



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

Tuesday, April 17, 2018 @ 6:00 PM
COUNCIL CHAMBERS

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

A. Call To Order

B. Roll Call

C. Pledge of Allegiance

D. PROCLAMATION AND COMMUNITY ACKNOWLEDGEMENTS

District Citywide [Proclamation acknowledging Fair Housing Month.](#)

None
Mayor
Wolcott

E. City Manager Report:

F. City Attorney Report:

G. City Clerk Report:

District Internal [Consideration and action to affirm appointment of Scott Gwaltney to serve as the Chair of the Public Safety Personnel Retirement System Local Board , through December 31, 2020.](#)

None
Mayor
Wolcott

District Citywide [The City Clerk will provide an elections update for CD 8 & the May 15th Special Election.](#)

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 only on issues within the jurisdiction of the City Council which are not an item on the agenda. At the conclusion of the open call, City Council may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

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

removed from the consent agenda and considered in its normal sequence on the agenda.

I. Regular City Council Meeting Agenda:

Consent Agenda:

- | | | | |
|----|-------------------|--|---|
| 1. | District Citywide | <u>Consideration and action pertaining to approval of Fiscal Year 2018 Capital and Operating List Items over \$50,000 to include an EPCOR Agreement item; Resolution #2018-62</u> | None
Don Rhoden,
Utility Billing Manager |
| 2. | District Internal | <u>Consideration and action to enter into a Memorandum of Understanding and to execute any and all related documents with the United States Marshals Service (USMS) in order to more clearly outline the parameters for participation by the City of Surprise and other local jurisdictions in the USMS Violent Offender Task Force (VOTF); Resolution # 2018-48.</u> | None
Philip Johnson,
Commander |
| 3. | District Internal | <u>Consideration and action to amend the Fiscal Year 2018 budget by reallocating appropriations of \$25,000 from contingency within the Grants Fund to GOHS Pedestrian and Bicycle Safety Overtime for acceptance of a Pedestrian and Bicyclist Safety Grant award from the Arizona Governor's Office of Highway Safety; authorizing acceptance of the grant award; and approving the Pedestrian and Bicyclist Sub-grantee Cooperative Agreement; Resolution #2018-47.</u> | None
James Jackson |
| 4. | District Internal | <u>Consideration and action pertaining to approval of an Amendment to the Intergovernmental Agreement between Arizona Department of Public Safety and the City of Surprise for law enforcement services at the University of Phoenix Stadium; Resolution #2018-50.</u> | None
Christine DeSanti,
Commander |
| 5. | District Citywide | <u>Consideration and action pertaining to approval of an amendment to the Fiscal Year 2018 Capital and Operating list of items over \$50,000 to account for increased spring training revenues; Resolution #2018-56.</u> | None
Kendra Pettis,
Sports and Tourism Director |
| 6. | District 3 | <u>Consideration and action pertaining to conditional acceptance of the streets and public utility improvements at Zanjero Trails Parcel 12C, generally located at N. 190th Avenue and Peoria Road; Resolution # 2018-49.</u> | None
Karl Zook,
Public Works Department |
| 7. | District 6 | <u>Consideration and action pertaining to approval of a Final Plat entitled, "Replat of Lots 6138 Through 6142 and Tract 16 of Marley Park Parcel 6" dated March 9, 2018, re-platting approximately 2 acres of property located generally west of Founders Park Boulevard, between Windrose Drive and Dahlia Drive.</u> | None
Robert Kuhfuss -
Community Development |

- | | | | |
|-----|-------------------|--|--|
| 8. | District 6 | <u>Consideration and action pertaining to approval of the Final Plat entitled, "Second Re-Plat of Marley Park Parcels 15 and 16" dated March 22, 2018, an approximately 69 acres property generally located north of Cactus Road and east of Bullard Avenue.</u> | None
Shirley Phan
- Community
Development |
| 9. | District Internal | <u>Consideration and action on the April 3, 2018 Regular Work Session and Regular Council Meeting Minutes.</u> | None
Sherry Ann
Aguilar, City
Clerk |
| 10. | District 6 | <u>Consideration and action on a request by Andrea Lewkowicz (Agent) for AMC Surprise Pointe 14 located at 13649 N. Litchfield Road, Surprise, AZ 85379, for a series 6 Interim Permit/Person Transfer/LLC (Series 06 - 06073627).</u> | None
Sherry Ann
Aguilar, City
Clerk |

Regular Agenda Item - Public Hearing:

- | | | | |
|-----|-------------------|---|--|
| 11. | District Citywide | <u>Consideration and action pertaining to funding priorities for the Community Development Block Grant Program Fourth Year Annual Action Plan for Year 2018-2019.</u> | None
Seth Dyson,
Human
Service &
Community
Vitality |
| 12. | District Internal | <u>Consideration and action pertaining to funding recommendations for Public Service Activities for the Community Development Block Grant Program Year 2018-19.</u> | None
Seth Dyson,
Human
Service &
Community
Vitality |
| 13. | District 3 | <u>Consideration and action pertaining to conditional approval of the Preliminary Plat entitled, "Toll At Prasada" dated February 12, 2018, a property generally located west of Cotton Lane between Peoria Avenue and Cactus Road; Resolution # 2018-61.</u> | None
Robert
Kuhfuss -
Community
Development |

Regular Agenda Item - Non-Public Hearing:

- | | | | |
|-----|------------|---|---|
| 14. | District 4 | <u>Consideration and action pertaining to approving the purchase of approximately 0.25 acres of improved real property within the Original Townsite commonly known as 15645 North Nash Street, Surprise, Arizona for \$75,000.00; Resolution # 2018-52.</u> | None
Eric Fitzer -
Community
Development |
| 15. | District 1 | <u>Presentation and discussion pertaining to the FY2018 Financial Status Report through January 2018.</u> | None
Lindsey
Duncan,
Finance
Director |

J. Other Business and Future Agenda Items:

K. Mayor/Council Reports:

L. Executive Session:

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

- discussion or consideration of personnel matters (A.R.S. §38-431.03 (A)(1));
- discussion or consideration of records exempt by law from public inspection (A.R.S. §38-401.03 (A)(2));
- discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03 (A)(3));
- discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid or resolve litigation (A.R.S. §38-431.03 (a)(4));
- discussion or consultation with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03 (A)(5)); or
- discussion, consultation or consideration for international and interstate negotiations or for negotiations by a city or town, or its designated representatives, with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city or town. A.R.S. §38-401.03 (A)(6)).
- discussing or consulting with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03 (A)(7)).

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

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

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

April 17, 2018 @ 6:00:00 PM

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Council Meeting Date:	April 17, 2018	Contact Person:	Mayor Wolcott
Submitting Department:	Government & Community Partnerships	District:	Citywide
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Proclamation acknowledging Fair Housing Month.

Motion:

No action.

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

April 17, 2018 @ 6:00:00 PM

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Council Meeting Date:	April 17, 2018	Contact Person:	Mayor Wolcott
Submitting Department:		District:	Internal
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action to affirm appointment of Scott Gwaltney to serve as the Chair of the Public Safety Personnel Retirement System Local Board , through December 31, 2020.

Motion:

I move to affirm appointment of Scott Gwaltney to serve as the Chair of the Public Safety Personnel Retirement System Local Board, through December 31, 2020.

Background:

Sec. 2-297. - *Public safety personnel retirement system* local board.

(a) Bylaws. Unless otherwise delineated within this section, the bylaws contained in [section 2-295](#) apply.

(b) Composition. The board will be comprised of:

(1) The mayor, or designee, who will serve as chairperson. Any designee must be approved by city council.

(2) Two employees selected by secret ballot from the applicable membership ("elected members").

(3) Two residents appointed by the mayor and approved by city council ("resident members").

(c) Separate bodies. A separate local board will exist for fire and police related matters. The chairperson and resident members will serve for both bodies. The elected members will serve on their respective boards.

(d) Term. Terms of members other than the chairperson, will be staggered four year terms with one elected member and one resident member serving an initial term ending two years after appointment and the other members serving a term ending four years after appointment. All other provisions in [section 2-295\(6\)](#), not inconsistent with this section, will apply.

(e) Meetings. The local board will meet at least twice per year.

(f) Powers, duties and responsibilities. The local board will have the powers and duties set forth in Arizona Revised Statute 38-847(D) and (E).

(Ord. No. 2014-14, 5(Exh. A), 11-23-2014)

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

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No Attachments Available



CITY OF SURPRISE
Regular City Council Meeting

April 17, 2018 @ 6:00:00 PM

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Council Meeting Date: April 17, 2018

Contact Person: Sherry Ann Aguilar, City Clerk

Submitting Department:

District: Citywide

Staff Recommendations: None

Consent

Regular

Public Hearing

Report/Discussion

Agenda Wording:

The City Clerk will provide an elections update for CD 8 & the May 15th Special Election.

Motion:

No action - Report only

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

April 17, 2018 @ 6:00:00 PM

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Council Meeting Date:	April 17, 2018	Contact Person:	Don Rhoden, Utility Billing Manager
Submitting Department:	Finance Dept	District:	Citywide
Staff Recommendations:	None		

Consent	☒	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to approval of Fiscal Year 2018 Capital and Operating List Items over \$50,000 to include an EPCOR Agreement item; Resolution #2018-62

Motion:

I move to approve Resolution #2018-62

Background:

City of Surprise entered into an agreement with EPCOR (October 2015) to obtain utility data from EPCOR for customers starting and ending water service. EPCOR received Arizona Corporation Commission approval of this agreement in June 2016. This agreement also allowed EPCOR to shut off the water service of shared customers who are delinquent on their City of Surprise sewer bill. The City chose not to begin the requests of EPCOR to shutoff water service until May 2017. Per the agreement, EPCOR charges fees for these transactions. These fees are expected to cost the City \$75,000 annually.

Objective Analysis:

This is a request to amend the Fiscal Year 2018 Capital and Operating List Items over \$50,000 with no impact to the budget. Approximately 1,000 customers per month receiving water service from EPCOR, and sewer, stormwater and trash service from City of Surprise, move in or out of their residences. Most of these customers do not notify the City of these moves but instead contact EPCOR. Weekly, EPCOR transmits data files to the City containing the customer information and details of these transactions that allows City staff to update the City's billing system which is critical in maintaining accurate bills. Prior to the City requesting EPCOR to disconnect water service for delinquent City of Surprise utility bills, there were 1,000s of accounts that had not paid their delinquent sewer balances, some for years. Most of these customers have been placed on long-term payment arrangements and have avoided any disruption of service. However, a small number (about 50 customers a month), choose not to pay their bill despite city staff's attempt to contact them ahead of time. These past due balances typically represent \$20,000 - \$30,000 in billed revenue which is collected as a result of these shutoffs.

Policy Compliant:

This action is consistent with City and Council Policy. All contracts exceeding \$50,000 must be approved by City Council. This contract is expected to be \$75,000 annually.

Financial Impact:

The EPCOR contract fees are transaction based. The total cost associated with the EPCOR utility data and terminate services is estimated to be \$75,000. The cost is an ongoing expense and could vary from year to year.

Budget Impact:

The Fiscal Year 2018 budget was adopted including funding within the Finance Utility Billing services budget for shared utility data and terminate water services.

FTE Impact:

The number of full time equivalents (FTE) is not impacted by this action.

ATTACHMENTS:

Click to download

- ☐ [Presentation](#)
 - ☐ [EPCOR Agreement](#)
 - ☐ [Resolution 2018-62](#)
-



EPCOR AGREEMENT TO SHARE UTILITY DATA AND TERMINATE WATER SERVICE

City Council Meeting
April 17, 2018

History

- 2005 - data sharing agreement with American Water Enterprises (AWE)
- 2012 - EPCOR purchase of AWE
- 2015 - City entered into agreement with EPCOR
- 2016 - AZ Corporation Commission approval received by city

Purpose

- Agreement specifically gave EPCOR authority to share customer data of shared customers with city
- Authority to shut off water services of shared customers for delinquent sewer accounts of city

Importance

- 1,800+ accounts with large delinquent sewer balances – disconnecting water service is the leverage to pay
- 1,000 shared customer accounts with EPCOR move every month – most do not notify the City they have moved

Cost Considerations

- EPCOR charges City \$0.50 for every customer account information shared
- EPCOR charges City \$113 for every water shutoff



Key Factors

- EPCOR charges are not currently recovered in our rates
- Costs to EPCOR are expected to be about \$75,000 annually



Request Approval

- Seeking approval of the agreement between EPCOR and the City as a contract in which it is expected we will spend \$75,000 annually



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You

**AGREEMENT TO TERMINATE WATER SERVICE AND
PROVIDE WATER CONSUMPTION
INFORMATION OF SHARED CUSTOMERS**

This AGREEMENT is made this 23 day of October, 2015, by and between EPCOR Water Arizona Inc., an Arizona corporation ("EWAZ"), and City of Surprise, an Arizona municipal corporation duly organized and existing under the laws of the State of Arizona ("the City").

RECITALS:

- A. EWAZ provides water utility service under a Certificate of Convenience and Necessity ("CC&N") issued by the Arizona Corporation Commission (the "Commission"), and the City provides wastewater utility service to certain of those EWAZ's customers ("Shared Customers");
- B. The City has requested that EWAZ provide information to the City regarding customer water consumption in order to assist the City in billing for wastewater utility services to its customers described above; and
- C. EWAZ and the City desire to enter into a written agreement specifically setting forth the duties, obligations, responsibilities, and liabilities of each party to the other.

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, EWAZ and the City, in each case intending to be legally bound by this Agreement, do hereby agree as follows:

1. Customer Information. EWAZ agrees to provide water consumption information and listing of new and closed accounts for the Shared Customers to the City for the City's use in billing for wastewater services. In order for EWAZ to provide this service, the City will submit to EWAZ a map or legal description of its wastewater service area, and addresses of the Shared Customers. The City agrees that it is only authorized to use such water consumption information for purposes of wastewater services billing and is not authorized to

disclose such information to any other party except as may be required by law. Such information will be provided by EWAZ to the City on a monthly basis by the fifth business day of each calendar month, or other mutually agreed upon time interval, as such information becomes available to EWAZ in the ordinary course of its business. The format of the data shall be as mutually agreed to between the City and EWAZ, but should include, at least, EWAZ account number, customer name, account, service address, account mailing address, city, state, postal code, monthly water consumption, premise type, and phone number.

2. Fees. The City will pay EWAZ an administrative fee of \$0.50 per customer per report for information provided to the City under the terms outlined in Paragraph 1 above. EWAZ will account for its out-of-pocket costs to obtain Commission approval of this Agreement, including the costs for the required notice and tariff and any outside counsel expenses incurred, and EWAZ will invoice the City for the total of such out-of-pocket costs, and the City shall pay such billed amount within 30 days after its receipt of EWAZ's invoice.

3. Water Service Termination. The City, by electronic or written notice to EWAZ (a "Termination Request"), may request that EWAZ terminate water service to a Shared Customer who is then liable to the City for overdue sewer charges ("Delinquent Shared Customer").

3.1 Each Termination Request will constitute the City's representation and warranty to EWAZ that the applicable Shared Customer is then a Delinquent Shared Customer and has been provided the notice contemplated in subparagraph 3.2.A, below. Upon EWAZ's receipt of a Termination Request, EWAZ will promptly commence its service termination process with respect to that Shared Customer in compliance with the terms of this Agreement and in compliance with any requirements imposed upon EWAZ by the Commission. The City will perform its own collection process for overdue sewer utility service charges, and will not request termination of water utility service by EWAZ unless and until the City could have terminated water service to that Delinquent Shared Customer if that Delinquent Shared Customer was a water service customer of the City. Termination Requests from the City will be processed by EWAZ each week, and the City

may cancel any Termination Request without charge by providing electronic or written notice to that effect to EWAZ prior to noon on the date EWAZ's water utility service is scheduled to be shut off. For each request made after that time, the City will be charged a Disconnect/Reconnect Cancellation Fee (as defined in Exhibit A).

3.2 In order for EWAZ to shut off water service to a Delinquent Shared Customer, the City will:

A. notify the applicable Delinquent Shared Customer, in writing ~~or~~ and by posting notice in the form set forth in Exhibit B at the premise where the applicable Delinquent Shared Customer receives water service from EWAZ and sewer utility service from the City (the "Shut-off Premises"), that water service by EWAZ will be terminated ten (10) days after the date of the delinquent notice as a result of that Delinquent Shared Customer's delinquent sewer bill with the City; and

B. notify EWAZ by Termination Request, which shall be delivered by e-mail, to terminate the water service of the applicable Delinquent Shared Customer in accordance with procedures in paragraph 3.1.

3.3 The City will pay a Disconnect/Reconnect Fee in accordance with Exhibit A for each Termination Request delivered to EWAZ, such Disconnect Fee will be consideration for EWAZ taking the necessary steps to terminate its water utility service to the applicable Delinquent Shared Customer, unless the City withdraws its Termination Request prior to actual disconnection in accordance with paragraph 3.1, above. Following EWAZ's receipt of a Termination Notice, EWAZ shall:

A. shut off the water source to the Shut-off Premises in accordance with EWAZ's customer shut-off procedures;

B. notify the City by e-mail of the date water service was shut off to the Shut-off Premises;

C. keep a separate record detailing all of the Termination Requests under this Agreement;

and

D. water utility service to the Shut-off Premises will resume in accordance with EWAZ's turn-on procedures after being notified by the City, in writing delivered by e-mail, that the delinquent sewer bill has been paid or that payment arrangements have been made.

E. The City expressly acknowledges and agrees that EWAZ shall have no other obligations or responsibilities under this Agreement with respect to the shut off of water utility service to Delinquent Shared Customers other than those expressly set forth above in this paragraph 3.3.

3.4 In addition to payment of the applicable Disconnect Fees, the City will pay EWAZ a Monthly Lost Revenue Fee in accordance with Exhibit A for each Delinquent Shared Customer whose water utility service is terminated under this Agreement for all or a portion of the applicable month. The Monthly Lost Revenue Fee is intended to compensate EWAZ for the loss of revenue that EWAZ would have received from that Delinquent Shared Customer if the water utility service had not been terminated. EWAZ may, from time to time by written notice to the City, revise the Monthly Lost Revenue Fee as appropriate to reflect any changes in EWAZ's water rates approved by the Commission. The Monthly Lost Revenue Fee shall be prorated for any period less than 30 days. EWAZ will invoice the City for all Monthly Lost Revenue Fees under this Agreement on a monthly basis, and the City shall process invoices and pay EWAZ promptly in accordance with the City's customary business practices without unreasonable delay. The City will not pay interest on unpaid invoices.

4. Indemnification. The City will indemnify, defend, and hold harmless EWAZ from and against all claims, losses, liability, costs, or expenses, including reasonable attorneys' fees (collectively, "claims"), arising out of the City's use of the customer consumption information provided to the City by EWAZ hereunder, except where the information provided is erroneous.

5. Term. The term of this Agreement will be for one year. Unless and until either party serves upon the other party a written notice of non-renewal not less than ninety days prior to expiration, this Agreement will

automatically renew for successive one year terms. Nevertheless, either party may terminate this Agreement with or without cause upon service of a notice to terminate not less than ninety days prior to termination. This Agreement, with the exception of Section 3 which will be effective immediately upon execution of both parties, will be in full force and effect only upon execution by the parties hereto and the Commission's approval of this Agreement and grant of a variance from the restrictions under A.A.C. R14-2-410.A.2; and will continue until expired or terminated in accordance with the provisions herein set forth.

6. Commission Regulation. The City acknowledges that:

- (i) EWAZ is a public service corporation as such term is defined in the Arizona Constitution and, as such, the terms of this Agreement must be subject to any applicable Commission rules, regulations, and orders, including, but not limited to, A.A.C. R14-2-410.A.2 and Decision No. 65453 (Dec. 12, 2002) (the "Decision");
- (ii) pursuant to A.A.C. R14-2-410.A.2, EWAZ is precluded from disconnecting its water utility service as the result of the failure of the customer to pay for services or equipment which are not regulated by the Commission;
- (iii) the City's sewer utility services are not regulated by the Commission, therefore requiring EWAZ to obtain from the Commission a variance from the restrictions under A.A.C. R14-2-410.A.2 in order to proceed as contemplated in this Agreement;
- (iv) pursuant to the Decision, EWAZ is required to submit notice to the Commission at least 180 days in advance of any sharing of customer information, including billing information, and the Decision further requires EWAZ to file a tariff with the Commission setting forth appropriate customer notification procedures to inform customers of the information sharing arrangements; and

- (v) upon the submission by EWAZ pursuant to the Decision, the Commission may stay effectiveness of any such tariff until such time as the Commission issues a written order approving any agreement to share customer information and therefore the parties further acknowledge that any such agreement will not be enforceable until such approval by the Commission is issued.

7. Limitations on Liability. Neither the City nor EWAZ will be liable for any loss or damage due to failure or delay in rendering any service or performing any obligation required under this Agreement resulting from any cause beyond the affected party's reasonable control including, but not limited to: acts of God, acts or omissions of civil or military authority; acts or omissions of contractors or suppliers; fires; floods; epidemics; quarantine restrictions; severe weather; strikes; embargoes; wars; political strife; riots; delays in transportation; or fuel, power, materials or labor shortages.

8. Notice. Any notice, written request, or communication given pursuant to the provisions of this Agreement will be deemed to be delivered on the date of mailing if mailed by certified or overnight mail addressed as follows:

If to the City: Attention; Customer Service Manager
 City of Surprise
 16000 N. Civic Center Plaza
 Surprise, AZ 85374

If to EWAZ: Attn: Manager, Customer Service
 EPCOR Water Arizona Inc.
 2355 W Pinnacle Peak Road
 Phoenix, AZ 85027

or to such other addresses as the parties will have specified by notice in writing in accordance with the terms of this paragraph.

9. No Waiver. The failure of either party to enforce the provisions of this Agreement at any time will not constitute a waiver of such provisions in any way or the right of the City or EWAZ at any time to avail

themselves of such remedies as either may have for any breach or breaches of such provisions. The waiver of any specific provision or requirement of this Agreement will not constitute a waiver of any other provision or requirement. Any such waiver of any specific provision or requirement of this Agreement will be in writing signed by both parties.

10. Governing Law. This Agreement will be construed and enforced in accordance with the laws of the State of Arizona, including, without limitation, the Commission's rules, regulations, and orders. Venue will be exclusively in the Superior Court of Maricopa County and each party hereby expressly waives any objection or challenge to venue in said Court.

11. Other Miscellaneous Provisions. This Agreement contains the entire agreement between parties hereto with respect to the transactions contemplated herein. This Agreement supersedes all previous written and verbal agreements on the subject of this Agreement, including without limitation that certain Water Service Termination Agreement, dated October 3, 2005, by and between Arizona-American Water Company (n/k/a EPCOR Water Arizona Inc.) and the City. This Agreement will not be amended or modified except in writing signed by all of the parties hereto. This Agreement will be binding upon and inure to the benefit of all parties hereto and their respective successors and assigns. This Agreement shall be subject to cancellation pursuant to the provisions of ARIZ. REV. STAT. §38-511 in the event on a conflict of interest. Any provision of this Agreement that is prohibited or unenforceable in any jurisdiction will, as to such jurisdiction, be ineffective to the extent of such prohibition of unenforceability without invalidating the remaining provisions hereof or affecting the validity or enforceability of such provision in any other jurisdiction. This Agreement may be executed to one or more counterparts, each of which will be deemed an original but all of which together will constitute one and the same instrument.

IN WITNESS WHEREOF, this Agreement has been duly executed by the parties hereto on the date first written above.

"THE CITY"

EWAZ

CITY OF SURPRISE

EPCOR WATER ARIZONA INC.

By: Bob Wingert

Name: BOB WINGERT

Title: CITY MANAGER

By: Shawn Bradford

Name: Shawn Bradford

Title: VP of Corporate Services

Attest:

Sherry Ann Gil
City Clerk

Approved as to Form:

Robert Wingert
City Attorney (Interim)
Robert Wingert

EXHIBIT A

Disconnect/Reconnect Fee Disconnect Cancellation Fee And Monthly Lost Revenue Fee

Disconnect/Reconnect Fee		
Normal Hours, same day service (8 a.m. – 3 p.m.)		\$113.66
After Hours, same day service (3 p.m. – 4 p.m.)		\$154.07
*Next Day Service (after 4 p.m.)		\$113.66
Monthly Lost Revenue Fee		
		\$ 46.96
Disconnect Cancellation Fee		
		\$ 30.00

*Notification received after 4 p.m. will be handled as “Next Day Service” and will be charged at the “Normal Hours” rate.

EXHIBIT B

SEE FOLLOWING PAGES



SURPRISE

ARIZONA

(Managed by  AMERICAN WATER)

IMPORTANT NOTICE

**YOUR SERVICE IS SCHEDULED FOR
DISCONNECTION**

DATE: _____

ADDRESS: _____

Your sewer utility bill from the City of Surprise is past due. Unless the delinquent amount due is received by _____, EPCOR Water will be instructed to disconnect your water service without further notice.

DELINQUENT AMOUNT DUE

\$ _____

**Please see reverse side
for further details.**

To make a payment or to report a payment made on your account, please call American Water Customer Service at:

1-888-300-3569



SURPRISE

ARIZONA

(Managed by  AMERICAN WATER)

IMPORTANT NOTICE

**YOUR SERVICE IS SCHEDULED FOR
DISCONNECTION**

DATE: _____

ADDRESS: _____

Your sewer utility bill from the City of Surprise is past due. Unless the delinquent amount due is received by _____, EPCOR Water will be instructed to disconnect your water service without further notice.

DELINQUENT AMOUNT DUE

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To make a payment or to report a payment made on your account, please call American Water Customer Service at:

1-888-300-3569

ATTENTION:

Only an authorized representative is allowed to restore water service.

Please call 1-888-300-3569 to have service restored.

If payment is made after the City of Surprise instructs EPCOR Water to disconnect your water service, you will be required to reimburse the City of Surprise for administrative expenses relating to the disconnection of service order, whether or not your water service is actually disconnected.

In addition, if your water service is disconnected, you will be required to pay reconnect fees to EPCOR Water to re-establish your water service.

Visit us on the Web:

**For online account information and self-service, please visit My H2O online at:
www.amwater.com**

ATTENTION:

Only an authorized representative is allowed to restore water service.

Please call 1-888-300-3569 to have service restored.

If payment is made after the City of Surprise instructs EPCOR Water to disconnect your water service, you will be required to reimburse the City of Surprise for administrative expenses relating to the disconnection of service order, whether or not your water service is actually disconnected.

In addition, if your water service is disconnected, you will be required to pay reconnect fees to EPCOR Water to re-establish your water service.

