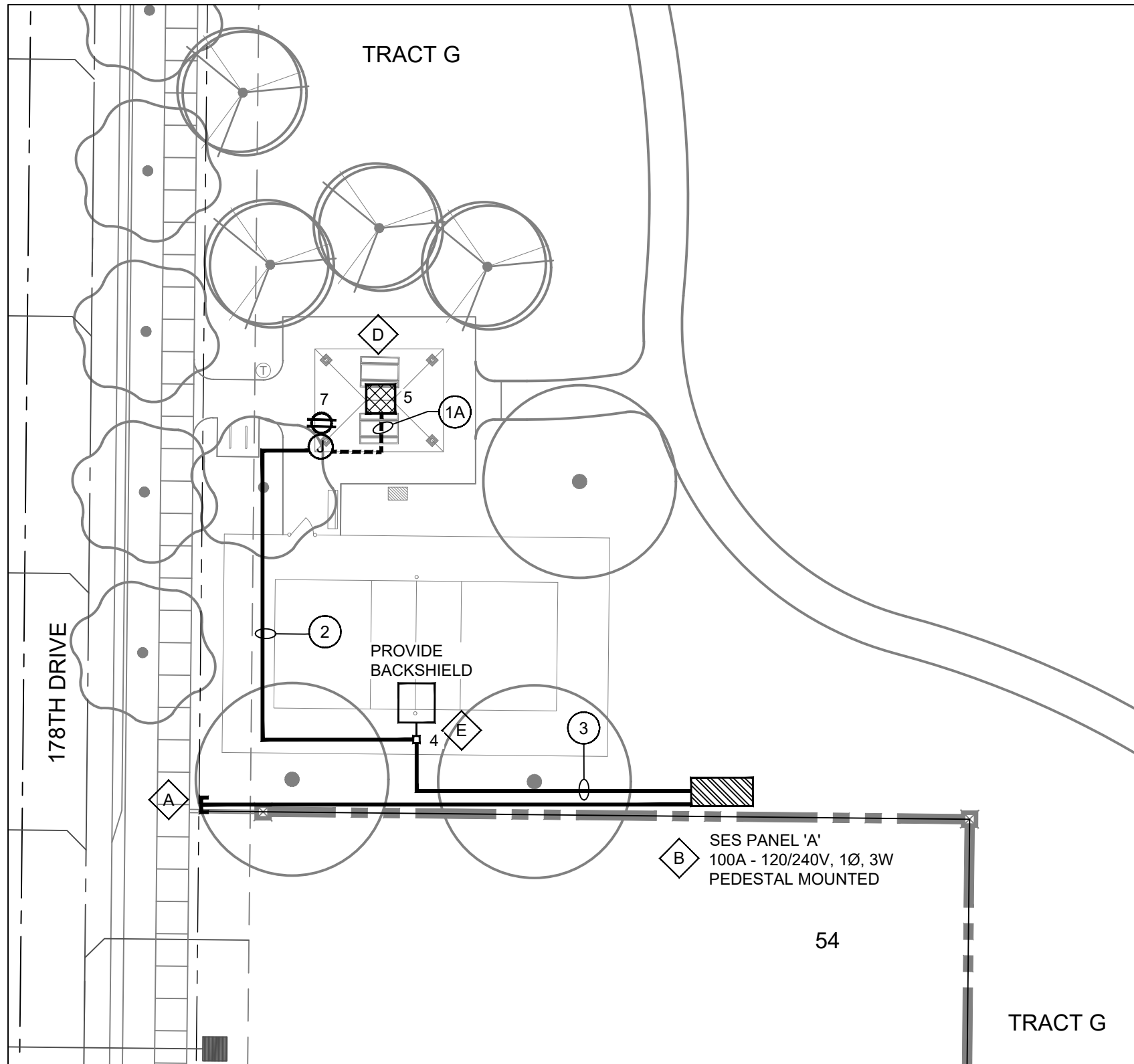
KEY NOTES

NOTE: ALL KEY NOTES MAY NOT APPLY

- A. 2-1/2" CONDUIT, TRENCH AND BACKFILL FROM SERVICE ENTRANCE SECTION TO UTILITY TRANSFORMER (TRANSFORMER PROVIDED & INSTALLED BY UTILITY COMPANY). COORDINATE AND VERIFY ALL REQUIREMENTS, SCHEDULING AND EXACT ROUTING WITH UTILITY COMPANY AND LANDSCAPE ARCHITECT PRIOR TO TRENCHING.
- B. SEE ONE-LINE DIAGRAM, PANEL SCHEDULE, AND SES DETAILS FOR FURTHER REQUIREMENTS.
- C. INSTALL BOLLARD PATHWAY LIGHTING A MINIMUM OF 1' BOW. SEE BOLLARD MOUNTING DETAIL FOR FURTHER INFORMATION AND REQUIREMENTS.
- D. ROUTE EMT CONDUIT ON RAMADA STRUCTURE. VERIFY EXACT ROUTING WITH LANDSCAPE ARCHITECT PRIOR TO ROUGH-IN. SEE RAMADA ELECTRICAL DETAIL AND MANUFACTURE FIXTURE SPECIFICATIONS FOR FURTHER INFORMATION OF REQUIREMENTS.
- E. INSTALL 12' BASE MOUNTED POLE FOR TOT LOT LED LIGHT AT 18" MINIMUM BACK OF SIDEWALKS OR CONCRETE SURFACES. SEE TOT LOT FIXTURE MOUNTING DETAIL AND MANUFACTURE SPECIFICATIONS FOR FURTHER INFORMATION & REQUIREMENTS.
- F. INSTALL TREE UP LIGHTS AT LOCATIONS SHOWN ON THE SITE PLAN. SEE TREE FIXTURE MOUNTING DETAIL AND MANUFACTURE SPECIFICATIONS FOR FURTHER INFORMATION AND REQUIREMENTS.
- G. INSTALL MONUMENT WALL WASH LIGHT A MINIMUM OF 5' FROM FACE OF MONUMENT SPACED MINIMUM OF 12' APART. SEE MONUMENT FIXTURE MOUNTING DETAIL AND MANUFACTURE SPECIFICATIONS FOR FURTHER INFORMATION AND REQUIREMENTS.
- H. CONDUIT TO SLOPE TO 2" MINIMUM UNDER STORM DRAIN CROSSING. SEE STORM DRAIN DETAIL FOR FURTHER INFORMATION.
- I. TRENCH DEPTH TO BE A MINIMUM OF 36" AT ALL STREET CROSSING. PLEASE SEE TRENCH DETAIL FOR ADDITIONAL INFORMATION.

WILLOW TRAILS - PHASE 1
OPEN SPACE ELECTRICAL & LIGHTING PLANS
SURPRISE, ARIZONA

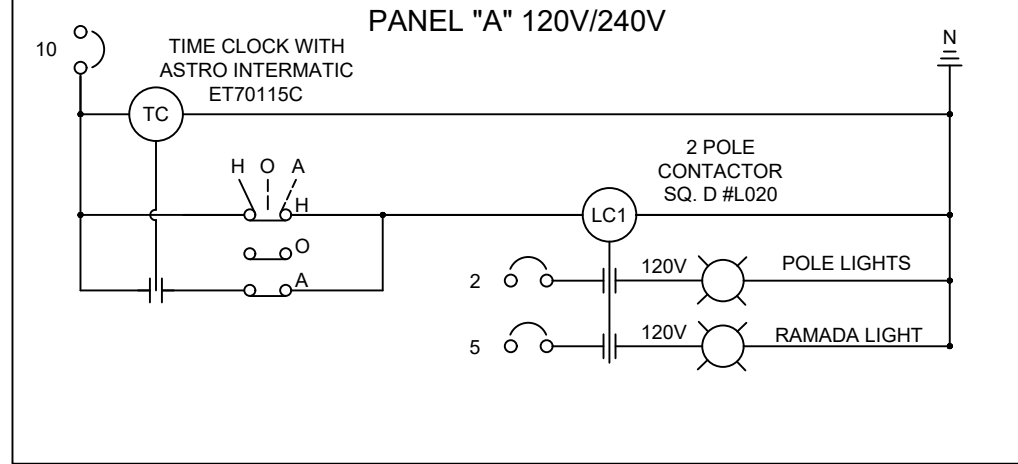
SITE PLAN "A"



PANELBOARD SCHEDULE									
PANEL: "A"		120/240 VOLTS, 1Ø, 3W		TYPE: COMBINATION METERED SES/PANEL		MAINS: 100A MCB			
LOCATION: LOT #54		10k AIC (FULLY RATED)		PEDESTAL MOUNTED					
CKT NO	WIRE SIZE	CB	LOAD DESCRIPTION	LOAD (VA)		LOAD DESCRIPTION		CB	WIRE/CKT SIZE NO
1	#3	100	MAIN BREAKER	-	90	*POLE LIGHTS (1)		20	#10 2
3	#3	2	"	-	-	SPACE		-	4
5	#10	20	*RAMADA LIGHT	30	-	SPACE		-	6
7	#10	20	RAMADA GFCI	-	180	SPACE		-	8
9	-	-	SPACE	-	180	LIGHTING CONTROLLER		20	#12 10
11	-	-	SPACE	-	180	IRRIGATION CONTROLLER		20	#10 12
TOTAL VA / Ø				300	360	* = LOAD IS CALCULATED AT 125%			
TOTAL AMPS / Ø				2.50	3.00	*** CONNECT BREAKERS TO LIGHTING CONTACTORS AND TERMINAL BLOCKS WITH #12 AWG, 90°C, THIN STRANDED HOOK-UP WIRE (HNO). SEE ELECTRICAL SITE PLANS FOR FIELD ROUTED FEEDER SIZES.			

SEE PLANS, ONE-LINE DIAGRAMS AND SES DETAILS FOR FURTHER INFORMATION AND REQUIREMENTS.

LIGHT CONTROL SCHEMATIC

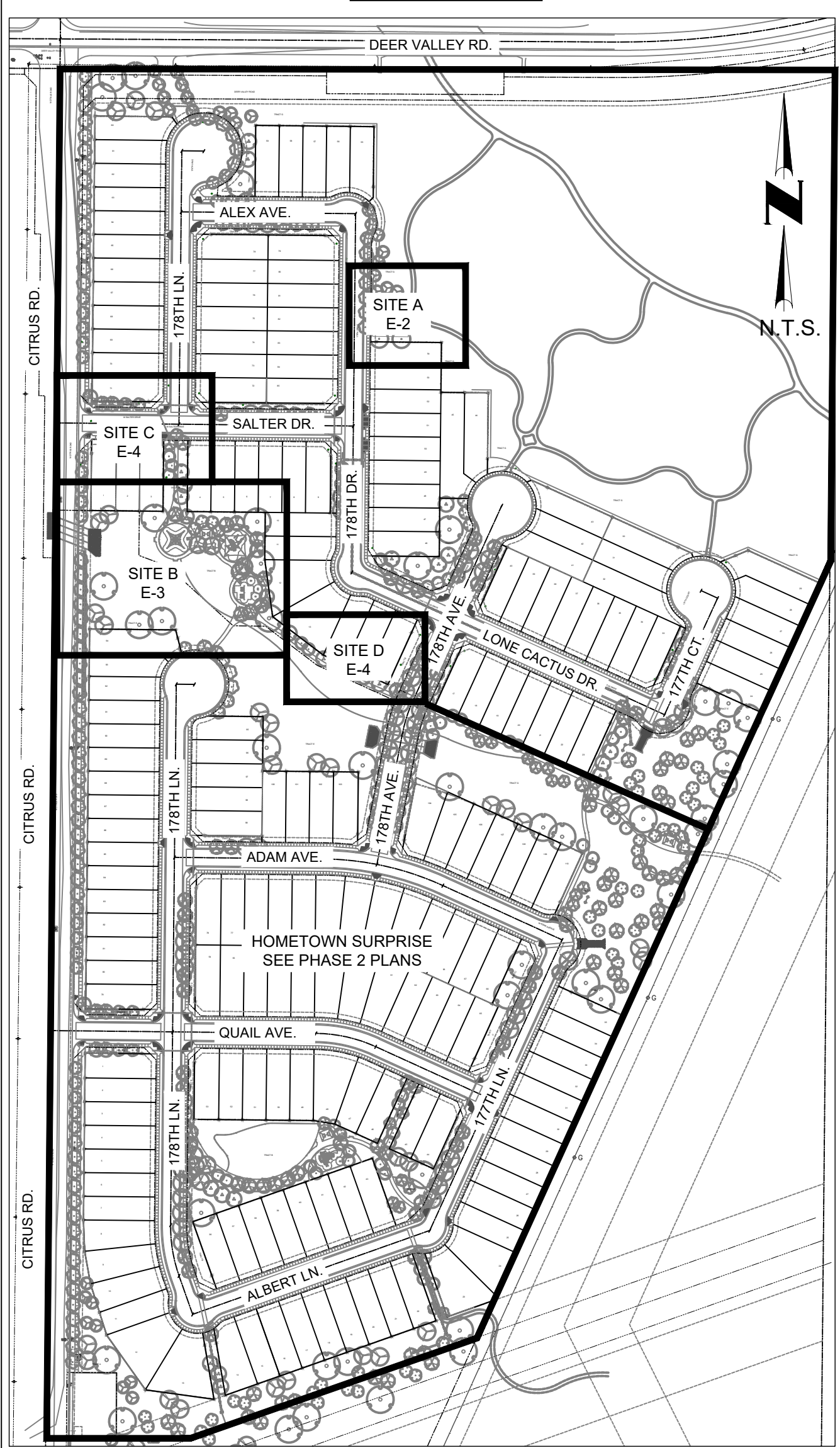


CONDUIT AND CONDUCTOR SCHEDULE

DESIGNATION	CONDUCTOR DATA			CONDUIT SIZE SCHEDULE 40 PVC (UNO)	REMARKS
	PHASE	NEUTRAL	BOND		
(1A)	1#12	1#12	1#12	(1)½"	EMT FOR RAMADA
(1)	1#10	1#10	1#10	(1)½"	1 CIRCUIT
(2)	2#10	2#10	2#10	(2)½"	2 CIRCUITS
(3)	3#10	3#10	3#10	(3)½"	3 CIRCUITS
(4)	4#10	4#10	4#10	(4)½"	4 CIRCUITS
(5)	5#10	5#10	5#10	(5)½"	5 CIRCUITS
(6)	6#10	6#10	6#10	(6)½"	6 CIRCUITS

ALL CONDUCTOR WIRING TO BE XHHW-2 SUITABLE FOR WET EXTERIOR CONDITIONS.

SITE KEY MAP



DRAWN BY: DH	CHECKED BY: DH	APPROVED BY: GL
DATE: 06/01/2021	PROJECT #: 2105682D	REVISIONS:
		1
		2
		3



Horns Consulting, LLC

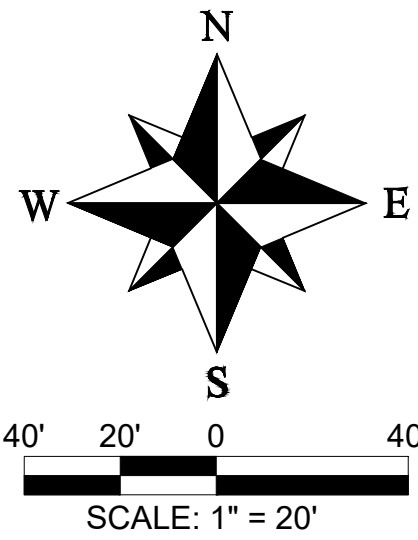
Horns Consulting, LLC
Phone: (602) 546-8000
E-mail: dave@hornsconsulting.com

1243 E. Muriel Drive, Phoenix, Arizona 85022

OPEN SPACE ELECTRICAL & LIGHTING PLANS

WILLOW TRAILS - PHASE 1
SURPRISE, ARIZONA

SCALE:
1:20
SHEET TITLE:
SITE PLANS
DRAWING # E-2 OF 8
SHEET E-2



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

ARIZONA811
Arizona Blue Stake, Inc.

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

ELECTRICAL SYMBOLS & LEGEND

NOTE: ALL SYMBOLS MAY NOT APPLY

- COMBINATION METERED SERVICE ENTRANCE SECTION/PANEL ASSEMBLY. REFER TO ONE-LINE DIAGRAM, PANEL SCHEDULE AND INSTALLATION DETAILS FOR FURTHER INFORMATION.
- 20 AMP DUPLEX RECEPTACLE - NEMA 5-20R GFCI/WP WITH LOCKING LID COVERS.
- UNDERGROUND PVC CONDUIT AND CONDUCTOR RUN. REFER TO CONDUCTOR SCHEDULE FOR CONDUIT AND FEEDER SIZES. REFER TO DIRECT BURIED CONDUIT DETAIL FOR FURTHER INFORMATION.
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- SEE SHEET E-1 FOR LIGHTING FIXTURE SCHEDULE INFORMATION
- POLE LIGHT
- TREE UP LIGHT
- BOLLARD LIGHT
- MONUMENT LIGHT
- RAMADA LIGHT

KEY NOTES

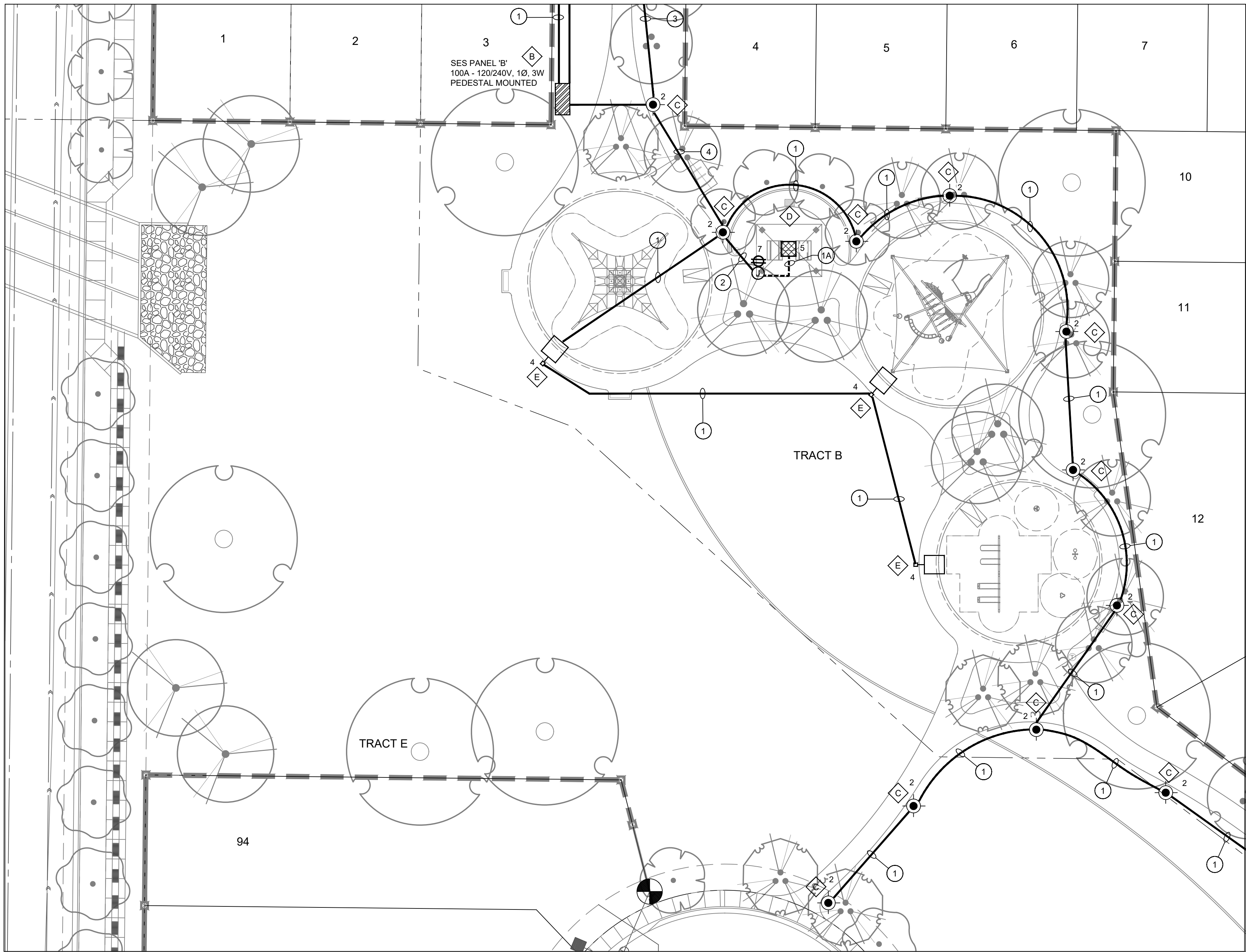
NOTE: ALL KEY NOTES MAY NOT APPLY

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- B. SEE ONE-LINE DIAGRAM, PANEL SCHEDULE, AND SES DETAILS FOR FURTHER REQUIREMENTS.
- C. INSTALL BOLLARD PATHWAY LIGHTING A MINIMUM OF 1' BOW. SEE BOLLARD MOUNTING DETAIL FOR FURTHER INFORMATION AND REQUIREMENTS.
- D. ROUTE EMT CONDUIT ON RAMADA STRUCTURE. VERIFY EXACT ROUTING WITH LANDSCAPE ARCHITECT PRIOR TO ROUGH-IN. SEE RAMADA ELECTRICAL DETAIL AND MANUFACTURE FIXTURE SPECIFICATIONS FOR FURTHER INFORMATION OF REQUIREMENTS.
- E. INSTALL 12" BASE MOUNTED POLE FOR TOT LOT LED LIGHT AT 18" MINIMUM BACK OF SIDEWALKS OR CONCRETE SURFACES. SEE TOT LOT FIXTURE MOUNTING DETAIL AND MANUFACTURE SPECIFICATIONS FOR FURTHER INFORMATION & REQUIREMENTS.
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- G. INSTALL MONUMENT WALL WASH LIGHT A MINIMUM OF 5' FROM FACE OF MONUMENT SPACED MINIMUM OF 12' APART. SEE MONUMENT FIXTURE MOUNTING DETAIL AND MANUFACTURE SPECIFICATIONS FOR FURTHER INFORMATION AND REQUIREMENTS.
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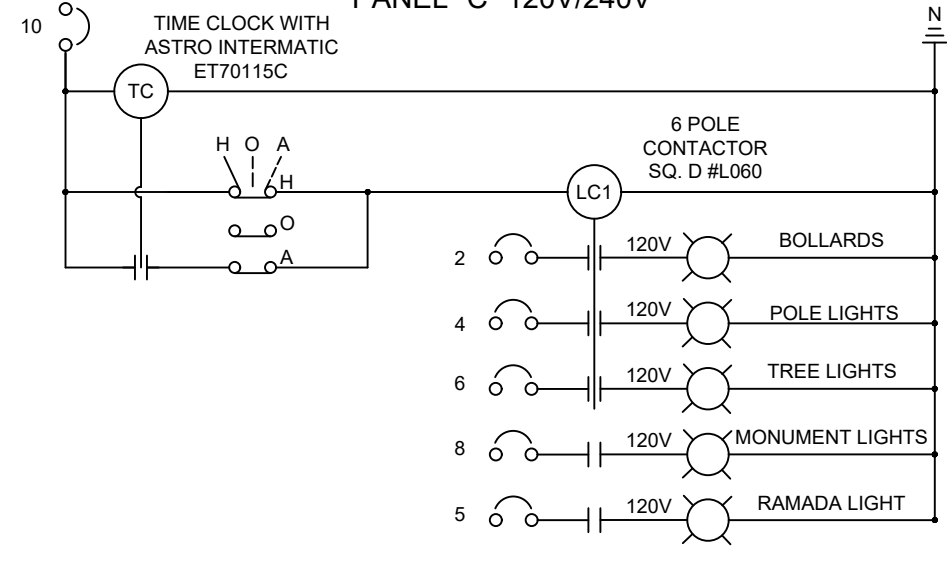
WILLOW TRAILS - PHASE 1
OPEN SPACE ELECTRICAL & LIGHTING PLANS
SURPRISE, ARIZONA

SITE PLAN "B"

CONTINUE TO SHEET E-4



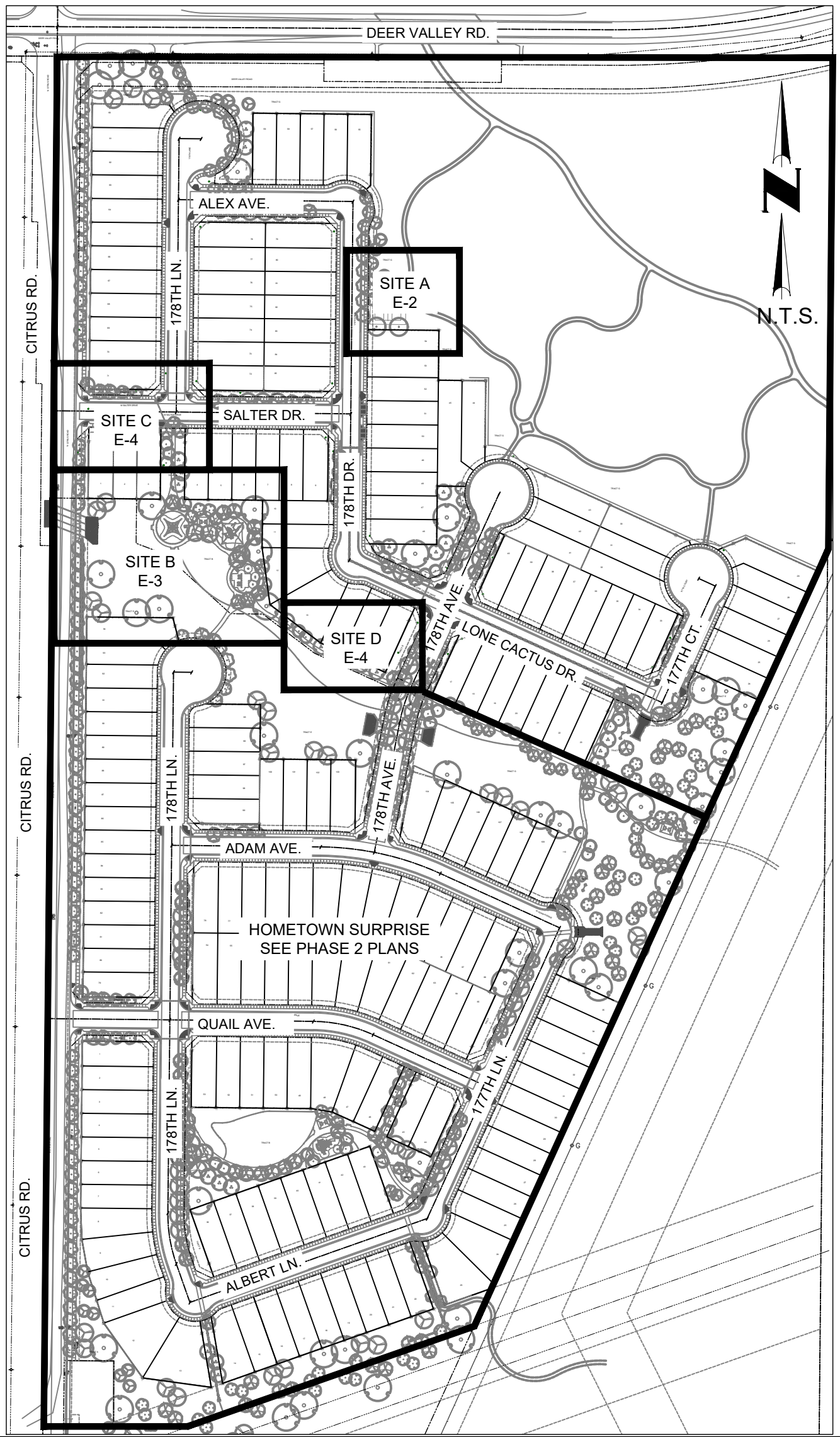
LIGHT CONTROL SCHEMATIC
PANEL "C" 120V/240V



PANELBOARD SCHEDULE									
PANEL: "B"		120/240 VOLTS, 1Ø, 3W		TYPE: COMBINATION METERED SES/PANEL		MAINS: 100A MCB		PEDESTAL MOUNTED	
LOCATION: LOT #3		10k AIC (FULLY RATED)							
CKT NO.	WIRE SIZE	CB	LOAD DESCRIPTION	LOAD (VA)		LOAD DESCRIPTION	CB	WIRE SIZE	CKT NO.
				PHASE A	PHASE B				
1	#3	100	MAIN BREAKER	-	540	*BOLLARDS (18)	20	#10	2
3	#3	2	"	-	270	*POLE LIGHTS (3)	20	#10	4
5	#10	20	*RAMADA LIGHT (1)	30	60	*TREE LIGHTS (6)	20	#10	6
7	#10	20	*RAMADA GFCI (1)	180	50	*MONUMENT LIGHTS (4)	20	#12	8
9	-	-	SPACE	-	180	LIGHTING CONTROLLER	20	#12	10
11	-	-	SPACE	-	180	IRRIGATION CONTROLLER	20	#12	12
TOTAL VA / Ø				810	680	* = LOAD IS CALCULATED AT 125% * = CONNECT BREAKERS TO LIGHTING CONTACTORS AND TERMINAL BLOCKS WITH #12 AWG, 90°C, THHN STRANDED HOOK-UP WIRE (UNO). SEE ELECTRICAL SITE PLANS FOR FIELD ROUTED FEEDER SIZES.			
TOTAL AMPS / Ø				6.75	5.67				

SEE PLANS, ONE-LINE DIAGRAMS AND SES DETAILS FOR FURTHER INFORMATION AND REQUIREMENTS.

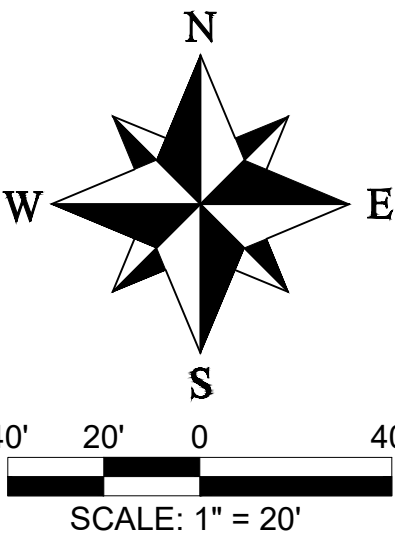
SITE KEY MAP



CONDUIT AND CONDUCTOR SCHEDULE

DESIGNATION	CONDUIT DATA			CONDUIT SIZE SCHEDULE 40 PVC (UNO)	REMARKS
	PHASE	NUETRAL	BOND		
(A)	1#12	1#12	1#12	(1) 3/4"	EMT FOR RAMADA
(I)	1#10	1#10	1#10	(1) 3/4"	1 CIRCUIT
(2)	2#10	2#10	2#10	(2) 3/4"	2 CIRCUITS
(3)	3#10	3#10	3#10	(3) 3/4"	3 CIRCUITS
(4)	4#10	4#10	4#10	(4) 3/4"	4 CIRCUITS
(5)	5#10	5#10	5#10	(5) 3/4"	5 CIRCUITS
(6)	6#10	6#10	6#10	(6) 3/4"	6 CIRCUITS

ALL CONDUCTOR WIRING TO BE XHHW-2 SUITABLE FOR WET EXTERIOR CONDITIONS.



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

ARIZONA 811
Arizona Blue Stake, Inc.

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

DRAWN BY: DH	CHECKED BY: DH	APPROVED BY: GL
DATE: 06/01/2021	PROJECT #: 2105062D	REVISIONS:
△ △ △		



Horns Consulting, LLC

Hornsconsulting.com
Phone: (602) 946-8900
E-mail: dgon@hornsconsulting.com

1243 E. Muriel Drive, Phoenix, Arizona 85022

OPEN SPACE ELECTRICAL & LIGHTING PLANS

WILLOW TRAILS - PHASE 1
SURPRISE, ARIZONA

SCALE:

1:30

SHEET TITLE:

SITE PLANS

DRAWING # E-3 OF 8

SHEET E-3

ELECTRICAL SYMBOLS & LEGEND

NOTE: ALL SYMBOLS MAY NOT APPLY

COMBINATION METERED SERVICE ENTRANCE SECTION/PANEL ASSEMBLY. REFER TO ONE-LINE DIAGRAM, PANEL SCHEDULE AND INSTALLATION DETAILS FOR FURTHER INFORMATION.

20 AMP DUPLEX RECEPTACLE - NEMA 5-20R GFCI/WP WITH LOCKING LID COVERS.

UNDERGROUND PVC CONDUIT AND CONDUCTOR RUN. REFER TO CONDUCTOR SCHEDULE FOR CONDUIT AND FEEDER SIZES. REFER TO DIRECT BURIED CONDUIT DETAIL FOR FURTHER INFORMATION.

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UNDERGROUND CONCRETE JUNCTION / PULL BOX. SIZED PER NEC. REFER TO DETAILS FOR FURTHER INFORMATION.

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SEE SHEET E-1 FOR LIGHTING FIXTURE SCHEDULE INFORMATION

POLE LIGHT

TREE UP LIGHT

BOLLARD LIGHT

MONUMENT LIGHT

RAMADA LIGHT

KEY NOTES

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F. INSTALL TREE UP LIGHTS AT LOCATIONS SHOWN ON THE SITE PLAN. SEE TREE FIXTURE MOUNTING DETAIL AND MANUFACTURE SPECIFICATIONS FOR FURTHER INFORMATION AND REQUIREMENTS.

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WILLOW TRAILS - PHASE 1

OPEN SPACE ELECTRICAL & LIGHTING PLANS

SURPRISE, ARIZONA

SITE PLAN "C"

CONTINUE TO SHEET E-3

SITE PLAN "D"

CONTINUE TO SHEET E-3

SITE KEY MAP

CONDUIT AND CONDUCTOR SCHEDULE					
DESIGNATION	PHASE	CONDUCTOR DATA			REMARKS
		NUETRAL	BOND	CONDUIT SIZE SCHEDULE 40 PVC (UNO)	
(1)A	1#12	1#12	1#12	(1)3/4"	EMT FOR RAMADA
(1)	1#10	1#10	1#10	(1)3/4"	1 CIRCUIT
(2)	2#10	2#10	2#10	(2)3/4"	2 CIRCUITS
(3)	3#10	3#10	3#10	(3)3/4"	3 CIRCUITS
(4)	4#10	4#10	4#10	(4)3/4"	4 CIRCUITS
(5)	5#10	5#10	5#10	(5)3/4"	5 CIRCUITS
(6)	6#10	6#10	6#10	(6)3/4"	6 CIRCUITS

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In Maricopa County: (602) 263-1100

DRAWN BY: DH
DATE: 06/01/2021
REVISIONS:
APPROVED BY: GL
PROJECT #: 2105062D

Professional Engineer
28582
GREGORY L. JONES
ARIZONA, USA

Horns Consulting, LLC

hornsconsulting.com
Phone: (602)546-8900
E-mail: djon@hornsconsulting.com

1243 E. Muriel Drive, Phoenix, Arizona 85022

OPEN SPACE ELECTRICAL & LIGHTING PLANS

WILLOW TRAILS - PHASE 1
SURPRISE, ARIZONA

SCALE: 1:20

SHEET TITLE:
SITE PLANS

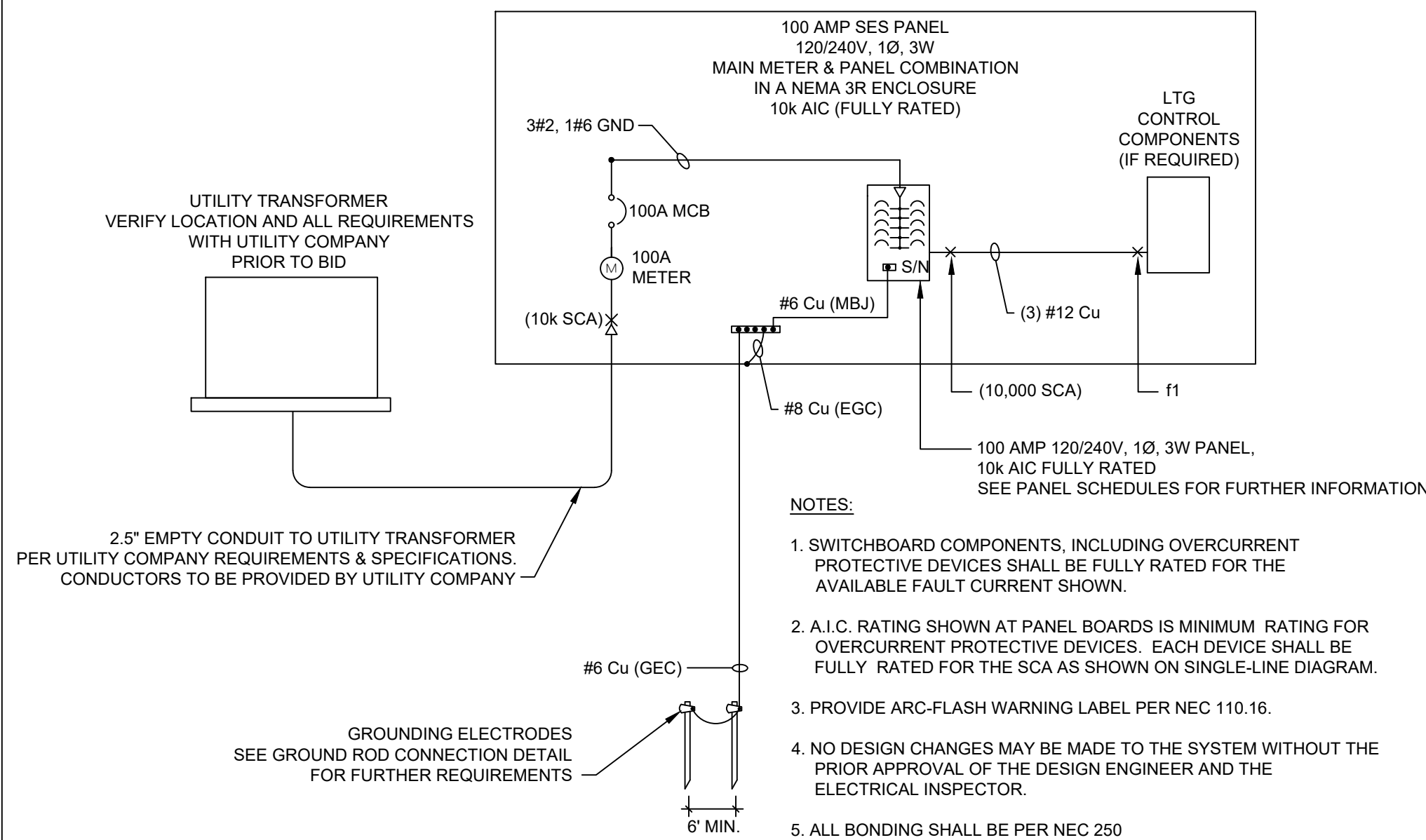
DRAWING # E-4 OF 8
SHEET E-4

Page 181 of 490

WILLOW TRAILS - PHASE 1
OPEN SPACE ELECTRICAL & LIGHTING PLANS
SURPRISE, ARIZONA

TYPICAL 100 AMP SES ONE-LINE DIAGRAM

NOT TO SCALE



GENERAL PANEL NOTES

- PLEASE COMPLY WITH NEC 409.22.
- PLEASE COMPLY WITH NEC 409.110 (1)(2)(4), 409.110 MARKING. AN INDUSTRIAL CONTROL PANEL SHALL BE MARKED WITH THE FOLLOWING INFORMATION:
 - MANUFACTURER'S NAME, TRADEMARK, OR OTHER DESCRIPTIVE MARKING BY WHICH THE ORGANIZATION RESPONSIBLE FOR THE PRODUCT CAN BE IDENTIFIED.
 - SUPPLY VOLTAGE, NUMBER OF PHASES, FREQUENCY, AND FULL LOAD CURRENT FOR EACH INCOMING SUPPLY CIRCUIT.
 - SHORT-CIRCUIT CURRENT RATING OF A LISTED AND LABELED ASSEMBLY.
 - SHORT-CIRCUIT CURRENT RATING ESTABLISHED UTILIZING AN APPROVED METHOD.
- PLEASE COMPLY WITH NEC 110.3. EXAMINATION, IDENTIFICATION, INSTALLATION, AND USE OF EQUIPMENT.
 - EXAMINATION, IN JUDGING EQUIPMENT, CONSIDERATIONS SUCH AS THE FOLLOWING SHALL BE EVALUATED:
 - SUITABILITY FOR INSTALLATION AND USE IN CONFORMITY WITH PROVISIONS OF THIS CODE.
 - INFORMATIONAL NOTE: SUITABILITY OF EQUIPMENT USE MAY BE IDENTIFIED BY A DESCRIPTION MARKED ON OR PROVIDED WITH A PRODUCT TO IDENTIFY THE SUITABILITY OF THE PRODUCT FOR A SPECIFIC PURPOSE, ENVIRONMENT, OR APPLICATION. SPECIAL CONDITIONS OF USE OR OTHER LIMITATIONS AND OTHER PERTINENT INFORMATION MAY BE MARKED ON THE EQUIPMENT, INCLUDED IN THE PRODUCT INSTRUCTIONS, OR INCLUDED IN THE APPROPRIATE LISTING AND LABELING INFORMATION. SUITABILITY OF EQUIPMENT MAY BE EVIDENCED BY LISTING OR LABELING.
 - MECHANICAL STRENGTH AND DURABILITY, INCLUDING, FOR PARTS DESIGNED TO ENCLOSE AND PROTECT OTHER EQUIPMENT, THE ADEQUACY OF THE PROTECTION THUS PROVIDED.
 - WIRE-BENDING AND CONNECTION SPACE.
 - ELECTRICAL INSULATION.
 - HEATING EFFECTS UNDER NORMAL CONDITIONS OF USE AND ALSO UNDER ABNORMAL CONDITIONS LIKELY TO ARISE IN SERVICE.
 - ARCING EFFECTS.
 - CLASSIFICATION BY TYPE, SIZE, VOLTAGE, CURRENT CAPACITY, AND SPECIFIC USE.
 - OTHER FACTORS THAT CONTRIBUTE TO THE PRACTICAL SAFEGUARDING OF PERSONS USING OR LIKELY TO COME IN CONTACT WITH THE EQUIPMENT.

FAULT CURRENT CALCULATIONS

f1 - 120V BRANCH CIRCUIT BREAKERS TO LOAD SIDE COMPONENTS
WHERE CONDUCTORS ARE #12 Cu. (C= 617)

INSTALL MINIMUM (5) FEET OF CONDUCTOR LENGTH BETWEEN SES BRANCH CIRCUIT BREAKERS AND ALL DOWN-STREAM COMPONENTS IN ORDER TO REDUCE SCA TO BELOW 5,000A.

120V (PHASE TO NEUTRAL)

$$f = \frac{2 \times 5 \times 10,000 \times 1.5}{517 \times 1 \times 120} = 2.026$$
$$M = \frac{1}{1 + 2.026} = 0.33$$

SCA = $10,000 \times 0.33 = 3,300A$

f2 - 120V BRANCH CIRCUIT BREAKERS TO LOAD SIDE COMPONENTS
WHERE CONDUCTORS ARE #10 Cu. (C= 981)

INSTALL MINIMUM (5) FEET OF CONDUCTOR LENGTH BETWEEN SES BRANCH CIRCUIT BREAKERS AND ALL DOWN-STREAM COMPONENTS IN ORDER TO REDUCE SCA TO BELOW 5,000A.

120V (PHASE TO PHASE)

$$f = \frac{2 \times 5 \times 10,000 \times 1.5}{981 \times 120} = 1.274$$
$$M = \frac{1}{1 + 1.274} = 0.44$$

SCA = $10,000 \times 0.44 = 4,400A$

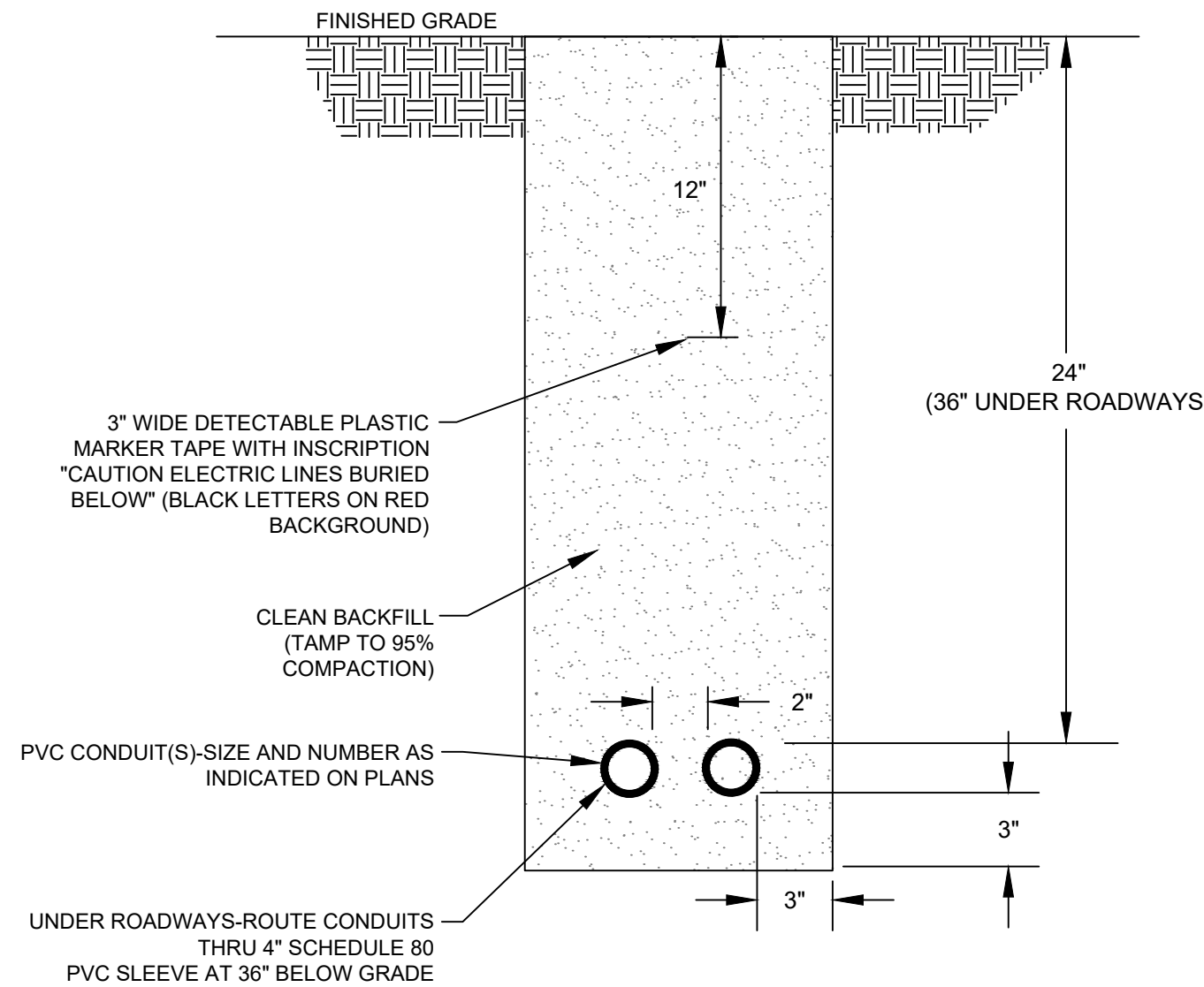
Call at least two full working days before you begin excavation.

ARIZONA 811
Arizona Blue Stake, Inc.

Dial 8-1-1 or 1-800-STAKE-11 (782-5348)
In Maricopa County: (602) 263-1100

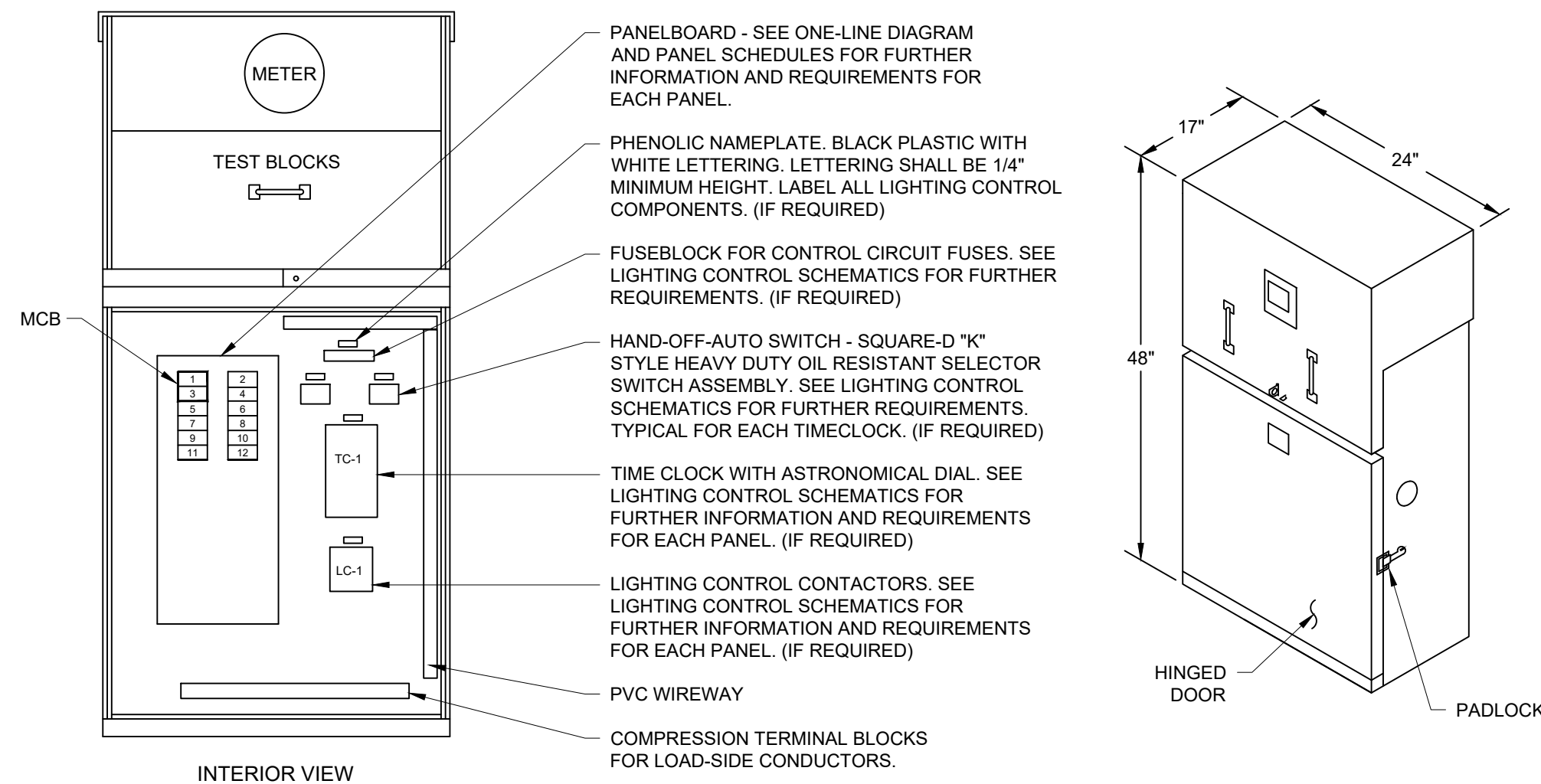
DIRECT BURIED CONDUIT DETAIL

NOT TO SCALE



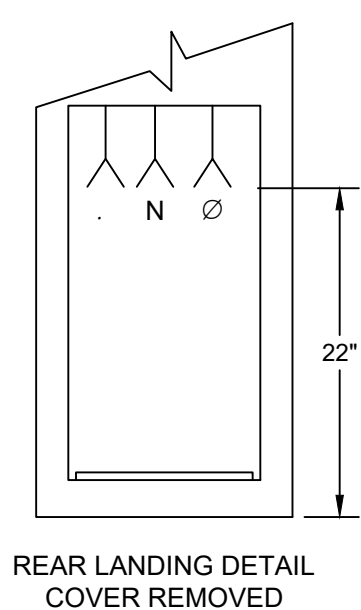
TYPICAL SES DETAILS

NOT TO SCALE



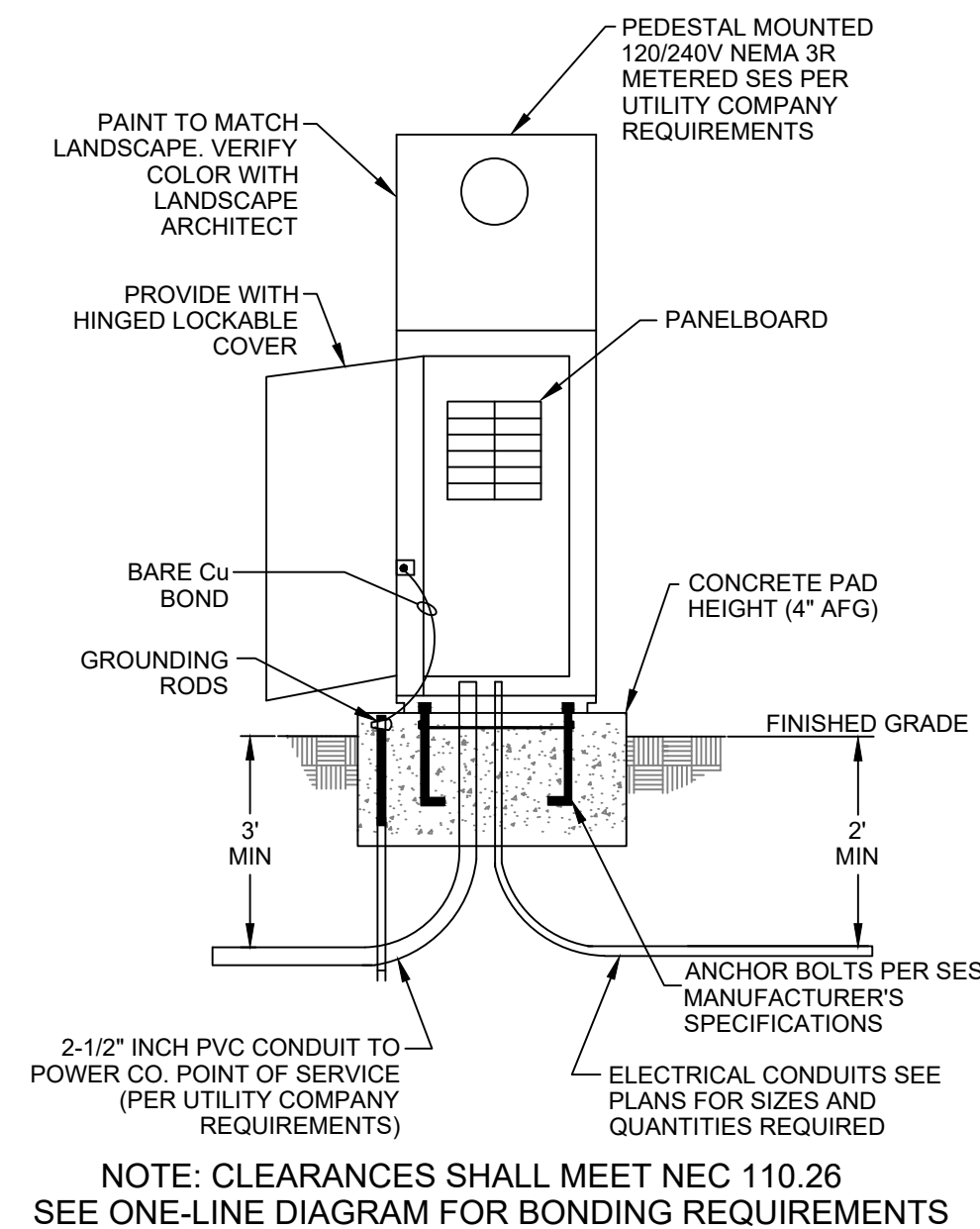
PANEL NOTES:

- CONTRACTOR SHALL ASSEMBLE ALL LIGHTING CONTROL COMPONENTS AND PROVIDE ALL NECESSARY TERMINAL BLOCKS, FASTENERS, WIREWAY, MOUNTING PLATES AND DIN RAILS REQUIRED FOR COMPLETE OPERATIONAL SYSTEM PER NEC REQUIREMENTS. ALL COMPONENTS SHALL BE MOUNTED ON STEEL STAND-OFF MOUNTING PLATE PROVIDED BY THE ENCLOSURE MANUFACTURER.
- CONTRACTOR SHALL PROVIDE 90°C, ZINC PLATED Cu., 250V INSULATED COMPRESSION TERMINAL BLOCKS FOR LOAD SIDE LIGHTING FEEDER CONDUCTORS, WHICH ARE LARGER DUE TO VOLTAGE DROP AND/OR TRUNKED CONDUCTOR REQUIREMENTS. SEE ELECTRICAL SITE PLAN(S) FOR FEEDER CONDUCTOR SIZES PER CIRCUIT. SIZE ALL LIGHTING FEEDER CONDUIT(S) PER NEC. DE-RATE TRUNKED CONDUCTORS PER NEC TABLE 310.15 (B)(2)(a). SEE ELECTRICAL SITE PLAN, PANEL SCHEDULES AND LIGHTING CONTROL SCHEMATICS FOR FURTHER INFORMATION AND REQUIREMENTS.
- ALL INTERCONNECTING WIRING WITHIN ENCLOSURE SHALL BE #12 AWG, 90°C, THHN STRANDED HOOK-UP WIRE (UNO), ROUTED IN WIREWAY PER NEC REQUIREMENTS.
- LABEL ALL WIRING AND TERMINAL BLOCKS PER ANSI STANDARDS.
- SUBMIT PANEL SHOP DRAWINGS WITH EQUIPMENT SUBMITTAL TO ENGINEER FOR REVIEW AND APPROVAL PER SPECIFICATIONS.
- BOND ALL COMPONENTS, DOORS AND PANEL PER NEC.
- PROVIDE ARC-FLASH WARNING LABEL PER NEC 110.16.



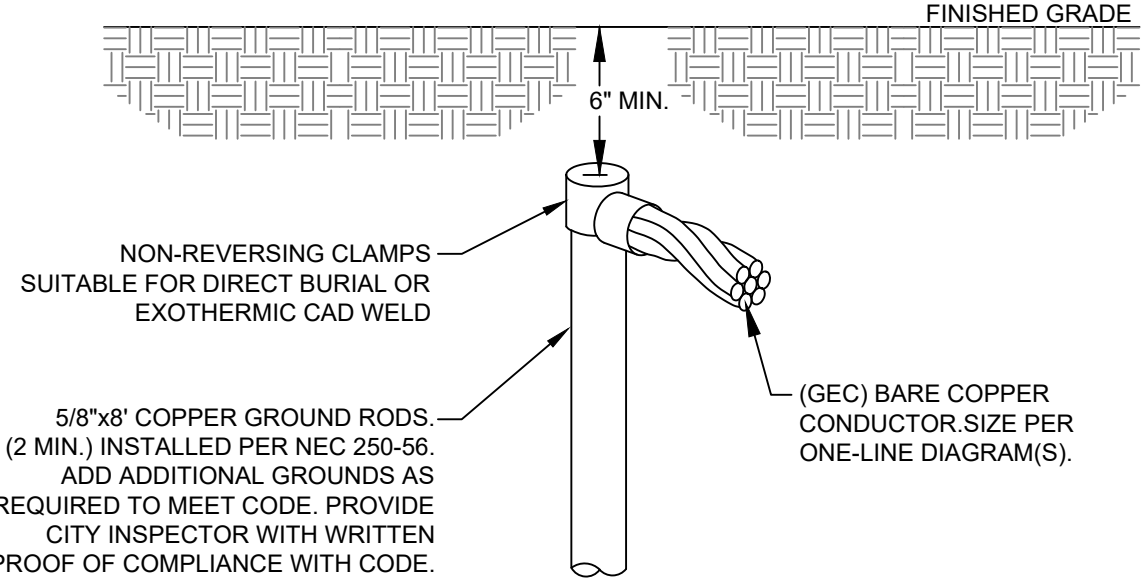
SES PEDESTAL MOUNTING DETAIL

NOT TO SCALE



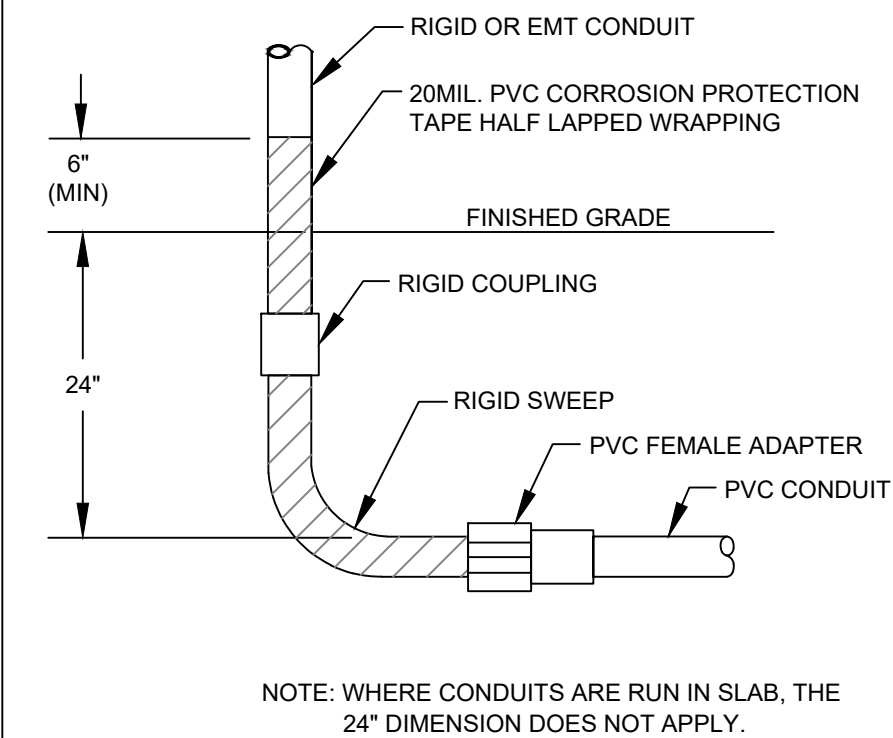
GROUNDING ELECTRODE CONNECTION DETAIL

NOT TO SCALE



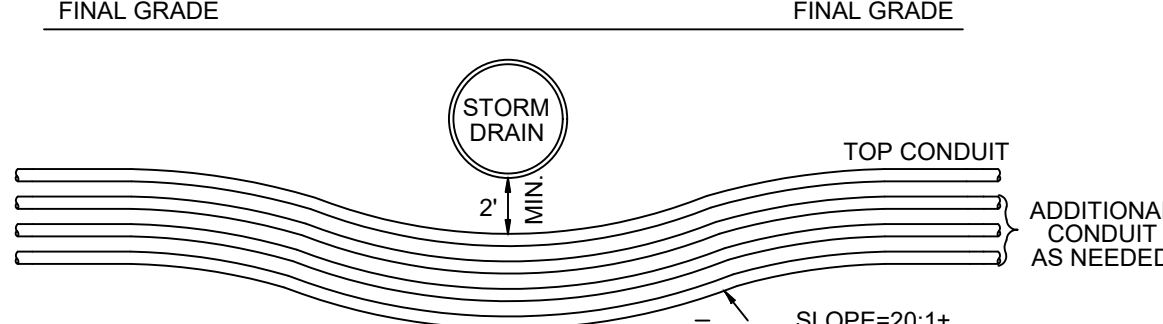
RIGID STUB UP DETAIL

NOT TO SCALE



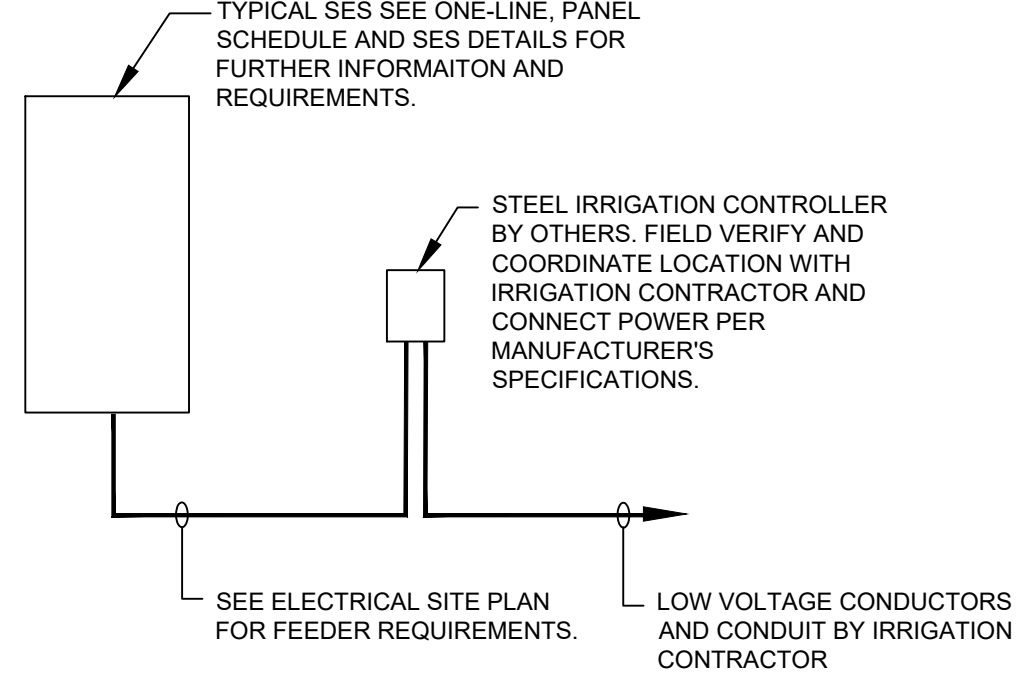
TYPICAL STORM DRAIN DETAIL

NOT TO SCALE



IRRIGATION CONTROLLER INSTALLATION DETAIL

NOT TO SCALE



DESIGNED BY:	DL	APPROVED BY:	GL
DRAWN BY:	DL	PROJECT #:	2105062D
DATE:	06/01/2021	REVISIONS:	



Horns Consulting, LLC

1243 E. Muriel Drive, Phoenix, Arizona 85029

Phone: (602) 946-8000
E-mail: doug@hornsconsulting.com

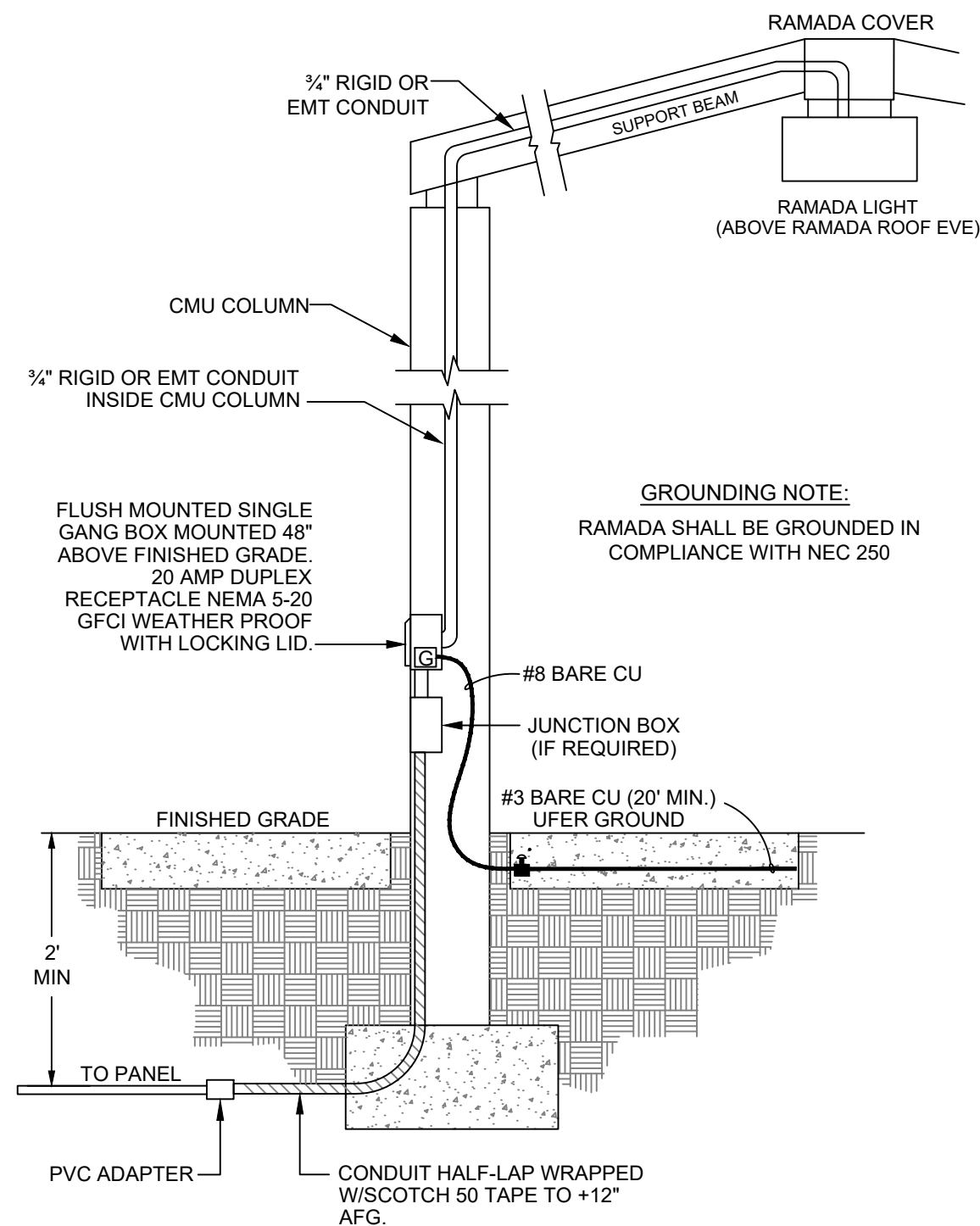
OPEN SPACE ELECTRICAL & LIGHTING PLANS

WILLOW TRAILS - PHASE 1
SURPRISE, ARIZONA

SCALE:	N.T.S.
SHEET TITLE:	SES & ONE-LINE
DRAWING #:	E-5 OF 8
SHEET E-5	

WILLOW TRAILS - PHASE 1
OPEN SPACE ELECTRICAL & LIGHTING PLANS
SURPRISE, ARIZONA

RAMADA ELECTRICAL DETAIL
NOT TO SCALE

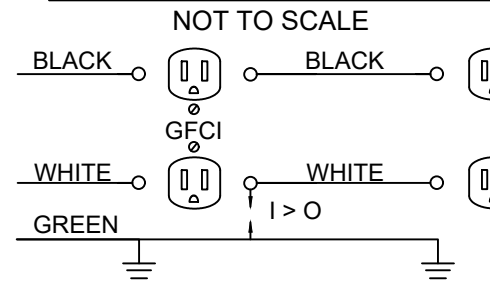


GROUNDING NOTE:
RAMADA SHALL BE GROUNDED IN
COMPLIANCE WITH NEC 250

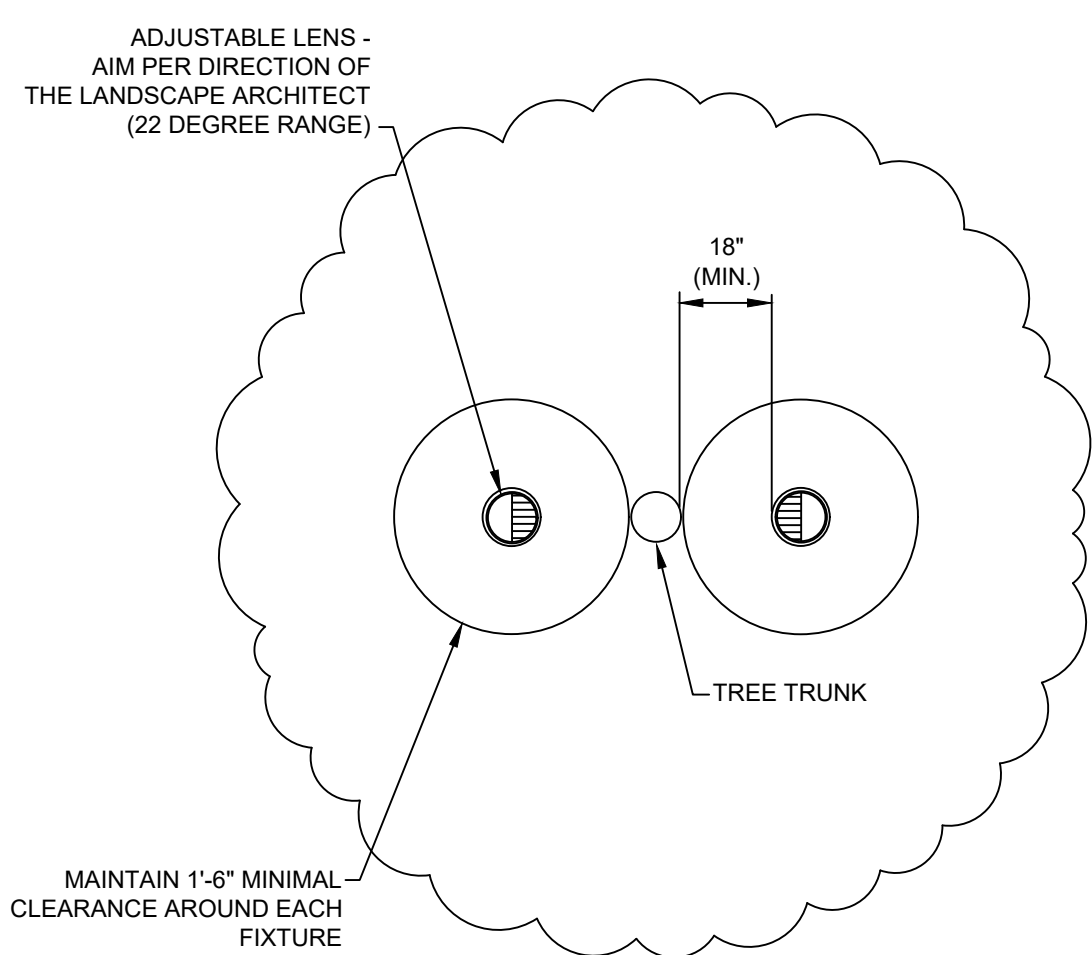
GENERAL NOTE:

COORDINATE INSTALLATION WITH LANDSCAPE ARCHITECT FOR CONDUIT CONSEALEMENT,
FIXTURE LOCATION, VANDAL-PROOF MOUNTING FASTENER REQUIREMENTS AND EXACT
STRUCTURE OF EACH RAMADA PRIOR TO BID.

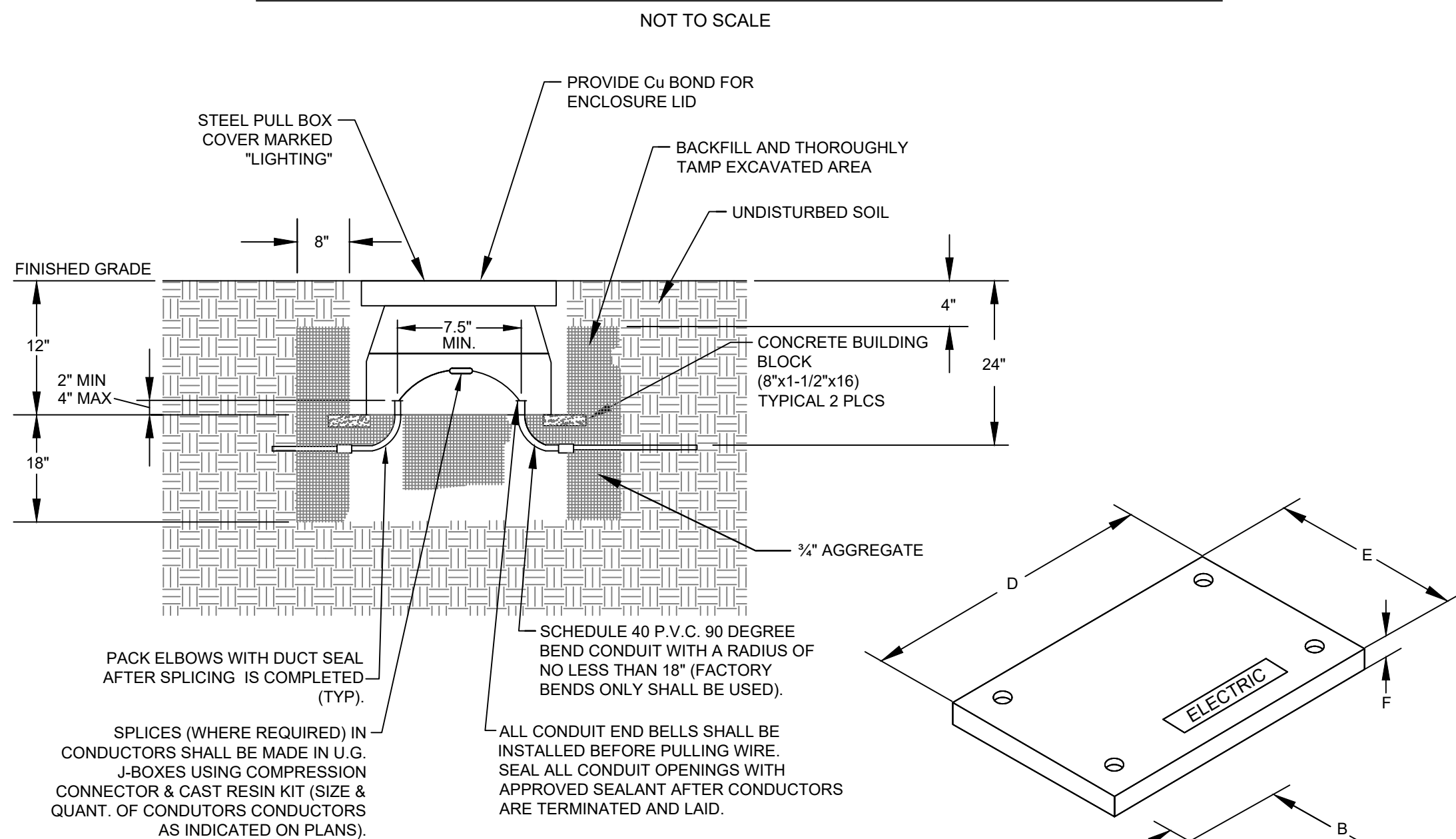
GFCI SINGLE LINE
NOT TO SCALE



TREE FIXTURE MOUNTING DETAIL
NOT TO SCALE



UNDERGROUND CONCRETE JUNCTION/PULL BOX DETAILS
NOT TO SCALE



NOTES:

1. ENCLOSURE SHALL BE LISTED FOR UNDERGROUND SYSTEMS. ENCLOSURE SHALL BE
SIZED TO ALLOW PERSONNEL TO REACH INTO, BUT NOT ENTER, FOR THE PURPOSE OF
INSTALLING, OPERATING OR MAINTAINING EQUIPMENT OR WIRING OR BOTH.

2. SOME BOX SIZES ARE SHOWN FOR REFERENCE ONLY. BOXES SHALL BE SIZED AND
SELECTED TO MEET OR EXCEED THE REQUIREMENTS OF NEC 314.28. CONTRACTOR
SHALL PROVIDE AS-BUILT DOCUMENTATION FOR EACH BOX AS INSTALLED AND
REINSTALL ALL UNDERSIZED OR IMPROPERLY INSTALLED BOXES AT NO EXPENSE TO
ENGINEER OR OWNER.

3. UNDERGROUND RACEWAY AND/OR CABLES ENTERING THE PULL BOX ENCLOSURE
SHALL EXTEND INTO THE ENCLOSURE WITHOUT BEING MECHANICALLY CONNECTED TO
ENCLOSURE.

4. ENCLOSURE COVER SHALL HAVE AN IDENTIFYING MARK OR LOGO THAT PROMINENTLY
IDENTIFIES THEIR FUNCTION, SUCH AS "ELECTRIC". COVERS SHALL REQUIRE THE USE
OF TOOLS TO OPEN, OR THEY SHALL WEIGH OVER 45KG (100LB).

METAL COVERS AND OTHER EXPOSED CONDUCTIVE SURFACES SHALL BE BONDED IN
ACCORDANCE WITH N.E.C. ARTICLE 250.96(A)

5. ENCLOSURES SHALL BE DESIGNED TO WITHSTAND THE LOAD LIKELY TO BE IMPOSED
WITH MINIMUM LOAD RATINGS AS FOLLOWS:

- FOR DELIBERATE VEHICULAR TRAFFIC - AASHTO H-20
- FOR DRIVEWAY, PARKING LOT AND OFF-ROAD APPLICATIONS SUBJECT TO
OCCASIONAL NON-DELIBERATE VEHICULAR TRAFFIC - ANSI/SCTE 77 TIER 15 (UL TIER 10).
- FOR SIDEWALK APPLICATION WITH A SAFETY FACTOR FOR OCCASIONAL
NON-DELIBERATE VEHICULAR TRAFFIC - ANSI/SCTE 77 TIER 8 (UL TIER 5).
- NON-VEHICULAR AND PEDESTRIAN TRAFFIC ARE - ANSI/SCTE 77 LIGHT DUTY (TIER 3).

6. ENCLOSURES SHALL BE SUPPORTED ON SUITABLE MATERIAL.

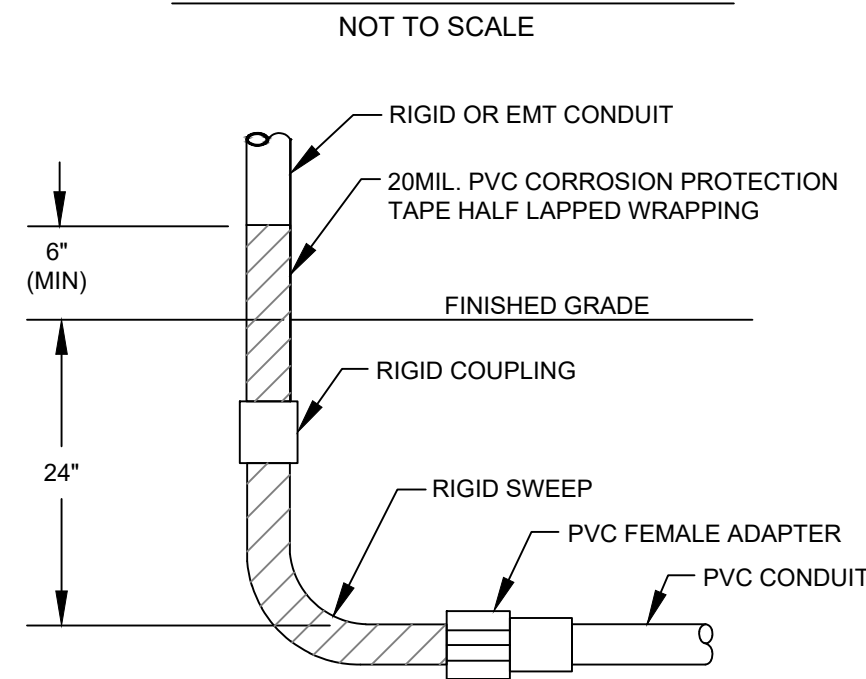
7. BOXES SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS AND
SPECIFICATIONS.

8. CONDUIT BENDS SHALL BE SCHEDULE 40 PVC 90 DEGREE BEND CONDUIT WITH A
RADIUS OF NOT NOT LESS THAN 18" (FACTORY BENDS ONLY SHALL BE USED).

9. CONDUIT END BELLS SHALL BE INSTALLED BEFORE PULLING WIRE.

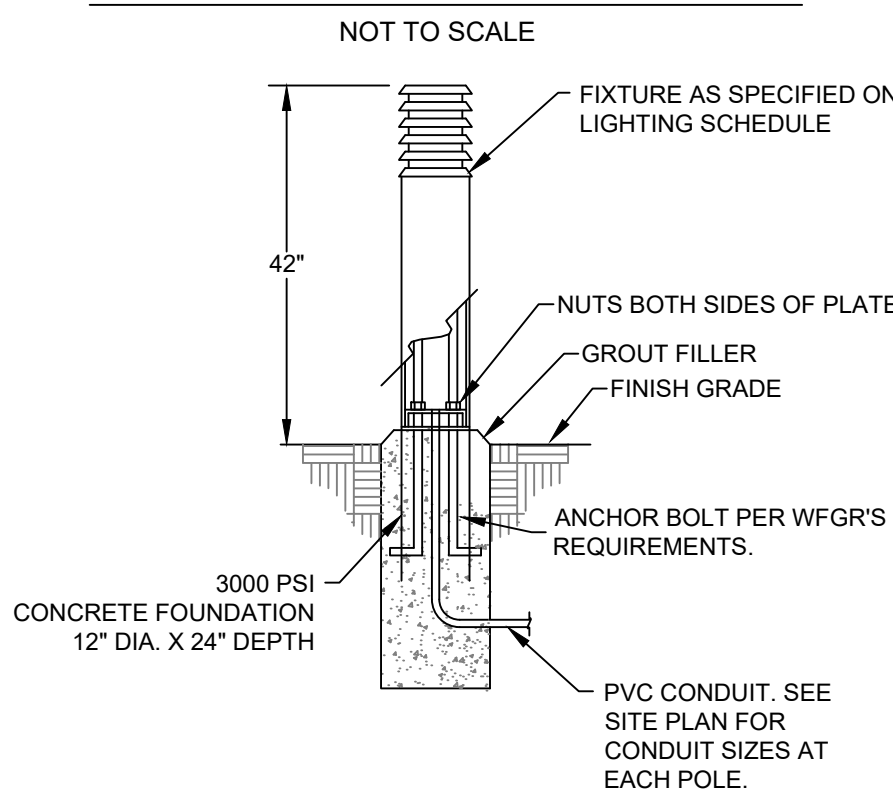
10. 3/4" AGGREGATE SUMP SHALL BE INSTALLED.

RIGID STUB UP DETAIL
NOT TO SCALE

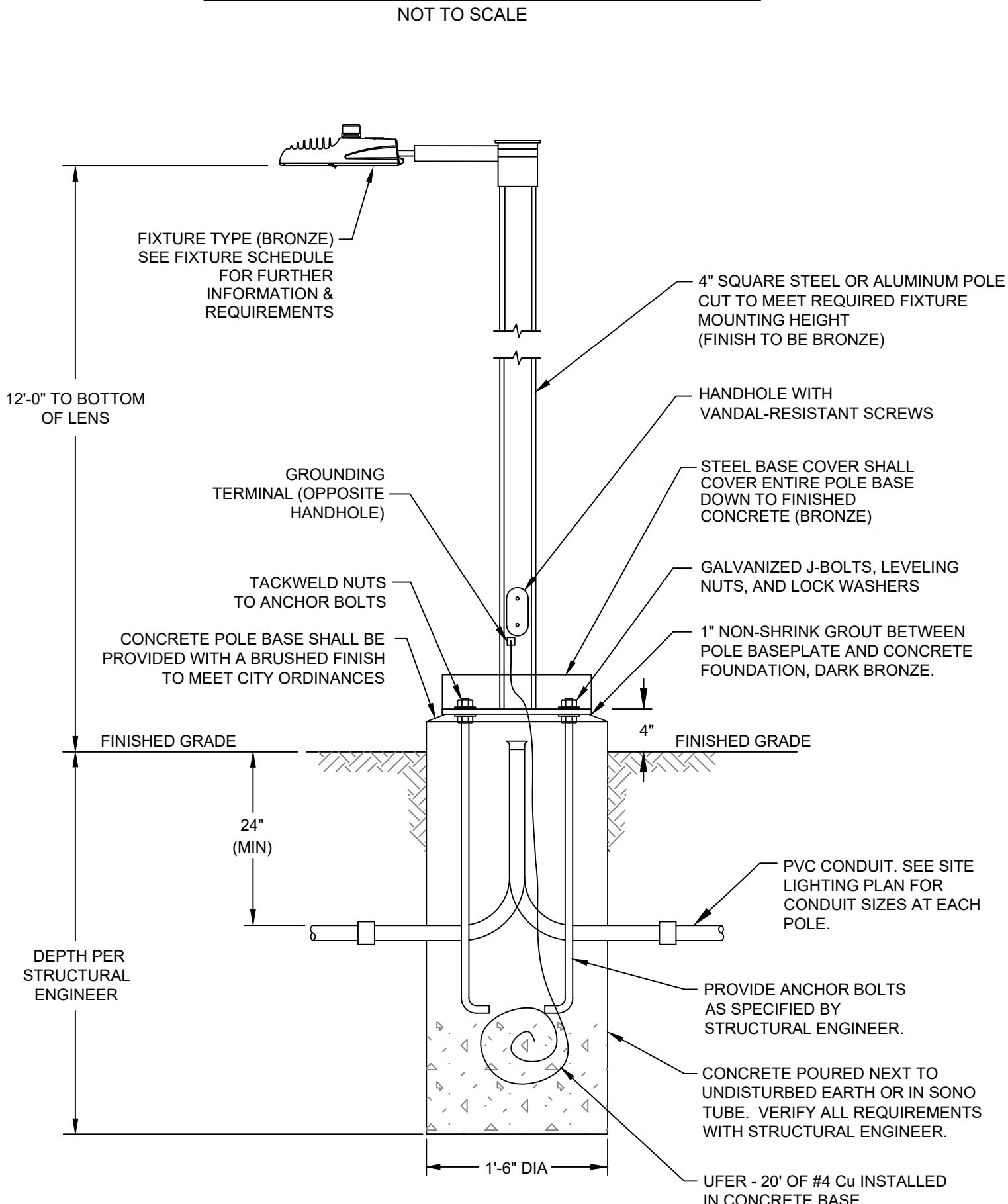


NOTE: WHERE CONDUITS ARE RUN IN SLAB, THE
24" DIMENSION DOES NOT APPLY.

BOLLARD MOUNTING DETAIL
NOT TO SCALE

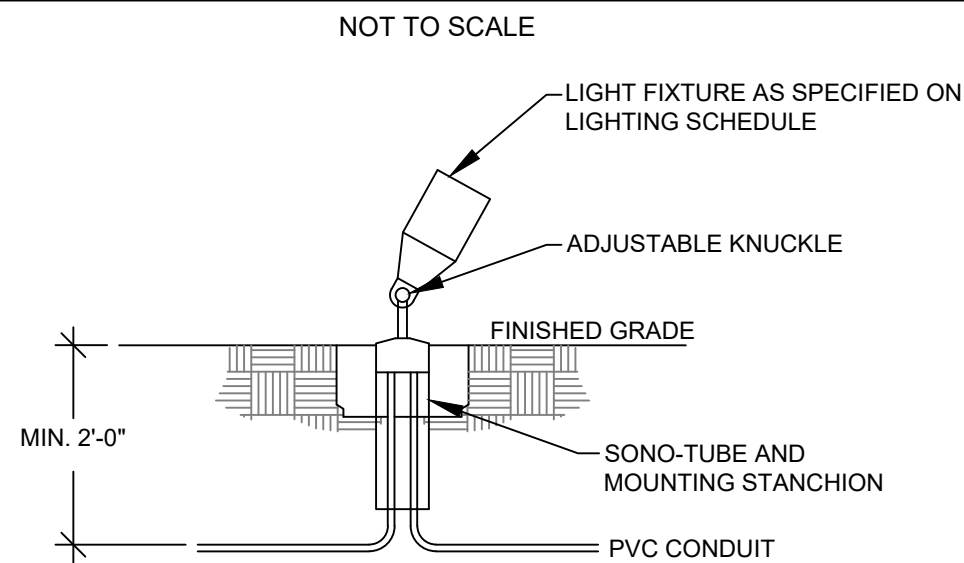


POLE FIXTURE MOUNTING DETAIL
NOT TO SCALE



THE POLE CONCRETE BASE DETAIL IS SHOWN FOR ELECTRICAL ROUGH-IN AND
SHALL NOT BE USED FOR THE ACTUAL BASE CONSTRUCTION. POLE BASE SHALL
BE DESIGNED BY A REGISTERED STRUCTURAL ENGINEER IN THE STATE OF
ARIZONA AND CONSTRUCTED PER STRUCTURAL ENGINEER'S SEALED
CONSTRUCTION DOCUMENT. THIS SEALED CONSTRUCTION DOCUMENT SHALL
INCLUDE DESIGNS FOR THE POLE, BASEPLATE, ANCHOR BOLTS, AND
FOUNDATION. LIGHTING POLE SUPPLIER SHALL SUBMIT THE STRUCTURAL
ENGINEER SEALED POLE BASE DESIGN BASED ON FIXTURE/POLE EFFECTIVE
PROJECTED AREA (EPA). THE SEALED POLE BASE DESIGN RATING AND
CALCULATIONS SHALL CONFORM TO IBC-2003, 90MPH, EXPOSURE C, AND BE
INCLUDED WITH THE CONSTRUCTION DOCUMENT SUBMITTAL.

MONUMENT FIXTURE MOUNTING DETAIL
NOT TO SCALE



Call at least two full working days
before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

DRAWN BY:	CHIEF ENGINEER:	APPROVED BY:
DH	DH	GL
DATE:	06/01/2021	PROJECT #:
REVISIONS:		21050621D



Horns Consulting, LLC

1243 E. Muriel Drive, Phoenix, Arizona 85022

hornsconsulting.com
Phone: (602) 946-8000
E-mail: jdh@hornsconsulting.com

OPEN SPACE ELECTRICAL & LIGHTING PLANS

WILLOW TRAILS - PHASE 1
SURPRISE, ARIZONA

SCALE:	N.T.S.
SHEET TITLE:	ELEC & LIGHTING
DRAWING #:	E-6 OF 8
SHEET #:	E-6



- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE

FS21-380 OPEN SPACE



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

1 June 2021

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

Ms. Lorraine Nevarez
Planning Project Coordinator
Community Development
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS21-380, Hometown Surprise Phase 1 (APN: 503-75-005F)

Dear Ms. Nevarez

Thank you for the opportunity to provide comments on the Hometown Surprise Phase 1 Final Plat Application. The site sits on approximately 31 acres of vacant land located East of North Citrus Road and South of West Deer Valley Road in Surprise AZ. Hometown Surprise Phase 1 is planned for 85 lots with a density of 2.8 du/ac. The site is located 1.5 miles outside the Aux-1 2004 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" 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. Hometown Surprise Phase 1 with a density of 2.8 du/ac 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. Mark James at (623) 856-9981.

