



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

Tuesday, February 16, 2016 @ 6:00 PM
COUNCIL CHAMBER

[Back](#) [Print](#)

- A. Call To Order
- B. Roll Call
- C. Pledge of Allegiance
- D. PROCLAMATION AND COMMUNITY ACKNOWLEDGEMENTS
- E. City Manager Report:
- F. City Attorney Report:
- G. City Clerk Report:

District Internal [Update on 2016 Fall Elections and Passport Program](#)

None
Sherry Ann
Aguilar, City
Clerk

- H. Call To The Public:

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

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

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

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

Note: A.R.S. 38-431.01(H) - During this time members of the public may address City Council on any item not 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.

- I. Regular City Council Meeting Agenda:

Consent Agenda:

- 1. District 3 [Consideration and action pertaining to the Map of Dedication entitled "Zanjero Trails Phase 2 South", generally located north of](#) None
Hobart

		<u>the intersection of Peoria Avenue and Perryville Road; Resolution # 2016-32.</u>	Wingard - Community Development
2.	District 3	<u>Consideration and action pertaining to the Final Plat entitled "Zanjero Trails Phase 2- Parcel 12A", 26.35 acre property generally located northwest of the northwest corner of Peoria Avenue and Perryville Road; Resolution # 2016-27.</u>	None Hobart Wingard - Community Development
3.	District 3	<u>Consideration and action pertaining to the Final Plat entitled "Zanjero Trails Phase 2- Parcel 12B", a 35.54 acre property generally located north of the northwest corner of Peoria Avenue and Perryville Road; Resolution # 2016-28.</u>	None Hobart Wingard - Community Development
4.	District 3	<u>Consideration and action pertaining to the Final Plat entitled "Zanjero Trails Phase 2- Parcel 12C", a 44.63 acre property generally located west of the northwest corner of Peoria Avenue and Perryville Road; Resolution # 2016-29.</u>	None Hobart Wingard - Community Development
5.	District 3	<u>Consideration and action pertaining to the Final Plat entitled "Zanjero Trails Phase 2- Parcel 13A", a 23.79 acre property generally located north of the northeast corner of Peoria Avenue and Perryville Road; Resolution # 2016-30.</u>	None Hobart Wingard - Community Development
6.	District 3	<u>Consideration and action pertaining to the Final Plat entitled "Zanjero Trails Phase 2- Parcel 13C", a 32.65 acre property generally located east of the northeast corner of Peoria Avenue and Perryville Road; Resolution # 2016-31.</u>	None Hobart Wingard - Community Development
7.	District Citywide	<u>Consideration and action on the minutes of February 2, 2016 Regular City Council Work Session and Regular City Council Meeting.</u>	Approve Sherry Ann Aguilar, City Clerk
8.	District 3	<u>Consideration and action on a Series 12 liquor license (1207A507) request by John Foley for Vogue Bistro (Johnco Foods, Inc.,) located at 15411 W. Waddell Road, Suite 108, Surprise, Arizona 85379.</u>	None Sherry Ann Aguilar, City Clerk
9.	District 5	<u>Consideration and action on a Series 12 Liquor License requested by Mario Rana for State 48 Brewery to be located at 13823 E. Bell Road, Surprise, AZ. 85374.</u>	None Sherry Ann Aguilar, City Clerk
10.	District 6	<u>Consideration and action on a Series 12 Liquor License request by Georgios Papamatheakis for Under Review Grill to be located at 13699 N. Litchfield Road, Surprise, AZ. 85379.</u>	None Sherry Ann Aguilar, City Clerk
11.	District 5	<u>Consideration and action on a Series 3 (Microbrewery) Liquor License request by Mario Rana for State 48 Brewery to be located</u>	None Sherry Ann

at 13823 W. Bell Road, Surprise, AZ. 85374.

Aguilar, City
Clerk

Regular Agenda Item - Non-Public Hearing:

- | | | | |
|-----|-------------------|---|--|
| 12. | District Citywide | <u>Presentation and discussion pertaining to the fiscal year 2015 annual audit and Comprehensive Annual Financial Report, and associated reports.</u> | No Action
Lindsey
Duncan,
Finance
Director |
| 13. | District Citywide | <u>Consideration and action amending the Fiscal Year 2016 budget by reallocating appropriations of \$220,000 for design associated with a Maricopa Association of Governments (MAG) Congestion Mitigation and Air Quality (CMAQ) Grant award for Bullard Avenue Multimodal Transportation enhancements; Resolution # 2016-25.</u> | None
Karl Zook,
Public
Works
Department |
| 14. | District Citywide | <u>Presentation and discussion pertaining to the fiscal year 2017 budget with a review of public safety departments.</u> | None
Lindsey
Duncan,
Finance
Director |
| 15. | District Internal | <u>Consideration and action pertaining to an appeal in Peterson v. City of Surprise.</u> | None
Robert
Wingo, City
Attorney |

J. Other Business and Future Agenda Items:

K. Mayor/Council Reports:

L. Executive Session:

- | | | | |
|-----|-------------------|--|---|
| 16. | District Internal | <u>Consideration and action to enter into executive session for discussion or consultation for legal advice with its attorneys in order to consider its position and instruct its attorneys pertaining to Peterson v. City of Surprise pursuant to A.R.S. 38-431.03(A)(3) and (4).</u> | None
Robert
Wingo, City
Attorney |
| 17. | District Internal | <u>Discussion and consultation with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property located generally within the city center adjacent to City Hall pursuant to A.R.S. 38-431.03(A)(7).</u> | None
Robert
Wingo, City
Attorney |
| 18. | District Internal | <u>Discussion and action to enter executive session for discussion, consultation, and legal advice from the City Attorney; and to consider its position and instruct the City Attorney on litigation in City of Surprise v. Surprise Center Development Company pursuant to Arizona Revised Statutes 38-431.03 (A)(3) & (4).</u> | None
Robert
Wingo, City
Attorney |

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).

M. Adjournment:

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED:

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

February 16, 2016 @ 6:00:00 PM

+ Back Print

Council Meeting Date:	February 16, 2016	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD	District:	3
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
---------	---	---------	----------------	-------------------

Agenda Wording:

Consideration and action pertaining to the Map of Dedication entitled "Zanjero Trails Phase 2 South", generally located north of the intersection of Peoria Avenue and Perryville Road; Resolution # 2016-32.

Motion:

I move to approve Resolution #2016-32.

Background:

The applicant is requesting final plat approval that will establish necessary easements, and right-of-way dedication for portions of Perryville Road, Peoria Avenue, Desert Cove Road, and 189th Avenue contiguous to parcels 12A, 12B, 12C, and 13A of Zanjero Trails Phase 2.

Objective Analysis:

The applicant is requesting an approval of a Final Plat entitled "Map of Dedication" for "Zanjero Trails Phase 2 South".

Policy Compliant:

The proposed Final Plat advances the goals and policies of the Surprise General Plan and the City Council's Strategic Plan.

Financial Impact:

Prior to release of any civil construction permits associated with this plat, the developer will make a cash payment to the City of Surprise in lieu of constructing temporary road improvements on Cactus Road between 175th Avenue and Cotton Lane ("In Lieu Funds"). The amount of the In Lieu Funds payable to the City of Surprise is \$276,889.

Budget Impact:

Funding for the construction of the temporary road improvements are budgeted in the Cactus Rd 175th

to Cotton Ln FY2016 Capital Improvement Plan in the amount of \$272,200. Staff will return to City Council to request additional appropriation either in the form of a budget amendment request or during the FY2017 budget process if additional funding is needed. Ongoing maintenance costs will be absorbed by the Public Works Department.

FTE Impact:

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

ATTACHMENTS:

Click to download

- ☐ [00 FS12-345 - Zanjero MOD - Staff Report](#)
 - ☐ [01 FS12-345 - Zanjero MOD - Vicinity Maps](#)
 - ☐ [02 FS12-345 - Zanjero MOD - Final Plat](#)
 - ☐ [03 FS12-345 - Zanjero MOD - Landscape Plans](#)
 - ☐ [04 FS12-345 - Zanjero MOD - Presentation](#)
 - ☐ [Resolution 2016-32](#)
-

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: FS12-345

Project Name: Zanjero Trails South Phase 2, Map of Dedication

Council District: 3 - Mesquite

City Council Date: February 16, 2016

Planner: Hobart Wingard, 623.222.3156, hobart.wingard@surpriseaz.gov

Owner: MPC Zanjero, LLC

Applicant: Insight Development Services

Request: The applicant is requesting an approval of a Final Plat entitled "Map of Dedication" for "Zanjero Trails Phase 2 South"

Site Location: Generally located north of the intersection of Peoria Avenue and Perryville Road.

Site Size: Approximately 13.77 acres

Density: Not applicable

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Zone Change for Zanjero Trails Planned Area Development (PAD) as approved under case PAD07-341.
- The Final Plat is consistent with the Preliminary Plat approved under case PP07-346.

Staff Recommendation: Based on the findings noted above, staff then recommends the City Council move to **approve** a Final Plat entitled "Map of Dedication" for "Zanjero Trails Phase 2 South" subject to stipulation 'a)' as outlined below:

- 36 a) Prior to release of any civil construction permits associated
37 with this plat, the developer will make a cash payment to the
38 City of Surprise in lieu of constructing temporary road
39 improvements on Cactus Road between 175th Avenue and
40 Cotton Lane ("In Lieu Funds"). The amount of the In Lieu
41 Funds payable to the City of Surprise is \$276,889.00, as
42 established in the engineer's estimate approved by the City
43 of Surprise on October 29, 2013. Payment of these In Lieu
44 Funds is for temporary improvements only, and in no way
45 satisfies or alters any legal requirement regarding permanent
46 improvements to this segment of Cactus Road which may be
47 required for future development.

48
49 **Additional Information:**

50
51 The applicant is requesting final plat approval that will establish necessary easements, and
52 right-of-way dedication for portions of Perryville Road, Peoria Avenue, Desert Cove Road, and
53 189th Avenue contiguous to parcels 12A, 12B, 12C, and 13A of Zanjero Trails Phase 2. These
54 parcels will be developed in one phase.

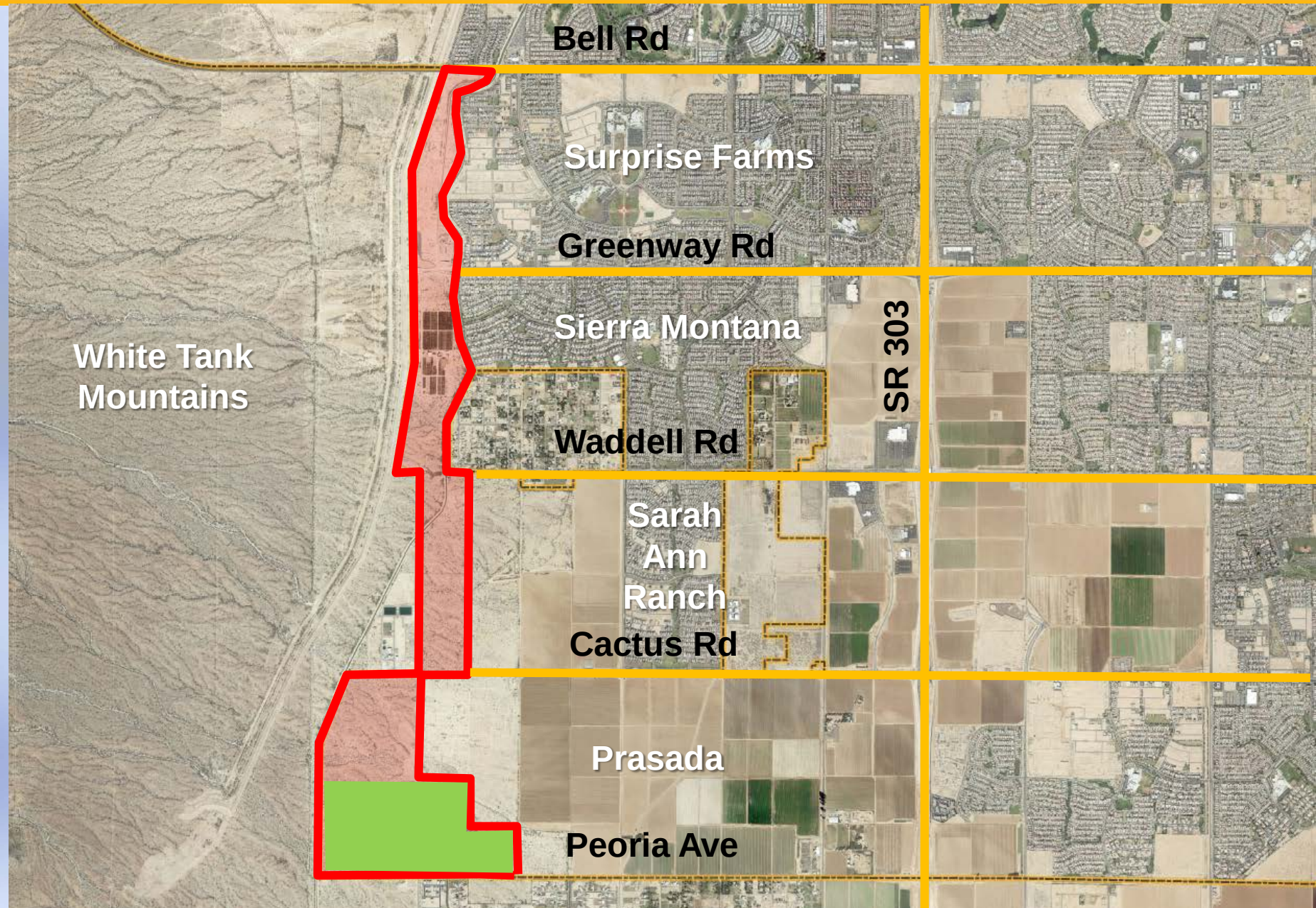
55
56
57 **Attachments:**

- 58
59 (1) Vicinity Maps (3 Pages)
60 (2) Final Plat (4 pages)
61 (3) Landscape Plans (8 pages)
62

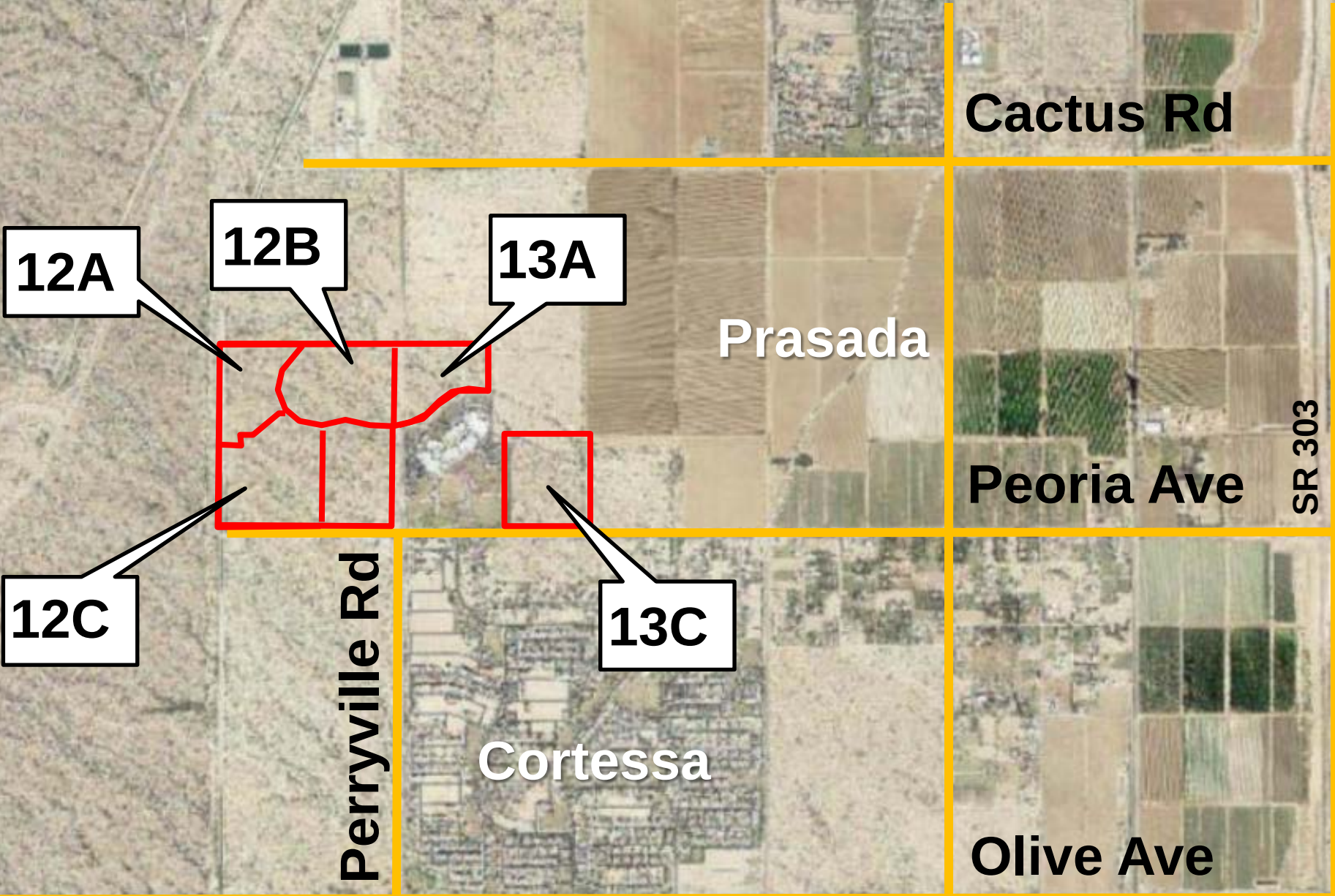
63 **Enclosure:**

64
65 Sealed Mylars (1 set)

ZANJERO TRAILS



ZANJERO TRAILS



DEDICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

KNOWN ALL MEN BY THESE PRESENTS:

THAT JEN ARIZONA 7 LLC, AND ARIZONA LIMITED LIABILITY COMPANY AND JEN ARIZONA 11 LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "ZANJERO TRAILS PHASE 2 SOUTH", LOCATED ON THE SOUTHEAST QUARTER OF SECTION 21, AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HERERON AND DOES HEREBY PUBLISH THIS MAP OF DEDICATION AS AND FOR THE MAP OF DEDICATION OF SAID "ZANJERO TRAILS PHASE 2 SOUTH" AND DECLARES THAT THIS MAP OF DEDICATION SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENTS CONSTITUTING SAME, AND THAT EACH STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS MAP OF DEDICATION.

JEN ARIZONA 7 LLC, AND ARIZONA LIMITED LIABILITY COMPANY AND JEN ARIZONA 11 LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER, HEREBY DEDICATES TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THIS MAP OF DEDICATION AND 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 BOUNDARIES 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 GRANTS TO THE CITY OF SURPRISE A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE MAP OF DEDICATION FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.

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

OWNER HEREBY DEDICATES THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, PARKS, AND 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 OWNER OR THE HOMEOWNER'S ASSOCIATION FORMED BY THE OWNER AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

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

THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNERS AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS MAP OF DEDICATION OR ANY PORTION THEREOF.

IN WITNESS WHEREOF:

JEN ARIZONA 7 LLC, AND ARIZONA LIMITED LIABILITY COMPANY AND JEN ARIZONA 11 LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS 10th DAY OF August, 2015.

JEN ARIZONA 7 LLC, AND ARIZONA LIMITED LIABILITY COMPANY

BY: [Signature]

ITS: Authorized Signor

JEN ARIZONA 11 LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: [Signature]

ITS: Authorized Signor

ACKNOWLEDGMENT

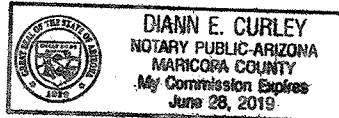
ON THIS, THE 10th DAY OF August, 2015, BEFORE ME, Michael K. Jesberger WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE Authorized Signor OF: JEN ARIZONA 7 LLC, AND ARIZONA LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL:

[Signature]
NOTARY PUBLIC

6/28/19
MY COMMISSION EXPIRES



COMMUNITY ASSOCIATION RATIFICATION

BY THIS RATIFICATION, Michael K. Jesberger, DULY ELECTED PRESIDENT OF ASSOCIATION, ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREIN.

NAME [Signature]

TITLE President

ACKNOWLEDGMENT FOR RATIFICATION

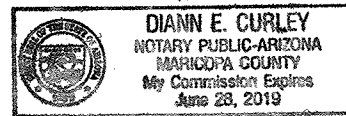
STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS, THE 31st DAY OF August, 2015, BEFORE ME, PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE President OF THE ASSOCIATION AND ACKNOWLEDGED THAT HE/SHE AS BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE CONTAINED HEREIN, BY SIGNING IN THE NAME OF THE ASSOCIATION, BY HIMSELF/HERSELF AS, Michael K. Jesberger.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL:

BY: [Signature]

DATE 8/31/15



MAP OF DEDICATION
OF
ZANJERO TRAILS PHASE 2 SOUTH
SURPRISE, ARIZONA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 21, AND A
PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP
3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER

JEN ARIZONA 7 LLC & JEN ARIZONA 11 LLC
20045 NORTH 19TH AVENUE, SUITE 3
PHOENIX, ARIZONA 85027
PH: (602) 374-2777
FAX: (480) 393-4016
CONTACT: TOM CHENEY

SURVEYOR

HILGARTWILSON
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PH: (602) 490-0535
FAX: (602) 368-2436
CONTACT: ROBERT A. JOHNSTON

BASIS OF BEARING

BASIS OF BEARING IS N00°19'56"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA PER THE RECORD OF SURVEY PLSS SUBDIVISION, MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY AS RECORDED IN BOOK 661, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA.

SHEET INDEX

MD01 DEDICATION, APPROVALS
MD02 LEGAL DESCRIPTION, NOTES
MD03-04 MAP OF DEDICATION

AREA

RIGHT OF WAY AREA = 599,634 SQ. FT. OR 13.7657 ACRES
GROSS AREA = 848,428 SQ. FT. OR 19.4772 ACRES

EXCEPT AS TO ANY AREAS SUBJECT TO THE EASEMENT OR EASEMENTS GRANTED TO MARICOPA WATER DISTRICT, AS DEPICTED ON THIS PLAT AND RECORDED IN THE OFFICE OF THE RECORDER, MARICOPA COUNTY, ARIZONA, EPCOR WATER COMPANY SHALL HAVE THE RIGHT TO ACCESS ANY TRACT AND/OR EASEMENT CONTAINING EPCOR WATER COMPANY FACILITIES FOR THE PURPOSES OF CONSTRUCTION, REPLACEMENT, AND/OR REPAIR. ACCESS BY EPCOR WATER COMPANY FOR THESE PURPOSES SHALL BE UNRESTRICTED, AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION OR SIMILAR GROUP WILL NOT BE REQUIRED.

NOTICE OF INTERGOVERNMENTAL AGREEMENT

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

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

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

PUBLIC NOTICE:

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE 1988 MAG NOISE CONTOUR LINES 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

JEN ARIZONA 7 LLC AND JEN ARIZONA 11 LLC, ("OWNER"), DOES HEREBY (1) RELEASE AND DISCHARGE THE USAF AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

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

SHEET INDEX MAP

N.T.S.

NOTICE OF ZANJERO TRAILS PHASE 2 - PARCELS 12A-12C,
13A & 13C DEVELOPMENT AGREEMENT

JEN ARIZONA 7 LLC HAS ENTERED INTO A ZANJERO TRAILS PHASE 2 - PARCELS 12A-12C, 13A AND 13C DEVELOPMENT AGREEMENT DATED OCTOBER 24, 2013, ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON OCTOBER 24, 2013, AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCUMENT NO. 2013-0935514. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF LANDOWNER AT JEN ARIZONA 7 LLC, 20045 NORTH 19TH AVENUE, SUITE 3, PHOENIX, ARIZONA, 85027, AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 7 AND SECTION 8, UPON REASONABLE REQUEST.

DATED THIS 16th DAY OF September, 2015.

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

[Signature]
CHRISTINE CAIN, PROPERTY AND CONTRACTS SUPERVISOR

ATTEST:

[Signature]
GLEN VORTHERMS, ASSISTANT SECRETARY

JEN ARIZONA 7, LLC

BY: JEN ARIZONA 7, LLC

BY: [Signature]
ITS: Authorized Signor

APPROVALS:

CITY OF SURPRISE ENGINEER APPROVAL:

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 2015, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED: _____
CITY ENGINEER

CITY OF SURPRISE COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA. THIS _____ DAY OF _____, 2015.

MAYOR

ATTEST:

CITY CLERK

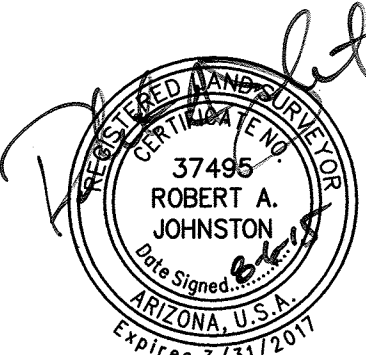
LAND SURVEYOR CERTIFICATION

I, ROBERT A. JOHNSTON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF NOVEMBER, 2013; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL MONUMENTS ACTUALLY EXIST AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ROBERT A. JOHNSTON
RLS# 37495
HILGARTWILSON
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PH: (602) 490-0535

NOTE:

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



COUNTY RECORDER

ZANJERO TRAILS PHASE 2 - SOUTH
PEORIA AVE., PERRYVILLE ROAD, DESERT COVE ROAD & 189TH AVE.
SURPRISE, ARIZONA

MAP OF DEDICATION

PROJ#:	1078	REV.:	
DATE:	AUG 2015	SCALE:	NTS
DRAWN:	JDL	DESIGNED:	HW
APPROVED:	RAJ		

DWG. NO.

MD01

SHT. 1 OF 4

HILGARTWILSON
ENGINEERING, PLANNING, SURVEY & MANAGEMENT
2141 E. HIGHLAND AVENUE, SUITE 250
PH 602.490.0535 / FAX 602.368.2436
www.hilgartwilson.com

Copyright, HilgartWilson 2015. - This plan document set is the sole property of HilgartWilson. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized HilgartWilson employees.

LEGAL DESCRIPTION

RIGHT OF WAY:

A PORTION OF LAND BEING SITUATED WITHIN THE SOUTHEAST QUARTER OF SECTION 21 AND THE SOUTHWEST QUARTER OF SECTION 22 OF TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND BRASS CAP FLUSH ACCEPTED AS THE SOUTHEAST CORNER OF SAID SECTION 21 FROM WHICH A FOUND 3" MARICOPA COUNTY BRASS CAP ACCEPTED AS THE SOUTH QUARTER CORNER OF SAID SECTION 21 BEARS NORTH 89°42'03" WEST, 2639.43 FEET;

THENCE NORTH 89°42'03" WEST, 2500.43 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21;

THENCE LEAVING SAID SOUTH LINE, NORTH 00°22'27" EAST, 68.00 FEET;

THENCE SOUTH 89°42'03" EAST, 399.51 FEET ALONG A LINE WHICH IS 68.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE LEAVING SAID PARALLEL LINE, NORTH 45°17'57" EAST, 22.63 FEET;

THENCE NORTH 00°17'57" EAST, 3.31 FEET;

THENCE SOUTH 89°42'03" EAST, 55.00 FEET;

THENCE SOUTH 00°17'57" WEST, 3.31 FEET;

THENCE SOUTH 44°42'03" EAST, 22.63 FEET;

THENCE SOUTH 89°42'03" EAST, 883.82 FEET ALONG SAID PARALLEL LINE;

THENCE LEAVING SAID PARALLEL LINE, NORTH 45°17'57" EAST, 22.63 FEET;

THENCE NORTH 00°17'57" EAST, 3.54 FEET;

THENCE NORTH 88°41'08" EAST, 55.02 FEET;

THENCE SOUTH 00°17'57" WEST, 3.09 FEET;

THENCE SOUTH 44°42'03" EAST, 22.63 FEET;

THENCE SOUTH 89°42'03" EAST, 207.80;

THENCE SOUTH 85°07'37" EAST, 25.08 FEET;

THENCE SOUTH 89°42'03" EAST, 722.26 FEET ALONG SAID PARALLEL LINE;

THENCE LEAVING SAID PARALLEL LINE, NORTH 45°18'57" EAST, 42.43 FEET;

THENCE NORTH 00°19'56" EAST, 327.49 FEET ALONG A LINE WHICH IS 58.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE LEAVING SAID PARALLEL LINE, NORTH 01°18'50" EAST, 175.13 FEET;

THENCE NORTH 00°19'56" EAST, 843.18 FEET ALONG A LINE WHICH IS 55.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE LEAVING SAID PARALLEL LINE, NORTH 44°40'04" WEST, 22.63 FEET;

THENCE NORTH 89°40'04" WEST, 148.82 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 600.00 FEET;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°58'29", AND ARC LENGTH OF 167.29 FEET TO A POINT OF TANGENCY;

THENCE NORTH 73°41'35" WEST, 169.65 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 460.00 FEET;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°57'09", AND ARC LENGTH OF 224.42 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 78°21'17" WEST, 286.28 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 550.00 FEET;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°36'13", AND ARC LENGTH OF 293.77 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 66°57'14" WEST, 29.23 FEET;

THENCE SOUTH 23°54'28" WEST, 3.16 FEET;

THENCE NORTH 66°05'32" WEST, 55.00 FEET;

THENCE NORTH 23°54'28" EAST, 3.16 FEET;

THENCE NORTH 19°08'18" WEST, 29.23 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 550.00 FEET, THE CENTER OF WHICH BEARS NORTH 28°51'27" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°42'55", AN ARC LENGTH OF 294.84 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 72°44'39" WEST, 23.35 FEET;

THENCE SOUTH 64°06'20" WEST, 3.16 FEET;

THENCE NORTH 25°53'40" WEST, 55.00 FEET;

THENCE NORTH 64°06'20" EAST, 3.16 FEET;

THENCE NORTH 20°57'19" EAST, 23.35 FEET TO A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 550.00 FEET, THE CENTER OF WHICH BEARS NORTH 68°38'18" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°27'58", AN ARC LENGTH OF 570.83 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 06°08'37" WEST, 22.67 FEET;

THENCE NORTH 51°01'54" WEST, 3.30 FEET;

THENCE NORTH 38°57'18" EAST, 55.00 FEET;

THENCE SOUTH 51°01'54" EAST, 3.32 FEET;

THENCE NORTH 83°58'06" EAST, 22.63 FEET;

THENCE NORTH 38°58'06" EAST, 187.16 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 485.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°46'03", AND ARC LENGTH OF 82.68 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 89°42'50" EAST, 89.50 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, TO A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 565.00 FEET, THE CENTER OF WHICH BEARS NORTH 65°11'30" WEST;

THENCE LEAVING SAID NORTH LINE, SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°07'39", AN ARC LENGTH OF 20.98 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 12°21'49" EAST, 24.47 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 427.50 FEET, THE CENTER OF WHICH BEARS SOUTH 38°35'53" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°29'42", AN ARC LENGTH OF 3.69 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 32°34'23" WEST, 55.41 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 372.50 FEET, THE CENTER OF WHICH BEARS SOUTH 40°03'39" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°23'30", AN ARC LENGTH OF 2.55 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 81°42'24" WEST, 21.93 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 565.00 FEET, THE CENTER OF WHICH BEARS NORTH 54°12'50" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°10'56", AN ARC LENGTH OF 31.38 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 38°58'06" WEST, 265.87 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 470.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 140°36'49", AND ARC LENGTH OF 1153.46 FEET TO A POINT OF TANGENCY;

THENCE NORTH 78°21'17" EAST, 242.78 FEET;

THENCE NORTH 33°20'00" EAST, 22.62 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 376.82 FEET, THE CENTER OF WHICH BEARS SOUTH 77°53'59" WEST;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°29'02", AN ARC LENGTH OF 3.18 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 78°59'02" EAST, 55.02 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 431.82 FEET, THE CENTER OF WHICH BEARS SOUTH 77°36'56" WEST;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°26'06", AN ARC LENGTH OF 3.28 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 54°46'20" EAST, 23.36 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 540.00 FEET, THE CENTER OF WHICH BEARS SOUTH 07°01'43" EAST;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°20'08", AN ARC LENGTH OF 219.93 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 73°41'35" EAST, 152.64 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 460.00 FEET;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°58'29", AND ARC LENGTH OF 128.25 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 89°40'04" EAST, 178.69 FEET;

THENCE NORTH 45°19'56" EAST, 22.63 FEET;

THENCE NORTH 00°19'56" EAST, 191.20 FEET ALONG A LINE WHICH IS 58.00 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE LEAVING SAID PARALLEL LINE, NORTH 05°14'20" EAST, 35.07 FEET;

THENCE NORTH 00°19'56" EAST, 847.88 FEET ALONG A LINE WHICH IS 55.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE LEAVING SAID PARALLEL LINE, SOUTH 89°42'50" EAST, 55.00 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER TO A FOUND 3" CITY OF SURPRISE BRASS CAP FLUSH ACCEPTED AS THE COMMON QUARTER CORNER BETWEEN SAID SECTION 21 AND 22;

THENCE SOUTH 89°46'43" EAST, 55.00 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22;

THENCE LEAVING SAID NORTH LINE, SOUTH 00°19'56" WEST, 398.91 FEET ALONG A LINE WHICH IS 55.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER;

THENCE LEAVING SAID PARALLEL LINE, SOUTH 44°40'04" EAST, 22.63 FEET;

THENCE SOUTH 89°40'04" EAST, 3.31 FEET;

THENCE SOUTH 00°19'56" WEST, 55.00 FEET;

THENCE NORTH 89°40'04" WEST, 3.31 FEET;

THENCE SOUTH 45°19'56" WEST, 22.63 FEET;

THENCE SOUTH 00°19'56" WEST, 579.89 FEET ALONG LAST SAID PARALLEL LINE;

THENCE LEAVING SAID PARALLEL LINE, SOUTH 44°40'04" EAST, 27.41 FEET;

THENCE SOUTH 89°40'04" EAST, 18.62 FEET;

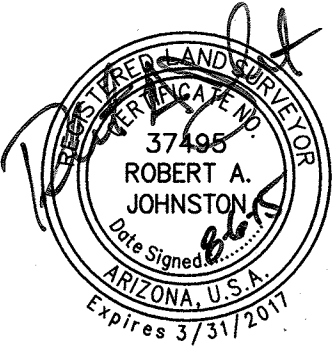
THENCE SOUTH 00°19'56" WEST, 15.00 FEET;

THENCE NORTH 89°40'04" WEST, 93.00 FEET;

THENCE SOUTH 00°19'56" WEST, 1536.74 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING.

NOTES

1. NO PERMANENT STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN EASEMENTS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF SURPRISE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. PROVISIONS SHALL BE MADE FOR DEVELOPMENT AND MAINTENANCE OF STREET LIGHTS THROUGH EITHER THE ASSOCIATION OR THROUGH THE CREATION OF A STREET LIGHT IMPROVEMENT DISTRICT (S.L.I.D.).
4. THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE ENGINEERING DEPARTMENT.
5. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1580H, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 30, 2005, 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.
6. IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS MAP OF DEDICATION ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN 2020.
7. 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.
8. GROSS AREA EQUALS ALL RIGHTS OF WAYS AND EASEMENTS AS SHOWN TO BE DEDICATED HEREON.
9. ALL EXTERIOR SUBDIVISION BOUNDARY CORNERS ARE AS SHOWN PER THIS PLAT IN CONFORMANCE WITH ARIZONA STATUTE. ALL INTERIOR CORNERS AND MONUMENTS ARE TO BE SET BY THE SURVEYOR RESPONSIBLE FOR THE CONSTRUCTION SURVEY AND STAKING OF THIS PROJECT AND MUST BE IN CONFORMANCE WITH SAID ARIZONA STATUTORY REQUIREMENTS
10. THE PUBLIC UTILITY MULTI USE TRAIL; AND DRAINAGE EASEMENTS SHOWN ON THIS MAP OF DEDICATION ARE GRANTED BY THE RECORDING OF THIS MAP.



ZANJERO TRAILS PHASE 2 - SOUTH
PEORIA AVE., PERRYVILLE ROAD, DESERT COVE ROAD & 189TH AVE.
SURPRISE, ARIZONA
MAP OF DEDICATION



COUNTY RECORDER	

PROJ#:	1078	REV.:	
DWG. NO.	MD02	DATE:	AUG 2015
SHT. 2 OF 4		SCALE:	NTS
		DRAWN:	JDL
		DESIGNED:	HW
		APPROVED:	RAJ

CENTER OF SECTION
SECTION 21, T.3N., R.2W.
FOUND 7/8" OD (5/8") ID IRON PIPE
FLUSH W/ GROUND, NO CAP OR TAG

SEE
DETAIL
'A'

NORTH LINE OF
SOUTHEAST QUARTER

20' MWD LATERAL 7 SUBLATERAL A
EASEMENT PER BOOK 24, PAGE 3 &
BOOK 287, PAGE 282-287
TO BE ABANDONED BY SEPARATE
INSTRUMENT

20' MWD LATERAL 7 SUBLATERAL
ROW PER BOOK 14, PAGE 35

COMMON QUARTER CORNER
SECTIONS 21 & 22, T.3N., R.2W.
FOUND 3" CITY OF SURPRISE
BRASS CAP FLUSH IN CONCRETE

**FUTURE PARCEL 12A
ZANJERO TRAILS -
PHASE 2
(UNSUBDIVIDED)**

**FUTURE PARCEL 12B
ZANJERO TRAILS -
PHASE 2
(UNSUBDIVIDED)**

NOTE
SEE DETAILS ON SHEET MD03

SEE BELOW RIGHT

**FUTURE PARCEL 12D
ZANJERO TRAILS -
PHASE 2
(UNSUBDIVIDED)**

SEE ABOVE LEFT

**FUTURE PARCEL 12C
ZANJERO TRAILS -
PHASE 2
(UNSUBDIVIDED)**

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	CURVE	LENGTH	RADIUS	DELTA
L1	S89°46'43" E	63.00'	L71	N66°05'32" W	27.50'	C1	76.89'	477.00'	91°40'27"
L2	S44°40'04" E	16.00'	L72	N23°54'28" E	3.16'	C2	22.06'	573.00'	2'12"20"
L3	S00°19'56" W	71.00'	L73	N19°08'18" W	29.23'	C3	28.42'	573.00'	2°50'32"
L4	S45°19'56" W	16.00'	L74	N66°05'32" W	8.00'	C4	167.29'	600.00'	15°58'29"
L5	S44°40'04" E	20.79'	L75	N25°53'40" W	8.00'	C5	224.42'	460.00'	27°57'09"
L6	S00°19'56" W	23.00'	L76	N72°44'39" W	23.35'	C6	293.77'	550.00'	30°36'13"
L7	N89°40'04" W	101.00'	L77	S64°06'20" W	3.16'	C7	294.84'	550.00'	30°42'55"
L16	N89°40'04" W	101.82'	L78	N25°53'40" W	27.50'	C8	570.83'	550.00'	59°27'58"
L17	S66°57'14" W	23.02'	L79	N25°53'40" W	27.50'	C9	82.68'	485.00'	9°46'03"
L18	N66°05'32" W	71.00'	L80	N64°06'20" E	3.16'	C10	20.98'	565.00'	27°39"
L19	N19°08'18" W	23.02'	L81	N20°57'19" E	23.35'	C11	3.69'	427.50'	0°29'42"
L20	N72°44'39" W	17.10'	L82	N25°53'40" W	8.00'	C12	2.55'	372.50'	0°23'30"
L21	N25°53'40" W	71.00'	L83	N38°57'18" E	8.00'	C13	31.38'	565.00'	3°10'56"
L22	N20°57'19" E	17.10'	L84	N06°08'17" W	22.67'	C14	1153.46'	470.00'	140°36'49"
L23	N06°08'37" W	16.12'	L85	N51°01'54" W	3.30'	C15	3.18'	376.82'	0°29'02"
L24	N38°57'18" E	71.00'	L86	N38°57'18" E	27.50'	C16	3.28'	431.82'	0°26'06"
L25	N83°58'06" E	16.00'	L87	N38°57'18" E	27.50'	C17	219.93'	540.00'	23°20'08"
L26	N89°42'50" E	107.44'	L88	S51°01'54" E	3.32'	C18	128.25'	460.00'	15°58'29"
L27	S12°21'49" E	18.81'	L89	N83°58'06" E	22.63'	C19	139.41'	500.00'	15°58'29"
L28	S32°34'23" W	71.53'	L90	S32°34'23" W	8.05'	C20	243.93'	500.00'	27°57'09"
L29	S81°42'24" W	14.98'	L91	S12°21'49" E	24.47'	C21	1251.63'	510.00'	140°36'49"
L30	N78°21'17" E	239.46'	L92	S32°34'23" W	27.79'	C22	316.81'	510.00'	35°33'12"
L31	N53°20'00" W	15.93'	L93	S32°34'23" W	27.79'	C23	35.71'	510.00'	40°11'51"
L32	N78°59'00" W	71.02'	L94	S81°42'24" W	29.93'	C24	577.36'	510.00'	64°51'46"
L33	S44°40'20" E	17.16'	L95	S32°34'23" W	8.07'	C25	111.35'	525.00'	12°09'07"
L34	S89°42'50" E	108.00'	L96	N78°59'02" E	8.00'	C26	39.83'	525.00'	4°20'50"
L35	N00°19'56" E	8.00'	L97	N33°20'00" E	22.62'	C27	74.53'	525.00'	8°08'02"
L36	S44°40'04" E	22.63'	L98	N78°59'02" E	27.51'	C28	58.50'	400.00'	8°22'48"
L37	S89°40'04" E	3.31'	L99	N78°59'02" E	27.51'	C29	5.87'	404.32'	0°49'56"
L38	S00°19'56" W	27.50'	L100	S54°46'20" E	23.36'				
L39	N00°19'56" E	27.50'	L101	N45°19'56" E	22.63'				
L40	N89°40'04" W	3.31'	L102	N05°14'20" E	35.07'				
L41	S45°19'56" W	22.63'	L103	S89°40'04" E	74.31'				
L42	S00°19'56" W	8.00'	L104	S23°54'28" W	62.47'				
L43	S44°40'04" E	27.41'	L105	S64°06'20" W	58.48'				
L66	N44°40'04" W	22.63'	L106	N51°01'54" W	59.31'				
L67	N66°05'32" W	8.00'	L107	N11°38'43" W	53.01'				
L68	S66°57'14" W	29.23'	L108	N05°14'20" E	35.02'				
L69	S23°54'28" W	3.16'	L109	N38°57'18" E	8.00'				
L70	N66°05'32" W	27.50'	L110	N78°59'02" E	8.00'				

LINE	BEARING
RB1	N29°10'26" E
RB2	N68°57'26" E
RB3	N65°33'22" W
RB4	N53°52'27" W
RB5	S06°42'15" E

LEGEND

- | | |
|------|--|
| ▲ | SET 1/2" REBAR W/CAP RLS 19344 |
| ○ | FOUND MONUMENT AS NOTED |
| ◎ | SET BRASS CAP FLUSH PER MAG STD.
DTL. 120-1 TYPE "B"
(SEE NOTE 9 ON COVER SHEET) |
| L1 | LINE TABLE NUMBER |
| C1 | CURVE TABLE NUMBER |
| RB1 | RADIAL BEARING NUMBER |
| PUE | PUBLIC UTILITY EASEMENT |
| MUTE | MULTI-USE TRAIL EASEMENT |

LEGEND CONT.

- | | |
|------------|---|
| M.C.R. | MARICOPA COUNTY RECORDS |
| M.C.D.O.T. | MARICOPA COUNTY DEPARTMENT
OF TRANSPORTATION |
| MWD | MARICOPA WATER DISTRICT |
| _____ | PARCEL BOUNDARY |
| _____ | RIGHT-OF-WAY LINE |
| _____ | CENTER LINE |
| ----- | EASEMENT LINE |
| ----- | EXISTING RIGHT-OF-WAY LINE |
| _____ | SECTION LINE |

SEE BELOW RIGHT

**FUTURE PARCEL 12B
ZANJERO TRAILS -
PHASE 2
(UNSUBDIVIDED)**

**FUTURE PARCEL 13A
ZANJERO TRAILS -
PHASE 2
(UNSUBDIVIDED)**

SEE ABOVE LEFT

**DYSART HIGH SCHOOL
NO.4**

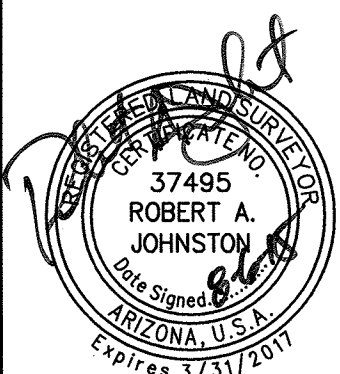
COUNTY RECORDER

SEE SHEET MD03

HILGART WILSON
ENGINEERING, PLANNING, SURVEYING & MAPPING
2711 E. 9TH AVE., STE. 250 PHOENIX, AZ 85016
PH 602.490.0535 / FAX 602.368.2436
www.hilgartwilson.com

ZANJERO TRAILS PHASE 2 - SOUTH
PEORIA AVE., PERRYVILLE ROAD, DESERT COVE ROAD & 189TH AVE.
SURPRISE, ARIZONA

MAP OF DEDICATION



PROJ#:	1078	REV.:
DATE:	AUG 2015	
SCALE:	1"=60'	
DRAWN:	JDL	
DESIGNED:	HW	
APPROVED:	RAJ	

DWG. NO. **MD03** SHT. 3 OF 4

ZANJERO PHASE II

PARCELS 12A, 12B, & 12C OFFSITE INFRASTRUCTURE
PERRYVILLE RD. BETWEEN CACTUS & PEORIA
SURPRISE, ARIZONA

LANDSCAPE PLANS

IRRIGATION NOTES

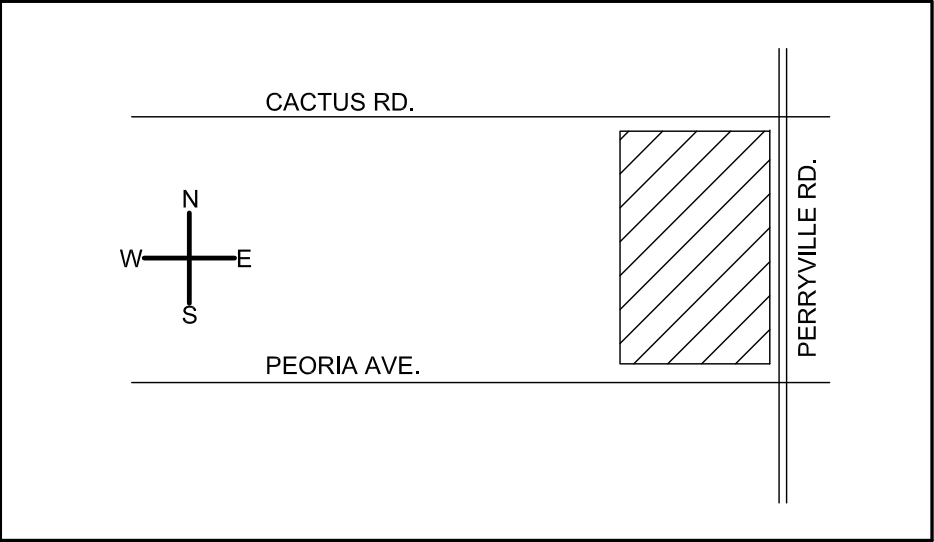
- ALL IRRIGATION TO UTILIZE AN AUTOMATIC CLOCK AS SPECIFIED.
- LOCATE POWER SOURCE IN THE FIELD.
- USE COMMON TRENCHES WHERE POSSIBLE.
- USE PEN-TITES AND SEALER FOR ALL LOW VOLTAGE WIRING WITH ELECTRICAL VALVES.
- ALL MAINLINE TO BE BURIED A MINIMUM OF 18" BELOW FINISH GRADE. ALL LATERALS TO BE BURIED A MINIMUM OF 12" BELOW FINISH GRADE.
- INSTALL ELECTRIC VALVES IN PLASTIC VALVE BOXES FLUSH WITH GRADE. VALVE BOX LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT.
- VACUUM BREAKER TO BE ASSEMBLED WITH ALL HARD COPPER PIPE AND FITTINGS. A UNION SHALL BE INSTALLED ON BOTH INLET AND OUTLET SIDES OF PIPE ABOVE GRADE.
- MAINTAIN IRRIGATION AS-BUILTS AND TURN OVER TO OWNER PRIOR TO INSTALLATION ACCEPTANCE. AS-BUILT PLANS TO BE AVAILABLE FOR REVIEW AT THE TIME OF FINAL WALKTHRU.
- ALL IRRIGATION EQUIPMENT TO BE LOCATED IN LANDSCAPE AREAS. ALL LINES AND EQUIPMENT LOCATIONS ARE SCHEMATIC.
- IRRIGATION AND ELECTRICAL SLEEVES TO BE SCH. 40 PVC. ALL SLEEVES TO EXTEND AT LEAST 1" BEYOND CONCRETE STRUCTURES. ALLOW 4-6" FROM END OF SLEEVES TO FIRST FITTING ON IRRIGATION LINE. ALL SLEEVES TO BE 24" BELOW GRADE AND/OR AS PER OWNER'S SPECIFICATIONS.
- LANDSCAPE CONTRACTOR RESPONSIBLE FOR ALL REQUIRED IRRIGATION SLEEVING. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR. VERIFY ANY EXISTING SLEEVES INSTALLED BY OTHER CONTRACTORS.
- LOCATE EMITTERS ON UPHILL SIDE OF PLANTS ON SLOPED PLANTING AREA OR PER APPROVE BY ARCHITECT OR OWNERS REPRESENTATIVE.
- ALL PEA GRAVEL IN VALVE BOXES TO BE CLEANED FROM TOP OF VALVE SO THAT VALVE IS COMPLETELY VISIBLE. LIP OF VALVE BOX SHALL ALSO BE FREE OF DEBRIS.
- ALL MATERIAL USED SHALL BE INSTALLED AS PER PLAN AND AS PER MANUFACTURERS SPECIFICATIONS. ANY DEVIATIONS FROM DRAWINGS OR MATERIALS USED SHALL BE APPROVED BY OWNER'S REPRESENTATIVE AND/OR ARCHITECT.
- LOCATE PRESSURE REGULATOR AND "Y" STRAINER IN VALVE BOX AS REQUIRED. PRESSURE CONTROL VALVES TO BE LOCATED IN A SEPARATE, ADJACENT, VALVE BOX OR A JUMBO VALVE BOX MAY BE USED IN LIEU OF TWO SEPARATE BOXES. ALL BOXES TO BE LOCATED IN PLANTING AREAS AND INSTALLED FLUSH W/ GRADE.
- ALL DRIP SYSTEMS TO BE FLUSHED THROUGH FLUSH CAPS. FLUSH CAPS TO BE LOCATED IN 10" ROUND ECONOMY BOXES. (SEE NOTE #11).
- ALL PLANTS REQUIRED MORE THAN ONE DRIP EMITTERS SHALL HAVE EMITTERS DISTRIBUTED EVENLY AROUND THE EDGE OF THE ROOTBALL.
- PRIOR TO OWNERS APPROVAL, AN IRRIGATION "TUNE-UP" MUST BE PERFORMED AS FOLLOWS:
 - ALL IRRIGATION EQUIPMENT (INCLUDING ALL PIPLINES AND SLEEVES) TO BE DOCUMENTED FROM TWO STATIONARY POINTS.
 - ALL DRIP SYSTEMS TO BE FLUSHED BEGINNING WITH "Y" STRAINER, AND WORKING AWAY FROM PRESSURE REGULATOR.
 - IRRIGATION VALVES TO BE LABELED ON A SHEET OF PAPER WITH STATIONS CORRESPONDING TO MARKED LABELS ON TOP OF VALVED BOXES. THIS SHEET TO BE PLACED IN A PLASTIC POUCH AND ATTACHED TO THE INSIDE OF CONTROLLER.
 - ALL IRRIGATION SPRAY HEADS ARE TO BE FLUSHED OF DEBRIS AND FLOW CONTROLS ADJUSTED IN ORDER TO ACHIEVE 100% COVERAGE. AVOID SPRAY INTO ALL STREETS, CURBS, SIDEWALKS OR OTHER HARDSCAPE AREA OR STRUCTURE.
 - ALL IRRIGATION HEADS TO BE ADJUSTED TO PROPER HEIGHT. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING MATERIALS AND LABOR TO PROVIDE SPECIFIED ELECTRICAL SERVICE TO ALL CONTROLLER LOCATIONS. ALL ELECTRICAL WORK TO BE PER MANUFACTURERS SPECIFICATIONS AND PER LOCAL CODE. IRRIGATION PLAN IS SCHEMATIC. ACTUAL BACKFLOW PREVENTOR LOCATION TO BE SCREENED FROM VIEW BY PLANT MATERIAL. REFER TO PLANTING PLAN FOR SCREENING.

- CONTROLLER WIRE SHALL BE A DIFFERENT COLOR FOR TREE LINES AND DRIP LINES. AT LEAST ONE EXTRA CONTROL WIRE TO BE RUN TO THE FARTHEST VALVE LOCATION OF THE SYSTEM. ALL IRRIGATION LINES ARE SCHEMATIC. THE CONTRACTOR IS RESPONSIBLE FOR RUNNING IRRIGATION LINES TO ALL TREES, SHRUBS, AND GROUND COVER ON THE PROJECT. ALL IRRIGATION EQUIPMENT SHALL BE LOCATED IN LANDSCAPE AREAS AND WITHIN THE LIMITS OF WORK.
- IRRIGATION LINES SHALL RUN PARALLEL TO THE HIGH SIDE OF SLOPES WHEREVER POSSIBLE.
- TREES ARE TO BE VALVED SEPARATELY FROM SHRUBS AND GROUND COVER.
- CONTRACTOR IS RESPONSIBLE FOR SUPPLYING AND INSTALLING ALL SLEEVING NECESSARY TO RUN IRRIGATION LINES AND CONTROL WIRE UNDER ANY REQUIRED HARDSCAPE AREAS, WALLS, ETC. CONTRACTOR TO PROVIDE EMITTERS OR BUBBLERS (PALM TREES) TO
- ALL TREES IN TURF AREAS. EMITTERS TO TREES IN TURF AREAS SHALL BE BURIED IN PLASTIC BOXES. TOP OF BOXES TO BE FLUSH W/ GRADE.

SHEET INDEX

SHEET #	SHEET DESCRIPTION
L-1	COVER SHEET
L-2 - L-8	PLANTING PLAN
L-9 - L-15	IRRIGATION PLAN
L-16	LANDSCAPE DETAILS
L-17 - L-18	IRRIGATION DETAILS

VICINITY MAP



SPECIAL NOTES:

- INSTALL TREE ROOT BARRIERS WHEN TREES ARE LOCATED WITHIN 10' OF SIDEWALKS, CURBING, OR PAVEMENT PER DETAIL 'K', SHEET L26.
- SEE OFFSITE IRRIGATION PLANS FOR IRRIGATION CONTROLLER LOCATIONS.
- ALL LANDSCAPING WITHIN (3) THREE FEET OF ANY FIRE HYDRANT OR LIGHT STANDARD IS NOT PERMITTED.

IRRIGATION SCHEDULE

SYMBOL	SPECIFICATION
	WATER METER - COORDINATE LOCATION AND INSTALLATION W/ OWNER'S REPRESENTATIVE.
	FIBCO 825YA REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY WITH GUARDSHACK ENCLOSURE. SEE DETAILS 'E' AND 'R', SHEET L17. MATCH METER SIZE.
	*MAINLINE: SCHEDULE 40 PVC. SEE DETAILS 'L' AND 'M', SHEET L17. SIZE AS PER PLAN.
	*PVC LATERAL (TREES) - CLASS 200 MIN. (ALL 1/2" PIPE TO BE CLASS 915). SEE DETAILS 'L' AND 'M', SHEET L17. PROVIDE BOX WITH ML-210 MULTI-OUTLET EMITTERS TO EACH TREE (3 PER 54" BOX TREE AND LARGER, 2 PER TREE FOR 24" BOX TO 48" BOX TREES, AND 1 PER 15 GALLON TREE). SEE DETAILS 'T' AND 'J', SHEET L17.
	*PVC LATERAL (SHRUBS) - CLASS 200 MIN. (ALL 1/2" PIPE TO BE CLASS 915). SEE DETAILS 'L' AND 'M', SHEET L17. PROVIDE BOX WITH SL-210 SINGLE-OUTLET EMITTERS TO EACH SHRUB, VINE, AND GROUND COVER (1 PER PLANT). SEE DETAILS 'H' AND 'J', SHEET L17.
	NIBCO BRONZE GATE VALVE - SAME SIZE AS MAINLINE. SEE DETAIL 'A', SHEET L17.
	RAINBIRD PEB SERIES ELECTRIC REMOTE-CONTROL VALVE W/ PRS-D PRESSURE REGULATION UNIT. SIZE AS NOTED. SEE DETAIL 'B', SHEET L17.
	RAINBIRD PSI-MBOX PRESSURE REGULATOR WITH RBY-100-200X IN-LINE WYE FILTER.
	LEIT XR SERIES SOLAR-POWERED CONTROLLER - PEDESTAL MOUNT. NUMBER OF STATIONS AS PER PLAN. SEE DETAIL 'G', SHEET L17. COORDINATE LOCATION AND INSTALLATION WITH OWNER'S REPRESENTATIVE.
	BASE STATION 1000P-CM SERIES CONTROLLER: INSTALL PER MANUFACTURER SPEC. CONTRACTOR TO UTILIZE TWO-WIRE POLYETHYLENE DOUBLE-JACKETED WIRE/ MOUNTED PER CALLOUT / ETHERNET ENABLED W/ BL-EMNET-SETUP & MA1 BICODER COMPONENTS AS REQUIRED. BL-5200, 5300 & LA01 SERIES COORDINATE RE-LOCATION AND INSTALLATION WITH OWNER'S REPRESENTATIVE.
	SCHEDULE 40 PVC SLEEVE. SEE DETAIL 'F', SHEET L17.
	2" SCHEDULE 40 PVC SLEEVE FOR CONTROL WIRE.
	CONNECT TO ON-SITE IRRIGATION MAINLINE
	FLUSH CAP (TYPICAL). SEE DETAIL 'N', SHEET L17.
	CONTROLLER AND STATION. VALVE SIZE/ GALLONS PER MINUTE.
	* ALL PIPING TO BE PURPLE PVC



The McGough Group

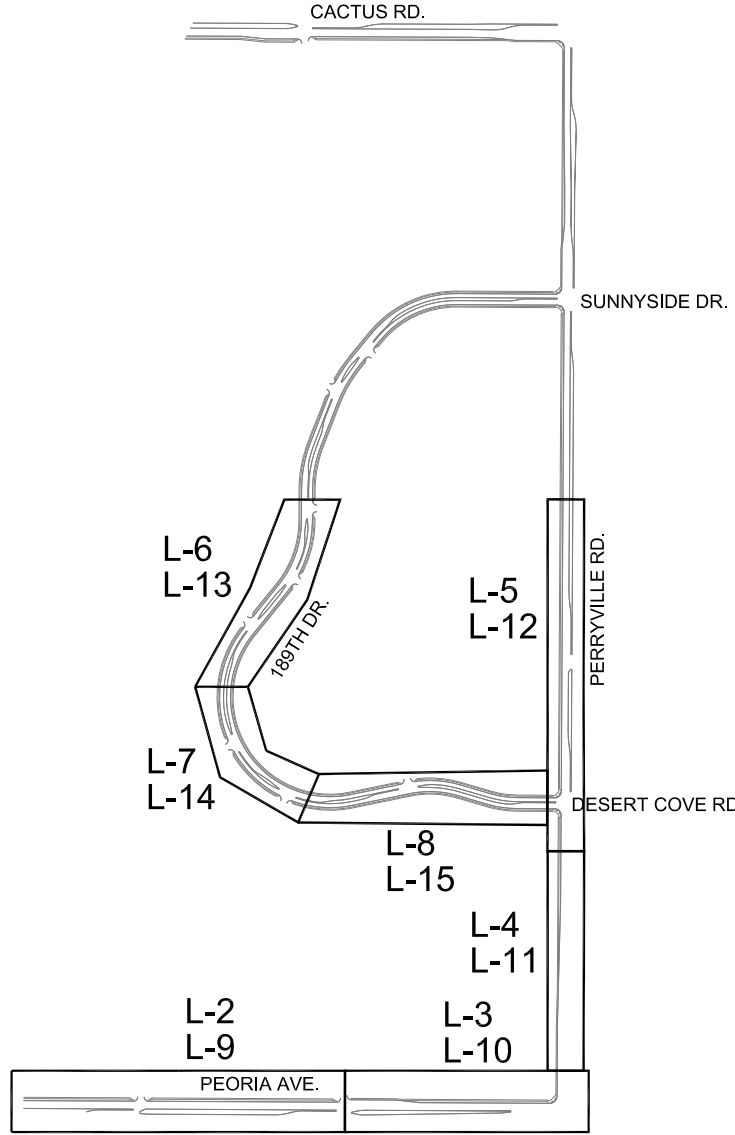
Landscape Architecture
Urban Design · Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax



Expires: 6-30-2018

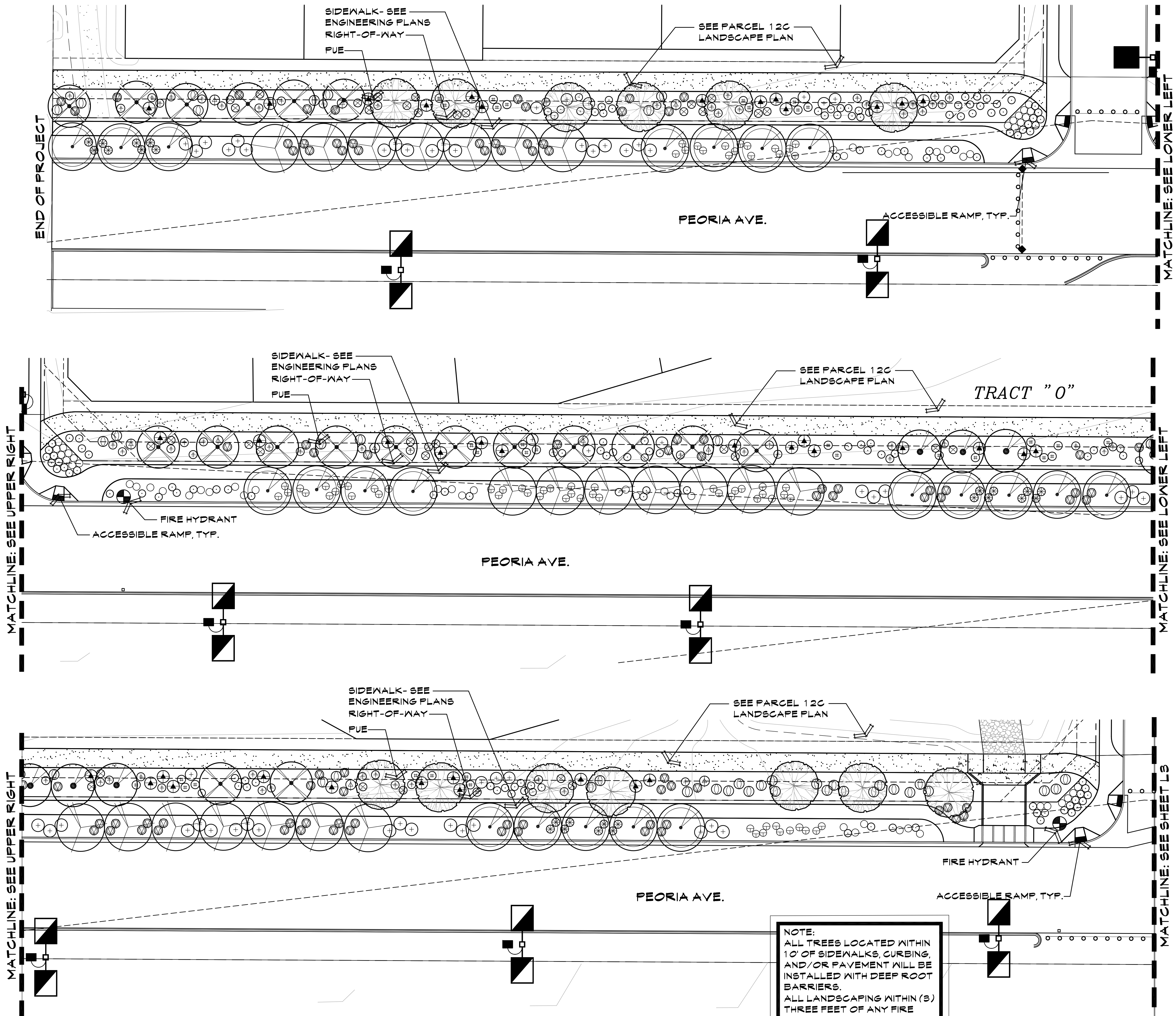


KEY MAP
NTS

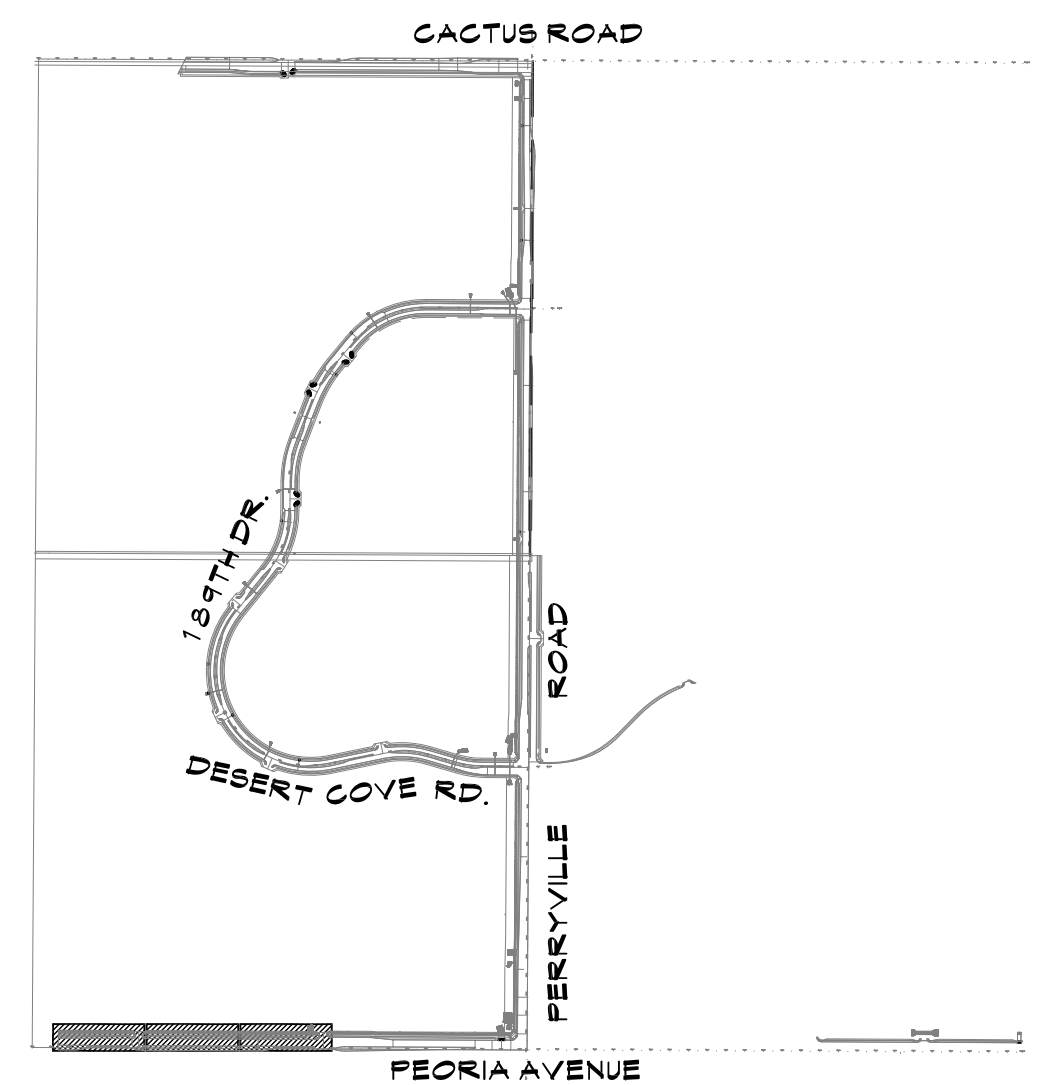


CALL TWO WORKING DAYS
BEFORE YOU DIG
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

L-1
1 OF 18

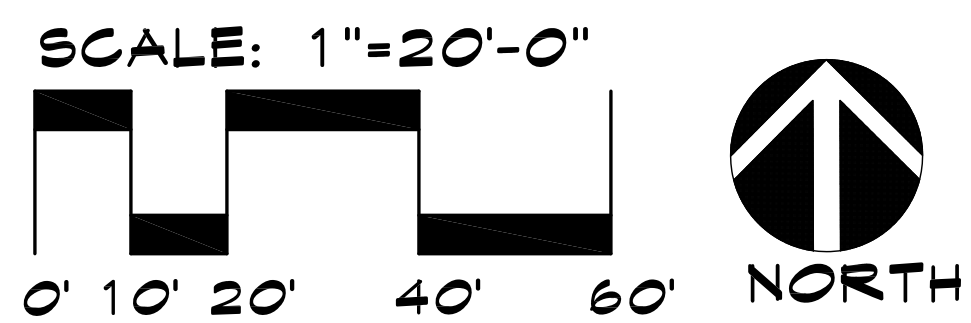


PLANT LEGEND		
SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	ACACIA WILLARDIANA	FALO BLANCO
	OLEA EUROPAEA (36" box) 'SUAN HILL'	FRUITLESS OLIVE
	OLEA EUROPAEA 'SUAN HILL'	FRUITLESS OLIVE
	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL
	QUERCUS VIRGINIANA (36" box) 'HERITAGE'	HERITAGE LIVE OAK
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE MAVERICK
	ACACIA ANEURA	MULGA TREE
	PARKINSONIA 'HYBRID' 'DESERT MUSEUM'	THORNLESS PALO VERDE
SHRUBS/ACCENTS		
	MUHLENBERGIA RIGENS	DEER GRASS
	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS
	AGAVE DESMETTIANA	AGAVE SPECIES
	CASSIA NEMOPHILA	GREEN CASSIA
	EREMOPHILA SPECIES	VALENTINE
	CAESALPINIA PULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENINSULARIS	BAJA RUELLIA
	LEUCOPHYLLUM FRUTESCENS	HEAVENLY CLOUD SAGE
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
	DASYLIROIUM WHEELERI	DESERT SPOON
	BOUGAINVILLEA 'LA JOLLA'	LA JOLLA BOUGAINVILLEA
GROUND COVER		
	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
	LANTANA CAMARA 'NEW RED'	NEW RED LANTANA
	ACACIA REDOLENS	DESERT CARPET ACACIA
SALVAGED NATIVE BARREL CACTUS: SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR BARREL CACTUS DESCRIPTION.		
DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD		
* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.		



NOTE:
ALL TREES LOCATED WITHIN 10' OF SIDEWALKS, CURBING, AND/OR PAVEMENT WILL BE INSTALLED WITH DEEP ROOT BARRIERS.
ALL LANDSCAPING WITHIN (3) THREE FEET OF ANY FIRE HYDRANT OR LIGHT STANDARD IS NOT PERMITTED.

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



McGough Group
Landscape Architecture
Urban Design Site Imaging
Parks and Recreation
11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona 85028
602-997-9093
602-997-9031 fax

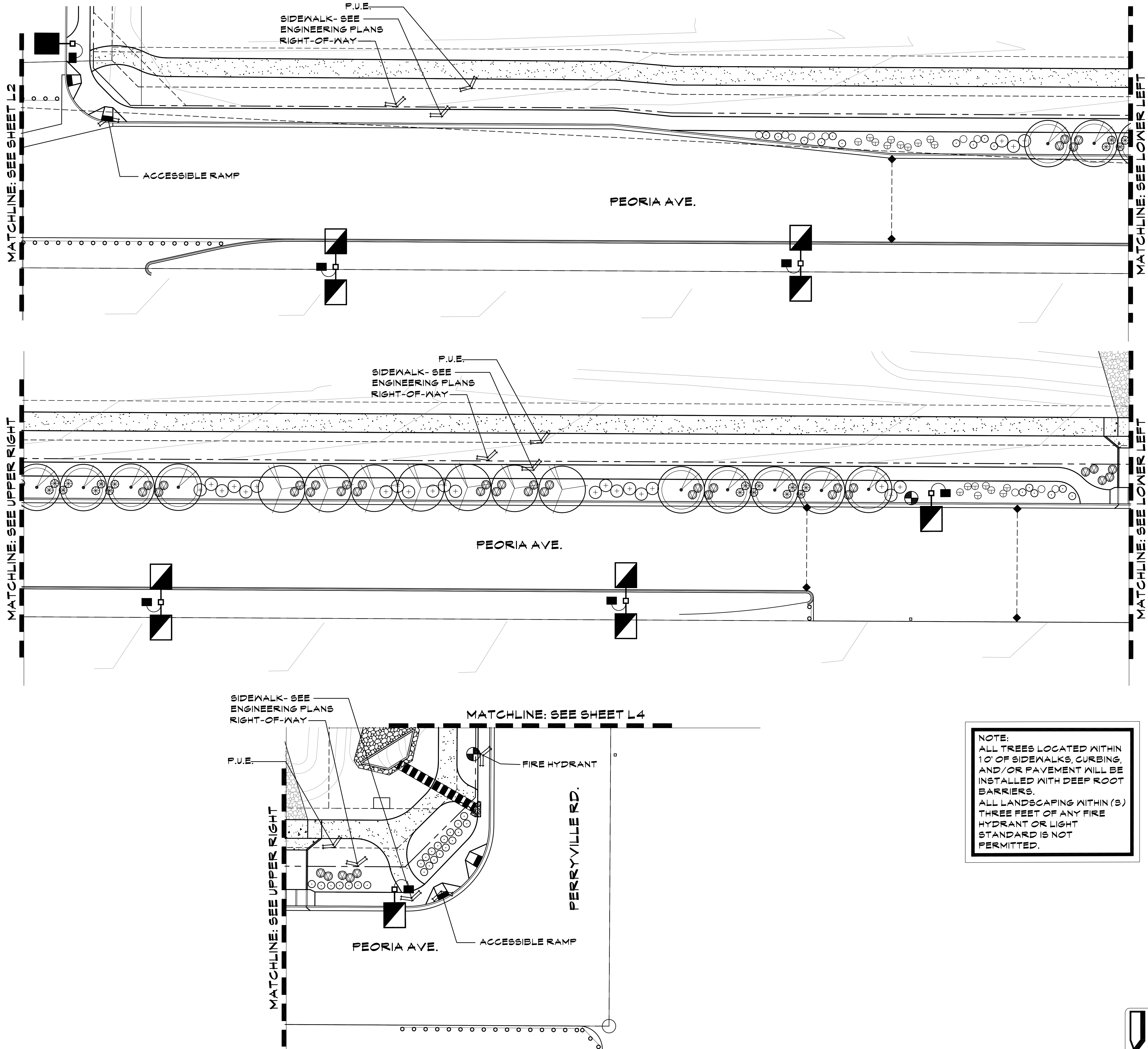
PLANTING PLAN
ZANJERO TRAILS - PHASE II
PARCELS 12A, 12B & 12C OFFSITE INFRASTRUCTURE
INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA
PREPARED FOR: JEN ARIZONA 7, LLC

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. 12-47
DATE: 08-07-15
DRAWN BY: TF - SP
CHECKED BY: TM

REVISIONS:

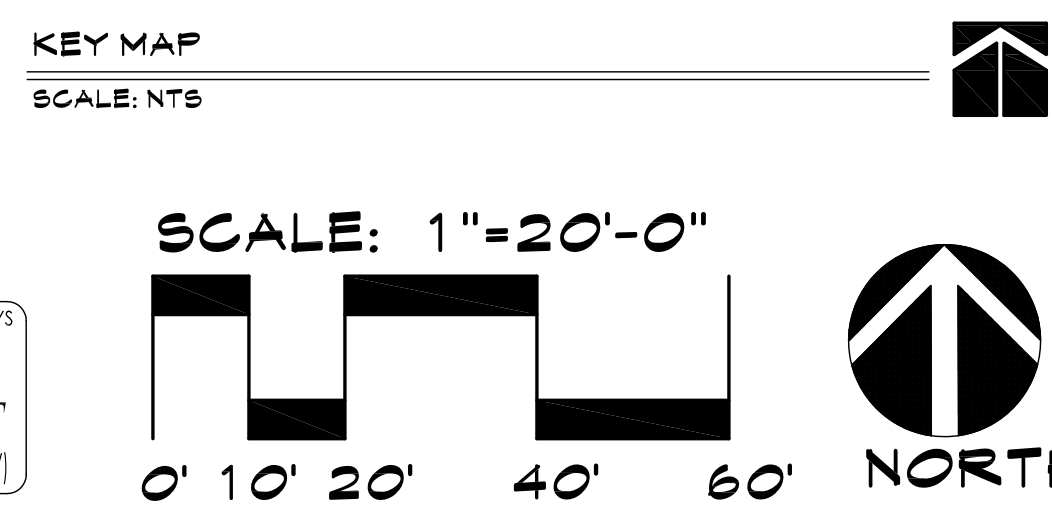
SHEET NO.
L2
2 OF 18



NOTE:
 ALL TREES LOCATED WITHIN 10' OF SIDEWALKS, CURBING, AND/OR PAVEMENT WILL BE INSTALLED WITH DEEP ROOT BARRIERS.
 ALL LANDSCAPING WITHIN (3) THREE FEET OF ANY FIRE HYDRANT OR LIGHT STANDARD IS NOT PERMITTED.

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	ACACIA WILLARDIANA	PALO BLANCO
	OLEA EUROPAEA (36" box) 'SWAN HILL'	FRUITLESS OLIVE
	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE
	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL
	QUERCUS VIRGINIANA (36" box) 'HERITAGE'	HERITAGE LIVE OAK
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE MAVERICK
	ACACIA ANEURA	MULGA TREE
	PARKINSONIA 'HYBRID' 'DESERT MUSEUM'	THORNLESS PALO VERDE
SHRUBS/ACCENTS		
	MUHLENBERGIA RIGENS	DEER GRASS
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	PINK MUHLY GRASS
	AGAVE DESMETTIANA	AGAVE SPECIES
	CASSIA NEMOPHILA	GREEN CASSIA
	EREMOPHILA SPECIES	VALENTINE
	CAESALPINIA PULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENINSULARIS	BAJA RUELLIA
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
	DASYLIIRION WHEELERI	DESERT SPOON
	BOUGAINVILLEA 'LA JOLLA'	LA JOLLA BOUGAINVILLEA
GROUND COVER		
	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
	LANTANA CAMARA 'NEW RED'	NEW RED LANTANA
	ACACIA REDOLENS	DESERT CARPET ACACIA
	SALVAGED NATIVE BARREL CACTUS:	SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR BARREL CACTUS DESCRIPTION.
	DECOMPOSED GRANITE:	ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD
* * SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.		



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

McGough Group
 Landscape Architecture
 Urban Design Site Imaging
 Parks and Recreation
 11110 N Tatum Blvd.
 Suite 100
 Phoenix, Arizona 85028
 602-997-9093
 602-997-9031 fax

Registered Landscape Architect
 CERTIFICATE NO. 27932
 TIMOTHY J. MCGOUGH
 08-07-15
 Expires: 6-30-2018

PLANTING PLAN
ZANJERO TRAILS - PHASE II
PARCELS 12A, 12B & 12C OFFSITE INFRASTRUCTURE
 INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
 SECTION 21, TOWNSHIP 3N, RANGE 2W
 SURPRISE, ARIZONA
 PREPARED FOR: JEN ARIZONA 7, LLC

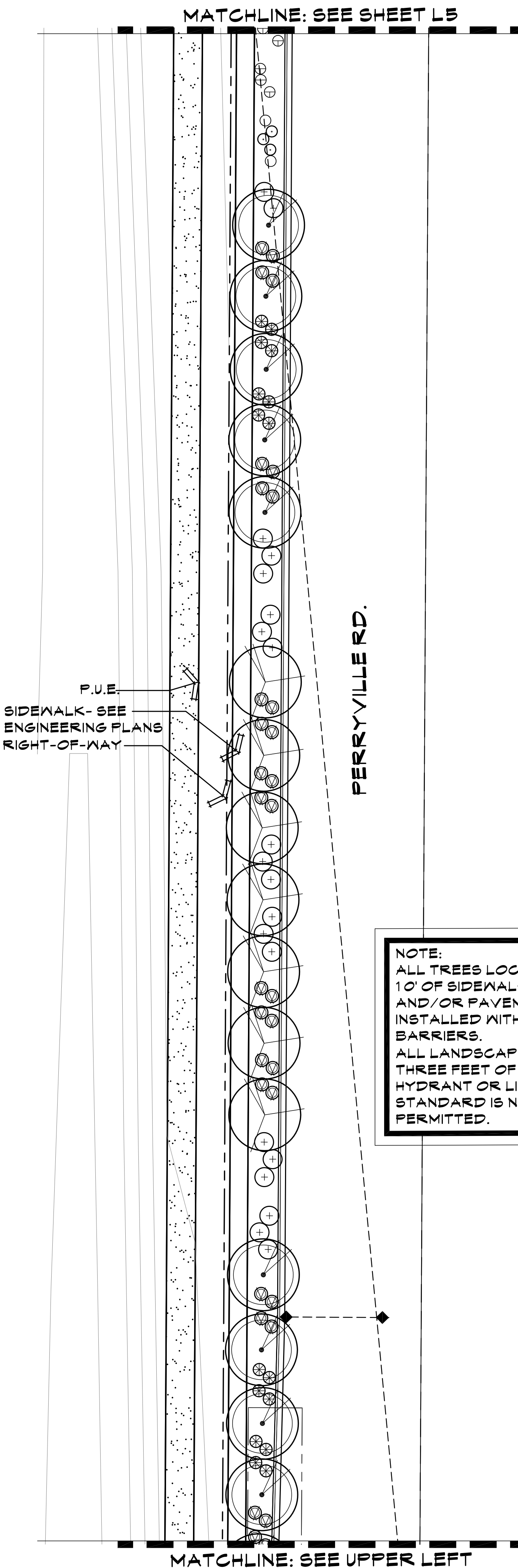
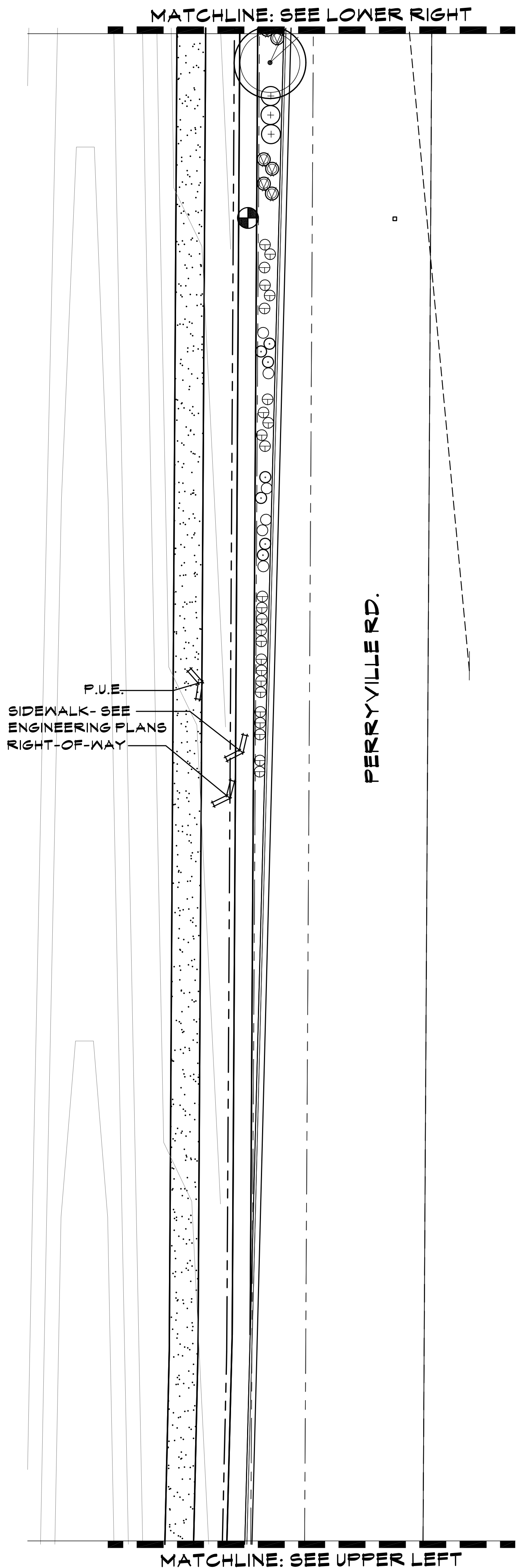
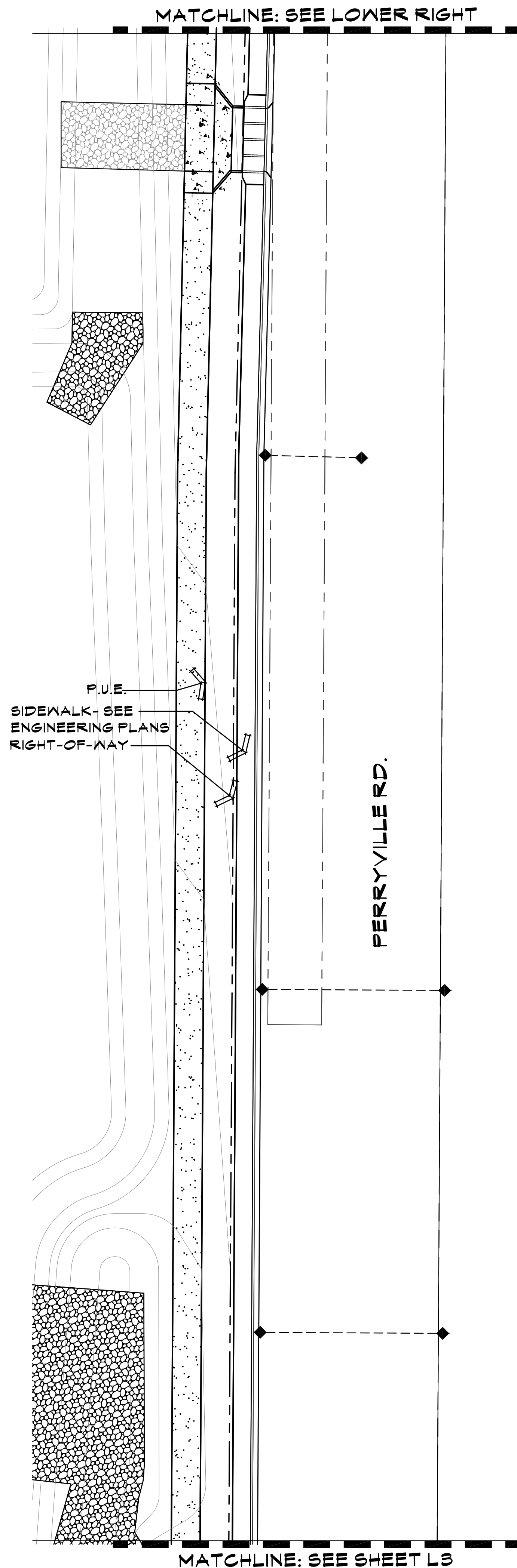
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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. 12-47
 DATE: 08-07-15
 DRAWN BY: TF - SP
 CHECKED BY: TM

REVISIONS:

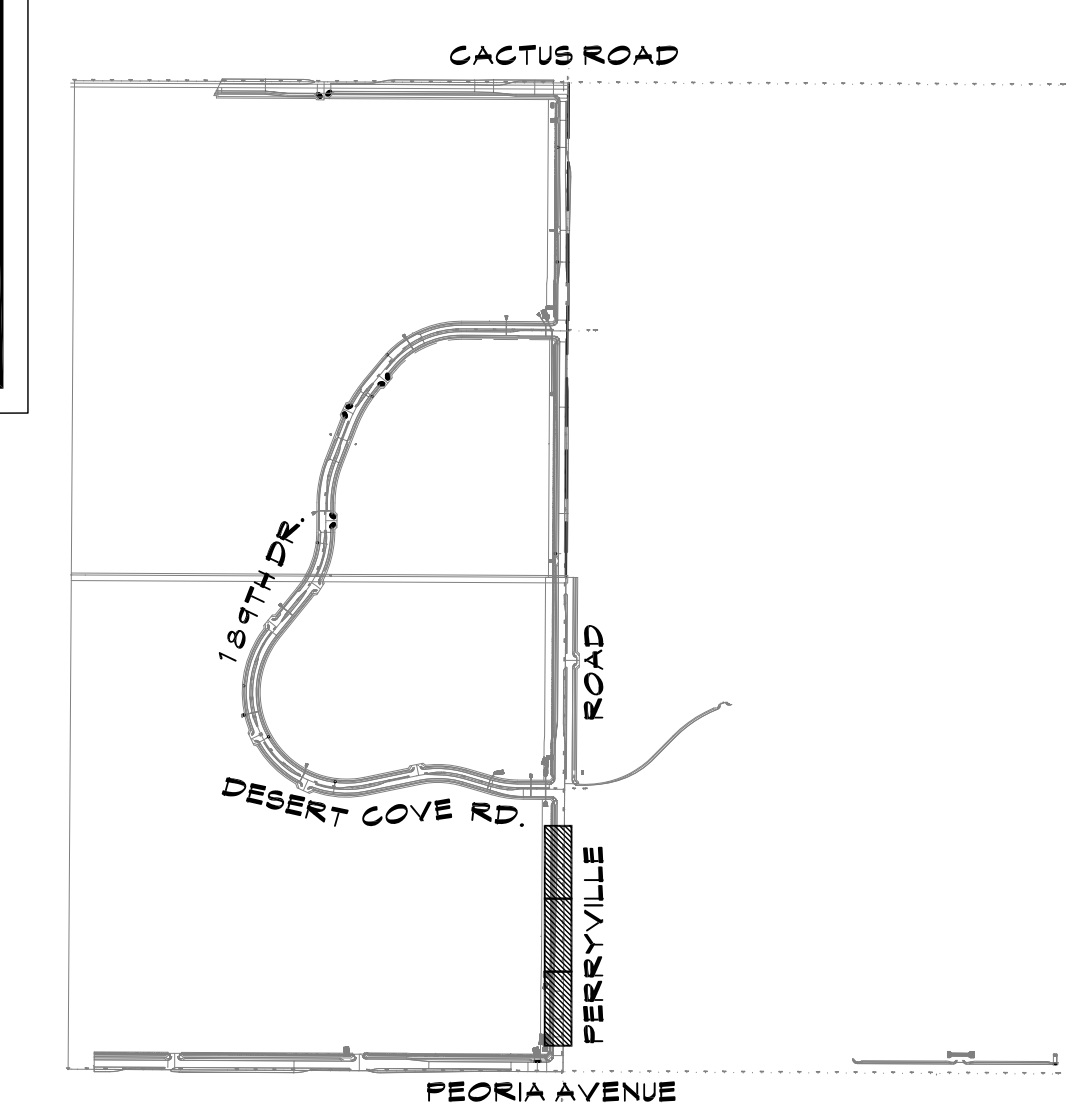
SHEET NO.
L3
 3 OF 18



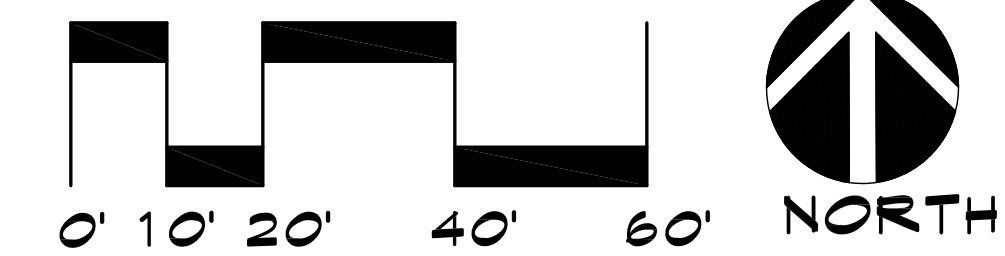
NOTE:
 ALL TREES LOCATED WITHIN 10' OF SIDEWALKS, CURBING, AND/OR PAVEMENT WILL BE INSTALLED WITH DEEP ROOT BARRIERS.
 ALL LANDSCAPING WITHIN (3) THREE FEET OF ANY FIRE HYDRANT OR LIGHT STANDARD IS NOT PERMITTED.

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	ACACIA WILLARDIANA	PALO BLANCO
	OLEA EUROPAEA (36" box) 'SWAN HILL'	FRUITLESS OLIVE
	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE
	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL
	QUERCUS VIRGINIANA (36" box) 'HERITAGE'	HERITAGE LIVE OAK
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE
	ACACIA ANEURA	MULGA TREE
	PARKINSONIA 'HYBRID' 'DESERT MUSEUM'	THORNLESS PALO VERDE
SHRUBS/ACCENTS		
	MUHLENBERGIA RIGENS	DEER GRASS
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	PINK MUHLY GRASS
	AGAVE DESMETTIANA	AGAVE SPECIES
	CASSIA NEMOPHILA	GREEN CASSIA
	EREMOPHILA SPECIES	VALENTINE
	CAESALPINIA FULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENNSULARIS	BAJA RUELLIA
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
	DASYLIRION WHEELERI	DESERT SPOON
	BOUGAINVILLEA 'LA JOLLA'	LA JOLLA BOUGAINVILLEA
GROUND COVER		
	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
	LANTANA CAMARA 'NEW RED'	NEW RED LANTANA
	ACACIA REDOLENS	DESERT CARPET ACACIA
SALVAGED NATIVE BARREL CACTUS: SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR BARREL CACTUS DESCRIPTION.		
DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD		
* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.		



SCALE: 1"=20'-0"



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

The McGough Group
 Landscape Architecture
 Urban Design Site Imaging
 Parks and Recreation
 11110 N Tatum Blvd.
 Suite 100
 Phoenix, Arizona 85028
 602-997-9093
 602-997-9031 fax

PLANTING PLAN

ZANJERO TRAILS - PHASE II

PARCELS 12A, 12B & 12C OFFSITE INFRASTRUCTURE

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
 SECTION 21, TOWNSHIP 3N, RANGE 2W
 SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

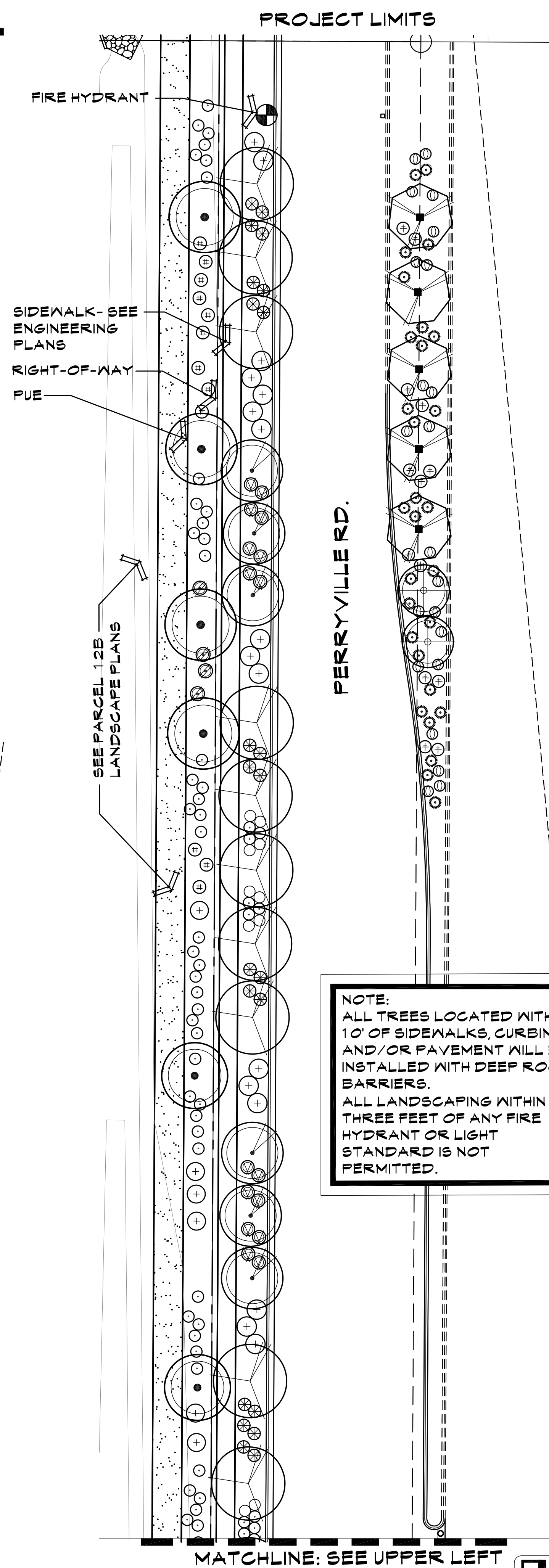
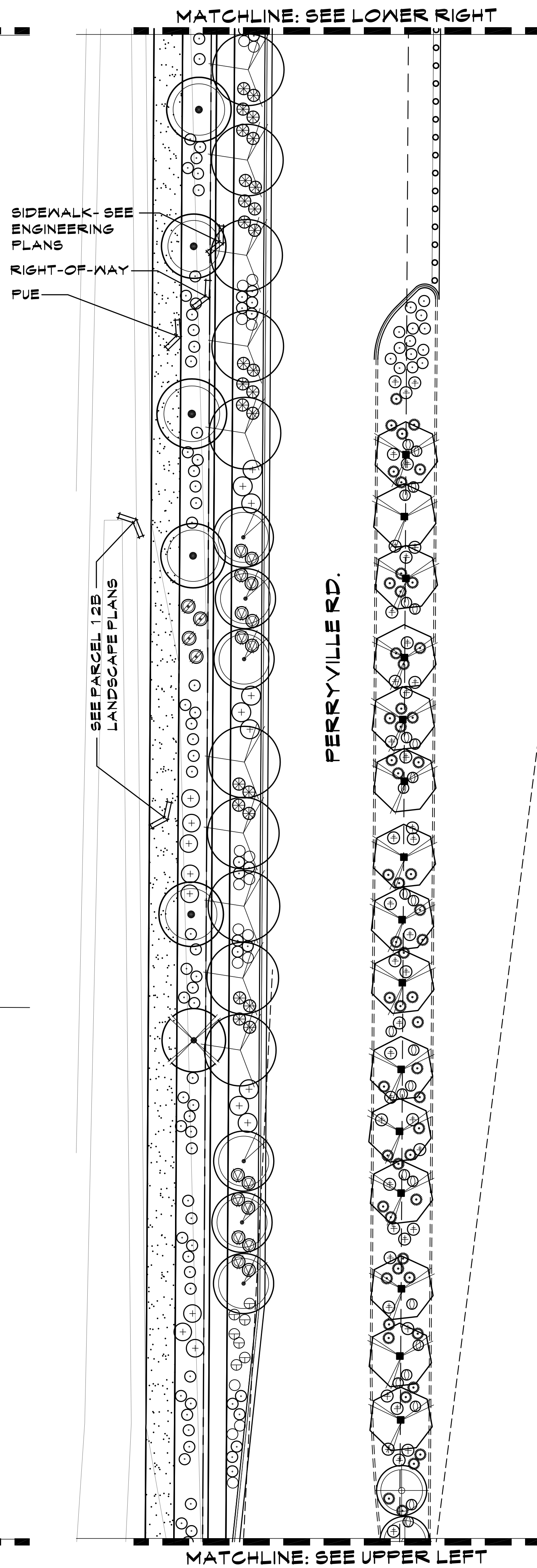
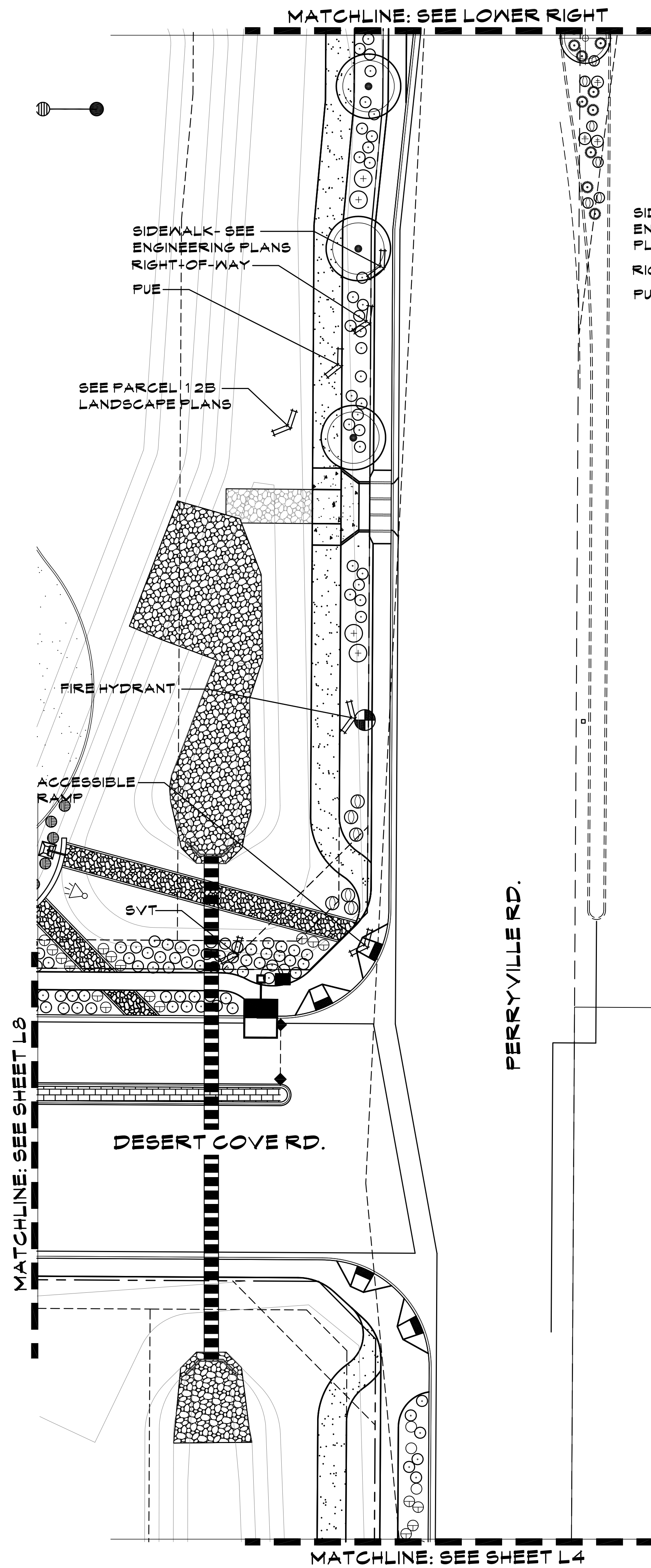
These drawings shall not be used on other projects or for additions to this project except by written agreement from the landscape architect.

JOB NO. 12-47
 DATE: 08-07-15
 DRAWN BY: TF - SP
 CHECKED BY: TM

REVISIONS:

SHEET NO. **L4**

4 OF 13



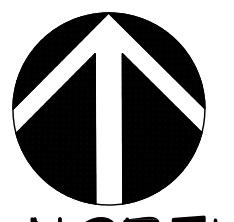
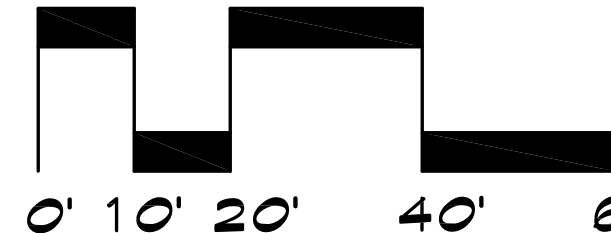
NOTE:
ALL TREES LOCATED WITHIN 10' OF SIDEWALKS, CURBING, AND/OR PAVEMENT WILL BE INSTALLED WITH DEEP ROOT BARRIERS.
ALL LANDSCAPING WITHIN (3) THREE FEET OF ANY FIRE HYDRANT OR LIGHT STANDARD IS NOT PERMITTED.

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
	ACACIA WILLARDIANA	PALO BLANCO
	OLEA EUROPAEA (36" box) 'SWAN HILL'	FRUITLESS OLIVE
	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE
	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL
	QUERCUS VIRGINIANA (36" box) 'HERITAGE'	HERITAGE LIVE OAK
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE MAVERICK
	ACACIA ANEURA	MULGA TREE
	PARKINSONIA 'HYBRID' 'DESERT MUSEUM'	THORNLESS PALO VERDE
	MUHLENBERGIA RIGENS	DEER GRASS
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	PINK MUHLY GRASS
	AGAVE DESMETTIANA	AGAVE SPECIES
	CASSIA NEMOPHILA	GREEN CASSIA
	EREMOPHILA SPECIES	VALENTINE
	CAESALPINIA PULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENNSULARIS	BAJA RUELLIA
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
	DASYLIRION WHEELERI	DESERT SPOON
	BOUGAINVILLEA 'LA JOLLA'	LA JOLLA BOUGAINVILLEA
	GROUNDCOVER LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
	GROUNDCOVER LANTANA CAMARA 'NEW RED'	NEW RED LANTANA
	ACACIA REDOLENS	DESERT CARPET ACACIA
	SALVAGED NATIVE BARREL CACTUS: SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR BARREL CACTUS DESCRIPTION.	
	DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD	
	* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.	



SCALE: 1"=20'-0"



The McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

1110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax



PLANTING PLAN

ZANJERO TRAILS - PHASE II

PARCELS 12A, 12B & 12C OFFSITE INFRASTRUCTURE

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

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. 12-47
DATE: 08-07-15
DRAWN BY: TF-SP
CHECKED BY: TM

REVISIONS:

SHEET NO. **L5**

5 OF 18



The McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax



Expires: 6-30-2018

PLANTING PLAN
ZANJERO TRAILS - PHASE II
PARCELS 12A, 12B & 12C OFFSITE INFRASTRUCTURE
INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA
PREPARED FOR: JEN ARIZONA 7, LLC

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.

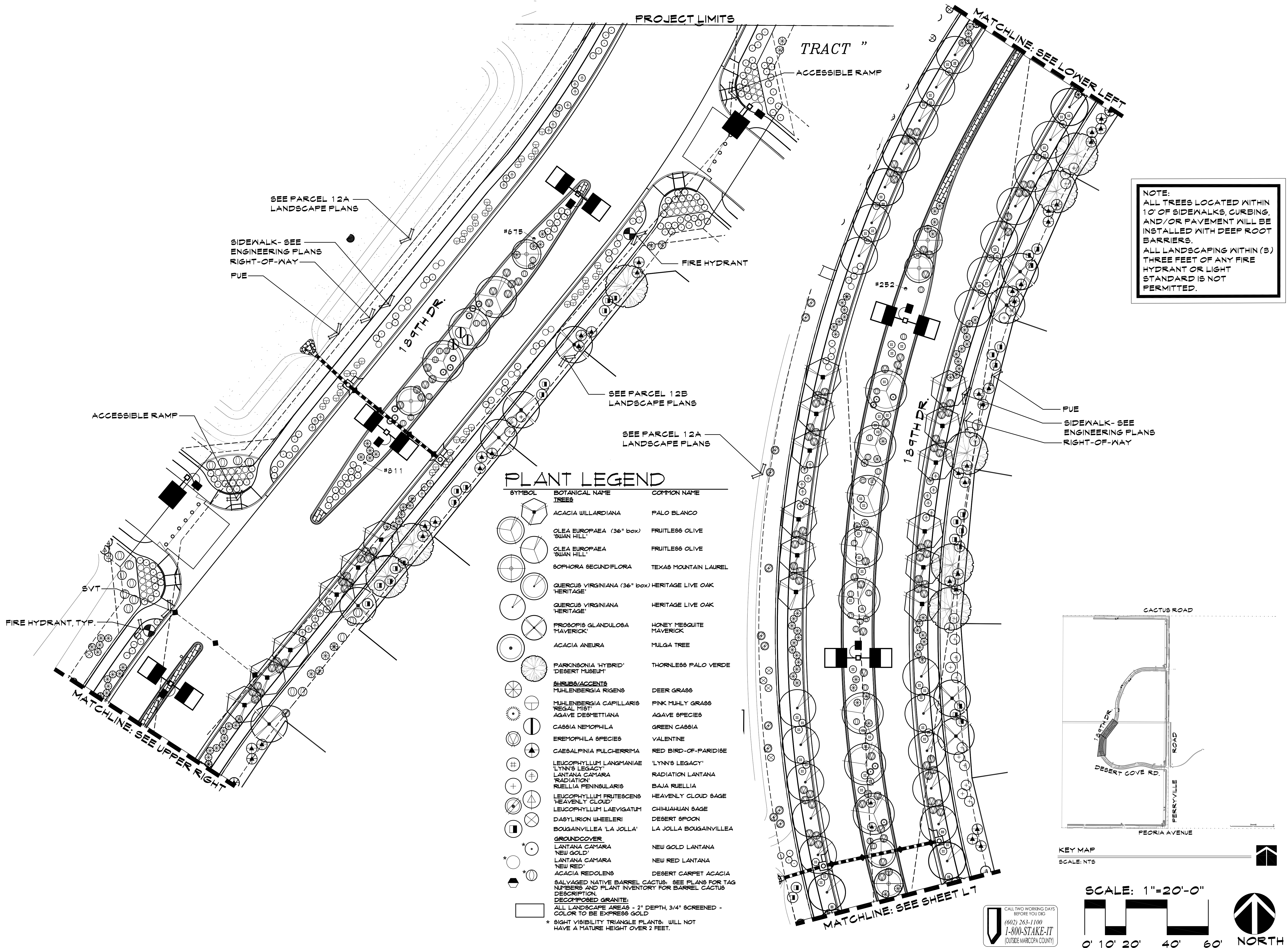
JOB NO. 12-47
DATE: 08-07-15
DRAWN BY: TF-SP
CHECKED BY: TM

REVISIONS:

SHEET NO.

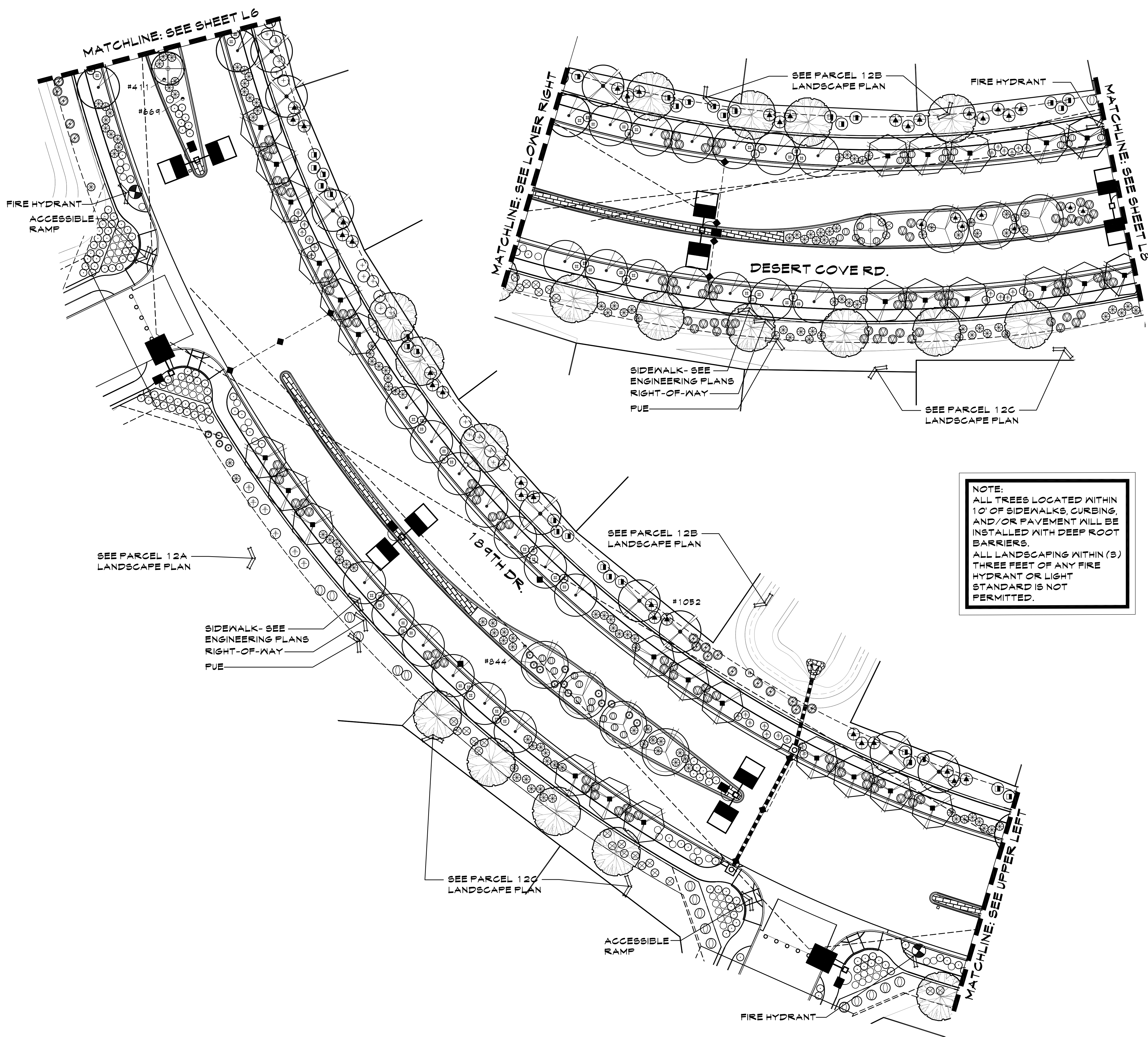
L6

6 OF 18



NOTE:
ALL TREES LOCATED WITHIN 10' OF SIDEWALKS, CURBING, AND/OR PAVEMENT WILL BE INSTALLED WITH DEEP ROOT BARRIERS.
ALL LANDSCAPING WITHIN (3) THREE FEET OF ANY FIRE HYDRANT OR LIGHT STANDARD IS NOT PERMITTED.

PLANT LEGEND		
SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	ACACIA WILLARDIANA	PALO BLANCO
	OLEA EUROPAEA (36" box) 'SUAN HILL'	FRUITLESS OLIVE
	OLEA EUROPAEA 'SUAN HILL'	FRUITLESS OLIVE
	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL
	QUERCUS VIRGINIANA (36" box) 'HERITAGE'	HERITAGE LIVE OAK
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
	ACACIA ANEURA	MULGA TREE
	PARKINSONIA 'HYBRID' 'DESERT MUSEUM'	THORNTLESS PALO VERDE
SHRUBS/ACCENTS		
	MUHLENBERGIA RIGENS	DEER GRASS
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	PINK MUHLY GRASS
	AGAVE DESMETTIANA	AGAVE SPECIES
	CASSIA NEMOPHILA	GREEN CASSIA
	EREMOPHILA SPECIES	VALENTINE
	CAESALPINIA FULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUPELLIA PENINSULARIS	BAJA RUELLIA
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
	DASYLIRION WHEELERI	DESERT SPOON
	BOUGAINVILLEA 'LA JOLLA'	LA JOLLA BOUGAINVILLEA
GROUND COVER		
	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
	LANTANA CAMARA 'NEW RED'	NEW RED LANTANA
	ACACIA REDOLENS	DESERT CARPET ACACIA
SALVAGED NATIVE BARREL CACTUS: SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR BARREL CACTUS DESCRIPTION.		
DECOMPOSED GRANITE:		
ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD		
* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.		



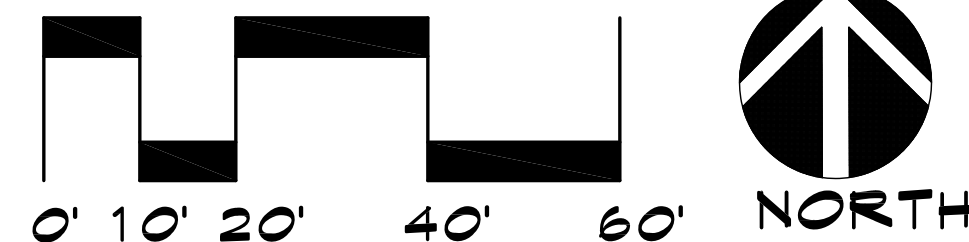
PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	ACACIA WILLARDIANA	PALO BLANCO
	OLEA EUROPAEA (36" box) 'SWAN HILL'	FRUITLESS OLIVE
	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE
	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL
	QUERCUS VIRGINIANA (36" box) 'HERITAGE'	HERITAGE LIVE OAK
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE
	ACACIA ANEURA	MULGA TREE
	PARKINSONIA 'HYBRID' 'DESERT MUSEUM'	THORNTLESS PALO VERDE
SHRUBS/ACCENTS		
	MUHLENBERGIA RIGENS	DEER GRASS
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	PINK MUHLY GRASS
	AGAVE DESMETTIANA	AGAVE SPECIES
	CASSIA NEMOPHILA	GREEN CASSIA
	EREMOPHILA SPECIES	VALENTINE
	CAESALPINIA PULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENINSULARIS	BAJA RUELLIA
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
	DASYLIIRION WHEELERI	DESERT SPOON
	BOUGAINVILLEA 'LA JOLLA'	LA JOLLA BOUGAINVILLEA
GROUND COVER		
	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
	LANTANA CAMARA 'NEW RED'	NEW RED LANTANA
	ACACIA REDOLENS	DESERT CARPET ACACIA
SALVAGED NATIVE BARREL CACTUS: SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR BARREL CACTUS DESCRIPTION.		
DECOMPOSED GRANITE:		
ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD		
* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.		



KEY MAP
SCALE: NTS

SCALE: 1"=20'-0"



PLANTING PLAN ZANJERO TRAILS - PHASE II PARCELS 12A, 12B & 12C OFFSITE INFRASTRUCTURE

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2N
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

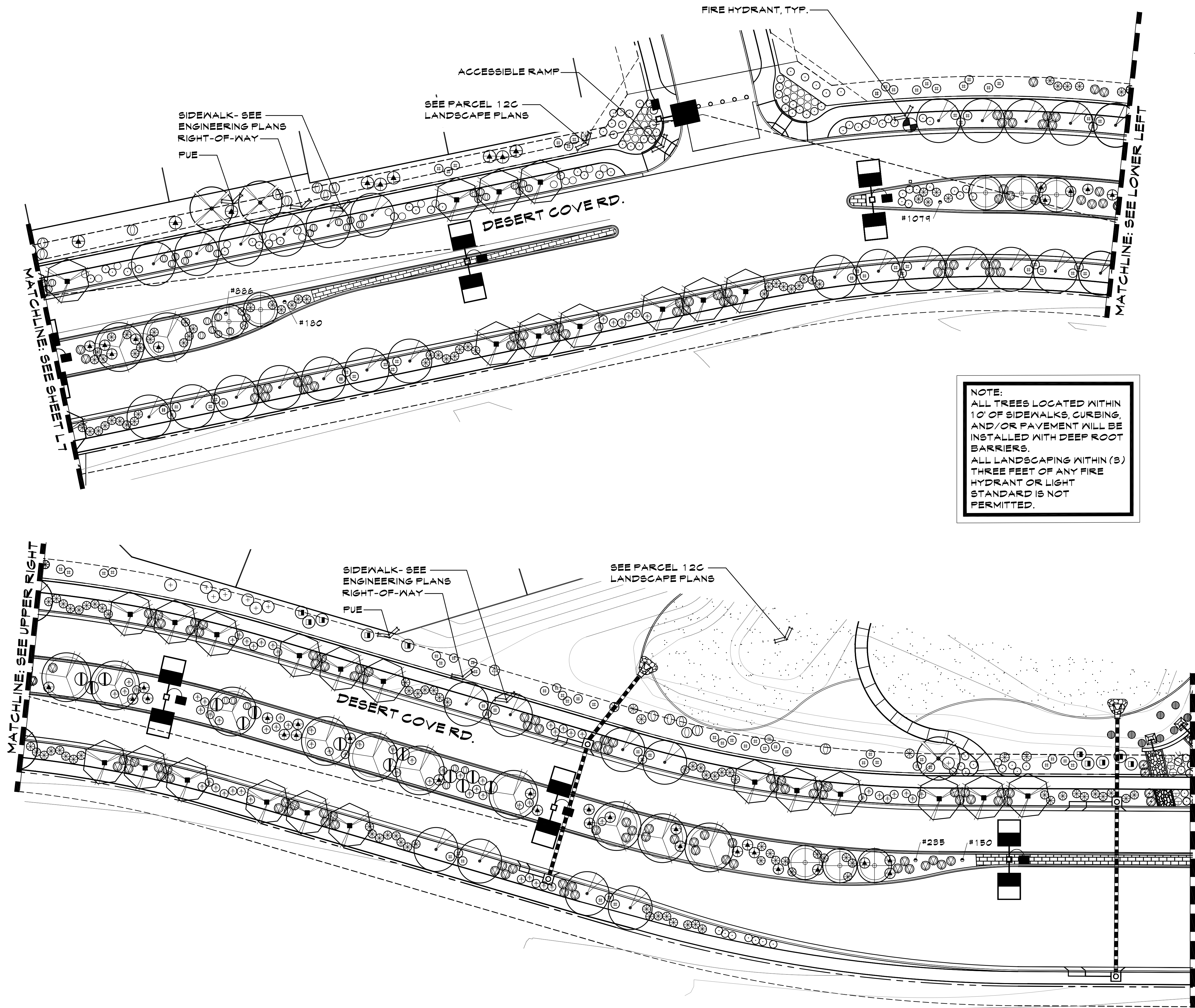
These drawings shall not be used on other projects or for additions to this project except by written agreement from the landscape architect.

JOB NO. 12-47
DATE: 08-07-15
DRAWN BY: TF-SP
CHECKED BY: TM

REVISIONS:

SHEET NO.

L7

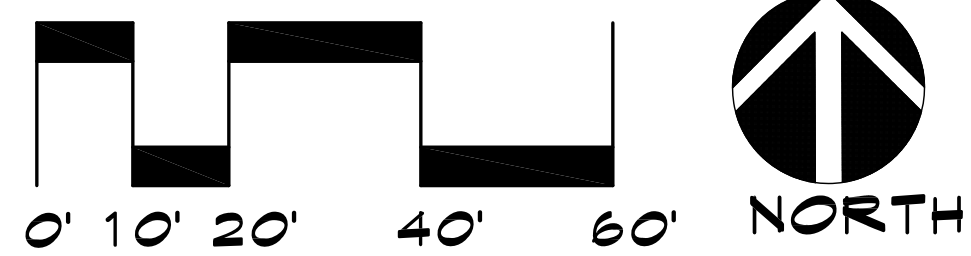


PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	ACACIA WILLARDIANA	PALO BLANCO
	OLEA EUROPAEA (36" box) 'SWAN HILL'	FRUITLESS OLIVE
	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE
	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL
	QUERCUS VIRGINIANA (36" box) 'HERITAGE'	HERITAGE LIVE OAK
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE
	ACACIA ANEURA	MULGA TREE
	PARKINSONIA 'HYBRID' 'DESERT MUSEUM'	THORNLSS PALO VERDE
SHRUBS/ACCENTS		
	MUHLBERGIA RIGENS	DEER GRASS
	MUHLBERGIA CAPILLARIS 'REGAL MIST'	PINK MUHLY GRASS
	AGAVE DESMETTIANA	AGAVE SPECIES
	CASSIA NEMOPHILA	GREEN CASSIA
	EREMOPHILA SPECIES	VALENTINE
	CAESALPINIA FULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENNSULARIS	BAJA RUELLIA
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
	DASYLIRION WHEELERI	DESERT SPOON
	BOUGAINVILLEA 'LA JOLLA'	LA JOLLA BOUGAINVILLEA
GROUND COVER		
	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
	LANTANA CAMARA 'NEW RED'	NEW RED LANTANA
	ACACIA REDOLENS	DESERT CARPET ACACIA
SALVAGED NATIVE BARREL CACTUS: SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR BARREL CACTUS DESCRIPTION.		
DECOMPOSED GRANITE:		
ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD		
* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.		



SCALE: 1"=20'-0"



McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona 85028
602-997-9093
602-997-9031 fax

Registered Landscape Architect
TIMOTHY J. MCGOUGH
No. 27932
State of Arizona
Expires: 6-30-2018

PLANTING PLAN
ZANJERO TRAILS - PHASE II
PARCELS 12A, 12B & 12C OFFSITE INFRASTRUCTURE
INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2N
SURPRISE, ARIZONA
PREPARED FOR: JEN ARIZONA 7, LLC

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. 12-47
DATE: 08-07-15
DRAWN BY: TF-SP
CHECKED BY: TM

REVISIONS:

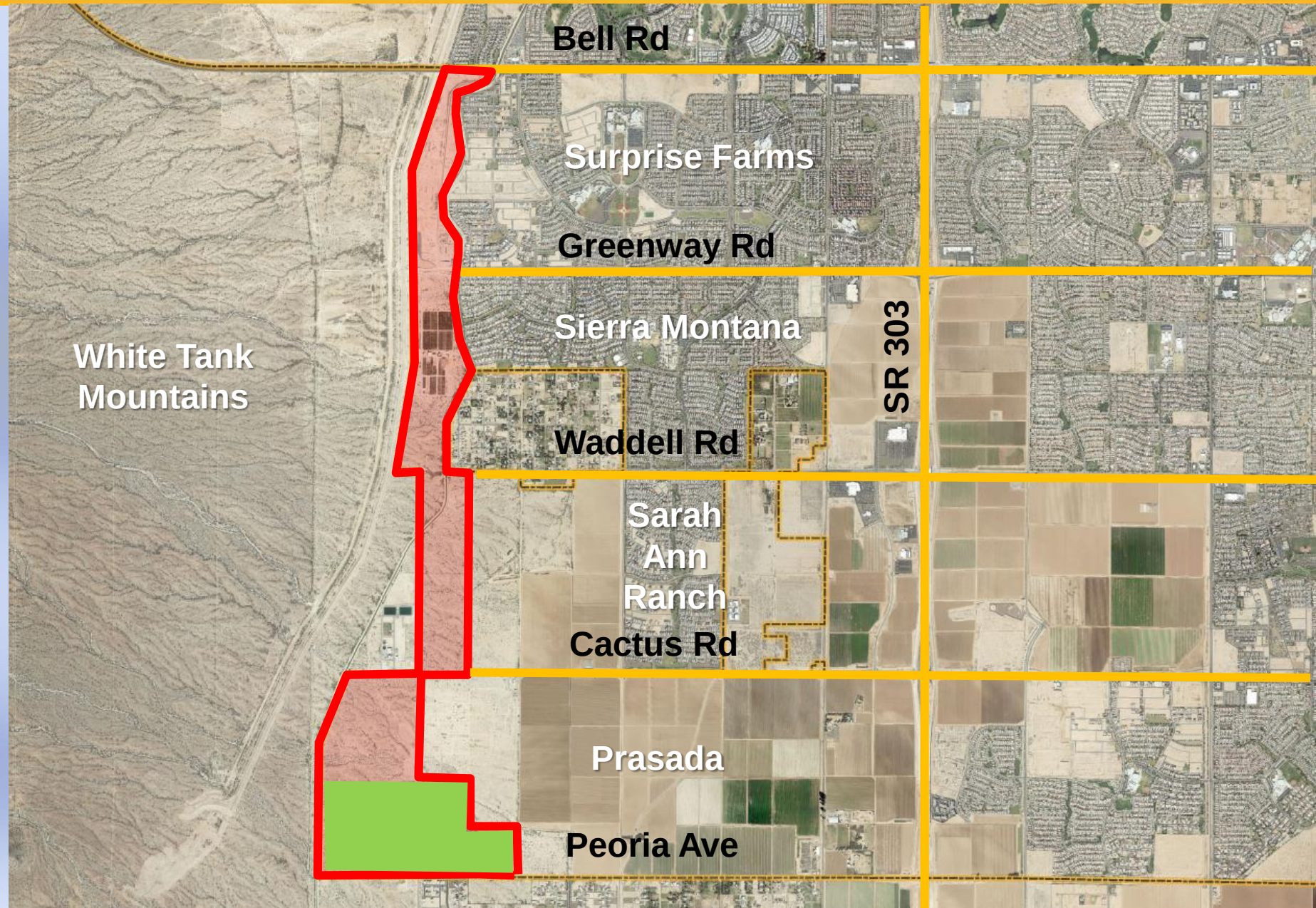
SHEET NO.
L8
8 OF 18

Zanjero Trails Final Plat MOD, 12A, 12B, 12C, 13A, and 13C

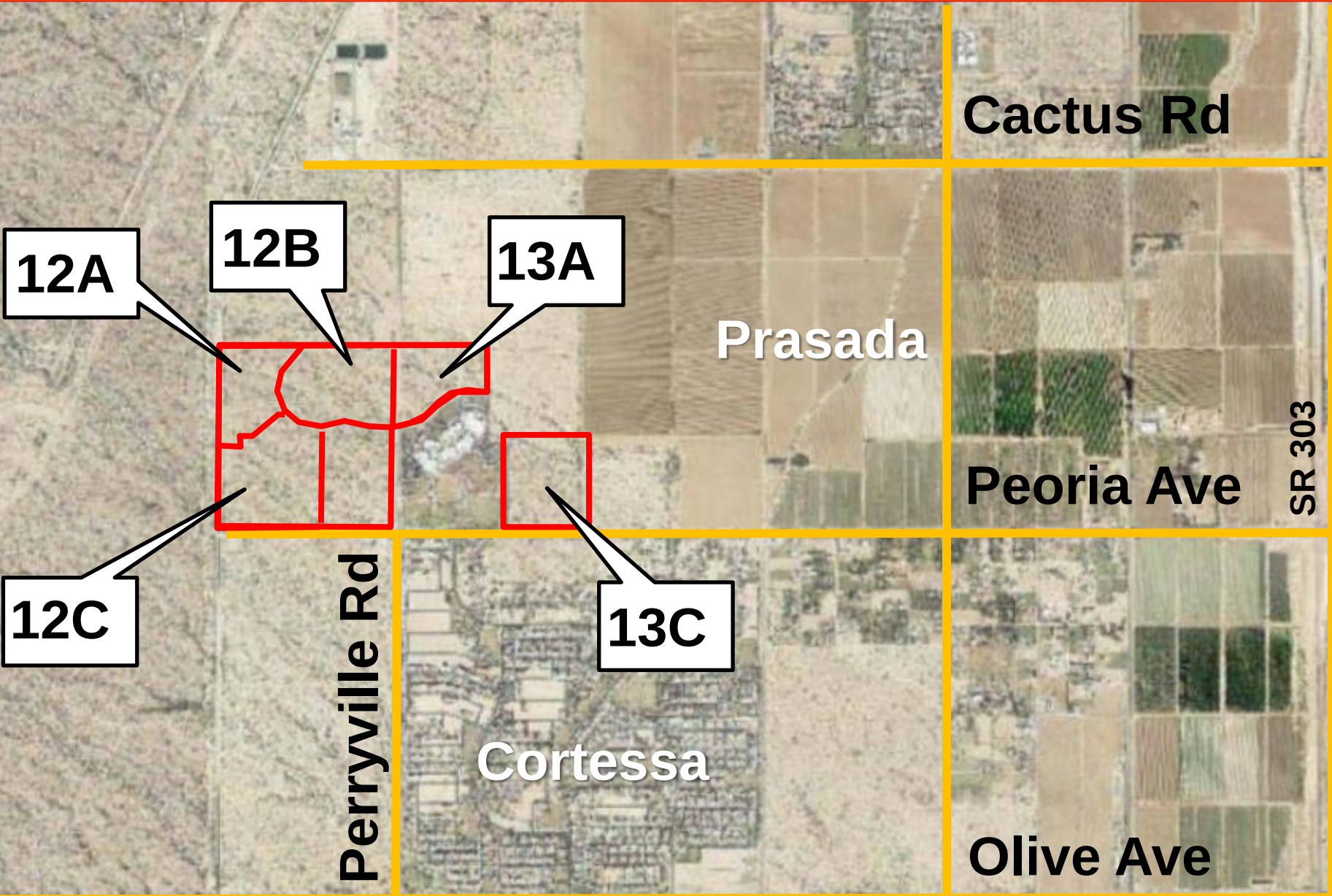
February 16, 2016



ZANJERO TRAILS



ZANJERO TRAILS



ZANJERO TRAILS

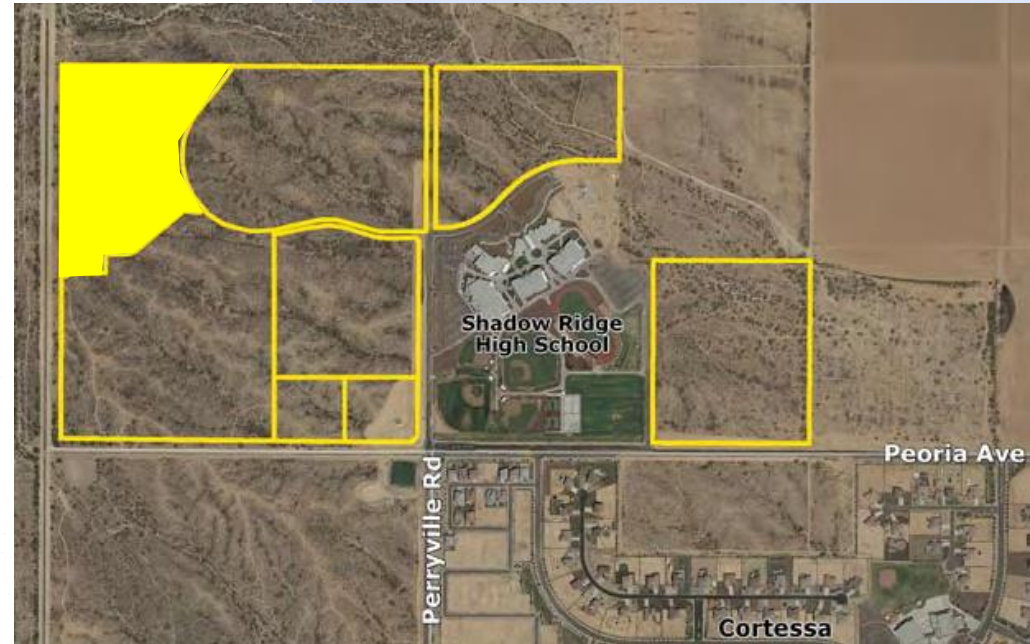
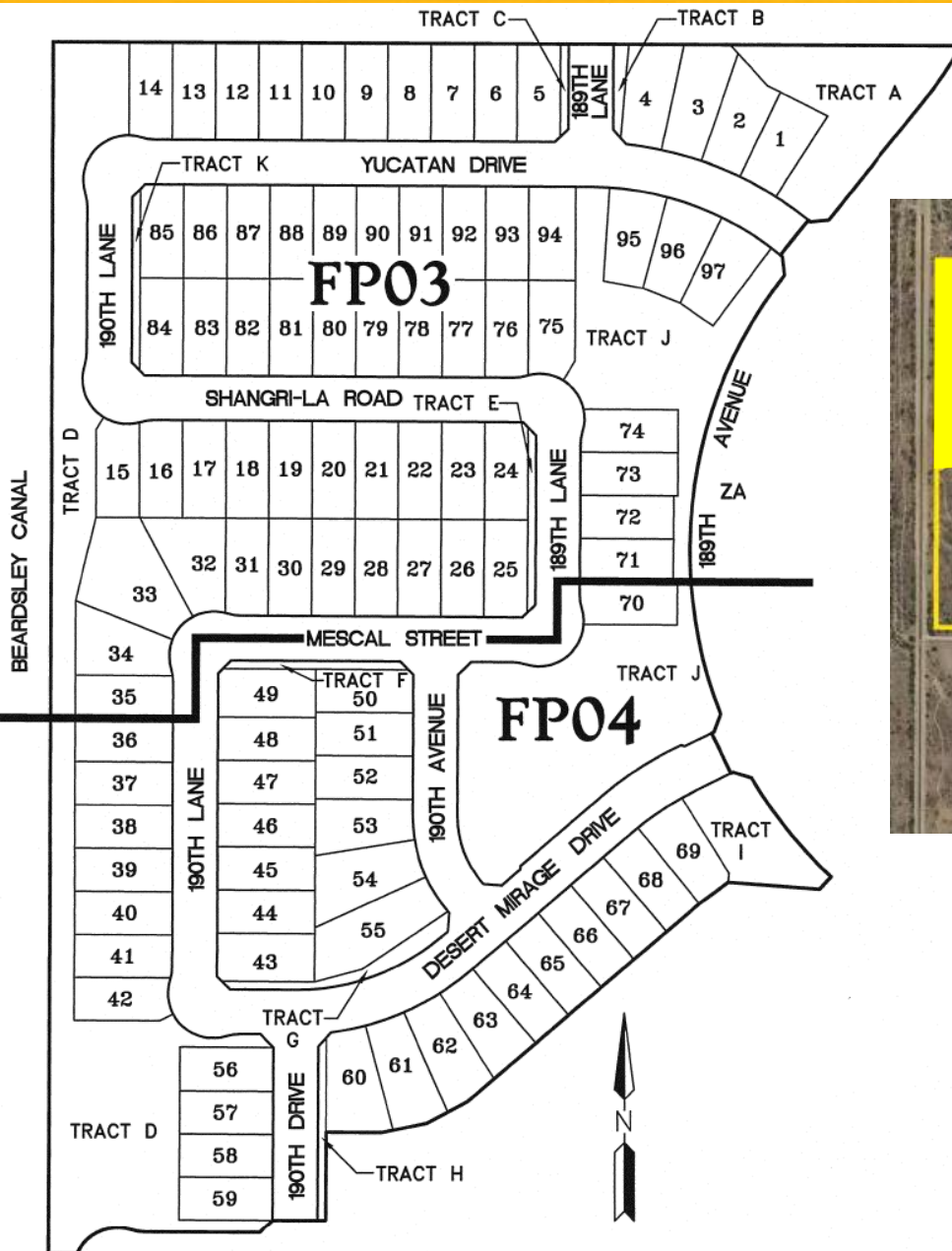
Park Detail (Typical)

Potential Amenities Include:

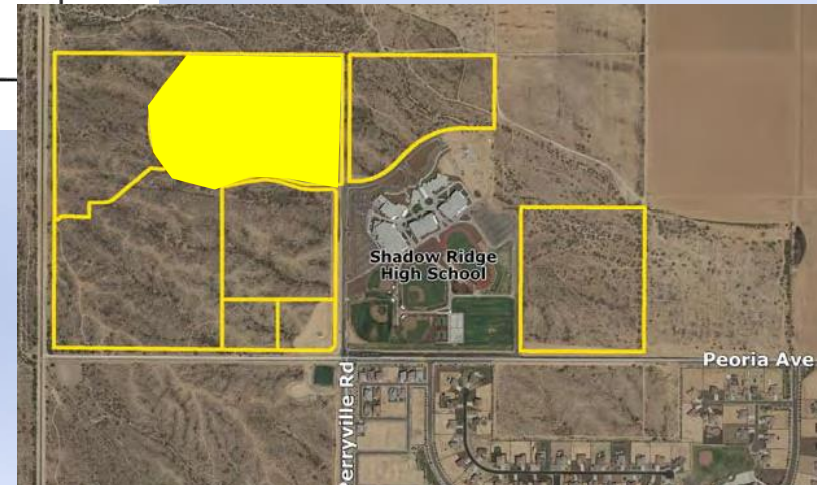
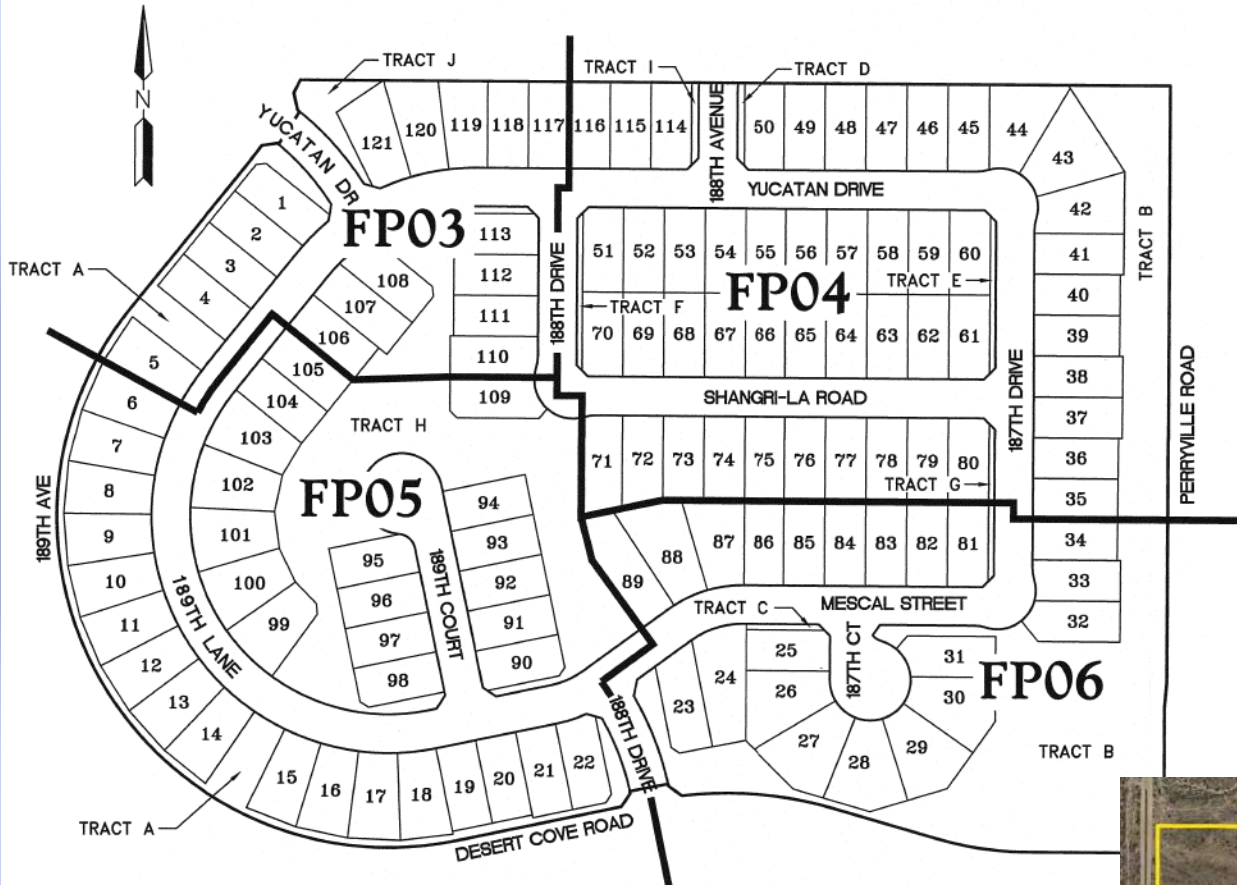
- Trail Connections
- Active and Passive Turf Areas
- Tot Lot
- Ramada / Picnic Area



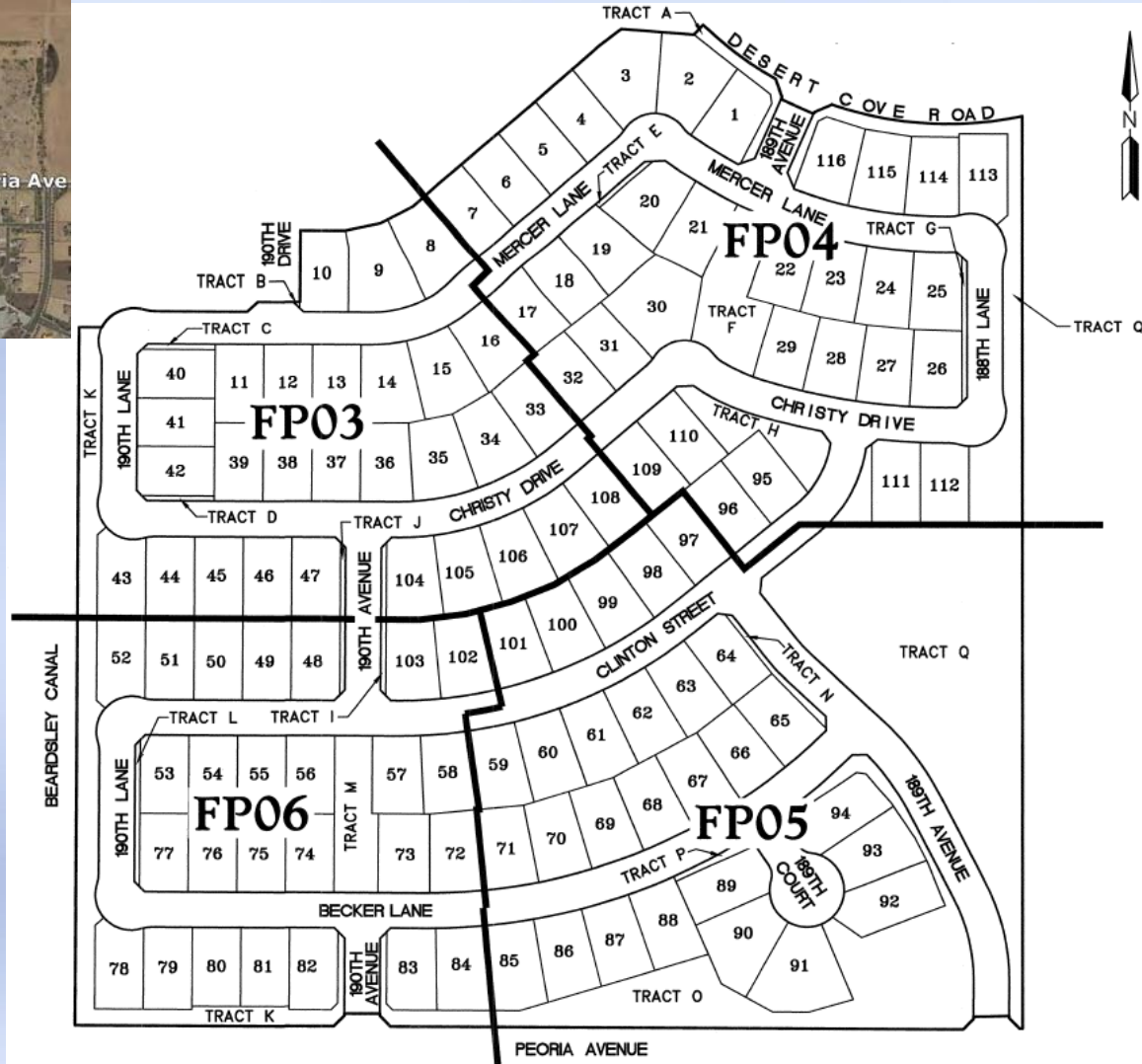
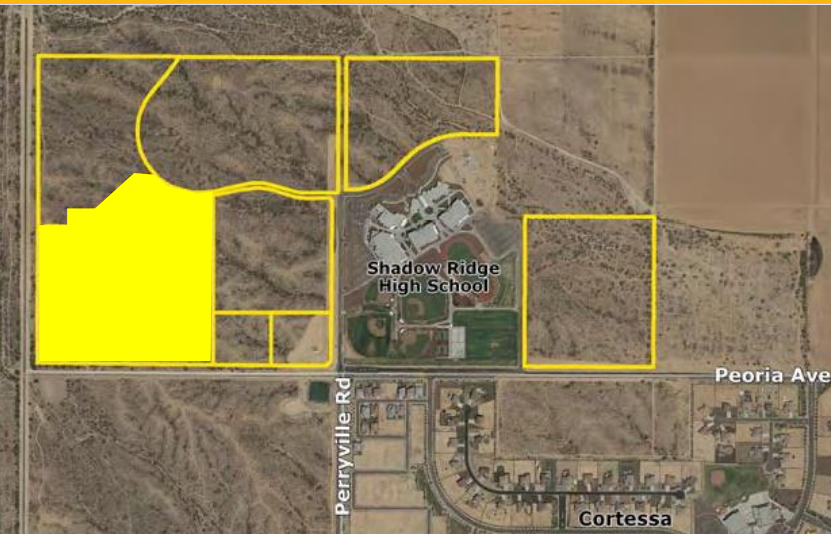
PARCEL 12A



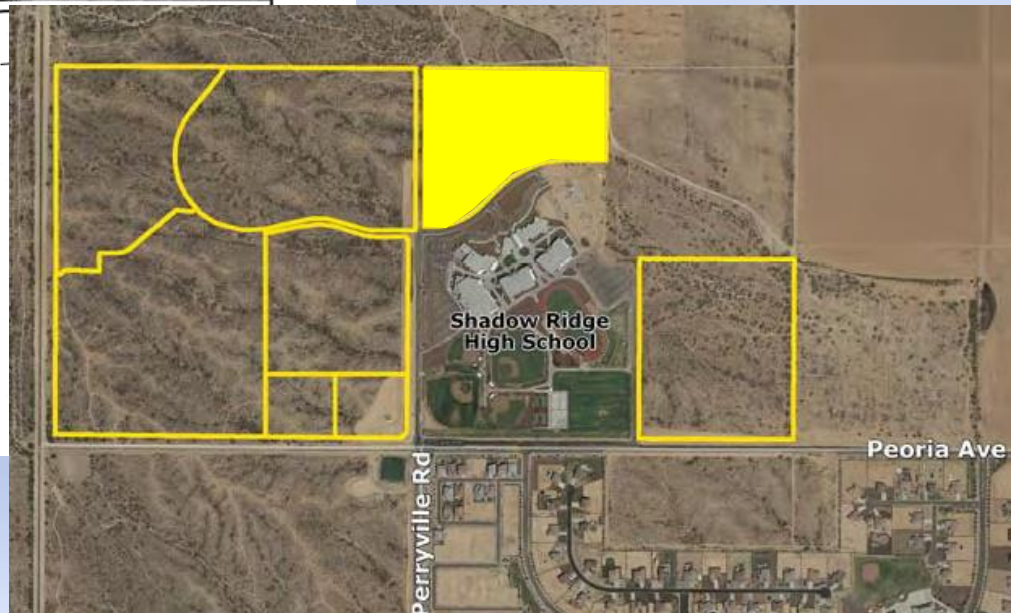
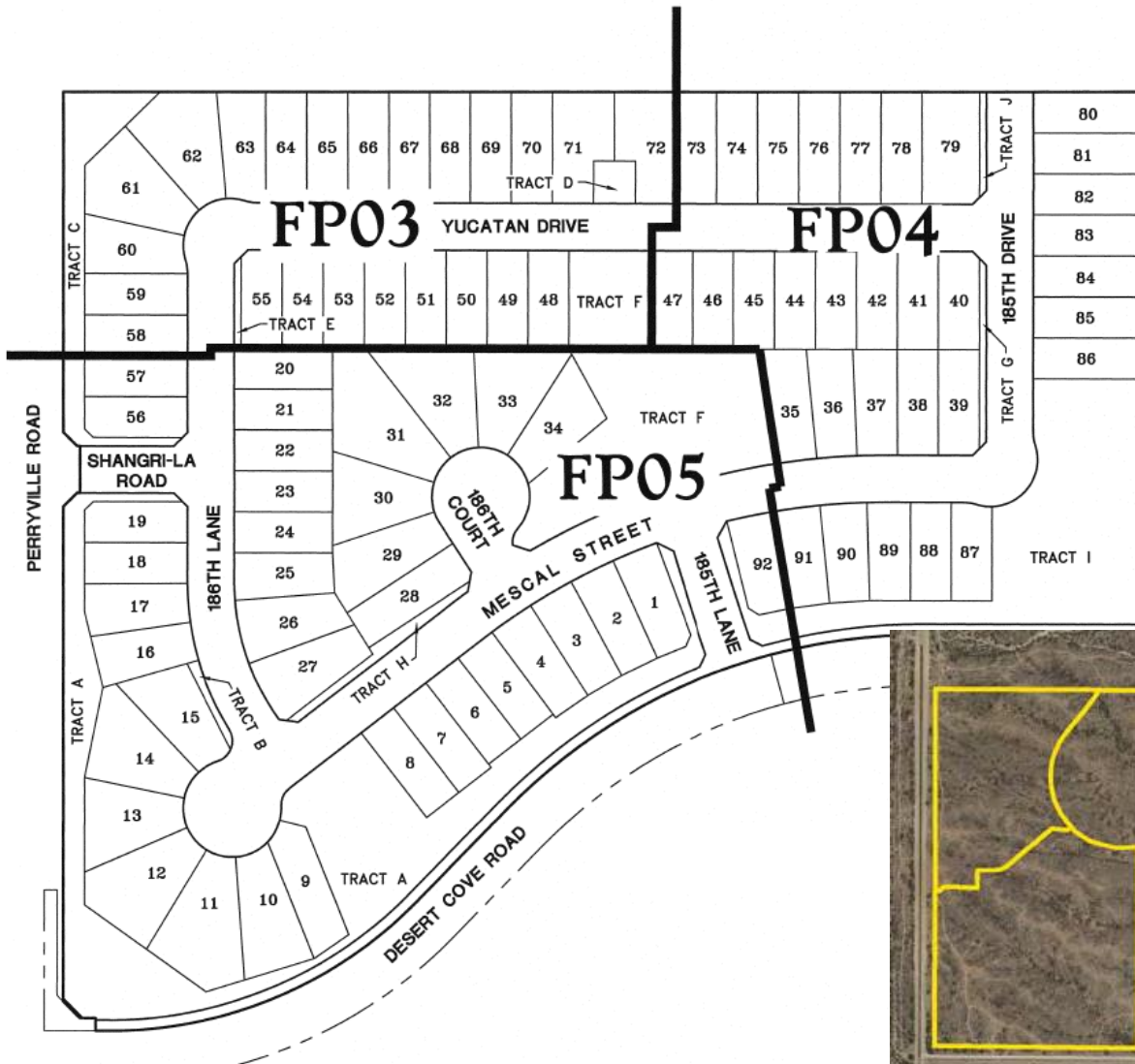
PARCEL 12B



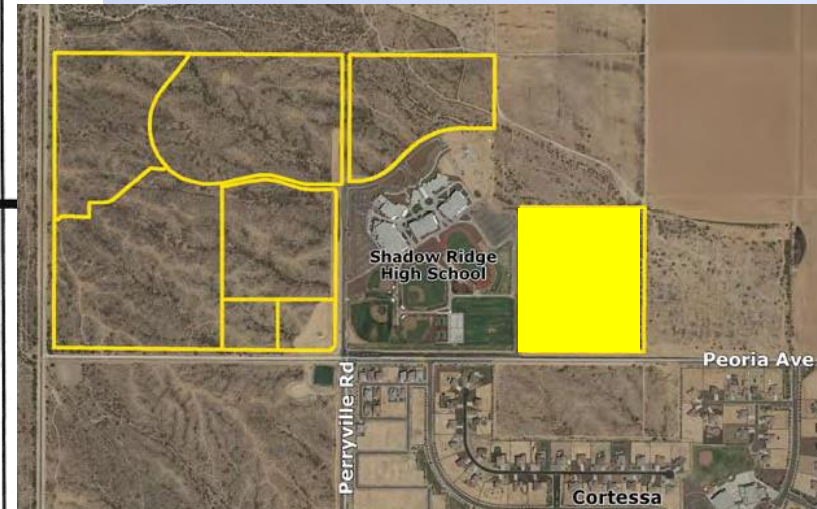
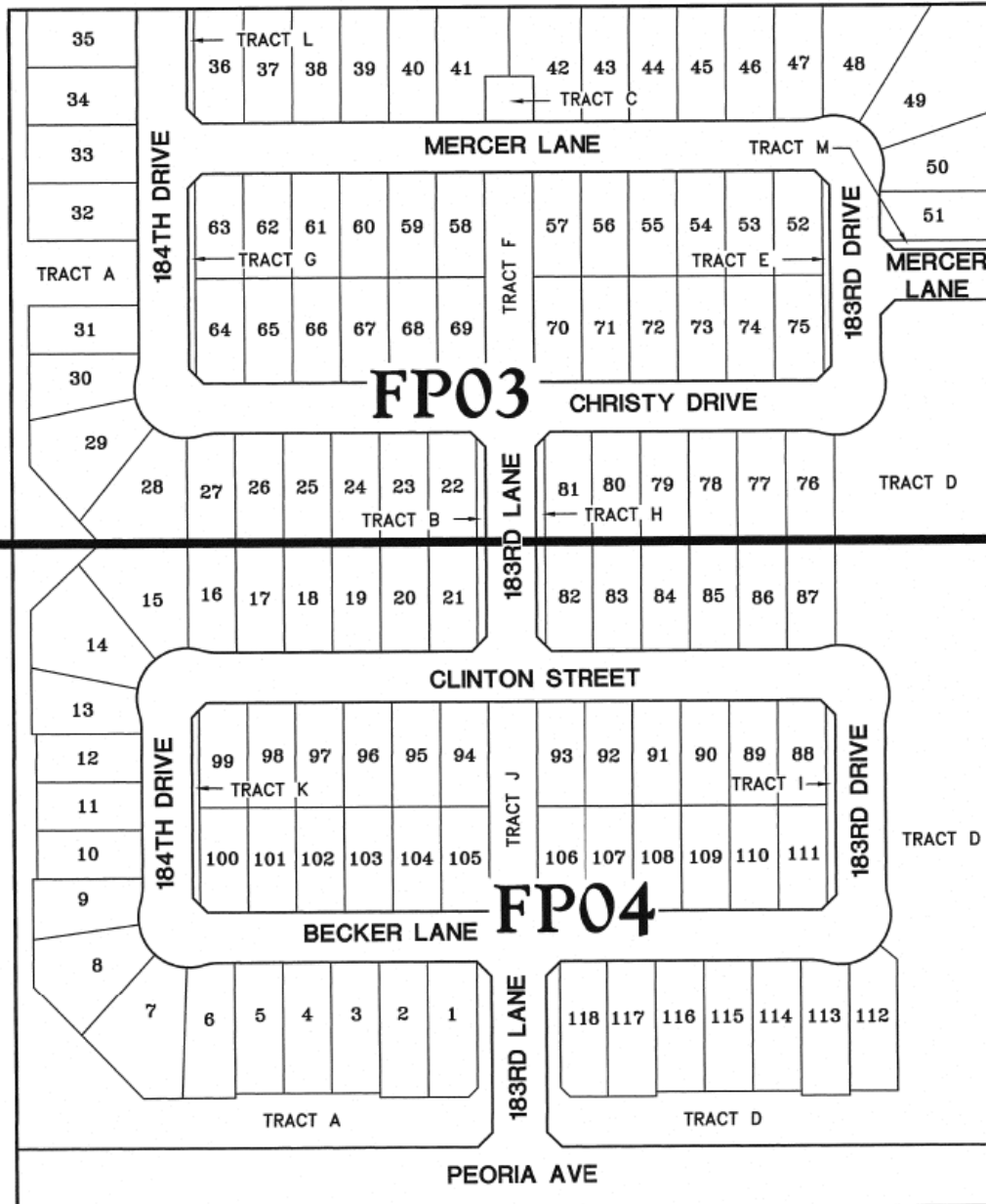
PARCEL 12C



PARCEL 13A



PARCEL 13C



MAP OF DEDICATION

OWNER

JEN ARIZONA 7 LLC & JEN ARIZONA 11 LLC
2222 W. PINNACLE PEAK ROAD, SUITE 160
PHOENIX, ARIZONA 85027
PH: (602)374-2777
FAX: (480)393-4016
CONTACT: TOM CHENEY

SURVEYOR

HILGARTWILSON
1661 EAST CAMELBACK ROAD
SUITE 275
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
FAX: (602) 325-0161
CONTACT: KIRK J. PANGUS

BASIS OF BEARING

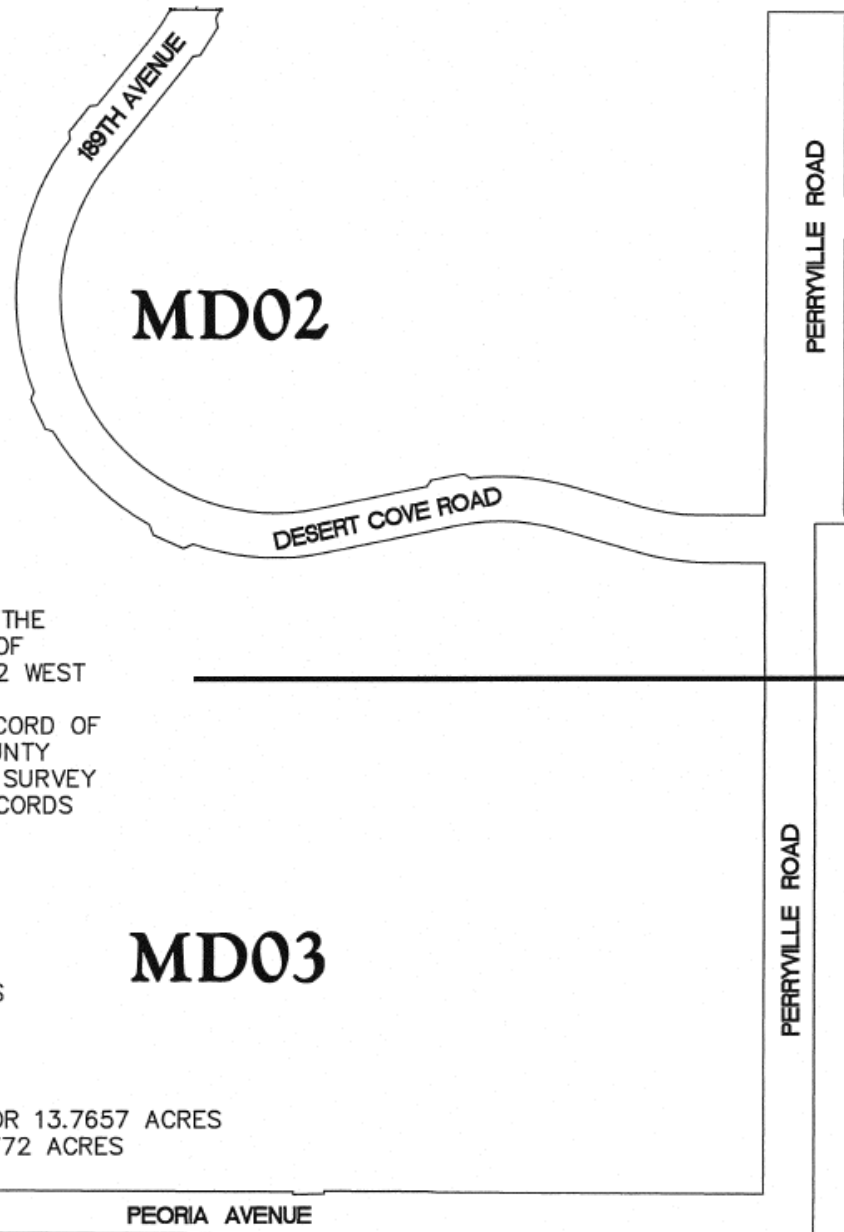
BASIS OF BEARING IS N00°19'56"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA PER THE RECORD OF SURVEY PLSS SUBDIVISION, MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY AS RECORDED IN BOOK 661, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA.

SHEET INDEX

MD01	DEDICATION, APPROVALS
MD02	LEGAL DESCRIPTION, NOTES
MD03-04	MAP OF DEDICATION

AREA

RIGHT OF WAY AREA = 599,634 SQ. FT. OR 13.7657 ACRES
GROSS AREA = 848,428 SQ. FT. OR 19.4772 ACRES



ROADS



Perimeter and Off Site Streets to be Built

Cotton Ln

Cactus Rd

Prasada

SR 303

13C

Peoria Ave

Perryville Rd

Cortessa

Olive Ave

Questions or Comments?

RESOLUTION #2016-32

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A FINAL PLAT ENTITLED "ZANJERO TRAILS PHASE 2 SOUTH, MAP OF DEDICATION," GENERALLY LOCATED ON THE NORTHWEST CORNER OF PEORIA AVENUE AND PERRYVILLE ROAD.

WHEREAS, on September 11, 2008 the Mayor and City Council approved the Zanjero Trails Planned Area Development;

WHEREAS, on October 23, 2008, the City Council approved the Zanjero Trails Phase 2 Preliminary Plat;

WHEREAS, the proposed final plat conforms with the preliminary plat;

WHEREAS, the proposed final plat does not create any substandard or nonconforming lots; and

WHEREAS, the proposed final plat complies with the Surprise General Plan and Municipal Code.

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

Section 1. The Final Plat for Zanjero Trails Phase 2 South, Map of Dedication, dated August 2015, is approved with the following condition:

- a) Prior to release of any civil construction permits associated with this plat, the developer will make a cash payment to the City of Surprise in lieu of constructing temporary road improvements on Cactus Road between 175th Avenue and Cotton Lane ("In Lieu Funds"). The amount of the In Lieu Funds payable to the City of Surprise is \$276,889.00, as established in the engineer's estimate approved by the City of Surprise on October 29, 2013. Payment of these In Lieu Funds is for temporary improvements only, and in no way satisfies or alters any legal requirement regarding permanent improvements to this segment of Cactus Road which may be required for future development.

SIGNATURES ON THE FOLLOWING PAGE

APPROVED AND ADOPTED this _____ day of _____ 2016.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney



CITY OF SURPRISE
Regular City Council Meeting

February 16, 2016 @ 6:00:00 PM

[Back](#) [Print](#)

Council Meeting Date:	February 16, 2016	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD	District:	3
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
---------	---	---------	----------------	-------------------

Agenda Wording:

Consideration and action pertaining to the Final Plat entitled "Zanjero Trails Phase 2- Parcel 12A", 26.35 acre property generally located northwest of the northwest corner of Peoria Avenue and Perryville Road; Resolution # 2016-27.

Motion:

I move to approve Resolution # 2016-27.

Background:

The applicant is requesting a final plat approval for Parcel 12A that will establish the property boundaries, necessary easements, and right-of-way dedications to accommodate 97 single-family residential units on 26.35 acres.

Objective Analysis:

The applicant is requesting an approval of a Final Plat entitled "Zanjero Trails Phase 2 - Parcel 12A" for a single-family residential subdivision.

Policy Compliant:

The proposed Final Plat advances the goals and policies of the Surprise General Plan and the City Council's Strategic Plan.

Financial Impact:

Prior to release of any civil construction permits associated with this plat, the developer will make a cash payment to the City of Surprise in lieu of constructing temporary road improvements on Cactus Road between 175th Avenue and Cotton Lane ("In Lieu Funds"). The amount of the In Lieu Funds payable to the City of Surprise is \$276,889.

Budget Impact:

Funding for the construction of the temporary road improvements are budgeted in the Cactus Rd 175th to Cotton Ln FY2016 Capital Improvement Plan in the amount of \$272,200. Staff will return to City Council to request additional appropriation either in the form of a budget amendment request or during the FY2017 budget process if additional funding is needed. Ongoing maintenance costs will be absorbed by the Public Works Department.

FTE Impact:

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

ATTACHMENTS:

Click to download

- ☐ [00 FS12-347 - Zanjero 12A - Staff Report](#)
 - ☐ [01 FS12-347 - Zanjero 12A - Vicinity Maps](#)
 - ☐ [02 FS12-347 - Zanjero 12A - Final Plat](#)
 - ☐ [03 FS12-347 - Zanjero 12A - Design Guidelines](#)
 - ☐ [04 FS12-347 - Zanjero 12A - Landscape Plans](#)
 - ☐ [05 FS12-347 - Zanjero 12A - Presentation](#)
 - ☐ [Resolution 2016-27](#)
-

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: FS12-347

Project Name: Zanjero Trails Phase 2 – Parcel 12A

Council District: 3 - Mesquite

City Council Date: February 16, 2016

Planner: Hobart Wingard, 623.222.3156, hobart.wingard@surpriseaz.gov

Owner: MPC Zanjero, LLC

Applicant: Insight Development Services

Request: The applicant is requesting an approval of a Final Plat entitled “Zanjero Trails Phase 2 – Parcel 12A”

Site Location: Generally located northwest of the northwest corner of Peoria Avenue and Perryville Road.

Site Size: Approximately 26.35 gross acres

Dwelling Units: 97 single-family residential units

Density: Gross density of 3.68 dwelling units per acre

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Zone Change for Zanjero Trails Planned Area Development (PAD) as approved under case PAD07-341.
- The Final Plat is consistent with the Preliminary Plat approved under case PP07-346.

Staff Recommendation:

Based on the findings noted above, staff then recommends the City Council move to **approve** a Final Plat entitled “Zanjero Trails Phase 2 – Parcel 12A”, subject to stipulations ‘a)’ and ‘b)’ as outlined below:

- 38 a) The Landscape Plans prepared by The McGough Group,
39 dated August 7, 2015 will be revised and submitted for
40 review to include the following modification:
- 41 1) The "Special Note" located on Sheet L-22 will include a
42 City of Surprise Community Development Department
43 approval requirement.
- 44 b) Prior to release of any civil construction permits associated
45 with this plat, the developer will make a cash payment to the
46 City of Surprise in lieu of constructing temporary road
47 improvements on Cactus Road between 175th Avenue and
48 Cotton Lane ("In Lieu Funds"). The amount of the In Lieu
49 Funds payable to the City of Surprise is \$276,889.00, as
50 established in the engineer's estimate approved by the City
51 of Surprise on October 29, 2013. Payment of these In Lieu
52 Funds is for temporary improvements only, and in no way
53 satisfies or alters any legal requirement regarding permanent
54 improvements to this segment of Cactus Road which may be
55 required for future development.

56
57 **Additional Information:**
58

59 Zanjero Trails Phase 2 is a 285.8-acre vacant parcel proposing 907 single-family residential lots
60 located generally on the north of the corner of Perryville Road and Peoria Avenue. These five
61 (5) phases represent approximately 60 percent of Phase 2 and create 544 lots on 176.7 acres of
62 property.

63 The applicant is requesting a final plat approval for Parcel 12A that will establish the property
64 boundaries, necessary easements, and right-of-way dedications to accommodate 97 single-
65 family residential units on 26.3 acres.

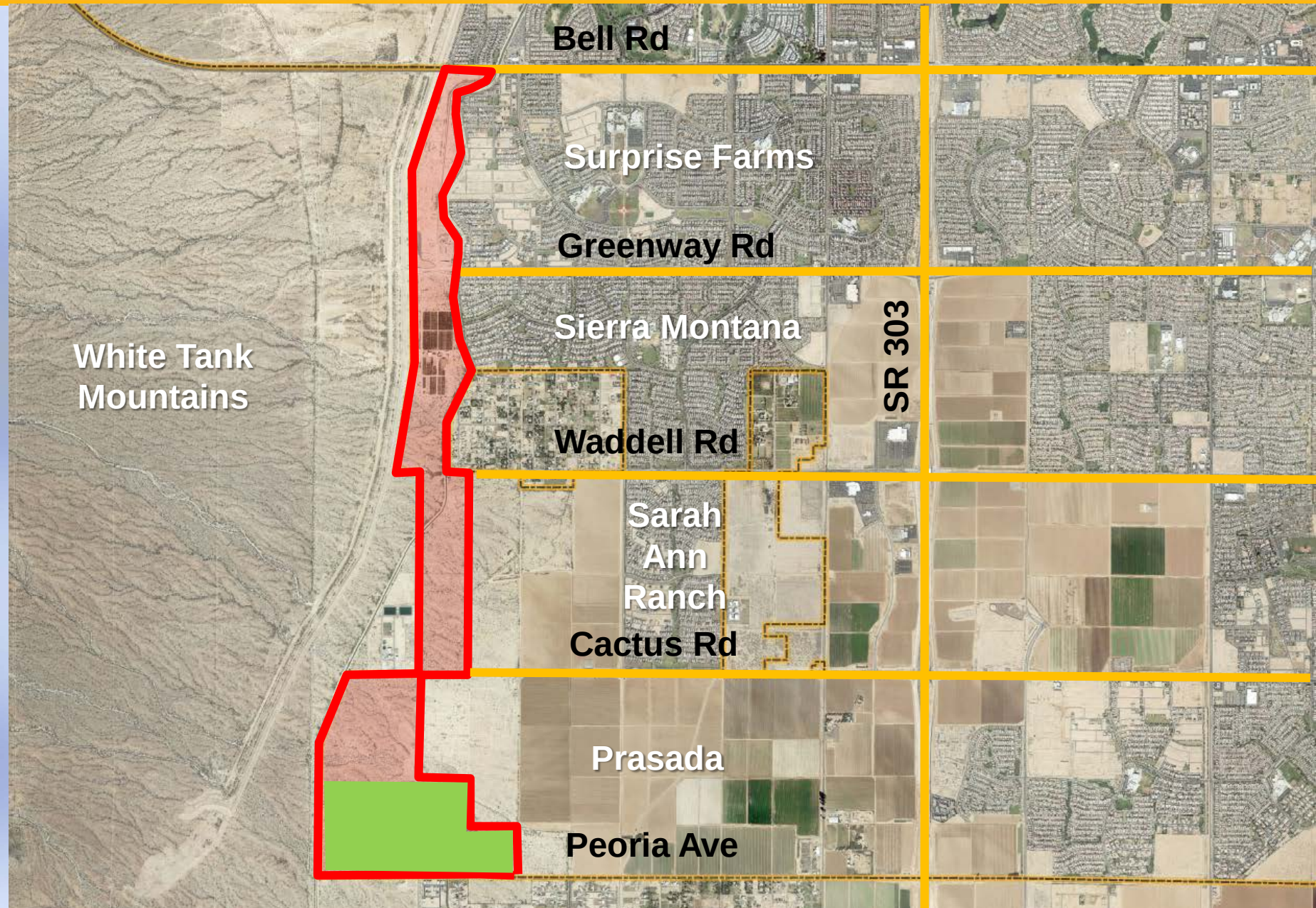
66
67 **Attachments:**
68

- 69 (1) Vicinity Maps (3 Pages)
70 (2) Final Plat (4 pages)
71 (3) Landscape Plans (15 pages)
72 (4) Design Guidelines (10 pages)
73

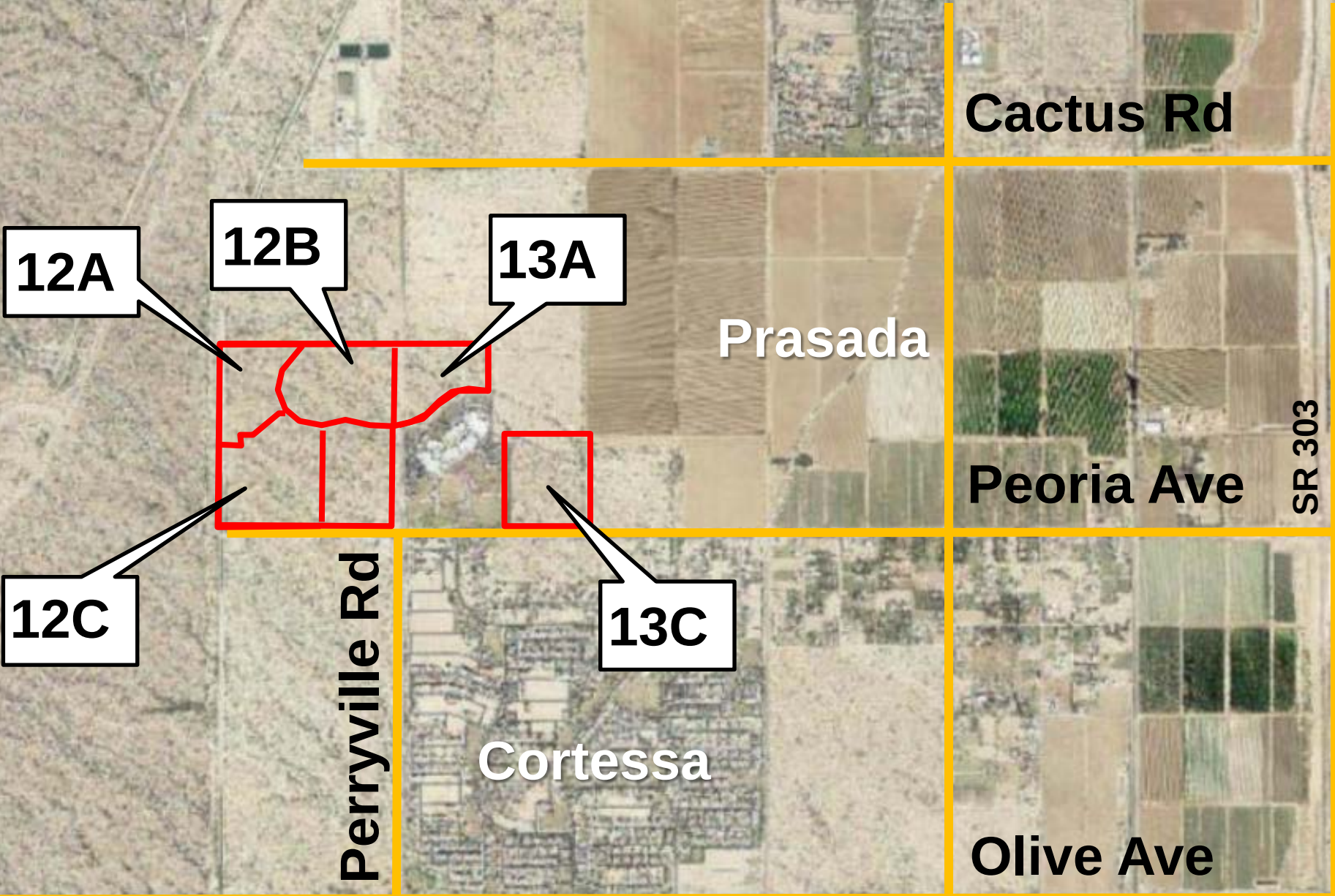
74 **Enclosure:**
75

76 Sealed Mylars (1 set)

ZANJERO TRAILS



ZANJERO TRAILS



DEDICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

THAT JEN ARIZONA 7 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, OF A SUBDIVISION WITHIN THE COUNTY OF MARICOPA, HAS SUBDIVIDED UNDER THE NAME OF "ZANJERO TRAILS PHASE 2 - PARCEL 12A", LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SAID "ZANJERO TRAILS PHASE 2 - PARCEL 12A" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENTS 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.

JEN ARIZONA 7 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THIS PLAT AND 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 BOUNDARIES 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 GRANTS TO THE CITY OF SURPRISE A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A 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 DEDICATES THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, PARKS, AND 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 OWNER OR THE HOMEOWNER'S ASSOCIATION FORMED BY THE OWNER AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

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

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

OWNER HEREBY GRANTS TO THE PUBLIC 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.

IN WITNESS WHEREOF:

JEN ARIZONA 7 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS 10th DAY OF August, 2015.

JEN ARIZONA 7 LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: [Signature]

ITS: Authorized Signor

ACKNOWLEDGMENT

ON THIS, THE 10th DAY OF August, 2015, BEFORE ME, Michael K. Jesberger WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE Authorized Signor OF: JEN ARIZONA 7 LLC AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL:

[Signature] 6/28/19
NOTARY PUBLIC MY COMMISSION EXPIRES

COMMUNITY ASSOCIATION RATIFICATION

BY THIS RATIFICATION, Michael K. Jesberger, DULY ELECTED PRESIDENT OF Zanjero Trails Homeowners ASSOCIATION, ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREIN.

NAME [Signature]

TITLE President

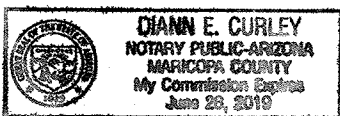
ACKNOWLEDGMENT FOR RATIFICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS, THE 31st DAY OF August, 2015, BEFORE ME, PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE President OF THE ASSOCIATION AND ACKNOWLEDGED THAT HE/SHE AS Michael K. Jesberger BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE CONTAINED HEREIN, BY SIGNING IN THE NAME OF THE ASSOCIATION, BY HIMSELF/HERSELF AS, Michael K. Jesberger.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL:

BY: [Signature] DATE 9/31/15



FINAL PLAT
OF
ZANJERO TRAILS PHASE 2 - PARCEL 12A
SURPRISE, ARIZONA
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 21,
TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA

NOTICE OF ZANJERO TRAILS PHASE 2 - PARCELS 12A-12C,
13A & 13C DEVELOPMENT AGREEMENT

JEN ARIZONA 7 LLC HAS ENTERED INTO A ZANJERO TRAILS PHASE 2 - PARCELS 12A-12C, 13A AND 13C DEVELOPMENT AGREEMENT DATED OCTOBER 24, 2013, ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON OCTOBER 24, 2013, AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCUMENT NO. 2013-0935514. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF LANDOWNER AT JEN ARIZONA 7 LLC, 20045 NORTH 19TH AVENUE, SUITE 3, PHOENIX, ARIZONA, 85027, AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 7 AND SECTION 8, UPON REASONABLE REQUEST.

DATED THIS 11th DAY OF September, 2015.

MARICOPA COUNTY MUNICIPAL WATER CONSERVATION
DISTRICT NUMBER ONE,

A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA ("MWD")

[Signature]
CHRISTINE CAIN, PROPERTY AND CONTRACTS SUPERVISOR

ATTEST:

[Signature]
GLEN VORTHERMS, ASSISTANT SECRETARY

JEN ARIZONA 7 LLC

BY: JEN ARIZONA 7 LLC

BY: [Signature]

ITS: Authorized Signor

NOTICE OF INTERGOVERNMENTAL AGREEMENT

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

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

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

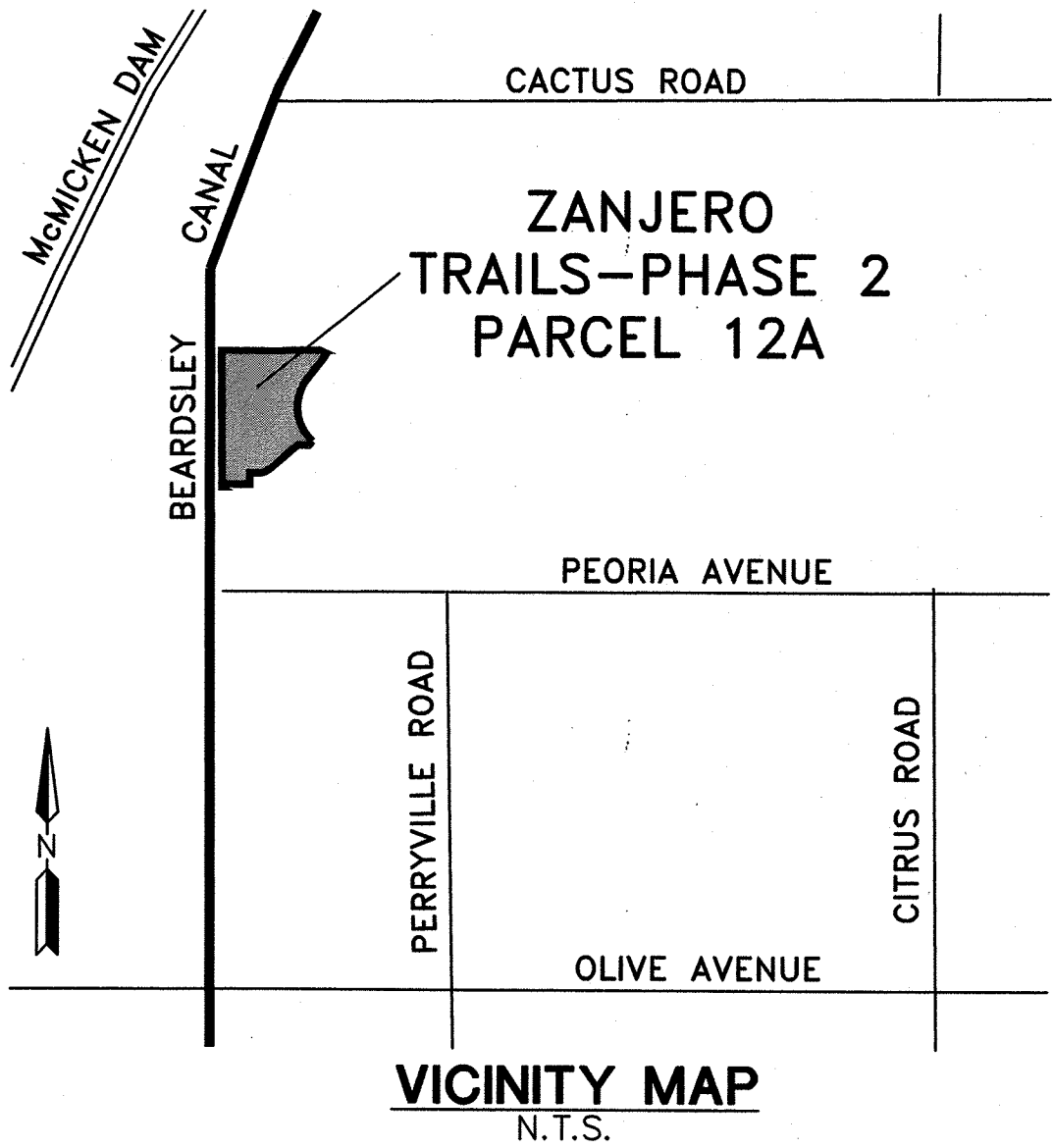
PUBLIC NOTICE:

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE 1988 MAG NOISE CONTOUR LINES 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

JEN ARIZONA 7 LLC, ("OWNER"), DOES HEREBY (1) RELEASE AND DISCHARGE THE USAF AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

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



VICINITY MAP
N.T.S.

BASIS OF BEARING

BASIS OF BEARING IS N00°19'56"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA PER THE RECORD OF SURVEY PLSS SUBDIVISION, MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY AS RECORDED IN BOOK 661, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA.

OWNER

JEN ARIZONA 7 LLC
20045 NORTH 19TH AVENUE, SUITE 3
PHOENIX, ARIZONA 85027
PH: (602)374-2777
FAX: (480)393-4016
CONTACT: TOM CHENEY

SURVEYOR

HILGARTWILSON
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PH: (602) 490-0535
FAX: (602) 368-2436
CONTACT: ROBERT A. JOHNSTON

SHEET INDEX

FP01 COVER SHEET
FP02 SHEET INDEX MAP, LEGEND, NOTES,
LOT/TRACT AREA TABLE, LOT
SETBACK & VISIBILITY DETAIL
FP03-FP04 FINAL PLAT

CERTIFICATE OF ASSURED WATER SUPPLY

THIS SUBDIVISION WAS ISSUED A CERTIFICATE OF ASSURED WATER SUPPLY BY THE ARIZONA DEPARTMENT OF WATER RESOURCES ON FEBRUARY 7, 2012. CERTIFICATE NUMBER 27-700722.0000. THIS SUBDIVISION WILL BE SERVED BY EPCOR WATER COMPANY.

APPROVALS:

CITY OF SURPRISE ENGINEER APPROVAL:

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 2015, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED _____
CITY ENGINEER

CITY OF SURPRISE COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA. THIS _____ DAY OF _____, 2015.

MAYOR

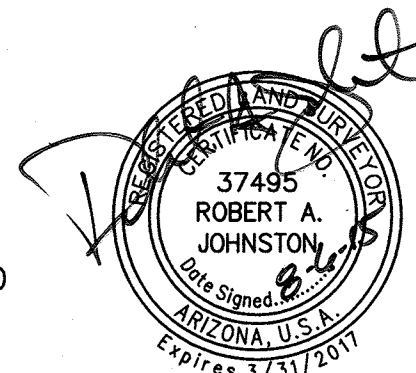
ATTEST: _____

CITY CLERK

LAND SURVEYOR CERTIFICATION

I, ROBERT A. JOHNSTON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF NOVEMBER, 2013; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL MONUMENTS ACTUALLY EXIST AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ROBERT A. JOHNSTON
RLS# 37495
HILGARTWILSON
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PH: (602) 490-0535



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

COUNTY RECORDER

ZANJERO TRAILS PHASE 2 - PARCEL 12A
NORTHWEST CORNER OF PEORIA AVENUE & PERRYVILLE ROAD
SURPRISE, ARIZONA

FINAL PLAT

HILGARTWILSON
ENGINEER | PLAT | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250 / PHOENIX, AZ 85016
PH 602.490.0535 / FAX 602.368.2436
www.hilgartwilson.com

PROJ.#: 1078
DATE: AUG 2015
SCALE: NTS
DRAWN: JDL
DESIGNED: HW
APPROVED: RAJ
DWG. NO. FP01
SHT. 1 OF 4

LEGAL DESCRIPTION

A PORTION OF LAND BEING SITUATED WITHIN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8" IRON PIPE ACCEPTED AS THE CENTER OF SAID SECTION 21 FROM WHICH A FOUND 3" CITY OF SURPRISE BRASS CAP FLUSH ACCEPTED AS THE EAST QUARTER CORNER THEREOF BEARS SOUTH 89°42'50" EAST, 2637.51 FEET;

THENCE SOUTH 89°42'50" EAST, 139.00 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 89°42'50" EAST, 1116.48 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 485.00 FEET, THE CENTER OF WHICH BEARS NORTH 60°47'57" WEST;

THENCE LEAVING SAID NORTH LINE AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°46'03", AN ARC LENGTH OF 82.68 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 38°58'06" WEST, 187.16 FEET;

THENCE SOUTH 83°58'06" WEST, 22.63 FEET;

THENCE NORTH 51°01'54" WEST, 3.32 FEET;

THENCE SOUTH 38°57'18" WEST, 55.00 FEET;

THENCE SOUTH 51°01'54" EAST, 3.30 FEET;

THENCE SOUTH 06°08'37" EAST, 22.67 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 550.00 FEET, THE CENTER OF WHICH BEARS SOUTH 51°53'44" EAST;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°27'58", AN ARC LENGTH OF 570.83 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 20°57'19" WEST, 23.35 FEET;

THENCE SOUTH 64°06'20" WEST, 3.16 FEET;

THENCE SOUTH 25°53'40" EAST, 55.00 FEET;

THENCE NORTH 64°06'20" EAST, 3.16 FEET;

THENCE SOUTH 72°44'39" EAST, 23.35 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 550.00 FEET, THE CENTER OF WHICH BEARS NORTH 59°34'21" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°14'54", AN ARC LENGTH OF 155.97 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 43°19'28" WEST, 20.69 FEET;

THENCE NORTH 85°34'17" WEST, 112.12 FEET;

THENCE SOUTH 53°45'49" WEST, 44.66 FEET;

THENCE SOUTH 49°36'45" WEST, 375.93 FEET;

THENCE SOUTH 61°57'11" WEST, 56.28 FEET;

THENCE SOUTH 78°24'24" WEST, 56.83 FEET;

THENCE NORTH 89°37'30" WEST, 68.00 FEET;

THENCE SOUTH 00°22'30" WEST, 109.00 FEET;

THENCE NORTH 89°37'30" WEST, 65.00 FEET;

THENCE SOUTH 45°22'30" WEST, 22.63 FEET;

THENCE NORTH 89°37'30" WEST, 141.21 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 55.00 FEET;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°20'29", AND ARC LENGTH OF 16.65 FEET TO A REVERSE CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 55.00 FEET;

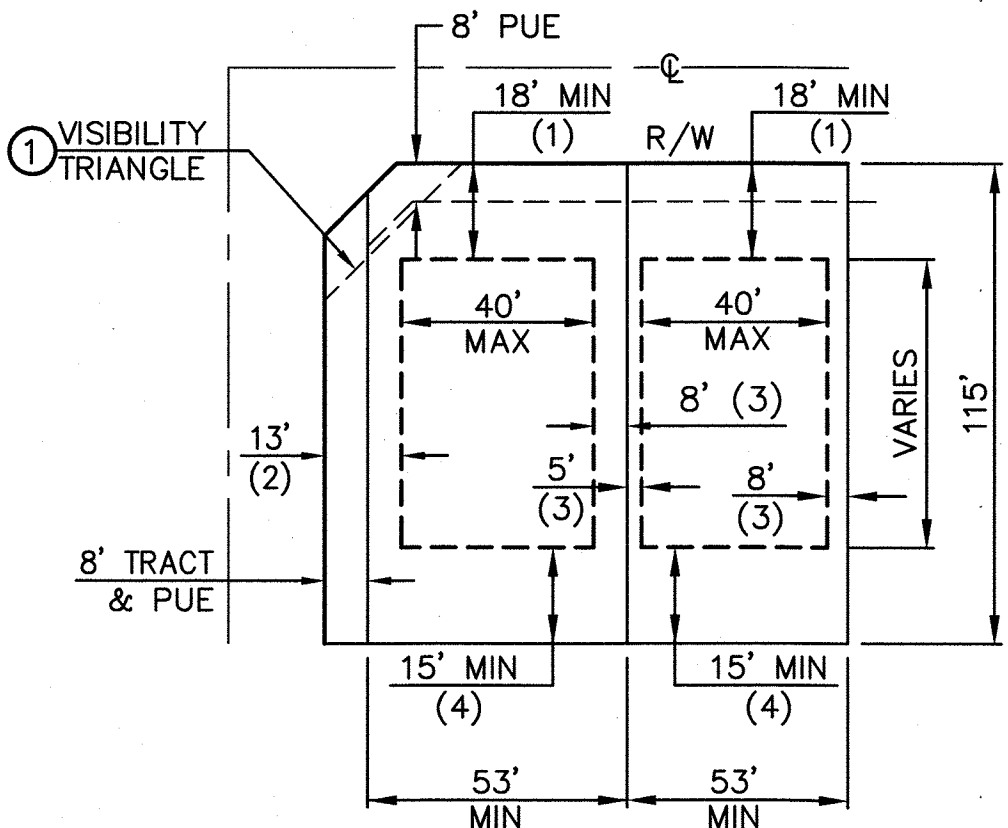
THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°11'37", AND ARC LENGTH OF 79.86 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 89°37'30" WEST, 35.11 FEET;

THENCE NORTH 00°22'27" EAST, 1490.80 FEET ALONG A LINE WHICH IS 139.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING

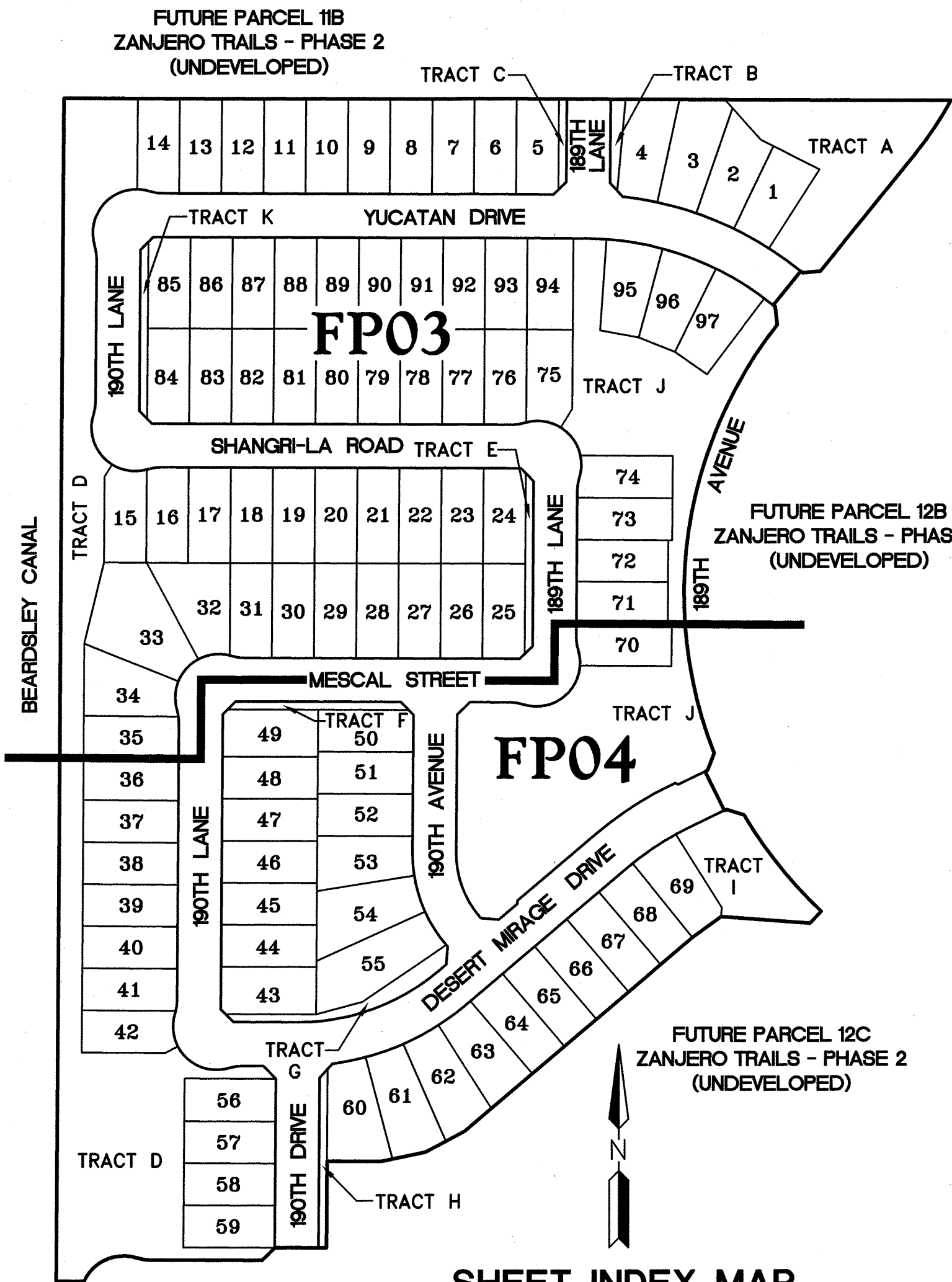
SINGLE FAMILY SETBACK NOTES:

- FRONT YARD SETBACK MAY BE REDUCED TO 12 FEET FOR HOMES WITH SIDE ENTRY GARAGES.
- A 13 FOOT SIDE YARD SETBACK ALONG THE STREET SIDE SHALL BE PROVIDED, INCLUSIVE OF THE 8' LANDSCAPE TRACT.
- A) TWO ADJACENT MULTI-STORY HOUSES AND/OR A SINGLE STORY AND MULTI-STORY HOUSE MUST BE SEPARATED BY NOT LESS THAN 13 FEET.
B) IF ANY PORTION OF A MULTI-STORY HOUSE HAS ONLY ONE STORY ADJACENT TO THE SIDE YARD PROPERTY LINE, THE SINGLE-STORY SETBACKS WILL APPLY.
- THE REAR YARD SETBACK ABUTTING AN ARTERIAL STREET SHALL HAVE A MINIMUM OF 20 FEET FOR SINGLE STORY AND 25 FEET FOR MULTI-STORY.



TYP. 53' MINIMUM WIDE LOT AND SETBACKS DETAIL

N.T.S.



SHEET INDEX MAP

N.T.S.

EXCEPT AS TO ANY AREAS SUBJECT TO THE EASEMENT OR EASEMENTS GRANTED TO MARICOPA WATER DISTRICT, AS DEPICTED ON THIS PLAT AND RECORDED IN THE OFFICE OF THE RECORDER, MARICOPA COUNTY, ARIZONA, EPCOR WATER COMPANY SHALL HAVE THE RIGHT TO ACCESS ANY TRACT AND/OR EASEMENT CONTAINING EPCOR WATER COMPANY FACILITIES FOR THE PURPOSES OF CONSTRUCTION, REPLACEMENT, AND/OR REPAIR. ACCESS BY EPCOR WATER COMPANY FOR THESE PURPOSES SHALL BE UNRESTRICTED, AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION OR SIMILAR GROUP WILL NOT BE REQUIRED.

TRACT AREA TABLE

TRACT	AREA (SQ. FT.)	AREA (ACRES)	USE
TRACT A	29,243	0.6713	LANDSCAPE/DRAINAGE
TRACT B	1,561	0.0358	LANDSCAPE/*PUBLIC UTILITY EASEMENT
TRACT C	1,093	0.0251	LANDSCAPE/*PUBLIC UTILITY EASEMENT
TRACT D	99,000	2.2727	LANDSCAPE/OPEN SPACE/DRAINAGE/*M.U.T.E.
TRACT E	2,180	0.0500	LANDSCAPE/*PUBLIC UTILITY EASEMENT
TRACT F	2,180	0.0500	LANDSCAPE/*PUBLIC UTILITY EASEMENT
TRACT G	4,377	0.1005	LANDSCAPE/*PUBLIC UTILITY EASEMENT
TRACT H	2,197	0.0504	LANDSCAPE/*PUBLIC UTILITY EASEMENT
TRACT I	13,663	0.3137	LANDSCAPE/OPEN SPACE
TRACT J	104,281	2.3940	LANDSCAPE/DRAINAGE
TRACT K	2,130	0.0489	LANDSCAPE/*PUBLIC UTILITY EASEMENT

TOTAL TRACT AREA = 261,905 SQ. FT. OR 6.0125 ACRES

* THESE USES AND/OR EASEMENTS (SHOWN WITH AN ASTERISK) ONLY AFFECT A PORTION OF THE TRACT AND ARE DELINEATED AS SHOWN ON THE PLAT. OTHER USES ARE BLANKET IN NATURE AND APPLY TO THOSE PORTIONS OF THE TRACT NOT OTHERWISE DELINEATED. OPEN SPACE AND LANDSCAPING USES, AS INDICATED ABOVE, WILL APPLY TO THE ENTIRE TRACT AREA

TRACT AREA =	261,905 SQ. FT.	6.0125 ACRES
LOT AREA =	645,457 SQ. FT.	14.8177 ACRES
RIGHT-OF-WAY =	240,253 SQ. FT.	5.5154 ACRES
GROSS AREA =	1,147,615 SQ. FT.	26.3456 ACRES
NET AREA =	907,362 SQ. FT.	20.8302 ACRES
(NET EQUALS GROSS MINUS RIGHT-OF-WAYS)		

LEGEND

- SET CORNER OF THIS PLAT WITH 1/2" REBAR WITH CAP, LS 19344
- FOUND MONUMENT AS NOTED
- SET BRASS CAP FLUSH PER MAG STD. DTL. 120-1 TYPE "B" (SEE NOTE 4)
- LINE TABLE NUMBER
- CURVE TABLE NUMBER
- RADIAL BEARING NUMBER
- RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- MUTE MULTI-USE TRAIL EASEMENT
- VISIBILITY TRIANGLE EASEMENT
- MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION
- MAP OF DEDICATION
- MARICOPA WATER DISTRICT
- PARCEL BOUNDARY
- RIGHT-OF-WAY LINE
- LOT/TRACT LINE
- CENTER LINE
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- SECTION LINE

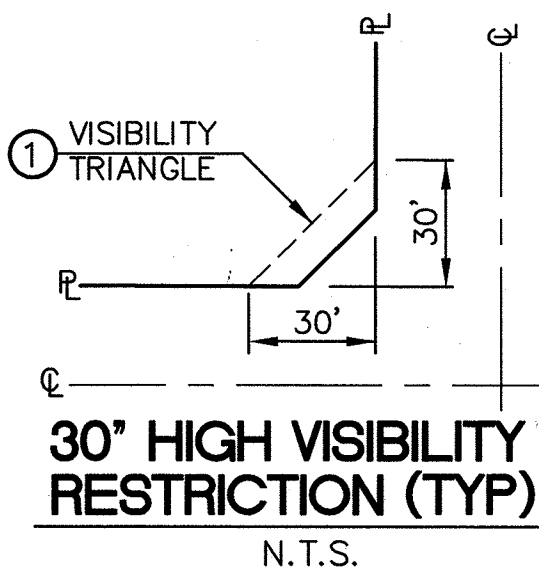
LOT AREA TABLE

LOT	AREA (SQ.FT.)	AREA (ACRES)	LOT	AREA (SQ.FT.)	AREA (ACRES)	LOT	AREA (SQ.FT.)	AREA (ACRES)
1	6,687	0.1535	34	7,962	0.1828	67	6,360	0.1460
2	7,225	0.1659	35	6,358	0.1460	68	6,485	0.1489
3	8,276	0.1900	36	6,360	0.1460	69	6,955	0.1597
4	7,511	0.1724	37	6,360	0.1460	70	6,262	0.1438
5	6,354	0.1459	38	6,360	0.1460	71	6,095	0.1399
6	6,367	0.1462	39	6,360	0.1460	72	6,095	0.1399
7	6,363	0.1461	40	6,360	0.1460	73	6,360	0.1460
8	6,358	0.1460	41	6,352	0.1458	74	6,224	0.1429
9	6,354	0.1459	42	6,156	0.1413	75	6,703	0.1539
10	6,350	0.1458	43	7,123	0.1635	76	6,342	0.1456
11	6,345	0.1457	44	6,360	0.1460	77	6,360	0.1460
12	6,341	0.1456	45	6,360	0.1460	78	6,360	0.1460
13	6,337	0.1455	46	6,360	0.1460	79	6,360	0.1460
14	6,253	0.1435	47	6,360	0.1460	80	6,360	0.1460
15	6,184	0.1420	48	6,360	0.1460	81	6,360	0.1460
16	6,342	0.1456	49	7,122	0.1635	82	6,360	0.1460
17	6,360	0.1460	50	6,342	0.1456	83	6,360	0.1460
18	6,360	0.1460	51	6,360	0.1460	84	6,342	0.1456
19	6,360	0.1460	52	6,360	0.1460	85	6,077	0.1395
20	6,360	0.1460	53	7,217	0.1657	86	6,095	0.1399
21	6,360	0.1460	54	8,893	0.2042	87	6,095	0.1399
22	6,360	0.1460	55	10,359	0.2378	88	6,095	0.1399
23	6,360	0.1460	56	6,210	0.1426	89	6,095	0.1399
24	6,342	0.1456	57	6,095	0.1399	90	6,095	0.1399
25	6,342	0.1456	58	6,095	0.1399	91	6,095	0.1399
26	6,360	0.1460	59	6,095	0.1399	92	6,095	0.1399
27	6,360	0.1460	60	8,315	0.1909	93	6,095	0.1399
28	6,360	0.1460	61	8,164	0.1874	94	6,670	0.1531
29	6,360	0.1460	62	7,819	0.1795	95	7,044	0.1617
30	6,360	0.1460	63	7,147	0.1641	96	7,093	0.1628
31	6,338	0.1455	64	6,360	0.1460	97	7,191	0.1651
32	8,638	0.1983	65	6,360	0.1460			
33	13,030	0.2991	66	6,360	0.1460			

TOTAL LOT AREA = 645,457 SQ. FT OR 14.8177 ACRES

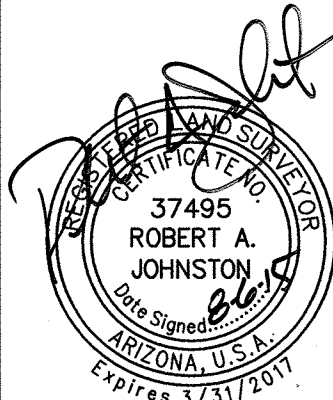
NOTES

- NO PERMANENT STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN EASEMENTS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF SURPRISE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ALL STRUCTURES AND LANDSCAPING WITHIN THE 30'x30' VISIBILITY TRIANGLE ALONG THE PROPERTY LINES AT LOT CORNERS SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 30" ABOVE GROUND LEVEL. (SEE DETAIL THIS SHEET)
- ALL EXTERIOR SUBDIVISION BOUNDARY CORNERS ARE AS SHOWN PER THIS PLAT IN CONFORMANCE WITH ARIZONA STATUTE. ALL INTERIOR CORNERS AND MONUMENTS ARE TO BE SET BY THE SURVEYOR RESPONSIBLE FOR THE CONSTRUCTION SURVEY AND STAKING OF THIS PROJECT AND MUST BE IN CONFORMANCE WITH SAID ARIZONA STATUTORY REQUIREMENTS.
- LANDSCAPING WITHIN TRACTS A, B, C, D, E, F, G, H, I, J AND K WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- PROVISIONS SHALL BE MADE FOR DEVELOPMENT AND MAINTENANCE OF STREET LIGHTS THROUGH EITHER THE ASSOCIATION OR THROUGH THE CREATION OF A STREET LIGHT IMPROVEMENT DISTRICT (S.L.I.D.).
- THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE ENGINEERING DEPARTMENT.
- THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1580H, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 30, 2005, 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. § 42-1102, 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.



NOTE: DETAIL PERTAINS TO ALL LOCAL UNCONTROLLED INTERSECTIONS

COUNTY RECORDER



ZANJERO TRAILS PHASE 2 - PARCEL 12A

NORTHWEST CORNER OF PEORIA AVENUE & PERRYVILLE ROAD

SURPRISE, ARIZONA

FINAL PLAT

REV.:

PROJ# 1078

DATE: AUG 2015

SCALE: 1"=40'

DRAWN: JDL

DESIGNED: HW

APPROVED: RAJ

DWG. NO.

FP02

SHT. 2 OF 4

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C1	427.50'	32°45'38"	244.43'
C2	372.50'	38°35'36"	250.91'
C3	400.00'	38°35'36"	269.43'
C4	550.00'	59°27'58"	570.83'
C8	485.00'	9°46'03"	82.68'
C9	55.00'	17°20'29"	16.65'
C10	55.00'	124°40'58"	119.69'
C11	55.00'	17°20'29"	16.65'
C12	55.00'	17°20'29"	16.65'
C13	55.00'	124°40'58"	119.69'
C14	55.00'	17°20'29"	16.65'
C15	55.00'	17°20'29"	16.65'
C16	55.00'	124°40'58"	119.69'
C17	55.00'	17°20'29"	16.65'
C21	55.00'	17°20'29"	16.65'
C22	55.00'	124°40'58"	119.69'
C23	55.00'	17°20'29"	16.65'

LINE TABLE

LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S42°14'41"E	23.55'	L10	S51°01'54"E	59.31'
L2	S51°01'54"E	1.67'	L23	N44°37'30"W	22.63'
L3	S51°01'54"E	1.69'	L24	S45°22'30"W	22.63'
L4	S51°01'54"E	1.68'	L25	S45°22'30"W	22.63'
L5	N83°58'06"E	22.63'	L26	N44°37'30"W	22.63'
L6	S51°01'54"E	3.32'	L27	S31°52'24"W	18.00'
L7	S38°57'18"W	55.00'	L28	S45°22'30"W	22.63'
L8	S51°01'54"E	3.30'	L45	S31°52'24"W	27.57'
L9	N06°08'37"W	22.67'			

NOTE:

- * ① 30'X30' SIGHT VISIBILITY TRIANGLE.
- * FOR DETAIL SEE SHEET FP-02

PROJ.#	1078	REV.:
DATE:	AUG 2015	
SCALE:	1"=40'	
DRAWN:	JDL	
DESIGNED:	HW	
APPROVED:	RAJ	

U:\1000\1078\SURVEY\DOCS\Parcel 12A Plat\1078 PH2-PAR12A-FP03.dwg 9/15/2015 11:45 AM

MARICOPA COUNTY
ZONING DISTRICT RURAL-43
(UNSUBDIVIDED)

BEARDSLEY CANAL

SEE SHEET FP03

SEE SHEET FP03

80' R/W PER
ZANJERO TRAILS
PHASE 2 SOUTH, M.O.D.
BK. PG.

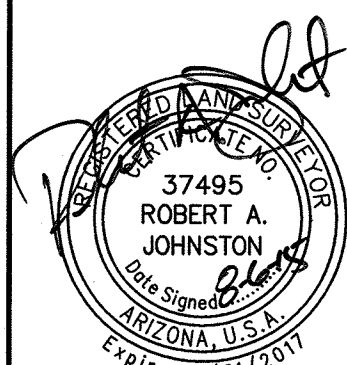
FUTURE PARCEL 12B
ZANJERO TRAILS PHASE 2
(UNDEVELOPED)

80' R/W PER
ZANJERO TRAILS
PHASE 2 SOUTH, M.O.D.
BK. PG.

HILGARTWILSON
ENGINEER | PLANNING | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250 / PHOENIX, AZ 85016
PH 602.490.6333 / FAX 602.388.2436
www.hilgartwilson.com

ZANJERO TRAILS PHASE 2 - PARCEL 12A
NORTHWEST CORNER OF PEORIA AVENUE & PERRYVILLE ROAD
SURPRISE, ARIZONA

FINAL PLAT



PROJ.#:	1078
DATE:	AUG 2015
SCALE:	1"=40'
DRAWN:	JDL
DESIGNED:	HW
APPROVED:	RAJ

DWG. NO.
FP04
SHT. 4 OF 4

WEST LINE OF
SOUTHEAST QUARTER

MWD 75' BEARDSLEY CANAL FEE TITLE & ROW
BK. 14, PG. 35; BK. 24, PG. 3;
FEDERAL GRANT 066294,
BK. 404, PG. 595-596; BK. 584, PG. 18;
MWD 64' BEARDSLEY CANAL FEE TITLE
MCR. NO. 2013-094275

MUTE
WIDTH
VARIES

MUTE
WIDTH
VARIES

TRACT D

TRACT D

TRACT J

TRACT G

TRACT H

NOTE:
* (1) 30'X30' SIGHT VISIBILITY TRIANGLE.
* FOR DETAIL SEE SHEET FP-02

FUTURE PARCEL 12C
ZANJERO TRAILS PHASE 2
(UNDEVELOPED)

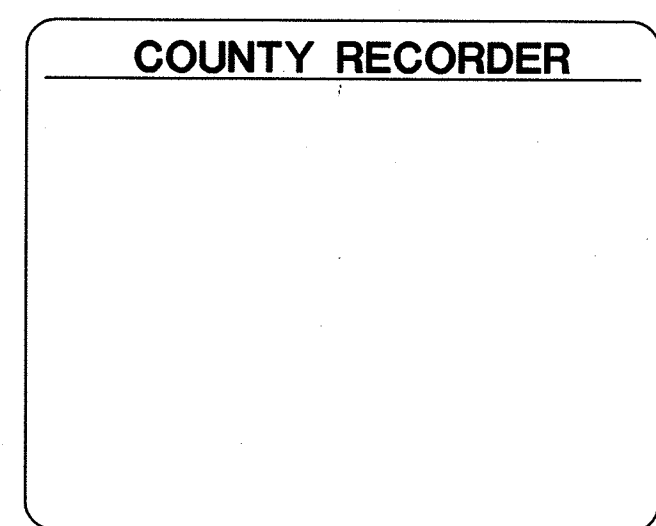
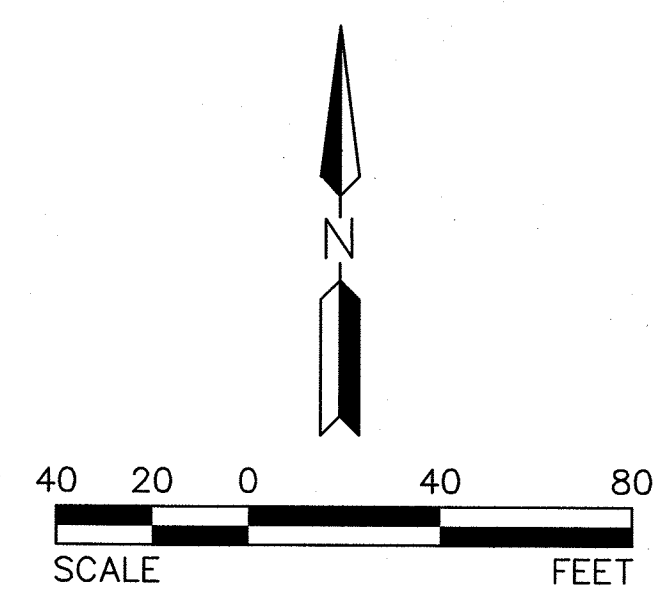
EAST QUARTER CORNER
SECTION 21, T.3N., R.2W,
FOUND 3" CITY OF SURPRISE
BRASS CAP FLUSH IN CONCRETE

SOUTHEAST CORNER
SECTION 21, T.3N., R.2W,
FOUND 3" M.C.D.O.T.
BRASS CAP FLUSH IN PAVEMENT

CURVE TABLE				CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH	CURVE #	RADIUS	DELTA	LENGTH
C4	550.00'	59°27'58"	570.83'	C27	271.40'	40°45'45"	193.09'
C5	550.00'	16°14'54"	155.97'	C28	326.40'	33°07'14"	188.68'
C6	55.00'	17°20'29"	16.65'	C29	298.90'	40°45'45"	212.65'
C7	55.00'	83°11'37"	79.86'	C30	150.00'	40°45'45"	106.72'
C18	55.00'	17°20'29"	16.65'	C31	177.50'	40°45'45"	126.28'
C19	55.00'	124°40'58"	119.69'	C32	122.50'	40°45'45"	87.15'
C20	55.00'	17°20'29"	16.65'	C33	400.00'	14°29'34"	101.18'
C24	55.00'	17°20'29"	16.65'	C34	430.50'	14°29'34"	108.89'
C25	55.00'	124°40'58"	119.69'	C35	372.50'	14°29'34"	94.22'
C26	55.00'	17°20'29"	16.65'				

LINE	BEARING
RB3	N59°34'21"E

LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L11	N20°57'19"E	23.35'	L31	S45°22'30"W	22.63'
L12	S64°06'20"W	3.16'	L32	S44°37'30"E	22.63'
L13	N25°53'40"W	55.00'	L33	N44°37'30"W	22.63'
L14	S64°06'20"W	3.16'	L34	S62°31'57"W	18.00'
L15	S72°44'39"E	23.35'	L35	S42°15'23"W	23.82'
L16	N43°19'28"E	20.69'	L36	N49°36'45"E	11.25'
L17	N53°45'49"E	44.66'	L37	N04°36'45"E	22.63'
L18	S61°57'11"W	56.28'	L38	S40°23'15"E	2.82'
L19	N78°24'24"E	56.83'	L39	S40°23'15"E	2.82'
L20	N89°37'30"W	68.00'	L40	S85°23'15"E	22.63'
L21	S89°37'30"E	65.00'	L41	S04°36'45"W	4.24'
L22	N45°22'30"E	22.63'	L42	S70°53'40"E	4.24'
L29	S45°22'30"W	22.63'	L43	S04°25'43"W	11.21'
L30	N44°37'30"W	22.63'	L44	N89°37'30"W	35.11'



ZANJERO TRAILS

PHASE 2

JULY 24, 2015



SINGLE FAMILY RESIDENTIAL
ARCHITECTURAL DESIGN
GUIDELINES

Introduction

These Single Family Residential Architectural Design Guidelines (Guidelines) have been established to provide the general design criteria for Parcels 12A, 12B, 12C, 13A and 13C of the Zanjero Trails Phase 2 PAD. The Guidelines are meant to inspire creativity, not hinder it, and encourage diversity that will ultimately establish a quality within the community that will inspire its residents. The Guidelines will be used to review each home design for conformance with the overall Zanjero Trails Phase 2 design objectives.

These guidelines are meant to supplement the City of Surprise Single-Family Residential Home Product Design Guidelines. Any topics and standards that are not specifically defined by these Guidelines or the approved development standards for the development shall be governed by the City's requirements. If there is any conflict between these guidelines and the City of Surprise Design Guidelines, the City's guidelines will supersede.

Architecture

Objectives

The following goals and objectives are what guide the character and development of the Zanjero development:

- A varied and visually interesting street scene should be the final product as established through appropriate landscaping and quality architecture;
- The edges of the development should embody the core design principles that are employed internally through the development; and
- Community engagement should be encouraged through the promotion of pedestrian activity and outdoor livability at the front of the residence.

Architectural Styles

In the development of the architecture of the residences, it is imperative that the materials and detailing is authentic to the architectural style being portrayed. The following architectural styles have been select for the Zanjero development for their timelessness in style and quality of detailing. Following each style are some of the key characteristics that define that style. Additional styles may also be appropriate, subject to approval by the City of Surprise Planning Department.



Craftsman

The Craftsman style is known for its moderately detailed residences which are characterized by the use of hand-finished materials with a rusticated texture. Broad open porches, low sloping roofs with deep overhangs, multiple gables, asymmetrical compositions, oversized first floor windows, expressive trim, rafters, brackets, and porches characterize this style.

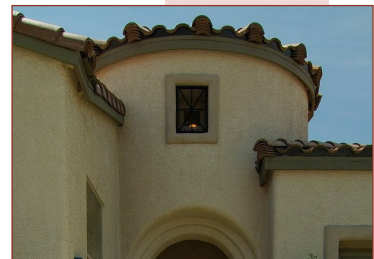
- Traditional one and two story asymmetrical massing with horizontal proportions
- Large open front porches and pergolas with expressive structural components
- Expressive structural elements such as rafters, brackets, and columns
- Broad porches
- Deep overhangs
- Low pitched, gabled roof lines
- Horizontal residence forms
- Decorative detailing such as tapered columns, stone, handcrafted woodwork, and exposed rafters
- Accented structural elements
- Use of stone or brick at porch columns typical
- A mixture of materials such as stone, stucco and siding
- Variety of column and beam detailing at porches with stone or brick pilaster
- Roof dormers
- Divided window panes
- Body color varied with contrasting trim color
- Wood brackets and wood trim (or the appearance of through the use of modern materials)



Mediterranean

The Mediterranean style combine elements from the architecture found in France, Italy, Greece and the Balkans as well as other cultural influences from this region. Some of the features that are combined together to define this style are terraces or courtyards, stucco finishes, porticos, balconies or any number of other elements inspired by houses on the Mediterranean.

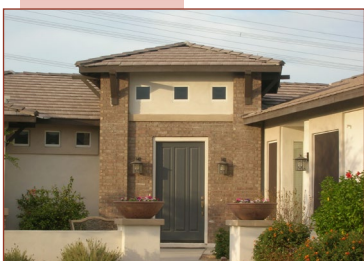
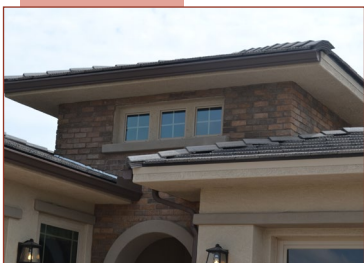
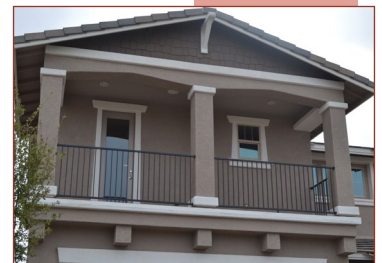
- Low-pitched gable roofs
- Red barrel or s-shaped roof tiles
- Asymmetrical combination or residence forms
- Entry courtyards
- Accentuated tower elements and/or arcades
- ½ round arch elements at doors and feature windows
- Refined decorative detail elements such as patterned tiles, iron, and plank or panel shutters



Monterey

The Monterey style is a combination of Spanish Colonial construction methods with the basic two story New England Colonial house. The signature cantilevered balcony on the front may be a prelude to the porch that often surrounds or defines a private courtyard in the back. Rafters are often exposed, chimneys often anchor one end of the house and flat paneled doors are used both on the ground floor and on the balcony.

- Rectilinear residence forms
- One and two story asymmetrical masses
- Contrasting materials of stucco and siding between first and second floors
- Informal plan arrangement
- Low-pitched gable roofs, primarily front to back, with intersecting cross gables permitted
- Flat roof tiles or barrel style roof tiles
- Use of colonial detail elements such as pediments at window and door openings
- Detail elements such as cantilevered balcony on front elevations, exposed rafter tails, shutters, etc.



Prairie Ranch

Frank Lloyd Wright revolutionized American architecture when he removed its European influences by using low horizontal lines and open interior spaces. Prairie Houses are characterized by low-pitched, usually hipped, roofs with widely overhanging eaves, open floor plan, low horizontal profile, of two stories with single story wings, and large porches.

- Low-pitched hip roofs
- Horizontal emphasis in detailing with vertical
- Flat roof tiles
- Stucco, brick or stone exterior
- Windows grouped to form horizontal bands
- Divided light windows
- Window shutters
- Contrasting trim color
- Integrated porches and patios as well as intimate courtyard spaces
- Chimneys used as vertical elements



Southern Italian

The Southern Italian style is heavily influenced by the temperate climate found in the southern coastal regions of Italy along the Mediterranean, Tyrrhenian, and Ionian seas. Architectural characteristics that embody this style include formal box like massings, terraces or courtyards, and arched windows.

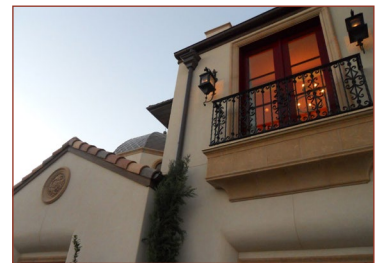
- Low-pitched hip roofs
- Flat, barrel or s-shaped roof tiles
- Formal box-like residence massing
- Projecting eaves with decorative brackets or dentils
- Vertically proportioned windows, often arched
- Detail elements such as quoins, keystones, shutters, palladian windows



Spanish Colonial

The Spanish Colonial style is a collection of southern European styles that is unified through its arches, courtyards, strong form and mass, plain wall surfaces, and tile roofs, all derived from Mediterranean architectural styles. It is often characterized by an informal arrangement and massing.

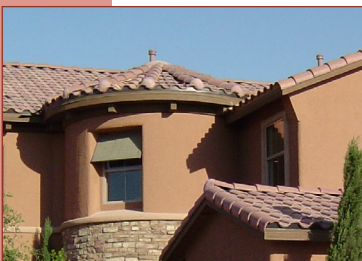
- Asymmetrical massing
- Low-pitched gable roofs
- Red barrel or s-shaped roof tiles
- ½ round arch elements
- Detailing primarily at openings
- Detail elements such as iron, wood-plank shutters, clay (or stucco) vent tiles, ceramic tile, etc
- Deep window or door recess
- Arched windows and openings
- Shallow or flush overhangs
- Stucco, light colored exterior wall with a variety of finishes
- Stucco eave details or wood corbelled rafter tails
- Courtyard, loggias and patios



Tuscan

Similar to the Mediterranean and Southern Italian styles, the Tuscan style is influenced by its climate, but also is shaped by the rolling plains that is the setting of Tuscany region. Some of the features that identify this style informal arrangement of residence forms, Medium to darker color schemes and the use of stone on massings.

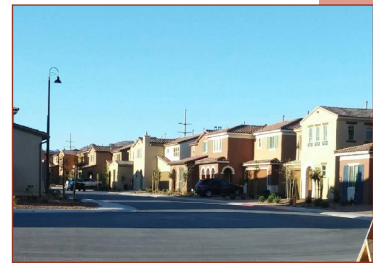
- Mostly low-pitched hip roofs (occasional gable or cross-gable)
- Predominantly barrel or s-shaped roof tiles
- Informal arrangement of residence forms
- Medium to darker color schemes
- Detail elements such as accent stone, projecting overhead shutters



Elevations

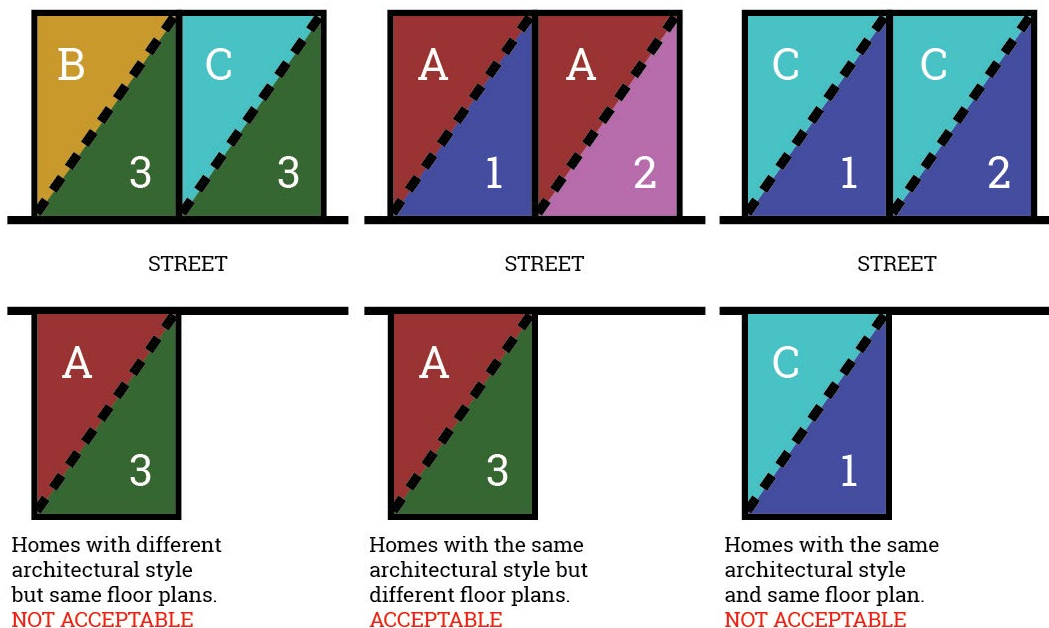
A varied and interesting street scene can be greatly enhanced the proper development of a variety of elevations of the residences. The following shall be followed to aid in the development of the community street scene:

- 3 different floor plans will be provided for each neighborhood
- 3 architectural styles will be provided for each floor plan
- 2 roof materials/styles/colors per architectural style will be provided
- Each elevation of the residence shall be articulated either through massing, detailing, or other method
- Detailing of the residence shall be true to the architectural style
- No adjacent lots or lots directly across the street shall contain the same architectural style and floor plan. Similar architectural styles may be on adjacent lots or lots directly across the street as long as the floor plan is different. ¹



Legend

Architectural Style	Floor Plan
■ A	■ 1
■ B	■ 2
■ C	■ 3



1. Lots directly across the street are those where at least 51% of the lot's street frontage is directly across from the street frontage of the lot on the opposite side of the street.

Residence Massing

Through the placement and orientation of various residence massings an interesting and varied street can be developed as well as shape community engagement. The following criteria have been developed to promote these principles:

- At least one floor plan with living space placed forward of the garage should be provided to reduce the dominance of the garage on the street scene
- Multiple massings at various offsets are encouraged in the development of the architecture
- The massing of the residence shall be at the appropriate scale at the street scene



Example of acceptable street scene



Example of unacceptable street scene



- Recessed windows are highly encouraged to add variety to masses and create dramatic shade lines
- Varied massing of the rear elevation shall be provided when visible to the public



Example of acceptable rear yard massing



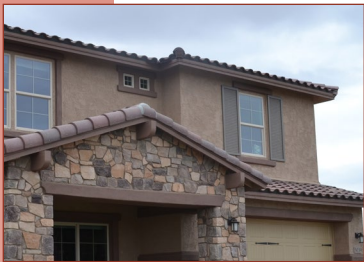
Example of unacceptable rear yard massing



Roofs

A well designed roof-scape can have a tremendous visual impact on the community. The following criteria have been established to foster creative alternatives for variety in the roofs in the community:

- Varied but simple roof lines shall be employed with all architectural styles
- Where appropriate to the style, two roof materials/styles/colors (metal, concrete, or clay; flat, barrel, "S", or similar) per architectural style shall be available
- Multiple ridgelines shall be employed to avoid large flat masses of roofs that can run from residence to residence
- Various roof forms shall be employed that are consistent with architectural style
- Gutters and flashing shall be designed to match color of the residence; Decorative gutters are acceptable





Porches and Patios

Porches and patios can provide a great deal of visual interest on the design of a residence when visible by the public, and can activate a community by providing outdoor living space along the street scene. The following criteria have been established to encourage the development of well-designed porches and patios:

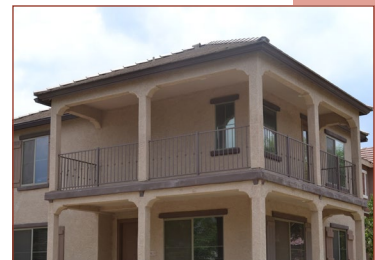
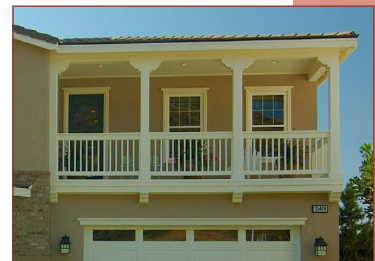
- The design shall be at the appropriate scale to the masses of the residence
- They will be integrated into the architecture of the residence and not feel as if they are simply attached to the residence as an after thought
- The design shall be consistent with and enhance the architectural style
- They will provide visual interest



Balconies, Projections and Decorative Detailing

Balconies, projections and decorative detailing can provide a great deal of visual interest on the design of a residence when visible by the public, and can enhance the overall character and quality of the architecture of a residence. The following criteria have been established to encourage the development of well-designed balconies, projections and decorative detailing:

- The design shall be at the appropriate scale to the masses of the residence
- The design shall be consistent with and enhance the architectural style
- They will provide visual interest



Windows and Doors

The following criteria have been developed to foster creative solutions to the design of windows and doors to better enhance the overall character of the architecture of the residence s:



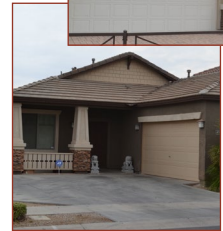
Front Doors

- Where appropriate to the elevation, the front door entry should be a celebrated feature of the residence
- Front door shall be visible from the street or behind a courtyard wall and gate that is visible from the street
- Front door should be decorative in nature and consistent with the architectural style

Garage Doors

The garage door of a residence makes up a large percentage of the overall façade and therefore is a significant element of the architecture of the residence.

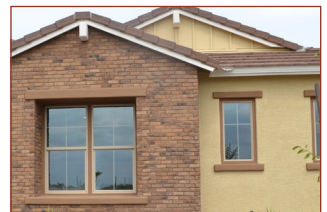
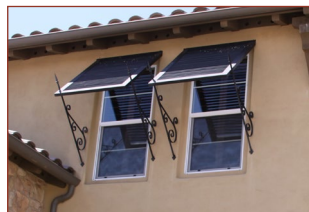
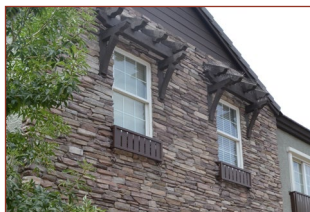
- Garage door shall be decorative in nature and consistent with the architectural style
- Garage doors shall be recessed a minimum 6" from the primary façade of the structure to create variations in an otherwise large massing. Builders are encouraged to increase the recess up to 12" through the use of additional pop-outs when appropriate to the architectural style.
- No more than 2 garage spaces may occupy the same plane to avoid having a single dominant mass when a three car garage is offered on a residence
- Min 2' separation between garage door planes from the most forward to the most recessed to create variations in an otherwise large massing
- The inclusion of elevation options with side loaded garages is encouraged to remove the garage door from the street scene on lots that are wider than 55 feet



Windows

Windows can provide a great deal of variety and character in the elevation of the residence.

- Windows to be aligned and sized appropriately to the architectural style
- Windows visible to the public are encouraged be recessed to add depth and shadow to the façade
- Windows on front elevations shall have a divided appearance if consistent with the architectural style



Lighting

The following criteria should be utilized in the design and utilization of lighting of the residence:

- The design of the light fixtures shall be in character with the architectural style of the residence
- The design of the lighting shall accentuate the architecture of the residence and also promote safety within the community.
- The design of the lighting shall not be obtrusive to surrounding neighbors
- Light pollution will be limited in accordance with the City of Surprise standards

Accessory Structures

The following criteria have been developed to aide in the design of accessory structures:

- The architectural character shall be consistent with the architectural style of the primary structure
- Accessory structure height and setbacks must comply with the Surprise Uniform Development Code
- The structure should have a 6' wall to wall separation from the primary structure

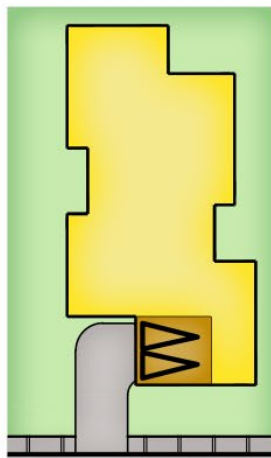
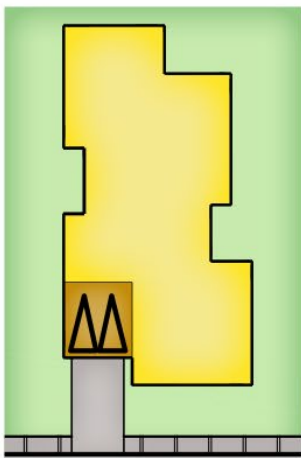
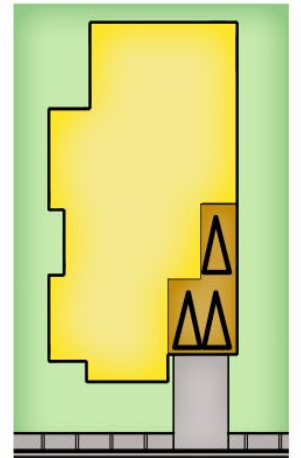
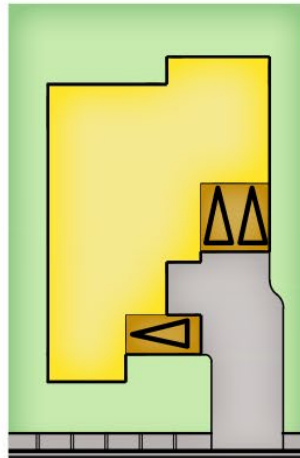
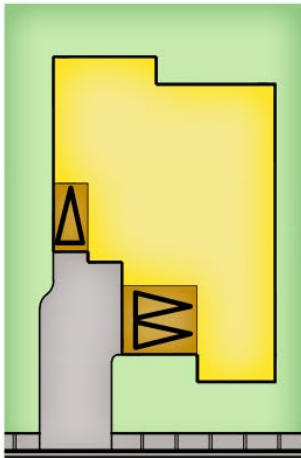
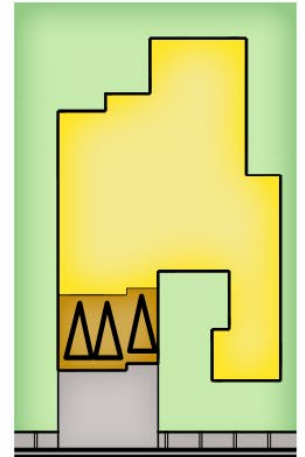
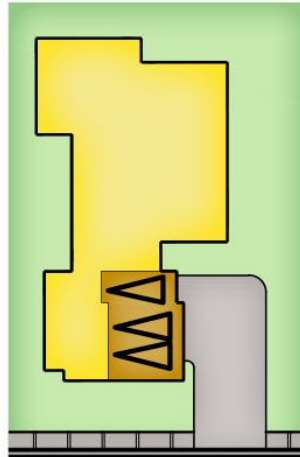
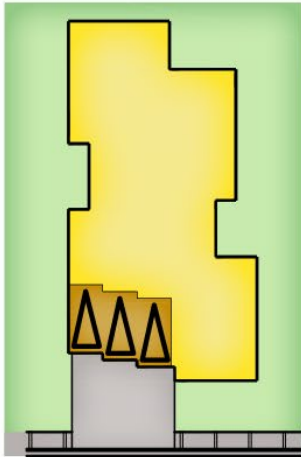
Color and Materials

Each builder shall prepare color and material palettes for each of the architectural styles that will be utilized within each neighborhood. The following guidelines shall guide in the development of these palettes:

- The design of the palettes shall be selected to unify the community aesthetically
- The palettes will be selected to create an identity for each residence and add visual interest to the community
- The palettes shall enhance and be appropriate to the architectural style
- The colors of the palettes shall not exceed a solar reflective index number of 45%
- A variety of color and materials should be employed on each residence if consistent with the architectural style. A minimum of two (2) colors per architectural style will be provided.



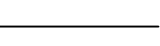
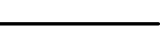
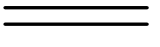
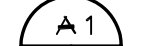
TYPICAL GARAGE OPTIONS



ZANJERO TRAILS 2

PARCEL 12A
CACTUS ROAD & PERRYVILLE ROAD
SURPRISE, ARIZONA

IRRIGATION SCHEDULE

SYMBOL	SPECIFICATION
	1" WATER METER - COORDINATE LOCATION AND INSTALLATION W/ OWNER'S REPRESENTATIVE.
	FEBCO 825YA (1") REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY WITH GUARDSHACK ENCLOSURE. SEE DETAILS 'E' AND 'R', SHEET L27.
	*SCHEDULE 40 PVC. SEE DETAILS 'L' AND 'M', SHEET L27. SIZE AS PER PLAN.
	*PVC LATERAL (TURF) - CLASS 200 MIN. (ALL 1/2" PIPE TO BE CLASS 315). PIPE SIZE PER PLAN. SEE DETAIL 'L', SHEET L27.
	*PVC LATERAL (TREES) - CLASS 200 MIN. (ALL 1/2" PIPE TO BE CLASS 315). SEE DETAILS 'L' AND 'M', SHEET L27. PROVIDE BOWSMITH ML-210 MULTI-OUTLET EMITTERS TO EACH TREE (3 PER 54" BOX TREE AND LARGER, 2 PER TREE FOR 24" BOX TO 48" BOX TREES, AND 1 PER 15 GALLON TREE). SEE DETAILS 'I' AND 'J', SHEET L27. EMITTERS TO TREES IN TURF AREAS SHALL BE BURIED IN PLASTIC BOXES. TOP OF BOXES TO BE FLUSH WITH FINISHED GRADE.
	*PVC LATERAL (SHRUBS) - CLASS 200 MIN. (ALL 1/2" PIPE TO BE CLASS 315). SEE DETAILS 'L' AND 'M', SHEET L27. PROVIDE BOWSMITH SL-210 SINGLE-OUTLET EMITTERS TO EACH SHRUB, VINE, AND GROUND COVER (1 PER PLANT). SEE DETAILS 'H' AND 'J', SHEET L27.
	NIBCO BRONZE GATE VALVE- SAME SIZE AS MAINLINE. SEE DETAIL 'A', SHEET L27.
	RAINBIRD XGZ -100-PRF ELECTRIC REMOTE CONTROL DRIP VALVE ASSEMBLY. SIZE AS NOTED. SEE DETAIL 'C', SHEET L27.
	RAINBIRD FEB SERIES ELECTRIC REMOTE-CONTROL VALVE W/ PRS-D PRESSURE REGULATION UNIT. SIZE AS NOTED. SEE DETAIL 'B', SHEET L27.
	PRESSURE REGULATOR -SEE DRIP VALVE ASSEMBLY DETAIL
	HUNTER MP MULTI- STREAM ROTOR AT 30 P.S.I. WITH HUNTER PROS-06-PRS30
	NOZZLE: MP3000 SERIES 90-210 NOZZLE: MP3000 SERIES 210-210 NOZZLE: MP3000 SERIES 360 SEE DETAILS 'K' & 'Q', SHEET L27.
	SCHEDULE 40 PVC SLEEVE. SEE DETAIL 'F', SHEET L27 & DETAIL 'B', SHEET L28.
	2" SCHEDULE 40 PVC SLEEVE FOR CONTROL WIRE.
	FLUSH CAP (TYPICAL). SEE DETAIL 'N', SHEET L27.
	CONNECT TO OFF-SITE IRRIGATION MAINLINE- SEE OFF-SITE IRRIGATION PLANS
	CONTROLLER AND STATION. VALVE SIZE/ GALLONS PER MINUTE.
	RAINBIRD MODEL 44RC QUICK COUPLING VALVE W/ 44K VALVE KEY. SEE DETAIL 'G', SHEET L27.
	BASELINE SOIL MOISTURE SENSOR CONNECT TO CONTROLLER "A" PROVIDED WITHIN OFFSITE 12A PLANS. MODEL NUMBER: BL-53155 INSTALL PER MANUFACTURES RECOMMENDATIONS
* ALL PIPING TO BE PURPLE PVC; ALL MAINLINE PIPE PROPOSED TO BE ADJACENT / PARALLEL RIGHT-OF-WAY ARE TO BE LOCATED OUTSIDE OF RIGHT-OF-WAY.	

LANDSCAPE PLANS

IRRIGATION NOTES

- ALL IRRIGATION TO UTILIZE AN AUTOMATIC CLOCK AS SPECIFIED. LOCATE POWER SOURCE IN THE FIELD.
- USE COMMON TRENCHES WHERE POSSIBLE.
- USE PEN-TITES AND SEALER FOR ALL LOW VOLTAGE WIRING WITH ELECTRICAL VALVES.
- ALL MAINLINE TO BE BURIED A MINIMUM OF 18" BELOW FINISH GRADE. ALL LATERALS TO BE BURIED A MINIMUM OF 12" BELOW FINISH GRADE.
- INSTALL ELECTRIC VALVES IN PLASTIC VALVE BOXES FLUSH WITH GRADE. VALVE BOX LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT. VACUUM BREAKER TO BE ASSEMBLED WITH ALL HARD COPPER PIPE AND FITTINGS. A UNION SHALL BE INSTALLED ON BOTH INLET AND OUTLET SIDES OF PIPE ABOVE GRADE.
- MAINTAIN IRRIGATION AS-BUILTS AND TURN OVER TO OWNER PRIOR TO INSTALLATION ACCEPTANCE. AS-BUILT PLANS TO BE AVAILABLE FOR REVIEW AT THE TIME OF FINAL WALKTHRU.
- ALL IRRIGATION EQUIPMENT TO BE LOCATED IN LANDSCAPE AREAS. ALL LINES AND EQUIPMENT LOCATIONS ARE SCHEMATIC.
- IRRIGATION AND ELECTRICAL SLEEVES TO BE SCH. 40 PVC. ALL SLEEVES TO EXTEND AT LEAST 1" BEYOND CONCRETE STRUCTURES. ALLOW 4-6" FROM END OF SLEEVES TO FIRST FITTING ON IRRIGATION LINE. ALL SLEEVES TO BE 24" BELOW GRADE AND/OR AS PER OWNER'S SPECIFICATIONS.
- LANDSCAPE CONTRACTOR RESPONSIBLE FOR ALL REQUIRED IRRIGATION SLEEVING. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR. VERIFY ANY EXISTING SLEEVES INSTALLED BY OTHER CONTRACTORS. LOCATE EMITTERS ON UPHILL SIDE OF PLANTS ON SLOPED PLANTING AREA OR PER APPROVE BY ARCHITECT OR OWNERS REPRESENTATIVE.
- ALL PEA GRAVEL IN VALVE BOXES TO BE CLEANED FROM TOP OF VALVE SO THAT VALVE IS COMPLETELY VISIBLE. LIP OF VALVE BOX SHALL ALSO BE FREE OF GRAVEL.
- ALL MATERIAL USED SHALL BE INSTALLED AS PER PLAN AND AS PER MANUFACTURERS SPECIFICATIONS. ANY DEVIATIONS FROM DRAWINGS OR MATERIALS USED SHALL BE APPROVED BY OWNER'S REPRESENTATIVE AND/OR ARCHITECT.
- LOCATE PRESSURE REGULATOR AND 'Y' STRAINER IN VALVE BOX AS REQUIRED. REMOTE CONTROL VALVES TO BE LOCATED IN A SEPARATE, ADJACENT, VALVE BOX OR A JUMBO VALVE BOX MAY BE USED IN LIEU OF TWO SEPARATE BOXES. ALL BOXES TO BE LOCATED IN PLANTING AREAS AND INSTALLED FLUSH W/ GRADE.
- ALL DRIP SYSTEMS TO BE FLUSHED THROUGH FLUSH CAPS. FLUSH CAPS TO BE LOCATED IN 10" ROUND ECONOMY BOXES. (SEE NOTE #11). ALL PLANTS REQUIRED MORE THAN ONE DRIP EMITTERS SHALL HAVE EMITTERS DISTRIBUTED EVENLY AROUND THE EDGE OF THE ROOTBALL. PRIOR TO OWNER'S APPROVAL, AN IRRIGATION "TUNE-UP" MUST BE PERFORMED AS FOLLOWS:
 - ALL IRRIGATION EQUIPMENT (INCLUDING ALL PIPLINES AND SLEEVES) TO BE DOCUMENTED FROM TWO STATIONARY POINTS.
 - ALL DRIP SYSTEMS TO BE FLUSHED BEGINNING WITH 'Y' STRAINER, AND WORKING AWAY FROM PRESSURE REGULATOR.
 - IRRIGATION VALVES TO BE LABELED ON A SHEET OF PAPER WITH STATIONS CORRESPONDING TO MARKED LABELS ON TOP OF VALVED BOXES. THIS SHEET TO BE PLACED IN A PLASTIC POUCH AND ATTACHED TO THE INSIDE OF CONTROLLER.
 - ALL IRRIGATION SPRAY HEADS ARE TO BE FLUSHED OF DEBRIS AND FLOW CONTROLS ADJUSTED IN ORDER TO ACHIEVE 100% COVERAGE. AVOID SPRAY INTO ALL STREETS, CURBS, SIDEWALKS OR OTHER HARDSCAPE AREA OR STRUCTURE.
 - ALL IRRIGATION HEADS TO BE ADJUSTED TO PROPER HEIGHT. 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. IRRIGATION PLAN IS SCHEMATIC. ACTUAL BACKFLOW PREVENTOR LOCATION TO BE SCREENED FROM VIEW BY PLANT MATERIAL. REFER TO PLANTING PLAN FOR SCREENING.
- CONTROLLER WIRE SHALL BE A DIFFERENT COLOR FOR TREE LINES AND DRIP LINES. AT LEAST ONE EXTRA CONTROL WIRE TO BE RUN TO THE FARTHEST VALVE LOCATION OF THE SYSTEM. ALL IRRIGATION LINES ARE SCHEMATIC. THE CONTRACTOR IS RESPONSIBLE FOR RUNNING IRRIGATION LINES TO ALL TREES, SHRUBS, AND GROUND COVER ON THE PROJECT. ALL IRRIGATION EQUIPMENT SHALL BE LOCATED IN LANDSCAPE AREAS AND WITHIN THE LIMITS OF WORK.
- IRRIGATION LINES SHALL RUN PARALLEL TO THE HIGH SIDE OF SLOPES WHEREVER POSSIBLE.
- TREES ARE TO BE VALVED SEPARATELY FROM SHRUBS AND GROUND COVER. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING AND INSTALLING ALL SLEEVING NECESSARY TO RUN IRRIGATION LINES AND CONTROL WIRE UNDER ANY REQUIRED HARDSCAPE AREAS, WALLS, ETC.
- CONTRACTOR TO PROVIDE EMITTERS OR BUBBLERS (PALM TREES) TO ALL TREES IN TURF AREAS. EMITTERS TO TREES IN TURF AREAS SHALL BE BURIED IN PLASTICE BOXES. TOP OF BOXES TO BE FLUSH W/ GRADE.

SPECIAL NOTES:

- INSTALL TREE ROOT BARRIERS WHEN TREES ARE LOCATED WITHIN 10' OF SIDEWALKS, CURBING, OR PAVEMENT PER DETAIL 'K', SHEET L26.
- SEE OFFSITE IRRIGATION PLANS FOR IRRIGATION CONTROLLER LOCATIONS.

CALL TWO WORKING DAYS
BEFORE YOU DIG
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

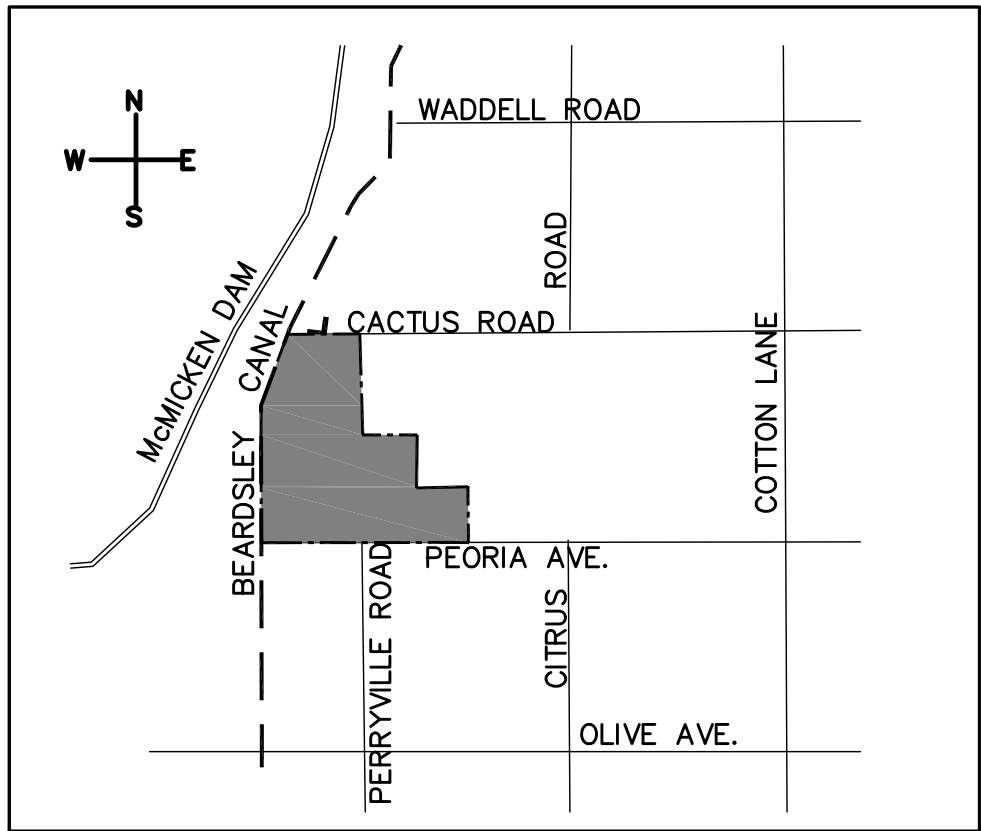
LANDSCAPE NOTES

- PROVIDE LANDSCAPE ARCHITECT A SAMPLE OF DECOMPOSED GRANITE FOR APPROVAL PRIOR TO DELIVERY TO THE SITE.
- PREPARED BACKFILL FOR PLANTING PITS SHALL BE FOUR (4) PARTS NATIVE SOIL TO ONE (1) PART NITROGEN STABILIZED MULCH. MIX MULCH AND SOIL BACKFILL THOROUGHLY TO CREATE BACKFILL PRIOR TO PLACING PLANT IN PIT.
- 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.
- PLANT TABLETS TO BE AGRIFORM 21 GRAM, 20-10-5 FERTILIZER TABLETS.
- CONTRACTORS RESPONSIBILITY TO FIELD ESTIMATE GRANITE QUANTITIES. AT TIME OF BIDDING, INDICATE UNIT PRICE ONLY.
- ALL PLANTS MUST BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- PLANT QUANTITIES ON THE PLANT LIST ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR. PLANS TAKE THE PRECEDENCE. LANDSCAPE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES FOR PROTECTION PRIOR TO CONSTRUCTION. CONTACT BLUE STAKE AT 602-263-1100.
- PRIOR TO BIDDING, THE LANDSCAPE CONTRACTOR IS ENCOURAGED TO MEET WITH THE CONSTRUCTION SUPERINTENDENT AND WALK THE SITE TO DETERMINE THE FULL EXTENT OF DEMOLITION WORK REQUIRED. THE LANDSCAPE CONTRACTOR SHALL WARRANTY THE WORK FOR A PERIOD OF ONE (1) YEAR.
- CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION AND/OR OWNER'S REPRESENTATIVE.
- BEFORE WORK BEGINS ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE ARCHITECT AND/OR OWNER'S REPRESENTATIVE.
- THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
- THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE INSPECTED PRIOR TO INSTALLATION.
- UNLESS OTHERWISE NOTED ON PANS, DECOMPOSED GRANITE SHALL EXTEND UNDER SHRUBS, AND RAKED UNIFORMLY ALONG WALLS, SIDEWALKS AND CURBS.
- SEE ENGINEERING OR ARCHITECTURAL DRAWINGS FOR DRAINAGE FLOWS.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED AND ARE NOT IMPAIRED WITH OBSTRUCTIONS. DOUBLE STAKE ALL TREES OUTSIDE ROOTBALL.
- LANDSCAPE CONTRACTOR TO PROVIDE BARRICADES ALONG PUBLIC STREETS IF REQUIRED DURING INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE TO BE RE-INSPECTED DURING FINAL WALK THROUGH, AND DAMAGED AREAS TO BE REPAIRED AT CONTRACTORS EXPENSE.
- PLANTS TO BE LOCATED AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES AND LIGHT FIXTURES AS NECESSARY.
- LANDSCAPE CONTRACTOR TO CONTACT ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION. (MINIMUM 2 APPLICATIONS REQUIRED)
- ALL EXISTING TREES AND SHRUBS IN RIGHT-OF-WAY, AND DESIGNATED TO REMAIN THAT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN KIND BY THE CONTRACTOR. CONTACT THE PARKS, RECREATION, & LIBRARY DEPARTMENT PRIOR TO ANY RIGHT-OF-WAY PLANT RE-LOCATIONS.
- EXISTING TREES IN THE RIGHT-OF-WAY AND IN THE LANDSCAPE ADJACENT TO THE RIGHT-OF-WAY WILL BE PROTECTED IN PLACE OR SALVAGED OR REPLACED WITH LIKE SIZE AND SPECIES OF TREE.
- EXISTING TREES AND PLANT MATERIAL LOCATED IN PROPOSED RETENTION BASINS WILL BE HANDLED IN THE SAME MANNER.
- SIGHT VISIBILITY TRIANGLES ARE TO BE 30' FOR LOCAL STREETS AND 40' FOR MAJOR ARTERIALS.

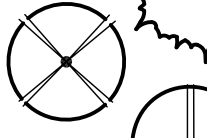
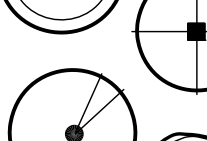
SHEET INDEX

SHEET #	SHEET DESCRIPTION
L1	COVER SHEET
L2-L11	LANDSCAPE PLAN
L12-L21	IRRIGATION PLAN
L22	WALL PLAN
L23-L24	AMENITY LAYOUT
L25	HARDSCAPE DETAILS
L26	LANDSCAPE DETAILS
L27-L28	IRRIGATION DETAILS

VICINITY MAP



PLANT LEGEND

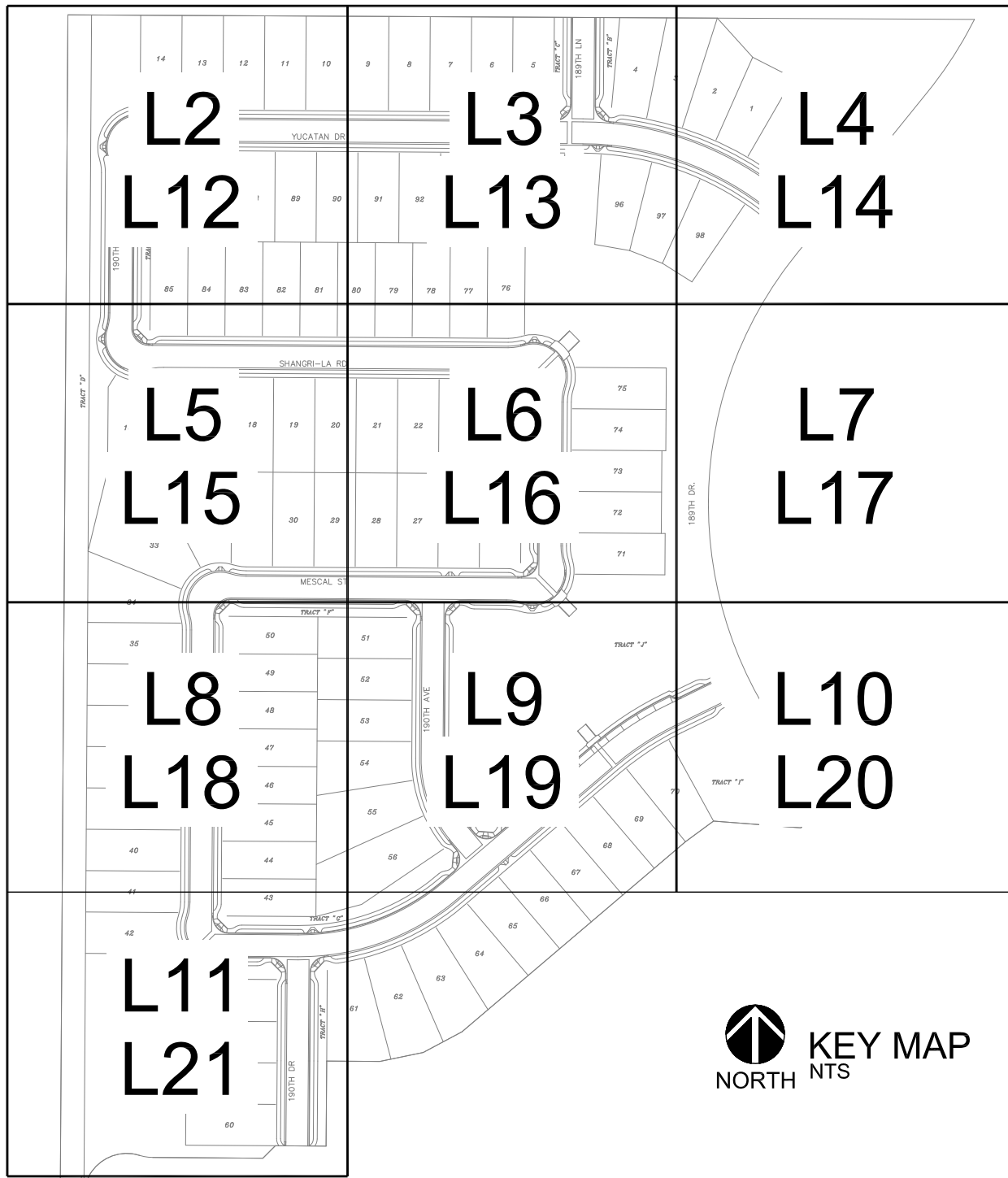
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
TREES					
	PARKINSONIA X	'DESERT MUSEUM' PALO VERDE	48	24" BOX	MULTI TRUNK SPREADING CANOPY
	PARKINSONIA PRAECOX	PALO BREA	12	24" BOX	MULTI TRUNK SPREADING CANOPY
	PROSOPIS GLANDULOSA MAVERICK	HONEY MESQUITE 'MAVERICK'	53	24" BOX	MULTI TRUNK SPREADING CANOPY
	ULMUS PARVIFOLIA	EVERGREEN ELM	17	24" BOX	STANDARD TRUNK DENSE CANOPY
	ACACIA ANEURA	MULGA TREE	45	24" BOX	MULTI TRUNK SPREADING CANOPY
	DALBERGIA SISSOO	SISSOO TREE	33	24" BOX	STANDARD TRUNK DENSE CANOPY
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK	83	24" BOX	STANDARD TRUNK DENSE CANOPY
	#	SALVAGE TREE-- SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.	70		
SHRUBS/ACCENTS					
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUAN SAGE	139	5 GAL.	AS PER PLAN
	MUHLENBERGIA RIGENS	DEER GRASS	436	5 GAL.	AS PER PLAN
	AGAVE MURPHEYI	HOHOKAM AGAVE	27	5 GAL.	AS PER PLAN
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA	235	5 GAL.	AS PER PLAN
	CASSIA NEMOPHILA	GREEN CASSIA	116	5 GAL.	AS PER PLAN
	EREMOPHILA SPECIES	VALENTINE	336	5 GAL.	AS PER PLAN
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE	163	5 GAL.	AS PER PLAN
	DASYLIUM WHEELERI	DESERT SPOON	53	5 GAL.	AS PER PLAN
	CAESALPINIA PULCHERRIMA	RED BIRD-OF-PARADISE	261	5 GAL.	AS PER PLAN
	LEYCESTERIA 'LYNN'S LEGACY'	'LYNN'S LEGACY'	253	5 GAL.	AS PER PLAN
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA	27	5 GAL.	AS PER PLAN
	RUELLIA PENINSULARIS	BAJA RUELLIA	241	5 GAL.	AS PER PLAN
GROUND COVER					
	*	LANTANA CAMARA 'NEW GOLD'	492	1 GAL.	AS PER PLAN
	*	LANTANA CAMARA 'NEW RED'	173	1 GAL.	AS PER PLAN
	*	ACACIA REDOLENS	207	1 GAL.	AS PER PLAN

TURF -- MIDIRON SOD:
INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.

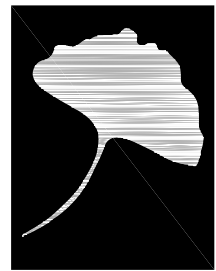
DECOMPOSED GRANITE:
ALL LANDSCAPE AREAS -- 2" DEPTH, 3/4" SCREENED-- COLOR TO BE EXPRESS GOLD.

CONCRETE HEADER-- SEE DETAIL 'G' SHEET L26.

* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.



KEY MAP
NORTH
NTS



The McGough Group

Landscape Architecture
Urban Design · Site Imaging
Parks and Recreation

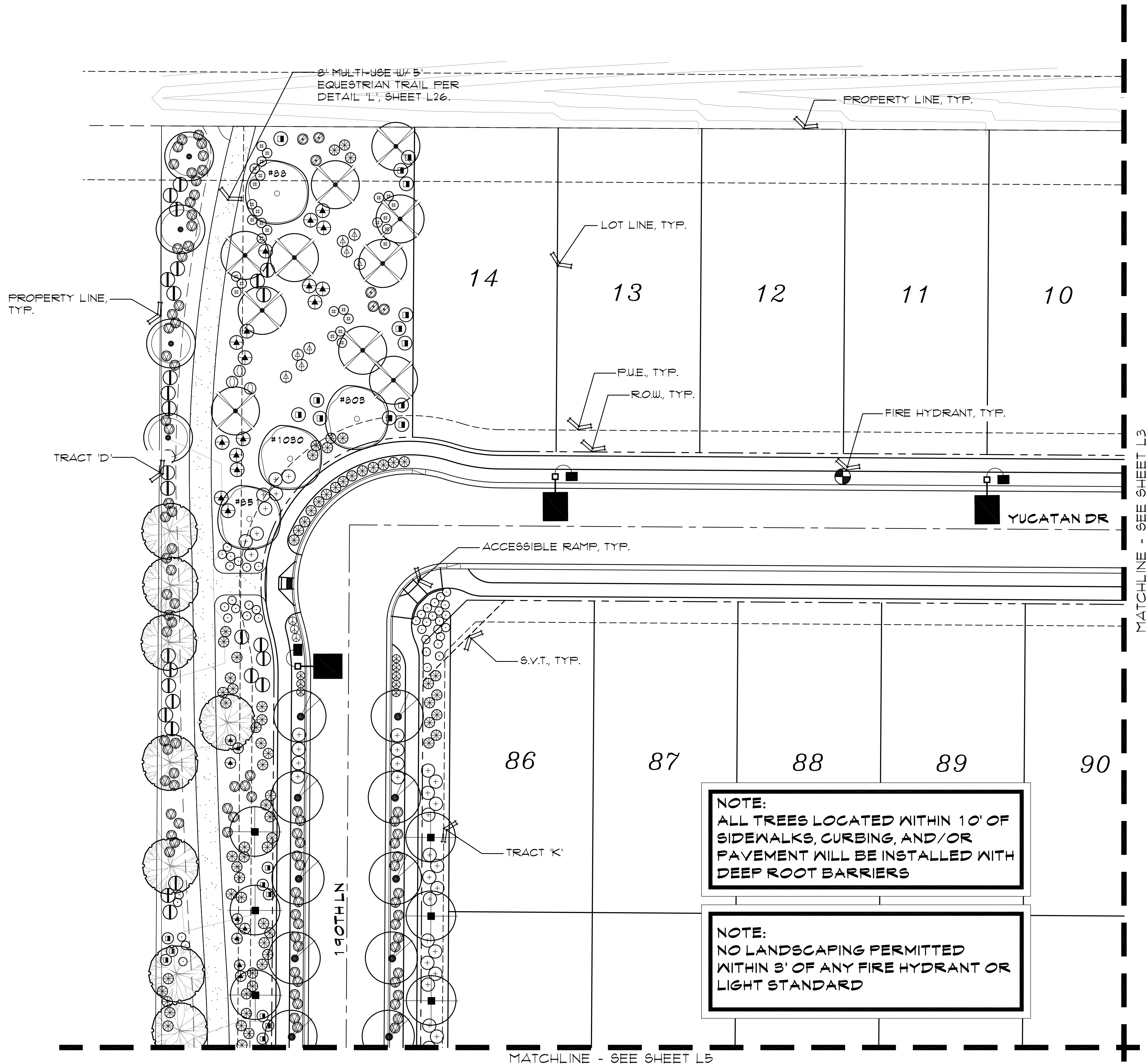
11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax



Expires: 6-30-2018

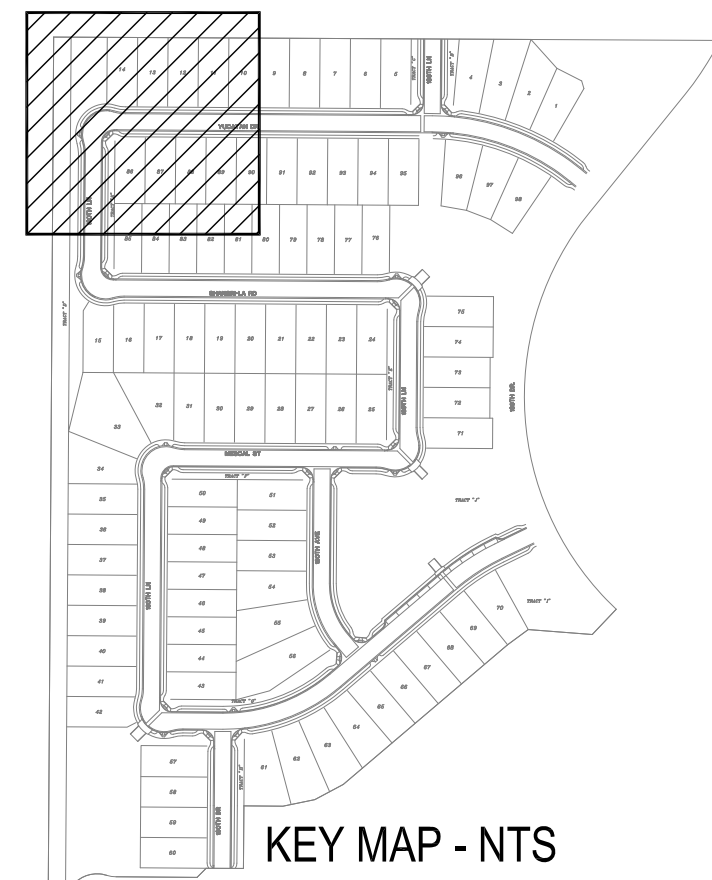
L-1
1 OF 28



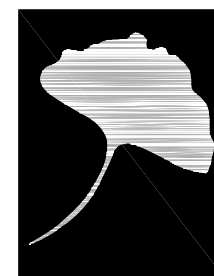
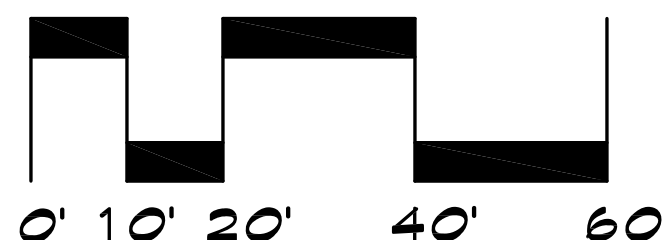
PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	PARKINSONIA X	'DESERT MUSEUM' PALO VERDE
	PARKINSONIA PRAECOX	PALO BREA
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
	ULMUS PARVIFOLIA	EVERGREEN ELM
	ACACIA ANEURA	MULGA TREE
	DALBERGIA SISOO	SISOO TREE
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	SALVAGE TREE- SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.	
SHRUBS/ACCENTS		
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
	MUHLENBERGIA RIGENS	DEER GRASS
	AGAVE MURPHEYI	HOHOKOM AGAVE
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE
	DASYLIROTON WHEELERI	DESERT SPOON
	CAESALPINIA PULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENINSULARIS	BAJA RUELLIA
GROUND COVER		
*	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
*	LANTANA CAMARA 'NEW RED'	NEW RED LANTANA
*	ACACIA REDOLENS	DESERT CARPET ACACIA
	TURF - MIDIRON SOD: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.	
	DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD.	
	CONCRETE HEADER- SEE DETAIL 'G' SHEET L26.	

* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.



SCALE: 1"=20'-0"



The McGough Group

Landscape Architecture
Urban Design, Site Imaging
Parks and Recreation

1110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-937-9033
602-937-9031 fax



PLANTING PLAN ZANJERO TRAILS - PHASE II PARCEL 12A

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

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.

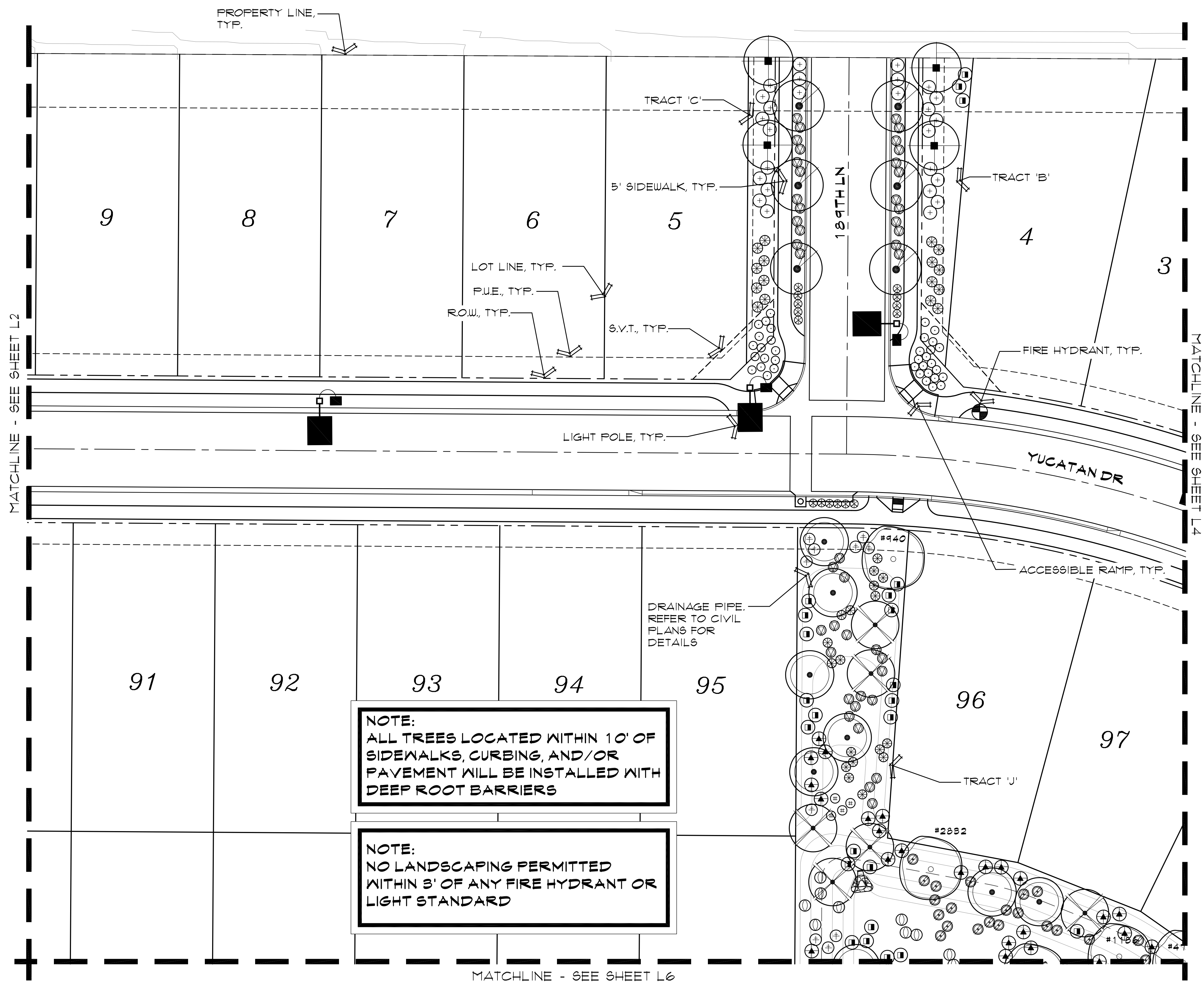
JOB NO. 12-47
DATE: 08-07-15
DRAWN BY: TF-SP
CHECKED BY: TM

REVISIONS:

SHEET NO.

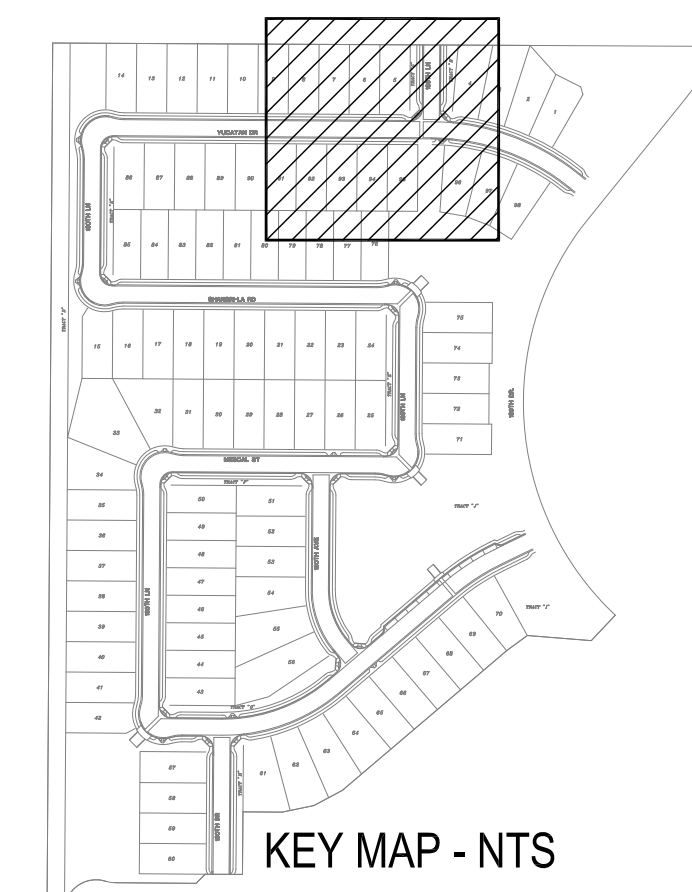
L-2

2 OF 28

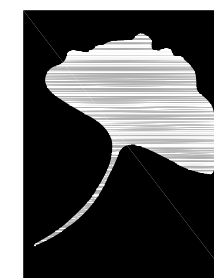
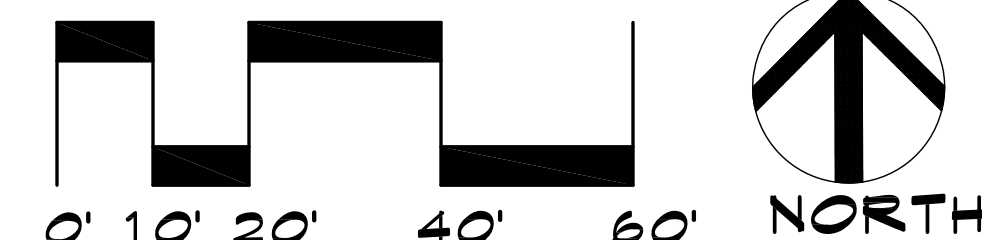


PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	PARKINSONIA X	'DESERT MUSEUM' PALO VERDE
	PARKINSONIA PRAECOX	PALO BREA
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
	ULMUS PARVIFOLIA	EVERGREEN ELM
	ACACIA ANEURA	MULGA TREE
	DALBERGIA SISOO	SISOO TREE
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	SALVAGE TREE- SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.	
SHRUBS/ACCENTS		
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
	MUHLENBERGIA RIGENS	DEER GRASS
	AGAVE MURPHEYI	HOHOKOM AGAVE
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE
	DASYLIRION WHEELERI	DESERT SPOON
	CAESALPINIA PULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENINSULARIS	BAJA RUELLIA
	GROUNDCOVER LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
	LANTANA CAMARA 'NEW RED'	NEW RED LANTANA
	ACACIA REDOLENS	DESERT CARPET ACACIA
	TURF - MIDIRON SOD: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.	
	DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD.	
	CONCRETE HEADER- SEE DETAIL 'G' SHEET L26.	
* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.		



SCALE: 1"=20'-0"

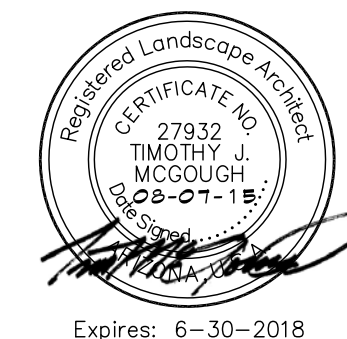


The McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-937-9033
602-937-9031 fax



PLANTING PLAN ZANJERO TRAILS - PHASE II PARCEL 12A

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

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.