Visit us on the Web:

**For online account information and self-service, please visit My H2O online at:
www.amwater.com**

RESOLUTION # 2018-62

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2018 CAPITAL AND OPERATING LIST OF ITEMS OVER \$50,000 TO INCLUDE AN EPCOR AGREEMENT ITEM IN THE AMOUNT OF \$75,000.

WHEREAS, City of Surprise entered into an agreement with EPCOR (October 2015) to obtain utility data from EPCOR for customers starting and ending water service;

WHEREAS, EPCOR received Arizona Corporation Commission approval of this agreement in June 2016;

WHEREAS, this agreement also allowed EPCOR to shut off the water service of shared customers who are delinquent on their City of Surprise sewer bill;

WHEREAS, associated transaction fees are expected to cost the City about \$75,000 annually.

WHEREAS, the FY2018 budget was adopted including funding within the Finance Utility Billing services budget for shared utility data and terminate water services between EPCOR and the City of Surprise;

WHEREAS, the FY2018 budget, including the FY2018 Capital and Operating List of Items Over \$50,000, was adopted by Council Resolution #2017-64 on June 6, 2017; and

WHEREAS, the City of Surprise Procurement Code §2-338 (d) requires the authority of the Mayor and Council when the cost to the city is greater than \$50,000.

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, the Fiscal Year 2018 Capital and Operating List of Items Over \$50,000 of the City of Surprise, Arizona for the fiscal year July 1, 2017 through June 30, 2018.

APPROVED AND ADOPTED this ____ day of _____, 2018

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2018-62
Exhibit A

1. List of Operating Items Over \$50,000 – This Resolution would provide authorization to add EPCOR Agreement in the amount of \$75,000 to Fiscal Year 2018 Capital and Operating List of Items Over \$50,000. This request is based on Department estimates and contract terms.

Reference #	Description	Current Amount	Increase/ (Decrease)	Amended Amount
New	EPCOR Agreement	\$0	\$75,000	\$75,000



CITY OF SURPRISE
Regular City Council Meeting

April 17, 2018 @ 6:00:00 PM

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

Council Meeting Date:	April 17, 2018	Contact Person:	Philip Johnson, Commander
Submitting Department:	Police	District:	Internal
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action to enter into a Memorandum of Understanding and to execute any and all related documents with the United States Marshals Service (USMS) in order to more clearly outline the parameters for participation by the City of Surprise and other local jurisdictions in the USMS Violent Offender Task Force (VOTF); Resolution # 2018-48.

Motion:

I move to approve Resolution # 2018-48.

Background:

Council approved the acceptance of Resolution # 2018-08 allowing the Surprise Police Department to receive \$5,000 in overtime funding from the U.S. Department of Justice Marshals Service to cover overtime expenses associated with the participation of one Surprise Police Officer in the Joint Law Enforcement Operations (JLEO) Task Force from November 6, 2017 to September 30, 2018. The USMS wishes to amend the IGA (Resolution 2018-08) to include acquiring vehicles, through asset forfeiture funding, to be utilized by state and local investigators assigned full-time to the VOTF. It also requires all VOTF members to comply with their agencies' guidelines concerning the use of firearms, deadly force and less-than lethal devices and in the event of a shooting, the required reporting for the FBI National Use of Force Data Collection should be completed by the involved task force personnel's employing agency when the Task Force Officer (TFO) is inside their primary/physical jurisdiction and by the USMS when the TFO is outside their employing agency's primary/physical jurisdiction.

Objective Analysis:

Acceptance of this amendment will more clearly define the guidelines for participation by the City of Surprise and other local jurisdictions in the US Marshal's Violent Offender Task Force.

Policy Compliant:

This action is consistent with City and Council Policy. The City regularly partners with other government entities when it is beneficial to do so.

Financial Impact:

At this time, there is no funding available. If funding should be made available, a budget amendment will be completed for approval.

Budget Impact:

This amendment does not require a transfer of funds or change in spending authority.

FTE Impact:

The number of full-time equivalents (FTE) is not impacted by this action.

ATTACHMENTS:

Click to download

- ☐ [US Marshals Service Joint Law Enforcement Task Force MOU Amendment](#)
 - ☐ [Resolution # 2018-48](#)
-

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RESOLUTION # 2018-48

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA APPROVING A MEMORANDUM OF UNDERSTANDING WITH THE UNITED STATES MARSHALS SERVICE FOR PARTICIPATION IN THE VIOLENT OFFENDER FUGITIVE TASK FORCE.

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

WHEREAS, the parties desire to enter into a Memorandum of Understanding with the United States Marshals Service in order to more clearly provide guidelines for the participation by the City of Surprise and other local jurisdictions in the US Marshals Violent Offender Task Force.

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

Section 1. The Memorandum of Understanding between the City of Surprise and the United States Marshals Service, attached as Exhibit A, is approved.

Section 2. The City Manager, or his designee, is hereby authorized to execute and submit all documents and other necessary or desirable instruments in connection with said agreement.

APPROVED AND ADOPTED this ____ day of _____, 2018.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A

MEMORANDUM OF UNDERSTANDING BETWEEN
THE CITY OF SURPRISE AND US MARSHALS SERVICE



CITY OF SURPRISE
Regular City Council Meeting

April 17, 2018 @ 6:00:00 PM

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

Council Meeting Date:	April 17, 2018	Contact Person:	James Jackson
Submitting Department:	Police	District:	Internal
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action to amend the Fiscal Year 2018 budget by reallocating appropriations of \$25,000 from contingency within the Grants Fund to GOHS Pedestrian and Bicycle Safety Overtime for acceptance of a Pedestrian and Bicyclist Safety Grant award from the Arizona Governor's Office of Highway Safety; authorizing acceptance of the grant award; and approving the Pedestrian and Bicyclist Sub-grantee Cooperative Agreement; Resolution #2018-47.

Motion:

I move to approve Resolution #2018-47.

Background:

The City of Surprise Police Department applied for and was awarded a \$25,000 grant from the Governor's Office of Highway Safety for Pedestrian and Bicycle Focus Education and Enforcement Efforts. The Department will use these grant funds for overtime to enforce pedestrian and bicycle safety laws in high priority locations and to conduct and participate in bicycle and pedestrian outreach/education safety events as part of the Statewide Pedestrian and Bicyclist Focus Education and Enforcement Efforts.

Objective Analysis:

The grant will provide overtime funding for pedestrian and bicyclist safety enforcement efforts. Such enforcement will contribute to fewer injuries of our citizens if involved in traffic accidents. The one negative to obtaining any grant funding is the employee time spent in overseeing the grant and making regular reports back to the grantor.

Policy Compliant:

The grant is consistent with the City's past practice of enforcing City traffic laws and enhancing highway safety enforcement efforts in the City of Surprise.

Financial Impact:

This grant award is \$25,000 for overtime salary expenses incurred as a result of participation in this

enforcement campaign. There is no city match requirement; however, all employee related expenses (ERE) associated with this overtime will be absorbed by the Police Department's current operating budget.

Budget Impact:

Acceptance of this grant will reallocate appropriations in the amount of \$25,000 from the Grants Fund contingency to FFY18 GOHS Pedestrian and Bicyclist Safety OT (\$25,000) to cover the projected overtime expenses for additional pedestrian and bicyclist safety enforcement. This allocation does not represent an actual transfer of funds, but only a transfer of spending authority and does not increase or decrease the total budget.

FTE Impact:

This item does not impact the full-time equivalent (FTE) count.

ATTACHMENTS:

Click to download

- ☐ [2018 GOHS Pedestrian & Bicyclist Safety Grant](#)
 - ☐ [RESOLUTION 2018-47](#)
-



DOUGLAS A. DUCEY
GOVERNOR

ALBERTO GUTIER
DIRECTOR
GOVERNOR'S HIGHWAY SAFETY REPRESENTATIVE

Chief Terry Young
Surprise Police Department
14250 West Statler Plaza, Suite #103
Surprise, AZ 85374

PROJECT REFERENCE:

Agreement Number: 2018-PB-008
Total Estimated Costs: \$25,000.00
Purpose of Project: Pedestrian & Bicyclist Focus
Education & Enforcement Efforts

Dear Chief Young:

Attached is one copy of the referenced Pedestrian & Bicyclist Cooperative Agreement for your review and signature. This is not an authorization to proceed with the project.

Please complete the following steps:

1. Review the entire Agreement as there have been significant changes throughout the Agreement;
2. GOHS requires one single-sided copy with an original signature. If your agency requires additional copies with an original signature, print additional copies.
3. Have your fiscal staff complete the Reimbursement Instructions (page 11);
4. As Project Director, sign and date the signature page;
5. Obtain the signature of Bob Wingenroth, City Manager, City of Surprise, as the Authorized Official of Governmental Unit;
6. Return one completed and signed copy to the Governor's Office of Highway Safety, 1700 West Washington Street, Executive Tower, Suite 430, Phoenix, Arizona, 85007.

Please do not incur any costs at this time as it would nullify the Agreement. Once the signed copy is received, I will approve and sign the Agreement as the GOHS Director/Governor's Highway Safety Representative and an original executed Agreement with a letter of authorization to proceed will be forwarded to you.

Sincerely,

Alberto Gutier, Director
Governor's Highway Safety Representative

2-23-18,
Date

Enclosures

**GOVERNOR'S OFFICE OF
HIGHWAY SAFETY**

STATE OF ARIZONA

PEDESTRIAN AND BICYCLIST SUB-GRANTEE COOPERATIVE AGREEMENT

This page and attached hereto and incorporated herein by reference, constitute the entire Agreement between the parties hereto unless the Governor's Highway Safety Representative authorizes deviation in writing.

US DOT NHTSA COOPERATIVE AGREEMENT NUMBER: DTNH2217H00009

1. APPLICANT AGENCY Surprise Police Department	GOHS AGREEMENT NUMBER: 2018-PB-008
ADDRESS 14250 West Statler Plaza, Suite #103, Surprise, AZ 85374	PROGRAM AREA: Pedestrian and Bicyclist Safety
2. GOVERNMENTAL UNIT City of Surprise	AGENCY CONTACT: Michael Robbins
ADDRESS 16000 North Civic Center Drive, Surprise, AZ 85374	3. PROJECT TITLE: Statewide Pedestrian and Bicyclist Focus Education and Enforcement Effort
4. GUIDELINES: US DOT NHTSA Cooperative Agreement	

5. BRIEFLY STATE PURPOSE OF PROJECT:
US DOT NHTSA Cooperative Agreement: DTNH2217H00009 will support Statewide Pedestrian and Bicyclist Focus Education and Enforcement Efforts.

6. BUDGET COST CATEGORY	Project Period CY 2018
I. Salaries and Benefits	\$25,000.00
II. Travel Costs	\$0.00
III. Contractual Services	\$0.00
IV. Materials and Supplies	\$0.00
TOTAL ESTIMATED COSTS	\$25,000.00

AGREEMENT PROJECT PERIOD	FROM: Effective Date (Date of GOHS Director Signature)	TO: 12/31/2018
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US DOT NHTSA COOPERATIVE AGREEMENT PERIOD	FROM: 01/01/2018	TO: 12/31/2018
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TOTAL FUNDS AWARDED THIS PROJECT PERIOD: \$25,00.00

A political subdivision or State agency that is mandated to provide a certified resolution or ordinance authorizing entry into this Agreement must do so prior to incurring any expenditures. Failure to do so may result in termination of the awarded Agreement.

GOHS Pedestrian & Bicyclist
Sub-Recipient Cooperative
Agreement

Surprise Police Department

2018-PB-008

US DOT NHTSA STATEMENT OF PURPOSE AND OBJECTIVES:

NHTSA has a number of education and enforcement strategies it learned from demonstrations in such Focus Cities as Chicago (IL), Tampa, Detroit (MI), New York City (NY), Louisville (KY), Philadelphia (PA), Albuquerque, Gallup, Farmington, Las Cruces, and Santa Fe (NM), and Durham, Wilson, and Charlotte (NC). With success in its demonstration cities, North Carolina expanded statewide. To promote further adoption of these education and enforcement strategies, collaboration among local and State agencies, and program sustainability, States and communities need examples of how to reproduce, implement and sustain direct support of local level motor vehicle-related pedestrian and bicyclist safety education and enforcement efforts.

Purpose of Project:

The purpose of this Agreement is to 1) provide assistance to eligible States to implement successful pedestrian and bicycle education and enforcement strategies statewide, and 2) demonstrate State management, implementation, and support of local level pedestrian and bicyclist safety enforcement and education strategies.

Project Objectives:

The objectives of this project include, but are not limited, to the following:

1. To develop and implement state programs that demonstrate the ability to support local jurisdictions to implement education and enforcement strategies aimed at reducing motor vehicle-related pedestrian and bicyclist fatalities and injuries.
2. To identify State processes, mechanisms, or approaches for ongoing support to local communities to address pedestrian and bicycle safety with behavioral-based strategies such as education and enforcement.
3. To document process and outcomes in a guidebook formation that State may use to replicate project efforts.
4. To identify processes, policies, procedures and resources to institutionalize support of efforts

AGENCY PROBLEM IDENTIFICATION AND RESOLUTION:

Agency Background:

The City of Surprise is located in the far northwest of the Phoenix Metropolitan. Surprise is a growing community where families choose to live, send their children to school, do their shopping, and seek their entertainment. The population has skyrocketed above 127,000. The City of Surprise is home to four high schools which consistently add young and inexperienced drivers to its roadways. Surprise is also home to the fourth largest 65+ population in the nation (per-capita) which creates a challenging dynamic when attempting to address specific causes of collisions.

In total, the Surprise Police Department is responsible for patrolling approximately 857 miles of roadway. The population and infrastructure growth of the City of Surprise has caused heavy traffic loads resulting in an increase of traffic collisions. The Surprise Police Department is committed to reducing traffic collisions through strategic, intensive enforcement, community education, the use of improved technology and equipment, and training.

**GOHS Pedestrian & Bicyclist
Sub-Recipient Cooperative
Agreement**

Surprise Police Department

2018-PB-008

Pedestrian/Bicyclist Fatalities:

Type	2013	2014	2015	2016	2017
Vehicle Fatal	2	0	0	4	3
Pedestrian Fatal	0	0	0	0	2
Bicyclists Fatal	0	0	0	0	0
Total Fatalities	2	0	0	4	5

Agency Problem/Attempts to Solve Problem:

The City of Surprise is home to 23+ grade schools, all of which create a significant volume of pedestrian and bicycle traffic. As mentioned above, it is also home to the fourth largest 65+ population in the nation (per-capita), whom also significantly increases the volume of pedestrian and bicycle traffic. The pedestrian and bicycle traffic volume has also seen a very recent increase via the welcoming of Ottawa University into the City, a university which anticipates 10,000 residential students within the next 10 years. During the calendar year of 2017, the City of Surprise reported 17 collisions involving a bicycle or pedestrian, a steep incline from the 6 the year prior. Many of these collisions are the result of unsafe and illegal bicycling and walking practices. A great opportunity exists for the Surprise Police Department to reach out to the community and positively impact the safety of pedestrians through traffic safety enforcement and education.

Agency Funding:

US DOT NHTSA Cooperative Agreement: DTNH2217H00009 will support Statewide Pedestrian and Bicyclist Focus Education and Enforcement Efforts.

How Agency Will Solve Problem With Funding:

The Surprise Police Department requests funding for Pedestrian and Bicyclist Traffic Safety Enforcement and Education throughout the City of Surprise. Our Department plans on using grant funding for overtime enforcement efforts at known and located “hot-spots” where the majority of pedestrian and bicyclist crashes occur.

PROJECT MEASURES:

Conduct/participate in 1 outreach/education bicycle and pedestrian safety (Bike Rodeo) event each quarter during calendar year 2018 and calendar year 2019. Surprise Police officers trained in bicycle safety operation and our community relations officers will work alongside our dedicated volunteer trained staff to participate in advertised GOHS sponsored Bike Rodeos throughout the City of Surprise.

Actively participate in the Task Force Deployments which are focused on high priority pedestrian and bicycle crash locations. Actively participate in the Task Force Deployments which are focused on high priority pedestrian and bicycle crash locations. The Surprise Police Department will use historical data to identify the locations, days, and times to most effectively enforce pedestrian and bicycle traffic law violations. During each deployment, officers, in an overtime capacity, will conduct highly effective, intensive enforcement into these areas.

Release 3 pedestrian and bicycle safety related social media/press release messages each quarter during the calendar year 2018 and 2019. The PIO, working with the Traffic Unit, will release either a short video or message via social media/press release every month.

GOHS Pedestrian & Bicyclist
Sub-Recipient Cooperative
Agreement

Surprise Police Department

2018-PB-008

Agency Goals:

To decrease fatalities in pedestrian traffic-related fatalities 100% from 2 in calendar year 2017 to 0 by December 31, 2018.

To maintain fatalities in bicycle traffic-related fatalities at 0 through December 31, 2018.

Agreement Objectives:

1. **Enforcement:** Actively participate in the Task Force Deployments which are focused on high priority pedestrian and bicycle crash locations. Host Task Force Deployments which are focused on high priority pedestrian and bicycle crash locations. The Surprise Police Department will use historical data to identify the locations, days, and times to most effectively enforce pedestrian and bicycle traffic law violations. During each deployment, officers, in an overtime capacity, will conduct highly effective, intensive enforcement into these areas.
2. **Education/Awareness:** Release 3 pedestrian and bicycle safety related social media/press release messages each quarter during the calendar year 2018 and 2019. The PIO, working with the Traffic Unit, will release either a short video or message via social media/press release every month. Conduct/participate in outreach/education bicycle and pedestrian safety events each quarter during calendar year 2018.

GOHS Pedestrian & Bicyclist**Sub-Recipient Cooperative****Surprise Police Department****Agreement****2018-PB-008**

OBJECTIVE	SPECIFIC ACTION	MEASURE
Media Outreach	The Agency PIO shares traffic safety messages via social media and press releases. These messages are all part the “Drive Wise, Surprise” campaign. These safety messages will include pedestrian and bicycle safety information.	The Agency will release 1 pedestrian and bicycle safety related social media/press release messages each month during calendar 2018.
Educational Materials	With funding from GOHS, the Agency hosts bicycle and pedestrian safety events. At these events, pamphlets filled with safety information and links to further reading are provided	Attendance at the bicycle and pedestrian and safety events
Educational Outreach	Similar to Education Materials, we are hosting the events.	Host 1 bicycle and pedestrian safety event each quarter.
Data Driven Approach to Crime and Traffic (DDACTS)	The Department has found success using DDACTS to identify locations for specific activity and allocating additional resources to those identified areas. Continue to use data to drive the approach to traffic safety.	Prior to deploying for a Task Force, data will be analyzed to identify locations where the resources will be the most effective to reduce pedestrian and bicycle fatalities.
Enforcement	Using the information from DDACTS, the Agency will deploy resources to enforce bicycle and pedestrian safety laws and vehicle traffic laws.	Actively participate in the Task Force Deployments which are focused on high priority pedestrian and bicycle crash locations. Host Task Force Deployments which are focused on high priority pedestrian and bicycle crash locations.
Training	Using traffic enforcement officers, the Agency will hold briefing trainings specific to bicycle and pedestrian safety traffic laws.	Once every quarter, a traffic enforcement officer will train with every patrol squad on bicycle and pedestrian traffic laws.

**GOHS Pedestrian & Bicyclist
Sub-Recipient Cooperative
Agreement**

Surprise Police Department

2018-PB-008

GOALS/OBJECTIVES:

US DOT NHTSA Cooperative Agreement: DTNH2217H00009, will support Statewide Pedestrian and Bicyclist Focus Education and Enforcement Efforts.

Expenditures of funding pertaining to the Pedestrian and Bicycle Safety Program including Personnel Services and ERE, Professional and Outside Services, Materials and Supplies, and/or Travel Costs shall comply with the Pedestrian and Bicycle Safety Program goals provided by the Arizona Governor's Office of Highway Safety. The Pedestrian and Bicycle Safety Program goal is to reduce the incidences of pedestrian and bicycle fatalities and injuries on roadways through enforcement and education throughout the State of Arizona.

PLEASE NOTE: Failure to submit Statistics, Monthly Progress and Quarterly Reports, and/or Invoices of Costs Incurred timely and correctly may delay reimbursement for expenditures to your Agency.

METHOD OF PROCEDURE:

The Surprise Police Department will make expenditures, as follows, to meet the outlined Program Goals/Objectives:

Statewide Pedestrian and Bicyclist Focus Education and Enforcement

PRESS RELEASE:

NO media or press releases regarding this Agreement shall be disseminated EXCEPT by the Governor's Office of Highway Safety.

SPECIFIC REQUIREMENTS:

CONTRACTURAL SERVICES/PUBLIC INFORMATION/MEDIA --

Requirements for Contractual Services:

A copy of all Contracts for "Contractual Services" must be submitted to the GOHS Director for written approval *before* execution.

Requirements for Public Information and Education Materials:

Prior to the printing and distribution of public information and education materials, a sample will be provided to the GOHS Director for review and written approval.

PROJECT EVALUATION:

This project shall be administratively evaluated to ensure the objectives have been met.

Monthly Progress and Quarterly Reports

The purpose of the Monthly Progress Report is to provide information on Agreement activities conducted at the conclusion of each month. The information provided is used to review progress of the funded project and the successfulness in meeting outlined goals and objectives. The information, photos, highlights, obstacles, and

<u>GOHS Pedestrian & Bicyclist Sub-Recipient Cooperative Agreement</u>		
Surprise Police Department		2018-PB-008

mandatory statistical data provided in this report are analyzed by the assigned Project Coordinator. It is critical the report contains the following information:

Report Schedule (Customize to Project Period)

Reporting Period	Due Date
1st Quarterly Report and Progress Reports 01/01/2018 to 03/31/2018	April 15, 2018
2nd Quarterly Report and Progress Reports 04/01/2018 to 06/30/2018	July 15, 2018
3rd Quarterly Report and Progress Reports 07/01/2018 to 09/30/2018	October 15, 2018
4th Quarterly Report and Progress Reports 10/01/2018 to 12/31/2018	January 15, 2019
Final Report of Project Results	January 15, 2019

The Monthly and Quarterly Reports **shall be completed on the form provided by the GOHS Project Coordinator and may be submitted by email** to the Governor's Office of Highway Safety.

Final Report of Project Results

The Project Director shall submit a Final Report of Project Results to the GOHS **no later than fifteen (15) days after the conclusion of the project period end date**. All agencies receiving funding are required to submit a Final Report of Project Results.

Note: Failure to comply with the outlined GOHS reporting requirements may result in withholding of fund reimbursements or termination of the Agreement.

PROFESSIONAL AND TECHNICAL PERSONNEL:

Terry Young, Chief, Surprise Police Department, shall serve as Project Director.

Michael Robbins, Sergeant, Surprise Police Department, shall serve as Project Administrator.

Rhonda Melancon, Governor's Office of Highway Safety, shall serve as Project Coordinator.

INVOICING OF COSTS INCURRED:

The Agency shall submit an Invoice detailing cost incurred, with supporting documentation attached, to the Governor's Office of Highway Safety on regular basis, for each active quarter, in conjunction with the required report.

Accepted supporting documentation to submit with an Invoice includes, but is not limited to; scanned copies of timesheets, payroll records, paid invoices/purchase orders, and other account records. Invoices shall be typed and delivered via mail, hand delivered or electronically with appropriate supporting documentation to the Governor's Office of Highway Safety. Final Invoices will not be accepted fifteen (15) days after the conclusion of the project period end date. **Expenditures submitted after the expiration date may not be reimbursed and the Agency will accept fiscal responsibility.**

PROJECT MONITORING:

Highway safety grant project monitoring is used by GOHS project coordinators to track the progress of project objectives, performance measures, and compliance with applicable procedures, laws, and regulations.

The process is used throughout the duration of the contracted project and serves as a continuous management tool. Project monitoring also presents an opportunity to develop partnerships, share information, and provide assistance to contracted agencies. Additionally, project monitoring outlines a set of procedures for project review and documentation.

Project monitoring serves as a management tool for:

- Detecting and preventing problems
- Helping to identify needed changes
- Identifying training or assistance needed
- Obtaining data necessary for planning and evaluation
- Identifying exemplary projects

Documentation

The Governor's Office of Highway Safety will retain all findings documented on the GOHS Monitoring Form in the Agency's respective file. Findings will be discussed with the designated Agreement representative (Project Administrator, fiscal specialist) by phone and/or e-mail. All noted deficiencies will be provided to the grantee with guidance for improvement and solutions to problems.

PROJECT PERIOD:

The project period shall commence on the date the GOHS Director signs the Cooperative Agreement and terminate on project period end date as indicated on the Cooperative Agreement.

DURATION:

Agreements shall be effective on the date the Governor's Office of Highway Safety Director signs the Agreement and expire on the project period end date.

If the Agency is unable to expend the funds in the time specified, the Agency will submit notification on the Agency's letterhead and hand deliver or submit via regular mail to the Director of the Governor's Office of Highway Safety a minimum of sixty days (60) prior to the end of the project period.

The Agency shall address all requests to modify the Agreement to the Director of the Governor's Office of Highway Safety on Agency's official letterhead and either hand deliver or submit the request via regular mail. All requests for modification must bear the signature of the Project Director.

Failure to comply may result in cancellation of the Agreement. Any unexpended funds remaining at the termination of the Agreement shall be released back to the Governor's Office of Highway Safety.

<u>GOHS Pedestrian & Bicyclist Sub-Recipient Cooperative Agreement</u>		
Surprise Police Department		2018-PB-008

ESTIMATED COSTS:

I.	Salaries and Benefits	\$25,000.00
II.	Travel Costs	\$0.00
III.	Contractual Services	\$0.00
IV.	Materials and Supplies	\$0.00
TOTAL ESTIMATED COSTS		*\$25,000.00

*Includes all applicable training, tax, freight, and advertising costs. It is agreed and understood that the Surprise Police Department shall absorb any and all expenditures in excess of \$25,000.00.

CERTIFICATIONS AND AGREEMENTS

This AGREEMENT, is made and entered into by and between the STATE OF ARIZONA, by and through the Governor's Office of Highway Safety (GOHS) hereinafter referred to as "STATE", and the agency named in this Agreement, hereinafter referred to as "AGENCY".