Sincerely

TOALE.CHRISTOPHER.P.10396
HER.P.1039696165

Digitally signed by
TOALE.CHRISTOPHER.P.10396
96165
Date: 2021.06.01 13:51:59 -07'00'

CHRISTOPHER P. TOALE

cc:

Colonel Luke Casper, Vice Commander, 56th Fighter Wing

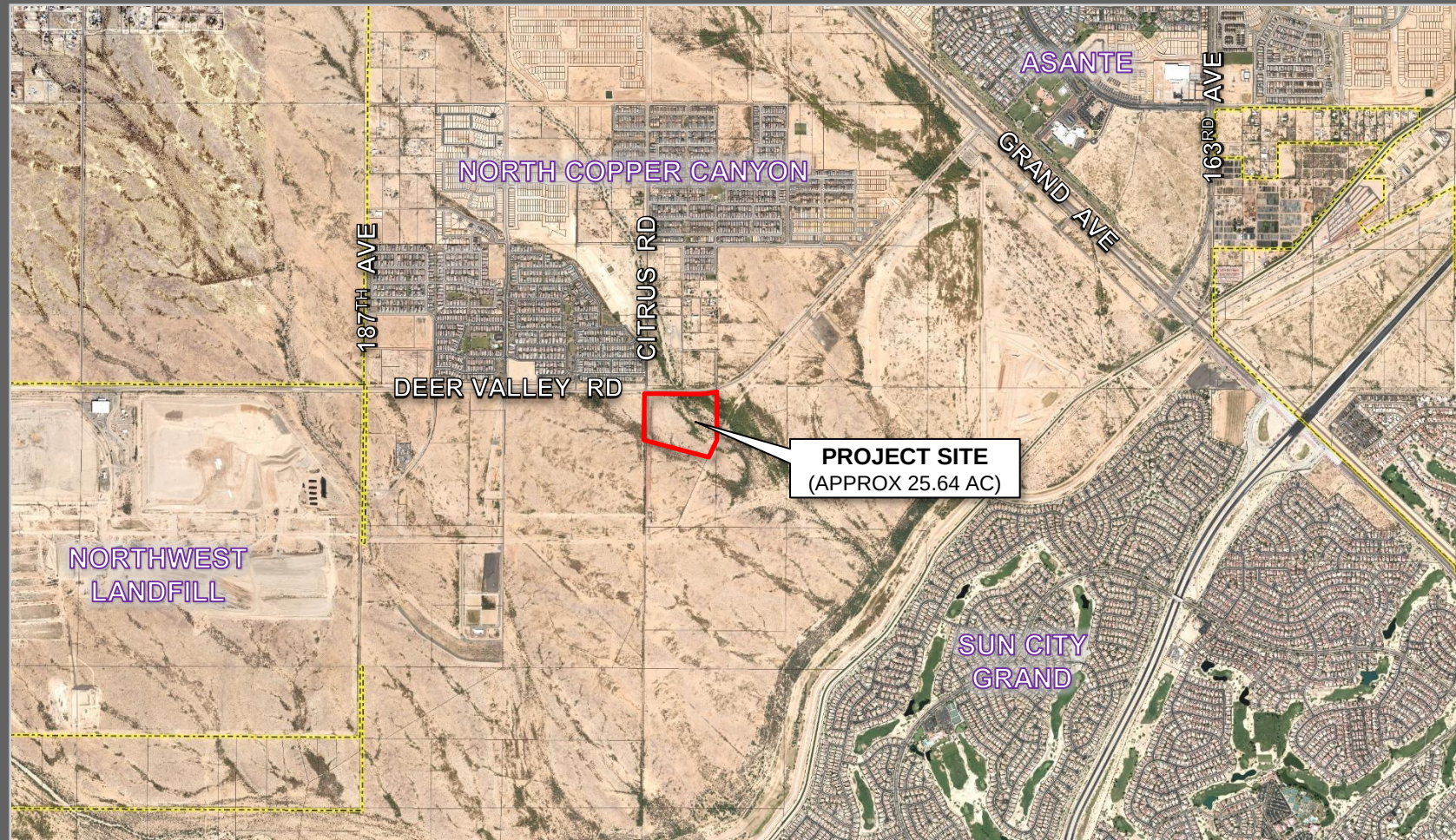
Ms. Cindy L. Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing

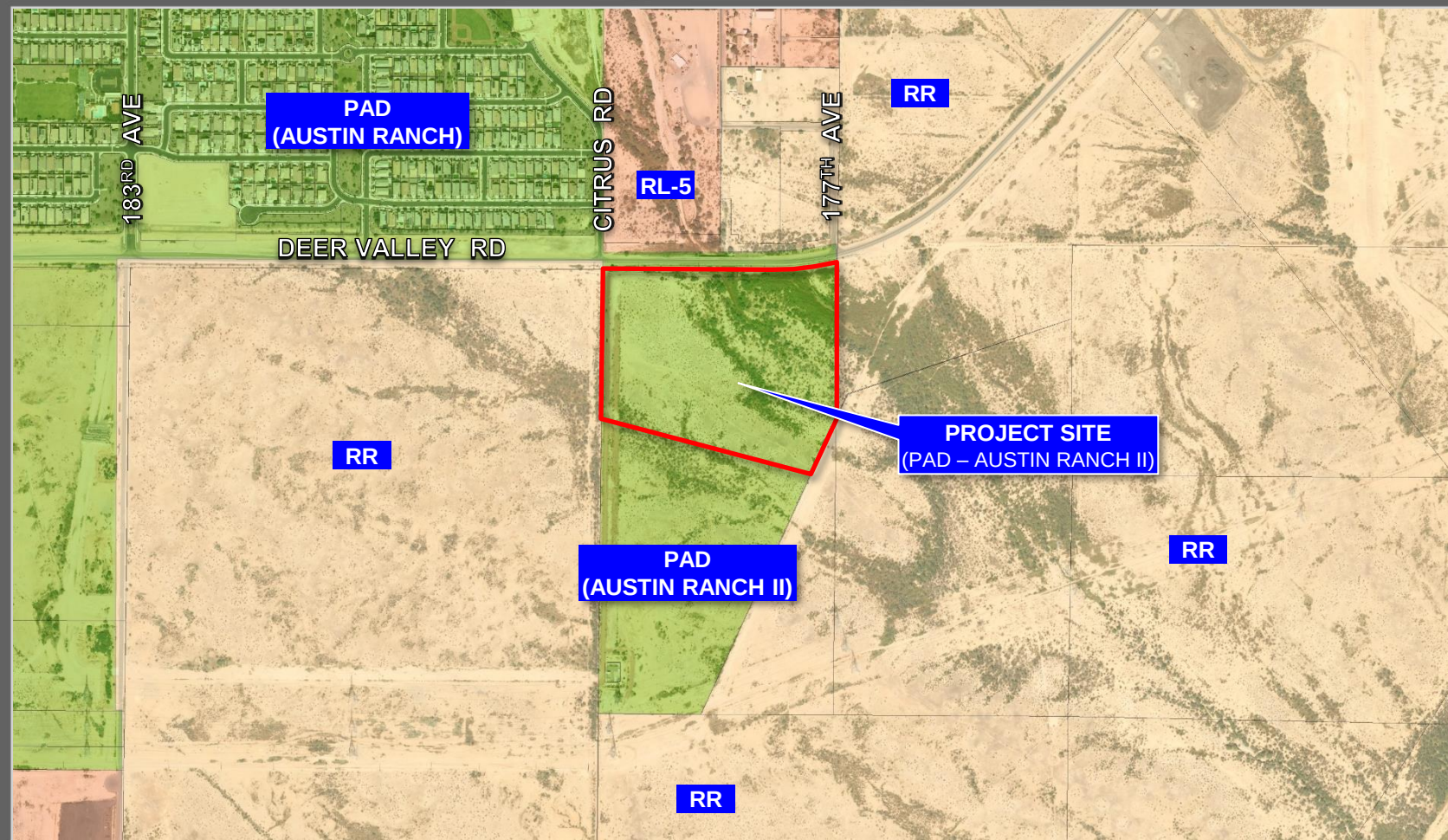


FS21-380

Hometown Surprise Phase 1 – Final Plat

City Council
October 17, 2023





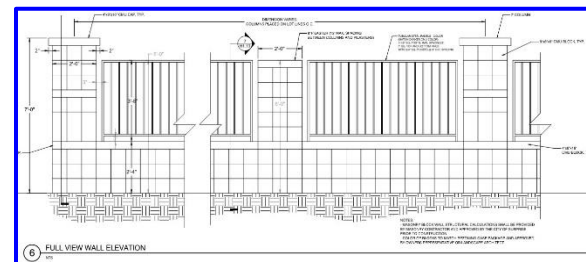
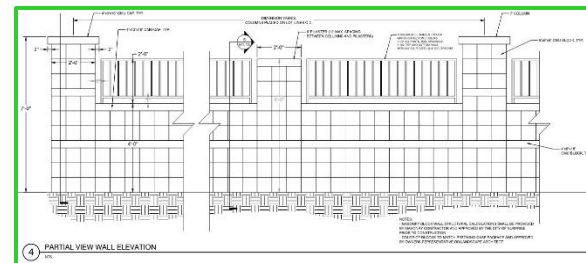
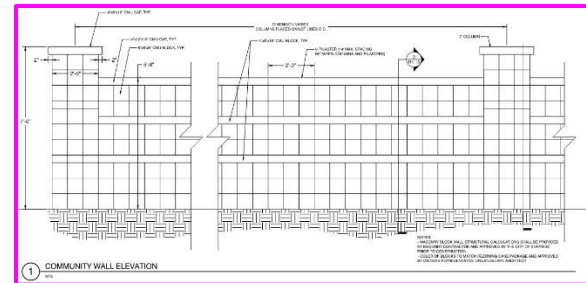
FS21-380 ZONING MAP

May 23, 1987: The subject parcel was annexed into the City of Surprise under Ordinance 87-03

September 29, 2005: Mayor and Council approved the Austin Ranch II Planned Area Development (PAD), Case PAD05-075

May 18, 2021: Mayor and Council approved the Preliminary Plat under Case FS20-488

May 13, 2021: The applicant filed the subject request under FS21-380



FS21-380 WALL PLAN



- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE

FS21-380 OPEN SPACE



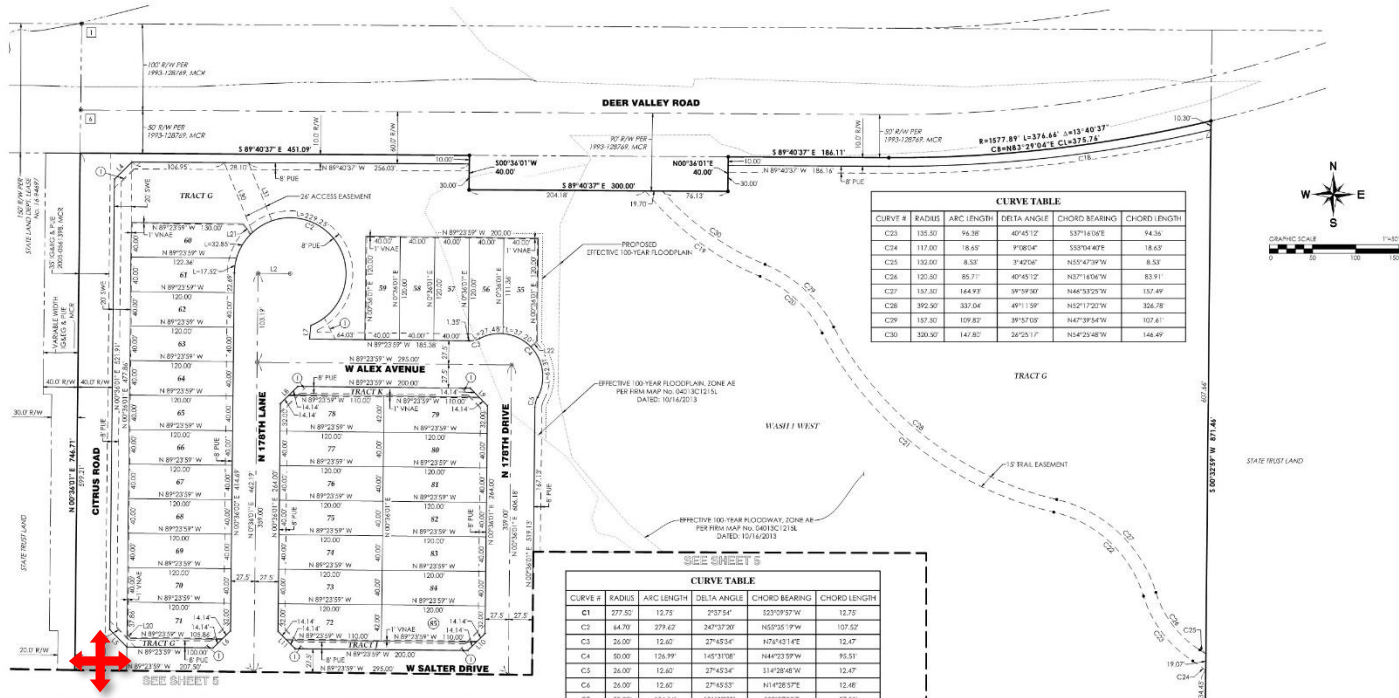
PLAY STRUCTURE



NET CLIMBER



PLAYGROUND PARK



CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DETA ANGLE	CHORD BEARING	CHORD LENGTH
C23	135.50	94.38	40°53'12"	S37°18'05"E	94.38
C24	117.00	18.63	P000°04"	S53°04'07"E	18.63
C25	132.00	8.53	3°42'06"	N55°42'39"W	8.53
C26	122.50	85.71	40°53'12"	N37°18'06"W	83.91
C27	157.30	164.93	38°59'38"	N46°53'23"W	157.20
C28	392.50	337.04	49°1'39"	N31°17'20"W	326.78
C29	137.50	109.82	38°57'03"	N47°39'51"W	107.31
C30	320.90	144.82	26°25'17"	N52°42'48"W	148.49

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	277.52	12.75	27°05'4"	N09°07'50"W	12.75
C2	64.70	279.63	240°30'20"	N55°01'50"E	107.62
C3	26.00	12.67	27°45'54"	N47°03'41"E	12.47
C4	50.00	156.79	145°10'38"	N44°03'59"W	85.51
C5	30.00	12.67	27°45'54"	N10°08'50"E	12.47
C6	12.00	12.67	27°45'54"	N14°05'37"E	12.47
C7	50.00	106.14	121°38'52"	S32°27'33"E	87.31
C8	26.00	12.67	27°45'53"	N09°02'02"W	12.46
C9	36.00	15.65	27°45'53"	N51°08'10"W	12.46
C10	50.00	127.05	145°11'34"	N48°02'54"E	85.51
C11	26.00	12.67	27°45'53"	N10°03'08"W	12.46
C12	30.00	12.67	27°45'53"	N14°03'58"E	85.51
C13	16.00	22.84	79°04'39"	N47°03'50"E	21.14
C14	23.00	20.49	51°02'36"	S00°11'32"W	20.49
C15	58.00	287.55	285°03'15"	N40°01'16"W	72.39
C16	23.00	20.49	51°02'36"	N01°11'24"E	20.49
C17	13.00	3.67	18°00'48"	N32°01'17"E	3.62
C18	580.49	376.57	173°14'17"	N43°01'45"E	376.49
C19	381.87	147.29	147°00'00"	N43°01'45"E	146.56
C20	142.59	99.54	39°05'06"	N43°01'45"E	97.36
C21	407.50	348.92	44°11'30"	S01°17'00"E	349.27
C22	140.50	149.22	59°09'52"	S46°15'05"E	149.47

PREPARED June 2023

SHEET 4 OF 5

PREPARED BY:

SURVEYED BY:

GOODWIN AND
MARSHALL

CIVIL ENGINEERS – PLANNERS – SURVEYORS

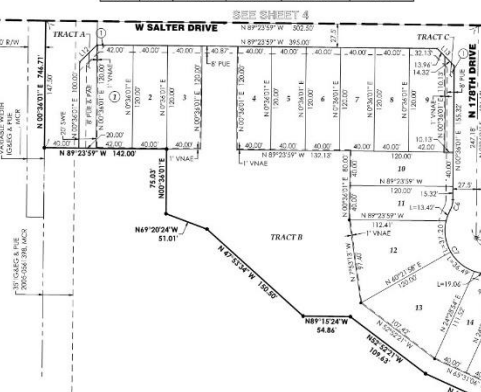
2705 S. Alma School Road, Suite 200
Chandler, Arizona 85044
(602) 218-7285



Arizona Surveying and Mapping
2440 W. Mission Lane, Suite 4, Phoenix, Arizona 85021
TEL: 480.944.8948 FAX: 480.944.8944 info@azsurvey.com

FS21-380 FINAL PLAT

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C23	135.80	56.38	40°49'12"	S37°14'04"E	94.36
C34	117.00	18.65	9°58'04"	S35°04'03"E	18.63
C25	132.00	8.53	3°42'04"	N59°47'39"W	8.52
C36	120.30	85.71	40°49'12"	N37°14'04"E	83.91
C27	157.50	164.93	50°39'52"	N46°52'22"W	157.49
C28	392.50	537.54	49°11'59"	N52°17'20"W	358.78
C29	157.50	166.82	50°39'52"	N46°52'44"W	157.41
C30	320.50	147.80	24°25'17"	N54°23'48"W	146.49



CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	377.50	12.75	2°37'54"	S22°09'57"W	12.75
C2	44.70	299.42	242°37'50"	N50°51'19"W	107.50
C3	26.00	12.40	27°45'34"	N74°43'14"E	12.47
C4	50.00	156.99	145°31'08"	N44°53'39"W	95.51
C5	26.00	12.40	27°45'34"	S14°28'48"W	12.47
C6	26.00	12.40	27°45'34"	N14°28'57"E	12.48
C7	50.00	166.16	121°38'52"	S52°27'33"E	87.31
C8	26.00	12.40	27°45'34"	N79°24'02"W	12.48
C9	26.00	12.40	27°45'34"	N51°28'10"W	12.48
C10	50.00	127.00	145°31'44"	N49°28'54"E	95.51
C11	26.00	12.40	27°45'34"	S10°55'58"W	12.48
C12	50.00	263.84	289°44'38"	S74°53'55"W	89.33
C13	16.50	22.94	79°44'39"	N19°52'22"W	21.16
C14	23.00	20.49	51°32'34"	S52°19'12"W	20.09
C15	50.00	20.49	289°50'13"	N49°51'06"W	72.39
C16	23.00	20.49	51°32'34"	N11°17'24"W	20.09
C17	13.00	3.43	16°00'46"	N32°29'17"E	3.42
C18	1507.89	374.57	13°35'14"	N30°31'43"E	375.69
C19	333.50	167.78	29°38'12"	S57°18'02"E	166.04
C20	142.30	99.34	39°57'04"	S52°29'54"E	97.34
C21	407.50	349.92	49°11'59"	S52°17'20"E	339.27
C22	160.50	149.22	59°58'52"	S44°52'02"E	147.49

LINE #	BEARING	DISTANCE
L1	S24°28'34"W	7.24
L2	S89°23'39"E	37.20
L3	N49°51'06"W	30.72
L4	N49°51'06"E	30.39
L5	N49°23'39"W	26.28
L6	S40°36'01"W	26.78
L7	N49°51'06"W	26.78
L8	S40°36'01"W	26.78
L9	N49°23'39"W	26.78
L10	N49°51'06"E	5.68
L11	S44°23'39"E	26.78

LINE #	BEARING	DISTANCE
L12	N49°51'06"E	26.28
L13	S44°23'39"E	36.28
L14	S20°31'06"E	26.28
L15	N49°23'39"E	26.28
L16	S49°23'39"E	26.28
L17	N49°51'06"W	26.28
L18	S49°23'39"E	26.28
L19	N30°31'06"W	53.52
L20	N49°23'39"W	5.68
L21	S30°31'06"E	1.44
L22	N44°57'12"E	9.77

LINE #	BEARING	DISTANCE
L23	N89°23'39"W	47.76
L24	S37°11'37"E	26.00
L25	S49°40'52"W	8.42
L26	N49°51'06"E	13.41
L27	N79°54'01"W	7.15
L28	N49°23'39"E	51.02
L29	N49°23'39"E	21.80
L30	S21°19'24"E	87.30
L31	S21°19'24"E	73.40

APR. 30, 2015 003P
FORRESTER REAL ESTATE GROUP, INC.
1001 1000000, 1000000, 1000000



PREPARED June 2023

PREPARED BY:
GOODWIN & MARSHALL
CIVIL ENGINEERS - PLANNERS - SURVEYORS

2705 S. Alma School Road, Suite 2
Chandler, Arizona 85241
(602) 910-7085

SHEET 5 OF 5

SURVEYED BY:



Arizona Surveying and Mapping
1000 N. Mountain View Blvd., Suite 100, Phoenix, AZ 85012
(602) 940-0010 FAX (602) 940-0011

CASE NO. 15884-PLAT-11
FINAL PLAT OF WILLOW TRAILS PHASE 1
WILLOW TRAILS PHASE 1 SURVEY REPORT PREPARED BY GOODWIN & MARSHALL



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: October 17, 2023 Contact Person: Leslie Carnie
Submitting Department: Community Development District: District 6
Staff Recommendations:

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

Consideration and action pertaining to approval of the Final Plat entitled “Re-Plat of Marley Park Square Re-Plat and Master Site Plan Amendment”, dated August 22, 2023, a property generally located on the southwest corner of Waddell Rd. and Litchfield Rd. Case FS23-0453

Motion:

I move to approve the Plat entitled “Replat of Marley Park Square Replat and Master Site Plan Amendment”, dated August 22, 2023.

Background:

Ralph Bednar, with Marley Park West LLC, seeks approval of a Re-Plat of 1, 2, 3B & 13 as well as Tracts A & B at the partially developed Marley Park Square commerce center.

Objective Analysis:

Approval of the proposed Final Plat will reconfigure and subdivide Lots 1, 2, 3B & 13 as well as Tracts A & B to create 10 smaller lots for commercial development in Marley Park Square.

Policy Compliant:

This proposed Final Plat is consistent with the Surprise General Plan 2035, Marley Park PAD, 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 - FS23-0453 Marley Park Square Final Plat - Staff Report 10.17.23 CC
 2. 01 – FS23-0453 Marley Park Square Re-Plat– Vicintity Map
 3. 02 – FS23-0453 Marley Park Square Re-Plat– Zoning Map
 4. 03 - FS23-0453 Marley Park Square Re-plat - Final Plat
 5. 04 - FS23-0453 Marley Park Square Re-plat - Plat Exhibit
 6. FS23-0453 Marley Park Square Re-Plat - Presentation
-

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: FS23-0453

Project Name: Marley Park Square Replat – Final Plat

Council District: 6-Palo Verde

City Council Date: October 17, 2023

Planner: Leslie Carnie, Planner II

Owner: Marley Park West, LLC

Applicant: Ralph Bednar with Marley Park West LLC.

Request: Re-plat of Lots 1, 2, 3B & 13 and Tracts A & B.

Site Location: Generally located at the southwest corner of Waddell Rd. and Litchfield Rd.

Site Size: 14.61 acres (approx.)

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

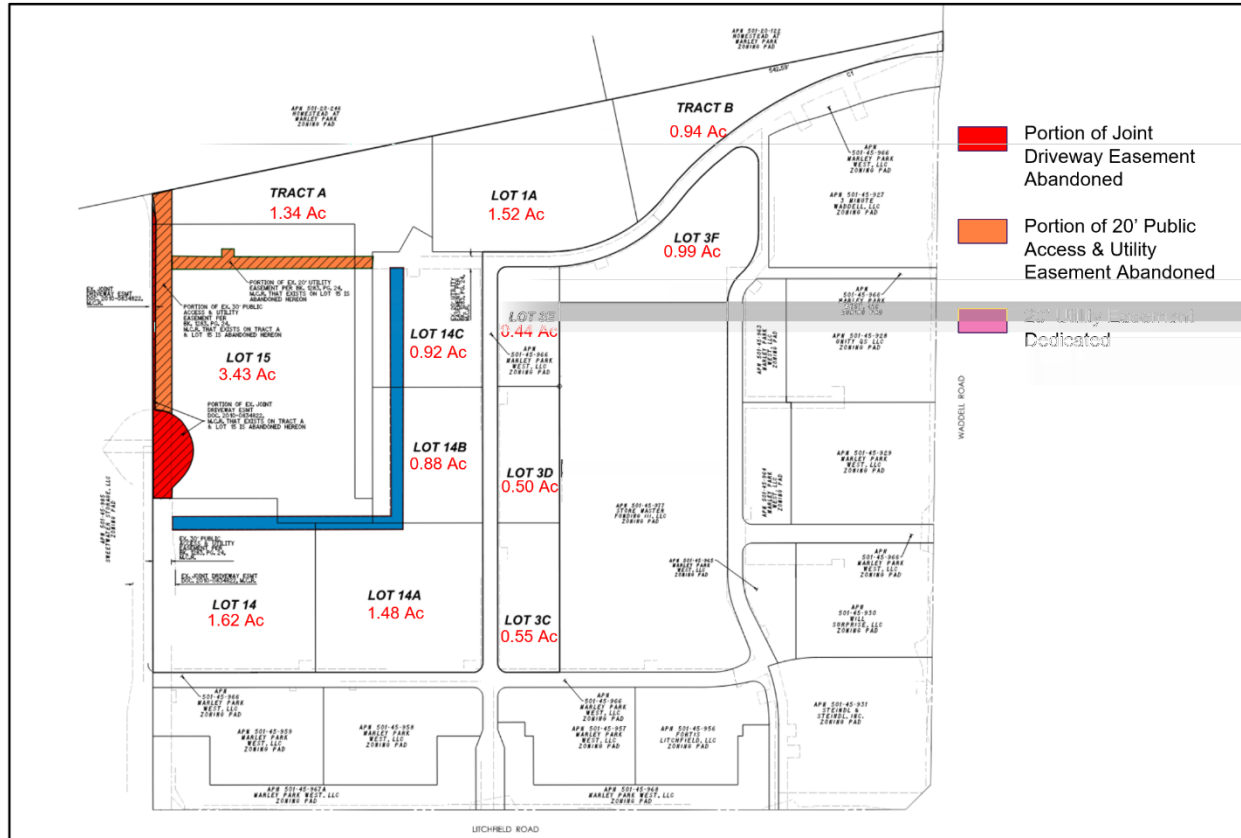
Findings:

- The proposed Final Plat is consistent with the Marley Park PAD.
- 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:

Ralph Bednar, with Marley Park West LLC, seeks approval of a Re-plat of Marley Park Square generally located on the southwest corner of Waddell Rd. and Litchfield Rd. This plat will reconfigure and subdivide Lots 1, 2, 3B & 13 as well as Tracts A & B to create 10 smaller lots for commercial development in Marley Park Square.

The proposed Final Plat abandons a portion of a Joint Driveway Easement and 30' Public Access and Utility Easement on Lot 15 and Tract A. A 20-foot Utility Easement is also dedicated on Lots 14 and 14A-C.



The size of each lot and tract is listed below:

- Tract A – 1.34 acres
- Tract B – 0.94 acres
- Lot 1A – 1.52 acres
- Lot 3C – 0.55 acres
- Lot 3D – 0.50 acres
- Lot 3E – 0.44 acres
- Lot 3F – 0.99 acres
- Lot 14 – 1.62 acres
- Lot 14A – 1.48 acres
- Lot 14B – 0.88 acres

Lot 14C – 0.92 acres
Lot 15 – 3.43 acres

SURROUNDING LAND ZONING:

The following map depicts the existing zoning of the subject site and its surrounds:



Sierra Verde PAD Residential	Sierra Verde PAD Commercial	C-2
Marley Park PAD Residential	Marley Park PAD Employment - Mixed Use	Surprise Pointe PAD Commercial
Marley Park PAD Residential	Marley Park PAD Employment - Mixed Use	Surprise Pointe PAD Commercial

BACKGROUND:

October 25, 2000: The Mayor and City Council approved Ordinance #00-23 for the Marley Park PAD under case PAD00-091.

November 9, 2000: The Mayor and City Council approved Ordinance #00-25 annexing the subject property into the City of Surprise.

May 24, 2015: The Master Site Plan for Marley Square was approved under case number FS15-443.

July 17, 2023: The applicant filed a request for a Re-Plat and Master Site Plan Amendment under the subject case number.

Conformance with Adopted Plans:

The Surprise General Plan 2035 shows the subject property as lying within the Employment Character Area:

The proposed development adheres to the Employment Character Area Development by providing supporting commercial uses to serve workers and patrons of the Marley Park Square development.

Reviewing Agencies:

In addition to the standard City reviewing agencies, Maricopa Water District and Luke AFB were included in the routing of this request, who have indicated no objections to the request.

Summary:

Staff concludes the proposed Final Plat is consistent with the Surprise General Plan 2035, Marley Park PAD and all applicable zoning codes.

Attachments:

01 Vicinity Map
02 Zoning Map
03 Final Plat
04 Final Plat Exhibit
PowerPoint Presentation



VICINITY MAP



ZONING MAP

DEDICATION:

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS

THAT MARLEY PARK WEST, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "MARLEY PARK SQUARE REPLAT & MASTER SITE PLAN AMENDMENT", A RE-PLAT OF LOTS 1, 2, & 13, AND TRACTS A & B, "RE-PLAT OF MARLEY PARK SQUARE AMENDED" PER BOOK 1283, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA, AND A REPLAT OF LOT 3B, "RE-PLAT OF LOT 3 AT MARLEY PARK SQUARE" PER BOOK 1542, PAGE 42, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS RE-PLAT AS AND FOR THE "MARLEY PARK SQUARE REPLAT & MASTER SITE PLAN AMENDMENT", A RE-PLAT OF LOTS 1, 2, & 13, AND TRACTS A & B, "RE-PLAT OF MARLEY PARK SQUARE AMENDED" PER BOOK 1283, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA, AND A REPLAT OF LOT 3B, "RE-PLAT OF LOT 3 AT MARLEY PARK SQUARE" PER BOOK 1542, PAGE 42, RECORDS OF MARICOPA COUNTY, ARIZONA, AND DOES HEREBY DECLARE THAT SAID RE-PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, CONSTITUTING SAME, AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT.

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

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT 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 OPERATIONS 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 ULTIMATE OWNER OF EACH PARCEL CREATED BY THIS RE-PLAT AN EASEMENT OVER, UPON AND ACROSS THE ENTIRE RE-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 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.

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 SHOWN, FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING THE WATER/SEWER LINES, MANHOLES, FIRE HYDRANTS AND WATER METERS.

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

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

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 RE-PLAT OR ANY PARCEL OR LOT THEREOF.

ALL IMPROVEMENTS, FOR STREETS, AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, THAT ARE INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON 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:

THAT MARLEY PARK WEST, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE UNDERSIGNED OFFICER, THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2023.

BY: _____

ITS: _____

BY: _____ NAME _____ DATE _____

ACKNOWLEDGEMENT:

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

BEFORE ME THIS _____ DAY OF _____, 2023, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE _____ OF MARLEY PARK WEST, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT _____ AS _____, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC

EXPIRES

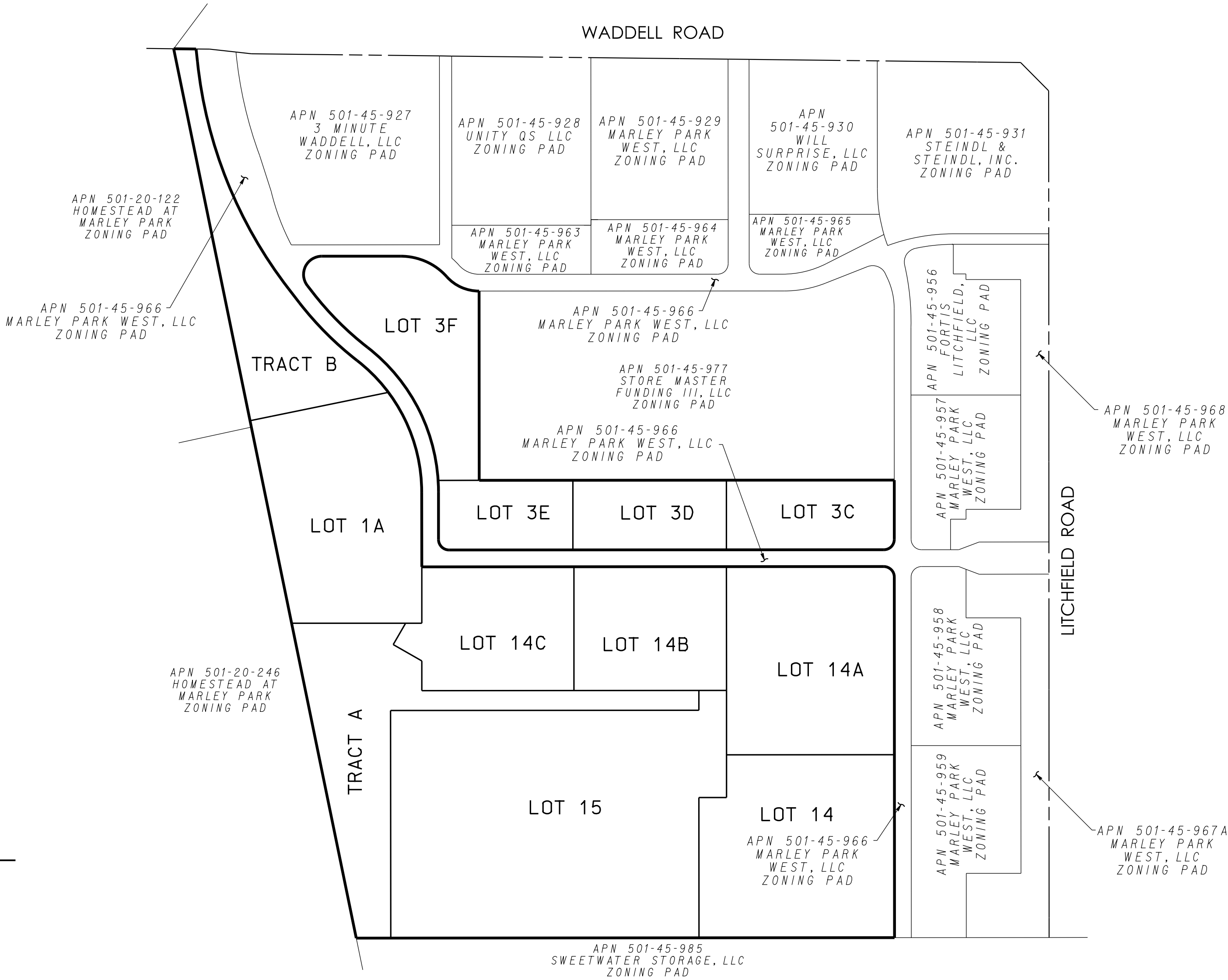
NOTES:

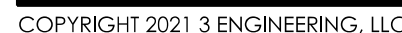
- NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
- THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE MAP NO. 04013C1680L WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013. FOR COMMUNITY NUMBER 040053 IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- IN ACCORDANCE WITH ARS 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURING ON THIS RE-PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
- 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 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.
- 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 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.
- 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.
- IF ANY IRRIGATION GRANDFATHER RIGHTS EXIST ON PROPERTY, OWNER SHALL EXTINGUISH SUCH RIGHTS AND DEDICATED THEM TO THE CITY.

RE-PLAT
OF

MARLEY PARK SQUARE REPLAT &
MASTER SITE PLAN AMENDMENT

A RE-PLAT OF LOTS 1, 2, 13, & TRACTS A & B, "RE-PLAT OF MARLEY PARK SQUARE AMENDED" PER BOOK 1283, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA, AND A REPLAT OF LOT 3B, "RE-PLAT OF LOT 3 AT MARLEY PARK SQUARE" PER BOOK 1542, PAGE 42, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA
CASE #FS23-0453

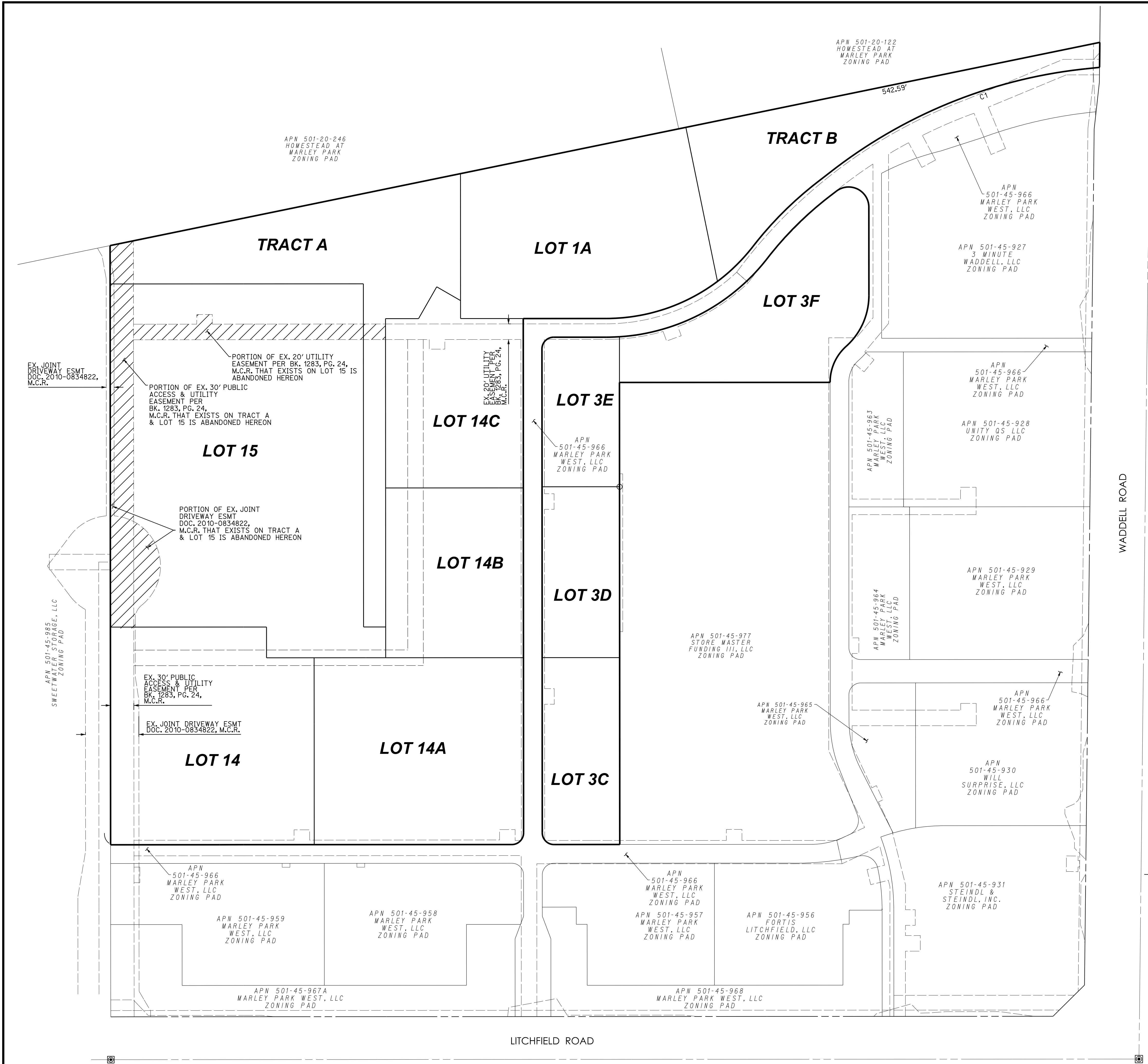




SCALE: 1" = 60'

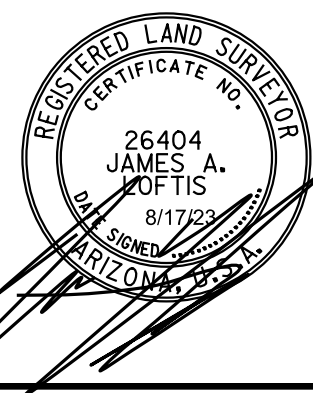


A horizontal scale bar with alternating black and white segments. It is marked with '0'', '30'', '60'', and '120''.



LEGEND:

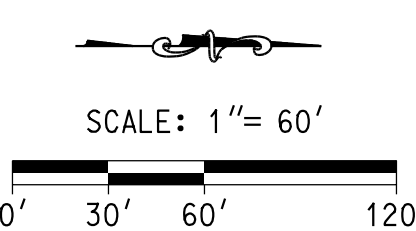
- EASEMENT ABANDONMENT AREA
- SUBDIVISION BOUNDARY
- PARCEL/TRACT/RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT R/W LINE
- ADJACENT PARCEL LINE
- SECTION LINE
- EX. EASEMENT LINE

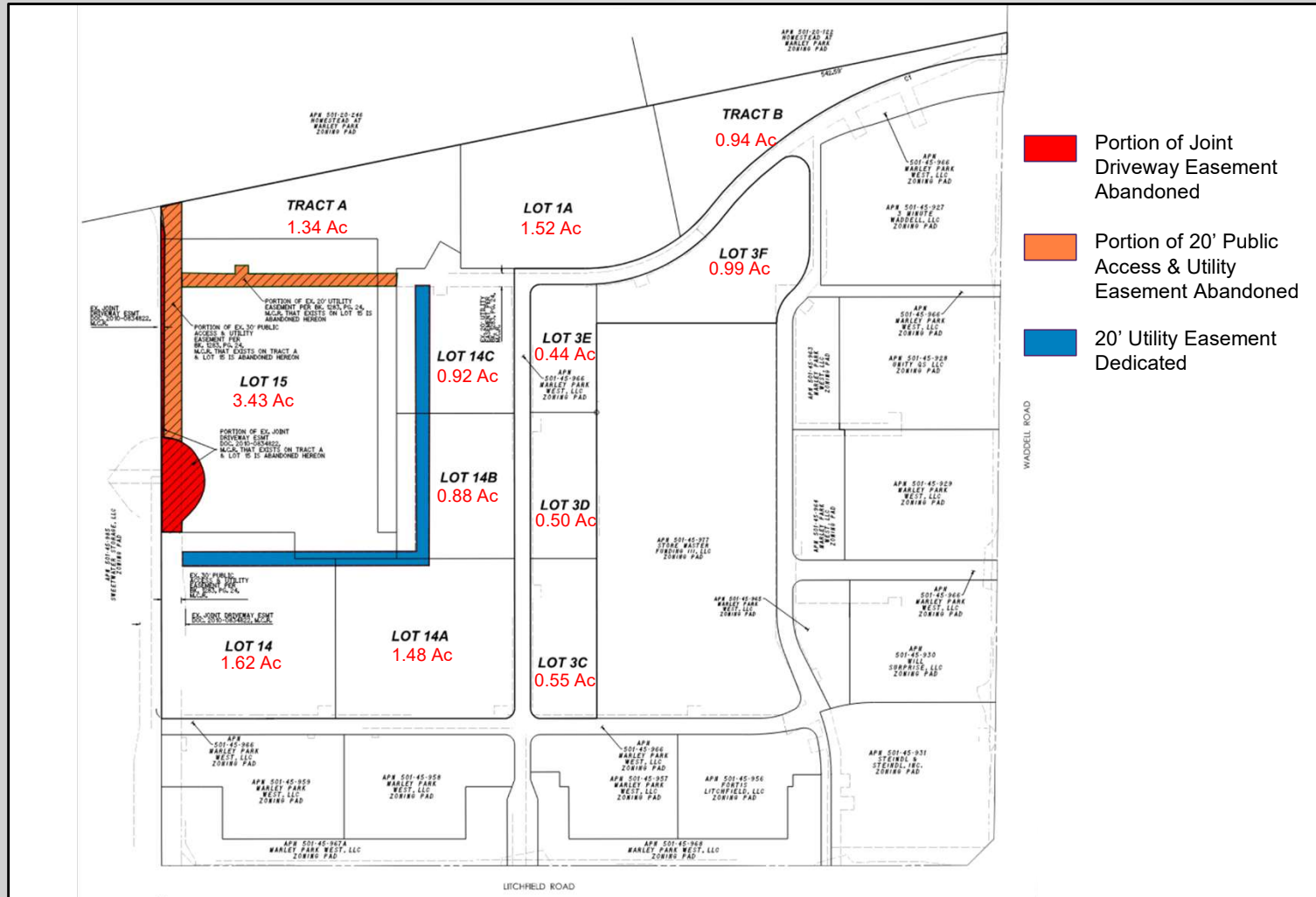


CASE FS23-0453	
3 ENGINEERING, LLC 6370 E. THOMAS ROAD SUITE # 200 SCOTTSDALE, AZ 85251 PHONE: (602) 334-4387 FAX: (602) 490-3230	PROJECT NO. 5157J DATE: 8/17/23 SHEET NO. PT03 3 of 3

ABANDONMENT SHEET
RE-PLAT OF
MARLEY PARK SQUARE REPLAT
& MASTER SITE PLAN AMENDMENT

3eengineering
planning civil engineering surveying





PLAT EXHIBIT



FS23-0453

Marley Park Square – Final Plat

City Council
October 17, 2023



Fry's Food
Commerce Center

SITE

Surprise Crossing
Retail Center

Waddell Rd

Marley Park

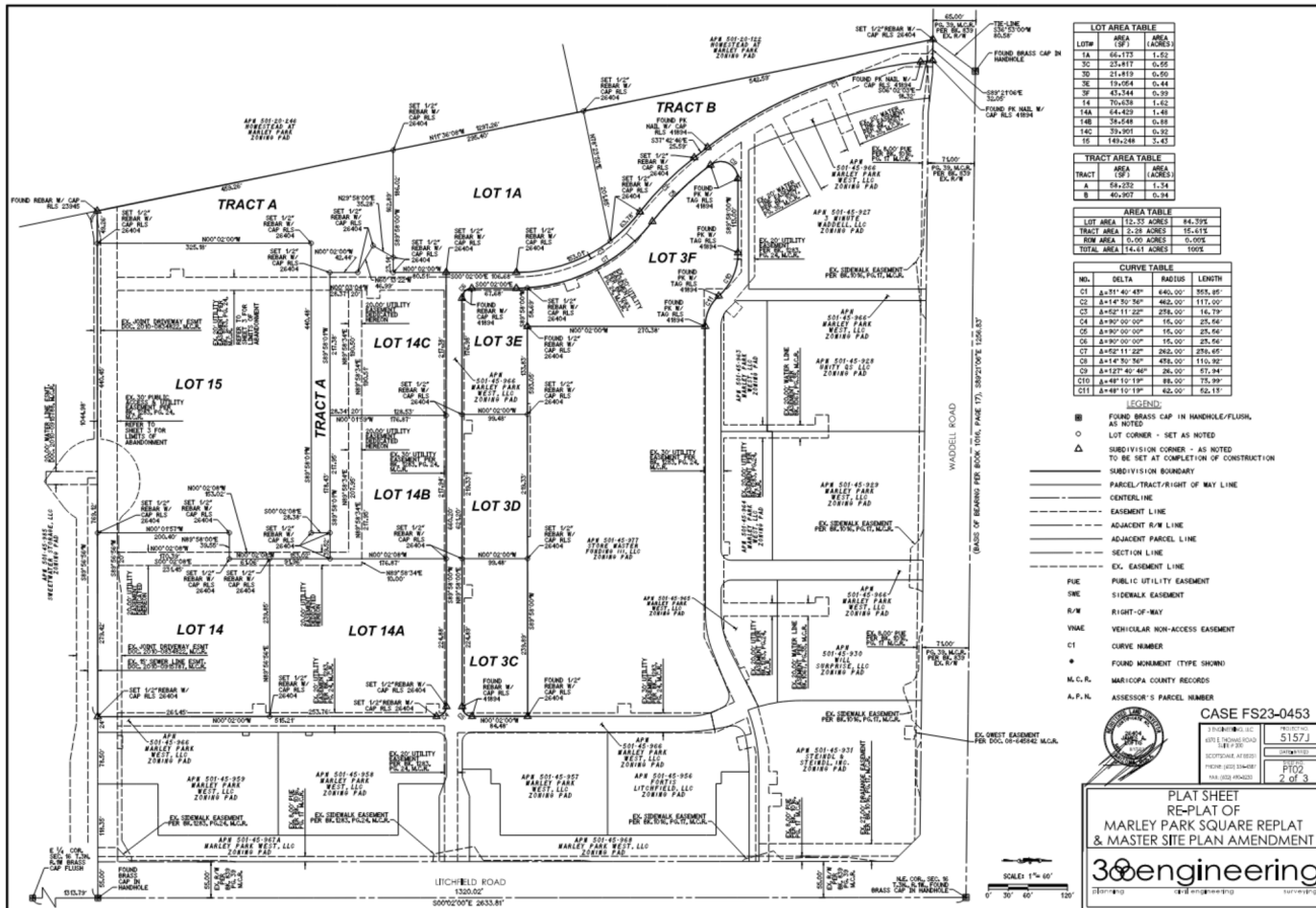
Surprise Point
Commerce Center

Surprise Point
Industrial

Litchfield Rd

VICINITY MAP









SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: October 17, 2023 Contact Person: Tanner Wessel
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Consideration and action pertaining to approval of the Final Plat entitled “North Copper Canyon Village – Parcel 2A”, dated September 18, 2023, a property located at the southeast corner of Pinnacle Peak Road and 175th Avenue. Case FS22-0837.

Motion:

I move to approve the Plat entitled “North Copper Canyon Village – Parcel 2A”, dated September 18, 2023.

Background:

Hans Koppenhoefer of Courtland Homes Inc. requests approval of a final plat entitled “North Copper Canyon Village – Parcel 2A” dated September 18, 2023. Parcel 2A is apart of the larger North Copper Canyon PAD and creates 163 single-family lots.

Objective Analysis:

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

Policy Compliant:

The requested Final Plat is consistent with the North Copper Canyon PAD and advances the goals and policies of the General Plan.

Financial Impact:

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

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

1. 00-FS22-0837 North Copper Canyon Village Parcel 2A - Final Plat - Staff Report
 2. 01-FS22-0837 North Copper Canyon Village Parcel 2A - Final Plat - Vicinity Map
 3. 02-FS22-0837 North Copper Canyon Village Parcel 2A - Final Plat - Zoning Map
 4. 03 - FS22-0837 North Copper Canyon Village Parcel 2A - Final Plat
 5. 04-FS22-0837 North Copper Canyon Village Parcel 2A - Final Plat - Landscape Plans
 6. 05-FS22-0837 North Copper Canyon Village Parcel 2A - Final Plat - Luke AFB Letter
 7. FS22-0837 North Copper Canyon Village Parcel 2A - Final Plat - PowerPoint
-

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: FS22-0837

Project Name: North Copper Canyon Village Parcel 2A Final Plat

Council District: 1 - Acacia

City Council Date: October 17, 2023

Planner: Tanner Wessel, Planner II

Owner: Courtland Homes Inc.

Applicant: Hans Koppenhoefer of Courtland Homes Inc.

Request: Final Plat for Parcel 2A of the North Copper Canyon development (formerly referred to as Austin Ranch), a 163 lot residential subdivision

Site Location: Generally located at the southeast of Pinnacle Peak Road and 175th Avenue

Site Size: 20.86 gross acres (approx.)

Gross Density: 7.81 DU/AC

General Plan

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

Findings:

- The proposed Final Plat is consistent with the North Copper Canyon PAD.
- The proposed Final Plat is consistent with the Preliminary Plat approved under case FS21-473.
- The proposed Final Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

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

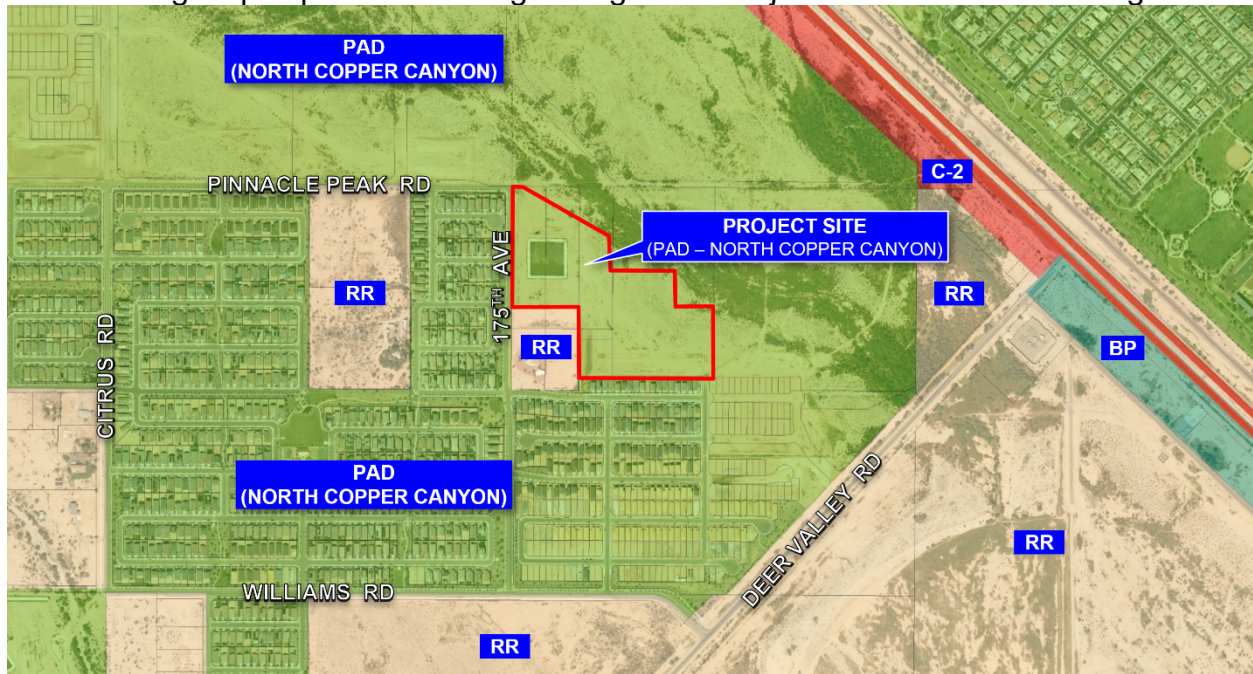
Deny – Denial of the requested Final Plat will prevent the applicant from subdividing the property as proposed.

PROJECT DESCRIPTION:

Hans Koppenhoefer of Courtland Homes seeks approval of a Final Plat for Parcel 2A of North Copper Canyon Village located within the North Copper Canyon Planned Area Development (PAD). The applicant seeks to subdivide the subject property into 163 lots of approximately 20.86 gross acres for a gross density of 7.81 DU/AC. The proposed subdivision will integrate into the larger North Copper Canyon community.

SURROUNDING LAND ZONING:

The following map depicts the existing zoning of the subject site and its surrounding:



Planned Area Development (North Copper Canyon)	Planned Area Development (North Copper Canyon)	Planned Area Development (North Copper Canyon)
Planned Area Development (North Copper Canyon)	Planned Area Development (North Copper Canyon)	Planned Area Development (North Copper Canyon)
Rural Residential (RR)	Planned Area Development (North Copper Canyon)	Planned Area Development (North Copper Canyon)

BACKGROUND:

May 23, 1987: The subject parcel was annexed into the City of Surprise under Ordinance 87-03.

May 27, 2004: The City Council approved a PAD for Austin Ranch under Case PAD03-278.

April 04, 2018: A minor PAD Amendment to the Austin Ranch PAD was administratively approved under Case FS18-033.

February 18, 2020: The City Council approved a PAD Amendment to the Austin Ranch PAD renaming it to North Copper Canyon under Case FS19-431.

May 19, 2022: The Planning & Zoning Commission approved the Preliminary Plat for North Copper Canyon Village Parcel 2.1 under Case FS21-473.

June 10, 2022: The applicant filed a request for a Final Plat for Parcel 2A under Case FS21-380, the subject case.

ANALYSIS AND DISCUSSION:

The subject request involves a Final Plat for Parcel 2A within the North Copper Canyon PAD designated for medium-density residential. The proposed lots are a minimum of 35-feet wide and 86-feet in depth. There are a total of 163 single-family lots over approximately 20.86 gross acres resulting in a gross density of 7.81 DU/AC. The lots included with this plat meet or exceed the minimum lot area and minimum lot width requirements outlined within the North Copper Canyon PAD. A table of the lot requirements is outlined below:

North Copper Canyon PAD – Medium Density Residential Minimum Lot Standards	
Minimum Area	3,000 SF
Minimum Width	35-feet
Minimum Depth	80-feet

Access

Access to this project will be from 175th Avenue via Villa Hermosa Lane located along the westerly portion of the site. Access is also provided through the adjacent North Copper Canyon Parcel 1.2 to the south via 173rd Avenue east of Lot 19.

Open Space & Landscaping

There is a total of approximately 2.13 acres of open space within Parcel 2A. The proposed landscape incorporates native and low water use plans, as required by the city, and is consistent with the overall North Copper Canyon Development. Residents within Parcel 2A will have access to the amenity sites located throughout the development. These amenities include a community pool, dog parks, tot lots, basketball courts, and ramadas.

99 **Walls**

100
101 The proposed walls are consistent with the rest of the North Copper Canyon community. The
102 Primary Theme Wall consists of 6"x8" CMU block with an 8"x8" split face cap. Partial View
103 Fence are also proposed through the project and consist of a 1'-4" wrought iron fence atop a
104 4-foot 6"x8" CMU block wall.

105
106 **Utility and Services Table:**

107

Water:	City of Surprise
Wastewater:	City of Surprise
School District:	Dysart Unified

108
109 **Conformance with Adopted Plans:**

110
111 The Surprise General Plan 2035 shows the property lying within the Neighborhood
112 Character Area, which supports residential development up to 8 DU/AC or more.

113
114 **Reviewing Agencies:**

115
116 In addition to the standard city reviewing agencies, Arizona Department of Transportation,
117 Maricopa Water District, and Luke AFB were included in the routing of this request. All
118 agencies have indicated no objections to the request.

119
120 **Summary:**

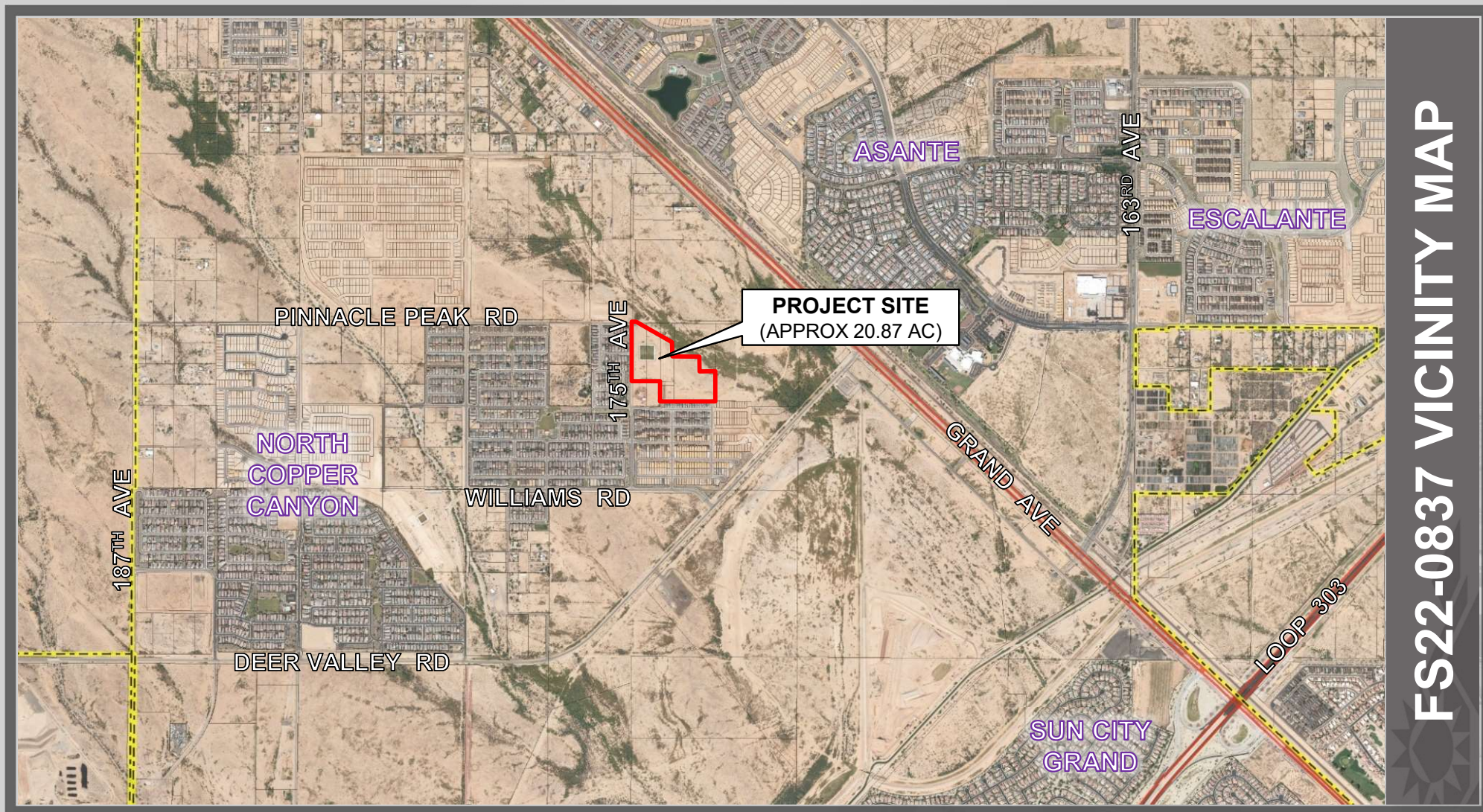
121
122 The applicant seeks a Final Plat across the subject property. The proposed development is
123 compatible with the neighboring land uses and the amenities included will provide
124 recreational opportunities for the neighborhood residents.

125
126 **Findings:**

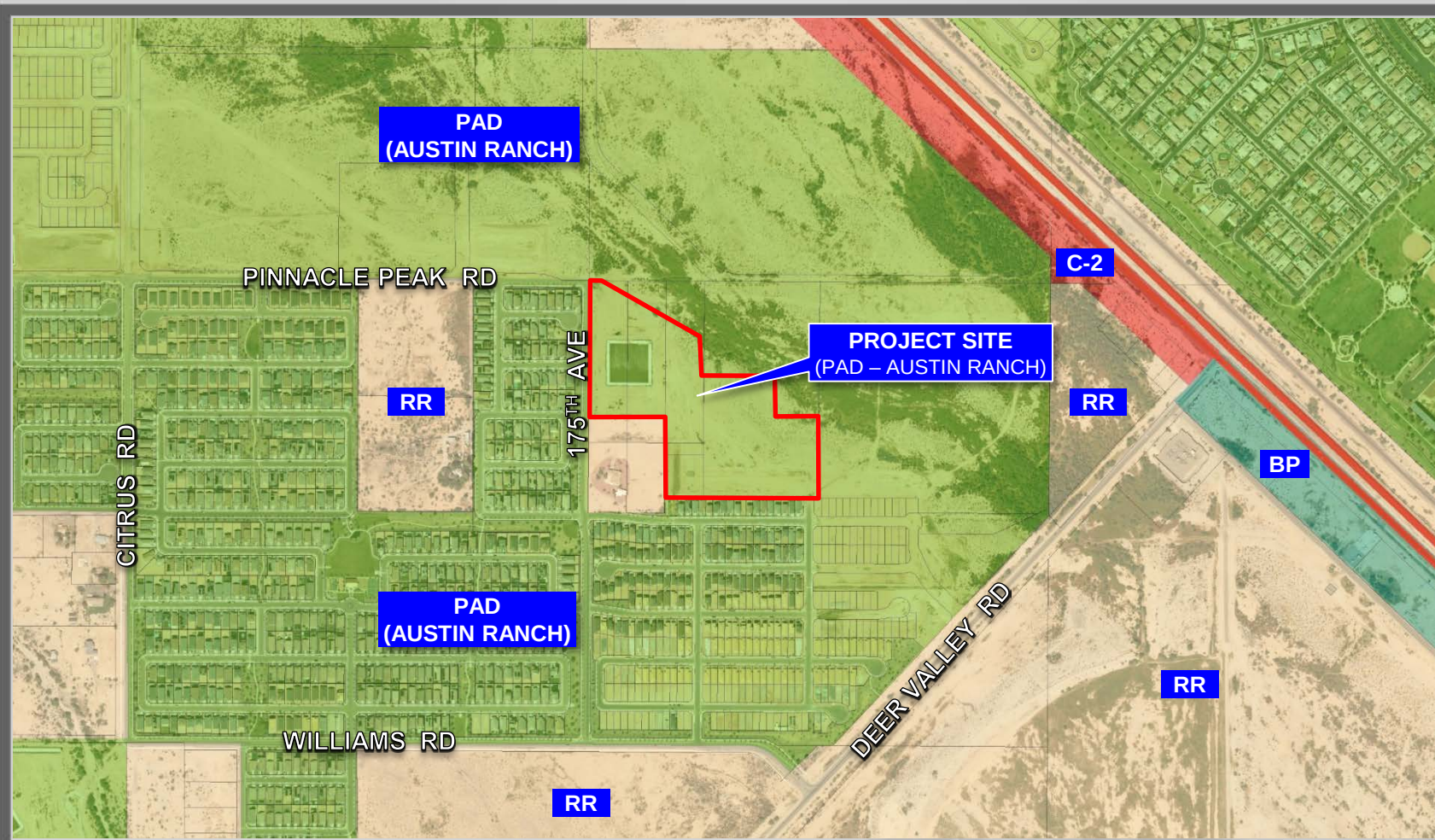
- 127
- 128 • The proposed Final Plat is consistent with the North Copper Canyon PAD.
 - 129 • The proposed Final Plat is consistent with the Preliminary Plat approved under case
130 FS21-473.
 - 131 • The proposed Final Plat is consistent with the applicable City of Surprise regulations.
 - 132 • The reviewing agencies have indicated no objections to the request.
- 133

134 **Attachments:**

135 01 Vicinity Map
136 02 Zoning Map
137 03 Final Plat
138 04 Final Landscape Plan
139 05 Luke AFB Letter
140 PPT



FS22-0837 VICINITY MAP



FS22-0837 ZONING MAP

FINAL PLAT OF
NORTH COPPER CANYON VILLAGE - PARCEL 2A
A SUBDIVISION LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION
14, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN,
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

DEVELOPER/OWNER

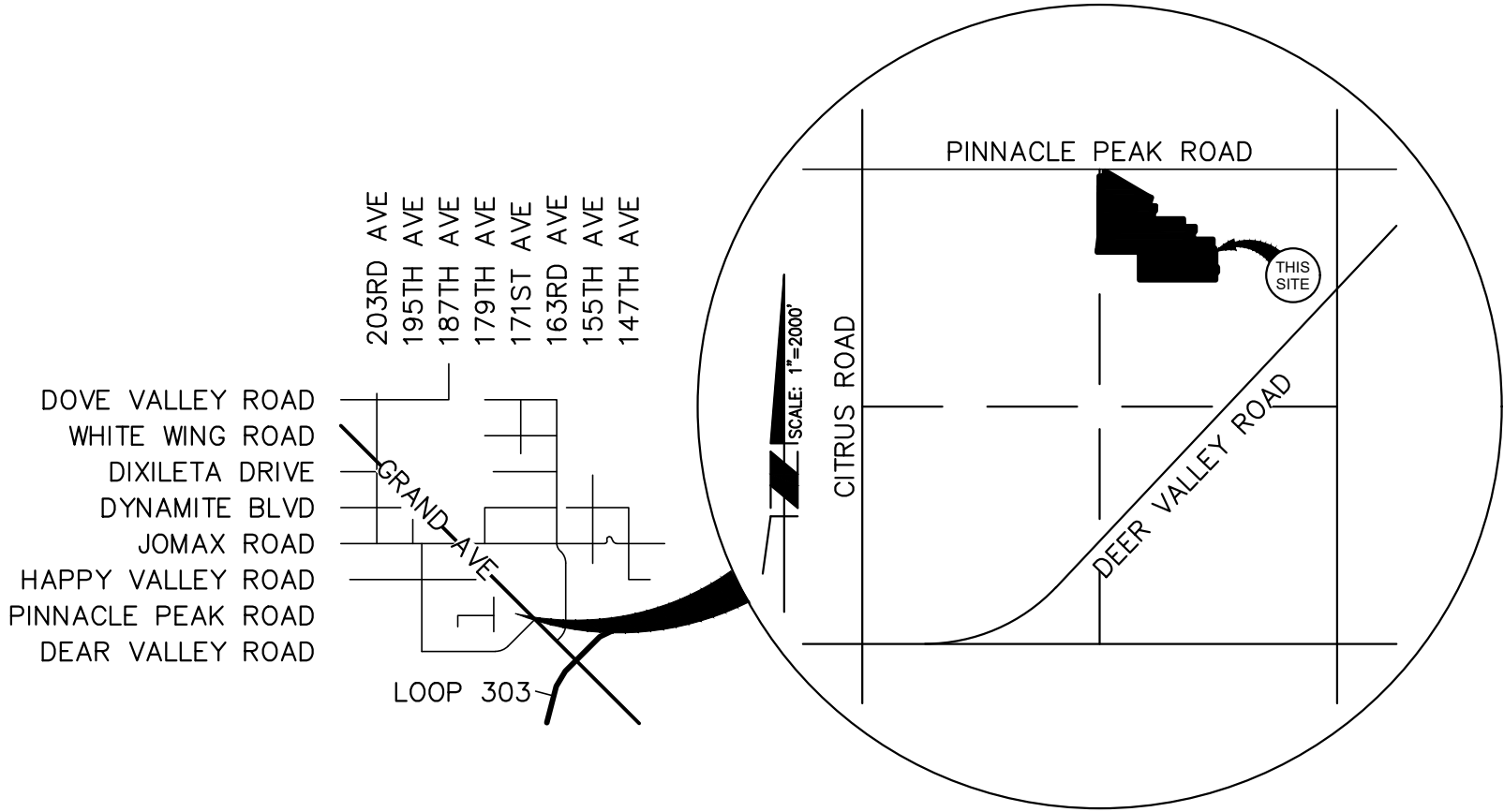
HANS KOPPENHOEFER
COURTLAND HOMES, INC.
4160 WEST KITTY HAWK
CHANDLER, ARIZONA 85226
PHONE: (480) 893-7575

SURVEYOR

KENNETH CONVERSE, R.L.S.
T2 UTILITY ENGINEERS.
19621 N. 23RD DRIVE, STE 150,
PHOENIX, AZ 85027
PHONE: (602) 977-8000

ENGINEER

DANIEL J. POTTINGER, P.E.
STANTEC
3133 W. FRYE RD, STE 300,
CHANDLER, AZ 85226
PHONE: (480) 687-6100



VICINITY MAP

1"=2000'

SHEET INDEX

SHEET 1	DEDICATIONS, APPROVALS, CERTIFICATIONS AND NOTES
SHEET 2	OVERALL SUBDIVISION BOUNDARY AND LEGAL DESCRIPTION
SHEET 3	KEYMAP, TRACT, RIGHT-OF-WAY, AND LOT AREA TABLES
SHEET 4-5	FINAL PLAT PLAN

100 YEAR ASSURED WATER SUPPLY

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

27-701244.0000
CERTIFICATE NUMBER

OCTOBER 5, 2022
DATE

PLAT NOTES

- IF REQUIRED FIRE FLOW IS NOT AVAILABLE, ALL RESIDENTIAL UNITS SHALL BE EQUIPPED WITH A FIRE SPRINKLING SYSTEM.
- 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" & "AE", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1210L, 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 COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- 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 CITY OF 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.
- THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT APPROVED UNDER CASE FS21-473.
- DEVELOPMENT STANDARDS ARE PER THE APPROVED AUSTIN RANCH PAD OR AS SUBSEQUENTLY AMENDED.
- 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.

BASIS OF BEARING

BEARINGS ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 AND ARE EXPRESSED IN TERMS OF GRID NORTH OF THE ARIZONA COORDINATE SYSTEM 1983 (1992) (ACS83-92) CENTRAL ZONE, DETERMINED LOCALLY BY THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST, G&SRM, HAVING A BEARING OF NORTH 89 DEGREES 44 MINUTES 25 SECONDS WEST. THIS LINE IS DEFINED BY THE EAST 1/4 CORNER OF SECTION 14, FOUND 2 INS. DIAM. ALUMINUM CAP FLUSH STAMPED "T4N R2W 1/4 S14 S13 RLS 35832 2003", AND THE CENTER 1/4 CORNER OF SECTION 14 FOUND 3INS. DIAM. BRASS CAP STAMPED "RLS 19344 2019"

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS COMPLETED UNDER MY DIRECTION DURING THE MONTH OF MAY, 2022 AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Kenneth P. Converse
KENNETH P. CONVERSE R.L.S. #29259

GROSS SITE AREA:

TOTAL LOTS: 163
TOTAL ACREAGE: 908,939 SQ. FT. OR
20.87 ACRES MORE OR LESS

RELEASE OF LIABILITY

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

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

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

HOMEOWNERS ASSOCIATION RATIFICATION

KNOW ALL PERSONS BY THESE PRESENTS:

THE UNDERSIGNED, DULY AUTHORIZED OF THE NORTH COPPER CANYON COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT ORGANIZATION, HEREBY RATIFIES THE RECORDATION OF THIS PLAT FOR "NORTH COPPER CANYON VILLAGE PARCEL 2A" AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

NORTH COPPER CANYON COMMUNITY ASSOCIATION,
AN ARIZONA NON-PROFIT CORPORATION

BY: _____ DATE: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

ON THIS THE ____ DAY OF _____, 20____, BY _____

THE _____ OF COURTLAND HOMES, INC., AN ARIZONA CORPORATION, ("OWNER")
IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY _____

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

CITY OF SURPRISE COUNCIL APPROVAL

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

ATTEST:

MAYOR _____ DATE _____

CITY CLERK _____ DATE _____

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

KNOW ALL PERSONS BY THESE PRESENTS:

THAT COURTLAND HOMES, INC., AN ARIZONA CORPORATION, ("OWNER") HAS SUBDIVIDED UNDER THE NAME "NORTH COPPER CANYON VILLAGE - PARCEL 2A", A SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 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 "NORTH COPPER CANYON VILLAGE-PARCEL 2A" 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 DEDICATES TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY 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 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.

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 AND THE NORTH COPPER CANYON COMMUNITY ASSOCIATION VEHICULAR NON-ACCESS EASEMENTS OVER, UPON AND ACROSS THE AREAS DESIGNATED AS "VEHICULAR NON-ACCESS EASEMENT" AS SHOWN ON THIS 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.

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.

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 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 AND EMERGENCY VEHICLES.

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

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

____ DAY OF _____, 20____.

COURTLAND HOMES, INC., AN ARIZONA CORPORATION ("OWNER")

BY: _____

DATE: _____

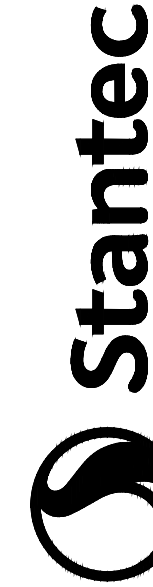
CITY ENGINEER APPROVAL

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

APPROVED _____
CITY ENGINEER DATE

PUBLIC NOTICE

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



PHOENIX
3133 W. FRYE RD, STE 300, CHANDLER, AZ 85226
TEL (480) 687-6100 www.stantec.com

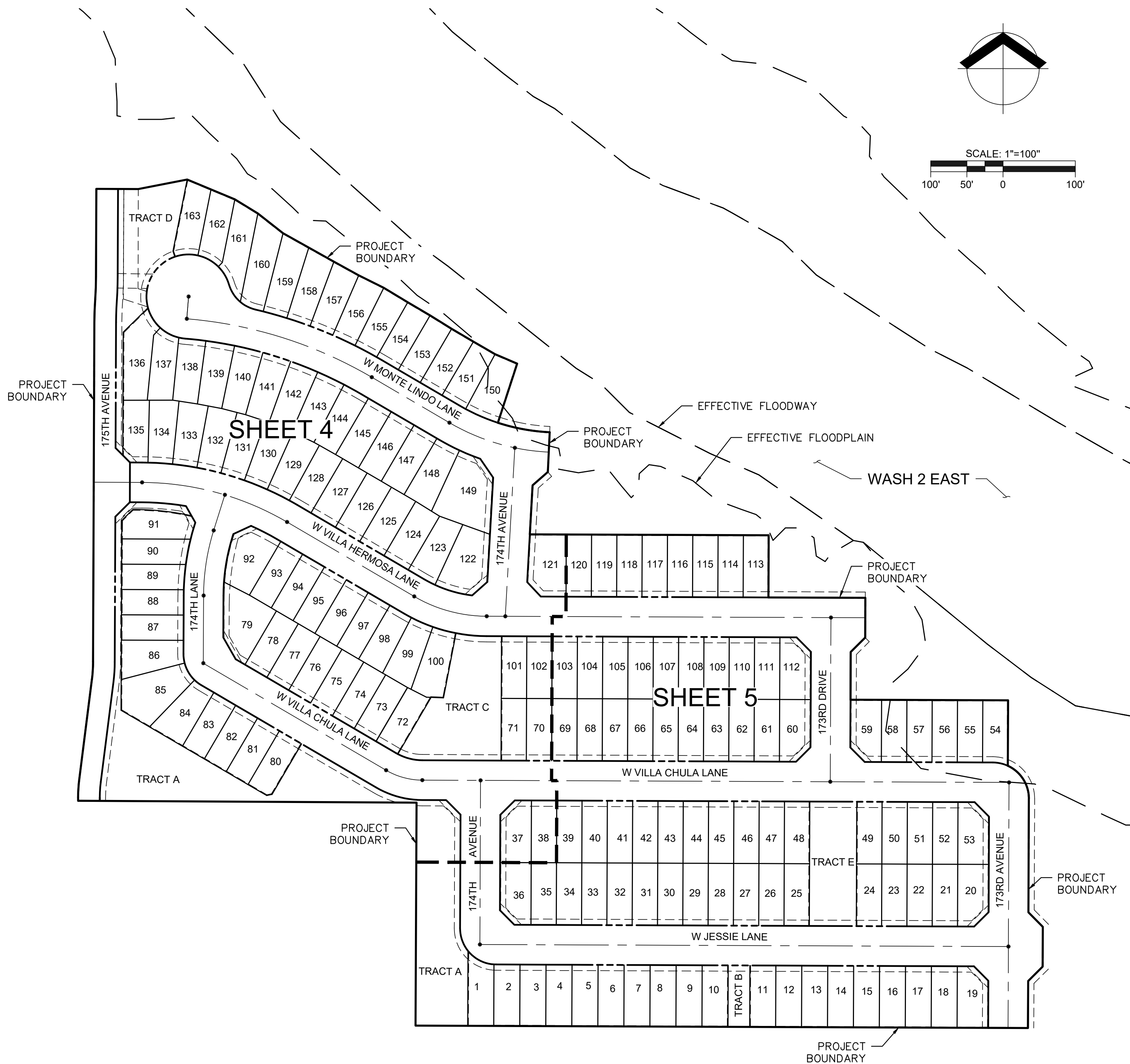


FINAL PLAT
NORTH COPPER CANYON VILLAGE PARCEL 2A
AUSTIN RANCH, LLC C/O COURTLAND HOMES, INC
SURPRISE, AZ

#	DATE	DESCRIPTION	BY



DATE | September/2023
DRAWN | JAW
DESIGNED | DLP
CHECKED | DJP
PROJECT # | 4191421000
SHEET TITLE
SHEET NUMBER
1
OF 5 SHEETS



KEYMAP

DENSITY TABLE

GROSS DENSITY	7.81 DU/ACRE
---------------	--------------

RIGHT OF WAY AREA TABLE

TRACT	PRIMARY USE	SQ. FT.	ACRE
N 173RD AVENUE	RIGHT-OF-WAY	19,747	0.453
N 173RD DRIVE	RIGHT-OF-WAY	7,260	0.167
N 174TH AVENUE (N)	RIGHT-OF-WAY	7,658	0.176
N 174TH AVENUE (S)	RIGHT-OF-WAY	7,947	0.182
N 174TH LANE	RIGHT-OF-WAY	9,012	0.207
N 175TH AVENUE	RIGHT-OF-WAY	26,925	0.618
W JESSIE LANE	RIGHT-OF-WAY	39,181	0.899
W MONTE LINDO LANE	RIGHT-OF-WAY	39,593	0.909
W VILLA CHULA LANE	RIGHT-OF-WAY	69,603	1.598
W VILLA HERMOSA LANE	RIGHT-OF-WAY	62,812	1.442
TOTAL RIGHT OF WAY AREA = 289,738 SQUARE FEET OR 6.65 ACRES MORE OR LESS			

TRACT USE AND AREA TABLE

TRACT	PRIMARY USE	SQ. FT.	ACRE
TRACT A	LANDSCAPE & DRAINAGE	47,880	1.10
TRACT B	LANDSCAPE & DRAINAGE	2,550	0.06
TRACT C	LANDSCAPE & DRAINAGE	16,681	0.38
TRACT D	LANDSCAPE & DRAINAGE	14,295	0.33
TRACT E	LANDSCAPE & DRAINAGE	11,180	0.26
TOTAL TRACT AREA = 92,586 SQUARE FEET OR 2.13 ACRES MORE OR LESS			

TOTAL SUMMARY TABLE

TOTAL LOT AREA	526,134 SQ FT, 12.08 AC.
TOTAL TRACT AREA	92,586 SQ FT, 2.13 AC.
TOTAL RIGHT OF WAY AREA	289,738 SQ FT, 6.65 AC.
COMBINE TOTAL AREA	908,458 SQ FT, 20.86 AC.



LOT SUMMARY TABLE	
LOT #	AREA (SF)
1	3,280
2	3,060
3	3,060
4	3,060
5	3,060
6	3,060
7	3,060
8	3,060
9	3,060
10	3,060
11	3,050
12	3,048
13	3,048
14	3,048
15	3,048
16	3,048
17	3,048
18	3,048
19	3,455
20	3,498
21	3,010
22	3,010

LOT SUMMARY TABLE	
LOT #	AREA (SF)
23	3,010
24	3,010
25	3,010
26	3,010
27	3,010
28	3,010
29	3,010
30	3,010
31	3,010
32	3,010
33	3,010
34	3,010
35	3,010
36	3,498
37	3,498
38	3,010
39	3,010
40	3,010
41	3,010
42	3,010
43	3,010
44	3,010

LOT SUMMARY TABLE	
LOT #	AREA (SF)
45	3,010
46	3,010
47	3,010
48	3,010
49	3,010
50	3,010
51	3,010
52	3,010
53	3,498
54	3,041
55	3,010
56	3,010
57	3,010
58	3,010
59	3,498
60	3,498
61	3,010
62	3,010
63	3,010
64	3,010
65	3,010
66	3,010

LOT SUMMARY TABLE	
LOT #	AREA (SF)
67	3,010
68	3,010
69	3,010
70	3,010
71	3,010
72	3,060
73	3,016
74	3,013
75	3,013
76	3,013
77	3,013
78	3,013
79	4,927
80	3,039
81	3,010
82	3,010
83	3,010
84	3,659
85	5,292
86	3,721
87	3,010
88	3,010

LOT SUMMARY TABLE	
LOT #	AREA (SF)
89	3,049
90	3,209
91	3,663
92	4,551
93	3,011
94	3,011
95	3,011
96	3,011
97	3,011
98	3,122
99	3,427
100	3,732
101	3,010
102	3,010
103	3,010
104	3,010
105	3,010
106	3,010
107	3,010
108	3,010
109	3,010
110	3,010

LOT SUMMARY TABLE	
LOT #	AREA (SF)
111	3,010
112	3,498
113	3,010
114	3,010
115	3,010
116	3,010
117	3,010
118	3,010
119	3,010
120	3,010
121	4,329
122	4,914
123	3,392
124	3,365
125	3,384
126	3,384
127	3,414
128	3,120
129	3,254
130	3,254
131	3,253
132	3,252

LOT SUMMARY TABLE	
LOT #	AREA (SF)
133	3,263
134	3,271
135	3,028
136	4,430
137	3,261
138	3,157
139	3,296
140	3,316
141	3,331
142	3,342
143	3,349
144	3,290
145	3,294
146	3,294
147	3,294
148	3,604
149	6,304
150	3,538
151	3,116
152	3,013
153	3,029
154	3,073

LOT SUMMARY TABLE	
LOT #	AREA (SF)
155	3,194
156	3,254
157	3,364
158	3,595
159	3,924
160	4,408
161	3,986
162	3,261
163	3,473
TOTAL LOTS = 163 TOTAL LOT AREA = 526,134 SQUARE FEET OR 12.08 ACRES MORE OR LESS	

FINAL PLAT

NORTH COPPER CANYON VILLAGE PARCEL 2A
AUSTIN RANCH, LLC C/O COURTLAND HOMES, INC
SURPRISE, AZ

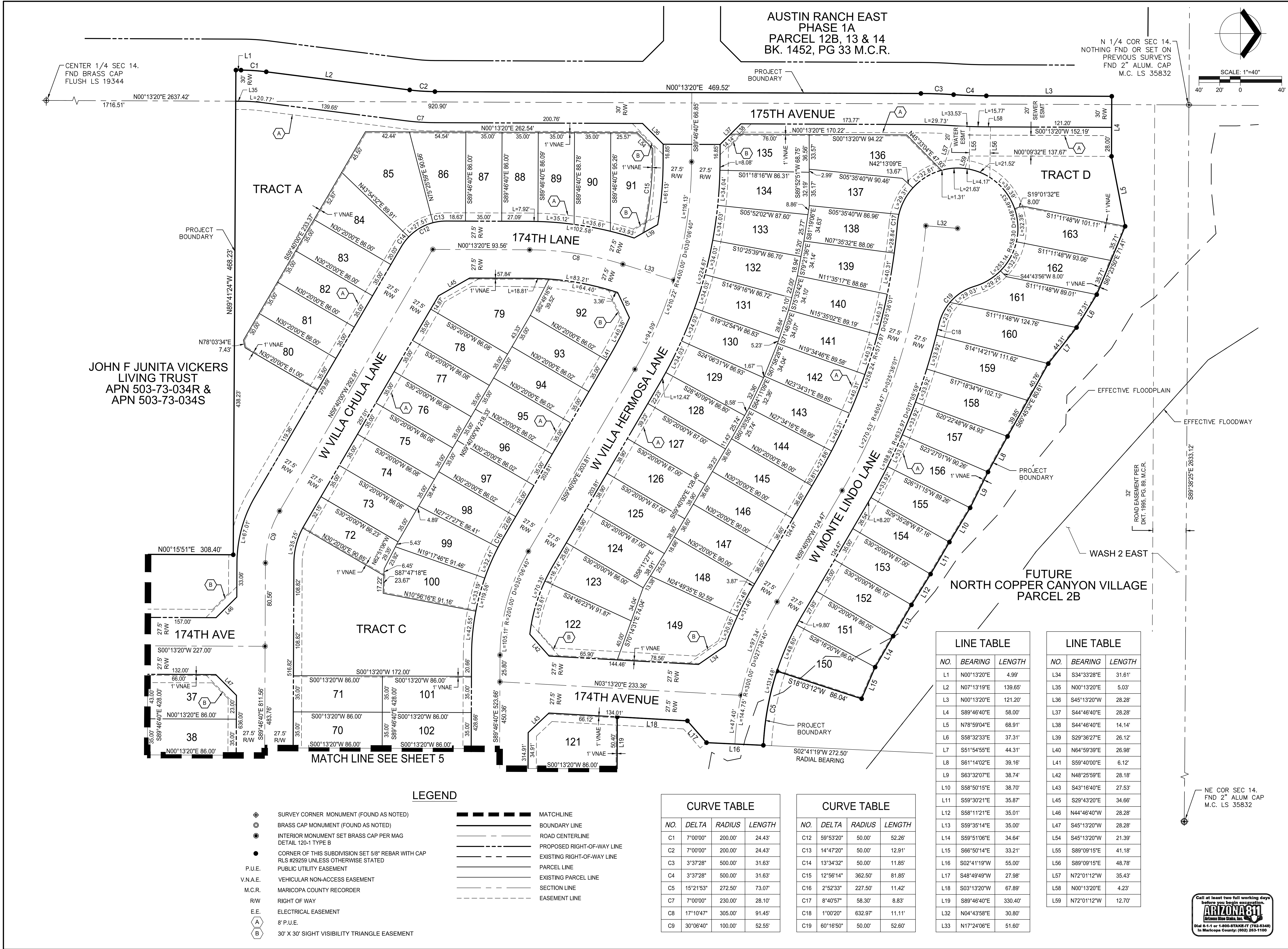


#	DATE	DESCRIPTION



DATE	September/2023
DRAWN	JAW
DESIGNED	DLP
CHECKED	DJP
PROJECT #	4191421000
SHEET TITLE	

SHEET NUMBER	3
OF 5 SHEETS	





PHOENIX
3133 W. FRYE RD. STE 300, CHANDLER, AZ 85226
TEL (480) 687-6100 www.stantec.com



FINAL PLAT

NORTH COPPER CANYON VILLAGE PARCEL 2A

AUSTIN RANCH, LLC C/O COURTLAND HOMES, INC

SURPRISE, AZ

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		



Expires 6/30/25

DATE | September 2023

DRAWN | JAW

DESIGNED | DLP

CHECKED | DJP

PROJECT # | 4191421000

SHEET TITLE

SHEET NUMBER

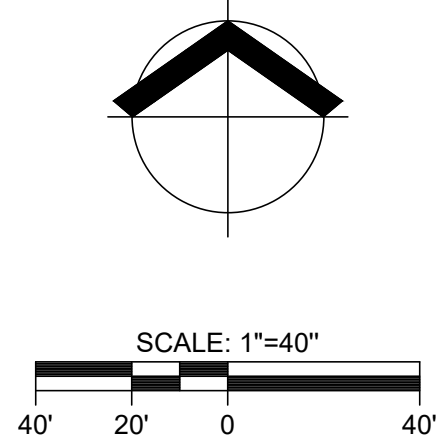
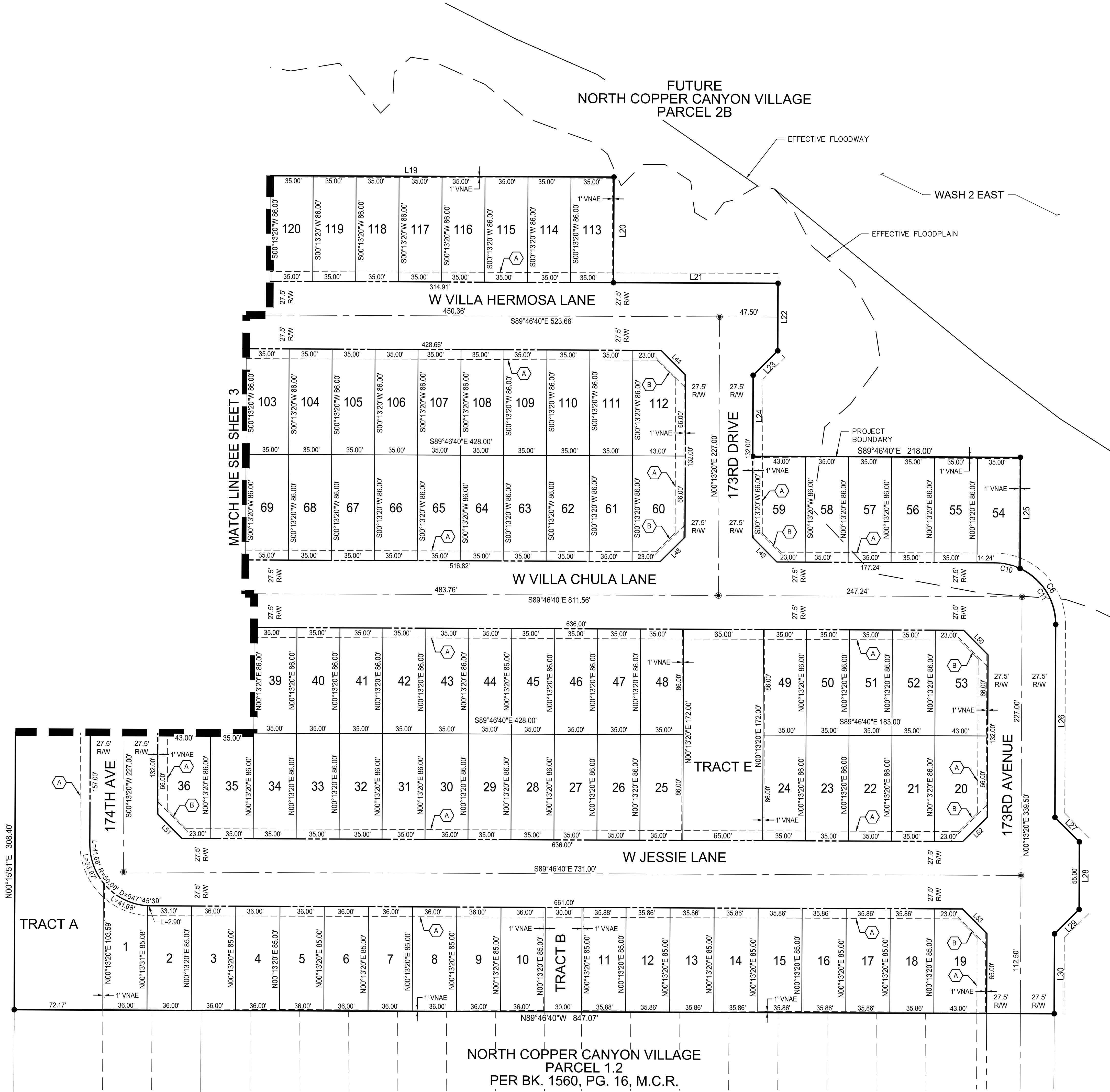
4

OF 5 SHEETS

UT 238200479 Survey Parcel Maps Parcel 2A 4191421000 - SUB - PP - 04 - 06.dwg Tussey, Tyler 9/13/2023 5:18:11 PM

FS22-0837

JOHN F JUNITA VICKERS
LIVING TRUST
APN 503-73-034R &
APN 503-73-034S



- LEGEND**
- ⊕ SURVEY CORNER MONUMENT (FOUND AS NOTED)
 - ⊙ BRASS CAP MONUMENT (FOUND AS NOTED)
 - INTERIOR MONUMENT SET BRASS CAP PER MAG DETAIL 120-1 TYPE B
 - CORNER OF THIS SUBDIVISION SET 5/8" REBAR WITH CAP RLS #29259 UNLESS OTHERWISE STATED
 - P.U.E. PUBLIC UTILITY EASEMENT
 - V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
 - M.C.R. MARICOPA COUNTY RECORDER
 - R/W RIGHT OF WAY
 - E.E. ELECTRICAL EASEMENT
 - A 8' P.U.E.
 - B 30' X 30' SIGHT VISIBILITY TRIANGLE EASEMENT
 - MATCHLINE
 - BOUNDARY LINE
 - ROAD CENTERLINE
 - PROPOSED RIGHT-OF-WAY LINE
 - EXISTING RIGHT-OF-WAY LINE
 - PARCEL LINE
 - EXISTING PARCEL LINE
 - SECTION LINE
 - EASEMENT LINE

LINE TABLE		
NO.	BEARING	LENGTH
L19	S89°46'40"E	330.40'
L21	S89°46'40"E	133.97'
L22	S00°13'20"W	55.00'
L23	S45°13'19"W	28.28'
L24	S00°13'20"W	66.00'
L25	S00°13'20"W	90.51'
L26	S00°13'20"W	157.00'
L27	S44°46'40"E	28.28'
L28	S00°13'20"W	55.00'
L29	S45°13'20"W	28.28'
L30	S00°13'20"W	65.00'
L44	S44°46'40"E	28.28'
L48	S45°13'20"W	28.28'
L49	S44°46'40"E	28.28'
L50	N44°46'40"W	28.28'
L51	S44°46'40"E	28.28'
L52	N45°13'20"E	28.28'
L53	N44°46'40"W	28.28'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C6	65°28'09"	50.00'	57.13'
C10	24°31'51"	50.00'	21.41'
C11	65°28'09"	50.00'	57.13'



FINAL PLAT

NORTH COPPER CANYON VILLAGE PARCEL 2A
AUSTIN RANCH, LLC C/O COURTLAND HOMES, INC
SURPRISE, AZ

#	DATE	DESCRIPTION	BY



DATE | September 2023
DRAWN | JAW
DESIGNED | DLP
CHECKED | DJP
PROJECT # | 4191421000
SHEET TITLE

SHEET NUMBER
5
OF 5 SHEETS

LANDSCAPE NOTES:

1. PRIOR TO BIDDING, THE LANDSCAPE CONTRACTOR SHALL WALK THE SITE TO DETERMINE THE FULL EXTENT OF DEMOLITION WORK (IF REQUIRED).
2. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR AND AN OWNER'S REPRESENTATIVE SHALL INSPECT THE SITE AND DOCUMENT ANY DAMAGE TO SIDEWALKS, CURBS OR OTHER HARDSCAPES. ALL AREAS TO BE RE-INSPECTED UPON FINAL WALK THROUGH AND ANY DAMAGED AREAS TO BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. LANDSCAPE CONTRACTOR TO REVIEW ALL RELATED ENGINEERING, ARCHITECTURAL AND DRAINAGE PLANS AND COORDINATE WITH THE APPROPRIATE CONTRACTOR ON ANY ITEMS WITH OVERLAPPING SCOPE. ANY DISCREPANCIES BETWEEN THE LANDSCAPE PLAN AND ANY OTHER CONSULTANT PLANS MUST BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
4. PRIOR TO CONSTRUCTION, ANY CLARIFICATIONS OR DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE CONDITIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
5. LANDSCAPE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES FOR PROTECTION PRIOR TO CONSTRUCTION. CONTACT BLUE STAKE AT 602-263-1100 OR 1-800-782-5348.
6. LANDSCAPE CONTRACTOR TO PROVIDE BARRICADES ALONG PUBLIC STREETS IF REQUIRED DURING INSTALLATION.
7. ALL QUANTITIES ON THE PLANT LIST ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR, PLANS TAKE PRECEDENCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD ESTIMATE ALL DECOMPOSED GRANITE QUANTITIES.
8. THE LANDSCAPE CONTRACTOR SHALL WARRANTY ALL HARDSCAPES, IRRIGATION COMPONENTS AND TREES FOR A PERIOD OF 1 YEAR. SHRUBS, ACCENTS AND GROUND COVERS SHALL CARRY A 90 DAY WARRANTY.
9. ALL PLANTS MUST BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. THE OWNER AND/OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED IN ADEQUATE OR NOT MEETING NURSERYMAN STANDARDS.
10. DUE TO SEASONAL PLANT MATERIAL AVAILABILITY, ALL ALTERNATES AND/OR SUBSTITUTIONS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT, OWNER OR JURISDICTION.
11. PLANTS TO BE LOCATED A MINIMUM OF FIVE FEET (5') AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, WATER METERS, VAULTS, TRANSFORMERS, POWER POLES, AND LIGHT FIXTURES AS NECESSARY.
12. LANDSCAPE CONTRACTOR TO CONTACT THE G.C. OR OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION. MINIMUM 2 APPLICATIONS REQUIRED.
13. PREPARED BACKFILL FOR PLANTING PITS SHALL BE 4 PARTS NATIVE SOIL TO 1 PART NITROGEN STABILIZED MULCH. MIX MULCH AND SOIL BACKFILL THOROUGHLY TO CREATE BACKFILL PRIOR TO PLACING IN PIT.
14. TOPSOIL TO CONFORM TO THE REQUIREMENTS OF MAG SPECIFICATION, SECTION 795. PROVIDE A WRITTEN DESCRIPTION OF CERTIFICATION OF ORIGINAL ORIGIN OF TOPSOIL TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE.
15. PROVIDE THE G.C. AND/OR OWNER A SAMPLE OF DECOMPOSED GRANITE FOR APPROVAL PRIOR TO DELIVERY TO THE SITE.UNLESS OTHERWISE NOTED ON PLANS, DECOMPOSED GRANITE SHALL EXTEND UNDER SHRUBS AND BE RAKED UNIFORMLY ALONG WALLS, SIDEWALKS, AND CURBS.
16. LANDSCAPE MAINTENANCE WITHIN THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE OWNER.