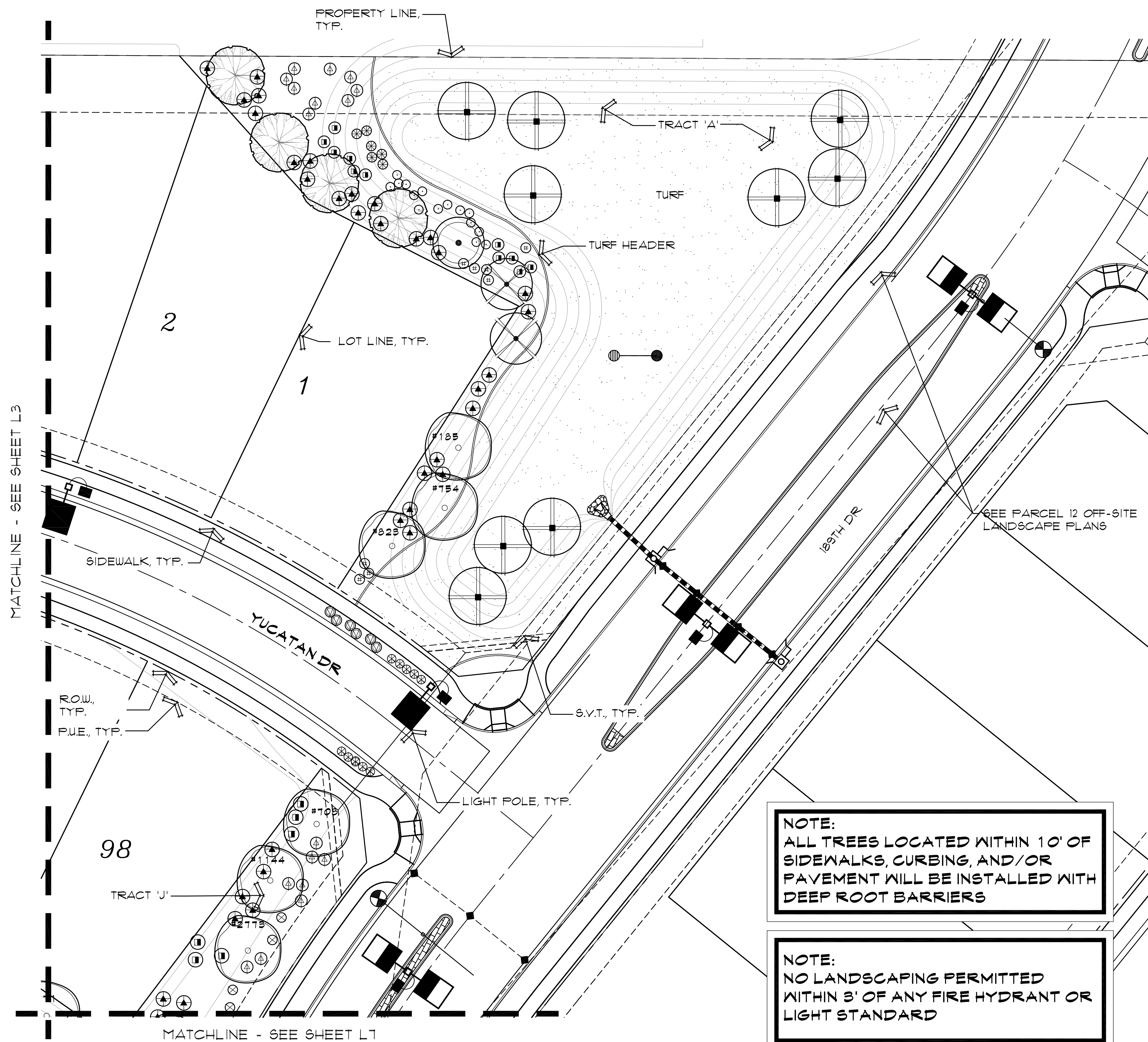
JOB NO. 12-47
DATE: 08-07-15
DRAWN BY: TF-SP
CHECKED BY: TM

REVISIONS:

SHEET NO.

L-3

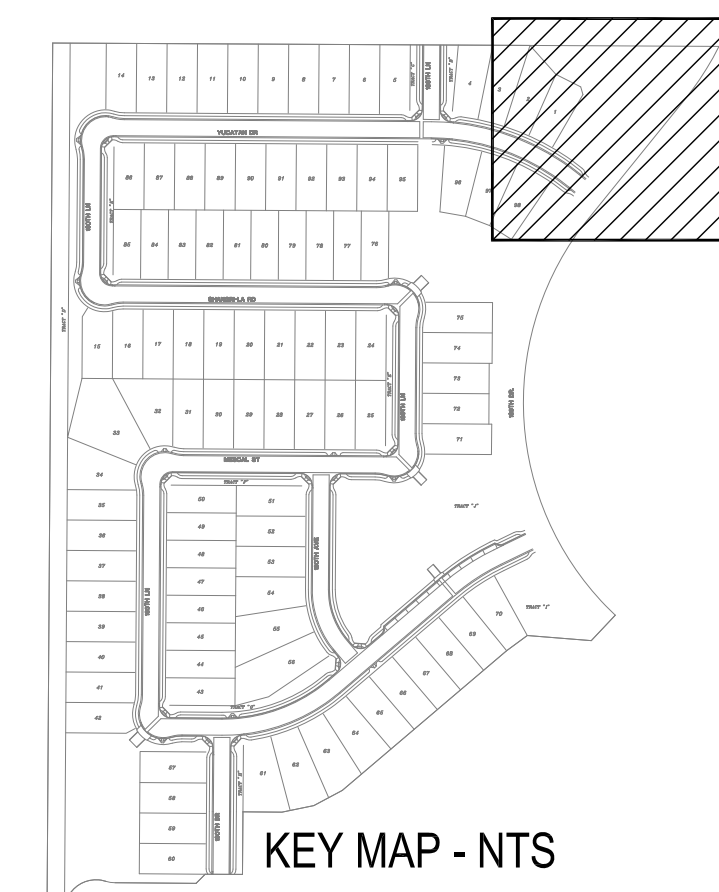
3 OF 28



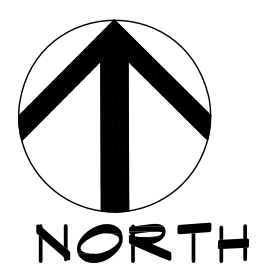
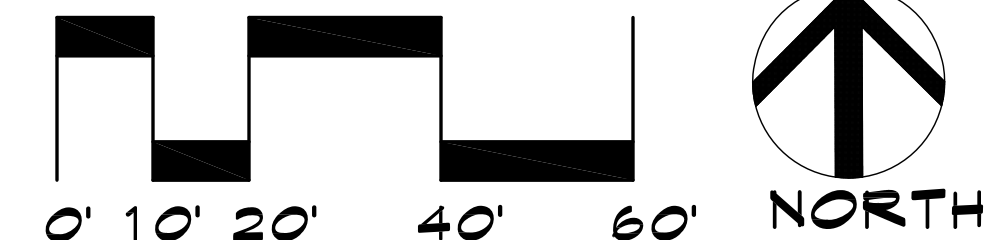
PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	PARKINSONIA X	'DESERT MUSEUM' PALO VERDE
	PARKINSONIA PRAECOX	PALO BREA
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
	ULMUS PARVIFOLIA	EVERGREEN ELM
	ACACIA ANEURA	MULGA TREE
	DALBERGIA SISOO	SISOO TREE
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	SALVAGE TREE- SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.	
SHRUBS/ACCENTS		
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
	MUHLENBERGIA RIGENS	DEER GRASS
	AGAVE MURPHEYI	HOHOKOM AGAVE
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE
	DASYLIRION WHEELERI	DESERT SPOON
	CAESALPINIA PULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENINSULARIS	BAJA RUELLIA
	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
	LANTANA CAMARA 'NEW RED'	NEW RED LANTANA
	ACACIA REDOLENS	DESERT CARPET ACACIA
	TURF - MIDIRON SOD: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.	
	DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESSO GOLD.	
	CONCRETE HEADER- SEE DETAIL 'G' SHEET L26.	

* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.



SCALE: 1"=20'-0"

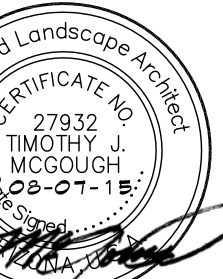


McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-937-9093
602-937-9031 fax



Expires: 6-30-2018

PLANTING PLAN ZANJERO TRAILS - PHASE II PARCEL 12A

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

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.

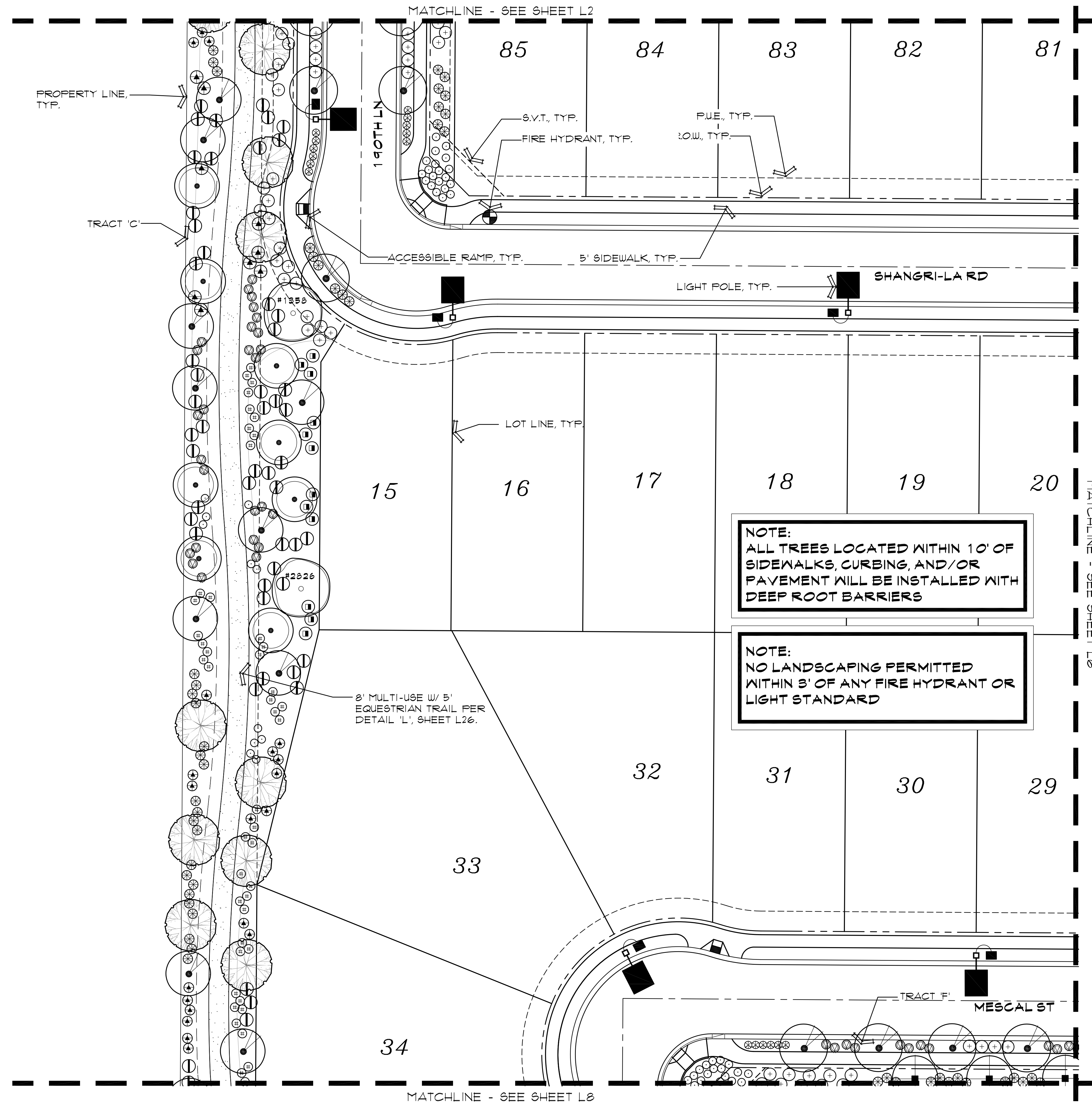
JOB NO. 12-47
DATE: 08-07-15
DRAWN BY: TF-SP
CHECKED BY: TM

REVISIONS:

SHEET NO.

L-4

4 OF 28

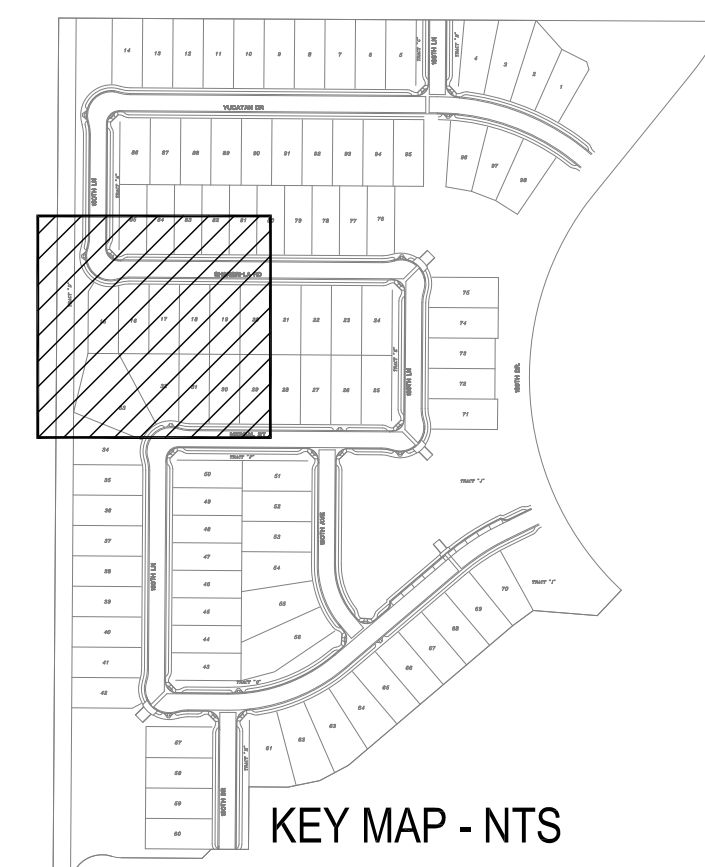


NOTE:
ALL TREES LOCATED WITHIN 10' OF
SIDEWALKS, CURBING, AND/OR
PAVEMENT WILL BE INSTALLED WITH
DEEP ROOT BARRIERS

NOTE:
NO LANDSCAPING PERMITTED
WITHIN 3' OF ANY FIRE HYDRANT OR
LIGHT STANDARD

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	PARKINSONIA X	'DESERT MUSEUM' PALO VERDE
	PARKINSONIA PRAECOX	PALO BREA
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
	ULMUS PARVIFOLIA	EVERGREEN ELM
	ACACIA ANEURA	MULGA TREE
	DALBERGIA SISOO	SISOO TREE
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	SALVAGE TREE- SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.	
SHRUBS/ACCENTS		
	LEUCOPHYLLUM LAEVIS	CHIHUAHUA SAGE
	MUHLENBERGIA RIGENS	DEER GRASS
	AGAVE MURPHEYI	HOHOKOM AGAVE
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE
	DASYLIRION WHEELERI	DESERT SPOON
	CAESALPINIA PULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENINSULARIS	BAJA RUELLIA
	GROUND COVER LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
	LANTANA CAMARA 'NEW RED'	NEW RED LANTANA
	ACACIA REDOLENS	DESERT CARPET ACACIA
	TURF - MIDIRON SOD: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.	
	DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD.	
	CONCRETE HEADER- SEE DETAIL 'G' SHEET L26.	
* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.		



SCALE: 1"=20'-0"

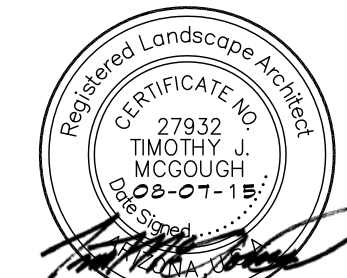


The McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-937-9093
602-937-9031 fax



PLANTING PLAN
ZANJERO TRAILS - PHASE II
PARCEL 12A

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

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.

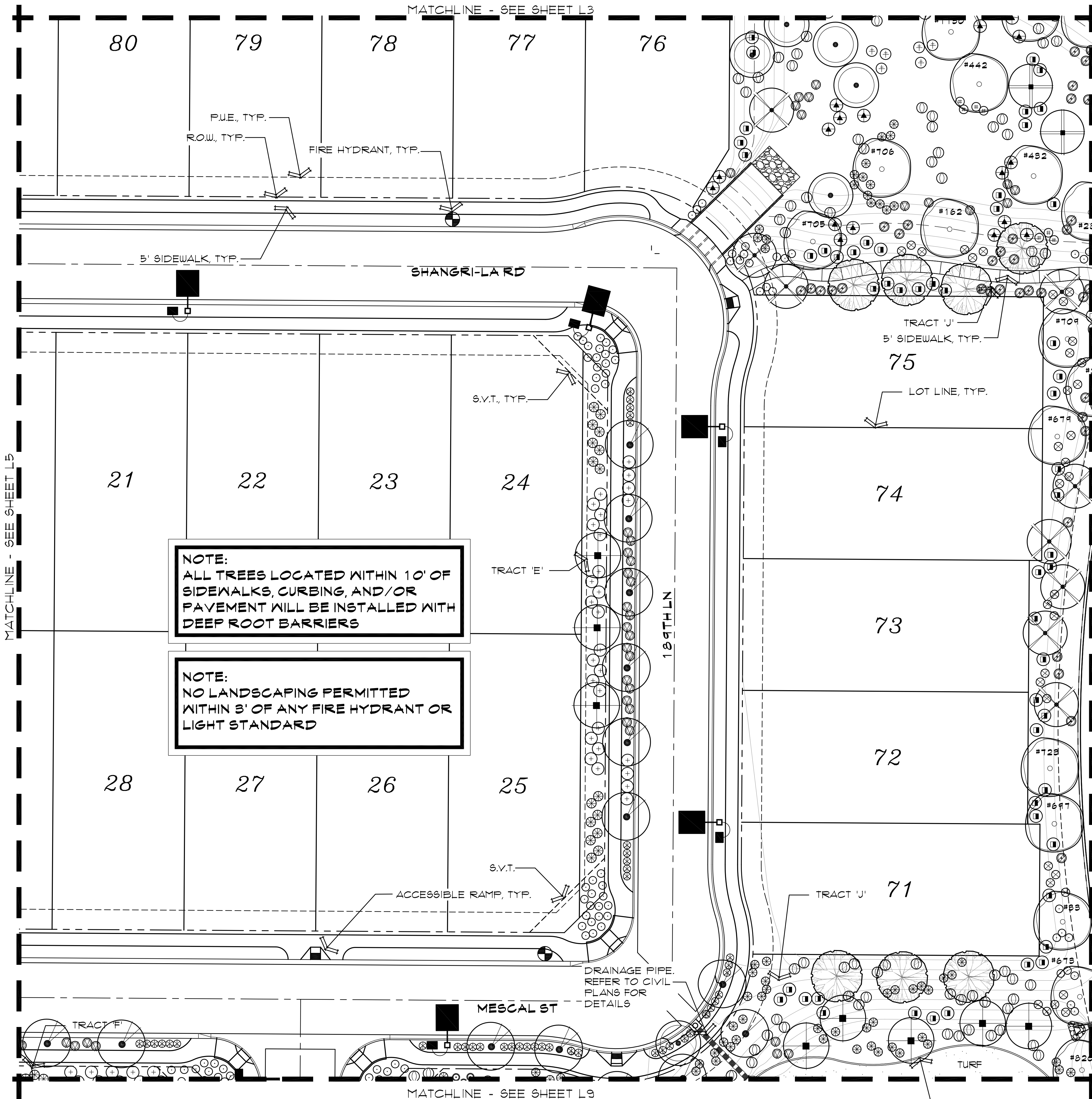
JOB NO. 12-47
DATE: 08-07-15
DRAWN BY: TF-SP
CHECKED BY: TM

REVISIONS:

SHEET NO.

L-5

5 OF 28

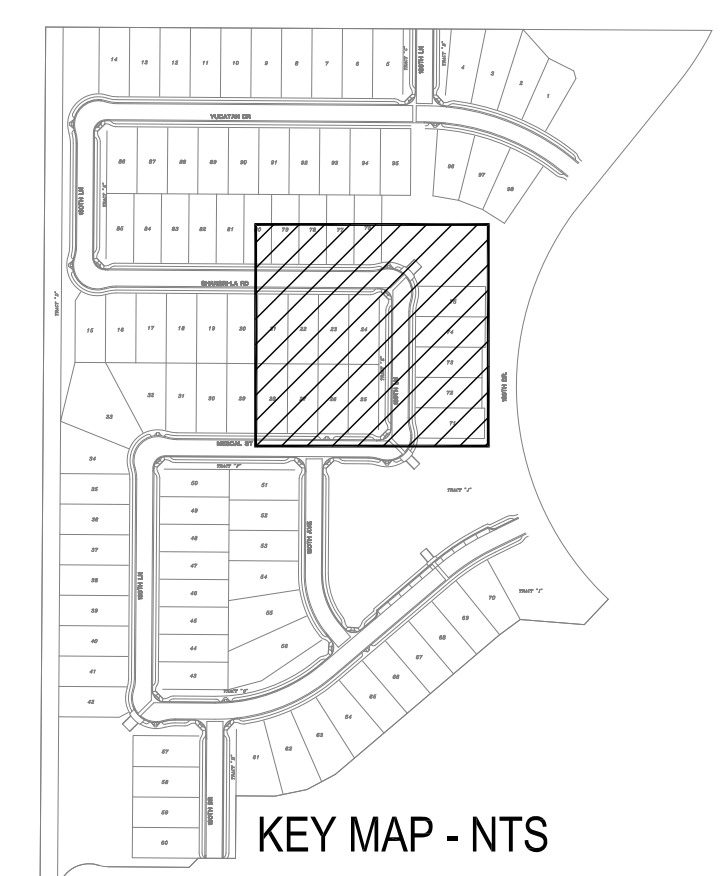


NOTE:
ALL TREES LOCATED WITHIN 10' OF
SIDEWALKS, CURBING, AND/OR
PAVEMENT WILL BE INSTALLED WITH
DEEP ROOT BARRIERS

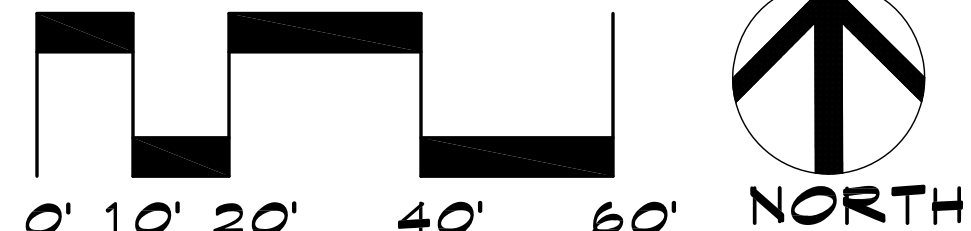
NOTE:
NO LANDSCAPING PERMITTED
WITHIN 3' OF ANY FIRE HYDRANT OR
LIGHT STANDARD

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	PARKINSONIA X	'DESERT MUSEUM' PALO VERDE
	PARKINSONIA PRAECOX	PALO BREA
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
	ULMUS PARVIFOLIA	EVERGREEN ELM
	ACACIA ANEURA	MULGA TREE
	DALBERGIA SISOO	SISOO TREE
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
* SALVAGE TREE- SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.		
SHRUBS/ACCENTS		
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
	MUHLENBERGIA RIGENS	DEER GRASS
	AGAVE MURPHEYI	HOHOKOM AGAVE
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE
	DASYLIRION WHEELERI	DESERT SPOON
	CAESALPINIA PULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENINSULARIS	BAJA RUELLIA
	GROUND COVER LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
	LANTANA CAMARA 'NEW RED'	NEW RED LANTANA
	ACACIA REDOLENS	DESERT CARPET ACACIA
TURF - MIDIRON 80D: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.		
DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD.		
CONCRETE HEADER- SEE DETAIL 'G' SHEET L26.		
* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.		



SCALE: 1"=20'-0"



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

McGough Group
Landscape Architecture
Urban Design Site Imaging
Parks and Recreation
11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028
602-937-9093
602-937-9031 fax

PLANTING PLAN
ZANJERO TRAILS - PHASE II
PARCEL 12A
INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA
PREPARED FOR: JEN ARIZONA 7, LLC

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. 12-47
DATE: 08-07-15
DRAWN BY: TF-SP
CHECKED BY: TM

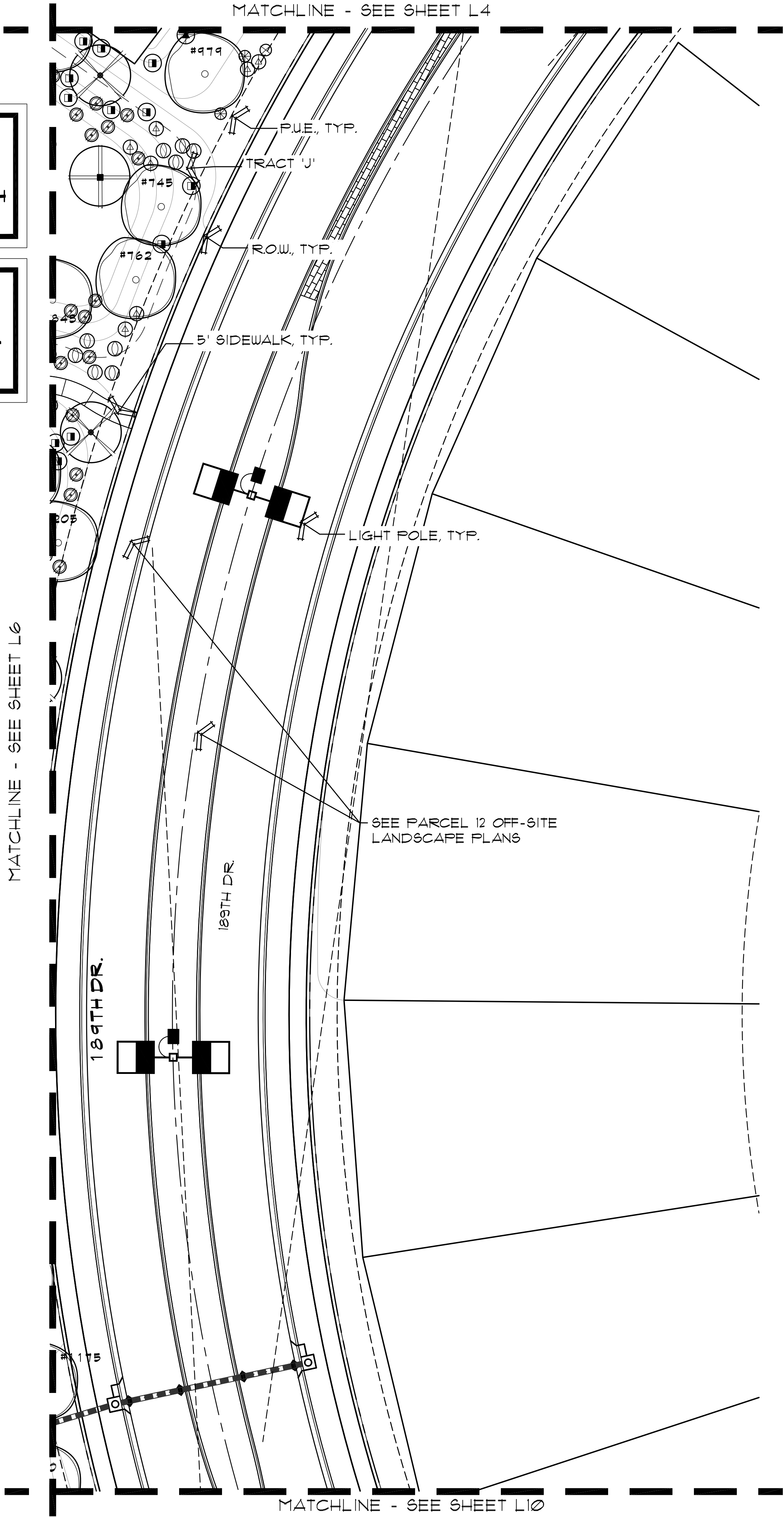
REVISIONS:

SHEET NO.
L-6
6 OF 28

NOTE:
ALL TREES LOCATED WITHIN 10' OF
SIDEWALKS, CURBING, AND/OR
PAYEMENT WILL BE INSTALLED WITH
DEEP ROOT BARRIERS

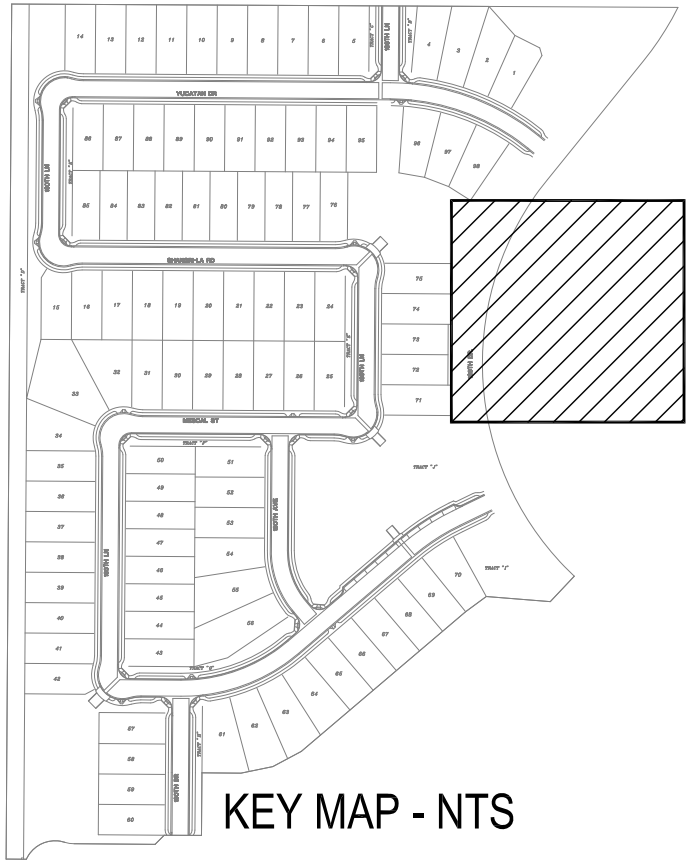
NOTE:
NO LANDSCAPING PERMITTED
WITHIN 3' OF ANY FIRE HYDRANT OR
LIGHT STANDARD

MATCHLINE - SEE SHEET L6

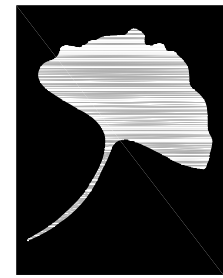
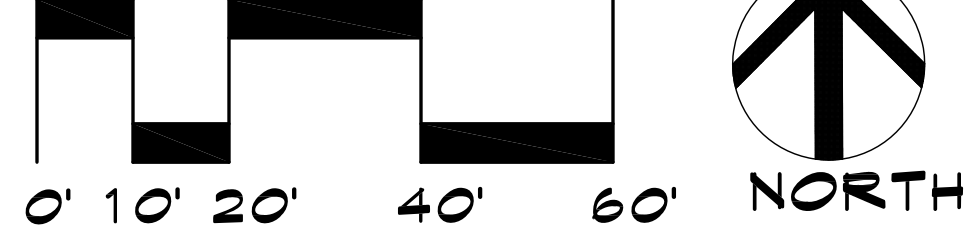


PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	PARKINSONIA X	'DESERT MUSEUM' PALO VERDE
	PARKINSONIA PRAECOX	PALO BREA
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
	ULMUS PARVIFOLIA	EVERGREEN ELM
	ACACIA ANEURA	MULGA TREE
	DALBERGIA SISOO	SISOO TREE
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	SALVAGE TREE- SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.	
SHRUBS/ACCENTS		
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
	MUHLENBERGIA RIGENS	DEER GRASS
	AGAVE MURPHEYI	HOHOKOM AGAVE
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE
	DASYLIRION WHEELERI	DESERT SPOON
	CAESALPINIA PULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENINSULARIS	BAJA RUELLIA
	GROUND COVER LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
	LANTANA CAMARA 'NEW RED'	NEW RED LANTANA
	ACACIA REDOLENS	DESERT CARPET ACACIA
	TURF - MIDIRON SOD: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.	
	DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD.	
	CONCRETE HEADER- SEE DETAIL 'G' SHEET L26.	
* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.		



SCALE: 1"=20'-0"



McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-937-9093
602-937-9031 fax



PLANTING PLAN
ZANJERO TRAILS - PHASE II
PARCEL 12A

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

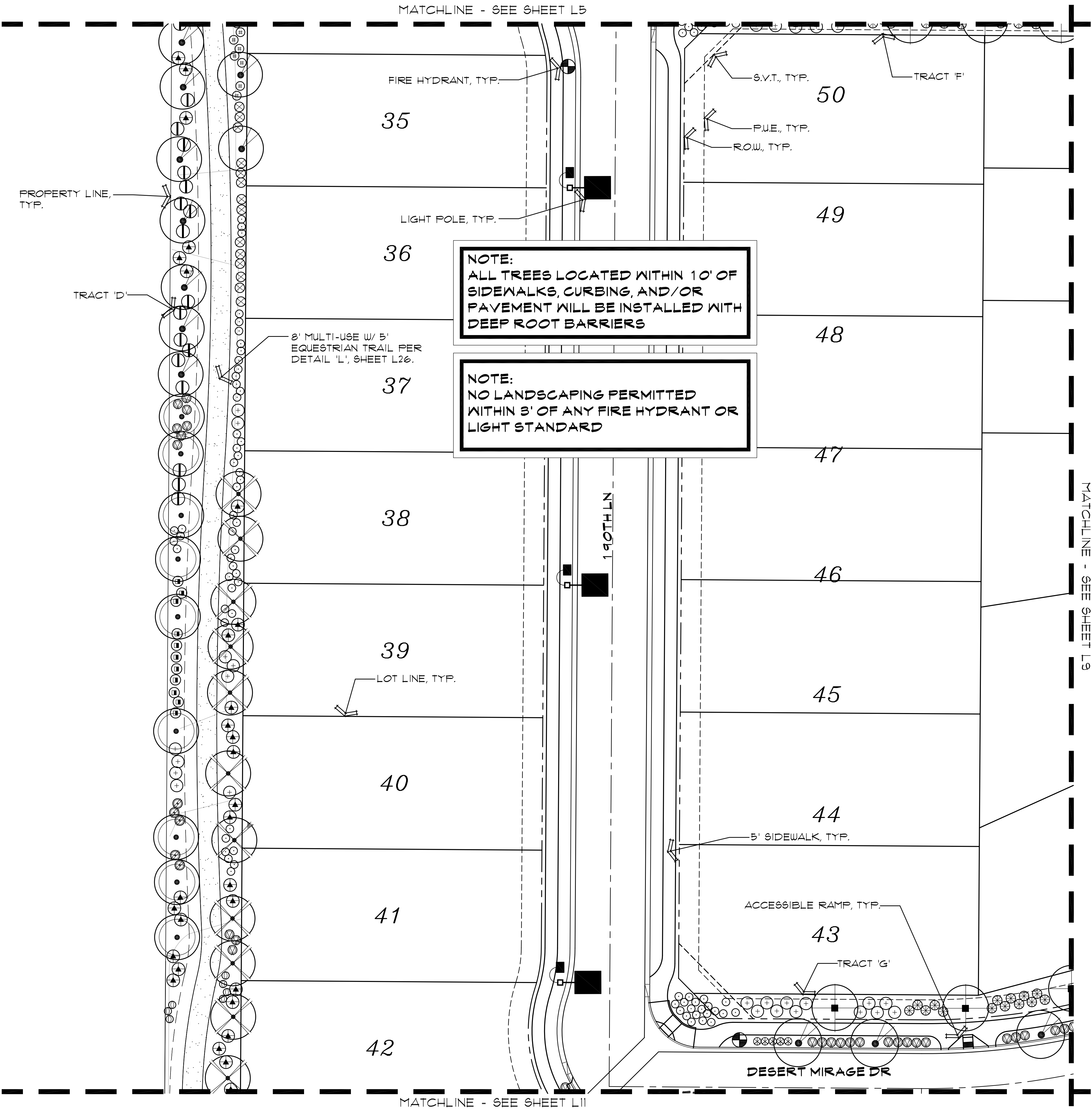
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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. 12-47
DATE: 08-07-15
DRAWN BY: TF-SP
CHECKED BY: TM

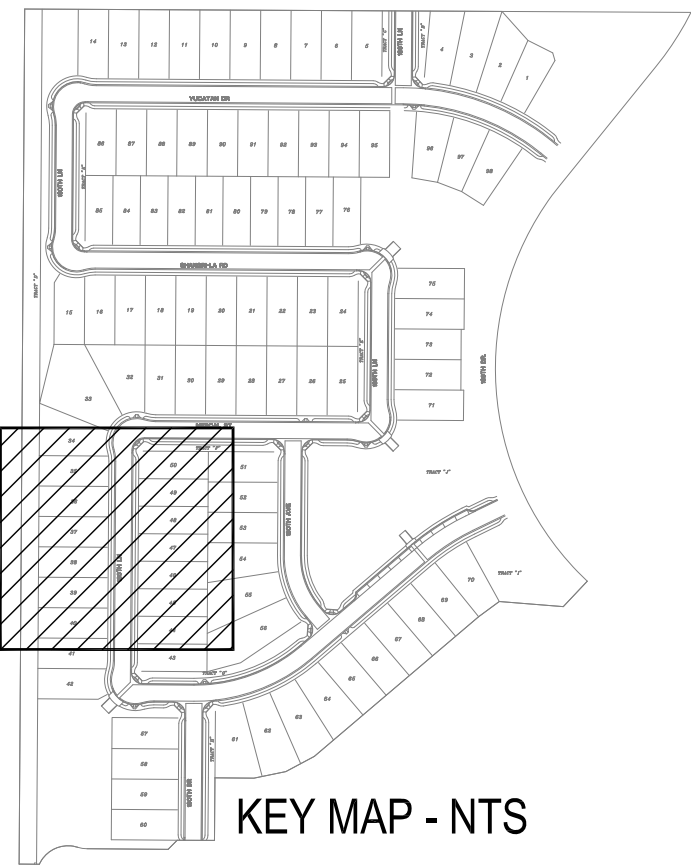
REVISIONS:

SHEET NO.
L-7

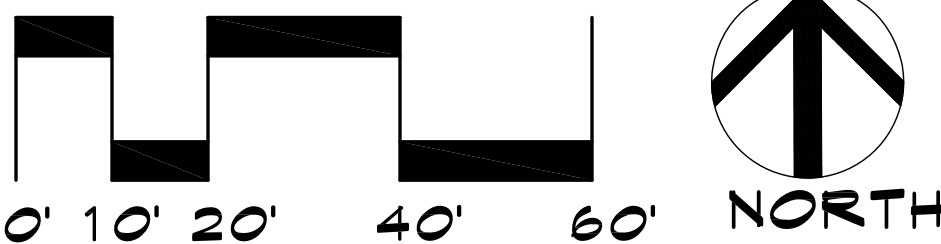


PLANT LEGEND

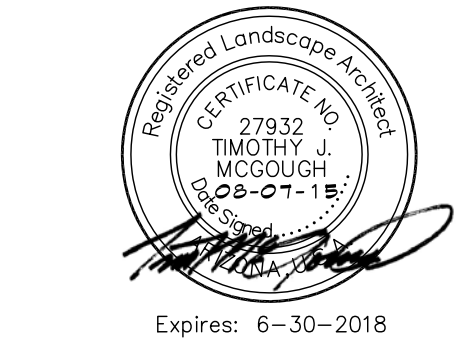
SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	PARKINSONIA X	'DESERT MUSEUM' PALO VERDE
	PARKINSONIA PRAECOX	PALO BREA
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
	ULMUS PARVIFOLIA	EVERGREEN ELM
	ACACIA ANEURA	MULGA TREE
	DALBERGIA SISOO	SISOO TREE
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	SALVAGE TREE- SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.	
SHRUBS/ACCENTS		
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
	MUHLENBERGIA RIGENS	DEER GRASS
	AGAVE MURPHEYI	HOHOKOM AGAVE
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE
	DASYLIRION WHEELERI	DESERT SPOON
	CAESALPINIA PULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENINSULARIS	BAJA RUELLIA
	GROUND COVER LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
	LANTANA CAMARA 'NEW RED'	NEW RED LANTANA
	ACACIA REDOLENS	DESERT CARPET ACACIA
	TURF - MIDIRON SOD: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.	
	DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD.	
	CONCRETE HEADER- SEE DETAIL 'G' SHEET L26.	
* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.		



SCALE: 1"=20'-0"




McGough Group
Landscape Architecture
Urban Design Site Imaging
Parks and Recreation
11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028
602-997-9093
602-997-9031 fax



PLANTING PLAN
ZANJERO TRAILS - PHASE II
PARCEL 12A

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

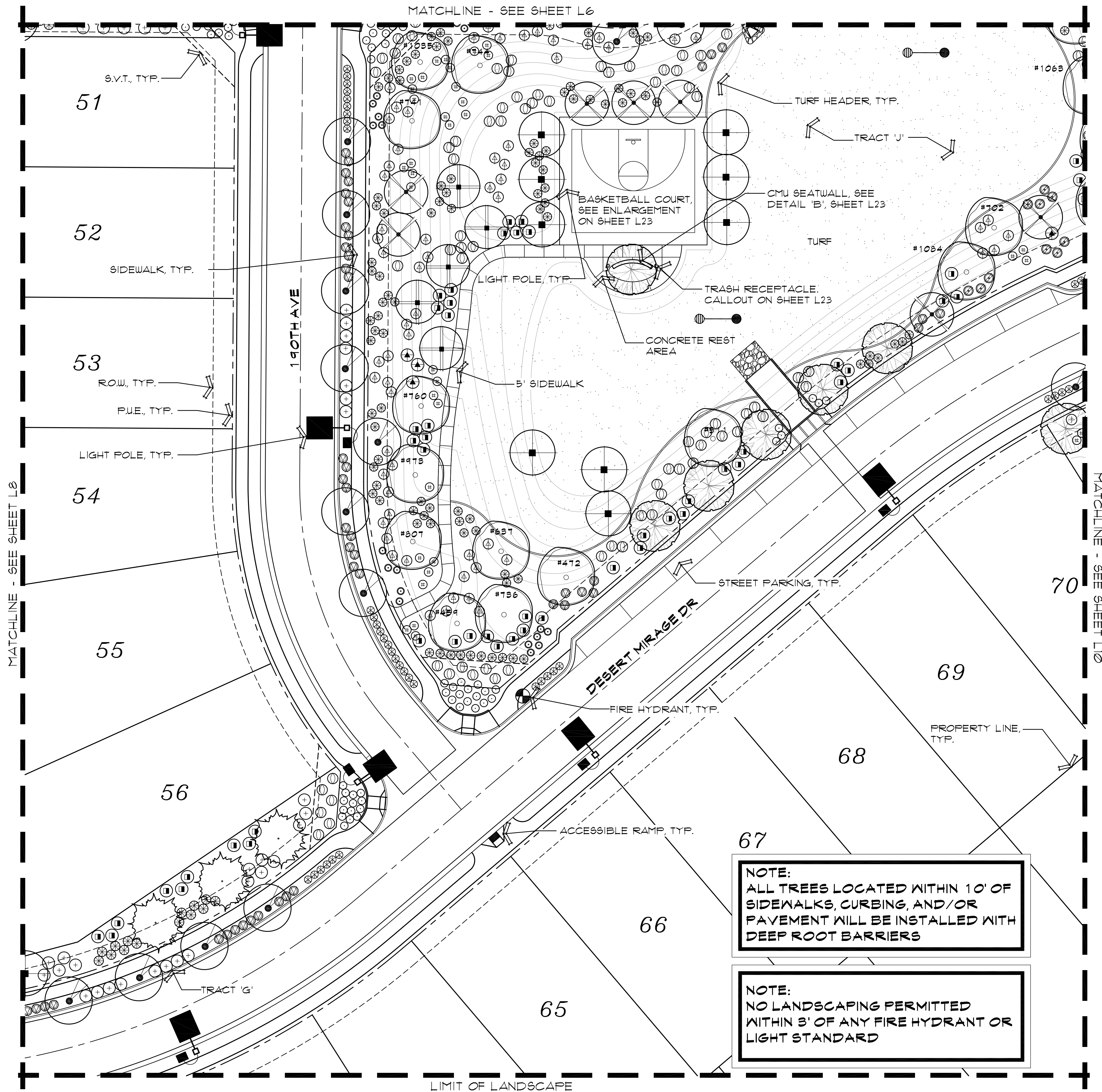
These drawings shall not be used on other projects or for additions to this project except by written agreement from the landscape architect.

JOB NO.	12-47
DATE:	08-07-15
DRAWN BY:	TF - SP
CHECKED BY:	TM

REVISIONS:	

SHEET NO.

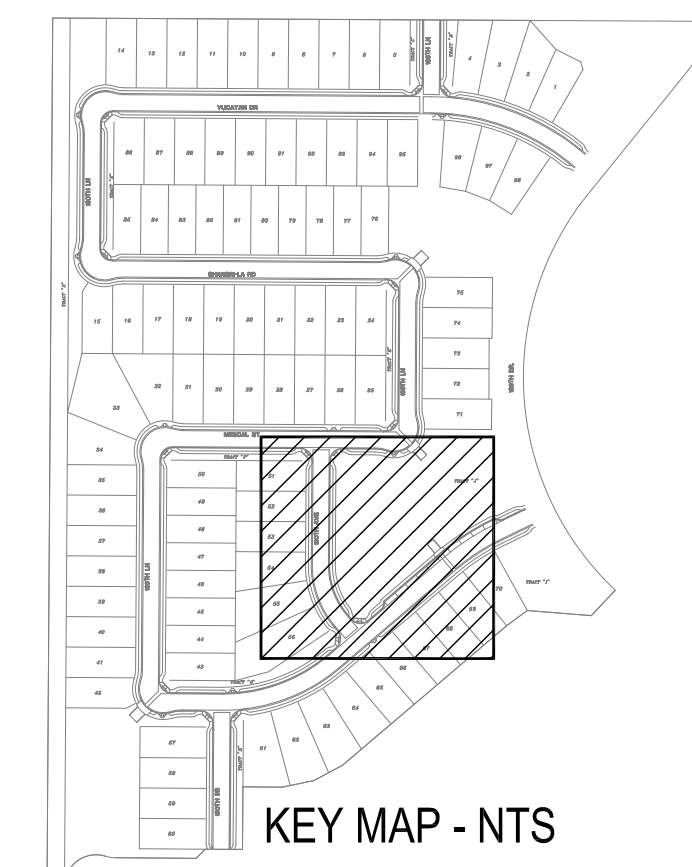
L-8



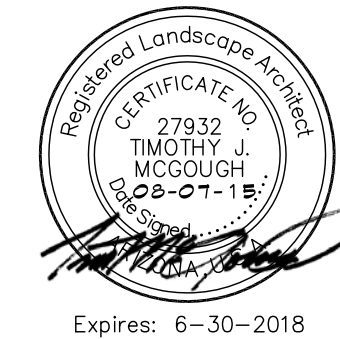
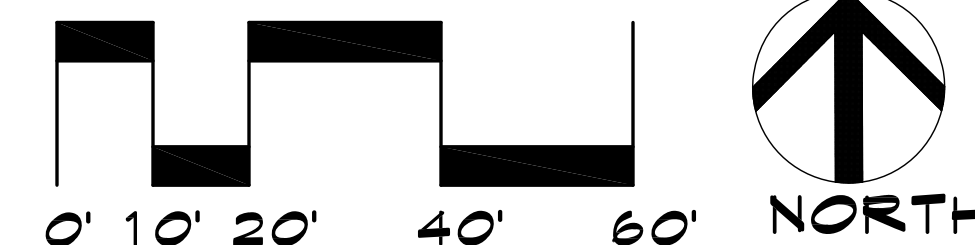
PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	PARKINSONIA X	'DESERT MUSEUM' PALO VERDE
	PARKINSONIA PRAECOX	PALO BREA
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
	ULMUS PARVIFOLIA	EVERGREEN ELM
	ACACIA ANEURA	MULGA TREE
	DALBERGIA SISOO	SISOO TREE
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	SALVAGE TREE - SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.	
SHRUBS/ACCENTS		
	LEUCOPHYLLUM LAEVIS	CHIHUAHUA SAGE
	MUHLENBERGIA RIGENS	DEER GRASS
	AGAVE MURPHEYI	HOHOKOM AGAVE
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE
	DASYLIRION WHEELERI	DESERT SPOON
	CAESALPINIA PULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENINSULARIS	BAJA RUELLIA
	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
	LANTANA CAMARA 'NEW RED'	NEW RED LANTANA
	ACACIA REDOLENS	DESERT CARPET ACACIA
	TURF - MIDIRON SOD: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.	
	DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD.	
	CONCRETE HEADER - SEE DETAIL 'G' SHEET L26.	

* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.



SCALE: 1"=20'-0"



PLANTING PLAN ZANJERO TRAILS - PHASE II PARCEL 12A

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

These drawings, as legal instruments of professional services, are, and shall remain the property of the landscape architect.

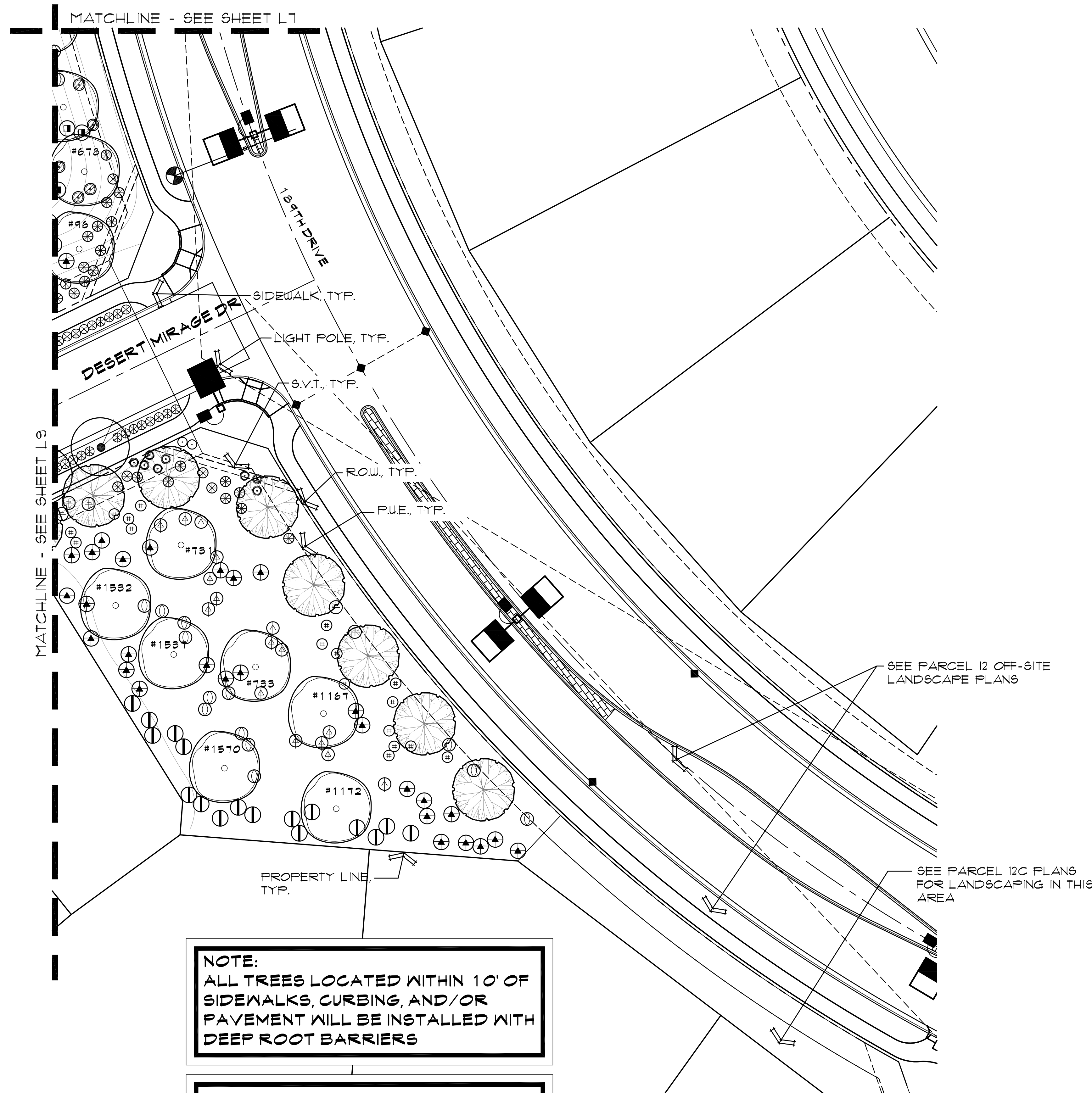
These drawings shall not be used on other projects or for additions to this project except by written agreement from the landscape architect.

JOB NO. 12-47
DATE: 08-07-15
DRAWN BY: TF-SP
CHECKED BY: TM

REVISIONS:

SHEET NO.

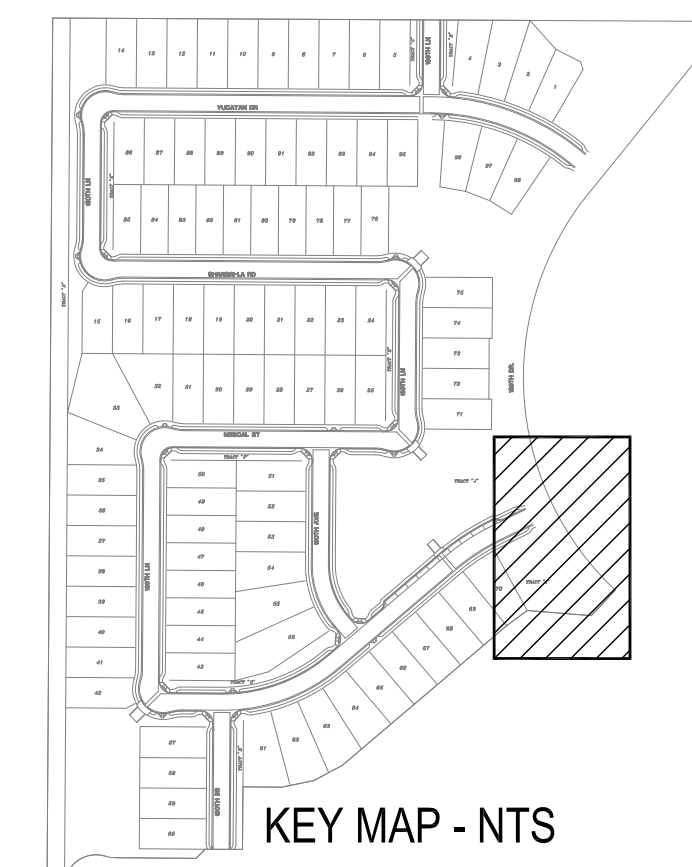
L-9



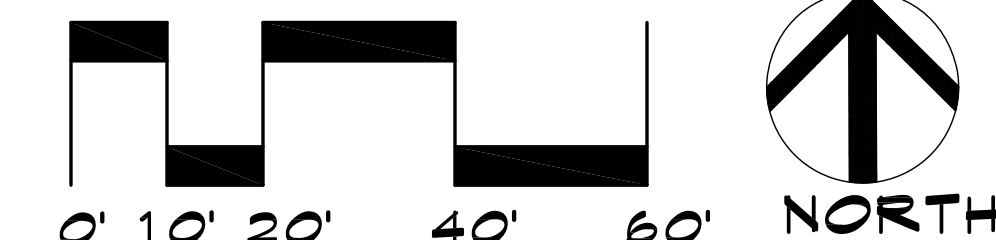
PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	PARKINSONIA X	'DESERT MUSEUM' PALO VERDE
	PARKINSONIA PRAECOX	PALO BREA
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
	ULMUS PARVIFOLIA	EVERGREEN ELM
	ACACIA ANEURA	MULGA TREE
	DALBERGIA SISOO	SISOO TREE
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	SALVAGE TREE - SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.	
SHRUBS/ACCENTS		
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
	MUHLENBERGIA RIGENS	DEER GRASS
	AGAVE MURPHEYI	HOKOM AGAVE
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE
	DASYLIRION WHEELERI	DESERT SPOON
	CAESALPINIA PULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENINSULARIS	BAJA RUELLIA
	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
	LANTANA CAMARA 'NEW RED'	NEW RED LANTANA
	ACACIA REDOLENS	DESERT CARPET ACACIA
	TURF - MIDIRON SOD: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.	
	DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD.	
	CONCRETE HEADER- SEE DETAIL 'G' SHEET L26.	

* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.



SCALE: 1"=20'-0"

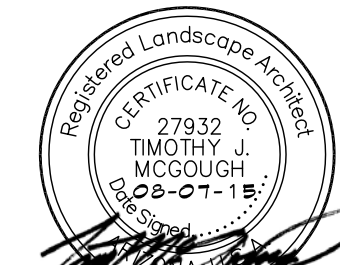


McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-937-9093
602-937-9031 fax



Expires: 6-30-2018

PLANTING PLAN ZANJERO TRAILS - PHASE II PARCEL 12A

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

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. 12-47
DATE: 08-07-15
DRAWN BY: TF-SP
CHECKED BY: TM

REVISIONS:

SHEET NO.
L-10
10 OF 28



The McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-937-9093
602-937-9031 fax



PLANTING PLAN

ZANJERO TRAILS - PHASE II

PARCEL 12A

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD

SECTION 21, TOWNSHIP 3N, RANGE 2W

SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

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. 12-47
DATE: 08-07-15
DRAWN BY: TF-SP
CHECKED BY: TM

REVISIONS:

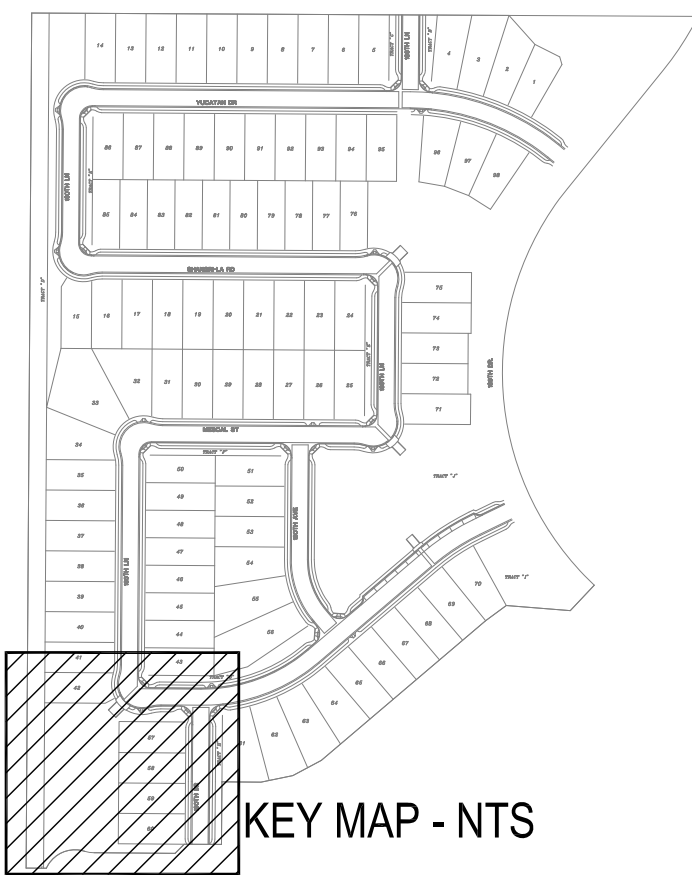
SHEET NO. L-11

11 OF 28

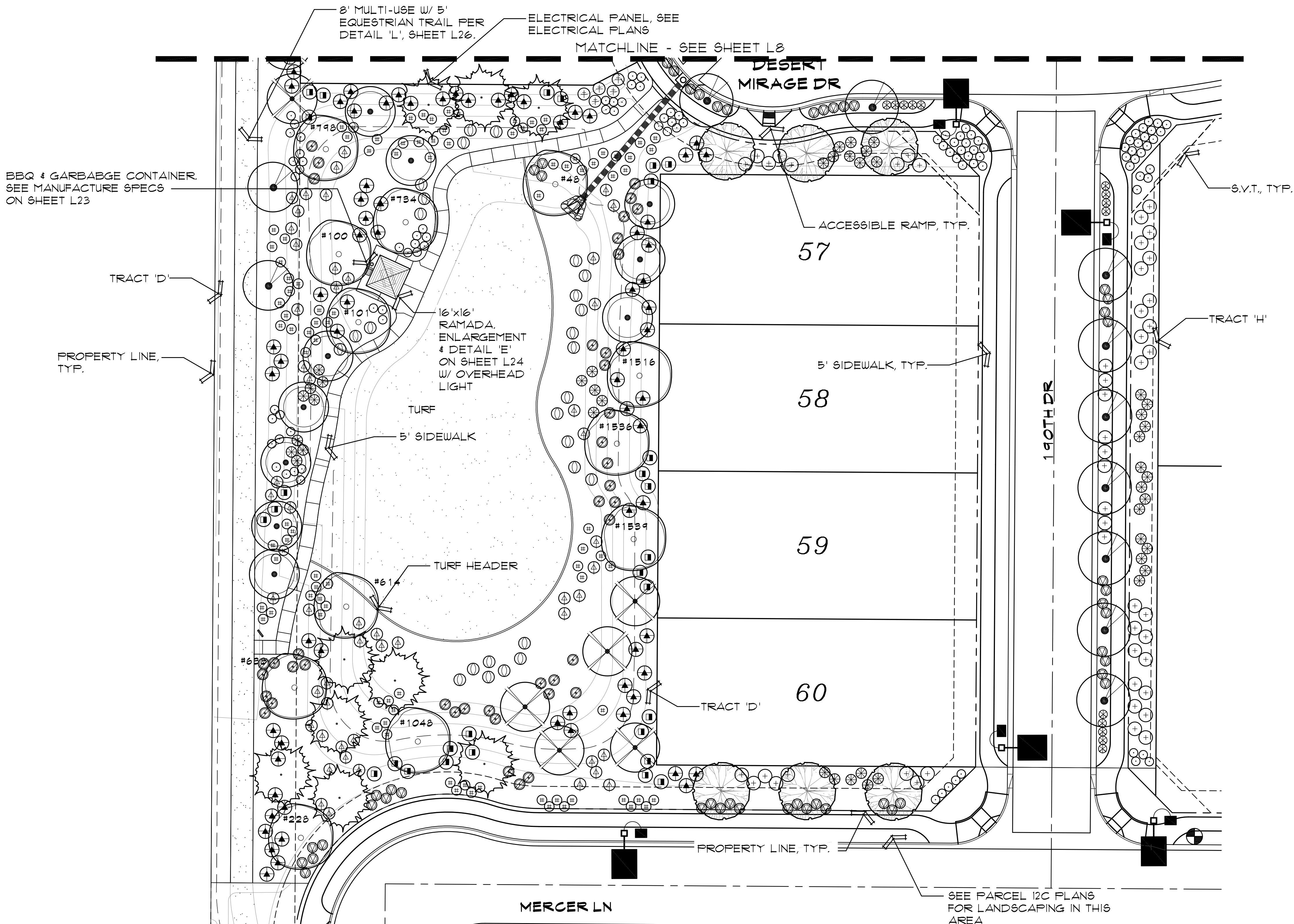
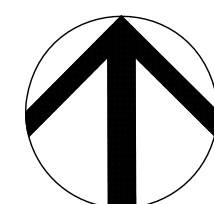
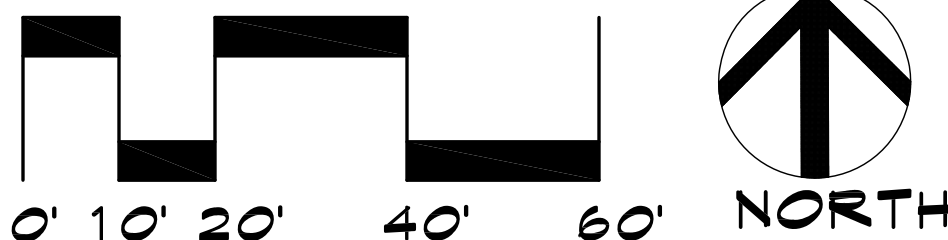
PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	PARKINSONIA X	'DESERT MUSEUM' PALO VERDE
	PARKINSONIA PRAECOX	PALO BREA
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
	ULMUS PARVIFOLIA	EVERGREEN ELM
	ACACIA ANEURA	MULGA TREE
	DALBERGIA SISOO	SISOO TREE
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	SALVAGE TREE- SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.	
SHRUBS/ACCENTS		
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
	MUHLENBERGIA RIGENS	DEER GRASS
	AGAVE MURPHEYI	HOHOKOM AGAVE
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE
	DASYLIRION WHEELERI	DESERT SPOON
	CAESALPINIA PULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENINSULARIS	BAJA RUELLIA
	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
	LANTANA CAMARA 'NEW RED'	NEW RED LANTANA
	ACACIA REDOLENS	DESERT CARPET ACACIA
	TURF - MIDIRON SOD: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.	
	DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD.	
	CONCRETE HEADER- SEE DETAIL 'G' SHEET L26.	

* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.

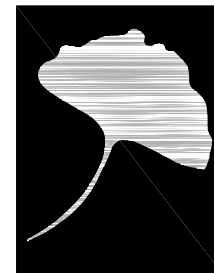


SCALE: 1"=20'-0"



NOTE:
NO LANDSCAPING PERMITTED
WITHIN 3' OF ANY FIRE HYDRANT OR
LIGHT STANDARD

NOTE:
ALL TREES LOCATED WITHIN 10' OF
SIDEWALKS, CURBING, AND/OR
PAVEMENT WILL BE INSTALLED WITH
DEEP ROOT BARRIERS



The McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax



Expires: 6-30-2018

WALL PLAN
ZANJERO TRAILS - PHASE II
PARCEL 12A

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

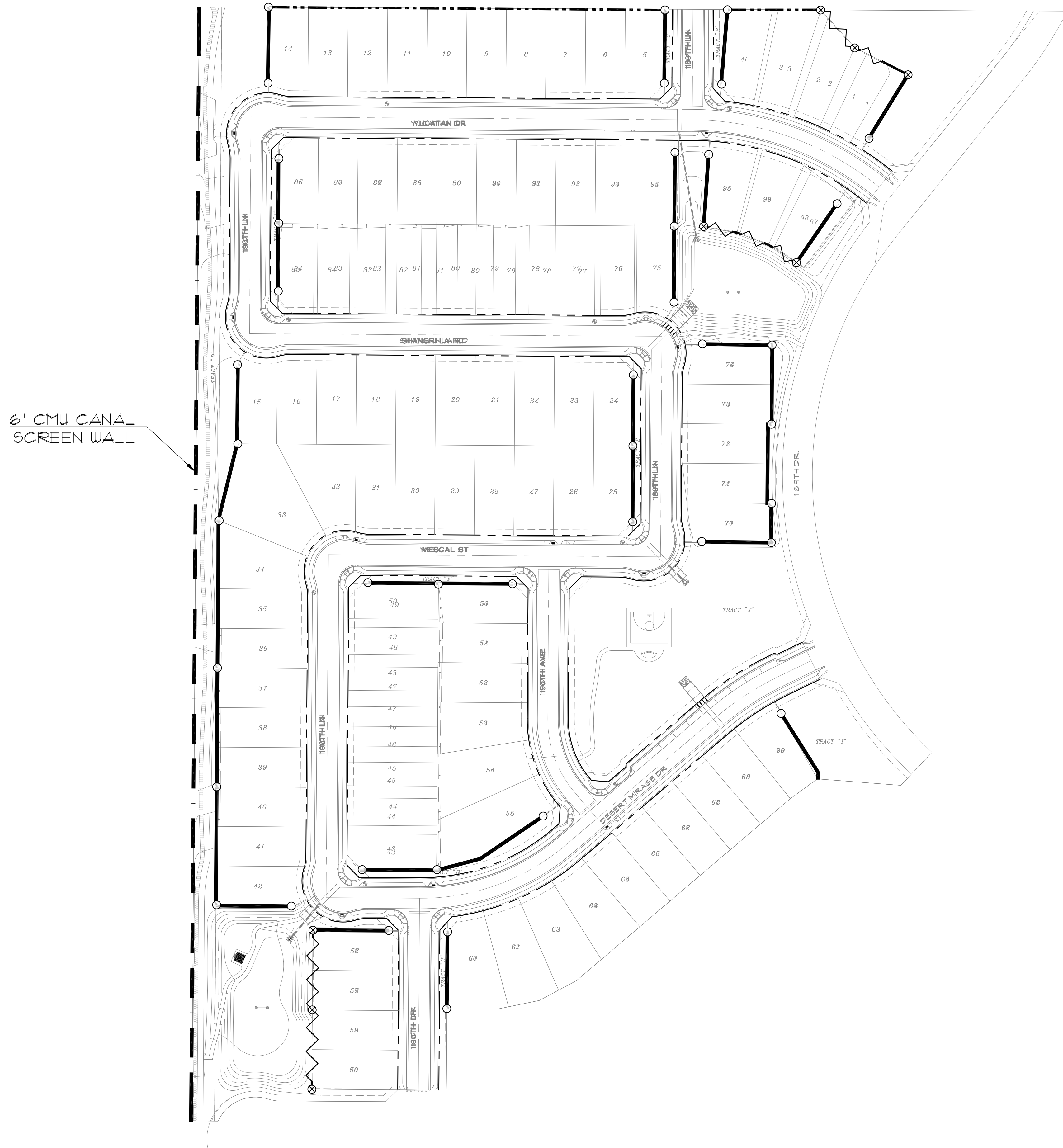
These drawings shall not be used on other projects or for additions to this project except by written agreement from the landscape architect.

JOB NO. 12-47
DATE: 08-07-15
DRAWN BY: TF-SP
CHECKED BY: TM

REVISIONS:

SHEET NO.
L-22

OF 28



6' CMU CANAL
SCREEN WALL

PROJECT WALL KEY

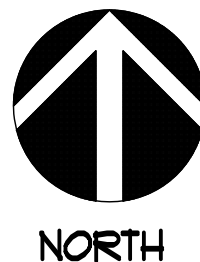
- PROJECT THEME WALL**
(SEE ELEVATION 'A', SHEET L25) APPROX. 3,140 LF
- PROJECT VIEW FENCE (TYPE 'B')**
(LOW STEM WALL WITH VIEW FENCE)
(SEE ELEVATION 'C', SHEET L25) APPROX. 295 LF
- PROJECT BUILDER WALL**
(SEE DETAIL 'E', SHEET L25) APPROX. 655 LF
- PROJECT SCREEN WALL**
(6' HEIGHT SCREEN WALL, 4" CMU FENCE BLOCK
PAINT TO MATCH THEME WALLS)APPROX. 1491 LF
- THEME COLUMN**
(SEE ELEVATION 'A', SHEET L25), QUANTITY 41
- VIEW WALL & FENCE COLUMN**
(SEE ELEVATION 'C', SHEET L25), QUANTITY 8

NOTES:

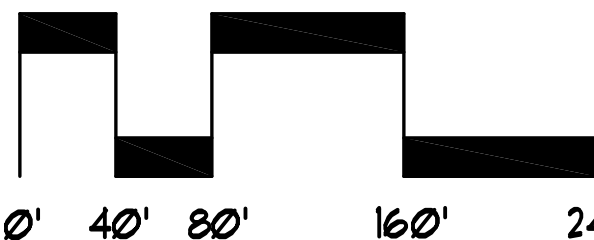
- ALL COLUMNS AND WALLS SHALL BE LOCATED OUT OF SIGHT VISIBILITY TRIANGLES.
- COLUMNS TO BE SET BACK A MINIMUM OF 20'-0" OFF THE STREET AT SIDEYARDS. CONTRACTOR TO INSTALL 6"x6" CONCRETE HEADER FROM THE FRONT OF COLUMN TO THE BACK OF SIDEWALK.
- SIGN REQUIRES SEPARATE PERMIT. DETAILS
- SEE CIVIL PLANS FOR RETAINING WALL LOCATIONS

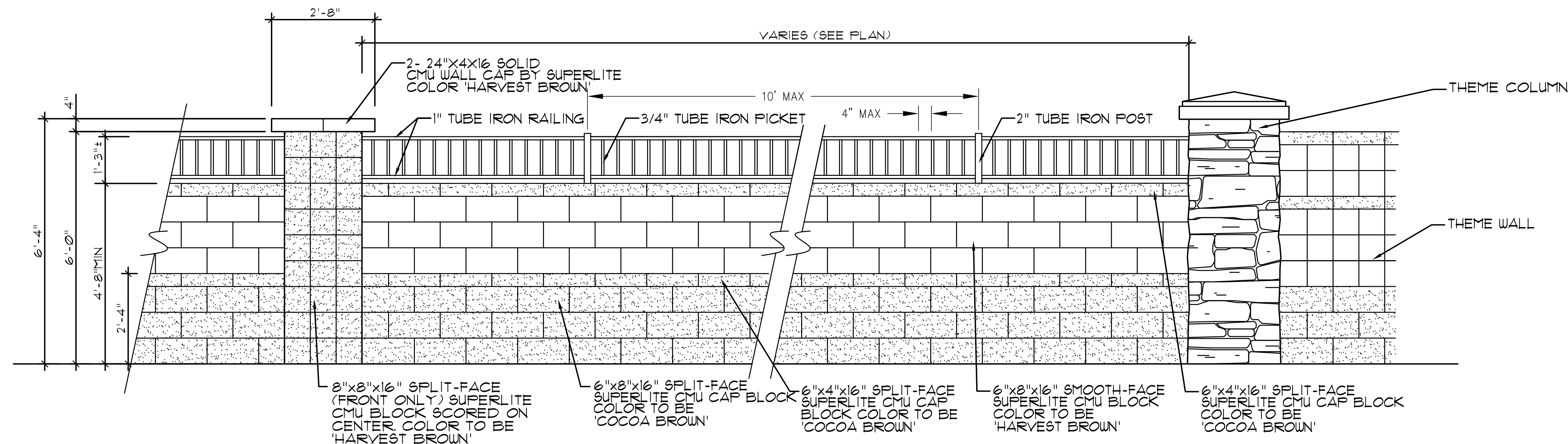
SPECIAL NOTE:

BUILDER RESERVES THE RIGHT TO REVISE THE SPACING AND/OR QUANTITY OF THEME COLUMNS ON THE PROJECT. GET STRUCTURAL ENGINEERING APPROVAL FOR ANY CHANGES PRIOR TO CONSTRUCTION.



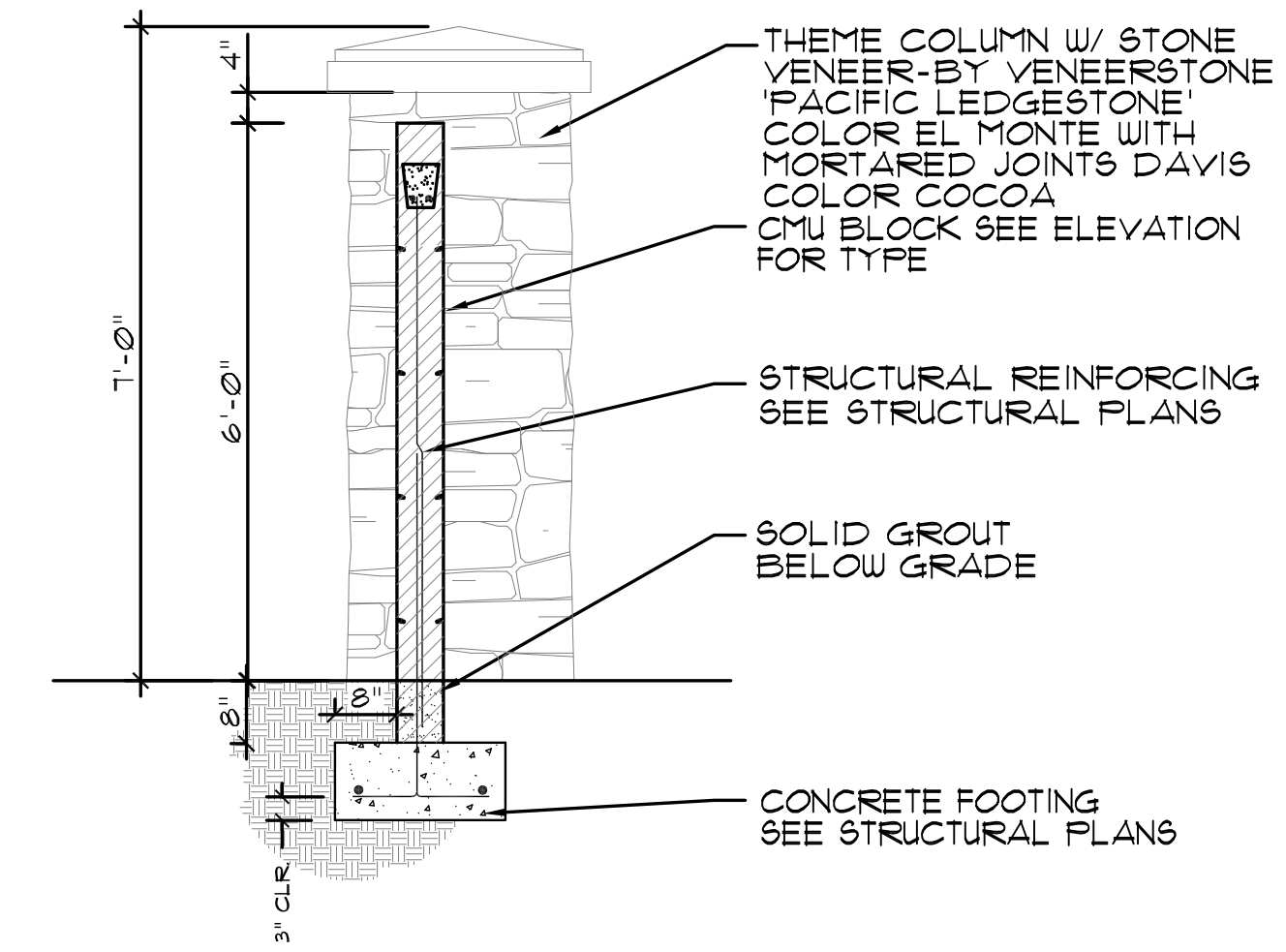
SCALE: 1"=80'-0"





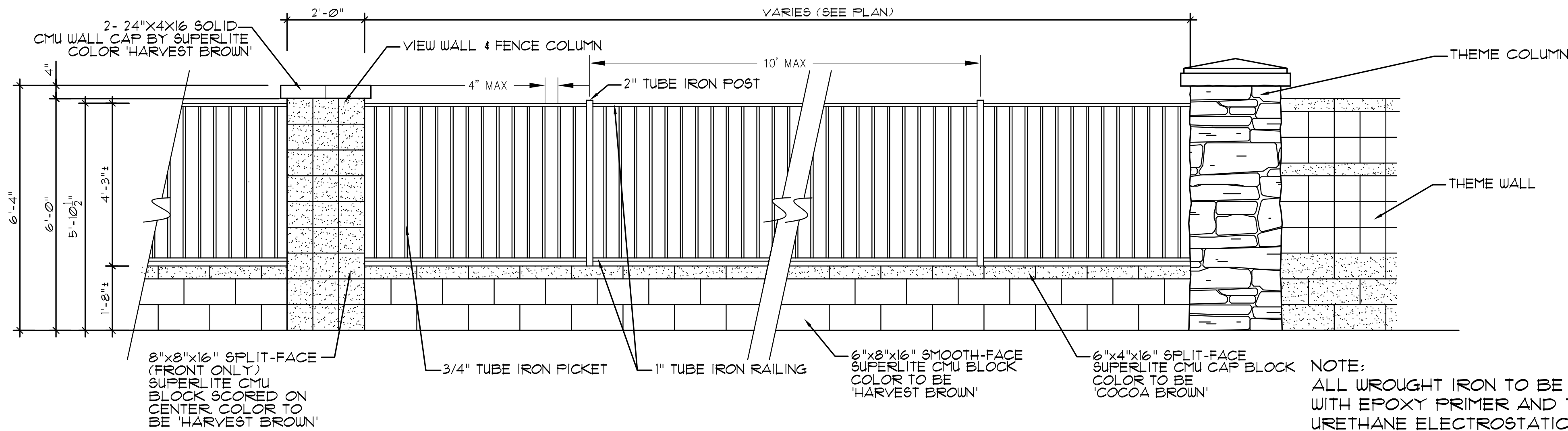
A PROJECT THEME WALL
PLAN

SCALE: 1/2"=1'-0"



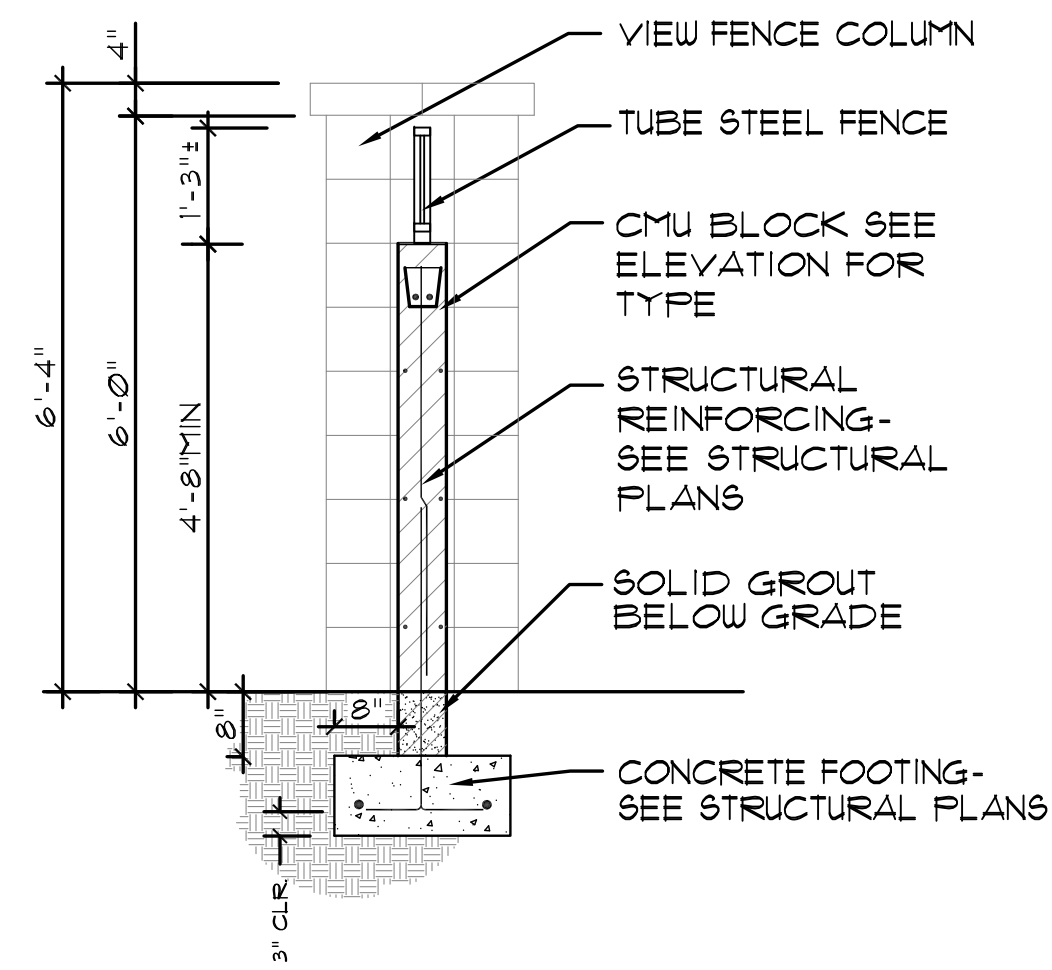
B PROJECT THEME WALL
SECTION

SCALE: 1/2"=1'-0"



C PROJECT VIEW FENCE
PLAN

SCALE: 1/2"=1'-0"

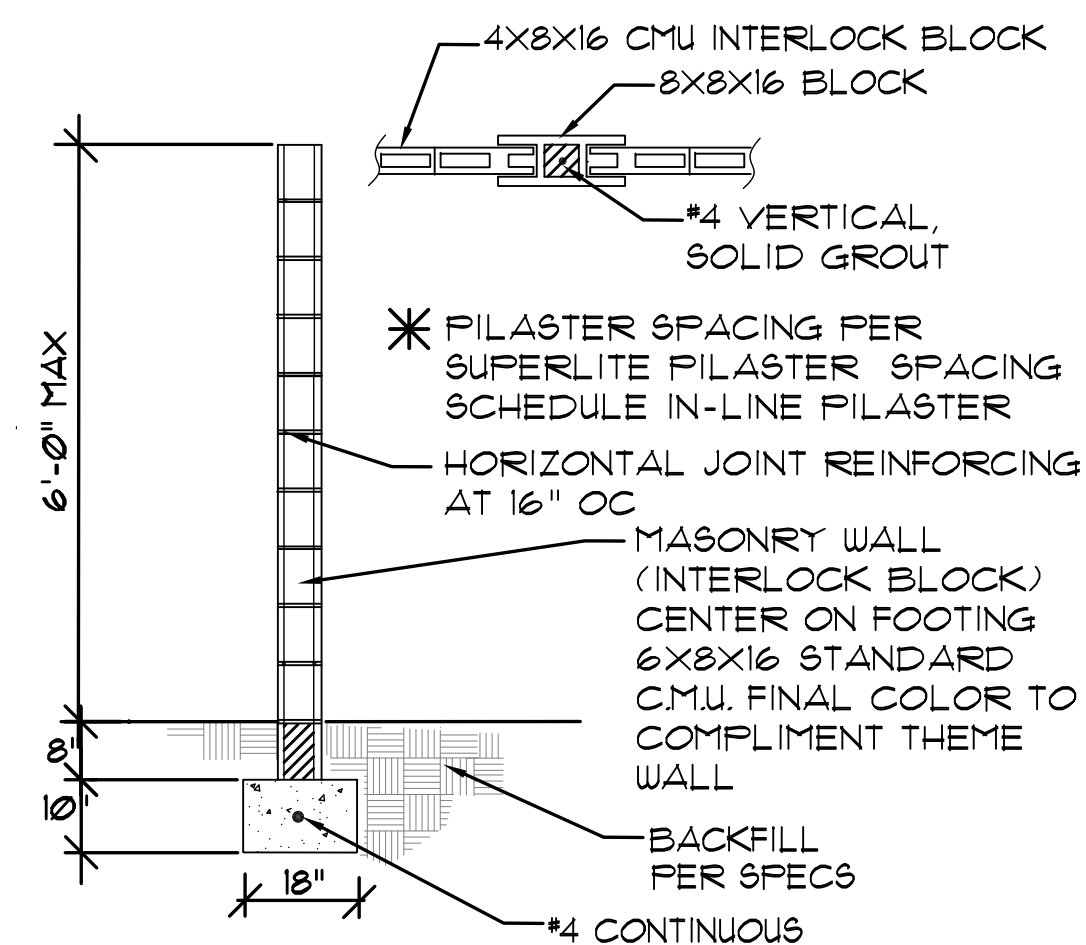


D VIEW FENCE
SECTION

SCALE: 1/2"=1'-0"

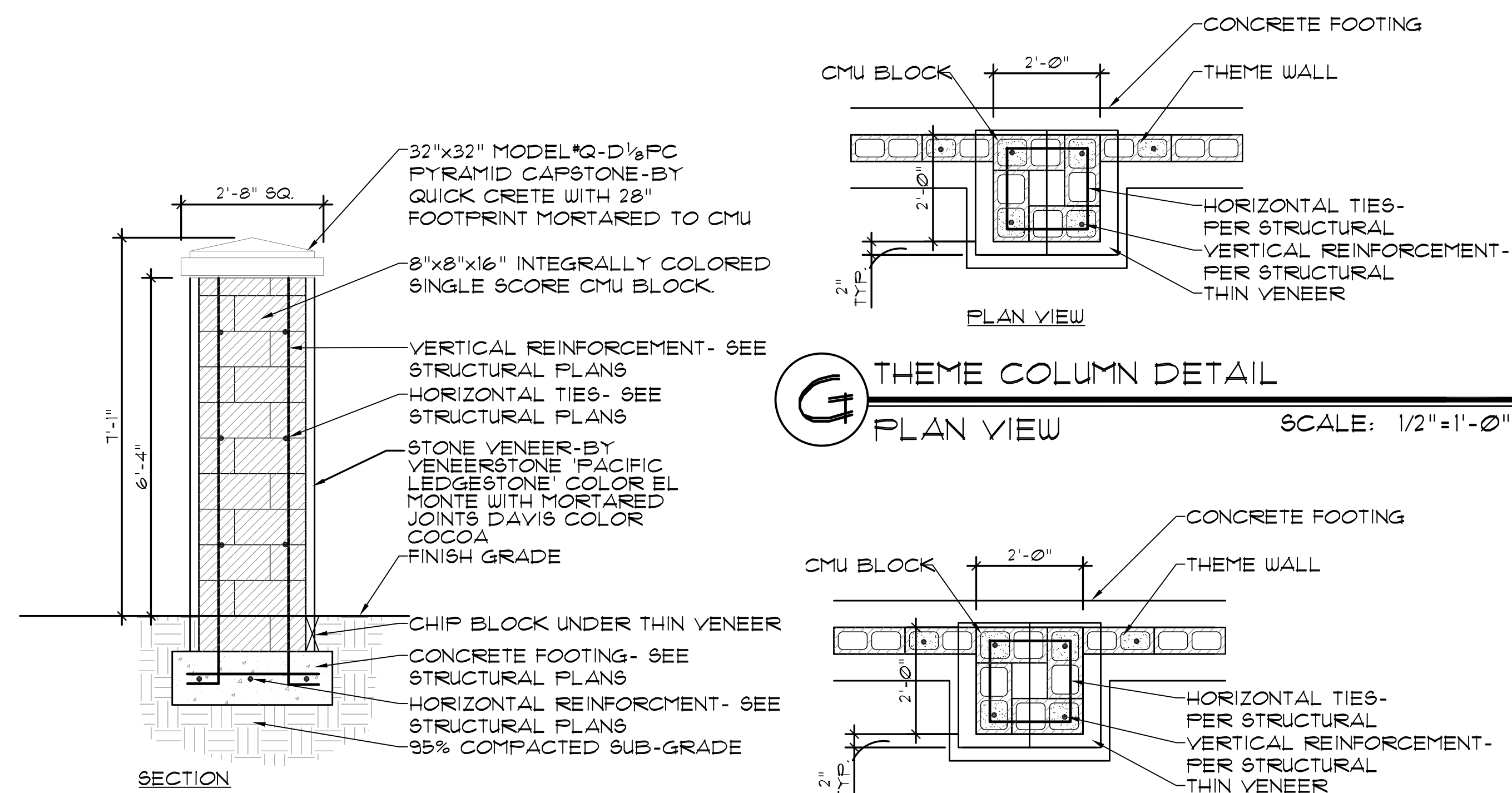
NOTE:
ALL WROUGHT IRON TO BE PAINTED WITH EPOXY PRIMER AND THEN WITH URETHANE ELECTROSTATICALLY APPLIED. FINISH COAT AND COLOR TO MATCH SPECIFICATION AND COLOR BLACK

SPECIAL NOTES:
1. DETAILS FOR AESTHETIC/MATERIAL REFERENCE ONLY; STRUCTURAL DETAILS REQUIRED PRIOR TO CONSTRUCTION
2. SHOP DRAWINGS ARE REQUIRED PRIOR TO CONSTRUCTION



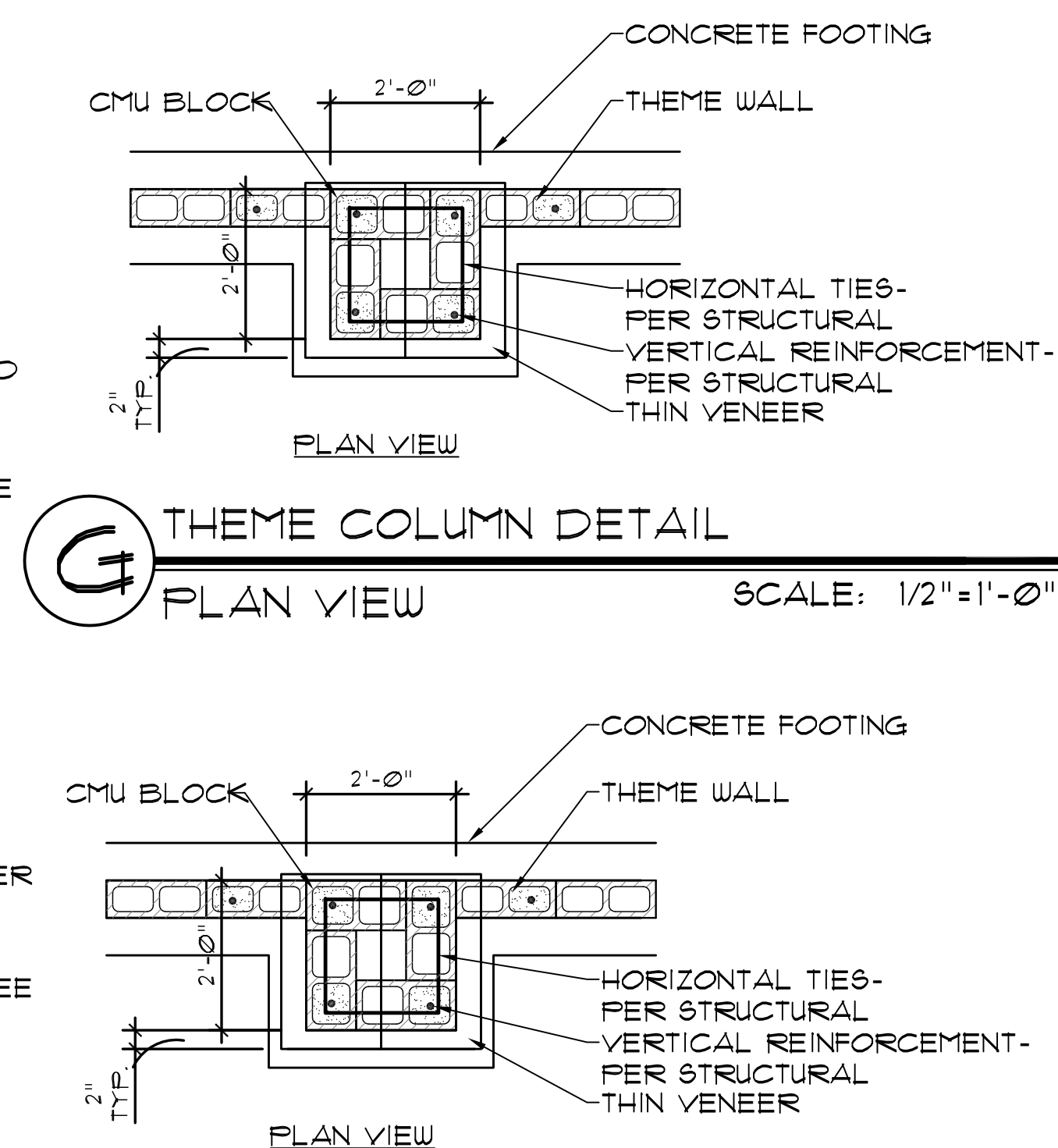
E BUILDER WALL
SECTION

SCALE: 1/2"=1'-0"



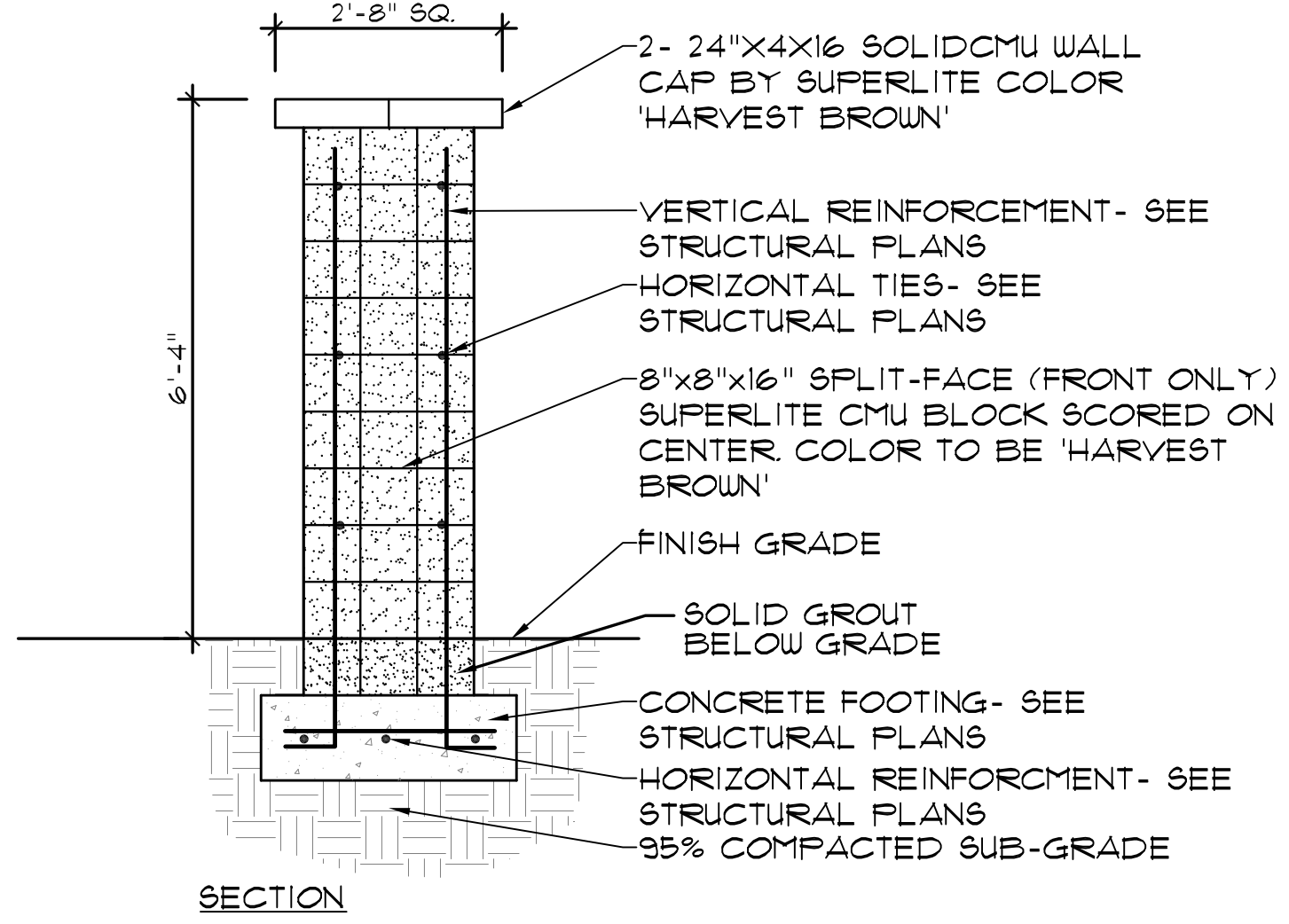
F THEME COLUMN DETAIL
SECTION

SCALE: 1/2"=1'-0"



H SECONDARY THEME COLUMN DETAIL
PLAN VIEW

SCALE: 1/2"=1'-0"



I SECONDARY THEME COLUMN DETAIL
SECTION

SCALE: 1/2"=1'-0"

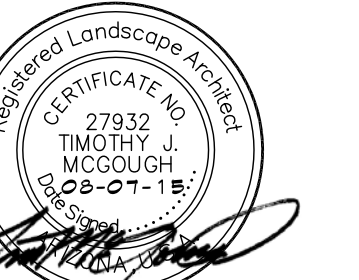


McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-937-3093
602-937-3031 fax



Expires: 6-30-2018

HARDSCAPE DETAILS ZANJERO TRAILS - PHASE II PARCEL 12A

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

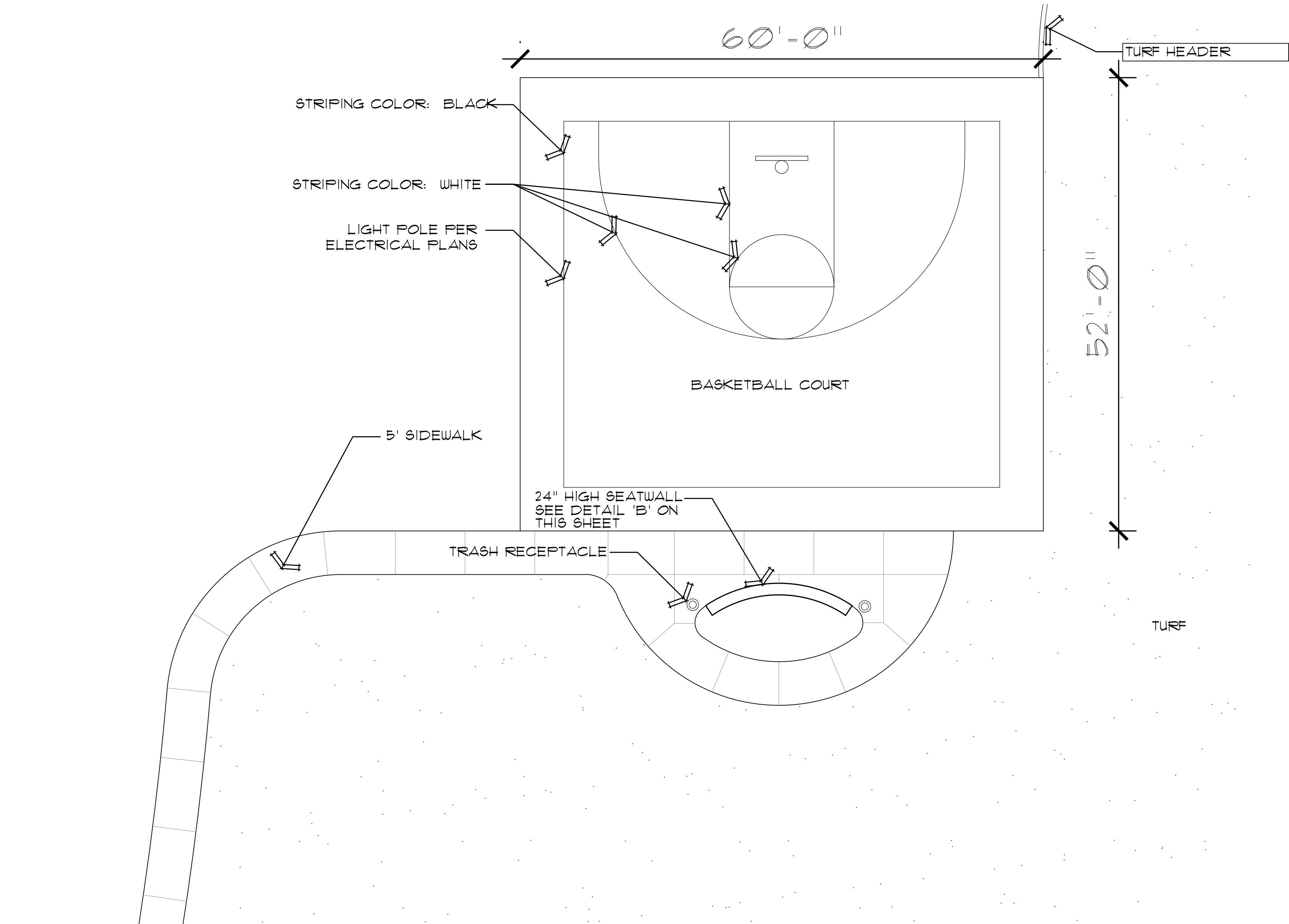
These drawings shall not be used on other projects or for additions to this project except by written agreement from the landscape architect.

JOB NO. 12-47
DATE: 08-07-15
DRAWN BY: TF-SP
CHECKED BY: TM

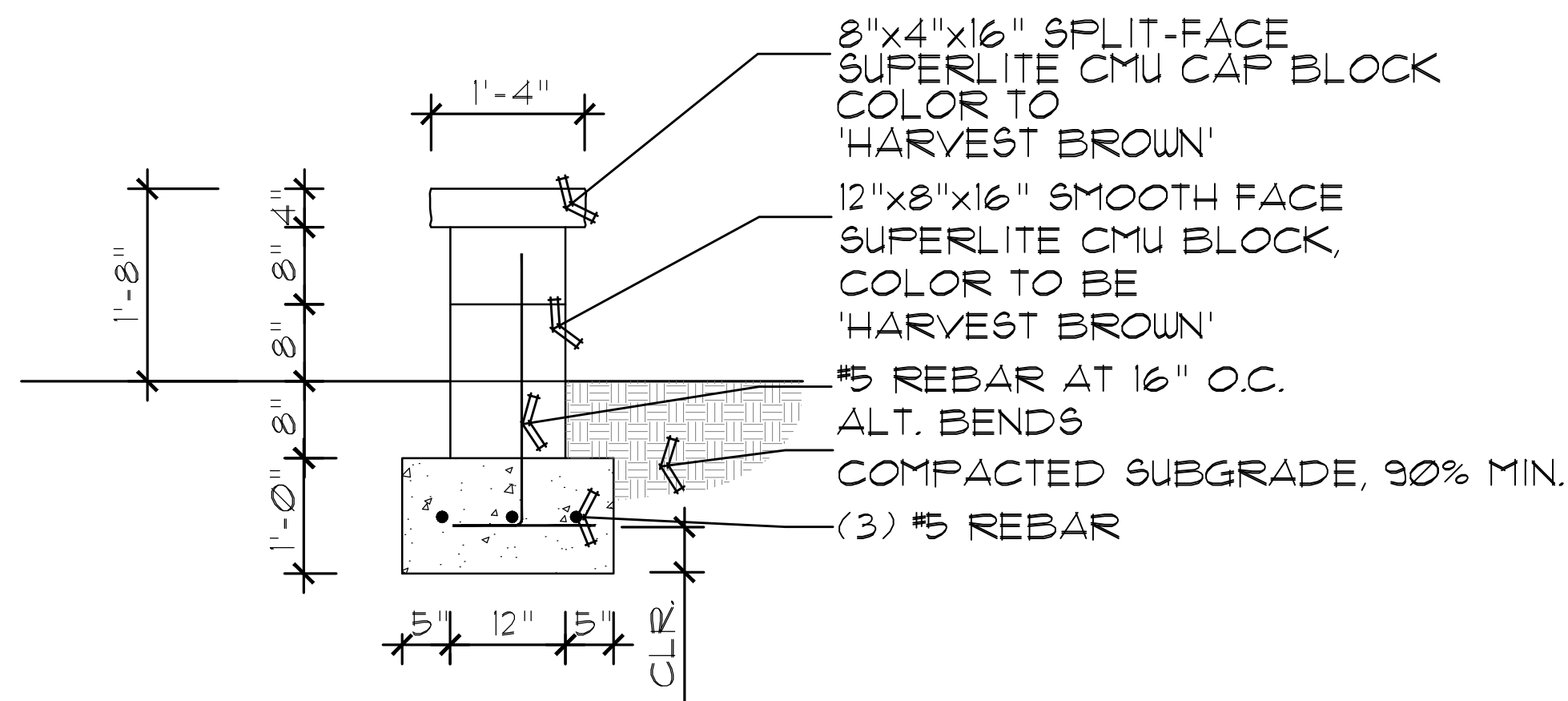
REVISIONS:

SHEET NO.
L-25

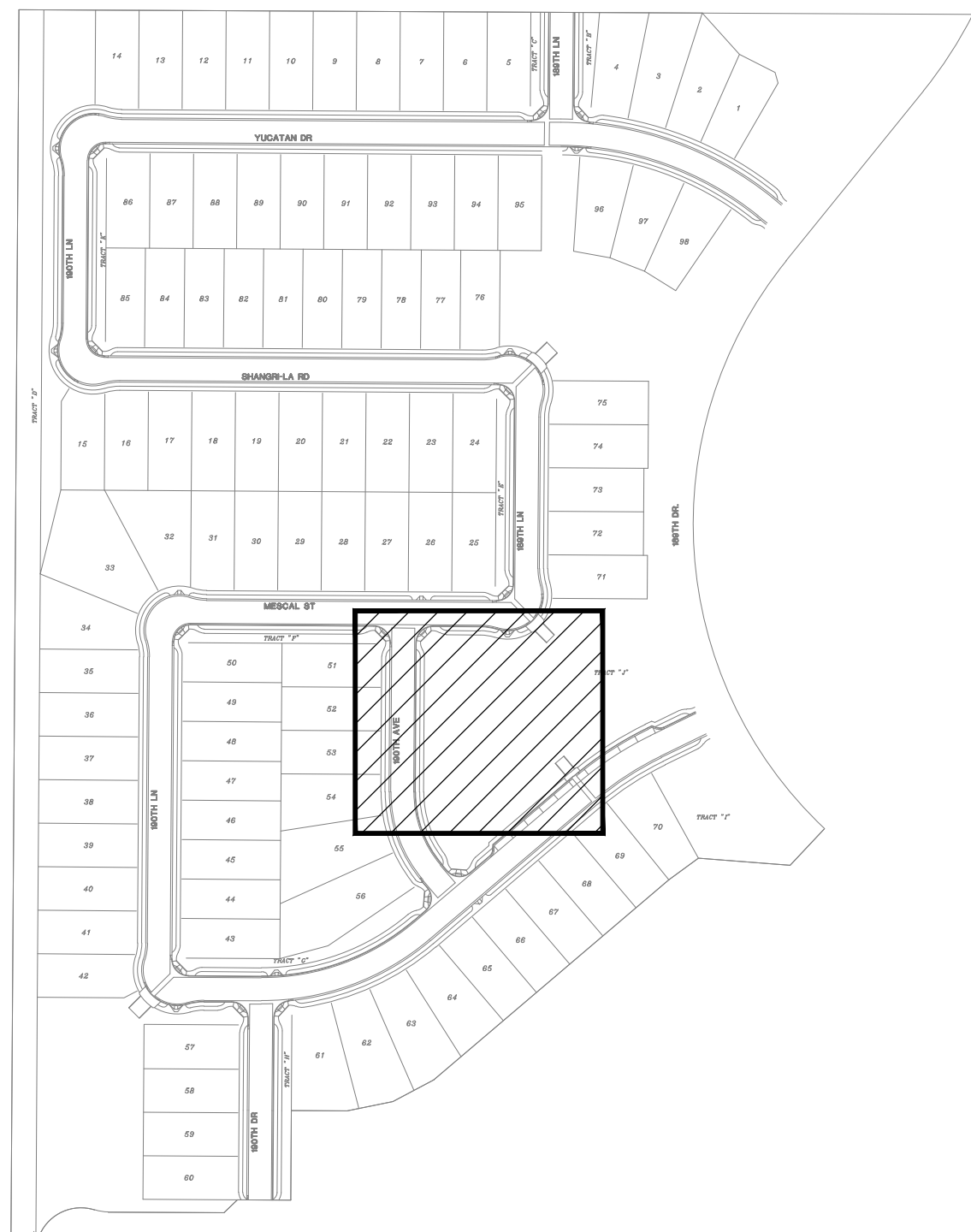
25 OF 28



A BASKETBALL COURT ENLARGEMENT (BASIN #3)
SCALE: 1/8"=1'-0"



**B SEAT WALL
DETAIL**
3/4"=1'-0"



RECREATIONAL EQUIPMENT SCHEDULE

* QUANTITIES ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR, PLANS TAKE PRECEDENCE.
ALL AMENITIES ARE TO BE "IN-GROUND" MOUNTED PER MANUFACTURES SPECIFICATIONS

RAMADA (SHEET L-24)

MANUF: CLASSIC RECREATION SYSTEMS
MODEL: 16'x16' MESA MODEL
W/ WEATHERED COPPER STANDING SEAM ROOF
QTY: 1

BASKETBALL COURT

GOALS
MANUF: STEELCRAFT
MODEL: #09 (BACKBOARD) #9D-1 (GOAL)
#12C44 & RZE-44 (FOLE & EXTENSION)
QTY: 1 GOAL
SURFACE
COURT SLAB 5" THICK, 3000 PSI MIX OVER 4" ABC
POST TENSIONED W/ A MEDIUM BROOM FINISH
CONSTRUCT COURT PER GENERAL ACRYLICS
STANDARD POST TENSIONED SPECIFICATION
CALL (602) 569-9377
LAYOUT & STRIPE PER STANDARD NCAA
BASKETBALL COURT SPECIFICATIONS
W/ 2" WIDE STRIPPING: COLORS: WHITE & BLACK
CONTRACTOR TO PROVIDE SPECIFICATIONS FOR
POST TENSION SLAB

LITTER RECEPTACLE

MANUF: WEBCOAT
MODEL: TR32 CLASSICTAPER
W/ FLATTOP 32
COLOR: VIF BROWN
QTY: 3

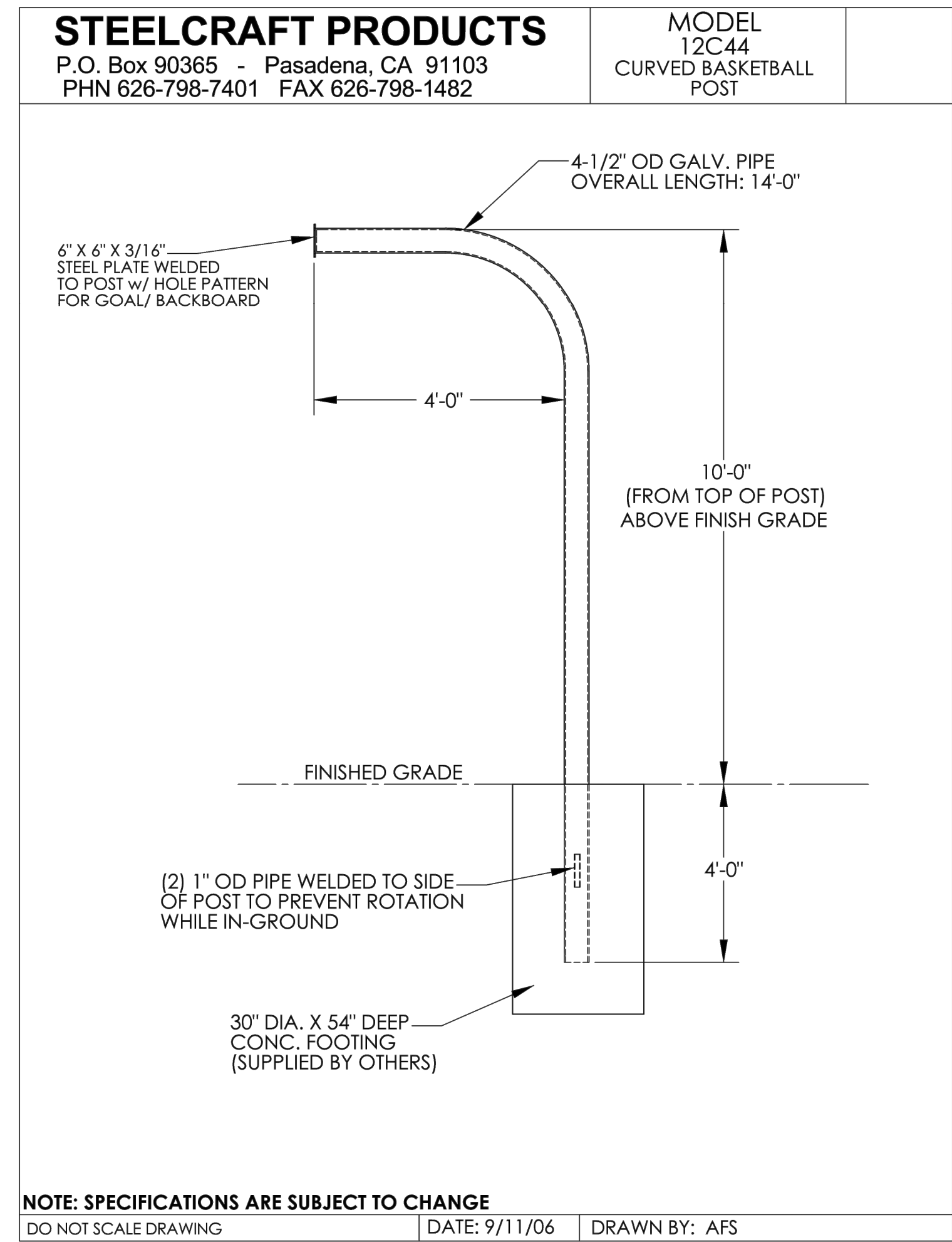
PICNIC TABLE (SHEET L-24)

MANUF: WEBCOAT
MODEL: T6INNV4-46
COLOR: VIF BROWN
QTY: 1

BBQ GRILL

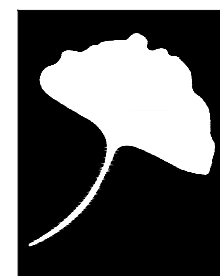
MANUF: WEBCOAT
MODEL: GP820
COLOR: BLACK
QTY: 1

BASKETBALL COMPONENTS PER MANUFACTURES RECOMMENDATIONS



ALL CURVED POSTS ARE GALVANIZED STEEL PIPE WITH 1.029" OD GALVANIZED BRACES. BACKBOARD ATTACHMENT PLATES ARE 3/16" X 6" X 6" HOT DIPPED GALVANIZED STEEL.

SPECIAL NOTES:
1. DETAILS FOR AESTHETIC/MATERIAL REFERENCE ONLY; STRUCTURAL DETAILS REQUIRED PRIOR TO CONSTRUCTION
2. SHDP DRAWINGS ARE REQUIRED PRIOR TO CONSTRUCTION



McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

1110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax



AMENITY LAYOUT ZANJERO TRAILS - PHASE II PARCEL 12A

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 5N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

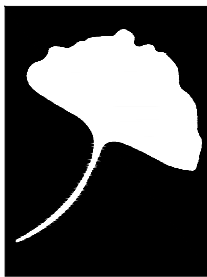
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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. 12-47
DATE: 08-07-15
DRAWN BY: TF-SP
CHECKED BY: TM

REVISIONS:

SHEET NO.
L-23
23 OF 28



The McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax



AMENITY LAYOUT
ZANJERO TRAILS - PHASE II
PARCEL 12A

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

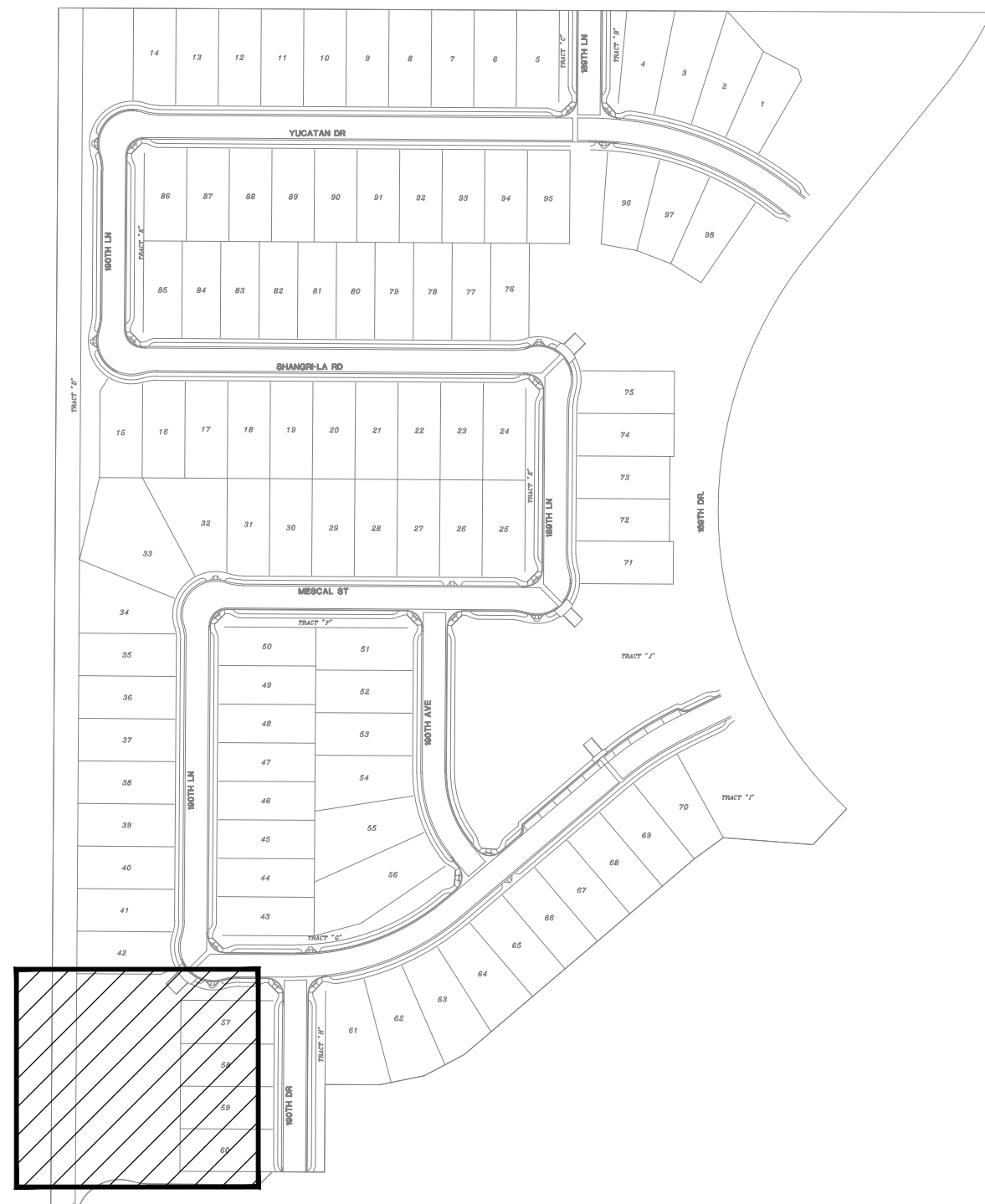
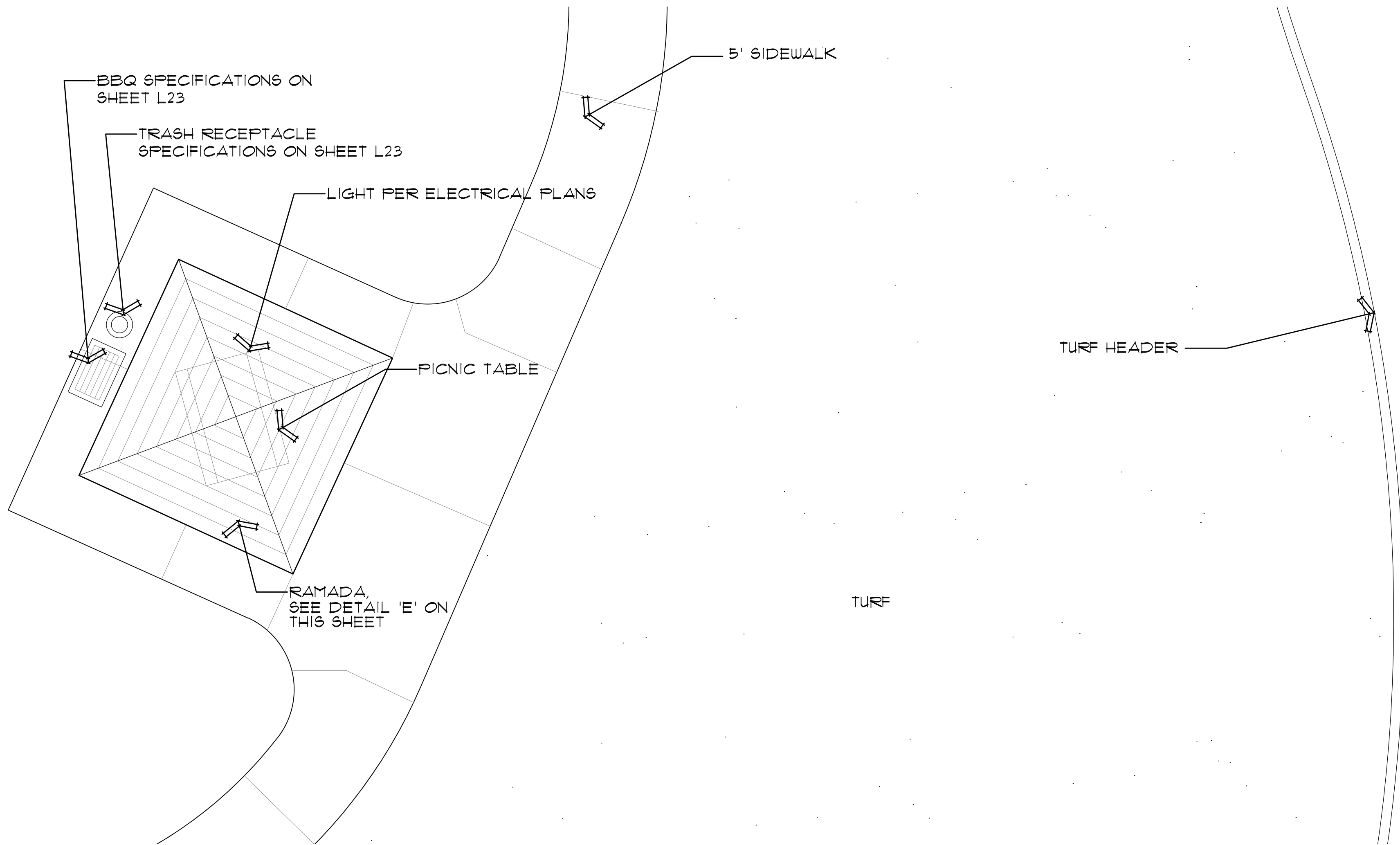
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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. 12-47
DATE: 08-07-15
DRAWN BY: TF-SP
CHECKED BY: TM

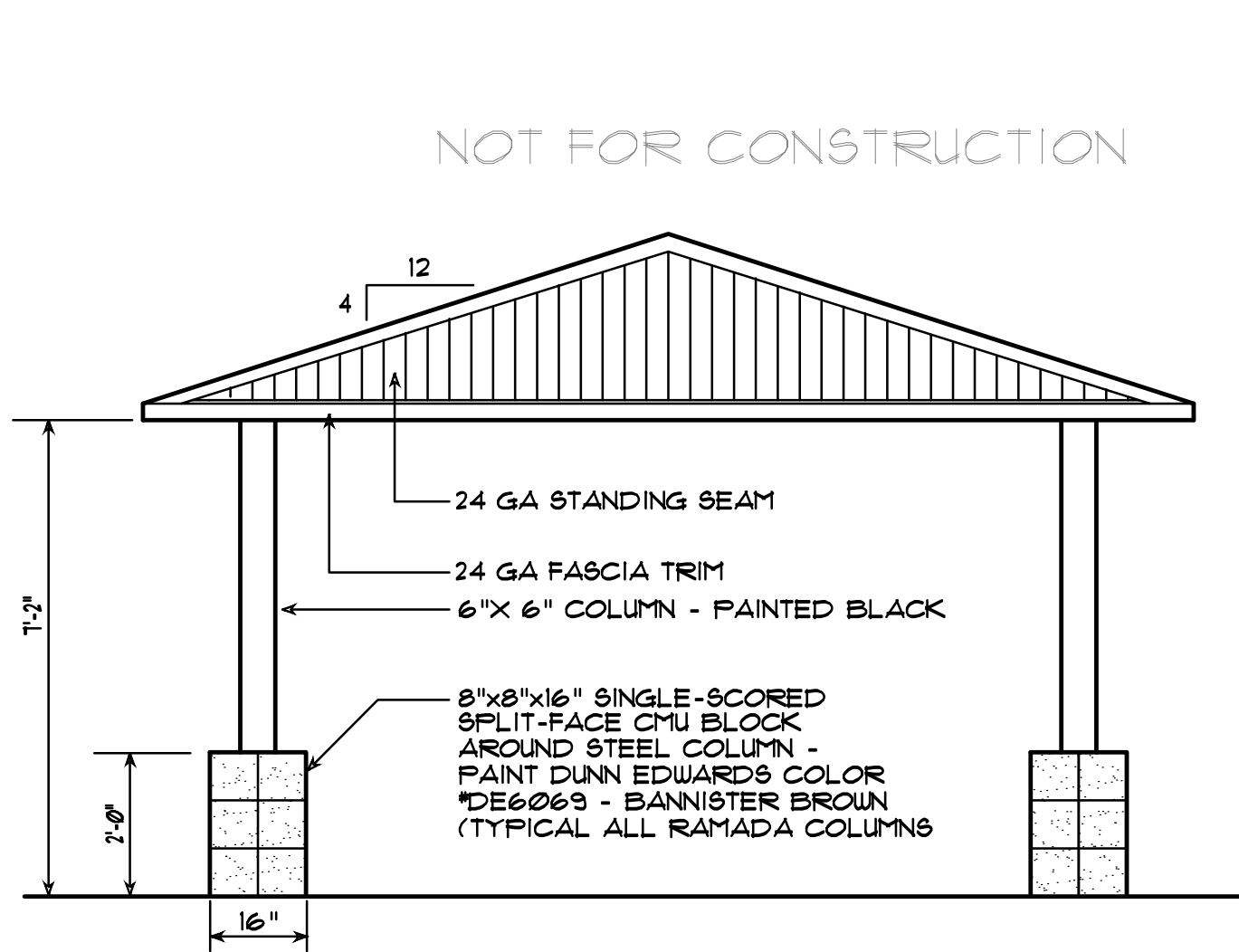
REVISIONS:	

SHEET NO.
L-24
24 OF 28

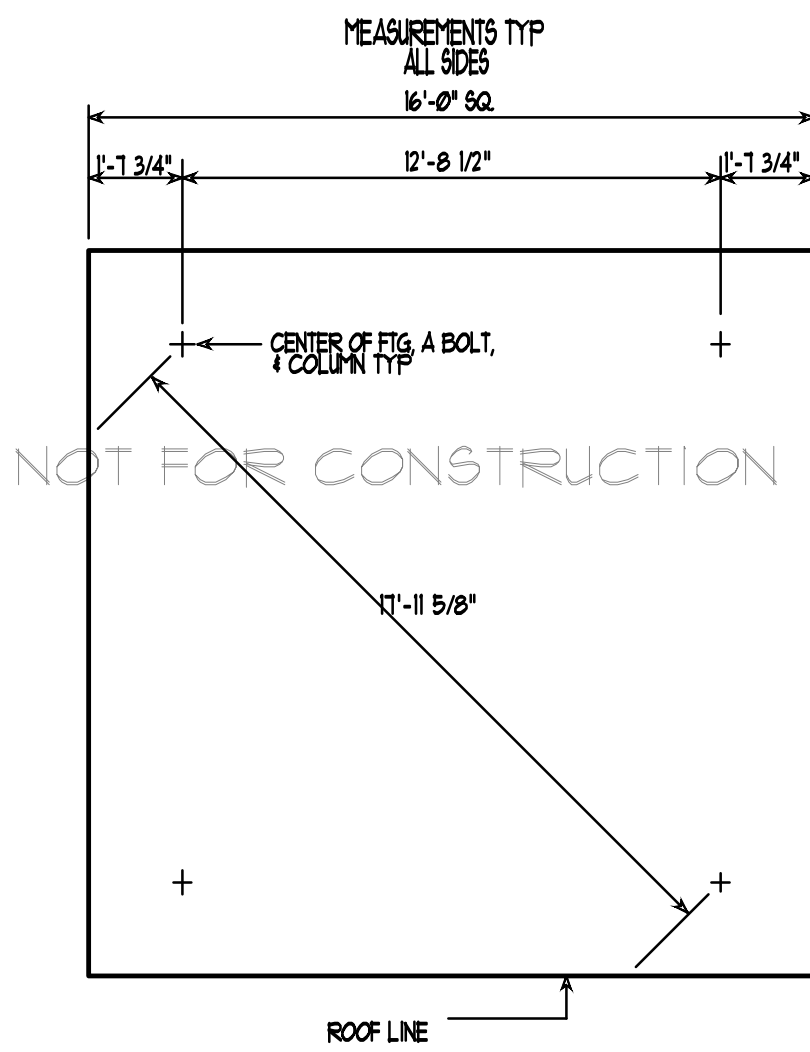


D RAMADA ENLARGEMENT AREA (BASIN #1)
PLAN VIEW

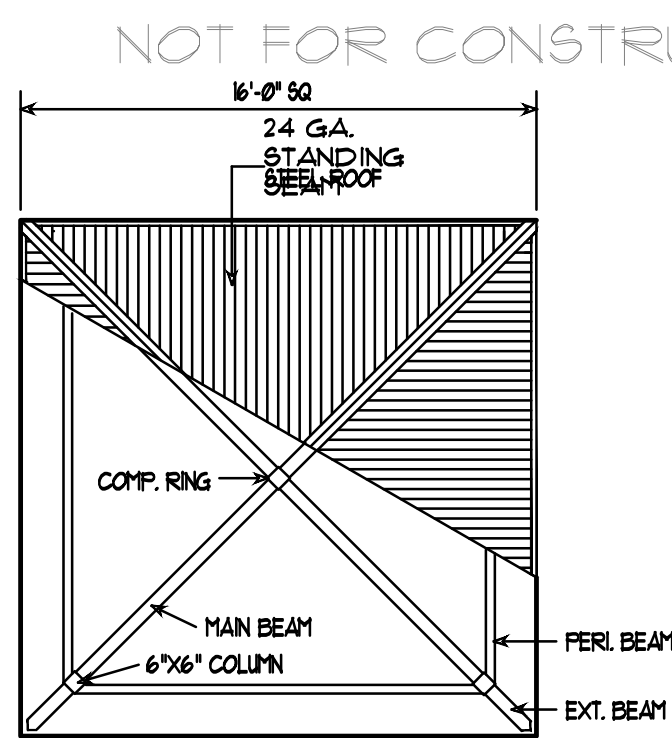
1/4" = 1'-0"



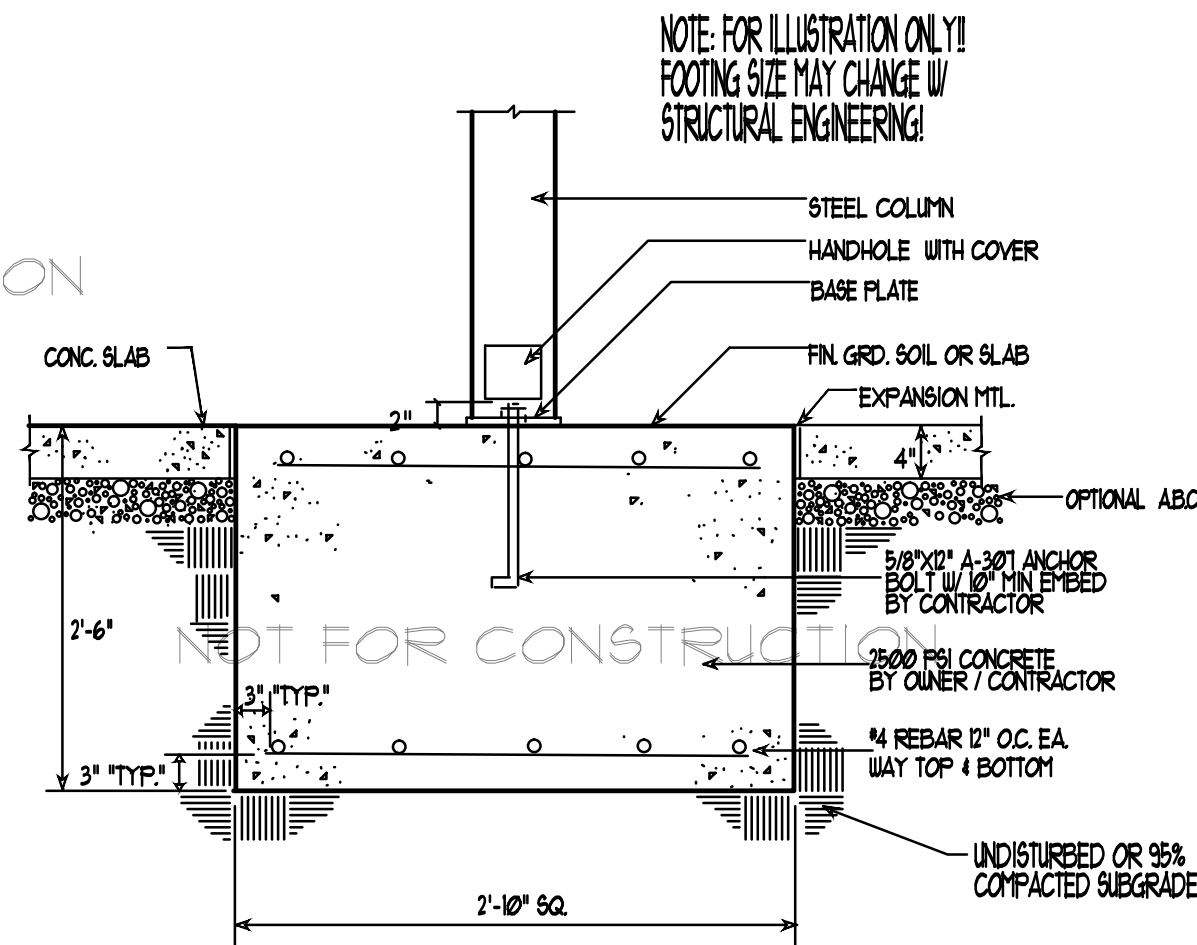
ELEVATION 16'X16' MESA MODEL
NTS



LAYOUT PLAN 16'X16' MESA MODEL
NTS



PLAN VIEW 16'X16' MESA MODEL
NTS



SPREAD FOOTING DETAIL 16'X16' MESA MODEL
NTS

SPECIAL NOTES:
1. DETAILS FOR AESTHETIC/MATERIAL REFERENCE ONLY; STRUCTURAL DETAILS REQUIRED PRIOR TO CONSTRUCTION
2. SHOP DRAWINGS ARE REQUIRED PRIOR TO CONSTRUCTION

not to scale

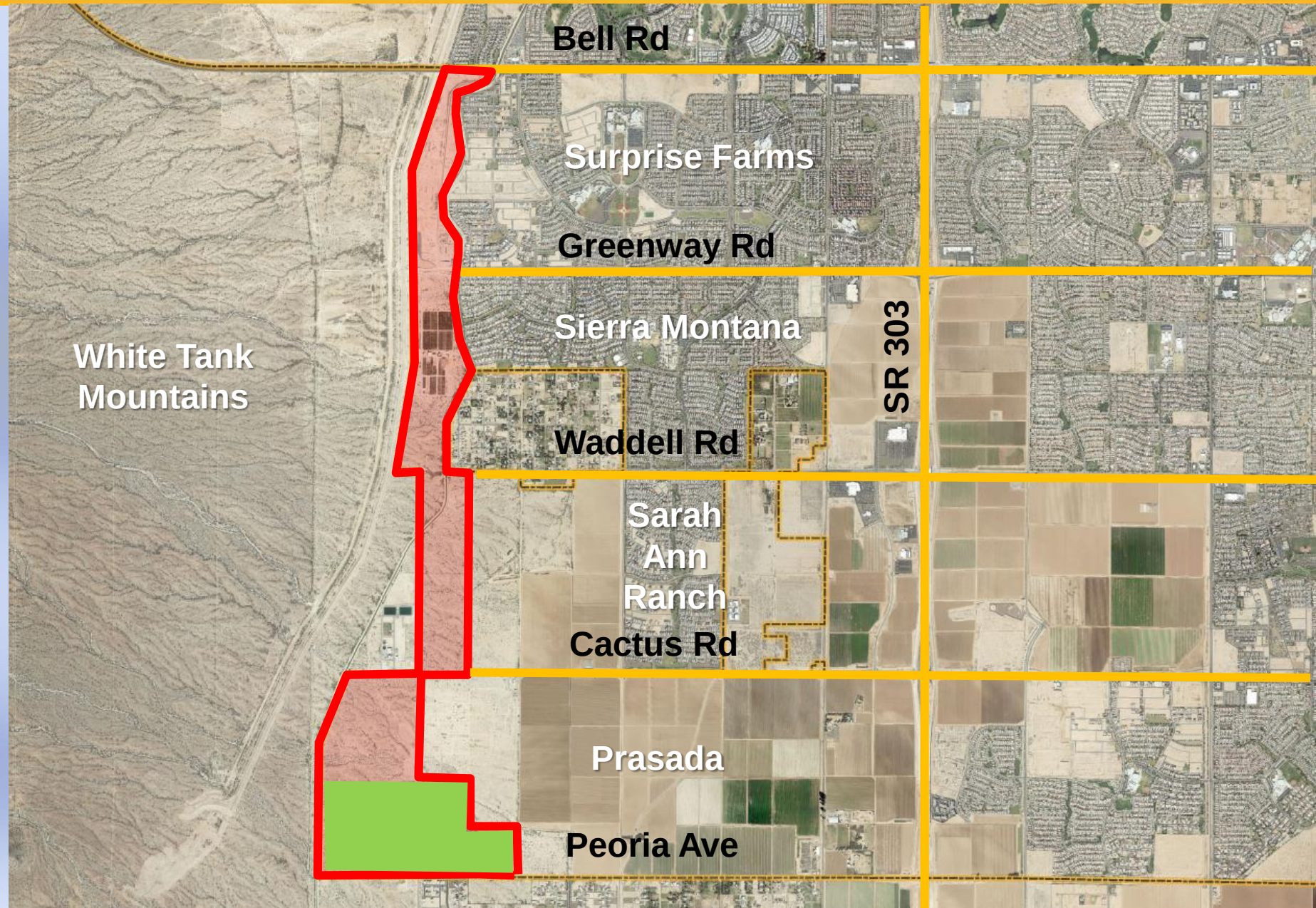
E CLASSIC RECREATION SYSTEMS RAMADA (MESA MODEL / 16'x16')
MANUFACTURER DETAILS

Zanjero Trails Final Plat MOD, 12A, 12B, 12C, 13A, and 13C

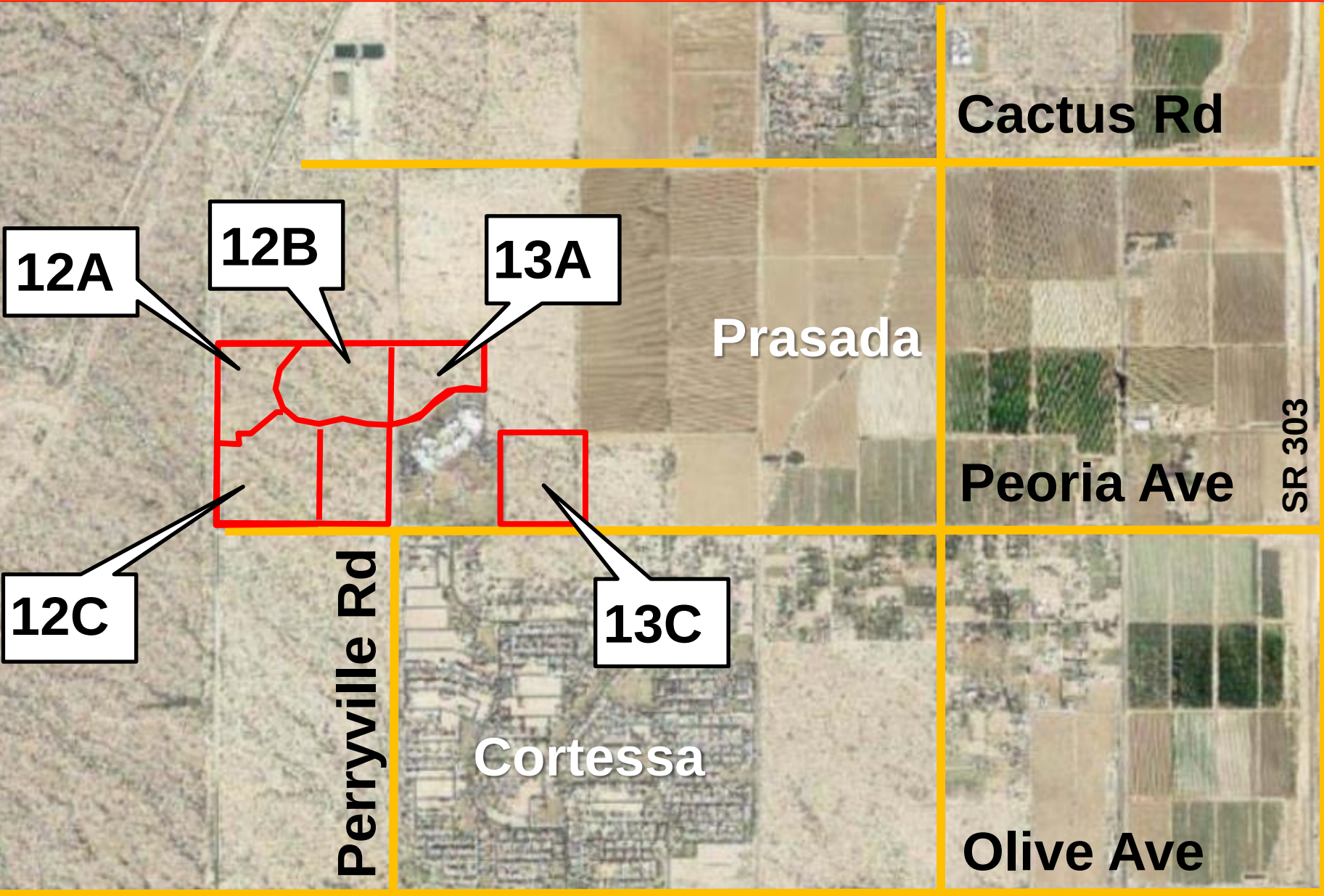
February 16, 2016



ZANJERO TRAILS



ZANJERO TRAILS



ZANJERO TRAILS

Park Detail (Typical)

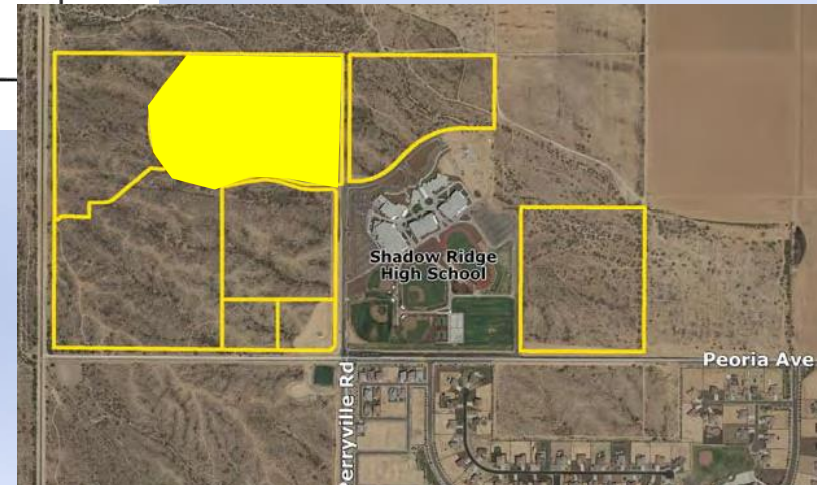
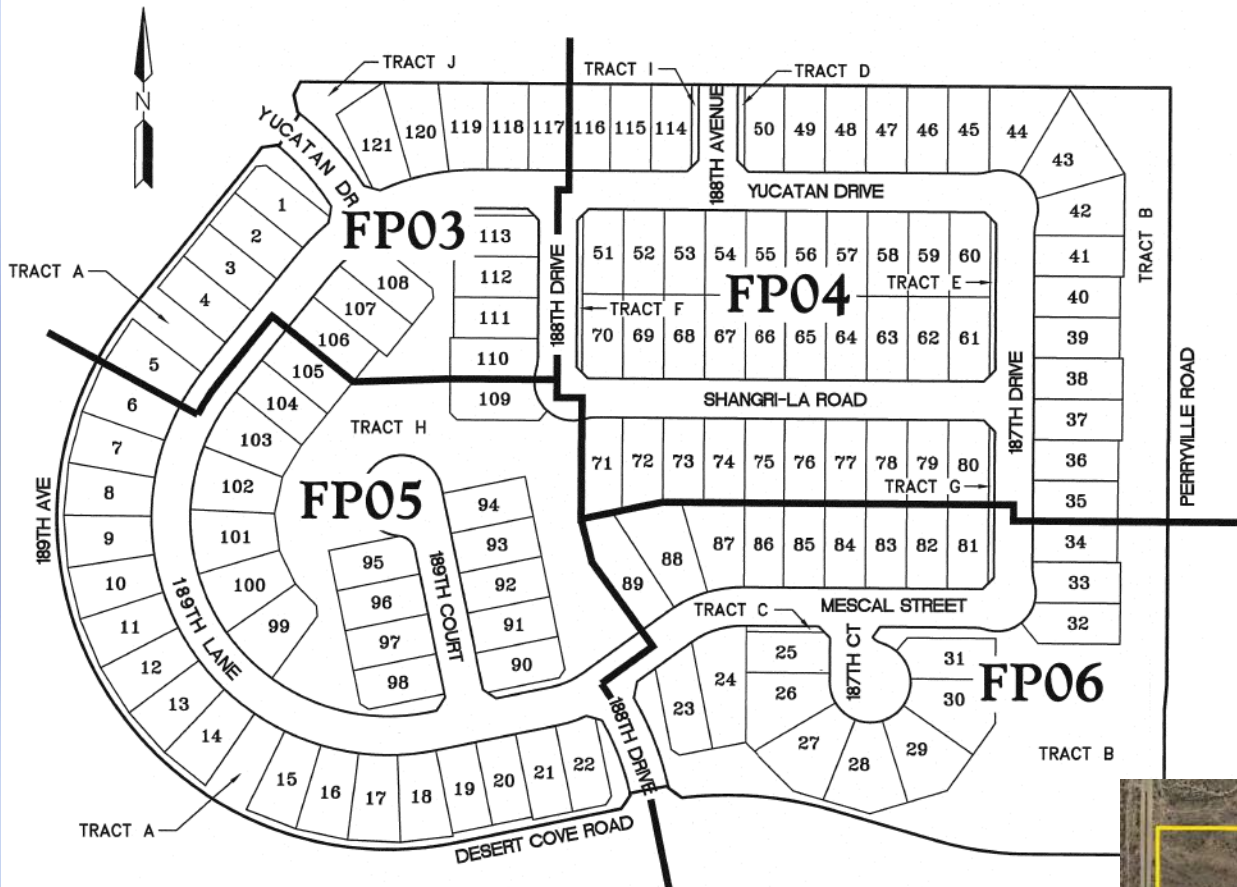
Potential Amenities Include:

- Trail Connections
- Active and Passive Turf Areas
- Tot Lot
- Ramada / Picnic Area

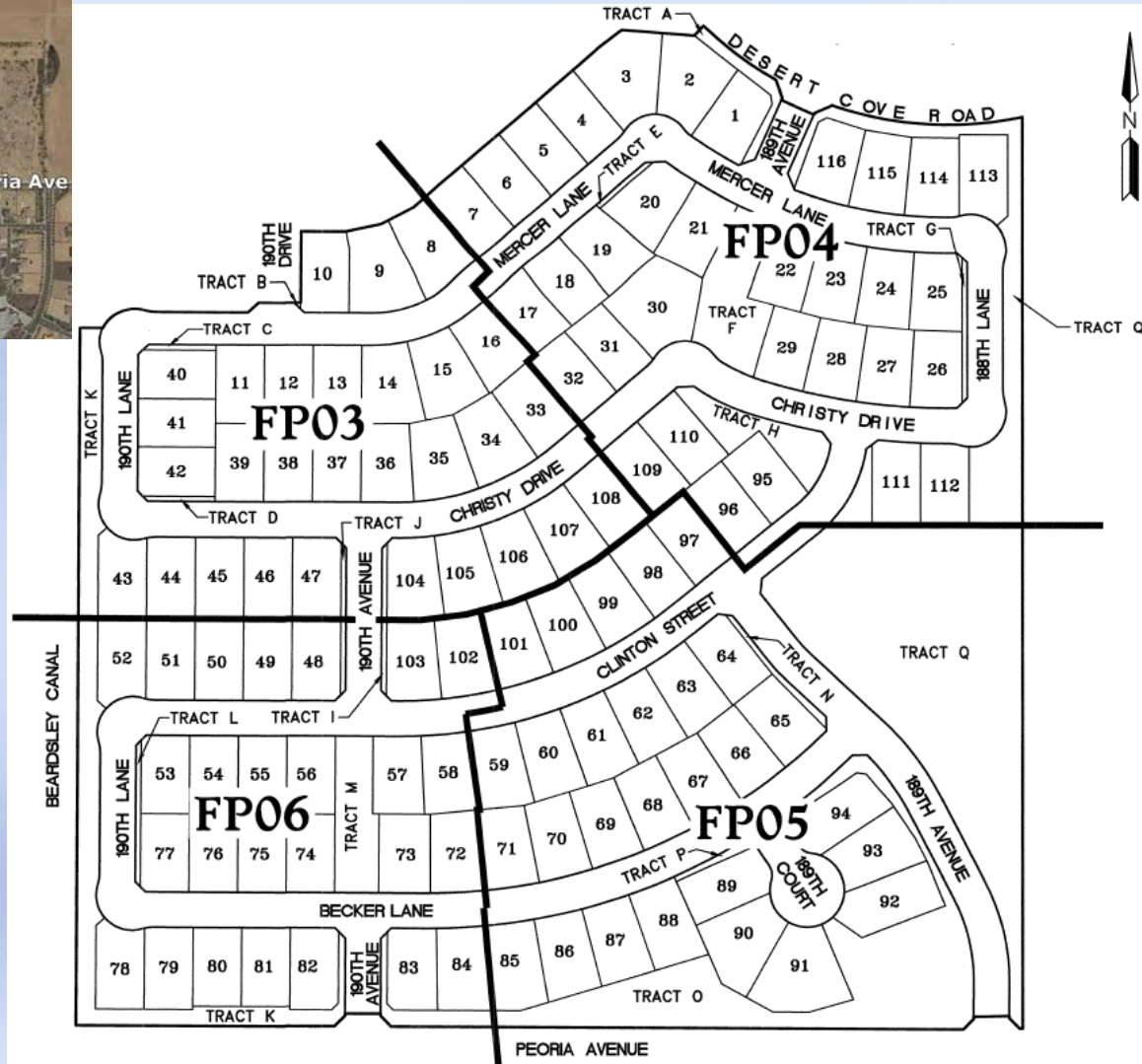




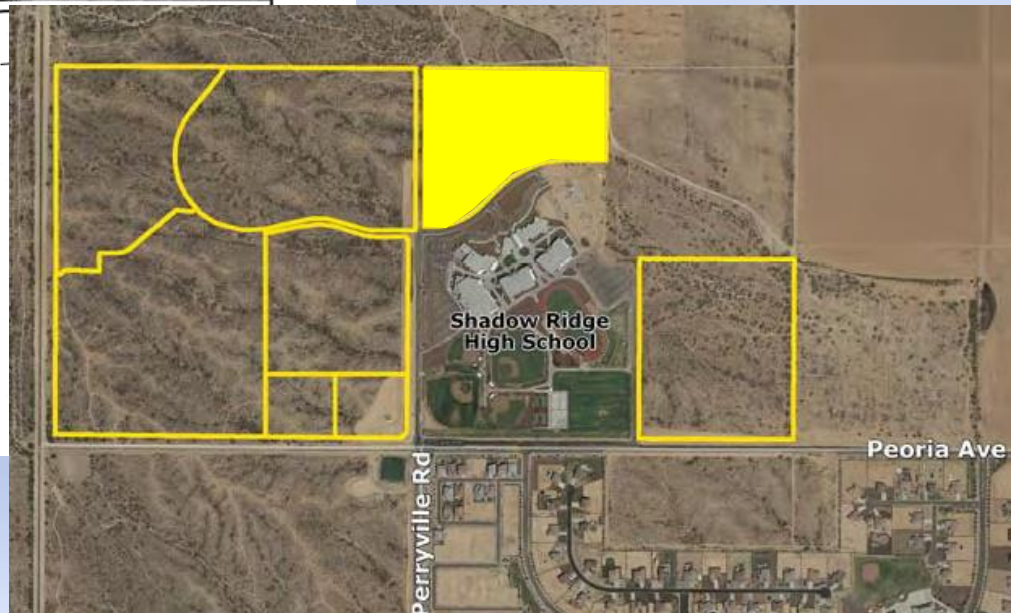
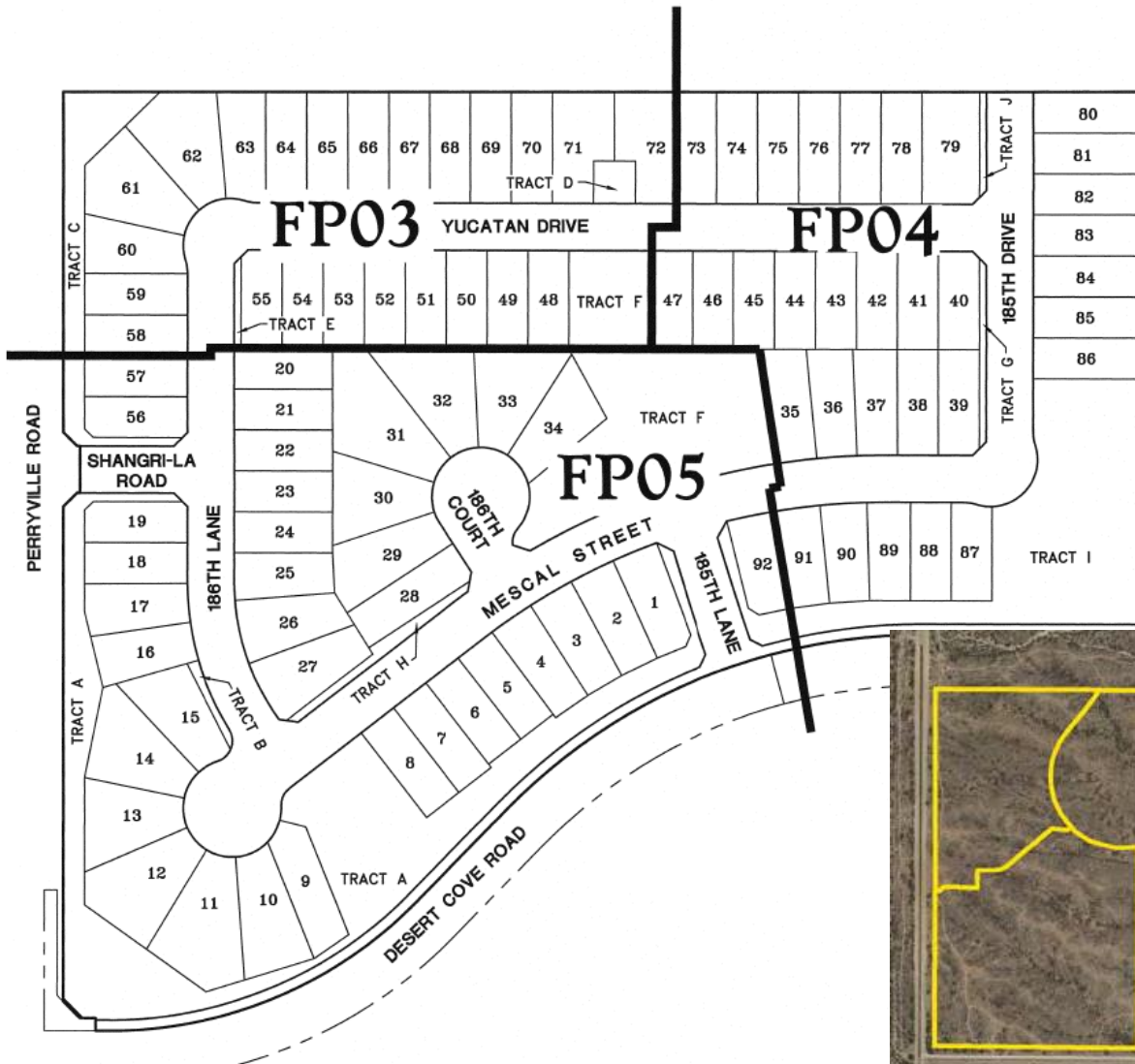
PARCEL 12B



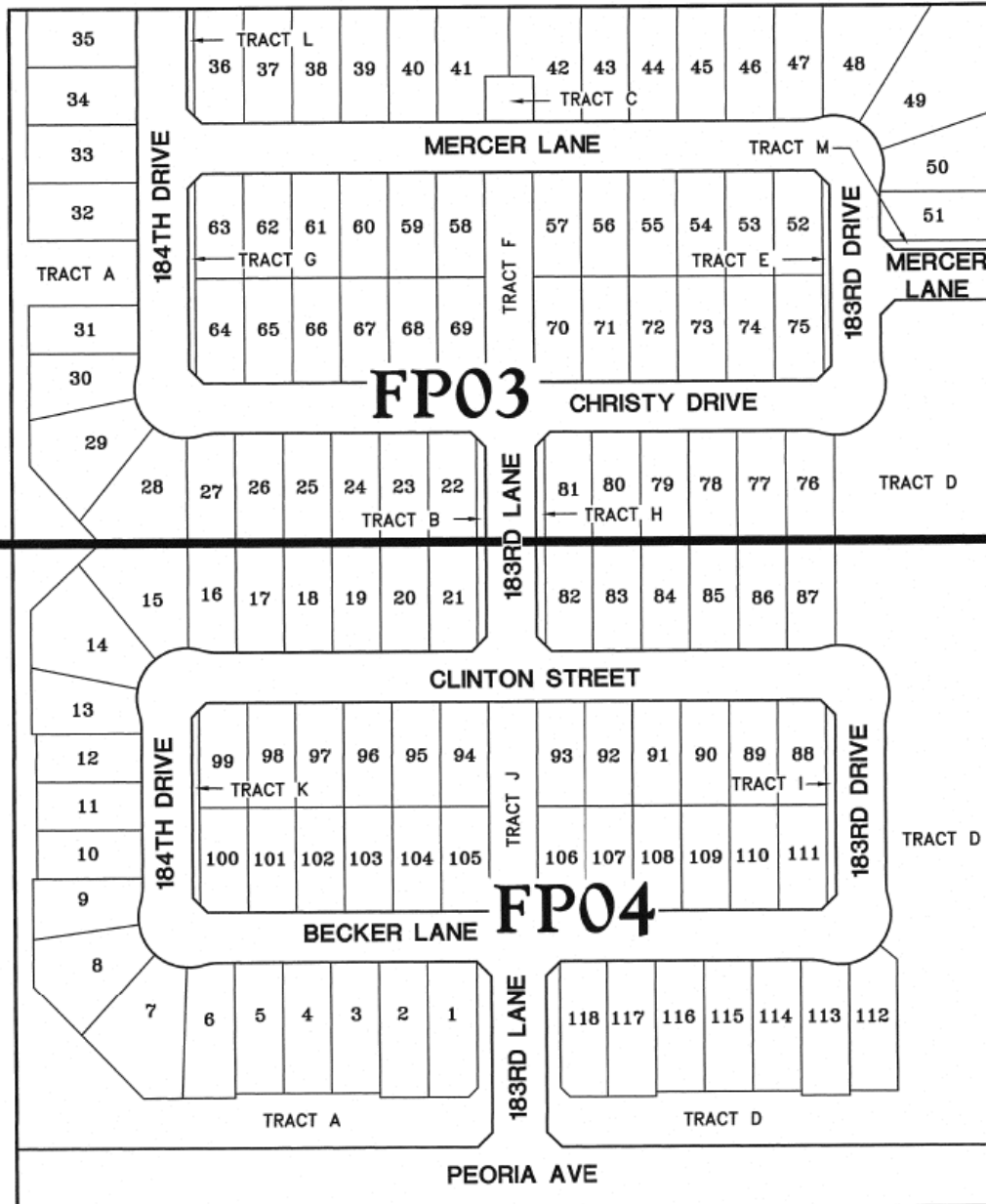
PARCEL 12C



PARCEL 13A



PARCEL 13C



MAP OF DEDICATION

OWNER

JEN ARIZONA 7 LLC & JEN ARIZONA 11 LLC
2222 W. PINNACLE PEAK ROAD, SUITE 160
PHOENIX, ARIZONA 85027
PH: (602)374-2777
FAX: (480)393-4016
CONTACT: TOM CHENEY

SURVEYOR

HILGARTWILSON
1661 EAST CAMELBACK ROAD
SUITE 275
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
FAX: (602) 325-0161
CONTACT: KIRK J. PANGUS

BASIS OF BEARING

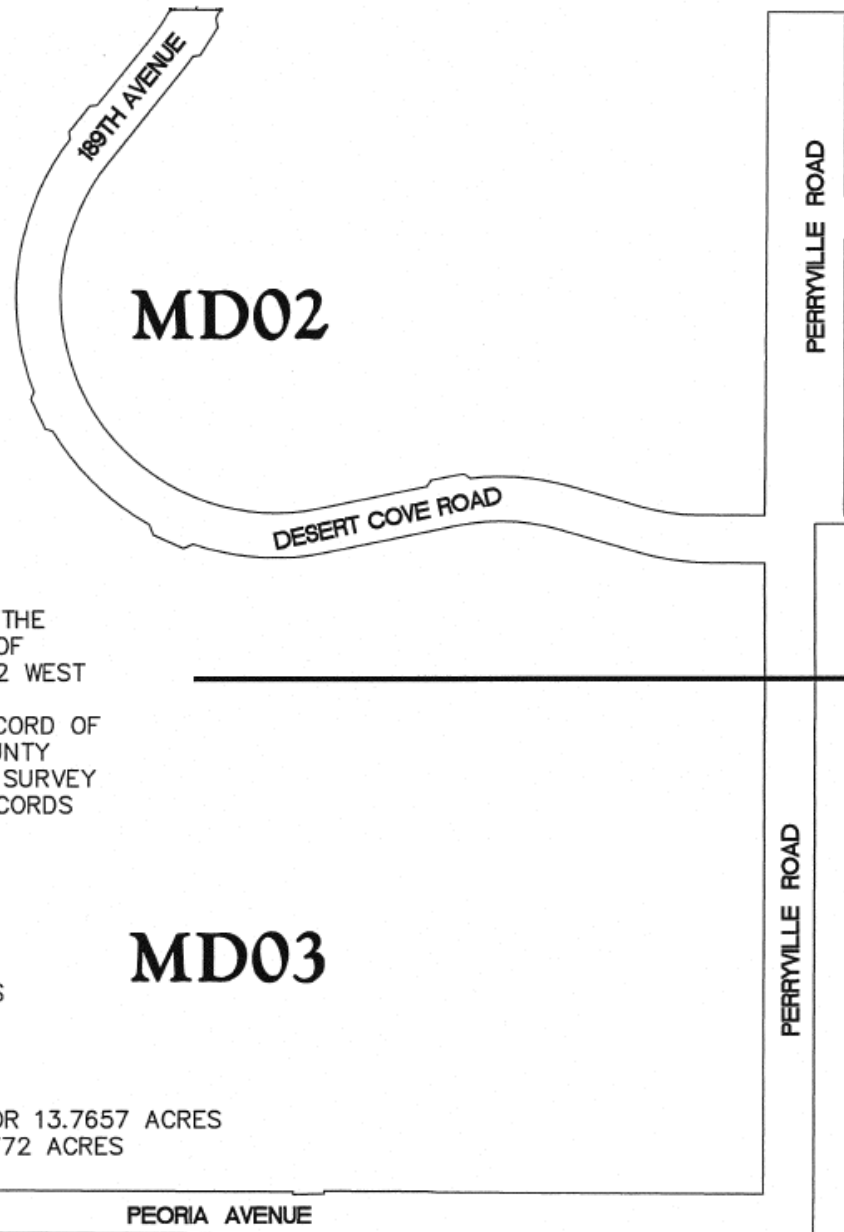
BASIS OF BEARING IS N00°19'56"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA PER THE RECORD OF SURVEY PLSS SUBDIVISION, MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY AS RECORDED IN BOOK 661, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA.

SHEET INDEX

MD01	DEDICATION, APPROVALS
MD02	LEGAL DESCRIPTION, NOTES
MD03-04	MAP OF DEDICATION

AREA

RIGHT OF WAY AREA = 599,634 SQ. FT. OR 13.7657 ACRES
GROSS AREA = 848,428 SQ. FT. OR 19.4772 ACRES



ROADS



Perimeter and Off Site Streets to be Built

Cotton Ln

Cactus Rd

Prasada

SR 303

13C

Peoria Ave

Perryville Rd

Cortessa

Olive Ave

Questions or Comments?

RESOLUTION #2016-27

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A FINAL PLAT ENTITLED "ZANJERO TRAILS PHASE 2, PARCEL 12A," GENERALLY LOCATED ON THE NORTHWEST CORNER OF PEORIA AVENUE AND PERRYVILLE ROAD.

WHEREAS, on September 11, 2008 the Mayor and City Council approved the Zanjero Trails Planned Area Development;

WHEREAS, on October 23, 2008, the City Council approved the Zanjero Trails Phase 2 Preliminary Plat;

WHEREAS, the proposed final plat conforms with the preliminary plat;

WHEREAS, the proposed final plat does not create any substandard or nonconforming lots; and

WHEREAS, the proposed final plat complies with the Surprise General Plan and Municipal Code.

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

Section 1. The Final Plat for Zanjero Trails Phase 2 Parcel 12A, dated August 2015, is approved with the following conditions:

- a) The Landscape Plans prepared by The McGough Group, dated August 7, 2015 will be revised and submitted for review to include the following modification:
 1. The "Special Note" located on Sheet L-22 will include a City of Surprise Community Development Department approval requirement.
- b) Prior to release of any civil construction permits associated with this plat, the developer will make a cash payment to the City of Surprise in lieu of constructing temporary road improvements on Cactus Road between 175th Avenue and Cotton Lane ("In Lieu Funds"). The amount of the In Lieu Funds payable to the City of Surprise is \$276,889.00, as established in the engineer's estimate approved by the City of Surprise on October 29, 2013. Payment of these In Lieu Funds is for temporary improvements only, and in no way satisfies or alters any legal requirement regarding permanent

improvements to this segment of Cactus Road which may be required for future development.

APPROVED AND ADOPTED this _____ day of _____ 2016.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney



CITY OF SURPRISE
Regular City Council Meeting

February 16, 2016 @ 6:00:00 PM

+ [Back](#) [Print](#)

Council Meeting Date:	February 16, 2016	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD	District:	3
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
---------	---	---------	----------------	-------------------

Agenda Wording:

Consideration and action pertaining to the Final Plat entitled "Zanjero Trails Phase 2- Parcel 12B", a 35.54 acre property generally located north of the northwest corner of Peoria Avenue and Perryville Road; Resolution # 2016-28.

Motion:

I move to approve Resolution # 2016-28.

Background:

The applicant is requesting a final plat approval for Parcel 12B that will establish the property boundaries, necessary easements, and right-of-way dedications to accommodate 121 single-family residential units on 35.54 acres.

Objective Analysis:

The applicant is requesting an approval of a Final Plat entitled "Zanjero Trails Phase 2 - Parcel 12B" for a single-family residential subdivision.

Policy Compliant:

The proposed Final Plat advances the goals and policies of the Surprise General Plan and the City Council's Strategic Plan.

Financial Impact:

Prior to release of any civil construction permits associated with this plat, the developer will make a cash payment to the City of Surprise in lieu of constructing temporary road improvements on Cactus Road between 175th Avenue and Cotton Lane ("In Lieu Funds"). The amount of the In Lieu Funds payable to the City of Surprise is \$276,889.

Budget Impact:

Funding for the construction of the temporary road improvements are budgeted in the Cactus Rd 175th to Cotton Ln FY2016 Capital Improvement Plan in the amount of \$272,200. Staff will return to City Council to request additional appropriation either in the form of a budget amendment request or during the FY2017 budget process if additional funding is needed. Ongoing maintenance costs will be absorbed by the Public Works Department.

FTE Impact:

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

ATTACHMENTS:

Click to download

- ☐ [00 FS12-348 - Zanjero Trails Phase 2 - Parcel 12B FP - Staff Report](#)
 - ☐ [01 FS12-348 - Zanjero Trails Phase 2 - Parcel 12B FP - Vicinity Maps](#)
 - ☐ [02 FS12-348 - Zanjero Trails Phase 2 - Parcel 12B FP - Final Plat](#)
 - ☐ [03 FS12-348 - Zanjero Trails Phase 2 - Parcel 12B FP - Landscape Plans](#)
 - ☐ [04 FS12-348 - Zanjero Trails Phase 2 - Parcel 12B FP - Design Guidelines](#)
 - ☐ [05 FS12-348 - Zanjero Trails Phase 2 - Parcel 12B FP - Presentation](#)
 - ☐ [Resolution 2016-28](#)
-

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: FS12-348

Project Name: Zanjero Trails Phase 2 – Parcel 12B

Council District: 3 - Mesquite

City Council Date: February 16, 2016

Planner: Hobart Wingard, 623.222.3156, hobart.wingard@surpriseaz.gov

Owner: MPC Zanjero, LLC

Applicant: Insight Development Services

Request: The applicant is requesting an approval of a Final Plat entitled “Zanjero Trails Phase 2 – Parcel 12B”

Site Location: Generally located north of the northwest corner of Peoria Avenue and Perryville Road.

Site Size: Approximately 35.54 gross acres

Dwelling Units: 121 single-family residential units

Density: Gross density of 3.40 dwelling units per acre

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Zone Change for Zanjero Trails Planned Area Development (PAD) as approved under case PAD07-341.
- The Final Plat is consistent with the Preliminary Plat approved under case PP07-346.

Staff Recommendation:

Based on the findings noted above, staff then recommends the City Council move to **approve** a Final Plat entitled “Zanjero Trails Phase 2 – Parcel 12B”, subject to stipulations ‘A.’ and ‘B’ as outlined below:

- a) The Landscape Plans prepared by The McGough Group, dated August 7, 2015 will be revised and submitted for review to include the following modification:

41 1) The "Special Note" located on Sheet L-22 will include a
42 City of Surprise Community Development Department
43 approval requirement.

44 b) Prior to release of any civil construction permits associated
45 with this plat, the developer will make a cash payment to the
46 City of Surprise in lieu of constructing temporary road
47 improvements on Cactus Road between 175th Avenue and
48 Cotton Lane ("In Lieu Funds"). The amount of the In Lieu
49 Funds payable to the City of Surprise is \$276,889.00, as
50 established in the engineer's estimate approved by the City
51 of Surprise on October 29, 2013. Payment of these In Lieu
52 Funds is for temporary improvements only, and in no way
53 satisfies or alters any legal requirement regarding permanent
54 improvements to this segment of Cactus Road which may be
55 required for future development.

56
57 **Additional Information:**
58

59 Zanjero Trails Phase 2 is a 285.8-acre vacant parcel proposing 907 single-family residential lots
60 located generally on the north of the corner of Perryville Road and Peoria Avenue. These five
61 (5) phases represent approximately 60 percent of Phase 2 and create 544 lots on 176.7 acres of
62 property.

63 The applicant is requesting a final plat approval for Parcel 12B that will establish the property
64 boundaries, necessary easements, and right-of-way dedications to accommodate 121 single-
65 family residential units on 35.5 acres.

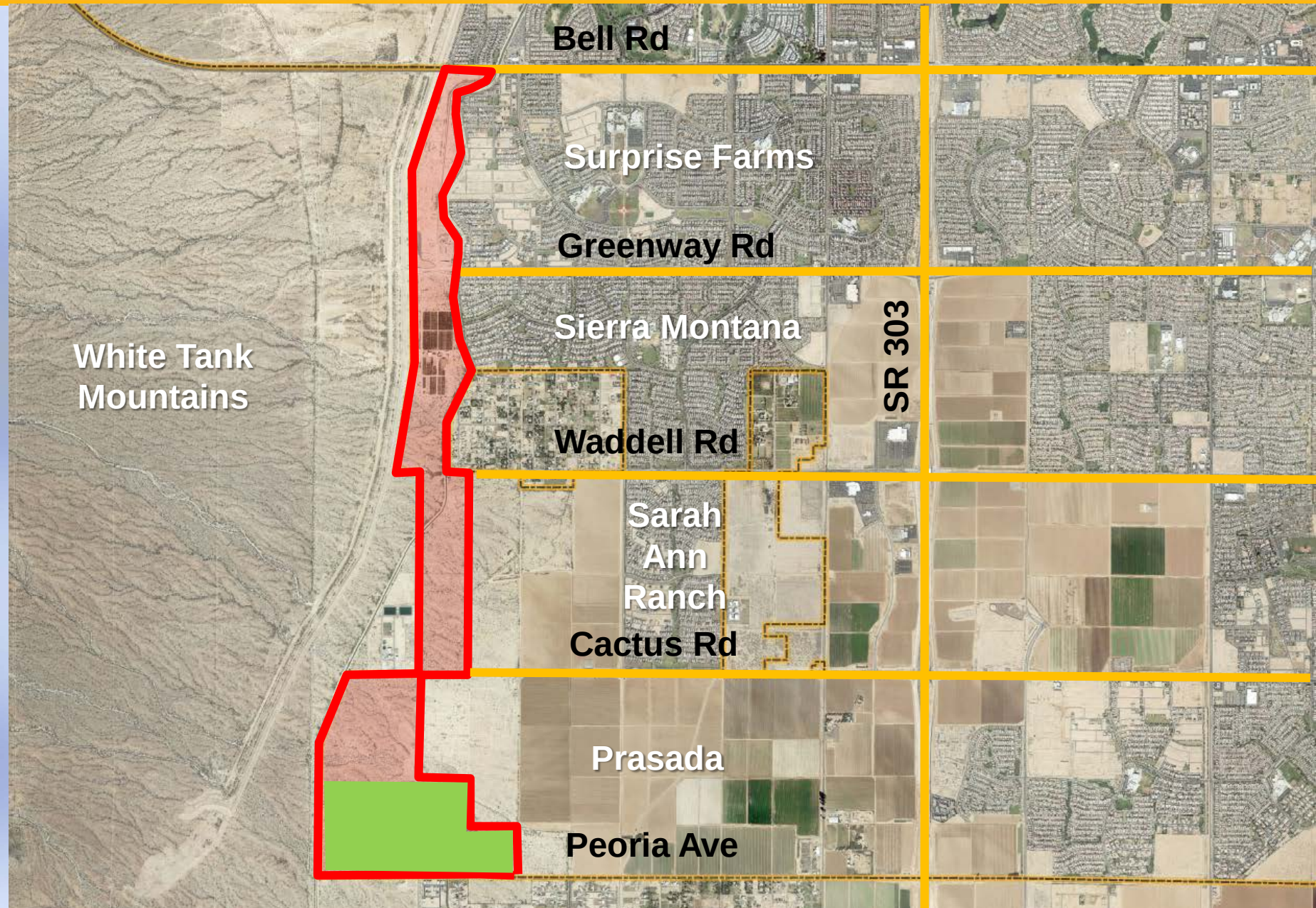
66
67 **Attachments:**
68

- 69 (1) Vicinity Maps (3 Pages)
70 (2) Final Plat (6 pages)
71 (3) Landscape Plans (32 pages)
72 (4) Design Guidelines (10 pages)
73

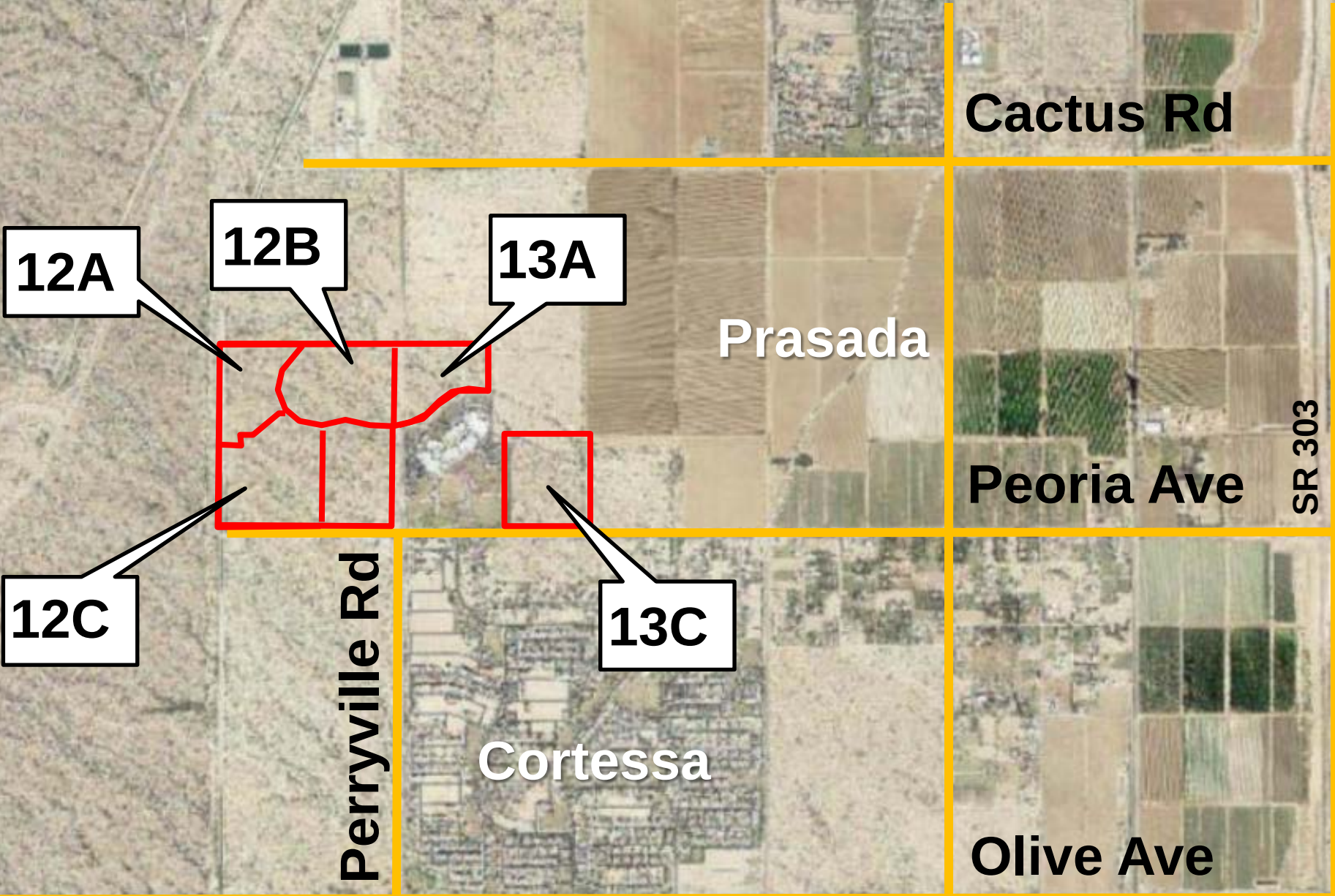
74 **Enclosure:**
75

76 Sealed Mylars (1 set)

ZANJERO TRAILS



ZANJERO TRAILS



DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT JEN ARIZONA 7 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, OF A SUBDIVISION WITHIN THE COUNTY OF MARICOPA, HAS SUBDIVIDED UNDER THE NAME OF "ZANJERO TRAILS PHASE 2 - PARCEL 12B", LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SAID "ZANJERO TRAILS PHASE 2 - PARCEL 12B" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENTS 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.

JEN ARIZONA 7 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THIS MAP AND 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 BOUNDARIES 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 GRANTS TO THE CITY OF SURPRISE A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A 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 DEDICATES THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, PARKS, AND 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 OWNER OR THE HOMEOWNER'S ASSOCIATION FORMED BY THE OWNER AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

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

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

OWNER HEREBY GRANTS TO THE PUBLIC 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.

IN WITNESS WHEREOF:

JEN ARIZONA 7 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS 10th DAY OF August, 2015.

JEN ARIZONA 7 LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: [Signature]

ITS: Authorized Signor

ACKNOWLEDGMENT

ON THIS, THE 10th DAY OF August, 2015, BEFORE ME, Michael K. Jesberger WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE Authorized Signor OF: JEN ARIZONA 7 LLC AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL:

[Signature] 6/28/15
NOTARY PUBLIC MY COMMISSION EXPIRES

COMMUNITY ASSOCIATION RATIFICATION

BY THIS RATIFICATION, Michael K. Jesberger DULY ELECTED PRESIDENT OF Zanjero Trails Homeowners ASSOCIATION, ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREIN.

NAME [Signature]

TITLE President

ACKNOWLEDGMENT FOR RATIFICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS, THE 31st DAY OF August, 2015, BEFORE ME, PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE President OF THE ASSOCIATION AND ACKNOWLEDGED THAT HE/SHE AS President BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE CONTAINED HEREIN, BY SIGNING IN THE NAME OF THE ASSOCIATION, BY HIMSELF/HERSELF AS, Michael K. Jesberger.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL:

BY: [Signature] DATE 8/31/15

[Notary Seal]
DIANN E. CURLEY
NOTARY PUBLIC-ARIZONA
MARICOPA COUNTY
My Commission Expires
June 28, 2019

FINAL PLAT
OF
ZANJERO TRAILS PHASE 2 - PARCEL 12B
SURPRISE, ARIZONA
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 21,
TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND
SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

NOTICE OF ZANJERO TRAILS PHASE 2 - PARCELS 12A-12C,
13A & 13C DEVELOPMENT AGREEMENT

JEN ARIZONA 7 LLC HAS ENTERED INTO A ZANJERO TRAILS PHASE 2 - PARCELS 12A-12C, 13A AND 13C DEVELOPMENT AGREEMENT DATED OCTOBER 24, 2013, ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON OCTOBER 24, 2013, AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCUMENT NO. 2013-0935514. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF LANDOWNER AT JEN ARIZONA 7 LLC., 20045 NORTH 19TH AVENUE, SUITE 3, PHOENIX, ARIZONA, 85027, AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 7 AND SECTION 8, UPON REASONABLE REQUEST.

DATED THIS 16th DAY OF September, 2015.

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

[Signature]
CHRISTINE CAIN, PROPERTY AND CONTRACTS SUPERVISOR

ATTEST:
[Signature]
GLEN VORTHERMS, ASSISTANT SECRETARY

JEN ARIZONA 7 LLC

BY: JEN ARIZONA 7 LLC

[Signature]
ITS: Authorized Signor

NOTICE OF INTERGOVERNMENTAL AGREEMENT

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

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

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

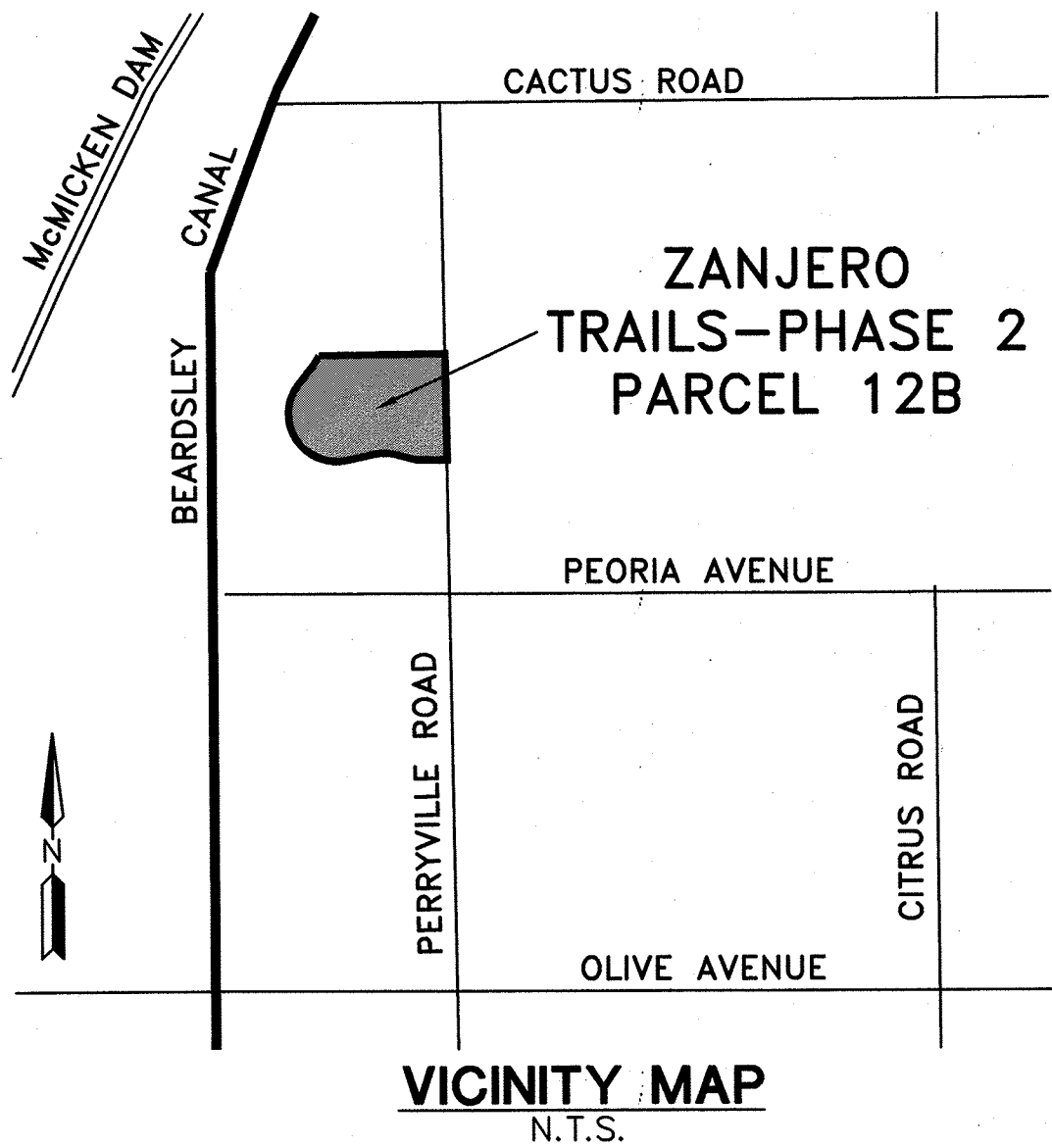
PUBLIC NOTICE:

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE 1988 MAG NOISE CONTOUR LINES 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

JEN ARIZONA 7 LLC, ("OWNER"), DOES HEREBY (1) RELEASE AND DISCHARGE THE USAF AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

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



OWNER

JEN ARIZONA 7 LLC
20045 NORTH 19TH AVENUE, SUITE 3
PHOENIX, ARIZONA 85027
PH: (602)374-2777
FAX: (480)393-4016
CONTACT: TOM CHENEY

SURVEYOR

HILGARTWILSON
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PH: (602) 490-0535
FAX: (602) 368-2436
CONTACT: ROBERT A. JOHNSTON

SHEET INDEX

FP01 COVER SHEET
FP02 SHEET INDEX MAP, LEGEND, NOTES,
LOT/TRACT AREA TABLE, LOT
SETBACK & VISIBILITY DETAIL
FP03-FP06 FINAL PLAT

CERTIFICATE OF ASSURED WATER SUPPLY

THIS SUBDIVISION WAS ISSUED A CERTIFICATE OF ASSURED WATER SUPPLY BY THE ARIZONA DEPARTMENT OF WATER RESOURCES ON FEBRUARY 7, 2012. CERTIFICATE NUMBER 27-700722.0000. THIS SUBDIVISION WILL BE SERVED BY EPCOR WATER COMPANY.

APPROVALS

CITY OF SURPRISE ENGINEER APPROVAL:

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 2015, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED _____
CITY ENGINEER

CITY OF SURPRISE COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA. THIS _____ DAY OF _____, 2015.

MAYOR

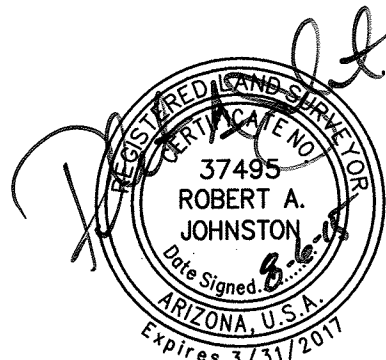
ATTEST:

CITY CLERK

LAND SURVEYOR CERTIFICATION

I, ROBERT A. JOHNSTON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF NOVEMBER, 2013; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL MONUMENTS ACTUALLY EXIST AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ROBERT A. JOHNSTON
RLS# 37495
HILGARTWILSON
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PH: (602) 490-0535



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

COUNTY RECORDER

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250 / PHOENIX, AZ 85016
PH: 602.490.0535 / FAX: 602.368.2436
www.hilgartwilson.com

ZANJERO TRAILS PHASE 2 - PARCEL 12B
NORTHWEST CORNER OF PERRYVILLE ROAD & DESERT COVE ROAD
SURPRISE, ARIZONA

FINAL PLAT

PROJ.#:	1078	REV.:	
DATE:	AUG 2015		
SCALE:	NTS		
DRAWN:	JDJL		
DESIGNED:	HW		
APPROVED:	RAJ		
DWG. NO.	FP01		
SHT.	1 OF 6		

LEGAL DESCRIPTION

A PORTION OF LAND BEING SITUATED WITHIN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3" CITY OF SURPRISE BRASS CAP FLUSH ACCEPTED AS THE EAST QUARTER CORNER OF SAID SECTION 21 FROM WHICH A FOUND 3" MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP FLUSH ACCEPTED AS THE SOUTHEAST CORNER THEREOF BEARS SOUTH 00°19'56" WEST, 2636.82 FEET;

THENCE NORTH 89°42'50" WEST, 55.00 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING;

THENCE LEAVING SAID NORTH LINE, SOUTH 00°19'56" WEST, 847.88 FEET ALONG A LINE WHICH IS 55.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE LEAVING SAID PARALLEL LINE, SOUTH 05°14'20" WEST, 35.07 FEET;

THENCE SOUTH 00°19'56" WEST, 191.20 FEET ALONG A LINE WHICH IS 58.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE LEAVING SAID PARALLEL LINE, SOUTH 45°19'56" WEST, 22.63 FEET;

THENCE NORTH 89°40'04" WEST, 178.69 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 460.00 FEET;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°58'29", AND ARC LENGTH OF 128.25 FEET TO A POINT OF TANGENCY;

THENCE NORTH 73°41'35" WEST, 152.64 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 540.00 FEET;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°20'08", AND ARC LENGTH OF 219.93 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 54°46'20" WEST, 23.36 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 431.82 FEET, THE CENTER OF WHICH BEARS SOUTH 78°03'02" WEST;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°26'06", AN ARC LENGTH OF 3.28 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 78°59'02" WEST, 55.02 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 376.82 FEET, THE CENTER OF WHICH BEARS SOUTH 77°24'57" WEST;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°29'02", AN ARC LENGTH OF 3.18 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 33°20'00" WEST, 22.62 FEET;

THENCE SOUTH 78°21'17" WEST, 242.78 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 470.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 140°36'49", AND ARC LENGTH OF 1153.46 FEET TO A POINT OF TANGENCY;

THENCE NORTH 38°58'06" EAST, 265.87 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 565.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°10'56", AND ARC LENGTH OF 31.38 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 81°42'24" EAST, 21.93 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 372.50 FEET, THE CENTER OF WHICH BEARS SOUTH 39°40'09" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°23'30", AN ARC LENGTH OF 2.55 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 32°34'23" EAST, 55.41 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 427.50 FEET, THE CENTER OF WHICH BEARS SOUTH 39°05'35" WEST;

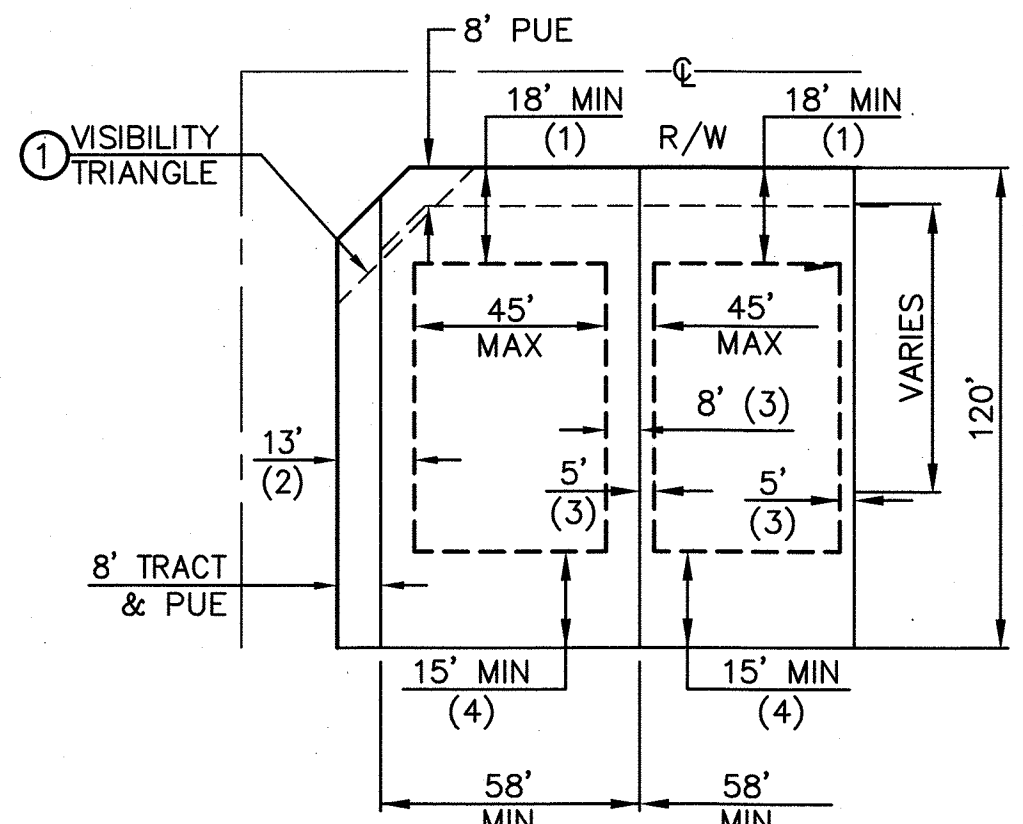
THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°29'42", AN ARC LENGTH OF 3.69 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 12°21'49" WEST, 24.47 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 565.00 FEET, THE CENTER OF WHICH BEARS NORTH 63°03'51" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°07'39", AN ARC LENGTH OF 20.98 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 89°42'50" EAST, 1237.54 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING.

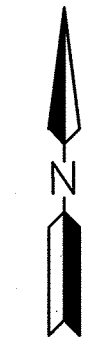
EXCEPT AS TO ANY AREAS SUBJECT TO THE EASEMENT OR EASEMENTS GRANTED TO MARICOPA WATER DISTRICT, AS DEPICTED ON THIS PLAT AND RECORDED IN THE OFFICE OF THE RECORDER, MARICOPA COUNTY, ARIZONA, EPCOR WATER COMPANY SHALL HAVE THE RIGHT TO ACCESS ANY TRACT AND/OR EASEMENT CONTAINING EPCOR WATER COMPANY FACILITIES FOR THE PURPOSES OF CONSTRUCTION, REPLACEMENT, AND/OR REPAIR. ACCESS BY EPCOR WATER COMPANY FOR THESE PURPOSES SHALL BE UNRESTRICTED, AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION OR SIMILAR GROUP WILL NOT BE REQUIRED.



Typ. 58' MINIMUM WIDE LOT AND SETBACKS DETAIL

N.T.S.

SHEET INDEX MAP



N.T.S.

FUTURE PARCEL 12A
ZANJERO TRAILS - PHASE 2
(UNDEVELOPED)

FUTURE PARCEL 12C
ZANJERO TRAILS - PHASE 2
(UNDEVELOPED)

FUTURE PARCEL 12D
ZANJERO TRAILS - PHASE 2
(UNDEVELOPED)

NOTES

- NO PERMANENT STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN EASEMENTS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF SURPRISE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ALL STRUCTURES AND LANDSCAPING WITHIN THE 30'x30' VISIBILITY TRIANGLE ALONG THE PROPERTY LINES AT LOT CORNERS SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 30' ABOVE GROUND LEVEL. (SEE DETAIL THIS SHEET)
- ALL EXTERIOR SUBDIVISION BOUNDARY CORNERS ARE AS SHOWN PER THIS PLAT IN CONFORMANCE WITH ARIZONA STATUTE. ALL INTERIOR CORNERS AND MONUMENTS ARE TO BE SET BY THE SURVEYOR RESPONSIBLE FOR THE CONSTRUCTION SURVEY AND STAKING OF THIS PROJECT AND MUST BE IN CONFORMANCE WITH SAID ARIZONA STATUTORY REQUIREMENTS.
- LANDSCAPING WITHIN TRACTS A, B, C, D, E, F, G, H, I AND J WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- PROVISIONS SHALL BE MADE FOR DEVELOPMENT AND MAINTENANCE OF STREET LIGHTS THROUGH EITHER THE ASSOCIATION OR THROUGH THE CREATION OF A STREET LIGHT IMPROVEMENT DISTRICT (S.L.I.D.).
- THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE ENGINEERING DEPARTMENT.
- THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1580H, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 30, 2005, 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 ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
- PURSUANT TO A.R.S. § 42-1102, 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.

SINGLE FAMILY SETBACK NOTES:

- FRONT YARD SETBACK MAY BE REDUCED TO 12 FEET FOR HOMES WITH SIDE ENTRY GARAGES.
- A 13 FOOT SIDE YARD SETBACK ALONG THE STREET SIDE SHALL BE PROVIDED, INCLUSIVE OF THE 8' LANDSCAPE TRACT.
- A) TWO ADJACENT MULTI-STORY HOUSES AND/OR A SINGLE STORY AND MULTI-STORY HOUSE MUST BE SEPARATED BY NOT LESS THAN 13 FEET.
B) IF ANY PORTION OF A MULTI-STORY HOUSE HAS ONLY ONE STORY ADJACENT TO THE SIDE YARD PROPERTY LINE, THE SINGLE-STORY SETBACKS WILL APPLY.
- THE REAR YARD SETBACK ABUTTING AN ARTERIAL STREET SHALL HAVE A MINIMUM OF 20 FEET FOR SINGLE STORY AND 25 FEET FOR MULTI-STORY.

TRACT AREA TABLE

TRACT	AREA (SQ. FT)	AREA (ACRES)	PROPOSED USE
A	38,349	0.8804	LANDSCAPE/OPENSOURCE/*PUBLIC UTILITY EASEMENT
B	162,111	3.7216	LANDSCAPE/OPEN SPACE/DRAINAGE/*PUBLIC UTILITY EASEMENT
C	864	0.0198	LANDSCAPE/*PUBLIC UTILITY EASEMENT
D	1,127	0.0259	LANDSCAPE/*PUBLIC UTILITY EASEMENT
E	1,728	0.0397	LANDSCAPE/*PUBLIC UTILITY EASEMENT
F	1,728	0.0397	LANDSCAPE/*PUBLIC UTILITY EASEMENT
G	1,728	0.0397	LANDSCAPE/*PUBLIC UTILITY EASEMENT
H	114,210	2.6218	LANDSCAPE/DRAINAGE
I	1,126	0.0259	LANDSCAPE/PUBLIC UTILITY EASEMENT
J	6,813	0.1564	LANDSCAPE/OPEN SPACE

TOTAL OPEN SPACE = 329,785 SQ. FT OR 7.5708 ACRES

* THESE USES AND/OR EASEMENTS (SHOWN WITH AN ASTERISK) ONLY AFFECT A PORTION OF THE TRACT AND ARE DELINEATED AS SHOWN ON THE PLAT. OTHER USES ARE BLANKET IN NATURE AND APPLY TO THOSE PORTIONS OF THE TRACT NOT OTHERWISE DELINEATED. OPEN SPACE AND LANDSCAPING USES, AS INDICATED ABOVE, WILL APPLY TO THE ENTIRE TRACT AREA.

TRACT AREA = 329,785 SQ. FT. 7.5708 ACRES
LOT AREA = 916,966 SQ. FT. 21.0506 ACRES
RIGHT-OF-WAY = 301,332 SQ. FT. 6.9176 ACRES
GROSS AREA = 1,548,082 SQ. FT. 35.5391 ACRES
NET AREA = 1,246,751 SQ. FT. 28.6215 ACRES
(NET = GROSS MINUS RIGHT-OF-WAYS)

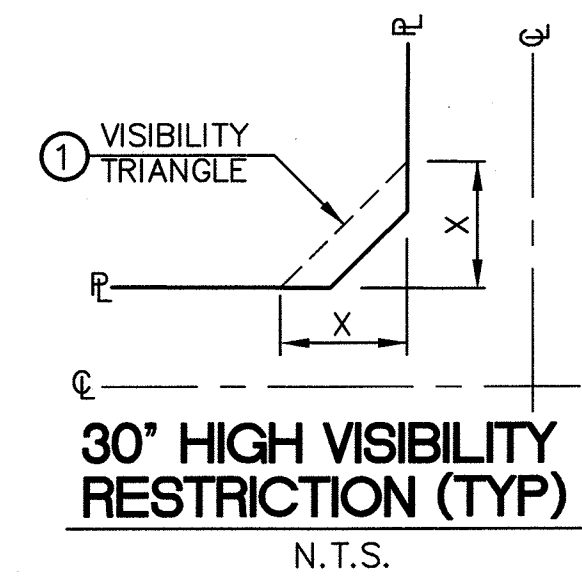
LOT AREA TABLE

LOT	SQ. FEET	ACRES	LOT	SQ. FEET	ACRES	LOT	SQ. FEET	ACRES
1	7,302	0.1676	42	8,766	0.2012	83	6,960	0.1598
2	7,193	0.1651	43	11,346	0.2605	84	6,960	0.1598
3	7,192	0.1651	44	9,893	0.2271	85	6,960	0.1598
4	7,192	0.1651	45	7,295	0.1675	86	6,960	0.1598
5	7,991	0.1834	46	7,186	0.1650	87	8,735	0.2005
6	7,991	0.1834	47	7,183	0.1649	88	10,791	0.2477
7	7,991	0.1834	48	7,180	0.1648	89	9,924	0.2278
8	7,991	0.1834	49	7,177	0.1648	90	6,897	0.1583
9	7,991	0.1834	50	7,156	0.1643	91	6,960	0.1598
10	7,991	0.1834	51	6,928	0.1590	92	6,960	0.1598
11	7,991	0.1834	52	6,960	0.1598	93	6,960	0.1598
12	7,991	0.1834	53	6,960	0.1598	94	6,960	0.1598
13	7,991	0.1834	54	6,960	0.1598	95	6,853	0.1573
14	7,991	0.1834	55	6,960	0.1598	96	6,960	0.1598
15	7,991	0.1834	56	6,960	0.1598	97	6,960	0.1598
16	7,991	0.1834	57	6,960	0.1598	98	6,910	0.1586
17	7,991	0.1834	58	6,960	0.1598	99	8,753	0.2009
18	8,051	0.1848	59	6,960	0.1598	100	8,817	0.2024
19	6,960	0.1598	60	6,928	0.1590	101	8,817	0.2024
20	6,960	0.1598	61	6,928	0.1590	102	8,817	0.2024
21	7,192	0.1651	62	6,960	0.1598	103	8,696	0.1996
22	7,236	0.1661	63	6,960	0.1598	104	6,960	0.1598
23	8,090	0.1857	64	6,960	0.1598	105	6,960	0.1598
24	10,506	0.2412	65	6,960	0.1598	106	6,960	0.1598
25	6,928	0.1590	66	6,960	0.1598	107	7,781	0.1786
26	9,976	0.2290	67	6,960	0.1598	108	7,382	0.1695
27	10,336	0.2373	68	6,960	0.1598	109	7,324	0.1681
28	10,042	0.2305	69	6,960	0.1598	110	7,183	0.1649
29	9,725	0.2232	70	6,928	0.1590	111	6,960	0.1598
30	9,576	0.2198	71	8,027	0.1843	112	6,960	0.1598
31	7,484	0.1718	72	7,323	0.1681	113	6,942	0.1594
32	7,450	0.1710	73	6,960	0.1598	114	7,149	0.1641
33	7,117	0.1634	74	6,960	0.1598	115	7,165	0.1645
34	6,985	0.1604	75	6,960	0.1598	116	7,162	0.1644
35	7,001	0.1607	76	6,960	0.1598	117	7,159	0.1643
36	7,016	0.1611	77	6,960	0.1598	118	7,156	0.1643
37	7,321	0.1681	78	6,960	0.1598	119	7,885	0.1810
38	7,336	0.1684	79	6,960	0.1598	120	8,756	0.2010
39	7,062	0.1621	80	6,928	0.1590	121	8,801	0.2020
40	7,077	0.1625	81	6,928	0.1590			
41	7,382	0.1695	82	6,960	0.1598			

TOTAL LOT AREA = 916,966 SQ. FT OR 21.0506 ACRES

LEGEND

- ▲ SET CORNER OF THIS PLAT WITH 1/2" REBAR WITH CAP, LS 19344
- FOUND MONUMENT AS NOTED
- SET BRASS CAP FLUSH PER MAG STD. DTL. 120-1 TYPE "B" (SEE NOTE 4)
- L1 LINE TABLE NUMBER
- C1 CURVE TABLE NUMBER
- RB1 RADIAL BEARING NUMBER
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- MUTE MULTI-USE TRAIL EASEMENT
- ① VISIBILITY TRIANGLE EASEMENT
- M.C.D.O.T. MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION
- M.O.D. MAP OF DEDICATION
- MWD MARICOPA WATER DISTRICT
- Parcel Boundary
- RIGHT-OF-WAY LINE
- LOT/TRACT LINE
- CENTER LINE
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- SECTION LINE



ROADWAY TYPE	X
PARKWAY	50'
MAJOR ARTERIAL	40'
MINOR ARTERIAL	40'
COLLECTOR	30'
LOCAL	30'

COUNTY RECORDER

HILGART WILSON
ENGINEER / PLANNING / SURVEY / MANAGER
2141 E. HIGHLAND AVE., STE. 250 / PHOENIX, AZ 85016
PH: 602.490.0535 / FAX: 602.366.2436
www.hilgartwilson.com

ZANJERO TRAILS PHASE 2 - PARCEL 12B
NORTHWEST CORNER OF PERRYVILLE ROAD & DESERT COVE ROAD
SURPRISE, ARIZONA

FINAL PLAT



PROJ#	1078	REV.	
DATE	AUG 2015	SCALE	NTS
DRAWN	JDL	DESIGNED	HW
APPROVED	RAJ		

DWG. NO. **FP02**
SHT. 2 OF 6

CURVE	LENGTH	RADIUS	DELTA
C1	185.45'	400.00'	26°33'48"
C5	268.96'	300.00'	51°22'01"
C6	757.11'	308.50'	140°36'49"
C7	98.22'	300.00'	18°45'30"
C8	170.74'	300.00'	32°36'31"
C13	141.93'	327.50'	19°01'22"
C14	116.81'	472.50'	17°56'01"
C21	32.69'	50.00'	11°30'32"
C22	20.98'	565.00'	2°07'39"
C33	16.65'	55.00'	17°20'29"
C35	119.69'	55.00'	124°40'58"
C37	244.30'	272.50'	51°22'01"
C38	142.85'	327.50'	24°59'32"
C39	31.38'	565.00'	3°01'56"
C40	824.60'	336.00'	140°36'49"
C41	1153.46'	470.00'	140°36'49"
C44	5.82'	336.00'	5°59'58"
C45	26.30'	336.00'	5°31'58"
C50	13.12'	327.50'	2°17'44"
C63	2.55'	327.50'	0°23'30"
C64	3.69'	427.50'	0°29'42"

PROJ.#:	1078	REV.:
DATE:	AUG 2015	
SCALE:	1"=40'	
DRAWN:	JDL	
DESIGNED:	HW	
APPROVED:	RAJ	



HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
HIGHLAND AVE., STE. 250 / PHOENIX, AZ 85016
PH. 602.960.3682 FAX 602.960.3683
WWW.HILGARTWILSON.COM

CURVE	LENGTH	RADIUS	DELTA
C30	16.65'	55.00'	17°20'29"
C31	16.65'	55.00'	17°20'29"
C32	119.69'	55.00'	124°40'58"
C34	16.65'	55.00'	17°20'29"
C35	119.69'	55.00'	124°40'58"
C46	3.52'	55.00'	3°40'10"
C53	32.18'	55.00'	33°31'38"
C54	1.42'	55.00'	1°28'56"
C56	16.65'	55.00'	17°20'29"

NOTE:
* ① SIGHT VISIBILITY TRIANGLE.
* FOR DETAIL SEE SHEET FP-02

DWG. NO. FP04 SHT. 4 OF 6	PROJ.#: 1078	REV.:		ZANJERO TRAILS PHASE 2 - PARCEL 12B NORTHWEST CORNER OF PERRYVILLE ROAD & DESERT COVE ROAD SURPRISE, ARIZONA FINAL PLAT	 HILGART WILSON ENGINEER PLANNING SURVEY MANAGEMENT 2741 E. 68th St., Suite 200, Phoenix, AZ 85016 PH: 602.400.0535 FAX: 602.466.2406 www.hilgartwilson.com
	DATE: AUG 2015				
	SCALE: 1"=40'				
	DRAWN: JDL				
	DESIGNED: HW				
	APPROVED: RAJ				

FUTURE PARCEL 12A
ZANJERO TRAILS PHASE 2
(UNDEVELOPED)

FUTURE PARCEL 12A
ZANJERO TRAILS PHASE 2
(UNDEVELOPED)

FUTURE PARCEL 12C
ZANJERO TRAILS PHASE 2
(UNDEVELOPED)

8' PUE PER
ZANJERO TRAILS
PHASE 2 SOUTH, M.O.D.
BK. PG.

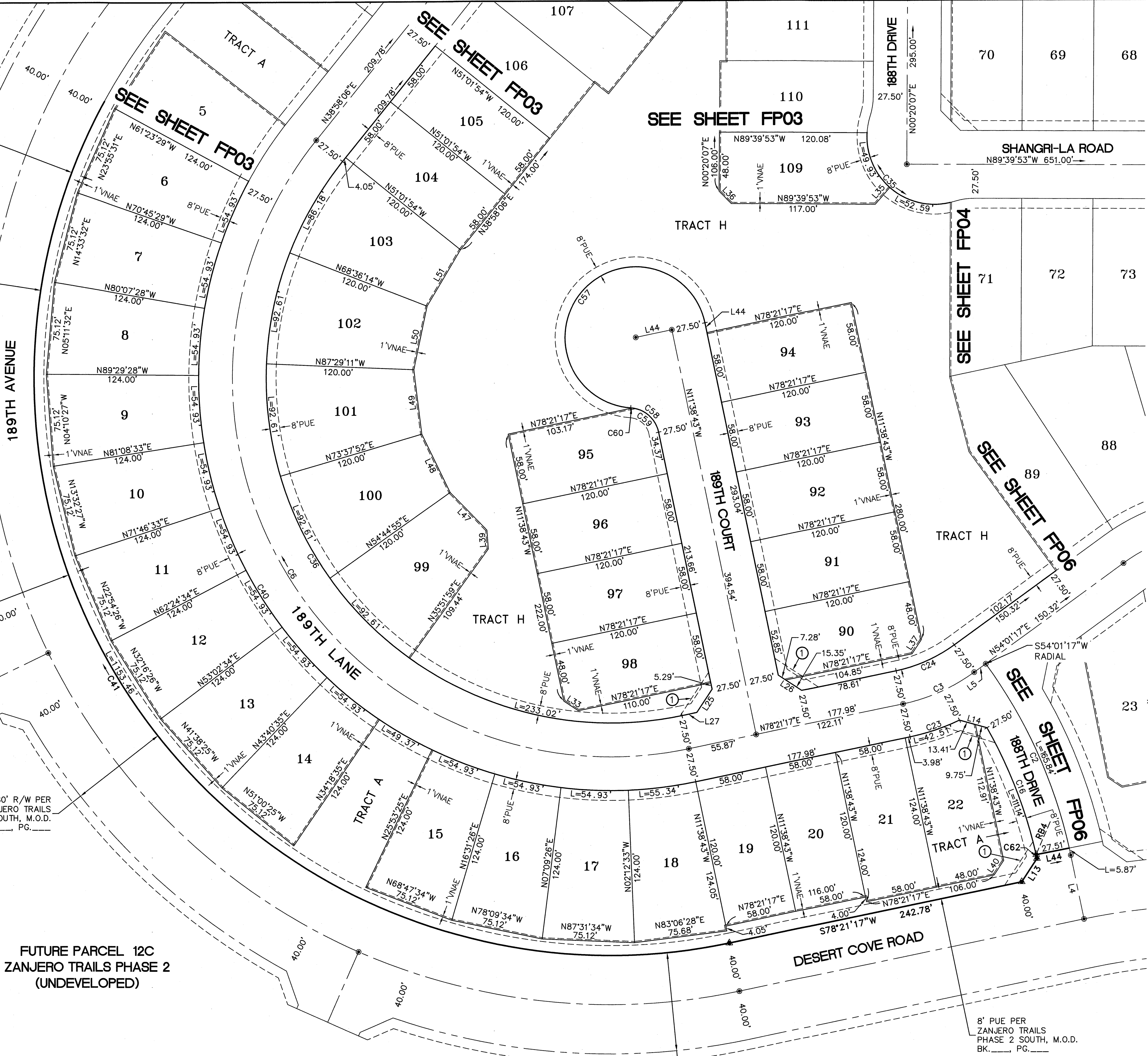
80' R/W PER
ZANJERO TRAILS
PHASE 2 SOUTH, M.O.D.
BK. PG.

8' PUE PER
ZANJERO TRAILS
PHASE 2 SOUTH, M.O.D.
BK. PG.

80' R/W PER
ZANJERO TRAILS
PHASE 2 SOUTH, M.O.D.
BK. PG.

80' R/W PER
ZANJERO TRAILS
PHASE 2 SOUTH, M.O.D.
BK. PG.

8' PUE PER
ZANJERO TRAILS
PHASE 2 SOUTH, M.O.D.
BK. PG.

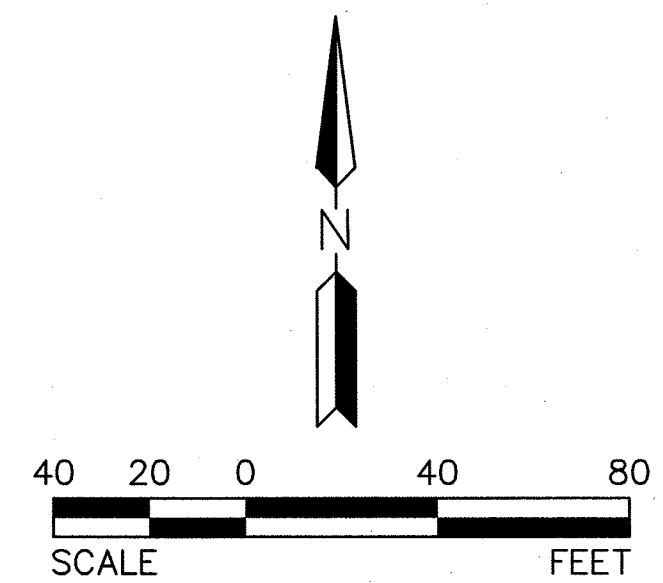


LINE	BEARING
RB4	S77°24'57\"W

LINE	BEARING	LENGTH
L4	N11°38'43\"W	53.01'
L5	N54°01'17\"E	11.60'
L13	S33°20'00\"W	22.62'
L14	N74°19'29\"W	23.16'
L25	N33°21'17\"E	22.63'
L26	N56°38'43\"W	22.63'
L27	N78°21'17\"E	12.37'
L33	N56°38'43\"W	14.14'
L35	N41°27'04\"E	18.00'
L36	N44°39'53\"W	14.14'
L37	N33°21'17\"E	14.14'
L39	N04°06'54\"W	15.33'
L40	N33°21'17\"E	14.14'
L44	S78°59'02\"W	8.18'
L47	N44°05'48\"W	42.91'
L48	N25°48'36\"W	52.82'
L49	N06°55'39\"W	52.82'
L50	N11°57'17\"E	52.82'
L51	N30°50'52\"E	53.19'

CURVE	LENGTH	RADIUS	DELTA
C2	171.71'	404.32'	24°19'59\"
C3	63.70'	150.00'	24°19'59\"
C6	757.11'	308.50'	140°36'49\"
C16	114.32'	376.82'	17°22'56\"
C23	42.51'	177.50'	13°43'19\"
C24	52.02'	122.50'	24°19'59\"
C35	119.69'	55.00'	124°40'58\"
C36	889.82'	281.00'	140°36'49\"
C40	824.60'	336.00'	140°36'49\"
C41	1153.46'	470.00'	140°36'49\"
C57	255.08'	57.50'	254°10'24\"
C58	32.36'	25.00'	74°10'24\"
C59	30.95'	25.00'	70°55'17\"
C60	1.42'	25.00'	3°15'07\"
C62	3.18'	376.82'	0°29'02\"

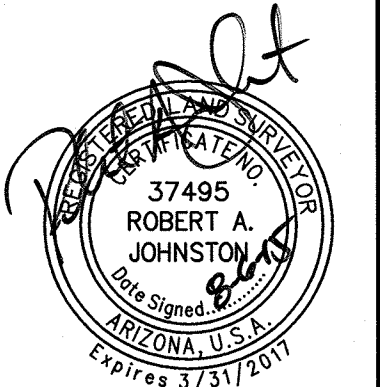
NOTE:
23 * ① SIGHT VISIBILITY TRIANGLE.
* FOR DETAIL SEE SHEET FP-02



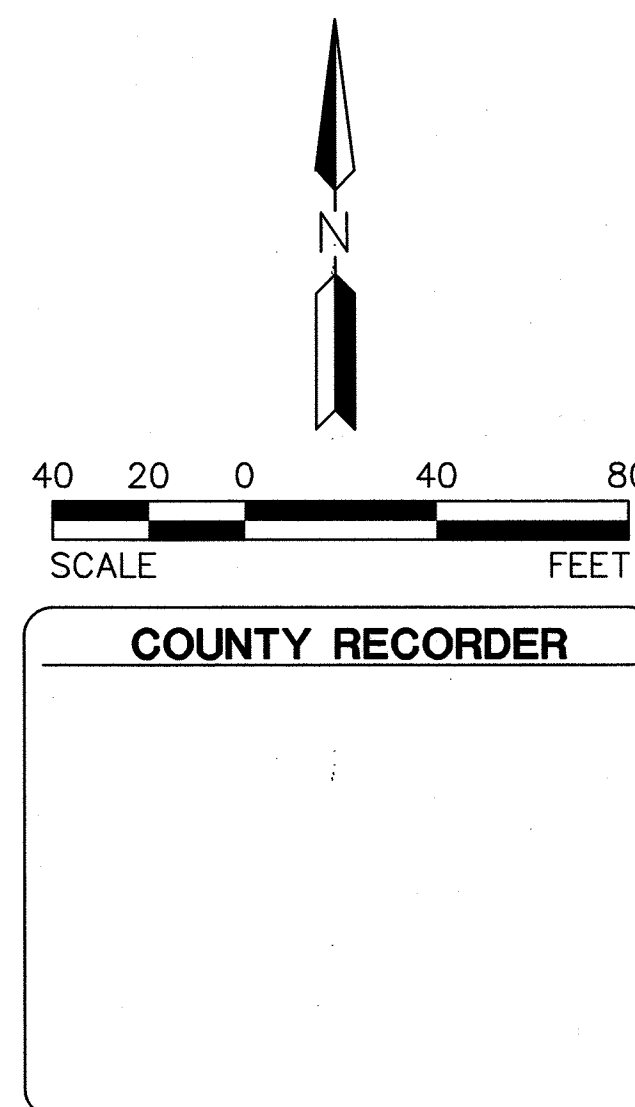
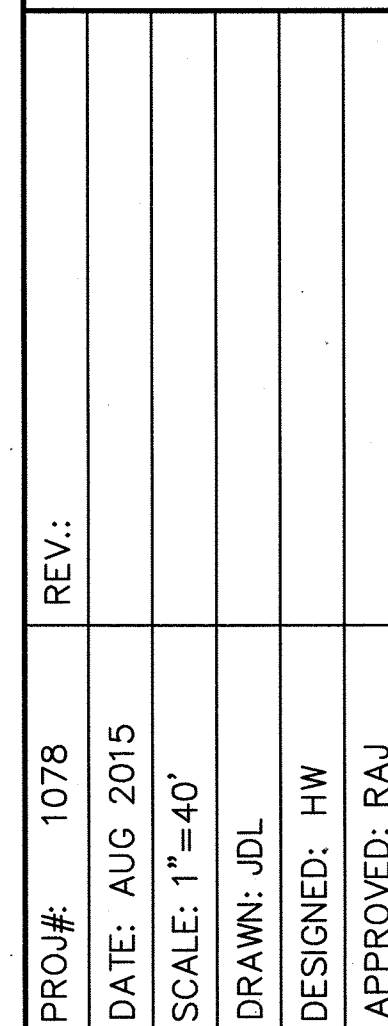
COUNTY RECORDER

HILGARTWILSON
ENGINEER | PLANNING | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250 / PHOENIX, AZ 85016
PH 602.680.0535 / FAX 602.368.2436
www.hilgartwilson.com

ZANJERO TRAILS PHASE 2 - PARCEL 12B
NORTHWEST CORNER OF PERRYVILLE ROAD & DESERT COVE ROAD
SURPRISE, ARIZONA



PROJ#:	1078	REV.:	
DATE:	AUG 2015		
SCALE:	1"=40'		
DRAWN:	JDL		
DESIGNED:	HW		
APPROVED:	RAJ		
DWG. NO.	FP05		
SHT.	5 OF 6		



ZANJERO TRAILS 2

PARCEL 12B
CACTUS ROAD & PERRYVILLE ROAD
SURPRISE, ARIZONA

LANDSCAPE PLANS

IRRIGATION SCHEDULE

PARCEL 12B	
SYMBOL	SPECIFICATION
	WATER METER - COORDINATE LOCATION AND INSTALLATION W/ OWNER'S REPRESENTATIVE.
	FEBCO 825YA REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY WITH GUARDSHACK ENCLOSURE. SEE DETAILS 'E' AND 'R', SHEET L3 1.
	*SCHEDULE 40 PVC. SEE DETAILS 'L' AND 'M', SHEET L3 1. SIZE AS PER PLAN.
	*PVC LATERAL (TURF) - CLASS 200 MIN. (ALL 1/2" PIPE TO BE CLASS 315). PIPE SIZE PER PLAN. SEE DETAIL 'L', SHEET L3 1.
	*PVC LATERAL (TREES) - CLASS 200 MIN. (ALL 1/2" PIPE TO BE CLASS 315). SEE DETAILS 'L' AND 'M', SHEET L3 1. PROVIDE BOWSMITH ML-210 MULTI-OUTLET EMITTERS TO EACH TREE (3 PER 54" BOX TREE AND LARGER, 2 PER TREE FOR 24" BOX TO 48" BOX TREES, AND 1 PER 15 GALLON TREE). SEE DETAILS 'I' AND 'J', SHEET L3 1. EMITTERS TO TREES IN TURF AREAS SHALL BE BURIED IN PLASTIC BOXES. TOP OF BOXES TO BE FLUSH WITH FINISHED GRADE.
	*PVC LATERAL (SHRUBS) - CLASS 200 MIN. (ALL 1/2" PIPE TO BE CLASS 315). SEE DETAILS 'L' AND 'M', SHEET L3 1. PROVIDE BOWSMITH SL-210 SINGLE-OUTLET EMITTERS TO EACH SHRUB, VINE, AND GROUND COVER (1 PER PLANT). SEE DETAILS 'H' AND 'J', SHEET L3 1.
	NIBCO BRONZE GATE VALVE- SAME SIZE AS MAINLINE. SEE DETAIL 'A', SHEET L3 1.
	RAINBIRD XCZ-100-PRF ELECTRIC REMOTE CONTROL DRIP VALVE ASSEMBLY. SIZE AS NOTED. SEE DETAIL 'C', SHEET L3 1.
	RAINBIRD PEB SERIES ELECTRIC REMOTE-CONTROL VALVE W/ PRS-D PRESSURE REGULATION UNIT. SIZE AS NOTED. SEE DETAIL 'B', SHEET L3 1.
	PRESSURE REGULATOR -SEE DRIP VALVE ASSEMBLY DETAIL
	HUNTER MP MULTI-STREAM ROTOR AT 30 P.S.I. WITH HUNTER FROS-06-FR550
	NOZZLE: MFCORNER NOZZLE: MP 1000 SERIES 90-210 NOZZLE: MP 1000 SERIES 210-270 NOZZLE: MP 1000 SERIES 360 SEE DETAILS 'K' & 'Q', SHEET L3 1.
	NOZZLE: MP2000 SERIES 90-210 NOZZLE: MP2000 SERIES 210-270 NOZZLE: MP2000 SERIES 360 SEE DETAILS 'K' & 'Q', SHEET L3 1.
	NOZZLE: MP3000 SERIES 90-210 NOZZLE: MP3000 SERIES 210-270 NOZZLE: MP3000 SERIES 360 SEE DETAILS 'K' & 'Q', SHEET L3 1.
	LEIT XRC04 SERIES SOLAR-POWERED CONTROLLER - MOUNT COLUMN: MC0LXS. NUMBER OF STATIONS AS PER PLAN. SEE DETAIL 'G', SHEET L3 1. COORDINATE LOCATION AND INSTALLATION WITH OWNER'S REPRESENTATIVE. LEMA 1600HE / 30-921 SOLENOID ADAPTER REQUIRED.
	SCHEDULE 40 PVC SLEEVE. SEE DETAIL 'P', SHEET L3 1 & DETAIL 'B', SHEET L3 2.
	2" SCHEDULE 40 PVC SLEEVE FOR CONTROL WIRE.
	FLUSH CAP (TYPICAL). SEE DETAIL 'N', SHEET L3 1.
	CONNECT TO OFF-SITE IRRIGATION MAINLINE- SEE OFF-SITE IRRIGATION PLANS
	CONTROLLER AND STATION. VALVE SIZE/ GALLONS PER MINUTE.
	RAINBIRD MODEL 44RC QUICK COUPLING VALVE W/ 44K VALVE KEY. SEE DETAIL 'O', SHEET L3 1.
	BASELINE SOIL MOISTURE SENSOR CONNECT TO CONTROLLER "B" PROVIDED WITHIN OFFSITE 12B PLANS; MODEL NUMBER: BL-53 15B INSTALL PER MANUFACTURES RECOMMENDATIONS
*ALL PIPING TO BE PURPLE PVC; ALL MAINLINE PIPE PROPOSED TO BE ADJACENT / PARALLEL RIGHT-OF-WAY ARE TO BE LOCATED OUTSIDE OF RIGHT-OF-WAY.	

IRRIGATION NOTES

- ALL IRRIGATION TO UTILIZE AN AUTOMATIC CLOCK AS SPECIFIED. LOCATE POWER SOURCE IN THE FIELD.
- USE COMMON TRENCHES WHERE POSSIBLE.
- USE PEN-TITES AND SEALER FOR ALL LOW VOLTAGE WIRING WITH ELECTRICAL VALVES.
- ALL MAINLINE TO BE BURIED A MINIMUM OF 18" BELOW FINISH GRADE. ALL LATERALS TO BE BURIED A MINIMUM OF 12" BELOW FINISH GRADE.
- INSTALL ELECTRIC VALVES IN PLASTIC VALVE BOXES FLUSH WITH GRADE. VALVE BOX LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT.
- VACUUM BREAKER TO BE ASSEMBLED WITH ALL HARD COPPER PIPE AND FITTINGS. A UNION SHALL BE INSTALLED ON BOTH INLET AND OUTLET SIDES OF PIPE ABOVE GRADE.
- MAINTAIN IRRIGATION AS-BUILTS AND TURN OVER TO OWNER PRIOR TO INSTALLATION ACCEPTANCE. AS-BUILT PLANS TO BE AVAILABLE FOR REVIEW AT THE TIME OF FINAL WALKTHRU.
- ALL IRRIGATION EQUIPMENT TO BE LOCATED IN LANDSCAPE AREAS. ALL LINES AND EQUIPMENT LOCATIONS ARE SCHEMATIC.
- IRRIGATION AND ELECTRICAL SLEEVES TO BE SCH. 40 PVC. ALL SLEEVES TO EXTEND AT LEAST 1" BEYOND CONCRETE STRUCTURES. ALLOW 4-6" FROM END OF SLEEVES TO FIRST FITTING ON IRRIGATION LINE. ALL SLEEVES TO BE 24" BELOW GRADE AND/OR AS PER OWNER'S SPECIFICATIONS.
- LANDSCAPE CONTRACTOR RESPONSIBLE FOR ALL REQUIRED IRRIGATION SLEEVING. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR. VERIFY ANY EXISTING SLEEVES INSTALLED BY OTHER CONTRACTORS.
- LOCATE EMITTERS ON UPHILL SIDE OF PLANTS ON SLOPED PLANTING AREA OR PER APPROVE BY ARCHITECT OR OWNER'S REPRESENTATIVE.
- ALL PEA GRAVEL IN VALVE BOXES TO BE CLEANED FROM TOP OF VALVE SO THAT VALVE IS COMPLETELY VISIBLE. LIP OF VALVE BOX SHALL ALSO BE FREE OF DEBRIS.
- ALL MATERIAL USED SHALL BE INSTALLED AS PER PLAN AND AS PER MANUFACTURERS SPECIFICATIONS. ANY DEVIATIONS FROM DRAWINGS OR MATERIALS USED SHALL BE APPROVED BY OWNER'S REPRESENTATIVE AND/OR ARCHITECT.
- LOCATE PRESSURE REGULATOR AND "Y" STRAINER IN VALVE BOX AS REQUIRED. REMOTE CONTROL VALVES TO BE LOCATED IN A SEPARATE, ADJACENT, VALVE BOX OR A JUMBO VALVE BOX MAY BE USED IN LIEU OF TWO SEPARATE BOXES. ALL BOXES TO BE LOCATED IN PLANTING AREAS AND INSTALLED FLUSH WITH GRADE.
- ALL DRIP SYSTEMS TO BE FLUSHED THROUGH FLUSH CAPS. FLUSH CAPS TO BE LOCATED IN 10" ROUND ECONOMY BOXES. (SEE NOTE #1).
- ALL PLANTS REQUIRED MORE THAN ONE DRIP EMITTERS SHALL HAVE EMITTERS DISTRIBUTED EVENLY AROUND THE EDGE OF THE ROOTBALL. PRIOR TO OWNER'S APPROVAL, AN IRRIGATION "TUNE-UP" MUST BE PERFORMED AS FOLLOWS:
 - ALL IRRIGATION EQUIPMENT (INCLUDING ALL PIPLINES AND SLEEVES) TO BE DOCUMENTED FROM TWO STATIONARY POINTS.
 - ALL DRIP SYSTEMS TO BE FLUSHED BEGINNING WITH "Y" STRAINER, AND WORKING AWAY FROM PRESSURE REGULATOR.
 - IRRIGATION VALVES TO BE LABELED ON A SHEET OF PAPER WITH STATIONS CORRESPONDING TO MARKED LABELS ON TOP OF VALVED BOXES. THIS SHEET TO BE PLACED IN A PLASTIC POUCH AND ATTACHED TO THE INSIDE OF CONTROLLER.
 - ALL IRRIGATION SPRAY HEADS ARE TO BE FLUSHED OF DEBRIS AND FLOW CONTROLS ADJUSTED IN ORDER TO ACHIEVE 100% COVERAGE. AVOID SPRAY INTO ALL STREETS, CURBS, SIDEWALKS OR OTHER HARDSCAPE AREA OR STRUCTURE.
 - ALL IRRIGATION HEADS TO BE ADJUSTED TO PROPER HEIGHT. 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. IRRIGATION PLAN IS SCHEMATIC. ACTUAL BACKFLOW PREVENTOR LOCATION TO BE SCREENED FROM VIEW BY PLANT MATERIAL. REFER TO PLANTING PLAN FOR SCREENING.
- CONTROLLER WIRE SHALL BE A DIFFERENT COLOR FOR TREE LINES AND DRIP LINES. AT LEAST ONE EXTRA CONTROL WIRE TO BE RUN TO THE FARTHEST VALVE LOCATION OF THE SYSTEM. ALL IRRIGATION LINES ARE SCHEMATIC. THE CONTRACTOR IS RESPONSIBLE FOR RUNNING IRRIGATION LINES TO ALL TREES, SHRUBS, AND GROUND COVER ON THE PROJECT. ALL IRRIGATION EQUIPMENT SHALL BE LOCATED IN LANDSCAPE AREAS AND WITHIN THE LIMITS OF WORK.
- IRRIGATION LINES SHALL RUN PARALLEL TO THE HIGH SIDE OF SLOPES WHEREVER POSSIBLE.
- TREES ARE TO BE VALVED SEPARATELY FROM SHRUBS AND GROUND COVER.
- CONTRACTOR IS RESPONSIBLE FOR SUPPLYING AND INSTALLING ALL SLEEVING NECESSARY TO RUN IRRIGATION LINES AND CONTROL WIRE UNDER ANY REQUIRED HARDSCAPE AREAS, WALLS, ETC. CONTRACTOR TO PROVIDE EMITTERS OR BUBBLERS (PALM TREES) TO ALL TREES IN TURF AREAS. EMITTERS TO TREES IN TURF AREAS SHALL BE BURIED IN PLASTICE BOXES. TOP OF BOXES TO BE FLUSH W/ GRADE.

SPECIAL NOTES:

- INSTALL TREE ROOT BARRIERS WHEN TREES ARE LOCATED WITHIN 10' OF SIDEWALKS, CURBING, OR PAVEMENT PER DETAIL 'K', SHEET L30.
- SEE OFFSITE IRRIGATION PLANS FOR IRRIGATION CONTROLLER LOCATIONS.

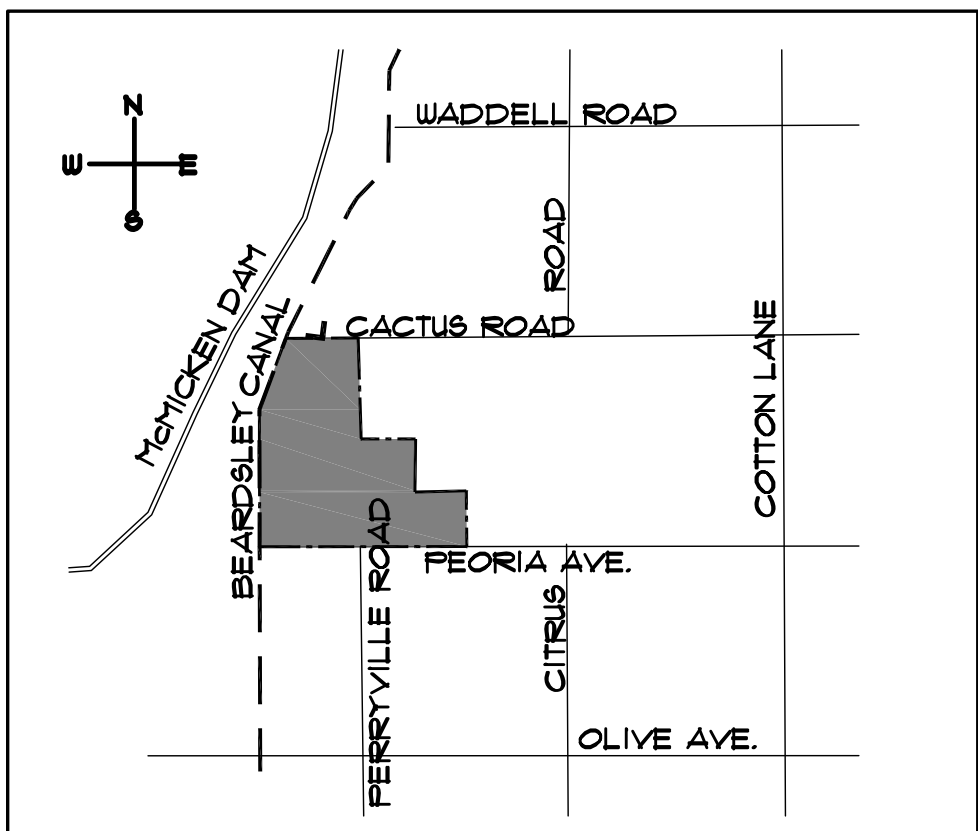
LANDSCAPE NOTES

- PROVIDE LANDSCAPE ARCHITECT A SAMPLE OF DECOMPOSED GRANITE FOR APPROVAL PRIOR TO DELIVERY TO THE SITE.
- PREPARED BACKFILL FOR PLANTING PITS SHALL BE FOUR (4) PARTS NATIVE SOIL TO ONE (1) PART NITROGEN STABILIZED MULCH. MIX MULCH AND SOIL BACKFILL THOROUGHLY TO CREATE BACKFILL PRIOR TO PLACING PLANT IN PIT.
- TOPSOIL TO CONFORM TO THE REQUIREMENTS OF MAG SPECIFICATION, SECTION 195. PROVIDE A WRITTEN DESCRIPTION OF CERTIFICATION OF ORIGINAL ORIGIN OF TOPSOIL TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE.
- PLANT TABLETS TO BE AGRIFORM 21 GRAM, 20-10-5 FERTILIZER TABLETS.
- CONTRACTORS RESPONSIBILITY TO FIELD ESTIMATE GRANITE QUANTITIES. AT TIME OF BIDDING, INDICATE UNIT PRICE ONLY.
- ALL PLANTS MUST BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- PLANT QUANTITIES ON THE PLANT LIST ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR. PLANS TAKE THE PRECEDENCE.
- LANDSCAPE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES FOR PROTECTION PRIOR TO CONSTRUCTION. CONTACT BLUE STAKE AT 602-263-1000.
- PRIOR TO BIDDING, THE LANDSCAPE CONTRACTOR IS ENCOURAGED TO MEET WITH THE CONSTRUCTION SUPERINTENDENT AND WALK THE SITE TO DETERMINE THE FULL EXTENT OF DEMOLITION WORK REQUIRED.
- THE LANDSCAPE CONTRACTOR SHALL WARRANTY THE WORK FOR A PERIOD OF ONE (1) YEAR.
- CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION AND/OR OWNER'S REPRESENTATIVE.
- BEFORE WORK BEGINS ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE ARCHITECT AND/OR OWNER'S REPRESENTATIVE.
- THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
- THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE INSPECTED PRIOR TO INSTALLATION.
- UNLESS OTHERWISE NOTED ON PLANS, DECOMPOSED GRANITE SHALL EXTEND UNDER SHRUBS, AND RAKED UNIFORMLY ALONG WALLS, SIDEWALKS AND CURBS.
- SEE ENGINEERING OR ARCHITECTURAL DRAWINGS FOR DRAINAGE FLOWS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED AND ARE NOT IMPAIRED WITH OBSTRUCTIONS.
- DOUBLE STAKE ALL TREES OUTSIDE ROOTBALL.
- LANDSCAPE CONTRACTOR TO PROVIDE BARRICADES ALONG PUBLIC STREETS IF REQUIRED DURING INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE TO BE RE-INSPECTED DURING FINAL WALK THROUGH, AND DAMAGED AREAS TO BE REPAIRED AT CONTRACTORS EXPENSE.
- PLANTS TO BE LOCATED AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES AND LIGHT FIXTURES AS NECESSARY.
- LANDSCAPE CONTRACTOR TO CONTACT ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION. (MINIMUM 2 APPLICATIONS REQUIRED)
- ALL EXISTING TREES AND SHRUBS IN RIGHT-OF-WAY, AND DESIGNATED TO REMAIN THAT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN KIND BY THE CONTRACTOR. CONTACT THE PARKS, RECREATION, & LIBRARY DEPARTMENT PRIOR TO ANY RIGHT-OF-WAY PLANT RE-LOCATIONS.
- EXISTING TREES IN THE RIGHT-OF-WAY AND IN THE LANDSCAPE ADJACENT TO THE RIGHT-OF-WAY WILL BE PROTECTED IN PLACE OR SALVAGED OR REPLACED WITH LIKE SIZE AND SPECIES OF TREE. EXISTING TREES AND PLANT MATERIAL LOCATED IN PROPOSED RETENTION BASINS WILL BE HANDLED IN THE SAME MANNER. SIGHT VISIBILITY TRIANGLES ARE TO BE 30' FOR LOCAL STREETS AND 40' FOR MAJOR ARTERIALS.

SHEET INDEX

SHEET #	SHEET DESCRIPTION
L1	COVER SHEET
L2-L13	LANDSCAPE PLAN
L14-L25	IRRIGATION PLAN
L26	WALL PLAN
L27	MONUMENT DETAILS
L28-L29	HARDSCAPE DETAILS
L30	LANDSCAPE DETAILS
L31-L32	IRRIGATION DETAILS

VICINITY MAP



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
TREES					
	PARKINSONIA X	'DESERT MUSEUM' FALO VERDE	34	24" BOX	MULTI TRUNK SPREADING CANOPY
	PARKINSONIA PRAECOX	FALO BREA	48	24" BOX	MULTI TRUNK SPREADING CANOPY
	PROSOPIS GLANDULOSA MAVERICK	HONEY MESQUITE MAVERICK	99	24" BOX	MULTI TRUNK SPREADING CANOPY
	ULMUS PARVIFOLIA	EVERGREEN ELM	1	24" BOX	STANDARD TRUNK DENSE CANOPY
	ACACIA ANEURA	MULGA TREE	23	24" BOX	MULTI TRUNK SPREADING CANOPY
	QUERCUS VIRGINIANA HERITAGE	HERITAGE LIVE OAK	89	24" BOX	STANDARD TRUNK DENSE CANOPY
	SALVAGE TREE- SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.		95		
SHRUBS/ACCENTS					
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE	214	5 GAL.	AS PER PLAN
	MUHLENBERGIA RIGENS	DEER GRASS	490	5 GAL.	AS PER PLAN
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	PINK MUHLY GRASS	39	5 GAL.	AS PER PLAN
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA	394	5 GAL.	AS PER PLAN
	CASSIA NEMOPHILA	GREEN CASSIA	41	5 GAL.	AS PER PLAN
	EREMOPHILA SPECIES	VALENTINE	186	5 GAL.	AS PER PLAN
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE	122	5 GAL.	AS PER PLAN
	CAESALPINIA PULCHERRIMA	RED BIRD-OF-PARADISE	291	5 GAL.	AS PER PLAN
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'	81	5 GAL.	AS PER PLAN
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA	160	5 GAL.	AS PER PLAN
	RUELLIA PENINSULARIS	BAJA RUELLIA	331	5 GAL.	AS PER PLAN
GROUND COVER					
*	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA	410	1 GAL.	AS PER PLAN
*	LANTANA CAMARA 'NEW RED'	NEW RED LANTANA	410	1 GAL.	AS PER PLAN
*	ACACIA REDOLENS	DESERT CARPET ACACIA	164	1 GAL.	AS PER PLAN
	TURF - MIDIRON 80D: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.		89,211 SF		
	DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD.		286,121 SF		
	CONCRETE HEADER- SEE DETAIL 'G' SHEET L30.				

* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.

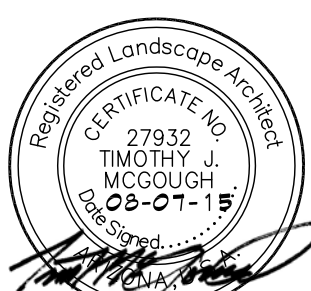


The McGough Group

Landscape Architecture
Urban Design · Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

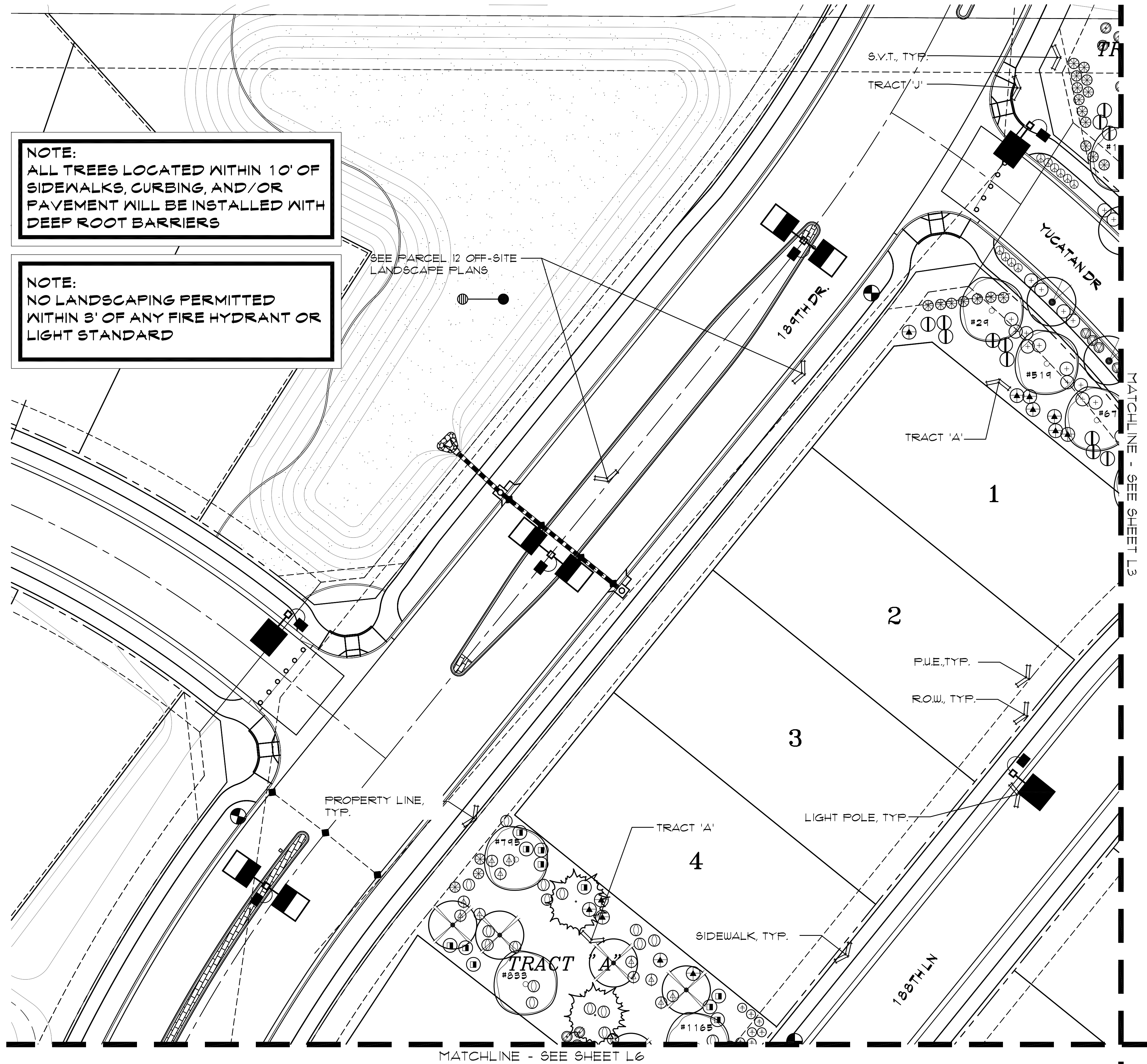
602-997-9093
602-997-9031 fax



Expires: 6-30-2018



L-1
1 OF 32



NOTE:
ALL TREES LOCATED WITHIN 10' OF
SIDEWALKS, CURBING, AND/OR
PAVEMENT WILL BE INSTALLED WITH
DEEP ROOT BARRIERS

NOTE:
NO LANDSCAPING PERMITTED
WITHIN 3' OF ANY FIRE HYDRANT OR
LIGHT STANDARD

SEE PARCEL 12 OFF-SITE
LANDSCAPE PLANS

PROPERTY LINE,
TYP.

TRACT 'A'

LIGHT POLE, TYP.

SIDEWALK, TYP.

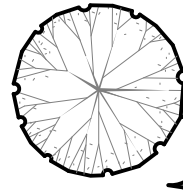
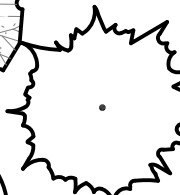
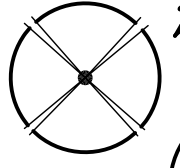
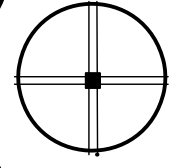
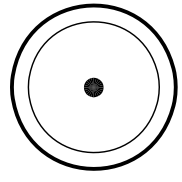
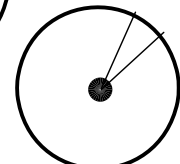
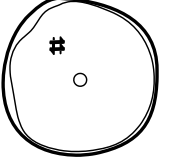
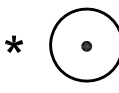
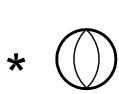
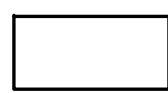
MATCHLINE - SEE SHEET L6

S.V.T., TYP.
TRACT 'J'

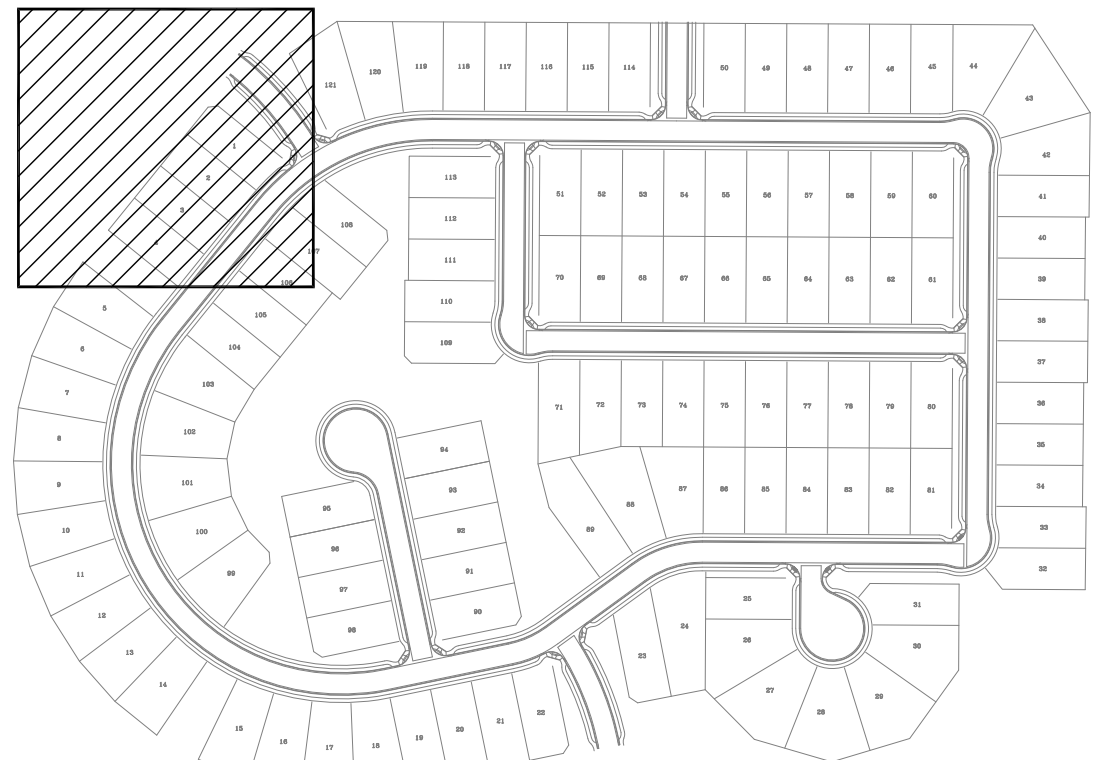
P.U.E., TYP.
R.O.W., TYP.

MATCHLINE - SEE SHEET L3

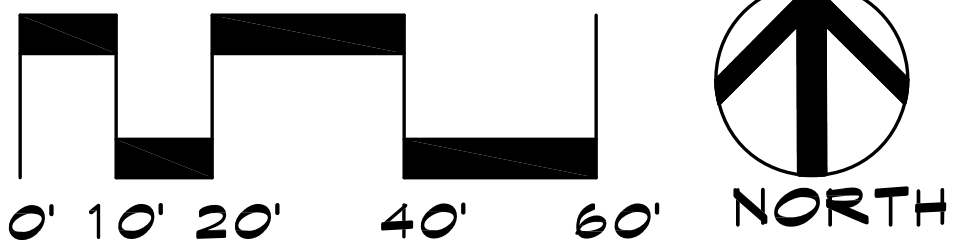
PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	PARKINSONIA X	'DESERT MUSEUM' PALO VERDE
	PARKINSONIA FRAECOX	PALO BREA
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
	ULMUS PARVIFOLIA	EVERGREEN ELM
	ACACIA ANEURA	MULGA TREE
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	SALVAGE TREE- SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.	
SHRUBS/ACCENTS		
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
	MUHLENBERGIA RIGENS	DEER GRASS
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	PINK MUHLY GRASS
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENINSULARIS	BAJA RUELLIA
GROUND COVER		
	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
	LANTANA CAMARA 'NEW RED'	NEW RED LANTANA
	ACACIA REDOLENS	DESERT CARPET ACACIA
	TURF - MIDIRON SOD: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.	
	DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED- COLOR TO BE EXPRESS GOLD.	
	CONCRETE HEADER- SEE DETAIL 'G' SHEET L30.	
* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.		

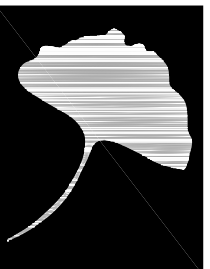
KEY MAP - NTS



SCALE: 1"=20'-0"



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



**McGough
Group**

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax



PLANTING PLAN ZANJERO TRAILS - PHASE II PARCEL 12B

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

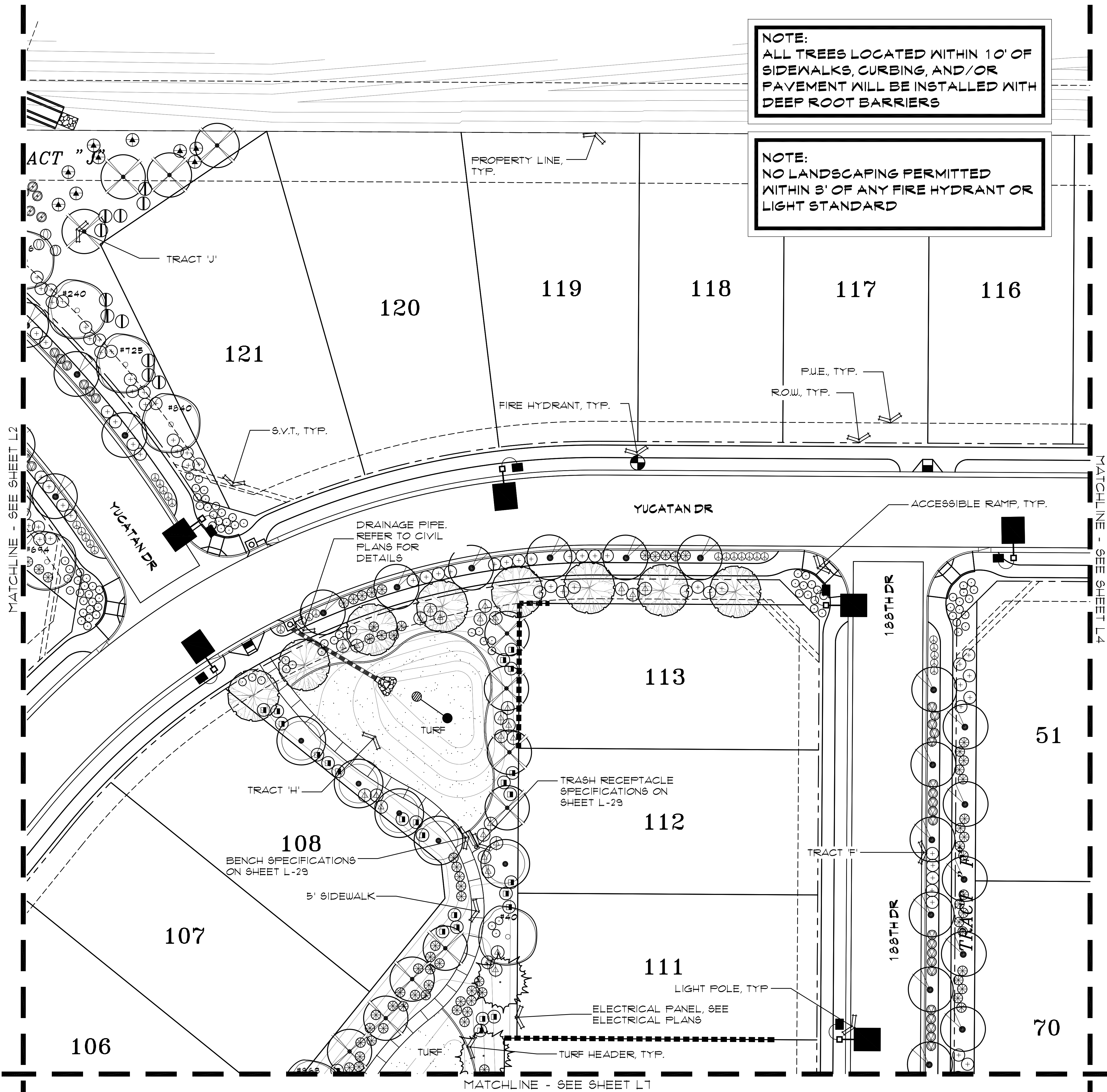
These drawings, as legal instruments
of professional services are, and
shall remain the property of the
landscape architect.

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. 12-47
DATE: 08-07-15
DRAWN BY: TF-SP-KC
CHECKED BY: TM

REVISIONS:

SHEET NO.
L-2



NOTE:
ALL TREES LOCATED WITHIN 10' OF
SIDEWALKS, CURBING, AND/OR
PAVEMENT WILL BE INSTALLED WITH
DEEP ROOT BARRIERS

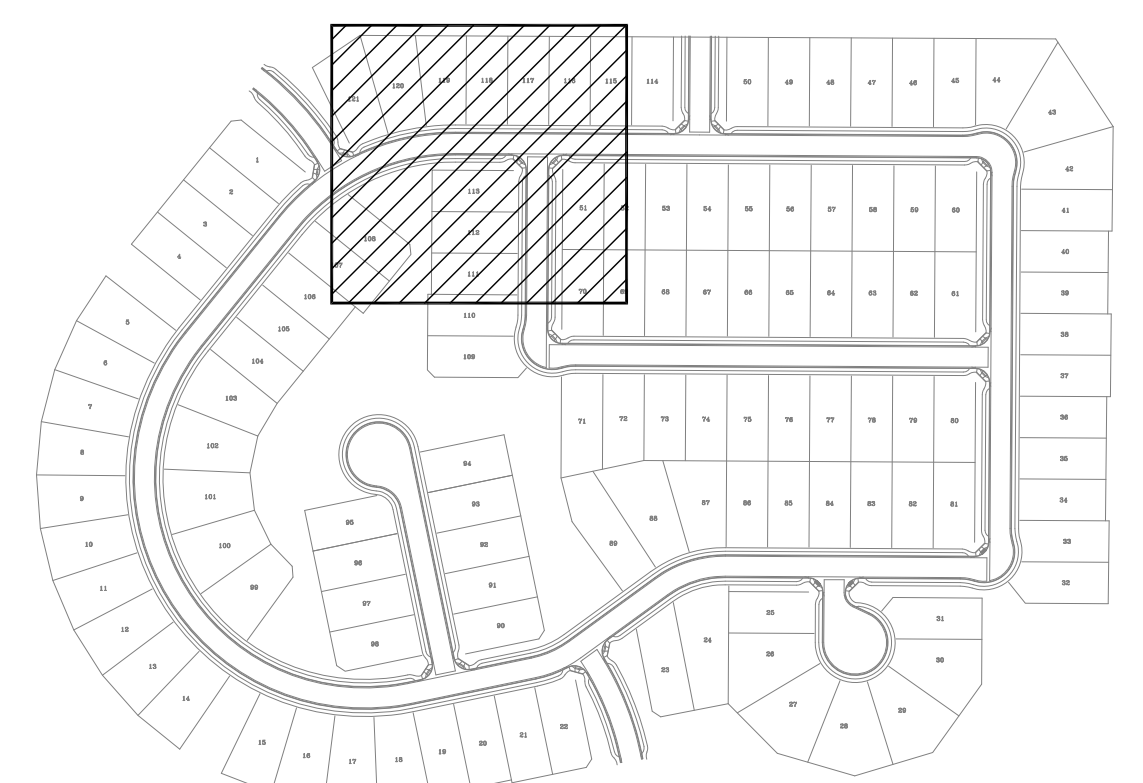
NOTE:
NO LANDSCAPING PERMITTED
WITHIN 3' OF ANY FIRE HYDRANT OR
LIGHT STANDARD

PLANT LEGEND

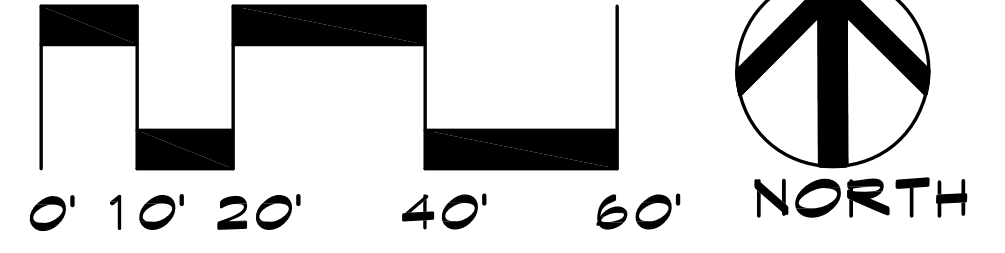
SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	PARKINSONIA X	'DESERT MUSEUM' PALO VERDE
	PARKINSONIA PRAECOX	PALO BREA
	PROSOPIS GLANDULOSA	HONEY MESQUITE 'MAVERICK'
	ULMUS PARVIFOLIA	EVERGREEN ELM
	ACACIA ANEURA	MULGA TREE
	QUERCUS VIRGINIANA	HERITAGE LIVE OAK
SHRUBS/ACCENTS		
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
	MUHLENBERGIA RIGENS	DEER GRASS
	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS	HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE	'LYNN'S LEGACY'
	LANTANA CAMARA	RADIATION LANTANA
	RUELLIA PENINSULARIS	BAJA RUELLIA
GROUND COVER		
	LANTANA CAMARA	NEW GOLD LANTANA
	LANTANA CAMARA	NEW RED LANTANA
	ACACIA REDOLENS	DESERT CARPET ACACIA
	TURF - MIDIRON 60D: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.	
	DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD.	
	CONCRETE HEADER- SEE DETAIL 'G' SHEET L30.	

* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT
HAVE A MATURE HEIGHT OVER 2 FEET.

KEY MAP - NTS



SCALE: 1"=20'-0"



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

McGough Group
Landscape Architecture
Urban Design Site Imaging
Parks and Recreation
11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028
602-997-9093
602-997-9031 fax

PLANTING PLAN
ZANJERO TRAILS - PHASE II
PARCEL 12B
INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA
PREPARED FOR: JEN ARIZONA 7, LLC

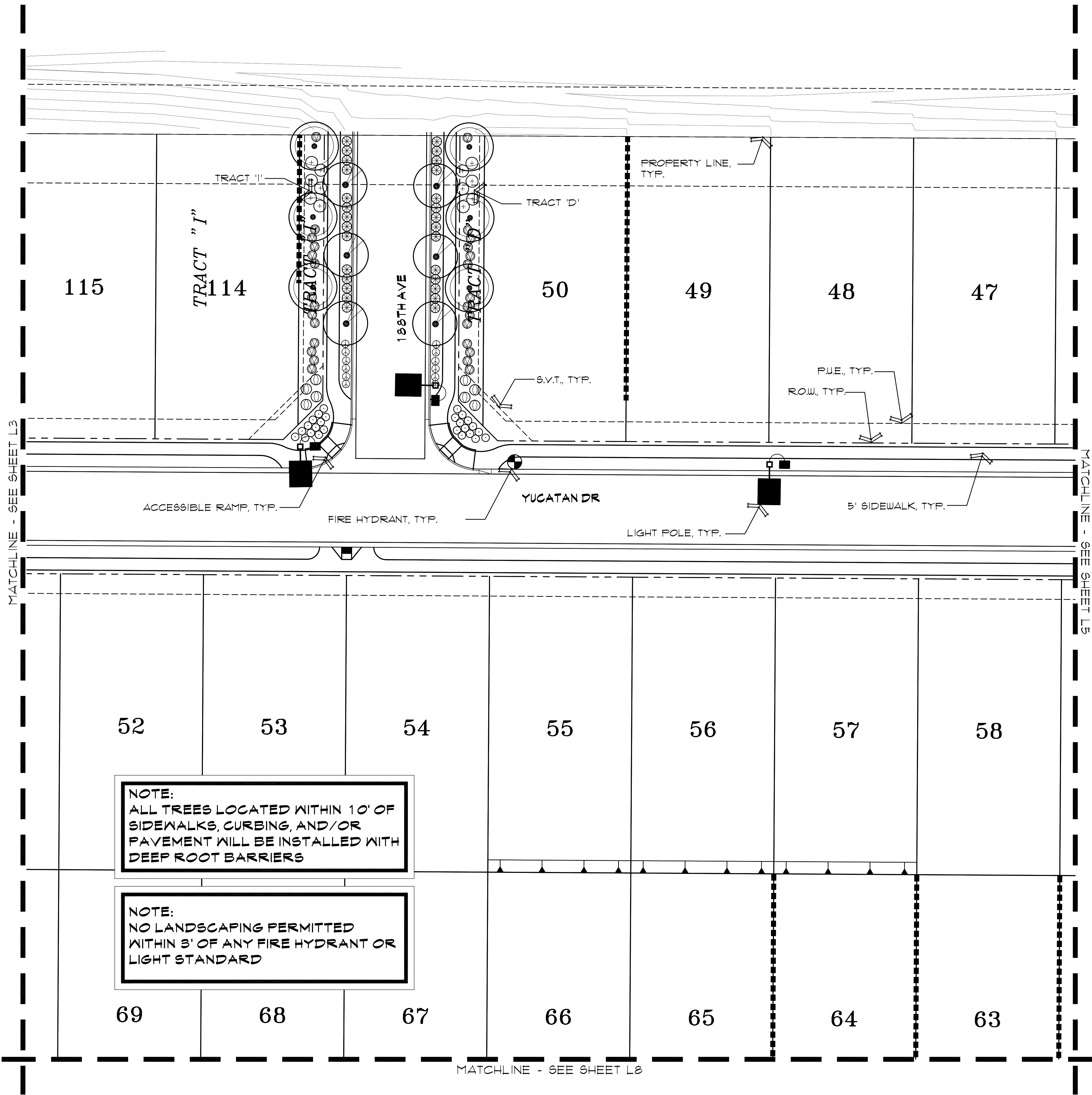
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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.	12-47
DATE:	08-07-15
DRAWN BY:	TF-SP-KC
CHECKED BY:	TM

REVISIONS:

SHEET NO.
L-3
3 OF 32



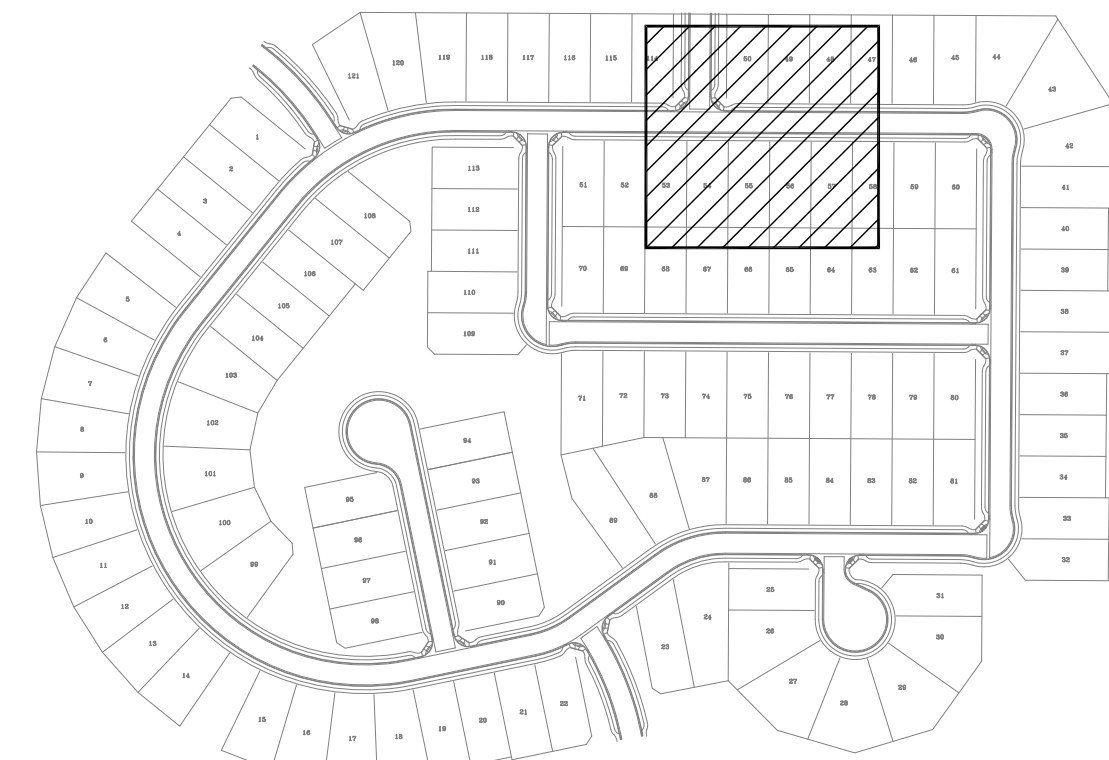
NOTE:
ALL TREES LOCATED WITHIN 10' OF
SIDEWALKS, CURBING, AND/OR
PAVEMENT WILL BE INSTALLED WITH
DEEP ROOT BARRIERS

NOTE:
NO LANDSCAPING PERMITTED
WITHIN 3' OF ANY FIRE HYDRANT OR
LIGHT STANDARD

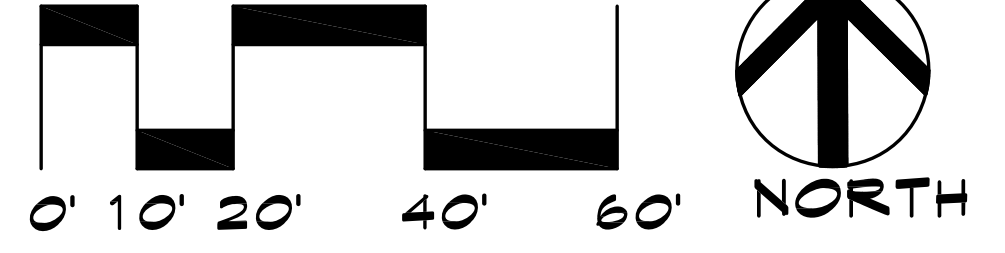
PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	PARKINSONIA X	'DESERT MUSEUM' PALO VERDE
	PARKINSONIA PRAECOX	PALO BREA
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
	ULMUS PARVIFOLIA	EVERGREEN ELM
	ACACIA ANEURA	MULGA TREE
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	SALVAGE TREE - SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.	
SHRUBS/ACCENTS		
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
	MUHLENBERGIA RIGENS	DEER GRASS
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	PINK MUHLY GRASS
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE
	CAESALPINIA FULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENINSULARIS	BAJA RUELLIA
GROUND COVER		
	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
	LANTANA CAMARA 'NEW RED'	NEW RED LANTANA
	ACACIA REDOLENS	DESERT CARPET ACACIA
	TURF - MIDIRON SOD: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.	
	DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD.	
	CONCRETE HEADER - SEE DETAIL 'G' SHEET L30.	
* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.		

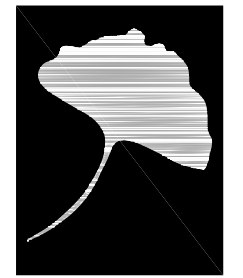
KEY MAP - NTS



SCALE: 1"=20'-0"



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



The McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax



PLANTING PLAN
ZANJERO TRAILS - PHASE II
PARCEL 12B

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

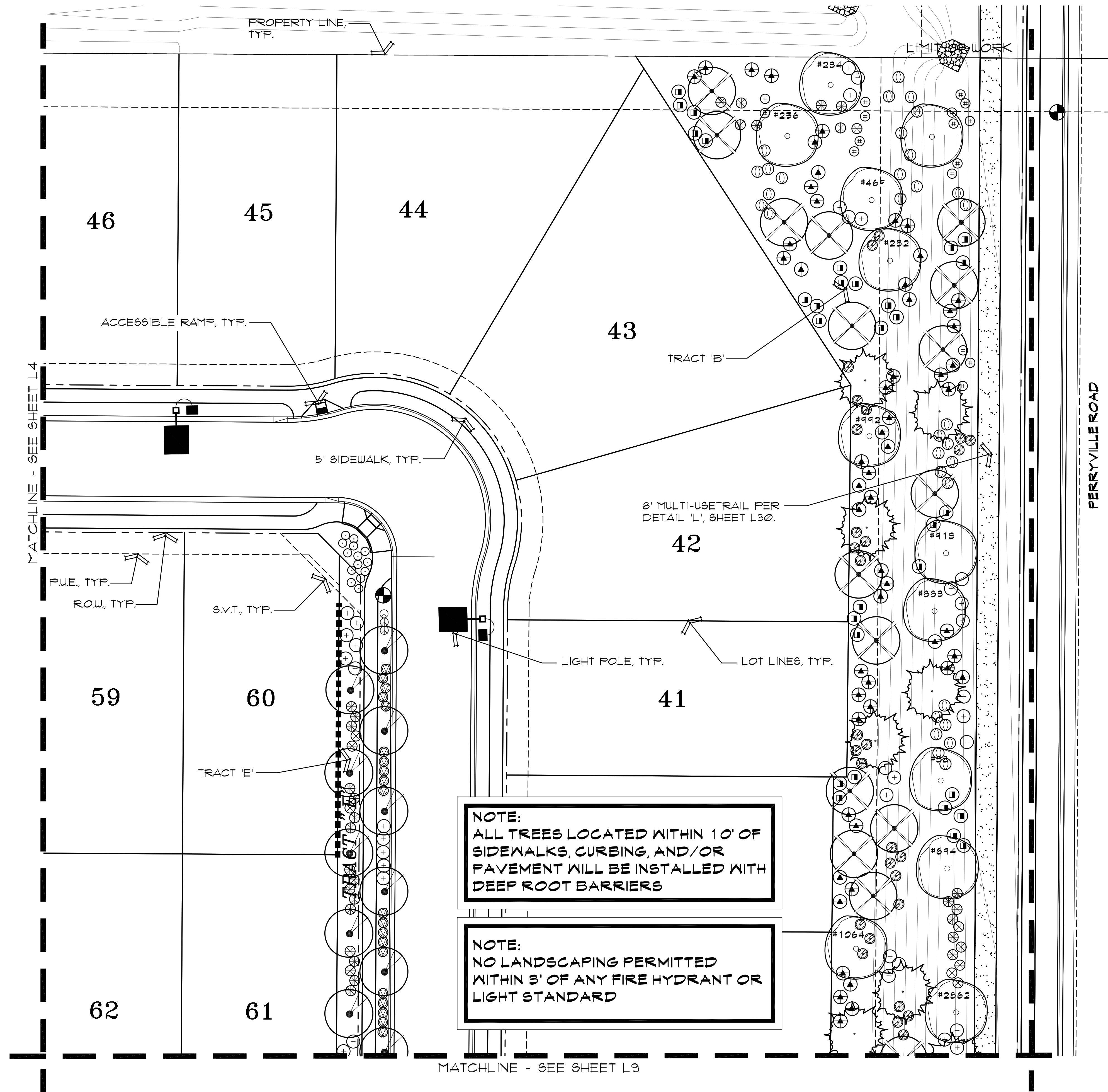
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

These drawings shall not be used on other projects or for additions to this project except by written agreement from the landscape architect.