WHEREAS, the National Highway Safety Act of 1966, as amended (23 USC §§401-404), provides Federal funds to STATE for approved highway safety projects; and

WHEREAS, STATE may make said funds available to various state, county, tribal, or municipal agencies, governments, or political subdivisions upon application and approval by STATE and the United States Department of Transportation (USDOT); and

WHEREAS, AGENCY must comply with the requirements listed herein to be eligible for Federal funds for approved highway safety projects; and

WHEREAS, AGENCY has submitted an application for Federal funds for highway safety projects;

NOW, THEREFORE, IN CONSIDERATION OF MUTUAL PROMISES AND OTHER GOODS AND VALUABLE CONSIDERATION, it is mutually agreed that AGENCY will strictly comply with the following terms and conditions and the following Federal and State Statutes, Rules, and Regulations:

I. Project Monitoring, Reports, and Inspections

- A. AGENCY agrees to fully cooperate with representatives of STATE monitoring the project, either on-site or by telephone, during the life of the Agreement.
- B. AGENCY will submit a Final Report/Statement of Accomplishment at completion of the Agreement to include all financial, performance, and other reports required as a condition of the grant to STATE within thirty (30) days of the completion of the Agreement.
- C. Representatives authorized by STATE and the National Highway Traffic Safety Administration (NHTSA) will have the right to visit the site and inspect the work under this Agreement whenever such representatives may determine such inspection is necessary.

**GOHS Pedestrian & Bicyclist
Sub-Recipient Cooperative
Agreement**

Surprise Police Department

2018-PB-008

II. Reimbursement of Eligible Expenses

- A. AGENCY's Project Director, or Finance Personnel, will submit Invoices to STATE each time there have been funds expended for which reimbursement is being requested. Failure to meet this requirement may be cause to terminate the project.
- B. AGENCY will reimburse STATE for any ineligible or unauthorized expenses for which Federal funds have been claimed and reimbursement received, as may have been determined by a State or Federal audit.
- C. STATE will have the right to withhold any installments equal to the reimbursement received by AGENCY for prior installments which have been subsequently determined to be ineligible or unauthorized.

III. Travel

In state and out-of-state travel claims will be reimbursed at rates provided by AGENCY's regulations, provided that such regulations are as restrictive as those of STATE. Where they are less restrictive, ARS §38-624 will apply.

IV. Non-Assignment and Sub-Contracts

This Agreement is not assignable nor may any portion of the work to be performed be subcontracted unless specifically agreed to in writing by STATE.

V. Non-Discrimination

During the performance of this Agreement/funding agreement, the contractor/funding recipient agrees—

- A. To comply with all Federal nondiscrimination laws and regulations, as may be amended from time to time;
- B. Not to participate directly or indirectly in the discrimination prohibited by any Federal non-discrimination law or regulation, as set forth in Appendix B of 49 CFR part 21 and herein;
- C. To permit access to its books, records, accounts, other sources of information, and its facilities as required by the State highway safety office, US DOT or NHTSA;
- D. That, in event a contractor/funding recipient fails to comply with any nondiscrimination provisions in this Agreement/funding agreement, the State highway safety agency will have the right to impose such contract/agreement sanctions as it or NHTSA determine are appropriate, including, but not limited to, withholding payments to the contractor/funding recipient under the contract/agreement until the contractor/funding recipient complies; and/or cancelling, terminating, or suspending a contract or funding agreement, in whole or in part; and
- E. To insert this clause, including paragraphs A through E, in every subcontract and subagreement and in every solicitation for a subcontract or sub-agreement, that receives Federal funds under this program.

F. If AGENCY fails or refuses to comply with its undertaking as set forth in these provisions, STATE or the USDOT may take any or all of the following actions:

1. Cancel, terminate, or suspend, in whole or in part, the agreement, contract, or other arrangement with respect to which the failure or refusal occurred; and
2. Refrain from extending any further Federal financial assistance to AGENCY under the Highway Safety Program with respect to which the failure or refusal occurred until satisfactory assurance of future compliance has been received from AGENCY.

G. Pursuant to the requirement of Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. §794), AGENCY must operate this Highway Safety Project so that it is accessible and otherwise non-discriminatory to handicapped persons.

VI. Cancellation

The cancellation shall be effective when written notice from the Governor or Chief Executive Officer or governing body of the political subdivision is received by all other parties to the Agreement unless the notice specifies a later time.

REIMBURSEMENT INSTRUCTIONS

1. Agency Official preparing the Invoices of Costs Incurred:

Name: _____

Title: _____

Telephone Number: _____ E-mail Address _____

2. REIMBURSEMENT INFORMATION:

Warrant/Check to be made payable to:

Warrant/Check to be mailed to:

(Agency Name)

(Address)

(City, State, Zip Code)

RESOLUTION # 2018-47

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AUTHORIZING THE CITY TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE STATE OF ARIZONA GOVERNOR'S OFFICE OF HIGHWAY SAFETY AND AMENDING THE FISCAL YEAR 2018 BUDGET FOR RECEIPT OF GRANT FUNDING BY REALLOCATING APPROPRIATIONS OF \$25,000 WITHIN THE GRANTS CONTINGENCY FUND TO THE OVERTIME COMPENSATION FUND.

WHEREAS, the Arizona Governor's Office of Highway Safety (GOHS) annually awards grants to local agencies to focus upon highway safety and pedestrian and bicyclist safety;

WHEREAS, GOHS has offered the City of Surprise an award in the amount of \$25,000 for overtime reimbursements for participation in the Statewide Pedestrian and Bicyclist Focus Education and Enforcement Efforts with deployments in high priority crash areas and outreach/education efforts relative to pedestrian and bicycle safety;

WHEREAS, the City of Surprise Police Department desires to accept the awards;

WHEREAS, the FY2017 budget was adopted by Council Resolution #2017-64 on June 6, 2017;

WHEREAS, these actions will necessitate a budget amendment; and

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

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

Section 1. The City is hereby authorized to accept a grant award in the amount of \$25,000 from the Governor's Office of Highway Safety for the City of Surprise Police Department to enforce pedestrian and bicycle safety laws in high priority locations and to conduct and participate in bicycle and pedestrian outreach/education safety events as part of the Statewide Pedestrian and Bicyclist Focus Education and Enforcement Efforts.

Section 2. That the City Manager, or his designees, is authorized to conduct all negotiations and to execute and submit all documents and other necessary or desirable instruments in connection with said grants and related contracts.

Section 3. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, amending the budget of the City of Surprise, Arizona for the fiscal year July 1, 2017 through June 30, 2018.

SIGNATURES ON THE FOLLOWING PAGE

APPROVED AND ADOPTED this ____ day of _____, 2018.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2018-47

Exhibit A

1. Appropriation - The allocations below represent a reallocation of appropriations in the amount of \$25,000 from contingency within the Grants Fund to FFY18 GOHS Pedestrian & Bicyclist Safety OT (\$25,000) within the Grants Fund to cover the projected overtime expenses for additional pedestrian and bicyclist safety enforcement. These allocations do not represent an actual transfer of funds, but only a transfer of spending authority.

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
Grants	Police	#G31370 FFY18 GOHS Ped & Bicyclist Focus Ed	E		25,000	25,000
Grants	Police	#G31370 FFY18 GOHS Ped & Bicyclist Focus Ed	R		25,000	25,000
Grants	General Operations	Contingency	E	12,663,200	(25,000)	12,638,200
Grants	General Operations	Other	R	11,907,000	(25,000)	11,882,000
Expense Total				12,663,200	-	12,663,200
Revenue Total				11,907,000	-	11,907,000



CITY OF SURPRISE
Regular City Council Meeting

April 17, 2018 @ 6:00:00 PM

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

Council Meeting Date: April 17, 2018
Submitting Department: Police
Staff Recommendations: None

Contact Person: Christine DeSanti, Commander
District: Internal

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to approval of an Amendment to the Intergovernmental Agreement between Arizona Department of Public Safety and the City of Surprise for law enforcement services at the University of Phoenix Stadium; Resolution #2018-50.

Motion:

I move to approve Resolution # 2018-50.

Background:

The Arizona Department of Public Safety (AZDPS) and the City of Surprise entered into a one-year intergovernmental agreement in 2017 (Resolution 2017-18) authorizing City of Surprise police officers to work off-duty for AZDPS at events occurring at the University of Phoenix Stadium. AZDPS and the City of Surprise Police Department desires to extend this agreement which will be effective immediately upon the approval of both parties' governing bodies and will remain in full force and effect until June 30, 2022. The agreement may be renewed for successive additional one year periods for up to five years upon the mutual consent of the parties.

Objective Analysis:

State law requires the City of Surprise to pay for workers' compensation claims filed by our officers while working pursuant to an IGA. However, this IGA has an indemnity provision by which AZDPS will reimburse the City of Surprise for those costs and provides for indemnification for the City of Surprise litigation concerning any events arising out of the agreement. SMG provides liability insurance; however, the City of Surprise would be required to reimburse them if our employee is negligent.

Policy Compliant:

This action is compliant with City and Council policy. The City regularly partners with other government entities when to do so is beneficial, as is this partnership.

Financial Impact:

While there is no direct financial impact as a result of entering into this IGA, City of Surprise police

officers utilize city-funded uniforms and equipment while on off-duty assignments. State law requires the City of Surprise to pay for workers' compensation claims filed by our officers while working pursuant to an IGA. However, this IGA has an indemnity provision by which AZDPS will reimburse the City of Surprise for those costs and provides for indemnification for the City of Surprise for litigation concerning any events arising out of the agreement. SMG provides liability insurance; however, the City of Surprise would be required to reimburse them if our employee is negligent.

Budget Impact:

This item has no budget impact. Funding for officer uniforms and equipment is included as part of the Surprise Police Department's FY2018 General Fund operating budget.

FTE Impact:

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

ATTACHMENTS:

Click to download

- ☐ [Resolution 2018-50 with amendment](#)
 - ☐ [2017 AZDPS / City of Surprise Police IGA](#)
-

RESOLUTION # 2018-50

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA APPROVING AN AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT WITH THE STATE OF ARIZONA, DEPARTMENT OF PUBLIC SAFETY FOR SURPRISE POLICE OFFICERS TO HAVE AUTHORIZATION TO WORK EVENTS AT THE UNIVERSITY OF PHOENIX STADIUM.

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

WHEREAS, the parties entered into a one-year intergovernmental agreement with the State of Arizona, Department of Public Safety, to authorize City of Surprise Police Officers to provide law enforcement services at the University of Phoenix Stadium in Glendale, Arizona; and

WHEREAS, the parties desire to renew this agreement for successive additional one year periods for up to five additional years upon mutual consent until June 30, 2022.

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

Section 1. The Amendment to the Intergovernmental Agreement between the City of Surprise and the State of Arizona, Department of Public Safety, attached as Exhibit A, is approved.

Section 2. The City Manager, or his designee, is hereby authorized to execute and submit all documents and other necessary or desirable instruments in connection with said agreement.

APPROVED AND ADOPTED this ____ day of _____, 2018.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A

INTERGOVERNMENTAL AGREEMENT AMENDMENT
BETWEEN
THE CITY OF SURPRISE AND STATE OF ARIZONA,
DEPARTMENT OF PUBLIC SAFETY

AMENDMENT
INTERGOVERNMENTAL AGREEMENT
BETWEEN
ARIZONA DEPARTMENT OF PUBLIC SAFETY
AND
SURPRISE POLICE DEPARTMENT

The following is an amendment to agreement no. 2017-033 entered into on 04/06/2017 regarding security for the University of Phoenix Stadium between Surprise Police Department and the Arizona Department of Public Safety:

Paragraph 8 of the agreement is amended with mutual consent by both parties as follows:

8. Execution, Duration and Renewal

- 8.1 This agreement will be effective immediately upon the approval of both parties' governing bodies and shall remain in full force and effect until June 30, 2022.
- 8.2 This Agreement may be executed in counterparts.
- 8.3 This Agreement may be renewed for successive additional one (1) year periods for up to (5) years upon mutual consent of the parties.

{signatures appear on the following page}

ARIZONA DEPARTMENT OF PUBLIC SAFETY

CITY OF SURPRISE PD

Colonel Frank L. Milstead, Director

Terry Young, Police Chief

CERTIFICATION BY LEGAL COUNSEL

The foregoing Intergovernmental Agreement between DPS and Surprise PD and is in proper form and is within the powers and authority of the DPS granted under the laws of the State of Arizona.

APPROVED AS TO FORM AND AUTHORITY:

State of Arizona

Surprise Police Department

**INTERGOVERNMENTAL AGREEMENT
BETWEEN
ARIZONA DEPARTMENT OF PUBLIC SAFETY
AND
CITY OF SURPRISE POLICE DEPARTMENT**

This intergovernmental agreement (this "Agreement") is entered into pursuant to Arizona Revised Statutes ("A.R.S.") § 11-952 by the Arizona Department of Public Safety and the City of Surprise, collectively known herein as the "parties."

RECITALS

- A. The University of Phoenix Stadium in Glendale (the "Stadium") is governed by A.R.S. § 5-801 et al, and operates under the authority of the Arizona Sports and Tourism Authority, the owner of the Stadium; and
- B. The Arizona Sports and Tourism Authority delegated its authority for the operation and maintenance of the Stadium to Stadium Management Group, ("SMG") both of whom has an interest in ensuring the safety and security of those attending events at the Stadium by ensuring proper traffic control and a visible law enforcement presence during certain scheduled events at the Stadium; and
- C. SMG has the need for qualified personnel to provide law enforcement and other personnel services at the Stadium; and
- D. The DPS has entered into an agreement with SMG pursuant to A.R.S. §41-1713(B)(3), to provide law enforcement services at the Stadium; and
- E. The City of Surprise Police Department of desires to assist DPS in providing law enforcement security services to SMG for the Stadium by making available City of Surprise Police Department officers in accordance with the terms set forth herein.
- F. The parties desire to enter into this Agreement to cooperatively provide the necessary law enforcement and security services.

AGREEMENT

Therefore, in consideration of the foregoing recitals, the covenants, promises, terms and conditions set forth herein, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties hereby agree as follows:

1. **Purpose and Intent** - The purpose of this Agreement is to provide the means through which the parties intend to provide professional law enforcement and security services to SMG by maximizing cooperation, by integrating the City of Surprise Police Department and DPS assets, and by addressing issues including, command, control, personnel, planning and training.

2 Supervision and Staffing

2.1 City of Surprise Police Department acknowledges that command and control for all events worked for SMG pursuant to this Agreement (individually "Event" and collectively "Events") shall be the duty and responsibility of DPS.

2.2 In carrying out this responsibility, DPS will *in good faith* assign officers to work Events in accordance with the procedures adopted in consultation with the Chiefs of Police for all of the member agencies providing officers to Events.

2.3 City of Surprise Police Department Agrees and understands that entities other than the State of Arizona and the DPS have input into the decisions regarding whether, and to what extent, law enforcement will provide service for Events; however, DPS will provide information regarding staffing decisions to City of Surprise Police Department as soon as it becomes available.

3 Assigned Personnel

- 3.1 City of Surprise Police Department shall have the discretion to determine which and how many of its officers will be allowed to apply for assignments at Events and how many officers will be assigned to the Events (hereinafter referred to as "Assigned Officers").
- a. All Assigned Officers will be required to enter into temporary employment contracts with the State of Arizona.
 - b. The contract will outline the mutual responsibilities of the Assigned Officer and DPS and will specify that the Assigned Officers are "at will" temporary employees of DPS and that either party can terminate the contract, with or without cause at any time and without notice.
 - c. If possible, DPS will consult with the City of Surprise Police Department prior to terminating any Assigned Officer.
- 3.2 While working an Event, the Assigned Officers must wear uniforms approved by DPS and the City of Surprise Police Department and the Assigned Officers may carry other equipment authorized by the City of Surprise Police Department.
- 3.3 When working an Event, DPS will make available to Assigned Officers forms and other supplies that are necessary to work the Event.
- 3.4 Upon termination of this Agreement and conclusion of any assignments, all personal property, assets, equipment, and supplies used by the parties and Assigned Officers in performance of their responsibilities shall remain with or be returned to the owner of such property.

- 3.5 Any inconsistency between DPS and City of Surprise Police Department rules or regulations and all operational disputes will immediately be brought to the attention of the Director of DPS and will be fully and finally addressed and resolved by the DPS Director in accordance with his or her determination of the best practices under the circumstances. The Director may delegate this responsibility to a specific command officer.

4. Compensation, Insurance and Reporting

- 4.1 The parties agree that during Events the Assigned Officers shall be temporary employees of DPS for compensation purposes and not independent contractors; provided however, that each such Assigned Officer will at all times also be deemed an employee of the City of Surprise Police Department and nothing in this Agreement is intended to contradict or otherwise modify the provisions of A.R.S. §23-1022 (D).
- 4.2 Each Assigned Officer who works an Event will be paid the specified hourly rate, laid out in the temporary employment agreement.
- a. Assigned Officers' compensation shall be subject to all applicable federal and state taxes, which shall be deducted prior to payment, and which shall be evidenced by a W-2 statement issued by DPS to each Assigned Officer.
 - b. Each officer's home agency (primary employer) shall provide the workers' compensation coverage for all Assigned Officers in such amounts and under the same terms and conditions as other sworn, full-time employees.
 - c. Except for liability coverage, Assigned Officers are not entitled to any other employee benefits or compensation from DPS.
- 4.3 DPS shall make available to the City of Surprise Police Department information about the hours worked by Assigned Officers no later than seven days following each Event to enable the Surprise Police Department to properly monitor and regulate the hours worked by all of their Assigned Officers.
- 4.4 Each party affirms that it has complied with the provisions of A.R.S. § 23-1022 (E) with respect to activities addressed by the Agreement.

5. Indemnification

- 5.1 Each party (as "indemnitor") agrees to indemnify, defend, and hold harmless the other party (as "indemnitee") from and against any and all claims, losses, liability, costs, or expenses (including reasonable attorney's fees) (hereinafter collectively referred to as "claims") arising out of bodily injury of any person (including death) or property damage, but only to the extent that such claims which result in vicarious/derivative liability to the indemnitee, are caused by the act, omission, negligence, misconduct, or other fault of the indemnitor, its officers, agents, employees, or volunteers.

6. Agreement

- 6.1 Any release of information to the media, other than a public records release, regarding an Event or any activities under this Agreement will be coordinated by DPS in cooperation with City of Surprise Police Department but, except as provided below, no unilateral media releases will be distributed by City of Surprise Police Department without the prior approval of DPS.
- 6.2 A copy of all public record and media releases regarding an Event or any activities under this Agreement shall be forwarded to DPS prior to release; provided however, if an incident is primarily focused upon or concerned with the actions of City of Surprise Police Department's Assigned Officer, City of Surprise Police Department will be responsible for the release of information to the media relative to the incident.
- 6.3 The parties will not reveal any investigative information or operational procedures except as required by law.

7. Arizona POST Certification

- 7.1 Relative to its Assigned Officers, City of Surprise Police Department agrees that it will be responsible to the Arizona Peace Officers Standards and Training Board ("POST") for complying with all requirements mandated by Arizona Administrative Code Regulation R13-4-101 *et seq.*: including but not limited to, City of Surprise Police Department's responsibilities to POST for the hiring, fitness for duty, record-keeping, training, and testing requirements imposed upon law enforcement agencies employing police officers in Arizona.

- 7.2 DPS and City of Surprise Police Department agree to cooperate to ensure any issues that arise relative to POST certification are resolved in a reasonable and efficient manner.

8. Execution, Duration and Renewal

- 8.1 This agreement will be effective immediately upon the approval of both parties' governing bodies and shall remain in full force and effect until June 30, 2018.
- 8.2 This Agreement may be executed in counterparts.
- 8.3 This Agreement may be renewed for successive additional one (1) year periods for up to (5) years upon mutual consent of the parties.

9. General Provisions

- 9.1 Entire Agreement. This Agreement embodies the entire understanding of the parties and supersedes any other agreement of understanding between the parties relating to the subject matter of this Agreement.
- 9.2 Severability. The provisions of this Agreement are severable to the extent that any provision of application held to be invalid by a court of competent jurisdiction shall not affect any other provision of application of the Agreement which may remain in effect without the invalid provision of application.
- 9.3 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Arizona.
- 9.4 Conflict of Interest. This Agreement may be canceled by any of the parties pursuant to the provisions of A.R.S. § 38-511.
- 9.5 Termination. City of Surprise Department may, at any time, terminate this Agreement by giving DPS not less than sixty (60) days prior written notice. DPS may at any time terminate this Agreement by giving City of Surprise Police Department not less than sixty (60) days prior written notice.
- 9.6 Dispute Resolution. In the event of any dispute regarding the terms or the interpretation of this Agreement the parties' command staff will consult with each other in an effort to settle the dispute, in good faith. If the parties are unable to settle the dispute, either party may terminate this Agreement. In the event of a

dispute under this IGA, the parties agree to use arbitration to the extent required under A.R.S. §§ 12-1518 and 12-133.

- 9.7 Waiver. The waiver of any breach of this Agreement shall not be deemed to amend this Agreement and shall not constitute a waiver of any other subsequent breach.
- 9.8 Headings. Headings of this Agreement are for the convenience only and shall not affect the interpretation of this Agreement.
- 9.9 Further Acts. Each party shall execute and deliver all such documents and perform all such acts as reasonably necessary, from time to time, to carry out the matters contemplated by this Agreement.

10. E-Verify

- 10.1 The parties acknowledge that immigration laws require them to register and participate with the E-Verify program (employment verification program administered by the United States Department of Homeland Security and the Social Security Administration or any successor program) as they both employ one or more employees in this state.
- 10.2 The parties warrant that they have registered with and participate with E-Verify.
- 10.3 If either party later determines that the other non-compliant party has not complied with E-Verify, it will notify the noncompliant party by certified mail of the determination and of the right to appeal the determination. The parties retain the legal right to inspect the papers of any employee who works pursuant to this Agreement or any related subcontract to ensure compliance with the warranty given above. Either party may conduct a random verification of the employment records of the other party to ensure compliance with this warranty.
- 10.4 Failure to comply shall be deemed a material breach of the Agreement that is subject to penalties up to and including termination of the Agreement.

11. Availability of Funds

Every payment obligation of DPS under this agreement is conditioned upon the availability of funds appropriated or allocated for the payment of such obligation. If funds are not allocated and available for the continuance of the agreement, the agreement may be

DPS Contract No: _____

terminated by DPS at the end of the period for which funds are available. No liability shall accrue to DPS in the event this provision is exercised, and DPS shall not be obligated or liable for any future payments or for any damages as a result of termination under this paragraph.

12. Non-Discrimination

The parties must not discriminate against any employee or applicant for employment on the basis of race, color, religion, sex, national origin, age, marital status, sexual orientation, gender identity or expression, genetic characteristics, familial status, U.S. Military Veteran status or any disability.

DPS Contract No: _____

{signatures appear on the following page}

ARIZONA DEPARTMENT OF PUBLIC SAFETY CITY OF SURPRISE POLICE DEPARTMENT

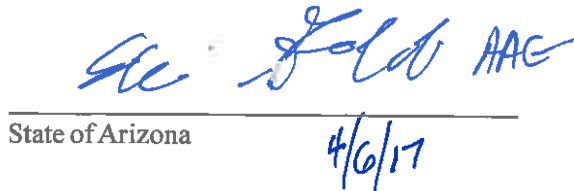

Colonel Frank L. Milstead, Director

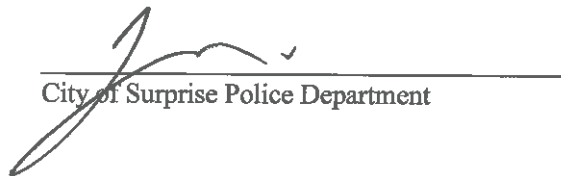

Terry Young, Police Chief

CERTIFICATION BY LEGAL COUNSEL

The foregoing Intergovernmental Agreement between DPS and City of Surprise Police Department and is in proper form and is within the powers and authority of the DPS granted under the laws of the State of Arizona.

APPROVED AS TO FORM AND AUTHORITY:


State of Arizona 4/6/17


City of Surprise Police Department



CITY OF SURPRISE
Regular City Council Meeting

April 17, 2018 @ 6:00:00 PM

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

Council Meeting Date:	April 17, 2018	Contact Person:	Kendra Pettis, Sports and Tourism Director
Submitting Department:	CRS	District:	Citywide
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to approval of an amendment to the Fiscal Year 2018 Capital and Operating list of items over \$50,000 to account for increased spring training revenues; Resolution #2018-56.

Motion:

I move to approve Resolution # 2018-56.

Background:

The adopted budget for the CRS Department included funding for Spring Training team payouts. Per the team agreements, the City shares revenue with the teams for Spring Training concession and merchandise sales, as well as sponsorship contributions. This action will increase the line item for the FY18 team payouts, which necessitates an amendment to the Fiscal Year 2018 Capital and Operating list of items over \$50,000.

Objective Analysis:

This is a request to amend the list with no impact to the budget.

Policy Compliant:

This action is consistent with City and Council Policy.

Financial Impact:

There is no financial impact. The increase to the line item for the team payouts will be realized through savings in other line items.

Budget Impact:

This action amends the list of Fiscal Year 2018 Capital and Operating List of items over \$50,000.

FTE Impact:

There is no FTE impact.

ATTACHMENTS:

Click to download

☐ [Resolution](#)

RESOLUTION # 2018-56

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2018 CAPITAL AND OPERATING LIST OF ITEMS OVER \$50,000 BY INCREASING THE SPRING TRAINING PAYOUTS TO TEAMS ITEM TO SIX HUNDRED AND TWENTY-FIVE THOUSAND DOLLARS (\$625,000.00).

WHEREAS, the FY2018 budget was adopted including funding to payout the Rangers and the Royals for revenue collected by the City for Spring Training games;

WHEREAS, per the respective Sports Facility Use Agreements with the Kansas City Royals and Texas Rangers, the City shares revenue with the teams for Spring Training concession and merchandise sales, as well as sponsorship contributions, which revenue varies from year to year based on actual attendance, concession and merchandise sales, and other generated revenues;

WHEREAS, the FY2018 Capital and Operating List of Items Over \$50,000 showed a projected funding payout of \$480,400 based upon historic average data to the Rangers and the Royals for projected revenue to be collected by the City during the 2018 Spring Training season;

WHEREAS, the actual revenues generated during the 2018 Spring Training season exceeded the projected amounts which necessitates that the shared amount for the teams be increased by \$144,600 to a total of \$625,000;

WHEREAS, the FY2018 budget, including the FY2018 Capital and Operating List of Items Over \$50,000, was adopted by Council Resolution #2017-64 on June 6, 2017; and

WHEREAS, the City of Surprise Procurement Code §2-338 (d) requires the authority of the Mayor and Council when the cost to the city is greater than \$50,000.

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

Section 1. That the statement and schedule attached as *Exhibit A* is incorporated by reference and adopted as an amendment to the Fiscal Year 2018 Capital and Operating List of Items Over \$50,000 of the City of Surprise, Arizona for the fiscal year July 1, 2017 through June 30, 2018.