IRRIGATION NOTES:

1. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR IS TO COORDINATE ALL SLEEVING LOCATIONS WITH THE GENERAL CONTRACTOR AND/OR PAVING CONTRACTOR TO ENSURE THAT ALL SLEEVES ARE INSTALLED PRIOR TO PAVING. VERIFY ANY EXISTING SLEEVES THAT MAY HAVE BEEN PREVIOUSLY INSTALLED.
2. PRIOR TO CONSTRUCTION, VERIFY STATIC WATER PRESSURE. CONTACT LANDSCAPE ARCHITECT IF STATIC PRESSURE IS NOT ADEQUATE FOR LISTED DESIGN PRESSURE ON THE IRRIGATION PLANS.
3. MAINTAIN IRRIGATION AS-BUILTS THROUGHOUT INSTALLATION. AS-BUILT SET TO BE TURNED OVER TO OWNER PRIOR TO ACCEPTANCE OF THE IRRIGATION INSTALL.
4. VACUUM BREAKER/BACKFLOW PREVENTION DEVICE TO BE ASSEMBLED PER LOCAL JURISDICTIONAL STANDARDS AND DETAILS.
5. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING MATERIALS AND LABOR TO PROVIDE SPECIFIED ELECTRICAL SERVICE TO ALL CONTROLLER LOCATIONS. ALL ELECTRICAL WORK TO BE PER MANUFACTURER'S SPECIFICATIONS AND PER LOCAL CODE.
6. ALL IRRIGATION EQUIPMENT TO BE LOCATED IN LANDSCAPE AREAS- ALL LINES AND EQUIPMENT ARE SCHEMATIC.
7. ALL MATERIAL USED SHALL BE INSTALLED AS PER PLAN AND AS PER MANUFACTURERS SPECIFICATIONS. ALL DEVIATIONS FROM DRAWINGS OR MATERIALS USED SHALL BE APPROVED BY OWNER'S REPRESENTATIVE AND OR LANDSCAPE ARCHITECT.
8. USE COMMON TRENCHES WHERE POSSIBLE. SEE DETAILS FOR TRENCHING AND MINIMUM IRRIGATION PIPE BURY DEPTHS.
9. CONTROLLER WIRE SHALL BE A DIFFERENT COLOR FOR TREE LINES & SHRUB LINES. AT LEAST THREE EXTRA CONTROL WIRES TO BE RUN TO THE FARTHEST VALVE LOCATION OF THE SYSTEM. IRRIGATION LINES SHALL RUN PARALLEL TO THE HIGH SIDE OF SLOPES.
11. AN 18 GAUGE TRACER WIRE OF A DIFFERENT COLOR THAN THE CONTROL WIRES SHALL BE INSTALLED WITH ALL MAINLINES.
12. INSTALL ELECTRIC VALVES IN PLASTIC VALVE BOXES FLUSH WITH GRADE. ALL BOXES TO BE PLACED IN INCONSPICUOUS LOCATIONS AS POSSIBLE. AVOID INSTALLING VALVE BOXES AT THE BOTTOM OF ANY RETENTION AREAS WHERE PONDING IS POSSIBLE.
13. ALL PEA GRAVEL IN VALVE BOXES TO BE CLEANED FROM TOP OF VALVE SO THAT VALVE IS COMPLETE VISIBLE, LIP OF VALVE BOX IS ALSO TO BE FREE OF DEBRIS.
14. EMITTERS TO BE PLACED ON THE UPHILL SIDE OF THE PLANTS. ALL PLANTS REQUIRING MORE THAN ONE DRIP EMITTER SHALL HAVE EMITTERS DISTRIBUTED EVENLY AROUND THE EDGE OF THE ROOT-BALL.
15. CONTRACTOR TO CAP OFF ALL IRRIGATION AT PHASING LIMITS AS REQUIRED, AND MARK APPROPRIATELY FOR EASY LOCATION UPON FUTURE EXPANSION.
16. PRIOR TO OWNERS APPROVAL, AN IRRIGATION "TUNE-UP" MUST BE PERFORMED AS FOLLOWS:
 - A. ALL IRRIGATION EQUIPMENT (INCLUDING ALL PIPELINES AND SLEEVES) TO BE DOCUMENTED FROM TWO STATIONARY POINTS. (AS-BUILTS PER #2 ABOVE).
 - B. IRRIGATION VALVES TO BE LABELED ON A SHEET OF PAPER WITH STATIONS CORRESPONDING TO MARKED LABELS ON TOP OF VALVE BOXES. THIS SHEET TO BE PLACED IN A PLASTIC POUCH AND ATTACHED TO THE INSIDE OF CONTROLLER.
 - C. ALL DRIP SYSTEMS TO BE FLUSHED BEGINNING WITH "Y" STRAINER, AND WORKING AWAY FROM PRESSURE REGULATOR.
 - D. ALL IRRIGATION SPRAY HEADS TO BE FLUSHED OF DEBRIS AND FLOW CONTROLS/RADIUS ADJUSTED TO ACHIEVE 100% COVERAGE. AVOID OVER-SPRAY ONTO ALL WALKS, CURBS, WALLS, EXISTING STRUCTURES OR ANOTHER OTHER HARDSCAPE AREA. ADJUST ALL HEADS/ROTORS TO PROPER HEIGHTS AND VERTICAL ALIGNMENT.
 - E. ENSURE THAT NO CONTROL WIRE WAS DAMAGED DURING CONSTRUCTION AND THAT ALL VALVES ARE ELECTRONICALLY OPERABLE BY THE CONTROLLER.
 - F. AUDIT ENTIRE SYSTEM FOR LEAKS OR DAMAGE DURING CONSTRUCTION.

CITY OF SURPRISE GENERAL NOTES

1. CONTRACTOR TO OBTAIN PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THE SITE.
2. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE LANDSCAPE DOCUMENTS. HE SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF PLANS AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AGENT.
3. ALL QUANTITIES PROVIDED ARE FOR BIDDING PURPOSED ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADES IN LANDSCAPE AREAS. HE SHALL DETERMINE, WITH THE GENERAL CONTRACTOR, THE EXTENT OF ROUGH GRADING AND/ OR FINE GRADING TO BE ESTABLISHED BY OTHERS.
5. ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER OR AS DIRECTED BY THE OWNER'S AGENT. PROVIDE POSITIVE DRAINAGE AWAY FROM ANY BUILDINGS IN ALL CONDITIONS. CONTRACTOR TO MEET ALL EXISTING GRADES AT PROJECT BOUNDARIES. FINISH GRADE OF LANDSCAPE AREAS SHALL BE 3" BELOW THE TOP OF ADJACENT WALKS AND CURBS PRIOR TO RECEIVING DECOMPOSED GRANITE OR GRASS SEED/SOD.
6. ALL SIGNS AND SIGNAGE REQUIRE A CITY OF SURPRISE SEPARATE PERMIT.
7. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE 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.
8. THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.

SPECIAL NOTES:

1. TREE ROOT BARRIERS ARE REQUIRED PER CITY OF SURPRISE EDS STD. 8-14 WHEN TREES ARE WITHIN 3' OF SIDEWALKS, CURBS, PAVEMENT OR WALLS.
2. CONTRACTOR TO INSTALL ALL MATERIALS AS SPECIFIED IN THE PLAN SET, OR AN APPROVED EQUIVALENT BY THE OWNER/LANDSCAPE ARCHITECT.
3. STREET TREES WILL BE LOCATED IN THE LANDSCAPED AREA BETWEEN THE SIDEWALKS AND CURB. LOCAL STREETS WILL HAVE A MINIMUM OF ONE 24-INCH BOX TREE AND FOUR FIVE-GALLON SHRUBS AND/OR GROUND COVER PLANTS PER HOME FRONTAGE FOR LOTS UP TO 50 FEET WIDE. HOMES WITH FRONTAGES GREATER THAN 50 FEET WIDE WILL HAVE AN ADDITIONAL TREE AND TWO SHRUBS AND/OR GROUNDCOVER PLANTS.
4. TREE SPECIES PERMITTED WITHIN THE R.O.W.:
 - ACACIA SALICINA (WILLOW ACACIA)
 - ACACIA STENOPHYLLA (SHOESTRING ACACIA)
 - ACACIA WILLARDIANA (PALO BLANCO)
 - CALLISTEMON RIGIDUS (BOTTLEBRUSH)
 - QUERCUS VIRGINIANA (SOUTHERN LIVE OAK)
 - SOPHORA SECUNDIFLORA (TEXAS MOUNTAIN LAUREL)
 - CHILOPSIS LINEARIS (DESERT WILLOW)
 - OLEA EUROPAEA (SWAN HILL OLIVE)
 - FRAXINUS GREGGII (LITTLE LEAF ASH)
5. TREES WITH THORNS ARE TO BE LOCATED A MINIMUM OF 10' FROM PEDESTRIAN ROUTES.
6. DEVELOPER RESERVES THE RIGHT TO REPLACE ANY TREE, OUTSIDE OF THE R.O.W., WITH A SALVAGED TREE OF EQUAL OR GREATER SIZE THAN WHAT IS SPECIFIED.
7. ALL IRRIGATION PIPING SHALL BE INSTALLED IN PURPLE PIPING, PER CITY OF SURPRISE EDS STD. 8.2(5).
8. HOMES LOCATED ON INTERSECTIONS ARE REQUIRED TO HAVE THE SIDE YARD LANDSCAPING AT THE RATE OF (1) 24" BOX TREE AND (4) 5 GALLON SHRUBS AND/OR GROUNDCOVER PLANTS PER 25 LINEAR FEET INCLUDED WITH THE FRONT YARD LANDSCAPING BY THE DEVELOPER.

OWNER/DEVELOPER

COURTLAND HOMES, INC.
4160 W. KITTY HAWK
CHANDLER, AZ 85226
CONTACT: HANS KOPPENHOEFFER
480-893-7575
hans.koppenhoeffer@courtlandhomes.com

ENGINEER

CARDNO, INC.
19621 N. 23RD DRIVE, SUITE 150
PHOENIX, AZ 85027
CONTACT: DANIEL J. POTTINGER, P.E.
602-977-8000
daniel.pottinger@cardno.com

LANDSCAPE ARCHITECT

McGOUGH ADAMSON
535 E. MCKELLIPS ROAD, STE 131
MESA, ARIZONA 85203
CONTACT: NICK ADAMSON, RLA
602-997-9093
nicka@mg-az.com

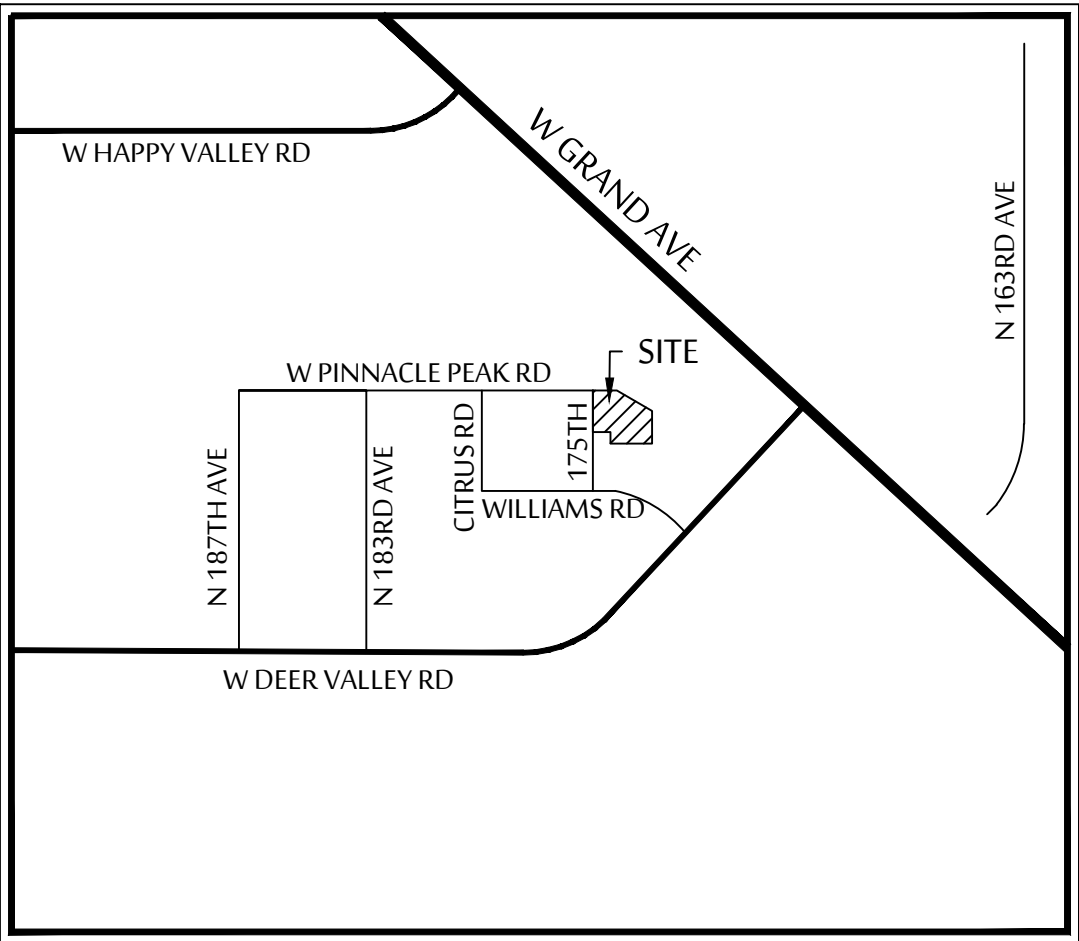
SHEET INDEX

SHEET #	DESCRIPTION
L0.1	COVER SHEET
L1.1 - L1.4	PLANTING PLAN
L2.1 - L2.4	IRRIGATION PLAN
L3.1	WALL PLAN
L4.1 - L4.4	DETAILS

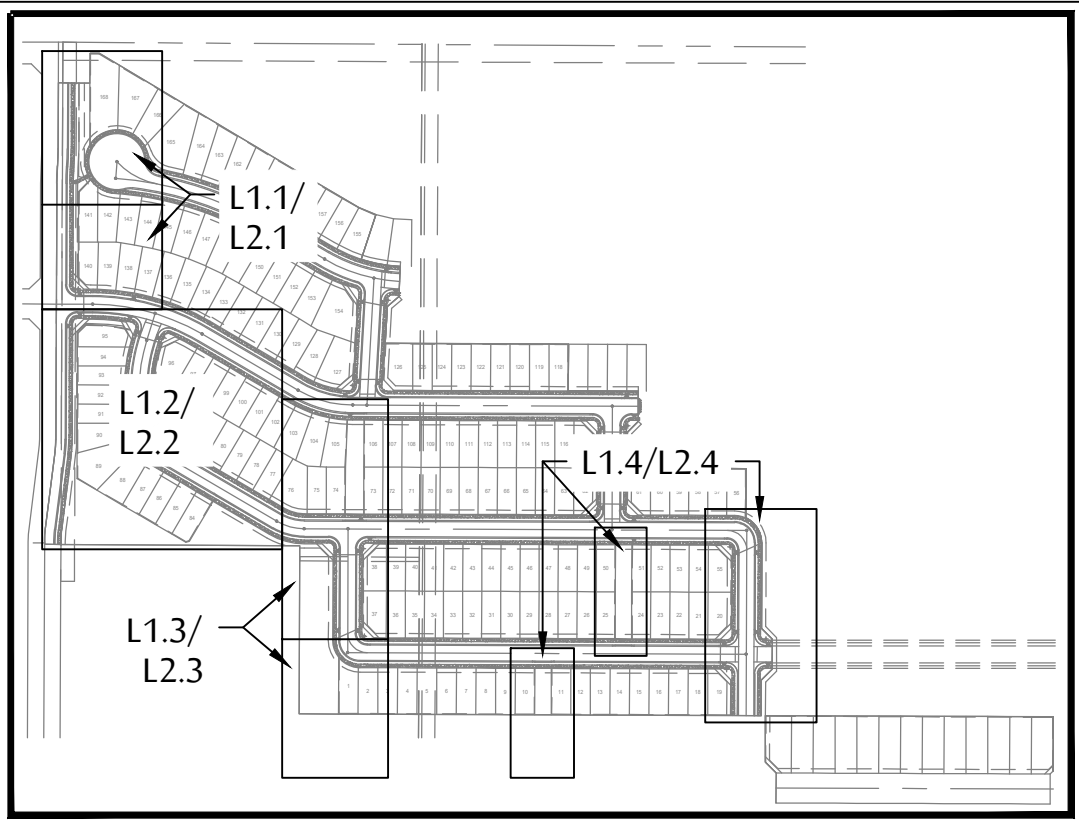
PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME	QTY.	SIZE	COMMENTS
TREES				
	*ACACIA SALICINA - WILLOW ACACIA	33	24" BOX	STANDARD
	*CHILOPSIS LINEARIS - DESERT WILLOW	36	24" BOX	STANDARD
	OLNEYA TESOTA - IRONWOOD	14	24" BOX	STANDARD
	PARKINSONIA HYBRID - DESERT MUSEUM PALO VERDE	18	24" BOX	STANDARD
	PARKINSONIA FLORIDA - BLUE PALO VERDE	9	24" BOX	STANDARD
	PROSOPIS HYBRID 'AZT' - 'AZT' THORNLESS MESQUITE	30	24" BOX	STANDARD
* INDICATES A CITY APPROVED STREET/R.O.W. TREE THAT IS TO BE INSTALLED WITH DEEP ROOT BARRIERS.				
SHRUBS				
	CALLIANDRA ERIOPHYLLA - PINK FAIRY DUSTER	76	5 GAL	FULL CAN
	ENCELIA FARINOSA - BRITTLEBUSH	136	5 GAL	FULL CAN
	HYPTIS EMORYI - DESERT LAVENDER	72	5 GAL	FULL CAN
	JUSTICIA CALIFORNICA - CHUPAROSA	20	5 GAL	FULL CAN
	LARREA TRIDENTATA - CREOSOTE BUSH	89	5 GAL	FULL CAN
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE	119	5 GAL	FULL CAN
	SIMMONDSIA CHINENSIS - JOJOBA	77	5 GAL	FULL CAN
	SPHAERALCEA AMBIGUA - GLOBE MALLOW	81	5 GAL	FULL CAN
ACCENTS				
	AGAVE AMERICANA - AMERICAN AGAVE	23	5 GAL	FULL CAN
	AGAVE PARRII - PARRY'S AGAVE	70	5 GAL	FULL CAN
	ASCLEPIUS SUBULATA - DESERT MILKWEED	64	5 GAL	FULL CAN
	BOUTELOUA GRACILIS - BLONDE AMBITION GRASS	111	5 GAL	FULL CAN
	DASYLIRION WHEELERI - DESERT SPOON	52	5 GAL	FULL CAN
	EUPHORBIA ANTISYPHILITICA - CANDELILLA	30	5 GAL	FULL CAN
	EUPHORBIA RIGIDA- GOPHER PLANT	18	5 GAL	FULL CAN
	FOUQUIERIA SPLENDENS - OCOTILLO	21	5 GAL	FULL CAN
	HESPERALOE PARVIFLORA 'PERPA' - BRAKELIGHTS RED YUCCA	101	5 GAL	FULL CAN
	MUHLENBERGIA RIGENS - DEER GRASS	136	5 GAL	FULL CAN
	OPUNTIA ENGELMANNII - NATIVE PRICKLY PEAR	21	5 GAL	FULL CAN
GROUND COVERS				
	ACACIA REDOLENS - TRAILING ACACIA	50	5 GAL	FULL CAN
	AMBROSIA DELTOIDEA - TRIANGLE LEAF BURSAGE	85	5 GAL	FULL CAN
	BAILEYA MULTIRADIATA - DESERT MARIGOLD	99	5 GAL	FULL CAN
	CHRYSACTINIA MEXICANA - DAMIANITA DAISY	36	5 GAL	FULL CAN
	EREMOPHILA GLABRA HYB. - 'OUTBACK SUNRISE'	28	5 GAL	FULL CAN
	DECOMPOSED GRANITE - COLOR 'MOUNTAIN VISTA BROWN' BY KILAUEA CRUSHERS - MINIMUM 2" DEPTH	89,345 SQ.FT.		
	1/4" MINUS DECOMPOSED GRANITE - COLOR 'MOUNTAIN VISTA BROWN' BY KILAUEA CRUSHERS - MINIMUM 3" DEPTH	945 SQ.FT.		

VICINITY MAP



KEY MAP



MCGOUGH
ADAMSON

Landscape
Architects

Land
Planning

Irrigation

535 E. MCKELLIPS RD. SUITE 131
MESA, ARIZONA 85203

PHONE: (602) 997-9093

McGough
Adamson

Expires: 03-31-2026

COVER SHEET
NORTH COPPER CANYON VILLAGE
- PARCEL 2A
NEC OF W. WILLIAMS ROAD & N. 175TH AVENUE
SURPRISE, AZ

These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

These drawings shall not be used on other projects or for additions to this project except by written agreement from the landscape architect.

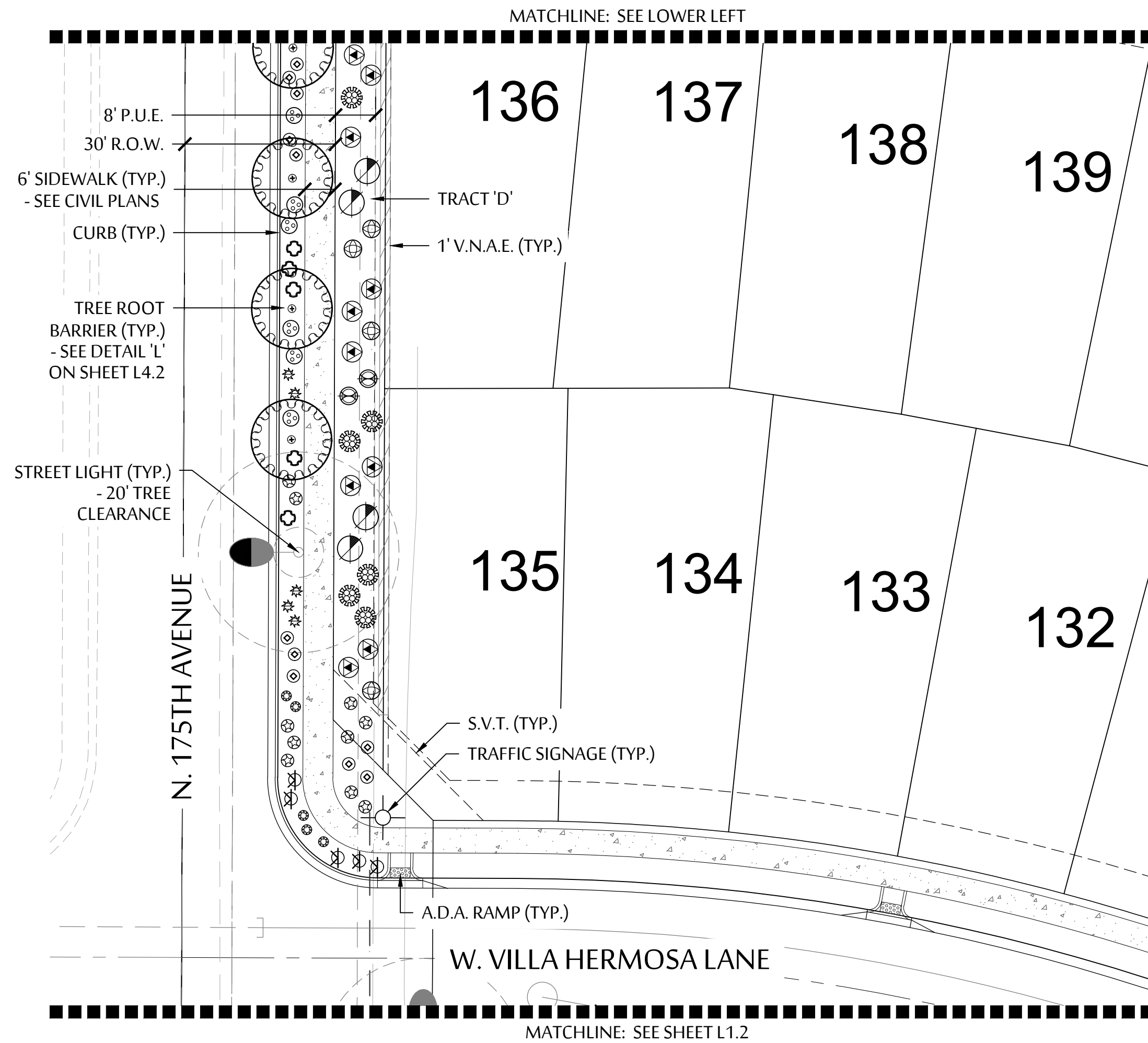
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REVISIONS: _____

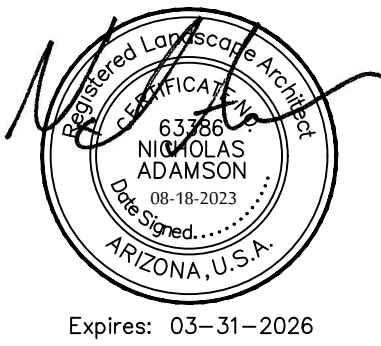
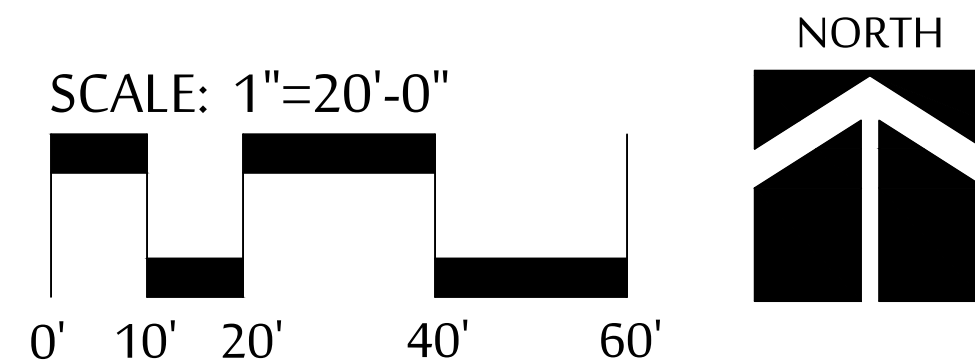
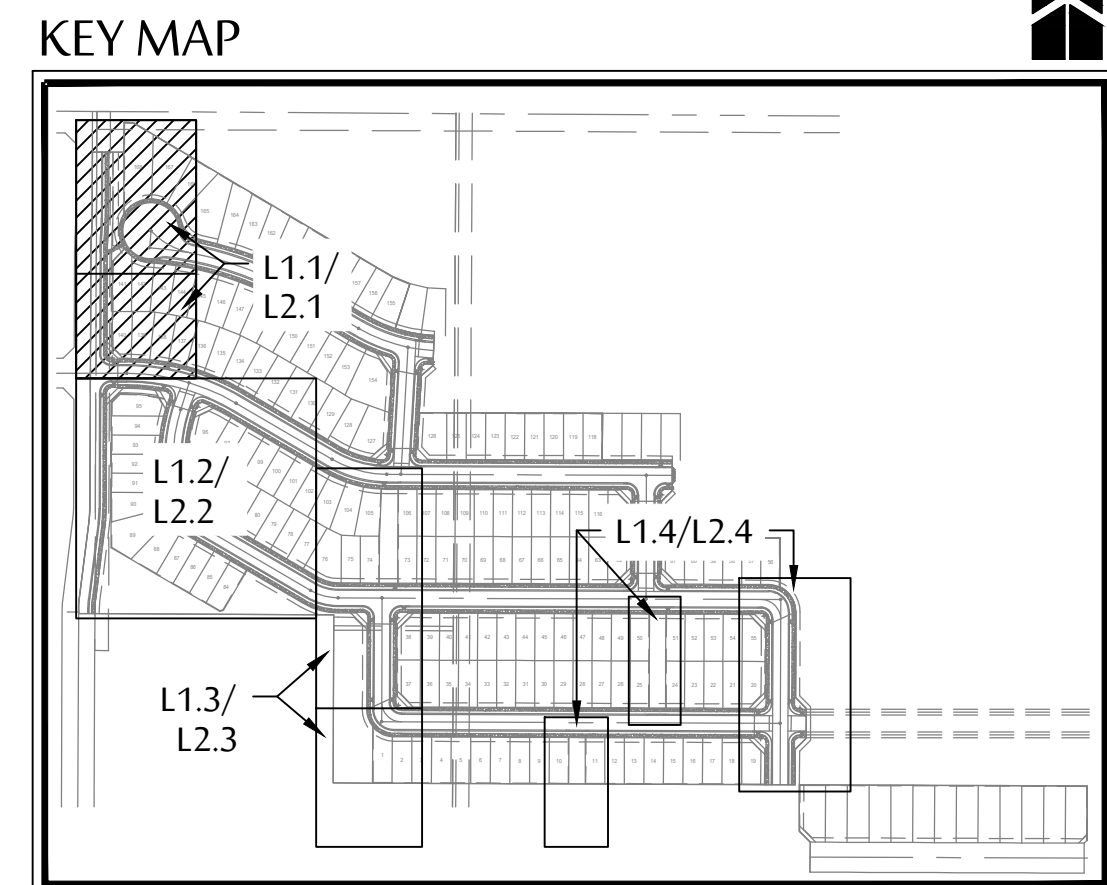
SHEET NO.
L0.1

1 OF 14

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SYMBOL		BOTANICAL NAME - COMMON NAME
TREES		
		*ACACIA SALICINA - WILLOW ACACIA
		*CHIOPSIS LINEARIS - DESERT WILLOW
		OLNEYA TESOTA - IRONWOOD
		PARKINSONIA HYBRID - DESERT MUSEUM PALO VERDE
		PARKINSONIA FLORIDA - BLUE PALO VERDE
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		BOUTELOUA GRACILIS - BLONDE AMBITION GRASS
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		EUPHORBIA RIGIDA - GOPHER PLANT
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GROUND COVERS		
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		AMBROSIA DELTOIDEA - TRIANGLE LEAF BURSAGE
		BAILEYA MULTIRADIATA - DESERT MARIGOLD
		CHRYSACTINIA MEXICANA - DAMIANITA DAISY
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		DECOMPOSED GRANITE - COLOR 'MOUNTAIN VISTA BROWN' BY KILAUEA CRUSHERS - MINIMUM 2" DEPTH
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PLANTING PLAN
NORTH COPPER CANYON VILLAGE
- PARCEL 2A

NEC OF W. WILLIAMS ROAD & N. 175TH AVENUE
SURPRISE, AZ

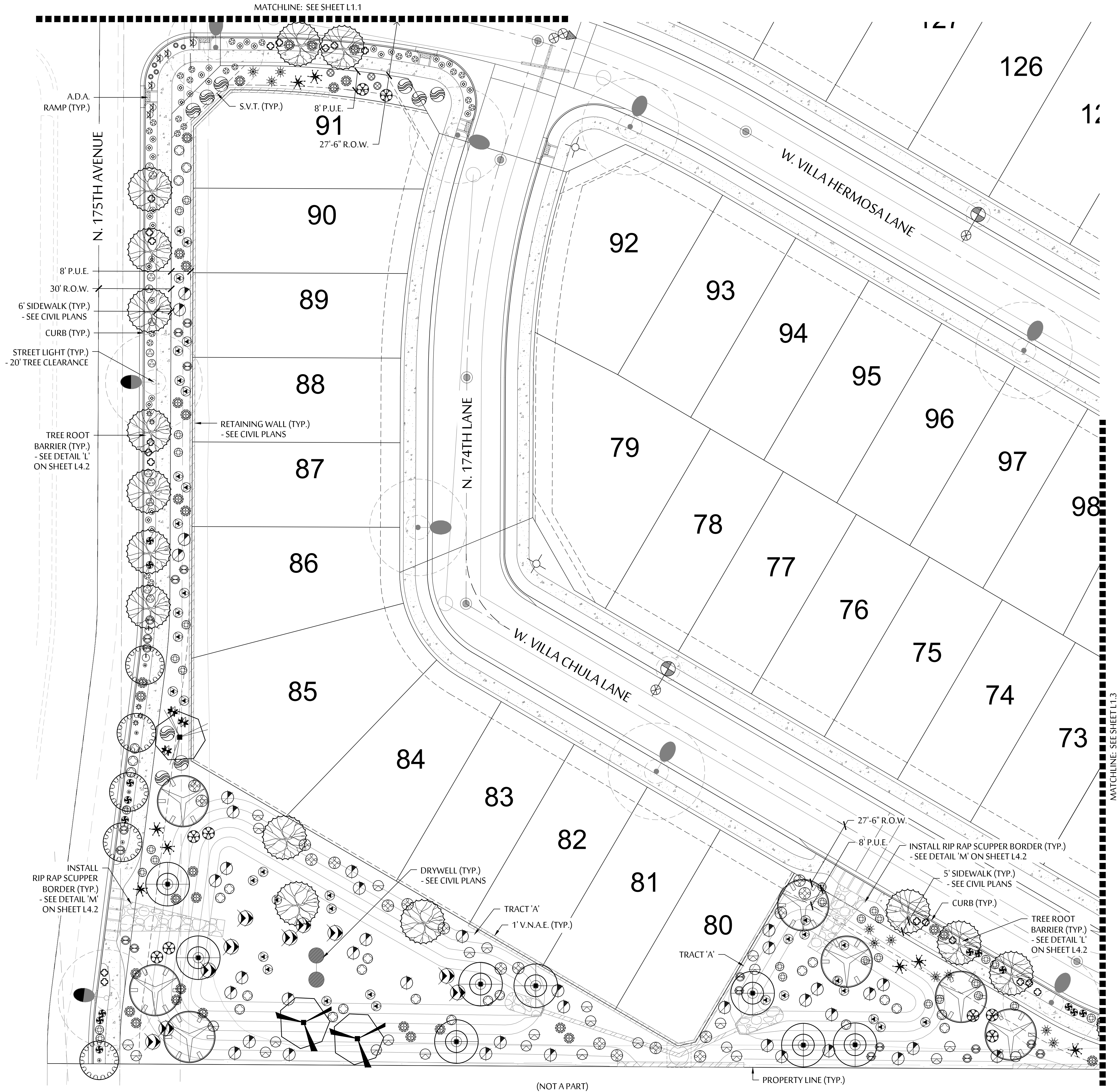
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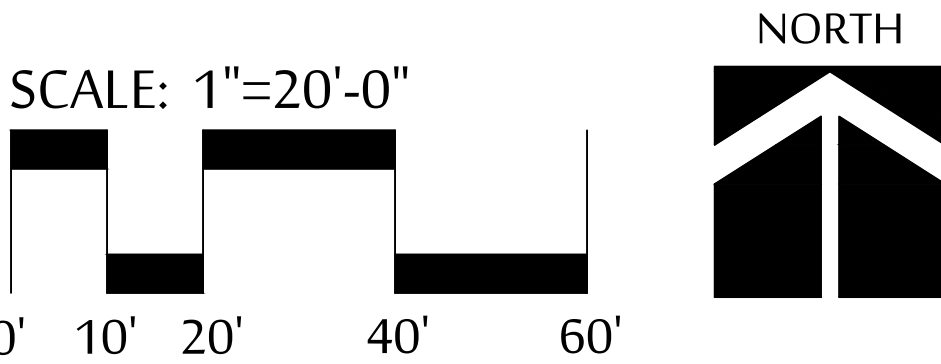
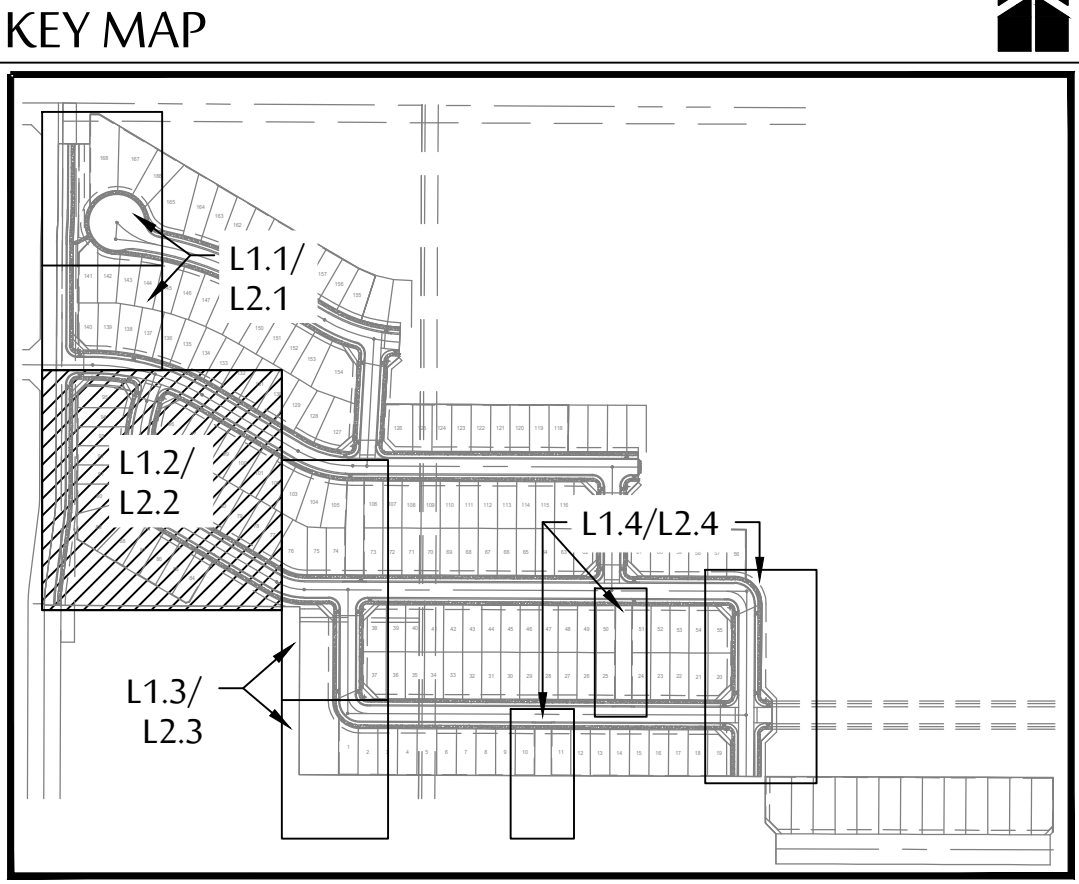
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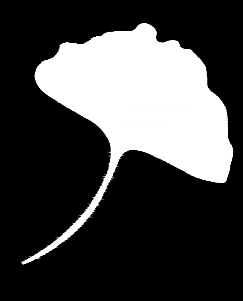
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PLANT LEGEND	
SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	*ACACIA SALICINA - WILLOW ACACIA
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	DECOMPOSED GRANITE - COLOR 'MOUNTAIN VISTA BROWN' BY KILAUEA CRUSHERS - MINIMUM 2" DEPTH
	1/4" MINUS DECOMPOSED GRANITE - COLOR 'MOUNTAIN VISTA BROWN' BY KILAUEA CRUSHERS - MINIMUM 3" DEPTH



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Landscape
Architects

Land
Planning

Irrigation

535 E. MCKELLIPS RD. SUITE 131
MESA, ARIZONA 85203

PHONE: (602) 997-9093

Professional Landscape Architect
NICHOLAS
ADAMSON
08-18-2023
Exp. 08-18-2026
ARIZONA, U.S.A.

Expires: 03-31-2026

PLANTING PLAN

NORTH COPPER CANYON VILLAGE
- PARCEL 2A

NEC OF W. WILLIAMS ROAD & N. 175TH AVENUE
SURPRISE, AZ

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DATE: 08-18-23

DRAWN BY: BD_TV

CHECKED BY: NA

CASE NUMBER: FS22-0837

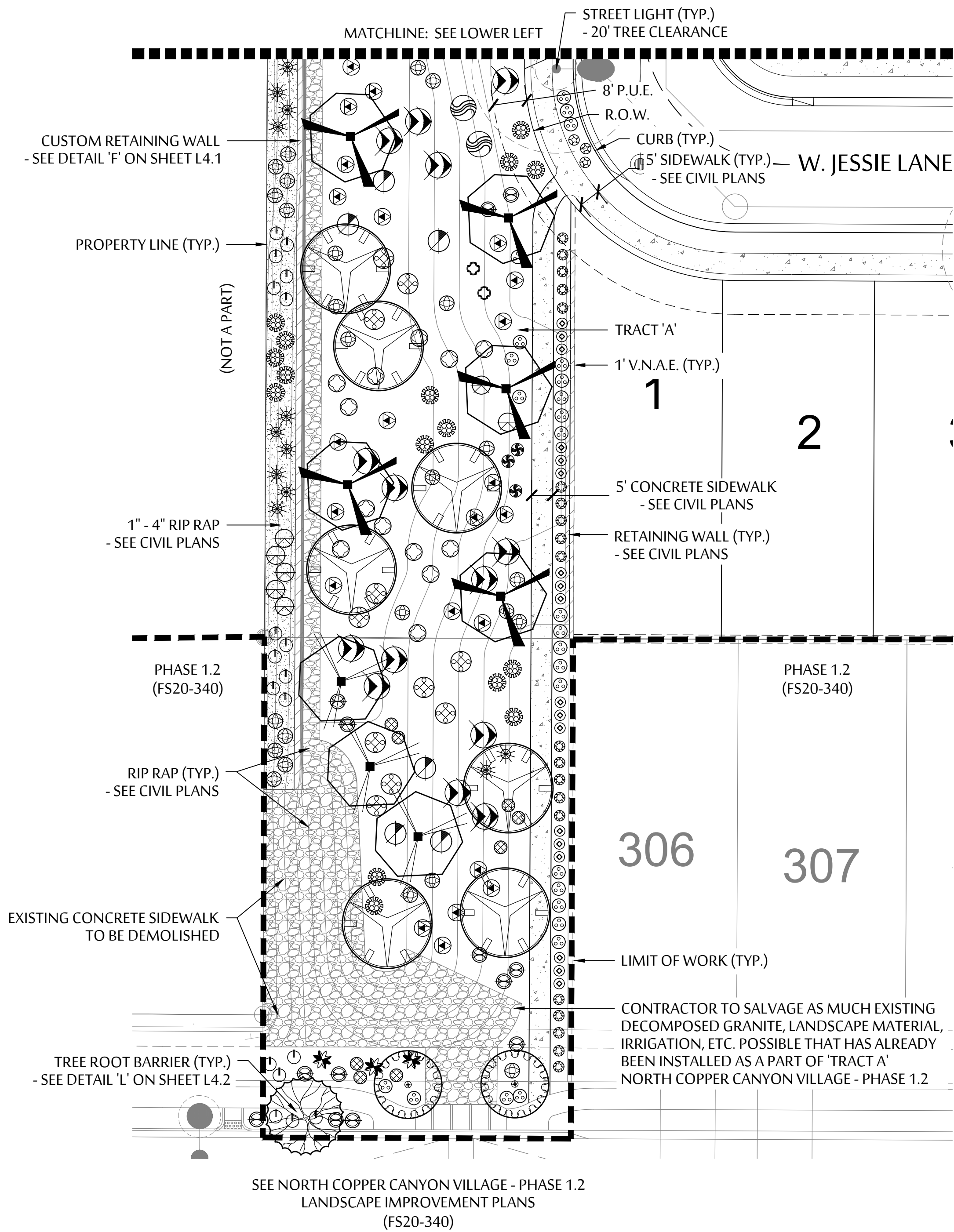
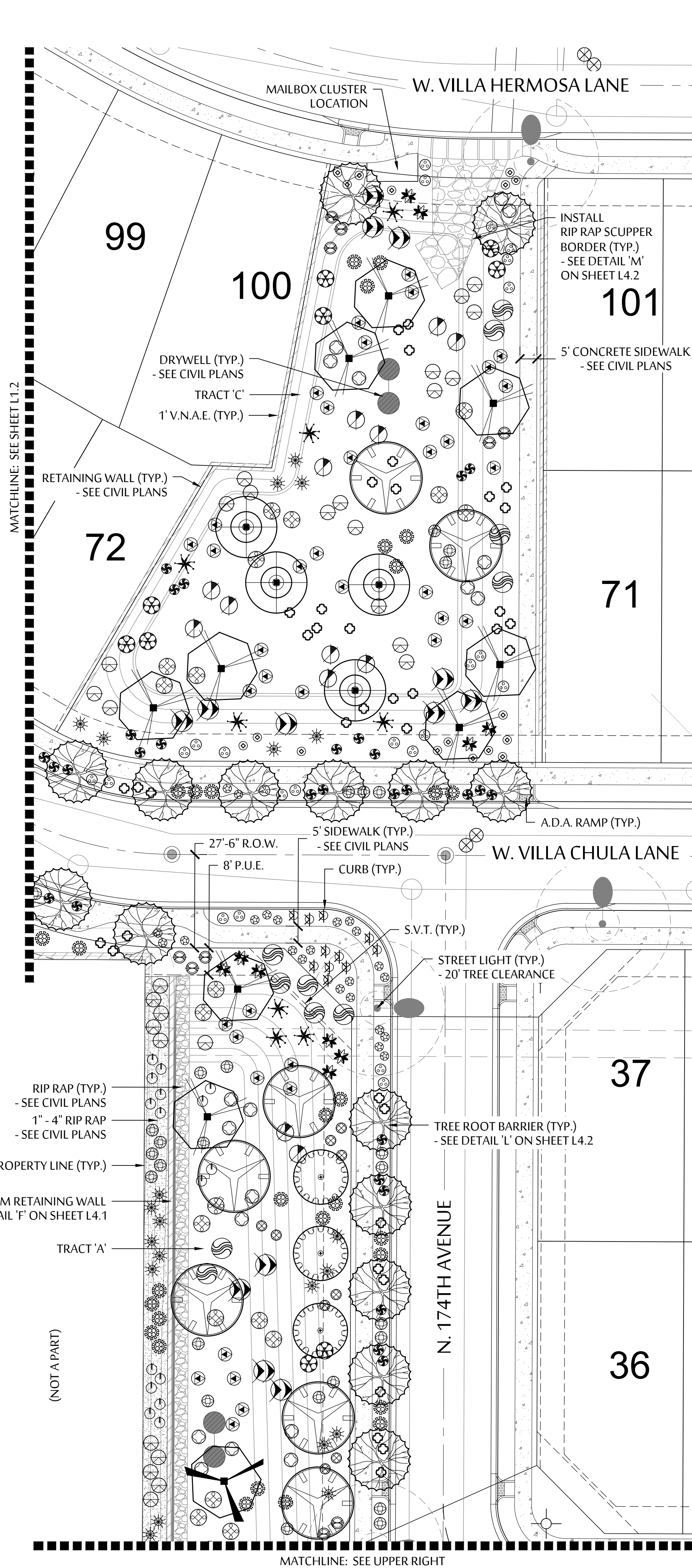
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SHEET NO.

L1.2

3 of 14

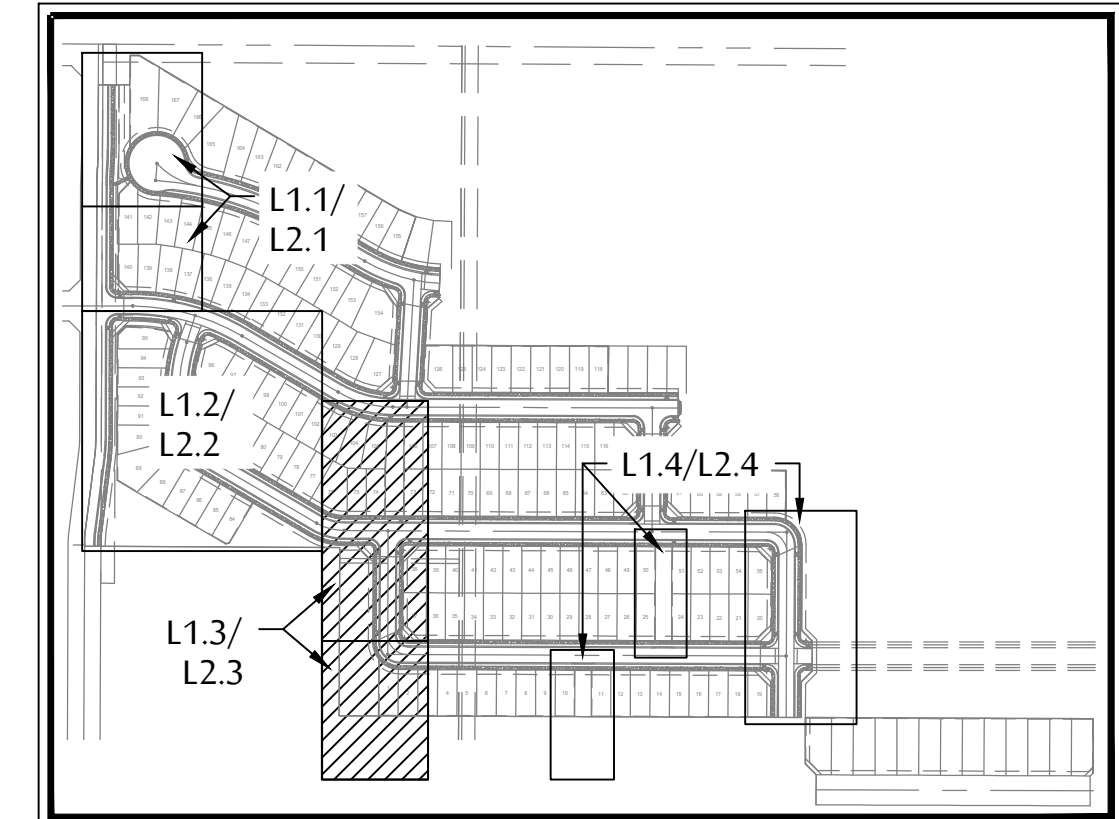
Page 233 of 490



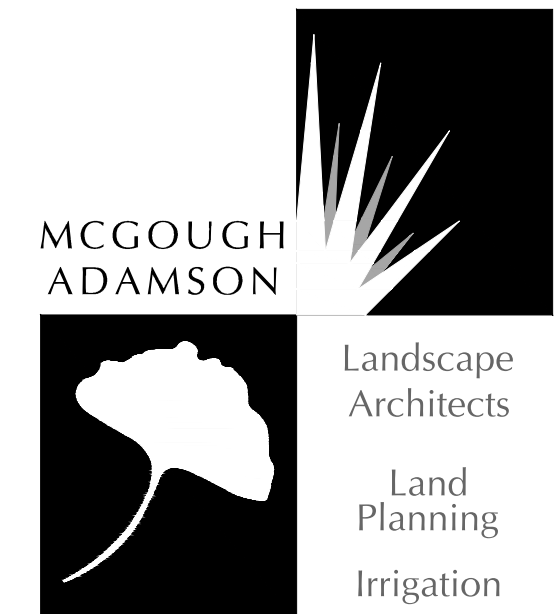
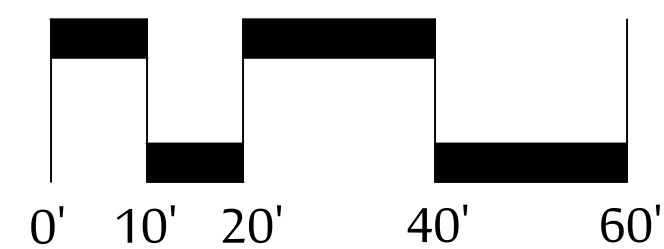
PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	*ACACIA SALICINA - WILLOW ACACIA
	*CHILOPSIS LINEARIS - DESERT WILLOW
	OLNEYA TESOTA - IRONWOOD
	PARKINSONIA HYBRID - DESERT MUSEUM PALO VERDE
	PARKINSONIA FLORIDA - BLUE PALO VERDE
	PROSOPIS HYBRID 'AZT' - 'AZT' THORNLESS MESQUITE
* INDICATES A CITY APPROVED STREET/R.O.W. TREE THAT IS TO BE INSTALLED WITH DEEP ROOT BARRIERS.	
SHRUBS	
	CALLIANDRA ERIOPHYLLA - PINK FAIRY DUSTER
	ENCELIA FARINOSA - BRITTLEBUSH
	HYPTIS EMORYI - DESERT LAVENDER
	JUSTICIA CALIFORNICA - CHUPAROSA
	LARREA TRIDENTATA - CREOSOTE BUSH
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUA SAGE
	SIMMONDSIA CHINENSIS - JOJOBA
	SPHAERALCEA AMBIGUA - GLOBE MALLOW
ACCENTS	
	AGAVE AMERICANA - AMERICAN AGAVE
	AGAVE PARRII - PARRY'S AGAVE
	ASCLEPIUS SUBULATA - DESERT MILKWEED
	BOUTELOUA GRACILIS - BLONDE AMBITION GRASS
	DASYLIRION WHEELERI - DESERT SPOON
	EUPHORBIA ANTISYPHILITICA - CANDELILLA
	EUPHORBIA RIGIDA- GOPHER PLANT
	FOUQUIERIA SPLENDENS - OCOTILLO
	HESPERALOE PARVIFLORA 'PERPA' - BRAKELIGHTS RED YUCCA
	MUHLENBERGIA RIGENS - DEER GRASS
	OPUNTIA ENGELMANNII - NATIVE PRICKLY PEAR
GROUND COVERS	
	ACACIA REDOLENS - TRAILING ACACIA
	AMBROSIA DELTOIDEA - TRIANGLE LEAF BURSAGE
	BAILEYA MULTIRADIATA - DESERT MARIGOLD
	CHRYSACTINIA MEXICANA - DAMIANITA DAISY
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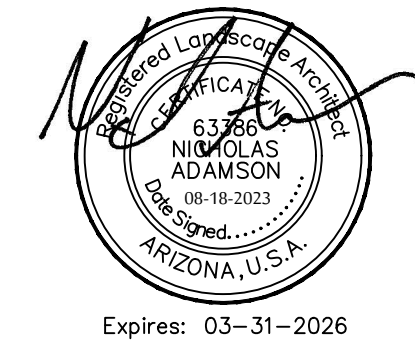
KEY MAP



SCALE: 1"=20'-0"



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Expires: 03-31-2026

PLANTING PLAN NORTH COPPER CANYON VILLAGE - PARCEL 2A

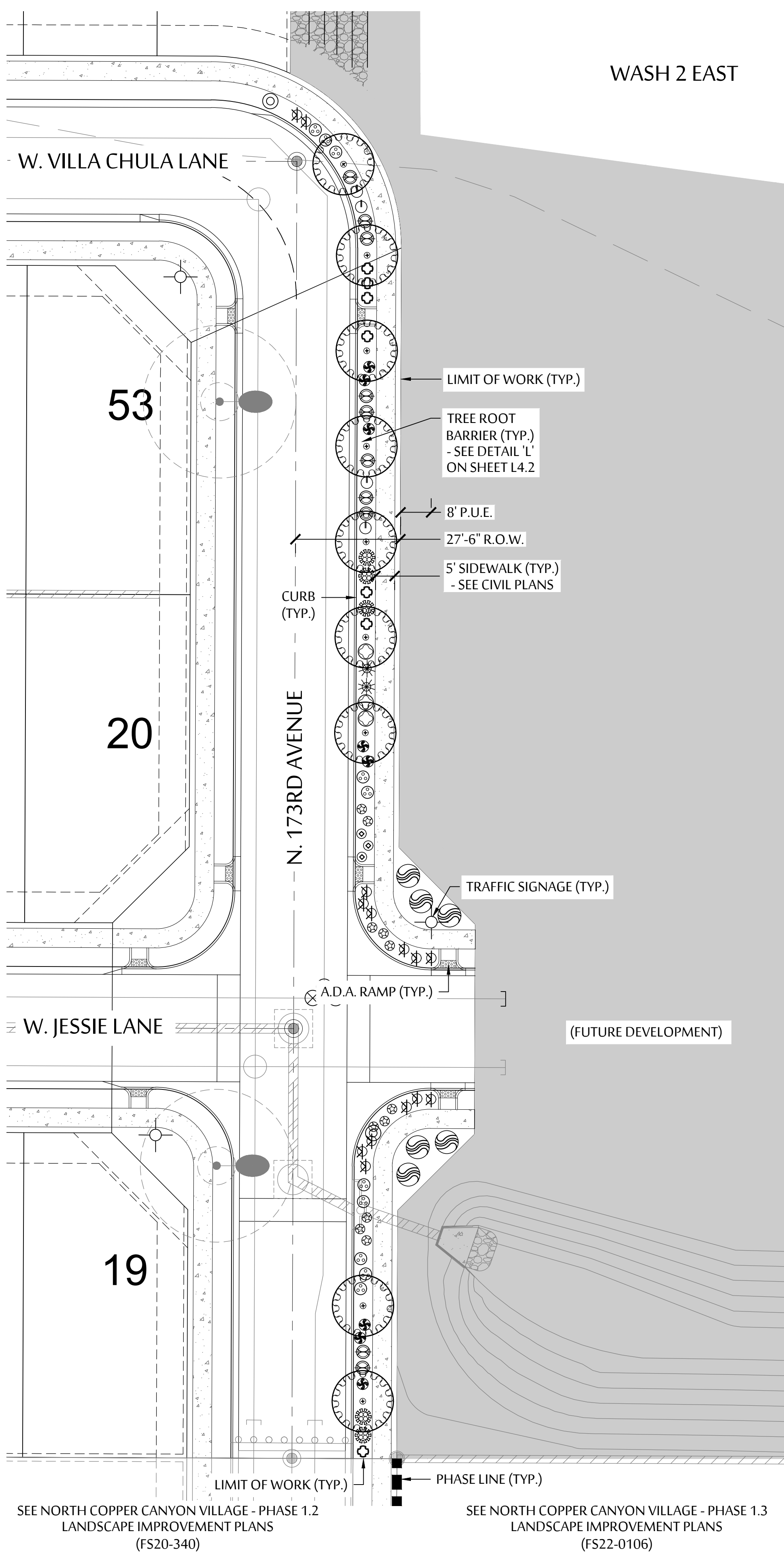
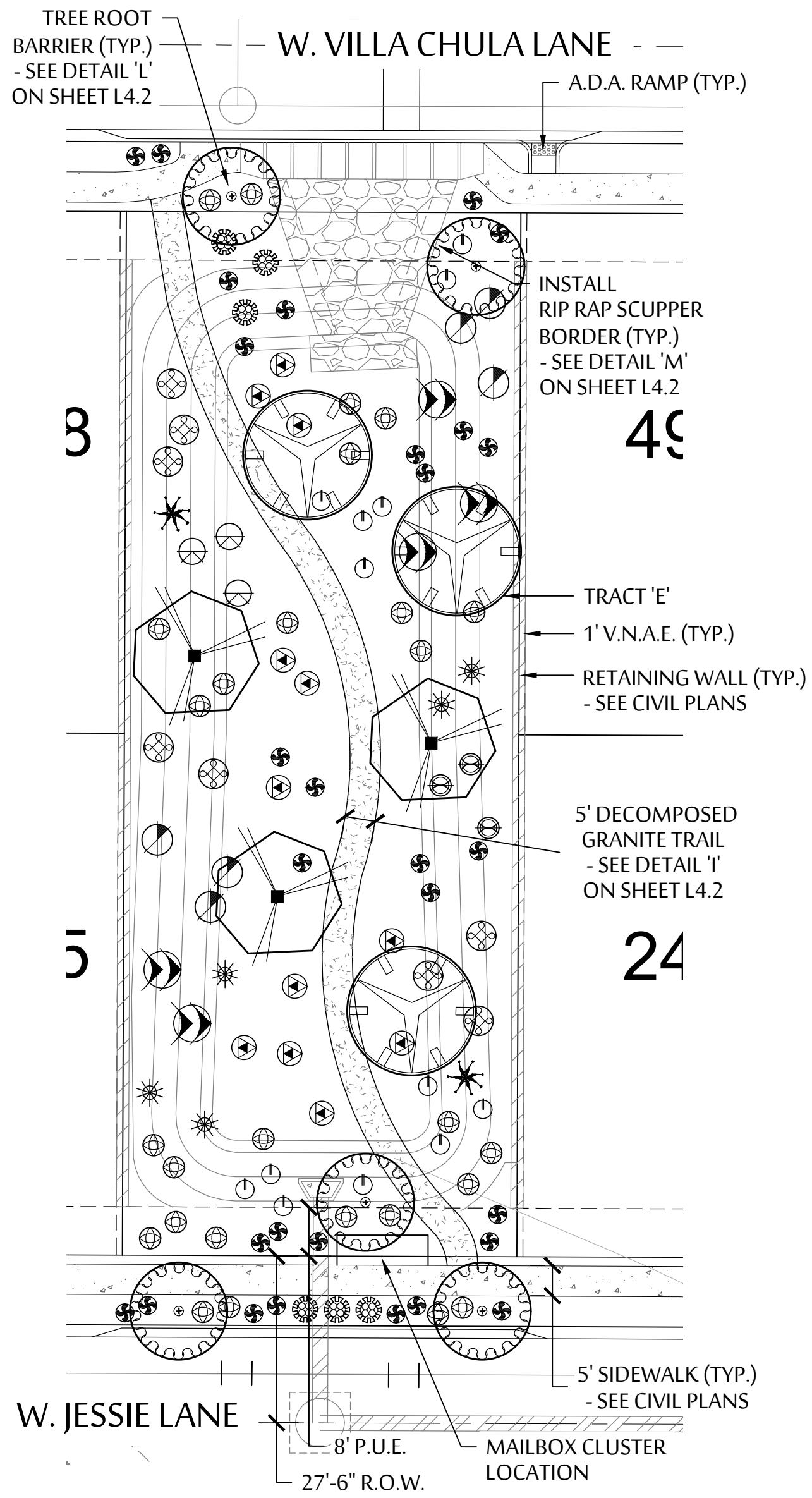
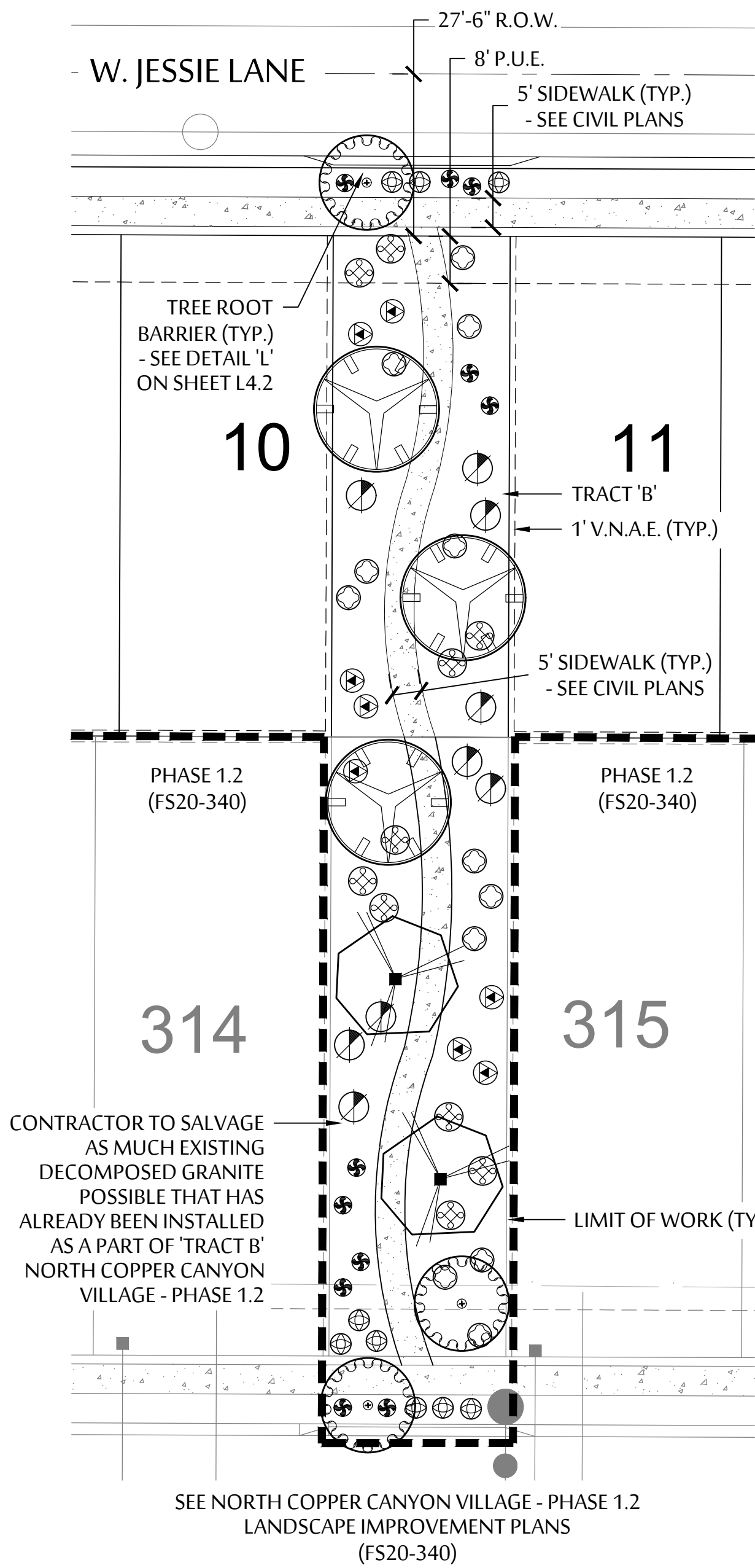
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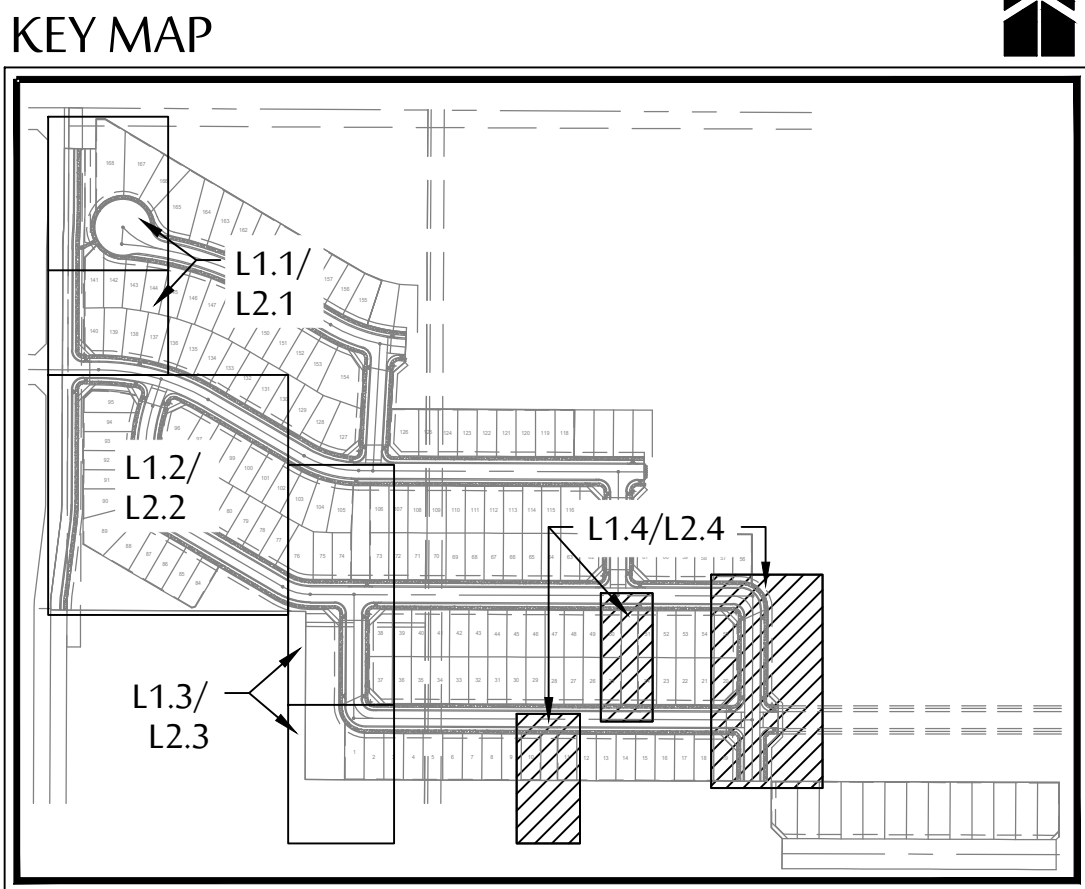
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REVISIONS: _____

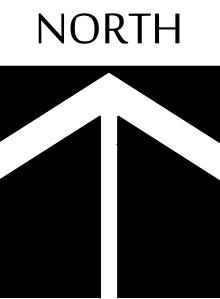
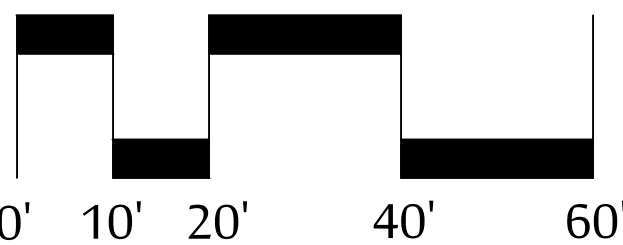
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L1.3



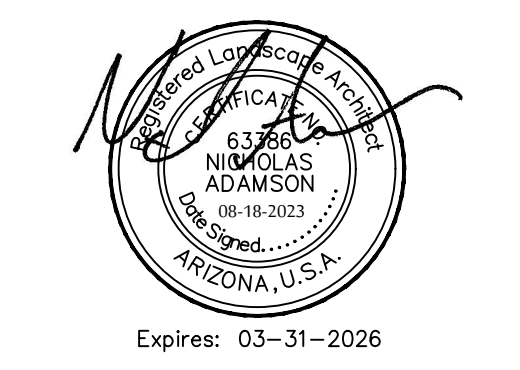
PLANT LEGEND	
SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
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SCALE: 1"=20'-0"



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PLANTING PLAN
NORTH COPPER CANYON VILLAGE
- PARCEL 2A
NEC OF W. WILLIAMS ROAD & N. 175TH AVENUE
SURPRISE, AZ

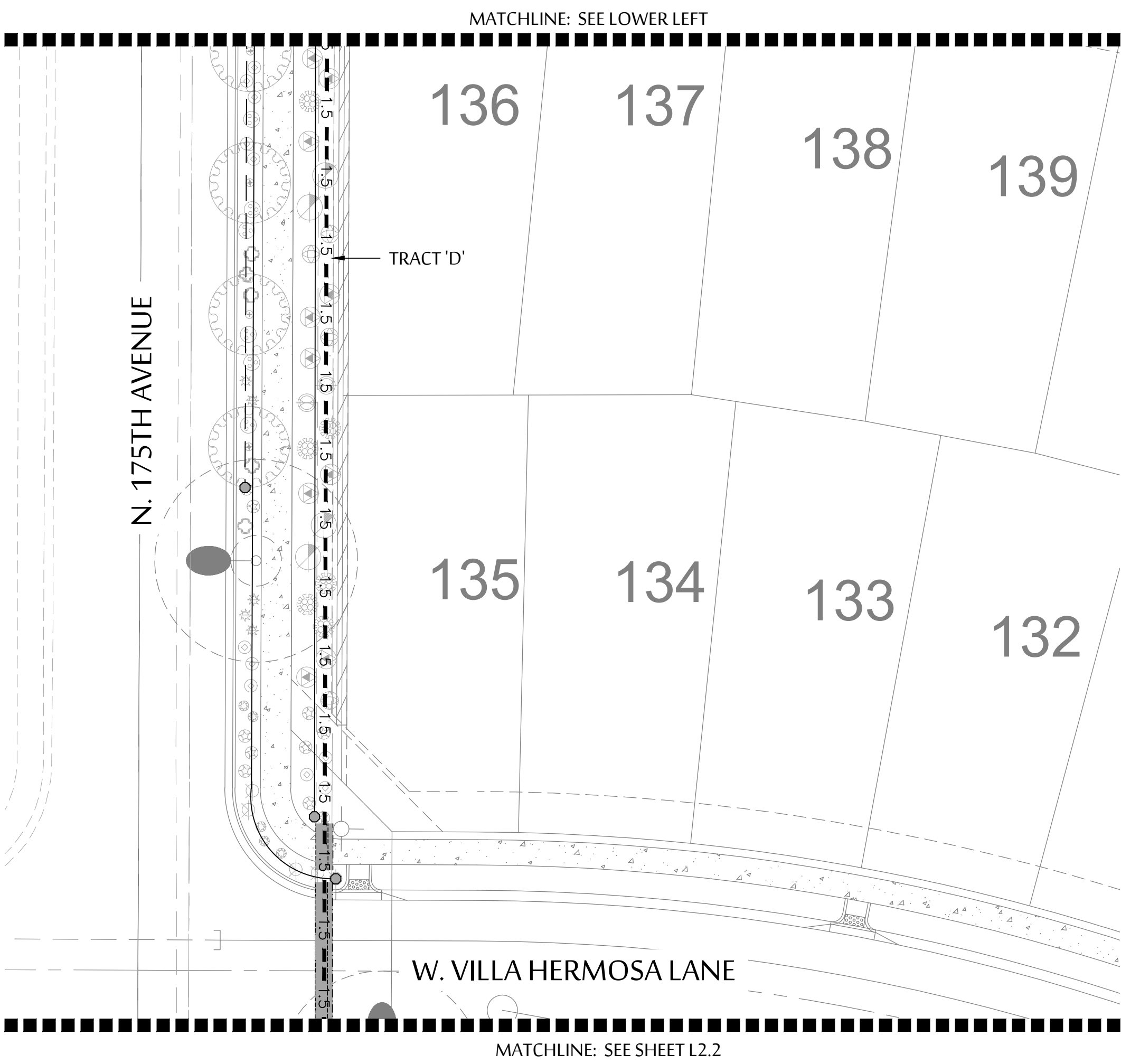
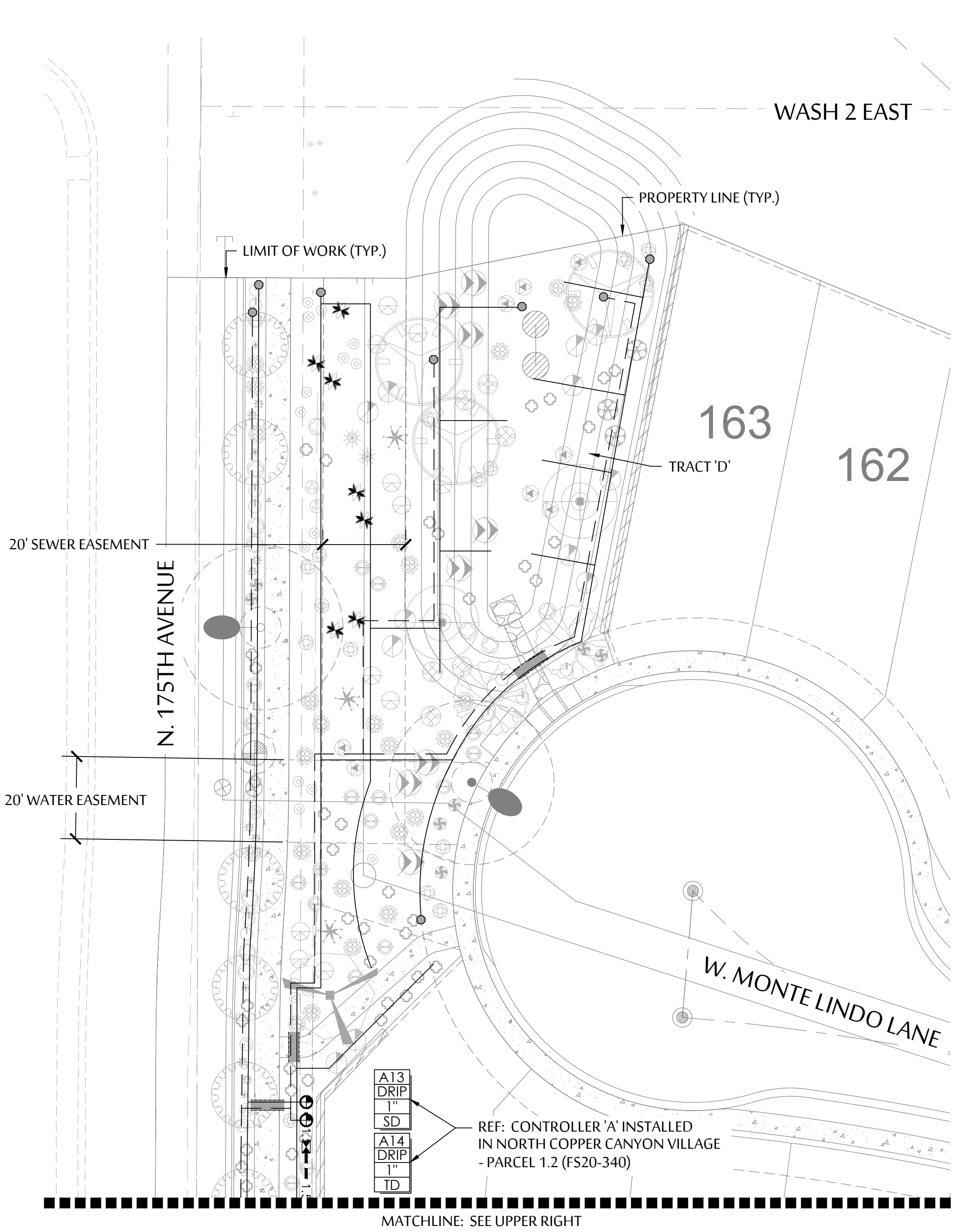
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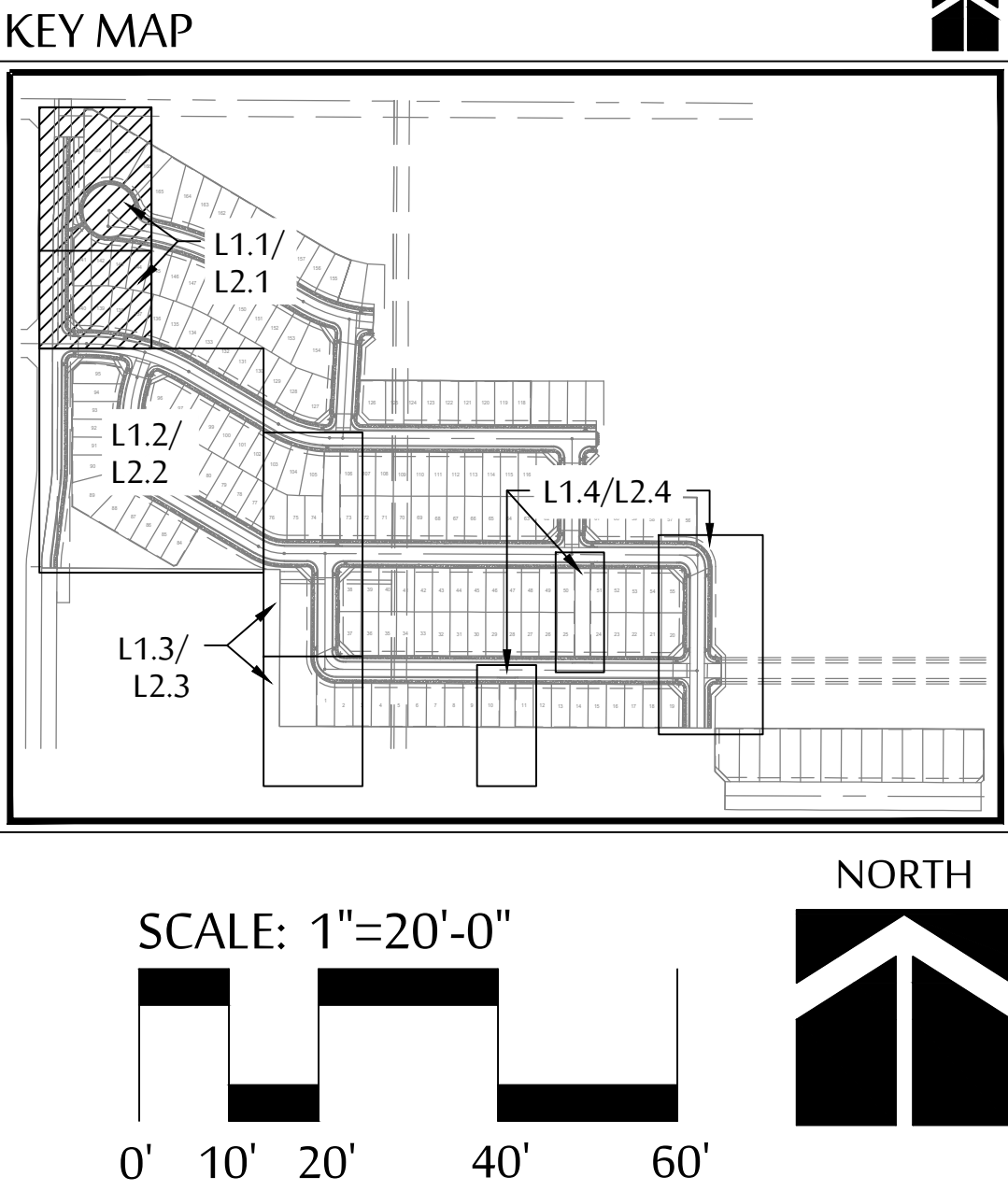
CASE NUMBER: FS22-0837
REVISIONS: _____

SHEET NO.
L1.4



SYMBOL	SPECIFICATION
	WATER METER - SIZE PER PLANS; COORDINATE LOCATION AND INSTALLATION W/ OWNER'S REPRESENTATIVE OF METER. - SEE CIVIL PLANS FOR EXACT LOCATIONS.
	FCB 825YA REDUCED PRESSURE BACKFLOW PREVENTOR - SIZE PER PLANS.
	IRRITROL AUTOMATIC IRRIGATION CONTROLLER A: FOR VALVES A7-A16, USE CONTROLLER 'A' INSTALLED IN NORTH COPPER CANYON VILLAGE - PARCEL 1.2 (FS20-340). B & C: MC-4E (WALL MOUNT) - ADD CLIMATE LOGIC WEATHER STATION (CL-100-WIRELESS). D: MC-12E (P-2B PEDESTAL MOUNT) - ADD CLIMATE LOGIC WEATHER STATION (CL-100-WIRELESS).
	MAINLINE: SIZE AS PER PLAN- SCH. 40 PVC.
	PVC LATERAL (TREES) - CLASS 200 PVC MIN. SEE EMITTER SCHEDULE FOR TREE/EMITTER APPLICATION
	PVC LATERAL (SHRUBS, VINES, GROUNDCOVERS) - CLASS 200 PVC MIN. SEE EMITTER SCHEDULE FOR EMITTER APPLICATION
	HAMMOND 667 GATE VALVE- SAME SIZE AS MAINLINE.
	IRRITROL 700DK-1-MF - ELEC. REMOTE CONTROL DRIP VALVE ASSEMBLY; SIZE AS NOTED ON PLAN.
	FLUSH VALVE ASSEMBLY.
	SCHEDULE SCH 40 PVC SLEEVE. SEE SLEEVING SCH. ADD 2" SCHEDULE SCH 40 PVC SLEEVE FOR CONTROL WIRE WHERE NECESSARY.
	CONTROLLER AND STATION. FLOW - GALLONS PER MINUTE (SEE PIPE SIZING SCH.) VALVE SIZE VALVE I.D. - SD=SHRUB DRIP, TD=TREE DRIP.
SEE SHEETS L4.3 FOR ALL IRRIGATION DETAILS	
CONTRACTOR MUST HAVE OWNER/LANDSCAPE ARCHITECT APPROVAL FOR ALL IRRIGATION EQUIPMENT ALTERNATES/EQUIVALENTS	

NOTE: ALL IRRIGATION PIPING EXCEPT DRIP TUBING SHALL BE INSTALLED IN COLORED PURPLE PIPING. CITY OF SURPRISE EDS STANDARD 8.2(5).