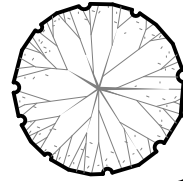
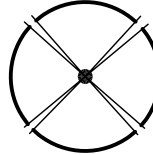
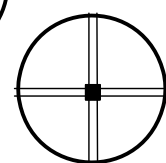
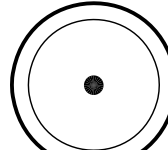
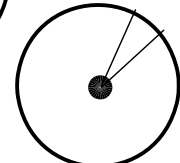
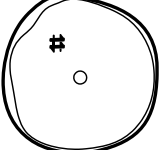
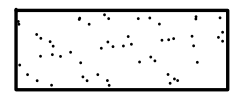
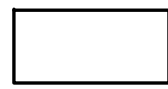
JOB NO. 12-47
DATE: 08-07-15
DRAWN BY: TF-SP-KC
CHECKED BY: TM

REVISIONS:	

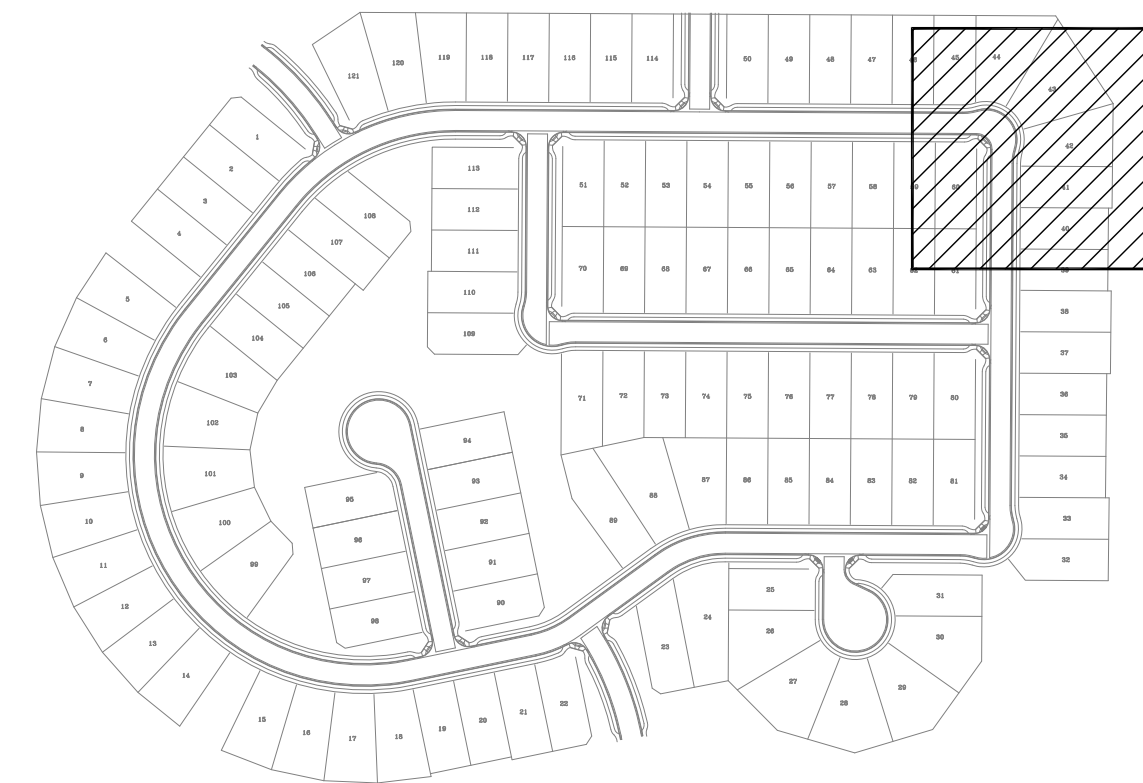
SHEET NO.
L-4



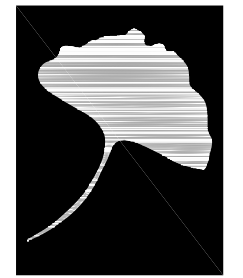
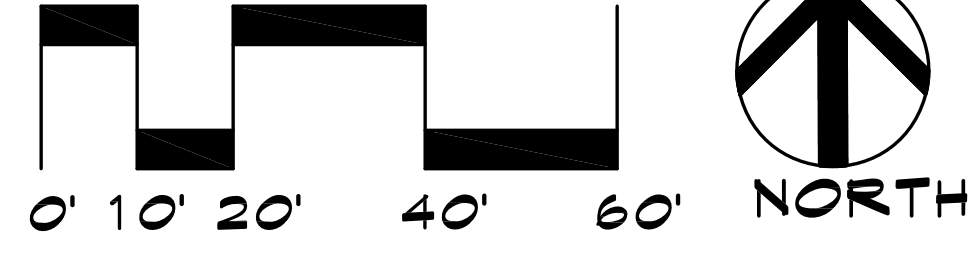
PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
<u>TREES</u>		
	PARKINSONIA X	'DESERT MUSEUM' PALO VERDE
	PARKINSONIA PRAECOX	PALO BREA
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
	ULMUS PARVIFOLIA	EVERGREEN ELM
	ACACIA ANEURA	MULGA TREE
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	SALVAGE TREE- SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.	
<u>SHRUBS/ACCENTS</u>		
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
	MUHLENBERGIA RIGENS	DEER GRASS
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	PINK MUHLY GRASS
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENINSULARIS	BAJA RUELLIA
<u>GROUND COVER</u>		
* 	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
* 	LANTANA CAMARA 'NEW RED'	NEW RED LANTANA
* 	ACACIA REDOLENS	DESERT CARPET ACACIA
	TURF - MIDIRON 80D: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.	
	DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED- COLOR TO BE EXPRESS GOLD.	
	CONCRETE HEADER- SEE DETAIL 'G' SHEET L30.	
* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.		

KEY MAP - NTS



SCALE: 1"=20'-0"



The McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax



PLANTING PLAN
ZANJERO TRAILS - PHASE II
PARCEL 12B

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N., RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

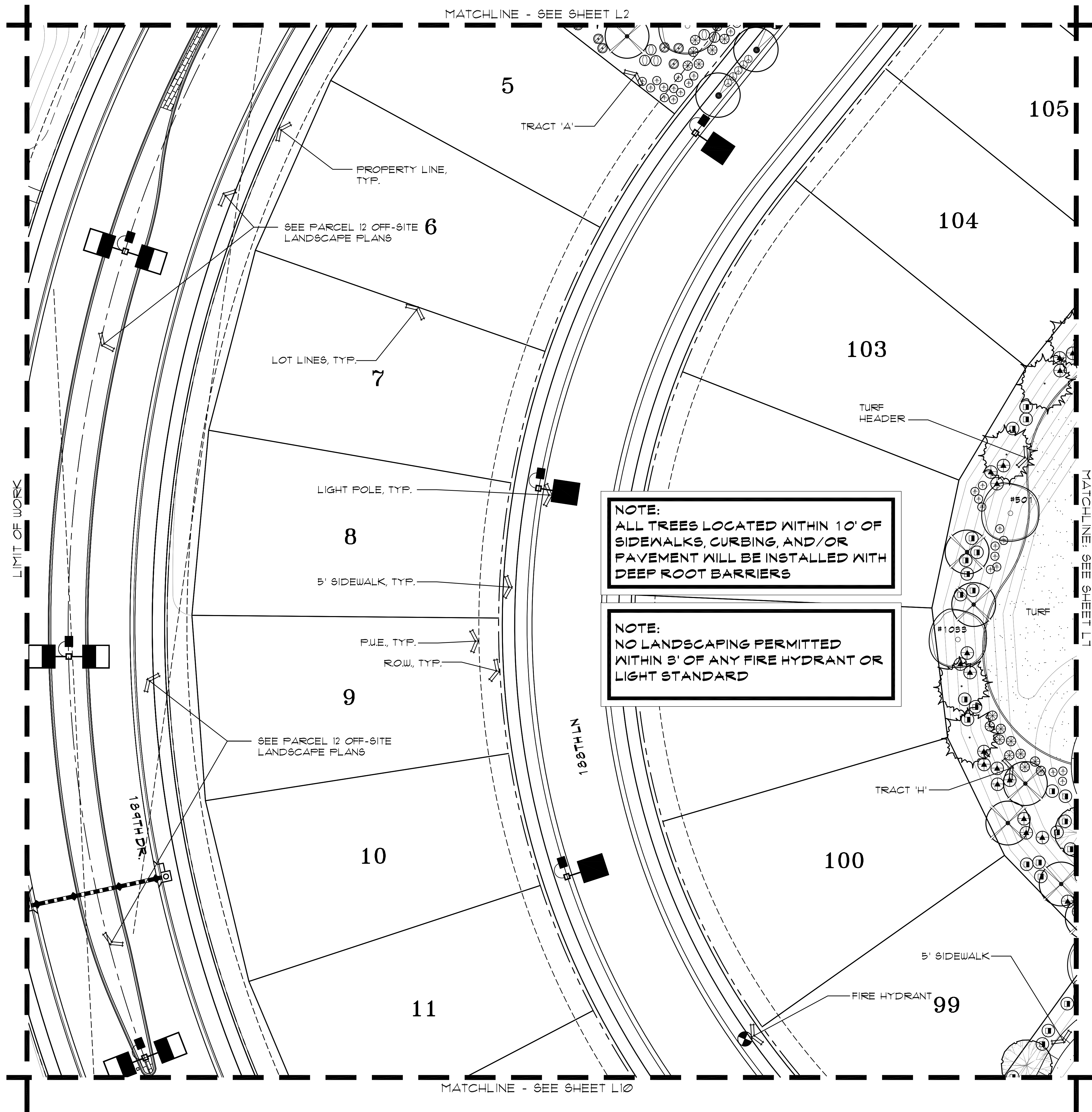
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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. 12-47
DATE: 08-07-15
DRAWN BY: TF-SP-KC
CHECKED BY: TM

REVISIONS:

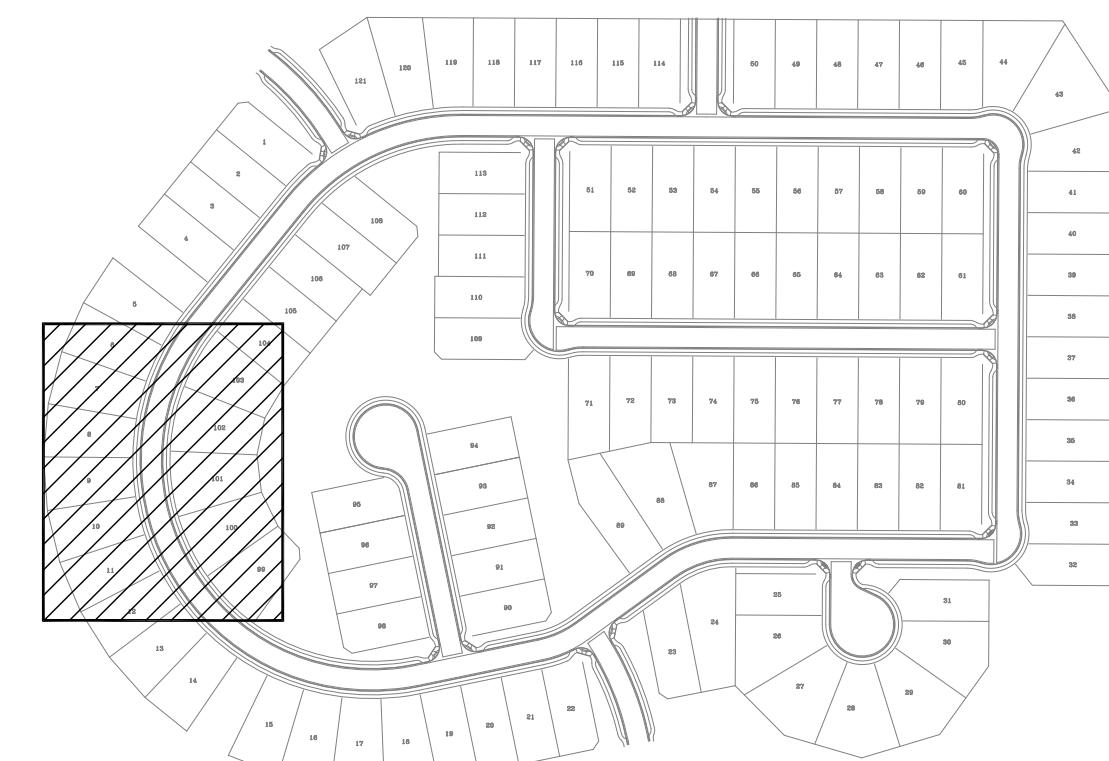
SHEET NO.
L-5



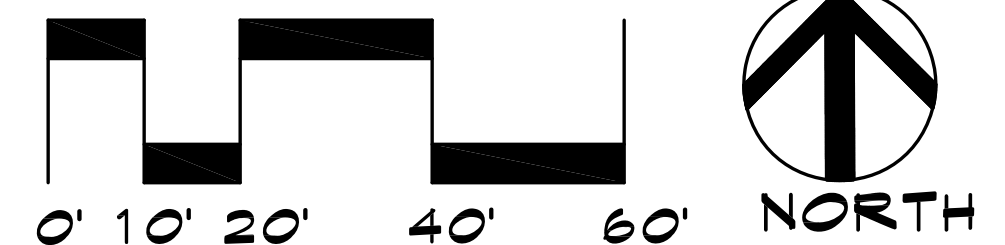
PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	PARKINSONIA X	'DESERT MUSEUM' PALO VERDE
	PARKINSONIA PRAECOX	PALO BREA
	PROSOPIS GLANDULOSA	HONEY MESQUITE 'MAVERICK'
	ULMUS PARVIFOLIA	EVERGREEN ELM
	ACACIA ANEURA	MULGA TREE
	QUERCUS VIRGINIANA	HERITAGE LIVE OAK
	SALVAGE TREE - SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.	
SHRUBS/ACCENTS		
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
	MUHLENBERGIA RIGENS	DEER GRASS
	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS	HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE	'LYNN'S LEGACY'
	LANTANA CAMARA	RADIATION LANTANA
	RUELLIA PENINSULARIS	BAJA RUELLIA
GROUND COVER		
	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
	LANTANA CAMARA 'NEW RED'	NEW RED LANTANA
	ACACIA REDOLENS	DESERT CARPET ACACIA
	TURF - MIDIRON SOD: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.	
	DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED-COLOR TO BE EXPRESS GOLD.	
	CONCRETE HEADER- SEE DETAIL 'G' SHEET L30.	
* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.		

KEY MAP - NTS



SCALE: 1"=20'-0"



McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-987-9093
602-987-9031 Fax



PLANTING PLAN ZANJERO TRAILS - PHASE II PARCEL 12B

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

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.

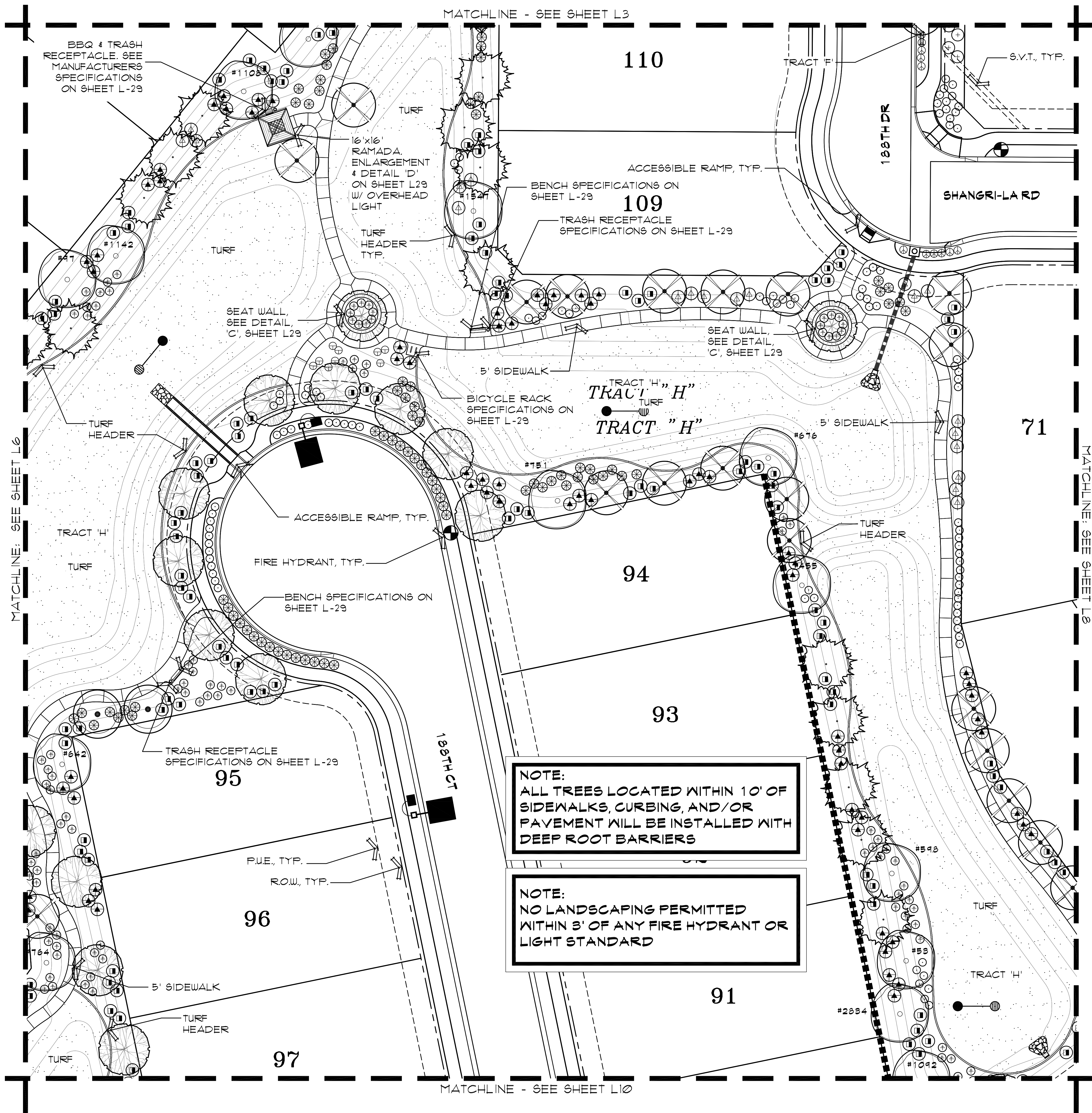
JOB NO. 12-47
DATE: 08-07-15
DRAWN BY: TF-SP-KC
CHECKED BY: TM

REVISIONS:

SHEET NO.

L-6

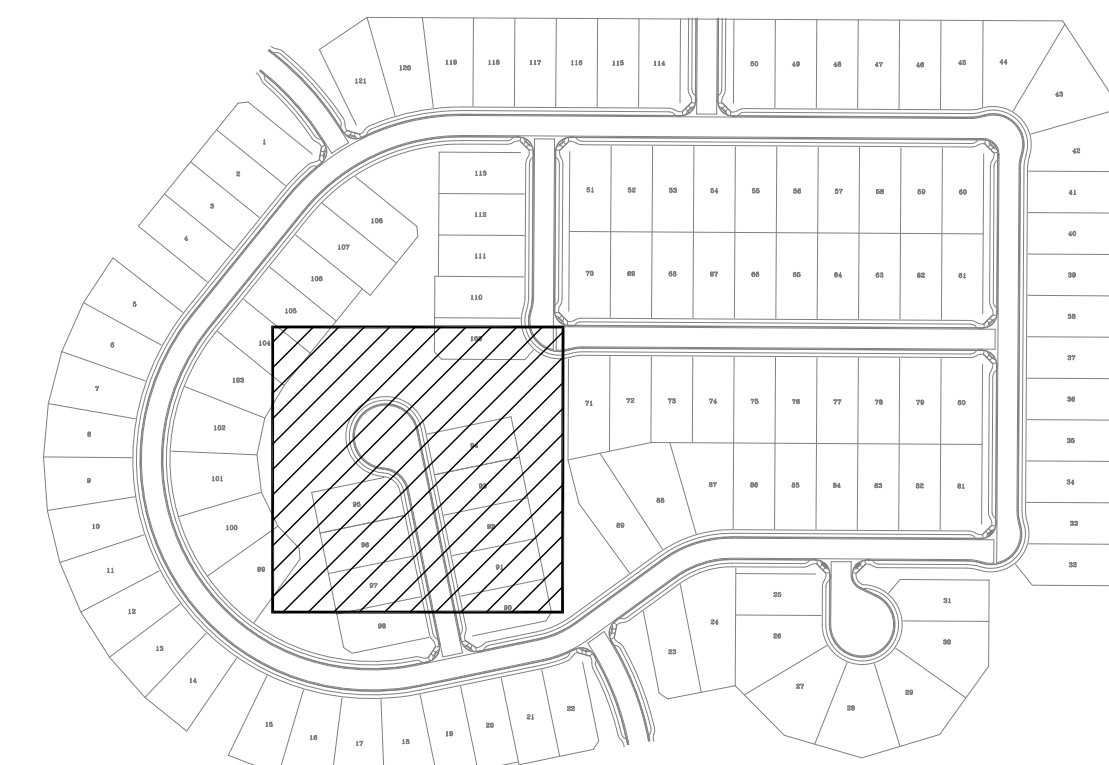
6 OF 32



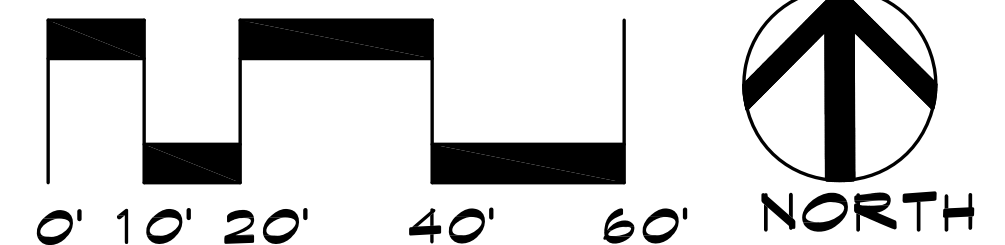
PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	PARKINSONIA X	'DESERT MUSEUM' PALO VERDE
	PARKINSONIA PRAECOX	PALO BREA
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
	ULMUS PARVIFOLIA	EVERGREEN ELM
	ACACIA ANEURA	MULGA TREE
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	SALVAGE TREE- SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.	
SHRUBS/ACCENTS		
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
	MUHLENBERGIA RIGENS	DEER GRASS
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	PINK MUHLY GRASS
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENINSULARIS	BAJA RUELLIA
GROUND COVER		
	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
	LANTANA CAMARA 'NEW RED'	NEW RED LANTANA
	ACACIA REDOLENS	DESERT CARPET ACACIA
TURF - MIDIRON SOD: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.		
DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD.		
CONCRETE HEADER- SEE DETAIL 'G' SHEET L30.		
* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.		

KEY MAP - NTS



SCALE: 1"=20'-0"



The McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-987-9093
602-987-9031 Fax



PLANTING PLAN ZANJERO TRAILS - PHASE II PARCEL 12B

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

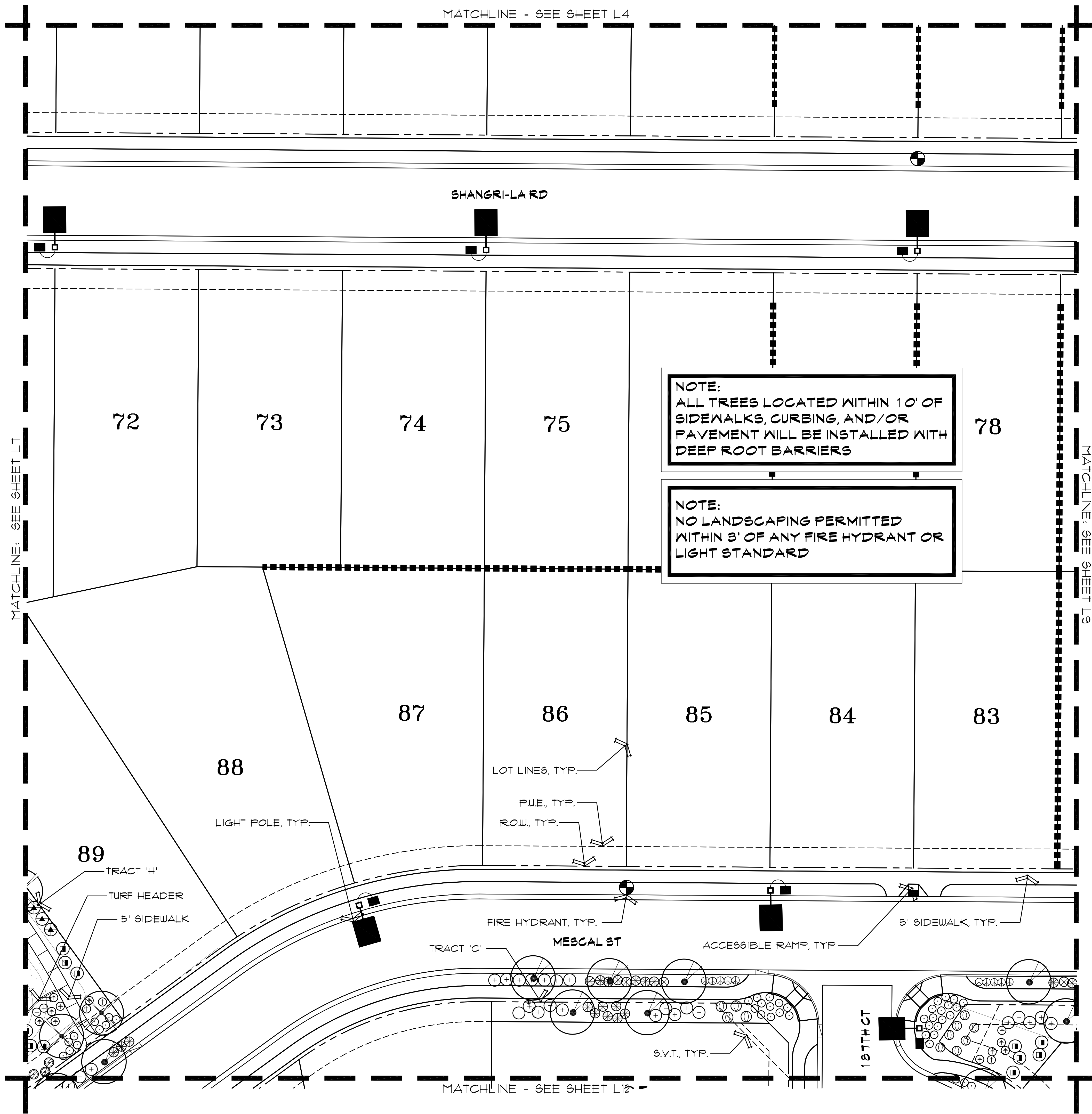
These drawings shall not be used on other projects or for additions to this project except by written agreement from the landscape architect.

JOB NO. 12-47
DATE: 08-07-15
DRAWN BY: TF-SP-KC
CHECKED BY: TM

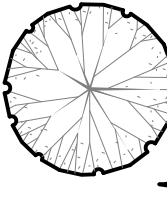
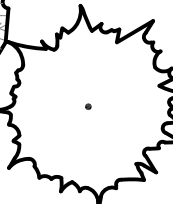
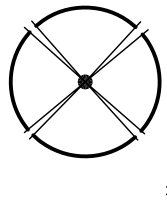
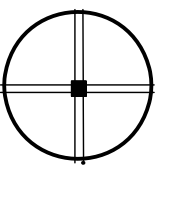
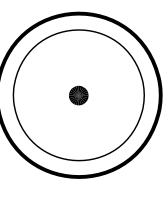
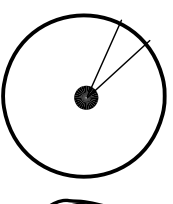
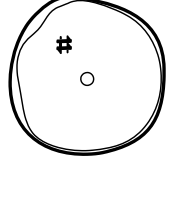
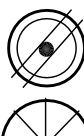
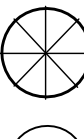
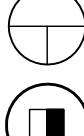
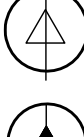
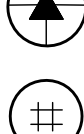
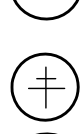
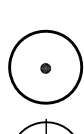
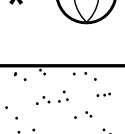
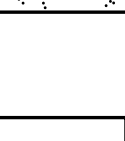
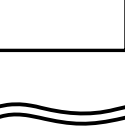
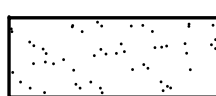
REVISIONS:

SHEET NO.
L-7

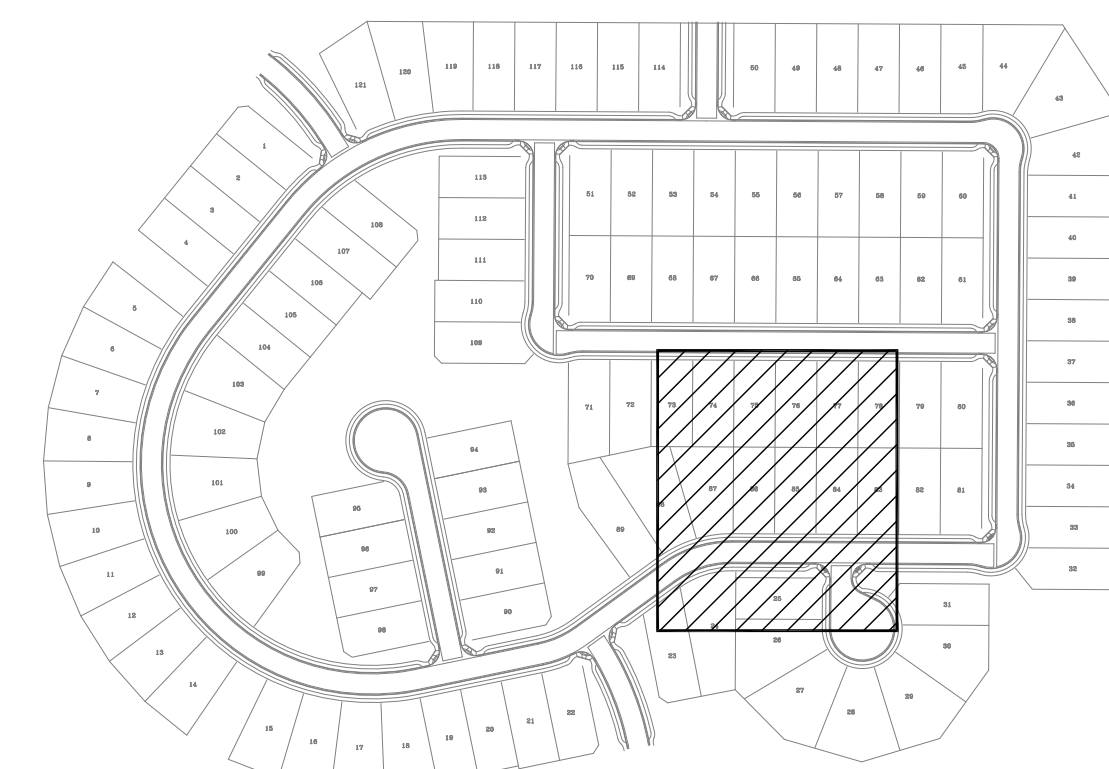
7 OF 32



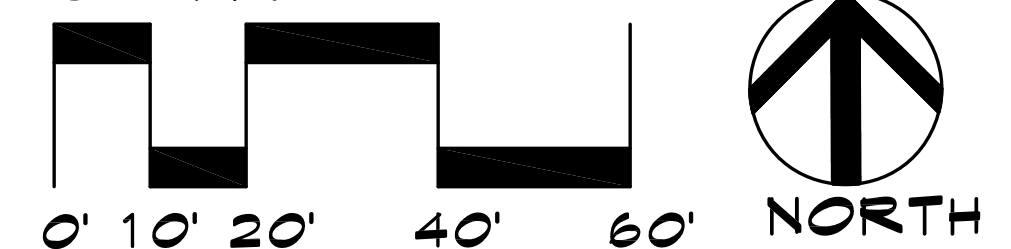
PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
<u>TREES</u>		
	PARKINSONIA X	'DESERT MUSEUM' PALO VERDE
	PARKINSONIA PRAECOX	PALO BREA
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
	ULMUS PARVIFOLIA	EVERGREEN ELM
	ACACIA ANEURA	MULGA TREE
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	SALVAGE TREE - SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.	
<u>SHRUBS/ACCENTS</u>		
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
	MUHLENBERGIA RIGENS	DEER GRASS
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	PINK MUHLY GRASS
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENINSULARIS	BAJA RUELLIA
<u>GROUND COVER</u>		
	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
	LANTANA CAMARA 'NEW RED'	NEW RED LANTANA
	ACACIA REDOLENS	DESERT CARPET ACACIA
<u>TURF - MIDIRON SOD:</u> INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.		
		
<u>DECOMPOSED GRANITE:</u> ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD.		
		
	CONCRETE HEADER- SEE DETAIL 'G' SHEET L30.	
* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.		

KEY MAP - NTS



SCALE: 1"=20'-0"



PLANTING PLAN ZANJERO TRAILS - PHASE II PARCEL 12B

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

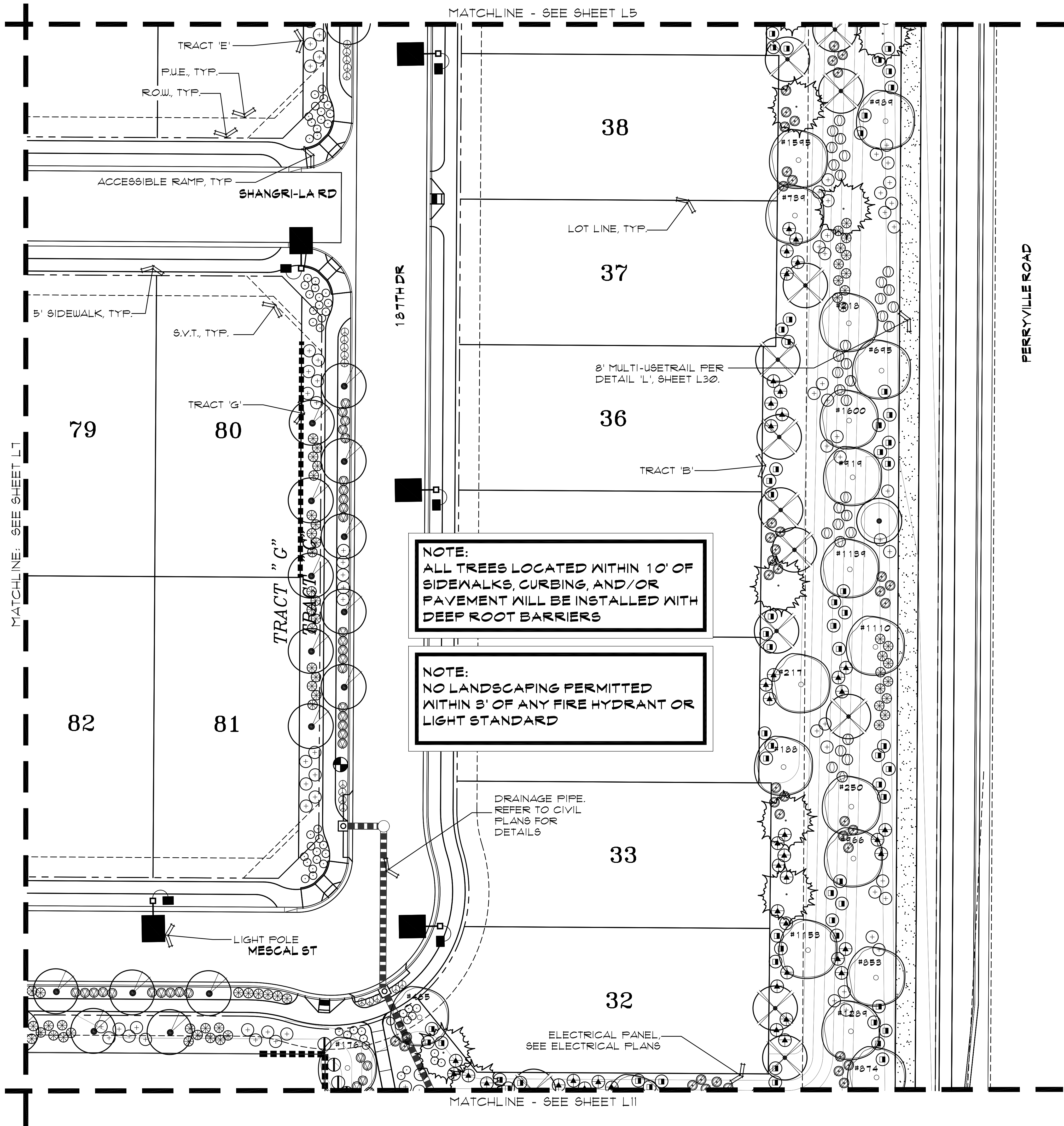
These drawings shall not be used on other projects or for additions to this project except by written agreement from the landscape architect.

JOB NO. 12-47
DATE: 08-07-15
DRAWN BY: TF-SP-KC
CHECKED BY: TM

REVISIONS:

SHEET NO.
L-8

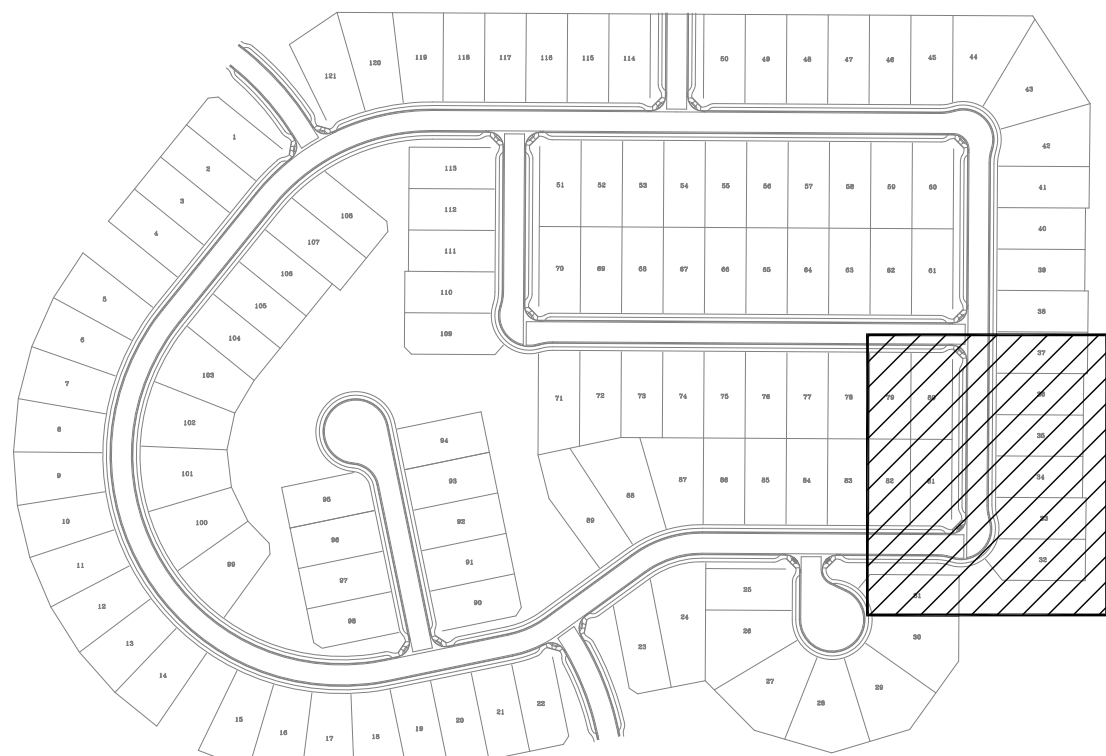
8 OF 32



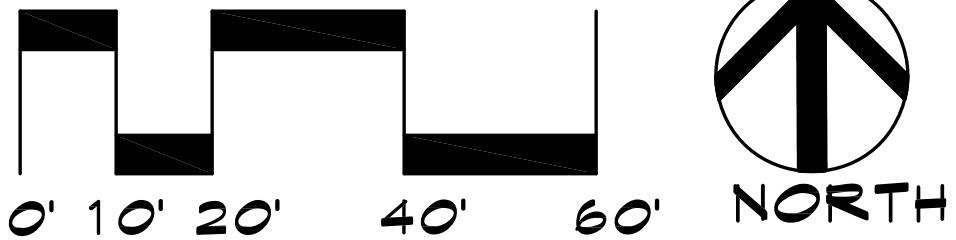
PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	PARKINSONIA X	'DESERT MUSEUM' PALO VERDE
	PARKINSONIA PRAECOX	PALO BREA
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
	ULMUS PARVIFOLIA	EVERGREEN ELM
	ACACIA ANEURA	MULGA TREE
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	SALVAGE TREE- SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.	
SHRUBS/ACCENTS		
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
	MUHLENBERGIA RIGENS	DEER GRASS
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	PINK MUHLY GRASS
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE
	CAESALPINIA FULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENINSULARIS	BAJA RUELLIA
GROUND COVER		
	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
	LANTANA CAMARA 'NEW RED'	NEW RED LANTANA
	ACACIA REDOLENS	DESERT CARPET ACACIA
	TURF - MIDIRON SOD: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.	
	DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED- COLOR TO BE EXPRESS GOLD.	
	CONCRETE HEADER- SEE DETAIL 'G' SHEET L30.	
* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.		

KEY MAP - NTS



SCALE: 1"=20'-0"



The McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 Fax



PLANTING PLAN ZANJERO TRAILS - PHASE II PARCEL 12B

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

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.

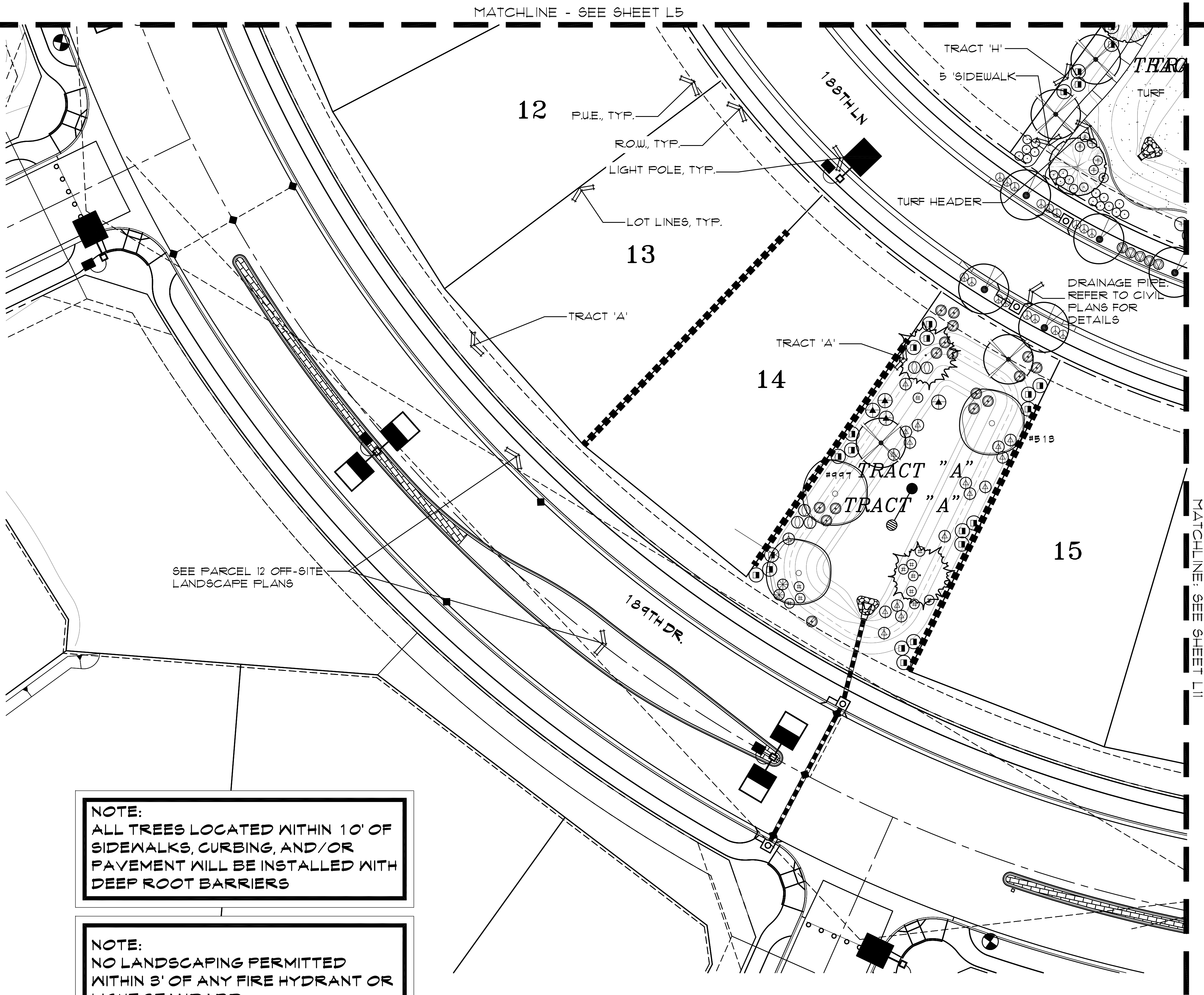
JOB NO. 12-47
DATE: 08-07-15
DRAWN BY: TF-SP-KC
CHECKED BY: TM

REVISIONS:

SHEET NO.

L-9

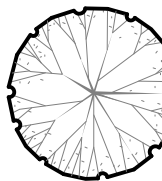
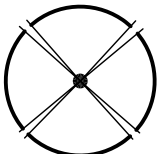
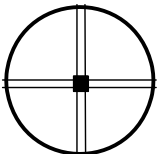
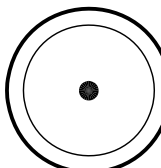
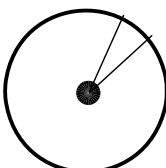
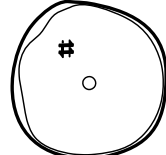
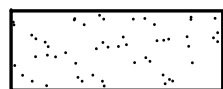
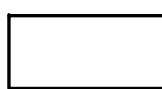
9 OF 32



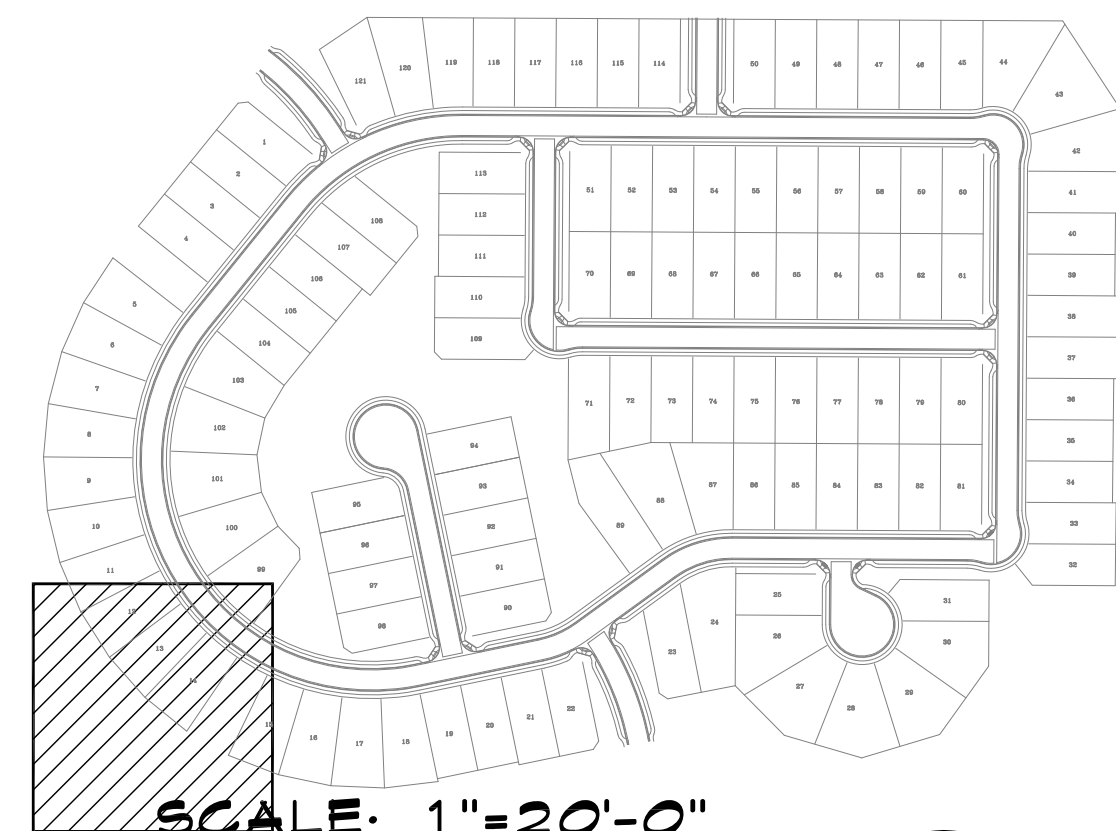
NOTE:
ALL TREES LOCATED WITHIN 10' OF SIDEWALKS, CURBING, AND/OR PAVEMENT WILL BE INSTALLED WITH DEEP ROOT BARRIERS

NOTE:
NO LANDSCAPING PERMITTED WITHIN 3' OF ANY FIRE HYDRANT OR LIGHT STANDARD

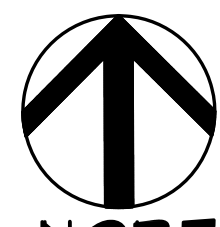
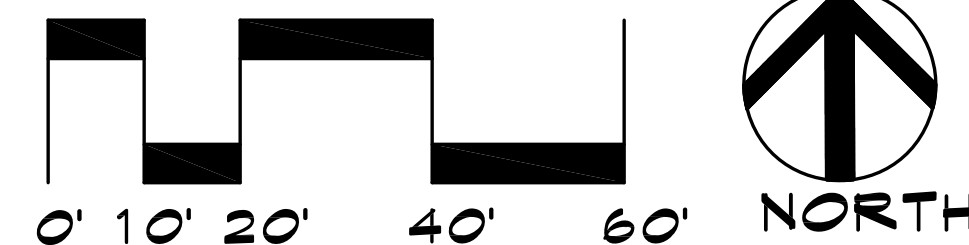
PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	PARKINSONIA X	'DESERT MUSEUM' PALO VERDE
	PARKINSONIA PRAECOX	PALO BREA
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
	ULMUS PARVIFOLIA	EVERGREEN ELM
	ACACIA ANEURA	MULGA TREE
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	SALVAGE TREE - SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.	
SHRUBS/ACCENTS		
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
	MUHLENBERGIA RIGENS	DEER GRASS
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	PINK MUHLY GRASS
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENINSULARIS	BAJA RUELLIA
GROUND COVER		
* 	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
* 	LANTANA CAMARA 'NEW RED'	NEW RED LANTANA
* 	ACACIA REDOLENS	DESERT CARPET ACACIA
	TURF - MIDIRON SOD: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.	
	DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD.	
	CONCRETE HEADER - SEE DETAIL 'G' SHEET L30.	
* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.		

KEY MAP - NTS



SCALE: 1"=20'-0"

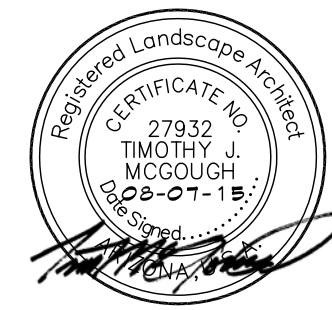


McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 Fax



Expires: 6-30-2018

PLANTING PLAN ZANJERO TRAILS - PHASE II PARCEL 12B

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2N
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

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.

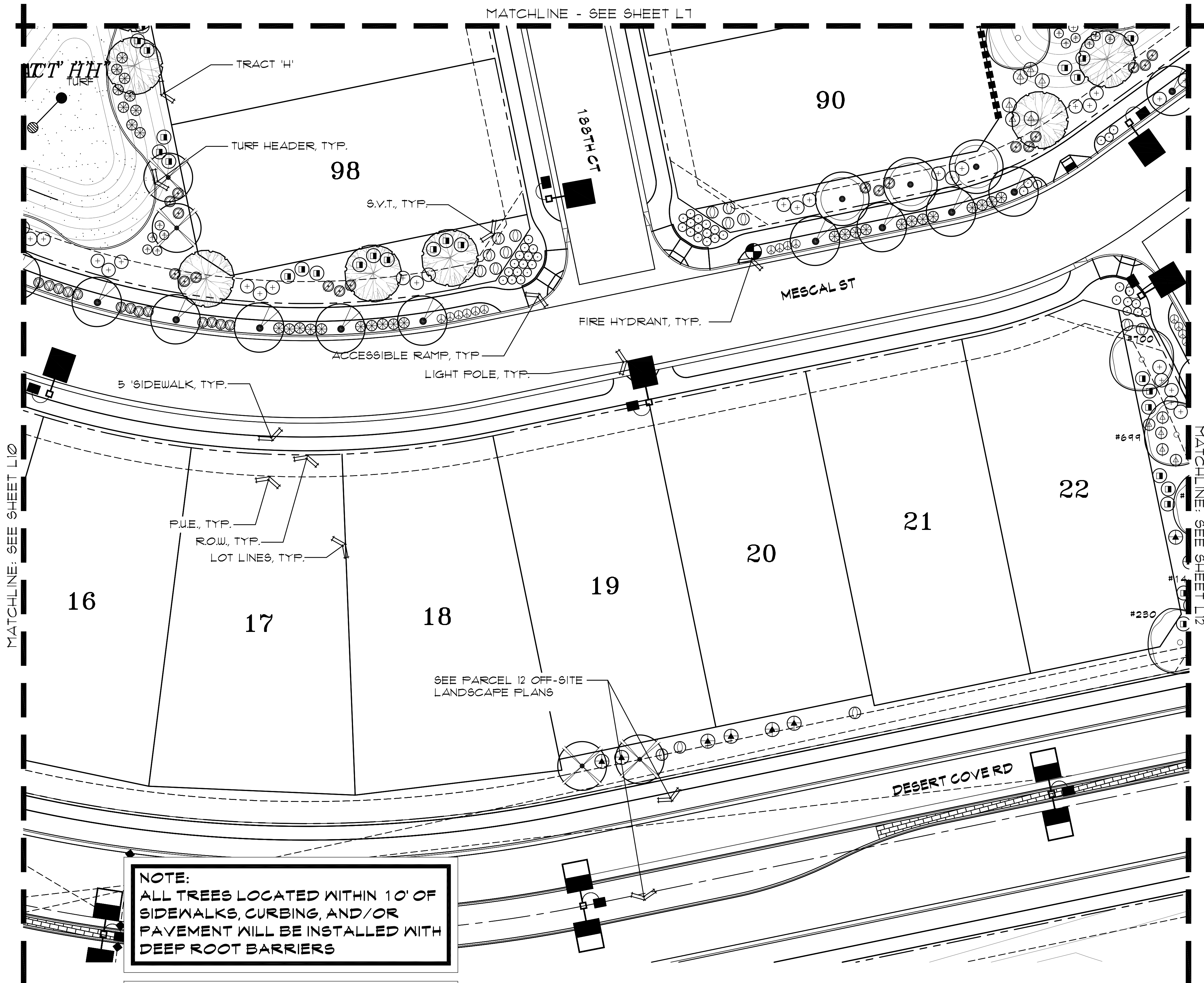
JOB NO. 12-47
DATE: 08-07-15
DRAWN BY: TF-SP-KC
CHECKED BY: TM

REVISIONS:

SHEET NO.

L-10

10 OF 32



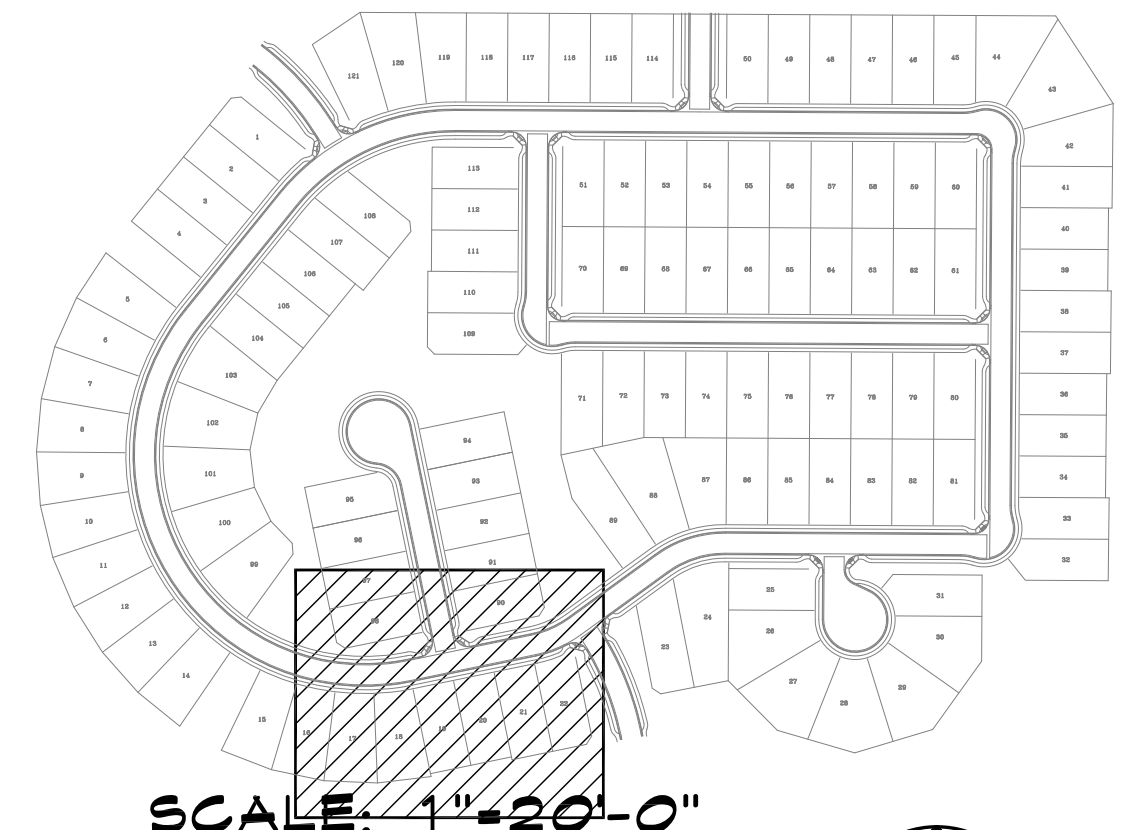
NOTE:
ALL TREES LOCATED WITHIN 10' OF
SIDEWALKS, CURBING, AND/OR
PAVEMENT WILL BE INSTALLED WITH
DEEP ROOT BARRIERS

NOTE:
NO LANDSCAPING PERMITTED
WITHIN 3' OF ANY FIRE HYDRANT OR
LIGHT STANDARD

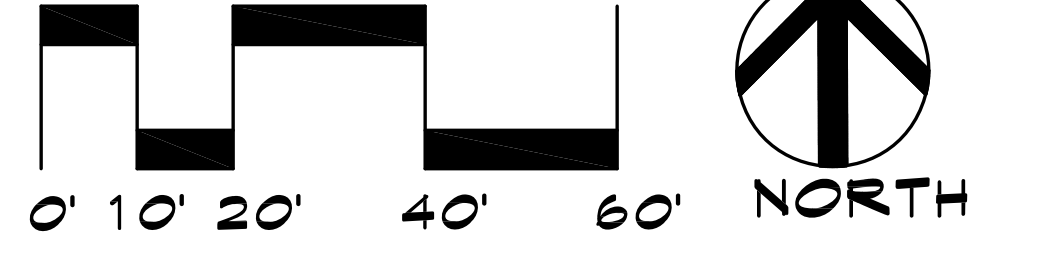
PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	PARKINSONIA X	'DESERT MUSEUM' PALO VERDE
	PARKINSONIA PRAECOX	PALO BREA
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
	ULMUS PARVIFOLIA	EVERGREEN ELM
	ACACIA ANEURA	MULGA TREE
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	SALVAGE TREE- SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.	
SHRUBS/ACCENTS		
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
	MUHLENBERGIA RIGENS	DEER GRASS
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	PINK MUHLY GRASS
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENINSULARIS	BAJA RUELLIA
GROUND COVER		
	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
	LANTANA CAMARA 'NEW RED'	NEW RED LANTANA
	ACACIA REDOLENS	DESERT CARPET ACACIA
TURF - MIDIRON SOD:		
	INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.	
DECOMPOSED GRANITE:		
	ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED-COLOR TO BE EXPRESS GOLD.	
	CONCRETE HEADER- SEE DETAIL 'G' SHEET L30.	
* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.		

KEY MAP - NTS



SCALE: 1"=20'-0"



McGough Group
Landscape Architecture
Urban Design Site Imaging
Parks and Recreation
11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona 85028
602-997-9093
602-997-9031 Fax

PLANTING PLAN
ZANJERO TRAILS - PHASE II
PARCEL 12B
INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA
PREPARED FOR: JEN ARIZONA 7, LLC

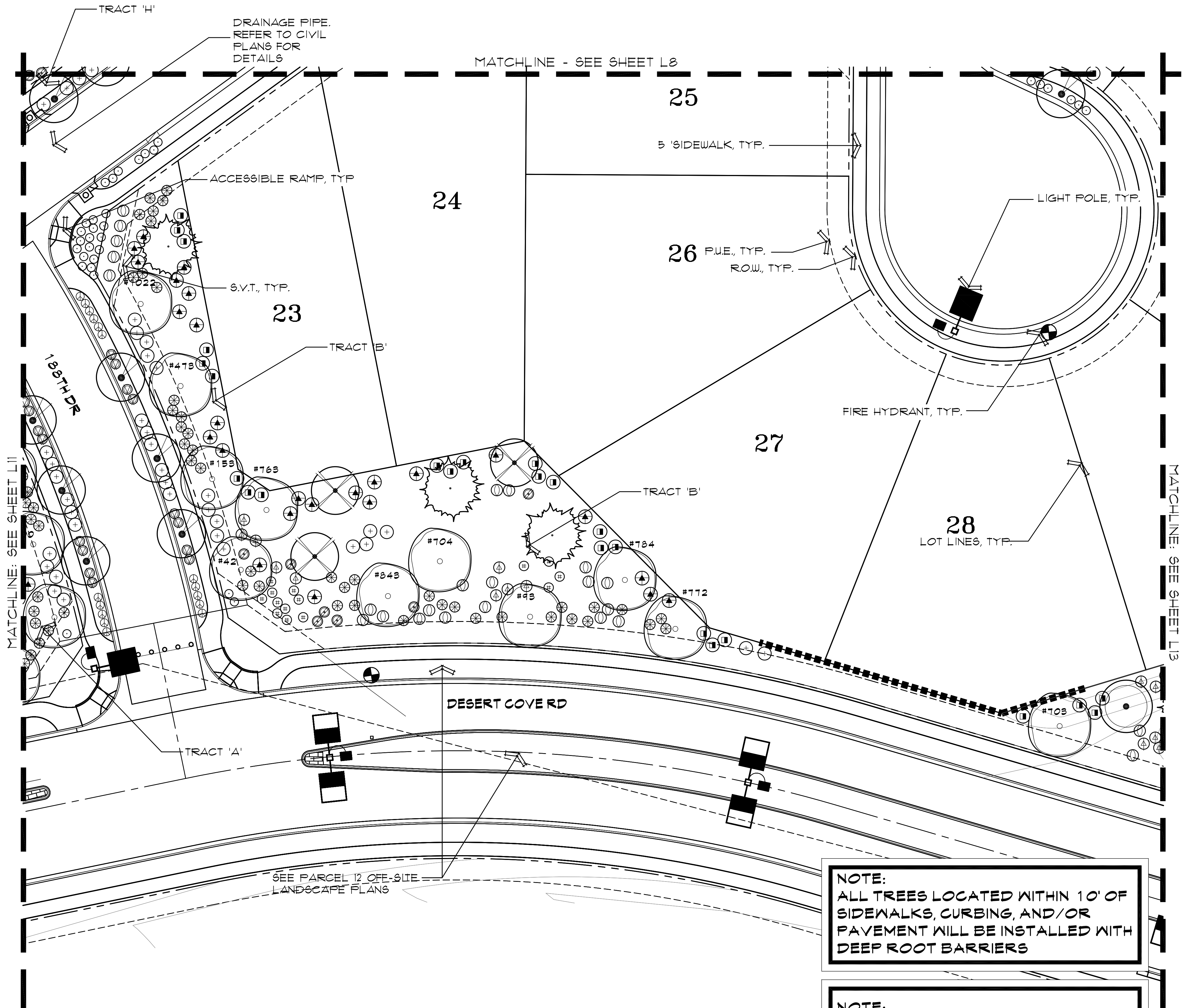
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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.	12-47
DATE	08-07-15
DRAWN BY	TF - SP-KC
CHECKED BY	TM

REVISIONS:

SHEET NO.
L-11
11 OF 32



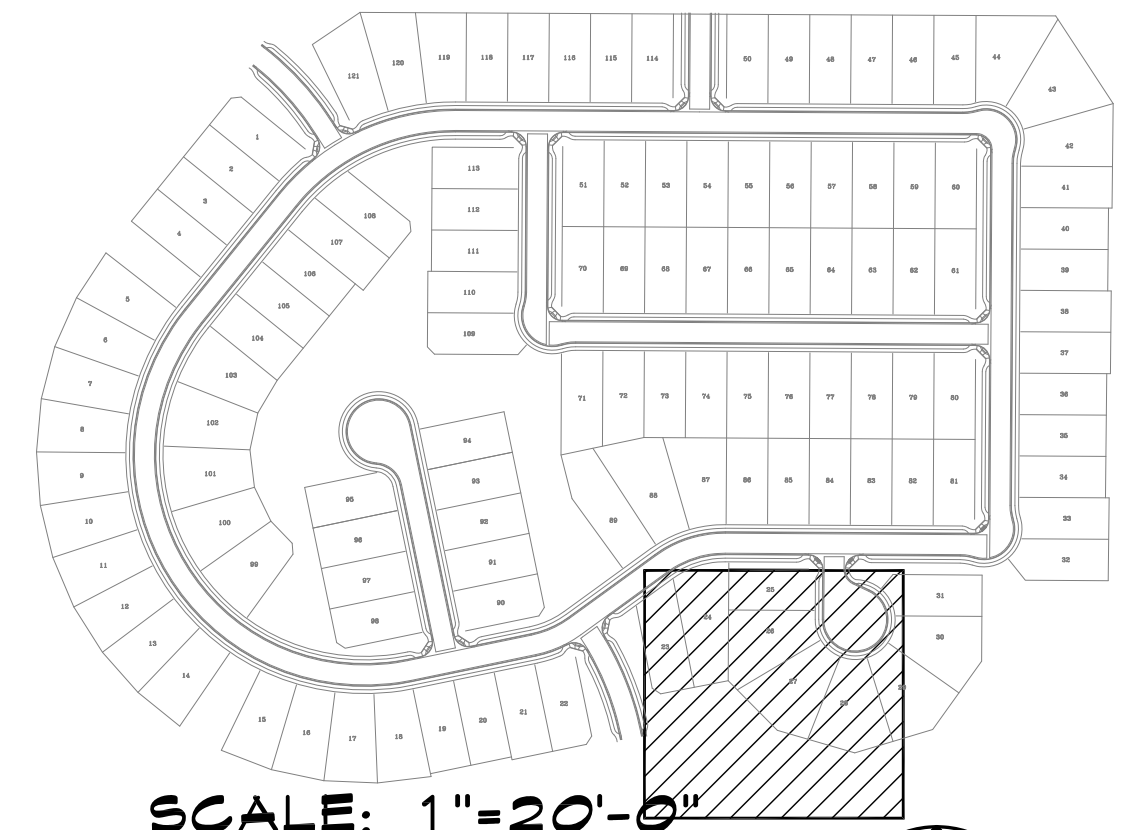
NOTE:
ALL TREES LOCATED WITHIN 10' OF SIDEWALKS, CURBING, AND/OR PAVEMENT WILL BE INSTALLED WITH DEEP ROOT BARRIERS

NOTE:
NO LANDSCAPING PERMITTED WITHIN 3' OF ANY FIRE HYDRANT OR LIGHT STANDARD

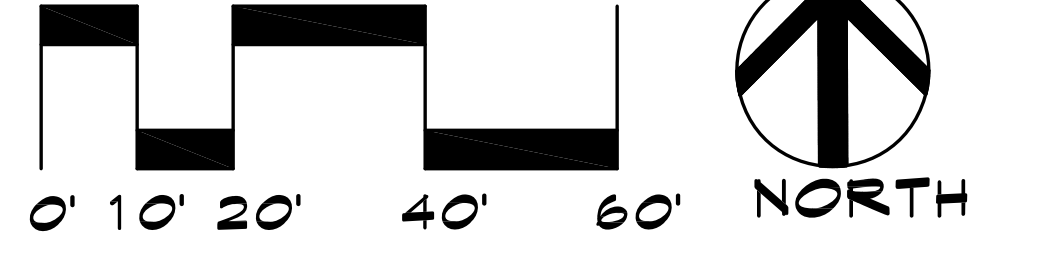
PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	PARKINSONIA X	'DESERT MUSEUM' PALO VERDE
	PARKINSONIA PRAECOX	PALO BREA
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
	ULMUS PARVIFOLIA	EVERGREEN ELM
	ACACIA ANEURA	MULGA TREE
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	SALVAGE TREE- SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.	
SHRUBS/ACCENTS		
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
	MUHLENBERGIA RIGENS	DEER GRASS
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	PINK MUHLY GRASS
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENINSULARIS	BAJA RUELLIA
GROUND COVER		
	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
	LANTANA CAMARA 'NEW RED'	NEW RED LANTANA
	ACACIA REDOLENS	DESERT CARPET ACACIA
TURF - MIDIRON SOD: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.		
DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED- COLOR TO BE EXPRESS GOLD.		
CONCRETE HEADER- SEE DETAIL 'G' SHEET L30.		
* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.		

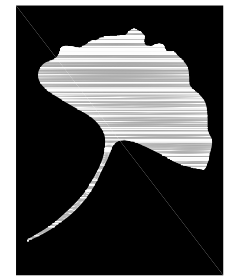
KEY MAP - NTS



SCALE: 1"=20'-0"



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



McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 Fax



PLANTING PLAN ZANJERO TRAILS - PHASE II PARCEL 12B

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2N
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

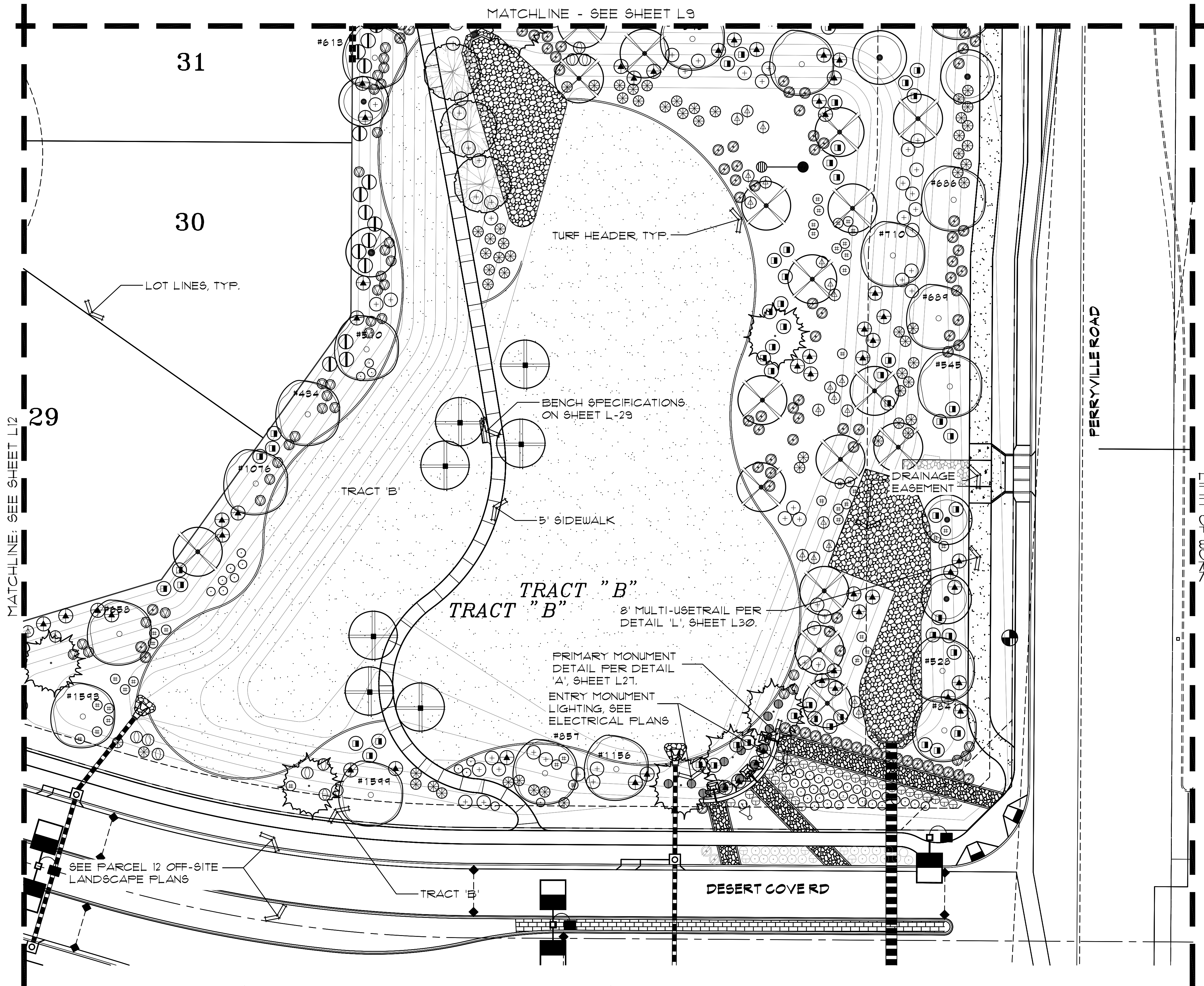
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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. 12-47
DATE: 08-07-15
DRAWN BY: TF-SP-KC
CHECKED BY: TM

REVISIONS:

SHEET NO.
L-12



NOTE:
ALL TREES LOCATED WITHIN 10' OF
SIDEWALKS, CURBING, AND/OR
PAVEMENT WILL BE INSTALLED WITH
DEEP ROOT BARRIERS

NOTE:
NO LANDSCAPING PERMITTED
WITHIN 3' OF ANY FIRE HYDRANT OR
LIGHT STANDARD

PLANT LEGEND

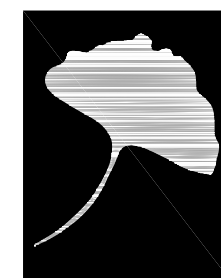
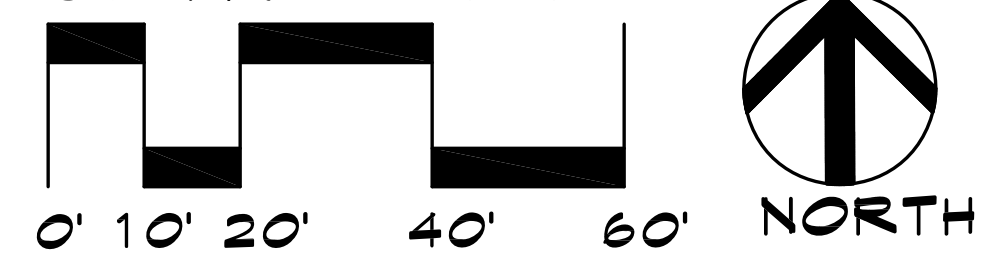
SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	PARKINSONIA X	'DESERT MUSEUM' PALO VERDE
	PARKINSONIA PRAECOX	PALO BREA
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
	ULMUS PARVIFOLIA	EVERGREEN ELM
	ACACIA ANEURA	MULGA TREE
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	SALVAGE TREE - SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.	
SHRUBS/ACCENTS		
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
	MUHLENBERGIA RIGENS	DEER GRASS
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	PINK MUHLY GRASS
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENINSULARIS	BAJA RUELLIA
GROUND COVER		
	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
	LANTANA CAMARA 'NEW RED'	NEW RED LANTANA
	ACACIA REDOLENS	DESERT CARPET ACACIA
	TURF - MIDIRON SOD: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.	
	DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD.	
	CONCRETE HEADER- SEE DETAIL 'G' SHEET L30.	

* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT
HAVE A MATURE HEIGHT OVER 2 FEET.

KEY MAP - NTS



SCALE: 1"=20'-0"



**McGough
Group**

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax



PLANTING PLAN ZANJERO TRAILS - PHASE II PARCEL 12B

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

These drawings, as legal instruments
of professional services are, and
shall remain the property of the
landscape architect.

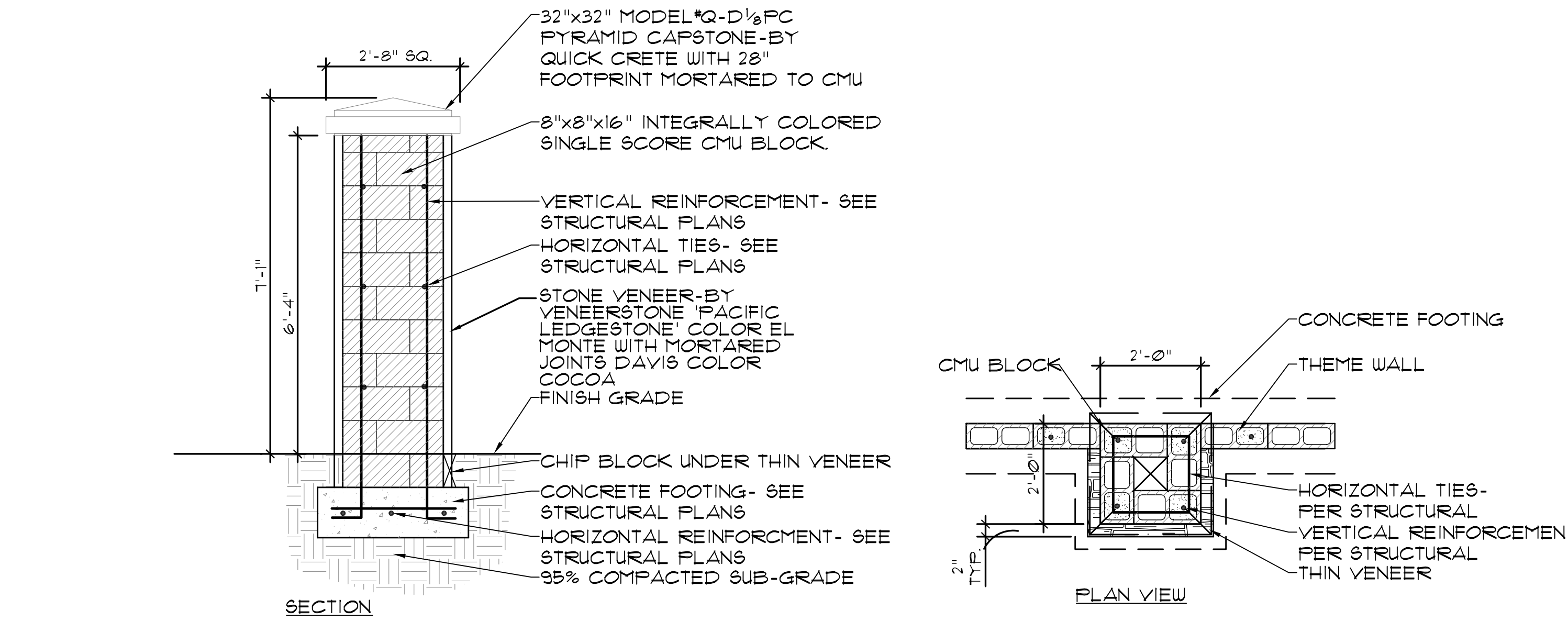
These drawings shall not be used on
other projects or for additions to
this project except by written
agreement from the landscape
architect.

JOB NO. 12-47
DATE: 08-07-15
DRAWN BY: TF-SP-KC
CHECKED BY: TM

REVISIONS:

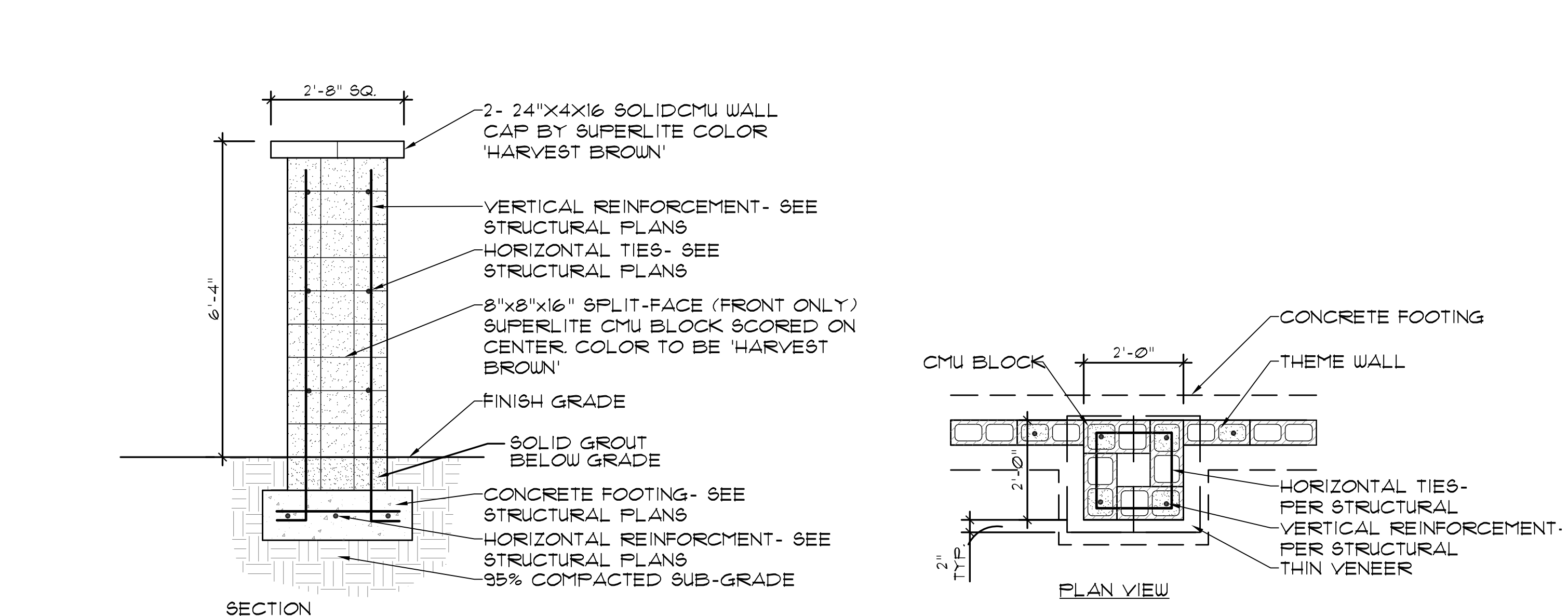
SHEET NO.
L-13

13 OF 32



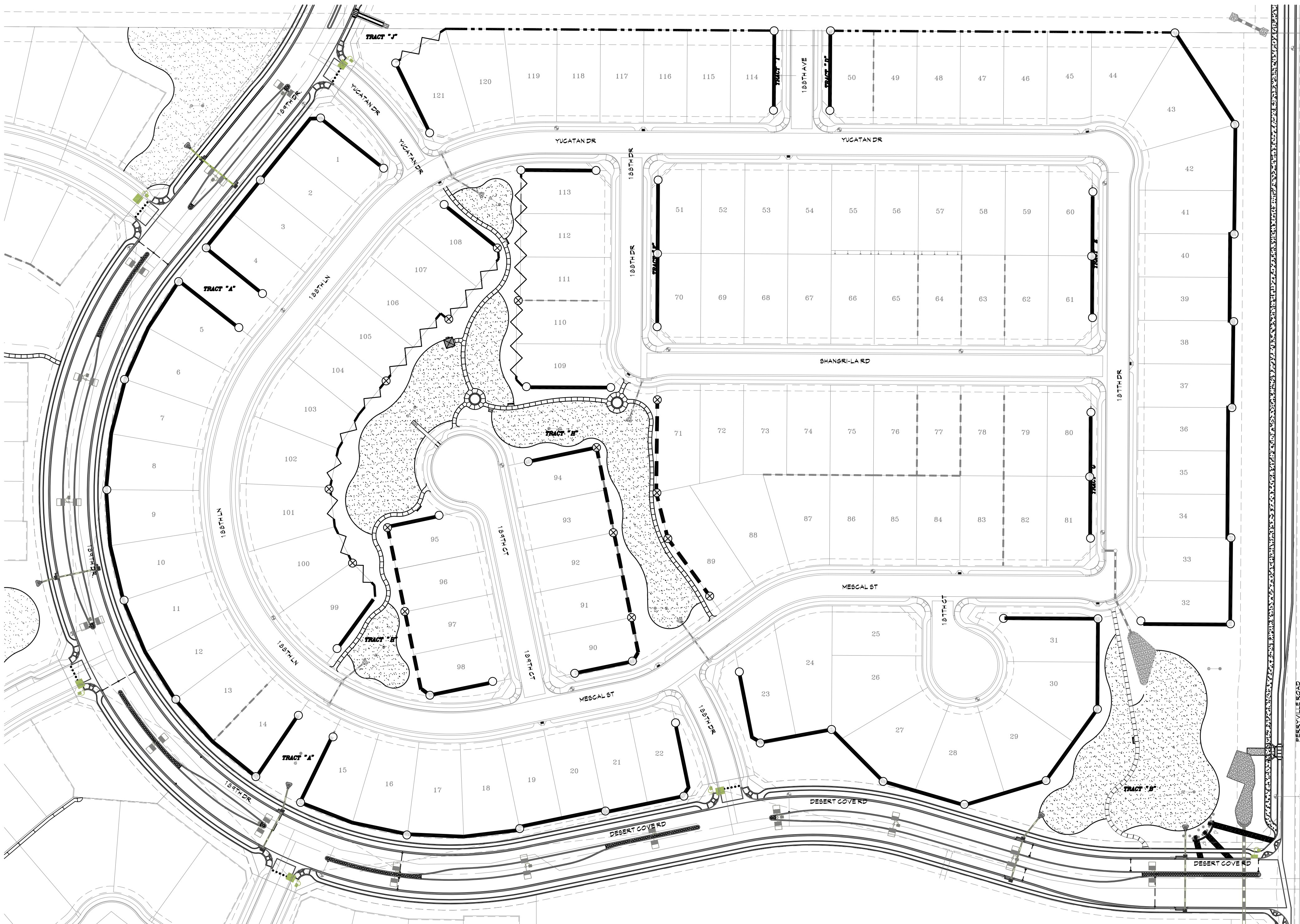
A PRIMARY THEME WALL COLUMN DETAIL
SECTION

SCALE: 1/2"=1'-0"



B SECONDARY THEME WALL COLUMN DETAIL
SECTION

SCALE: 1/2"=1'-0"



PROJECT WALL KEY

- PROJECT THEME WALL
(SEE ELEVATION 'A', SHEET L28) APPROX. 5,421 LF
- PARTIAL VIEW WALL (TYPE 'A')
(SEE ELEVATION 'C', SHEET L28) APPROX. 184 LF
- PROJECT VIEW FENCE (TYPE 'B')
(LOW STEM WALL WITH VIEW FENCE)
(SEE ELEVATION 'E', SHEET L28) APPROX. 944 LF
- PROJECT BUILDER WALL
(SEE DETAIL 'F', SHEET L28) APPROX. 895 LF
- THEME COLUMN
(SEE ELEVATION 'A', SHEET L28), QTY.-64
- VIEW WALL & FENCE COLUMN
(SEE ELEVATION 'F', SHEET L28), QTY.-15

NOTES:

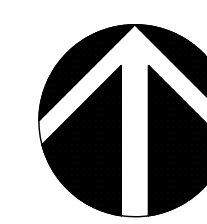
1. ALL COLUMNS AND WALLS SHALL BE LOCATED OUT OF SIGHT VISIBILITY TRIANGLES.
2. COLUMNS TO BE SET BACK A MINIMUM OF 20'-0" OFF THE STREET AT SIDEYARDS. CONTRACTOR TO INSTALL 6"x6" CONCRETE HEADER FROM THE FRONT OF COLUMN TO THE BACK OF SIDEWALK.
3. SIGN REQUIRES SEPARATE PERMIT. DETAILS
4. SEE CIVIL PLANS FOR RETAINING WALL LOCATIONS

SPECIAL NOTE:

BUILDER RESERVES THE RIGHT TO REVISE THE SPACING AND/OR QUANTITY OF THEME COLUMNS ON THE PROJECT. GET STRUCTURAL ENGINEERING APPROVAL FOR ANY CHANGES PRIOR TO CONSTRUCTION.

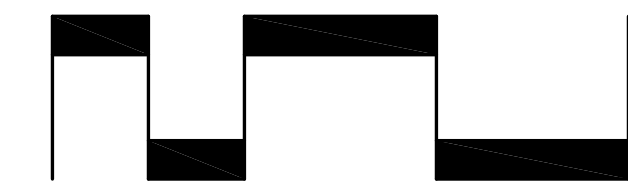
SPECIAL NOTES:

1. DETAILS FOR AESTHETIC/MATERIAL REFERENCE ONLY; STRUCTURAL DETAILS REQUIRED PRIOR TO CONSTRUCTION
2. SIGN SHOWN FOR REFERENCE ONLY, SIGN REQUIRES A SEPARATE PERMIT
3. SHOP DRAWINGS ARE REQUIRED PRIOR TO CONSTRUCTION



NORTH

SCALE: 1"=80'-0"



0' 40' 80' 160' 240'



The McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

1110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-937-9093
602-937-9031 fax



WALL PLAN ZANJERO TRAILS - PHASE II PARCEL 12B

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

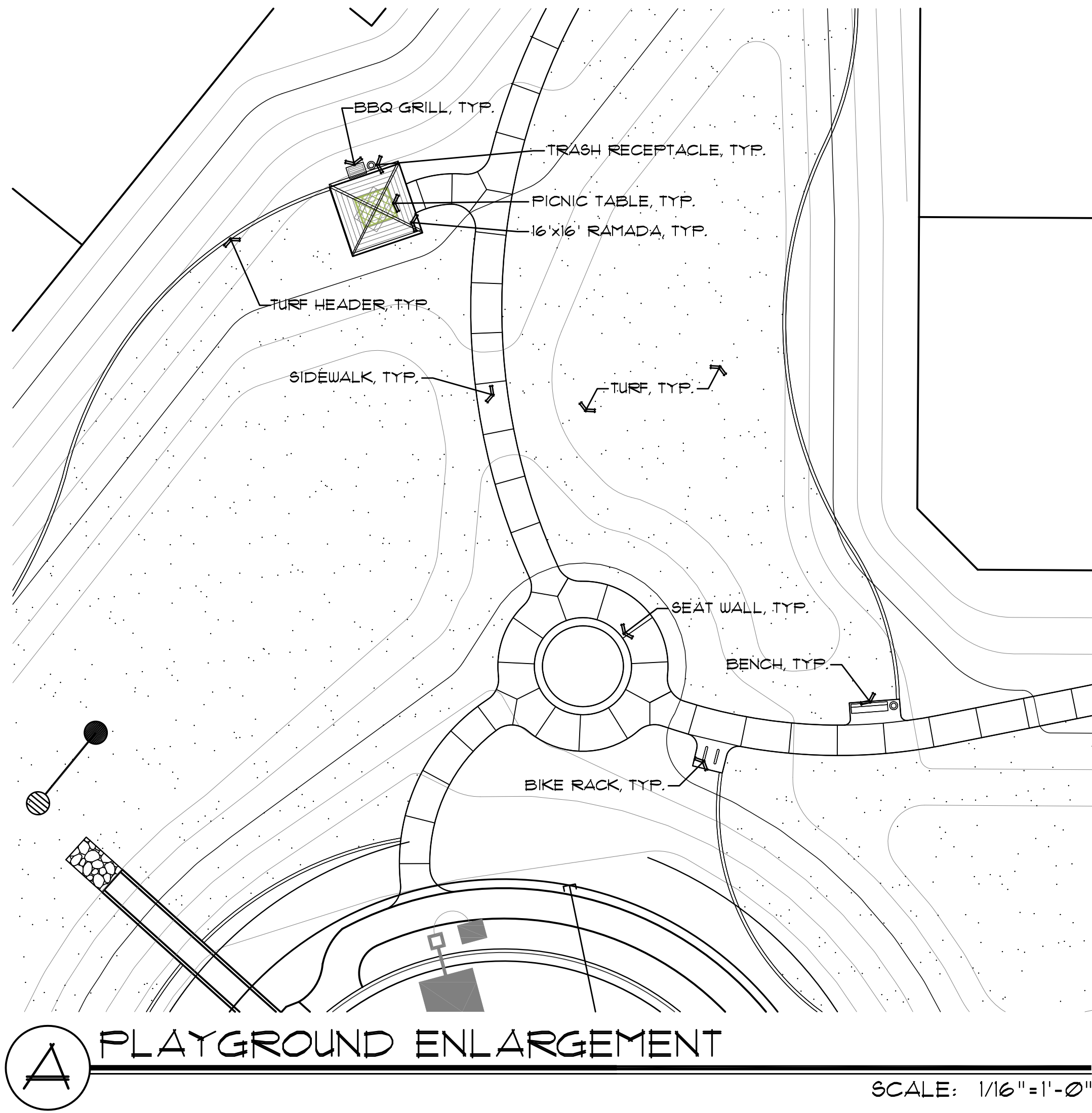
These drawings shall not be used on other projects or for additions to this project except by written agreement from the landscape architect.

JOB NO. 12-47
DATE: 07-23-13
DRAWN BY: TF-SP-KC
CHECKED BY: TM

REVISIONS:

SHEET NO.
L-26

26 OF 32



A PLAYGROUND ENLARGEMENT
SCALE: 1/16"=1'-0"

RECREATIONAL EQUIPMENT SCHEDULE

* QUANTITIES ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR, PLANS TAKE PRECEDENCE.
ALL AMENITIES ARE TO BE "IN-GROUND" MOUNTED PER MANUFACTURER'S SPECIFICATIONS

RAMADA

MANUF: CLASSIC RECREATION SYSTEMS
MODEL: 16'x16' MESA MODEL
W/ WEATHERED COPPER STANDING SEAM ROOF
QTY: 1

BIKE RACK

MANUF: WEBCOAT
MODEL: BIKELOOP-ING
COLOR: VIP BROWN
QTY: 2

BBQ GRILL

MANUF: WEBCOAT
MODEL: GP620
QTY: 1

LITTER RECEPTACLE

MANUF: WEBCOAT
MODEL: TR32 CLASSICTAPER
W/ FLATTOP 32
COLOR: VIP BROWN
QTY: 4

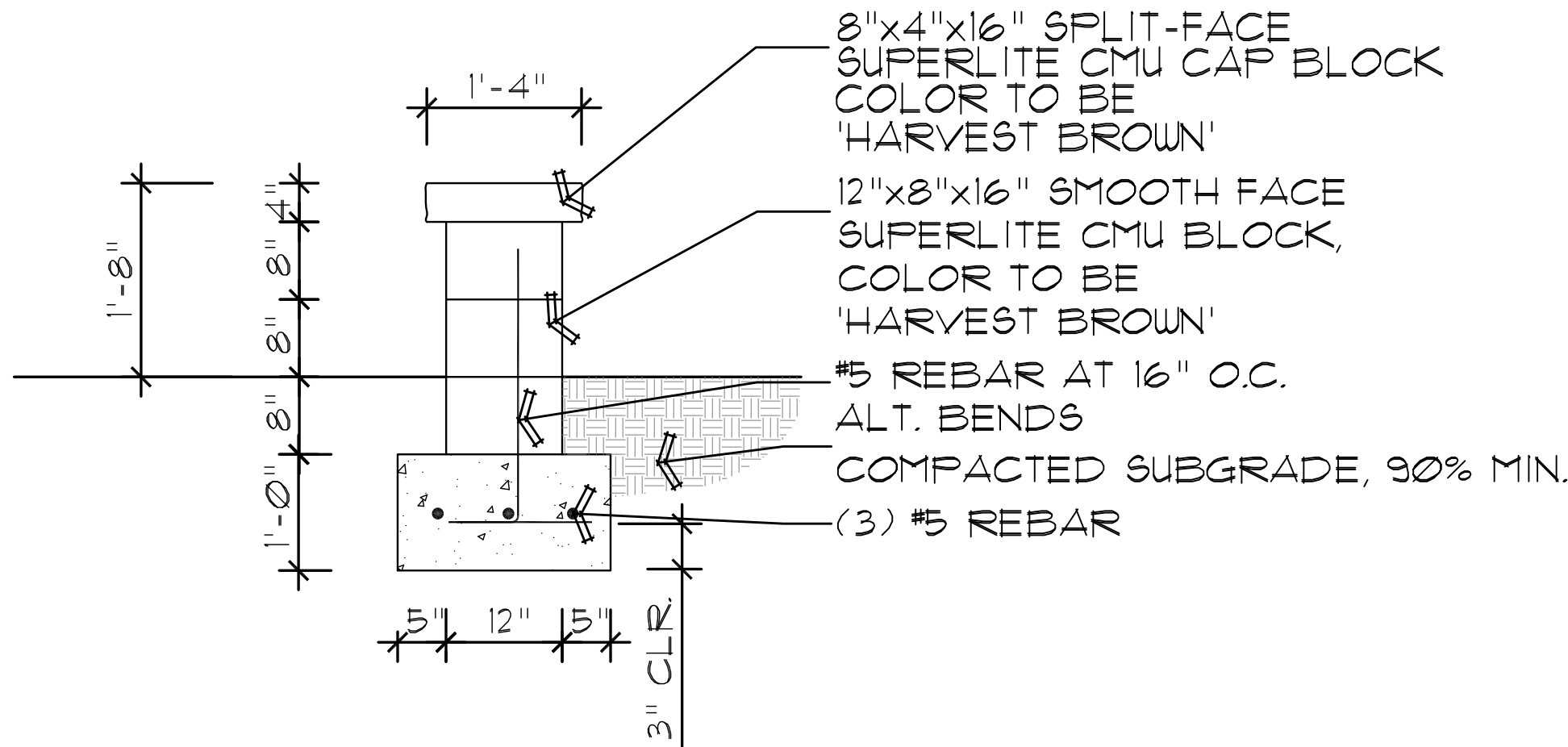
BENCH

MANUF: WEBCOAT
MODEL: B6WBWINGLINES
INGROUND MOUNT
COLOR: VIP BROWN
QTY: 4

PICNIC TABLE

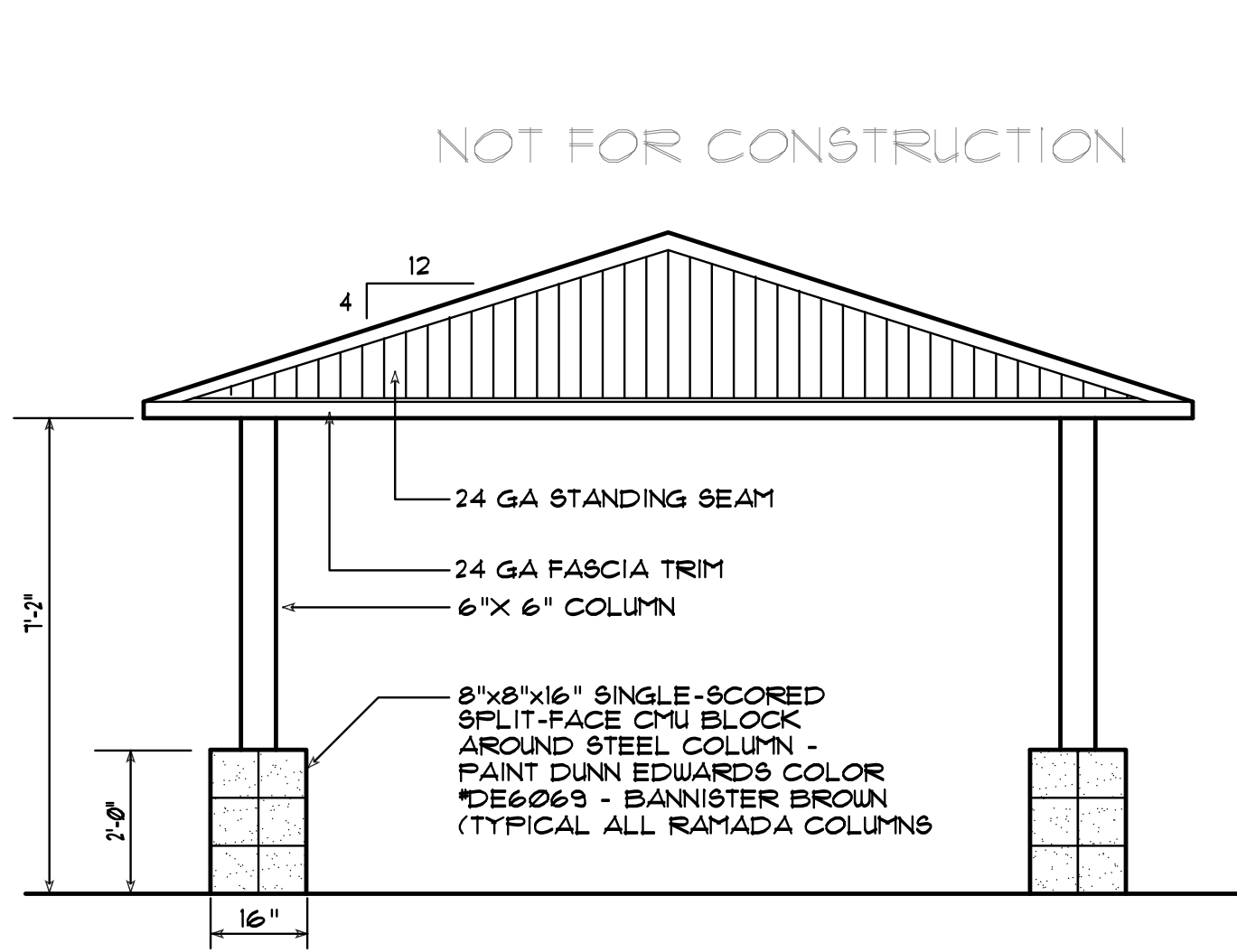
MANUF: WEBCOAT
MODEL: T6INNIV4-46
COLOR: VIP BROWN
QTY: 1

B NOT USED

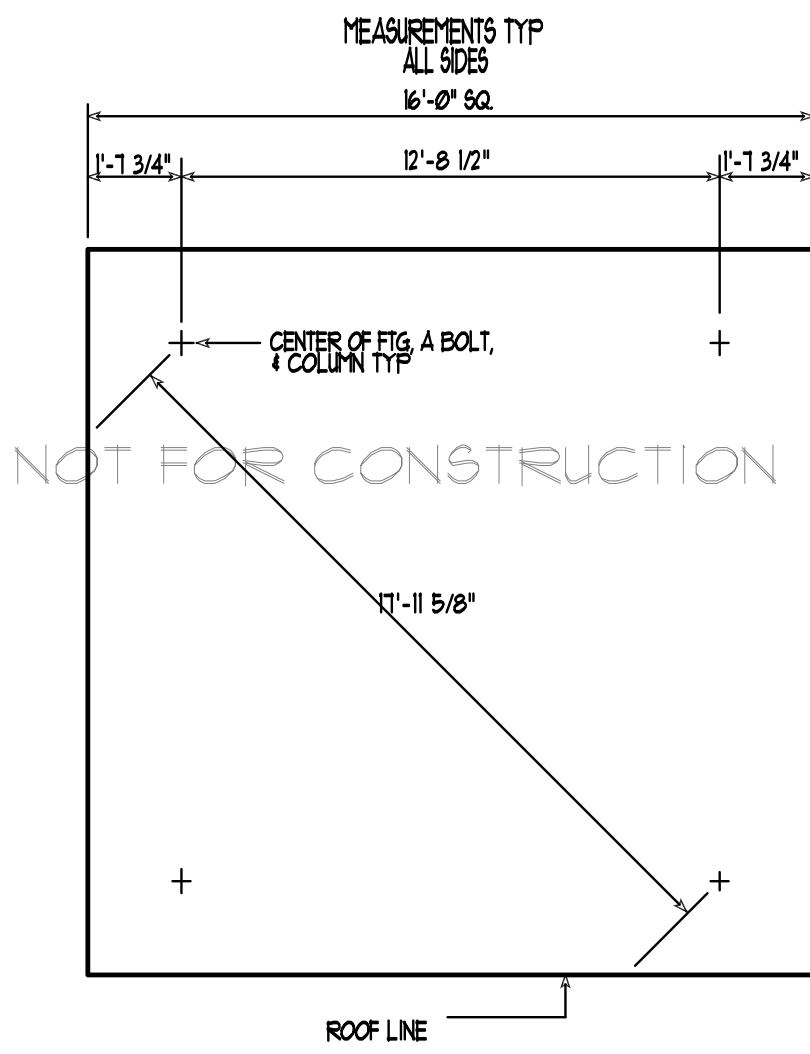


**C SEAT WALL
DETAIL**

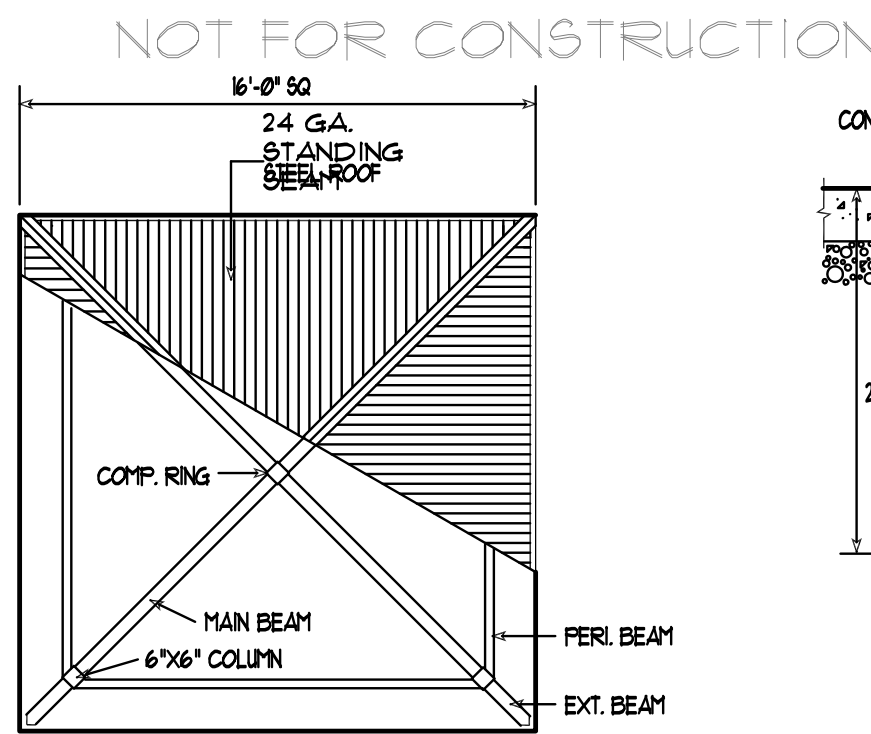
3/4"=1'-0"



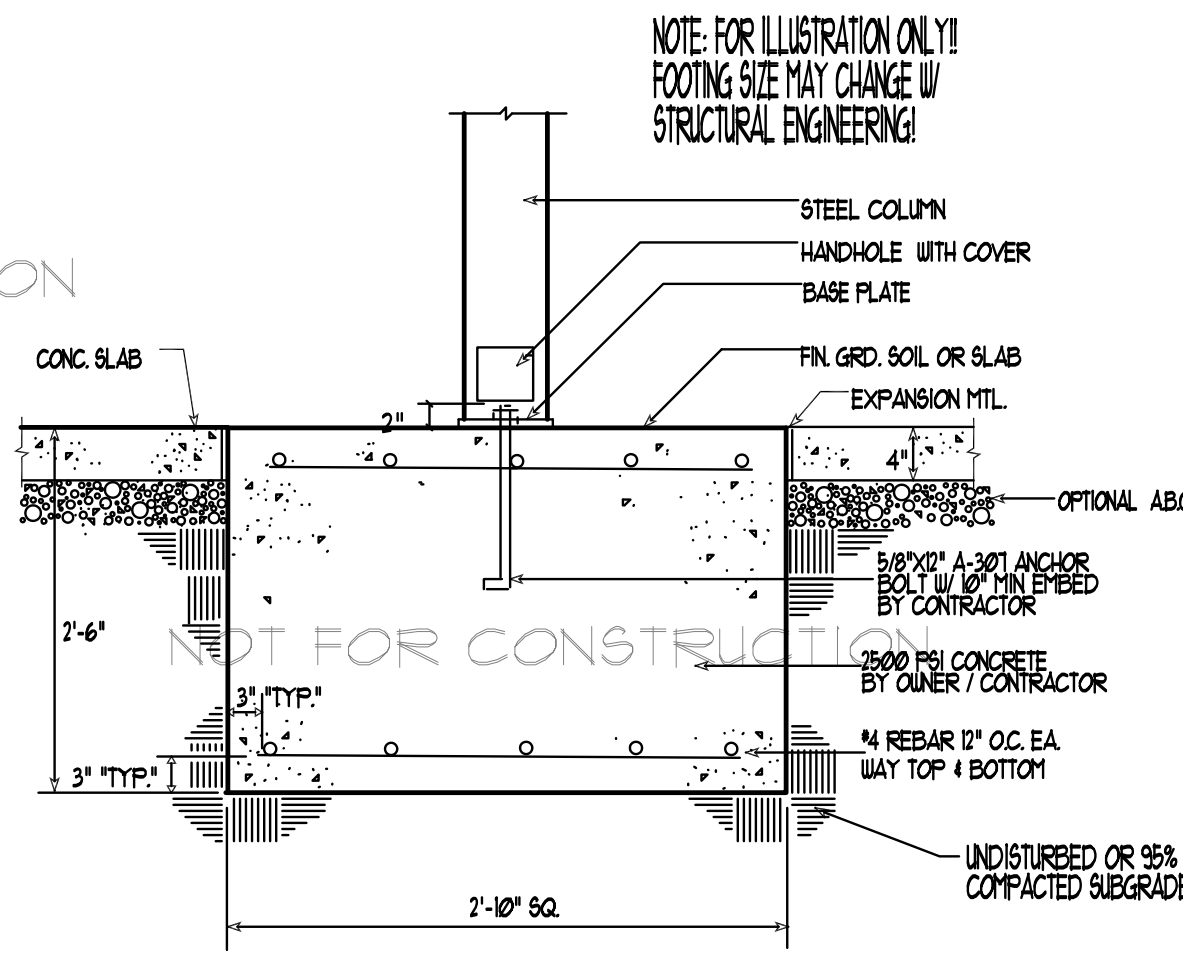
ELEVATION 16'x16' MESA MODEL
NTS



LAYOUT PLAN 16'x16' MESA MODEL
NTS



PLAN VIEW 16'x16' MESA MODEL
NTS

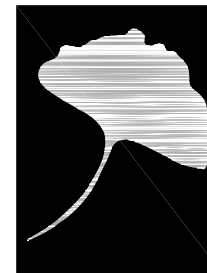


SPREAD FOOTING DETAIL 16'x16' MESA MODEL
NTS

SPECIAL NOTES:
1. DETAILS FOR AESTHETIC/MATERIAL REFERENCE ONLY; STRUCTURAL DETAILS REQUIRED PRIOR TO CONSTRUCTION.
2. SIGN SHOWN FOR REFERENCE ONLY, SIGN REQUIRES A SEPARATE PERMIT.
3. SHOP DRAWINGS ARE REQUIRED PRIOR TO CONSTRUCTION.

D CLASSIC RECREATION SYSTEMS RAMADA (MESA MODEL / 16'x16') MANUFACTURER DETAILS

not to scale



The McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax



HARDSCAPE DETAILS ZANJERO TRAILS - PHASE II PARCEL 12B

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

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.

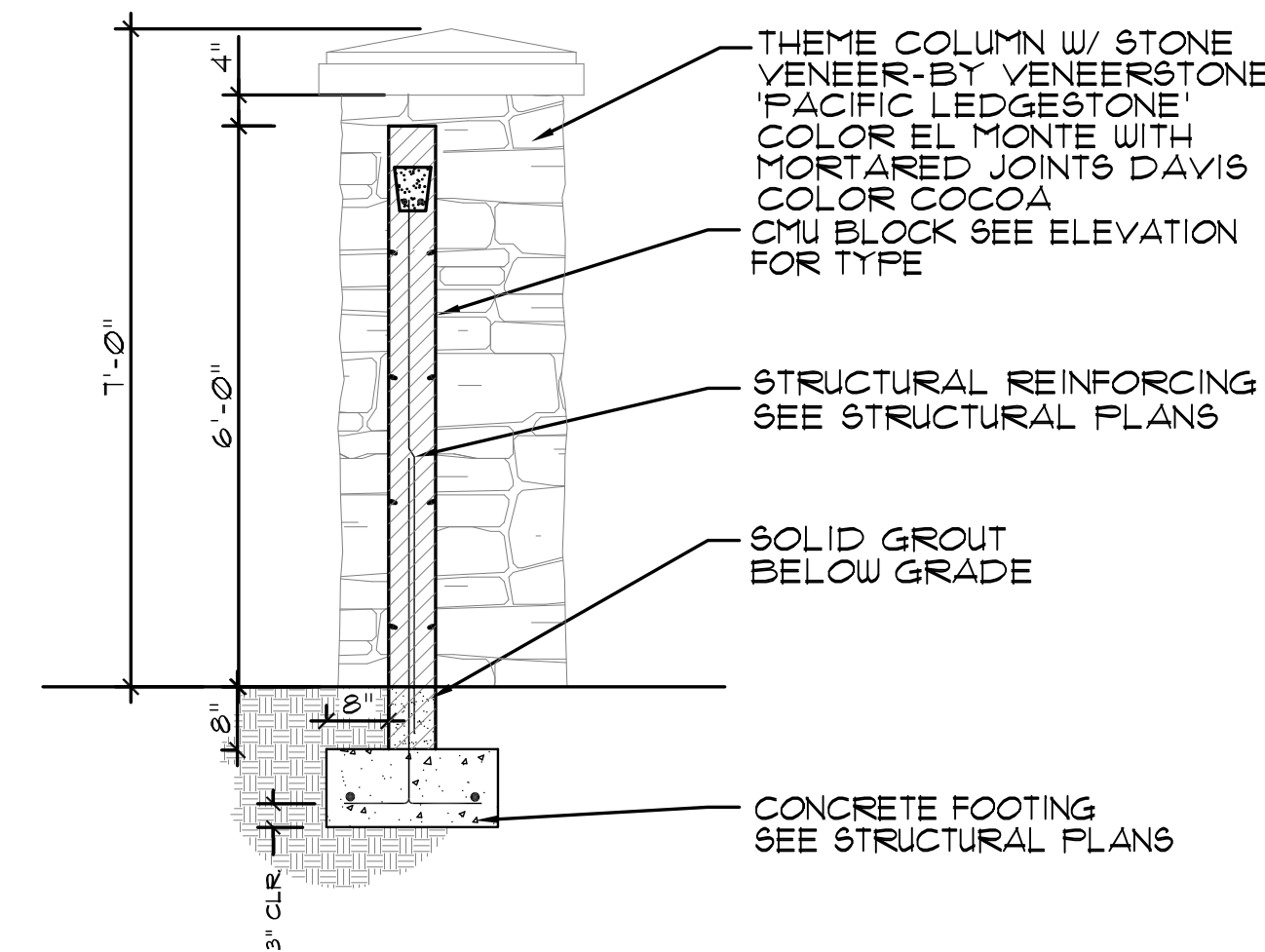
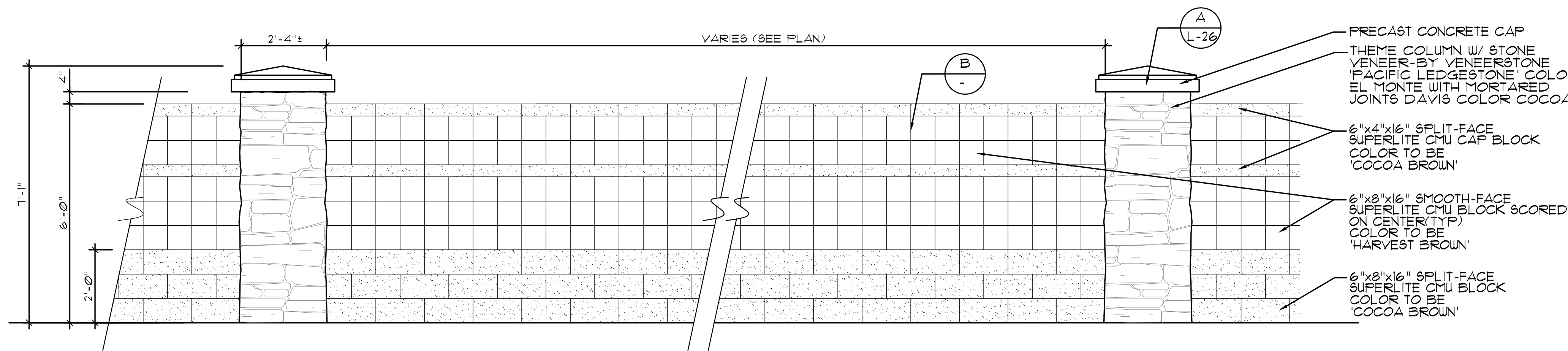
JOB NO. 12-47
DATE: 08-07-15
DRAWN BY: TF-SP-KC
CHECKED BY: TM

REVISIONS:

SHEET NO.

L-29

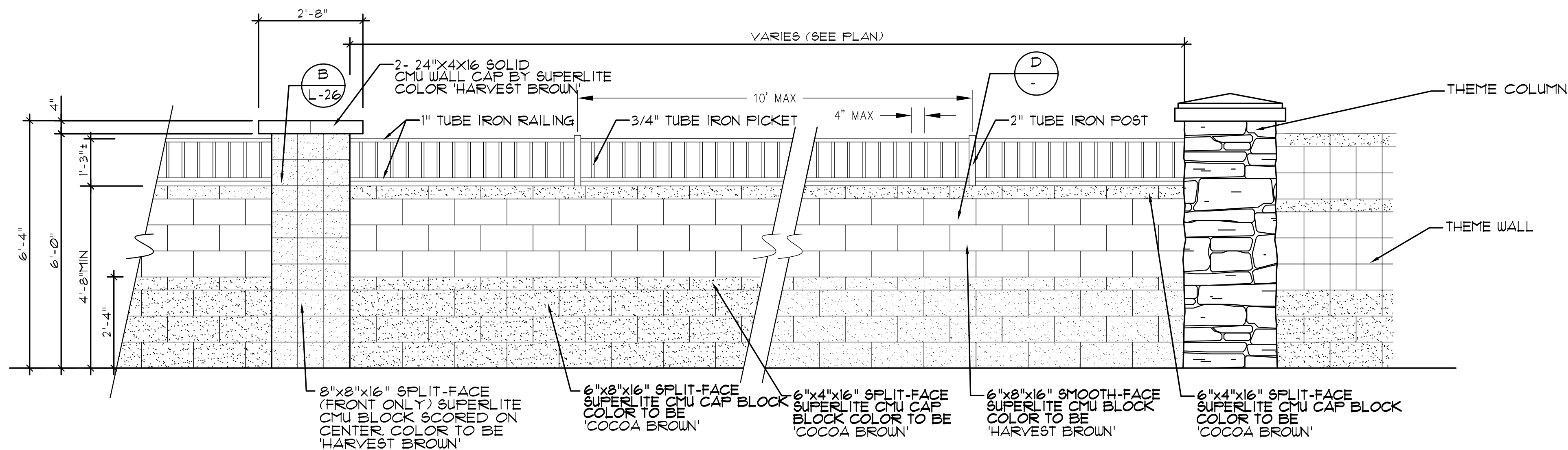
29 OF 32



SPECIAL NOTES:
1. DETAILS FOR AESTHETIC/MATERIAL REFERENCE ONLY; STRUCTURAL DETAILS REQUIRED PRIOR TO CONSTRUCTION
2. SIGN SHOWN FOR REFERENCE ONLY, SIGN REQUIRES A SEPARATE PERMIT
3. SHOP DRAWINGS ARE REQUIRED PRIOR TO CONSTRUCTION

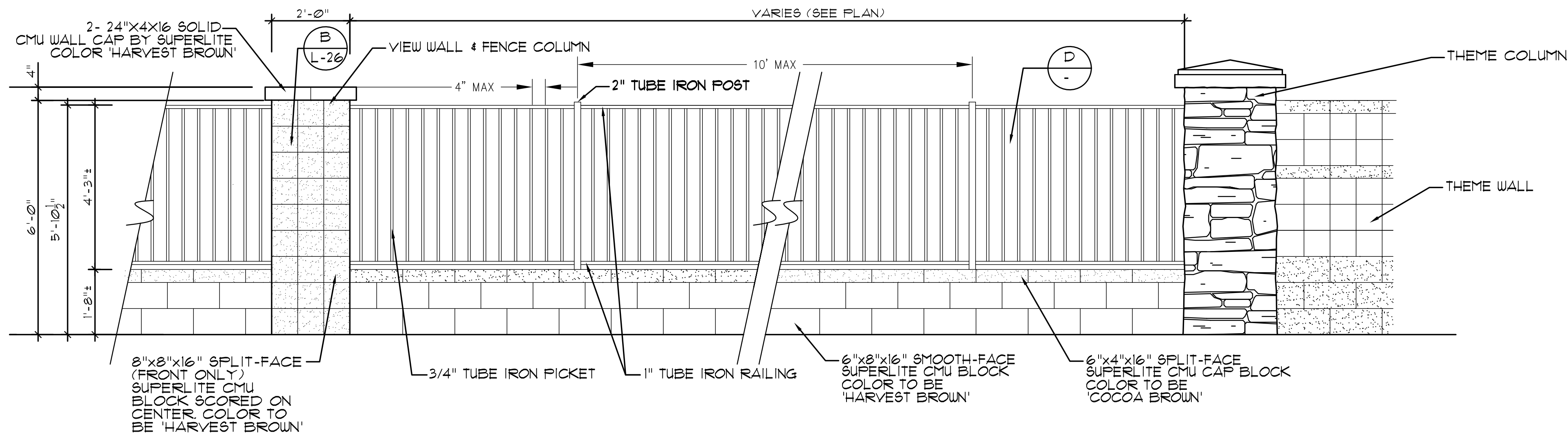
A PROJECT THEME WALL
PLAN

SCALE: 1/2"=1'-0"



C PARTIAL VIEW WALL
PLAN

SCALE: 1/2"=1'-0"

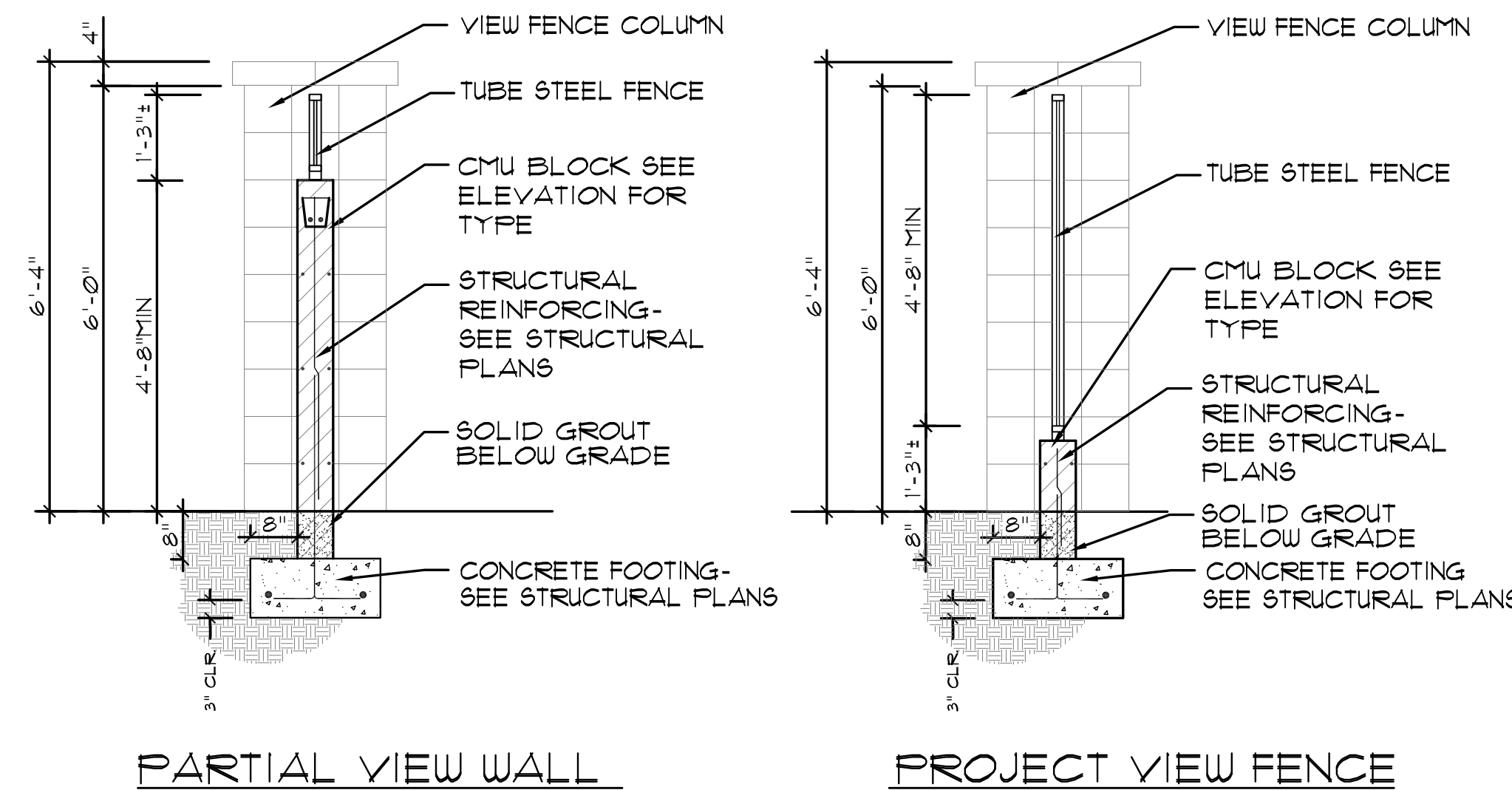


F PROJECT VIEW FENCE
PLAN

SCALE: 1/2"=1'-0"

B PROJECT THEME WALL
SECTION

SCALE: 1/2"=1'-0"

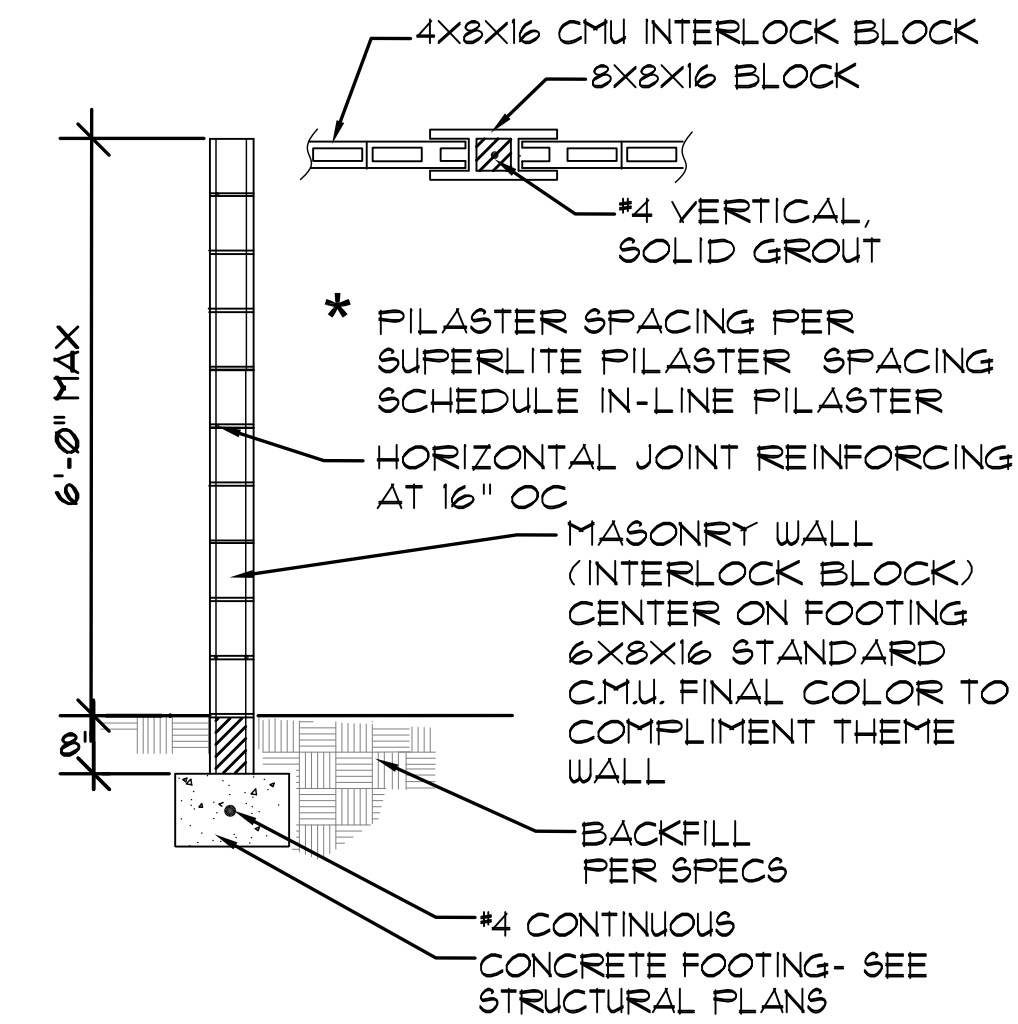


PARTIAL VIEW WALL

PROJECT VIEW FENCE

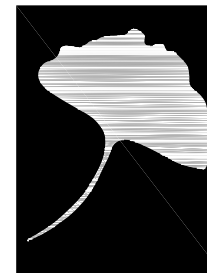
D PARTIAL VIEW WALL & VIEW FENCE
SECTION

SCALE: 1/2"=1'-0"



F BUILDER WALL
SECTION

SCALE: 1/2"=1'-0"



The McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax



HARDSCAPE DETAILS
ZANJERO TRAILS - PHASE II
PARCEL 12B

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2N
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

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. 12-47
DATE: 08-07-15
DRAWN BY: TF-SP-KC
CHECKED BY: TM

REVISIONS:

SHEET NO.

L-28

28 OF 32

ZANJERO TRAILS

PHASE 2

JULY 24, 2015



SINGLE FAMILY RESIDENTIAL
ARCHITECTURAL DESIGN
GUIDELINES

Introduction

These Single Family Residential Architectural Design Guidelines (Guidelines) have been established to provide the general design criteria for Parcels 12A, 12B, 12C, 13A and 13C of the Zanjero Trails Phase 2 PAD. The Guidelines are meant to inspire creativity, not hinder it, and encourage diversity that will ultimately establish a quality within the community that will inspire its residents. The Guidelines will be used to review each home design for conformance with the overall Zanjero Trails Phase 2 design objectives.

These guidelines are meant to supplement the City of Surprise Single-Family Residential Home Product Design Guidelines. Any topics and standards that are not specifically defined by these Guidelines or the approved development standards for the development shall be governed by the City's requirements. If there is any conflict between these guidelines and the City of Surprise Design Guidelines, the City's guidelines will supersede.

Architecture

Objectives

The following goals and objectives are what guide the character and development of the Zanjero development:

- A varied and visually interesting street scene should be the final product as established through appropriate landscaping and quality architecture;
- The edges of the development should embody the core design principles that are employed internally through the development; and
- Community engagement should be encouraged through the promotion of pedestrian activity and outdoor livability at the front of the residence.

Architectural Styles

In the development of the architecture of the residences, it is imperative that the materials and detailing is authentic to the architectural style being portrayed. The following architectural styles have been select for the Zanjero development for their timelessness in style and quality of detailing. Following each style are some of the key characteristics that define that style. Additional styles may also be appropriate, subject to approval by the City of Surprise Planning Department.



Craftsman

The Craftsman style is known for its moderately detailed residences which are characterized by the use of hand-finished materials with a rusticated texture. Broad open porches, low sloping roofs with deep overhangs, multiple gables, asymmetrical compositions, oversized first floor windows, expressive trim, rafters, brackets, and porches characterize this style.

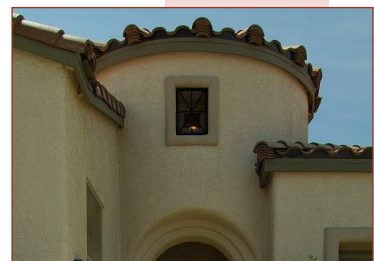
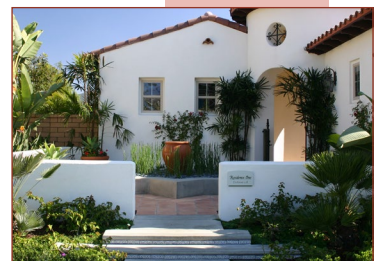
- Traditional one and two story asymmetrical massing with horizontal proportions
- Large open front porches and pergolas with expressive structural components
- Expressive structural elements such as rafters, brackets, and columns
- Broad porches
- Deep overhangs
- Low pitched, gabled roof lines
- Horizontal residence forms
- Decorative detailing such as tapered columns, stone, handcrafted woodwork, and exposed rafters
- Accented structural elements
- Use of stone or brick at porch columns typical
- A mixture of materials such as stone, stucco and siding
- Variety of column and beam detailing at porches with stone or brick pilaster
- Roof dormers
- Divided window panes
- Body color varied with contrasting trim color
- Wood brackets and wood trim (or the appearance of through the use of modern materials)



Mediterranean

The Mediterranean style combine elements from the architecture found in France, Italy, Greece and the Balkans as well as other cultural influences from this region. Some of the features that are combined together to define this style are terraces or courtyards, stucco finishes, porticos, balconies or any number of other elements inspired by houses on the Mediterranean.

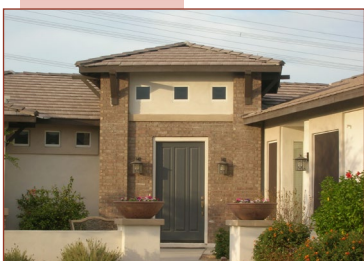
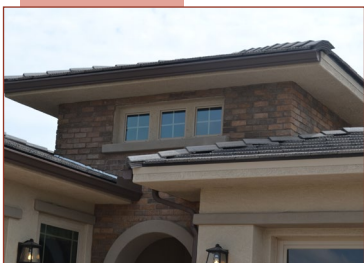
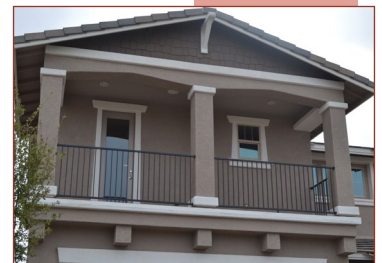
- Low-pitched gable roofs
- Red barrel or s-shaped roof tiles
- Asymmetrical combination or residence forms
- Entry courtyards
- Accentuated tower elements and/or arcades
- ½ round arch elements at doors and feature windows
- Refined decorative detail elements such as patterned tiles, iron, and plank or panel shutters



Monterey

The Monterey style is a combination of Spanish Colonial construction methods with the basic two story New England Colonial house. The signature cantilevered balcony on the front may be a prelude to the porch that often surrounds or defines a private courtyard in the back. Rafters are often exposed, chimneys often anchor one end of the house and flat paneled doors are used both on the ground floor and on the balcony.

- Rectilinear residence forms
- One and two story asymmetrical masses
- Contrasting materials of stucco and siding between first and second floors
- Informal plan arrangement
- Low-pitched gable roofs, primarily front to back, with intersecting cross gables permitted
- Flat roof tiles or barrel style roof tiles
- Use of colonial detail elements such as pediments at window and door openings
- Detail elements such as cantilevered balcony on front elevations, exposed rafter tails, shutters, etc.



Prairie Ranch

Frank Lloyd Wright revolutionized American architecture when he removed its European influences by using low horizontal lines and open interior spaces. Prairie Houses are characterized by low-pitched, usually hipped, roofs with widely overhanging eaves, open floor plan, low horizontal profile, of two stories with single story wings, and large porches.

- Low-pitched hip roofs
- Horizontal emphasis in detailing with vertical
- Flat roof tiles
- Stucco, brick or stone exterior
- Windows grouped to form horizontal bands
- Divided light windows
- Window shutters
- Contrasting trim color
- Integrated porches and patios as well as intimate courtyard spaces
- Chimneys used as vertical elements



Southern Italian

The Southern Italian style is heavily influenced by the temperate climate found in the southern coastal regions of Italy along the Mediterranean, Tyrrhenian, and Ionian seas. Architectural characteristics that embody this style include formal box like massings, terraces or courtyards, and arched windows.

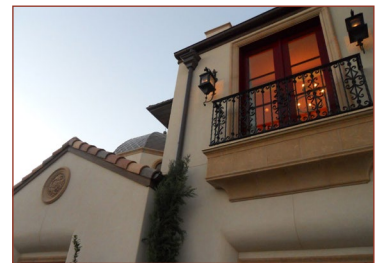
- Low-pitched hip roofs
- Flat, barrel or s-shaped roof tiles
- Formal box-like residence massing
- Projecting eaves with decorative brackets or dentils
- Vertically proportioned windows, often arched
- Detail elements such as quoins, keystones, shutters, palladian windows



Spanish Colonial

The Spanish Colonial style is a collection of southern European styles that is unified through its arches, courtyards, strong form and mass, plain wall surfaces, and tile roofs, all derived from Mediterranean architectural styles. It is often characterized by an informal arrangement and massing.

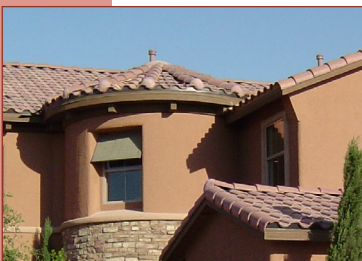
- Asymmetrical massing
- Low-pitched gable roofs
- Red barrel or s-shaped roof tiles
- ½ round arch elements
- Detailing primarily at openings
- Detail elements such as iron, wood-plank shutters, clay (or stucco) vent tiles, ceramic tile, etc
- Deep window or door recess
- Arched windows and openings
- Shallow or flush overhangs
- Stucco, light colored exterior wall with a variety of finishes
- Stucco eave details or wood corbelled rafter tails
- Courtyard, loggias and patios



Tuscan

Similar to the Mediterranean and Southern Italian styles, the Tuscan style is influenced by its climate, but also is shaped by the rolling plains that is the setting of Tuscany region. Some of the features that identify this style informal arrangement of residence forms, Medium to darker color schemes and the use of stone on massings.

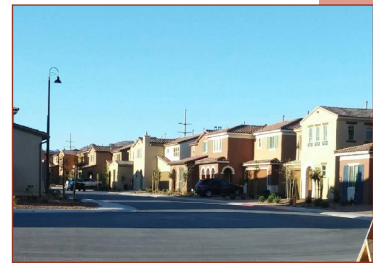
- Mostly low-pitched hip roofs (occasional gable or cross-gable)
- Predominantly barrel or s-shaped roof tiles
- Informal arrangement of residence forms
- Medium to darker color schemes
- Detail elements such as accent stone, projecting overhead shutters



Elevations

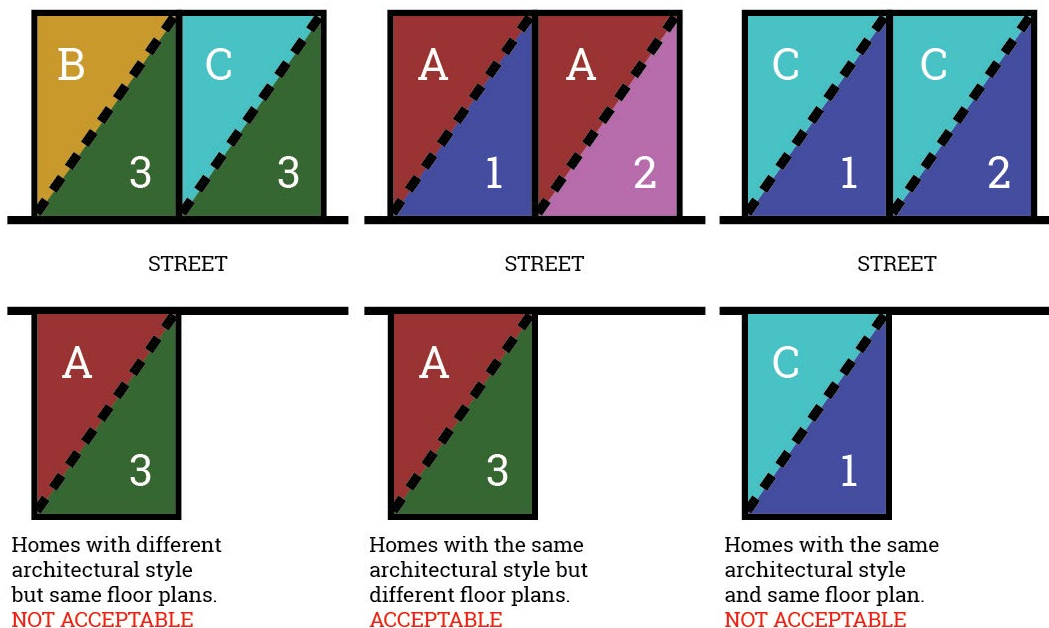
A varied and interesting street scene can be greatly enhanced the proper development of a variety of elevations of the residences. The following shall be followed to aid in the development of the community street scene:

- 3 different floor plans will be provided for each neighborhood
- 3 architectural styles will be provided for each floor plan
- 2 roof materials/styles/colors per architectural style will be provided
- Each elevation of the residence shall be articulated either through massing, detailing, or other method
- Detailing of the residence shall be true to the architectural style
- No adjacent lots or lots directly across the street shall contain the same architectural style and floor plan. Similar architectural styles may be on adjacent lots or lots directly across the street as long as the floor plan is different. ¹



Legend

Architectural Style	Floor Plan
■ A	■ 1
■ B	■ 2
■ C	■ 3



1. Lots directly across the street are those where at least 51% of the lot's street frontage is directly across from the street frontage of the lot on the opposite side of the street.

Residence Massing

Through the placement and orientation of various residence massings an interesting and varied street can be developed as well as shape community engagement. The following criteria have been developed to promote these principles:

- At least one floor plan with living space placed forward of the garage should be provided to reduce the dominance of the garage on the street scene
- Multiple massings at various offsets are encouraged in the development of the architecture
- The massing of the residence shall be at the appropriate scale at the street scene



Example of acceptable street scene



Example of unacceptable street scene



- Recessed windows are highly encouraged to add variety to masses and create dramatic shade lines
- Varied massing of the rear elevation shall be provided when visible to the public



Example of acceptable rear yard massing



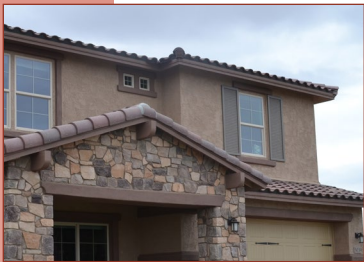
Example of unacceptable rear yard massing



Roofs

A well designed roof-scape can have a tremendous visual impact on the community. The following criteria have been established to foster creative alternatives for variety in the roofs in the community:

- Varied but simple roof lines shall be employed with all architectural styles
- Where appropriate to the style, two roof materials/styles/colors (metal, concrete, or clay; flat, barrel, "S", or similar) per architectural style shall be available
- Multiple ridgelines shall be employed to avoid large flat masses of roofs that can run from residence to residence
- Various roof forms shall be employed that are consistent with architectural style
- Gutters and flashing shall be designed to match color of the residence; Decorative gutters are acceptable





Porches and Patios

Porches and patios can provide a great deal of visual interest on the design of a residence when visible by the public, and can activate a community by providing outdoor living space along the street scene. The following criteria have been established to encourage the development of well-designed porches and patios:

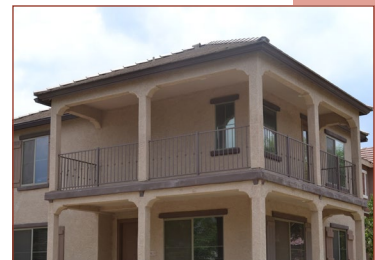
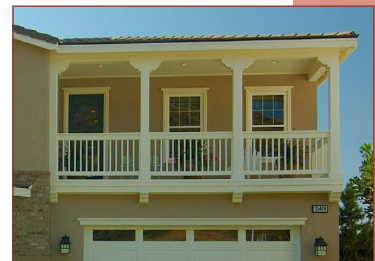
- The design shall be at the appropriate scale to the masses of the residence
- They will be integrated into the architecture of the residence and not feel as if they are simply attached to the residence as an after thought
- The design shall be consistent with and enhance the architectural style
- They will provide visual interest



Balconies, Projections and Decorative Detailing

Balconies, projections and decorative detailing can provide a great deal of visual interest on the design of a residence when visible by the public, and can enhance the overall character and quality of the architecture of a residence. The following criteria have been established to encourage the development of well-designed balconies, projections and decorative detailing:

- The design shall be at the appropriate scale to the masses of the residence
- The design shall be consistent with and enhance the architectural style
- They will provide visual interest



Windows and Doors

The following criteria have been developed to foster creative solutions to the design of windows and doors to better enhance the overall character of the architecture of the residence s:



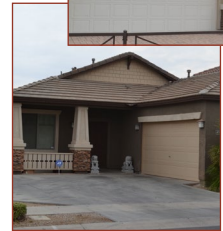
Front Doors

- Where appropriate to the elevation, the front door entry should be a celebrated feature of the residence
- Front door shall be visible from the street or behind a courtyard wall and gate that is visible from the street
- Front door should be decorative in nature and consistent with the architectural style

Garage Doors

The garage door of a residence makes up a large percentage of the overall façade and therefore is a significant element of the architecture of the residence.

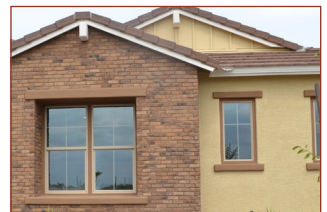
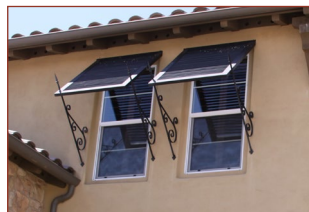
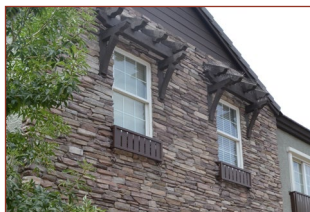
- Garage door shall be decorative in nature and consistent with the architectural style
- Garage doors shall be recessed a minimum 6" from the primary façade of the structure to create variations in an otherwise large massing. Builders are encouraged to increase the recess up to 12" through the use of additional pop-outs when appropriate to the architectural style.
- No more than 2 garage spaces may occupy the same plane to avoid having a single dominant mass when a three car garage is offered on a residence
- Min 2' separation between garage door planes from the most forward to the most recessed to create variations in an otherwise large massing
- The inclusion of elevation options with side loaded garages is encouraged to remove the garage door from the street scene on lots that are wider than 55 feet



Windows

Windows can provide a great deal of variety and character in the elevation of the residence.

- Windows to be aligned and sized appropriately to the architectural style
- Windows visible to the public are encouraged be recessed to add depth and shadow to the façade
- Windows on front elevations shall have a divided appearance if consistent with the architectural style



Lighting

The following criteria should be utilized in the design and utilization of lighting of the residence:

- The design of the light fixtures shall be in character with the architectural style of the residence
- The design of the lighting shall accentuate the architecture of the residence and also promote safety within the community.
- The design of the lighting shall not be obtrusive to surrounding neighbors
- Light pollution will be limited in accordance with the City of Surprise standards

Accessory Structures

The following criteria have been developed to aide in the design of accessory structures:

- The architectural character shall be consistent with the architectural style of the primary structure
- Accessory structure height and setbacks must comply with the Surprise Uniform Development Code
- The structure should have a 6' wall to wall separation from the primary structure

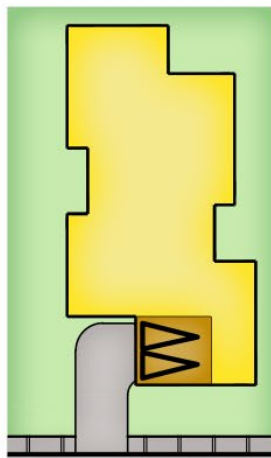
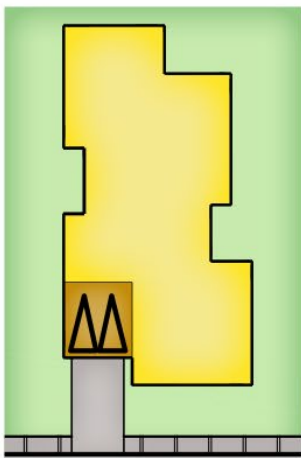
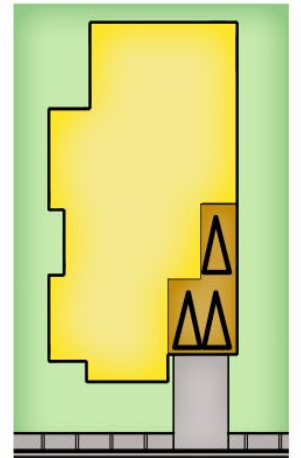
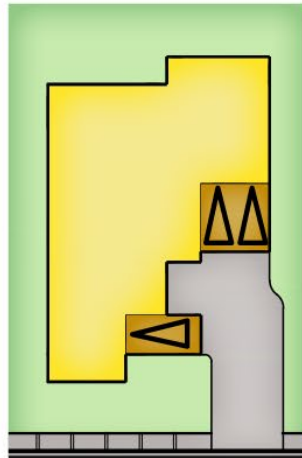
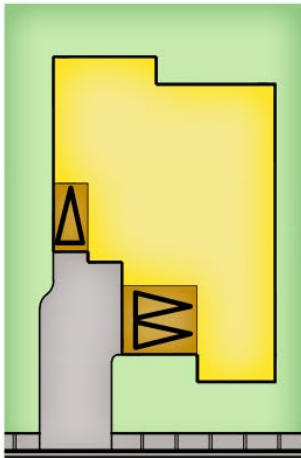
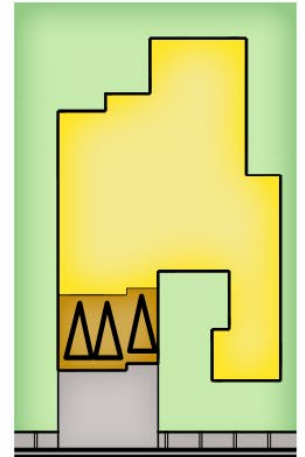
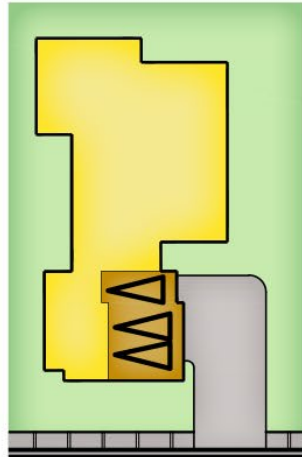
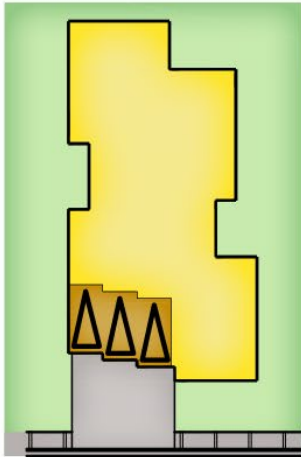
Color and Materials

Each builder shall prepare color and material palettes for each of the architectural styles that will be utilized within each neighborhood. The following guidelines shall guide in the development of these palettes:

- The design of the palettes shall be selected to unify the community aesthetically
- The palettes will be selected to create an identity for each residence and add visual interest to the community
- The palettes shall enhance and be appropriate to the architectural style
- The colors of the palettes shall not exceed a solar reflective index number of 45%
- A variety of color and materials should be employed on each residence if consistent with the architectural style. A minimum of two (2) colors per architectural style will be provided.



TYPICAL GARAGE OPTIONS

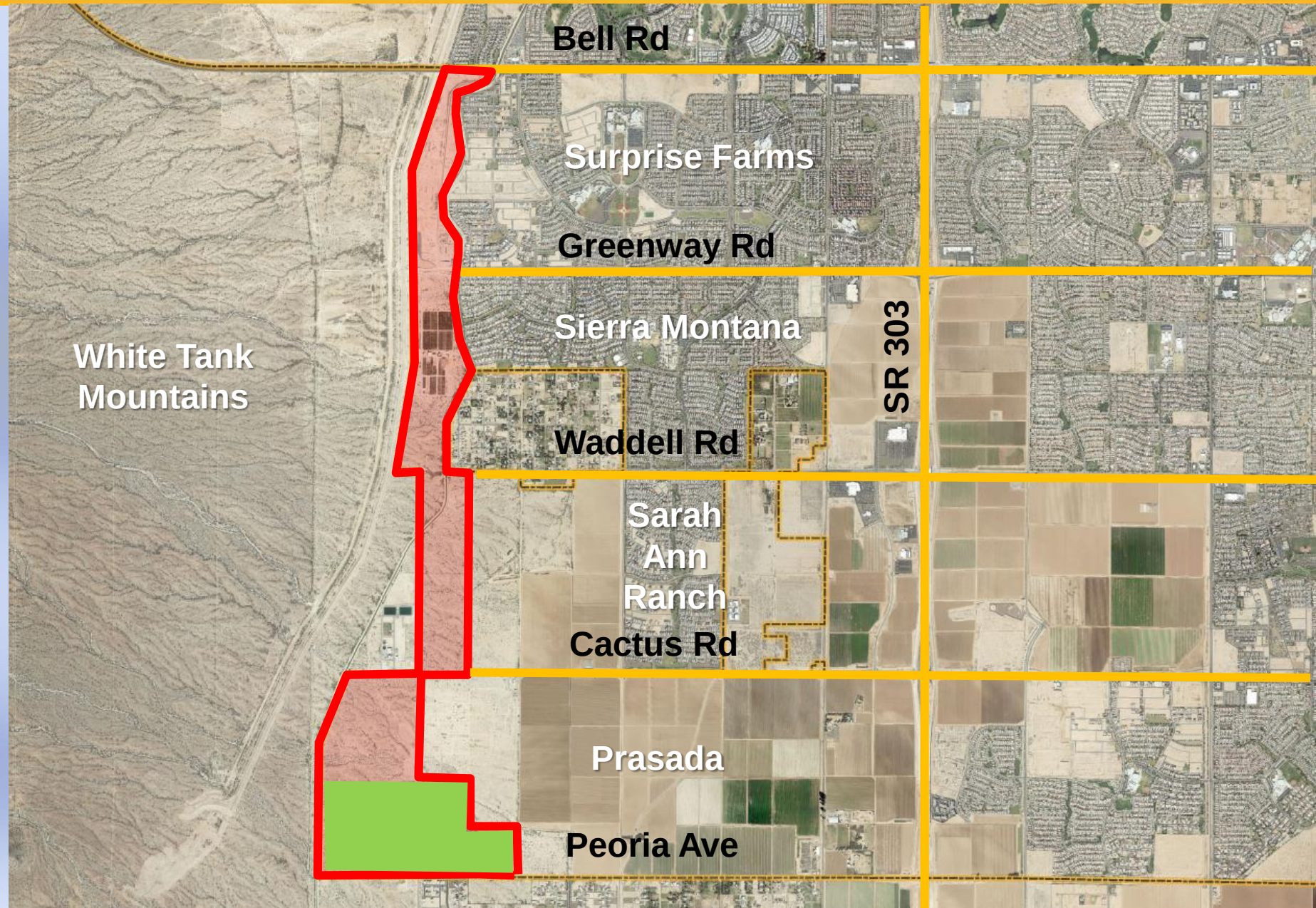


Zanjero Trails Final Plat MOD, 12A, 12B, 12C, 13A, and 13C

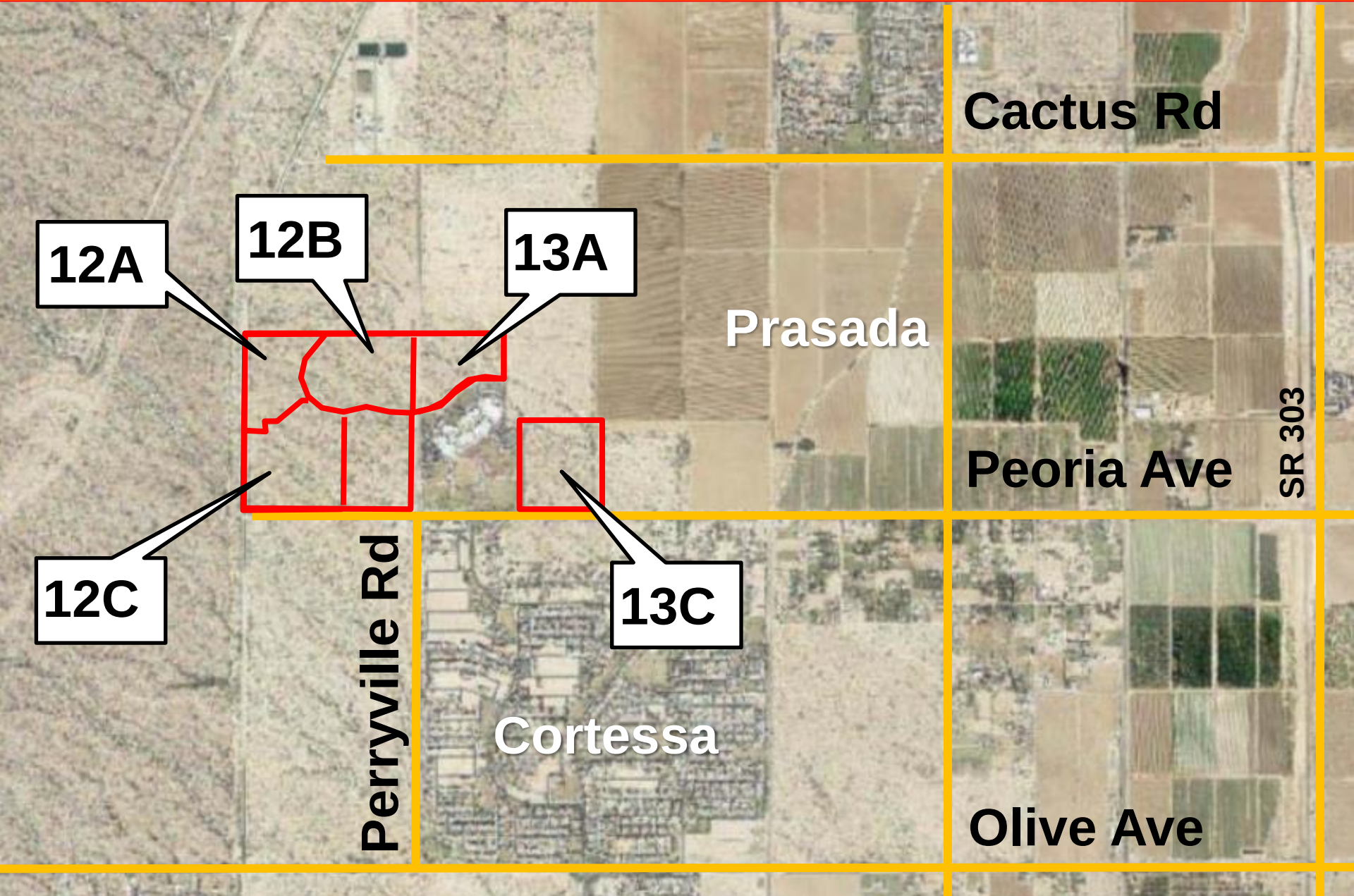
February 16, 2016



ZANJERO TRAILS



ZANJERO TRAILS



ZANJERO TRAILS

Park Detail (Typical)

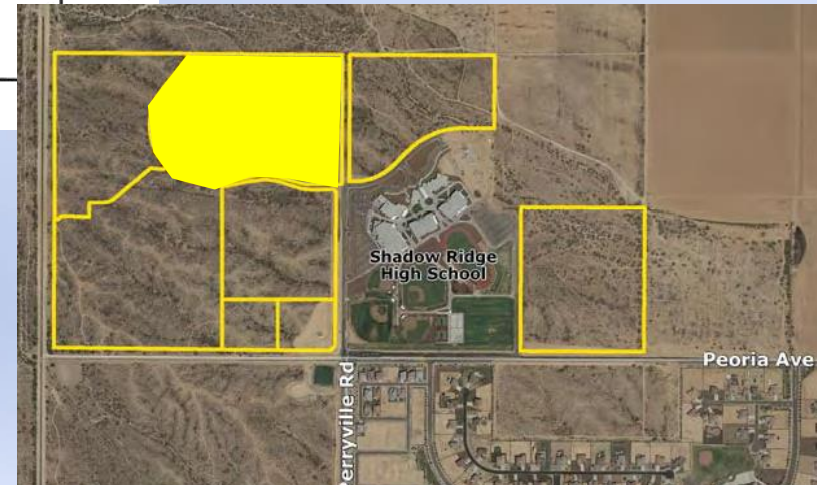
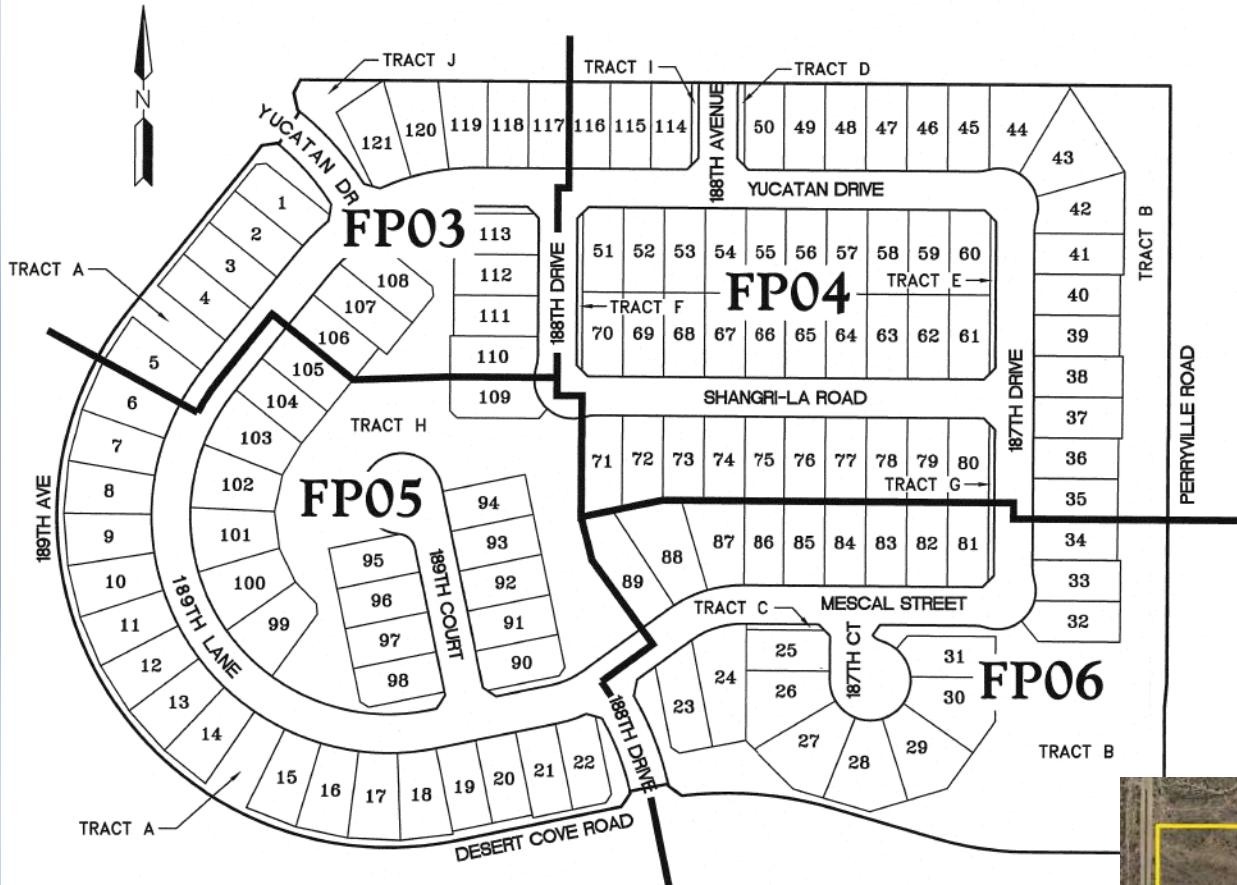
Potential Amenities Include:

- Trail Connections
- Active and Passive Turf Areas
- Tot Lot
- Ramada / Picnic Area

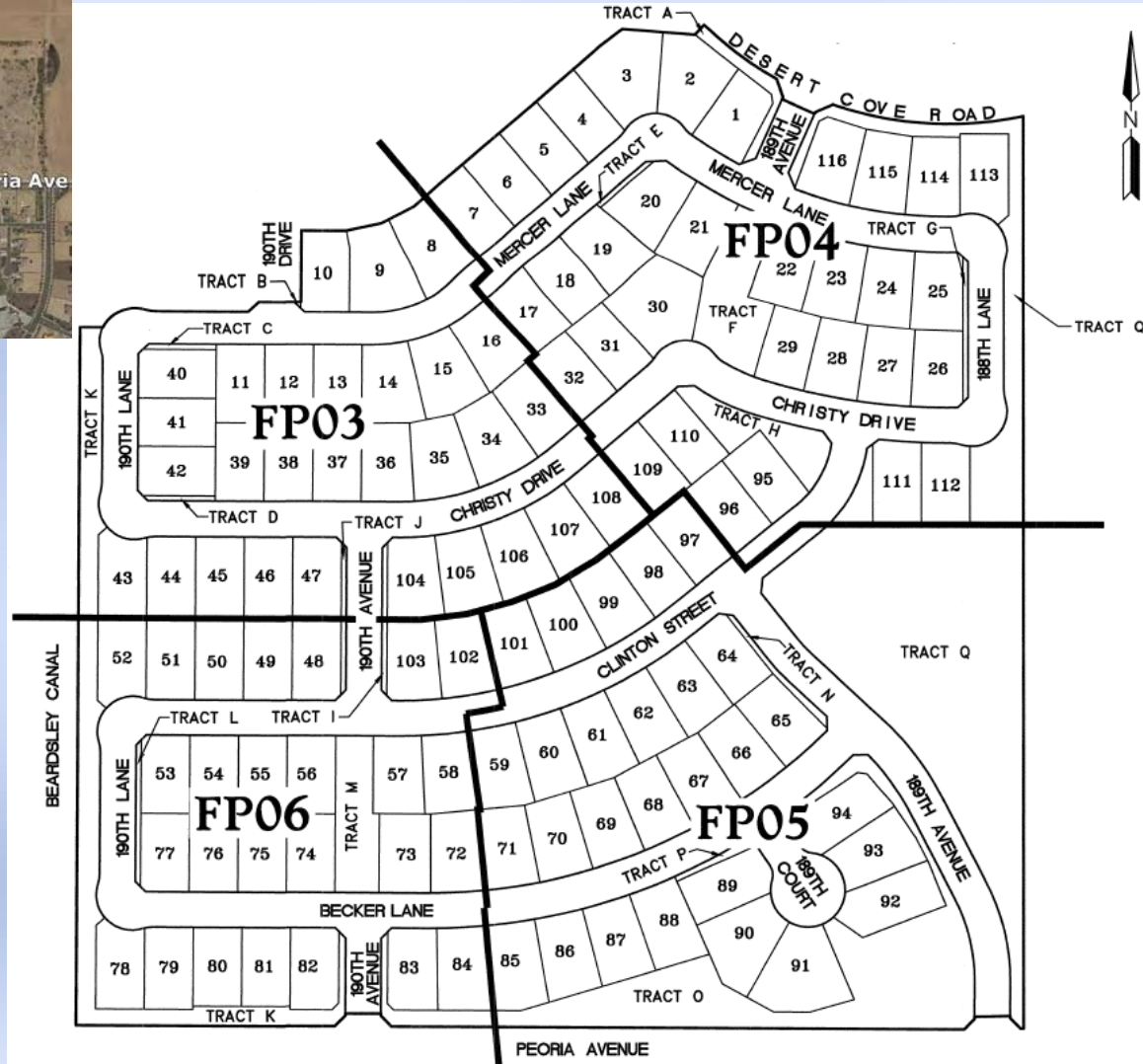




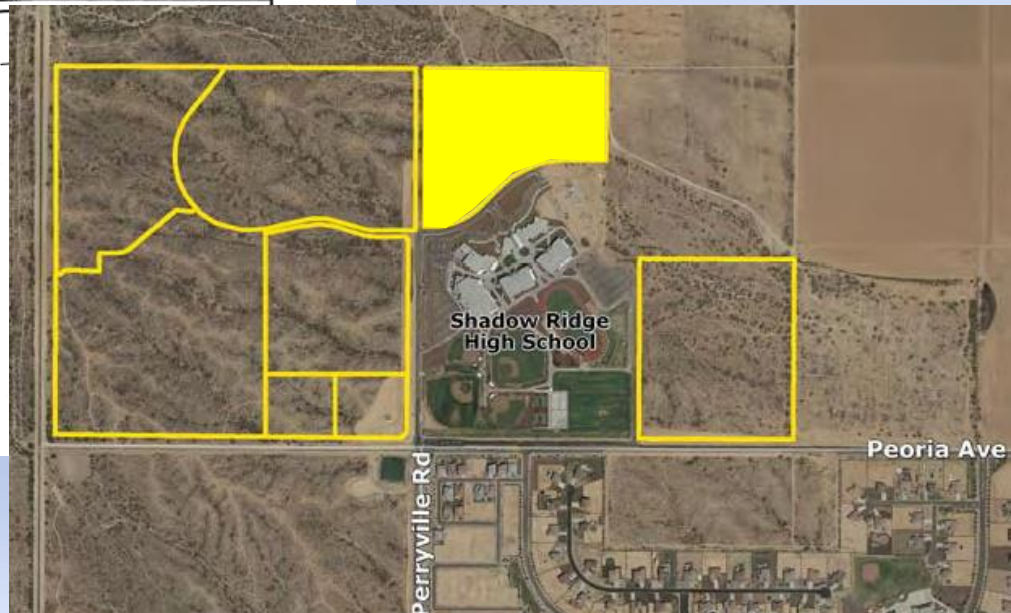
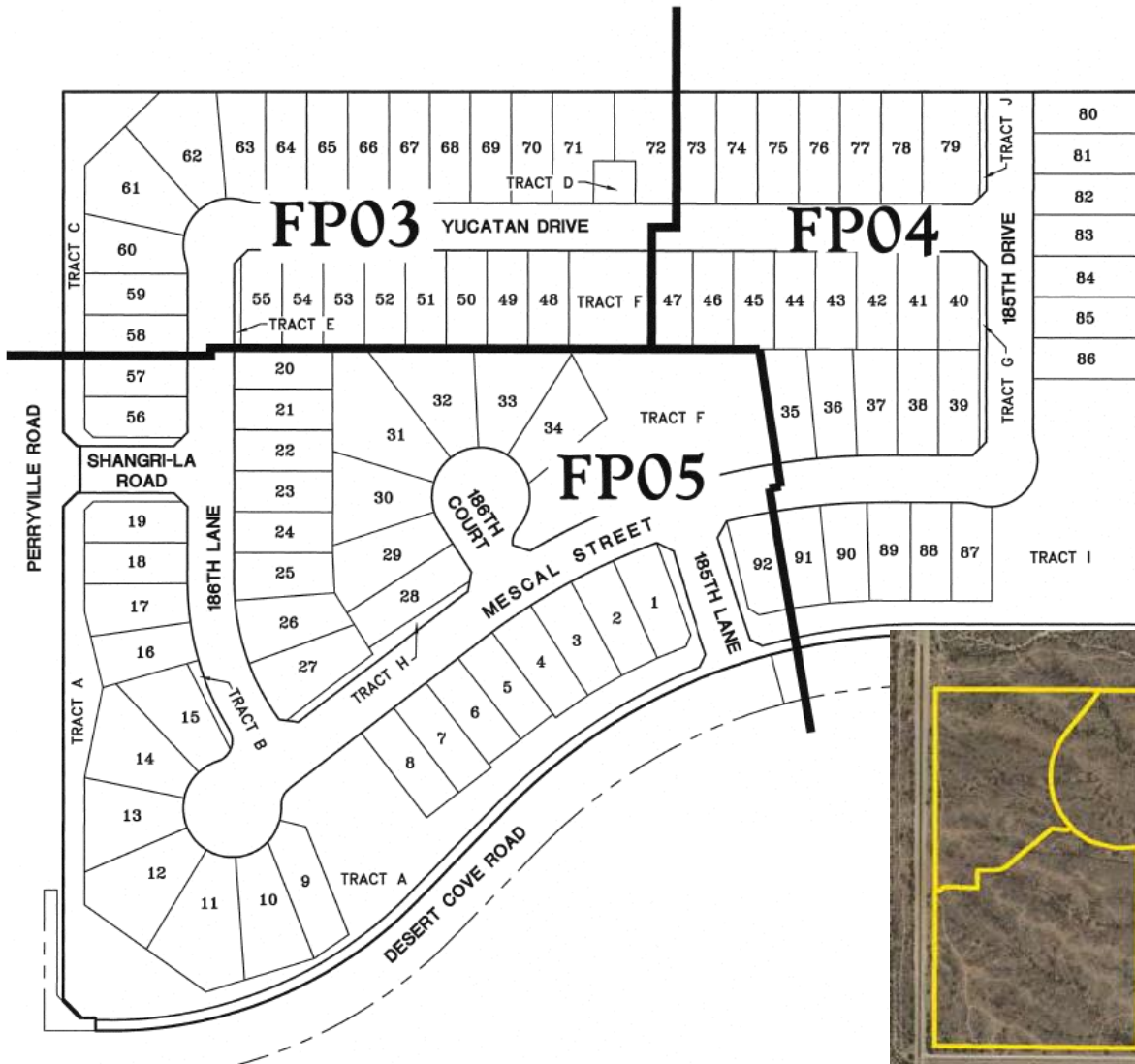
PARCEL 12B



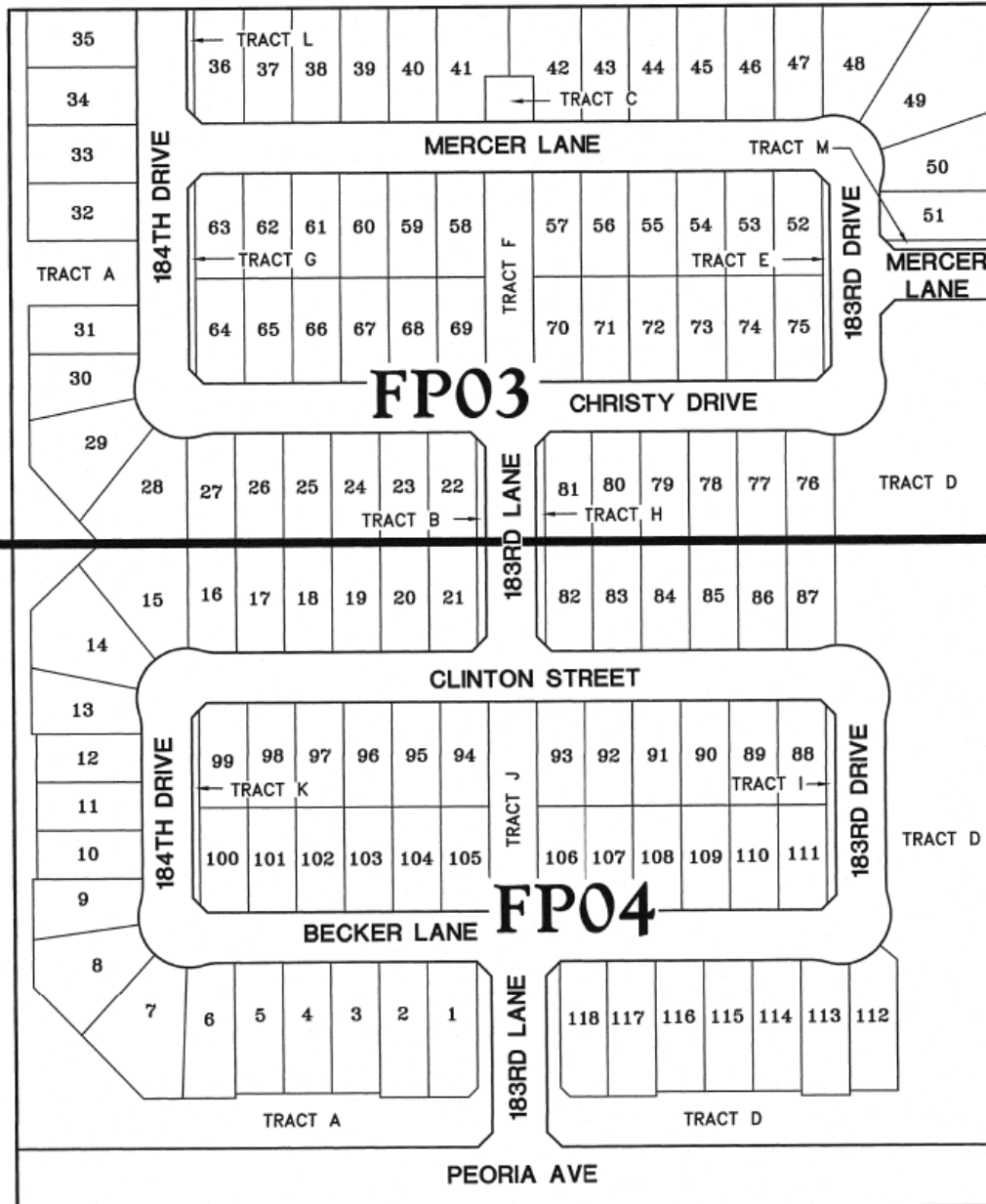
PARCEL 12C



PARCEL 13A



PARCEL 13C



MAP OF DEDICATION

OWNER

JEN ARIZONA 7 LLC & JEN ARIZONA 11 LLC
2222 W. PINNACLE PEAK ROAD, SUITE 160
PHOENIX, ARIZONA 85027
PH: (602)374-2777
FAX: (480)393-4016
CONTACT: TOM CHENEY

SURVEYOR

HILGARTWILSON
1661 EAST CAMELBACK ROAD
SUITE 275
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
FAX: (602) 325-0161
CONTACT: KIRK J. PANGUS

BASIS OF BEARING

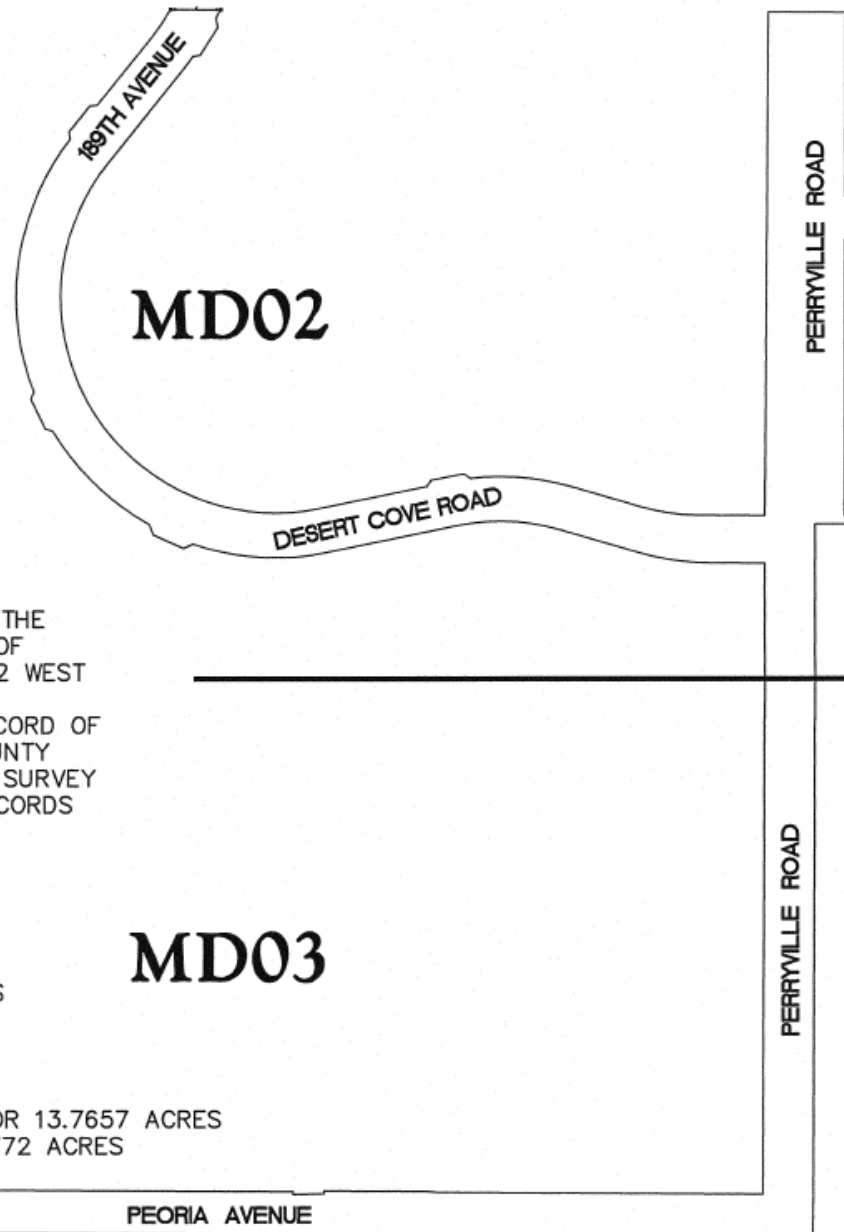
BASIS OF BEARING IS N00°19'56"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA PER THE RECORD OF SURVEY PLSS SUBDIVISION, MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY AS RECORDED IN BOOK 661, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA.

SHEET INDEX

MD01	DEDICATION, APPROVALS
MD02	LEGAL DESCRIPTION, NOTES
MD03-04	MAP OF DEDICATION

AREA

RIGHT OF WAY AREA = 599,634 SQ. FT. OR 13.7657 ACRES
GROSS AREA = 848,428 SQ. FT. OR 19.4772 ACRES



ROADS



Perimeter and Off Site Streets to be Built

Cotton Ln

Cactus Rd

Prasada

SR 303

13C

Peoria Ave

Perryville Rd

Cortessa

Olive Ave

Questions or Comments?

RESOLUTION #2016-28

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A FINAL PLAT ENTITLED "ZANJERO TRAILS PHASE 2, PARCEL 12B," GENERALLY LOCATED ON THE NORTHWEST CORNER OF PEORIA AVENUE AND PERRYVILLE ROAD.

WHEREAS, on September 11, 2008 the Mayor and City Council approved the Zanjero Trails Planned Area Development;

WHEREAS, on October 23, 2008, the City Council approved the Zanjero Trails Phase 2 Preliminary Plat;

WHEREAS, the proposed final plat conforms with the preliminary plat;

WHEREAS, the proposed final plat does not create any substandard or nonconforming lots; and

WHEREAS, the proposed final plat complies with the Surprise General Plan and Municipal Code.

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

Section 1. The Final Plat for Zanjero Trails Phase 2 Parcel 12B, dated August 2015, is approved with the following conditions:

- a) The Landscape Plans prepared by The McGough Group, dated August 7, 2015 will be revised and submitted for review to include the following modification:
 1. The "Special Note" located on Sheet L-22 will include a City of Surprise Community Development Department approval requirement.
- b) Prior to release of any civil construction permits associated with this plat, the developer will make a cash payment to the City of Surprise in lieu of constructing temporary road improvements on Cactus Road between 175th Avenue and Cotton Lane ("In Lieu Funds"). The amount of the In Lieu Funds payable to the City of Surprise is \$276,889.00, as established in the engineer's estimate approved by the City of Surprise on October 29, 2013. Payment of these In Lieu Funds is for temporary improvements only, and in no way satisfies or alters any legal requirement regarding permanent

improvements to this segment of Cactus Road which may be required for future development.

APPROVED AND ADOPTED this _____ day of _____ 2016.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney



CITY OF SURPRISE
Regular City Council Meeting

February 16, 2016 @ 6:00:00 PM

[Back](#) [Print](#)

Council Meeting Date:	February 16, 2016	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD	District:	3
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
---------	---	---------	----------------	-------------------

Agenda Wording:

Consideration and action pertaining to the Final Plat entitled "Zanjero Trails Phase 2- Parcel 12C", a 44.63 acre property generally located west of the northwest corner of Peoria Avenue and Perryville Road; Resolution # 2016-29.

Motion:

I move to approve Resolution # 2016-29.

Background:

The applicant is requesting a final plat approval for Parcel 12C that will establish the property boundaries, necessary easements, and right-of-way dedications to accommodate 116 single-family residential units on 44.63 acres.

Objective Analysis:

The applicant is requesting an approval of a Final Plat entitled "Zanjero Trails Phase 2 - Parcel 12C" for a single-family residential subdivision.

Policy Compliant:

The proposed Final Plat advances the goals and policies of the Surprise General Plan and the City Council's Strategic Plan.

Financial Impact:

Prior to release of any civil construction permits associated with this plat, the developer will make a cash payment to the City of Surprise in lieu of constructing temporary road improvements on Cactus Road between 175th Avenue and Cotton Lane ("In Lieu Funds"). The amount of the In Lieu Funds payable to the City of Surprise is \$276,889.

Budget Impact:

Funding for the construction of the temporary road improvements are budgeted in the Cactus Rd 175th to Cotton Ln FY2016 Capital Improvement Plan in the amount of \$272,200. Staff will return to City Council to request additional appropriation either in the form of a budget amendment request or during the FY2017 budget process if additional funding is needed. Ongoing maintenance costs will be absorbed by the Public Works Department.

FTE Impact:

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

ATTACHMENTS:

Click to download

- ☐ [00 FS12-349 - Zanjero Trails - 12C - FP - Staff Report](#)
 - ☐ [01 FS12-349 - Zanjero Trails - 12C - FP - Vicinity Maps](#)
 - ☐ [02 FS12-349 - Zanjero Trails - 12C - FP - Final Plat](#)
 - ☐ [03 FS12-349 - Zanjero Trails - 12C - FP - Landscape Plans](#)
 - ☐ [04 FS12-349 - Zanjero Trails - 12C - FP - Design Guidelines](#)
 - ☐ [05 FS12-349 - Zanjero Trails - 12C - FP - Presentation](#)
 - ☐ [Resolution 2016-29](#)
-

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: FS12-349

Project Name: Zanjero Trails Phase 2 – Parcel 12C

Council District: 3 - Mesquite

City Council Date: February 16, 2016

Planner: Hobart Wingard, 623.222.3156, hobart.wingard@surpriseaz.gov

Owner: MPC Zanjero, LLC

Applicant: Insight Development Services

Request: The applicant is requesting an approval of a Final Plat entitled “Zanjero Trails Phase 2 – Parcel 12C”

Site Location: Generally located west of the northwest corner of Peoria Avenue and Perryville Road.

Site Size: Approximately 44.63 gross acres

Dwelling Units: 116 single-family residential units

Density: Gross density of 2.60 dwelling units per acre

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Zone Change for Zanjero Trails Planned Area Development (PAD) as approved under case PAD07-341.
- The Final Plat is consistent with the Preliminary Plat approved under case PP07-346.

Staff Recommendation:

Based on the findings noted above, staff then recommends the City Council move to **approve** a Final Plat entitled “Zanjero Trails Phase 2 – Parcel 12C”, subject to stipulations ‘a)’ and ‘b)’ as outlined below:

- a) The Landscape Plans prepared by The McGough Group, dated August 7, 2015 will be revised and submitted for review to include the following modification:

41 1) The "Special Note" located on Sheet L-22 will include a
42 City of Surprise Community Development Department
43 approval requirement.

44 b) Prior to release of any civil construction permits associated
45 with this plat, the developer will make a cash payment to the
46 City of Surprise in lieu of constructing temporary road
47 improvements on Cactus Road between 175th Avenue and
48 Cotton Lane ("In Lieu Funds"). The amount of the In Lieu
49 Funds payable to the City of Surprise is \$276,889.00, as
50 established in the engineer's estimate approved by the City
51 of Surprise on October 29, 2013. Payment of these In Lieu
52 Funds is for temporary improvements only, and in no way
53 satisfies or alters any legal requirement regarding permanent
54 improvements to this segment of Cactus Road which may be
55 required for future development.

56
57 **Additional Information:**
58

59 Zanjero Trails Phase 2 is a 285.8-acre vacant parcel proposing 907 single-family residential lots
60 located generally on the north of the corner of Perryville Road and Peoria Avenue. These five
61 (5) phases represent approximately 60 percent of Phase 2 and create 544 lots on 176.7 acres of
62 property.

63 The applicant is requesting a final plat approval for Parcel 12C that will establish the property
64 boundaries, necessary easements, and right-of-way dedications to accommodate 116 single-
65 family residential units on 44.63 acres.

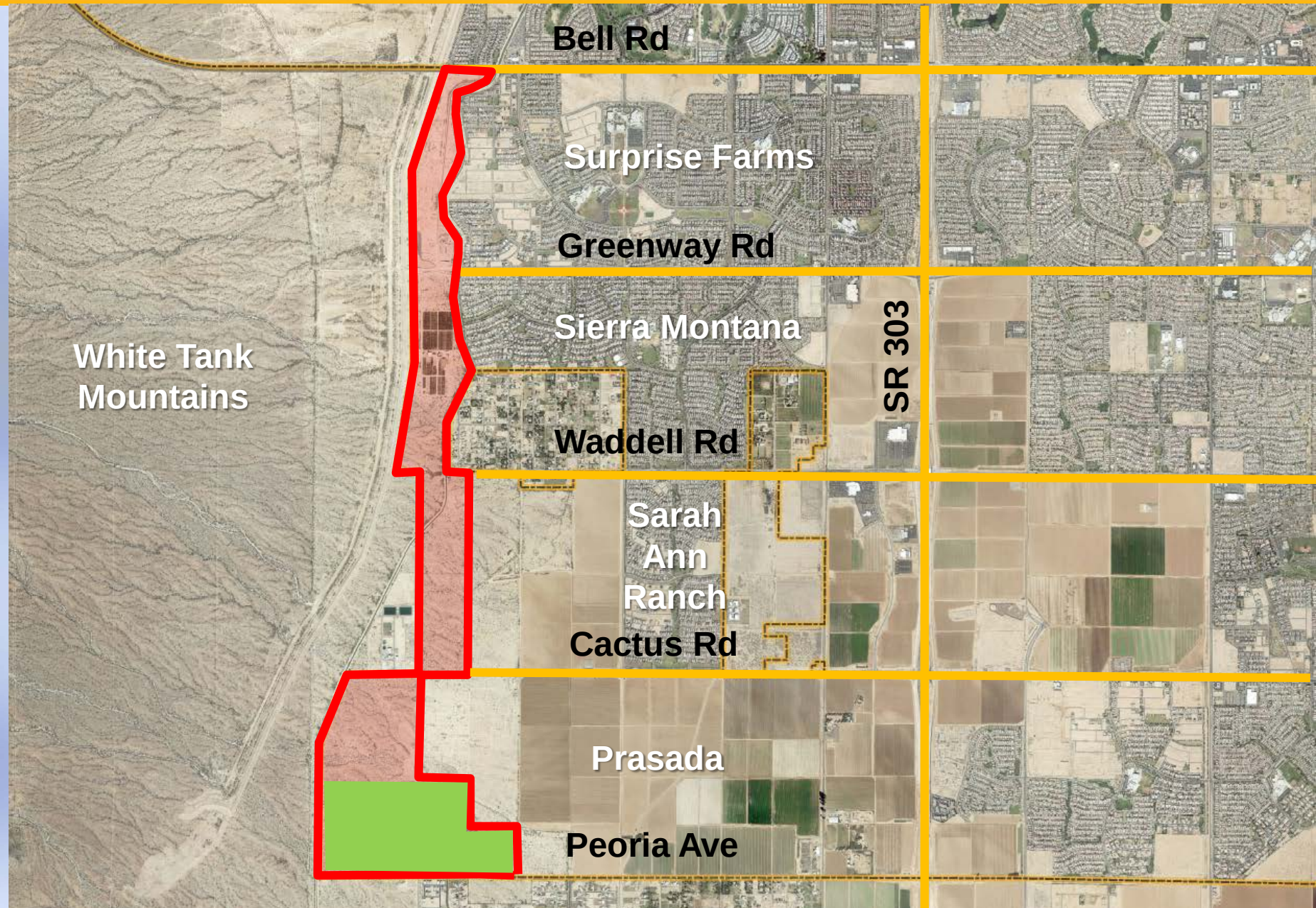
66
67 **Attachments:**
68

- 69 (1) Vicinity Maps (3 Pages)
70 (2) Final Plat (6 pages)
71 (3) Landscape Plans (38 pages)
72 (4) Design Guidelines (10 pages)
73

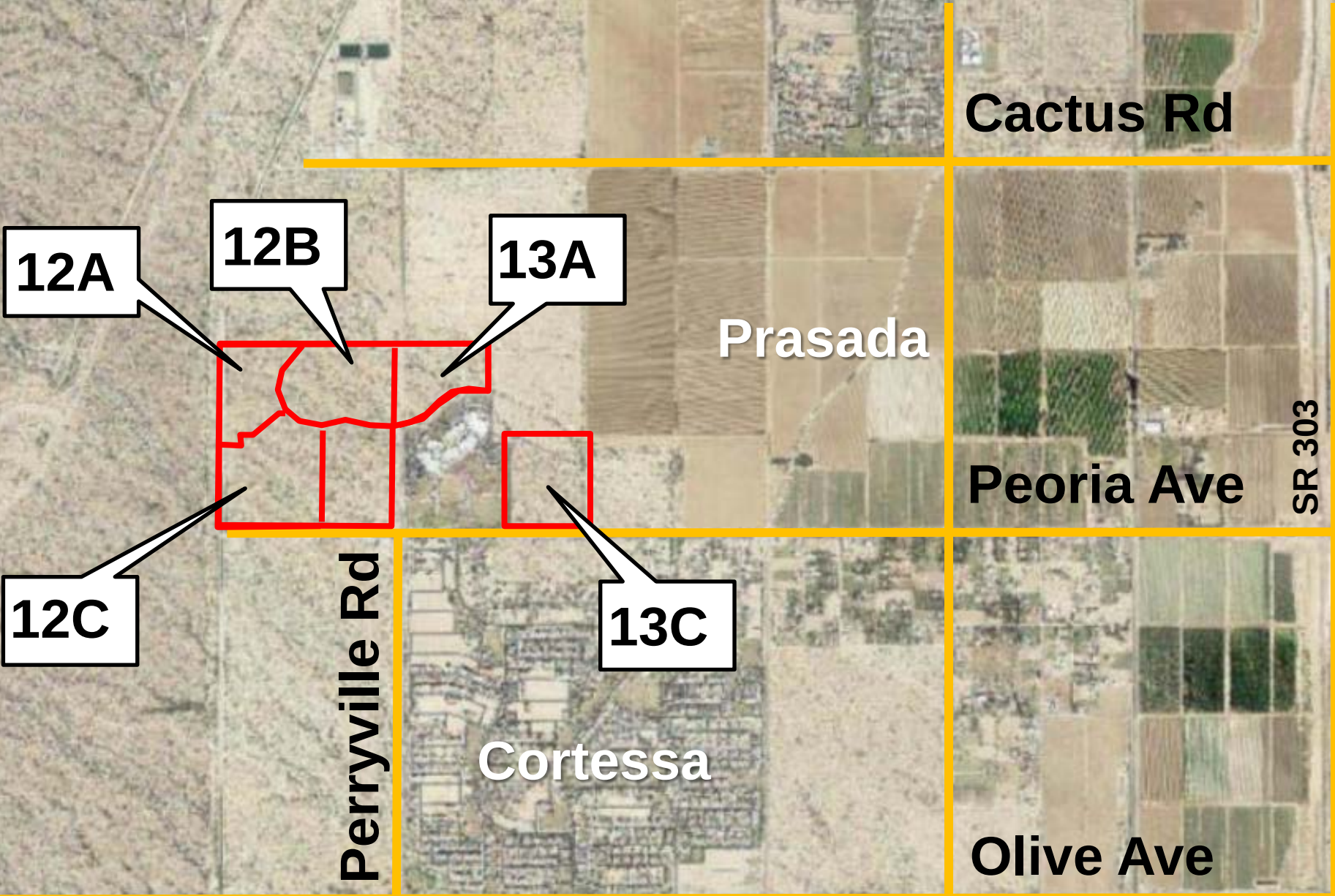
74 **Enclosure:**
75

76 Sealed Mylars (1 set)

ZANJERO TRAILS



ZANJERO TRAILS



DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT JEN ARIZONA 7 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, OF A SUBDIVISION WITHIN THE COUNTY OF MARICOPA, HAS SUBDIVIDED UNDER THE NAME OF "ZANJERO TRAILS PHASE 2 - PARCEL 12C", LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SAID "ZANJERO TRAILS PHASE 2 - PARCEL 12C" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENTS 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.

JEN ARIZONA 7 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THIS MAP AND 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 BOUNDARIES 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 GRANTS TO THE CITY OF SURPRISE A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A 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 DEDICATES THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, PARKS, AND 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 OWNER OR THE HOMEOWNER'S ASSOCIATION FORMED BY THE OWNER AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

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

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

OWNER HEREBY GRANTS TO THE PUBLIC 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.

IN WITNESS WHEREOF:

JEN ARIZONA 7 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS 10th DAY OF August, 2015.

JEN ARIZONA 7 LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: [Signature]

ITS: Authorized Signor

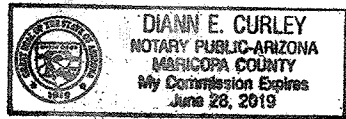
ACKNOWLEDGMENT

ON THIS, THE 10th DAY OF August, 2015, BEFORE ME, Michael K. Jesberger WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE Authorized Signor OF: JEN ARIZONA 7 LLC AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL:

[Signature]
NOTARY PUBLIC



6/28/19
MY COMMISSION EXPIRES

COMMUNITY ASSOCIATION RATIFICATION

BY THIS RATIFICATION, Michael K. Jesberger, DULY ELECTED PRESIDENT OF ASSOCIATION, ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREIN.

NAME [Signature]

TITLE President

ACKNOWLEDGMENT FOR RATIFICATION

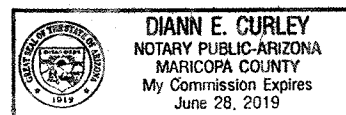
STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS, THE 31st DAY OF August, 2015, BEFORE ME, PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE President OF THE ASSOCIATION AND ACKNOWLEDGED THAT HE/SHE AS BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE CONTAINED HEREIN, BY SIGNING IN THE NAME OF THE ASSOCIATION, BY HIMSELF/HERSELF AS, _____.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL:

BY: [Signature]

DATE 8/31/16



FINAL PLAT
OF
ZANJERO TRAILS PHASE 2 - PARCEL 12C
SURPRISE, ARIZONA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 21,
TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND
SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

NOTICE OF ZANJERO TRAILS PHASE 2 - PARCELS 12A-12C,
13A & 13C DEVELOPMENT AGREEMENT

JEN ARIZONA 7 LLC HAS ENTERED INTO A ZANJERO TRAILS PHASE 2 - PARCELS 12A-12C, 13A AND 13C DEVELOPMENT AGREEMENT DATED OCTOBER 24, 2013, ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON OCTOBER 24, 2013, AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCUMENT NO. 2013-0935514. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF LANDOWNER AT JEN ARIZONA 7 LLC., 20045 NORTH 19TH AVENUE, SUITE 3, PHOENIX, ARIZONA, 85027, AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 7 AND SECTION 8, UPON REASONABLE REQUEST.

DATED THIS 16th DAY OF September, 2015.

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

[Signature]
CHRISTINE CAIN, PROPERTY AND CONTRACTS SUPERVISOR

ATTEST:

[Signature]
GLEN VORTHERMS, ASSISTANT SECRETARY

JEN ARIZONA 7 LLC

BY: JEN ARIZONA 7 LLC

ITS: [Signature]
Authorized Signor

NOTICE OF INTERGOVERNMENTAL AGREEMENT

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

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

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

PUBLIC NOTICE:

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE 1988 MAG NOISE CONTOUR LINES 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

JEN ARIZONA 7 LLC, ("OWNER"), DOES HEREBY (1) RELEASE AND DISCHARGE THE USAF AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

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

OWNER

JEN ARIZONA 7 LLC
20045 NORTH 19TH AVENUE, SUITE 3
PHOENIX, ARIZONA 85027
PH: (602) 374-2777
FAX: (480) 393-4016
CONTACT: TOM CHENEY

SURVEYOR

HILGARTWILSON
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PH: (602) 490-0535
FAX: (602) 368-2436
CONTACT: ROBERT A. JOHNSTON

SHEET INDEX

FP01 COVER SHEET
FP02 SHEET INDEX MAP, LEGEND, NOTES,
LOT/TRACT AREA TABLE, LOT SETBACK
& VISIBILITY DETAIL
FP03-FP05 FINAL PLAT
FP06 FINAL PLAT, LEGAL DESCRIPTION

CERTIFICATE OF ASSURED WATER SUPPLY

THIS SUBDIVISION WAS ISSUED A CERTIFICATE OF ASSURED WATER SUPPLY BY THE ARIZONA DEPARTMENT OF WATER RESOURCES ON FEBRUARY 7, 2012. CERTIFICATE NUMBER 27-700722.0000. THIS SUBDIVISION WILL BE SERVED BY EPCOR WATER COMPANY.

APPROVALS

CITY OF SURPRISE ENGINEER APPROVAL:

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 2015, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED _____
CITY ENGINEER

CITY OF SURPRISE COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA. THIS _____ DAY OF _____, 2015.

MAYOR

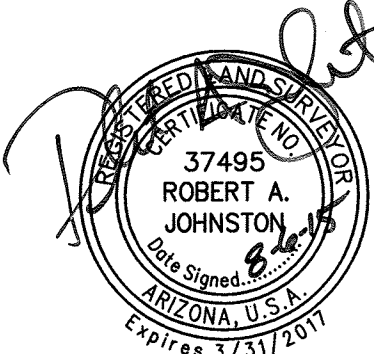
ATTEST:

CITY CLERK

LAND SURVEYOR CERTIFICATION

I, ROBERT A. JOHNSTON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF NOVEMBER, 2013; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL MONUMENTS ACTUALLY EXIST AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ROBERT A. JOHNSTON
RLS# 37495
HILGARTWILSON
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PH: (602) 490-0535



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

COUNTY RECORDER

HILGARTWILSON
ENGINEER | PLANNING | SURVEY | MANAGEMENT
2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016
PH: 602-490-0535
www.hilgartwilson.com

ZANJERO TRAILS PHASE 2 - PARCEL 12C
NORTHEAST CORNER OF PEORIA AVENUE & BEARDSLEY CANAL
SURPRISE, ARIZONA

FINAL PLAT

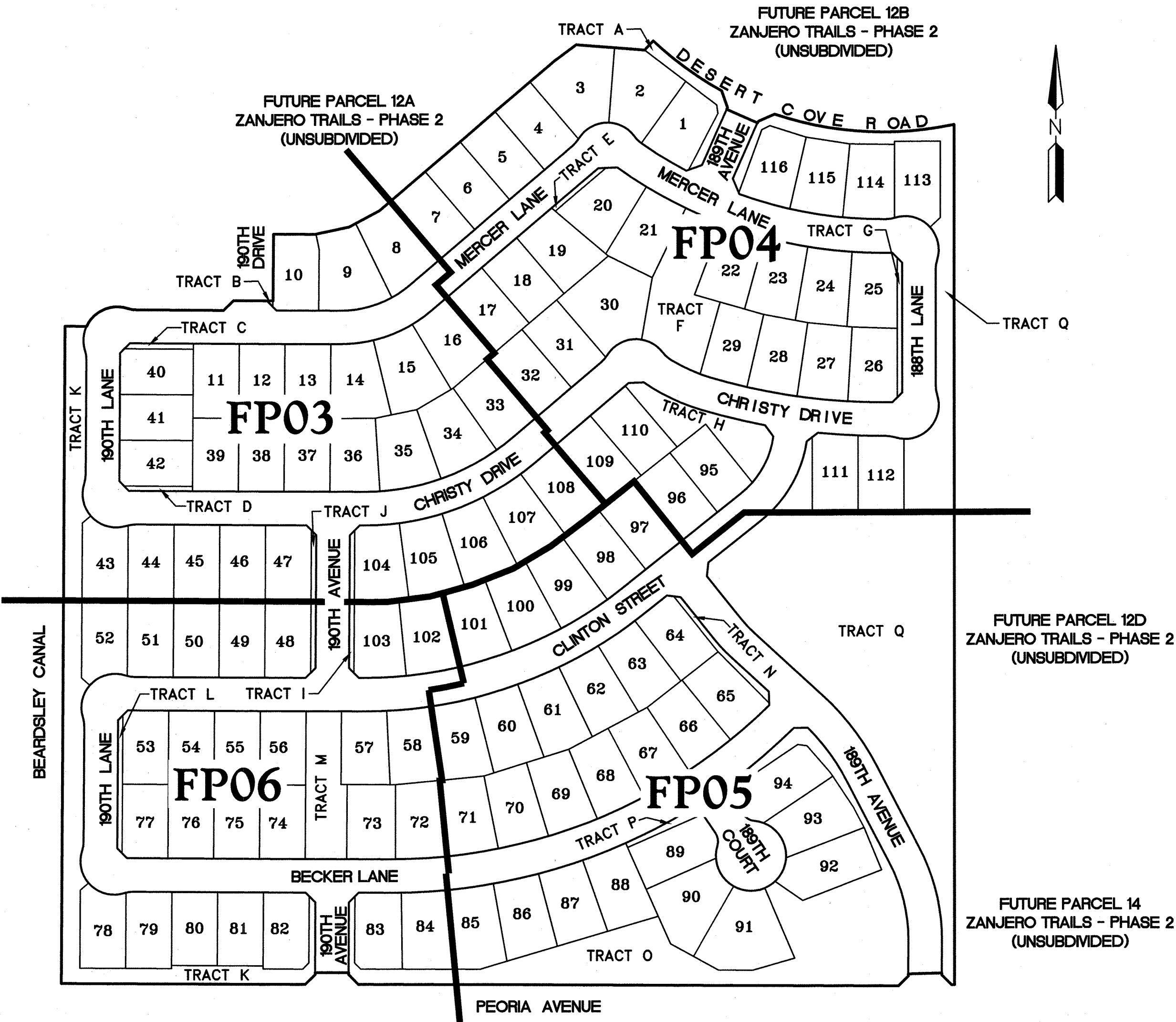
PROJ.#:	1078	REV.:	
DWG. NO.		DATE:	AUG 2015
		SCALE:	NTS
		DRAWN:	JDL
		DESIGNED:	HW
		APPROVED:	RAJ

FP01
SHT. 1 OF 6

NOTES

- NO PERMANENT STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN EASEMENTS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF SURPRISE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ALL STRUCTURES AND LANDSCAPING WITHIN THE 30'x30' VISIBILITY TRIANGLE ALONG THE PROPERTY LINES AT LOT CORNERS SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 30" ABOVE GROUND LEVEL. (SEE DETAIL THIS SHEET)
- ALL EXTERIOR SUBDIVISION BOUNDARY CORNERS ARE AS SHOWN PER THIS PLAT IN CONFORMANCE WITH ARIZONA STATUTE. ALL INTERIOR CORNERS AND MONUMENTS ARE TO BE SET BY THE SURVEYOR RESPONSIBLE FOR THE CONSTRUCTION SURVEY AND STAKING OF THIS PROJECT AND MUST BE IN CONFORMANCE WITH SAID ARIZONA STATUTORY REQUIREMENTS.
- LANDSCAPING WITHIN TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P AND Q WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- PROVISIONS SHALL BE MADE FOR DEVELOPMENT AND MAINTENANCE OF STREET LIGHTS THROUGH EITHER THE ASSOCIATION OR THROUGH THE CREATION OF A STREET LIGHT IMPROVEMENT DISTRICT (S.L.I.D.).
- THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE ENGINEERING DEPARTMENT.
- THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1580H, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 30, 2005, 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 ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN 2020.
- 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.

EXCEPT AS TO ANY AREAS SUBJECT TO THE EASEMENT OR EASEMENTS GRANTED TO MARICOPA WATER DISTRICT, AS DEPICTED ON THIS PLAT AND RECORDED IN THE OFFICE OF THE RECORDER, MARICOPA COUNTY, ARIZONA, EPCOR WATER COMPANY SHALL HAVE THE RIGHT TO ACCESS ANY TRACT AND/OR EASEMENT CONTAINING EPCOR WATER COMPANY FACILITIES FOR THE PURPOSES OF CONSTRUCTION, REPLACEMENT, AND/OR REPAIR. ACCESS BY EPCOR WATER COMPANY FOR THESE PURPOSES SHALL BE UNRESTRICTED, AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION OR SIMILAR GROUP WILL NOT BE REQUIRED.



SHEET INDEX MAP
N.T.S.

TRACT AREA TABLE

TRACT	AREA (SQ. FT.)	AREA (ACRES)	USE
TRACT A	4,461	0.1024	LANDSCAPE/DRAINAGE
TRACT B	50	0.0011	LANDSCAPE/*PUBLIC UTILITY EASEMENT
TRACT C	977	0.0224	LANDSCAPE/*PUBLIC UTILITY EASEMENT
TRACT D	864	0.0198	LANDSCAPE/*PUBLIC UTILITY EASEMENT
TRACT E	837	0.0192	LANDSCAPE/*PUBLIC UTILITY EASEMENT
TRACT F	21,171	0.4860	LANDSCAPE/DRAINAGE
TRACT G	1,768	0.0406	LANDSCAPE/*PUBLIC UTILITY EASEMENT
TRACT H	12,744	0.2926	LANDSCAPE/OPEN SPACE/*PUBLIC UTILITY EASEMENT
TRACT I	1,808	0.0415	LANDSCAPE/*PUBLIC UTILITY EASEMENT
TRACT J	1,808	0.0415	LANDSCAPE/*PUBLIC UTILITY EASEMENT
TRACT K	47,025	1.0795	LANDSCAPE/OPEN SPACE/*M.U.T.E.
TRACT L	1,744	0.0400	LANDSCAPE/*PUBLIC UTILITY EASEMENT
TRACT M	15,256	0.3502	LANDSCAPE/DRAINAGE
TRACT N	2,062	0.0473	LANDSCAPE/*PUBLIC UTILITY EASEMENT
TRACT O	75,461	1.7323	LANDSCAPE/OPEN SPACE/*M.U.T.E.
TRACT P	1,362	0.0313	LANDSCAPE/*PUBLIC UTILITY EASEMENT
TRACT Q	173,104	3.9739	LANDSCAPE/OPEN SPACE/*PUBLIC UTILITY EASEMENT/*SIDEWALK-ACCESS EASEMENT

TOTAL TRACT AREA = 362,500 SQ. FT. OR 8.3219 ACRES

* THESE USES AND/OR EASEMENTS (SHOWN WITH AN ASTERISK) ONLY AFFECT A PORTION OF THE TRACT AND ARE DELINEATED AS SHOWN ON THE PLAT. OTHER USES ARE BLANKET IN NATURE AND APPLY TO THOSE PORTIONS OF THE TRACT NOT OTHERWISE DELINEATED. OPEN SPACE AND LANDSCAPING USES, AS INDICATED ABOVE, WILL APPLY TO THE ENTIRE TRACT AREA.

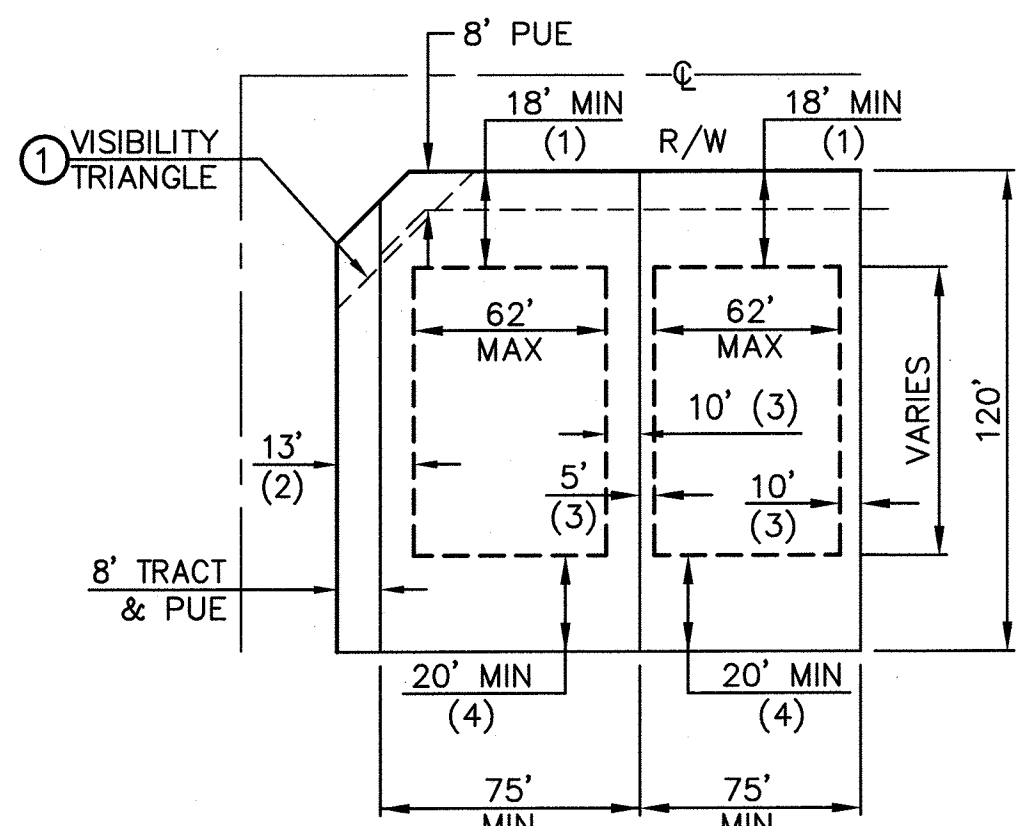
TRACT AREA =	362,500 SQ. FT	8.3219 AC.
LOT AREA =	1,144,931 SQ. FT	26.2840 AC.
RIGHT-OF-WAY =	436,476 SQ. FT	10.0201 AC.
GROSS AREA =	1,943,907 SQ. FT	44.6260 AC.
NET AREA =	1,507,431 SQ. FT	34.6059 AC.

(NET = GROSS MINUS RIGHT-OF-WAYS)

LOT AREA TABLE

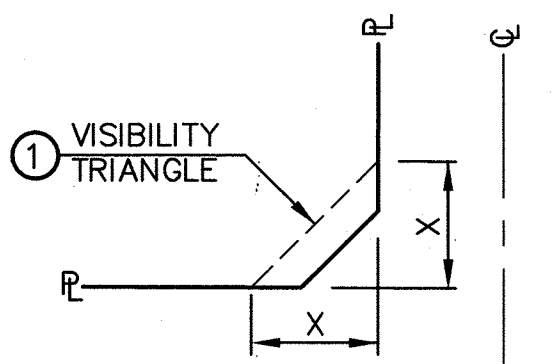
LOT	AREA (SQ.FT.)	AREA (ACRES)	LOT	AREA (SQ.FT.)	AREA (ACRES)	LOT	AREA (SQ.FT.)	AREA (ACRES)
1	9,708	0.2229	40	8,975	0.2060	79	9,426	0.2164
2	12,150	0.2789	41	9,000	0.2066	80	9,050	0.2077
3	13,473	0.3093	42	8,968	0.2059	81	9,042	0.2076
4	9,364	0.2150	43	9,439	0.2167	82	9,342	0.2145
5	9,375	0.2152	44	9,369	0.2151	83	9,551	0.2193
6	9,375	0.2152	45	9,375	0.2152	84	10,291	0.2363
7	9,375	0.2152	46	9,375	0.2152	85	10,720	0.2461
8	10,771	0.2473	47	9,343	0.2145	86	10,121	0.2324
9	12,336	0.2832	48	9,343	0.2145	87	9,886	0.2269
10	9,283	0.2131	49	9,375	0.2152	88	10,253	0.2354
11	9,150	0.2101	50	9,375	0.2152	89	10,226	0.2348
12	9,150	0.2101	51	9,369	0.2151	90	12,412	0.2849
13	9,150	0.2101	52	9,439	0.2167	91	14,622	0.3357
14	10,534	0.2418	53	9,043	0.2076	92	11,352	0.2606
15	11,179	0.2566	54	9,075	0.2083	93	10,896	0.2501
16	9,910	0.2275	55	9,075	0.2083	94	11,120	0.2553
17	9,000	0.2066	56	9,075	0.2083	95	9,353	0.2147
18	9,000	0.2066	57	9,271	0.2128	96	9,375	0.2152
19	10,196	0.2341	58	9,613	0.2207	97	9,375	0.2152
20	10,730	0.2463	59	9,973	0.2290	98	9,656	0.2217
21	10,071	0.2312	60	10,044	0.2306	99	10,118	0.2323
22	9,701	0.2227	61	10,179	0.2337	100	10,043	0.2306
23	9,689	0.2224	62	10,026	0.2302	101	10,062	0.2310
24	9,698	0.2226	63	10,018	0.2300	102	10,028	0.2302
25	9,558	0.2194	64	9,418	0.2162	103	9,831	0.2257
26	9,406	0.2159	65	10,088	0.2316	104	10,195	0.2340
27	9,589	0.2201	66	9,865	0.2265	105	10,399	0.2387
28	9,589	0.2201	67	9,895	0.2272	106	10,427	0.2394
29	9,452	0.2170	68	9,873	0.2267	107	10,330	0.2371
30	15,192	0.3488	69	9,829	0.2256	108	9,768	0.2242
31	9,370	0.2151	70	9,764	0.2241	109	9,574	0.2198
32	9,375	0.2152	71	9,745	0.2237	110	9,757	0.2240
33	9,799	0.2250	72	9,772	0.2243	111	9,581	0.2200
34	10,577	0.2428	73	9,684	0.2223	112	9,314	0.2138
35	10,442	0.2397	74	9,075	0.2083	113	9,569	0.2197
36	9,348	0.2146	75	9,075	0.2083	114	9,610	0.2206
37	9,000	0.2066	76	9,075	0.2083	115	9,681	0.2222
38	9,000	0.2066	77	9,043	0.2076	116	9,668	0.2219
39	9,000	0.2066	78	9,503	0.2182			

TOTAL LOT AREA = 1,144,931 SQ. FT. OR 26.2840 ACRES



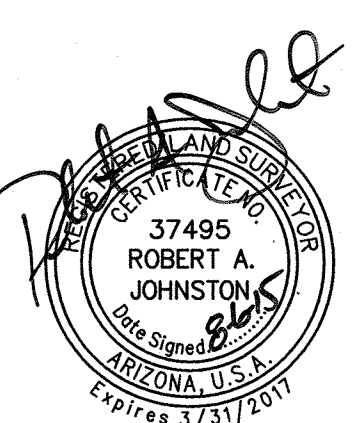
TYP. 75' MINIMUM WIDE LOT
AND SETBACKS DETAIL
N.T.S.

ROADWAY TYPE	X
PARKWAY	50'
MAJOR ARTERIAL	40'
MINOR ARTERIAL	40'
COLLECTOR	30'
LOCAL	30'



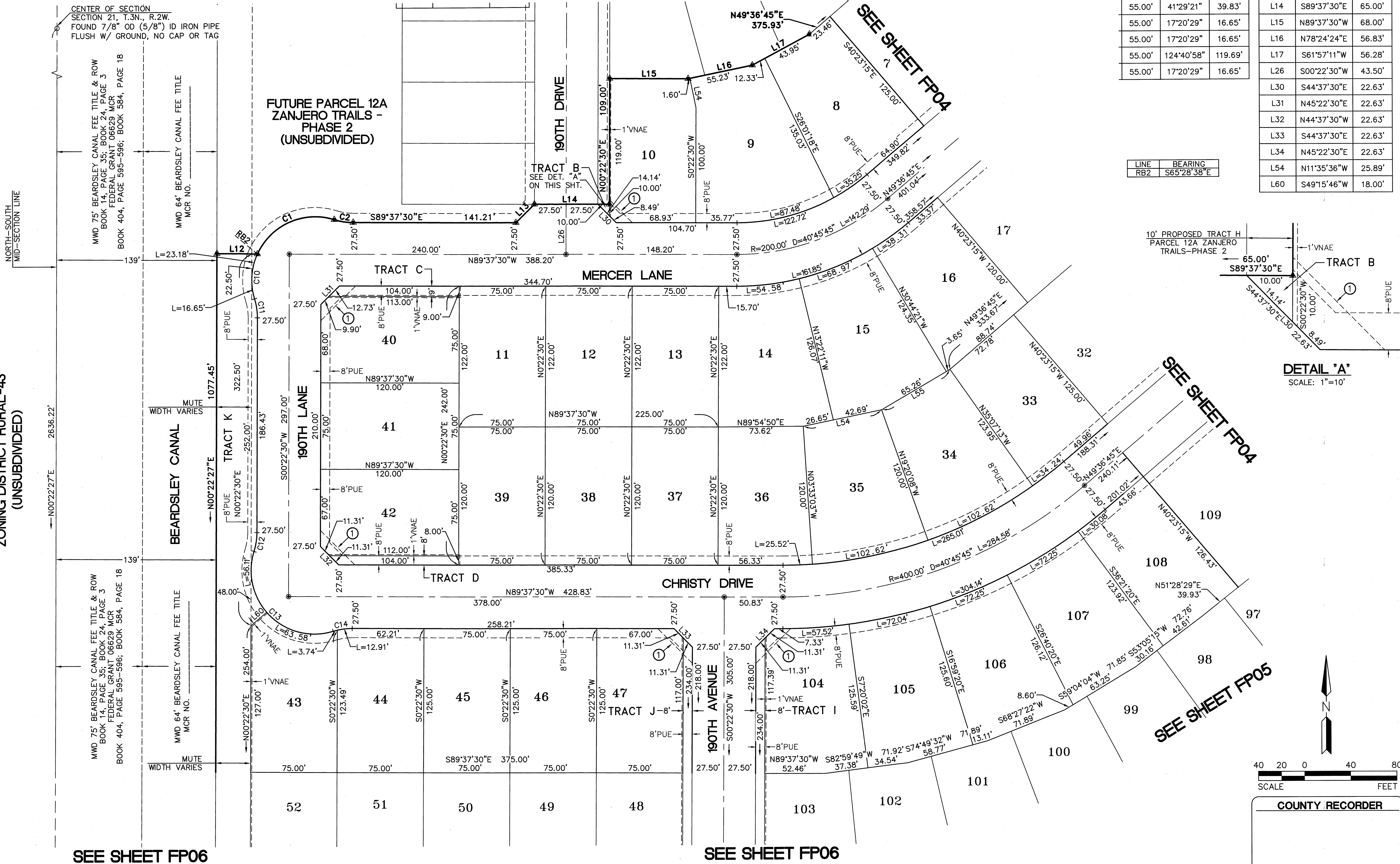
30' HIGH VISIBILITY
RESTRICTION (TYP)
N.T.S.

COUNTY RECORDER



PROJ#:	1078	REV.:	
DATE:	AUG 2015		
SCALE:	NTS		
DRAWN:	JDL		
DESIGNED:	HW		
APPROVED:	RAJ		

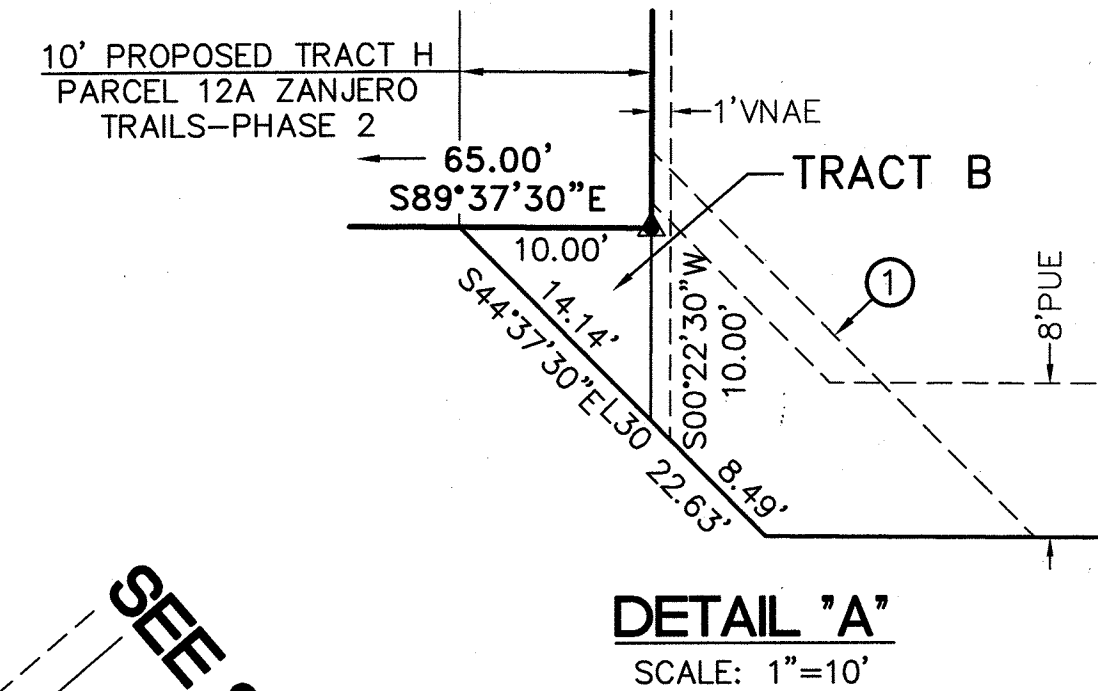
MARICOPA COUNTY
ZONING DISTRICT RURAL -43
(UNSUBDIVIDED)



CURVE TABLE		
RADIUS	DELTA	LENGTH
55.00'	83°11'37"	79.86'
55.00'	17°20'29"	16.65'
55.00'	41°29'21"	39.83'
55.00'	17°20'29"	16.65'
55.00'	17°20'29"	16.65'
55.00'	124°40'58"	119.69'
55.00'	17°20'29"	16.65'

LINE	BEARING
RB2	S65°28'38"E

LINE TABLE		
LINE #	DIRECTION	LENGTH
L12	N89°37'30"W	35.11'
L13	N45°22'30"E	22.63'
L14	S89°37'30"E	65.00'
L15	N89°37'30"W	68.00'
L16	N78°24'24"E	56.83'
L17	S61°57'11"W	56.28'
L26	S00°22'30"W	43.50'
L30	S44°37'30"E	22.63'
L31	N45°22'30"E	22.63'
L32	N44°37'30"W	22.63'
L33	S44°37'30"E	22.63'
L34	N45°22'30"E	22.63'
L54	N11°35'36"W	25.89'
L60	S49°15'46"W	18.00'



NOTE:
* ① SIGHT VISIBILITY TRIANGLE.
* FOR DETAIL SEE SHEET FP-02

HILGARTWILSON
SURVEY & ENGINEERING
2141 E. RICHLAND AVE., SUITE 250
PHOENIX, AZ 85016
PH 602.980.0535 / FAX 602.980.2436
www.hilgartwilson.com

ZANJERO TRAILS PHASE 2 - PARCEL 12C
NORTHEAST CORNER OF PEORIA AVENUE & BEARDSLEY CANAL
SURPRISE, ARIZONA

FINAL PLAT

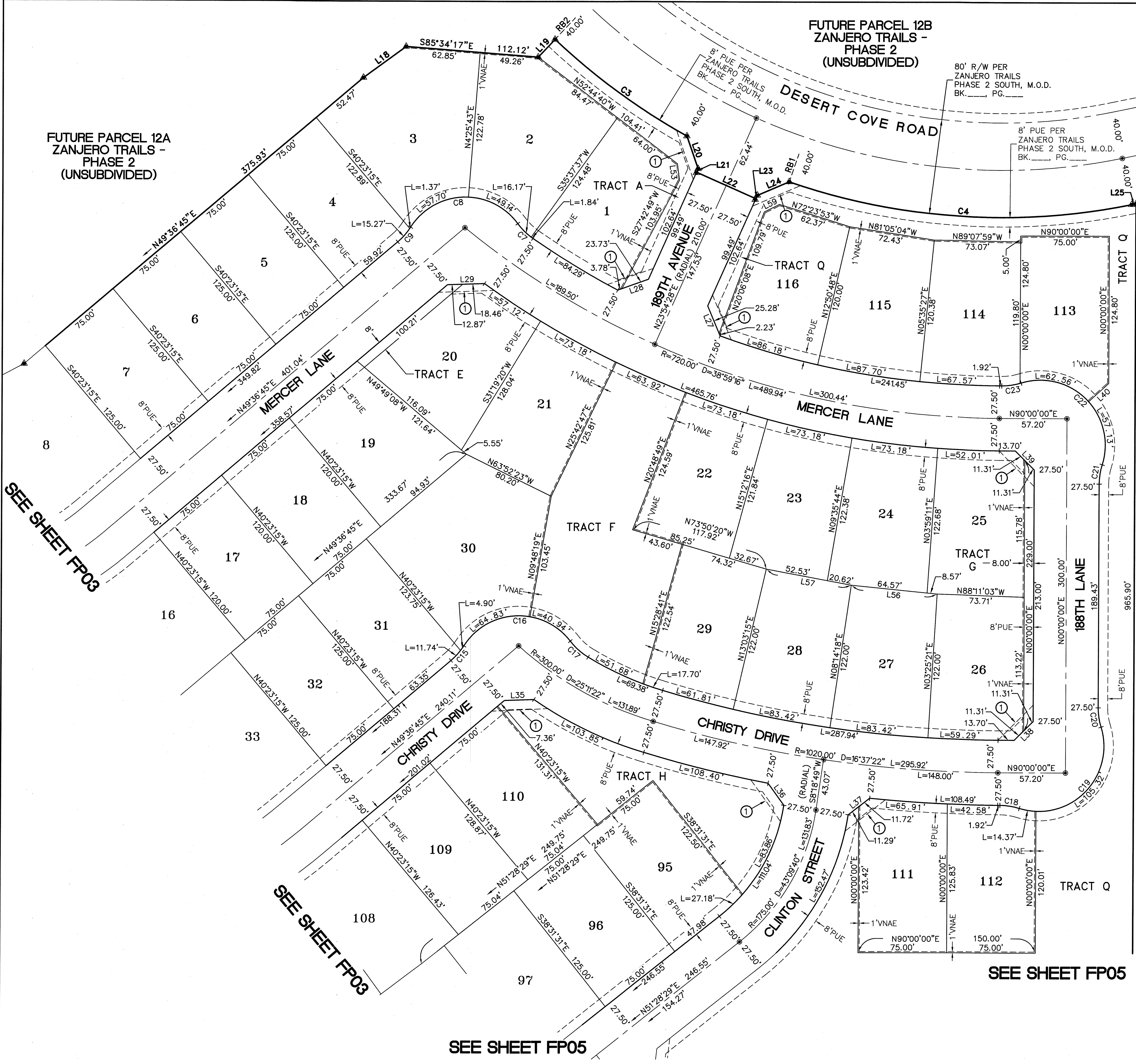
PROJ.#:	1078
DATE:	AUG 2015
SCALE:	1"=40'
DRAWN:	JDL
DESIGNED:	HW
APPROVED:	RAJ

DWG. NO.

FP03

SHT. 3 OF 6

REV.:	
1078	



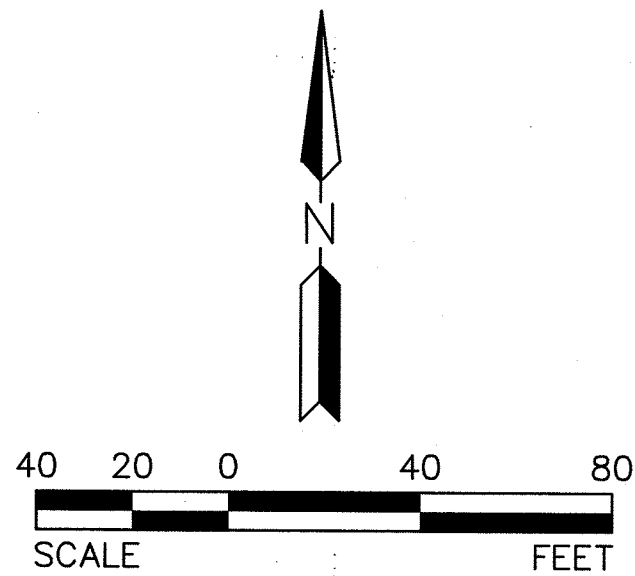
CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C3	550.00'	14°28'01"	138.87'
C4	550.00'	30°36'13"	293.77'
C7	55.00'	18°45'32"	18.01'
C8	55.00'	111°18'02"	106.84'
C9	55.00'	17°20'29"	16.65'
C15	55.00'	17°20'29"	16.65'
C16	55.00'	110°10'41"	105.76'
C17	55.00'	21°14'19"	20.39'
C18	55.00'	17°20'29"	16.65'
C19	55.00'	124°40'58"	119.69'
C20	55.00'	17°20'29"	16.65'
C21	55.00'	17°20'29"	16.65'
C22	55.00'	124°40'58"	119.69'
C23	55.00'	17°20'29"	16.65'

LINE	BEARING
RB1	N18°57'30"E
RB2	N43°19'28"E

LINE TABLE		
LINE #	DIRECTION	LENGTH
L18	N53°45'49"E	44.66'
L19	N43°19'28"E	20.69'
L20	S19°08'18"E	29.23'
L21	S23°54'28"W	3.16'
L22	S66°05'32"E	55.00'
L23	S23°54'28"W	3.16'
L24	N66°57'14"E	29.23'
L25	S78°21'17"W	3.76'
L27	S22°38'38"E	27.51'
L28	N70°27'34"E	27.51'
L29	N88°02'23"E	31.34'
L35	N87°54'05"E	25.12'
L36	N35°42'55"W	23.01'
L37	N52°20'34"E	23.01'
L38	N45°00'00"E	22.63'
L39	S45°00'00"E	22.63'
L40	N47°49'34"E	22.76'
L53	N07°44'40"W	14.14'
L59	N63°51'08"E	14.45'

FUTURE PARCEL 12D
ZANJERO TRAILS -
PHASE 2
(UNSUBDIVIDED)

NOTE:
* (1) SIGHT VISIBILITY TRIANGLE.
* FOR DETAIL SEE SHEET FP-02



COUNTY RECORDER	

HILGARTWILSON
ENGINEER-SURVEYOR
2141 E. PH 602.460.0333 / FAX 602.368.2436
www.hilgartwilson.com

ZANJERO TRAILS PHASE 2 - PARCEL 12C
NORTHEAST CORNER OF PEORIA AVENUE & BEARDSLEY CANAL
SURPRISE, ARIZONA

PROJ#:	1078	REV:	
DATE:	AUG 2015		
SCALE:	1"=40'		
DRAWN:	JDL		
DESIGNED:	HW		
APPROVED:	RAJ		

FP04
SHT. 4 OF 6

Copyright, Hilgartwilson 2015. This plan document set is the sole property of Hilgartwilson. No alterations to these plans, other than adding as-built information, are allowed by anyone other than authorized Hilgartwilson employees.



SEE SHEET FP04

SEE SHEET FP03

SEE SHEET FP06

SEE SHEET FP06

TRACT Q

TRACT N

TRACT O

TRACT P

TRACT O

FUTURE PARCEL 12D
ZANJERO TRAILS -
PHASE 2
(UNSUBDIVIDED)

FUTURE PARCEL 14
ZANJERO TRAILS -
PHASE 2
(UNSUBDIVIDED)

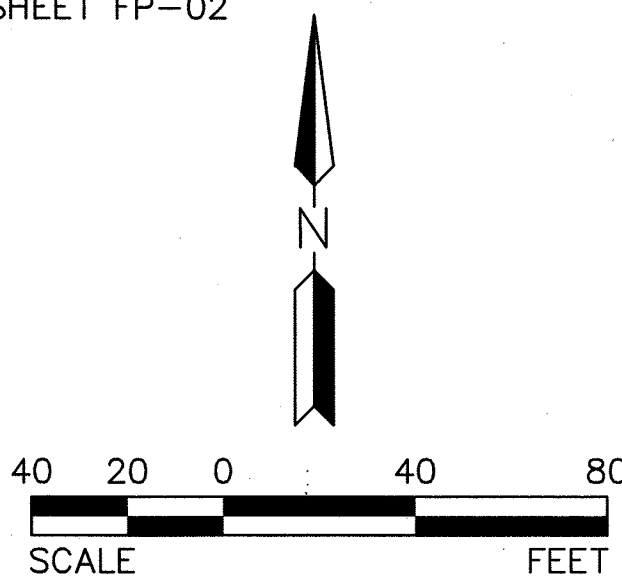
CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C5	900.00'	47°47'02"	750.59'
C24	55.00'	17°20'29"	16.65'
C25	55.00'	124°40'58"	119.69'
C26	55.00'	17°20'29"	16.65'
C27	55.00'	17°20'29"	16.65'
C28	55.00'	124°40'58"	119.69'
C29	55.00'	17°20'29"	16.65'

EAST QUARTER CORNER
SECTION 21, T.3N., R.2W.
FOUND 3" CITY OF SURPRISE
BRASS CAP FLUSH IN CONCRETE

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°42'03"E	4.75'
L2	N44°42'03"W	22.63'
L3	S00°17'57"W	3.09'
L4	N88°41'08"E	55.02'
L5	S00°17'57"W	3.54'
L6	N45°17'57"E	22.63'
L41	N06°28'29"E	22.63'
L42	N83°31'31"W	22.63'
L49	S77°45'22"E	23.06'
L50	N10°03'02"E	23.06'
L51	N89°33'13"E	22.72'
L52	N01°14'35"W	22.16'
L57	N33°51'10"W	68.00'
L58	N27°23'34"W	37.74'
L61	S82°23'42"E	14.99'

NOTE:

- * ① SIGHT VISIBILITY TRIANGLE.
- * FOR DETAIL SEE SHEET FP-02



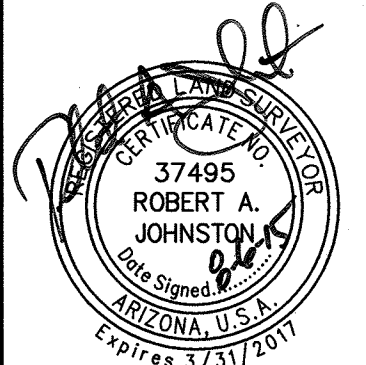
COUNTY RECORDER

SOUTHEAST CORNER
SECTION 21, T.3N., R.2W.
FOUND 3" M.C.D.O.T.
BRASS CAP FLUSH IN
PAVEMENT

HILGARTWILSON
ENGINEER | PLANNING | SURVEY | MANAGEMENT
2141 E. HIGHLAND AVE., STE. 250 / PHOENIX, AZ 85016
PH: 602-336-2436
www.hilgartwilson.com

ZANJERO TRAILS PHASE 2 - PARCEL 12C
NORTHEAST CORNER OF PEORIA AVENUE & BEARDSLEY CANAL
SURPRISE, ARIZONA

FINAL PLAT



PROJ#:	1078
DATE:	AUG 2015
SCALE:	1"=40'
DRAWN:	JDL
DESIGNED:	HW
APPROVED:	RAJ

DWG. NO.
FP05
SHT. 5 OF 6

MARICOPA COUNTY
ZONING DISTRICT RURAL-43
(UNSUBDIVIDED)

MWD 75' BEARDSLEY CANAL FEE TITLE & ROW
BOOK 14, PAGE 35; BOOK 24, PAGE 3
FEDERAL GRANT 06629 MCR
BOOK 404, PAGE 595-596; BOOK 584, PAGE 18

BEARDSLEY CANAL

MWD 64' BEARDSLEY CANAL FEE TITLE
MCR NO. _____

SEE SHEET FP03

SEE SHEET FP03

SEE SHEET FP05

SEE SHEET FP05

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C6	240.00'	8°53'01"	37.21'
C30	25.00'	50°28'44"	22.03'
C31	25.00'	50°28'44"	22.03'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L7	S44°42'03"E	22.63'
L8	S00°17'57"W	3.31'
L9	S89°42'03"E	55.00'
L10	N00°17'57"E	3.31'
L11	N45°17'57"E	22.63'
L43	N44°37'30"W	22.63'
L44	S45°22'30"W	22.63'
L45	N45°22'30"E	22.63'
L46	S44°37'30"E	22.63'
L47	S44°39'46"E	22.62'
L48	N45°20'14"E	22.59'
L55	S45°20'14"W	14.15'
L56	S44°39'46"E	14.11'
L62	N48°30'46"W	18.00'
L63	S49°15'46"W	18.00'

SOUTH QUARTER CORNER
SECTION 21, T.3N., R.2W.
FOUND 3" MARICOPA COUNTY
BRASS CAP, STAMPED T3N R2W
1/4 S21 S28, RLS 29891,
DATED 2003, DOWN 1.0'±

NOTE:

- * ① SIGHT VISIBILITY TRIANGLE.
* FOR DETAIL SEE SHEET FP-02

LEGAL DESCRIPTION

A PORTION OF LAND BEING SITUATED WITHIN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3" MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP FLUSH ACCEPTED AS THE SOUTHEAST CORNER OF SAID SECTION 21 FROM WHICH A FOUND 3" MARICOPA COUNTY BRASS CAP ACCEPTED AS THE SOUTH QUARTER CORNER THEREOF BEARS NORTH 89°42'03" WEST, 2639.43 FEET;

THENCE NORTH 89°42'03" WEST, 1038.26 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE LEAVING SAID SOUTH LINE, NORTH 00°17'57" EAST, 70.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°42'03" WEST, 4.75 FEET ALONG A LINE WHICH IS 70.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE LEAVING SAID PARALLEL LINE, NORTH 44°42'03" WEST, 22.63 FEET;

THENCE NORTH 00°17'57" EAST, 3.09 FEET;

THENCE SOUTH 88°41'08" WEST, 55.02 FEET;

THENCE SOUTH 00°17'57" WEST, 3.54 FEET;

THENCE SOUTH 45°17'57" WEST, 22.63 FEET;

THENCE NORTH 89°42'03" WEST, 883.82 FEET ALONG A LINE WHICH IS 68.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE LEAVING SAID PARALLEL LINE, NORTH 44°42'03" WEST, 22.63 FEET;

THENCE NORTH 00°17'57" EAST, 3.31 FEET;

THENCE NORTH 89°42'03" WEST, 55.00 FEET;

THENCE SOUTH 00°17'57" WEST, 3.31 FEET;

THENCE SOUTH 45°17'57" WEST, 22.63 FEET;

THENCE NORTH 89°42'03" WEST, 399.51 FEET ALONG LAST SAID PARALLEL LINE;

THENCE LEAVING SAID PARALLEL LINE, NORTH 00°22'27" EAST, 1077.45 FEET ALONG A LINE WHICH IS 139.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER;

THENCE LEAVING SAID PARALLEL LINE, SOUTH 89°37'30" EAST, 35.11 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 55.00 FEET, THE CENTER OF WHICH BEARS SOUTH 65°28'38" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°11'37", AN ARC LENGTH OF 79.86 FEET TO A REVERSE CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 55.00 FEET;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°20'29", AND ARC LENGTH OF 16.65 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 89°37'30" EAST, 141.21 FEET;

THENCE NORTH 45°22'30" EAST, 22.63 FEET;

THENCE SOUTH 89°37'30" EAST, 65.00 FEET;

THENCE NORTH 00°22'30" EAST, 109.00 FEET;

THENCE SOUTH 89°37'30" EAST, 68.00 FEET;

THENCE NORTH 78°24'24" EAST, 56.83 FEET;

THENCE NORTH 61°57'11" EAST, 56.28 FEET;

THENCE NORTH 49°36'45" EAST, 375.93 FEET;

THENCE NORTH 53°45'49" EAST, 44.66 FEET;

THENCE SOUTH 85°34'17" EAST, 112.12 FEET;

THENCE NORTH 43°19'28" EAST, 20.69 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 550.00 FEET, THE CENTER OF WHICH BEARS NORTH 43°19'28" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°28'01", AN ARC LENGTH OF 138.87 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 19°08'18" EAST, 29.23 FEET;

THENCE SOUTH 23°54'28" WEST, 3.16 FEET;

THENCE SOUTH 66°05'32" EAST, 55.00 FEET;

THENCE NORTH 23°54'28" EAST, 3.16 FEET;

THENCE NORTH 66°57'14" EAST, 29.23 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 550.00 FEET, THE CENTER OF WHICH BEARS NORTH 18°57'30" EAST;

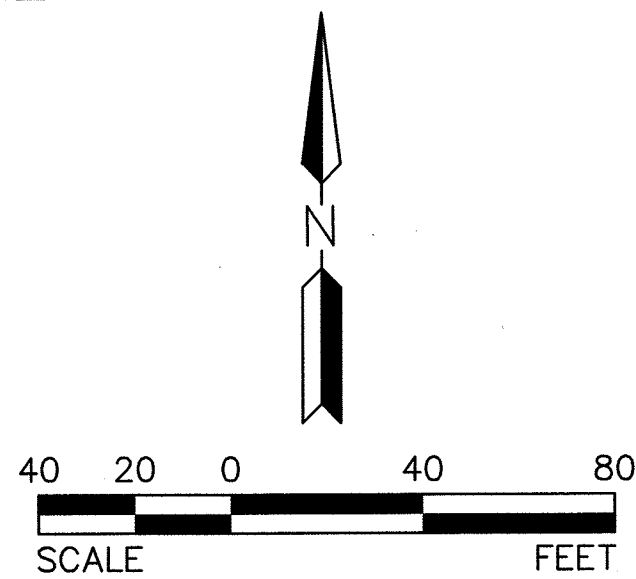
THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°36'13", AN ARC LENGTH OF 293.77 FEET TO A POINT OF TANGENCY;

THENCE NORTH 78°21'17" EAST, 3.76 FEET;

THENCE SOUTH 00°00'00" EAST, 965.90 FEET;

THENCE SOUTH 00°00'01" WEST, 443.44 FEET TO THE POINT OF BEGINNING.

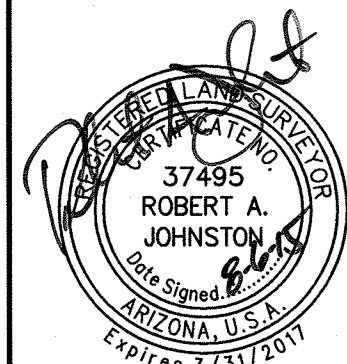
COUNTY RECORDER



HILGARTWILSON
ENGINEERS, PLANNERS, SURVEYORS & MANAGERS
2141 E. RICHLAND AVE., SUITE 205
PHOENIX, AZ 85016
PH 602.980.0535 / FAX 602.988.2436
www.hilgartwilson.com

ZANJERO TRAILS PHASE 2 - PARCEL 12C
NORTHEAST CORNER OF PEORIA AVENUE & BEARDSLEY CANAL

FINAL PLAT



PROJ.#	1078	REV.:
DATE:	AUG 2015	
SCALE:	1"=40'	
DRAWN:	JDL	
DESIGNED:	HW	
APPROVED:	RAJ	

DWG. NO.
FP06
SHT. 6 OF 6

ZANJERO TRAILS 2

PARCEL 12C
CACTUS ROAD & PERRYVILLE ROAD
SURPRISE, ARIZONA

LANDSCAPE PLANS

IRRIGATION SCHEDULE

SYMBOL	SPECIFICATION
	WATER METER - COORDINATE LOCATION AND INSTALLATION W/ OWNER'S REPRESENTATIVE.
	FEBCO 828YA REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY WITH GUARDSHACK ENCLOSURE. SEE DETAILS D' AND R', SHEET L37.
	*SCHEDULE 40 PVC. SEE DETAILS 'L' AND 'M', SHEET L37. SIZE AS PER PLAN.
	*PVC LATERAL (TURF) - CLASS 200 MIN. (ALL 1/2" PIPE TO BE CLASS 315). PIPE SIZE PER PLAN. SEE DETAIL 'L' & 'M', SHEET L37.
	*PVC LATERAL (TREES) - CLASS 200 MIN. (ALL 1/2" PIPE TO BE CLASS 315). SEE DETAILS 'L' AND 'M', SHEET L37. PROVIDE BOMSMITH ML-210 MULTI-OUTLET EMITTERS TO EACH TREE (3 PER 54" BOX TREE AND LARGER, 2 PER TREE FOR 24" BOX TO 48" BOX TREES, AND 1 PER 15 GALLON TREE). SEE DETAILS 'I' AND 'J', SHEET L37. EMITTERS TO TREES IN TURF AREAS SHALL BE BURIED IN PLASTIC BOXES. TOP OF BOXES TO BE FLUSH WITH FINISHED GRADE.
	*PVC LATERAL (SHRUBS) - CLASS 200 MIN. (ALL 1/2" PIPE TO BE CLASS 315). SEE DETAILS 'L' AND 'M', SHEET L37. PROVIDE BOMSMITH SL-210 SINGLE-OUTLET EMITTERS TO EACH SHRUB, VINE, AND GROUND COVER (1 PER PLANT). SEE DETAILS 'H' AND 'J', SHEET L37.
	NIBCO BRONZE GATE VALVE- SAME SIZE AS MAINLINE. SEE DETAIL 'A', SHEET L37.
	RAINBIRD XGZ - 100-PRF ELECTRIC REMOTE CONTROL DRIP VALVE ASSEMBLY. SIZE AS NOTED. SEE DETAIL 'C', SHEET L37.
	RAINBIRD PEB SERIES ELECTRIC REMOTE-CONTROL VALVE W/ PRS-D PRESSURE REGULATION UNIT. SIZE AS NOTED. SEE DETAIL 'B', SHEET L37.
	RAINBIRD PSI-M30X PRESSURE REGULATOR WITH RBY-100-200X IN-LINE WYE FILTER. SEE DETAIL 'C', SHEET L37.
	RAINBIRD 700S SERIES ROTOR POP-UP SPRINKLER AT 30 P.S.I. WITH THE FOLLOWING SPECIFICATIONS: 700S-S5-10 (PART CIRCLE) 700S-S5-20 (FULL CIRCLE) SEE DETAIL 'Q', SHEET L37.
	RAINBIRD 5500 SERIES ROTOR POP-UP SPRINKLER AT 30 P.S.I. WITH THE FOLLOWING SPECIFICATIONS: 550S-S5-4 (PART CIRCLE) 550S-S5-4 (FULL CIRCLE) SEE DETAIL 'Q', SHEET L37.
	SCHEDULE 40 PVC SLEEVE. SEE DETAIL 'P', SHEET L37 & DETAIL 'B', SHEET L38.
	2" SCHEDULE 40 PVC SLEEVE FOR CONTROL WIRE.
	FLUSH CAP (TYPICAL). SEE DETAIL 'N', SHEET L37.
	CONNECT TO OFF-SITE IRRIGATION MAINLINE- SEE OFF-SITE IRRIGATION PLANS
	CONTROLLER AND STATION. VALVE SIZE/ GALLONS PER MINUTE.
	RAINBIRD MODEL 44RC QUICK COUPLING VALVE W/ 44K VALVE KEY. SEE DETAIL 'G', SHEET L37.
	BASELINE SOIL MOISTURE SENSOR CONNECT TO CONTROLLER "A" PROVIDED WITHIN OFFSITE 12A PLANS; MODEL NUMBER: BL-5315B INSTALL PER MANUFACTURER RECOMMENDATIONS
* ALL PIPING TO BE PURPLE PVC; ALL MAINLINE PIPE PROPOSED TO BE ADJACENT / PARALLEL RIGHT-OF-WAY ARE TO BE LOCATED OUTSIDE OF RIGHT-OF-WAY.	

IRRIGATION NOTES

- ALL IRRIGATION TO UTILIZE AN AUTOMATIC CLOCK AS SPECIFIED. LOCATE POWER SOURCE IN THE FIELD.
- USE COMMON TRENCHES WHERE POSSIBLE.
- USE PEN-TITES AND SEALER FOR ALL LOW VOLTAGE WIRING WITH ELECTRICAL VALVES.
- ALL MAINLINE TO BE BURIED A MINIMUM OF 18" BELOW FINISH GRADE. ALL LATERALS TO BE BURIED A MINIMUM OF 12" BELOW FINISH GRADE.
- INSTALL ELECTRIC VALVES IN PLASTIC VALVE BOXES FLUSH WITH GRADE. VALVE BOX LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT.
- VACUUM BREAKER TO BE ASSEMBLED WITH ALL HARD COPPER PIPE AND FITTINGS. A UNION SHALL BE INSTALLED ON BOTH INLET AND OUTLET SIDES OF PIPE ABOVE GRADE.
- MAINTAIN IRRIGATION AS-BUILT'S AND TURN OVER TO OWNER PRIOR TO INSTALLATION ACCEPTANCE. AS-BUILT PLANS TO BE AVAILABLE FOR REVIEW AT THE TIME OF FINAL WALKTHRU.
- ALL IRRIGATION EQUIPMENT TO BE LOCATED IN LANDSCAPE AREAS. ALL LINES AND EQUIPMENT LOCATIONS ARE SCHEMATIC.
- IRRIGATION AND ELECTRICAL SLEEVES TO BE SCH. 40 PVC. ALL SLEEVES TO EXTEND AT LEAST 1' BEYOND CONCRETE STRUCTURES. ALLOW 4'-6" FROM END OF SLEEVES TO FIRST FITTING ON IRRIGATION LINE. ALL SLEEVES TO BE 24" BELOW GRADE AND/OR AS PER OWNER'S SPECIFICATIONS.
- LANDSCAPE CONTRACTOR RESPONSIBLE FOR ALL REQUIRED IRRIGATION SLEEVING. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR. VERIFY ANY EXISTING SLEEVES INSTALLED BY OTHER CONTRACTORS.
- LOCATE EMITTERS ON UPHILL SIDE OF PLANTS ON SLOPED PLANTING AREA OR PER APPROVE BY ARCHITECT OR OWNER'S REPRESENTATIVE.
- ALL PEA GRAVEL IN VALVE BOXES TO BE CLEANED FROM TOP OF VALVE SO THAT VALVE IS COMPLETELY VISIBLE. LIP OF VALVE BOX SHALL ALSO BE FREE OF DEBRIS.
- ALL MATERIAL USED SHALL BE INSTALLED AS PER PLAN AND AS PER MANUFACTURER'S SPECIFICATIONS. ANY DEVIATIONS FROM DRAWINGS OR MATERIALS USED SHALL BE APPROVED BY OWNER'S REPRESENTATIVE AND/OR ARCHITECT.
- LOCATE PRESSURE REGULATOR AND "Y" STRAINER IN VALVE BOX AS REQUIRED. REMOTE CONTROL VALVES TO BE LOCATED IN A SEPARATE, ADJACENT, VALVE BOX OR A JUMBO VALVE BOX MAY BE USED IN LIEU OF TWO SEPARATE BOXES. ALL BOXES TO BE LOCATED IN PLANTING AREAS AND INSTALLED FLUSH W/ GRADE.
- ALL DRIP SYSTEMS TO BE FLUSHED THROUGH FLUSH CAPS. FLUSH CAPS TO BE LOCATED IN 10" ROUND ECONOMY BOXES. (SEE NOTE #1).
- ALL PLANTS REQUIRED MORE THAN ONE DRIP EMITTERS SHALL HAVE EMITTERS DISTRIBUTED EVENLY AROUND THE EDGE OF THE ROOTBALL.
- PRIOR TO OWNER'S APPROVAL, AN IRRIGATION "TUNE-UP" MUST BE PERFORMED AS FOLLOWS:
 - ALL IRRIGATION EQUIPMENT (INCLUDING ALL PIPLINES AND SLEEVES) TO BE DOCUMENTED FROM TWO STATIONARY POINTS.
 - ALL DRIP SYSTEMS TO BE FLUSHED BEGINNING WITH "Y" STRAINER, AND WORKING AWAY FROM PRESSURE REGULATOR.
 - IRRIGATION VALVES TO BE LABELED ON A SHEET OF PAPER WITH STATIONS CORRESPONDING TO MARKED LABELS ON TOP OF VALVED BOXES. THIS SHEET TO BE PLACED IN A PLASTIC POUCH AND ATTACHED TO THE INSIDE OF CONTROLLER.
 - ALL IRRIGATION SPRAY HEADS ARE TO BE FLUSHED OF DEBRIS AND FLOW CONTROLS ADJUSTED IN ORDER TO ACHIEVE 100% COVERAGE. AVOID SPRAY INTO ALL STREETS, CURBS, SIDEWALKS OR OTHER HARDSCAPE AREA OR STRUCTURE.
 - ALL IRRIGATION HEADS TO BE ADJUSTED TO PROPER HEIGHT. 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. IRRIGATION PLAN IS SCHEMATIC. ACTUAL BACKFLOW PREVENTOR LOCATION TO BE SCREENED FROM VIEW BY PLANT MATERIAL. REFER TO PLANTING PLAN FOR SCREENING.
- CONTROLLER WIRE SHALL BE A DIFFERENT COLOR FOR TREE LINES AND DRIP LINES. AT LEAST ONE EXTRA CONTROL WIRE TO BE RUN TO THE FARTHEST VALVE LOCATION OF THE SYSTEM. ALL IRRIGATION LINES ARE SCHEMATIC. THE CONTRACTOR IS RESPONSIBLE FOR RUNNING IRRIGATION LINES TO ALL TREES, SHRUBS, AND GROUND COVER ON THE PROJECT. ALL IRRIGATION EQUIPMENT SHALL BE LOCATED IN LANDSCAPE AREAS AND WITHIN THE LIMITS OF WORK.
- IRRIGATION LINES SHALL RUN PARALLEL TO THE HIGH SIDE OF SLOPES WHEREVER POSSIBLE.
- TREES ARE TO BE VALVED SEPARATELY FROM SHRUBS AND GROUND COVER.
- CONTRACTOR IS RESPONSIBLE FOR SUPPLYING AND INSTALLING ALL SLEEVING NECESSARY TO RUN IRRIGATION LINES AND CONTROL WIRE UNDER ANY REQUIRED HARDSCAPE AREAS, WALLS, ETC.
- CONTRACTOR TO PROVIDE EMITTERS OR BUBBLERS (PALM TREES) TO ALL TREES IN TURF AREAS. EMITTERS TO TREES IN TURF AREAS SHALL BE BURIED IN PLASTIC BOXES. TOP OF BOXES TO BE FLUSH W/ GRADE.

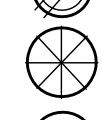
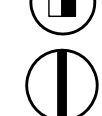
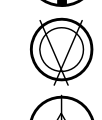
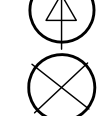
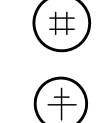
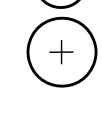
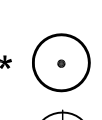
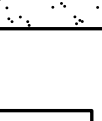
SPECIAL NOTES:

- INSTALL TREE ROOT BARRIERS WHEN TREES ARE LOCATED WITHIN 10' OF SIDEWALKS, CURBING, OR PAVEMENT PER DETAIL 'K', SHEET L26.
- SEE OFFSITE IRRIGATION PLANS FOR IRRIGATION CONTROLLER LOCATIONS.

LANDSCAPE NOTES

- PROVIDE LANDSCAPE ARCHITECT A SAMPLE OF DECOMPOSED GRANITE FOR APPROVAL PRIOR TO DELIVERY TO THE SITE.
- PREPARED BACKFILL FOR PLANTING FITS SHALL BE FOUR (4) PARTS NATIVE SOIL TO ONE (1) PART NITROGEN STABILIZED MULCH. MIX MULCH AND SOIL BACKFILL THOROUGHLY TO CREATE BACKFILL PRIOR TO PLACING PLANT IN PIT.
- 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.
- PLANT TABLETS TO BE AGRIFORM 21 GRAM, 20-10-5 FERTILIZER TABLETS.
- CONTRACTORS RESPONSIBILITY TO FIELD ESTIMATE GRANITE QUANTITIES. AT TIME OF BIDDING, INDICATE UNIT PRICE ONLY.
- ALL PLANTS MUST BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- PLANT QUANTITIES ON THE PLANT LIST ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR. PLANS TAKE THE PRECEDENCE.
- LANDSCAPE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES FOR PROTECTION PRIOR TO CONSTRUCTION. CONTACT BLUE STAKE AT 602-263-1100.
- PRIOR TO BIDDING, THE LANDSCAPE CONTRACTOR IS ENCOURAGED TO MEET WITH THE CONSTRUCTION SUPERINTENDENT AND WALK THE SITE TO DETERMINE THE FULL EXTENT OF DEMOLITION WORK REQUIRED.
- THE LANDSCAPE CONTRACTOR SHALL WARRANT THE WORK FOR A PERIOD OF ONE (1) YEAR.
- CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION AND/OR OWNER'S REPRESENTATIVE.
- BEFORE WORK BEGINS ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE ARCHITECT AND/OR OWNER'S REPRESENTATIVE.
- THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
- THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE INSPECTED PRIOR TO INSTALLATION.
- UNLESS OTHERWISE NOTED ON PLANS, DECOMPOSED GRANITE SHALL EXTEND UNDER SHRUBS, AND RAKED UNIFORMLY ALONG WALLS, SIDEWALKS AND CURBS.
- SEE ENGINEERING OR ARCHITECTURAL DRAWINGS FOR DRAINAGE FLOWS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED AND ARE NOT IMPAIRED WITH OBSTRUCTIONS.
- DOUBLE STAKE ALL TREES OUTSIDE ROOTBALL.
- LANDSCAPE CONTRACTOR TO PROVIDE BARRICADES ALONG PUBLIC STREETS IF REQUIRED DURING INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE TO BE RE-INSPECTED DURING FINAL WALK THROUGH, AND DAMAGED AREAS TO BE REPAIRED AT CONTRACTORS EXPENSE.
- PLANTS TO BE LOCATED AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES AND LIGHT FIXTURES AS NECESSARY.
- LANDSCAPE CONTRACTOR TO CONTACT ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF FREE-EMERGENT FOR VERIFICATION. (MINIMUM 2 APPLICATIONS REQUIRED)
- ALL EXISTING TREES AND SHRUBS IN RIGHT-OF-WAY, AND DESIGNATED TO REMAIN THAT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN KIND BY THE CONTRACTOR. CONTACT THE PARKS, RECREATION, & LIBRARY DEPARTMENT PRIOR TO ANY RIGHT-OF-WAY PLANT RE-LOCATIONS.
- EXISTING TREES IN THE RIGHT-OF-WAY AND IN THE LANDSCAPE ADJACENT TO THE RIGHT-OF-WAY WILL BE PROTECTED IN PLACE OR SALVAGED OR REPLACED WITH LIKE SIZE AND SPECIES OF TREE. EXISTING TREES AND PLANT MATERIAL LOCATED IN PROPOSED RETENTION BASINS WILL BE HANDLED IN THE SAME MANNER.
- SIGHT VISIBILITY TRIANGLES ARE TO BE 30' FOR LOCAL STREETS AND 40' FOR MAJOR ARTERIALS.

PLANT LEGEND

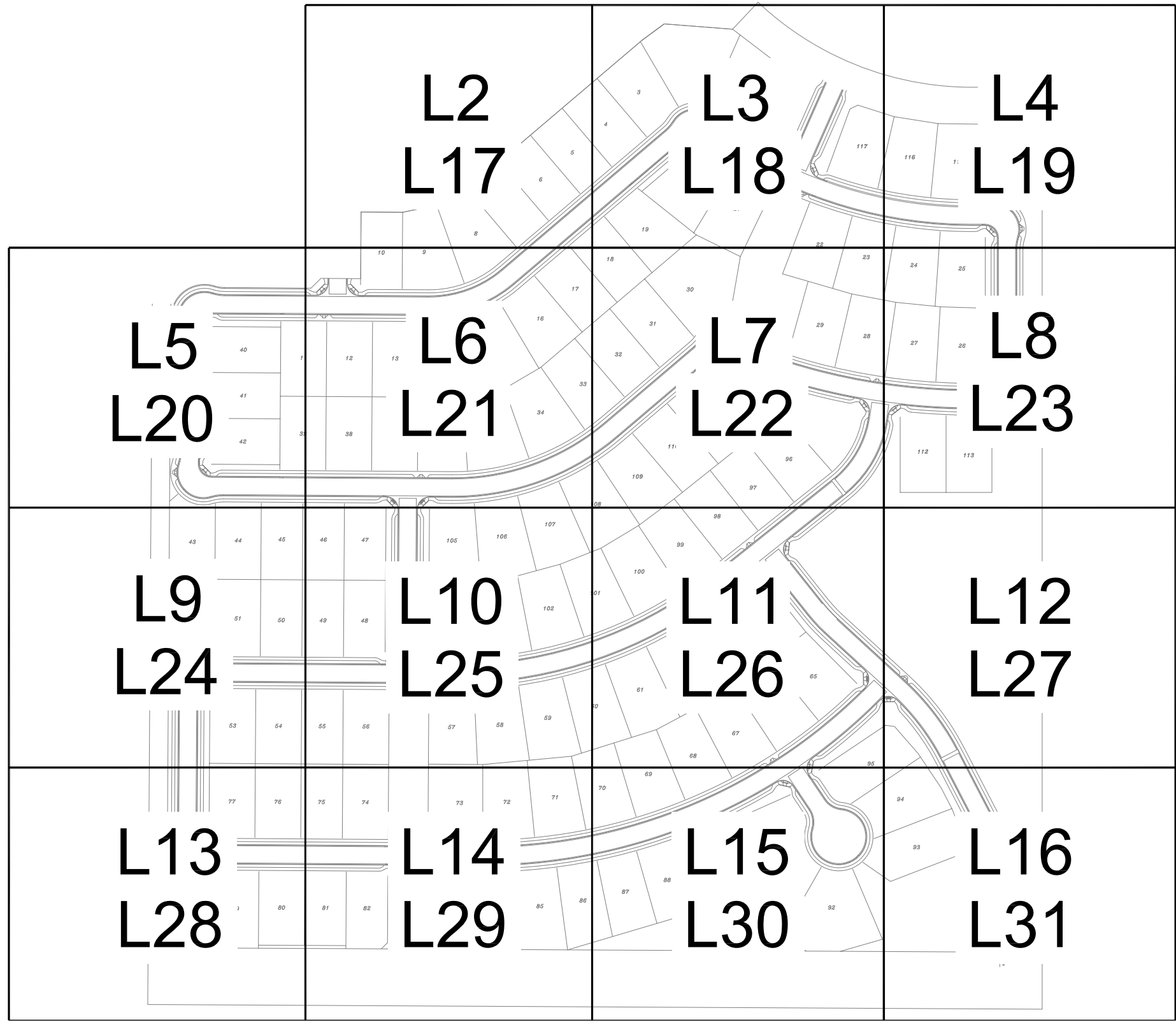
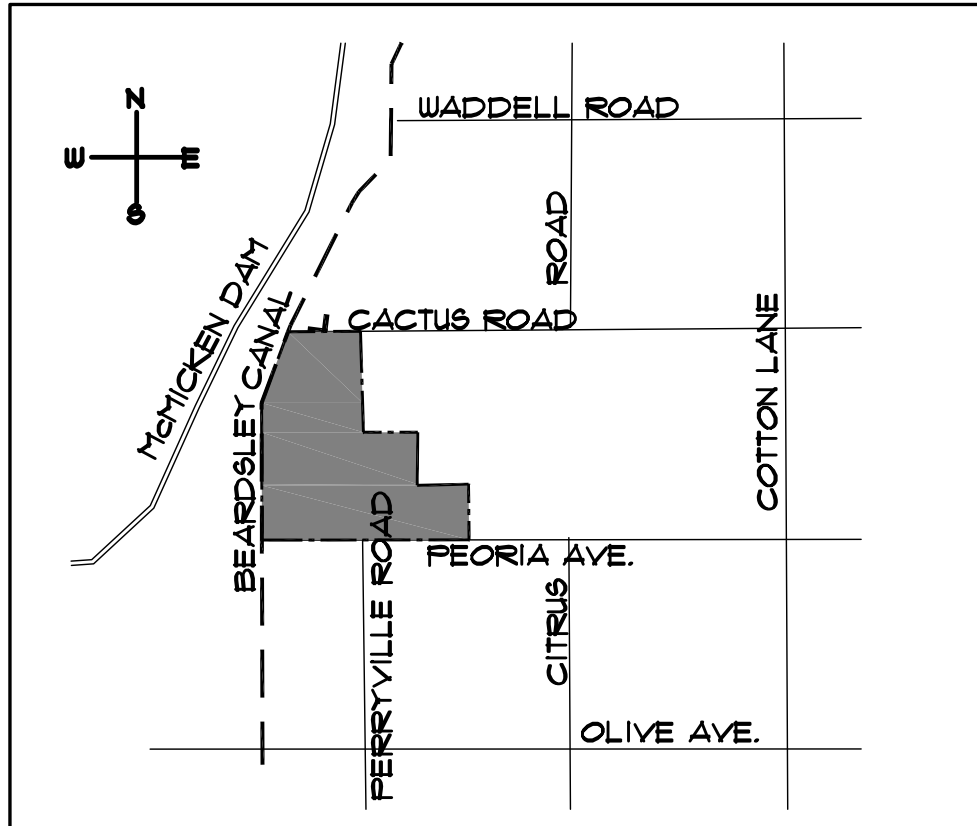
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
TREES					
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	22	24" BOX	STANDARD TRUNK DENSE CANOPY
	PARKINSONIA 'HYBRID'	THORNLESS PALO VERDE	86	24" BOX	MULTI TRUNK SPREADING CANOPY
	PARKINSONIA PRAECOX	PALO BREA	19	24" BOX	MULTI TRUNK SPREADING CANOPY
	PROSOPIS GLANDULOSA 'MAYERICK'	HONEY MESQUITE	80	24" BOX	MULTI TRUNK SPREADING CANOPY
	ACACIA ANEURA	MULGA TREE	13	24" BOX	MULTI TRUNK SPREADING CANOPY
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK	151	24" BOX	STANDARD TRUNK DENSE CANOPY
	SALVAGE TREE - SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.				
SHRUBS/ACCENTS					
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE	178	5 GAL.	AS PER PLAN
	MUHLENBERGIA RIGENS	DEER GRASS	407	5 GAL.	AS PER PLAN
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA	386	5 GAL.	AS PER PLAN
	CASSIA NEMOPHILA	GREEN CASSIA	142	5 GAL.	AS PER PLAN
	EREMOPHILA SPECIES	VALENTINE	406	5 GAL.	AS PER PLAN
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE	205	5 GAL.	AS PER PLAN
	DASYLIRION WHEELERI	DESERT SPOON	156	5 GAL.	AS PER PLAN
	CAESALPINIA PULCHERRIMA	RED BIRD-OF-PARADISE	291	5 GAL.	AS PER PLAN
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'	312	5 GAL.	AS PER PLAN
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA	31	5 GAL.	AS PER PLAN
	RUELLIA PENINSULARIS	BAJA RUELLIA	663	5 GAL.	AS PER PLAN
GROUND COVER					
	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA	666	1 GAL.	AS PER PLAN
	LANTANA CAMARA 'NEW RED'	NEW RED LANTANA	281	1 GAL.	AS PER PLAN
	ACACIA REDOLENS	DESERT CARPET ACACIA	348	1 GAL.	AS PER PLAN
	TURF - MIDIRON SOD: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.			88,961 SF	
	DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD.			281,596 SF	
	CONCRETE HEADER- SEE DETAIL 'G' SHEET L36.				
* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.					



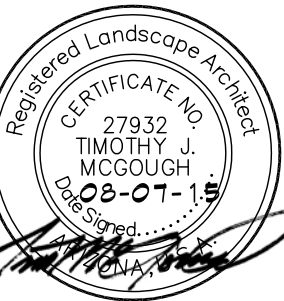
SHEET INDEX

SHEET #	SHEET DESCRIPTION
L1	COVER SHEET
L2-L16	LANDSCAPE PLAN
L17-L31	IRRIGATION PLAN
L32	WALL PLAN
L33-L35	HARDSCAPE DETAILS
L36	LANDSCAPE DETAILS
L37-L38	IRRIGATION DETAILS

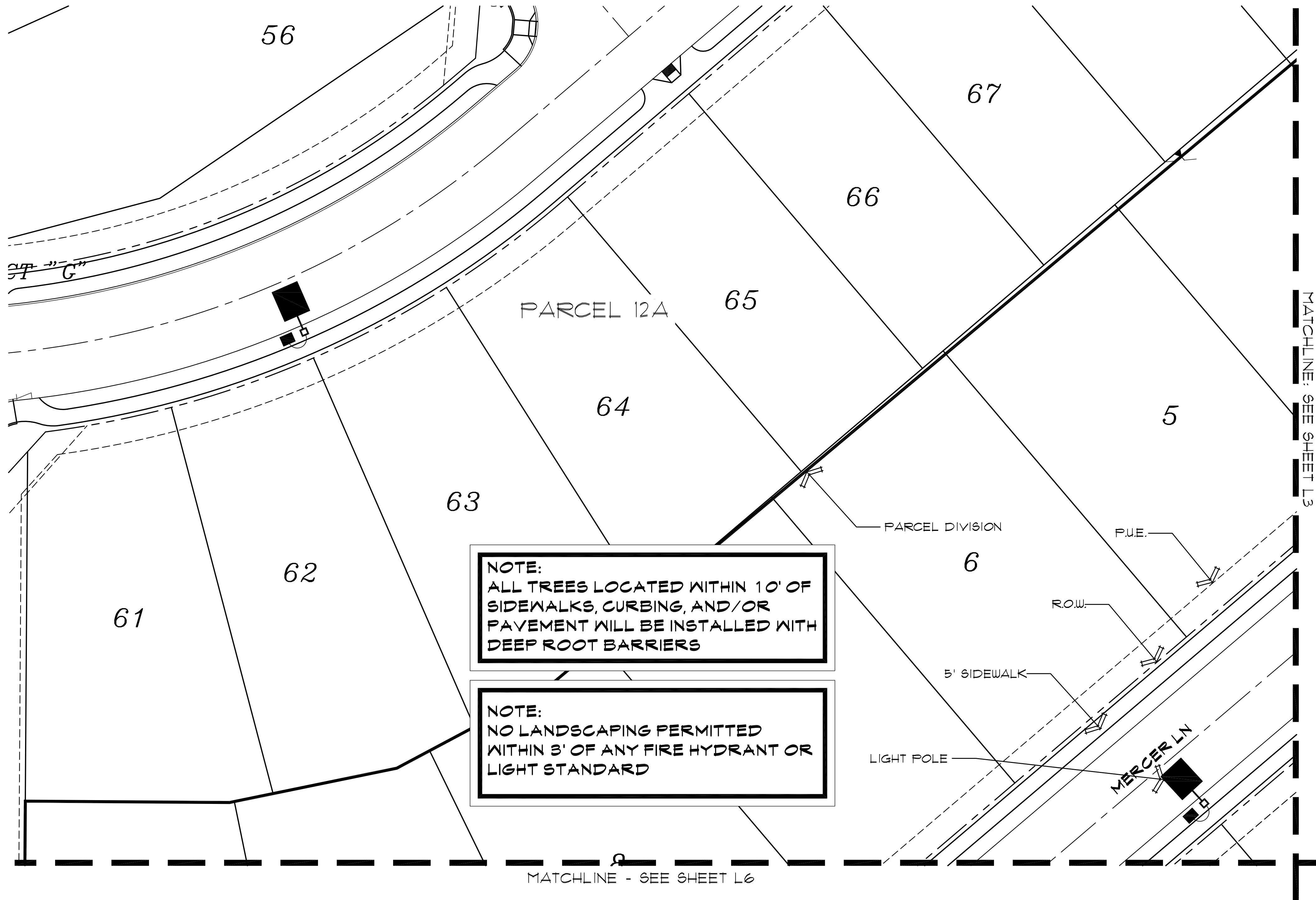
VICINITY MAP



11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028
602-997-9093
602-997-9031 fax



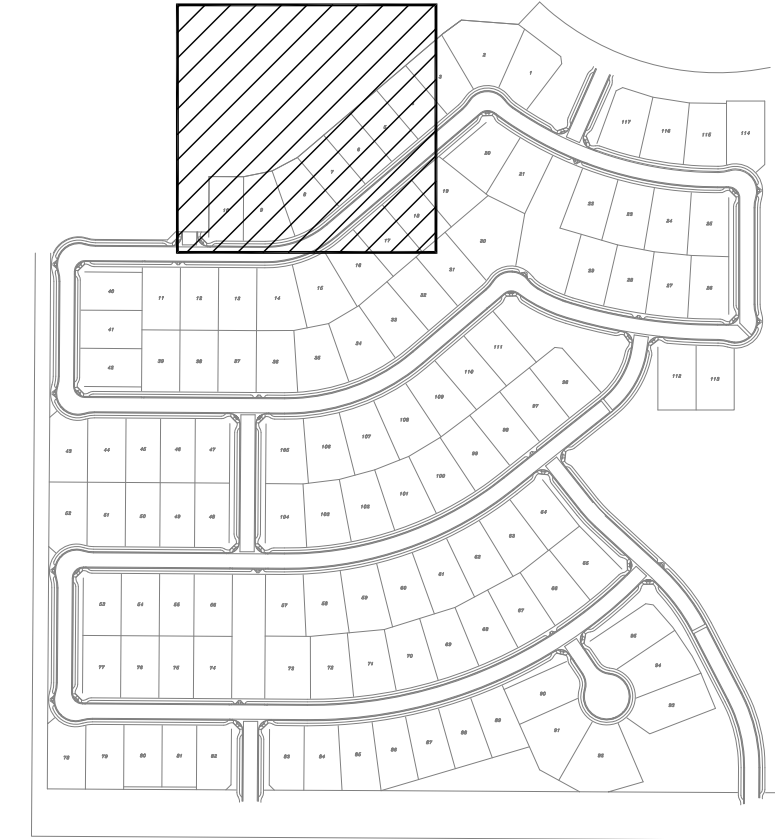
L-1



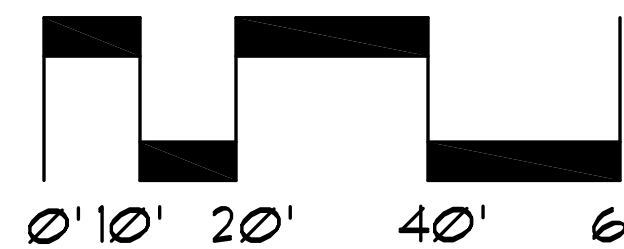
PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	ACACIA STENOPHYLLA	SHOESTRING ACACIA
	PARKINSONIA 'HYBRID'	THORNLESS PALO VERDE
	PARKINSONIA PRAECOX	PALO BREA
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
	ACACIA ANURA	MULGA TREE
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	SALVAGE TREE- SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.	
SHRUBS/ACCENTS		
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
	MUHLENBERGIA RIGENS	DEER GRASS
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE
	DASYLIRION WHEELERI	DESERT SPOON
	CAESALPINIA PULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENINSULARIS	BAJA RUELLIA
GROUND COVER		
	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
	LANTANA CAMARA 'NEW RED'	NEW RED LANTANA
	ACACIA REDOLENS	DESERT CARPET ACACIA
	TURF - MIDIRON SOD: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.	
	DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD.	
	CONCRETE HEADER- SEE DETAIL 'G' SHEET L36.	
* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.		