SIGNATURES ON THE FOLLOWING PAGE

APPROVED AND ADOPTED this ____ day of _____, 2018.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2018-56
Exhibit A

1. List of Operating Items Over \$50,000 – Council approved \$480,400 for the purpose of Spring Training team payouts included on the Fiscal Year 2018 Capital and Operating List of Items Over \$50,000. This amount was based on the historical average data and available funding.

Reference #	Description	Current Amount	Increase/ (Decrease)	Amended Amount
18053	Spring Training Payouts to teams	\$480,400	\$144,600	\$625,000



CITY OF SURPRISE
Regular City Council Meeting

April 17, 2018 @ 6:00:00 PM

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

Council Meeting Date:	April 17, 2018	Contact Person:	Karl Zook, Public Works Department
Submitting Department:	Public Works	District:	3
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to conditional acceptance of the streets and public utility improvements at Zanjero Trails Parcel 12C, generally located at N. 190th Avenue and Peoria Road; Resolution # 2018-49.

Motion:

I move to approve Resolution # 2018-49.

Background:

The Public Works Department conducted the final inspection of the public improvements for Zanjero Trails Parcel 12C on or about February 5th totaling 25,304 SY of roadway (approximately 2.5 lane miles) and approximately 6,758 lf of sewer line and 96 lf of storm drain line and determined that the infrastructure was compliant and acceptable to the city. The infrastructure includes asphalt pavement, concrete, wastewater lines and storm drain lines. Domestic water lines are located within the Epcor water jurisdiction

Objective Analysis:

The improvements for this property provide roadways for conveyance through the property and sewer lines to convey wastewater from the property to the City's public system, and storm drain lines to convey stormwater to retention basins. This action will accept the required infrastructure. The domestic water serving the property is within Epcor jurisdiction.

Policy Compliant:

City Code generally requires development to install public infrastructure required to serve the development. Upon completion and acceptance of such infrastructure, the infrastructure becomes the property of the City. Acceptance of this infrastructure will officially transfer ownership and future maintenance to the City.

Financial Impact:

Acceptance of streets, sewer and drain infrastructure increases the city's asset base and adds to future maintenance commitments. The total acceptance value of the infrastructure included with this item is \$1,086,764.

Budget Impact:

Funding for the infrastructure maintenance now and in the future will be supported from the city's HURF, Wastewater Operations Funds and Stormwater Operations Funds. The anticipated incremental additional maintenance expense associated with the acceptance of these infrastructure items will be incorporated in future year budgets.

FTE Impact:

This action does not change the full time equivalent count.

ATTACHMENTS:

Click to download

- ☐ [Resolution 2018-49 ZT](#)
 - ☐ [Notice of Completion](#)
 - ☐ [Inspector Sign off](#)
-

RESOLUTION # 2018-49

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, TO CONDITIONALLY ACCEPT THE STREET AND PUBLIC UTILITY IMPROVEMENTS AND COMMENCE MAINTENANCE AFTER TWO YEAR WARRANTY AT ZANJERO TRAILS PHASE 2 PARCEL 12C, GENERALLY LOCATED AT N. 190TH AVENUE AND PEORIA ROAD.

WHEREAS, the Mayor and City Council of the City of Surprise approved a final plat entitled "Zanjero Trails Phase 2 – Parcel 12C" on, February 2nd, 2016;

WHEREAS, Jen Arizona 7 LLC, the developer of Zanjero Trails Phase 2 Parcel 12C, dedicated to the City the street and public utility improvements, generally located at N. 190th Avenue and Peoria Road;

WHEREAS, the City of Surprise Public Works Department Engineering Division conditionally accepted the improvements describes in this resolution on February 5th, 2018;

WHEREAS, the City of Surprise notes that the two-year warranty period will commence upon conditional acceptance by the City; and

WHEREAS, the City of Surprise will release the warranty and begin maintenance of the street and public utility improvements upon final acceptance of the improvements.

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

Section 1. The City of Surprise conditionally accepts the street and public utility improvements generally located as depicted on the map attached as Exhibit A and listed on Exhibit B.

Section 2. Upon final acceptance by the City Engineer, the City Council hereby directs the City to release warranty and begin maintenance of the street and public utility improvements.

APPROVED AND ADOPTED this _____ day of _____, 2018.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

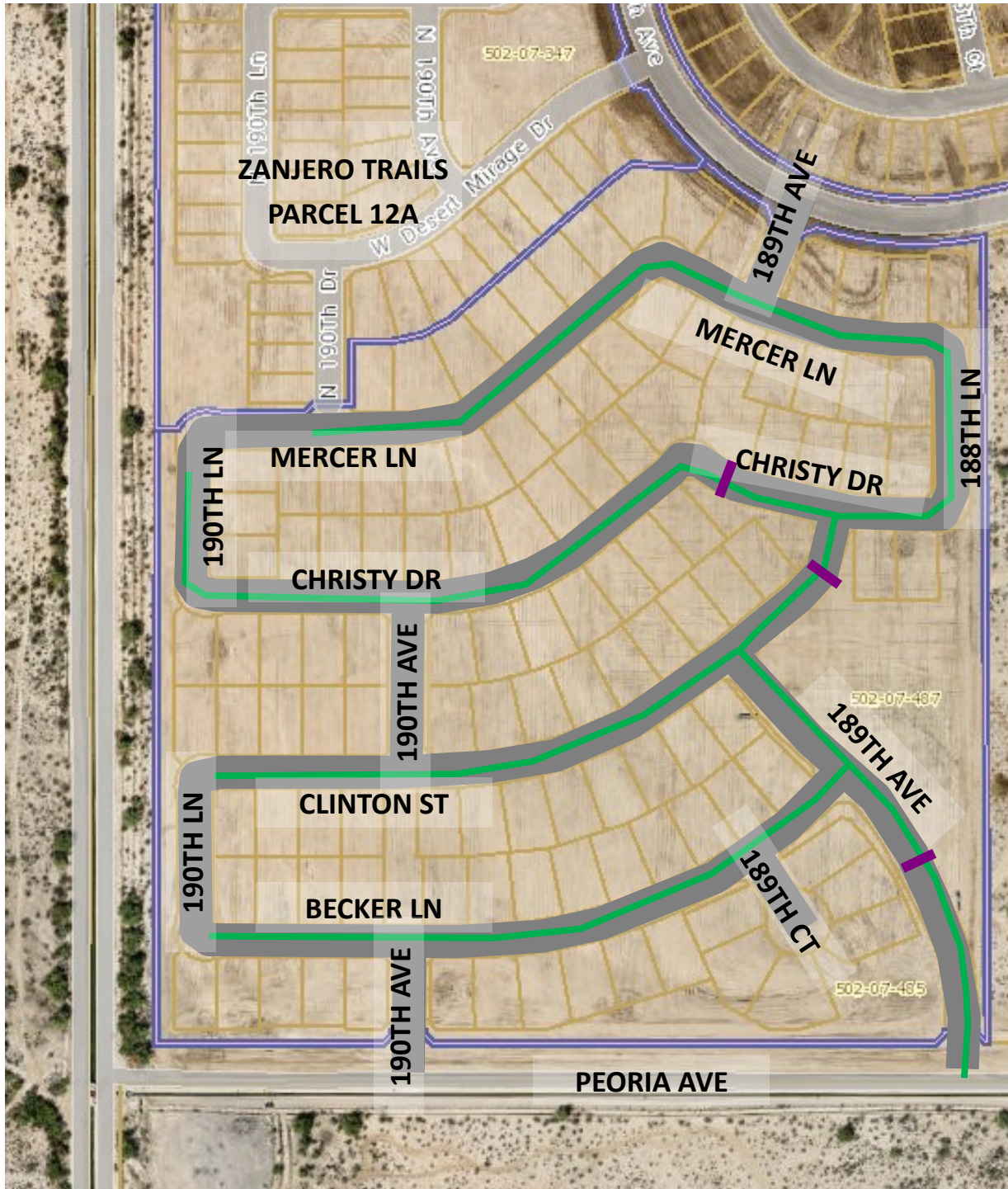
Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

Exhibit A

Map of Infrastructure

ZANJERO TRAILS PARCEL 12C



INFRASTRUCTURE TO BE ACCEPTED:

- SEWER
- STORM DRAIN
- ROADWAY

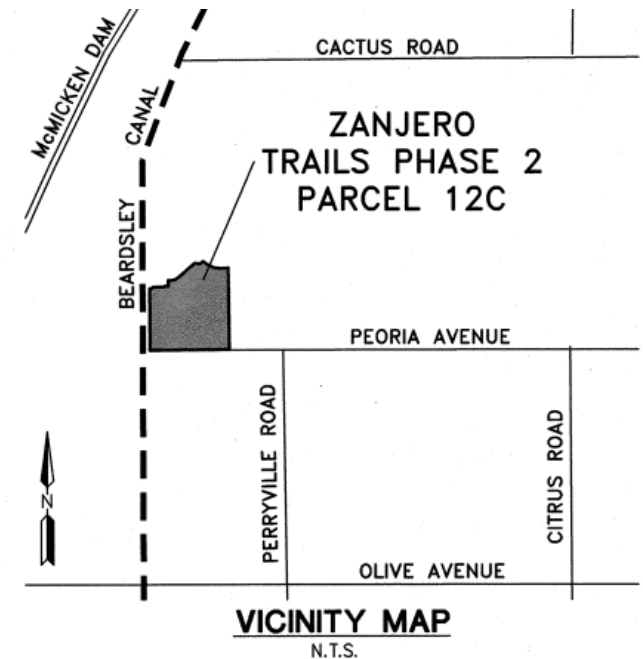


EXHIBIT B

List and Cost of Improvements



ENGINEERING DIVISION
PUBLIC WORKS
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623-222-6150

Memorandum

To: City of Surprise City Council
From: Public Works – Engineering Services
Date: 03/14/2018
Re: Zanjero Trails Parcel 12C

The public improvements for the above project have been completed and are on the April 13, 2018 council agenda for acceptance. The amounts for the infrastructure have been provided by a third party and not the City of Surprise. The following are the infrastructure improvements included with this acceptance and the corresponding valuation that the City will be accepting:

- City Drainage - \$4,250.88
- City Concrete - \$411,454.86
- City Paving - \$428,055.40
- City Sewer - \$243,003.50



Public Works Department
Engineering Development Services
16000 North Civic Center Plaza
Surprise, Arizona 85374
Phone 623-222-6141
Fax 623-222-6006

February 12, 2018

Jen Arizona LLC
20045 N. 19th Ave. Building #10, Suite #3
Phoenix, AZ 85027

**RE: NOTICE OF COMPLETION AND COUNCIL ACTION REQUIREMENT FOR
ZANJERO TRAILS II PARCEL 12C – FS12-349**

The City of Surprise Public Works Department has completed the inspection of the street and public utility improvements for the above referenced subdivision. These improvements are in substantial compliance with the approved plans and specifications. Council action is required prior to conditional acceptance and the official beginning of the warranty period. The time frame for Council action is approximately 90 days after the following items have been submitted:

- A copy of all lien releases or a title report
- Actual construction cost for related civil permits issued
- Warranty assurance in a format acceptable by the City

A notice of the required assurance amount and acceptable formats will be sent via email once actual construction costs have been submitted by the applicant. The warranty period starts upon council acceptance for a period of two (2) years; please ensure warranty assurance will not expire prior to this date. The applicant will be notified of the council date as soon as it is scheduled and the warranty financial assurance is required to be submitted to the city 10 calendar days prior to the council date. If a warranty financial assurance is not received within 10 calendar days, council action and start of the warranty period will be delayed, at a minimum, an additional two (2) weeks.

A letter of conditional acceptance and notification that the warranty period has begun will be forwarded upon the completion of council acceptance. Also, a request to release the associated completion assurance will be made; notification will be sent when assurance document is available for pick up.

If you have any questions or concerns, you can reach me at 623-222-6141.

Sincerely,

Kristin Tytler, P.E.,
Development Engineering Manager

kt/jg

c: David Mobley, Civil Inspector
Mike Gent, Public Works
David Kohlbeck, Public Works
Terry Lowe, Water Resources Management
Warren Dancer, Water Resources Management
File

Lora Ingram, Finance
John McFarland, Public Works
Fermin Camacho, Public Works
Lee Lambert, Water Resources Management
Warren Bert, GIS



PROJECT SIGN OFF FORM
PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: 2/7/2018 _____ Commercial _____ Commercial w/Offsite ☒ Residential

☒ COMPLETION ACCEPTANCE (End of Construction) _____ FINAL ACCEPTANCE (End of Warranty)

1/04/2018 Date of Punch-List Walk 2/5/2018 Date Punch-List Completed

FS Number: FS12-349 Permit Number(s): E16P-0223, 0224, 0225, 0226, 0227, 0228, 0229
Project Name: Zanjero Trails II Project Description (Phase/Parcel): 12C
Project Developer/Builder: (Name, Address, and Phone #)
Hilgart Wilson LLC
2141 E Highland Ave 250, Phoenix AZ 85027

MAG TIP Reporting:

Street Name	Classification	Begin Limits	End Limits	# Lanes	Length to nearest ¼ mi.	Features
189th Ave	Local	Mercer Lane	Desert Cove	2	1/4	+
Mercer Lane	Local	188th lane	190th Lane	2	1/4	
Christy Drive	Local	188th Lane	190th Lane	2	1/4	+
188th Lane	Local	Christy Drive	Mercer Lane	2	1/4	
190th Lane	Local	Christy Drive	Mercer Lane	2	1/4	

MATERIALS:

Asphalt: Vulcan Materials Supplier 2 1/2 Total Lane Miles 25,304 Total Square Yards
Water: N/A Size/Type _____ Total Linear Feet _____ Size/Type _____ Total Linear Feet
Sewer: 8" PVC Size/Type 6,758' Total Linear Feet 8" DIP Size/Type 26' Total Linear Feet
Storm: 18" RGRCP Size/Type 123' Total Linear Feet 24" RGRCP Size/Type 450' Total Linear Feet
Fire Ln: N/A Size/Type _____ Total Linear Feet _____ Size/Type _____ Total Linear Feet

Additional Comments:

SUPPORTING DOCUMENTATION REQUIRED:

☒ Copy of Punch List
☒ Final Certification Letter from Engineer of Record
☒ Complete Geotechnical Testing Packet
☒ Sewer Pressure Testing Results
☒ Sewer Manhole Vacuum Testing Certification
☒ Sewer Manhole Insecticide Certification
☒ Sewer Videos with Operators Notes (inc. re-videos)
____ Other _____ (Specify)
☒ AOC
☒ Asphalt Concrete Ticket w/ Name of Contractor
☒ Streetlight Energize Letter
☒ As built Documents (PDF copy on CD)
☒ As Built Documents in PDF format (copy on CD)
☒ Updated asbuilt CAD base files (copy on CD)

APPROVAL:

Civil Inspector: [Signature]

Date: 2/7/2018

Civil Engineering Supervisor: [Signature]

Date: 2/8/2018



PROJECT SIGN OFF FORM

PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: 2/7/2018 _____ Commercial _____ Commercial w/Offsite ☒ Residential

☒ COMPLETION ACCEPTANCE (End of Construction) _____ FINAL ACCEPTANCE (End of Warranty)

1/04/2018 Date of Punch-List Walk 2/5/2018 Date Punch-List Completed

FS Number: FS12-349

Permit Number(s): E16P-0223, 0224, 0225, 0226, 0227, 0228, 0229

Project Name: Zanjero Trails II

Project Description (Phase/Parcel): 12C

Project Developer/Builder: (Name, Address, and Phone #)

Hilgart Wilson LLC

2141 E Highland Ave 250, Phoenix AZ 85027

MAG TIP Reporting:

Street Name	Classification	Begin Limits	End Limits	# Lanes	Length to nearest ¼ mi.	Features
190th Ave	Local	Christy Drive	Clinton Street	2	1/4	
Clinton Street	Local	190th Lane	189th Ave	2	1/4	
Becker Lane	Local	189th Ave	190th Lane	2	1/4	
189th Ave	Local	Clinton Street	Peoria Ave	2	1/4	
190th Lane	Local	Clinton Street	Becker Lane	2	1/4	

MATERIALS:

Asphalt: N/A Supplier _____ Total Lane Miles _____ Total Square Yards _____

Water: N/A Size/Type _____ Total Linear Feet _____ Size/Type _____ Total Linear Feet _____

Sewer: 12" PVC Size/Type 64' Total Linear Feet _____ 8" PVC Size/Type 280' Total Linear Feet _____

21" PVC Size/Type 1632' Total Linear Feet _____ 24" PVC Size/Type 3,859' Total Linear Feet _____

Storm: N/A Size/Type _____ Total Linear Feet _____ Size/Type _____ Total Linear Feet _____

Fire Ln: _____ Size/Type _____ Total Linear Feet _____ Size/Type _____ Total Linear Feet _____

Additional Comments:

SUPPORTING DOCUMENTATION REQUIRED:

☒ Copy of Punch List

☒ Final Certification Letter from Engineer of Record

☒ Complete Geotechnical Testing Packet

☒ Sewer Pressure Testing Results

☒ Sewer Manhole Vacuum Testing Certification

☒ Sewer Manhole Insecticide Certification

☒ Sewer Videos with Operators Notes (inc. re-videos)

Other _____ (Specify)

☒ AOC

☒ Asphalt Concrete Ticket w/ Name of Contractor

☒ Streetlight Energize Letter

☒ As built Documents (PDF copy on CD)

☒ As Built Documents in PDF format (copy on CD)

☒ Updated asbuilt CAD base files (copy on CD)

APPROVAL:

Civil Inspector:

Date: 4/22/2018

Civil Engineering Supervisor: _____

Date: _____



PROJECT SIGN OFF FORM

PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: 2/7/2018 _____ Commercial _____ Commercial w/Offsite ☒ Residential

☒ COMPLETION ACCEPTANCE (End of Construction) _____ FINAL ACCEPTANCE (End of Warranty)

1/04/2018 Date of Punch-List Walk 2/5/2018 Date Punch-List Completed

FS Number: FS12-349

Permit Number(s): E16P-0223, 0224, 0225, 0226, 0227, 0228, 0229

Project Name: Zanjero Trails II

Project Description (Phase/Parcel): 12C

Project Developer/Builder: (Name, Address, and Phone #)

Hilgart Wilson LLC

2141 E Highland Ave 250, Phoenix AZ 85027

MAG TIP Reporting:

Street Name	Classification	Begin Limits	End Limits	# Lanes	Length to nearest ¼ mi.	Features
190th Ave	Local	Becker Lane	Peoria Ave	2	1/4	☒
189th Court	Local	Becker Lane		2	1/4	
						☒

MATERIALS:

Asphalt: N/A Supplier _____ Total Lane Miles _____ Total Square Yards _____

Water: N/A Size/Type _____ Total Linear Feet _____ Size/Type _____ Total Linear Feet _____

Sewer: 12" PVC Size/Type 64' Total Linear Feet _____ 8" PVC Size/Type 280' Total Linear Feet _____

21" PVC Size/Type 1632' Total Linear Feet _____ 24" PVC Size/Type 3,859' Total Linear Feet _____

Storm: N/A Size/Type _____ Total Linear Feet _____ Size/Type _____ Total Linear Feet _____

Size/Type _____ Total Linear Feet _____ Size/Type _____ Total Linear Feet _____

Fire Ln: _____ Size/Type _____ Total Linear Feet _____ Size/Type _____ Total Linear Feet _____

Additional Comments:

SUPPORTING DOCUMENTATION REQUIRED:

☒ Copy of Punch List

☒ Final Certification Letter from Engineer of Record

☒ Complete Geotechnical Testing Packet

☒ Sewer Pressure Testing Results

☒ Sewer Manhole Vacuum Testing Certification

☒ Sewer Manhole Insecticide Certification

☒ Sewer Videos with Operators Notes (inc. re-videos)

Other _____ (Specify)

☒ AOC

☒ Asphalt Concrete Ticket w/ Name of Contractor

☒ Streetlight Energize Letter

☒ As built Documents (PDF copy on CD)

☒ As Built Documents in PDF format (copy on CD)

☒ Updated asbuilt CAD base files (copy on CD)

APPROVAL:

Civil Inspector: [Signature]

Date: 4/22/2018

Civil Engineering Supervisor: _____

Date: _____



CITY OF SURPRISE
Regular City Council Meeting

April 17, 2018 @ 6:00:00 PM

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

Council Meeting Date:	April 17, 2018	Contact Person:	Robert Kuhfuss - Community Development
Submitting Department:	CD	District:	6
Staff Recommendations:	None		

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

Agenda Wording:

Consideration and action pertaining to approval of a Final Plat entitled, "Replat of Lots 6138 Through 6142 and Tract 16 of Marley Park Parcel 6" dated March 9, 2018, re-platting approximately 2 acres of property located generally west of Founders Park Boulevard, between Windrose Drive and Dahlia Drive.

Motion:

I move to approve the Final Plat entitled, "Replat of Lots 6138 Through 6142 and Tract 16 of Marley Park Parcel 6" dated March 9, 2018.

Background:

Kurt Jones of Tiffany & Bosco, on behalf of DMB Associates, et, al., request approval of a Re-Plat of five (5) single-family residential lots and one (1) open space tract for the purpose of correcting a previous platting error. As shown on the current Final Plat, Lots 6138 through 6142 were platted in such a manner as to not have access to a public right-of-way as they were separated from the right-of-way by Tract I6. The proposed Re-Plat corrects this condition.

Objective Analysis:

The proposed Re-Plat is intended to correct a platting error that occurred with the original Marley Park Parcel 6 Final Plat. Several of the lots in question have been sold; however, said lots do not enjoy access to the public right-of-way as currently platted. Approval of the subject Re-Plat will configure these lots such to have access to the public right-of-way by removing some of the land mass from Tract I6 and including said land mass with the six lots in question, thereby rendering these lot buildable. The proposed Re-Plat is consistent with the Marley Park PAD and other regulatory documents, and the reviewing agencies have expressed no objections to the approval.

Policy Compliant:

The requested Map of Dedication is consistent with the Marley Park PAD and advances the goals and policies of the General Plan.

Financial Impact:

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

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

Click to download

- ☐ [00 - FS17-712 - Re-Plat of Marley Park Lots 6138 through 6142 and Tract I6 - Staff Report](#)
 - ☐ [01 - FS17-712 - Re-Plat of Marley Park Lots 6138 through 6142 and Tract I6 - Vicinity Map](#)
 - ☐ [02 - FS17-712 - Re-Plat of Marley Park Lots 6138 through 6142 and Tract I6 - Case Map](#)
 - ☐ [03 - FS17-712 - Re-Plat of Marley Park Lots 6138 through 6142 and Tract I6 - RePlat Drawing](#)
 - ☐ [04 - FS17-712 - Re-Plat of Marley Park Lots 6138 through 6142 and Tract I6 - Presentation](#)
-

RE-PLAT

REPORT TO THE CITY COUNCIL

Case: **FS17-712**

Project Name: Re-Plat of Marley Park Lots 6138 through 6142 and Tract I6

Council District: 6

City Council Date: **April 17, 2018**

Planner: Robert H. Kuhfuss, AICP

Owner: DMB Associates, Inc., et. al.

Applicant: Kurt Jones, Tiffany & Bosco, P.A.

Request: Re-Plat of Marley Park Lots 6138 through 6142 and Tract I6

Site Location: Generally west of Founders Park Boulevard, between Windrose Drive and Dahlia Drive in Marley Park

Site Size: 1.96 acres (approx.)

Density: 2.55 DU/Ac.

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

Support/Opposition: None known

Findings:

- The proposed Re-Plat is consistent with the Marley Park PAD.
- The proposed Re-Plat is consistent with the applicable City of Surprise regulations.
- The proposed Re-Plat resolves a previous platting error.
- The reviewing agencies have indicated no objections to the request.

Alternative Actions: **Approval** of the requested Re-Plat will correct a previous platting error thereby providing direct access to the lots in question.

Denial of the requested Re-Plat will retain the existing configuration and deny the applicants direct access to the public right-of-way.

Project Description:

Kurt Jones of Tiffany & Bosco, on behalf of DMB Associates, et, al., request approval of a Re-Plat of five (5) single-family residential lots and one (1) open space tract for the purpose of correcting a previous platting error. As shown on the current Final Plat, Lots 6138 through 6142 were platted in such a manner as to not have access to a public right-of-way as they were separated from the right-of-way by Tract I6. The proposed Re-Plat corrects this condition.

The area in question was originally approved as part of the Final Plat for Marley Park Parcel 6 as recorded under Book 702, Page 26 MCR. The image at the below-left, taken from the original Final Plat, shows the original configuration. Conversely, the image on the below-right, taken from the subject Re-Plat, shows the proposed configuration.



As illustrated above, Tract I6 extends along the eastern boundary of Lots 6138 through 6442, thereby separating said lots from the adjacent street. To remedy this condition, that portion of Tract I6 located between said lots and the street will be removed from Tract I6 and included in each of the lots in question, thereby making said lots accessible from the street.

BACKGROUND:

October 25, 2000: The City Council approved the original Marley Park PAD under case PAD00-091.

September 26, 2002: The City Council approved a Major Amendment to the Marley Park PAD for the purpose of adding land mass to the PAD under case PADA02-104.

71 **May 27, 2004:** The City Council approved the Final Plat for Marley Park Parcel 6.

72
73 **December 13, 2017:** The applicant filed the requested Re-Plat under FS17-712, the subject case.

74
75 **Reviewing Agencies:**

76
77 The subject request was routed to the standard reviewing agencies, who have indicated no
78 objections to the request.