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IRRIGATION PLAN

NORTH COPPER CANYON VILLAGE
- PARCEL 2A

NEC OF W. WILLIAMS ROAD & N. 175TH AVENUE
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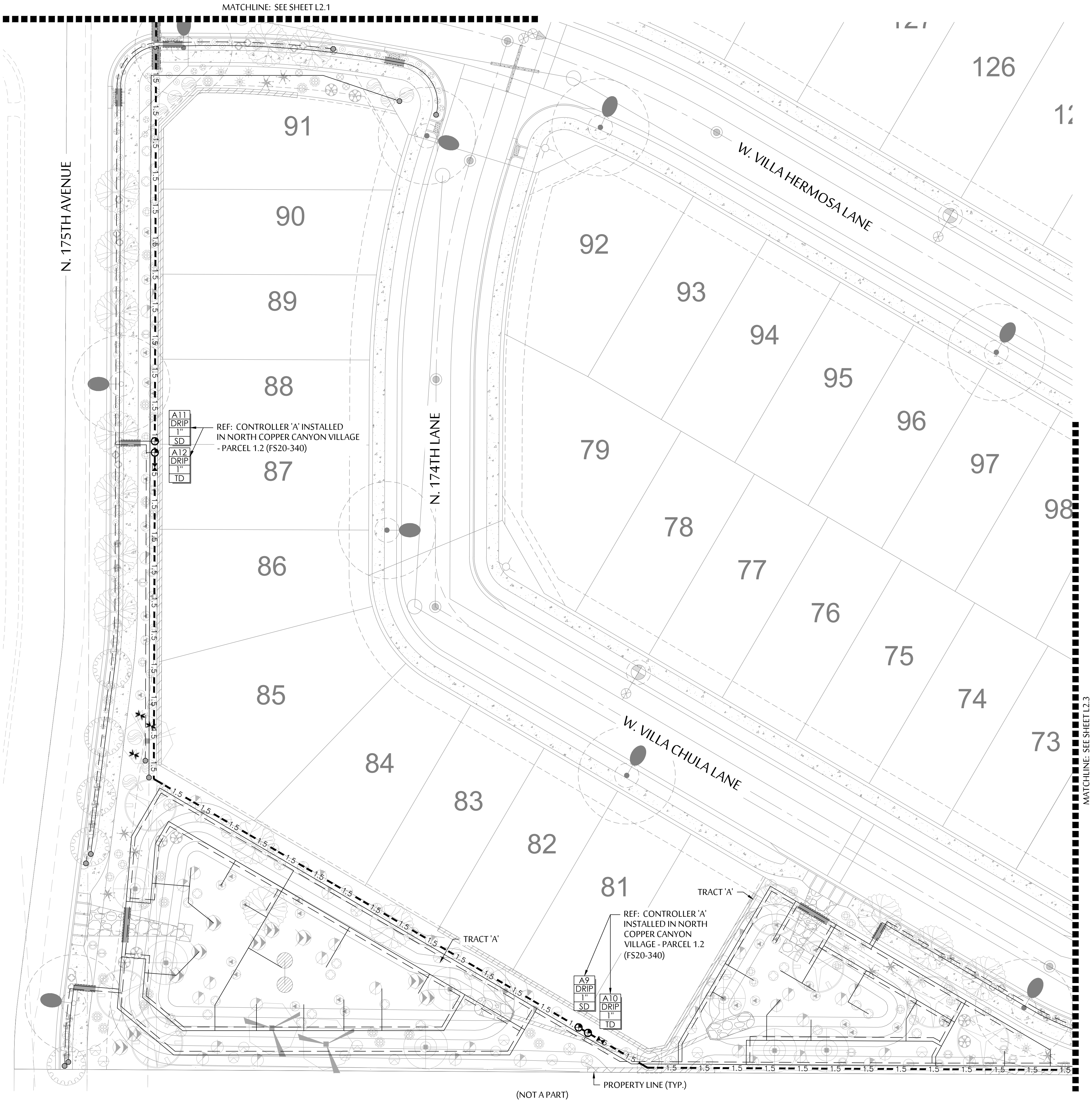
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CASE NUMBER: FS22-0837
REVISIONS: _____

SHEET NO.
L2.1

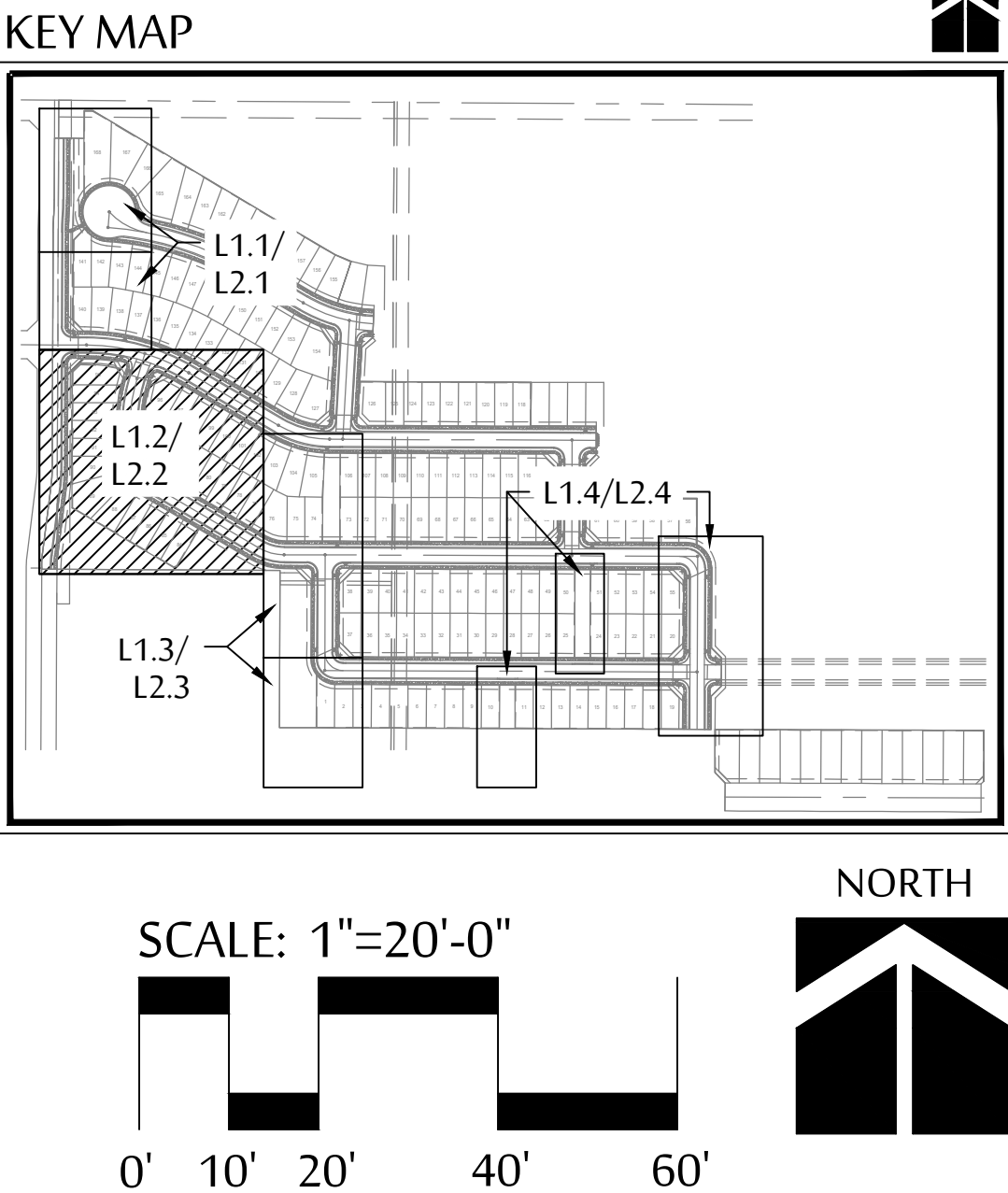
6 OF 14

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SYMBOL	SPECIFICATION
M	WATER METER - SIZE PER PLANS; COORDINATE LOCATION AND INSTALLATION W/ OWNER'S REPRESENTATIVE OF METER. - SEE CIVIL PLANS FOR EXACT LOCATIONS.
FEBCO 825YA REDUCED PRESSURE BACKFLOW PREVENTOR	- SIZE PER PLANS.
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---	PVC LATERAL (TREES) - CLASS 200 PVC MIN. SEE EMITTER SCHEDULE FOR TREE/EMITTER APPLICATION
---	PVC LATERAL (SHRUBS, VINES GROUNDCOVERS) - CLASS 200 PVC MIN. SEE EMITTER SCHEDULE FOR EMITTER APPLICATION
⊠	HAMMOND 667 GATE VALVE- SAME SIZE AS MAINLINE.
⊕	IRRITROL 700DK-1-MF - ELEC. REMOTE CONTROL DRIP VALVE ASSEMBLY; SIZE AS NOTED ON PLAN.
○	FLUSH VALVE ASSEMBLY.
SCH 40 PVC SLEEVE	SCHEDULE SCH 40 PVC SLEEVE. SEE SLEEVING SCH.
2" SCH 40 PVC SLEEVE	ADD 2" SCHEDULE SCH 40 PVC SLEEVE FOR CONTROL WIRE WHERE NECESSARY.
A1 DRIP 1" SD	CONTROLLER AND STATION. FLOW - GALLONS PER MINUTE (SEE PIPE SIZING SCH.) VALVE SIZE VALVE I.D. - SD=SHRUB DRIP, TD=TREE DRIP.
SEE SHEETS L4.3 FOR ALL IRRIGATION DETAILS	
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IRRIGATION PLAN

NORTH COPPER CANYON VILLAGE
- PARCEL 2A

NEC OF W. WILLIAMS ROAD & N. 175TH AVENUE
SURPRISE, AZ

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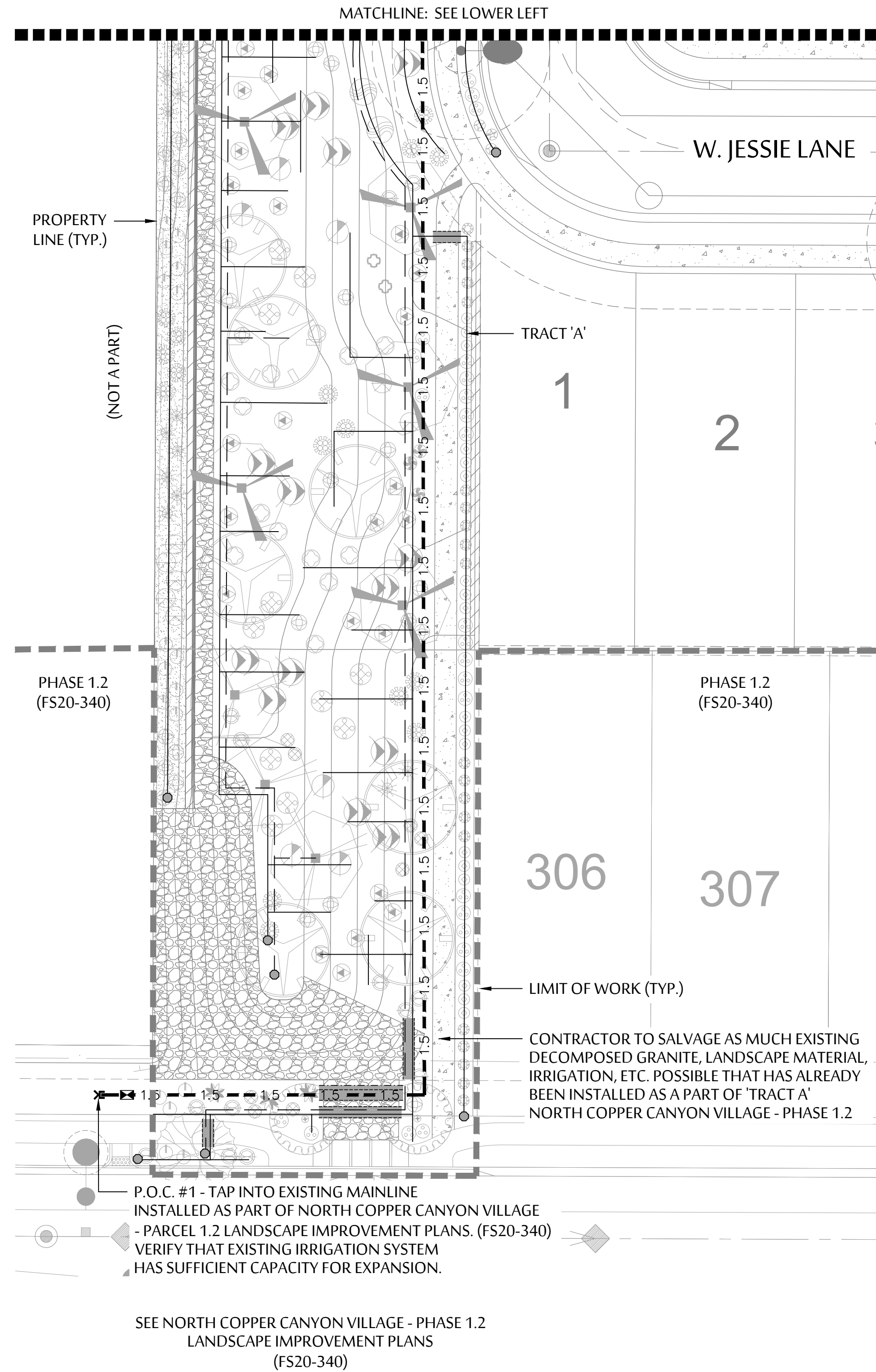
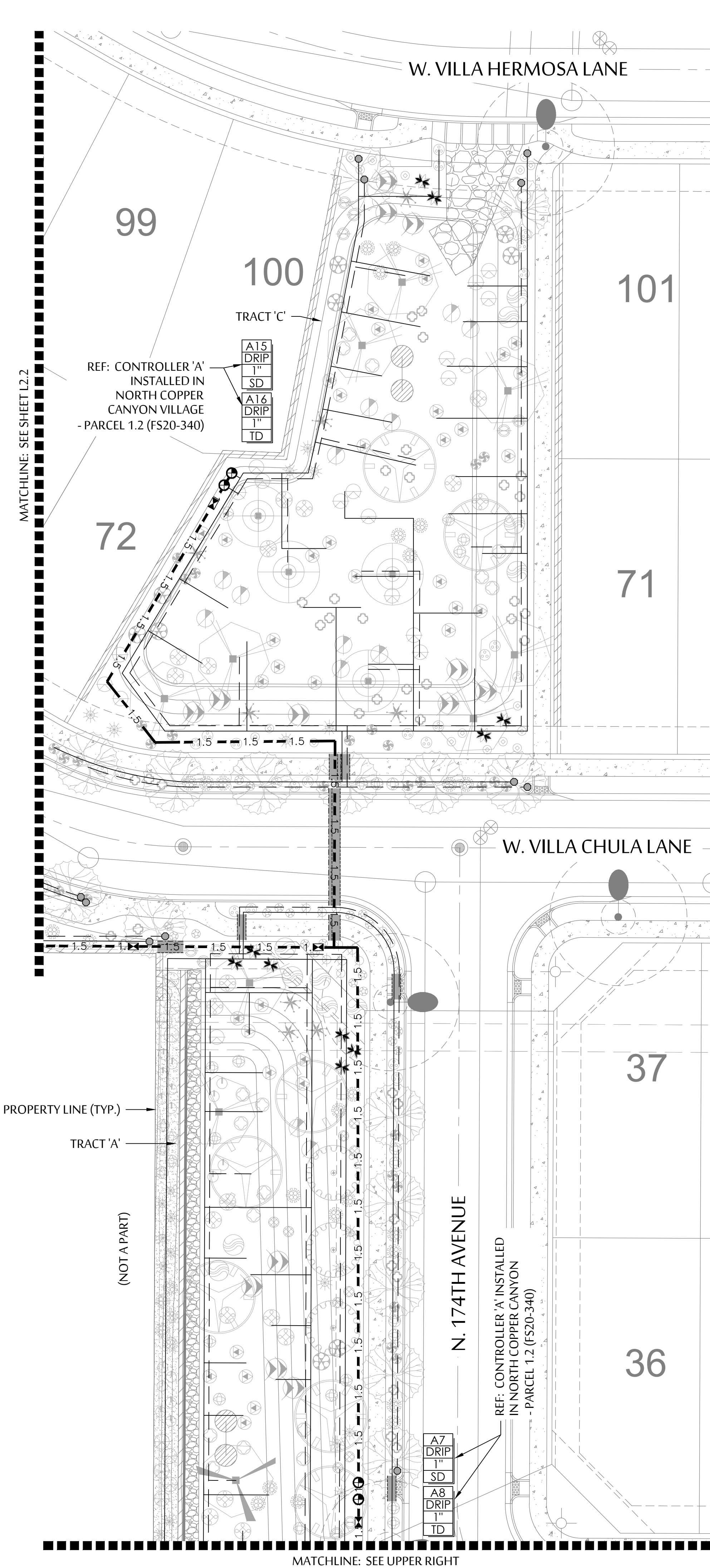
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SHEET NO. L2.2

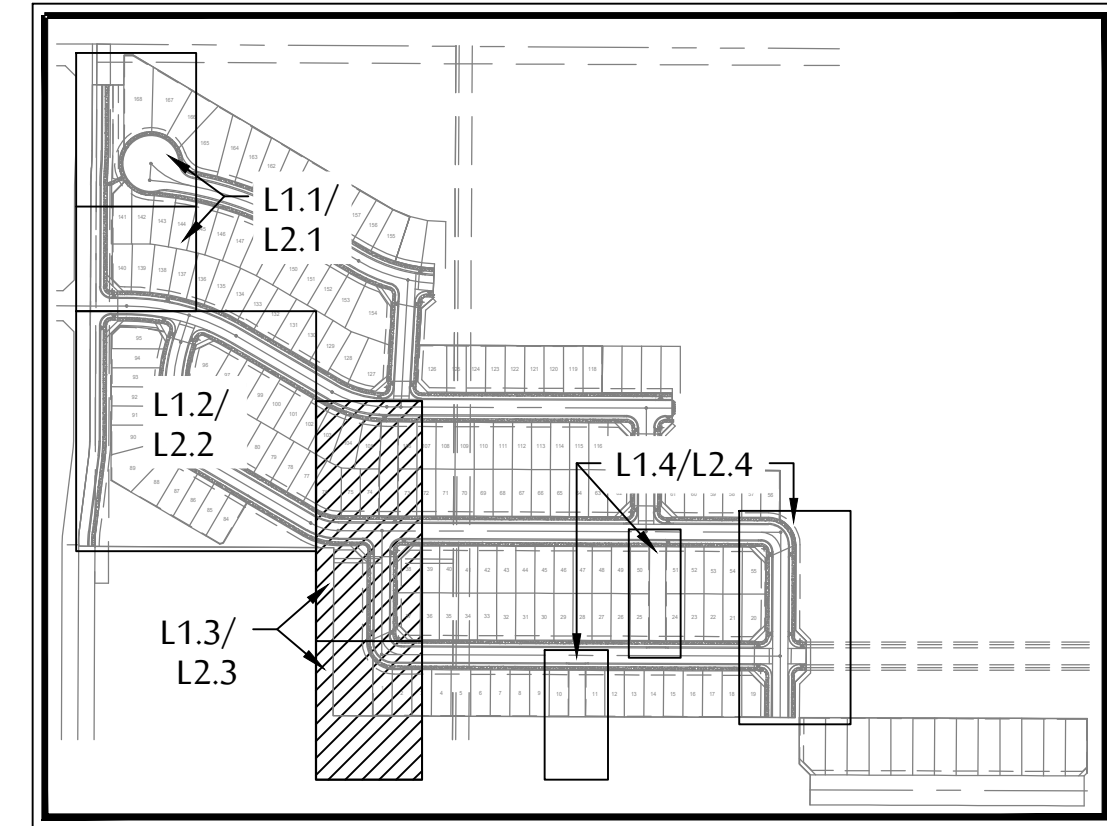


IRRIGATION SCHEDULE

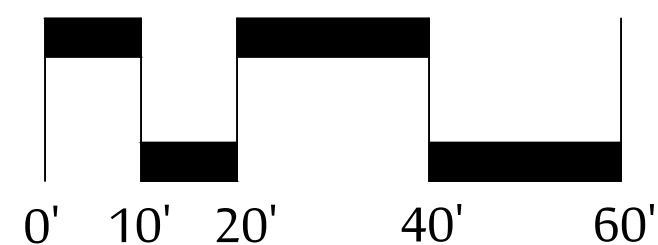
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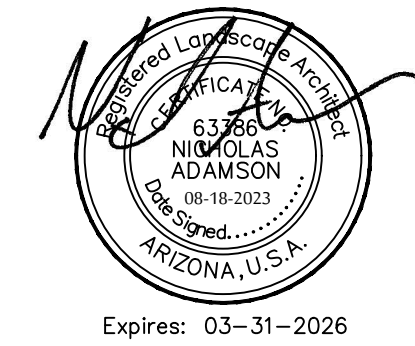
KEY MAP



SCALE: 1"=20'-0"



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IRRIGATION PLAN NORTH COPPER CANYON VILLAGE - PARCEL 2A

NEC OF W. WILLIAMS ROAD & N. 175TH AVENUE
SURPRISE, AZ

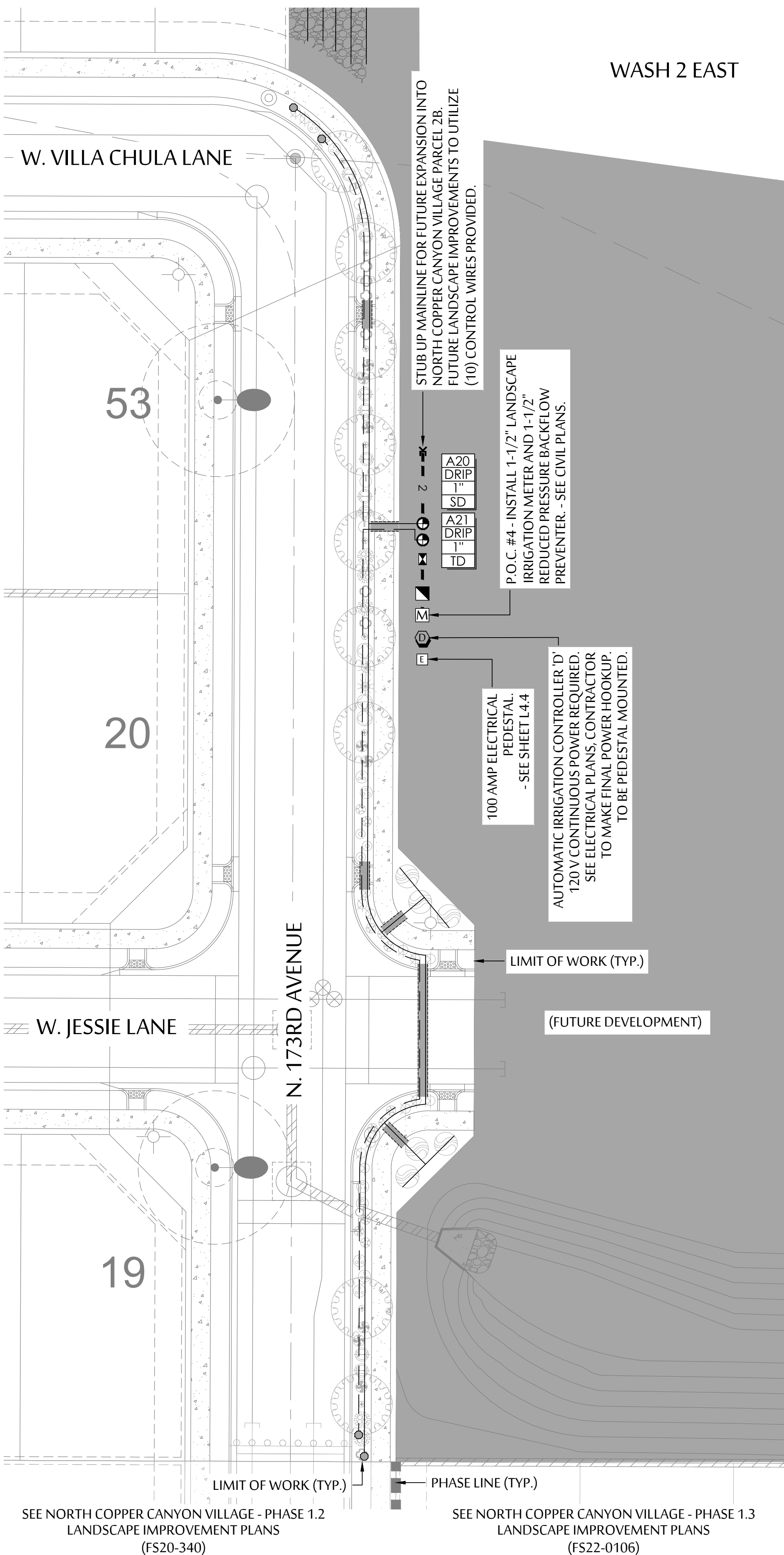
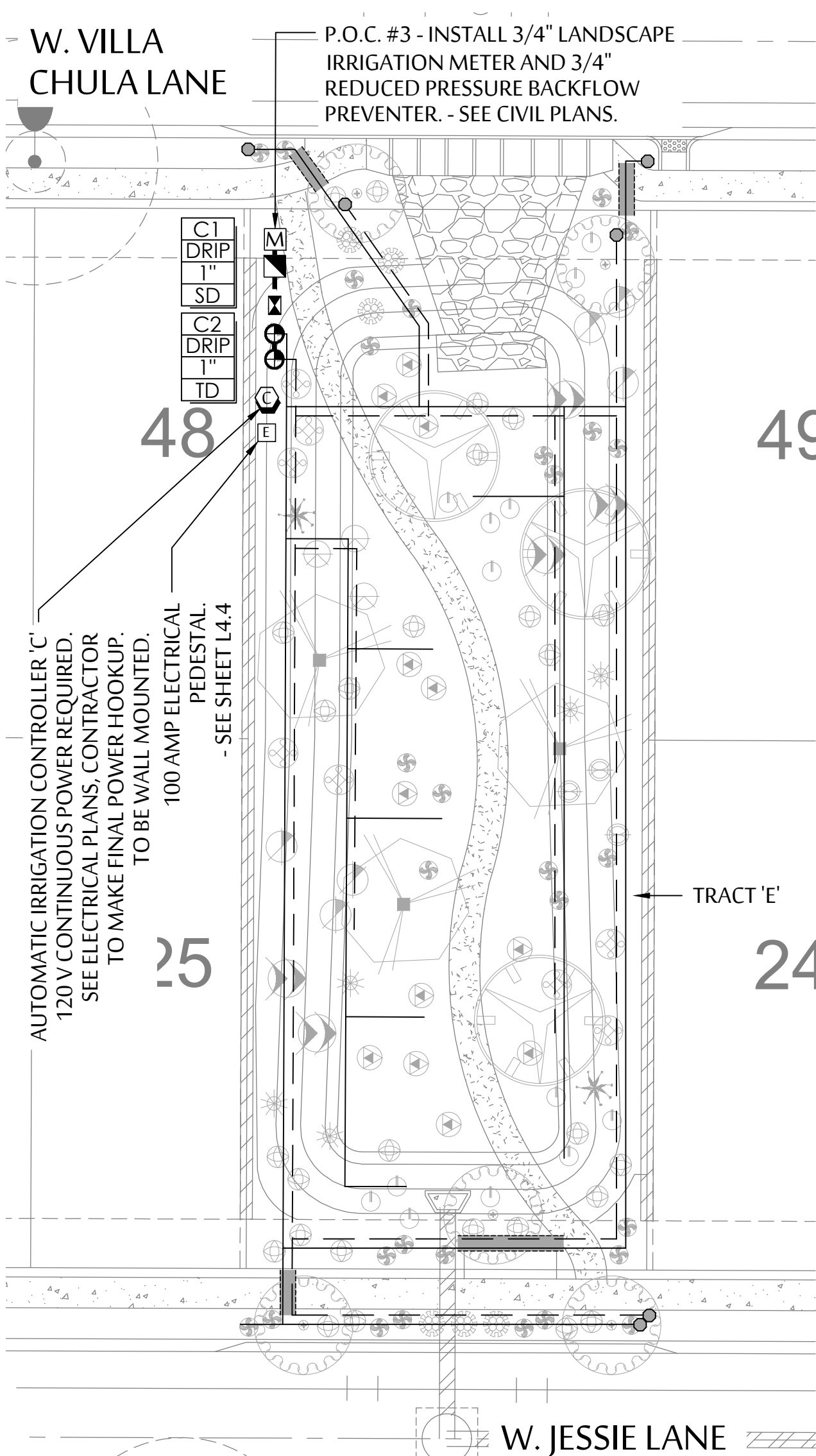
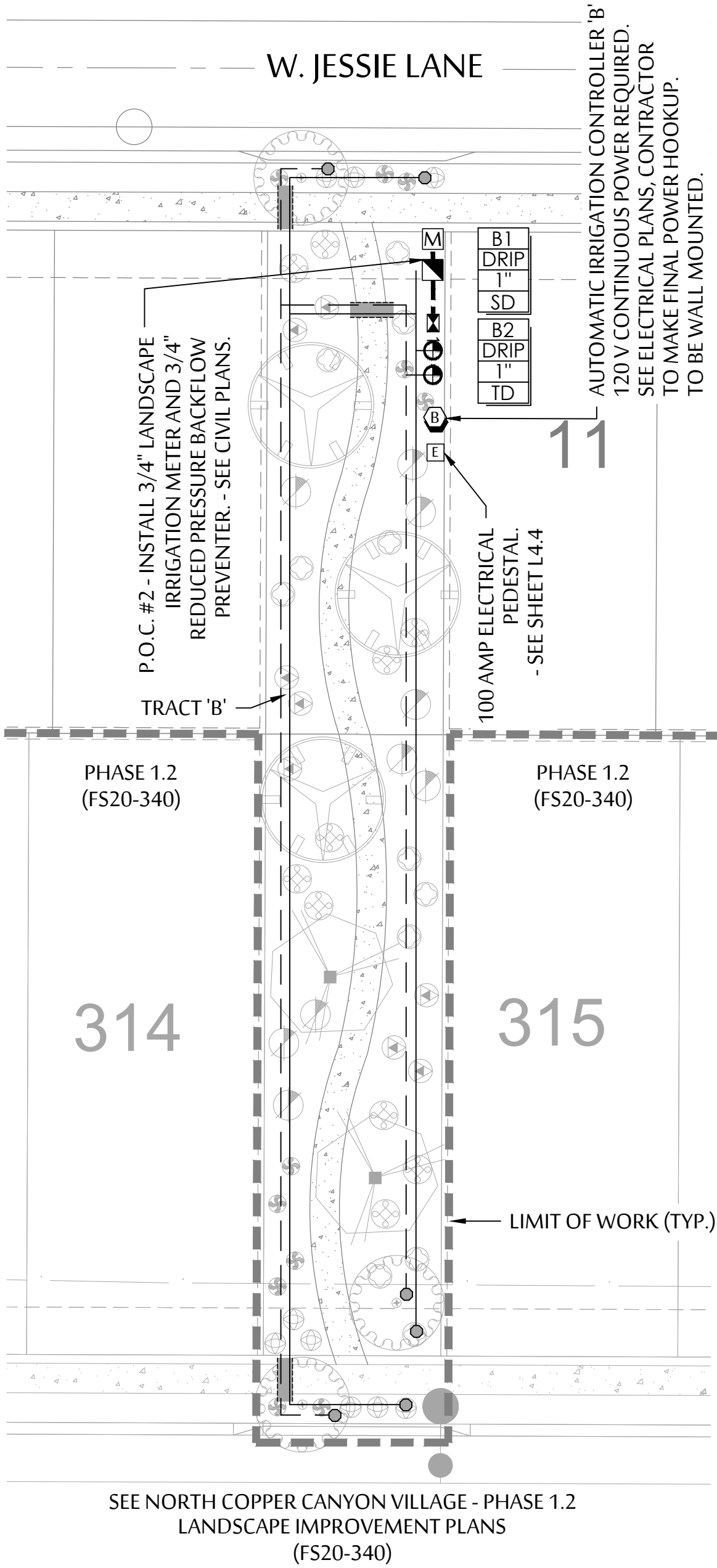
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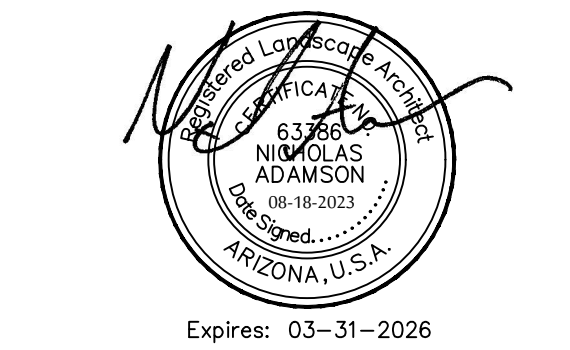
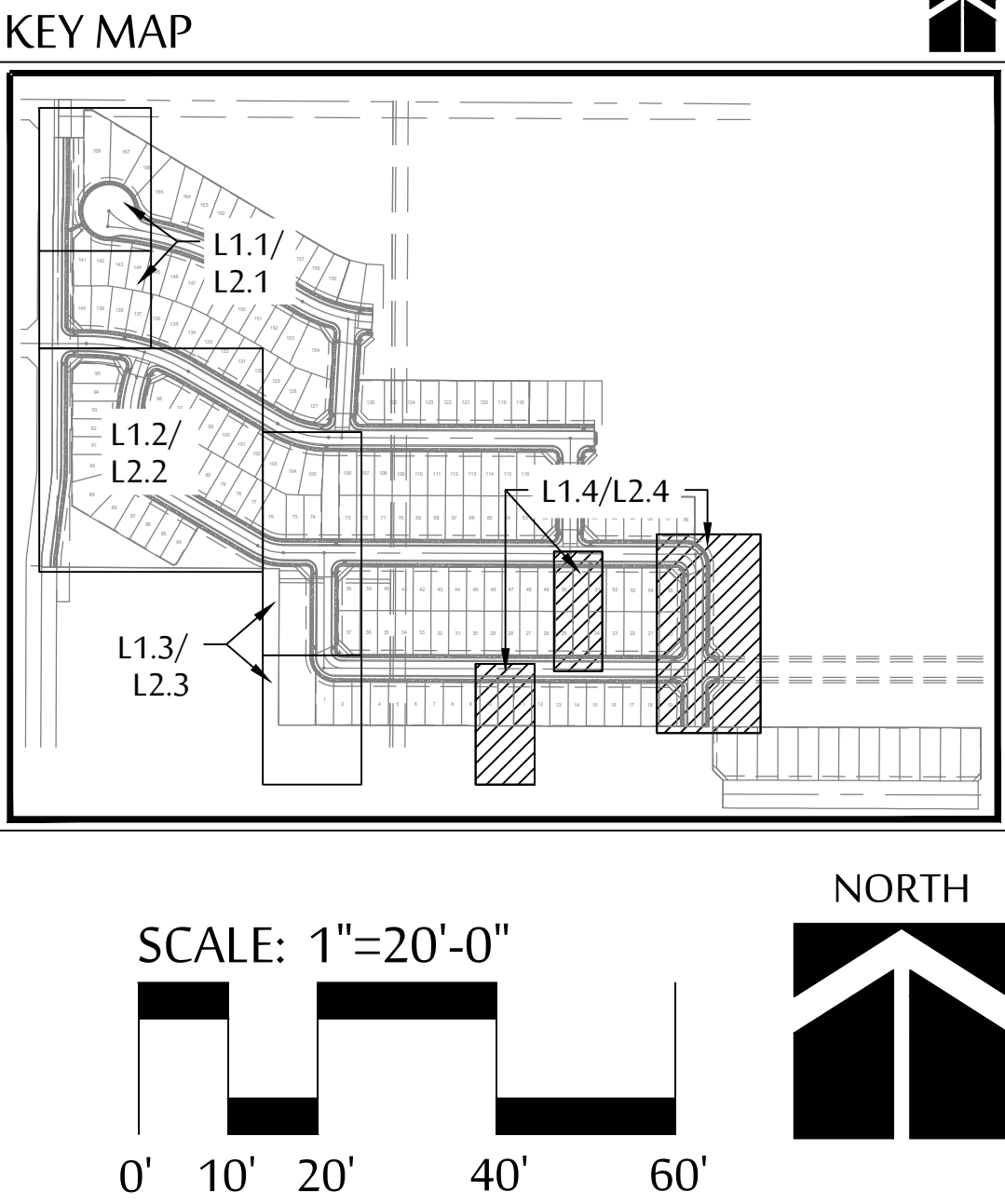
CASE NUMBER: FS22-0837
REVISIONS: _____

SHEET NO. L2.3



SYMBOL	SPECIFICATION
M	WATER METER - SIZE PER PLANS; COORDINATE LOCATION AND INSTALLATION W/ OWNER'S REPRESENTATIVE OF METER. - SEE CIVIL PLANS FOR EXACT LOCATIONS.
FEBCO 825YA	REDUCED PRESSURE BACKFLOW PREVENTOR - SIZE PER PLANS.
A, B, C, D	IRRITROL AUTOMATIC IRRIGATION CONTROLLER A: FOR VALVES A7-A16, USE CONTROLLER 'A' INSTALLED IN NORTH COPPER CANYON VILLAGE - PARCEL 1.2 (FS20-340). B & C: MC-4E (WALL MOUNT) - ADD CLIMATE LOGIC WEATHER STATION (CL-100-WIRELESS). D: MC-12E (P-2B PEDESTAL MOUNT) - ADD CLIMATE LOGIC WEATHER STATION (CL-100-WIRELESS).
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Hammond 667	GATE VALVE- SAME SIZE AS MAINLINE.
IRRITROL 700DK-1-MF	- ELEC. REMOTE CONTROL DRIP VALVE ASSEMBLY; SIZE AS NOTED ON PLAN.
FLUSH VALVE ASSEMBLY.	
SCHEDULE SCH 40 PVC SLEEVE.	SEE SLEEVING SCH.
ADD 2" SCHEDULE SCH 40 PVC SLEEVE FOR CONTROL WIRE WHERE NECESSARY.	
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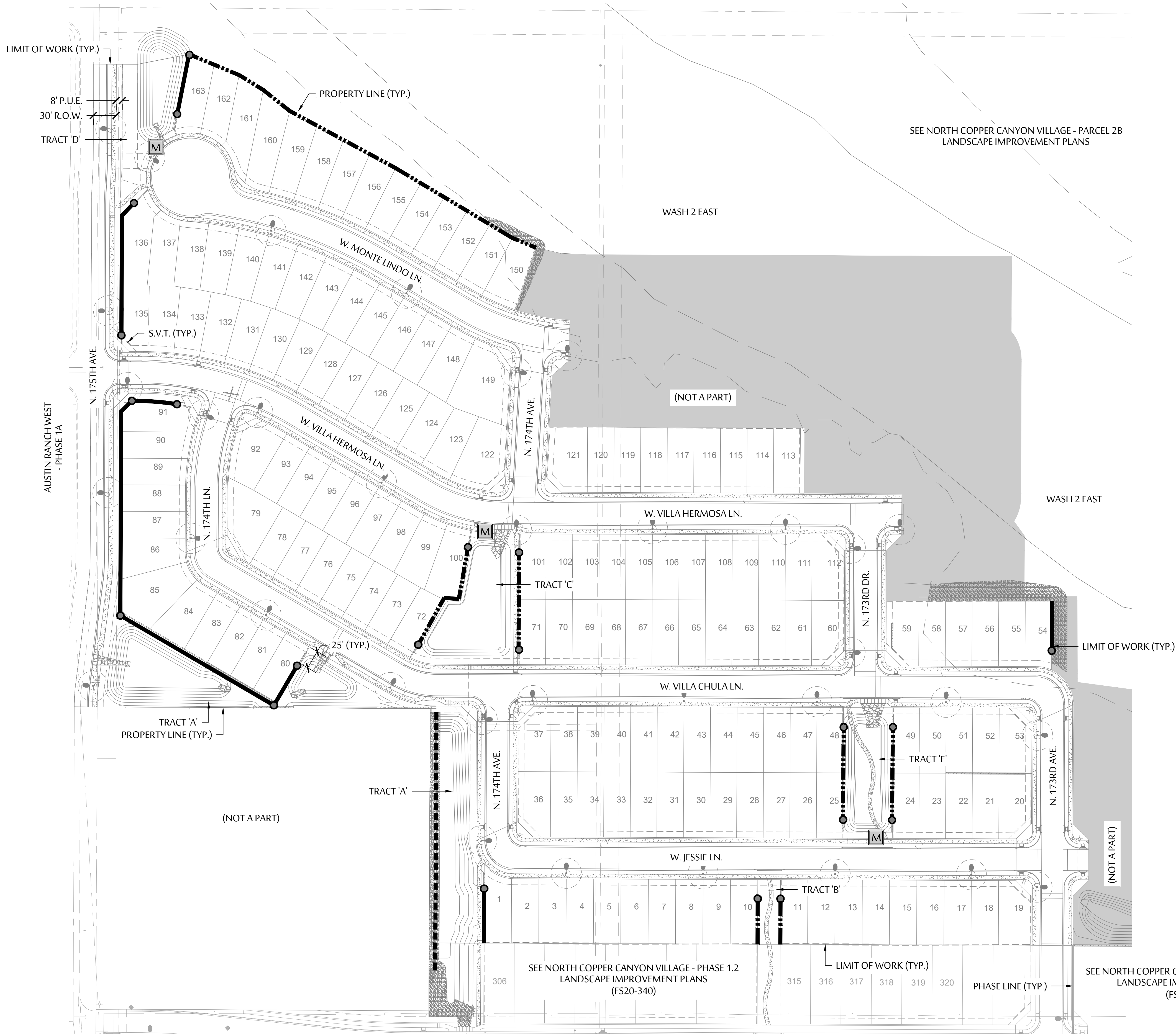
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SHEET NO.
L2.4



WALL PLAN LEGEND

THEME WALL (QTY: ≈ 1,087 L.F.)
- SEE DETAIL 'A' ON SHEET L4.1

PARTIAL VIEW FENCE (QTY: ≈ 1,223 L.F.)
- SEE DETAIL 'D' ON SHEET L4.1

CUSTOM RETAINING WALL (QTY: ≈ 340 L.F.)
- SEE DETAIL 'F' ON SHEET L4.1

PROJECT THEME COLUMNS (QTY: 21)
- SEE DETAIL 'B' ON SHEET L4.1

COMMUNITY MAILBOX CLUSTER
- SEE DETAIL 'E' ON SHEET L4.1

- NOTES:
1. ANY QUANTITIES SHOWN ON THIS SHEET ARE FOR CONVENIENCE ONLY. CONTRACTOR TO UTILIZE THE FINAL SITE PLAN TO VERIFY ALL QUANTITIES NECESSARY TO BID AND INSTALL WALLS, COLUMNS AND FENCING.
 2. ALL FOOTINGS, WALLS, FENCES AND THEME COLUMNS ARE TO BE LOCATED OUTSIDE OF THE P.U.E., R.O.W., SITE VISIBILITY TRIANGLES AND FRONT YARD SETBACKS.
 3. THEME COLUMNS AND/OR ENDS OF WALLS ARE TO BE 25'-0" OFF THE BACK OF THE R.O.W. SOME THEME COLUMNS MAY HAVE TO BE LOCATED 30' OFF THE BACK OF THE R.O.W. WHERE SITE VISIBILITY TRIANGLE EASEMENTS ARE PRESENT. CONTRACTOR TO INSTALL 6"x6" CONCRETE HEADER FROM THE FRONT OF THE COLUMN (OR END OF WALL) TO THE BACK OF THE SIDEWALK OR STREET FRONTAGE CURB.
 4. SIGN REQUIRES A SEPARATE PERMIT. DETAILS ARE FOR INFORMATION ONLY.
 5. SEE CIVIL PLANS FOR RETAINING WALL LOCATIONS.
 6. THE CITY OF SURPRISE MUST APPROVE ANY ALTERNATIVES OR SUBSTITUTIONS.

MCGOUGH
ADAMSON

Landscape
Architects

Land
Planning

Irrigation

535 E. MCKELLIPS RD. SUITE 131
MESA, ARIZONA 85203
PHONE: (602) 997-9093

Professional Landscape Architect
NICHOLAS
ADAMSON
08-18-2023
Arizona, U.S.A.

Expires: 03-31-2026

WALL PLAN

NORTH COPPER CANYON VILLAGE
- PARCEL 2A

NEC OF W. WILLIAMS ROAD & N. 175TH AVENUE
SURPRISE, AZ

These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

These drawings shall not be used on other projects or for additions to this project except by written agreement from the landscape architect.

JOB NO.

DATE:

DRAWN BY:

CHECKED BY:

08-18-23

BD, TV

NA

CASE NUMBER:

REVISIONS:

FS22-0837

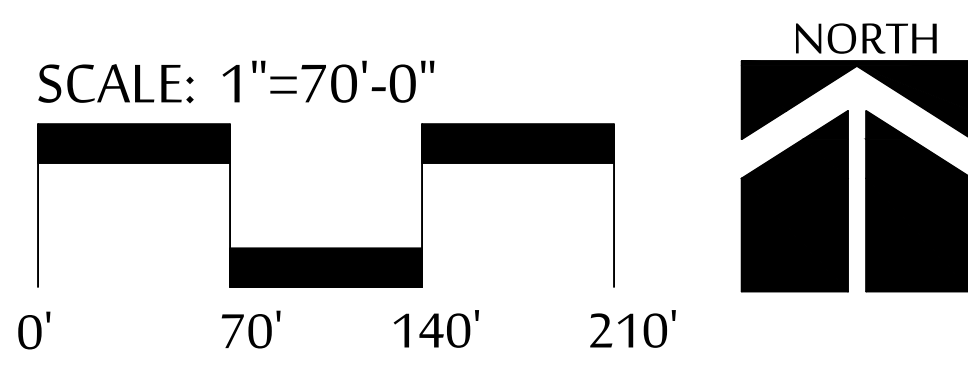
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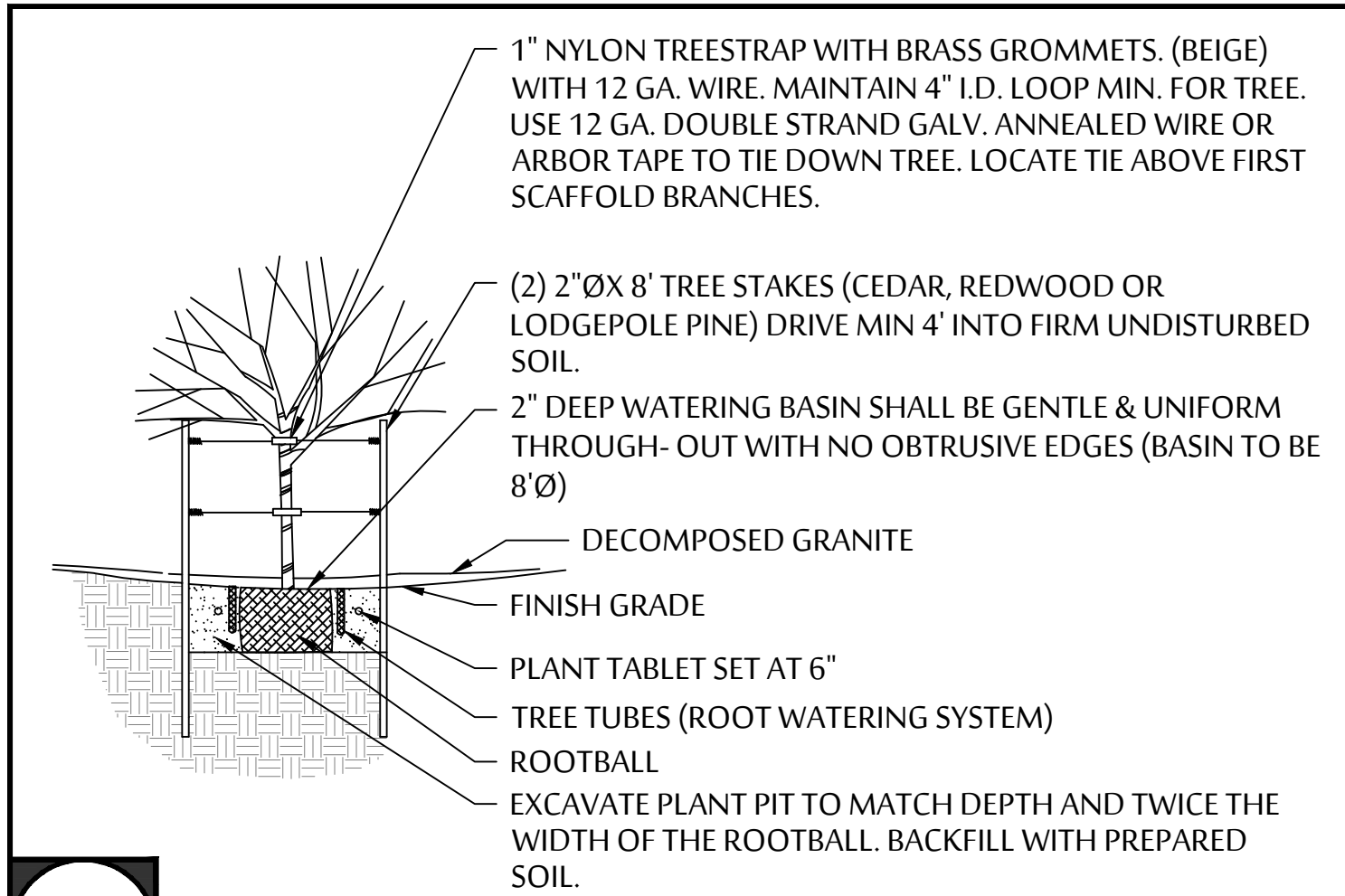
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OF

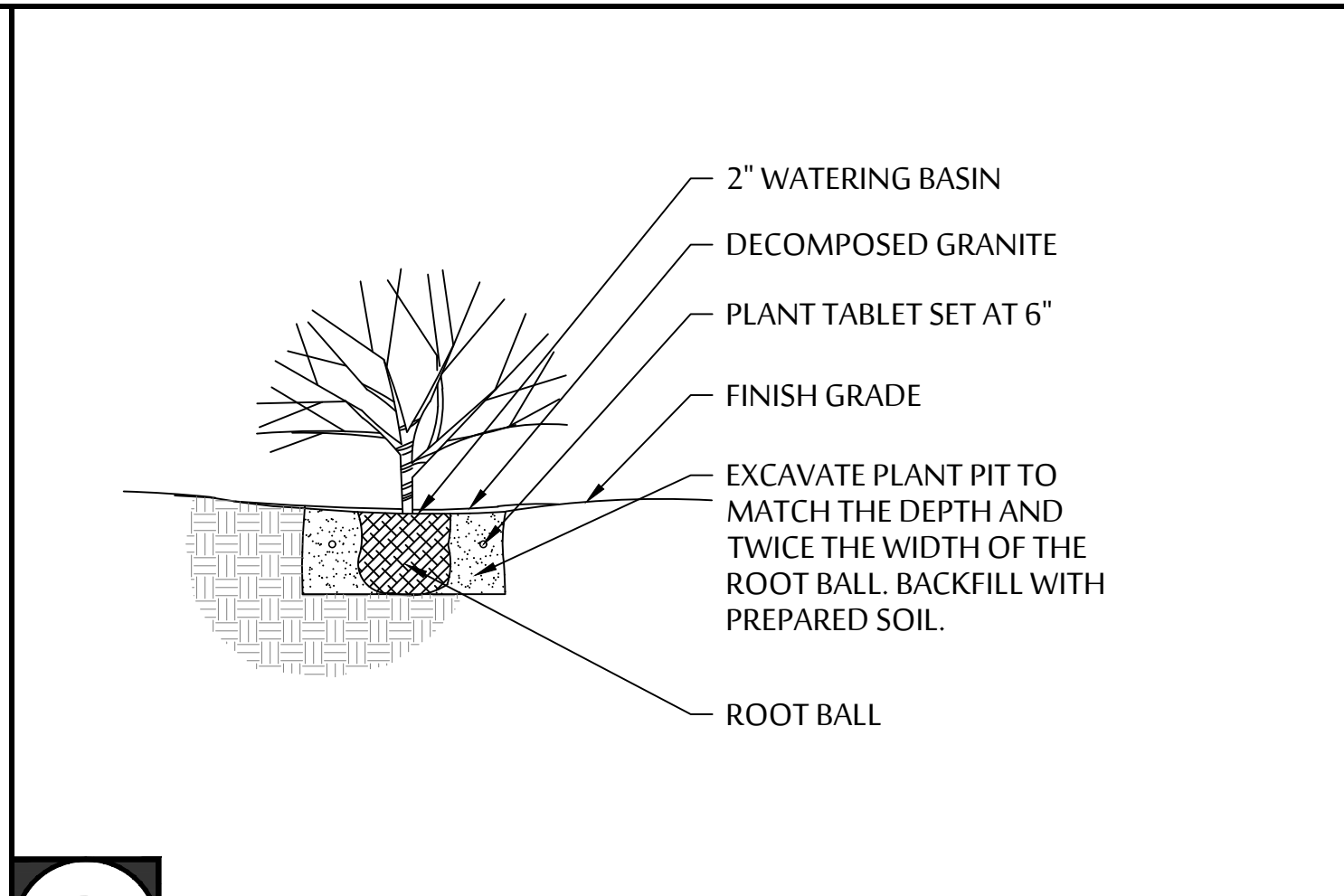
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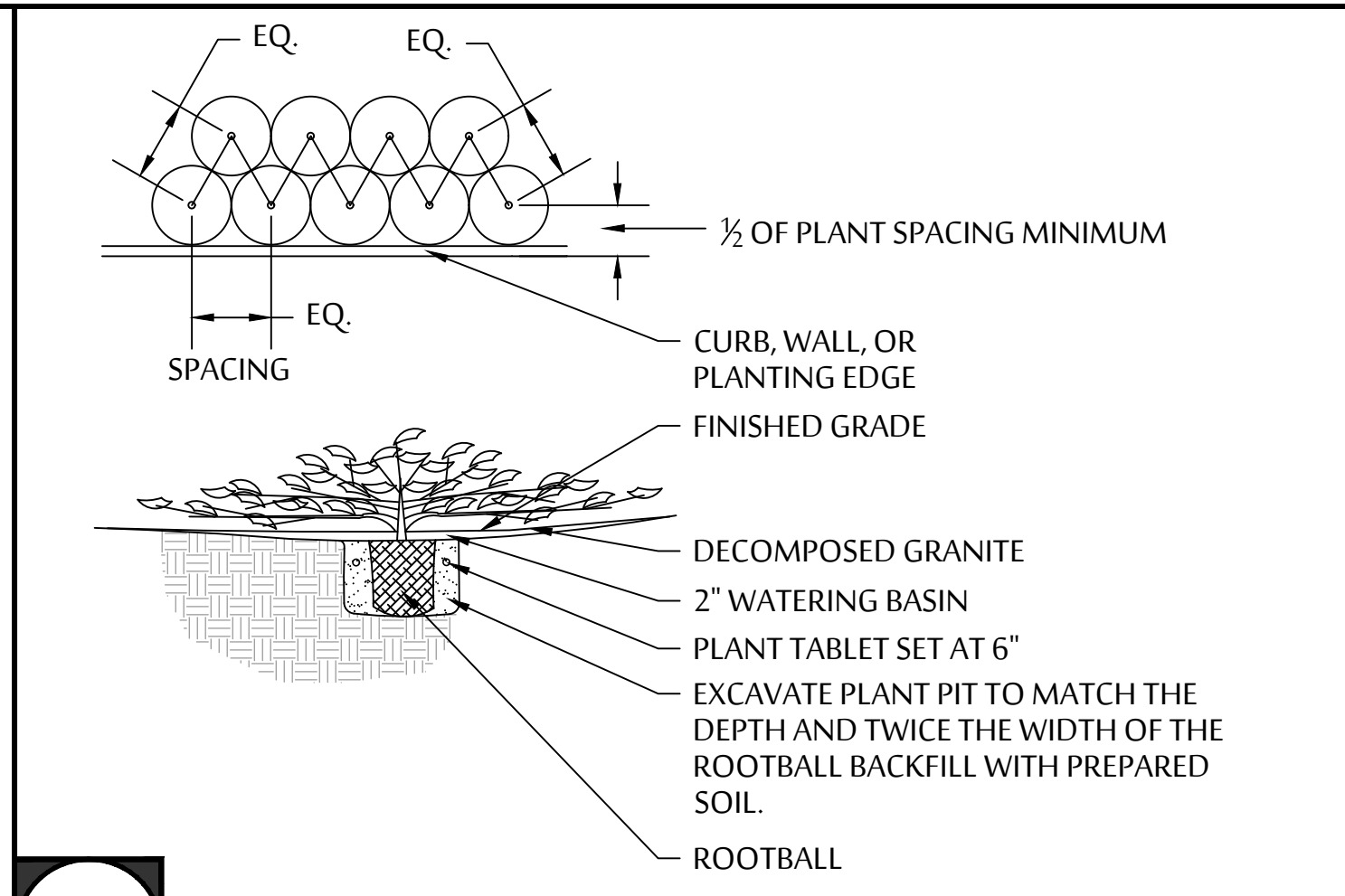
A TREE PLANTING

SCALE: NTS



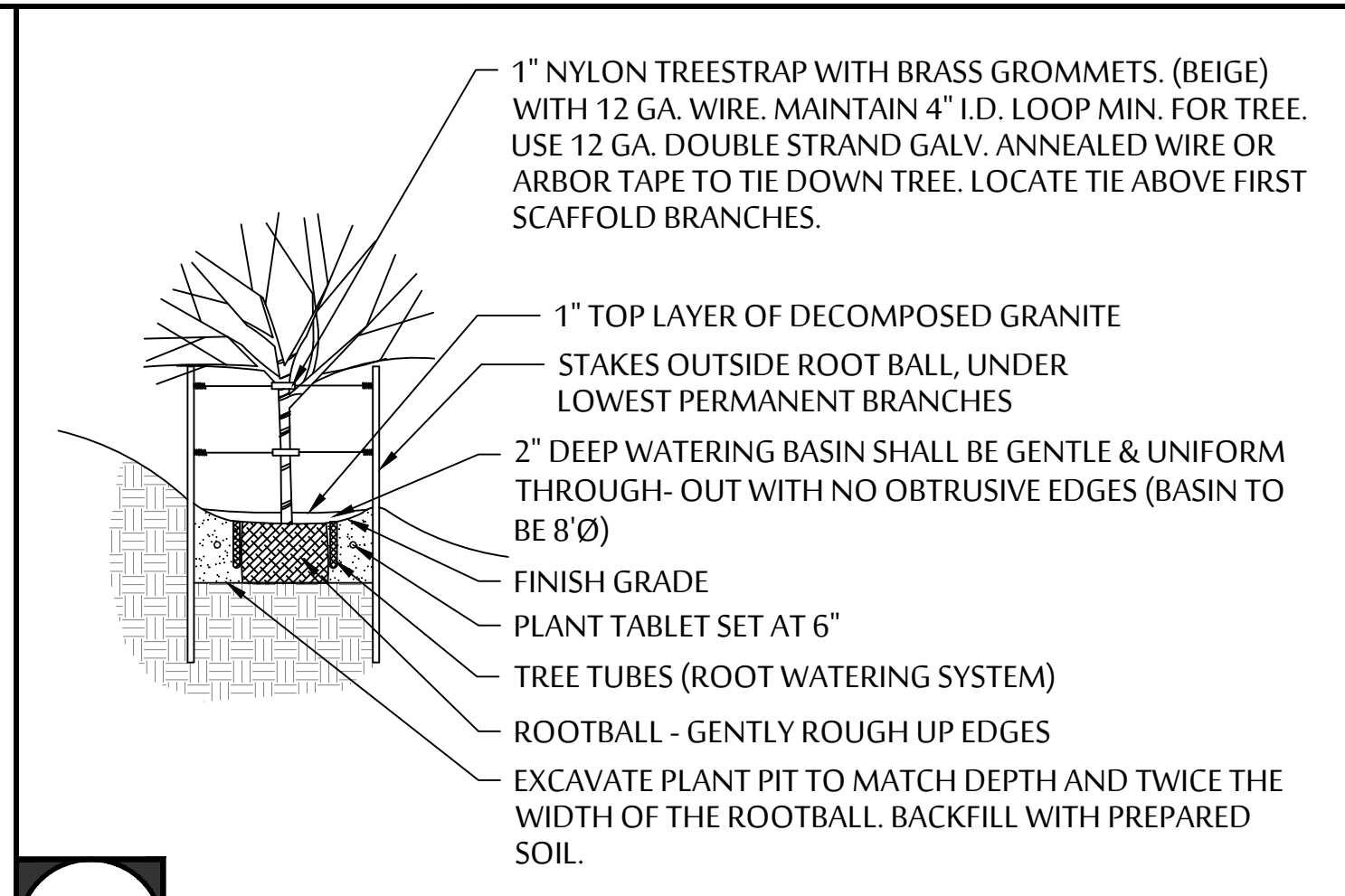
B SHRUB PLANTING

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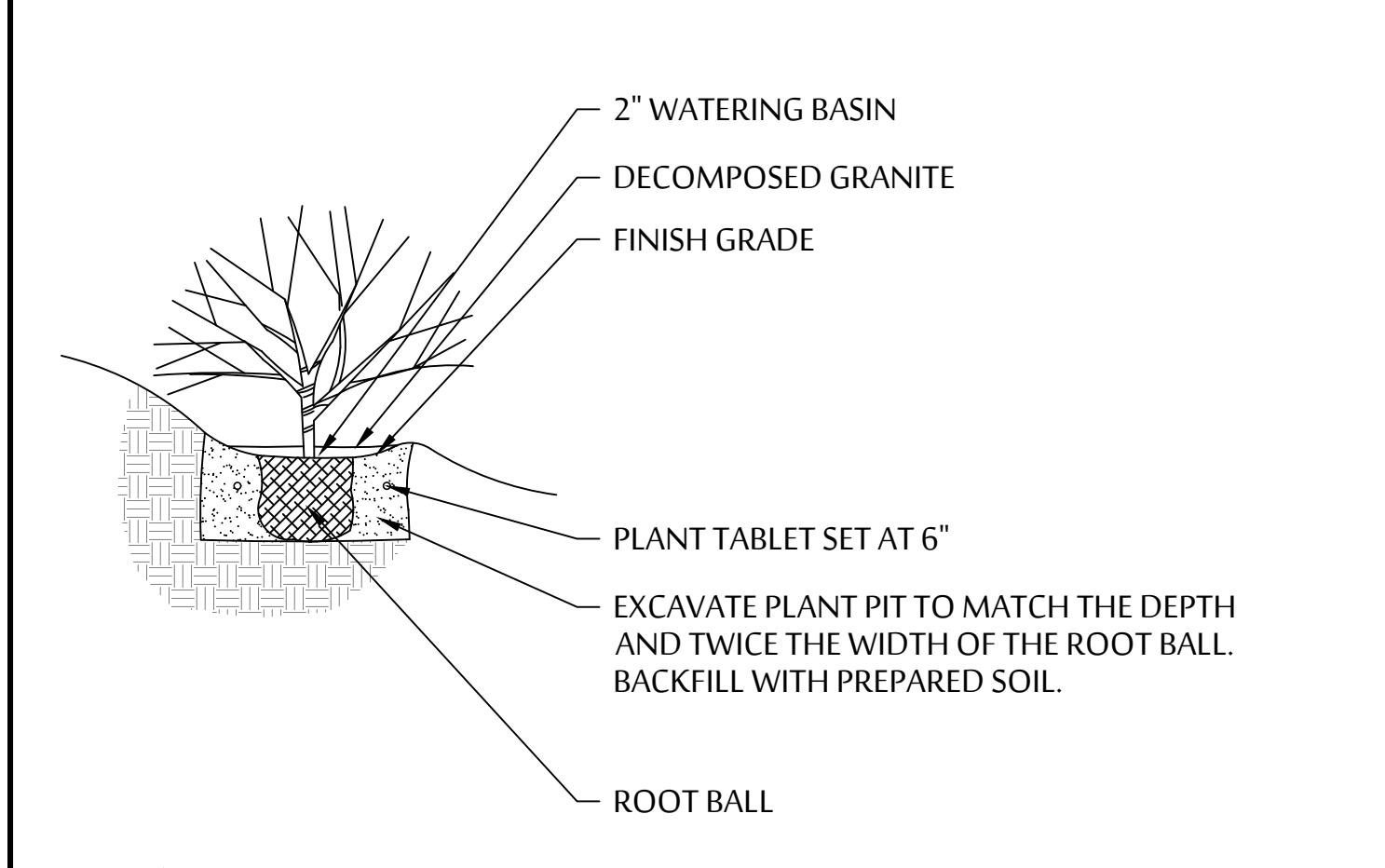
C GROUND COVER PLANTING

SCALE: NTS



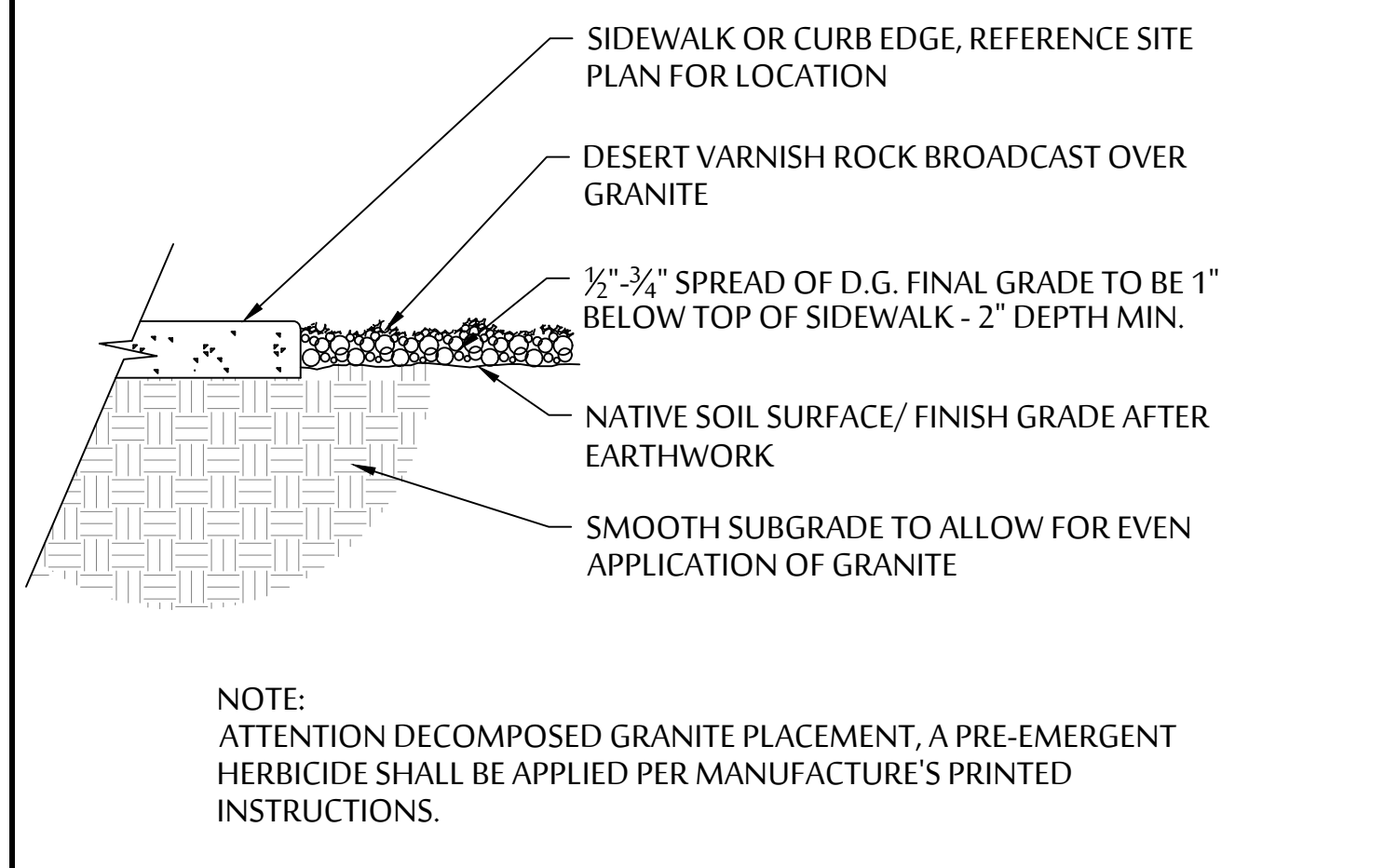
D TREE PLANTING ON SLOPE

SCALE: NTS



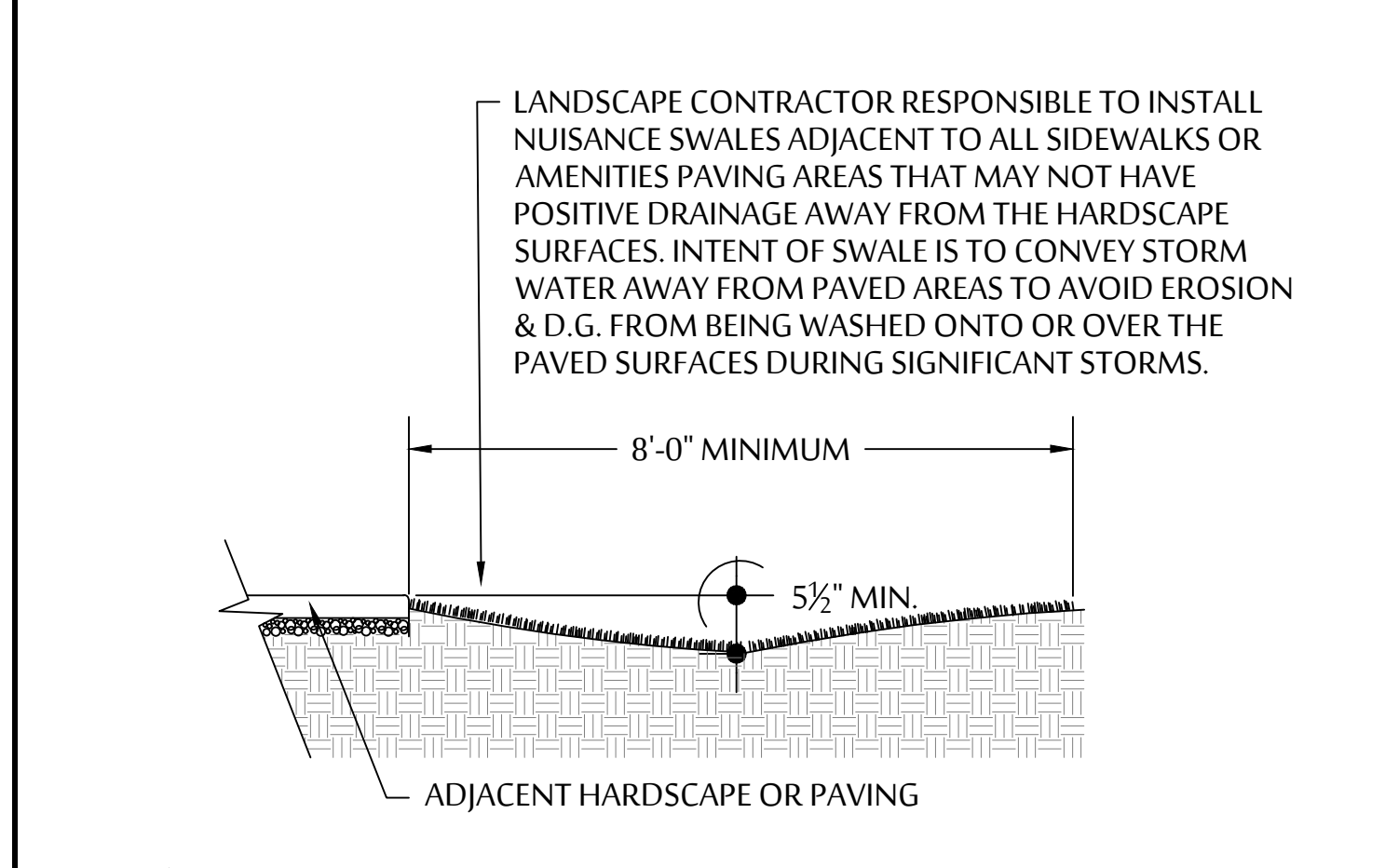
E SHRUB PLANTING ON SLOPE

SCALE: NTS



F DECOMPOSED GRANITE

SCALE: NTS



G SWALE DETAIL

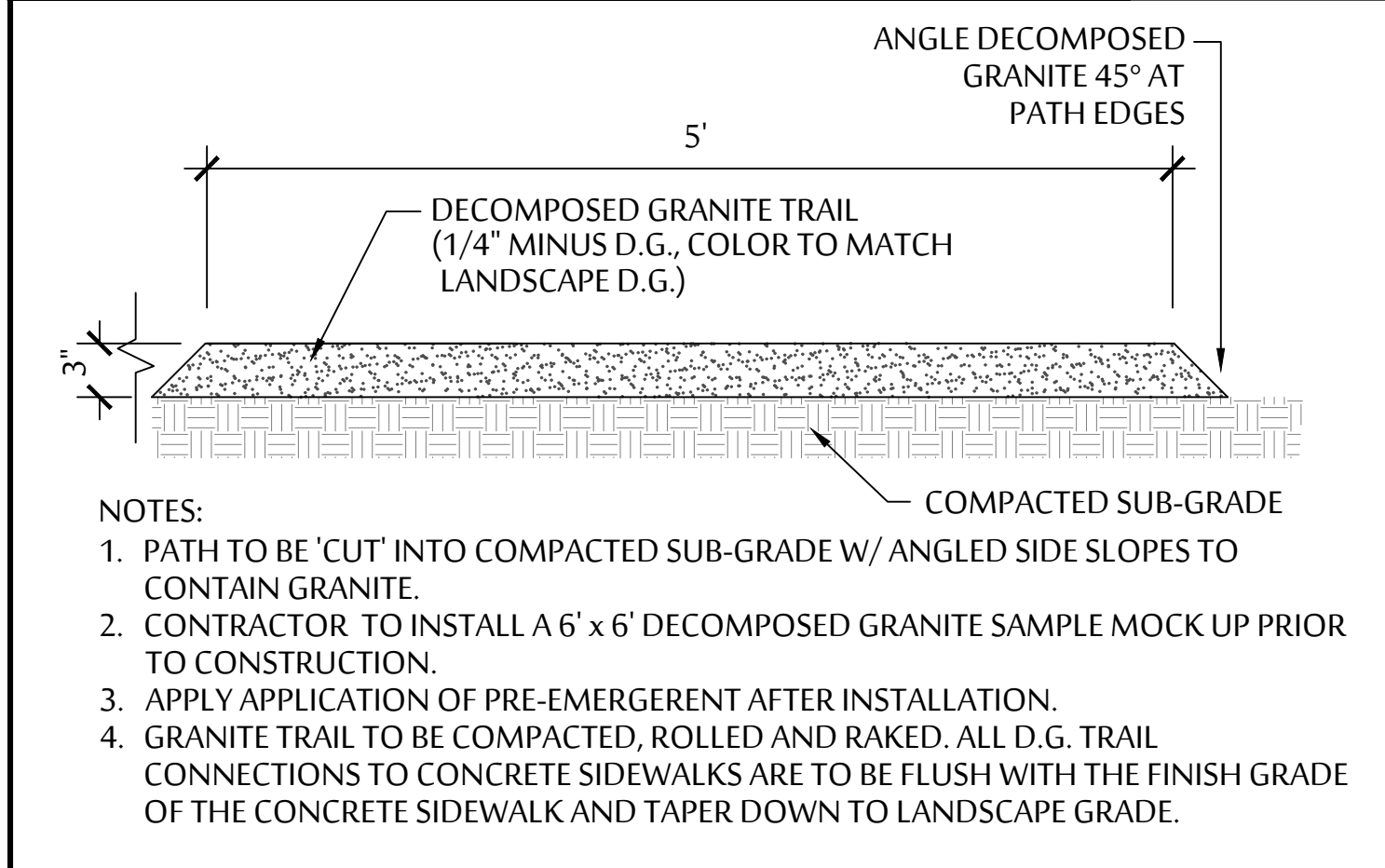
SCALE: NTS

PLANT TABLETS TO BE AGRIFORM 21 GRAM, 20-10-5 FERTILIZER TABLETS.

PLANT TABLE SCHEDULE FOR TREES AND SHRUBS	
5 GALLON	2 TABLETS
15 GALLON	3 TABLETS
24" BOX	5 TABLETS
36" BOX	6 TABLETS
42" BOX	8 TABLETS

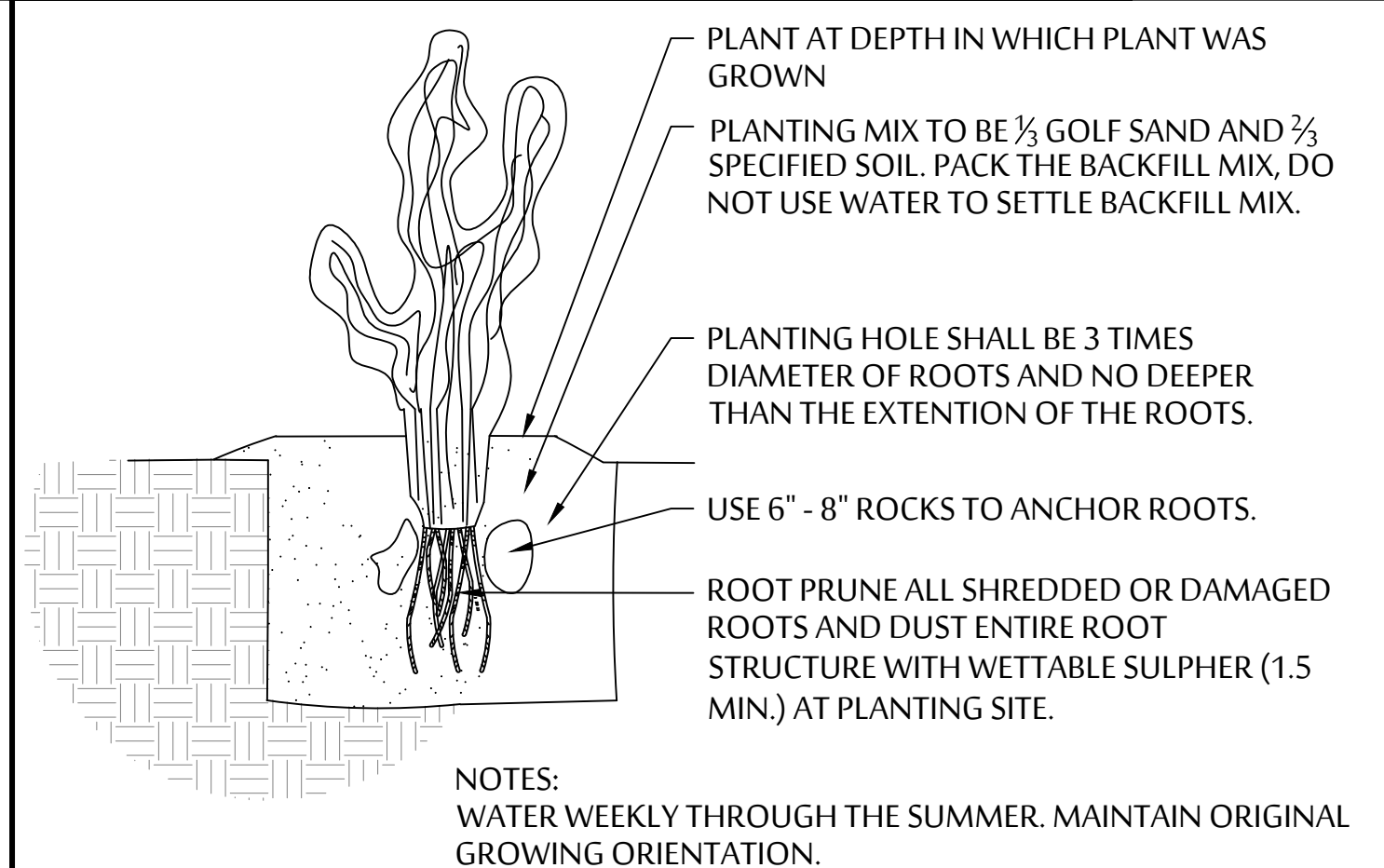
H PLANT TABLE SCHEDULE

SCALE: NTS



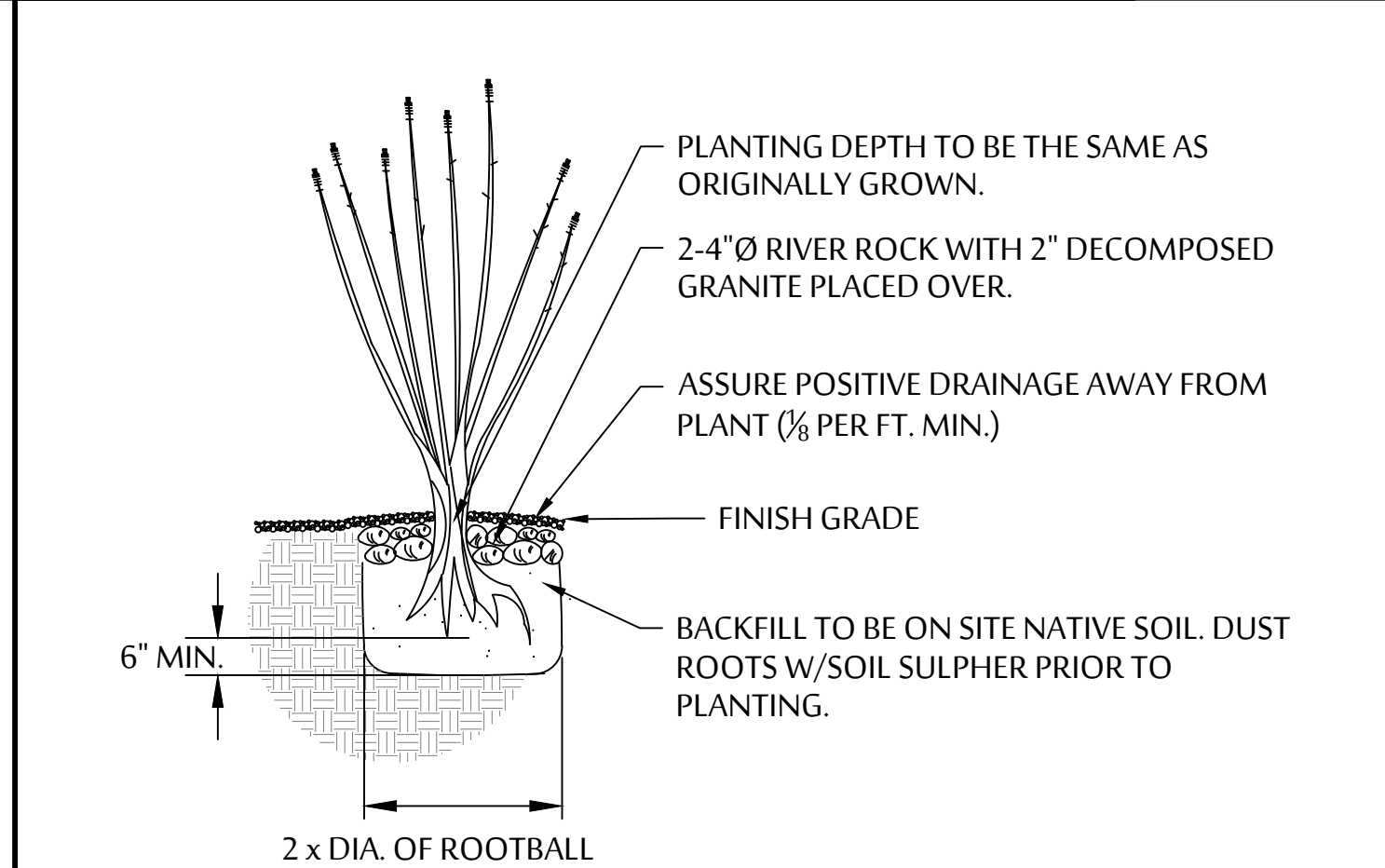
I 1/4" MINUS D.G. AREA

SCALE: NTS



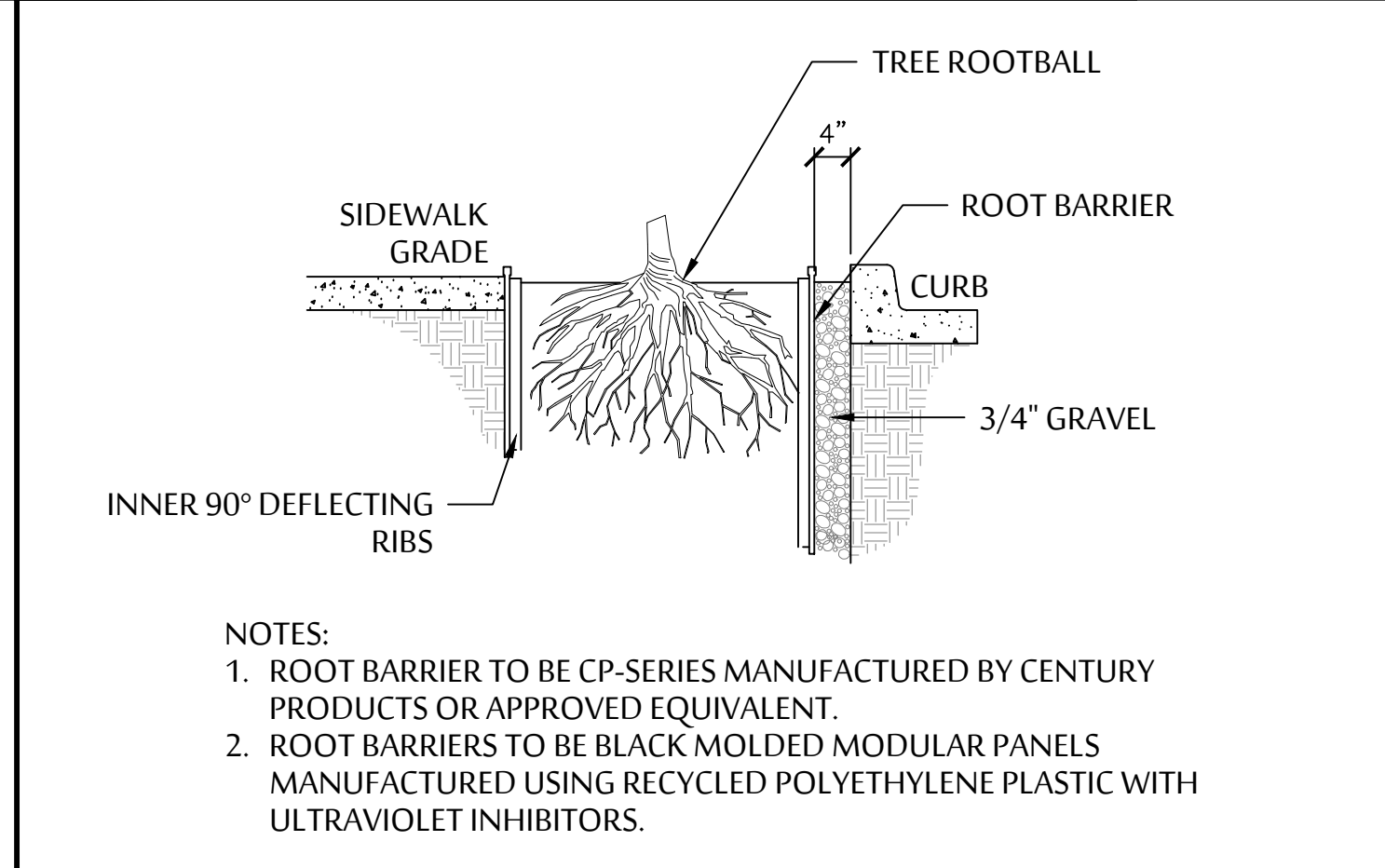
J CACTUS PLANTING DETAIL

SCALE: NTS



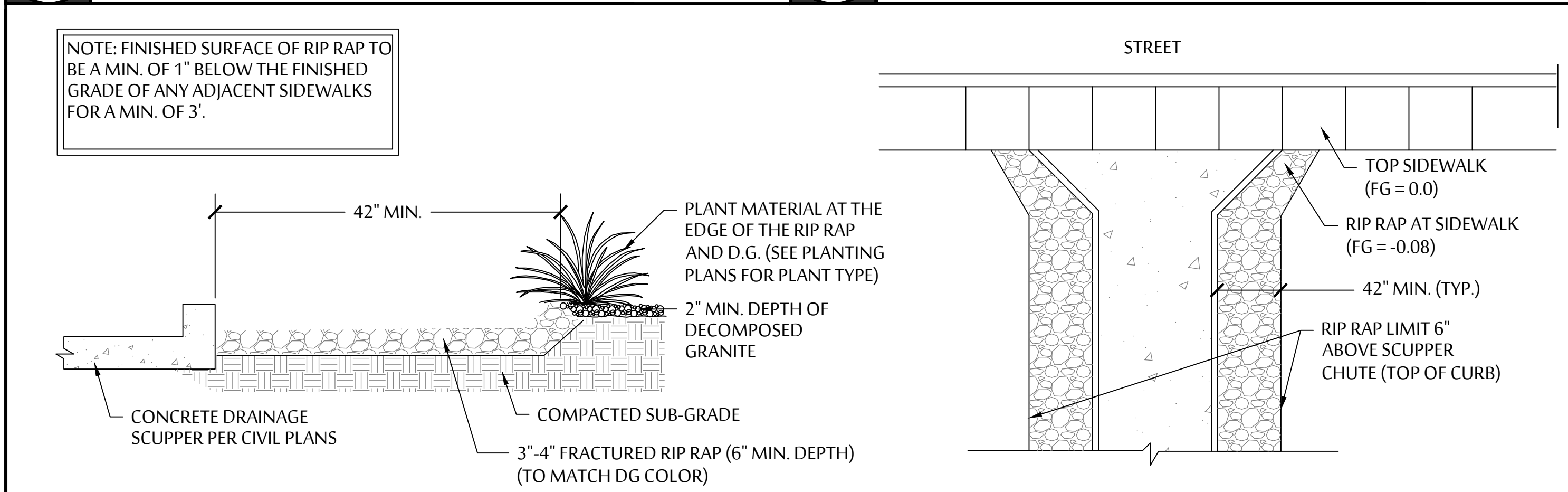
K OCOTILLO PLANTING DETAIL

SCALE: NTS



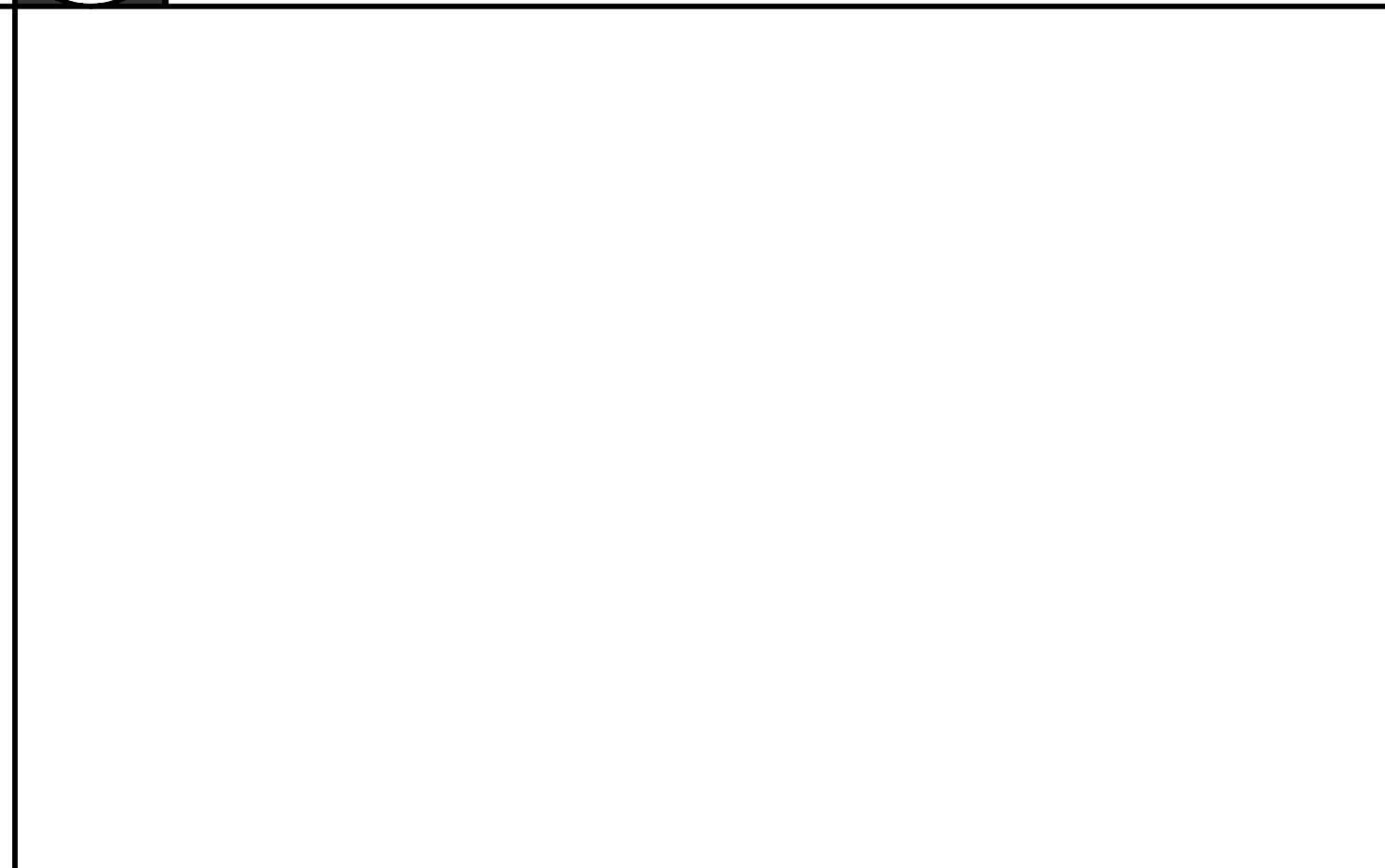
L TREE ROOT BARRIER (C.O.S. EDS DTL 8-4)

SCALE: NTS



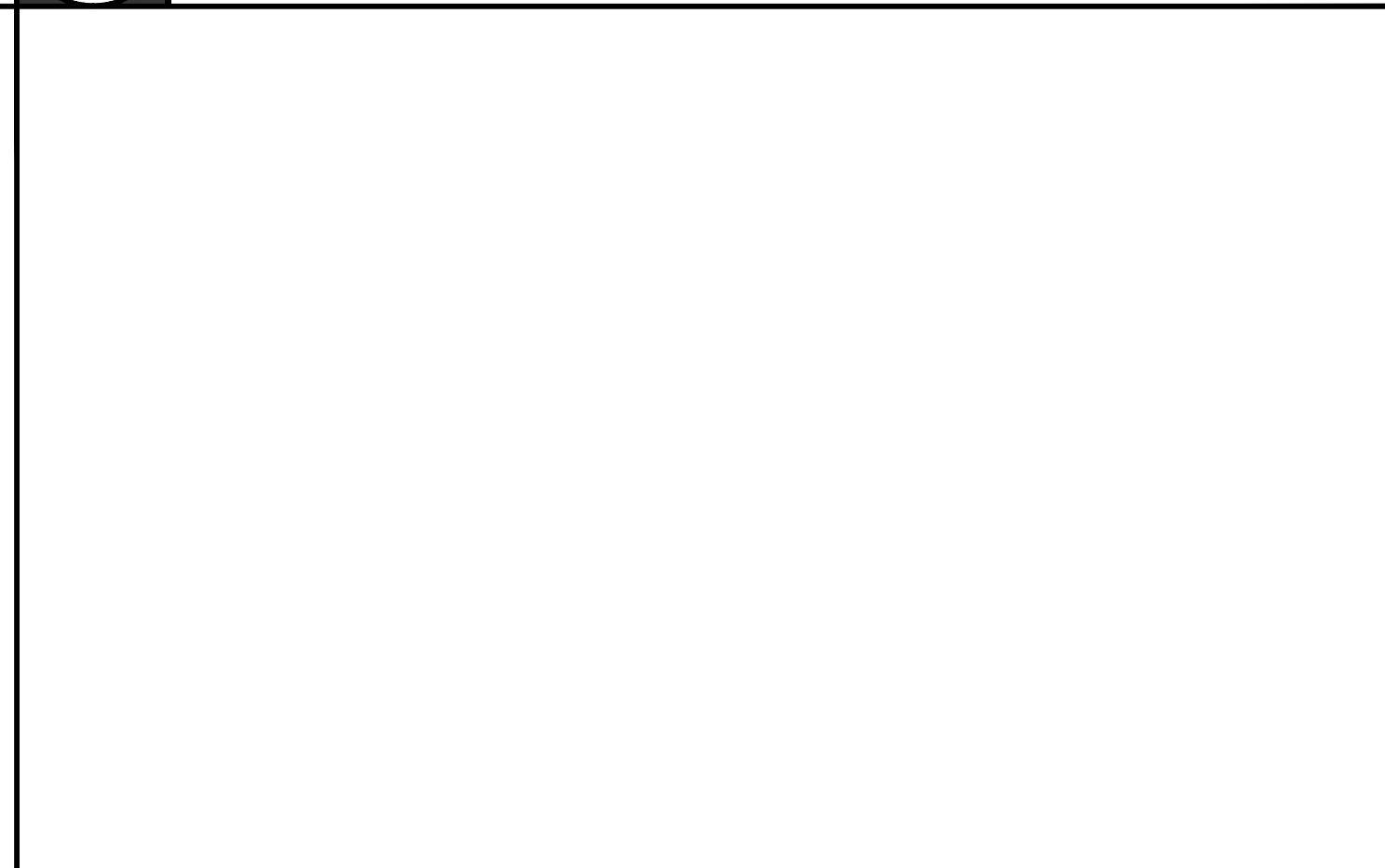
M RIP RAP SCUPPER BORDER (PROFILE)

SCALE: NTS



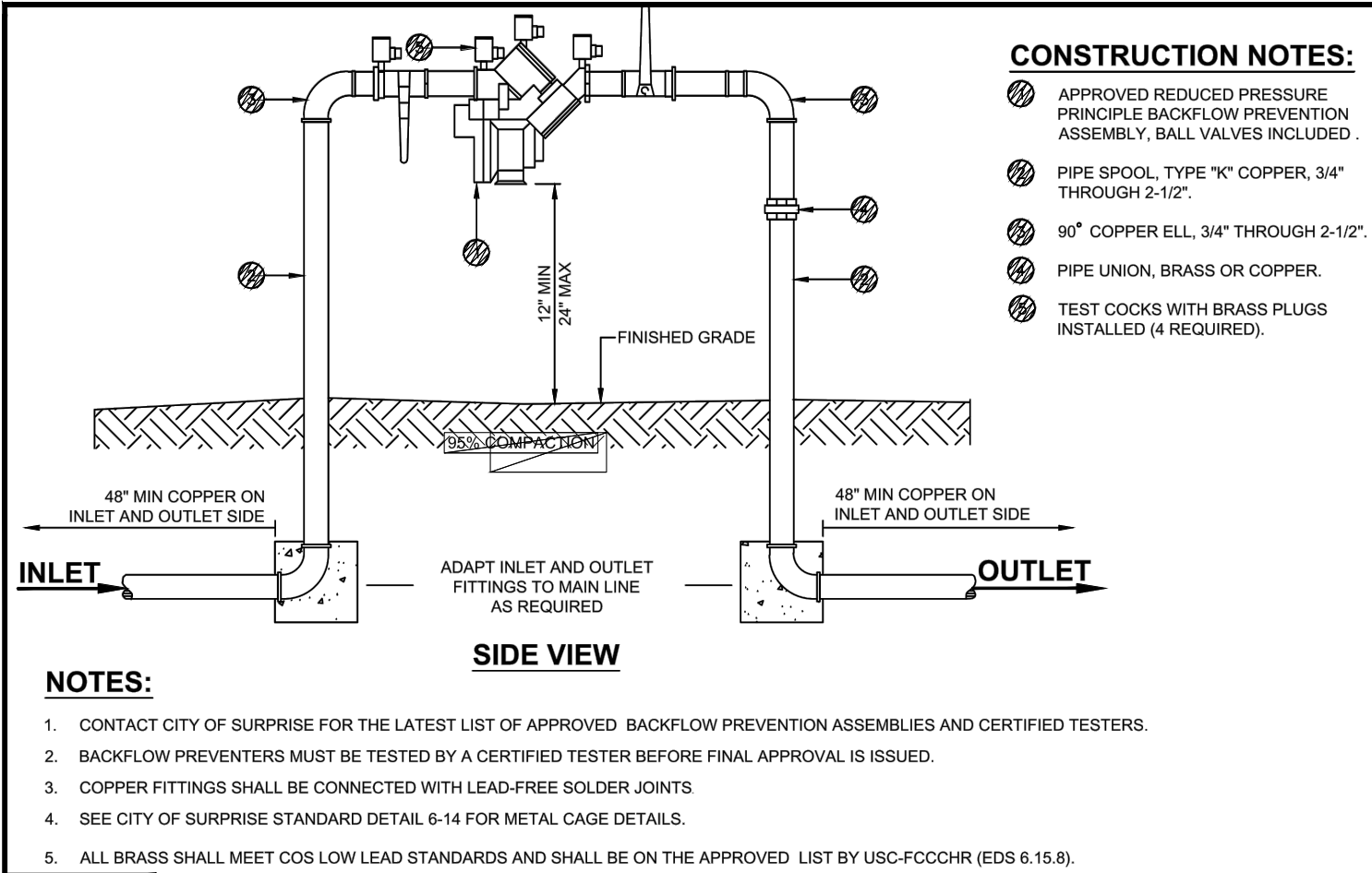
N NOT USED

SCALE: NTS

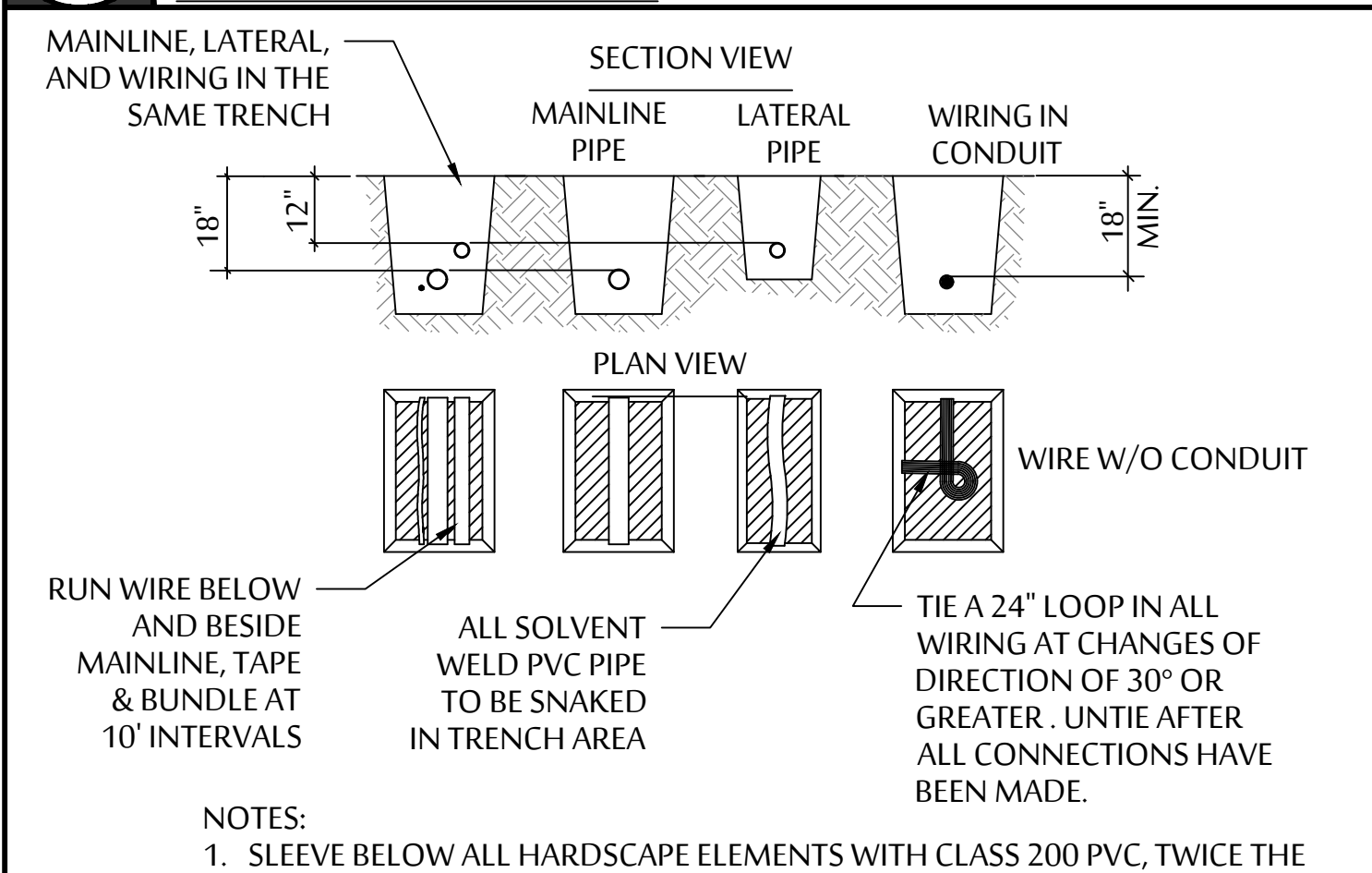


O NOT USED

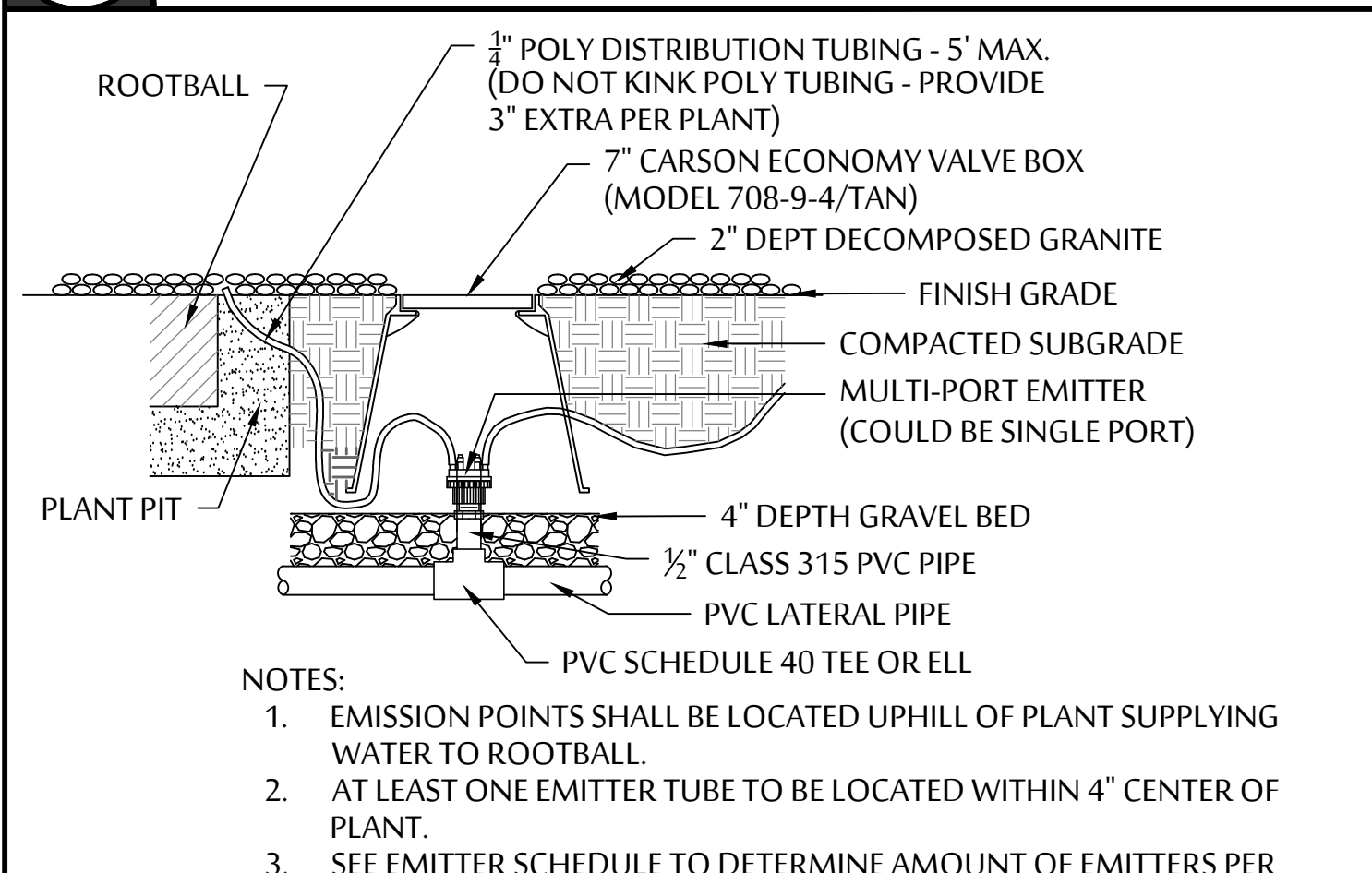
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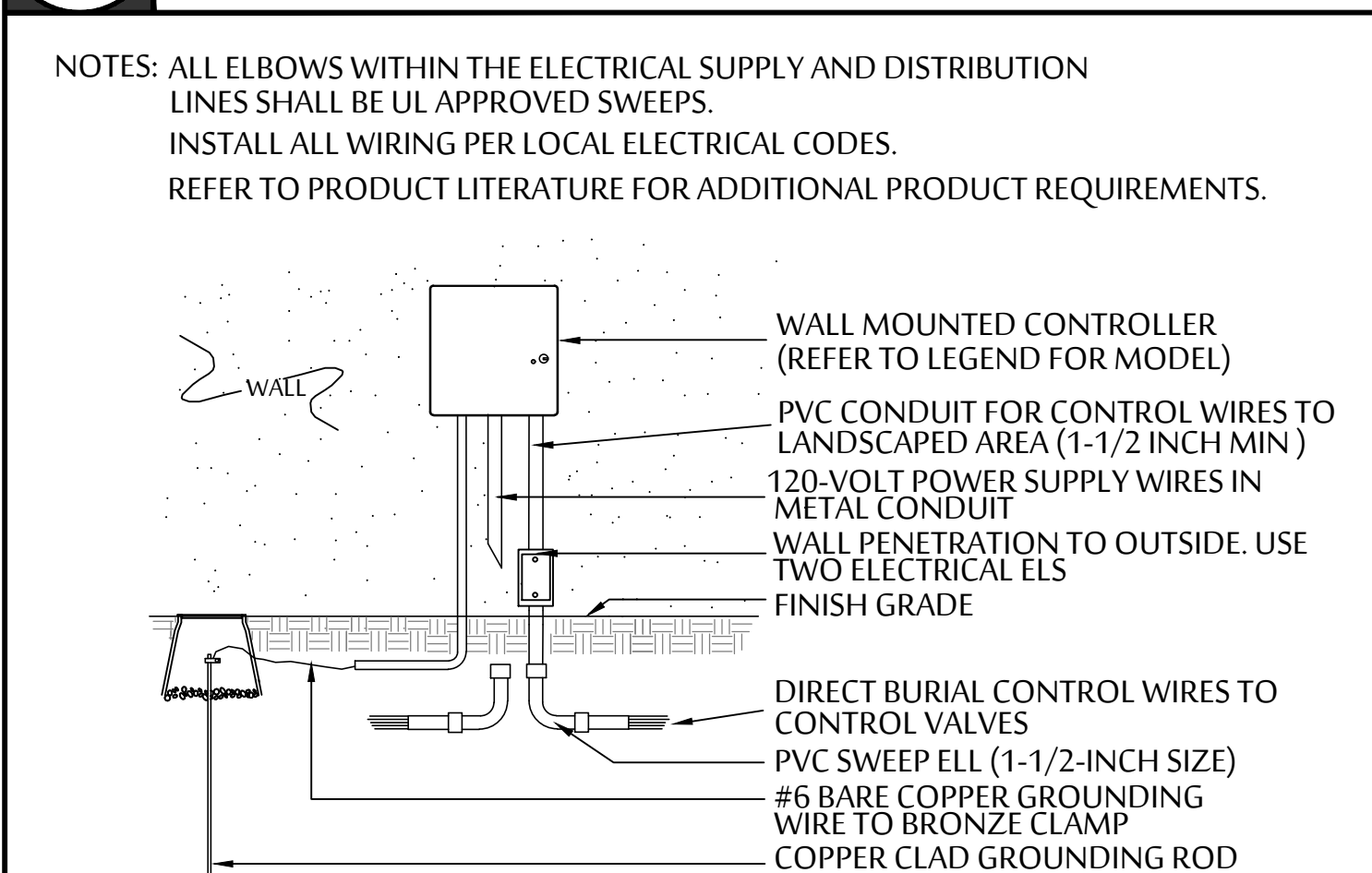
A REDUCED PRESSURE BACKFLOW ASSEMBLY (C.O.S. EDS DTL 6-13) SCALE: NTS