KEY MAP - NTS



SCALE: 1"=20'-0"

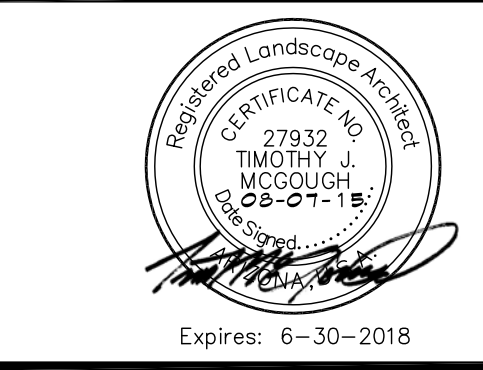


The McGough Group

*Landscape Architecture
Urban Design Site Imaging
Parks and Recreation*

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona 85028

602-997-9093
602-997-9031 fax



PLANTING PLAN

ZANJERO TRAILS - PHASE II

PARCEL 12C

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

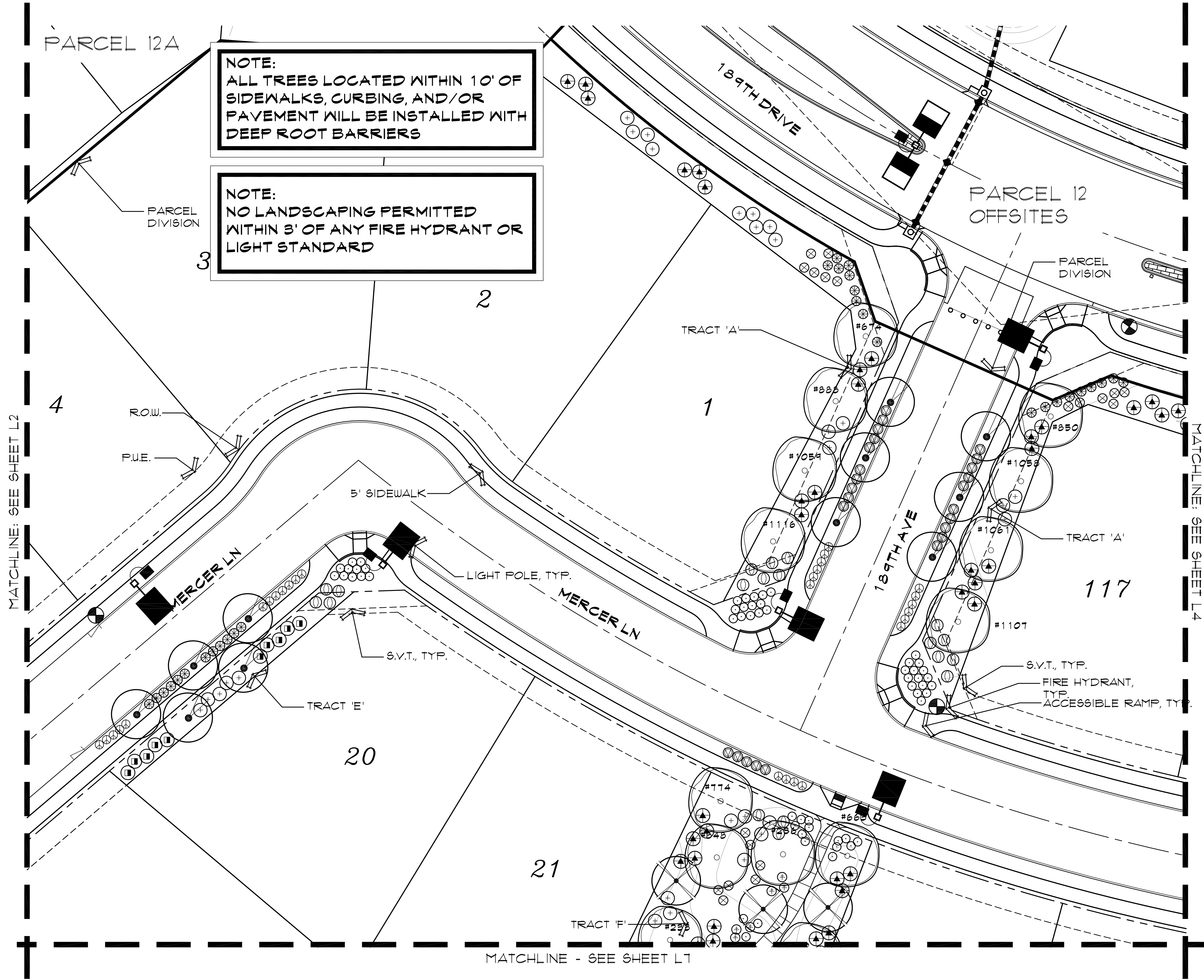
PREPARED FOR: JEN ARIZONA 7, LLC

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.	12-47
DATE:	08-07-15
DRAWN BY:	TF - SP-KC
CHECKED BY:	TM

REVISIONS:	



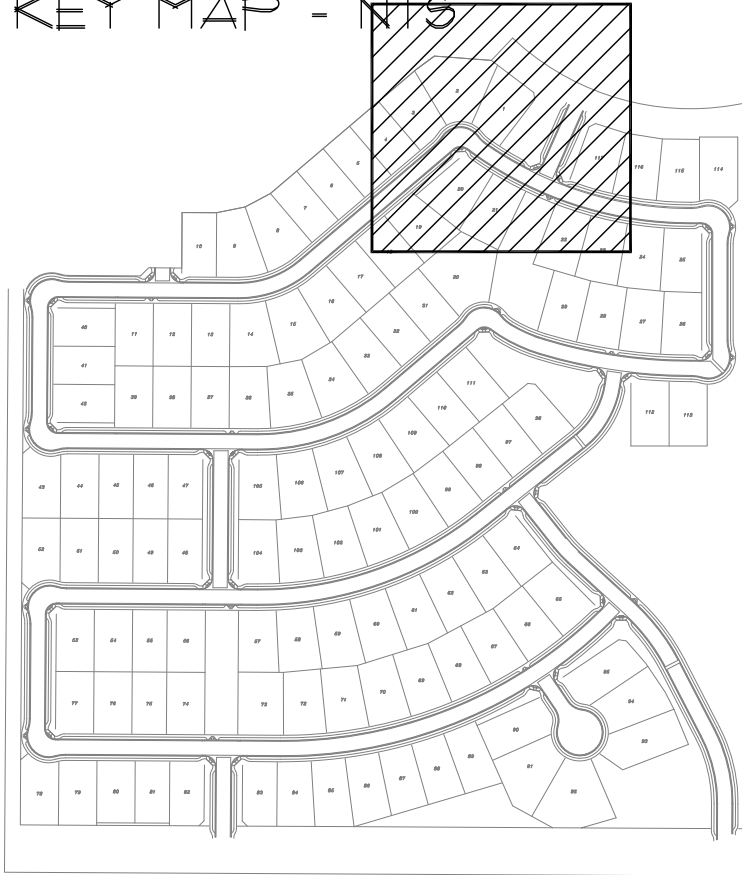
NOTE:
ALL TREES LOCATED WITHIN 10' OF
SIDEWALKS, CURBING, AND/OR
PAVEMENT WILL BE INSTALLED WITH
DEEP ROOT BARRIERS

NOTE:
NO LANDSCAPING PERMITTED
WITHIN 3' OF ANY FIRE HYDRANT OR
LIGHT STANDARD

PLANT LEGEND

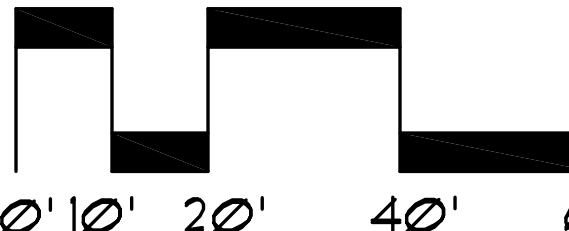
SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	ACACIA STENOPHYLLA	SHOESTRING ACACIA
	PARKINSONIA 'HYBRID'	THORNLESS PALO VERDE
	PARKINSONIA PRAECOX	PALO BREA
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
	ACACIA ANURA	MULGA TREE
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	SALVAGE TREE - SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.	
SHRUBS/ACCENTS		
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
	MUHLENBERGIA RIGENS	DEER GRASS
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE
	DASYLIRION WHEELERI	DESERT SPOON
	CAESALPINIA FULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENINSULARIS	BAJA RUELLIA
GROUND COVER		
*	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
*	LANTANA CAMARA 'NEW RED'	NEW RED LANTANA
*	ACACIA REDOLENS	DESERT CARPET ACACIA
	TURF - MIDIRON SOD: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.	
	DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD.	
	CONCRETE HEADER- SEE DETAIL 'G' SHEET L36.	
* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.		

KEY MAP - NTS



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

SCALE: 1"=20'-0"



McGough Group
Landscape Architecture
Urban Design Site Imaging
Parks and Recreation
11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028
602-937-9093
602-937-9031 fax

PLANTING PLAN
ZANJERO TRAILS - PHASE II
PARCEL 12C
INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA
PREPARED FOR: JEN ARIZONA 7, LLC

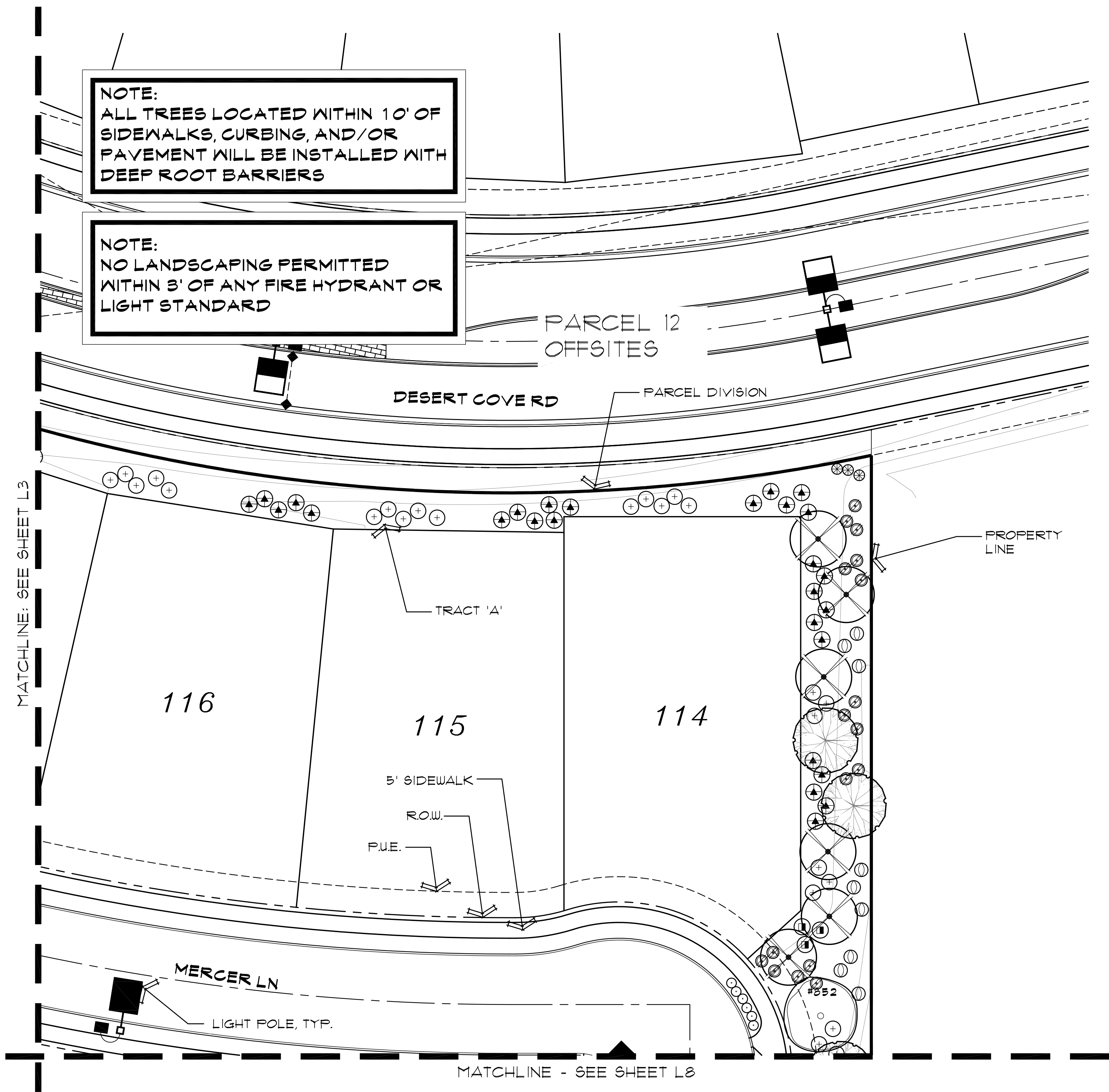
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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. 12-47
DATE: 08-07-15
DRAWN BY: TF - SP-KC
CHECKED BY: TM

REVISIONS:

SHEET NO.
L-3
3 OF 38

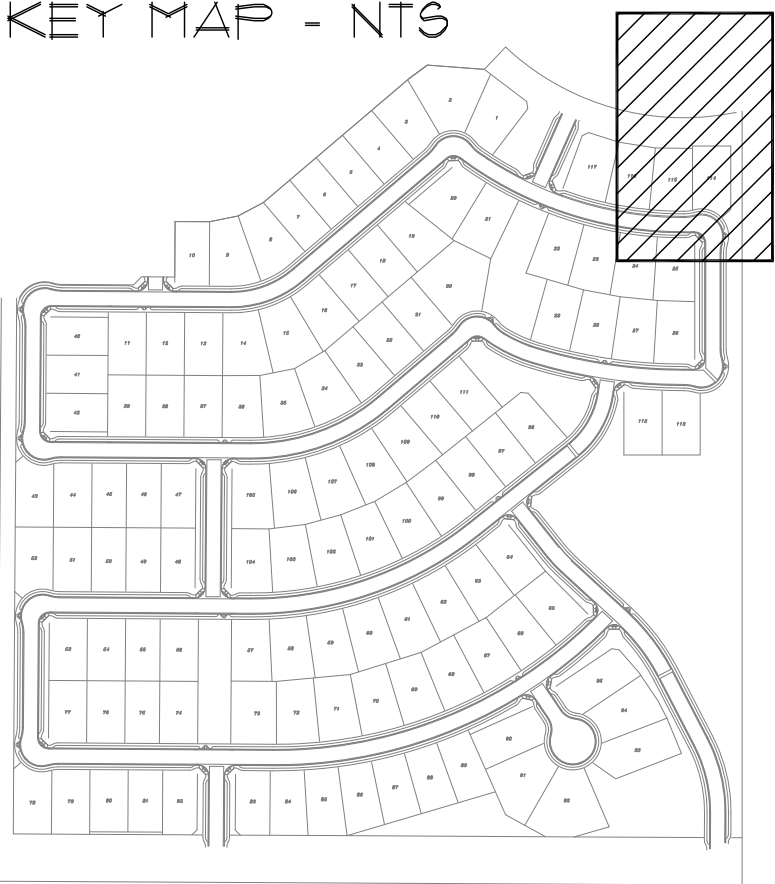


PLANT LEGEND

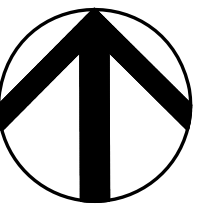
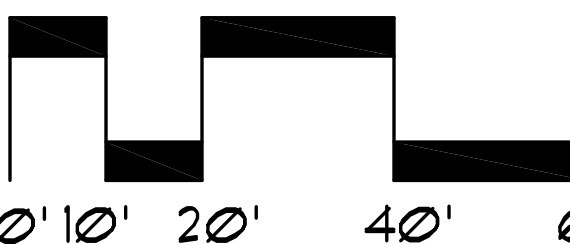
SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	ACACIA STENOPHYLLA	SHOESTRING ACACIA
	PARKINSONIA 'HYBRID'	THORNLESS PALO VERDE
	PARKINSONIA PRAECOX	PALO BREA
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
	ACACIA ANURA	MULGA TREE
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	SALVAGE TREE- SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.	
SHRUBS/ACCENTS		
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
	MUHLENBERGIA RIGENS	DEER GRASS
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE
	DASYLIRION WHEELERI	DESERT SPOON
	CAESALPINIA FULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENINSULARIS	BAJA RUELLIA
GROUND COVER		
*	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
*	LANTANA CAMARA 'NEW RED'	NEW RED LANTANA
*	ACACIA REDOLENS	DESERT CARPET ACACIA
TURF - MIDIRON SOD: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.		
DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD.		
CONCRETE HEADER- SEE DETAIL 'G' SHEET L36.		

* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.

KEY MAP - NT5



SCALE: 1"=20'-0"



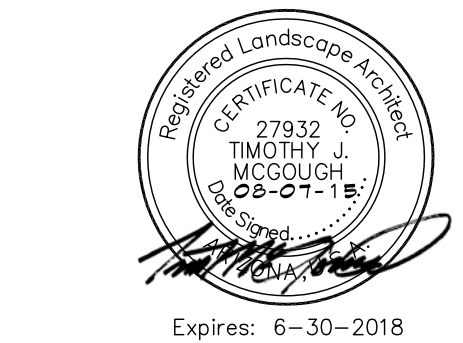


The McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax



PLANTING PLAN
ZANJERO TRAILS - PHASE II
PARCEL 12C

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

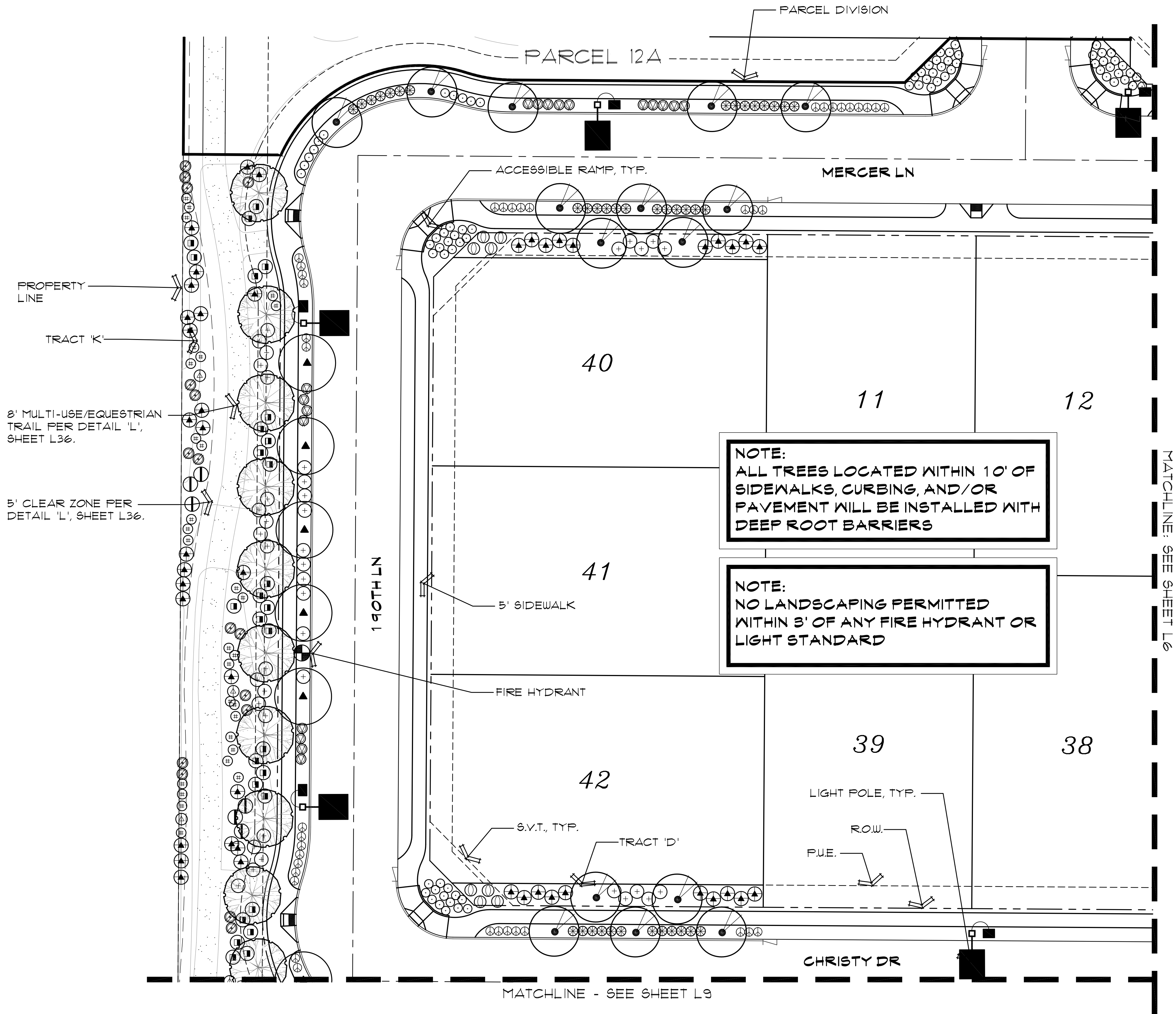
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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. 12-47
DATE: 08-07-15
DRAWN BY: TF - SP-KC
CHECKED BY: TM

REVISIONS:

SHEET NO.
L-4

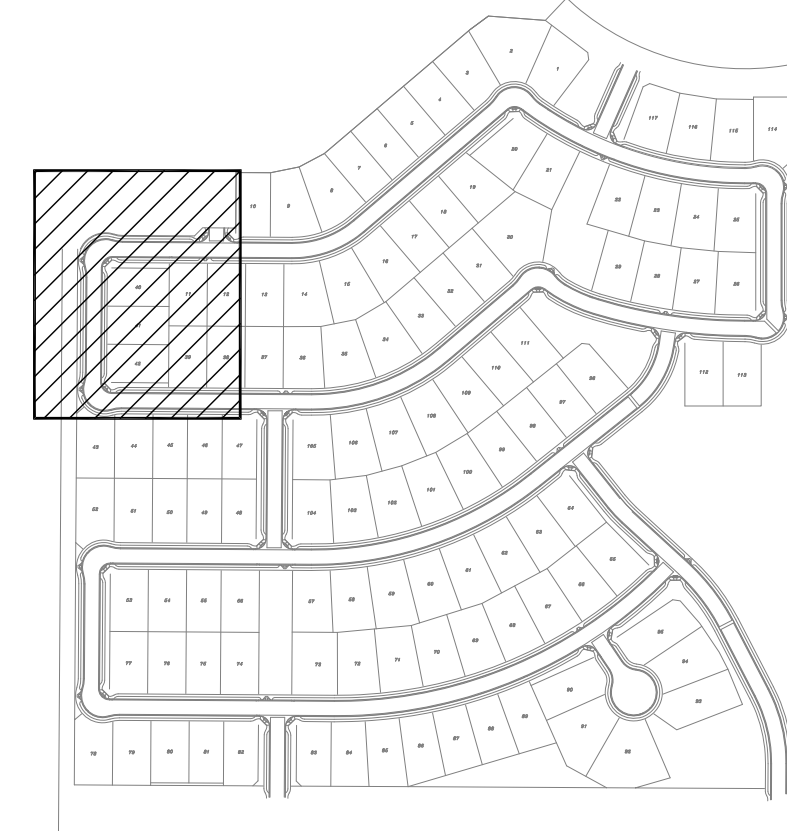


PLANT LEGEND

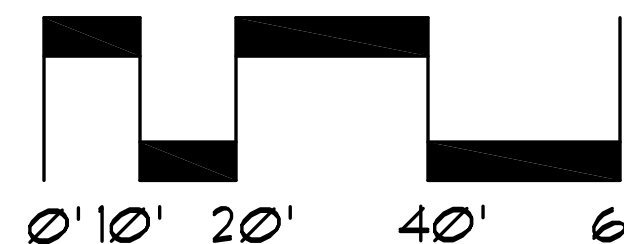
SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	ACACIA STENOPHYLLA	SHOESTRING ACACIA
	PARKINSONIA 'HYBRID'	THORNTLESS PALO VERDE
	PARKINSONIA PRAECOX	PALO BREA
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
	ACACIA ANUERA	MULGA TREE
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	SALVAGE TREE- SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.	
SHRUBS/ACCENTS		
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
	MUHLENBERGIA RIGENS	DEER GRASS
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE
	DASYLIRION WHEELERI	DESERT SPOON
	CAESALPINIA PULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENINSULARIS	BAJA RUELLIA
GROUND COVER		
	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
	LANTANA CAMARA 'NEW RED'	NEW RED LANTANA
	ACACIA REDOLENS	DESERT CARPET ACACIA
TURF - MIDIRON SOD: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.		
DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD.		
CONCRETE HEADER- SEE DETAIL 'G' SHEET L36.		

* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.

KEY MAP - NT5



SCALE: 1"=20'-0"



The McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-937-9093
602-937-9031 fax



PLANTING PLAN
ZANJERO TRAILS - PHASE II
PARCEL 12C

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

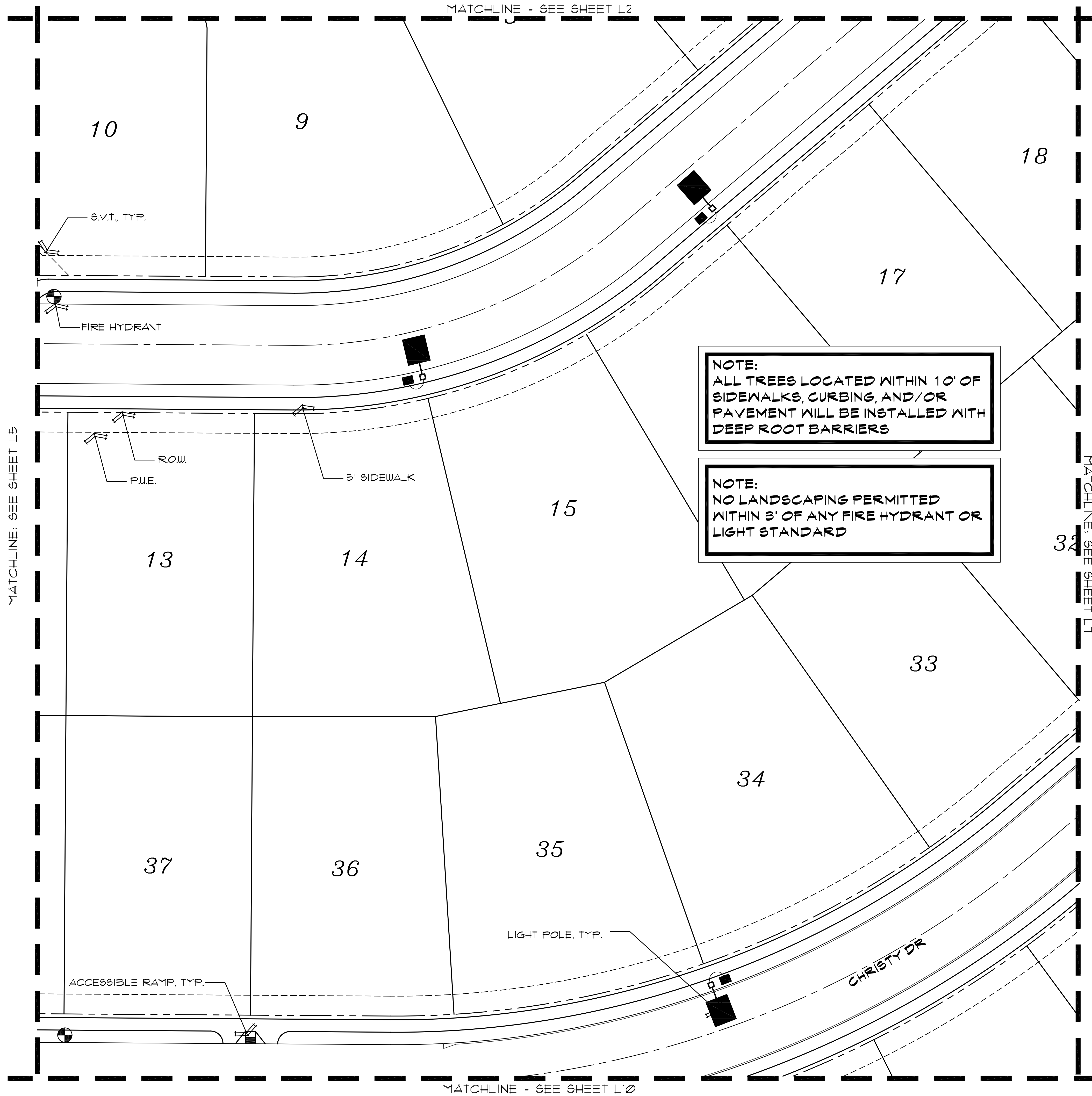
PREPARED FOR: JEN ARIZONA 7, LLC

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.	12-47
DATE:	08-07-15
DRAWN BY:	TF - SP-KC
CHECKED BY:	TM

REVISIONS:	



PLANT LEGEND

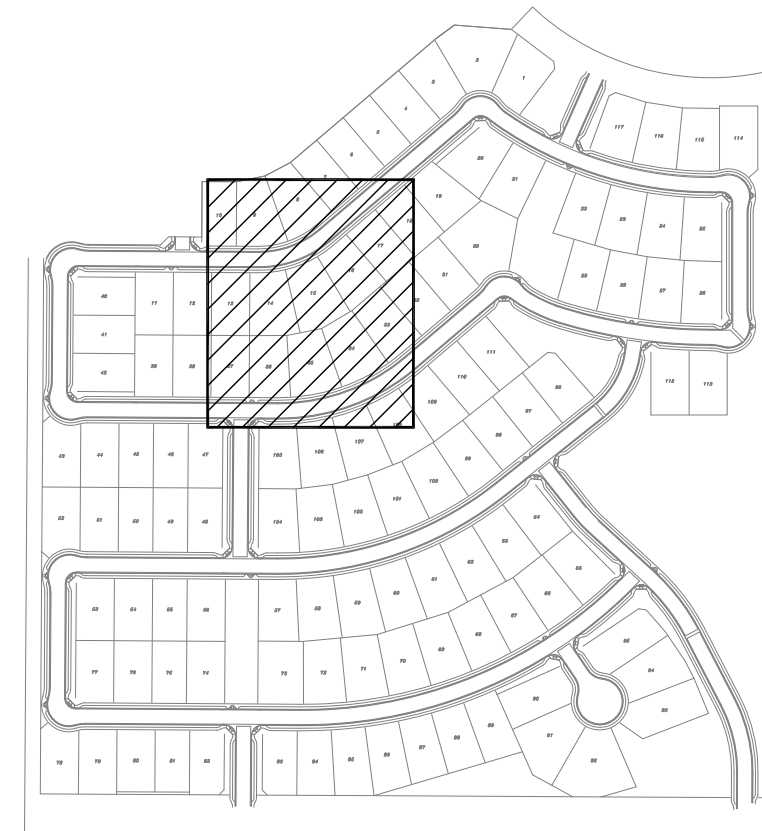
SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	ACACIA STENOPHYLLA	SHOESTRING ACACIA
	PARKINSONIA 'HYBRID'	THORNLESS PALO VERDE
	PARKINSONIA PRAECOX	PALO BREA
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
	ACACIA ANURA	MULGA TREE
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	SALVAGE TREE - SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.	
SHRUBS/ACCENTS		
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
	MUHLENBERGIA RIGENS	DEER GRASS
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE
	DASYLIRION WHEELERI	DESERT SPOON
	CAESALPINIA PULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENINSULARIS	BAJA RUELLIA
GROUND COVER		
	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
	LANTANA CAMARA 'NEW RED'	NEW RED LANTANA
	ACACIA REDOLENS	DESERT CARPET ACACIA
TURF - MIDIRON 80D: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.		
DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD.		
CONCRETE HEADER- SEE DETAIL 'G' SHEET L36.		

NOTE:
ALL TREES LOCATED WITHIN 10' OF
SIDEWALKS, CURBING, AND/OR
PAVEMENT WILL BE INSTALLED WITH
DEEP ROOT BARRIERS

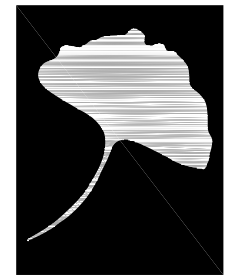
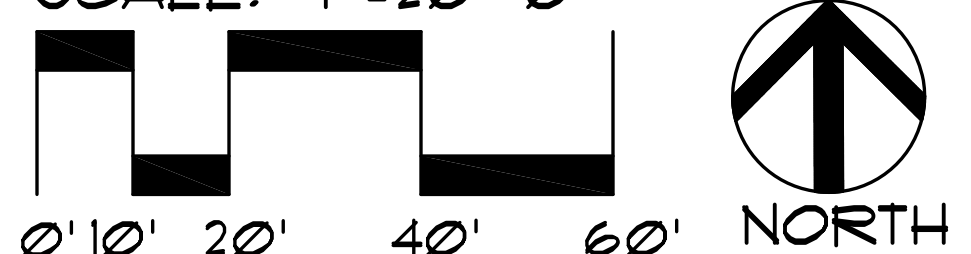
NOTE:
NO LANDSCAPING PERMITTED
WITHIN 3' OF ANY FIRE HYDRANT OR
LIGHT STANDARD

* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT
HAVE A MATURE HEIGHT OVER 2 FEET.

KEY MAP - NT5



SCALE: 1"=20'-0"

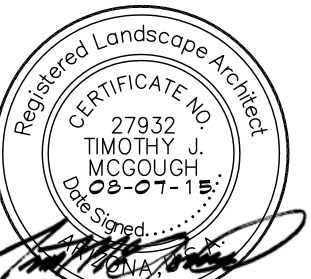


The McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-937-9093
602-937-9031 fax



PLANTING PLAN
ZANJERO TRAILS - PHASE II
PARCEL 12C

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA T, LLC

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. 12-47
DATE: 08-07-15
DRAWN BY: TF - SP-KC
CHECKED BY: TM

REVISIONS:

SHEET NO.
L-6



0 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

Expires: 6-30-2018

SECTION 21, TOWNSHIP 3N,, RANGE 2W

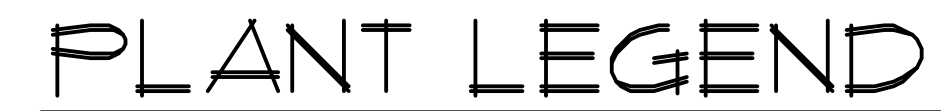
PREPARED FOR: JEN ARIZONA 7, LLC

These drawings shall not be used on other projects or for additions to this project except by written agreement from the landscape architect.

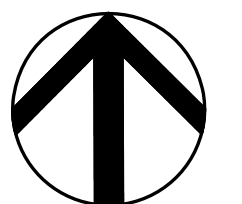
REVISIONS: _____

SHEET NO. **L-7**

7 OF 38



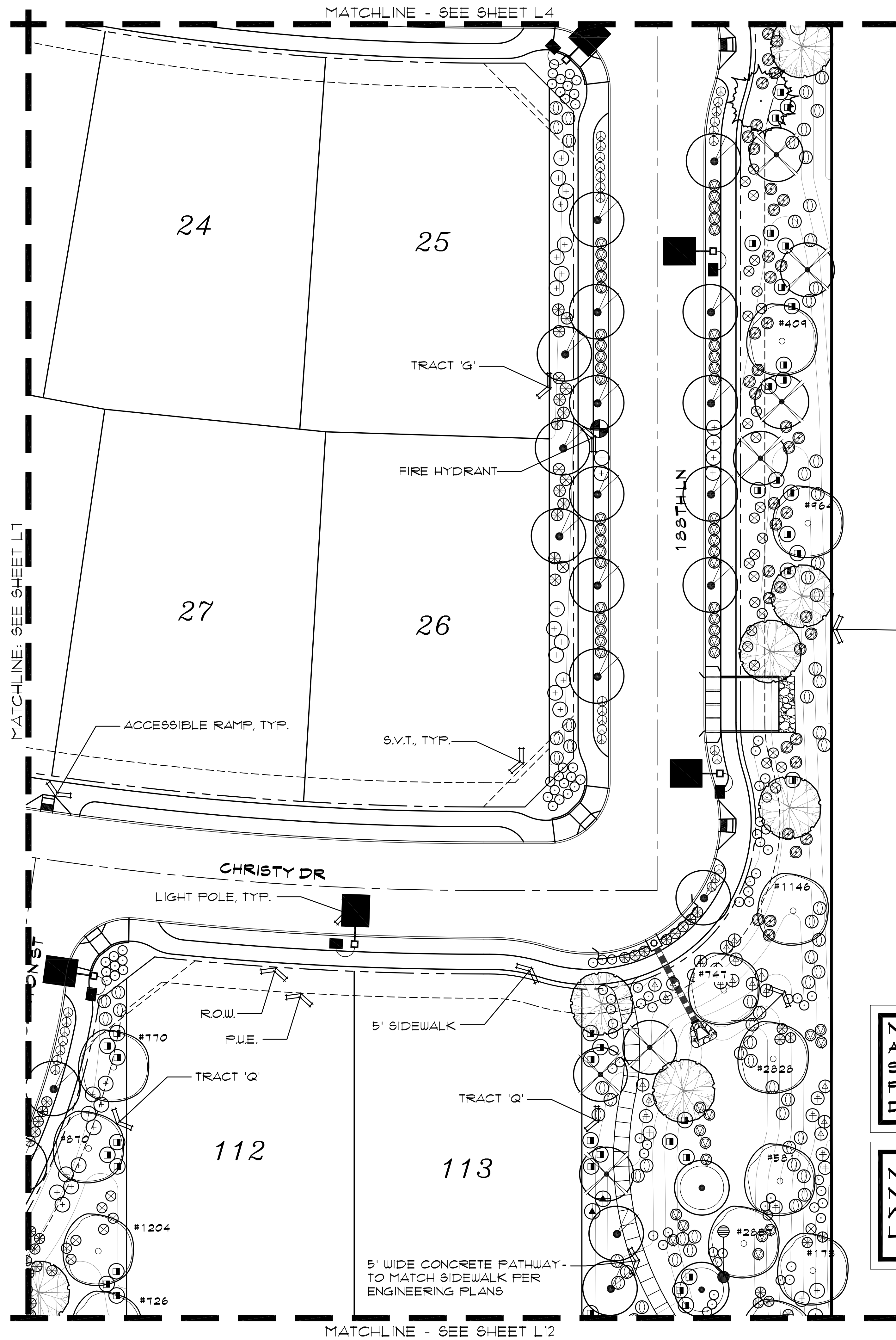
* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.



NORTH

**NOTE:
NO LANDSCAPING PERMITTED
WITHIN 3' OF ANY FIRE HYDRANT OR
LIGHT STANDARD**

**CALL TWO WORKING DAYS
BEFORE YOU DIG**
(602) 263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

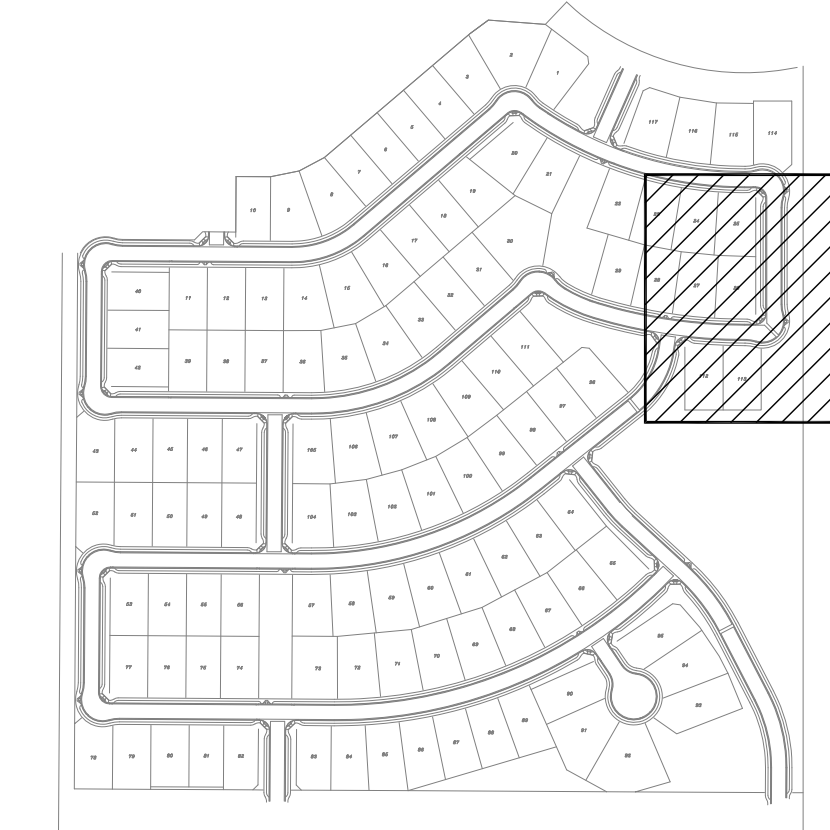


PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	ACACIA STENOPHYLLA	SHOESTRING ACACIA
	PARKINSONIA 'HYBRID'	THORNLESS PALO VERDE
	PARKINSONIA PRAECOX	PALO BREA
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
	ACACIA ANUERA	MULGA TREE
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	SALVAGE TREE- SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.	
SHRUBS/ACCENTS		
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
	MUHLENBERGIA RIGENS	DEER GRASS
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE
	DASYLIRION WHEELERI	DESERT SPOON
	CAESALPINIA PULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENINSULARIS	BAJA RUELLIA
GROUND COVER		
*	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
*	LANTANA CAMARA 'NEW RED'	NEW RED LANTANA
*	ACACIA REDOLENS	DESERT CARPET ACACIA
	TURF - MIDIRON SOD: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.	
	DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD.	
	CONCRETE HEADER- SEE DETAIL 'G' SHEET L36.	

* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.

KEY MAP - NT5

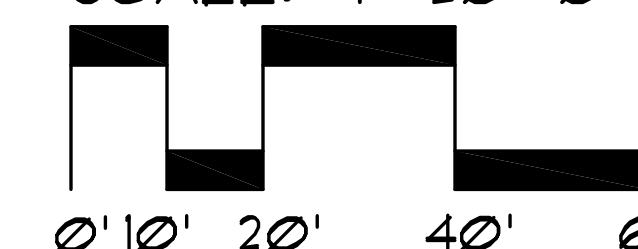


NOTE:
ALL TREES LOCATED WITHIN 10' OF
SIDEWALKS, CURBING, AND/OR
PAVEMENT WILL BE INSTALLED WITH
DEEP ROOT BARRIERS

NOTE:
NO LANDSCAPING PERMITTED
WITHIN 3' OF ANY FIRE HYDRANT OR
LIGHT STANDARD



SCALE: 1"=20'-0"



PLANTING PLAN
ZANJERO TRAILS - PHASE II
PARCEL 12C

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA T, LLC

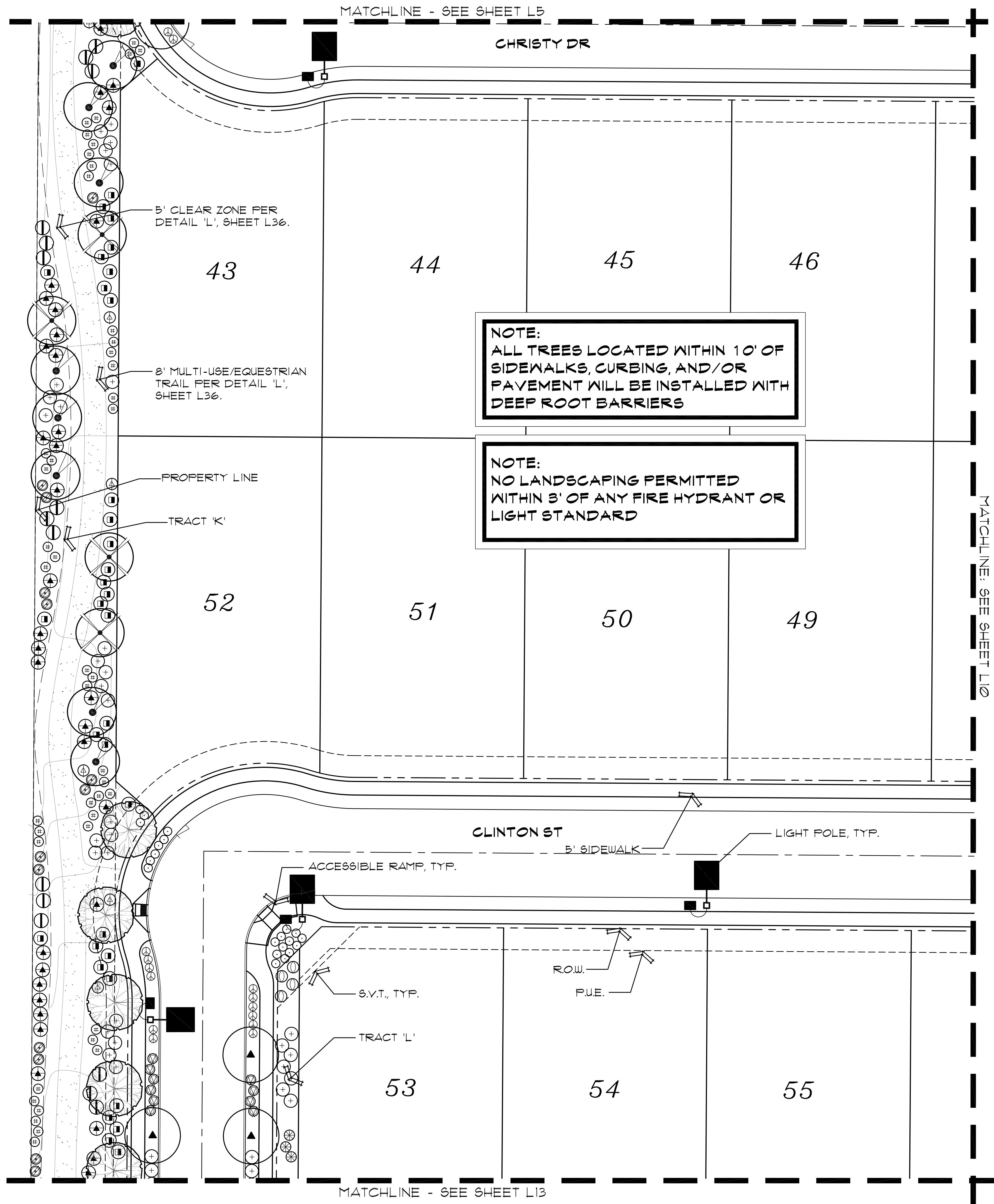
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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. 12-47
DATE: 08-07-15
DRAWN BY: TF - SP-KC
CHECKED BY: TM

REVISIONS:

SHEET NO.
L-8

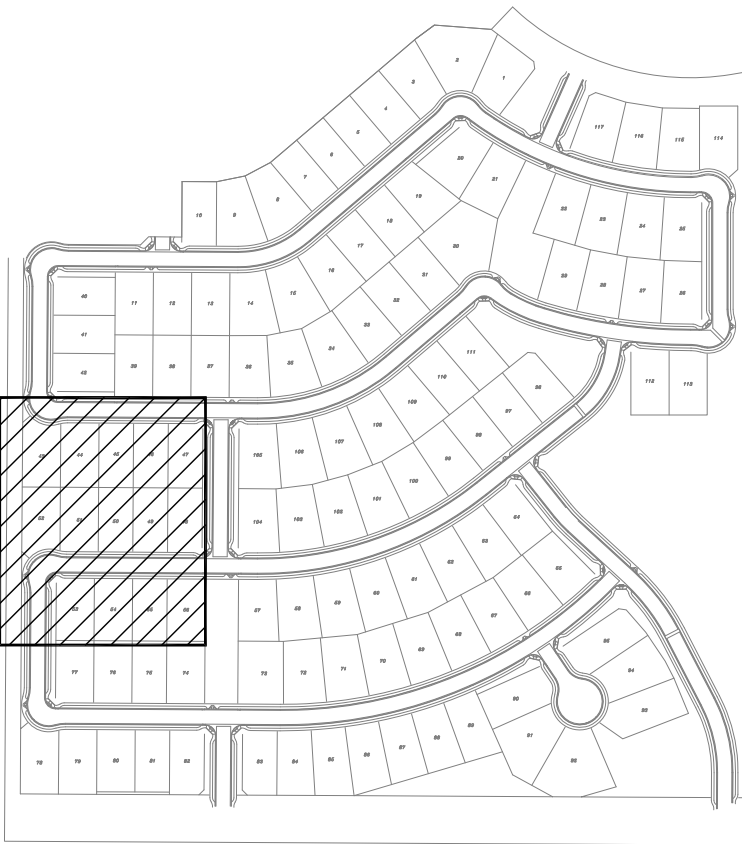


PLANT LEGEND

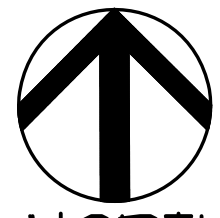
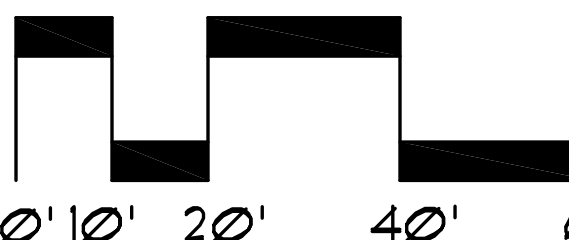
SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	ACACIA STENOPHYLLA	SHOESTRING ACACIA
	PARKINSONIA 'HYBRID'	THORNLESS PALO VERDE
	PARKINSONIA PRAECOX	PALO BREA
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
	ACACIA ANUERA	MULGA TREE
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	SALVAGE TREE - SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.	
SHRUBS/ACCENTS		
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
	MUHLENBERGIA RIGENS	DEER GRASS
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE
	DASYLIRION WHEELERI	DESERT SPOON
	CAESALPINIA PULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENINSULARIS	BAJA RUELLIA
GROUND COVER		
*	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
*	LANTANA CAMARA 'NEW RED'	NEW RED LANTANA
*	ACACIA REDOLENS	DESERT CARPET ACACIA
TURF - MIDIRON SOD: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.		
DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD..		
CONCRETE HEADER - SEE DETAIL 'G' SHEET L36.		

* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.

KEY MAP - NT5



SCALE: 1"=20'-0"



The McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-937-9093
602-937-9031 fax



Expires: 6-30-2018

PLANTING PLAN
ZANJERO TRAILS - PHASE II
PARCEL 12C

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA T, LLC

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. 12-47
DATE: 08-07-15
DRAWN BY: TF - SP-KC
CHECKED BY: TM

REVISIONS:

SHEET NO.

L-9



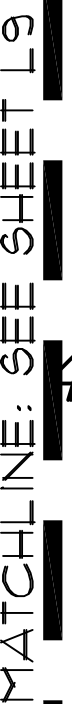
0 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

SECTION 21, TOWNSHIP 3N,, RANGE 2W

These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

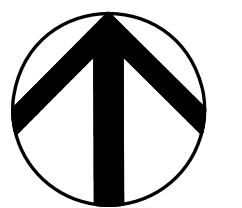
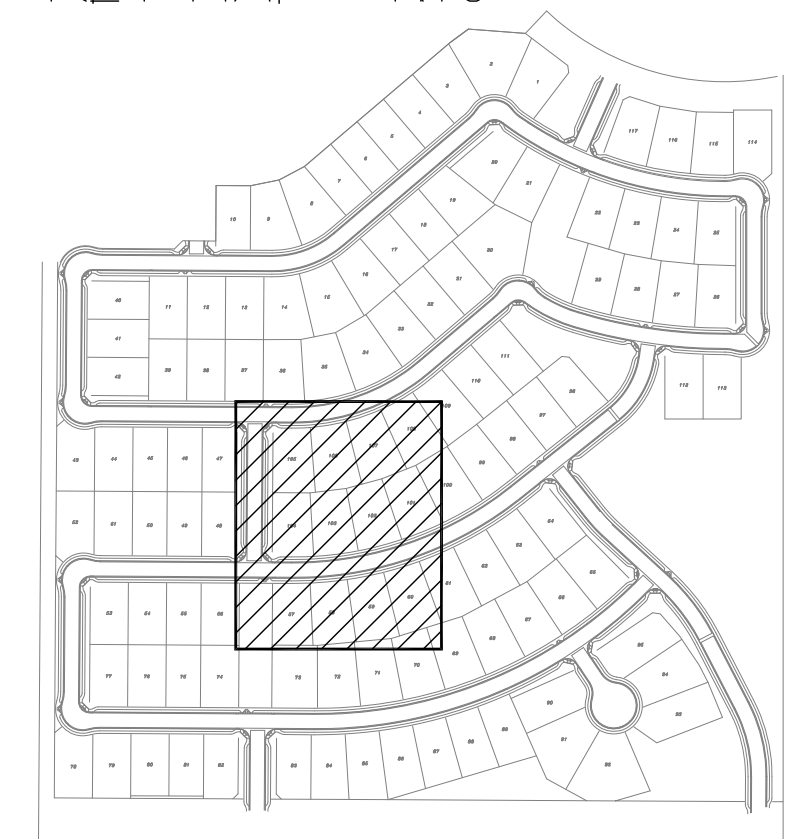
JOB NO. 12-47
DATE: 08-07-15
DRAWN BY: TF - SP-KC
CHECKED BY: TM

SHEET NO.
L-10
10 OF 38

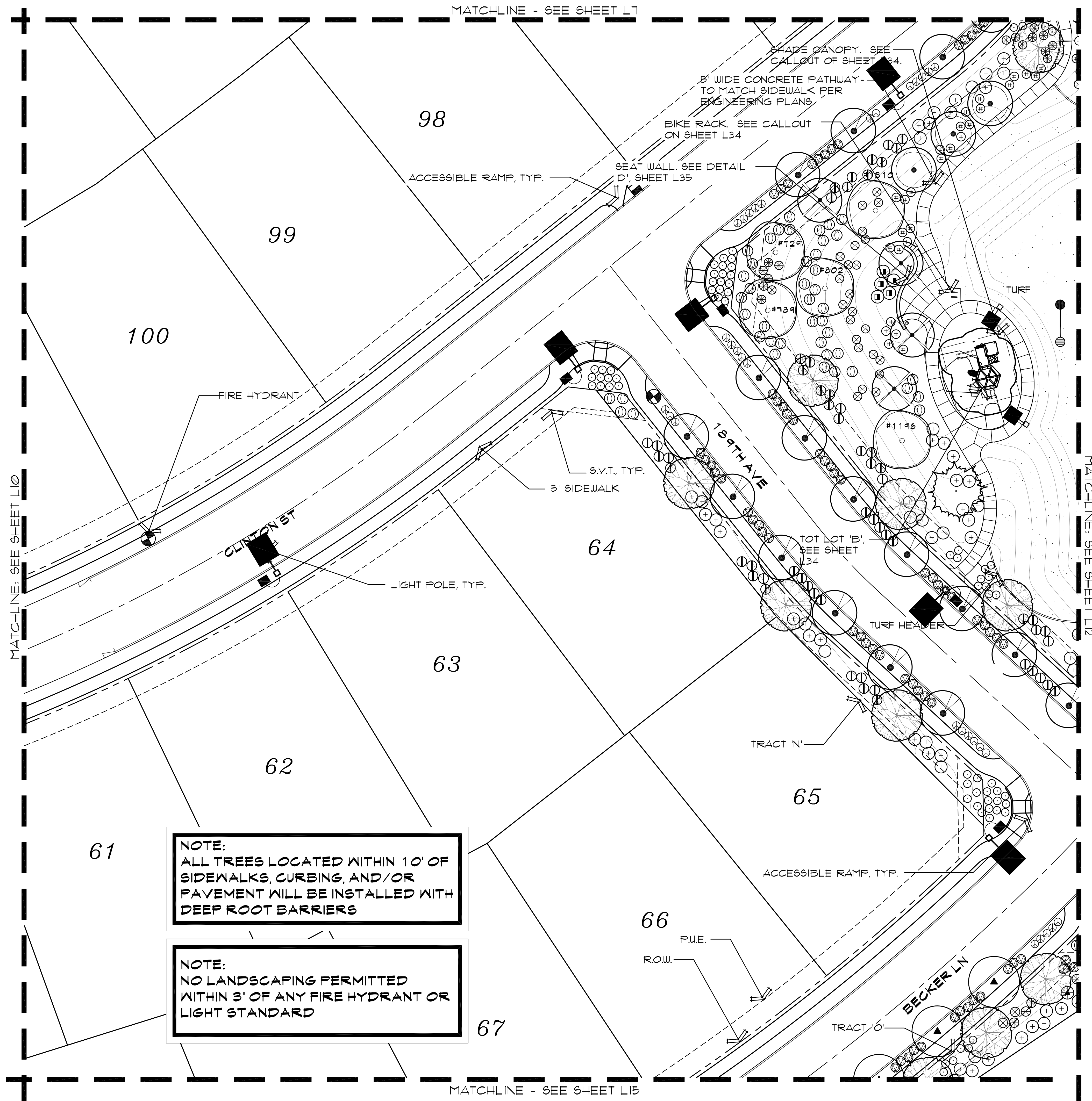


SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	ACACIA STENOPHYLLA	SHOESTRING ACACIA
	PARKINSONIA 'HYBRID'	THORNLESS PALO VERDE
	PARKINSONIA FRAECOX	PALO BREA
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
	ACACIA ANUERA	MULGA TREE
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	SALVAGE TREE - SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.	
SHRUBS/ACCENTS		
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
	MUHLENBERGIA RIGENS	DEER GRASS
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE
	DASYLIRION WHEELERI	DESERT SPOON
	CAESALPINIA FULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENINSULARIS	BAJA RUELLIA
GROUND COVER		
*	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
*	LANTANA CAMARA 'NEW RED'	NEW RED LANTANA
*	ACACIA REDOLENS	DESERT CARPET ACACIA
	TURF - MIDIRON SOD: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.	
	DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO EXPRESS GOLD.	
	CONCRETE HEADER- SEE DETAIL 'G' SHEET L36.	

KEY MAP - NTS



NORTH

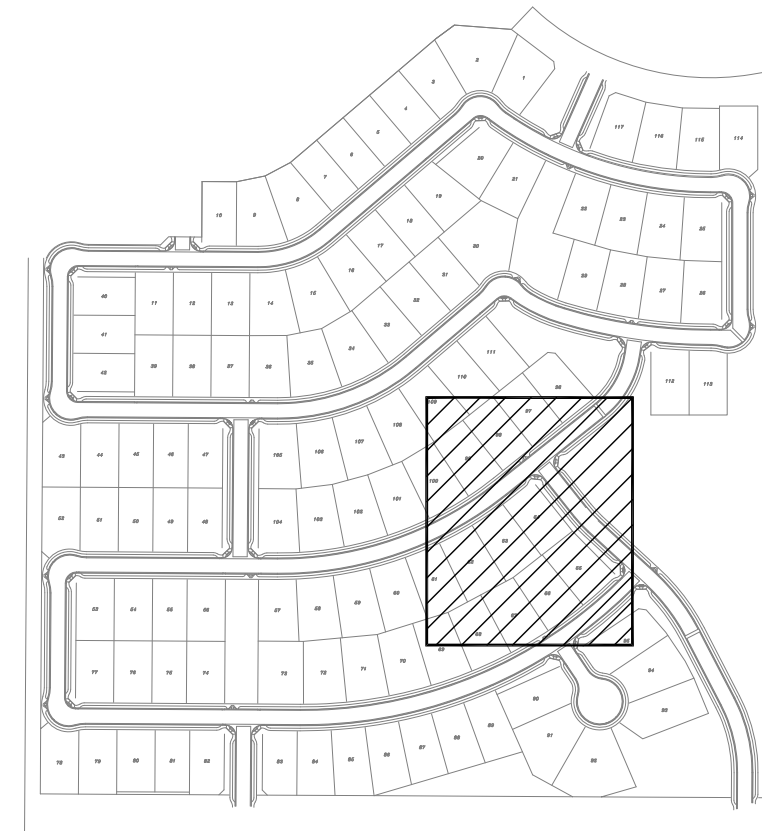


PLANT LEGEND

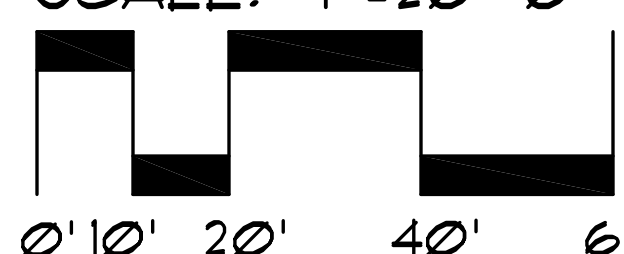
SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	ACACIA STENOPHYLLA	SHOESTRING ACACIA
	PARKINSONIA 'HYBRID'	THORNLESS PALO VERDE
	PARKINSONIA PRAECOX	PALO BREA
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
	ACACIA ANJERA	MULGA TREE
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	SALVAGE TREE - SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.	
SHRUBS/ACCENTS		
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
	MUHLENBERGIA RIGENS	DEER GRASS
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE
	DASYLIRION WHEELERI	DESERT SPOON
	CAESALPINIA PULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENINSULARIS	BAJA RUELLIA
GROUND COVER		
	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
	LANTANA CAMARA 'NEW RED'	NEW RED LANTANA
	ACACIA REDOLENS	DESERT CARPET ACACIA
	TURF - MIDIRON SOD: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.	
	DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD.	
	CONCRETE HEADER- SEE DETAIL 'G' SHEET L36.	

* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.

KEY MAP - NTS



SCALE: 1"=20'-0"



NOTE:
ALL TREES LOCATED WITHIN 10' OF
SIDEWALKS, CURBING, AND/OR
PAVEMENT WILL BE INSTALLED WITH
DEEP ROOT BARRIERS

NOTE:
NO LANDSCAPING PERMITTED
WITHIN 3' OF ANY FIRE HYDRANT OR
LIGHT STANDARD

McGough Group
Landscape Architecture
Urban Design Site Imaging
Parks and Recreation
11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028
602-937-9093
602-937-9031 fax

PLANTING PLAN
ZANJERO TRAILS - PHASE II
PARCEL 12C
INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA
PREPARED FOR: JEN ARIZONA 7, LLC

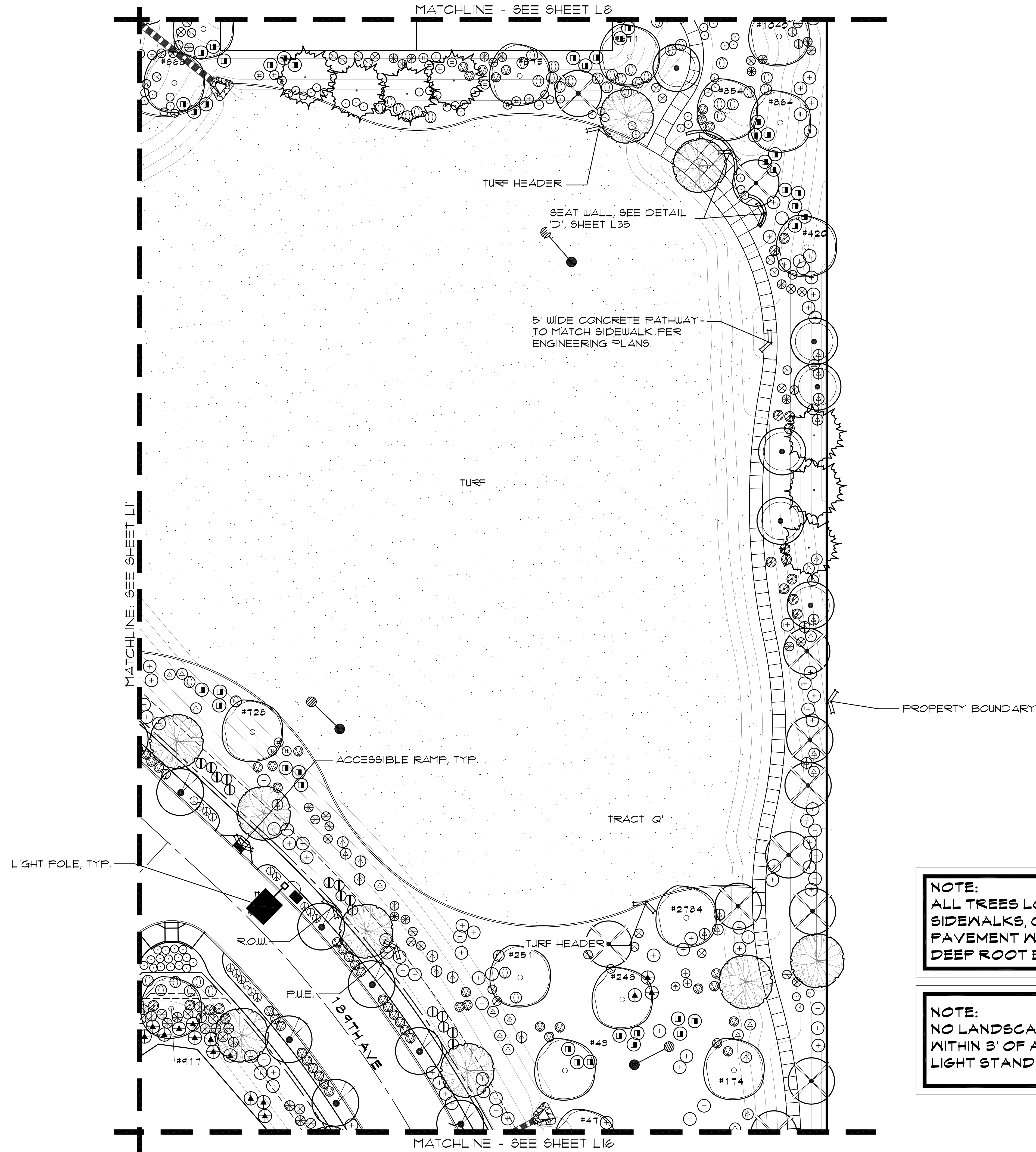
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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. 12-47
DATE: 08-07-15
DRAWN BY: TF - SP-KC
CHECKED BY: TM

REVISIONS:

SHEET NO.
L-11
11 OF 38



PLANT LEGEND

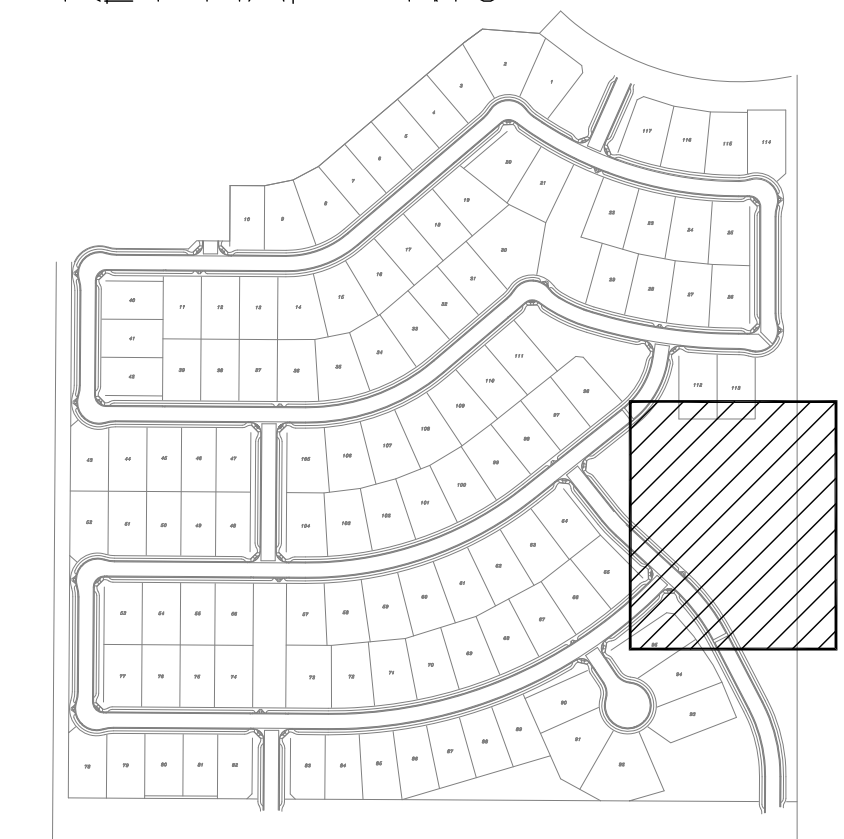
SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	ACACIA STENOPHYLLA	SHOESTRING ACACIA
	PARKINSONIA 'HYBRID'	THORNLESS PALO VERDE
	PARKINSONIA PRAECOX	PALO BREA
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
	ACACIA ANUERA	MULGA TREE
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	SALVAGE TREE - SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.	
SHRUBS/ACCENTS		
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
	MUHLENBERGIA RIGENS	DEER GRASS
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE
	DASYLIRION WHEELERI	DESERT SPOON
	CAESALPINIA FULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENINSULARIS	BAJA RUELLIA
GROUND COVER		
*	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
*	LANTANA CAMARA 'NEW RED'	NEW RED LANTANA
*	ACACIA REDOLENS	DESERT CARPET ACACIA
	TURF - MIDIRON 80D: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.	
	DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD.	
	CONCRETE HEADER- SEE DETAIL 'G' SHEET L36.	

* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.

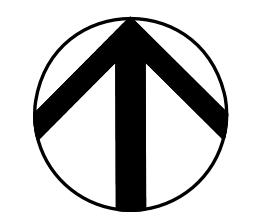
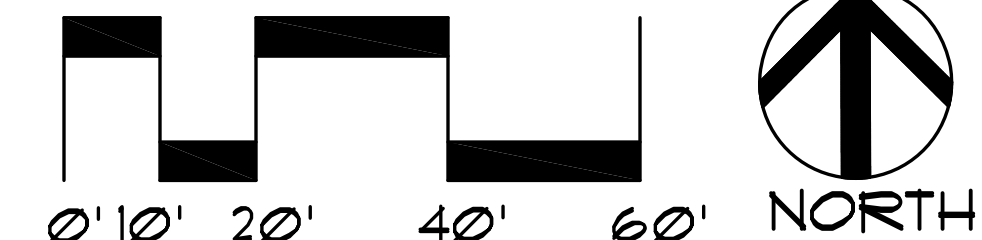
KEY MAP - NT5

NOTE:
ALL TREES LOCATED WITHIN 10' OF SIDEWALKS, CURBING, AND/OR PAVEMENT WILL BE INSTALLED WITH DEEP ROOT BARRIERS

NOTE:
NO LANDSCAPING PERMITTED WITHIN 3' OF ANY FIRE HYDRANT OR LIGHT STANDARD



SCALE: 1"=20'-0"



The McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-937-9093
602-937-9031 fax



Expires: 6-30-2018

PLANTING PLAN ZANJERO TRAILS - PHASE II PARCEL 12C

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA T, LLC

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. 12-47
DATE: 08-07-15
DRAWN BY: TF - SP-KC
CHECKED BY: TM

REVISIONS:

SHEET NO.
L-12

12 OF 38





20 N Tatum Blvd.
Apt 100
Phoenix, Arizona
85028



Expires: 6-30-2018

PLANTING PLAN
ZANJERO TRAILS - PHASE II
PARCEL 12C

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W

PREPARED FOR: JEN ARIZONA 7, LLC

These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

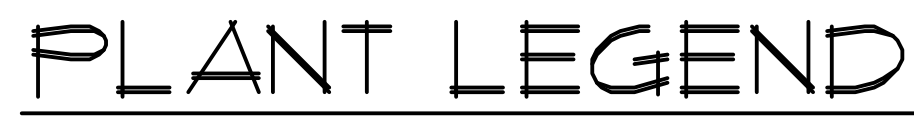
These drawings shall not be used on other projects or for additions to this project except by written agreement from the landscape architect.

JOB NO. 12-47
 DATE: 08-07-15
 DRAWN BY: TF - SP-KC
 CHECKED BY: TM

REVISIONS: _____

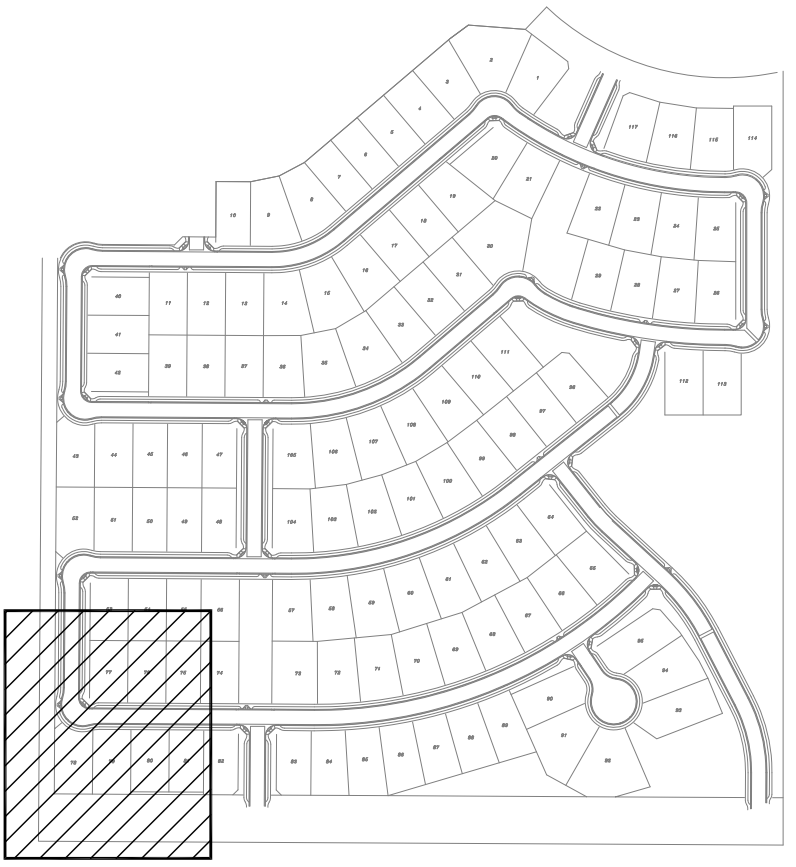
SHEET NO.
L-13

13 OF 38

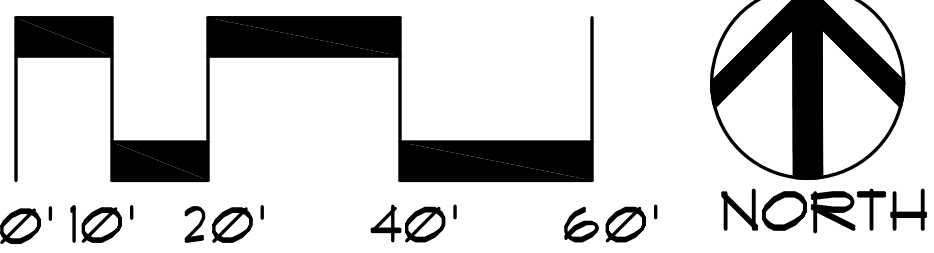


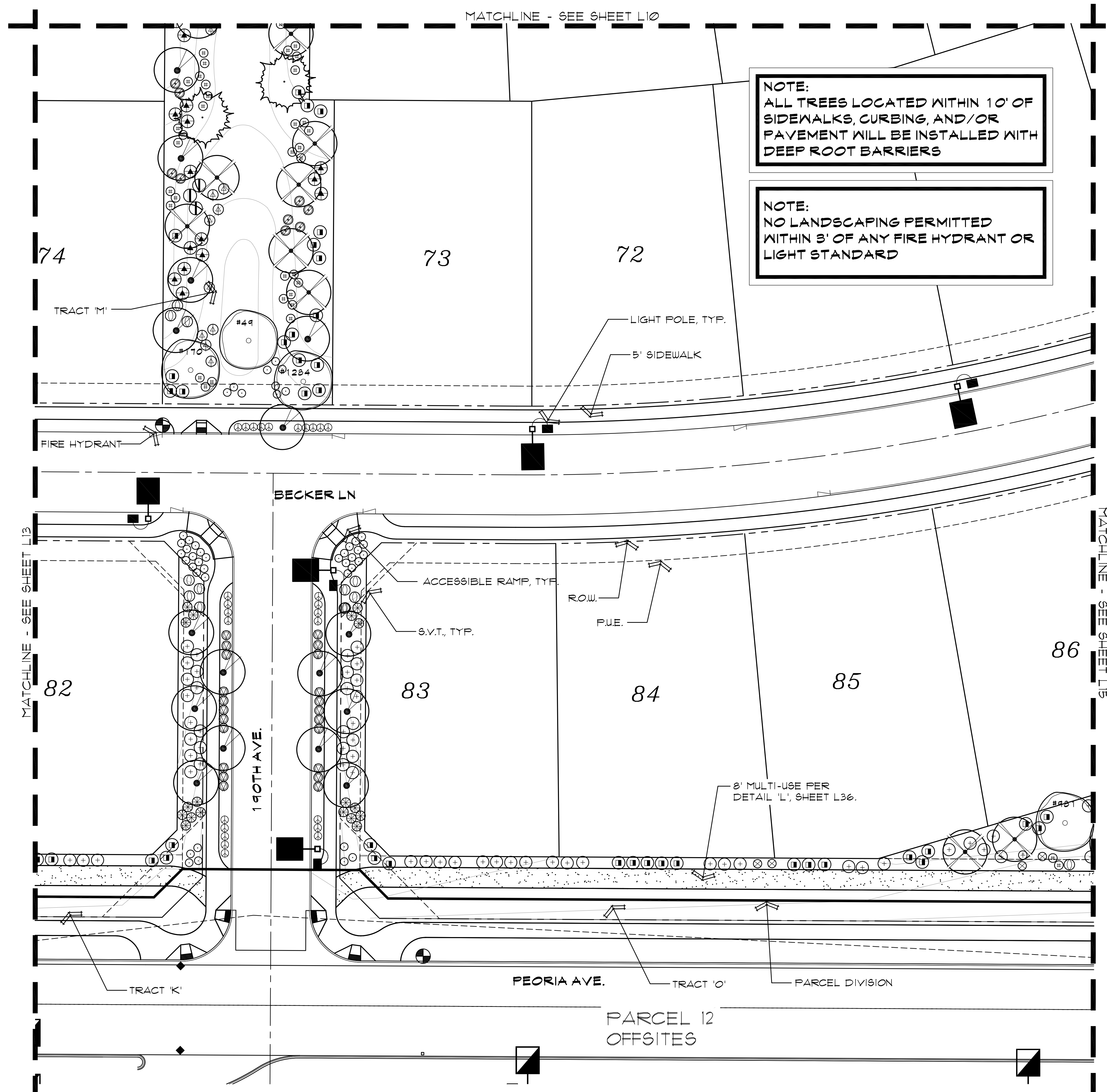
* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.

KEY MAP - NTS



SCALE: 1"=20'-0"



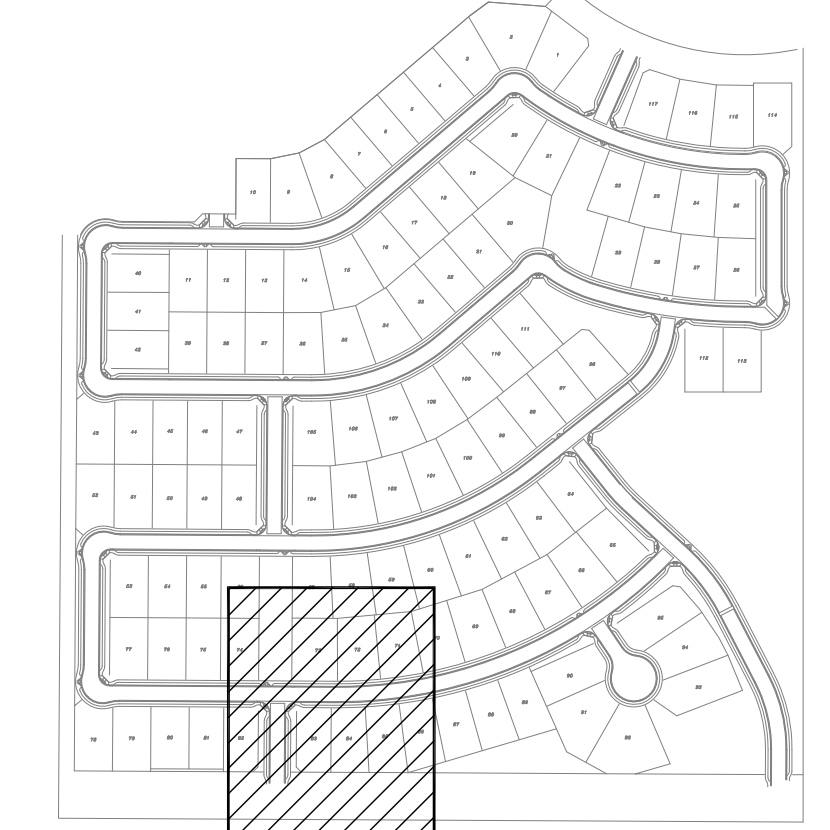


PLANT LEGEND

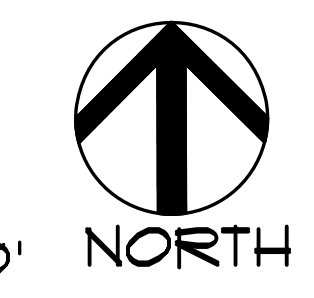
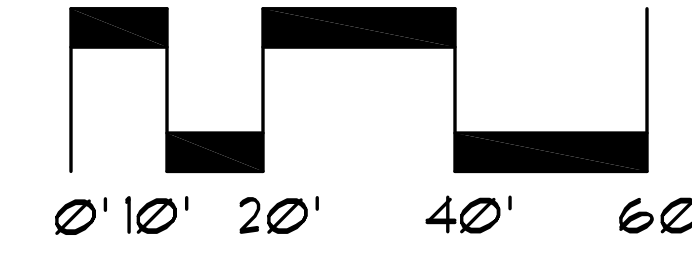
SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	ACACIA STENOPHYLLA	SHOESTRING ACACIA
	PARKINSONIA 'HYBRID'	THORNLESS PALO VERDE
	PARKINSONIA PRAECOX	PALO BREA
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
	ACACIA ANJURA	MULGA TREE
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	SALVAGE TREE - SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.	
SHRUBS/ACCENTS		
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
	MUHLENBERGIA RIGENS	DEER GRASS
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE
	DASYLIRION WHEELERI	DESERT SPOON
	CAESALPINIA PULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENINSULARIS	BAJA RUELLIA
GROUND COVER		
	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
	LANTANA CAMARA 'NEW RED'	NEW RED LANTANA
	ACACIA REDOLENS	DESERT CARPET ACACIA
	TURF - MIDIRON SOD: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.	
	DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESSED GOLD.	
	CONCRETE HEADER - SEE DETAIL 'G' SHEET L36.	

* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.

KEY MAP - NTS



SCALE: 1"=20'-0"



The McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-937-9093
602-937-9031 fax



PLANTING PLAN ZANJERO TRAILS - PHASE II PARCEL 12C

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA T, LLC

These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

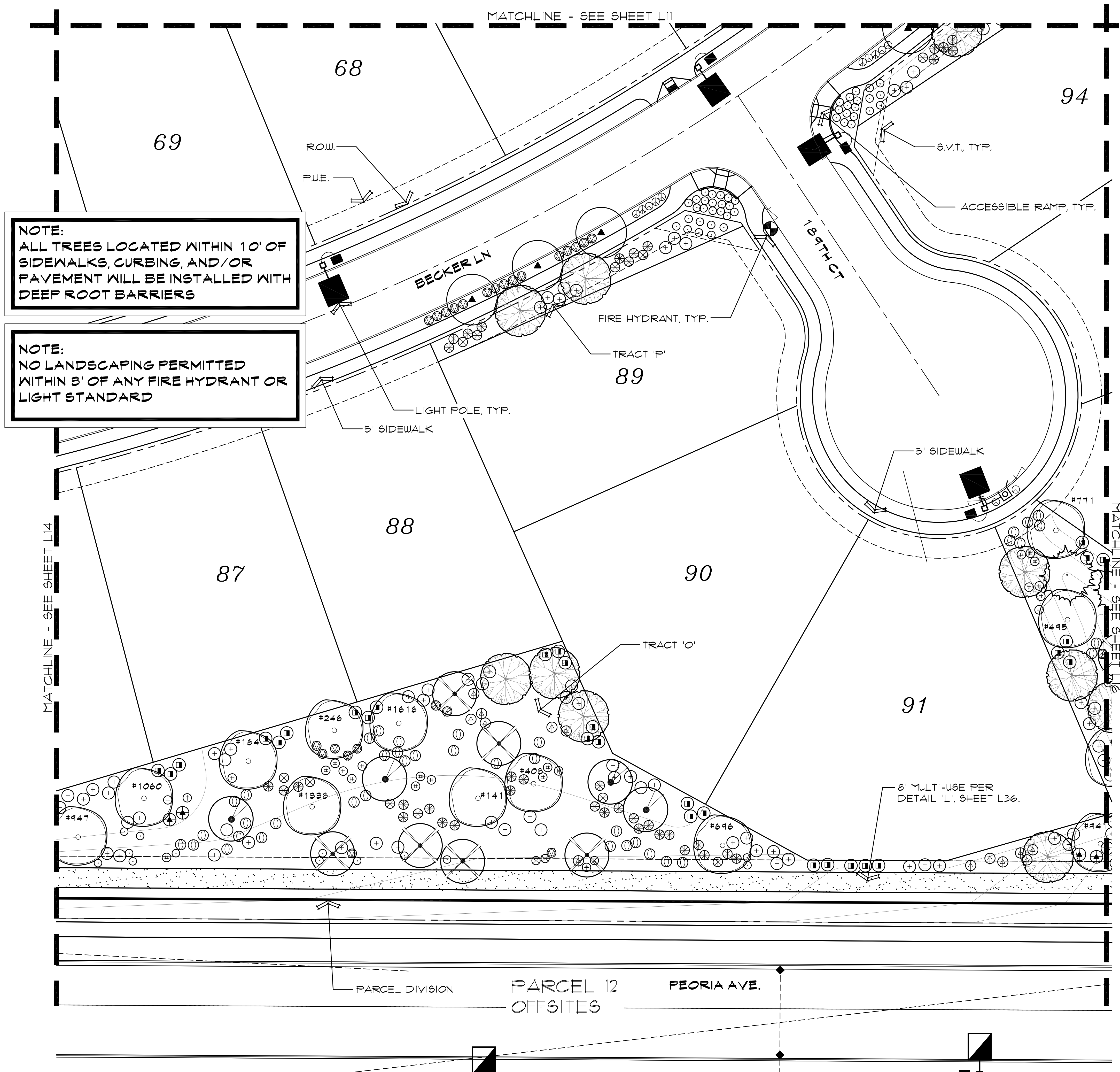
These drawings shall not be used on other projects or for additions to this project except by written agreement from the landscape architect.

JOB NO. 12-47
DATE: 08-07-15
DRAWN BY: TF - SP-KC
CHECKED BY: TM

REVISIONS:

SHEET NO.
L-14

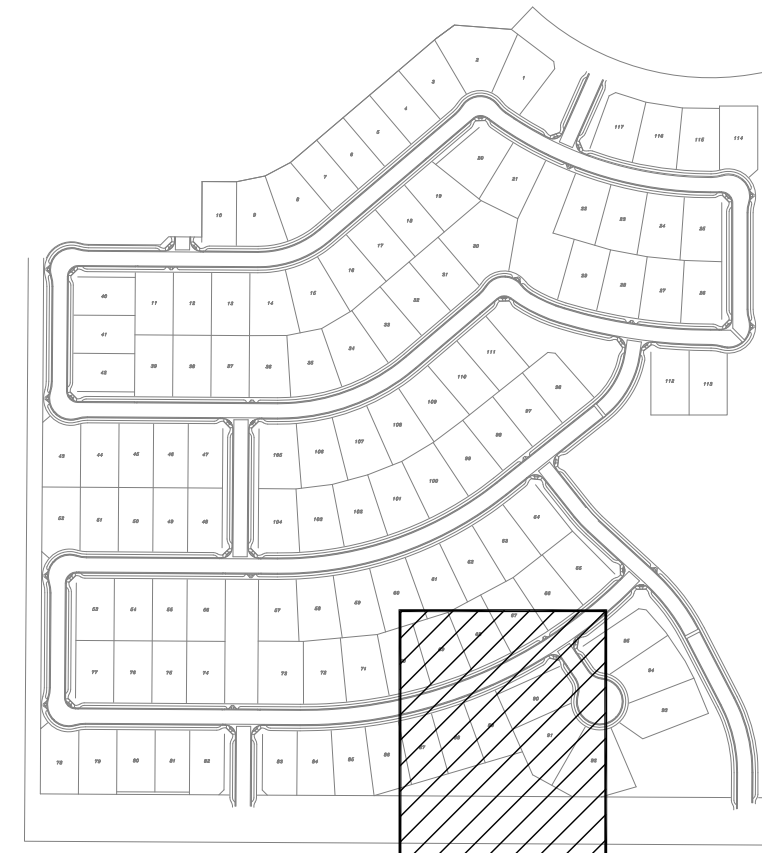




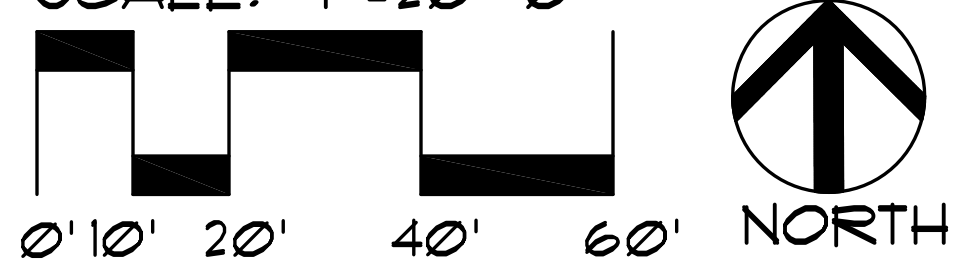
PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	ACACIA STENOPHYLLA	SHOESTRING ACACIA
	PARKINSONIA 'HYBRID'	THORNLESS PALO VERDE
	PARKINSONIA PRAECOX	PALO BREA
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
	ACACIA ANURA	MULGA TREE
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	SALVAGE TREE- SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.	
SHRUBS/ACCENTS		
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
	MUHLENBERGIA RIGENS	DEER GRASS
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE
	DASYLIRION WHEELERI	DESERT SPOON
	CAESALPINIA PULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENINSULARIS	BAJA RUELLIA
GROUND COVER		
	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
	LANTANA CAMARA 'NEW RED'	NEW RED LANTANA
	ACACIA REDOLENS	DESERT CARPET ACACIA
TURF - MIDIRON SOD: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.		
DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD.		
CONCRETE HEADER- SEE DETAIL 'G' SHEET L36.		

KEY MAP - NTS



SCALE: 1"=20'-0"



McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-937-9093
602-937-9031 fax

PLANTING PLAN

ZANJERO TRAILS - PHASE II

PARCEL 12C

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

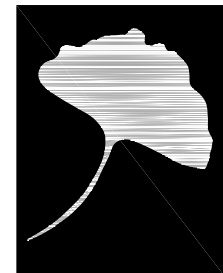
PREPARED FOR: JEN ARIZONA 7, LLC

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.	12-47
DATE:	08-07-15
DRAWN BY:	TF - SP-KC
CHECKED BY:	TM

REVISIONS:	



The McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-937-9093
602-937-9031 fax



WALL PLAN
ZANJERO TRAILS - PHASE II
PARCEL 12C

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

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. 12-47
DATE: 08-07-15
DRAWN BY: TF - SP-KC
CHECKED BY: TM

REVISIONS:

SHEET NO.
L-32

OF 38

PROJECT WALL KEY

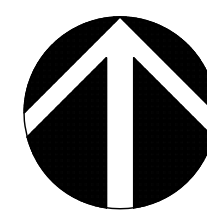
- PROJECT THEME WALL
(SEE ELEVATION 'A', SHEET L33) APPROX. 5,800 LF
- PROJECT VIEW FENCE (TYPE 'B')
(LOW STEM WALL WITH VIEW FENCE)
(SEE ELEVATION 'C', SHEET L33) APPROX. 280 LF
- PROJECT SCREEN WALL
(6' HEIGHT SCREEN WALL, 4" CMU FENCE BLOCK, PAINT TO MATCH THEME WALLS)APPROX. 1071 LF
- THEME COLUMN
(SEE ELEVATION 'A', SHEET L33) QTY. 71

NOTES:

- ALL COLUMNS AND WALLS SHALL BE LOCATED OUT OF SIGHT VISIBILITY TRIANGLES.
- COLUMNS TO BE SET BACK A MINIMUM OF 20'-0" OFF THE STREET AT SIDEYARDS. CONTRACTOR TO INSTALL 6"x6" CONCRETE HEADER FROM THE FRONT OF COLUMN TO THE BACK OF SIDEWALK.
- SIGN REQUIRES SEPARATE PERMIT. DETAILS
- SEE CIVIL PLANS FOR RETAINING WALL LOCATIONS

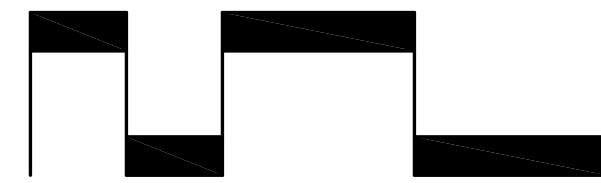
SPECIAL NOTE:

BUILDER RESERVES THE RIGHT TO REVISE THE SPACING AND/OR QUANTITY OF THEME COLUMNS ON THE PROJECT. GET STRUCTURAL ENGINEERING APPROVAL FOR ANY CHANGES PRIOR TO CONSTRUCTION.



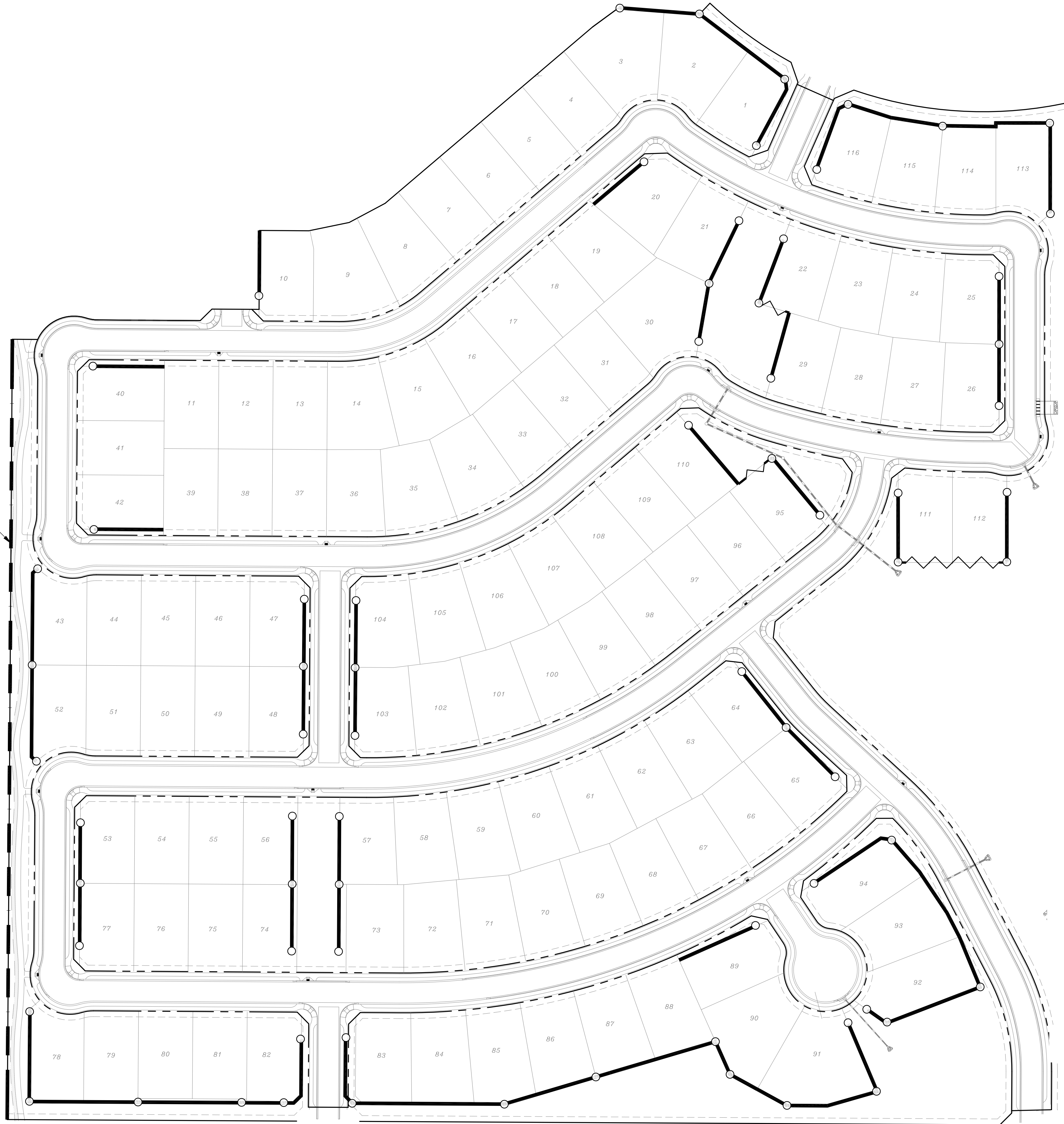
NORTH

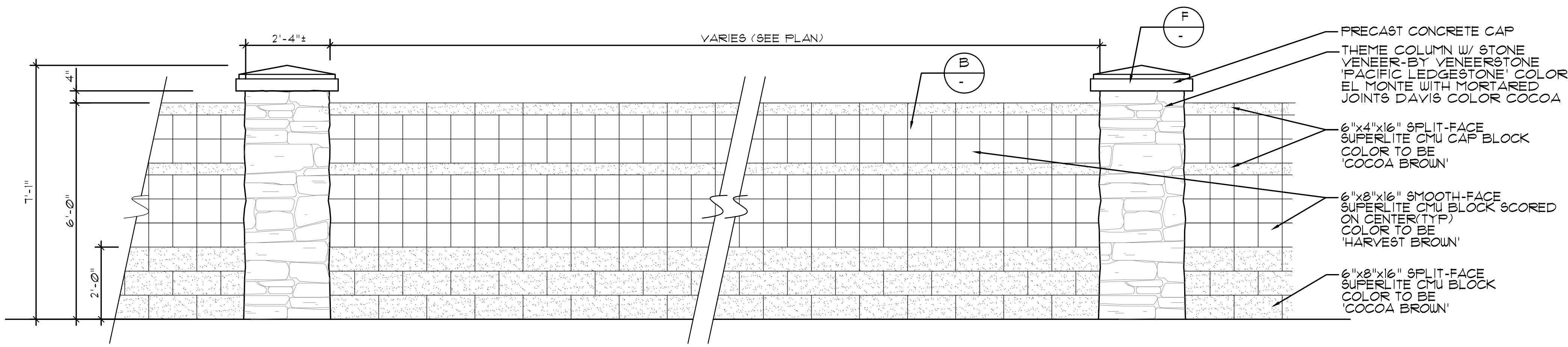
SCALE: 1"=80'-0"



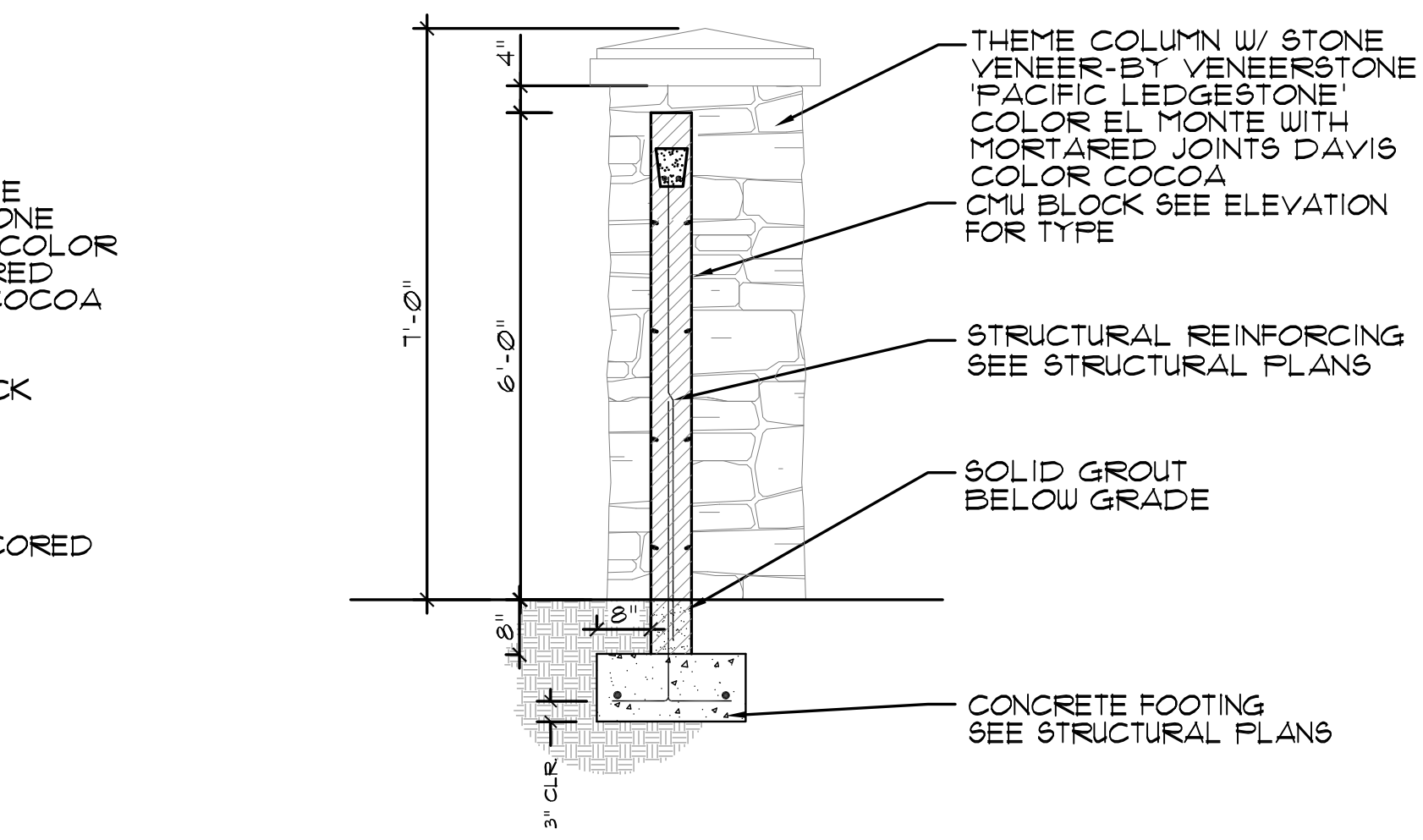
0' 40' 80' 160' 240'

6' CMU CANAL
SCREEN WALL

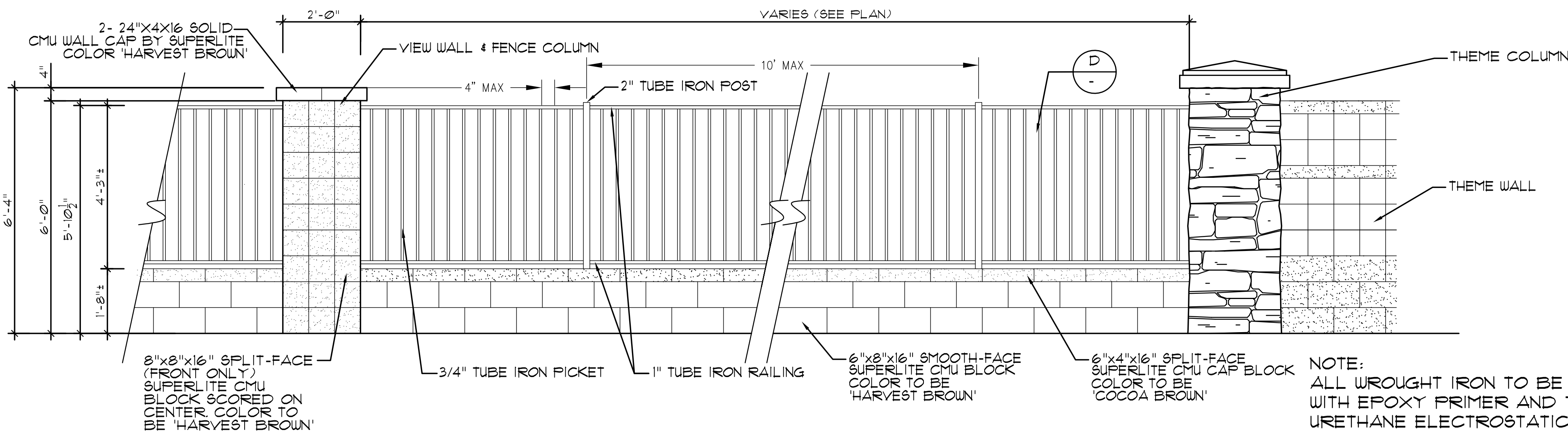




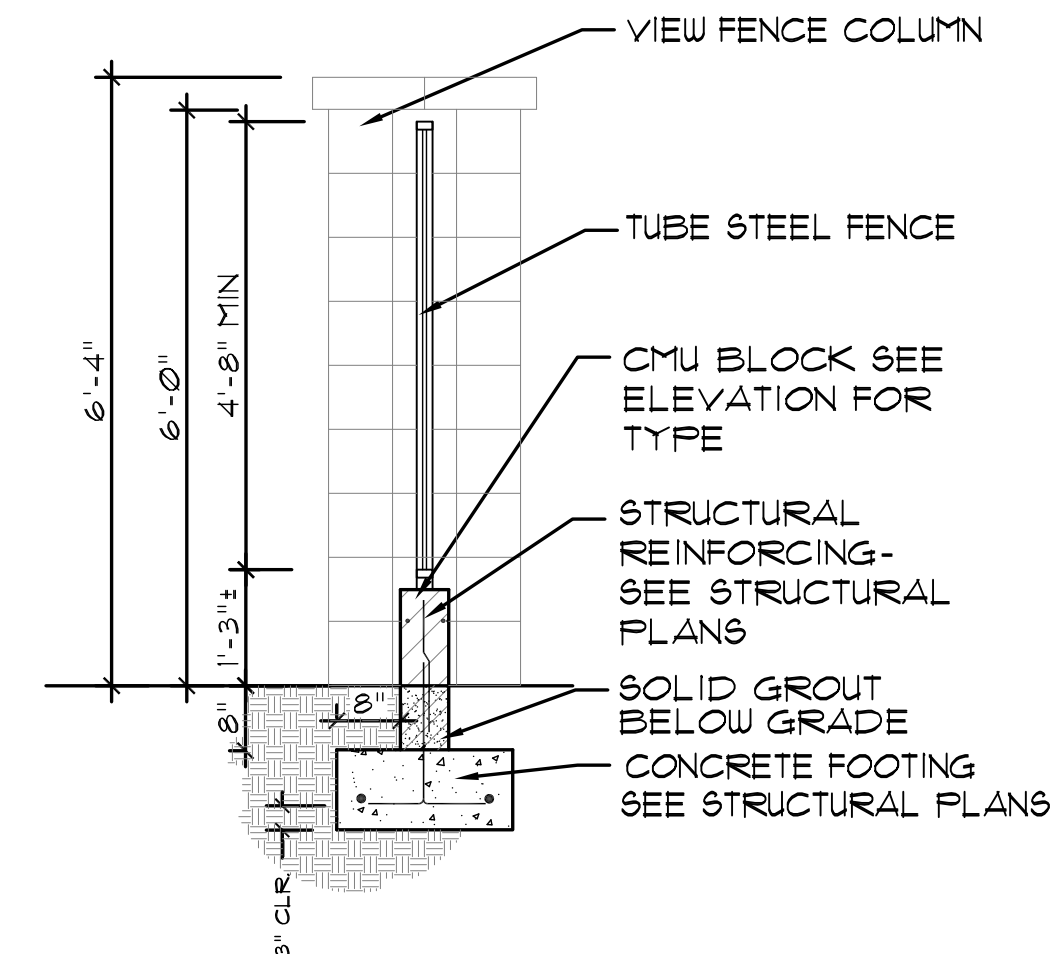
A PROJECT THEME WALL
PLAN



B PROJECT THEME WALL
SECTION

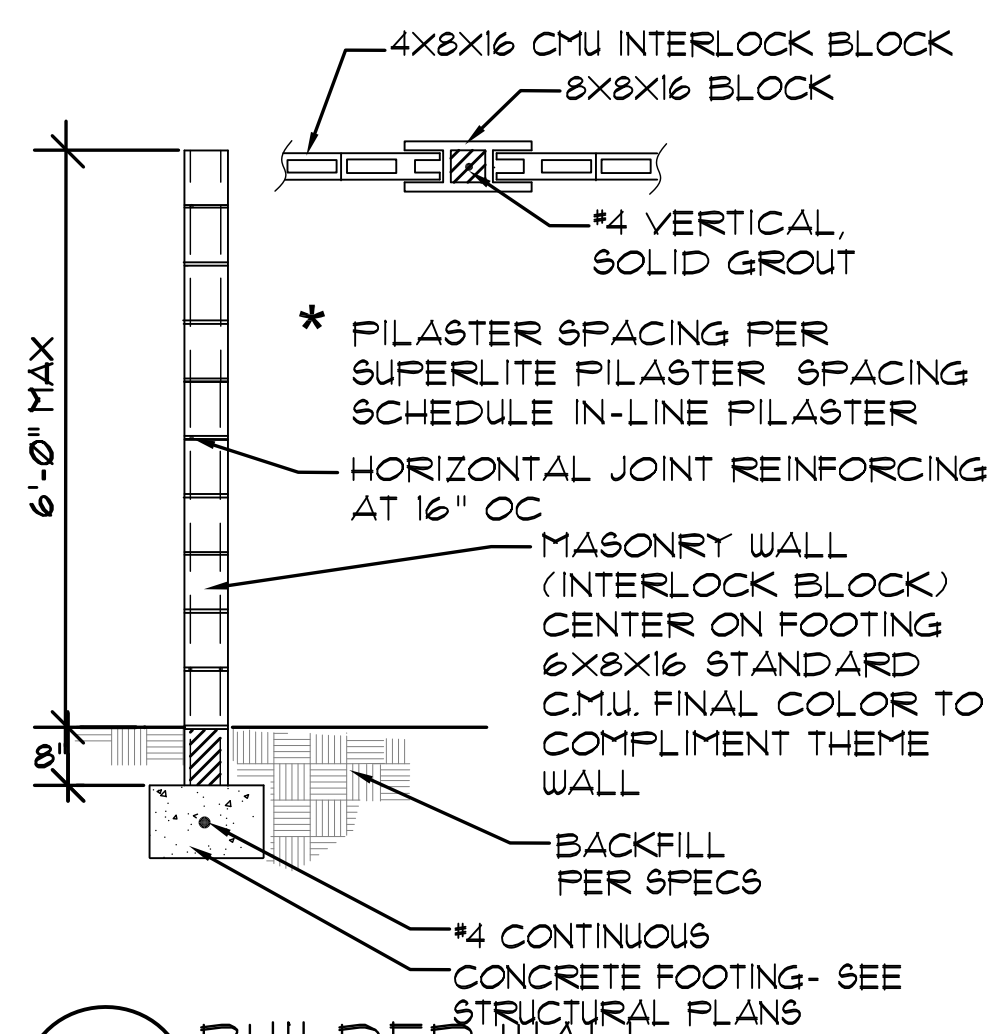


C PROJECT VIEW FENCE
PLAN

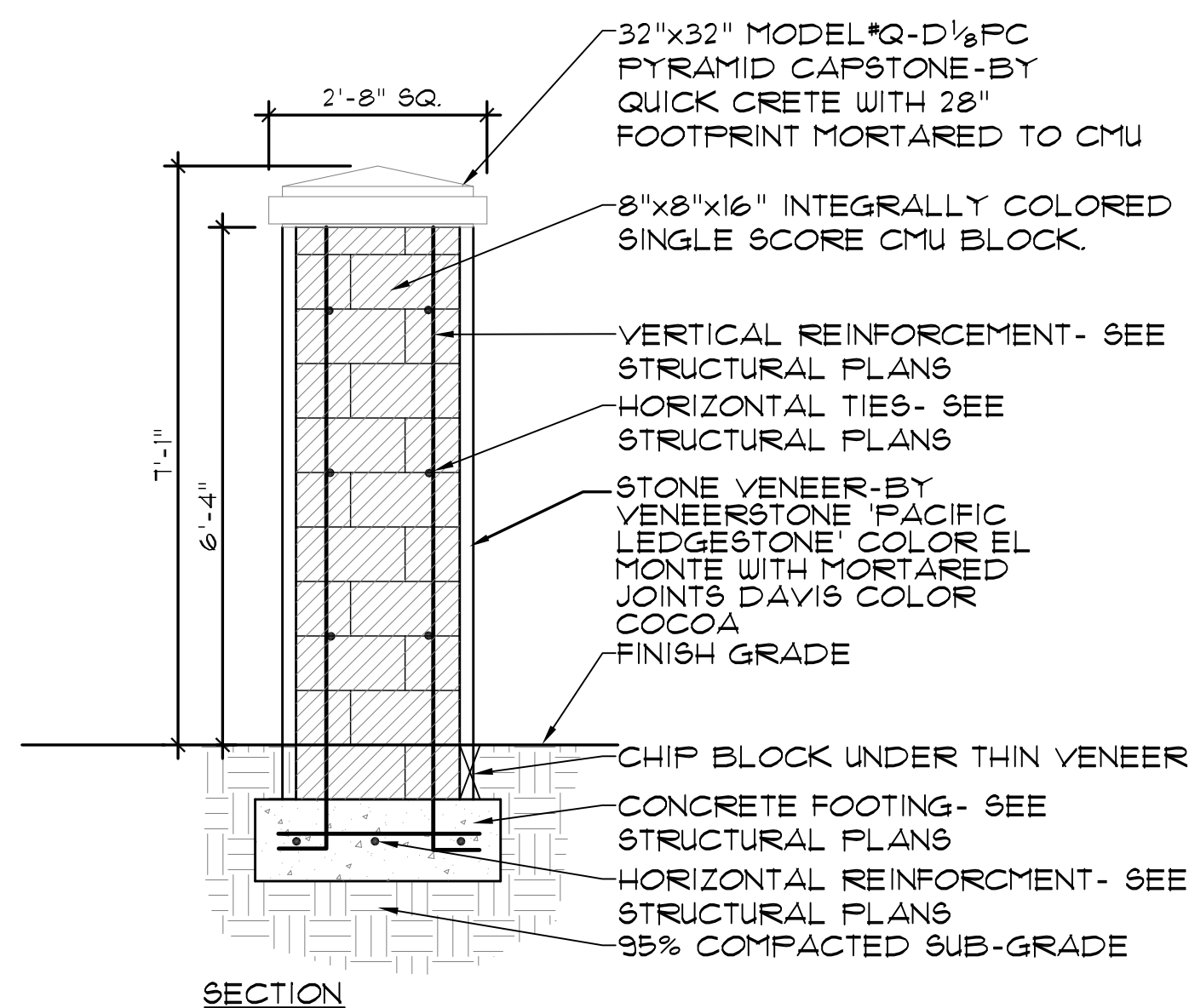


D VIEW FENCE
SECTION

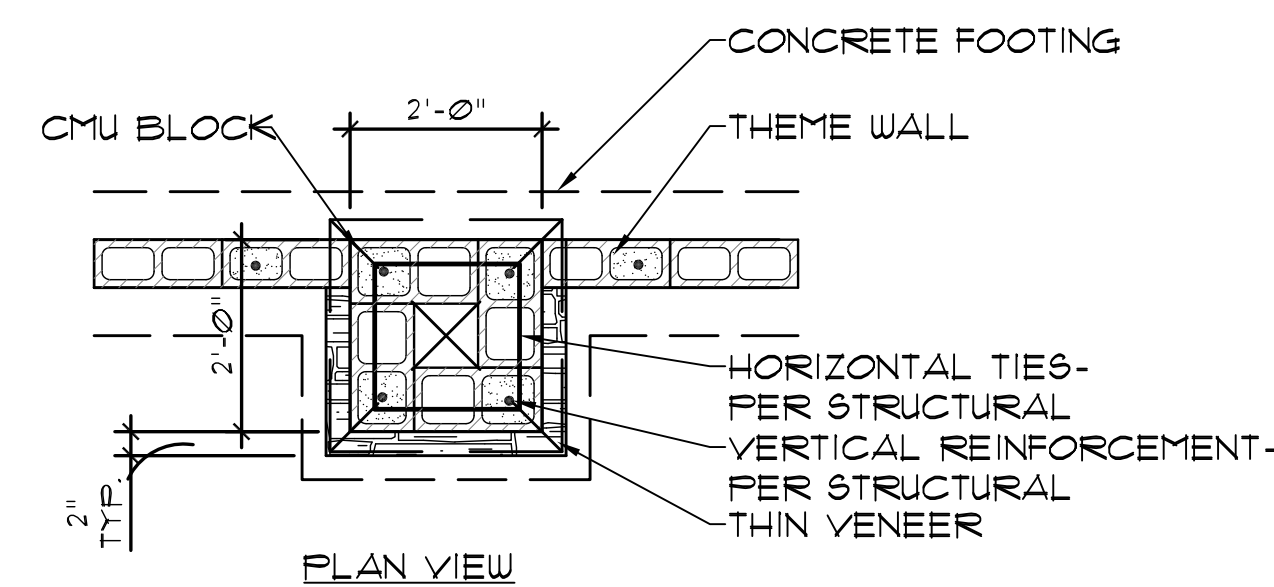
SPECIAL NOTES:
1. DETAILS FOR AESTHETIC/MATERIAL REFERENCE ONLY; STRUCTURAL DETAILS REQUIRED PRIOR TO CONSTRUCTION
2. SHOP DRAWINGS ARE REQUIRED PRIOR TO CONSTRUCTION



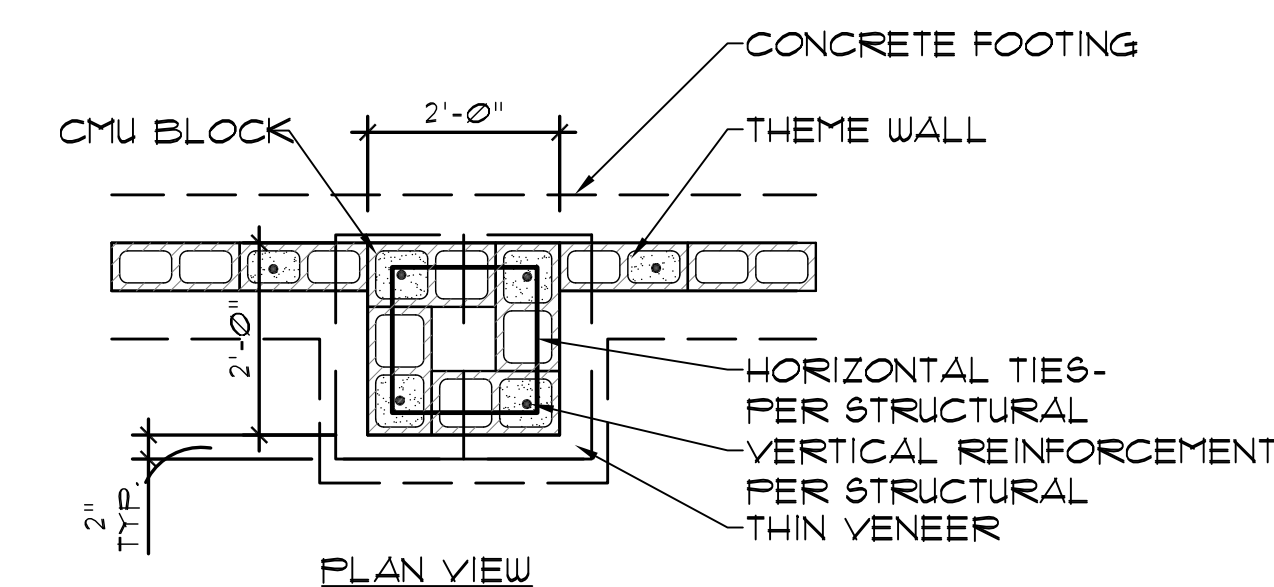
E BUILDER WALL
SECTION



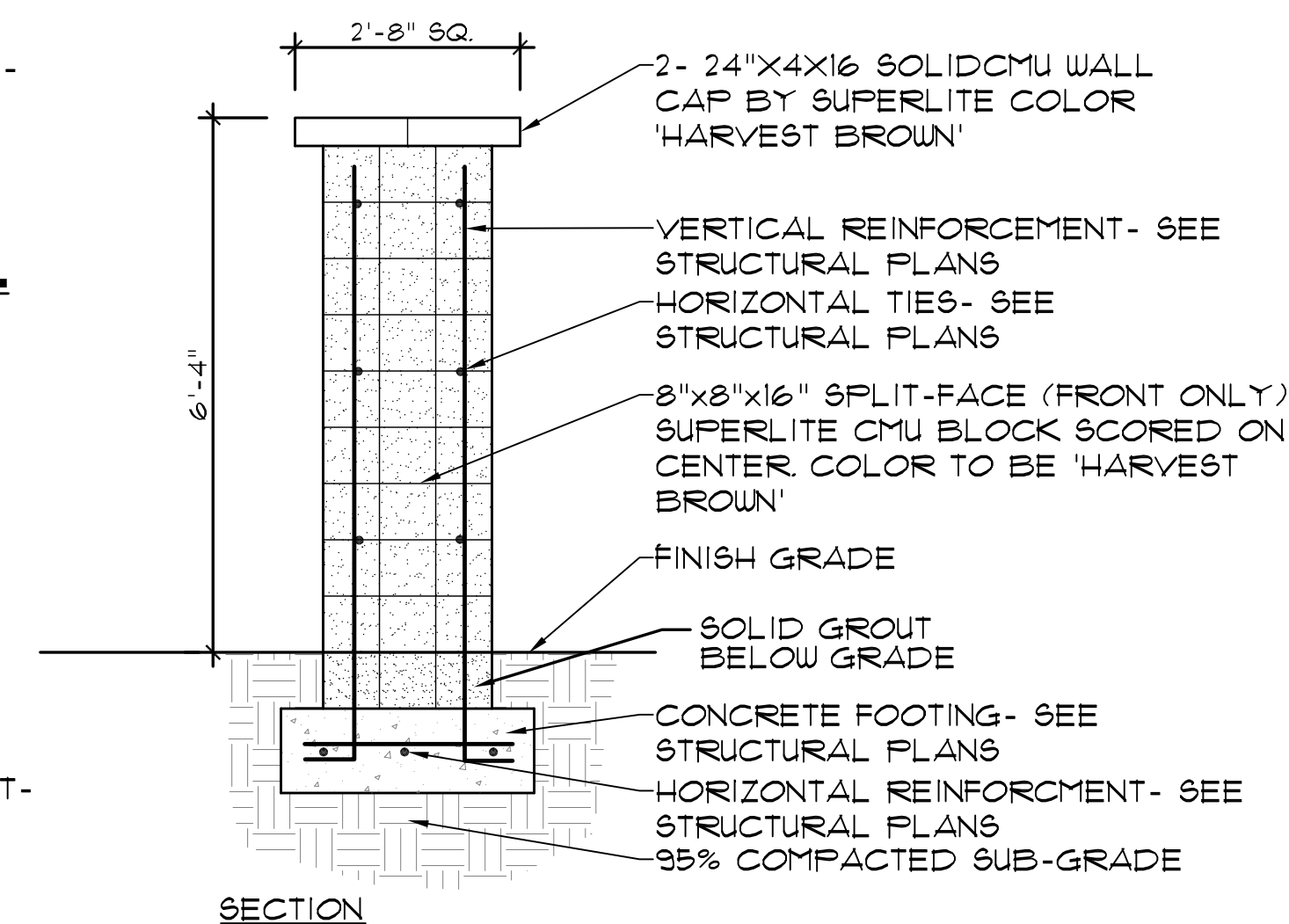
F THEME COLUMN DETAIL
SECTION



G THEME COLUMN DETAIL
PLAN VIEW



H SECONDARY THEME COLUMN DETAIL
PLAN VIEW



I SECONDARY THEME COLUMN DETAIL
SECTION



McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-937-9093
602-937-9031 fax



HARDSCAPE DETAILS **ZANJERO TRAILS - PHASE II** **PARCEL 12C**

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

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. 12-47
DATE: 08-07-15
DRAWN BY: TF - SP-KC
CHECKED BY: TM

REVISIONS:

SHEET NO.
L-33
33 OF 38

RECREATIONAL EQUIPMENT SCHEDULE

* QUANTITIES ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR, PLANS TAKE PRECEDENCE.

RAMADA

MANUF: CLASSIC RECREATION SYSTEMS
MODEL: 16'X16' MESA MODEL
W/ WEATHERED COPPER STANDING SEAM ROOF
QTY: 1

SHADE CANOPY

MANUF: USA SHADE CANOPY
MODEL: SUPER SPAN MULTI LEVEL
COLORS: TOP CANOPY- NAVY BLUE
BOTTOM CANOPY- ARIZONA
SIZE: 26' X 26'
QTY: 2

PICNIC TABLE

MANUF: WEBCOAT
MODEL: T6INN4-46
COLOR: VIP BROWN
QTY: 1

LITTER RECEPTACLE

MANUF: WEBCOAT
MODEL: TR32 CLASSICTAPER
W/ FLATTOP 32
COLOR: VIP BROWN
QTY: 2

BIKE RACK

MANUF: WEBCOAT
MODEL: BIKELOOP-ING
COLOR: VIP BROWN
QTY: 4

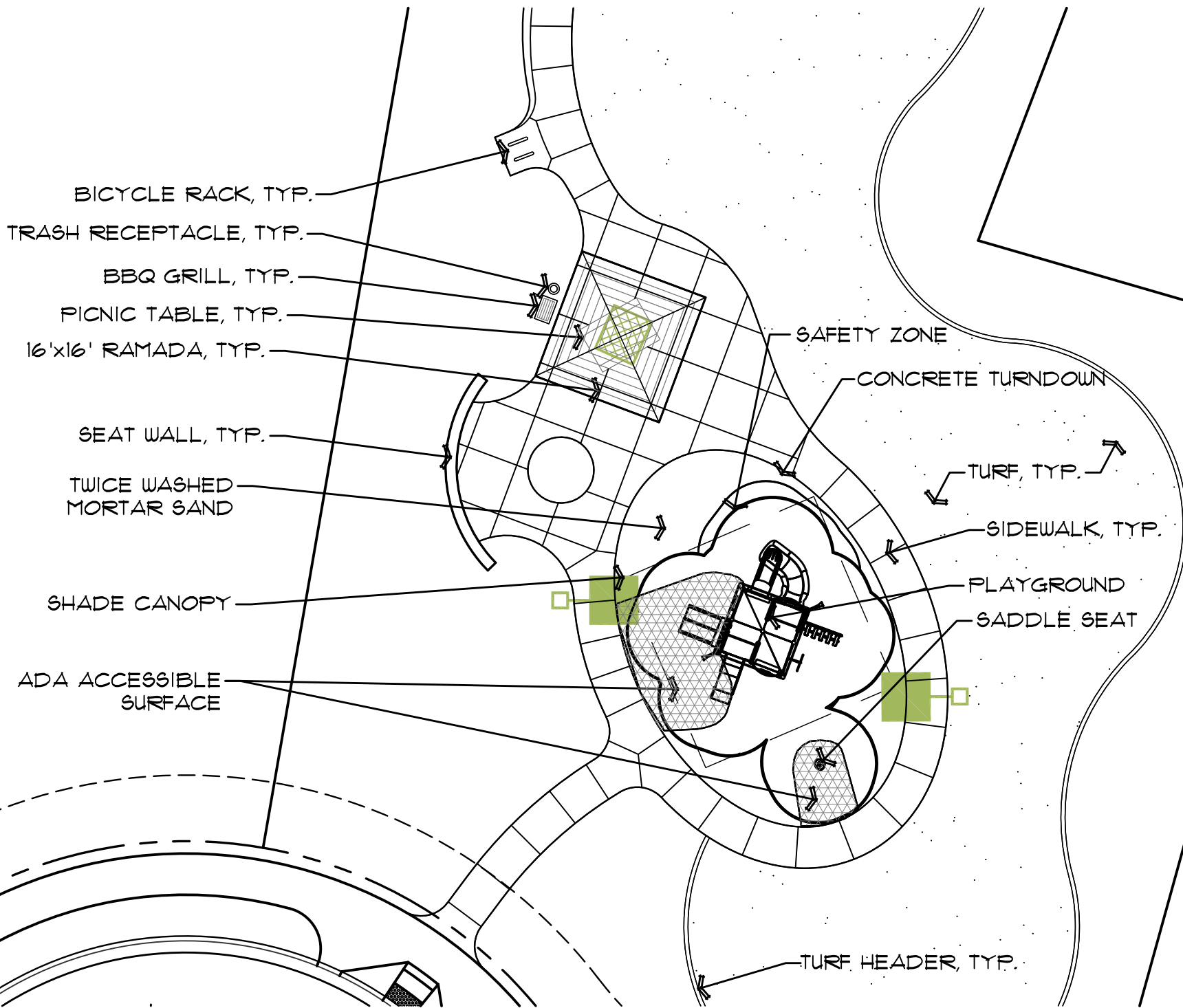
BBQ GRILL

MANUF: WEBCOAT
MODEL: GP620
QTY: 1

ADA ACCESSIBLE SURFACE

MANUF: FLEXGROUND
MODEL: ENDURAFLEX
COLOR: 50% TAN & 50% BLACK BLEND
QTY: 502 SF.

SPECIAL NOTES:
1. DETAILS FOR AESTHETIC/MATERIAL REFERENCE ONLY; STRUCTURAL DETAILS REQUIRED PRIOR TO CONSTRUCTION
2. SHOP DRAWINGS ARE REQUIRED PRIOR TO CONSTRUCTION



PLAYGROUND SPECS

PLAY EQUIPMENT

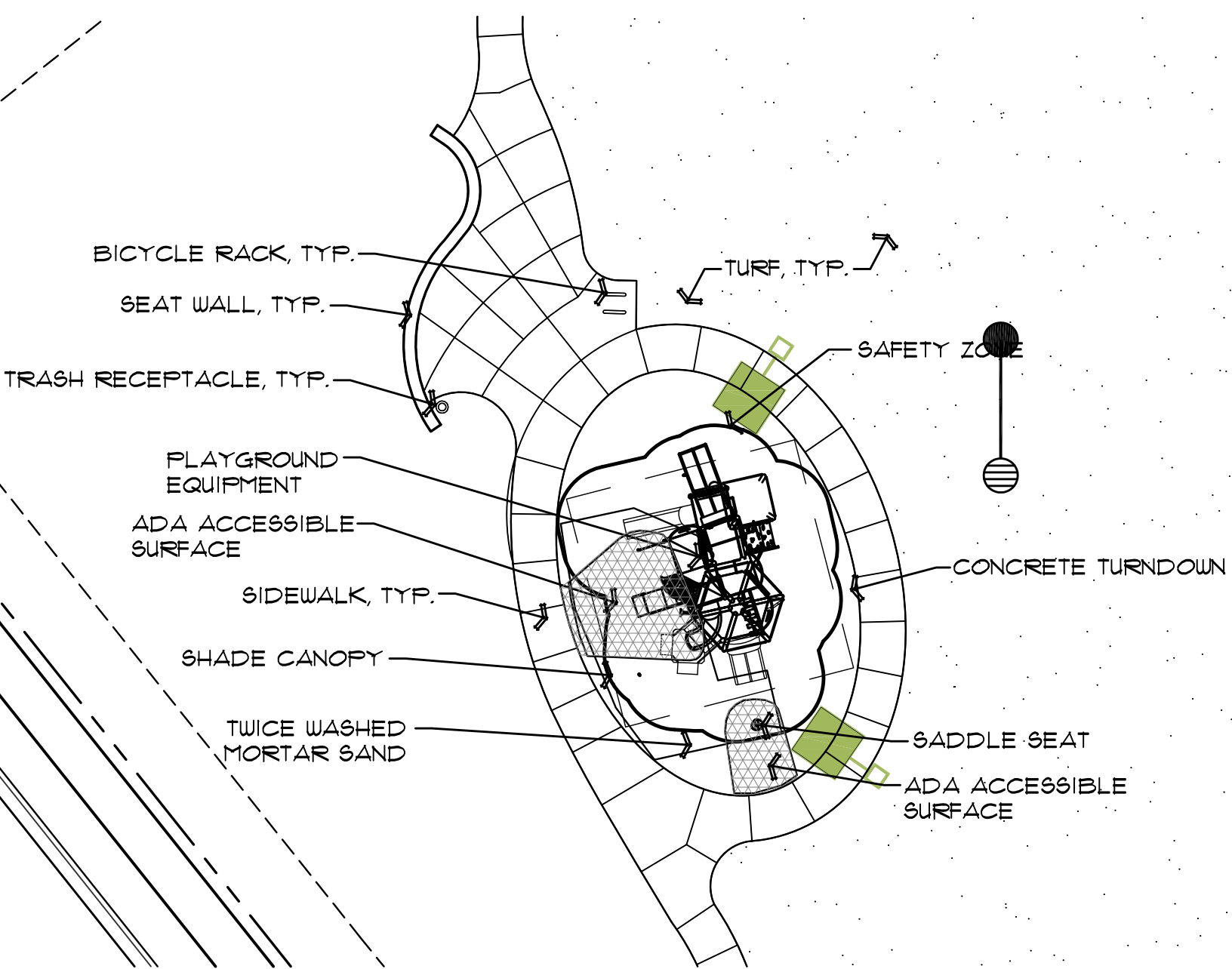
DESIGNED BY, AND AVAILABLE FROM:
MONTE CORLEY
MIRACLE PLAYGROUND SALES
1146 N. MESA DR. SUITE #136
MESA, AZ 85201
1-800-905-1411 EXT 105
COLORS: SAND AND ROYAL BLUE

ALL SAND LOCATED IN PLAYGROUNDS SHALL BE TWICE WASHED MORTAR SAND.

Model	Description	Qty
PARCEL 12C		
7145029	SQUARE DECK (ATTACHES TO 4 POSTS)	3
71451169	SPLIT DECK, 6" RISE	1
714552	5" OD X 136" POST (3' TO 5' DECKS)	1
7145733	5" OD X 168" POST FOR ROOF (3'6"-5' DECK	8
7146155	MONSTER PIPE CLIMBER, STRAIGHT (4' & 5'	1
714700	5' SIDE-BY-SIDE SLIDE W/CANOPY (3' DECK)	1
7147631	CRITTER PUZZLE PANEL	1
7147635	PLANET PANEL	1
714808	CLIMBING POLE (3', 5' OR 6'6" DECK)	1
714815	VERTICAL LADDER CLIMBER (5' DECK)	1
714850	CHAMELEON SLIDE ENTRY & EXIT SECTION	1
7148502	CHAM EXIT SECTION PRICE INCLUDED IN 7148	1
7148503	CHAMELEON SLIDE LEFT TURN SECTION	2
714851359	SQUARE TRANSFER POINT W/OPEN HR (3' DECK	1
71486248	8' SQUARE ROOF, PERF STEEL	1
714994	FUN FONE PAIR (2 FONES)	1
714994Z	FUN FONE PRICE INCLUDED IN 714994	1
9452	SADDLE SEAT, STRAIGHT POST	1

A PLAYGROUND ENLARGEMENT

SCALE: 1/16"=1'-0"



PLAYGROUND SPECS

PLAY EQUIPMENT

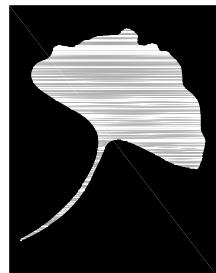
DESIGNED BY, AND AVAILABLE FROM:
MONTE CORLEY
MIRACLE PLAYGROUND SALES
1146 N. MESA DR. SUITE #136
MESA, AZ 85201
1-800-905-1411 EXT 105
COLORS: SAND AND ROYAL BLUE

ALL SAND LOCATED IN PLAYGROUNDS SHALL BE TWICE WASHED MORTAR SAND.

Model	Description	Qty
PARCEL 13A		
7145109	RECT OPEN DECK (ATTACHES TO 6 POSTS)	1
71451169	SPLIT DECK, 6" RISE	2
7145523	5" OD X 136" POST (3' TO 5' DECKS)	1
7145733	5" OD X 168" POST FOR ROOF (3'6"-5' DECK	8
7146083	WAVY WEDGE WALL WALKER (3' DECK)	1
71471513	CALYPSO 3 DRUM PANEL	1
714719	CLIFF CLIMBER (3' & 5' DECK)	1
7147284	BUMP & GLIDE SLIDE, ONE PIECE (4' DECK)	1
7147554	HONEYCOMB CLIMBER (4' DECK)	1
714851359	SQUARE TRANSFER POINT W/OPEN HR (3' DECK	1
71486248	8' SQUARE ROOF, PERF STEEL	1
7149071	"L" SLIDE RH, ROCKITE (3' DECK)	1
7149922	LOOKOUT TOWER	1
714994B	FUN FONES ABOVE DECK TO GROUND	1
714994BZ	FUN FONE PRICE INCLUDED IN 714994B	1
9452	SADDLE SEAT, STRAIGHT POST	1

B PLAYGROUND ENLARGEMENT

SCALE: 1/16"=1'-0"



The McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax



HARDSCAPE DETAILS
ZANJERO TRAILS - PHASE II
PARCEL 12C

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N., RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

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.

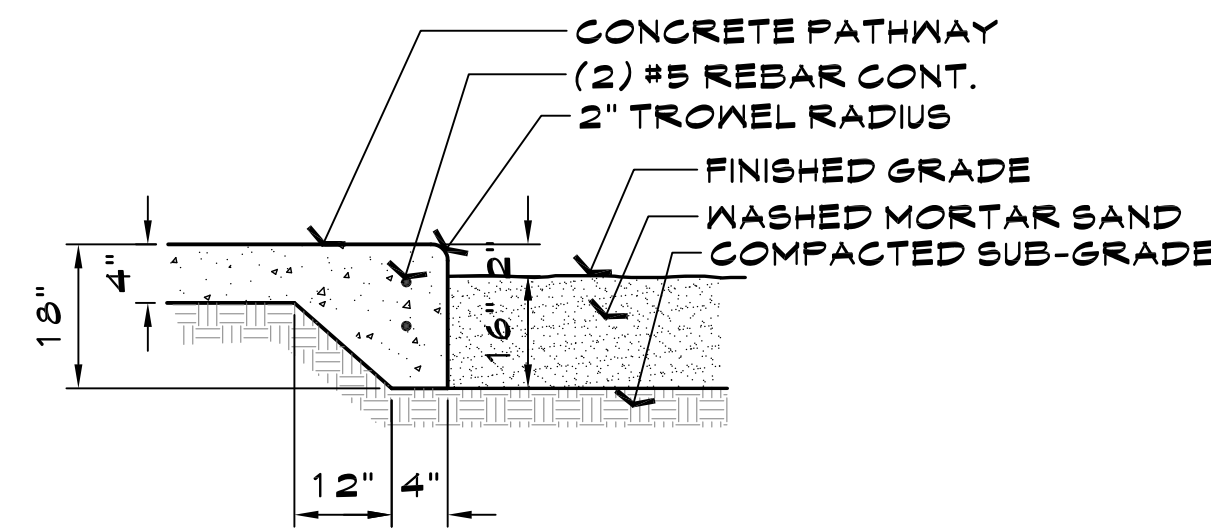
JOB NO. 12-47
DATE: 08-07-15
DRAWN BY: TF - SP-KC
CHECKED BY: TM

REVISIONS:

SHEET NO.

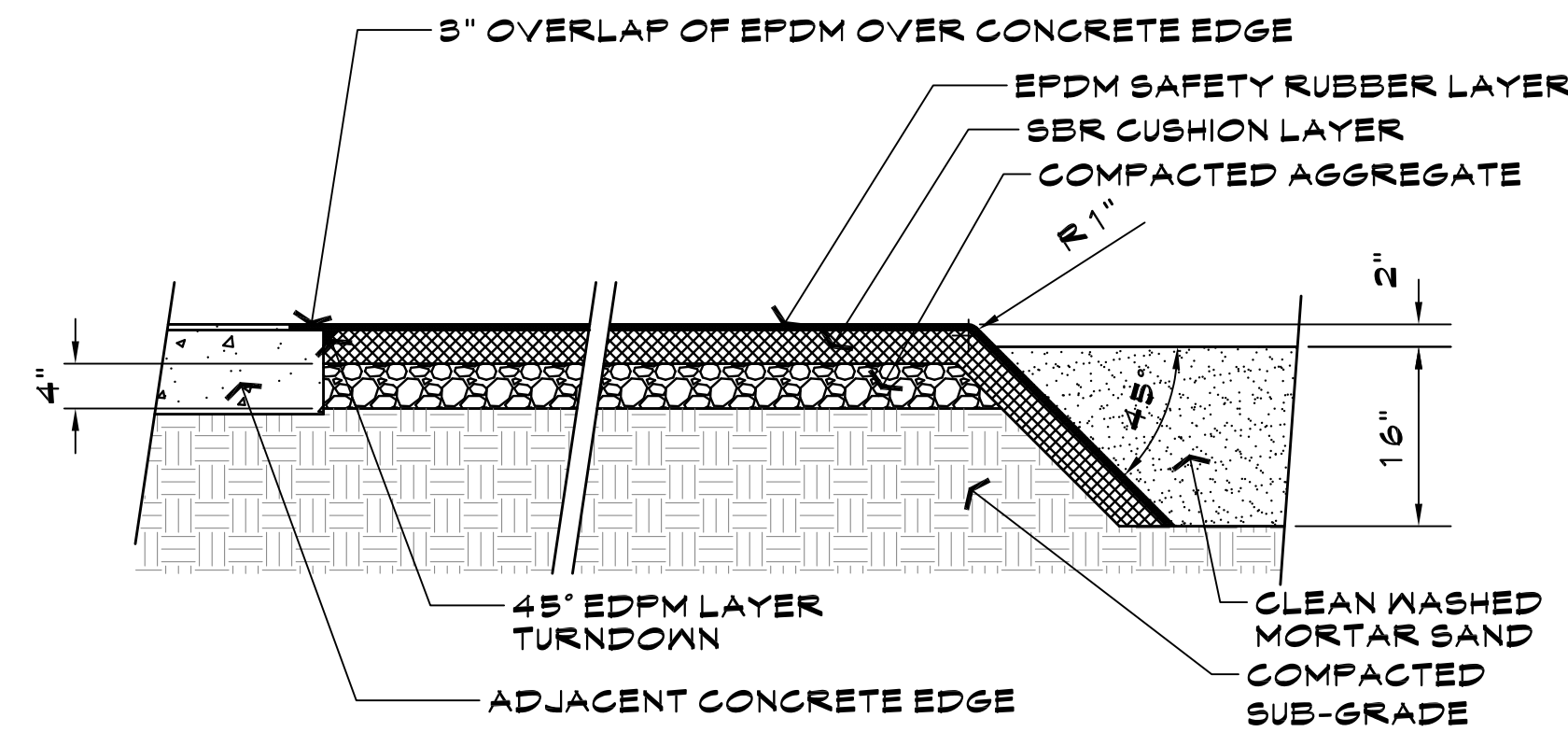
L-34

34 OF 38



NOTE:
EXPANSION JOINTS SHALL BE CONSTRUCTED AT THE END OF ALL POURS, AT POINTS OF CURVATURE, AND AT A MAX. SPACING OF 100 FEET.

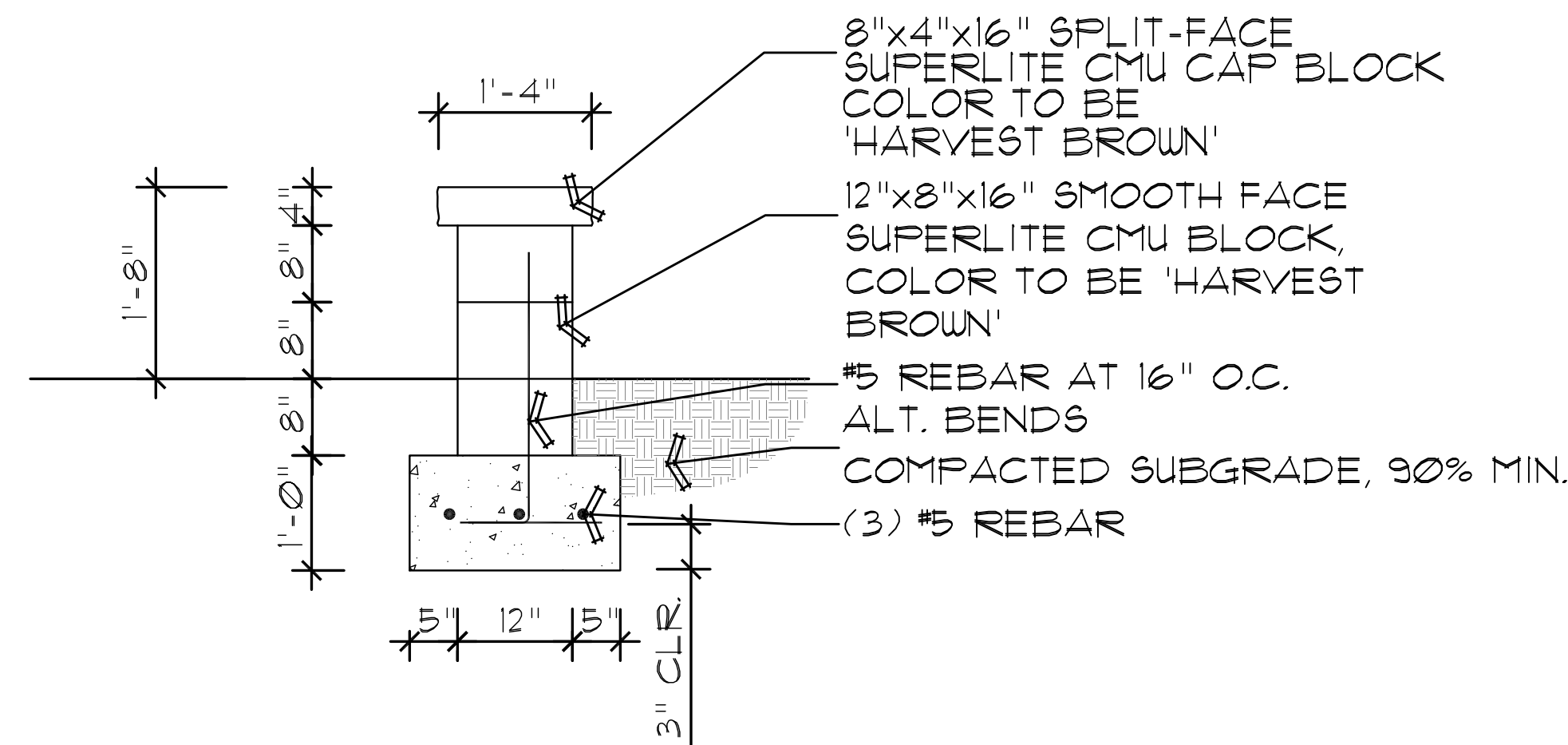
A CONCRETE TURNDOWN ADJACENT TO PLAYGROUND SAND AREA
SECTION not to scale



NOTES:
1. THICKNESS OF EPDM LAYER AND SBR CUSHION LAYER BASED ON FALL HEIGHT OF EQUIPMENT PER FLEXGROUND FALL HEIGHT CHART.
2. INSTALL SAFETY SURFACING PER MANUFACTURER'S STANDARD SPECIFICATIONS.
3. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.

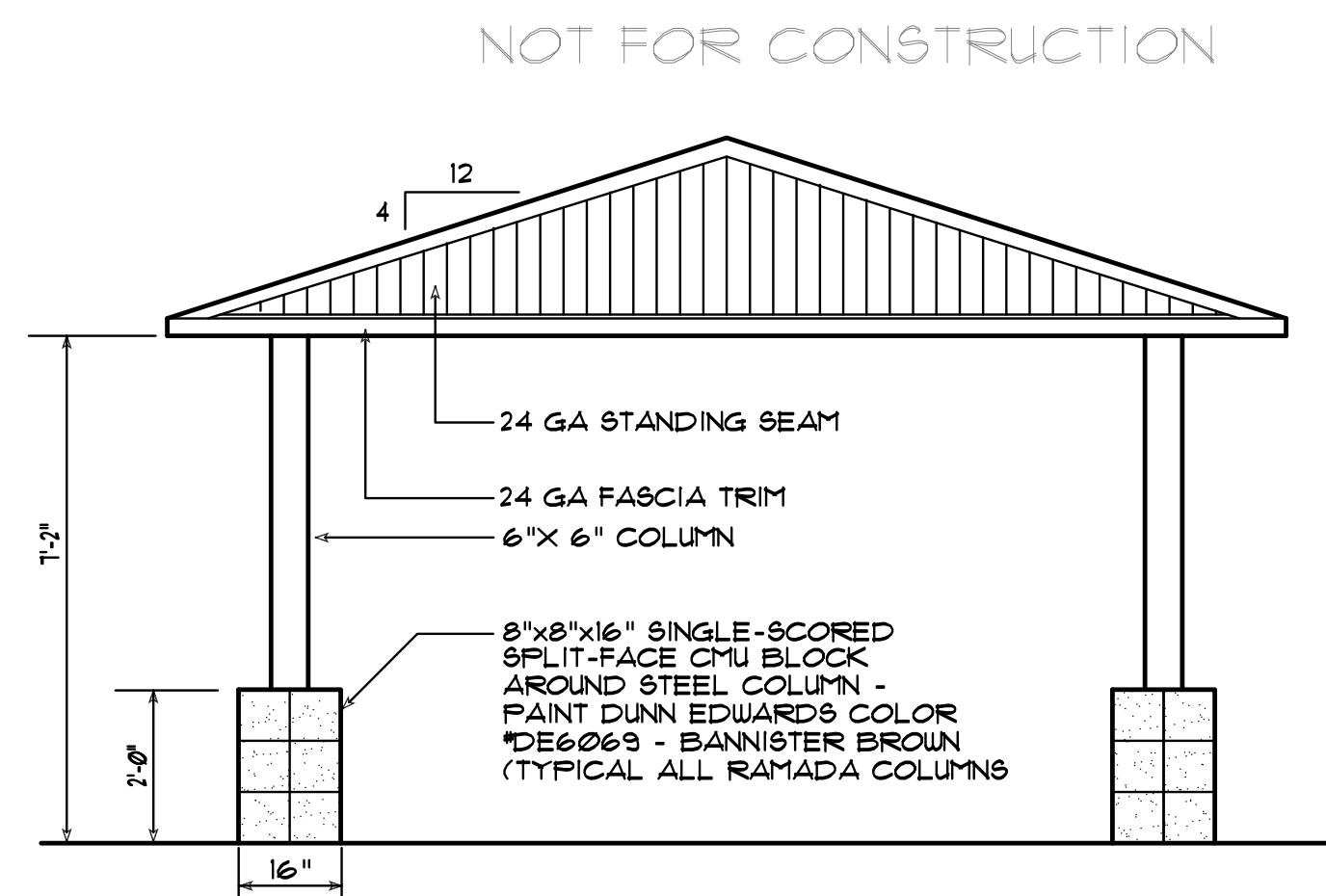
B PLAYGROUND ACCESSIBLE SURFACING
SECTION not to scale

C NOT USED
SECTION not to scale

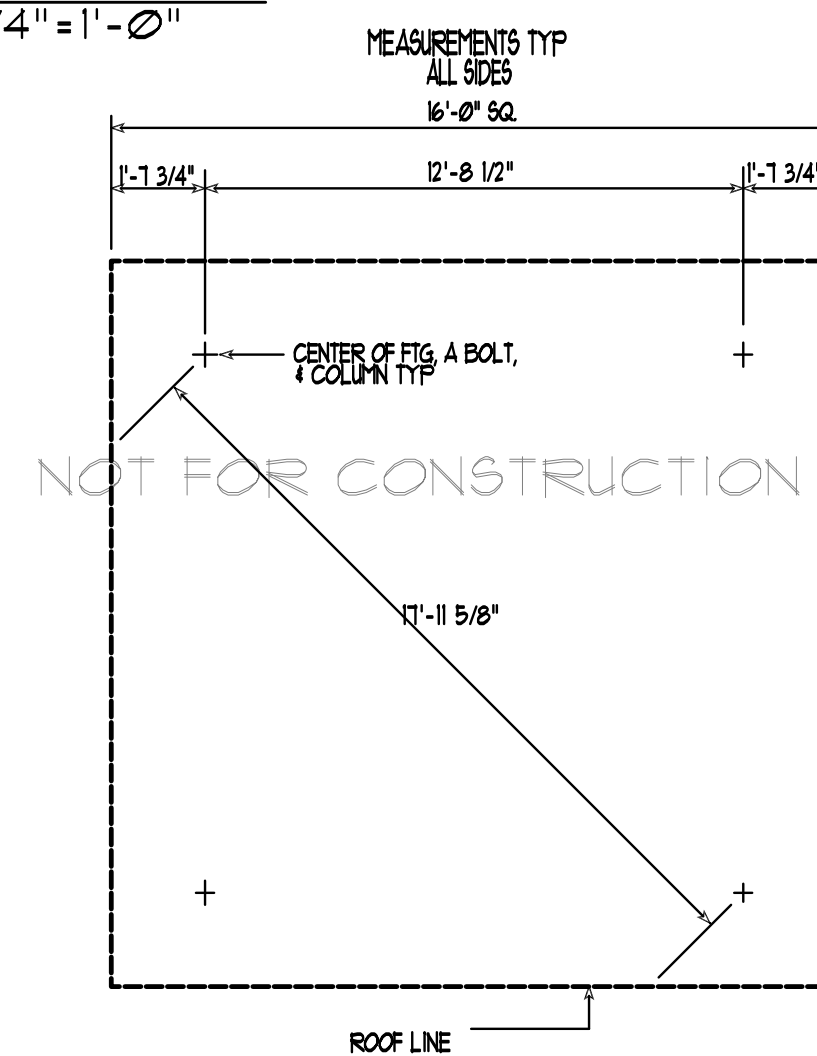


D SEAT WALL
DETAIL 3/4" = 1'-0"

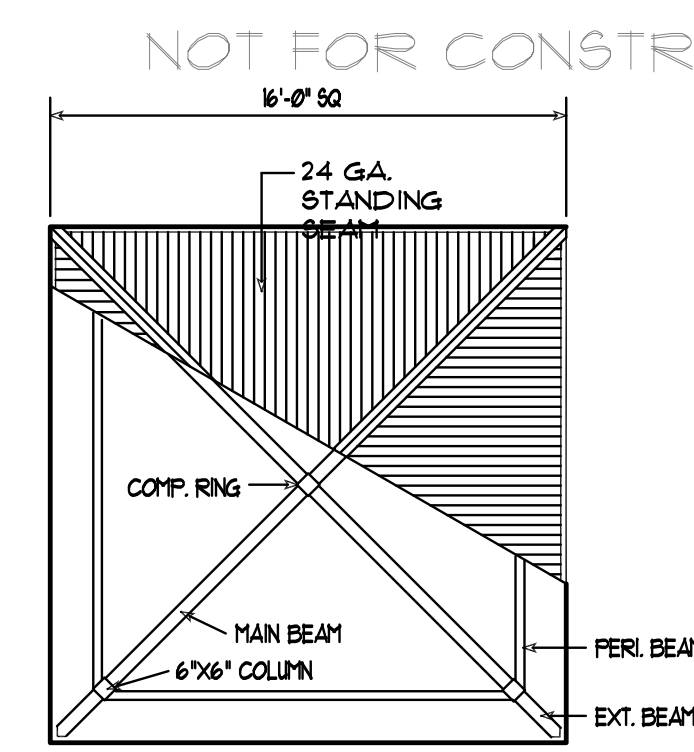
SPECIAL NOTES:
1. DETAILS FOR AESTHETIC/MATERIAL REFERENCE ONLY; STRUCTURAL DETAILS REQUIRED PRIOR TO CONSTRUCTION
2. SHOP DRAWINGS ARE REQUIRED PRIOR TO CONSTRUCTION



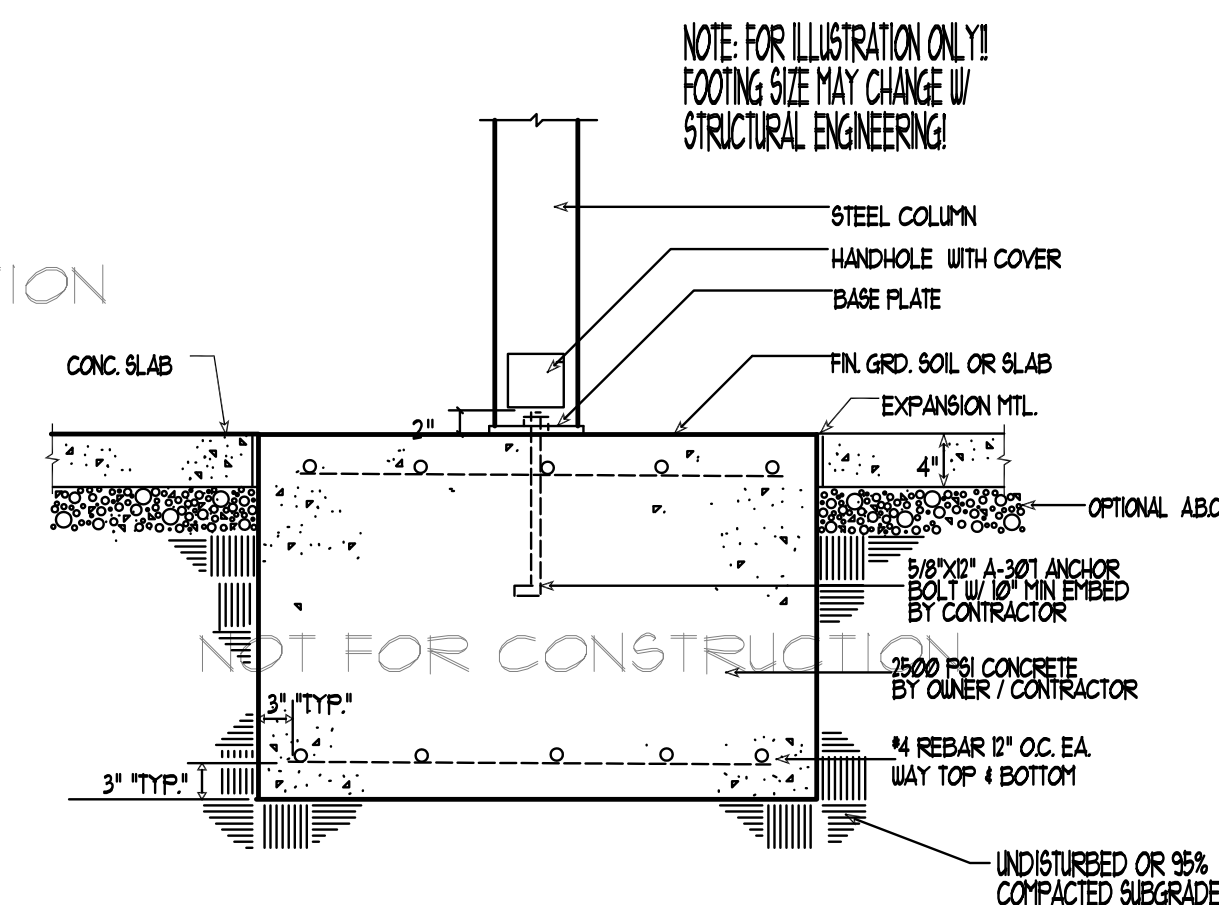
ELEVATION 16'X16' MESA MODEL
NTS



LAYOUT PLAN 16'X16' MESA MODEL
NTS

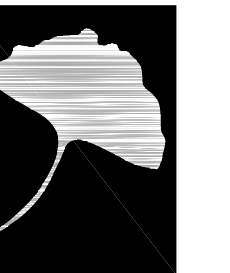


PLAN VIEW 16'X16' MESA MODEL
NTS



SPREAD FOOTING DETAIL 16'X16' MESA MODEL
NTS

E CLASSIC RECREATION SYSTEMS RAMADA (MESA MODEL / 16'x16')
MANUFACTURER DETAILS not to scale



The McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-937-9093
602-937-9031 fax



HARDSCAPE DETAILS
ZANJERO TRAILS - PHASE II
PARCEL 12C

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 1, LLC

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. 12-47
DATE: 08-07-15
DRAWN BY: TF - SP-KC
CHECKED BY: TM

REVISIONS:

SHEET NO.

L-35

35 OF 38

ZANJERO TRAILS

PHASE 2

JULY 24, 2015



SINGLE FAMILY RESIDENTIAL
ARCHITECTURAL DESIGN
GUIDELINES

Introduction

These Single Family Residential Architectural Design Guidelines (Guidelines) have been established to provide the general design criteria for Parcels 12A, 12B, 12C, 13A and 13C of the Zanjero Trails Phase 2 PAD. The Guidelines are meant to inspire creativity, not hinder it, and encourage diversity that will ultimately establish a quality within the community that will inspire its residents. The Guidelines will be used to review each home design for conformance with the overall Zanjero Trails Phase 2 design objectives.

These guidelines are meant to supplement the City of Surprise Single-Family Residential Home Product Design Guidelines. Any topics and standards that are not specifically defined by these Guidelines or the approved development standards for the development shall be governed by the City's requirements. If there is any conflict between these guidelines and the City of Surprise Design Guidelines, the City's guidelines will supersede.

Architecture

Objectives

The following goals and objectives are what guide the character and development of the Zanjero development:

- A varied and visually interesting street scene should be the final product as established through appropriate landscaping and quality architecture;
- The edges of the development should embody the core design principles that are employed internally through the development; and
- Community engagement should be encouraged through the promotion of pedestrian activity and outdoor livability at the front of the residence.

Architectural Styles

In the development of the architecture of the residences, it is imperative that the materials and detailing is authentic to the architectural style being portrayed. The following architectural styles have been select for the Zanjero development for their timelessness in style and quality of detailing. Following each style are some of the key characteristics that define that style. Additional styles may also be appropriate, subject to approval by the City of Surprise Planning Department.



Craftsman

The Craftsman style is known for its moderately detailed residences which are characterized by the use of hand-finished materials with a rusticated texture. Broad open porches, low sloping roofs with deep overhangs, multiple gables, asymmetrical compositions, oversized first floor windows, expressive trim, rafters, brackets, and porches characterize this style.

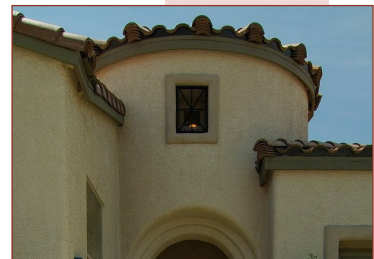
- Traditional one and two story asymmetrical massing with horizontal proportions
- Large open front porches and pergolas with expressive structural components
- Expressive structural elements such as rafters, brackets, and columns
- Broad porches
- Deep overhangs
- Low pitched, gabled roof lines
- Horizontal residence forms
- Decorative detailing such as tapered columns, stone, handcrafted woodwork, and exposed rafters
- Accented structural elements
- Use of stone or brick at porch columns typical
- A mixture of materials such as stone, stucco and siding
- Variety of column and beam detailing at porches with stone or brick pilaster
- Roof dormers
- Divided window panes
- Body color varied with contrasting trim color
- Wood brackets and wood trim (or the appearance of through the use of modern materials)



Mediterranean

The Mediterranean style combine elements from the architecture found in France, Italy, Greece and the Balkans as well as other cultural influences from this region. Some of the features that are combined together to define this style are terraces or courtyards, stucco finishes, porticos, balconies or any number of other elements inspired by houses on the Mediterranean.

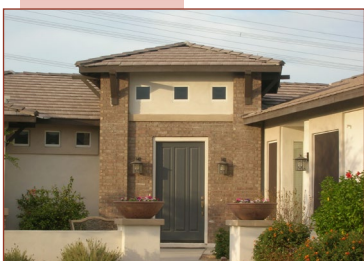
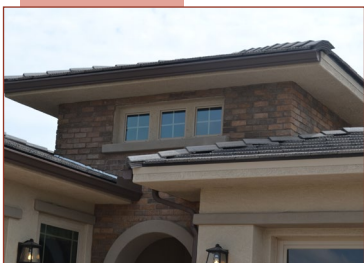
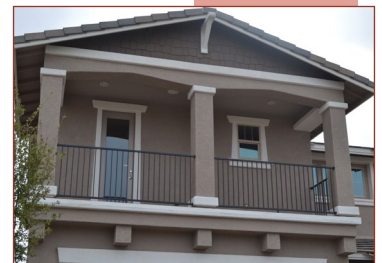
- Low-pitched gable roofs
- Red barrel or s-shaped roof tiles
- Asymmetrical combination or residence forms
- Entry courtyards
- Accentuated tower elements and/or arcades
- ½ round arch elements at doors and feature windows
- Refined decorative detail elements such as patterned tiles, iron, and plank or panel shutters



Monterey

The Monterey style is a combination of Spanish Colonial construction methods with the basic two story New England Colonial house. The signature cantilevered balcony on the front may be a prelude to the porch that often surrounds or defines a private courtyard in the back. Rafters are often exposed, chimneys often anchor one end of the house and flat paneled doors are used both on the ground floor and on the balcony.

- Rectilinear residence forms
- One and two story asymmetrical masses
- Contrasting materials of stucco and siding between first and second floors
- Informal plan arrangement
- Low-pitched gable roofs, primarily front to back, with intersecting cross gables permitted
- Flat roof tiles or barrel style roof tiles
- Use of colonial detail elements such as pediments at window and door openings
- Detail elements such as cantilevered balcony on front elevations, exposed rafter tails, shutters, etc.



Prairie Ranch

Frank Lloyd Wright revolutionized American architecture when he removed its European influences by using low horizontal lines and open interior spaces. Prairie Houses are characterized by low-pitched, usually hipped, roofs with widely overhanging eaves, open floor plan, low horizontal profile, of two stories with single story wings, and large porches.

- Low-pitched hip roofs
- Horizontal emphasis in detailing with vertical
- Flat roof tiles
- Stucco, brick or stone exterior
- Windows grouped to form horizontal bands
- Divided light windows
- Window shutters
- Contrasting trim color
- Integrated porches and patios as well as intimate courtyard spaces
- Chimneys used as vertical elements



Southern Italian

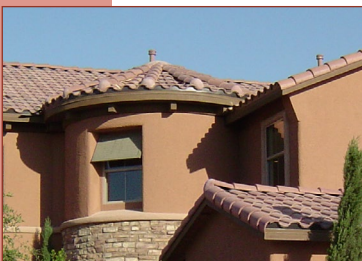
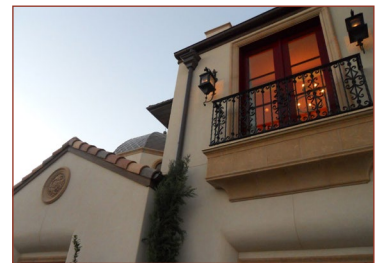
The Southern Italian style is heavily influenced by the temperate climate found in the southern coastal regions of Italy along the Mediterranean, Tyrrhenian, and Ionian seas. Architectural characteristics that embody this style include formal box like massings, terraces or courtyards, and arched windows.

- Low-pitched hip roofs
- Flat, barrel or s-shaped roof tiles
- Formal box-like residence massing
- Projecting eaves with decorative brackets or dentils
- Vertically proportioned windows, often arched
- Detail elements such as quoins, keystones, shutters, palladian windows

Spanish Colonial

The Spanish Colonial style is a collection of southern european styles that is unified through its arches, courtyards, strong form and mass, plain wall surfaces, and tile roofs, all derived from Mediterranean architectural styles. It is often characterized by an informal arrangement and massing.

- Asymmetrical massing
- Low-pitched gable roofs
- Red barrel or s-shaped roof tiles
- ½ round arch elements
- Detailing primarily at openings
- Detail elements such as iron, wood-plank shutters, clay (or stucco) vent tiles, ceramic tile, etc
- Deep window or door recess
- Arched windows and openings
- Shallow or flush overhangs
- Stucco, light colored exterior wall with a variety of finishes
- Stucco eave details or wood corbelled rafter tails
- Courtyard, loggias and patios



Tuscan

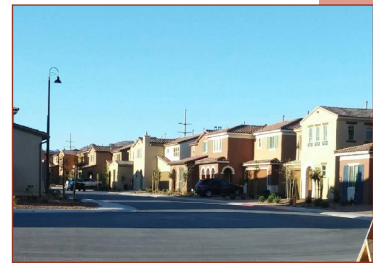
Similar to the Mediterranean and Southern Italian styles, the Tuscan style is influenced by its climate, but also is shaped by the rolling plains that is the setting of Tuscany region. Some of the features that identify this style informal arrangement of residence forms, Medium to darker color schemes and the use of stone on massings.

- Mostly low-pitched hip roofs (occasional gable or cross-gable)
- Predominantly barrel or s-shaped roof tiles
- Informal arrangement of residence forms
- Medium to darker color schemes
- Detail elements such as accent stone, projecting overhead shutters

Elevations

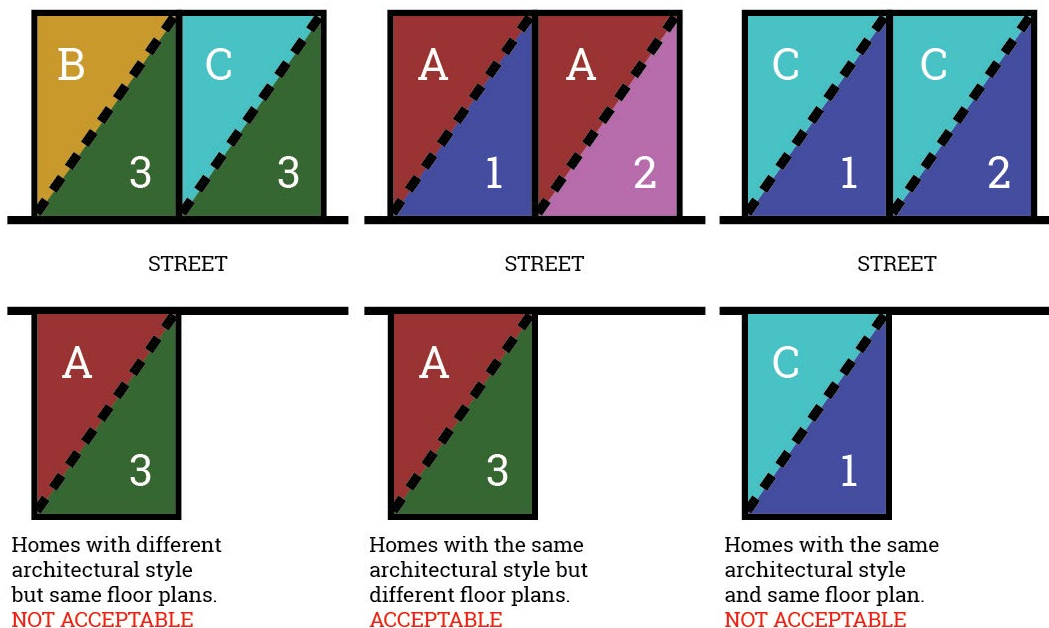
A varied and interesting street scene can be greatly enhanced the proper development of a variety of elevations of the residences. The following shall be followed to aid in the development of the community street scene:

- 3 different floor plans will be provided for each neighborhood
- 3 architectural styles will be provided for each floor plan
- 2 roof materials/styles/colors per architectural style will be provided
- Each elevation of the residence shall be articulated either through massing, detailing, or other method
- Detailing of the residence shall be true to the architectural style
- No adjacent lots or lots directly across the street shall contain the same architectural style and floor plan. Similar architectural styles may be on adjacent lots or lots directly across the street as long as the floor plan is different. ¹



Legend

Architectural Style	Floor Plan
■ A	■ 1
■ B	■ 2
■ C	■ 3



1. Lots directly across the street are those where at least 51% of the lot's street frontage is directly across from the street frontage of the lot on the opposite side of the street.

Residence Massing

Through the placement and orientation of various residence massings an interesting and varied street can be developed as well as shape community engagement. The following criteria have been developed to promote these principles:

- At least one floor plan with living space placed forward of the garage should be provided to reduce the dominance of the garage on the street scene
- Multiple massings at various offsets are encouraged in the development of the architecture
- The massing of the residence shall be at the appropriate scale at the street scene



Example of acceptable street scene



Example of unacceptable street scene

- Recessed windows are highly encouraged to add variety to masses and create dramatic shade lines
- Varied massing of the rear elevation shall be provided when visible to the public



Example of acceptable rear yard massing



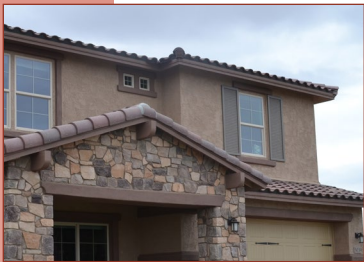
Example of unacceptable rear yard massing



Roofs

A well designed roof-scape can have a tremendous visual impact on the community. The following criteria have been established to foster creative alternatives for variety in the roofs in the community:

- Varied but simple roof lines shall be employed with all architectural styles
- Where appropriate to the style, two roof materials/styles/colors (metal, concrete, or clay; flat, barrel, "S", or similar) per architectural style shall be available
- Multiple ridgelines shall be employed to avoid large flat masses of roofs that can run from residence to residence
- Various roof forms shall be employed that are consistent with architectural style
- Gutters and flashing shall be designed to match color of the residence; Decorative gutters are acceptable





Porches and Patios

Porches and patios can provide a great deal of visual interest on the design of a residence when visible by the public, and can activate a community by providing outdoor living space along the street scene. The following criteria have been established to encourage the development of well-designed porches and patios:

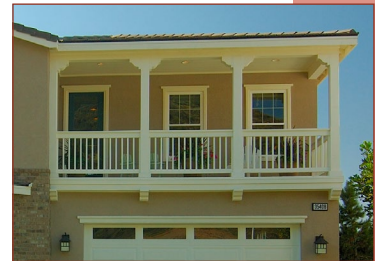
- The design shall be at the appropriate scale to the masses of the residence
- They will be integrated into the architecture of the residence and not feel as if they are simply attached to the residence as an after thought
- The design shall be consistent with and enhance the architectural style
- They will provide visual interest



Balconies, Projections and Decorative Detailing

Balconies, projections and decorative detailing can provide a great deal of visual interest on the design of a residence when visible by the public, and can enhance the overall character and quality of the architecture of a residence. The following criteria have been established to encourage the development of well-designed balconies, projections and decorative detailing:

- The design shall be at the appropriate scale to the masses of the residence
- The design shall be consistent with and enhance the architectural style
- They will provide visual interest



Windows and Doors

The following criteria have been developed to foster creative solutions to the design of windows and doors to better enhance the overall character of the architecture of the residence s:



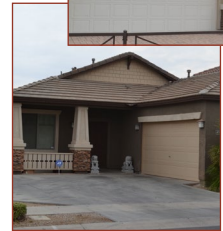
Front Doors

- Where appropriate to the elevation, the front door entry should be a celebrated feature of the residence
- Front door shall be visible from the street or behind a courtyard wall and gate that is visible from the street
- Front door should be decorative in nature and consistent with the architectural style

Garage Doors

The garage door of a residence makes up a large percentage of the overall façade and therefore is a significant element of the architecture of the residence.

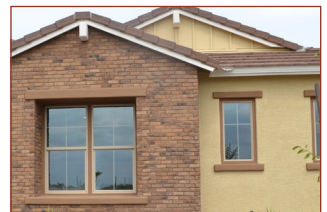
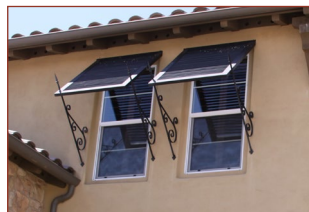
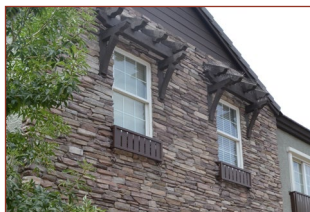
- Garage door shall be decorative in nature and consistent with the architectural style
- Garage doors shall be recessed a minimum 6" from the primary façade of the structure to create variations in an otherwise large massing. Builders are encouraged to increase the recess up to 12" through the use of additional pop-outs when appropriate to the architectural style.
- No more than 2 garage spaces may occupy the same plane to avoid having a single dominant mass when a three car garage is offered on a residence
- Min 2' separation between garage door planes from the most forward to the most recessed to create variations in an otherwise large massing
- The inclusion of elevation options with side loaded garages is encouraged to remove the garage door from the street scene on lots that are wider than 55 feet



Windows

Windows can provide a great deal of variety and character in the elevation of the residence.

- Windows to be aligned and sized appropriately to the architectural style
- Windows visible to the public are encouraged be recessed to add depth and shadow to the façade
- Windows on front elevations shall have a divided appearance if consistent with the architectural style



Lighting

The following criteria should be utilized in the design and utilization of lighting of the residence:

- The design of the light fixtures shall be in character with the architectural style of the residence
- The design of the lighting shall accentuate the architecture of the residence and also promote safety within the community.
- The design of the lighting shall not be obtrusive to surrounding neighbors
- Light pollution will be limited in accordance with the City of Surprise standards

Accessory Structures

The following criteria have been developed to aide in the design of accessory structures:

- The architectural character shall be consistent with the architectural style of the primary structure
- Accessory structure height and setbacks must comply with the Surprise Uniform Development Code
- The structure should have a 6' wall to wall separation from the primary structure

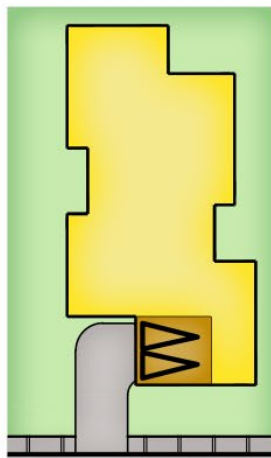
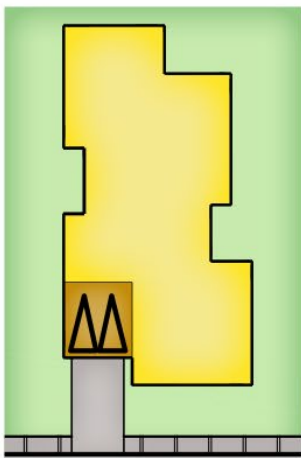
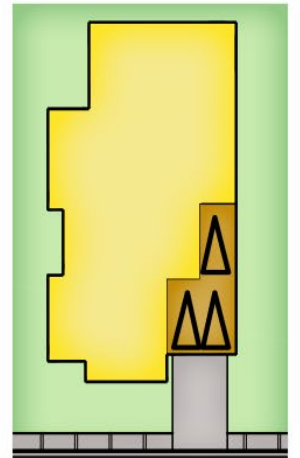
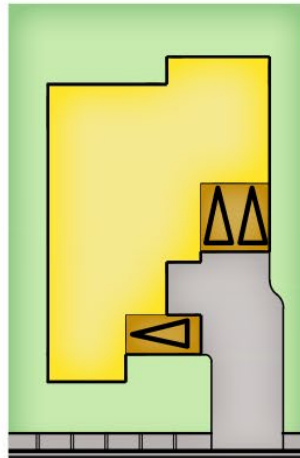
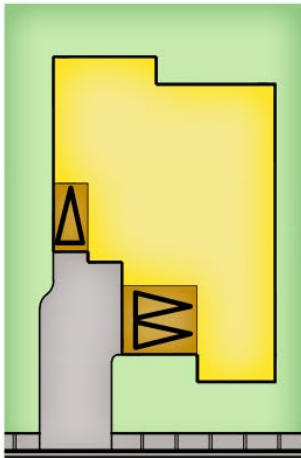
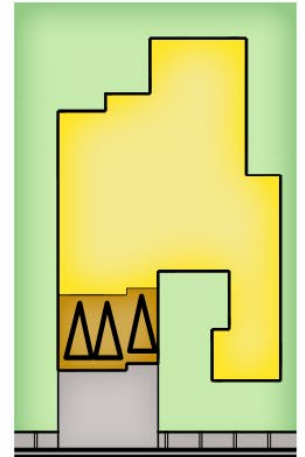
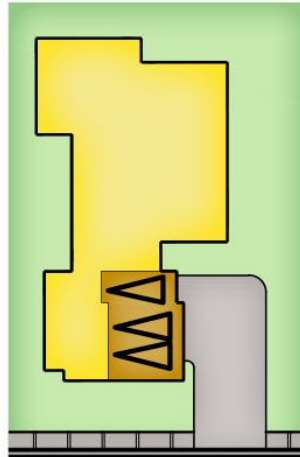
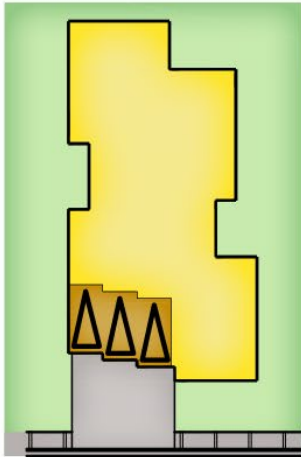
Color and Materials

Each builder shall prepare color and material palettes for each of the architectural styles that will be utilized within each neighborhood. The following guidelines shall guide in the development of these palettes:

- The design of the palettes shall be selected to unify the community aesthetically
- The palettes will be selected to create an identity for each residence and add visual interest to the community
- The palettes shall enhance and be appropriate to the architectural style
- The colors of the palettes shall not exceed a solar reflective index number of 45%
- A variety of color and materials should be employed on each residence if consistent with the architectural style. A minimum of two (2) colors per architectural style will be provided.



TYPICAL GARAGE OPTIONS

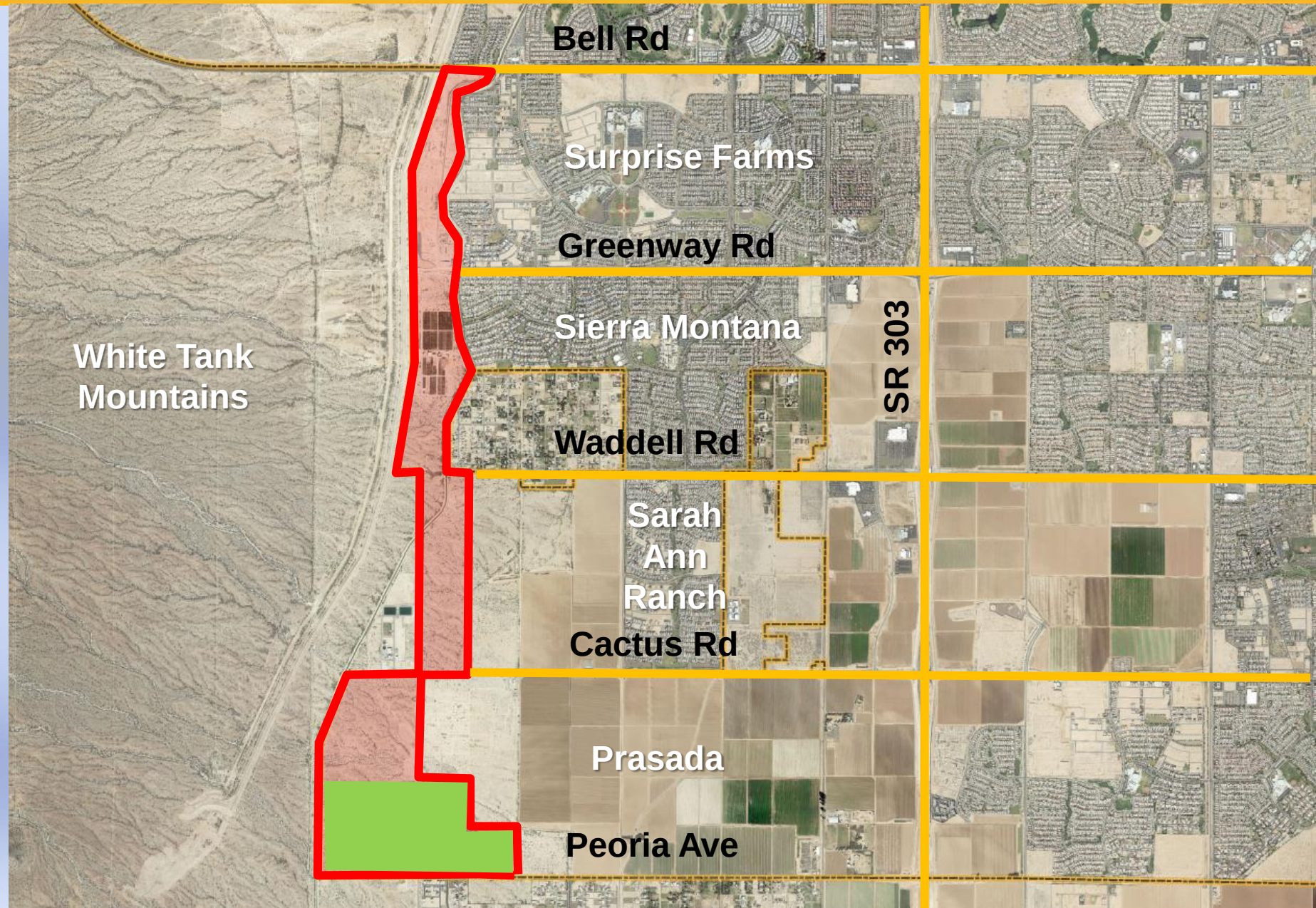


Zanjero Trails Final Plat MOD, 12A, 12B, 12C, 13A, and 13C

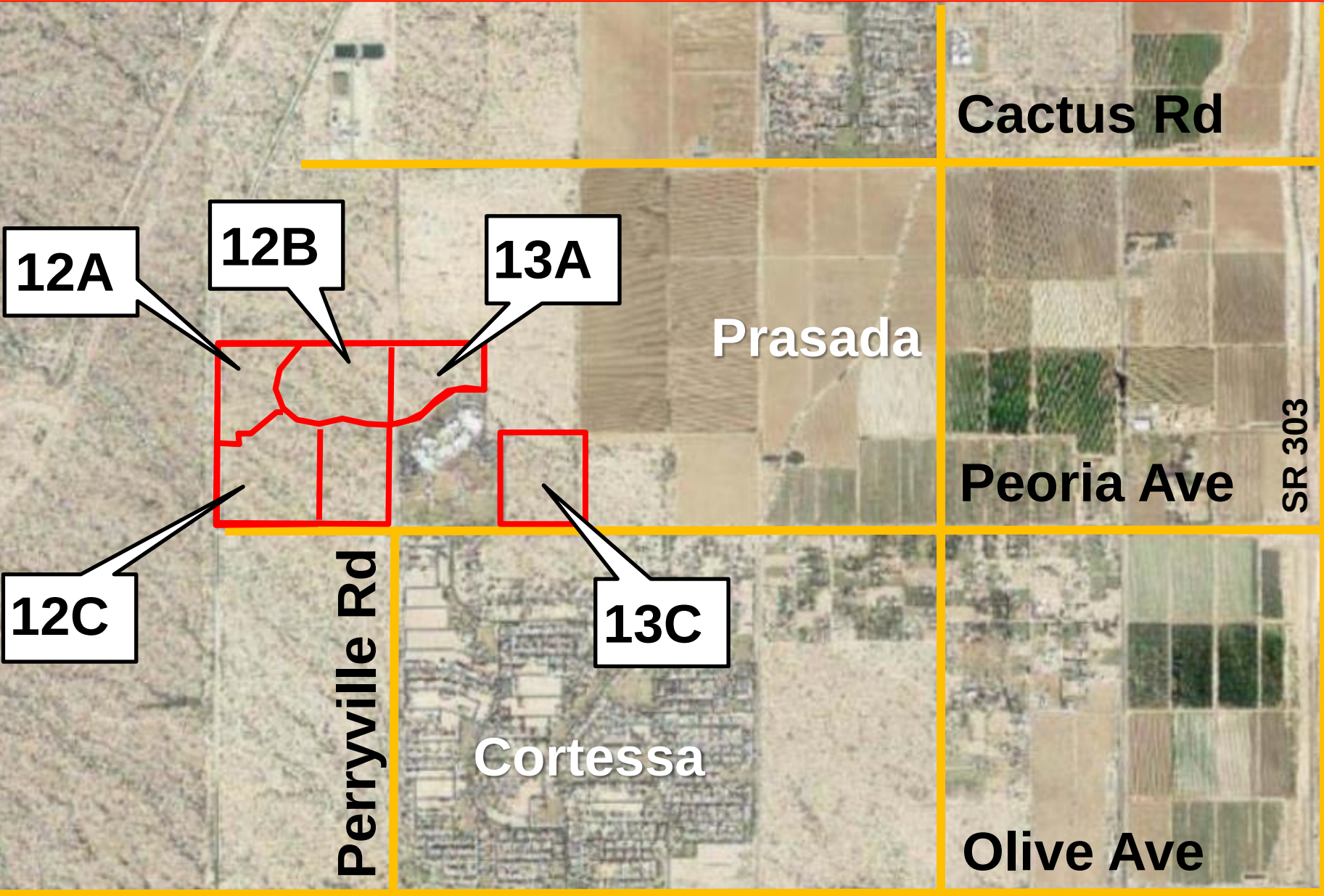
February 16, 2016



ZANJERO TRAILS



ZANJERO TRAILS



Cactus Rd

12A

12B

13A

Prasada

Peoria Ave

SR 303

12C

Perryville Rd

13C

Cortessa

Olive Ave

ZANJERO TRAILS

Park Detail (Typical)

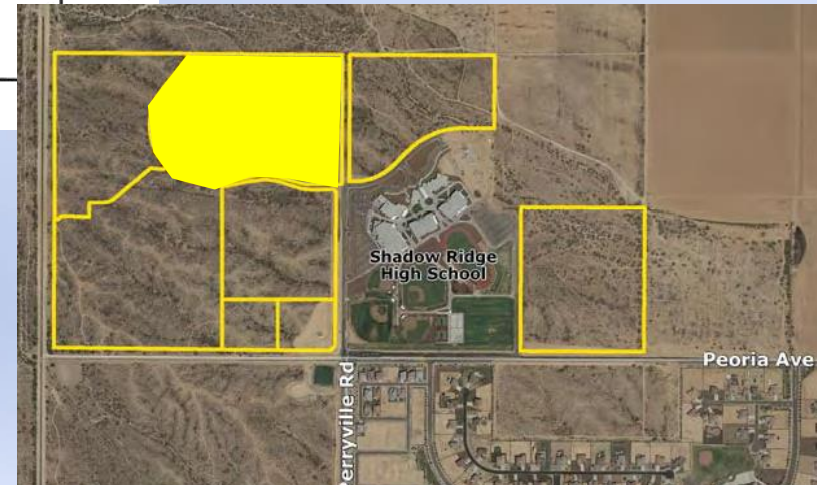
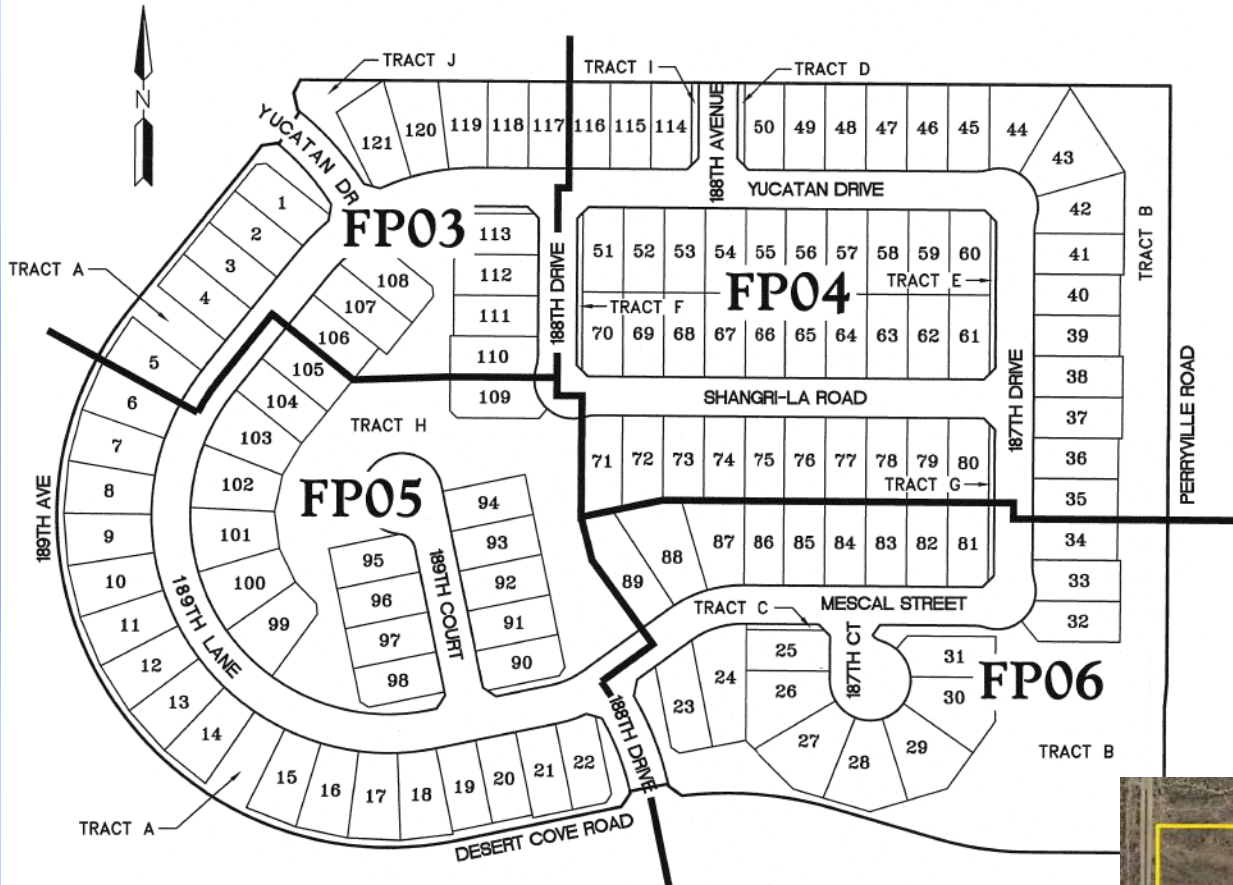
Potential Amenities Include:

- Trail Connections
- Active and Passive Turf Areas
- Tot Lot
- Ramada / Picnic Area

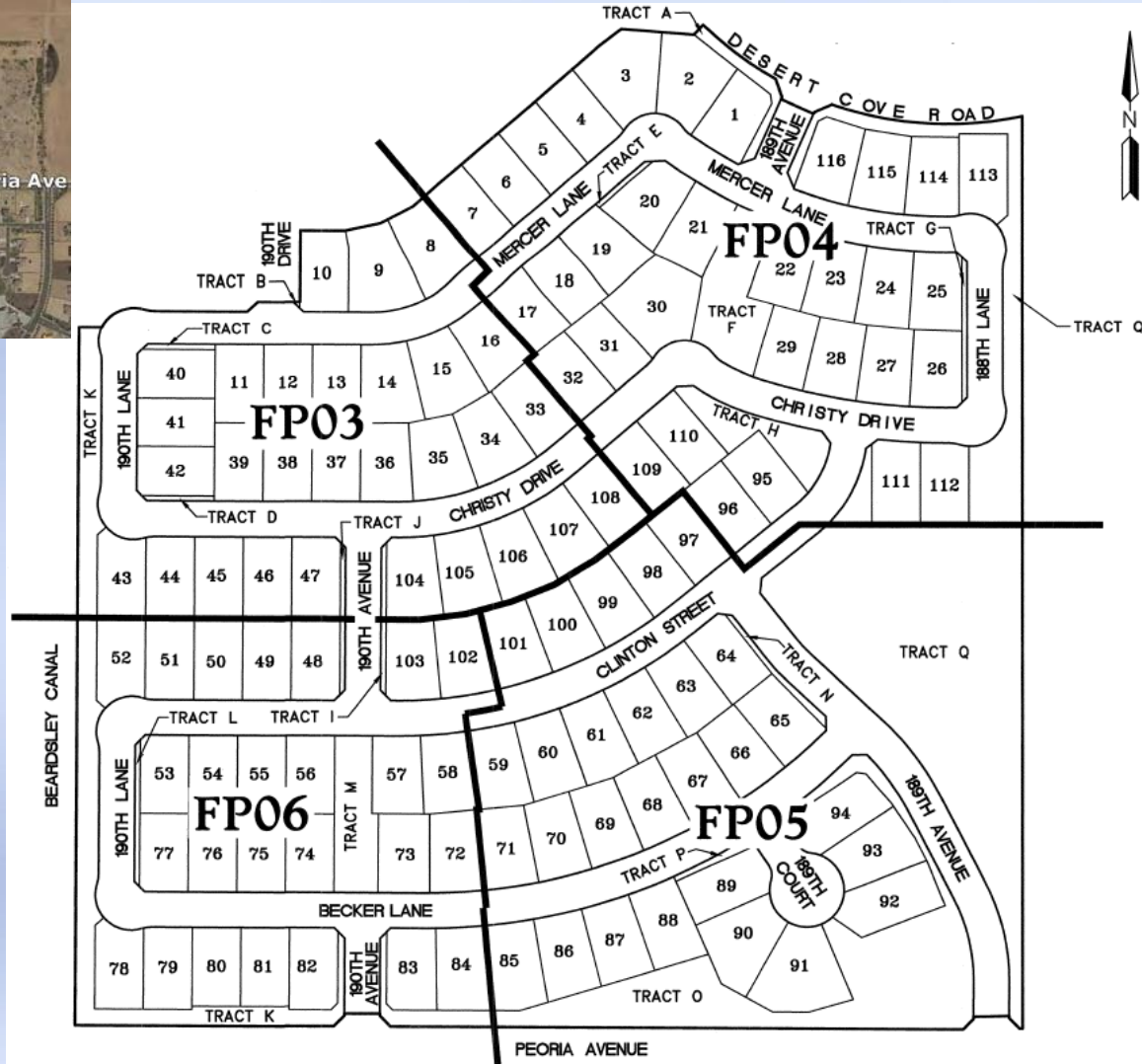
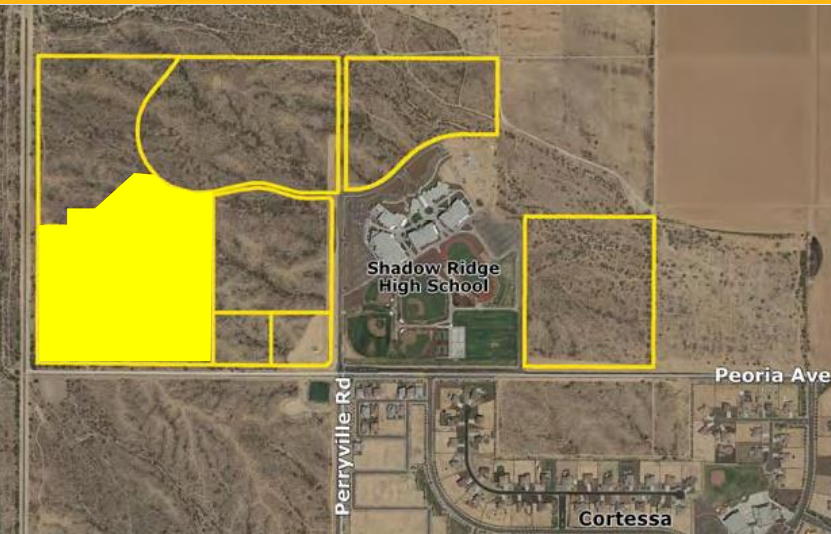




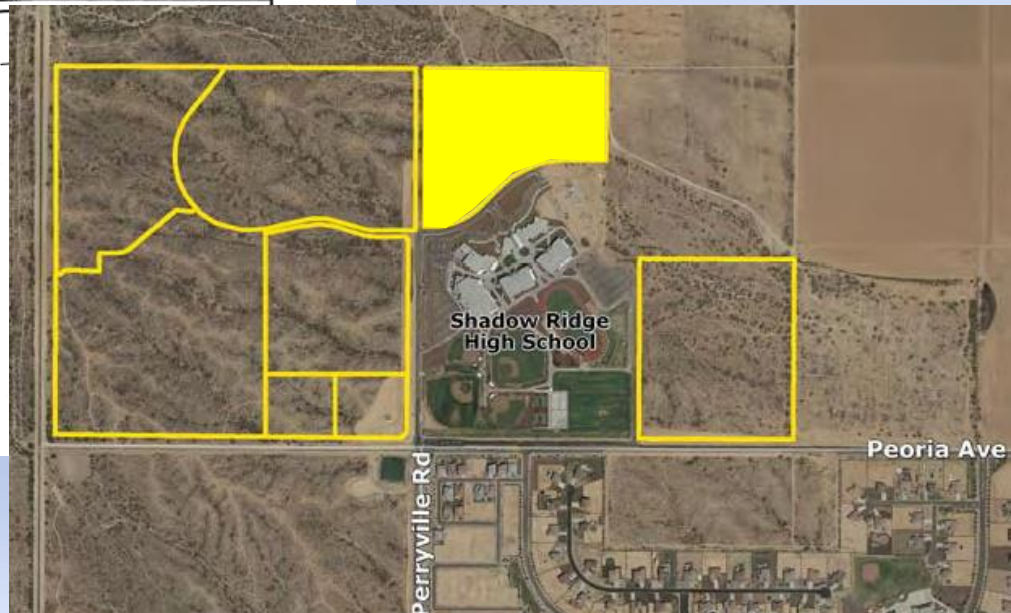
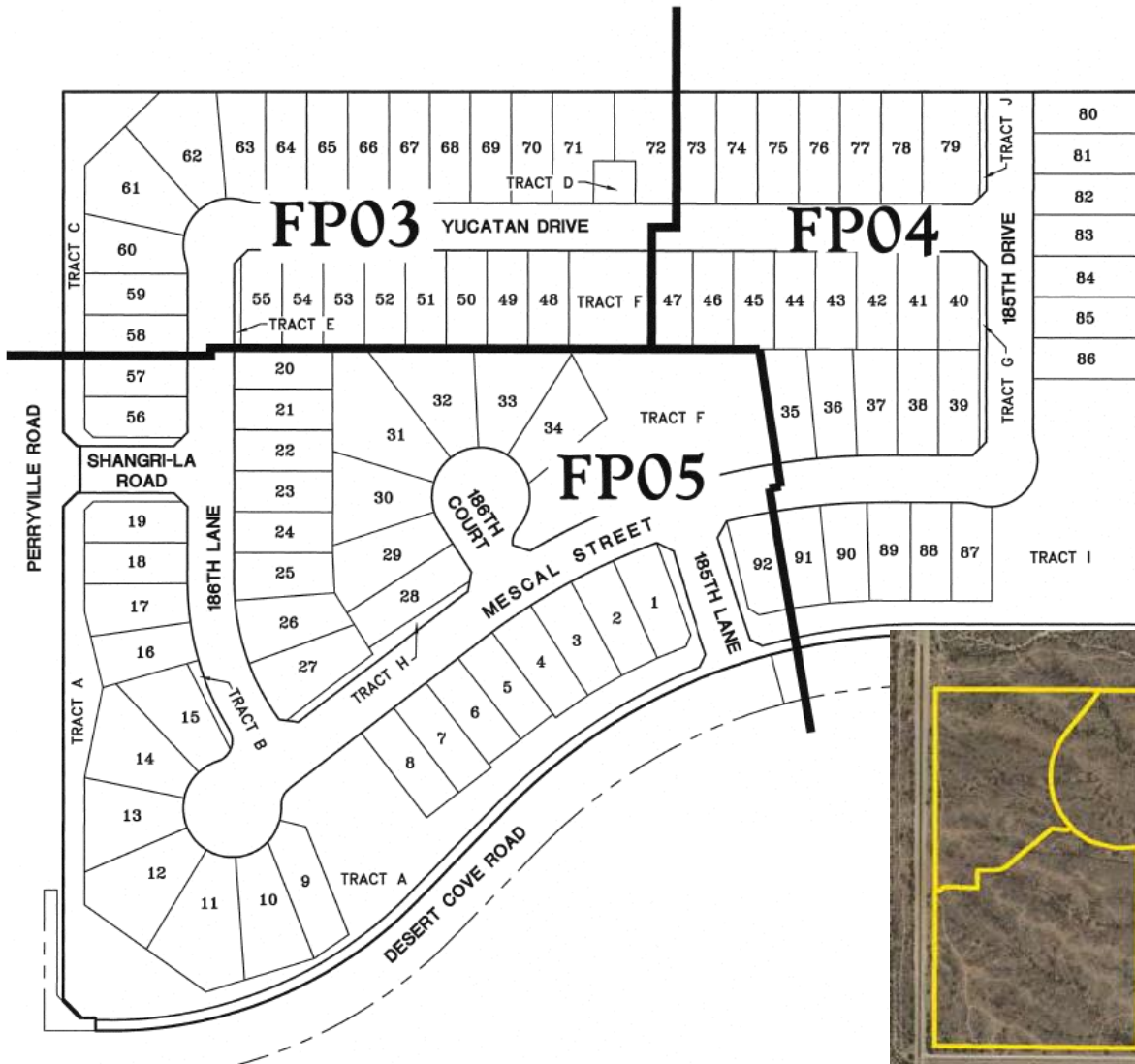
PARCEL 12B



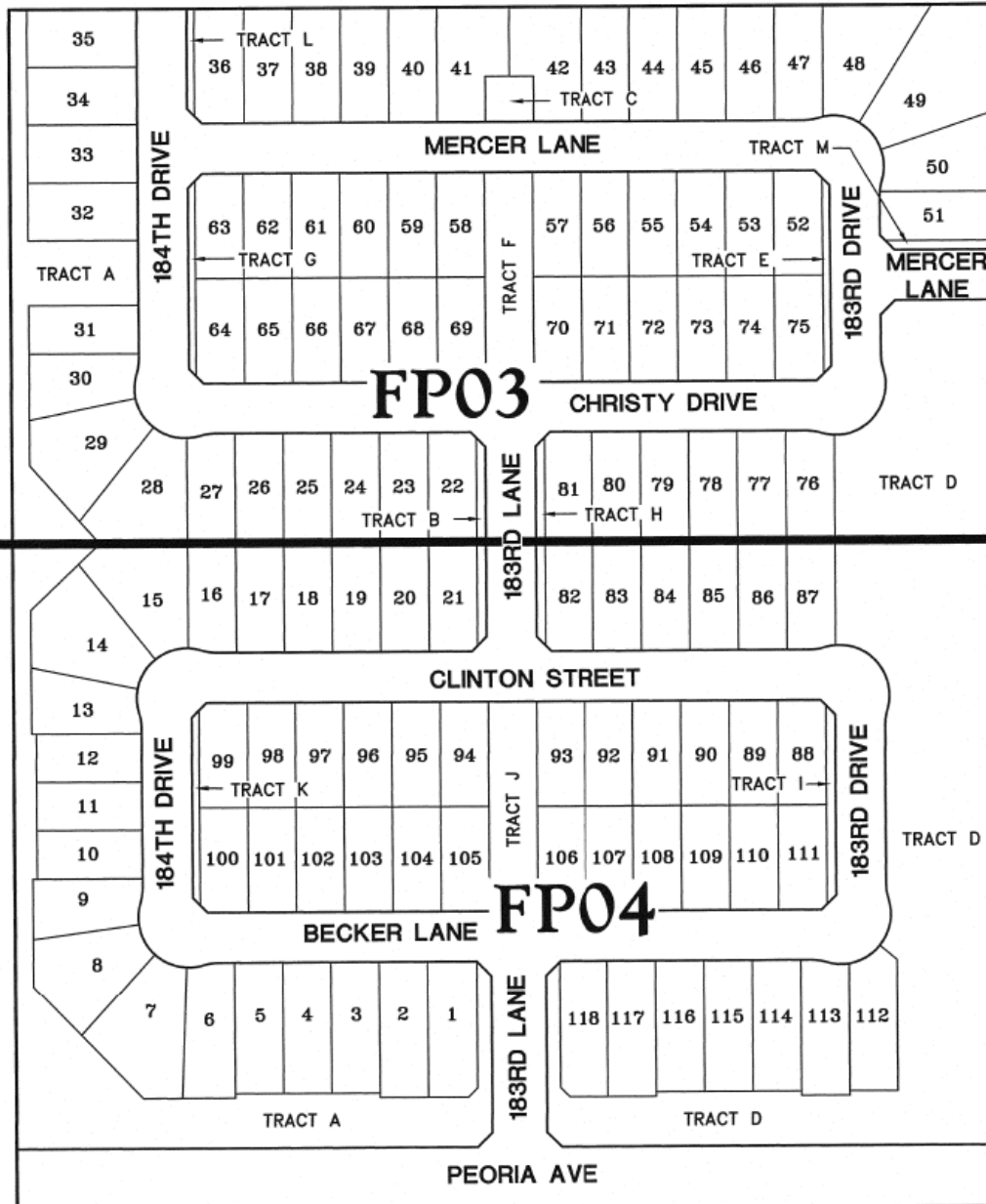
PARCEL 12C



PARCEL 13A



PARCEL 13C



MAP OF DEDICATION

OWNER

JEN ARIZONA 7 LLC & JEN ARIZONA 11 LLC
2222 W. PINNACLE PEAK ROAD, SUITE 160
PHOENIX, ARIZONA 85027
PH: (602)374-2777
FAX: (480)393-4016
CONTACT: TOM CHENEY

SURVEYOR

HILGARTWILSON
1661 EAST CAMELBACK ROAD
SUITE 275
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
FAX: (602) 325-0161
CONTACT: KIRK J. PANGUS

BASIS OF BEARING

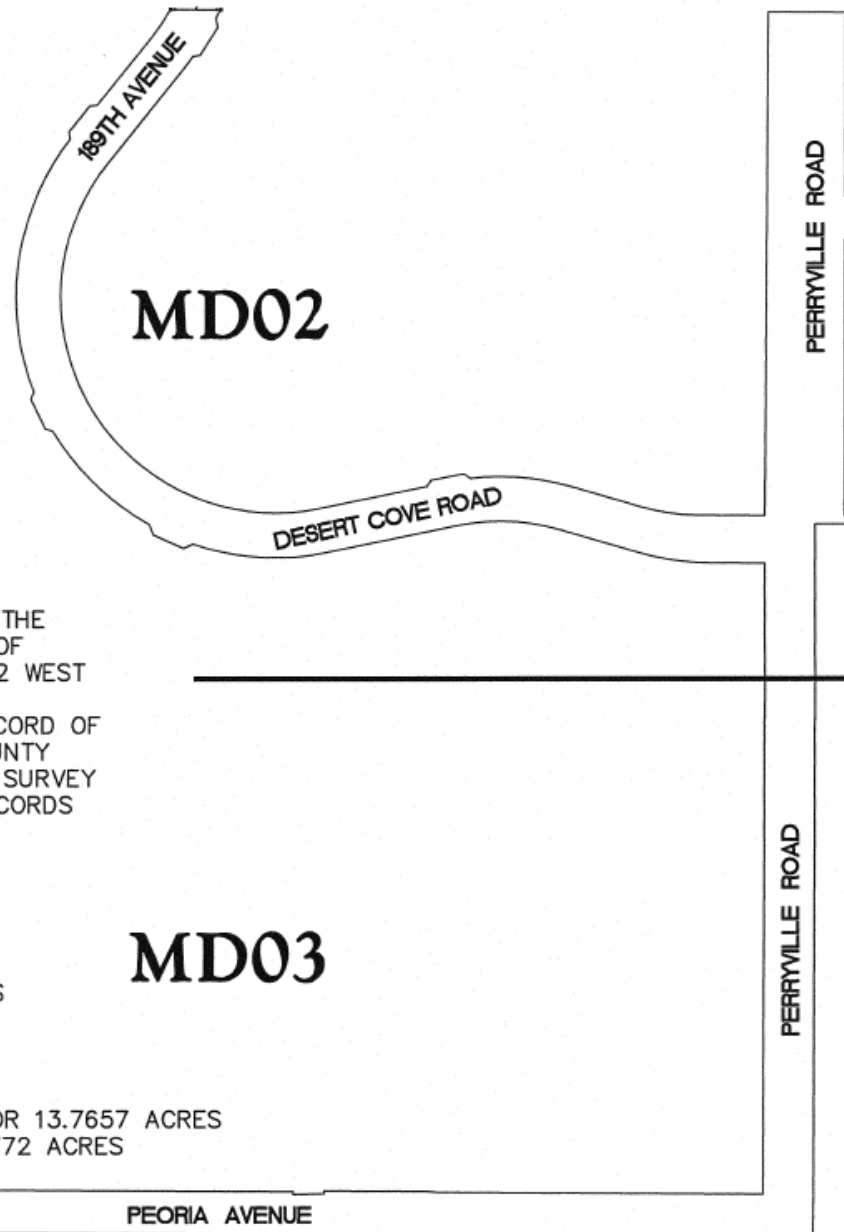
BASIS OF BEARING IS N00°19'56"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA PER THE RECORD OF SURVEY PLSS SUBDIVISION, MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY AS RECORDED IN BOOK 661, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA.

SHEET INDEX

MD01	DEDICATION, APPROVALS
MD02	LEGAL DESCRIPTION, NOTES
MD03-04	MAP OF DEDICATION

AREA

RIGHT OF WAY AREA = 599,634 SQ. FT. OR 13.7657 ACRES
GROSS AREA = 848,428 SQ. FT. OR 19.4772 ACRES



ROADS



Perimeter and Off Site Streets to be Built

Cotton Ln

Cactus Rd

Prasada

SR 303

13C

Peoria Ave

Perryville Rd

Cortessa

Olive Ave

Questions or Comments?

RESOLUTION #2016-29

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A FINAL PLAT ENTITLED "ZANJERO TRAILS PHASE 2, PARCEL 12C," GENERALLY LOCATED ON THE NORTHWEST CORNER OF PEORIA AVENUE AND PERRYVILLE ROAD.

WHEREAS, on September 11, 2008 the Mayor and City Council approved the Zanjero Trails Planned Area Development;

WHEREAS, on October 23, 2008, the City Council approved the Zanjero Trails Phase 2 Preliminary Plat;

WHEREAS, the proposed final plat conforms with the preliminary plat;

WHEREAS, the proposed final plat does not create any substandard or nonconforming lots; and

WHEREAS, the proposed final plat complies with the Surprise General Plan and Municipal Code.

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

Section 1. The Final Plat for Zanjero Trails Phase 2 Parcel 12C, dated August 2015, is approved with the following conditions:

- a) The Landscape Plans prepared by The McGough Group, dated August 7, 2015 will be revised and submitted for review to include the following modification:
 1. The "Special Note" located on Sheet L-22 will include a City of Surprise Community Development Department approval requirement.
- b) Prior to release of any civil construction permits associated with this plat, the developer will make a cash payment to the City of Surprise in lieu of constructing temporary road improvements on Cactus Road between 175th Avenue and Cotton Lane ("In Lieu Funds"). The amount of the In Lieu Funds payable to the City of Surprise is \$276,889.00, as established in the engineer's estimate approved by the City of Surprise on October 29, 2013. Payment of these In Lieu Funds is for temporary improvements only, and in no way satisfies or alters any legal requirement regarding permanent

improvements to this segment of Cactus Road which may be required for future development.

APPROVED AND ADOPTED this _____ day of _____ 2016.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney



CITY OF SURPRISE
Regular City Council Meeting

February 16, 2016 @ 6:00:00 PM

Back Print

Council Meeting Date:	February 16, 2016	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD	District:	3
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
---------	---	---------	----------------	-------------------

Agenda Wording:

Consideration and action pertaining to the Final Plat entitled "Zanjero Trails Phase 2- Parcel 13A", a 23.79 acre property generally located north of the northeast corner of Peoria Avenue and Perryville Road; Resolution # 2016-30.

Motion:

I move to approve Resolution # 2016-30.

Background:

The applicant is requesting a final plat approval for Parcel 13A that will establish the property boundaries, necessary easements, and right-of-way dedications to accommodate 92 single-family residential units on 23.79 acres.

Objective Analysis:

The applicant is requesting an approval of a Final Plat entitled "Zanjero Trails Phase 2 - Parcel 13A" for a single-family residential subdivision.

Policy Compliant:

The proposed Final Plat advances the goals and policies of the Surprise General Plan and the City Council's Strategic Plan.

Financial Impact:

Prior to release of any civil construction permits associated with this plat, the developer will make a cash payment to the City of Surprise in lieu of constructing temporary road improvements on Cactus Road between 175th Avenue and Cotton Lane ("In Lieu Funds"). The amount of the In Lieu Funds payable to the City of Surprise is \$276,889.

Budget Impact:

Funding for the construction of the temporary road improvements are budgeted in the Cactus Rd 175th to Cotton Ln FY2016 Capital Improvement Plan in the amount of \$272,200. Staff will return to City Council to request additional appropriation either in the form of a budget amendment request or during the FY2017 budget process if additional funding is needed. Ongoing maintenance costs will be absorbed by the Public Works Department.

FTE Impact:

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

ATTACHMENTS:

Click to download

- ☐ [00 FS12-350 - Zanjero Trails - 13A - FP - Staff Report](#)
 - ☐ [01 FS12-350 - Zanjero Trails - 13A - FP - Vicinity Maps](#)
 - ☐ [02 FS12-350 - Zanjero Trails - 13A - FP - Final Plat](#)
 - ☐ [03 FS12-350 - Zanjero Trails - 13A - FP - Landscape Plans 1](#)
 - ☐ [03 FS12-350 - Zanjero Trails - 13A - FP - Landscape Plans 2](#)
 - ☐ [04 FS12-350 - Zanjero Trails - 13A - FP - Offsite Landscape Plans](#)
 - ☐ [05 FS12-350 - Zanjero Trails - 13A - FP - Design Guidelines](#)
 - ☐ [06 FS12-350 - Zanjero Trails - 13A - FP - Presentation](#)
 - ☐ [Resolution 2016-30](#)
-

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: FS12-350

Project Name: Zanjero Trails Phase 2 – Parcel 13A

Council District: 3 - Mesquite

City Council Date: February 16, 2016

Planner: Hobart Wingard, 623.222.3156, hobart.wingard@surpriseaz.gov

Owner: MPC Zanjero, LLC

Applicant: Insight Development Services

Request: The applicant is requesting an approval of a Final Plat entitled “Zanjero Trails Phase 2 – Parcel 13A”

Site Location: Generally located north of the northeast corner of Peoria Avenue and Perryville Road.

Site Size: Approximately 23.79 gross acres

Dwelling Units: 92 single-family residential units

Density: Gross density of 3.87 dwelling units per acre

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Zone Change for Zanjero Trails Planned Area Development (PAD) as approved under case PAD07-341.
- The Final Plat is consistent with the Preliminary Plat approved under case PP07-346.

Staff Recommendation:

Based on the findings noted above, staff then recommends the City Council move to **approve** a Final Plat entitled “Zanjero Trails Phase 2 – Parcel 13A”, subject to stipulations ‘a)’ and ‘b)’ as outlined below:

- a) The Landscape Plans prepared by The McGough Group, dated August 7, 2015 will be revised and submitted for review to include the following modification:

41 1) The "Special Note" located on Sheet L-22 will include a City of
42 Surprise Community Development Department approval
43 requirement.

44 b) Prior to release of any civil construction permits associated with
45 this plat, the developer will make a cash payment to the City of
46 Surprise in lieu of constructing temporary road improvements on
47 Cactus Road between 175th Avenue and Cotton Lane ("In Lieu
48 Funds"). The amount of the In Lieu Funds payable to the City of
49 Surprise is \$276,889.00, as established in the engineer's estimate
50 approved by the City of Surprise on October 29, 2013. Payment
51 of these In Lieu Funds is for temporary improvements only, and
52 in no way satisfies or alters any legal requirement regarding
53 permanent improvements to this segment of Cactus Road which
54 may be required for future development.

55
56 **Additional Information:**

57
58 Zanjero Trails Phase 2 is a 285.8-acre vacant parcel proposing 907 single-family residential lots
59 located generally on the north of the corner of Perryville Road and Peoria Avenue. These five
60 (5) phases represent approximately 60 percent of Phase 2 and create 544 lots on 176.7 acres of
61 property.

62 The applicant is requesting a final plat approval for Parcel 13A that will establish the property
63 boundaries, necessary easements, and right-of-way dedications to accommodate 92 single-
64 family residential units on 23.79 acres.

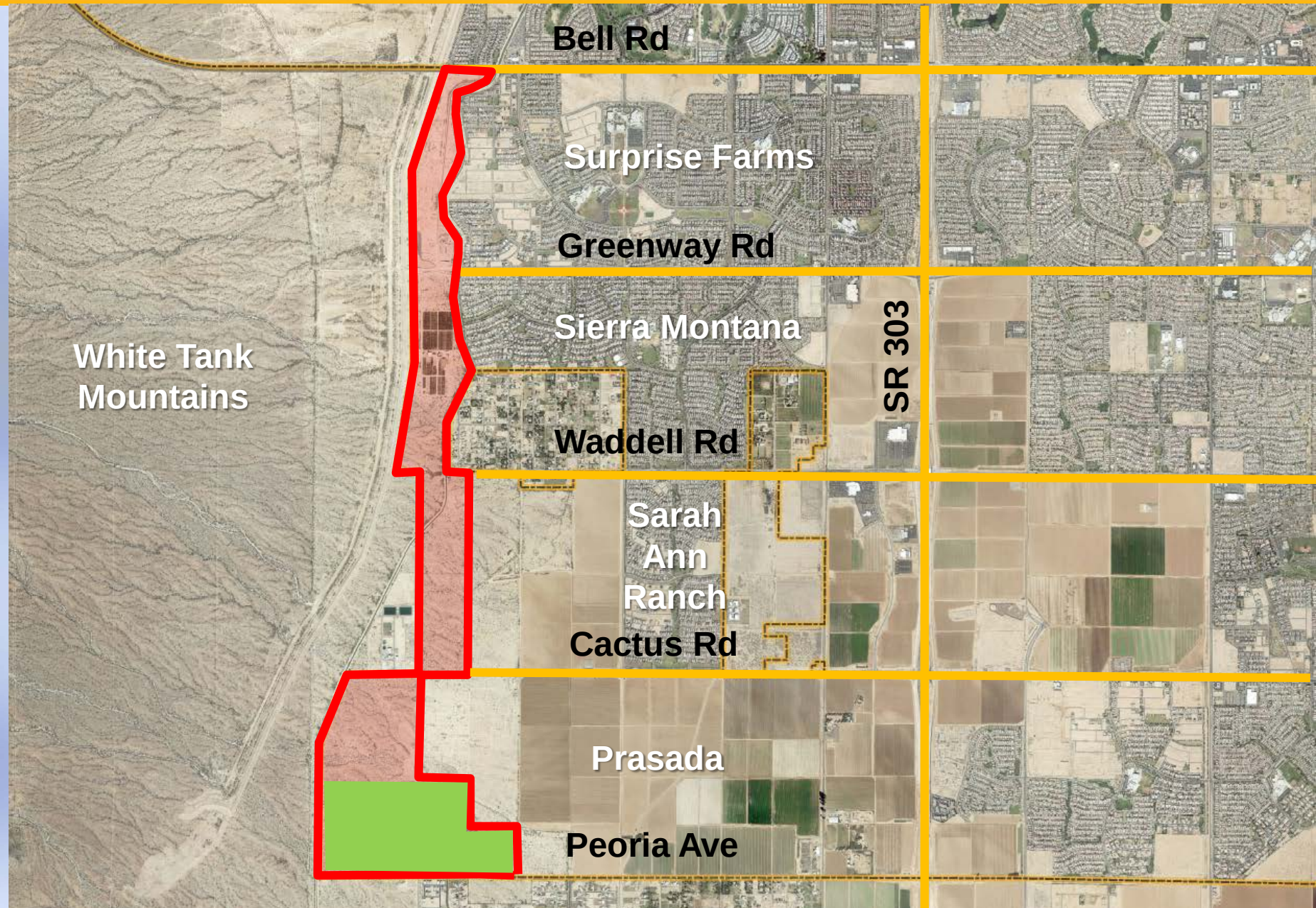
65
66 **Attachments:**

- 67
68 (1) Vicinity Maps (3 Pages)
69 (2) Final Plat (5 pages)
70 (3) Landscape Plans (16 pages)
71 (4) Offsite Landscape Plans (8 pages)
72 (5) Design Guidelines (10 pages)
73

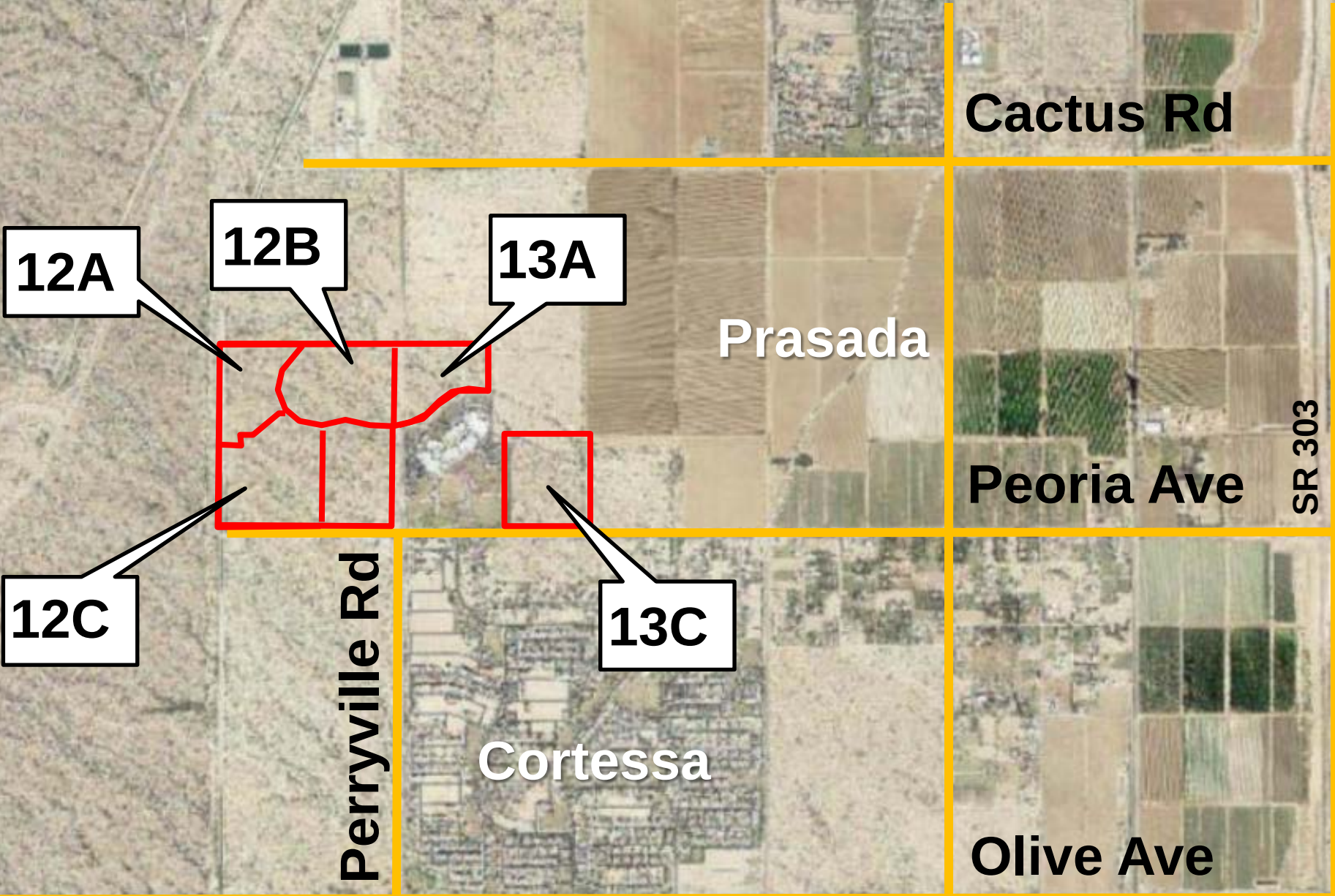
74 **Enclosure:**

75
76 Sealed Mylars (1 set)

ZANJERO TRAILS



ZANJERO TRAILS



DEDICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

THAT JEN ARIZONA 7 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, OF A SUBDIVISION WITHIN THE COUNTY OF MARICOPA, HAS SUBDIVIDED UNDER THE NAME OF "ZANJERO TRAILS PHASE 2 - PARCEL 13A", LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SAID "ZANJERO TRAILS PHASE 2 - PARCEL 13A" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENTS 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.

JEN ARIZONA 7 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THIS MAP AND 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 BOUNDARIES 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 GRANTS TO THE CITY OF SURPRISE A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A 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 DEDICATES THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, PARKS, AND 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 OWNER OR THE HOMEOWNER'S ASSOCIATION FORMED BY THE OWNER AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

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

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

OWNER HEREBY GRANTS TO THE PUBLIC 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.

IN WITNESS WHEREOF:

JEN ARIZONA 7 LLC, A LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS 10th DAY OF August, 2015.

JEN ARIZONA 7 LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: [Signature]

ITS: Authorized Signor

ACKNOWLEDGMENT

ON THIS, THE 10th DAY OF August, 2015, BEFORE ME, Michael E. Tesberger WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE Authorized Signor OF: JEN ARIZONA 7 LLC AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL:

[Signature]
NOTARY PUBLIC

6/28/19
MY COMMISSION EXPIRES

COMMUNITY ASSOCIATION RATIFICATION

BY THIS RATIFICATION, Michael E. Tesberger, DULY ELECTED PRESIDENT OF ASSOCIATION, ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREIN.

NAME [Signature]

TITLE President

ACKNOWLEDGMENT FOR RATIFICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS, THE 31st DAY OF August, 2015, BEFORE ME, PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF THE ASSOCIATION AND ACKNOWLEDGED THAT HE/SHE AS BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE CONTAINED HEREIN, BY SIGNING IN THE NAME OF THE ASSOCIATION, BY HIMSELF/HERSELF AS, _____.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL:

BY: [Signature] DATE 8/31/15

[Signature]
NOTARY PUBLIC-ARIZONA
MARICOPA COUNTY
My Commission Expires
June 30, 2019

FINAL PLAT
OF
ZANJERO TRAILS PHASE 2 - PARCEL 13A
SURPRISE, ARIZONA

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND
SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

NOTICE OF ZANJERO TRAILS PHASE 2 - PARCELS 12A-12C,
13A & 13C DEVELOPMENT AGREEMENT

JEN ARIZONA 7 LLC HAS ENTERED INTO A ZANJERO TRAILS PHASE 2 - PARCELS 12A-12C, 13A AND 13C DEVELOPMENT AGREEMENT DATED OCTOBER 24, 2013, ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON OCTOBER 24, 2013, AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCUMENT NO. 2013-0935514. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF LANDOWNER AT JEN ARIZONA 7 LLC, 20045 NORTH 19TH AVENUE, SUITE 3, PHOENIX, ARIZONA, 85027, AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 7 AND SECTION 8, UPON REASONABLE REQUEST.

DATED THIS 11th DAY OF September, 2015.

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

[Signature]

CHRISTINE CAIN, PROPERTY AND CONTRACTS SUPERVISOR

ATTEST:

[Signature]

GLEN VORTHERMS, ASSISTANT SECRETARY

JEN ARIZONA 7 LLC

BY: JEN ARIZONA 7 LLC

[Signature]

ITS: Authorized Signor

NOTICE OF INTERGOVERNMENTAL AGREEMENT

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

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

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

PUBLIC NOTICE:

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE 1988 MAG NOISE CONTOUR LINES 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

JEN ARIZONA 7 LLC, ("OWNER"), DOES HEREBY (1) RELEASE AND DISCHARGE THE USAF AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

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

OWNER

JEN ARIZONA 7 LLC
20045 NORTH 19TH AVENUE, SUITE 3
PHOENIX, ARIZONA 85027
PH: (602)374-2777
FAX: (480)393-4016
CONTACT: TOM CHENEY

SURVEYOR

HILGARTWILSON
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PH: (602) 490-0535
FAX: (602) 368-2436
CONTACT: ROBERT A. JOHNSTON

SHEET INDEX

FP01 COVER SHEET
FP02 SHEET INDEX MAP, LEGEND, NOTES,
LOT/TRACT AREA TABLE, LOT SETBACK
& VISIBILITY DETAIL
FP03-FP05 FINAL PLAT

CERTIFICATE OF ASSURED WATER SUPPLY

THIS SUBDIVISION WAS ISSUED A CERTIFICATE OF ASSURED WATER SUPPLY BY THE ARIZONA DEPARTMENT OF WATER RESOURCES ON FEBRUARY 7, 2012. CERTIFICATE NUMBER 27-700722.0000. THIS SUBDIVISION WILL BE SERVED BY EPCOR WATER COMPANY.

APPROVALS

CITY OF SURPRISE ENGINEER APPROVAL:

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 2015, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED _____
CITY ENGINEER

CITY OF SURPRISE COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA. THIS _____ DAY OF _____, 2015.

MAYOR

ATTEST:

CITY CLERK

LAND SURVEYOR CERTIFICATION

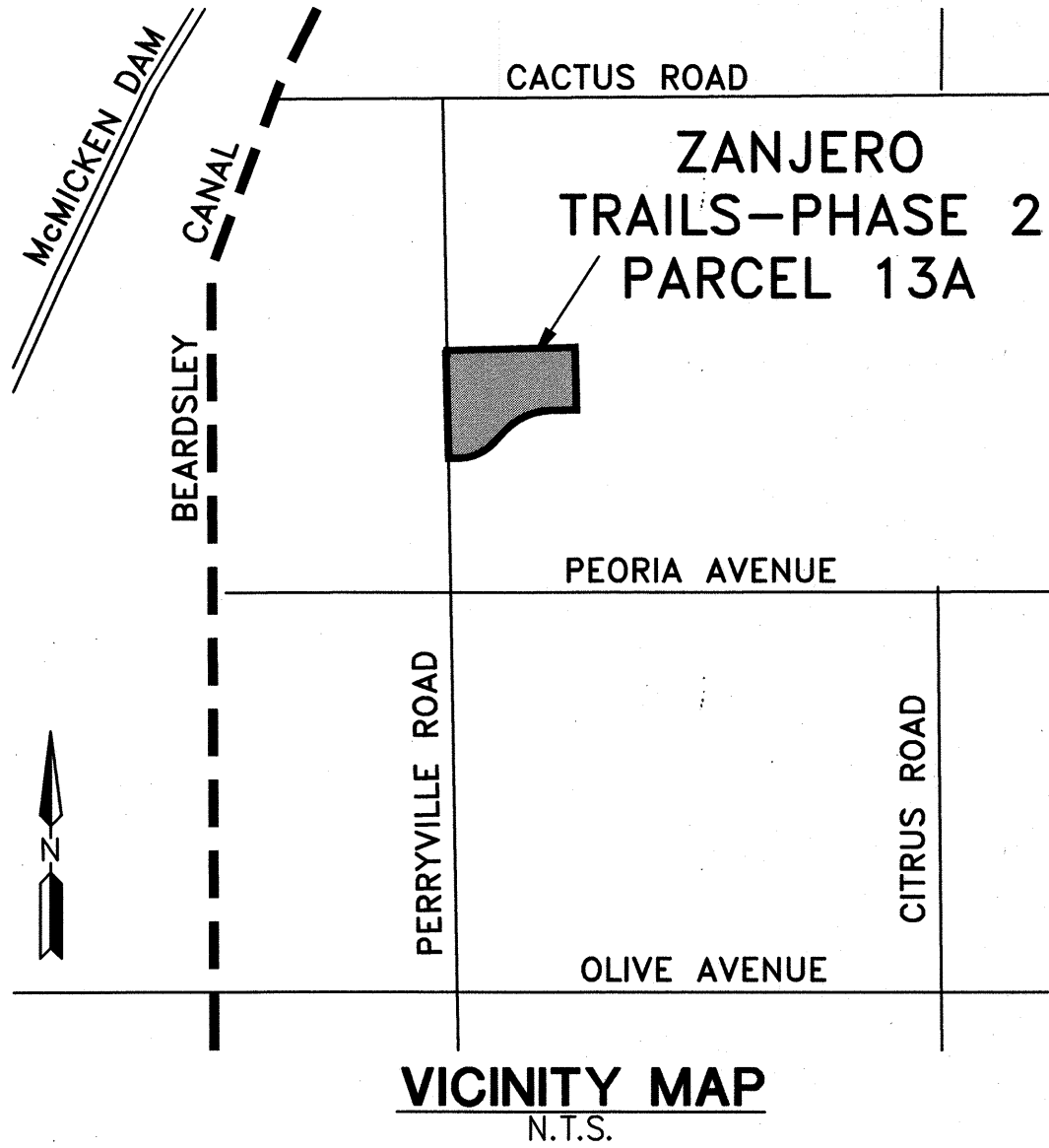
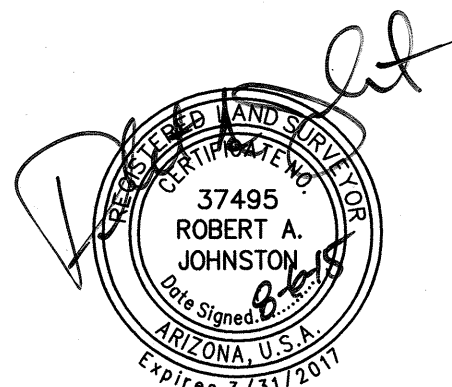
I, ROBERT A. JOHNSTON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF NOVEMBER, 2013; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL MONUMENTS ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: _____

ROBERT A. JOHNSTON
RLS# 37495
HILGARTWILSON
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PH: (602) 490-0535

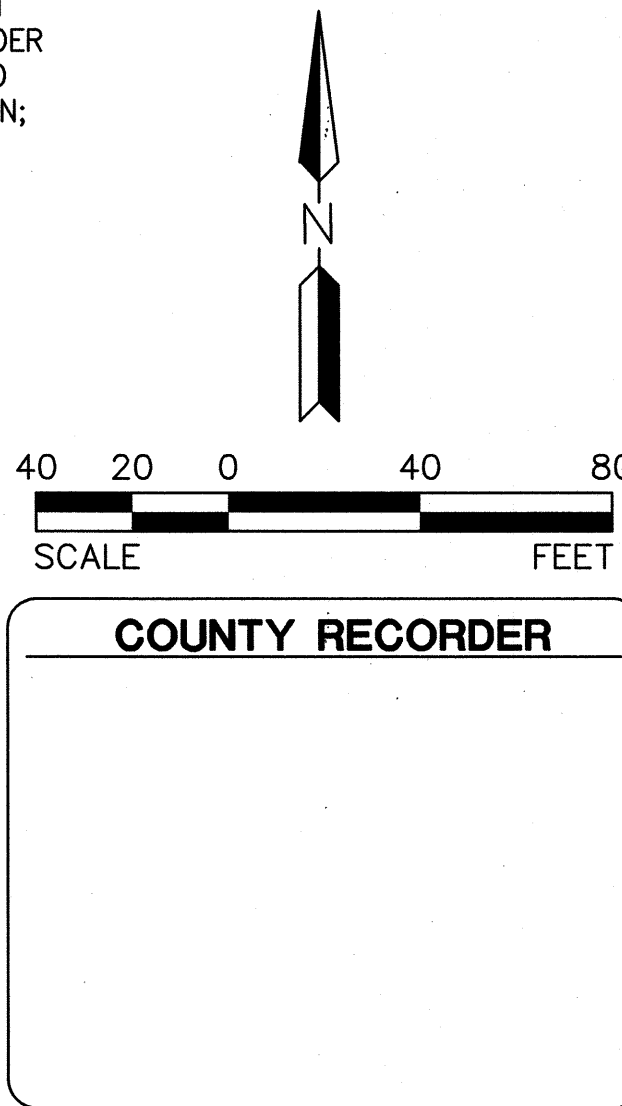
NOTE:

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



BASIS OF BEARING

BASIS OF BEARING IS N00°19'56"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA PER THE RECORD OF SURVEY PLSS SUBDIVISION, MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY AS RECORDED IN BOOK 661, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA.



ZANJERO TRAILS PHASE 2 - PARCEL 13A
NORTHEAST CORNER OF PERRYVILLE ROAD & DESERT COVE ROAD
SURPRISE, ARIZONA

FINAL PLAT

HILGARTWILSON
ENGINEER | PLANNING | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250 / PHOENIX, AZ 85016
PH 602.490.0535 / FAX 602.368.2436
www.hilgartwilson.com

PROJ#:	1078	REV.:	
DWG. NO.		DATE:	AUG 2015
		SCALE:	NTS
		DRAWN:	JDL
		DESIGNED:	HW
		APPROVED:	RAU
		SHT:	1 OF 5

LEGAL DESCRIPTION

A PORTION OF LAND BEING SITUATED WITHIN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3" CITY OF SURPRISE BRASS CAP FLUSH ACCEPTED AS THE WEST QUARTER CORNER OF SAID SECTION 22 FROM WHICH A FOUND MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP FLUSH ACCEPTED AS THE SOUTHWEST CORNER THEREOF BEARS SOUTH 00°19'56" WEST, 2636.82 FEET;

THENCE SOUTH 89°46'43" EAST, 55.00 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 89°46'43" EAST, 1266.18 FEET;

THENCE LEAVING SAID NORTH LINE, SOUTH 00°20'37" WEST, 636.31 FEET;

THENCE NORTH 89°39'23" WEST, 259.34 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 680.00 FEET;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°43'19", AND ARC LENGTH OF 542.64 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 44°37'18" WEST, 154.16 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 500.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°42'38", AND ARC LENGTH OF 398.90 FEET TO A POINT OF TANGENCY;

THENCE NORTH 89°40'04" WEST, 16.26 FEET;

THENCE NORTH 00°19'56" EAST, 15.00 FEET;

THENCE NORTH 89°40'04" WEST, 18.62 FEET;

THENCE NORTH 44°40'04" WEST, 27.41 FEET;

THENCE NORTH 00°19'56" EAST, 579.89 FEET ALONG A LINE WHICH IS 55.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER;

THENCE LEAVING SAID PARALLEL LINE, NORTH 45°19'56" EAST, 22.63 FEET;

THENCE SOUTH 89°40'04" EAST, 3.31 FEET;

THENCE NORTH 00°19'56" EAST, 55.00 FEET;

THENCE NORTH 89°40'04" WEST, 3.31 FEET;

THENCE NORTH 44°40'04" WEST, 22.63 FEET;

THENCE NORTH 00°19'56" EAST, 398.91 FEET ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING.

NOTES

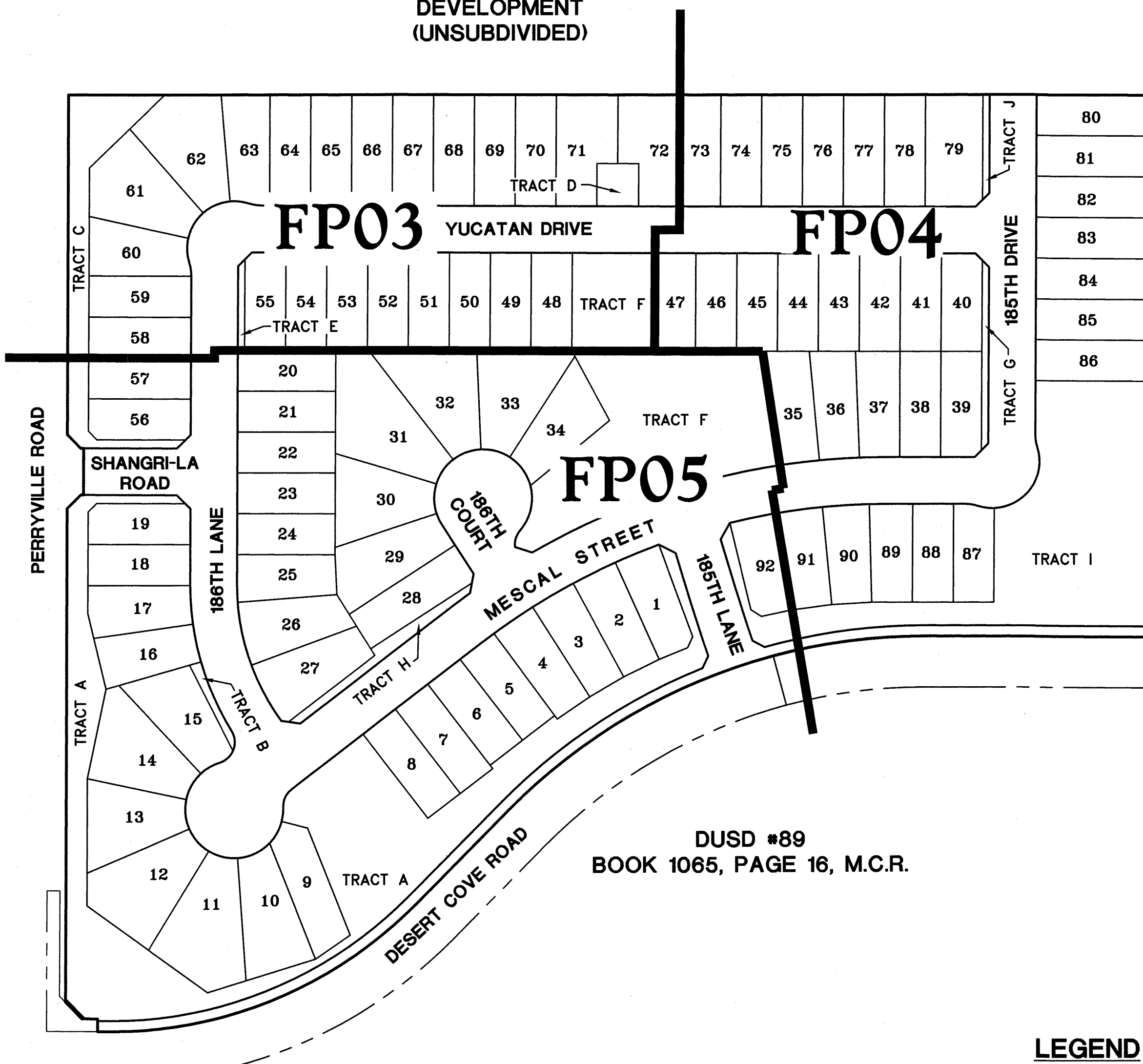
1. NO PERMANENT STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN EASEMENTS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF SURPRISE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. ALL STRUCTURES AND LANDSCAPING WITHIN THE 30'x30' VISIBILITY TRIANGLE ALONG THE PROPERTY LINES AT LOT CORNERS SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 30' ABOVE GROUND LEVEL. (SEE DETAIL THIS SHEET)
4. ALL EXTERIOR SUBDIVISION BOUNDARY CORNERS ARE AS SHOWN PER THIS PLAT IN CONFORMANCE WITH ARIZONA STATUTE. ALL INTERIOR CORNERS AND MONUMENTS ARE TO BE SET BY THE SURVEYOR RESPONSIBLE FOR THE CONSTRUCTION SURVEY AND STAKING OF THIS PROJECT AND MUST BE IN CONFORMANCE WITH SAID ARIZONA STATUTORY REQUIREMENTS.
5. LANDSCAPING WITHIN TRACTS A, B, C, D, E, F, G, H, I AND J WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
6. PROVISIONS SHALL BE MADE FOR DEVELOPMENT AND MAINTENANCE OF STREET LIGHTS THROUGH EITHER THE ASSOCIATION OR THROUGH THE CREATION OF A STREET LIGHT IMPROVEMENT DISTRICT (S.L.I.D.).
7. THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON-SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE ENGINEERING DEPARTMENT.
8. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1580H, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 30, 2005, 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.
9. IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN 2020.
10. 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.

EXCEPT AS TO ANY AREAS SUBJECT TO THE EASEMENT OR EASEMENTS GRANTED TO MARICOPA WATER DISTRICT, AS DEPICTED ON THIS PLAT AND RECORDED IN THE OFFICE OF THE RECORDER, MARICOPA COUNTY, ARIZONA, EPCOR WATER COMPANY SHALL HAVE THE RIGHT TO ACCESS ANY TRACT AND/OR EASEMENT CONTAINING EPCOR WATER COMPANY FACILITIES FOR THE PURPOSES OF CONSTRUCTION, REPLACEMENT, AND/OR REPAIR. ACCESS BY EPCOR WATER COMPANY FOR THESE PURPOSES SHALL BE UNRESTRICTED, AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION OR SIMILAR GROUP WILL NOT BE REQUIRED.

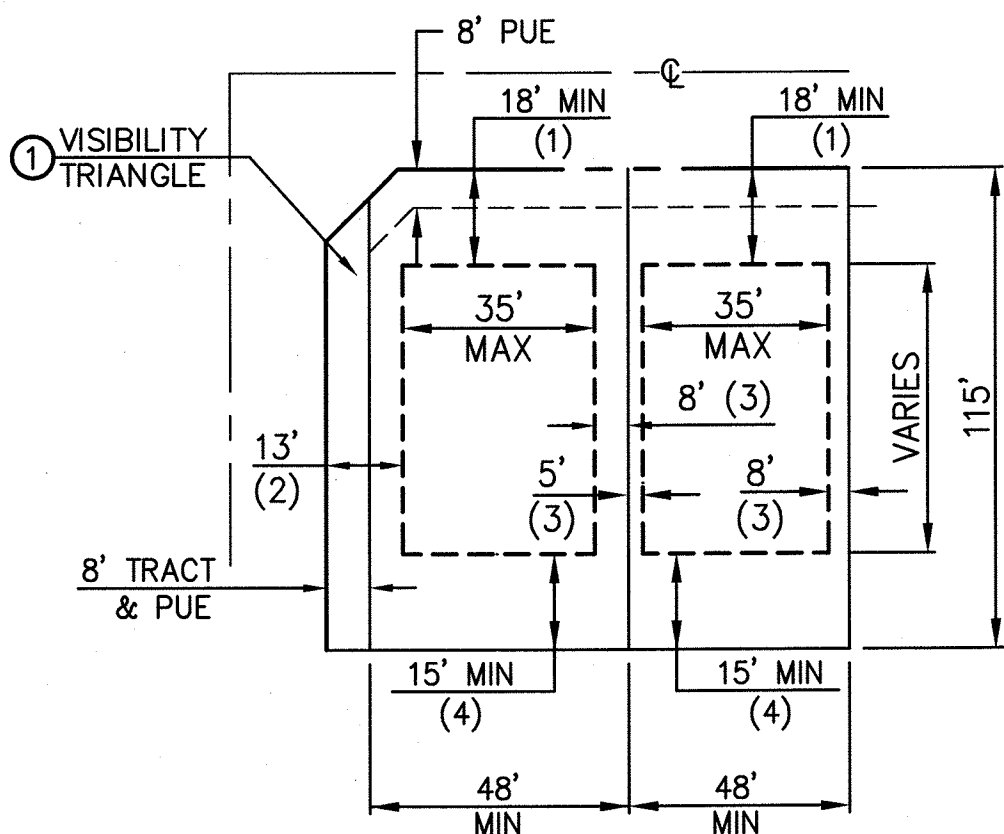
SHEET INDEX MAP

N.T.S.

FUTURE PRASADA DEVELOPMENT (UNSUBDIVIDED)



DUSD #89
BOOK 1065, PAGE 16, M.C.R.



TYP. 48' MINIMUM WIDE LOT AND SETBACKS DETAIL

SCALE: N.T.S.

SINGLE FAMILY SETBACK NOTES:

1. FRONT YARD SETBACK MAY BE REDUCED TO 12 FEET FOR HOMES WITH SIDE ENTRY GARAGES.
2. A 13 FOOT SIDE YARD SETBACK ALONG THE STREET SIDE SHALL BE PROVIDED, INCLUSIVE OF THE 8' LANDSCAPE TRACT.
3. A) TWO ADJACENT MULTI-STORY HOUSES AND/OR A SINGLE STORY AND MULTI-STORY HOUSE MUST BE SEPARATED BY NOT LESS THAN 13 FEET. B) IF ANY PORTION OF A MULTI-STORY HOUSE HAS ONLY ONE STORY ADJACENT TO THE SIDE YARD PROPERTY LINE, THE SINGLE-STORY SETBACKS WILL APPLY.
4. THE REAR YARD SETBACK ABUTTING AN ARTERIAL STREET SHALL HAVE A MINIMUM OF 15 FEET FOR SINGLE STORY AND 25 FEET FOR MULTI-STORY.

LEGEND

- ▲ SET CORNER OF THIS PLAT WITH 1/2" REBAR WITH CAP, LS 19344
- FOUND MONUMENT AS NOTED
- SET BRASS CAP FLUSH PER MAG STD. DTL. 120-1 TYPE "B" (SEE NOTE 4)
- L1 LINE TABLE NUMBER
- C1 CURVE TABLE NUMBER
- RB1 RADIAL BEARING NUMBER
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- MUTE MULTI-USE TRAIL EASEMENT
- ① VISIBILITY TRIANGLE EASEMENT
- M.C.D.O.T. MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION
- M.O.D. MAP OF DEDICATION
- MWD MARICOPA WATER DISTRICT
- Parcel Boundary
- Right-Of-Way Line
- Lot/Tract Line
- Center Line
- Easement Line
- Existing Right-Of-Way Line
- Section Line

TRACT AREA TABLE

TRACT	AREA (SQ. FT)	AREA (ACRES)	PROPOSED USE
A	71,990	1.6526	LANDSCAPE/OPEN SPACE/DRAINAGE/*PUBLIC UTILITY EASEMENT
B	1,004	0.0230	LANDSCAPE/*PUBLIC UTILITY EASEMENT
C	15,180	0.3485	LANDSCAPE/*PUBLIC UTILITY EASEMENT
D	2,450	0.0562	LANDSCAPE/OPEN SPACE/*PUBLIC UTILITY EASEMENT
E	824	0.0189	LANDSCAPE/*PUBLIC UTILITY EASEMENT
F	52,258	1.1997	LANDSCAPE/DRAINAGE
G	1,721	0.0395	LANDSCAPE/*PUBLIC UTILITY EASEMENT
H	3,087	0.0709	LANDSCAPE/*PUBLIC UTILITY EASEMENT
I	54,362	1.2480	LANDSCAPE/OPEN SPACE/DRAINAGE
J	958	0.0220	LANDSCAPE/*PUBLIC UTILITY EASEMENT

TOTAL TRACT AREA = 203,834 SQ. FT. OR 4.6793 ACRES

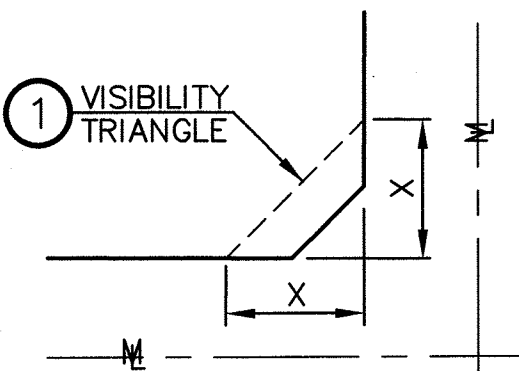
* THESE USES AND/OR EASEMENTS (SHOWN WITH AN ASTERISK) ONLY AFFECT A PORTION OF THE TRACT AND ARE DELINEATED AS SHOWN ON THE PLAT. OTHER USES ARE BLANKET IN NATURE AND APPLY TO THOSE PORTIONS OF THE TRACT NOT OTHERWISE DELINEATED. OPEN SPACE AND LANDSCAPING USES, AS INDICATED ABOVE, WILL APPLY TO THE ENTIRE TRACT AREA.

TRACT AREA = 203,834 SQ. FT. 4.6793 AC.
LOT AREA = 612,457 SQ. FT. 14.0601 AC.
RIGHT-OF-WAY = 220,141 SQ. FT. 5.0537 AC.
GROSS AREA = 1,036,432 SQ. FT. 23.7932 AC.
NET AREA = 816,291 SQ. FT. 18.7394 AC. (NET = GROSS MINUS RIGHT-OF-WAYS)

LOT AREA TABLE

LOT	SQ. FEET	ACRES	LOT	SQ. FEET	ACRES	LOT	SQ. FEET	ACRES
1	6,298	0.1446	32	10,006	0.2297	63	6,617	0.1519
2	6,348	0.1457	33	9,290	0.2133	64	6,248	0.1434
3	6,348	0.1457	34	7,687	0.1765	65	6,253	0.1435
4	6,348	0.1457	35	6,685	0.1535	66	6,257	0.1436
5	5,850	0.1343	36	6,398	0.1469	67	6,262	0.1437
6	5,760	0.1322	37	6,190	0.1421	68	6,266	0.1438
7	6,000	0.1377	38	5,960	0.1368	69	6,270	0.1440
8	6,000	0.1377	39	5,928	0.1361	70	6,275	0.1441
9	7,192	0.1651	40	5,488	0.1260	71	8,257	0.1896
10	8,951	0.2055	41	5,520	0.1267	72	8,276	0.1900
11	11,888	0.2729	42	5,520	0.1267	73	6,293	0.1445
12	10,901	0.2502	43	5,520	0.1267	74	6,297	0.1446
13	8,556	0.1964	44	5,520	0.1267	75	6,302	0.1447
14	9,851	0.2262	45	5,520	0.1267	76	6,306	0.1448
15	8,087	0.1857	46	5,520	0.1267	77	6,311	0.1449
16	6,211	0.1426	47	5,520	0.1267	78	6,315	0.1450
17	6,444	0.1479	48	5,520	0.1267	79	8,850	0.2032
18	5,786	0.1328	49	5,520	0.1267	80	6,261	0.1437
19	5,692	0.1307	50	5,520	0.1267	81	6,245	0.1434
20	5,520	0.1267	51	5,520	0.1267	82	6,244	0.1433
21	5,520	0.1267	52	5,520	0.1267	83	6,244	0.1433
22	5,520	0.1267	53	5,520	0.1267	84	6,243	0.1433
23	5,520	0.1267	54	5,520	0.1267	85	6,243	0.1433
24	5,520	0.1267	55	5,488	0.1260	86	6,242	0.1433
25	5,954	0.1367	56	5,692	0.1307	87	5,410	0.1242
26	7,316	0.1680	57	5,760	0.1322	88	5,532	0.1270
27	8,076	0.1854	58	5,760	0.1322	89	5,667	0.1301
28	7,117	0.1634	59	5,815	0.1335	90	5,883	0.1351
29	8,525	0.1957	60	6,656	0.1528	91	5,883	0.1351
30	8,553	0.1964	61	9,978	0.2291	92	5,833	0.1339
31	12,816	0.2942	62	10,343	0.2374			

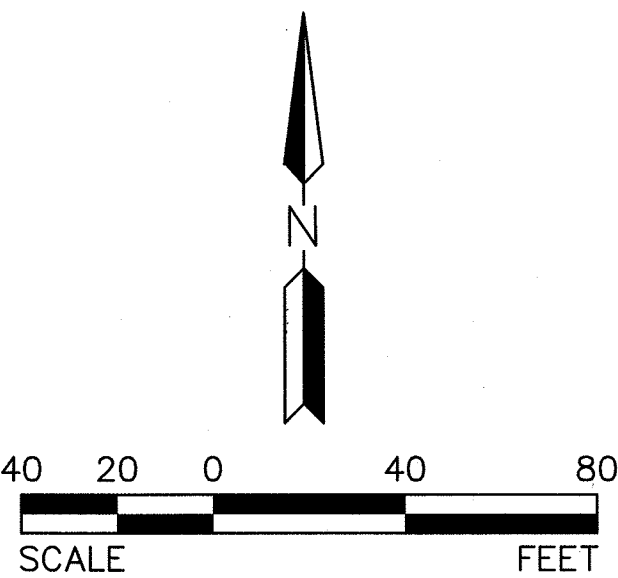
TOTAL LOT AREA = 612,457 SQ. FT. OR 14.0601 ACRES



30" HIGH VISIBILITY RESTRICTION (TYP)

N.T.S.

ROADWAY TYPE	X
PARKWAY	50'
MAJOR ARTERIAL	40'
MINOR ARTERIAL	40'
COLLECTOR	30'
LOCAL	30'



COUNTY RECORDER

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250 / PHOENIX, AZ 85016
PH: 602.480.0535 / FAX: 602.368.2436
www.hilgartwilson.com

ZANJERO TRAILS PHASE 2 - PARCEL 13A
NORTHEAST CORNER OF PERRYVILLE ROAD & DESERT COVE ROAD
SURPRISE, ARIZONA

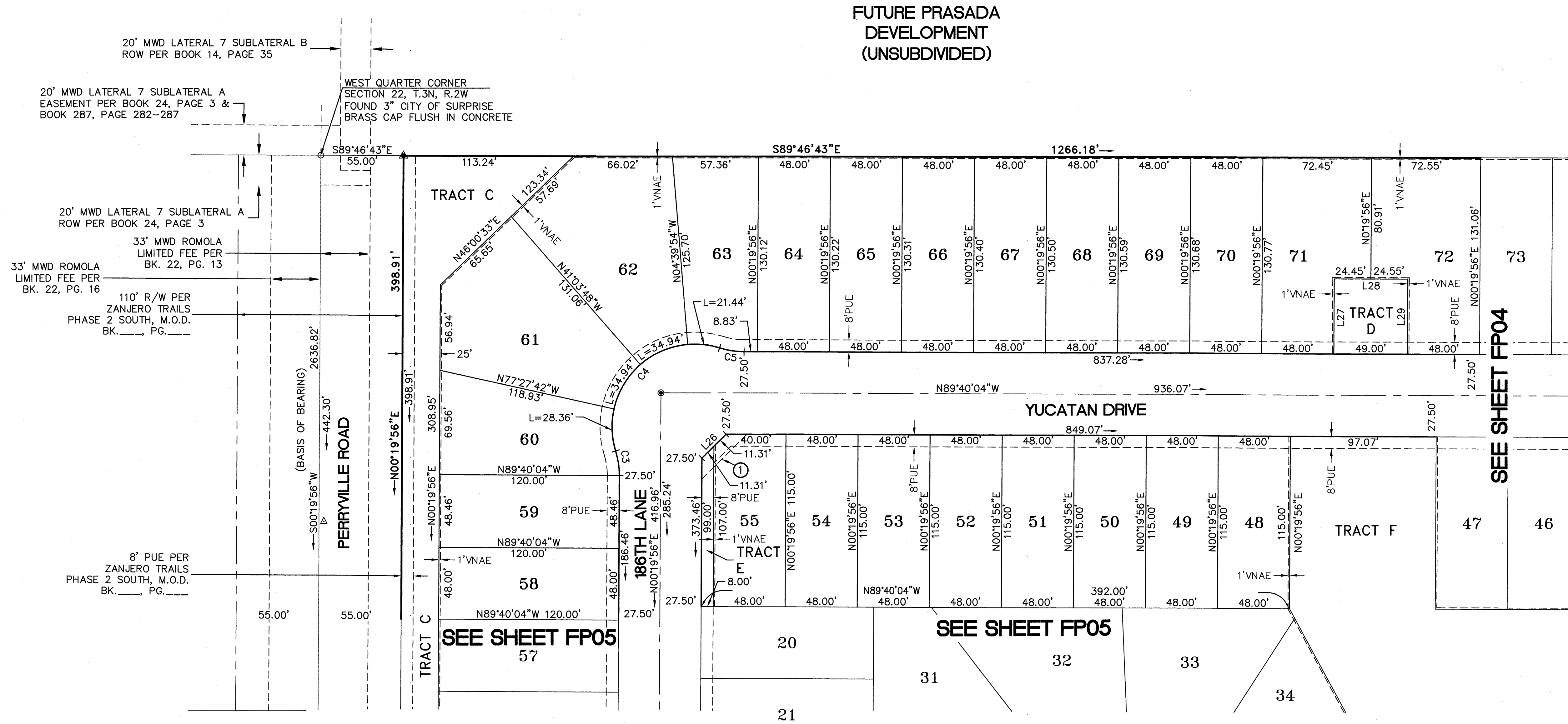
FINAL PLAT



PROJ#:	1078	REV.:	
DATE:	AUG 2015		
SCALE:	NTS		
DRAWN:	JDL		
DESIGNED:	HW		
APPROVED:	RAJ		

DWG. NO. **FP02**
SHT. 2 OF 5

Copyright, hilgartwilson 2015. — This plan document set is the sole property of hilgartwilson. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized hilgartwilson employees.

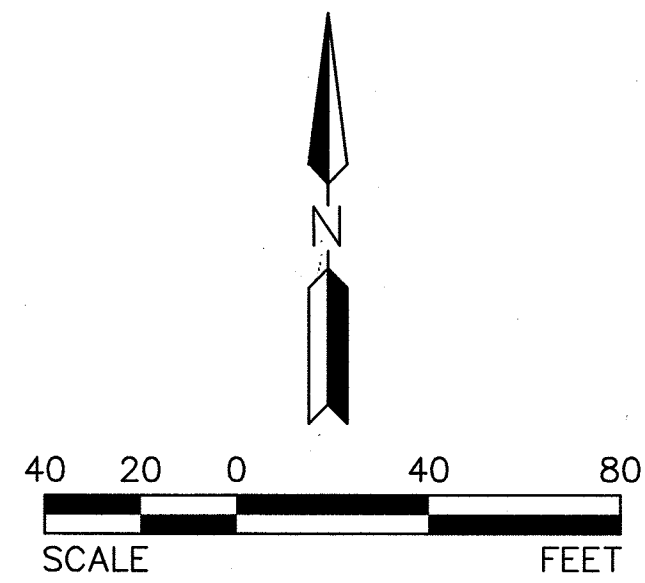


LINE	BEARING	LENGTH
L26	S45°19'56"W	22.63'
L27	N00°19'56"E	50.00'
L28	N89°40'04"W	49.00'
L29	N00°19'56"E	50.00'

CURVE	LENGTH	RADIUS	DELTA
C3	16.65	55.00'	17°20'29"
C4	119.69	55.00'	124°40'58"
C5	16.65	55.00'	17°20'29"

NOTE:

- * ① SIGHT VISIBILITY TRIANGLE.
* FOR DETAIL SEE SHEET FP-02



COUNTY RECORDER

PROJ#:	1078	REV.:
--------	------	-------

DATE: AUG 2015

SCALE: 1"=4'

DRAWN: JDL

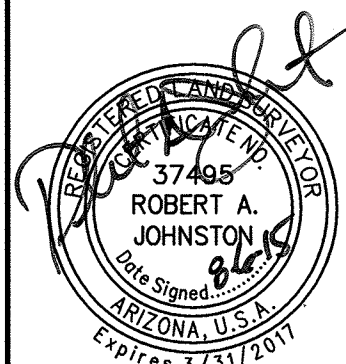
DESIGNED: HW

DWG. NO.

COOL

PROS

SHOT. 3 OF 5

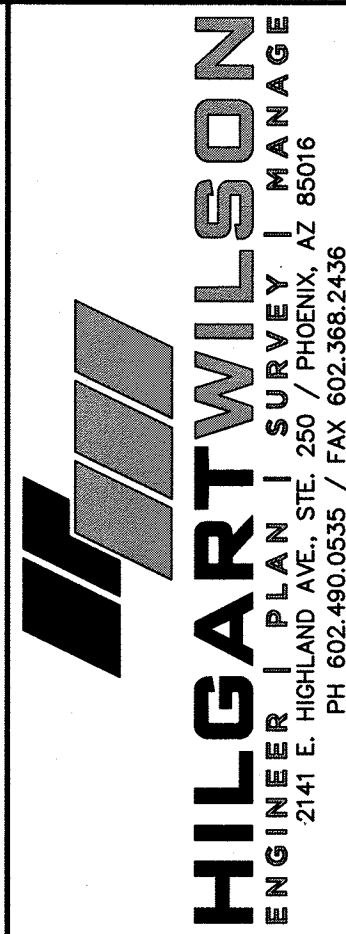


ZANJERO TRAILS PHASE 2 - PARCEL 13A

NORTHEAST CORNER OF PERRYVILLE ROAD & DESERT COVE ROAD

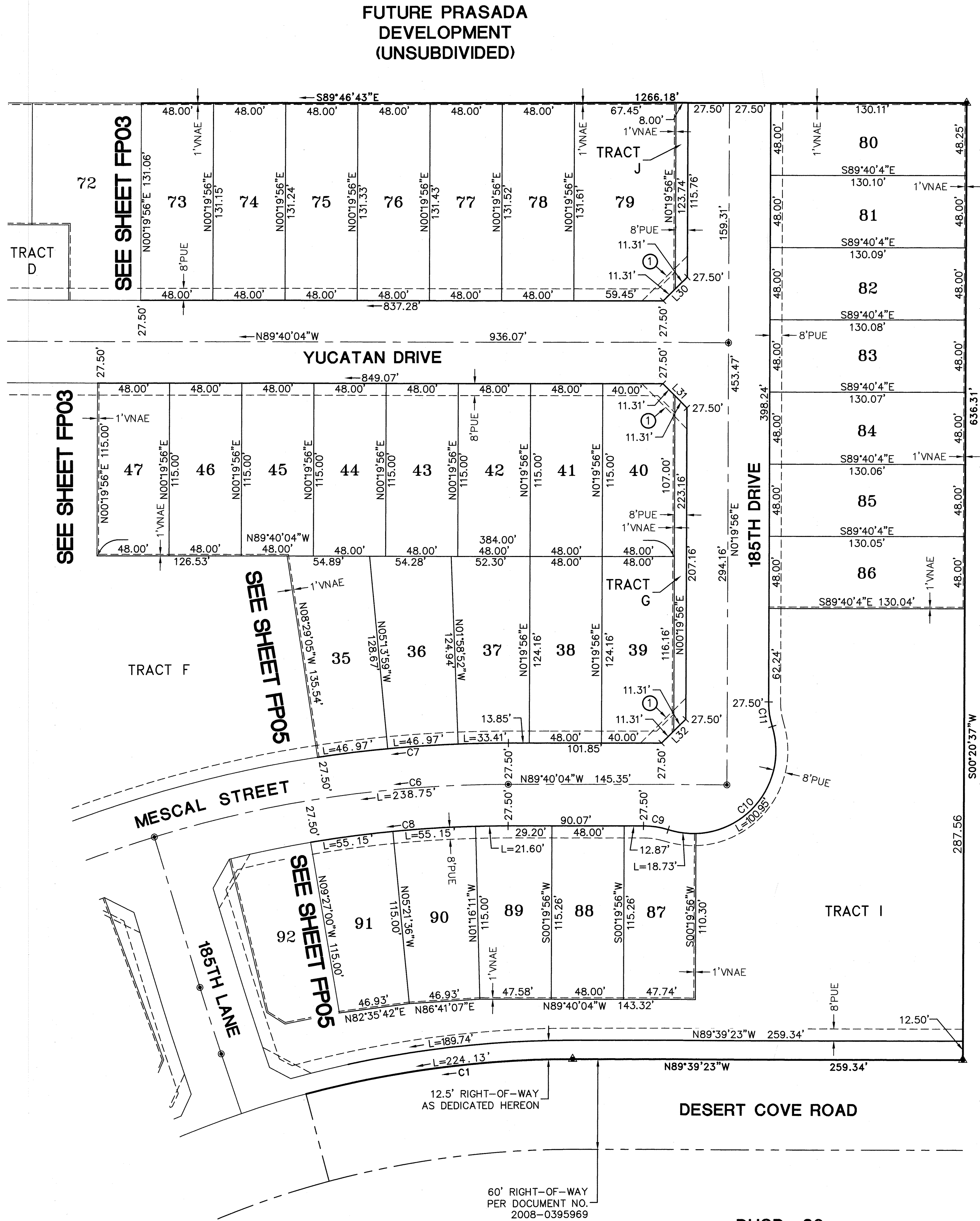
SURPRISE, ARIZONA

THE UNIVERSITY OF CHICAGO



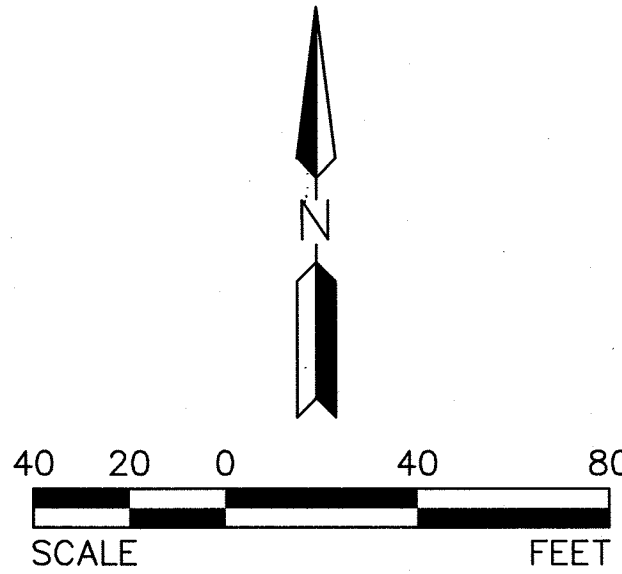
LINE	BEARING	LENGTH
L30	N45°19'56"E	22.63'
L31	N44°40'04"W	22.63'
L32	N45°19'56"E	22.63'

CURVE	LENGTH	RADIUS	DELTA
C1	542.64'	680.00'	45°43'19"
C6	527.34'	800.00'	37°46'05"
C7	437.02'	827.50'	30°15'32"
C8	187.04'	772.50'	13°52'21"
C9	16.65'	55.00'	17°20'29"
C10	119.69'	55.00'	124°40'58"
C11	16.65'	55.00'	17°20'29"



FUTURE PRASADA DEVELOPMENT (UNSUBDIVIDED)

NOTE:
* ① SIGHT VISIBILITY TRIANGLE.
* FOR DETAIL SEE SHEET FP-02



COUNTY RECORDER	

**DUSD #89
BOOK 1065, PAGE 16, M.C.R.**

HILGARTWILSON
ENGINEER | PLANNING | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 200 PHOENIX, AZ 85016
PH: 602.709.3827 FAX: 602.709.3827
www.hilgartwilson.com

ZANJERO TRAILS PHASE 2 - PARCEL 13A
NORTHEAST CORNER OF PERRYVILLE ROAD & DESERT COVE ROAD
SURPRISE, ARIZONA

FINAL PLAT

PROJ.#:	1078	REV.:	
DATE:	AUG 2015		
SCALE:	1"=40'		
DRAWN:	JDL		
DESIGNED:	HW		
APPROVED:	RAJ		

DWG. NO.
FP04

SHT. 4 OF 5

8' PUE PER
ZANJERO TRAILS
PHASE 2 SOUTH, M.O.D.
BK. _____ PG. _____

110' R/W PER
ZANJERO TRAILS
PHASE 2 SOUTH, M.O.D.
BK. _____ PG. _____

FUTURE PARCEL 12B
ZANJERO TRAILS PHASE 2

8' PUE PER
ZANJERO TRAILS
PHASE 2 SOUTH, M.O.D.
BK. _____ PG. _____

113' R/W PER
ZANJERO TRAILS
PHASE 2 SOUTH, M.O.D.
BK. _____ PG. _____

SOUTHWEST CORNER
SECTION 22, T.3N., R.2W.,
FOUND 3" M.C.D.O.T.
BRASS CAP FLUSH IN PAVEMENT

2.6' R/W AS
DEDICATED HEREON

SOUTH QUARTER CORNER
SECTION 22, T.3N., R.2W.,
FOUND 3" M.C.D.O.T.
BRASS CAP FLUSH IN PAVEMENT

33' MWD ROMOLA
LIMITED FEE PER
BK. 22, PG. 13

33' MWD ROMOLA
LIMITED FEE PER
BK. 22, PG. 16

(BASIS OF BEARING)

PERRYVILLE ROAD

186TH LANE

MESCAL STREET

DESERT COVE ROAD

DUSD #89
BOOK 1065, PAGE 16, M.C.R.

SEE SHEET FP03

SEE SHEET FP03

SEE SHEET FP04

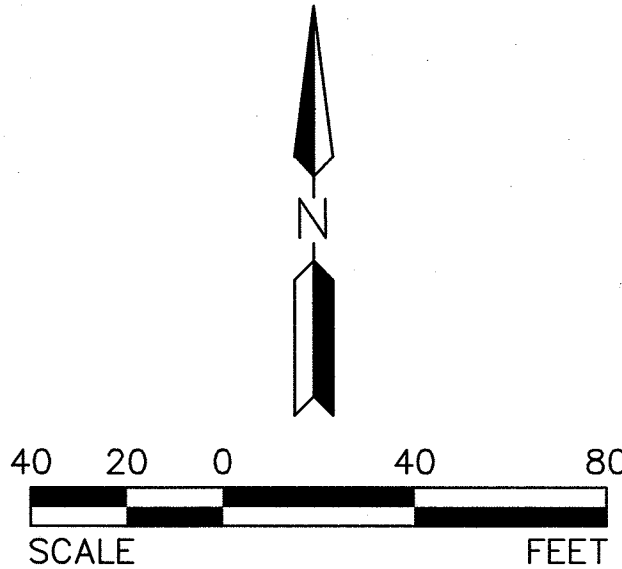
SEE SHEET FP04

NOTE:
* ① SIGHT VISIBILITY TRIANGLE.
* FOR DETAIL SEE SHEET FP-02

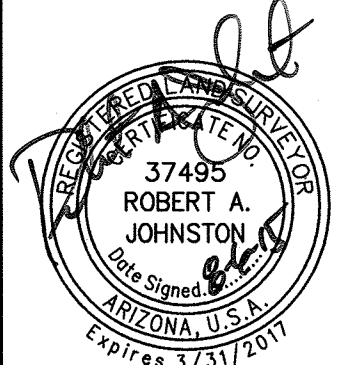
60' RIGHT-OF-WAY
PER DOCUMENT NO.
2008-0395969

CURVE	LENGTH	RADIUS	DELTA
C1	542.64'	680.00'	45°43'19"
C2	398.90'	500.00'	45°42'38"
C3	46.45'	1500.00'	1°46'28"
C6	527.34'	800.00'	37°46'05"
C7	437.02'	827.50'	30°15'32"
C8	187.04'	772.50'	13°52'21"
C12	197.75'	300.00'	37°46'05"
C13	172.00'	272.50'	36°09'50"
C14	181.93'	327.50'	31°49'40"
C15	45.62'	25.00'	104°33'14"
C16	256.19'	57.50'	255°16'42"
C17	23.90'	25.00'	54°47'03"
C18	235.16'	772.50'	17°26'31"
C19	21.44'	827.50'	1°29'04"
C20	255.08'	57.50'	254°10'24"
C21	20.79'	25.00'	47°39'25"

LINE	BEARING	LENGTH
L1	N45°19'56"E	22.63'
L2	S89°40'04"E	3.31'
L3	N00°19'56"E	55.00'
L4	N89°40'04"W	3.31'
L5	N44°40'04"W	22.63'
L6	N45°19'56"E	22.63'
L7	S44°40'04"E	22.63'
L8	S82°14'40"E	22.55'
L9	S10°49'55"W	23.11'
L10	S71°58'46"E	21.20'
L11	N29°32'59"E	22.10'
L12	S63°05'01"E	22.10'
L13	S37°26'09"E	35.87'
L14	N37°26'09"W	4.93'
L15	S57°03'40"W	30.00'
L16	S18°32'29"E	41.88'
L17	S62°10'33"E	15.93'
L18	S25°05'01"W	15.92'
L19	S67°57'40"W	36.21'
L20	N23°59'02"E	14.39'
L21	N57°31'03"W	14.39'
L22	N78°30'18"E	36.93'
L23	S75°29'14"E	31.46'
L24	N45°19'56"E	14.14'
L25	S44°40'04"E	14.14'



COUNTY RECORDER



ZANJERO TRAILS PHASE 2 - PARCEL 13A
NORTHEAST CORNER OF PERRYVILLE ROAD & DESERT COVE ROAD
SURPRISE, ARIZONA

FINAL PLAT

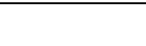
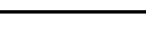
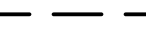
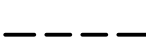
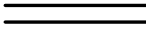
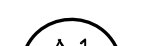
HILGARTWILSON
ENGINEERS, ARCHITECTS, LAND SURVEYORS
2141 E. HIGHWAY 101, SUITE 250, PHOENIX, AZ 85016
PH: 602.480.0535 / FAX: 602.388.2436
www.hilgartwilson.com

PROJ#	1078	REV.	
DATE	AUG 2015		
SCALE	1"=40'		
DRAWN	JDL		
DESIGNED	HW		
APPROVED	RAJ		
DWG. NO.	FP05		
SHT.	5 OF 5		

ZANJERO TRAILS 2

PARCEL 13A
CACTUS ROAD & PERRYVILLE ROAD
SURPRISE, ARIZONA

IRRIGATION SCHEDULE

SYMBOL	SPECIFICATION
	WATER METER - SEE SHEET FOR SIZE, COORDINATE LOCATION AND INSTALLATION W/ OWNER'S REPRESENTATIVE.
	FEBCO 825YA REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY WITH GUARDSHACK ENCLOSURE. SEE DETAILS 'E' AND 'R', SHEET L28.
	*SCHEDULE 40 PVC. SEE DETAILS 'L' AND 'M', SHEET L28. SIZE AS PER PLAN.
	*PVC LATERAL (TURF) - CLASS 200 MIN. (ALL 1/2" PIPE TO BE CLASS 315). PIPE SIZE PER PLAN. SEE DETAILS 'L' & 'M', SHEET L28.
	*PVC LATERAL (TREES) - CLASS 200 MIN. (ALL 1/2" PIPE TO BE CLASS 315). SEE DETAILS 'L' AND 'M', SHEET L28. PROVIDE BOWSMITH ML-210 MULTI-OUTLET EMITTERS TO EACH TREE (3 PER 3/4" BOX TREE AND LARGER, 2 PER TREE FOR 24" BOX TO 48" BOX TREES, AND 1 PER 15 GALLON TREE). SEE DETAILS 'L' AND 'J', SHEET L28. EMITTERS TO TREES IN TURF AREAS SHALL BE BURIED IN PLASTIC BOXES. TOP OF BOXES TO BE FLUSH WITH FINISHED GRADE.
	*PVC LATERAL (SHRUBS) - CLASS 200 MIN. (ALL 1/2" PIPE TO BE CLASS 315). SEE DETAILS 'L' AND 'M', SHEET L28. PROVIDE BOWSMITH SL-210 SINGLE-OUTLET EMITTERS TO EACH SHRUB, VINE, AND GROUNDCOVER (1 PER PLANT). SEE DETAILS 'H' AND 'J', SHEET L28.
	NIBCO BRONZE GATE VALVE- SAME SIZE AS MAINLINE. SEE DETAIL 'A', SHEET L28.
	RAINBIRD XCZ 100-PRF ELECTRIC REMOTE CONTROL DRIP VALVE ASSEMBLY. SIZE AS NOTED. SEE DETAIL 'C', SHEET L28.
	RAINBIRD FEB SERIES ELECTRIC REMOTE-CONTROL VALVE W/ PRS-D PRESSURE REGULATION UNIT. SIZE AS NOTED. SEE DETAIL 'B', SHEET L28.
	PRESSURE REGULATOR -SEE DRIP VALVE ASSEMBLY DETAIL
	HUNTER MP MULTI-STREAM ROTOR AT 30 P.S.I. WITH HUNTER PROS-06-PRS30
	NOZZLE: MPCORNER
	NOZZLE: MP1000 SERIES 90-210
	NOZZLE: MP1000 SERIES 210-210
	NOZZLE: MP1000 SERIES 960
	SEE DETAIL 'L28'.
	NOZZLE: MP2000 SERIES 90-210
	NOZZLE: MP2000 SERIES 210-210
	NOZZLE: MP2000 SERIES 960
	SEE DETAIL 'Q', SHEET L28.
	NOZZLE: MP3000 SERIES 90-210
	NOZZLE: MP3000 SERIES 210-210
	NOZZLE: MP3000 SERIES 960
	SEE DETAIL 'Q', SHEET L28.
	LEIT XR004 SERIES SOLAR-POWERED CONTROLLER - MOUNT COLUMN: MCOLXS. NUMBER OF STATIONS AS PER PLAN. SEE DETAIL 'G', SHEET L28. COORDINATE LOCATION AND INSTALLATION WITH OWNER'S REPRESENTATIVE. LEMA 1600HE / 30-921 SOLENOID ADAPTER REQUIRED.
	RAINBIRD MODEL 44RC QUICK COUPLING VALVE W/ 44K VALVE KEY. SEE DETAIL 'O', SHEET L28.
	SCHEDULE 40 PVC SLEEVE. SEE DETAIL 'P', SHEET L28 & DETAIL 'B', SHEET L29.
	2" SCHEDULE 40 PVC SLEEVE FOR CONTROL WIRE.
	FLUSH CAP (TYPICAL). SEE DETAIL 'N', SHEET L28.
	CONNECT TO OFF-SITE IRRIGATION MAINLINE- SEE OFF-SITE IRRIGATION PLANS
	CONTROLLER AND STATION. VALVE SIZE/ GALLONS PER MINUTE.
	BASELINE SOIL MOISTURE SENSOR CONNECT TO CONTROLLER "A" PROVIDED WITHIN OFFSITE 12A PLANS; MODEL NUMBER: BL-53153 INSTALL PER MANUFACTURER'S RECOMMENDATIONS
* ALL PIPING TO BE PURPLE PVC; ALL MAINLINE PIPE PROPOSED TO BE ADJACENT / PARALLEL RIGHT-OF-WAY ARE TO BE LOCATED OUTSIDE OF RIGHT-OF-WAY.	