79
80 **Summary:**

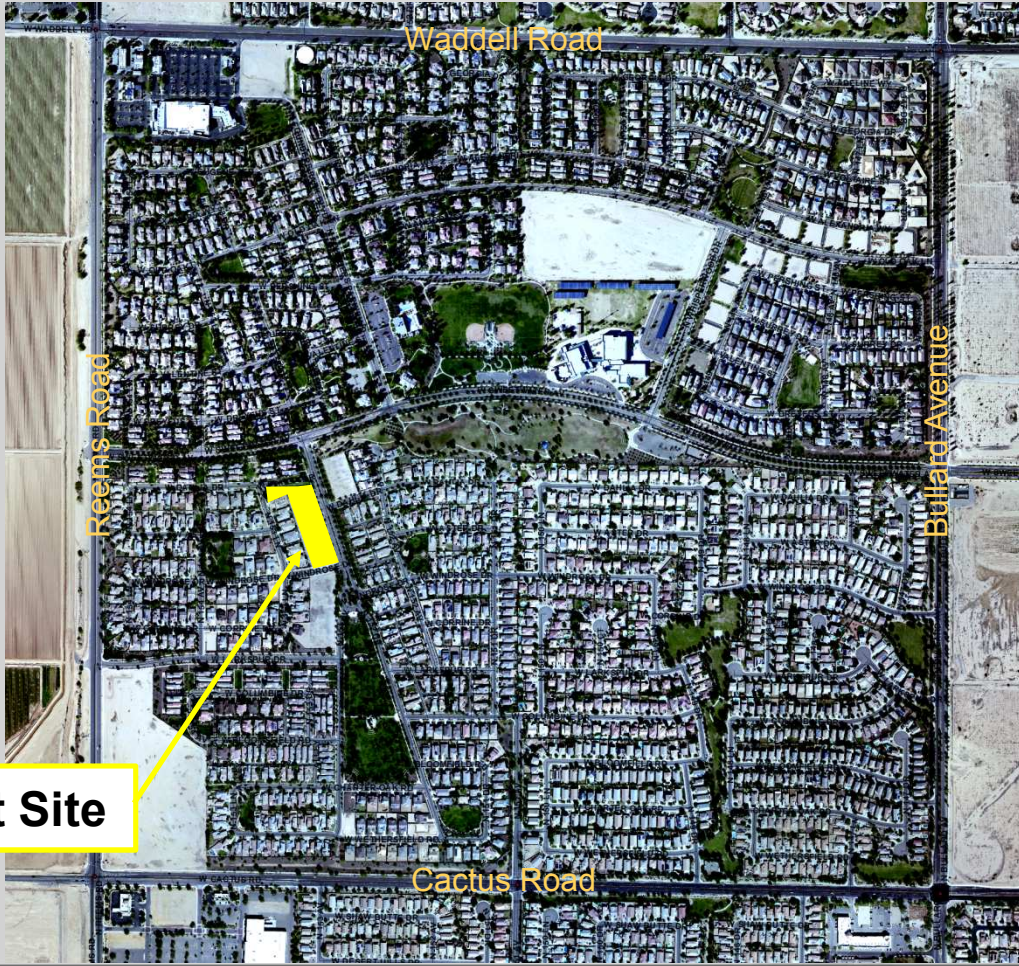
81
82 The proposed Re-Plat is intended to correct a platting error that occurred with the original Marley
83 Park Parcel 6 Final Plat. Several of the lots in question have been sold; however, said lots do not
84 enjoy access to the public right-of-way as currently platted. Approval of the subject Re-Plat will
85 configure these lots such to have access to the public right-of-way by removing some of the land
86 mass from Tract I6 and including said land mass with the six lots in question, thereby rendering
87 these lot buildable. The proposed Re-Plat is consistent with the Marley Park PAD and other
88 regulatory documents, and the reviewing agencies have expressed no objections to the approval.

89
90 **Findings:**

- 91
92
 - The proposed Re-Plat is consistent with the Marley Park PAD.
 - 93 • The proposed Re-Plat is consistent with the applicable City of Surprise regulations.
 - 94 • The proposed Re-Plat resolves a previous platting error.
 - 95 • The reviewing agencies have indicated no objections to the request.

96
97 **Attachments:**

98
99 01 Vicinity Map
100 02 Case Map
101 03 Re-Plat Drawing



Subject Site

FS17-712 Vicinity Map



Subject Site

FS17-712 Case Map

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF MARLEY PARK PHASE II LLC AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF MARLEY PARK PHASE II LLC

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS.

THAT WEEKLEY HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DBA DAVID WEEKLEY HOMES AS TO LOT 6138; MATTHEW B. BURKHART AND KIMBERLY A. BURKHART, HUSBAND AND WIFE, AS A COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP AS TO LOT 6139; MARLEY PARK PHASE I LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS TO LOTS 6140 THROUGH 6142; AND MARLEY PARK COMMUNITY ASSOCIATION, INC. AN ARIZONA NON-PROFIT CORPORATION AS TO TRACT I6, AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME OF "LOTS 6138 THROUGH 6142 AND TRACT I6 OF MARLEY PARK PARCEL 6", A REPLAT OF LOTS 6138 THROUGH 6142 AND TRACT I6 OF MARLEY PARK PARCEL 6 RECORDED IN BOOK 702, PAGE 26, MARICOPA COUNTY RECORDS, BEING A PORTION OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "LOTS 6138 THROUGH 6142 AND TRACT I6 OF MARLEY PARK PARCEL 6", AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT AND TRACT CONSTITUTING SAME, AND THAT EACH LOT AND TRACT SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH, RESPECTIVELY, AS SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE-DESCRIBED PREMISES.

OWNERS HEREBY GRANT TO THE CITY OF SURPRISE AN ODOR EASEMENT OVER, UPON AND ACROSS, THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT TO INVADE WITH ODORS, FUMES, SMELLS, AND PHYSICAL AIRBORNE PARTICULATES CAUSED BY THE LAWFUL OPERATION AND MAINTENANCE OF THE CITY'S WASTEWATER TREATMENT PLANT LOCATED SOUTH OF CACTUS ROAD APPROXIMATELY ONE-HALF (1/2) MILE EAST OF LITCHFIELD ROAD.

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

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

WEEKLEY HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DBA DAVID WEEKLEY HOMES AS TO LOT 6138; MATTHEW B. BURKHART AND KIMBERLY A. BURKHART, HUSBAND AND WIFE, AS A COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP AS TO LOT 6139; MARLEY PARK PHASE I LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS TO LOTS 6140 THROUGH 6142; AND MARLEY PARK COMMUNITY ASSOCIATION, INC. AN ARIZONA NON-PROFIT CORPORATION AS TO TRACT I6, WARRANTS AND REPRESENTS TO THE CITY OF SURPRISE THAT THEY ARE THE SOLE OWNERS OF THE PROPERTY COVERED BY THIS PLAT, THAT MARLEY PARK COMMUNITY ASSOCIATION, INC., HAS RATIFIED THIS PLAT AS SHOWN HEREON, AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON OR ENTITY HAVING ANY INTEREST THAT IS ADVERSE TO OR INCONSISTENT WITH THE FOREGOING DEDICATION, OR ANY OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS PLAT, HAS CONSENTED TO OR JOINED IN THIS PLAT AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH MARLEY PARK PHASE I LLC WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF, WEEKLEY HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DBA DAVID WEEKLEY HOMES AS THE OWNER OF LOT 6138 AND AS THE HOLDER OF AN OPTION TO PUCHASE LOTS 6140, 6141, AND 6142, RECORDED IN DOCUMENT NO. 2017-0036840 M.C.R., HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED PERSONS AND ENTITIES,

THIS ____ DAY OF _____, 2018.

WEEKLEY HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DBA DAVID WEEKLEY HOMES
BY: _____
ITS: _____

IN WITNESS WHEREOF, MATTHEW B. BURKHART AND KIMBERLY A. BURKHART, HUSBAND AND WIFE, AS A COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP AS THE OWNER OF LOT 6139 HAS CAUSED THEIR NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED

PERSONS AND ENTITIES, THIS ____ DAY OF _____, 2018.

MATTHEW B. BURKHART AND KIMBERLY A. BURKHART, HUSBAND AND WIFE, AS A COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP;

BY: _____

BY: _____

IN WITNESS WHEREOF, MARLEY PARK PHASE I LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS THE OWNER OF LOTS 6140 THROUGH 6142 AND AS THE HOLDER OF THE RIGHT TO REPURCHASE LOT 6138 DESCRIBED IN DOCUMENT 2016-0345367, M.C.R., HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED PERSONS AND ENTITIES,

THIS ____ DAY OF _____, 2018.

MARLEY PARK PHASE I LLC, AN ARIZONA LIMITED LIABILITY COMPANY
BY: DMB ASSOCIATES, INC., AN ARIZONA CORPORATION, ITS MANAGER

BY: _____

ITS: _____

IN WITNESS WHEREOF, MARLEY PARK COMMUNITY ASSOCIATION, INC. AN ARIZONA NON-PROFIT CORPORATION AS THE OWNER OF TRACT I6 HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED PERSONS AND ENTITIES,

THIS ____ DAY OF _____, 2018.

MARLEY PARK COMMUNITY ASSOCIATION, INC. AN ARIZONA NON-PROFIT CORPORATION .

BY: _____

ITS: _____

REPLAT
OF
LOTS 6138 THROUGH 6142 AND TRACT I6 OF MARLEY PARK PARCEL 6
A REPLAT OF LOTS 6138 THROUGH 6142 AND TRACT I6
OF MARLEY PARK PARCEL 6 RECORDED IN BOOK 702, PAGE 26, MARICOPA COUNTY RECORDS,
BEING A PORTION OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA.

ACKNOWLEDGMENT

STATE OF TEXAS }
COUNTY OF HARRIS } SS.

THE FOREGOING INSTRUMENT WAS EXECUTED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,
THIS ____ DAY OF _____, 2018, BY _____ THE _____, OF

WEEKLEY HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DBA DAVID WEEKLEY HOMES AS TO LOT 6138.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS.

THE FOREGOING INSTRUMENT WAS EXECUTED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,
THIS ____ DAY OF _____, 2018, BY MATTHEW B. BURKHART AND KIMBERLY A. BURKHART, HUSBAND AND WIFE

AS TO LOT 6139

NOTARY PUBLIC
MY COMMISSION EXPIRES:

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS.

THE FOREGOING INSTRUMENT WAS EXECUTED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,
THIS ____ DAY OF _____, 2018, BY _____ THE _____ OF

DMB ASSOCIATES, INC., AN ARIZONA CORPORATION AS MANAGER OF MARLEY PARK PHASE I LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS TO LOTS 6140 THROUGH 6142

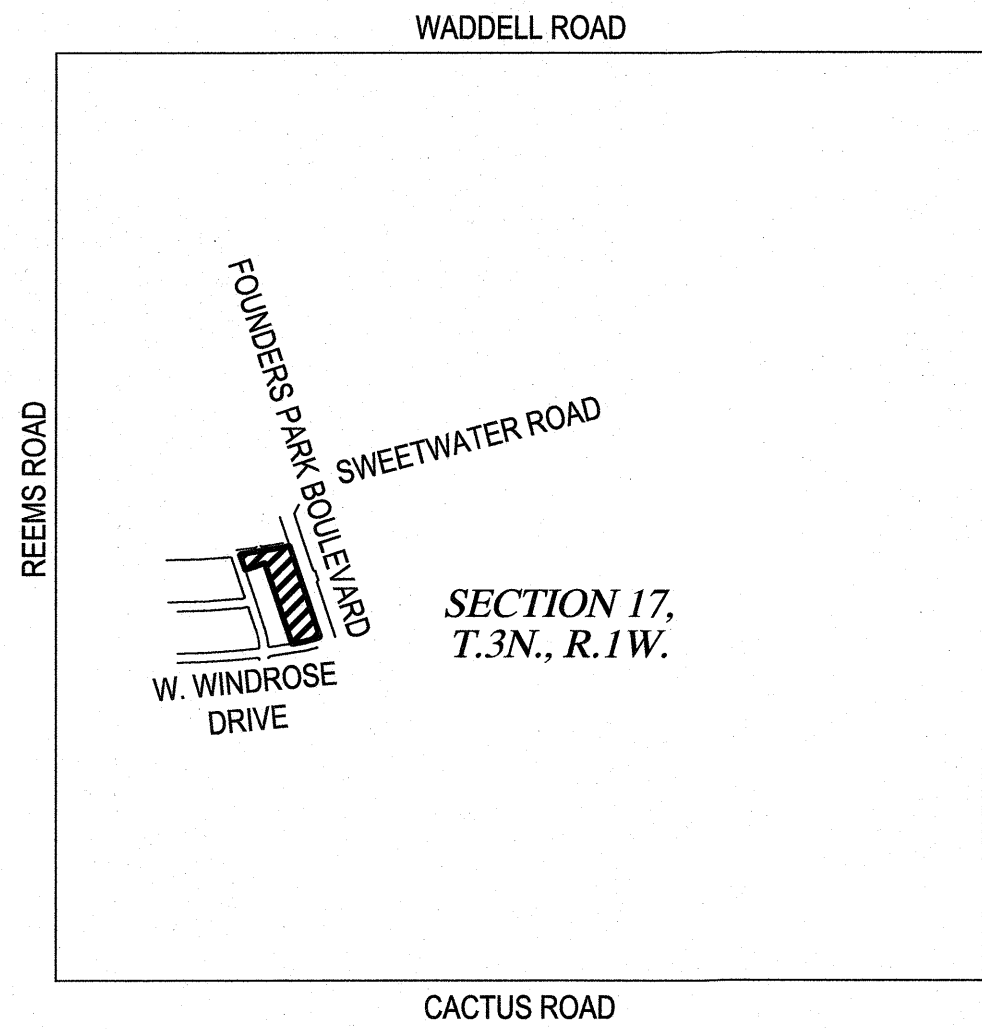
NOTARY PUBLIC
MY COMMISSION EXPIRES:

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS.

THE FOREGOING INSTRUMENT WAS EXECUTED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,
THIS ____ DAY OF _____, 2018, BY _____
THE _____ OF MARLEY PARK COMMUNITY ASSOCIATION, INC. AN ARIZONA NON-PROFIT CORPORATION.

NOTARY PUBLIC
MY COMMISSION EXPIRES:



VICINITY MAP
N.T.S.

NOTES

SEE SHEET 2

KEY MAP

SEE SHEET 2

DEVELOPER/OWNER

MARLEY PARK PHASE I LLC
7600 E. DOUBLETREE RANCH ROAD
SUITE 300
SCOTTSDALE, AZ 85258
CONTACT: DAVID NILSEN
PHONE: (480)-367-7000

OWNERS

WEEKLEY HOMES, LLC
MATTHEW B. BURKHART AND KIMBERLY A. BURKHART
MARLEY PARK COMMUNITY ASSOCIATION

APPROVALS

DATA ON THIS PLAT REVIEWED AND APPROVED THIS ____ DAY OF _____, 2018 BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

CITY ENGINEER

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

THIS ____ DAY OF _____, 2018.

MAYOR

ATTEST:

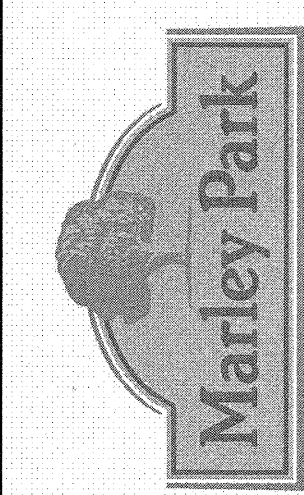
CITY CLERK

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF AUGUST, 2017; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

THOMAS R. GETTINGS
REGISTERED LAND SURVEYOR NUMBER 27239
WOOD, PATEL & ASSOCIATES, INC.
2051 WEST NORTHERN AVENUE, SUITE 100
PHOENIX, ARIZONA 85021

BOUNDARY AREA = 2.3052 AC.
NUMBER OF LOTS = 5
NUMBER OF TRACTS = 1



WOOD/PATEL
LAND DEVELOPMENT • WATER RESOURCES
SURVEYING • CIVIL ENGINEERING
WATER / WASTEWATER • SURVEYING
CONSTRUCTION MANAGEMENT
(602) 335-8600
PHOENIX • MESA

MARLEY PARK
SURPRISE, AZ.
RE-PLAT OF LOTS 6138 THROUGH 6142 AND TRACT I6 OF MARLEY PARK PARCEL 6



DRAWN	JRM
CHECKED	TRG
DATE	03/09/2018
SCALE	N.T.S.
JOB NO.	WP#174691
SHEET	1 OF 3

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF MARLEY PARK PHASE II LLC AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF MARLEY PARK PHASE II LLC

REPLAT
OF
LOTS 6138 THROUGH 6142 AND TRACT I6 OF MARLEY PARK PARCEL 6

100 YEAR ASSURED WATER SUPPLY LANGUAGE

1. THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF CITY OF SURPRISE, AWS No. 2010-012, SIGNED ON 9-29-2010, DECISION AND ORDER NUMBER 86-002344.001, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45-576.

NOTES

2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. NO STRUCTURE OF ANY KIND MAY BE CONSTRUCTED ON, OVER, OR PLACED WITHIN THE EASEMENTS EXCEPT WOOD, WIRE, OR REMOVABLE SECTION FENCING AND OR PAVING. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF SURPRISE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTION THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY OWNED IMPROVEMENTS OR UTILITIES, OTHER THAN THE EXCEPTIONS LISTED ABOVE.
4. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES IN ACCORDANCE WITH THE WADDELL P.A.D., AS AMENDED.
5. RIGHTS-OF-WAY AND EASEMENTS OUTSIDE THE PLATTED BOUNDARY ARE FROM AVAILABLE PUBLIC RECORDS AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY; NO WARRANTY IS EXPRESSED OR IMPLIED.
6. PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.
7. THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE PROPERTY ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
8. THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE ASSOCIATION FORMED BY THE OWNER.
9. MARLEY PARK PHASE I LLC HEREBY 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 THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.
10. 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.
11. THE PROPERTY DEPICTED ON THE PLAT IS LOCATED WITHIN AN AREA DESIGNATED AS OTHER FLOOD AREAS ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1660 L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
12. ANY EASEMENT RIGHTS RESERVED HEREIN TO MARLEY PARK PHASE I LLC MAY BE ASSIGNED, IN WHOLE OR IN PART, TO MARLEY PARK COMMUNITY ASSOCIATION, INC. UPON ANY SUCH ASSIGNMENT, MARLEY PARK PHASE I LLC SHALL BE FULLY RELEASED FROM ANY LIABILITIES OR OBLIGATIONS THEREAFTER ARISING WITH RESPECT TO THE EXERCISE OF OR FAILURE TO EXERCISE SUCH EASEMENT RIGHTS, AND ALL ASSOCIATED LIABILITIES AND OBLIGATIONS.
13. ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2 INCH REBAR AND CAP OR TAG BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THE PLACEMENT.
14. THE LOTS AND TRACTS OF THIS RE-PLAT ARE SUBJECT TO THAT CERTAIN NOTICE OF INTERGOVERNMENTAL AGREEMENT AND NOTICE OF MARLEY PARK DEVELOPMENT AND WATER DELIVERY AGREEMENT SHOWN ON THE FINAL PLAT FOR MARLEY PARK PARCEL 6, RECORDED IN BOOK 702, PAGE 26, MARICOPA COUNTY RECORDS, TO THE SAME EFFECT AND EXTENT AS PRIOR TO THIS RE-PLAT BEING RECORDED.

PUBLIC NOTICE

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

RELEASE OF LIABILITY

WEEKLEY HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DBA DAVID WEEKLEY HOMES AS TO LOT 6138; MATTHEW B. BURKHART AND KIMBERLY A. BURKHART, HUSBAND AND WIFE, AS A COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP AS TO LOT 6139; MARLEY PARK PHASE I LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS TO LOTS 6140 THROUGH 6142; AND MARLEY PARK COMMUNITY ASSOCIATION, INC. AN ARIZONA NON-PROFIT CORPORATION AS TO TRACT I6, DOES HEREBY (1) RELEASE AND DISCHARGE THE UNITED STATES AIR FORCE (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 SHAED LL 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 S SUCCESSORS IN THE 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.

BASIS OF BEARING

THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 1 WEST HAVING A BEARING OF SOUTH 00 DEGREES 04 MINUTES 59 SECONDS WEST AS SHOWN ON THE MAP OF DEDICATION FOR WADDELL ROAD, LITCHFIELD ROAD AND CACTUS ROAD, RECORDED IN BOOK 839, PAGE 39, M.C.R.

NARRATIVE

THE PURPOSE OF THIS RE-PLAT IS TO ABANDON A PORTION OF TRACT "I6" OF "MARLEY PARK PARCEL 6" FINAL PLAT RECORDED IN BOOK 702, PAGE 26, MARICOPA COUNTY RECORDS (M.C.R.), AND CONVEY ABANDONED PORTION TO ADJOINING LOTS 6138 THROUGH 6142 OF "MARLEY PARK PARCEL 6" FINAL PLAT RECORDED IN BOOK 702, PAGE 26, (M.C.R.).

EASEMENTS AND RIGHTS-OF-WAY OF SAID PLAT ARE TO REMAIN, EXCEPT THOSE SPECIFICALLY RELEASED AND ABANDONED BY SEPARATE INSTRUMENT WITHIN THE "ABANDONED" PORTION OF SAID TRACT I6.

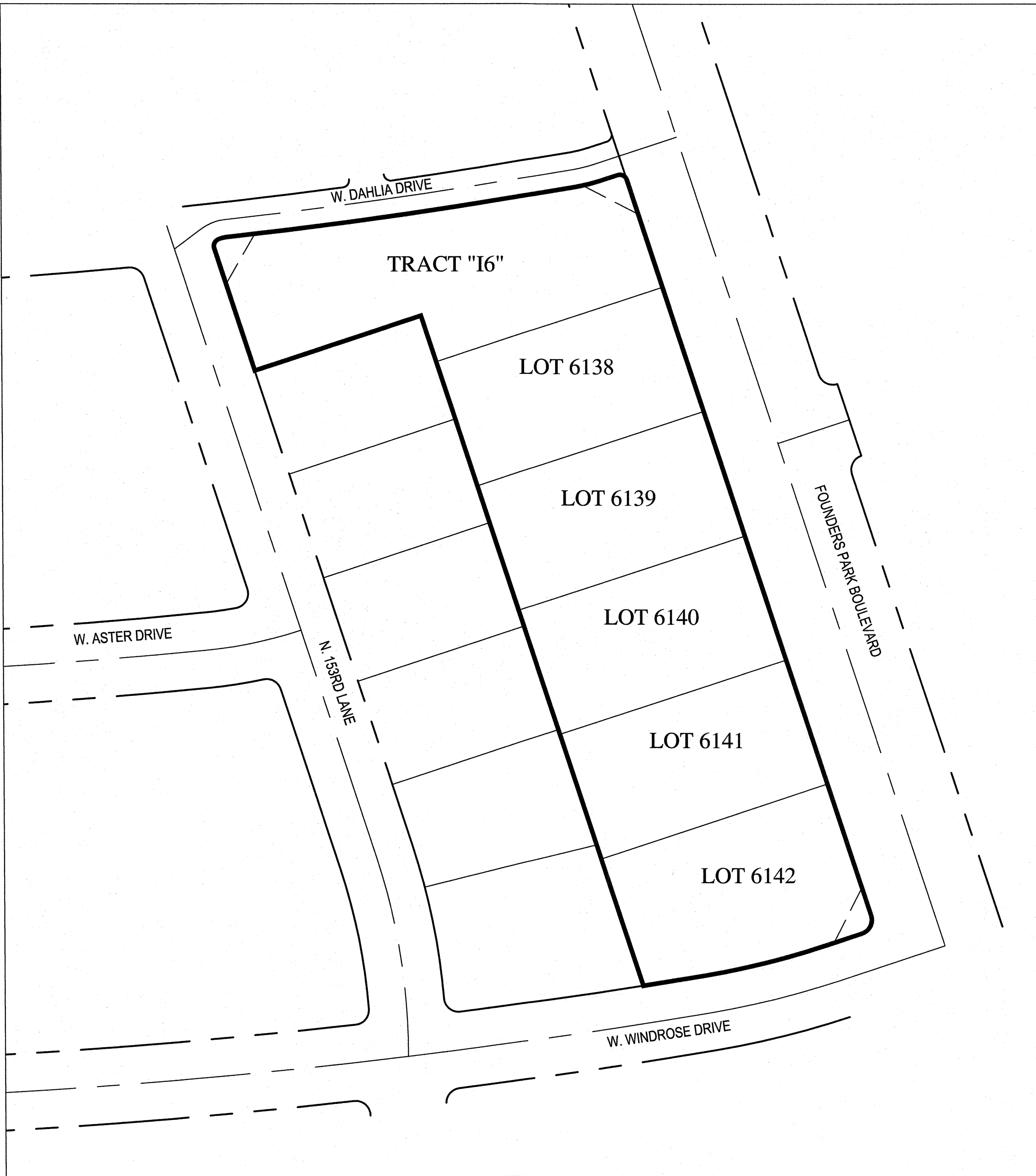
DESCRIPTION

PARCEL NO. 1:

LOTS 6138 THROUGH 6142, INCLUSIVE, AND TRACT I6 AS SHOWN ON THE FINAL PLAT FOR MARLEY PARK PARCEL 6, RECORDED IN BOOK 702 OF MAPS, PAGE 26, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

KEY MAP

N.T.S.

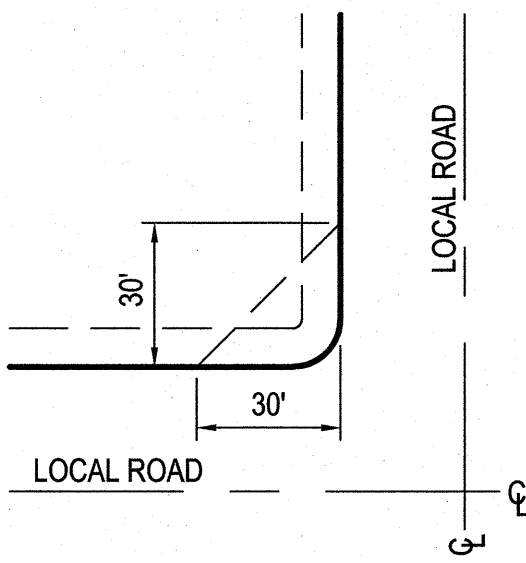


AREA TABLE

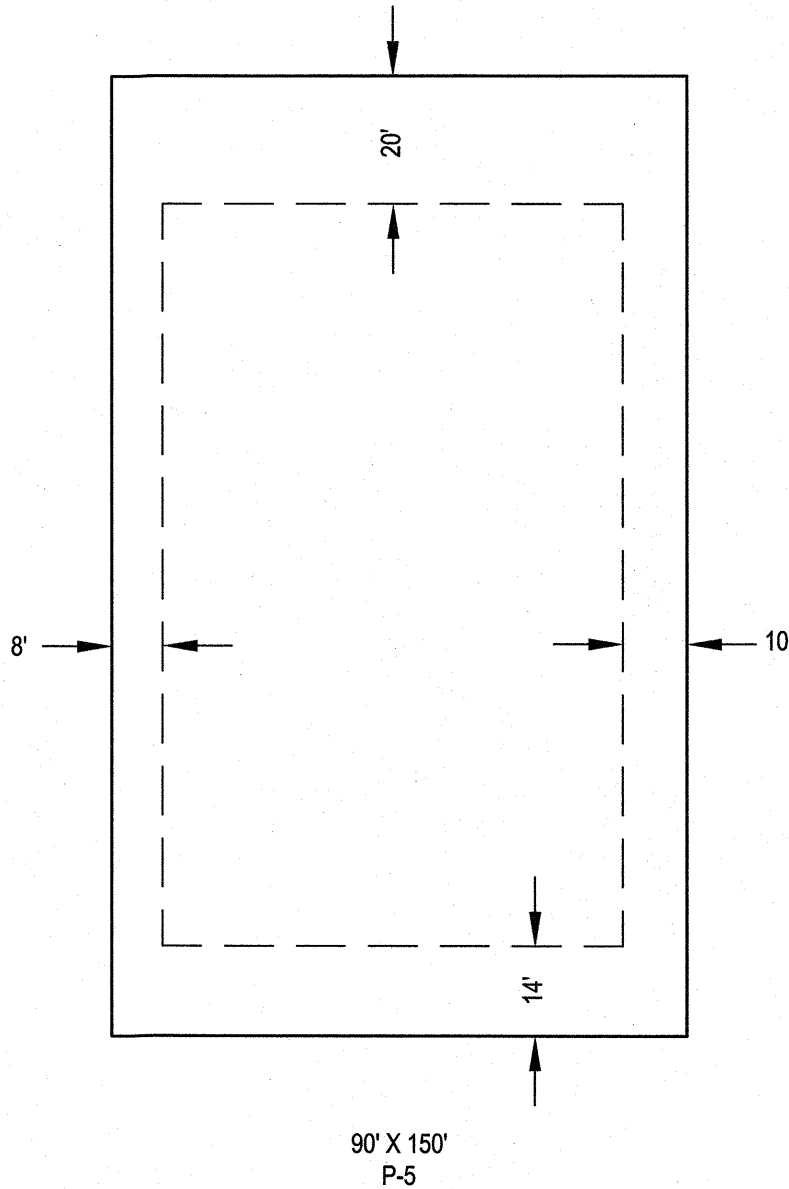
LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 6138	14,715	0.3378
LOT 6139	14,715	0.3378
LOT 6140	14,715	0.3378
LOT 6141	14,715	0.3378
LOT 6142	16,550	0.3799

TRACT AREA TABLE

TRACT NO.	TRACT AREA SQUARE FEET	TRACT AREA ACRES	USE
TRACT I6	25,003	0.5740	O.S., P.U.E., S.D.E., S.F.E.