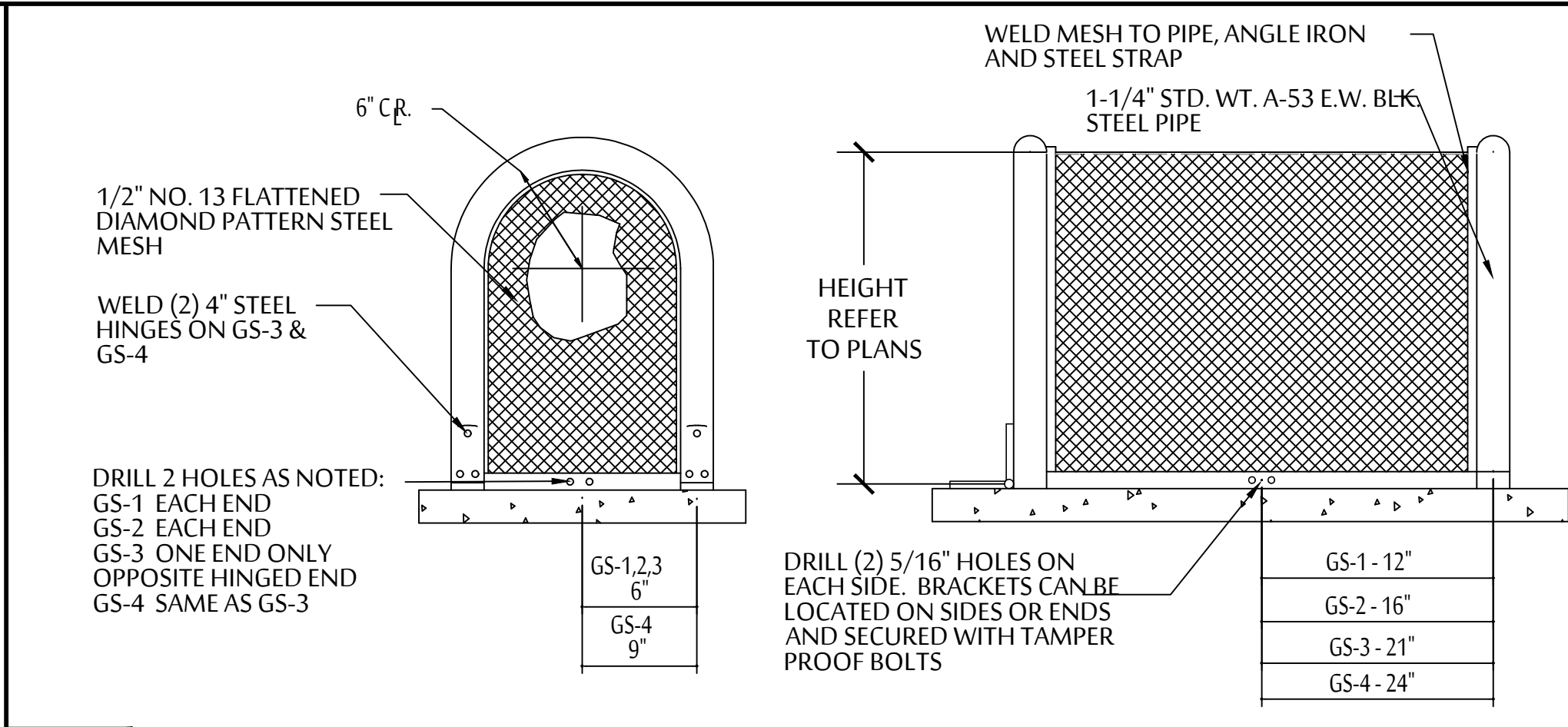
D TRENCHING DETAIL SCALE: NTS



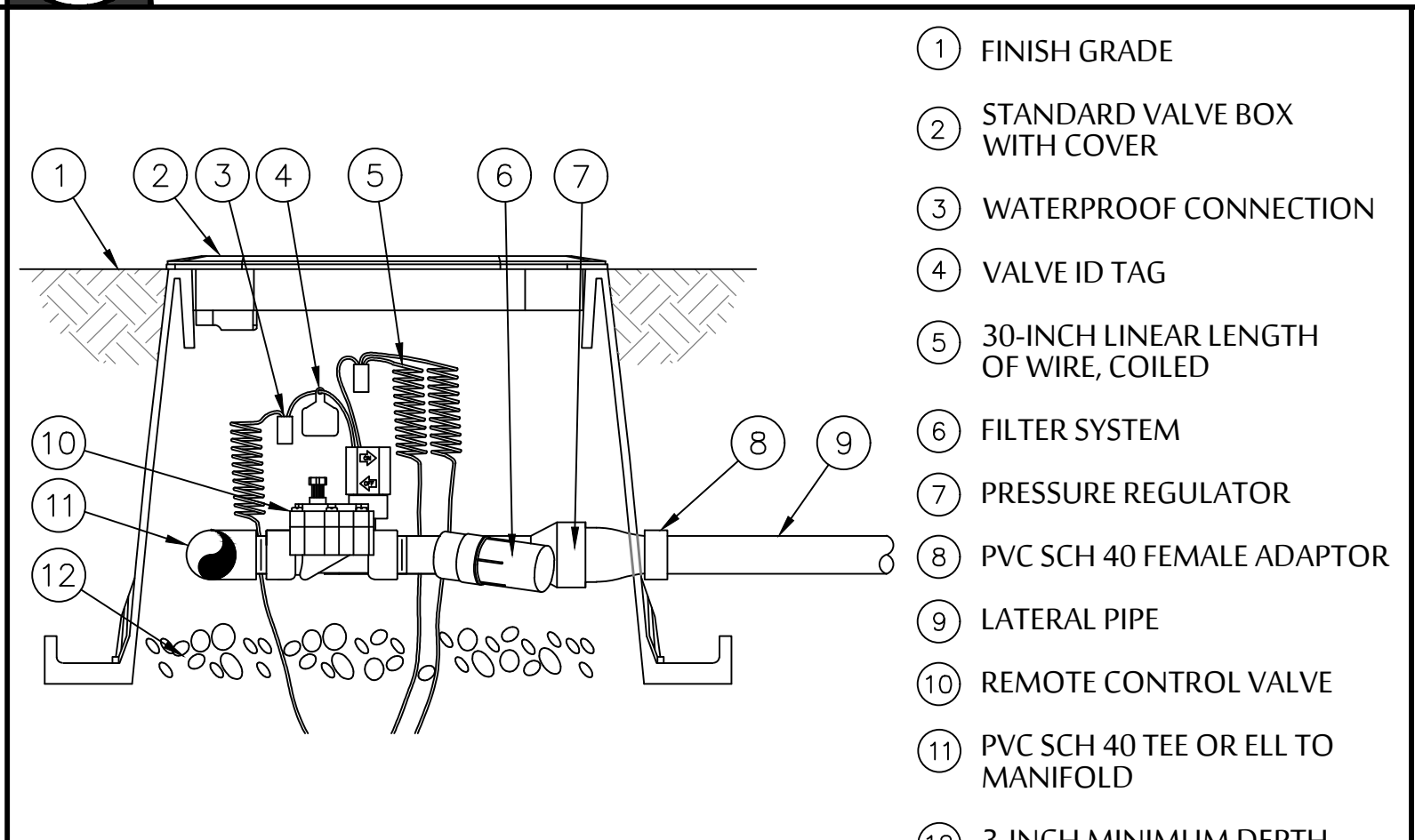
H MULTI-PORT EMITTER DETAIL SCALE: NTS



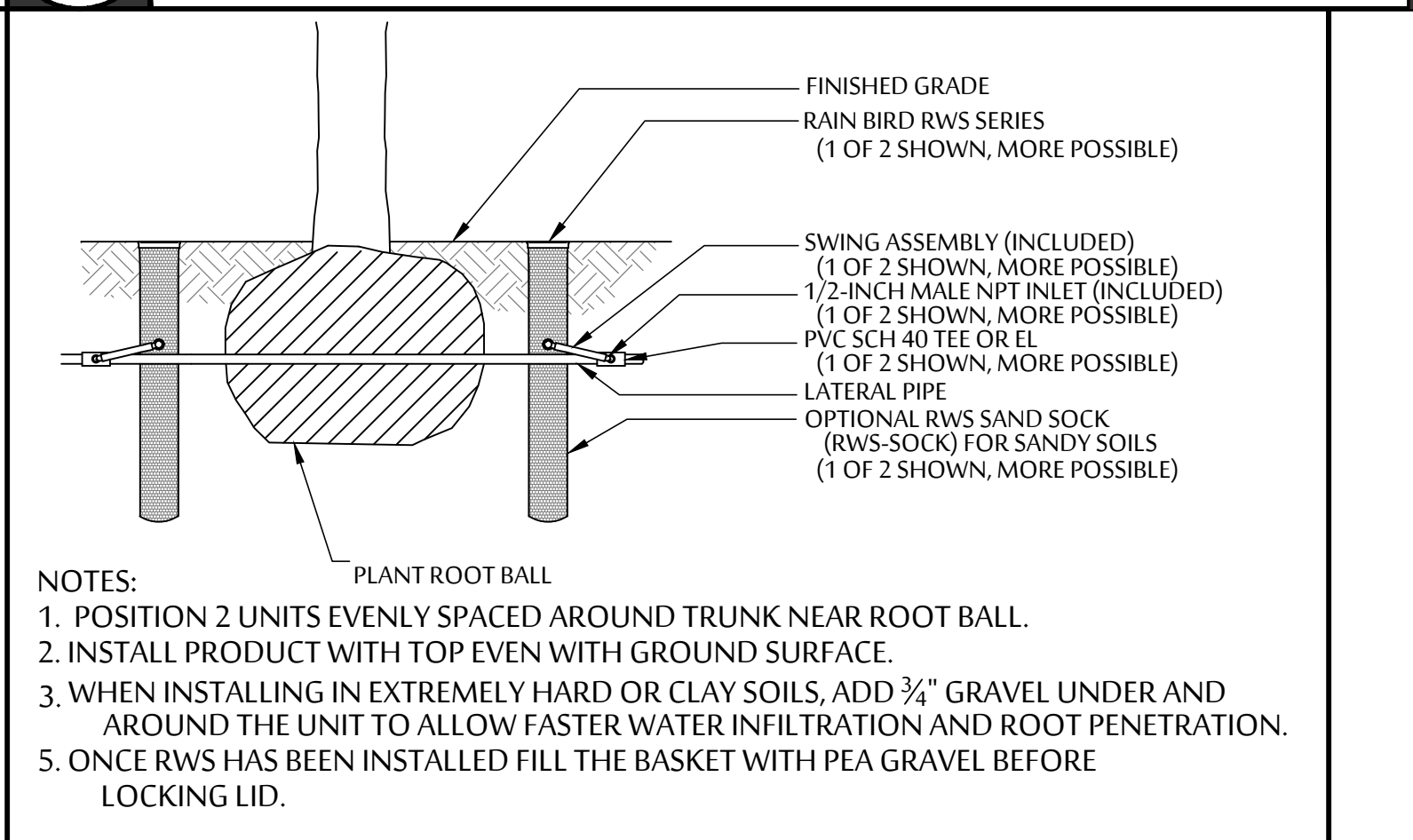
L WALL MOUNTED CONTROLLER DETAIL SCALE: NTS



B BACKFLOW PREVENTOR PROTECTIVE CAGE SCALE: NTS



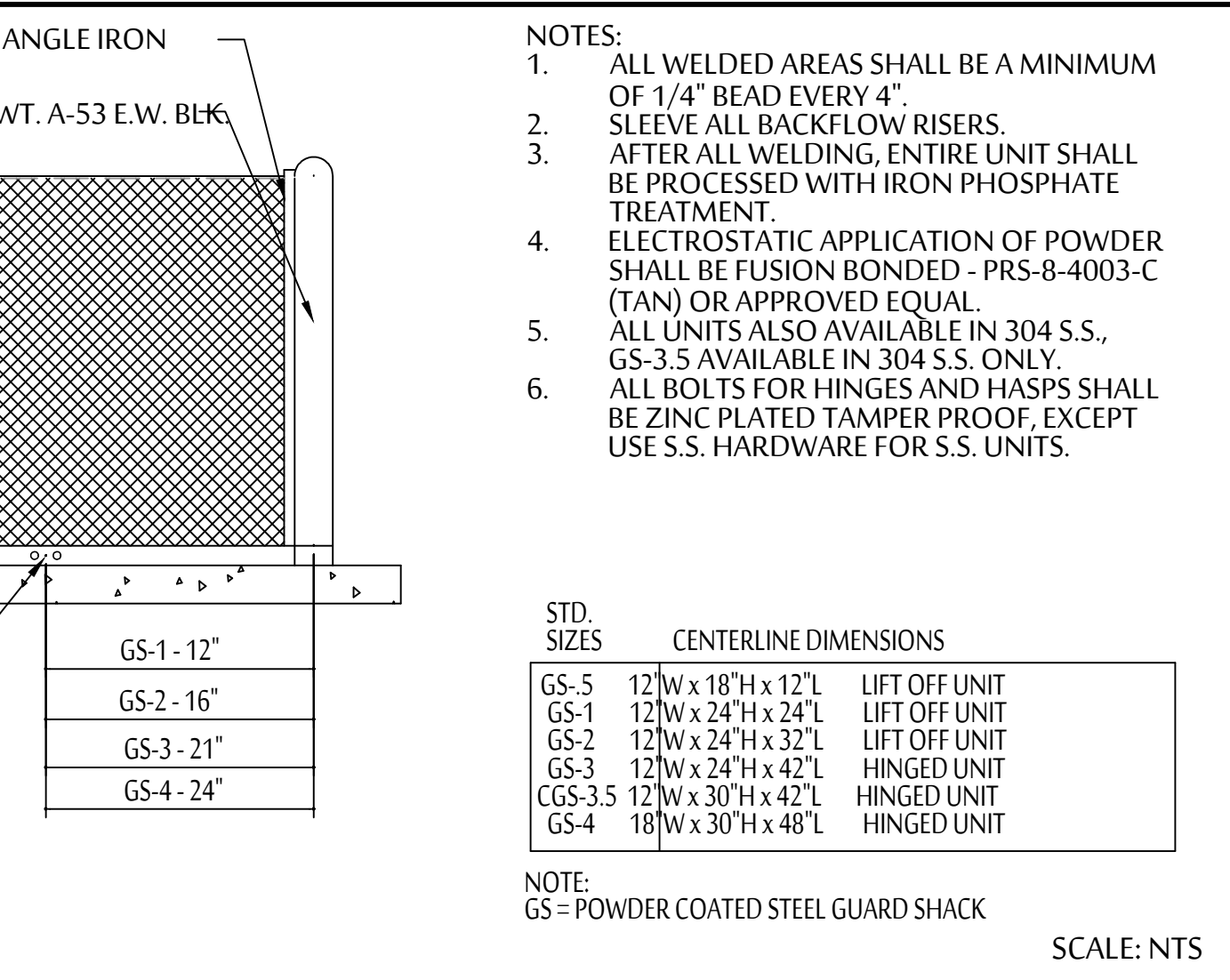
E ELECTRIC VALVE DRIP KIT ASSEMBLY SCALE: NTS



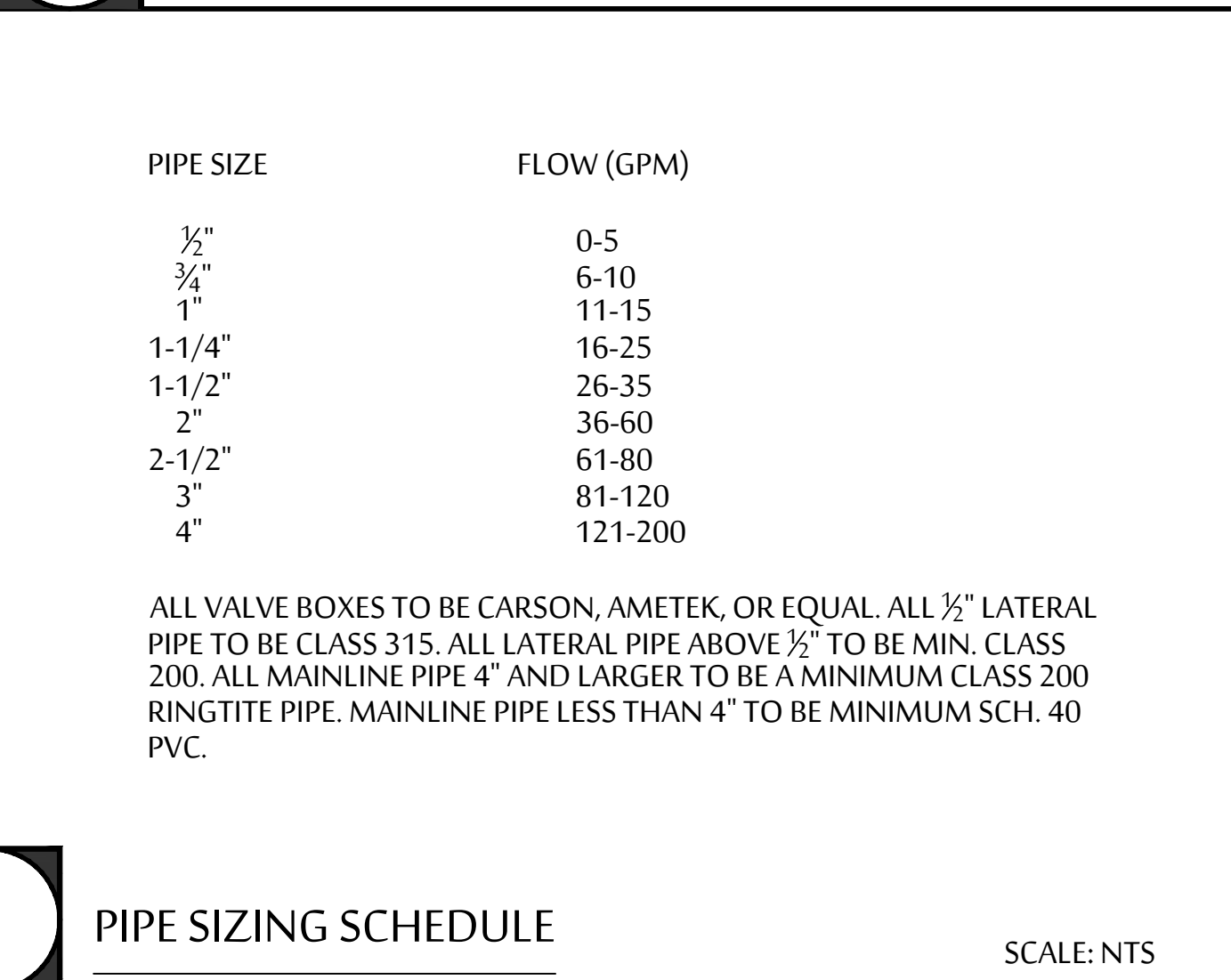
I TREE TUBE-ROOT WATERING DETAIL SCALE: NTS



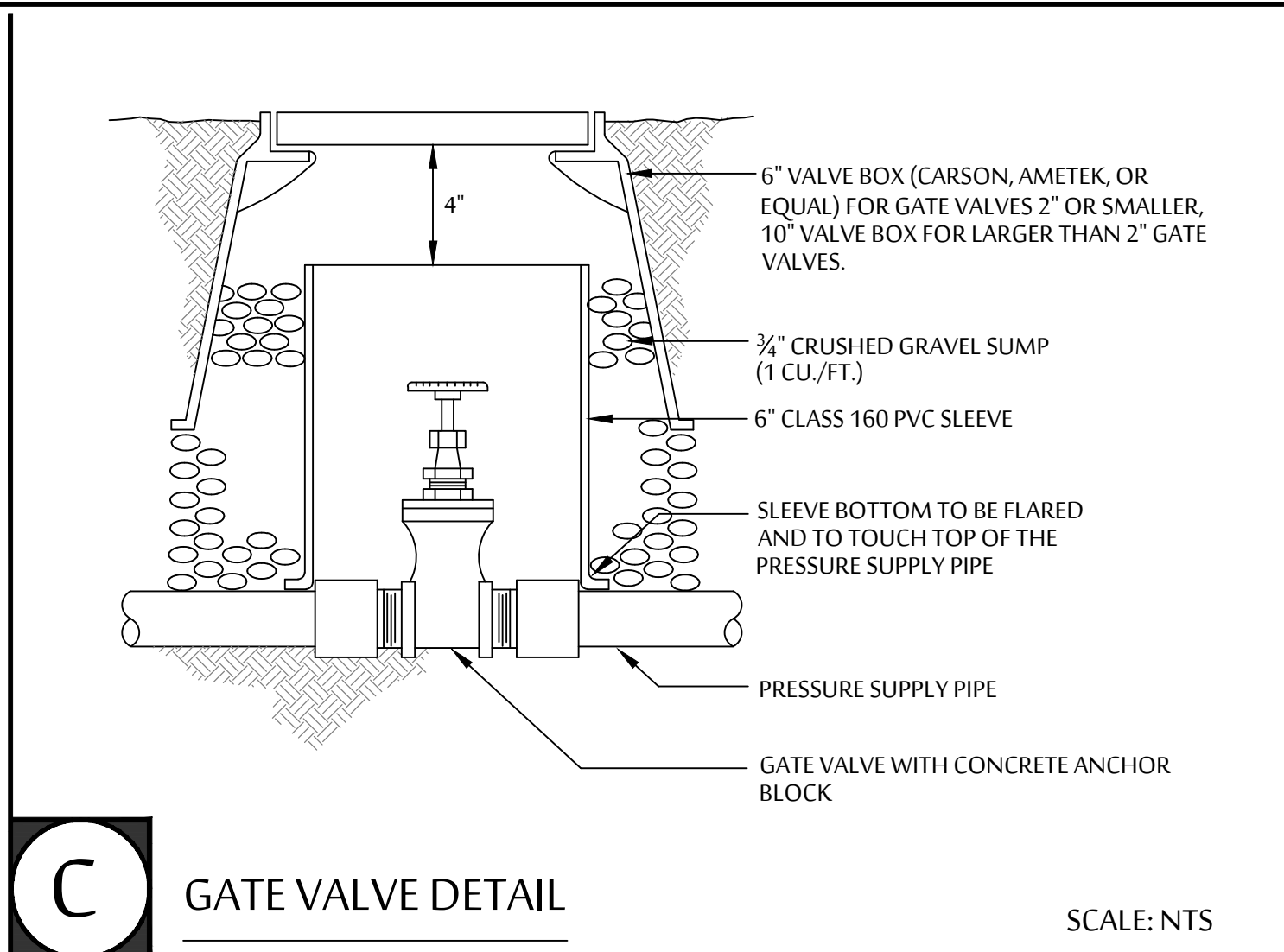
M NOT USED SCALE: NTS



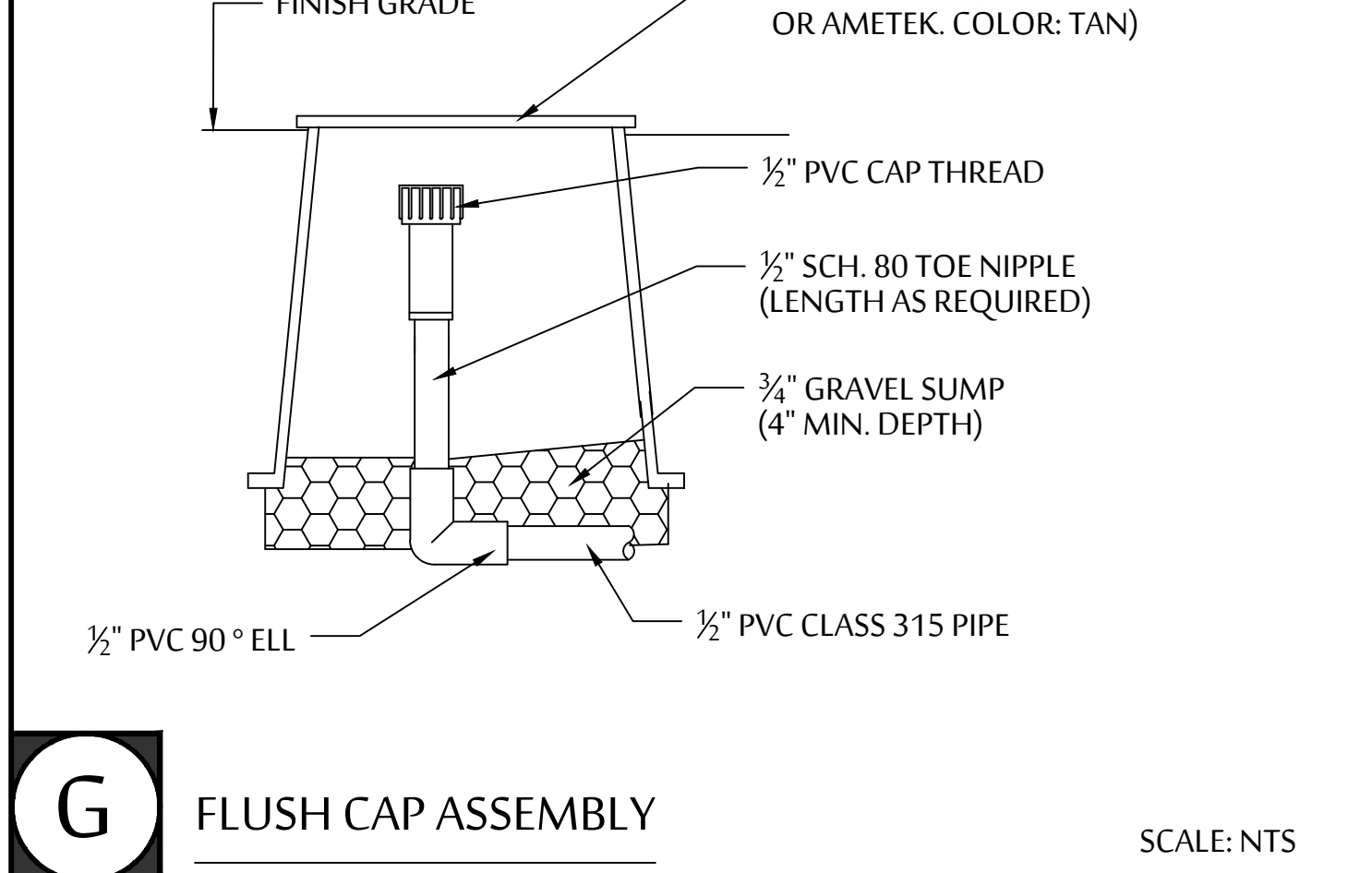
F EMITTER SCHEDULE SCALE: NTS



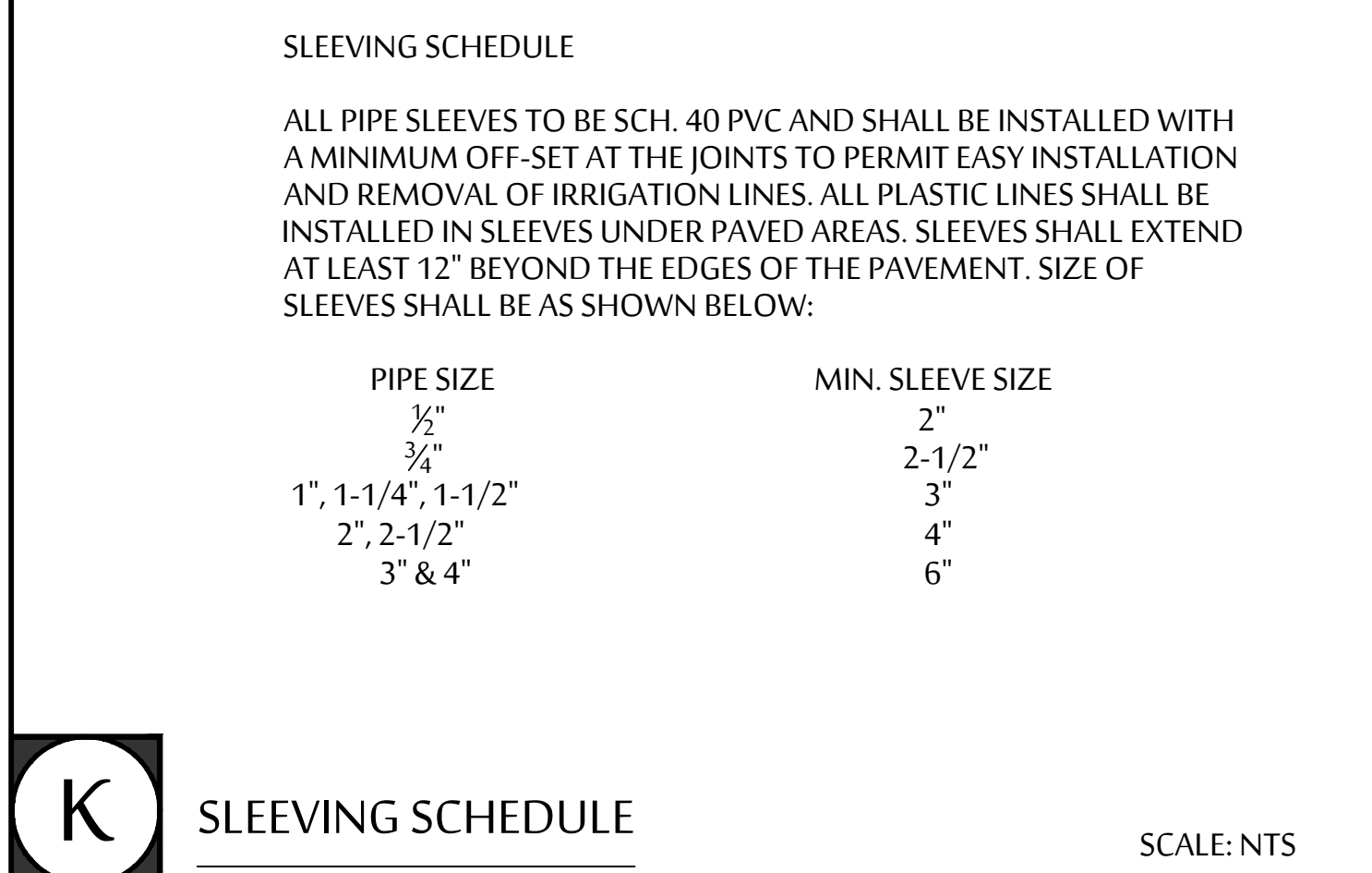
J PIPE SIZING SCHEDULE SCALE: NTS



C GATE VALVE DETAIL SCALE: NTS



G FLUSH CAP ASSEMBLY SCALE: NTS



K SLEEVING SCHEDULE SCALE: NTS

MCGOUGH ADAMSON

Landscape Architects
Land Planning
Irrigation

535 E. MCKELLIPS RD. SUITE 131
MESA, ARIZONA 85203
PHONE: (602) 997-9093

Expires: 03-31-2026

IRRIGATION DETAILS

**NORTH COPPER CANYON VILLAGE
- PARCEL 2A**

NEC OF W. WILLIAMS ROAD & N. 175TH AVENUE
SURPRISE, AZ

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JOB NO. _____
DATE: 08-18-23
DRAWN BY: BD_TV
CHECKED BY: NA

CASE NUMBER: FS22-0837
REVISIONS: _____

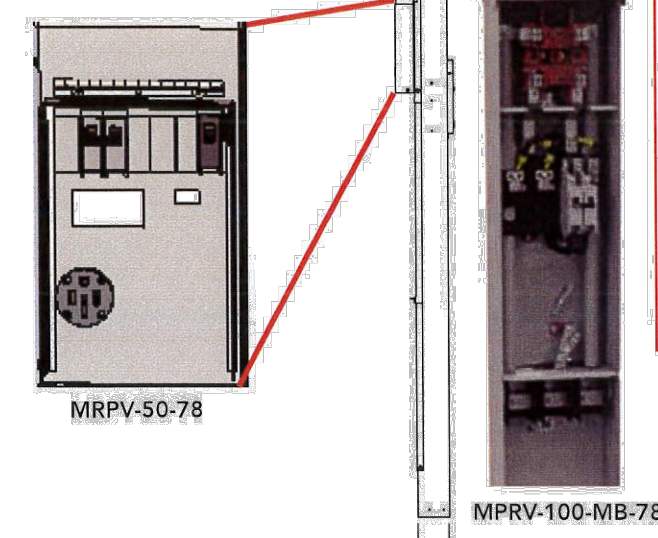
SHEET NO. **L4.3**

13 OF 14



RV & MOBILE HOME 100A PEDESTALS

When ordering your pedestals from our factory, one of the configurations listed below receptacle will be installed on standard and wired from the factory as shown in this example:



CATALOG NUMBER LOGIC FOR PEDESTALS	
MP	100 Amp Breaker
MB	100 Amp Breaker
PD	100 Amp Breaker
GR	100 Amp Breaker
DB	100 Amp Breaker
PD	100 Amp Breaker
GR	100 Amp Breaker
DB	100 Amp Breaker
PD	100 Amp Breaker
GR	100 Amp Breaker
DB	100 Amp Breaker

Pedestal Power Head Rating	Catalog Number	Mount	Description
100	MPRV-BLANK-78	DB	Ring type, no breaker
	MPRV-100-MB-78	DB	Ring type, series wired, 100A breaker
	MPRV-100-MB-PD	PD	Ring type, series wired 100A main breaker, pad mount
	MPRV-100-20GR-78	DB	Ring type, parallel wired, 100A w/20A (SFCI)
	MPRV-50-78	DB	Ring type, 50A breaker and receptacle
	MPRV-50-PD	PD	Ring type, 50A breaker and receptacle, pad mount
	MPRV-50-MB-78	DB	Ring type, Parallel wired, 50A breaker
	MPRV-503020GR-78	DB	Ring type, parallel wired 50/30/20 receptacle & breaker configuration
	*MPRVD-BLANK-78		Ring type, no breaker, double
	*MPRVD-100-78	DB	Ring type, parallel wired, 100A breakers, double
	*MPRVD-100-MB-78	DB	Ring type, series wired, 100 amp, main breakers, double
	*MPRVD-100-MB-PD	PD	Ring type, series wired 100A main breakers, pad mount, double

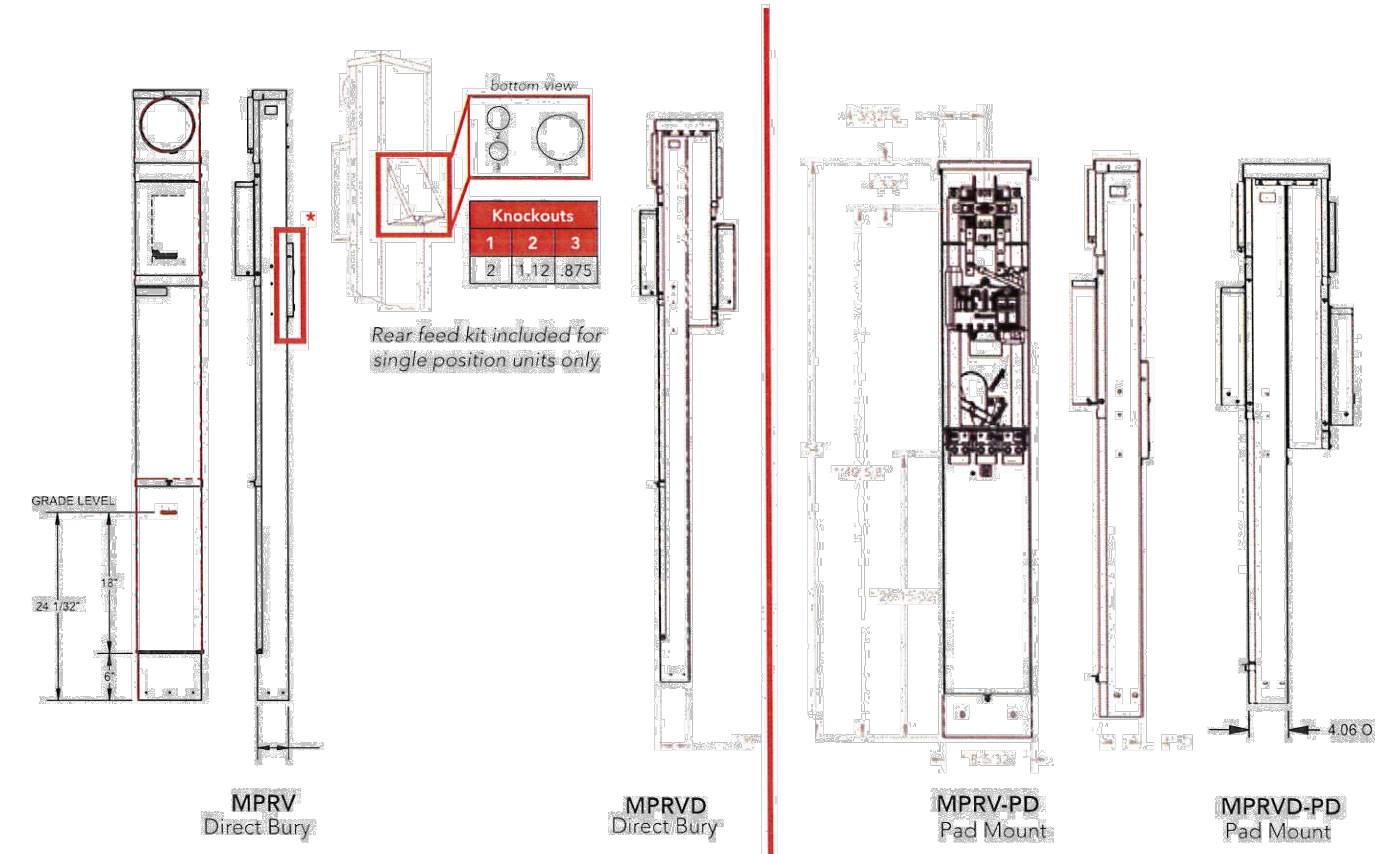
*MPRVD units are back-to-back double power head pedestals.
DB stands for Direct Bury
PD stands for Pad Mount

Utility requirements for this equipment may vary. Always consult the serving utility for their requirements prior to ordering or installing this equipment. This product must be installed by a licensed electrician. Installation of this equipment may require local electrical inspector approval.



Milbank Manufacturing | 4801 Deramus Ave., Kansas City, MO 64120 | 877.493.5314 | milbankworks.com

100 Amp Pedestals 100 Amp | Mobile Home Metered | 120/240 VAC



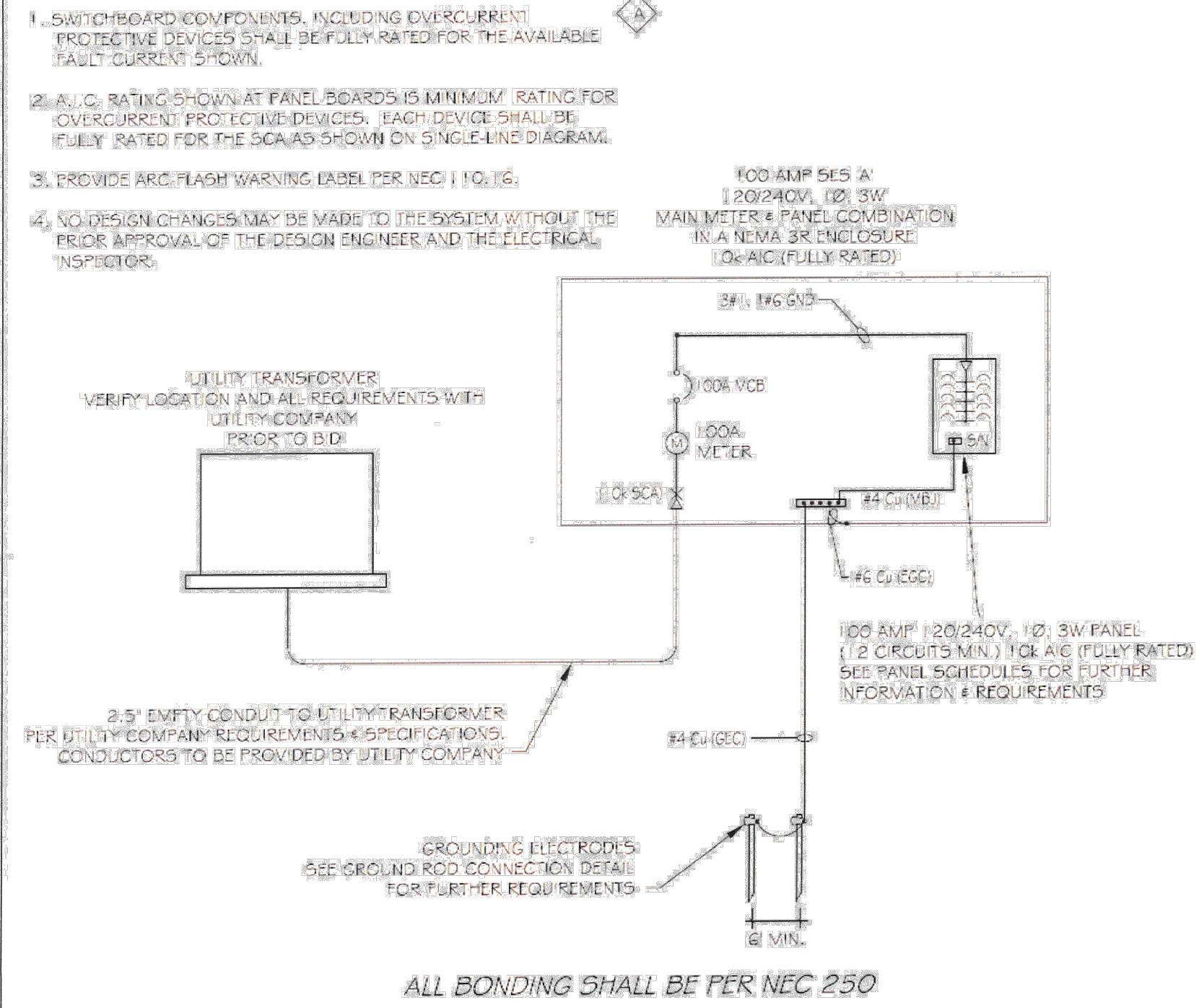
- Specifications**
- UL listed 100A MPRV
 - Meets EUSERC drawing 307
 - 120/240 volt single phase service
 - Short circuit withstand rating: 10KAIC
 - Use bus barrier made of rigid PVC conduit-factory installed
 - Single or double power head available
 - Direct Bury and Pad Mount available for single and double head pedestals
 - Type 3R construction
 - Twin line termination lugs #6-350 CU/AL per phase for loop feed wiring
 - Furnished with space for six single or three double pole universal style, plug-in circuit breakers
 - Direct rear feed kit included (pasted flat from factory in back cover), not included with MPRV-50-78. Purchase separately as catalog number PF-KS (single powered only)
 - MRZ sealing ring standard with ring type cover
 - Street light breaker kit available for MPRV & MPAP series, order catalog number K6299
 - Pedestals painted with ANSI 61 gray powder coat finish standard. Other colors available, please contact factory.
 - For Pad Mount Kit order MP-PDMNT-KIT
 - For field installable receptacles and breakers please contact Milbank



Utility requirements for this equipment may vary. Always consult the serving utility for their requirements prior to ordering or installing this equipment. This product must be installed by a licensed electrician. Installation of this equipment may require local electrical inspector approval.

Milbank Manufacturing | 4801 Deramus Ave., Kansas City, MO 64120 | 877.493.5314 | milbankworks.com

PANEL 'A' SES ONE-LINE DIAGRAM



NOTE: ELECTRICAL PEDESTAL SPECIFICATION AND ELECTRICAL HOOK-UP DIAGRAM ARE SHOWN ARE INFORMATIONAL USE ONLY. CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO PRODUCT ORDER AND INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR ALL ELECTRICAL CONNECTIONS AND POWER HOOK-UPS FROM TRANSFORMER, TO PEDESTAL, TO IRRIGATION CONTROLLER.

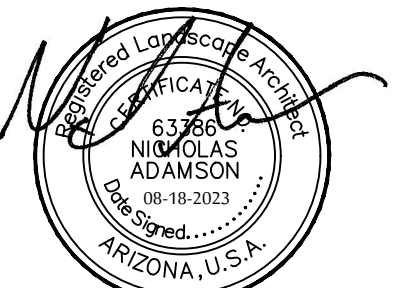
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ADAMSON



Landscape
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Land
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535 E. MCKELLIPS RD. SUITE 131
MESA, ARIZONA 85203

PHONE: (602) 997-9093



Expires: 03-31-2026

IRRIGATION DETAILS NORTH COPPER CANYON VILLAGE - PARCEL 2A

NEC OF W. WILLIAMS ROAD & N. 175TH AVENUE
SURPRISE, AZ

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JOB NO. _____
DATE: 08-18-23
DRAWN BY: BD, TV
CHECKED BY: NA

CASE NUMBER: FS22-0837
REVISIONS: _____

SHEET NO.
L4.4



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

29 March 2021

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

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

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

Dear Ms Nevarez

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

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

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

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

Sincerely

A handwritten signature in black ink, appearing to read "Chi P. Toale". The signature is fluid and cursive, with the first name "Chi" and last name "Toale" clearly distinguishable.

CHRISTOPHER P. TOALE

cc:

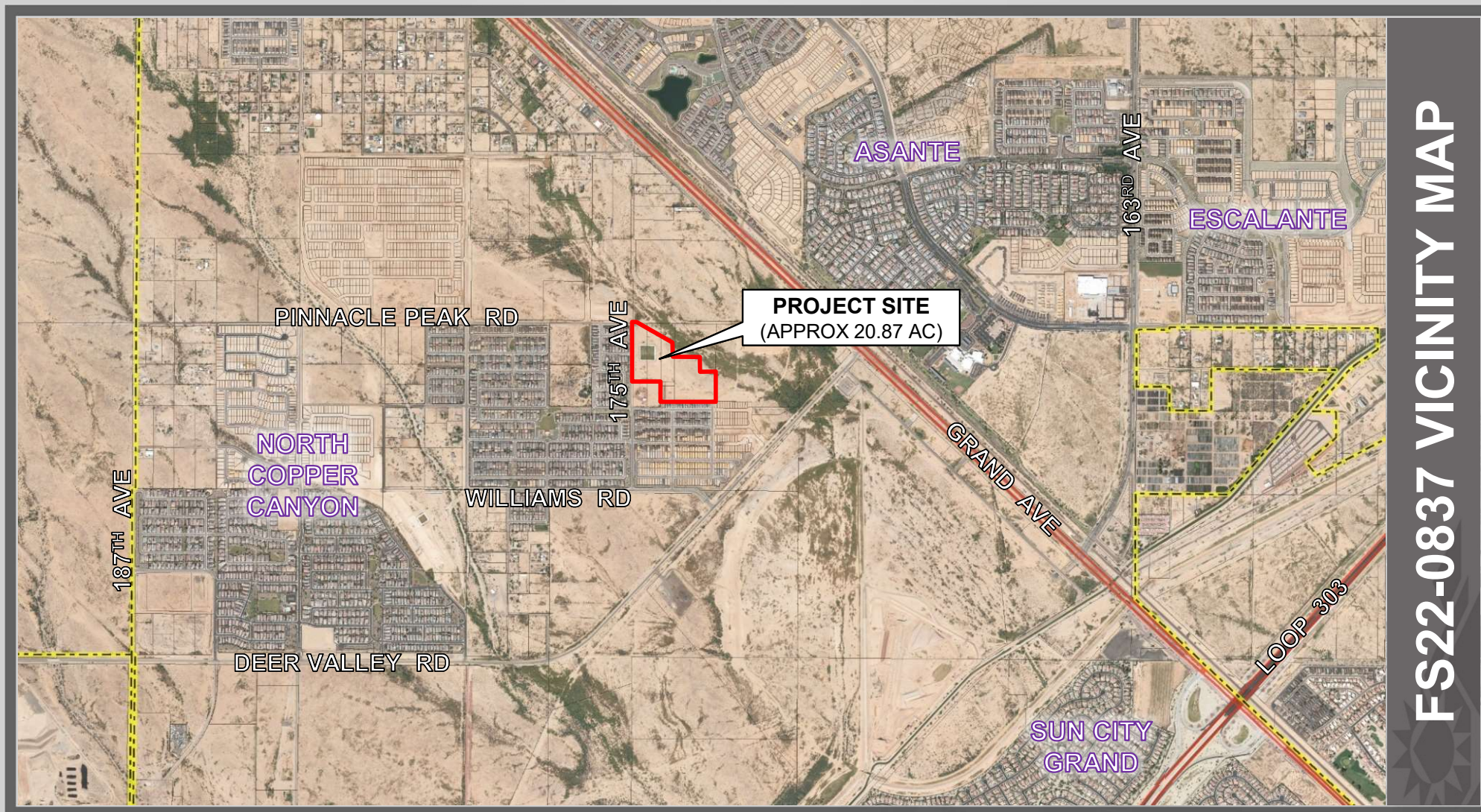
Colonel Luke B. Casper, Vice Commander, 56th Fighter Wing

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

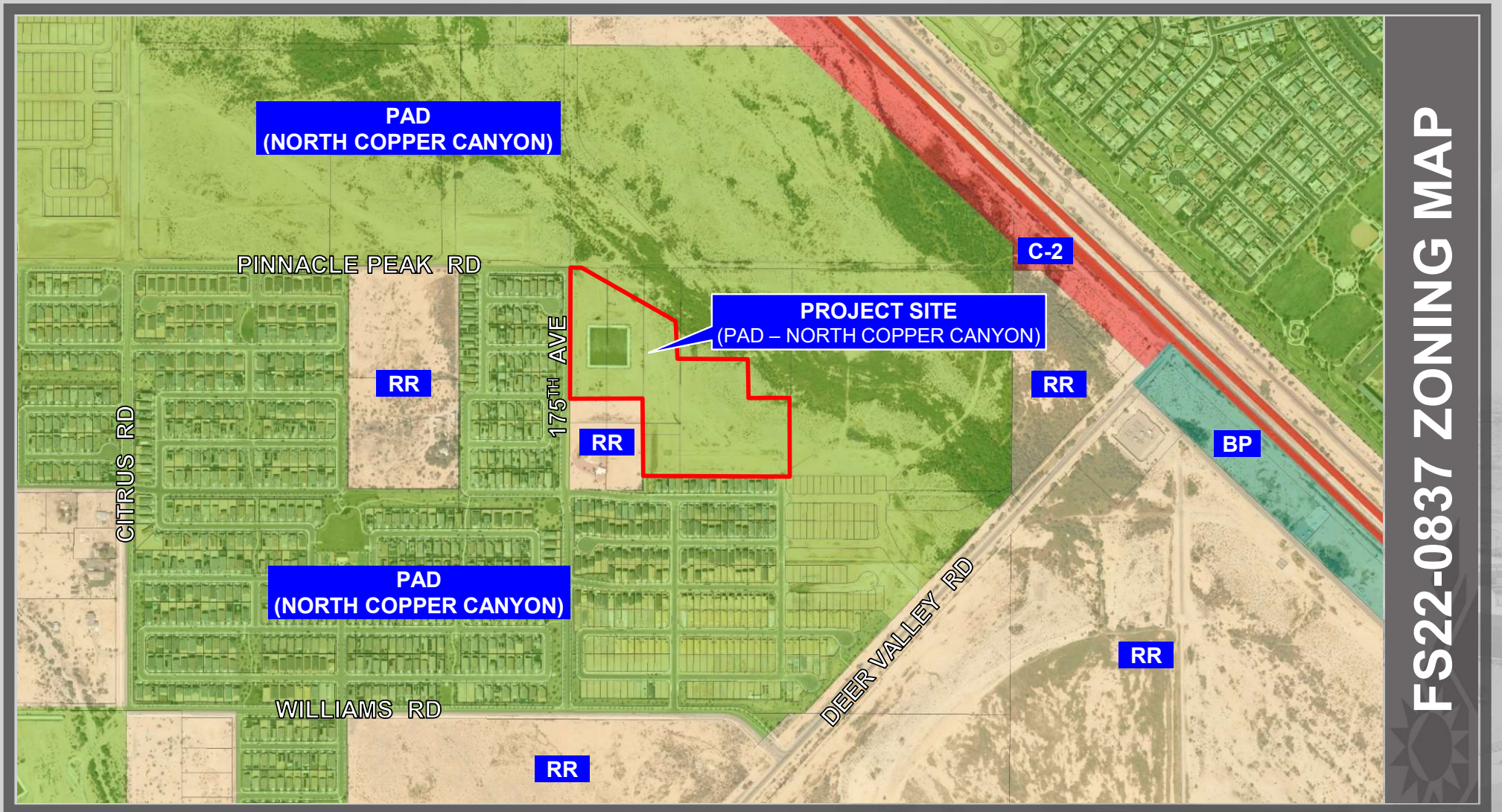


FS22-0837
North Copper Canyon Village
Parcel 2A – Final Plat

City Council
October 17, 2023

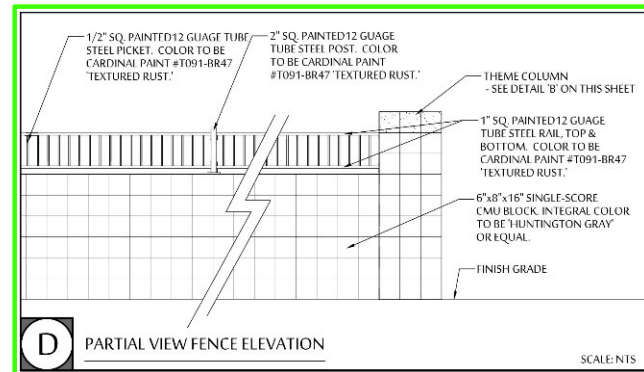
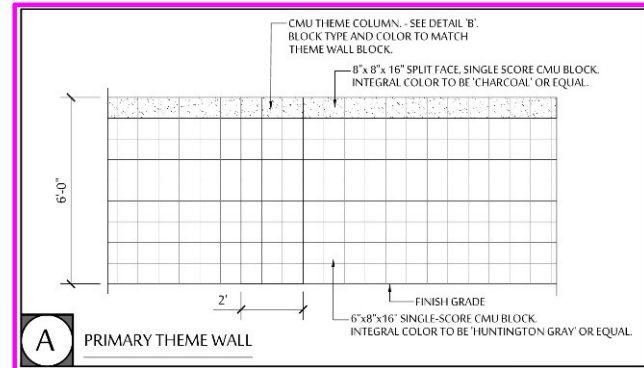
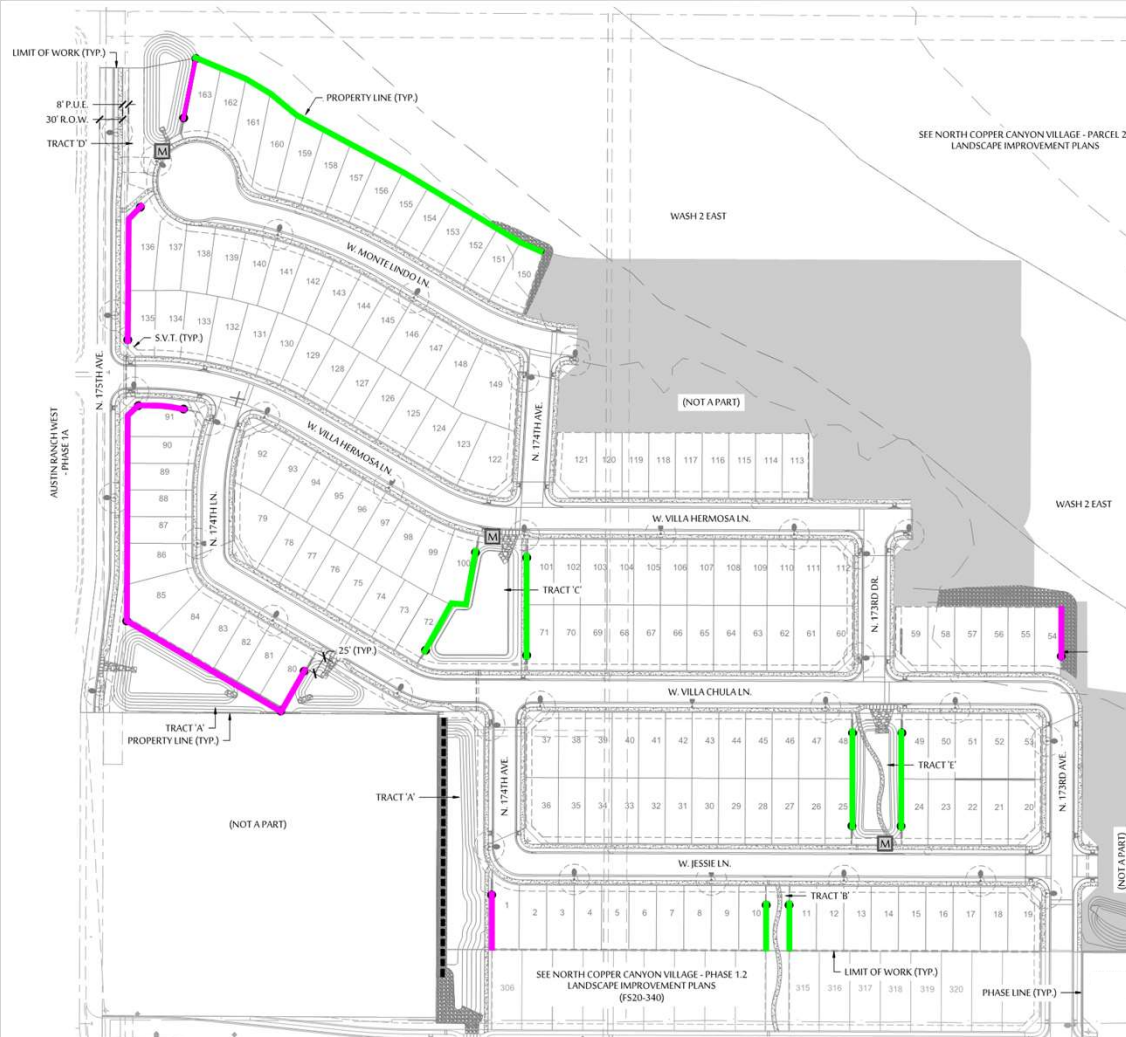


FS22-0837 VICINITY MAP



FS22-0837 ZONING MAP

- May 23, 1987:** The subject project area was annexed into the City of Surprise under Ordinance 87-03
- May 27, 2004:** The City Council approved a PAD for Austin Ranch under Case PAD03-278
- April 04, 2018:** A minor PAD Amendment to the Austin Ranch PAD was administratively approved under Case FS18-033
- February 18, 2020:** Mayor and Council approved a PADA to the Austin Ranch PAD renaming is North Copper Canyon, Case FS19-431
- May 19, 2022:** The Planning & Zoning Commission approved the Preliminary Plat for North Copper Canyon Village Parcel 2.1, Case FS21-473
- June 10, 2022:** The applicant filed a request for a Final Plat for Parcel 2A (the project area) under Case FS21-380, the subject case



FS22-0837 WALL PLAN

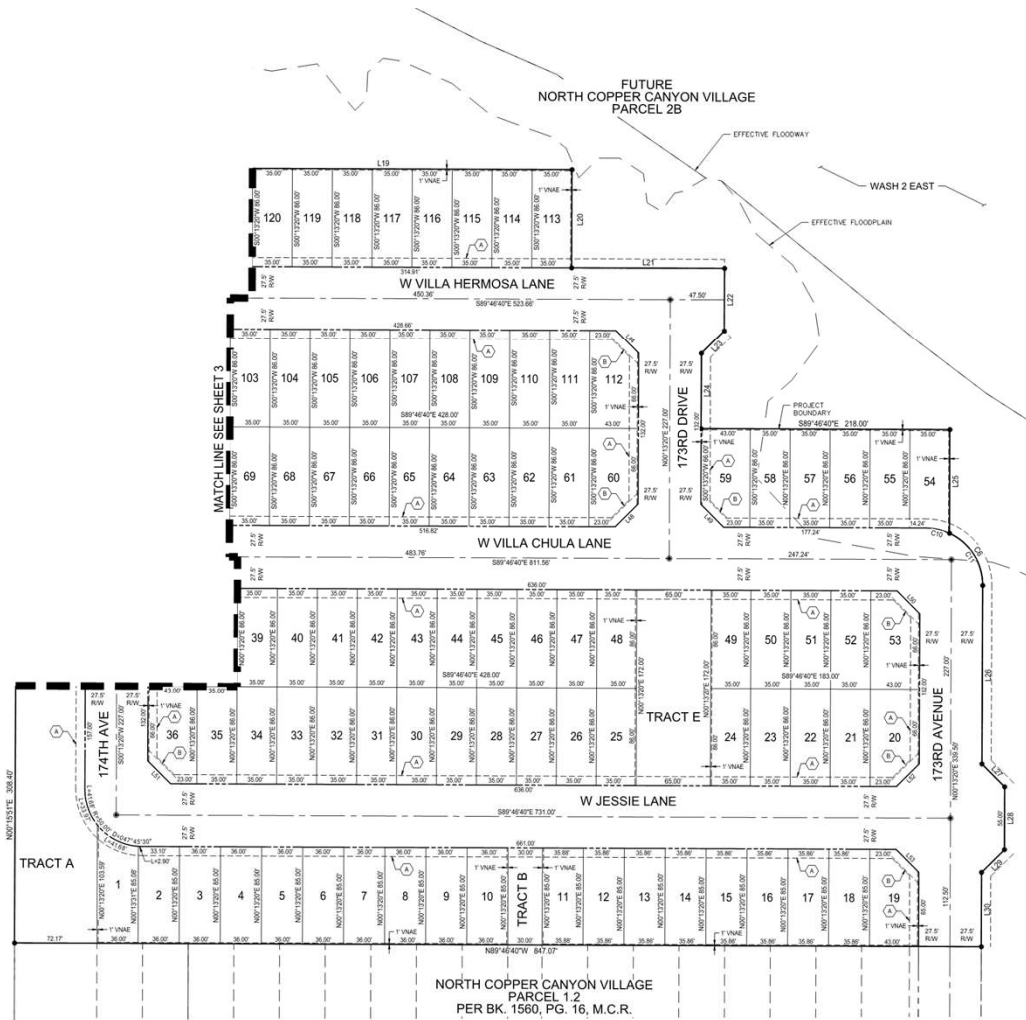
NORTH COPPER CANYON



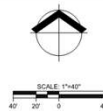
FS22-0837 AMENITIES



JOHN F. JUNITA VICKERS
PLANNING & ENGINEERING
APN 503-73-034R &
APN 503-73-034S



- LEGEND**
- SURVEY CORNER MONUMENT (FOUND AS NOTED)
 - BRASS CAP MONUMENT (FOUND AS NOTED)
 - INTERIOR MONUMENT (SET BRASS CAP PER MAG. DETAIL 150-1 TYPE)
 - CORNER OF THIS SUBDIVISION SET 5/8" REBAR WITH CAP. ALL KNOWN UNLESS OTHERWISE STATED.
 - PUBLIC UTILITY EASEMENT
 - VEHICULAR NON-ACCESS EASEMENT
 - MARICOPA COUNTY RECORDER
 - RIGHT-OF-WAY
 - ELECTRICAL EASEMENT
 - F.P.U.E.
 - 30' X 30' SIGHT TRIANGLE EASEMENT
- LINE TABLE**
- | NO. | BEARING | LENGTH |
|-----|-------------|--------|
| L19 | S89°46'47"E | 330.42 |
| L21 | S89°46'47"E | 133.97 |
| L22 | S00°12'29"W | 55.00 |
| L23 | S45°12'19"W | 28.28 |
| L24 | S00°12'29"W | 68.00 |
| L25 | S00°12'29"W | 68.00 |
| L26 | S00°12'29"W | 157.00 |
| L27 | S45°12'19"W | 28.28 |
| L28 | S00°12'29"W | 55.00 |
| L29 | S45°12'19"W | 28.28 |
| L30 | S00°12'29"W | 68.00 |
| L31 | S45°12'19"W | 28.28 |
| L32 | S00°12'29"W | 68.00 |
| L33 | S45°12'19"W | 28.28 |
- CURVE TABLE**
- | NO. | DELTA | RADIUS | LENGTH |
|-----|-----------|--------|--------|
| C8 | 50°28'00" | 50.00 | 57.13 |
| C10 | 24°31'51" | 50.00 | 21.47 |
| C11 | 50°28'00" | 50.00 | 57.13 |



FINAL PLAT
NORTH COPPER CANYON VILLAGE PARCEL 2A
AUSTIN RANCH LLC C/O COURTLAND HOMES, INC.
SURPRISE, AZ

NO.	DATE	DESCRIPTION
1		
2		
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17		
18		
19		



DATE: September 2022
DESIGNED: JFV
CHECKED: JFV
PROJECT: 15184-02-000
SHEET TITLE:
SHEET NUMBER: 5
OF 5 SHEETS

FS22-0837

FS22-0837 FINAL PLAT



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: October 17, 2023 Contact Person: Chris Sexton
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 the Final Plat entitled “Final Plat of Cactus Commerce Center” dated August 25, 2023. Case FS23-0549.

Motion:

I move to approve the Final Plat entitled “Final Plat of Cactus Commerce Center” generally located at the southwest corner of Cactus Road and Litchfield Road dated August 25, 2023.

Background:

The subject request involves a Final Plat for Cactus Commerce Center. The proposed Final Plat includes the subdivision of a 12.99 net acres parcel, zoned Community Commercial, from one (1) parcel into (2) two parcels, a property generally located at the southwest corner of Cactus Road and Litchfield Road.

Objective Analysis:

The subject Final Plat meets the requirements of the Land Development Ordinance (LDO), in addition to the other requirements as set forth in the Surprise Municipal Code. All reviewing departments have reviewed the request and expressed no concerns.

Policy Compliant:

The Final Plat is consistent with the LDO and achieves 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 - FS23-0549 Cactus Commerce Center - Final Plat- Staff Report
 2. 01 - FS23-0549 Cactus Commerce Center - Final Plat - Vicinity Map
 3. 02 - FS23-0549 Cactus Commerce Center - Final Plat - Zoning Map
 4. 03 - FS23-0549 Cactus Commerce Center - Final Plat - Final Plat
 5. 04 - FS23-0549 Cactus Commerce Center - Final Plat - Final Plat Exhibit
 6. FS23-0549 Cactus Commerce Center - Final Plat
-

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: FS23-0549

Project Name: Cactus Commerce Center – Final Plat

Council District: 6 – Palo Verde

City Council Date: October 17, 2023

Planner: Chris Sexton, Planner II

Owner: James Miller with Boarder Capital U.S., Inc.

Applicant: Dan Castro with 3 Engineering, LLC

Request: Final Plat to subdivide one (1) parcel into two (2) parcels

Site Location: Generally located at the southwest corner of Catus Road and Litchfield Road

Site Size: 12.99 net acres (approx.)

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 Land Development Ordinance.
- The proposed Final Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

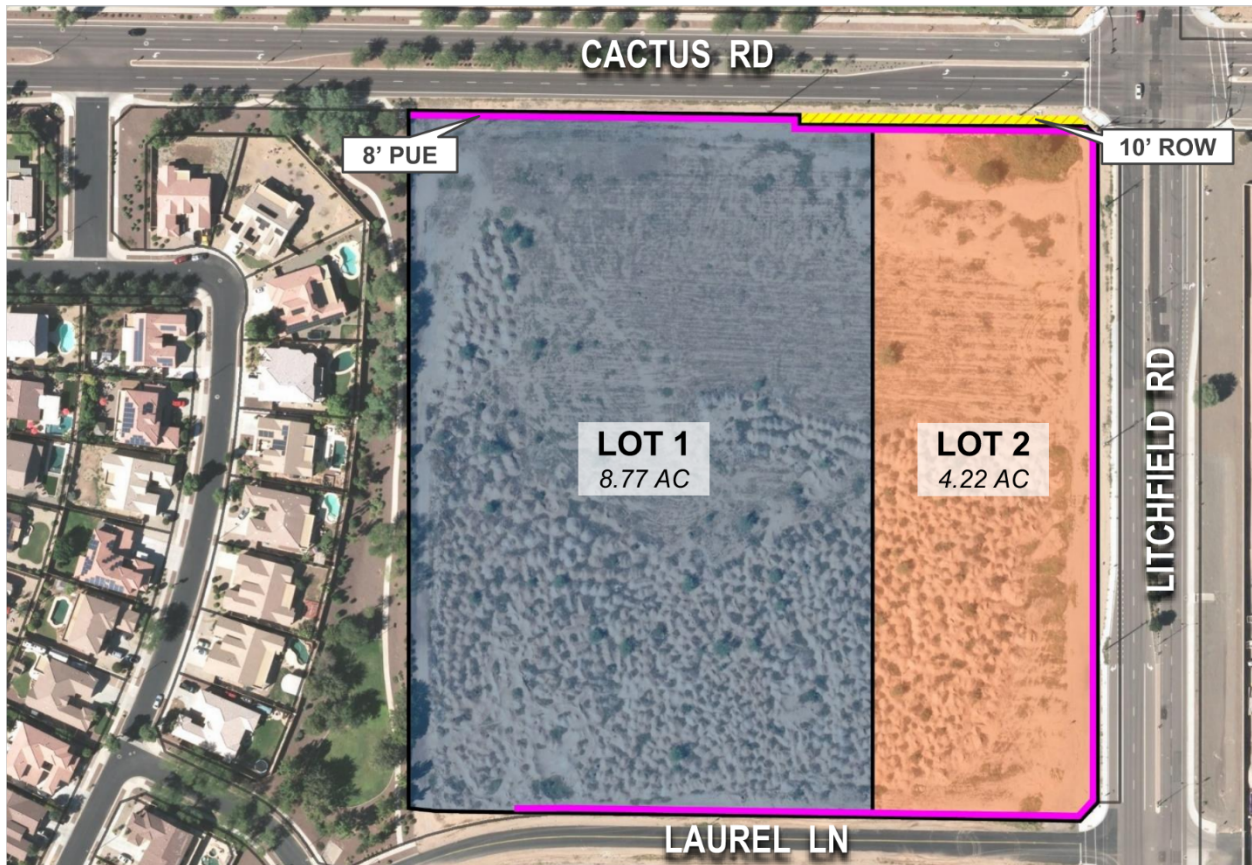
Alternative Actions: **Approve** – Approval of the proposed Final Plat will allow the applicant the ability to subdivide the property as proposed.

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

PROJECT DESCRIPTION:

The subject request involves a Final Plat for Cactus Commerce Center. The proposed Final Plat includes the subdivision of a 12.99 net acres parcel, zoned Community

Commercial (C-2), from one (1) parcel into (2) two parcels, a property generally located at the southwest corner of Cactus Road and Litchfield Road.



The square footage for each parcel is below:

- Lot 1 – 8.77 acres
- Lot 2 – 4.22 acres

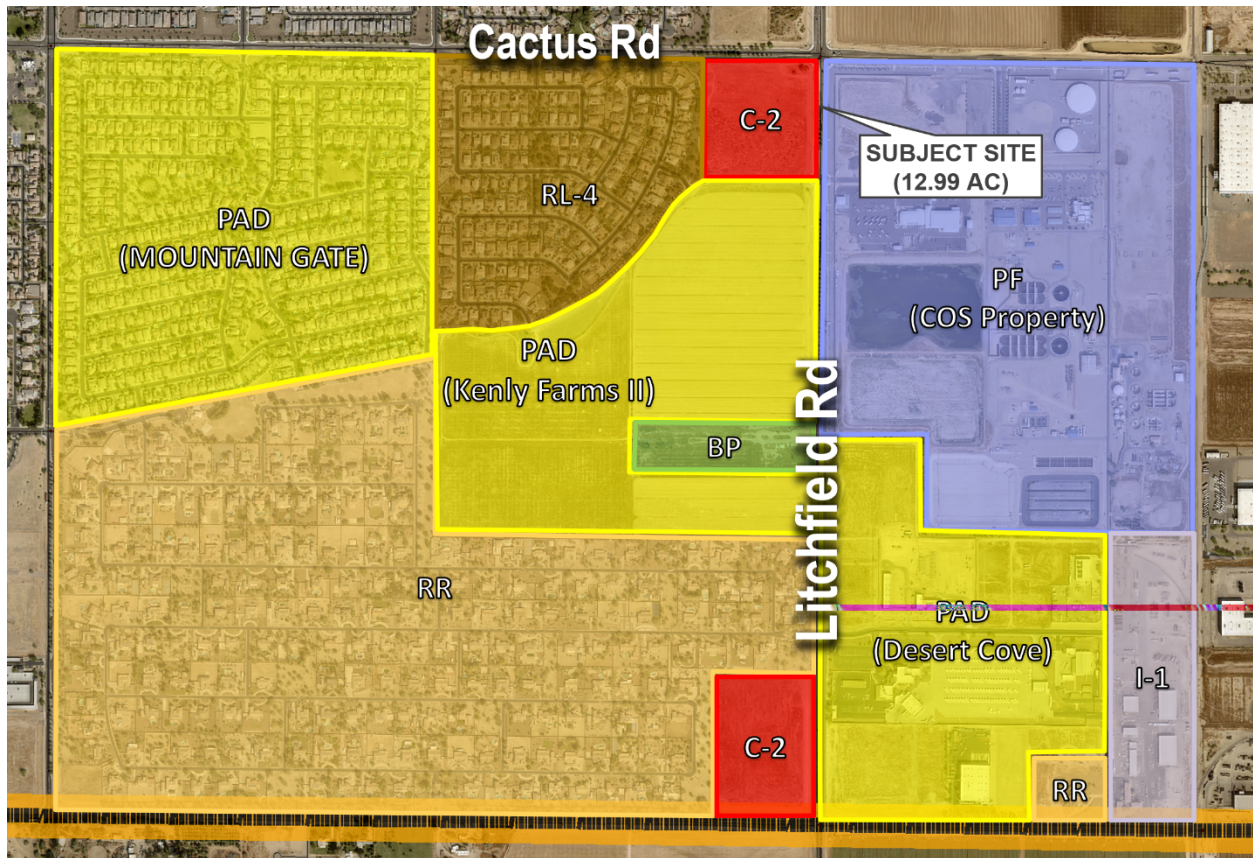
The proposed Final Plat dedicates an 8-foot public utility easement (PUE) and dedicates .07 acres of right-of-way (ROW) for portions of both lots.

Lot 1 – 10-foot ROW dedication for Cactus Road for 70 feet along the northerly portion of the lot; 8-foot PUE along the northerly and southerly portions of the lot.

Lot 2 – 10-foot of ROW dedication for Cactus Road along the northerly portion of the lot; 8-foot PUE along the northerly, easterly and southerly portion of the lot.

SURROUNDING LAND ZONING:

The following map depicts the existing zoning of the subject site and its surrounds:



BACKGROUND:

August 10, 1995: The subject parcel was annexed into the City under Ordinance 95-11.

May 18, 2023: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR23-0369.

June 30, 2023: The applicant filed a request for a Final Plat, the subject case FS23-0549.

General Plan Conformance:

The Surprise General Plan 2035 shows the subject property as lying within the Commerce and Office Character area.

The proposed development adheres to the Commerce and Office Character Area Development by providing supporting commercial uses to serve workers and patrons.

Reviewing Agencies:

85 In addition to the standard City reviewing agencies, Maricopa Water District and Luke AFB
86 were included in the routing of this request, and have indicated no objections to the request.
87 However Luke Air Force Base referenced the sound attenuation requirements of ARS 28-
88 8482, and emphasized a strong notification program to inform the business about Luke AFB
89 operations.

90
91 **Summary:**

92
93 The subject Final Plat meets the requirements of the Land Development Ordinance. All city
94 reviewing departments have reviewed the request and expressed no concerns.
95

96 **Findings:**

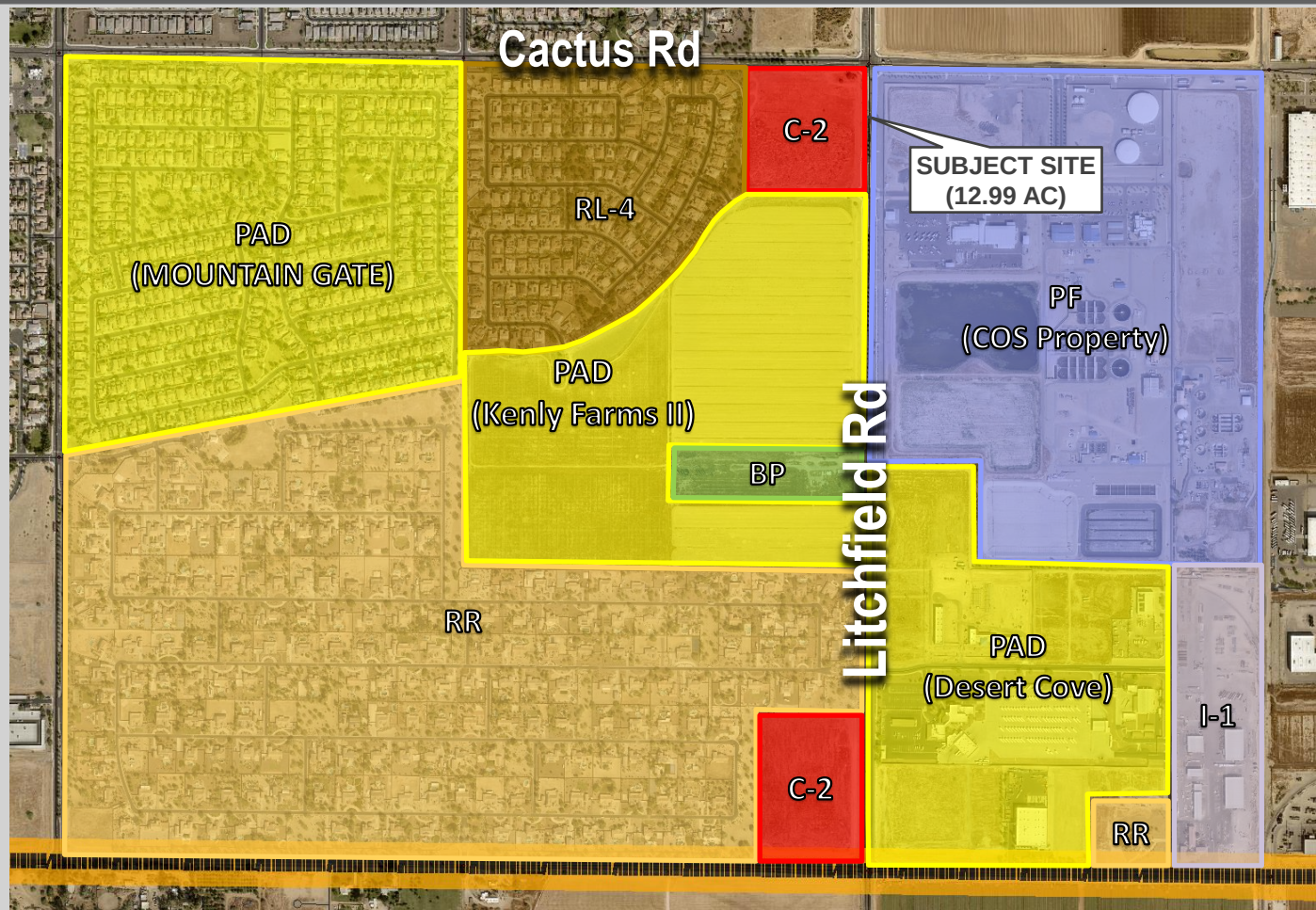
- 97
98
 - The proposed Final Plat is consistent with the Surprise General Plan 2035.
 - The proposed Final Plat is consistent with the Land Development Ordinance.
 - The proposed Final Plat is consistent with the applicable City of Surprise regulations.
 - The reviewing agencies have indicated no objections to the request.
102

103 **Attachments:**

104
105 01 Vicinity Map
106 02 Zoning Map
107 03 Final Plat
108 04 Final Plat Exhibit
109 PowerPoint Presentation
110
111



FS23-0549 ZONING MAP



DEDICATION:

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS

THAT BOARDER CAPITAL U.S., INC., A DELEWARE CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "CACTUS COMMERCE CENTER", LOCATED IN A PORTION OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE "CACTUS COMMERCE CENTER", AND DOES HEREBY DECLARE THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, CONSTITUTING SAME, AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT.

OWNER 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 OWNERS' 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 OWNERS' ASSOCIATION FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

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

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

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

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.

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

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

IN WITNESS WHEREOF:

THAT BOARDER CAPITAL U.S., INC., A DELEWARE CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE UNDERSIGNED OFFICER, THEREUNTO DULY AUTHORIZED THIS 18 DAY OF SEPTEMBER, 2023.
BY: JAMES MILLER

ITS: MANAGER

BY: MJM 9/18/23
NAME DATE

ACKNOWLEDGEMENT:

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

BEFORE ME THIS 18 DAY OF SEPTEMBER, 2023, JAMES PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE MANAGER OF BOARDER CAPITAL U.S., INC., A DELEWARE CORPORATION, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT JAMES AS MANAGER EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

Omber Patchak
NOTARY PUBLIC

6-17-2025
EXPIRES



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, TOWN OF SURPRISE, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 21, DESCRIBED AS A "INCH REBAR SET 0.5 FEET BELOW THE PAVEMENT;

THENCE SOUTH 00 DEGREES 00 MINUTES 47 SECONDS EAST ALONG THE EAST BOUNDARY THEREOF A DISTANCE OF 74.27 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 11 SECONDS WEST A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF LITCHFIELD ROAD AS INDICATED IN DOCUMENT NO. 2003-0420045, RECORDS OF MARICOPA COUNTY AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 00 MINUTES 49 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 720.05 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF LAUREL LANE SHOWN IN BOOK 641 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 59 MINUTES 11 SECONDS WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 22.00 FEET;

THENCE SOUTH 45 DEGREES 23 MINUTES 38 SECONDS WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 281.50 FEET;

THENCE NORTH 89 DEGREES 13 MINUTES 32 SECONDS WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 675.50 FEET TO A TANGENT POINT OF CURVATURE WITH A RADIUS POINT BEARING NORTHERLY A DISTANCE OF 470.00 FEET;

THENCE CONTINUING WEST-NORTHWESTERLY ALONG SAID CURVE THROUGH A DELTA ANGLE OF 06 DEGREES 39 MINUTES 52 SECONDS AN ARC LENGTH OF 54.67 FEET TO A NON-TANGENT END OF CURVE WITH A RADIUS POINT BEARING NORTH 07 DEGREES 26 MINUTES 20 SECONDS EAST, SAID END OF CURVE ALSO BEING A POINT ON THE EAST BOUNDARY OF TRACT "C" AS SHOWN IN SAID BOOK 641 OF MAPS, PAGE 14;

THENCE NORTH 00 DEGREES 00 MINUTES 52 SECONDS EAST ALONG SAID EAST BOUNDARY A DISTANCE OF 756.89 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF CACTUS ROAD AS SHOWN IN SAID BOOK 641 OF MAPS, PAGE 14;

THENCE SOUTH 89 DEGREES 13 MINUTES 29 SECONDS EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 729.99 FEET;

THENCE SOUTH 44 DEGREES 36 MINUTES 22 SECONDS EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 28.47 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 11 SECONDS EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 22.00 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF SURPRISE, AN ARIZONA MUNICIPAL CORPORATION IN QUIT CLAIM DEED RECORDED JULY 19, 2007 IN DOCUMENT NO. 2007-0822200, RECORDS OF MARICOPA COUNTY, ARIZONA.

ALSO EXCEPT THAT PORTION DEDICATED TO THE CITY OF SURPRISE ON SEPTEMBER 21, 2009 AS 2009-0876651 AND CERTIFICATE OF CORRECTION RECORDED AS 2009-1042208 OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

100 YEAR ASSURED WATER SUPPLY NOTE:

HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF CITY OF SURPRISE, AWS No. 2010-012, SIGNED ON 9-29-2011, DECISION AND ORDER NUMBER 86-002344.001, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. 45-576.

FINAL PLAT
OF
CACTUS COMMERCE CENTER
LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH,
RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA
CASE #FS23-0549

APN 501-40-738
18 5 LITCHFIELD & CACTUS LLC
ZONING PAD

CACTUS ROAD

LOT 1

LOT 2

APN 501-96-986
KENLY FARMS HOA
ZONING CC

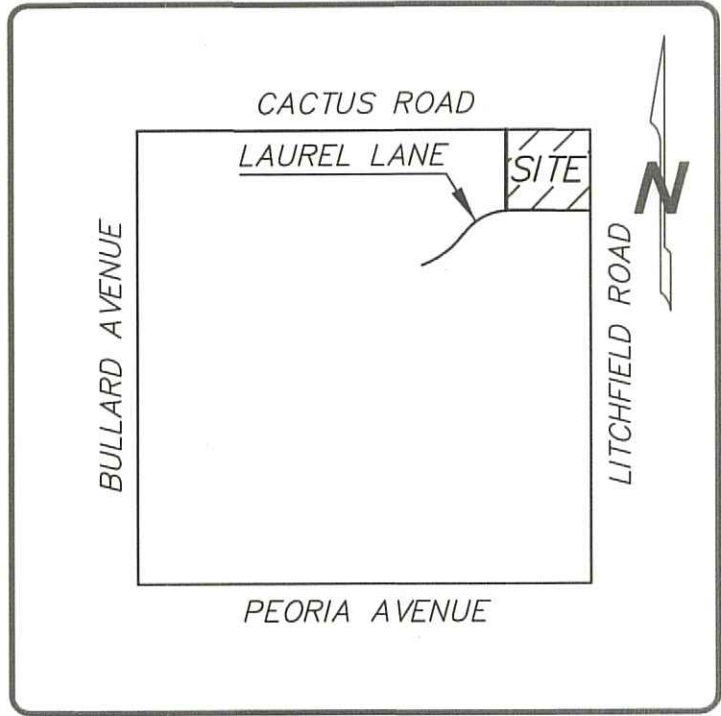
LAUREL LANE

APN 501-42-990
SL6 SURPRISE INDUSTRIAL LP
ZONING PAD

APN 501-42-991
SL6 SURPRISE INDUSTRIAL LP
ZONING PAD

NOTES:

1. NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
2. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE MAP NO. 04013C1680L WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013. FOR COMMUNITY NUMBER 040053 IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
3. IN ACCORDANCE WITH ARS 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING ON THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
4. 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
5. 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 ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
6. 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.
7. 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.
8. PURSUANT TO A.R.S. 42-1102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS *14751 AND 14710, WHEN APPLICABLE.
9. IF ANY IRRIGATION GRANDFATHER RIGHTS EXIST ON PROPERTY, OWNER SHALL EXTINGUISH SUCH RIGHTS AND DEDICATED THEM TO THE CITY.



VICINITY MAP

NOT TO SCALE

CLIENT/DEVELOPER:

BOARDER CAPITAL U.S., INC.
8825 N. 23RD AVENUE, SUITE 100
PHOENIX, ARIZONA 85021
CONTACT: JAMES MILLER
EMAIL: JAMES@BOARDERCAPITAL.COM
PHONE: (403) 830-5696

ZONING:

CC

SURVEYOR:

3 ENGINEERING
6370 E. THOMAS ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85251
CONTACT: JAMES LOFTIS, R.L.S.
PHONE: (602) 334-4387
EMAIL: JIM@3ENGINEERING.COM

BASIS OF BEARING:

THE MONUMENT LINE OF LITCHFIELD ROAD, ALSO BEING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, USING A BEARING OF SOUTH 00 DEGREES 00 MINUTES 49 SECONDS WEST, PER THE DEED RECORDED IN RECORDING NUMBER 2015-0917974, M.C.R.

INDEX OF SHEETS	
DESCRIPTION	
PT01	COVER SHEET
PT02	PLAT SHEET

RELEASE OF LIABILITY:

BOARDER CAPITAL U.S., INC., A DELEWARE CORPORATION, AS OWNER, DOES HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS SHOWN 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.

BOARDER CAPITAL U.S., INC., A DELEWARE CORPORATION, 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 SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY, UNTIL SUCH TIME AS THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.

BOARDER CAPITAL U.S., INC., A DELEWARE 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.

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.

SURVEYOR CERTIFICATION:

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALL LOT CORNERS WILL BE PERMANENTLY SET BY COMPLETION OF CONSTRUCTION.