LANDSCAPE PLANS

IRRIGATION NOTES

- ALL IRRIGATION TO UTILIZE AN AUTOMATIC CLOCK AS SPECIFIED. LOCATE POWER SOURCE IN THE FIELD.
- USE COMMON TRENCHES WHERE POSSIBLE.
- USE PEN-TITES AND SEALER FOR ALL LOW VOLTAGE WIRING WITH ELECTRICAL VALVES.
- ALL MAINLINE TO BE BURIED A MINIMUM OF 18" BELOW FINISH GRADE. ALL LATERALS TO BE BURIED A MINIMUM OF 12" BELOW FINISH GRADE.
- INSTALL ELECTRIC VALVES IN PLASTIC VALVE BOXES FLUSH WITH GRADE. VALVE BOX LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT.
- VACUUM BREAKER TO BE ASSEMBLED WITH ALL HARD COPPER PIPE AND FITTINGS. A UNION SHALL BE INSTALLED ON BOTH INLET AND OUTLET SIDES OF PIPE ABOVE GRADE.
- MAINTAIN IRRIGATION AS-BUILTS AND TURN OVER TO OWNER PRIOR TO INSTALLATION ACCEPTANCE. AS-BUILT PLANS TO BE AVAILABLE FOR REVIEW AT THE TIME OF FINAL WALKTHRU.
- ALL IRRIGATION EQUIPMENT TO BE LOCATED IN LANDSCAPE AREAS. ALL LINES AND EQUIPMENT LOCATIONS ARE SCHEMATIC.
- IRRIGATION AND ELECTRICAL SLEEVES TO BE SCH. 40 PVC. ALL SLEEVES TO EXTEND AT LEAST 1" BEYOND CONCRETE STRUCTURES. ALLOW 4-6" FROM END OF SLEEVES TO FIRST FITTING ON IRRIGATION LINE. ALL SLEEVES TO BE 24" BELOW GRADE AND/OR AS PER OWNER'S SPECIFICATIONS.
- LANDSCAPE CONTRACTOR RESPONSIBLE FOR ALL REQUIRED IRRIGATION SLEEVING. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR. VERIFY ANY EXISTING SLEEVES INSTALLED BY OTHER CONTRACTORS.
- LOCATE EMITTERS ON UPHILL SIDE OF PLANTS ON SLOPED PLANTING AREA OR PER APPROVE BY ARCHITECT OR OWNER'S REPRESENTATIVE.
- ALL FEA GRAVEL IN VALVE BOXES TO BE CLEANED FROM TOP OF VALVE SO THAT VALVE IS COMPLETELY VISIBLE. LIP OF VALVE BOX SHALL ALSO BE FREE OF DEBRIS.
- ALL MATERIAL USED SHALL BE INSTALLED AS PER PLAN AND AS PER MANUFACTURER'S SPECIFICATIONS. ANY DEVIATIONS FROM DRAWINGS OR MATERIALS USED SHALL BE APPROVED BY OWNER'S REPRESENTATIVE AND/OR ARCHITECT.
- LOCATE PRESSURE REGULATOR AND 'Y' STRAINER IN VALVE BOX AS REQUIRED. REMOTE CONTROL VALVES TO BE LOCATED IN A SEPARATE, ADJACENT, VALVE BOX OR A JUMBO VALVE BOX MAY BE USED IN LIEU OF TWO SEPARATE BOXES. ALL BOXES TO BE LOCATED IN PLANTING AREAS AND INSTALLED FLUSH W/ GRADE.
- ALL DRIP SYSTEMS TO BE FLUSHED THROUGH FLUSH CAPS. FLUSH CAPS TO BE LOCATED IN 12" ROUND ECONOMY BOXES. (SEE NOTE #10)
- ALL PLANTS REQUIRED MORE THAN ONE DRIP EMITTERS SHALL HAVE EMITTERS DISTRIBUTED EVENLY AROUND THE EDGE OF THE ROOTBALL.
- PRIOR TO OWNER'S APPROVAL, AN IRRIGATION "TUNE-UP" MUST BE PERFORMED AS FOLLOWS:
 - ALL IRRIGATION EQUIPMENT (INCLUDING ALL PIPLINES AND SLEEVES) TO BE DOCUMENTED FROM TWO STATIONARY POINTS.
 - ALL DRIP SYSTEMS TO BE FLUSHED BEGINNING WITH 'Y' STRAINER, AND WORKING AWAY FROM PRESSURE REGULATOR.
 - IRRIGATION VALVES TO BE LABELED ON A SHEET OF PAPER WITH STATIONS CORRESPONDING TO MARKED LABELS ON TOP OF VALVED BOXES. THIS SHEET TO BE PLACED IN A PLASTIC POUCH AND ATTACHED TO THE INSIDE OF CONTROLLER.
 - ALL IRRIGATION SPRAY HEADS ARE TO BE FLUSHED OF DEBRIS AND FLOW CONTROLS ADJUSTED IN ORDER TO ACHIEVE 100% COVERAGE. AVOID SPRAY INTO ALL STREETS, CURBS, SIDEWALKS OR OTHER HARDSCAPE AREA OR STRUCTURE.
 - ALL IRRIGATION HEADS TO BE ADJUSTED TO PROPER HEIGHT. 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. IRRIGATION PLAN IS SCHEMATIC. ACTUAL BACKFLOW PREVENTOR LOCATION TO BE SCREENED FROM VIEW BY PLANT MATERIAL. REFER TO PLANTING PLAN FOR SCREENING.
- CONTROLLER WIRE SHALL BE A DIFFERENT COLOR FOR TREE LINES AND DRIP LINES. AT LEAST ONE EXTRA CONTROL WIRE TO BE RUN TO THE FARTHEST VALVE LOCATION OF THE SYSTEM. ALL IRRIGATION LINES ARE SCHEMATIC. THE CONTRACTOR IS RESPONSIBLE FOR RUNNING IRRIGATION LINES TO ALL TREES, SHRUBS, AND GROUNDCOVER ON THE PROJECT. ALL IRRIGATION EQUIPMENT SHALL BE LOCATED IN LANDSCAPE AREAS AND WITHIN THE LIMITS OF WORK.
- IRRIGATION LINES SHALL RUN PARALLEL TO THE HIGH SIDE OF SLOPES WHEREVER POSSIBLE.
- TREES ARE TO BE VALVED SEPARATELY FROM SHRUBS AND GROUNDCOVER.
- CONTRACTOR IS RESPONSIBLE FOR SUPPLYING AND INSTALLING ALL SLEEVING NECESSARY TO RUN IRRIGATION LINES AND CONTROL WIRE UNDER ANY REQUIRED HARDSCAPE AREAS, WALLS, ETC.
- CONTRACTOR TO PROVIDE EMITTERS OR BUBBLERS (PALM TREES) TO ALL TREES IN TURF AREAS. EMITTERS TO TREES IN TURF AREAS SHALL BE BURIED IN PLASTIC BOXES. TOP OF BOXES TO BE FLUSH W/ GRADE.

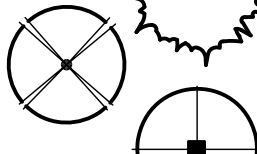
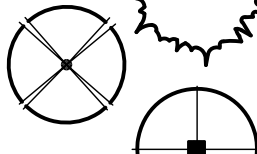
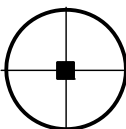
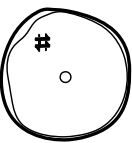
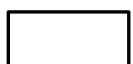
SPECIAL NOTES:

- INSTALL TREE ROOT BARRIERS WHEN TREES ARE LOCATED WITHIN 10' OF SIDEWALKS, CURBS, OR PAVEMENT PER DETAIL 'K', SHEET L26.
- SEE OFFSITE IRRIGATION PLANS FOR IRRIGATION CONTROLLER LOCATIONS.

LANDSCAPE NOTES

- PROVIDE LANDSCAPE ARCHITECT A SAMPLE OF DECOMPOSED GRANITE FOR APPROVAL PRIOR TO DELIVERY TO THE SITE.
- PREPARED BACKFILL FOR PLANTING FITS SHALL BE FOUR (4) PARTS NATIVE SOIL TO ONE (1) PART NITROGEN STABILIZED MULCH. MIX MULCH AND SOIL BACKFILL THOROUGHLY TO CREATE BACKFILL PRIOR TO PLACING PLANT IN PIT.
- TOPSOIL TO CONFORM TO THE REQUIREMENTS OF MAG SPECIFICATION, SECTION 195. PROVIDE A WRITTEN DESCRIPTION OF CERTIFICATION OF ORIGINAL ORIGIN OF TOPSOIL TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE.
- PLANT TABLETS TO BE AGRIFORM 21 GRAM, 20-10-5 FERTILIZER TABLETS.
- CONTRACTORS RESPONSIBILITY TO FIELD ESTIMATE GRANITE QUANTITIES. AT TIME OF BIDDING, INDICATE UNIT PRICE ONLY.
- ALL PLANTS MUST BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- PLANT QUANTITIES ON THE PLANT LIST ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR, PLANS TAKE THE PRECEDENCE.
- LANDSCAPE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES FOR PROTECTION PRIOR TO CONSTRUCTION. CONTACT BLUE STAKE AT 602-263-1100.
- PRIOR TO BIDDING, THE LANDSCAPE CONTRACTOR IS ENCOURAGED TO MEET WITH THE CONSTRUCTION SUPERINTENDENT AND WALK THE SITE TO DETERMINE THE FULL EXTENT OF DEMOLITION WORK REQUIRED.
- THE LANDSCAPE CONTRACTOR SHALL WARRANTY THE WORK FOR A PERIOD OF ONE (1) YEAR.
- CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION AND/OR OWNER'S REPRESENTATIVE.
- BEFORE WORK BEGINS ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE ARCHITECT AND/OR OWNER'S REPRESENTATIVE.
- THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
- THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE INSPECTED PRIOR TO INSTALLATION.
- UNLESS OTHERWISE NOTED ON PLANS, DECOMPOSED GRANITE SHALL EXTEND UNDER SHRUBS, AND RAKED UNIFORMLY ALONG WALLS, SIDEWALKS AND CURBS.
- SEE ENGINEERING OR ARCHITECTURAL DRAWINGS FOR DRAINAGE FLOWS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED AND ARE NOT IMPAIRED WITH OBSTRUCTIONS.
- DOUBLE STAKE ALL TREES OUTSIDE ROOTBALL.
- LANDSCAPE CONTRACTOR TO PROVIDE BARRICADES ALONG PUBLIC STREETS IF REQUIRED DURING INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE TO BE RE-INSPECTED DURING FINAL WALK THROUGH, AND DAMAGED AREAS TO BE REPAIRED AT CONTRACTORS EXPENSE.
- PLANTS TO BE LOCATED AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES AND LIGHT FIXTURES AS NECESSARY.
- LANDSCAPE CONTRACTOR TO CONTACT ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION. (MINIMUM 2 APPLICATIONS REQUIRED)
- ALL EXISTING TREES AND SHRUBS IN RIGHT-OF-WAY, AND DESIGNATED TO REMAIN THAT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN KIND BY THE CONTRACTOR. CONTACT THE PARKS, RECREATION, & LIBRARY DEPARTMENT PRIOR TO ANY RIGHT-OF-WAY PLANT RE-LOCATIONS.
- EXISTING TREES IN THE RIGHT-OF-WAY AND IN THE LANDSCAPE ADJACENT TO THE RIGHT-OF-WAY WILL BE PROTECTED IN PLACE OR SALVAGED OR REPLACED WITH LIKE SIZE AND SPECIES OF TREE. EXISTING TREES AND PLANT MATERIAL LOCATED IN PROPOSED RETENTION BASINS WILL BE HANDLED IN THE SAME MANNER.
- SIGHT VISIBILITY TRIANGLES ARE TO BE 30' FOR LOCAL STREETS AND 40' FOR MAJOR ARTERIALS.

PLANT LEGEND

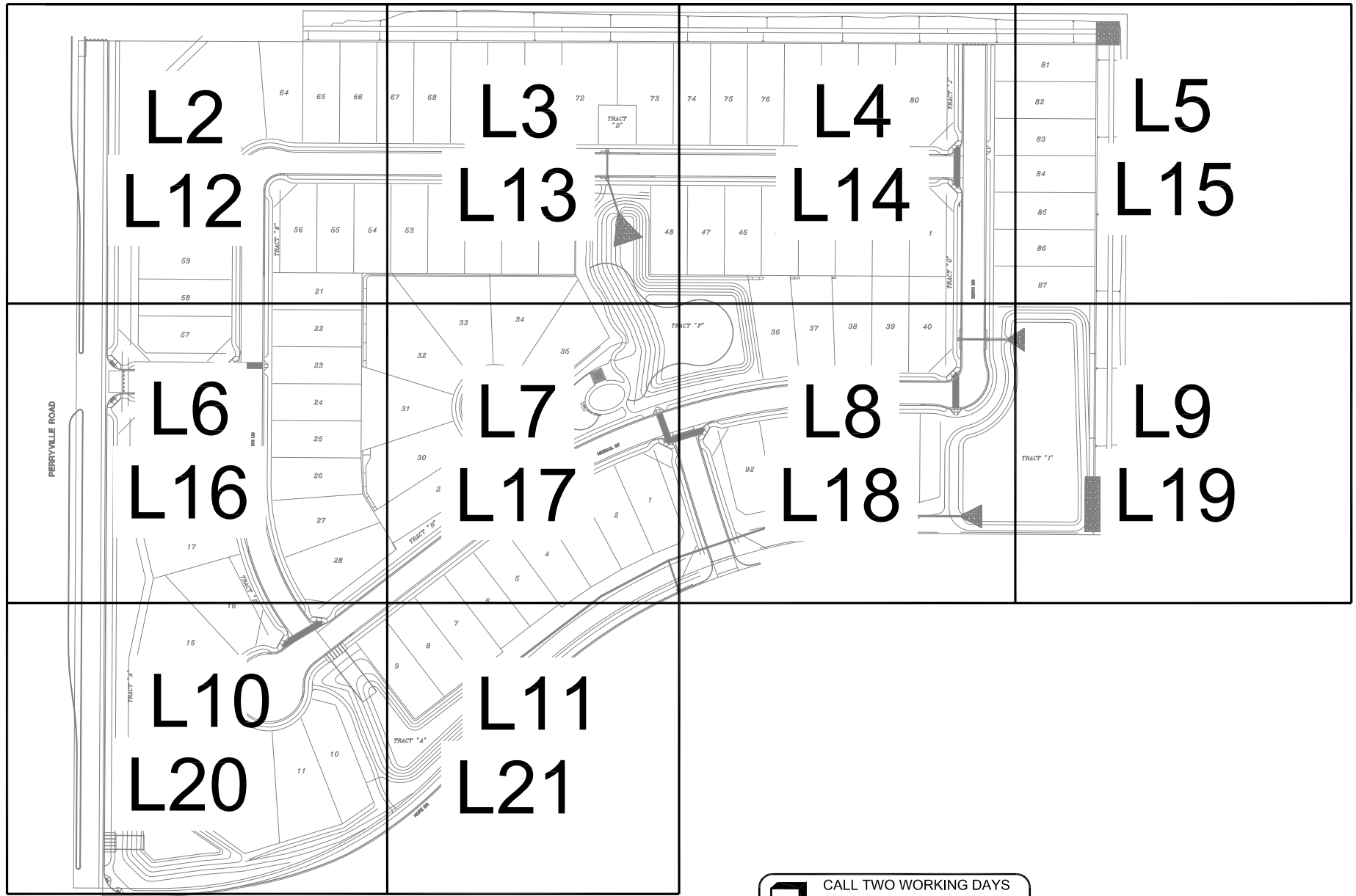
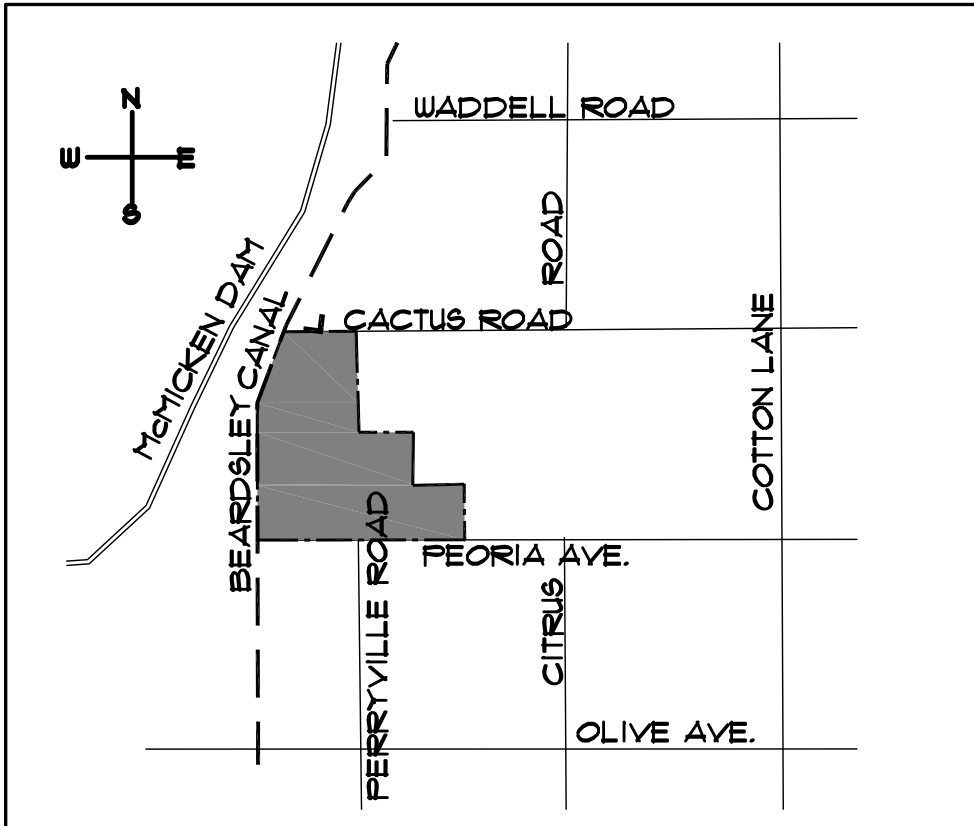
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
TREES					
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK	41	24" BOX	STANDARD TRUNK DENSE CANOPY
	PARKINSONIA 'HYBRID'	THORNLESS PALO VERDE	56	24" BOX	MULTI TRUNK SPREADING CANOPY
	PARKINSONIA PRAECOX	PALO BREA	51	24" BOX	MULTI TRUNK SPREADING CANOPY
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE	56	24" BOX	MULTI TRUNK SPREADING CANOPY
	DALBERGIA 918800	918800 TREE	11	24" BOX	STANDARD TRUNK DENSE CANOPY
	SALVAGE TREE - SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.		53		
SHRUBS/ACCENTS					
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE	25	5 GAL.	AS PER PLAN
	MUHLENBERGIA RIGENS	DEER GRASS	401	5 GAL.	AS PER PLAN
	AGAVE MURPHEYI	HOKOKAM AGAVE	21	5 GAL.	AS PER PLAN
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA	233	5 GAL.	AS PER PLAN
	CASSIA NEMOPHILA	GREEN CASSIA	44	5 GAL.	AS PER PLAN
	CONVOLVULUS CNEORUM	BUSH MORNING GLORY	186	5 GAL.	AS PER PLAN
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE	6	5 GAL.	AS PER PLAN
	EREMOPHILA SPECIES	VALENTINE	129	5 GAL.	AS PER PLAN
	DASYLIRION WHEELERI	DESERT SPOON	151	5 GAL.	AS PER PLAN
	CAESALPINIA PULCHERRIMA	RED BIRD-OF-PARADISE	162	5 GAL.	AS PER PLAN
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'	34	5 GAL.	AS PER PLAN
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA	109	5 GAL.	AS PER PLAN
	RUELLIA PENINSULARIS	BAJA RUELLIA	415	5 GAL.	AS PER PLAN
GROUNDCOVER					
	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA	614	1 GAL.	AS PER PLAN
	ACACIA REDOLENS	DESERT CARPET ACACIA	160	1 GAL.	AS PER PLAN
	TURF - MIDIRON 80D: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.		29,192 SF		
	DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD.		221,820 SF		
	CONCRETE HEADER- SEE DETAIL 'G' SHEET L21.				

* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.

SHEET INDEX

SHEET #	SHEET DESCRIPTION
L1	COVER SHEET
L2-L11	LANDSCAPE PLAN
L12-L21	IRRIGATION PLAN
L22	WALL PLAN
L23-L26	HARDSCAPE DETAILS
L27	LANDSCAPE DETAILS
L28-L29	IRRIGATION DETAILS

VICINITY MAP



The McGough Group

Landscape Architecture
Urban Design • Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax



Expires: 6-30-2018

CALL TWO WORKING DAYS
BEFORE YOU DIG
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

KEY MAP
NORTH
NTS

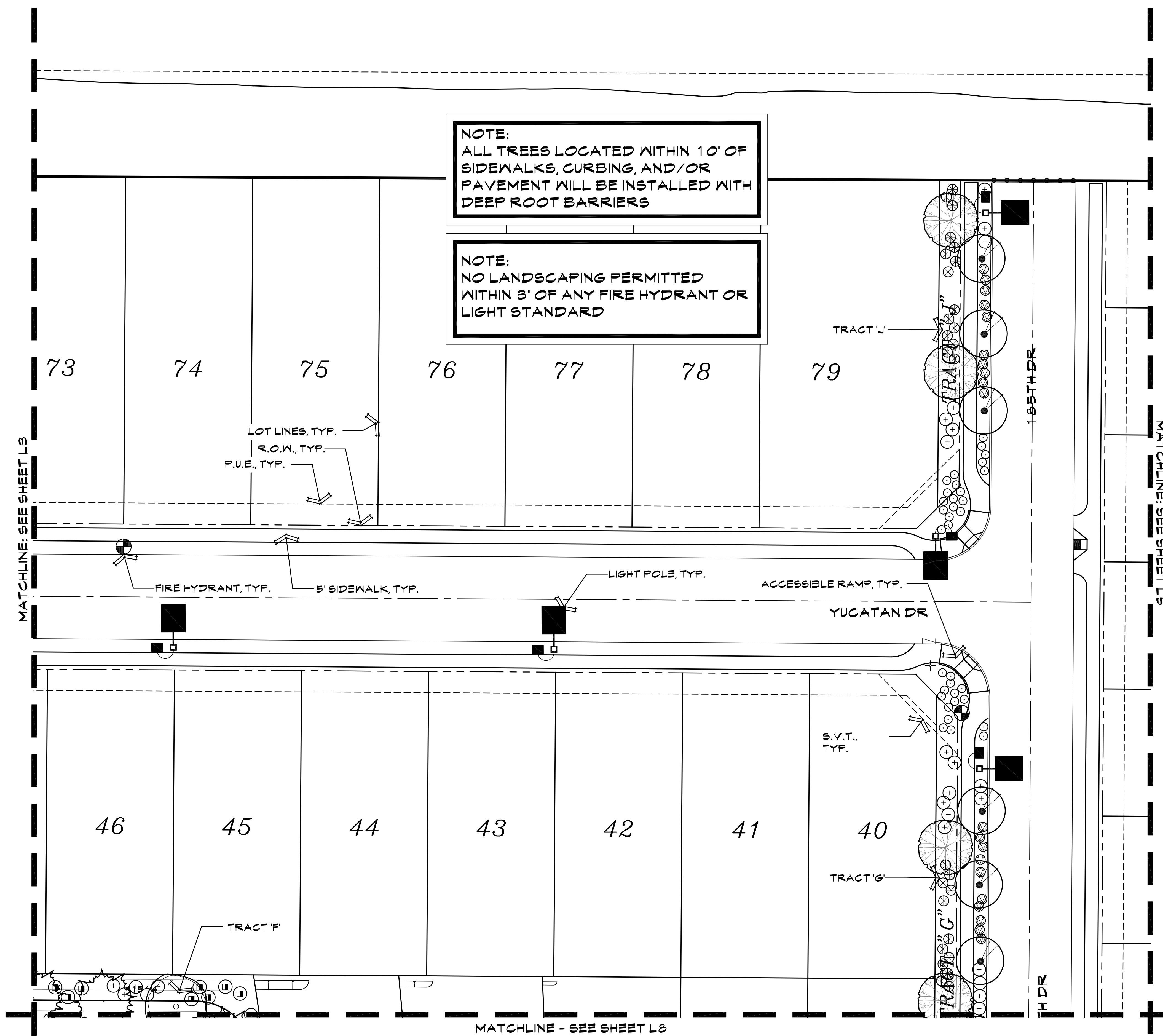
L-1



KEY MAP - NTS

PREPARED FOR: JEN ARIZONA 7, LLC

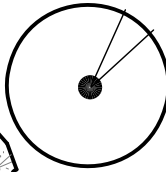
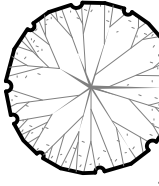
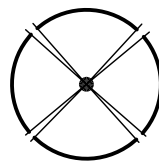
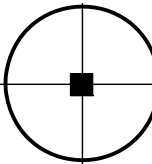
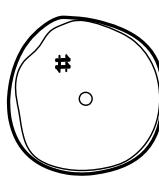
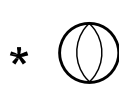
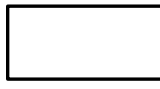
2 OF 29

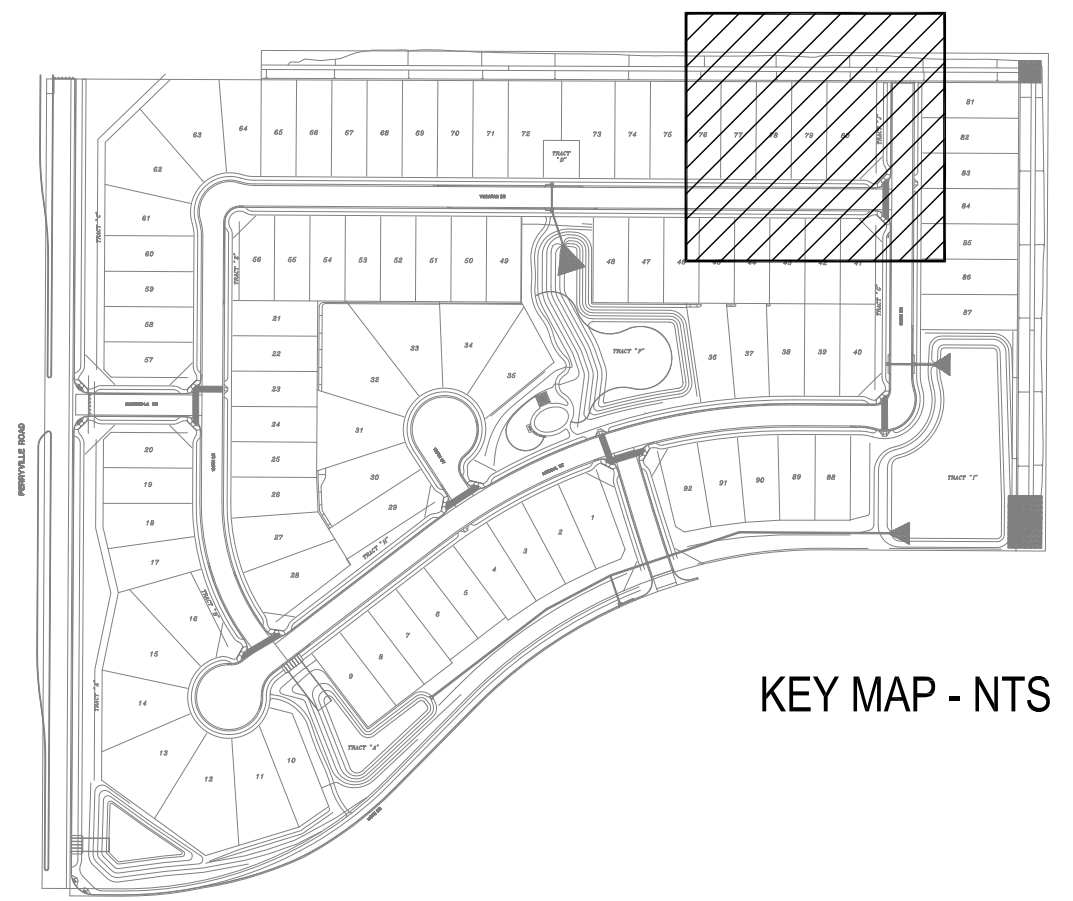


NOTE:
ALL TREES LOCATED WITHIN 10' OF
SIDEWALKS, CURBING, AND/OR
PAVEMENT WILL BE INSTALLED WITH
DEEP ROOT BARRIERS

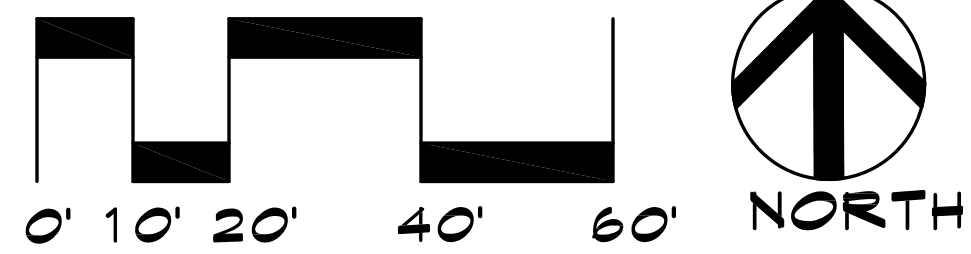
NOTE:
NO LANDSCAPING PERMITTED
WITHIN 3' OF ANY FIRE HYDRANT OR
LIGHT STANDARD

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
	TREES	
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	PARKINSONIA 'HYBRID'	'DESERT MUSEUM' PALO VERDE
	PARKINSONIA FRAECOX	PALO BREA
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
	DALBERGIA 918800	918800 TREE
	SALVAGE TREE - SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.	
<u>SHRUBS/ACCENTS</u>		
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
	MUHLENBERGIA RIGENS	DEER GRASS
	AGAVE MURPHEYI	HOHOKAM AGAVE
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	CONVOLVULUS CNEORUM	BUSH MORNING GLORY
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE
	DASYLIRION WHEELERI	DESERT SPOON
	CAESALPINIA FULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENINSULARIS	BAJA RUELLIA
<u>GROUND COVER</u>		
	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
	ACACIA REDOLENS	DESERT CARPET ACACIA
	<u>TURF - MIDIRON SOD:</u> INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.	
	<u>DECOMPOSED GRANITE:</u> ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD.	
	CONCRETE HEADER- SEE DETAIL 'G' SHEET L21.	
* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.		



SCALE: 1"=20'-0"



The McGough Group
Landscape Architecture
Urban Design Site Imaging
Parks and Recreation
11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona 85028
602-997-9093
602-997-9031 fax

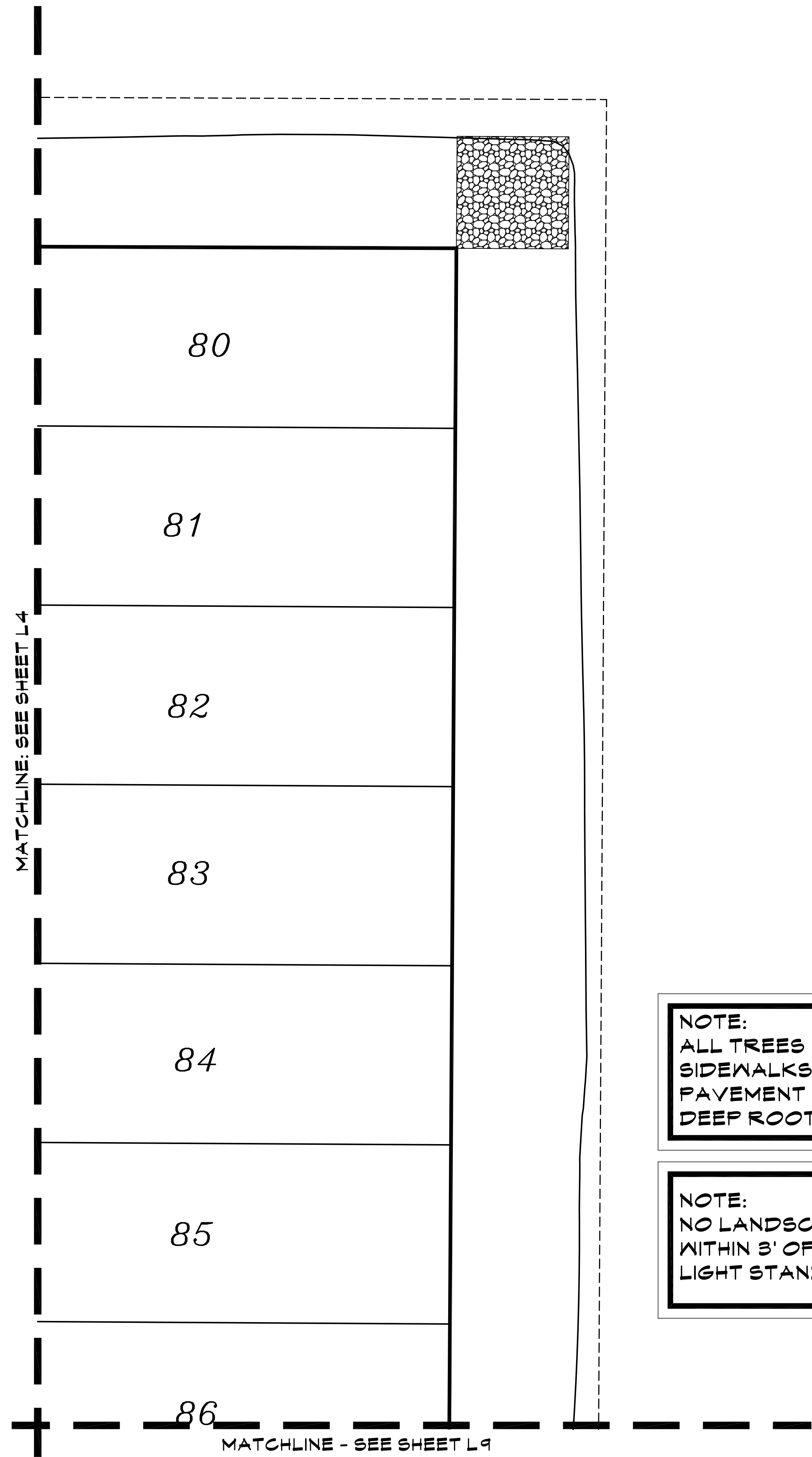
PLANTING PLAN
ZANJERO TRAILS - PHASE II
PARCEL 13A
INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA
PREPARED FOR: JEN ARIZONA 7, LLC

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. 08-60
DATE: 08-07-15
DRAWN BY: TF-SP-KC
CHECKED BY: TM

REVISIONS:

SHEET NO.
L-4
4 OF 29



NOTE:
ALL TREES LOCATED WITHIN 10' OF
SIDEWALKS, CURBING, AND/OR
PAVEMENT WILL BE INSTALLED WITH
DEEP ROOT BARRIERS

NOTE:
NO LANDSCAPING PERMITTED
WITHIN 3' OF ANY FIRE HYDRANT OR
LIGHT STANDARD

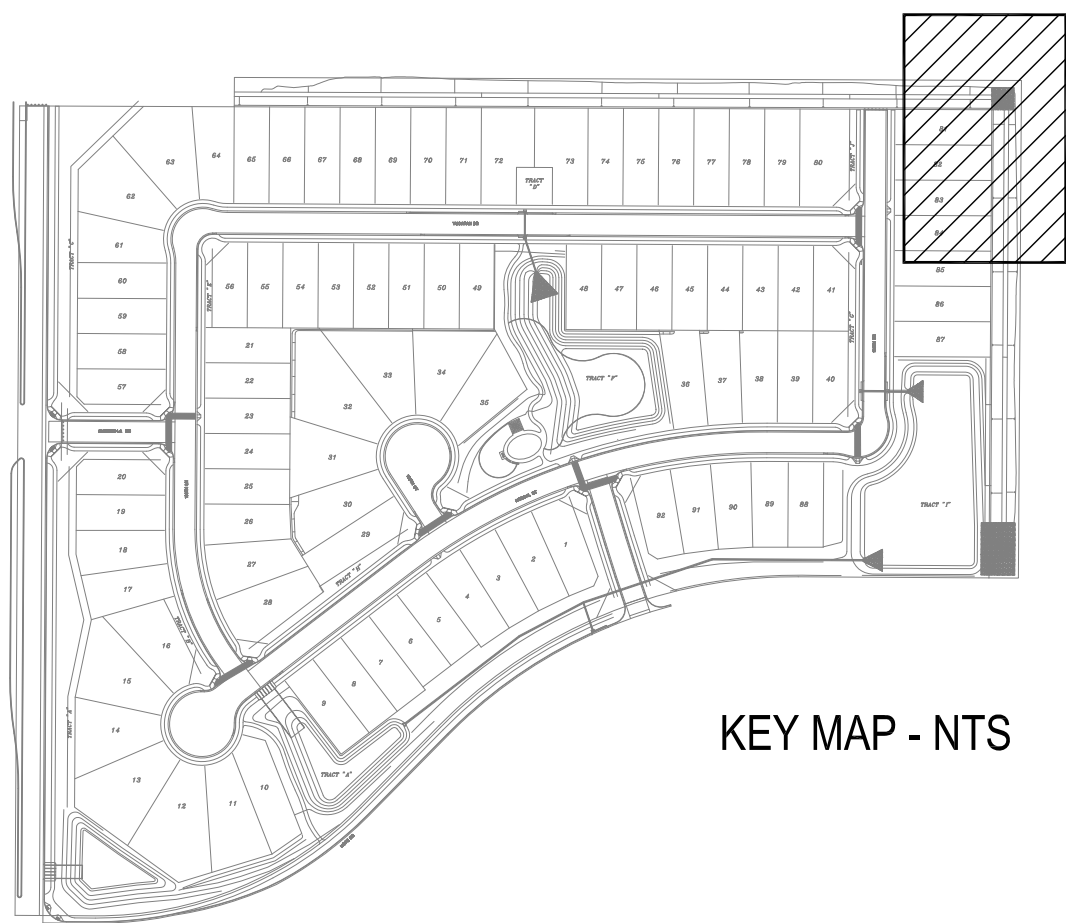
PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
	TREES QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	PARKINSONIA 'HYBRID'	'DESERT MUSEUM' PALO VERDE
	PARKINSONIA PRAECOX	PALO BREA
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
	DALBERGIA SIBBOO	SIBBOO TREE
	SALVAGE TREE - SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.	

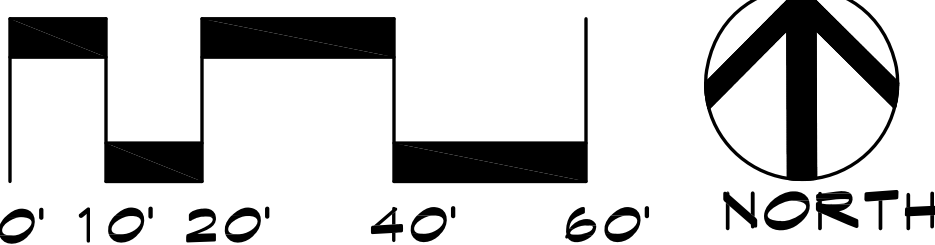
SHRUBS/ACCENTS		
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
	MUHLENBERGIA RIGENS	DEER GRASS
	AGAVE MURPHEYI	HOHOKAM AGAVE
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	CONVOLVULUS CNEORUM	BUSH MORNING GLORY
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE
	DASYLIRION WHEELERI	DESERT SPOON
	CAESALPINIA FULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUPELLIA PENINSULARIS	BAJA RUELLIA

GROUND COVER		
	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
	ACACIA REDOLENS	DESERT CARPET ACACIA
	TURF - MIDIRON SOD: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.	
	DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD.	
	CONCRETE HEADER- SEE DETAIL 'G' SHEET L27.	

* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT
HAVE A MATURE HEIGHT OVER 2 FEET.



SCALE: 1"=20'-0"





The McGough Group
Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax



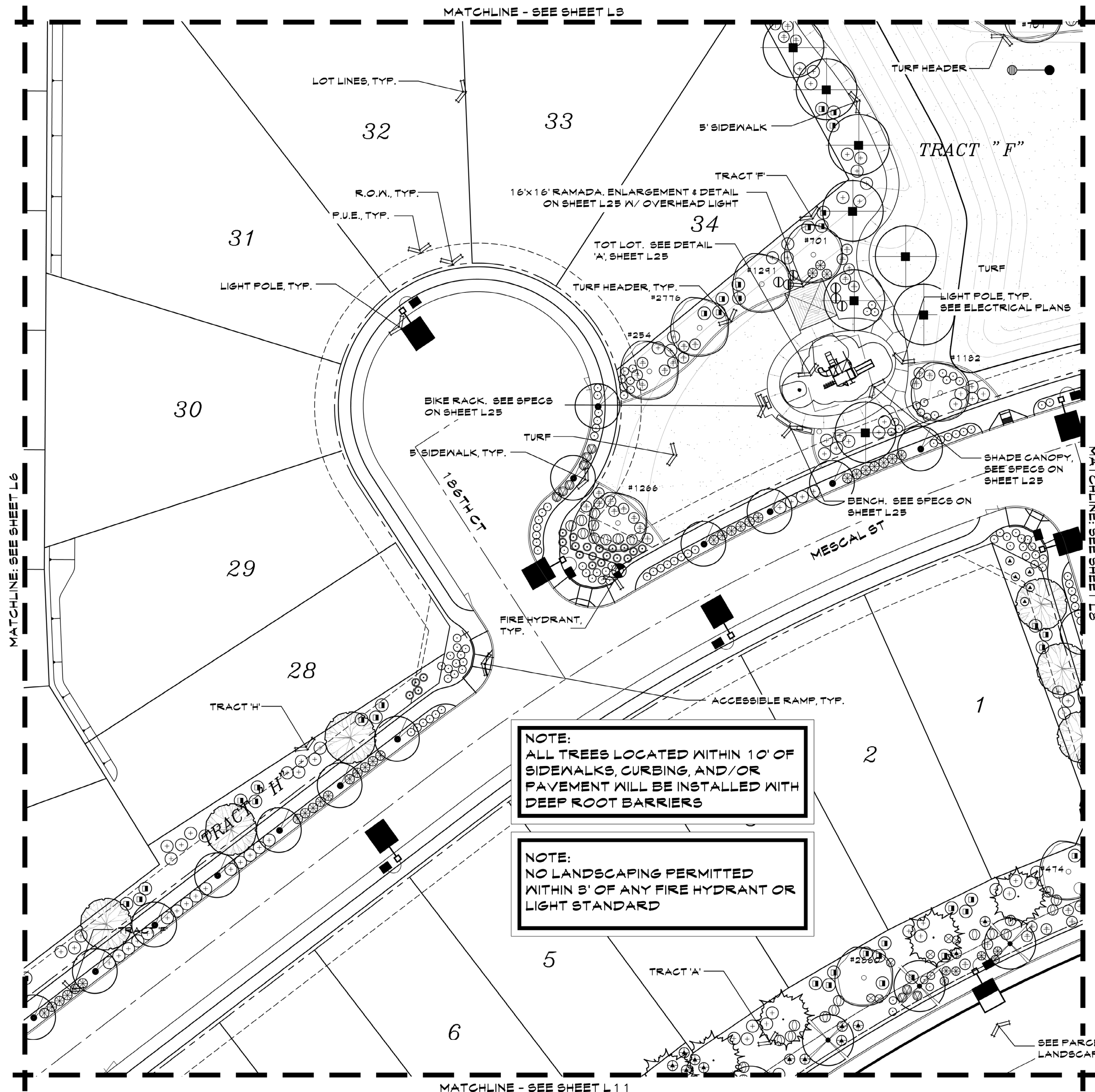
PLANTING PLAN
ZANJERO TRAILS - PHASE II
PARCEL 13A
INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA
PREPARED FOR: JEN ARIZONA 7, LLC

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.	08-60
DATE:	08-07-15
DRAWN BY:	TF - SP-KC
CHECKED BY:	TM

REVISIONS:	

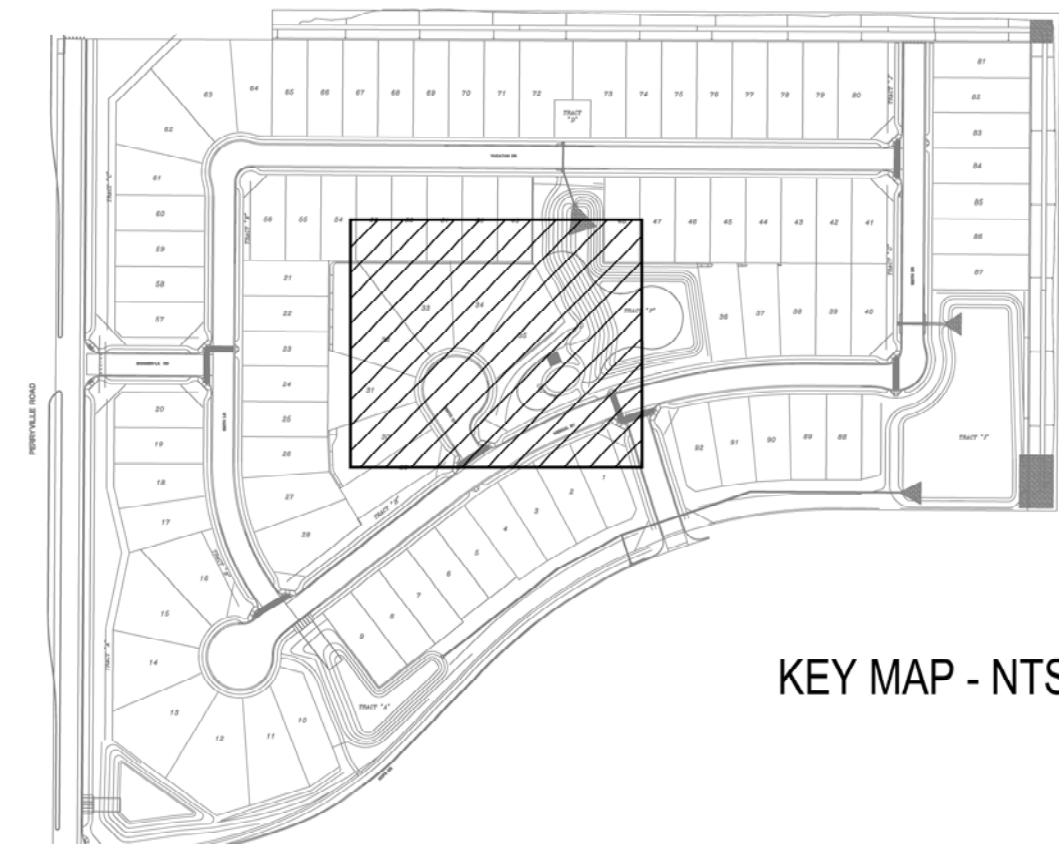


NOTE:
ALL TREES LOCATED WITHIN 10' OF SIDEWALKS, CURBING, AND/OR PAVEMENT WILL BE INSTALLED WITH DEEP ROOT BARRIERS

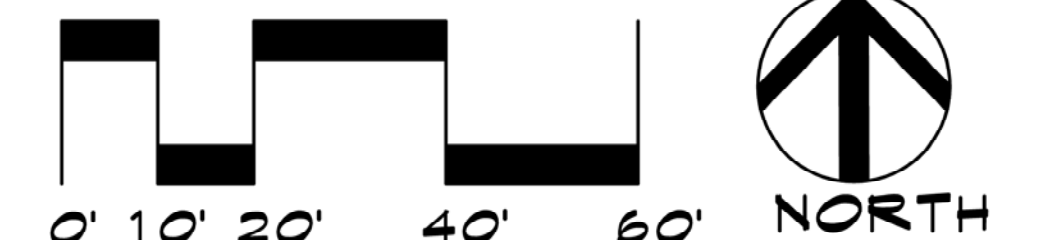
NOTE:
NO LANDSCAPING PERMITTED WITHIN 3' OF ANY FIRE HYDRANT OR LIGHT STANDARD

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
	TREES QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	PARKINSONIA 'HYBRID'	'DESERT MUSEUM' PALO VERDE
	PARKINSONIA PRAECOX	PALO BREA
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
	DALBERGIA SIBBOO	SIBBOO TREE
	SALVAGE TREE - SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.	
	SHRUBS/ACCENTS LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
	MUHLENBERGIA RIGENS	DEER GRASS
	AGAVE MURPHEYI	HOKOKAM AGAVE
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	CONVOLVULUS CNEORUM	BUSH MORNING GLORY
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE
	DASYLIRION WHEELERI	DESERT SPOON
	CAESALPINIA PULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUPELLIA PENINSULARIS	BAJA RUELLIA
	GROUND COVER LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
	ACACIA REDOLENS	DESERT CARPET ACACIA
	TURF - MIDIRON SOD: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.	
	DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD.	
	CONCRETE HEADER - SEE DETAIL 'G' SHEET L27.	
	* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.	



SCALE: 1"=20'-0"



The McGough Group

Landscape Architecture
Urban Design, Site Imaging
Parks and Recreation

11112 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-937-9093
602-937-9031 fax



PLANTING PLAN ZANJERO TRAILS - PHASE II PARCEL 13A

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

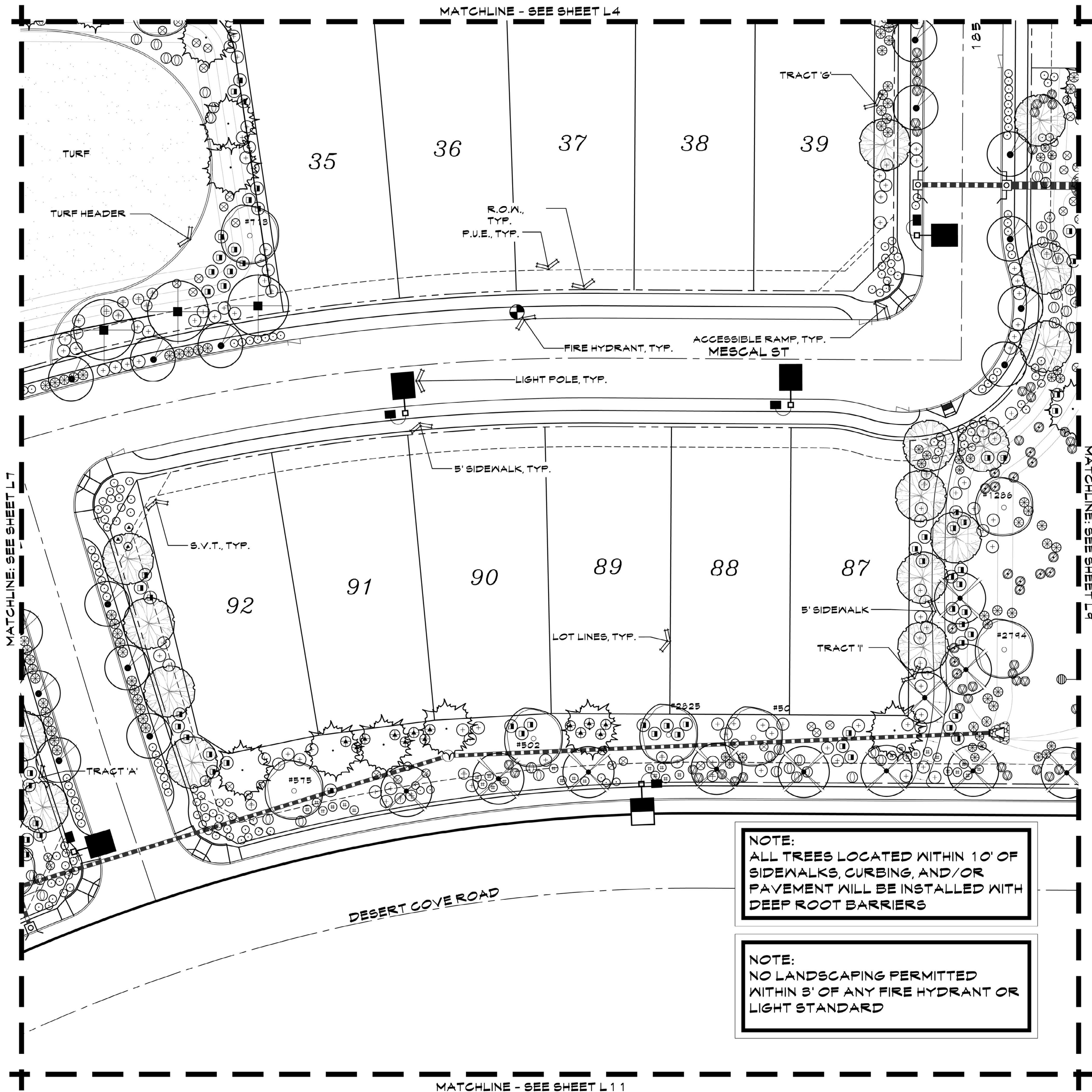
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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. 08-60
DATE: 08-07-15
DRAWN BY: TF-SP-KC
CHECKED BY: TM

REVISIONS:

SHEET NO.
L-7



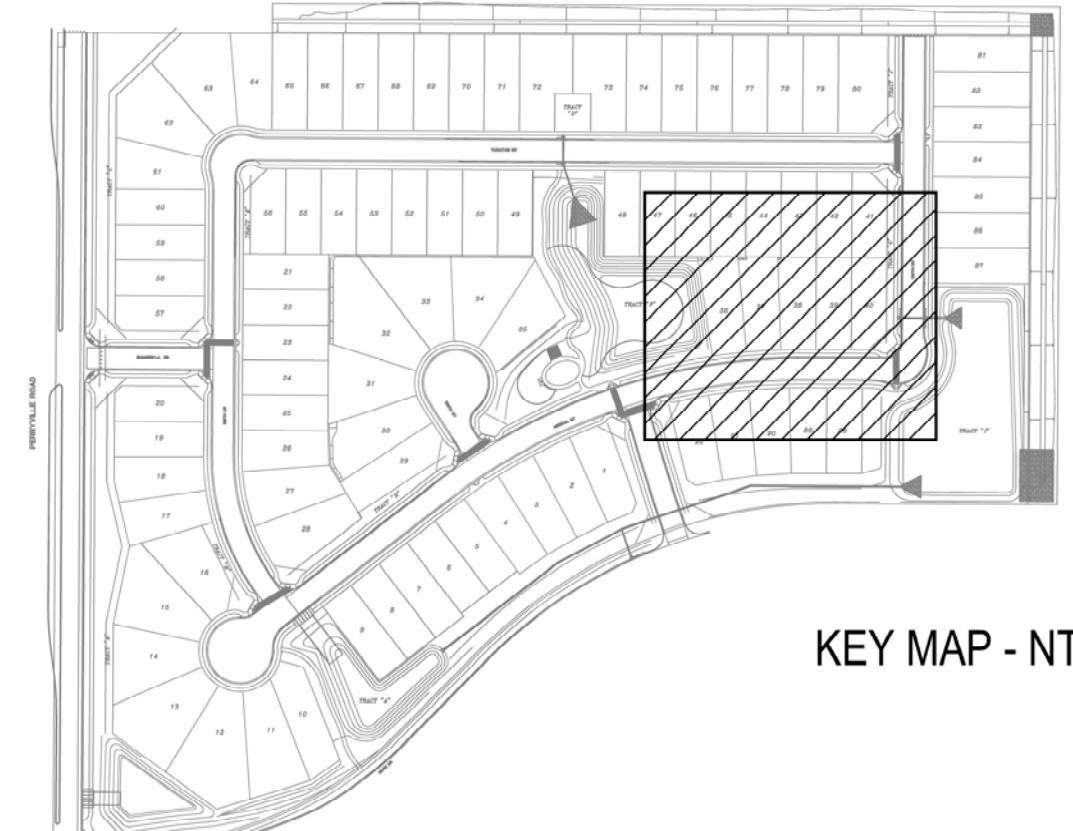
NOTE:
ALL TREES LOCATED WITHIN 10' OF
SIDEWALKS, CURBING, AND/OR
PAVEMENT WILL BE INSTALLED WITH
DEEP ROOT BARRIERS

NOTE:
NO LANDSCAPING PERMITTED
WITHIN 3' OF ANY FIRE HYDRANT OR
LIGHT STANDARD

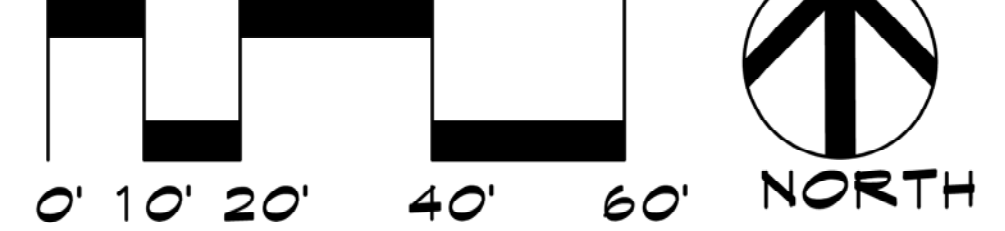
PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
	TREES QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	PARKINSONIA 'HYBRID'	'DESERT MUSEUM' PALO VERDE
	PARKINSONIA FRAECOX	PALO BREA
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
	DALBERGIA 918800	918800 TREE
	SALVAGE TREE - SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.	
	SHRUBS/ACCENTS	
	LEUCOPHYLLUM LAEVEIGATUM	CHIHUAHUA SAGE
	MUHLENBERGIA RIGENS	DEER GRASS
	AGAVE MURPHEYI	HOHOKAM AGAVE
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	CONVOLVULUS CNEORUM	BUSH MORNING GLORY
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE
	DASYLIRION WHEELERI	DESERT SPOON
	CAESALPINIA PULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENINSULARIS	BAJA RUELLIA
	GROUNDCOVER	
	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
	ACACIA REDOLENS	DESERT CARPET ACACIA
	TURF - MIDIRON SOD: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.	
	DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD.	
	CONCRETE HEADER- SEE DETAIL 'G' SHEET L21.	

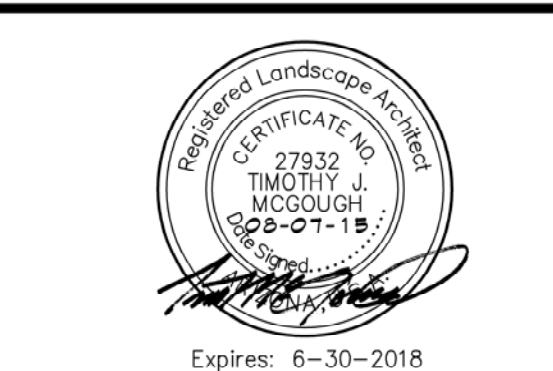
* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT
HAVE A MATURE HEIGHT OVER 2 FEET.



SCALE: 1"=20'-0"



The McGough Group
Landscape Architecture
Urban Design, Site Imaging,
Parks and Recreation
11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028
602-997-9093
602-997-9031 fax



PLANTING PLAN
ZANJERO TRAILS - PHASE II
PARCEL 13A
INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA
PREPARED FOR: JEN ARIZONA 7, LLC

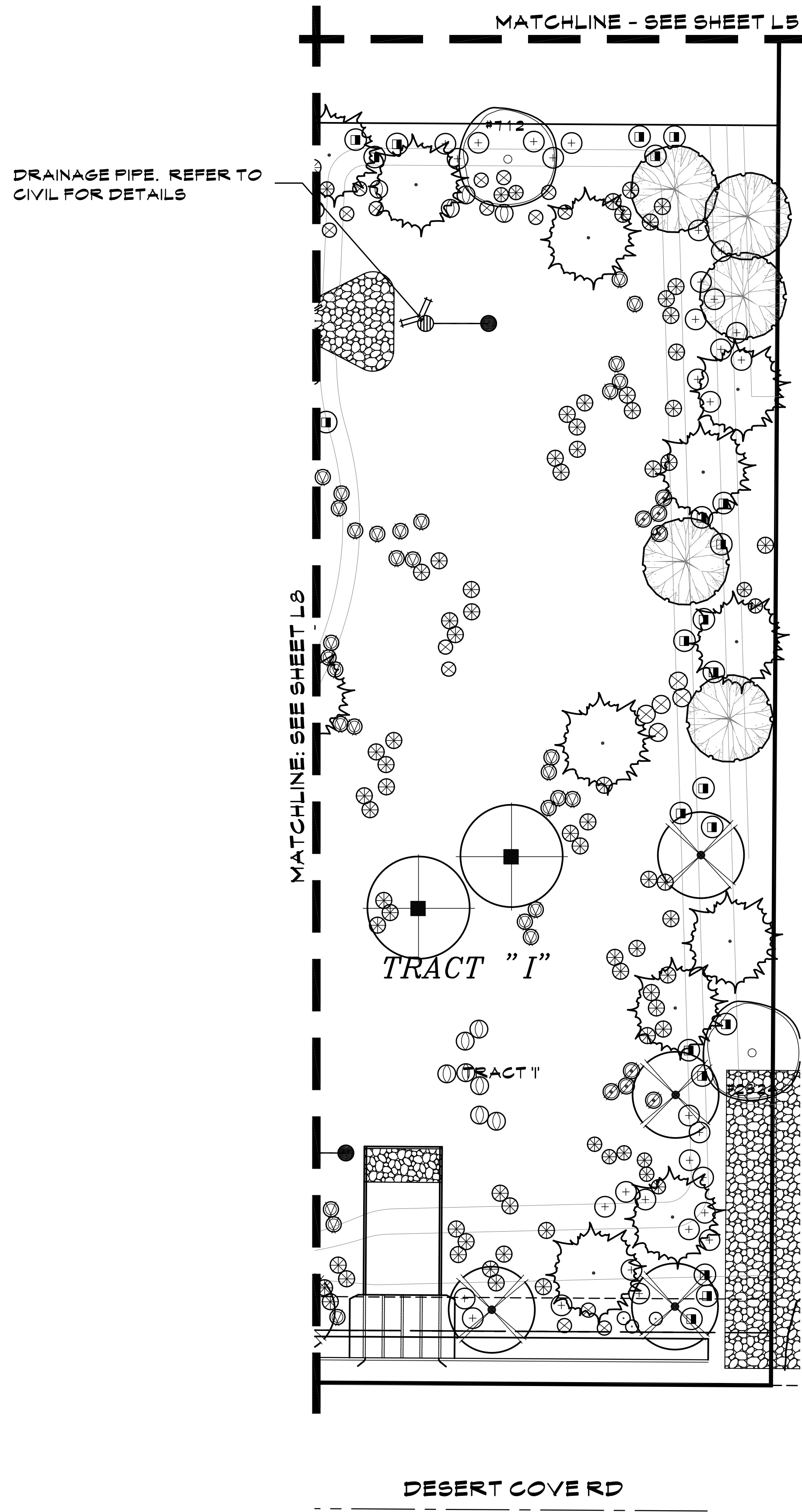
These drawings, as legal instruments
of professional services are, and
shall remain the property of the
landscape architect.

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. 08-60
DATE: 08-07-15
DRAWN BY: TF - SP-KC
CHECKED BY: TM

REVISIONS:

SHEET NO.
L-8
8 OF 29



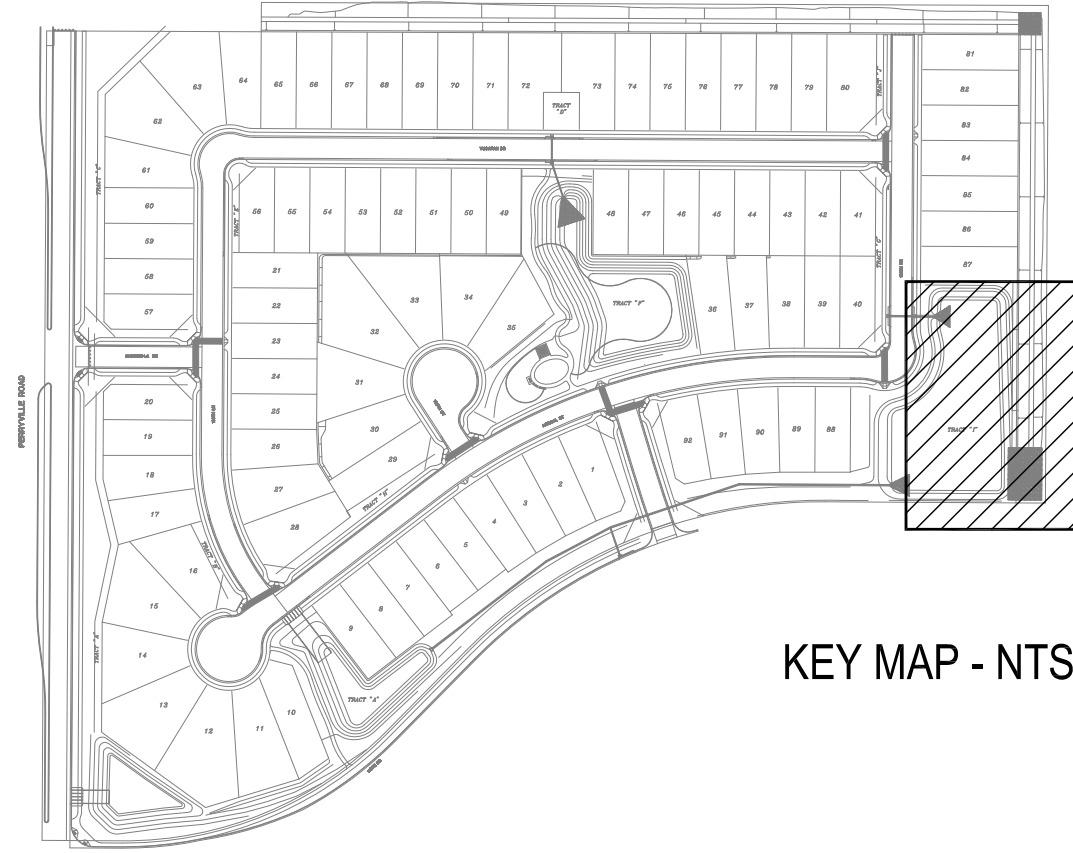
NOTE:
ALL TREES LOCATED WITHIN 10' OF
SIDEWALKS, CURBING, AND/OR
PAVEMENT WILL BE INSTALLED WITH
DEEP ROOT BARRIERS

NOTE:
NO LANDSCAPING PERMITTED
WITHIN 3' OF ANY FIRE HYDRANT OR
LIGHT STANDARD

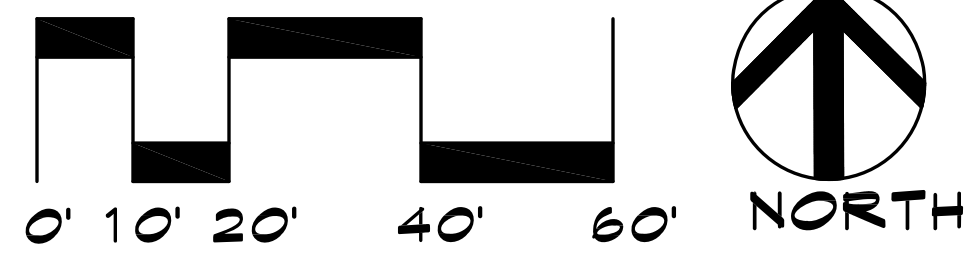
PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
	TREES QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	PARKINSONIA 'HYBRID'	'DESERT MUSEUM' PALO VERDE
	PARKINSONIA PRAECOX	PALO BREA
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
	DALBERGIA SISBOO	SISBOO TREE
	SALVAGE TREE - SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.	
<u>SHRUBS/ACCENTS</u>		
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
	MUHLENBERGIA RIGENS	DEER GRASS
	AGAVE MURPHEYI	HOHOKAM AGAVE
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	CONVOLVULUS CNEORUM	BUSH MORNING GLORY
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE
	DASYLIRION WHEELERI	DESERT SPOON
	CAESALPINIA FULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENINSULARIS	BAJA RUELLIA
<u>GROUND COVER</u>		
*	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
*	ACACIA REDOLENS	DESERT CARPET ACACIA
<u>TURF - MIDIRON SOD:</u> INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.		
<u>DECOMPOSED GRANITE:</u> ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD.		
CONCRETE HEADER- SEE DETAIL 'G' SHEET L27.		

* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT
HAVE A MATURE HEIGHT OVER 2 FEET.



SCALE: 1"=20'-0"



The McGough Group
Landscape Architecture
Urban Design Site Imaging
Parks and Recreation
11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028
602-937-9093
602-937-9031 fax

PLANTING PLAN
ZANJERO TRAILS - PHASE II
PARCEL 13A
INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2N
SURPRISE, ARIZONA
PREPARED FOR: JEN ARIZONA 7, LLC

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. 08-60
DATE: 08-07-15
DRAWN BY: TF-SP-KC
CHECKED BY: TM

REVISIONS:

SHEET NO.
L-9
9 OF 29



The McGough Group

Landscape Architecture
Urban Design, Site Imaging
Parks and Recreation

11102 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 Fax



PLANTING PLAN
ZANJERO TRAILS - PHASE II
PARCEL 13A

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

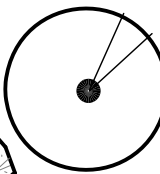
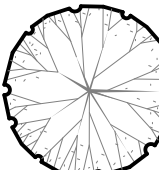
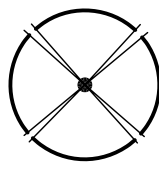
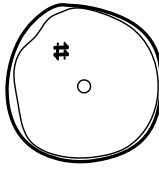
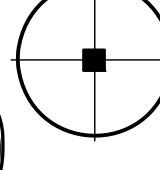
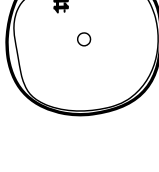
These drawings shall not be used on other projects or for additions to this project except by written agreement from the landscape architect.

JOB NO. 08-60
DATE: 08-07-15
DRAWN BY: TF - SP-KC
CHECKED BY: TM

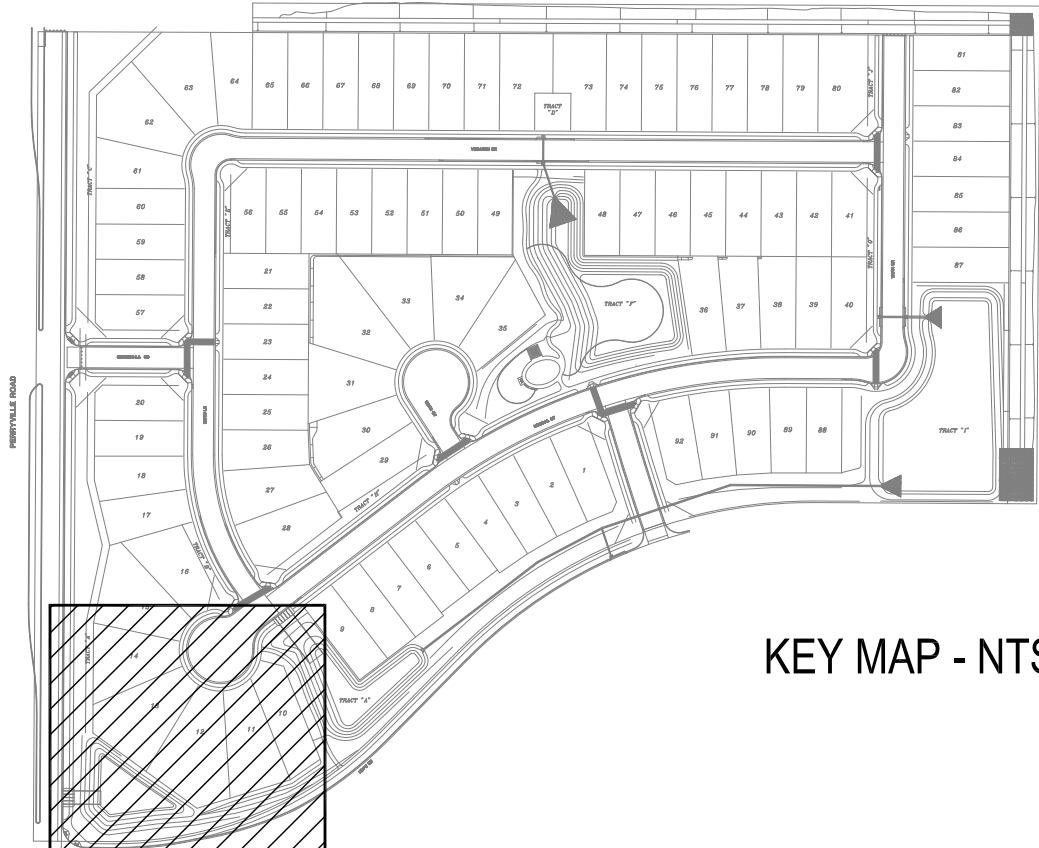
REVISIONS:

SHEET NO.
L-10
10 OF 29

PLANT LEGEND

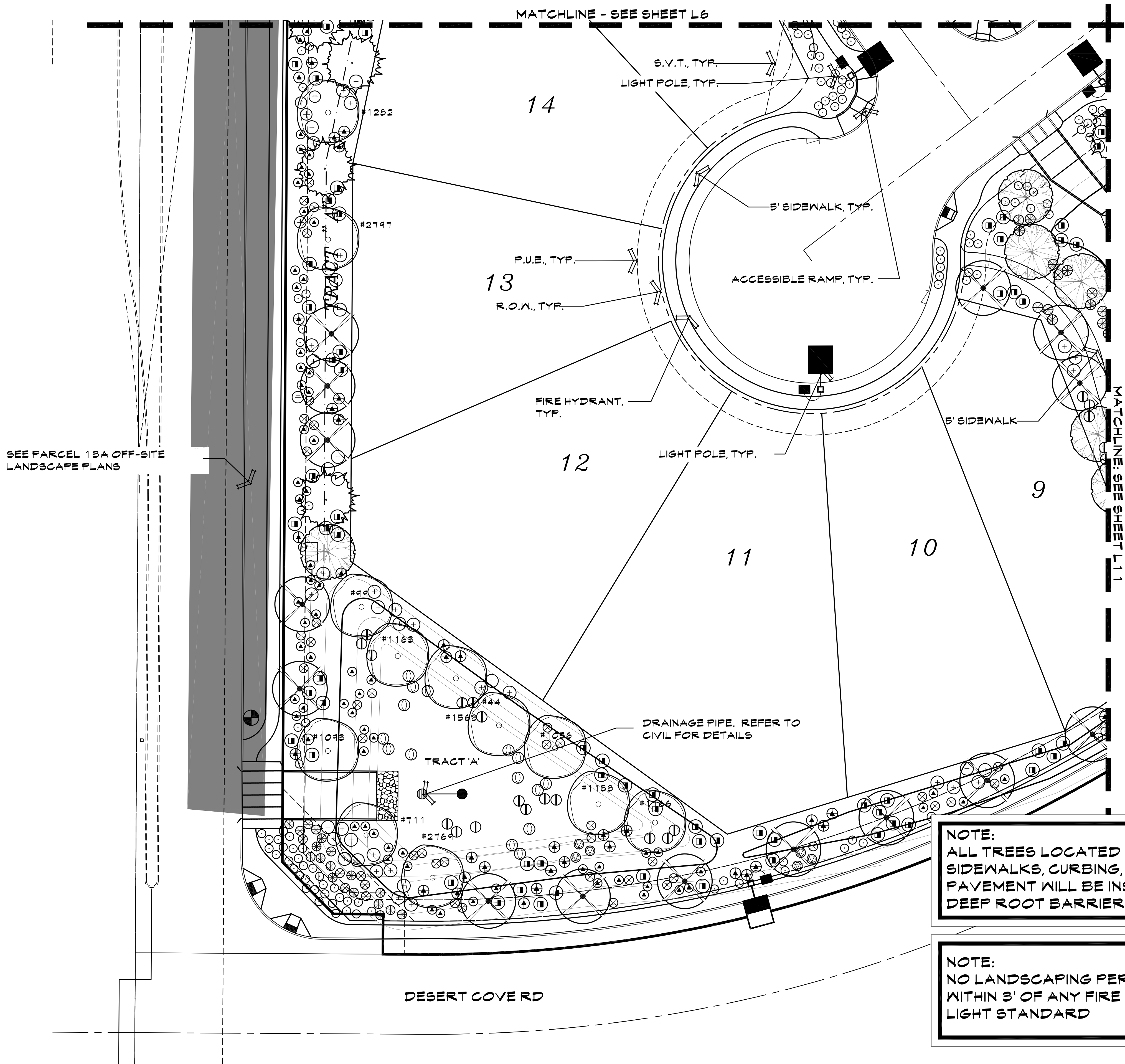
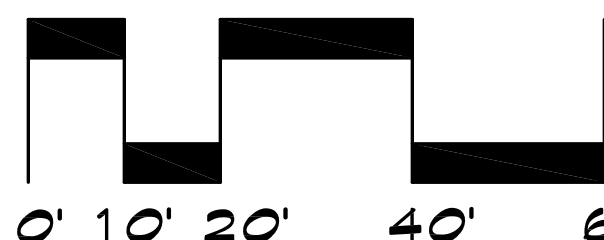
SYMBOL	BOTANICAL NAME	COMMON NAME
	TREES QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	PARKINSONIA 'HYBRID'	'DESERT MUSEUM' PALO VERDE
	PARKINSONIA PRAECOX	PALO BREA
	PROSORIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
	DALBERGIA SIBBOO	SIBBOO TREE
	SALVAGE TREE - SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.	
<u>SHRUBS/ACCENTS</u>		
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
	MUHLENBERGIA RIGENS	DEER GRASS
	AGAVE MURPHEYI	HOKOKAM AGAVE
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	CONVOLVULUS CNEORUM	BUSH MORNING GLORY
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE
	DASYLIRION WHEELERI	DESERT SPOON
	CAESALPINIA FULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUPELLIA PENINSULARIS	BAJA RUPELLIA
<u>GROUND COVER</u>		
	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
	ACACIA REDOLENS	DESERT CARPET ACACIA
	<u>TURF - MIDIRON SOD:</u> INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.	
	<u>DECOMPOSED GRANITE:</u> ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD.	
	CONCRETE HEADER- SEE DETAIL 'G' SHEET L27.	

* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.



KEY MAP - NTS

SCALE: 1"=20'-0"

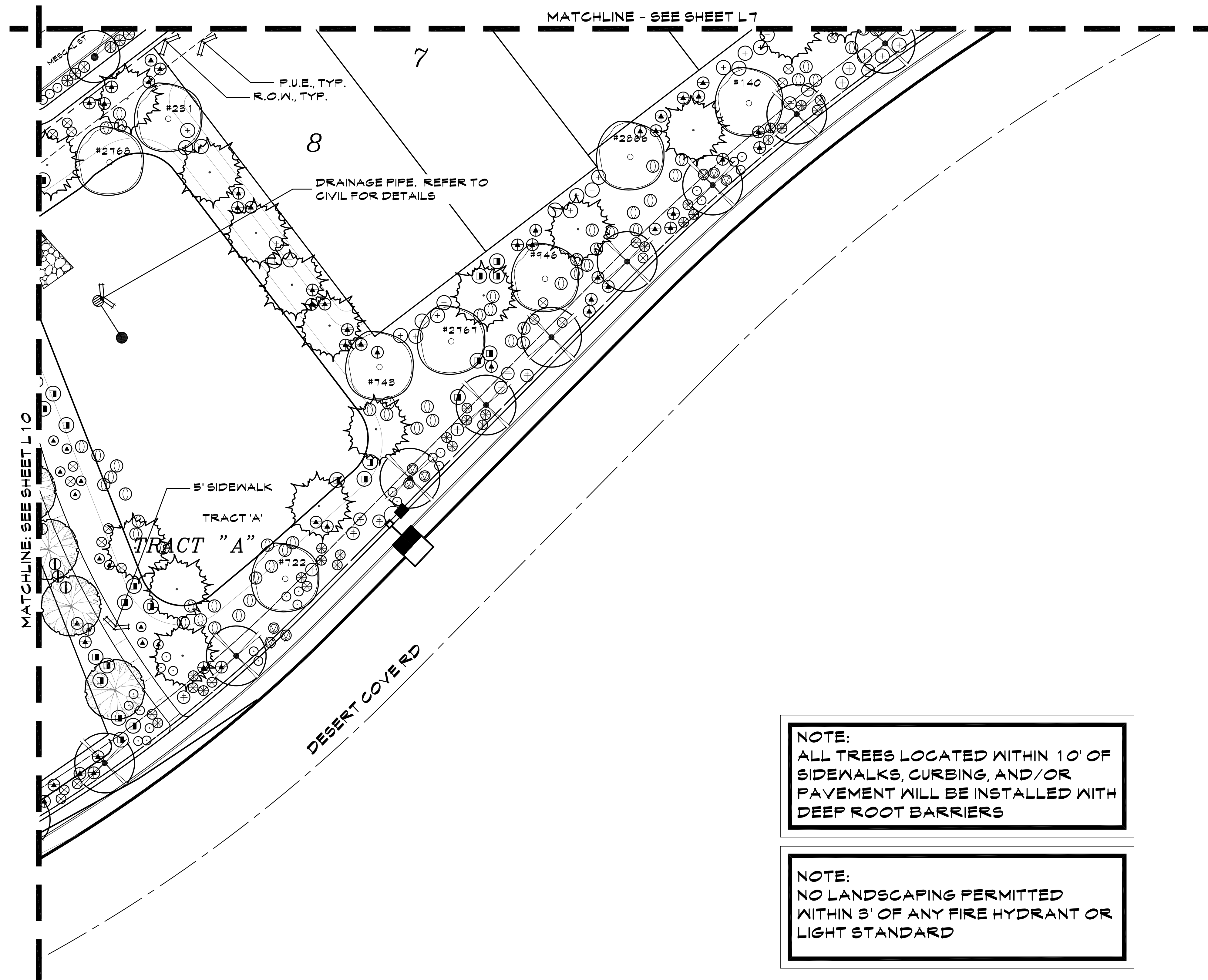


SEE PARCEL 13A OFF-SITE
LANDSCAPE PLANS

NOTE:
ALL TREES LOCATED WITHIN 10' OF
SIDEWALKS, CURBING, AND/OR
PAVEMENT WILL BE INSTALLED WITH
DEEP ROOT BARRIERS

NOTE:
NO LANDSCAPING PERMITTED
WITHIN 3' OF ANY FIRE HYDRANT OR
LIGHT STANDARD

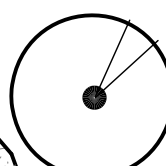
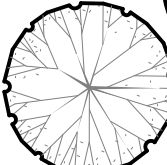
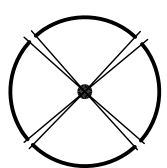
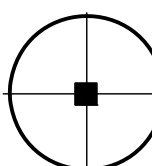
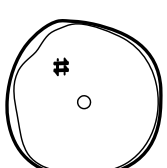
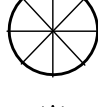
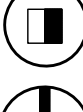
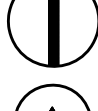
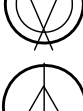
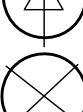
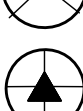
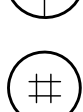
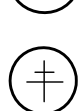
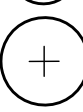
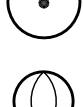
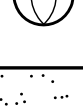




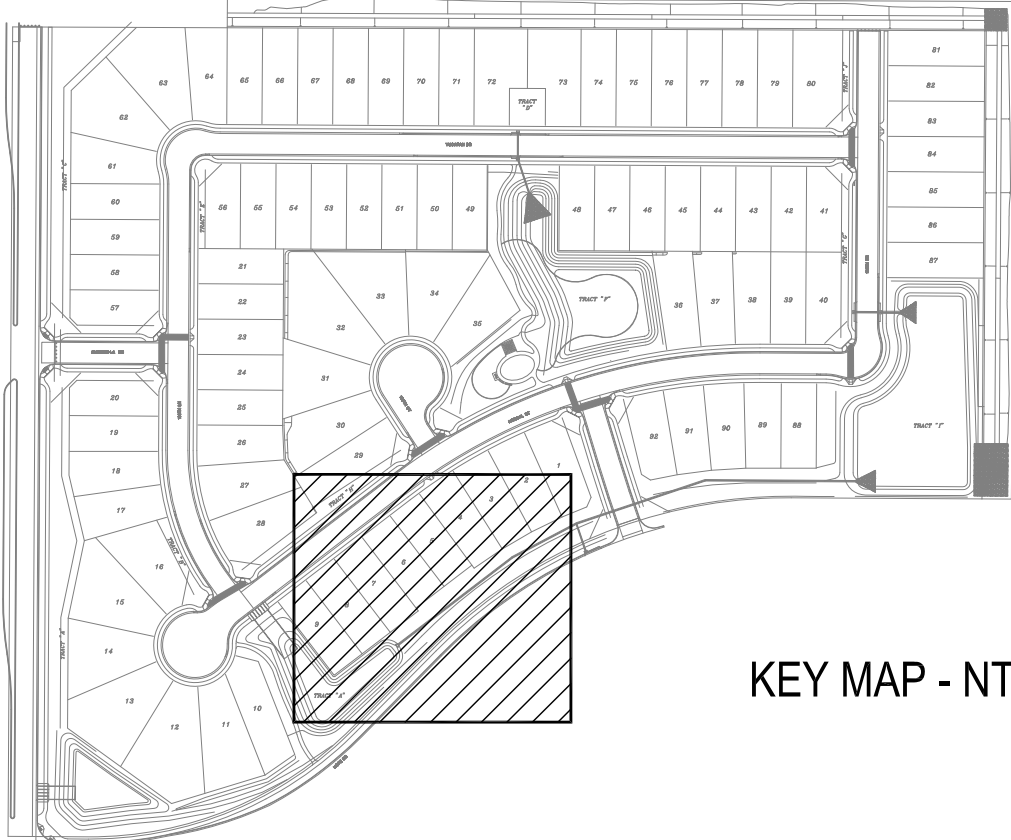
NOTE:
ALL TREES LOCATED WITHIN 10' OF
SIDEWALKS, CURBING, AND/OR
PAVEMENT WILL BE INSTALLED WITH
DEEP ROOT BARRIERS

NOTE:
NO LANDSCAPING PERMITTED
WITHIN 3' OF ANY FIRE HYDRANT OR
LIGHT STANDARD

PLANT LEGEND

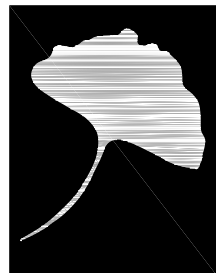
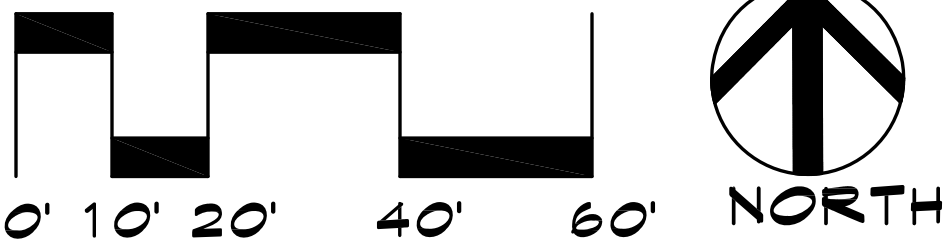
SYMBOL	BOTANICAL NAME	COMMON NAME
	TREES QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	PARKINSONIA 'HYBRID'	'DESERT MUSEUM' PALO VERDE
	PARKINSONIA PRAECOX	PALO BREA
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
	DALBERGIA SISOOO	SISOOO TREE
SALVAGE TREE - SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.		
<u>SHRUBS/ACCENTS</u>		
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
	MUHLENBERGIA RIGENS	DEER GRASS
	AGAVE MURPHEYI	HOHOKAM AGAVE
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	CONVOLVULUS CNEORUM	BUSH MORNING GLORY
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD SAGE
	DASYLIRION WHEELERI	DESERT SPOON
	CAESALPINIA FULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUPELLIA PENINSULARIS	BAJA RUELLIA
<u>GROUND COVER</u>		
	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
	ACACIA REDOLENS	DESERT CARPET ACACIA
<u>TURF - MIDIRON SOD:</u> INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.		
<u>DECOMPOSED GRANITE:</u> ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD.		
<u>CONCRETE HEADER - SEE DETAIL 'G' SHEET L27.</u>		

* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT
HAVE A MATURE HEIGHT OVER 2 FEET.



KEY MAP - NTS

SCALE: 1"=20'-0"



The McGough
Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-937-9093
602-937-9031 fax



PLANTING PLAN
ZANJERO TRAILS - PHASE II
PARCEL 13A

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

These drawings, as legal instruments
of professional services are, and
shall remain the property of the
landscape architect.

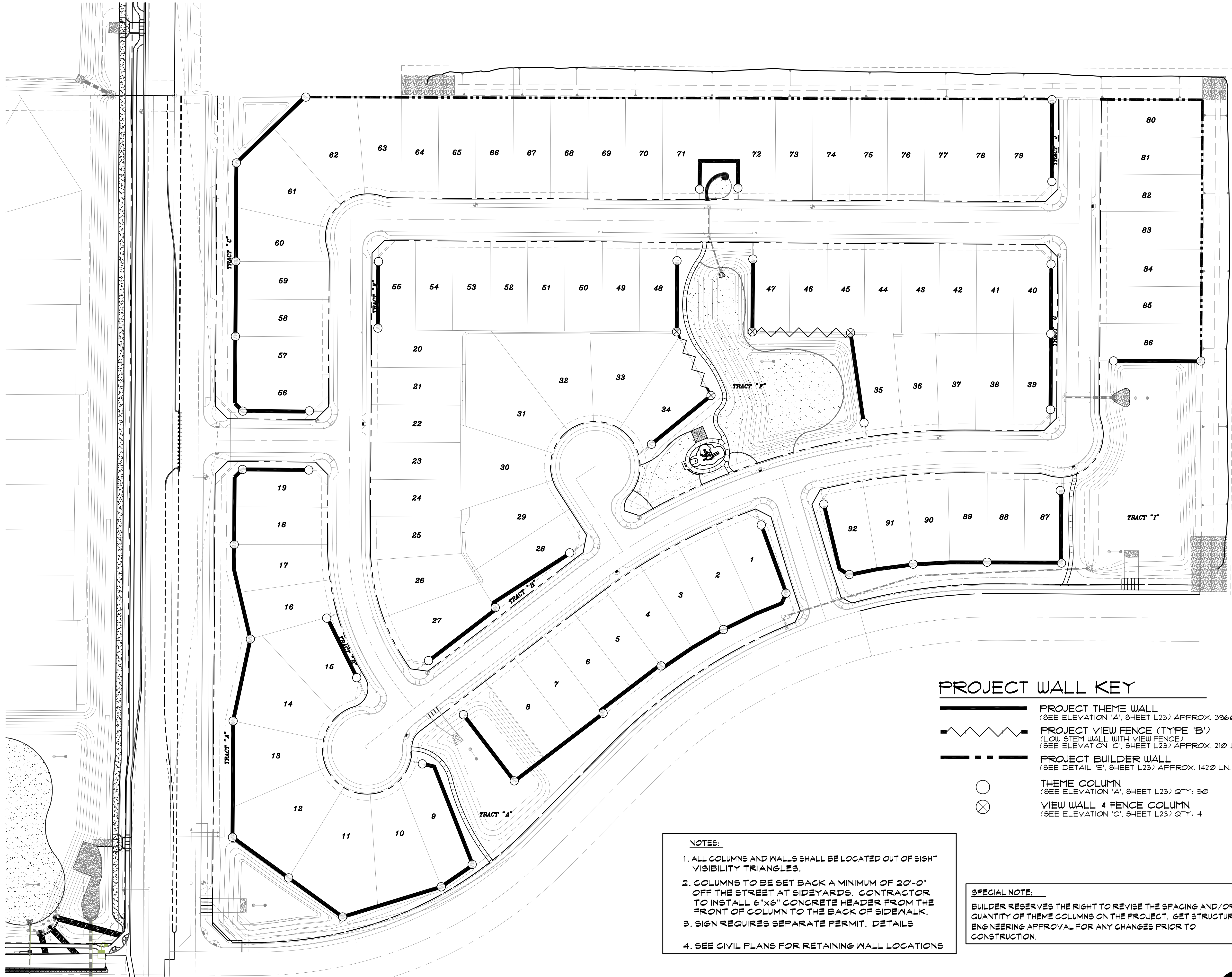
These drawings shall not be used on
other projects or for additions to
this project except by written
agreement from the landscape
architect.

JOB NO. 08-60
DATE: 08-07-15
DRAWN BY: TF-SP-KC
CHECKED BY: TM

REVISIONS:

SHEET NO.
L-11

11 OF 29



PROJECT WALL KEY

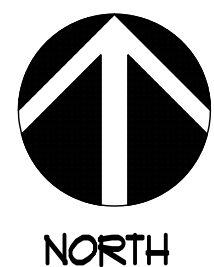
- PROJECT THEME WALL
(SEE ELEVATION 'A', SHEET L23) APPROX. 3960 LN. FT.
- PROJECT VIEW FENCE (TYPE 'B')
(LOW STEM WALL WITH VIEW FENCE)
(SEE ELEVATION 'C', SHEET L23) APPROX. 210 LN. FT.
- PROJECT BUILDER WALL
(SEE DETAIL 'E', SHEET L23) APPROX. 1420 LN. FT.
- THEME COLUMN
(SEE ELEVATION 'A', SHEET L23) QTY: 50
- VIEW WALL & FENCE COLUMN
(SEE ELEVATION 'C', SHEET L23) QTY: 4

NOTES:

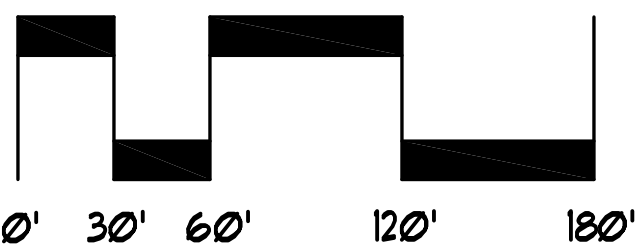
1. ALL COLUMNS AND WALLS SHALL BE LOCATED OUT OF SIGHT VISIBILITY TRIANGLES.
2. COLUMNS TO BE SET BACK A MINIMUM OF 20'-0" OFF THE STREET AT SIDEYARDS. CONTRACTOR TO INSTALL 6"x6" CONCRETE HEADER FROM THE FRONT OF COLUMN TO THE BACK OF SIDEWALK.
3. SIGN REQUIRES SEPARATE PERMIT. DETAILS
4. SEE CIVIL PLANS FOR RETAINING WALL LOCATIONS

SPECIAL NOTE:

BUILDER RESERVES THE RIGHT TO REVISE THE SPACING AND/OR QUANTITY OF THEME COLUMNS ON THE PROJECT. GET STRUCTURAL ENGINEERING APPROVAL FOR ANY CHANGES PRIOR TO CONSTRUCTION.



SCALE: 1"=60'-0"



The McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 Fax



WALL PLAN
ZANJERO TRAILS - PHASE II
PARCEL 13A

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N., RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

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.

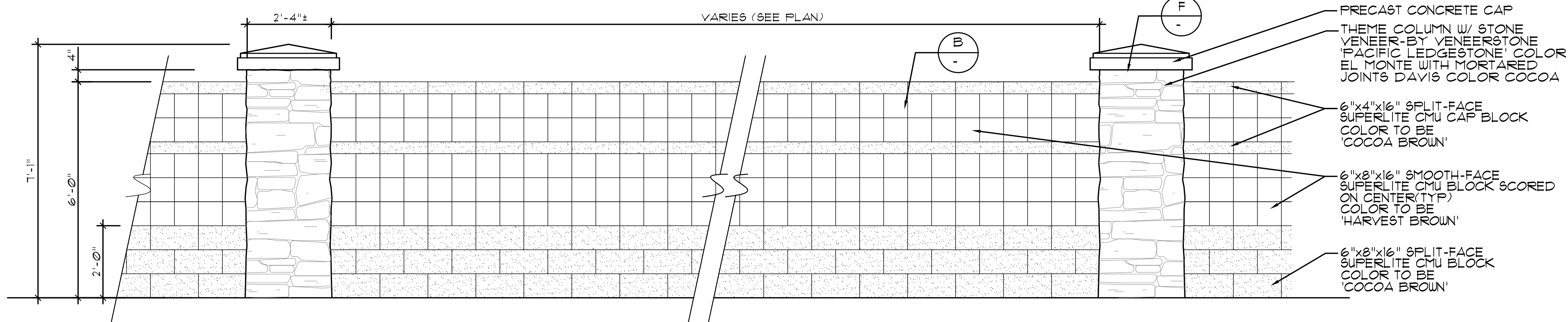
JOB NO. 08-60
DATE: 08-07-15
DRAWN BY: TF-SP-KC
CHECKED BY: TM

REVISIONS:

SHEET NO.

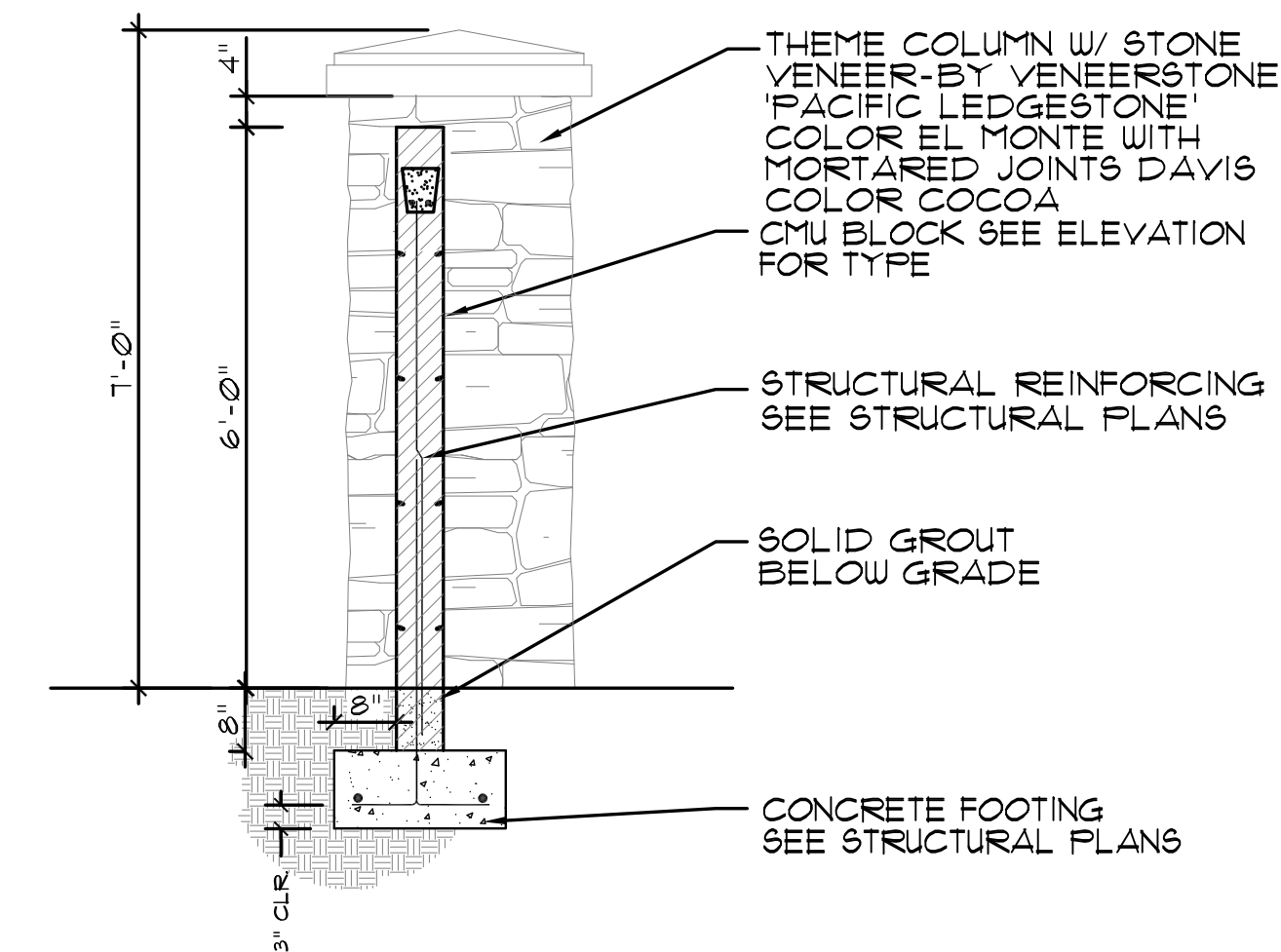
L-22

22 OF 29



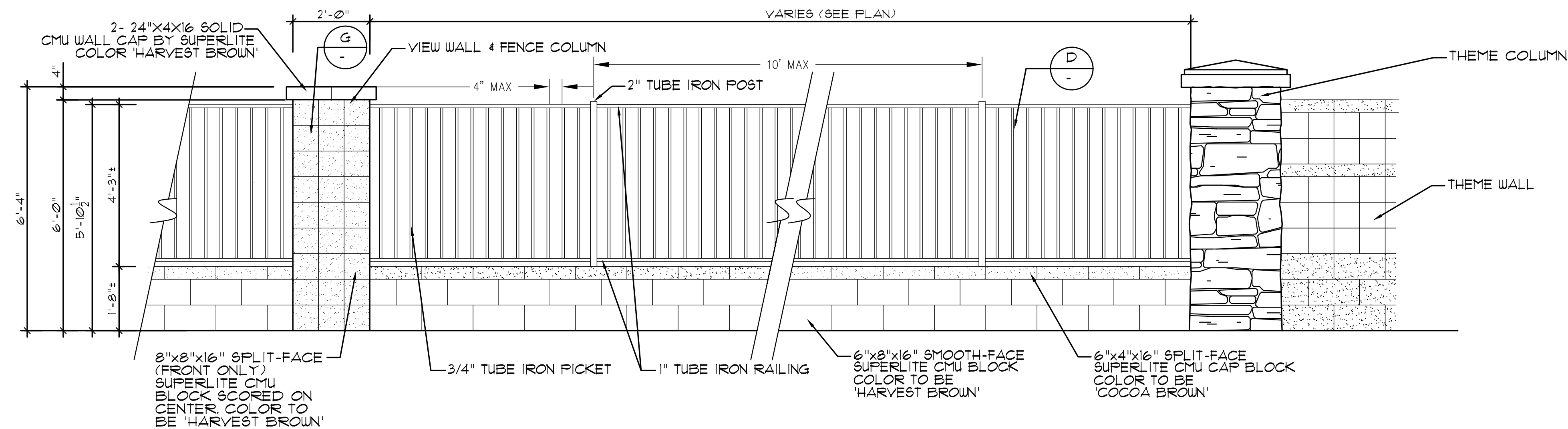
A PROJECT THEME WALL
PLAN

SCALE: 1/2"=1'-0"



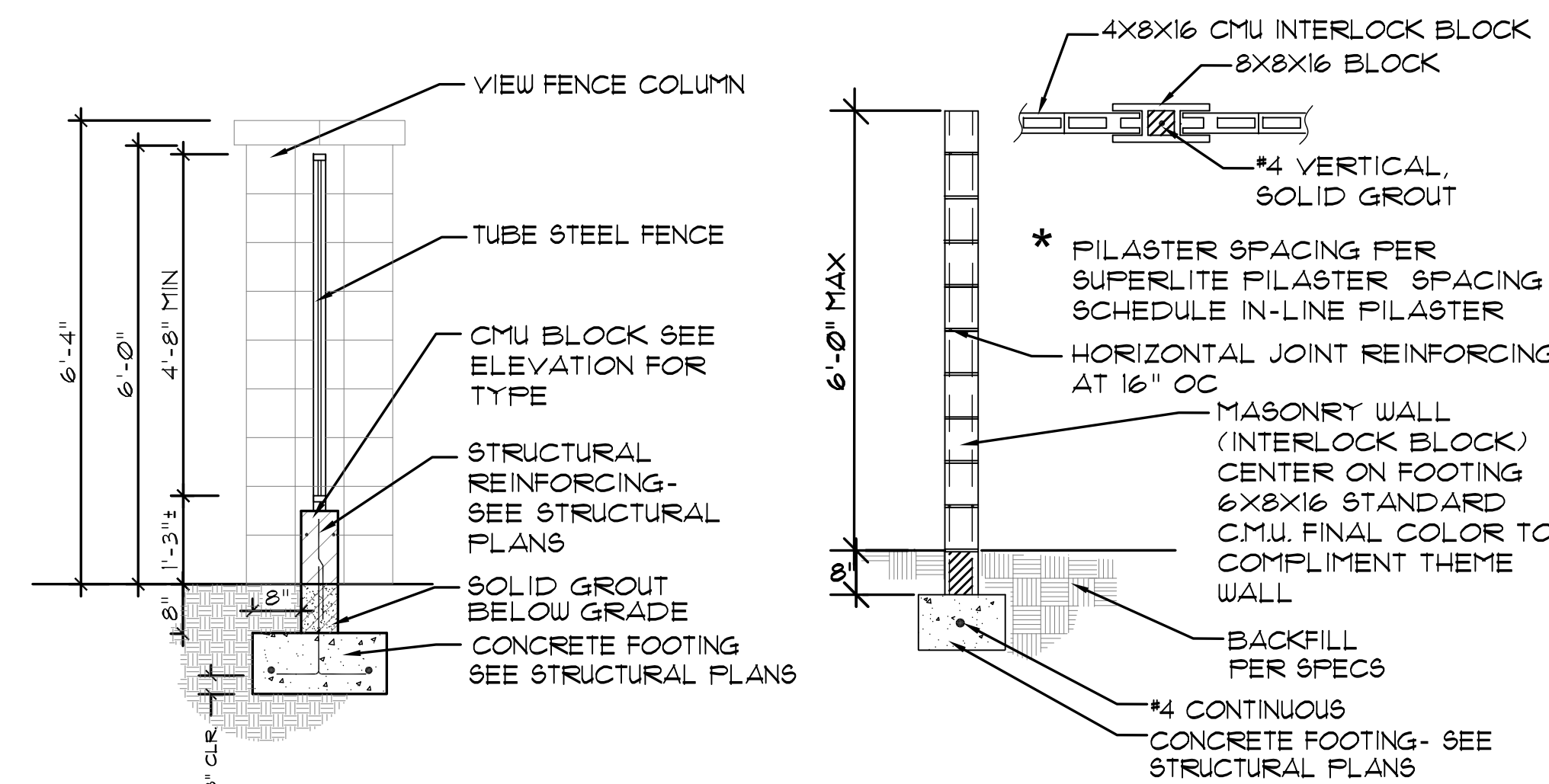
B PROJECT THEME WALL
SECTION

SCALE: 1/2"=1'-0"



C PROJECT VIEW FENCE
PLAN

SCALE: 1/2"=1'-0"

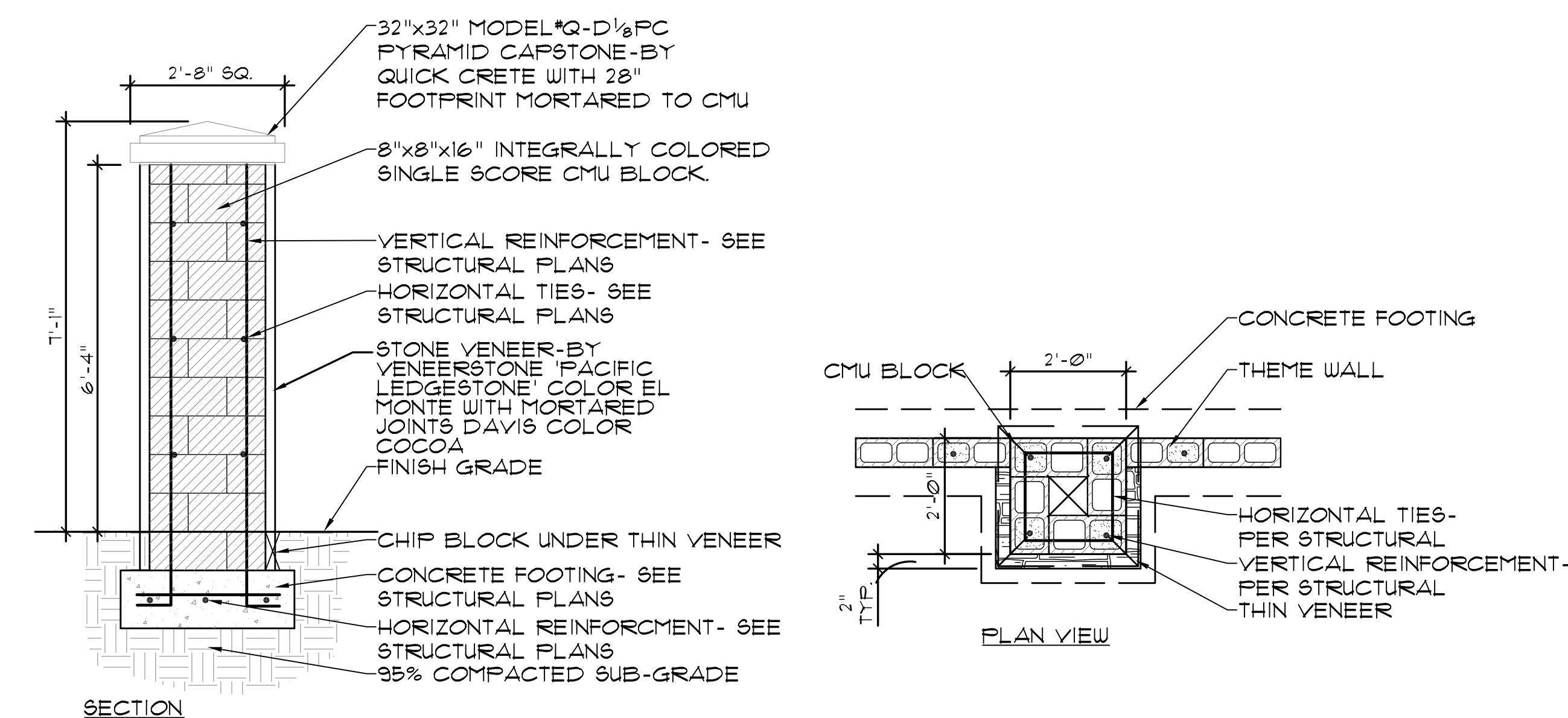


D VIEW FENCE
SECTION

SCALE: 1/2"=1'-0"

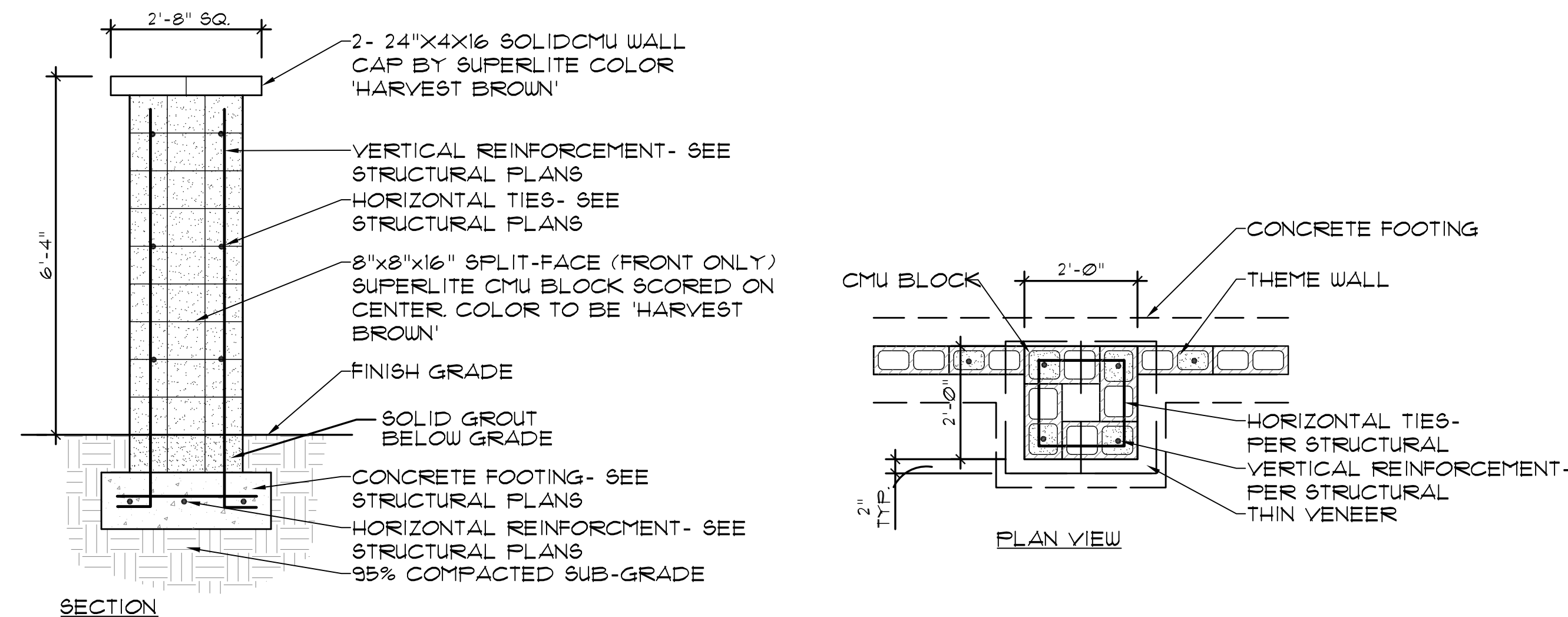
E BUILDER WALL
SECTION

SCALE: 1/2"=1'-0"



F THEME COLUMN
SECTION

SCALE: 1/2"=1'-0"



G SECONDARY COLUMN
SECTION

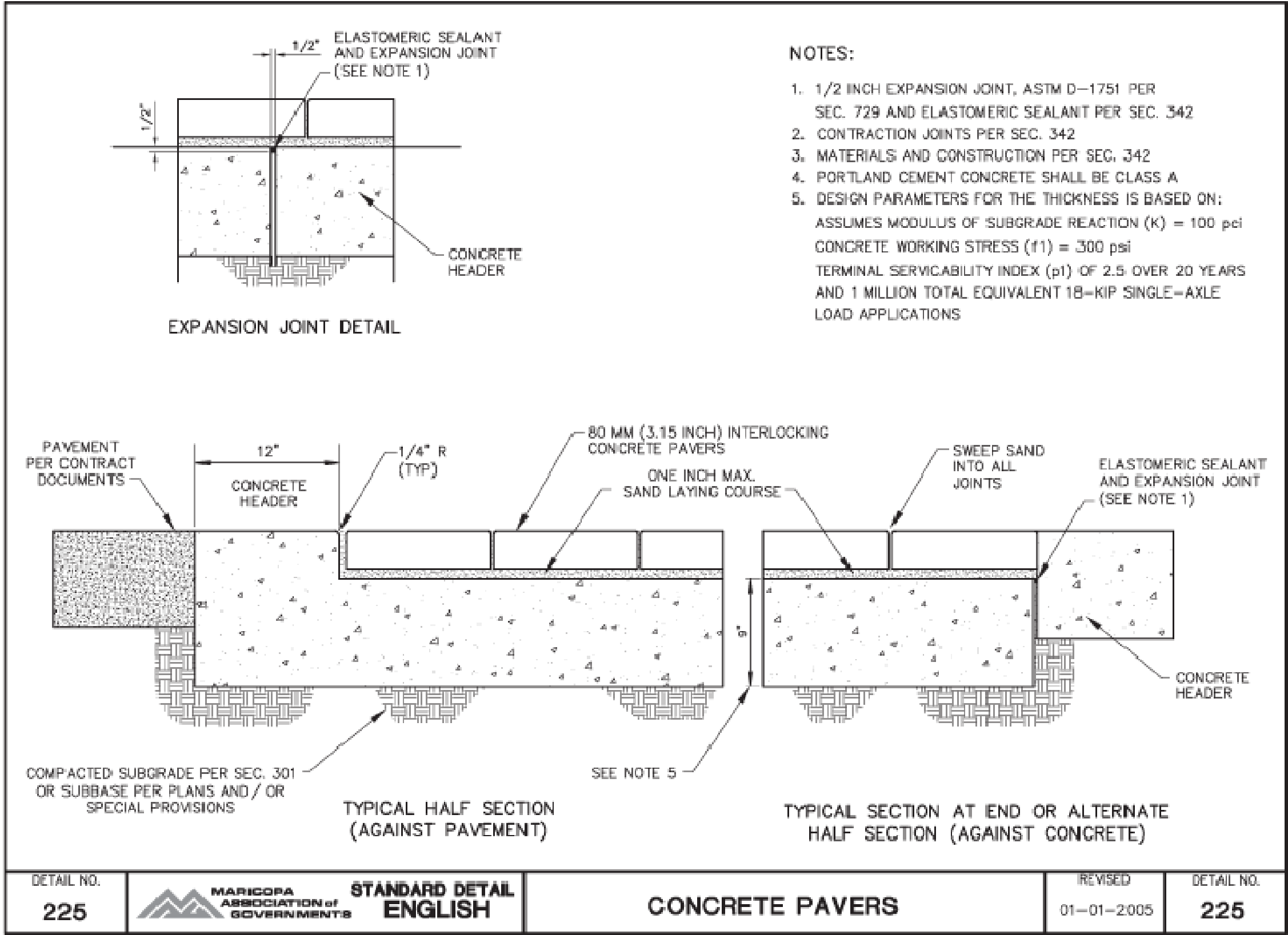
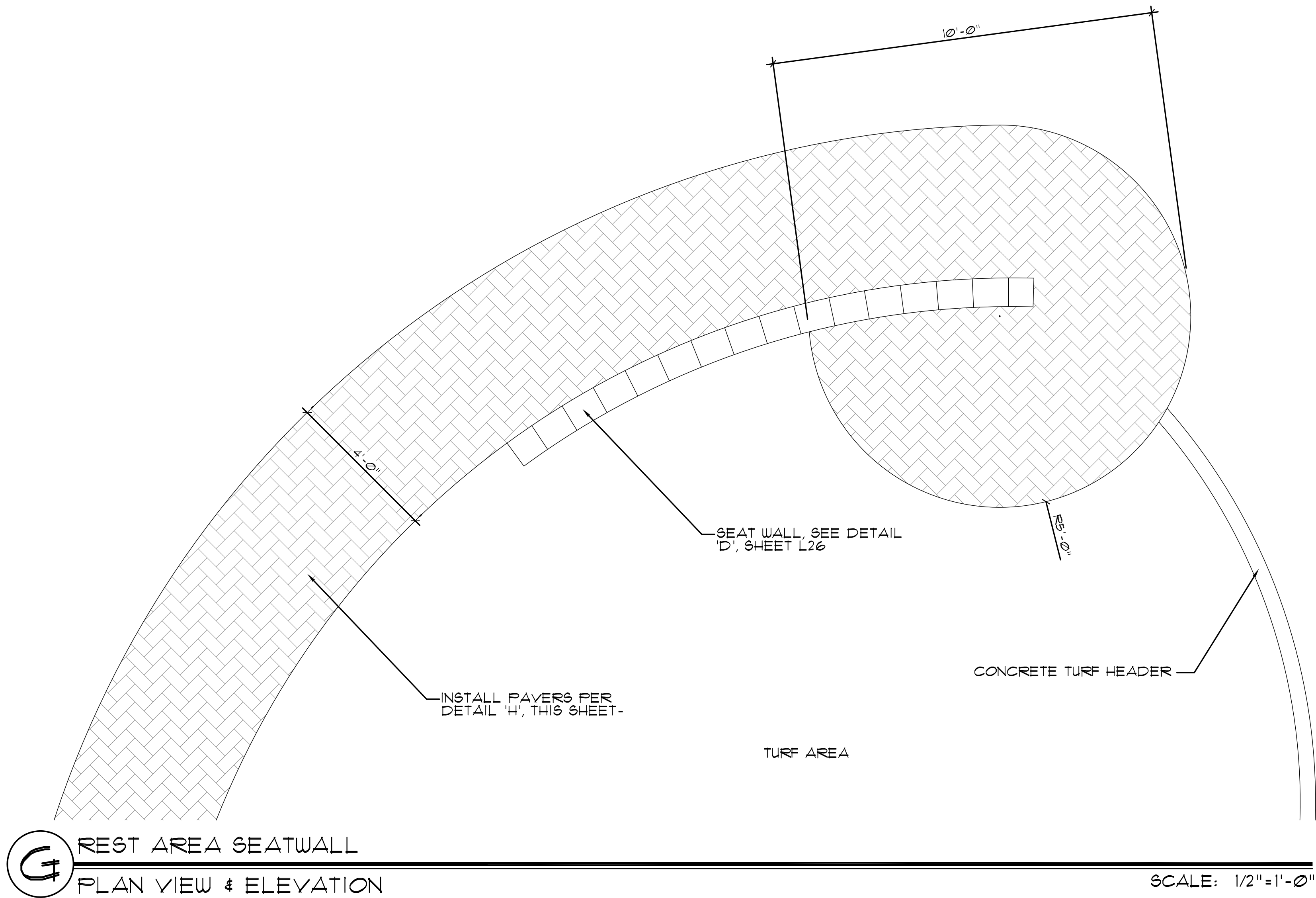
SCALE: 1/2"=1'-0"

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. 08-60
DATE: 08-07-15
DRAWN BY: TF-SP-KC
CHECKED BY: TM

REVISIONS:



The McGough Group

Landscape Architecture
 Urban Design Site Imaging
 Parks and Recreation

11110 N Tatum Blvd.
 Suite 100
 Phoenix, Arizona
 85028

602-997-9093
 602-997-9031 Fax



HARDSCAPE DETAILS **ZANJERO TRAILS - PHASE II** **PARCEL 13A**

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
 SECTION 21, TOWNSHIP 3N, RANGE 2W
 SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

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. 08-60
 DATE: 08-07-15
 DRAWN BY: TF-SP-KC
 CHECKED BY: TM

REVISIONS:

SHEET NO.

L-24

24 OF 29

RECREATIONAL EQUIPMENT SCHEDULE

* QUANTITIES ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR, PLANS TAKE PRECEDENCE.
ALL AMENITIES ARE TO BE "IN-GROUND" MOUNTED PER MANUFACTURES SPECIFICATIONS

RAMADA

MANUF: CLASSIC RECREATION SYSTEMS
MODEL: 16'x16' MESA MODEL
W/ WEATHERED COPPER STANDING SEAM ROOF
QTY: 1

SHADE CANOPY

MANUF: USA SHADE & FABRIC STRUCTURES
MODEL: SUPER SPAN MULTI-LEVEL
SIZE: 26' x 26', 8 PANELS, TWO LEVELS
COLOR: TOP 4 PANELS-BLUE
BOTTOM 4 PANELS-BEIGE
QTY: 1

BIKE RACK

MANUF: WEBCOAT
MODEL: BIKELOOP-ING
COLOR: VIP BROWN
QTY: 2

LITTER RECEPTACLE

MANUF: WEBCOAT
MODEL: TR32 CLASSICTAPER
W/ FLATTOP 32
COLOR: VIP BROWN
QTY: 2

PICNIC TABLE

MANUF: WEBCOAT
MODEL: T61NNV4-46
COLOR: VIP BROWN
QTY: 1

BBQ GRILL

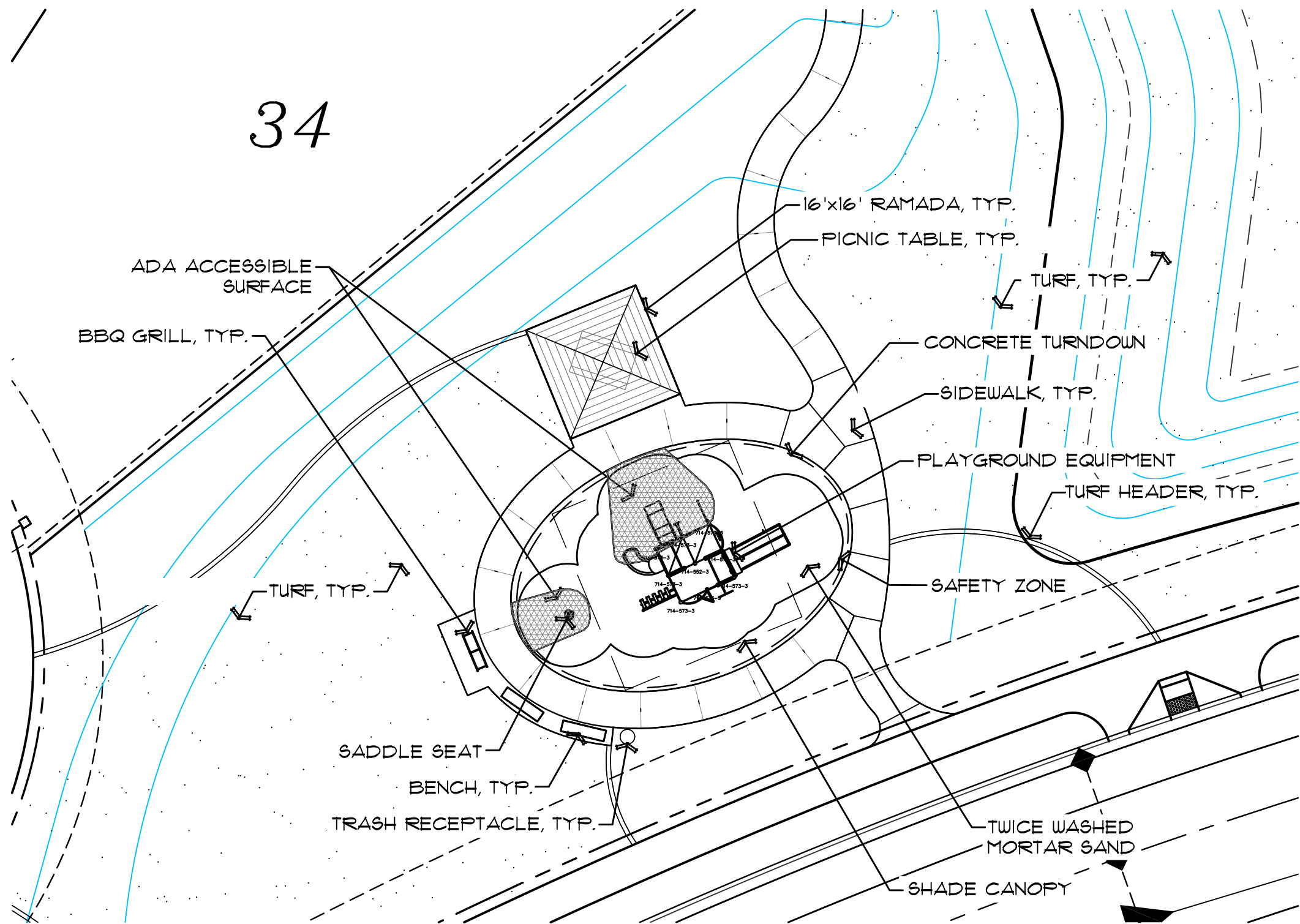
MANUF: WEBCOAT
MODEL: GP520
QTY: 1

BENCH

MANUF: WEBCOAT
MODEL: B6WBWINGLINES
INGROUND MOUNT
COLOR: VIP BROWN
QTY: 2

ADA ACCESSIBLE SURFACING

MANUF: FLEXGROUND
MODEL: ENDURAFLEX
COLOR: 50% TAN & 50% BLACK BLEND
QTY: 223 SF.



PLAYGROUND SPECS

PLAY EQUIPMENT

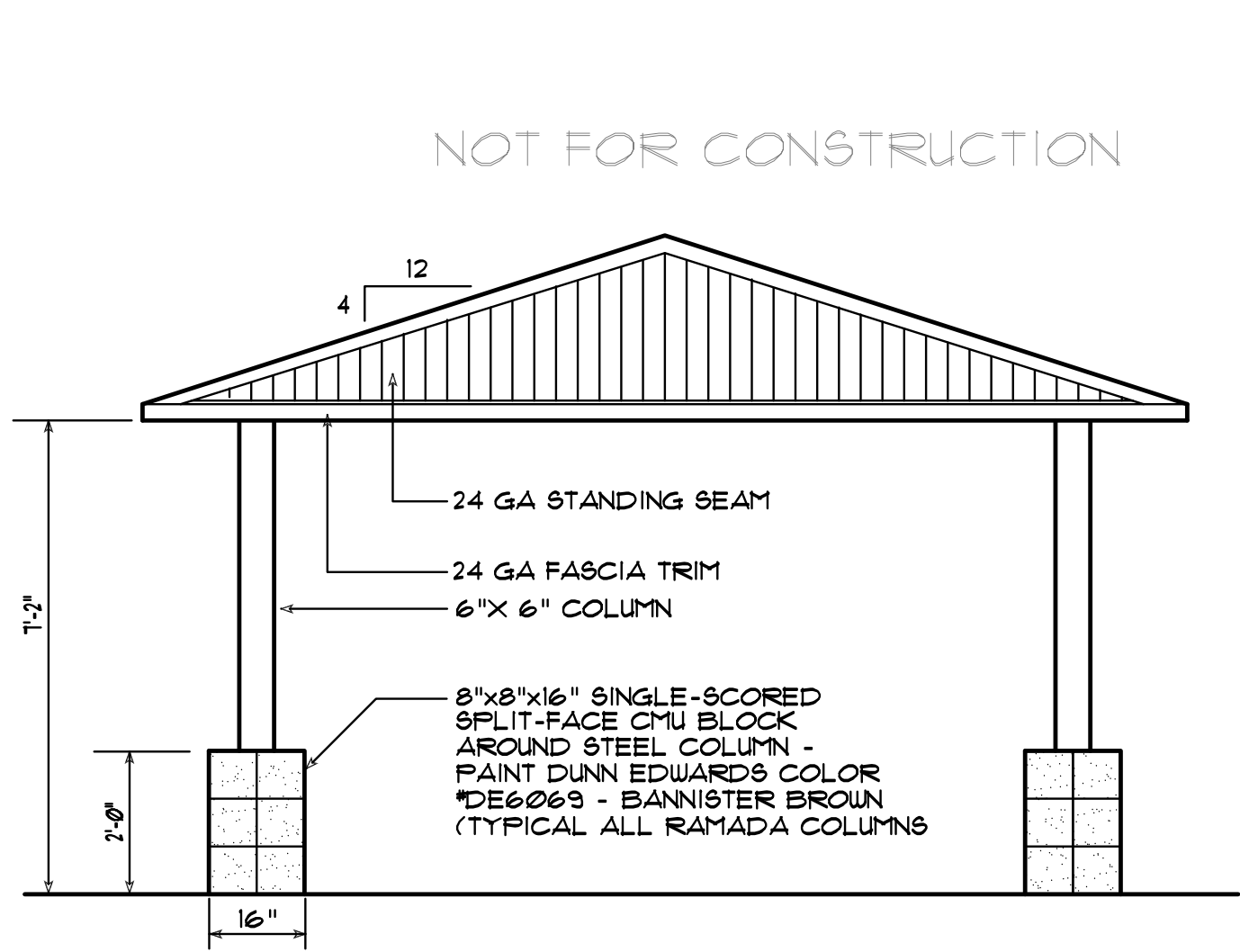
DESIGNED BY, AND AVAILABLE FROM:
MONTE CORLEY
MIRACLE PLAYGROUND SALES
1146 N. MESA DR. SUITE #36
MESA, AZ 85201
1-800-905-1411 EXT 105
COLORS: ROYAL BLUE & SAND

ALL SAND LOCATED IN PLAYGROUNDS
SHALL BE TWICE WASHED MORTAR
SAND.

Model	Description	Qty
PARCEL 13A		
7145109	RECT OPEN DECK (ATTACHES TO 6 POSTS)	1
71451169	SPLIT DECK, 6" RISE	2
7145523	5" OD X 136" POST (3' TO 5' DECKS)	1
7145733	5" OD X 168" POST FOR ROOF (3'6"-5' DECK	8
7146083	WAVY WEDGE WALL WALKER (3' DECK)	1
71471513	CALYPSO 3 DRUM PANEL	1
714719	CLIFF CLIMBER (3' & 5' DECK)	1
7147284	BUMP & GLIDE SLIDE, ONE PIECE (4' DECK)	1
7147554	HONEYCOMB CLIMBER (4' DECK)	1
714851359	SQUARE TRANSFER POINT W/OPEN HR (3' DECK	1
71486248	8' SQUARE ROOF, PERF STEEL	1
7149071	"L" SLIDE RH, ROCKITE (3' DECK)	1
7149922	LOOKOUT TOWER	1
714994B	FUN FONES ABOVE DECK TO GROUND	1
714994BZ	FUN FONE PRCE INCLUDED IN 714994B	1
9452	SADDLE SEAT, STRAIGHT POST	1

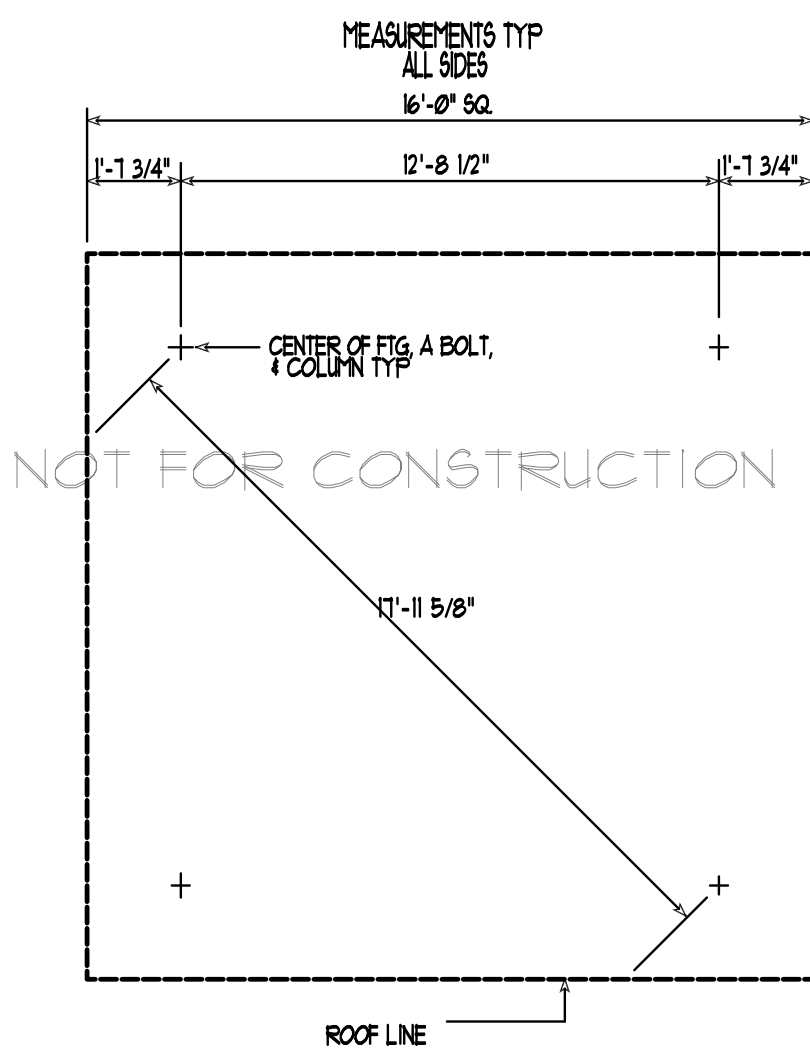
PLAYGROUND ENLARGEMENT

SCALE: 1/16"=1'-0"



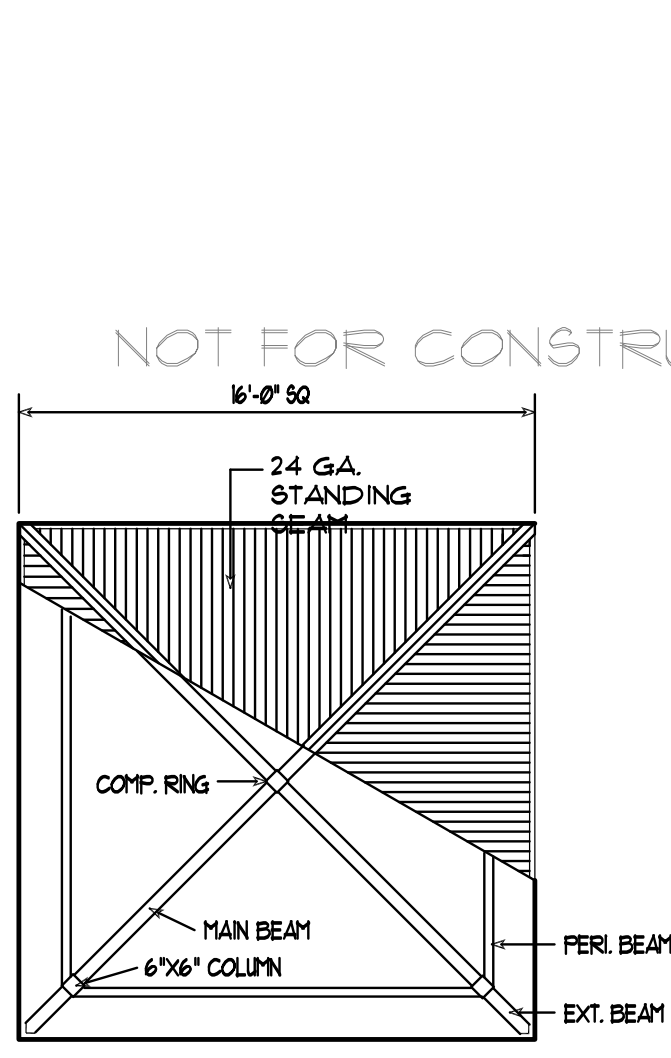
ELEVATION 16'x16' MESA MODEL

NTS



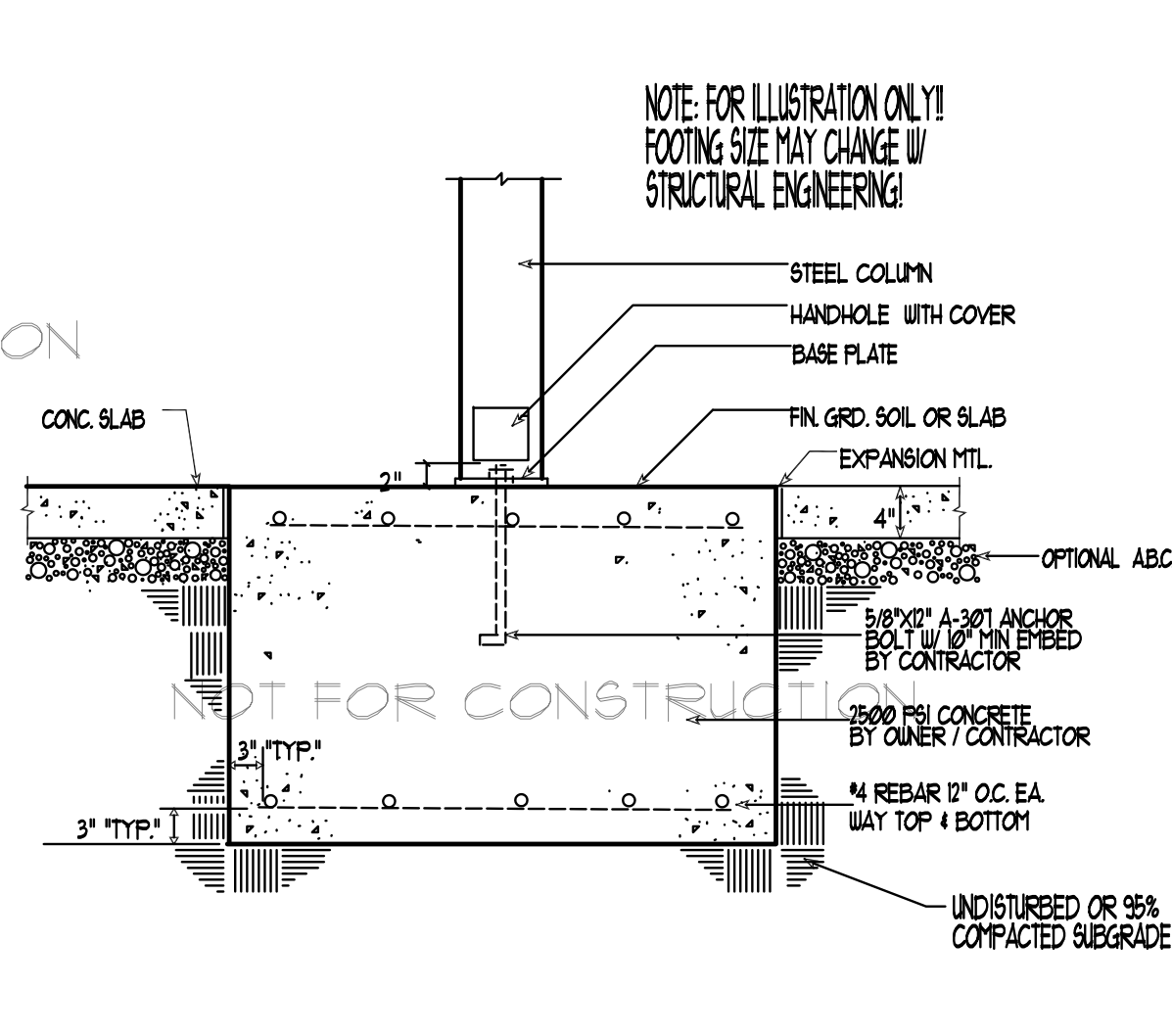
LAYOUT PLAN 16'x16' MESA MODEL

NTS



PLAN VIEW 16'x16' MESA MODEL

NTS



SPREAD FOOTING DETAIL 16'x16' MESA MODEL

NTS

CLASSIC RECREATION SYSTEMS RAMADA (MESA MODEL / 16'x16')

MANUFACTURER DETAILS

not to scale



The McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-987-9093
602-987-9031 fax



HARDSCAPE DETAILS
ZANJERO TRAILS - PHASE II
PARCEL 13A

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2N
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

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.

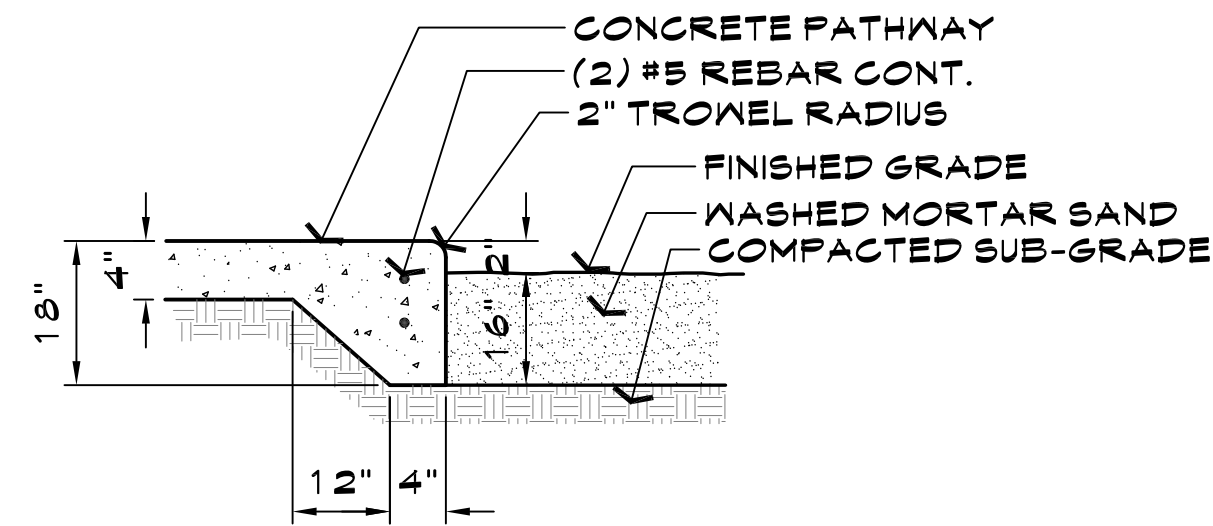
JOB NO. 08-60
DATE: 08-07-15
DRAWN BY: TF-SP-KC
CHECKED BY: TM

REVISIONS:

SHEET NO.

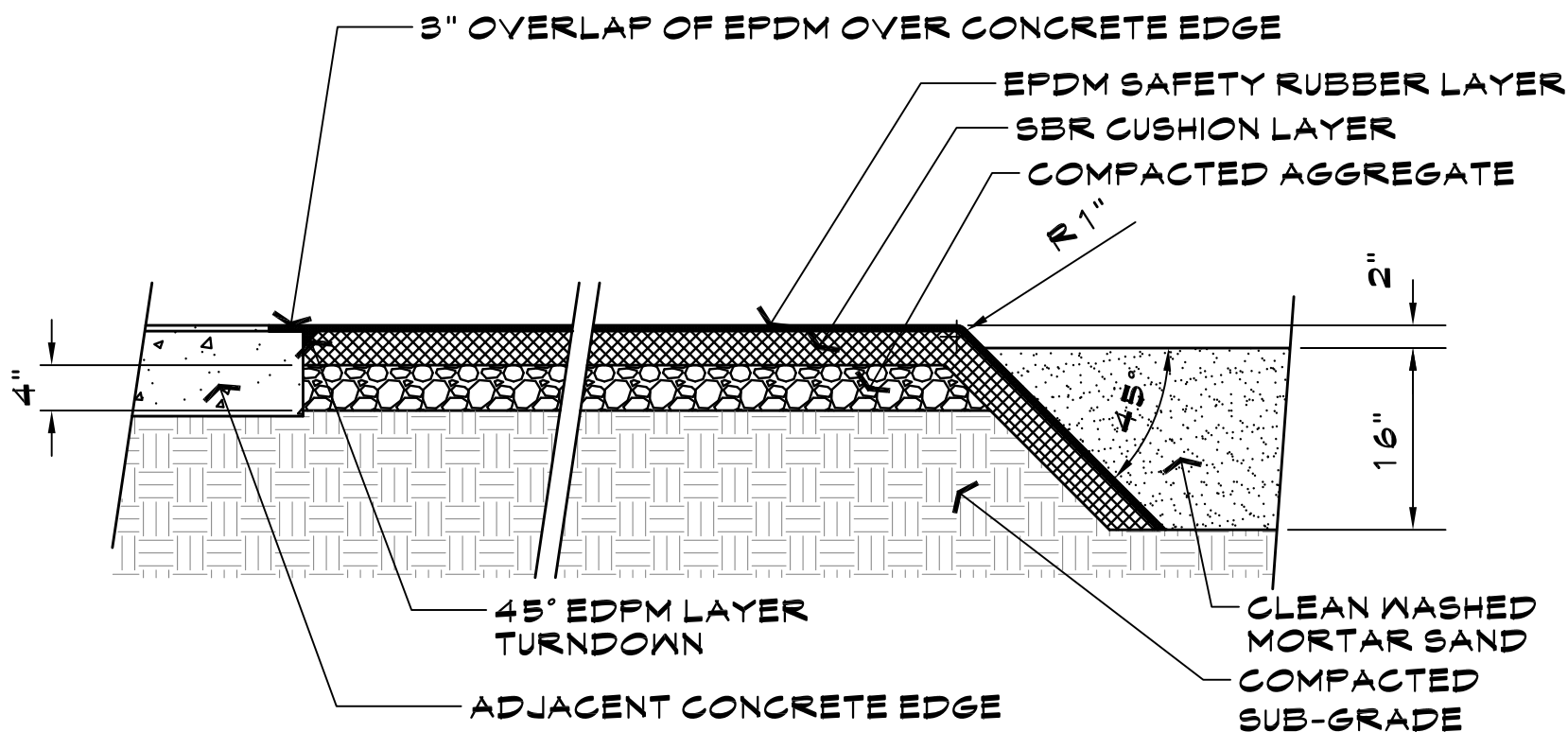
L-25

25 OF 29



NOTE:
EXPANSION JOINTS SHALL BE CONSTRUCTED AT THE END OF ALL POURS, AT POINTS OF CURVATURE, AND AT A MAX. SPACING OF 100 FEET.

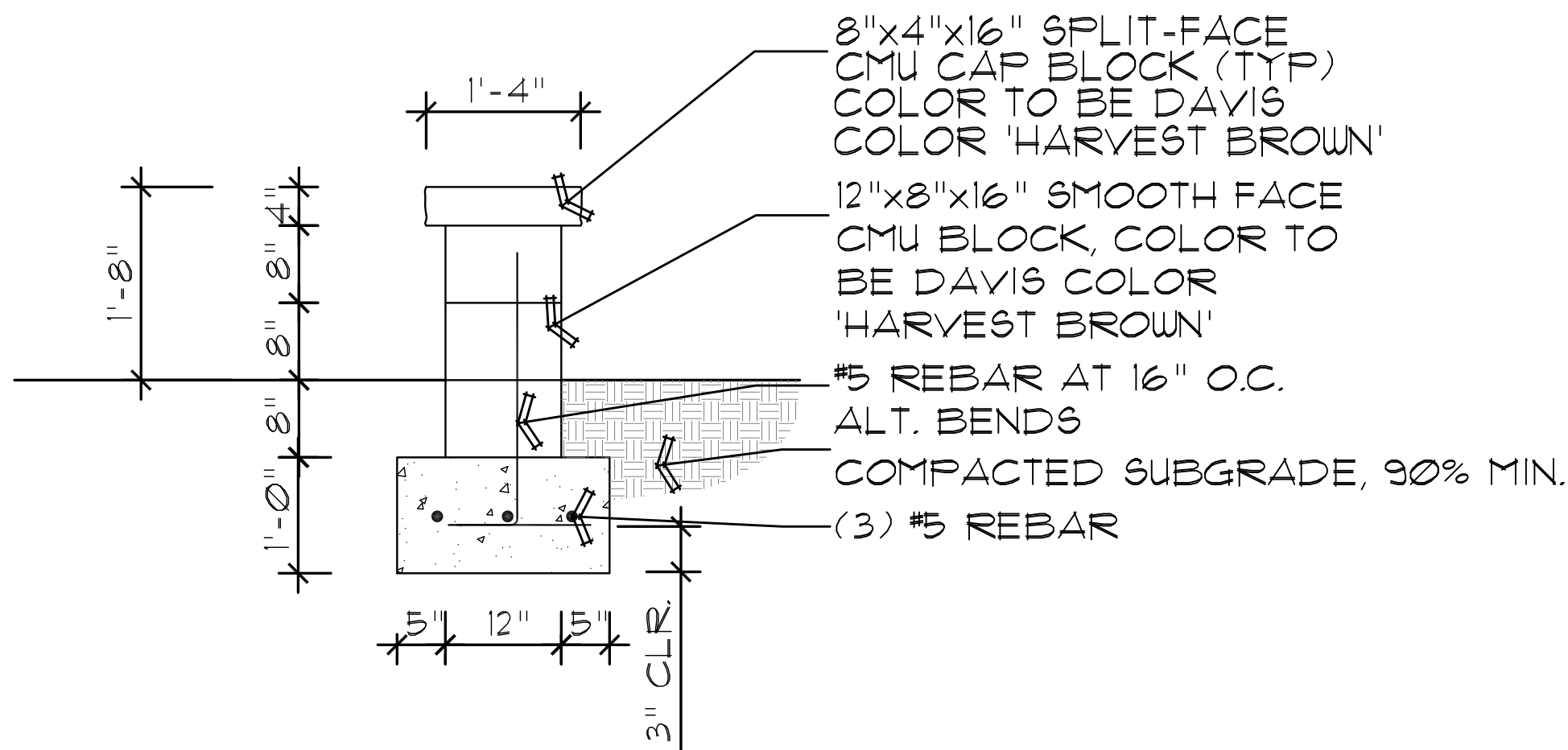
A CONCRETE TURNDOWN ADJACENT TO PLAYGROUND AREA
SECTION not to scale



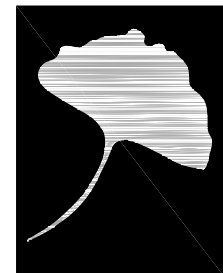
NOTES:
1. THICKNESS OF EPDM LAYER AND SBR CUSHION LAYER BASED ON FALL HEIGHT OF EQUIPMENT PER FLEXGROUND FALL HEIGHT CHART.
2. INSTALL SAFETY SURFACING PER MANUFACTURER'S STANDARD SPECIFICATIONS.
3. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.

B ADA PLAYGROUND SURFACING
SECTION not to scale

C NOT USED
SECTION not to scale



D SEAT WALL
DETAIL 3/4" = 1'-0"



The McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax



HARDSCAPE DETAILS

ZANJERO TRAILS - PHASE II

PARCEL 13A

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

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. 08-60
DATE: 08-07-15
DRAWN BY: TF-SP-KC
CHECKED BY: TM

REVISIONS:

SHEET NO.

L-26

26 OF 29

ZANJERO PHASE II

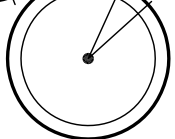
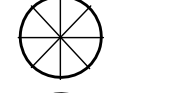
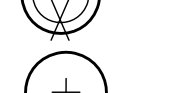
PARCEL 13A OFFSITE INFRASTRUCTURE
PERRYVILLE RD. BETWEEN CACTUS & PEORIA
SURPRISE, ARIZONA

LANDSCAPE PLANS

LANDSCAPE NOTES

1. PROVIDE LANDSCAPE ARCHITECT A SAMPLE OF DECOMPOSED GRANITE FOR APPROVAL PRIOR TO DELIVERY TO THE SITE.
2. PREPARED BACKFILL FOR PLANTING PITS SHALL BE FOUR (4) PARTS NATIVE SOIL TO ONE (1) PART NITROGEN STABILIZED MULCH. MIX MULCH AND SOIL BACKFILL THOROUGHLY TO CREATE BACKFILL PRIOR TO PLACING PLANT IN PIT.
3. TOPSOIL TO CONFORM TO THE REQUIREMENTS OF MAG SPECIFICATION, SECTION 195. PROVIDE A WRITTEN DESCRIPTION OF CERTIFICATION OF ORIGINAL ORIGIN OF TOPSOIL TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE.
4. PLANT TABLETS TO BE AGRIFORM 21 GRAM, 20-10-5 FERTILIZER TABLETS.
5. CONTRACTORS RESPONSIBILITY TO FIELD ESTIMATE GRANITE QUANTITIES. AT TIME OF BIDDING, INDICATE UNIT PRICE ONLY.
6. ALL PLANTS MUST BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
7. PLANT QUANTITIES ON THE PLANT LIST ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR, PLANS TAKE THE PRECEDENCE.
8. LANDSCAPE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES FOR PROTECTION PRIOR TO CONSTRUCTION. CONTACT BLUE STAKE AT 602-263-1100.
9. PRIOR TO BIDDING, THE LANDSCAPE CONTRACTOR IS ENCOURAGED TO MEET WITH THE CONSTRUCTION SUPERINTENDENT AND WALK THE SITE TO DETERMINE THE FULL EXTENT OF DEMOLITION WORK REQUIRED.
10. THE LANDSCAPE CONTRACTOR SHALL WARRANTY THE WORK FOR A PERIOD OF ONE (1) YEAR.
11. CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION AND/OR OWNER'S REPRESENTATIVE.
12. BEFORE WORK BEGINS ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE ARCHITECT AND/OR OWNER'S REPRESENTATIVE.
13. THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
14. THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE INSPECTED PRIOR TO INSTALLATION.
15. UNLESS OTHERWISE NOTED ON PLANS, DECOMPOSED GRANITE SHALL EXTEND UNDER SHRUBS, AND RAKED UNIFORMLY ALONG WALLS, SIDEWALKS AND CURBS.
16. SEE ENGINEERING OR ARCHITECTURAL DRAWINGS FOR DRAINAGE FLOWS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED AND ARE NOT IMPAIRED WITH OBSTRUCTIONS.
17. DOUBLE STAKE ALL TREES OUTSIDE ROOTBALL.
18. LANDSCAPE CONTRACTOR TO PROVIDE BARRICADES ALONG PUBLIC STREETS IF REQUIRED DURING INSTALLATION.
19. LANDSCAPE CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE TO BE RE-INSPECTED DURING FINAL WALK THROUGH, AND DAMAGED AREAS TO BE REPAIRED AT CONTRACTOR'S EXPENSE.
20. PLANTS TO BE LOCATED AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES AND LIGHT FIXTURES AS NECESSARY.
21. LANDSCAPE CONTRACTOR TO CONTACT ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION. (MINIMUM 2 APPLICATIONS REQUIRED).
22. ALL EXISTING TREES AND SHRUBS IN RIGHT-OF-WAY, AND DESIGNATED TO REMAIN THAT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN KIND BY THE CONTRACTOR. CONTACT THE PARKS, RECREATION, & LIBRARY DEPARTMENT PRIOR TO ANY RIGHT-OF-WAY PLANT RE-LOCATIONS.
23. EXISTING TREES IN THE RIGHT-OF-WAY AND IN THE LANDSCAPE ADJACENT TO THE RIGHT-OF-WAY WILL BE PROTECTED IN PLACE OR SALVAGED OR REPLACED WITH LIKE SIZE AND SPECIES OF TREE. EXISTING TREES AND PLANT MATERIAL LOCATED IN PROPOSED RETENTION BASINS WILL BE HANDLED IN THE SAME MANNER.
24. SIGHT VISIBILITY TRIANGLES ARE TO BE 30' FOR LOCAL STREETS AND 40' FOR MAJOR ARTERIALS.

PLANT LEGEND

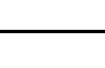
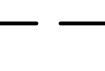
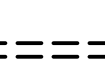
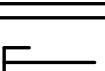
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
	TREES OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	18	24" BOX	MULTI TRUNK SPREADING CANOPY
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK	11	36" BOX	STANDARD TRUNK DENSE CANOPY
	SHRUBS/ACCENTS				
	MUHLENBERGIA RIGENS	DEER GRASS	48	5 GAL.	AS PER PLAN
	EREMOPHILA SPECIES	VALENTINE	32	5 GAL.	AS PER PLAN
	RUPELLIA PENISULARIS	BAJA RUPELLIA	45	5 GAL.	AS PER PLAN
	GROUND COVER				
	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA	39	1 GAL.	AS PER PLAN
	LANTANA CAMARA 'NEW RED'	NEW RED LANTANA	40	1 GAL.	AS PER PLAN
	DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" MINUS SIZE - 12/25 SF COLOR TO BE EXPRESS GOLD				

* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.

IRRIGATION NOTES

1. ALL IRRIGATION TO UTILIZE AN AUTOMATIC CLOCK AS SPECIFIED. LOCATE POWER SOURCE IN THE FIELD.
2. USE COMMON TRENCHES WHERE POSSIBLE.
3. USE PEN-TITES AND SEALER FOR ALL LOW VOLTAGE WIRING WITH ELECTRICAL VALVES.
4. ALL MAINLINE TO BE BURIED A MINIMUM OF 18" BELOW FINISH GRADE. ALL LATERALS TO BE BURIED A MINIMUM OF 12" BELOW FINISH GRADE.
5. INSTALL ELECTRIC VALVES IN PLASTIC VALVE BOXES FLUSH WITH GRADE. VALVE BOX LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT.
6. VACUUM BREAKER TO BE ASSEMBLED WITH ALL HARD COPPER PIPE AND FITTINGS. A UNION SHALL BE INSTALLED ON BOTH INLET AND OUTLET SIDES OF PIPE ABOVE GRADE.
7. MAINTAIN IRRIGATION AS-BUILTS AND TURN OVER TO OWNER PRIOR TO INSTALLATION ACCEPTANCE. AS-BUILT PLANS TO BE AVAILABLE FOR REVIEW AT THE TIME OF FINAL WALKTHRU.
8. ALL IRRIGATION EQUIPMENT TO BE LOCATED IN LANDSCAPE AREAS. ALL LINES AND EQUIPMENT LOCATIONS ARE SCHEMATIC.
9. IRRIGATION AND ELECTRICAL SLEEVES TO BE SCH. 40 PVC. ALL SLEEVES TO EXTEND AT LEAST 1" BEYOND CONCRETE STRUCTURES. ALLOW 4-6" FROM END OF SLEEVES TO FIRST FITTING ON IRRIGATION LINE. ALL SLEEVES TO BE 24" BELOW GRADE AND/OR AS PER OWNER'S SPECIFICATIONS.
10. LANDSCAPE CONTRACTOR RESPONSIBLE FOR ALL REQUIRED IRRIGATION SLEEVING. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR. VERIFY ANY EXISTING SLEEVES INSTALLED BY OTHER CONTRACTORS.
11. LOCATE EMITTERS ON UPHILL SIDE OF PLANTS ON SLOPED PLANTING AREA OR PER APPROVE BY ARCHITECT OR OWNERS REPRESENTATIVE.
12. ALL PEA GRAVEL IN VALVE BOXES TO BE CLEANED FROM TOP OF VALVE SO THAT VALVE IS COMPLETELY VISIBLE. LIP OF VALVE BOX SHALL ALSO BE FREE OF DEBRIS.
13. ALL MATERIAL USED SHALL BE INSTALLED AS PER PLAN AND AS PER MANUFACTURERS SPECIFICATIONS. ANY DEVIATIONS FROM DRAWINGS OR MATERIALS USED SHALL BE APPROVED BY OWNER'S REPRESENTATIVE AND/OR ARCHITECT.
14. LOCATE PRESSURE REGULATOR AND "Y" STRAINER IN VALVE BOX AS REQUIRED. REMOTE CONTROL VALVES TO BE LOCATED IN A SEPARATE, ADJACENT, VALVE BOX OR A JUMBO VALVE BOX MAY BE USED IN LIEU OF TWO SEPARATE BOXES. ALL BOXES TO BE LOCATED IN PLANTING AREAS AND INSTALLED FLUSH W/ GRADE.
15. ALL DRIP SYSTEMS TO BE FLUSHED THROUGH FLUSH CAPS. FLUSH CAPS TO BE LOCATED IN 10" ROUND ECONOMY BOXES. (SEE NOTE #11).
16. ALL PLANTS REQUIRED MORE THAN ONE DRIP EMITTERS SHALL HAVE EMITTERS DISTRIBUTED EVENLY AROUND THE EDGE OF THE ROOTBALL.
17. PRIOR TO OWNER'S APPROVAL, AN IRRIGATION "TUNE-UP" MUST BE PERFORMED AS FOLLOWS:
 - A. ALL IRRIGATION EQUIPMENT (INCLUDING ALL PIPLINES AND SLEEVES) TO BE DOCUMENTED FROM TWO STATIONARY POINTS.
 - B. ALL DRIP SYSTEMS TO BE FLUSHED BEGINNING WITH "Y" STRAINER, AND WORKING AWAY FROM PRESSURE REGULATOR.
 - C. IRRIGATION VALVES TO BE LABELED ON A SHEET OF PAPER WITH STATIONS CORRESPONDING TO MARKED LABELS ON TOP OF VALVED BOXES. THIS SHEET TO BE PLACED IN A PLASTIC POUCH AND ATTACHED TO THE INSIDE OF CONTROLLER.
 - D. ALL IRRIGATION SPRAY HEADS ARE TO BE FLUSHED OF DEBRIS AND FLOW CONTROLS ADJUSTED IN ORDER TO ACHIEVE 100% COVERAGE. AVOID SPRAY INTO ALL STREETS, CURBS, SIDEWALKS OR OTHER HARDSCAPE AREA OR STRUCTURE.
 - E. ALL IRRIGATION HEADS TO BE ADJUSTED TO PROPER HEIGHT. 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. IRRIGATION PLAN IS SCHEMATIC. ACTUAL BACKFLOW PREVENTOR LOCATION TO BE SCREENED FROM VIEW BY PLANT MATERIAL. REFER TO PLANTING PLAN FOR SCREENING.
18. CONTROLLER WIRE SHALL BE A DIFFERENT COLOR FOR TREE LINES AND DRIP LINES. AT LEAST ONE EXTRA CONTROL WIRE TO BE RUN TO THE FARTHEST VALVE LOCATION OF THE SYSTEM. ALL IRRIGATION LINES ARE SCHEMATIC. THE CONTRACTOR IS RESPONSIBLE FOR RUNNING IRRIGATION LINES TO ALL TREES, SHRUBS, AND GROUND COVER ON THE PROJECT. ALL IRRIGATION EQUIPMENT SHALL BE LOCATED IN LANDSCAPE AREAS AND WITHIN THE LIMITS OF WORK.
19. IRRIGATION LINES SHALL RUN PARALLEL TO THE HIGH SIDE OF SLOPES WHEREVER POSSIBLE.
20. TREES ARE TO BE VALVED SEPARATELY FROM SHRUBS AND GROUND COVER.
21. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING AND INSTALLING ALL SLEEVING NECESSARY TO RUN IRRIGATION LINES AND CONTROL WIRE UNDER ANY REQUIRED HARDSCAPE AREAS, WALLS, ETC.
22. CONTRACTOR TO PROVIDE EMITTERS OR BUBBLERS (PALM TREES) TO CONTRACTOR TO PROVIDE EMITTERS TO TREES IN TURF AREAS SHALL BE BURIED IN PLASTIC BOXES. TOP OF BOXES TO BE FLUSH W/ GRADE.

IRRIGATION SCHEDULE

SYMBOL	SPECIFICATION
	WATER METER - COORDINATE LOCATION AND INSTALLATION W/ OWNER'S REPRESENTATIVE.
	FEBCO 925YA REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY WITH GUARDSHACK ENCLOSURE. SEE DETAILS 'E' AND 'F', SHEET L.T. MATCH METER SIZE.
	*MAINLINE: SCHEDULE 40 PVC. SEE DETAILS 'L' AND 'M', SHEET L.T. SIZE AS PER PLAN.
	*PVC LATERAL (TREES) - CLASS 200 MIN. (ALL 1/2" PIPE TO BE CLASS 315). SEE DETAILS 'L' AND 'M', SHEET L.T. PROVIDE BOXSMITH ML-210 MULTI-OUTLET EMITTERS TO EACH TREE (3 PER 54" BOX TREE AND LARGER, 2 PER TREE FOR 24" BOX TO 48" BOX TREES, AND 1 PER 15 GALLON TREE). SEE DETAILS 'T' AND 'J', SHEET L.T.
	*PVC LATERAL (SHRUBS) - CLASS 200 MIN. (ALL 1/2" PIPE TO BE CLASS 315). SEE DETAILS 'L' AND 'M', SHEET L.T. PROVIDE BOXSMITH SL-210 SINGLE-OUTLET EMITTERS TO EACH SHRUB, VINE, AND GROUND COVER (1 PER PLANT). SEE DETAILS 'H' AND 'J', SHEET L.T.
	NIBCO BRONZE GATE VALVE- SAME SIZE AS MAINLINE. SEE DETAIL 'A', SHEET L.T.
	RAINBIRD FES SERIES ELECTRIC REMOTE-CONTROL VALVE W/ FRS-D PRESSURE REGULATION UNIT. SIZE AS NOTED. SEE DETAIL 'B', SHEET L.T.
	RAINBIRD PSI-MBOX PRESSURE REGULATOR WITH REY-100-200X IN-LINE NYE FILTER.
	BASESTATION 1000P-CM SERIES CONTROLLER; INSTALL PER MANUFACTURES SPEC. CONTRACTOR TO UTILIZE TWO-WIRE POLYETHYLENE DOUBLE-JACKETED WIRE/ MOUNTED PER CALLOUT/ ETHERNET ENABLED W/ BL-EMWEB-SETUP & MA1 BICODER COMPONENTS AS REQUIRED; BL-5200, 5300 & LA01 SERIES COORDINATE RE-LOCATION AND INSTALLATION WITH OWNER'S REPRESENTATIVE.
	SCHEDULE 40 PVC SLEEVE. SEE DETAIL 'P', SHEET L.T.
	2" SCHEDULE 40 PVC SLEEVE FOR CONTROL WIRE.
	CONNECT TO ON-SITE IRRIGATION MAINLINE- SEE 13A IRRIGATION PLANS
	FLUSH CAP (TYPICAL). SEE DETAIL 'N', SHEET L.T.
	CONTROLLER AND STATION. VALVE SIZE/ GALLONS PER MINUTE.
* ALL PIPING TO BE PURPLE PVC; ALL MAINLINE PIPE PROPOSED TO BE ADJACENT / PARALLEL RIGHT-OF-WAY ARE TO BE LOCATED OUTSIDE OF RIGHT-OF-WAY.	

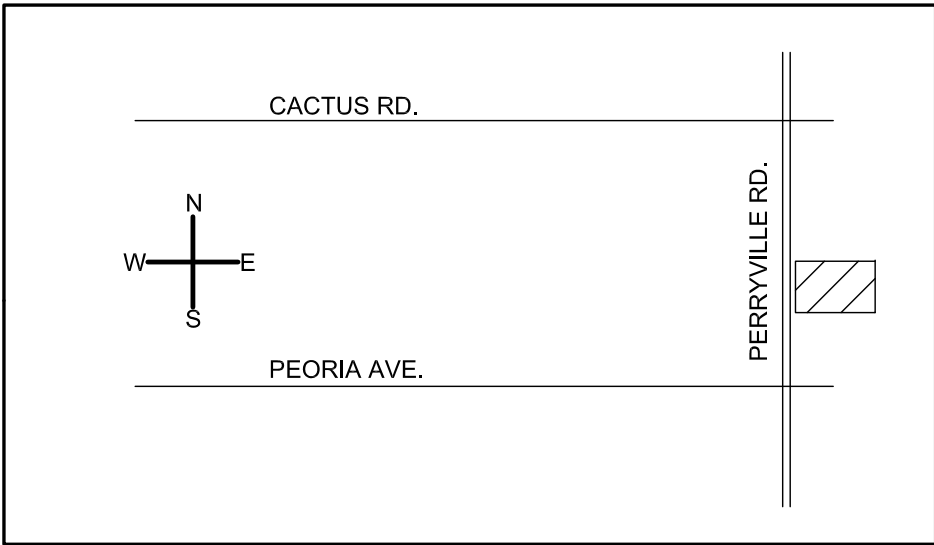
SPECIAL NOTES:

1. INSTALL TREE ROOT BARRIERS WHEN TREES ARE LOCATED WITHIN 10' OF SIDEWALKS, CURBING, OR PAVEMENT PER DETAIL 'K', SHEET L6.
2. SEE OFFSITE IRRIGATION PLANS FOR IRRIGATION CONTROLLER LOCATIONS.
3. ALL LANDSCAPING WITHIN (3) THREE FEET OF ANY FIRE HYDRANT OR LIGHT STANDARD IS NOT PERMITTED.

SHEET INDEX

SHEET #	SHEET DESCRIPTION
L-1	COVER SHEET
L-2	PLANTING PLAN
L-3 - L5	IRRIGATION PLAN
L-6	LANDSCAPE DETAILS
L7 - L8	IRRIGATION DETAILS

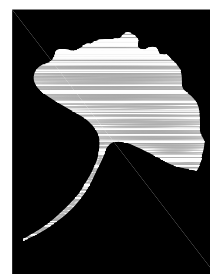
VICINITY MAP



KEY MAP
SCALE: NTS



CALL TWO WORKING DAYS
BEFORE YOU DIG
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)



The McGough
Group

Landscape Architecture
Urban Design · Site Imaging
Parks and Recreation

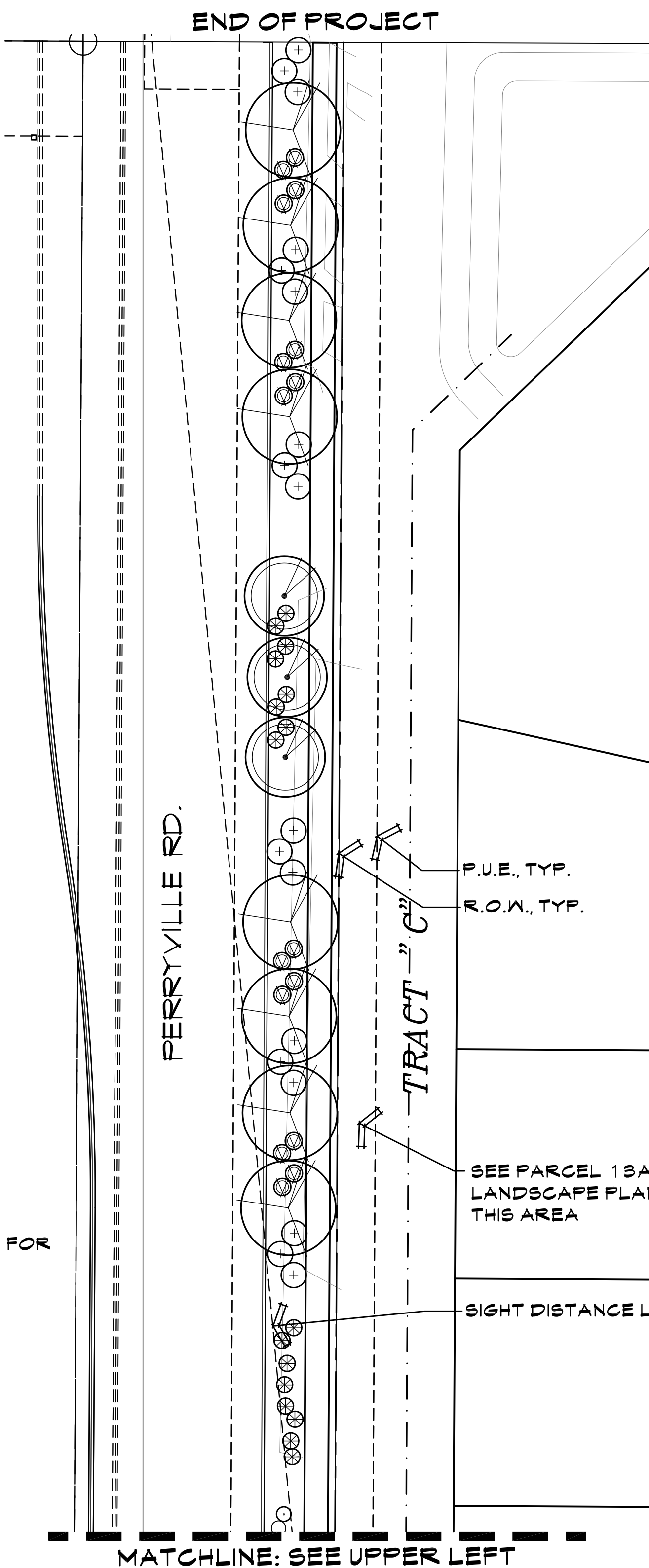
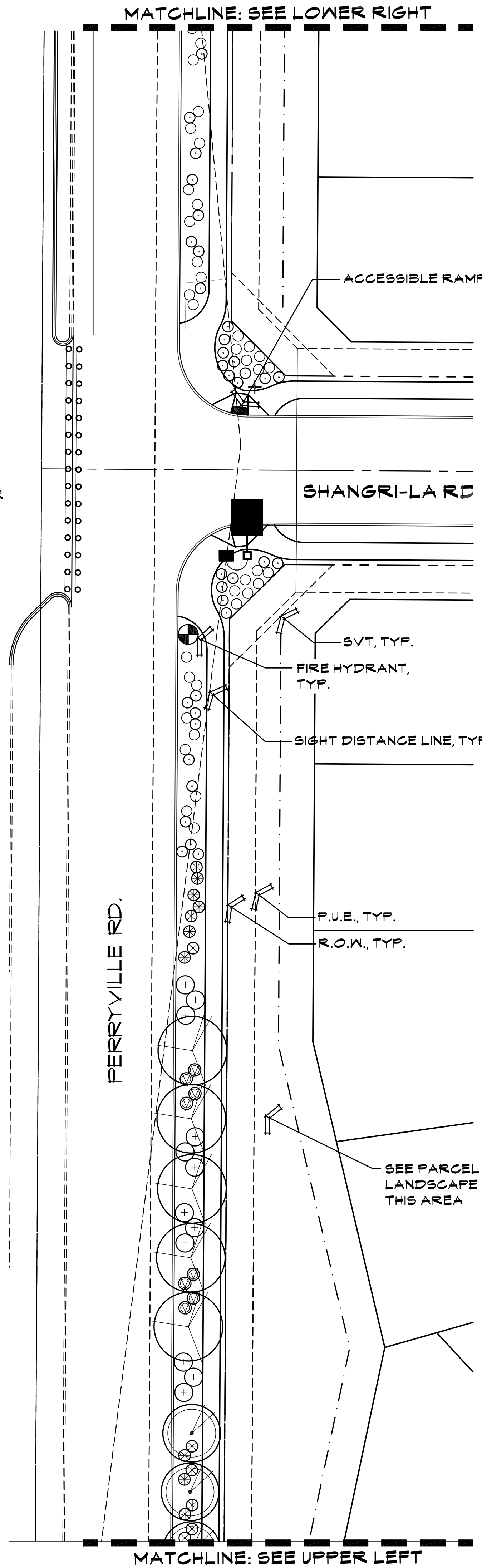
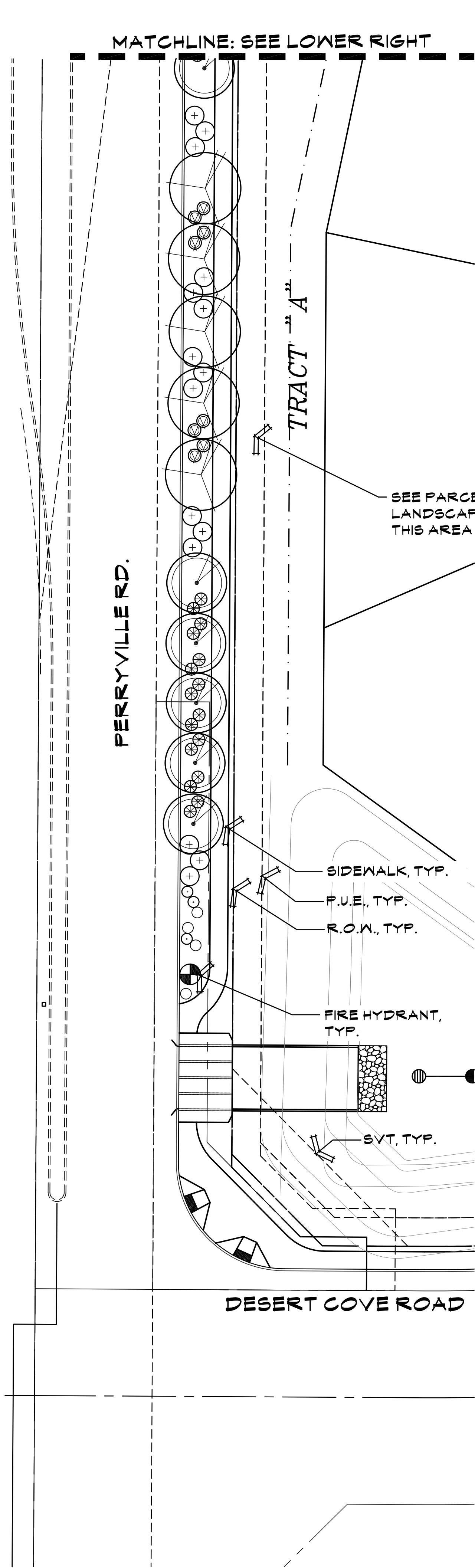
11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax

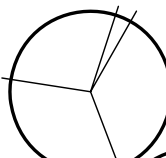
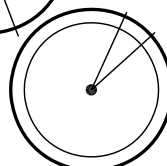


Expires: 6-30-2018

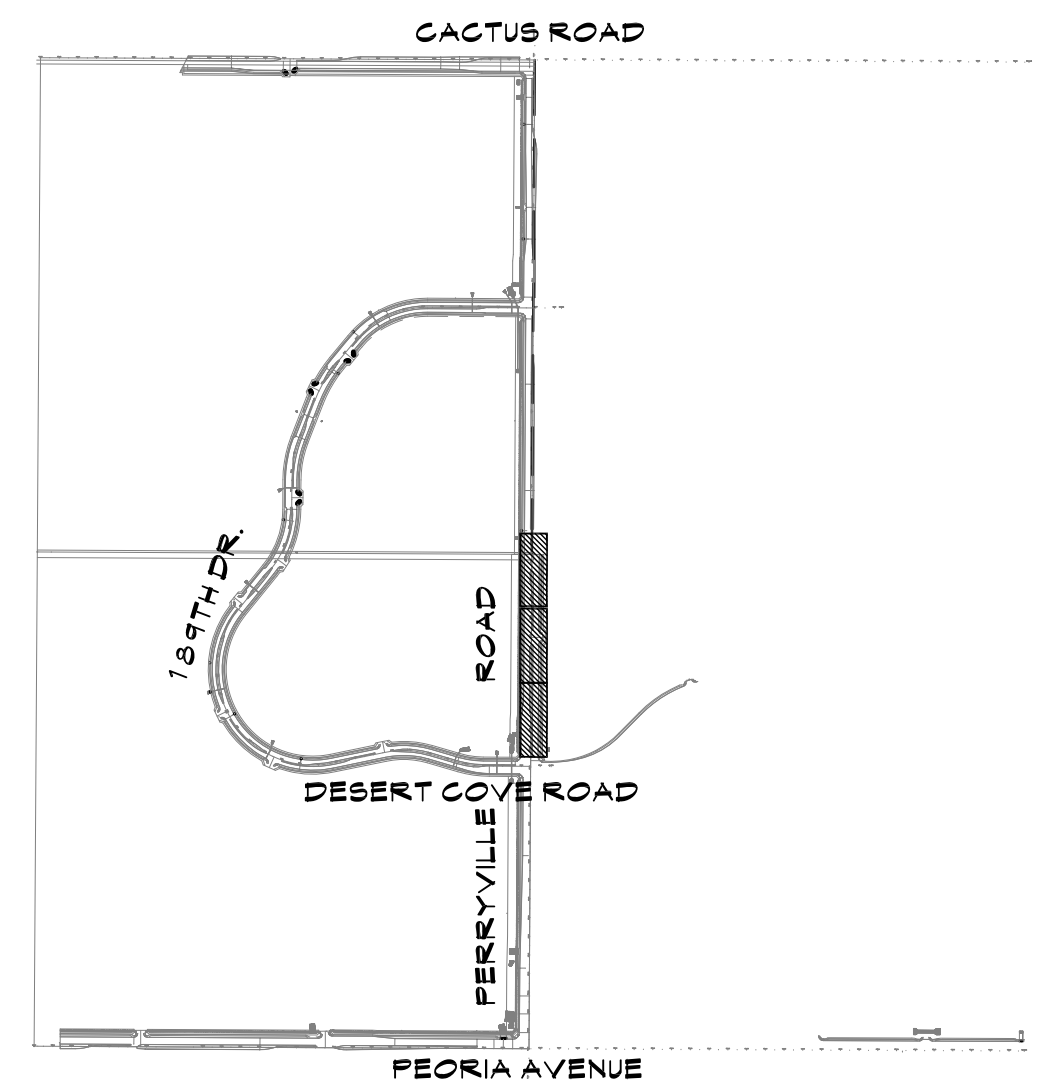
L-1
1 OF 8



PLANT LEGEND

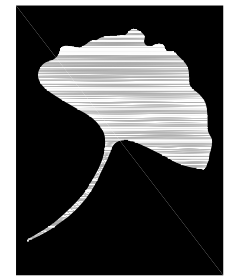
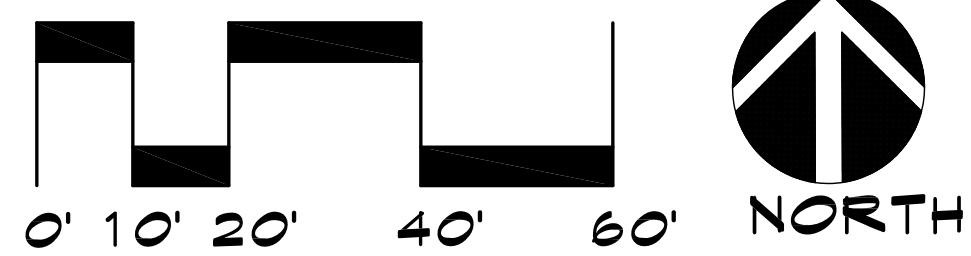
SYMBOL	BOTANICAL NAME	COMMON NAME
	<u>TREES</u>	
	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	<u>SHRUBS/ACCENTS</u>	
	MUHLENBERGIA RIGENS	DEER GRASS
	EREMOPHILA SPECIES	VALENTINE
	RUPELLIA PENINSULARIS	BAJA RUPELLIA
	<u>GROUND COVER</u>	
* 	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
* 	LANTANA CAMARA 'NEW RED'	NEW RED LANTANA
	<u>DECOMPOSED GRANITE:</u>	
	ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" MINUS SIZE - COLOR TO BE EXPRESS GOLD	
	* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.	

NOTE:
ALL TREES LOCATED WITHIN 10' OF SIDEWALKS, CURBING, AND/OR PAVEMENT WILL BE INSTALLED WITH DEEP ROOT BARRIERS.
ALL LANDSCAPING WITHIN (3) THREE FEET OF ANY FIRE HYDRANT OR LIGHT STANDARD IS NOT PERMITTED.



KEY MAP
SCALE: NTS

SCALE: 1"=20'-0"



The McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax



PLANTING PLAN ZANJERO TRAILS - PHASE II PARCEL 13A OFFSITE INFRASTRUCTURE

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

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.

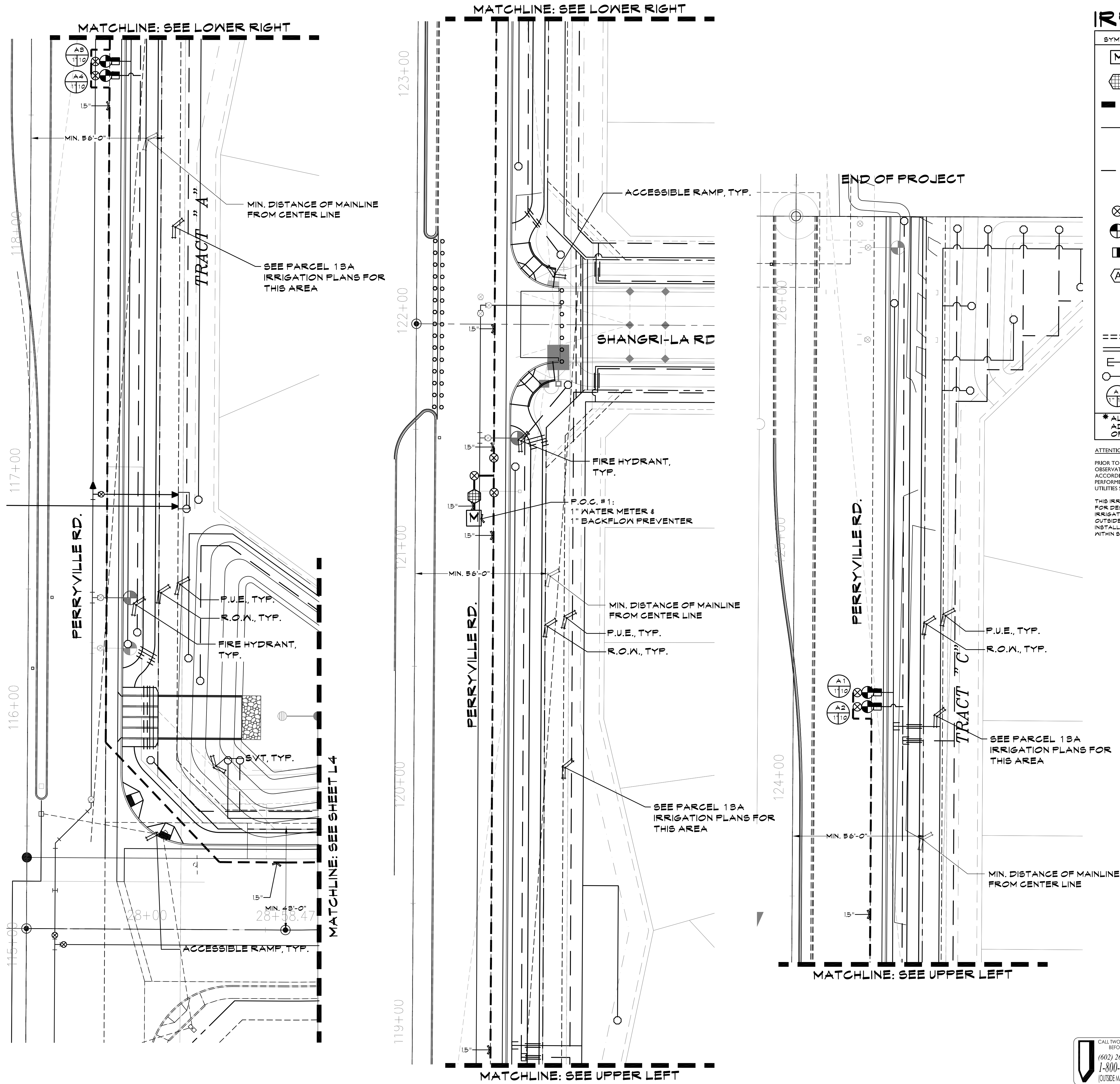
JOB NO. 12-47
DATE: 08-07-15
DRAWN BY: TF-SP-KC
CHECKED BY: TM

REVISIONS:

SHEET NO.

L2

2 OF 8

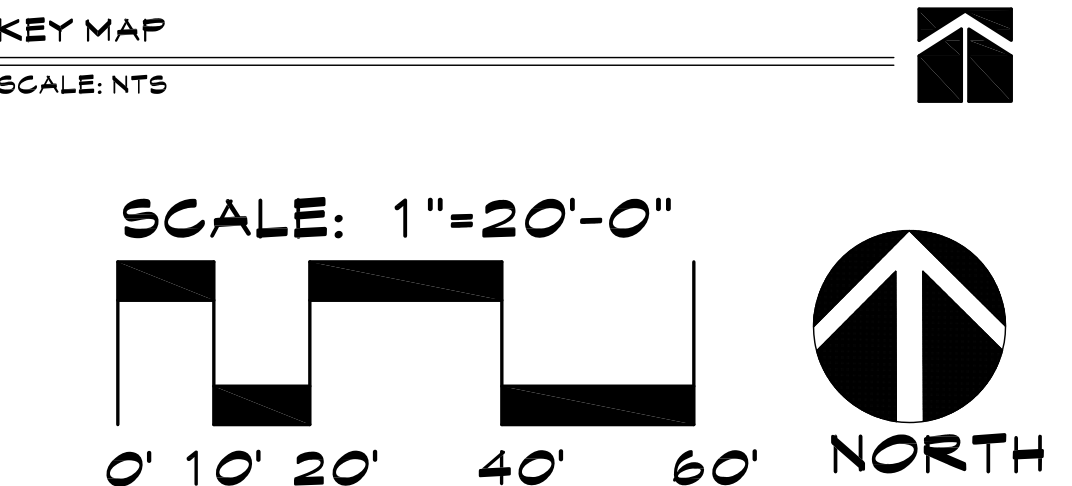
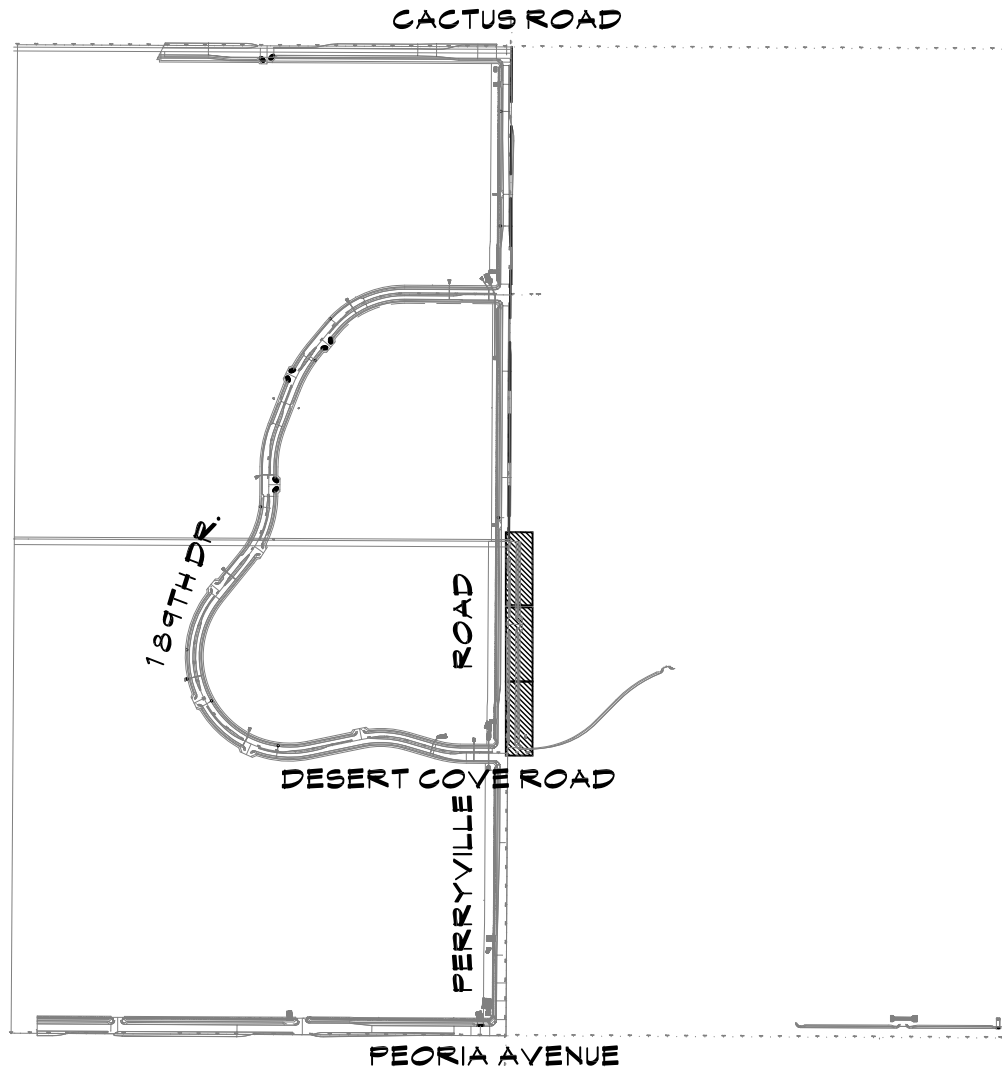


IRRIGATION SCHEDULE

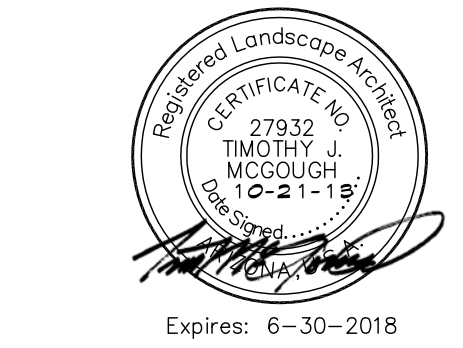
SYMBOL	SPECIFICATION
[M]	WATER METER - COORDINATE LOCATION AND INSTALLATION W/ OWNER'S REPRESENTATIVE.
[Globe]	FEBCO 825YA REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY WITH GUARDSHACK ENCLOSURE. SEE DETAILS 'E' AND 'R', SHEET L7. MATCH METER SIZE.
[Thick Line]	*MAINLINE: SCHEDULE 40 PVC. SEE DETAILS 'L' AND 'M', SHEET L7. SIZE AS PER PLAN.
[Thin Line]	*PVC LATERAL (TREES) - CLASS 200 MIN. (ALL 1/2" PIPE TO BE CLASS 815). SEE DETAILS 'L' AND 'M', SHEET L7. PROVIDE BOWSMITH ML-210 MULTI-OUTLET EMITTERS TO EACH TREE (5 PER 54" BOX TREE AND LARGER, 2 PER TREE FOR 24" BOX TO 48" BOX TREES, AND 1 PER 15 GALLON TREE). SEE DETAILS 'T' AND 'U', SHEET L7.
[Thin Line]	*PVC LATERAL (SHRUBS) - CLASS 200 MIN. (ALL 1/2" PIPE TO BE CLASS 815). SEE DETAILS 'L' AND 'M', SHEET L7. PROVIDE BOWSMITH SL-210 SINGLE-OUTLET EMITTERS TO EACH SHRUB, VINE, AND GROUND COVER (1 PER PLANT). SEE DETAILS 'H' AND 'J', SHEET L7.
[X]	NIBCO BRONZE GATE VALVE- SAME SIZE AS MAINLINE. SEE DETAIL 'A', SHEET L7.
[Circle with cross]	RAINBIRD FEB SERIES ELECTRIC REMOTE-CONTROL VALVE W/ PRS-D PRESSURE REGULATION UNIT. SIZE AS NOTED. SEE DETAIL 'B', SHEET L7.
[Square]	RAINBIRD PSI-M30X PRESSURE REGULATOR WITH REY-100-200X IN-LINE AYE FILTER.
[A]	BASESTATION 1000P-CM SERIES CONTROLLER: INSTALL PER MANUFACTURES SPEC. CONTRACTOR TO UTILIZE TWO-WIRE POLYETHYLENE DOUBLE-JACKETED WIRE/ MOUNTED PER CALLOUT/ ETHERNET ENABLED W/ BL-BMWEB-SETUP & MA 1 BICODER COMPONENTS AS REQUIRED. BL-5200, 5300 & LA01 SERIES COORDINATE RE-LOCATION AND INSTALLATION WITH OWNER'S REPRESENTATIVE.
[Dashed Line]	SCHEDULE 40 PVC SLEEVE. SEE DETAIL 'P', SHEET L7.
[Thin Line]	2" SCHEDULE 40 PVC SLEEVE FOR CONTROL WIRE.
[Line with cross]	CONNECT TO ON-SITE IRRIGATION MAINLINE- SEE 13A IRRIGATION PLANS
[Circle]	FLUSH CAP (TYPICAL). SEE DETAIL 'N', SHEET L7.
[Circle with A]	CONTROLLER AND STATION. VALVE SIZE/ GALLONS PER MINUTE.
*ALL PIPING TO BE PURPLE PVC; ALL MAINLINE PIPE PROPOSED TO BE ADJACENT/ PARALLEL RIGHT-OF-WAY ARE TO BE LOCATED OUTSIDE OF RIGHT-OF-WAY.	

ATTENTION:
PRIOR TO PERFORMING ANY WORK ON THIS PLAN CONTRACTOR SHALL IDENTIFY THROUGH BLUESTAKES AND ON-SITE OBSERVATION ANY AND ALL UTILITIES AND HAZARDS OR CONDITIONS THAT MAY PREVENT WORK FROM BEING PERFORMED ACCORDING TO THESE PLANS ABOVE OR BELOW GROUND. IF CONDITIONS ARE FOUND THAT MAY PREVENT WORK FROM BEING PERFORMED AS PER PLAN, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. ANY DAMAGE TO UTILITIES SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY (I.E. ELECTRICAL, GAS, WATER, SEWER, ETC.).

THIS IRRIGATION DESIGN IS DIAGRAMMATIC. DRIP LATERAL LINE ARE NOT SHOWN GOING TO EVERY PLANT FOR DESIGN CLARIFICATION ONLY AND THE CONTRACTOR SHALL ENSURE ALL PLANTS RECEIVE DRIP IRRIGATION. EQUIPMENT, PIPING AND VALVES, ETC. SHOWN WITHIN PAVED AREAS, R.O.W. AND P.U.E. AND/OR OUTSIDE OF THE PROPERTY BOUNDARIES ARE SHOWN FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED WITHIN THE PLANTING AREAS AND OUTSIDE OF THE R.O.W. AND P.U.E. LOCATE VALVES AND BPUS WITHIN SHRUB AREAS SO THAT THEY ARE VISUALLY UNGESTRIBIVE.



The McGough Group
Landscape Architecture
Urban Design Site Imaging
Parks and Recreation
11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028
602-997-9093
602-997-9031 fax



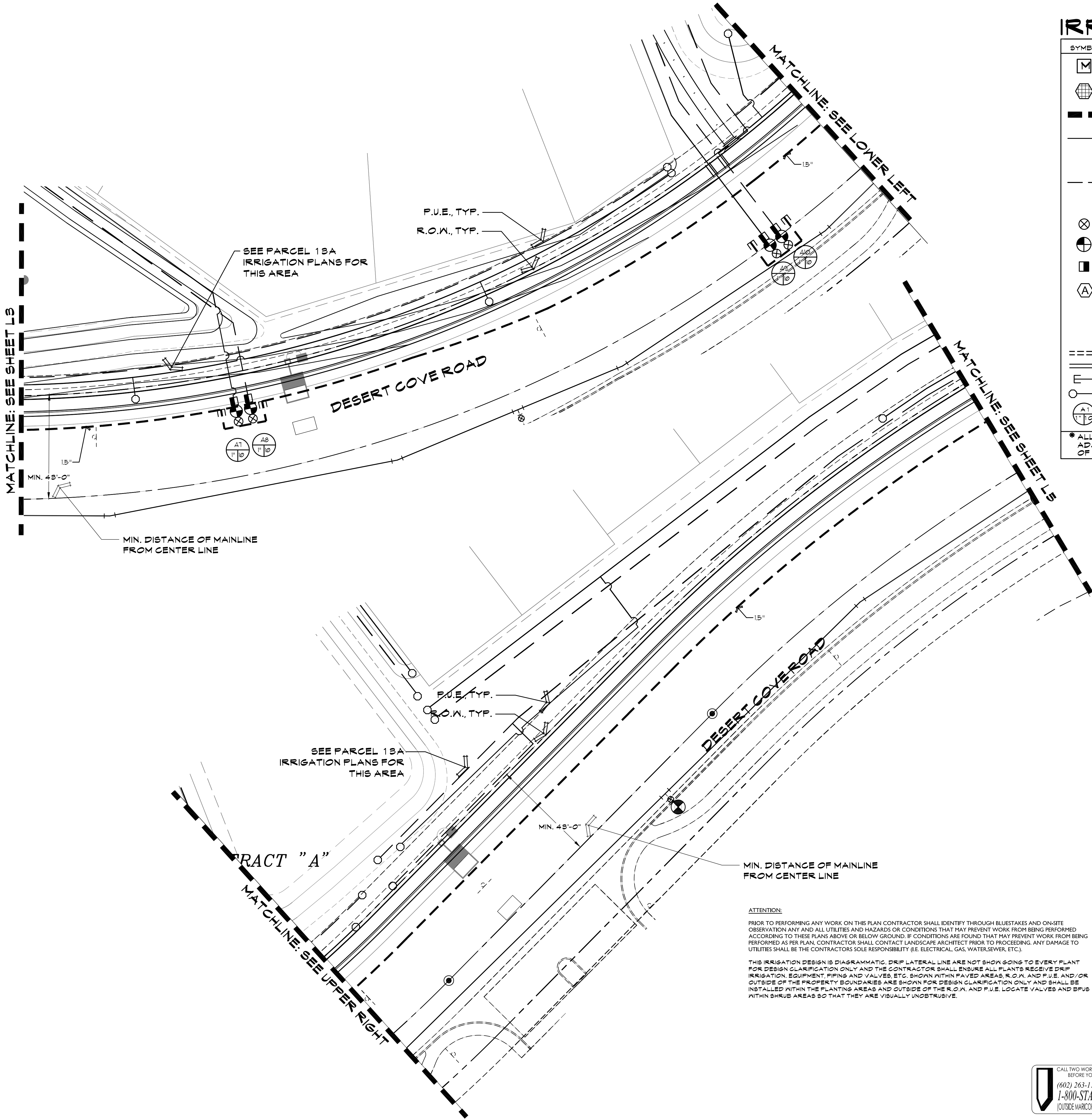
**IRRIGATION PLAN
ZANJERO TRAILS - PHASE II
PARCEL 13A OFFSITE INFRASTRUCTURE**
INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA
PREPARED FOR: JEN ARIZONA 7, LLC

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.

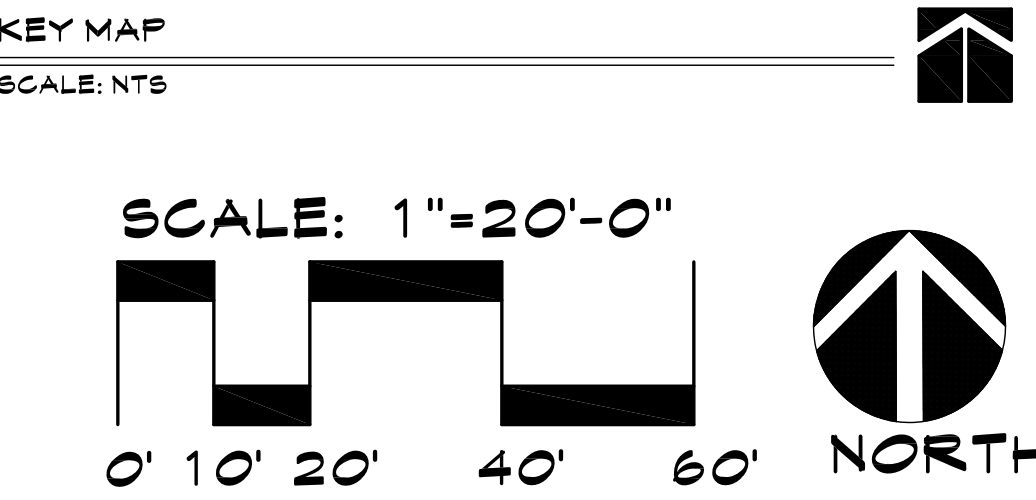
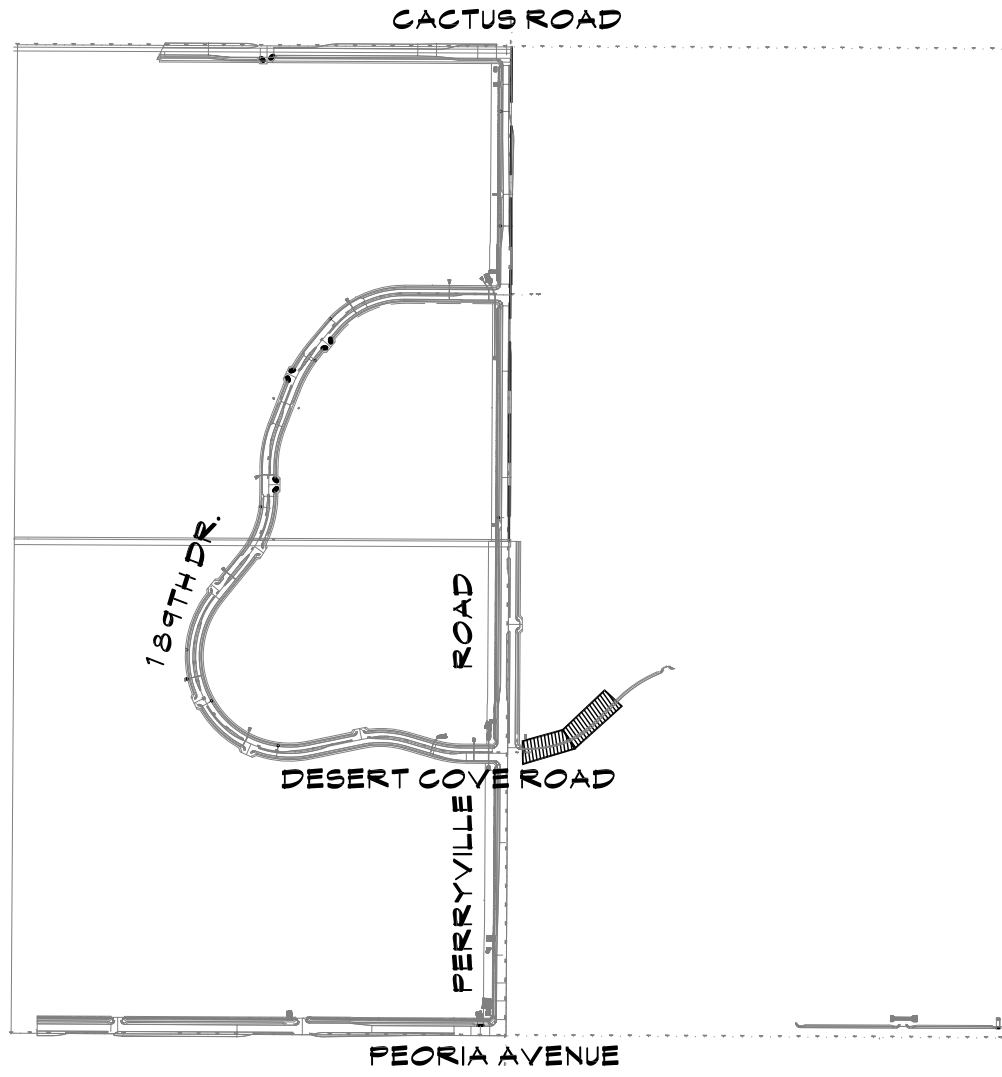
JOB NO. 12-47
DATE: 08-07-15
DRAWN BY: TF-SP-KC
CHECKED BY: TM

REVISIONS:	



IRRIGATION SCHEDULE

SYMBOL	SPECIFICATION
[M]	WATER METER - COORDINATE LOCATION AND INSTALLATION W/ OWNER'S REPRESENTATIVE.
[Globe]	FEECO 825YA REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY WITH GUARDSHACK ENCLOSURE. SEE DETAILS 'E' AND 'R', SHEET L.T. MATCH METER SIZE.
[Thick line]	*MAINLINE: SCHEDULE 40 PVC. SEE DETAILS 'L' AND 'M', SHEET L.T. SIZE AS PER PLAN.
[Thin line]	*PVC LATERAL (TREES) - CLASS 200 MIN. (ALL 1/2" PIPE TO BE CLASS 515). SEE DETAILS 'L' AND 'M', SHEET L.T. PROVIDE BOKSMITH ML-210 MULTI-OUTLET EMITTERS TO EACH TREE (3 PER 5'4" BOX TREE AND LARGER, 2 PER TREE FOR 2'4" BOX TO 4'8" BOX TREES, AND 1 PER 15 GALLON TREE). SEE DETAILS 'T' AND 'U', SHEET L.T.
[Thin line]	*PVC LATERAL (SHRUBS) - CLASS 200 MIN. (ALL 1/2" PIPE TO BE CLASS 515). SEE DETAILS 'L' AND 'M', SHEET L.T. PROVIDE BOKSMITH SL-210 SINGLE-OUTLET EMITTERS TO EACH SHRUB, VINE, AND GROUND COVER (1 PER PLANT). SEE DETAILS 'H' AND 'J', SHEET L.T.
[X]	NIBCO BRONZE GATE VALVE- SAME SIZE AS MAINLINE. SEE DETAIL 'A', SHEET L.T.
[Circle with cross]	RAINBIRD PEB SERIES ELECTRIC REMOTE-CONTROL VALVE W/ PRS-D PRESSURE REGULATION UNIT. SIZE AS NOTED. SEE DETAIL 'B', SHEET L.T.
[Square]	RAINBIRD PSI-MBOX PRESSURE REGULATOR WITH REY-100-200X IN-LINE WYE FILTER.
[A]	BASESTATION 1000P-CM SERIES CONTROLLER: INSTALL PER MANUFACTURES SPEC. CONTRACTOR TO UTILIZE TWO-WIRE POLYETHYLENE DOUBLE-JACKETED WIRE/ MOUNTED PER CALLOUT/ ETHERNET ENABLED W/ BL-BMAEB-SETUP 4 MA 1 BICODER COMPONENTS AS REQUIRED: BL-5200, 5300 & LA01 SERIES COORDINATE RE-LOCATION AND INSTALLATION WITH OWNER'S REPRESENTATIVE.
[Dashed line]	SCHEDULE 40 PVC SLEEVE. SEE DETAIL 'P', SHEET L.T.
[Double line]	2" SCHEDULE 40 PVC SLEEVE FOR CONTROL WIRE.
[T-junction]	CONNECT TO ON-SITE IRRIGATION MAINLINE- SEE 13A IRRIGATION PLANS
[Circle]	FLUSH CAP (TYPICAL). SEE DETAIL 'N', SHEET L.T.
[Circle with A]	CONTROLLER AND STATION. VALVE SIZE/ GALLONS PER MINUTE.
* ALL PIPING TO BE PURPLE PVC; ALL MAINLINE PIPE PROPOSED TO BE ADJACENT/ PARALLEL RIGHT-OF-WAY ARE TO BE LOCATED OUTSIDE OF RIGHT-OF-WAY.	



The McGough Group
Landscape Architecture
Urban Design Site Imaging
Parks and Recreation
11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028
602-997-9093
602-997-9031 fax



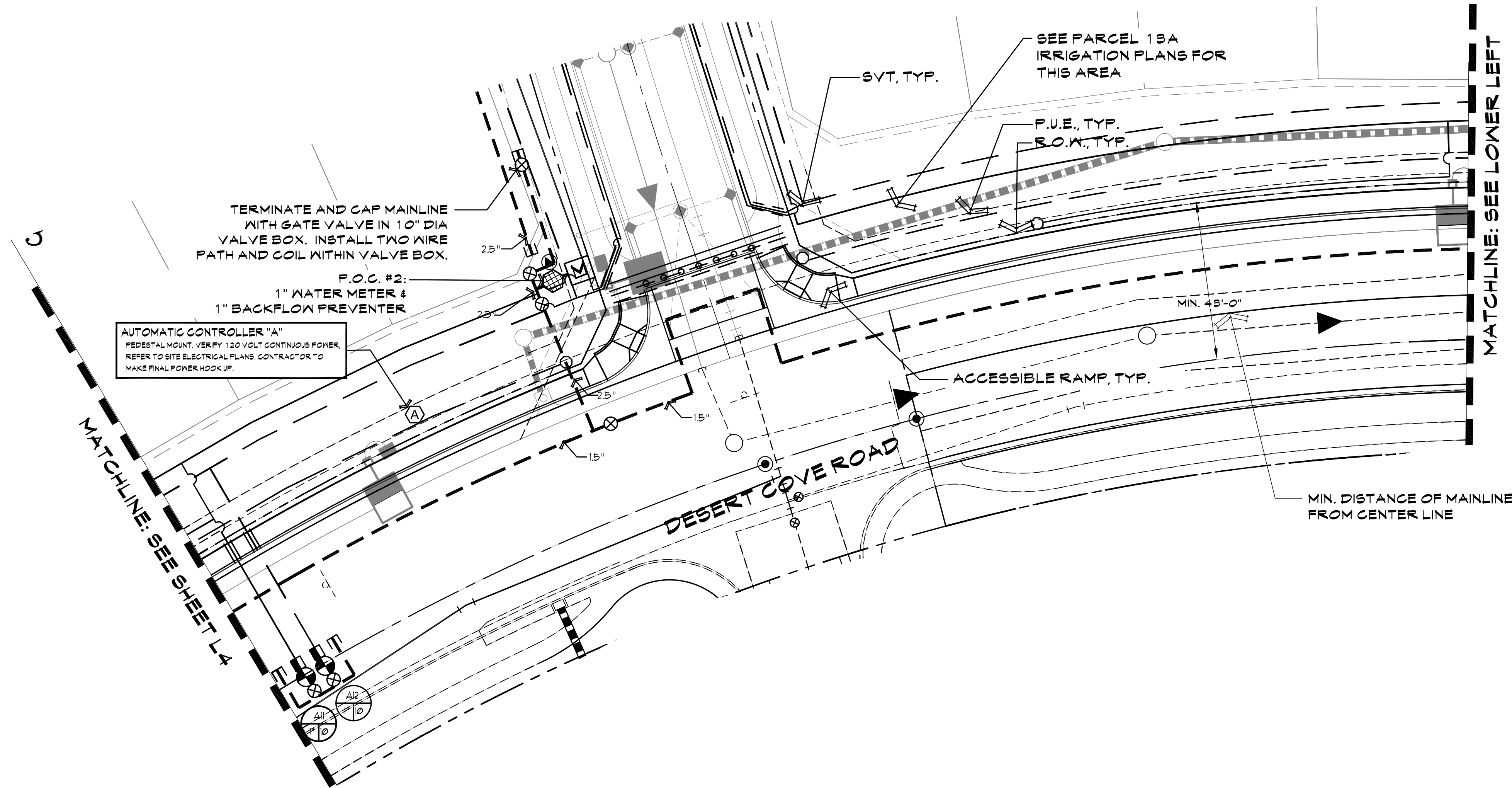
IRRIGATION PLAN
ZANJERO TRAILS - PHASE II
PARCEL 13A OFFSITE INFRASTRUCTURE
INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2N
SURPRISE, ARIZONA
PREPARED FOR: JEN ARIZONA 7, LLC

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. 12-47
DATE: 08-07-15
DRAWN BY: TF-SP-KC
CHECKED BY: TM

REVISIONS:	

SHEET NO.
L4
4 OF 8



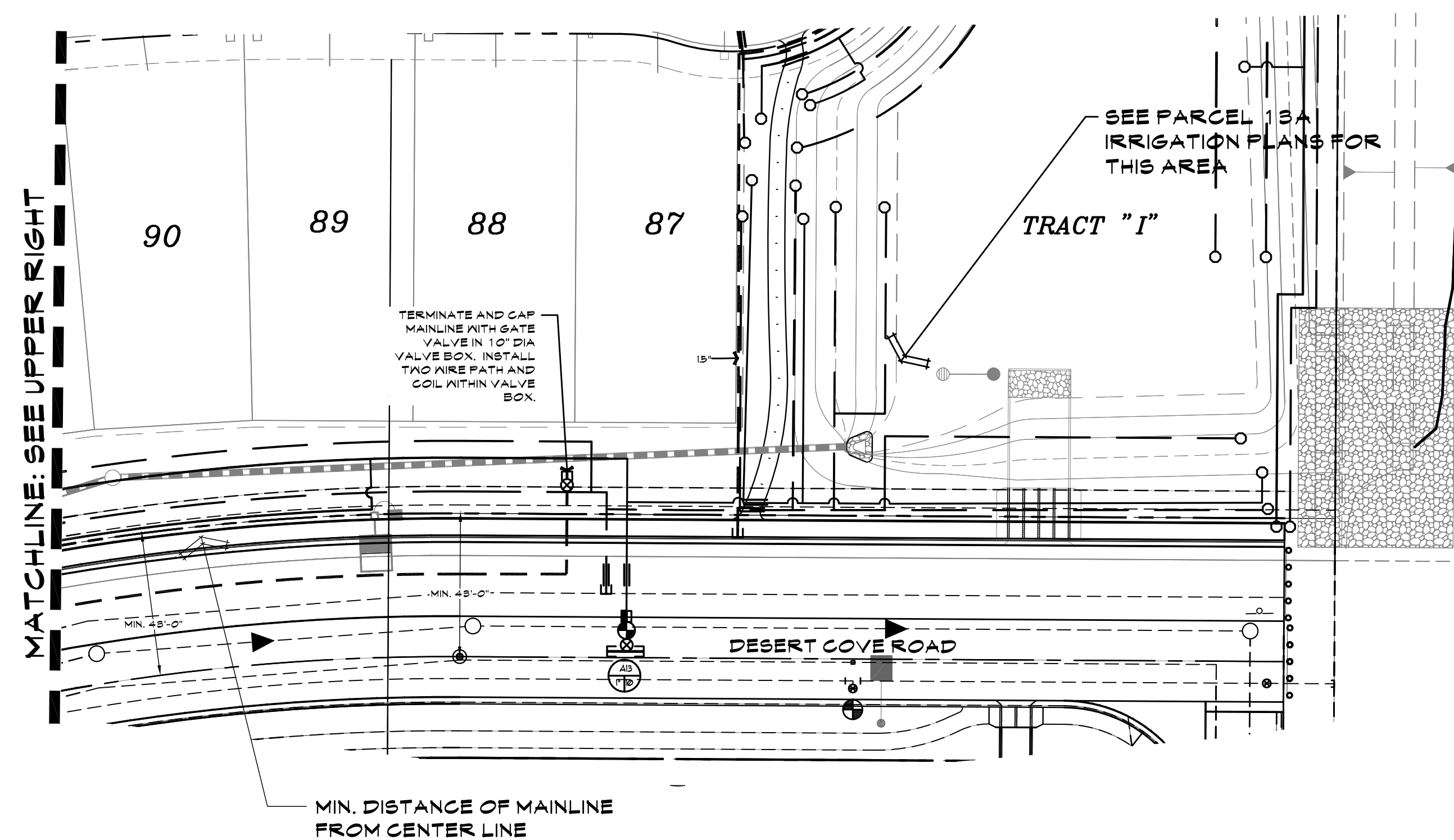
IRRIGATION SCHEDULE

SYMBOL	SPECIFICATION
	WATER METER - COORDINATE LOCATION AND INSTALLATION W/ OWNER'S REPRESENTATIVE.
	FEBCO 925YA REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY WITH GUARDSHACK ENCLOSURE. SEE DETAILS 'E' AND 'R', SHEET L7. MATCH METER SIZE.
	*MAINLINE: SCHEDULE 40 PVC. SEE DETAILS 'L' AND 'M', SHEET L7. SIZE AS PER PLAN.
	*PVC LATERAL (TREES) - CLASS 200 MIN. (ALL 1/2" PIPE TO BE CLASS 315). SEE DETAILS 'L' AND 'M', SHEET L7. PROVIDE BONSMITH ML-210 MULTI-OUTLET EMITTERS TO EACH TREE (3 PER 54" BOX TREE AND LARGER, 2 PER TREE FOR 24" BOX TO 48" BOX TREES, AND 1 PER 15 GALLON TREE). SEE DETAILS 'Y' AND 'J', SHEET L7.
	*PVC LATERAL (SHRUBS) - CLASS 200 MIN. (ALL 1/2" PIPE TO BE CLASS 315). SEE DETAILS 'L' AND 'M', SHEET L7. PROVIDE BONSMITH SL-210 SINGLE-OUTLET EMITTERS TO EACH SHRUB, VINE, AND GROUND COVER (1 PER PLANT). SEE DETAILS 'H' AND 'J', SHEET L7.
	NIBCO BRONZE GATE VALVE- SAME SIZE AS MAINLINE. SEE DETAIL 'A', SHEET L7.
	RAINBIRD FES SERIES ELECTRIC REMOTE-CONTROL VALVE W/ PRS-D PRESSURE REGULATION UNIT. SIZE AS NOTED. SEE DETAIL 'B', SHEET L7.
	RAINBIRD F81-M30X PRESSURE REGULATOR WITH RBY-100-200X IN-LINE WYE FILTER.
	BASESTATION 1000P-CM SERIES CONTROLLER. INSTALL PER MANUFACTURER SPEC. CONTRACTOR TO UTILIZE TWO-WIRE POLYETHYLENE DOUBLE-JACKETED WIRE/ MOUNTED PER CALLOUT/ ETHERNET ENABLED W/ BL-5MKEB-SETUP & MA1 BICODER COMPONENTS AS REQUIRED: BL-5200, 5300 & LA01 SERIES. COORDINATE RE-LOCATION AND INSTALLATION WITH OWNER'S REPRESENTATIVE.
	SCHEDULE 40 PVC SLEEVE. SEE DETAIL 'F', SHEET L7.
	2" SCHEDULE 40 PVC SLEEVE FOR CONTROL WIRE.
	CONNECT TO ON-SITE IRRIGATION MAINLINE- SEE 13A IRRIGATION PLANS
	FLUSH CAP (TYPICAL). SEE DETAIL 'N', SHEET L7.
	CONTROLLER AND STATION. VALVE SIZE/ GALLONS PER MINUTE.

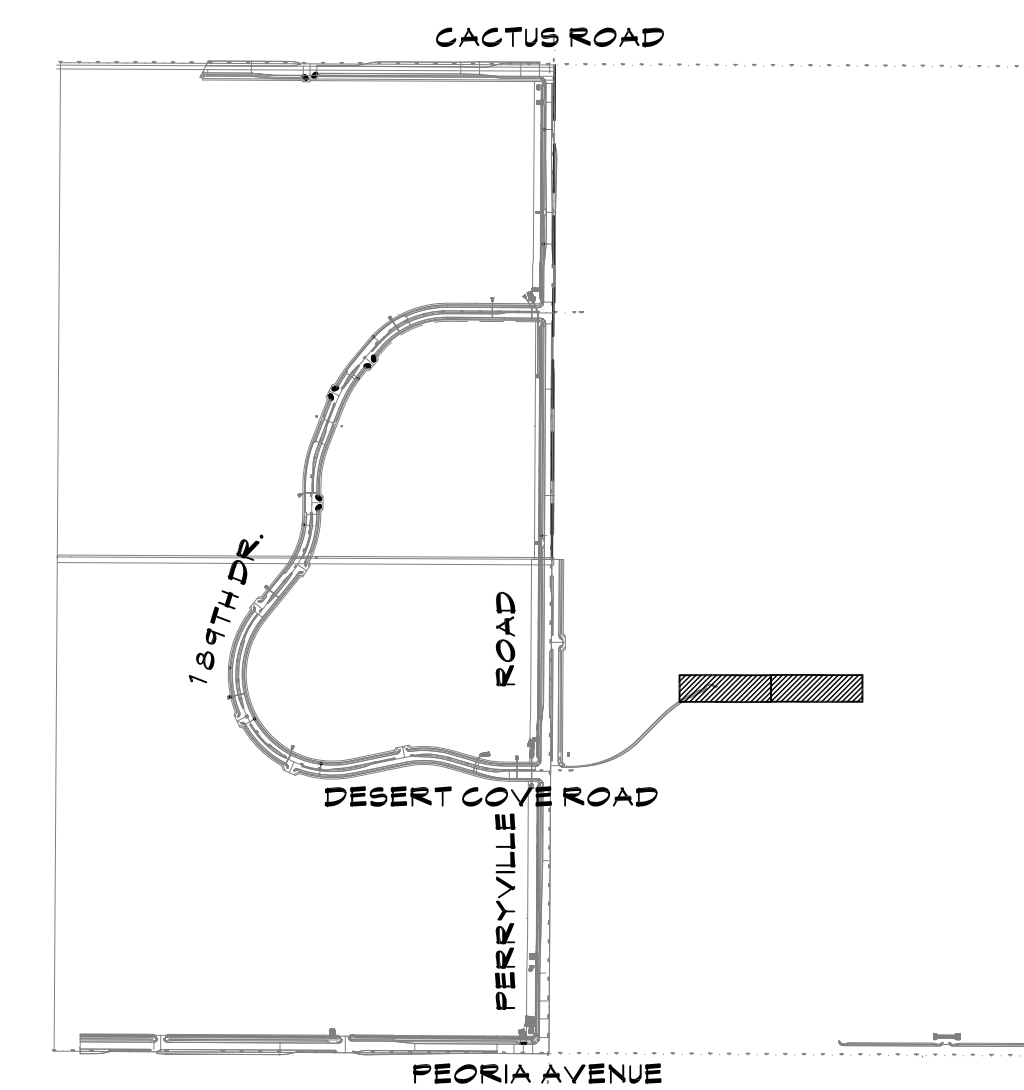
ATTENTION:

PRIOR TO PERFORMING ANY WORK ON THIS PLAN CONTRACTOR SHALL IDENTIFY THROUGH BLUESTAKES AND ON-SITE OBSERVATION ANY AND ALL UTILITIES AND HAZARDS OR CONDITIONS THAT MAY PREVENT WORK FROM BEING PERFORMED ACCORDING TO THESE PLANS ABOVE OR BELOW GROUND. IF CONDITIONS ARE FOUND THAT MAY PREVENT WORK FROM BEING PERFORMED AS PER PLAN, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. ANY DAMAGE TO UTILITIES SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY (I.E. ELECTRICAL, GAS, WATER, SEWER, ETC.).

THIS IRRIGATION DESIGN IS DIAGRAMMATIC. DRIP LATERAL LINE ARE NOT SHOWN GOING TO EVERY PLANT FOR DESIGN CLARIFICATION ONLY AND THE CONTRACTOR SHALL ENSURE ALL PLANTS RECEIVE DRIP IRRIGATION. EQUIPMENT, PIPING AND VALVES ETC. SHOWN WITHIN PAVED AREAS, R.O.W. AND P.U.E. AND/OR OUTSIDE OF THE PROPERTY BOUNDARIES ARE SHOWN FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED WITHIN THE PLANTING AREAS AND OUTSIDE OF THE R.O.W. AND P.U.E. LOCATE VALVES AND BVS WITHIN SHRUB AREAS SO THAT THEY ARE VISUALLY UNOBTUSIVE.



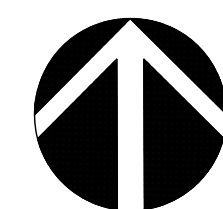
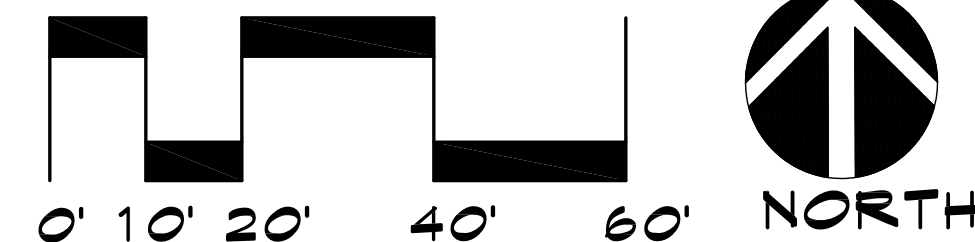
END OF PROJECT



KEY MAP

SCALE: NTS

SCALE: 1"=20'-0"



NORTH



IRRIGATION PLAN ZANJERO TRAILS - PHASE II PARCEL 13A OFFSITE INFRASTRUCTURE

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

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.

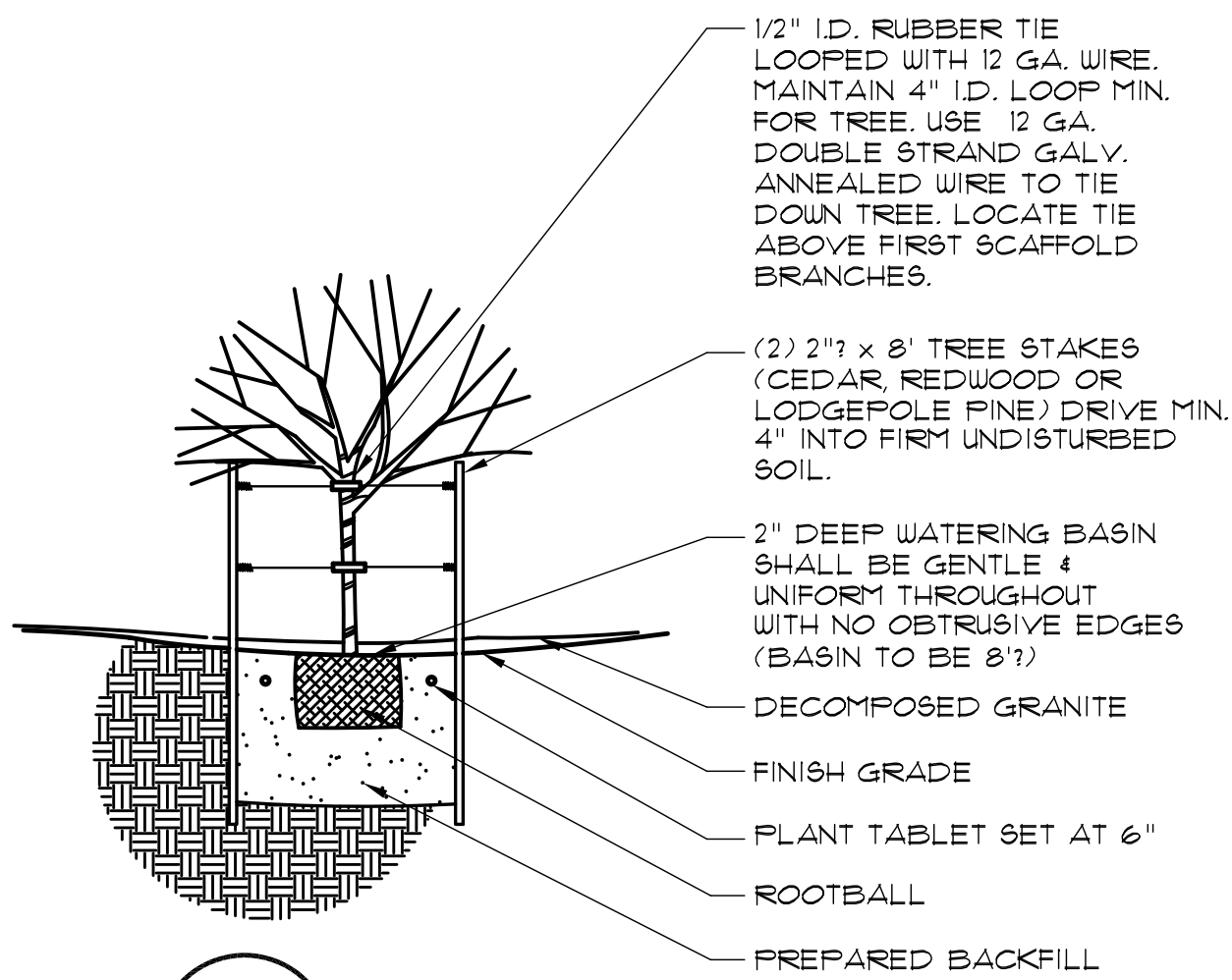
JOB NO. 12-47
DATE: 08-07-15
DRAWN BY: TF-SP-KC
CHECKED BY: TM

REVISIONS:

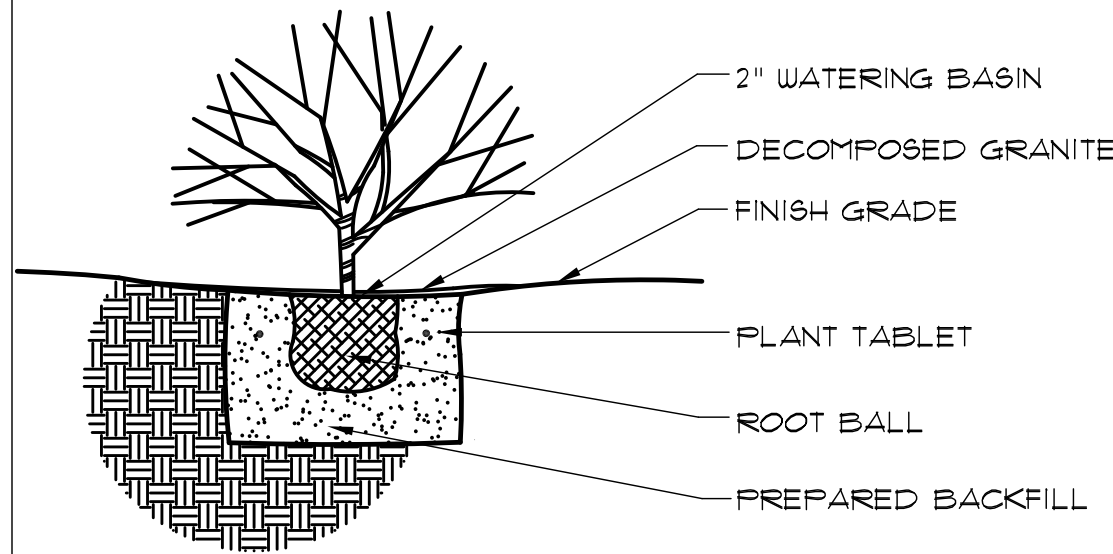
SHEET NO.

L5

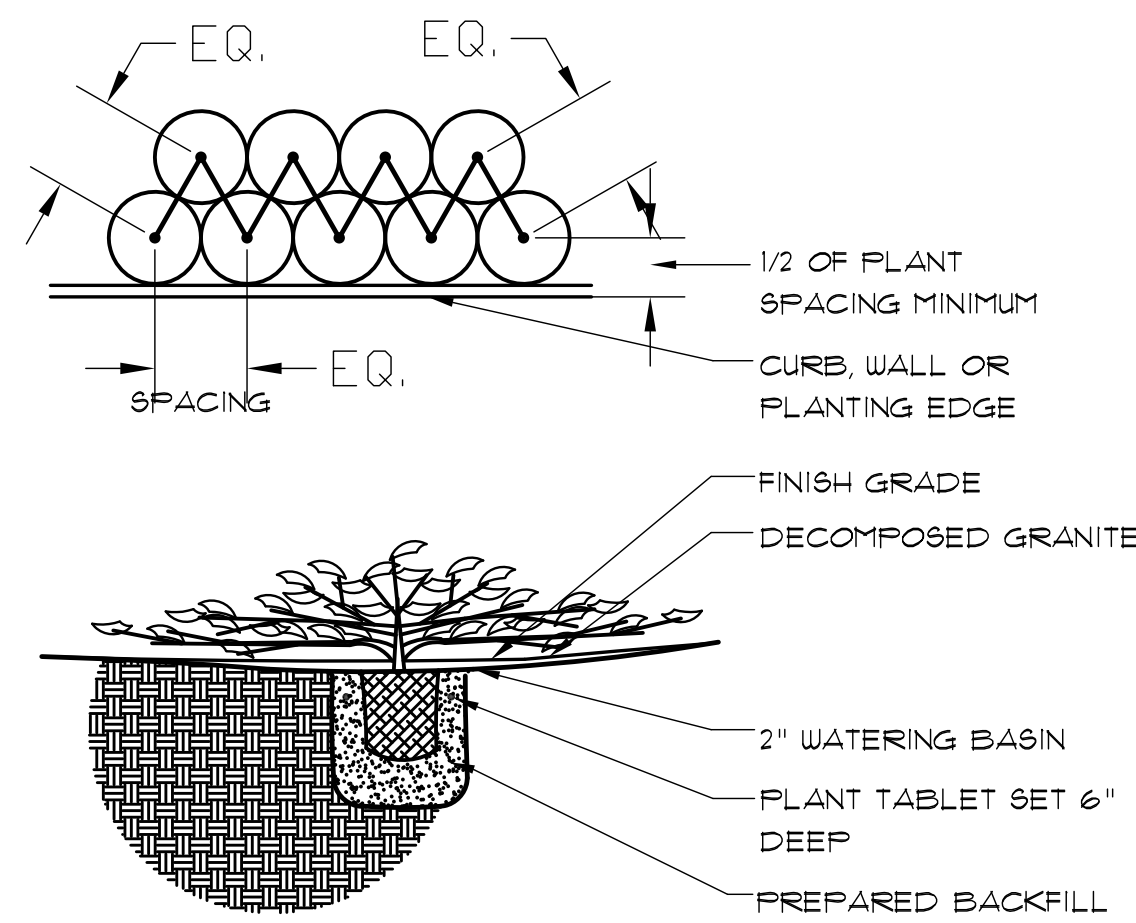
5 OF 8



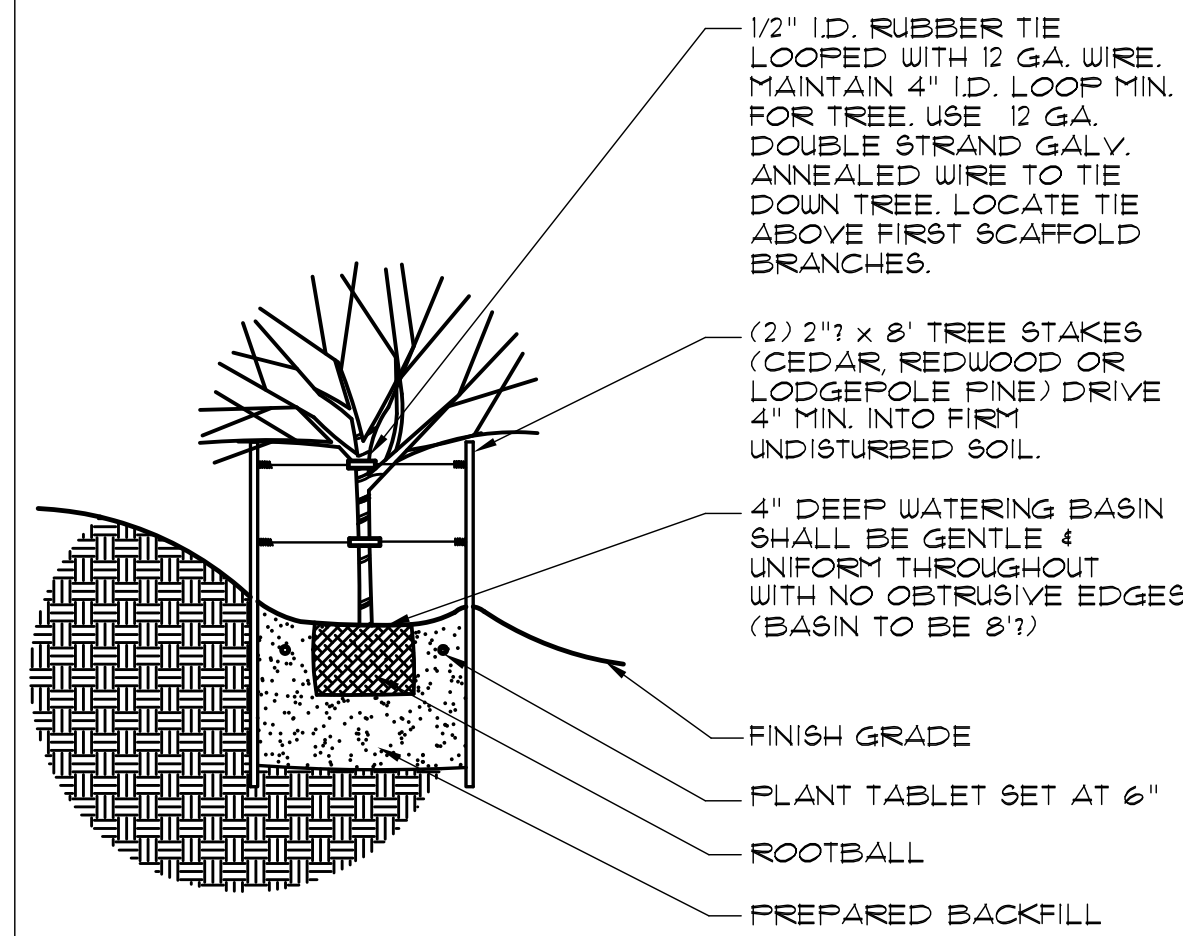
A TREE PLANTING



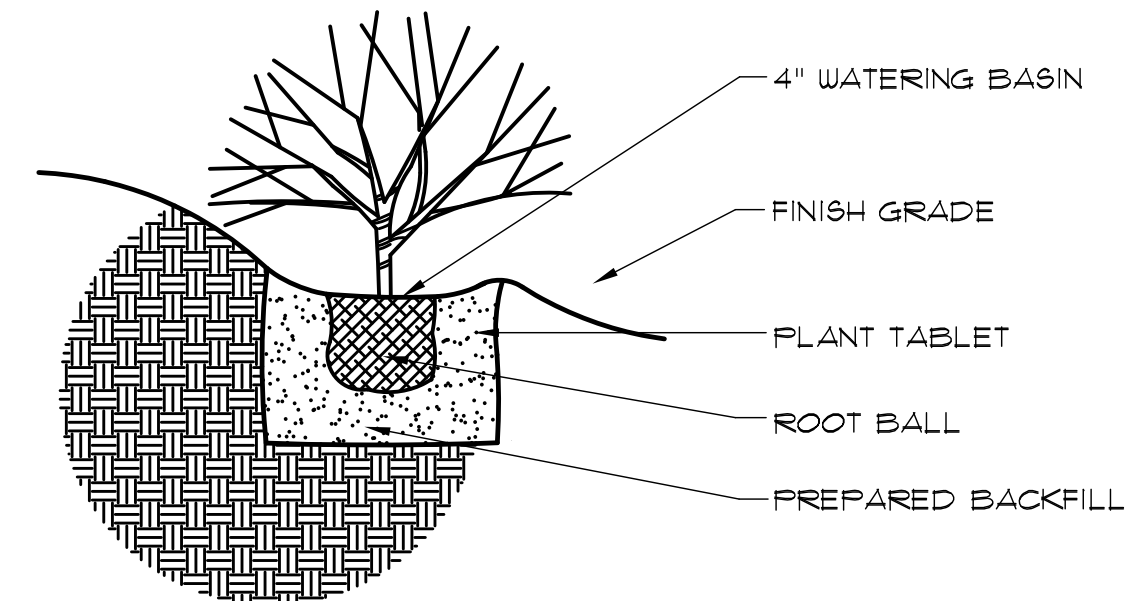
B SHRUB PLANTING



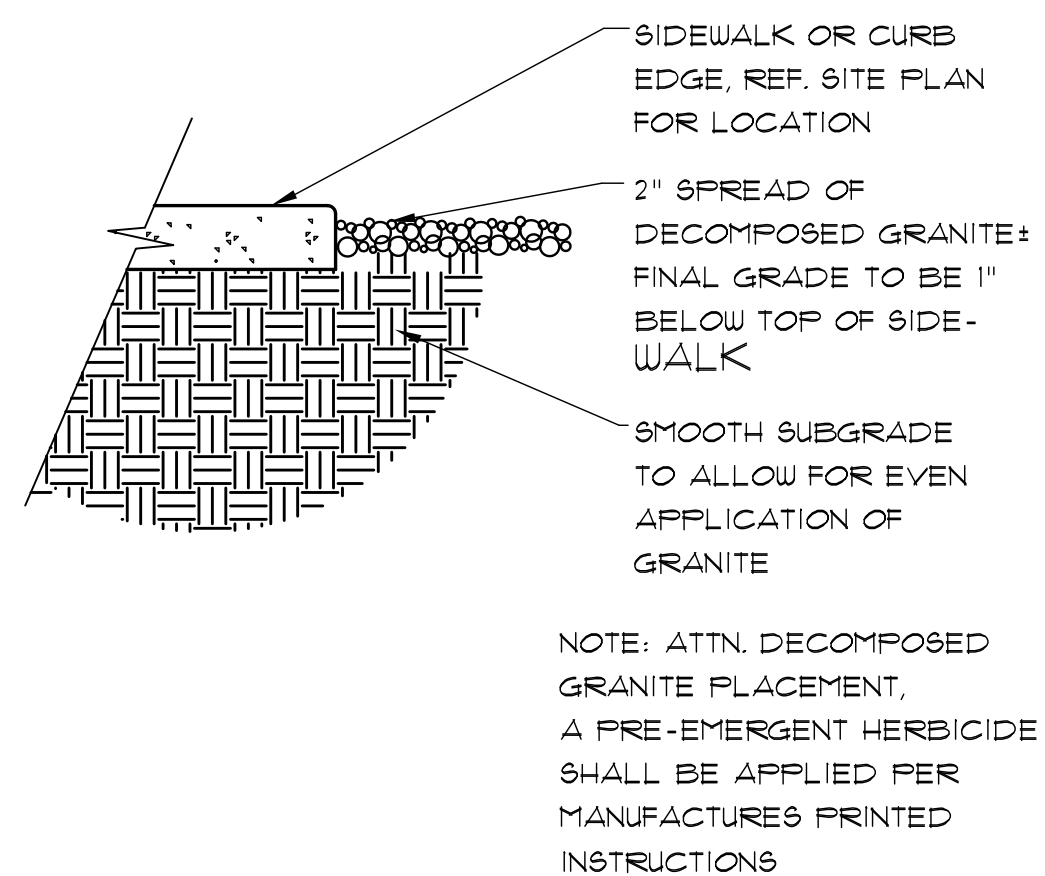
C GROUNDCOVER DETAIL



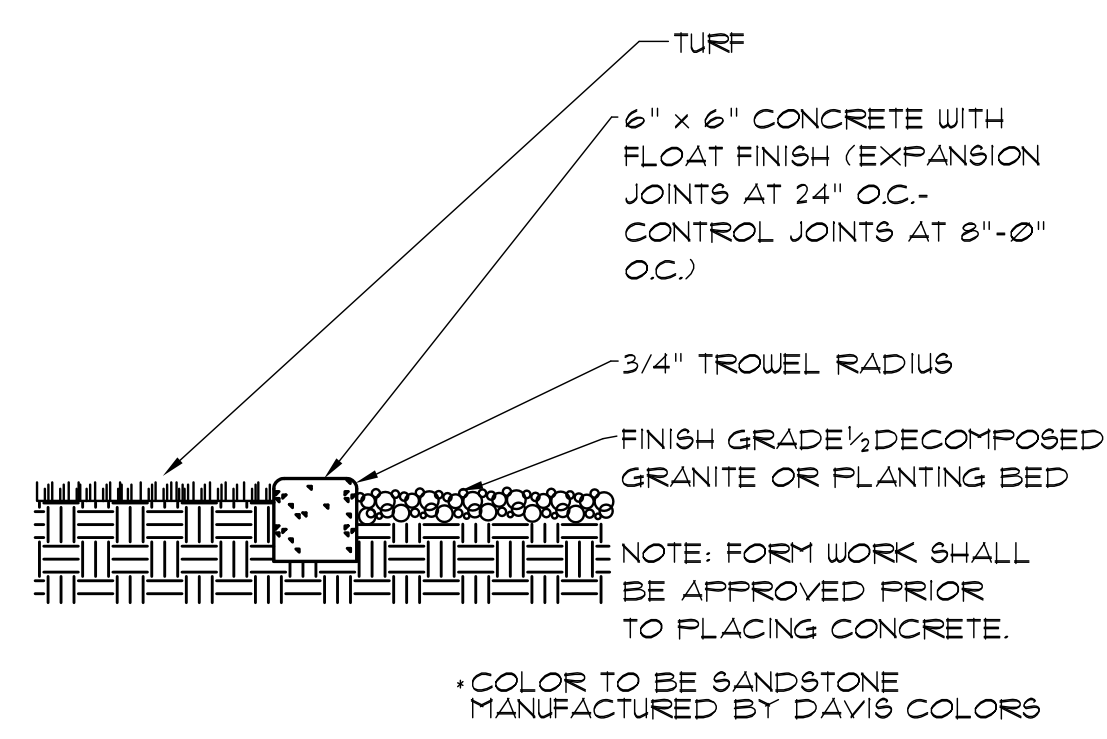
D TREE PLANTING ON SLOPE



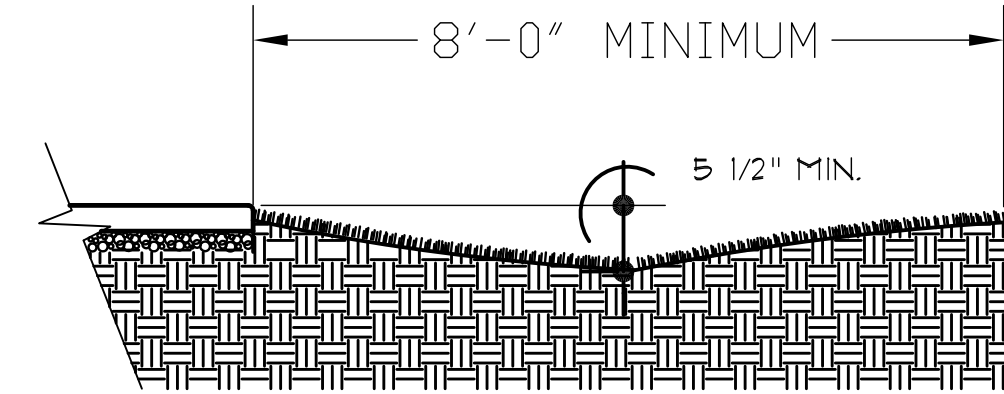
E SHRUB PLANTING ON SLOPE



F DECOMPOSED GRANITE



G CONCRETE HEADER

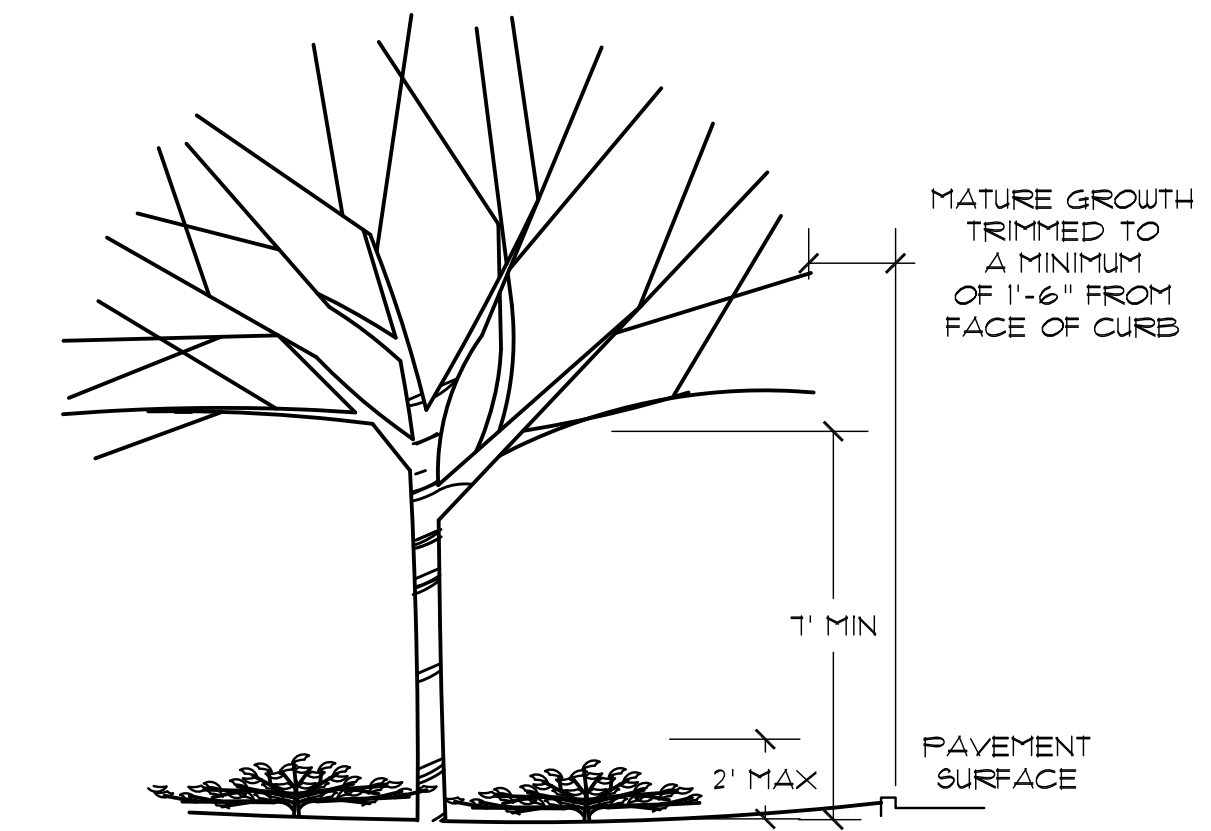


H IRRIGATION SWALE DETAIL

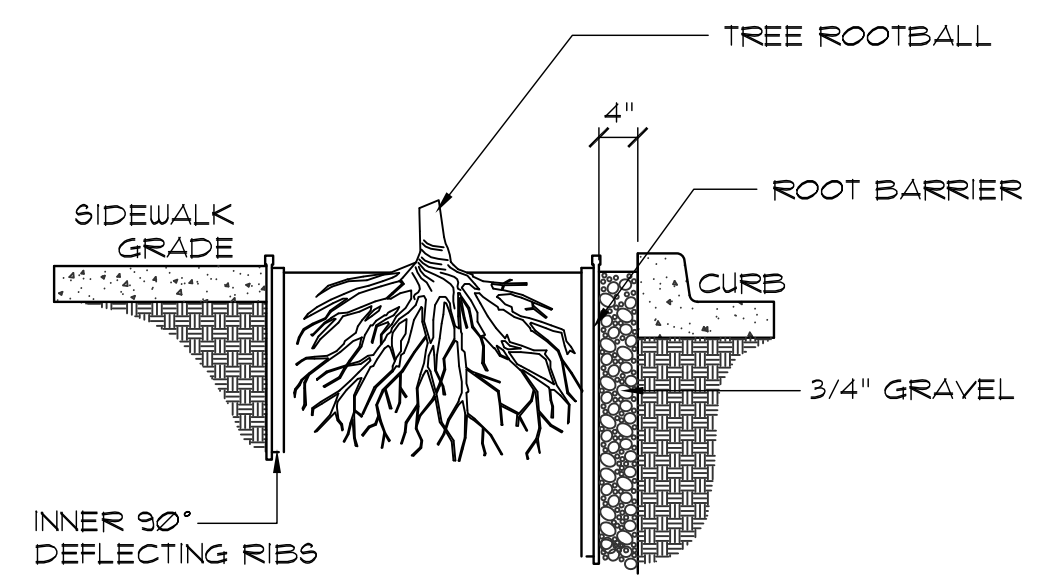
PLANT TABLET SCHEDULE FOR TREES AND SHRUBS

1 GALLON	1 TABLET
5 GALLON	2 TABLETS
15 GALLON	3 TABLETS
24" BOX	5 TABLETS
36" BOX	6 TABLETS
42" BOX	8 TABLETS

I PLANT TABLET SCHEDULE



J HEIGHT RESTRICTIONS AND PRUNING REQUIREMENTS FOR MCDOT RIGHT OF WAY



- NOTES:
1. ROOT BARRIER TO BE CP-SERIES MANUFACTURED BY CENTURY PRODUCTS OR APPROVED EQUIVALENT.
 2. ROOT BARRIERS TO BE BLACK MOLDED MODULAR PANELS MANUFACTURED USING RECYCLED POLYETHYLENE PLASTIC WITH ULTRAVIOLET INHIBITORS.

K TREE ROOT BARRIER DETAIL

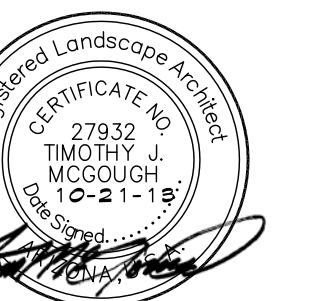


The McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 Fax



**LANDSCAPE DETAILS
ZANJERO TRAILS - PHASE II
PARCEL 13A OFFSITE INFRASTRUCTURE**

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2N
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

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. 12-47
DATE: 08-07-15
DRAWN BY: TF-SP-KC
CHECKED BY: TM

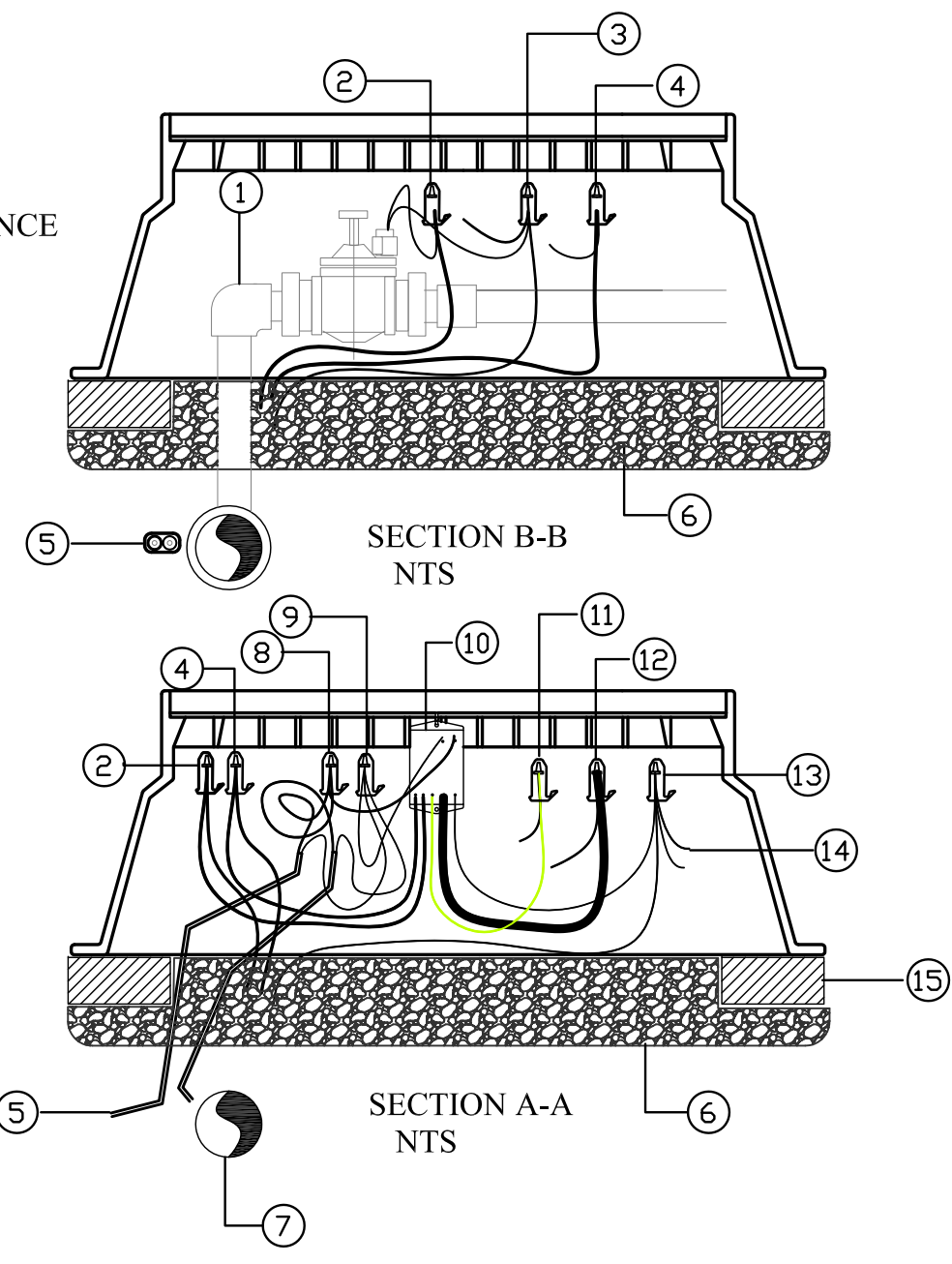
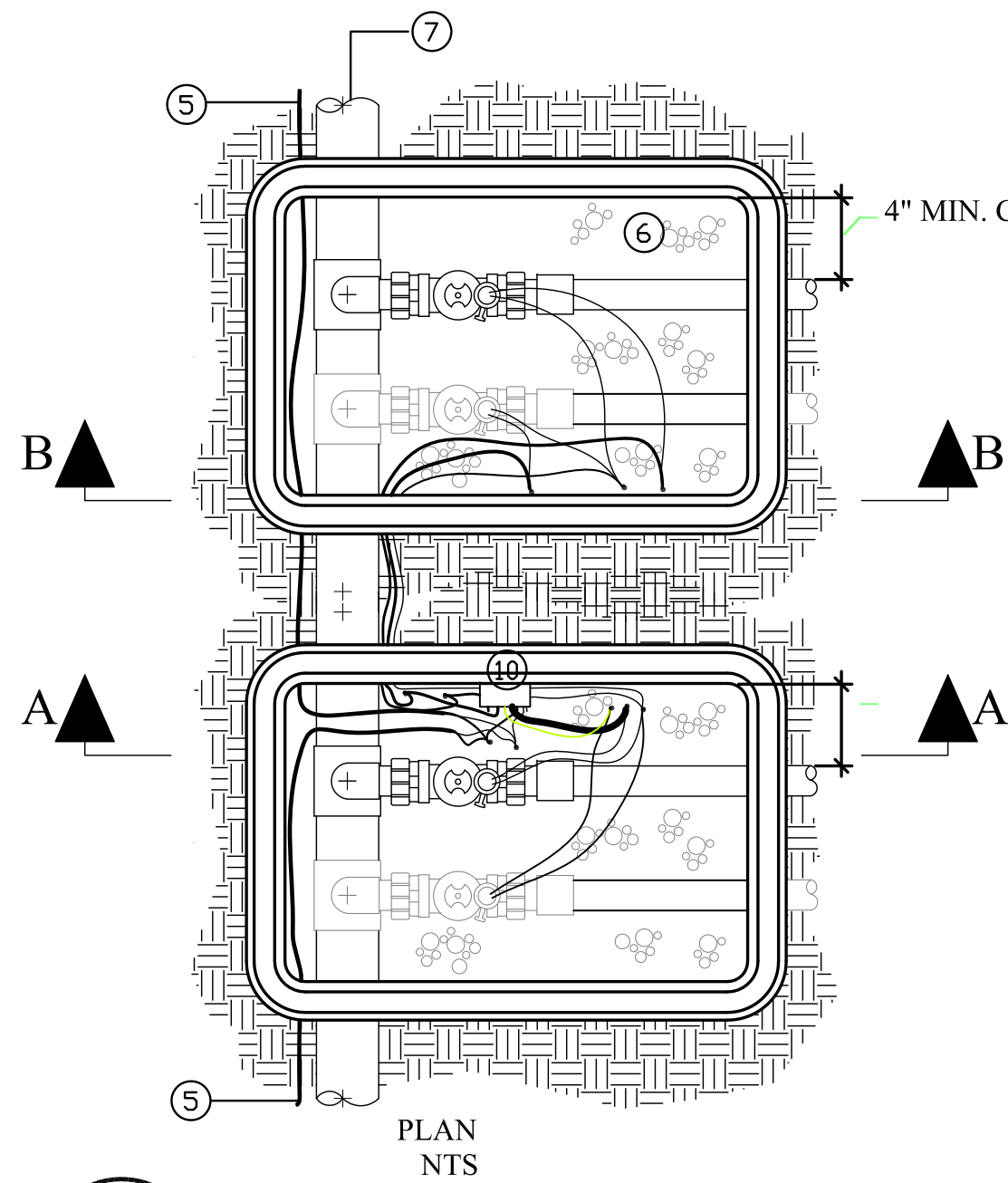
REVISIONS:

SHEET NO.

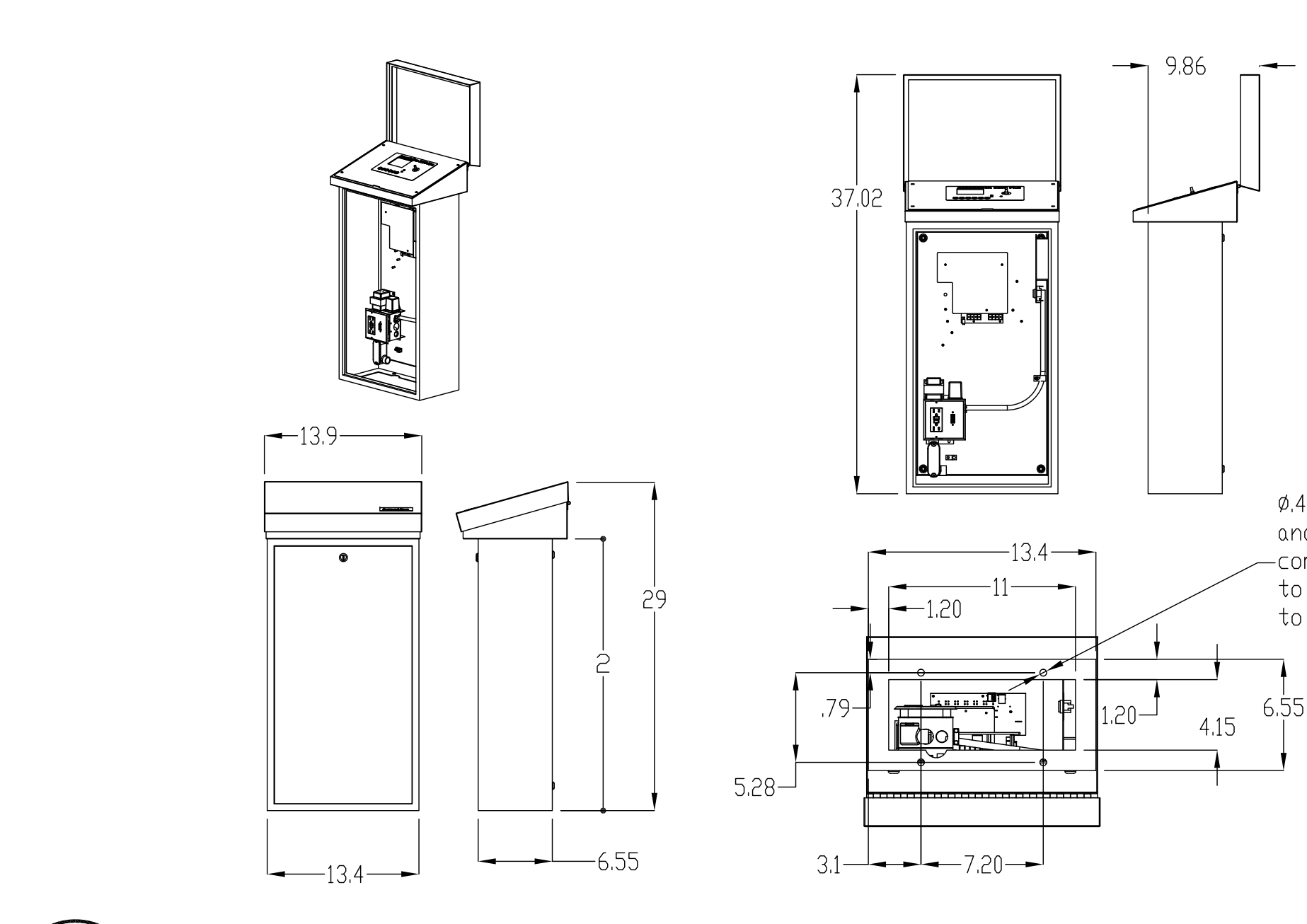
L6

6 OF 8

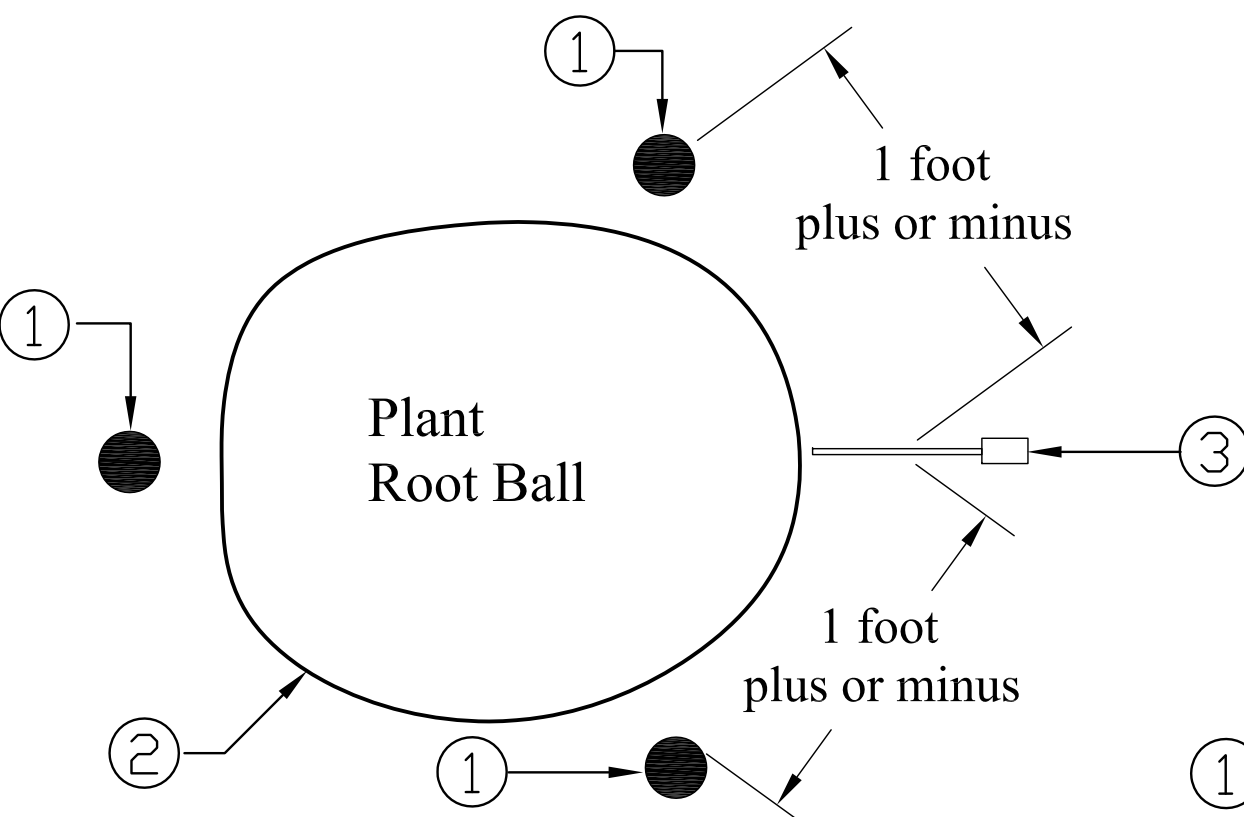




- 1 VALVE AND PIPING PER PLANS
 - 2 WATERPROOF CONNECTION TO VALVE #3
 - 3 WATERPROOF CONNECTION FOR COMMON WIRES FOR VALVES #3 & #4
 - 4 WATERPROOF CONNECTION TO VALVE #4
 - 5 *biLINE* - GAUGE PER PLANS
 - 6 POUROUS MATERIAL FOR DRAINAGE - 3" MINIMUM
 - 7 MAINLINE AS PER PLANS
 - 8 *biLINE* RED TO RED *biCODER* WATERPROOF CONNECTION
 - 9 *biLINE* BLACK TO *biCODER* BLACK WATERPROOF CONNECTION
 - 10 BASELINE FOUR VALVE *biCODER* - ATTACH TO VALVE BOX WITH TIE OR METAL SCREW
 - 11 WATERPROOF CONNECTION TO VALVE #2
 - 12 WATERPROOF CONNECTION TO VALVE #1
 - 13 WATERPROOF CONNECTION FOR COMMON WIRES
 - 14 COMMON WIRES FOR VALVE #1 & #2
 - 15 CORNER VALVE BOX SUPPORT (TYPICAL OF EIGHT)
- NOTE: WATERPROOF CONNECTORS SUCH AS 3M DBR/DBY OR EQUAL TO BE INSTALLED IN VERTICLE POSITION AS SHOWN.