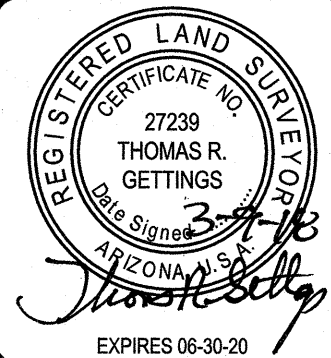


SIGHT VISIBILITY DETAIL



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WATER/WASTEWATER • SURVEYING
CONSTRUCTION MANAGEMENT
(602) 335-8600
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MARLEY PARK
SURPRISE, AZ.
RE-PLAT OF LOTS 6138 THROUGH 6142 AND TRACT I6 OF MARLEY PARK PARCEL 6

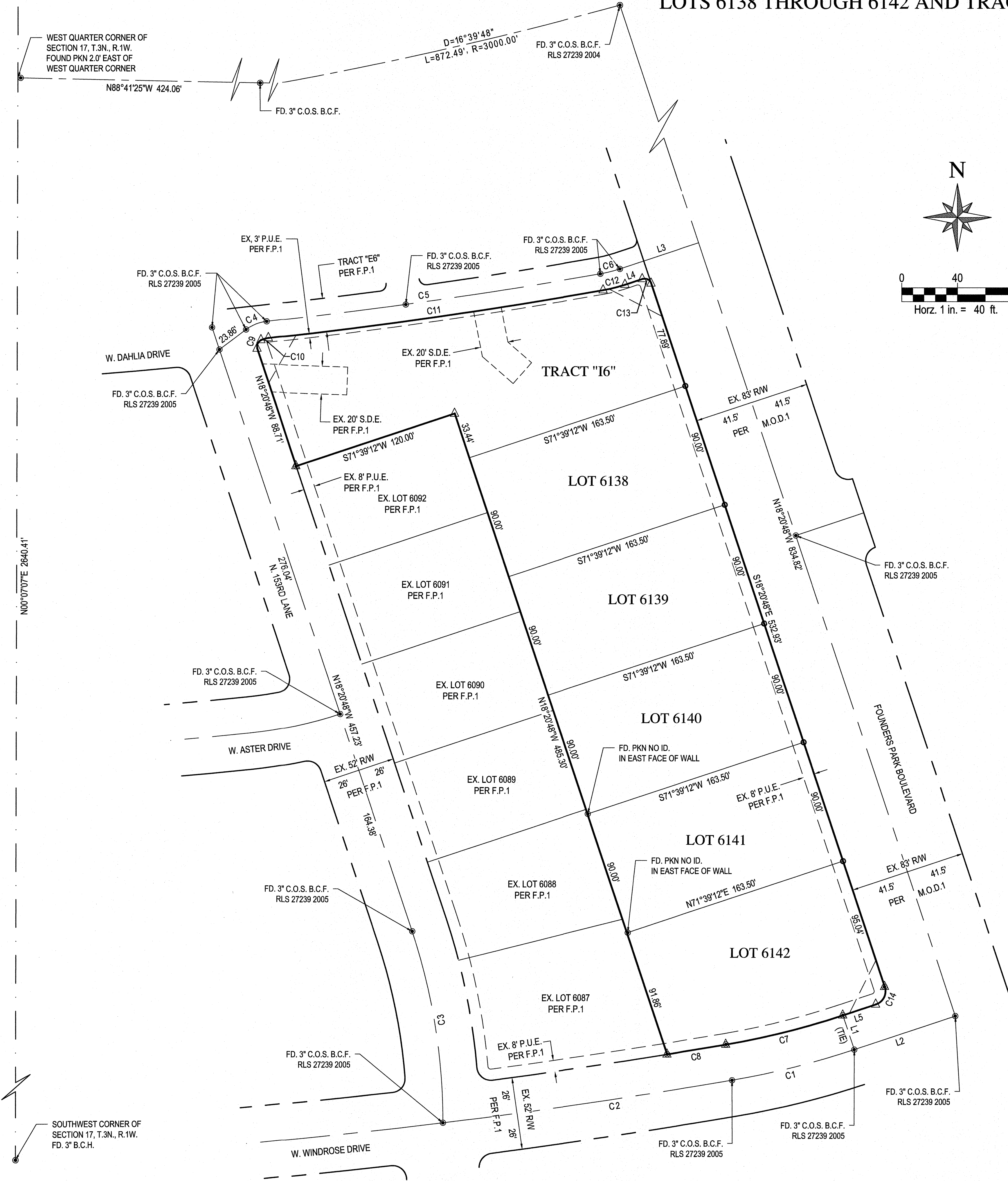


DRAWN: JRM
CHECKED: TRG
DATE: 03/09/2018
SCALE: N.T.S.
JOB NO.: WP#174691
SHEET: 2 OF 3

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF MARLEY PARK PHASE II LLC AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF MARLEY PARK PHASE II LLC

REPLAT
OF

LOTS 6138 THROUGH 6142 AND TRACT I6 OF MARLEY PARK PARCEL 6



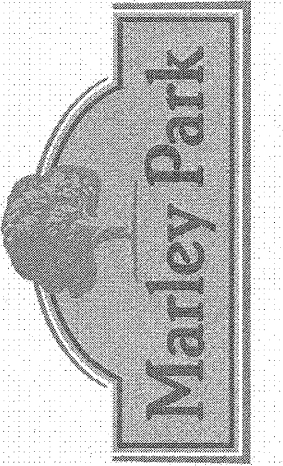
LEGEND

- △ CORNER OF SUBDIVISION
- SURVEY MONUMENT FOUND AS NOTED
- SURVEY MONUMENT WITH RLS TAG OR CAP TO BE SET UNLESS OTHERWISE NOTED
- B.C.F. BRASS CAP FLUSH
- B.C.H. BRASS CAP IN HANDHOLE
- C.O.S. CITY OF SURPRISE
- EX. EXISTING
- FD. FOUND
- ID. IDENTIFICATION
- P.U.E. PUBLIC UTILITY EASEMENT
- S.F.E. SUBDIVISION FACILITIES EASEMENT
- PKN PK NAIL
- R/W RIGHT-OF-WAY
- S.D.E. STORM DRAIN EASEMENT
- M.O.D.1 MAP OF DEDICATION MARLEY PARK PHASE 1A RECORDED IN BOOK 699, PAGE 29, M.C.R.
- M.C.R. MARICOPA COUNTY RECORDS
- F.P.1 FINAL PLAT FOR MARLEY PARK PARCEL 6 RECORDED IN BOOK 702, PAGE 26, M.C.R.
- BOUNDARY LINE
- - - EASEMENT LINE
- . - RIGHT-OF-WAY
- - - SECTION LINE

LINE & CURVE TABLES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S18°20'48"E	26.00'
L2	S71°39'12"W	76.41'
L3	N71°39'12"E	59.54'
L4	N71°39'12"E	13.04'
L5	S71°39'12"W	24.91'

CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
C1	8°38'57"	600.00'	90.57'
C2	2°46'16"	4340.00'	209.91'
C3	18°27'55"	433.62'	139.75'
C4	30°19'48"	30.50'	16.15'
C5	3°41'46"	3756.00'	242.29'
C6	8°16'54"	100.00'	14.45'
C7	8°38'57"	574.00'	86.65'
C8	0°34'06"	4314.00'	42.78'
C9	84°41'14"	5.00'	7.39'
C10	17°17'25"	18.50'	5.58'
C11	3°41'46"	3768.00'	243.06'
C12	8°16'54"	112.00'	16.19'
C13	89°59'59"	5.00'	7.85'
C14	90°00'00"	10.00'	15.71'



WOOD/PATEL
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WATER / WASTEWATER • SURVEYING
CONSTRUCTION MANAGEMENT
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PHOENIX, MESA

MARLEY PARK
SURPRISE, AZ.
RE-PLAT OF LOTS 6138 THROUGH 6142 AND TRACT I6 OF MARLEY PARK PARCEL 6



DRAWN JRM
CHECKED TRG
DATE 03/09/2018
SCALE 1" = 40'
JOB NO. WP#174691
SHEET 3 OF 3

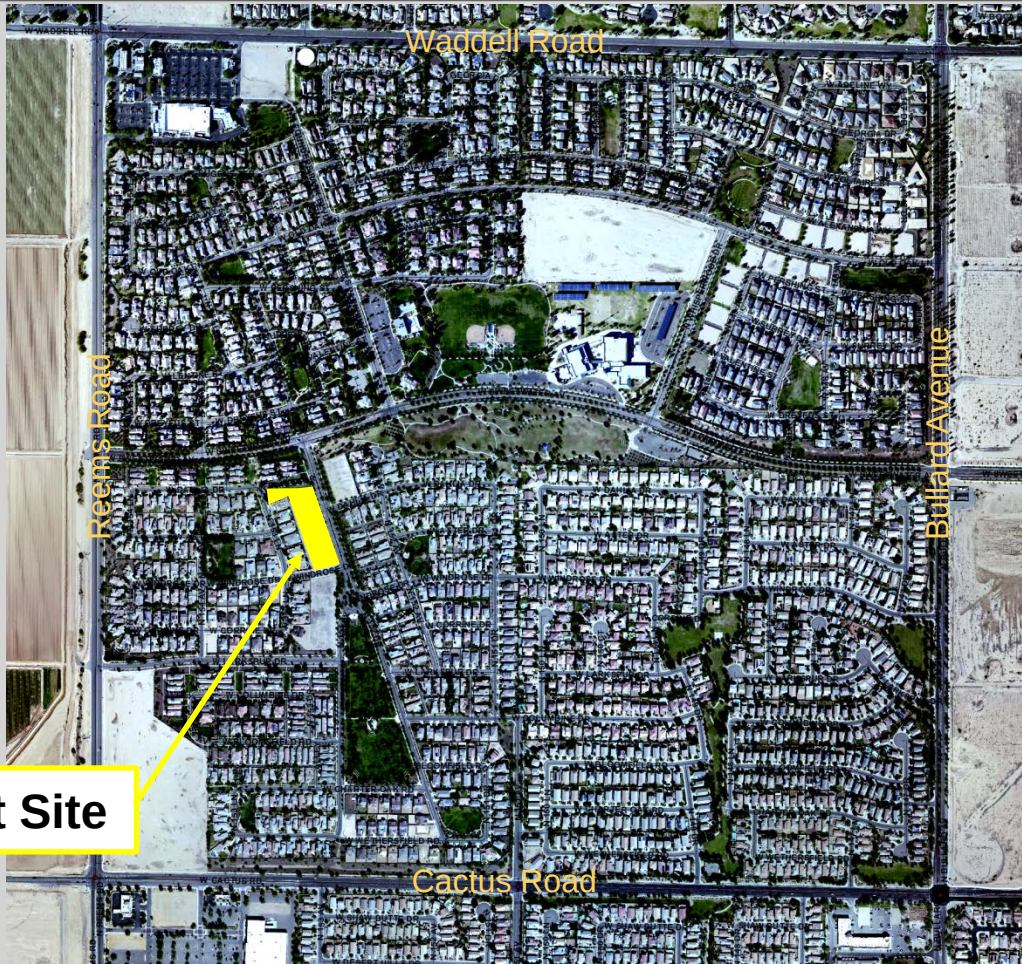


Marley Park

Lot 6138 through 6142 and Tract I6 Re-Plat

City Council, April 17, 2018

Subject Site



FS17-712 Vicinity Map



Subject Site

FS17-712 Case Map

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2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.

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[illegible]

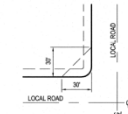
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PARCEL NO. 1:

REPLAT
OF

N.T.S.



LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 6138	14,715	0.3378
LOT 6139	14,715	0.3378
LOT 6140	14,715	0.3378
LOT 6141	14,715	0.3378
LOT 6142	16,550	0.3790

TRACT NO.	TRACT AREA SQUARE FEET	TRACT AREA ACRES	USE
TRACT 16	25,003	0.5749	O.S., P.U.E., S.D.E., S.F.E.



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MARLEY PARK
SURPRISE, AZ.

RE-PLAT OF LOTS 6138 THROUGH 6142 AND TRACT 16 OF MARLEY PARK PARCEL 6



EXPRESS 9-5-20

DRAWN	JR
CHECKED	TR
DATE	03/09/201
SCALE	N.T.S.
JOB NO.	WP#1746
SHEET	

2 OF 3

FS17-712 Re-Plat



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Regular City Council Meeting

April 17, 2018 @ 6:00:00 PM

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

Council Meeting Date:	April 17, 2018	Contact Person:	Shirley Phan - Community Development
Submitting Department:	CD	District:	6
Staff Recommendations:	None		

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

Agenda Wording:

Consideration and action pertaining to approval of the Final Plat entitled, "Second Re-Plat of Marley Park Parcels 15 and 16" dated March 22, 2018, an approximately 69 acres property generally located north of Cactus Road and east of Bullard Avenue.

Motion:

I move to approve the Final Plat entitled, "Second Re-Plat of Marley Park Parcel 15 and 16" dated March 22, 2018.

Background:

Marley Park Phase II, LLC, submitted a request for a Re-Plat of Marley Park Parcels 15 & 16 generally north of Cactus Road and east of Bullard Avenue. The developers are including a mix of lot sizes that will develop along with the approved infrastructure from the previous platting process. Parcel 15 & 16 will have approximately 272 lots. The proposed plat will provide 48', 53', and 58' wide lots

Objective Analysis:

This Final Plat will allow the applicant to develop approximately 272 lots, tracts, and easements in compliance with the Marley Park PAD and approved Pre-Plat

Policy Compliant:

This proposal meets all relevant policies of the City of Surprise.

Financial Impact:

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

Budget Impact:

None

FTE Impact:

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

ATTACHMENTS:

Click to download

- ☐ [00 - FS17-674 Marley Park Parcel 15 and 16 Final Plat - Staff Report](#)
 - ☐ [01 - FS17-674 Marley Park Parcel 15 and 16 Final Plat](#)
 - ☐ [02 - FS17-674 Marley Park Parcel 15 and 16 Final Plat - Landscape Plans](#)
 - ☐ [03 - FS17-674 - Marley Park Parcel 15 and 16 Final Plat - Presentation](#)
-

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: **FS17-674**

Project Name: Marley Park Parcel 15 and 16 Final Plat

Council District: 6

City Council Date: **April 17, 2018**

Planner: Shirley Phan

Owner: Marley Park Phase II, LLC

Applicant: Mike Young of the Wood Patel and Associates

Request: Re-plat/ Final Plat for Parcels 15 & 16 within Phase 3 Marley Park

Site Location: Generally north of Cactus Road and east of Bullard Avenue

Site Size: 68.94 acres (approx.)

Density: 3.95 DU/AC

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

Support/Opposition: None known

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Marley Park PAD.
- The Final Plat is consistent with the Preliminary Plat approved under case FS12-380.

Staff Recommendation: **Approve**

44 **PROJECT DESCRIPTION:**

45
46 Marley Park Phase II, LLC, seeks approval of a Final Plat for Parcels 15 & 16 in Marley Park. The
47 site is located north of Cactus Road, east of Bullard Avenue on currently vacant land. The
48 purpose of this final plat is to allow the applicant to include a mix of lot sizes that will develop
49 along with the approved infrastructure from the previous platting process. Parcel 15 & 16 will
50 have approximately 272 lots. The proposed plat will provide 48', 53', and 58' wide lots. All
51 allowed by the PAD in these parcels. The proposed final plat is in substantial conformance with
52 the Marley Park PAD, and the approved preliminary plat under case FS12-380.

53
54 **BACKGROUND:**

55
56 **October 25, 2000:** The City Council approved the original Marley Park PAD under case PAD00-091.

57
58 **September 26, 2002:** The City Council approved a Major PAD Amendment under case PADA02-
59 104.

60
61 **March 23, 2006:** The City Council approved a Major PAD Amendment under case PADA06-027.

62
63 **March 26, 2013:** The City Council approved a Preliminary Plat Phase 3 under case FS12-380.

64
65 **June 25, 2013:** The City Council approved a Final Plat Phase 3 for Parcel 15 and 16 under case FS13-
66 152 created 268 lots.

67
68 **September 5, 2017:** The City Council approved the Re-Plat of the Final Plat Phase 3 for Parcel 15
69 and 16 under case FS17-311 which combine the majority of the lots back into one to be re-plat at a
70 later date.

71
72 **November 20, 2017:** The applicant filed a request for the subject case.

73
74 **REVIEWING AGENCIES:**

75
76 In addition to the standard city reviewing agencies, who indicate no objections to the requests,
77 Luke Air Force Base, Maricopa Water District, and ADOT were included in the routing of this case
78 and express no concerns.

79
80 **Attachments:**

- 81
82 01 Vicinity Map (1 page)
83 02 Final Plat (1 page)
84 03 Landscape Plan (1 page)
85 04 Luke AFB Comments (1 page)
86 05 MWD Comments (1 page)
87 06 ADOT Comments (1 page)

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF MARLEY PARK PHASE II LLC AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF MARLEY PARK PHASE II LLC

NOTES

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF SURPRISE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
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- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES IN ACCORDANCE WITH THE WADDELL P.A.D., AS AMENDED.
- RIGHTS-OF-WAY AND EASEMENTS OUTSIDE THE PLATTED BOUNDARY ARE FROM AVAILABLE PUBLIC RECORDS AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY; NO WARRANTY IS EXPRESSED OR IMPLIED.
- PURSUANT TO A.R.S. §42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.
- IN 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.
- THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE ENGINEERING DEPARTMENT.
- THE PROPERTY DEPICTED ON THE PLAT IS LOCATED WITHIN AN AREA DESIGNATED AS OTHER FLOOD AREAS ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1605 J, 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.
- ALL RESIDENTIAL LOTS, PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, MUST BE FINISHED GRADED PER IRC R401.3, R403.1.7.3 AND R404.1.6 IF POSITIVE DRAINAGE CANNOT BE MAINTAINED PER IRC R403.1.7.3 AN UNDERGROUND DRAINAGE SYSTEM MUST BE INSTALLED. ALL LOTS REQUIRE REGULAR DRAINAGE INFRASTRUCTURE MAINTENANCE, INCLUDING WITHOUT LIMITATION MAINTENANCE OF LOT GRADING IN ACCORDANCE WITH IRC R401.3, R403.1.7.3 AND R404.1.6, WHICH MAINTENANCE IS THE RESPONSIBILITY OF THE HOMEOWNER. ANY LANDSCAPING, NEW CONSTRUCTION OR MODIFICATION OF EXISTING IMPROVEMENTS MUST ALSO COMPLY WITH THE FOREGOING REQUIREMENTS.
- ANY EASEMENT RIGHTS RESERVED HEREIN TO MARLEY PARK PHASE II LLC MAY BE ASSIGNED, IN WHOLE OR IN PART, TO MARLEY PARK COMMUNITY ASSOCIATION, INC. UPON ANY SUCH ASSIGNMENT, MARLEY PARK PHASE II LLC SHALL BE FULLY RELEASED FROM ANY LIABILITIES OR OBLIGATIONS THEREAFTER ARISING WITH RESPECT TO THE EXERCISE OF OR FAILURE TO EXERCISE SUCH EASEMENT RIGHTS, AND ALL ASSOCIATED LIABILITIES AND OBLIGATIONS.
- TRACTS "B15", "C15", "D15", "E15", "A16", "B16", "C16" AND "D16", INCLUSIVE, WILL BE OWNED AND MAINTAINED BY MARLEY PARK COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION, SUBJECT TO THE EASEMENT RIGHTS GRANTED OVER SUCH TRACTS AS ELSEWHERE SHOWN ON THIS PLAT.
- NO STRUCTURES OF ANY KIND MAY BE CONSTRUCTED, OR ANY VEGETATION NEITHER PLANTED NOR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS.
- THE CITY OF SURPRISE IS NOT RESPONSIBLE FOR, AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES AND LANDSCAPE AREAS WITHIN THE PROJECT.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2 INCH REBAR AND CAP OR TAG BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THE PLACEMENT.

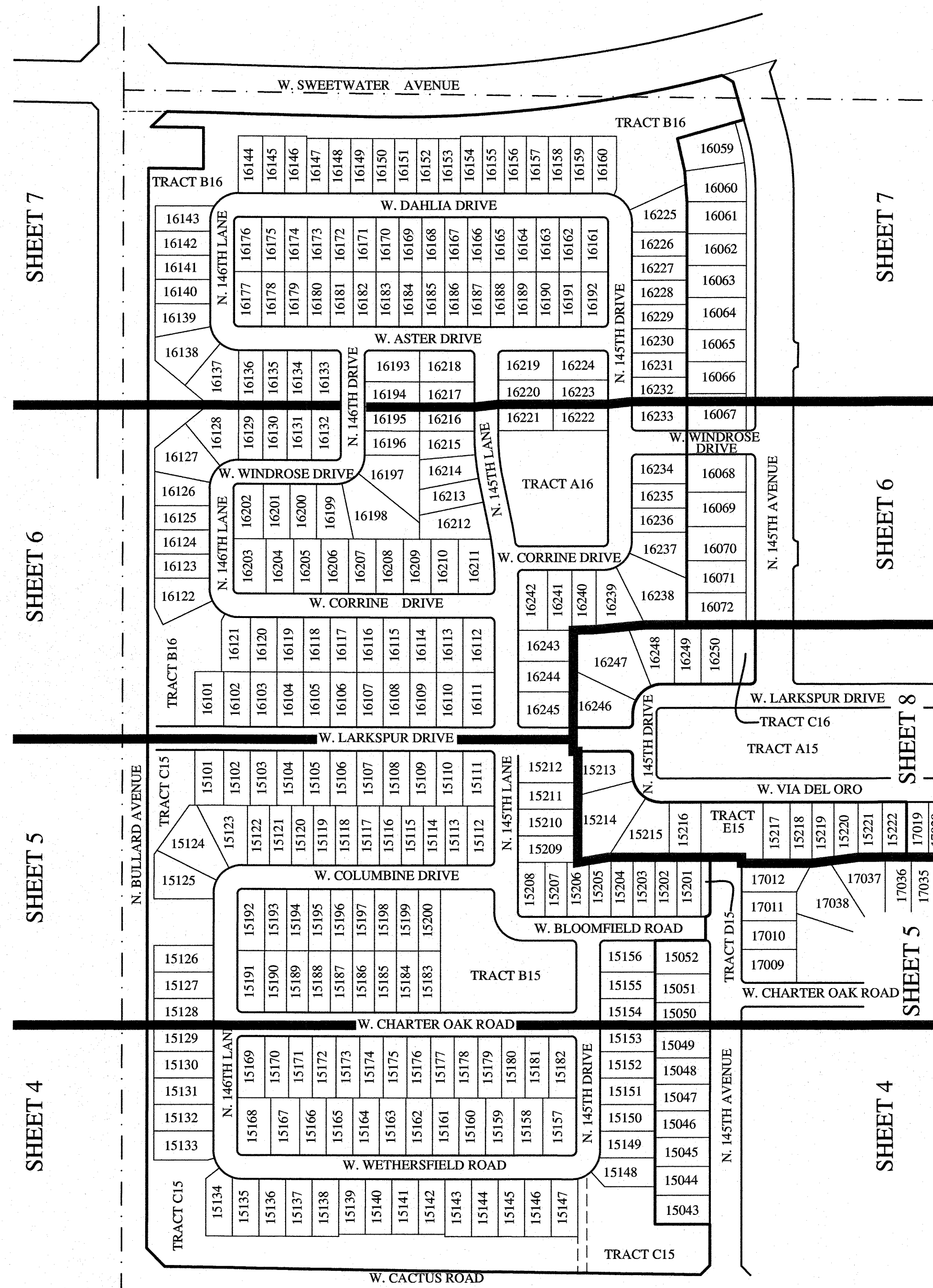
PUBLIC NOTICE

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

RELEASE OF LIABILITY

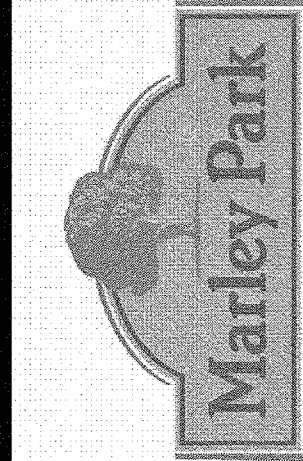
MARLEY PARK PHASE II LLC, [OWNER] DOES HEREBY (1) RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND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

FINAL PLAT FOR SECOND RE-PLAT OF MARLEY PARK PARCELS 15 AND 16



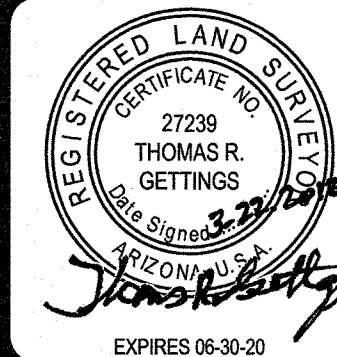
KEY MAP

N.T.S.