CITY OF SURPRISE

ENGINEER APPROVAL:

DATA ON THIS PLAT REVIEWED AND APPROVED THIS 9/12/23 DAY OF SEPTEMBER, 2023, BY THE CITY ENGINEER OF SURPRISE, ARIZONA

APPROVED:

CITY ENGINEER

CITY OF SURPRISE COUNCIL APPROVAL:

APPROVED BY THE COUNCIL OF THE CITY OF SURPRISE, ARIZONA THIS 9/12/23 DAY OF SEPTEMBER, 2023

ATTEST:

MAYOR DATE

CITY CLERK DATE

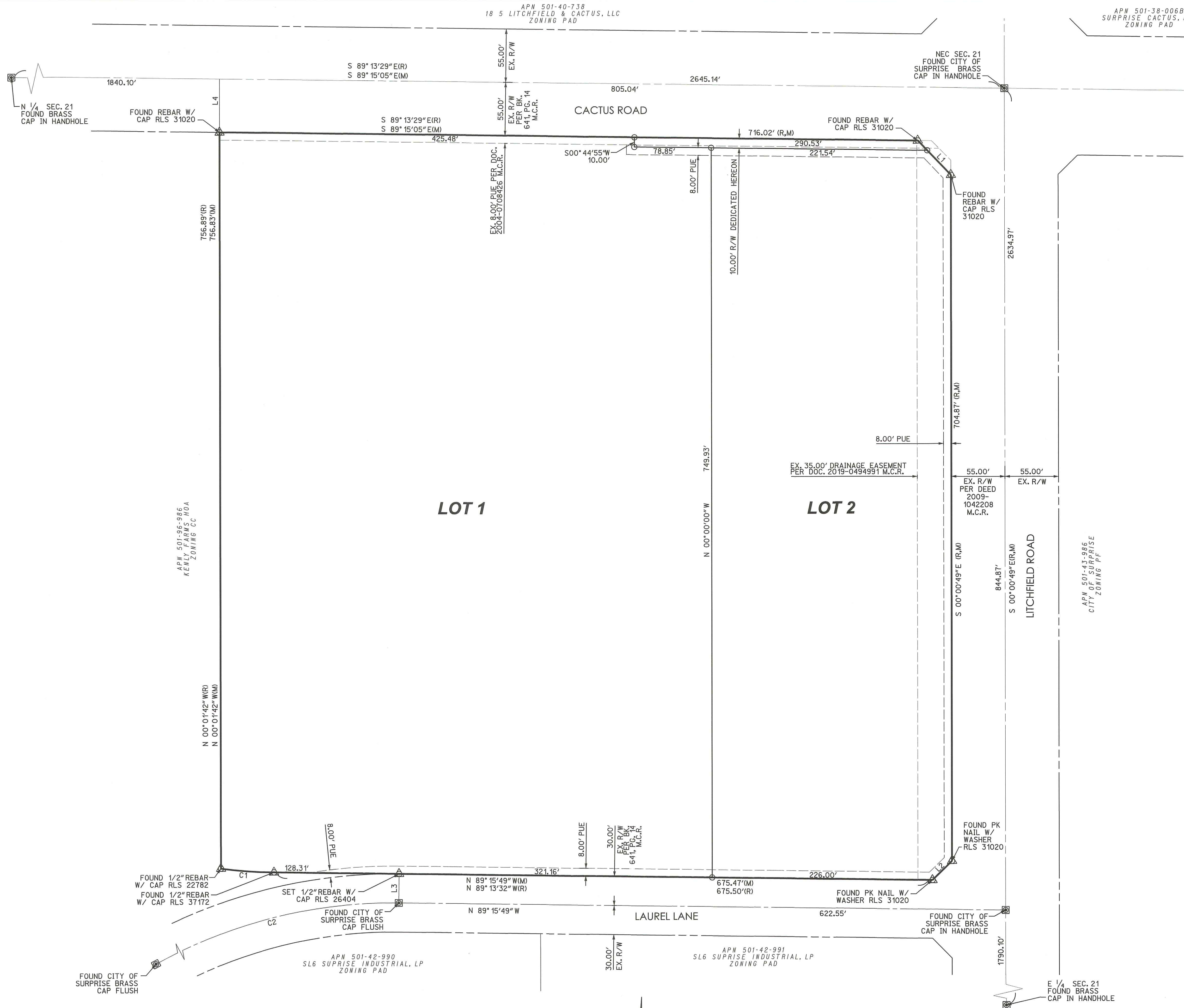
FINAL PLAT - CACTUS COMMERCE CENTER - CASE FS23-0549

COVER SHEET
FINAL PLAT
CACTUS COMMERCE CENTER

3eengineering
planning civil engineering surveying

3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, AZ 85251
PHONE: (602) 334-4387
FAX: (602) 490-3230

PROJECT NO.
5282
DATE: 9/12/23
SHEET NO.
PT01
1 of 2



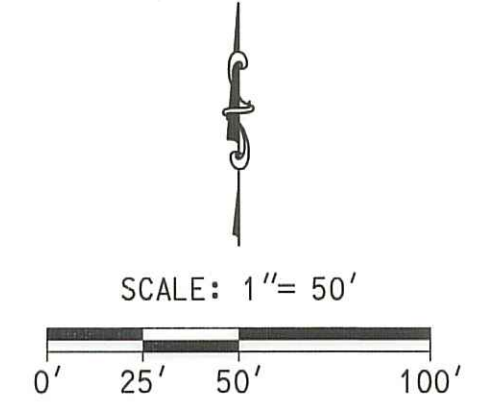
LOT AREA TABLE		
LOT#	AREA (SF)	AREA (ACRES)
1	382,158	8.77
2	183,890	4.22
TOTAL	566,048	12.99

AREA TABLE		
LOT AREA	12.99 ACRES	99.46%
TRACT AREA	0.00 ACRES	0.00%
ROW AREA	0.07 ACRES	0.54%
TOTAL AREA	13.06 ACRES	100%

LINE TABLE		
NO.	BEARING	LENGTH
L1	S43°48'33"E	49.12'
L2(R)	S45°23'38"W	28.10'
L2(M)	S45°21'41"W	28.10'
L3	S00°44'11"W	30.00'
L4	N00°01'42"W	55.01'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1(R)	Δ = 06°39'52"	470.00'	54.67'
C1(M)	Δ = 06°38'48"	470.00'	54.52'
C3	Δ = 60°05'40"	500.00'	524.42'

- LEGEND:**
- MONUMENT, AS NOTED
 - LOT CORNER - SET AS NOTED
 - SUBDIVISION CORNER - AS NOTED OR TO BE SET AT COMPLETION OF CONSTRUCTION
 - PLAT BOUNDARY
 - LOT/TRACT/RIGHT OF WAY LINE
 - CENTERLINE
 - EASEMENT LINE
 - ADJACENT R/W LINE
 - ADJACENT PARCEL LINE
 - SECTION LINE
 - EX. EASEMENT LINE
 - PUE PUBLIC UTILITY EASEMENT
 - R/W RIGHT-OF-WAY
 - VNAE VEHICULAR NON-ACCESS EASEMENT
 - C1 CURVE NUMBER
 - M. C. R. MARICOPA COUNTY RECORDS
 - A. P. N. ASSESSOR'S PARCEL NUMBER
 - R RECORD (DEED 2015-0917974 M. C. R.)
 - M MEASURED



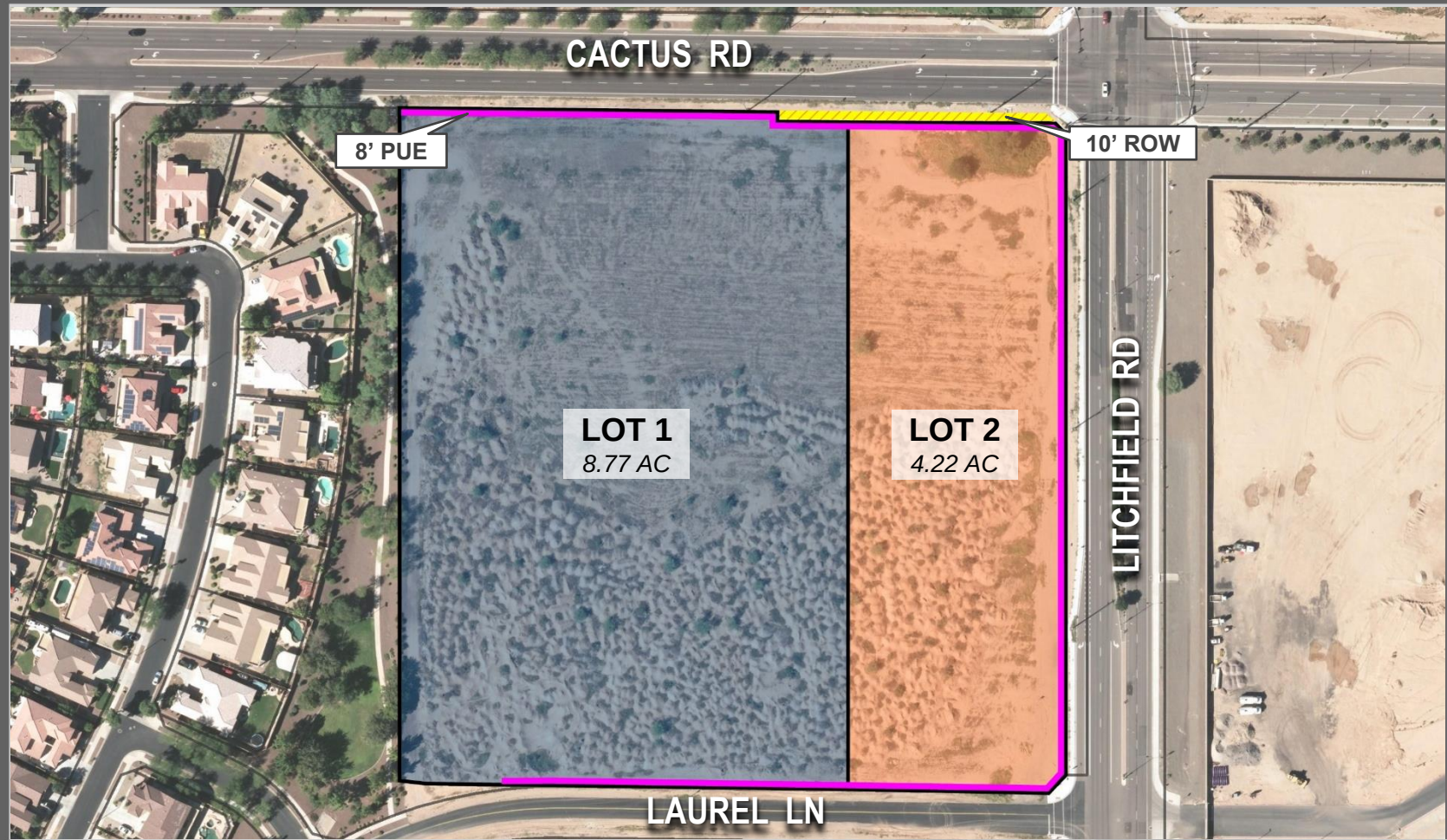
FINAL PLAT - CACTUS COMMERCE CENTER - CASE FS23-0549

PLAT SHEET
FINAL PLAT
CACTUS COMMERCE CENTER

3e engineering
planning civil engineering surveying

3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, AZ 85251
PHONE: (602) 334-4387
FAX: (602) 490-3230

PROJECT NO.
5282
DATE: 9/12/23
SHEET NO.
PT02
2 of 2



FS23-0549 FINAL PLAT EXHIBIT



S U R P R I S E
A R I Z O N A

FS23-0549

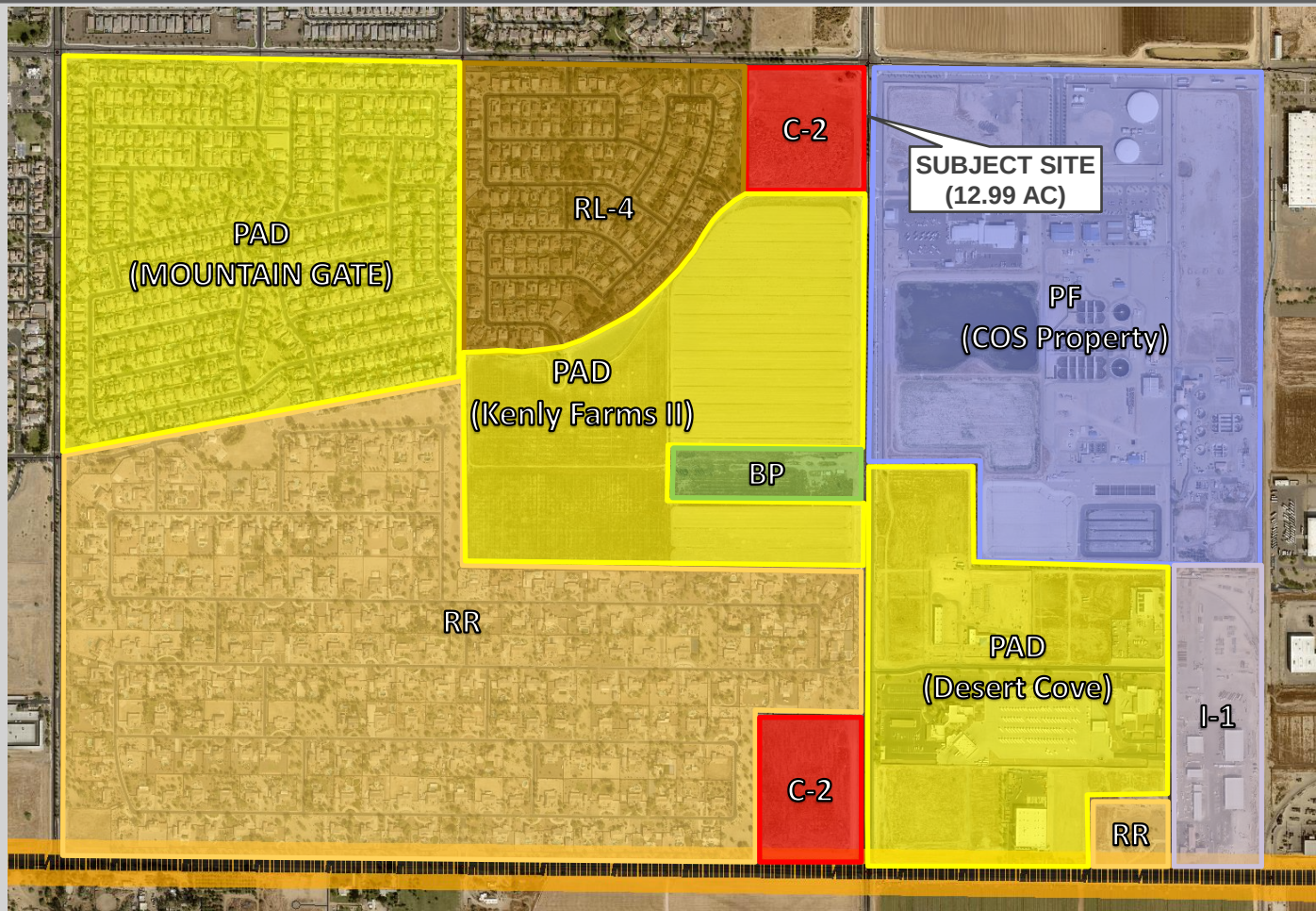
Cactus Commerce Center
Final Plat

City Council

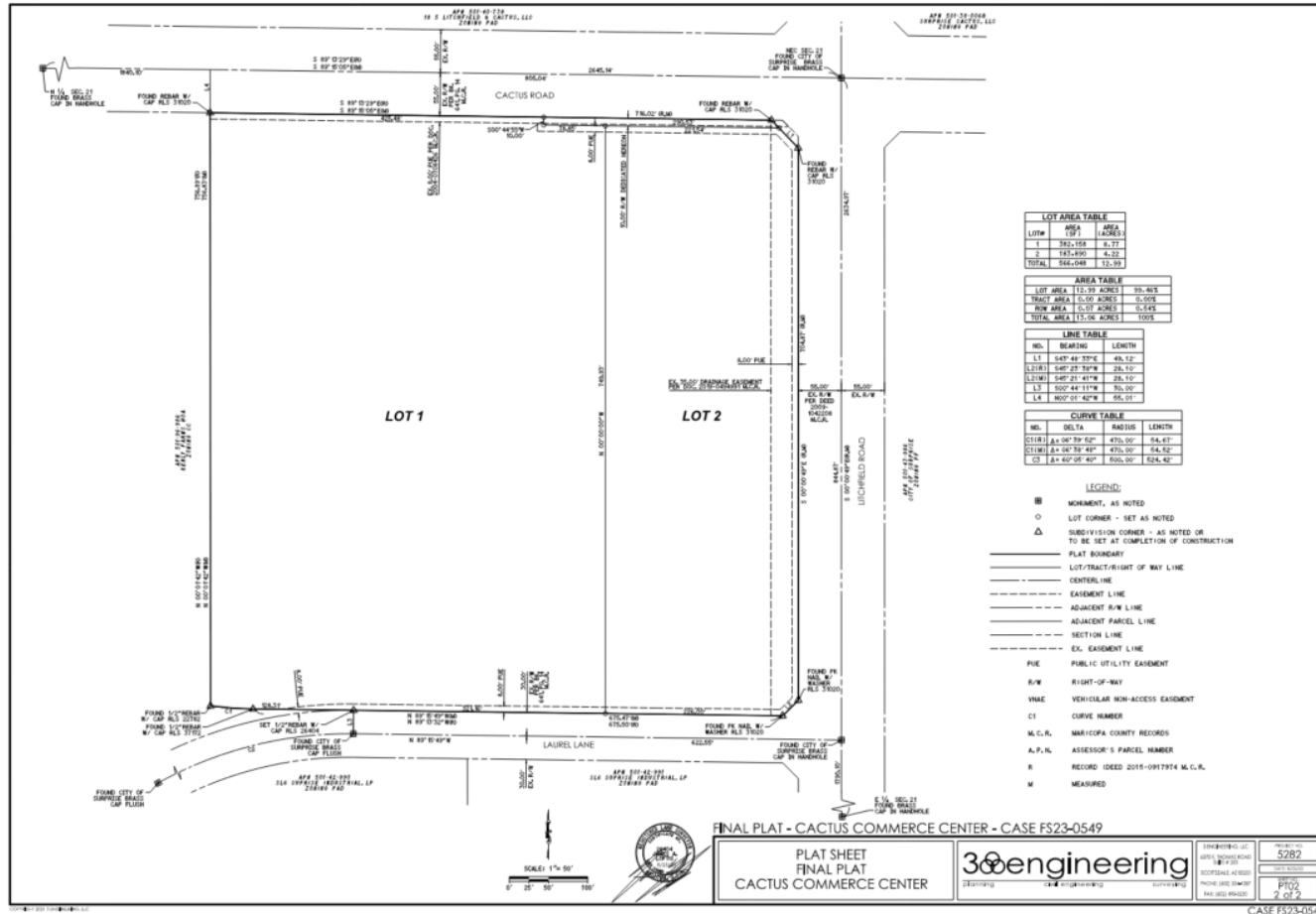
October 17, 2023

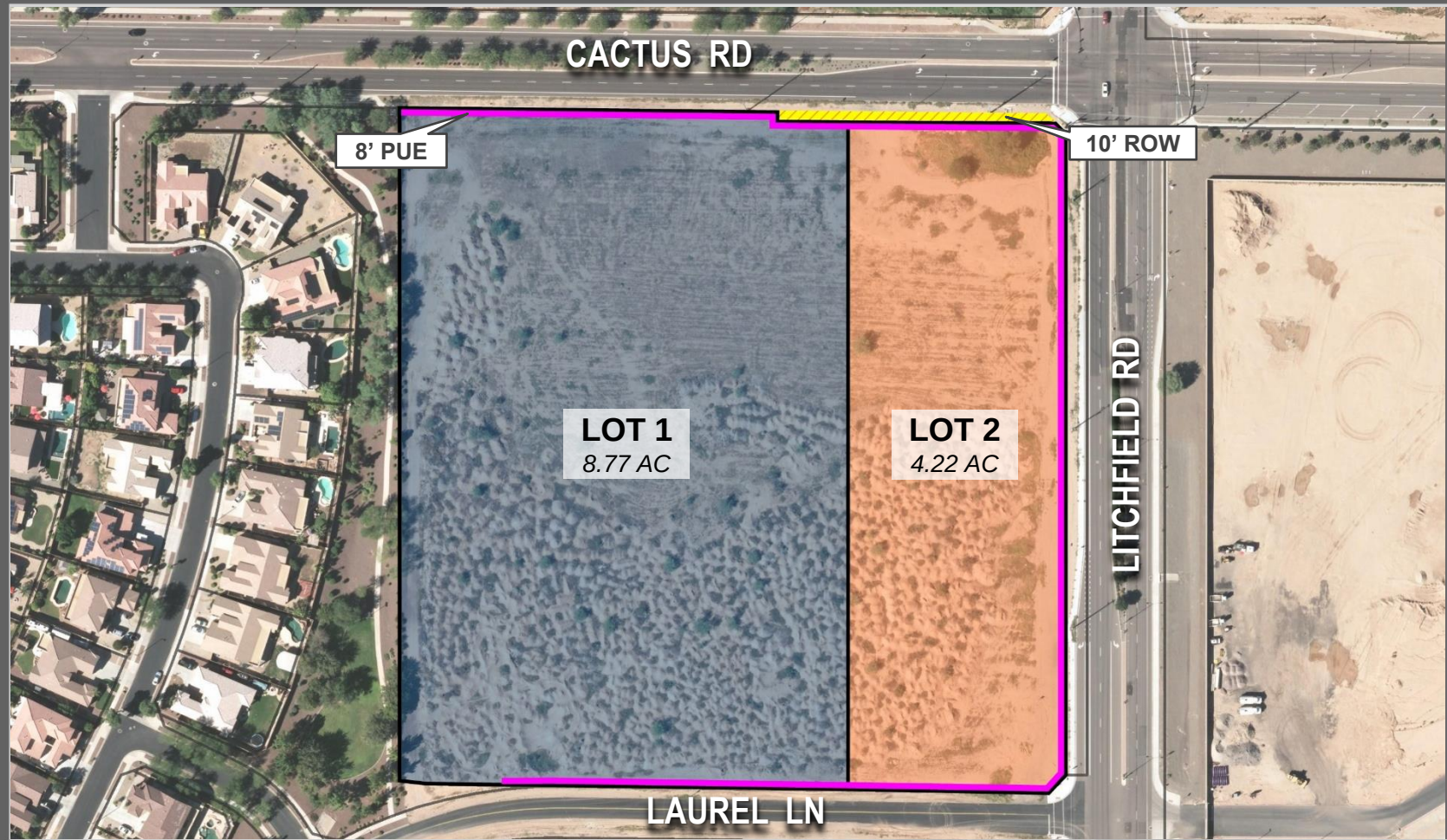


FS23-0549 ZONING MAP



Page 270 of 490





FS23-0549 FINAL PLAT EXHIBIT



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: October 17, 2023
Submitting Department: Public Works
Staff Recommendations:

Contact Person: Kristin Tytler, Department Director
District: District 1

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

Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at Rancho Mercado 147th Avenue Bridge, generally located at 147th Avenue between Happy Valley Road and McMicken Way. Resolution #2023-144.

Motion:

I move to approve Resolution No. 2023-144.

Background:

The Public Works Department conducted the final inspection of the public improvements to Rancho Mercado 147th Avenue Bridge on or about December 20, 2022, totaling approximately 98 LF and determined that the infrastructure was compliant and acceptable to the city. The infrastructure includes storm drains. Domestic water lines are located within the City of Surprise water jurisdiction.

Objective Analysis:

The improvements to this property provide storm drains to convey stormwater to retention basins. This action will accept the required infrastructure.

Policy Compliant:

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

Financial Impact:

Acceptance of the storm drain infrastructure increases the city's asset base and adds to future maintenance commitments. The total acceptance value of the infrastructure included with this item is \$737,835.60.

Budget Impact:

Funding for the infrastructure maintenance now and in the future will be supported from the city's

Stormwater Operations Funds. The anticipated incremental additional maintenance expense associated with the acceptance of these infrastructure items will be incorporated into future years' budgets.

FTE Impact:

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

ATTACHMENTS:

1. 01_Res 2023-144 Accept Infra RM147Bridge
 2. 02_Notice of Completion RM147Bridge
 3. 03_Inspector Sign Off Form RM147Bridge
 4. 04_Linear Foot Verification RM147thBridge
-

RESOLUTION # 2023-144

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, TO CONDITIONALLY ACCEPT THE PUBLIC IMPROVEMENTS AND COMMENCE MAINTENANCE AFTER TWO YEAR WARRANTY AT RANCHO MERCADO 147TH AVENUE BRIDGE GENERALLY LOCATED AT 147TH AVENUE BETWEEN HAPPY VALLEY ROAD AND McMICKEN WAY ROAD.

WHEREAS, the Mayor and City Council of the City of Surprise accepted a Dedication of Public Right-of-Way on or about September 14, 2019, recorded at Maricopa County Recorder ("M.C.R.") Number 2019-0926838; accepted a Dedication of Public Right-of-Way on or about August 19, 2020, recorded at M.C.R. Number 2020-0845857; was granted a Public Utility Easement, recorded at M.C.R. Number 2020-0545858; was granted a Bridge Construction and Access Easement on or about December 29, 2017, recorded at M.C.R. Number 2018-0001629; accepted a Dedication of Public Right-of-Way on or about September 14, 2019, recorded at M.C.R. Number 2019-0926841; and accepted a Dedication of Public Right-of-Way on or about October 21, 2020, recorded at M.C.R. Number 2020-1040054;

WHEREAS, as a condition of the multiple Dedications of Public Rights of Way, Public Utility Easement(s) and the Bridge and Construction Access Agreement, and in compliance with the City Code, the developer installed certain Public Improvements, including a drainage infrastructure. The drainage infrastructure is all collectively referred to as "Public Improvements";

WHEREAS, Taylor Morrison/Arizona, Inc. the developer of Rancho Mercado 147th Avenue Bridge, dedicated to the City the Public Improvements, generally located at 147th Avenue between Happy Valley Road and McMicken Way;

WHEREAS, on or about December 20, 2022, the City of Surprise Public Works Department Engineering Division completed an inspection of the Public Improvements described in this resolution and found the improvements to be in substantial compliance with the approved plans and specifications;

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

WHEREAS, after the conclusion of the two-year warranty period, the City of Surprise will release the warranty and begin maintenance of the Public Improvements.

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

Section 1. The City of Surprise conditionally accepts the Public Improvements generally located as depicted on the map attached as Exhibit A and listed on Exhibit B.

Section 2. Upon final acceptance by the City Engineer, the City Council hereby directs the City to release warranty and begin maintenance of the Public Improvements.

APPROVED AND ADOPTED this _____ day of _____, 2023.

Skip Hall, Mayor

Attest:

Approved as to form:

Kristi Passarelli, City Clerk

Robert Wingo, City Attorney

Exhibit A

Map of Infrastructure

EXHIBIT A

Rancho Mercado 147th Avenue Bridge

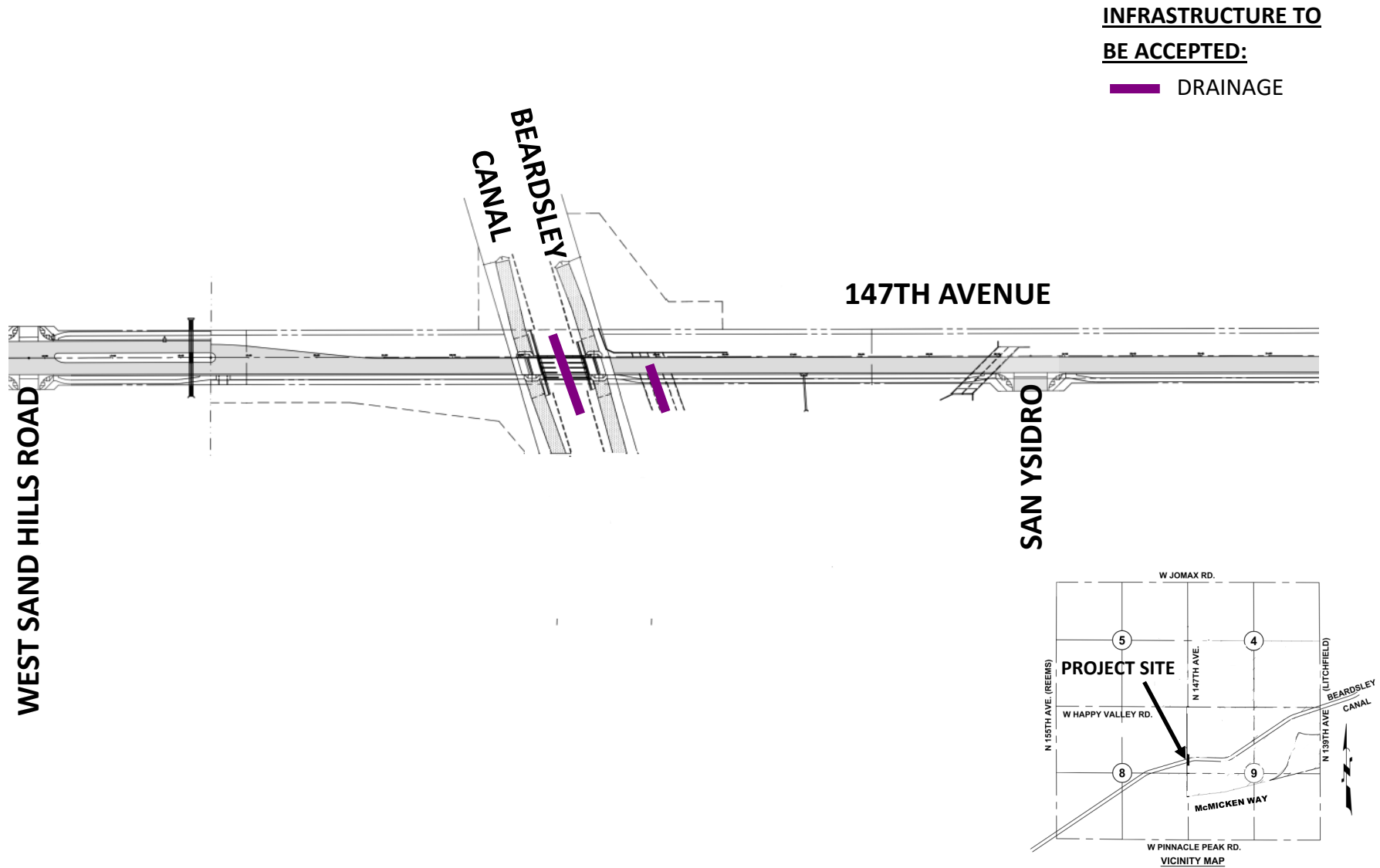


EXHIBIT B

List and Cost of Improvements



EXHIBIT B

ENGINEERING DIVISION
PUBLIC WORKS
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623-222-6150

Memorandum

To: City of Surprise City Council
From: Public Works – Engineering Services
Date: 09/05/2023
Re: Rancho Mercado 147th Avenue Bridge

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

City Drainage	\$737,835.60
Total	\$737,835.60

January 25, 2023

Taylor Morrison
4900 E Scottsdale Rd #2200
Scottsdale, AZ 85251

**RE: NOTICE OF COMPLETION AND COUNCIL ACTION REQUIREMENT FOR CIVIL ONLY RANCHO
MERCADO 147 AVE SOUTH BRIDGE – FS19-633**

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

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

*For the Warranty Assurance, a notice of the required assurance amount and acceptable formats will be sent via email once actual construction costs have been submitted by the applicant.

The warranty period starts upon council acceptance for a period of two (2) years; please ensure warranty assurance will not expire prior to this date. The applicant will be notified of the council date as soon as it is scheduled and the warranty financial assurance is required to be submitted to the city 10 calendar days prior to the council date. If a warranty financial assurance is not received within 10 calendar days, council action and start of the warranty period will be delayed, at a minimum, an additional two (2) weeks.

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

If you have any questions or concerns, you can reach me at 623-222-3437 or at mark.dorsey@surpriseaz.gov.

Sincerely,



Mark R. Dorsey, P.E.
City Engineer

cc: Nuning Lemka, PW Engineering Manager
Michael Boule, Water Resource Management

David Mobley, PW Field Engineering Supervisor
John McFarland, PW Streets Manager

Amanda Correia, Finance
Warren Bert, GIS



PROJECT SIGN OFF FORM
PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: 12/15/2022 Commercial Commercial w/Offsite XX Residential

XX COMPLETION ACCEPTANCE (End of Construction) FINAL ACCEPTANCE (End of Warranty)

9/21/2022 Date of Punch-list Walk 11/15/2022 Date Punch-list Completed

FS Number: FS19-633 Permit Number(s): E20P-0127

Project Name: Rancho Mercado 147th Ave South Bridge

Project Developer/Builder: (Name/Email, Address)
Mark Ryan (mryan@taylormorrison.com)

4900 E SCOTTSDALE RD 2200, SCOTTSDALE AZ 85251

MAG TIP Reporting:

Street Name	Classification	Beginning Limits	End Limits	# Lanes	Length to nearest 1/4 mile	Features
N 147th Avenue	Collector	STA 22+94.82	STA 23+93.03	2	1/4	

MATERIALS:

Asphalt:	Supplier	Total Lane Miles	Total Square Yards
Water:	Size/Type _____ Total LF _____	Size/Type _____ Total LF _____	Size/Type _____ Total LF _____
Sewer:	Size/Type _____ Total LF _____	Size/Type _____ Total LF _____	Size/Type _____ Total LF _____
Storm:	Size/Type _____ Total LF _____	Size/Type _____ Total LF _____	Size/Type _____ Total LF _____
Fire Ln:	Size/Type _____ Total LF _____	Size/Type _____ Total LF _____	Size/Type _____ Total LF _____

Additional Comments: _____

SUPPORTING DOCUMENTATION REQUIRED:

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

APPROVAL:

Civil Inspector: Jose Belman

Date: 12/15/2022

Civil Engineering Supervisor: Del Mahley

Date: 12/20/2022

[illegible]



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: October 17, 2023
Submitting Department: Public Works
Staff Recommendations:

Contact Person: Kristin Tytler, Department Director
District: District 1

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

Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at Norwich Dry Crossing, generally located at Norwich Drive between West Citrus Road and West Grand Avenue. Resolution #2023-149.

Motion:

I move to approve Resolution No. 2023-149.

Background:

The Public Works Department conducted the final inspection of the public improvements for Norwich Dry Crossing on or about July 5, 2023, totaling 1,817 SY (approximately 681 LF) and determined that the infrastructure was compliant and acceptable to the city. The infrastructure includes asphalt pavement and storm drain lines. Domestic water lines are located within the Beardsley water jurisdiction.

Objective Analysis:

The improvements to this property provide roadways for conveyance through the property and storm drains to convey stormwater to retention basins. This action will accept the required infrastructure. The domestic water serving the property is within Beardsley Water's jurisdiction.

Policy Compliant:

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

Financial Impact:

Acceptance of streets and storm drain infrastructure increases the city's asset base and adds to future maintenance commitments. The total acceptance value of the infrastructure included with this item is \$401,150.00.

Budget Impact:

Funding for the infrastructure maintenance now and in the future will be supported from the city's

Transportation Operations and Stormwater Operations Funds. The anticipated incremental additional maintenance expense associated with the acceptance of these infrastructure items will be incorporated into future years' budgets.

FTE Impact:

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

ATTACHMENTS:

1. 01_Resolution 2023-149 -Infrastructure Acceptance-2023 Norwich Dry Crossing.final
 2. 02_Notice of Completion Norwich Dr Dry Crossing
 3. 03_Inspector Project Sign Off Norwich Dr Dry Crossing
 4. 04_Linear Foot Verification Norwich Dr Dry Crossing
-

RESOLUTION # 2023-149

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, TO CONDITIONALLY ACCEPT THE PUBLIC IMPROVEMENTS AND COMMENCE MAINTENANCE AFTER TWO YEAR WARRANTY AT NORWICH DRY CROSSING GENERALLY LOCATED AT WEST NORWICH DRIVE BETWEEN WEST CITRUS ROAD AND WEST GRAND AVENUE ROADS.

WHEREAS, or about, December 13, 1955, a subdivision plat for Martin Acres was filed dedicating to Maricopa County the fee of the streets, alleys, avenues, highways, parks and other parcels of ground reserved therein to the use of the public;

WHEREAS, upon the City's annexation of the Martin Acres subdivision on April 23, 1987, and pursuant to A.R.S. § 9-254, the fee of the streets, alleys, avenues, highways, parks and other parcels of ground reserved therein to the use of the public became vested in the City of Surprise, Arizona;

WHEREAS, as a condition of the Austin Ranch Planned Area Development (PAD 03-278) adopted and approved by City Council on May 13, 2004, and in compliance with the City Code, the developer installed certain public improvements, including roadway improvements which consist of concrete sidewalks, curbs and gutters, as well as asphalt/paving and the developer also installed drainage infrastructure. The roadway improvements and drainage infrastructure are all collectively referred to as "Public Improvements";

WHEREAS, Courtland Homes, Inc. the developer of Norwich Dry Crossing, dedicated to the City the Public Improvements, generally located at West Norwich Drive between West Citrus Road and West Grand Avenue;

WHEREAS, on or about July 5, 2023, the City of Surprise Public Works Department Engineering Division completed an inspection of the Public Improvements described in this resolution and found the improvements to be in substantial compliance with the approved plans and specifications;

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

WHEREAS, after the conclusion of the two-year warranty period, the City of Surprise will release the warranty and begin maintenance of the Public Improvements.

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

Section 1. The City of Surprise conditionally accepts the Public Improvements generally located as depicted on the map attached as Exhibit A and listed on Exhibit B.

Section 2. Upon final acceptance by the City Engineer, the City Council hereby directs the City to release warranty and begin maintenance of the Public Improvements.

APPROVED AND ADOPTED this _____ day of _____, 2023.

Skip Hall, Mayor

Attest:

Approved as to form:

Kristi Passarelli, City Clerk

Robert Wingo, City Attorney

Exhibit A

Map of Infrastructure

EXHIBIT A

Norwich Dry Crossing

INFRASTRUCTURE TO

BE ACCEPTED:

 DRAINAGE

 ROADWAY
Asphalt/Pavement,
Concrete (Curb &
Gutter, Sidewalk)

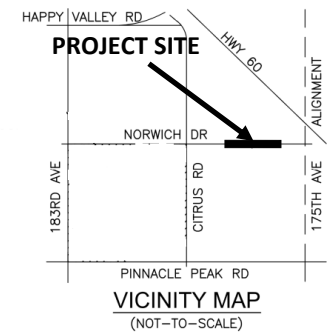
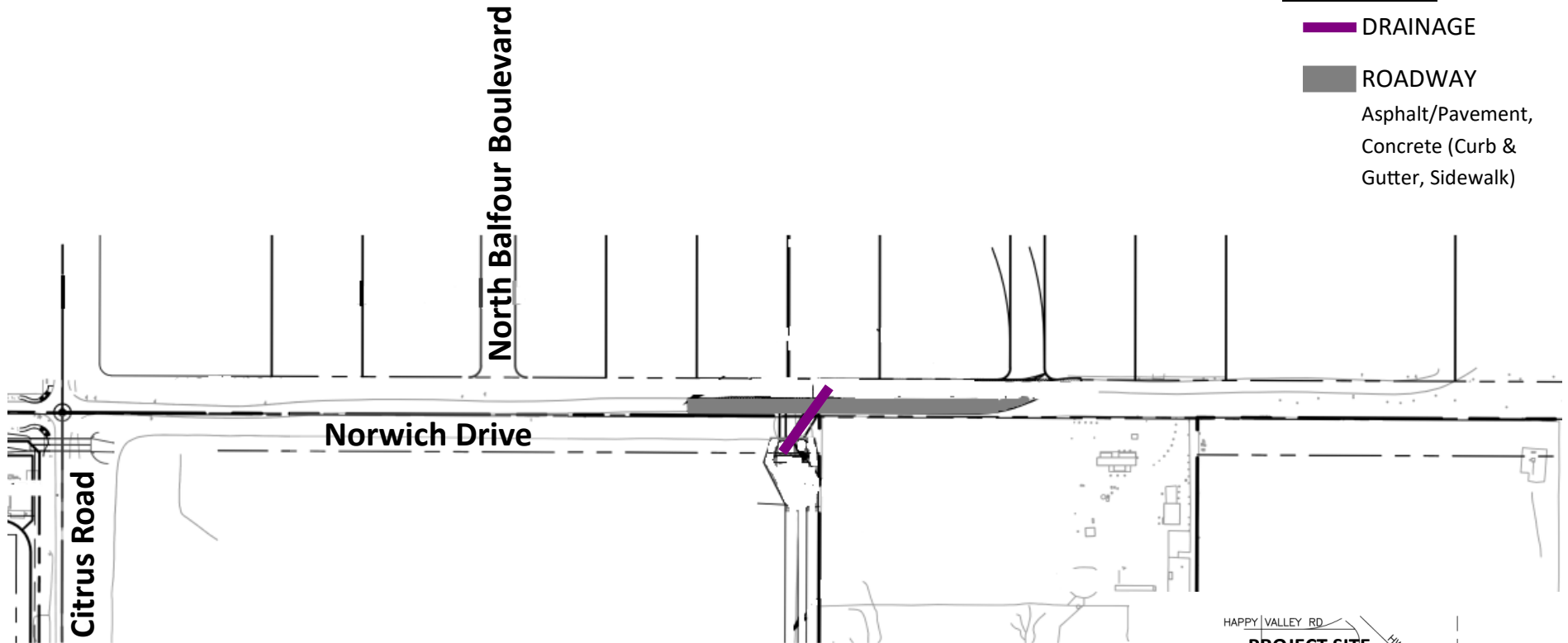


EXHIBIT B

List and Cost of Improvements



EXHIBIT B

ENGINEERING DIVISION
PUBLIC WORKS
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623-222-6150

Memorandum

To: City of Surprise City Council
From: Public Works – Engineering Services
Date: 09/08/2023
Re: Norwich Drive Dry Crossing

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

City Paving	\$ 75,974.00
City Drainage	\$325,176.00
Total	\$401,150.00

July 7, 2023

Courtland Homes
4160 W. Kitty Hawk
Chandler, AZ 85226

**RE: NOTICE OF COMPLETION AND COUNCIL ACTION REQUIREMENT FOR NORWICH DR-DRY
CROSSING – FS20-681**

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

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

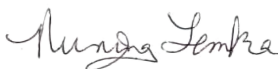
*For the Warranty Assurance, a notice of the required assurance amount and acceptable formats will be sent via email once actual construction costs have been submitted by the applicant.

The warranty period starts upon council acceptance for a period of one (1) year; please ensure warranty assurance will not expire prior to this date. The applicant will be notified of the council date as soon as it is scheduled and the warranty financial assurance is required to be submitted to the city 10 calendar days prior to the council date. If a warranty financial assurance is not received within 10 calendar days, council action and start of the warranty period will be delayed, at a minimum, an additional two (2) weeks.

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

If you have any questions or concerns, you can reach me at 623-222-6148 or at nuning.lemka@surpriseaz.gov.

Sincerely,



Nuning Lemka, P.E.
City Engineer

cc: Ravi Sharma, PW Engineering Manager
John McFarland, PW Streets Manager
Michael Boule, Water Resource Management

Robert Fields, PW Field Engineering Supervisor
Amanda Correia, Finance
Warren Bert, GIS



PROJECT SIGN OFF FORM
PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: 6-13-2023 ☐ Commercial ☐ Commercial w/Offsite ☒ Residential

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

4-27-23 Date of Punch-List Walk 5-20-23 Date Punch-List Completed

FS Number: FS20-681 Permit Number(s): E22P-0654, 0655,0656,E21P-1219

Project Name: Norwich Dry Crossing

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

Courtland Homes/Hans Koppenhoefer/Hans.Koppenhoefer@courtlandhomes.com/

4160 W. Kitty Hawk, Chandler, AZ., 85226

MAG TIP Reporting:

Street Name	Classification	Begin Limits	End Limits	# Lanes	Length to nearest ¼ mi.	Features
Norwich Dr	Collector	Sta 37+21.00	Sta 44+02.26	2	0.5	

MATERIALS:

Asphalt:	<u>Vulcan</u>	Supplier	<u>0.5</u>	Total Lane Miles	<u>1814</u>	Total Square Yards
Water:	<u>n/a</u>	Size/Type	_____	Total LF	_____	Total LF
		Size/Type	_____	Total LF	_____	Total LF
Sewer:	<u>n/a</u>	Size/Type	_____	Total LF	_____	Total LF
		Size/Type	_____	Total LF	_____	Total LF
Storm:	<u>n/a</u>	Size/Type	_____	Total LF	_____	Total LF
		Size/Type	_____	Total LF	_____	Total LF
Fire Ln:	<u>n/a</u>	Size/Type	_____	Total LF	_____	Total LF

Additional Comments: _____

SUPPORTING DOCUMENTATION REQUIRED:

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

APPROVAL:

Civil Inspector: Philipp Bales

Date: 6-13-2023

Civil Engineering Supervisor: [Signature]

Date: 7/5/2023

	A	B	C	D	E	K	L	M	N	O	P	Q	R	S
	FS Case	Project Name	Private/Public	Classification	Roadway	Median Width (ft)	Length (ft)	Length (mile)	Length (Nearest 1/4 mile)	Lane Miles	Width (pavement)	Pavement Area (ft²)	Pavement Area (Sq ft)	Inspector
1														
81	20-681	Norwich Drive Dry Crossing	Public	Collector	W. Norwich Drive	0	681.3	0.13	0.25	0.26	24.0	16,351	1,817	7/5/2
00						Total	681.3					Total	1,817	
01														
02														



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: October 17, 2023
Submitting Department: Public Works
Staff Recommendations:

Contact Person: Kristin Tytler, Department Director
District: District 1

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

Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at Fulton Homes Escalante Phase 2 Infrastructure, generally located at the northeast corner of West Pinnacle Peak Boulevard and North 163rd Avenue. Resolution #2023-150.

Motion:

I move to approve Resolution No. 2023-150.

Background:

The Public Works Department conducted the final inspection of the public improvements to Fulton Homes Escalante Phase 2 Infrastructure on or about March 20, 2023, totaling 9,350 SY (approximately 2,475 LF) and determined that the infrastructure was compliant and acceptable to the city. The infrastructure includes asphalt pavement, storm drains, wastewater lines and water lines. Domestic water lines are located within the City of Surprise water jurisdiction.

Objective Analysis:

The improvements to this property provide access and conveyance to the property, storm drains to convey stormwater to retention basins, sewer lines to convey wastewater from the property to the city's public system and water lines to convey domestic water to the property. This action will accept the required infrastructure.

Policy Compliant:

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

Financial Impact:

Acceptance of streets, sewer, water, and storm drain infrastructure increases the city's asset base and adds to future maintenance commitments. The total acceptance value of the infrastructure included with this item is \$2,419,928.88.

Budget Impact:

Funding for the infrastructure maintenance now and in the future will be supported from the city's Transportation Operations, Water Operations, Wastewater Operations, and Stormwater Operations Funds. The anticipated incremental additional maintenance expense associated with the acceptance of these infrastructure items will be incorporated into future years' budgets.

FTE Impact:

This action does not change the full time equivalent count.

ATTACHMENTS:

1. 01_Res 2023-150 Accept Infra 2023 FulEscPh2
 2. 02_Notice of Completion Ful Esc Ph2 Infra
 3. 03_Inspector Project Sign Off Ful Esc Ph2 Infra
 4. 04_Linear Foot Verification Ful Esc Ph2 Infra
-

RESOLUTION # 2023-150

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, TO CONDITIONALLY ACCEPT THE PUBLIC IMPROVEMENTS AND COMMENCE MAINTENANCE AFTER TWO YEAR WARRANTY AT FULTON HOMES ESCALANTE PHASE 2 INFRASTRUCTURE, GENERALLY LOCATED AT NORTHEAST CORNER OF WEST PINNACLE PEAK BOULEVARD AND NORTH 163RD AVENUE ROADS.

WHEREAS, the Mayor and City Council of the City of Surprise approved a final plat entitled “Map of Dedication Fulton Homes Escalante Infrastructure Phase 2 Being a Re-Subdivision of Tract G1 of Escalante Master Plat – Phase 1A” on, June 1, 2021;

WHEREAS, as a condition of the preliminary plat, approval of the final plat, and in compliance with the City Code, the developer installed certain public improvements, including roadway improvements which consist of concrete sidewalks, curbs and gutters, as well as asphalt/paving, and the developer also installed water lines, sewer lines, and drainage infrastructure. The roadway improvements, sewer lines, water lines and drainage infrastructure are all collectively referred to as “Public Improvements”;

WHEREAS, Fulton Homes the developer of Fulton Homes Escalante Phase 2 Infrastructure, dedicated to the City the Public Improvements, generally located at the northeast corner of West Pinnacle Peak Boulevard and North 163rd Avenue;

WHEREAS, on or about March 20, 2023, the City of Surprise Public Works Department Engineering Division completed an inspection of the Public Improvements described in this resolution and found the improvements to be in substantial compliance with the approved plans and specifications;

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

WHEREAS, after the conclusion of the two-year warranty period, the City of Surprise will release the warranty and begin maintenance of the Public Improvements.

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

Section 1. The City of Surprise conditionally accepts the Public Improvements generally located as depicted on the map attached as Exhibit A and listed on Exhibit B.

Section 2. Upon final acceptance by the City Engineer, the City Council hereby directs the City to release warranty and begin maintenance of the Public Improvements.

APPROVED AND ADOPTED this _____ day of _____, 2023.

Skip Hall, Mayor

Attest:

Approved as to form:

Kristi Passarelli, City Clerk

Robert Wingo, City Attorney

Exhibit A

Map of Infrastructure

EXHIBIT A

Fulton Homes Escalante Phase 2 Infrastructure

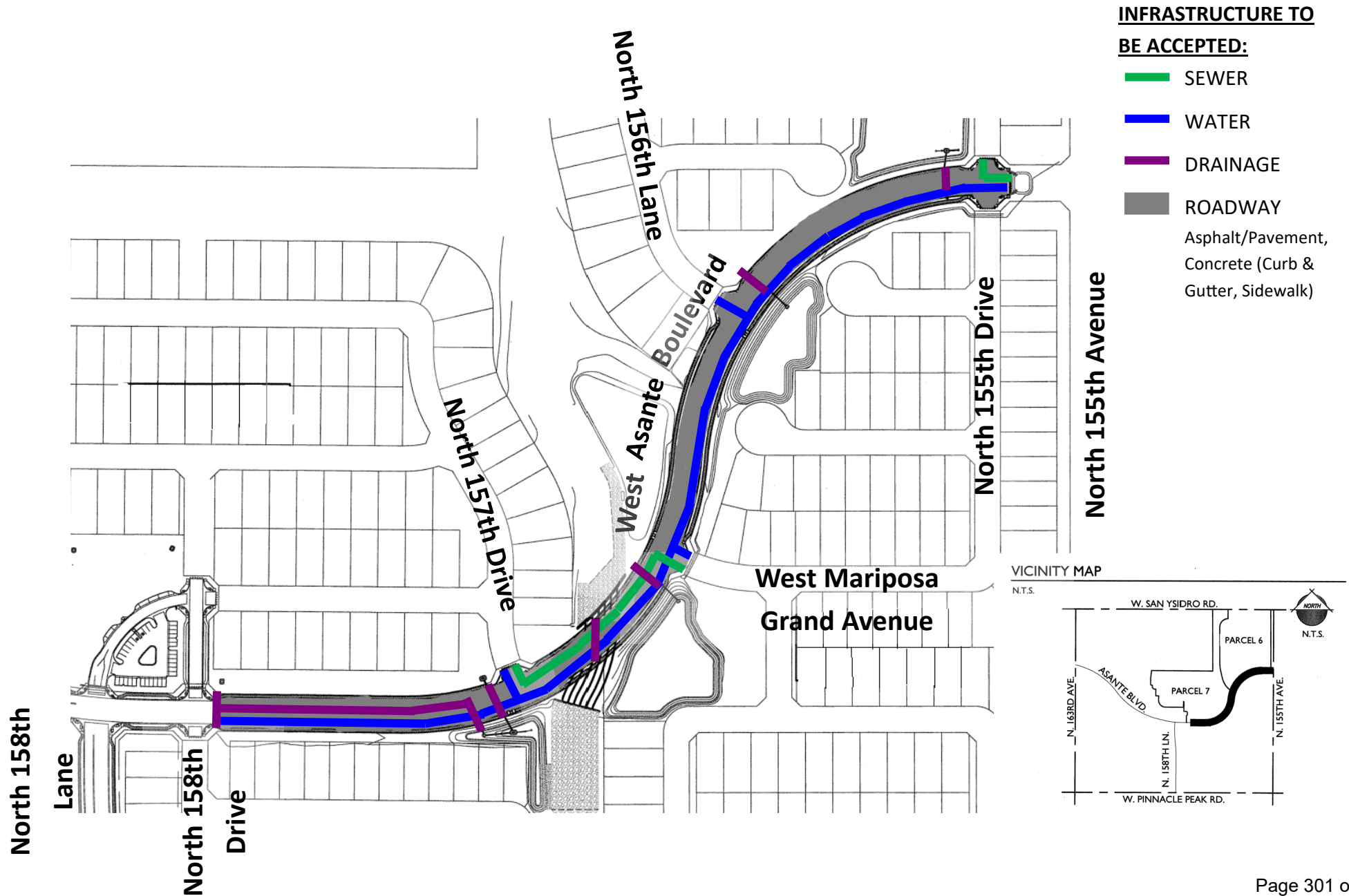


EXHIBIT B

List and Cost of Improvements



EXHIBIT B

ENGINEERING DIVISION
PUBLIC WORKS
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623-222-6150

Memorandum

To: City of Surprise City Council
From: Public Works – Engineering Services
Date: 09/12/2023
Re: Fulton Homes Escalante Phase 2 Infrastructure

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

City Paving	\$516,950.03
City Concrete	\$515,391.47
City Sewer	\$272,891.28
City Water	\$396,035.67
City Drainage	\$718,660.43
Total	\$2,419,928.88

April 3, 2023

Fulton Homes
9140 S Kyrene Rd, #202
Tempe, AZ 85284

**RE: NOTICE OF COMPLETION AND COUNCIL ACTION REQUIREMENT FOR FULTON HOMES
ESCALANTE PHASE 2 INFRASTRUCTURE – FS19-649**

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

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

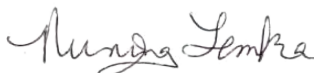
*For the Warranty Assurance, a notice of the required assurance amount and acceptable formats will be sent via email once actual construction costs have been submitted by the applicant.

The warranty period starts upon council acceptance for a period of two (2) years; please ensure warranty assurance will not expire prior to this date. The applicant will be notified of the council date as soon as it is scheduled and the warranty financial assurance is required to be submitted to the city 10 calendar days prior to the council date. If a warranty financial assurance is not received within 10 calendar days, council action and start of the warranty period will be delayed, at a minimum, an additional two (2) weeks.

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

If you have any questions or concerns, you can reach me at 623-222-6148 or at nuning.lemka@surpriseaz.gov.

Sincerely,



Nuning Lemka, P.E.
City Engineer

cc: Rob Fields, PW Field Engineering Supervisor
Amanda Correia, Finance
Michael Boule, Water Resource Management

John McFarland, PW Streets Manager
Warren Bert, GIS



PROJECT SIGN OFF FORM
PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: 3/14/2023 Commercial Commercial w/Offsite XX Residential

XX COMPLETION ACCEPTANCE (End of Construction) FINAL ACCEPTANCE (End of Warranty)

11/18/2022 Date of Punch-list Walk 1/18/2023 Date Punch-list Completed

FS Number: FS19-649 Permit Number(s): E21P-0395; 0396; 0397; 0398; 0399; 0400; 0401; 0402; 0403

Project Name: Escalante Phase 2 Infrastructure

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

Tammie Borgardt (tborgardt@fultonhomes.com)

9140 S KYRENE RD 202, TEMPE AZ 85284

MAG TIP Reporting:

Street Name	Classification	Beging Limits	End Limits	# Lanes	Length to nearest 1/4 mile	Features
W Asante Boulevard	Collector	STA 40+41	STA 63+41	2	1/2	Median

MATERIALS:

Asphalt:	<u>Vulcan Materials</u>	Supplier	<u>1</u>	Total Lane Miles	<u>10,926</u>	Total Square Yards		
Water:	<u>8" PVC C-900</u>	Size/Type	<u>295</u>	Total LF	<u>12" DIP</u>	Size/Type	<u>2393</u>	Total LF
		Size/Type		Total LF		Size/Type		Total LF
Sewer:	<u>8" PVC SDR-35</u>	Size/Type	<u>2382</u>	Total LF		Size/Type		Total LF
		Size/Type		Total LF		Size/Type		Total LF
Storm:	<u>18" HDPE</u>	Size/Type	<u>131</u>	Total LF	<u>18" RGRCP III</u>	Size/Type	<u>164</u>	Total LF
	<u>24" RGRCP III</u>	Size/Type	<u>50</u>	Total LF	<u>18" RGRCP V</u>	Size/Type	<u>688</u>	Total LF
	<u>24" RGRCP V</u>	Size/Type	<u>53</u>	Total LF	<u>30" RGRCP V</u>	Size/Type	<u>132</u>	Total LF

Additional Comments:

SUPPORTING DOCUMENTATION REQUIRED:

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

APPROVAL:

Civil Inspector: Jose Belman

Date: 3/15/2023

Civil Engineering Supervisor: [Signature]

Date: 3/20/23

[illegible]



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: October 17, 2023
Submitting Department: Public Works
Staff Recommendations:

Contact Person: Kristin Tytler, Department Director
District: District 1

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

Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at Rio Rancho Estates, Parcel 1B.2 generally located at the southwest corner of West Happy Valley Road and North 183rd Avenue. Resolution #2023-148.

Motion:

I move to approve Resolution No. 2023-148.

Background:

The Public Works Department conducted the final inspection of the public improvements to Rio Rancho Estates on or about October 13, 2022, totaling 12,444 SY (approximately 4,175 LF) and determined that the infrastructure was compliant and acceptable to the city. The infrastructure includes asphalt pavement, storm drains and wastewater lines. Domestic water lines are located within the Beardsley water jurisdiction.

Objective Analysis:

The improvements to this property provide roadways for conveyance through the property, storm drains to convey stormwater to retention basins, and sewer lines to convey wastewater from the property to the city's public system. This action will accept the required infrastructure. The domestic water serving the property is within Beardsley Water's jurisdiction.

Policy Compliant:

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

Financial Impact:

Acceptance of street, sewer and storm drain infrastructure increases the city's asset base and adds to future maintenance commitments. The total acceptance value of the infrastructure included with this item is \$1,191,137.33.

Budget Impact:

Funding for the infrastructure maintenance now and in the future will be supported by the city's Transportation Operations, Wastewater Operations and Stormwater Operations Funds. The anticipated incremental additional maintenance expense associated with the acceptance of these infrastructure items will be incorporated into future years' budgets.

FTE Impact:

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

ATTACHMENTS:

1. 01_Res 2023-148 Accept Infra Rio Rancho Parcel 1B.2
 2. 02_Notice of Completion Letter Rio Rancho Parcel 1B.2
 3. 03_Inspector Sign-Off Form Rio Rancho Parcel 1B.2
 4. 04_Linear Foot Verification Rio Rancho Parcel 1B.2
-

RESOLUTION # 2023-148

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, TO CONDITIONALLY ACCEPT THE PUBLIC IMPROVEMENTS AND COMMENCE MAINTENANCE AFTER TWO YEAR WARRANTY AT RIO RANCHO ESTATES, PARCEL 1B.2 GENERALLY LOCATED AT THE SOUTHWEST CORNER OF WEST HAPPY VALLEY AND NORTH 183RD AVENUE ROADS.

WHEREAS, the Mayor and City Council of the City of Surprise approved a final plat entitled "Rio Rancho Estates, Parcel 1B.2" on, April 4, 2020;

WHEREAS, as a condition of the preliminary plat, approval of the final plat, and in compliance with the City Code, the developer installed certain public improvements, including roadway improvements which consist of concrete sidewalks, curbs and gutters, as well as asphalt/paving, sewer lines and drainage infrastructure. The roadway improvements, sewer lines and drainage infrastructure are all collectively referred to as "Public Improvements";

WHEREAS, Forestar (USA) Real Estate Group. Inc. the developer of Rio Rancho Estates, Parcel 1B.2, dedicated to the City the Public Improvements, generally located at the southwest corner of West Happy Valley Road and North 183rd Avenue;

WHEREAS, on or about October 13, 2022, the City of Surprise Public Works Department Engineering Division completed an inspection of the Public Improvements described in this resolution and found the improvements to be in substantial compliance with the approved plans and specifications;

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

WHEREAS, after the conclusion of the two-year warranty period, the City of Surprise will release the warranty and begin maintenance of the Public Improvements.

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

Section 1. The City of Surprise conditionally accepts the Public Improvements generally located as depicted on the map attached as Exhibit A and listed on Exhibit B.

Section 2. Upon final acceptance by the City Engineer, the City Council hereby directs the City to release warranty and begin maintenance of the Public Improvements.

SIGNATURES ON THE FOLLOWING PAGE

APPROVED AND ADOPTED this _____ day of _____, 2023.

Skip Hall, Mayor

Attest:

Approved as to form:

Kristi Passarelli, City Clerk

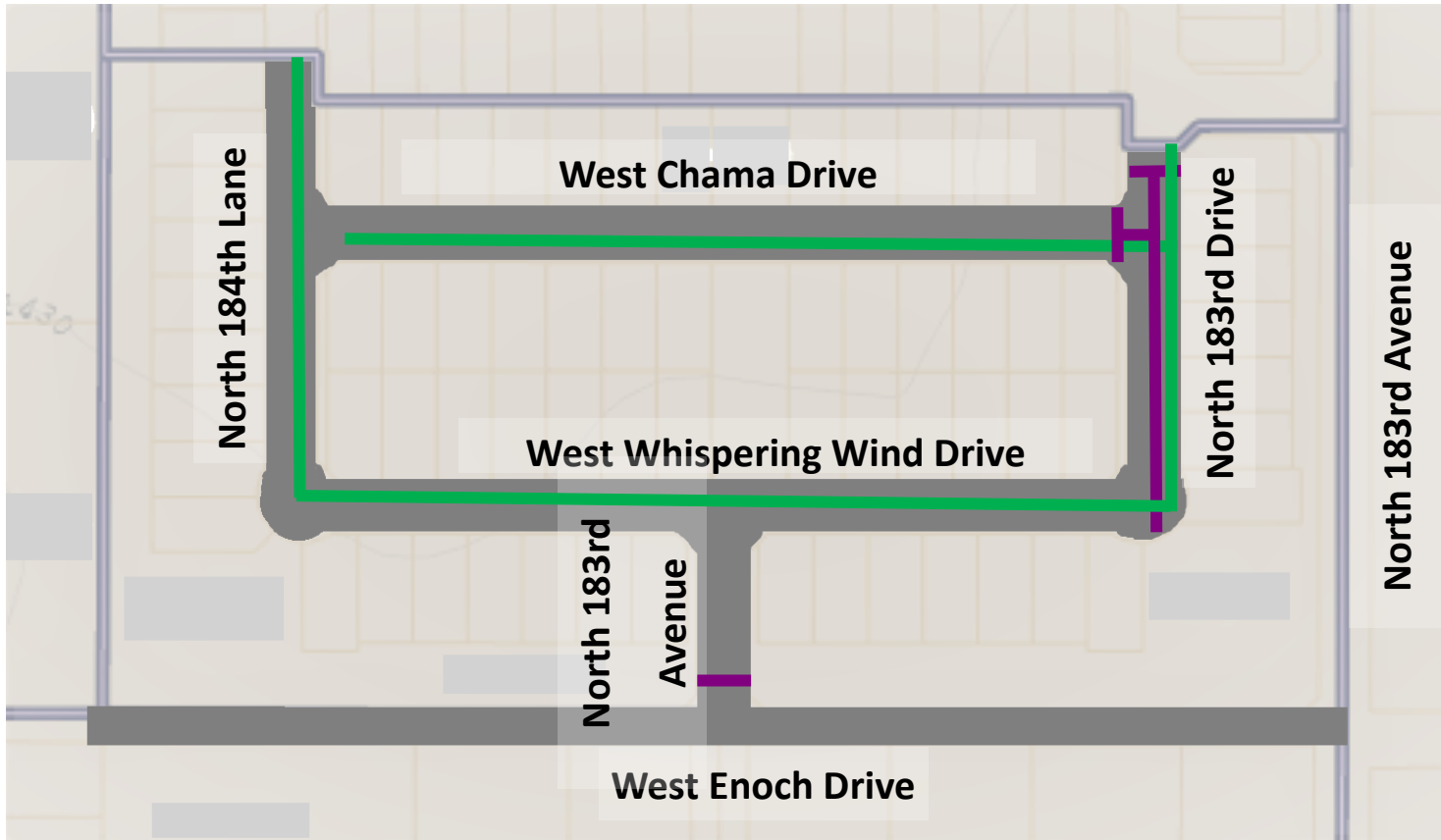
Robert Wingo, City Attorney

Exhibit A

Map of Infrastructure

EXHIBIT A

Rio Rancho Estates Parcel 1B.2



INFRASTRUCTURE TO BE ACCEPTED:

- SEWER
- DRAINAGE
- ROADWAY
Asphalt/Pavement,
Concrete (Curb &
Gutter, Sidewalk)

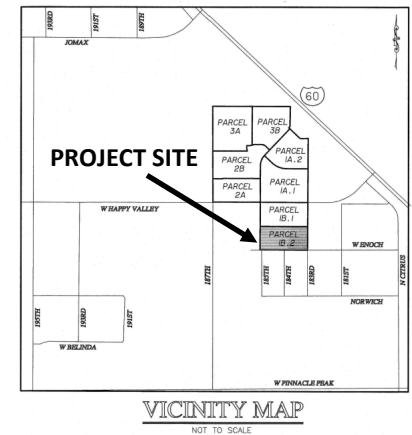


EXHIBIT B

List and Cost of Improvements



EXHIBIT B

ENGINEERING DIVISION
PUBLIC WORKS
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623-222-6150

Memorandum

To: City of Surprise City Council
From: Public Works – Engineering Services
Date: 09/08/2023
Re: Rio Rancho Estates Parcel 1B.2 - Final Plat

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

City Paving	\$476,436.36
City Concrete	\$426,125.08
City Sewer	\$194,302.83
City Drainage	\$ 94,273.06
Total	\$1,191,137.33

February 22, 2023

Forestar
1661 E. Camelback Rd., Suite 330
Phoenix, AZ 85016

**RE: NOTICE OF COMPLETION AND COUNCIL ACTION REQUIREMENT FOR RIO RANCHO ESTATES
PARCEL 1B.2 – FS18-594**

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

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

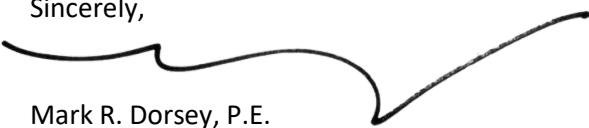
*For the Warranty Assurance, a notice of the required assurance amount and acceptable formats will be sent via email once actual construction costs have been submitted by the applicant.

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

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

If you have any questions or concerns, you can reach me at 623-222-3437 or at mark.dorsey@surpriseaz.gov.

Sincerely,



Mark R. Dorsey, P.E.
City Engineer

cc: Nuning Lemka, PW Engineering Manager
John McFarland, PW Streets Manager
Michael Boule, Water Resource Management

David Mobley, PW Field Engineering Supervisor
Amanda Correia, Finance
Warren Bert, GIS



PROJECT SIGN OFF FORM

PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: 10-05-2022 Commercial Commercial w/Offsite XX Residential

XX COMPLETION ACCEPTANCE (End of Construction) FINAL ACCEPTANCE (End of Warranty)

10-21-2021 Date of Punch-List Walk 8-23-2022 Date Punch-List Completed

FS Number: FS18-594 Permit Number(s): E19P-0817,0819,0821,0822,0823,0824

Project Name: Rio Rancho Estates Parcel 1B.2

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

Forestar: Jake Carver/ 1661 East Camelback Road / Suite 330 Phoenix, Arizona 85016/ jacobcarver@forestar

Sheet 1 of 2

MAG TIP Reporting:

Street Name	Classification	Begin Limits	End Limits	# Lanes	Length to nearest ¼ mi.	Features
184th Ln	Local	W Whispering Wind Dr	W Chama Dr	2	.25	
W Chama Dr	Local	N 184th Ln	N 183rd Dr	2	.25	
W Whispering Wind Dr	Local	N 184th Ln	N 183rd Dr	2	.25	
N 183 Dr	Local	W Whispering Wind Dr	N 183rd Dr	2	.25	
N 184 ave	Local	W Enoch Dr	W Whispering Wind Dr	2	.25	

MATERIALS:

Asphalt: Vulcan Supplier 1.5 Total Lane Miles 12879 Total Square Yards

Water: 6" C900 Size/Type 84 Total LF 30" RGRCP CL III Size/Type 87 Total LF

8" C900 Size/Type 4106 Total LF 36" RGRCP CL III Size/Type 344 Total LF

Sewer: 8" SDR Size/Type 2244 Total LF

Storm: 18" RGRCP CL III Size/Type 65 Total LF

24" RGRCP CL III Size/Type 125 Total LF

Fire Ln: Size/Type Total LF

Additional Comments:

SUPPORTING DOCUMENTATION REQUIRED:

XX Copy of Punch List XX AOC

n/a Final Certification Letter from Engineer of Record XX Asphalt Concrete Ticket w/ Name of Contractor

XX Complete Geotechnical Testing Packet XX Streetlight Energize Letter

XX Sewer Pressure Testing Results XX As built Documents (PDF copy on CD)

XX Sewer Manhole Vacuum Testing Certification XX Updated asbuilt CAD base files (copy on CD)

XX Sewer Manhole Insecticide Certification

XX Sewer Videos with Operators Notes (inc. re-videos)

Other (Specify)

APPROVAL:

Civil Inspector: [Signature]

Date: 10-5-22

Civil Engineering Supervisor: [Signature]

Date: 10/13/22



PROJECT SIGN OFF FORM

PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: 10-05-2022 _____ Commercial _____ Commercial w/Offsite XX Residential

XX COMPLETION ACCEPTANCE (End of Construction) _____ FINAL ACCEPTANCE (End of Warranty)

06-14-2022 Date of Punch-List Walk 8-23-2022 Date Punch-List Completed

FS Number: FS18-594 Permit Number(s): E19P-0817,0819,0821,0822,0823,0824

Project Name: Rio Rancho Estates Parcel 1B.2

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

Forestar: Jake Carver/ 1661 East Camelback Road / Suite 330 Phoenix, Arizona 85016/ jacobcarver@forestar
Sheet 2 of 2

MAG TIP Reporting:

Street Name	Classification	Begin Limits	End Limits	# Lanes	Length to nearest ¼ mi.	Features
W Enoch	Collector	N 185th ave	N 183rd ave	2	.25	

MATERIALS:

Asphalt: See Sheet 1 _____ Supplier _____ Total Lane Miles _____ Total Square Yards _____

Water: n/a _____ Size/Type _____ Total LF _____ Size/Type _____ Total LF _____

Sewer: n/a _____ Size/Type _____ Total LF _____ Size/Type _____ Total LF _____

Storm: n/a _____ Size/Type _____ Total LF _____ Size/Type _____ Total LF _____

Fire Ln: n/a _____ Size/Type _____ Total LF _____ Size/Type _____ Total LF _____

Additional Comments:

SUPPORTING DOCUMENTATION REQUIRED:

XX Copy of Punch List

n/a Final Certification Letter from Engineer of Record n/a AOC

n/a Complete Geotechnical Testing Packet n/a Asphalt Concrete Ticket w/ Name of Contractor

n/a Sewer Pressure Testing Results n/a Streetlight Energize Letter

n/a Sewer Manhole Vacuum Testing Certification n/a As built Documents (PDF copy on CD)

n/a Sewer Manhole Insecticide Certification n/a Updated asbuilt CAD base files (copy on CD)

n/a Sewer Videos with Operators Notes (inc. re-videos)

_____ Other _____ (Specify)

APPROVAL:

Civil Inspector: [Signature]

Date: 10-5-22

Civil Engineering Supervisor: _____

Date: _____

[illegible]



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: October 17, 2023
Submitting Department: Public Works
Staff Recommendations:

Contact Person: Kristin Tytler, Department Director
District: District 1

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

Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at Rio Rancho Estates Parcel 3B, generally located at the northwest corner of West Happy Valley Road and North 183rd Avenue. Resolution # 2023-151.

Motion:

I move to approve Resolution No. 2023-151.

Background:

The Public Works Department conducted the final inspection of the public improvements to Rio Rancho Estates Parcel 3B on or about January 30, 2023, totaling 11,207 SY (approximately 3,602 LF) and determined that the infrastructure was compliant and acceptable to the city. The infrastructure includes asphalt pavement, storm drains and wastewater lines. Domestic water lines are located within the Beardsley water jurisdiction.

Objective Analysis:

The improvements to this property provide roadways for conveyance through the property, storm drains to convey stormwater to retention basins, and sewer lines to convey wastewater from the property to the city's public system. This action will accept the required infrastructure. The domestic water serving the property is within Beardsley Water's jurisdiction.

Policy Compliant:

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

Financial Impact:

Acceptance of street, sewer and storm drain infrastructure increases the city's asset base and adds to future maintenance commitments. The total acceptance value of the infrastructure included with this item is \$1,318,344.54.

Budget Impact:

Funding for the infrastructure maintenance now and in the future will be supported from the city's Transportation Operations, Wastewater Operations, and Stormwater Operations Funds. The anticipated incremental additional maintenance expense associated with the acceptance of these infrastructure items will be incorporated into future years' budgets.

FTE Impact:

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

ATTACHMENTS:

1. 01_Res 2023-151 Accept Infra RioRanchoParcel3B
 2. 02_Notice of Completion Rio Rancho Parcel 3B
 3. 03_Inspector Project Sign Off Form-Conditional Rio Rancho Parcel 3B
 4. 04_Linear Foot Verification Rio Rancho Parcel 3B
-

RESOLUTION # 2023-151

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, TO CONDITIONALLY ACCEPT THE PUBLIC IMPROVEMENTS AND COMMENCE MAINTENANCE AFTER TWO YEAR WARRANTY AT RIO RANCHO ESTATES PARCEL 3B, GENERALLY LOCATED AT THE NORTHWEST CORNER OF WEST HAPPY VALLEY ROAD AND NORTH 183RD AVENUE ROADS.

WHEREAS, the Mayor and City Council of the City of Surprise approved a final plat entitled "Rio Rancho Estates, Parcel 3B" on, October 20, 2020;

WHEREAS, as a condition of the preliminary plat, approval of the final plat, and in compliance with the City Code, the developer installed certain public improvements, including roadway improvements which consist of concrete sidewalks, curbs and gutters, as well as asphalt/paving, sewer lines and drainage infrastructure. The roadway improvements, sewer lines and drainage infrastructure are all collectively referred to as "Public Improvements";

WHEREAS, Forestar (USA) Real Estate Group. Inc. the developer of Rio Rancho Estates Parcel 3B, dedicated to the City the Public Improvements, generally located at the northwest corner of West Happy Valley Road and North 183rd Avenue;

WHEREAS, on or about January 30, 2023, the City of Surprise Public Works Department Engineering Division completed an inspection of the Public Improvements described in this resolution and found the improvements to be in substantial compliance with the approved plans and specifications;

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

WHEREAS, after the conclusion of the two-year warranty period, the City of Surprise will release the warranty and begin maintenance of the Public Improvements.

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

Section 1. The City of Surprise conditionally accepts the Public Improvements generally located as depicted on the map attached as Exhibit A and listed on Exhibit B.

Section 2. Upon final acceptance by the City Engineer, the City Council hereby directs the City to release warranty and begin maintenance of the Public Improvements.

SIGNATURES ON THE FOLLOWING PAGE

APPROVED AND ADOPTED this _____ day of _____, 2023.

Skip Hall, Mayor

Attest:

Approved as to form:

Kristi Passarelli, City Clerk

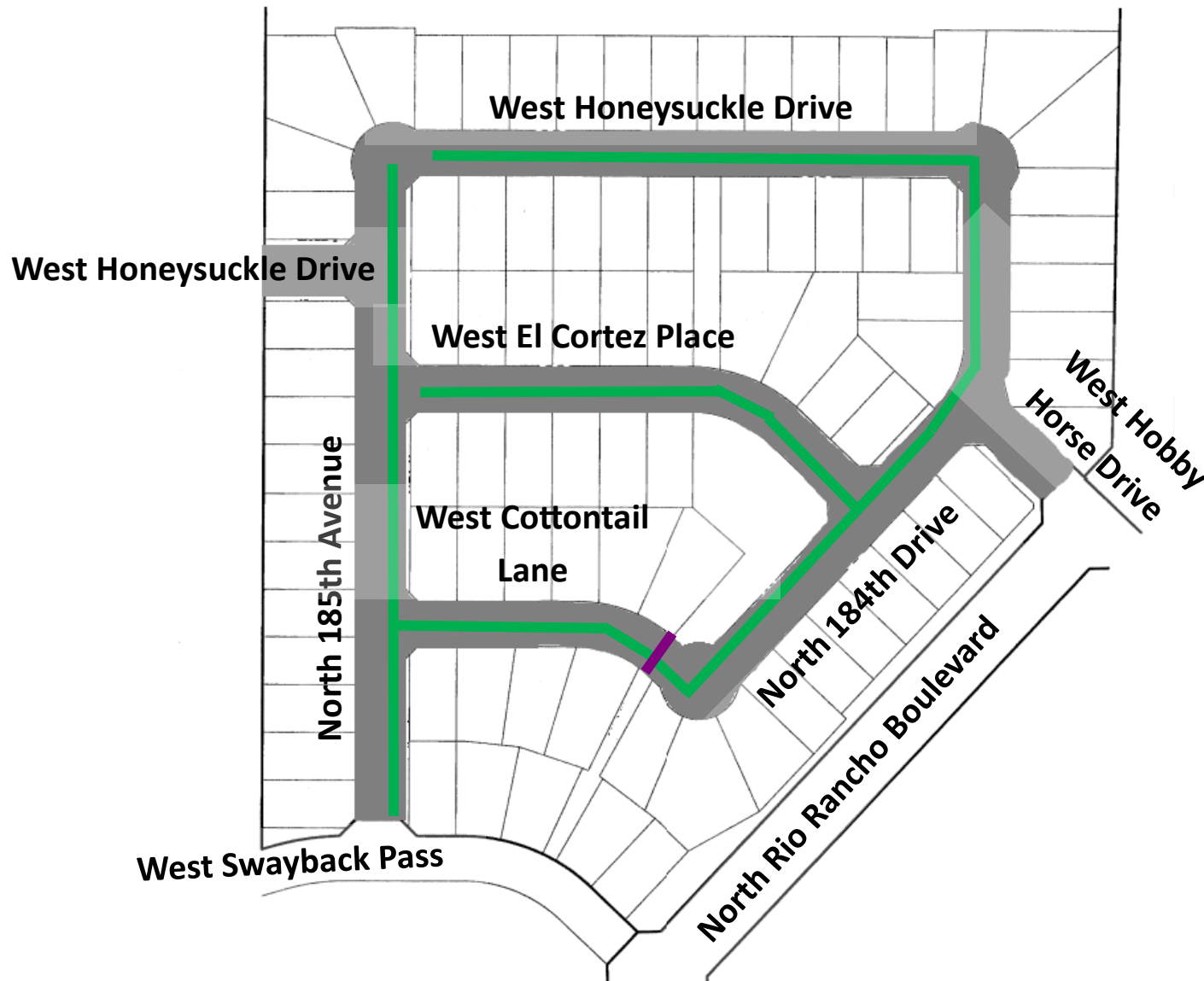
Robert Wingo, City Attorney

Exhibit A

Map of Infrastructure

EXHIBIT A

Rio Rancho Estates Parcel 3B



INFRASTRUCTURE TO

BE ACCEPTED:

- SEWER
- DRAINAGE
- ROADWAY
Asphalt/Pavement,
Concrete (Curb &
Gutter, Sidewalk)

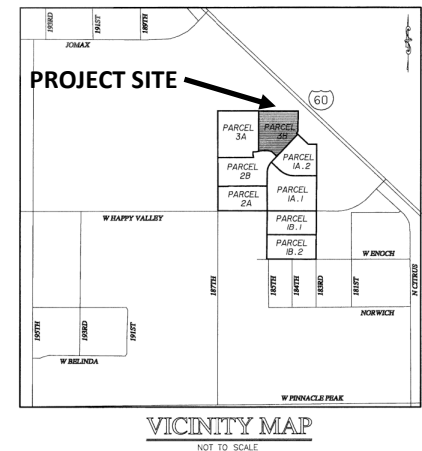


EXHIBIT B

List and Cost of Improvements



EXHIBIT B

ENGINEERING DIVISION
PUBLIC WORKS
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623-222-6150

Memorandum

To: City of Surprise City Council
From: Public Works – Engineering Services
Date: 09/13/2023
Re: Rio Rancho Estates Parcel 3B

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

City Paving	\$436,027.41
City Concrete	\$497,467.71
City Sewer	\$331,485.11
City Drainage	\$ 53,364.31
Total	\$1,318,344.54

March 27, 2023

Forestar
1661 E Camelback Rd, Suite 330
Phoenix, AZ 85016

**RE: NOTICE OF COMPLETION AND COUNCIL ACTION REQUIREMENT FOR RIO RANCHO ESTATES
PARACEL 3B FINAL PLAT – FS18-661**

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

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

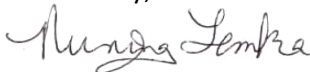
*For the Warranty Assurance, a notice of the required assurance amount and acceptable formats will be sent via email once actual construction costs have been submitted by the applicant.

The warranty period starts upon council acceptance for a period of two (2) years; please ensure warranty assurance will not expire prior to this date. The applicant will be notified of the council date as soon as it is scheduled and the warranty financial assurance is required to be submitted to the city 10 calendar days prior to the council date. If a warranty financial assurance is not received within 10 calendar days, council action and start of the warranty period will be delayed, at a minimum, an additional two (2) weeks.

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

If you have any questions or concerns, you can reach me at 623-222-6148 or at nuning.lemka@surpriseaz.gov.

Sincerely,



Nuning Lemka, P.E.
City Engineer

cc: Robert Fields, PW Field Engineering Supervisor
Amanda Correia, Finance
Michael Boule, Water Resource Management

John McFarland, PW Streets Manager
Warren Bert, GIS



PROJECT SIGN OFF FORM
PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: 1-30-2023 ☐ Commercial ☐ Commercial w/Offsite ☒ Residential

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

10-18-2022 Date of Punch-List Walk 1-26-2023 Date Punch-List Completed

FS Number: FS18-661 Permit Number(s): E19P-0791,0789,0790,0794,0797,0792

Project Name: Rio Rancho Estates Parcel 3B

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

Forestar/Jake Carver/jacobcarver@forestar.com/1661 E Camelback Rd, Ste 330, Phx., AZ., 85016

1 of 2

MAG TIP Reporting:

Street Name	Classification	Begin Limits	End Limits	# Lanes	Length to nearest ¼ mi.	Features
W Honeysuckle Dr	Local	N 185th ave	N 185th Dr	2	.5	
W El Cortez Pl	Local	N 185th ave	N 184th Dr	2	.5	
W Cottontail Ln	Local	N 185th ave	N 184 Dr	2	.25	
N 185th ave	Local	W Honeysuckle Dr	W Swayback pass	2	.5	
184th Dr	Local	W Honeysuckle Dr	W Cottontail Ln	2	.5	

MATERIALS:

Asphalt:	<u>Vulcan</u>	Supplier	<u>2.5</u>	Total Lane Miles	<u>11448</u>	Total Square Yards
Water:	<u>6" C900</u>	Size/Type	<u>99</u>	Total LF		Size/Type _____ Total LF
	<u>8" C900</u>	Size/Type	<u>3718</u>	Total LF		Size/Type _____ Total LF
Sewer:	<u>8" SDR 35</u>	Size/Type	<u>3250</u>	Total LF		Size/Type _____ Total LF
		Size/Type		Total LF		Size/Type _____ Total LF
Storm:	<u>24" Class III RGRCP</u>	Size/Type	<u>32</u>	Total LF		Size/Type _____ Total LF
	<u>42" Class III RGRCP</u>	Size/Type	<u>257</u>	Total LF		Size/Type _____ Total LF
Fire Ln:		Size/Type		Total LF		Size/Type _____ Total LF

Additional Comments:

SUPPORTING DOCUMENTATION REQUIRED:

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

APPROVAL:

Civil Inspector: [Signature]

Date: 1-30-2023

Civil Engineering Supervisor: [Signature]

Date: 1/30/23



PROJECT SIGN OFF FORM
PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: 1-30-2023 ☐ Commercial ☐ Commercial w/Offsite ☒ Residential

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

10-18-2022 Date of Punch-List Walk 1-26-2023 Date Punch-List Completed

FS Number: FS18-661 Permit Number(s): E19P-0791,0789,0790,0794,0797,0792

Project Name: Rio Rancho Estates Parcel 3B

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

Forestar/Jake Carver/jacobcarver@forestar.com/1661 E Camelback Rd, Ste 330,Phx., AZ., 85016

2 of 2

MAG TIP Reporting:

Street Name	Classification	Begin Limits	End Limits	# Lanes	Length to nearest ¼ mi.	Features
W Hobbyhorse Dr	Local	N 184 Dr	Rio Rancho Blvd	2	.25	

MATERIALS:

Asphalt:	See sheet 1	Supplier	_____	Total Lane Miles	_____	Total Square Yards	_____
Water:	See Sheet 1	Size/Type	_____	Total LF	_____	Size/Type	_____
		Size/Type	_____	Total LF	_____	Size/Type	_____
Sewer:	See sheet 1	Size/Type	_____	Total LF	_____	Size/Type	_____
		Size/Type	_____	Total LF	_____	Size/Type	_____
Storm:	See sheet 1	Size/Type	_____	Total LF	_____	Size/Type	_____
		Size/Type	_____	Total LF	_____	Size/Type	_____
Fire Ln:	_____	Size/Type	_____	Total LF	_____	Size/Type	_____

Additional Comments: _____

SUPPORTING DOCUMENTATION REQUIRED:

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

APPROVAL:

Civil Inspector: *[Signature]*

Date: 1-30-2023

Civil Engineering Supervisor: *[Signature]*

Date: 1/30/23

	A	B	C	D	E	R	L	M	N	O	P	Q	R	
	FS Case	Project Name	Private/Public	Classification	Roadway	Median Width (ft)	Length (ft)	Length (mile)	Length (Nearest 1/4 mile)	Lane Miles	Width (pavement)	Pavement Area (ft²)	Pavement Area (Sq ft)	Ins
1	18-661	Rio Rancho Estates Parcel 3B	Public	Local	W. Honeysuckle Drive	0	140.7	0.03	0.25	0.05	28.0	3,940	438	1
2	18-661	Rio Rancho Estates Parcel 3B	Public	Local	W. Honeysuckle Drive	0	710.4	0.13	0.25	0.27	28.0	19,891	2,210	1
3	18-661	Rio Rancho Estates Parcel 3B	Public	Local	W. Hobby Horse Drive	0	147.4	0.03	0.25	0.06	28.0	4,127	459	1
4	18-661	Rio Rancho Estates Parcel 3B	Public	Local	W. El Cortez Place	0	652.8	0.12	0.25	0.25	28.0	18,278	2,031	1
5	18-661	Rio Rancho Estates Parcel 3B	Public	Local	W. Cottontail Lane	0	398.6	0.08	0.25	0.15	28.0	11,161	1,240	1
6	18-661	Rio Rancho Estates Parcel 3B	Public	Local	N. 185th Avenue	0	787.5	0.15	0.25	0.30	28.0	22,050	2,450	1
7	18-661	Rio Rancho Estates Parcel 3B	Public	Local	N. 184th Drive	0	764.8	0.14	0.25	0.29	28.0	21,414	2,379	1
3						Total	3602.2					Total	11,207	
4														



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: October 17, 2023
Submitting Department: Public Works
Staff Recommendations:

Contact Person: Kristin Tytler, Department Director
District: District 1

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

Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at Sunrise Parcel C, generally located at the northeast corner of Jomax Road and North Cotton Lane. Resolution # 2023-152.

Motion:

I move to approve Resolution No. 2023-152.

Background:

The Public Works Department conducted the final inspection of the public improvements for Sunrise Parcel C on or about February 9, 2023, totaling 6,876 SY (approximately 1,934 LF) and determined that the infrastructure was compliant and acceptable to the city. The infrastructure includes asphalt pavement, storm drains, wastewater lines and water lines. Domestic water lines are located within the City of Surprise water jurisdiction.

Objective Analysis:

The improvements to this property provide access and conveyance to the property, storm drains to convey stormwater to retention basins, sewer lines to convey wastewater from the property to the city's public system and water lines to convey domestic water to the property. This action will accept the required infrastructure.

Policy Compliant:

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

Financial Impact:

Acceptance of streets, sewer, water, and storm drain infrastructure increases the city's asset base and adds to future maintenance commitments. The total acceptance value of the infrastructure included with this item is \$767,617.65.

Budget Impact:

Funding for the infrastructure maintenance now and in the future will be supported by the city's Transportation Operations, Water Operations, Wastewater Operations, and Stormwater Operations Funds. The anticipated incremental additional maintenance expense associated with the acceptance of these infrastructure items will be incorporated into future years' budgets.

FTE Impact:

This action does not change the full time equivalent count.

ATTACHMENTS:

1. 01_Res 2023-152 Accept Infra 2023 Sunrise Parcel C
 2. 02_Notice of Completion Sunrise Parcel C
 3. 03_Inspector Project Sign Off Sunrise Parcel C
 4. 04_Linear Foot Verification Sunrise Parcel C
-

RESOLUTION # 2023-152

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, TO CONDITIONALLY ACCEPT THE PUBLIC IMPROVEMENTS AND COMMENCE MAINTENANCE AFTER TWO YEAR WARRANTY AT SUNRISE PARCEL C GENERALLY LOCATED AT NORTHEAST CORNER OF JOMAX ROAD AND NORTH COTTON LANE ROADS.

WHEREAS, the Mayor and City Council of the City of Surprise approved a final plat entitled "Final Plat for Sunrise - Parcel C" on, September 1, 2020;

WHEREAS, as a condition of the preliminary plat, approval of the final plat, and in compliance with the City Code, the developer installed certain public improvements, including roadway improvements which consist of concrete sidewalks, curbs and gutters, as well as asphalt/paving, and the developer also installed water lines, sewer lines, and drainage infrastructure. The roadway improvements, sewer lines, water lines and drainage infrastructure are all collectively referred to as "Public Improvements";

WHEREAS, Metro Oasis, LLLP the developer of Sunrise Parcel C, dedicated to the City the Public Improvements, generally located at the northeast corner of Jomax Road and North Cotton Lane;

WHEREAS, on or about February 9, 2023, the City of Surprise Public Works Department Engineering Division completed an inspection of the Public Improvements described in this resolution and found the improvements to be in substantial compliance with the approved plans and specifications;

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

WHEREAS, after the conclusion of the two-year warranty period, the City of Surprise will release the warranty and begin maintenance of the Public Improvements.

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

Section 1. The City of Surprise conditionally accepts the Public Improvements generally located as depicted on the map attached as Exhibit A and listed on Exhibit B.

Section 2. Upon final acceptance by the City Engineer, the City Council hereby directs the City to release warranty and begin maintenance of the Public Improvements.

SIGNATURES ON THE FOLLOWING PAGE

APPROVED AND ADOPTED this _____ day of _____, 2023.

Skip Hall, Mayor

Attest:

Approved as to form:

Kristi Passarelli, City Clerk

Robert Wingo, City Attorney

Exhibit A

Map of Infrastructure

EXHIBIT A

Sunrise Parcel C

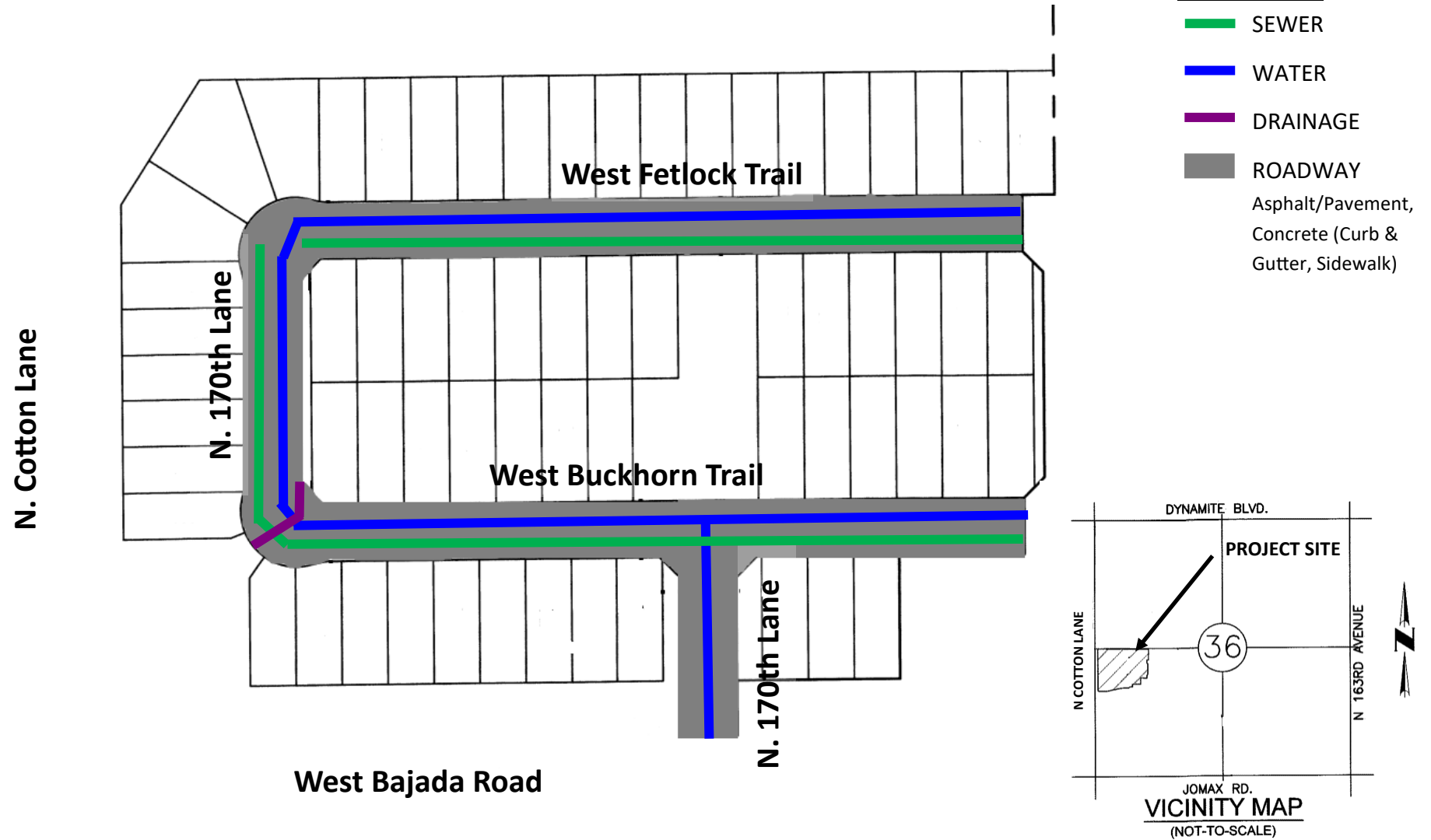


EXHIBIT B

List and Cost of Improvements



EXHIBIT B

ENGINEERING DIVISION
PUBLIC WORKS
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623-222-6150

Memorandum

To: City of Surprise City Council
From: Public Works – Engineering Services
Date: 09/14/2023
Re: Sunrise Parcel C

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

City Paving	\$165,660.00
City Concrete	\$244,587.53
City Sewer	\$134,458.12
City Water	\$122,317.00
City Drainage	\$100,595.00
Total	\$767,617.65

April 11, 2023

Landsea Homes
7600 E. Doubletree Ranch Rd., Suite 240
Scottsdale, AZ 85258

**RE: NOTICE OF COMPLETION AND COUNCIL ACTION REQUIREMENT FOR SUNRISE PARCEL C –
FS19-597**

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

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

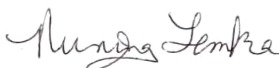
*For the Warranty Assurance, a notice of the required assurance amount and acceptable formats will be sent via email once actual construction costs have been submitted by the applicant.

The warranty period starts upon council acceptance for a period of two (2) years; please ensure warranty assurance will not expire prior to this date. The applicant will be notified of the council date as soon as it is scheduled and the warranty financial assurance is required to be submitted to the city 10 calendar days prior to the council date. If a warranty financial assurance is not received within 10 calendar days, council action and start of the warranty period will be delayed, at a minimum, an additional two (2) weeks.

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

If you have any questions or concerns, you can reach me at 623-222-6148 or at nuning.lemka@surpriseaz.gov.