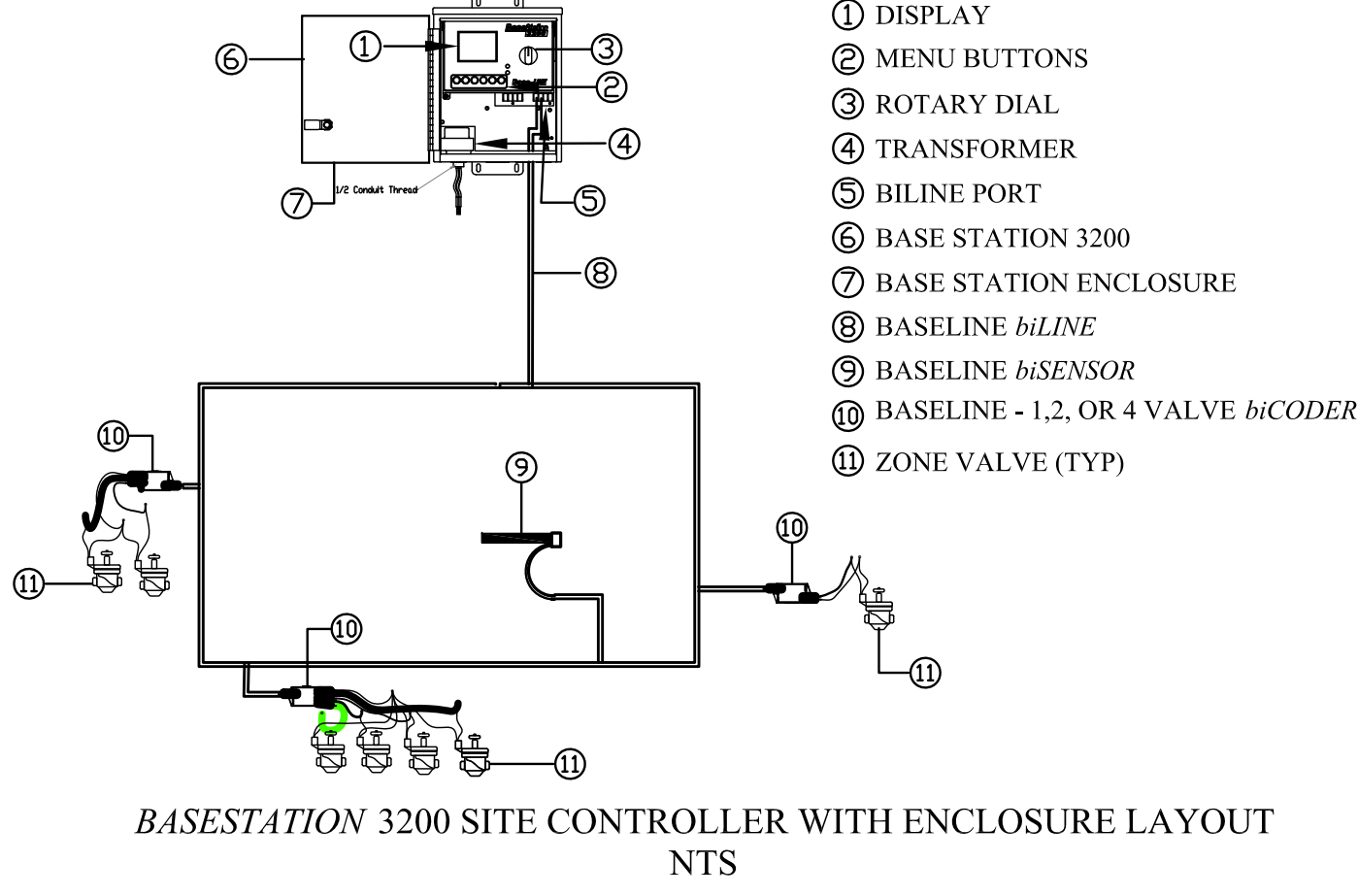


B BASELINE CONTROLLER INSTALLATION



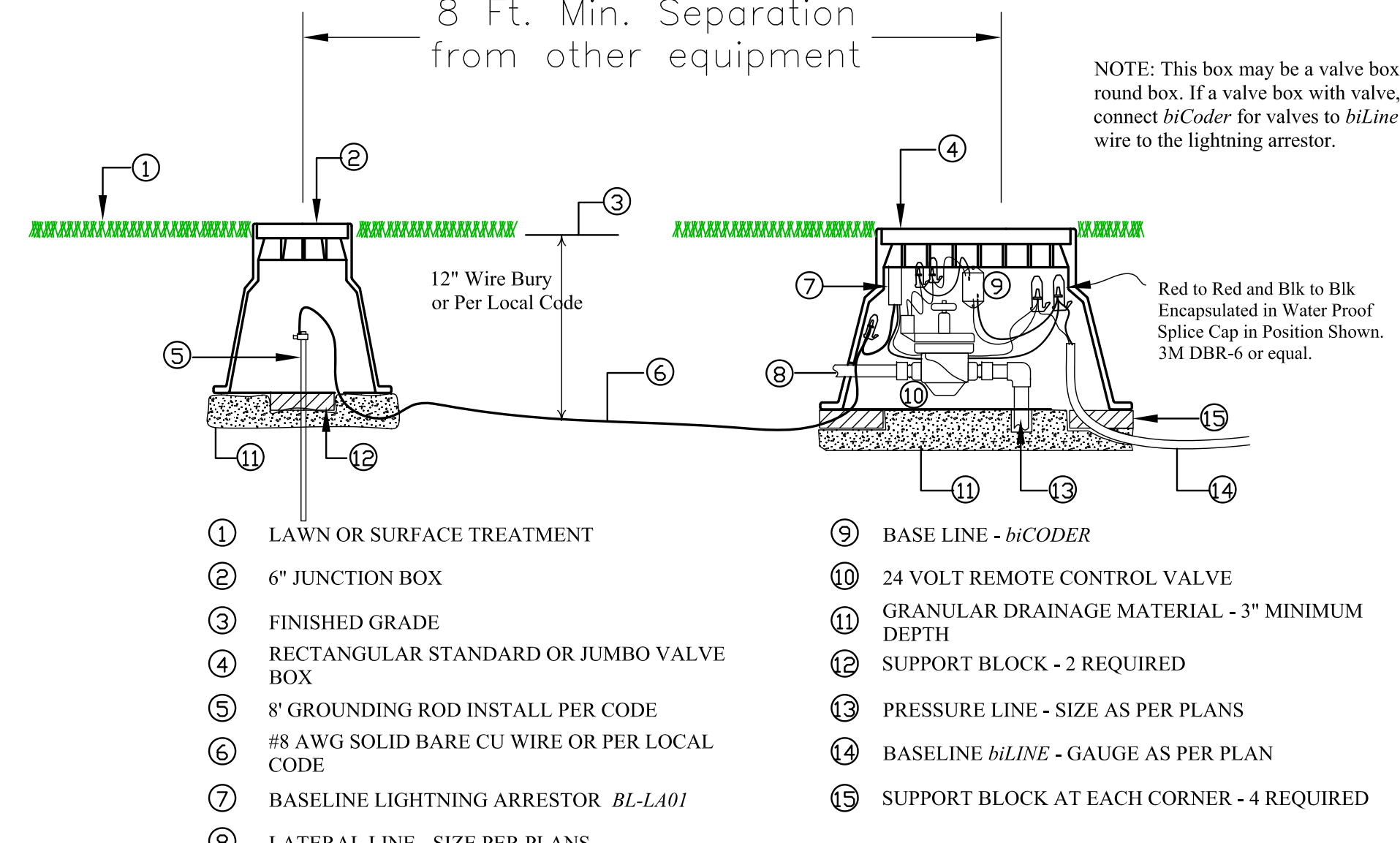
- 1 EMITTER
- 2 ROOT BALL
- 3 BASELINE *biSENSOR*

C DRIP MOISTURE SENSOR PLACEMENT

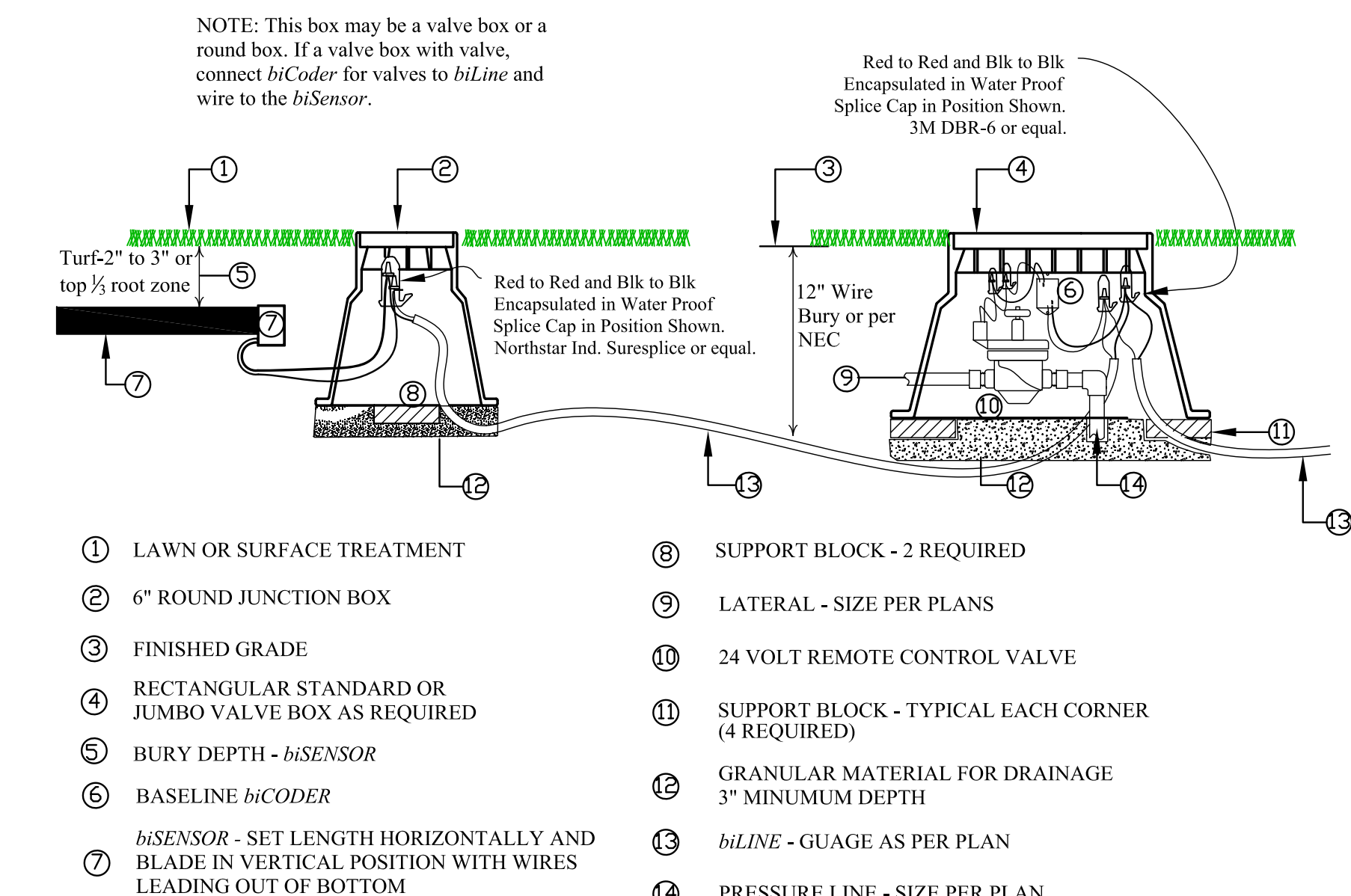


BASESTATION 3200 SITE CONTROLLER WITH ENCLOSURE LAYOUT

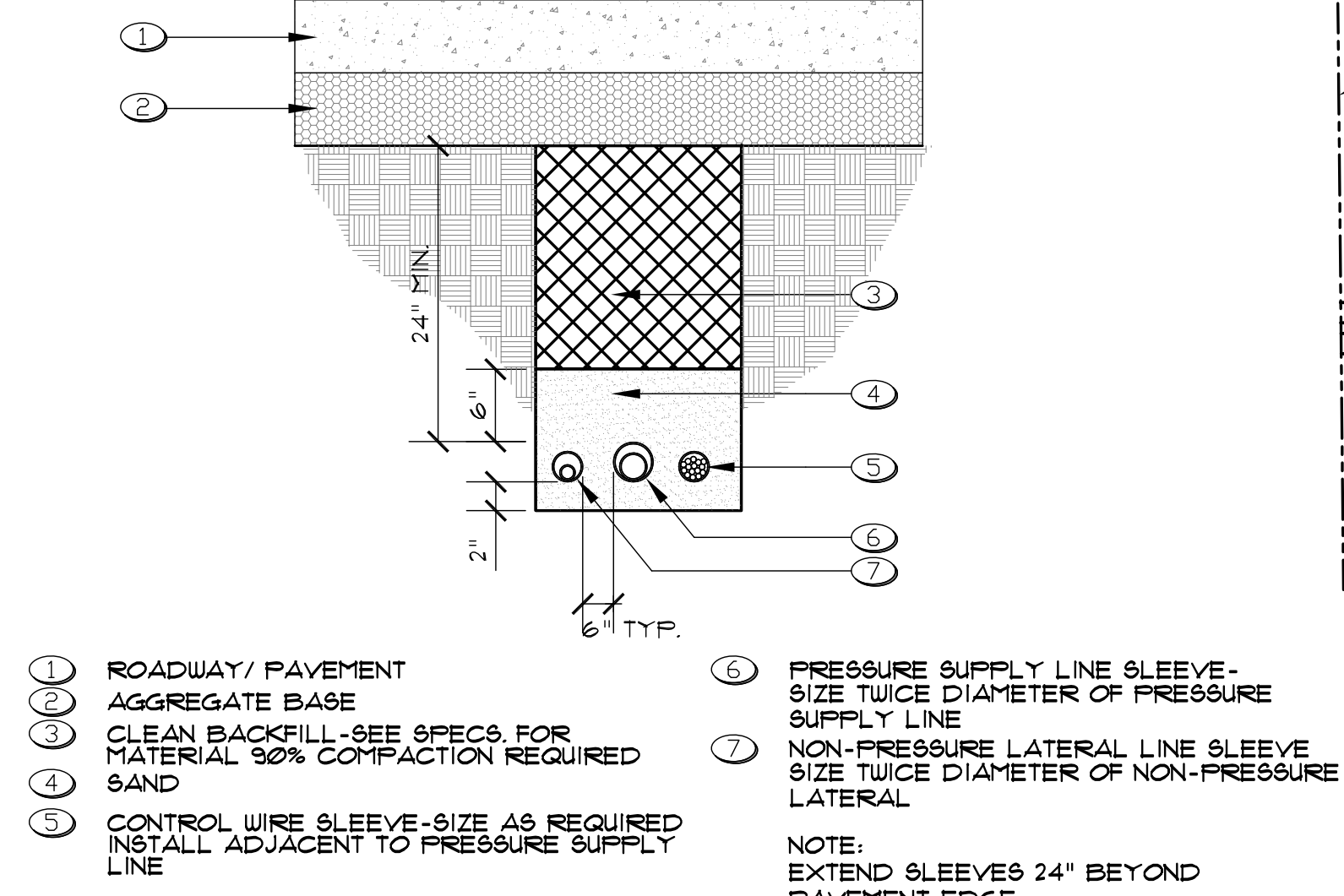
D SITE CONTROLLER LAYOUT



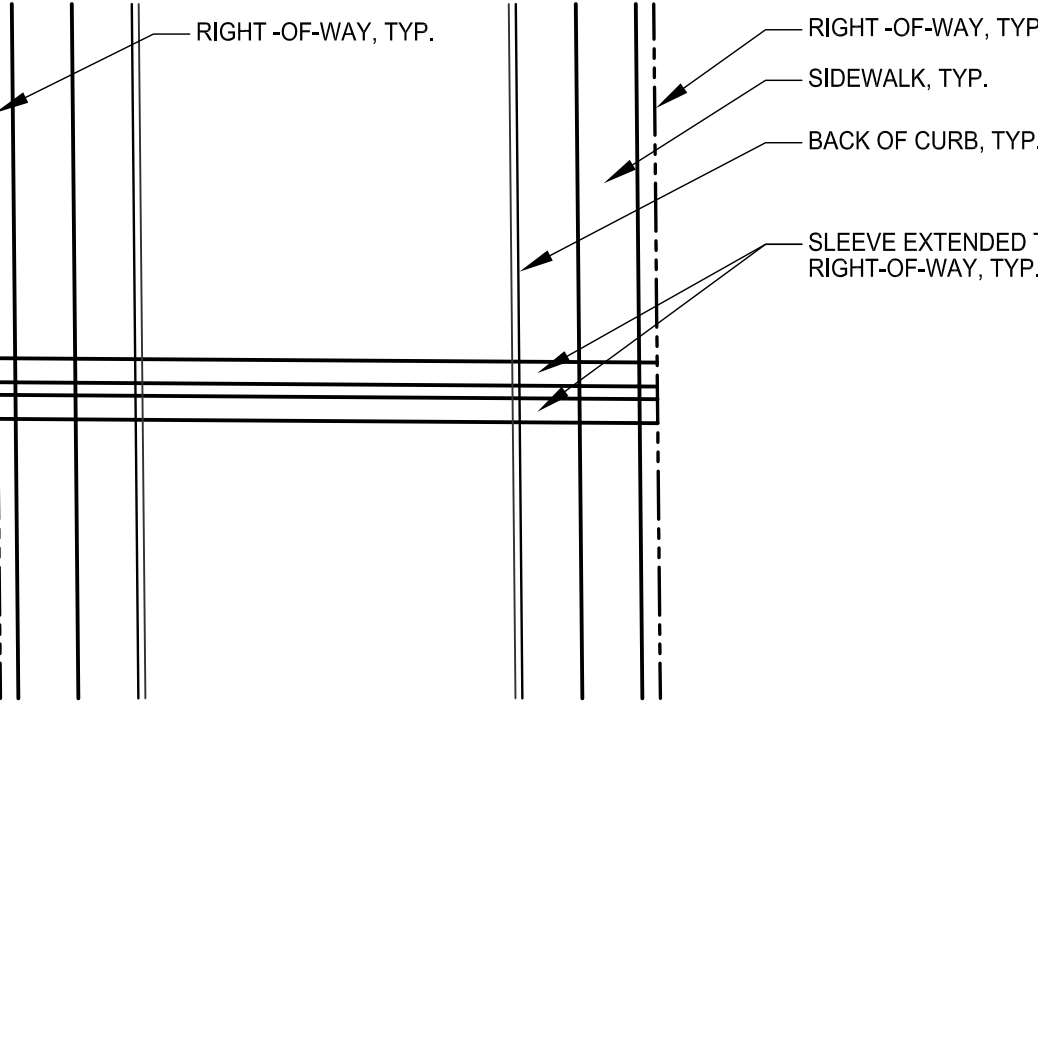
E LIGHTING ARRESTOR INSTALLATION DETAIL



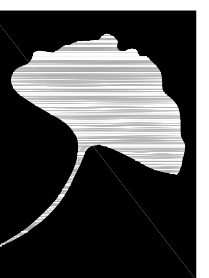
F MOISTURE SENSOR INSTALLATION DETAIL



G SLEEVING DETAIL



H



The McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 Fax



IRRIGATION DETAILS
ZANJERO TRAILS - PHASE II
PARCEL 13A OFFSITE INFRASTRUCTURE
INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA
PREPARED FOR: JEN ARIZONA 7, LLC

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. 12-47
DATE: 08-07-15
DRAWN BY: TF-SP-KC
CHECKED BY: TM

REVISIONS:

SHEET NO.
L8

ZANJERO TRAILS

PHASE 2

JULY 24, 2015



SINGLE FAMILY RESIDENTIAL
ARCHITECTURAL DESIGN
GUIDELINES

Introduction

These Single Family Residential Architectural Design Guidelines (Guidelines) have been established to provide the general design criteria for Parcels 12A, 12B, 12C, 13A and 13C of the Zanjero Trails Phase 2 PAD. The Guidelines are meant to inspire creativity, not hinder it, and encourage diversity that will ultimately establish a quality within the community that will inspire its residents. The Guidelines will be used to review each home design for conformance with the overall Zanjero Trails Phase 2 design objectives.

These guidelines are meant to supplement the City of Surprise Single-Family Residential Home Product Design Guidelines. Any topics and standards that are not specifically defined by these Guidelines or the approved development standards for the development shall be governed by the City's requirements. If there is any conflict between these guidelines and the City of Surprise Design Guidelines, the City's guidelines will supersede.

Architecture

Objectives

The following goals and objectives are what guide the character and development of the Zanjero development:

- A varied and visually interesting street scene should be the final product as established through appropriate landscaping and quality architecture;
- The edges of the development should embody the core design principles that are employed internally through the development; and
- Community engagement should be encouraged through the promotion of pedestrian activity and outdoor livability at the front of the residence.

Architectural Styles

In the development of the architecture of the residences, it is imperative that the materials and detailing is authentic to the architectural style being portrayed. The following architectural styles have been select for the Zanjero development for their timelessness in style and quality of detailing. Following each style are some of the key characteristics that define that style. Additional styles may also be appropriate, subject to approval by the City of Surprise Planning Department.



Craftsman

The Craftsman style is known for its moderately detailed residences which are characterized by the use of hand-finished materials with a rusticated texture. Broad open porches, low sloping roofs with deep overhangs, multiple gables, asymmetrical compositions, oversized first floor windows, expressive trim, rafters, brackets, and porches characterize this style.

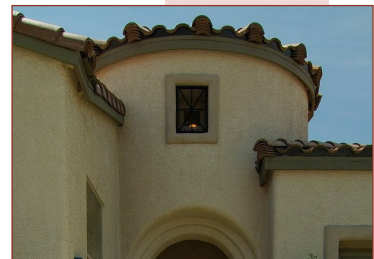
- Traditional one and two story asymmetrical massing with horizontal proportions
- Large open front porches and pergolas with expressive structural components
- Expressive structural elements such as rafters, brackets, and columns
- Broad porches
- Deep overhangs
- Low pitched, gabled roof lines
- Horizontal residence forms
- Decorative detailing such as tapered columns, stone, handcrafted woodwork, and exposed rafters
- Accented structural elements
- Use of stone or brick at porch columns typical
- A mixture of materials such as stone, stucco and siding
- Variety of column and beam detailing at porches with stone or brick pilaster
- Roof dormers
- Divided window panes
- Body color varied with contrasting trim color
- Wood brackets and wood trim (or the appearance of through the use of modern materials)



Mediterranean

The Mediterranean style combine elements from the architecture found in France, Italy, Greece and the Balkans as well as other cultural influences from this region. Some of the features that are combined together to define this style are terraces or courtyards, stucco finishes, porticos, balconies or any number of other elements inspired by houses on the Mediterranean.

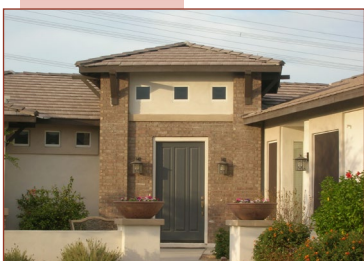
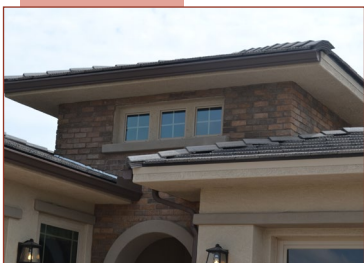
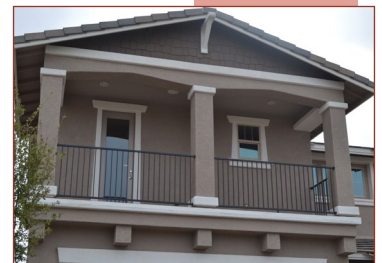
- Low-pitched gable roofs
- Red barrel or s-shaped roof tiles
- Asymmetrical combination or residence forms
- Entry courtyards
- Accentuated tower elements and/or arcades
- ½ round arch elements at doors and feature windows
- Refined decorative detail elements such as patterned tiles, iron, and plank or panel shutters



Monterey

The Monterey style is a combination of Spanish Colonial construction methods with the basic two story New England Colonial house. The signature cantilevered balcony on the front may be a prelude to the porch that often surrounds or defines a private courtyard in the back. Rafters are often exposed, chimneys often anchor one end of the house and flat paneled doors are used both on the ground floor and on the balcony.

- Rectilinear residence forms
- One and two story asymmetrical masses
- Contrasting materials of stucco and siding between first and second floors
- Informal plan arrangement
- Low-pitched gable roofs, primarily front to back, with intersecting cross gables permitted
- Flat roof tiles or barrel style roof tiles
- Use of colonial detail elements such as pediments at window and door openings
- Detail elements such as cantilevered balcony on front elevations, exposed rafter tails, shutters, etc.



Prairie Ranch

Frank Lloyd Wright revolutionized American architecture when he removed its European influences by using low horizontal lines and open interior spaces. Prairie Houses are characterized by low-pitched, usually hipped, roofs with widely overhanging eaves, open floor plan, low horizontal profile, of two stories with single story wings, and large porches.

- Low-pitched hip roofs
- Horizontal emphasis in detailing with vertical
- Flat roof tiles
- Stucco, brick or stone exterior
- Windows grouped to form horizontal bands
- Divided light windows
- Window shutters
- Contrasting trim color
- Integrated porches and patios as well as intimate courtyard spaces
- Chimneys used as vertical elements



Southern Italian

The Southern Italian style is heavily influenced by the temperate climate found in the southern coastal regions of Italy along the Mediterranean, Tyrrhenian, and Ionian seas. Architectural characteristics that embody this style include formal box like massings, terraces or courtyards, and arched windows.

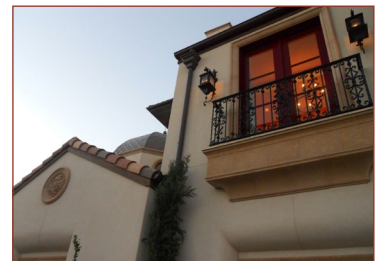
- Low-pitched hip roofs
- Flat, barrel or s-shaped roof tiles
- Formal box-like residence massing
- Projecting eaves with decorative brackets or dentils
- Vertically proportioned windows, often arched
- Detail elements such as quoins, keystones, shutters, palladian windows



Spanish Colonial

The Spanish Colonial style is a collection of southern European styles that is unified through its arches, courtyards, strong form and mass, plain wall surfaces, and tile roofs, all derived from Mediterranean architectural styles. It is often characterized by an informal arrangement and massing.

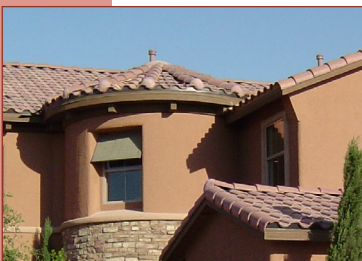
- Asymmetrical massing
- Low-pitched gable roofs
- Red barrel or s-shaped roof tiles
- ½ round arch elements
- Detailing primarily at openings
- Detail elements such as iron, wood-plank shutters, clay (or stucco) vent tiles, ceramic tile, etc
- Deep window or door recess
- Arched windows and openings
- Shallow or flush overhangs
- Stucco, light colored exterior wall with a variety of finishes
- Stucco eave details or wood corbelled rafter tails
- Courtyard, loggias and patios



Tuscan

Similar to the Mediterranean and Southern Italian styles, the Tuscan style is influenced by its climate, but also is shaped by the rolling plains that is the setting of Tuscany region. Some of the features that identify this style informal arrangement of residence forms, Medium to darker color schemes and the use of stone on massings.

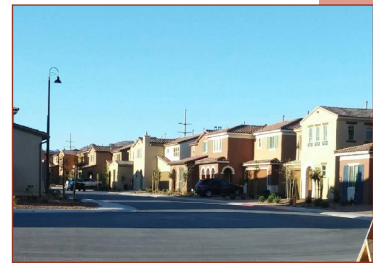
- Mostly low-pitched hip roofs (occasional gable or cross-gable)
- Predominantly barrel or s-shaped roof tiles
- Informal arrangement of residence forms
- Medium to darker color schemes
- Detail elements such as accent stone, projecting overhead shutters



Elevations

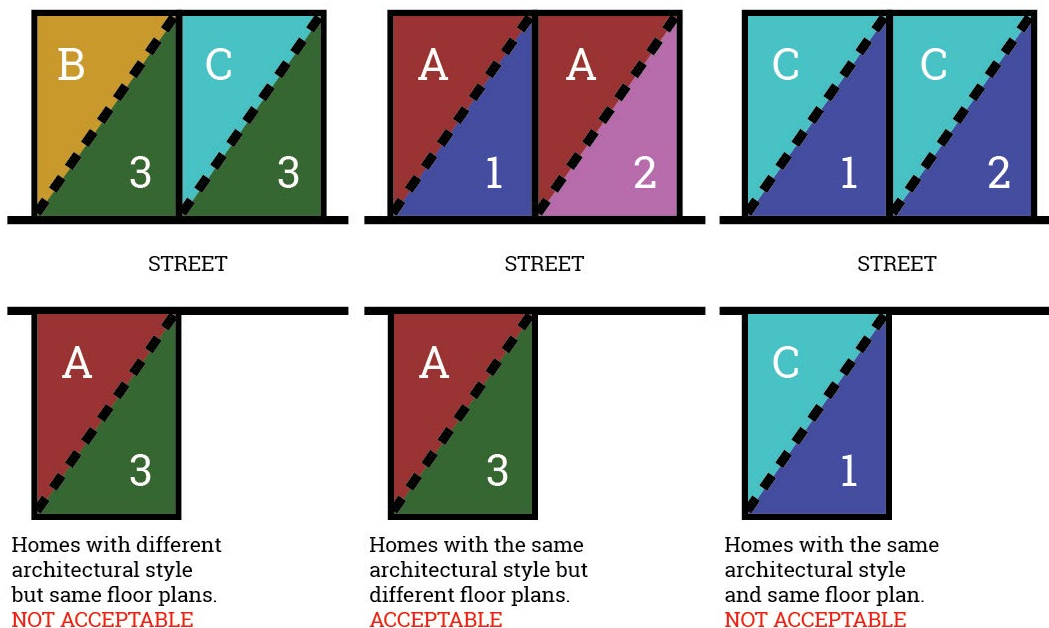
A varied and interesting street scene can be greatly enhanced the proper development of a variety of elevations of the residences. The following shall be followed to aid in the development of the community street scene:

- 3 different floor plans will be provided for each neighborhood
- 3 architectural styles will be provided for each floor plan
- 2 roof materials/styles/colors per architectural style will be provided
- Each elevation of the residence shall be articulated either through massing, detailing, or other method
- Detailing of the residence shall be true to the architectural style
- No adjacent lots or lots directly across the street shall contain the same architectural style and floor plan. Similar architectural styles may be on adjacent lots or lots directly across the street as long as the floor plan is different. ¹



Legend

Architectural Style	Floor Plan
■ A	■ 1
■ B	■ 2
■ C	■ 3



1. Lots directly across the street are those where at least 51% of the lot's street frontage is directly across from the street frontage of the lot on the opposite side of the street.

Residence Massing

Through the placement and orientation of various residence massings an interesting and varied street can be developed as well as shape community engagement. The following criteria have been developed to promote these principles:

- At least one floor plan with living space placed forward of the garage should be provided to reduce the dominance of the garage on the street scene
- Multiple massings at various offsets are encouraged in the development of the architecture
- The massing of the residence shall be at the appropriate scale at the street scene



Example of acceptable street scene



Example of unacceptable street scene



- Recessed windows are highly encouraged to add variety to masses and create dramatic shade lines
- Varied massing of the rear elevation shall be provided when visible to the public



Example of acceptable rear yard massing



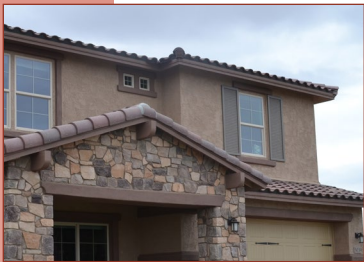
Example of unacceptable rear yard massing



Roofs

A well designed roof-scape can have a tremendous visual impact on the community. The following criteria have been established to foster creative alternatives for variety in the roofs in the community:

- Varied but simple roof lines shall be employed with all architectural styles
- Where appropriate to the style, two roof materials/styles/colors (metal, concrete, or clay; flat, barrel, "S", or similar) per architectural style shall be available
- Multiple ridgelines shall be employed to avoid large flat masses of roofs that can run from residence to residence
- Various roof forms shall be employed that are consistent with architectural style
- Gutters and flashing shall be designed to match color of the residence; Decorative gutters are acceptable





Porches and Patios

Porches and patios can provide a great deal of visual interest on the design of a residence when visible by the public, and can activate a community by providing outdoor living space along the street scene. The following criteria have been established to encourage the development of well-designed porches and patios:

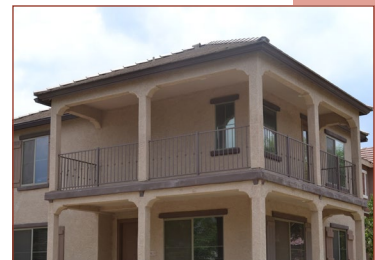
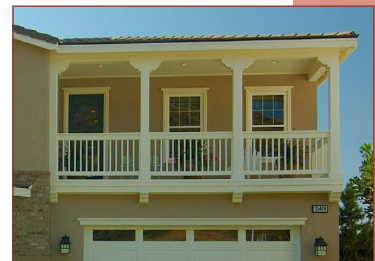
- The design shall be at the appropriate scale to the masses of the residence
- They will be integrated into the architecture of the residence and not feel as if they are simply attached to the residence as an after thought
- The design shall be consistent with and enhance the architectural style
- They will provide visual interest



Balconies, Projections and Decorative Detailing

Balconies, projections and decorative detailing can provide a great deal of visual interest on the design of a residence when visible by the public, and can enhance the overall character and quality of the architecture of a residence. The following criteria have been established to encourage the development of well-designed balconies, projections and decorative detailing:

- The design shall be at the appropriate scale to the masses of the residence
- The design shall be consistent with and enhance the architectural style
- They will provide visual interest



Windows and Doors

The following criteria have been developed to foster creative solutions to the design of windows and doors to better enhance the overall character of the architecture of the residence s:



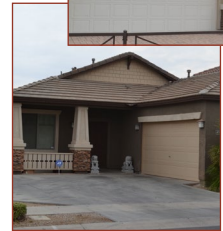
Front Doors

- Where appropriate to the elevation, the front door entry should be a celebrated feature of the residence
- Front door shall be visible from the street or behind a courtyard wall and gate that is visible from the street
- Front door should be decorative in nature and consistent with the architectural style

Garage Doors

The garage door of a residence makes up a large percentage of the overall façade and therefore is a significant element of the architecture of the residence.

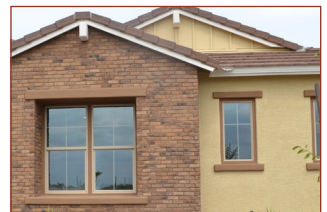
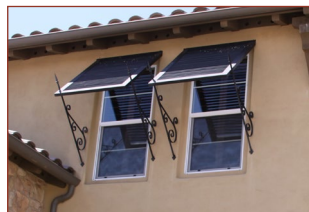
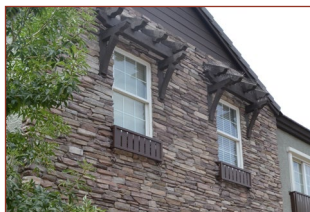
- Garage door shall be decorative in nature and consistent with the architectural style
- Garage doors shall be recessed a minimum 6" from the primary façade of the structure to create variations in an otherwise large massing. Builders are encouraged to increase the recess up to 12" through the use of additional pop-outs when appropriate to the architectural style.
- No more than 2 garage spaces may occupy the same plane to avoid having a single dominant mass when a three car garage is offered on a residence
- Min 2' separation between garage door planes from the most forward to the most recessed to create variations in an otherwise large massing
- The inclusion of elevation options with side loaded garages is encouraged to remove the garage door from the street scene on lots that are wider than 55 feet



Windows

Windows can provide a great deal of variety and character in the elevation of the residence.

- Windows to be aligned and sized appropriately to the architectural style
- Windows visible to the public are encouraged be recessed to add depth and shadow to the façade
- Windows on front elevations shall have a divided appearance if consistent with the architectural style



Lighting

The following criteria should be utilized in the design and utilization of lighting of the residence:

- The design of the light fixtures shall be in character with the architectural style of the residence
- The design of the lighting shall accentuate the architecture of the residence and also promote safety within the community.
- The design of the lighting shall not be obtrusive to surrounding neighbors
- Light pollution will be limited in accordance with the City of Surprise standards

Accessory Structures

The following criteria have been developed to aide in the design of accessory structures:

- The architectural character shall be consistent with the architectural style of the primary structure
- Accessory structure height and setbacks must comply with the Surprise Uniform Development Code
- The structure should have a 6' wall to wall separation from the primary structure

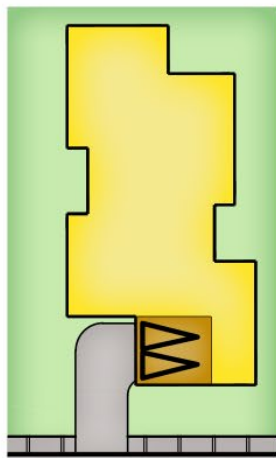
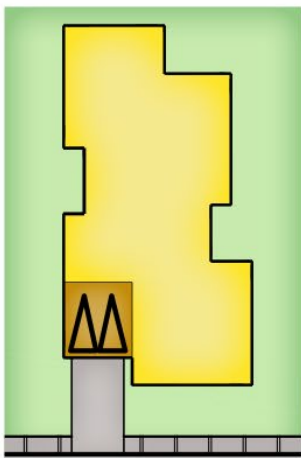
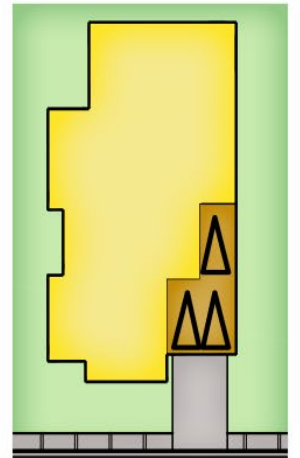
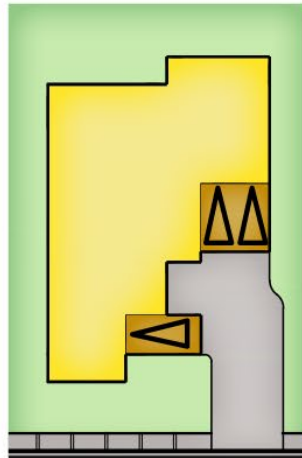
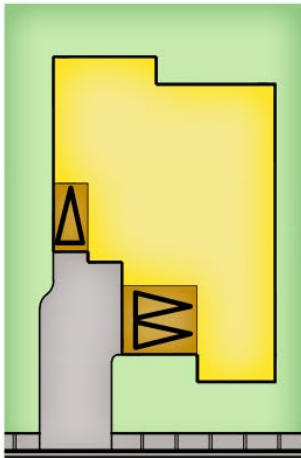
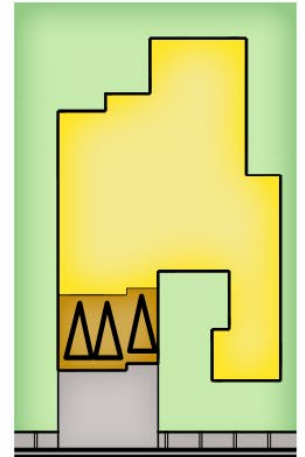
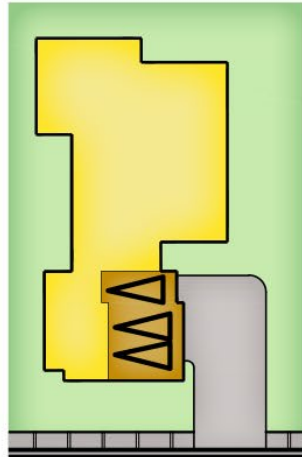
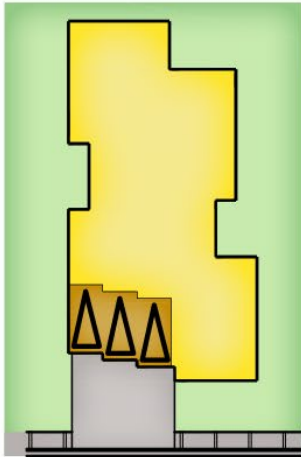
Color and Materials

Each builder shall prepare color and material palettes for each of the architectural styles that will be utilized within each neighborhood. The following guidelines shall guide in the development of these palettes:

- The design of the palettes shall be selected to unify the community aesthetically
- The palettes will be selected to create an identity for each residence and add visual interest to the community
- The palettes shall enhance and be appropriate to the architectural style
- The colors of the palettes shall not exceed a solar reflective index number of 45%
- A variety of color and materials should be employed on each residence if consistent with the architectural style. A minimum of two (2) colors per architectural style will be provided.



TYPICAL GARAGE OPTIONS

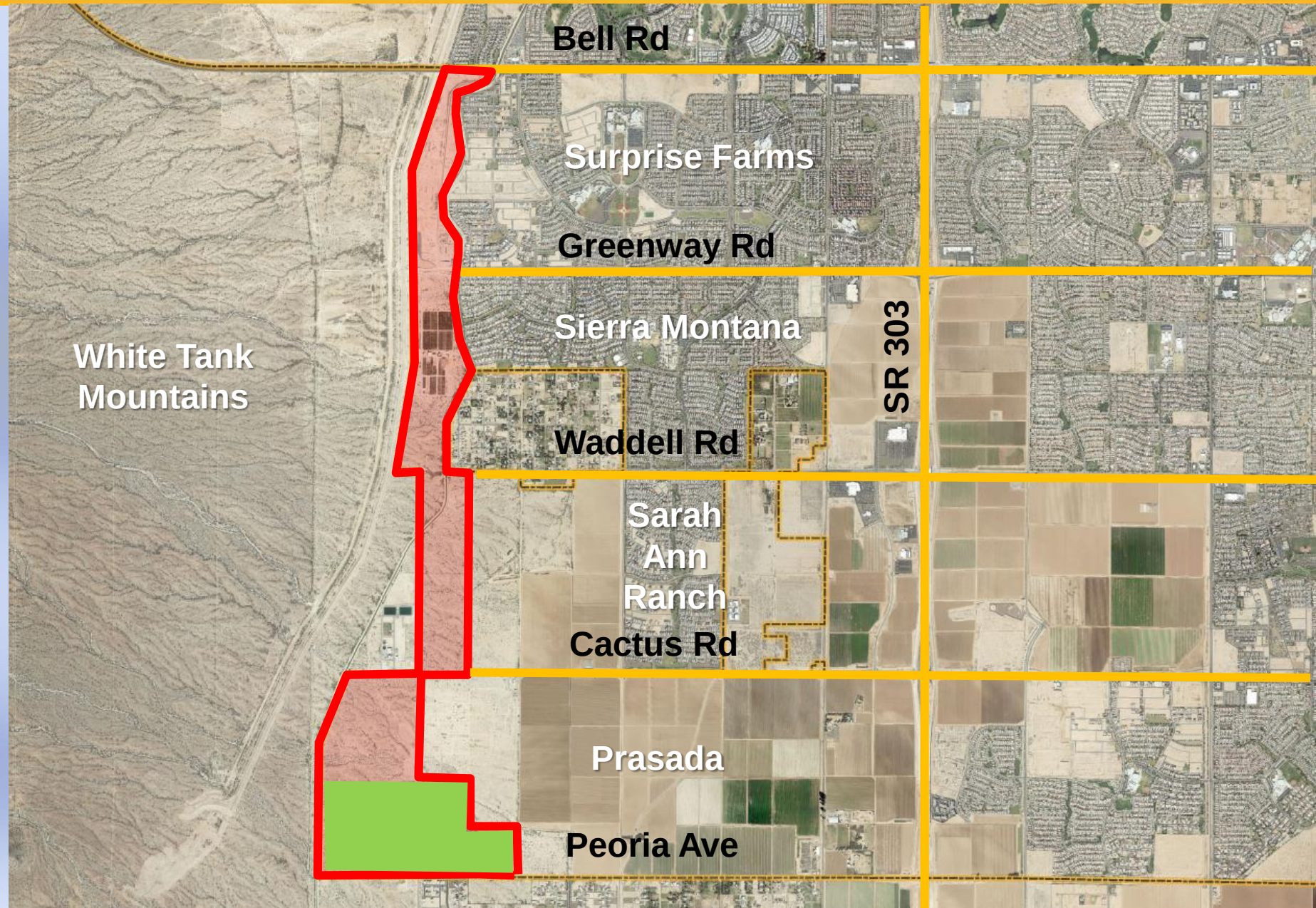


Zanjero Trails Final Plat MOD, 12A, 12B, 12C, 13A, and 13C

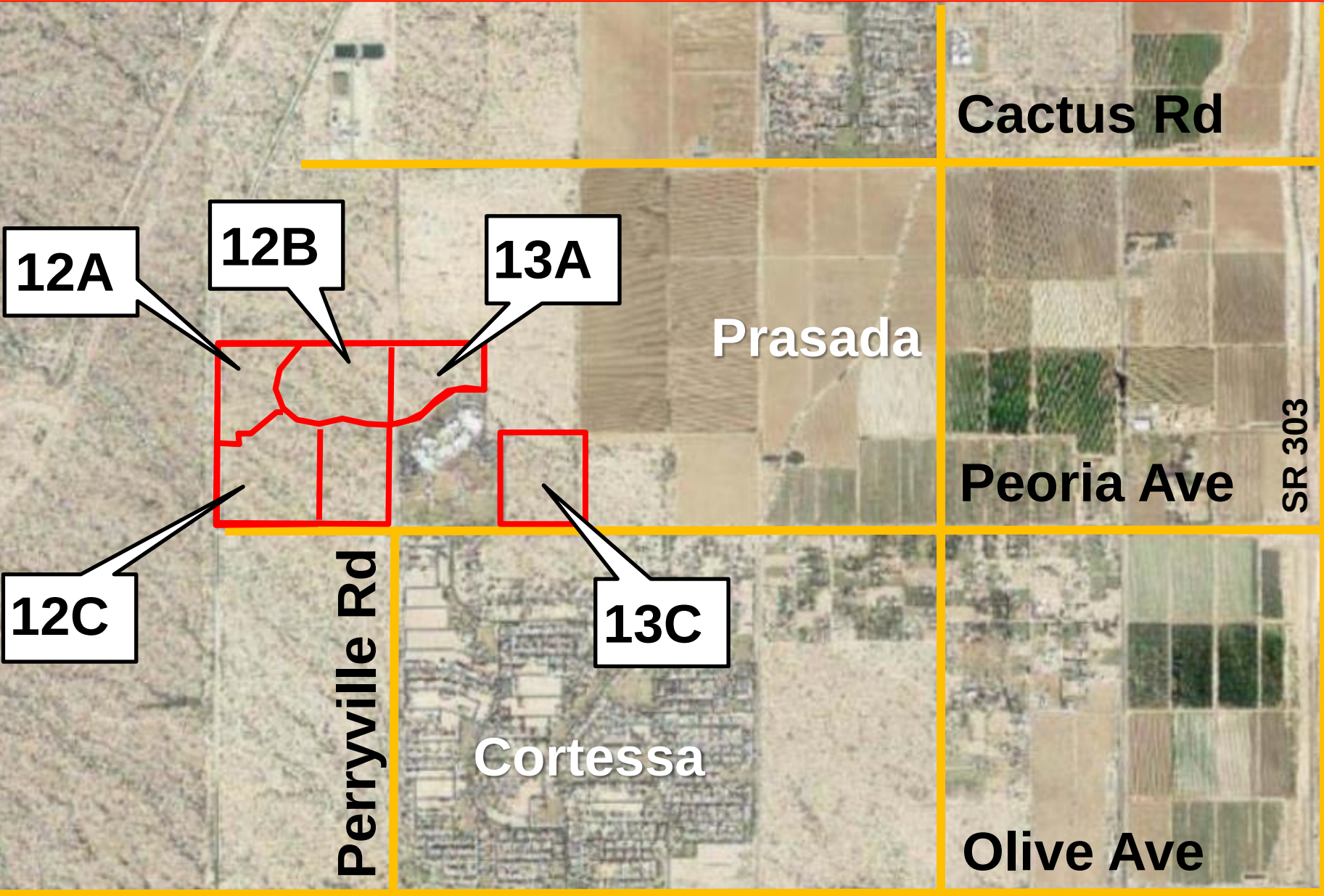
February 16, 2016



ZANJERO TRAILS



ZANJERO TRAILS



ZANJERO TRAILS

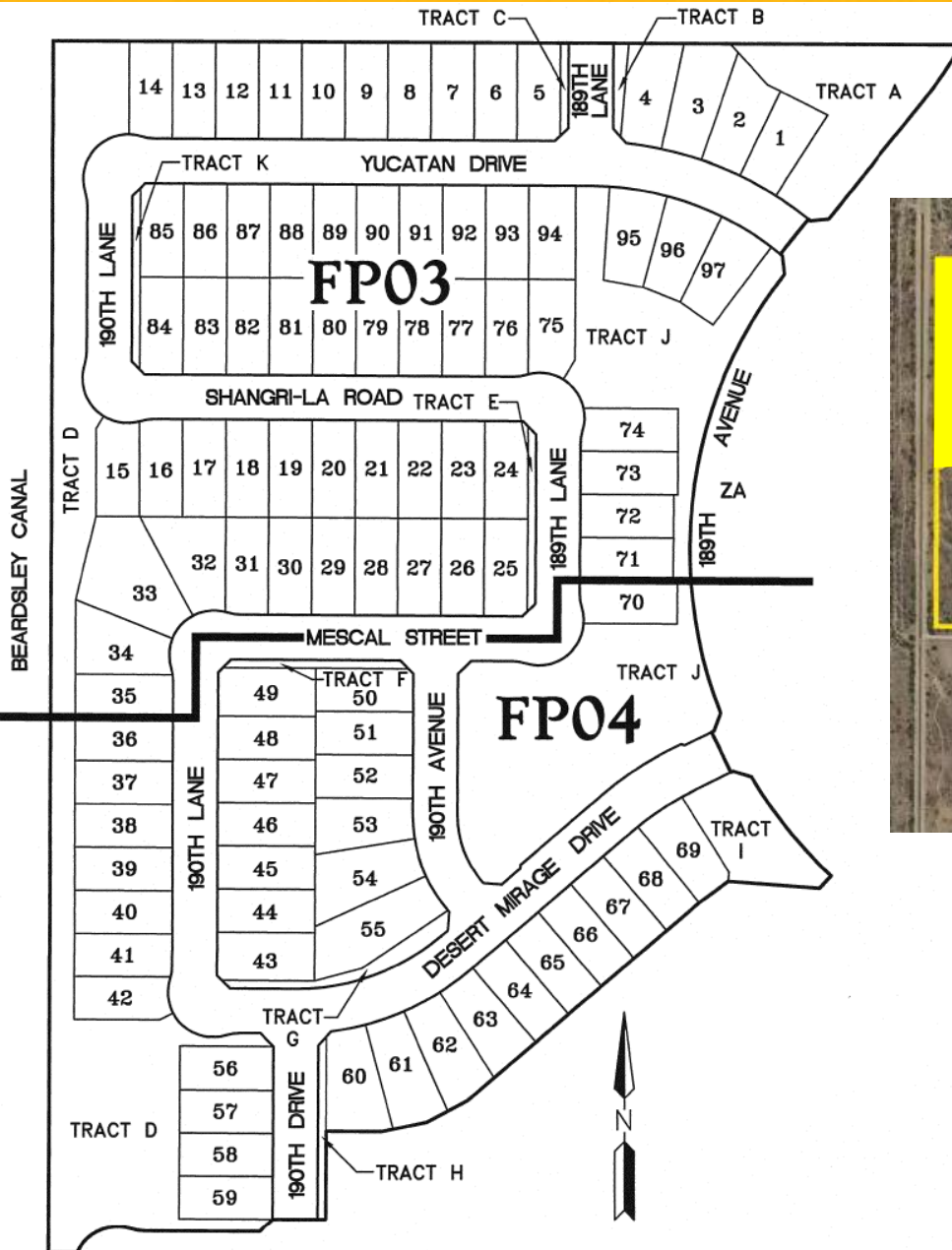
Park Detail (Typical)

Potential Amenities Include:

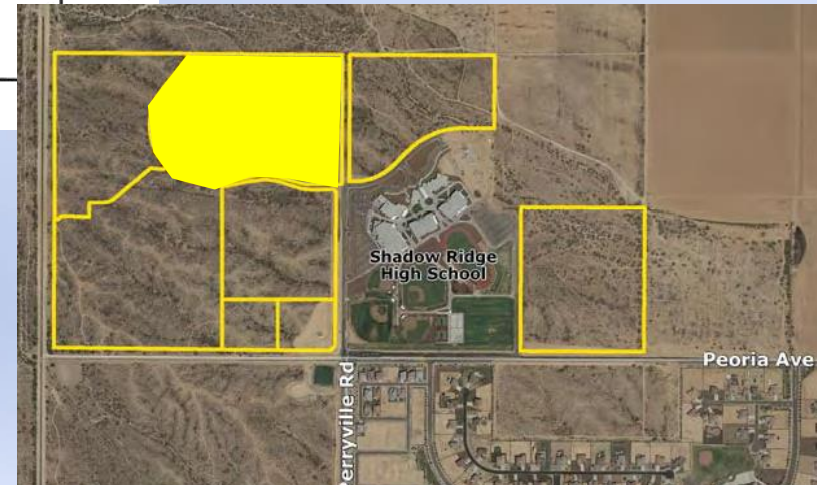
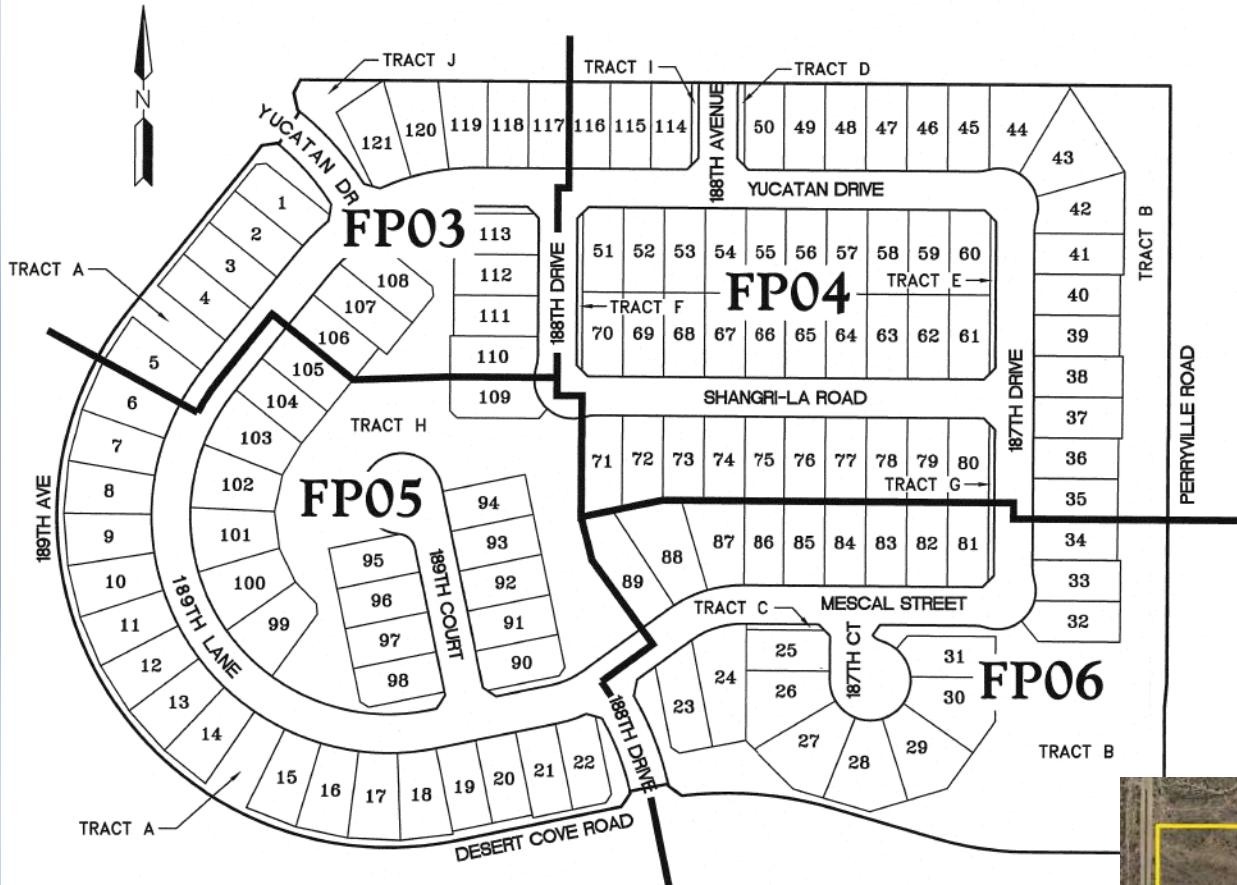
- Trail Connections
- Active and Passive Turf Areas
- Tot Lot
- Ramada / Picnic Area



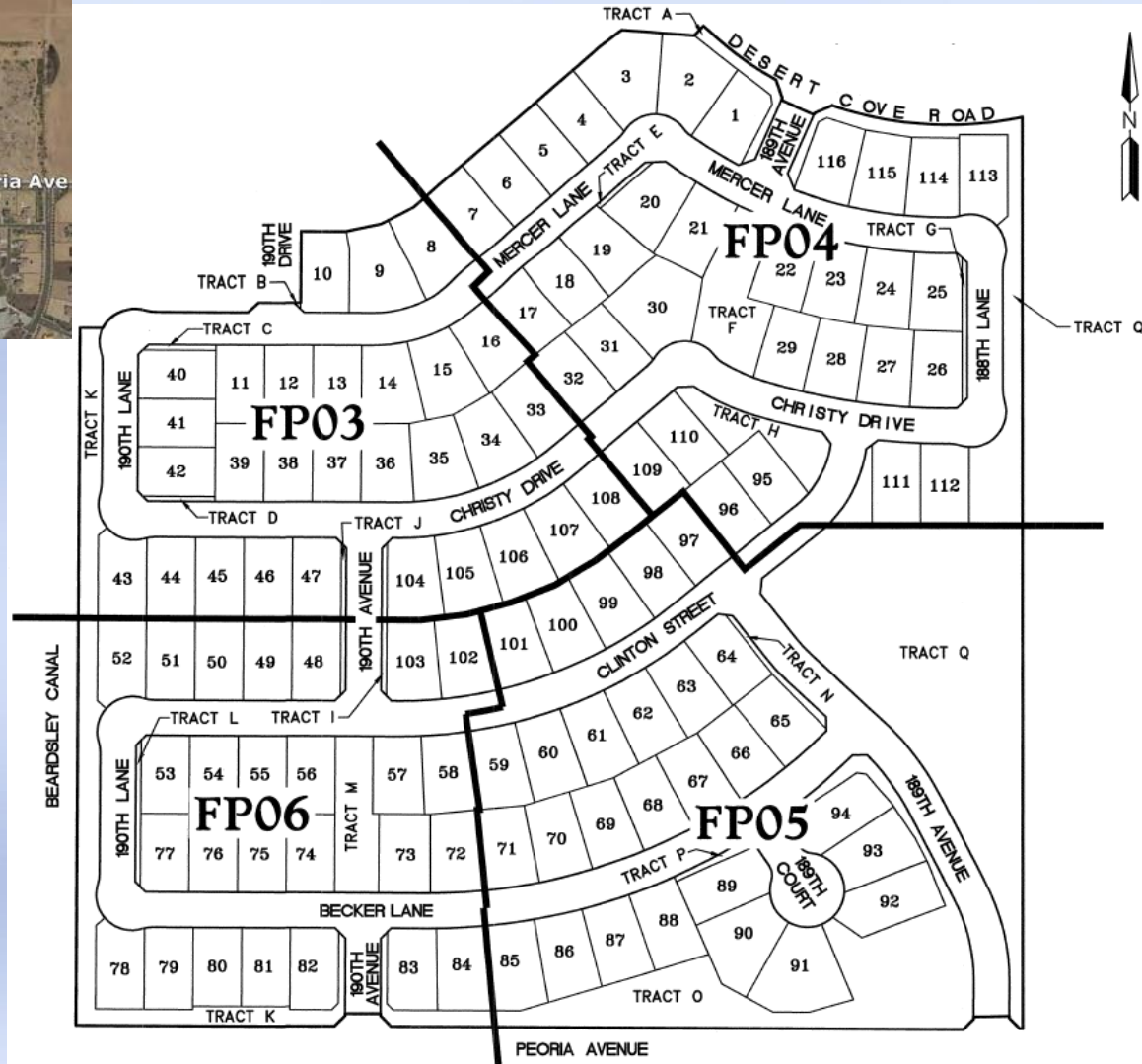
PARCEL 12A



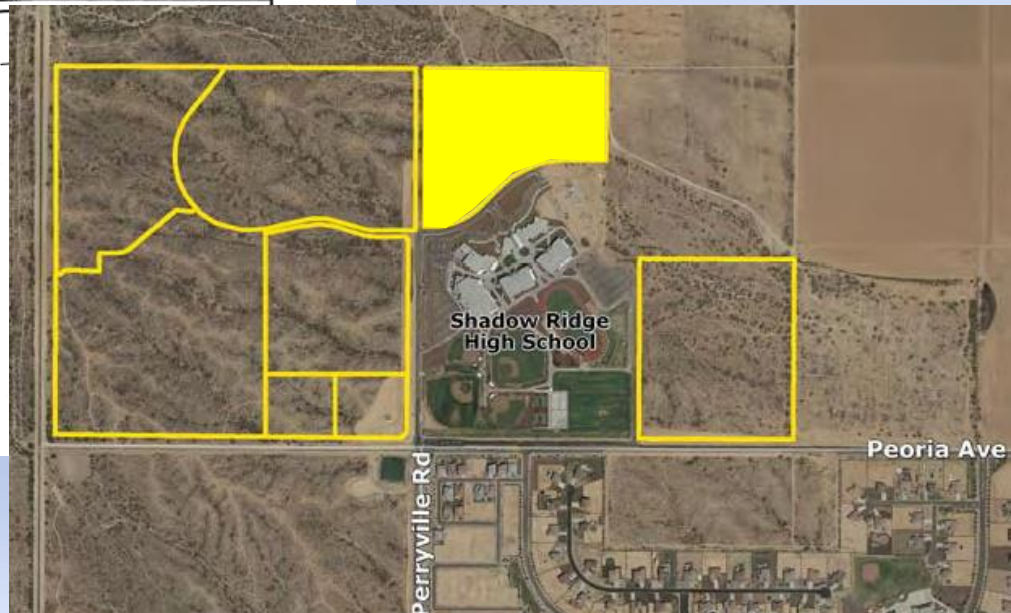
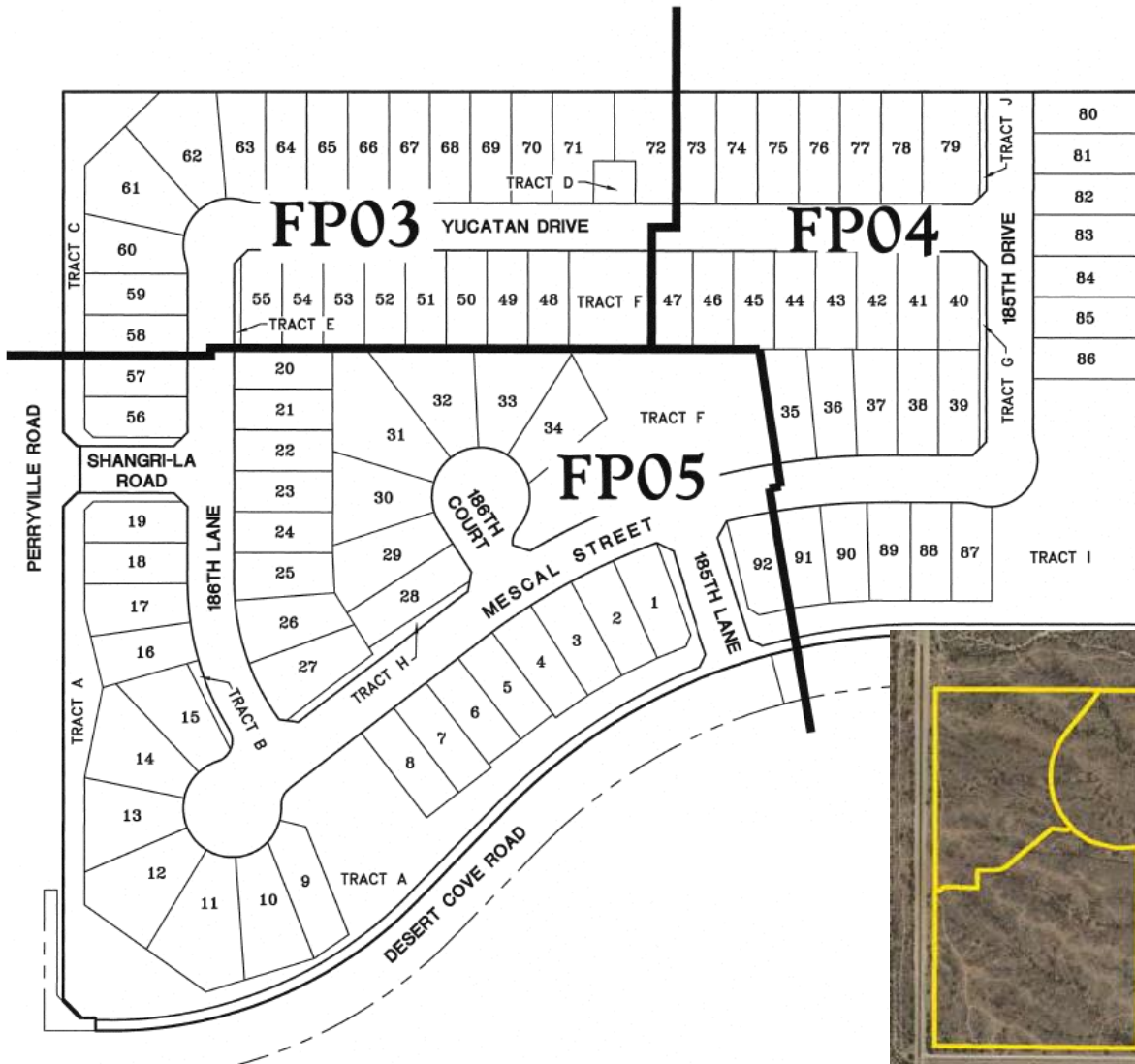
PARCEL 12B



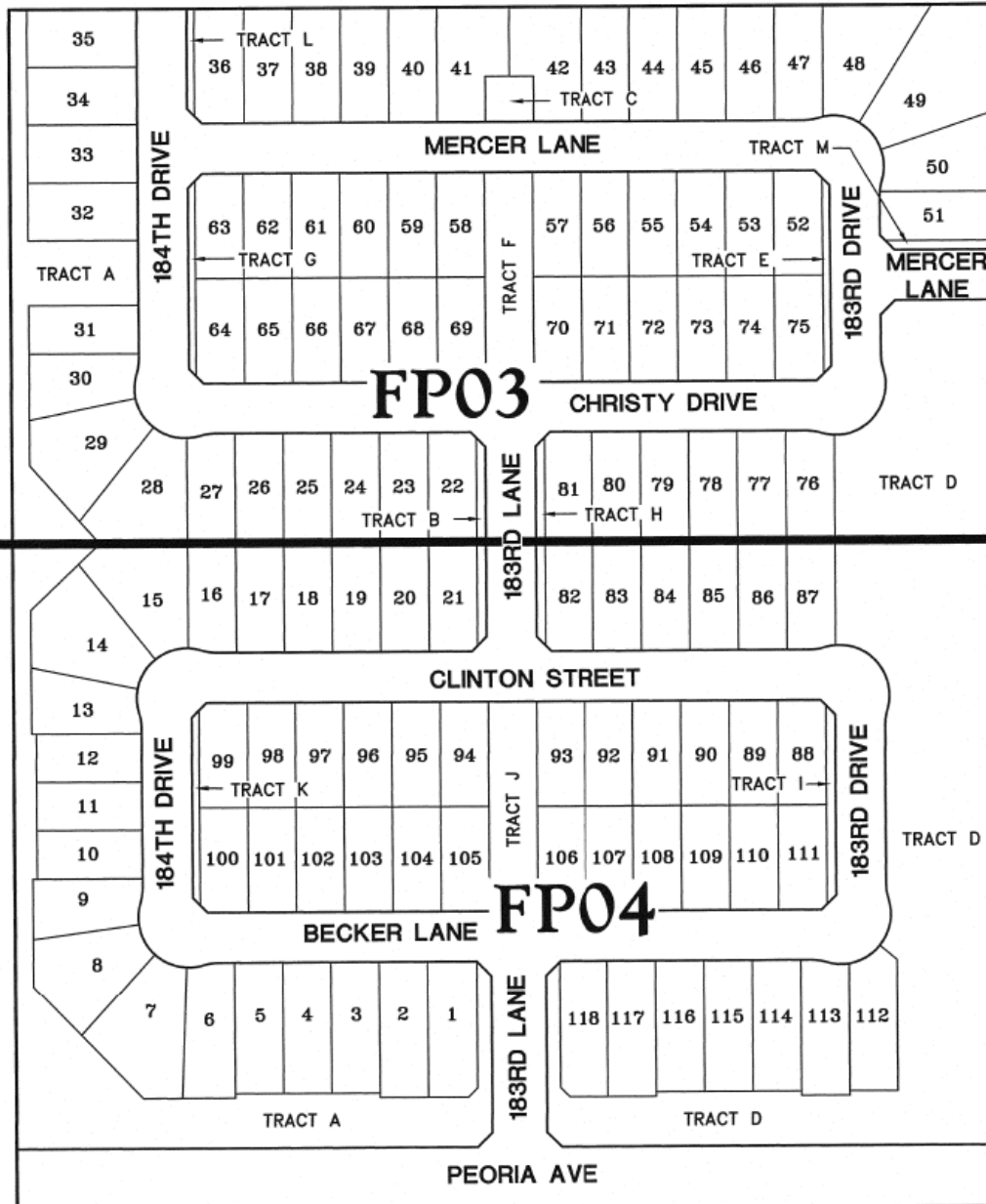
PARCEL 12C



PARCEL 13A



PARCEL 13C



MAP OF DEDICATION

OWNER

JEN ARIZONA 7 LLC & JEN ARIZONA 11 LLC
2222 W. PINNACLE PEAK ROAD, SUITE 160
PHOENIX, ARIZONA 85027
PH: (602)374-2777
FAX: (480)393-4016
CONTACT: TOM CHENEY

SURVEYOR

HILGARTWILSON
1661 EAST CAMELBACK ROAD
SUITE 275
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
FAX: (602) 325-0161
CONTACT: KIRK J. PANGUS

BASIS OF BEARING

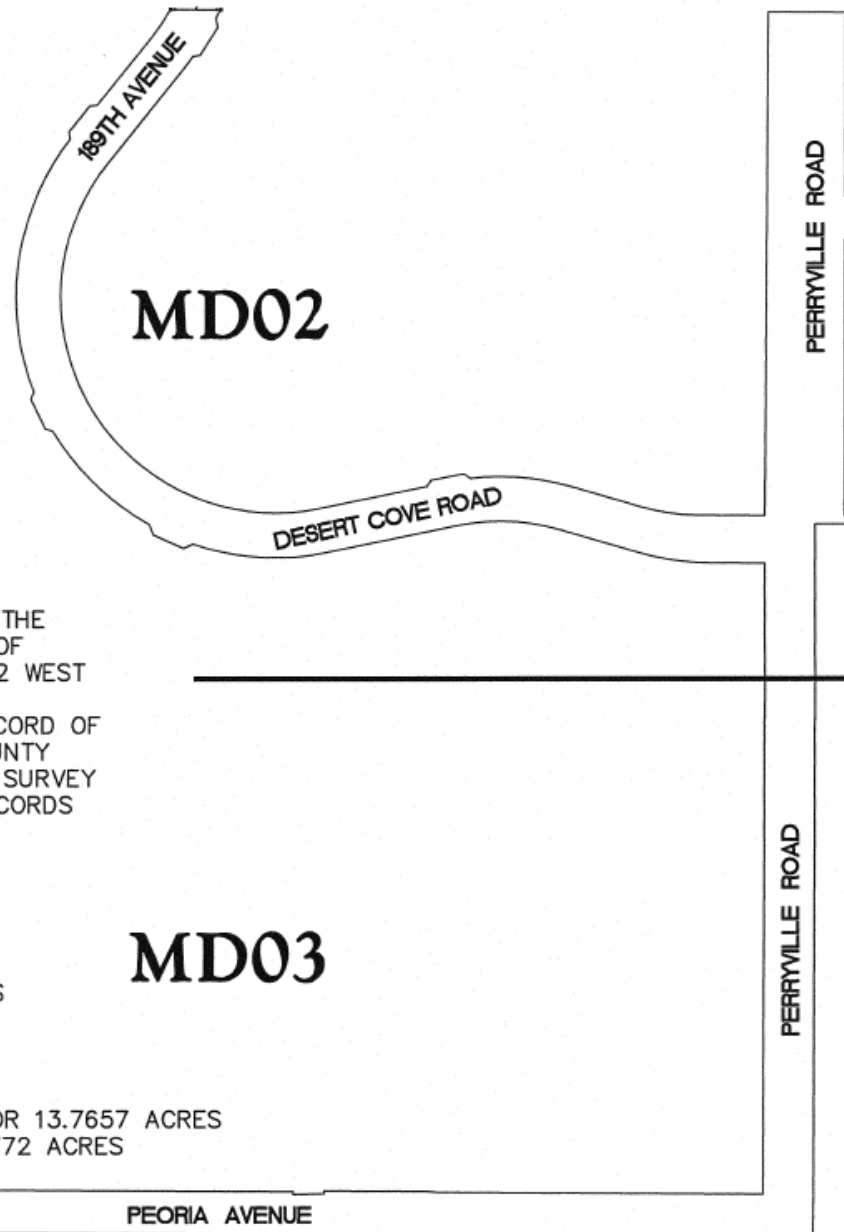
BASIS OF BEARING IS N00°19'56"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA PER THE RECORD OF SURVEY PLSS SUBDIVISION, MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY AS RECORDED IN BOOK 661, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA.

SHEET INDEX

MD01	DEDICATION, APPROVALS
MD02	LEGAL DESCRIPTION, NOTES
MD03-04	MAP OF DEDICATION

AREA

RIGHT OF WAY AREA = 599,634 SQ. FT. OR 13.7657 ACRES
GROSS AREA = 848,428 SQ. FT. OR 19.4772 ACRES



ROADS



Perimeter and Off Site Streets to be Built

Cotton Ln

Cactus Rd

Prasada

SR 303

13C

Peoria Ave

Perryville Rd

Cortessa

Olive Ave

Questions or Comments?

RESOLUTION #2016-30

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A FINAL PLAT ENTITLED "ZANJERO TRAILS PHASE 2, PARCEL 13A," GENERALLY LOCATED ON THE NORTHWEST CORNER OF PEORIA AVENUE AND PERRYVILLE ROAD.

WHEREAS, on September 11, 2008 the Mayor and City Council approved the Zanjero Trails Planned Area Development;

WHEREAS, on October 23, 2008, the City Council approved the Zanjero Trails Phase 2 Preliminary Plat;

WHEREAS, the proposed final plat conforms with the preliminary plat;

WHEREAS, the proposed final plat does not create any substandard or nonconforming lots; and

WHEREAS, the proposed final plat complies with the Surprise General Plan and Municipal Code.

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

Section 1. The Final Plat for Zanjero Trails Phase 2 Parcel 13A, dated August 2015, is approved with the following conditions:

- a) The Landscape Plans prepared by The McGough Group, dated August 7, 2015 will be revised and submitted for review to include the following modification:
 1. The "Special Note" located on Sheet L-22 will include a City of Surprise Community Development Department approval requirement.
- b) Prior to release of any civil construction permits associated with this plat, the developer will make a cash payment to the City of Surprise in lieu of constructing temporary road improvements on Cactus Road between 175th Avenue and Cotton Lane ("In Lieu Funds"). The amount of the In Lieu Funds payable to the City of Surprise is \$276,889.00, as established in the engineer's estimate approved by the City of Surprise on October 29, 2013. Payment of these In Lieu Funds is for temporary improvements only, and in no way satisfies or alters any legal requirement regarding permanent

improvements to this segment of Cactus Road which may be required for future development.

APPROVED AND ADOPTED this _____ day of _____ 2016.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney



CITY OF SURPRISE
Regular City Council Meeting

February 16, 2016 @ 6:00:00 PM

+ [Back](#) [Print](#)

Council Meeting Date:	February 16, 2016	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD	District:	3
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
---------	---	---------	----------------	-------------------

Agenda Wording:

Consideration and action pertaining to the Final Plat entitled "Zanjero Trails Phase 2- Parcel 13C", a 32.65 acre property generally located east of the northeast corner of Peoria Avenue and Perryville Road; Resolution # 2016-31.

Motion:

I move to approve Resolution # 2016-31.

Background:

The applicant is requesting a final plat approval for Parcel 13C that will establish the property boundaries, necessary easements, and right-of-way dedications to accommodate 118 single-family residential units on 32.65 acres.

Objective Analysis:

The applicant is requesting an approval of a Final Plat entitled "Zanjero Trails Phase 2 - Parcel 13C" for a single-family residential subdivision.

Policy Compliant:

The proposed Final Plat advances the goals and policies of the Surprise General Plan and the City Council's Strategic Plan.

Financial Impact:

Prior to release of any civil construction permits associated with this plat, the developer will make a cash payment to the City of Surprise in lieu of constructing temporary road improvements on Cactus Road between 175th Avenue and Cotton Lane ("In Lieu Funds"). The amount of the In Lieu Funds payable to the City of Surprise is \$276,889.

Budget Impact:

Funding for the construction of the temporary road improvements are budgeted in the Cactus Rd 175th to Cotton Ln FY2016 Capital Improvement Plan in the amount of \$272,200. Staff will return to City Council to request additional appropriation either in the form of a budget amendment request or during the FY2017 budget process if additional funding is needed. Ongoing maintenance costs will be absorbed by the Public Works Department.

FTE Impact:

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

ATTACHMENTS:

Click to download

- ☐ [00 FS12-351 - Zanjero Trails - 13C - FP - Staff Report](#)
 - ☐ [01 FS12-351 - Zanjero Trails - 13C - FP - Vicinity Maps](#)
 - ☐ [02 FS12-351 - Zanjero Trails - 13C - FP - Final Plat](#)
 - ☐ [03 FS12-351 - Zanjero Trails - 13C - FP - Landscape Plans 1](#)
 - ☐ [03 FS12-351 - Zanjero Trails - 13C - FP - Landscape Plans 2](#)
 - ☐ [04 FS12-351 - Zanjero Trails - 13C - FP - Offsite Landscape Plans](#)
 - ☐ [05 FS12-351 - Zanjero Trails - 13C - FP - Design Guidelines](#)
 - ☐ [06 FS12-351 - Zanjero Trails - 13C - FP - Presentation](#)
 - ☐ [Resolution 2016-31](#)
-

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: FS12-351

Project Name: Zanjero Trails Phase 2 – Parcel 13C

Council District: 3 - Mesquite

City Council Date: February 16, 2016

Planner: Hobart Wingard, 623.222.3156, hobart.wingard@surpriseaz.gov

Owner: MPC Zanjero, LLC

Applicant: Insight Development Services

Request: The applicant is requesting an approval of a Final Plat entitled “Zanjero Trails Phase 2 – Parcel 13C”

Site Location: Generally located east of the northeast corner of Peoria Avenue and Perryville Road.

Site Size: Approximately 32.65 gross acres

Dwelling Units: 118 single-family residential units

Density: Gross density of 3.61 dwelling units per acre

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Zone Change for Zanjero Trails Planned Area Development (PAD) as approved under case PAD07-341.
- The Final Plat is consistent with the Preliminary Plat approved under case PP07-346.

Staff Recommendation:

Based on the findings noted above, staff then recommends the City Council move to **approve** a Final Plat entitled “Zanjero Trails Phase 2 – Parcel 13C”, subject to stipulations ‘a)’ and ‘b)’ as outlined below:

- a) The Landscape Plans prepared by The McGough Group, dated August 7, 2015 will be revised and submitted for review to include the following modification:

41 1) The "Special Note" located on Sheet L-24 will include a City of
42 Surprise Community Development Department approval
43 requirement.

44 b) Prior to release of any civil construction permits associated with
45 this plat, the developer will make a cash payment to the City of
46 Surprise in lieu of constructing temporary road improvements on
47 Cactus Road between 175th Avenue and Cotton Lane ("In Lieu
48 Funds"). The amount of the In Lieu Funds payable to the City of
49 Surprise is \$276,889.00, as established in the engineer's estimate
50 approved by the City of Surprise on October 29, 2013. Payment
51 of these In Lieu Funds is for temporary improvements only, and
52 in no way satisfies or alters any legal requirement regarding
53 permanent improvements to this segment of Cactus Road which
54 may be required for future development.

55
56 **Additional Information:**

57
58 Zanjero Trails Phase 2 is a 285.8-acre vacant parcel proposing 907 single-family residential lots
59 located generally on the north of the corner of Perryville Road and Peoria Avenue. These five
60 (5) phases represent approximately 60 percent of Phase 2 and create 544 lots on 176.7 acres of
61 property.

62 The applicant is requesting a final plat approval for Parcel 13C that will establish the property
63 boundaries, necessary easements, and right-of-way dedications to accommodate 118 single-
64 family residential units on 32.65 acres.

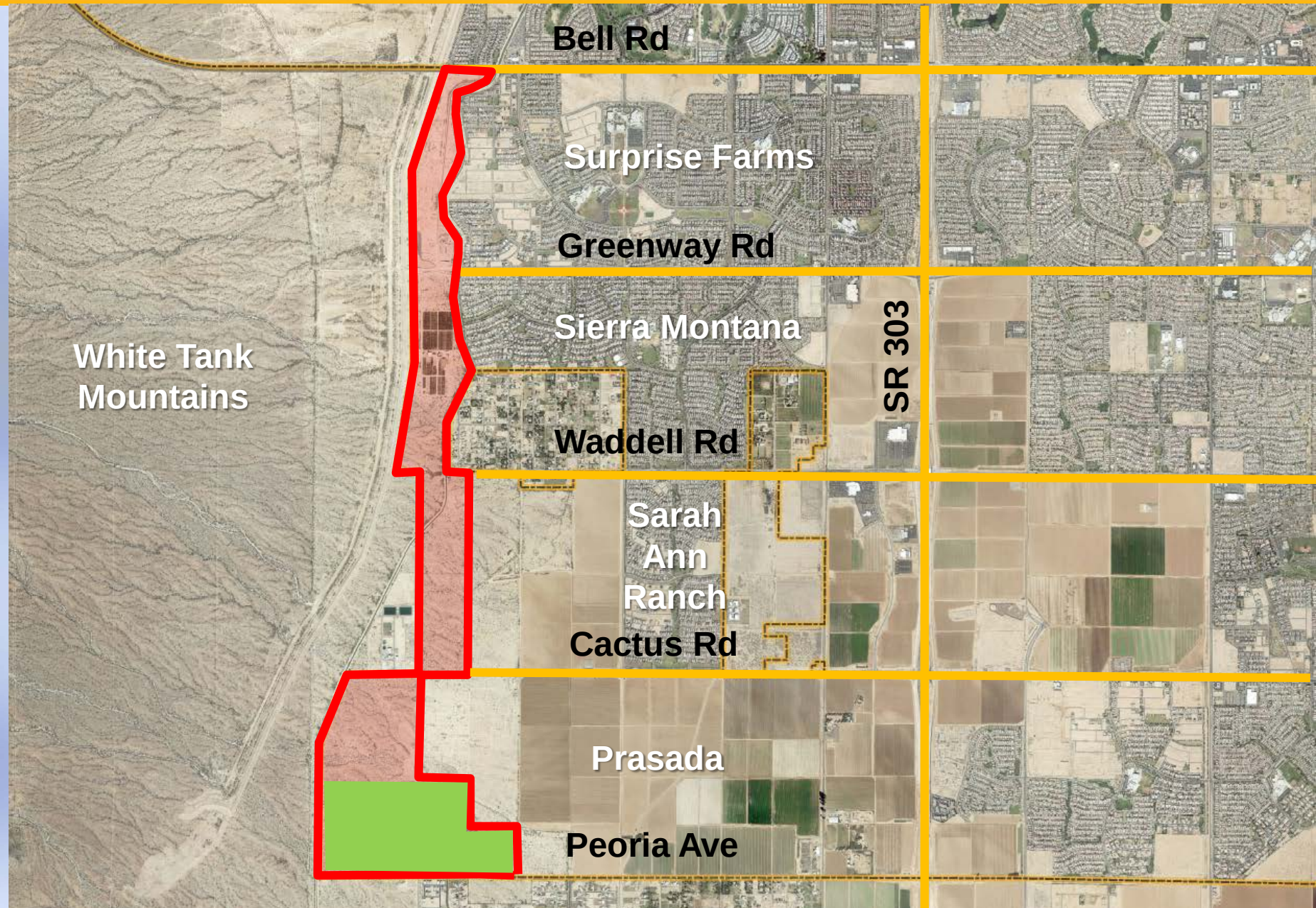
65
66 **Attachments:**

- 67
68 (1) Vicinity Maps (3 Pages)
69 (2) Final Plat (4 pages)
70 (3) Landscape Plans (16 pages)
71 (4) Offsite Landscape Plans (6 pages)
72 (5) Design Guidelines (10 pages)
73

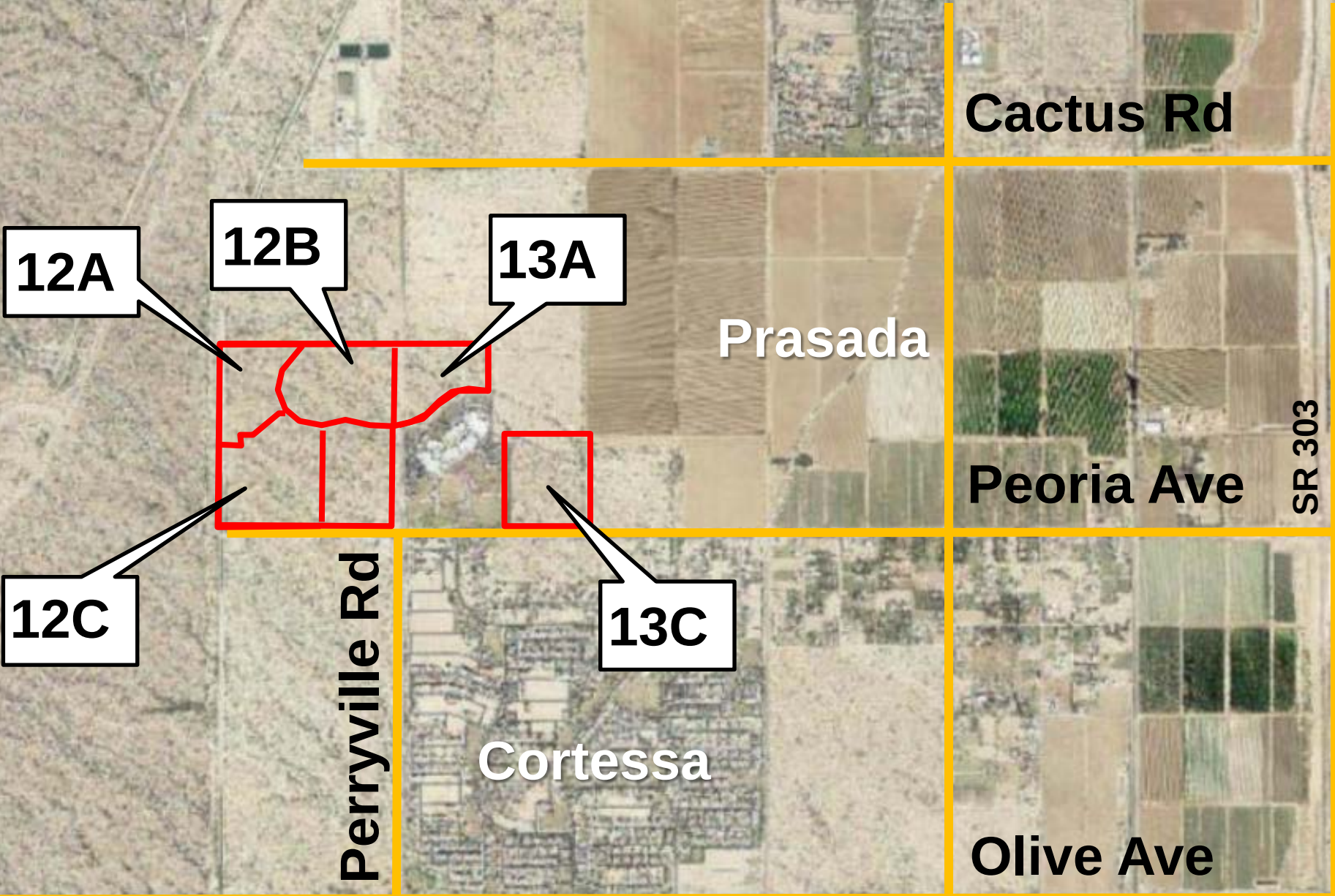
74 **Enclosure:**

75
76 Sealed Mylars (1 set)

ZANJERO TRAILS



ZANJERO TRAILS



Cactus Rd

12A

12B

13A

Prasada

Peoria Ave

SR 303

12C

Perryville Rd

13C

Cortessa

Olive Ave

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS
KNOW ALL MEN BY THESE PRESENTS:

THAT JEN ARIZONA 7 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, OF A SUBDIVISION WITHIN THE COUNTY OF MARICOPA, HAS SUBDIVIDED UNDER THE NAME OF "ZANJERO TRAILS PHASE 2 - PARCEL 13C", LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SAID "ZANJERO TRAILS PHASE 2 - PARCEL 13C" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENTS 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.

JEN ARIZONA 7 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THIS MAP AND 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 BOUNDARIES 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 GRANTS TO THE CITY OF SURPRISE A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A 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 DEDICATES THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, PARKS, AND 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 OWNER OR THE HOMEOWNER'S ASSOCIATION FORMED BY THE OWNER AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

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

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

OWNER HEREBY GRANTS TO THE PUBLIC 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.

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

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

IN WITNESS WHEREOF:

JEN ARIZONA 7 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS 16th DAY OF August, 2015.

JEN ARIZONA 7 LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: [Signature]

ITS: Authorized Signer

ACKNOWLEDGMENT

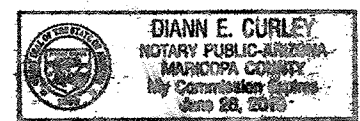
ON THIS, THE 16th DAY OF August, 2015, BEFORE ME, Michael K. Tesberger WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE Authorized Signer OF: JEN ARIZONA 7 LLC AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL:

[Signature]
NOTARY PUBLIC

6/28/19
MY COMMISSION EXPIRES



ACKNOWLEDGMENT FOR RATIFICATION

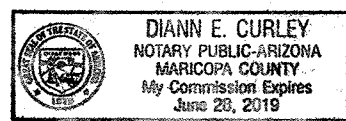
STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS, THE 31st DAY OF August, 2015, BEFORE ME, PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE President OF THE ASSOCIATION AND ACKNOWLEDGED THAT HE/SHE AS BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE CONTAINED HEREIN, BY SIGNING IN THE NAME OF THE ASSOCIATION, BY HIMSELF/HERSELF AS, Michael K. Tesberger

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL:

BY: [Signature]

DATE: 8/31/15



FINAL PLAT
OF
ZANJERO TRAILS PHASE 2 - PARCEL 13C
SURPRISE, ARIZONA
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND
SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

NOTICE OF ZANJERO TRAILS PHASE 2 - PARCELS 12A-12C,
13A & 13C DEVELOPMENT AGREEMENT

JEN ARIZONA 7 LLC HAS ENTERED INTO A ZANJERO TRAILS PHASE 2 - PARCELS 12A-12C, 13A AND 13C DEVELOPMENT AGREEMENT DATED OCTOBER 24, 2013, ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON OCTOBER 24, 2013, AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCUMENT NO. 2013-0935514. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF LANDOWNER AT JEN ARIZONA 7 LLC, 20045 NORTH 19TH AVENUE, SUITE 3, PHOENIX, ARIZONA, 85027, AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 7 AND SECTION 8, UPON REASONABLE REQUEST.

DATED THIS 16th DAY OF September 2015.

MARICOPA COUNTY MUNICIPAL WATER CONSERVATION
DISTRICT NUMBER ONE,

A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA ("MWD")

[Signature]
CHRISTINE CAIN, PROPERTY AND CONTRACTS SUPERVISOR

ATTEST:

[Signature]
GLEN VORTHERMS, ASSISTANT SECRETARY

JEN ARIZONA 7 LLC

BY: JEN ARIZONA 7 LLC

BY: [Signature]

ITS: Authorized Signer

NOTICE OF INTERGOVERNMENTAL AGREEMENT

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

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

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

PUBLIC NOTICE:

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE 1988 MAG NOISE CONTOUR LINES 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

JEN ARIZONA 7 LLC, ("OWNER"), DOES HEREBY (1) RELEASE AND DISCHARGE THE USAF AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

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

EPCOR WATER ARIZONA INC. APPROVAL

DATA ON THIS PLAT REVIEWED AND APPROVED THIS 16th DAY OF September 2015, BY EPCOR WATER ARIZONA INC.

APPROVED [Signature] #383436 DATE 9/16/15

OWNER

JEN ARIZONA 7 LLC
20045 NORTH 19TH AVENUE, SUITE 3
PHOENIX, ARIZONA 85027
PH: (602) 374-2777
FAX: (480) 393-4016
CONTACT: TOM CHENEY

SURVEYOR

HILGARTWILSON
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PH: (602) 490-0535
FAX: (602) 368-2436
CONTACT: ROBERT A. JOHNSTON

SHEET INDEX

FP01 COVER SHEET
FP02 SHEET INDEX MAP, LEGEND, NOTES,
LOT/TRACT AREA TABLE, LOT SETBACK
& VISIBILITY DETAIL
FP03-FP04 FINAL PLAT

CERTIFICATE OF ASSURED WATER SUPPLY

THIS SUBDIVISION WAS ISSUED A CERTIFICATE OF ASSURED WATER SUPPLY BY THE ARIZONA DEPARTMENT OF WATER RESOURCES ON FEBRUARY 7, 2012. CERTIFICATE NUMBER 27-700722.0000. THIS SUBDIVISION WILL BE SERVED BY EPCOR WATER COMPANY.

APPROVALS

CITY OF SURPRISE ENGINEER APPROVAL:

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 2015, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED _____
CITY ENGINEER

CITY OF SURPRISE COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA. THIS _____ DAY OF _____, 2015.

MAYOR

ATTEST:

CITY CLERK

LAND SURVEYOR CERTIFICATION

I, ROBERT A. JOHNSTON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF NOVEMBER, 2013; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL MONUMENTS ACTUALLY EXIST AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ROBERT A. JOHNSTON
RLS# 37495
HILGARTWILSON
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PH: (602) 490-0535

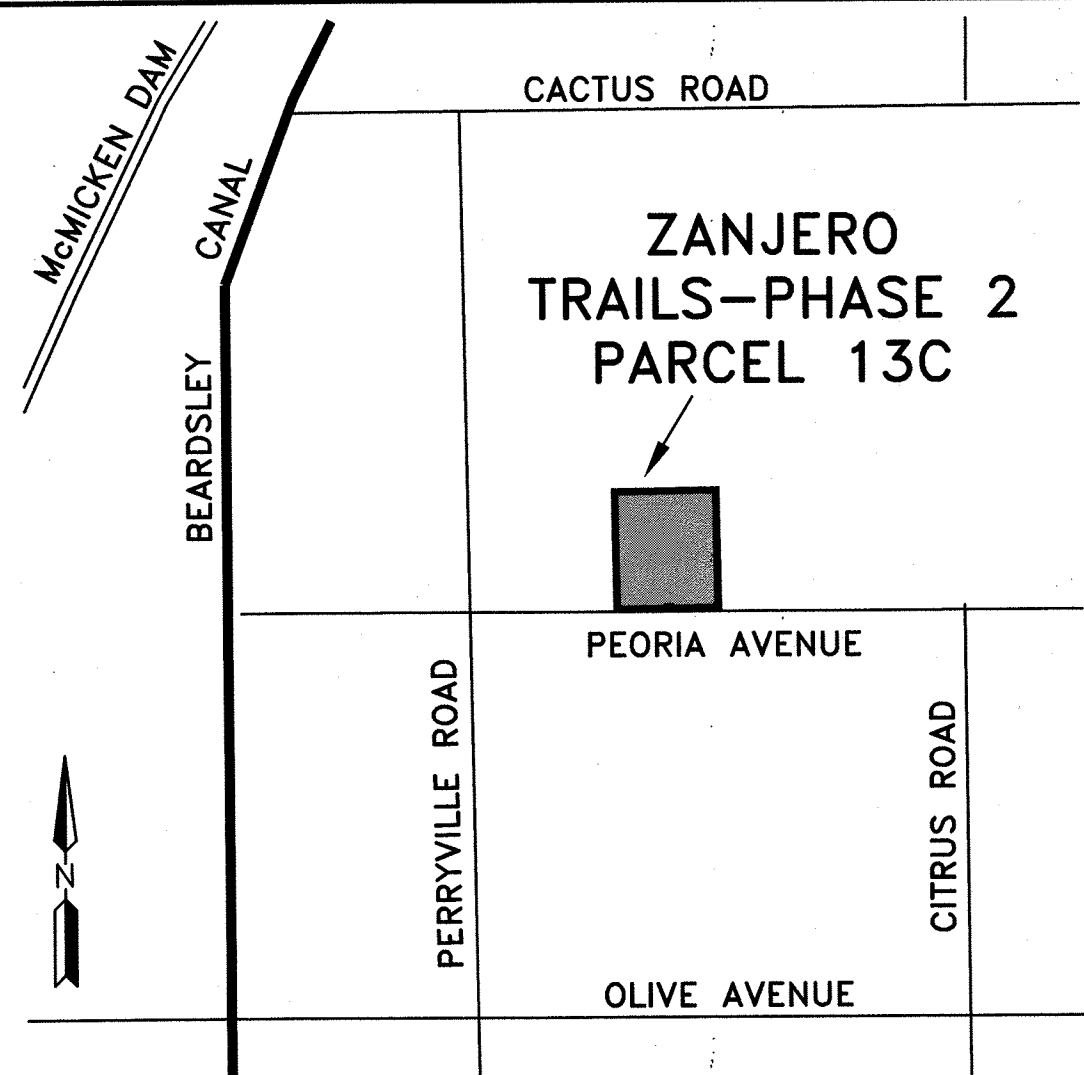
NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY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

COMMUNITY ASSOCIATION RATIFICATION

BY THIS RATIFICATION, Michael K. Tesberger DULY ELECTED PRESIDENT OF ASSOCIATION, ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREIN.

NAME [Signature]

TITLE President



VICINITY MAP
N.T.S.

BASIS OF BEARING

BASIS OF BEARING IS N00°19'56"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA PER THE RECORD OF SURVEY PLSS SUBDIVISION, MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY AS RECORDED IN BOOK 661, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA.

ZANJERO TRAILS PHASE 2 - PARCEL 13C

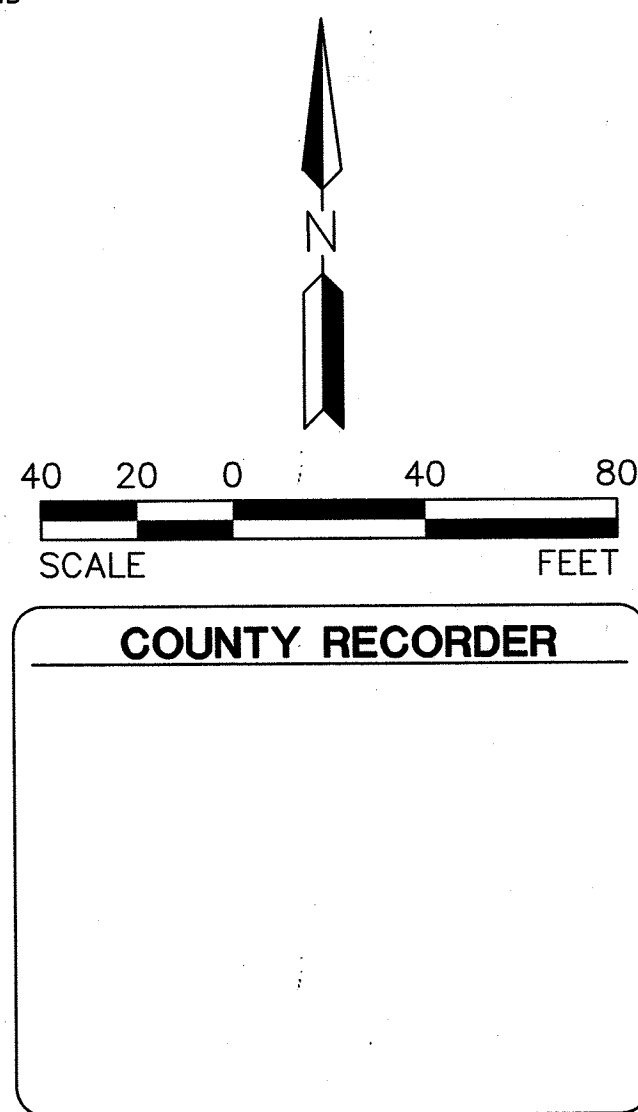
PEORIA AVENUE & 183RD LANE

SURPRISE, ARIZONA

FINAL PLAT

HILGARTWILSON
ENGINEERING, PLANNING, SURVEY & MANAGEMENT
2141 E. HIGHLAND AVENUE, SUITE 250
PH: 602.490.0535 / FAX: 602.368.2436
www.hilgartwilson.com

PROJ.#:	1078	REV.:	
DATE:	AUG 2015	SCALE:	NTS
DRAWN:	JDL	DESIGNED:	HW
APPROVED:	RAJ		
DWG. NO.	FP01	SHT. 1 OF 4	



LEGAL DESCRIPTION

A PORTION OF LAND BEING SITUATED WITHIN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 3" MARICOPA COUNTY DEPARTMENT BRASS CAP FLUSH ACCEPTED AS THE SOUTH QUARTER CORNER OF SAID SECTION 22 FROM WHICH A FOUND 3" MARICOPA COUNTY DEPARTMENT BRASS CAP FLUSH ACCEPTED AS THE SOUTHWEST CORNER THEREOF BEARS NORTH 89°44'29" WEST, 2641.31 FEET;

THENCE NORTH 89°44'29" WEST, 1076.70 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER;

THENCE LEAVING SAID SOUTH LINE, NORTH 00°14'06" EAST, 1318.92 FEET;

THENCE SOUTH 89°45'36" EAST, 1079.46 FEET;

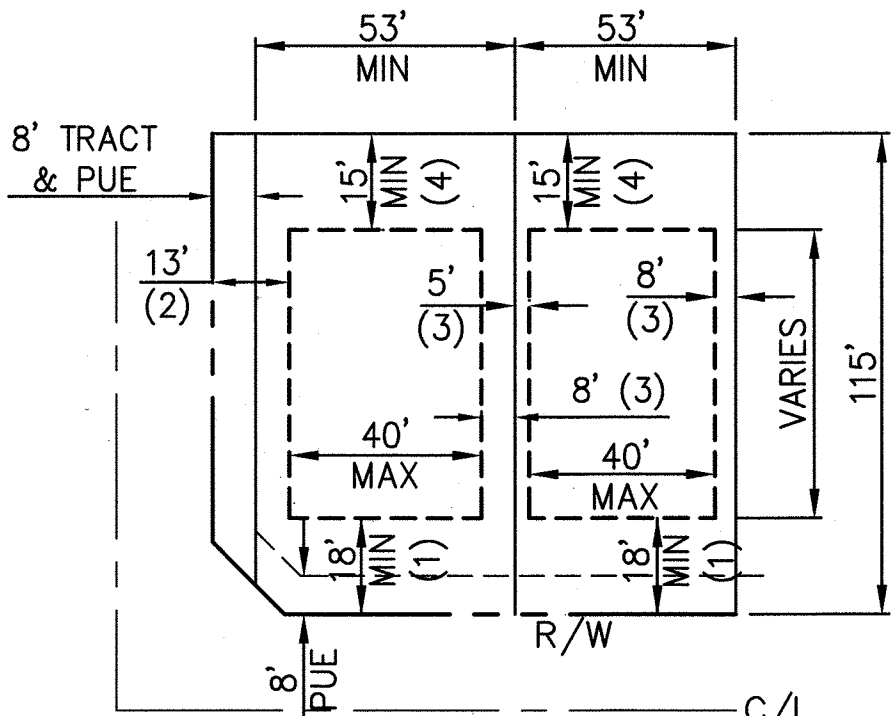
THENCE SOUTH 00°21'18" WEST, 1319.27 FEET TO THE POINT OF BEGINNING.

NOTES

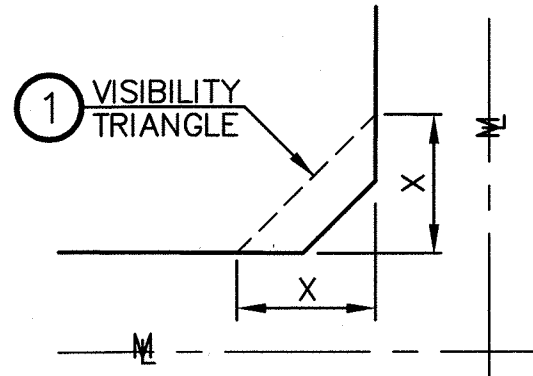
- NO PERMANENT STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN EASEMENTS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF SURPRISE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ALL STRUCTURES AND LANDSCAPING WITHIN THE 30'x30' VISIBILITY TRIANGLE ALONG THE PROPERTY LINES AT LOT CORNERS SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 30' ABOVE GROUND LEVEL. (SEE DETAIL THIS SHEET)
- ALL EXTERIOR SUBDIVISION BOUNDARY CORNERS ARE AS SHOWN PER THIS PLAT IN CONFORMANCE WITH ARIZONA STATUTE. ALL INTERIOR CORNERS AND MONUMENTS ARE TO BE SET BY THE SURVEYOR RESPONSIBLE FOR THE CONSTRUCTION SURVEY AND STAKING OF THIS PROJECT AND MUST BE IN CONFORMANCE WITH SAID ARIZONA STATUTORY REQUIREMENTS.
- LANDSCAPING WITHIN TRACTS A, B, C, D, E, F, G, H, I, J, K, L AND M WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- PROVISIONS SHALL BE MADE FOR DEVELOPMENT AND MAINTENANCE OF STREET LIGHTS THROUGH EITHER THE ASSOCIATION OR THROUGH THE CREATION OF A STREET LIGHT IMPROVEMENT DISTRICT (S.L.I.D.).
- THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE ENGINEERING DEPARTMENT.
- THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1580H, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 30, 2005, 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 ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN 2020.
- 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.

SINGLE FAMILY SETBACK NOTES:

- FRONT YARD SETBACK MAY BE REDUCED TO 12 FEET FOR HOMES WITH SIDE ENTRY GARAGES.
- A 13 FOOT SIDE YARD SETBACK ALONG THE STREET SIDE SHALL BE PROVIDED, INCLUSIVE OF THE 8' LANDSCAPE TRACT.
- A) TWO ADJACENT MULTI-STORY HOUSES AND/OR A SINGLE STORY AND MULTI-STORY HOUSE MUST BE SEPARATED BY NOT LESS THAN 13 FEET.
B) IF ANY PORTION OF A MULTI-STORY HOUSE HAS ONLY ONE STORY ADJACENT TO THE SIDE YARD PROPERTY LINE, THE SINGLE-STORY SETBACKS WILL APPLY.
- THE REAR YARD SETBACK ABUTTING AN ARTERIAL STREET SHALL HAVE A MINIMUM OF 20 FEET FOR SINGLE STORY AND 25 FEET FOR MULTI-STORY.



TYP. 53' MINIMUM WIDE LOT AND SETBACKS DETAIL
SCALE: N.T.S.

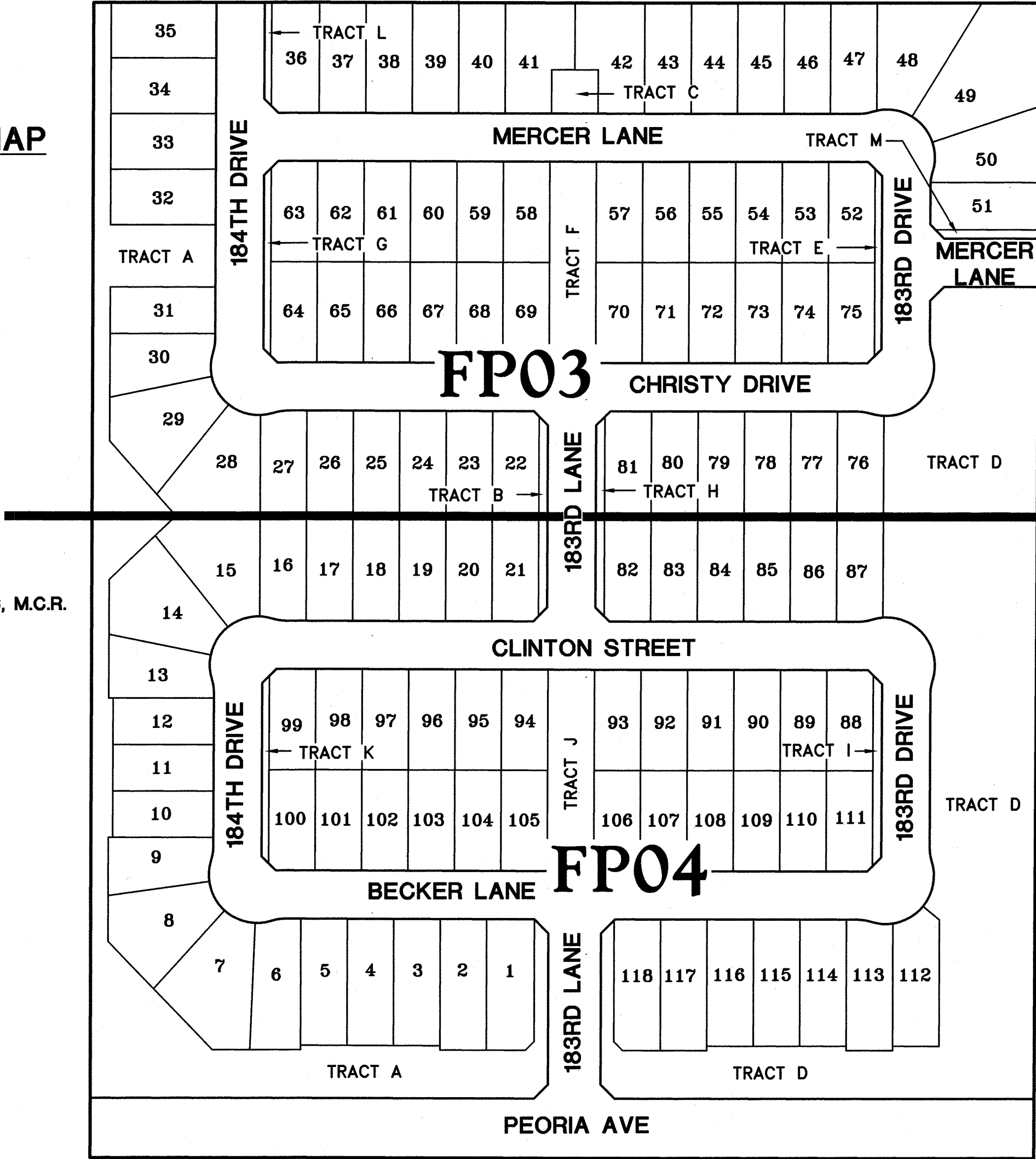


30" HIGH VISIBILITY RESTRICTION (TYP)
N.T.S.

ROADWAY TYPE	X
PARKWAY	50'
MAJOR ARTERIAL	40'
MINOR ARTERIAL	40'
COLLECTOR	30'
LOCAL	30'

- LEGEND**
- ▲ SET CORNER OF THIS PLAT WITH 1/2" REBAR W/CAP, LS 19344
 - FOUND MONUMENT AS NOTED
 - SET BRASS CAP FLUSH PER MAG STD. DTL. 120-1 TYPE "B" (SEE NOTE 4)
 - L1 LINE TABLE NUMBER
 - C1 CURVE TABLE NUMBER
 - RB1 RADIAL BEARING NUMBER
 - R/W RIGHT-OF-WAY
 - PUE PUBLIC UTILITY EASEMENT
 - VNAE VEHICULAR NON-ACCESS EASEMENT
 - MUTE MULTI-USE TRAIL EASEMENT
 - ① VISIBILITY TRIANGLE EASEMENT
 - M.C.D.O.T. MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION
 - M.O.D. MAP OF DEDICATION
 - MWD MARICOPA WATER DISTRICT
 - AAWC ARIZONA AMERICAN WATER COMPANY
 - PARCEL BOUNDARY
 - RIGHT-OF-WAY LINE
 - LOT/TRACT LINE
 - CENTER LINE
 - EASEMENT LINE
 - EXISTING RIGHT-OF-WAY LINE
 - SECTION LINE

FUTURE PRASADA DEVELOPMENT (UNSUBDIVIDED)



FUTURE PRASADA DEVELOPMENT (UNSUBDIVIDED)

TRACT AREA TABLE

TRACT	AREA (SQ. FT.)	AREA (ACRES)	PROPOSED USE
A	78,345	1.7986	LANDSCAPE/DRAINAGE/PUBLIC UTILITY EASEMENT/WATER LINE EASEMENT
B	2,180	0.0500	LANDSCAPE/PUBLIC UTILITY EASEMENT
C	2,650	0.0608	LANDSCAPE/PUBLIC UTILITY EASEMENT
D	147,053	3.3759	LANDSCAPE/DRAINAGE/PUBLIC UTILITY EASEMENT
E	1,648	0.0378	LANDSCAPE/PUBLIC UTILITY EASEMENT
F	12,190	0.2798	LANDSCAPE/PUBLIC UTILITY EASEMENT
G	1,648	0.0378	LANDSCAPE/PUBLIC UTILITY EASEMENT
H	2,180	0.0500	LANDSCAPE/PUBLIC UTILITY EASEMENT
I	2,080	0.0478	LANDSCAPE/PUBLIC UTILITY EASEMENT
J	12,190	0.2798	LANDSCAPE/PUBLIC UTILITY EASEMENT
K	1,648	0.0378	LANDSCAPE/PUBLIC UTILITY EASEMENT
L	912	0.0209	LANDSCAPE/PUBLIC UTILITY EASEMENT
M	1,128	0.0259	LANDSCAPE/PUBLIC UTILITY EASEMENT

TOTAL TRACT AREA = 265,852 SQ. FT. OR 6.1031 ACRES

* THESE USES AND/OR EASEMENTS (SHOWN WITH AN ASTERISK) ONLY AFFECT A PORTION OF THE TRACT AND ARE DELINEATED AS SHOWN ON THE PLAT. OTHER USES ARE BLANKET IN NATURE AND APPLY TO THOSE PORTIONS OF THE TRACT NOT OTHERWISE DELINEATED. OPEN SPACE AND LANDSCAPING USES, AS INDICATED ABOVE, WILL APPLY TO THE ENTIRE TRACT AREA.

TRACT AREA =	265,852 SQ. FT.	6.1031 AC.
LOT AREA =	810,949 SQ. FT.	18.6168 AC.
RIGHT-OF-WAY =	345,287 SQ. FT.	7.9267 AC.
GROSS AREA =	1,422,087 SQ. FT.	32.6466 AC.
NET AREA =	1,076,801 SQ. FT.	24.7199 AC.

(NET = GROSS MINUS RIGHT-OF-WAYS)

LOT AREA TABLE

LOT	SQ. FEET	ACRES	LOT	SQ. FEET	ACRES	LOT	SQ. FEET	ACRES
1	8,099	0.1859	41	8,698	0.1997	81	6,342	0.1456
2	7,950	0.1825	42	8,700	0.1997	82	6,342	0.1456
3	7,685	0.1764	43	6,685	0.1535	83	6,360	0.1460
4	7,685	0.1764	44	6,686	0.1535	84	6,360	0.1460
5	7,685	0.1764	45	6,687	0.1535	85	6,360	0.1460
6	8,159	0.1873	46	6,687	0.1535	86	6,360	0.1460
7	11,721	0.2691	47	8,659	0.1997	87	6,299	0.1446
8	9,985	0.2292	48	10,070	0.2312	88	6,077	0.1395
9	6,866	0.1576	49	15,022	0.3449	89	6,095	0.1399
10	6,097	0.1400	50	8,045	0.1847	90	6,095	0.1399
11	6,098	0.1400	51	6,674	0.1532	91	6,095	0.1399
12	6,099	0.1400	52	6,063	0.1392	92	6,095	0.1399
13	7,135	0.1638	53	6,095	0.1399	93	6,095	0.1399
14	11,092	0.2546	54	6,095	0.1399	94	6,095	0.1399
15	10,272	0.2358	55	6,095	0.1399	95	6,095	0.1399
16	6,287	0.1443	56	6,095	0.1399	96	6,095	0.1399
17	6,360	0.1460	57	6,095	0.1399	97	6,095	0.1399
18	6,360	0.1460	58	6,095	0.1399	98	6,095	0.1399
19	6,360	0.1460	59	6,095	0.1399	99	6,063	0.1392
20	6,360	0.1460	60	6,095	0.1399	100	6,063	0.1392
21	6,342	0.1456	61	6,095	0.1399	101	6,095	0.1399
22	6,342	0.1456	62	6,095	0.1399	102	6,095	0.1399
23	6,360	0.1460	63	6,063	0.1392	103	6,095	0.1399
24	6,360	0.1460	64	6,063	0.1392	104	6,095	0.1399
25	6,360	0.1460	65	6,095	0.1399	105	6,095	0.1399
26	6,360	0.1460	66	6,095	0.1399	106	6,095	0.1399
27	6,288	0.1444	67	6,095	0.1399	107	6,095	0.1399
28	10,238	0.2350	68	6,095	0.1399	108	6,095	0.1399
29	10,639	0.2442	69	6,095	0.1399	109	6,095	0.1399
30	7,132	0.1637	70	6,095	0.1399	110	6,095	0.1399
31	6,362	0.1460	71	6,095	0.1399	111	6,077	0.1395
32	7,619	0.1749	72	6,095	0.1399	112	7,920	0.1818
33	7,620	0.1749	73	6,095	0.1399	113	7,827	0.1797
34	7,622	0.1750	74	6,095	0.1399	114	7,685	0.1764
35	7,624	0.1750	75	6,063	0.1392	115	7,685	0.1764
36	6,859	0.1575	76	6,288	0.1444	116	7,685	0.1764
37	6,678	0.1533	77	6,360	0.1460	117	7,950	0.1825
38	6,679	0.1533	78	6,360	0.1460	118	7,899	0.1813
39	6,680	0.1534	79	6,360	0.1460			
40	6,681	0.1534	80	6,360	0.1460			

TOTAL LOT AREA = 810,949 SQ. FT. OR 18.6168 ACRES

COUNTY RECORDER

ZANJERO TRAILS PHASE 2 - PARCEL 13C

PEORIA AVENUE & 183RD LANE
SURPRISE, ARIZONA

FINAL PLAT



REV.:

PROJ# 1078

DATE: AUG 2015

SCALE: NTS

DRAWN: JDL

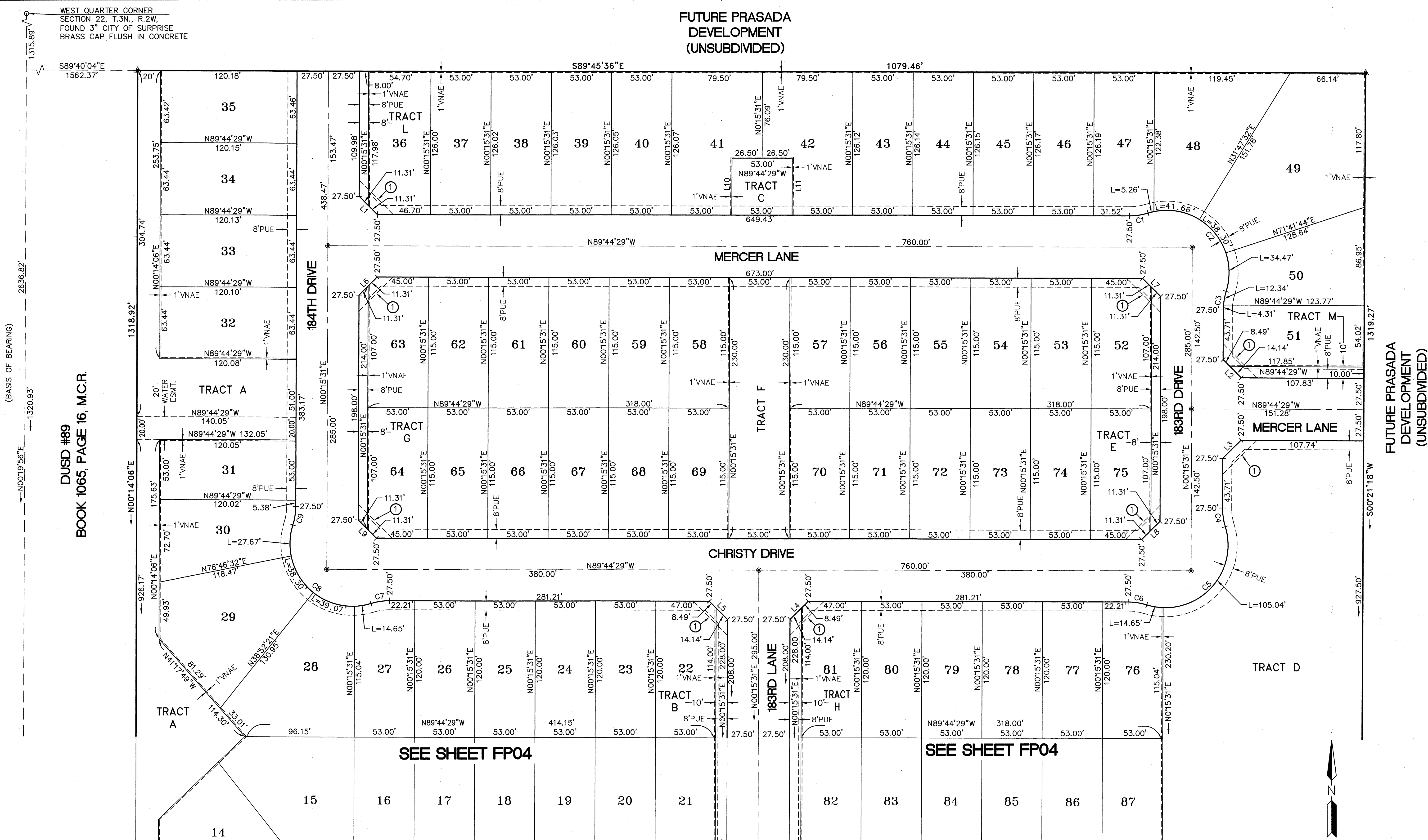
DESIGNED: HW

APPROVED: RAJ

DWG. NO.

FP02

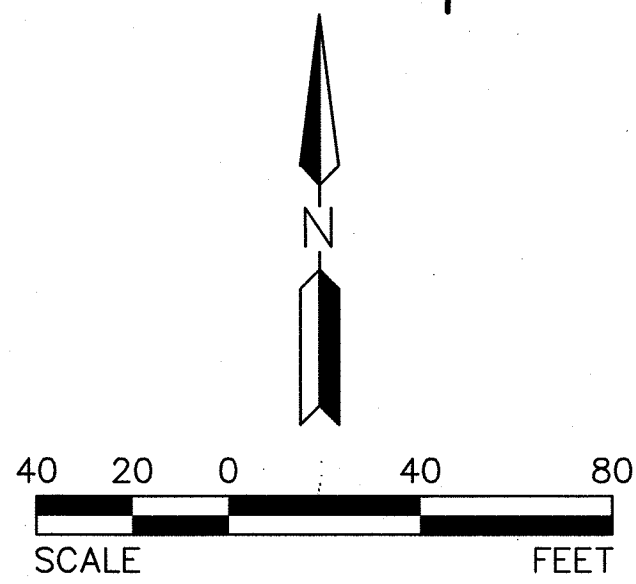
SHT. 2 OF 4



LINE	LENGTH	BEARING
L1	22.63'	S44°44'29"E
L2	22.63'	S44°44'29"E
L3	22.63'	N45°15'31"E
L4	22.63'	N45°15'31"E
L5	22.63'	S44°44'29"E
L6	22.63'	S45°15'31"W
L7	22.63'	N44°44'29"W
L8	22.63'	N45°15'31"E
L9	22.63'	S44°44'29"E
L10	50.00'	N00°15'31"E
L11	50.00'	N00°15'31"E

CURVE	LENGTH	RADIUS	DELTA
C1	16.65'	55.00'	17°20'29"
C2	119.69'	55.00'	124°40'58"
C3	16.65'	55.00'	17°20'29"
C4	16.65'	55.00'	17°20'29"
C5	119.69'	55.00'	124°40'58"
C6	16.65'	55.00'	17°20'29"
C7	16.65'	55.00'	17°20'29"
C8	119.69'	55.00'	124°40'58"
C9	16.65'	55.00'	17°20'29"

NOTE:
* ① SIGHT VISIBILITY TRIANGLE.
* FOR DETAIL SEE SHEET FP-02



COUNTY RECORDER

HILGARTWILSON
ENGINEERING & SURVEY
2111 E. HIGHLAND AVE., STE. 250 / PHOENIX, AZ 85016
PH: 602.490.0535 / FAX: 602.368.2438
www.hilgartwilson.com

ZANJERO TRAILS PHASE 2 - PARCEL 13C
PEORIA AVENUE & 183RD LANE
SURPRISE, ARIZONA

FINAL PLAT

PROJ# 1078
DATE: AUG 2015
SCALE: 1"=40'
DRAWN: JDL
DESIGNED: HW
APPROVED: RAJ

DWG. NO. **FP03**
SHT. 3 OF 4

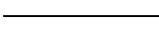
CURVE	LENGTH	RADIUS	DELTA
C7	16.65'	55.00'	17°20'29"
C8	119.69'	55.00'	124°40'58"
C9	16.65'	55.00'	17°20'29"
C10	16.65'	55.00'	17°20'29"
C11	119.69'	55.00'	124°40'58"
C12	16.65'	55.00'	17°20'29"

COUNTY RECORDER

ZANJERO TRAILS 2

PARCEL 13C CACTUS ROAD & PERRYVILLE ROAD LANDSCAPE PLANS
SURPRISE, ARIZONA

IRRIGATION SCHEDULE

SYMBOL	SPECIFICATION
	WATER METER - SEE SHEET FOR SIZE; COORDINATE LOCATION AND INSTALLATION W/ OWNER'S REPRESENTATIVE.
	FEBCO 825YA - SEE SHEET FOR SIZE; REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY WITH GUARDSHACK ENCLOSURE. SEE DETAILS 'E' AND 'R', SHEET L29.
	*SCHEDULE 40 PVC. SEE DETAILS 'L' AND 'M', SHEET L29. SIZE AS PER PLAN.
	*PVC LATERAL (TURF) - CLASS 200 MIN. (ALL 1/2" PIPE TO BE CLASS 315). PIPE SIZE PER PLAN. SEE DETAILS 'L' & 'M', SHEET L29.
	*PVC LATERAL (TREES) - CLASS 200 MIN. (ALL 1/2" PIPE TO BE CLASS 315). SEE DETAILS 'L' AND 'M', SHEET L29. PROVIDE BOWSMITH ML-210 MULTI-OUTLET EMITTERS TO EACH TREE (3 PER 54" BOX TREE AND LARGER, 2 PER TREE FOR 24" BOX TO 48" BOX TREES, AND 1 PER 15 GALLON TREE). SEE DETAILS 'I' AND 'J', SHEET L29. EMITTERS TO TREES IN TURF AREAS SHALL BE BURIED IN PLASTIC BOXES. TOP OF BOXES TO BE FLUSH WITH FINISHED GRADE.
	*PVC LATERAL (SHRUBS) - CLASS 200 MIN. (ALL 1/2" PIPE TO BE CLASS 315). SEE DETAILS 'L' AND 'M', SHEET L29. PROVIDE BOWSMITH SL-210 SINGLE-OUTLET EMITTERS TO EACH SHRUB, VINE, AND GROUND COVER (1 PER PLANT). SEE DETAILS 'H' AND 'J', SHEET L29.
	NIBCO BRONZE GATE VALVE- SAME SIZE AS MAINLINE. SEE DETAIL 'A', SHEET L29.
	RAINBIRD XGZ-100-PRF ELECTRIC REMOTE CONTROL DRIP VALVE ASSEMBLY. SIZE AS NOTED. SEE DETAIL 'C', SHEET L29.
	RAINBIRD FEB SERIES ELECTRIC REMOTE-CONTROL VALVE W/ PRS-D PRESSURE REGULATION UNIT. SIZE AS NOTED. SEE DETAIL 'C', SHEET L29.
	PRESSURE REGULATOR -SEE DRIP VALVE ASSEMBLY DETAIL
	HUNTER MP MULTI-STREAM ROTOR AT 30 P.S.I. WITH HUNTER PROS-06-PRS30
	*NOZZLE: MP 1000 SERIES 90-210 NOZZLE: MP 1000 SERIES 210-270
	*NOZZLE: MP 1000 SERIES 960 SEE DETAIL 'Q', SHEET L29.
	*NOZZLE: MP2000 SERIES 90-210 NOZZLE: MP2000 SERIES 210-270 SEE DETAIL 'Q', SHEET L29.
	*NOZZLE: MP3000 SERIES 90-210 NOZZLE: MP3000 SERIES 210-270 NOZZLE: MP3000 SERIES 360 SEE DETAIL 'Q', SHEET L29.
	LEIT XRC04 SERIES SOLAR-POWERED CONTROLLER - MOUNT COLUMN: MC0LXS. NUMBER OF STATIONS AS PER PLAN. SEE DETAIL 'G', SHEET L29. COORDINATE LOCATION AND INSTALLATION WITH OWNER'S REPRESENTATIVE. LEMA 1600HE / 30-921 SOLENOID ADAPTER REQUIRED.
	RAINBIRD MODEL 44RC QUICK COUPLING VALVE W/ 44K VALVE KEY. SEE DETAIL "O", SHEET L29.
	SCHEDULE 40 PVC SLEEVE. SEE DETAIL 'P', SHEET L29 & DETAIL 'B', SHEET L29.
	2" SCHEDULE 40 PVC SLEEVE FOR CONTROL WIRE.
	FLUSH CAP (TYPICAL). SEE DETAIL 'N', SHEET L29.
	CONNECT TO OFF-SITE IRRIGATION MAINLINE- SEE OFF-SITE IRRIGATION PLANS
	CONTROLLER AND STATION. VALVE SIZE/ GALLONS PER MINUTE.
	BASELINE SOIL MOISTURE SENSOR CONNECT TO CONTROLLER "B" PROVIDED WITHIN OFFSITE 12B PLANS; MODEL NUMBER: BL-3315B INSTALL PER MANUFACTURERS RECOMMENDATIONS
* ALL PIPING TO BE PURPLE PVC; ALL MAINLINE PIPE PROPOSED TO BE ADJACENT/ PARALLEL RIGHT-OF-WAY ARE TO BE LOCATED OUTSIDE OF RIGHT-OF-WAY.	

IRRIGATION NOTES

1. ALL IRRIGATION TO UTILIZE AN AUTOMATIC CLOCK AS SPECIFIED. LOCATE POWER SOURCE IN THE FIELD.
2. USE COMMON TRENCHES WHERE POSSIBLE.
3. USE PEN-TITES AND SEALER FOR ALL LOW VOLTAGE WIRING WITH ELECTRICAL VALVES.
4. ALL MAINLINE TO BE BURIED A MINIMUM OF 18" BELOW FINISH GRADE. ALL LATERALS TO BE BURIED A MINIMUM OF 12" BELOW FINISH GRADE.
5. INSTALL ELECTRIC VALVES IN PLASTIC VALVE BOXES FLUSH WITH GRADE. VALVE BOX LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT.
6. VACUUM BREAKER TO BE ASSEMBLED WITH ALL HARD COPPER PIPE AND FITTINGS. A UNION SHALL BE INSTALLED ON BOTH INLET AND OUTLET SIDES OF PIPE ABOVE GRADE.
7. MAINTAIN IRRIGATION AS-BUILTS AND TURN OVER TO OWNER PRIOR TO INSTALLATION ACCEPTANCE. AS-BUILT PLANS TO BE AVAILABLE FOR REVIEW AT THE TIME OF FINAL WALKTHRU.
8. ALL IRRIGATION EQUIPMENT TO BE LOCATED IN LANDSCAPE AREAS. ALL LINES AND EQUIPMENT LOCATIONS ARE SCHEMATIC.
9. IRRIGATION AND ELECTRICAL SLEEVES TO BE SCH. 40 PVC. ALL SLEEVES TO EXTEND AT LEAST 1" BEYOND CONCRETE STRUCTURES. ALLOW 4'-6" FROM END OF SLEEVES TO FIRST FITTING ON IRRIGATION LINE. ALL SLEEVES TO BE 24" BELOW GRADE AND/OR AS PER OWNER'S REPRESENTATIVE.
10. LANDSCAPE CONTRACTOR RESPONSIBLE FOR ALL REQUIRED IRRIGATION SLEEVING. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR. VERIFY ANY EXISTING SLEEVES INSTALLED BY OTHER CONTRACTORS.
11. LOCATE EMITTERS ON UPHILL SIDE OF PLANTS ON SLOPED PLANTING AREA OR PER APPROVE BY ARCHITECT OR OWNER'S REPRESENTATIVE.
12. ALL PEORIA AVE. IN VALVE BOXES TO BE CLEANED FROM TOP OF VALVE SO THAT VALVE IS COMPLETELY VISIBLE. LIP OF VALVE BOX SHALL ALSO BE FREE OF DEBRIS.
13. ALL MATERIAL USED SHALL BE INSTALLED AS PER PLAN AND AS PER MANUFACTURERS SPECIFICATIONS. ANY DEVIATIONS FROM DRAWINGS OR MATERIALS USED SHALL BE APPROVED BY OWNER'S REPRESENTATIVE AND/OR ARCHITECT.
14. LOCATE PRESSURE REGULATOR AND 'Y' STRAINER IN VALVE BOX AS REQUIRED. REMOTE CONTROL VALVES TO BE LOCATED IN A SEPARATE, ADJACENT, VALVE BOX OR A JUMBO VALVE BOX MAY BE USED IN LIEU OF TWO SEPARATE BOXES. ALL BOXES TO BE LOCATED IN PLANTING AREAS AND INSTALLED FLUSH W/ GRADE.
15. ALL DRIP SYSTEMS TO BE FLUSHED THROUGH FLUSH CAPS. FLUSH CAPS TO BE LOCATED IN 10" ROUND ECONOMY BOXES. (SEE NOTE #11).
16. ALL PLANTS REQUIRED MORE THAN ONE DRIP EMITTERS SHALL HAVE EMITTERS DISTRIBUTED EVENLY AROUND THE EDGE OF THE ROOTBALL.
17. PRIOR TO OWNER'S APPROVAL, AN IRRIGATION "TUNE-UP" MUST BE PERFORMED AS FOLLOWS:
 - A. ALL IRRIGATION EQUIPMENT (INCLUDING ALL PIPLINES AND SLEEVES) TO BE DOCUMENTED FROM TWO STATIONARY POINTS.
 - B. ALL DRIP SYSTEMS TO BE FLUSHED BEGINNING WITH 'Y' STRAINER, AND WORKING AWAY FROM PRESSURE REGULATOR.
 - C. IRRIGATION VALVES TO BE LABELED ON A SHEET OF PAPER WITH STATIONS CORRESPONDING TO MARKED LABELS ON TOP OF VALVED BOXES. THIS SHEET TO BE PLACED IN A PLASTIC POUCH AND ATTACHED TO THE INSIDE OF CONTROLLER.
 - D. ALL IRRIGATION SPRAY HEADS ARE TO BE FLUSHED OF DEBRIS AND FLOW CONTROLS ADJUSTED IN ORDER TO ACHIEVE 100% COVERAGE. AVOID SPRAY INTO ALL STREETS, CURBS, SIDEWALKS OR OTHER HARDSCAPE AREA OR STRUCTURE.
 - E. ALL IRRIGATION HEADS TO BE ADJUSTED TO PROPER HEIGHT. 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. IRRIGATION PLAN IS SCHEMATIC. ACTUAL BACKFLOW PREVENTOR LOCATION TO BE SCREENED FROM VIEW BY PLANT MATERIAL. REFER TO PLANTING PLAN FOR SCREENING.
18. CONTROLLER WIRE SHALL BE A DIFFERENT COLOR FOR TREE LINES AND DRIP LINES. AT LEAST ONE EXTRA CONTROL WIRE TO BE RUN TO THE FARTHEST VALVE LOCATION OF THE SYSTEM. ALL IRRIGATION LINES ARE SCHEMATIC. THE CONTRACTOR IS RESPONSIBLE FOR RUNNING IRRIGATION LINES TO ALL TREES, SHRUBS, AND GROUND COVER ON THE PROJECT. ALL IRRIGATION EQUIPMENT SHALL BE LOCATED IN LANDSCAPE AREAS AND WITHIN THE LIMITS OF WORK.
19. IRRIGATION LINES SHALL RUN PARALLEL TO THE HIGH SIDE OF SLOPES WHEREVER POSSIBLE.
20. TREES ARE TO BE VALVED SEPARATELY FROM SHRUBS AND GROUND COVER.
21. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING AND INSTALLING ALL SLEEVING NECESSARY TO RUN IRRIGATION LINES AND CONTROL WIRE UNDER ANY REQUIRED HARDSCAPE AREAS, WALLS, ETC. CONTRACTOR TO PROVIDE EMITTERS OR BUBBLERS (PALM TREES) TO ALL TREES IN TURF AREAS. EMITTERS TO TREES IN TURF AREAS SHALL BE BURIED IN PLASTIC BOXES. TOP OF BOXES TO BE FLUSH W/ GRADE.
22. ALL TREES IN TURF AREAS. EMITTERS TO TREES IN TURF AREAS SHALL BE BURIED IN PLASTIC BOXES. TOP OF BOXES TO BE FLUSH W/ GRADE.

SPECIAL NOTES:

1. INSTALL TREE ROOT BARRIERS WHEN TREES ARE LOCATED WITHIN 10' OF SIDEWALKS, CURBING, OR PAVEMENT PER DETAIL 'K', SHEET L29.
2. SEE OFFSITE IRRIGATION PLANS FOR IRRIGATION CONTROLLER LOCATIONS.

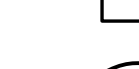
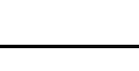
SHEET INDEX

SHEET #	SHEET DESCRIPTION
L1	COVER SHEET
L2-L12	LANDSCAPE PLAN
L13-L23	IRRIGATION PLAN
L24	WALL PLAN
L25-L27	HARDSCAPE DETAILS
L28	LANDSCAPE DETAILS
L29-L30	IRRIGATION DETAILS

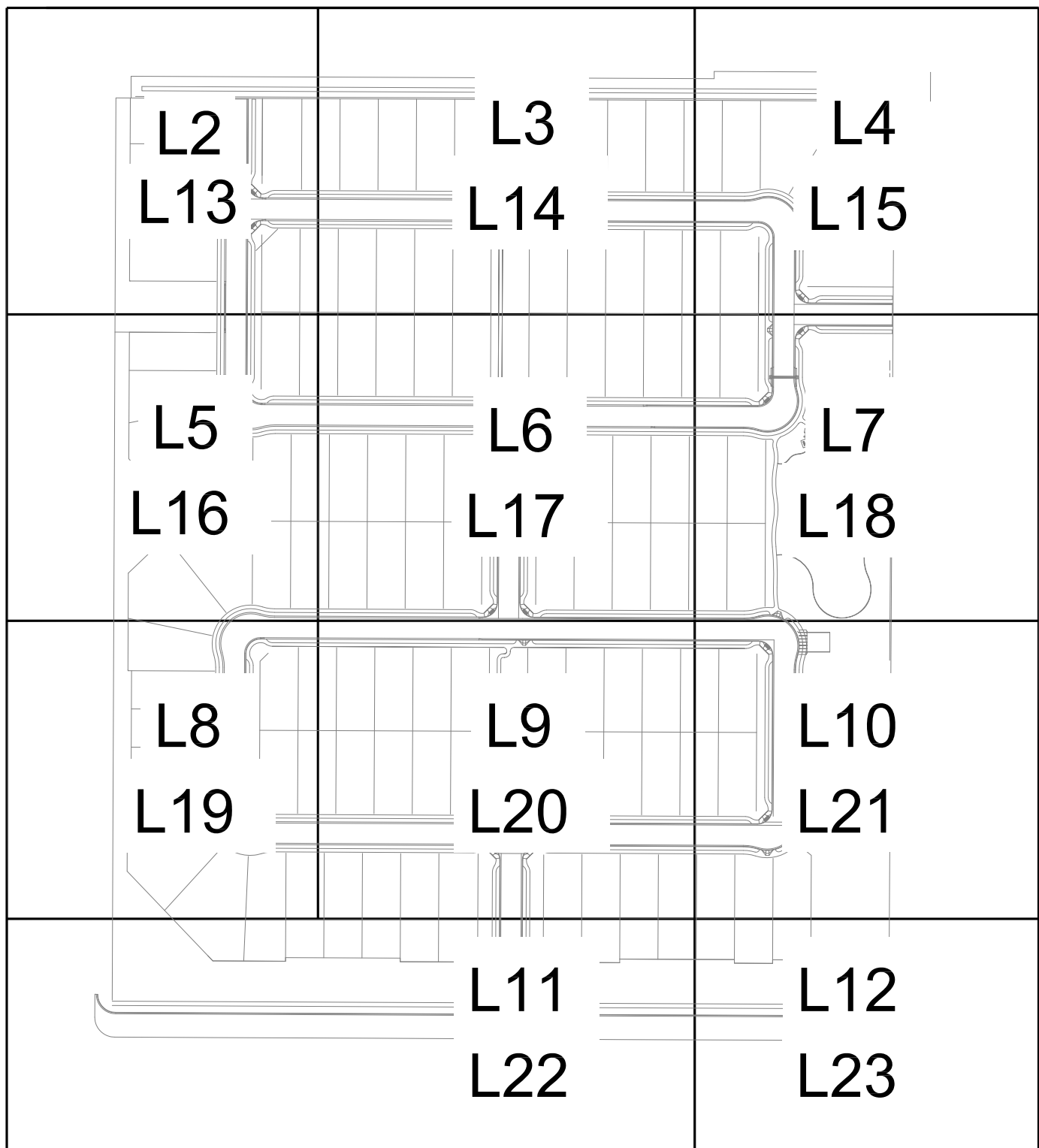
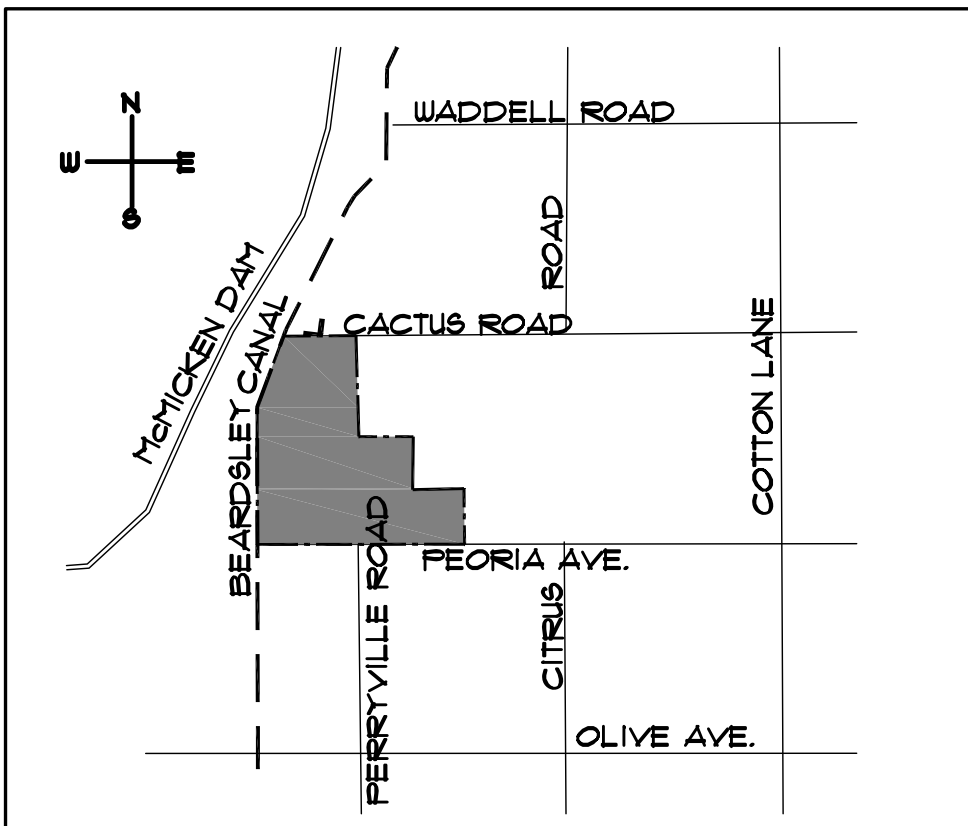
LANDSCAPE NOTES

1. PROVIDE LANDSCAPE ARCHITECT A SAMPLE OF DECOMPOSED GRANITE FOR APPROVAL PRIOR TO DELIVERY TO THE SITE.
2. PREPARED BACKFILL FOR PLANTING FITS SHALL BE FOUR (4) PARTS NATIVE SOIL TO ONE (1) PART NITROGEN STABILIZED MULCH. MIX MULCH AND SOIL BACKFILL THOROUGHLY TO CREATE BACKFILL PRIOR TO PLACING PLANT IN FIT.
3. TOPSOIL TO CONFORM TO THE REQUIREMENTS OF MAG SPECIFICATION, SECTION 195. PROVIDE A WRITTEN DESCRIPTION OF CERTIFICATION OF ORIGINAL ORIGIN OF TOPSOIL TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE.
4. PLANT TABLETS TO BE AGRIFORM 21 GRAM, 20-10-5 FERTILIZER TABLETS.
5. CONTRACTORS RESPONSIBILITY TO FIELD ESTIMATE GRANITE QUANTITIES. AT TIME OF BIDDING, INDICATE UNIT PRICE ONLY.
6. ALL PLANTS MUST BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
7. PLANT QUANTITIES ON THE PLANT LIST ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR, PLANS TAKE THE PRECEDENCE.
8. LANDSCAPE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES FOR PROTECTION PRIOR TO CONSTRUCTION. CONTACT BLUE STAKE AT 602-263-1020.
9. PRIOR TO BIDDING, THE LANDSCAPE CONTRACTOR IS ENCOURAGED TO MEET WITH THE CONSTRUCTION SUPERINTENDENT AND WALK THE SITE TO DETERMINE THE FULL EXTENT OF DEMOLITION WORK REQUIRED.
10. THE LANDSCAPE CONTRACTOR SHALL WARRANT THE WORK FOR A PERIOD OF ONE (1) YEAR.
11. CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION AND/OR OWNER'S REPRESENTATIVE.
12. BEFORE WORK BEGINS ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE ARCHITECT AND/OR OWNER'S REPRESENTATIVE.
13. THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
14. THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE INSPECTED PRIOR TO INSTALLATION.
15. UNLESS OTHERWISE NOTED ON PLANS, DECOMPOSED GRANITE SHALL EXTEND UNDER SHRUBS, AND RAKED UNIFORMLY ALONG WALLS, SIDEWALKS AND CURBS.
16. SEE ENGINEERING OR ARCHITECTURAL DRAWINGS FOR DRAINAGE FLOWS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED AND ARE NOT IMPAIRED WITH OBSTRUCTIONS.
17. DOUBLE STAKE ALL TREES OUTSIDE ROOTBALL.
18. LANDSCAPE CONTRACTOR TO PROVIDE BARRICADES ALONG PUBLIC STREETS IF REQUIRED DURING INSTALLATION.
19. LANDSCAPE CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE TO BE RE-INSPECTED DURING FINAL WALK THROUGH, AND DAMAGED AREAS TO BE REPAIRED AT CONTRACTORS EXPENSE.
20. PLANTS TO BE LOCATED AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES AND LIGHT FIXTURES AS NECESSARY.
21. LANDSCAPE CONTRACTOR TO CONTACT ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF FIRE-EMERGENT FOR VERIFICATION. (MINIMUM 2 APPLICATIONS REQUIRED)
22. ALL EXISTING TREES AND SHRUBS IN RIGHT-OF-WAY, AND DESIGNATED TO REMAIN THAT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN KIND BY THE CONTRACTOR. CONTACT THE PARKS, RECREATION, & LIBRARY DEPARTMENT PRIOR TO ANY RIGHT-OF-WAY PLANT RE-LOCATIONS.
23. EXISTING TREES IN THE RIGHT-OF-WAY AND IN THE LANDSCAPE ADJACENT TO THE RIGHT-OF-WAY WILL BE PROTECTED IN PLACE OR SALVAGED OR REPLACED WITH LIKE SIZE AND SPECIES OF TREE. EXISTING TREES AND PLANT MATERIAL LOCATED IN PROPOSED RETENTION BASINS WILL BE HANDLED IN THE SAME MANNER.
24. SIGHT VISIBILITY TRIANGLES ARE TO BE 30' FOR LOCAL STREETS AND 40' FOR MAJOR ARTERIALS (PEORIA AVE.).

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
TREES					
	SALVAGE SAGUARO- SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR SAGUARO SIZE		1		
	CERCIDIUM HYBRID	THORNLESS PALO VERDE	101	24" BOX	MULTI TRUNK SPREADING CANOPY
	CERCIDIUM PRAECOX	PALO BREA	11	24" BOX	MULTI TRUNK SPREADING CANOPY
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE	54	24" BOX	MULTI TRUNK SPREADING CANOPY
	ULMUS PARVIFOLIA	EVERGREEN ELM	6	24" BOX	STANDARD TRUNK DENSE CANOPY
	ACACIA ANEURA	MULGA TREE	9	24" BOX	MULTI TRUNK SPREADING CANOPY
	DALBERGIA SISSOU	SISSOU TREE	21	24" BOX	STANDARD TRUNK DENSE CANOPY
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK	62	24" BOX	STANDARD TRUNK DENSE CANOPY
	SALVAGE TREE- SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.		68		
SHRUBS/ACCENTS					
	MUHLENBERGIA RIGENS	DEER GRASS	401	5 GAL.	AS PER PLAN
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA	340	5 GAL.	AS PER PLAN
	CAESIA NEMOPHILA	GREEN CAESIA	74	5 GAL.	AS PER PLAN
	CONVOLVULUS GNEORUM	BUSH MORNING GLORY	147	5 GAL.	AS PER PLAN
	EREMOPHILA SPECIES	VALENTINE	348	5 GAL.	AS PER PLAN
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN CLOUD SAGE	2	5 GAL.	AS PER PLAN
	DASYLIRION WHEELERI	DESERT SPOON	80	5 GAL.	AS PER PLAN
	CAESALPINIA PULCHERRIMA	RED BIRD-OF-PARADISE	132	5 GAL.	AS PER PLAN
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'	196	5 GAL.	AS PER PLAN
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA	74	5 GAL.	AS PER PLAN
	RUELLIA PENINSULARIS	BAJA RUELLIA	458	5 GAL.	AS PER PLAN
GROUND COVER					
	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA	616	1 GAL.	AS PER PLAN
	ACACIA REDOLENS	DESERT CARPET ACACIA	169	1 GAL.	AS PER PLAN
	TURF - MIDIRON 60D: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.		60,281 SF		
	DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESSO GOLD.		209,365 SF		
	CONCRETE MOW STRIP- SEE DETAIL 'G' SHEET L28.				
* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.					

VICINITY MAP



The McGough Group

Landscape Architecture
Urban Design · Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax

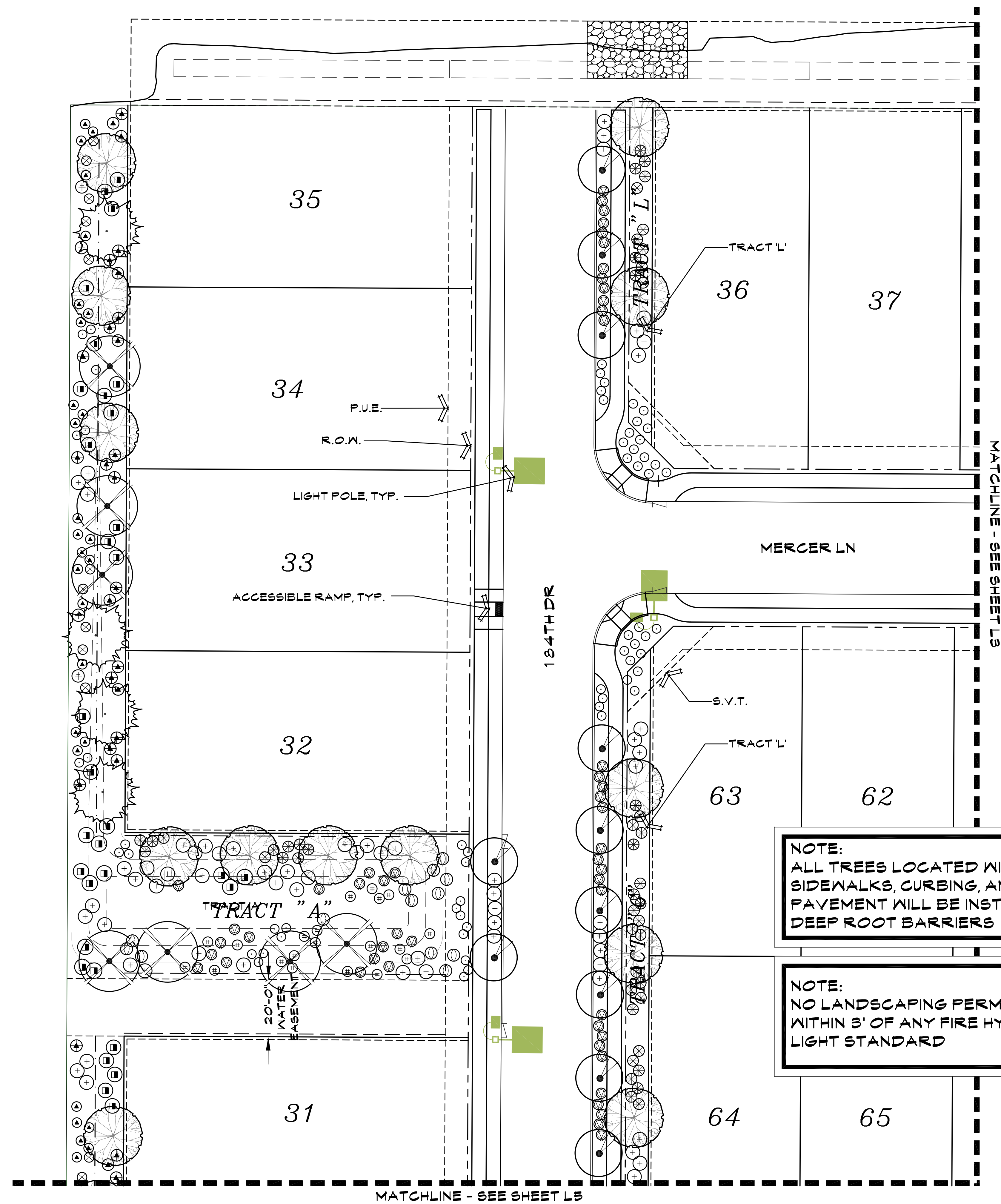


Expires: 6-30-2018

CALL TWO WORKING DAYS
BEFORE YOU DIG
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

L-1
1 OF 30



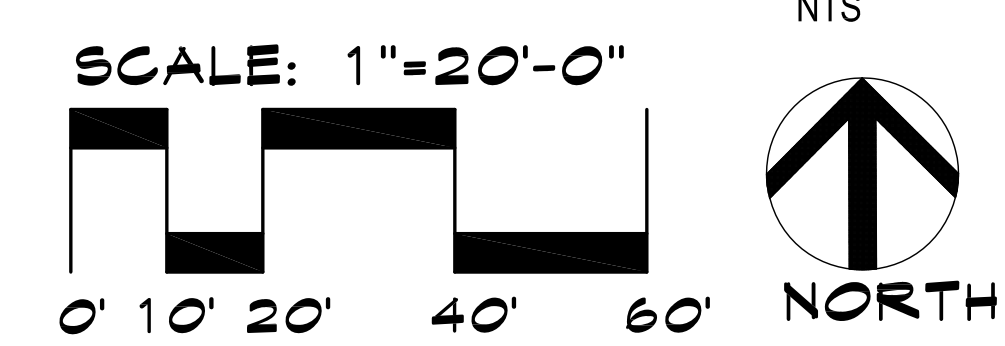
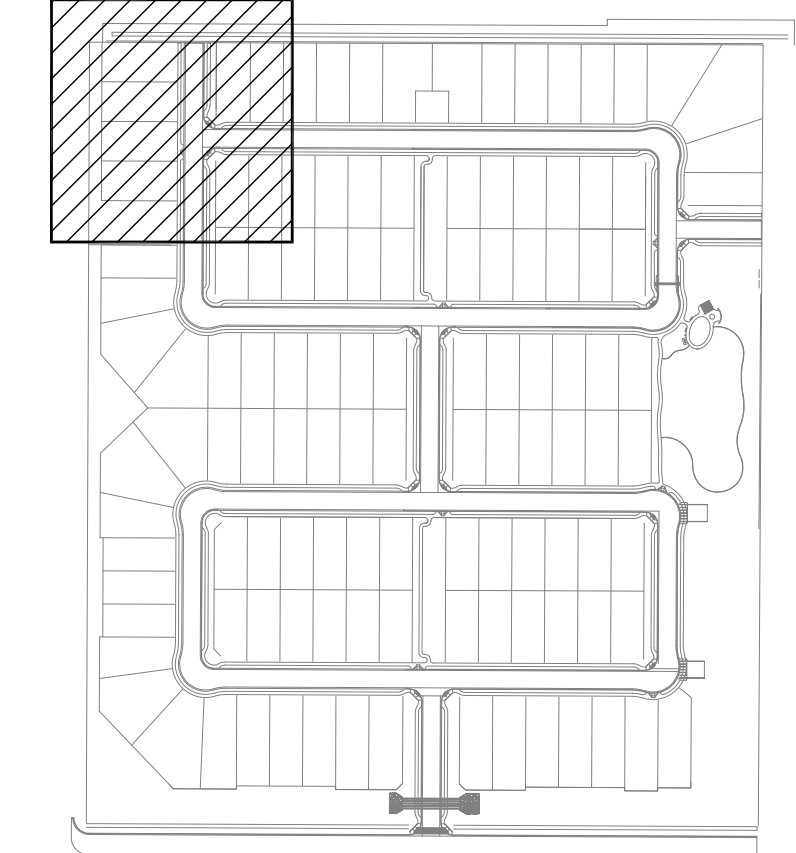


NOTE:
ALL TREES LOCATED WITHIN 10' OF
SIDEWALKS, CURBING, AND/OR
PAVEMENT WILL BE INSTALLED WITH
DEEP ROOT BARRIERS

NOTE:
NO LANDSCAPING PERMITTED
WITHIN 3' OF ANY FIRE HYDRANT OR
LIGHT STANDARD

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
#	SALVAGE SAGUARO - SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR SAGUARO SIZE	
	CERCIDIUM 'HYBRID'	THORNLESS PALO VERDE
	CERCIDIUM PRAECOX	PALO BREA
	PROSOPIS GLANDULOSA MAVERICK	HONEY MESQUITE MAVERICK
	ULMUS PARVIFOLIA	EVERGREEN ELM
	ACACIA ANEURA	MULGA TREE
	DALBERGIA SISOO	SISOO TREE
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
#	SALVAGE TREE - SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE	
SHRUBS/ACCENTS		
	MUHLENBERGIA RIGENS	DEER GRASS
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	CONVOLVULUS CNEORUM	BUSH MORNING GLORY
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN CLOUD SAGE
	DASYLIRION WHEELERI	DESERT SPOON
	CAESALPINIA FULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENINSULARIS	BAJA RUELLIA
GROUND COVER		
*	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
*	ACACIA REDOLENS	DESERT CARPET ACACIA
	TURF - MIDIRON SOD: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.	
	DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD.	
	CONCRETE HEADER- SEE DETAIL 'G' SHEET L-28.	

* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.



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

McGough Group
Landscape Architecture
Urban Design Site Imaging
Parks and Recreation
11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028
602-997-9093
602-997-9031 fax

PLANTING PLAN
ZANJERO TRAILS - PHASE II
PARCEL 13C
INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N., RANGE 2W
SURPRISE, ARIZONA
PREPARED FOR: JEN ARIZONA 7, LLC

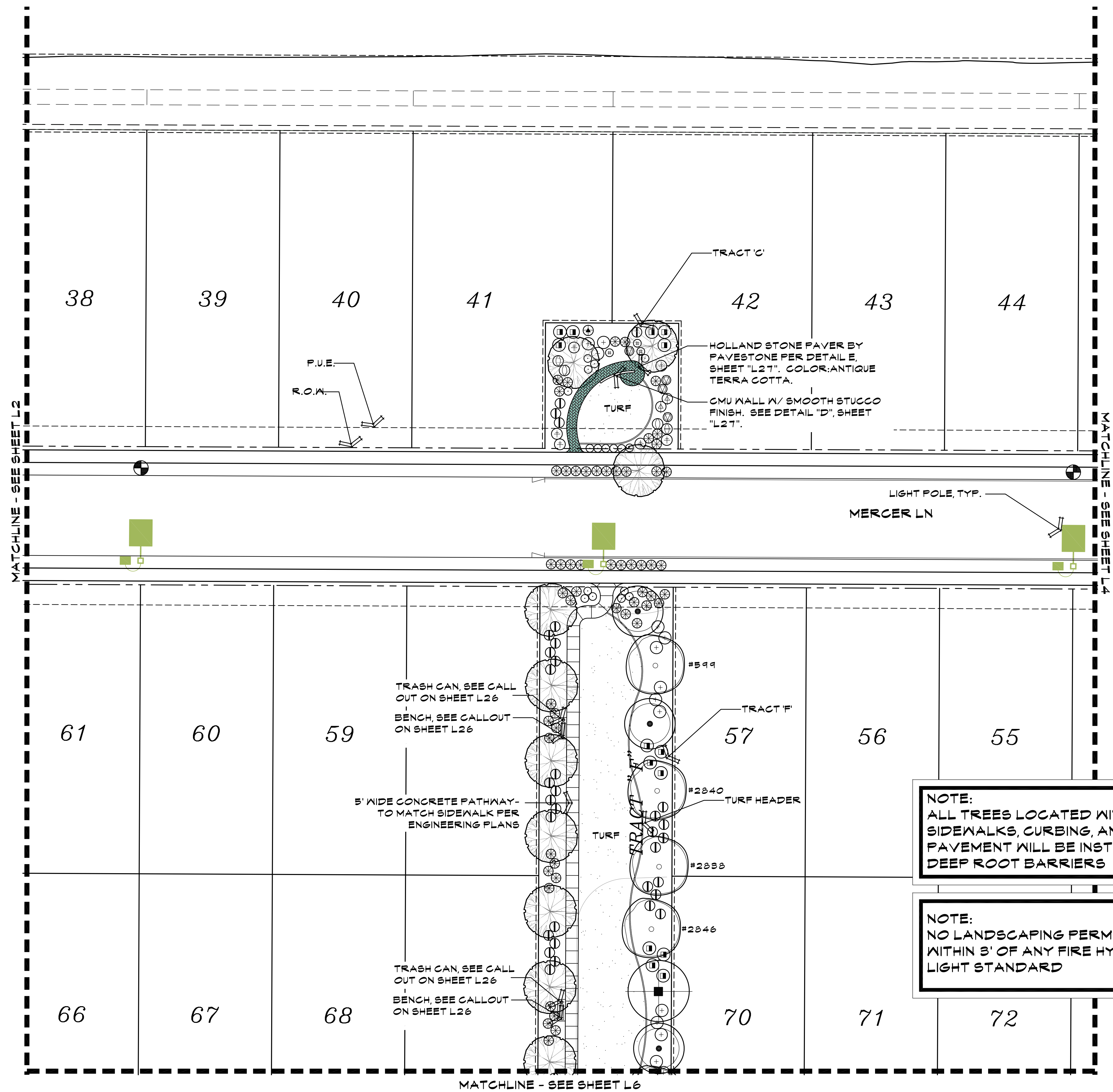
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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.	12-47
DATE:	08-07-13
DRAWN BY:	TF - SP-KC
CHECKED BY:	TM

REVISIONS:

SHEET NO.
L-2
2 OF 30

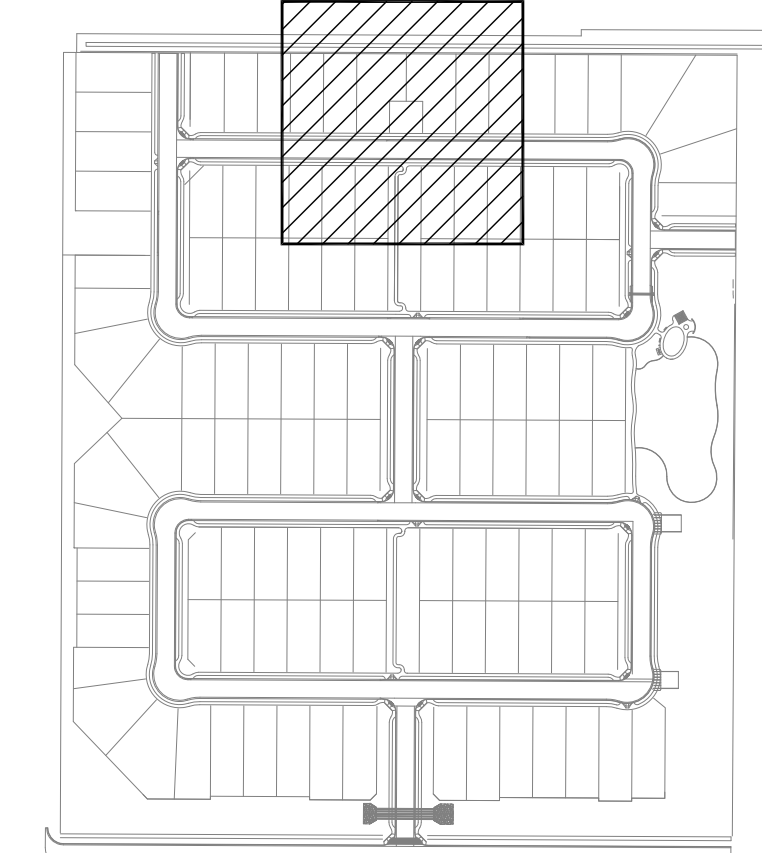


PLANT LEGEND

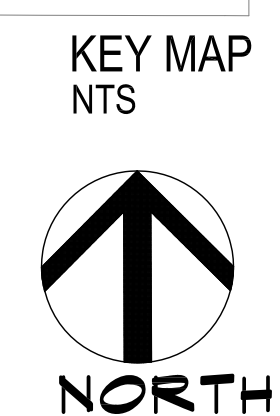
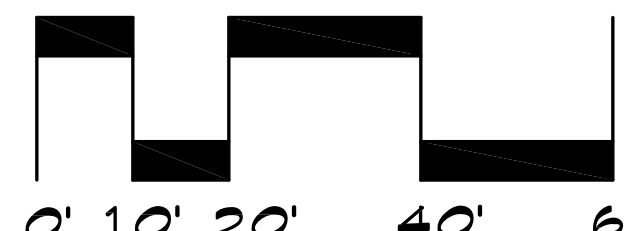
SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
#	SALVAGE SAGUARO- SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR SAGUARO SIZE	
	CERCIDIUM 'HYBRID'	THORNLESS PALO VERDE
	CERCIDIUM PRAECOX	PALO BREA
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
	ULMUS PARVIFOLIA	EVERGREEN ELM
	ACACIA ANEURA	MULGA TREE
	DALBERGIA SISOO	SISOO TREE
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
#	SALVAGE TREE- SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.	
SHRUBS/ACCENTS		
	MUHLENBERGIA RIGENS	DEER GRASS
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	CONVOLVULUS CNEORUM	BUSH MORNING GLORY
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN CLOUD SAGE
	DASYLIION WHEELERI	DESERT SPOON
	CAESALPINIA PULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENINSULARIS	BAJA RUELLIA
GROUND COVER		
*	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
*	ACACIA REDOLENS	DESERT CARPET ACACIA
TURF - MIDIRON SOD: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.		
DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD.		
CONCRETE HEADER- SEE DETAIL 'G' SHEET L-28.		
* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.		

NOTE:
ALL TREES LOCATED WITHIN 10' OF SIDEWALKS, CURBING, AND/OR PAVEMENT WILL BE INSTALLED WITH DEEP ROOT BARRIERS

NOTE:
NO LANDSCAPING PERMITTED WITHIN 3' OF ANY FIRE HYDRANT OR LIGHT STANDARD



SCALE: 1"=20'-0"





The McGough Group
Landscape Architecture
Urban Design Site Imaging
Parks and Recreation
11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028
602-997-9093
602-997-9031 fax



PLANTING PLAN
ZANJERO TRAILS - PHASE II
PARCEL 13C
INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA
PREPARED FOR: JEN ARIZONA 7, LLC

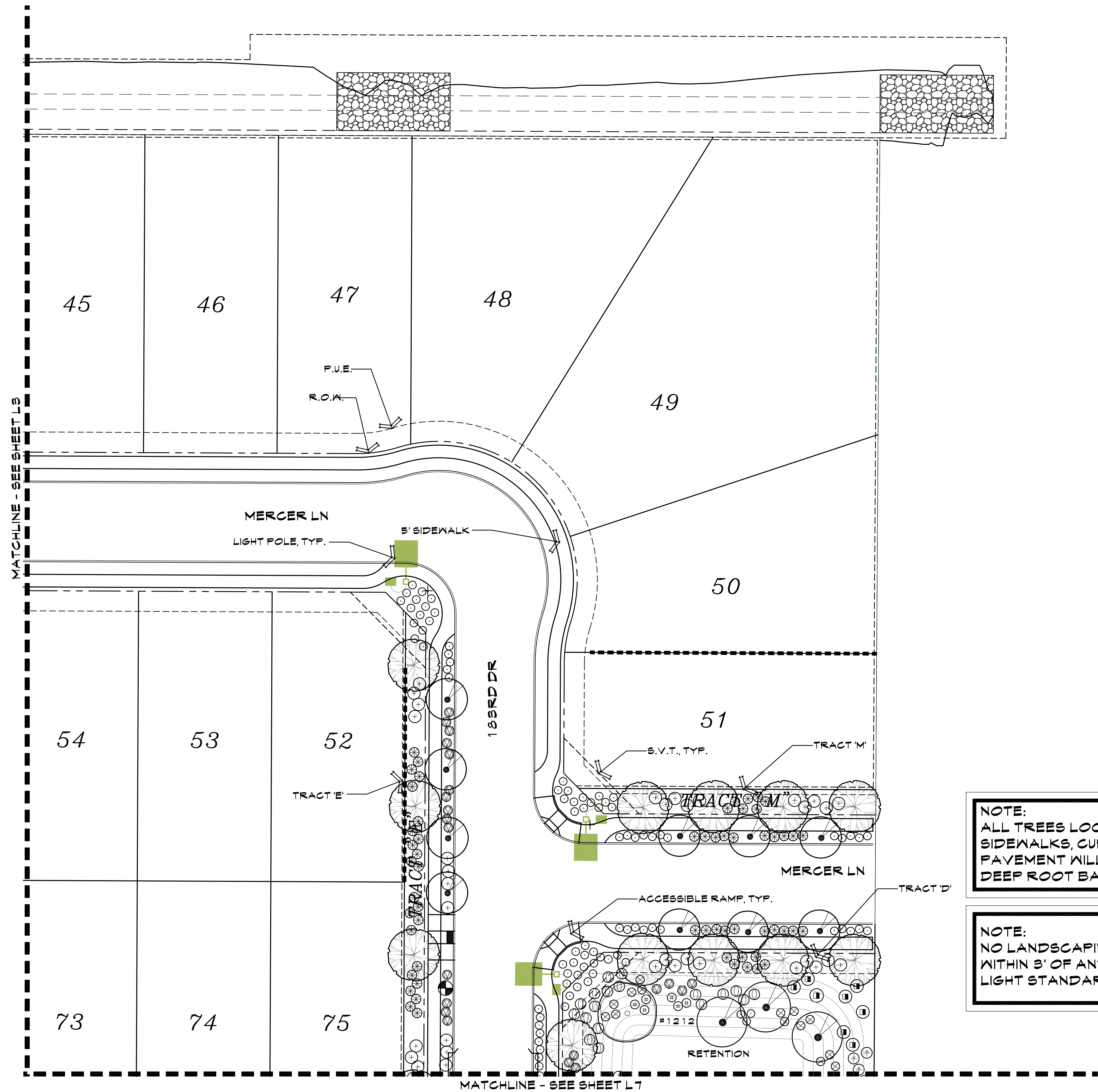
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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. 12-47
DATE: 08-07-13
DRAWN BY: TF-SP-KC
CHECKED BY: TM

REVISIONS:

SHEET NO.
L-3
3 OF 30

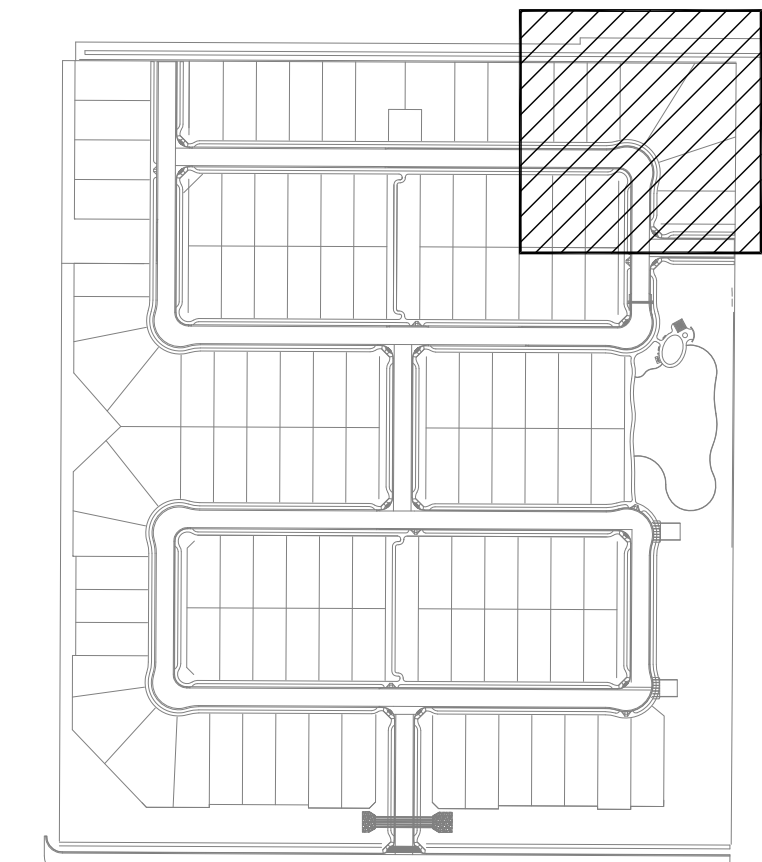


PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	SALVAGE SAGUARO- SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR SAGUARO SIZE	
	CERCIDIUM 'HYBRID'	THORNLESS PALO VERDE
	CERCIDIUM PRAECOX	PALO BREA
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
	ULMUS PARVIFOLIA	EVERGREEN ELM
	ACACIA ANEURA	MULGA TREE
	DALBERGIA SISOO	SISOO TREE
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	SALVAGE TREE- SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE	
SHRUBS/ACCENTS		
	MUHLENBERGIA RIGENS	DEER GRASS
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	CONVOLVULUS CNEORUM	BUSH MORNING GLORY
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN CLOUD SAGE
	DASYLIRION WHEELERI	DESERT SPOON
	CAESALPINIA FULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENINSULARIS	BAJA RUELLIA
GROUNDCOVER		
	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
	ACACIA REDOLENS	DESERT CARPET ACACIA
	TURF - MIDIRON SOD: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.	
	DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD.	
	CONCRETE HEADER- SEE DETAIL 'G' SHEET L-28.	
* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.		

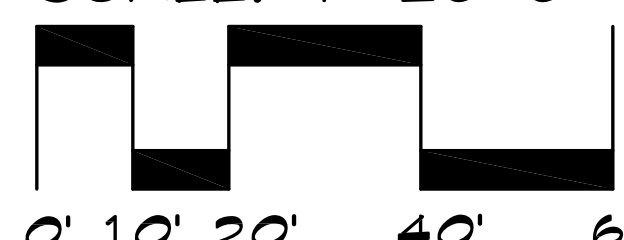
NOTE:
ALL TREES LOCATED WITHIN 10' OF
SIDEWALKS, CURBING, AND/OR
PAVEMENT WILL BE INSTALLED WITH
DEEP ROOT BARRIERS

NOTE:
NO LANDSCAPING PERMITTED
WITHIN 3' OF ANY FIRE HYDRANT OR
LIGHT STANDARD



KEY MAP
NTS

SCALE: 1"=20'-0"



The McGough Group
Landscape Architecture
Urban Design Site Imaging
Parks and Recreation
11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona 85028
602-997-9093
602-997-9031 Fax

PLANTING PLAN
ZANJERO TRAILS - PHASE II
PARCEL 13C
INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

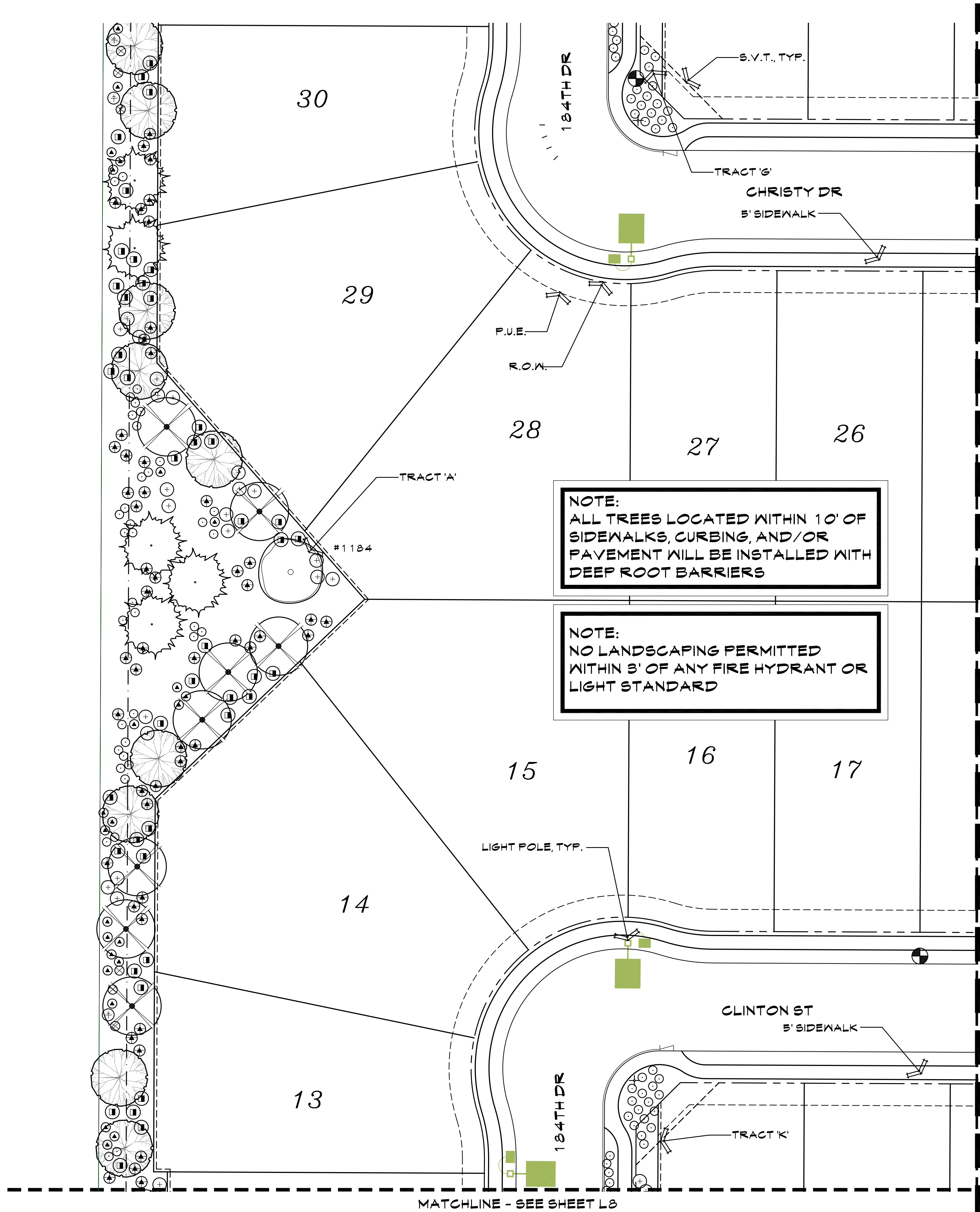
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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. 12-47
DATE: 08-07-13
DRAWN BY: TF-SP-KC
CHECKED BY: TM

REVISIONS:

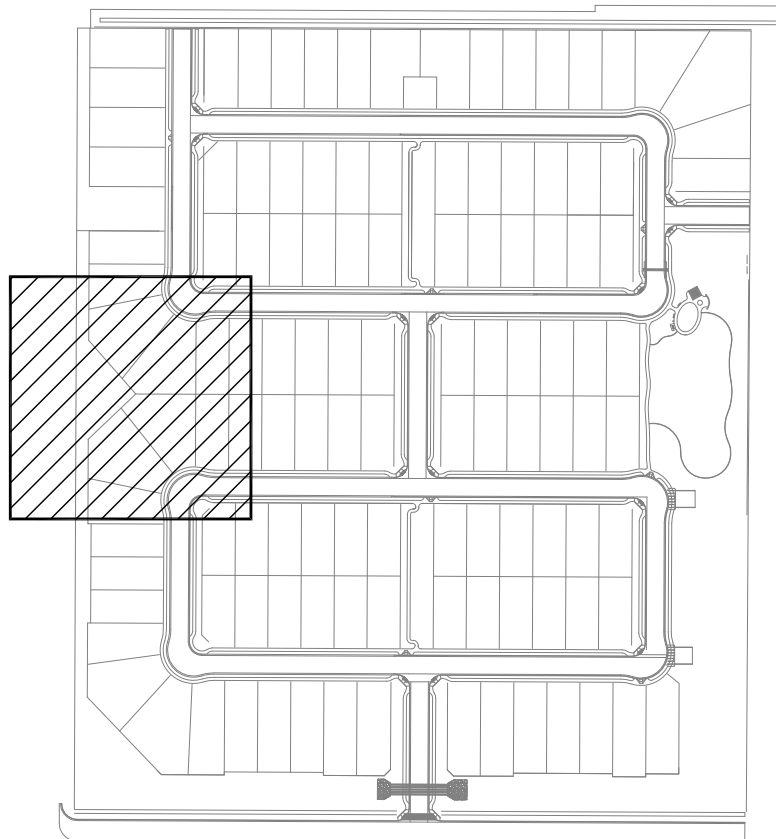
SHEET NO.
L-4
4 OF 30



PLANT LEGEND

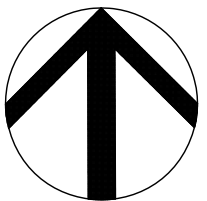
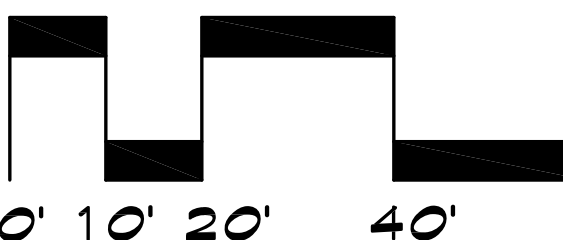
SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
●	SALVAGE SAGUARO- SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR SAGUARO SIZE	
⊗	CERCIDIUM 'HYBRID'	THORNLESS PALO VERDE
⊗	CERCIDIUM PRAECOX	PALO BREA
⊗	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
⊗	ULMUS PARVIFOLIA	EVERGREEN ELM
⊗	ACACIA ANEURA	MULGA TREE
⊗	DALBERGIA SIBBOO	SIBBOO TREE
⊗	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
⊗	SALVAGE TREE- SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.	
SHRUBS/ACCENTS		
⊗	MUHLENBERGIA RIGENS	DEER GRASS
⊗	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
⊗	CASSIA NEMOPHILA	GREEN CASSIA
⊗	CONVOLVULUS CNEORUM	BUSH MORNING GLORY
⊗	EREMOPHILA SPECIES	VALENTINE
⊗	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN CLOUD SAGE
⊗	DASYLIRION WHEELERI	DESERT SPOON
⊗	CAESALPINIA FULCHERRIMA	RED BIRD-OF-PARADISE
⊗	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
⊗	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
⊗	RUELLIA PENINSULARIS	BAJA RUELLIA
GROUND COVER		
* ⊗	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
* ⊗	ACACIA REDOLENS	DESERT CARPET ACACIA
■	TURF - MIDIRON SOD: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.	
□	DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD.	
—	CONCRETE HEADER- SEE DETAIL 'G' SHEET L-28.	

* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.



KEY MAP
NTS

SCALE: 1"=20'-0"



NORTH



The McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax



PLANTING PLAN
ZANJERO TRAILS - PHASE II
PARCEL 13C

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N., RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

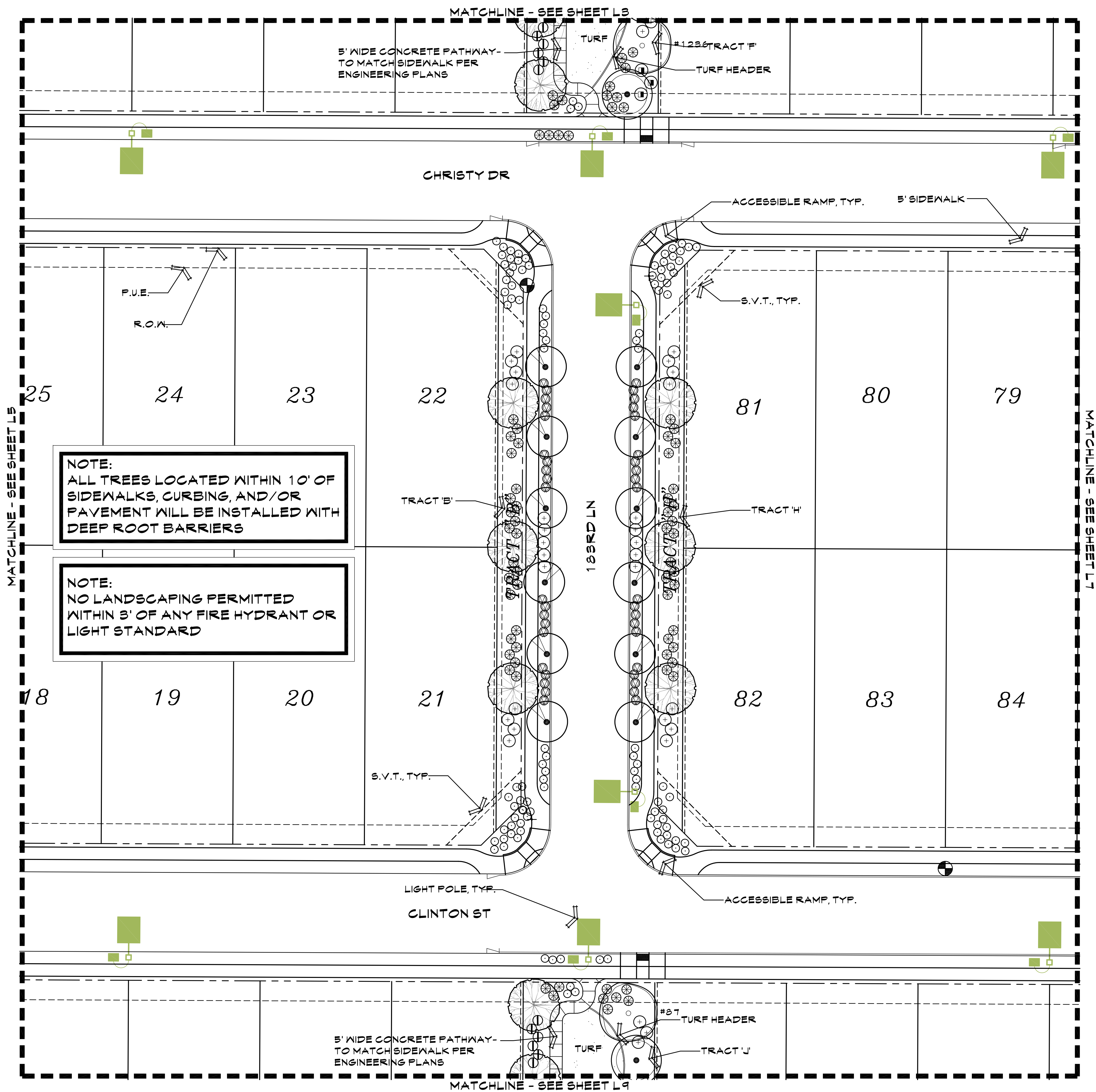
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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.	12-47
DATE:	08-07-13
DRAWN BY:	TF - SP-KC
CHECKED BY:	TM

REVISIONS:	

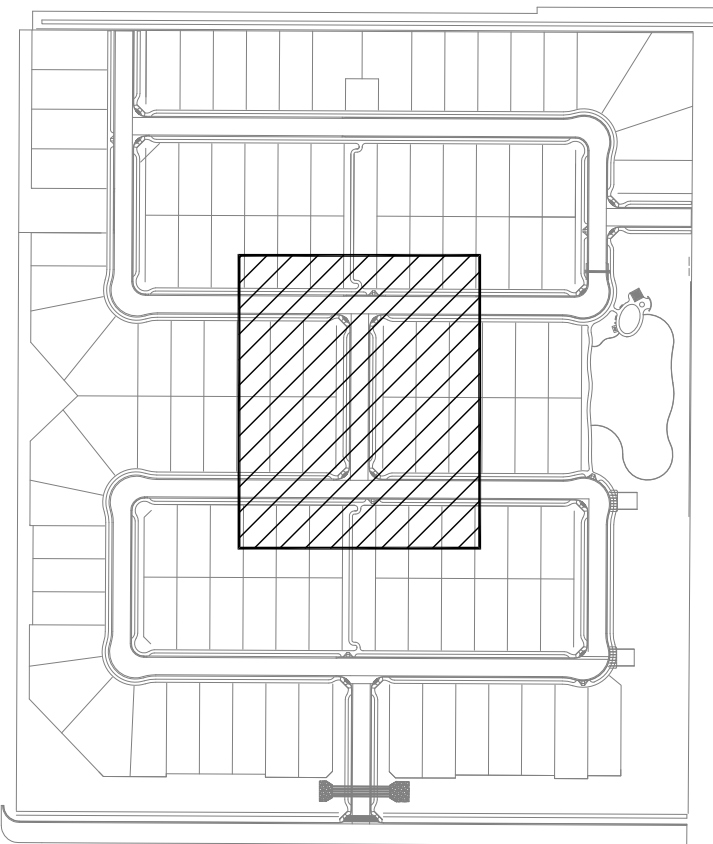
SHEET NO.
L-5



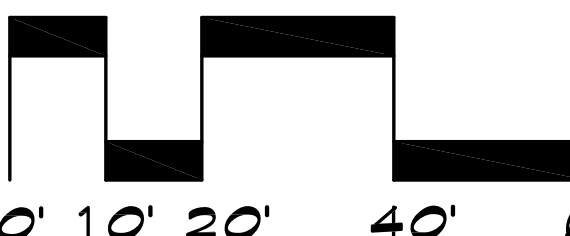
PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
#	SALVAGE SAGUARO - SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR SAGUARO SIZE	
	CERCIDIUM 'HYBRID'	THORNLESS PALO VERDE
	CERCIDIUM PRAECOX	PALO BREA
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE MAVERICK
	ULMUS PARVIFOLIA	EVERGREEN ELM
	ACACIA ANEURA	MULGA TREE
	DALBERGIA SISOO	SISOO TREE
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
#	SALVAGE TREE - SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE	
SHRUBS/ACCENTS		
	MUHLENBERGIA RIGENS	DEER GRASS
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	CONVOLVULUS CNEORUM	BUSH MORNING GLORY
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN CLOUD SAGE
	DASYLIRION WHEELERI	DESERT SPOON
	CAESALPINIA FULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENINSULARIS	BAJA RUELLIA
GROUND COVER		
*	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
*	ACACIA REDOLENS	DESERT CARPET ACACIA
	TURF - MIDIRON SOD: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.	
	DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD.	
	CONCRETE HEADER- SEE DETAIL 'G' SHEET L-28.	

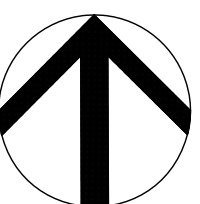
* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.



SCALE: 1"=20'-0"



KEY MAP NTS

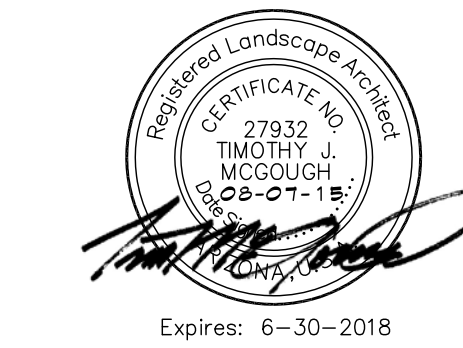


The McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 Fax



PLANTING PLAN
ZANJERO TRAILS - PHASE II
PARCEL 13C
INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA
PREPARED FOR: JEN ARIZONA 7, LLC

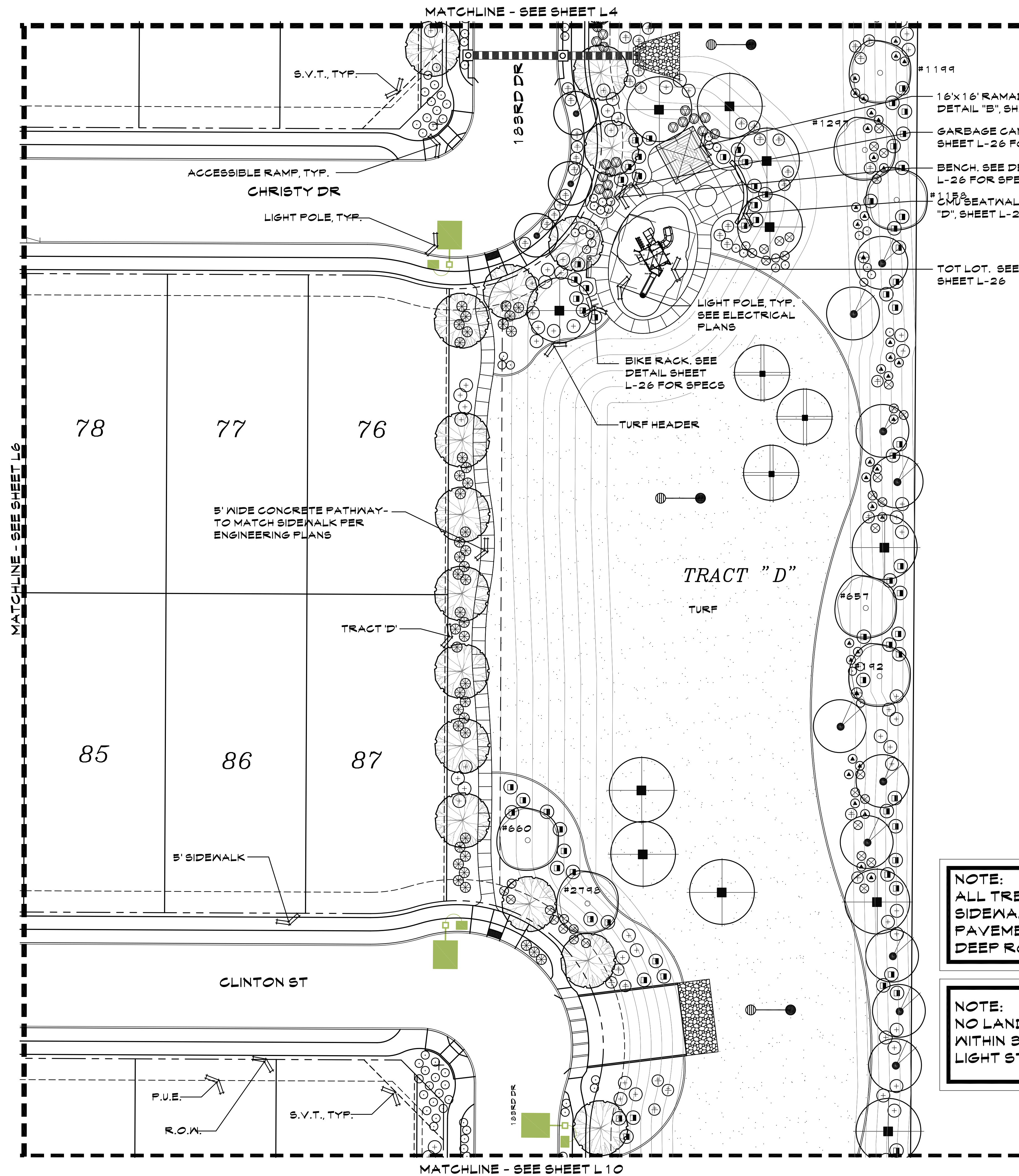
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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. 12-47
DATE: 08-07-13
DRAWN BY: TF-SP-KC
CHECKED BY: TM

REVISIONS:

SHEET NO.
L-6

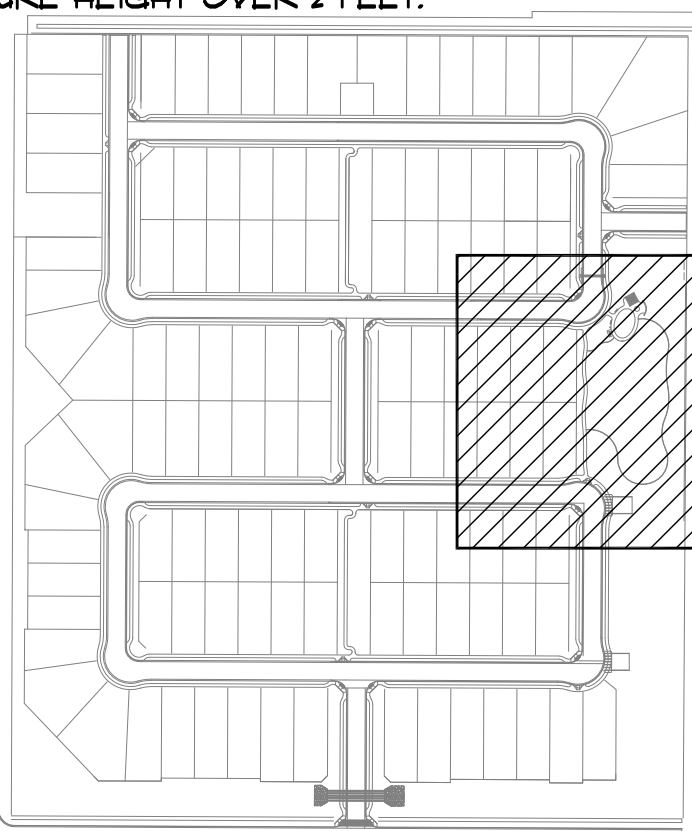


PLANT LEGEND

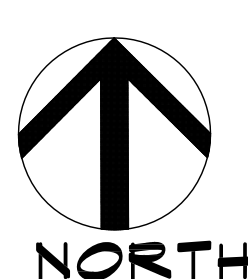
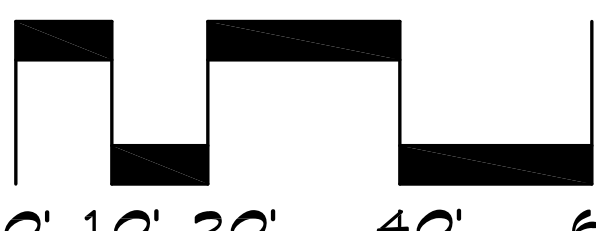
SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
●	SALVAGE SAGUARO - SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR SAGUARO SIZE	
⊗	CERCIDIUM 'HYBRID'	THORNLESS PALO VERDE
⊗	CERCIDIUM PRAECOX	PALO BREA
⊗	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
⊗	ULMUS PARVIFOLIA	EVERGREEN ELM
⊗	ACACIA ANEURA	MULGA TREE
⊗	DALBERGIA SIBBOO	SIBBOO TREE
⊗	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
⊗	SALVAGE TREE - SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.	
SHRUBS/ACCENTS		
⊗	MUHLENBERGIA RIGENS	DEER GRASS
⊗	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
⊗	CASSIA NEMOPHILA	GREEN CASSIA
⊗	CONVOLVULUS CNEORUM	BUSH MORNING GLORY
⊗	EREMOPHILA SPECIES	VALENTINE
⊗	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN CLOUD SAGE
⊗	DASYLIRION WHEELERI	DESERT SPOON
⊗	CAESALPINIA FULCHERRIMA	RED BIRD-OF-PARADISE
⊗	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
⊗	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
⊗	RUPELLIA PENINSULARIS	BAJA RUPELLIA
GROUND COVER		
* ⊗	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
* ⊗	ACACIA REDOLENS	DESERT CARPET ACACIA
■	TURF - MIDIRON 80D: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.	
□	DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD.	
—	CONCRETE HEADER- SEE DETAIL 'G' SHEET L-28.	

NOTE:
ALL TREES LOCATED WITHIN 10' OF
SIDEWALKS, CURBING, AND/OR
PAVEMENT WILL BE INSTALLED WITH
DEEP ROOT BARRIERS

NOTE:
NO LANDSCAPING PERMITTED
WITHIN 3' OF ANY FIRE HYDRANT OR
LIGHT STANDARD



SCALE: 1"=20'-0"



McGough Group
Landscape Architecture
Urban Design Site Imaging
Parks and Recreation
11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028
602-997-9093
602-997-9031 Fax

PLANTING PLAN
ZANJERO TRAILS - PHASE II
PARCEL 13C
INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2N
SURPRISE, ARIZONA
PREPARED FOR: JEN ARIZONA 7, LLC

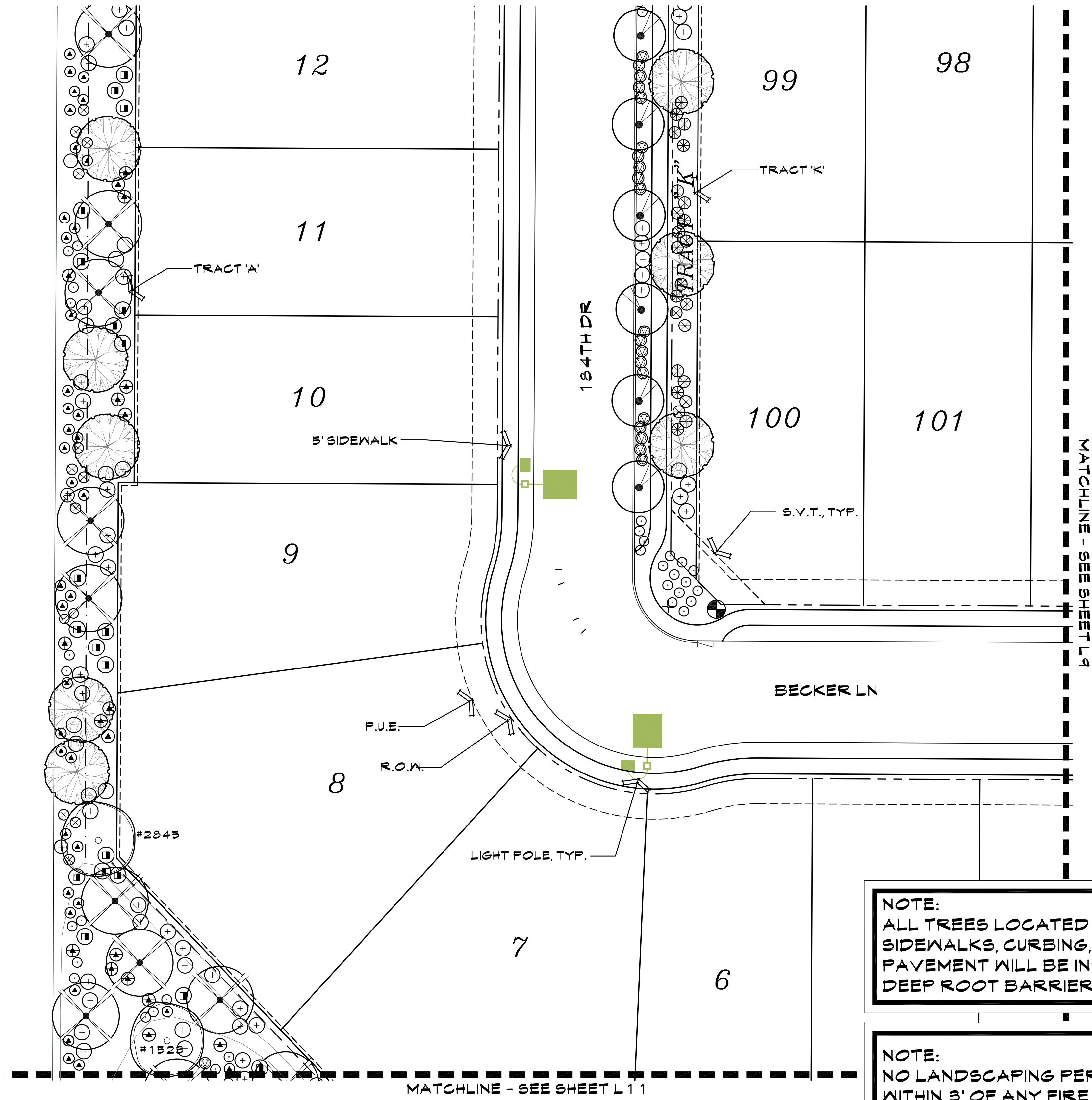
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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.	12-47
DATE:	08-07-13
DRAWN BY:	TF - SP-KC
CHECKED BY:	TM

REVISIONS:

SHEET NO.
L-7
7 OF 30



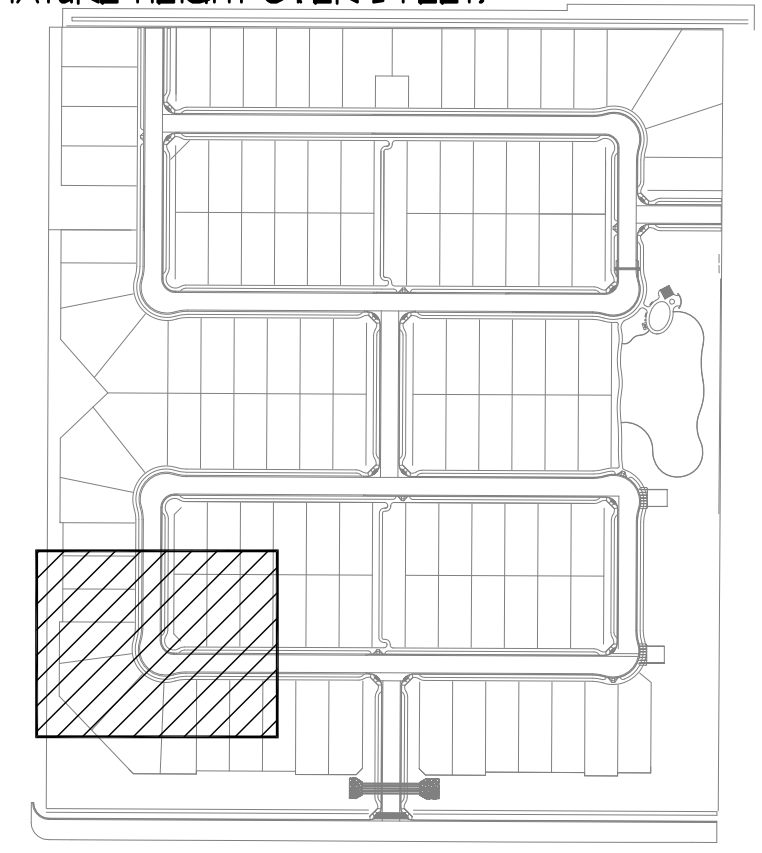
NOTE:
ALL TREES LOCATED WITHIN 10' OF
SIDEWALKS, CURBING, AND/OR
PAVEMENT WILL BE INSTALLED WITH
DEEP ROOT BARRIERS

NOTE:
NO LANDSCAPING PERMITTED
WITHIN 3' OF ANY FIRE HYDRANT OR
LIGHT STANDARD

PLANT LEGEND

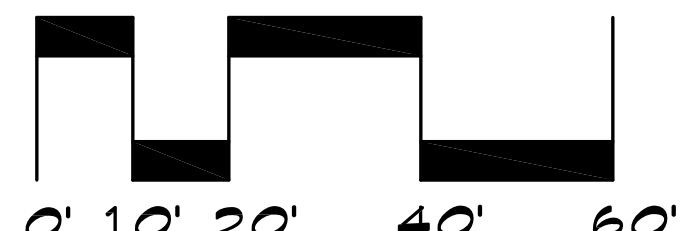
SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
●	SALVAGE SAGUARO- SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR SAGUARO SIZE	
⊗	CERCIDIUM 'HYBRID'	THORNLESS PALO VERDE
⊗	CERCIDIUM PRAECOX	PALO BREA
⊗	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
⊗	ULMUS PARVIFOLIA	EVERGREEN ELM
⊗	ACACIA ANEURA	MULGA TREE
⊗	DALBERGIA SIBBOO	SIBBOO TREE
⊗	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
⊗	SALVAGE TREE- SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.	
SHRUBS/ACCENTS		
⊗	MUHLENBERGIA RIGENS	DEER GRASS
⊗	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
⊗	CASSIA NEMOPHILA	GREEN CASSIA
⊗	CONVOLVULUS CNEORUM	BUSH MORNING GLORY
⊗	EREMOPHILA SPECIES	VALENTINE
⊗	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN CLOUD SAGE
⊗	DASYLIRION WHEELERI	DESERT SPOON
⊗	CAESALPINIA FULCHERRIMA	RED BIRD-OF-PARADISE
⊗	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
⊗	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
⊗	RUPELLIA PENINSULARIS	BAJA RUELLIA
GROUND COVER		
* ⊗	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
* ⊗	ACACIA REDOLENS	DESERT CARPET ACACIA
■	TURF - MIDIRON 80D: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.	
□	DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD.	
—	CONCRETE HEADER- SEE DETAIL 'G' SHEET L-28.	

* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.



KEY MAP
NTS

SCALE: 1"=20'-0"



McGough Group
Landscape Architecture
Urban Design Site Imaging
Parks and Recreation
11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028
602-997-9093
602-997-9031 Fax

PLANTING PLAN
ZANJERO TRAILS - PHASE II
PARCEL 13C
INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N., RANGE 2W
SURPRISE, ARIZONA
PREPARED FOR: JEN ARIZONA 7, LLC

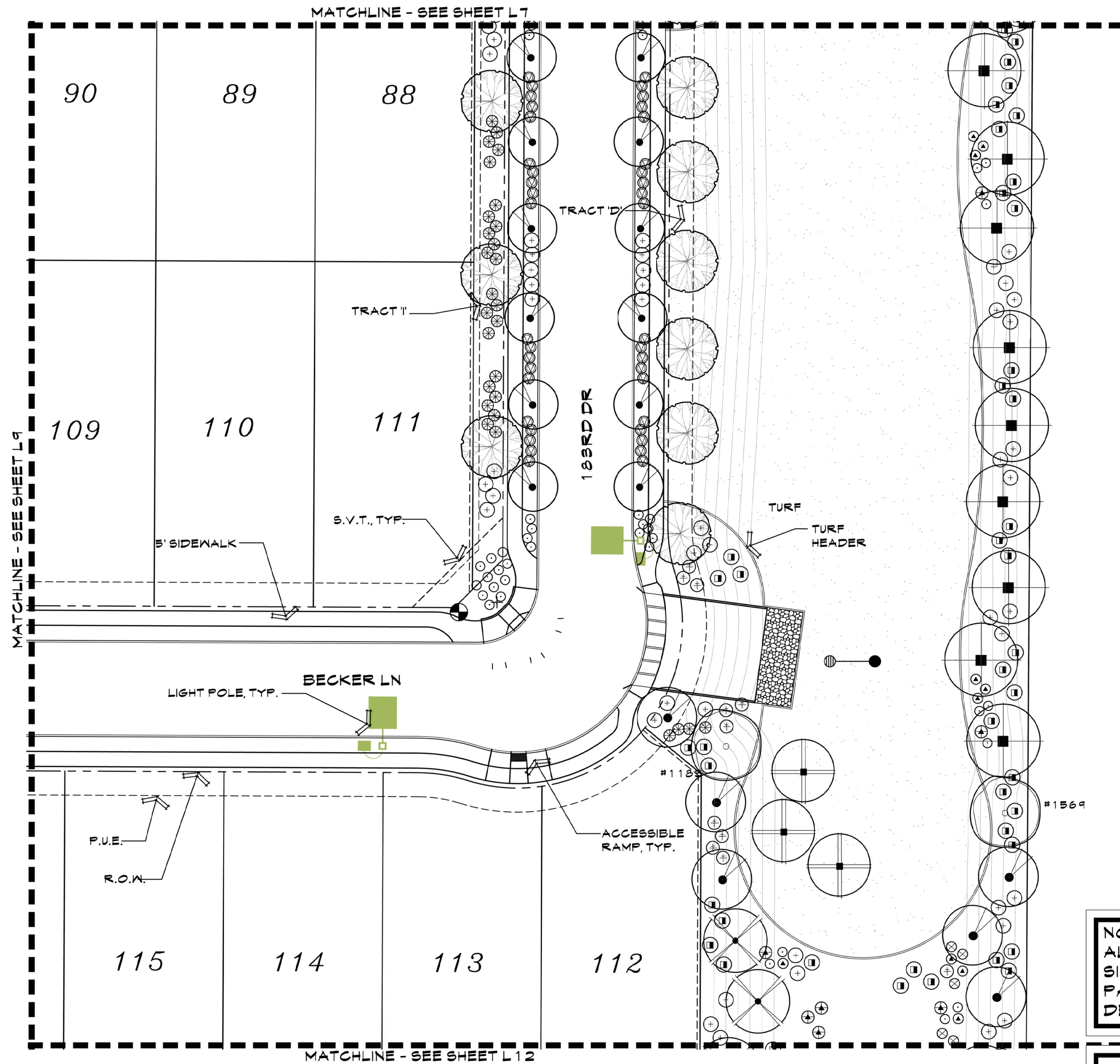
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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. 12-47
DATE: 08-07-13
DRAWN BY: TF-SP-KC
CHECKED BY: TM

REVISIONS:

SHEET NO.
L-8
8 OF 30



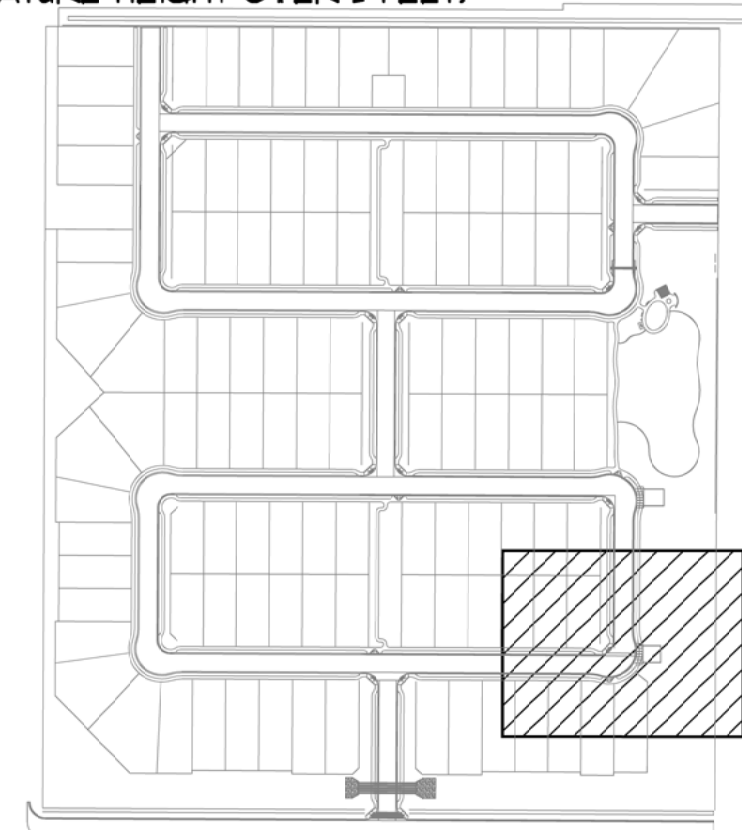
NOTE:
ALL TREES LOCATED WITHIN 10' OF
SIDEWALKS, CURBING, AND/OR
PAVEMENT WILL BE INSTALLED WITH
DEEP ROOT BARRIERS

NOTE:
NO LANDSCAPING PERMITTED
WITHIN 3' OF ANY FIRE HYDRANT OR
LIGHT STANDARD

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
●	SALVAGE SAGUARO - SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR SAGUARO SIZE	
⊗	CERCIDIMUM 'HYBRID'	THORNLESS PALO VERDE
⊗	CERCIDIMUM PRAECOX	PALO BREA
⊗	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
⊗	ULMUS PARVIFOLIA	EVERGREEN ELM
⊗	ACACIA ANEURA	MULGA TREE
⊗	DALBERGIA SIBBOO	SIBBOO TREE
⊗	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
⊗	SALVAGE TREE - SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.	
SHRUBS/ACCENTS		
⊗	MUHLENBERGIA RIGENS	DEER GRASS
⊗	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
⊗	CASSIA NEMOPHILA	GREEN CASSIA
⊗	CONVOLVULUS CNEORUM	BUSH MORNING GLORY
⊗	EREMOPHILA SPECIES	VALENTINE
⊗	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN CLOUD SAGE
⊗	DASYLIRION WHEELERI	DESERT SPOON
⊗	CAESALPINIA FULCHERRIMA	RED BIRD-OF-PARADISE
⊗	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
⊗	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
⊗	RUELLIA PENINSULARIS	BAJA RUELLIA
GROUND COVER		
* ⊗	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
* ⊗	ACACIA REDOLENS	DESERT CARPET ACACIA
■	TURF - MIDIRON 60D: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.	
□	DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD.	
—	CONCRETE HEADER- SEE DETAIL 'G' SHEET L-28.	

* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.



KEY MAP
NTS

SCALE: 1"=20'-0"



McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax



Expires: 6-30-2018

PLANTING PLAN ZANJERO TRAILS - PHASE II PARCEL 13C

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

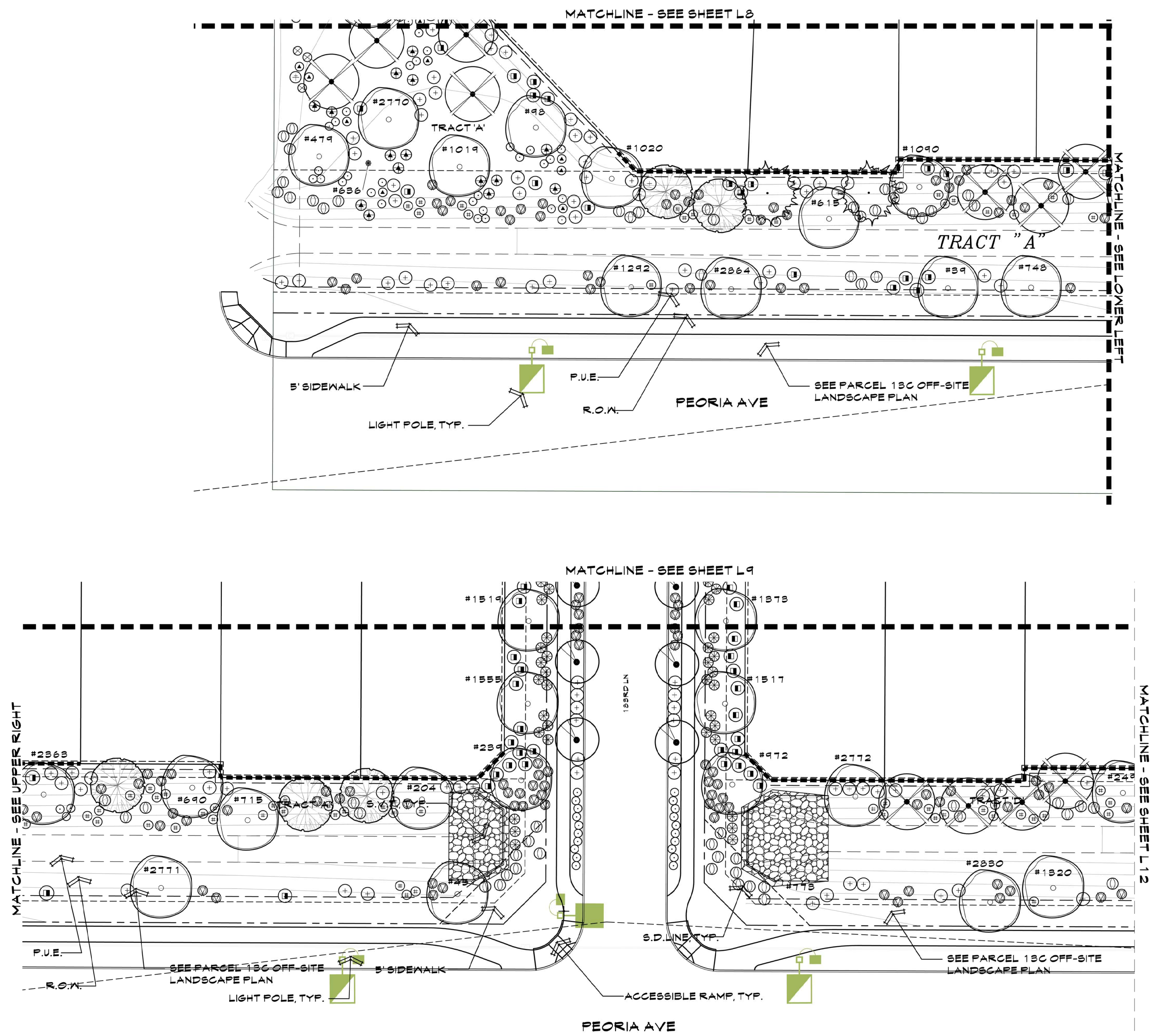
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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. 12-47
DATE: 08-07-18
DRAWN BY: TF-SP-KC
CHECKED BY: TM

REVISIONS:

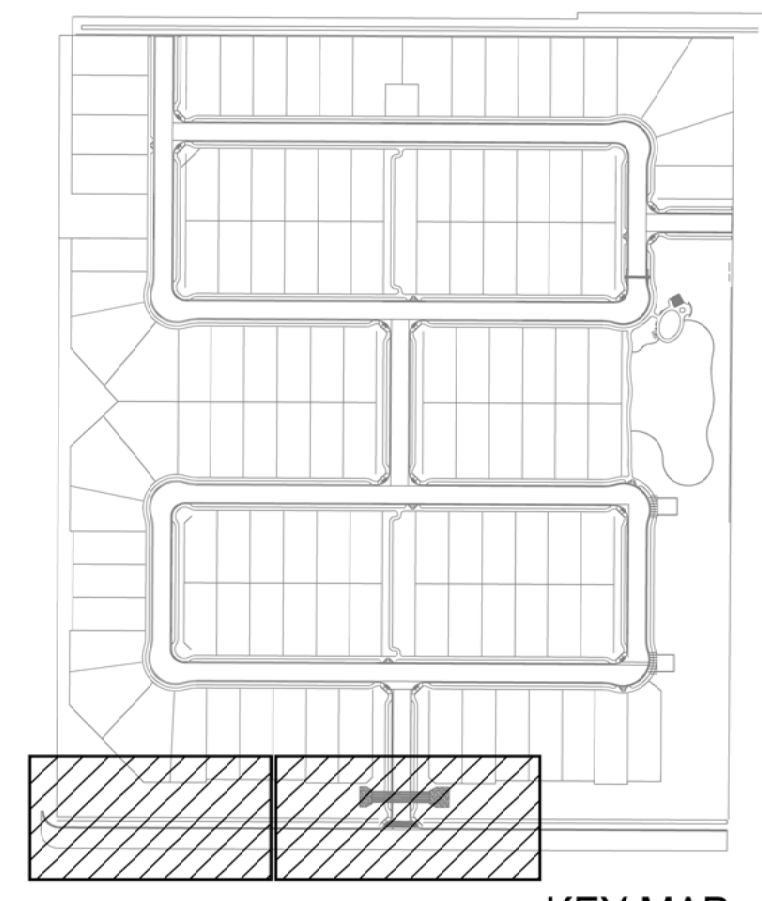
SHEET NO.
L-10
10 OF 30



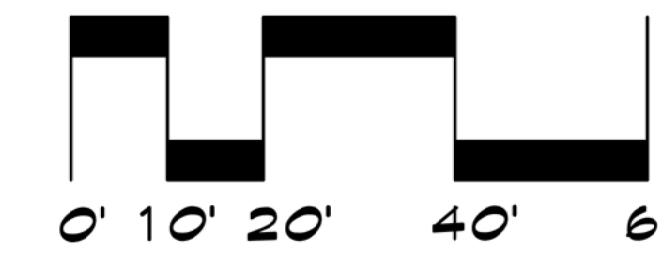
PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
●	SALVAGE SAGUARO - SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR SAGUARO SIZE	
⊗	CERCIDIUM 'HYBRID'	THORNLESS PALO VERDE
⊗	CERCIDIUM PRAECOX	PALO BREA
⊗	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
⊗	ULMUS PARVIFOLIA	EVERGREEN ELM
⊗	ACACIA ANEURA	MULGA TREE
⊗	DALBERGIA SIBBOO	SIBBOO TREE
⊗	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
⊗	SALVAGE TREE - SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE	
SHRUBS/ACCENTS		
⊗	MUHLENBERGIA RIGENS	DEER GRASS
⊗	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
⊗	CASSIA NEMOPHILA	GREEN CASSIA
⊗	CONVOLVULUS CNEORUM	BUSH MORNING GLORY
⊗	EREMOPHILA SPECIES	VALENTINE
⊗	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN CLOUD SAGE
⊗	DASYLIRION WHEELERI	DESERT SPOON
⊗	CAESALPINIA FULCHERRIMA	RED BIRD-OF-PARADISE
⊗	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
⊗	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
⊗	RUELLIA PENINSULARIS	BAJA RUELLIA
GROUND COVER		
* ⊗	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
* ⊗	ACACIA REDOLENS	DESERT CARPET ACACIA
■	TURF - MIDIRON 80D: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.	
□	DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD.	
—	CONCRETE HEADER- SEE DETAIL 'G' SHEET L-28.	

* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.



SCALE: 1"=20'-0"



The McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax



PLANTING PLAN ZANJERO TRAILS - PHASE II PARCEL 13C

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

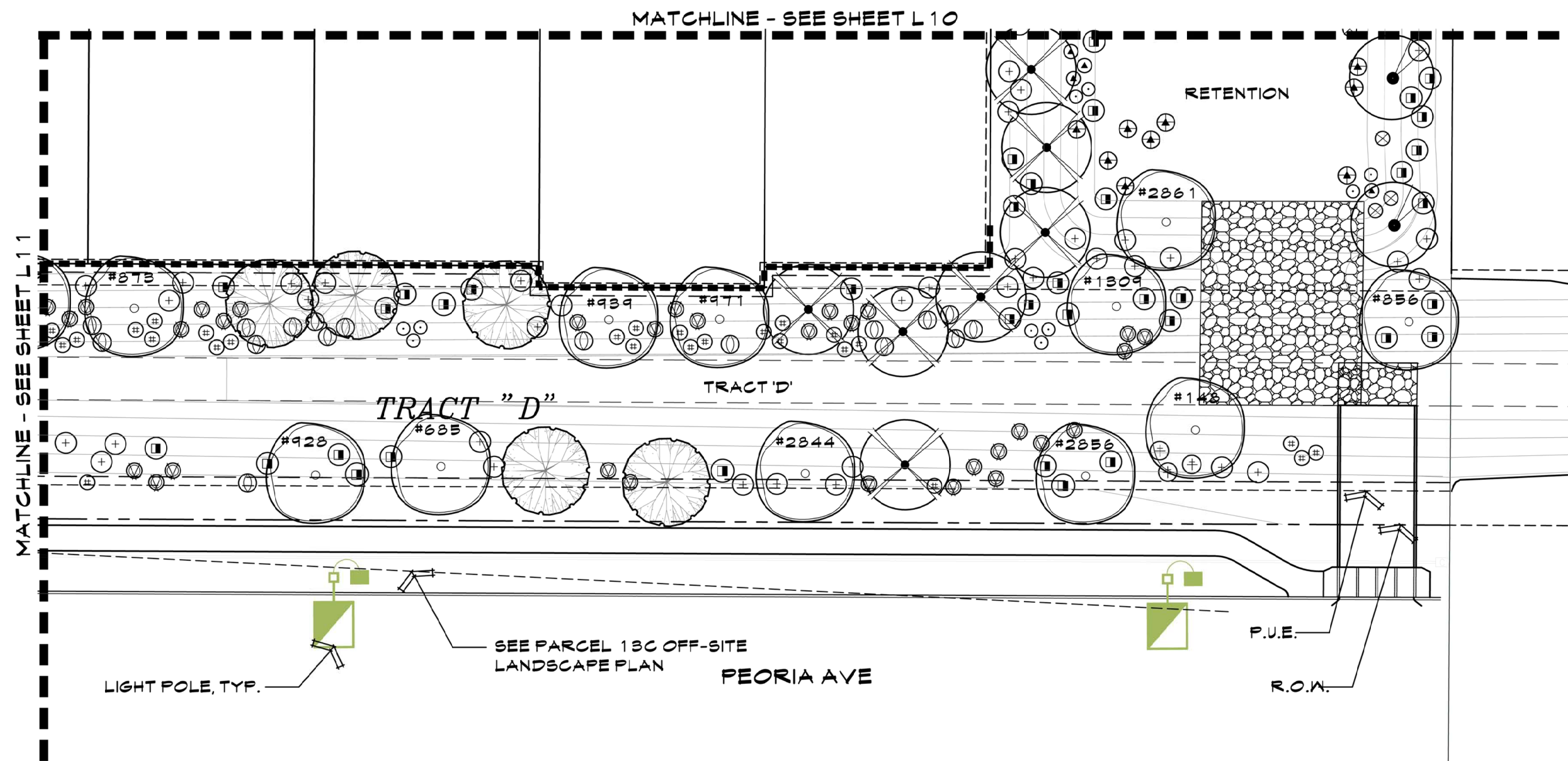
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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. 12-47
DATE: 08-07-18
DRAWN BY: TF-SP-KC
CHECKED BY: TM

REVISIONS:

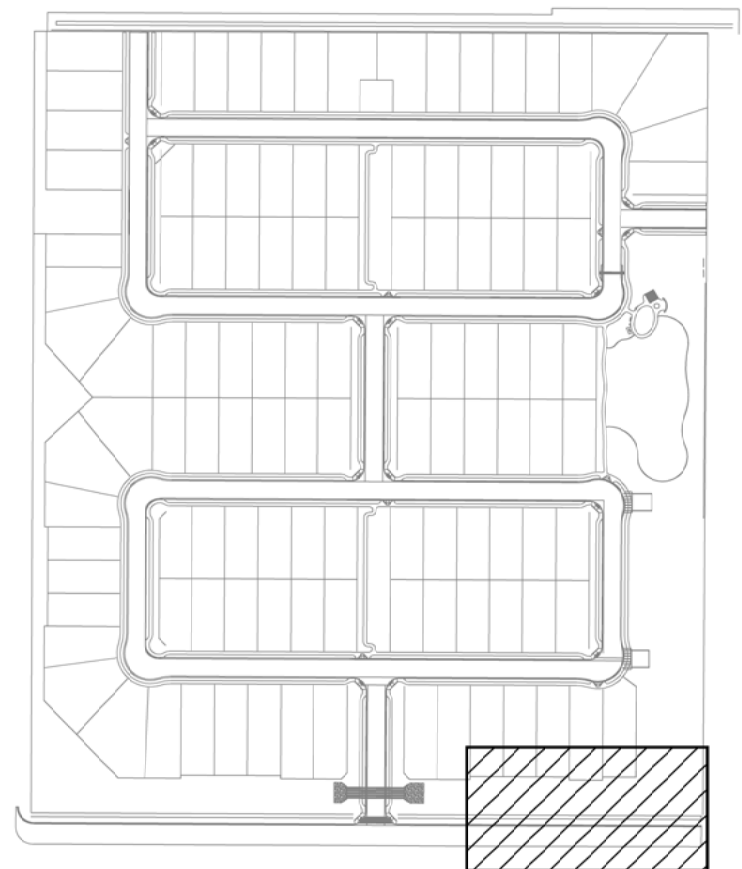
SHEET NO. L-11



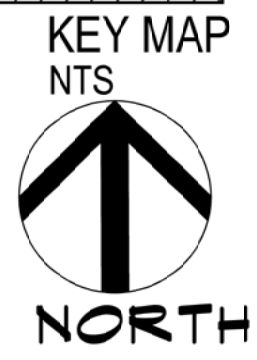
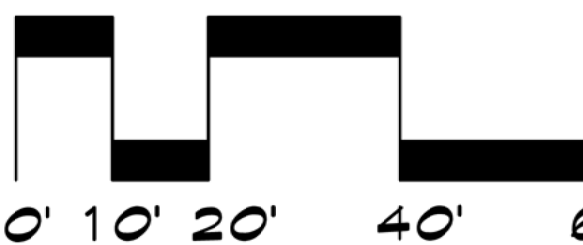
PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	SALVAGE SAGUARO- SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR SAGUARO SIZE	
	CERCIDIUM 'HYBRID'	THORNLESS PALO VERDE
	CERCIDIUM PRAECOX	PALO BREA
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE 'MAVERICK'
	ULMUS PARVIFOLIA	EVERGREEN ELM
	ACACIA ANEURA	MULGA TREE
	DALBERGIA SISOO	SISOO TREE
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	SALVAGE TREE- SEE PLANS FOR TAG NUMBERS AND PLANT INVENTORY FOR TREE SPECIES AND BOX SIZE.	
SHRUBS/ACCENTS		
	MUHLENBERGIA RIGENS	DEER GRASS
	BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA	GREEN CASSIA
	CONVOLVULUS CNEORUM	BUSH MORNING GLORY
	EREMOPHILA SPECIES	VALENTINE
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN CLOUD SAGE
	DASYLIRION WHEELERI	DESERT SPOON
	CAESALPINIA FULCHERRIMA	RED BIRD-OF-PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA
	RUELLIA PENINSULARIS	BAJA RUELLIA
GROUND COVER		
	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
	ACACIA REDOLENS	DESERT CARPET ACACIA
	TURF - MIDIRON 60D: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.	
	DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" SCREENED - COLOR TO BE EXPRESS GOLD.	
	CONCRETE HEADER- SEE DETAIL 'G' SHEET L-28.	

* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.



SCALE: 1"=20'-0"



The McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax

PLANTING PLAN

ZANJERO TRAILS - PHASE II

PARCEL 13C

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

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.	12-47
DATE:	08-07-18
DRAWN BY:	TF - SP-KC
CHECKED BY:	TM

REVISIONS:	



The McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-937-9093
602-937-9031 fax



Expires: 6-30-2018

WALL PLAN ZANJERO TRAILS - PHASE II PARCEL 13C

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

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.

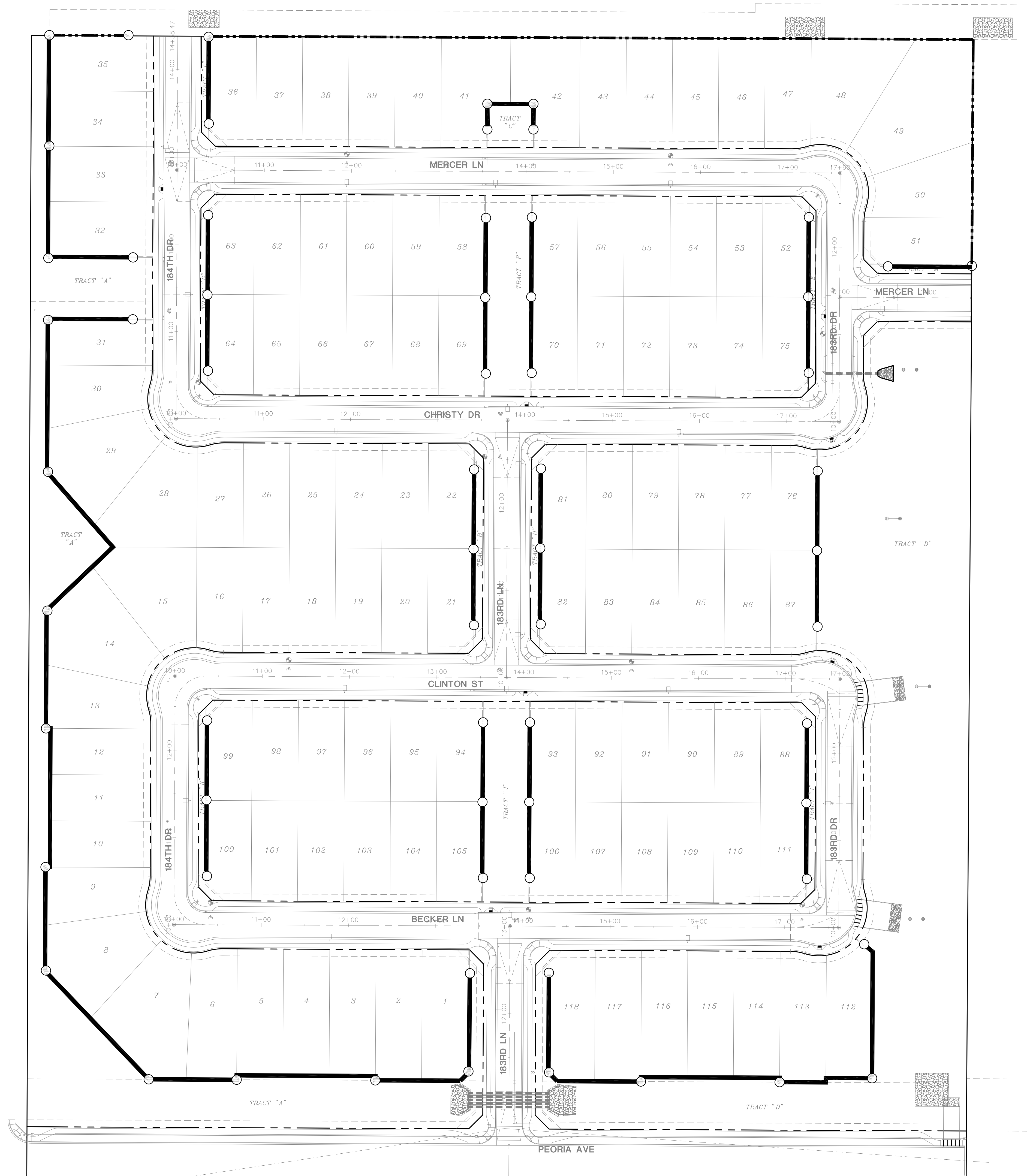
JOB NO. 12-47
DATE: 08-07-13
DRAWN BY: TF-SP-KC
CHECKED BY: TM

REVISIONS:

SHEET NO.

L-24

OF 30



PROJECT WALL KEY

- PROJECT THEME WALL
(SEE ELEVATION 'A', SHEET L25) APPROX. 4620 LN FT.
- PROJECT BUILDER WALL
(SEE DETAIL 'C', SHEET L25) APPROX. 1230 LN FT.
- THEME COLUMN
(SEE ELEVATION 'A', SHEET L25) QTY: 64

NOTES:

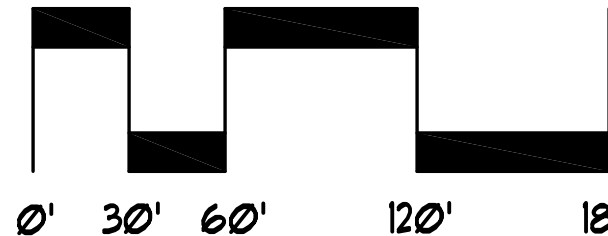
- ALL COLUMNS AND WALLS SHALL BE LOCATED OUT OF SIGHT VISIBILITY TRIANGLES.
- COLUMNS TO BE SET BACK A MINIMUM OF 20'-0" OFF THE STREET AT SIDEYARDS. CONTRACTOR TO INSTALL 6"x6" CONCRETE HEADER FROM THE FRONT OF COLUMN TO THE BACK OF SIDEWALK.
- SIGN REQUIRES SEPARATE PERMIT. DETAILS
- SEE CIVIL PLANS FOR RETAINING WALL LOCATIONS

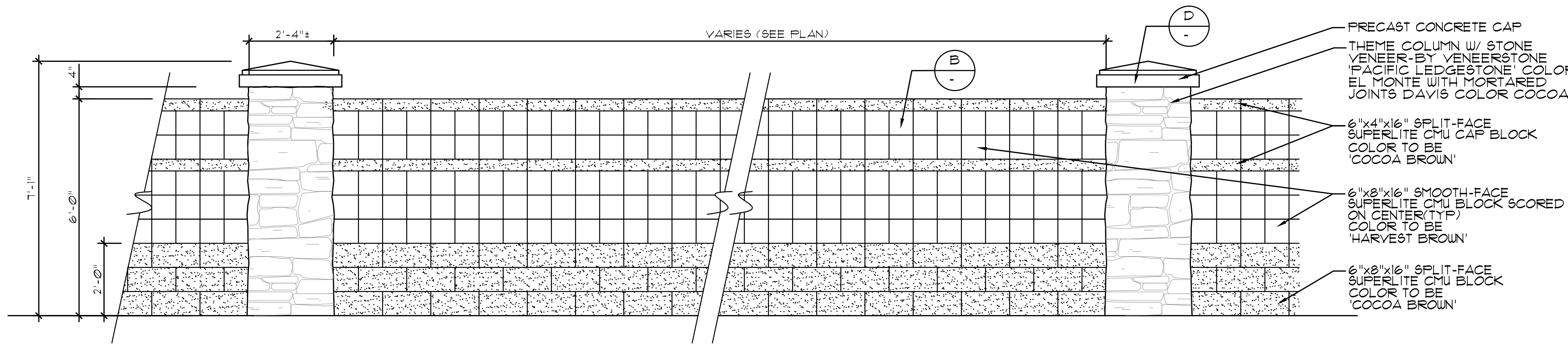
SPECIAL NOTE:

BUILDER RESERVES THE RIGHT TO REVISE THE SPACING AND/OR QUANTITY OF THEME COLUMNS ON THE PROJECT. GET STRUCTURAL ENGINEERING APPROVAL FOR ANY CHANGES PRIOR TO CONSTRUCTION.



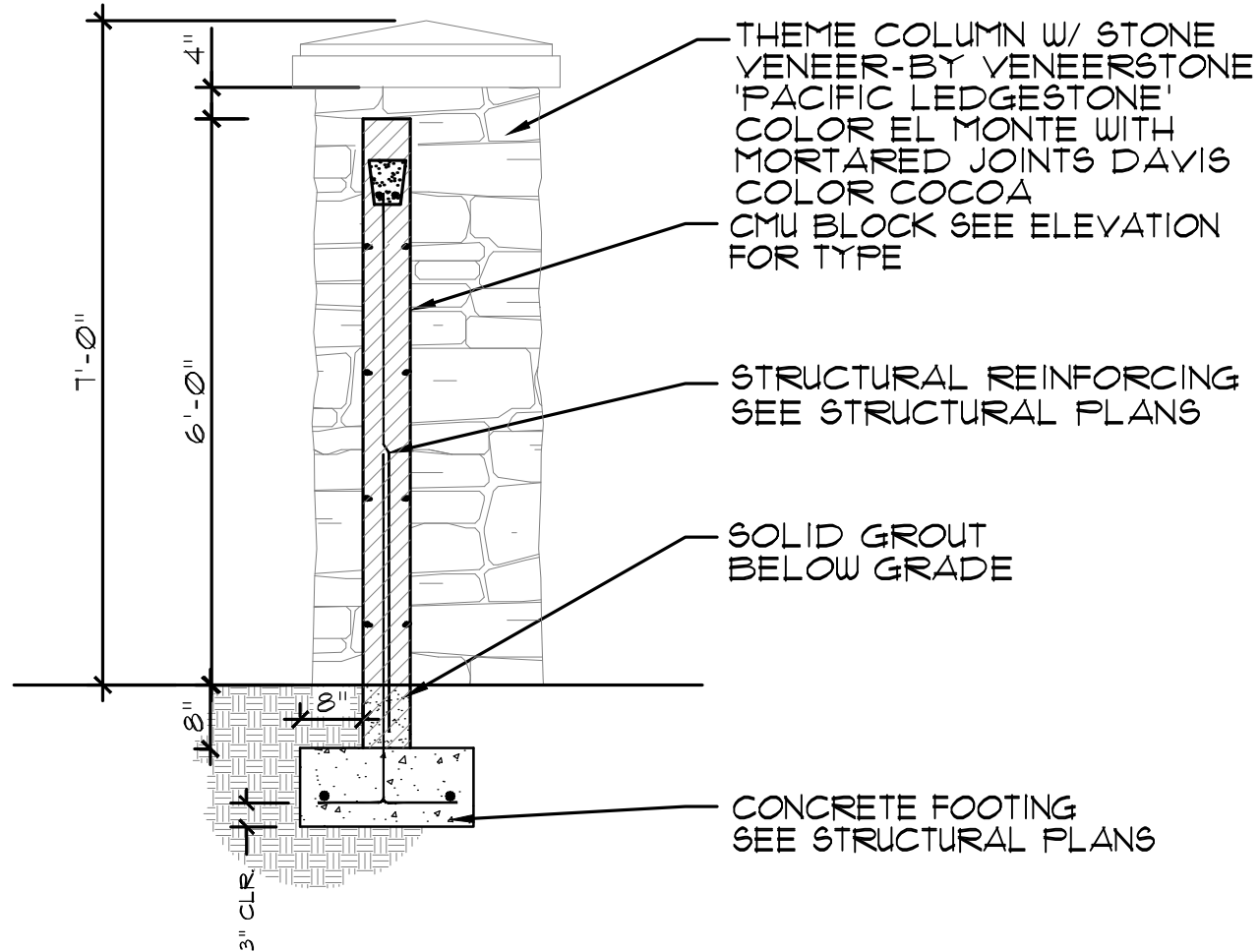
SCALE: 1"=60'-0"





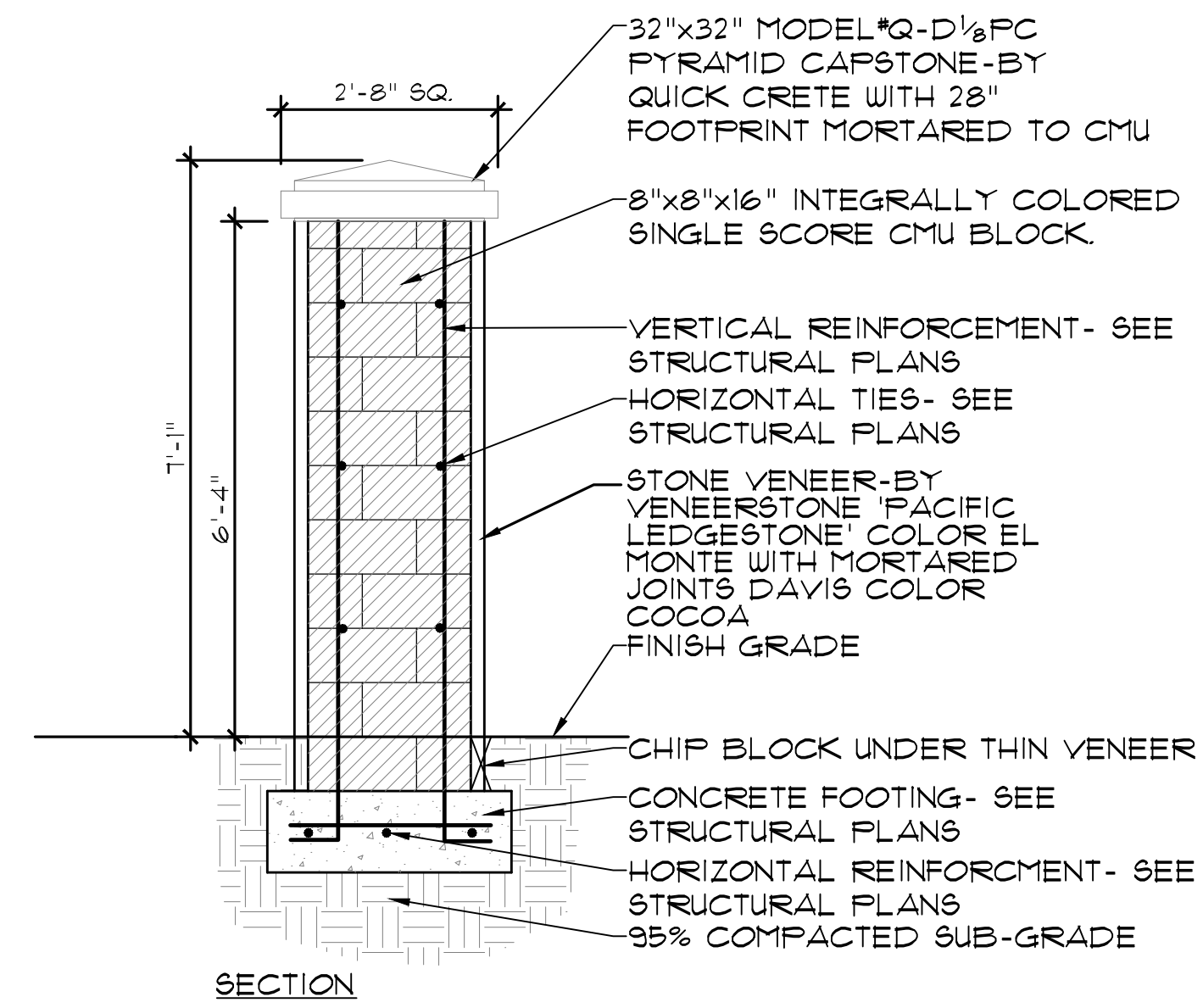
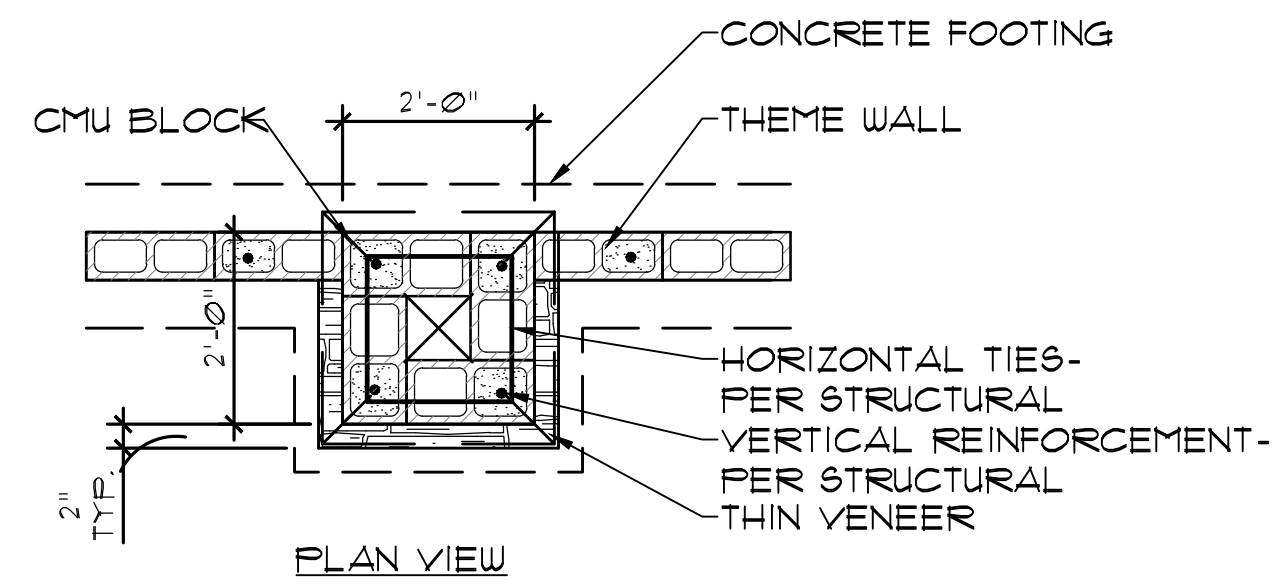
A PROJECT THEME WALL
PLAN

SCALE: 1/2"=1'-0"



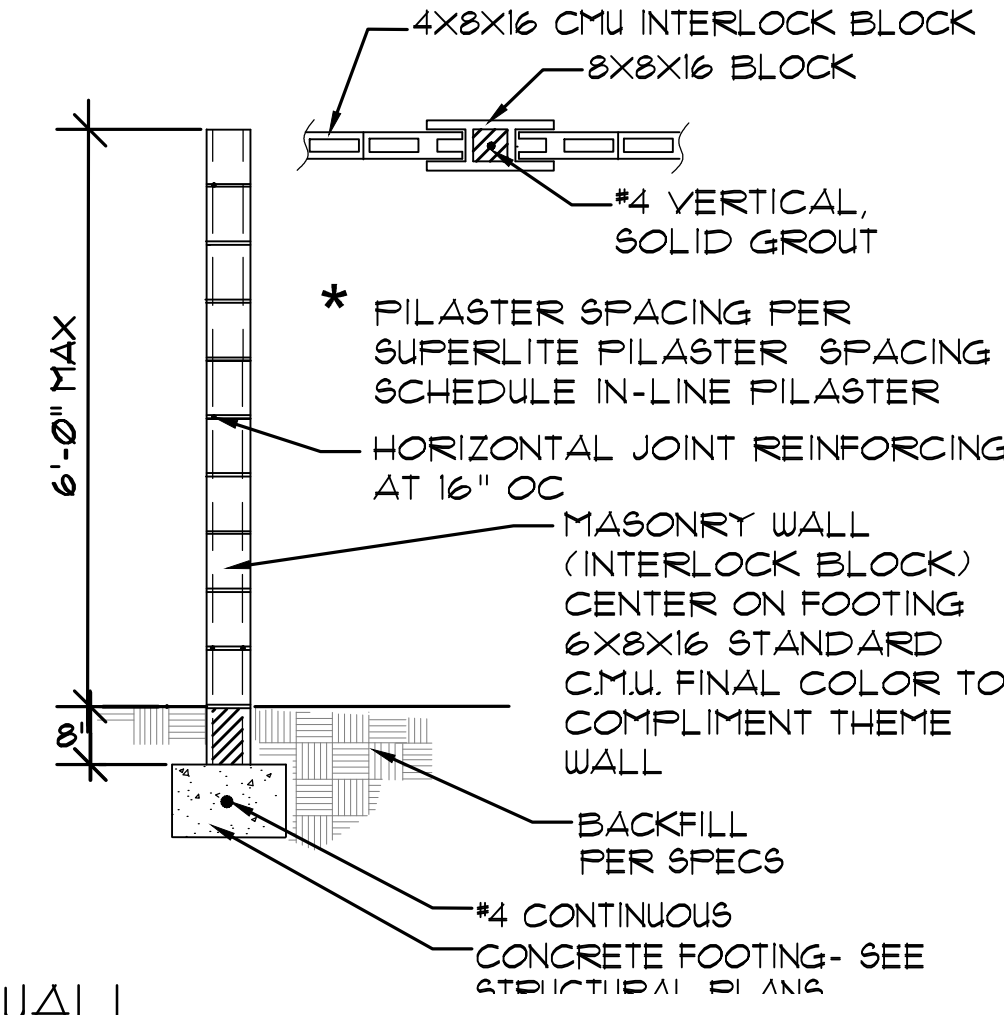
B PROJECT THEME WALL
SECTION

SCALE: 1/2"=1'-0"



D THEME COLUMN
SECTION

SCALE: 1/2"=1'-0"



C BUILDER WALL
SECTION

SCALE: 1/2"=1'-0"



McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

1110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-991-9093
602-991-9031 fax



HARDSCAPE DETAILS
ZANJERO TRAILS - PHASE II
PARCEL 13C

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

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.	12-47
DATE:	08-07-13
DRAWN BY:	TF-SF-KC
CHECKED BY:	TM

REVISIONS:	

SHEET NO.
L-25

* QUANTITIES ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR, PLANS TAKE PRECEDENCE.
ALL AMENITIES ARE TO BE "IN-GROUND" MOUNTED PER MANUFACTURES SPECIFICATIONS

MANUF: CLASSIC RECREATION SYSTEMS
MODEL: 16'x16' MESA MODEL
W/ WEATHERED COPPER STANDING SEAM ROOF
QTY: 1

MANUF: USA SHADE CANOPY
MODEL: SUPER SPAN MULTI LEVEL
COLORS: TOP CANOPY- NAVY BLUE
BOTTOM CANOPY- ARIZONA
SIZE: 26' x 26'
QTY: 1

MANUF: WEBCOAT
MODEL: TR32 CLASSICTAPER
W/ FLATTOP 32
COLOR: VIP BROWN
QTY: 6

MANUF: WEBCOAT
MODEL: B6WBWINGLINES INGROUND MOUNT
COLOR: VIP BROWN
QTY: 6

MANUF: WEBCOAT
MODEL: T6INN4-4S
COLOR: VIP BROWN
QTY: 1

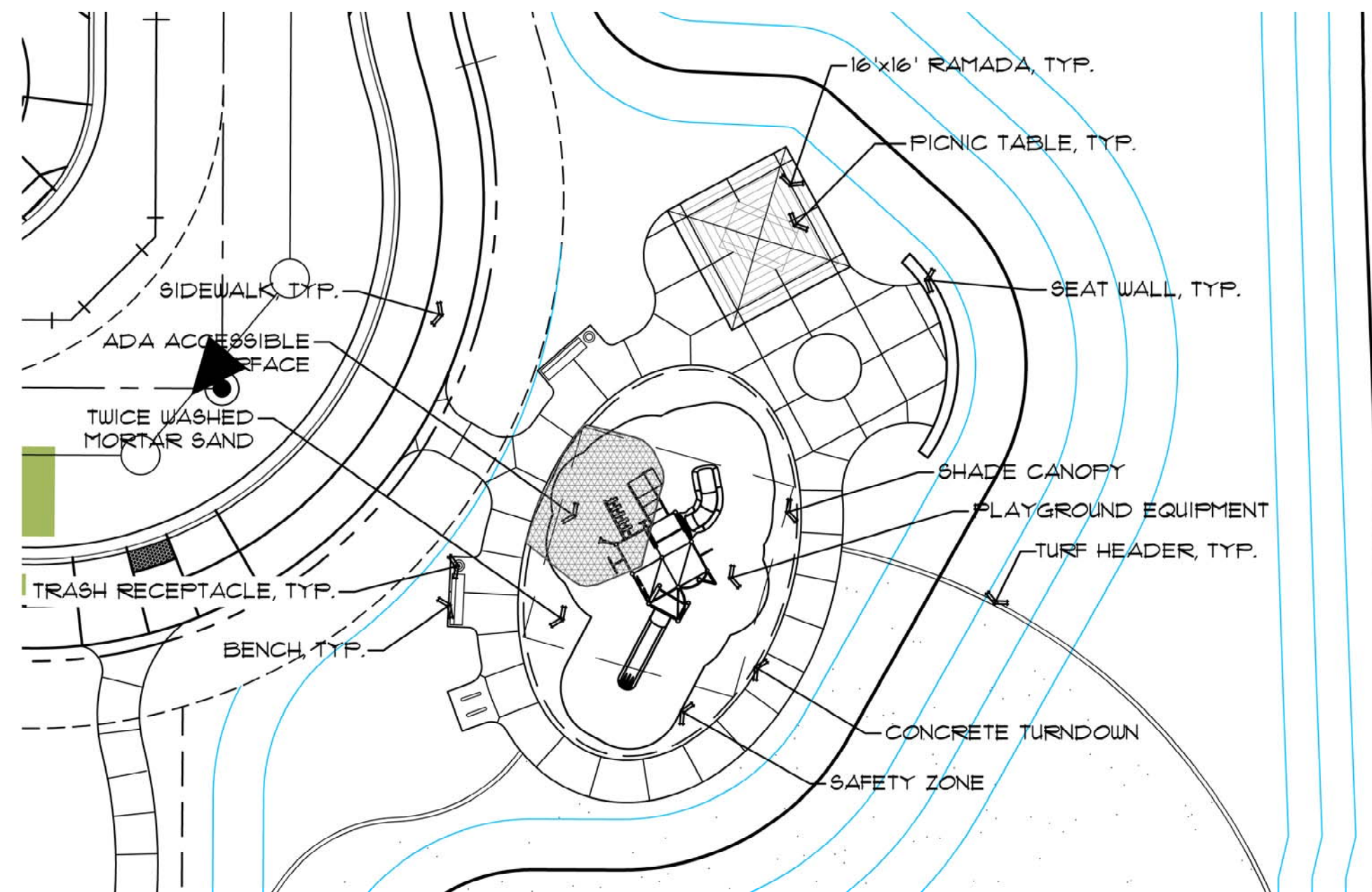
MANUF: WEBCOAT
MODEL: BIKELOOP-ING
COLOR: VIP BROWN
QTY: 2

MANUF: FLEXGROUND
MODEL: ENDURAFLEX
COLOR: 50% TAN & 50% BLACK BLEND
QTY: 217 SF.

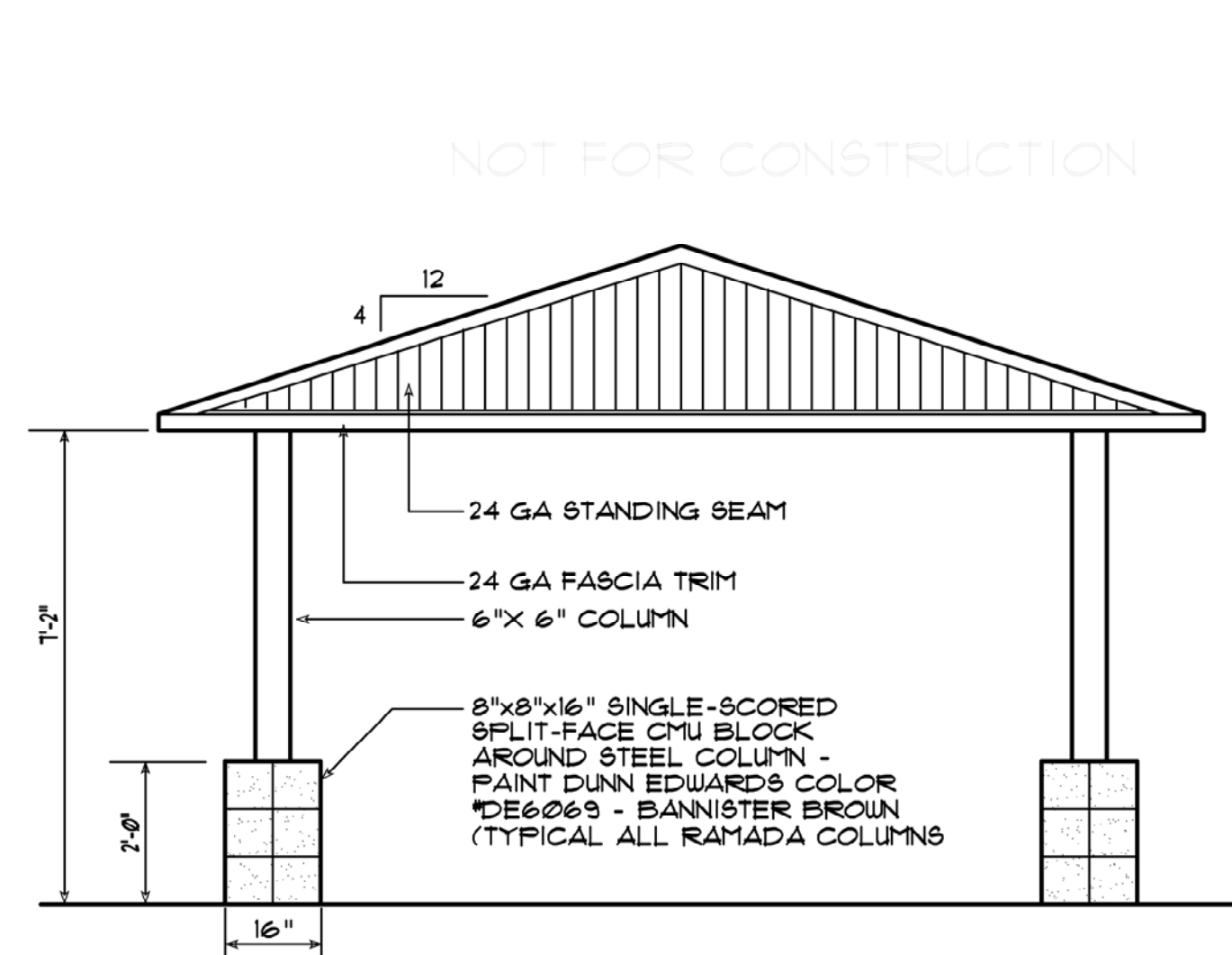
DESIGNED BY, AND AVAILABLE FROM:
MONTE CORLEY
MIRACLE PLAYGROUND SALES
1146 N. MESA DR. SUITE #136
MESA, AZ 85201
1-800-905-1411 EXT 105
COLORS TO BE: ROYAL BLUE & SAND

ALL SAND LOCATED IN PLAYGROUNDS
SHALL BE TWICE WASHED MORTAR
SAND.

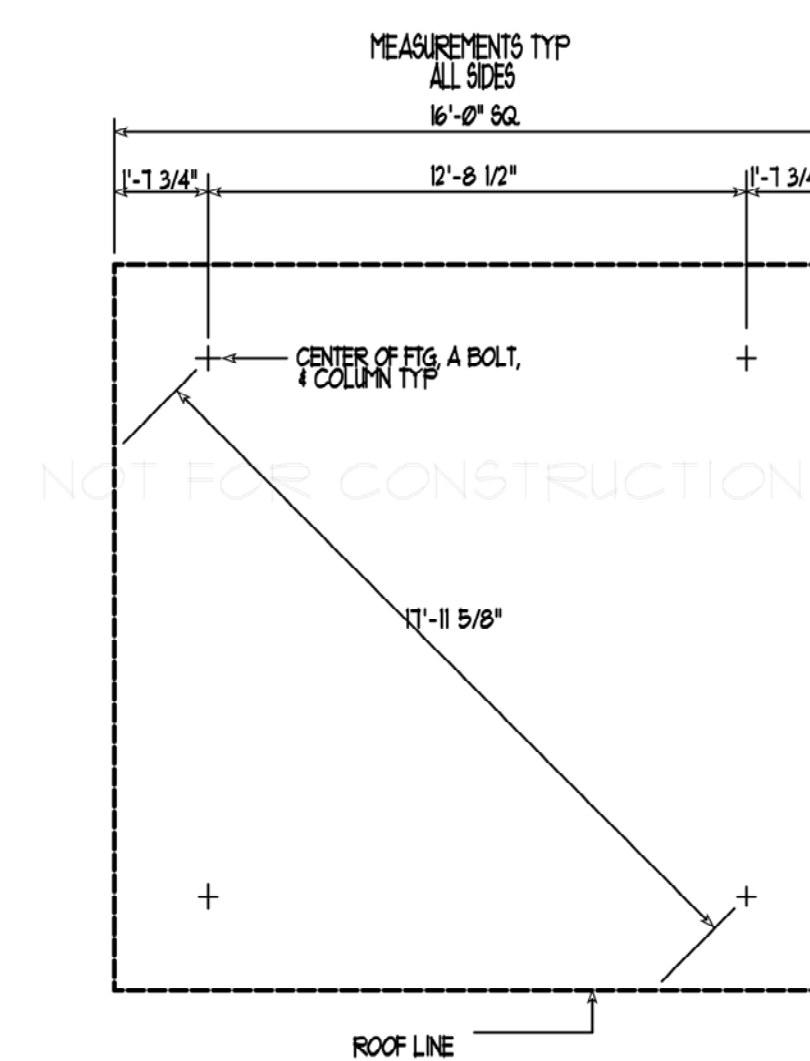
Model	Description	Qty
PARCEL 13C		
7145029	SQUARE DECK (ATTACHES TO 4 POSTS)	2
71451169	SPLIT DECK, 6" RISE	2
7145523	5" OD X 136" POST (3' TO 5' DECKS)	1
7145733	5" OD X 168" POST FOR ROOF (3'6"-5' DECK	8
71462841	BIG TIMBER BONGO STUMP W/HND SUPPORTS (4	1
7147147	PILOT PANEL W/2 WHEELS	1
7147554	HONEYCOMB CLIMBER (4' DECK)	1
714808	CLIMBING POLE (3', 5' OR 6'6" DECK)	1
714850	CHAMELEON SLIDE ENTRY & EXIT SECTION	2
714850	CHAM EXIT SECTION PRICE INCLUDED IN 7148	1
7148502	CHAM EXIT SECTION PRICE INCLUDED IN 7148	1
7148502	CHAMELEON SLIDE RIGHT TURN SECTION	3
7148503	CHAMELEON SLIDE LEFT TURN SECTION	2
714851459	SQUARE TRANSFER POINT W/OPEN HR (4' DECK	1
71486248	8' SQUARE ROOF, PERF STEEL	1
714900P1	STEERING WHEEL (POST MOUNT)	1
7149922	LOOKOUT TOWER	1
714994B	FUN FONES ABOVE DECK TO GROUND	1
714994BZ	FUN FONE PRICE INCLUDED IN 714994B	1



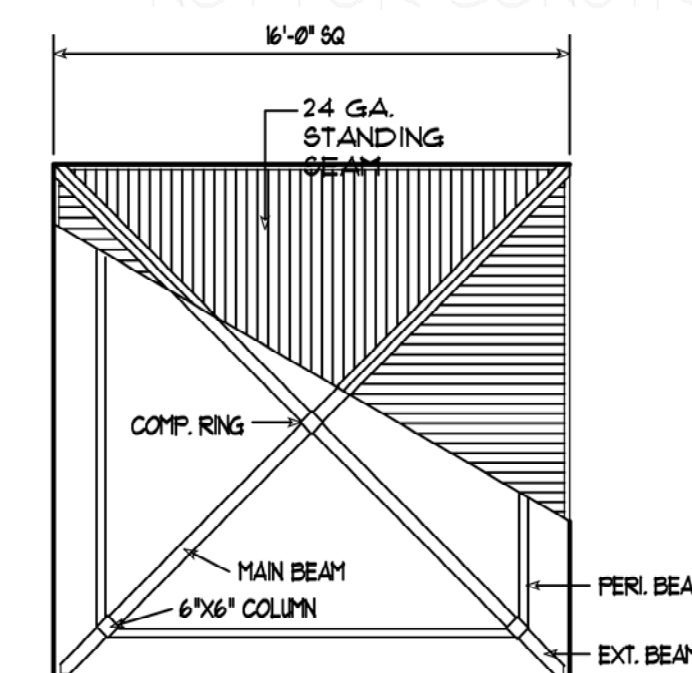
SCALE: 1/16"=1'-0"



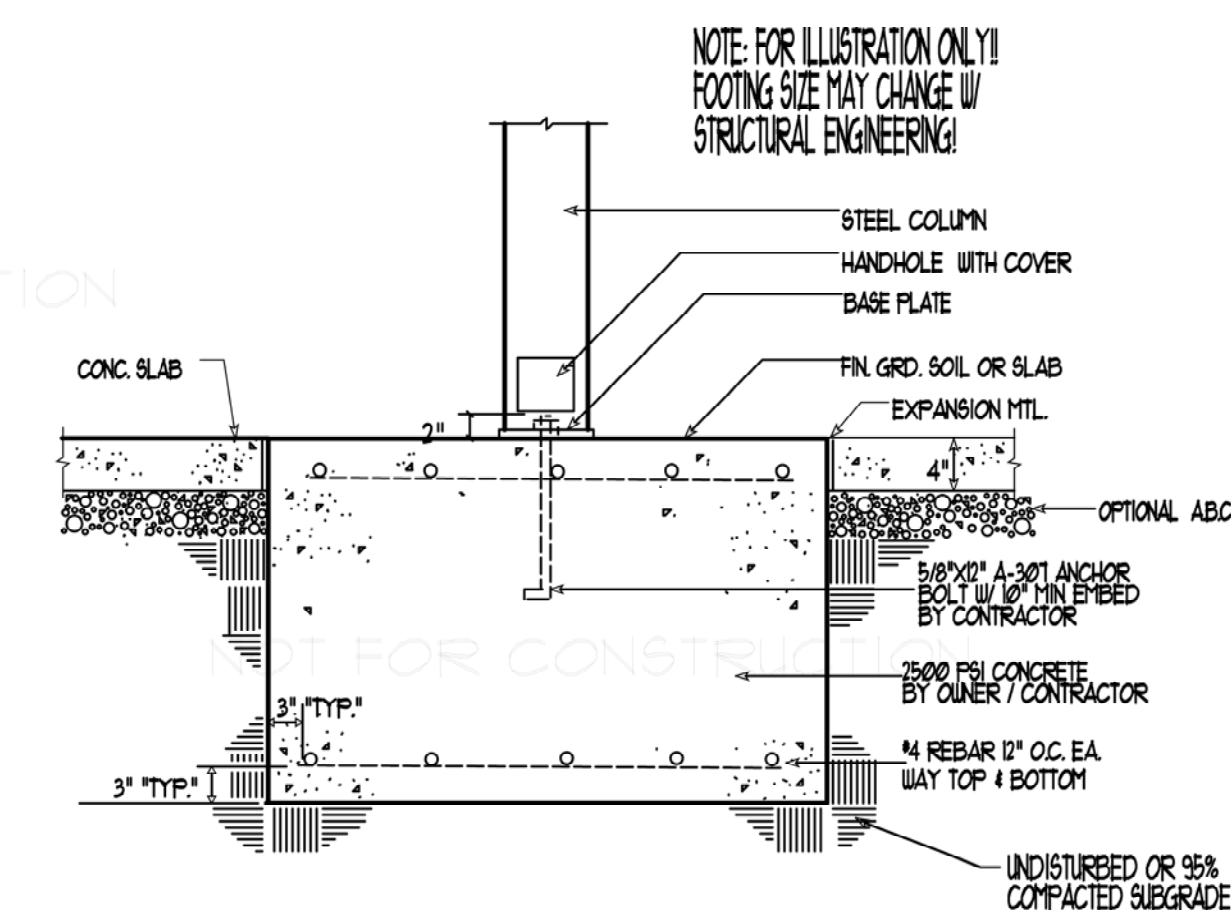
ELEVATION 16'X16' MESA MODEL



LAYOUT PLAN 16'X16'
MESA MODEL



PLAN VIEW 16'X16'
MESA MODEL



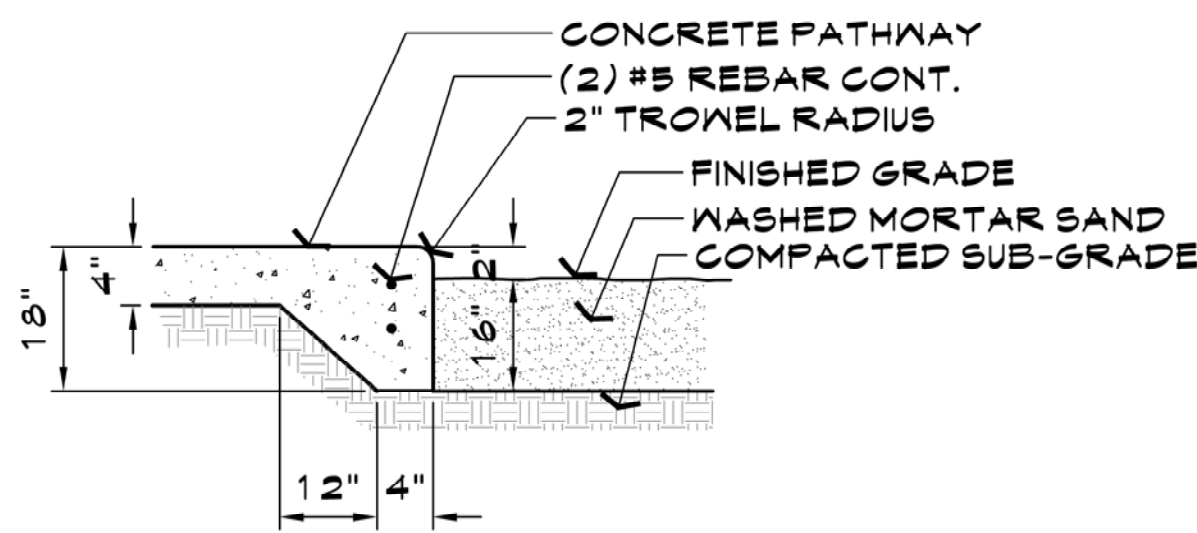
SPREAD FOOTING DETAIL
16'x16' MESA MODEL

not to scale

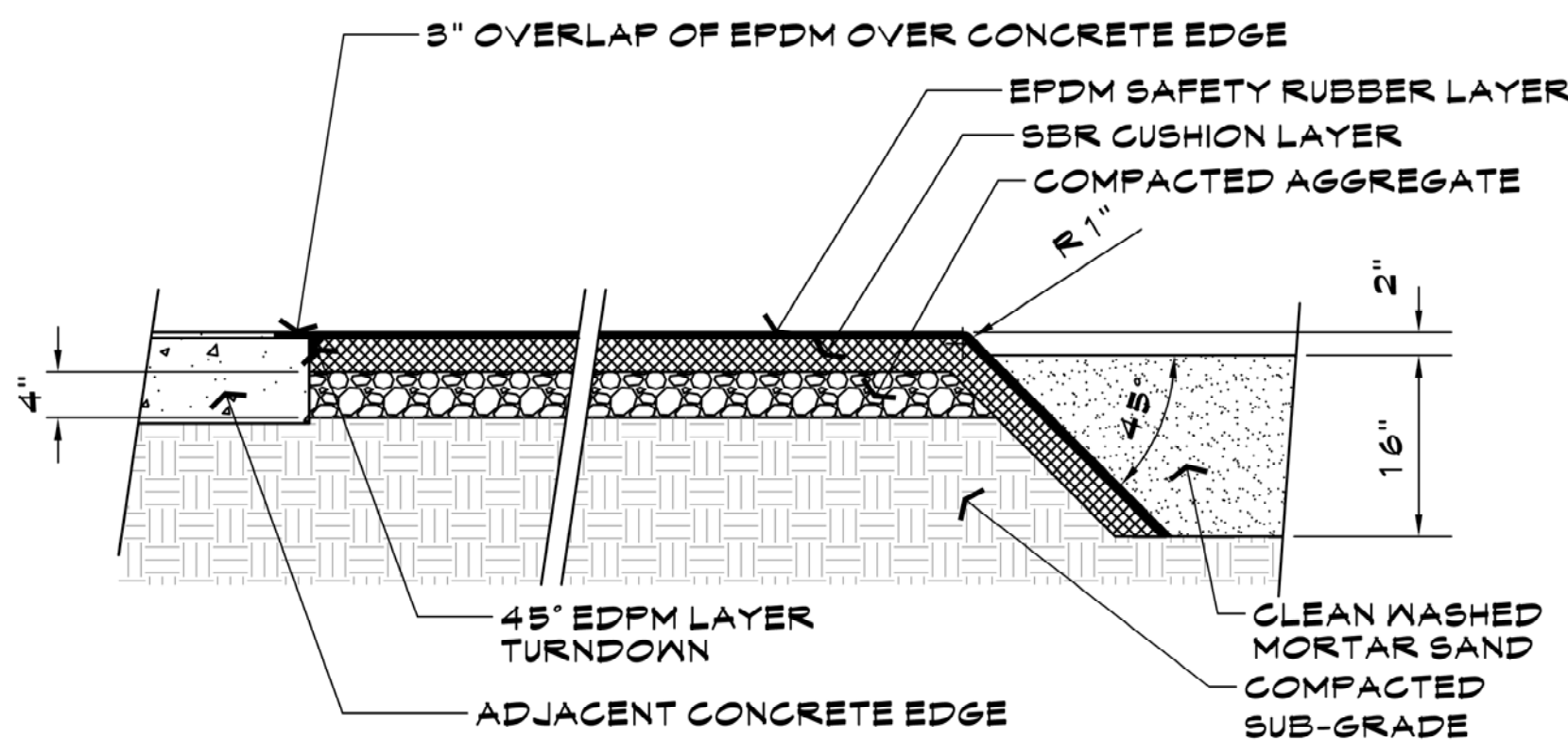


JOB NO. 12-47
DATE: 08-07-13
DRAWN BY: TF-SP-KC
CHECKED BY: TM

26 OF 30



NOTE:
EXPANSION JOINTS SHALL BE CONSTRUCTED AT
THE END OF ALL POURS, AT POINTS OF CURVATURE,
AND AT A MAX. SPACING OF 100 FEET.

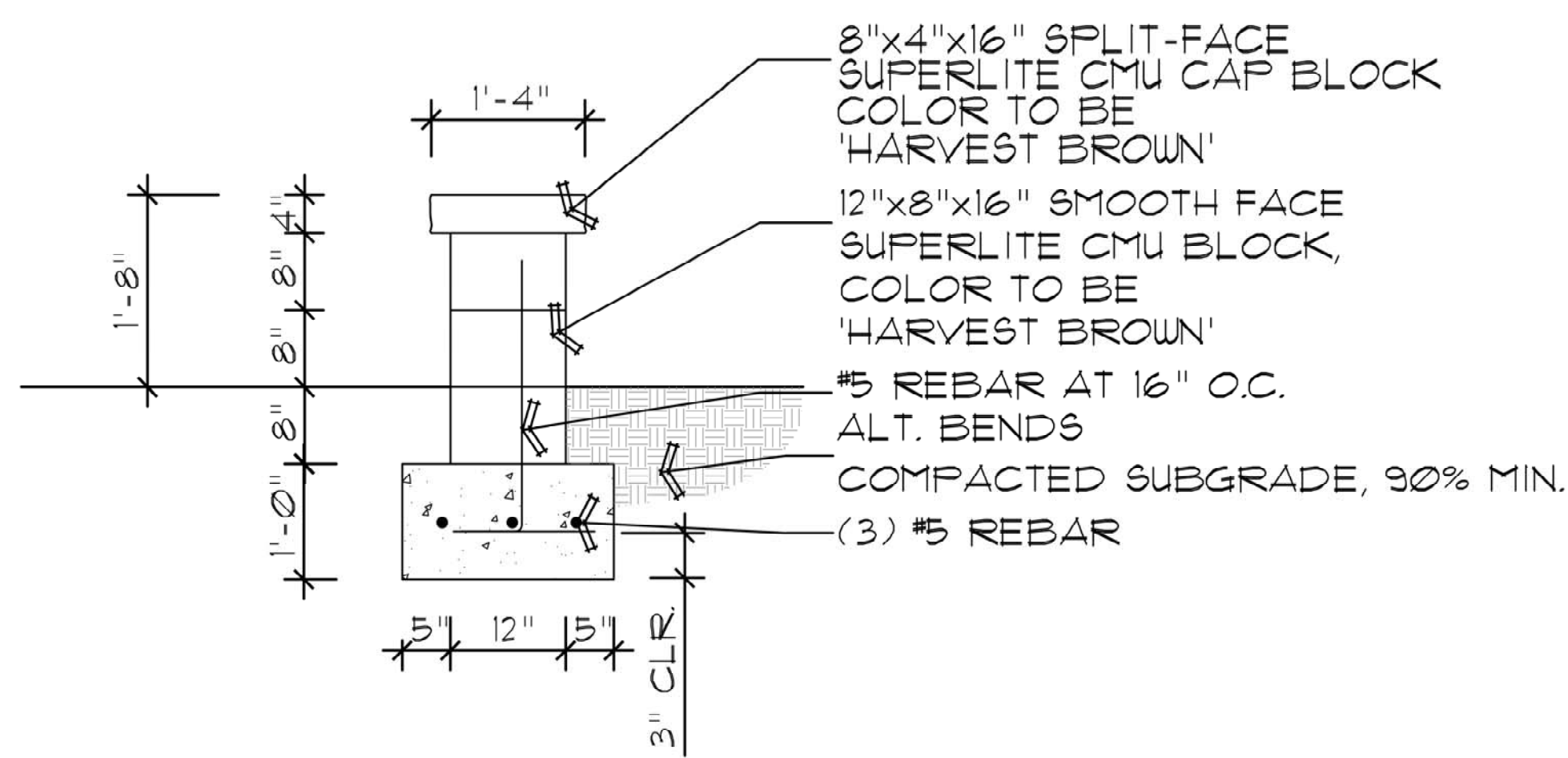


- NOTES:
1. THICKNESS OF EPDM LAYER AND SBR CUSHION LAYER BASED ON FALL HEIGHT OF EQUIPMENT PER FLEXGROUND FALL HEIGHT CHART.
 2. INSTALL SAFETY SURFACING PER MANUFACTURER'S STANDARD SPECIFICATIONS.
 3. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.

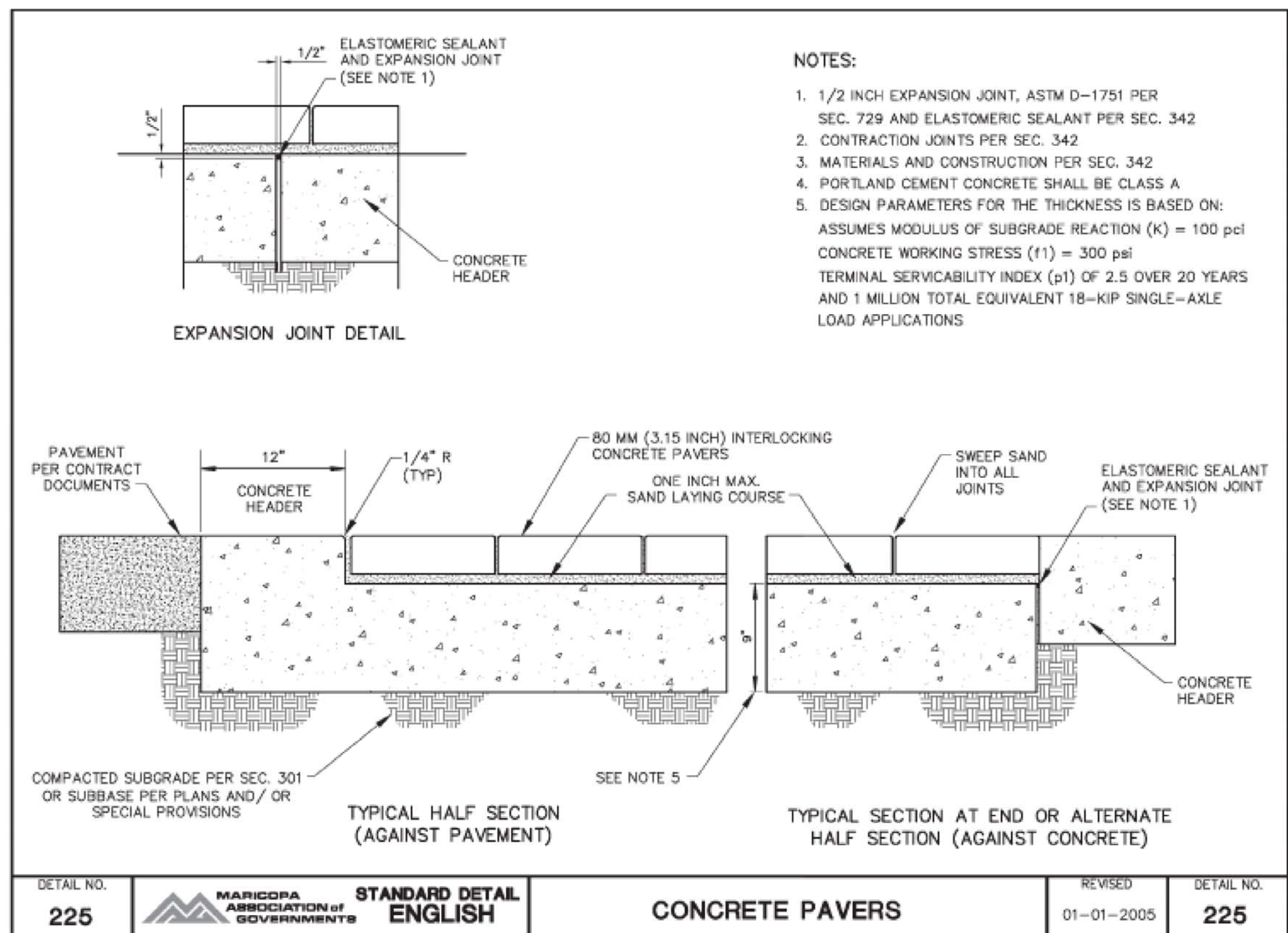
A CONCRETE TURNDOWN ADJACENT TO PLAYGROUND SAND AREA
SECTION not to scale

B ADA PLAYGROUND SURFACING
SECTION not to scale

C NOT USED
SECTION not to scale



D SEAT WALL
DETAIL SCALE: 3/4"=1'-0"



E PAYER DETAIL
N.T.S.



McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-987-9093
602-987-9031 Fax



Expires: 6-30-2018

HARDSCAPE DETAILS
ZANJERO TRAILS - PHASE II
PARCEL 13C

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

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. 12-47
DATE: 08-07-13
DRAWN BY: TF-SP-KC
CHECKED BY: TM

REVISIONS:

SHEET NO.
L-27
27 OF 30



ZANJERO PHASE II

PARCEL 13C OFFSITE INFRASTRUCTURE
PEORIA AVENUE
SURPRISE, ARIZONA

LANDSCAPE PLANS

LANDSCAPE NOTES

- PROVIDE LANDSCAPE ARCHITECT A SAMPLE OF DECOMPOSED GRANITE FOR APPROVAL PRIOR TO DELIVERY TO THE SITE.
- PREPARED BACKFILL FOR PLANTING PITS SHALL BE FOUR (4) PARTS NATIVE SOIL TO ONE (1) PART NITROGEN STABILIZED MULCH. MIX MULCH AND SOIL BACKFILL THOROUGHLY TO CREATE BACKFILL PRIOR TO PLACING PLANT IN PIT.
- 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.
- PLANT TABLETS TO BE AGRIFORM 21 GRAM, 20-10-5 FERTILIZER TABLETS.
- CONTRACTORS RESPONSIBILITY TO FIELD ESTIMATE GRANITE QUANTITIES. AT TIME OF BIDDING, INDICATE UNIT PRICE ONLY.
- ALL PLANTS MUST BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- PLANT QUANTITIES ON THE PLANT LIST ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR, PLANS TAKE THE PRECEDENCE.
- LANDSCAPE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES FOR PROTECTION PRIOR TO CONSTRUCTION. CONTACT BLUE STAKE AT 602-263-1100.
- PRIOR TO BIDDING, THE LANDSCAPE CONTRACTOR IS ENCOURAGED TO MEET WITH THE CONSTRUCTION SUPERINTENDENT AND WALK THE SITE TO DETERMINE THE FULL EXTENT OF DEMOLITION WORK REQUIRED.
- THE LANDSCAPE CONTRACTOR SHALL WARRANTY THE WORK FOR A PERIOD OF ONE (1) YEAR.
- CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION AND/OR OWNER'S REPRESENTATIVE.
- BEFORE WORK BEGINS ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE ARCHITECT AND/OR OWNER'S REPRESENTATIVE.
- THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
- THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE INSPECTED PRIOR TO INSTALLATION.
- UNLESS OTHERWISE NOTED ON PLANS, DECOMPOSED GRANITE SHALL EXTEND UNDER SHRUBS, AND RAKED UNIFORMLY ALONG WALLS, SIDEWALKS AND CURBS.
- SEE ENGINEERING OR ARCHITECTURAL DRAWINGS FOR DRAINAGE FLOWS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED AND ARE NOT IMPAIRED WITH OBSTRUCTIONS.
- DOUBLE STAKE ALL TREES OUTSIDE ROOTBALL.
- LANDSCAPE CONTRACTOR TO PROVIDE BARRICADES ALONG PUBLIC STREETS IF REQUIRED DURING INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE TO BE RE-INSPECTED DURING FINAL WALK THROUGH, AND DAMAGED AREAS TO BE REPAIRED AT CONTRACTORS EXPENSE.
- PLANTS TO BE LOCATED AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES AND LIGHT FIXTURES AS NECESSARY.
- LANDSCAPE CONTRACTOR TO CONTACT ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION. (MINIMUM 2 APPLICATIONS REQUIRED)
- ALL EXISTING TREES AND SHRUBS IN RIGHT-OF-WAY, AND DESIGNATED TO REMAIN THAT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN KIND BY THE CONTRACTOR. CONTACT THE PARKS, RECREATION, & LIBRARY DEPARTMENT PRIOR TO ANY RIGHT-OF-WAY PLANT
- RE-LOCATIONS.
- EXISTING TREES IN THE RIGHT-OF-WAY AND IN THE LANDSCAPE ADJACENT TO THE RIGHT-OF-WAY WILL BE PROTECTED IN PLACE OR SALVAGED OR REPLACED WITH LIKE SIZE AND SPECIES OF TREE. EXISTING TREES AND PLANT MATERIAL LOCATED IN PROPOSED RETENTION BASINS WILL BE HANDLED IN THE SAME MANNER.
- SIGHT VISIBILITY TRIANGLES ARE TO BE 30' FOR LOCAL STREETS AND 40' FOR MAJOR ARTERIALS

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
	TREES OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	7	24" BOX	MULTI TRUNK SPREADING CANOPY
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK	11	36" BOX	STANDARD TRUNK DENSE CANOPY
	SHRUBS/ACCENTS				
	MUHLENBERGIA RIGENS	DEER GRASS	32	5 GAL.	AS PER PLAN
	EREMOPHILA SPECIES	VALENTINE	24	5 GAL.	AS PER PLAN
	RUPELLIA PENINSULARIS	BAJA RUPELLIA	24	5 GAL.	AS PER PLAN
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	PINK MUHLY	40	5 GAL.	AS PER PLAN
	GROUND COVER				
	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA	66	5 GAL.	AS PER PLAN
	LANTANA CAMARA 'NEW RED'	NEW RED LANTANA	67	5 GAL.	AS PER PLAN
	DECOMPOSED GRANITE: ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" MINUS SIZE - 9,320 SQ. FT. COLOR TO BE EXPRESS GOLD.				
	* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.				

IRRIGATION NOTES

- ALL IRRIGATION TO UTILIZE AN AUTOMATIC CLOCK AS SPECIFIED. LOCATE POWER SOURCE IN THE FIELD.
- USE COMMON TRENCHES WHERE POSSIBLE.
- USE PEN-TESTES AND SEALER FOR ALL LOW VOLTAGE WIRING WITH ELECTRICAL VALVES.
- ALL MAINLINE TO BE BURIED A MINIMUM OF 18" BELOW FINISH GRADE. ALL LATERALS TO BE BURIED A MINIMUM OF 12" BELOW FINISH GRADE. VALVE BOX LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT.
- VACUUM BREAKER TO BE ASSEMBLED WITH ALL HARD COPPER PIPE AND FITTINGS. A UNION SHALL BE INSTALLED ON BOTH INLET AND OUTLET SIDES OF PIPE ABOVE GRADE.
- MAINTAIN IRRIGATION AS-BUILTS AND TURN OVER TO OWNER PRIOR TO INSTALLATION ACCEPTANCE. AS-BUILT PLANS TO BE AVAILABLE FOR REVIEW AT THE TIME OF FINAL WALKTHRU.
- ALL IRRIGATION EQUIPMENT TO BE LOCATED IN LANDSCAPE AREAS. ALL LINES AND EQUIPMENT LOCATIONS ARE SCHEMATIC.
- IRRIGATION AND ELECTRICAL SLEEVES TO BE SCH. 40 PVC. ALL SLEEVES TO EXTEND AT LEAST 1' BEYOND CONCRETE STRUCTURES. ALLOW 4-6" FROM END OF SLEEVES TO FIRST FITTING ON IRRIGATION LINE. ALL SLEEVES TO BE 24" BELOW GRADE AND/OR AS PER OWNER'S SPECIFICATIONS.
- LANDSCAPE CONTRACTOR RESPONSIBLE FOR ALL REQUIRED IRRIGATION SLEEVING. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR. VERIFY ANY EXISTING SLEEVES INSTALLED BY OTHER CONTRACTORS.
- LOCATE EMITTERS ON UPHILL SIDE OF PLANTS ON SLOPED PLANTING AREA OR PER APPROVE BY ARCHITECT OR OWNERS REPRESENTATIVE.
- ALL PEA GRAVEL IN VALVE BOXES TO BE CLEANED FROM TOP OF VALVE SO THAT VALVE IS COMPLETELY VISIBLE. LIP OF VALVE BOX SHALL ALSO BE FREE OF DEBRIS.
- ALL MATERIAL USED SHALL BE INSTALLED AS PER PLAN AND AS PER MANUFACTURERS SPECIFICATIONS. ANY DEVIATIONS FROM DRAWINGS OR MATERIALS USED SHALL BE APPROVED BY OWNER'S REPRESENTATIVE AND/OR ARCHITECT.
- LOCATE PRESSURE REGULATOR AND "Y" STRAINER IN VALVE BOX AS REQUIRED. REMOTE CONTROL VALVES TO BE LOCATED IN A SEPARATE, ADJACENT, VALVE BOX OR A JUMBO VALVE BOX MAY BE USED IN LIEU OF TWO SEPARATE BOXES. ALL BOXES TO BE LOCATED IN PLANTING AREAS AND FILLLED FLUSH W/ GRADE.
- ALL DRIP SYSTEMS TO BE FLUSHED THROUGH FLUSH CAPS. FLUSH CAPS TO BE LOCATED IN 10" ROUND ECONOMY BOXES. (SEE NOTE #11).
- ALL PLANTS REQUIRED MORE THAN ONE DRIP EMITTERS SHALL HAVE EMITTERS DISTRIBUTED EVENLY AROUND THE EDGE OF THE ROOTBALL.
- PRIOR TO OWNER'S APPROVAL, AN IRRIGATION "TUNE-UP" MUST BE PERFORMED AS FOLLOWS:
 - ALL IRRIGATION EQUIPMENT (INCLUDING ALL PIPLINES AND SLEEVES) TO BE DOCUMENTED FROM TWO STATIONARY POINTS.
 - ALL DRIP SYSTEMS TO BE FLUSHED BEGINNING WITH "Y" STRAINER, AND WORKING AWAY FROM PRESSURE REGULATOR.
 - IRRIGATION VALVES TO BE LABELED ON A SHEET OF PAPER WITH STATIONS CORRESPONDING TO MARKED LABELS ON TOP OF VALVED BOXES. THIS SHEET TO BE PLACED IN A PLASTIC POUCH AND ATTACHED TO THE INSIDE OF CONTROLLER.
 - ALL IRRIGATION SPRAY HEADS ARE TO BE FLUSHED OF DEBRIS AND FLOW CONTROLS ADJUSTED IN ORDER TO ACHIEVE 100% COVERAGE. AVOID SPRAY INTO ALL STREETS, CURBS, SIDEWALKS OR OTHER HARDSCAPE AREA OR STRUCTURE.
 - ALL IRRIGATION HEADS TO BE ADJUSTED TO PROPER HEIGHT. 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. IRRIGATION PLAN IS SCHEMATIC. ACTUAL BACKFLOW PREVENTOR LOCATION TO BE SCREENED FROM VIEW BY PLANT MATERIAL. REFER TO PLANTING PLAN FOR SCREENING.
- CONTROLLER WIRE SHALL BE A DIFFERENT COLOR FOR TREE LINES AND DRIP LINES. AT LEAST ONE EXTRA CONTROL WIRE TO BE RUN TO THE FARTHEST VALVE LOCATION OF THE SYSTEM. ALL IRRIGATION LINES ARE SCHEMATIC. THE CONTRACTOR IS RESPONSIBLE FOR RUNNING IRRIGATION LINES TO ALL TREES, SHRUBS, AND GROUND COVER ON THE PROJECT. ALL IRRIGATION EQUIPMENT SHALL BE LOCATED IN LANDSCAPE AREAS AND WITHIN THE LIMITS OF WORK.
- IRRIGATION LINES SHALL RUN PARALLEL TO THE HIGH SIDE OF SLOPES WHEREVER POSSIBLE.
- TREES ARE TO BE VALVED SEPARATELY FROM SHRUBS AND GROUND COVER.
- CONTRACTOR IS RESPONSIBLE FOR SUPPLYING AND INSTALLING ALL SLEEVING NECESSARY TO RUN IRRIGATION LINES AND CONTROL WIRE UNDER ANY REQUIRED HARDSCAPE AREAS, WALLS, ETC.
- CONTRACTOR TO PROVIDE EMITTERS OR BUBBLERS (PALM TREES) TO TREES IN TURF AREAS. EMITTERS TO TREES IN TURF AREAS SHALL BE BURIED IN PLASTIC BOXES. TOP OF BOXES TO BE FLUSH W/ GRADE.

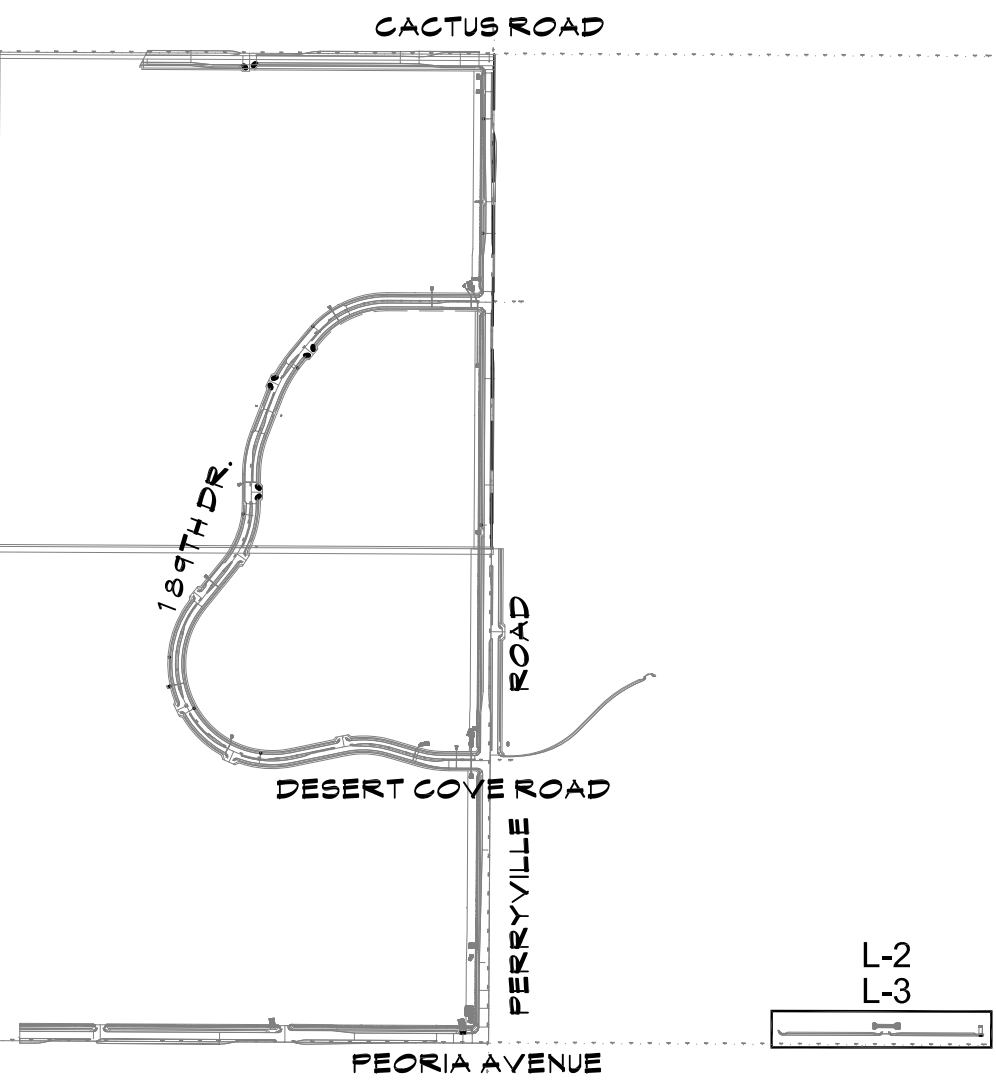
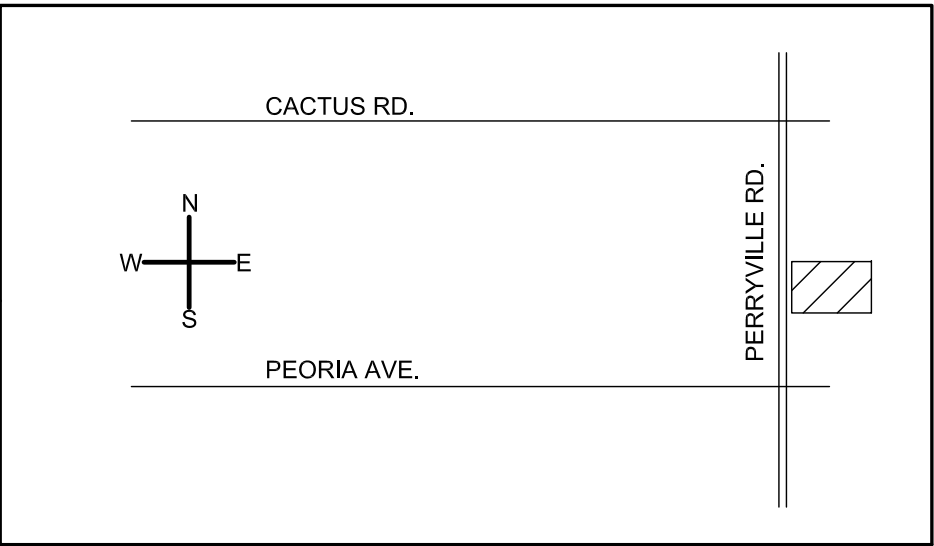
IRRIGATION SCHEDULE

SYMBOL	SPECIFICATION
	WATER METER - SEE SHEET FOR SIZE, COORDINATE LOCATION AND INSTALLATION W/ OWNER'S REPRESENTATIVE.
	FESCO 825YA (2") REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY WITH GUARDSHACK ENCLOSURE. SEE DETAILS 'D' AND 'R', SHEET L5.
	* MAINLINE - SCHEDULE 40 PVC. SEE DETAILS 'L' AND 'M', SHEET L5. SIZE AS PER PLAN.
	* PVC LATERAL (TREES) - CLASS 200 MIN. (ALL 1/2" PIPE TO BE CLASS 315). SEE DETAILS 'L' AND 'M', SHEET L5. PROVIDE BOWSMITH ML-210 MULTI-OUTLET EMITTERS TO EACH TREE (3 PER 54" BOX TREE AND LARGER, 2 PER TREE FOR 24" BOX TO 48" BOX TREES, AND 1 PER 15 GALLON TREE). SEE DETAILS 'I' AND 'J', SHEET L5. EMITTERS TO TREES IN TURF AREAS SHALL BE BURIED IN PLASTIC BOXES. TOP OF BOXES TO BE FLUSH WITH FINISHED GRADE.
	PVC LATERAL (SHRUBS) - CLASS 200 MIN. (ALL 1/2" PIPE TO BE CLASS 315). SEE DETAILS 'L' AND 'M', SHEET L5. PROVIDE BOWSMITH BL-210 SINGLE-OUTLET EMITTERS TO EACH SHRUB, VINE, AND GROUND COVER (1 PER PLANT). SEE DETAILS 'H' AND 'J', SHEET L5.
	NIBCO BRONZE GATE VALVE- SAME SIZE AS MAINLINE. SEE DETAIL 'A', SHEET L5.
	RAINBIRD XGZ-100-PRF ELECTRIC REMOTE CONTROL DRIP VALVE ASSEMBLY. SIZE AS NOTED. SEE DETAIL 'B', SHEET L5.
	PRESSURE REGULATOR -SEE DRIP VALVE ASSEMBLY DETAIL
	BASESTATION 1000P-CM SERIES CONTROLLER: INSTALL PER MANUFACTURES SPEC. CONTRACTOR TO UTILIZE TMO-WIRE POLYETHYLENE DOUBLE-JACKETED WIRE/ MOUNTED PER CALLOUT / ETHERNET ENABLED N/ BL-BMNEB-SETUP & MA1 BICODER COMPONENTS AS REQUIRED: BL-B200, B300 & LA01 SERIES COORDINATE RE-LOCATION AND INSTALLATION WITH OWNER'S REPRESENTATIVE.
	SCHEDULE 40 PVC SLEEVE. SEE DETAIL 'P', SHEET L5.
	2" SCHEDULE 40 PVC SLEEVE FOR CONTROL WIRE.
	CONNECT TO ON-SITE IRRIGATION MAINLINE- SEE 13C IRRIGATION PLANS
	FLUSH CAP (TYPICAL). SEE DETAIL 'N', SHEET L5.
	CONTROLLER AND STATION. VALVE SIZE/ GALLONS PER MINUTE.
* ALL PIPING TO BE PURPLE PVC; ALL MAINLINE PIPE PROPOSED TO BE ADJACENT / PARALLEL RIGHT-OF-WAY ARE TO BE LOCATED OUTSIDE OF RIGHT-OF-WAY.	

SHEET INDEX

SHEET #	SHEET DESCRIPTION
L-1	COVER SHEET
L-2	PLANTING PLAN
L-3	IRRIGATION PLAN
L-4	LANDSCAPE DETAILS
L-5 - L-6	IRRIGATION DETAILS

VICINITY MAP



KEY MAP
SCALE: NTS



The McGough Group

Landscape Architecture
Urban Design - Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

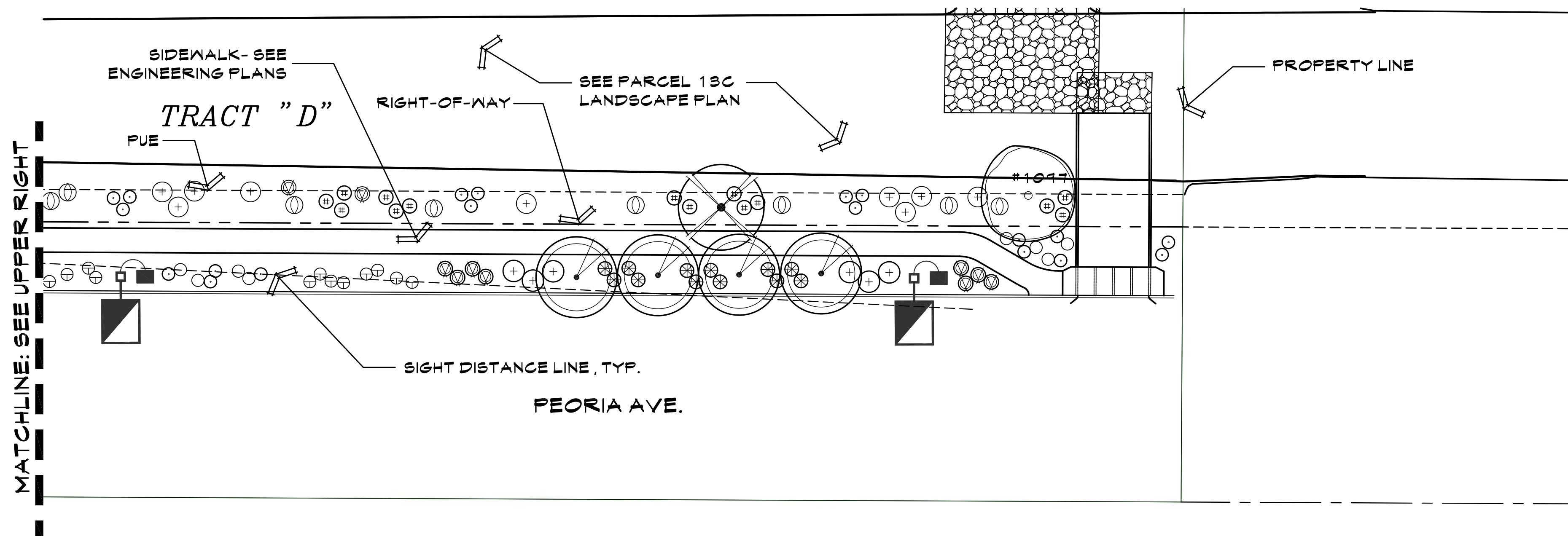
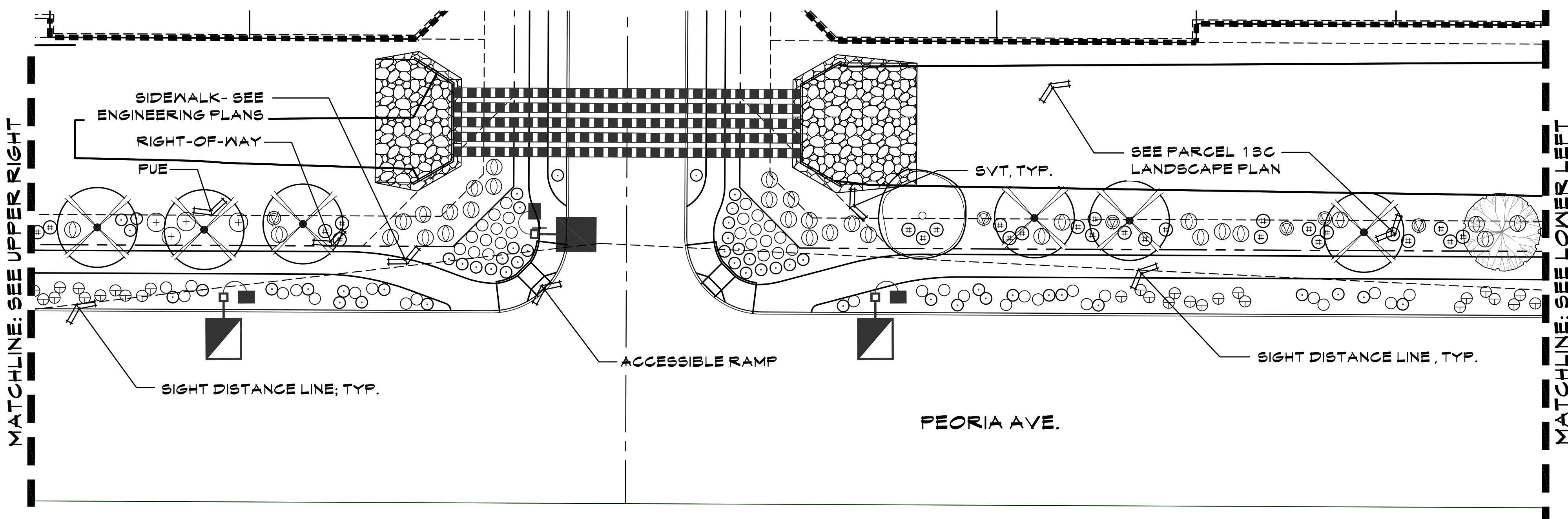
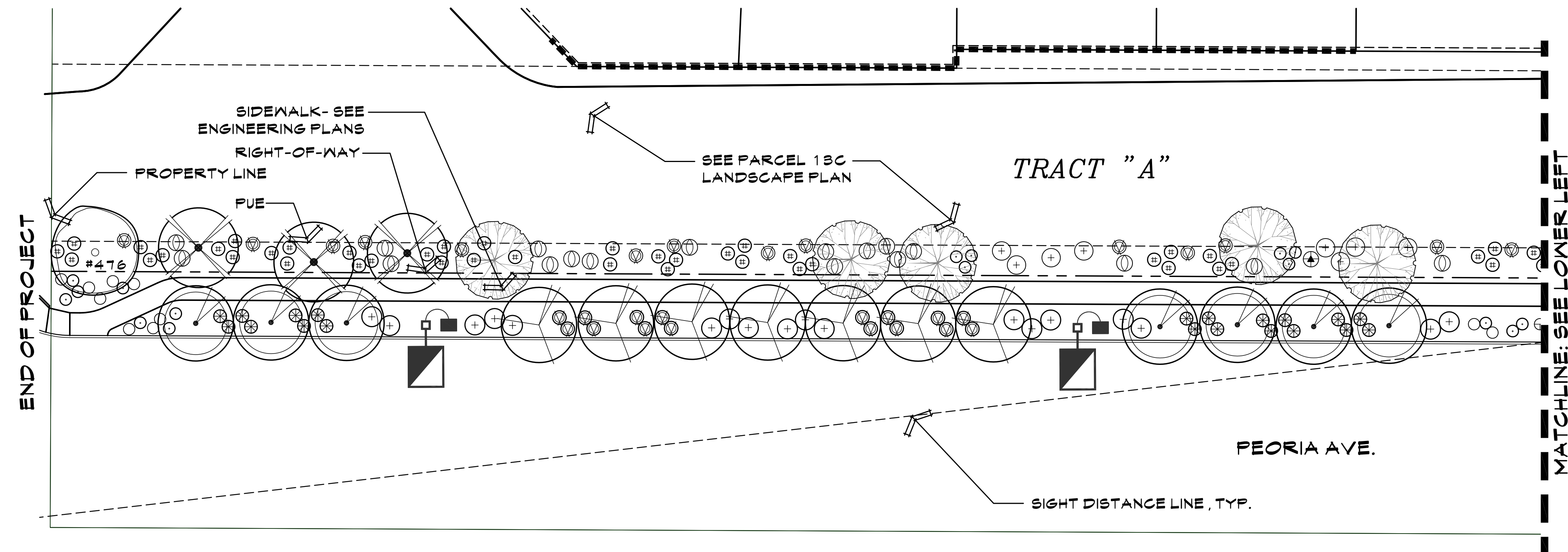
602-997-9093
602-997-9031 fax



Expires: 6-30-2018

L-1
1 OF 6

CALL TWO WORKING DAYS
BEFORE YOU DIG
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)



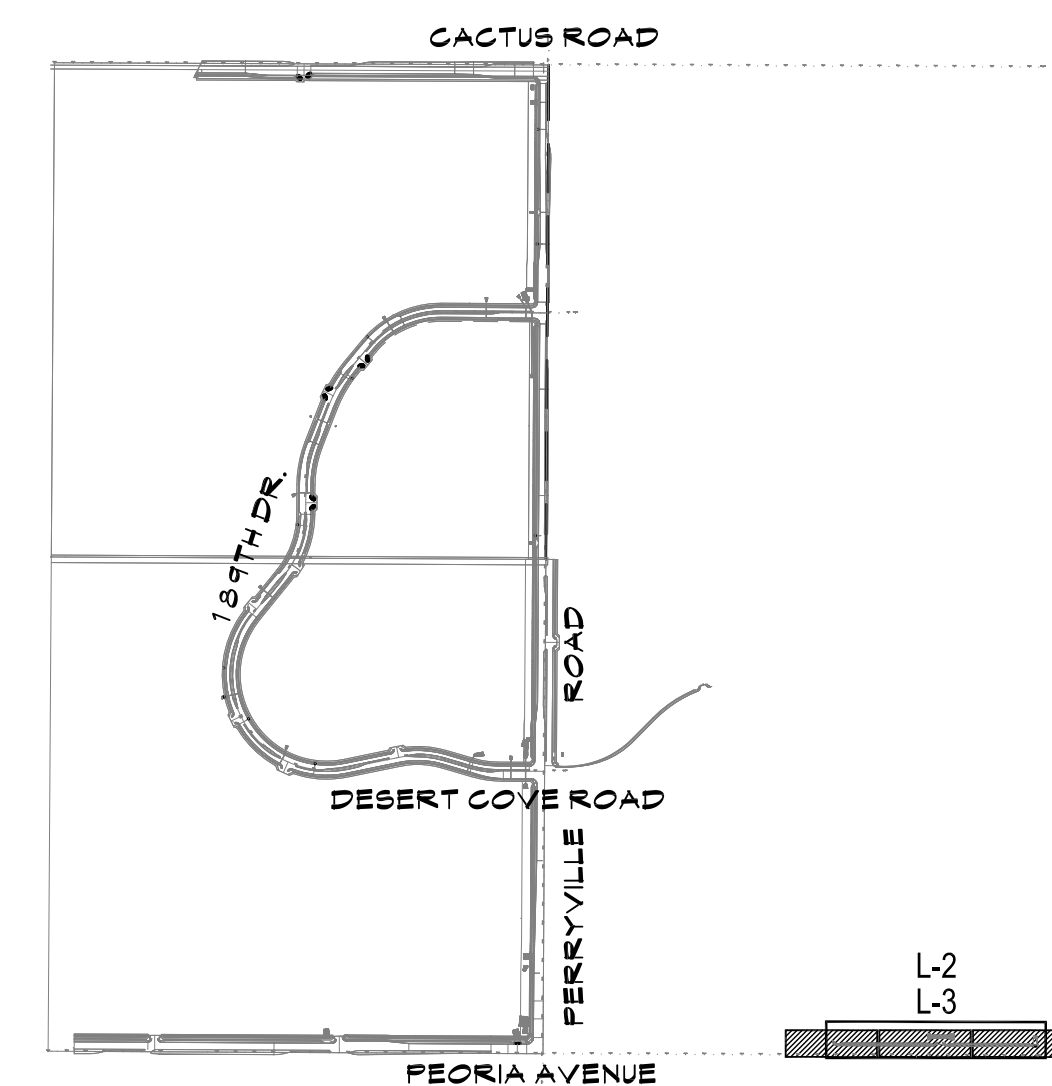
PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
	TREES OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	SHRUBS/ACCENTS	
	MUHLENBERGIA RIGENS	DEER GRASS
	EREMOPHILA SPECIES	VALENTINE
	RUPELLIA PENINSULARIS	BAJA RUPELLIA
	MUHLENBERGIA CAPILLARIS 'REGAL HILT'	PINK MUHLY
	GROUND COVER	
	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
	LANTANA CAMARA 'NEW RED'	NEW RED LANTANA

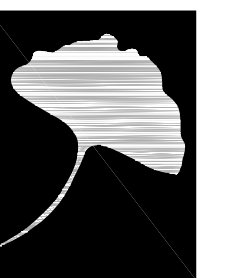
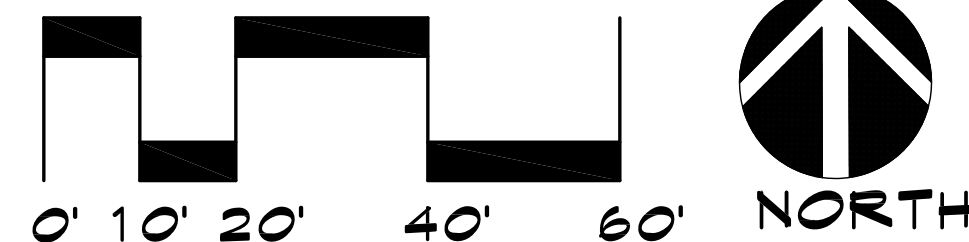
DECOMPOSED GRANITE:
ALL LANDSCAPE AREAS - 2" DEPTH, 3/4" MINUS SIZE - COLOR TO BE EXPRESS GOLD.

* SIGHT VISIBILITY TRIANGLE PLANTS: WILL NOT HAVE A MATURE HEIGHT OVER 2 FEET.

NOTE:
ALL TREES LOCATED WITHIN 10' OF SIDEWALKS, CURBING, AND/OR PAVEMENT WILL BE INSTALLED WITH DEEP ROOT BARRIERS.
ALL LANDSCAPING WITHIN (3) THREE FEET OF ANY FIRE HYDRANT OR LIGHT STANDARD IS NOT PERMITTED.



SCALE: 1"=20'-0"



The McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 Fax



PLANTING PLAN ZANJERO TRAILS - PHASE II PARCEL 13C OFFSITE INFRASTRUCTURE

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

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. 12-47
DATE: 08-07-15
DRAWN BY: TF-SP-KC
CHECKED BY: TM

REVISIONS:

SHEET NO.

L2

2 OF 6

IRRIGATION SCHEDULE

PARCEL 13C OFFSITE

SYMBOL	SPECIFICATION
	WATER METER - SEE SHEET FOR SIZE; COORDINATE LOCATION AND INSTALLATION W/ OWNER'S REPRESENTATIVE.
	FEBCO 825YA (2") REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY WITH GUARDSHACK ENCLOSURE. SEE DETAILS 'D' AND 'R', SHEET L5.
	* MAINLINE - SCHEDULE 40 PVC. SEE DETAILS 'L' AND 'M', SHEET L5. SIZE AS PER PLAN.
	* PVC LATERAL (TREES) - CLASS 200 MIN. (ALL 1/2" PIPE TO BE CLASS 315). SEE DETAILS 'L' AND 'M', SHEET L5. PROVIDE BOWSMITH ML-210 MULTI-OUTLET EMITTERS TO EACH TREE (3 PER 54" BOX TREE AND LARGER, 2 PER TREE FOR 24" BOX TO 48" BOX TREES, AND 1 PER 15 GALLON TREE). SEE DETAILS 'I' AND 'J', SHEET L5. EMITTERS TO TREES IN TURF AREAS SHALL BE BURIED IN PLASTIC BOXES. TOP OF BOXES TO BE FLUSH WITH FINISHED GRADE.
	PVC LATERAL (SHRUBS) - CLASS 200 MIN. (ALL 1/2" PIPE TO BE CLASS 315). SEE DETAILS 'L' AND 'M', SHEET L5. PROVIDE BOWSMITH BL-210 SINGLE-OUTLET EMITTERS TO EACH SHRUB, VINE, AND GROUND COVER (1 PER PLANT). SEE DETAILS 'H' AND 'J', SHEET L5.
	NIBCO BRONZE GATE VALVE - SAME SIZE AS MAINLINE. SEE DETAIL 'A', SHEET L5.
	RAINBIRD XCZ-100-PRF ELECTRIC REMOTE CONTROL DRIFT VALVE ASSEMBLY. SIZE AS NOTED. SEE DETAIL 'B', SHEET L5.
	PRESSURE REGULATOR - SEE DRIFT VALVE ASSEMBLY DETAIL
	BASESTATION 1000P-CM SERIES CONTROLLER: INSTALL PER MANUFACTURES SPEC. CONTRACTOR TO UTILIZE TWO-WIRE POLYETHYLENE DOUBLE-JACKETED WIRE/ MOUNTED PER CALLOUT / ETHERNET ENABLED W/ BL-BMAB-SETUP & MA1 BICODER COMPONENTS AS REQUIRED: BL-5200, 5300 & LA01 SERIES COORDINATE RE-LOCATION AND INSTALLATION WITH OWNER'S REPRESENTATIVE.
	SCHEDULE 40 PVC SLEEVE. SEE DETAIL 'P', SHEET L5.
	2" SCHEDULE 40 PVC SLEEVE FOR CONTROL WIRE.
	CONNECT TO ON-SITE IRRIGATION MAINLINE - SEE 13C IRRIGATION PLANS
	FLUSH CAP (TYPICAL). SEE DETAIL 'N', SHEET L5.
	CONTROLLER AND STATION. VALVE SIZE/ GALLONS PER MINUTE.
* ALL PIPING TO BE PURPLE PVC; ALL MAINLINE PIPE PROPOSED TO BE ADJACENT/ PARALLEL RIGHT-OF-WAY ARE TO BE LOCATED OUTSIDE OF RIGHT-OF-WAY.	

ATTENTION:

PRIOR TO PERFORMING ANY WORK ON THIS PLAN CONTRACTOR SHALL IDENTIFY THROUGH BLUESTAKES AND ON-SITE OBSERVATION ANY AND ALL UTILITIES AND HAZARDS OR CONDITIONS THAT MAY PREVENT WORK FROM BEING PERFORMED ACCORDING TO THESE PLANS ABOVE OR BELOW GROUND. IF CONDITIONS ARE FOUND THAT MAY PREVENT WORK FROM BEING PERFORMED AS PER PLAN, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. ANY DAMAGE TO UTILITIES SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY (I.E. ELECTRICAL, GAS, WATER/SEWER, ETC).

THIS IRRIGATION DESIGN IS DIAGNOSTIC. DRIFT LATERAL LINE ARE NOT SHOWN GOING TO EVERY PLANT FOR DESIGN CLARIFICATION ONLY AND THE CONTRACTOR SHALL ENSURE ALL PLANTS RECEIVE DRIFT IRRIGATION. EQUIPMENT, PIPING AND VALVES, ETC. SHOWN WITHIN PAVED AREAS, R.O.W. AND P.U.E. AND/OR OUTSIDE OF THE PROPERTY BOUNDARIES ARE SHOWN FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED WITHIN THE PLANTING AREAS AND OUTSIDE OF THE R.O.W. AND P.U.E. LOCATE VALVES AND DRIFT WITHIN SHRUB AREAS SO THAT THEY ARE VISUALLY UNOBTUSIVE.



The McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-937-9093
602-937-9031 fax



Expires: 6-30-2018

IRRIGATION PLAN
ZANJERO TRAILS - PHASE II
PARCEL 13C OFFSITE INFRASTRUCTURE

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

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.

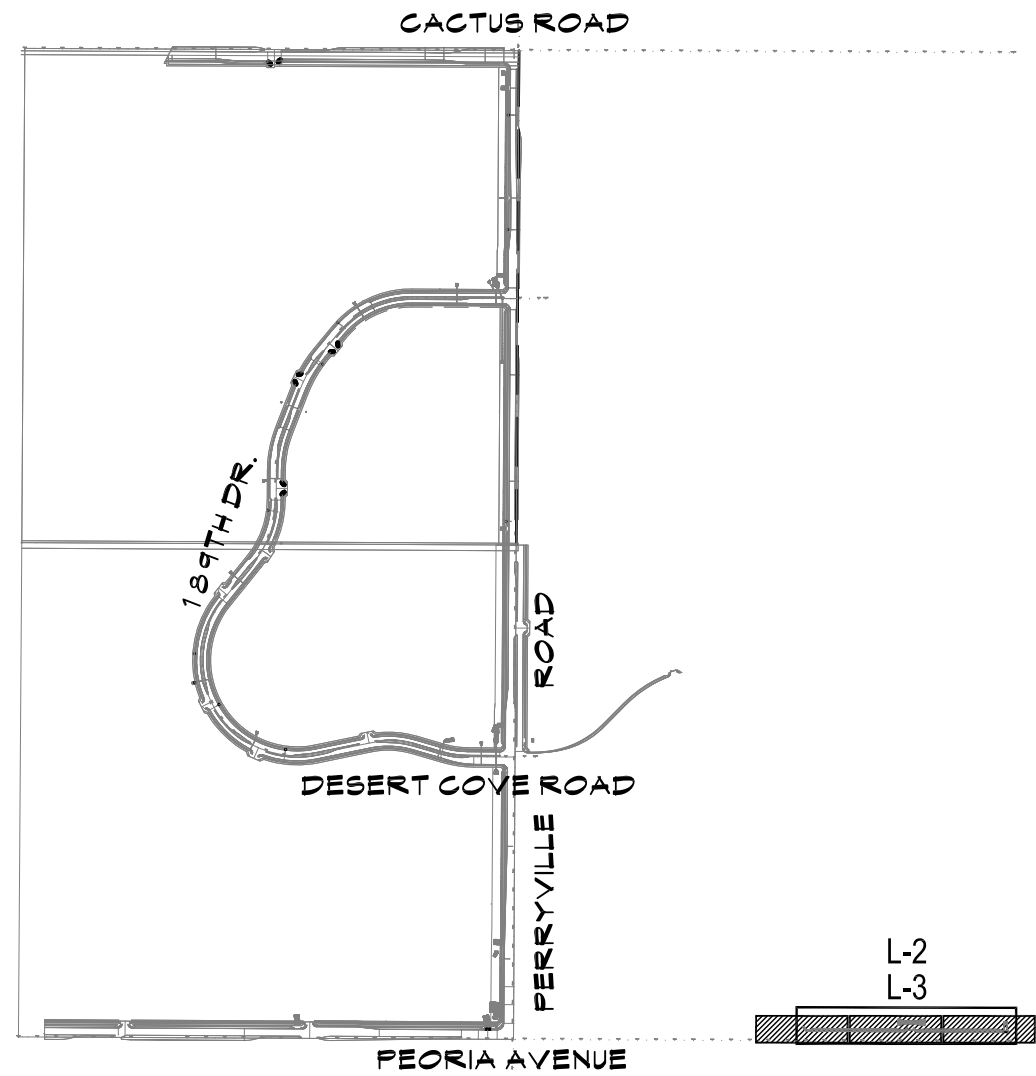
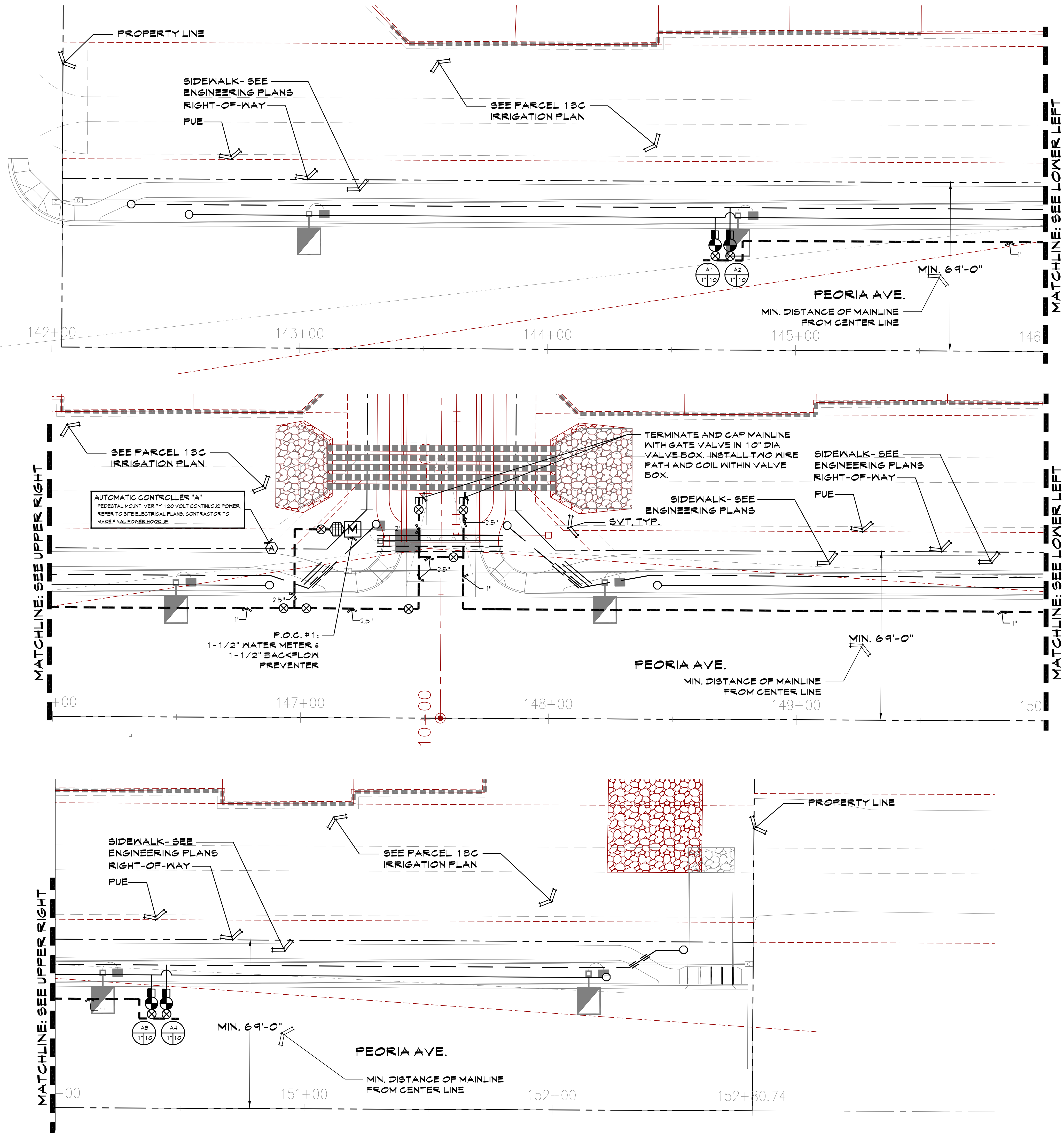
JOB NO. 12-47
DATE: 08-07-15
DRAWN BY: TF-SP-KC
CHECKED BY: TM

REVISIONS:

SHEET NO.

L3

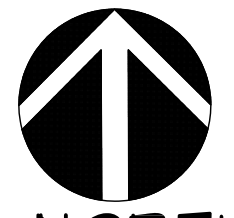
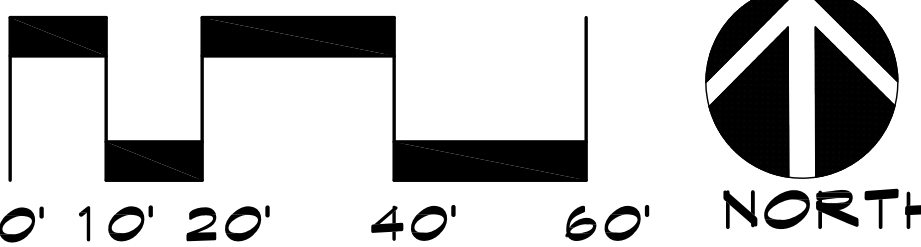
3 OF 6

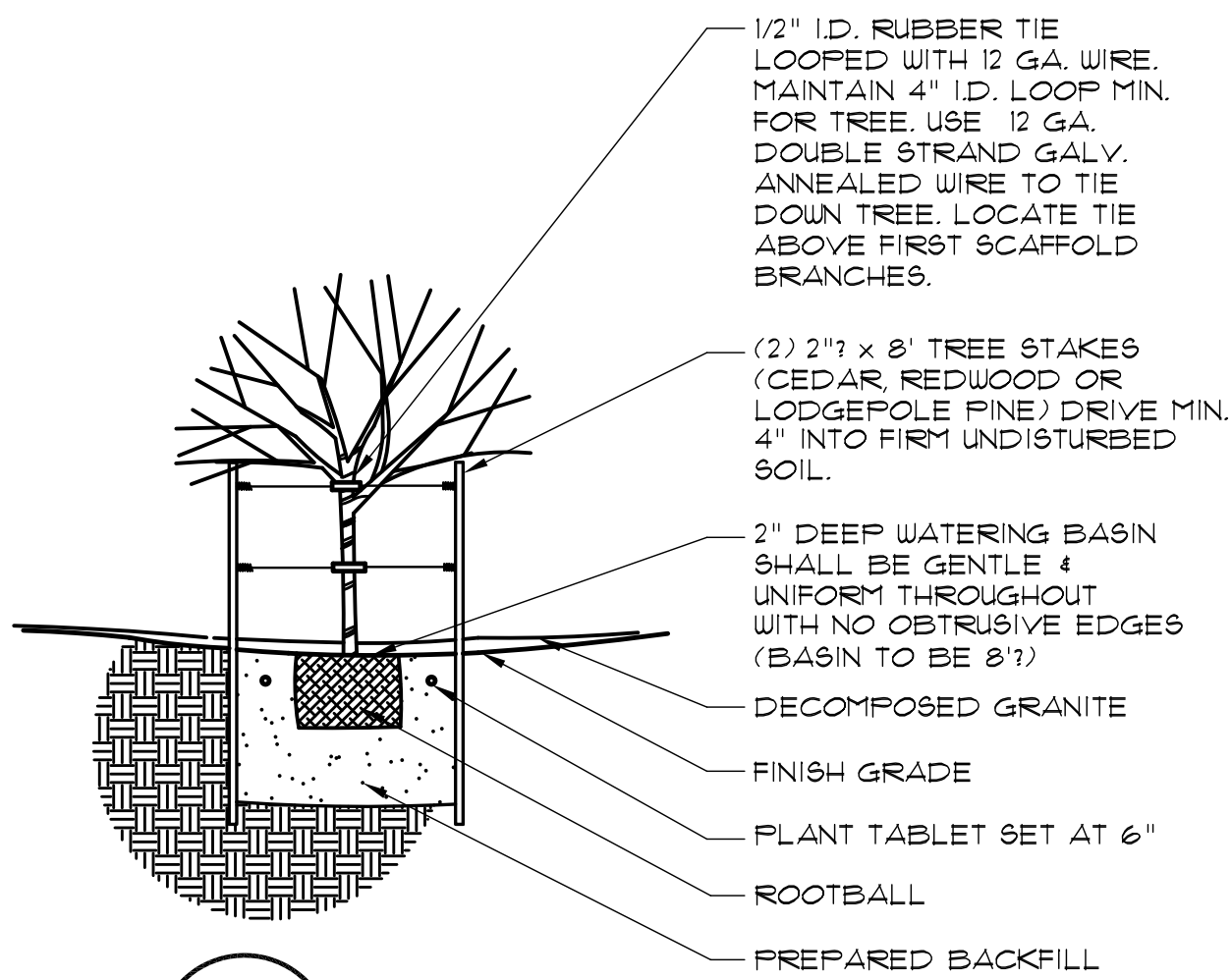


KEY MAP

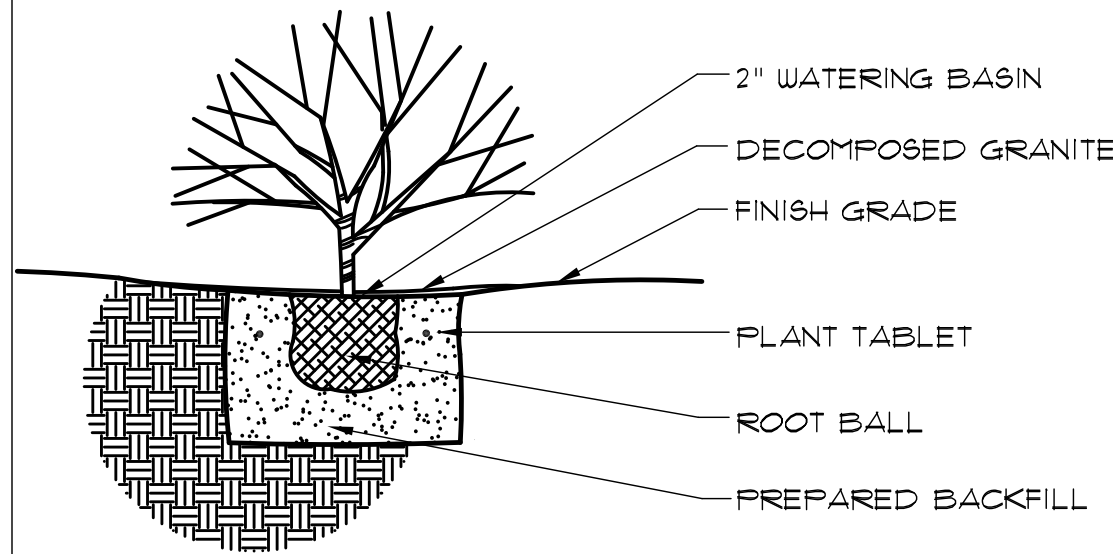
SCALE: NTS

SCALE: 1"=20'-0"

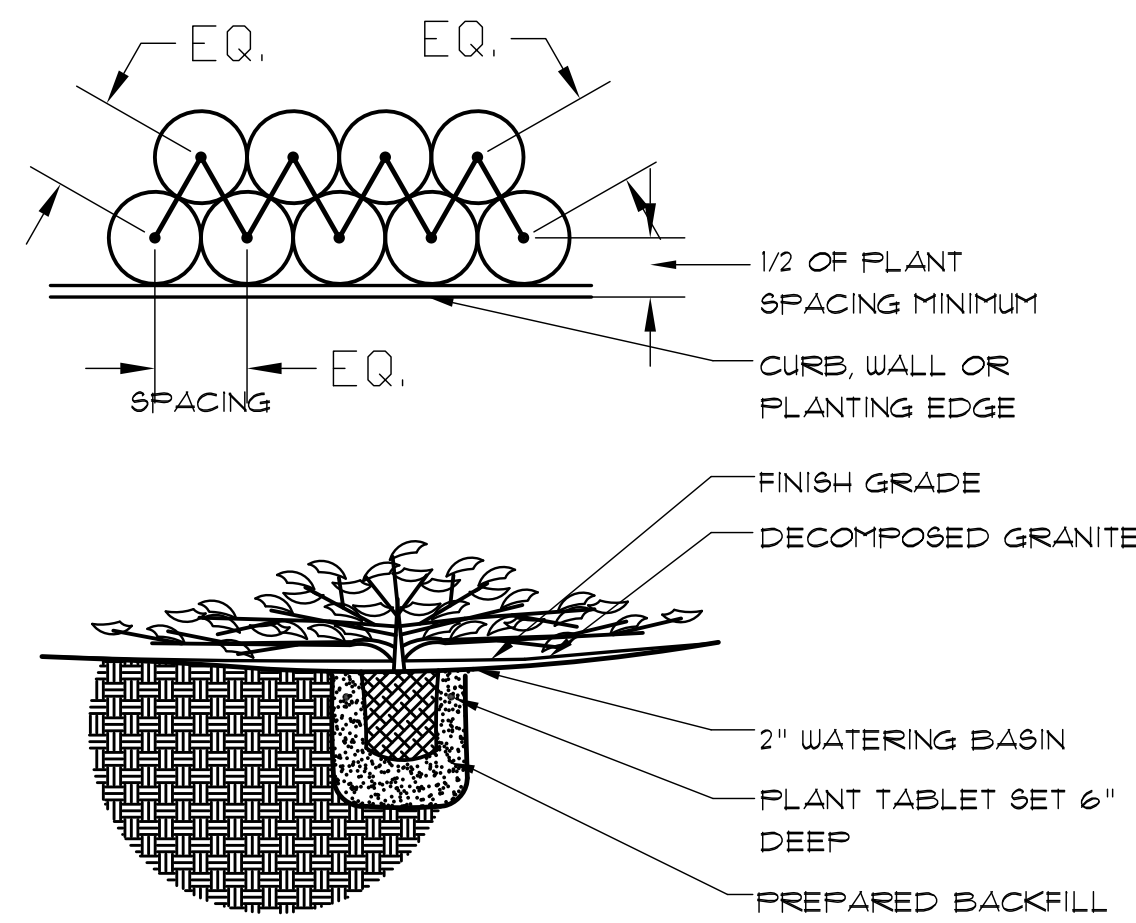




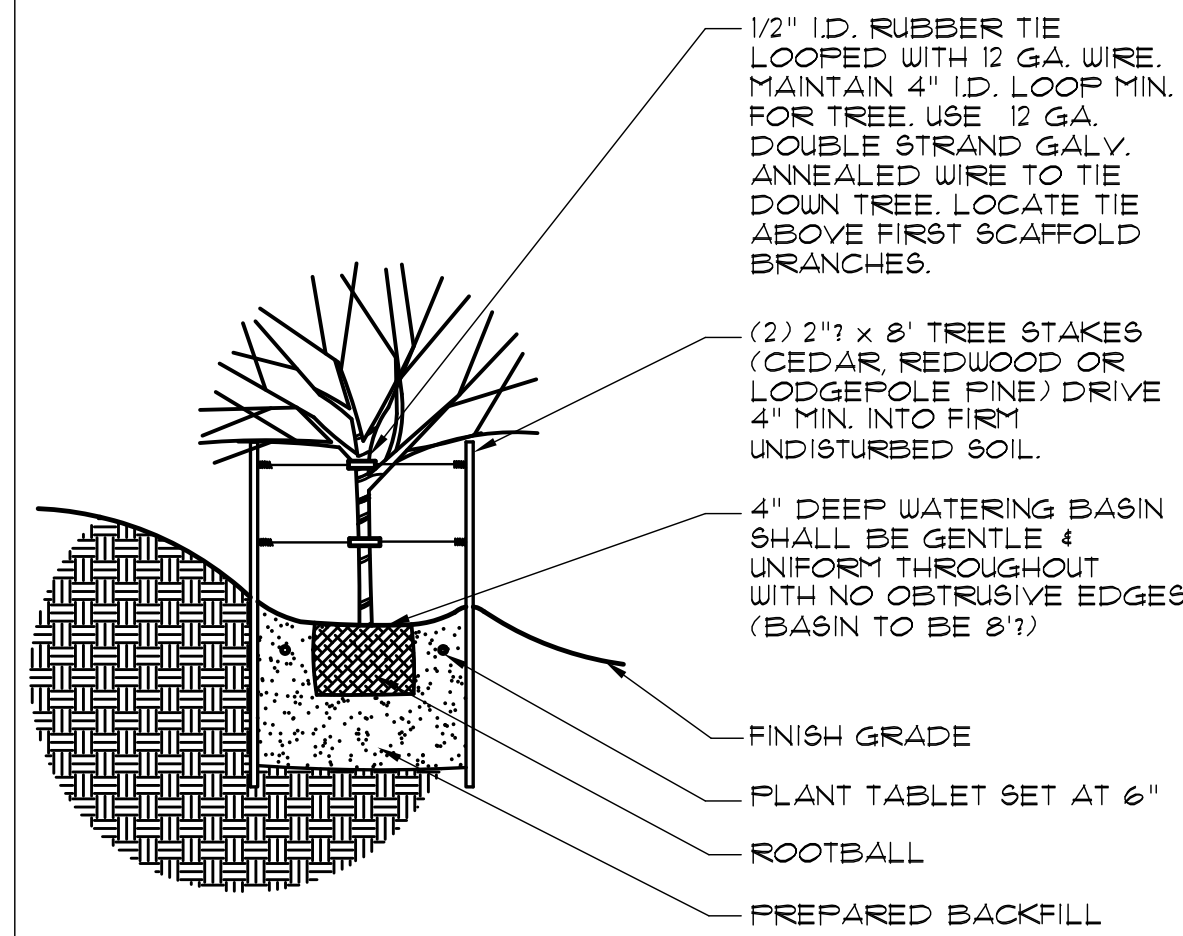
A TREE PLANTING



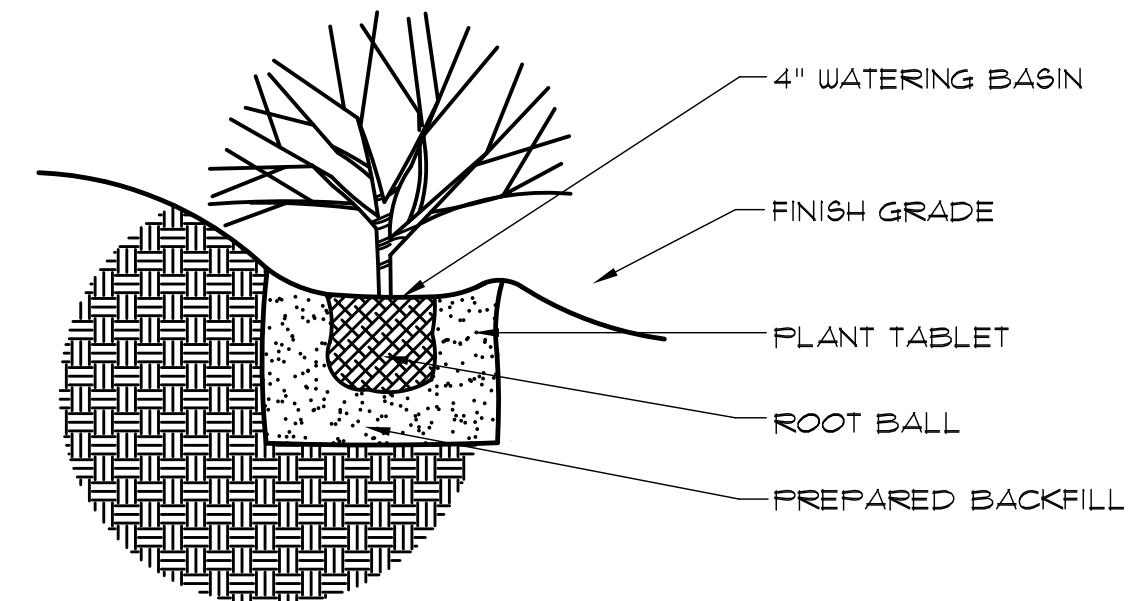
B SHRUB PLANTING



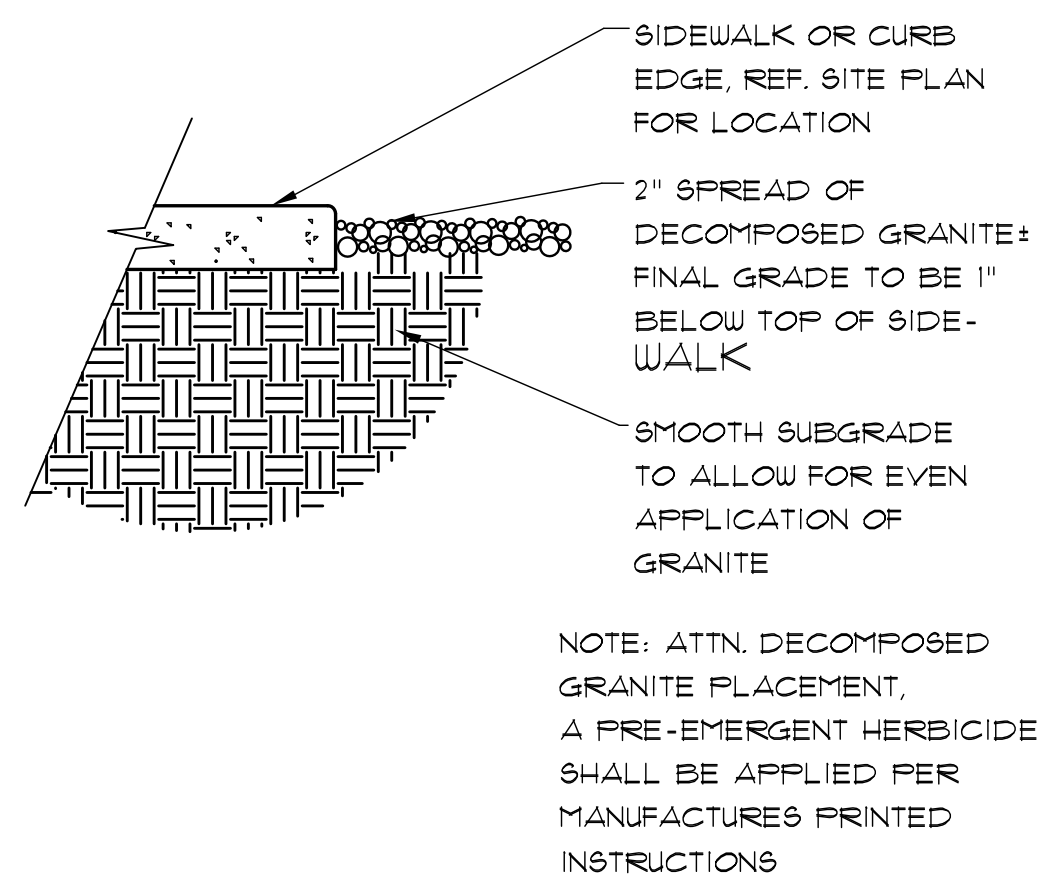
C GROUNDCOVER DETAIL



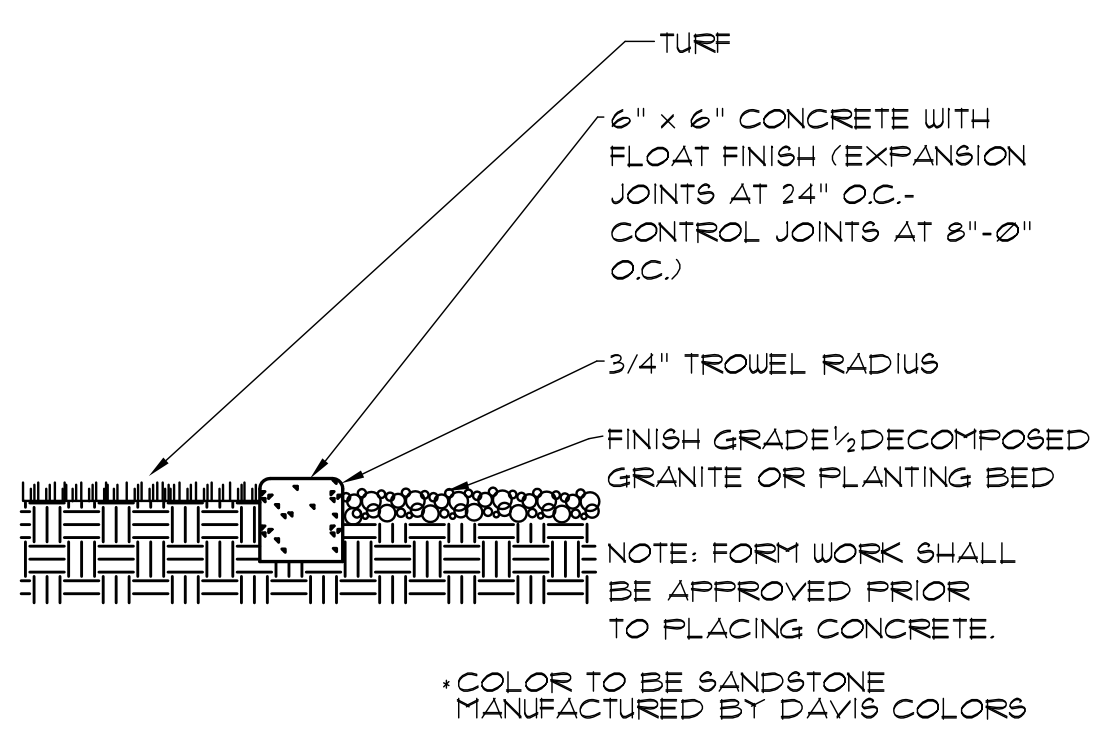
D TREE PLANTING ON SLOPE



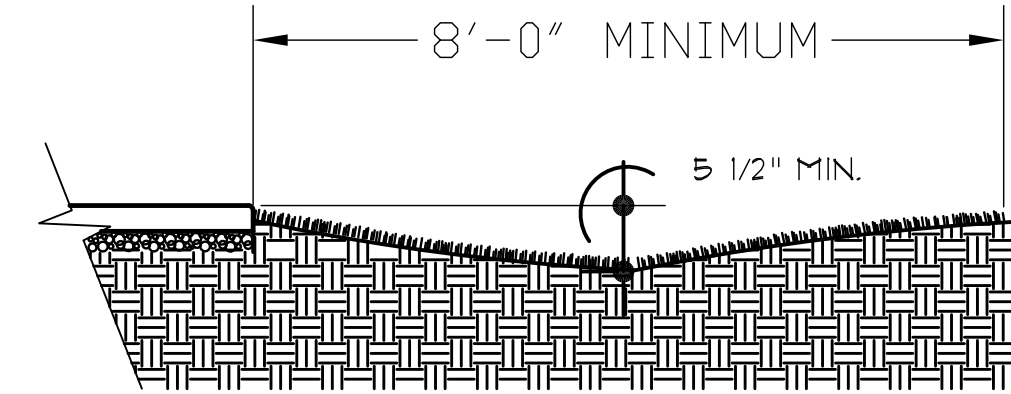
E SHRUB PLANTING ON SLOPE



F DECOMPOSED GRANITE



G CONCRETE HEADER

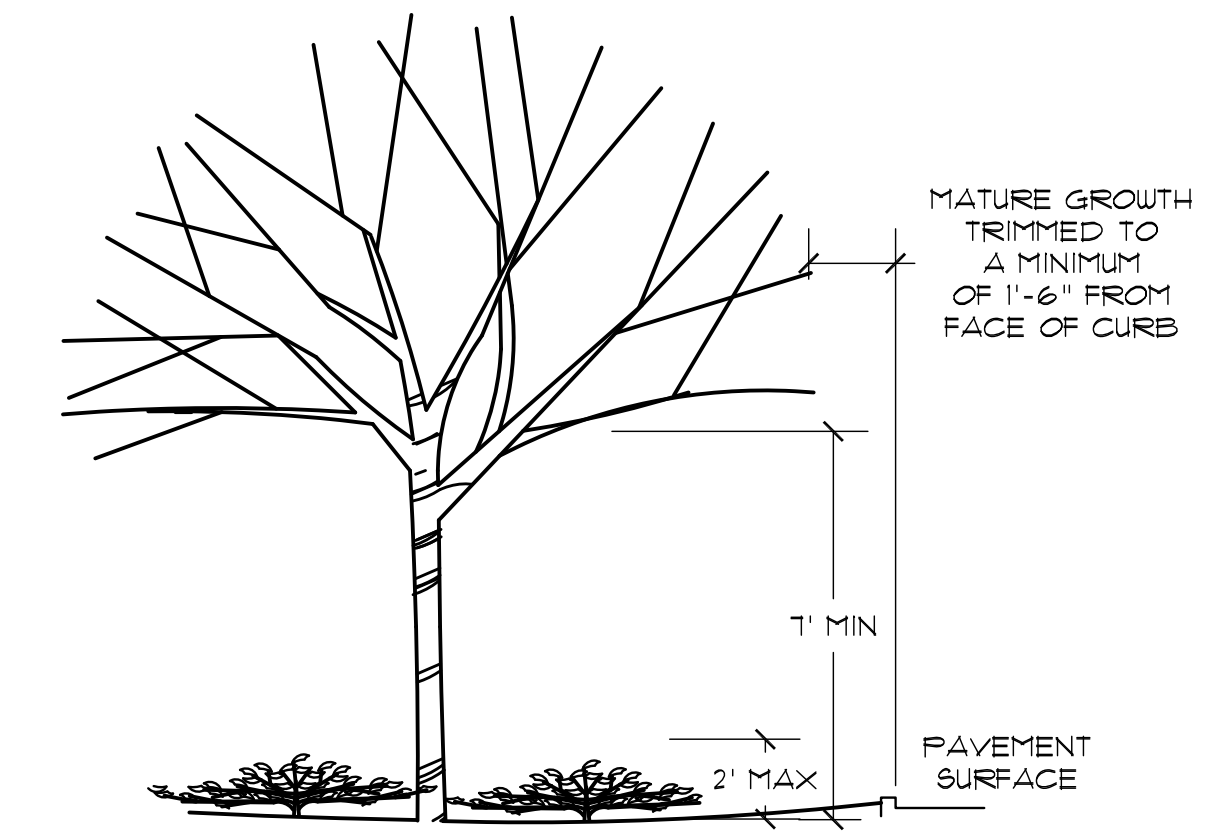


H IRRIGATION SWALE DETAIL

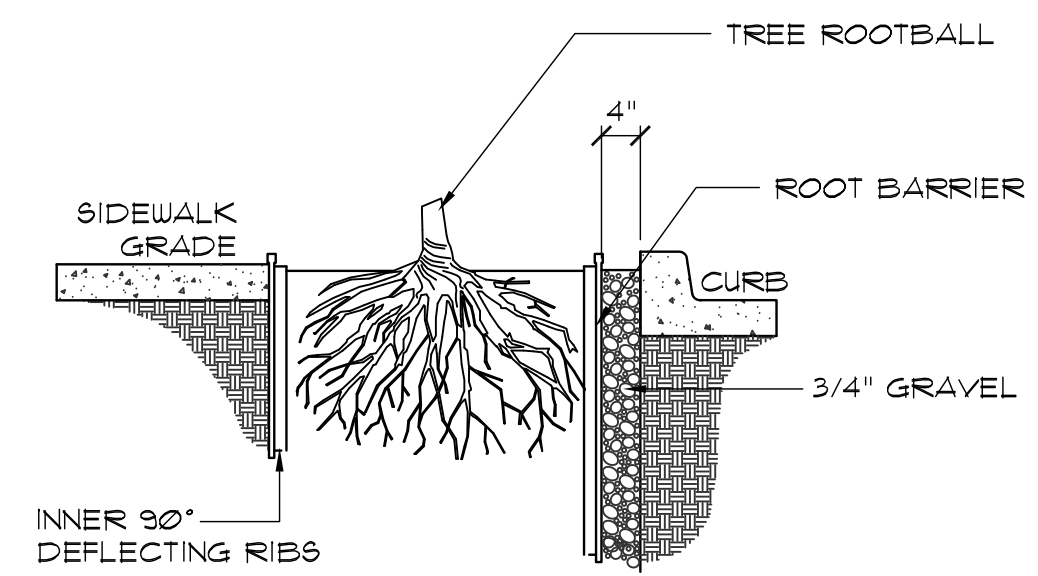
PLANT TABLET SCHEDULE FOR TREES AND SHRUBS

1 GALLON	1 TABLET
5 GALLON	2 TABLETS
15 GALLON	3 TABLETS
24" BOX	5 TABLETS
36" BOX	6 TABLETS
42" BOX	8 TABLETS

I PLANT TABLET SCHEDULE



J HEIGHT RESTRICTIONS AND PRUNING REQUIREMENTS FOR MCDOT RIGHT OF WAY



- NOTES:
1. ROOT BARRIER TO BE CP-SERIES MANUFACTURED BY CENTURY PRODUCTS OR APPROVED EQUIVALENT.
 2. ROOT BARRIERS TO BE BLACK MOLDED MODULAR PANELS MANUFACTURED USING RECYCLED POLYETHYLENE PLASTIC WITH ULTRAVIOLET INHIBITORS.

K TREE ROOT BARRIER DETAIL



The McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 Fax



Expires: 6-30-2018

**LANDSCAPE DETAILS
ZANJERO TRAILS - PHASE II
PARCEL 13C OFFSITE INFRASTRUCTURE**

INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2N
SURPRISE, ARIZONA

PREPARED FOR: JEN ARIZONA 7, LLC

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. 12-47
DATE: 08-07-15
DRAWN BY: TF-SP-KC
CHECKED BY: TM

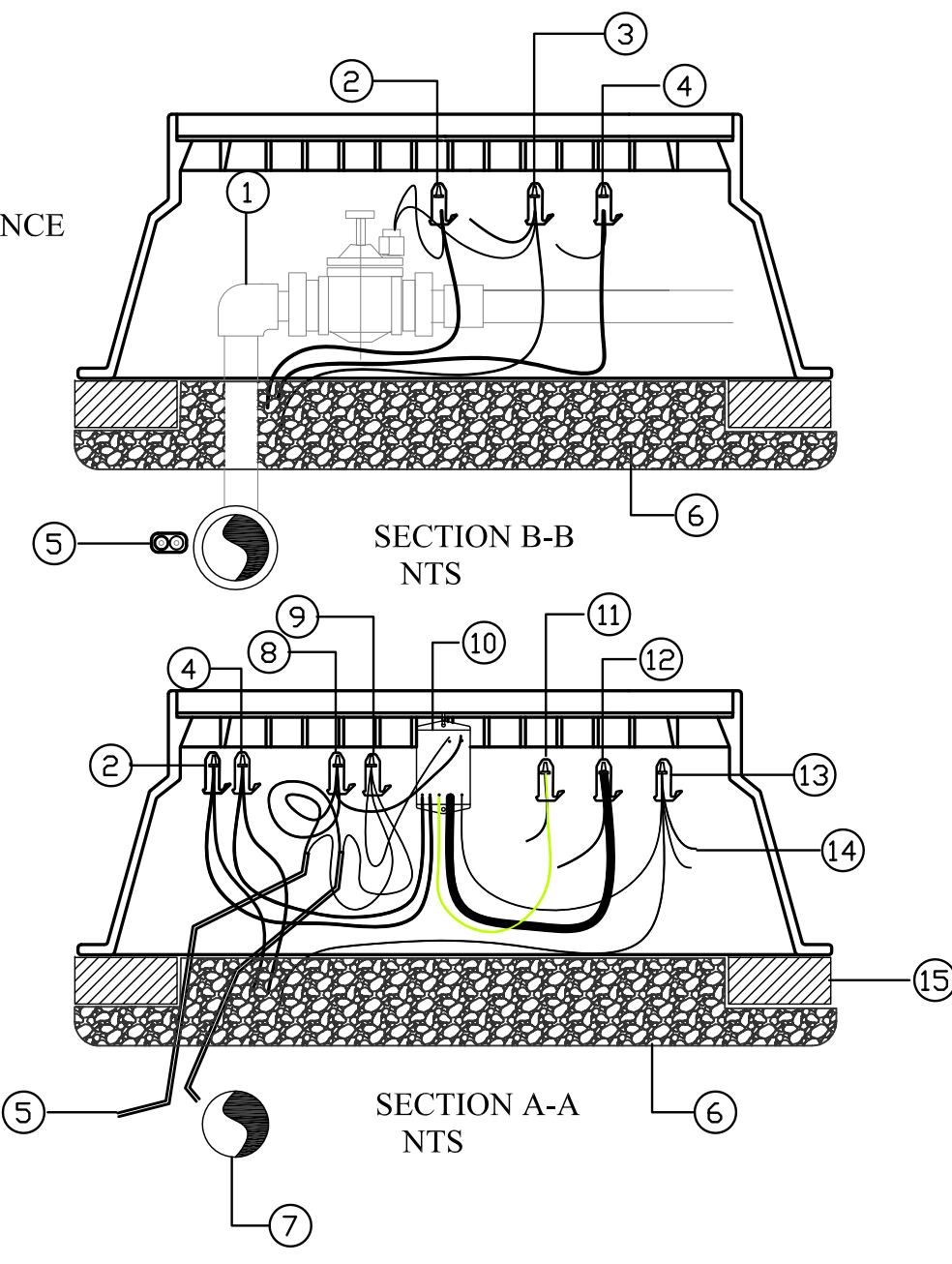
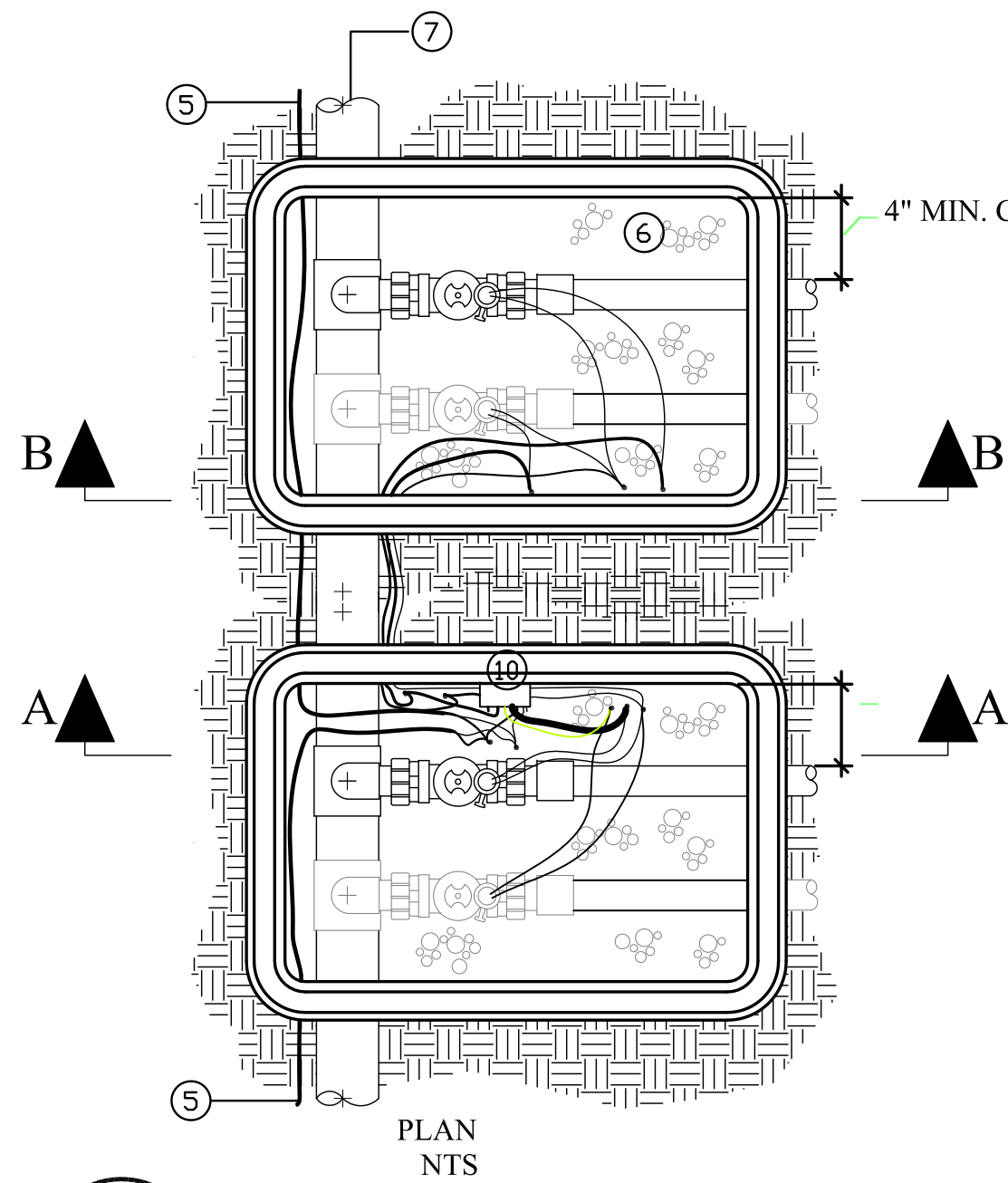
REVISIONS:

SHEET NO.

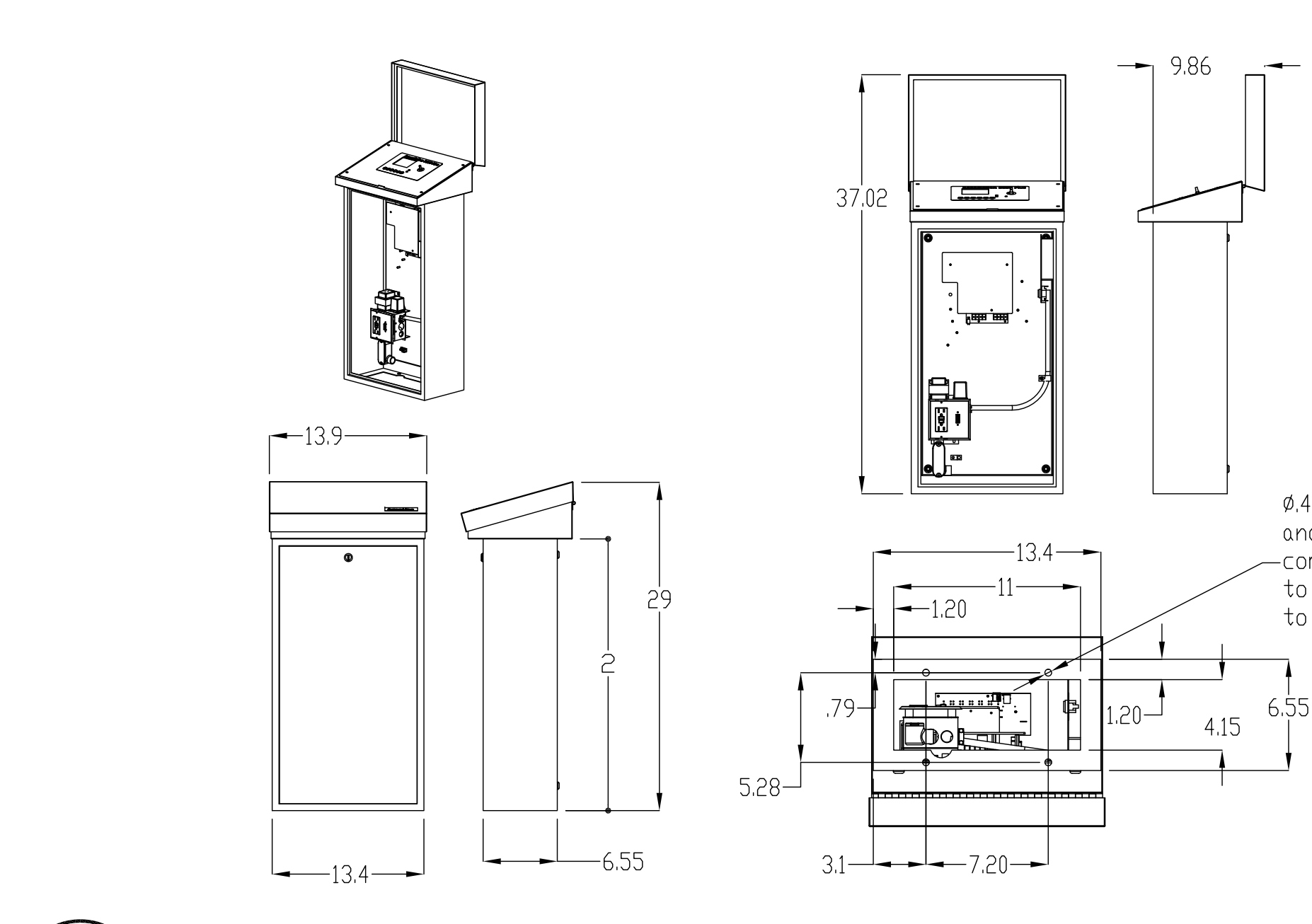
L4

4 OF 6

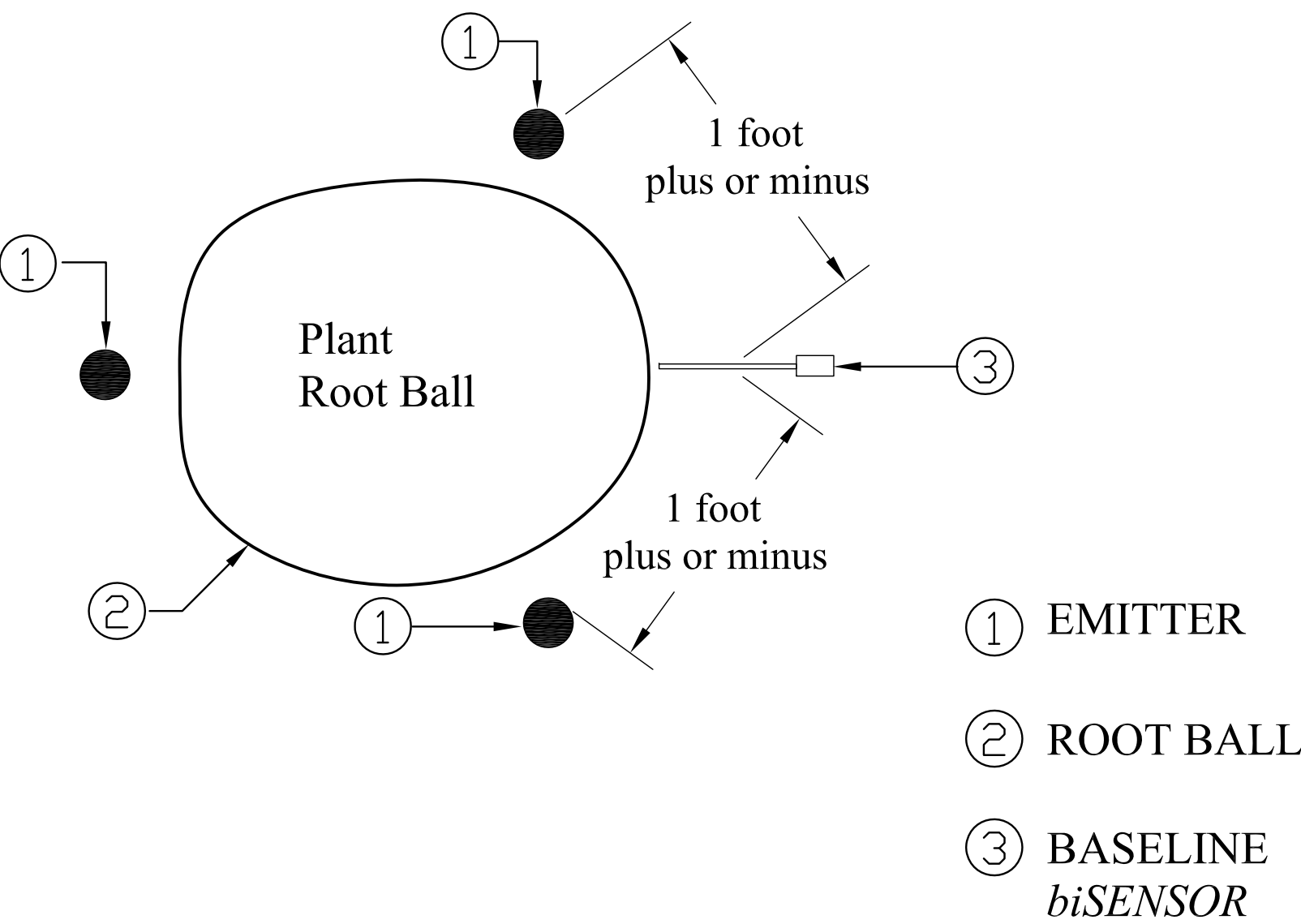




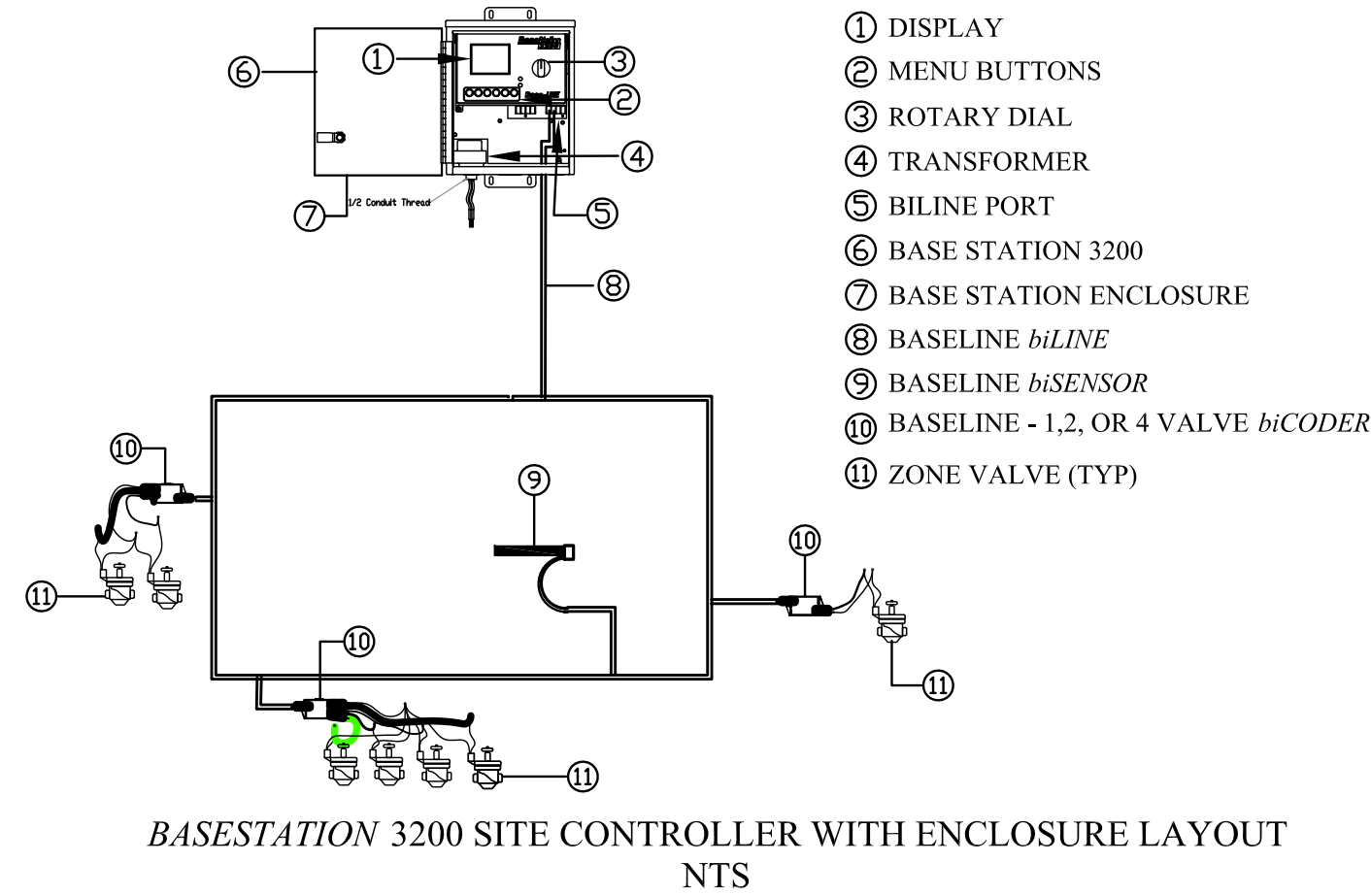
- 1 VALVE AND PIPING PER PLANS
 - 2 WATERPROOF CONNECTION TO VALVE #3
 - 3 WATERPROOF CONNECTION FOR COMMON WIRES FOR VALVES #3 & #4
 - 4 WATERPROOF CONNECTION TO VALVE #4
 - 5 *biLINE* - GAUGE PER PLANS
 - 6 POUROUS MATERIAL FOR DRAINAGE - 3" MINIMUM
 - 7 MAINLINE AS PER PLANS
 - 8 *biLINE* RED TO RED *biCODER* WATERPROOF CONNECTION
 - 9 *biLINE* BLACK TO *biCODER* BLACK WATERPROOF CONNECTION
 - 10 BASELINE FOUR VALVE *biCODER* - ATTACH TO VALVE BOX WITH TIE OR METAL SCREW
 - 11 WATERPROOF CONNECTION TO VALVE #2
 - 12 WATERPROOF CONNECTION TO VALVE #1
 - 13 WATERPROOF CONNECTION FOR COMMON WIRES
 - 14 COMMON WIRES FOR VALVE #1 & #2
 - 15 CORNER VALVE BOX SUPPORT (TYPICAL OF EIGHT)
- NOTE: WATERPROOF CONNECTORS SUCH AS 3M DBR/DBY OR EQUAL TO BE INSTALLED IN VERTICLE POSITION AS SHOWN.



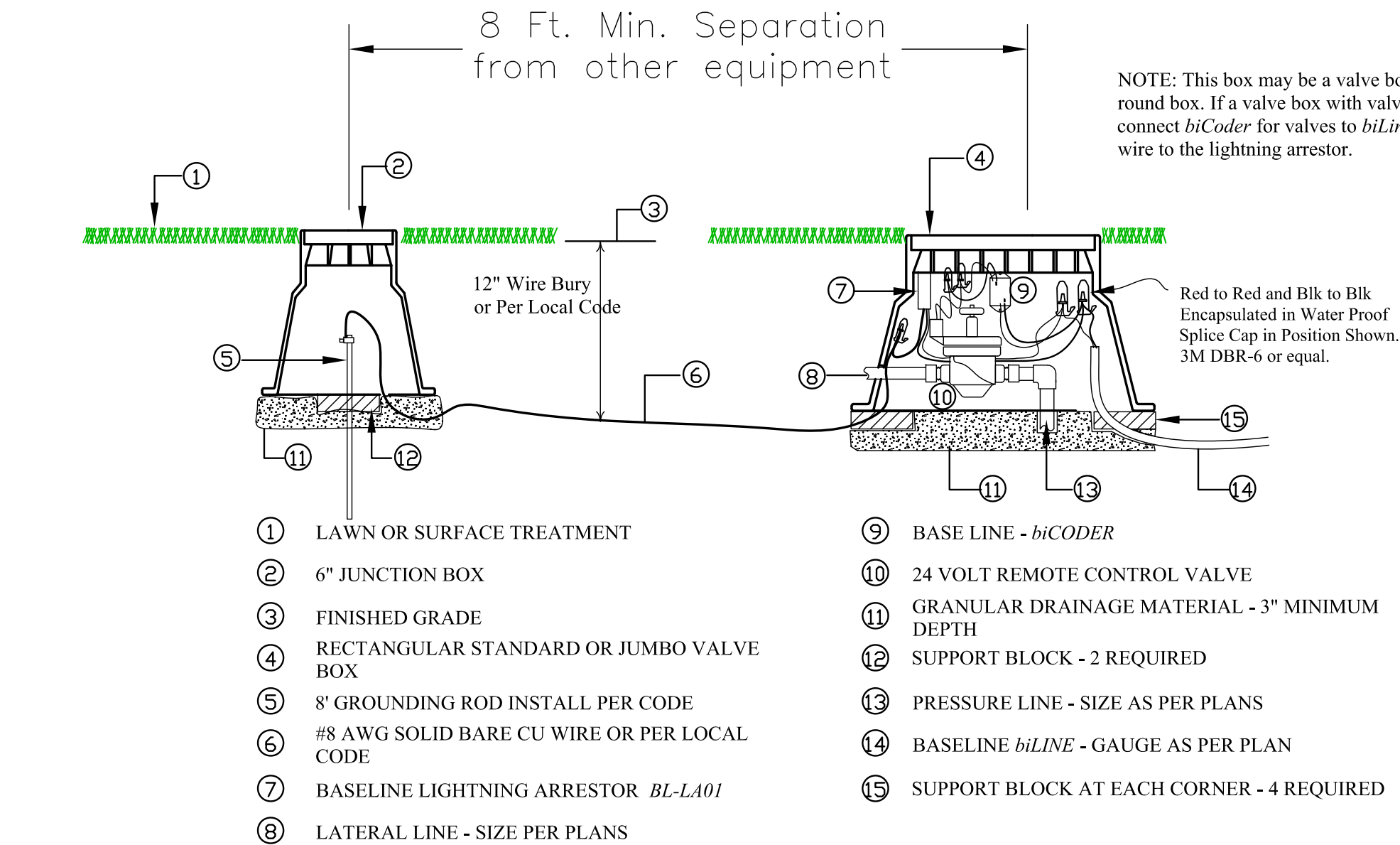
B BASELINE CONTROLLER INSTALLATION



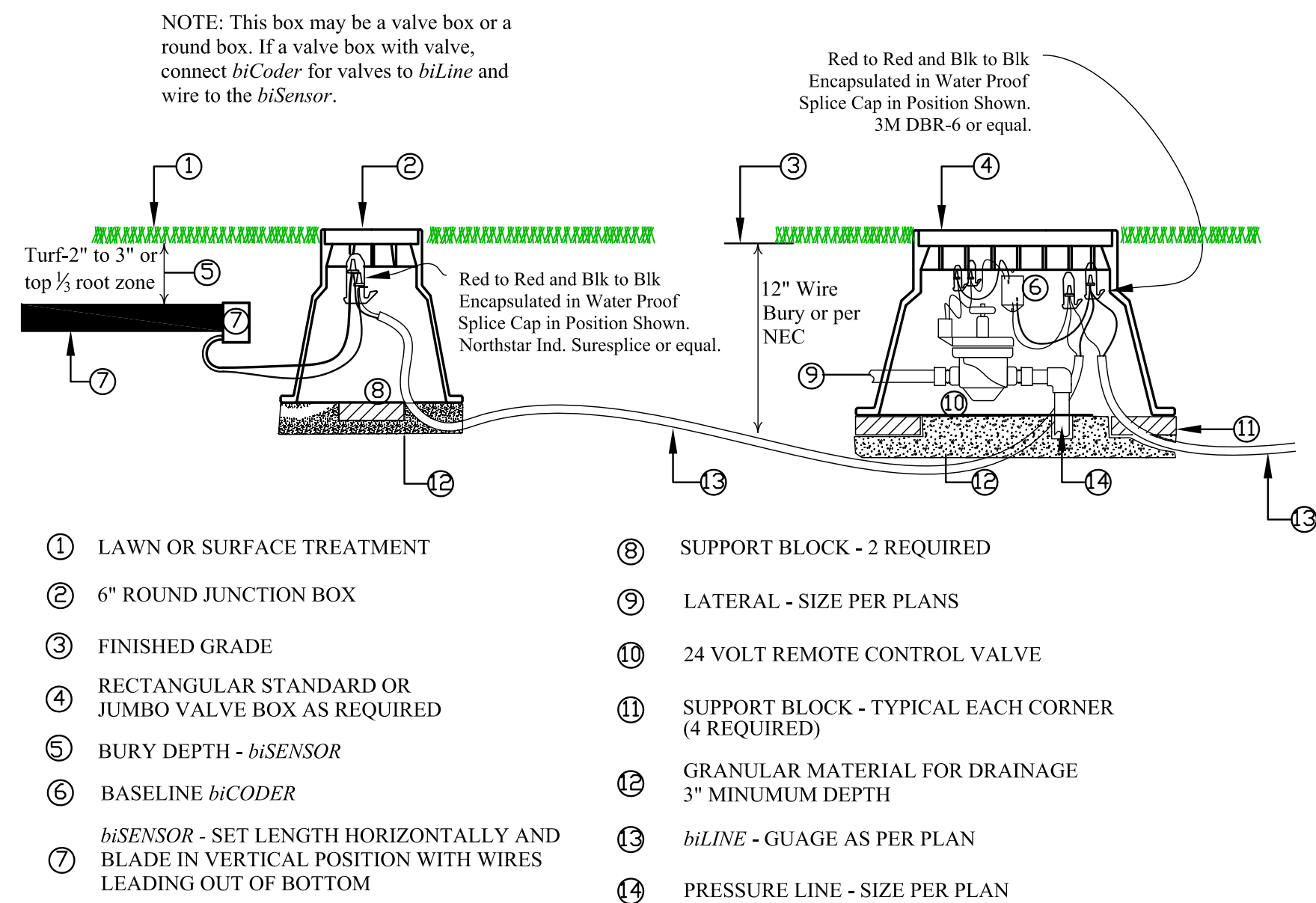
C DRIP MOISTURE SENSOR PLACEMENT



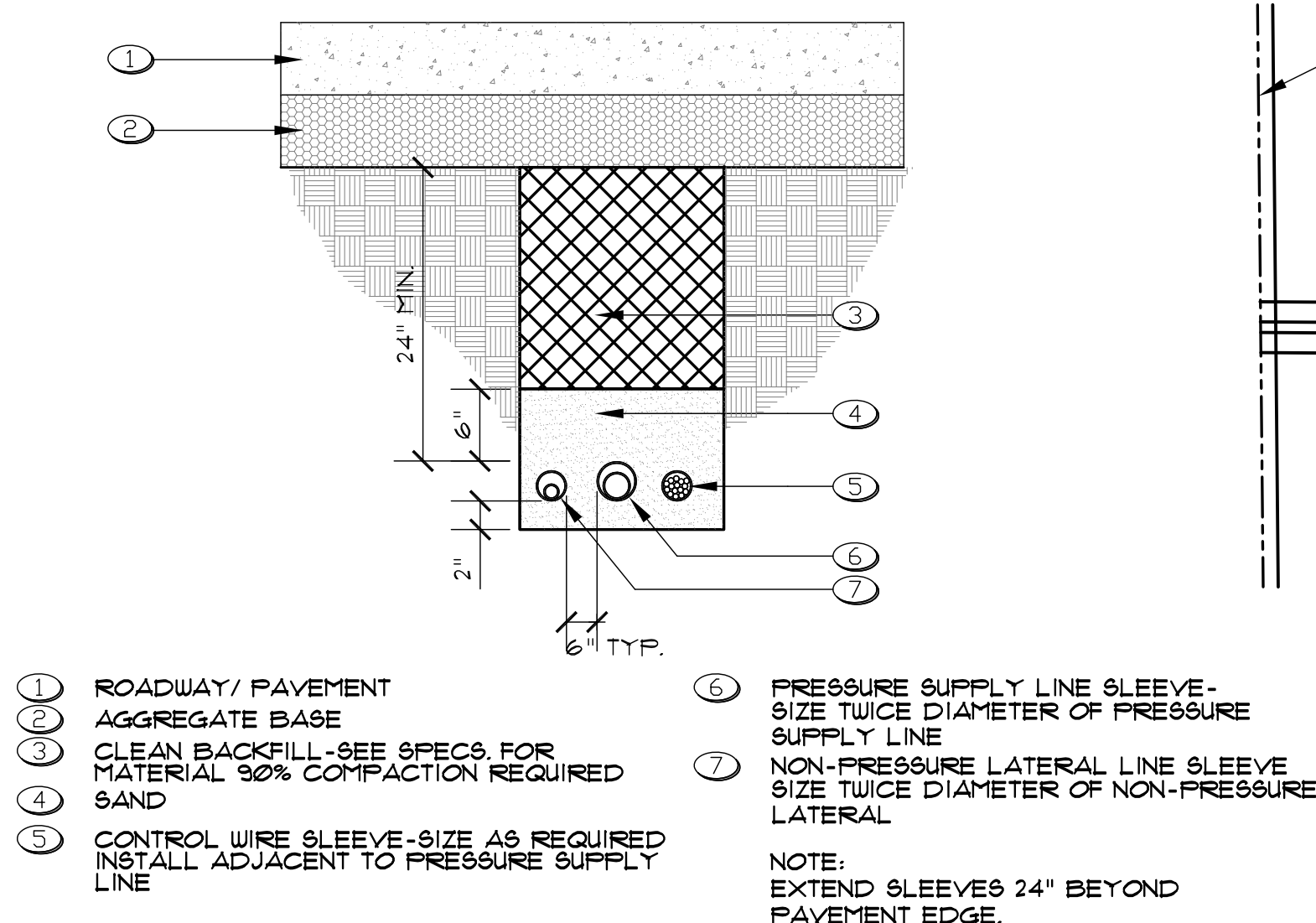
D SITE CONTROLLER LAYOUT



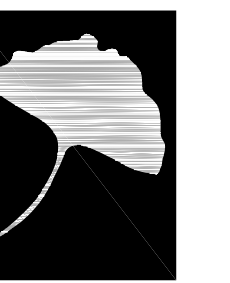
E LIGHTING ARRESTOR INSTALLATION DETAIL



F MOISTURE SENSOR INSTALLATION DETAIL



G SLEEVING DETAIL

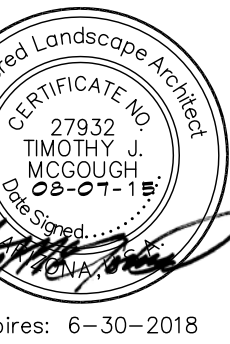


The McGough Group

Landscape Architecture
Urban Design Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax



IRRIGATION DETAILS
ZANJERO TRAILS - PHASE II
PARCEL 13C OFFSITE INFRASTRUCTURE
INTERSECTION OF PEORIA ROAD AND PERRYVILLE ROAD
SECTION 21, TOWNSHIP 3N, RANGE 2W
SURPRISE, ARIZONA
PREPARED FOR: JEN ARIZONA 7, LLC

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. 12-47
DATE: 08-07-15
DRAWN BY: TF-SP-KC
CHECKED BY: TM

REVISIONS:

SHEET NO.

L6

6 OF 6

ZANJERO TRAILS

PHASE 2

JULY 24, 2015



SINGLE FAMILY RESIDENTIAL
ARCHITECTURAL DESIGN
GUIDELINES

Introduction

These Single Family Residential Architectural Design Guidelines (Guidelines) have been established to provide the general design criteria for Parcels 12A, 12B, 12C, 13A and 13C of the Zanjero Trails Phase 2 PAD. The Guidelines are meant to inspire creativity, not hinder it, and encourage diversity that will ultimately establish a quality within the community that will inspire its residents. The Guidelines will be used to review each home design for conformance with the overall Zanjero Trails Phase 2 design objectives.

These guidelines are meant to supplement the City of Surprise Single-Family Residential Home Product Design Guidelines. Any topics and standards that are not specifically defined by these Guidelines or the approved development standards for the development shall be governed by the City's requirements. If there is any conflict between these guidelines and the City of Surprise Design Guidelines, the City's guidelines will supersede.

Architecture

Objectives

The following goals and objectives are what guide the character and development of the Zanjero development:

- A varied and visually interesting street scene should be the final product as established through appropriate landscaping and quality architecture;
- The edges of the development should embody the core design principles that are employed internally through the development; and
- Community engagement should be encouraged through the promotion of pedestrian activity and outdoor livability at the front of the residence.

Architectural Styles

In the development of the architecture of the residences, it is imperative that the materials and detailing is authentic to the architectural style being portrayed. The following architectural styles have been select for the Zanjero development for their timelessness in style and quality of detailing. Following each style are some of the key characteristics that define that style. Additional styles may also be appropriate, subject to approval by the City of Surprise Planning Department.



Craftsman

The Craftsman style is known for its moderately detailed residences which are characterized by the use of hand-finished materials with a rusticated texture. Broad open porches, low sloping roofs with deep overhangs, multiple gables, asymmetrical compositions, oversized first floor windows, expressive trim, rafters, brackets, and porches characterize this style.

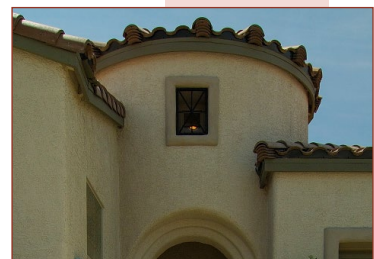
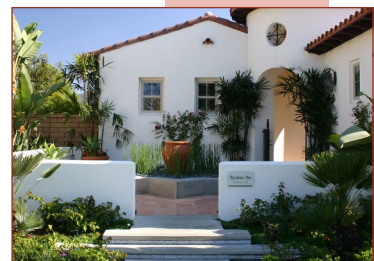
- Traditional one and two story asymmetrical massing with horizontal proportions
- Large open front porches and pergolas with expressive structural components
- Expressive structural elements such as rafters, brackets, and columns
- Broad porches
- Deep overhangs
- Low pitched, gabled roof lines
- Horizontal residence forms
- Decorative detailing such as tapered columns, stone, handcrafted woodwork, and exposed rafters
- Accented structural elements
- Use of stone or brick at porch columns typical
- A mixture of materials such as stone, stucco and siding
- Variety of column and beam detailing at porches with stone or brick pilaster
- Roof dormers
- Divided window panes
- Body color varied with contrasting trim color
- Wood brackets and wood trim (or the appearance of through the use of modern materials)



Mediterranean

The Mediterranean style combine elements from the architecture found in France, Italy, Greece and the Balkans as well as other cultural influences from this region. Some of the features that are combined together to define this style are terraces or courtyards, stucco finishes, porticos, balconies or any number of other elements inspired by houses on the Mediterranean.

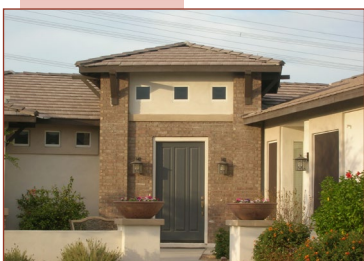
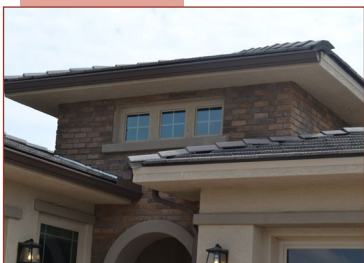
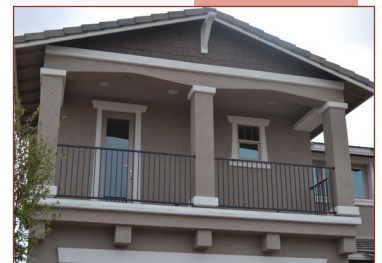
- Low-pitched gable roofs
- Red barrel or s-shaped roof tiles
- Asymmetrical combination or residence forms
- Entry courtyards
- Accentuated tower elements and/or arcades
- ½ round arch elements at doors and feature windows
- Refined decorative detail elements such as patterned tiles, iron, and plank or panel shutters



Monterey

The Monterey style is a combination of Spanish Colonial construction methods with the basic two story New England Colonial house. The signature cantilevered balcony on the front may be a prelude to the porch that often surrounds or defines a private courtyard in the back. Rafters are often exposed, chimneys often anchor one end of the house and flat paneled doors are used both on the ground floor and on the balcony.

- Rectilinear residence forms
- One and two story asymmetrical masses
- Contrasting materials of stucco and siding between first and second floors
- Informal plan arrangement
- Low-pitched gable roofs, primarily front to back, with intersecting cross gables permitted
- Flat roof tiles or barrel style roof tiles
- Use of colonial detail elements such as pediments at window and door openings
- Detail elements such as cantilevered balcony on front elevations, exposed rafter tails, shutters, etc.



Prairie Ranch

Frank Lloyd Wright revolutionized American architecture when he removed its European influences by using low horizontal lines and open interior spaces. Prairie Houses are characterized by low-pitched, usually hipped, roofs with widely overhanging eaves, open floor plan, low horizontal profile, of two stories with single story wings, and large porches.

- Low-pitched hip roofs
- Horizontal emphasis in detailing with vertical
- Flat roof tiles
- Stucco, brick or stone exterior
- Windows grouped to form horizontal bands
- Divided light windows
- Window shutters
- Contrasting trim color
- Integrated porches and patios as well as intimate courtyard spaces
- Chimneys used as vertical elements



Southern Italian

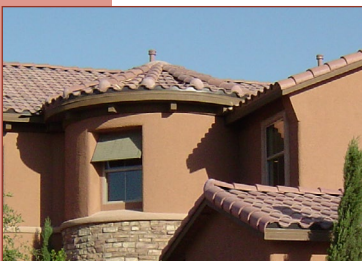
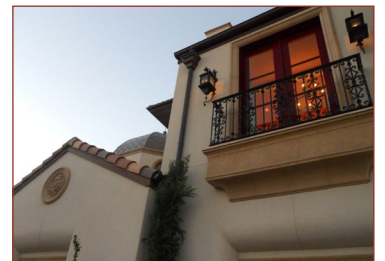
The Southern Italian style is heavily influenced by the temperate climate found in the southern coastal regions of Italy along the Mediterranean, Tyrrhenian, and Ionian seas. Architectural characteristics that embody this style include formal box like massings, terraces or courtyards, and arched windows.

- Low-pitched hip roofs
- Flat, barrel or s-shaped roof tiles
- Formal box-like residence massing
- Projecting eaves with decorative brackets or dentils
- Vertically proportioned windows, often arched
- Detail elements such as quoins, keystones, shutters, palladian windows

Spanish Colonial

The Spanish Colonial style is a collection of southern european styles that is unified through its arches, courtyards, strong form and mass, plain wall surfaces, and tile roofs, all derived from Mediterranean architectural styles. It is often characterized by an informal arrangement and massing.

- Asymmetrical massing
- Low-pitched gable roofs
- Red barrel or s-shaped roof tiles
- ½ round arch elements
- Detailing primarily at openings
- Detail elements such as iron, wood-plank shutters, clay (or stucco) vent tiles, ceramic tile, etc
- Deep window or door recess
- Arched windows and openings
- Shallow or flush overhangs
- Stucco, light colored exterior wall with a variety of finishes
- Stucco eave details or wood corbelled rafter tails
- Courtyard, loggias and patios



Tuscan

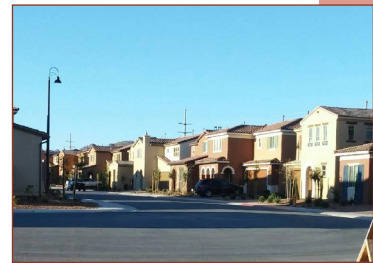
Similar to the Mediterranean and Southern Italian styles, the Tuscan style is influenced by its climate, but also is shaped by the rolling plains that is the setting of Tuscany region. Some of the features that identify this style informal arrangement of residence forms, Medium to darker color schemes and the use of stone on massings.

- Mostly low-pitched hip roofs (occasional gable or cross-gable)
- Predominantly barrel or s-shaped roof tiles
- Informal arrangement of residence forms
- Medium to darker color schemes
- Detail elements such as accent stone, projecting overhead shutters

Elevations

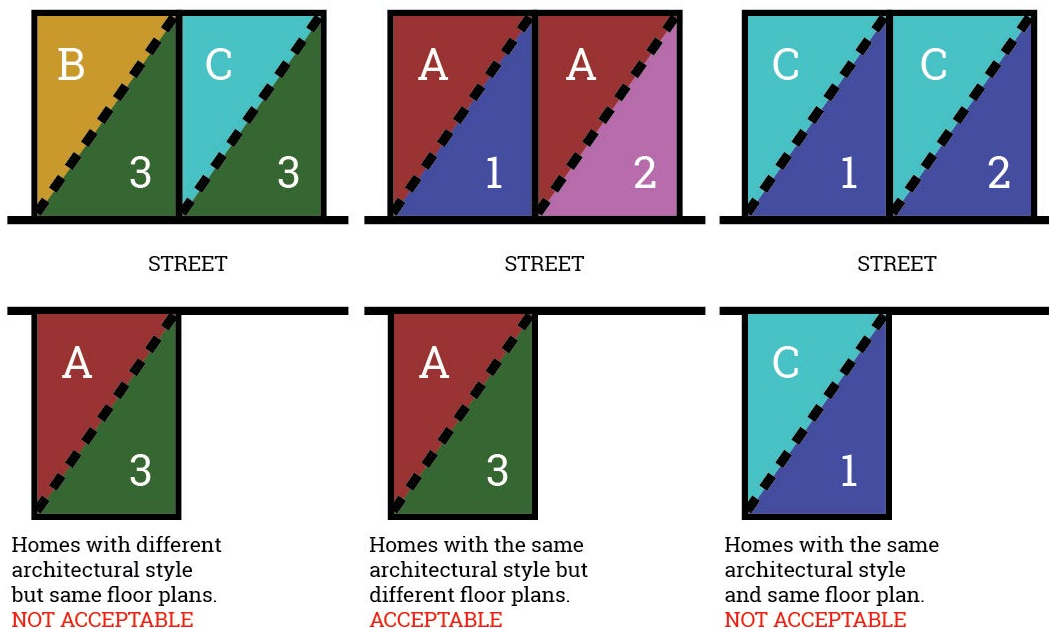
A varied and interesting street scene can be greatly enhanced the proper development of a variety of elevations of the residences. The following shall be followed to aid in the development of the community street scene:

- 3 different floor plans will be provided for each neighborhood
- 3 architectural styles will be provided for each floor plan
- 2 roof materials/styles/colors per architectural style will be provided
- Each elevation of the residence shall be articulated either through massing, detailing, or other method
- Detailing of the residence shall be true to the architectural style
- No adjacent lots or lots directly across the street shall contain the same architectural style and floor plan. Similar architectural styles may be on adjacent lots or lots directly across the street as long as the floor plan is different. ¹



Legend

Architectural Style	Floor Plan
■ A	■ 1
■ B	■ 2
■ C	■ 3



1. Lots directly across the street are those where at least 51% of the lot's street frontage is directly across from the street frontage of the lot on the opposite side of the street.

Residence Massing

Through the placement and orientation of various residence massings an interesting and varied street can be developed as well as shape community engagement. The following criteria have been developed to promote these principles:

- At least one floor plan with living space placed forward of the garage should be provided to reduce the dominance of the garage on the street scene
- Multiple massings at various offsets are encouraged in the development of the architecture
- The massing of the residence shall be at the appropriate scale at the street scene



Example of acceptable street scene



Example of unacceptable street scene



- Recessed windows are highly encouraged to add variety to masses and create dramatic shade lines
- Varied massing of the rear elevation shall be provided when visible to the public



Example of acceptable rear yard massing



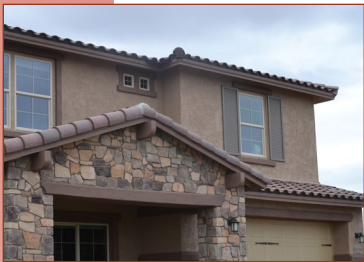
Example of unacceptable rear yard massing



Roofs

A well designed roof-scape can have a tremendous visual impact on the community. The following criteria have been established to foster creative alternatives for variety in the roofs in the community:

- Varied but simple roof lines shall be employed with all architectural styles
- Where appropriate to the style, two roof materials/styles/colors (metal, concrete, or clay; flat, barrel, "S", or similar) per architectural style shall be available
- Multiple ridgelines shall be employed to avoid large flat masses of roofs that can run from residence to residence
- Various roof forms shall be employed that are consistent with architectural style
- Gutters and flashing shall be designed to match color of the residence; Decorative gutters are acceptable





Porches and Patios

Porches and patios can provide a great deal of visual interest on the design of a residence when visible by the public, and can activate a community by providing outdoor living space along the street scene. The following criteria have been established to encourage the development of well-designed porches and patios:

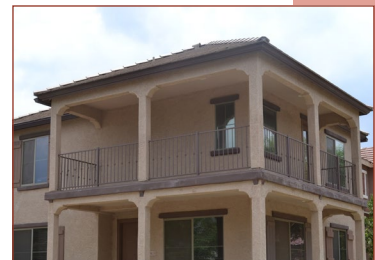
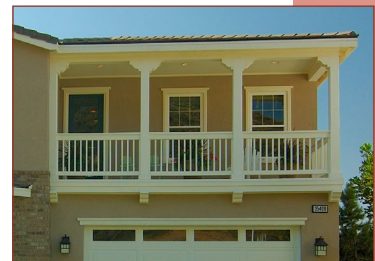
- The design shall be at the appropriate scale to the masses of the residence
- They will be integrated into the architecture of the residence and not feel as if they are simply attached to the residence as an after thought
- The design shall be consistent with and enhance the architectural style
- They will provide visual interest



Balconies, Projections and Decorative Detailing

Balconies, projections and decorative detailing can provide a great deal of visual interest on the design of a residence when visible by the public, and can enhance the overall character and quality of the architecture of a residence. The following criteria have been established to encourage the development of well-designed balconies, projections and decorative detailing:

- The design shall be at the appropriate scale to the masses of the residence
- The design shall be consistent with and enhance the architectural style
- They will provide visual interest



Windows and Doors

The following criteria have been developed to foster creative solutions to the design of windows and doors to better enhance the overall character of the architecture of the residence s:



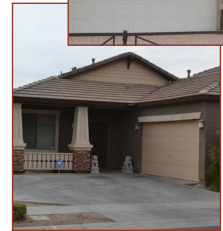
Front Doors

- Where appropriate to the elevation, the front door entry should be a celebrated feature of the residence
- Front door shall be visible from the street or behind a courtyard wall and gate that is visible from the street
- Front door should be decorative in nature and consistent with the architectural style

Garage Doors

The garage door of a residence makes up a large percentage of the overall façade and therefore is a significant element of the architecture of the residence.

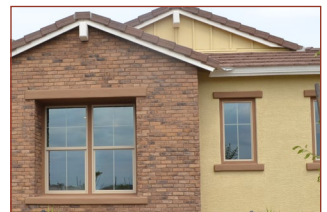
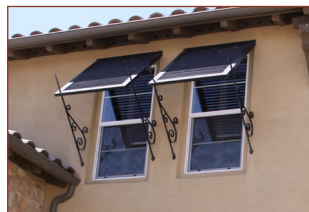
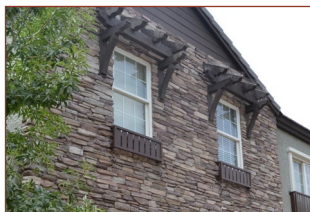
- Garage door shall be decorative in nature and consistent with the architectural style
- Garage doors shall be recessed a minimum 6" from the primary façade of the structure to create variations in an otherwise large massing. Builders are encouraged to increase the recess up to 12" through the use of additional pop-outs when appropriate to the architectural style.
- No more than 2 garage spaces may occupy the same plane to avoid having a single dominant mass when a three car garage is offered on a residence
- Min 2' separation between garage door planes from the most forward to the most recessed to create variations in an otherwise large massing
- The inclusion of elevation options with side loaded garages is encouraged to remove the garage door from the street scene on lots that are wider than 55 feet



Windows

Windows can provide a great deal of variety and character in the elevation of the residence.

- Windows to be aligned and sized appropriately to the architectural style
- Windows visible to the public are encouraged be recessed to add depth and shadow to the façade
- Windows on front elevations shall have a divided appearance if consistent with the architectural style



Lighting

The following criteria should be utilized in the design and utilization of lighting of the residence:

- The design of the light fixtures shall be in character with the architectural style of the residence
- The design of the lighting shall accentuate the architecture of the residence and also promote safety within the community.
- The design of the lighting shall not be obtrusive to surrounding neighbors
- Light pollution will be limited in accordance with the City of Surprise standards

Accessory Structures

The following criteria have been developed to aide in the design of accessory structures:

- The architectural character shall be consistent with the architectural style of the primary structure
- Accessory structure height and setbacks must comply with the Surprise Uniform Development Code
- The structure should have a 6' wall to wall separation from the primary structure

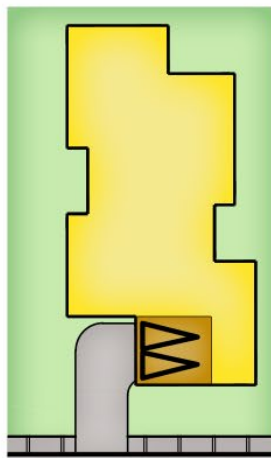
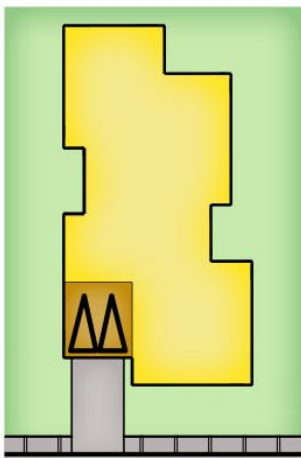
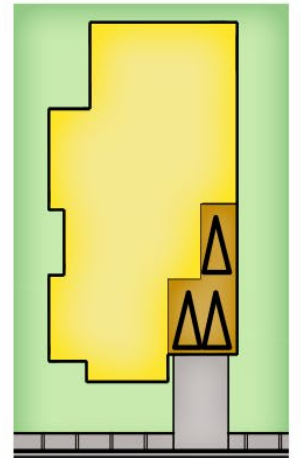
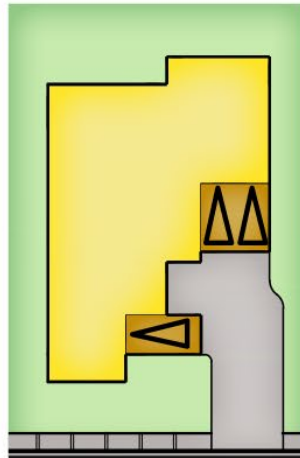
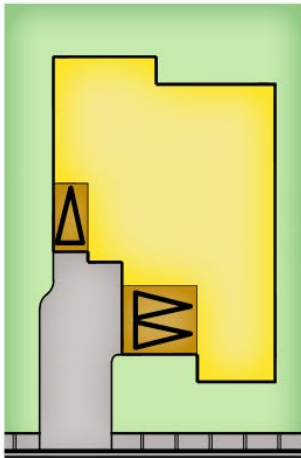
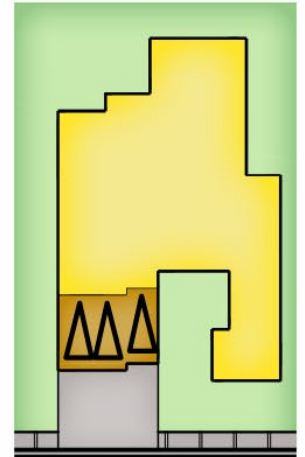
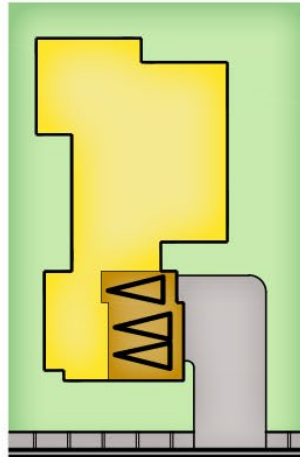
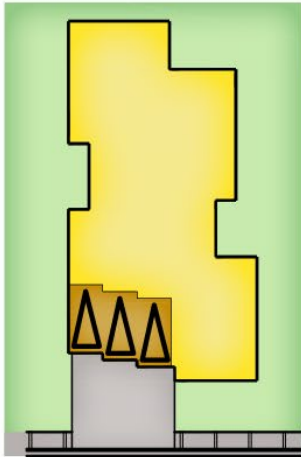
Color and Materials

Each builder shall prepare color and material palettes for each of the architectural styles that will be utilized within each neighborhood. The following guidelines shall guide in the development of these palettes:

- The design of the palettes shall be selected to unify the community aesthetically
- The palettes will be selected to create an identity for each residence and add visual interest to the community
- The palettes shall enhance and be appropriate to the architectural style
- The colors of the palettes shall not exceed a solar reflective index number of 45%
- A variety of color and materials should be employed on each residence if consistent with the architectural style. A minimum of two (2) colors per architectural style will be provided.



TYPICAL GARAGE OPTIONS

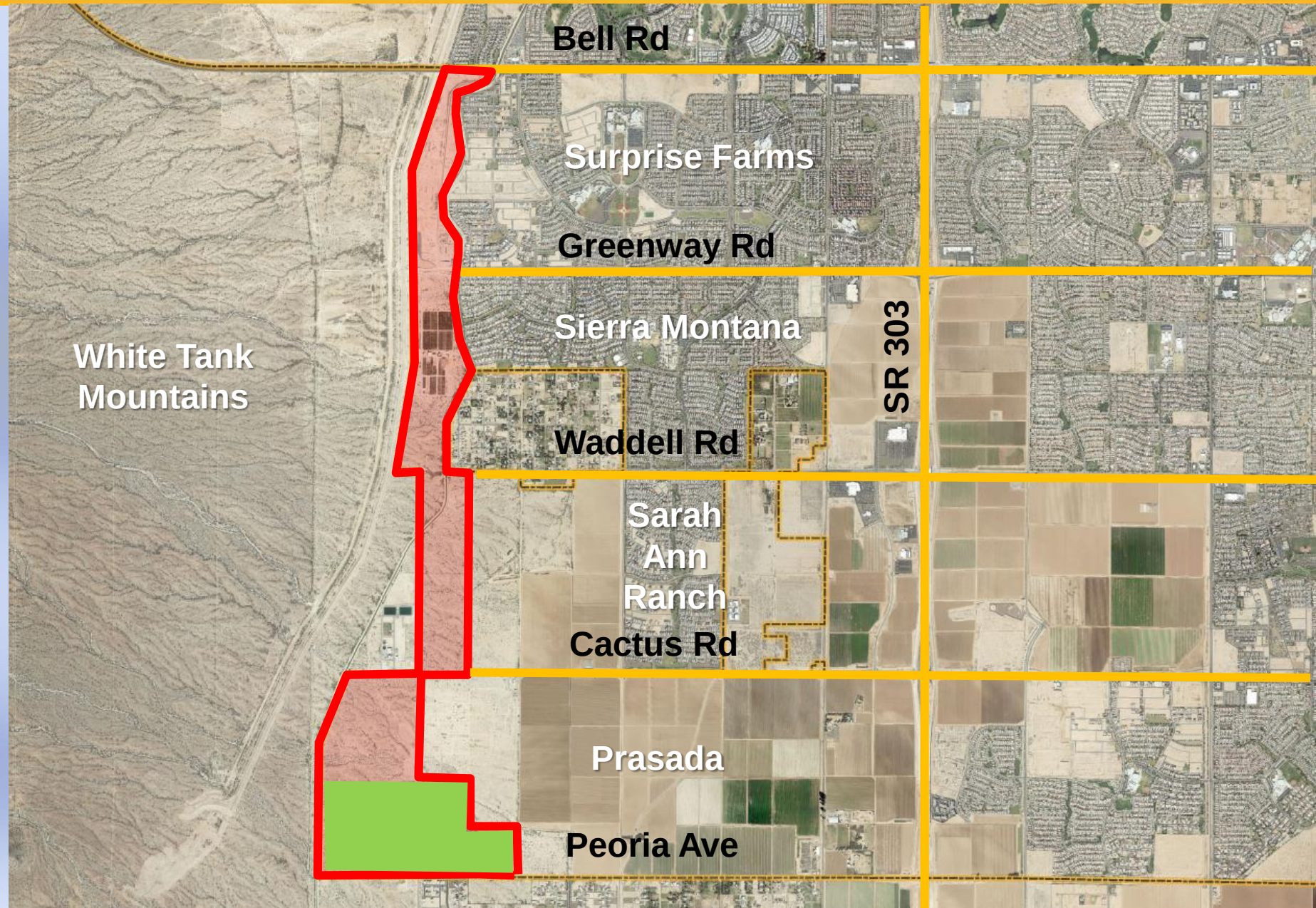


Zanjero Trails Final Plat MOD, 12A, 12B, 12C, 13A, and 13C

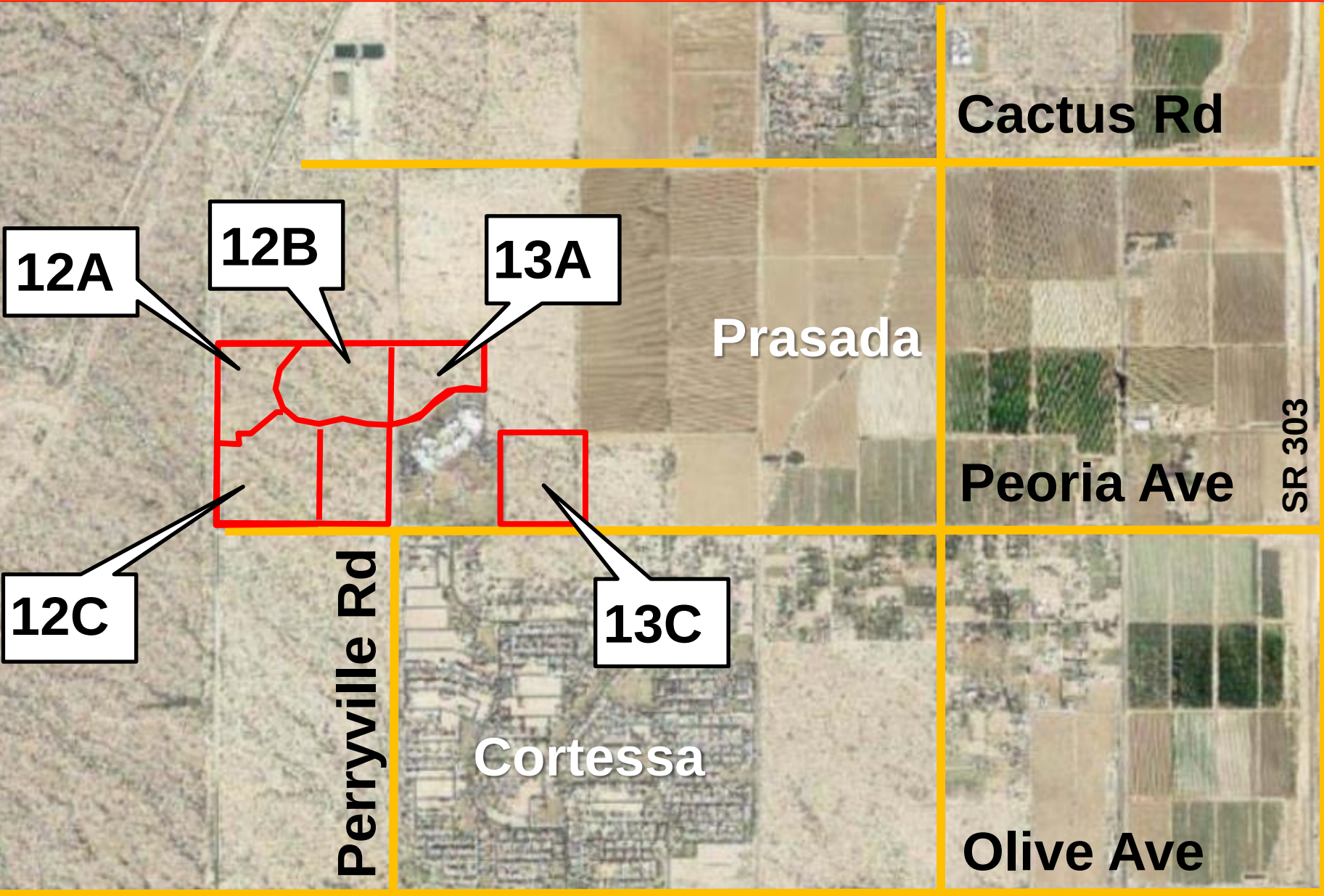
February 16, 2016



ZANJERO TRAILS



ZANJERO TRAILS



ZANJERO TRAILS

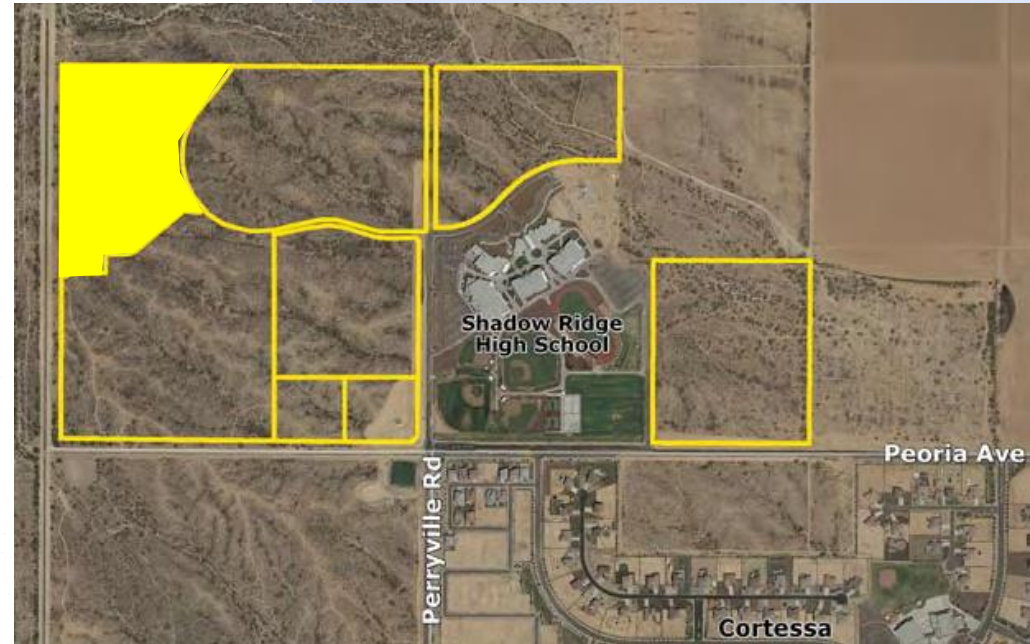
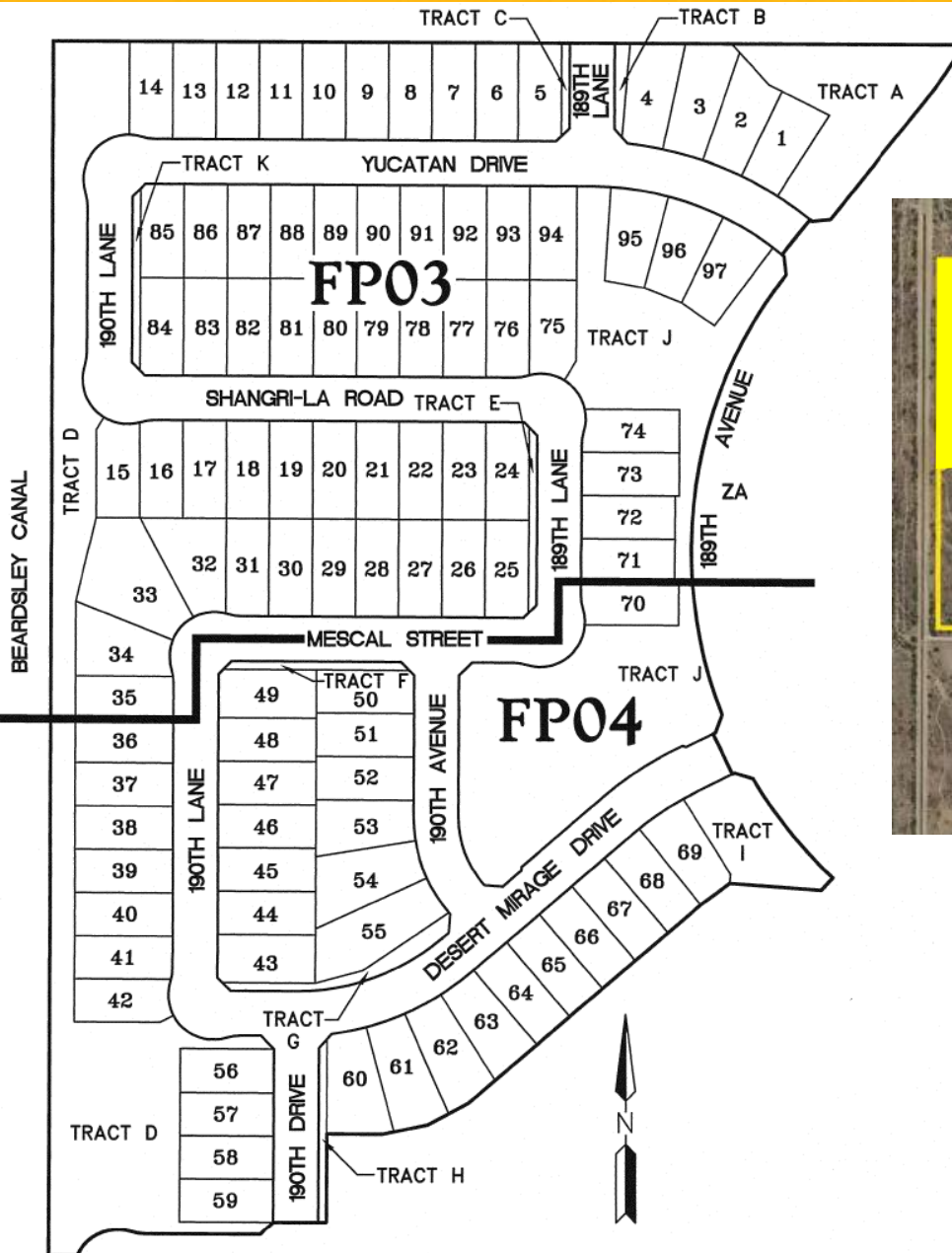
Park Detail (Typical)

Potential Amenities Include:

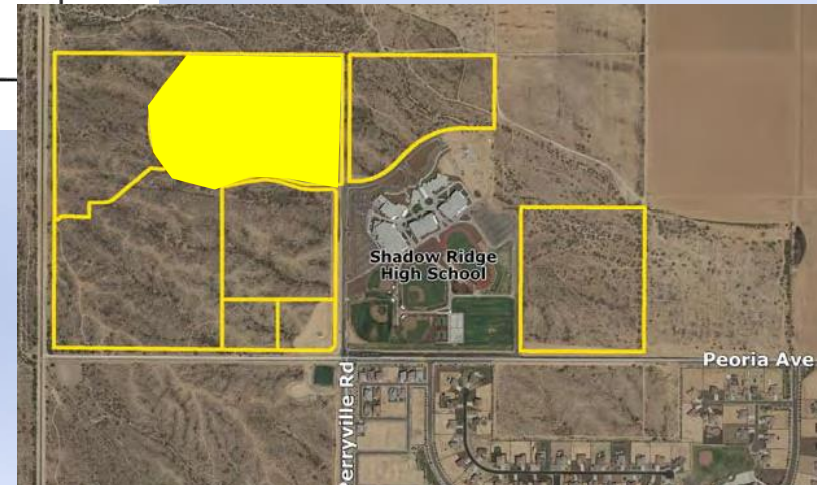
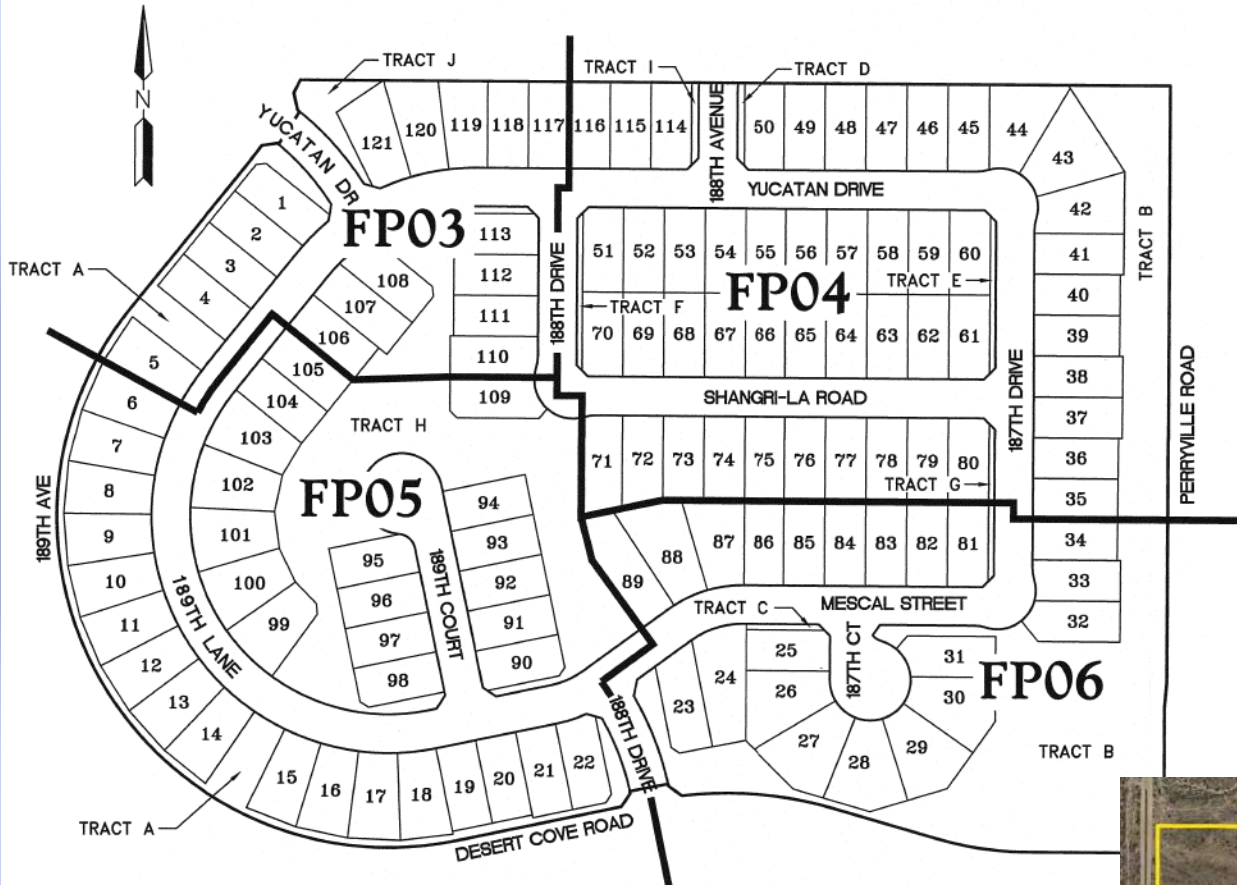
- Trail Connections
- Active and Passive Turf Areas
- Tot Lot
- Ramada / Picnic Area



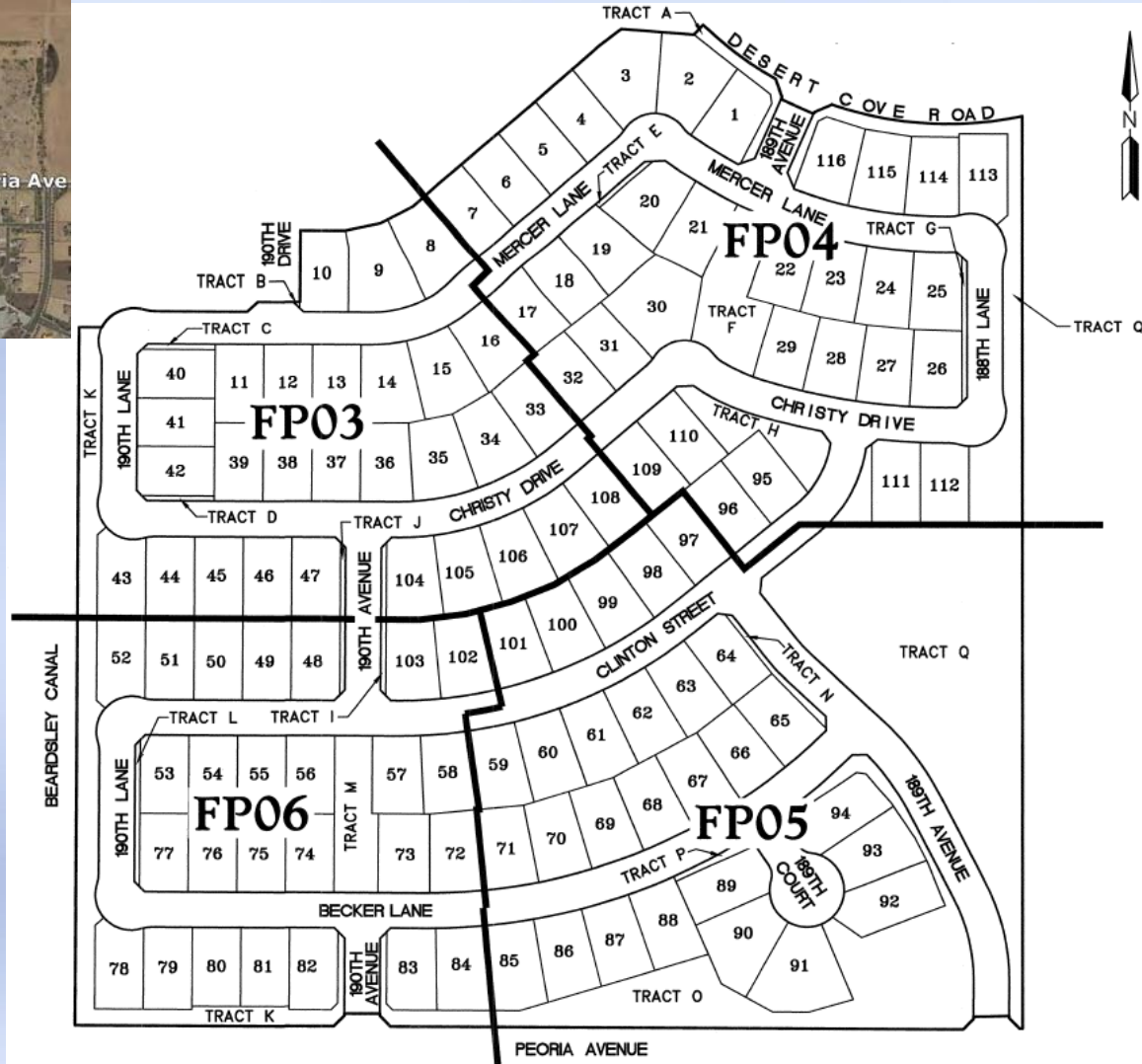
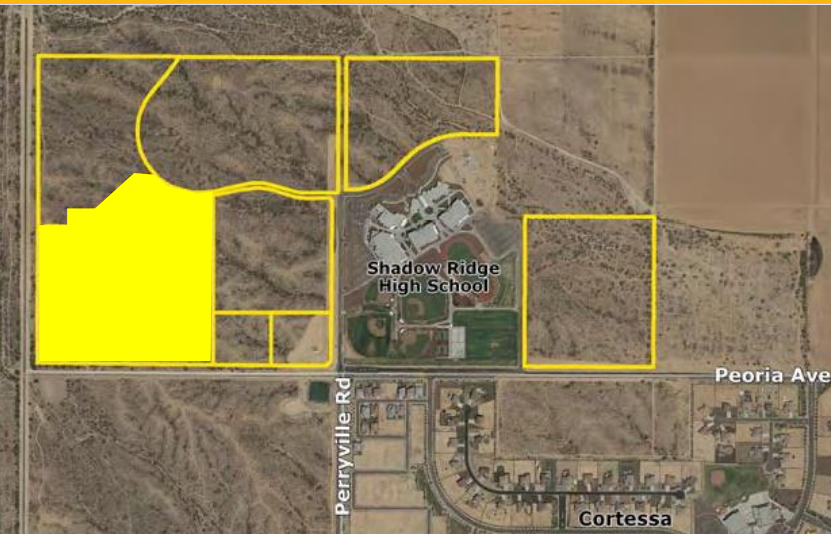
PARCEL 12A



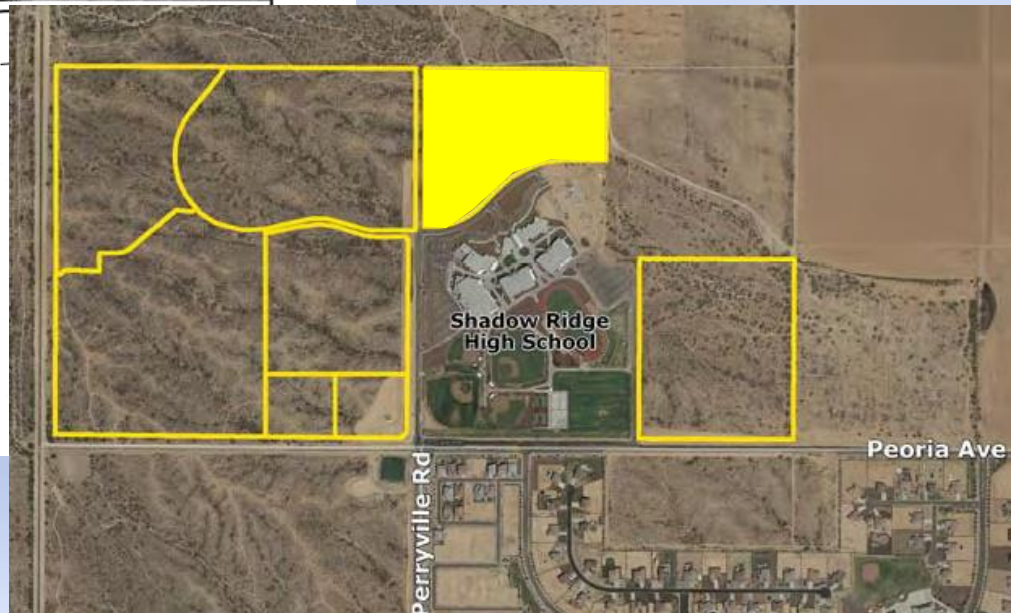
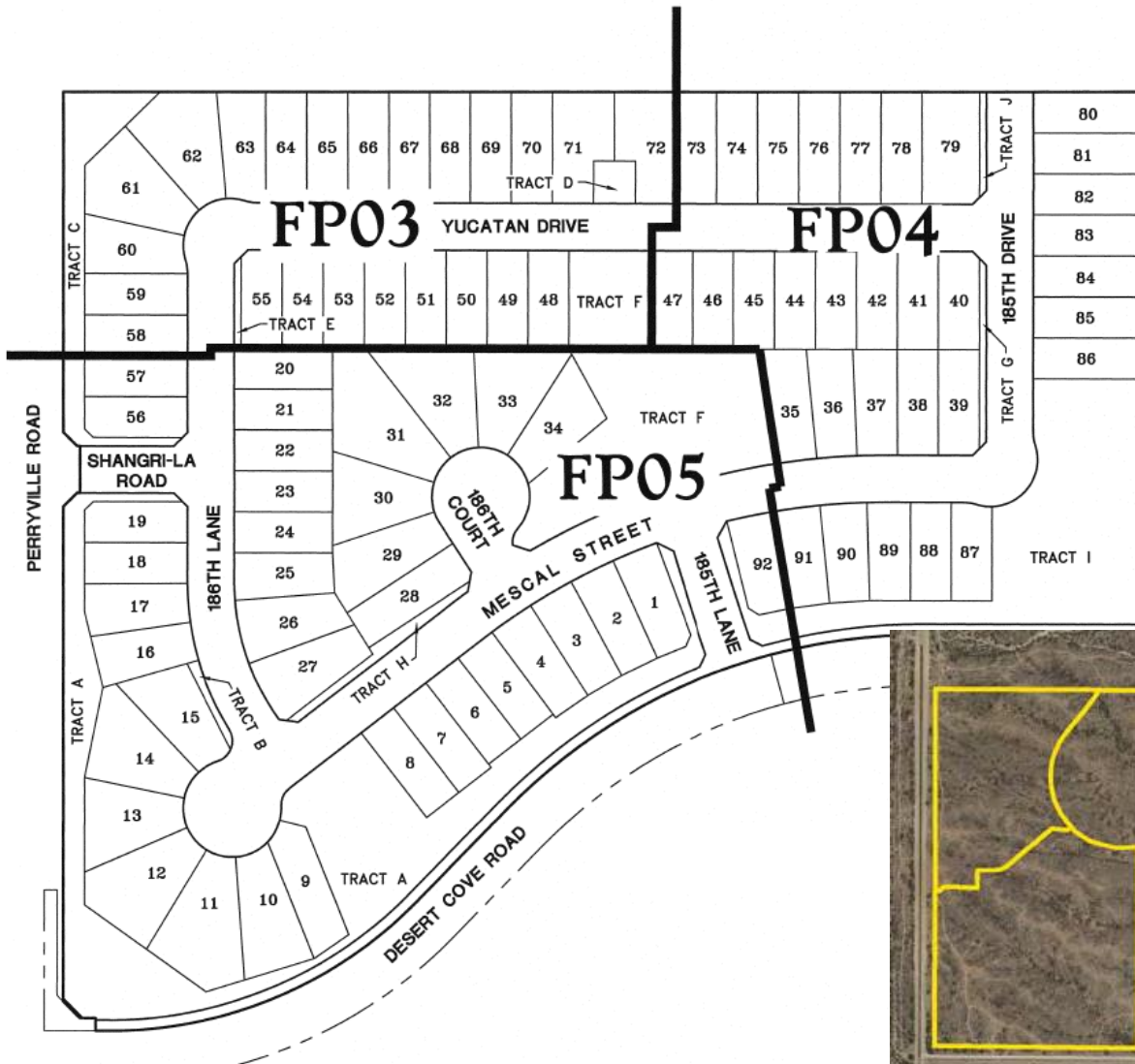
PARCEL 12B



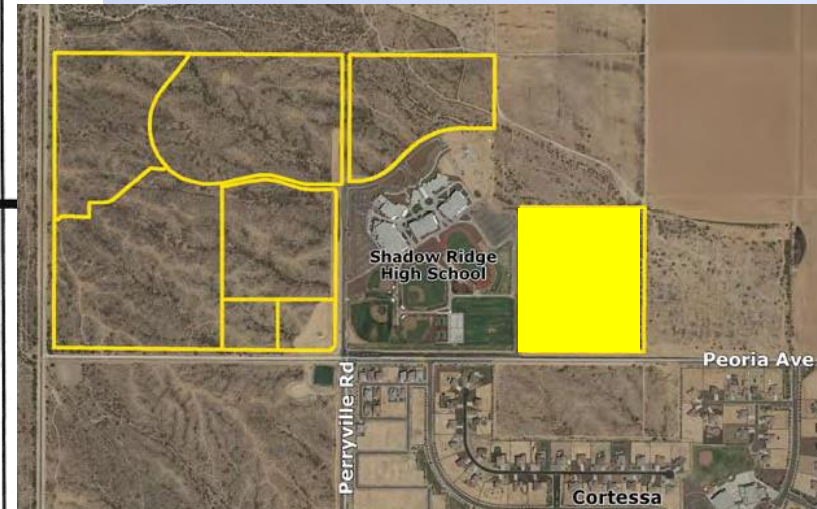
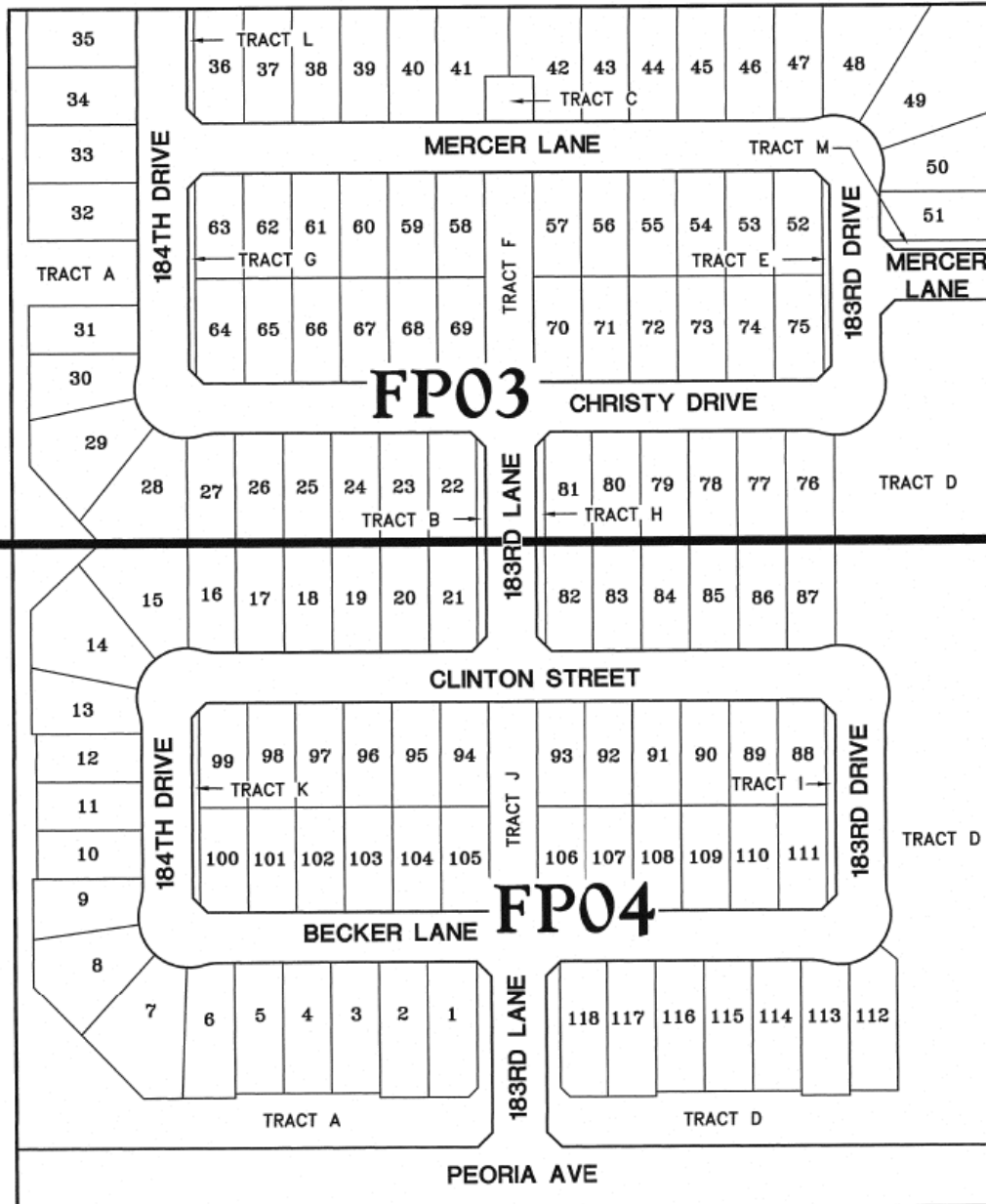
PARCEL 12C



PARCEL 13A



PARCEL 13C



MAP OF DEDICATION

OWNER

JEN ARIZONA 7 LLC & JEN ARIZONA 11 LLC
2222 W. PINNACLE PEAK ROAD, SUITE 160
PHOENIX, ARIZONA 85027
PH: (602)374-2777
FAX: (480)393-4016
CONTACT: TOM CHENEY

SURVEYOR

HILGARTWILSON
1661 EAST CAMELBACK ROAD
SUITE 275
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
FAX: (602) 325-0161
CONTACT: KIRK J. PANGUS

BASIS OF BEARING

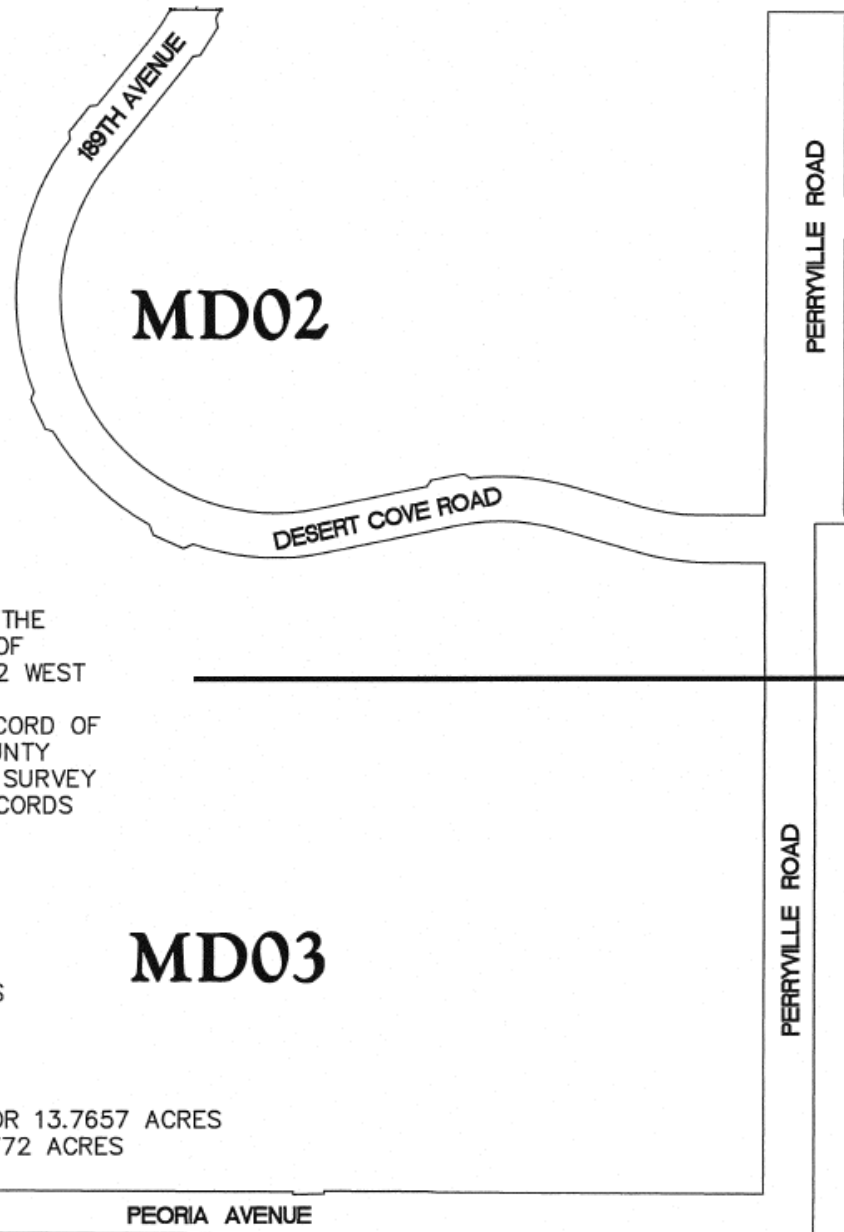
BASIS OF BEARING IS N00°19'56"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA PER THE RECORD OF SURVEY PLSS SUBDIVISION, MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY AS RECORDED IN BOOK 661, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA.

SHEET INDEX

MD01	DEDICATION, APPROVALS
MD02	LEGAL DESCRIPTION, NOTES
MD03-04	MAP OF DEDICATION

AREA

RIGHT OF WAY AREA = 599,634 SQ. FT. OR 13.7657 ACRES
GROSS AREA = 848,428 SQ. FT. OR 19.4772 ACRES



ROADS



Perimeter and Off Site Streets to be Built

Cotton Ln

Cactus Rd

Prasada

SR 303

13C

Peoria Ave

Perryville Rd

Cortessa

Olive Ave

Questions or Comments?

RESOLUTION #2016-31

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A FINAL PLAT ENTITLED "ZANJERO TRAILS PHASE 2, PARCEL 13C," GENERALLY LOCATED ON THE NORTHWEST CORNER OF PEORIA AVENUE AND PERRYVILLE ROAD.

WHEREAS, on September 11, 2008 the Mayor and City Council approved the Zanjero Trails Planned Area Development;

WHEREAS, on October 23, 2008, the City Council approved the Zanjero Trails Phase 2 Preliminary Plat;

WHEREAS, the proposed final plat conforms with the preliminary plat;

WHEREAS, the proposed final plat does not create any substandard or nonconforming lots; and

WHEREAS, the proposed final plat complies with the Surprise General Plan and Municipal Code.

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

Section 1. The Final Plat for Zanjero Trails Phase 2 Parcel 13C, dated August 2015, is approved with the following conditions:

- a) The Landscape Plans prepared by The McGough Group, dated August 7, 2015 will be revised and submitted for review to include the following modification:
 1. The "Special Note" located on Sheet L-22 will include a City of Surprise Community Development Department approval requirement.
- b) Prior to release of any civil construction permits associated with this plat, the developer will make a cash payment to the City of Surprise in lieu of constructing temporary road improvements on Cactus Road between 175th Avenue and Cotton Lane ("In Lieu Funds"). The amount of the In Lieu Funds payable to the City of Surprise is \$276,889.00, as established in the engineer's estimate approved by the City of Surprise on October 29, 2013. Payment of these In Lieu Funds is for temporary improvements only, and in no way satisfies or alters any legal requirement regarding permanent

improvements to this segment of Cactus Road which may be required for future development.

APPROVED AND ADOPTED this _____ day of _____ 2016.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney



CITY OF SURPRISE
Regular City Council Meeting

February 16, 2016 @ 6:00:00 PM

Back Print

Council Meeting Date: February 16, 2016
Submitting Department:
Staff Recommendations: Approve

Contact Person: Sherry Ann Aguilar, City Clerk
District: Citywide

Consent	x	Regular	Public Hearing	Report/Discussion
---------	---	---------	----------------	-------------------

Agenda Wording:

Consideration and action on the minutes of February 2, 2016 Regular City Council Work Session and Regular City Council Meeting.

Motion:

I move to approve the meeting minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

Click to download

- ☐ [Work Session Minutes](#)
 - ☐ [Regular Mtg Minutes](#)
-

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

Tuesday, February 2, 2016 @ 04:00 PM

Call to Order

Roll Call

Mayor Wolcott called the **Regular City Council Work Session** to order at 04:00 p.m. at Surprise City Hall Council Chamber, 16000 North Civic Center Plaza Surprise, Arizona 85374 , on **Tuesday, February 2, 2016**. Also in attendance with Mayor Wolcott were Vice Mayor Biundo, Council Member Winters, Council Member Williams, Council Member Villanueva, Council Member Hall, and Council Member Tande.

Staff Present: City Manager, Bob Wingenroth, City Attorney. Robert Wingo, and City Clerk, Sherry Ann Aguilar.

Pledge of Allegiance

Regular Agenda Item - Public Hearing

Regular Agenda Item - Non-Public Hearing

1 – Presentation and discussion by Rusty Mitchell, Director of Community Initiatives for Luke Air Force base, pertaining to an update on activities at the base - NO ACTION

Deputy City Manager, Nicole Lance introduced Rusty Mitchell, Director of Community Initiatives for Luke Air Force base, pertaining to an update on activities at the base.

Mr. Mitchell recalls his first Council Meeting at the old City Hall on Bell Road, and where our relationship has evolved to now.

Mr. Mitchell conducted a powerpoint presentation regarding the 56th Fighter Wing Leadership.

Regular City Council Work Session Minutes – February 2, 2016 – Page 2

Mayor Wolcott - a resident brought this to my attention, is there a flight training school west of Sun City Grand, is it compatible with the lines that are drawn?

Mr. Mitchell will check and get back to Council on this.

Council Member Williams left the meeting at approximately 4:30 PM.

2 – Presentation and discussion regarding Bell and Grand communication and outreach during construction in support of local businesses - NO ACTION

Economic Development Director, Jeanine Jerkovic gave a powerpoint presentation and overview of the Bell and Grand communication and outreach during construction in support of local businesses.

Ms. Jerkovic broke down into detail, the Bridge Buddy Program.

Mayor Wolcott - Thank you for this presentation, I do have an idea, I think we have an opportunity to gain customers with event planning. What if we had a concert band in the parking lot at the Surprise Center to attract customers to the mall. This would engage the restaurants and retailers.

Council Member Tande - This is a very good effort, I don't want our businesses to suffer. One thing I have noticed is it's easier to get there right now. The key is regular communication efforts with the businesses.

Council Member Villanueva - Are the maps you showed us road maps and are they new?

Yes they are new and will be available on our website and copies are on the table.

Communications Director, Diane Arthur explained the handouts, maps, detour maps, etc.

Council Member Winters - Nice presentation, question is Bell will be shut down on April 1st, will there be detour signs, but when will the signs be put up?

Mr. Zook commented that most likely put up message boards at least 10 days in advance. We will get you specific answers ahead of time.

Regular City Council Work Session Minutes – February 2, 2016 – Page 3

Council Member Hall - It's in the details every day, Grand was restricted to one lane, left lane turn, the traffic backed up to Parkview. I suggest we have a person looking at this on site to see if it matches what we are telling our residents. There was work being done on Bell Road, but not clear of what was going on since there were no workers. Received a call that they waited 8 traffic lights just to turn onto Grand. Is there a phone app that could be used, such as Bell/Grand app?

Mr. Zook - yes all of these issues are being discussed with staff, it will be critical to get this information out as soon as possible to everyone.

Council Member Hall - No one is going to be more sensitive to all of this work more than us, we are the most concerned about our businesses.

Vice Mayor Biundo - We are seeing the phrase repeatedly "Full closure of Bell Road". That's not to be taken actually literally. There will be particular access points to get into shopping areas.

Ms. Arthur commented that this issue is being discussed with ADOT and the Contractor, these are the details currently being discussed and once the timelines are pin pointed, then these types of materials can be created.

Mayor Wolcott - I think we have all heard the hard closure of Bell Road, people are interpreting it that all of Bell will be blocked. We need to get the correct info out there as soon as possible.

Council Member Hall - If you are in the car and you come to the detour point, will we have options if whether or not the businesses are open?

3 – Presentation and Discussion pertaining to a proposed amendment to Chapter 113 of the Surprise Municipal Code regarding Political Signs - NO ACTION

City Planner, Robert Kuhfuss gave a powerpoint presentation overview to a proposed amendment to Chapter 113 of the Surprise Municipal Code regarding Political Signs.

Council Member Winters - Community Outreach event held, how many attended? 1 person.

Council Member Tande - Clarification, the text amendment takes out any mention of political signs, but the City still has the State Statute, correct?

Mayor Wolcott - Are we going to spell out the State Statute, not just a citation or number?

Regular City Council Work Session Minutes – February 2, 2016 – Page 4

City Attorney Wingo asked for clarification on what to add to the code?

Mayor Wolcott - If we are going with state statute in which I am fine with, shouldn't we define the statute so that everyone is clear?

Council Member Tande - What I found helpful is having the information in the Candidate's packets but to also include on the Clerk's Website.

Executive Session

Adjournment

Mayor Wolcott adjourned the Regular City Council Work Session of February 2, 2016 at 5:44 PM.

Sharon R. Wolcott, Mayor

ATTEST:

Sherry Ann Aguilar, City Clerk

CERTIFICATION:

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Regular City Council Work Session of **Tuesday, February 2, 2016.**

Sherry Ann Aguilar, City Clerk

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

Tuesday, February 2, 2016 @ 06:00 PM

Call to Order

Roll Call

Mayor Wolcott called the **Regular City Council Meeting** to order at 06:00 p.m. at Surprise City Hall, Council Chamber 16000 North Civic Center Plaza Surprise, Arizona 85374 , on **Tuesday, February 2, 2016**. Also in attendance with Mayor Wolcott were Vice Mayor Biundo, Council Member Winters, Council Member Villanueva, Council Member Hall, and Council Member Tande.

Staff Present: City Manager, Bob Wingenroth, City Attorney, Robert Wingo, and City Clerk, Sherry Ann Aguilar.

Pledge of Allegiance

Proclamation and Community Acknowledgements

A proclamation recognizing February 2016 as Career and Technical Education Month. Mayor Wolcott will present the proclamation to Mr. Jim Grieshaber, Career and Technical Education Administrator for the Dysart Unified School District.

City Manager, Bob Wingenroth gave an announcement for an award to be given to Gail Pletnick, Superintendent for Dysart School District.

Mayor Wolcott gave a personal comment on her first trip to Arizona and where Dysart is today from where we were from the first visit. We need to thank Dr. Pletnick for everything she has done for our school district.

Introduction by Mr. Paul Bernardo of students from Cimarron Springs are here this evening to lead the pledge. The students have Rachel's Challenge bracelets and Paul thanked staff for their participation. Student, Kaitlyn came forward to talk about Rachel's Club.

Regular City Council Meeting Minutes – February 2, 2016 – Page 2

City Manager Report

Community Acknowledge for Dr. Gail Pletnick - Dysart Unified School District

City Attorney Report

City Clerk Report

Passport and Election 2016 update, by City Clerk Aguilar

Call to the Public

Mr. Vukanovich Statement for the Record

Consent Agenda

1 – Consideration and action pertaining to approval of the application for, and acceptance of, fiscal year 2016 Arizona Lottery Fund (ALF) grant funds in the amount of \$344,813; Resolution #2016-11 - APPROVED

2 – Consideration and action pertaining to approval of the Arizona Mutual Aid Compact (AZMAC) among the signatory political jurisdictions and the Department of Emergency and Military Affairs (DEMA) for mutual aid during emergencies; Resolution # 2016-15 - APPROVED

Council Member Winters pulled this item for clarification on funding and how it is dispersed.

Council Member Winters made the motion to approve Resolution 2016-50. Council Member Villanueva seconded the motion. Six yes votes. Motion carried.

3 – Consideration and action approving the sale of land and grant of a public utilities easement to Arizona Department of Transportation (ADOT) for the Bell Road Interchange Project; Resolution # 2016-22 - APPROVED

4 – Consideration and action pertaining to conditional acceptance of the streets and public utility improvements at Marley Park Phase 3, including portions of 144th Drive and Sweetwater Avenue, improvements generally located on the northeast corner of Cactus Road and Bullard Avenue; Resolution # 2016-20 - APPROVED

City of Surprise Feb. 2, 2016

City Council Meeting

Mayor and Council Members

This council hired outside legal counsel Andrew McGuire for legal advice. In your council meeting held on the 20th of October of last year

Discussion regarding the amendments to the Surprise Municipal Code relating to the new reporting authority for the City Attorney.

Attorney McGuire - Addressed each of Council Member Biundo's concerns. ARS Title 9 covers all cities & towns that are general law cities. In Arizona it is illegal to delegate your authority.

In your Nov. 3rd meeting you passed Ordinance 2015-24 delegating your authority to the city manager in violation of Ariz. Rev. Stat. # 9-271

It appears that our city council is breaking the law and we the citizens of Surprise are entitled to an explanation.

Bob Vukanovich Editor surpriseToday.com
Bob Vukanovich, 15408 W Jill Ln, Surprise, AZ 85374

5 – Consideration and action pertaining to conditional acceptance of streets and public utility improvements at Marley Park Phase 3, including portions of 145th Avenue south of Sweetwater Avenue, improvements generally located on the northeast corner of Cactus Road and Bullard Avenue; Resolution # 2016-19 - APPROVED

6 – Consideration and action pertaining to conditional acceptance of streets and public utility improvements at Marley Park Phase 3, including portions of Larkspur Drive, Via del Oro, 144th and 145th Avenues, improvements generally located on the northeast corner of Cactus Road and Bullard Avenue; Resolution # 2016-17 - APPROVED

7 – Consideration and action pertaining to conditional acceptance of streets and public utility improvements at Marley Park Phase 3, including portions of Sweetwater Avenue east of Bullard Avenue, improvements generally located on the northeast corner of Cactus Road and Bullard Avenue; Resolution # 2016-18 - APPROVED

8 – Consideration and action on a resolution accepting a 60 day extension to the performance period for the State of Arizona, Department of Homeland Security grant in the amount of \$54,000 in support of the Urban Area Security Initiative (UASI) program; Resolution # 2016-21 - APPROVED

9 – Consideration and action on the minutes of January 19, 2016 Regular City Council Work Session and Regular City Council Meeting - APPROVED

10 – Consideration and action on Sampling Privileges for Safeway #1997 (Current License 09070653) located at 17049 W. Bell Road, Surprise, AZ. 85374 - APPROVED

Vice Mayor Biundo made the motion to approve the consent agenda, excluding item 2. Council Member Winters seconded the motion. Six yes votes. Motion carried.

Regular Agenda Item - Public Hearing

Regular Agenda Item - Non-Public Hearing

11 – Discussion and presentation pertaining to the operating revenue sources available in FY2017 - NO ACTION

Regular City Council Meeting Minutes – February 2, 2016 – Page 5

Finance Director, Lindsey Duncan and Budget Manager, Jared Askelson gave an extensive review of a powerpoint presentation pertaining to the operating revenue sources available in FY2017.

Council Member Winters - Fee on solar panels, please clarify.

Mr. Askelson explained current policy on solar panels.

Vice Mayor Biundo - revenue growth over the past few years, but revenue growth alone has not been enough to address what we really need to address from the economic downturn. Keeping Surprise safe has to be our number 1 concern for our City. Addressing the Citizens Survey, 2/3rd that participated said they would support a public safety tax. Is it possible to take the top 2 or 3 items and somewhere bring to us a couple of scenarios comparing with each other. What would this bring us?

Council Member Tande - Mainly focus on property taxes, correct? We have basically set those rates many years ago. I am going to suggest that we keep open lines and compete with what other cities are doing. Every city has different conditions that they need to deal with. We need to do some "what ifs". I would love to see a way to discuss street lighting improvement districts and citywide landscaping districts.

Council Member Hall - Please make sure that there is an equation there, what does this buy us, etc.? I would also like to see with Pavement Preservation, life cycle graph.

Mayor Wolcott - Very thorough explanation, this is very helpful. We are very competitive where we are at right now, very efficient as a City. Residential tax, can't believe the legislature is looking at this. Not having the rental tax is detrimental. We don't really go out and collect all of the rentals that we should be collecting from. I do find it interesting on the property tax chart. Asked for clarification on how Mesa operates without a primary property tax.

Council Member Hall - Let's make sure we add trash and sewer rates, APS, etc. as a comparison.

Council Member Villanueva - On this deal about the rental tax, we all need to get involved with the legislature, it is our obligation as well.

Other Business and future agenda items.

Mayor Wolcott: Update on GPEC adopted Strategic Plan.

Council Member Tande: Update on MAG Human Services Initiative, seconded by Mayor Wolcott.

Regular City Council Meeting Minutes – February 2, 2016 – Page 6

Mayor and Council reports

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

Council Member Tande: Thanked PW Dept. east/west road projects moving ahead

Council Member Hall: Bell/Grand with HOA, thanked staff and the HOA's for their involvement

Council Member Villanueva: Peoria Council to Council Reception, very progressive and thanked HOA's for their involvement

Council Member Winters: Surprise POP's Band and ADOT at my next meeting on February 19

Vice Mayor Biundo: Tour of three of the Dysart Schools

Council Member Villanueva made the motion to recess and enter into executive session at 7:28 PM. Council Member Hall seconded the motion. Six yes votes. Motion carried.

Executive Session

Discussion and action to enter executive session for discussion, consultation, and legal advice from the City Attorney; and to consider its position and instruct the City Attorney on litigation in City of Surprise v. Surprise Center Development Company pursuant to Arizona Revised Statutes 38-431.03 (A)(3) & (4).

Consideration and action to enter into executive session for discussion or consultation with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations with Northwest Valley Fire Fighters Association and Surprise Police Employees Association pursuant to A.R.S. Section 38-431.03(A)(5).

Adjournment

Mayor Wolcott adjourned the Regular City Council Meeting of February 2, 2016 at 8:42 PM.

Sharon R. Wolcott, Mayor

ATTEST:

Sherry Ann Aguilar, City Clerk

CERTIFICATION:

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Regular City Council Meeting of **Tuesday, February 2, 2016.**

Sherry Ann Aguilar, City Clerk



CITY OF SURPRISE
Regular City Council Meeting

February 16, 2016 @ 6:00:00 PM

* [Back](#) [Print](#)

Council Meeting Date: February 16, 2016 Contact Person: Sherry Ann Aguilar, City Clerk
Submitting Department: District: 3
Staff Recommendations: None

Consent	x	Regular	Public Hearing	Report/Discussion
---------	---	---------	----------------	-------------------

Agenda Wording:

Consideration and action on a Series 12 liquor license (1207A507) request by John Foley for Vogue Bistro (Johnco Foods, Inc.,) located at 15411 W. Waddell Road, Suite 108, Surprise, Arizona 85379.

Motion:

I move to approve a Series 12 liquor license (1207A507) request by John Foley for Vogue Bistro (Johnco Foods, Inc.,) located at 15411 W. Waddell Road, Suite 108, Surprise, Arizona 85379.

Background:

This is an existing business with a new owner requiring the new applicant apply for an Interim/New License for this establishment. All Departmental reports are attached.

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

Click to download

☐ [REPORTS](#)



MEMO

Date: 1/15/2016

To: Sherry Aguilar, City Clerk
Linda Stevens, Deputy City Clerk
From: Stacie McQuarrie, Accounting Support Specialist
RE: Liquor License Application – Vogue Bistro

Business License Status:

License #1007570, current and valid for 2016.

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

REFERENCE:

DATE: January 20th, 2016

LICENSE NUMBER- 1207A507

Series #12 – New License/Interim Permit/Corp.

APPLICANT:

Vogue Bistro

15411 W. Waddell Road, Suite 108
Surprise, Arizona 85379

FINDINGS:

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

Vogue Bistro is a restaurant that currently serves alcohol as a secondary to its food income. It should continue to primarily service patrons of all ages from the surrounding communities and general public. There is no evidence to support a substantial change in its market or customer base.

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

There is no anticipated impact on vehicle traffic in close proximity to this location.

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

There are no liquor violations reported at this location over the past five years. A five year search shows calls for service at this location, however it is difficult to determine which were actually at the Vogue Bistro due to the address being for the entire strip-mall. The Surprise Police Department's record management system is not able to differentiate between separate suite numbers. The calls for service in the strip-mall include business alarms, calls where businesses had been the victim of a crime such as shoplifting or fraud, and calls for suspicious activity in the parking lot or surrounding area.

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

Vogue Bistro's hours of operation are relatively consistent with those of its neighbors in the surrounding area.

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

The series 12 license is appropriate for this type of business.

Submitted by Sergeant Tim Klarkowski #2137

Linda Stevens

From: Sherry Aguilar
Sent: Wednesday, February 10, 2016 1:06 PM
To: James Whitehead; Sherry Aguilar; Linda Stevens
Cc: Tom Abbott; Jonathan Klidas; john@foleyfoods.com
Subject: RE: Vogue Bistro Liquor License

Thank you James.

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: James Whitehead <james.whitehead@surpriseaz.gov>
Date: 02/10/2016 1:00 PM (GMT-07:00)
To: Sherry Aguilar <Sherry.Aguilar@surpriseaz.gov>
Cc: Tom Abbott <Tom.Abbott@surpriseaz.gov>, Jonathan Klidas <Jonathan.Klidas@surpriseaz.gov>, john@foleyfoods.com
Subject: Vogue Bistro Liquor License

Good afternoon Sherry

I conducted the re-inspection at Vogue Bistro today and all outstanding fire code violations have been corrected. We recommend approval of the Liquor License as per the attached memo.

James Whitehead, Fire Inspector
Fire Prevention Division
Surprise Fire-Medical Department
623-222-5122





COMMUNITY DEVELOPMENT DEPARTMENT

Date: January 20, 2016
To: Sherry Aguilar, City Clerk
From: Eric Fitzer, Community Development Director
By: James Stewart, Zoning Specialist
Re: Liquor License Application for:

Vogue Bistro
Series #12 (1207A507) – New License / Interim Permit/Corp.
15411 W. Waddell Road, Suite 108
Surprise, Arizona 85379

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

1. Walgreens #7933 (Series 10) – 15514 W. Waddell Rd.
2. 4 Sons Food Store (Series 10) – 15445 W. Waddell Rd.
3. Bashas' (Series 9) – 15367 W. Waddell Rd.

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

Residential population will most likely remain static. Commercial growth will likely remain static.

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

VOGUE BISTRO

PAD
Legacy Parc

RL / R1-5

RR / R1-43

PAD
Countryside

PAD
Ashton Ranch

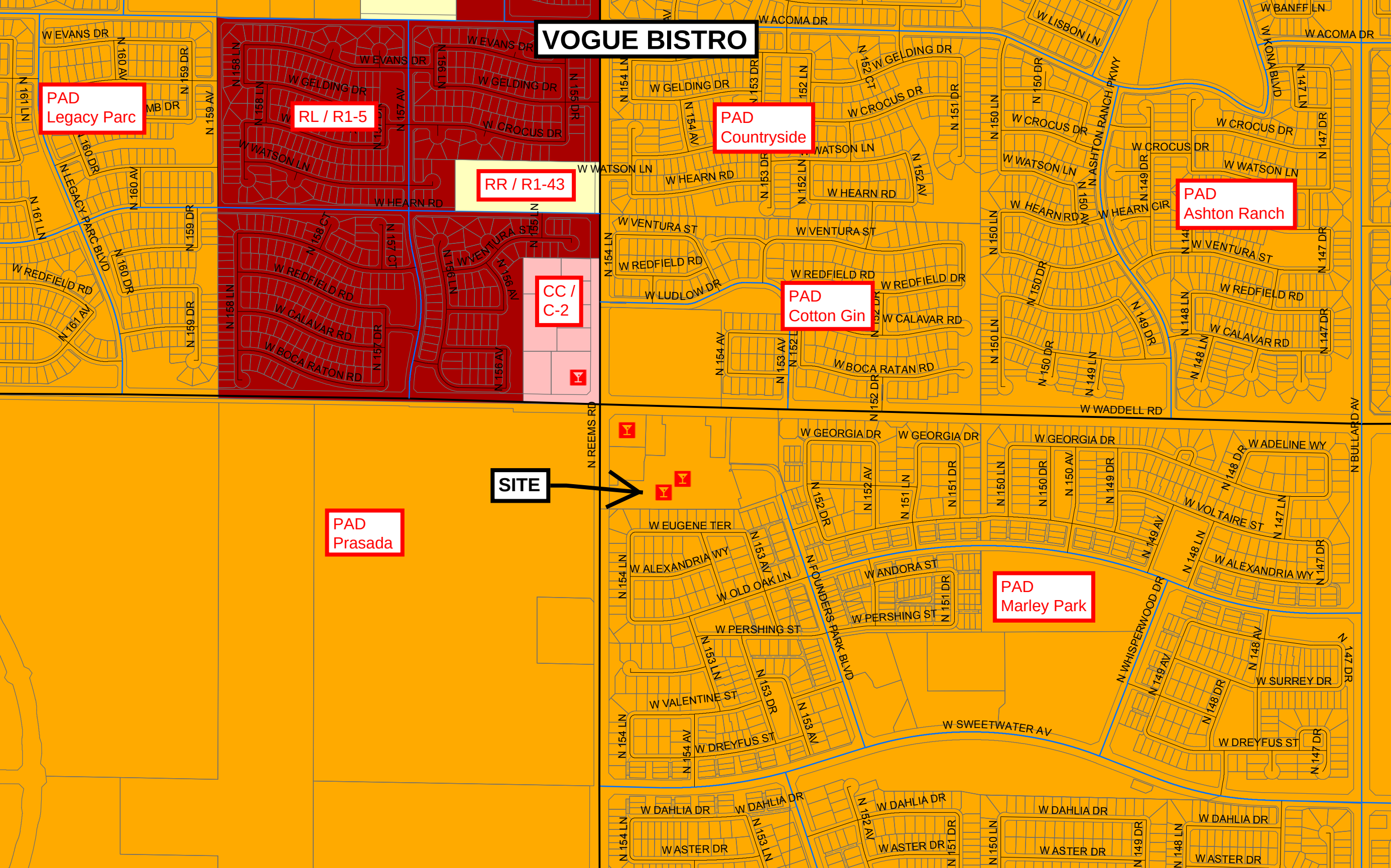
PAD
Cotton Gin

CC /
C-2

SITE

PAD
Prasada

PAD
Marley Park





CITY OF SURPRISE
Regular City Council Meeting

February 16, 2016 @ 6:00:00 PM

[Back](#) [Print](#)

Council Meeting Date:	February 16, 2016	Contact Person:	Sherry Ann Aguilar, City Clerk
Submitting Department:		District:	5
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
---------	---	---------	----------------	-------------------

Agenda Wording:

Consideration and action on a Series 12 Liquor License requested by Mario Rana for State 48 Brewery to be located at 13823 E. Bell Road, Surprise, AZ. 85374.

Motion:

I move to approve a Series 12 Liquor License requested by Mario Rana for State 48 Brewery to be located at 13823 E. Bell Road, Surprise, AZ. 85374.

Background:

New business taking over the old Hayashi Grill.

Objective Analysis:

Departmental Reports are attached noting no concerns for approval of this liquor license request.

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

Click to download

☐ [REPORTS](#)



MEMO

Date: 12/28/2015

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

RE: Liquor License Application – State 48 Brewery LLC

Business License Status:

Application packet to be mailed on 12/29/2015.

Mailing to:

State 48 Brewery, L.L.C.
Attn: Mr. Mario A. Rana
7366 E. Shea Blvd., Ste. 102
Scottsdale, AZ 85260

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

REFERENCE:

DATE: December 30, 2015

LICENSE NUMBER- 1207A481
Series #12 – Interim/New License/LLC

APPLICANT:

STATE 48 BREWERY

13823 W. Bell Road
Surprise, Arizona 85374

FINDINGS:

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

State 48 is a newly developed restaurant/brewery. The surrounding area consists of residential and commercial buildings. There are several other businesses in the area that also serve alcohol in accordance with a series #12 licence. There is no evidence to support a substantial impact on the area.

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

There is no anticipated impact on vehicle traffic in close proximity to this location.

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

There are no liquor violations reported at this location over the past five years.

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

The hours of operation are relatively consistent with the existing businesses in close proximity.

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

The series 12 license is appropriate.

Submitted by Sergeant Tim Klarkowski #2137



COMMUNITY DEVELOPMENT DEPARTMENT

Date: December 23, 2015
To: Sherry Aguilar, City Clerk
From: Eric Fitzer, Community Development Director
By: James Stewart, Zoning Specialist
Re: Liquor License Application for:

**State 48 Brewery
Series #12 (03073097) – New License / LLC
13823 W. Bell Road
Surprise, Arizona 85374**

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

1. Wal-Mart Supercenter #2777 (Series 9) – 13770 W. Bell Rd.
2. Applebee's (Series 12) – 13756 W. Bell Rd.
3. Uncle Bear's (Series 12) – 13752 W. Bell Rd.
4. Caramba Fresh Mexican Food (Series 12) – 17239 N. Litchfield Rd.
5. Streets of New York #23 (Series 12) – 13736 W. Bell Rd.
6. Tom Yum (Series 12) – 13736 W. Bell Rd. #2
7. Rubio's Restaurant #102 (Series 12) – 13736 W. Bell Rd. #2
8. China Buffet #17119 (Series 12) – 17119 N. Litchfield Rd. #20
9. Mikes Kitchen (Series 12) – 17221 N. Litchfield Rd. #50
10. Mike's Greek and Italian Cuisine (Series 12) – 17191 N. Litchfield Rd.
11. Buffalo Wild Wings Grill & Bar (Series 12) – 13882 W. Bell Rd.
12. Olive Garden #1627 (Series 12) – 13379 W. Grand Ave.
13. Red Lobster #6288 (Series 12) – 13709 W. Bell Rd.
14. Target #1335 (Series 10) – 13731 W. Bell Rd.
15. Sprouts Farmers Market # 12 (Series 10) – 13759 W. Bell Rd.
16. Chili's Grill & Bar #1153 (Series 12) – 13765 W. Bell Rd.
17. Daniel's Original Mexican Food (Series 12) – 13761 W. Bell Rd.
18. Cobblestone Auto Spa & Market (Series 10) – 13811 W. Bell Rd.
19. Irish Wolfhound Restaurant (Series 6) – 16811 N. Litchfield Rd. #102-104
20. Rio Mirage Cafe (Series 12) – 13863 W. Bell Rd.
21. Chipotle Mexican Grill #0898 (Series 12) – 13869 W. Bell Rd. #107
22. Red Robin (Series 12) – 14015 W. Bell Rd.
23. Carrabba's Italian Grill (Series 12) – 14043 W. Bell Rd.
24. Frank-N-Steins (Series 12) – 14071 W. Bell Rd.
25. Saigon Kitchen (Series 12) – 14071 W. Bell Rd.
26. Long Horn Steakhouse (Series 12) – 14127 W. Bell Rd.
27. Pei Wei Asian Diner (Series 12) – 14155 W. Bell Rd. #113
28. Diamond Shamrock #1641 (Series 10) – 13908 W. Bell Rd.
29. New York Pizza Dept. (Series 12) – 13980 W. Bell Rd.

30. Sun Village Community Association (Series 14) – 17300 N. Sun Village Pkwy. #A

31. Link's Neighborhood Grill (Series 12) – 17300 N. Sun Village Pkwy. #D

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

Residential population will most likely remain static. Commercial growth will likely remain static.

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

CC, C-2

UNINCORPORATED
MARICOPA COUNTY

RL-5. R1-5

RL-5. R1-5

MIKES KITCHEN
APPLICATION
FOR SERIES 12
LICENSE

PAD
KINGSWOOD PARK/
SUN VILLAGE

PAD
WEST POINT TOWNE
CENTER

CR, C-3

IP, I-1

SITE

**DANIEL'S ORIGINAL
MEXICAN FOOD,
INC. APPLICATION
FOR SERIES 12**

PAD
SURPRISE CENTER

PAD
WEST POINT TOWNE CENTER

Linda Stevens

From: Sherry Aguilar
Sent: Wednesday, February 10, 2016 7:24 AM
To: Linda Stevens
Subject: FW: State 48 Brewery

From: Jonathan Klidas
Sent: Tuesday, February 09, 2016 4:20 PM
To: Sherry Aguilar
Subject: FW: State 48 Brewery

From: James Whitehead
Sent: Tuesday, February 09, 2016 10:02 AM
To: Jonathan Klidas
Subject: State 48 Brewery

Good morning Sherry

Plans examiner Marvin Rose has received and approved the plans as submitted for the State 48 Brewery to be located at 13823 W Bell Rd. Based on the approved plans we are giving contingent approval for the project pending final approval once the project is built based on a final fire inspection for Certificate of Occupancy.

If you have any questions feel free to contact me.

James Whitehead, Fire Inspector
Fire Prevention Division
Surprise Fire-Medical Department
623-222-5122





CITY OF SURPRISE
Regular City Council Meeting

February 16, 2016 @ 6:00:00 PM

* [Back](#) [Print](#)

Council Meeting Date: February 16, 2016 Contact Person: Sherry Ann Aguilar, City Clerk
Submitting Department: District: 6
Staff Recommendations: None

Consent	x	Regular	Public Hearing	Report/Discussion
---------	---	---------	----------------	-------------------

Agenda Wording:

Consideration and action on a Series 12 Liquor License request by Georgios Papamatheakis for Under Review Grill to be located at 13699 N. Litchfield Road, Surprise, AZ. 85379.

Motion:

I move to approve a Series 12 Liquor License request by Georgios Papamatheakis for Under Review Grill to be located at 13699 N. Litchfield Road, Surprise, AZ. 85379.

Background:

This is a new business that will occupy the old Beef O'Bradys Sports Bar & Grill.

Objective Analysis:

Departmental reports are attached with no noted concerns regarding a liquor license for this establishment.

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

Click to download

☐ [REPORTS](#)



MEMO

Date: 12/29/2015

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

RE: Liquor License Application – Under Review Sports Grill LLC

Business License Status:

Application packet mailed on 12/29/2015.

Mailing to:

Under Review Sports Grill, L.L.C.
Attn: Mr. Georgios Papamatheakis
17218 N. 35th Dr.
Glendale, AZ 85308

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

REFERENCE:

DATE: December 30, 2015

LICENSE NUMBER- 1207A481
Series #12 – New License/LLC

APPLICANT:

UNDER REVIEW SPORTS GRILL, LLC.

13699 N. Litchfield Road
Surprise, Arizona 85379

FINDINGS:

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

Under Review Sports Grill is a newly developed restaurant. The surrounding area consists of residential and commercial buildings. There are several other businesses in the area that also serve alcohol in accordance with a series #12 license. There is no evidence to support a substantial impact on the area.

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

There is no anticipated impact on vehicle traffic in close proximity to this location.

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

There are no liquor violations reported at this location over the past five years.

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

The hours of operation are relatively consistent with the existing businesses in close proximity.

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

The series 12 license is appropriate.

Submitted by Sergeant Tim Klarkowski #2137



COMMUNITY DEVELOPMENT DEPARTMENT

Date: December 23, 2015

To: Sherry Aguilar, City Clerk

From: Eric Fitzer, Community Development Director
James Stewart, Zoning Specialist

Re: Liquor License Application for:

**Under Review Sports Grill, LLC.
Series # 12 (1207A481) – New License / LLC.
13699 N. Litchfield Rd.
Surprise, Arizona 85379**

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

1. Bronco Billy's Pizza (Series 12) – 13982 W. Waddell Rd.
2. Nicks Diner (Series 12) – 14010 N. Litchfield Rd.
3. Fry's Marketplace #674 (Series 9) – 13982 W. Waddell Rd.
4. Safeway Food & Drug # 2699 (Series # 9) – 13828 W Waddell Rd.
5. Quiktrip #466 (Series 10) – 14057 W. Waddell Rd.
6. Native New Yorker (Series 12) – 13929 W. Waddell Rd.
7. Walgreen's #12087 (Series 10) – 13723 N. Litchfield Rd.
8. Las Fuentes Mexican Bar & Grill (Series 12) – 13261 N. Litchfield Rd. #131
9. Uptown Alley II (Series 6) – 13525 N. Litchfield Rd.
10. Smokey's BBQ (Series 12) – 13749 N. Litchfield Rd.

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

Commercial and residential growth is expected to remain static.

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

UNDER REVIEW SPORTS GRILL, LLC.

PAD
ROYAL
RANCH

IG,
I-2

RR,
R1-43

PAD
SIERRA VERDE

RL-5, R1-5

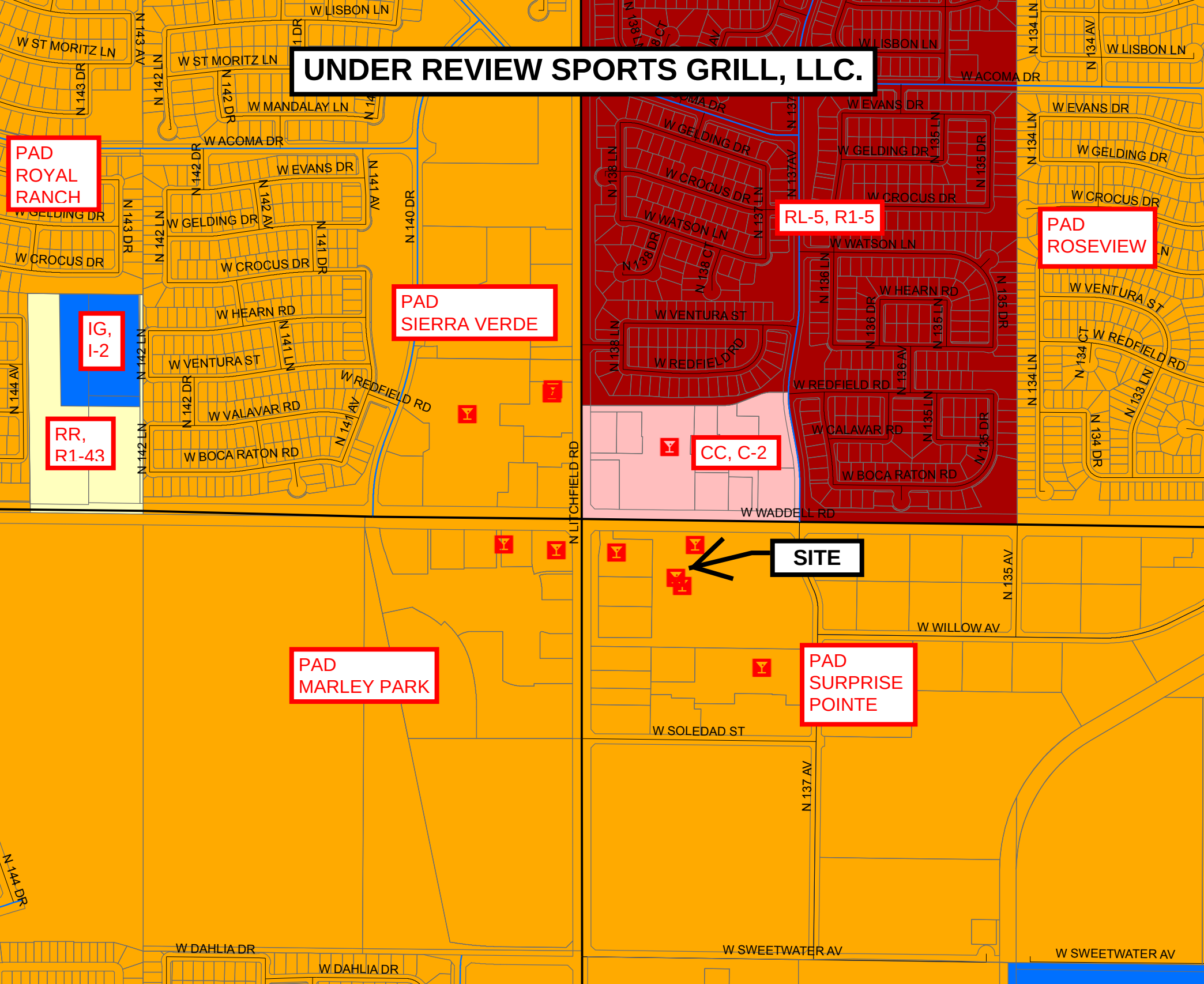
PAD
ROSEVIEW

CC, C-2

SITE

PAD
MARLEY PARK

PAD
SURPRISE
POINTE



Linda Stevens

From: Sherry Aguilar
Sent: Wednesday, February 10, 2016 7:24 AM
To: Linda Stevens
Subject: FW: State 48 Brewery

From: Jonathan Klidas
Sent: Tuesday, February 09, 2016 4:20 PM
To: Sherry Aguilar
Subject: FW: State 48 Brewery

From: James Whitehead
Sent: Tuesday, February 09, 2016 10:02 AM
To: Jonathan Klidas
Subject: State 48 Brewery

Good morning Sherry

Plans examiner Marvin Rose has received and approved the plans as submitted for the State 48 Brewery to be located at 13823 W Bell Rd. Based on the approved plans we are giving contingent approval for the project pending final approval once the project is built based on a final fire inspection for Certificate of Occupancy.

If you have any questions feel free to contact me.

James Whitehead, Fire Inspector
Fire Prevention Division
Surprise Fire-Medical Department
623-222-5122





CITY OF SURPRISE
Regular City Council Meeting

February 16, 2016 @ 6:00:00 PM

Back Print

Council Meeting Date: February 16, 2016 Contact Person: Sherry Ann Aguilar, City Clerk
Submitting Department: District: 5
Staff Recommendations: None

Consent	x	Regular	Public Hearing	Report/Discussion
---------	---	---------	----------------	-------------------

Agenda Wording:

Consideration and action on a Series 3 (Microbrewery) Liquor License request by Mario Rana for State 48 Brewery to be located at 13823 W. Bell Road, Surprise, AZ. 85374.

Motion:

I move to approve a Series 3 (Microbrewery) Liquor License request by Mario Rana for State 48 Brewery to be located at 13823 W. Bell Road, Surprise, AZ. 85374.

Background:

This is a new business coming into Surprise and will be taking over the old location for Hayashi Grill. This will be the first Series 3 license for a Microbrewery in Surprise if approved by the City Council.

Objective Analysis:

Departmental reports are attached showing no issues with this type of license for this establishment.

Policy Compliant:

This item is compliant with guidelines established under the Arizona Revised Statutes pertaining to liquor licenses.

Financial Impact:

N/A

Budget Impact:

N/A

FTE Impact:

ATTACHMENTS:

Click to download

☐ [REPORTS](#)



MEMO

Date: 12/28/2015

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

RE: Liquor License Application – State 48 Brewery LLC

Business License Status:

Application packet to be mailed on 12/29/2015.

Mailing to:

State 48 Brewery, L.L.C.
Attn: Mr. Mario A. Rana
7366 E. Shea Blvd., Ste. 102
Scottsdale, AZ 85260

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

REFERENCE:

DATE: December 30, 2015

LICENSE NUMBER- 03073097
Series #3 – New License/LLC

APPLICANT:

STATE 48 BREWERY

13823 W. Bell Road
Surprise, Arizona 85374

FINDINGS:

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

State 48 is a newly developed restaurant/brewery. The surrounding area consists of residential and commercial buildings. There are several other businesses in the area that also serve alcohol in accordance with a series #12 licence. There is no evidence to support a substantial impact on the area by allowing the micro-brewery license.

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

There is no anticipated impact on vehicle traffic in close proximity to this location.

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

There are no liquor violations reported at this location over the past five years.

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

The hours of operation are relatively consistent with the existing businesses in close proximity.

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

The series 3 license is appropriate.

Submitted by Sergeant Tim Klarkowski #2137



COMMUNITY DEVELOPMENT DEPARTMENT

Date: December 23, 2015
To: Sherry Aguilar, City Clerk
From: Eric Fitzer, Community Development Director
By: James Stewart, Zoning Specialist
Re: Liquor License Application for:

**State 48 Brewery
Series #3 (03073097) – New License / LLC
13823 W. Bell Road
Surprise, Arizona 85374**

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

1. Wal-Mart Supercenter #2777 (Series 9) – 13770 W. Bell Rd.
2. Applebee's (Series 12) – 13756 W. Bell Rd.
3. Uncle Bear's (Series 12) – 13752 W. Bell Rd.
4. Caramba Fresh Mexican Food (Series 12) – 17239 N. Litchfield Rd.
5. Streets of New York #23 (Series 12) – 13736 W. Bell Rd.
6. Tom Yum (Series 12) – 13736 W. Bell Rd. #2
7. Rubio's Restaurant #102 (Series 12) – 13736 W. Bell Rd. #2
8. China Buffet #17119 (Series 12) – 17119 N. Litchfield Rd. #20
9. Mikes Kitchen (Series 12) – 17221 N. Litchfield Rd. #50
10. Mike's Greek and Italian Cuisine (Series 12) – 17191 N. Litchfield Rd.
11. Buffalo Wild Wings Grill & Bar (Series 12) – 13882 W. Bell Rd.
12. Olive Garden #1627 (Series 12) – 13379 W. Grand Ave.
13. Red Lobster #6288 (Series 12) – 13709 W. Bell Rd.
14. Target #1335 (Series 10) – 13731 W. Bell Rd.
15. Sprouts Farmers Market # 12 (Series 10) – 13759 W. Bell Rd.
16. Chili's Grill & Bar #1153 (Series 12) – 13765 W. Bell Rd.
17. Daniel's Original Mexican Food (Series 12) – 13761 W. Bell Rd.
18. Cobblestone Auto Spa & Market (Series 10) – 13811 W. Bell Rd.
19. Irish Wolfhound Restaurant (Series 6) – 16811 N. Litchfield Rd. #102-104
20. Rio Mirage Cafe (Series 12) – 13863 W. Bell Rd.
21. Chipotle Mexican Grill #0898 (Series 12) – 13869 W. Bell Rd. #107
22. Red Robin (Series 12) – 14015 W. Bell Rd.
23. Carrabba's Italian Grill (Series 12) – 14043 W. Bell Rd.
24. Frank-N-Steins (Series 12) – 14071 W. Bell Rd.
25. Saigon Kitchen (Series 12) – 14071 W. Bell Rd.
26. Long Horn Steakhouse (Series 12) – 14127 W. Bell Rd.
27. Pei Wei Asian Diner (Series 12) – 14155 W. Bell Rd. #113
28. Diamond Shamrock #1641 (Series 10) – 13908 W. Bell Rd.
29. New York Pizza Dept. (Series 12) – 13980 W. Bell Rd.

30. Sun Village Community Association (Series 14) – 17300 N. Sun Village Pkwy. #A

31. Link's Neighborhood Grill (Series 12) – 17300 N. Sun Village Pkwy. #D

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

Residential population will most likely remain static. Commercial growth will likely remain static.

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

CC, C-2

UNINCORPORATED
MARICOPA COUNTY

RL-5. R1-5

RL-5. R1-5

MIKES KITCHEN
APPLICATION
FOR SERIES 12
LICENSE

PAD
KINGSWOOD PARK/
SUN VILLAGE

PAD
WEST POINT TOWNE
CENTER

CR, C-3

IP, I-1

SITE

**DANIEL'S ORIGINAL
MEXICAN FOOD,
INC. APPLICATION
FOR SERIES 12**

PAD
SURPRISE CENTER

PAD
WEST POINT TOWNE CENTER

Linda Stevens

From: Sherry Aguilar
Sent: Wednesday, February 10, 2016 7:24 AM
To: Linda Stevens
Subject: FW: State 48 Brewery

From: Jonathan Klidas
Sent: Tuesday, February 09, 2016 4:20 PM
To: Sherry Aguilar
Subject: FW: State 48 Brewery

From: James Whitehead
Sent: Tuesday, February 09, 2016 10:02 AM
To: Jonathan Klidas
Subject: State 48 Brewery

Good morning Sherry

Plans examiner Marvin Rose has received and approved the plans as submitted for the State 48 Brewery to be located at 13823 W Bell Rd. Based on the approved plans we are giving contingent approval for the project pending final approval once the project is built based on a final fire inspection for Certificate of Occupancy.

If you have any questions feel free to contact me.

James Whitehead, Fire Inspector
Fire Prevention Division
Surprise Fire-Medical Department
623-222-5122





CITY OF SURPRISE
Regular City Council Meeting

February 16, 2016 @ 6:00:00 PM

[Back](#) [Print](#)

Council Meeting Date:	February 16, 2016	Contact Person:	Lindsey Duncan, Finance Director
Submitting Department:	Finance	District:	Citywide
Staff Recommendations:	No Action		

Consent	Regular	Public Hearing	Report/Discussion
---------	---------	----------------	-------------------

Agenda Wording:

Presentation and discussion pertaining to the fiscal year 2015 annual audit and Comprehensive Annual Financial Report, and associated reports.

Motion:

None, informational only.

Background:

The city is subject to an annual audit performed by external auditors. Each year the finance department, in conjunction with the city's external auditors, produce the city of Surprise CAFR, Single Audit, Management Letter, Communication with Governance, Annual Expenditure Limitation (AELR) Report, and Highway User Revenue Fund (HURF) Report.

Objective Analysis:

A "clean" or unmodified opinion is the goal of all cities.

Policy Compliant:

The reports have met the requirements of external regulators.

Financial Impact:

There is no financial impact as these reports are for informational purposes only.

Budget Impact:

There is no budget impact as these reports are for informational purposes only.

FTE Impact:

The number of full time equivalents (FTE) is not impacted by this item.

ATTACHMENTS:

Click to download

- ☐ [Fiscal year 2015 CAFR](#)
 - ☐ [Single Audit Report](#)
 - ☐ [Management Letter - Audit](#)
 - ☐ [Governance Communication](#)
 - ☐ [Expenditure Limitation Report](#)
 - ☐ [HURF Report](#)
-



SURPRISE
ARIZONA

CITY OF SURPRISE, ARIZONA

FY15 COMPREHENSIVE ANNUAL FINANCIAL REPORT

www.surpriseaz.gov

FY2015



SURPRISE

ARIZONA

CITY OF SURPRISE, ARIZONA

COMPREHENSIVE ANNUAL FINANCIAL REPORT

For the fiscal year ended
June 30, 2015

Prepared by:
Finance Department



SURPRISE

ARIZONA

TABLE OF CONTENTS

	<u>Page</u>
INTRODUCTORY SECTION	
Letter of Transmittal	1
Organizational Chart	4
Mayor and City Council Members	5
Appointed Officials	9
Certificate of Achievement for Excellence in Financial Reporting	10
 FINANCIAL SECTION	
Independent Auditors' Report	11
Management's Discussion and Analysis (Required Supplementary Information)	14
 <u>Basic Financial Statements:</u>	
Government-wide Financial Statements:	
Statement of Net Position	28
Statement of Activities	29
Fund Financial Statements:	
Balance Sheet – Governmental Funds	31
Reconciliation of the Governmental Funds Balance Sheet Fund Balances to the Statement of Net Position	33
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	34
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	36
Statement of Net Position – Proprietary Funds	37
Statement of Revenues, Expenses and Changes in Fund Net Position – Proprietary Funds	39
Statement of Cash Flows – Proprietary Funds	41
Statement of Fiduciary Net Position – Fiduciary Funds	42
Notes to Financial Statements:	
1. Summary of Significant Accounting Policies	43
2. Cash and Investments	51
3. Accounts Receivable	53
4. Capital Assets	53
5. Developer Agreements	55
6. Construction Commitments	56
7. Long-term Debt & Other Payables	57
8. Retirement Plans	63
9. Risk Management	79
10. Contingent Liabilities	80
11. Interfund Borrowing and Transfers	81
12. Fund Balance Classification	82
13. Deficit Fund Balances	83
14. Change in Accounting Principle	83

TABLE OF CONTENTS

	<u>Page</u>
<u>Required Supplementary Information:</u>	
Schedule of the City's Proportionate Share of the Net Pension Liability – Cost Sharing Pension Plans	84
Schedule of the Changes in the City's Net Pension Liability and Related Ratios – Agent Pension Plans	85
Schedule of City Pension Contributions	87
Notes to Pension Schedules	89
Schedule of Agent OPEB Plans' Funding Progress	90
Note to Schedule of Agent OPEB Plans' Funding Progress	91
Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget to Actual	
- General Fund	92
- General Government Development Fee Fund	94
- Fire Development Fee Fund	95
- Highway User Revenue Fund	96
- Transportation Improvement Fund	97
Note to Required Supplementary Information	98
<u>Combining and Individual Fund Financial Statements and Schedules:</u>	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget to Actual – General Capital Projects Fund	99
Combining Balance Sheet – Nonmajor Governmental Funds	100
Combining Statement of Revenues, Expenditures and Changes in Fund Balance – Nonmajor Governmental Funds	101
Nonmajor Governmental Fund Descriptions	102
Combining Balance Sheet – Nonmajor Special Revenue Funds	104
Combining Statement of Revenues, Expenditures and Changes in Fund Balances – Nonmajor Special Revenue Funds	108
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget to Actual	
- 163 rd Ave Development Fee	112
- Employee Dep Scholarship Fund	113
- Grants Fund	114
- LTAF II Fund	115
- Library Development Fee Fund	116
- Marley Park Community Facility District Fund	117
- Municipal Court Enhancement Fund	118
- Municipal Court FARE Fund	119
- Municipal Court JCEF Fund	120
- Municipal Court MFTG Fund	121
- Neighborh. Revitaliz. Fund	122
- Net Premium Seating Fund	123
- Parks and Recreation Development Fee Fund	124
- Police Development Fee Fund	125
- Proposition 400 Fund	126
- Public Works Expansion Development Fee Fund	127
- Roads of Regional Significance SPA 2, 4 & 6 Fund	128
- Roads of Regional Significance SPA 3 & 5 Fund	129
- SB1398 Fines Fund	130
- SPD RICO Fund	131
- SPD Towing Fund	132
- Spring Training Ticket Surcharge Fund	133
- Street Lighting Districts Fund	134
- Tourism Fund	135

TABLE OF CONTENTS

	<u>Page</u>
<u>Combining and Individual Fund Financial Statements and Schedules (Concluded):</u>	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget to Actual	
– Debt Service Fund	136
Internal Service Fund Descriptions	137
Combining Statement of Net Position –Internal Service Funds	138
Combining Statement of Revenues, Expenses and Changes in Fund Net Position	
– Internal Service Funds	139
Combining Statement of Cash Flows – Internal Service Funds	140
 STATISTICAL SECTION	
Financial Trends	
Net Position by Component	141
Changes in Net Position	142
Fund Balances of Governmental Funds	144
Changes in Fund Balances of Governmental Funds	145
Governmental Activities Tax Revenues by Source	146
Revenue Capacity	
Major Sources of Municipal Sales Tax	147
Assessed and Estimated Actual Value of Taxable Property	148
Property Tax Rates – Direct and Overlapping Governments	149
Principal Property Taxpayers	150
Primary Property Tax Levies and Collections	151
Debt Capacity	
Ratios of Outstanding Debt by Type	152
Ratios of General Bonded Debt Outstanding	153
Direct and Overlapping Governmental Activities Debt	154
Legal Debt Margin Information Unrestricted and Restricted	155
Demographic and Economic Information	
Demographic and Economic Statistics	156
Principal Employers	157
Operating Information	
Full-time Equivalent City Government Employees by Function	158
Operating Indicators by Function	159
Capital Asset Statistics by Function	160



SURPRISE
ARIZONA

INTRODUCTORY SECTION

The Introductory Section is the first of three essential components of the City's Comprehensive Annual Financial Report (CAFR). The second essential component is the Financial Section, and the third is the Statistical Section. The Introductory Section provides general information on the City's structure and personnel as well as information useful in assessing the City's economic condition, with the letter of transmittal as the key element to formally introduce the CAFR to the intended readers.



Finance Department
16000 N. Civic Center Plaza
Surprise, AZ 85374-7470
Ph: 623-222-1800
Fax: 623-222-1801
TTY: 623-222-1002

January 22, 2016

Honorable Mayor, Members of the City Council, and City Manager:

In accordance with the requirements of Arizona Revised Statutes (A.R.S.) § 41-1279.07, I am pleased to submit the Comprehensive Annual Financial Report (CAFR) of the City of Surprise, Arizona (the City), for the fiscal year ended June 30, 2015. These financial statements are prepared and presented in conformity with generally accepted accounting principles in the United States (GAAP) as prescribed in pronouncements of the Governmental Accounting Standards Board (GASB). To the best of our knowledge and belief, this report is accurate in all material respects and is reported in a manner designed to present fairly the financial position and results of the operations of the various funds of the City. Disclosures necessary to enable the reader to gain an understanding of the City's financial activities have been included.

Management assumes full responsibility for the completeness and reliability of the information presented in this report based on internal controls established for this purpose. To provide a reasonable basis for making these representations, the City has established a framework of internal control that is designed to protect the City's assets from loss, theft or misuse and to compile sufficient reliable information for the preparation of the basic financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their anticipated benefits, the objective is to provide reasonable rather than absolute assurance that the financial statements are free of any material misstatements.

CliftonLarsonAllen LLP, a firm of licensed certified public accountants, has audited the City of Surprise's financial statements pursuant to A.R.S § 9-481. The audit is intended to provide reasonable assurance that the financial statements of the City for the fiscal year ended June 30, 2015, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, and evaluating the overall financial statement presentation.

An unmodified audit opinion denotes that the financial statements are presented fairly and in conformity with GAAP. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the City's financial statements for the fiscal year ended June 30, 2015, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

The City is also required to undergo an annual single audit in conformity with the provisions of the Single Audit Act of 1996 and U.S. Office of Management and Budget Circular A-133, Audits of States, Local Governments, and Non-Profit Organizations. CliftonLarsonAllen LLP was also contracted to perform the single audit of the City's major grant programs. This audit was designed to meet the requirements of the Single Audit Act of 1996 and related OMB Circular A-133. The single audit report is issued separately from this CAFR. Copies are available online and upon request from the City's Finance Department.

Management's discussion and analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. MD&A complements this letter of transmittal and should be read in conjunction with it.

City Profile

Surprise, located just 45 minutes west of downtown Phoenix along U.S. Route 60/State Highway 93, was founded on May 17, 1938 by Flora Mae Statler who purchased and subdivided the original town site. The former small farming village now encompasses 108 square miles, including urban and commercial developments, ranches, industrial sites, and business parks. Surprise has grown from 500 residents to a city of over 126,000 people, evolving from a small town government to a regional governmental entity.

Surprise operates under the Council/Manager form of government. Policymaking and legislative authority are vested in a governing council consisting of the Mayor and six other members. The Council is responsible, among other things, for passing ordinances, appointing committees, adopting the budget, and appointing the City Manager, the City Attorney, the City Clerk, and the Presiding Judge. The City Manager is responsible for carrying out the policies and ordinances of the Council, for overseeing the day-to-day operations of the City, and for appointing department directors.

The Council is elected on a non-partisan basis. Council members serve four-year staggered terms, with three elected alternately every two years. The Mayor is elected at large every four years, while the other Council members are elected by district.

The City of Surprise provides a full range of services, including police and fire protection, roadway maintenance and construction, recreational and cultural activities, as well as general administrative services. Sanitation, water, and sewer services are provided to many of the residents through the City's enterprise funds. The City provides street lighting for developing areas through legally formed street lighting districts. The City provides and accounts for a non-profit corporation formed under Arizona Revised Statute, Title 10, designed to facilitate the acquisition and improvement of City property, and a community facilities district designed to provide funding for the construction and acquisition of certain public infrastructure improvements. These last three activities essentially function as departments within the City and have been included as an integral part of the City's financial statements. Additional information on all four of these legally separate entities can be found in Note 1 section A. (1.A) in the Notes to the Financial Statements.

The annual budget is adopted by resolution and serves as the foundation for the City of Surprise's financial planning and control. The maximum legal expenditure permitted for the fiscal year is the total budget as adopted. The budget preparation and adoption process is described in greater detail in the Notes to the Financial Statements. The budget is prepared by fund and by department within the general fund. The budget may be amended during the fiscal year as follows: Department Directors may make transfers of appropriations within a department between the major categories of supplies and services and within the personnel category. The City Manager may authorize transfers from the personnel category and from operating capital to services or supplies within a department. The Council must approve all transfers from contingency dollars, between funds, between departments and between projects.

Economic Condition and Outlook

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the environment within which the City of Surprise operates.

Local Economy

Economic forecasts show an improved economic outlook for the City of Surprise. These forecasts are supported by several key indicators such as unemployment, inflation, and local revenues. The unemployment rate for the City of Surprise has decreased from 6.9% at June 2014 to 5.9% as of June 2015. This current unemployment rate is well below the unemployment rate high of 11.5% reached in June 2009. In addition, the inflation rate has been held in check with the Phoenix-Mesa Consumer Price Index averaging 1.5% annually over the last five years. This shows prices have remained flat over the last five years assisting the local economy by increasing the purchasing power of residents. Lastly, the City's largest revenue source is sales tax generated from a variety of business categories including retail stores, communications/utilities, construction, restaurant/bar, real estate/rental and leasing, service related, art/entertainment, and hotel/motel. Sales tax revenues have increased 9% from the prior year and State shared revenues have increased 8%. The three indicators show low unemployment, low inflation, and increased sales tax revenues which translates into better economic performance for the city.

Further information on the history of City revenues can be found in the MD&A, pages 14 through 27, and the statistical section that begins on page 141, of this financial report.

Long-Term Financial Planning

With the fund balances back in line with reserve targets, the City now looks to evaluate the delivery of current services and add resources in areas of need. The City is planning to focus on critical services and improvements of city parks, major roads, and Surprise Stadium improvements. The Surprise Stadium improvements will be a \$21 million project that is designed to keep spring training in Surprise for years to come. Over the next five years, the city is projecting revenues to be in-line with expenditures. The City continues to build its financial strength and concentrate on critical services and major projects.

Awards and Acknowledgements

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Surprise for its comprehensive annual financial report (CAFR) for the fiscal year ended June 30, 2014. In order to be awarded this certificate, the government must publish an easily readable and efficiently organized CAFR. This report must satisfy both generally accepted accounting principles and applicable legal requirements. A certificate is valid for a period of one year only. We believe that our current CAFR continues to meet the program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

I want to thank and recognize the staff of the Finance Department for their efforts in preparing this report. I would like to thank all City departments for their assistance throughout the past year. I also appreciate the guidance and support extended by the City Manager and the Mayor and City Council in planning and conducting the financial operations of the City in a fiscally responsible manner.

Respectfully submitted,

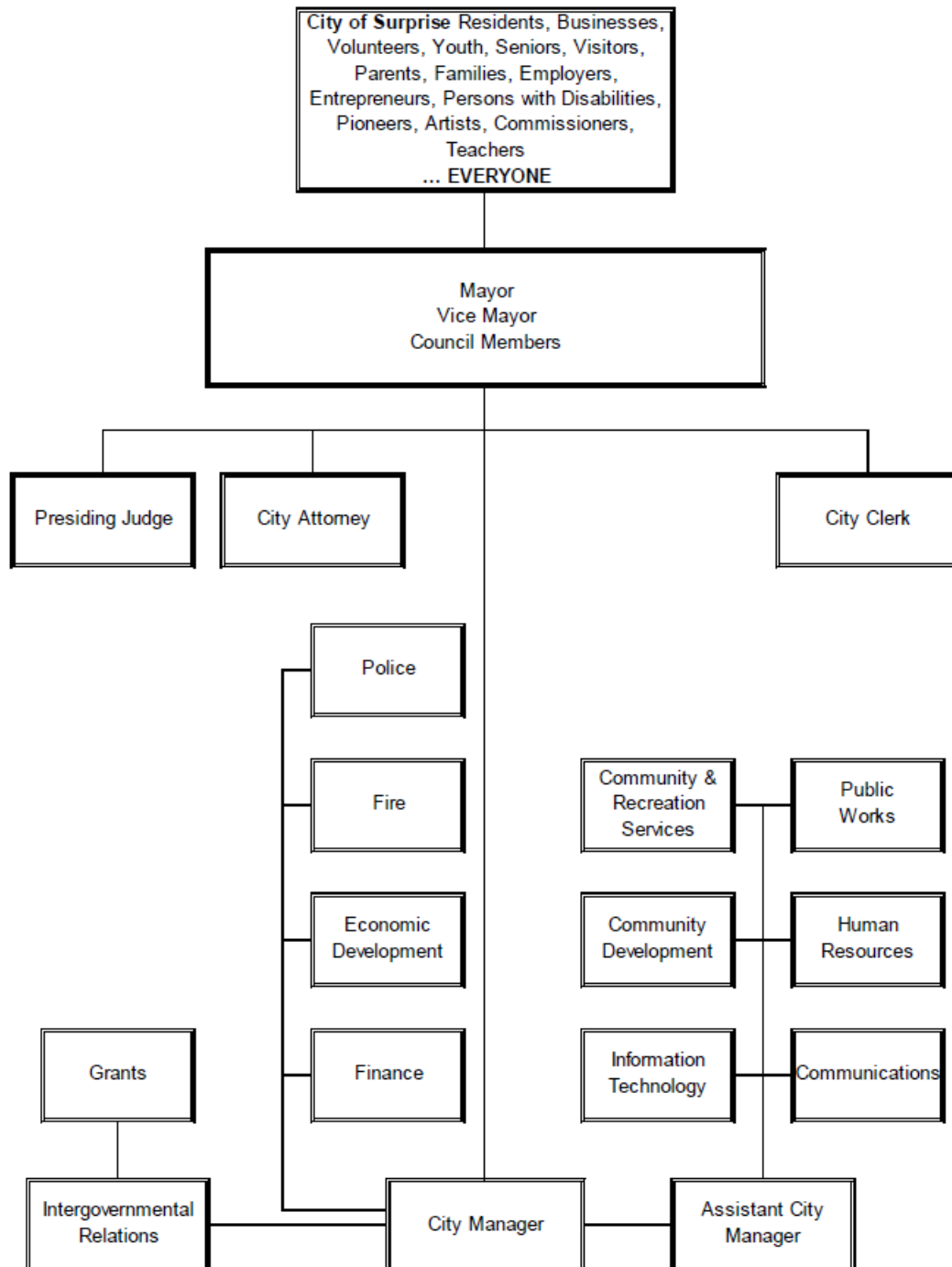


Lindsey Duncan
Chief Financial Officer



City of Surprise

Organizational Chart





MAYOR AND CITY COUNCIL MEMBERS

MAYOR SHARON WOLCOTT – Mayor@surpriseaz.gov



Mayor Sharon Wolcott was elected November 2011 on a platform that called for creating more jobs, providing new education options, and addressing traffic congestion in Surprise.

The former District 1 council member also has worked hard to bring about more fiscal accountability and transparency at City Hall and she intends to continue the fight for taxpayers in her new job.

As Mayor, she has promised to reach out to the community with regular town hall meetings in neighborhoods across Surprise. Sharon believes City government works best when elected officials and senior staff members take time away from City Hall to engage residents on the issues.

In December 2011, she joined several members of the City Council in an initial round of public meetings to discuss what citizens believe the City's priorities should be in 2012 and beyond. Her hands-on style of leadership is expected to help drive solutions to some of our community's most pressing and important issues and opportunities.

Mayor Wolcott first visited Surprise in 2003. Her first opportunity to serve came in 2008, when she was appointed to the Surprise Transportation Commission, serving as Vice-Chair. She was elected to the Surprise City Council in 2009.

Before coming to Surprise, Mayor Wolcott lived in Minnesota and served as a state legislator in both the Minnesota House of Representatives and Senate. She also served on the City Council in Newport, Minnesota. The mayor's term expires in December 2016.

VICE MAYOR SKIP HALL – Skip.Hall@surpriseaz.gov



Skip Hall was elected to the City Council in an April 2008 special election in District 6 (Palo Verde) and re-elected to office in 2009 to a full term. Redistricting placed Skip in the newly-configured District 5, and on August 27, 2013, he was elected to the District 5 seat. He was sworn in on January 1, 2014 to a four-year term and elected Vice Mayor by the City Council on January 14, 2014.

Skip served as Vice Mayor in 2011. He has been part of the united Council effort that helped pull Surprise back to fiscal health in the last two years, generating a budget surplus and placing the City's fiscal house in order.

Skip's goals for the City include a 100-year water plan, working with transportation partners to expand east-west connections, developing a local circulator, expanding youth involvement in the community, and attracting new businesses to Surprise.

Skip currently serves on the Mayor's Business Roundtable Committee, the Form Based Code Sub-committee, and chairs the Water Sub-Committee. Skip also volunteers his time with the St. Mary's Food Bank at the Surprise location.

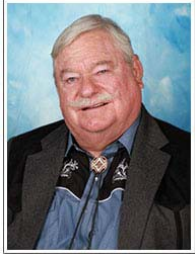
Skip is active with the City's Tourism Commission and in promoting the City to local, regional and national organizations. He is active with the Chamber of Commerce and the AZ TechCelerator to promote business growth.

He grew up in Idaho and received a business degree from Seattle University. Skip is a Vietnam War Veteran and was awarded the Bronze Star for his outstanding service 1969-1970.

Skip has two daughters, a son and five grandchildren.



ROLAND WINTERS – Roland.Winters@surpriseaz.gov



Roland F. Winters Jr. was elected in the newly-configured District 1 (Acacia) on August 27, 2013 and will serve a four-year term, which began January 1, 2014.

Born and educated through high school in New Jersey, Roland earned a degree in Business Administration and Pre Law at Fullerton College in Fullerton, Ca. He earned a BA degree in Marketing Management from the University of California.

He worked thirty five years at Hughes Air Craft Company in Fullerton, Ca. and also owned and operated a photo studio in Fullerton and Placentia, Ca. He served on the State Board of Directors for Californians for Disability Rights (CDR).

Roland and his wife Carroll have been married 44 years. They moved with their adult daughter to Surprise in 2008. He was appointed to the Surprise Disability Advisory Commission by the City Council and served 3 years.

In 2011, he was elected to the Board of Directors of his HOA in 2011 and in 2013 elected Vice president by his peers.

JIM BIUNDO – Jim.Biundo@surpriseaz.gov



Jim Biundo was appointed District 2 Councilmember on January 28, 2014, to fill a vacancy. He has been a resident of Surprise since 2003.

Jim was first appointed to the City Council's District 1 on June 14, 2011, to fill a vacancy and he served as Vice Mayor in 2013. His appointment to the District 1 seat expired December 31, 2013. Redistricting places Jim within the new District 2 boundaries.

Jim served in the United States Marine Corps from 1954 to 1957. Following military service, he attended college in Colorado and received Bachelor of Arts and Master of Arts degrees in English, Speech, and Theatre and continued studies in a post-graduate doctoral graduate program.

Jim has had a career in education as a high school teacher, associate professor, and administrator at colleges in Colorado, Iowa, Arizona, and Missouri. During that time, he also pursued a parallel track in public service. He has served as a Councilmember at-large and has been on boards of directors of chambers of commerce, convention and visitors' bureaus, civic/service organizations, and was on the Board of Directors of Brucemore, Inc., and a National Trust for Historic Preservation property located in Cedar Rapids, Iowa.

Jim is the author of two books, several published poems, and over thirty published articles. He has made over forty presentations at regional, national, and international conferences. He retired in 2000 from Southeast Missouri State University where he served as Assistant to the President.

Jim and his wife Antoinette have three daughters: Terrilee Day in Del Norte, Colorado; Kimberly Peets in Las Vegas, Nevada; and Tammy Gerstner in Lee's Summit, Missouri. They also have four grandchildren.



JOHN WILLIAMS – John.Williams@surpriseaz.gov



John Williams was elected to the City Council from District 3 (Mesquite) in November 2007. As a teacher, parent, and husband, John brings a community perspective to his commitment to serve as a voice for all residents. John has been in Education and Sports Medicine since he and his wife Melissa bought their home in Surprise in 2000.

A graduate of Hofstra University in New York, John also holds a Masters in Health Science from Towson University in Maryland. His professional career began in Sports Medicine and transitioned into education when he and Melissa came to Surprise.

John is a certified teacher and for the last several years has been building the Peoria Unified School District's Career and Technical Education Sports Medicine program. He has been selected by his peers to be the program lead.

John and Melissa have three children, Connor, Ashlyn, and Matthew. Melissa and John are animal lovers and have opened their home to numerous animals in need including Blaze, the three-legged cocker spaniel whose life was extended for 8 years after they took him into their home in 1999.

"I want to give my kids, our kids, the opportunity to be part of a community of connection and opportunity. In 15 years, I hope my oldest, Connor, can attend the next great university right here in Surprise. I hope when he graduates he will have the option of building his own family here because we will have grown a sustainable economy that offers high quality jobs to our residents. These are my hopes and dreams. I believe working together, we can make them happen."

RACHEL VILLANUEVA – Rachel.Villanueva@surpriseaz.gov



Rachel Villanueva will serve out the remainder of her late husband, Roy Villanueva's term as the new District 4 Councilmember, following a unanimous vote by the Surprise City Council.

Rachel has lived in Surprise for 37 years in the Original Town Site (OTS) and is retired following a 30-year career with Honeywell.

The 74-year old currently serves on the OTS Revitalization Committee and for 10 years served on the Dysart Unified School District Board.

Rachel was instrumental in creating the Fiestas Patrias at Gaines Park, a long-running festival recognizing Mexican Independence Day formally held in the OTS.

"I am honored to carry on the legacy of Roy and will work hard to represent my constituents," said Villanueva. "I plan to continue efforts to revitalize and preserve the history of the OTS and work with this Council for the betterment of the entire City of Surprise."

The term expiration for this appointment is December 31, 2016.



TODD TANDE – Todd.Tande@surpriseaz.gov



Todd Tande was elected to the newly-configured District 6 (Palo Verde) on August 27, 2013 to a four-year term beginning January 1, 2014.

Todd is a local Realtor and a business owner of Education Connection Solutions, LLC. He received his Bachelor of Science degree in Management and his MBA from California State Polytechnic University, Pomona. Todd's career in the private sector includes many years in the theme park and defense industries.

Todd also has experience in public service in California and Indiana. He served as Chief Financial Officer for Indianapolis-Marion County DPS until he joined Indiana State Government as Deputy Director for the Department of Natural Resources. Todd also served in the Indiana State Capitol as Finance Director responsible for Statewide Finances.

Todd and his wife Blossom have been married since 1980 and they have two children and one grandchild who call Surprise home. Todd's parents, Paul and Lois Tande, live in Sun City Grand - making it four generations of Tande's in Surprise.



City of Surprise

Appointed Officials

City Manager

Bob Wingenroth

City Clerk

Sherry Aguilar

City Attorney

Misty Leslie

Presiding Judge

Louis Frank Dominguez



Government Finance Officers Association

**Certificate of
Achievement
for Excellence
in Financial
Reporting**

Presented to

**City of Surprise
Arizona**

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

June 30, 2014



Executive Director/CEO



SURPRISE

ARIZONA



FINANCIAL SECTION – INDEPENDENT AUDITORS’ REPORT

The Financial Section is divided into five subsections. The first subsection is the Independent auditors’ report, which is the official written communication of the audit results provided by the independent auditors expressing their opinion on the City’s financial statements as to whether the financial statements are fairly presented in conformity with Generally Accepted Accounting Principles (GAAP).

Financial Subsection’s

- Independent Auditors’ Report
- Management’s Discussion and Analysis
- Government Wide Financial Statements
- Fund Financial Statements
- Notes to the Financial Statements

INDEPENDENT AUDITORS' REPORT

The Honorable Mayor and the City Council of the
City of Surprise, Arizona

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Surprise, Arizona, as of and for the year ended June 30, 2015, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the City's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Surprise, Arizona as of June 30, 2015, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of a Matter

During fiscal year ended June 30, 2015, the City of Surprise, Arizona adopted GASB Statement No. 68, *Accounting and Financial Reporting for Pensions* and GASB Statement No. 71, *Pension Transition for Contributions Made Subsequent to the Measurement Date – an amendment of GASB Statement No. 68*. As a result of the implementation of GASB Statements No. 68 and No. 71, the City reported a restatement for the change in accounting principle (see Note 14.) Our auditors' opinion was not modified with respect to the restatement.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, the pension schedules, the OPEB plans' funding progress and budgetary comparison information as listed on the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary and Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Surprise's basic financial statements. The combining and individual fund financial statements and schedules and the introductory and statistical sections are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual fund financial statements and schedules are the responsibility of management and were derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual fund financial statements and schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The Honorable Mayor and the City Council of the
City of Surprise, Arizona

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated January 22, 2016, on our consideration of the City of Surprise, Arizona's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the result of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Surprise Arizona's internal control over financial reporting and compliance.

A handwritten signature in black ink that reads "CliftonLarsonAllen LLP". The signature is written in a cursive, flowing style.

CliftonLarsonAllen LLP

Phoenix, Arizona
January 22, 2016



SURPRISE

ARIZONA



FINANCIAL SECTION – MANAGEMENT’S DISCUSSION AND ANALYSIS

The Financial Section is divided into five subsections. The second subsection is Management’s Discussion and Analysis. This component of required supplementary information is used to introduce the basic financial statements and provide an analytical overview of the City’s financial activities.

MANAGEMENT'S DISCUSSION AND ANALYSIS

The City of Surprise (City) is pleased to provide an overview of our financial activities for the fiscal year ended June 30, 2015. The intended purpose of Management's Discussion and Analysis (MD&A) is to provide an introduction to the basic financial statements and notes, that provides an objective and easy to read analysis of our financial activities based on currently known facts, decisions, and conditions, by providing a summary of operating results and reasons for changes, which will help to determine if our financial position improved or deteriorated over the past year. This report addresses current operational activities, the sources, uses, and changes in resources, adherence to budget, service levels, limitations, significant economic factors, and the status of infrastructure and its impacts on our debt and operation. Amounts presented may reflect some minor differences due to rounding. This analysis is meant to be read in conjunction with the letter of transmittal.

FINANCIAL HIGHLIGHTS

- ❖ **Governmental Type net position.** The City's unrestricted net position was negatively impacted this fiscal year with the implementation of GASB Statement No. 68, *Accounting and Financial Reporting for Pensions* (GASB 68), which required the City to record its proportionate share of unfunded pension liabilities for pension plans in which it participates. Implementation of this statement caused an overall decrease of \$48.1 million. More information on the City's pension plans can be found in Note 8 on pages 63-78 of this report. The City's net position, as restated, decreased by 0.5% or \$2.1 million from \$420.8 million to \$418.7, a smaller decrease than the prior year decrease of \$6.4 million. Increase in one-time projects accounted for the decrease in net position.
- ❖ **Business Type net position.** The City's unrestricted net position was negatively impacted this fiscal year with the implementation of GASB Statement No. 68, *Accounting and Financial Reporting for Pensions* (GASB 68), which required the City to record its proportionate share of unfunded pension liabilities for pension plans in which it participates. Implementation of this statement caused an overall decrease of \$9.1 million. More information on the City's pension plans can be found in Note 8 on pages 63-78 of this report. The City's net position, as restated, decreased by 1.2% or \$3.9 million from \$318.5 million to \$314.6, a greater decrease than the prior year decrease of \$2.1 million. Decrease in development fees and capital contributions and an increase in developer reimbursements account for the change.
- ❖ **Governmental Activities expenses** of \$129.3 million exceeded program revenues of \$37.6 million, a difference of \$91.7 million. The remaining \$91.7 million of expense represents the total burden each separate function places on the City, that is the total cost after deducting revenues charged or grants and contributions received specifically for these programs. This amount is covered by general governmental revenues net of transfers.
- ❖ **Business Type expenses** were \$38.9 million, while program revenues totaled \$35.8 million, a difference of \$3.1 million. For the business type activities for the current year this deficit will be covered by the unrestricted net position.
- ❖ **Component units** – The City includes three separate legal entities in its report: the Surprise Municipal Property Corporation (SMPC), Marley Park Community Facilities District (CFD), and various Street Lighting Improvement Districts (SLID). Although legally separate, these “component units” are presented along with the City's financial statements (blended presentation). Blending component units is appropriate when they share a governing body with the primary government or when there is an exclusive benefit to the primary government. Each of the above mentioned component units, meets these requirements. A more detailed description of these component units is available in Note 1.

OVERVIEW OF THE FINANCIAL STATEMENTS

This annual report consists of a series of financial statements. The Statement of Net Position and the Statement of Activities (on pages 28 and 29-30) provide information about the activities of the City as a whole and present a longer-term view of the City's finances. Fund financial statements start on page 31. For governmental activities, these statements tell how these services were financed in the short term as well as what remains for future spending. Fund financial statements also report the City's operations in more detail than the government-wide statements by providing information about the City's most significant funds. The fiduciary statements provide financial information about activities for which the City acts solely as a trustee or agent for the benefit of those outside of the government.

Reporting the City as a Whole

Our analysis of the City as a whole begins on page 28. One of the most important questions asked about the City's finances is, "Is the City as a whole better off or worse off as a result of the year's activities?" The Statement of Net Position and the Statement of Activities provides information about the City as a whole and about its activities in a way that helps answer this question. These statements use the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

These two statements report the City's net position and/or changes in them. You can think of the City's net position – the difference between assets, deferred outflows of resources, liabilities and deferred inflows of resources – as one way to measure the City's financial health, or financial position. Over time, increases or decreases in the City's net position are one indicator of whether its financial health is improving or deteriorating. You will need to consider other non-financial factors, however, such as changes in the City's property tax base and the condition of the City's roads, to assess the overall health of the City.

The Statement of Net Position and the Statement of Activities are divided into two kinds of activities:

- ❖ **Governmental activities** – Most of the City's basic services are reported here, including the police, fire, public works, parks and recreation departments, and general administration.
- ❖ **Business type activities** – The City charges a fee to customers to help it cover all or most of the costs of certain services it provides. The City's water, sewer, and sanitation systems are reported here.

Reporting the City's Most Significant Funds

Our analysis of the City's major funds begins on page 31 where the fund financial statements begin. These provide detailed information about the most significant funds, not the City as a whole. Some funds are required to be established by state law and by bond covenants. However, the City Council establishes many other funds to help it control and manage money for particular purposes or to show that it is meeting legal responsibilities for using certain taxes, grants, and other money.

- ❖ **Governmental Funds** – Most of the City's basic services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year end that are available for spending. These funds are reported using an accounting method called modified accrual accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide a detailed short-term view of the City's general governmental operations and the basic services it provides. Governmental fund information helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs. A description of the relationship (or differences) between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds is included in the reconciliations following the fund financial statements.
- ❖ **Proprietary Funds** – When the City charges customers for the services it provides, whether to outside customers or to other units of the City, these services are generally reported in proprietary funds. Proprietary funds are reported in the same way that all activities are reported in the Statement of Net Position and the Statement of Activities. In fact, the City's enterprise funds (a component of proprietary funds) are the same as the business-type activities reported in the government-wide statements but provide more detail and additional information, such as cash flows, for proprietary funds. The City uses an internal service fund (the other component of proprietary funds) to report activities that provide supplies and services for the City's other programs and activities, specifically the City's Employee Healthcare Fund and the Risk Management Fund.
- ❖ **Fiduciary Funds** – The City is the fiduciary for the Flexible Spending Account. All of the City's fiduciary activities are reported in separate Statements of Fiduciary Net Position on pages 42.

These activities are excluded from the City's other financial statements because the City cannot use these assets to finance its operations. The City is responsible for ensuring that the assets reported in these funds are used for their intended purposes.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

The following table reflects the condensed Statement of Net Position as of June 30, 2015 and June 30, 2014.

City of Surprise's Net Position (in Millions)

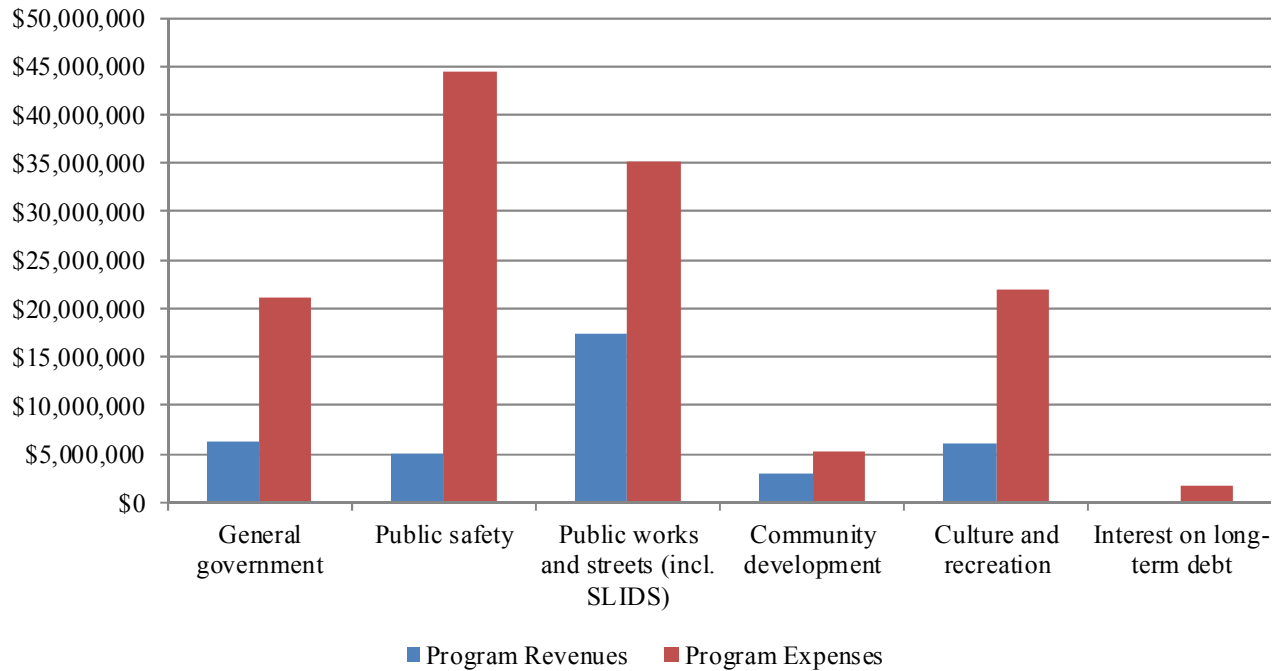
	Governmental Activities		Business-type Activities		Total Primary Government	
	<u>2015</u>	<u>2014</u>	<u>2015</u>	<u>2014</u>	<u>2015</u>	<u>2014</u>
ASSETS						
Current and other assets	\$ 97.3	\$ 74.5	\$ 69.1	\$ 75.7	\$ 166.4	\$ 150.2
Capital assets, net	431.7	438.4	305.5	311.9	737.2	750.3
Total assets	<u>529.0</u>	<u>512.9</u>	<u>374.6</u>	<u>387.6</u>	<u>903.6</u>	<u>900.5</u>
DEFERRED OUTFLOWS OF RESOURCES	12.8	0.7	1.1	0.3	13.9	1.0
LIABILITIES						
Other liabilities	65.5	9.5	12.0	3.6	77.5	13.1
Long-term liabilities	49.6	35.2	47.6	56.7	97.2	91.9
Total liabilities	<u>115.1</u>	<u>44.7</u>	<u>59.6</u>	<u>60.3</u>	<u>174.7</u>	<u>105.0</u>
DEFERRED INFLOWS OF RESOURCES	8.0	-	1.5	-	9.5	-
Net position:						
Net investment in capital assets	409.3	413.7	264.7	263.4	674.0	677.1
Restricted	27.9	29.7	5.4	6.9	33.3	36.6
Unrestricted	(18.5)	25.5	44.5	57.3	26.0	82.8
Total net position	<u>\$ 418.7</u>	<u>\$ 468.9</u>	<u>\$ 314.6</u>	<u>\$ 327.6</u>	<u>\$ 733.3</u>	<u>\$ 796.5</u>

Net position is a good indicator of a city's overall financial standing. For fiscal year 2015, the City had total combined net position of \$733.3 million. This was a decrease of \$63.2 million, or 7.9% over the prior year's net position of \$796.5 million and is attributed to the recognition of the City's proportionate share of the net pension liability. Not all of the \$733.3 million is available for the City to use without restraint. The largest portion of the City's total net position \$674.0 million, or 92% represents the City's net investment in capital assets. Of the remaining net position, \$33.3 million is restricted for various purposes and \$26.0 million is unrestricted.

City of Surprises Changes in Net Position (in Millions)

	Governmental Activities		Business-type Activities		Total Primary Government	
	<u>2015</u>	<u>2014</u>	<u>2015</u>	<u>2014</u>	<u>2015</u>	<u>2014</u>
REVENUES						
Program Revenues:						
Charges for services	\$ 16.1	\$ 16.9	\$ 35.7	\$ 33.0	\$ 51.8	\$ 49.9
Operating grants and contributions	9.9	9.8	-	-	9.9	9.8
Capital grants and contributions	11.6	2.9	0.1	3.3	11.7	6.2
General revenues:						
Property taxes	9.7	9.4	-	-	9.7	9.4
Sales taxes	42.1	39.7	-	-	42.1	39.7
Franchise taxes	5.2	5.2	-	-	5.2	5.2
State shared revenues	29.9	26.7	-	-	29.9	26.7
Unrestricted investment earnings	0.4	0.3	0.3	0.3	0.7	0.6
Other	1.1	0.5	-	-	1.1	0.5
Total revenues	<u>126.0</u>	<u>111.4</u>	<u>36.1</u>	<u>36.6</u>	<u>162.1</u>	<u>148.0</u>
EXPENSES						
Program activities:						
Governmental activities:						
General government	21.0	16.1	-	-	21.0	16.1
Public safety	44.4	40.8	-	-	44.4	40.8
Public works and streets	35.1	35.0	-	-	35.1	35.0
Community development	5.2	8.4	-	-	5.2	8.4
Culture and recreation	21.9	17.2	-	-	21.9	17.2
Interest on long-term debt	1.6	1.4	-	-	1.6	1.4
Business-type activities:						
Water	-	-	10.6	10.6	10.6	10.6
Sewer	-	-	20.4	20.1	20.4	20.1
Sanitation	-	-	7.9	7.1	7.9	7.1
Total expenses	<u>129.2</u>	<u>118.9</u>	<u>38.9</u>	<u>37.8</u>	<u>168.1</u>	<u>156.7</u>
Excess before transfers	(3.2)	(7.5)	(2.8)	(1.2)	(6.0)	(8.7)
Transfers in (out)	<u>1.1</u>	<u>1.1</u>	<u>(1.1)</u>	<u>(1.1)</u>	<u>-</u>	<u>-</u>
Increase/(Decrease) in net position	(2.1)	(6.4)	(3.9)	(2.3)	(6.0)	(8.7)
Net position - beginning	468.9	475.3	327.6	329.9	796.5	805.2
Change in Accounting Principle	<u>(48.1)</u>	<u>-</u>	<u>(9.1)</u>	<u>-</u>	<u>(57.2)</u>	<u>-</u>
Net position - beginning, as restated	<u>420.8</u>	<u>475.3</u>	<u>318.5</u>	<u>329.9</u>	<u>739.3</u>	<u>805.2</u>
Net position - ending	<u><u>\$ 418.7</u></u>	<u><u>\$ 468.9</u></u>	<u><u>\$ 314.6</u></u>	<u><u>\$ 327.6</u></u>	<u><u>\$ 733.3</u></u>	<u><u>\$ 796.5</u></u>

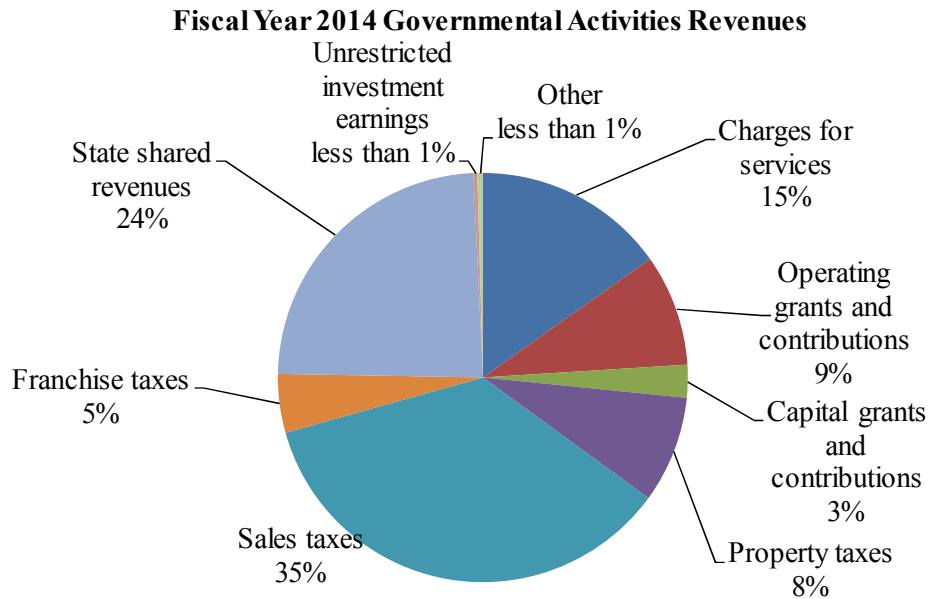
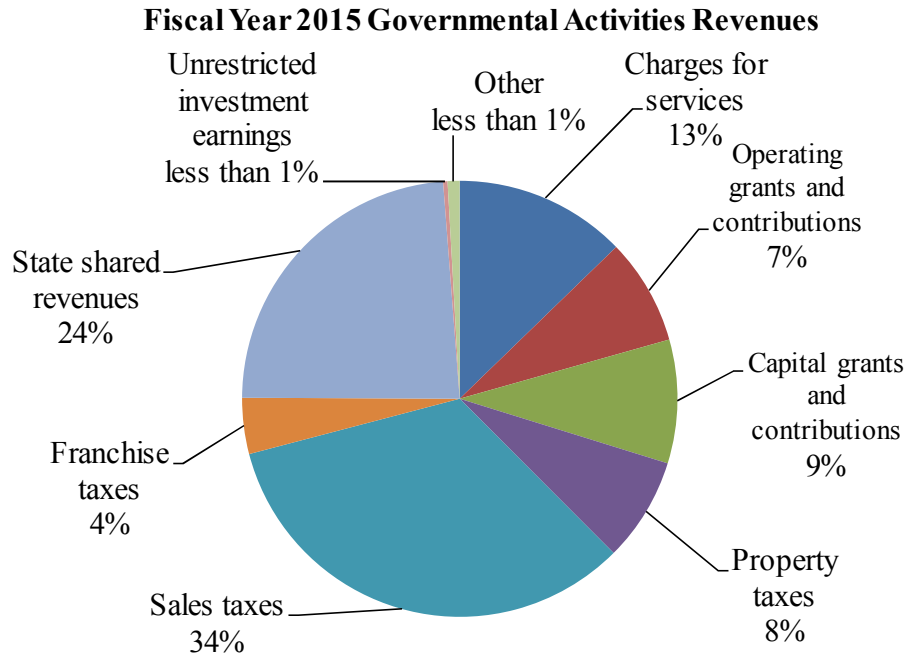
FY 2015 Governmental Program Revenues and Expenses



For fiscal year 2015, governmental program expenses exceeded program specific revenues by \$91.7 million. The remaining expenses were supported by general governmental revenues.

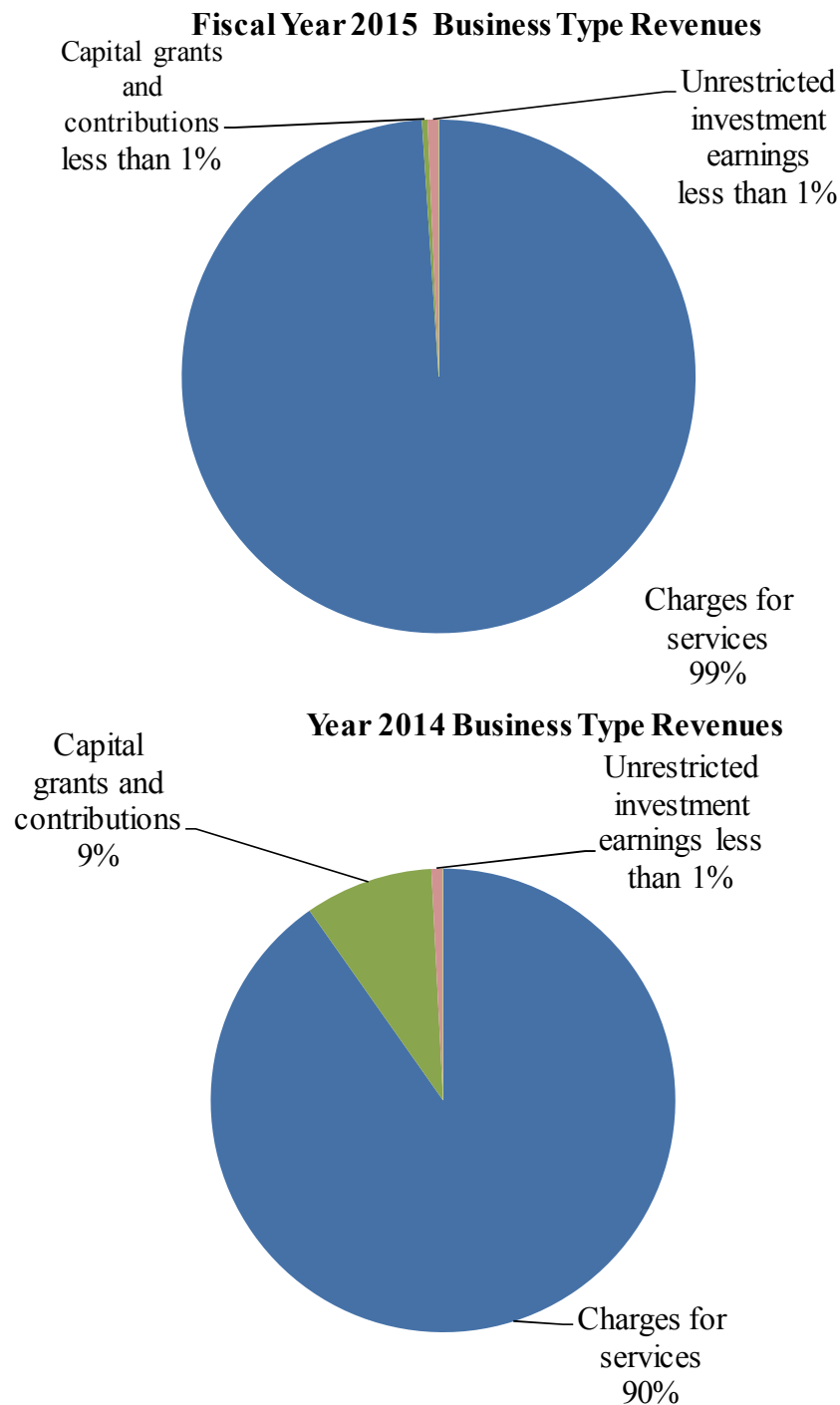
- ❖ Charges for services, operating grants and contributions, and capital grants and contributions account for 30% of total governmental revenues.
- ❖ Community oriented programs such as **Public Safety** (police, fire, and courts) and **Culture and Recreation** (parks, recreation, youth, and senior services) are subsidized by general governmental revenues. The City does not intend to charge for the total cost of these services directly.
 - The City of Surprise maintains a full-time paramedic-trained Fire Department funded by General Government revenues.
 - Culture and Recreation often charges a fee for services it provides, but usually that fee does not cover the entire cost of the service.
- ❖ **Community Development** revenues come primarily from construction related activities.
- ❖ **SLIDS** are Street Light Improvement Districts that charge a fee/tax to pay for the maintenance of light poles and the electricity used by neighborhood streetlights. Revenues and expenses for SLIDS are included in the public works and streets program.

Governmental Activities Revenues for the fiscal year ended June 30, 2015 totaled \$126.0 million and have been identified by major revenue source in percentage format. The prior year percentages have also been provided for comparison.



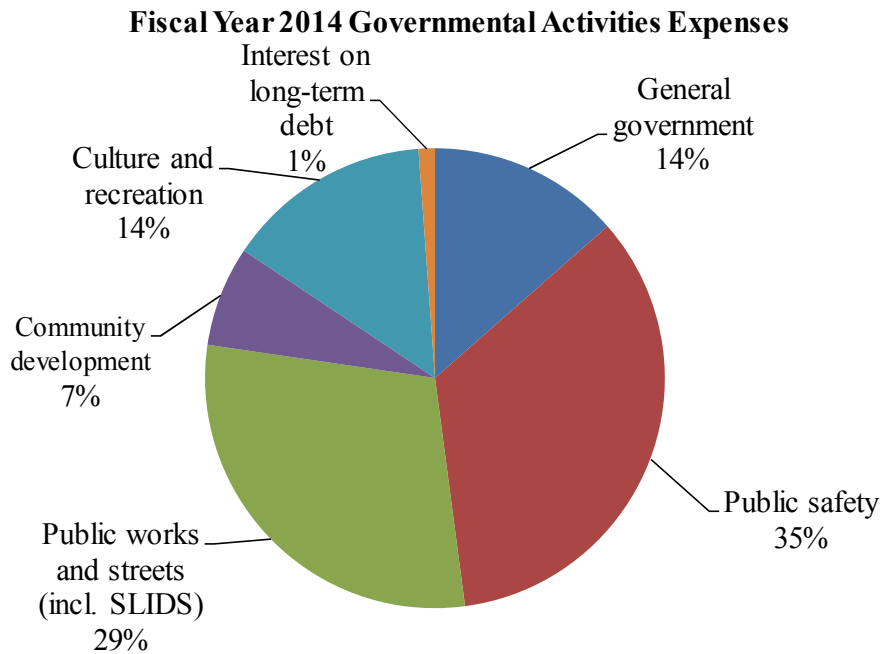
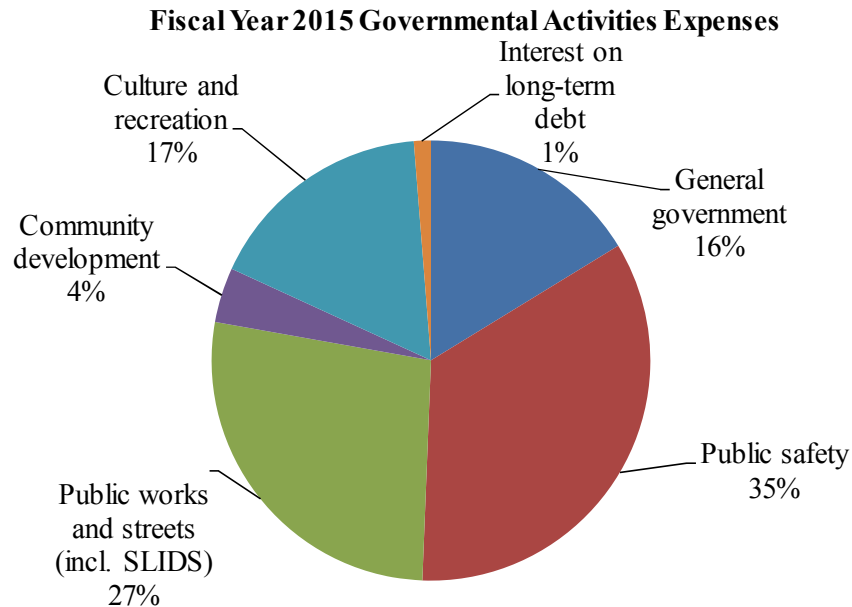
- ❖ The City's largest revenue source is sales taxes at \$42.1 million. This is followed by state shared revenues totaling \$29.9 million.
- ❖ Total governmental activities revenues increased \$14.6 million from the prior year as a result of the following changes in revenue: sales taxes increased \$2.4 million and state shared revenues increased \$3.2 million due to an improving local economy. Charges for services increased \$0.8 million, capital contributions and grants increased \$8.7 million and other revenue increased \$0.6 million from insurance recoveries, and miscellaneous revenues and recoveries.

Business Type Revenues for the fiscal year ended June 30, 2015 totaled \$36.1 million are identified by major revenue source in percentage format. The prior year percentages have also been provided for comparison.



❖ Total Business Type Revenues decreased \$0.5 million from the prior fiscal year.

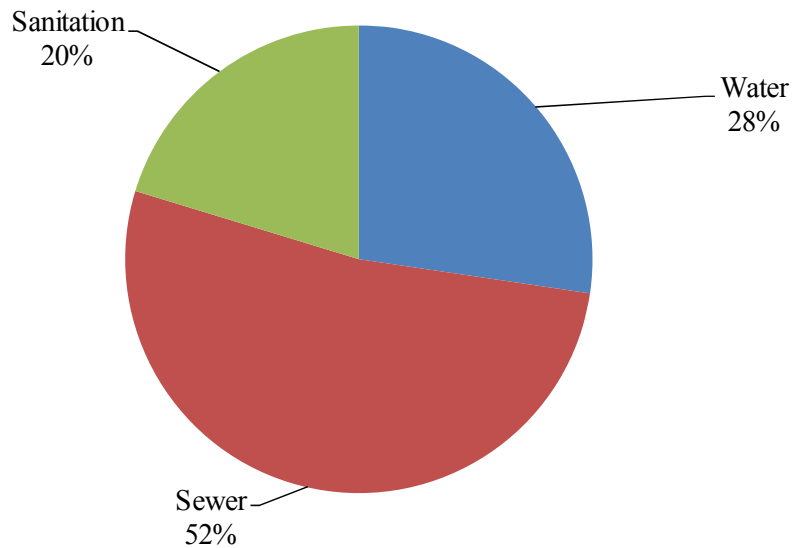
- ❖ **Governmental Activities Expenses** for the fiscal year ended June 30, 2015 totaled \$129.2 million and are identified by function in percentage format. The prior year percentages have also been provided for comparison.



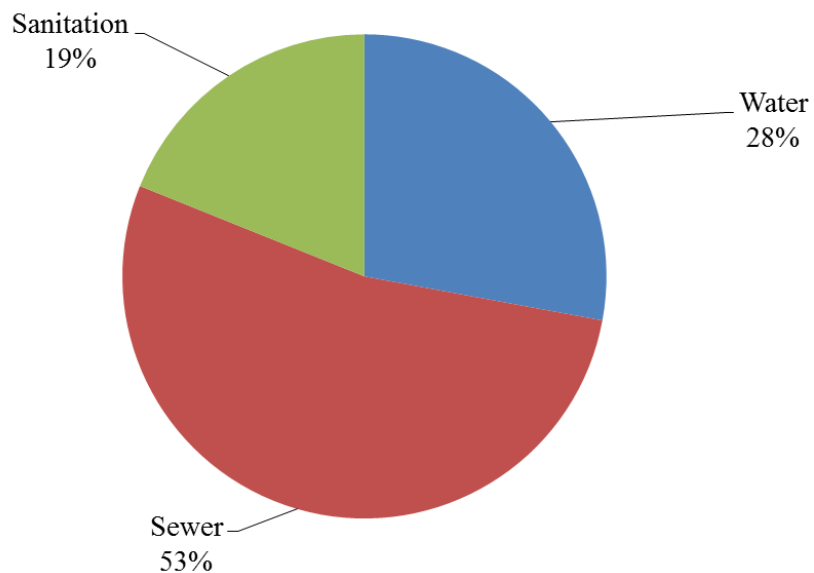
- ❖ Current year costs increased by \$10.3 million or 8.7%. The single largest expense for the City is the cost of personnel. Public safety has the largest workforce paid from governmental funds. As a result, public safety comprises the largest portion of program expenditures at \$44.4 million.

Business Type Expenses for the fiscal year ended June 30, 2015 totaled \$38.9 million and are identified by function in percentage format. The prior year percentages have also been provided for comparison.

Fiscal Year 2015 Business Type Expenses



Fiscal Year 2014 Business Type Expenses



- ❖ Business Type expenses increased by \$1.1 million or 2.9% from the prior year. Personnel increases account for the majority of the increase.

FINANCIAL ANALYSIS OF THE CITY'S FUNDS

- ❖ **Total Governmental Funds** fund balance increased \$20.8 million from \$56.6 million to \$77.4 million. The increase was primarily due to \$17.4 million in bond proceeds in the general capital projects fund. The remaining increase was due to a \$2.4 million increase in sales tax, \$3.2 million increase in property taxes and a \$0.6 increase in fire development fees. Of the total ending fund balance, \$1.5 million has been classified as nonspendable and is not available to meet future funding needs because it is not in spendable form or is legally or contractually required to be maintained intact. An additional \$46.8 million has been classified as restricted and consists of amounts restricted by external parties or as a result of the law. Of the remaining total, \$42.2 million has been committed to recognize a specific council determined purpose these amounts may be used for another purpose with council's direction. There is \$1.8 million of fund balance which has been assigned to a specific purpose by the chief financial officer; these amounts may be used for other than their currently assigned positions if the chief financial officer deems it necessary. Finally, there is an unassigned fund balance of -\$14.9 million. This negative unassigned fund balance is the result of several development fee funds that currently have deficit cash balances. Interfund loans were created to replenish the cash balances in these funds and the future receipt of development fees will be used to repay these interfund loans.
 - The General Fund balance increased \$8.1 million. This change was the result of increases in property taxes, sales taxes, state shared revenues and insurance recoveries.
 - The General Capital Projects Fund balance increased \$12.6 million. This change was due to unspent bond proceeds that were offset by decreased construction sales tax and increased expenditures related to the establishment of the Boys and Girls Club of Surprise and other projects.
 - The General Government Development Fee Fund contains \$44.2 million in advances from other funds which represents the current cash deficit in the fund. This amount will be reimbursed from future development fees to pay for the growth related capital improvements.
 - The Fire Development Fee Fund experienced an increase in fund balance of \$0.8 million as a result of an increase in development fees. The fund used this income to pay down its interfund loan from \$6.0 million in the prior year to \$5.1 million this year. The remainder of the interfund loan will be repaid from future development fees.
 - The Highway User Revenue Fund balance decreased \$0.9 million from \$3.0 million to \$2.1 million due to increased expenditures related to pavement preservation projects and increased personnel costs.
 - The Transportation Improvement fund balance increased \$0.9 million from \$2.5 million to \$3.4 million. This increase is the result of decreased expenditures related to the pavement preservation projects.
 - The Non-major Governmental Funds fund balance decreased \$0.6 million. The decrease was due to increased expenditures for projects in the parks and recreation development fee fund and tourism fund.
- ❖ **Proprietary Fund** financial statements provide similar information contained in the government-wide financial statements but in more detail. Their results are thoroughly discussed in the review of business type activities.

GENERAL FUND BUDGETARY HIGHLIGHTS

- ❖ The original General Fund budget for expenditures was \$104.6 million. Budget adjustments throughout the year increased total budgeted expenditures by \$2,000.
- ❖ Actual General Fund expenditures totaling \$87.6 million were \$17.0 million less than budgeted. The variance between budgeted and actual expenditures was spread fairly evenly among all of the City's expenditures and was the result of conservative spending efforts.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets at Year-End, Net of Depreciation (in Millions)

	Governmental Activities		Business-type Activities		Total	
	2015	2014	2015	2014	2015	2014
Land and improvements	\$ 33.6	\$ 33.6	\$ 5.1	\$ 5.1	\$ 38.7	\$ 38.7
Parks	10.3	10.3	-	-	10.3	10.3
Water rights	-	-	7.9	7.3	7.9	7.3
Construction in progress	10.0	4.7	0.8	1.6	10.7	6.3
Buildings and improvements	135.5	141.5	286.2	291.5	421.8	433.0
Improvements other than buildings	12.7	13.3	0.8	0.9	13.5	14.2
Equipment and vehicles	11.1	12.7	4.7	5.5	15.8	18.2
Infrastructure	218.5	222.3	-	-	218.5	222.3
Total capital assets net	<u>\$ 431.7</u>	<u>\$ 438.4</u>	<u>\$ 305.5</u>	<u>\$ 311.9</u>	<u>\$ 737.2</u>	<u>\$ 750.3</u>

The capital assets of the Governmental Activities decreased by \$6.7 million from the prior fiscal year, net of depreciation (\$17.0 million increase before depreciation).

- ❖ Changes to the Governmental Activities capital assets for fiscal year 2015 were the result of:
 - Current year depreciation expense of \$25.1 million.
 - Capital asset donations made to the City. The assets donated consisted of streets and water and sewer infrastructure.
 - \$2.5 million – Greer Ranch North Ph II.
 - \$98,000– Park Skyway at Solar Canyon Way and 132nd Ave.
 - \$192,000 – Austin Ranch SPA 3.
- ❖ Governmental Activities construction in process includes:
 - \$1.6 million – Bell Road Sidewalks.
 - \$1.49 million – Clubhouse Improvements.
 - \$0.8 million – Replace Financial Software.
 - \$0.7 million – Pumper Replacement.
 - \$0.5 million – Dove Valley Parkway.
 - \$0.4 million – Surprise Farms Park.