WOOD/PATEL
LAND DEVELOPMENT • WATER RESOURCES
WATER WASTEWATER • SURVEYING
CONSTRUCTION MANAGEMENT
(602) 335-8500
PHOENIX • MESA

MARLEY PARK SURPRISE, AZ. SECOND RE-PLAT OF MARLEY PARK PARCELS 15 AND 16



DRAWN RND
CHECKED TRG/BJD
DATE 03/22/18
SCALE N.T.S.
JOB NO. WP#174710
SHEET 2 OF 8

SWEETWATER AVENUE AND 115TH AVENUE SURPRISE, ARIZONA
LANDSCAPE IMPROVEMENT PLANS
100% CONSTRUCTION DOCUMENTS

OWNER/DEVELOPER: DMB MARLEY PARK, LLC MICHAEL CAMPEAU 7600 E. DOUBLETREE RANCH RD. SUITE 300 SCOTTSDALE, ARIZONA 85258 P: 623.256.8212	LANDSCAPE ARCHITECT: DIG STUDIO INC. JAY HICKS, PLA 600 N. 4TH ST., SUITE D PHOENIX, ARIZONA 85004 P: 602.595.4101	STRUCTURAL ENGINEER: LANDA & ASSOCIATES, INC. MARK LANDA 5128 EAST THOMAS ROAD PHOENIX, ARIZONA 85018 P: 602.443.5515	ELECTRICAL ENGINEER WRIGHT ENGINEERING CORPORATION CLIFF TOLMAN 165 EAST CHILTON DRIVE CHANDLER, ARIZONA 85225 P: 480.497.5829
--	---	--	---

SWEETWATER BLVD.

PARCEL 16

145TH AVE.

PARCEL 18

BULLARD AVE.

PARCEL 15

PARCEL 17

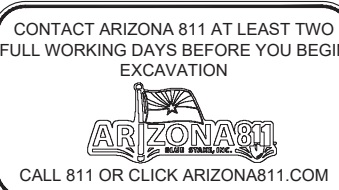
CACTUS RD.

IN ACCORDANCE WITH AAC R18-119, ALL MATERIALS INSTALLED AFTER JANUARY 1, 1993, WHICH MAY COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NATIONAL SANITATION FOUNDATION STANDARDS 60 & 61.

NO.	DESCRIPTION	TITLE
1	COVER SHEET	L001
2	GENERAL NOTES	L002
3	OVERALL UTILITY PLAN	L003
4	MATERIALS SCHEDULE	LM100
5	MATERIALS PLAN	LM101
6	MATERIALS PLAN	LM102
7	LAYOUT PLAN	LS101
8	LAYOUT PLAN	LS102
9	GRADING PLAN	LG101
10	GRADING PLAN	LG102
11	SITE DETAILS	LS501
12	SITE DETAILS	LS502
13	WALL DIAGRAMS FOR REFERENCE	LS503
14	PLANTING SCHEDULE + NOTES	LP100
15	PLANTING PLAN	LP101
16	PLANTING PLAN	LP102
17	PLANTING PLAN	LP103
18	PLANTING PLAN	LP104
19	PLANTING PLAN	LP105
20	PLANTING DETAILS	LP501
21	IRRIGATION PLAN	IR101
22	IRRIGATION PLAN	IR102
23	IRRIGATION PLAN	IR103
24	IRRIGATION PLAN	IR104
25	IRRIGATION PLAN	IR105
26	IRRIGATION DETAILS	IR501
27	IRRIGATION DETAILS	IR502

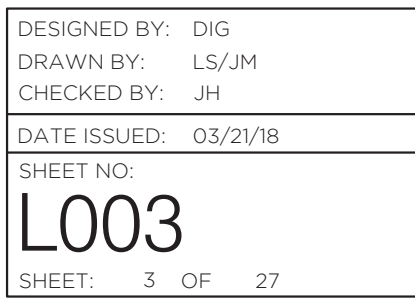
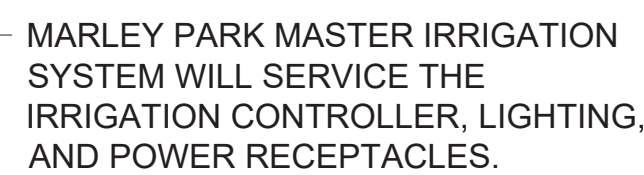
TOTAL SITE AREA:	2,948,799 SQ.FT. (67.7 AC)
TOTAL LANDSCAPE AREA:	472,522 SQ. FT. (10.84 AC)
TURF COVERAGE:	77,466 SQ.FT. (1.78 AC)
PERCENT TURF COVERAGE:	16.4%

27181
JAY V.
HICKS
DATE SIGNED 09/21/18
ARIZONA, U.S.A.
EXP. 6/30/2020

[illegible]

SHEET NO: _____

PAGE: 1 OF 27





S U R P R I S E
A R I Z O N A

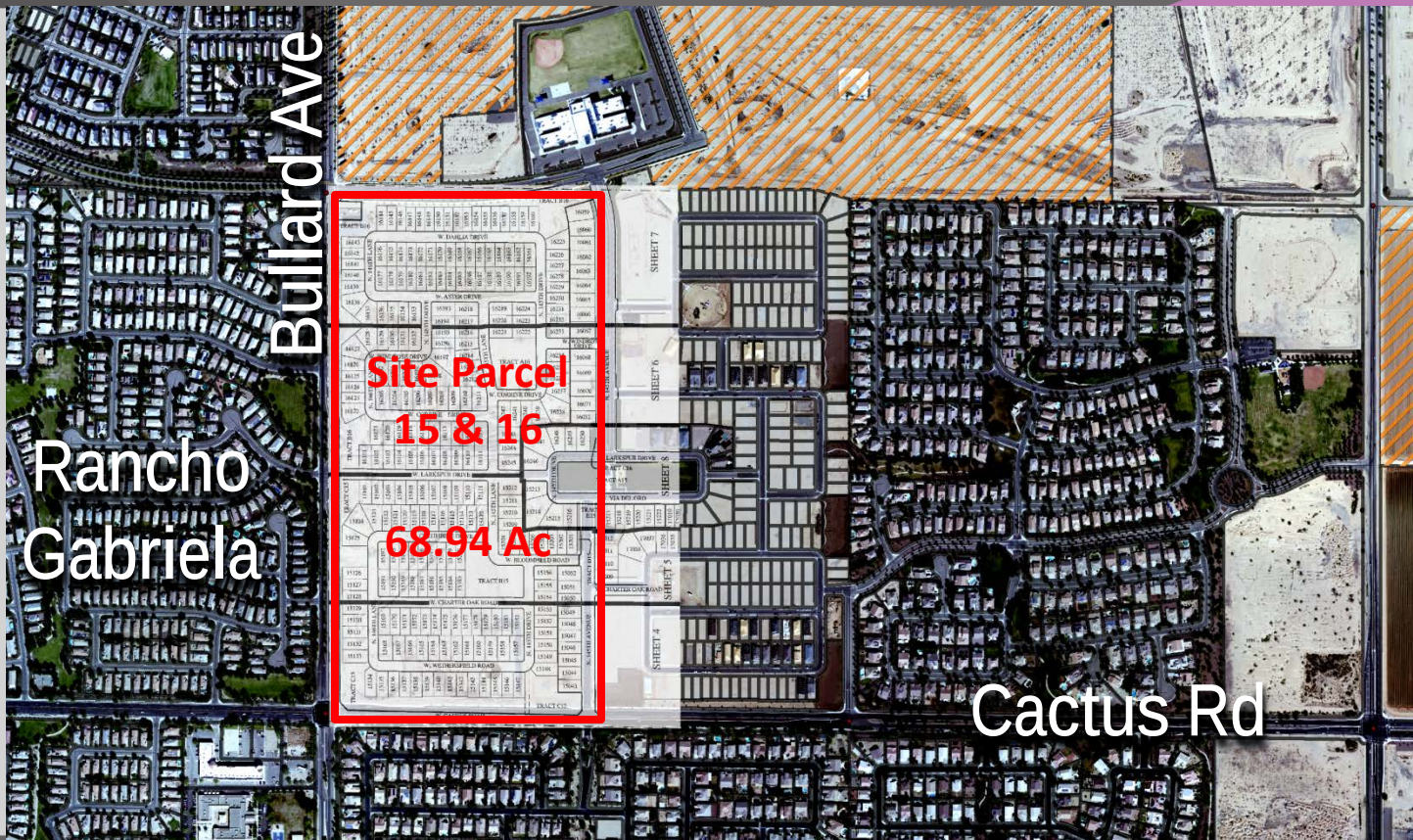
FS17-674
Marley Park
Parcel 15 & 16 Final Plat

City Council
April 17, 2018

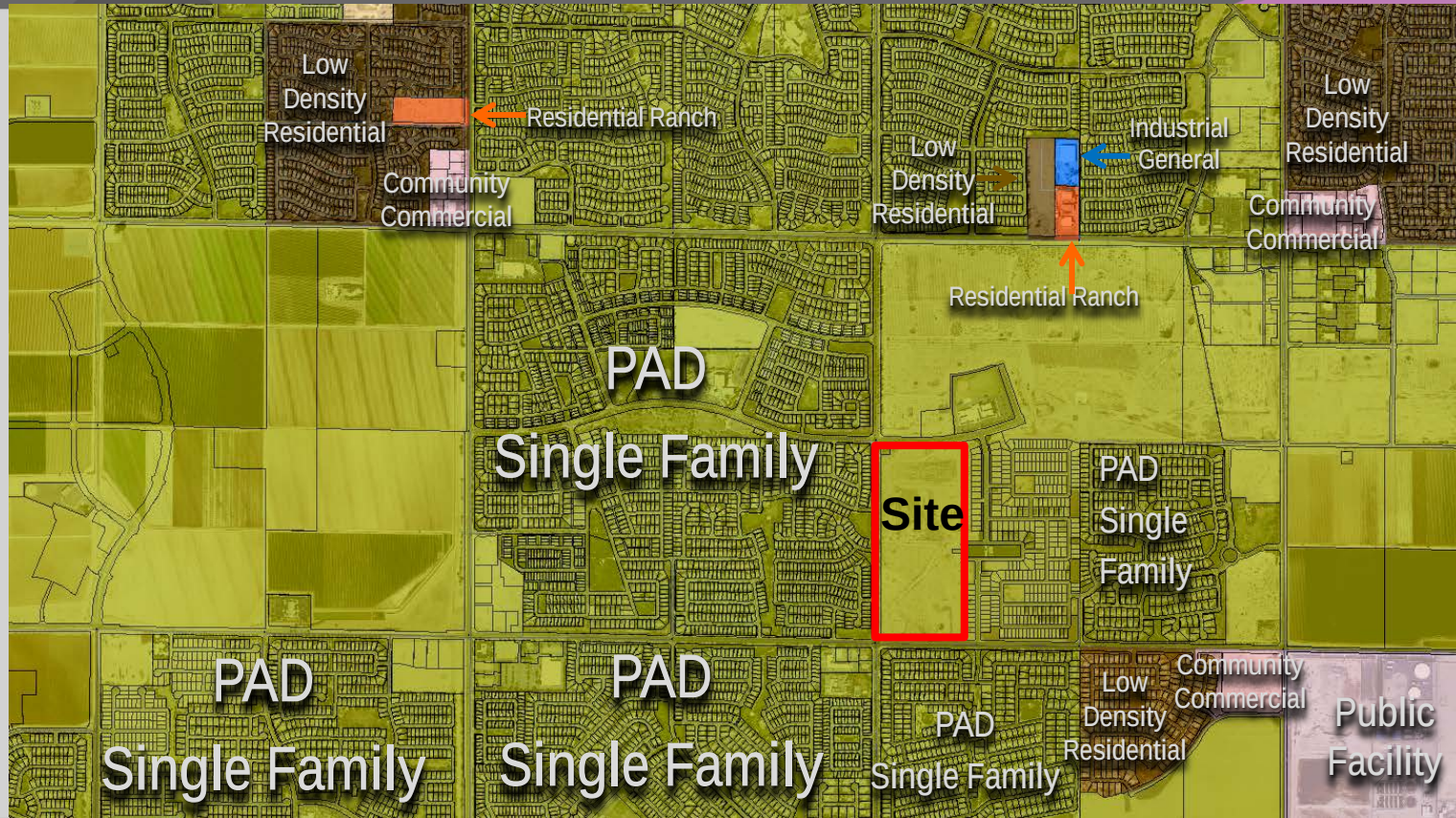
Vicinity MAP



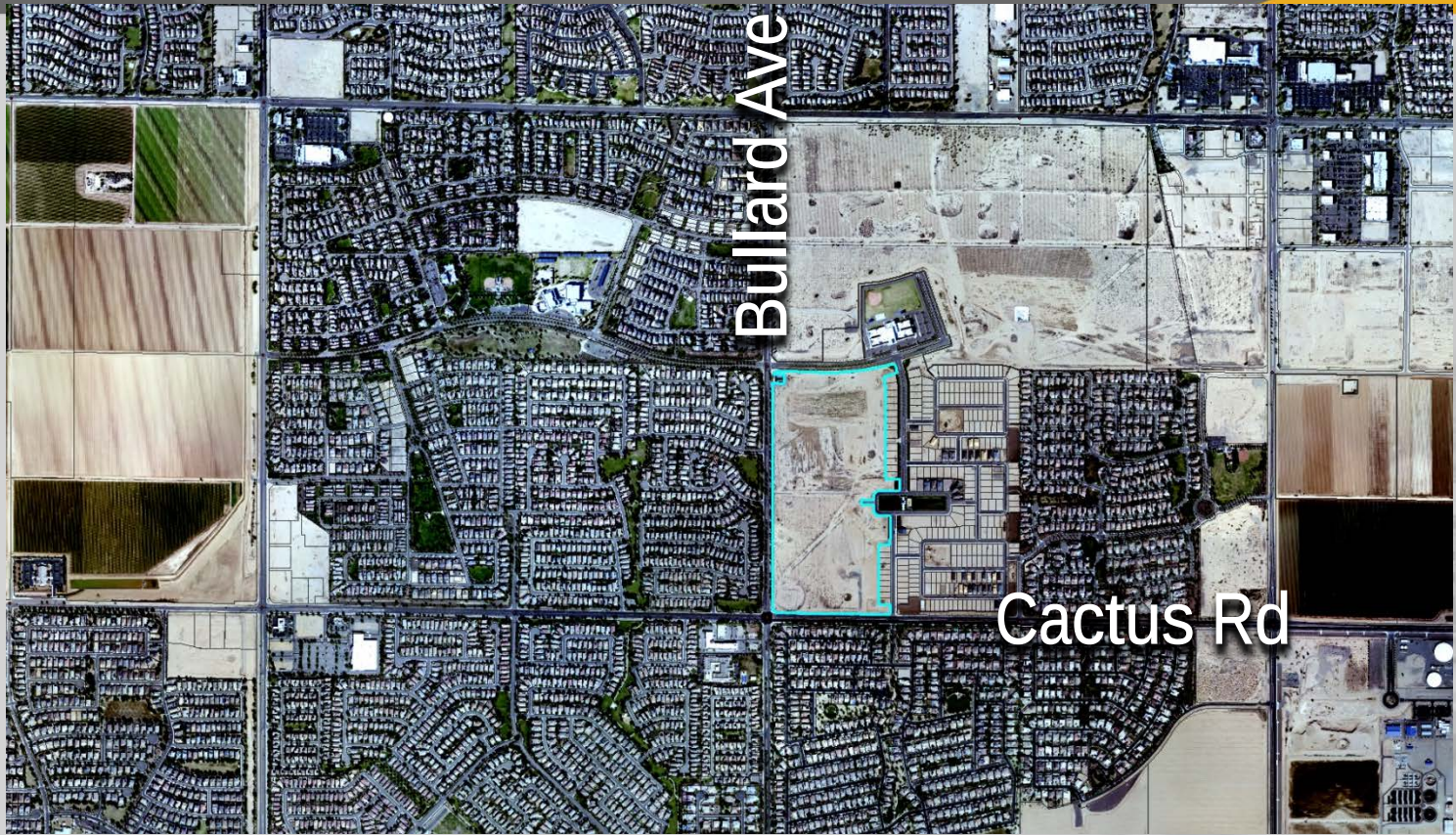
LOCATION MAP



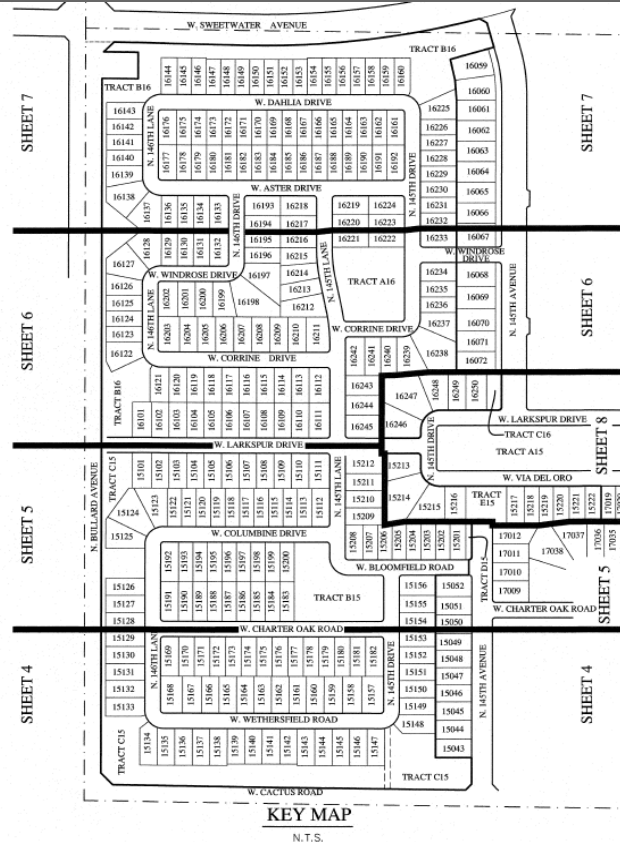
SURROUNDING ZONING



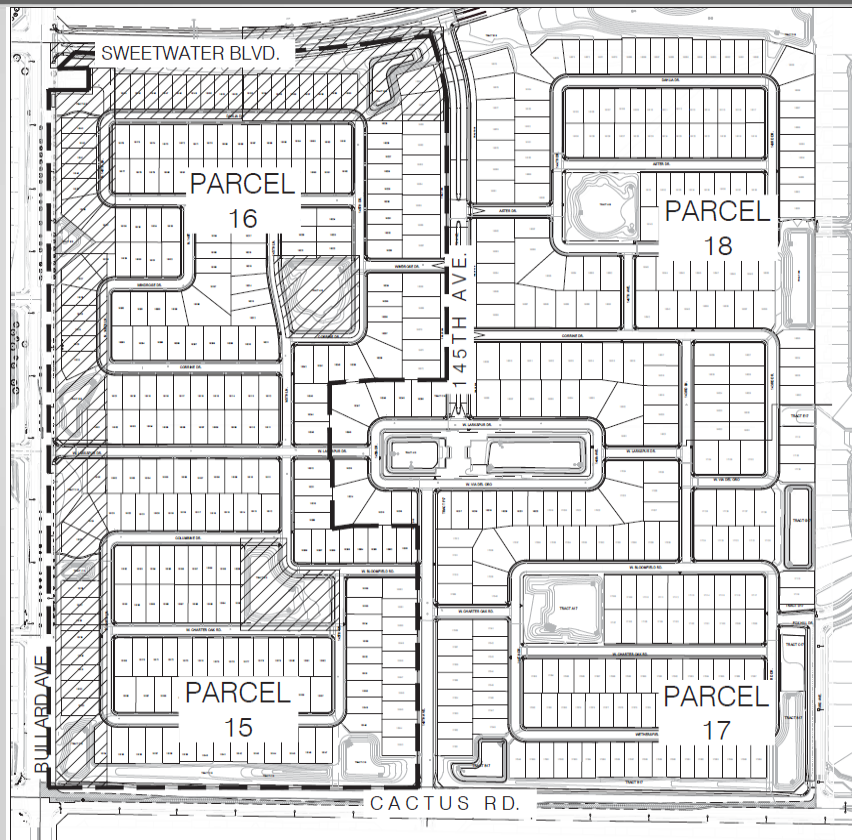
Current Plat



Final Plat



Landscape Plan



**-Proposed
Landscape**





SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Regular City Council Meeting

April 17, 2018 @ 6:00:00 PM

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

Council Meeting Date: April 17, 2018
Submitting Department:
Staff Recommendations: None

Contact Person: Sherry Ann Aguilar, City Clerk
District: Internal

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on the April 3, 2018 Regular Work Session and Regular Council Meeting Minutes.

Motion:

I move to approve the April 3, 2018 Regular Work Session and Regular Council Meeting Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

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☐ [REG](#)

☐ [WKS](#)

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

Tuesday, April 3, 2018 @ 06:05 PM

Call To Order

Roll Call

Mayor Wolcott called the Regular City Council Meeting to order at 06:00 p.m. at Surprise at City Hall Council Chamber, 16000 North Civic Center Plaza Surprise, Arizona 85374, on Tuesday, April 3, 2018. Also in attendance with Mayor Wolcott were Vice Mayor Remley, Council Member Winters, Council Member Hayden, Council Member Duffy, Council Member Tande, and Council Member Hall.

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

Pledge of Allegiance

PROCLAMATION AND COMMUNITY ACKNOWLEDGEMENTS

City Manager Report:

Alyson Cline with Friends of the Library handed out awards for the Bookmark Decorating Contest.

City Attorney Report:

City Clerk Report:

City Clerk Aguilar gave an Elections Update on D8 & May 15th Special Election

Call To The Public:

Consent Agenda

1. Consideration and action declaring the City's intention to create the "City of Surprise, Arizona, SU-Hilton Garden Inn" Street Light Improvement District pursuant to A.R.S. 48-616; Resolution #2018-40 - APPROVED

2. Consideration and action pertaining to an amendment of the Fiscal Year 2018 Operating List of Items over \$50,000 to include safety first aid supplies in the amount of \$150,000; Resolution # 2018-51 - APPROVED

3. Consideration and action on a Series 12 liquor license request by Peter Schelstraete (Agent) for El Tepeyac Café-AZ, LLC, located at 17300 N. Sun Village Parkway, Surprise, AZ 85374 (License #1207B315) - APPROVED

4. Consideration and action on the Work Session, Regular Meeting and Executive Session Minutes for March 20, 2018 - APPROVED

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

Regular Agenda Items – Non-public Hearing:

5. Consideration and action amending the fiscal year 2018 budget by reallocating appropriations of \$9,500 from sewer SPA1 operational supplies to sewer SPA1 operational salaries to reclassify a Systems Control and Data Acquisition (SCADA) lead position to a SCADA supervisor; Resolution # 2018-39 - APPROVED

Water Resource Management Director, Terry Lowe reported on this item.

Vice Mayor Remley made the motion to approve Resolution 2018-39, Council Member Hall seconded the motion. Seven yes votes, motion carried.

6. Consideration and action pertaining to approval of the sale, execution, and delivery of a first purchase agreement not to exceed \$40,000,000 aggregate principal amount of general obligation bonds evidencing a proportionate interest of the owners thereof in a purchase agreement; approving the form and authorizing the execution and delivery of such purchase agreement and other necessary related agreements, instruments, and documents; delegating authority to determine certain matters and terms with respect to the foregoing; and authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by this Resolution; Resolution # 2018-54 - APPROVED

Finance Director, Lindsey Duncan reported on Resolution 2018-54.

Council Member Hall made the motion to approve Resolution 2018-54. Council Member Tande seconded the motion. Seven yes votes, motion carried.

Mayor/Council Reports:

Mayor and City Council reported on events and meetings that they attended.

Other Business and Future Agenda Items:

Executive Session:

Adjournment:

Council Member Hall made them the motion to adjourn the Regular City Council Meeting of April 3, 2018. Council Member Tande seconded the motion. Seven yes votes, motion carried.

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, April 3, 2018.**

CITY OF SURPRISE
Regular City Council Work Session - April 3, 2018
16000 North Civic Center Plaza
Surprise, AZ 85374

Tuesday, April 3, 2018 @ 4:00 pm

Call to Order:

Roll Call:

Mayor Wolcott called the Regular City Council Work Session to order at 04:00 p.m. at Surprise at City Hall Council Chamber, 16000 North Civic Center Plaza Surprise, Arizona 85374, on Tuesday, April 3, 2018. Also in attendance with Mayor Wolcott were Vice Mayor Remley, Council Member Winters, Council Member Hayden, Council Member Duffy, Council Member Tande, and Council Member Hall.

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

Pledge of Allegiance

1. Presentation and discussion pertaining to a Surprise Youth Council update on recent activities and accomplishments - NO ACTION

City Manager, Bob Wingenroth and Youth Coordinator, Mike Cassidy introduced members of the Surprise Youth Council who gave a powerpoint presentation on recent activities and accomplishments.

The Mayor and Council thanked the Youth Council and City Staff and encouraged them to be involved in upcoming elections, voter outreach and community events throughout the City.

2. Discussion pertaining to the Ambulance Enterprise and Sports and Tourism Funds - NO ACTION

Finance Director, Lindsey Duncan reported on the Ambulance Enterprise and Sports Tourism Funds. Chief Abbott and Kendra Pettis were also present.

Council Member Hall - question amount of repayment of loan. Ms. Duncan - will get back to Council on the amount.

Regular City Council Work Session Minutes – April 3, 2018 - Page 2

Vice Mayor Remley - questioned whether we were making money or costing money.

3. Discussion pertaining to the funding recommendations for Public Service Activities for the Community Development Block Grant Program Year 2018-19 - NO ACTION

Seth Dyson, Human Service & Community Vitality Director reported on this item.

4. Discussion pertaining to the funding priorities for the Community Development Block Grant Program Fourth Year Annual Action Plan for Year 2018-2019 - NO ACTION

Seth Dyson, Human Service & Community Vitality Director reported on this item.

Adjournment:

Council Member Hall made the motion to adjourn the Regular City Council Work Session of April 3, 2018 at 5:43 PM. Council Member Tande seconded the motion. Seven yes votes, motion carried.