Sincerely,



Nuning Lemka, P.E.
City Engineer

cc: Robert Fields, PW Field Engineering Supervisor
Amanda Correia, Finance
Michael Boule, Water Resource Management

John McFarland, PW Streets Manager
Warren Bert, GIS



PROJECT SIGN OFF FORM
PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: 1/4/2023 Commercial Commercial w/Offsite XX Residential

XX COMPLETION ACCEPTANCE (End of Construction) FINAL ACCEPTANCE (End of Warranty)

9/1/2022 Date of Punch-list Walk 11/7/2022 Date Punch-list Completed

FS Number: FS19-597 Permit Number(s): E20P-0102; 0103; 0104; 0105; 0106; 0107; 0108; 0109; 0111

Project Name: Sunrise Parcel C

Project Developer/Builder: (Name/Email, Address)
Shelly Murphy (smurphy@landsea.com)

7600 E DOUBLETREE RANCH RD, SCOTTSDALE AZ 85258

MAG TIP Reporting:

Street Name	Classification	Beginning Limits	End Limits	# Lanes	Length to nearest 1/4 mile	Features
W Buckhorn Trail	Local	STA 17+35	N 170th Lane	2	1/4	
W Fetlock Trail	Local	STA 17+35	N 170th Lane	2	1/4	
N 170th Ave	Local	STA 12+71	W Buckhorn Trail	2	1/4	
N 17th Ln	Local	W Buckhorn Trail	W Fetlock Trail	2	1/4	

MATERIALS:

Asphalt:	<u>Southwest Asphalt</u>	Supplier	<u>2</u>	Total Lane Miles	<u>6,117</u>	Total Square Yards
Water:	<u>8" C-900</u>	Size/Type	<u>1,935</u>	Total LF	<u>Size/Type</u>	Total LF
		Size/Type		Total LF	<u>Size/Type</u>	Total LF
Sewer:	<u>8" SDR-35</u>	Size/Type	<u>1,732</u>	Total LF	<u>Size/Type</u>	Total LF
		Size/Type		Total LF	<u>Size/Type</u>	Total LF
Storm:	<u>36" HDPE</u>	Size/Type	<u>43</u>	Total LF	<u>Size/Type</u>	Total LF
		Size/Type		Total LF	<u>Size/Type</u>	Total LF
Fire Ln:		Size/Type		Total LF	<u>Size/Type</u>	Total LF

Additional Comments:

SUPPORTING DOCUMENTATION REQUIRED:

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

APPROVAL:

Civil Inspector: Jose Belman

Date: 1/4/2023

Civil Engineering Supervisor: Shelly Murphy

Date: 2/9/23

[illegible]



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: October 17, 2023

Contact Person: Eric Boyles, ASSISTANT
DIRECTOR - FINANCE

Submitting Department: Transportation
Staff Recommendations:

District: Citywide

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to the adoption of an Intergovernmental Agreement with the Maricopa Association of Governments (MAG) for the City's participation in the US60 (Grand Ave): Loop 303 (Estrella) to SR74 Corridor Study; Resolution #2023-160.

Motion:

I move to approve resolution #2023-160.

Background:

US Route 60 is a federal highway traversing most of Arizona from the New Mexico state line, roughly 14 miles east of the town of Springerville, to its western terminus at I-10, roughly 30 miles from the California state line. In the MAG region's West Valley, US 60 is unique in that this regionally significant highway runs diagonally across the entire valley from Van Buren Street in Downtown Phoenix northwesterly to the town of Wickenburg. In this segment it is also known as the Phoenix-Wickenburg Highway or Grand Avenue. It will be referred to as Grand Avenue for the balance of this project scope.

The Northwest Valley has been growing rapidly over several years, which has brought significant increases in traffic onto Grand Avenue. Severe congestion is already occurring at the Loop 303 interchange and the intersection at 163rd Avenue. This growth trend is continuing, and some very large developments are planned on both sides of Grand Avenue in the near future. In anticipation of this additional traffic, MAG wishes to conduct an analysis of future traffic demands and needed improvements to Grand Avenue in the Northwest Valley—the 18-mile segment from its interchange at Loop 303 (Estrella Freeway) to its junction with SR 74 (Carefree Highway). The study area, which includes significant lands on both sides of Grand Avenue, encompasses all of the land area within the city of Surprise and its unincorporated planning areas north of Loop 303 up to or beyond SR 74, plus a small portion of land in Peoria and unincorporated Maricopa County.

Objective Analysis:

The purpose of this study is to assess existing and future travel demands within the study area and develop a program of recommended improvements that can serve these demands, improve safety,

enhance regional connectivity, and support the planned development in the surrounding area throughout the coming decades to the year 2050, and possibly beyond.

If this purpose is to be realized, a number of objectives will need to be accomplished. A preliminary list of objectives, to be reassessed once the project is underway, includes the following:

- Work in partnership with key stakeholders including MAG, ADOT, the cities of Surprise and Peoria, the Maricopa County Department of Transportation, BNSF, and others to develop a series of improvements that will ensure optimal cost-effectiveness of the improvements over time;
- Understanding the function of Grand Avenue within the broader area wide transportation system in providing access and mobility for local trips, capacity for through trips, and enhanced safety for all trips both now and in the future;
- Establish recommendations for the anticipated timing of other major transportation improvements in the Northwest Valley that would influence travel demands on Grand Avenue;
- Reassess recommendations made in previous studies in light of recent events and updated future projections;
- Assess the impact of major new logistics developments on the demand for freight truck and rail trips along or adjacent to Grand Avenue and throughout the study area;
- Establish recommendations for local transportation improvements that support the major transportation improvements along the corridor;
- Develop priorities for the next steps leading to construction of the proposed roadway network, regional connections, future Grand Avenue interchanges, and BNSF Railway grade separations;
- Improvements in the short term and long term to advance safety;
- Analyze how the corridor could utilize technology to support the proposed improvements;
- Encourage and provide opportunities for future land development;
- Identify and establish primary and secondary north-south and east-west connections to, from, and across the Grand Avenue corridor;
- Identify opportunities and feasibility for frontage roads along the Grand Avenue corridor, thereby minimizing direct access to Grand Avenue.
- Encourage and provide opportunities for multimodal transportation;
- Encourage, provide guidance to and provide for utility locations within the corridor;
- Recommend appropriate access management strategies for each regionally significant roadway corridor;
- Specify future corridors in which right-of-way should be preserved now;
- Evaluate funding options, and assess the capacity of existing and potential future sources of funding; and
- Provide opportunities for the public to review and comment upon the findings and recommendations of this study at appropriate times throughout the process.

Policy Compliant:

Pursuant to Arizona Revised Statute §11-951, et seq., the City of Surprise has the authority to enter into an intergovernmental agreement (IGA) with other governmental entities for the purposes set forth in this agreement. This item is policy compliant.

Financial Impact:

The estimated cost of the study is \$695,000, and the City's one-time contributions are broken down as follows:

MAG Funds: \$650,000

City of Surprise Funds: \$45,000

Total City contribution: \$45,000.

This funding has been approved in the FY24 budget in project P42040 - The White Tanks Corridor Study.

Budget Impact:

This project is funded by the General Capital Project Fund. Project P42040 - White Tanks Corridor Study was funded in the FY2024 budget for the amount of \$125,000 with carryforward funds.

FTE Impact:

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

ATTACHMENTS:

1. Res 2023-1960 Acceptance of IGA No. 1276 MAG
 2. No. 1276 - Agreement with City of Surprise - Corridor Study20230928
-

RESOLUTION # 2023-160

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA APPROVING AN AGREEMENT WITH THE MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) FOR THE CITY'S PARTICIPATION IN "THE US60 (GRAND AVE): LOOP 303 (ESTRELLA) TO SR74 CORRIDOR STUDY."

WHEREAS, pursuant to Arizona Revised Statute §11-951, *et seq.*, the City of Surprise has the authority to enter into this agreement with MAG;

WHEREAS, MAG intends to conduct the US60 (Grand Ave): Loop 303 (Estrella) to SR74 Corridor Study ("MAG Study");

WHEREAS, this agreement will allow the City to provide funding to MAG to expand the MAG Study to include an analysis of the connecting and intersecting major arterial roadways adjacent to the MAG Study area on behalf of the City.

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

Section 1. The Agreement between the City of Surprise and the Maricopa Association of Governments, attached as Exhibit A, is approved.

Section 2. The City Manager, or his designee, is hereby authorized to execute and submit all documents and other necessary or desirable instruments in connection with said agreement.

APPROVED AND ADOPTED this ____ day of _____, 2023.

Skip Hall, Mayor

Attest:

Approved as to form:

Kristi Passarelli, City Clerk

Robert Wingo, City Attorney

EXHIBIT A

INTERGOVERNMENTAL AGREEMENT BETWEEN
THE CITY OF SURPRISE AND THE MARICOPA ASSOCIATION OF
GOVERNMENTS

AGREEMENT BETWEEN
MARICOPA ASSOCIATION OF GOVERNMENTS
AND THE CITY OF SURPRISE
FOR THE US 60 (GRAND AVENUE): LOOP 303 (ESTRELLA) TO SR 74 CORRIDOR STUDY

This agreement ("Agreement") is between the Maricopa Association of Governments ("MAG"), an Arizona non-profit corporation, and the City of Surprise, an Arizona municipal corporation ("CITY"), collectively referred to as the "Parties," or individually as a "Party."

This Agreement shall become effective as of the last date of execution below and shall continue in full force and effect until December 31, 2025. MAG and CITY view this Agreement as a mutually beneficial relationship.

A) Statutory Authorization Agreement

MAG

MAG is empowered by Arizona Revised Statutes §§ 28-6308 and 28-6353 to enter into this Agreement. MAG is the recipient of Regional Area Road Funds, Federal Highway Administration ("FHWA") Funds, and Federal Transit Administration Funds as described in the FY 2024-2025 MAG Biennial Unified Planning Work Program and Budget ("FY 2024-2025 UPWP"), and as described in the agreement between MAG and the Arizona Department of Transportation ("ADOT").

CITY OF SURPRISE

The City of Surprise is authorized by Arizona Revised Statutes § 11-952 to enter into this Agreement.

B) Purpose of the Agreement

The purpose of this Agreement is to identify and define the level of financial participation by CITY and MAG to prepare the US 60 (Grand Avenue): Loop 303 (Estrella) to SR 74 Corridor Study ("PROJECT").

The PROJECT will be completed through a MAG contract with a consultant to be determined through a competitive bid process. The cost of this PROJECT will not exceed \$695,000.

C) Mission/Goal Statement

The goal of the PROJECT is to provide a program of recommended improvements that can serve traffic demands, improve safety, enhance regional connectivity, and support the planned development in the surrounding area throughout the coming decades to the year 2050, and possibly beyond for the municipalities in the study area.

D) Study Funding

1. MAG is the recipient of Regional Area Road Funds ("RARF"), Federal Highway Administration Funds ("FHWA") and Federal Transit Administration Funds ("FTA") as described in the FY 2020 MAG Unified Planning Work Program and in the agreement between MAG and ADOT.
2. The FY 2024-2025 UPWP includes the PROJECT.
3. The consultant contract for the PROJECT will be for an amount not to exceed \$695,000. Subject to

the availability of funding and approval of their respective governing bodies, funding for the PROJECT will be shared among the Parties as follows:

The original amount allocated by MAG for the PROJECT is \$650,000. However, the CITY desires to add \$45,000 of local funds to the project to bring the total to \$695,000. Therefore, the breakdown below indicates the financial participation of this Agreement:

Maricopa Association of Governments	\$ 650,000	93.5%
<u>City of Surprise match</u>	<u>\$ 45,000</u>	6.5%
Total / Subtotal	\$ 695,000	100.0%

4. Cost adjustments: The MAG/CITY proportional share for the awarded funds is to be split 93.5/6.5 for any amount less than or equal to original allocated amount of \$695,000. If at any time during the Project MAG anticipates that there will be cost overruns, MAG will immediately notify CITY and schedule a meeting to discuss the status of the Project.
5. CITY'S financial participation is limited to paying CITY'S share as provided in paragraphs 3 and 4 above. It shall be MAG's responsibility to enter into the consultant contract.
6. MAG will invoice CITY for CITY'S share within thirty (30) calendar days of execution of this Agreement. City shall make payment to MAG within thirty (30) calendar days after receipt of invoice. The financial contribution of both Parties shall be deposited into the specified account no later than sixty (60) calendar days after payment of invoice. MAG shall maintain billing accounts and financial records during and for three (3) years after the completion of this Agreement and will produce the same to CITY upon CITY'S written request.
7. All notices or demands required to be given pursuant to the terms of this Agreement shall be given to the other Party in writing, delivered in person, sent by confirmed email, deposited in the United States mail, postage prepaid, registered or certified mail, return receipt requested, or deposited with any commercial air courier or express service at the addresses set forth below, or to such address as the Parties may substitute by written notice given in the manner described in this paragraph.

For MAG:

Ed Zuercher
Executive Director
Maricopa Association of Governments
302 North First Avenue, Suite 300
Phoenix, Arizona 85003
602-254-6300

For the City of Surprise

Bob Wingenroth
City Manager
City of Surprise
16000 N Civic Center Plaza, Surprise, AZ 85374-7463
(623) 222-1100

Notices shall be deemed received on date delivered, if delivered by hand; on the day it is sent by confirmed email; on the second day after its deposit with any commercial air courier or express service; or, if mailed, ten (10) calendar days after the notice is deposited in the United States mail as above provided; and on the delivery date indicated on receipt if delivered by certified or registered mail. Any time period stated in a notice shall be computed from the time the notice is deemed received. Notices sent by confirmed email shall also be sent by regular mail to the recipients at the above addresses. This requirement for duplication notice is not intended to change the effective date of the notice sent

by confirmed email.

8. In the event that the MAG funds required for performance of this Agreement are withdrawn or are not available for funding, this Agreement, without penalty to any of the Parties, may be immediately terminated; and any unspent financial contribution paid by CITY will be returned to CITY.
9. After the PROJECT has been completed and the final retainage invoice has been paid to the consultant, the CITY will invoice MAG within 30 days for reimbursement of CITY'S SHARE that has not been spent (if any).

E) General Terms and Conditions of the Agreement

1. Governing Law. This Agreement is entered into in Arizona and shall be construed and interpreted under the laws of the State of Arizona.
2. Severability. If any provision of this Agreement is declared invalid, illegal or unenforceable, that provision shall be severed from the Agreement, and the remaining provisions shall otherwise remain in full force.
3. Hold Harmless. MAG and CITY (each as "Indemnitor") agree to indemnify, defend, and hold harmless the other Party (as "Indemnitee") from and against any and all claims, losses, liability, costs, or expenses (including, but not limited to, reasonable attorneys' fees) (hereinafter collectively referred to as "Claims") arising out of the bodily injury of any person (including death) or property damage and any other claims (including, but not limited to, claims of derivative or vicarious liability), which are caused by the act, omission, negligence, misconduct or other fault of the Indemnitor, its officers, officials, agents, employees or volunteers.
4. This Agreement shall not be construed to imply authority to perform tasks, or accept any responsibility, not expressly set forth herein.
5. This Agreement shall be strictly constructed against the creation of a duty or responsibility unless the intention to do so is clearly and unambiguously set forth herein.
6. This Agreement shall be subject to cancellation for conflict of interest without penalty or further obligations as provided by A.R.S. § 38-511.
7. This Agreement constitutes the entire understanding of the Parties and supersedes all previous representations, written or oral, with respect to the services specified herein. This Agreement may not be modified or amended except by a written document, signed by authorized representatives of each Party.
8. Each Party hereby warrants and represents that it has full power and authority to enter into and perform this Agreement, and that the person signing on behalf of each has been properly authorized and empowered to enter into this Agreement. Each Party further acknowledges that it has read this Agreement, understands it, and agrees to be bound by it.
9. Each of the following shall constitute a material breach of this Agreement and an event of default ("Default") hereunder: A Party's failure to observe or perform any of the material covenants, conditions or provisions of this Agreement to be observed or performed by that Party ("Defaulting Party"), where such failure continues for a period of thirty (30) days after the Defaulting Party receives written notice of such failure from the non-defaulting party, provided however that such failure shall not be a Default if the Defaulting Party has commenced to cure the Default within such thirty (30) day period and thereafter is diligently pursuing such cure to completion, but the total aggregate cure period shall not exceed ninety (90) days unless the Parties agree in writing that additional time is reasonably necessary under the circumstances to cure the default. In the event a Defaulting Party fails to perform any of its material obligations under this Agreement and is in Default, the non-defaulting party, at its option, may

terminate this Agreement. Further, upon the occurrence of any Default and at any time thereafter, the non-defaulting party may, but shall not be required to, exercise any remedies now or hereafter available to it at law or in equity.

10. This Agreement is subject to all applicable provisions of the Americans with Disabilities Act (Public Law 101-336, 42 U.S.C. 12101-12213) and all applicable Federal regulations under the Act, including 28 CFR Parts 35 and 36. The Parties to this Agreement shall comply with Executive Order Number 2009-09 issued by the Governor of the State of Arizona and incorporated by reference regarding "Non-Discrimination."
11. Non-Availability of Funds: Every obligation of the Parties under this Agreement is conditioned upon the availability of funds appropriated or allocated for the fulfillment of such obligations. If funds are not allocated and available for the continuance of this Agreement, this Agreement may be terminated by the Parties at the end of the period for which the funds are available. No liability shall accrue to the Parties in the event this provision is exercised, and the Parties shall not be obligated or liable for any future payments as a result of termination under this paragraph.
12. In the event of any controversy, which may arise out of this Agreement, the Parties agree to abide by arbitration as is set forth for public works contracts if required by A.R.S. § 12-1518.
13. The Parties shall comply with the applicable requirements of A.R.S. § 41-4401.
14. The Parties shall comply with all applicable laws, rules, regulations and ordinances, as may be amended.
15. In accordance with Arizona law, attached is the written determination of each Party's legal counsel that the Parties are authorized under the laws of this State to enter into this Agreement and that the Agreement is in proper form.

(Signature page follows)

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement.

CITY OF SURPRISE, an Arizona municipal corporation

By: _____
Bob Wingenroth
City of Surprise Manager

Date: _____

Attest:

By: _____
Kristi Passarelli
City Clerk

Maricopa Association of Governments, an Arizona non-profit corporation

By: _____
Ed Zuercher
Executive Director

Date: _____

Reviewed as to form by General Counsel for Maricopa Association of Governments, and Counsel for the City of Surprise

I have reviewed the above referenced Agreement between MAG and the CITY, an agreement proper in form and within the powers and authority granted to the CITY under the laws of the State of Arizona.

No opinion is expressed as to the authority of MAG to enter into this Agreement.

Robert Wingo
City of Surprise
Attorney

Kathryn Gasior
Maricopa Association of Governments
General Counsel

APPENDIX A - SCOPE OF SERVICES

I. WORK PLAN AND TASKS

The purpose of this Request for Proposals (“RFP”) is to solicit proposals from qualified consultants for the US 60 (Grand Avenue): Loop 303 (Estrella) to SR 74 Corridor Study. The purpose of this study is to assess existing and future travel demands on Grand Avenue and the surrounding areas and develop a program of recommended improvements that can serve these demands, improve safety, and support planned development throughout the coming decades to the year 2050 and possibly beyond. While the specific facility to be studied is Grand Avenue between Loop 303 and State Route 74, it will be imperative that the improvements to Grand Avenue are timed and sized such that they can be most beneficial in accommodating travel demand in an area that has little existing infrastructure and is growing rapidly. For this reason, a wide study area is defined so that the interrelationship between area development, local street implementation, and travel demand on Grand Avenue can be fully explored in this study.

Background

The Maricopa Association of Governments (“MAG”) is a Council of Governments (“COG”) that serves as the regional agency for the metropolitan Phoenix area. When MAG was formed in 1967, the elected officials recognized the need for long-range planning and policy development on a regional scale. They realized that many issues such as transportation and air quality affected residents beyond the borders of their individual jurisdictions.

MAG was founded in the spirit of cooperation. MAG members believe that by uniting, they can solve common problems, take an active role in long-range regional issues and address concerns that affect all of the communities.

MAG is the designated metropolitan planning organization (“MPO”) for transportation planning in the Maricopa metropolitan region. MAG also has been designated by the Governor to serve as the principal planning agency for the region in a number of other areas, including air quality, water quality management and solid waste management. In addition, through an Executive Order from the Governor, MAG develops population estimates and projections for the region.

Project Background

US Route 60 is a federal highway traversing most of Arizona from the New Mexico state line, roughly 14 miles east of the town of Springerville, to its western terminus at I-10, roughly 30 miles from the California state line. In the MAG region’s West Valley, US 60 is unique in that this regionally significant highway runs diagonally across the entire valley from Van Buren Street in Downtown Phoenix northwesterly to the town of Wickenburg. In this segment it is also known as the Phoenix-Wickenburg Highway or Grand Avenue. It will be referred to as Grand Avenue for the balance of this project scope.

The Northwest Valley has been growing rapidly over several years, which has brought significant increases in traffic onto Grand Avenue. Severe congestion is already occurring at the Loop 303 interchange and the intersection at 163rd Avenue. This growth trend is continuing, and some very large developments are planned on both sides of Grand Avenue in the near future. In anticipation of this additional traffic, MAG wishes to conduct an analysis of future traffic demands and needed improvements to Grand Avenue in the Northwest Valley—the 18-mile segment from its interchange at Loop 303 (Estrella Freeway) to its junction with SR 74 (Carefree Highway). The study area, which includes significant lands on both sides of Grand Avenue, encompasses all of the land area within the city of Surprise and its unincorporated planning areas north of Loop 303 up to or beyond SR 74, plus a small portion of land in Peoria and unincorporated Maricopa County, as shown in **Figure 1**.

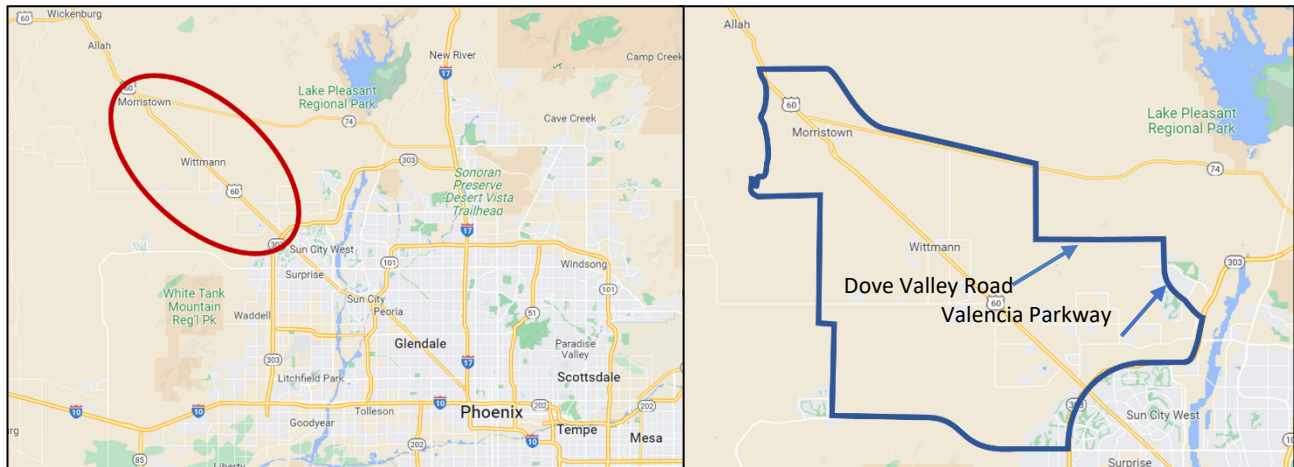


Figure 1: Grand Avenue Study Area Location and Boundary

Grand Avenue in the Northwest Valley has been the focus of numerous studies in the past several years, including:

- I-10/Hassayampa Valley Roadway Framework Study bounded by State Route (SR) 303L on the east, the 459th Avenue section line on the west, the approximate SR-74 alignment on the north, and the Gila River on the south (MAG 2008);
- US-60/Grand Ave. Access Management Plan: SR -303L/Estrella Freeway to SR-74 (MAG, 2009);
- US-60/Grand Avenue Corridor Optimization, Access Management Plan, and System Study (COMPASS, MAG, 2014);
- Surprise General Plan (2015);
- Vision 2030, Maricopa County Comprehensive Plan (2016) and the Major Streets and Routes Plan (2011);
- US 60 Corridor Study, Milepost 111 to Milepost 120 (ADOT, 2020); and
- US 60/SR 303 Traffic Interchange Feasibility Report (ADOT, 2022).

These prior studies have established long-range plans for Grand Avenue and its access points. Plans include the development of Grand Avenue into an eight-lane “Arizona Parkway” characterized by a series of indirect left turns, where vehicles make mid-block U-turns and then right turns at signalized intersections, rather than turning left at the intersections themselves. Numerous future high-demand intersections have been identified where grade-separated solutions may be preferred. The current “Folded Diamond” interchange at the junction of Grand Avenue and Loop 303 was recommended in one of these studies. Another study concluded that at-grade improvements at the Grand Avenue/SR 74 intersection would suffice beyond the year 2040. North of Loop 303, Grand Avenue was planned as a limited access freeway with frontage roads up to about Jomax Parkway, where the freeway would transition to the west and become the White Tanks Freeway. Cross sections for various roadway classifications were also established.

Development along Grand Avenue in the NW Valley is accelerating. The Burlington Northern and Santa Fe (BNSF) Railway Co. recently announced plans to build a \$500 million multimodal rail complex on the east side of Grand Avenue near the community of Wittmann, which will enhance the corridor’s role in serving interstate freight, both rail and truck. BNSF has expressed interest in a new interchange at this location.

As growth continues, congestion is beginning to show itself along portions of Grand Avenue in the NW Valley. Operations at the interchange of Grand Avenue and Loop 303 have recently become quite congested, and that congestion continues northwest past the intersection of Grand Avenue and 163rd Avenue. The congestion is often exacerbated by long trains crossing 163rd Avenue at grade. Congestion at this location has created a public safety issue. Both Fire and Police response comes primarily from the

south and, with no other viable access points, it has the potential to create much longer response times. Funds have been identified in MAG's Regional Strategic Transportation Infrastructure Investment Plan to improve the Grand Avenue/Loop 303 interchange and to provide a grade separation at 163rd Avenue and the BNSF Railway crossing. ADOT's feasibility study in 2022 identified short-term and long-term improvements to the interchange and the intersection of Grand Avenue with 163rd Avenue. ADOT is currently designing the short-term improvements to add capacity to the facility.

Project Purpose and Objectives

The purpose of this study is to assess existing and future travel demands within the study area and develop a program of recommended improvements that can serve these demands, improve safety, enhance regional connectivity, and support the planned development in the surrounding area throughout the coming decades to the year 2050, and possibly beyond.

If this purpose is to be realized, a number of objectives will need to be accomplished. A preliminary list of objectives, to be reassessed once the project is underway, includes the following:

- Work in partnership with key stakeholders including MAG, ADOT, the cities of Surprise and Peoria, the Maricopa County Department of Transportation, BNSF, and others to develop a series of improvements that will ensure optimal cost-effectiveness of the improvements over time;
- Understand the function of Grand Avenue within the broader areawide transportation system in providing access and mobility for local trips, capacity for through trips, and enhanced safety for all trips both now and in the future;
- Establish recommendations for the anticipated timing of other major transportation improvements in the Northwest Valley that would influence travel demands on Grand Avenue;
- Reassess recommendations made in previous studies in light of recent events and updated future projections;
- Assess the impacts of major new logistics developments on the demand for freight truck and rail trips along or adjacent to Grand Avenue and throughout the study area;
- Establish recommendations for local transportation improvements that support the major transportation improvements along the corridor;
- Develop priorities for the next steps leading to construction of the proposed roadway network, regional connections, future Grand Avenue interchanges, and BNSF Railway grade separations;
- Improvements in the short term and long term to advance safety;
- Analyze how the corridor could utilize technology to support the proposed improvements;
- Encourage and provide opportunities for future land development;
- Identify and establish primary and secondary north-south and east-west connections to, from, and across the Grand Avenue corridor;
- Identify opportunities and feasibility for frontage roads along the Grand Avenue corridor thereby minimizing direct access to Grand Avenue.
- Encourage and provide opportunities for multimodal transportation;
- Encourage, provide guidance to and provide for utility locations within the corridor;
- Recommend appropriate access management strategies for each regionally significant roadway corridor;
- Specify future corridors in which right-of-way should be preserved now;
- Evaluate funding options, and assess the capacity of existing and potential future sources of funding; and
- Provide opportunities for the public to review and comment upon the findings and recommendations of this study at appropriate times throughout the process.

With the participation of representatives from the City of Surprise, Maricopa County, ADOT, and other key stakeholder groups, this study has the further objective to assist the jurisdictions in updating their general plans and circulation elements to incorporate the recommendations established in this study.

Key Issues to be Addressed

Today, Grand Avenue has three signalized intersections within ½ mile of Loop 303: the two “folded diamond” interchange ramps at Loop 303; and the intersection at 163rd Avenue. Throughout the remaining 17½ miles, there is only one additional signalized intersection roughly in the middle of the segment at the aptly named North Center Street in the town of Wittmann. There is a patchwork of residential developments within a few miles of Loop 303. Some are fully developed and occupied, while others have areas with full occupancy and other areas still in development. The remainder of the study area is dotted with small towns and enclaves of partially completed developments. Virtually all of these towns and enclaves are fully reliant on Grand Avenue for access.

Plans to develop land within the study area are numerous. More than 70 individual development projects have been identified by the City of Surprise alone which would significantly increase population and employment within the study area by the year 2050.

All of these characteristics point to a study area that is expected to grow rapidly in the coming decades, but that does not yet have the infrastructure to support this growth. Of necessity, development and infrastructure will develop symbiotically over that period of time. It is unlikely that Grand Avenue could function as the sole access to all of this new growth. From a transportation planning perspective, planning for future improvements to Grand Avenue alone will be inadequate; It is essential that this be done concurrently with planning the arterial streets, parkways and highways serving the entire study area and analyzing how future connections to the SR-303L may improve access to the overall study area.

Another issue to be addressed is whether individual parcels would be given direct access from Grand Avenue, or whether Grand Avenue would become a limited access highway. In its current status as a rural highway, this segment of Grand Avenue has many access points; several of which are unpaved. As the study area transitions to more of a suburban neighborhood environment, it may become necessary to add access controls along some portions of Grand Avenue and, if it is determined to become a limited access highway, frontage roadways will be considered to provide access to adjoining parcels. These decisions will have an impact on the design of Grand Avenue as well as the connecting arterial streets.

Public engagement will be another important element of this study. It is expected that the public participation program will include a project web page, public meetings, comment opportunities, and other activities commensurate with the objectives of this study.

Funding for future improvements to Grand Avenue and the study area transportation system will need to come from numerous sources. These will include federal, state, regional, and local jurisdictional resources, requirements on new developments, and perhaps others. Attention to funding opportunities and strategies will be needed in this study to ensure the final recommendations will be reasonably achievable in terms of functionality, project delivery, constructability, and affordability.

One of this study’s primary outcomes will be the creation of a series of transportation projects that includes target dates and preliminary dollar values which will be the basis upon which subsequent decisions on the acquisition and programming of funds will be made both regionally and locally. This will be essential for improving Grand Avenue. As a federal highway, planning and programming decisions for Grand Avenue are made by MAG’s Regional Council, while design and construction are the purview of ADOT. These decisions may need to meet additional objectives for the region that are not explicitly addressed in the other studies and plans currently in place.

At the same time, it is essential that future improvements to Grand Avenue fit well with the development activities and highway improvement programs of the various local jurisdictions in the study area. Grand Avenue needs to provide the needed capacity for vehicle access to developments within the study area at all times. But there also needs to be sufficient arterial street connections that can complete the network and secure full access to all developments. The most cost-effective outcome of this study will be recommendations for an integrated plan that incorporates private sector development plans, local plans for

developing the arterials in the study area, and a schedule of improvements to Grand Avenue. . This study can only be successful through close coordination of all key stakeholders working together in partnership.

The primary intent of this corridor study is to move forward with a focus on implementation of the recommended improvements to Grand Avenue in a way that is balanced and well-integrated with development and transportation plans throughout the study area. This will help all of the key stakeholders understand what needs to happen and when, and their individual roles in helping to achieve the objectives. This study will provide recommendations that can later be used by local jurisdictions to update their General Plans, Transportation Master Plans, or other policy and planning documents to achieve a collaborative and strategic local and regional approach to improving the study area. The results of this study will also become input to subsequent funding and programming decisions.

Proposed Tasks

The Proposer is encouraged to be creative in developing a sound analytical approach that achieves the purpose and objectives of this project. The Proposer is urged to be as specific as possible when describing the activities that will be performed to support each task. The Proposer also is urged to make maximum use of matrices, tables and drawings in working papers produced for the project to ensure conciseness and clarity and to minimize the amount of text required. In preparing a proposal for consideration by MAG, the Proposer will not be required to adhere strictly to the proposed tasks specified below. Additional tasks may be warranted.

For each task, the facilities to be included in the analysis will include Grand Avenue and all arterials, frontage roads, collector-distributor roads, and parkways that are identified in the highway network as defined for each scenario in close coordination with the study partners and are within the study area boundaries. All junctions on Grand Avenue and the facilities referenced above are to be evaluated, as are the key intersections between the arterials, frontage roads, C-D roads and parkways that are not located on Grand Avenue. The facilities to be evaluated will be different in different scenarios, reflecting the various model year and roadway network assumptions. Any limitations on the number of facilities and junctions to be evaluated should be recommended by potential consultants in their proposals, and should be commensurate with the purpose and objectives of this corridor study.

Task 1. Project Initiation

The CONSULTANT will begin with this administrative task to establish an operational framework for conducting the study. The CONSULTANT will develop a project management plan, final scope of services, and preliminary schedule. As needed, the CONSULTANT will meet with the Project Management Team to clarify the work to be performed and products to be produced.

The CONSULTANT will set up and participate in regular meetings for the following groups:

- Regular weekly meetings of the Project Management Team (PMT), consisting of the MAG Project Manager, the CONSULTANT Project Manager, and other representatives of MAG and Consultant as appropriate to the anticipated items for discussion;
- Regular monthly meetings of the Technical Advisory Group (TAG), consisting of representatives of MAG, ADOT, City of Surprise, Maricopa County, and other key stakeholders as determined at the start of the project; and
- Regular quarterly meetings with the Policy Advisory Group (PAG), consisting of senior representatives of MAG, ADOT, City of Surprise, and other organizations as determined at the start of the project.

Task 2. Public Engagement Plan

The CONSULTANT, in coordination with the TAG, will prepare a public engagement plan aimed at providing information, comment opportunities, and other activities to guide the involvement of the public throughout the study. The scope of this task should be at a level of effort and detail commensurate with the purpose and objectives of this study and may include, but not be limited to:

- Project webpage;
- Key stakeholders list, including affected landowners, developers, HOAs, etc.;
- In-person, virtual, and/or hybrid public meetings scheduled at appropriate times consistent with project milestones;
- Questionnaires and surveys;
- Fact sheets;
- Email blasts; and
- Other items and activities as appropriate.

Task 3. Identify Existing Corridor Characteristics

The CONSULTANT will document existing conditions in the study area. The timeframe for establishing the existing conditions will be 2023 (2024?). This task will consist of, but not be limited to, the following sub-tasks.

- Sub-Task 3.1. Review Prior Reports and General Plans
- Sub-Task 3.2. Collect Data on Existing Conditions
- Sub-Task 3.3. Prepare Base Mapping
- Sub-Task 3.4. Develop Existing Conditions Transportation Model
- Sub-Task 3.4. Analyze Existing Conditions
- Sub-Task 3.5. Assess Planned Short-Term Improvements for the Grand Avenue/Loop 303 interchange and the Grand Avenue/173rd Avenue intersection

Task 4. Define a Preferred Year 2050 Scenario

The CONSULTANT will document the process followed to develop the Preferred 2050 Scenario and the characteristics of the selected scenario. One of the key elements of this task will be to identify right-of-way (ROW) needs for the Preferred 2050 Scenario so that the land might be protected and not approved for other uses. This task will consist of, but not be limited to, the following sub-tasks.

- Sub-Task 4.1. Establish Assumptions for Year 2050 Baseline Conditions
- Sub-Task 4.2. Prepare the 2050 Baseline Model
- Sub-Task 4.3. Analyze 2050 Baseline Conditions
- Sub-Task 4.4. Establish Goals and Evaluation Criteria
- Sub-Task 4.5. Define and Evaluate Alternative 2050 Scenarios
- Sub-Task 4.6. Select Preferred 2050 Scenario

Task 5. Define Interim Year Scenarios

The CONSULTANT will define interim year improvements in five-year increments beginning with 2030 and continuing to 2045. These interim year improvement recommendations will represent a phased implementation plan for Grand Avenue and the arterial street system throughout the study area. Integrating these improvements at each time point will help to maximize the cost-effectiveness of the improvements throughout the 25-year time period.

The process for determining interim year scenarios will be sequential, beginning with the year 2030 and progressing out to the year 2045. In each case, the analysis will identify only those improvements that are necessary to maintain acceptable levels of service over time. Each

improvement to be considered should be an element of the preferred 2050 scenario or an interim improvement to a recommended 2050 improvement. At the end of the process, some shifting of projects between time periods may be done to improve cash flow and reduce overall costs.

This task will consist of, but not be limited to, the following sub-tasks.

- Sub-Task 5.1. Define 2030 Improvements
- Sub-Task 5.2. Define 2035 and 2040 Improvements
- Sub-Task 5.3. Define 2045 Improvements
- Sub-Task 5.4 Adjust the Five Interim Improvement Recommendations to Improve Cash-Flow and Reduce the Overall Project Cost

Task 6. Define After-2050 Scenario

The CONSULTANT will identify additional improvements that will be needed after the year 2050. This task will assess the need for some of the ultimate improvements identified in previous studies and/or in current general plans that might be considered for implementation in the decade following 2050. This analysis will be based on developing a year 2060 No-Build Scenario and will identify the need for additional improvements. Perhaps the most important purpose for this task is to identify ROW that will need to be protected now in order to avoid expensive land acquisitions and relocations at the time of implementation. The ROW to be protected should represent a “worst-case” land requirement after considering the needs of the 2050 scenario in this study, traffic demands beyond 2050, and roadway classifications in jurisdictional General Plans.

Task 7. Prepare Draft and Final Reports

The CONSULTANT will prepare draft and final reports describing all the work, findings and recommendations of the study. These reports will incorporate material from all of the working papers prepared during the study. Any comments and revisions suggested to the initial working papers will be fully addressed and resolved in the draft and final study reports.

Deliverable Products:

Required products of this project are listed below. An administrative draft of each deliverable will be submitted in electronic form and, when requested, hard copy format, to MAG for review. Comments from MAG will be incorporated into the deliverable by the CONSULTANT, before it is distributed for external review. For working papers prepared during the study, comments and revisions requested in the external review will in most cases be resolved when the working paper is incorporated as a chapter in the draft and final reports. The CONSULTANT will prepare a list of comments and indicate how the comment or revision is to be incorporated into the final study documents. For some working papers, the PMT may request that comments received during the external review process be incorporated into the final Corridor Study Report and Appendices.

Deliverable Products for Task 1 will include:

- Project Management Plan including scope, schedule, budget including labor allocations and expenses, milestones, Quality Assurance/Quality Control (QA/QC) procedures, communication protocols, contact details for key project participants, and a project safety plan;
- Appropriate documentation of meetings including agendas, presentation materials, attendance lists, and minutes/notes; and
- Progress Reports with each invoice utilizing the templates provided by MAG.

Deliverable Products for Task 2 include:

- Public Engagement Plan document, including descriptions of items and activities and a schedule of meetings integrated with the overall study schedule;
- Meeting announcements, agendas, presentation materials, attendance lists, minutes/ summaries, and other documentation as appropriate; and
- Public Engagement working papers submitted at project milestones that will eventually be joined together to become a chapter in the draft and final study reports, with appendices as needed.

Deliverable Products for Task 3 include:

- A series of working papers describing the data collection activities and findings in sub-tasks 3.1 and 3.2, that will eventually be joined together to become a chapter in the draft and final study reports, with appendices as needed.
- GIS base mapping;
- A model calibration and validation report that will eventually become a technical appendix to the draft and final study reports; and
- An Analysis of Existing Conditions working paper that will eventually become a chapter in the draft and final study reports with appendices as needed.

Deliverable Products for Task 4 will include a series of working papers describing the activities and findings in this task that will eventually be joined together to become a chapter in the draft and final study reports, with appendices as needed.

Deliverable Products for Task 5 will include a series of working papers describing the activities and findings in this task that will eventually be joined together to become a chapter in the draft and final study reports, with appendices as needed.

Deliverable Products for Task 6 will include a series of working papers describing the activities and findings in this task that will eventually be joined together to become a chapter in the draft and final study reports, with appendices as needed.

Deliverable products for Task 7 will include draft and final study reports with appendices.



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: October 17, 2023

Contact Person: Eric Boyles, ASSISTANT
DIRECTOR - FINANCE

Submitting Department: Transportation

District: Citywide

Staff Recommendations: None

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to approval of an Intergovernmental Agreement between the City of Surprise and the State of Arizona for the Citywide Surprise Network Switch and Node Cabinets Project; Resolution #2023-101.

Motion:

I move to approve resolution #2023-101.

Background:

The City of Surprise applied and was approved for Federal CMAQ ITS funding through the Maricopa Association of Governments (MAG). The proposed improvements will replace/install upgraded network switches and install new node cabinets citywide.

Objective Analysis:

This project will upgrade existing ITS field and on-premise network equipment from a 100mb/1G environment to a 1G/10G environment that will provide higher bandwidth and reliability/redundancy.

This improvement will allow for additional growth and expansion to the northern and western sections of the City. Additionally, the added bandwidth and redundancy is necessary to accommodate the video and communication needs of the public safety departments as well as the City's Emergency Management department.

Policy Compliant:

Pursuant to Arizona Revised Statute §11-951, et seq., the City of Surprise has the authority to enter into an intergovernmental agreement (IGA) with other governmental entities for the purposes set forth in this agreement. This item is policy compliant.

Financial Impact:

The estimated total cost of the project is \$783,501. Surprise's one-time contributions to the project are as follows:

\$30,000 – ADOT Project Development Administration

\$22,002 – City's local match

Total Surprise contribution: \$52,002

Design costs not associated with this IGA are \$60,000 and were funded in the FY2023 budget.

Budget Impact:

This project is funded by the General Capital Project Fund. Project P61650 - ITS Network Equip Upgrade is funded in the FY2024 revised budget for the amount of \$119,100. This includes \$39,200 in carryforward funds and \$79,900 in new FY2024 funding.

FTE Impact:

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

ATTACHMENTS:

1. 09.07.23_IGA23-9191-DRAFT
 2. 23.10.04 Resolution-Acceptance of IGA 2023-101.HW
-

ADOT CAR No.: IGA 23-0009191-I
AG Contract No.: P0012023000974
Project Location/Name: Citywide-
Surprise Network Switch & Node Cabinets
Type of Work: Procurement of Materials
Federal-aid No.: SUR-0(236)D
ADOT Project No.: T0450_01D/01X
TIP/STIP No.: SUR24-260D/SUR24-
260D1/SUR24-260C
CFDA No.: 20.205 - Highway Planning and
Construction
Budget Source Item No.:

INTERGOVERNMENTAL AGREEMENT

BETWEEN
THE STATE OF ARIZONA
AND
THE CITY OF SURPRISE

THIS AGREEMENT ("Agreement") is entered into this date _____, pursuant to the Arizona Revised Statutes ("A.R.S.") §§ 11-951 through 11-954, as amended, between the STATE OF ARIZONA, acting by and through its DEPARTMENT OF TRANSPORTATION (the "State" or "ADOT") and the CITY OF SURPRISE, acting by and through its Mayor and City Council (the "City" or "Local Agency"). The State and the Local Agency are each individually referred to as a "Party" and are collectively referred to as the "Parties."

I. RECITALS

1. The State is empowered by A.R.S. § 28-401 to enter into this Agreement and has delegated to the undersigned the authority to execute this Agreement on behalf of the State.
2. The Local Agency is empowered by A.R.S. § 48-572 to enter into this Agreement and has by resolution, if required, a copy of which is attached and made a part of, resolved to enter into this Agreement and has authorized the undersigned to execute this Agreement on behalf of the Local Agency.
3. The purpose of this Agreement is to establish each Party's responsibilities. The State will procure network switches and node cabinets, (the "Project" or "Equipment"). The Project cost, shown in Exhibit A, is estimate at \$416,000.00, which includes federal aid and the Local Agency's match. The State, through the State's Procurement process and ADOT Procurement contract(s), will utilize an authorized supplier to provide the equipment as outlined in the contract and approved plans to complete this Project with the aid and consent of the State and Federal Highway Administration (FHWA). The Local Agency will complete and provide the Project design to ADOT and receive the Equipment and configure and install the Project at its own cost.

4. The interest of the State in this Project is the acquisition of federal funds for the use and benefit of the Local Agency and authorization of such federal funds for the Project pursuant to federal law and regulations. The State shall be the designated agent for the Local Agency for the Project, if the Project is approved by FHWA and funds for the Project are available.

In consideration of the mutual terms expressed herein, the Parties agree as follows:

II. SCOPE OF WORK

1. The Parties agree:
 - a. The Project will be completed, accepted, and paid for in accordance with FHWA and State requirements.
 - b. The final Project amount may exceed the initial estimate(s) identified in Exhibit A, and in such case, the Local Agency is responsible for, and agrees to pay, any and all actual costs exceeding the initial estimate. If the final Project amount is less than the initial estimate, the difference between the final bid amount and the initial estimate will be de-obligated or otherwise released from the Project and returned to the Maricopa Association of Governments (MAG). The Local Agency acknowledges it remains responsible for actual costs and agrees to pay according to the terms of this Agreement.
2. The State will:
 - a. Execute this Agreement, and if the Project is approved by FHWA and funds for the Project are available, be the Local Agency's designated agent for the Project.
 - b. After this Agreement is executed, and prior to performing or authorizing any work, invoice the Local Agency for the initial Project Development Administration (PDA) costs, estimated at \$30,000.00 and the Local Agency's share of the Project cost, estimated at \$22,002.00. If PDA costs exceed the estimate during the review of design, notify the Local Agency, obtain concurrence prior to continuing with the review of design, and invoice as determined by ADOT and the Local Agency for additional costs to complete PDA for the Project. After the Project costs are finalized, the State will either invoice or reimburse the Local Agency for the difference between estimated and actual Project costs.
 - c. Submit all required documentation pertaining to the Project to FHWA with the recommendation that the maximum federal funds programmed be approved for the procurement and installation of the Equipment.
 - d. After receipt of the Local Agency's PDA costs and match and with FHWA authorization, proceed to coordinate with the Local Agency regarding equipment specifications to best ensure the requirements of the Project are met. Solicit and enter into a contract(s) with the authorized supplier(s) for the purchase and installation of the Equipment. Instruct the vendor to deliver the equipment directly to the Local Agency for final acceptance.

Should costs exceed the maximum federal funds available it is understood and agreed that the Local Agency will be responsible for any overages.

- e. After notification of receipt of Equipment and prior to installation, verify that each item purchased meets Equipment specifications, document Equipment serial numbers, and require the Local Agency provide documentation stating where each serial number will be installed.
 - f. After notification of Project completion from the Local Agency, perform final inspection, verify installation of Equipment was performed and completed in compliance with State and FHWA requirements.
 - g. Not be obligated to complete or maintain the Project, should the Local Agency fail to budget or provide for proper and perpetual maintenance as set forth in this Agreement.
3. The Local Agency will:
- a. Designate the State as the Local Agency's authorized agent for the Project.
 - b. Within 30 days of receipt of an invoice from the State, and prior to procurement of the Equipment, pay the initial PDA costs, estimated at \$30,000.00 and the Local Agency's share of Equipment costs, estimated at \$22,002.00. Agree to be responsible for actual PDA costs, if during the review of design, PDA costs exceed the initial estimate. Be responsible and pay for the difference between the estimated and actual PDA costs and Equipment costs of the Project, within 30 days of receipt of an invoice.
 - c. Coordinate with the State during the procurement process, providing Equipment specifications to best ensure the requirements of the Project are met.
 - d. Notify the State when the Equipment is received; the Local Agency will inspect the Equipment with the State prior to installation, document Equipment serial numbers, and provide documentation to the State showing where each item of Equipment as identified by a unique serial number will be installed. Local Agency must provide this documentation to the State prior to the State's final inspection of the Project.
 - e. Be responsible for the cost of installation and any costs exceeding the maximum federal funds available for the Project. Should costs be deemed ineligible or exceed the maximum federal funds available, it is understood and agreed that the is responsible for these costs; payment for these costs shall be made within 30 days of receipt of an invoice from the State.
 - f. Install the Equipment acquired under this Agreement within one year of receipt of Equipment and maintain all Project improvements provided for the life of the Equipment. Keep complete records of all Equipment installed per this Project in a manner consistent with State and FHWA requirements.

- g. Notify the State when all Equipment has been installed and is ready for inspection; coordinate final inspection of the Project with the State.
- h. As applicable, the Local Agency shall certify that it has adequate resources to discharge the Local Agency's real property related responsibilities and ensures that its Title 23-funded projects are carried out using the FHWA approved and certified ADOT Right of Way Procedures Manual and that they will comply with current FHWA requirements whether or not the requirements are included in the FHWA approved ADOT Right of Way Procedures Manual. (23 CFR 710.201). Additionally the Local Agency shall certify that all real estate related activities requiring licensure are performed by licensed individuals as defined by the Arizona Department of Real Estate (A.R.S. §§ 32-2121 & 32-2122).
- i. Automatically grant to the State, by execution of this Agreement, its agents and/or contractors, without cost, the temporary right to enter Local Agency rights of way, as required, to conduct any and all Equipment inspection related activities for the Project, on, to and over said Local Agency rights of way. This temporary right will expire with completion of the Project.

III. MISCELLANEOUS PROVISIONS

1. **Effective Date.** This Agreement shall become effective upon signing and dating of all Parties.
2. **Amendments.** Any change or modification to the Project will only occur with the mutual written consent of both Parties.
3. **Duration.** The terms, conditions and provisions of this Agreement shall remain in full force and effect until completion of the Project and all related deposits and/or reimbursements are made. Any and all obligations of maintenance hereunder shall remain perpetual and shall survive any termination hereof and the assignment or assumption of this Agreement or the Project by another competent jurisdiction or entity.
4. **Cancellation.** This Agreement may be cancelled at any time up to 30 days before the award of the Project contract, so long as the cancelling Party provides at least 30 days' prior written notice to the other Party. It is understood and agreed that, in the event the Local Agency terminates this Agreement, the Local Agency shall be responsible for all costs incurred by the State up to the time of termination. It is further understood and agreed that in the event the Local Agency terminates this Agreement, the State shall in no way be obligated to complete or maintain the Project.
5. **Indemnification.** The Local Agency shall indemnify, defend, and hold harmless the State, any of its departments, agencies, officers or employees (collectively referred to in this paragraph as the "State") from any and all claims, demands, suits, actions, proceedings, loss, cost and damages of every kind and description, including reasonable attorneys' fees and/or litigation expenses (collectively referred to in this paragraph as the "Claims"), which may be brought or made against or incurred by the State on account of loss of or damage to any property or for injuries to or death of any person, to the extent caused by, arising out of, or contributed to, by reasons of any alleged act, omission, professional error, fault, mistake, or negligence of the Local Agency, its employees, officers, directors, agents, representatives,

or contractors, their employees, agents, or representatives in connection with or incident to the performance of this Agreement. The Local Agency's obligations under this paragraph shall not extend to any Claims to the extent caused by the negligence of the State, except the obligation does apply to any negligence of the Local Agency which may be legally imputed to the State by virtue of the State's ownership or possession of land. The Local Agency's obligations under this paragraph shall survive the termination of this Agreement.

6. Programmed Federal Funds. The cost of work under this Agreement is to be covered by the federal funds programmed for this Project, up to the maximum available. The Local Agency acknowledges that actual Project costs may exceed the maximum available amount of federal funds, or that certain costs may not be accepted by FHWA as eligible for federal funds. Therefore, the Local Agency agrees to pay the difference between actual costs of the Project and the federal funds received.
7. Termination of Federal Funding. Should the federal funding related to this Project be terminated or reduced by the federal government, or Congress rescinds, fails to renew, or otherwise reduces apportionments or obligation authority, the State shall in no way be obligated for funding or liable for any past, current or future expenses under this Agreement.
8. Indirect Costs. The cost of the Project under this Agreement includes indirect costs approved by FHWA, as applicable.
9. Federal Funding Accountability and Transparency Act. The Parties warrant compliance with the Federal Funding Accountability and Transparency Act of 2006 and associated 2008 Amendments (the "Act"). Additionally, in a timely manner, the Local Agency will provide information that is requested by the State to enable the State to comply with the requirements of the Act, as may be applicable.
10. Governing Law. This Agreement shall be governed by and construed in accordance with Arizona laws.
11. Conflicts of Interest. This Agreement may be cancelled in accordance with A.R.S. § 38-511.
12. Inspection and Audit. The Local Agency shall retain all books, accounts, reports, files and other records relating to this Agreement which shall be subject at all reasonable times to inspection and audit by the State for five years after completion of the Project. Such records shall be produced by the Local Agency, electronically or at the State office as set forth in this Agreement, at the request of ADOT.
13. Title VI. The Local Agency acknowledges and will comply with Title VI of the Civil Rights Act Of 1964.
14. Non-Discrimination. This Agreement is subject to all applicable provisions of the Americans with Disabilities Act (Public Law 101-336, 42 U.S.C. 12101-12213) and all applicable federal regulations under the Act, including 28 CFR Parts 35 and 36. The Parties to this Agreement shall comply with Executive Order Number 2009-09, as amended by Executive Order 2023-01, issued by the Governor of the State of Arizona and incorporated in this Agreement by reference regarding "Non-Discrimination."

15. **Non-Availability of Funds.** Every obligation of the State under this Agreement is conditioned upon the availability of funds appropriated or allocated for the fulfillment of such obligations. If funds are not allocated and available for the continuance of this Agreement, this Agreement may be terminated by the State at the end of the period for which the funds are available. No liability shall accrue to the State in the event this provision is exercised, and the State shall not be obligated or liable for any future payments as a result of termination under this paragraph.
16. **Arbitration.** In the event of any controversy, which may arise out of this Agreement, the Parties agree to abide by arbitration as is set forth for public works contracts if required by A.R.S. § 12-1518.
17. **E-Verify.** The Parties shall comply with the applicable requirements of A.R.S. § 41-4401.
18. **Contractor Certifications.** The Parties shall certify that all contractors comply with the applicable requirements of A.R.S. §35-393.01 and 35-394.
19. **Other Applicable Laws.** The Parties shall comply with all applicable laws, rules, regulations and ordinances, as may be amended.
20. **Notices.** All notices or demands upon any Party to this Agreement shall be in writing and shall be delivered electronically, in person, or sent by mail, addressed as follows:

For Agreement Administration:

Arizona Department of Transportation
 Joint Project Agreement Group
 205 S. 17th Avenue, Mail Drop 637E
 Phoenix, AZ 85007
JPABranch@azdot.gov

City of Surprise
 Attn: Albert Garcia
 16000 N. Civic Center Plaza
 Surprise, AZ 85374
 623.222.1733
Albert.Garcia@surpriseaz.gov

For Project Administration:

Arizona Department of Transportation
 Project Management Group
 205 S. 17th Avenue, Mail Drop 614E
 Phoenix, AZ 85007
PMG@azdot.gov

City of Surprise
 Attn: Albert Garcia
 16000 N. Civic Center Plaza
 Surprise, AZ 85374
 623.222.1733
Albert.Garcia@surpriseaz.gov

For Financial Administration:

Arizona Department of Transportation
 Local Public Agency Section
 205 S. 17th Avenue, Mail Drop 614E
 Phoenix, AZ 85007
Localpublicagencysection@azdot.gov

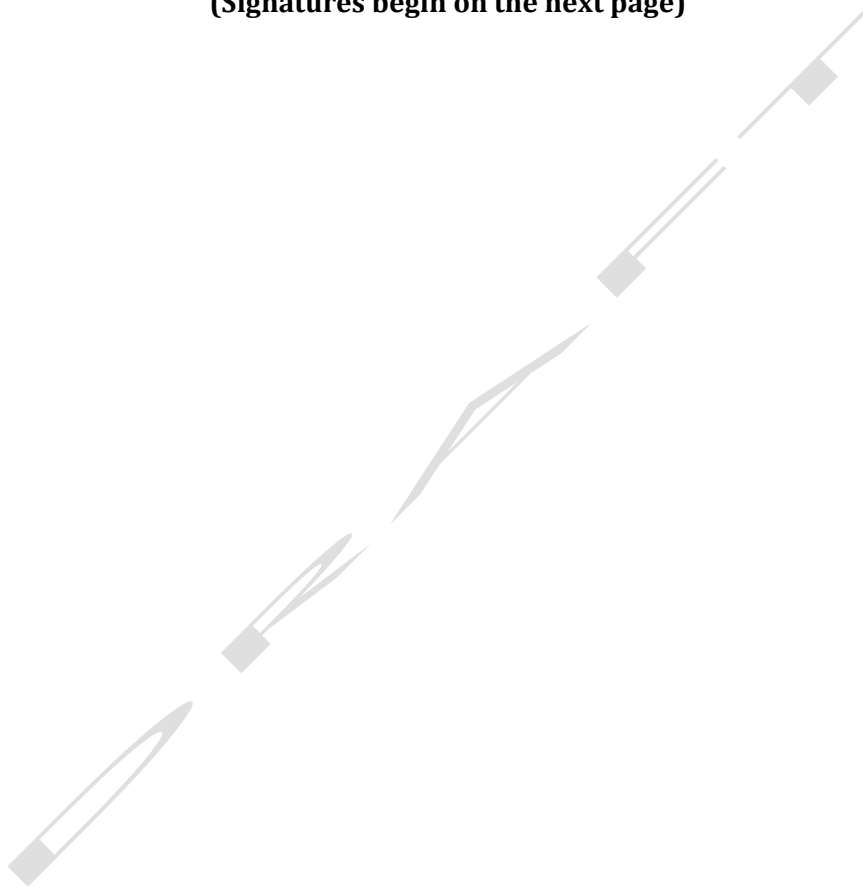
City of Surprise
 Attn: Albert Garcia
 16000 N. Civic Center Plaza
 Surprise, AZ 85374
 623.222.1733
Albert.Garcia@surpriseaz.gov

21. **Revisions to Contacts.** Any revisions to the names and addresses above may be updated administratively by either Party and shall be in writing.

22. Legal Counsel Approval. In accordance with A.R.S. § 11-952 (D), the written determination of each Party's legal counsel providing that the Parties are authorized under the laws of this State to enter into this Agreement and that the Agreement is in proper form is set forth below.
23. Electronic Signatures. This Agreement may be signed in an electronic format including DocuSign.
-

Remainder of this page is intentionally left blank.

(Signatures begin on the next page)



IN WITNESS WHEREOF, the Parties have executed this Agreement to be effective upon the full completion of signing and dating by all Parties to this Agreement.

CITY OF SURPRISE

By _____ Date _____
SKIP HALL
Mayor

ATTEST:

By _____ Date _____
KRISTI PASSARELLI
City Clerk

I have reviewed the above referenced Intergovernmental Agreement between the State of Arizona, acting by and through its Department of Transportation, and the City of Surprise, an agreement among public agencies which, has been reviewed pursuant to A.R.S. §§ 11-951 through 11-954 and A.R.S. § 48-572 and declare this Agreement to be in proper form and within the powers and authority granted to the Local Agency under the laws of the State of Arizona.

No opinion is expressed as to the authority of the State to enter into this Agreement. Approved as to Form:

By _____ Date _____
City Attorney

ARIZONA DEPARTMENT OF TRANSPORTATION

By _____ Date _____
STEVE BOSCHEN, PE
Infrastructure Delivery and Operations Division
Division Director

A.G. Contract No. P0012023000974 (ADOT IGA 23-0009191-I), an Agreement between public agencies, the State of Arizona and the City of Surprise, has been reviewed pursuant to A.R.S. §§ 11-951 through 11-954 and A.R.S. § 28-401, by the undersigned Assistant Attorney General who has determined that it is in the proper form and is within the powers and authority granted to the State of Arizona. No opinion is expressed as to the authority of the remaining Parties, other than the State or its agencies, to enter into said Agreement.

By _____ Date _____
Assistant Attorney General

EXHIBIT A
Cost Estimate

T045001D/01X

The Project costs are estimated as follows:

ADOT Project Development Administration (PDA) Cost:

Local Agency's costs @ 100%	\$ 30,000.00
Subtotal - PDA	\$ 30,000.00
<u>Procurement:*</u>	
Federal-aid funds @ 94.3%	\$ 363,998.00
Local Agency's match @ 5.7%	22,002.00
Subtotal - Procurement	\$ 386,000.00
Estimated TOTAL Project Cost	\$ 416,000.00
Total Estimated Local Agency Funds	\$ 52,002.00
Total Federal Funds	\$ 363,998.00

* (Includes 15% construction engineering (CE) and administration cost (this percentage is subject to change, any change will require concurrence from the Local Agency) and 5% Project contingencies)

RESOLUTION # 2023-101

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY
OF SURPRISE, ARIZONA APPROVING AN
INTERGOVERNMENTAL AGREEMENT WITH THE STATE OF
ARIZONA FOR CITYWIDE SURPRISE NETWORK SWITCH &
NODE CABINETS PROJECT.**

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

WHEREAS, the City and the State of Arizona, acting by and through its Department of Transportation ("ADOT"), desire to enter into an intergovernmental agreement ("Intergovernmental Agreement") in order to facilitate the funding and procurement of upgraded network switches and new node cabinets; and

WHEREAS, this project will allow the City to replace/install upgraded network switches and install new node cabinets throughout the City. ADOT will utilize an authorized supplier to provide the equipment outlined in the Intergovernmental Agreement and approved plans, and the City will complete and provide the project design to ADOT and receive the equipment in question for configuration and installation.

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

Section 1. The Intergovernmental Agreement between the City of Surprise and the State of Arizona, acting by and through its Department of Transportation, attached as Exhibit A, is approved.

Section 2. The City Manager, or his designee, is hereby authorized to execute and submit all documents and other necessary or desirable instruments in connection with said agreement.

APPROVED AND ADOPTED this ____ day of _____, 2023.

Skip Hall, Mayor

Attest:

Approved as to form:

Kristi Passarelli, City Clerk

Robert Wingo, City Attorney

EXHIBIT A

INTERGOVERNMENTAL AGREEMENT BETWEEN
THE CITY OF SURPRISE AND THE STATE OF ARIZONA



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: October 17, 2023 Contact Person: Leslie Carnie
Submitting Department: Community Development District: District 4
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to the Coyote Lakes Planned Area Development (PAD) amendment to change the underlying zoning of approximately 6.85 acres from Community Commercial (C-2) to Residential High Density (R-3). The site is generally located on the northeast corner of Bell Rd. and Coyote Lakes Pkwy. Case FS23-0131.

Motion:

Motion to Approve the Coyote Lakes PAD Amendment to change the underlying zoning of approximately 6.85 acres from Community Commercial (C-2) to Residential High Density (R-3), subject to stipulations 'a' through 'b' as memorialized in the staff report. Ordinance # 2023-26.

Background:

Keaton Herrera with Bell 115, LLC proposes to amend the Coyote Lakes PAD to change the underlying zoning of 6.85 acres from C-2 to R-3 for the development of a townhome community with 82 units and a net density of 11.97 DU/Ac. The site is generally located on the northeast corner of Bell Rd. and Coyote Lakes Pkwy.

Objective Analysis:

The subject Coyote Lakes PAD Amendment, satisfies the requirements set forth in the Coyote Lakes PAD and the City of Surprise Land Development Ordinance (LDO). All city reviewing departments have reviewed the request and expressed no concerns.

Policy Compliant:

The requested rezone is consistent with the Neighborhood Character and Transit Orientated Development District areas 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 - FS23-0131 115 Bell Townhomes- Staff Report CC 10.17.23
 2. 01 – FS23-0131 115 Bell Townhomes – Vicintiy Map
 3. 02 – FS23-0131 115 Bell Townhomes – Existing Zoning
 4. 03– FS23-0131 115 Bell Townhomes – Proposed Zoning
 5. 04 – FS23-0131 115 Bell Townhomes – Narrative
 6. 05 – FS23-0131 115 Bell Townhomes – PAD Document
 7. 06 – FS23-0131 115 Bell Townhomes – Conceptual Site Plan
 8. 07 – FS23-0131 115 Bell Townhomes – Luke AFB Comments
 9. 08 – FS23-0131 115 Bell Townhomes – Citizen Outreach Report & Affidavit of Posting
 10. FS23-0131 - 115 Bell Townhomes CC 10.17.23
 11. 09- FS23-0198 - 115 Bell Townhomes Ordinance (DRAFT)
-

PAD AMENDMENT

REPORT TO CITY COUNCIL

Case: FS23-0131

Project Name: 115 Bell Townhomes – PAD Amendment

Council District: 4 - Mulberry

Meeting Date: October 17, 2023

Planner: Leslie Carnie

Owner: **Bell 115, LLC.**

Applicant: Keaton Herrera of Bell 115, LLC

Request: Coyote Lakes PAD Amendment to change the underlying zoning of 6.85 acres from Community Commercial (C-2) to Residential High Density (R-3)

Site Location: Generally located on the northeast corner of Bell Rd. and Coyote Lakes Pkwy.

Site Size: 6.85 Net acres (approx.)

Density: 11.97 DU/Ac

General Plan

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

Support/Opposition: Citizen Participation Meetings were held May 08, 2023, and May 15, 2023. Refer to attached Citizen Participation Report.

Commission

Recommendation: Planning and Zoning Commission recommends **Approval**, subject to stipulations 'a' and 'b'

Project Description:

Keaton Herrera with Bell 115, LLC proposes to amend the Coyote Lakes PAD to change the underlying zoning of 6.85 acres from C-2 to R-3 for the development of a townhome community with 82 units and a net density of 11.97 DU/Ac. The site is generally located on the northeast corner of Bell Rd. and Coyote Lakes Pkwy.

Background

April 10, 1980: The subject parcels were annexed into the City under Ordinance 80-02.

August 28, 1993: City Council approved the Coyote Lakes PAD case PAD92-001.

August 25, 2022: A Concept Review meeting was held under case CR22-0937

February 07, 2023: The applicant filed a request for a PAD Amendment under case FS23-0131.

May 08, 2023: The applicant held an In-Person Citizen Outreach Meeting to discuss the project.

May 15, 2023: The applicant held a Virtual Citizen Outreach Meeting to discuss the project.

Analysis and Discussion:

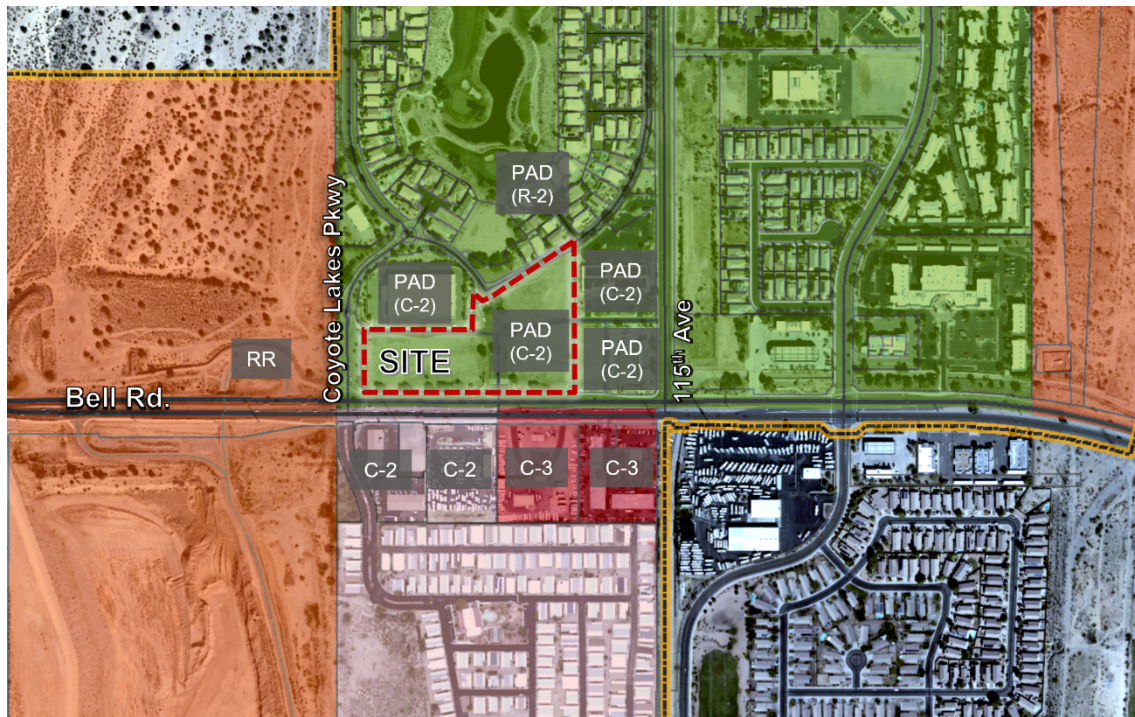
The applicant requests an Amendment to the Coyote Lakes PAD to change the underlying zoning of approximately 6.85 acres from Community Commercial (C-2) to Residential High Density (R-3) to accommodate the development of a townhome community with 82 units. The proposed project will be composed of two-story buildings with attached garages and offer both 2- and 3-bedroom units. Residents will have access to private amenities such as a community pool, clubhouse, and dog park.

The project site lies within the Luke Air Force Base (AFB) GDC contours and is limited to 0-6 DU/Ac. Upon review, Luke AFB calculated the density of the 308-acre Coyote Lakes PAD and determined that including this project would give the area a density of 2.8 DU/Ac and not have a negative impact on Luke's flying operations.

Three quarter access is provided off Bell Rd. and full access points are also provided on Coyote Lakes Pkwy. and 115th Ave. A currently unnamed private internal roadway that runs from east/west between Coyote Lakes Pkwy. and 115th Ave. offers several secondary points of access to the community.



Conceptual Site Plan



Existing Zoning



Proposed Zoning

The 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 Land Development Ordinance (LDO) requirements and the adopted Planning and Engineering Design Standards (PEDS). The table below reflects the current LDO requirements for the R-3 Zoning District.

Table 106-2e—Residential High Density (R-3) Zoning District			
Net Density (du/ac)	8-11.9	12-14.9	15+
Min. setback to arterial ROW (ft) ²	20	20	20
Min. setback to collector and local ROW (ft) ²	15	15	15
Min. setback adjacent to residential zoning (ft)	10	15	20
Min. setback adjacent to non-residential zoning (ft)	20	20	20
Max. bldg. height ¹ (ft)	45	50	60
Open space (sf/du)	150	150	150
Notes: 1. The <i>height</i> of any <i>structure</i> , or portions thereof, shall not exceed 30 feet in <i>height</i> measured at the <i>setback</i> line when <i>adjacent</i> to <i>single-family, two-family, three-family development parcels</i> . The <i>height</i> of the <i>accessory structure</i> may increase at a ratio of one foot vertical for every one foot horizontal as measured relative to the property line to a maximum <i>height</i> equal to the <i>zoning</i> . 2. <i>Setback</i> may be reduced to ten feet along collector or local <i>right-of-way</i> for units that open to the <i>street</i> and exclude a perimeter wall.			

Utility and Services Table:

Electric:	APS
Water:	EPCOR
School District	DYSART UNIFIED

Conformance with Adopted Plans:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area and is within the Transit Oriented Development District (TODD), which supports the development of high-density residential projects. The Neighborhood Character Area permits low, medium, and high-density residential projects with no limit on density. The proposed 11.97 DU/Ac is in conformance with the higher density housing of the Urban Neighborhoods that are encouraged along arterial roadways and transit corridors. The proposed PAD amendment will allow for a high-density residential development that will serve as a buffer or transition from the lower density Suburban Neighborhood development to the transit corridor.

123 **Reviewing Agencies:**

124
125 In addition to the standard city internal reviewing departments and Luke Air Force Base,
126 the Maricopa Water District, and ADOT were included in the routing of this request. None
127 of the reviewing agencies indicated any concerns with the request.

128
129 **Citizen Outreach:**

130
131 Two outreach meetings were held: an in-person meeting on May 08, 2023 and a virtual
132 meeting on May 15, 2023. A summary of these meetings can be found in the attached
133 Citizen Outreach Report.

134
135 **Summary:**

136
137 Staff believes the PAD Amendment is consistent with the manner and intent of the Surprise
138 Municipal Code. If approved, the site will be allowed to be developed in accordance with the
139 requirements of the City of Surprise.

140
141 **Findings:**

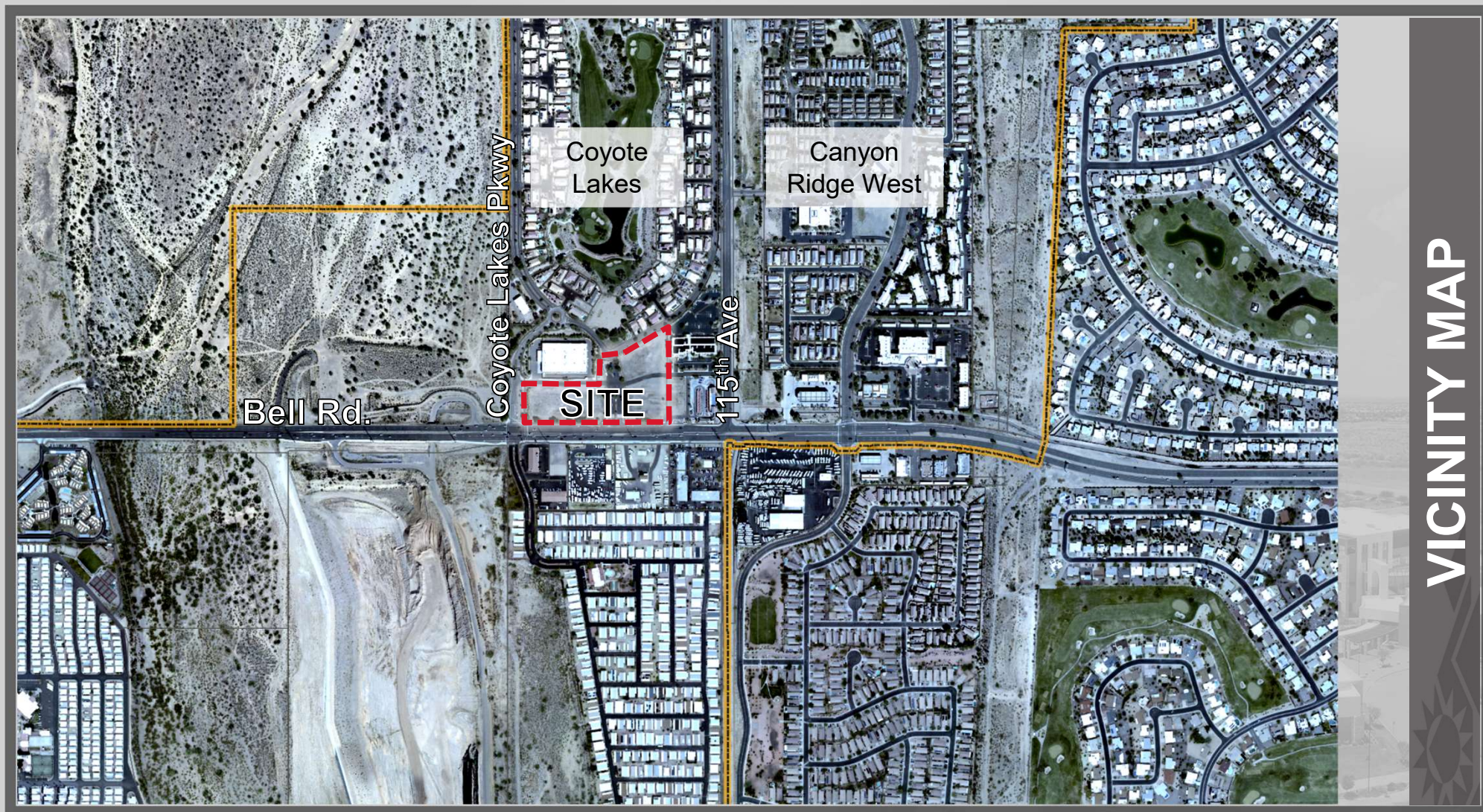
- 142
143
 - The proposed PAD Amendment is consistent with the Surprise General Plan 2035.
 - 144 • The proposed PAD Amendment demonstrates compliance with the criteria set forth
 - 145 in the Surprise Municipal Code
 - 146 • The reviewing agencies have indicated no objections to the request.

147
148 **Recommendation:**

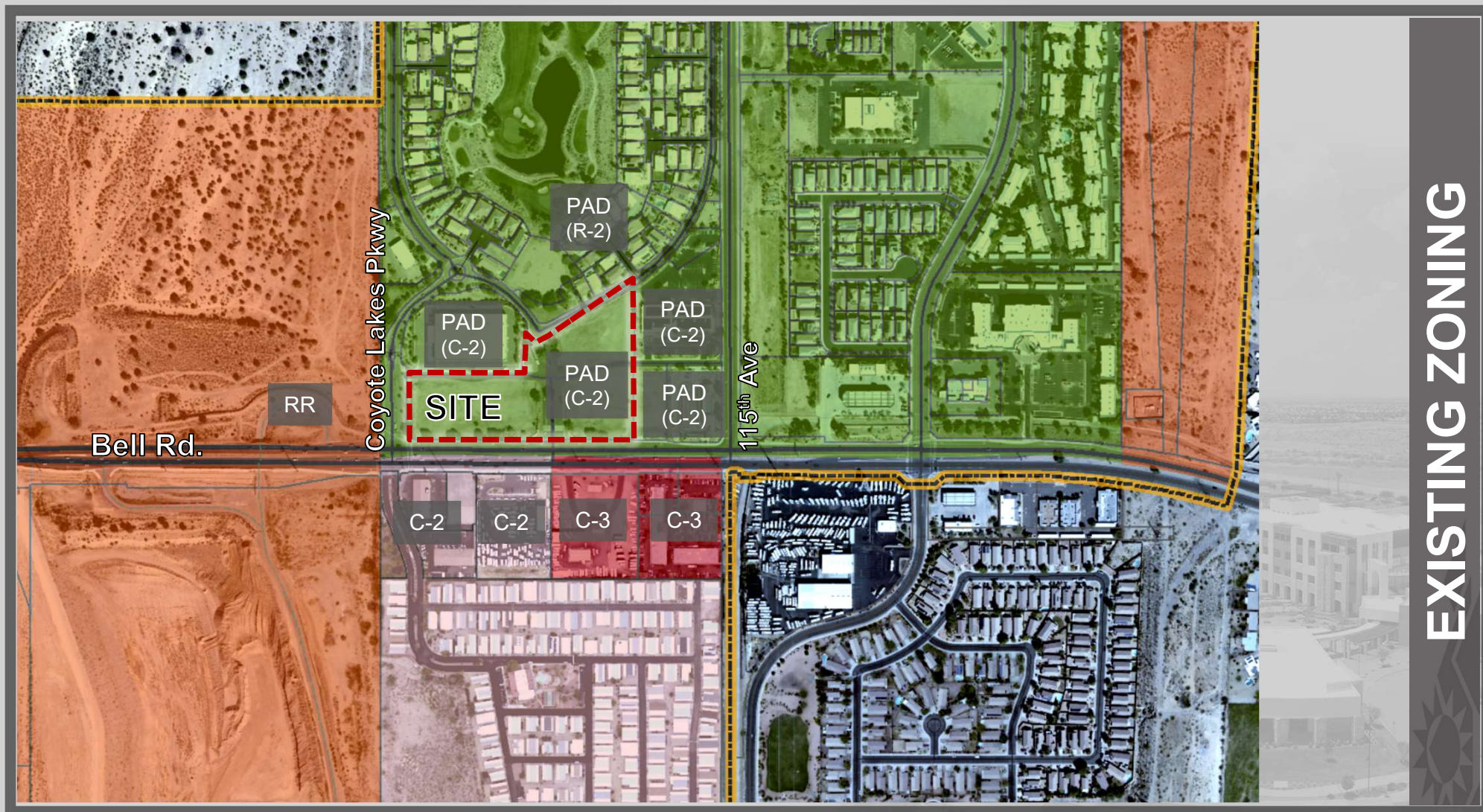
149
150 Based on the findings noted above, Planning and Zoning Commission recommends
151 **Approval** of the subject Zone Change subject to stipulations a. and b.

- 152
153 a. Development and use of the site shall be consistent with the PAD Amendment
154 Document entitled "FS23-0131-PAD Amendment Document" dated June 21,
155 2023.
- 156
157 b. Non-compliance with the stipulations of approval of this case will be treated as a
158 violation in accordance with the applicable provisions of the Surprise Municipal
159 Code.

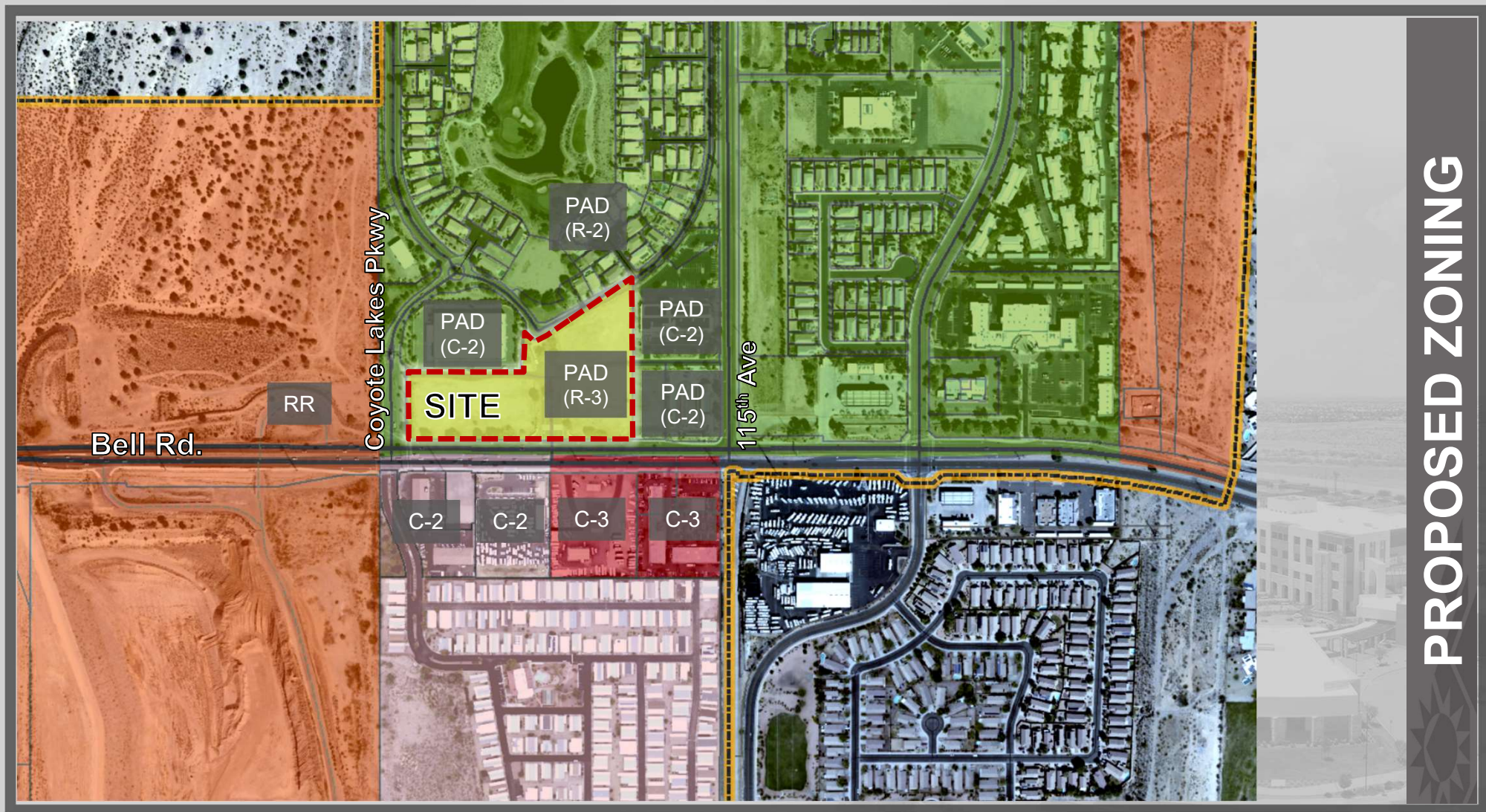
166 **Attachments:**
167 01 Vicinity Map
168 02 Existing Zoning Map
169 03 Proposed Zoning Map
170 04 Narrative
171 05 PAD Amendment Document
172 06 Conceptual Site Plan
173 07 Luke AFB comments
174 08 Citizen Outreach Report & Affidavit of Site Posting
175 09 Ordinance
176 PPT



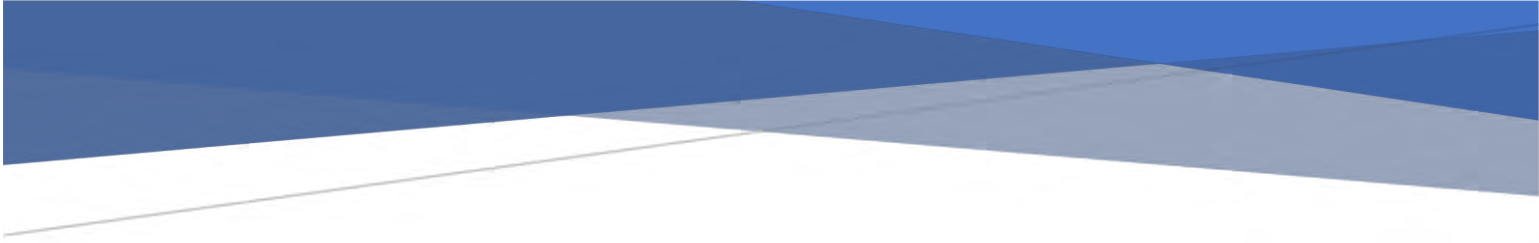
VICINITY MAP



EXISTING ZONING



PROPOSED ZONING



115TH AVE & BELL RD

FS23-0131

PAD Amendment Narrative

1st Submittal: February 2, 2023

2nd Submittal: June 20, 2023

Applicant:

Bell 115, LLC

Keaton Herrera

11811 N. Tatum Blvd, Ste 1051

Phoenix, AZ 85028

keaton@fdgroup.us

760-409-6063

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8. Conceptual Site Plan & Landscape Plan.....	20

Introduction

Bell 115, LLC (“Owner”), is requesting an amendment to approximately 6.85-acres from PAD/Commercial (C-2) to PAD/Residential High Density (R-3) west of the northwest corner of Bell Road and 115th Avenue (Amendment Area), within the Coyote Lakes master planned community, for a luxury townhome community. Coyote Lakes is an approximate 308-acre master planned community located in the City of Surprise (the “City”) on the west side of 115th Avenue between Bell Road to the south and Beardsley Road on the north. See **Figure 1 – Vicinity Map**. The Coyote Lakes Planned Area Development (PAD) was approved by the City Council on August 28, 1992 (PAD92-001). The PAD has been amended two times since the original approval.

The original PAD included 21 acres of commercial property along Bell Road and 8 acres of commercial at approximately the mid-point of the site (Union Hills Drive) along 115th Avenue. The remainder of the site was planned for 145 acres of residential (R1-5 zoning) with 769 lots and a 126-acre 18-hole public golf course. The subsequent PAD amendments made the following changes to the original plan:

PADA96-09: Minor changes to front setback on certain key lots and sight distance setback on certain corner lots.

PADA01-058: Rezone Tract B of Unit 1 from C-2 to R1-5 to allow for a 10-unit subdivision on approximately 2.04 acres.

The Owner acquired the Property in 2013 and has worked to market it for commercial uses during that time. Due to the parcelization and limited area for uses as well as limited full turning access into a centralized commercial entrance, it has been passed over and remained vacant, creating a blighted situation. By rezoning to allow for townhomes, the property will finally be developed in a cohesive single phase in a manner that will create a transition to the adjacent residential community without disruption to the existing uses within the partially developed center. In December 2022, the Coyote Lakes HOA voted to approve a land use change for the Amendment Area from Commercial to Multi-Family clearing the way for the City to approve the change as well. See **Figure 2 – HOA Letter**.

Request

On behalf of the Owner, this amendment seeks to rezone portions of Tracts C and F of the Coyote Lakes PAD to rezone the underlying zoning on approximately 6.85-acres (Project Site) from C-2 to R-3 to allow for development of an 82-unit luxury rental townhouse community (Project). The boundary of the Amendment Area is outlined in red on **Figure 3 – Amendment Area**; Tracts C and F of the Coyote Lakes PAD are outlined in yellow and blue, respectively. The proposed townhomes will all be two-stories with attached garages, similar in concept to what is currently being built in Surprise City Center by the same group. The Project will have private amenities that could include a community pool, clubhouse and park or dog park.

The Project includes three parcels, shown in **Table 1** below.

Table 1 – Parcels

Parcel Number	Acres	Square Feet
507-05-957	2.99	130,164
507-05-958B	1.85	80,746
507-05-961	2.01	87,375
Total	6.85	298,285

The requested amendment would alter the overall land use acreages as shown in **Table 2** below. Please note that these acreages are approximate because exact acreages were not included in the original PAD or subsequent amendments.

Table 2 – Current & Proposed Land Use Acreages

Land Use	Approx. Current Acreage	Approx. Proposed Acreage
Residential	155	162
Commercial	19	12
Golf Course	126	126
Open Space	8	8
Total	308	308

Over time, nearly all of the Coyote Lakes PAD has been developed as planned; however, these three parcels along Bell Road have remained vacant. Due to the unusual shape of the parcels, location of the existing roads, constrained access and the commercial development already present in the surrounding area, these parcels are unlikely to develop new commercial development.

The Owner has been working with local brokers to better understand the availability of vacant commercial properties within a 2.5-mile market area (Market Area) from the Project Site to assist with the analysis of market impact if the combined, 6.85-acre parcels within this Application were rezoned to provide for attached, townhomes. This Property is in an area that contains many jurisdictions- including unincorporated Maricopa County, the City of El Mirage and the City of Peoria. The Market Area break-down of available acreage is provided below and reflects that there is currently approximately 85.36-acres of available existing, developed commercial space within the Market Area inclusive of all jurisdictions.

Table 3 – Available Commercial Vacancies within the 2.5-mile Market Area per brokers and Costar data from June 9, 2023

Jurisdiction	Available Acreage
Surprise	16.691
Maricopa County	64.762
Peoria	2.367
El Mirage	1.536
Total	85.356

In addition to analyzing the existing vacancies within the Market Area, there is a large quantity of commercially zoned land specific to the City of Surprise. There is approximately 660 acres of commercially zoned land within the Market Area - limited to only Surprise, inclusive of commercial zoning districts (C-2, C-3, SHD-CO) as well as commercially designated land within PADs and PUDs (such as Coyote Lakes). At 6.85-acres, the Project Area accounts for approximately 1.0% of the total commercially zoned land within the City portions of the Market Area. Taking this information together, rezoning the Project Site from commercial to residential will not have a significant impact on the overall commercial market in the area as there are abundant opportunities for commercial occupancy, redevelopment, and new development. On the other hand, there are limited opportunities for new supply of attached-residential development to support the existing commercial market. Further, the parcel sizes are such that they are not likely to develop as a large retail use and would be limited to small, service-oriented uses that already exist on the property in the form of self-storage and a car wash. Rental-residential will both add to the tax base in the form of rental-tax generation, and help to support the existing commercial centers nearby.

Existing Conditions

Site Location

The Project Site consists of approximately 845' frontage along the north side of Bell Road approximately 340' west of the intersection with 115th Avenue. Coyote Lakes Parkway is the western boundary of the Project.

Surrounding Properties

Table 4 – Surrounding Properties, below, provides zoning and land use information for properties adjacent to the Property. See **Figure 4 – Aerial Photo**.

Table 4 – Surrounding Properties

	Zoning	General Plan Land Use Designation	Current Use
North	Coyote Lakes PAD	Neighborhoods w/ Transit Oriented Development & Aggregate Resource Areas Overlays	Retail
East	Coyote Lakes PAD	Neighborhoods w/ Transit Oriented Development & Aggregate Resource Areas Overlays	Office and vacant
South	C-2 & C-3	Neighborhoods w/ Transit Oriented Development & Aggregate Resource Areas Overlays	Commercial
West	Rural Residential	Open Space	Agua Fria River

General Plan

The Property is designated as Neighborhoods with Transit Oriented Development (TOD) and Aggregate Resource Areas Overlays in the Surprise General Plan 2035. See **Figure 5 – General Plan Land Use Map**.

Covering the largest geographic planning area, the Neighborhood Land Use Character Area represents the various residential neighborhoods within Surprise. While neighborhoods are predominantly residential areas they can also be supported by locally oriented commercial and public facility uses and can range from established to emerging and urban to rural in nature. Due to a proposed density of 12.0 units/acre, this community would be considered within the Urban Development type. Urban Neighborhoods generally function as a transitional use between lower intensity suburban areas and high-volume roadways/transit corridors, more intensive regional commercial centers, or employment areas. This project is consistent with the General Plan in that it can serve as a transitional use between lower density suburban development and Bell Road.

The Project is also within the Transit Oriented Development (“TOD”) overlay because it is along Bell Road. The intent of the TOD overlay is to recognize the unique connection between the character of the adjoining land uses together with the motorized, non-motorized and potential transit operations of each corridor. The Project has multiple pedestrian connections to the existing development to allow residents to easily access the surrounding area without having to utilize their vehicles.

The Aggregate Resource Area also applies to the Project. Portions of the Surprise Municipal Planning area along the Agua Fria River are included in an Aggregate District under the jurisdiction of Maricopa County. The Project Site is in this resource area due to its proximity to the river; however, because it is included in the Coyote Lakes PAD that type of use would not be acceptable.

Zoning

The original PAD approval designated the underlying zoning of the Project Site for commercial development. See **Figure 6 – Zoning Map**. Because we are only amending the underlying zoning, the zoning map for the City will not change.

Luke Air Force Base Graduated Density

The Project Site is located within 3 miles of the 65 Ldn of Luke Airforce Base (“Luke AFB”). The 65 Ldn line is currently referred to as the “high noise or accident potential zone”. Luke currently uses a Graduated Density concept whereby residential developments closer to the 65 Ldn line are permitted lesser density and the allowable density increases as development moves outward. Density within 1-3 miles of the 65 Ldn line is limited to 0-6 du/ac.

In a letter from Mr. Christopher P. Toale, Director, Community Initiatives Team with Luke AFB, dated February 28, 2023, Mr. Toale noted that this Project “when taking into consideration the 308-acre Coyote Lakes Planned Area of Development with an overall density of 2.8 du/ac, this request, will not negatively impact the flying operations at Luke AFB.” See **Figure 7 – Letter from Luke AFB**.

Development Plan

The Project Site is a very unusual shape. It is located on Bell Road, approximately 320’ west of the intersection of Bell Road and 115th Avenue. It is approximately 845’ long, approximately 575’ deep at the east end, and approximately 240’ tall at the west end.

The proposed development has 82 townhomes that include 2- and 3-bedrooms in two story units. See **Figure 8 – Conceptual Site Plan and Landscape Plan**. All units will have attached 2-car garages and private entrances. Buildings will consist of 2, 4, 5, or 6 units. Parking will be provided in conformance with the requirements in Section 107-4.4 and Table 107-4c of the Zoning Ordinance and the Planning and Engineering Design Standards. A leasing center will be available for residents. Amenities will be offered as appropriate for this size of development and could include a community pool, clubhouse and park or dog park.

Proposed Development Standards

The proposed density for the Project is 11.97 du/ac and the development standards for the R-3 zoning district in Section 106-2.5.C the Zoning Ordinance for a density of 12-14.9 du/ac will be adhered to and are shown below. See **Table 5 – Development Standards**.

Table 5 – Development Standards

Net Density (du/ac)	12-14.9 du/ac
Min. setback to arterial ROW ² (ft)	20
Min. setback to collector and local ROW ² (ft)	15
Min. setback adjacent to residential zoning (ft)	15
Min. setback adjacent to non-residential zoning (ft)	20
Max. bldg. height ¹ (ft)	50
Open space (sf/du)	150
Notes: 1. The height of any structure, or portions thereof, shall not exceed 30 feet in height measured at the setback line when adjacent to single-family, two-family, three-family development parcels. The height of the accessory structure may increase at a ratio of one foot vertical for every one foot horizontal as measured relative to the property line to a maximum height equal to the zoning. 2. Setback may be reduced to ten feet along collector or local right-of-way for units that open to the street and exclude a perimeter wall.	