The capital assets of the Business Type Activities funds decreased by \$6.4 million from the prior fiscal year, net of depreciation (\$3.9 million increase before depreciation).

- ❖ Changes to the Business Type Activities capital assets for fiscal year 2015 were the result of:
 - Current year depreciation expense of \$10.7 million.
 - Capital asset infrastructure donations made to the City. The assets donated consisted of water and sewer utilities.
 - \$130,000 Park Skyway at Solar Canyon Way and 132nd Ave.
- ❖ Business Type Activities construction in process - includes:
 - \$184,000 Wastewater SCADA Upgrade.
 - \$117,000 SPA1 Effluent Reservoir Covers.
- ❖ For more detailed information on Capital Assets see Note 4 of this report.

Outstanding Debt at Year-End (in Millions)

	Governmental Activities		Business-type Activities		Total	
	<u>2015</u>	<u>2014</u>	<u>2015</u>	<u>2014</u>	<u>2015</u>	<u>2014</u>
Pledged revenue obligations	\$ 34.2	\$ -	\$ 6.5	\$ -	\$ 40.7	\$ -
Municipal property corporation bonds	-	18.0	39.4	53.8	39.4	71.8
Community facilities districts bonds	7.1	7.3	-	-	7.1	7.3
Contracts and developer payable	2.1	2.0	0.4	0.3	2.5	2.3
Total debt outstanding	<u>\$ 43.4</u>	<u>\$ 27.3</u>	<u>\$ 46.3</u>	<u>\$ 54.1</u>	<u>\$ 89.7</u>	<u>\$ 81.4</u>

- ❖ **Long-term debt**, including amounts due within one year, increased \$8.3 million this year from \$81.4 million to \$89.7 million. The increase was the result of the issuance of \$17.4 million in stadium improvement pledged revenue obligations offset by current year principal payments.
- ❖ For more detailed information on long-term debt see Note 7 of this report.

ECONOMIC FACTORS, RATES, AND NEXT YEAR'S BUDGET

- ❖ **Revenues are expected to increase slightly** – City sales tax is expected to increase 3%, or \$2.5 million as consumer spending continues to improve with the economy. State shared revenues are projected to increase by 3% from the current year. Currently, the City of Surprise is the tenth most populated city in Arizona.
- ❖ **Personnel increase** – For the FY2016 budget, represented public safety employees received a 5.0% step increase. Non-represented public safety employees received a 2.0% merit increase and all city employees on the general salary plan received a 3.0% merit increase.
- ❖ **Next year's budget** – Total budgeted expenditures for the General Fund for fiscal year 2016 is \$102.7 million, a decrease of \$1.9 million over the current year's final budgeted expenditures of \$104.6. The decrease in the budget is the result of a \$9.0 million decrease in contingency and a \$7.0 million increase for personnel increases and one-time projects.

FINANCIAL CONTACT

The financial report is designed to provide a general overview of the City of Surprise's finances and to demonstrate accountability for the use of public funds. Questions about any of the information provided in this report, or requests for additional financial information, should be addressed to the City's Chief Financial Officer at: 16000 North Civic Center Plaza, Surprise, Arizona 85374.

FINANCIAL SECTION – BASIC FINANCIAL STATEMENTS – GOVERNMENT-WIDE FINANCIAL STATEMENTS

The Financial Section is divided into five subsections. The third subsection is comprised of the Basic Financial Statements that are the core of general-purpose external financial reporting for local governments, and are separated into three components. The first component is comprised of the government-wide financial statements. These financial statements incorporate all of the City's governmental and business-type activities. The business-type activities are financed in whole or in part by fees charged to external parties for goods or services. There are two basic government-wide financial statements: the statement of net position and the statement of activities.



SURPRISE

ARIZONA

City of Surprise, Arizona
Statement of Net Position
June 30, 2015

	Governmental Activities	Business-Type Activities	Total
Assets			
Cash and investments	\$ 72,068,235	\$ 34,844,333	\$ 106,912,568
Receivables (net of allowances)			
Accounts	261,390	6,998,341	7,259,731
Taxes and franchise fees	9,095,717	-	9,095,717
Grants	401,961	-	401,961
Intergovernmental	1,275,685	-	1,275,685
Internal balances	(13,826,583)	13,826,583	-
Other	314,476	695	315,171
Prepaid items and other assets	398,485	116,770	515,255
Inventory	644,581	860,164	1,504,745
Restricted cash and investments	26,686,841	12,392,251	39,079,092
Capital assets, non-depreciable	53,905,935	13,839,664	67,745,599
Capital assets, depreciable	652,327,525	376,476,207	1,028,803,732
Accumulated depreciation	(274,545,754)	(84,804,793)	(359,350,547)
Total assets	<u>529,008,494</u>	<u>374,550,215</u>	<u>903,558,709</u>
Deferred Outflows of Resources			
Pension related	<u>12,802,291</u>	<u>1,146,686</u>	<u>13,948,977</u>
Liabilities			
Accounts payable	6,794,071	2,056,242	8,850,313
Accrued payroll and related taxes	1,744,068	196,501	1,940,569
Deposits	213,947	452,940	666,887
Unearned revenues	2,615,195	548,256	3,163,451
Contracts payable, due in less than one year	1,781,249	428,855	2,210,104
Contracts payable, due in more than one year	300,725	-	300,725
Insurance claims payable	1,538,461	-	1,538,461
Other liabilities	109,663	-	109,663
Compensated absences payable, due in less than one year	2,463,366	328,214	2,791,580
Compensated absences payable, due in more than one year	3,265,392	435,074	3,700,466
Matured bond and loan interest payable	226,934	475,039	701,973
Matured bonds and loans payable	220,000	-	220,000
Bonds, loans and payables due in less than one year	2,361,425	2,333,575	4,695,000
Bonds, loans and payables due in more than one year	38,951,454	43,566,996	82,518,450
Net Pension Liability	<u>52,498,946</u>	<u>8,724,974</u>	<u>61,223,920</u>
Total liabilities	<u>115,084,896</u>	<u>59,546,666</u>	<u>174,631,562</u>
Deferred Inflows of Resources			
Pension related	7,985,448	1,525,728	9,511,176
Net Position			
Net investment in capital assets	409,274,827	264,678,599	673,953,426
Restricted for:			
Public works	9,504,575	-	9,504,575
Sewer system repair and replacement	-	5,381,403	5,381,403
Debt service	3,646,087	-	3,646,087
Parks	3,259,080	-	3,259,080
Library	4,572,083	-	4,572,083
Transportation	4,193,684	-	4,193,684
Police	2,521,354	-	2,521,354
Court	251,498	-	251,498
Unrestricted	<u>(18,482,747)</u>	<u>44,564,505</u>	<u>26,081,758</u>
Total net position	<u>\$ 418,740,441</u>	<u>\$ 314,624,507</u>	<u>\$ 733,364,948</u>

See accompanying Notes to Financial Statements.

City of Surprise, Arizona
Statement of Activities
Fiscal Year Ended June 30, 2015

Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Governmental activities:				
General government	\$ 21,038,892	\$ 5,301,697	\$ 378,297	\$ 535,417
Public safety	44,415,505	2,963,326	800,849	1,258,872
Public works and streets	35,141,030	507,198	7,483,629	9,399,205
Community development	5,205,925	2,005,421	969,021	-
Culture and recreation	21,863,417	5,313,203	276,992	367,708
Interest on long-term debt	1,635,320	-	-	-
Total governmental activities	<u>129,300,089</u>	<u>16,090,845</u>	<u>9,908,788</u>	<u>11,561,202</u>
Business-type activities:				
Water	10,619,858	10,814,903	-	129,722
Sewer	20,360,031	17,950,085	-	-
Sanitation	7,883,309	6,952,296	-	-
Total business-type activities	<u>38,863,198</u>	<u>35,717,284</u>	<u>-</u>	<u>129,722</u>
Total primary government	<u>\$ 168,163,287</u>	<u>\$ 51,808,129</u>	<u>\$ 9,908,788</u>	<u>\$ 11,690,924</u>

General revenues:
 Property taxes
 Sales taxes
 Franchise taxes
 Unrestricted State shared revenues
 Unrestricted investment earnings
 Other
Transfers in (out)
 Total general revenues and transfers

 Change in net position
Net position - beginning
Change in accounting principle
Net position - beginning, as restated
Net position - ending

(Continued)

Net (Expense) Revenues and Changes in Net Position		
Governmental Activities	Business-Type Activities	Total
\$ (14,823,481)		\$ (14,823,481)
(39,392,458)		(39,392,458)
(17,750,998)		(17,750,998)
(2,231,483)		(2,231,483)
(15,905,514)		(15,905,514)
(1,635,320)		(1,635,320)
(91,739,254)		(91,739,254)
	\$ 324,767	324,767
	(2,409,946)	(2,409,946)
	(931,013)	(931,013)
	(3,016,192)	(3,016,192)
(91,739,254)	(3,016,192)	(94,755,446)
9,713,903	-	9,713,903
42,111,177	-	42,111,177
5,249,320	-	5,249,320
29,879,804	-	29,879,804
400,260	253,407	653,667
1,146,649	-	1,146,649
1,132,145	(1,132,145)	-
89,633,258	(878,738)	88,754,520
(2,105,996)	(3,894,930)	(6,000,926)
468,906,927	327,573,853	796,480,780
(48,060,490)	(9,054,416)	(57,114,906)
420,846,437	318,519,437	739,365,874
\$ 418,740,441	\$ 314,624,507	\$ 733,364,948

See accompanying Notes to Financial Statements.



SURPRISE

ARIZONA

FINANCIAL SECTION – BASIC FINANCIAL STATEMENTS – FUND FINANCIAL STATEMENTS

The Financial Section is divided into five subsections. The fourth subsection is also comprised of the Basic Financial Statements that are the core of general-purpose external financial reporting for local governments, and are separated into three components. The second component is comprised of the fund financial statements. These financial statements are presented on the basis of funds, in contrast to the government-wide financial statements.

City of Surprise, Arizona
 Balance Sheet
 Governmental Funds
 June 30, 2015

			General Government Development Fee Fund	Fire Development Fee Fund
	General Fund	General Capital Projects Fund		
Assets				
Cash and investments	\$ 31,668,039	\$ 5,944,503	\$ 661	\$ 19
Receivables (net of allowances)				
Accounts	260,592	-	-	-
Taxes and franchise fees	8,371,784	396,266	-	-
Grants	-	-	-	-
Intergovernmental	-	-	-	-
Due from other funds	170,485	-	-	-
Other	279,528	-	-	-
Prepaid items and other assets	392,322	-	-	-
Inventory	453,968	-	-	-
Restricted cash and investments	2,029,782	18,900,000	-	-
Advances to other funds	467,215	36,019,204	-	-
Total assets	<u>\$ 44,093,715</u>	<u>\$ 61,259,973</u>	<u>\$ 661</u>	<u>\$ 19</u>
Liabilities				
Accounts payable	\$ 2,449,771	\$ 3,125,346	\$ -	\$ -
Accrued payroll and related taxes	1,645,870	-	-	-
Due to other funds	-	-	-	-
Deposits	117,069	-	-	-
Unearned revenue	1,767,171	-	-	-
Contracts payable	1,616,865	-	-	-
Other liabilities	19,395	-	-	-
Matured bond interest payable	-	-	-	-
Matured bonds payable	-	-	-	-
Advances from other funds	-	-	44,186,872	5,097,986
Total liabilities	<u>7,616,141</u>	<u>3,125,346</u>	<u>44,186,872</u>	<u>5,097,986</u>
Deferred Inflows of Resources				
Unavailable revenue	<u>260,834</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balances (Deficits)				
Nonspendable	1,313,505	-	-	-
Restricted	-	18,900,000	-	-
Committed	-	39,234,627	-	-
Assigned	578,518	-	-	-
Unassigned	34,324,717	-	(44,186,211)	(5,097,967)
Total fund balances (deficits)	<u>36,216,740</u>	<u>58,134,627</u>	<u>(44,186,211)</u>	<u>(5,097,967)</u>
Total liabilities, deferred inflows and and fund balances	<u>\$ 44,093,715</u>	<u>\$ 61,259,973</u>	<u>\$ 661</u>	<u>\$ 19</u>

See accompanying Notes to Financial Statements.

Highway User Revenue Fund	Transportation Improvement Fund	Non-major Governmental Funds	Total Governmental Funds
\$ 1,007,724	\$ 3,105,271	\$ 23,056,789	\$ 64,783,006
-	-	-	260,592
-	270,181	57,486	9,095,717
-	-	401,961	401,961
1,275,685	-	-	1,275,685
-	-	-	170,485
-	34,948	-	314,476
-	-	4,761	397,083
190,613	-	-	644,581
2,000	488,670	5,266,389	26,686,841
-	-	-	36,486,419
<u>\$ 2,476,022</u>	<u>\$ 3,899,070</u>	<u>\$ 28,787,386</u>	<u>\$ 140,516,846</u>
\$ 286,967	\$ 426	\$ 611,912	\$ 6,474,422
85,852	3,204	1,775	1,736,701
-	-	170,485	170,485
-	95,504	1,374	213,947
2,000	314,610	531,414	2,615,195
-	78,556	85,828	1,781,249
43,459	46,809	-	109,663
-	-	226,934	226,934
-	-	220,000	220,000
-	-	-	49,284,858
<u>418,278</u>	<u>539,109</u>	<u>1,849,722</u>	<u>62,833,454</u>
-	-	-	260,834
190,613	-	4,761	1,508,879
1,535,575	-	26,412,786	46,848,361
-	2,519,154	487,835	42,241,616
331,556	840,807	37,040	1,787,921
-	-	(4,758)	(14,964,219)
<u>2,057,744</u>	<u>3,359,961</u>	<u>26,937,664</u>	<u>77,422,558</u>
<u>\$ 2,476,022</u>	<u>\$ 3,899,070</u>	<u>\$ 28,787,386</u>	<u>\$ 140,516,846</u>

City of Surprise, Arizona**Reconciliation of the Governmental Funds Balance Sheet Fund Balances
to the Statement of Net Position
Fiscal Year Ended June 30, 2015**

Fund balances - total governmental funds	\$ 77,422,558
---	----------------------

Amounts reported for *governmental activities* in the Statement of
Net Position are different because:

Capital assets used in governmental activities are not financial
resources and, therefore, are not reported in the funds.

Governmental capital assets	\$ 706,233,460	
Less accumulated depreciation	<u>(274,545,754)</u>	
		431,687,706

Some revenues will not be available to pay for current-period expenditures
and, therefore, are unavailable in the funds.

260,834

Internal Service Funds used by management to charge cost of
employee healthcare and risk management to individual funds
are included in the Statement of Net Position.

Net position (adjusted for interfund activity)	4,030,710	
Net pension liability, pension outflows and inflows	356,579	
Compensated absences	<u>6,519</u>	
		4,393,808

Deferred outflows and inflows of resources related to pensions are
applicable to future periods and, therefore, are not reported in the funds.

Deferred outflows of resources related to pensions	12,802,291
Deferred inflows of resources related to pensions	<u>(7,985,448)</u>

Long-term liabilities are not due and payable in the current period
and, therefore, are not reported in the funds.

Bonds payable	(37,947,800)	
Contracts payable	(300,725)	
Issuance premium (to be amortized as interest expense)	(3,365,079)	
Net pension liability	(52,498,946)	
Compensated absences payable	<u>(5,728,758)</u>	
		<u>(99,841,308)</u>

Net position of governmental activities	<u><u>\$ 418,740,441</u></u>
--	-------------------------------------



SURPRISE

ARIZONA

City of Surprise, Arizona
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
Fiscal Year Ended June 30, 2015

	General Fund	General Capital Projects Fund	General Government Development Fee Fund	Fire Development Fee Fund
Revenues:				
Taxes	\$ 44,655,213	\$ 1,863,652	\$ -	\$ -
Licenses and permits	4,975,398	-	-	-
Intergovernmental	30,252,501	2,415	-	-
Charges for services	8,335,924	-	-	-
Grants	-	361,602	-	-
Fines	1,116,400	-	-	-
Rents	549,400	-	-	-
Development fees	-	-	511,862	1,004,208
Interest	153,105	54,229	196	713
Donations	244,767	-	-	-
Indirect charges	4,682,772	-	-	-
Other	1,107,440	41,527	-	-
Total revenues	<u>96,072,920</u>	<u>2,323,425</u>	<u>512,058</u>	<u>1,004,921</u>
Expenditures:				
Current				
General government	19,813,136	-	-	68,685
Public safety	41,070,231	-	-	-
Public works and streets	5,978,193	-	-	-
Community development	4,105,374	-	-	-
Culture and recreation	16,646,847	2,000,000	-	-
Capital outlay	-	6,632,942	-	-
Debt service				
Principal	-	-	-	-
Interest and fiscal charges	-	-	-	-
Bond issuance costs	-	-	-	-
Total expenditures	<u>87,613,781</u>	<u>8,632,942</u>	<u>-</u>	<u>68,685</u>
Excess (deficiency) of revenues over (under) expenditures	<u>8,459,139</u>	<u>(6,309,517)</u>	<u>512,058</u>	<u>936,236</u>
Other financing sources (uses)				
Proceeds from sale of capital assets	96,812	49,775	-	-
Revenue bond proceeds	-	17,385,000	-	-
Premium on revenue bond proceeds	-	1,515,000	-	-
Refunding bond proceeds	-	-	-	-
Premium on refunding bond proceeds	-	-	-	-
Payment to refunded bond fiscal agent	-	-	-	-
Transfers in	1,132,145	-	-	-
Transfers out	(1,531,392)	-	(665,592)	(121,280)
Total other financing sources (uses)	<u>(302,435)</u>	<u>18,949,775</u>	<u>(665,592)</u>	<u>(121,280)</u>
Net change in fund balances	<u>8,156,704</u>	<u>12,640,258</u>	<u>(153,534)</u>	<u>814,956</u>
Fund Balances (deficits), beginning	28,096,629	45,494,369	(44,032,677)	(5,912,923)
Decrease in inventories	<u>(36,593)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund balances (deficits), ending	<u>\$ 36,216,740</u>	<u>\$ 58,134,627</u>	<u>\$ (44,186,211)</u>	<u>\$ (5,097,967)</u>

See accompanying Notes to Financial Statements.

Highway User Revenue Fund	Transportation Improvement Fund	Non-major Governmental Funds	Total Governmental Funds
\$ -	\$ 2,204,709	\$ 3,454,948	\$ 52,178,522
-	-	-	4,975,398
7,292,171	-	400,517	37,947,604
9,000	-	896,929	9,241,853
-	45,389	1,252,618	1,659,609
-	-	652,271	1,768,671
-	-	-	549,400
-	-	708,055	2,224,125
16,237	15,584	160,196	400,260
-	-	904	245,671
-	-	-	4,682,772
1,083	-	5,142	1,155,192
<u>7,318,491</u>	<u>2,265,682</u>	<u>7,531,580</u>	<u>117,029,077</u>
-	302,549	107,616	20,291,986
-	-	792,646	41,862,877
8,163,601	200,530	2,972,288	17,314,612
-	-	969,021	5,074,395
-	-	654,276	19,301,123
99,064	864,884	1,007,578	8,604,468
-	-	2,786,800	2,786,800
-	-	1,245,447	1,245,447
-	-	389,873	389,873
<u>8,262,665</u>	<u>1,367,963</u>	<u>10,925,545</u>	<u>116,871,581</u>
<u>(944,174)</u>	<u>897,719</u>	<u>(3,393,965)</u>	<u>157,496</u>
-	-	79,493	226,080
-	-	-	17,385,000
-	-	228,255	1,743,255
-	-	13,447,800	13,447,800
-	-	1,621,824	1,621,824
-	-	(14,877,674)	(14,877,674)
-	-	3,356,838	4,488,983
-	-	(1,038,574)	(3,356,838)
-	-	2,817,962	20,678,430
<u>(944,174)</u>	<u>897,719</u>	<u>(576,003)</u>	<u>20,835,926</u>
3,017,599	2,462,242	27,513,667	56,638,906
<u>(15,681)</u>	<u>-</u>	<u>-</u>	<u>(52,274)</u>
<u>\$ 2,057,744</u>	<u>\$ 3,359,961</u>	<u>\$ 26,937,664</u>	<u>\$ 77,422,558</u>

City of Surprise, Arizona
**Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of
Governmental Funds to the Statement of Activities
Fiscal Year Ended June 30, 2015**

Net change in fund balances, total governmental funds	\$ 20,835,926	
Amounts reported for <i>governmental activities</i> in the Statement of Activities are different because:		
Governmental funds report the portion of capital outlay for capitalized assets as expenditures. However, in the Statement of Activities, the cost of those assets are allocated over their estimated useful lives as depreciation expense.		
Expenditures for capitalized assets	\$ 9,552,434	
Less current year depreciation	<u>(25,092,564)</u>	(15,540,130)
The net effect of various miscellaneous transactions involving capital assets (i.e., sales, trade-ins, and donations) is to decrease net position.		
Capital contributions	9,337,027	
Disposals of assets	<u>(469,267)</u>	8,867,760
Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds.		
		(530,265)
Internal service funds are used by management to charge the costs of employee healthcare and risk management. The net revenue of certain activities of the internal services funds is reported in the Statement of Activities.		
Change in net position for the internal service funds (adjusted for interfund activity)		1,155,163
Inventories are recorded using the purchases method in the governmental funds and an adjustment is made to record inventory using the consumption method for the Statement of Activities.		
Change in inventory		(52,274)
Governmental funds report City pension contributions as expenditures when made. However, in the statement of activities, pension expense is the cost of benefits earned adjusted for member contributions, the recognition of changes in deferred outflows and inflows of resources related to pensions, and the investment experience.		
Pension Contributions	5,862,094	
Pension Expense	<u>(5,483,953)</u>	
Debt proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the Statement of Net Position. Also, the effect of premiums, discounts and similar items when debt is first issued. These items are current finance resources or uses to governmental funds whereas, these amounts are amortized in the Statement of Activities. This amount is the net effect of these differences in the treatment of long-term liabilities and debt related items.		
Amortization of issuance premium	594,283	
Issuance premium	(3,365,079)	
Amount on refunding	(730,728)	
Contracts payable paid	202,276	
Principal paid	17,664,474	
Bonds issued	<u>(30,832,800)</u>	(16,467,574)
Under the modified accrual basis of accounting used in the governmental funds, expenditures are not recognized for transactions that are not normally paid with expendable available resources. In the Statement of Activities, however, which is presented on the accrual basis of accounting, expenses and liabilities are reported regardless of when the financial resources are available.		
Increase in compensated absences		<u>(752,743)</u>
Change in net position of governmental activities, statement of activities	\$	<u><u>(2,105,996)</u></u>

See accompanying Notes to Financial Statements.



SURPRISE

ARIZONA

City of Surprise, Arizona
Statement of Net Position
Proprietary Funds
June 30, 2015

	Business-Type Activities - Enterprise Funds		
	Water Fund	Sewer Fund	Sanitation Fund
Assets			
Cash and investments	\$ 11,837,654	\$ 14,415,036	\$ 8,591,643
Restricted cash and investments	332,205	11,837,361	222,685
Receivables (net of allowances)			
Accounts	2,355,605	3,238,752	1,403,984
Other	695	-	-
Other assets	112,460	-	4,310
Inventory	50,047	617,540	192,577
Total current assets	<u>14,688,666</u>	<u>30,108,689</u>	<u>10,415,199</u>
Noncurrent assets			
Advances to other funds	-	12,798,439	-
Capital assets	113,650,038	270,992,391	5,673,442
Accumulated depreciation	<u>(19,976,327)</u>	<u>(61,695,484)</u>	<u>(3,132,982)</u>
Total noncurrent assets	<u>93,673,711</u>	<u>222,095,346</u>	<u>2,540,460</u>
Total assets	<u>108,362,377</u>	<u>252,204,035</u>	<u>12,955,659</u>
Deferred Outflows of Resources			
Deferred outflows related to pensions	<u>322,509</u>	<u>480,002</u>	<u>344,175</u>
Total deferred outflows of resources	<u>322,509</u>	<u>480,002</u>	<u>344,175</u>
Liabilities			
Current liabilities:			
Accounts payable	764,452	841,912	449,878
Accrued payroll and related taxes	43,359	94,347	58,795
Deposits	95,109	223,676	134,155
Unearned revenues	-	459,726	88,530
Insurance claims payable	-	-	-
Compensated absences payable	99,577	153,469	75,168
Contracts payable	237,096	191,759	-
Interest payable	-	475,039	-
Bonds, loans and payables due in less than one year	<u>-</u>	<u>2,333,575</u>	<u>-</u>
Total current liabilities	<u>1,239,593</u>	<u>4,773,503</u>	<u>806,526</u>
Noncurrent liabilities:			
Compensated absences payable, due in more than one year	131,997	203,436	99,641
Bonds, loans and payables due in more than one year	-	43,566,996	-
Net pension liability	<u>2,750,731</u>	<u>3,305,175</u>	<u>2,669,068</u>
Total noncurrent liabilities	<u>2,882,728</u>	<u>47,075,607</u>	<u>2,768,709</u>
Total liabilities	<u>4,122,321</u>	<u>51,849,110</u>	<u>3,575,235</u>
Deferred Inflows of Resources			
Deferred inflows related to pensions	<u>481,017</u>	<u>577,973</u>	<u>466,738</u>
Total deferred inflows of resources	<u>481,017</u>	<u>577,973</u>	<u>466,738</u>
Net Position			
Net investment in capital assets	93,673,711	168,464,428	2,540,460
Restricted			
Sewer system repair and replacement	-	5,381,403	-
Unrestricted	<u>10,407,837</u>	<u>26,411,123</u>	<u>6,717,401</u>
Total net position	<u>\$ 104,081,548</u>	<u>\$ 200,256,954</u>	<u>\$ 9,257,861</u>
Adjustment to reflect the consolidation of the internal service funds related to the enterprise fund.			
Total net position of the business-type activities			

See accompanying Notes to Financial Statements.

City of Surprise, Arizona
Statement of Net Position
Proprietary Funds
June 30, 2015

		Governmental Activities	
Total Enterprise Funds		Internal Service Fund	
\$	34,844,333	\$	7,285,229
	12,392,251		-
	6,998,341		798
	695		-
	116,770		1,402
	860,164		-
	<u>55,212,554</u>		<u>7,287,429</u>
	12,798,439		-
	390,315,871		-
	(84,804,793)		-
	<u>318,309,517</u>		<u>-</u>
	373,522,071		7,287,429
	<u>1,146,686</u>		<u>47,390</u>
	<u>1,146,686</u>		<u>47,390</u>
	2,056,242		319,649
	196,501		7,367
	452,940		-
	548,256		-
	-		1,538,461
	328,214		2,803
	428,855		-
	475,039		-
	2,333,575		-
	<u>6,819,622</u>		<u>1,868,280</u>
	435,074		3,716
	43,566,996		-
	8,724,974		343,841
	<u>52,727,044</u>		<u>347,557</u>
	59,546,666		2,215,837
	<u>1,525,728</u>		<u>60,128</u>
	<u>1,525,728</u>		<u>60,128</u>
	264,678,599		-
	5,381,403		-
	43,536,361		5,058,854
\$	<u>313,596,363</u>	\$	<u>5,058,854</u>
	<u>1,028,144</u>		
\$	<u><u>314,624,507</u></u>		

City of Surprise, Arizona
Statement of Revenues, Expenses and Changes in Net Position
Proprietary Funds
Fiscal Year Ended June 30, 2015

	Business-Type Activities-Enterprise Funds		
	Water Fund	Sewer Fund	Sanitation Fund
Operating Revenues:			
Charges for services	\$ 10,430,183	\$ 16,225,478	\$ 6,945,812
Other	30,783	20,571	6,484
Total operating revenues	10,460,966	16,246,049	6,952,296
Operating Expenses:			
Cost of sales and services	6,293,215	9,085,471	5,120,425
Indirect costs	1,244,052	1,552,368	1,886,352
Depreciation	2,837,929	6,969,562	884,843
Total operating expenses	10,375,196	17,607,401	7,891,620
Operating income (loss)	85,770	(1,361,352)	(939,324)
Non-operating revenues (expenses)			
Development fees	346,430	1,661,132	-
Extension fees	-	42,904	-
Developer reimbursement	(252,061)	(373,607)	-
Interest revenue	73,498	127,629	52,280
Gain\ (Loss) on disposal of capital assets	7,507	-	(32,558)
Amortization on premium	-	(59,177)	-
Interest and fiscal charges	-	(2,310,697)	-
Total non-operating revenues (expenses)	175,374	(911,816)	19,722
Income (loss) before contributions and transfers	261,144	(2,273,168)	(919,602)
Capital contributions	129,722	-	-
Transfers out	(373,781)	(723,977)	(34,387)
Changes in net position	17,085	(2,997,145)	(953,989)
Net position, beginning, as restated	104,064,463	203,254,099	10,211,850
Net position, ending	\$ 104,081,548	\$ 200,256,954	\$ 9,257,861
Adjustment to reflect consolidation of internal service funds related to the enterprise fund.			
Total change in net position of the business-type activities			

See accompanying Notes to Financial Statements.

City of Surprise, Arizona

Statement of Revenues, Expenses and Changes in Net Position

Proprietary Funds

Fiscal Year Ended June 30, 2015

	Governmental Activities
Total Enterprise Funds	Internal Service Fund
\$ 33,601,473	\$ 11,726,836
57,838	944
<u>33,659,311</u>	<u>11,727,780</u>
20,499,111	10,563,665
4,682,772	-
10,692,334	-
<u>35,874,217</u>	<u>10,563,665</u>
<u>(2,214,906)</u>	<u>1,164,115</u>
2,007,562	-
42,904	-
(625,668)	-
253,407	33,311
(25,051)	-
(59,177)	-
<u>(2,310,697)</u>	<u>-</u>
<u>(716,720)</u>	<u>33,311</u>
<u>(2,931,626)</u>	<u>1,197,426</u>
129,722	-
<u>(1,132,145)</u>	<u>-</u>
(3,934,049)	1,197,426
<u>317,530,412</u>	<u>3,861,428</u>
<u>\$ 313,596,363</u>	<u>\$ 5,058,854</u>
<u>39,119</u>	
<u>\$ (3,894,930)</u>	

City of Surprise, Arizona
Statement of Cash Flows
Proprietary Funds
Fiscal Year Ended June 30, 2015

	Business-Type Activities			Business-Type Activities	Governmental Activities
	Water Fund	Sewer Fund	Sanitation Fund	Total	Internal Service Funds
Cash flows from operating activities					
Cash received from customers	\$ 10,313,362	\$ 15,591,215	\$ 6,836,944	\$ 32,741,521	\$ 11,729,181
Cash paid to suppliers	(5,941,118)	(6,979,021)	(4,608,864)	(17,529,003)	(9,462,334)
Cash paid to employees	(1,800,690)	(3,331,909)	(2,319,528)	(7,452,127)	(302,686)
Other operating cash receipts	30,783	20,571	6,484	57,838	-
Net cash provided by (used in) operating activities	2,602,337	5,300,856	(84,964)	7,818,229	1,964,161
Cash flows from capital and related financing activities					
Proceeds received from development fees	346,430	1,661,132	-	2,007,562	-
Proceeds received from extension fees	-	42,904	-	42,904	-
Proceeds received on bond refunding	-	6,535,571	-	6,535,571	-
Principal and interest paid on bonds, loans and payables	-	(17,896,094)	-	(17,896,094)	-
Sale/acquisitions of capital assets	(2,297,671)	(2,385,914)	(42,338)	(4,725,923)	-
Net cash provided by (used in) capital and related financing activities	(1,951,241)	(12,042,401)	(42,338)	(14,035,980)	-
Cash flows from noncapital financing activities					
Cash received from other funds	-	882,896	-	882,896	-
Cash paid to other funds	(373,781)	(723,977)	(34,387)	(1,132,145)	-
Net cash provided by (used in) noncapital and related financing activities	(373,781)	158,919	(34,387)	(249,249)	-
Cash flows from investing activities					
Sales of investments	-	17,851,780	-	17,851,780	-
Purchases of investments	-	(16,084,742)	-	(16,084,742)	-
Cash received from interest income	73,498	127,629	52,280	253,407	33,311
Net cash provided by investing activities	73,498	1,894,667	52,280	2,020,445	33,311
Net change in cash	350,813	(4,687,959)	(109,409)	(4,446,555)	1,997,472
Cash, beginning of year	11,819,046	25,173,004	8,923,737	45,915,787	5,287,757
Cash, end of year	<u>\$ 12,169,859</u>	<u>\$ 20,485,045</u>	<u>\$ 8,814,328</u>	<u>\$ 41,469,232</u>	<u>\$ 7,285,229</u>
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities					
Operating income (loss)	\$ 85,770	\$ (1,361,352)	\$ (939,324)	\$ (2,214,906)	\$ 1,164,115
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities					
Depreciation expense	2,837,929	6,969,562	884,843	10,692,334	-
(Increase) decrease in assets:					
Accounts receivable	(107,224)	(461,126)	(82,054)	(650,404)	1,401
Grants receivables	-	8,521	-	8,521	-
Other receivables	1,463	2,816	23	4,302	-
Other assets	(111,424)	-	(4,310)	(115,734)	158
Inventory	(2,366)	276,840	6,001	280,475	-
Increase (Decrease) in Current Liabilities:					
Accounts payable	(193,022)	25,813	39,232	(127,977)	286,415
Accrued payroll and related taxes	4,138	25,001	4,581	33,720	1,402
Deposits	(11,060)	(30,625)	(15,245)	(56,930)	-
Unearned revenue	-	(153,849)	(11,592)	(165,441)	-
Compensated Absences	43,488	26,083	11,098	80,669	(3,144)
Net pension liability	54,645	(26,828)	21,783	49,600	(246)
Insurance claims payable	-	-	-	-	514,060
Total adjustments	2,516,567	6,662,208	854,360	10,033,135	800,046
Net cash provided by (used in) operating activities	<u>\$ 2,602,337</u>	<u>\$ 5,300,856</u>	<u>\$ (84,964)</u>	<u>\$ 7,818,229</u>	<u>\$ 1,964,161</u>
Noncash capital activities					
Capital asset contributions from developers	\$ 129,722	\$ -	\$ -	\$ 129,722	\$ -
Reconciliation to Statement of Net Position					
Cash and investments	\$ 11,837,654	\$ 14,415,036	\$ 8,591,643	\$ 34,844,333	\$ 7,285,229
Restricted cash and investments	332,205	11,837,361	222,685	12,392,251	-
Total cash and investments	\$ 12,169,859	\$ 26,252,397	\$ 8,814,328	\$ 47,236,584	\$ 7,285,229
Less investments	-	(5,767,352)	-	(5,767,352)	-
Total cash	<u>\$ 12,169,859</u>	<u>\$ 20,485,045</u>	<u>\$ 8,814,328</u>	<u>\$ 41,469,232</u>	<u>\$ 7,285,229</u>

See accompanying Notes to Financial Statements.

City of Surprise, Arizona
 Statement of Fiduciary Net Position
 Fiduciary Fund
 June 30, 2015

	Flexible Spending Account Agency Fund
Assets	
Cash and investments	\$ 78,620
Total assets	<u>78,620</u>
Liabilities	
Deposits held for others	<u>78,620</u>
Total liabilities	<u><u>\$ 78,620</u></u>

See accompanying Notes to Financial Statements.



FINANCIAL SECTION – NOTES TO THE FINANCIAL STATEMENTS

The Financial Section is divided into five subsections. The fifth subsection is also comprised of the Basic Financial Statements, which are the core of general-purpose external financial reporting for local governments, and are separated into three components. In addition to the government-wide and fund financial statements, the third component, the notes to the basic financial statements are an integral part of the those financial statements, and include a summary of significant accounting policies and other disclosures considered necessary for a clear understanding of the accompanying financial statements.

NOTES TO FINANCIAL STATEMENTS

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the City of Surprise, Arizona (the City), have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the government's accounting policies are described below.

During the year ended June 30, 2015, the City adopted GASB Statement No. 68, *Accounting and Financial Reporting for Pensions*, and GASB Statement No. 71, *Pension Transition for Contributions Made Subsequent to the Measurement Date-an amendment of GASB Statement No. 68*, both of which provide financial reporting guidance for reporting pension liabilities and expenses.

A. REPORTING ENTITY

The City is located approximately 20 miles northwest of downtown Phoenix and was incorporated in 1960 under the provision of the Arizona Constitution. During 2003, the voters approved the Home Rule, an alternative expenditure limitation for budget years through June 30, 2007. City of Surprise voters approved an Alternative Expenditure Limitation (Permanent Base Adjustment) on November 7, 2006. The City is governed by an elected mayor, and a six member council, and offers the following services: public safety (police and fire), highways and streets, sanitation, water, sewer, health and social services, culture and recreation, public improvements, planning and zoning, and general administrative services.

COMPONENT UNITS

As required by accounting principles generally accepted in the United States of America, these financial statements present the primary government and its component units, entities for which the government is considered to be financially accountable. A primary government is considered financially accountable for another organization when it can impose its will or have a financial benefit or burden relationship. Blended component units, although legally separate entities are, in substance, part of the government's operations and so data from these units are combined with data of the primary government. The following entities are blended component units of the City:

The Surprise Municipal Property Corporation (Corporation) is an Arizona nonprofit corporation formed under the provision of Title 10 of the Arizona Revised Statutes. The Corporation was organized to acquire, construct, reconstruct, or improve buildings and other real and personal property suitable for leasing or sale to the City.

Various Street Lighting Improvement Districts (SLIDs) are maintained by the City for developing areas, and the City's council is the board for the SLIDs. The SLID property tax assessment rates are approved by the City's council. The SLIDs are reported in a special revenue fund.

Marley Park Community Facilities District (CFD) is maintained by the City for a developing area. The CFD's board is the same as the City's council. CFD property tax rates are approved by the City's council. The CFD is reported in a special revenue fund.

For the fiscal year ended June 30, 2015, the City had no discretely presented component units. Separately issued financial statements are not prepared for any of the component units.

RELATED ORGANIZATIONS

A related organization is one for which the primary government is not financially accountable even though the primary government appoints a voting majority of the organization's governing board.

NOTES TO FINANCIAL STATEMENTS

EXCLUDED ORGANIZATIONS

Although there are schools located within the geographic boundaries of the City, school districts are separate from the municipalities in which they are located, with their own elected officials and taxing powers. Consequently, the report does not include the activities of the area school districts.

B. MEASUREMENT FOCUS, BASIS OF ACCOUNTING, AND BASIS OF PRESENTATION

The accounts of the City are organized and operated on the basis of funds. A fund is an independent fiscal and accounting entity with a self-balancing set of accounts. Fund accounting segregates funds according to their intended purpose and is used to aid management in demonstrating compliance with finance-related legal and contractual provisions. The minimum number of funds is maintained consistent with legal and managerial requirements.

Government-Wide Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government and its component units. The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Agency funds do not have a measurement focus. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the grantor or provider have been met. As a general rule, the effect of internal activity has been eliminated from the government-wide financial statements; however, the effects of interfund services provided and used between functions are reported as expenses and program revenues at amounts approximating their external exchange value.

The government-wide statements of activities present a comparison between expenses, both direct and indirect, and program revenues for each segment of the business-type activities of the City and for each governmental program. Direct expenses are those that are specifically associated with the service, program or department and are therefore clearly identifiable to a particular function. Program revenues include charges paid by the receipts of the goods or services offered by the programs and grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues, which are not classified as program revenue, are presented as general revenues. The comparison of program revenues and expenses identifies the extent to which each program or business segment is self-financing or draws from the general revenues of the City.

Net position is reported as restricted when constraints placed on net position is either externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or imposed by law through constitutional provisions or enabling legislation.

Using a fund accounting system, amounts are spent in accordance with established fund authorities. Fund authorities provide rules for the fund activity and are separately established for restricted and unrestricted activity. When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as they are needed.

NOTES TO FINANCIAL STATEMENTS

Fund Financial Statements

Fund financial statements report detailed information about the City. The focus of governmental and proprietary fund financial statements is on major funds rather than reporting funds by type. Each major fund is presented in a separate column. Non-major funds are aggregated and presented in a single column. The internal service funds are presented in a single column on the face of the proprietary fund statements.

Governmental Funds

All governmental funds are accounted for using modified accrual basis of accounting and current financial resources measurement focus. Under this basis, revenues are recognized in the accounting period in which they become measurable and available. Revenues are considered to be available when they are collected within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The revenues susceptible to accrual are property taxes, franchise fees, licenses, charges for services, interest income and intergovernmental revenues. Sales taxes collected and held by the state at year end and on behalf of the government are also recognized as revenue. Expenditures are recognized in the accounting period in which the fund liability is incurred, if measurable. Major governmental funds include the following:

The ***general fund*** is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The ***general capital projects fund***, a capital projects fund, accounts for revenues and expenditures relating to the acquisition of capital items.

The ***general government development fee fund***, a special revenue fund, accounts for revenues and expenditures associated with general government development impact fees assessed to fund infrastructure and other expenditures for growth-related general government projects.

The ***fire development fee fund****, a special revenue fund, accounts for revenues and expenditures associated with fire development impact fees assessed to fund infrastructure and other expenditures for growth-related fire service projects.

The ***highway user revenue fund****, a special revenue fund, accounts for State shared highway user revenues consisting of state taxes collected on gasoline, vehicle registration, vehicle license tax, and a number of other additional transportation related fees and expenditures that are legally restricted to expenditures for transportation and the construction, repairs, and maintenance of public works and streets.

The ***transportation improvement fund****, a special revenue fund, accounts for revenues and expenditures that are legally restricted to expenditures of existing roadway corridor improvements and the related costs of the construction of new roadways.

* These funds have not met the criterion which mandates that they be reported separately as major funds. However, the City has chosen to present these funds as major funds.

Proprietary Funds

All proprietary funds are accounted for on the flow of economic resources measurement focus and use of accrual basis of accounting. Under this method, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred. Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. Revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

NOTES TO FINANCIAL STATEMENTS

The ***water fund*** accounts for the provision of the water treatment and distribution to residential and commercial customers of the City.

The ***sewer fund*** accounts for sanitary sewer services provided to the residential and commercial customers of the City.

The ***sanitation fund*** accounts for trash collection services provided to the residential and some commercial customers of the City.

In addition, the City reports the following fund types:

Internal service funds are accounted for in essentially the same manner as the proprietary funds, using the same measurement focus and basis of accounting. The funds account for transactions of the City's internal insurance activities.

Agency fund (not included in government-wide statements) accounts for employee contributions to their flexible spending accounts. The City staff performs all administrative and accounting functions for this fund.

C. DEPOSITS AND INVESTMENTS

Cash equivalents are considered to be cash on hand, demand deposits and short-term investments with original maturities of three months or less, including amounts on deposit with the Local Government Investment Pool and invested with the Certificate of Deposit Account Registry Service (CDARS) program through Alliance Bank of Arizona.

State statutes authorize the City to invest in obligations of the U.S. Treasury, commercial paper, corporate bonds, repurchase agreements and the State Treasurer's Local Government Investment Pool. Investments are stated at fair value.

D. RESTRICTED ASSETS

Restricted cash and investments reported in the statements are comprised of restricted deposits for development and construction agreements, for outstanding debt amounts and other contractual requirements.

E. RECEIVABLES AND PAYABLES

Activity between funds that is representative of lending/borrowing arrangements outstanding at the end of the fiscal year is referred to as either "due to/from other funds" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the non-current portion of interfund loans). Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

Fund balance resulting from advances to other funds are shown as nonspendable and committed amounts.

All accounts receivable are shown net of allowance for un-collectibles when applicable.

NOTES TO FINANCIAL STATEMENTS

F. INVENTORIES AND PREPAID ITEMS

Inventories consist of expendable supplies held for consumption. For the governmental funds inventories are reported using the purchases method, expenditures are incurred as inventory is purchased and an adjustment is made at year end directly to inventory and fund balance. For the proprietary funds and government wide statements inventories are reported using the consumption method, inventory is recorded when it is purchased and expensed as it is used. Inventory is valued using the average cost method. Certain payments to vendors reflect costs applicable to future accounting periods and are reported using the consumption method in both government-wide and fund financial statements and are therefore recorded as prepaid items.

G. CAPITAL ASSETS

Capital assets, which include property, plant, equipment and infrastructure assets (e.g., streets, traffic signals and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. The City's policy defines capital assets as assets with an initial individual cost greater than \$10,000 and an estimated useful life of two or more years. Assets contributed (donated) to those funds are recorded at actual costs when available otherwise the estimated fair market value on date of receipt is used.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Significant outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of assets constructed.

Depreciation of capital assets is computed and recorded by the straight-line method. Estimated useful lives of the various classes of depreciated capital assets are as follows: buildings, 20 to 50 years; improvements/infrastructure, 5 to 50 years; equipment, 2 to 15 years.

H. DEFERRED OUTFLOWS OF RESOURCES

The City recognizes the consumption of net position that is applicable to a future reporting period as deferred outflows of resources. Reported amounts are related to the requirements of accounting and financial reporting for pensions under GASB 68.

I. COMPENSATED ABSENCES

Vested or accumulated Paid Time Off (PTO) leave that is expected to be liquidated with expendable available financial resources is reported as an expenditure and a fund liability of the governmental fund that will pay it. Vested or accumulated PTO leave that is not expected to be liquidated with expendable available financial resources is reported in the government-wide statements. No expenditure is reported for these amounts in the governmental fund statements. Vested or accumulated PTO leave in proprietary funds and the government-wide statements is recorded as an expense and liability of those funds as the benefits accrue to employees. The internal service funds serve primarily the governmental funds, the long-term liabilities of which are included as part of the governmental activities schedule. For the governmental activities, the General Fund, Highway User Revenue Fund, Transportation Fund, and the non-major fund SPD Towing Fund and the Employee Healthcare Fund, and the Risk Management Fund have been used in prior years to liquidate the compensated absences liability.

NOTES TO FINANCIAL STATEMENTS

J. LONG-TERM OBLIGATIONS

In the government-wide financial statements, and the proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts are amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

K. PENSION PLANS

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Arizona State Retirement System (ASRS), the Public Safety Personnel Retirement System (PSPRS), and the Elected Officials Retirement Plan (EORP) and additions to/deductions from ASRS/PSPRS/EORP's fiduciary net position have been determined on the same basis as they are reported by ASRS/PSPRS/EORP. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

L. DEFERRED INFLOWS OF RESOURCES

The City recognizes the acquisition of net position that is applicable to a future reporting period as deferred inflows of resources. Reported amounts are related to the requirements of accounting and financial reporting for pensions under GASB 68 and in connection with receivables for revenues that are not considered to be measurable and available to liquidate liabilities of the current period.

M. FUND BALANCE

In the fund financial statements, governmental funds report fund balance into classifications that comprise a hierarchy based on the extent to which the City is bound to honor constraints on the specific purpose for which those funds can be spent. The classifications of fund balance are Nonspendable, Restricted, Committed, Assigned, and Unassigned.

Nonspendable fund balances include amounts that cannot be spent because they are not in a spendable form, such as inventory or prepaid items, or because resources legally or contractually must remain intact.

Restricted fund balances are the portion of fund balance that have externally enforceable limitations on their usage through legislation or limitations imposed by creditors, grantors, laws and regulations of other governments, or enabling legislation.

Committed fund balances are self-imposed limitations by the highest level of decision making authority, namely Mayor and City Council, prior to the end of the reporting period. Mayor and City Council approval is required to commit resources or to rescind the commitment through a City Council resolution or ordinance. Only City Council can remove or change the constraints placed on committed fund balance through formal council resolution.

NOTES TO FINANCIAL STATEMENTS

Assigned fund balances are limitations imposed internally by management based on the intended use of the funds. The City Council has designated the authority to assign amounts to be used for specific purposes to the Chief Financial Officer (CFO). Approval of the CFO is necessary to establish, modify or rescind an assignment of fund balance.

Unassigned fund balances represent the residual net resources in excess of the other classifications. The General Fund is the only fund that can report a positive unassigned fund balance and any governmental fund can report a negative unassigned fund balance.

When both restricted and unrestricted resources are available for specified expenditures, restricted resources are considered spent before unrestricted resources. Within unrestricted resources, committed would be considered spent first (if available), followed by assigned (if available), and then unassigned amounts.

N. MINIMUM FUND BALANCE

The minimum fund balance is not intended to be spent. The purpose of the minimum fund balance is to ensure the City has adequate resources to meet its operational needs in the event of unusual and unforeseen circumstances. If the necessity arises to draw down fund balance below the minimum requirements that have been set, a plan to replenish the minimum fund balance will be presented to Council for approval.

The City has formally adopted a minimum fund balance policy for the following funds. The General Fund totaling \$14.9 million calculated using an average of budgeted personnel, supplies and services expenditures over a two month period. The General Capital Projects Fund for \$1 million. The Transportation Improvement Fund for \$0.5 million. The Street Lighting Districts Fund totaling \$421,967 calculated using 10% of its budgeted annual expenditures. The Tourism Fund for \$5,000. There is no effect on the presentation of fund balance on the face of the financial statements.

The City is in compliance with its established minimum fund balance policies.

O. NET POSITION

The government-wide and proprietary fund financial statements present ending resources as net position. Net position is categorized to help signify their availability.

Net Investment in Capital Assets includes all capital assets of the City both depreciable and non-depreciable net of accumulated depreciation and outstanding debt balances attributable to the acquisition, construction or improvement of these assets. Net position in this category represents infrastructure of the City and is not available to meet the City's needs.

Restricted net position consists of amounts that have external restrictions imposed upon them by creditors, grantors, contributors or laws or regulations of other governments and restrictions imposed by law through constitutional provisions or enabling legislation. Net position in this category represent amounts that are not available to meet the City's needs as they have been promised for other purposes.

Unrestricted net position represents amounts that have not been restricted for any project or other purpose. These amounts are available to meet any needs of the City. While unrestricted net position is technically available to be spent by the City it is important to remember that the City has established financial policies that would prevent this. There are certain self-imposed criteria, such as maintaining a minimum operating fund balance that would further reduce the amount the City is willing to spend.

NOTES TO FINANCIAL STATEMENTS

P. MINIMUM NET POSITION

Minimum net position is not intended to be spent. The purpose of the minimum net position balance is to ensure the City has adequate resources to meet its operational needs in the event of unusual and unforeseen circumstances.

Within the Sanitation, Sewer and Water Funds, net position is to be maintained at an amount equal to the average budgeted personnel, supplies and services expenses over a two month period. Additionally, an amount will be kept for repair and replacement and will be maintained at a minimum of 2% of all tangible capital assets of the system.

The Risk Management Fund will maintain net position at an amount that, together with purchased insurance policies, will adequately indemnify the City. An actuarial evaluation will be performed annually to recommend appropriate funding levels, which will be approved by the City Council.

The Employee Healthcare Fund will maintain net position at a level which, together with purchased insurance policies, will adequately indemnify the City. An actuarial evaluation will be performed annually to recommend appropriate funding levels, which will be reviewed by the Loss Trust Fund Board and approved by the City Council.

The City is in compliance with its established minimum net position policies.

Q. PROPERTY TAX

A primary tax levy is limited to an increase of two percent over the previous year's maximum allowable primary levy plus an increased dollar amount due to a net gain in property not taxed the previous year (Section 42-301, Arizona Revised Statutes). The two percent increase is based on the City's "maximum allowable levy" for the prior year.

Property taxes are recognized as revenues in the year they are levied and collected, or if they are collected within 60 days subsequent to fiscal year-end. Property taxes not collected within 60 days subsequent to fiscal year-end, or collected in advance of the year-end for which they are levied, are reported as unavailable revenues.

The County levies real property taxes on or before the third Monday in August, that become due and payable in two equal installments. The first installment is due on the first day of October, and becomes delinquent after the first business day in November. The second installment is due on the first day of March of the next year, and becomes delinquent after the first business day of May. The County also levies various personal property taxes during the year, which are due the second Monday of the month following receipt of the tax notice and becomes delinquent 30 days thereafter.

R. GRANT REVENUES

Federal grants and assistance awards made on the basis of entitlement periods are recorded as intergovernmental receivables and revenues when entitlement occurs. All other federal reimbursement grants are recorded as intergovernmental receivables and revenues when the related expenditures are incurred.

S. INTERFUND TRANSACTIONS

Interfund services provided or used are accounted for as revenues, expenditures or expenses. All other interfund transactions are reported as transfers.

T. ESTIMATES

The preparation of the financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results may differ from those estimates.

NOTES TO FINANCIAL STATEMENTS

NOTE 2 – CASH AND INVESTMENTS

Arizona Revised Statutes authorize the City to invest public monies in the State Treasurer's local government investment pools, the County Treasurer's investment pool, in obligations of the U.S. Government and its agencies, obligations of the State and certain local government subdivisions, interest-bearing savings accounts and certificates of deposit, collateralized repurchase agreements, certain obligations of U.S. corporations, and certain other securities. The statutes do not include any requirements for credit risk, custodial credit risk, concentration of credit risk, interest rate risk, or foreign currency risk for the City's investments.

Custodial Credit Risk – Deposits. Custodial credit risk is the risk that in the event of bank failure the City's deposits may not be returned to the City. The City does not have a deposit policy for custodial credit risk. At year end, the carrying amount of the City's deposits was \$46,966,240 and the bank balance was \$50,083,076. At year end, \$5,348,073 of the City's deposits was covered by federal depository insurance. The remaining bank balance not covered by federal depository insurance of \$44,735,003 was fully collateralized. The collateral is held in the pledging banks trust department in the name of the pledging bank.

A reconciliation of the bank balance to the City's deposit balance as of June 30, 2015 follows:

Total per bank balance	\$ 50,083,076
Reconciling items:	
Outstanding checks	(3,467,992)
General operating reconciling item	4,269
Deposits in transit	341,862
Cash on hand	5,025
	<u>46,966,240</u>
Less:	
Fiduciary fund	(78,620)
Total City deposits	<u>\$ 46,887,620</u>

The City's investments consisted of the following as of June 30, 2015:

Investment Type	Fair Value	Investment Maturities		
		Less than 1 year	1-2 years	2-3 years
U.S. Government Securities	\$ 48,267,882	\$ 1,475,440	\$ 25,052,764	\$ 21,739,678
Government Sponsored Entity Debt	43,086,418	19,815,542	14,761,573	8,509,303
Money Market Mutual Funds	6,154,880	6,154,880	-	-
Local Government Investment Pool	401,907	401,907	-	-
Cash on deposit with the County Attorney	1,192,953	1,192,953	-	-
	<u>\$ 99,104,040</u>	<u>\$ 29,040,722</u>	<u>\$ 39,814,337</u>	<u>\$ 30,248,981</u>

The State Treasurer's pools are external investment pools, the Local Government Investment Pool (Pool 5) and Local Government Investment Pool-Government (Pool 7), with no regulatory oversight. The pools are not required to register (and are not registered) with the Securities and Exchange Commission. The activity and performance of the pools are reviewed monthly by the State Board of Investment. The fair value of each participant's position in the State Treasurer investment pools approximates the value of the participant's shares in the pool and the participants' shares are not identified with specific investments.

NOTES TO FINANCIAL STATEMENTS

Total cash and investments for the City as of June 30, 2015, are as follows:

City's deposits	\$ 46,966,240
City's investments	<u>99,104,040</u>
Total	<u><u>\$ 146,070,280</u></u>

Interest Rate Risk. The City's formal investment policy does not limit investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk. The City's investments in securities included \$43,086,418 of government sponsored entity debt. At June 30, 2015, these investments were rated by Standard and Poor's as follows: \$23,270,876 at AA+; and \$19,815,542 at AA-. The money market mutual funds and local government investment pool are not rated. Aside from State laws, the City's formal investment policy does not further limit its investment choices.

Custodial Credit Risk – Investments. All of the City's security investments are held in the City's name. The City's investment in the State Treasurer's investment pool represents a proportionate interest in the pool's portfolio; however the City's portion is not identified with specific investments and is not subject to custodial credit risk.

Concentration of Credit Risk. The City places no limit on the amount the City may invest in any one issuer.

Cash Reconciliation to Financial Statements

The following reconciliations are provided to reconcile cash to the government wide and fund financial statements.

<u>Government-wide Financial Statements</u>	
Total cash and investments	\$ 106,912,568
Total restricted cash and investments	<u>39,079,092</u>
Subtotal	<u>\$ 145,991,660</u>
Government-wide total cash and investments	\$ 145,991,660
plus: Fiduciary Fund cash and cash equivalents	<u>78,620</u>
Total	<u><u>\$ 146,070,280</u></u>

<u>Fund Financial Statements</u>	
<i>Governmental Funds</i>	
Cash and investments	\$ 64,783,006
Restricted cash and investments	<u>26,686,841</u>
	91,469,847
<i>Enterprise Funds</i>	
Cash and investments	34,844,333
Restricted cash and investments	<u>12,392,251</u>
	47,236,584
<i>Internal Service Funds</i>	
Cash and investments	<u>7,285,229</u>
<i>Fiduciary Funds</i>	
Cash and investments	<u>78,620</u>
Total	<u><u>\$ 146,070,280</u></u>

NOTES TO FINANCIAL STATEMENTS

NOTE 3 – ACCOUNTS RECEIVABLE

The amount due from other governments, as reported in the Statement of Net Position includes \$1,275,685 in highway user tax.

Governmental funds report unavailable revenue in connection with receivables for revenues that are not considered to be available to liquidate liabilities of the current period. Governmental funds also report unearned revenue recognition in connection with resources that have been received, but not yet earned.

The amounts reported in the governmental funds for the year ended June 30, 2015 are as follows:

CAFR Fund Name	Unearned	Unavailable
General Fund	\$ 1,767,171	\$ 260,834
Highway User Revenue Fund	2,000	-
Transportation Improvement Fund	314,610	-
Nonmajor Governmental Funds	531,414	-
	<u>\$ 2,615,195</u>	<u>\$ 260,834</u>

NOTE 4 – CAPITAL ASSETS

Capital assets activity for the year ended June 30, 2015, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental activities:				
Not being depreciated:				
Land and land improvements	\$ 33,609,071	\$ -	\$ -	\$ 33,609,071
Parks	10,256,905	-	-	10,256,905
Construction in process	4,747,832	8,244,477	(2,952,350)	10,039,959
Total not being depreciated	<u>48,613,808</u>	<u>8,244,477</u>	<u>(2,952,350)</u>	<u>53,905,935</u>
Other capital assets:				
Buildings and improvements	191,669,014	380,562	(109,934)	191,939,642
Improvements other than buildings	18,037,993	-	-	18,037,993
Equipment and vehicles	44,187,729	1,727,813	(1,616,124)	44,299,418
Infrastructure	386,675,321	11,488,959	(113,808)	398,050,472
Total other capital assets	<u>640,570,057</u>	<u>13,597,334</u>	<u>(1,839,866)</u>	<u>652,327,525</u>
Total assets before depreciation	<u>689,183,865</u>	<u>21,841,811</u>	<u>(4,792,216)</u>	<u>706,233,460</u>
Accumulated depreciation:				
Building and improvements	(50,198,518)	(6,274,751)	47,638	(56,425,631)
Improvements other than buildings	(4,730,751)	(657,506)	-	(5,388,257)
Equipment and vehicles	(31,492,009)	(2,988,011)	1,322,961	(33,157,059)
Infrastructure	(164,402,511)	(15,172,296)	-	(179,574,807)
Total accumulated depreciation	<u>(250,823,789)</u>	<u>(25,092,564)</u>	<u>1,370,599</u>	<u>(274,545,754)</u>
Net Capital Assets - Governmental Activities	<u>\$ 438,360,076</u>	<u>\$ (3,250,753)</u>	<u>\$ (3,421,617)</u>	<u>\$ 431,687,706</u>

NOTES TO FINANCIAL STATEMENTS

Depreciation was charged by function as follows:

General government	\$ 1,359,406
Public safety	2,764,286
Public works and streets	17,993,362
Community development	24,705
Culture and recreation	<u>2,950,805</u>

Total governmental activities depreciation expense \$ 25,092,564

	Beginning Balance	Increases	Decreases	Ending Balance
Business-type activities:				
Not being depreciated:				
Land	\$ 5,140,050	\$ -	\$ -	\$ 5,140,050
Water Rights	7,262,858	666,527	-	7,929,385
Construction in progress	1,628,200	3,126,690	(3,984,661)	770,229
Total not being depreciated	<u>14,031,108</u>	<u>3,793,217</u>	<u>(3,984,661)</u>	<u>13,839,664</u>
Other capital assets:				
Buildings and system	360,521,374	4,133,307	-	364,654,681
Improvements other than buildings	893,499	-	-	893,499
Vehicles and equipment	10,951,921	454,721	(478,615)	10,928,027
Total other capital assets	<u>372,366,794</u>	<u>4,588,028</u>	<u>(478,615)</u>	<u>376,476,207</u>
Total assets before depreciation	<u>386,397,902</u>	<u>8,381,245</u>	<u>(4,463,276)</u>	<u>390,315,871</u>
Accumulated depreciation:				
Buildings and system	(69,065,298)	(9,410,295)	-	(78,475,593)
Improvements other than buildings	(44,675)	(29,783)	-	(74,458)
Vehicles and equipment	<u>(5,428,597)</u>	<u>(1,252,256)</u>	<u>426,111</u>	<u>(6,254,742)</u>
Total accumulated depreciation	<u>(74,538,570)</u>	<u>(10,692,334)</u>	<u>426,111</u>	<u>(84,804,793)</u>
Net capital assets - business activities	<u>\$ 311,859,332</u>	<u>\$ (2,311,089)</u>	<u>\$ (4,037,165)</u>	<u>\$ 305,511,078</u>

Depreciation was charged by function as follows:

Water	\$ 2,837,929
Sewer	6,969,562
Sanitation	<u>884,843</u>

Total business-type activities depreciation expense \$ 10,692,334

During the current fiscal year, the Sewer Fund capitalized net interest costs of \$45,457. Total interest expense in the Sewer Fund before capitalization was \$2,356,154.

NOTES TO FINANCIAL STATEMENTS

NOTE 5 - DEVELOPER AGREEMENTS

The City of Surprise has entered into agreements with developers for infrastructure related to commercial and residential development. The developers construct the infrastructure and convey the assets to the City. Based on the terms of the agreements, over a designated period of time, the City pays the developers for the infrastructure with collections of impact fees and other specified revenues, up to the maximum amount per agreement. Commitments to reimburse developers under these agreements are not currently recognized until the requirements of the agreements are met. If the term of the agreement expires before the maximum amount has been repaid, the City has no further obligation to continue making payments under the agreement.

Development agreements related to water system infrastructure will be reimbursed using water system impact fees and water resource impact fees. Total water system infrastructure value conveyed is \$29,197,251. Depending on the terms of the specific agreement, this value is eligible for reimbursement during the next eighteen years. Once an agreement expires, water system and water resource impact fees are no longer eligible for developer reimbursement. As of June 30, 2015, the City has reimbursed \$11,561,010, leaving a potential remaining balance of \$17,636,241.

Development agreements related to wastewater system infrastructure will be reimbursed using specified sales tax revenues. The total net value reimbursable for wastewater system infrastructure is \$14,002,595. Depending on the terms of the specific agreements, this value is eligible for reimbursement over the next thirty five years. Once the agreements expire, the remaining unpaid balance of these infrastructure costs is no longer subject to repayment. As of June 30, 2015, the amount the City has reimbursed is \$68,955, leaving a potential remaining balance of \$13,933,640.

Infrastructure installed in connection with development agreements related to transportation will be reimbursed using a portion of sales tax collections as prescribed in the agreements. The total net reimbursable value for this infrastructure is \$65,603,304 at June 30, 2015. Depending on the terms of the specific agreements, this value is eligible for reimbursement over the next thirty five years. Once the agreements expire, no further developer reimbursement of the unpaid balance is required. As of June 30, 2015, the City has reimbursed \$609,965 to developers, leaving a potential remaining balance of \$64,993,339.

In addition, the City has entered into a number of developer agreements for infrastructure that has not yet been conveyed to the City. The total cost to be incurred under these agreements is currently undeterminable.

NOTES TO FINANCIAL STATEMENTS

NOTE 6 – CONSTRUCTION COMMITMENTS

City of Surprise has active construction projects as of June 30, 2015. At year end, the City commitments with contractors are as follows:

Project	Spent-to-Date	Remaining Commitment	Funding Source
Bell Rd Sidewalks East of Grand	\$ 1,646,458	\$ 25,053	General Capital Fund
Dove Valley Pkway 163rd-179th	524,330	12,076	General Capital Fund
Fiber Optics-Loop 303-Peoria-Bell	301,234	51	General Capital/Public Works Dev Fund
107th & Union Hills Drainage	246,694	3,306	General Capital Fund
Peoria (Sarival to Reems)	45,390	586	Transportation Improvement Fund
City Hall Reclaim Connections	37,037	59,205	Water Fund
SPA 1 VDs Plant 4 & 5	47,351	443,247	Water Fund
Cactus Rd 175th to Cotton Ln	22,743	557	Transportation Improvement Fund
SPA1Effluent Strg Reser Covers	117,799	5,201	Water Fund
Replace Financial Software	800,683	1,866,094	General Capital Fund
IT Disaster Recovery	311,944	879	General Capital Fund
Booster Station Bell Road Lake	130,456	38,719	General Capital Fund/Water Fund
CRS Master Plan	67,000	25,000	General Capital Fund
Surprise Farms Park	364,986	1,368,189	Parks and Recreation Development Fund
Veramonte Park	194,004	683,299	Parks and Recreation Development Fund
Fire Pumper Replacement	682,807	8,917	Vehicle Replacement Fund
RWC Radio Replacement	220,000	1,885	General Capital Fund
Cactus S. Side RR Trk/Litchfield	70,360	80,906	General Capital/Water/Sewer Funds
Jomax 147 to 132 Pave Dirt Road	134,477	32,399	General Capital Fund
Skatepark-in-Ground	51,520	428,892	General Capital Fund
City Entry Monuments	10,677	39,256	General Capital Fund
Sidewalk Gaps	48,814	405	Highway User Revenue Fund
Park N Ride Enhancements	7,715	1,650	Proposition 400 Fund
Clubhouse Improvements	2,764,022	16,528,138	General Capital/Tourism Fund
New Public Works Yard	85,324	84,129	Sanitation/Public Works Development Fee
SPA1 Wrf N. Entr Gate and Wall	41,656	108,736	Sewer Fund
Litchfield E SD Cactus	65,334	64,616	Sewer Fund
Solar Biosolids Dryer	15,269	165,081	Sewer Fund
SPA Influent Ln Hydr Rehab	55,366	245,905	Sewer Fund
Wastewater Scada Upgrade	184,461	20,795	Sewer Fund
Greenway Road Lift Station Rehab	15,592	38,789	Sewer Fund
Elec Service Upgrade at Techcelerator	64,583	219,000	General Capital Fund
Medians at Waddell W. Litchfield	15,775	6,890	General Capital Fund
AZ Techcelerator Renovation	119,928	243,389	General Fund
Pumper 3272 Replacement	265,336	297,218	Vehicle Replacement Fund
LT 4026 Replacement	361,968	338,091	Vehicle Replacement Fund
Total	<u>\$ 10,139,093</u>	<u>\$ 23,486,549</u>	

NOTES TO FINANCIAL STATEMENTS

NOTE 7 - LONG-TERM DEBT & OTHER PAYABLES

MUNICIPAL PROPERTY CORPORATION BONDS

The City of Surprise Municipal Property Corporation (MPC) issued special limited obligations for the construction of major capital facilities. The Excise Tax Revenue Refunding Bonds, Series 2003 were refunded in June 2015 by the issuance of pledged revenue obligations.

The Wastewater Development Impact Fee and Utility Revenue Bonds, Series 2007 are secured by a pledge of the City's wastewater development impact fee collections as well as a subordinate pledge of wastewater utility revenue collections. The wastewater development impact fees and utility revenue collections are recorded in the Sewer Fund. Required reserves per the bond statements for the MPC issuances have been met by the City. Principal and interest payable next year and system net revenues for the current year were \$3,638,325 and \$8,618,636 respectively. Of the total net revenues, \$1,661,132 are impact fee revenues that have been specifically designated for debt service payments per the bond issuance statement. The remaining \$6,957,504 represents net revenues from wastewater operations during the year and is available to meet debt service payment obligations.

PLEDGED REVENUE OBLIGATIONS

The Pledged Revenue Obligations, Series 2015, totaling \$17,385,000, are secured by a lien on excise tax revenues and state shared revenues. Proceeds of the bonds will be used for stadium improvements and at June 30, 2015 the bond proceeds remain unspent. The bonds are payable solely from pledged revenues and are payable through 2030. Principal and interest payable next year and pledged revenues for the current year were \$1,584,509 and \$86,056,301, respectively.

During fiscal year 2015, the City issued \$19,280,000 Pledged Revenue Refunding Obligations, Series 2015 to refund and defease outstanding MPC Excise Tax Revenue Refunding Bonds, Series 2003 and pay costs of issuance. The current refunding reduced debt service payments by a total of \$254,690 and resulted in a net present value savings of \$1,251,280. The refunding obligations are payable solely from pledged revenue and are payable through 2024. Principal and interest payable next year and pledged revenues for the current year were \$2,653,860 and \$86,056,301, respectively.

COMMUNITY FACILITIES DISTRICT BONDS

Community Facilities District (CFD) Bonds are special purpose government entities which the City Council may create under Arizona law to (among other things) acquire and improve public infrastructure.

NOTES TO FINANCIAL STATEMENTS

Long-term debt as of June 30, 2015 is comprised of the following:

Classified in Governmental Activities on the Government-wide Financial Statements:

Revenue Obligations	Long-Term Debt Outstanding
2015, Pledged Revenue Obligation (issued June 23, 2015) due in annual installments of \$855,000 to \$1,505,000 through July 1, 2030; interest at 3 percent to 5 percent. Original issue amount \$17,385,000.	\$ 17,385,000
2015, Pledged Revenue Refunding Obligation (issued June 23, 2015) due in annual installments of \$1,830,000 to \$2,525,000 through July 1, 2024; interest at 3 percent to 5 percent. Original issue amount \$19,280,000. 69.75 percentage of this issue pertains to governmental activities.	<u>13,447,800</u>
Total Revenue Obligations	<u>30,832,800</u>
Community Facilities Districts General Obligation Bonds	
2006 Marley Park Community Facilities District General Obligation bonds due in annual installments of \$30,000 to \$95,000 beginning July 15, 2007 through July 15, 2031; interest at 4.85 percent to 5.30 percent. Original issue amount \$1,365,000.	1,050,000
2007 Marley Park Community Facilities District General Obligation bonds due in annual installments of \$80,000 to \$375,000 beginning July 15, 2008 through July 15, 2032; interest at 4.35 percent to 6.10 percent. Original issue amount \$3,950,000.	3,160,000
2008 Marley Park Community Facilities District General Obligation bonds due in annual installments of \$60,000 to \$630,000 beginning July 15, 2009 through July 15, 2033; interest at 3.80 percent to 7.00 percent. Original issue amount \$3,395,000.	<u>2,905,000</u>
Total Community Facilities Districts General Obligation Bonds Outstanding	<u>7,115,000</u>
Total Long-Term Debt Payable Recorded in Governmental Activities	<u><u>\$ 37,947,800</u></u>

NOTES TO FINANCIAL STATEMENTS

Classified in Business-type Activities on the Government-wide Financial Statements:

Revenue Obligations	Long-Term Debt Outstanding
2015, Pledged Revenue Refunding Obligation (issued June 23, 2015) due in annual installments of \$1,830,000 to \$2,525,000 through July 1, 2024; interest at 3 percent to 5 percent. Original issue amount \$19,280,000. 30.25 percentage of this issue pertains to business-type activities.	\$ 5,832,200
Municipal Property Corporation Bonds	
2007, Municipal Property Corporation Wastewater Development Impact Fee and Subordinate Lien Wastewater Utility Revenue Bonds (issued May 1, 2007) due in installments of \$4,675,000 to \$25,000,000 through April 1, 2032; interest at 4.25 percent to 4.90 percent. Original issue amount \$50,675,000.	<u>39,365,000</u>
Total Bonds Payable Recorded in Business-type Activities	<u>45,197,200</u>
Total Long-Term Bonds Payable	<u><u>\$ 83,145,000</u></u>

Subsequent to June 30, 2015, the City called \$1,780,000 of the Series 2007, Municipal Property Corporation Wastewater Development Impact Fee and Subordinate Lien Wastewater Utility Revenue Bonds.

NOTES TO FINANCIAL STATEMENTS

The following is a summary of long-term liabilities for the year ended June 30, 2015:

	Beginning Balance	Additions	Reductions	Ending Balance	Amounts Due Within One Year
Governmental activities:					
City of Surprise, Series 2015 Pledged revenue obligations \$30,832,800 (\$36,665,000 issued)	\$ -	\$30,832,800	\$ -	\$ 30,832,800	\$ 2,131,425
General municipal property corporation fund obligation Series 2003 Bonds, \$29,894,850 (\$42,860,000 issued)	17,444,474	-	(17,444,474)	-	-
	<u>17,444,474</u>	<u>30,832,800</u>	<u>(17,444,474)</u>	<u>30,832,800</u>	<u>2,131,425</u>
For issuance premium 2015	-	3,365,079	-	3,365,079	-
For issuance premium 2003	594,283	-	(594,283)	-	-
	<u>594,283</u>	<u>3,365,079</u>	<u>(594,283)</u>	<u>3,365,079</u>	<u>-</u>
Community Facilities Districts					
Series 2006 Bonds, \$1,365,000 issued	1,090,000	-	(40,000)	1,050,000	45,000
Series 2007 Bonds, \$3,950,000 issued	3,265,000	-	(105,000)	3,160,000	110,000
Series 2008 Bonds, \$3,395,000 issued	2,980,000	-	(75,000)	2,905,000	75,000
	<u>7,335,000</u>	<u>-</u>	<u>(220,000)</u>	<u>7,115,000</u>	<u>230,000</u>
Total governmental obligation bonds	<u>25,373,757</u>	<u>34,197,879</u>	<u>(18,258,757)</u>	<u>41,312,879</u>	<u>2,361,425</u>
Compensated absences	<u>4,976,015</u>	<u>4,452,560</u>	<u>(3,699,817)</u>	<u>5,728,758</u>	<u>2,463,366</u>
Contracts and developer payable	<u>1,927,125</u>	<u>1,828,078</u>	<u>(1,673,229)</u>	<u>2,081,974</u>	<u>1,781,249</u>
Total governmental activities debt	<u>\$ 32,276,897</u>	<u>\$40,478,517</u>	<u>\$ (23,631,803)</u>	<u>\$ 49,123,611</u>	<u>\$ 6,606,040</u>
Business-type activities:					
City of Surprise, Series 2015 Pledged revenue obligations \$5,832,200 (\$36,665,000 issued)	\$ -	\$ 5,832,200	\$ -	\$ 5,832,200	\$ 553,575
General municipal property corporation fund obligation Series 2003 Bonds, \$12,965,150 (\$42,860,000 issued)	7,565,524	-	(7,565,524)	-	-
Series 2007 Bonds, \$50,675,000 issued	46,000,000	-	(6,635,000)	39,365,000	1,780,000
	<u>53,565,524</u>	<u>5,832,200</u>	<u>(14,200,524)</u>	<u>45,197,200</u>	<u>2,333,575</u>
For issuance premium 2015	-	703,371	-	703,371	-
For issuance premium 2003	257,734	-	(257,734)	-	-
	<u>257,734</u>	<u>703,371</u>	<u>(257,734)</u>	<u>703,371</u>	<u>-</u>
Total governmental obligation bonds	<u>53,823,258</u>	<u>6,535,571</u>	<u>(14,458,258)</u>	<u>45,900,571</u>	<u>2,333,575</u>
Compensated absences	<u>682,619</u>	<u>611,495</u>	<u>(530,826)</u>	<u>763,288</u>	<u>328,214</u>
Contracts and developer payable	<u>289,701</u>	<u>433,070</u>	<u>(293,916)</u>	<u>428,855</u>	<u>428,855</u>
Total business-type activities debt	<u>\$ 54,795,578</u>	<u>\$ 7,580,136</u>	<u>\$ (15,283,000)</u>	<u>\$ 47,092,714</u>	<u>\$ 3,090,644</u>

NOTES TO FINANCIAL STATEMENTS

The following is a summary of debt service requirements for the year ended June 30, 2015. Deferred amounts are not included:

Year Ended June 30	Governmental Activities									
	Refunding/Stadium Imp 2015		Marley Park CFD 2006		Marley Park CFD 2007		Marley Park CFD 2008		Total	
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2016	\$ 2,131,425	\$ 1,304,151	\$ 45,000	\$ 54,938	\$ 110,000	\$ 189,675	\$ 75,000	\$ 197,804	\$ 2,361,425	\$ 1,746,568
2017	2,223,738	1,211,857	45,000	52,756	115,000	183,844	85,000	193,604	2,468,738	1,642,061
2018	2,311,050	1,122,908	50,000	50,416	120,000	177,634	85,000	188,674	2,566,050	1,539,632
2019	2,382,900	1,053,577	50,000	47,816	130,000	170,436	90,000	183,574	2,652,900	1,455,403
2020	2,473,700	958,260	55,000	45,215	135,000	162,635	100,000	177,724	2,763,700	1,343,834
2021-2025	12,239,987	3,080,040	310,000	181,355	820,000	679,675	595,000	783,026	13,964,987	4,724,096
2026-2030	7,070,000	841,850	400,000	91,425	1,095,000	401,490	830,000	547,753	9,395,000	1,882,518
2031-2033	-	-	95,000	5,035	635,000	61,610	1,045,000	176,400	1,775,000	243,045
Total	<u>\$ 30,832,800</u>	<u>\$ 9,572,643</u>	<u>\$ 1,050,000</u>	<u>\$ 528,956</u>	<u>\$ 3,160,000</u>	<u>\$ 2,026,999</u>	<u>\$ 2,905,000</u>	<u>\$ 2,448,559</u>	<u>\$ 37,947,800</u>	<u>\$ 14,577,157</u>

Year Ended June 30	Business-Type Activities					
	Refunding/Stadium Imp 2015		2007 MPC		Total	
	Principal	Interest	Principal	Interest	Principal	Interest
2016	\$ 553,575	\$ 249,218	\$ 1,780,000	\$ 1,858,325	\$ 2,333,575	\$ 2,107,543
2017	576,263	227,193	1,865,000	1,772,668	2,441,263	1,999,861
2018	598,950	204,142	1,950,000	1,683,015	2,548,950	1,887,157
2019	617,100	186,174	2,045,000	1,589,132	2,662,100	1,775,306
2020	641,300	161,490	2,140,000	1,490,785	2,781,300	1,652,275
2021-2025	2,845,012	364,209	10,855,000	5,892,163	13,700,012	6,256,372
2026-2030	-	-	12,715,000	3,091,532	12,715,000	3,091,532
2031-2033	-	-	6,015,000	298,288	6,015,000	298,288
Total	<u>\$ 5,832,200</u>	<u>\$ 1,392,426</u>	<u>\$ 39,365,000</u>	<u>\$ 17,675,908</u>	<u>\$ 45,197,200</u>	<u>\$ 19,068,334</u>

NOTES TO FINANCIAL STATEMENTS

Contracts Payable

General Government Activities

A balance of \$2,081,974 is owed based on improvements made by developers per development agreements for various infrastructure items the City will own and amounts owed to contractors for the retainage of on-going projects.

Business Type Activities

A balance of \$428,855 is owed based on improvements made by developers per development agreements for various equipment and infrastructure items the City will own and amounts owed to contractors for the retainage of on-going projects.

Legal Debt Limit

The Arizona Constitution provides that the general obligation bonded indebtedness for a city may not exceed twenty percent of the net secondary assessed valuation of the taxable property of the city for projects for purposes of water, wastewater, artificial light, open space preserves, parks and recreational facilities, public safety, law enforcement, fire and emergency services facilities, streets, and transportation facilities. Outstanding general obligation bonded indebtedness for all other purposes may not exceed six percent of the City's net secondary assessed valuation. The following summarizes the City of Surprise, Arizona's legal general obligation bonded debt borrowing capacity at June 30, 2015:

20% Limitation		6% Limitation	
20% Constitutional Limit	\$ 180,944,209	6% Constitutional Limit	\$ 54,283,263
Less General Obligation 20% Bonds Outstanding	<u>-</u>	Less General Obligation 6% Bonds Outstanding	<u>-</u>
Available 20% Limitation Borrowing Capacity	<u>\$ 180,944,209</u>	Available 6% Limitation Borrowing Capacity	<u>\$ 54,283,263</u>

OPERATING LEASES

The City leases copiers, trash compactors, and land under certain cancelable and non-cancelable operating leases expiring at various dates. Operating leases do not give rise to property rights or lease obligations (long-term debt), and therefore the results of the lease agreements are not reflected in the City's Statement of Net Position. Lease expense for the fiscal year ended June 30, 2015 was \$138,095.

The following is a schedule of the future minimum lease payments on the non-cancelable operating leases:

Year Ending June 30:	
2016	\$ 33,892
2017	<u>17,821</u>
Total minimum payments required	<u>\$ 51,713</u>

NOTES TO FINANCIAL STATEMENTS

Operating Lease Revenue

The City leases various City-owned properties and buildings under cancelable long-term lease agreements. The carrying value of leased assets is \$4,095,661 (cost of \$7,070,069 less accumulated depreciation of \$2,974,408). The lease properties and building are included as capital assets in the government-wide financial statements. Operating lease revenues for fiscal year 2015 were \$448,824.

NOTE 8 - RETIREMENT PLANS

Cost-Sharing and Agent Multiple Employer Pension Plans

The City contributes to the Arizona State Retirement System (ASRS), the Public Safety Personnel Retirement System (PSPRS) for police officers and firefighters, and the Elected Officials Retirement Plan (EORP) for elected officials and judges. The plans are component units of the State of Arizona.

At June 30, 2015, the City reported the following aggregate amounts related to pensions for all plans to which it contributes:

Statement of Net Position and Statement of Activities	Governmental Activities	Business-Type Activities	Total
Net Pension Liabilities	\$ 52,498,946	\$ 8,724,974	\$ 61,223,920
Deferred Outflows of Resources	12,802,291	1,146,686	13,948,977
Deferred Inflows of Resources	7,985,448	1,525,728	9,511,176
Pension Expense	5,483,953	578,704	6,062,657

The City reported accrued payroll and employee benefits of \$13,406 for outstanding pension contribution amounts payable to all pension plans for the year ended June 30, 2015. Also, the City reported \$5,887,101 of pension expenditures in the governmental funds related to all pension plans to which it contributes.

Arizona State Retirement System

Plan Descriptions – City employees not covered by the other pension plans described on the following pages participate in the Arizona State Retirement System (ASRS). The ASRS administers a cost-sharing, multiple-employer defined benefit pension plan; a cost-sharing, multiple-employer defined benefit health insurance premium benefit (OPEB); and a cost-sharing, multiple-employer defined benefit long-term disability (OPEB) plan. The Arizona State Retirement System Board governs the ASRS according to the provisions of A.R.S. Title 38, Chapter 5, Articles 2 and 2.1. The ASRS issues a publicly available financial report that includes its financial statements and required supplementary information. The report is available on its Web site at www.azasrs.gov.

Benefits Provided – The ASRS provides retirement, health insurance premium supplement, long-term disability, and survivor benefits. State statute establishes benefit terms. Retirement benefits are calculated on the basis of age, average monthly compensation, and service credit as follows:

NOTES TO FINANCIAL STATEMENTS

	Retirement	
	Initial Membership Date	
	Before July 1, 2011	On or After July 1, 2011
Years of service and age required to receive benefit	Sum of years and age equals 80 10 years age 62 5 year age 50* any years age 65	30 years age 55 25 years age 60 10 years age 62 5 years age 50* any years age 65
Final average salary is based on	Highest 36 consecutive months of last 120 months	Highest 60 consecutive months of last 120 months
Benefit percentage per year of service	2.1% to 2.3 %	2.1% to 2.3 %

* With actuarially reduced benefits

Retirement benefits for members who joined the ASRS prior to September 13, 2013, are subject to automatic cost-of-living adjustments based on excess investment earnings. Members with a membership date on or after September 13, 2013, are not eligible for cost-of-living adjustments. Survivor benefits are payable upon a member's death. For retired members, the survivor benefit is determined by the retirement benefit option chosen. For all other members, the beneficiary is entitled to the member's account balance that includes the member's contributions and employer's contributions, plus interest earned.

Contributions – In accordance with state statutes, annual actuarial valuations determine active member and employer contribution requirements. The combined active member and employer contribution rates are expected to finance the costs of benefits employees earn during the year, with an additional amount to finance any unfunded accrued liability. For the year ended June 30, 2015, active ASRS members were required by statute to contribute at the actuarially determined rate of 11.60 percent (11.48 percent for retirement and 0.12 percent for long-term disability) of the members' annual covered payroll, and the City was required by statute to contribute at the actuarially determined rate of 11.60 percent (10.89 percent for retirement, 0.59 percent for the health insurance premium benefit, and 0.12 percent for long-term disability) of the active members' annual covered payroll.

In addition, the City was required by statute to contribute at the actuarially determined rate of 9.57 percent (9.51 percent for retirement and 0.06 percent for long-term disability) of annual covered payroll of retired members who worked for the City in positions that would typically be filled by an employee who contributes to the ASRS. The City's contributions to the pension plan for the year ended June 30, 2015, were \$3,259,073. The City's contributions for the current and two preceding years for OPEB, all of which were equal to the required contributions, were as follows:

	Health Benefit Supplement Fund	Long-Term Disability Fund
<u>Year Ended June 30,</u>		
2015	\$ 178,990	\$ 36,405
2014	162,104	64,842
2013	162,846	60,128

During the fiscal year ended June 30, 2015, the City paid for ASRS pension and OPEB contributions as follows: 69 percent from the General Fund, 24 percent from major funds, and 7 percent from other funds.

NOTES TO FINANCIAL STATEMENTS

Pension Liability – At June 30, 2015, the City reported a liability of \$42,980,167 for its proportionate share of the ASRS' net pension liability. The net pension liability was measured as of June 30, 2014. The total pension liability used to calculate the net pension liability was determined using update procedures to roll forward the total pension liability from an actuarial valuation as of June 30, 2013, to the measurement date of June 30, 2014.

The City's reported liability at June 30, 2015, decreased by \$4,424,573 from the City's prior year liability of \$47,404,740 because of changes in the ASRS' net pension liability and the City's proportionate share of that liability. The ASRS' publicly available financial report provides details on the change in the net pension liability.

The City's proportion of the net pension liability was based on the City's FY 2014 contributions. The City's proportion measured as of June 30, 2014, was 0.290473 percent, which was a decrease of 0.00532 from its proportion measured as of June 30, 2013.

Pension Expense and Deferred Outflows/Inflows of Resources – For the year ended June 30, 2015, the City recognized pension expense for ASRS of \$3,095,089. At June 30, 2015, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 2,184,378	\$ -
Changes of assumptions or other inputs	-	-
Net difference between projected and actual earnings on pension plan investments	-	7,515,904
Changes in proportion and differences between City contributions and proportionate share of contributions	613,565	-
City contributions subsequent to the measurement date	3,259,072	-
Total	<u>\$ 6,057,015</u>	<u>\$ 7,515,904</u>

The \$3,259,072 reported as deferred outflows of resources related to ASRS pensions resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2016. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to ASRS pensions will be recognized in pension expense as follows:

Year Ended June 30,	Amount
2016	\$ (662,479)
2017	(662,479)
2018	(1,514,027)
2019	(1,878,976)

NOTES TO FINANCIAL STATEMENTS

Actuarial Assumptions – The significant actuarial assumptions used to measure the total pension liability are as follows:

Actuarial Valuation Date	June 30, 2013
Actuarial Roll Forward Date	June 30, 2014
Actuarial Cost Method	Entry Age Normal
Investment Rate of Return	8%
Projected Salary Increases	3 - 6.75%
Inflation	3%
Permanent Benefit Increase	Included
Mortality Rates	1994 GAM Scale BB

Actuarial assumptions used in the June 30, 2013 valuation were based on the results of an actuarial study for the 5-year period ended June 30, 2012.

The long-term expected rate of return on ASRS pension plan investments was determined to be 8.79 percent using a building block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Real Return Arithmetic Basis
Equity	63%	7.03%
Fixed Income	25%	3.20%
Real Estate	8%	4.75%
Commodities	4%	4.50%
Total	100%	

Discount Rate – The discount rate used to measure the ASRS total pension liability was 8 percent, which is less than the long-term expected rate of return of 8.79 percent. The projection of cash flows used to determine the discount rate assumed that contributions from participating employers will be made based on the actuarially determined rates based on the ASRS Board's funding policy, which establishes the contractually required rate under Arizona statutes. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

NOTES TO FINANCIAL STATEMENTS

Sensitivity of the City’s Proportionate Share of the ASRS Net Pension Liability to Changes in the Discount Rate – The following table presents the City’s proportionate share of the net pension liability calculated using the discount rate of 8 percent, as well as what the City’s proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower (7 percent) or 1 percentage point higher (9 percent) than the current rate.

	1% Decrease (7%)	Current Discount Rate (8%)	1% Increase (9%)
City's proportionate share of the net pension liability	\$ 54,324,727	\$ 42,980,167	\$ 36,825,174

Pension Plan Fiduciary Net Position – Detailed information about the pension plan’s fiduciary net position is available in the separately issued ASRS financial report.

Public Safety Personnel Retirement System (PSPRS)

Plan Descriptions—City police employees and City firefighters who are regularly assigned hazardous duty participate in the Public Safety Personnel Retirement System (PSPRS). The PSPRS administers an agent multiple-employer defined benefit pension plan and an agent multiple-employer defined benefit health insurance premium benefit (OPEB) plan (agent plans). A seven-member board known as the Board of Trustees and the participating local boards govern the PSPRS according to the provisions of A.R.S. Title 38, Chapter 5, Article 4.

The PSPRS issues publicly available financial reports that include their financial statements and required supplementary information. The reports are available on the PSPRS Web site at www.psprs.com.

NOTES TO FINANCIAL STATEMENTS

Benefits Provided — The PSPRS provides retirement, health insurance premium supplement, disability, and survivor benefits. State statute establishes benefits terms. Retirement, disability, and survivor benefits are calculated on the basis of age, average monthly compensation, and service credit as follows:

PSPRS	Initial Membership Date	
	Before January 1, 2012	On or After January 1, 2012
<u>Retirement and Disability</u>		
Years of service	20 years any age	25 years and age 52.5
and age required to receive benefit	15 years age 62	
Final average salary is based on	Highest 36 consecutive months of last 20 years	Highest 60 consecutive months of last 20 years
Benefit percentage		
Normal Retirement	50% less 2.0% for each year of credited service less than 20 years OR plus 2.0% to 2.5% for each year of credited service over 20 years, not to exceed 80%	2.5% per year of credited service, not to exceed 80%
Accidental Disability Retirement	50% or normal retirement, whichever is greater	
Catastrophic Disability Retirement	90% for the first 60 months then reduced to either 62.5% or normal retirement, whichever is greater	
Ordinary Disability Retirement	Normal retirement calculated with actual years of credited service or 20 years of credited service, whichever is greater, multiplied by years of credited service (not to exceed 20 years) divided by 20	
<u>Survivor Benefit</u>		
Retired Members	80-100% of retired member's pension benefit	
Active Members	80-100% of accidental disability retirement benefit or 100% of average monthly compensation if death was the result of injuries received on the job	

Retirement and survivor benefits are subject to automatic cost-of-living adjustments based on excess investment earning. PSPRS also provides temporary disability benefits of 50 percent of the member's compensation for up to 12 months.

Employees Covered by Benefit Terms – At June 30, 2015, the following employees were covered by the agent pension plans' benefit terms:

	PSPRS Police	PSPRS Firefighters
Inactive employees or beneficiaries currently receiving benefits	19	7
Inactive employees entitled to but not yet receiving benefits	19	3
Active employees	120	107
Total	<u>158</u>	<u>117</u>

NOTES TO FINANCIAL STATEMENTS

Contributions and Annual OPEB Cost – State statutes establish the pension contribution requirements for active PSPRS employees. In accordance with state statutes, annual actuarial valuations determine employer contribution requirements for PSPRS pension and health insurance premium benefits. The combined active member and employer contribution rates are expected to finance the costs of benefits employees earn during the year, with an additional amount to finance any unfunded accrued liability. Contributions rates for the year ended June 30, 2015, are indicated below. Rates are a percentage of active members' annual covered payroll.

	PSPRS Police	PSPRS Firefighters
Active Members - Pension	11.05%	11.05%
City		
Pension	16.06%	13.59%
Health Insurance Premium Benefit	1.02%	0.77%

For the agent plans, the City's contributions to the pension plan and annual OPEB cost and contributions for the health insurance premium benefit for the year ended June 30, 2015, were:

	PSPRS Police	PSPRS Firefighters
Pension		
Contributions Made	\$ 1,753,988	\$ 1,417,546
Health Insurance Premium Benefit		
Annual OPEB Cost	111,399	80,317
Contributions Made	111,399	80,317

During the fiscal year 2015, the City paid for PSPRS pension and OPEB contributions 100 percent from the General Fund.

Pension Liability – At June 30, 2015, the City reported the following net pension liabilities:

	Net Pension Liability
PSPRS Police	\$ 10,979,972
PSPRS Firefighters	5,758,319

The net pension liabilities were measured as of June 30, 2014, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The total pension liabilities as of June 30, 2014, reflect the following changes of benefit terms and actuarial assumptions.

- In February 2014, the Arizona Supreme Court affirmed a Superior Court ruling that a 2011 law that changed the mechanism for funding permanent benefit increases was unconstitutional. As a result, PSPRS plans changed benefit terms to reflect the prior mechanism for funding permanent benefit increases and revised actuarial assumptions to explicitly value future permanent benefit increases.
- The wage growth actuarial assumption was decreased from 4.5 percent to 4.0 percent.

NOTES TO FINANCIAL STATEMENTS

Pension Actuarial Assumptions – The significant actuarial assumptions used to measure the total pension liability for PSPRS is as follows:

Actuarial Valuation Date	June 30, 2014
Actuarial Cost Method	Entry Age Normal
Discount Rate	7.85%
Projected Salary Increases	4.0%-8.0% for PSPRS
Inflation	4.0%
Permanent Benefit Increase	Included
Mortality Rates	RP-2000 mortality table (adjusted by 105% for both males and females)

Actuarial assumptions used in the June 30, 2014, valuation were based on the results of an actuarial experience study for the 5-year period ended June 30, 2011.

The long-term expected rate of return on PSPRS pension plan investments was determined to be 7.85 percent using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expenses and inflation) are developed for each major asset class. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

PSPRS		
Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Short Term Investments	2%	3.25%
Absolute Return	4%	6.75%
Risk Parity	4%	6.04%
Fixed Income	7%	4.75%
Real Assets	8%	5.96%
GTAA	10%	5.73%
Private Equity	11%	9.50%
Real Estate	11%	6.50%
Credit Opportunities	13%	8.00%
Non-U.S. Equity	14%	8.63%
U.S. Equity	16%	7.60%
Total	100%	

Pension Discount Rates – The following discount rates were used to measure the total pension liabilities:

	PSPRS Police	PSPRS Firefighters
Discount Rates	7.85%	7.85%

The projection of cash flows used to determine the PSPRS discount rates assumed that plan member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between the actuarially determined contribution rate and the member rate. Based on those assumptions, the pension plans' fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

NOTES TO FINANCIAL STATEMENTS

Changes in the Agent Plans Net Pension Liability – The following tables present changes in the City’s net pension liability for the PSPRS – Police and PSPRS – Fire pension plans as follows:

PSPRS - Police	Total Pension Liability (Asset) (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (Asset) (a) - (b)
Balance at June 30, 2014	\$ 29,107,746	\$ 20,536,256	\$ 8,571,490
Changes for the Year:			
Service Cost	1,565,018	-	1,565,018
Interest on the Total Pension Liability	2,300,961	-	2,300,961
Changes of Benefit Terms	241,790	-	241,790
Differences Between Expected and Actual Experience in the Measurement of the Pension Liability	1,218,340	-	1,218,340
Changes of Assumptions or Other Inputs	2,469,394		2,469,394
Contributions - Employer	-	1,359,213	(1,359,213)
Contributions - Employee	-	977,373	(977,373)
Net Investment Income	-	2,898,873	(2,898,873)
Benefit Payments, Including Refunds of Employee Contributions	(1,157,301)	(1,157,301)	-
Administrative Expenses	-	(23,346)	23,346
Other (Net Transfer)	-	174,908	(174,908)
Net Changes	6,638,202	4,229,720	2,408,482
Balances as of June 30, 2015	\$ 35,745,948	\$ 24,765,976	\$ 10,979,972

PSPRS - Firefighters	Total Pension Liability (Asset) (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (Asset) (a) - (b)
Balance at June 30, 2014	\$ 27,707,888	\$ 21,783,727	\$ 5,924,161
Changes for the Year:			
Service Cost	1,635,304	-	1,635,304
Interest on the Total Pension Liability	2,170,938	-	2,170,938
Changes of Benefit Terms	25,204	-	25,204
Differences Between Expected and Actual Experience in the Measurement of the Pension Liability	122,957	-	122,957
Changes of Assumptions or Other Inputs	1,068,570	-	1,068,570
Contributions - Employer	-	1,298,311	(1,298,311)
Contributions - Employee	-	916,860	(916,860)
Net Investment Income	-	2,997,787	(2,997,787)
Benefit Payments, Including Refunds of Employee Contributions	(1,740,565)	(1,740,565)	-
Administrative Expenses	-	(24,143)	24,143
Other (Net Transfer)	-	-	-
Net Changes	3,282,408	3,448,250	(165,842)
Balances as of June 30, 2015	\$ 30,990,296	\$ 25,231,977	\$ 5,758,319

NOTES TO FINANCIAL STATEMENTS

Sensitivity of the City's Net Pension Liability to Changes in the Discount Rate – The following table presents the City's net pension liabilities calculated using the discount rates noted above, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower or 1 percentage point higher than the current rate:

	1% Decrease	Current Discount Rate	1% Increase
PSPRS Police			
Rate	6.85%	7.85%	8.85%
Net Pension Liability (Asset)	\$ 16,192,062	\$ 10,979,972	\$ 6,709,054
PSPRS Firefighters			
Rate	6.85%	7.85%	8.85%
Net Pension Liability (Asset)	10,787,188	5,758,319	1,642,215

Pension Plan Fiduciary Net Position – Detailed information about the pension plans' fiduciary net position is available in the separately issued PSPRS financial reports.

Pension Expense – For the year ended June 30, 2015, the City recognized the following pension expense:

	Pension Expense
PSPRS Police	\$ 2,163,004
PSPRS Firefighters	1,524,579

Pension Deferred Outflows/Inflows of Resources – At June 30, 2015, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

PSPRS - Police	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 1,054,161	\$ -
Changes of assumptions or other inputs	2,136,627	-
Net difference between projected and actual earnings on pension plan investments	-	966,870
City contributions subsequent to the measurement date	1,753,988	-
Total	<u>\$ 4,944,776</u>	<u>\$ 966,870</u>
 PSPRS - Firefighters	 Deferred Outflows of Resources	 Deferred Inflows of Resources
Differences between expected and actual experience	\$ 111,491	\$ -
Changes of assumptions or other inputs	968,922	-
Net difference between projected and actual earnings on pension plan investments	-	999,860
City contributions subsequent to the measurement date	1,417,546	-
Total	<u>\$ 2,497,959</u>	<u>\$ 999,860</u>

NOTES TO FINANCIAL STATEMENTS

The amounts reported as deferred outflows of resources related to pensions resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability (or an increase in the net pension asset) in the year ended June 30, 2016. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

	PSPRS Police	PSPRS Firefighters
Year Ending June 30,		
2016	\$ 255,229	\$ (138,852)
2017	255,229	(138,852)
2018	255,229	(138,852)
2019	255,229	(138,852)
2020	496,946	111,114
Thereafter	706,056	524,847

Agent Plan OPEB Actuarial Assumptions – The health insurance premium benefit contribution requirements for the year ended June 30, 2015, were established by the June 30, 2013 actuarial valuations, and those actuarial valuations were based on the following actuarial methods and assumptions.

Actuarial valuations involve estimates of the reported amounts' value and assumptions about the probability of events in the future. Amounts determined regarding the funded status of the plans and the annual required contributions are subject to continual revision as actual results are compared to past expectations and new estimates are made. The required schedule of funding progress for the health insurance premium benefit presented as required supplementary information provides multiyear trend information that shows whether the actuarial value of the plans' assets are increasing or decreasing over time relative to the actuarial accrued liability for benefits.

Projections of benefits are based on (1) the plans as understood by the City and plans' members and include the types of benefits in force at the valuation date, and (2) the pattern of sharing benefit costs between the City and plans' members to that point. Actuarial calculations reflect a long-term perspective and employ methods and assumptions that are designed to reduce short-term volatility in actuarial accrued liabilities and the actuarial value of assets. The significant actuarial methods and assumptions used are the same for all PSPRS and CORP plans and related benefits (unless noted), and the actuarial methods and assumptions used to establish the fiscal year 2015 contribution requirements, are as follows:

Actuarial Valuation Date	June 30, 2013
Actuarial Cost Method	Entry Age Normal
Amortization Method	Level percent closed for underfunded actuarial accrued liability, open for excess
Remaining Amortization Period	23 years for unfunded actuarial accrued liability, 20 years for excess
Asset Valuation Method	7-year smoothed market value; 20% corridor
Actuarial Assumptions:	
Investment Rate of Return	7.85%
Projected Salary Increases	4.5% - 8.5%
Wage Growth	4.50%

NOTES TO FINANCIAL STATEMENTS

Agent Plan OPEB Trend Information – The table below presents the annual OPEB cost information for the health insurance premium benefit for the current and 2 preceding years:

Year Ended June 30	Annual OPEB Cost	Percentage of Annual Cost Contributed	Net OPEB Obligation
PSPRS Police			
2015	\$ 111,399	100.00%	\$ -
2014	76,356	100.00	-
2013	91,163	100.00	-
PSPRS Firefighters			
2015	\$ 80,317	100.00%	\$ -
2014	58,949	100.00	-
2013	58,222	100.00	-

Agent Plan OPEB Funded Status – The funded status of the health insurance premium benefit plans as of the most recent valuation date, June 30, 2014 is as follows:

	PSPRS Police	PSPRS Firefighters
Actuarial Value of Assets (a)	\$ 797,597	\$ 615,616
Actuarial Accrued Liability (b)	952,965	806,301
Unfunded Actuarial Accrued Liability (Funding Excess) (b) - (a)	155,368	190,685
Funded Ratio (a) / (b)	83.7%	76.4%
Annual Covered Payroll (c)	8,561,824	8,942,409
Unfunded Actuarial Accrued Liability (Funding Excess) as a Percentage of Covered Payroll (b) - (a) / (c)	1.81%	2.13%

The funded status of the all the PSPRS health insurance premium benefit plans in the June 30, 2014 actuarial valuation was determined using the following actuarial methods and assumptions, applied to all periods included in the measurement:

PSPRS - OPEB Funded Status

Actuarial Valuation Date	June 30, 2014
Actuarial Cost Method	Entry Age Normal
Amortization Method	Level percent closed for underfunded actuarial accrued liability, open for excess
Remaining Amortization Period	22 years for unfunded actuarial accrued liability, 20 years for excess
Asset Valuation Method	7-year smoothed market value; 20% corridor
Actuarial Assumptions:	
Investment Rate of Return	7.85%
Projected Salary Increases	4.0% - 8.0%
Wage Growth	4.00%

NOTES TO FINANCIAL STATEMENTS

Elected Officials Retirement Plan (EORP)

Plan Description - Elected officials and judges participate in the Elected Officials Retirement Plan (EORP). EORP administers a cost-sharing multiple-employer defined benefit pension plan and a cost-sharing multiple-employer defined benefit health insurance premium benefit (OPEB) plan for elected officials and judges who were members of the plan on December 31, 2013. This plan was closed to new members as of January 1, 2014. The PSPRS Board of Trustees governs the EORP according to the provisions of A.R.S. Title 38, Chapter 5, Article 3. The EORP issues a publicly available financial report that includes its financial statements and required supplementary information. The report is available on PSPRS's Web site at www.psprs.com.

Benefits Provided - The EORP provides retirement, health insurance premium supplement, disability, and survivor benefits. State statute establishes benefit terms. Retirement, disability, and survivor benefits are calculated on the basis of age, average yearly compensation, and service credit as follows:

	Initial Membership Date:	
	Before January 1, 2012	On or After January 1, 2012
Retirement and Disability		
Years of service	20 years any age	10 years age 62
and age required	10 years age 62	5 years age 65
to receive benefit	5 years age 65	any years and age if disabled
	5 years any age*	
	any years and age if disabled	
Final average salary is based on	Highest 36 consecutive months of last 10 years	Highest 60 consecutive months of last 10 years
Benefit percentage		
Normal retirement	4% per year of service not to exceed 80%	3% per year of service not to exceed 75%
Disability retirement	80% with 10 or more years of service 40% with 5 to 10 years of service 20% with less than 5 years of service	75% with 10 or more years of service 37.5% with 5 to 10 years of service 18.75% with less than 5 years of service
Survivor benefit		
Retired members	75% of retired member's benefit	50% of retired member's benefit
Active members and other inactive members	75% of disability retirement benefit	50% of disability retirement benefit

* With reduced benefits of 0.25% for each month early retirement precedes the member's normal retirement age, with a maximum reduction of 30%.

NOTES TO FINANCIAL STATEMENTS

Retirement and survivor benefits are subject to automatic cost-of-living adjustments based on excess investment earning.

Contributions - State statutes establish active member and employer contribution requirements. Statute also appropriates \$5 million annually through fiscal year 2043 for the EORP from the State of Arizona to supplement the normal cost plus an amount to amortize the unfunded accrued liability. For the year ended June 30, 2015, active EORP members were required by statute to contribute 13 percent of the members' annual covered payroll, and the City was required to contribute a designated portion of certain court fees and 23.5 percent of active EORP members' annual covered payroll. The City's contributions to the pension plan for the year ended June 30, 2015, were \$35,199. The City's OPEB contributions for the current and 2 preceding years, all of which were equal to the required contributions, were as follows:

<u>Year Ended June 30,</u>	<u>Health Benefit Supplement Fund</u>
2015	\$ 1,443
2014	(9,838)
2013	13,510

During fiscal year 2015, the City paid for EORP pension contributions 100 percent from the General Fund.

Pension Liability - At June 30, 2015, the City reported a liability for its proportionate share of the EORP's net pension liability that reflected a reduction for the City's proportionate share of the State's appropriation for EORP. The amount the City recognized as its proportionate share of the net pension liability, the related state support, and the total portion of the net pension liability that was associated with the City were as follows:

City's proportionate share of the EORP net pension liability	\$ 1,505,462
State's proportionate share of the EORP net pension liability associated with the City	136,820
Total	<u>\$ 1,642,282</u>

The net pension liability was measured as of June 30, 2014, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. In February 2014, the Arizona Supreme Court affirmed a Superior Court ruling that a 2011 law that changed the mechanism for funding permanent benefit increases was unconstitutional. As a result, for the June 30, 2014, actuarial valuation, the plan changed benefit terms to reflect the prior mechanism for funding permanent benefit increases and revised actuarial assumptions to explicitly value future permanent benefit increases.

The City's proportion of the net pension liability as of June 30, 2013 and 2014 was based on the City's actual contributions to the plan relative to the total of all participating employers' actual contributions for the year ended June 30, 2014. The City's proportion measured as of June 30, 2013 and 2014 was .2245042 percent.

NOTES TO FINANCIAL STATEMENTS

Pension Expense and Deferred Outflows/Inflows of Resources - For the year ended June 30, 2015, the City recognized pension expense for EORP of \$583,057 and revenue of \$136,820 for the City's proportionate share of the State's appropriation to EORP. At June 30, 2015, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 6,615	\$ -
Changes of assumptions or other inputs	407,413	-
Net difference between projected and actual earnings on pension plan investments	-	28,542
Changes in proportion and differences between City contributions and proportionate share of contributions	-	-
City contributions subsequent to the measurement date	35,199	-
Total	<u>\$ 449,227</u>	<u>\$ 28,542</u>

The \$35,199 reported as deferred outflows of resources related to EORP pensions resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending June 30, 2016. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to EORP pensions will be recognized in pension expense as follows:

<u>Year Ended June 30,</u>	
2016	\$ 231,305
2017	168,453
2018	(7,136)
2019	(7,136)

Actuarial Assumptions - The significant actuarial assumptions used to measure the total pension liability are as follows:

Actuarial Valuation Date	June 30, 2014
Actuarial Cost Method	Entry Age Normal
Investment Rate of Return	7.85%
Projected Salary Increases	4.25%
Inflation	4.00%
Permanent Benefit Increase	Included
Mortality Rates	RP-2000 mortality table projected to 2025 with projection scale AA

Actuarial assumptions used in the June 30, 2014, valuation were based on the results of an actuarial experience study for the 5-year period ended June 30, 2011.

NOTES TO FINANCIAL STATEMENTS

The long-term expected rate of return on EORP pension plan investments was determined to be 7.85 percent using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expenses and inflation) are developed for each major asset class. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Short Term Investments	2%	3.25%
Absolute Return	4%	6.75%
Risk Parity	4%	6.04%
Fixed Income	7%	4.75%
Real Assets	8%	5.96%
GTAA	10%	5.73%
Private Equity	11%	9.50%
Real Estate	11%	6.50%
Credit Opportunities	13%	8.00%
Non-U.S. Equity	14%	8.63%
U.S. Equity	16%	7.60%
Total	100%	

Discount Rate - At June 30, 2014, the discount rate used to measure the EORP total pension liability was 5.67 percent, which was a decrease of 2.18 from the discount rate used as of June 30, 2013. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate, employer contributions will be made at the statutorily set rates, and state contributions will be made as currently required by statute. Based on those assumptions, the pension plan's fiduciary net position was projected to be insufficient to make all projected future benefit payments of current plan members. Therefore, to determine the total pension liability for the plan, the long-term expected rate of return on pension plan investments of 7.85 percent was applied to periods of projected benefit payments through the year ended June 30, 2030. A municipal bond rate of 4.29 percent obtained from the 20-year Bond Buyer Index, as published by the Federal Reserve as of June 30, 2014, was applied to periods of projected benefit payments after June 30, 2030.

Sensitivity of the City's Proportionate Share of the EORP Net Pension Liability to Changes in the Discount Rate - The following table presents the City's proportionate share of the net pension liability calculated using the discount rate of 5.67 percent, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower (4.67 percent) or 1 percentage point higher (6.67 percent) than the current rate:

	1% Decrease (4.67%)	Current Discount Rate (5.67%)	1% Increase (6.67%)
City's proportionate share of the net pension liability	\$ 1,757,502	\$ 1,505,462	\$ 1,292,655

Pension Plan Fiduciary Net Position - Detailed information about the pension plan's fiduciary net position is available in the separately issued EORP financial report.

NOTES TO FINANCIAL STATEMENTS

Deferred Compensation Plans

The City offers its employees deferred compensation plans created in accordance with Internal Revenue Code Section 457. The plan, available to all full-time government employees at their option, permits participants to defer a portion of their salary until future years. The deferred compensation is not available to participants until termination, retirement, death, or an unforeseeable emergency.

The City also offers a Post-Employment Health Plan (PEHP). The PEHP is a defined contribution plan designed to allow the City and employees to set aside money during the course of employment with the City, for the payment of qualified medical expenses incurred post-employment. The Post-Employment Health Plan consists of two sub-accounts that can accept contributions. One account accepts fixed contributions, which has been suspended, and the other accepts earned and unused personal time off (vacation and sick leave). After voluntary termination of employment with the City, employees are provided with the option to be paid for all, or a portion of, earned and unused personal time off, or move earned and unused personal time off into their PEHP account.

The City's fiduciary responsibility for both plans is that of exercising "due care" in selecting a third-party administrator. Federal legislation requires that Section 457 plan and post-employment health plan assets be held in trust for employees; therefore, employee assets held in Section 457 plan and post-employment plan assets are held in trust for employees. Employee assets held in Section 457 plans and post-employment health plans are not the property of the City and are not subject to claims of the City's general creditors. Therefore, the Deferred Compensation Agency Funds are not included in the City's Financial Statements.

NOTE 9 - RISK MANAGEMENT

Risk Management Fund

The City is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters. Thus, the City participates in the Arizona Municipal Risk Retention Pool (AMRRP), which provides a comprehensive municipal coverage program including property, general liability, public officials' liability, automobile liability and physical damage, bonds and crime. The basic coverage program is standard for all participants and deemed to be appropriate by the governing board of the AMRRP. Individual limits are determined by the Council and staff members.

The limit for basic coverage is \$2 million per occurrence and \$13 million under an umbrella policy for a total of \$15 million on a claim made basis. The AMRRP is structured such that member premiums are based on actuarial review that will provide adequate reserves to allow the Pool to meet its expected financial obligation. The Pool has the authority to assess its members' additional premiums should reserves and annual premiums be insufficient to meet the Pool's obligations. The City can be assessed up to the amount of the current year's contribution. The City's obligation is to file claims timely. The AMRRP is responsible for investigating claims, settling claims and billing the City for any deductible portion. The City's loss has not exceeded its coverage in any of the last three years, and the deductible portion has not been material to the City's financial position.

NOTES TO FINANCIAL STATEMENTS

Employee Healthcare Fund

The City has established the Employee Healthcare Fund to account for the costs of claims incurred by the City through a self-insurance program. The City is self-insured for individual health claims up to \$100,000. Commercial stop loss insurance is in place for claims in excess of the individual limit as well as aggregate insurance for claims in excess of 110% of the City's total actuarially projected claims.

The claims liability includes an estimated amount for claims that have been incurred but not reported. Claim liabilities are calculated considering the effects of inflation, recent claim settlement trends and other economic and social factors. Claims that have been incurred but not reported make up \$746,000 of the total claims payable reported. The remaining \$792,461 is made up of outstanding claims at year end. The City's loss has not exceeded its coverage over the last year.

As of June 30, 2015, unpaid claims were as follows:

	Employee Healthcare Fund	
	2014	2015
Beginning unpaid claims	\$ 1,073,487	\$ 1,024,401
Claims incurred and changes in estimates	8,606,178	7,704,843
Payments made	<u>(8,655,264)</u>	<u>(7,190,783)</u>
Ending unpaid claims	<u>\$ 1,024,401</u>	<u>\$ 1,538,461</u>

NOTE 10 - CONTINGENT LIABILITIES

The City is a defendant in various lawsuits that are incidental to the ordinary course of its operations. Although the outcome of these lawsuits is not presently determinable, in the opinion of the City's legal counsel, the resolution of these matters will not have a material adverse effect on the City's financial position.

Amounts received or receivable from grantor agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time, although the City expects such amounts, if any, to be immaterial.

NOTES TO FINANCIAL STATEMENTS

NOTE 11 - INTERFUND BORROWING AND TRANSFERS

As of June 30, 2015, interfund balances were as follows:

Due to/from other funds:

Due from	Due to
	General Fund
Non-Major Governmental Funds	\$ 170,485

At year end, several non-major funds had negative cash balances in the pooled cash account. Short-term negative cash balances were eliminated by interfund borrowing with the General Fund and are expected to be paid within one year.

Advances to/from other funds:

Advances to	Advances from			Total
	General Fund	Projects Fund	Sewer Fund	
General Government Development Fee Fund	\$ 438,681	\$ 36,019,204	\$ 7,728,987	\$ 44,186,872
Fire Development Fee Fund	28,534	-	5,069,452	5,097,986
Total	\$ 467,215	\$ 36,019,204	\$ 12,798,439	\$ 49,284,858

As of June 30, 2015, the City had several long-term loans outstanding. The General Fund loan is the result of a shortage of cash in a prior year, the repayment is awaiting governing board approval. The remaining loans relate to expenditures for projects to be funded by impact fees. These loans will be repaid as impact fees are collected in future years.

Interfund transfers:

Transfers out	General Fund	Transfers in	
		Non-Major Governmental Funds	Total
General Fund	\$ -	\$ 1,531,392	\$ 1,531,392
General Government Development Fee Fund	-	665,592	665,592
Fire Development Fee Fund	-	121,280	121,280
Non-Major Governmental Funds	-	1,038,574	1,038,574
Water Fund	373,781	-	373,781
Sewer Fund	723,977	-	723,977
Sanitation Fund	34,387	-	34,387
Total	\$ 1,132,145	\$ 3,356,838	\$ 4,488,983

Transfers between funds were used to (1) record payments in lieu of franchise fees, payments in lieu of property taxes and license fees from the enterprise funds to the General Fund and (2) move amounts for debt service payments.

NOTES TO FINANCIAL STATEMENTS

NOTE 12 – FUND BALANCE CLASSIFICATION

Fund balance classifications:

	General Fund	General Capital Projects Fund	General Government Development Fee Fund	Fire Development Fee Fund	Highway User Revenue Fund	Transportation Improvement Fund	Non-Major Governmental Funds	Total
Fund balances								
Nonspendable:								
Prepays	\$ 392,322	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,761	\$ 397,083
Inventory	453,968	-	-	-	190,613	-	-	644,581
Advance to Other Funds	467,215	-	-	-	-	-	-	467,215
Total Nonspendable	1,313,505	-	-	-	190,613	-	4,761	1,508,879
Restricted:								
Public works	-	-	-	-	-	-	9,504,575	9,504,575
Parks and recreation	-	18,900,000	-	-	-	-	3,259,080	22,159,080
Library	-	-	-	-	-	-	4,572,083	4,572,083
Debt service	-	-	-	-	-	-	3,646,087	3,646,087
Transportation	-	-	-	-	1,535,575	-	2,658,109	4,193,684
Police	-	-	-	-	-	-	2,521,354	2,521,354
Court	-	-	-	-	-	-	251,498	251,498
Total Restricted	-	18,900,000	-	-	1,535,575	-	26,412,786	46,848,361
Committed:								
Construction projects	-	39,234,627	-	-	-	-	-	39,234,627
Transportation	-	-	-	-	-	2,519,154	-	2,519,154
Tourism	-	-	-	-	-	-	487,835	487,835
Total Committed	-	39,234,627	-	-	-	2,519,154	487,835	42,241,616
Assigned:								
Parks and recreation	578,518	-	-	-	-	-	-	578,518
Transportation	-	-	-	-	331,556	840,807	1,785	1,174,148
Police	-	-	-	-	-	-	10,289	10,289
Tourism	-	-	-	-	-	-	4,987	4,987
Court	-	-	-	-	-	-	17,459	17,459
Other	-	-	-	-	-	-	2,520	2,520
Total Assigned	578,518	-	-	-	331,556	840,807	37,040	1,787,921
Unassigned:								
Unassigned or negative fund balance	34,324,717	-	(44,186,211)	(5,097,967)	-	-	(4,758)	(14,964,219)
Total	<u>\$ 36,216,740</u>	<u>\$ 58,134,627</u>	<u>\$ (44,186,211)</u>	<u>\$ (5,097,967)</u>	<u>\$ 2,057,744</u>	<u>\$ 3,359,961</u>	<u>\$ 26,937,664</u>	<u>\$ 77,422,558</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 13 – DEFICIT FUND BALANCES

As of June 30, 2015, the following individual governmental funds reported deficits in fund balances:

	<u>Deficit</u>
Major Funds:	
General Government Development Fee Fund	\$ 44,186,211
Fire Development Fee Fund	5,097,967

Deficits arose due to project expenses incurred in current and prior years exceeding impact fee revenues collected. The deficit fund balances are expected to be funded with future development impact fees received.

NOTE 14 – CHANGE IN ACCOUNTING PRINCIPLE

During the year ended June 30, 2015, the City of Surprise Arizona adopted GASB Statement No. 68 *Accounting and Financial Reporting for Pensions* and GASB Statement No. 71 *Pension Transition for Contributions Subsequent to the Measurement Date- an amendment of GASB Statement No. 68*. These pronouncements require the restatement of the June 30, 2014, net position of the governmental activities, business-type activities, enterprise funds and internal service funds as follows:

	<u>Net Position as Previously Stated</u>	<u>Cumulative Affect of Application of GASB 68 Net Pension Liability</u>	<u>Cumulative Affect of Application of GASB 71 Deferred Outflow of Resources for City Contributions Made During 2013-14</u>	<u>Net Position As Restated</u>
Governmental Activities	\$ 468,906,927	\$ (52,998,805)	\$ 4,938,315	\$ 420,846,437
Business Type Activities	327,573,853	(9,623,162)	568,746	318,519,437
Water Fund	106,919,057	(3,033,903)	179,309	104,064,463
Sewer Fund	206,684,073	(3,645,425)	215,451	203,254,099
Sanitation Fund	12,981,698	(2,943,834)	173,986	10,211,850
Internal Service Funds	4,218,253	(379,238)	22,413	3,861,428



REQUIRED SUPPLEMENTARY INFORMATION

Required Supplementary Information
Schedule of the City's Proportionate Share of Net Pension Liability
Cost Sharing Pension Plans

Arizona State Retirement System

	Reporting Year (Measurement Date)
	2015 (2014)
City's Proportion of the Net Pension Liability	0.290473%
City's Proportionate Share of the Net Pension Liability	\$ 42,980,167
City's Covered-Employee Payroll	\$ 26,436,020
City's Proportionate Share of the Net Pension Liability as a Percentage of its Covered -Employee Payroll	162.58%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	69.49%

Elected Officials Retirement Plan

	Reporting Fiscal Year (Measurement Date)
	2015 (2014)
City's Proportion of the Net Pension Liability	0.224504%
City's Proportionate Share of the Net Pension Liability	\$ 1,505,462
State's Proportionate Share of the Net Pension Liability Associated with the City	136,820
Total	\$ 1,642,282
City's Covered-Employee Payroll	\$ 155,730
City's Proportionate Share of the Net Pension Liability as a Percentage of its Covered -Employee Payroll	966.71%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	31.91%

See accompanying notes to this schedule.

Required Supplementary Information**Schedule of Changes in the City's Net Pension Liability and Related Ratios****Agent Pension Plans**

PSPRS Police	Reporting Year	
	(Measurement Date)	
	2015	(2014)
Total Pension Liability		
Service Cost	\$	1,565,018
Interest on the Total Pension Liability		2,300,961
Changes of Benefit Terms		241,790
Differences Between Expected and Actual Experience in the Measurement of the Pension Liability		1,218,340
Changes of Assumptions or Other Inputs		2,469,394
Benefit Payments, Including Refunds of Employee Contributions		(1,157,301)
Net Change in Total Pension Liability		6,638,202
Total Pension Liability - Beginning		29,107,746
Total Pension Liability - Ending (a)		35,745,948
Plan Fiduciary Net Position		
Contributions - Employer		1,359,213
Contributions - Employee		977,373
Net Investment Income		2,898,873
Benefit Payments, Including Refunds of Employee Contributions		(1,157,301)
Administrative Expenses		(23,346)
Other (Net Transfer)		174,908
Net Change in Plan Fiduciary Net Position		4,229,720
Plan Fiduciary Net Position - Beginning		20,536,256
Plan Fiduciary Net Position - Ending (b)		24,765,976
City's Net Pension Liability (Asset) - Ending (a) - (b)	\$	10,979,972
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability		69.28%
Covered-employee Payroll	\$	8,561,824
City's Net Pension Liability (Asset) as a Percentage of Covered-Employee Payroll		128.24%

See accompanying notes to this schedule.

Required Supplementary Information**Schedule of Changes in the City's Net Pension Liability and Related Ratios (Continued)****Agent Pension Plans**

PSPRS Fire	Reporting Year	
	(Measurement Date)	
	2015	(2014)
Total Pension Liability		
Service Cost	\$	1,635,304
Interest on the Total Pension Liability		2,170,938
Changes of Benefit Terms		25,204
Differences Between Expected and Actual Experience in the Measurement of the Pension Liability		122,957
Changes of Assumptions or Other Inputs		1,068,570
Benefit Payments, Including Refunds of Employee Contributions		(1,740,565)
Net Change in Total Pension Liability		3,282,408
Total Pension Liability - Beginning		27,707,888
Total Pension Liability - Ending (a)		30,990,296
Plan Fiduciary Net Position		
Contributions - Employer		1,298,311
Contributions - Employee		916,860
Net Investment Income		2,997,787
Benefit Payments, Including Refunds of Employee Contributions		(1,740,565)
Administrative Expenses		(24,143)
Other (Net Transfer)		-
Net Change in Plan Fiduciary Net Position		3,448,250
Plan Fiduciary Net Position - Beginning		21,783,727
Plan Fiduciary Net Position - Ending (b)		25,231,977
City's Net Pension Liability (Asset) - Ending (a) - (b)	\$	5,758,319
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability		81.42%
Covered-employee Payroll	\$	8,942,409
City's Net Pension Liability (Asset) as a Percentage of Covered-Employee Payroll		64.39%

See accompanying notes to this schedule.

Required Supplementary Information
Schedule of City Pension Contributions

Arizona State Retirement System

	Reporting Fiscal Year	
	2015	2014
Statutorily Required Contribution	\$ 3,259,073	\$ 2,801,701
City's Contribution in Relation to the Statutorily Required Contribution	3,259,073	2,801,701
City's Contribution Deficiency (Excess)	\$ -	\$ -
City's Covered-Employee Payroll	\$ 30,096,010	\$ 26,436,020
City's Contributions as a Percentage of Covered-Employee Payroll	10.83%	10.60%

Elected Officials Retirement Plan

	Reporting Fiscal Year	
	2015	2014
Statutorily Required Contribution	\$ 35,199	\$ 47,836
City's Contribution in Relation to the Statutorily Required Contribution	35,199	47,836
City's Contribution Deficiency (Excess)	\$ -	\$ -
City's Covered-Employee Payroll	\$ 155,918	\$ 155,730
City's Contributions as a Percentage of Covered-Employee Payroll	22.58%	30.72%

See accompanying notes to this schedule.

Required Supplementary Information
Schedule of City Pension Contributions (Continued)

PSPRS Police

	Reporting Fiscal Year	
	2015	2014
Actuarially Determined Contribution	\$ 1,753,988	\$ 1,359,213
City's Contribution in Relation to the Actuarially Determined Contribution	1,753,988	1,359,213
City's Contribution Deficiency (Excess)	\$ -	\$ -
City's Covered-Employee Payroll	\$ 10,169,723	\$ 8,561,824
City's Contributions as a Percentage of Covered-Employee Payroll	17.25%	15.88%

PSPRS Fire

	Reporting Fiscal Year	
	2015	2014
Actuarially Determined Contribution	\$ 1,417,546	\$ 1,298,311
City's Contribution in Relation to the Actuarially Determined Contribution	1,417,546	1,298,311
City's Contribution Deficiency (Excess)	\$ -	\$ -
City's Covered-Employee Payroll	\$ 9,861,191	\$ 8,942,409
City's Contributions as a Percentage of Covered-Employee Payroll	14.37%	14.52%

See accompanying notes to this schedule.

Required Supplementary Information
Notes to Pension Schedules

NOTE 1 ACTUARIALLY DETERMINED CONTRIBUTION RATES

Actuarial determined contribution rates for PSPRS are calculated as of June 30 two years prior to the end of the fiscal year in which contributions are made. The actuarial method and assumptions used to establish the contribution requirements are as follows:

Actuarial Cost Method	Entry age normal
Amortization Level	Level percent closed for unfunded actuarial accrued liability, open for excess
Remaining Amortization Period as of the 2013 Actuarial Valuation	23 years for unfunded actuarial accrued liability, 20 years for excess
Asset Valuation Method	7-year smoothed market value; 20% corridor
Actuarial Assumptions:	
Investment Rate of Return	In the 2013 actuarial valuation, the investment rate of return was decreased from 8.0% to 7.85%
Projected Salary Increases	In the 2013 actuarial valuation, projected salary increases decreased from 5.0%-9.0% to 4.5%-8.5% for PSPRS
Wage Growth	In the 2013 actuarial valuation, wage growth was decreased from 5.0% to 4.5% for PSPRS
Retirement Age	Experience-based table of rates that is specific to the type of eligibility condition. Last updated for the 2012 valuation pursuant to an experience study of the period July 1, 2006-June 30, 2011
Mortality	RP-2000 mortality table (adjusted by 105% for both males and females)

NOTE 2 INFORMATION PRIOR TO THE MEASUREMENT DATE

Information prior to the measurement date (June 30, 2014) was not available.

Required Supplementary Information
Schedule of Agent OPEB Plans' Funding Progress

Health Insurance Premium Benefit						
Actuarial Valuation Date	Actuarial value of assets	Actuarial accrued liability	Unfunded actuarial accrued liability (UAAL) (funding)	Funded ratio	Annual covered payroll	UAAL (funding excess) as a percentage of covered payroll
PSPRS Police						
6/30/14	\$ 797,597	\$ 952,965	\$ 155,368	83.70%	\$ 8,561,824	1.81%
6/30/13	-	856,758	856,758	-	7,998,905	10.71
6/30/12	-	742,582	742,582	-	8,147,849	9.11
PSPRS Fire						
6/30/14	\$ 615,616	\$ 806,301	\$ 190,685	76.35%	\$ 8,942,409	2.13%
6/30/13	-	729,789	729,789	-	8,419,235	8.67
6/30/12	-	605,606	605,606	-	8,487,018	7.14

See accompanying notes to this schedule.

Required Supplementary Information
Note to Schedule of Agent OPEB Plans' Funding Progress

NOTE 1 FACTORS THAT AFFECT THE IDENTIFICATION OF TRENDS

Beginning in fiscal year 2014, PSPRS established separate funds for pension benefits and health insurance premium benefits. Previously, the plans recorded both pension and health insurance premium contributions in the same Pension Fund. During fiscal year 2014, the plans transferred prior-year health insurance premium benefit contributions that exceeded benefit payments from each plan's pension fund to the new health insurance fund.

City of Surprise, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget to Actual

General Fund

Fiscal Year Ended June 30, 2015

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Over
				(Under)
Revenues:				
Taxes	\$ 42,305,800	\$ 42,305,800	\$ 44,655,213	\$ 2,349,413
Licenses and permits	5,522,800	5,522,800	4,975,398	(547,402)
Intergovernmental	29,846,600	29,846,600	30,252,501	405,901
Charges for services	7,799,200	7,922,700	8,335,924	413,224
Grants	-	2,000	-	(2,000)
Fines	1,295,500	1,295,500	1,116,400	(179,100)
Rents	633,600	633,600	549,400	(84,200)
Interest	16,500	16,500	153,105	136,605
Donations	451,700	451,700	244,767	(206,933)
Indirect charges	4,682,900	4,682,900	4,682,772	(128)
Other	449,800	326,300	1,107,440	781,140
Total revenues	<u>93,004,400</u>	<u>93,006,400</u>	<u>96,072,920</u>	<u>3,066,520</u>
Expenditures:				
GENERAL GOVERNMENT				
City council	404,300	404,300	361,353	(42,947)
City manager	8,114,400	8,267,100	8,126,703	(140,397)
City attorney	2,005,600	2,010,500	1,867,420	(143,080)
City clerk	504,600	504,600	447,295	(57,305)
Finance	3,974,500	4,564,900	3,272,234	(1,292,666)
Human resources	1,751,900	2,046,300	1,853,952	(192,348)
Information technology	4,620,900	3,991,800	3,884,179	(107,621)
Total general government	<u>21,376,200</u>	<u>21,789,500</u>	<u>19,813,136</u>	<u>(1,976,364)</u>
PUBLIC SAFETY				
Court	1,847,600	1,847,600	1,813,011	(34,589)
Police	23,786,200	23,801,300	22,588,224	(1,213,076)
Fire	17,773,800	17,605,600	16,668,996	(936,604)
Total public safety	<u>43,407,600</u>	<u>43,254,500</u>	<u>41,070,231</u>	<u>(2,184,269)</u>
PUBLIC WORKS AND STREETS				
Public works and streets	<u>6,857,400</u>	<u>7,229,500</u>	<u>5,978,193</u>	<u>(1,251,307)</u>
Total public works and streets	<u>6,857,400</u>	<u>7,229,500</u>	<u>5,978,193</u>	<u>(1,251,307)</u>
COMMUNITY DEVELOPMENT				
Community development	<u>4,094,900</u>	<u>4,576,000</u>	<u>4,105,374</u>	<u>(470,626)</u>
Total community service	<u>\$ 4,094,900</u>	<u>\$ 4,576,000</u>	<u>\$ 4,105,374</u>	<u>\$ (470,626)</u>

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Over
				(Under)
CULTURE AND RECREATION				
Parks and recreation	\$ 17,876,700	\$ 17,942,700	\$ 16,646,847	\$ (1,295,853)
Total culture and recreation	17,876,700	17,942,700	16,646,847	(1,295,853)
Contingency	11,000,000	9,822,600	-	(9,822,600)
Total Contingency	11,000,000	9,822,600	-	(9,822,600)
Total expenditures	104,612,800	104,614,800	87,613,781	(17,001,019)
Revenues over (under) expenditures	(11,608,400)	(11,608,400)	8,459,139	20,067,539
Other financing sources (uses)				
Proceeds from sale of assets	-	-	96,812	96,812
Transfers in	1,140,100	1,140,100	1,132,145	(7,955)
Transfers out	-	-	(1,531,392)	1,531,392
Total other financing sources (uses)	1,140,100	1,140,100	(302,435)	1,620,249
Net change in fund balance	\$ (10,468,300)	\$ (10,468,300)	\$ 8,156,704	\$ 21,687,788

See accompanying notes to this schedule.

City of Surprise, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget to Actual

General Government Development Fee Fund

Fiscal Year Ended June 30, 2015

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Over
				(Under)
Revenues:				
Development fees	\$ 795,700	\$ 795,700	\$ 511,862	\$ (283,838)
Interest	8,600	8,600	196	(8,404)
Total revenues	804,300	804,300	512,058	(292,242)
Expenditures:				
Current:				
General government	919,200	919,200	-	(919,200)
Total expenditures	919,200	919,200	-	(919,200)
Revenues over (under) expenditures	(114,900)	(114,900)	512,058	626,958
Other financing (uses)				
Transfers out	(665,000)	(665,000)	(665,592)	592
Total other financing (uses)	(665,000)	(665,000)	(665,592)	592
Net change in fund balance	\$ (779,900)	\$ (779,900)	\$ (153,534)	\$ 627,550

See accompanying notes to this schedule.

City of Surprise, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget to Actual

Fire Development Fee Fund

Fiscal Year Ended June 30, 2015

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Over
				(Under)
Revenues:				
Development fees	\$ 1,736,900	\$ 1,736,900	\$ 1,004,208	\$ (732,692)
Interest	6,000	6,000	713	(5,287)
Total revenues	<u>1,742,900</u>	<u>1,742,900</u>	<u>1,004,921</u>	<u>(737,979)</u>
Expenditures:				
Current:				
General government	25,000	93,700	68,685	(25,015)
Public safety	<u>2,024,600</u>	<u>1,955,900</u>	<u>-</u>	<u>(1,955,900)</u>
Total expenditures	<u>2,049,600</u>	<u>2,049,600</u>	<u>68,685</u>	<u>(1,980,915)</u>
Revenues over (under) expenditures	<u>(306,700)</u>	<u>(306,700)</u>	<u>936,236</u>	<u>1,242,936</u>
Other financing (uses)				
Transfers out	<u>(121,200)</u>	<u>(121,200)</u>	<u>(121,280)</u>	<u>80</u>
Total other financing (uses)	<u>(121,200)</u>	<u>(121,200)</u>	<u>(121,280)</u>	<u>80</u>
Net change in fund balance	<u>\$ (427,900)</u>	<u>\$ (427,900)</u>	<u>\$ 814,956</u>	<u>\$ 1,243,016</u>

See accompanying notes to this schedule.

City of Surprise, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget to Actual

Highway User Revenue Fund

Fiscal Year Ended June 30, 2015

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Over
				(Under)
Revenues:				
Intergovernmental	\$ 7,008,400	\$ 7,008,400	\$ 7,292,171	\$ 283,771
Charges for services	-	-	9,000	9,000
Interest	-	-	16,237	16,237
Other	-	-	1,083	1,083
Total revenues	<u>7,008,400</u>	<u>7,008,400</u>	<u>7,318,491</u>	<u>310,091</u>
Expenditures:				
Current:				
Public works and streets	9,185,200	9,166,200	8,163,601	(1,002,599)
Capital outlay	<u>210,000</u>	<u>229,000</u>	<u>99,064</u>	<u>(129,936)</u>
Total expenditures	<u>9,395,200</u>	<u>9,395,200</u>	<u>8,262,665</u>	<u>(1,132,535)</u>
Revenues (under) expenditures	<u>(2,386,800)</u>	<u>(2,386,800)</u>	<u>(944,174)</u>	<u>1,442,626</u>
Net change in fund balance	<u>\$ (2,386,800)</u>	<u>\$ (2,386,800)</u>	<u>\$ (944,174)</u>	<u>\$ 1,442,626</u>

See accompanying notes to this schedule.

City of Surprise, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget to Actual

Transportation Improvement Fund

Fiscal Year Ended June 30, 2015

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Over
				(Under)
Revenues:				
Taxes	\$ 3,041,000	\$ 3,041,000	\$ 2,204,709	\$ (836,291)
Grants	-	-	45,389	45,389
Interest	46,500	46,500	15,584	(30,916)
Total revenues	<u>3,087,500</u>	<u>3,087,500</u>	<u>2,265,682</u>	<u>(821,818)</u>
Expenditures:				
Current:				
General government	286,100	286,100	302,549	16,449
Public works and streets	3,568,000	3,500,600	200,530	(3,300,070)
Capital outlay	<u>1,664,100</u>	<u>1,731,500</u>	<u>864,884</u>	<u>(866,616)</u>
Total expenditures	<u>5,518,200</u>	<u>5,518,200</u>	<u>1,367,963</u>	<u>(4,150,237)</u>
Revenues over (under) expenditures	<u>(2,430,700)</u>	<u>(2,430,700)</u>	<u>897,719</u>	<u>3,328,419</u>
Net change in fund balance	<u>\$ (2,430,700)</u>	<u>\$ (2,430,700)</u>	<u>\$ 897,719</u>	<u>\$ 3,328,419</u>

See accompanying notes to this schedule.

NOTE TO REQUIRED SUPPLEMENTARY INFORMATION

NOTE 1 – BUDGETARY BASIS OF ACCOUNTING

Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America for all governmental funds with the following exceptions: (1) Capital Projects Funds adopt project-length budgets which normally extend beyond the fiscal year (2) Compensated absences are expended when paid, (3) Capital outlays within the enterprise funds are expended on a budget basis.

Prior to the third Monday in July, the City Manager submits to the City Council, and Council adopts a tentative budget for the fiscal year commencing on July 1. The tentative budget includes a schedule of the estimated expenditures and revenues. The proposed budget sets the maximum limit. The tentative budget is then published once a week for two consecutive weeks in a local newspaper. Finally, the City holds a public hearing on the budget and convenes a special meeting to adopt the final proposed budget on or before the 14th day before the tax levy is adopted.

The budget is adopted at the department level in the General Fund and at the fund level for all other funds. Expenditures may not exceed this limit, but transfers may be approved to address new issues, increased prices and changes in scope of existing projects. In such cases, transfers may be approved after final adoption by the Council at a public meeting.



**COMBINING AND INDIVIDUAL FUND
FINANCIAL STATEMENTS AND SCHEDULES**

City of Surprise, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget to Actual

General Capital Projects Fund

Fiscal Year Ended June 30, 2015

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Over
				(Under)
Revenues:				
Taxes	\$ 3,210,200	\$ 3,210,200	\$ 1,863,652	\$ (1,346,548)
Intergovernmental	-	-	2,415	2,415
Grants	400,000	650,000	361,602	(288,398)
Interest	65,800	65,800	54,229	(11,571)
Other	386,400	386,400	41,527	(344,873)
Total revenues	<u>4,062,400</u>	<u>4,312,400</u>	<u>2,323,425</u>	<u>(1,988,975)</u>
Expenditures:				
Current:				
General government	14,336,800	2,771,500	-	(2,771,500)
Public safety	50,000	50,000	-	(50,000)
Public works and streets	338,900	338,900	-	(338,900)
Culture and recreation	-	-	2,000,000	2,000,000
Capital outlay	15,525,200	16,639,400	6,632,942	(10,006,458)
Total expenditures	<u>30,250,900</u>	<u>19,799,800</u>	<u>8,632,942</u>	<u>(11,166,858)</u>
Revenues (under) expenditures	<u>(26,188,500)</u>	<u>(15,487,400)</u>	<u>(6,309,517)</u>	<u>9,177,883</u>
Other financing sources				
Proceeds from sale of assets	-	-	49,775	49,775
Revenue bond proceeds	-	-	17,385,000	17,385,000
Premium on revenue bond proceeds	-	-	1,515,000	1,515,000
Transfers in	3,000,000	3,000,000	-	(3,000,000)
Total other financing sources	<u>3,000,000</u>	<u>3,000,000</u>	<u>18,949,775</u>	<u>15,949,775</u>
Net change in fund balance	<u>\$ (23,188,500)</u>	<u>\$ (12,487,400)</u>	<u>\$ 12,640,258</u>	<u>\$ 25,127,658</u>

City of Surprise, Arizona
 Combining Balance Sheet
 Nonmajor Governmental Funds
 June 30, 2015

	Special Revenue Funds	Debt Service Fund	Total Non-major Governmental Funds
Assets			
Cash and investments	\$ 23,056,789	\$ -	\$ 23,056,789
Receivables (net of allowances)			
Taxes and franchise fees	57,486	-	57,486
Grants	401,961	-	401,961
Prepaid items and other assets	4,761	-	4,761
Restricted cash and investments	1,599,035	3,667,354	5,266,389
Total assets	<u>\$ 25,120,032</u>	<u>\$ 3,667,354</u>	<u>\$ 28,787,386</u>
Liabilities			
Accounts payable	\$ 590,645	\$ 21,267	\$ 611,912
Accrued payroll and related taxes	1,775	-	1,775
Due to other funds	170,485	-	170,485
Deposits	1,374	-	1,374
Unearned revenues	531,414	-	531,414
Contracts payable	85,828	-	85,828
Matured bond interest payable	226,934	-	226,934
Matured bonds payable	220,000	-	220,000
Total liabilities	<u>1,828,455</u>	<u>21,267</u>	<u>1,849,722</u>
Fund Balances (Deficits)			
Nonspendable	4,761	-	4,761
Restricted	22,766,699	3,646,087	26,412,786
Committed	487,835	-	487,835
Assigned	37,040	-	37,040
Unassigned	(4,758)	-	(4,758)
Total fund balances	<u>23,291,577</u>	<u>3,646,087</u>	<u>26,937,664</u>
Total liabilities, deferred inflows and fund balances	<u>\$ 25,120,032</u>	<u>\$ 3,667,354</u>	<u>\$ 28,787,386</u>

City of Surprise, Arizona

Combining Statement of Revenues, Expenditures and Changes in Fund Balances

Nonmajor Governmental Funds

Fiscal Year Ended June 30, 2015

	Special Revenue Funds	Debt Service Fund	Total Non-major Governmental Funds
Revenues:			
Taxes	\$ 3,454,948	\$ -	\$ 3,454,948
Intergovernmental	400,517	-	400,517
Charges for services	896,929	-	896,929
Grants	1,252,618	-	1,252,618
Fines	652,271	-	652,271
Development fees	708,055	-	708,055
Interest	138,904	21,292	160,196
Donations	904	-	904
Other	5,142	-	5,142
Total revenues	<u>7,510,288</u>	<u>21,292</u>	<u>7,531,580</u>
Expenditures:			
Current			
General government	107,616	-	107,616
Public safety	792,646	-	792,646
Public works and streets	2,972,288	-	2,972,288
Community development	969,021	-	969,021
Culture and recreation	654,276	-	654,276
Capital outlay	1,007,578	-	1,007,578
Debt service			
Principal	220,000	2,566,800	2,786,800
Interest and fiscal charges	456,868	788,579	1,245,447
Bond issuance costs	-	389,873	389,873
Total expenditures	<u>7,180,293</u>	<u>3,745,252</u>	<u>10,925,545</u>
Excess (Deficiency) of revenues over (under) expenditures	<u>329,995</u>	<u>(3,723,960)</u>	<u>(3,393,965)</u>
Other financing sources (uses)			
Proceeds from sale of capital assets	79,493	-	79,493
Premium on revenue bond proceeds	-	228,255	228,255
Refunding bond proceeds	-	13,447,800	13,447,800
Premium on refunding bond proceeds	-	1,621,824	1,621,824
Payment to refunded bonds fiscal agent	-	(14,877,674)	(14,877,674)
Transfers in	-	3,356,838	3,356,838
Transfers out	(1,038,574)	-	(1,038,574)
Total other financing sources (uses)	<u>(959,081)</u>	<u>3,777,043</u>	<u>2,817,962</u>
Net change in fund balances	<u>(629,086)</u>	<u>53,083</u>	<u>(576,003)</u>
Fund balances, beginning	<u>23,920,663</u>	<u>3,593,004</u>	<u>27,513,667</u>
Fund balances, ending	<u>\$ 23,291,577</u>	<u>\$ 3,646,087</u>	<u>\$ 26,937,664</u>

NON-MAJOR GOVERNMENTAL FUND DESCRIPTIONS

- ❖ Special revenue funds – These funds account for specific non-capital revenues that are restricted in their allowable use.
 - *163rd Avenue Roadway Development Impact Fee Fund* – This fund was established to account for development impact fees that are assessed to the service area identified as the 163rd Avenue Roadway.
 - *Employee Dependent Scholarship Fund* – Employee dependent scholarships awarded to the dependents of current City of Surprise employees. Donations and interest earnings fund these scholarships. City policy restricts the use of these funds.
 - *Grants Fund* – This fund has been established to account for revenues and expenditures from the various grants received by the City.
 - *LTAF II Fund* – This fund has been established to account for revenues and expenditures received by the City from the state of Arizona. These funds are a portion of lottery money collected and can be used to fund transit operations, facilities, and equipment purchases.
 - *Library Development Fee Fund* – This fund was established to account for the inflow of library development fees levied on new residential construction. This fee can only be used for the purchase, construction, financing, and furnishing of new items directly related to the increased demand on library services caused by growth.
 - *Marley Park Community Facility District Fund* – This fund was established to provide a location to process operating expenditures and for the collection of the related portion of the property taxes from properties located in the district. These proceeds are legally restricted to the payment of operations within the district.
 - *Municipal Court Enhancement Fund* – Established in FY2003 this fund tracks revenue associated with fines dedicated to Municipal Court technology improvements. City policy restricts the use of these funds.
 - *Municipal Court FARE Fund* – This fund is used to discretely track funds received by the City that are restricted to use on projects that enhance the fine collections process. FARE - Fines/fees and restitution enforcement.
 - *Municipal Court JCEF Fund* – This fund is used to discretely track funds received by the City that are restricted to use on technology improvements in the Municipal Court. JCEF - Judicial court enhancement fund.
 - *Municipal Court MFTG Fund* – This fund is used to discretely track funds received by the City that are restricted to use on projects that aid in the processing of criminal cases. MFTG - Municipal fill the gap.
 - *Neighborhood Revitalization Fund* – This fund is used to track all revenues and expenditures associated with the City's neighborhood revitalization program. This program is funded through a combination of federal, state, and local funds. City policy, grant agreements, and contractual obligations restrict the use of these funds.
 - *Net Premium Seating Fund* – This fund was established to account for the revenues and expenditures for a ticket surcharge on the sale of spring training tickets for premium seats.
 - *Parks and Recreation Development Fee Fund* – This fund was established to account for the inflow of parks and recreation development fees levied on new residential construction. This fee can only be used for the purchase, construction, financing and furnishing of new items directly related to the increased demand on parks and recreation services caused by growth.
 - *Police Development Fee Fund* – This fund was established to account for the inflow of police development fees levied on new residential and commercial construction. This fee can only be used for the purchase, construction, financing and furnishing of new capital or one-time items directly related to the increased demand on police services caused by growth.

NON-MAJOR GOVERNMENTAL FUND DESCRIPTIONS

- *Proposition 400 Fund* – This fund is used to track all revenues and expenditures for the county wide half-cent sales tax to be used for regional transportation improvements.
 - *Public Works Expansion Development Fee Fund* – This fund was established to account for the inflow of public works development fees levied on new residential and commercial construction. This fee can only be used for the purchase, construction, financing and furnishing of new capital or one-time items directly related to the increased demand on public works caused by growth.
 - *Roads of Regional Significance SPA 2, 4 & 6 Fund* – This fund was established to account for the inflow of development fees levied on new residential and commercial construction. This fee can only be used for the purchase, construction, financing, and furnishing of new capital or one-time items directly related to the increased demand on roadways caused by growth.
 - *Roads of Regional Significance SPA 3 & 5 Fund* – This fund was established to account for the inflow of development fees levied on new residential and commercial construction. This fee can only be used for the purchase, construction, financing, and furnishing of new capital or one-time items directly related to the increased demand on roadways caused by growth.
 - *SB1398 Fines Fund* – This fund was established to account for funds the City receives from the state of Arizona for penalties charged on certain violations. These revenues are limited to the purchase of officer safety equipment.
 - *SPD DEA Fund* - This fund is used to discretely track funds received from the participation on DEA task forces in the Greater Phoenix area. This use of these funds is limited to approval by the disbursing program manager and is generally related to purchase and maintenance of departmental equipment not included in the general budgets. SPD – Surprise Police Department. DEA – Drug Enforcement Activity.
 - *SPD RICO Fund* – This fund is used to discretely track funds received from participation in the Maricopa County Attorney’s Office Anti-Racketeering Influenced and Corrupt Organizations (RICO) task force.
 - *SPD Towing Fund* – This fund is used to track activity in the Police Department for vehicle impounds. The use of these funds is limited to administrative management of the vehicle impound program.
 - *Spring Training Ticket Surcharge Fund* – This fund was established to account for the revenue and expenditures from a \$1 per ticket surcharge on the sale of spring training tickets. These revenues are limited to operational improvements to stadium facilities.
 - *Street Lighting Districts Fund* – Eighty-four Street Light Improvement Districts (SLIDs) have been established by ordinance to provide a centralized location for the collection of taxes from properties located in the district. These proceeds are legally restricted to the payment of electricity to operate the street lights within the district.
 - *Tourism Fund* – This fund is used to track all revenues and expenditures associated with the City’s 2.52% bed tax. The funds are used to support tourism within the City. City policy and state statute restrict the use of these funds.
- ❖ Debt service fund –Used to track those activities relating to the issuance and repayment of debt.
- *Debt Service Fund* – This fund was created to track the issuance and repayment of debt.

City of Surprise, Arizona
Combining Balance Sheet
Nonmajor Special Revenue Funds
June 30, 2015

	163rd Ave Development Fee	Employee Dep Scholarship Fund	Grants Fund	LTAF II Fund	Library Development Fee Fund	Marley Park Community Facility District Fund
Assets						
Cash and investments	\$ 3,508	\$ 2,520	\$ -	\$ -	\$ 4,572,083	\$ 520,665
Receivables (net of allowances)						
Taxes and franchise fees	-	-	-	-	-	4,627
Grants	-	-	112,115	-	-	-
Prepaid items and other assets	-	-	4,761	-	-	-
Restricted cash and investments	-	-	-	-	-	-
Total assets	<u>\$ 3,508</u>	<u>\$ 2,520</u>	<u>\$ 116,876</u>	<u>\$ -</u>	<u>\$ 4,572,083</u>	<u>\$ 525,292</u>
Liabilities						
Accounts payable	\$ -	\$ -	\$ 5,654	\$ -	\$ -	\$ 768
Accrued payroll and related taxes	-	-	-	-	-	-
Due to other funds	-	-	105,466	-	-	-
Deposits	-	-	-	-	-	-
Unearned revenue	-	-	5,753	-	-	-
Contracts payable	-	-	-	-	-	-
Matured bond interest payable	-	-	-	-	-	226,934
Matured bonds payable	-	-	-	-	-	220,000
Total liabilities	<u>-</u>	<u>-</u>	<u>116,873</u>	<u>-</u>	<u>-</u>	<u>447,702</u>
Fund Balances (Deficits)						
Nonspendable	-	-	4,761	-	-	-
Restricted	3,508	-	-	-	4,572,083	77,590
Committed	-	-	-	-	-	-
Assigned	-	2,520	-	-	-	-
Unassigned	-	-	(4,758)	-	-	-
Total fund balances	<u>3,508</u>	<u>2,520</u>	<u>3</u>	<u>-</u>	<u>4,572,083</u>	<u>77,590</u>
Total liabilities, deferred inflows and fund balances	<u>\$ 3,508</u>	<u>\$ 2,520</u>	<u>\$ 116,876</u>	<u>\$ -</u>	<u>\$ 4,572,083</u>	<u>\$ 525,292</u>

City of Surprise, Arizona
Combining Balance Sheet
Nonmajor Special Revenue Funds (Continued)
June 30, 2015

Municipal Court Enhancement Fund	Municipal Court FARE Fund	Municipal Court JCEF Fund	Municipal Court MFTG Fund	Neighborh. Revitaliz. Fund	Net Premium Seating Fund	Parks and Recreation Development Fee Fund
\$ 168,980	\$ 17,609	\$ 60,874	\$ 22,747	\$ -	\$ 60,112	\$ 2,542,619
-	-	-	-	-	-	-
-	-	-	-	289,846	-	-
-	-	-	-	-	-	-
-	-	-	-	207,093	-	143,712
<u>\$ 168,980</u>	<u>\$ 17,609</u>	<u>\$ 60,874</u>	<u>\$ 22,747</u>	<u>\$ 496,939</u>	<u>\$ 60,112</u>	<u>\$ 2,686,331</u>
\$ -	\$ -	\$ 23	\$ -	\$ 66,281	\$ -	\$ 255,064
-	-	1,675	-	100	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	430,558	-	-
-	-	-	-	-	-	85,828
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	1,698	-	496,939	-	340,892
-	-	-	-	-	-	-
152,385	17,190	59,176	22,747	-	60,112	2,345,439
-	-	-	-	-	-	-
16,595	419	-	-	-	-	-
-	-	-	-	-	-	-
<u>168,980</u>	<u>17,609</u>	<u>59,176</u>	<u>22,747</u>	<u>-</u>	<u>60,112</u>	<u>2,345,439</u>
<u>\$ 168,980</u>	<u>\$ 17,609</u>	<u>\$ 60,874</u>	<u>\$ 22,747</u>	<u>\$ 496,939</u>	<u>\$ 60,112</u>	<u>\$ 2,686,331</u>
Continued						

City of Surprise, Arizona
Combining Balance Sheet
Nonmajor Special Revenue Funds (Continued)
June 30, 2015

	Police Development Fee Fund	Proposition 400 Fund	Public Works Expansion Development Fee Fund	Roads of Regional Significance SPA 2, 4 and 6 Fund	Roads of Regional Significance SPA 3 and 5 Fund
Assets					
Cash and investments	\$ 1,100,369	\$ 168,075	\$ 9,505,801	\$ 2,464,836	\$ 23,475
Receivables (net of allowances)					
Taxes and franchise fees	-	-	-	-	-
Grants	-	-	-	-	-
Prepaid items and other assets	-	-	-	-	-
Restricted cash and investments	-	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total assets	<u>\$ 1,100,369</u>	<u>\$ 168,075</u>	<u>\$ 9,505,801</u>	<u>\$ 2,464,836</u>	<u>\$ 23,475</u>
Liabilities					
Accounts payable	\$ -	\$ -	\$ 1,226	\$ -	\$ -
Accrued payroll and related taxes	-	-	-	-	-
Due to other funds	-	-	-	-	-
Deposits	-	-	-	-	-
Unearned revenue	-	-	-	-	-
Contracts payable	-	-	-	-	-
Matured bond interest payable	-	-	-	-	-
Matured bonds payable	-	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total liabilities	<u>-</u>	<u>-</u>	<u>1,226</u>	<u>-</u>	<u>-</u>
Fund Balances (Deficits)					
Nonspendable	-	-	-	-	-
Restricted	1,100,369	166,290	9,504,575	2,464,836	23,475
Committed	-	-	-	-	-
Assigned	-	1,785	-	-	-
Unassigned	-	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total fund balances	<u>1,100,369</u>	<u>168,075</u>	<u>9,504,575</u>	<u>2,464,836</u>	<u>23,475</u>
Total liabilities, deferred inflows and fund balances	<u>\$ 1,100,369</u>	<u>\$ 168,075</u>	<u>\$ 9,505,801</u>	<u>\$ 2,464,836</u>	<u>\$ 23,475</u>

City of Surprise, Arizona
 Combining Balance Sheet
 Nonmajor Special Revenue Funds (Continued)
 June 30, 2015

SB1398 Fines Fund	SPD DEA Fund	SPD RICO Fund	SPD Towing Fund	Spring Training Ticket Surcharge Fund	Street Lighting Districts Fund	Tourism Fund	Total Nonmajor Special Revenue Funds
\$ 61,292	\$ 16,450	\$ -	\$ 227,797	\$ 775,939	\$ 202,314	\$ 538,724	\$ 23,056,789
-	-	-	-	-	39,826	13,033	57,486
-	-	-	-	-	-	-	401,961
-	-	-	-	-	-	-	4,761
-	-	1,192,953	-	-	55,277	-	1,599,035
<u>\$ 61,292</u>	<u>\$ 16,450</u>	<u>\$ 1,192,953</u>	<u>\$ 227,797</u>	<u>\$ 775,939</u>	<u>\$ 297,417</u>	<u>\$ 551,757</u>	<u>\$ 25,120,032</u>
\$ -	\$ -	\$ 380	\$ -	\$ -	\$ 202,314	\$ 58,935	590,645
-	-	-	-	-	-	-	1,775
-	-	65,019	-	-	-	-	170,485
-	-	1,374	-	-	-	-	1,374
-	-	-	-	-	95,103	-	531,414
-	-	-	-	-	-	-	85,828
-	-	-	-	-	-	-	226,934
-	-	-	-	-	-	-	220,000
-	-	66,773	-	-	297,417	58,935	1,828,455
-	-	-	-	-	-	-	4,761
60,847	16,450	1,126,180	217,508	775,939	-	-	22,766,699
-	-	-	-	-	-	487,835	487,835
445	-	-	10,289	-	-	4,987	37,040
-	-	-	-	-	-	-	(4,758)
<u>61,292</u>	<u>16,450</u>	<u>1,126,180</u>	<u>227,797</u>	<u>775,939</u>	<u>-</u>	<u>492,822</u>	<u>23,291,577</u>
<u>\$ 61,292</u>	<u>\$ 16,450</u>	<u>\$ 1,192,953</u>	<u>\$ 227,797</u>	<u>\$ 775,939</u>	<u>\$ 297,417</u>	<u>\$ 551,757</u>	<u>\$ 25,120,032</u>

Concluded

City of Surprise, Arizona
Combining Statement of Revenues, Expenditures and Changes in Fund Balance
Nonmajor Special Revenue Funds
June 30, 2015

	163rd Ave Development Fee	Employee Dep Scholarship Fund	Grants Fund	LTAF II Fund	Library Development Fee Fund	Marley Park Community Facility District Fund
Revenues:						
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 785,441
Intergovernmental	-	-	34,012	352,337	-	-
Charges for services	-	-	-	-	-	-
Grants	-	-	283,597	-	-	-
Fines	-	-	-	-	-	-
Development fees	18,538	-	-	-	4,256	-
Interest	-	15	80	-	26,742	-
Donations	-	904	-	-	-	-
Other	-	-	-	-	-	-
Total revenues	<u>18,538</u>	<u>919</u>	<u>317,689</u>	<u>352,337</u>	<u>30,998</u>	<u>785,441</u>
Expenditures:						
Current:						
General government	-	3,000	38,494	-	-	66,122
Public safety	-	-	216,431	-	-	-
Public works and streets	-	-	24,002	352,337	-	-
Community development	-	-	-	-	-	-
Culture and recreation	-	-	38,759	-	-	-
Capital outlay	-	-	24,771	-	-	-
Debt service						
Principal	-	-	-	-	-	220,000
Interest and fiscal charges	-	-	-	-	-	456,868
Total expenditures	<u>-</u>	<u>3,000</u>	<u>342,457</u>	<u>352,337</u>	<u>-</u>	<u>742,990</u>
Excess (deficiency) of revenues over (under) expenditures	<u>18,538</u>	<u>(2,081)</u>	<u>(24,768)</u>	<u>-</u>	<u>30,998</u>	<u>42,451</u>
Other financing sources (uses)						
Proceeds from sale of capital assets	-	-	24,771	-	-	-
Transfers out	-	-	-	-	-	-
Total other financing	<u>-</u>	<u>-</u>	<u>24,771</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balances	<u>18,538</u>	<u>(2,081)</u>	<u>3</u>	<u>-</u>	<u>30,998</u>	<u>42,451</u>
Fund balances, beginning	<u>(15,030)</u>	<u>4,601</u>	<u>-</u>	<u>-</u>	<u>4,541,085</u>	<u>35,139</u>
Fund balances, ending	<u>\$ 3,508</u>	<u>\$ 2,520</u>	<u>\$ 3</u>	<u>\$ -</u>	<u>\$ 4,572,083</u>	<u>\$ 77,590</u>

City of Surprise, Arizona**Combining Statement of Revenues, Expenditures and Changes in Fund Balance (Continued)****Nonmajor Special Revenue Funds**

June 30, 2015

Municipal Court Enhancement Fund	Municipal Court FARE Fund	Municipal Court JCEF Fund	Municipal Court MFTG Fund	Neighborh. Revitaliz. Fund	Net Premium Seating Fund	Parks and Recreation Development Fee Fund
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	3,092	-	11,076	-	-	-
-	-	-	-	-	29,466	-
77,140	-	19,769	-	969,021	-	-
-	-	-	-	-	-	363,402
2,527	100	407	204	-	121	19,477
-	-	-	-	-	-	-
-	-	-	-	-	-	-
<u>79,667</u>	<u>3,192</u>	<u>20,176</u>	<u>11,280</u>	<u>969,021</u>	<u>29,587</u>	<u>382,879</u>
-	-	-	-	-	-	-
128,675	-	42,194	14,479	-	-	-
-	-	-	-	-	-	-
-	-	-	-	969,021	-	-
-	-	-	-	-	3,090	215,778
170,311	-	-	-	-	-	378,847
-	-	-	-	-	-	-
-	-	-	-	-	-	-
<u>298,986</u>	<u>-</u>	<u>42,194</u>	<u>14,479</u>	<u>969,021</u>	<u>3,090</u>	<u>594,625</u>
<u>(219,319)</u>	<u>3,192</u>	<u>(22,018)</u>	<u>(3,199)</u>	<u>-</u>	<u>26,497</u>	<u>(211,746)</u>
-	-	-	-	-	-	-
-	-	-	-	-	-	(793,128)
-	-	-	-	-	-	(793,128)
<u>(219,319)</u>	<u>3,192</u>	<u>(22,018)</u>	<u>(3,199)</u>	<u>-</u>	<u>26,497</u>	<u>(1,004,874)</u>
<u>388,299</u>	<u>14,417</u>	<u>81,194</u>	<u>25,946</u>	<u>-</u>	<u>33,615</u>	<u>3,350,313</u>
<u>\$ 168,980</u>	<u>\$ 17,609</u>	<u>\$ 59,176</u>	<u>\$ 22,747</u>	<u>\$ -</u>	<u>\$ 60,112</u>	<u>\$ 2,345,439</u>

Continued

City of Surprise, Arizona

Combining Statement of Revenues, Expenditures and Changes in Fund Balances (Continued)

Nonmajor Special Revenue Funds

June 30, 2015

	Police Development Fee Fund	Proposition 400 Fund	Public Works Expansion Development Fee Fund	Roads of Regional Significance SPA 2, 4 and 6 Fund	Roads of Regional Significance SPA 3 and 5 Fund
Revenues:					
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -
Intergovernmental	-	-	-	-	-
Charges for services	-	-	-	-	-
Grants	-	-	-	-	-
Fines	-	-	-	-	-
Development fees	254,664	-	10,045	57,150	-
Interest	6,238	737	56,262	14,377	137
Donations	-	-	-	-	-
Other	-	-	5,142	-	-
Total revenues	<u>260,902</u>	<u>737</u>	<u>71,449</u>	<u>71,527</u>	<u>137</u>
Expenditures:					
Current:					
General government	-	-	-	-	-
Public safety	-	-	-	-	-
Public works and streets	-	7,715	135,094	-	-
Community development	-	-	-	-	-
Culture and recreation	-	-	-	-	-
Capital outlay	-	-	-	-	-
Debt service					
Principal	-	-	-	-	-
Interest and fiscal charges	-	-	-	-	-
Total expenditures	<u>-</u>	<u>7,715</u>	<u>135,094</u>	<u>-</u>	<u>-</u>
Excess of revenues over expenditures	<u>260,902</u>	<u>(6,978)</u>	<u>(63,645)</u>	<u>71,527</u>	<u>137</u>
Other financing sources					
Proceeds from sale of capital assets	-	54,722	-	-	-
Transfers out	(245,446)	-	-	-	-
Total other financing	<u>(245,446)</u>	<u>54,722</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balances	<u>15,456</u>	<u>47,744</u>	<u>(63,645)</u>	<u>71,527</u>	<u>137</u>
Fund balances, beginning	<u>1,084,913</u>	<u>120,331</u>	<u>9,568,220</u>	<u>2,393,309</u>	<u>23,338</u>
Fund balances, ending	<u>\$ 1,100,369</u>	<u>\$ 168,075</u>	<u>\$ 9,504,575</u>	<u>\$ 2,464,836</u>	<u>\$ 23,475</u>

City of Surprise, Arizona

Combining Statement of Revenues, Expenditures and Changes in Fund Balances (Continued)

Nonmajor Special Revenue Funds

June 30, 2015

SB1398 Fines Fund	SPD DEA Fund	SPD RICO Fund	SPD Towing Fund	Spring Training Ticket Surcharge Fund	Street Lighting Districts Fund	Tourism Fund	Total Nonmajor Special Revenue Funds
\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,451,765	\$ 217,742	\$ 3,454,948
-	-	-	-	-	-	-	400,517
-	-	-	103,450	764,013	-	-	896,929
-	-	-	-	-	-	-	1,252,618
18,250	-	537,112	-	-	-	-	652,271
-	-	-	-	-	-	-	708,055
272	-	3,074	2,213	1,652	1,375	2,894	138,904
-	-	-	-	-	-	-	904
-	-	-	-	-	-	-	5,142
<u>18,522</u>	<u>-</u>	<u>540,186</u>	<u>105,663</u>	<u>765,665</u>	<u>2,453,140</u>	<u>220,636</u>	<u>7,510,288</u>
-	-	-	-	-	-	-	107,616
-	-	179,674	211,193	-	-	-	792,646
-	-	-	-	-	2,453,140	-	2,972,288
-	-	-	-	-	-	-	969,021
-	-	-	-	187,704	-	208,945	654,276
-	-	37,649	-	396,000	-	-	1,007,578
-	-	-	-	-	-	-	220,000
-	-	-	-	-	-	-	456,868
<u>-</u>	<u>-</u>	<u>217,323</u>	<u>211,193</u>	<u>583,704</u>	<u>2,453,140</u>	<u>208,945</u>	<u>7,180,293</u>
<u>18,522</u>	<u>-</u>	<u>322,863</u>	<u>(105,530)</u>	<u>181,961</u>	<u>-</u>	<u>11,691</u>	<u>329,995</u>
-	-	-	-	-	-	-	79,493
-	-	-	-	-	-	-	(1,038,574)
-	-	-	-	-	-	-	(959,081)
<u>18,522</u>	<u>-</u>	<u>322,863</u>	<u>(105,530)</u>	<u>181,961</u>	<u>-</u>	<u>11,691</u>	<u>(629,086)</u>
<u>42,770</u>	<u>16,450</u>	<u>803,317</u>	<u>333,327</u>	<u>593,978</u>	<u>-</u>	<u>481,131</u>	<u>23,920,663</u>
<u>\$ 61,292</u>	<u>\$ 16,450</u>	<u>\$ 1,126,180</u>	<u>\$ 227,797</u>	<u>\$ 775,939</u>	<u>\$ -</u>	<u>\$ 492,822</u>	<u>\$ 23,291,577</u>
							Concluded

City of Surprise, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget to Actual

163rd Ave Development Fee

Fiscal Year Ended June 30, 2015

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Over
				(Under)
Revenues:				
Development fees	\$ 19,800	\$ 19,800	\$ 18,538	\$ (1,262)
Total revenues	19,800	19,800	18,538	(1,262)
Expenditures:				
Current:				
General government	19,800	19,800	-	(19,800)
Total expenditures	19,800	19,800	-	(19,800)
Revenues over expenditures	-	-	18,538	18,538
Net change in fund balance	\$ -	\$ -	\$ 18,538	\$ 18,538

City of Surprise, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget to Actual

Employee Dep Scholarship Fund

Fiscal Year Ended June 30, 2015

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Over
				(Under)
Revenues:				
Interest	\$ 100	\$ 100	\$ 15	\$ (85)
Donations	1,100	1,100	904	(196)
Total revenues	1,200	1,200	919	(281)
Expenditures:				
Current:				
General government	5,900	5,900	3,000	(2,900)
Total expenditures	5,900	5,900	3,000	(2,900)
Revenues (under) expenditures	(4,700)	(4,700)	(2,081)	2,619
Net change in fund balance	\$ (4,700)	\$ (4,700)	\$ (2,081)	\$ 2,619

City of Surprise, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget to Actual

Grants Fund

Fiscal Year Ended June 30, 2015

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Over
				(Under)
Revenues:				
Intergovernmental	\$ 73,300	\$ 73,300	\$ 34,012	\$ (39,288)
Grants	5,523,200	5,012,900	283,597	(4,729,303)
Interest	-	-	80	80
Total revenues	<u>5,596,500</u>	<u>5,086,200</u>	<u>317,689</u>	<u>(4,768,511)</u>
Expenditures:				
Current:				
General government	5,098,600	3,878,700	38,494	(3,840,206)
Public safety	423,100	536,300	216,431	(319,869)
Public works and streets	-	397,800	24,002	(373,798)
Culture and recreation	50,000	50,100	38,759	(11,341)
Capital outlay	24,800	24,800	24,771	(29)
Total expenditures	<u>5,596,500</u>	<u>4,887,700</u>	<u>342,457</u>	<u>(4,545,243)</u>
Revenues over (under) expenditures	<u>-</u>	<u>198,500</u>	<u>(24,768)</u>	<u>(223,268)</u>
Other financing sources				
Proceeds from sale of capital assets	-	-	24,771	24,771
Total other financing sources	<u>-</u>	<u>-</u>	<u>24,771</u>	<u>24,771</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ 198,500</u>	<u>\$ 3</u>	<u>\$ (198,497)</u>

City of Surprise, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget to Actual

LTAF II Fund

Fiscal Year Ended June 30, 2015

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Over
				(Under)
Revenues:				
Intergovernmental	\$ 350,000	\$ 350,000	\$ 352,337	\$ 2,337
Total revenues	350,000	350,000	352,337	2,337
Expenditures:				
Public works and streets	350,000	352,400	352,337	(63)
Total expenditures	350,000	352,400	352,337	(63)
Revenues (under) expenditures	-	(2,400)	-	2,400
Net change in fund balance	\$ -	\$ (2,400)	\$ -	\$ 2,400

City of Surprise, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget to Actual

Library Development Fee Fund

Fiscal Year Ended June 30, 2015

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Over
				(Under)
Revenues:				
Development fees	\$ -	\$ -	\$ 4,256	\$ 4,256
Interest	54,800	54,800	26,742	(28,058)
Total revenues	54,800	54,800	30,998	(23,802)
Expenditures:				
Current:				
General government	25,000	25,000	-	(25,000)
Culture and recreation	4,532,200	4,532,200	-	(4,532,200)
Total expenditures	4,557,200	4,557,200	-	(4,557,200)
Revenues over (under) expenditures	(4,502,400)	(4,502,400)	30,998	4,533,398
Net change in fund balance	\$ (4,502,400)	\$ (4,502,400)	\$ 30,998	\$ 4,533,398

City of Surprise, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget to Actual

Marley Park Community Facility District Fund

Fiscal Year Ended June 30, 2015

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Over
				(Under)
Revenues:				
Taxes	\$ 749,800	\$ 749,800	\$ 785,441	\$ 35,641
Total revenues	749,800	749,800	785,441	35,641
Expenditures:				
Current:				
General government	87,800	85,200	66,122	(19,078)
Principal	220,000	220,000	220,000	-
Interest and fiscal charges	453,900	456,900	456,868	(32)
Total expenditures	761,700	762,100	742,990	(19,110)
Revenues over (under) expenditures	(11,900)	(12,300)	42,451	54,751
Net change in fund balance	\$ (11,900)	\$ (12,300)	\$ 42,451	\$ 54,751

City of Surprise, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget to Actual

Municipal Court Enhancement Fund

Fiscal Year Ended June 30, 2015

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Over
				(Under)
Revenues:				
Fines	\$ 110,000	\$ 110,000	\$ 77,140	\$ (32,860)
Interest	-	-	2,527	2,527
Total revenues	<u>110,000</u>	<u>110,000</u>	<u>79,667</u>	<u>(30,333)</u>
Expenditures:				
Current:				
Public safety	297,600	330,600	128,675	(201,925)
Capital outlay	200,000	200,000	170,311	(29,689)
Total expenditures	<u>497,600</u>	<u>530,600</u>	<u>298,986</u>	<u>(231,614)</u>
Revenues (under) expenditures	<u>(387,600)</u>	<u>(420,600)</u>	<u>(219,319)</u>	<u>201,281</u>
Net change in fund balance	<u>\$ (387,600)</u>	<u>\$ (420,600)</u>	<u>\$ (219,319)</u>	<u>\$ 201,281</u>

City of Surprise, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget to Actual

Municipal Court FARE Fund

Fiscal Year Ended June 30, 2015

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Over
				(Under)
Revenues:				
Intergovernmental	\$ 4,200	\$ 4,200	\$ 3,092	\$ (1,108)
Interest	200	200	100	(100)
Total revenues	<u>4,400</u>	<u>4,400</u>	<u>3,192</u>	<u>(1,208)</u>
Expenditures:				
Current:				
Public safety	<u>18,900</u>	<u>18,900</u>	<u>-</u>	<u>(18,900)</u>
Total expenditures	<u>18,900</u>	<u>18,900</u>	<u>-</u>	<u>(18,900)</u>
Revenues over (under) expenditures	<u>(14,500)</u>	<u>(14,500)</u>	<u>3,192</u>	<u>17,692</u>
Net change in fund balance	<u>\$ (14,500)</u>	<u>\$ (14,500)</u>	<u>\$ 3,192</u>	<u>\$ 17,692</u>

City of Surprise, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget to Actual

Municipal Court JCEF Fund

Fiscal Year Ended June 30, 2015

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Over
				(Under)
Revenues:				
Fines	\$ 22,000	\$ 22,000	\$ 19,769	\$ (2,231)
Interest	1,300	1,300	407	(893)
Total revenues	<u>23,300</u>	<u>23,300</u>	<u>20,176</u>	<u>(3,124)</u>
Expenditures:				
Current:				
Public safety	104,300	71,300	42,194	(29,106)
Total expenditures	<u>104,300</u>	<u>71,300</u>	<u>42,194</u>	<u>(29,106)</u>
Revenues (under) expenditures	<u>(81,000)</u>	<u>(48,000)</u>	<u>(22,018)</u>	<u>25,982</u>
Net change in fund balance	<u>\$ (81,000)</u>	<u>\$ (48,000)</u>	<u>\$ (22,018)</u>	<u>\$ 25,982</u>

City of Surprise, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget to Actual

Municipal Court MFTG Fund

Fiscal Year Ended June 30, 2015

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Over
				(Under)
Revenues:				
Intergovernmental	\$ 8,300	\$ 8,300	\$ 11,076	\$ 2,776
Interest	300	300	204	(96)
Total revenues	<u>8,600</u>	<u>8,600</u>	<u>11,280</u>	<u>2,680</u>
Expenditures:				
Current:				
Public safety	<u>30,800</u>	<u>30,800</u>	<u>14,479</u>	<u>(16,321)</u>
Total expenditures	<u>30,800</u>	<u>30,800</u>	<u>14,479</u>	<u>(16,321)</u>
Revenues (under) expenditures	<u>(22,200)</u>	<u>(22,200)</u>	<u>(3,199)</u>	<u>19,001</u>
Net change in fund balance	<u>\$ (22,200)</u>	<u>\$ (22,200)</u>	<u>\$ (3,199)</u>	<u>\$ 19,001</u>

City of Surprise, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget to Actual

Neighborh. Revitaliz. Fund

Fiscal Year Ended June 30, 2015

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Over
				(Under)
Revenues:				
Grants	\$ 2,083,200	\$ 2,341,500	\$ 969,021	\$ (1,372,479)
Total revenues	<u>2,083,200</u>	<u>2,341,500</u>	<u>969,021</u>	<u>(1,372,479)</u>
Expenditures:				
Current:				
Community development	<u>2,083,200</u>	<u>2,341,500</u>	<u>969,021</u>	<u>(1,372,479)</u>
Total expenditures	<u>2,083,200</u>	<u>2,341,500</u>	<u>969,021</u>	<u>(1,372,479)</u>
Revenues over expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

City of Surprise, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget to Actual

Net Premium Seating Fund

Fiscal Year Ended June 30, 2015

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Over
				(Under)
Revenues:				
Charges for services	\$ 22,000	\$ 22,000	\$ 29,466	\$ 7,466
Interest	-	-	121	121
Total revenues	<u>22,000</u>	<u>22,000</u>	<u>29,587</u>	<u>7,587</u>
Expenditures:				
Current:				
Culture and recreation	<u>52,600</u>	<u>52,600</u>	<u>3,090</u>	<u>(49,510)</u>
Total expenditures	<u>52,600</u>	<u>52,600</u>	<u>3,090</u>	<u>(49,510)</u>
Revenues over (under) expenditures	<u>(30,600)</u>	<u>(30,600)</u>	<u>26,497</u>	<u>57,097</u>
Net change in fund balance	<u>\$ (30,600)</u>	<u>\$ (30,600)</u>	<u>\$ 26,497</u>	<u>\$ 57,097</u>

City of Surprise, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget to Actual

Parks and Recreation Development Fee Fund

Fiscal Year Ended June 30, 2015

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Over
				(Under)
Revenues:				
Development fees	\$ 836,000	\$ 836,000	\$ 363,402	\$ (472,598)
Interest	5,800	5,800	19,477	13,677
Total revenues	841,800	841,800	382,879	(458,921)
Expenditures:				
Current:				
General government	25,000	25,000	-	(25,000)
Culture and recreation	1,659,300	1,659,300	215,778	(1,443,522)
Capital outlay	2,635,100	2,635,100	378,847	(2,256,253)
Total expenditures	4,319,400	4,319,400	594,625	(3,724,775)
Revenues (under) expenditures	(3,477,600)	(3,477,600)	(211,746)	3,265,854
Other financing (uses)				
Transfers out	(792,400)	(792,400)	(793,128)	728
Total other financing (uses)	(792,400)	(792,400)	(793,128)	728
Net change in fund balance	\$ (4,270,000)	\$ (4,270,000)	\$ (1,004,874)	\$ 3,266,582

City of Surprise, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget to Actual

Police Development Fee Fund

Fiscal Year Ended June 30, 2015

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Over
				(Under)
Revenues:				
Development fees	\$ 482,800	\$ 482,800	\$ 254,664	\$ (228,136)
Interest	12,900	12,900	6,238	(6,662)
Total revenues	<u>495,700</u>	<u>495,700</u>	<u>260,902</u>	<u>(234,798)</u>
Expenditures:				
Current:				
General government	1,563,200	1,563,200	-	(1,563,200)
Total expenditures	<u>1,563,200</u>	<u>1,563,200</u>	<u>-</u>	<u>(1,563,200)</u>
Revenues over (under) expenditures	<u>(1,067,500)</u>	<u>(1,067,500)</u>	<u>260,902</u>	<u>1,328,402</u>
Other financing (uses)				
Transfers out	(245,200)	(245,200)	(245,446)	246
Total other financing (uses)	<u>(245,200)</u>	<u>(245,200)</u>	<u>(245,446)</u>	<u>246</u>
Net change in fund balance	<u>\$ (1,312,700)</u>	<u>\$ (1,312,700)</u>	<u>\$ 15,456</u>	<u>\$ 1,328,648</u>

City of Surprise, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget to Actual

Proposition 400 Fund

Fiscal Year Ended June 30, 2015

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Over
				(Under)
Revenues:				
Interest	\$ -	\$ -	\$ 737	737
Other	19,300	19,300	-	(19,300)
Total revenues	19,300	19,300	737	(18,563)
Expenditures:				
Current:				
Public works and streets	19,600	19,600	7,715	(11,885)
Capital outlay	108,200	108,200	-	(108,200)
Total expenditures	127,800	127,800	7,715	(120,085)
Revenues (under) expenditures	(108,500)	(108,500)	(6,978)	101,522
Other financing sources				
Proceeds from sale of capital assets	-	-	54,722	54,722
Total other financing sources	-	-	54,722	54,722
Net change in fund balance	\$ (108,500)	\$ (108,500)	\$ 47,744	\$ 156,244

City of Surprise, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget to Actual

Public Works Expansion Development Fee Fund

Fiscal Year Ended June 30, 2015

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Over
				(Under)
Revenues:				
Development fees	\$ -	\$ -	\$ 10,045	\$ 10,045
Interest	117,300	117,300	56,262	(61,038)
Other	29,500	29,500	5,142	(24,358)
Total revenues	<u>146,800</u>	<u>146,800</u>	<u>71,449</u>	<u>(75,351)</u>
Expenditures:				
Current:				
General government	25,000	25,000	-	(25,000)
Public works and streets	8,903,200	8,903,200	135,094	(8,768,106)
Capital outlay	747,700	747,700	-	(747,700)
Total expenditures	<u>9,675,900</u>	<u>9,675,900</u>	<u>135,094</u>	<u>(9,540,806)</u>
Revenues (under) expenditures	<u>(9,529,100)</u>	<u>(9,529,100)</u>	<u>(63,645)</u>	<u>9,465,455</u>
Net change in fund balance	<u>\$ (9,529,100)</u>	<u>\$ (9,529,100)</u>	<u>\$ (63,645)</u>	<u>\$ 9,465,455</u>

City of Surprise, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget to Actual

Roads of Regional Significance SPA 2, 4 and 6 Fund

Fiscal Year Ended June 30, 2015

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Over
				(Under)
Revenues:				
Development fees	\$ -	\$ -	\$ 57,150	\$ 57,150
Interest	27,100	27,100	14,377	(12,723)
Total revenues	27,100	27,100	71,527	44,427
Expenditures:				
Current:				
General government	2,124,700	2,124,700	-	(2,124,700)
Total expenditures	2,124,700	2,124,700	-	(2,124,700)
Revenues over (under) expenditures	(2,097,600)	(2,097,600)	71,527	2,169,127
Net change in fund balance	\$ (2,097,600)	\$ (2,097,600)	\$ 71,527	\$ 2,169,127

City of Surprise, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget to Actual

Roads of Regional Significance SPA 3 and 5 Fund

Fiscal Year Ended June 30, 2015

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Over
				(Under)
Revenues:				
Interest	\$ 300	\$ 300	\$ 137	\$ (163)
Total revenues	300	300	137	(163)
Expenditures:				
Current:				
General government	19,000	19,000	-	(19,000)
Total expenditures	19,000	19,000	-	(19,000)
Revenues over (under) expenditures	(18,700)	(18,700)	137	18,837
Net change in fund balance	\$ (18,700)	\$ (18,700)	\$ 137	\$ 18,837

City of Surprise, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget to Actual

SB 1398 Fines Fund

Fiscal Year Ended June 30, 2015

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Over
				(Under)
Revenues:				
Fines	\$ 17,000	\$ 17,000	\$ 18,250	\$ 1,250
Interest	-	-	272	272
Total revenues	<u>17,000</u>	<u>17,000</u>	<u>18,522</u>	<u>1,522</u>
Expenditures:				
Current:				
Public safety	<u>19,600</u>	<u>19,600</u>	-	(19,600)
Total expenditures	<u>19,600</u>	<u>19,600</u>	-	(19,600)
Revenues over (under) expenditures	<u>(2,600)</u>	<u>(2,600)</u>	<u>18,522</u>	<u>21,122</u>
Net change in fund balance	<u>\$ (2,600)</u>	<u>\$ (2,600)</u>	<u>\$ 18,522</u>	<u>\$ 21,122</u>

City of Surprise, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget to Actual

SPD RICO Fund

Fiscal Year Ended June 30, 2015

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Over
				(Under)
Revenues:				
Fines	\$ 480,000	\$ 480,000	\$ 537,112	\$ 57,112
Interest	-	-	3,074	3,074
Total revenues	<u>480,000</u>	<u>480,000</u>	<u>540,186</u>	<u>60,186</u>
Expenditures:				
Current:				
Public safety	1,277,900	1,277,900	179,674	(1,098,226)
Capital outlay	-	-	37,649	37,649
Total expenditures	<u>1,277,900</u>	<u>1,277,900</u>	<u>217,323</u>	<u>(1,060,577)</u>
Revenues over (under) expenditures	<u>(797,900)</u>	<u>(797,900)</u>	<u>322,863</u>	<u>1,120,763</u>
Net change in fund balance	<u>\$ (797,900)</u>	<u>\$ (797,900)</u>	<u>\$ 322,863</u>	<u>\$ 1,120,763</u>

City of Surprise, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget to Actual

SPD Towing Fund

Fiscal Year Ended June 30, 2015

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Over
				(Under)
Revenues:				
Charges for services	\$ 117,000	\$ 117,000	\$ 103,450	\$ (13,550)
Interest	-	-	2,213	2,213
Total revenues	<u>117,000</u>	<u>117,000</u>	<u>105,663</u>	<u>(11,337)</u>
Expenditures:				
Current:				
Public safety	<u>375,100</u>	<u>375,100</u>	<u>211,193</u>	<u>(163,907)</u>
Total expenditures	<u>375,100</u>	<u>375,100</u>	<u>211,193</u>	<u>(163,907)</u>
Revenues (under) expenditures	<u>(258,100)</u>	<u>(258,100)</u>	<u>(105,530)</u>	<u>152,570</u>
Net change in fund balance	<u>\$ (258,100)</u>	<u>\$ (258,100)</u>	<u>\$ (105,530)</u>	<u>\$ 152,570</u>

City of Surprise, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget to Actual

Spring Training Ticket Surcharge Fund

Fiscal Year Ended June 30, 2015

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Over
				(Under)
Revenues:				
Charges for services	\$ 635,000	\$ 635,000	\$ 764,013	\$ 129,013
Interest income (loss)	-	-	1,652	1,652
Total revenues	<u>635,000</u>	<u>635,000</u>	<u>765,665</u>	<u>130,665</u>
Expenditures:				
Current:				
Culture and recreation	387,900	188,000	187,704	(296)
Capital outlay	-	396,000	396,000	-
Total expenditures	<u>387,900</u>	<u>584,000</u>	<u>583,704</u>	<u>(296)</u>
Revenues over expenditures	<u>247,100</u>	<u>51,000</u>	<u>181,961</u>	<u>130,961</u>
Other financing (uses)				
Transfers out	(645,100)	(645,100)	-	(645,100)
Total other financing (uses)	<u>(645,100)</u>	<u>(645,100)</u>	<u>-</u>	<u>(645,100)</u>
Net change in fund balance	<u>\$ (398,000)</u>	<u>\$ (594,100)</u>	<u>\$ 181,961</u>	<u>\$ (514,139)</u>

City of Surprise, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget to Actual

Street Lighting Districts Fund

Fiscal Year Ended June 30, 2015

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Over
				(Under)
Revenues:				
Taxes	\$ 2,384,700	\$ 2,384,700	\$ 2,451,765	\$ 67,065
Interest	-	-	1,375	1,375
Total revenues	<u>2,384,700</u>	<u>2,384,700</u>	<u>2,453,140</u>	<u>68,440</u>
Expenditures:				
Current:				
Public works and streets	<u>2,531,800</u>	<u>2,531,400</u>	<u>2,453,140</u>	<u>(78,260)</u>
Total expenditures	<u>2,531,800</u>	<u>2,531,400</u>	<u>2,453,140</u>	<u>(78,260)</u>
Revenues (under) expenditures	<u>(147,100)</u>	<u>(146,700)</u>	-	146,700
Net change in fund balance	<u>\$ (147,100)</u>	<u>\$ (146,700)</u>	<u>\$ -</u>	<u>\$ 146,700</u>

City of Surprise, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget to Actual

Tourism Fund

Fiscal Year Ended June 30, 2015

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Over
				(Under)
Revenues:				
Taxes	\$ 182,800	\$ 182,800	\$ 217,742	\$ 34,942
Interest	2,700	2,700	2,894	194
Total revenues	<u>185,500</u>	<u>185,500</u>	<u>220,636</u>	<u>35,136</u>
Expenditures:				
Current:				
Culture and recreation	<u>676,900</u>	<u>676,900</u>	<u>208,945</u>	<u>(467,955)</u>
Total expenditures	<u>676,900</u>	<u>676,900</u>	<u>208,945</u>	<u>(467,955)</u>
Revenues over (under) expenditures	<u>(491,400)</u>	<u>(491,400)</u>	<u>11,691</u>	<u>503,091</u>
Net change in fund balance	<u>\$ (491,400)</u>	<u>\$ (491,400)</u>	<u>\$ 11,691</u>	<u>\$ 503,091</u>

City of Surprise, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget to Actual

Debt Service Fund

Fiscal Year Ended June 30, 2015

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Over
				(Under)
Revenues:				
Interest	\$ -	\$ -	\$ 21,292	\$ 21,292
Total revenues	-	-	21,292	21,292
Expenditures:				
Debt Service				
Principal	2,222,600	4,789,400	2,566,800	(2,222,600)
Interest and fiscal charges	1,746,300	2,535,100	788,579	(1,746,521)
Debt issuance costs	-	177,600	389,873	212,273
Total expenditures	3,968,900	7,502,100	3,745,252	(3,756,848)
Revenues (under) expenditures	(3,968,900)	(7,502,100)	(3,723,960)	3,778,140
Other financing sources				
Premium on revenue bond proceeds	-	-	228,255	228,255
Refunding bond proceeds	-	-	13,447,800	13,447,800
Premium on refunding bond proceeds	-	-	1,621,824	1,621,824
Payment to refunded bonds fiscal agent	-	(14,877,700)	(14,877,674)	26
Transfers in	3,968,900	3,968,900	3,356,838	(612,062)
Total other financing sources	3,968,900	(10,908,800)	3,777,043	14,685,843
Net change in fund balance	\$ -	\$ (18,410,900)	\$ 53,083	\$ 18,463,983

INTERNAL SERVICE FUND DESCRIPTIONS

- ❖ Internal service funds – These funds are used to track those transactions relating to the City’s internal insurance activities.
 - *Employee Healthcare Fund* – This fund was created to provide health insurance claims, plan administration, stop loss premiums, and fund reserves.
 - *Risk Management Fund* – This fund was created to provide general insurance coverage as well as risk management, loss control, and safety programs citywide.

City of Surprise, Arizona

Combining Statement of Revenues, Expenses and Changes in Fund Net Position

Internal Service Funds

Fiscal Year Ended June 30, 2015

	Governmental Activities		
	Employee Healthcare Fund	Risk Management Fund	Total Internal Service Funds
Assets			
Current assets			
Cash and investments	\$ 4,765,238	\$ 2,519,991	\$ 7,285,229
Receivables (net of allowances)			
Accounts	798	-	798
Other assets	1,402	-	1,402
Total current assets	4,767,438	2,519,991	7,287,429
Total assets	4,767,438	2,519,991	7,287,429
Deferred Outflows of Resources			
Pension Related	14,105	33,285	47,390
Liabilities			
Current liabilities:			
Accounts payable	10,810	308,839	319,649
Accrued payroll and related taxes	2,340	5,027	7,367
Insurance claims payable	1,538,461	-	1,538,461
Compensated absences payable	1,901	902	2,803
Total current liabilities	1,553,512	314,768	1,868,280
Noncurrent liabilities:			
Compensated absences payable, due in more than one year	2,520	1,196	3,716
Net Pension Liability	98,854	244,987	343,841
Total noncurrent liabilities	101,374	246,183	347,557
Total liabilities	1,654,886	560,951	2,215,837
Deferred Inflows of Resources			
Pension Related	17,287	42,841	60,128
Net Position			
Unrestricted	3,109,370	1,949,484	5,058,854
Total net position	\$ 3,109,370	\$ 1,949,484	\$ 5,058,854

City of Surprise, Arizona

Combining Statement of Revenues, Expenses and Changes in Fund Net Position

Internal Service Funds

Fiscal Year Ended June 30, 2015

	Governmental Activities		
	Employee Healthcare Fund	Risk Management Fund	Total Internal Service Funds
Operating Revenues:			
Charges for services	\$ 10,039,235	\$ 1,687,601	\$ 11,726,836
Other	-	944	944
Total operating revenues	<u>10,039,235</u>	<u>1,688,545</u>	<u>11,727,780</u>
Operating Expenses:			
Cost of sales and services	<u>8,920,833</u>	<u>1,642,832</u>	<u>10,563,665</u>
Total operating expenses	<u>8,920,833</u>	<u>1,642,832</u>	<u>10,563,665</u>
Operating income	<u>1,118,402</u>	<u>45,713</u>	<u>1,164,115</u>
Non-operating revenues			
Interest revenue	<u>19,390</u>	<u>13,921</u>	<u>33,311</u>
Total non-operating revenues	<u>19,390</u>	<u>13,921</u>	<u>33,311</u>
Changes in net position	<u>1,137,792</u>	<u>59,634</u>	<u>1,197,426</u>
Net position, beginning, as restated	<u>1,971,578</u>	<u>1,889,850</u>	<u>3,861,428</u>
Net position, ending	<u>\$ 3,109,370</u>	<u>\$ 1,949,484</u>	<u>\$ 5,058,854</u>

City of Surprise, Arizona
 Combining Statement of Cash Flows
 Internal Service Funds
 Fiscal Year Ended June 30, 2015

	Governmental Activities		
	Employee Healthcare Fund	Risk Management Fund	Total Internal Service Funds
Cash flows from operating activities			
Cash received from customers	\$ 10,040,636	\$ 1,688,545	\$ 11,729,181
Cash paid to suppliers	(8,310,451)	(1,151,883)	(9,462,334)
Cash paid to employees	(96,578)	(206,108)	(302,686)
Net cash provided by operating activities	<u>1,633,607</u>	<u>330,554</u>	<u>1,964,161</u>
Cash flows from investing activities			
Cash received from interest income	<u>19,390</u>	<u>13,921</u>	<u>33,311</u>
Net cash provided by investing activities	<u>19,390</u>	<u>13,921</u>	<u>33,311</u>
Net change in cash	1,652,997	344,475	1,997,472
Cash, beginning of year	3,112,241	2,175,516	5,287,757
Cash, end of year	<u><u>\$ 4,765,238</u></u>	<u><u>\$ 2,519,991</u></u>	<u><u>\$ 7,285,229</u></u>
Reconciliation of operating income to net cash provided by operating activities			
Operating income	\$ 1,118,402	\$ 45,713	\$ 1,164,115
Adjustments to reconcile operating income to net cash provided by operating activities			
(Increase) in assets:			
Accounts receivable	1,401	-	1,401
Other assets	158	-	158
Increase (decrease) in liabilities:			
Accounts payable	(791)	287,206	286,415
Accrued payroll and related taxes	309	1,093	1,402
Net pension liability	(553)	307	(246)
Insurance claims payable	514,060	-	514,060
Compensated absences payable	621	(3,765)	(3,144)
Total adjustments	<u>515,205</u>	<u>284,841</u>	<u>800,046</u>
Net cash provided by operating activities	<u><u>\$ 1,633,607</u></u>	<u><u>\$ 330,554</u></u>	<u><u>\$ 1,964,161</u></u>



STATISTICAL SECTION

This section provides detailed information, for purposes of providing a context for comprehending the information presented in the financial statements, note disclosures and required supplementary information, and gaining a better understanding of the financial shape of the City of Surprise, Arizona

Contents:

Financial Trends:

These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

Revenue Capacity:

These schedules contain information to help the reader assess the government's most significant local revenue sources, transaction privilege (sales) tax and property taxes.

Debt Capacity:

These schedules present information to help the reader assess the affordability of the government's current levels of outstanding debt and the government's ability to issue additional debt in the future.

Demographic and Economic Information:

These schedules of demographic and economic indicators help the reader understand the environment that the government's financial activities take place.

Operating Information:

These schedules contain service and infrastructure data to help the reader understand how the information in the government's financial report relates to the services the government provides and the activities it performs.

Sources: Unless otherwise noted, the information in these schedules is derived from the Comprehensive Annual Reports for the relevant year.

City of Surprise, Arizona
Net Position by Component
Last Ten Fiscal Years
(accrual basis of accounting)

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Governmental activities										
Net investment of capital assets	\$ 187,462,971	\$ 235,593,851	\$ 309,902,948	\$ 355,991,192	\$ 437,142,472	\$ 425,526,375	\$ 445,035,827	\$ 428,076,477	\$ 413,717,047	\$ 409,274,827
Restricted	62,577,192	43,359,822	45,172,071	28,504,107	27,494,001	27,405,931	27,011,749	28,105,434	29,650,958	27,948,361
Unrestricted	75,952,911	86,660,609	47,851,783	16,550,858	5,285,625	1,266,669	4,750,944	19,164,721	25,538,922	(18,482,747)
Total governmental activities net position	<u>\$ 325,993,074</u>	<u>\$ 365,614,282</u>	<u>\$ 402,926,802</u>	<u>\$ 401,046,157</u>	<u>\$ 469,922,098</u>	<u>\$ 454,198,975</u>	<u>\$ 476,798,520</u>	<u>\$ 475,346,632</u>	<u>\$ 468,906,927</u>	<u>\$ 418,740,441</u>
Business-type activities										
Net investment of capital assets	\$ 127,958,364	\$ 204,428,757	\$ 238,368,447	\$ 256,006,743	\$ 250,936,354	\$ 257,403,366	\$ 269,712,138	\$ 262,605,698	\$ 263,420,571	\$ 264,678,599
Restricted*	-	-	-	-	13,841,284	21,445,388	6,673,158	6,867,426	6,895,582	5,381,403
Unrestricted	68,439,086	67,069,983	55,098,885	43,044,370	40,360,365	39,592,483	54,053,088	60,409,577	57,257,700	44,564,505
Total business-type activities net position	<u>\$ 196,397,450</u>	<u>\$ 271,498,740</u>	<u>\$ 293,467,332</u>	<u>\$ 299,051,113</u>	<u>\$ 305,138,003</u>	<u>\$ 318,441,237</u>	<u>\$ 330,438,384</u>	<u>\$ 329,882,701</u>	<u>\$ 327,573,853</u>	<u>\$ 314,624,507</u>
Primary government										
Net investment of capital assets	\$ 315,421,335	\$ 440,022,608	\$ 548,271,395	\$ 611,997,935	\$ 688,078,826	\$ 682,929,741	\$ 714,747,965	\$ 690,682,175	\$ 677,137,618	\$ 673,953,426
Restricted	62,577,192	43,359,822	45,172,071	28,504,107	41,335,285	48,851,319	33,684,907	34,972,860	36,546,540	33,329,764
Unrestricted	144,391,997	153,730,592	102,950,668	59,595,228	45,645,990	40,859,152	58,804,032	79,574,298	82,796,622	26,081,758
Total primary government net position	<u>\$ 522,390,524</u>	<u>\$ 637,113,022</u>	<u>\$ 696,394,134</u>	<u>\$ 700,097,270</u>	<u>\$ 775,060,101</u>	<u>\$ 772,640,212</u>	<u>\$ 807,236,904</u>	<u>\$ 805,229,333</u>	<u>\$ 796,480,780</u>	<u>\$ 733,364,948</u>

Source: The source of this information is the City's financial records.

* Restricted amount for fiscal year 2010 is for sewer fund debt-related reserves. Beginning in fiscal year 2010, sewer fund debt was properly recorded in the sewer fund as a business-type activity, instead of a governmental activity as previously reported.

City of Surprise, Arizona
Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
<u>Expenses</u>										
Governmental Activities:										
General government	\$ 11,940,344	\$ 16,453,191	\$ 18,230,474	\$ 20,248,301	\$ 21,961,410	\$ 18,092,847	\$ 17,438,582	\$ 14,958,702	\$ 16,079,202	\$ 21,038,892
Public safety	22,468,552	27,987,949	34,962,539	39,409,554	33,876,919	38,760,889	39,628,843	39,096,150	40,931,709	44,415,505
Public works & streets (including SLIDs)	69,404,991	20,868,755	25,092,309	26,621,704	28,392,783	29,748,611	29,415,043	33,710,624	34,988,682	35,141,030
Community development	4,230,145	5,244,991	5,237,442	4,824,047	6,484,414	4,915,385	7,401,566	7,668,373	8,388,639	5,205,925
Culture and recreation	14,205,034	17,809,127	19,972,094	21,138,623	16,399,646	15,229,013	16,189,568	16,285,289	17,228,719	21,863,417
Interest	2,579,639	2,706,394	5,047,505	5,124,808	2,044,603	1,919,145	1,594,060	1,505,313	1,378,709	1,635,320
Total governmental activities expenses	124,828,705	91,070,407	108,542,363	117,367,037	109,159,775	108,665,890	111,667,662	113,224,451	118,995,660	129,300,089
Business-type Activities:										
Water	5,100,815	6,486,400	7,060,228	11,629,143	9,792,043	11,188,199	10,792,041	10,849,653	10,546,378	10,619,858
Sewer	9,261,758	10,765,370	11,021,010	16,315,148	16,665,251	20,090,934	19,325,017	18,717,547	20,072,400	20,360,031
Sanitation	2,705,418	3,542,024	4,015,174	4,269,858	4,559,778	5,603,983	6,047,844	5,934,789	7,144,521	7,883,309
Replenishment	637,096	628,514	1,585,734	-	-	-	-	-	-	-
Total business-type activities	17,705,087	21,422,308	23,682,146	32,214,149	31,017,072	36,883,116	36,164,902	35,501,989	37,763,299	38,863,198
Total primary government expenses	\$ 142,533,792	\$ 112,492,715	\$ 132,224,509	\$ 149,581,186	\$ 140,176,847	\$ 145,549,006	\$ 147,832,564	\$ 148,726,440	\$ 156,758,959	\$ 168,163,287
<u>Program Revenues</u>										
Governmental Activities:										
Charges for services:										
General government	\$ 4,970,335	\$ 4,981,861	\$ 7,468,412	\$ 7,762,750	\$ 5,630,748	\$ 7,947,615	\$ 6,435,843	\$ 6,313,245	\$ 8,494,212	\$ 5,301,697
Public safety	1,998,261	1,719,969	2,409,665	3,132,368	1,257,537	1,522,658	3,096,058	2,922,055	1,306,553	2,963,326
Public works & streets (including SLIDs)	3,294,580	4,165,635	4,017,706	3,004,313	328,230	3,786,620	3,238,179	792,288	499,338	507,198
Community development	8,715,983	5,527,926	3,441,463	1,436,629	868,305	1,315,799	1,622,594	2,003,777	1,697,315	2,005,421
Culture and recreation	2,447,816	2,474,416	2,903,069	3,539,257	3,783,816	3,838,003	5,307,491	4,837,786	4,917,918	5,313,203
Operating grants and contributions	2,269,888	2,414,175	2,268,074	1,774,977	13,157,726	10,404,916	8,207,130	10,139,981	9,833,470	9,908,788
Capital grants and contributions	161,045,621	44,804,100	43,039,657	21,552,356	31,142,608	8,655,730	32,449,260	5,925,348	2,877,937	11,561,202
Total governmental activities program revenues	184,742,484	66,088,082	65,548,046	42,202,650	56,168,970	37,471,341	60,356,555	32,934,480	29,626,743	37,560,835
Business-type activities:										
Charges for services:										
Water	7,091,232	7,737,813	8,683,732	10,282,626	9,711,411	9,841,874	10,047,169	10,073,124	9,987,819	10,814,903
Sewer	10,844,860	12,367,546	12,990,898	13,587,358	14,857,689	15,303,709	15,481,721	15,904,030	16,046,564	17,950,085
Sanitation	3,893,555	4,573,178	5,280,028	5,627,829	6,175,989	6,598,929	6,700,961	6,862,696	7,000,935	6,952,296
Replenishment	1,037,188	796,503	771,602	-	-	-	-	-	-	-
Capital grants and contributions	21,040,118	25,616,242	22,488,762	12,856,449	51,714,784	16,878,654	14,502,214	4,427,857	3,270,131	129,722
Total business-type activities program revenues	43,906,953	51,091,282	50,215,022	42,354,262	82,459,873	48,623,166	46,732,065	37,267,707	36,305,449	35,847,006
Total primary government program revenues	\$ 228,649,437	\$ 117,179,364	\$ 115,763,068	\$ 84,556,912	\$ 138,628,843	\$ 86,094,507	\$ 107,088,620	\$ 70,202,187	\$ 65,932,192	\$ 73,407,841
Net revenue/expense:										
Governmental activities	\$ 59,913,779	\$ (24,982,325)	\$ (42,994,317)	\$ (75,164,387)	\$ (52,990,805)	\$ (71,194,549)	\$ (51,311,107)	\$ (80,289,971)	\$ (89,368,917)	\$ (91,739,254)
Business-type activities	26,201,866	29,668,974	26,532,876	10,140,113	51,442,801	11,740,050	10,567,163	1,765,718	(1,457,850)	(3,016,192)
Total primary government net expense	\$ 86,115,645	\$ 4,686,649	\$ (16,461,441)	\$ (65,024,275)	\$ (1,548,004)	\$ (59,454,499)	\$ (40,743,944)	\$ (78,524,253)	\$ (90,826,767)	\$ (94,755,446)

General Revenues and Other Changes in Net Position

Governmental activities:																				
Taxes																				
Property taxes	\$	5,078,661	\$	6,728,647	\$	7,379,236	\$	7,403,211	\$	6,831,553	\$	7,018,180	\$	6,112,789	\$	9,274,735	\$	9,401,277	\$	9,713,903
Sales taxes		48,617,437		45,707,048		39,336,323		33,241,899		29,144,497		29,826,572		33,266,049		37,836,088		39,685,844		42,111,177
Franchise taxes		2,990,582		3,602,776		3,907,778		4,073,771		4,309,896		4,448,614		4,547,621		4,732,649		5,159,956		5,249,320
State shared revenue		7,437,667		19,247,219		20,808,942		20,546,483		21,234,739		18,767,966		23,434,911		25,983,982		26,722,541		29,879,804
Unrestricted investment earnings		4,253,352		7,218,793		3,959,328		422,965		414,492		488,919		304,846		164,984		329,637		400,260
Other		815,436		1,824,746		1,437,163		3,545,306		1,425,472		489,667		297,016		562,787		482,776		1,146,649
Transfers		832,783		(36,469,155)		4,078,000		4,050,107		(6,195,179)		946,818		968,148		1,068,522		1,147,181		1,132,145
Total governmental activities		70,025,918		47,860,074		80,906,770		73,283,742		57,165,470		61,986,736		68,931,380		79,623,747		82,929,212		89,633,258
Business-type activities:																				
Unrestricted investment earnings		1,978,146		4,053,513		2,344,100		365,454		423,050		552,583		331,127		150,350		296,183		253,407
Other		-		-		-		-		110,149		483,773		-		-		-		-
Special item - Extinguishment of debt		-		-		-		-		2,821,348		-		-		-		-		-
Transfers		(832,783)		36,469,155		(4,078,000)		(4,373,199)		6,195,179		(946,818)		(968,148)		(1,068,522)		(1,147,181)		(1,132,145)
Total business-type activities		1,145,363		40,522,668		(1,733,900)		(4,007,745)		9,549,726		89,538		(637,021)		(918,172)		(850,998)		(878,738)
Total primary government	\$	71,171,281	\$	88,382,742	\$	79,172,870	\$	69,275,997	\$	66,715,196	\$	62,076,274	\$	68,294,359	\$	78,705,575	\$	82,078,214	\$	88,754,520
Change in Net Position																				
Governmental activities	\$	129,939,697	\$	22,877,749	\$	37,912,453	\$	(1,880,645)	\$	4,174,665	\$	(9,207,813)	\$	17,620,273	\$	(666,224)	\$	(6,439,705)	\$	(2,105,996)
Business-type activities		27,347,229		70,191,642		24,798,976		6,132,368		60,992,527		11,829,588		9,930,142		847,546		(2,308,848)		(3,894,930)
Prior period adjustments		-		21,653,107		(3,430,317)		(3,430,317)		-		-		-		-		-		-
Total primary government	\$	157,286,926	\$	114,722,498	\$	59,281,112	\$	821,405	\$	65,167,192	\$	2,621,775	\$	27,550,415	\$	181,322	\$	(8,748,553)	\$	(6,000,926)

Source: The source of this information is the City's financial records.

City of Surprise, Arizona
Fund Balances of Governmental Funds
Last Ten Years
(modified accrual basis of accounting)

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
General fund										
Nonspendable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 327,420	\$ 637,513	\$ 626,565	\$ 821,009	\$ 1,313,505
Restricted	-	-	-	-	-	129,117	79,170	77,439	66,385	-
Committed	-	-	-	-	-	-	-	-	-	-
Assigned	-	-	-	-	-	1,334,202	317,343	327,182	360,030	578,518
Unassigned	-	-	-	-	-	239,533	4,459,773	17,166,622	26,849,205	34,324,717
Reserved	-	-	56,667	4,048,909	2,692,681	-	-	-	-	-
Unreserved	45,310,453	31,570,113	31,766,001	17,105,789	12,527,329	-	-	-	-	-
Total general fund	\$ 45,310,453	\$ 31,570,113	\$ 31,822,668	\$ 21,154,698	\$ 15,220,010	\$ 2,030,272	\$ 5,493,799	\$ 18,197,808	\$ 28,096,629	\$ 36,216,740
All other governmental funds										
Nonspendable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,744	\$ 106,844	\$ 134,673	\$ 206,294	\$ 195,374
Restricted	-	-	-	-	-	27,151,070	26,932,579	28,027,995	29,584,573	46,848,361
Committed	-	-	-	-	-	7,767,079	7,915,957	7,266,032	47,607,527	42,241,616
Assigned	-	-	-	-	-	41,951,897	42,460,372	44,505,144	1,173,198	1,209,403
Unassigned	-	-	-	-	-	(50,850,735)	(50,409,260)	(49,901,573)	(50,029,315)	(49,288,936)
Reserved	2,289,309	2,289,308	2,289,307	2,289,308	57,870,335	-	-	-	-	-
Unreserved, reported in:										
Special revenue funds	62,118,371	36,752,608	37,336,735	22,123,789	(37,216,769)	-	-	-	-	-
Capital projects funds	29,508,462	58,960,539	21,474,937	2,895,166	(8,724,406)	-	-	-	-	-
Debt service funds	458,821	651,086	555,713	27,832	6,236,019	-	-	-	-	-
Total all other governmental funds	\$ 94,374,963	\$ 98,653,541	\$ 61,656,692	\$ 27,336,095	\$ 18,165,179	\$ 26,145,055	\$ 27,006,492	\$ 30,032,271	\$ 28,542,277	\$ 41,205,818

Source: The source of this information is the City's financial records.

Note: GASB 54 established new categories for reporting fund balance.

City of Surprise, Arizona
Changes in Fund Balances of Governmental Funds
Last Ten Years
(modified accrual basis of accounting)

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Revenues										
Taxes	\$ 53,696,072	\$ 52,439,926	\$ 46,715,559	\$ 40,645,112	\$ 38,940,670	\$ 39,445,440	\$ 42,290,109	\$ 47,442,186	\$ 48,262,126	\$ 52,178,522
Licenses and permits	2,990,582	3,602,764	3,907,778	4,073,771	4,342,546	4,490,664	4,586,621	4,771,649	5,197,956	4,975,398
Intergovernmental	12,012,572	29,416,541	30,539,662	29,229,811	28,985,886	25,743,085	30,476,028	33,441,035	35,923,296	37,947,604
Charges for services	12,720,371	9,811,846	8,198,304	9,511,853	4,963,482	5,708,552	7,052,487	7,943,039	7,896,783	9,241,853
Grants	1,938,848	1,707,016	1,881,543	1,314,944	2,855,614	3,010,650	1,626,534	2,443,199	2,131,707	1,659,609
Fines	1,515,169	1,222,791	1,348,307	1,862,634	1,930,945	1,827,127	1,870,202	1,986,692	1,498,451	1,768,671
Rents	5,274,430	5,224,704	7,844,593	7,789,822	4,000,944	611,019	580,820	584,972	606,679	549,400
Development fees	16,021,064	10,565,562	8,910,391	3,929,986	1,721,280	2,494,845	2,415,290	2,240,664	1,790,461	2,224,125
Interest	4,215,995	7,138,672	3,894,950	403,629	391,530	464,496	278,177	149,655	307,139	400,260
Special assessments*	823,210	1,420,634	1,442,179	2,186,412	-	-	-	-	-	-
Donations	-	-	-	-	-	429,237	257,372	344,589	148,062	245,671
Indirect charges**	-	-	-	-	-	3,660,700	3,660,700	3,660,700	4,682,772	4,682,772
Other	2,137,960	3,501,040	3,831,556	1,451,216	2,286,355	2,047,634	1,175,823	960,297	482,776	1,155,192
Total revenues	113,346,273	126,051,496	118,514,822	102,399,190	90,419,252	89,933,449	96,270,163	105,968,677	108,928,208	117,029,077
Expenditures										
Current										
General government	11,764,388	15,612,055	17,221,315	17,770,249	17,750,497	12,073,329	12,627,722	11,925,890	13,674,046	20,291,986
Public safety	21,076,990	26,203,451	31,932,891	34,769,733	30,461,294	34,968,406	35,592,854	35,984,984	38,018,470	41,862,877
Public works and streets (incl. SLIDS)	9,294,252	12,655,253	15,145,796	14,831,441	15,573,166	15,425,981	14,706,512	15,350,181	16,784,098	17,314,612
Community development	4,176,022	4,906,263	5,179,121	4,707,176	6,447,218	4,802,971	7,336,377	7,605,656	8,344,991	5,074,395
Culture and recreation	12,137,290	15,537,728	17,326,488	18,110,338	13,393,070	12,373,798	13,421,538	13,210,175	14,912,746	19,301,123
Capital outlay	24,756,609	77,435,948	67,295,318	56,371,993	12,918,988	6,186,111	5,177,828	3,215,160	6,409,054	8,604,468
Debt Service										
Principal	2,941,531	3,683,399	4,123,668	3,376,652	2,137,075	2,328,300	2,449,900	2,533,138	2,661,713	2,786,800
Interest	2,635,689	2,519,077	4,806,074	4,987,153	1,973,329	1,898,152	1,594,060	1,505,313	1,378,709	1,245,447
Other charges	-	1,747,390	256,445	231,221	-	-	-	-	-	389,873
Total expenditures	88,782,771	160,300,564	163,287,116	155,155,956	100,654,637	90,057,048	92,906,791	91,330,497	102,183,827	116,871,581
Excess of revenues over (under) expenses	24,563,502	(34,249,068)	(44,772,294)	(52,756,766)	(10,235,385)	(123,599)	3,363,372	14,638,180	6,744,381	157,496
Other financing sources (uses)										
Proceeds from sale of capital assets	-	-	-	-	-	-	-	33,035	240,830	226,080
Transfers in (out)	-	(36,469,155)	4,078,000	4,373,199	(6,167,991)	946,818	968,148	1,068,522	4,803,747	1,132,145
From bonding	-	52,133,243	3,950,000	3,395,000	-	-	-	-	(3,656,566)	19,320,205
Total other financing sources (uses)	-	15,664,088	8,028,000	7,768,199	(6,167,991)	946,818	968,148	1,101,557	1,388,011	20,678,430
Net change in fund balances	\$ 24,563,502	\$ (18,584,980)	\$ (36,744,294)	\$ (44,988,567)	\$ (16,403,376)	\$ 823,219	\$ 4,331,520	\$ 15,739,737	\$ 8,132,392	\$ 20,835,926
Debt service as a percentage of noncapital expenditures***	8.7%	9.6%	9.6%	8.7%	4.7%	5.0%	4.6%	4.6%	4.2%	4.1%

Source: The source of this information is the City's financial records.

* Beginning in fiscal year 2010, the revenue related to Street Light Improvement Districts are reflected in the special assessments category rather than charges for services as in previous years.

** Beginning in fiscal year 2011, indirect charges are shown as revenue rather than transfers in.

*** Beginning in fiscal year 2010, the debt related to the sewer fund was properly reported in the sewer fund, which decreases the percentage of debt reported for governmental funds.

City of Surprise, Arizona
 Governmental Activities Tax Revenues by Source
 Last Ten Fiscal Years
 (accrual basis of accounting)

Fiscal Year	Primary Property Tax*	Sales Tax	Franchise & Business Licenses	Total
2006	\$ 4,008,424	\$ 48,617,437	\$ 2,990,582	\$ 55,616,443
2007	5,139,517	45,707,048	3,602,776	54,449,341
2008	5,759,123	39,336,323	3,907,778	49,003,224
2009	6,349,918	33,241,899	4,073,771	43,665,588
2010	6,831,553	29,144,497	4,309,896	40,285,946
2011	7,018,180	29,826,572	4,448,614	41,293,366
2012	6,112,789	33,266,049	4,547,621	43,926,459
2013	9,274,735	37,836,088	4,732,649	51,843,472
2014	9,401,277	39,685,844	5,159,956	54,247,077
2015	9,713,903	42,111,177	5,249,320	57,074,400

Source: The source of this information is the City's financial records.

* Excludes tax assessments for Communities Facilities Districts, improvement districts, and secondary taxes for specific debt.

City of Surprise, Arizona
Major Sources of Municipal Sales Tax
Last Ten Fiscal Years

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
<u>Description of Payers Business</u>										
Construction	\$ 26,920,187	\$ 22,273,119	\$ 19,944,596	\$ 10,173,434	\$ 4,391,089	\$ 3,870,561	\$ 4,936,286	\$ 7,071,711	\$ 5,702,652	\$ 5,318,361
Retail trade	9,898,903	10,818,523	7,614,991	9,839,563	10,886,710	11,258,630	12,588,859	13,831,839	15,319,378	17,897,576
Communications and utilities	3,043,575	3,817,854	2,319,957	4,278,158	4,706,978	4,558,281	4,813,827	5,053,313	5,230,594	5,379,741
Restaurant and bar	3,079,599	3,399,278	2,329,386	3,509,150	3,704,296	3,910,930	4,254,798	4,877,292	5,262,786	5,600,500
Real estate, rental and leasing	3,427,657	3,392,492	2,863,422	2,576,629	2,618,870	2,824,605	3,160,567	3,610,593	3,872,029	4,077,066
Other	3,213,600	2,873,787	2,747,576	2,559,706	2,833,644	2,858,970	3,278,980	3,488,295	3,439,338	4,188,861
Total	\$ 49,583,521	\$ 46,575,053	\$ 37,819,928	\$ 32,936,640	\$ 29,141,587	\$ 29,281,977	\$ 33,033,317	\$ 37,933,043	\$ 38,826,777	\$ 42,462,105

Source: City of Surprise "Sales, Use, and Bed Tax Report" as of June 30, 2015.

The City records sales tax on the modified accrual basis. Therefore, there is a difference between the amounts on this schedule and sales tax reported on the previous page.

Beginning in January 2004, the Arizona Department of Revenue began using a new reporting software system for classifying business establishments call the North American Industry Classification System (NAICS). Under the new system, the category may be defined a little differently. In addition, more categories were established.

When NAICS reporting began, many businesses checked the "Other" category due to uncertainty. This problem is being remedied and therefore, the "Other" category will decrease as more businesses will be classified under their proper category.

State and local laws prohibit the disclosure of individual taxpayer information.

City of Surprise, Arizona
Assessed and Estimated Actual Value of Taxable Property
Last Ten Fiscal Years

Fiscal Year		Real Property		Exemptions	Total			Ratio of Total
		Assessed Value Residential Property	Assessed Value Commercial Property			Estimated Actual Taxable Full Cash Value	Assessed Value to Total Estimated Actual Value	
		Real Property	Full Cash Value	Direct Tax Rate				
2006	P	\$ 533,657,696	\$ 196,781,296	\$ (32,647,265)	\$ 697,791,727	0.7277	\$ 6,334,258,210	11.02%
2006	S	428,009,039	197,570,134	(26,978,665)	598,600,508	0.1824	6,740,461,398	11.24%
2007	P	533,628,022	196,628,121	(34,364,470)	695,891,673	0.7229	6,337,990,423	10.98%
2007	S	539,743,346	256,601,719	(51,815,780)	744,529,285	0.1872	6,750,201,089	11.03%
2008	P	694,136,036	234,267,304	(41,376,119)	887,027,221	0.6593	8,136,769,543	10.90%
2008	S	941,574,261	314,493,838	(61,825,516)	1,194,242,583	0.1007	11,075,464,347	10.78%
2009	P	819,125,453	326,443,400	(68,872,401)	1,076,696,452	0.5939	9,935,245,974	10.84%
2009	S	1,079,864,541	510,525,409	(133,155,590)	1,457,234,360	0.0195	13,645,111,961	10.68%
2010	P	899,879,844	407,255,079	(147,231,863)	1,159,903,060	0.5661	11,218,267,227	10.34%
2010	S	932,885,757	567,640,639	(95,418,806)	1,405,107,590	-	12,479,985,619	10.84%
2011	P	734,802,358	444,395,674	(110,470,743)	1,068,727,289	0.6735	9,795,021,688	10.91%
2011	S	739,725,180	532,775,146	(143,459,254)	1,129,041,072	-	10,353,625,385	10.90%
2012	P	653,425,523	390,774,648	(112,327,444)	931,872,727	0.6700	8,729,697,453	10.67%
2012	S	653,862,821	414,853,720	(131,986,535)	936,730,006	-	8,883,000,424	10.55%
2013	P	613,827,446	355,335,651	(117,175,984)	851,987,113	0.7383	8,131,671,314	10.48%
2013	S	614,117,003	369,093,201	(128,526,531)	854,683,673	-	8,219,696,417	10.40%
2014	P	590,891,318	352,740,031	(120,457,469)	823,173,880	0.7783	7,921,310,783	10.39%
2014	S	592,539,973	366,349,440	(128,753,963)	830,135,450	-	8,021,860,448	10.35%
2015	P	635,011,041	351,426,277	(128,356,166)	858,081,152	0.7591	8,378,359,740	10.24%
2015	S	674,517,543	367,445,212	(137,241,712)	904,721,043	-	8,871,516,138	10.20%

Source: Maricopa County Assessor's Office State Abstract

Direct Tax Rate is From the Maricopa County Finance Department's "Tax Levy Book for the City of Surprise" for the applicable tax year.

City of Surprise, Arizona
Property Tax Rates
Direct and Overlapping Governments
Last Ten Fiscal Years

Overlapping Rates												
City of Surprise				Maricopa County			Dysart School District					
Fiscal Year	Operating Tax Rate	Debt Service Tax Rate	Total City Tax Rate	Operating Tax Rate	Debt Service Tax Rate	County Library	Total County Tax Rate	Operating Tax Rate	Debt Service Tax Rate	Total School District Tax Rate	Other	Total Direct & Overlapping Rates
2006	0.7277	0.1824	0.9101	1.1971	-	0.0521	1.2492	5.4627	1.6924	7.1551	1.9267	11.2411
2007	0.7229	0.1872	0.9101	1.1794	-	0.0507	1.2301	5.1144	1.8378	6.9522	1.5145	10.6069
2008	0.6593	0.1007	0.7600	1.1046	-	0.0391	1.1437	4.4326	1.6402	6.0728	1.3281	9.3046
2009	0.5939	0.0195	0.6134	1.0327	-	0.0353	1.0680	4.0525	1.5226	5.5751	1.2662	8.5227
2010	0.5661	-	0.5661	0.9909	-	0.0353	1.0262	3.0430	1.7251	4.7681	1.2182	7.5786
2011	0.6735	-	0.6735	1.0508	-	0.0412	1.0920	2.9051	2.0919	4.9970	1.3405	8.1030
2012	0.6700	-	0.6700	1.2407	-	0.0492	1.2899	3.4104	2.5820	5.9924	1.6440	9.5963
2013	0.7383	-	0.7383	1.2407	-	0.0492	1.2899	4.6547	2.7317	7.3864	1.8351	11.2497
2014	0.7783	-	0.7783	1.2807	-	0.0492	1.3299	4.3492	2.9538	7.3030	1.6356	11.0468
2015	0.7591	-	0.7591	1.3209	-	0.0556	1.3765	3.9957	2.7750	6.7707	1.7472	10.6535

Source: Maricopa County Finance Department's "Maricopa County 2014 Tax Levy" report.

City of Surprise, Arizona
Principal Property Taxpayers
June 30, 2015 and 2006

Taxpayer	2015			2006		
	Primary Assessed Valuation	Rank	Percentage of Total	Primary Assessed Valuation	Rank	Percentage of Total
Arizona Public Service Company	\$ 22,854,894	1	2.57%			
Southwest Gas Corporation (T&D)	5,601,719	2	0.63%			
EPCOR - Agua Fria Water Division	3,404,514	3	0.38%			
Skyway LLC	3,252,944	4	0.37%			
CCD Real Estate Holdings LLC	3,101,403	5	0.35%			
MCI Communications Services Inc	2,646,674	6	0.30%			
Wal-Mart Stores Inc	2,603,540	7	0.29%			
Surprise Pointe LLC	2,454,631	8	0.28%			
Sanifill of Arizona Inc,	2,417,572	9	0.27%			
G&I VII Stadium Village LLC	2,359,403	10	0.27%			
Arizona Public Service Company				\$ 14,888,750	1	2.14%
Southwest Gas Corporation (T&D)				4,387,799	2	0.63%
AAWC: Aqua Fria Water Division				2,855,110	3	0.41%
QWEST Corporation				2,734,608	4	0.39%
Surprise Towne Center L C				2,706,443	5	0.39%
Sun City Grand Community Association				2,508,318	6	0.36%
Albertsons Inc.				2,463,062	7	0.35%
Wal-Mart Stores Inc				2,222,151	8	0.32%
Surprise Marketplace LC				2,143,474	9	0.31%
Cox Arizona Telecom LLC				2,112,779	10	0.30%
Total	<u>\$ 50,697,294</u>		5.71%	<u>\$ 39,022,494</u>		5.60%
Primary Assessed Valuation	889,243,593			695,891,673		

Sources: Maricopa County Assessor's Office
Arizona Department of Revenue

City of Surprise, Arizona
Primary Property Tax Levies and Collections
Last Ten Fiscal Years

Fiscal Year	Total Tax Levy	Collected within the Fiscal Year of the Levy		Tax Collections in Subsequent Years		Total Collections to Date	
		Current Tax Collections	Percentage of Levy			Tax Collections	Percentage of Levy
2006	\$ 4,064,856	\$ 3,957,218	97.4%	\$ 53,162		\$ 4,010,380	98.7%
2007	5,044,070	4,830,192	95.8%	145,244		4,975,436	98.6%
2008	5,899,686	5,745,663	97.4%	103,259		5,848,922	99.1%
2009	6,381,730	6,166,879	96.6%	184,680		6,351,560	99.5%
2010	6,952,011	6,599,191	94.9%	136,308		6,735,499	96.9%
2011	7,174,003	6,892,250	96.1%	178,508		7,070,758	98.6%
2012	6,200,706	6,021,059	97.1%	125,053		6,146,112	99.1%
2013	6,295,546	6,159,818	97.8%	103,679		6,263,496	99.5%
2014	6,350,356	6,249,156	98.4%	69,734		6,318,890	99.5%
2015	6,498,000	6,425,856	98.9%	38,453		6,464,309	99.5%

Source: Maricopa County Treasurer's Office "Secured Levy Report" through June 30, 2015.

City of Surprise, Arizona
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

Fiscal Year	Governmental Activities				Business-Type Activities				Total Primary Government	Percentage of Personal Income	Per Capita
	General Obligation Bonds	General (CFD) Obligation Bonds	Municipal Property Corp. Bonds	Pledged Revenue Obligations	Water		Pledged Revenue Obligations				
					Municipal Property Corp. Bonds	Infrastructure Financing Authority Loan					
2006	\$ 3,157,311	\$ -	\$ 51,465,000	\$ -	\$ -	\$ -	\$ -	\$ 54,622,311	2.4%	619	
2007	1,883,912	1,365,000	99,730,000	-	-	-	-	102,978,912	4.1%	1,068	
2008	413,270	5,275,000	97,195,000	-	-	-	-	102,883,270	N/A	1,048	
2009	-	8,495,000	94,560,000	-	-	-	-	103,055,000	3.9%	948	
2010*	-	8,290,000	28,677,713	-	63,112,287	1,500,000	-	101,580,000	4.3%	864	
2011	-	7,935,000	24,489,225	-	61,295,775	1,324,760	-	95,044,760	4.0%	809	
2012	-	7,745,000	22,229,325	-	60,315,675	-	-	90,290,000	3.2%	756	
2013	-	7,545,000	19,896,188	-	59,303,813	-	-	86,745,001	3.0%	715	
2014	-	7,335,000	17,444,474	-	53,565,524	-	-	78,344,998	2.8%	634	
2015	-	7,115,000	-	30,832,800	39,365,000	-	5,832,000	83,144,800	2.7%	658	

* The amount for fiscal year 2010 is for sewer related municipal property corporation bonds. Beginning in fiscal year 2010, the municipal property corporation bonds were properly recorded in the sewer fund as a business-type activity instead of as a governmental activity as previously reported.

City of Surprise, Arizona
Ratios of General Bonded Debt Outstanding
Last Ten Fiscal Years

Fiscal Year	General Obligation Bonds	Less: Amounts Available in Debt Service Fund	Total	Percentage of Estimated Actual Taxable Value of Property	Per Capita
2006	\$ 3,157,311	\$ 458,821	\$ 2,698,490	0.051%	28
2007	1,883,912	511,309	1,372,603	0.020%	14
2008	413,270	170,095	243,175	0.002%	2
2009	-	-	-	0.000%	-
2010	-	-	-	0.000%	-
2011	-	-	-	0.000%	-
2012	-	-	-	0.000%	-
2013	-	-	-	0.000%	-
2014	-	-	-	0.000%	-
2015	-	-	-	0.000%	-

City of Surprise, Arizona
Direct and Overlapping Governmental Activities Debt
As of June 30, 2015
(accrual basis of accounting)

	Debt Outstanding	Estimated Percentage Applicable	Estimated Share of Overlapping Debt
<u>Governmental Unit:</u>			
Debt repaid with property taxes :			
Maricopa County Community College*	\$ 654,190,000	2.58%	\$ 16,878,102
Western Maricopa Education Center District	59,045,000	5.36%	3,164,812
Dysart Unified School District No. 89	167,605,000	77.02%	129,089,371
Marley Park	7,115,000	100.00%	7,115,000
City of Surprise**	80,098,450	100.00%	80,098,450
Total overlapping debt (within Marley Park)			<u><u>\$ 236,345,735</u></u>

Sources: Assessed value used to estimate applicable percentages provided by Maricopa County.

Debt data provided by the Arizona Department of Revenue - Arizona Report of Bonded Indebtedness.

* Excludes non-property tax supported debt such as revenue bonds.

** Includes: Revenue obligations, Revenue bonds and unamortized premiums.

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City of Surprise. This process recognizes that, when considering the government's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

The percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of the county's taxable assessed value that is within the City's boundaries and dividing it by the county's total taxable assessed value.

City of Surprise, Arizona
Legal Debt Margin Information Unrestricted and Restricted
Last Ten Fiscal Years

Unrestricted

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Debt limit 6%	\$ 35,912,240	\$ 44,671,757	\$ 71,654,555	\$ 87,434,062	\$ 81,197,672	\$ 67,742,464	\$ 56,203,800	\$ 51,281,020	\$ 49,298,862	\$ 54,283,263
Total net debt applicable to limit	-	-	-	-	-	-	-	-	-	-
Unrestricted legal debt margin	<u>\$ 35,912,240</u>	<u>\$ 44,671,757</u>	<u>\$ 71,654,555</u>	<u>\$ 87,434,062</u>	<u>\$ 81,197,672</u>	<u>\$ 67,742,464</u>	<u>\$ 56,203,800</u>	<u>\$ 51,281,020</u>	<u>\$ 49,298,862</u>	<u>\$ 54,283,263</u>
Total net debt applicable to the limit as a percentage of debt limit	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Restricted

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Debt limit 20%	\$ 119,707,465	\$ 148,905,857	\$ 238,848,517	\$ 291,446,872	\$ 270,658,907	\$ 225,808,214	\$ 187,346,001	\$ 170,936,735	\$ 164,329,540	\$ 180,944,209
Total net debt applicable to limit	3,630,490	2,698,490	1,372,603	243,175	-	-	-	-	-	-
Restricted legal debt margin	<u>\$ 116,076,975</u>	<u>\$ 146,207,367</u>	<u>\$ 237,475,914</u>	<u>\$ 291,203,697</u>	<u>\$ 270,658,907</u>	<u>\$ 225,808,214</u>	<u>\$ 187,346,001</u>	<u>\$ 170,936,735</u>	<u>\$ 164,329,540</u>	<u>\$ 180,944,209</u>
Total net debt applicable to the 20% limit as a percentage of the 20% debt limit	3.03%	1.81%	0.57%	0.08%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Source: Maricopa County Assessor's Office - 2013 Levy Limit Worksheet

City of Surprise, Arizona
Demographic and Economic Statistics
Last Ten Fiscal Years

Year	Population	Personal Income	Median Household Income	Median Age	Unemployment Rate
2006	96,425	\$ 2,303,409,583	\$ 60,198	36.0	4.5%
2007	98,140	2,500,467,000	64,206	35.7	4.8%
2008	104,895	N/A	N/A	N/A	6.0%
2009	108,761	2,643,237,573	61,244	40.2	8.3%
2010	117,517	2,367,906,098	61,208	35.4	9.4%
2011	117,517	2,471,437,008	57,114	36.8	6.5%
2012	119,489	2,841,770,071	62,141	35.9	4.3%
2013	121,287	2,870,616,474	60,687	36.8	5.0%
2014	123,546	2,836,842,846	59,973	36.0	6.9%
2015	126,275	3,073,914,630	58,455	37.0	5.9%

Data Sources:

Arizona Department of Commerce
US Census Bureau

City of Surprise, Arizona
Principal Employers
June 30, 2015 and Nine Years Prior

Employer	2015			2006		
	Employees	Rank	%of Total	Employees	Rank	%of Total
Dysart School District (Surprise Schools Only)	1,790	1	14.61%	1,040	1	9.24%
Wal-Mart	750	2	8.24%	685	3	6.09%
City of Surprise	980	3	5.26%	830	2	7.38%
Fry's Food Store	520	4	4.48%	165	8	1.47%
McDonalds	220	5	1.88%			
Maricopa County	220	6	1.87%			
Kohl's Department Store	210	7	1.67%			
Sands Motor Company	190	8	1.52%			
Sam's Club	170	9	1.47%			
Safeway Food Store	160	10	1.33%			
Home Depot				230	6	2.04%
Albertson's Food Store				150	9	1.33%
Del Webb/Pulte				500	4	4.44%
Surprise Charter Schools (3)				335	5	2.98%
Sun City Grand Community Association				230	7	2.04%
APS				140	10	1.24%

Source: City of Surprise Economic Development Division & Maricopa Association of Governments.

City of Surprise, Arizona
Full-time Equivalent City Government Employees by Function
Last Ten Fiscal Years

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
<u>Function</u>										
General government	97	124	139	140	124	124	123	123	123	136
Public safety:										
Police:										
Officers	117	128	150	134	132	130	132	133	134	130
Civilians	14	15	20	53	56	58	49	49	48	54
Fire:										
Firefighters and officers	106	129	156	110	110	114	112	112	111	113
Civilians	6	9	10	15	9	8	6	6	7	7
Public works and streets:										
All others	78	89	105	113	100	96	82	83	83	83
Community development	49	51	48	43	40	36	36	40	40	43
Culture and recreation	103	112	124	117	95	97	97	110	110	122
Water	10	8	8	31	31	33	29	25	25	24
Sanitation	23	29	29	32	32	34	34	31	31	32
Sewer	26	30	34	39	39	39	36	36	36	37
Replenishment	1	3	5	-	-	-	-	-	-	-
Total	630	727	828	827	768	769	736	748	748	781

Source: Fiscal year 2015 Adopted Budget

City of Surprise, Arizona
Operating Indicators by Function
Last Ten Fiscal Years

Function	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Public safety:										
Police:										
Calls- incidents responded to	33,047	38,283	40,344	43,002	41,495	40,779	42,010	39,866	37,566	38,191
Citations issued	12,117	8,347	11,732	13,728	12,455	8,233	7,856	9,673	7,020	7,524
Auto theft rates per capita										
Crimes per capita										
Officers per 1,000 residents	1.1	1.2	1.2	1.2	1.2	1.5	1.1	1.1	1.1	1.1
Fire:										
Number of responses	8,668	9,120	10,281	10,523	10,998	11,620	12,313	13,649	14,004	15,750
Inspections	1,055	2,164	2,285	2,114	639	1,101	1,122	1,184	1,411	1,885
Public works and streets:										
Sq. ft. of buildings to maintain	375,000	378,900	535,717	567,245	830,271	830,431	830,431	830,271	830,271	830,271
Vehicles/equipment maintained per month	244	394	418	484	444	387	494	403	392	405
Number of street lights repaired	150	148	124	212	249	270	291	300	377	43
Street miles maintained	592	592	592	592	526	536	539	607	607	627
Community development:										
Building safety inspections performed	37,607	38,000	30,311	17,749	11,349	11,106	13,257	20,150	18,220	15,624
Annual new residential starts	6,866	1,759	774	373	291	206	395	554	385	417
Culture and recreation:										
Organized recreation program participants	29,000	27,760	132,795	186,139	170,336	176,569	185,232	191,648	192,300	178,186
Special events/open facility participants	144,000	157,800	249,599	259,731	242,759	261,327	256,674	269,823	278,980	321,214
Water:										
Water service connections	13,249	13,985	14,375	14,472	14,519	14,130	14,329	14,570	14,740	14,971
Sewer:										
Sewage treated (million gallons per day)	7.0	7.0	7.0	6.0	7.6	7.4	7.6	8.1	8.1	8.4
Sewer service connections	40,072	42,284	42,912	45,032	46,448	44,077	44,583	45,802	45,984	44,923
Sanitation:										
Refuse collected (tons/annually)	28,100	30,700	31,506	29,757	30,398	30,803	30,289	29,400	30,583	33,351
Number of routes	31	31	25	26	34	34	33	33	32	32
Total services	28,625	30,800	32,096	32,719	33,797	37,144	32,357	32,975	33,321	32,683

Sources: Various government departments

City of Surprise, Arizona
Capital Asset Statistics by Function
Last Ten Fiscal Years

Function	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Public safety:										
Police:										
Stations	2	2	2	2	2	2	2	2	2	2
Patrol units	75	66	68	81	73	80	64	63	63	68
Fire:										
Fire stations	4	4	6	7	7	7	7	7	7	7
Fire engines and ladder trucks	7	7	9	10	11	11	11	11	12	12
Public works and streets:										
Street miles	593	593	593	592	592	536	539	607	607	627
Street lighting improvement districts	69	71	79	79	83	98	103	101	105	107
Traffic Signals	23	27	34	41	42	42	45	51	51	50
Bridges	1	1	9	12	15	15	19	19	19	19
Community development:										
Inspection vehicles	29	23	14	12	12	12	12	12	10	10
Culture and recreation:										
Parks acreage	284	284	367	383	393	393	393	393	393	393
Parks	7	9	12	12	12	12	12	12	12	12
Swimming pools	2	2	2	2	2	2	2	2	2	2
Softball fields	2	3	3	9	11	11	11	11	11	11
Baseball fields	15	17	17	21	21	21	21	21	21	21
Libraries	2	2	2	2	2	2	2	2	2	2
Water:										
Well production maximum daily capacity (millions of gallons)	20.2	22.0	21.8	20.7	24.6	31.0	31.0	31	31	32
Sewer:										
Sewer treatment plants	1	1	1	1	1	2	2	2	2	2
Maximum daily treatment capacity	7.5	8.3	8.3	16.3	16.3	18.3	18.3	18.3	18.3	18.3
Sanitation:										
Collection trucks	22	22	25	26	26	26	26	26	26	26

Sources: Various government departments



SURPRISE
ARIZONA

www.surpriseaz.gov

FINANCE DEPARTMENT

16000 N. Civic Center Plaza

Surprise, AZ 85374-7470

623.222.1800

623.222.1801 fax

623.222.1002 TTY

CITY OF SURPRISE, ARIZONA
SINGLE AUDIT ACT REPORTS
YEAR ENDED JUNE 30, 2015

**CITY OF SURPRISE, ARIZONA
TABLE OF CONTENTS
YEAR ENDED JUNE 30, 2015**

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF BASIC FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	1
INDEPENDENT AUDITORS' REPORT ON COMPLIANCE WITH REQUIREMENTS THAT COULD HAVE A DIRECT AND MATERIAL EFFECT ON EACH MAJOR PROGRAM, ON INTERNAL CONTROL OVER COMPLIANCE, AND ON THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS IN ACCORDANCE WITH OMB CIRCULAR A-133	3
SCHEDULE OF FINDINGS AND QUESTIONED COSTS	6
SUMMARY OF AUDITORS' RESULTS	6
FINANCIAL STATEMENT FINDINGS	7
FEDERAL AWARD FINDINGS AND QUESTIONED COSTS, INCLUDING THE CITY'S CORRECTION ACTION PLAN	7
SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS	7
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS	8
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS	10

**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF BASIC FINANCIAL
STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

Honorable Mayor and Members of the City Council
City of Surprise, Arizona
Surprise, Arizona

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Surprise, Arizona, as of and for the year ended June 30, 2015, and the related notes to the financial statements, which collectively comprise the City of Surprise, Arizona's basic financial statements, and have issued our report thereon dated January 22, 2016.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City of Surprise, Arizona's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City of Surprise, Arizona's internal control. Accordingly, we do not express an opinion on the effectiveness of the City of Surprise, Arizona's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Honorable Mayor and Members of the City Council
City of Surprise, Arizona

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City of Surprise, Arizona's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the result of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "CliftonLarsonAllen LLP". The signature is written in a cursive, flowing style.

CliftonLarsonAllen LLP

Phoenix, Arizona
January 22, 2016

**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE WITH REQUIREMENTS
THAT COULD HAVE A DIRECT AND MATERIAL EFFECT ON EACH MAJOR PROGRAM, ON
INTERNAL CONTROL OVER COMPLIANCE, AND ON THE SCHEDULE OF EXPENDITURES OF
FEDERAL AWARDS IN ACCORDANCE WITH OMB CIRCULAR A-133**

Honorable Mayor and Members of the City Council
City of Surprise, Arizona
Surprise, Arizona

Report on Compliance for Each Major Federal Program

We have audited the City of Surprise, Arizona's compliance with the types of compliance requirements described in the *OMB Circular A-133 Compliance Supplement* that could have a direct and material effect on each of the City of Surprise, Arizona's major federal programs for the year ended June 30, 2015. The City of Surprise, Arizona's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants applicable to its federal programs.

Auditors' Responsibility

Our responsibility is to express an opinion on compliance for each of the City of Surprise, Arizona's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the City of Surprise, Arizona's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the City of Surprise, Arizona's compliance.

Opinion on Each Major Federal Program

In our opinion, the City of Surprise, Arizona complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2015.

Report on Internal Control Over Compliance

Management of the City of Surprise, Arizona is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City of Surprise, Arizona's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with OMB Circular A-133, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City of Surprise, Arizona's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Purpose of this Report

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the result of that testing based on the requirements of OMB Circular A-133. Accordingly, this report is not suitable for any other purpose.

Honorable Mayor and Members of the City Council
City of Surprise, Arizona

Report on Schedule of Expenditures of Federal Awards Required by OMB Circular A-133

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Surprise, Arizona as of and for the year ended June 30, 2015, and the related notes to the financial statements, which collectively comprise the City of Surprise, Arizona's basic financial statements. We issued our report thereon dated January 22, 2016, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by OMB Circular A-133 and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditure of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.

A handwritten signature in cursive script that reads "CliftonLarsonAllen LLP".

CliftonLarsonAllen LLP

Phoenix, Arizona
January 22, 2016

**CITY OF SURPRISE, ARIZONA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
YEAR ENDED JUNE 30, 2015**

SECTION I – SUMMARY OF AUDITORS' RESULTS

Financial Statements

Type of auditor's report issued: *Unmodified*

Internal control over financial reporting:

- Material weakness(es) identified? _____ yes X no
- Significant deficiency(ies) identified? _____ yes X none reported

Noncompliance material to financial statements noted?

_____ yes X no

Federal Awards

Internal control over major programs:

- Material weakness(es) identified? _____ yes X no
- Significant deficiency(ies) identified? _____ yes X none reported

Type of auditor's report issued on compliance for major programs:

Unmodified

Any audit findings disclosed that are required to be reported in accordance with Circular A-133, Section .510(a)?

_____ yes X no

Identification of major programs:

CFDA Numbers

14.218

20.205

Name of Federal Program or Cluster

Community Development Block Grant Cluster

Highway Planning and Construction

Dollar threshold used to distinguish between Type A and Type B programs:

\$300,000

Auditee qualified as low-risk auditee?

_____ yes X no

Other Matters

Auditee Summary Schedule of Prior Audit Findings required to be reported in accordance with Circular A-133 (Section .315(b))

 X yes _____ no

**CITY OF SURPRISE, ARIZONA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS (CONTINUED)
YEAR ENDED JUNE 30, 2015**

SECTION II – FINANCIAL STATEMENT FINDINGS

None noted

SECTION III – FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

None noted

SECTION IV – SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT BLOCK GRANT CLUSTER
CFDA No. 14.218
DIRECT GRANT
AWARD PERIOD: FY 2012-13, FY 2013-14
PRIOR YEAR REFERENCE NUMBER: 2013-002, 2014-006**

Condition: Payroll records maintained to support compensation for personnel services did not provide enough detail to determine if employees worked on a single cost objective or multiple.

Status: Fully Corrected. No similar instances noted in the current fiscal year.

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT BLOCK GRANT CLUSTER
CFDA No. 14.218
DIRECT GRANT
AWARD PERIOD: FY 2013-2014
PRIOR YEAR REFERENCE NUMBER: 2014-007**

Condition/Context: One of twenty-five disbursements tested did not have indication of supervisory review and approval.

Status: Fully Corrected. No similar instances noted in the current fiscal year.

**U.S. DEPARTMENT OF TRANSPORTATION
HIGHWAY PLANNING AND CONSTRUCTION CLUSTER
CFDA No. 20.205
PASSED THROUGH THE ARIZONA DEPARTMENT OF TRANSPORTATION
PASS THROUGH NUMBER: 10-1747-I, 13-0000821-I AND 10-232-I
AWARD PERIOD: JULY 1, 2013 – JUNE 30, 2014
PRIOR YEAR REFERENCE NUMBER: 2014-008**

Condition/Context: The schedule of expenditures of federal awards did not include all federal grants.

Status: Fully Corrected. No similar instances noted in the current fiscal year.

CITY OF SURPRISE, ARIZONA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
YEAR ENDED JUNE 30, 2015

Federal Grantor/Pass-Through Grantor/Program Title	CFDA Number	Pass-Through Grantor's Number	Expenditures
<u>U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT</u>			
Neighborhood Stabilization Program	14.218	Program Income	\$ 154,683
Neighborhood Stabilization Program	14.218	B-08-MN-08-0506	1
Neighborhood Stabilization Program (NSP3)	14.218	B-11-MN-04-0506	47
Community Development Block Grants/Entitlement Grants	14.218	B-12-MC-04-0514	78,785
Community Development Block Grants/Entitlement Grants	14.218	B-13-MC-04-0514	408,083
Community Development Block Grants/Entitlement Grants	14.218	Program Income	<u>7,752</u>
Total Community Development Block Grant Cluster			\$ 649,351
Passed Through Maricopa County HOME Consortium			
HOME Investment Partnership Program - 2009	14.239	2881	47,818
HOME Investment Partnership Program - 2011	14.239	6,048	18,558
HOME Investment Partnership Program - 2012	14.239	3,085	85,719
HOME Investment Partnership Program - 2014	14.239	C-22-15-004-3-00	119,409
HOME Investment Partnership Program	14.239	Program Income	<u>39,474</u>
Total HOME Investment Partnership Program			310,978
Total U.S. Department of Housing and Urban Development			<u>960,329</u>
<u>U.S. DEPARTMENT OF JUSTICE</u>			
Passed Through Arizona Department of Public Safety			
Office of Victims of Crime/Crime Victim Assistance	16.575	2014-108	46,288
Office of Victims of Crime/Crime Victim Assistance	16.575	2014-107	<u>19,348</u>
Total Office of Victims of Crime/Crime Victim Assistance			65,636
Passed Through Maricopa County, Arizona			
Edward Byrne Memorial Justice Assistance Grant (JAG) Programs	16.738	2011-DJ-BX-32980	702
Edward Byrne Memorial Justice Assistance Grant (JAG) Programs	16.738	2014-DJ-BX-1197	<u>2,096</u>
Total Edward Byrne Memorial Justice Assistance Grants			2,798
Bulletproof Vest Partnership Program	16.607	None	649
Drug Enforcement Agency/Task Force	16.unkn	None	<u>34,012</u>
Total U.S. Department of Justice			<u>103,095</u>
<u>U.S. DEPARTMENT OF TRANSPORTATION</u>			
Passed Through Arizona Department of Transportation			
Highway Planning and Construction	20.205	13-0000821-I	8,086
Highway Planning and Construction	20.205	10-232-I	27,703
Passed Through Maricopa Association of Governments			
Highway Planning and Construction	20.205	999A(426)	<u>333,899</u>
Total Highway Planning and Construction Grant			369,688
Passed Through The City of Phoenix, Arizona			
Federal Transit Formula Grants	20.507	AZ-90-X109	3,234
Passed Through Governor's Office of Community and Highway Safety			
DUI Enforcement and Equipment	20.600	2014-410-018	8,407
DUI Enforcement and Equipment	20.600	2015-AL-017	21,733
Selective Traffic Enforcement Program (STEP) Equipment	20.600	2015-PT-062	8,000
Accident Investigation Education/Training - IPTM	20.600	2015-AI-010	7,535
Accident Investigation Education/Training - IPTM	20.600	2014A-AI-010	14,940
Pedestrian/Bicycle Safety	20.600	2014A-PS-018	10,000
Emergency Medical Services	20.600	2015-EM-014	<u>5,465</u>
Total Highway Safety Cluster			76,080
Total U.S. Department of Transportation			<u>449,002</u>

**CITY OF SURPRISE, ARIZONA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS (CONTINUED)
YEAR ENDED JUNE 30, 2015**

Federal Grantor/Pass-Through Grantor/Program Title	CFDA Number	Pass-Through Grantor's Number	Expenditures
<u>U.S. DEPARTMENT OF MANAGEMENT AGENCY</u>			
Passed through the Arizona Department of Emergency and Military Affairs Disaster Recovery	83.516	4203-DR-AZ-013-71510-00	\$ 20,769
<u>U.S. DEPARTMENT OF HUMAN SERVICES</u>			
Passed through the Area Agency on Aging, Region One			
Special Programs for the Aging - Title III, Part C - Nutritional Services	93.045	2012-41-SUR	38,759
<u>U.S. DEPARTMENT OF HOMELAND SECURITY/FEMA</u>			
Passed through the Arizona Department of Homeland Security			
Homeland Security Grant Program	97.067	130825-01	4,799
Homeland Security Grant Program	97.067	140825-01	15,928
Homeland Security Grant Program	97.067	140810-01	650
Homeland Security Grant Program	97.067	140810-02	35,149
Total U.S. Department of Homeland Security			<u>56,526</u>
TOTAL FEDERAL FINANCIAL ASSISTANCE - GRANT PROGRAMS			<u>\$ 1,628,480</u>

CITY OF SURPRISE, ARIZONA
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
YEAR ENDED JUNE 30, 2015

NOTE 1 BASIS OF ACCOUNTING

The Schedule of Expenditures of Federal Awards includes the federal grant activity of the City of Surprise, Arizona and is presented on the modified accrual basis of accounting. The information in this schedule is presented in accordance with requirements of OMB Circular A-133, Audits of States, Local Governments, and Non-Profit Organizations. Therefore some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of the financial statements.

NOTE 2 THE REPORTING ENTITY

The City of Surprise, Arizona, Arizona, for purposes of the Schedule of Expenditures of Federal Awards, includes all the funds of the primary government as defined by Government Accounting Standards Board (GASB) Statement 61, *The Financial Reporting Entity: Omnibus – an amendment of GASB Statements No. 14 and No. 24*.

The City of Surprise, Arizona, Arizona, administers certain federal financial assistance programs through sub-recipients. Those sub-recipients are not considered part of the City of Surprise, Arizona's reporting entity.

NOTE 3 SUBRECIPIENTS

From the federal expenditures presented in the schedule, the City awarded \$72,418 to subrecipients under CFDA No. 14.218.

Management
City of Surprise, Arizona
Surprise, Arizona

In planning and performing our audit of the financial statements of the City of Surprise, Arizona as of and for the year ended June 30, 2015, in accordance with auditing standards generally accepted in the United States of America, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

However, during our audit we became aware of deficiencies in internal control other than significant deficiencies and material weaknesses and other matters that are opportunities to strengthen your internal control and improve the efficiency of your operations. Our comments and suggestions regarding those matters are summarized below.

Physical Observation – Capital Assets

During our audit, we noted that the City has not performed a physical verification of City assets in recent years. We recommend the City implement a verification process to determine that assets claimed on the City asset records are in fact in the possession of the City. In addition, we recommend that the City develop and implement a formal capital asset disposal policy that is applied consistently across all departments.

Closing Policies and Procedures

To ensure effective completion of the annual year-end closing procedures and to ensure that the overall reporting timetable is met, we recommend that formal closing instructions and related accounting practices be developed and, perhaps, included in a separate accounting procedural manual. The instructions should include the following matters: purpose of all closing procedures, timetables outlining appropriate due dates, sample formats, instructions for schedules to be prepared. The closing procedures should be documented in a checklist that indicates who will perform each procedures and when completion of each procedure is due and accomplished.

We will review the status of these comments during our next audit engagement. We have already discussed many of these comments and suggestions with various City personnel, and we will be pleased to discuss them in further detail at your convenience, to perform any additional study of these matters, or to assist you in implementing the recommendations.

This communication is intended solely for the information and use of management and others within the City, and is not intended to be, and should not be, used by anyone other than these specified parties.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Phoenix, Arizona
January 22, 2016

The Honorable Mayor and City Council
City of Surprise, Arizona
Surprise, Arizona

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of City of Surprise, Arizona for the year ended June 30, 2015, and have issued our report thereon dated January 22, 2016. We have previously communicated to you information about our responsibilities under auditing standards generally accepted in the United States of America, *Government Auditing Standards*, and OMB Circular A-133, as well as certain information related to the planned scope and timing of our audit. Professional standards also require that we communicate to you the following information related to our audit.

Significant audit findings

Qualitative aspects of accounting practices

Accounting policies

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by City of Surprise, Arizona are described in Note 1 to the financial statements.

For the year ended June 30, 2015, the financial statements include the impact of Governmental Accounting Standards Board (GASB) Statements No.68 and No. 71.

GASB Statement No. 68, *Accounting and Reporting for Pensions*, changed accounting principles related to the accounting for pension liabilities. Accordingly, the cumulative effect of the accounting change as of the beginning of the year is reported in the Statement of Net Position as of and for the year ended June 30, 2015. Further information on the restatement of net position can be found in Note 14 of the financial statements. Additional information on reporting of the pension liability can be found in Note 8 of the financial statements.

GASB Statement No. 71, *Pension Transition for Contributions Made Subsequent to the Measurement Date*, an amendment to GASB Statement No. 68, addresses the reporting of deferred inflows and deferred outflows of resources associated with contributions made after the measurement date of the government's beginning net position liability.

We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate(s) affecting the financial statements were:

- Management's estimate of the useful lives of capital assets is based on an analysis of historical data. We evaluated the key factors and assumptions used to develop the useful lives of capital assets in determining that it is reasonable in relation to the financial statements taken as a whole.
- Management's estimate of the current portion of compensated absences is based on the average activity over the prior five years. We evaluated the key factors and assumptions used to develop the estimate of compensated absences in determining that they are reasonable in relation to the financial statements taken as a whole.
- Management's estimate of the allowance for doubtful accounts related to the City's receivables is based on historical revenues, historical loss levels, and an analysis of the collectability of individual accounts. We evaluated the key factors and assumptions used to develop the allowance in determining that it is reasonable in relation to the financial statements taken as a whole.
- Management's estimate of the claims payable is based on an actuarial analysis performed by the City's consultant, The Segal Group. We evaluated the key factors and assumptions used to develop the estimate of compensated absences in determining that they are reasonable in relation to the financial statements taken as a whole.
- Management's estimate of the unfunded pension liability related to the Arizona State Retirement System, Elected Officials pension plans and Public Safety Personnel Retirement System Plan benefits are based on actuarial reports prepared by other professionals. We reviewed the key assumptions used to estimate the liability in determining that they are reasonable in relation to the financial statements taken as a whole.

Financial statement disclosures

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users.

During the current year, the City implemented GASB Statement No. 68, *Accounting and Reporting for Pensions*, and GASB Statement No. 71, *Pension Transition for Contributions Made Subsequent to the Measurement Date*. The implementation of the two statements resulted in a restatement to the prior year's net position and the recording of a pension liability. Further information regarding the restatement and pension liability can be found in Note 8 and Note 14 of the footnotes to the financial statements.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties encountered in performing the audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Uncorrected misstatements

Professional standards require us to accumulate all misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management did not identify and we did not notify them of any uncorrected financial statement misstatements.

Corrected misstatements

None of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole.

Disagreements with management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditors' report. No such disagreements arose during our audit.

Management representations

We have requested certain representations from management that are included in the management representation letter dated January 22, 2016.

Management consultations with other independent accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City's financial statements or a determination of the type of auditors' opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Significant issues discussed with management prior to engagement

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to engagement as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our engagement.

Other information in documents containing audited financial statements

With respect to the required supplementary information (RSI) accompanying the financial statements, we made certain inquiries of management about the methods of preparing the RSI, including whether the RSI has been measured and presented in accordance with prescribed guidelines, whether the methods of measurement and preparation have been changed from the prior period and the reasons for any such changes, and whether there were any significant assumptions or interpretations underlying the measurement or presentation of the RSI. We compared the RSI for consistency with management's responses to the foregoing inquiries, the basic financial statements, and other knowledge obtained during the audit of the basic financial statements. Because these limited procedures do not provide sufficient evidence, we did not express an opinion or provide any assurance on the RSI.

With respect to the schedule of expenditures of federal awards (SEFA) accompanying the financial statements, on which we were engaged to report in relation to the financial statements as a whole, we made certain inquiries of management and evaluated the form, content, and methods of preparing the SEFA to determine that the SEFA complies with the requirements of U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, the method of preparing it has not changed from the prior period or the reasons for such changes, and the SEFA is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the SEFA to the underlying accounting records used to prepare the financial statements or to the financial statements themselves. We have issued our report thereon dated January 22, 2016.

With respect to the combining statements and schedules (collectively, the supplementary information) accompanying the financial statements, on which we were engaged to report in relation to the financial statements as a whole, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period or the reasons for such changes, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves. We have issued our report thereon dated January 22, 2016.

The introductory and statistical sections accompanying the financial statements, which are of a nonaccounting nature and which are the responsibility of management, were prepared for purposes of additional analysis and are not a required part of the financial statements. Such information was not subjected to the auditing procedures applied in the audit of the financial statements, and, accordingly, we did not express an opinion or provide any assurance on it.

Our auditors' opinion, the audited financial statements, and the notes to financial statements should only be used in their entirety. Inclusion of the audited financial statements in a document you prepare, such as an annual report, should be done only with our prior approval and review of the document.

* * *

This communication is intended solely for the information and use of the City Council and management of the City of Surprise, Arizona and is not intended to be, and should not be, used by anyone other than these specified parties.

A handwritten signature in cursive script that reads "CliftonLarsonAllen LLP".

CliftonLarsonAllen LLP

Phoenix, Arizona
January 22, 2016

INDEPENDENT ACCOUNTANTS' REPORT

The Auditor General of the State of Arizona and
The Honorable Mayor and the City Council
City of Surprise, Arizona

We have examined the accompanying Annual Expenditure Limitation Report of the City of Surprise, Arizona, for the year ended June 30, 2015. This report is the responsibility of the City of Surprise, Arizona's management. Our responsibility is to express an opinion on this report based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence supporting the amounts and disclosures in the report and performing such other procedures as we consider necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion.

In our opinion, the Annual Expenditure Limitation Report of the City of Surprise, Arizona, referred to above presents, in all material respects, the information required by the uniform expenditure reporting system on the basis of accounting described in Note 1.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Phoenix, Arizona
February 8, 2016

INDEPENDENT ACCOUNTANTS' REPORT

The Honorable Mayor and City Council
City of Surprise, Arizona
Surprise, Arizona

We have examined the City of Surprise, Arizona's (City) compliance as to whether highway user revenue fund monies received by the City pursuant to Arizona Revised Statutes title 28, chapter 18, article 2 and any other dedicated state transportation revenues received by the City are being used solely for the authorized transportation purposes during the fiscal year ended June 30, 2015. Management is responsible for the City of Surprise, Arizona's compliance with those requirements. Our responsibility is to express an opinion on the City of Surprise, Arizona's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the City of Surprise, Arizona's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the City of Surprise, Arizona's compliance with specified requirements.

In our opinion, the City of Surprise, Arizona complied, in all material respects, with the aforementioned requirements for the fiscal year ended June 30, 2015.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Phoenix, Arizona
January 22, 2016



CITY OF SURPRISE
Regular City Council Meeting

February 16, 2016 @ 6:00:00 PM

Back Print

Council Meeting Date:	February 16, 2016	Contact Person:	Karl Zook, Public Works Department
Submitting Department:	Public Works	District:	Citywide
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion
---------	---------	----------------	-------------------

Agenda Wording:

Consideration and action amending the Fiscal Year 2016 budget by reallocating appropriations of \$220,000 for design associated with a Maricopa Association of Governments (MAG) Congestion Mitigation and Air Quality (CMAQ) Grant award for Bullard Avenue Multimodal Transportation enhancements; Resolution # 2016-25.

Motion:

I move to approve Resolution # 2016-25.

Background:

The City applied for a Transportation alternative grant through the annual MAG CMAQ grant application process in September of 2015 for a cycle track and other transportation improvements along Bullard Avenue between Greenway and Peoria. In January of 2016 the City was notified of the award, the grant was programmed in the FY2017 and FY2018 capital improvement list to be evaluated as part of the annual budget process.

Since the award MAG has indicated that if the City were to move up the project through the design timeline there may be an opportunity to advance construction of the project as early as the end of this calendar year which would allow the City to complete the project two years ahead of the proposed grant application.

The budget amendment tonight would establish the project and allow the City to select a design contractor to begin work as early as March of this year.

Objective Analysis:

By accepting this grant award the City will be able to enhance the transportation corridor along Bullard Ave by leveraging \$1,068,200 of City funds and \$1,551,300 of Federal funds for a total project of \$2,619,500.

By not accepting this grant the City would program similar enhancements but would take more years to

complete and at a overall greater cost to the City as this approach would be all City funds.

The negative associated with this grant and project, is that it deviates from the normal budget and evaluation process that the City is trying to program for all capital projects.

Policy Compliant:

This action is consistent with City and Council Policy regarding leveraging City funds in applying for and receiving grants.

Financial Impact:

By accepting this grant award the City will be able to enhance the transportation corridor along Bullard Ave by leveraging \$1,068,200 of City funds and \$1,551,300 of Federal funds for a total project cost of \$2,619,500.

Budget Impact:

This project was not approved as a part of the FY2016 budget. This request will reallocate appropriations of \$220,000 from Transportation Improvement Fund contingency to Bullard Avenue Multimodal project for the design portion of this project without exceeding the approved total annual budget for FY2016. The remaining funds needed to complete the project will be programmed into the FY2017 Capital Improvement Plan.

FTE Impact:

There is no FTE impact associated with this item.

ATTACHMENTS:

Click to download

- ☐ [RFLS 4995 Blue Sheet](#)
 - ☐ [Resolution 2016-25](#)
 - ☐ [Presentation](#)
-

RFLS NO:	4995
SUBMIT DATE:	1/27/2016

**SURPRISE CITY ATTORNEY
REQUEST FOR LEGAL SERVICES**

Please retain form with document throughout the entire process.

Requestor: David Kohlbeck

Department & Extension: PW - Engineering, Ext. 26025

Contract Title: Res 2016-25 Budget Amendment Re Bullard Avenue

Date of Contract, Event/Performance: 2/1/2016

Description of Legal Services Requested: Resolution Budget amendment

Vendor Name, Address & Phone:

To Council? Yes, with Resolution

If Yes, Council Meeting Date: 02/16/2016

*****City Attorney's Office Use*****

RFLS Status: Approved

Attorney Comment:

A slight revision to remove the ireference to project number not assigned.

CINDY.COEN

City Attorney's Office

1/29/2016

Date

2/1/2016 6:26:03 AM

RESOLUTION # 2016-25

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2016 BUDGET BY REALLOCATING APPROPRIATIONS OF \$220,000 FROM TRANSPORTATION IMPROVEMENT FUND CONTINGENCY TO BULLARD AVENUE MULTIMODAL CORRIDOR ENHANCEMENT PROJECT FOR DESIGN AND CONSTRUCTION WITH MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) CONGESTION MITIGATION AIR QUALITY (CMAQ) GRANT APPLICATION.

WHEREAS, the Public Works and Community Development Departments has completed and was awarded a CMAQ Multimodal project grant through MAG for \$1,551,300;

WHEREAS, MAG is looking to advance this grant through the Federal closeout grant monies process;

WHEREAS, in order to meet the Federal construction closeout funding guidelines, the City has identified Transportation Improvement Fund contingency monies for design;

WHEREAS, the City will program the required construction match as part of the FY2017 budget process;

WHEREAS, the FY2016 budget was adopted by Council Resolution #2015-53 on June 2, 2015;

WHEREAS, this action will necessitate a budget amendment; and

WHEREAS, 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, 2015 through June 30, 2016.

SIGNATURES ON THE FOLLOWING PAGE

APPROVED AND ADOPTED this ____ day of _____, 2016.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2016-25
Exhibit A

The FY2016 Annual Budget is amended by reallocating appropriations among lawfully available appropriations to ensure the continued operations of the City of Surprise in the payment of necessary expenditures. These allocations do not represent an actual transfer of funds, but only a transfer of spending authority. Additionally, these reallocations do not increase or decrease the total budget.

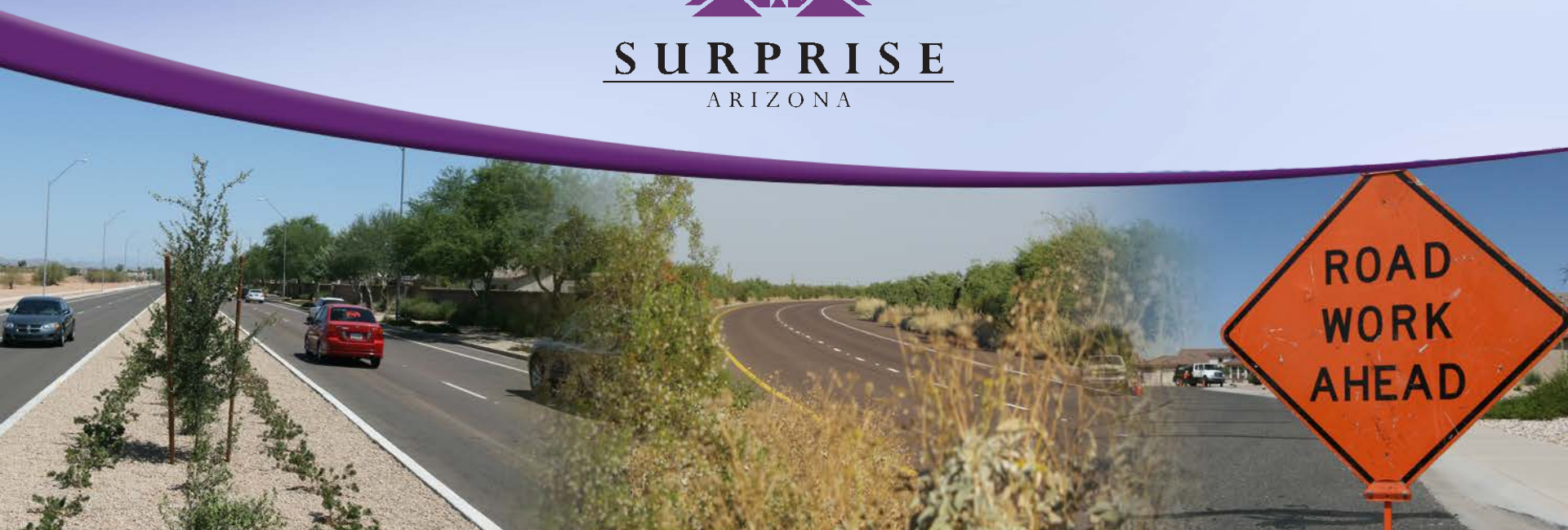
Fund (Project)	Current Appropriation	Increase (Decrease)	Amended Appropriation
Transportation Improvement Fund, Contingency	\$293,100	(\$220,000)	\$73,100
Bullard Avenue Multimodal Corridor Enhancement Project	\$0	\$220,000	\$220,000
	<u>\$293,100</u>	<u>\$0</u>	<u>\$293,100</u>

The fund changes are as follows:

- This amendment reallocates appropriations of \$220,000 within the Transportation Improvement Fund Contingency to Bullard Avenue Multimodal Corridor Enhancement Project for design without exceeding the approved total annual budget for FY2016.

Bullard Ave Redesign

City Council
February 16, 2016



Bullard Multimodal Corridor



Bullard Multimodal Corridor



Bullard Multimodal Enhancements

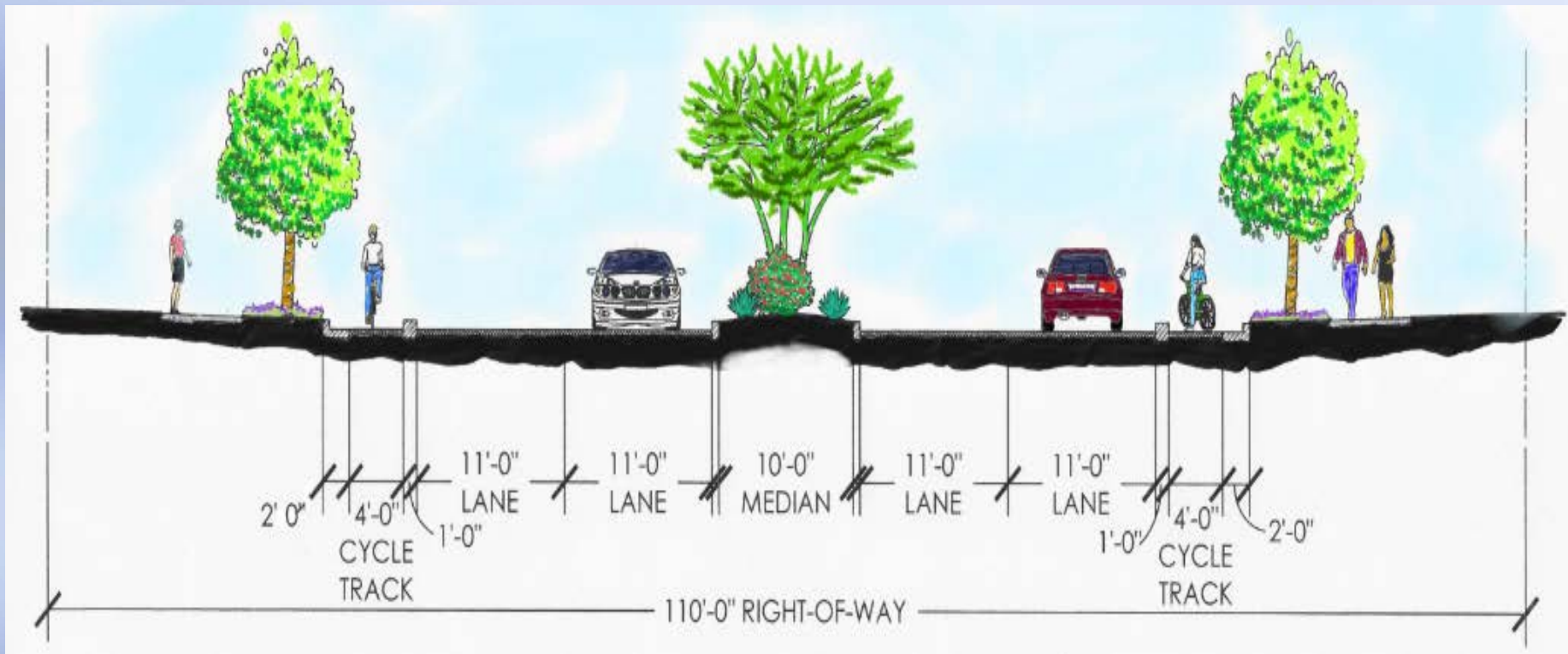


- 35 mph posted speed limit reduced from 45 mph
- Three School crossing
- School crossing guards
- Two traffic signals
 - School Crossing Warrant met at Sweetwater, Acoma
- Include cycle tracks
- Raised median
- 2 vehicle lanes in both directions

Bullard Proposed cross-sections



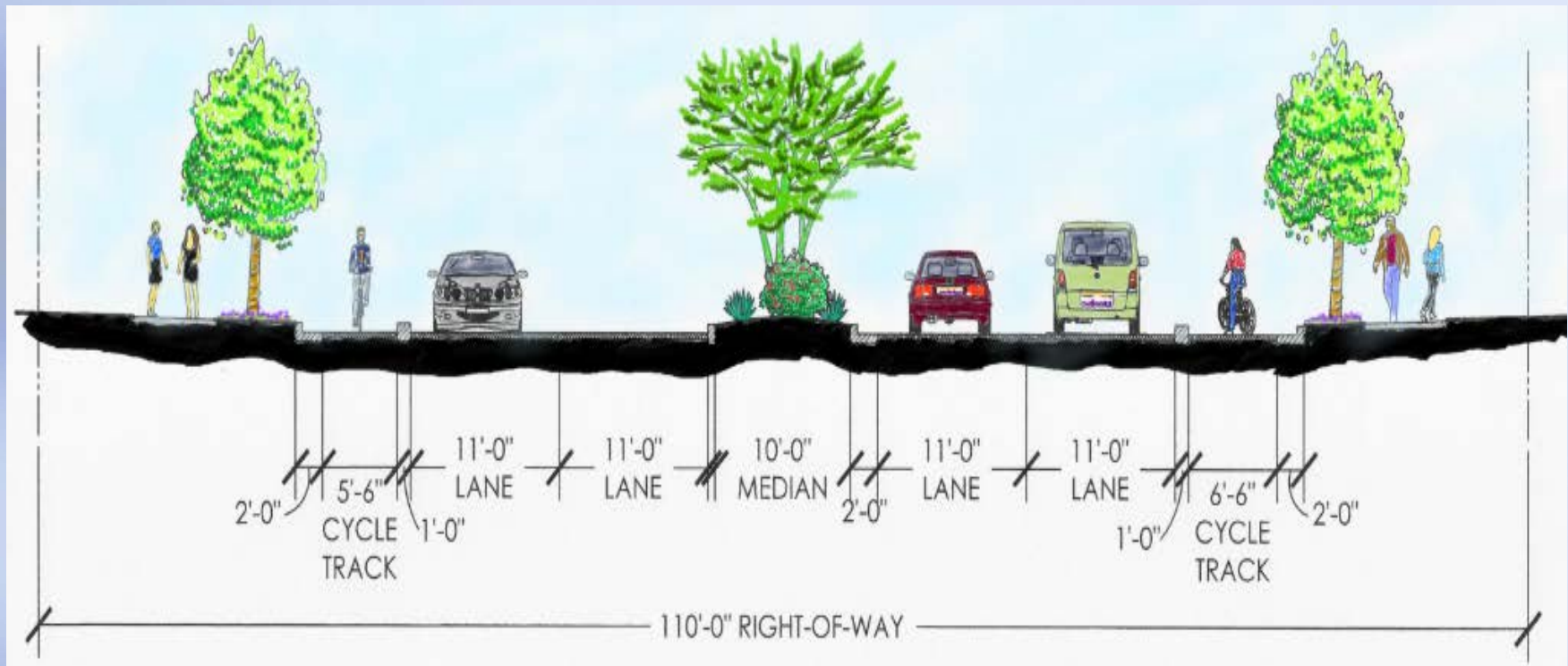
North portion – Waddell Road to Greenway Road



Bullard Proposed cross-sections



South portion – Waddell Road to Peoria Avenue



Bullard Multimodal Corridor



Project Details



Project Funding Timeline

Fiscal Year	Project Name	Total Amount	Federal Funds	Local Funds
FY16	Bullard Avenue Multimodal Corridor Enhancement Design and Contingency	\$220,000	\$0	\$220,000
FY18	Bullard Avenue Multimodal Corridor Enhancement Project	\$2,399,500	\$1,551,300	\$848,200
	TOTAL	\$2,619,500	\$1,551,300	\$1,068,200

- Staff is seeking federal closeout funds to help with design costs.
- Advance Construction if Federal Closeout Dollars available in FY2017

Design and Construction Schedule



- 1/25/2016: Task Force Meeting
- March 2016: Prepare Design/ Environmental Assessment RFP
- 4th Quarter 2016: Environmental Assessment complete
- 4th Quarter 2016: 60% Design
 - Time line may be accelerated if environmental assessment is completed earlier.
- Spring 2017: 100% Design Submittal
- 9/2017-2/2018: Construction/ADOT approval
 - Time line may be accelerated if environmental assessment is completed earlier.
 - Time line could also be accelerated if project receives federal close out funds.

Questions or Comments?





CITY OF SURPRISE
Regular City Council Meeting

February 16, 2016 @ 6:00:00 PM

[Back](#) [Print](#)

Council Meeting Date:	February 16, 2016	Contact Person:	Lindsey Duncan, Finance Director
Submitting Department:	Finance Dept	District:	Citywide
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion
---------	---------	----------------	-------------------

Agenda Wording:

Presentation and discussion pertaining to the fiscal year 2017 budget with a review of public safety departments.

Motion:

None; discussion only.

Background:

This is the second presentation and discussion regarding the FY2017 operating budget. The focus of this discussion will be on the public safety departments.

Objective Analysis:

None; discussion only.

Policy Compliant:

The presentation is consistent with City and Council Policy.

Financial Impact:

None at this time; however, the topics covered will have future financial impacts based on the FY2017 budget that will be adopted by the Mayor and Council in June.

Budget Impact:

None at this time; however, the topics covered will have an impact on the FY2017 budget that will be adopted by the Mayor and Council in June.

FTE Impact:

The number of full time equivalents (FTE) is not impacted by this item.

ATTACHMENTS:

Click to download

No Attachments Available



CITY OF SURPRISE
Regular City Council Meeting

February 16, 2016 @ 6:00:00 PM

[Back](#) [Print](#)

Council Meeting Date:	February 16, 2016	Contact Person:	Robert Wingo, City Attorney
Submitting Department:	Attorney's Office	District:	Internal
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion
---------	---------	----------------	-------------------

Agenda Wording:

Consideration and action pertaining to an appeal in Peterson v. City of Surprise.

Motion:

I move to authorize the City Attorney to pursue an appeal in Peterson v. City of Surprise.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

[Click to download](#)

No Attachments Available



CITY OF SURPRISE
Regular City Council Meeting

February 16, 2016 @ 6:00:00 PM

[Back](#) [Print](#)

Council Meeting Date:	February 16, 2016	Contact Person:	Robert Wingo, City Attorney
Submitting Department:	Attorney's Office	District:	Internal
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion
---------	---------	----------------	-------------------

Agenda Wording:

Consideration and action to enter into executive session for discussion or consultation for legal advice with its attorneys in order to consider its position and instruct its attorneys pertaining to Peterson v. City of Surprise pursuant to A.R.S. 38-431.03(A)(3) and (4).

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

[Click to download](#)

No Attachments Available



CITY OF SURPRISE
Regular City Council Meeting

February 16, 2016 @ 6:00:00 PM

[Back](#) [Print](#)

Council Meeting Date:	February 16, 2016	Contact Person:	Robert Wingo, City Attorney
Submitting Department:	City Clerk	District:	Internal
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion
---------	---------	----------------	-------------------

Agenda Wording:

Discussion and consultation with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property located generally within the city center adjacent to City Hall pursuant to A.R.S. 38-431.03(A)(7).

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

[Click to download](#)

No Attachments Available



CITY OF SURPRISE
Regular City Council Meeting

February 16, 2016 @ 6:00:00 PM

+ [Back](#) [Print](#)

Council Meeting Date:	February 16, 2016	Contact Person:	Robert Wingo, City Attorney
Submitting Department:	Attorney's Office	District:	Internal
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion
---------	---------	----------------	-------------------

Agenda Wording:

Discussion and action to enter executive session for discussion, consultation, and legal advice from the City Attorney; and to consider its position and instruct the City Attorney on litigation in City of Surprise v. Surprise Center Development Company pursuant to Arizona Revised Statutes 38-431.03 (A)(3) & (4).

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

Click to download

No Attachments Available