Infrastructure

Circulation

Multiple access points exist to serve the project. The main access will be through a short, divided north/south roadway spur approximately 260' west of the eastern property boundary. There is a currently unnamed east/west access roadway located approximately 250 feet north of Bell Road (Internal Road) that provides one undivided through lane in each direction of travel between Coyote Lakes Parkway and 115th Avenue. A TIS is being submitted under separate cover with this zoning application.

This Project will not be gated so pedestrians can move freely from inside the community to outside the community.

Utilities and Services

Utilities and services for the Project are listed on the next page.

- Water EPCOR
- Wastewater EPCOR
- Electrical APS
- Communications Cox and Century Link
- Natural Gas Southwest Gas
- Refuse Waste Management
- Police City of Surprise
- Fire City of Surprise

Figure 1 – Vicinity Map

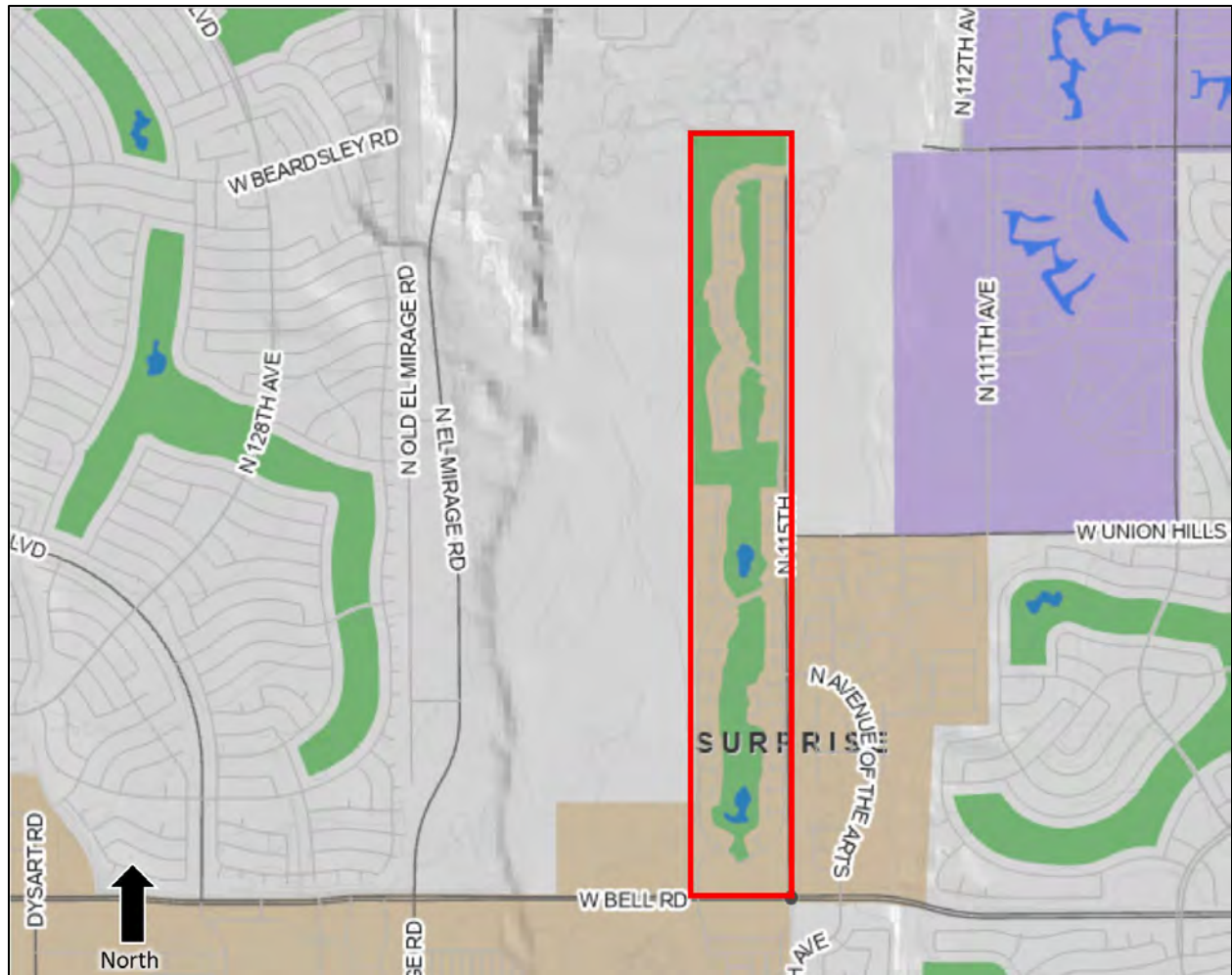
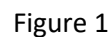


Figure 2 – HOA Letter

Bell 115, LLC (“Owner”), is proposing an 82-unit luxury rental townhouse development (the “Project”) on an approximately 9.02-acre site located west of the northwest corner of 115th Avenue and Bell Road within the City of Surprise (the “Project Site”). The Project Site includes part of Lots 1, 2 and 5 of Tracts C and F. The boundary of the Conceptual Site Plan is shown as Figure 1.



Parcel Number	Acres	Square Feet
507-05-957	4.44	193,217
507-05-958B	2.30	100,334
507-05-961	2.28	99,299
Total	9.02	392,850

The townhouse development will be two- and three-bedroom high end townhouses with attached garage. They will have a community pool, clubhouse, dog park, and other amenities. The target market for these townhomes is upward mobile working couples who are looking to become homeowners within the community but need a year or two to learn the area and existing members of the community looking to transition to a lock and leave lifestyle but need an attached garage with more space than an apartment.

Board of Directors Resolution

This is to inform you that the Coyote Lakes BOD believes that the development of this property will be a benefit to the community in several ways:

- The development is an upscale residential project that will improve the property value of CLHOA homes. The values of these communities exceed of \$300 per rentable foot which helps all surrounding properties and brings a dynamic renter who is a value add to the community.
- The development will continue to pay dues to the CLHOA and add significant vibrancy to Bell frontage
- Developer will construct whichever means of reducing traffic acceptable by City of Surprise to reduce 115th Ave rush hour traffic pass through to the entrance.
- Noise abatement for Bell Road traffic. The townhome development will provide a noise buffer for the existing Coyote Lakes homeowners toward the south of the community. Limited to two stories, they will not impede on neighbors but act as a buffer.
- No more truck/camper parking. Existing nuisances will be removed and replace by community amenities and residents. Typically, these renters earn more than \$100K per year in household income.
- No more homeless in this area
- Much less intense development than a commercial/retail development. Medium density Multifamily generates significantly traffic throughout the day than a commercial center. Busy times are twice a day (9am & 5pm) but commercial uses generate traffic all day during business hours.
- More compatible land use to the existing Coyote Lakes homes to the north. Adding this component to Coyote Lakes helps the viability of redeveloped for newer commercial uses in surrounding area.

In accordance with Article IV, Section 1 of the CC&R's the board approves a land classification change to Lots 1, 2, and 5 to multi family housing and declares that this classification is not adverse to Owner's and residents; and also in accordance with the CC&R's this is to notify you that you have a right to object to the land classification use. If a sufficient number of residents object, the land use classification change will not be granted.

Figure 3 – Amendment Area



Figure 4 – Aerial Photo



Figure 5 – General Plan Land Use Map

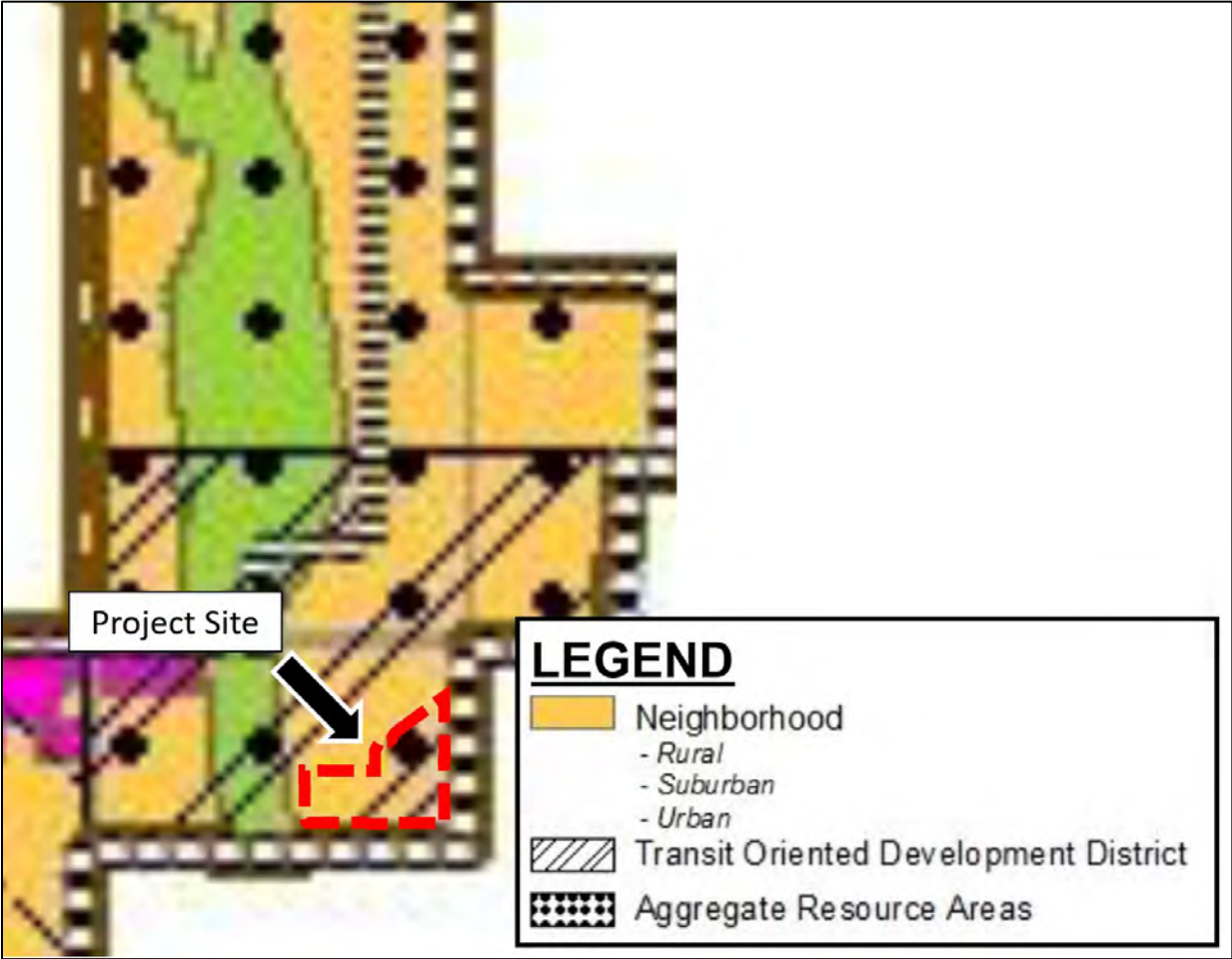


Figure 6 – Zoning Map

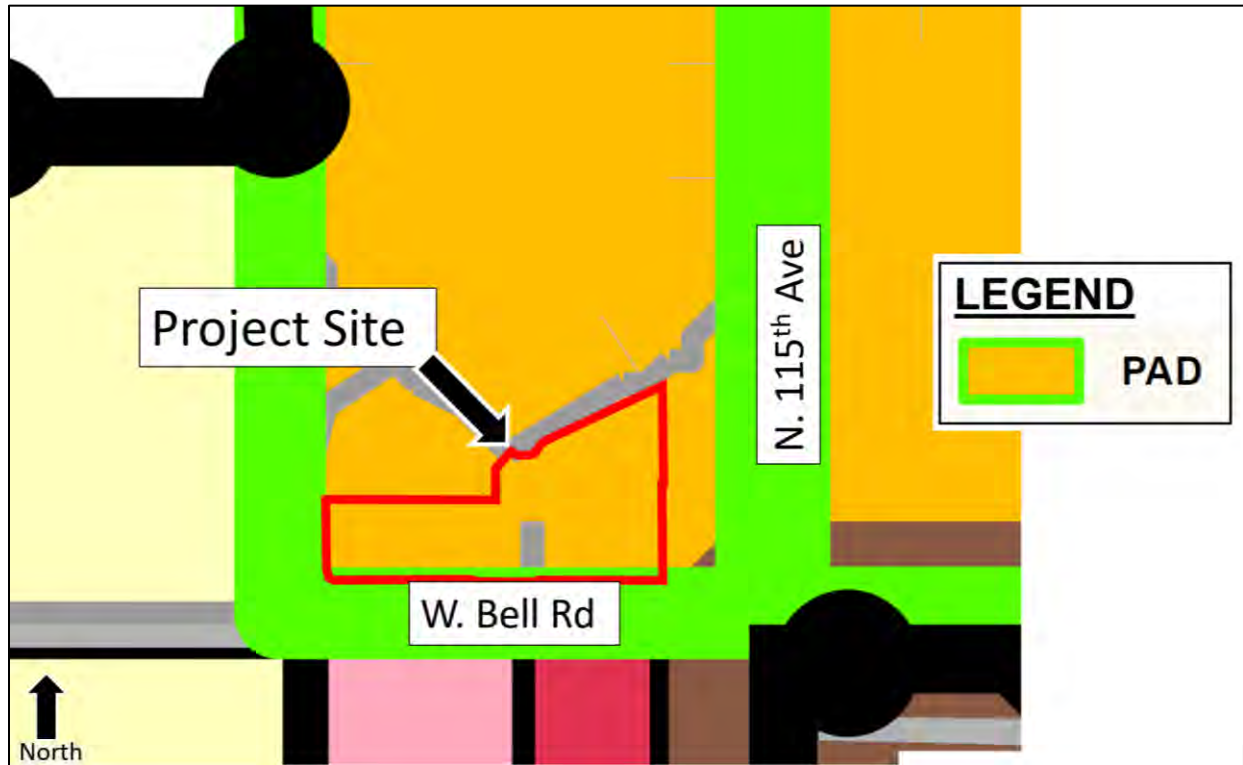


Figure 7 – Letter from Luke AFB



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

28 February 2023

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
City of Surprise Community Development
16000 N Civic Center Plaza Surprise AZ 85374

Re: FS23-0131; Bell Townhomes (APNs: 507-05-961, 507-05-958B & 507-05-957)

Dear Ms. Flores

Thank you for the opportunity to provide comments on the PAD Amendment application for the Bell Townhomes project. The proposed development proposes an 82-unit luxury rental townhouse development. The 6.9-acre site is located at the northwest corner of 115th Avenue and Bell Road within the City of Surprise. The parcel is 2 miles outside the Luke AFB 1988 JLUS 65 DNL "high noise or accident potential zone" as identified by A.R.S. §28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. §28-8461.

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

This project with a density of 12 du/ac falls outside these guidelines; however, when taking into consideration the 308-acre Coyote Lakes Planned Area of Development with an overall density of 2.8 du/ac, this request, will not negatively impact the flying operations at Luke AFB. Since the site is located within the "territory in the vicinity of a military airport," it will be subjected to noise from approximately 165 flights per day; therefore, we encourage an aggressive notification program on the part of the applicant to inform potential residents about Luke AFB operations.

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

Sincerely

CHRISTOPHER P. TOALE

cc:

Colonel Keagan L. McLeese, Vice Commander, 56th Fighter Wing

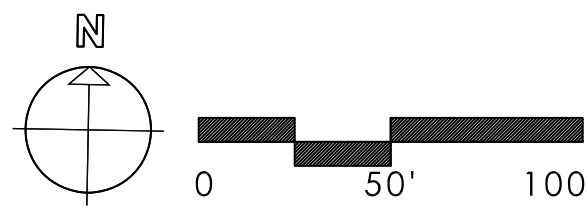
Mr. Timothy A. Forero, GS-13, General Law Attorney, 56th Fighter Wing

Figure 8 – Conceptual Site Plan and Landscape Plan



PROJECT SUMMARY TABLE					
GROSS SITE AREA		6.85 ACRES			
TOTAL UNITS		82 UNITS			
GROSS DENSITY		12.0 DU/AC			
RESIDENTIAL UNIT SUMMARY					
UNIT PLAN	SQ. FT.	BD/BA	# UNITS	% MIX	TOTAL S.F.
PLAN 1	1186	2/2.5	36	44%	42,696
PLAN 2Z	1239	2/2.5	8	10%	9,912
PLAN 3	1337	3/2.5	38	46%	50,806
TOTAL			82	100%	103,414
PARKING SUMMARY					
REQUIRED		PROVIDED			
2 SP. PER 2 & 3 BEDROOM UNITS		164	ATTACHED GARAGES (2-CAR)		164
0.2 SP / UNIT GUEST PRKG.		16	PULL-IN PARKING STALLS		22
1 SP / 250 SF OFFICE		4	LEASING OFFICE PARKING		5
TOTAL		184			191

NOTE:
SITE PLAN AND YIELD ARE CONCEPTUAL AND SUBJECT TO
CHANGE BASED ON MORE ACCURATE BOUNDARY INFORMATION.



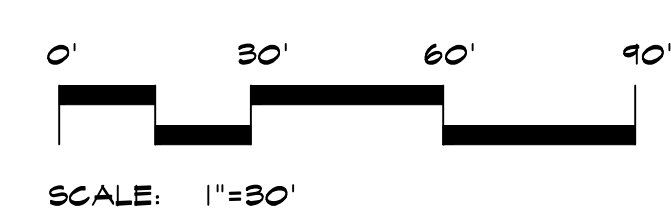
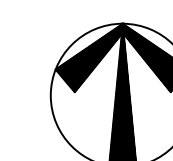
BELL 115th
BELL 115th LLC
SURPRISE, ARIZONA

CONCEPTUAL SITE PLAN



BELL 115TH

PRELIMINARY LANDSCAPE PLAN
SURPRISE, AZ



HERMANN DESIGN GROUP
77-899 WOLF RD.
SUITE 102
PALM DESERT, CA
92211
LIC# 2754, EXP 04/30/24
PH. (760) 777-9131
FAX (760) 777-9132

FS23-0131 - PAD Amendment Document

This request is an amendment to portions of Tracts C and F of the Coyote Lakes PAD (Planned Area Development) to rezone the underlying zoning on approximately 6.85-acres (Project Site or Amendment Area) from PAD/C-2 to PAD/R-3 to allow for development of an 82-unit luxury rental townhouse community (Project). The boundary of the Amendment Area is outlined below in red; Tracts C and F of the Coyote Lakes PAD are outlined in yellow and blue, respectively.

Amendment Area



The following parcels are included in this amendment.

Parcels

Parcel Number	Acres	Square Feet
507-05-957	2.99	130,164
507-05-958B	1.85	80,746
507-05-961	2.01	87,375
Total	6.85	298,285

This amendment will change the land use designations for the Coyote Lakes PAD as follows.

Current & Proposed Land Use Acreages

Land Use	Approx. Current Acreage	Approx. Proposed Acreage
Residential	155	162
Commercial	19	12
Golf Course	126	126
Open Space	8	8
Total	308	308

The following development standards will apply to the amendment area.

Development Standards

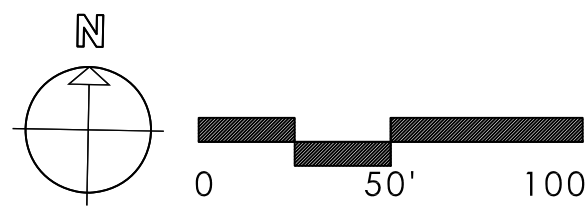
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Min. setback to arterial ROW ² (ft)	20
Min. setback to collector and local ROW ² (ft)	15
Min. setback adjacent to residential zoning (ft)	15
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Max. bldg. height ¹ (ft)	50
Open space (sf/du)	150
Notes: 1. The height of any structure, or portions thereof, shall not exceed 30 feet in height measured at the setback line when adjacent to single-family, two-family, three-family development parcels. The height of the accessory structure may increase at a ratio of one foot vertical for every one foot horizontal as measured relative to the property line to a maximum height equal to the zoning. 2. Setback may be reduced to ten feet along collector or local right-of-way for units that open to the street and exclude a perimeter wall.	

Any projects proposed within the amendment area will be reviewed to current City of Surprise standards.



PROJECT SUMMARY TABLE					
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TOTAL UNITS		82 UNITS			
GROSS DENSITY		12.0 DU/AC			
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**DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND**

28 February 2023

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
City of Surprise Community Development
16000 N Civic Center Plaza Surprise AZ 85374

Re: FS23-0131; Bell Townhomes (APNs: 507-05-961, 507-05-958B & 507-05-957)

Dear Ms. Flores

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

Sincerely

TOALE.CHRISTOPHER.P.10396
HER.P.1039696165



Digitally signed by
TOALE.CHRISTOPHER.P.10396
96165
Date: 2023.02.28 13:10:42 -07'00'

CHRISTOPHER P. TOALE

cc:

Colonel Keagan L. McLeese, Vice Commander, 56th Fighter Wing

Mr. Timothy A. Forero, GS-13, General Law Attorney, 56th Fighter Wing

Howard/115th Surprise Rezone



Citizen Participation Report

Case number: FS23-0131

Submitted to:

City of Surprise

Planning Department

16000 N. Civic Center Plaza

Surprise, Az 85374

623 222-1000

Citizen Participation Report Submittal: June 20, 2023

Summary of Participation Report

Case FS23-0131

Introduction

Bell 115, LLC (“Applicant”), is seeking to amend approximately 6.85-acres from PAD/Commercial (C-2) to PAD/Residential High Density (R-3) west of northwest corner of Bell Road and 115th Avenue, within the Coyote Lakes master planned community in Surprise, AZ to develop a luxury townhome community (“Project”) under case number FS23-0131. The Project includes three (3) Maricopa County Parcels: 507-05-957, 507-05-958B, and 507-05-961.

Techniques to involve the Public:

- **Correspondence**

To date, one email of opposition has been received from the Public. This email correspondence is included as **Exhibit A**.

- **Meetings**

A neighborhood meeting was held at the Coyote Lakes Recreation Center at 18860 N Coyote Lakes Pkwy, Surprise, AZ 85378 on Monday, May 8, 2023, at 6:00 pm. A second neighborhood meeting was held online via Zoom on Monday, May 15, 2023, at 6:00 pm. A summary of the presentation given to attendees and a summary of their questions and concerns for both meetings are documented as **Exhibit B**. Included in this report is a redacted list of in-person and remote attendees as well as a copy of the presentation materials.

- **Notifications**

City of Surprise Planning and Zoning Division staff arranged the notification and legal advertisement publication. The applicant arranged the site posting on April 17, 2023, at least fifteen (15) days prior to the date of the first hearing. Information regarding the in-person and virtual neighborhood meetings was included. An affidavit of posting and site photos are included in this report as **Exhibit C**. The site postings were updated on July 21, 2023, to reflect the upcoming Planning & Zoning Commission and City Council hearing dates. An affidavit of posting and site photos of the signs are included as **Exhibit D**.

Summary of concerns, issues, and problems:

During the public participation process, the Applicant addressed and resolved concerns voiced from the community regarding traffic congestion. The Applicant has worked to resolve these issues and has not received further feedback from the community. The Applicant will continue to address concerns as they are brought to the attention of the development team.

Exhibits

- A. Public Correspondence
- B. Neighborhood Meeting Summary including sign-in sheet and board exhibits
- C. Virtual Neighborhood Meeting Summary including participant list and presentation
- D. Affidavit of Posting for Neighborhood Meetings + Site Photos
- E. Updated Affidavit of Posting for Public Hearings + Site Photos

Exhibit A

[REDACTED]

[REDACTED]

Hello Mitchell,

As a follow-up to our conversation this morning, the below email is the only email I've received thus far on this project. I did follow-up with Mr. Zimmerman this morning to let him know that I've added his email to the project file and provided him with your contact information for additional project-specific questions. I also let him know that the density being requested could accommodate apartments but that the current conceptual plan shows townhomes.

I'll forward any additional emails/phone calls that may filter in.

Thank you,
Jessica

Jessica Brinton
Planner II
City of Surprise | Community Development
Direct: (623) 222-3155

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

From: Planning <Planning@surpriseaz.gov>
Sent: Friday, April 28, 2023 5:04 PM
To: Jessica Brinton <Jessica.Brinton@surpriseaz.gov>
Subject: FW: Amendments Coyote Lakes

Hi Jessica,
This email came into the planning mailbox.

Leslie Carnie, Planner II
City of Surprise|Community Development
16000 N. Civic Center Plaza|Surprise, AZ 85374
Office: 623.222.3153| Fax: 623-222-3001

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

From: Don [REDACTED]
Sent: Friday, April 28, 2023 10:31 AM
To: Planning <Planning@surpriseaz.gov>
Subject: Amendments Coyote Lakes

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Hi,

I've noticed in recent times there are increasing requests to rezone commercial property to medium or high density residential. THIS MEANS APARTMENTS, CORRECT?

Seems to me our city is being inundated with efforts to add more and more rental properties. In my opinion it's time to STOP. Moving to transient type housing will eventually change the stability of our neighborhoods and city. I

OBJECT TO ANY FURTHER REZONING OF PROPERTIES FOR MEDIUM AND HIGH RESIDENTIAL
UNLESS THEY PROVIDE FOR OWNERSHIP OPPORTUNITIES AND NOT RENTAL UNITS.

Thank you,

Donald Zimmerman



Sent from my iPhone

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

Exhibit B

Summary of Neighborhood Meeting

May 8, 2023 at 6:00 pm

Case no. FS23-0131

The neighborhood meeting opened to the public at 6:00 PM at the Coyote Lakes Recreation Center at 18860 N Coyote Lakes Parkway in Surprise, AZ. One member of the client team was present to answer questions about the project. Two members of city staff and one member of city council, Ken Remley, were also present. A copy of the sign in sheet is included as an attachment following this summary.

Guests began arriving at 5:30 pm. Members of BFSO and the development team welcomed guests and were available to answer questions with the aid of multiple 3' x 4' board exhibits. After 30 minutes of an open house, Ms. Oberholtzer began a presentation at 6:00 pm. She gave an overview of the project request to amend approximately 6.85 acres of the Coyote Lakes Planned Area Development from PAD/C-2 to PAD/R-3 to develop the vacant site along Bell Road into an 82-unit luxury townhome community. She explained, according to the Surprise General Plan 2035, the site was designated as Neighborhood and would be classified under the 'urban' subcategory for the proposed density of 12-dwelling units per acre. She added the site was also overlaid by the Transit Oriented and Aggregate Resource Areas Districts. She then detailed how the site was zoned Planned Area Development (PAD) with an underlying C-2 zoning, as part of the approved 1992 Coyote Lakes PAD.

Next, Ms. Oberholtzer explained the dynamics of the project site and site plan. She emphasized how the three current properties have been vacant for decades in part due to their unusual shape, location along Bell Road (between several shopping centers), and proximity to the Agua Fria River. These factors contributed to the lack of commercial development. She added the existing commercial in the vicinity (a self-storage facility, carwash, and social security office) were also not conducive to adjacent retail shopping. She explained that without this proposal, it would be likely the site would continue to remain vacant and blighted.

Ms. Oberholtzer summarized how the site would generate approximately 554 daily trips—a balance of 33 trips during the AM Peak and 42 trips in PM Peak. She then discussed the accessibility of the site to the surrounding road network (one access point on Coyote Lakes Parkway, one on Bell Road, and one on 115th Avenue) and permitted turning movements on the existing network. Next, Ms. Oberholtzer showcased the various conceptual exterior/interior renderings and 2- and 3-bedroom floor plans that were planned for the project. She explained the units would function like single-family homes but were formatted as two-story townhomes. Each unit would have a private entrance and two-car garage. She emphasized the project would not be subsidized and cater to young couples or professionals within a few years of owning a home but preferred a format that allowed them to be mobile, especially as remote working has become more commonplace.

Ms. Oberholtzer's ended the presentation and began taking questions from the audience. A summary of the questions and answers is provided below:

Several citizens expressed concern that the traffic generated by the project would contribute to the congestion on Bell Road and on their existing roadway network. They explained their issues with traffic volume and the speed of cut-through vehicles on Coyote Lakes Parkway. Several citizens added there was cut-through traffic on the middle accessway of the project site. A citizen asked if traffic could be restricted to prevent project residents from using Coyote Lakes Parkway to cut-through their community.

Ms. Oberholtzer explained if the site developed under this land use classification, Multifamily Residential (Low-Rise, Not Near Rail), it would generate over 1,000 less daily trips than if it were developed as a commercial office building, which would generate approximately 2,000 daily trips. Further, she cited there would be significantly more daily trips if the site remained zoned C-2 and were developed as a retail shopping center or medical office—totaling approximately 3,400 and 6,700 trips respectively. Additional traffic on the existing road network would occur regardless of the land use and the development of townhomes would have a negligible impact on existing conditions.

She also addressed how the site would not contribute to cut-through traffic on Coyote Lakes Parkway as there would be multiple access points from the site to the surrounding road network. Traffic from the site would be dispersed and would have access to 115th Avenue, which wouldn't require drivers to use Coyote Lakes Parkway as an alternative route. Ms. Oberholtzer then addressed the suggestion to restrict access on Coyote Lakes Parkway as a solution for eliminating cut-through traffic. She explained that Coyote Lakes Parkway and the roadways in their community were public amenities and therefore could not restrict access to anyone.

A citizen expressed concern that the existing pedestrian walkway adjacent to the project site would incentivize residents from the project to use Coyote Lakes amenities and wondered if this access could be restricted.

Ms. Oberholtzer responded that neither pedestrians nor cyclists could be restricted from entering their community. She added that project residents would not be allowed to use the amenities at Coyote Lakes and the project would provide amenities such as a dog park, community pool, and clubhouse for its residents.

A citizen asked if driveways were provided for the units.

Ms. Oberholtzer confirmed driveways would be provided as shared accessways that would branch off the middle road through the project site. She added these additional accessways could help to slow down cut-through traffic.

A citizen asked if visitor parking would be provided.

Ms. Oberholtzer confirmed with the Site Plan & Summary Board where the visitor parking would be located. She added that there would be 22 visitor parking spaces provided.

A citizen asked if the project would be gated.

Ms. Oberholtzer responded that the project would not be gated.

A citizen asked if more businesses would move into the plaza on the southside of Bell Road across the project site.

Both Ms. Oberholtzer and Mr. Herrera affirmed there would be a greater likelihood for retail, such as a coffee shop or restaurant, to open south of Bell Road or adjacent commercial sites due to additional residents in the area. Mr. Herrera detailed how retail follows rooftops and how the addition of more residents would strengthen the desirability of commercial shops. He added the higher incomes of residents would also contribute to the demand for additional retail in the vicinity.

A citizen asked who would decide if the project would be approved.

Ms. Oberholtzer responded that the City Council would ultimately decide if the rezone for the project would be approved. Councilmember Remley made himself known to the audience and responded to this citizen with his previous experiences with townhomes in his council district. He noted how the housing market made purchasing a home for young first-time buyers a considerable challenge. He explained how numerous townhome projects in his district were often fully leased before the development was completed. Both Ms. Oberholtzer and Mr. Herrera thanked Councilmember Remley for his contribution.

A citizen asked what the estimated completion of the project would be.

Mr. Herrera explained that the project would take 3 to 4 years to complete at its current stage in the process. Dirt would start moving around Summer 2024, following 6 to 8 months of architectural and engineering reviews. Once the project breaks ground, it will take approximately 18 months to complete.

A citizen asked Mr. Herrera if construction trucks could be kept out of Coyote Lakes.

Mr. Herrera affirmed that construction trucks could be routed away from the neighborhood. While it was still too early in the process, a construction plan would be drafted at a future date.

A citizen asked if the project would be managed by the HOA.

Ms. Oberholtzer and Mr. Herrera explained the project would contribute dues to the HOA but would have no oversight from the Board. The project would operate with its own management, maintenance, landscapers, and amenities. Residents of the project would not be allowed to use Coyote Lakes amenities.

A citizen asked if the project would consist of owner-occupied or rental units.

Ms. Oberholtzer explained the units would be luxury rentals. Mr. Herrera added these units would be an intermediary product marketed toward young couples and professionals who wanted “lock and leave” accommodations that could offer amenities like an attached garage and a larger footprint than an apartment unit.

A citizen asked how long the leases for the project would be.

Mr. Herrera responded that residents would be required to sign a one-year minimum lease with a fifteen (15) month maximum.

Several citizens asked what the expected rent would be.

Ms. Oberholtzer and Mr. Herrera responded that rents would be market-rate. Mr. Herrera explained it would be comparable to the applicant’s nearby project on Elm and 142nd Avenue near the Surprise TownCenter.

A citizen asked if someone could rent out a few of the units.

Ms. Oberholtzer and Mr. Herrera explained that units of the project could not be rented out on an individual basis unless a corporation came in and rented out all 82 units of the project with a master lease. Short-term rentals would also be restricted.

A citizen asked if there would be management on-site.

Both Ms. Oberholtzer and Mr. Herrera responded that management would not be required to live on-site, but their services would be provided 24 hours a day. Mr. Herrera added that in some of their completed projects, managers chose to live on-site because it was the housing they wanted to live in.

The meeting ended at 7:20 pm.

Neighborhood Meeting Sign-In Sheet

Coyote Lakes PAD
Case No. FS23-0131

Neighborhood Meeting – Monday May 8, 2023
City of Surprise
18860 N. Coyote Lakes Parkway
Surprise, AZ 85378

Name	Address	City & Zip Code	Phone/E-Mail
MIKE PEARSON			
Chori "Helen" TURNER			
Robert FARKEMA			
Art PISKULICK			
Kevin & Annette Wurgler			
Christine MAZZULLO			
Leta PERUA			
Andrea + Shaddo Fraker			
Chris Smalley			

Neighborhood Meeting Sign-In Sheet

Coyote Lakes PAD

Case No. FS23-0131

Neighborhood Meeting – Monday May 8, 2023

City of Surprise

18860 N. Coyote Lakes Parkway

Surprise, AZ 85378

Name	Address	City & Zip Code	Phone/E-Mail
MYRON & COLLEEN SCHAAN			
Bob & Betty Peterson			
MARSHALL JOHNSON			
Michael Nicolin			
Kevin Mahan			
Diane & Matt Cunningham			
Andy Cepson			
RoxAnn HULLEMAN			
Terry & RUTH MAUST			

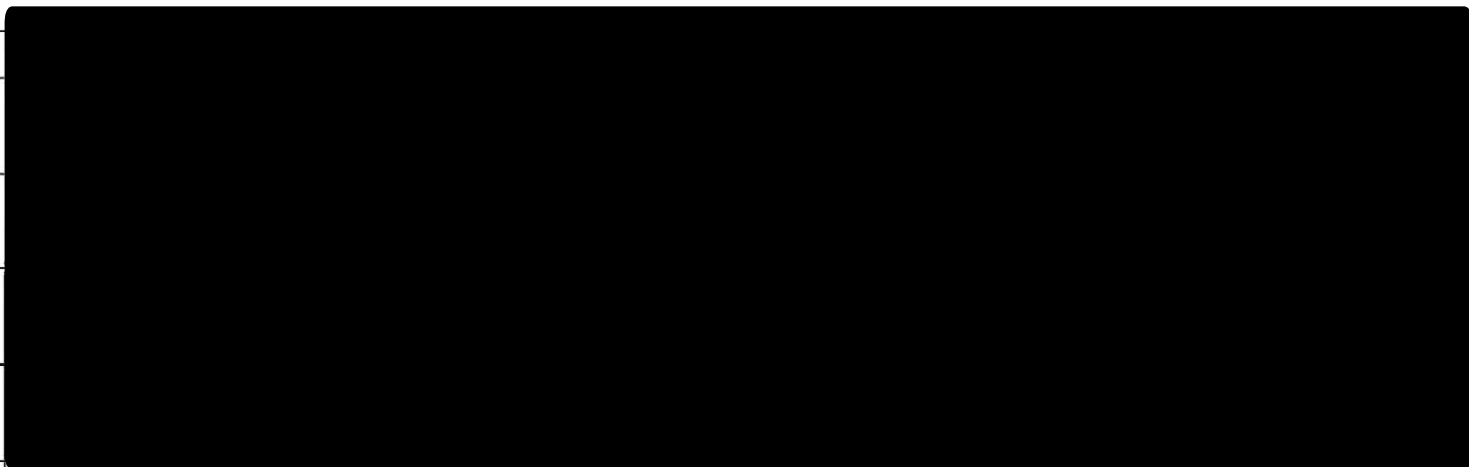
Name

Cathy Kucala

Lyle Ruffolo

MARC BURNS

Ken Remley



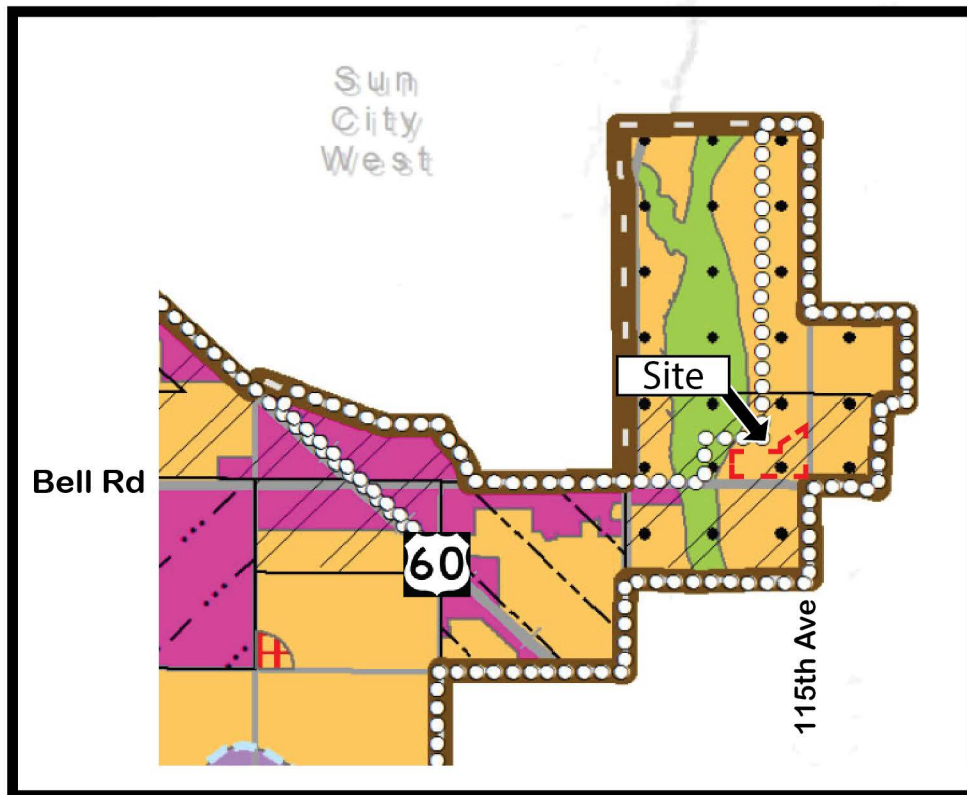
Project Location



Site



General Plan Designation



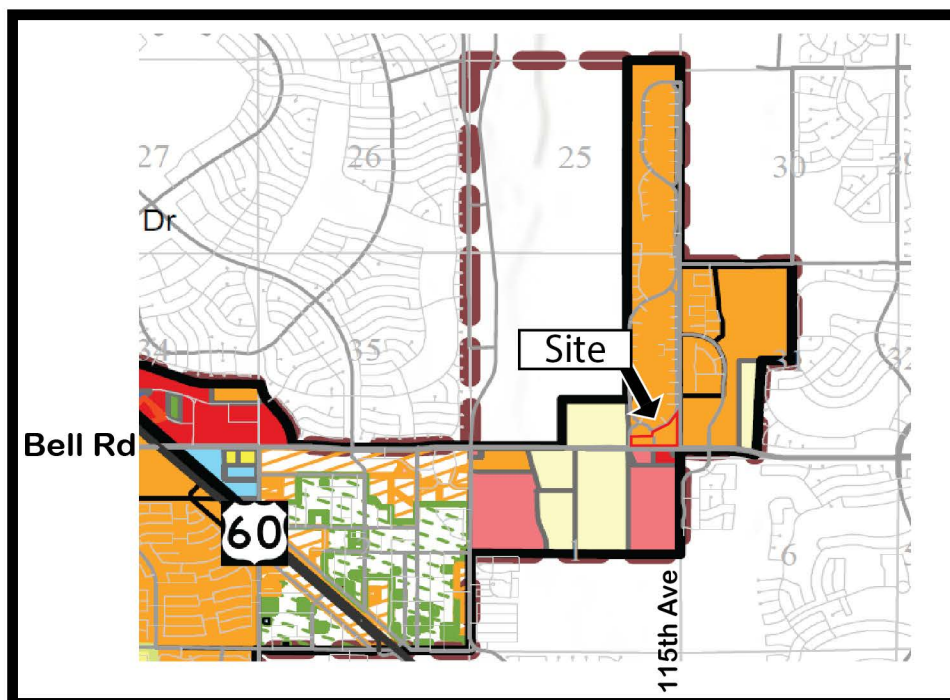
Legend

Character Areas

- Neighborhood
 - Rural
 - Suburban
 - Urban
- Transit Oriented Development District
- Aggregate Resource Areas

Source: Surprise 2035 General Plan

Zoning Designation



Zoning Districts

- | | | |
|--|---|--|
| BP | PAD | 
SURPRISE
<small>ARIZONA</small> |
| C-1 | PUD | |
| C-2 | RR | SURPRISE CORPORATE LIMITS |
| C-3 | R-1 | SURPRISE PLANNING AREA |
| I-1 | R-2 | SHD-RO |
| I-2 | R-3 | PUD OVERLAY |
| I-3 | SHD-C-2 | COUNTY |
| MU-1 | SHD-C-3 | LUKE AFB 1982 |
| OS-2 | SHD-CO | AUX 1 F-16 |
| PF | SHD-R-1 | SECTION LINES |



Source: Surprise Zoning Map

Site Plan & Summary



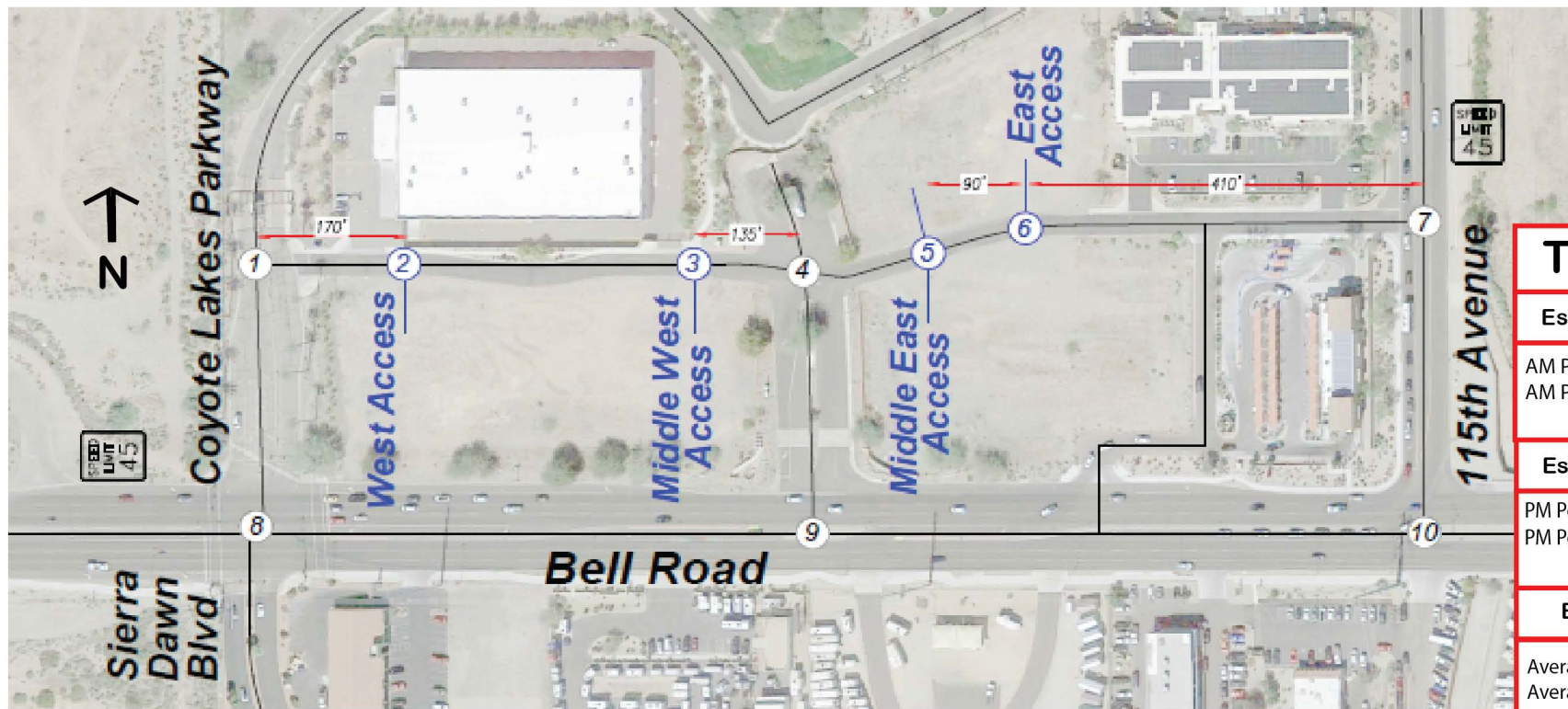
Project Summary

- Request to amend approximately 6.85 acres of the 308-acre Coyote Lakes Planned Area Development (PAD) from C-2 to R-3 zoning
- Current parcels have been vacant for 29 years
- Proposed development is a 82-unit luxury townhome community
- Buildings to be configured with 2, 4, 5, or 6 units
- Amenities could include a community pool, clubhouse, and a dog park

Project Summary Table

Gross Site Area	6.85 acres				
Total Units	82 units				
Gross Density	12.0 Du/Ac				
Residential Unit Summary					
Unit Plan	S.F.	BD/BA	#Units	% Mix	Total S.F.
Plan 1	1186	2/2.5	36	44%	42,696
Plan 2Z	1239	2/2.5	8	10%	9,912
Plan 3	1337	3/2.5	38	46%	50,806
Total			82	100%	103,414
Parking Summary					
Required		Provided			
2 SP per 2 & 3 BD. units	164	Attached Garages		164	
0.2 SP /unit Guest PRKG.	16	Pull-in Parking Stalls		22	
1 Sp / 250 SF Office	4	Leasing Office Parking		5	
Total		184		191	

Site Circulation & Trip Generation



Trip Generation

Estimated Daily Trips - AM Peak

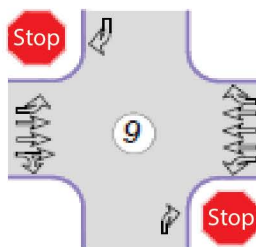
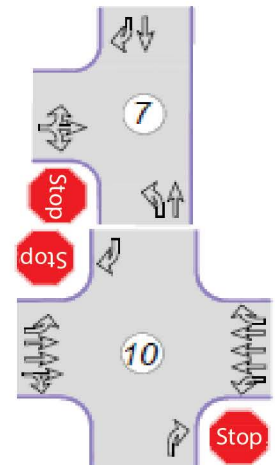
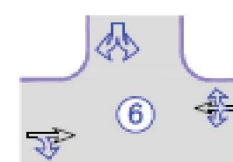
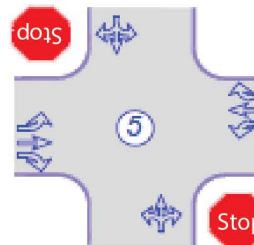
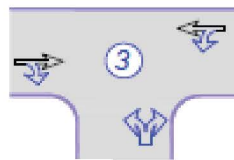
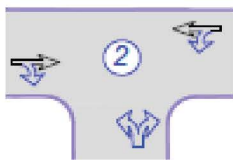
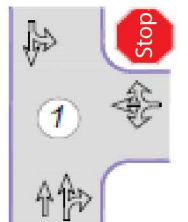
AM Peak Hour, Inbound (vtpd)	8
AM Peak Hour, Outbound (vtpd)	25
Total AM Peak	33

Estimated Daily Trips - PM Peak

PM Peak Hour, Inbound (vtpd)	26
PM Peak Hour, Outbound (vtpd)	16
Total PM Peak	42

Estimated Daily Trips - Total

Average Daily, Inbound (vtpd)	277
Average Daily, Outbound (vtpd)	277
Total Daily	554



Conceptual Floorplans & Interiors

These are an artist's renderings of a similar luxury townhome community nearing completion in Surprise City Center by the same development group.

'Atlanta' Floorplan

1,200 SF
2 bd/2.5 ba



'Boston' Floorplan

1,238 SF
2 bd/2.5 ba



'Dallas' Floorplan

1,347 SF
3 bd/2.5 ba



Conceptual Renderings

These renderings of a similar luxury townhome community exemplify the scale and high-quality finishes expected upon completion. Each unit will be two-stories and feature an attached two-car garage.



Exhibit C

Summary of Second Neighborhood Meeting

May 15, 2023 at 6:00 pm

Case no. FS23-0131

The second neighborhood meeting, held online via Zoom, opened to the public at 6:00 PM. The development team was present to answer questions about the proposed development as well as three members of city staff and one member of the Coyote Lakes HOA Board. A summary of the participants is included as an attachment.

No residents or property owners attended the neighborhood meeting. Due to no attendance, city staff allowed the development team to end the meeting at 6:15.



Case Number: **FS23-0131**

Request: Rezone from PAD/C-2 to PAD/R-3

Virtual Neighborhood Meeting

May 15, 2023

Request



Amend 6.85-acres of the 308-acre Coyote Lakes Planned Area Development (PAD) from PAD/Commercial (C-2) to PAD/High Density Residential (R-3) for an 82-unit luxury townhome rental community.

Site Location

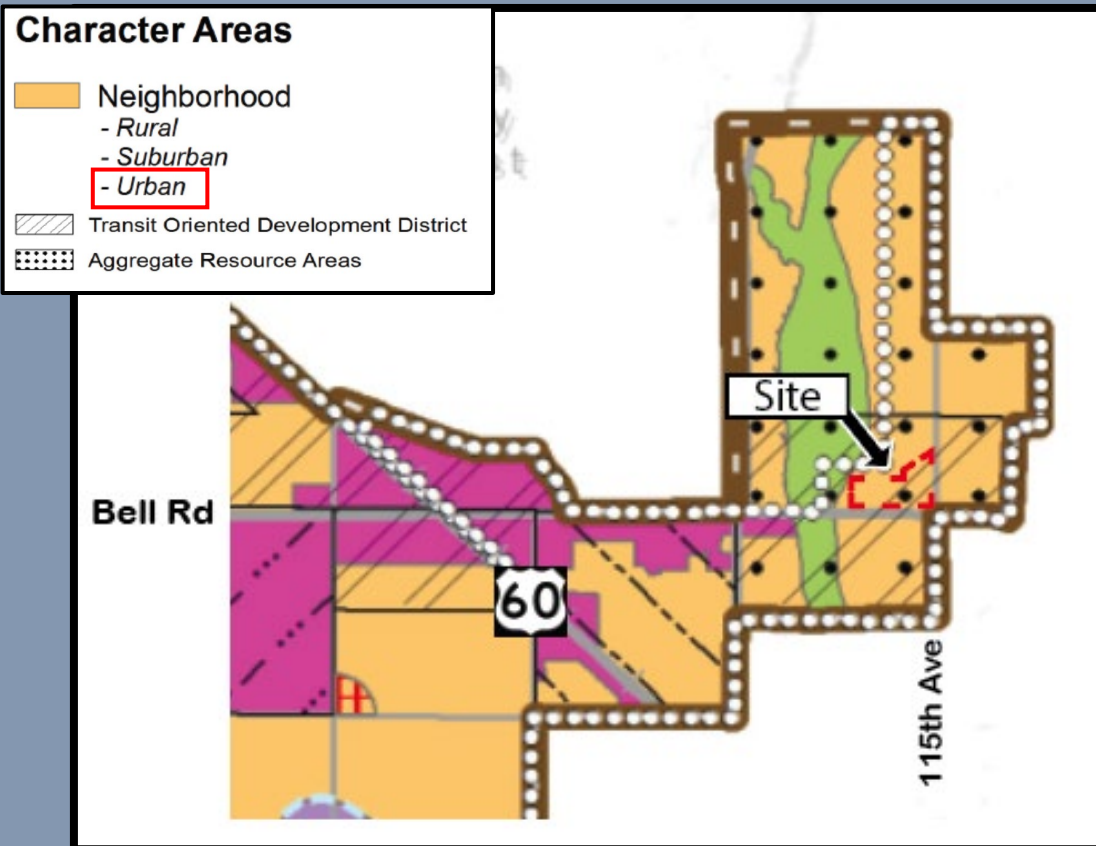
- 6.85 acres at Bell Road entrance of the Coyote Lakes Master Planned Community
- Current parcels have been vacant for decades



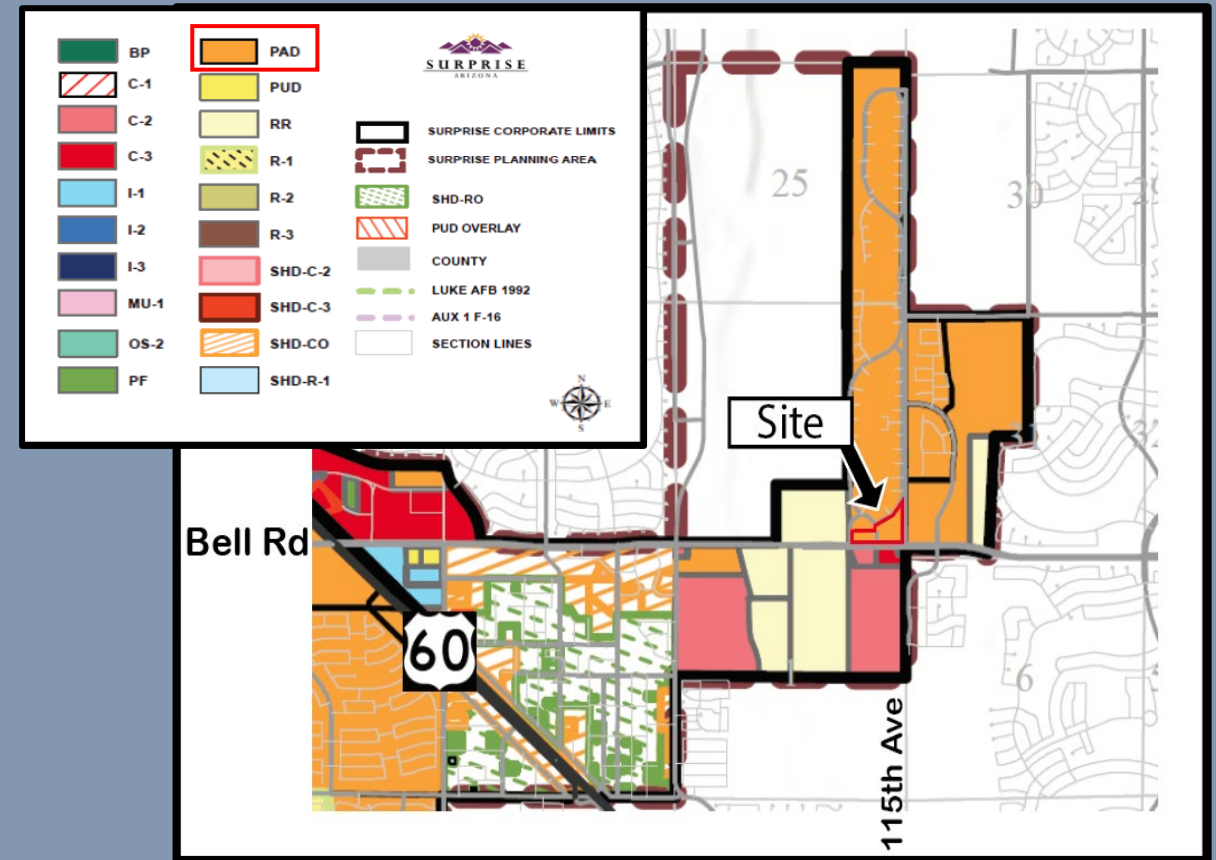
Zoning + General Plan

Surprise 2035 General Plan

Surprise Zoning Map



Site Designation: Neighborhood (Urban)



Site Designation – Planned Area Development (PAD)

Site Plan

SmartStop
Self Storage

Dog Park

Community Pool

Leasing Office

8-Minute
Express Car
Wash

COYOTE LAKES PKWY.

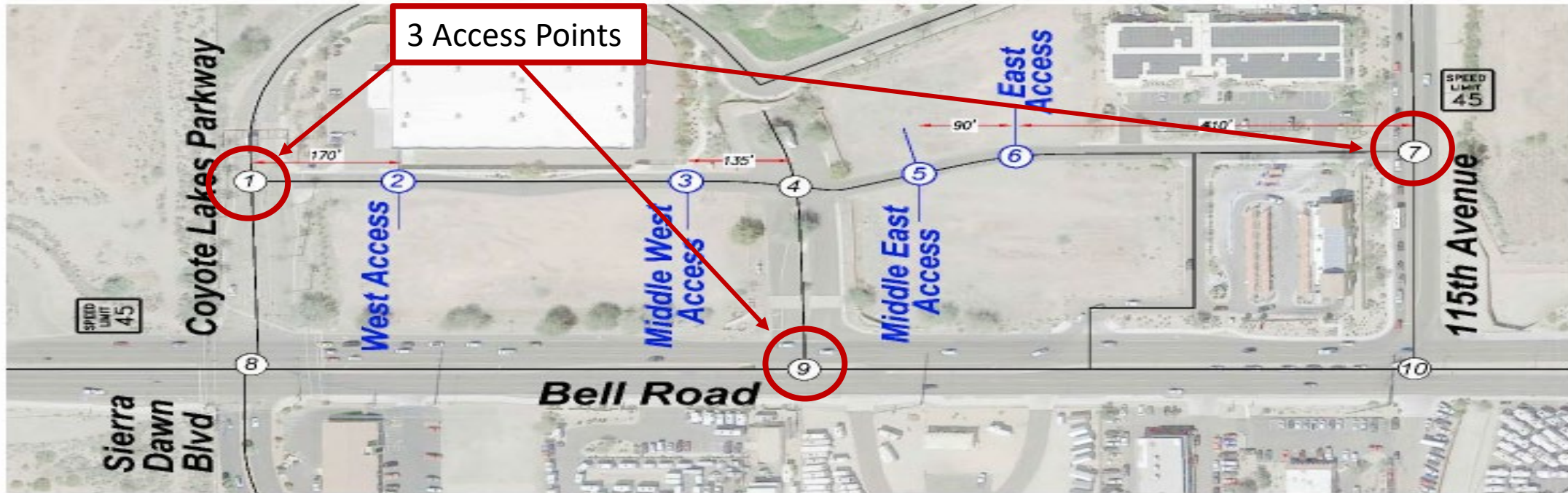
BELL ROAD

115TH AVE.

Project Summary

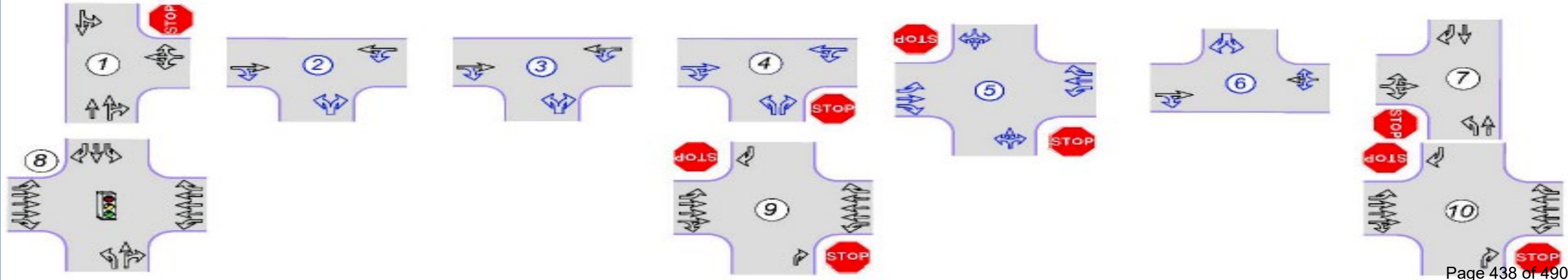
Project Summary Table					
Gross Site Area		6.85 acres			
Total Units		82 units			
Gross Density		12.0 Du/Ac			
Residential Unit Summary					
Unit Plan	S.F.	BD/BA	#Units	% Mix	Total S.F.
Plan 1	1186	2/2.5	36	44%	42,696
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Plan 3	1337	3/2.5	38	46%	50,806
Total			82	100%	103,414
Parking Summary					
Required		Provided			
2 SP per 2 & 3 BD. units	164	Attached Garages		164	
0.2 SP /unit Guest PRKG.	16	Pull-in Parking Stalls		22	
1 Sp / 250 SF Office	4	Leasing Office Parking		5	
Total		184			191

Circulation Map



LEGEND:

- = Stop Sign
- = Speed Limit
- = Existing Road
- = Existing Movement



Trip Generation

Trip Generation	Multifamily Housing (Low-Rise) Not close to Rail Transit (LUC 220)
Average Daily, Inbound (vtpd)	277
Average Daily, Outbound (vtpd)	277
Total Daily	554
AM Peak Hour, Inbound (vtpd)	8
AM Peak Hour, Outbound (vtpd)	25
Total AM Peak	33
PM Peak Hour, Inbound (vtpd)	26
PM Peak Hour, Outbound (vtpd)	16
Total PM Peak	42
Estimated Daily Trips - Total	
Average Daily, Inbound (vtpd)	277
Average Daily, Outbound (vtpd)	277
Total Daily	554

Comparative Analysis with Selected Land Uses

Land Use Category	Daily Trips
LUC 220 – Multifamily (Low-Rise)	554
LUC 820 - Shopping Center (Retail)	3,482 (+2,928)
LUC 710 - Office Building	2,012 (+1,458)
LUC 720 - Medical Office	6,774 (+6,220)

Alternative land uses would generate additional trips compared to the proposed development

Conceptual Renderings (Exterior)

2-3 bedrooms
units

Private
Entrances

On-Site
Management



Conceptual Renderings (Exterior)

Attached 2-Car
Garages



Conceptual Renderings (Interior)

Artistic renderings of a similar luxury townhome community currently leasing nearby in Surprise City Center



'Atlanta' Floorplan

1,200 SF

2 bd / 2.5 ba



'Boston' Floorplan

1,238 SF

2 bd / 2.5 ba



'Dallas' Floorplan

1,347 SF

3 bd / 2.5 ba

Conceptual Renderings (Interior)





Exhibit D

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS23-0131

Applicant Name: Bergin, Franes, Smalley, & Oberholzer, PLLC

Location: 11624 & 11580 W Bell Rd Surprise 85378

Date Site Posted: 04/17/23

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 4/17/23
Applicant/Representative Signature Date

This instrument was acknowledged before me on 04/17/23, 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).

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: May 8, 2023

Time: 6:00 P.M.

Location: 18860 N. Coyote Lakes Pkwy
Surprise, AZ 85378

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting

DATE: May 15, 2023

TIME: 6:00 PM

DETAILS: Zoom Meeting: Join Zoom Meeting <https://us06web.zoom.us/j/7225242472>

Join by phone +1 346 248 7799 Meeting ID: 722 524 2472 Passcode: Zhtj6t

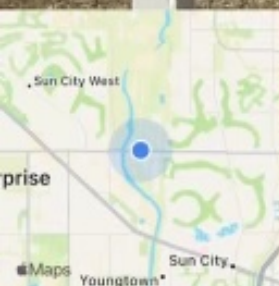
PROJECT DESCRIPTION: A Major Planned Area Development (PAD) Amendment to the Coyote Lakes PAD to revise the land use plan for approximately 6.85 acres generally located north of Bell Road and east of Coyote Lakes Parkway from commercial (C-2) to high-density residential (R-3).

Case Number: FS23-0131

PROJECT & MEETING LOCATION



For more information, call: 623-222-3011 Surpriseaz.gov



Apr 17, 2023 at 11:20:54 AM
11672-11724 W Bell Rd
Surprise AZ 85378
United States

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: May 8, 2023

Time: 6:00 P.M.

Location: 18860 N. Coyote Lakes Pkwy
Surprise, AZ 85378

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting

DATE: May 15, 2023

TIME: 6:00 PM

DETAILS: Zoom Meeting: Join Zoom Meeting <https://us06web.zoom.us/j/7225242472>

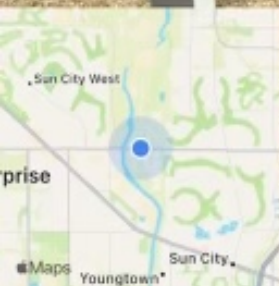
Join by phone +1 346 248 7799 Meeting ID: 722 524 2472 Passcode: Zhtj6t

PROJECT DESCRIPTION: A Major Planned Area Development (PAD) Amendment to the Coyote Lakes PAD to revise the land use plan for approximately 6.85 acres generally located north of Bell Road and east of Coyote Lakes Parkway from commercial (C-2) to high-density residential (R-3).

For more information, call: 623-222-3011 Surpriseaz.gov

Case Number: FS23-0131

PROJECT & MEETING LOCATION



Apr 17, 2023 at 11:20:36 AM
11672-11724 W Bell Rd
Surprise AZ 85378
United States

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: May 8, 2023

Time: 6:00 P.M.

Location: 18860 N. Coyote Lakes Pkwy
Surprise, AZ 85378

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting

DATE: May 15, 2023

TIME: 6:00 PM

DETAILS: Zoom Meeting: Join Zoom Meeting <https://us06web.zoom.us/j/7225242472>

Join by phone +1 346 248 7799 Meeting ID: 722 524 2472 Passcode: Zhtj6t

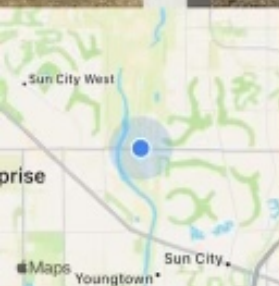
PROJECT DESCRIPTION: A Major Planned Area Development (PAD) Amendment to the Coyote Lakes PAD to revise the land use plan for approximately 6.85 acres generally located north of Bell Road and east of Coyote Lakes Parkway from commercial (C-2) to high-density residential (R-3).

Case Number: FS23-0131

PROJECT & MEETING LOCATION



For more information, call: 623-222-3011 Surpriseaz.gov



Apr 17, 2023 at 10:52:04 AM
11556-11570 W Bell Rd
Surprise AZ 85351
United States

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: May 8, 2023

Time: 6:00 P.M.

Location: 18860 N. Coyote Lakes Pkwy
Surprise, AZ 85378

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting

DATE: May 15, 2023

TIME: 6:00 PM

DETAILS: Zoom Meeting: Join Zoom Meeting <https://us06web.zoom.us/j/7225242472>

Join by phone +1 346 248 7799 Meeting ID: 722 524 2472 Passcode: Zhtj6t

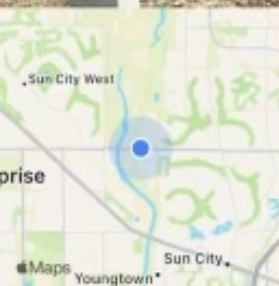
PROJECT DESCRIPTION: A Major Planned Area Development (PAD) Amendment to the Coyote Lakes PAD to revise the land use plan for approximately 6.85 acres generally located north of Bell Road and east of Coyote Lakes Parkway from commercial (C-2) to high-density residential (R-3).

Case Number: FS23-0131

PROJECT & MEETING LOCATION



For more information, call: 623-222-3011 Surpriseaz.gov



Apr 17, 2023 at 10:51:50 AM
11556-11570 W Bell Rd
Surprise AZ 85351
United States

Exhibit E

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS23-0131

Applicant Name: Bergin, Franes, Smalley, & Oberholzer, PLLC

Location: 11624 & 11580 W Bell Rd Surprise 85378

Date Site Posted: 7/21/2023

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 7/21/2023
Applicant/Representative Signature Date

This instrument was acknowledged before me on 7/21/2023, 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).

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: May 8, 2023

Time: 6:00 P.M.

Location: 18860 N. Coyote Lakes Pkwy
Surprise, AZ 85378

Planning & Zoning

Date: September 7, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: October 17, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting

DATE: May 15, 2023

TIME: 6:00 PM

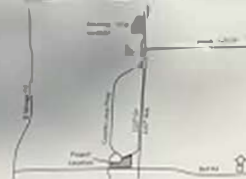
DETAILS: Zoom Meeting: Join Zoom Meeting <https://us06web.zoom.us/j/7225242472>

Join by phone +1 346 248 7799 Meeting ID: 722 524 2472 Passcode: Zhtj6l

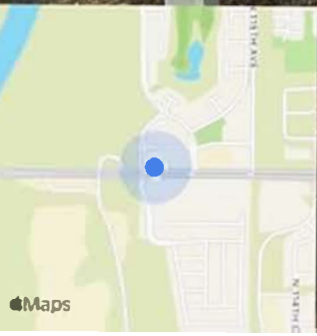
PROJECT DESCRIPTION: A Major Planned Area Development (PAD) Amendment to the Coyote Lakes PAD to revise the land use plan for approximately 6.85 acres generally located north of Bell Road and east of Coyote Lakes Parkway from commercial (C-2) to high-density residential (R-3).

Case Number: FS23-0131

PROJECT & MEETING LOCATION



For more information, call: 623-222-3011 Surpriseaz.gov



Jul 21, 2023 07:20AM
11672-11724 W Bell Rd
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: May 8, 2023

Time: 6:00 P.M.

Location: 18860 N. Coyote Lakes Pkwy
Surprise, AZ 85378

Planning & Zoning

Date: September 7, 2023

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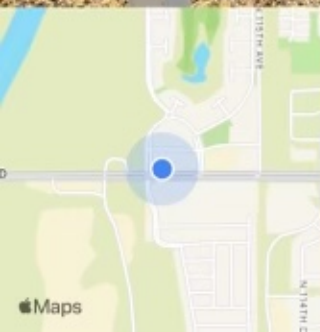
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Case Number: FS23-0131

PROJECT & MEETING LOCATION



For more information, call: 623-222-3011 Surpriseaz.gov



Jul 21, 2023 07:19AM

11672-11724 W Bell Rd

Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: May 8, 2023

Time: 6:00 P.M.

Location: 18860 N. Coyote Lakes Pkwy
Surprise, AZ 85378

Planning & Zoning

Date: September 7, 2023

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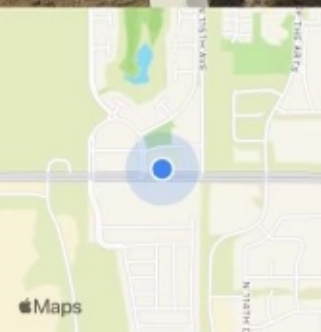
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Case Number: FS23-0131

PROJECT & MEETING LOCATION



For more information, call: 623-222-3011 Surpriseaz.gov



Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: May 8, 2023

Time: 6:00 P.M.

Location: 18860 N. Coyote Lakes Pkwy
Surprise, AZ 85378

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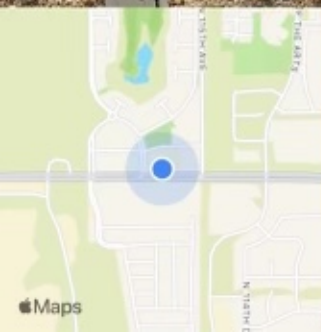
PROJECT DESCRIPTION: A Major Planned Area Development (PAD) Amendment to the Coyote Lakes PAD to revise the land use plan for approximately 6.85 acres generally located north of Bell Road and east of Coyote Lakes Parkway from commercial (C-2) to high-density residential (R-3).

Case Number: FS23-0131

PROJECT & MEETING LOCATION



For more information, call: 623-222-3011 Surpriseaz.gov



Jul 21, 2023 07:12AM

11572-11582 W Bell Rd

Maricopa County



FS23-0131
115 Bell Townhomes
PAD Amendment

City Council
October 17, 2023



VICINITY MAP



BACKGROUND

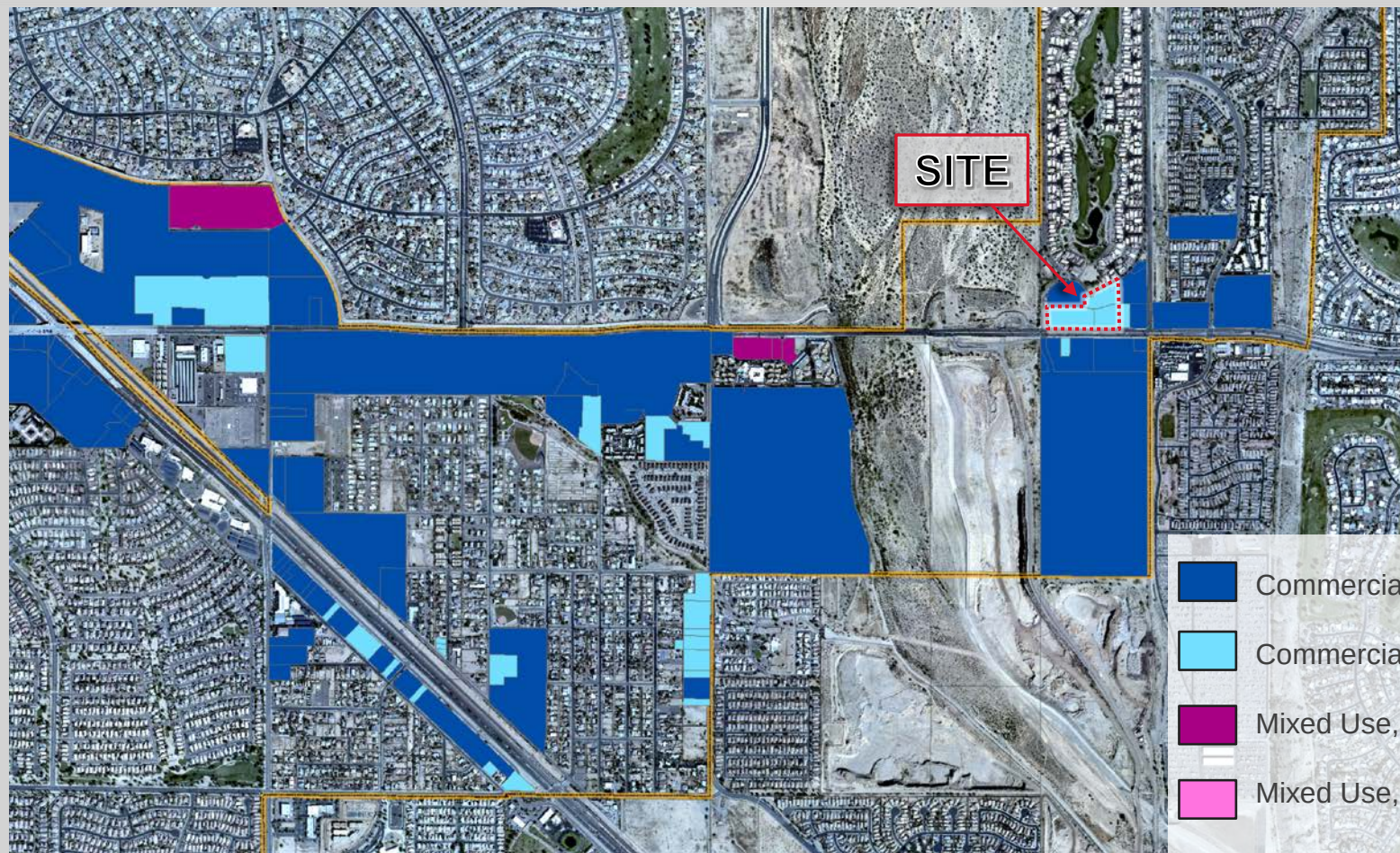
- **April 10, 1980:** The subject parcels were annexed into the City under Ordinance 80-02.
 - **August 28, 1993:** City Council approved the Coyote Lakes PAD case PAD92-001.
 - **August 25, 2022:** A Concept Review meeting was held under case CR22-0937
 - **February 07, 2023:** The applicant filed a request for a PAD Amendment under case FS23-0131.
- 



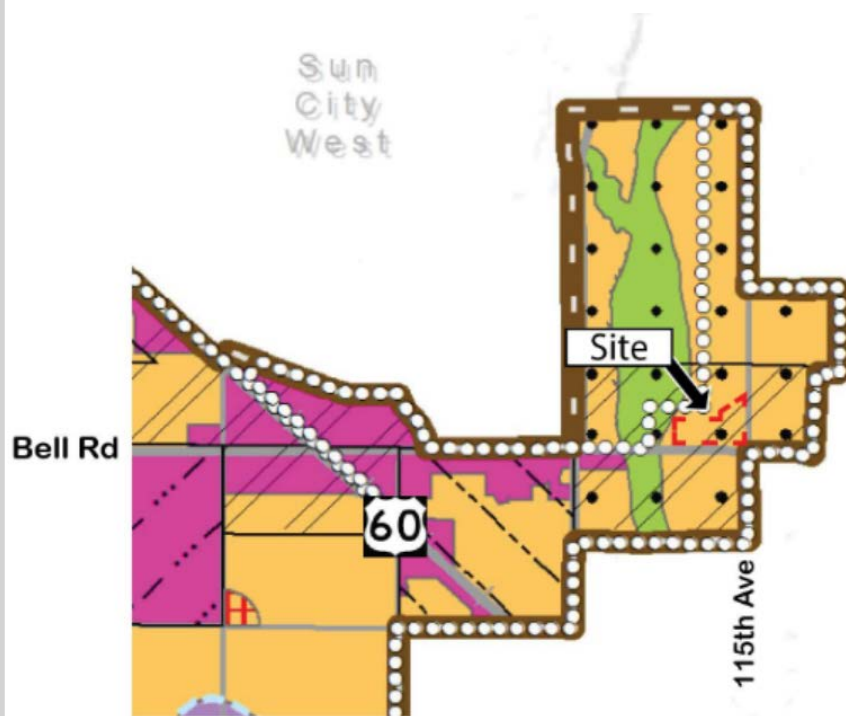
EXISTING ZONING



PROPOSED ZONING



- Commercial, Built
- Commercial, Vacant
- Mixed Use, Built
- Mixed Use, Vacant



Character Areas

- Neighborhood**
 - Rural
 - Suburban
 - Urban
- Commerce & Office**
 - Mixed Use: Residential
 - Mixed Use: Commercial
 - Regional Commercial
 - Commercial Office
- Employment**
 - Business Park
 - Industrial
- Open Space**
(As described on page 53)

Sub Areas

- Luke Compatibility District
- Scenic Lands Development
- Surprise Center District
- Surprise Heritage District
- Transit Oriented Development District
- Aggregate Resource Areas

- The Neighborhood Character area supports Urban Neighborhoods with higher densities along arterial roadways and transit corridors.
- The Transit Orientated Development areas promote the intensification of residential and commercial uses.



PROJECT SUMMARY TABLE					
PROJECT SITE AREA		6.85 ACRES			
TOTAL UNITS		82 UNITS			
GROSS DENSITY		12.0 DU/AC			
RESIDENTIAL UNIT SUMMARY					
UNIT TYPE	NO. OF UNITS	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	TOTAL SQ. FT.
PLAN 1	110	21,110	38	845	42,008
PLAN 2	110	21,110	8	176	8,954
PLAN 3	110	21,110	38	845	42,008
TOTAL			82	100%	100,410
FINANCIAL SUMMARY					
2-BED/1-BATH/1-KITCHEN/1-LAUNDRY UNITS		APPROXIMATE MARKET VALUE		APPROXIMATE MARKET VALUE	
6.85 AC/12.0 UNITS PER ACRE		APPROXIMATE MARKET VALUE		APPROXIMATE MARKET VALUE	
TOTAL		110		110	

NOTE:
SITE PLAN AND YIELD ARE CONCEPTUAL AND SUBJECT TO
CHANGE BASED ON MORE ACCURATE BOUNDARY INFORMATION.

BELL 115th
BELL 115th LLC
SURPRISE, ARIZONA

CONCEPTUAL SITE PLAN

DANIELIAN
ASSOCIATES
03/28/23
22059.00
FS23-0131

CONCEPTUAL SITE PLAN

Table 106-2e—Residential High Density (R-3) Zoning District

Net Density (du/ac)	8-11.9	12-14.9	15+
Min. setback to arterial ROW (ft) ²	20	20	20
Min. setback to collector and local ROW (ft) ²	15	15	15
Min. setback adjacent to residential zoning (ft)	10	15	20
Min. setback adjacent to non-residential zoning (ft)	20	20	20
Max. bldg. height ¹ (ft)	45	50	60
Open space (sf/du)	150	150	150

Notes:

1. The *height* of any *structure*, or portions thereof, shall not exceed 30 feet in *height* measured at the *setback* line when *adjacent* to *single-family, two-family, three-family development parcels*. The *height* of the *accessory structure* may increase at a ratio of one foot vertical for every one foot horizontal as measured relative to the property line to a maximum *height* equal to the *zoning*.
2. *Setback* may be reduced to ten feet along collector or local *right-of-way* for units that open to the *street* and exclude a perimeter wall.



OUTREACH

- Site Posting, 300' Mailers, Newspaper Publishings, Project Website
- Citizen Participation Meetings:
 1. In-Person: May 08, 2023
 - 21 attendees
 2. Virtual: May 15, 2023
 - No attendees
- o Questions and Comments
 - Traffic
 - Occupancy
 - Construction Timeline



RECOMMENDATION

On August 07, 2023, Planning & Zoning Commission recommended **Approval** subject to stipulations “a” and “b”



SURPRISE
ARIZONA

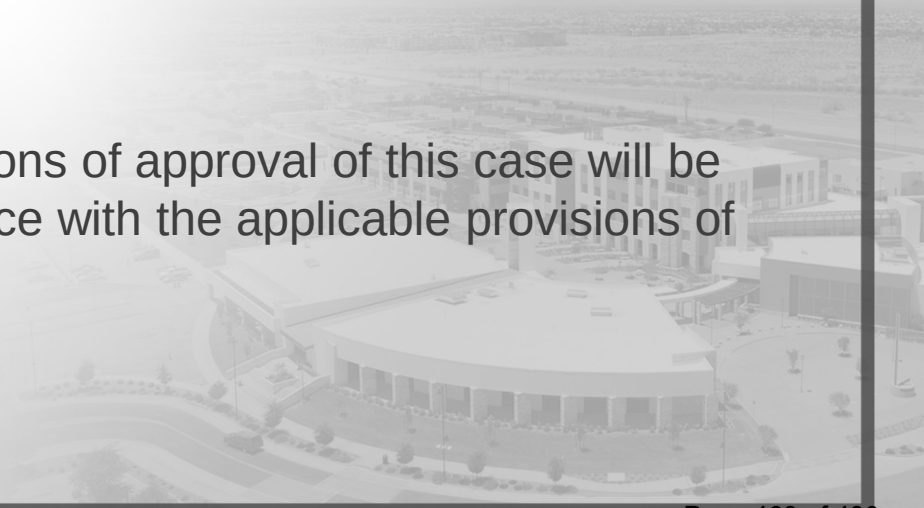
**QUESTIONS OR
COMMENTS?**

Thank You





STIPULATIONS

- 
- a) Development and use of the site shall be consistent with the PAD Amendment Document entitled “FS23-0131-PAD Amendment Document” dated June 21, 2023.
 - 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.

ORDINANCE # 2023-26

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A PAD AMENDMENT TO CHANGE THE UNDERLYING ZONING OF THE SUBJECT PARCELS FROM COMMUNITY COMMERCIAL (C-2) TO RESIDENTIAL HIGH DENSITY (R-3) FOR 115 BELL TOWNHOMES, A PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF BELL RD AND COYOTE LAKES PKWY.

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 generally located on the northeast corner of Bell Rd. and Coyote Lakes Pkwy;

WHEREAS, the subject site is approximately 6.85 acres and is currently zoned Coyote Lakes PAD with an underlying zoning of Community Commercial (C-2);

WHEREAS, the proposed use change is in harmony with the purposes and intent of the Coyote Lakes PAD; and

WHEREAS, this PAD Amendment is in harmony with the purposes and intent of the zoning ordinance and the Surprise General Plan; and

WHEREAS, on September 07, 2023, the Planning and Zoning Commission recommended that the Coyote Lakes PAD amendment be approved.

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

Section 1. PAD Amendment. The parcel legally described on **Exhibit A** and depicted on **Exhibit B**, known as “115 Bell Townhomes,” is rezoned from Community Commercial (C-2) to Residential High Density (R-3) subject to the following stipulations:

- a. Development and use of the site shall be consistent with the PAD Amendment Document entitled “FS23-0131-PAD Amendment Document” dated June 21, 2023.
- 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:

Kristi Passarelli, City Clerk

Robert Wingo, City Attorney

DRAFT

Exhibit A

Exhibit B

DRAFT



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: October 17, 2023 Contact Person:
Submitting Department: Arts, Culture & Library District: Citywide
Department
Staff Recommendations:

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

Consideration and action pertaining to approval of a Fiscal Year 2024 budget amendment moving budget authority in the amount of \$120,000 from General Contingency to project R51020 in the Municipal Arts Fund for the Stadium Art Project, “Bounce and Swing”; Resolution #2023-161.

Motion:

I move to approve Resolution #2023-161.

Background:

The Surprise City Council approved and adopted Ordinance #2016-13 on or about August 2, 2016, to establish the *One and One-Third Percent For Public Art Program*, which dedicates 1 and 1/3% of the total costs of eligible capital projects to fund the acquisition of artworks and administration of the public art program.

The initial “Bounce and Swing” design proposal and approved budget were for two sculptural structures at the 1st and 3rd base entrances and did not include features such as custom designed baseball-stitching walk paths and rubberized surfaces, seating, and grass turf. In the initial proposal, the artist proposed enhanced design options that would require additional budget to incorporate, and would add to the interactivity, functionality, beautification, and cohesiveness of the artwork. This budget amendment is for the enhanced design elements.

Objective Analysis:

This action will transfer budget authority to the Municipal Arts Fund for the acquisition of artworks and administration of the public art program. The mission of the Arts, Culture & Library department is to enhance the quality of life for City of Surprise residents and visitors through the implementation of art in the community, the celebration of diversity while fostering an inclusive environment, and engaging the community through intentional collaboration opportunities. This action will support the department's mission.

Policy Compliant:

This item is compliant with City and Council policies.

Financial Impact:

This action will increase the FY2024 one-time expenditure in project R51020 by \$120,000 from \$265,000 to \$385,000 to cover added design elements of the “Bounce and Swing” project. Prior year expenses for this project total \$192,000. The total anticipated project expense is \$577,000 across all fiscal years.

Budget Impact:

This action will move budget authority in the amount of \$120,000 from General Contingency to project R51020 for the “Bounce and Swing” Stadium Art Project in the Municipal Arts Fund to cover enhanced design elements. This action represents a transfer of budget 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. SIGNED 080723 SACAC Meeting Minutes FINAL (1)
 2. Res. 2023-161 Bounce and Swing
 3. Stadium Art Presentation
-

CITY OF SURPRISE
Arts and Cultural Advisory Commission
16000 N. Civic Center Plaza
Surprise, Arizona 85374

Monday, August 7, 2023 @ 6:00 PM

Community Room

Meeting Minutes

A. Call to Order

B. Roll Call

Chair Rhiannon Miett, Vice-Chair Kathie Morgan, Commission members, Dr. Charlotte Pullins, Crystal Kupper, Margaret Lieu, Susan deJong, and Taylor Ingro.

Absent: None

Staff: Julie Akerly – Arts & Culture Manager, Heather Donaldson – Arts, Culture & Library Management Analyst, Sr., Kelsey Lamphier – Arts, Culture & Library Director, Bob Wingenroth – City Manager and Robert Wingo – City Attorney.

C. Pledge of Allegiance

D. Staff Reports

City Manager Wingenroth reported on the following items:

- Gratitude and appreciation of the Surprise Arts & Cultural Advisory Commission and all they do for our City

E. Arts and Cultural Advisory Commission Agenda

CALL TO THE PUBLIC:

None

REGULAR AGENDA ITEMS – NON PUBLIC HEARING:

1. Discussion and action pertaining to the selection of the Arts & Cultural Advisory Commission Chair.

Commissioner Miett moved to select Commissioner Kathie Morgan as Chair of the Arts & Cultural Advisory Commission. 7 Yes votes. Motion carried.

2. Discussion and action pertaining to the selection of the Arts & Cultural Advisory Commission Vice-Chair.

Commissioner deJong moved to select Commissioner Ingro as Vice-Chair of the Arts & Cultural Advisory Commission.

Commissioner Miett moved to select Commissioner Dr. Pullins as Vice-Chair of the Arts & Cultural Advisory Commission.

3 Yes votes (Morgan, Miett & Pullins) for Commissioner Dr. Pullins

4 Yes votes (Kupper, deJong, Lieu & Ingro) for Commissioner Ingro. Motion carried.

3. Consideration and action pertaining to the June 5, 2023 Arts & Cultural Advisory Commission meeting minutes.

Commissioner Miett moved to approve the June 5, 2023 Arts & Cultural Advisory Commission meeting minutes. Commissioner deJong 2nd. 4 Yes votes. Motion carried.

4. Discussion pertaining to the Arts & Cultural Advisory Commission retreat debrief.

Ms. Akerly asked the Commission to reflect on their thoughts and add any comments/suggestions regarding the Mission, Vision, Core Values of the Arts and Culture Division.

The Commission had the following comments/suggestions:

- Core Values don't need to be 5 C's
- Change the "Culture" Core Value to be "Cultural"
- Inclusion should be its own Core Value
- Include diversity language within the "Curiosity" Core Value

Ms. Akerly reviewed the Municipal Art Fund Budget Projections with the Commission and asked them to provide their comments/suggestions.

The Commission had the following comments/suggestions:

- We need more temporary art throughout the Surprise community
- Projections can be influenced by other factors besides the Community Survey
- Clarification of Neighborhood Art Grant projected for FY28 – Will require community building and relationship building – Will affect existing and new development differently
- How can we include the artists that reside in the Original Townsite

5. Presentation and Discussion of FY24 Percent for Art projects.

Ms. Akerly advised the Commission that there will be a budget amendment presented to Council for the FY24 Percent for Art projects. She discussed the following project ideas:

- Traffic cabinet artwork – Commissioners agree that these should align with roadway improvement plans and include the Core Values of the Arts and Culture Division as design inspiration
- Basketball court mural at new Community Pool/Fire Station project with corresponding theme as inspiration
- Multigenerational Center artwork – Options for temporary and permanent artworks (construction fence art, gym glass wall, outdoor gathering space)
- Bounce and Swing artwork happening at Surprise Stadium – Commission agreed to added landscape element(s)

F. Other Business and Future Agenda Items:

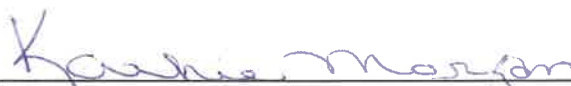
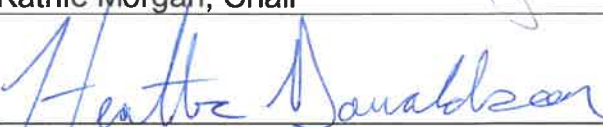
- Strategic Plan Goals and Implementation (to include Core Values)
- Future City Events SACAC Participation
- FY25 Budget Package

G. Current Events and Reports

None

ADJOURNMENT:

Motion to adjourn at 7:47 p.m. – Commissioner deJong. Commissioner Lieu 2nd. 7 Yes votes. Motion Carried.

	 Kathie Morgan, Chair
ATTEST:	 Heather Donaldson, Management Analyst – Sr.

CERTIFICATION:

I, Julie Akerly, Arts & Culture Manager for the City of Surprise Arts, Culture & Library Department, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Arts and Cultural Advisory Commission meeting held on August 7, 2023.

	 Julie Akerly, Arts & Culture Manager
--	--

RESOLUTION # 2023-161

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2024 BUDGET BY MOVING BUDGET AUTHORITY OF \$120,000 FROM GENERAL CONTINGENCY TO THE MUNICIPAL ARTS FUND FOR THE STADIUM ART PROJECT.

WHEREAS, the Surprise City Council approved and adopted Ordinance #2016-13, on or about August 2, 2016, to establish the One and One-Third *Percent For Public Art Program*, which dedicates one and one-third percent of the City's budgeted eligible capital project funds for the acquisition of artworks and administration of the public art program;

WHEREAS, the FY2024 budget amendment will support enhanced design elements for project R51020 Stadium Art;

WHEREAS, the FY2024 budget was adopted by Council Resolution #2023-85 on June 6, 2023;

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, 2023 through June 30, 2024.

APPROVED AND ADOPTED this ____ day of _____, 2023.

Skip Hall, Mayor

Attest:

Approved as to form:

Kristi Passarelli, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2023-119
Exhibit A

1. Appropriation- This action will move FY2024 budget authority in the amount of \$120,000 from General Contingency to project R51020 in the Municipal Arts Fund to cover enhanced design elements of the Stadium Art Project, "Bounce and Swing". This action represents a transfer of budget authority and does not increase or decrease the total adopted citywide expenditure budget.

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
Contingency	General Operations	Contingency	E	77,694,400	(120,000)	77,574,400
Municipal Art Fund	Arts, Culture & Library	#R51020 Art_Stadium	E	265,000	120,000	385,000
Expense Total				77,959,400	-	77,959,400



SURPRISE
ARIZONA

FY2024 MUNICIPAL ARTS FUND BUDGET AMENDMENT

Arts, Culture, and Library Department
Arts and Culture Division

Chapter 2 Article X – One and One-Third Percent for Public Art Program

PURPOSE

Sec. 2-364 – Policy to include works of art in capital projects of the city and establishing a mechanism to fund the acquisition and maintenance of public art and administration of a public art program.

Where does the funding come from?

CIP APPROPRIATIONS

Each fiscal year, based on the most recently adopted capital improvement plan, every participating department shall appropriate, for public art, an amount equal to one and one-third percent of its budgeted eligible capital project funds as defined by ordinance.

What CIP projects are required to contribute to the 1 1/3 Percent for Public Art?

CIP APPROPRIATIONS

- CIP Project Plan with a budget that exceeds \$500,000
- New construction of a publicly accessible facility or expansion of an existing publicly accessible facility within the city limits
- Does not include emergency work, minor alterations, ordinary repair or maintenance necessary to preserve a facility or infrastructure, software system development, asset replacement, land acquisition, or remedial projects

Sec 2-368

NO NEXUS REQUIREMENT

- Funds may be used for the siting of public art city-wide and expenditure does not require any nexus between the public art and the city project which funded the public art
- Siting of public art is considered as part of the design and engineering phase of CIP projects, however, not every CIP project is ideal for artwork
- Considerations of public visibility, impact, project timelines, and community input are factors in siting and budgeting for works of art
- Artwork at CIP projects does not require a 1:1 match of dollar contributions to the Municipal Arts Fund

What can funds be used for?

ALLOWABLE EXPENDITURES

Acquisition shall include, but not be limited to, costs associated with the procurement, design and siting of public art.

Maintenance shall include, but not be limited to, conservation, preservation, and necessary repairs of all works of art in the City's art collection.

Administration shall include, but not be limited to, costs associated with implementing the requirements of this article and relevant community outreach and education.

What happens to unused funds?

UNEXPENDED FUNDS

- Appropriations to the municipal arts fund should be used within three years, and will be carried over automatically for 3 years, or upon city manager request for 5 years
- Unused project funds for acquisition of artworks, and annual budget allocations for maintenance and administration will remain in the municipal arts fund to be allocated to future projects and public art programming

BOUNCE & SWING SIGNATURE ART PIECES



BOUNCE & SWING SIGNATURE ART PIECES



BOUNCE & SWING PROJECT BUDGET

Current Approved Project Budget	\$457,000
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Enhanced Design Elements (Res 2023-161)	\$120,000
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Total Cost if Approved	\$577,000
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Municipal Art Fund Balance*	\$1,634,989.48
-----------------------------	----------------

Municipal Art Fund Balance if Approved	\$1,514,989.48
---	-----------------------

*Considers current approved project budget



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You