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, April 3, 2018.**

Regular City Council Work Session Minutes – April 3, 2018 - Page

Sherry Ann Aguilar, City Clerk



CITY OF SURPRISE
Regular City Council Meeting

April 17, 2018 @ 6:00:00 PM

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

Council Meeting Date: April 17, 2018

Contact Person: Sherry Ann Aguilar, City Clerk

Submitting Department:

District: 6

Staff Recommendations: None

Consent	☒	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on a request by Andrea Lewkowitz (Agent) for AMC Surprise Pointe 14 located at 13649 N. Litchfield Road, Surprise, AZ 85379, for a series 6 Interim Permit/Person Transfer/LLC (Series 06 - 06073627).

Motion:

I move to approve a request by Andrea Lewkowitz (Agent) for AMC Surprise Pointe 14 located at 13649 N. Litchfield Road, Surprise, AZ 85379, for a series 6 Interim Permit/Person Transfer/LLC (Series 06 - 06073627).

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

April 17, 2018 @ 6:00:00 PM

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

Council Meeting Date:	April 17, 2018	Contact Person:	Seth Dyson, Human Service & Community Vitality
Submitting Department:	Human Service & Community Vitality	District:	Citywide
Staff Recommendations:	None		

Consent	Regular	Public Hearing	x	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to funding priorities for the Community Development Block Grant Program Fourth Year Annual Action Plan for Year 2018-2019.

Motion:

I move to approve the funding priorities as recommended by staff for the Community Development Block Grant Program Annual Action Plan Year 2018-19.

Background:

As an entitlement city, Surprise receives a yearly allotment of CDBG funding from the U.S. Department of Housing and Urban Development (HUD). CDBG Administration, Commercial Property/Building Improvements and Emergency Housing Repairs outlined as the 2018-2019 funding priority will continue to assist with the infrastructure needs identified in the city's Consolidated Plan 2015-2019. The anticipated funding amount under discussion is \$638,560

Objective Analysis:

This action allows HSCV to fund needed CDBG Administration, Neighborhood Improvements, Emergency Home Repair and Public Services

Policy Compliant:

The agenda item falls within Council and City policy.

Financial Impact:

This agenda item will allow for Community Development Block Grant expenditures for up to \$638,560. There is no city match requirement.

Budget Impact:

This grant will be included in the FY2019 adopted budget in the amount of \$638,600.

FTE Impact:

There is no FTE impact as a result of this agenda item.

ATTACHMENTS:

Click to download

- ☐ [Staff Report](#)
 - ☐ [DRAFT - Annual Action Plan Year 4](#)
 - ☐ [Presentation](#)
 - ☐ [Public Engagement Form](#)
-



HUMAN SERVICE AND COMMUNITY VITALITY

Date: April 17, 2018

To: Mayor and City Council Members

From: Seth Dyson, Director
Joe Gladieux, Acting Neighborhood Services Supervisor
Alicia Rubio, Neighborhood Services Coordinator

Re: CDBG- 2018-2019 Annual Action Plan Funding Priorities

Introduction

As an entitlement city, Surprise receives a yearly allotment of Community Development Block Grant (CDBG) funding from the U. S. Department of Housing and Urban Development (HUD). Per grant guidelines, the city has the ability to designate up to 85% of the grant award to fund eligible administrative, neighborhood improvements and economic development services with the intent of serving low to moderate income persons within the City of Surprise.

Today's presentation to the City Council will provide information to assist the Council in deciding if proposed projects meet grant criteria while filling community needs. Upon approval the CDBG administration, neighborhood improvement activities, and emergency home repair will be submitted to HUD as part of the Annual Action Plan 2018-19.

Background

CDBG administration, neighborhood improvements and emergency home repair activities are carried out by city departments. These projects address the neighborhood infrastructure improvement and economic development needs identified in the city's Consolidated Plan. CDBG administration, neighborhood improvements and economic development will be used to implement projects that will improve the safety and quality of life of the residents living within the Original Town Site of Surprise. Although the Consolidated Plan lists Neighborhood Improvements as a priority, the city wanted to specifically list right of way, streetscape improvements and possible commercial property/building improvements/demolition to the activities as the project funding priorities considered today.

According to HUD regulations, CDBG funds may be used to provide Neighborhood Improvements (including labor, supplies, materials, project management and other costs), provided the service will:

- Serve low to moderate income persons in the City of Surprise through area benefit or serving a particular clientele like seniors, youth and families.
- Increase commercial space and/or improvement availability within the Surprise Heritage District.

Funding Limit

CDBG administration, neighborhood improvement related funding is limited to 85% of the annual CDBG allocation for the program year (PY). For example, the CDBG allocation for City of Surprise for the PY 2017-18 was \$638,560. The funding made available for such projects was approx. \$542,776. Funding from HUD for PY 2018-19 is approximately \$638,560. Recommendation today will be based on anticipated allocation amount of \$638,560 in which a maximum of 15% can be allocated to Public Services in the amount of \$95,784 and 20% allocated to Administration. Therefore the Commission is making project recommendations on an amount of **\$542,776**.

Previous Actions

Past Administration, Rehabilitation and Public Improvements funding levels have been as follows:

2015

- Administration set aside was \$110,262 to cover city salaries
- Street Improvement Project was awarded \$143,998 for improvements to streets in the OTS
- Senior Center Parking Lot was awarded \$50,000 for lot improvements
- OTS Water Feasibility Study was awarded \$164,353

2016

- Administration set aside was \$117,028 to cover city salaries and grant implementation expenses
- Neighborhood Improvement Project – TechCelerator was awarded \$380,341 for improvements to city owned facility in the Surprise Heritage District.

2017

- Administration set aside was \$127,712 to cover city salaries and grant implementation expenses.
- Neighborhood Improvement Project – TechCelerator Phase 2 \$184,653 for improvements to city owned business incubator facility in the Surprise Heritage District.
- Senior Center Improvements – \$20,000 for improvements to include but not limited to refrigerator and stove replacement, and internet / communications / security system upgrade / improvement.
- Business Development Grants Project awarded \$60,000 for business development and retention. The minimum amount to be granted per applicant is \$1,000 with a maximum award of \$20,000.
- Emergency Housing Repair Project – \$150,411 to provide 15 emergency repair projects to owner-occupied residences who meet income guideline of 80% or below of median income.

Year 4

- Public Service
- Affordable Housing
- Emergency Home Repair
- Neighborhood Improvements

Year 5

- Water System Improvements
- OTS Lighting
- Public Service
- Affordable Housing

Updated Actions

Funding recommendations are as follows:

Administration**\$127,712**

Salaries, supplies, compliance needs

Neighborhood Improvement Projects**\$265,064**

Infrastructure, right of way and streetscape improvements and possible commercial property /building improvements within the Surprise Heritage District

Emergency Home Repair**\$150,000**

Provide up to 15 grants to address health and safety issues

Public Service Set-Aside (15%)**\$95,784****Total CDBG Anticipated Funding****\$638,560****Future Actions**

- Submission to HUD as part of Annual Action Plan 2018-19 by May 15, 2018

Recommendations

Approval of administration, neighborhood improvements and emergency home repair activities within the Surprise Heritage District as funding priorities for the Community Development Block Grant Annual Action Plan for 2018-2019.

CITY OF SURPRISE, ARIZONA
Draft
ANNUAL ACTION PLAN 2018-19
MAY 2018



Fourth Program Year Action Plan

This Fourth Annual Action Plan (FAAP 2018-2019) includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations.

ON REQUEST THIS DOCUMENT CAN BE MADE AVAILABLE IN ALTERNATE FORMATS



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Narrative Responses

AP-05 Executive Summary-91.200(c), 91.220 (b)

1. *Introduction*

The Fourth Year Annual Action Plan 2018-19 (AAP4 2018-19) implements the fourth year of activities that will address goals established in the City of Surprise Consolidated Plan 2015-19. The major focus of this AAP4 2018-19 concentrates on creating suitable living environments and providing neighborhood improvement opportunities. The Fourth Year AAP 2018-2019 complies with regulations set by the U.S. Department of Housing and Urban Development (HUD). HUD requires entitlement communities, such as the City of Surprise, to consolidate its planning, application and reporting requirements for HUD programs, including the Community Development Block Grant (CDBG) and the HOME Investment Partnership Grant programs. An Annual Action Plan is prepared each year and is presented to the City of Surprise Planning and Zoning Commission and the Surprise City Council.

The needs of low-income seniors, low-income youth, people in poverty and the community's aging neighborhoods and public infrastructure continue. The Fourth Year AAP 2018-19 will focus on the allocation of CDBG and HOME funds for these services including housing and neighborhood improvement opportunities in order to attract new businesses and business retention. The term of this plan is from July 1, 2018, through June 30, 2019.

To the extent feasible, the narrative for this Annual Plan will attempt to not duplicate the narrative for the Consolidated Plan. However, the outlines for the five-year plan and the annual action plan are very similar, so some repetition is unavoidable. Programs and activities described in this plan are intended to primarily benefit low and moderate income residents of City of Surprise, neighborhoods with high concentrations of low and moderate income residents, and the city as a whole. The City of Surprise CDBG program has been allocated \$638,560 in funding for program year (PY) 2018-2019.

2. *Summarize the objectives and outcomes identified in the Plan*

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

This Fourth Year AAP 2018-2019 identifies the year four activities that will address goals established in the City of Surprise Consolidated Plan 2015-19. Consistent with the established objectives, CDBG funds will be used in the following way:

- Fifteen percent (\$95,784) of the CDBG allotted funds (\$638,560) will be utilized for public service activities through City of Surprise departments or nonprofit organizations
- Twenty percent (\$127,712) will be used for grant administrative expenses, and
- \$415,064 will be utilized for Neighborhood Improvements and Emergency Home Repairs projects. This is in accordance to the regulations set by HUD

3. *Evaluation of past performance*

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Surprise evaluates its past performance every year as part of the Consolidated Annual Performance and Evaluation Report (CAPER) as required by HUD. The CAPER provided an estimate of output measures in compliance with HUD's data system. The CAPER includes measures of performance to quantify longer-term goals by incorporating projected outcome measures. Quantifiable results-oriented goals for capital programs are tied to a unified framework for the benefit of low- and moderate-income residents.

- Preserve neighborhoods through infrastructure improvements in the targeted low-income area(s)
- Provide public service activities to city's youth, seniors, special needs persons, veterans, persons and families in crisis, and disabled persons through nonprofit agencies or other city departments
- Preserve neighborhoods through housing rehabilitation assistance to qualified homeowners
- Preserve habitability of owner-occupied housing through emergency home repair assistance
- Preserve affordability of quality rental housing through the Housing Choice Voucher program

**4. Summary of Citizen Participation Process and consultation process.
Summary from citizen participation section of plan.**

The City of Surprise recognizes the importance of citizen participation in the development and implementation of any plan or program. The Fourth Year AAP 2018-2019 was discussed at two separate meetings; the City Council workshop April 3, 2018 and a public hearing April 17, 2018.

The Planning and Zoning Commission held a public meeting February 15, 2018 discussing the Fourth Annual Action Plan Public Service Funding 2018-2019 and a second meeting held March 1, 2018 to discuss year four Annual Action Plan priorities.

These meetings are open to the public in order to encourage individuals and organizations to facilitate a public discussion and provide a means whereby, the public can actively participate in the planning and development of the city's CDBG Program. Citizens were encouraged to submit new project proposals and comments on past and proposed CDBG programs and projects. All dates and times for Commission public meetings were published on the city's website and in the Daily News-Sun local newspaper. The proposed projects and budgets selected by the City Council for CDBG funding were published in the local newspaper for citizen review along with meeting time information.

5. This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The City of Surprise provided its residents many opportunities to provide input on the decision making process.

Table 1: Public Input Timeline

Time	Activity
March 1, 2018	Planning and Zoning Commission Meeting on Annual Action Plan 4 Priorities and Public Hearing
March 5-April 5, 2018	30 day comment period on Annual Action Plan and Consolidated Plan
April 3, 2018	City Council Workshop
April 17, 2018	City Council Public Hearing and action
May 15, 2018	Submission to HUD

6. *Summary of comments or views not accepted and the reasons for not accepting them.*

Public comment period runs from March 5, 2018 to April 5, 2018.

7. *Summary*

The Fourth Year AAP 2018-2019 represents the vision and goals for the neighborhood infrastructure improvements, community and economic development needs and housing activities and the available resources and a strategic plan for meeting those needs. The Fourth Year AAP 2018-2019 also identifies any funds to be used as a leverage to address goals and priorities in the plan through partnerships with local non-profit organizations.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. ***Agency/entity responsible for preparing/administering the Consolidated Plan. The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.***

Table 2. Agency Information

Agency Role	Name	Department/Agency
CDBG Administrator	SURPRISE	Human Service and Community Vitality

Narrative

The lead agency for preparing the FY2018-2019 Annual Action Plan Year 4 was the City of Surprise Human Service and Community Vitality Department – Neighborhood Services Division (NSD). The Department is responsible for the administration of the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), and the Neighborhood Stabilization Program (NSP) grant programs.

Consolidated Plan Public Contact Information

Alicia Rubio, Neighborhood Services Coordinator
 Human Service and Community Vitality
 16000 N. Civic Center Plaza
 Surprise, AZ 85374
 623-222-3240
alicia.rubio@surpriseaz.gov

AP-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. *Introduction*

The City of Surprise is committed to obtaining input from citizens, city staff, non-profit agencies, non-profit developers, private developers, governmental agencies, and the Regional Continuum of Care as part of the Consolidated and Annual Action Plan processes. The 2018 Fourth Year AAP consultation included a combination of public meetings with community stakeholders, two community input hearings, newspaper advertisements, website announcements and placement of hard copies of the plan at two libraries, the local senior center and city hall to solicit comments on the draft Annual Action Plan. Citizen participation was strongly encouraged throughout the processes of short and long range departmental planning, plan implementation, and assessment of plan effectiveness.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

As members of the Maricopa HOME Consortium, the City of Surprise regularly coordinates with private industry, businesses and developers to foster the production of affordable housing and projects for special needs/homeless populations. The consortium also works closely with the real estate, construction and finance industries to implement other ongoing HOME and CDBG supported housing rehabilitation and production activities. The consortium may pursue the receipt of Low Income Housing Tax Credit (LIHTC) resources and associated private mortgage financing support for construction and permanent loans, as well as tax-exempt bond financing where bonds are purchased by both institutional and retail investors. Surprise also allocates 15% of its CDBG allocation for public services.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

As members of the Maricopa HOME Consortium we are committed to addressing the needs of homeless persons and persons at risk of experiencing homelessness. We participate in a regional Continuum of Care plan in collaboration with the all other jurisdictions in Maricopa County. The Maricopa Association of Governments (MAG) plans and administers the Continuum of Care. Jurisdictions work together with the U.S. Department of Housing and Urban Development in support of programming that assists the county homeless and at risk population. The city participates annually in the Point in Time Count.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

As an active member of the Maricopa County HOME Consortium we regularly consult with Maricopa Association of Governments (MAG), the lead agency for the Maricopa Regional Continuum of Care structure. Through consultation efforts with MAG and the Continuum of Care we align our priorities of the County's homeless strategies with Continuum-wide priorities for homelessness. The Maricopa HOME Consortium continues to actively participate in the Continuum of Care and contribute by determining its priorities for homeless persons and those at risk of experiencing homelessness

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 3 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Housing Authority of Maricopa County
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Authority of Maricopa County (HAMC) administers the public housing and Section 8 subsidized housing program within the City of Surprise. Surprise housing activities are planned and reported through the Maricopa Consortium Plan
2	Agency/Group/Organization	CENTRAL ARIZONA SHELTER SERVICES
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The city enters into a sub recipient agreement through the CDBG public service set aside. The agency has been awarded funding for Program Years 2014-2017. The agency has been recommended funding for this program year

3	Agency/Group/Organization	SURPRISE
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-Health Services-Education Services-Employment Regional organization Grantee Department
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Anti-poverty Strategy Public Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Surprise Resource Center is a division within the Human Service and Community Vitality Department. The Resource Center staff provided data to support the need of public services and the lack thereof. The Center offers a variety of services including veteran employment services, job training, veteran job club, domestic violence and support groups & counseling, health education, WIC nutrition program and enrollment services for health insurance programs. The Resource Center also offers financial fitness workshops, credit counseling workshops and tax preparation at no cost to poverty level families and seniors
4	Agency/Group/Organization	Maricopa County – Arizona@Work
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Surprise entered into partnership with Maricopa County "Arizona@Work" program. The "Arizona@Work" program provided employment workshops and career fairs to Surprise residents

Identify any Agency Types not consulted and provide rationale for not consulting

N/A

Other local/regional/state/federal planning efforts considered when preparing the Plan

Table 4 - Other local / regional / federal planning efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Maricopa Association of Governments	The city's needs and activities are planned and reported through the Maricopa Consortium Plan. See the Consolidated Plan for the Maricopa HOME Consortium for a complete description of these activities
City of Surprise Community Policing	Surprise Police Department	The police department in coordination with the Human Service and Community Vitality Department has taken the lead for the homeless point in time count for the last four years. They have helped to identify chronically homeless individuals and locations of abandoned properties where known homeless tend to seek shelter

Narrative

The Maricopa Association of Governments Continuum of Care Subcommittee (MAG Continuum of Care) is the regional body that manages the collaborative efforts of communities and agencies in Maricopa County to plan for the needs of the homeless and access federal funding on behalf of agencies organized to address those needs. The 'Unsheltered Point in Time Count' led by MAG CoC in January 2018 reported that there are 39 homeless persons in the city which represents a 43% increase over the previous year's data. The city will do a periodic assessment of any new homeless person cases in the city and will act accordingly to mitigate the problem by assisting with resource referrals.

All communities participate in the unsheltered homeless count conducted during the last week of January. Numbers for all communities with the exception of Phoenix are a direct census of individuals interviewed by volunteers, law enforcement, and outreach workers. The City of Phoenix conducts a survey using an extrapolation method by which areas are designated "high density" or "low density" areas. Direct counts in those areas are then extrapolated to estimate the number of individuals experiencing homelessness in unsheltered situations within the City of Phoenix geographic boundaries.

Table 5. Unsheltered Street County by Municipality (2013-2017)

Municipality	2017	2016	2015	2014	2013
Surprise	16	6	7	0	0

Source: 2013-2017 POINT IN TIME COUNT | Maricopa Regional Continuum of Care

AP-12 Participation - 91.401, 91.105, 91.200(c)

- 1. Summary of citizen participation process/efforts made to broaden citizen participation. Summarize citizen participation process and how it impacted goal-setting.**

The City of Surprise is committed to obtaining input from citizens, staff, non-profit agencies, non-profit developers and other government agencies. The AAP4 citizen participation included a combination of meetings, three public meetings with hearings to solicit comments on the draft plan, which included a 30 day review period. The draft plan was placed at four central locations (2 libraries, senior center and city hall). The FAAP draft was also placed on the city website during the 30 day comment period.

Table 6. Citizen Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	3 public meetings with hearings were held on 3/1/18, 4/3/18, and 4/17/18 to further solicit input	No public comments were submitted at public hearings	N/A	
2	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities	Public notices announcing the public hearings and the draft SAAP were placed in 2 newspapers of record in the City of Surprise. (Daily News-Sun and Surprise Today)	No comments received yet	N/A	

3	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Draft fourth Year AAP was made available on the city's internet site for a 30 day public comment period from 3/5-4/5/18	No comments received as of yet	N/A	http://www.surpriseaz.gov/2475/Consolidated-Plan
4	Public viewing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Draft hard copies were placed in a central, public location for public viewing. Locations included city hall, 2 libraries and the Senior Center	No comments received	N/A	

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Anticipated resources available includes cash match in the amount of approximately \$415,908 for the HOME program match requirement. Also any anticipated program income will be used towards CDBG eligible projects.

Table 7 - Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	638,560	20,000	0	658,560	0	Estimated allocation of \$638,560. Prior year rollover of approximately \$957,839.50

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

No matching funds are required for the CDBG program, however the city will leverage with staff time and the technical oversight provided in the form of project management. There is cash match available for the HOME program in the amount of approximately \$415,908 which is utilized as leverage. The Program Year 2018-2019 HOME Allocation is estimated to be \$145,126 based on previous year's allocation. The City of Surprise is a member of the Maricopa County HOME Consortium which administers the HOME grant funds and acts as a pass-through agency.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Surprise owns the public right of way to include streets, sidewalks, parks and public facilities such as the Surprise Senior Center and the Surprise Resource Center within the Surprise Heritage District.

Discussion

The primary objective of the City of Surprise CDBG program is to foster the development, revitalization and preservation of neighborhoods to provide decent housing, a suitable living environment and neighborhood improvement opportunities. Surprise' commitment to Neighborhood Improvements are part of the city's overall Capital Improvement Plan managed out of the Engineering Department. The city recognizes the importance and impact of utilizing cash match and any program income as a leverage to eligible projects within the Surprise Heritage District. Surprise is further committed to revitalization efforts by transferring Neighborhood Stabilization Program Income into the CDBG program. These funds will be utilized for neighborhood improvements and housing opportunities.



AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Table 8 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Program Administration	2015	2019		Original Town site		CDBG: \$127,712	Homeowner Housing Rehabilitated: 12 Household Housing Unit
2	Public Services	2015	2019	Public Service	Original Town site	Public Services	CDBG: \$95,784	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
3	Neighborhood Infrastructure Improvements	2016	2019	Neighborhood Infrastructure	Original Town site	Neighborhood Improvements	CDBG: \$265,064	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted Businesses assisted: 4 Businesses Assisted
4	Emergency Housing Rehabilitation	2015	2016	Affordable Housing	Original Town site	Owner Occupied Housing Rehabilitation	CDBG: \$150,000	Homeowner Housing Rehabilitated: 15 Household Housing Unit

Table 9 - Goal Descriptions

1	Goal Name	Program Administration
	Goal Description	20% of annual allocation of \$638,560 is to be set aside for administration duties to carry forth the CDBG program
2	Goal Name	Public Services
	Goal Description	15% of Surprise annual allocation of \$638,560 will be allocated to public service activities through nonprofits agencies who serve those with special needs
3	Goal Name	Neighborhood Infrastructure Improvements
	Goal Description	Neighborhood Improvements will include right of way improvements and/or park amenities. This project will create an area benefit by creating safe, healthy and decent neighborhoods within the Original Town site of Surprise, a CDBG area-benefit eligible neighborhood
4	Goal Name	Emergency Housing Rehabilitation
	Goal Description	The Emergency Housing Repair Project will provide 15 emergency repair grants to address health and safety issues to owner-occupied homes who meet the income guideline of 80% or below median income within the Surprise Heritage District

AP-35 Projects - 91.420, 91.220(d)

Introduction

This section specifically identifies the projects that will take place during FY 2016-2017 with CDBG and HOME funding to address the priority needs and specific objectives as identified in the Consolidated Plan Strategic Plan section.

- **CDBG Funds:** FY 2018-2019 CDBG Allocation is **\$638,560**
- **HOME Funds:** FY 2018-2019 HOME Allocation is **\$145,126**

Any program income received during the program year will be retained and reported by the City of Surprise and used on CDBG and HOME eligible activities.

Table 10 – Project Information

#	Project Name
1	Neighborhood Improvements
2	2018 Public Services
3	CDBG Administration
4	HOME Housing Rehabilitation
5	2018-2019 Emergency Home Repair

For additional project information, please see Table 11 on the next page.

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The Surprise Heritage District area targeted for HOME/CDBG investment is the lowest income Census Tract in the City of Surprise. Neighborhood improvements will occur in this targeted area.

AP-38 Project Summary

Table 11. Project Details

1	Project Name	Neighborhood Improvements
	Target Area	ORIGINAL TOWNSITE
	Goals Supported	Neighborhood Infrastructure Improvements
	Needs Addressed	Neighborhood Improvements
	Funding	CDBG: \$265,064
	Description	Improvements within the Surprise Heritage District
	Target Date	6/28/2019
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 families will benefit from neighborhood improvements
	Location Description	The Surprise Heritage District located with the Original Town site
	Planned Activities	Neighborhood improvements, right of way improvements, commercial demolition
2	Project Name	2018 Public Services
	Target Area	ORIGINAL TOWNSITE
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$95,784
	Description	Public service activities through nonprofit agencies
	Target Date	11/29/2019
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	Throughout Surprise
	Planned Activities	Provide public service benefits to youth, seniors, veterans, homeless and special needs population
3	Project Name	CDBG Administration
	Target Area	ORIGINAL TOWNSITE
	Goals Supported	Program Administration
	Needs Addressed	Administration
	Funding	CDBG: \$127,712
	Description	20% of annual allocation set aside for CDBG program administrative duties
	Target Date	7/2018

	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Administrative duties administered for the CDBG program
4	Project Name	HOME Housing Rehabilitation
	Target Area	ORIGINAL TOWNSITE
	Goals Supported	Neighborhood Infrastructure Improvements
	Needs Addressed	Neighborhood Improvements Owner Occupied Housing Rehabilitation
	Funding	HOME: \$145,156
	Description	Provide substantial rehabilitation for low to moderate income residents
	Target Date	7/2018
	Estimate the number and type of families that will benefit from the proposed activities	5 families will benefit from the housing rehabilitation
	Location Description	Throughout Surprise
	Planned Activities	Substantial rehabilitation up to \$25,000. If home is over 50 years old the city can invest up to \$35,000. The CDBG Emergency Home Repair program can provide up to \$10,000 in grant funding
5	Project Name	2018-2019 Emergency Home Repair
	Target Area	ORIGINAL TOWNSITE
	Goals Supported	Emergency Housing Rehabilitation
	Needs Addressed	Owner Occupied Housing Rehabilitation
	Funding	CDBG: \$150,000
	Description	Provide emergency repair assistance to 15 families who meet income guidelines
	Target Date	7/2018
	Estimate the number and type of families that will benefit from the proposed activities	15 families will be assisted
	Location Description	Throughout the City of Surprise
	Planned Activities	Provide emergency home repair in order to correct health and safety issues for low to moderate income residents



Rationale for the priorities for allocating investments geographically

All area benefit activities included in the 5 Year Strategic Plan will take place in the Original Town Site aka Surprise Heritage District area. The city has a Council appointed resident group - the Planning and Zoning Commission, which monitor the implementation of the Specific Plan for the Revitalization of the Surprise Heritage District. Resources recommended by this commission include CDBG funds and general funds used for the revitalization of the Surprise Heritage District.

Discussion

Although the City of Surprise Heritage District has had higher concentration of low to moderate income residents, our services are income based therefore eligibility can be city wide as long as the income limits are met.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

Barriers to affordable housing have been identified through the Maricopa HOME Consortium and the City of Surprise. Plans to take to remove or ameliorate the negative effects of public policies will be to affirmatively market fair housing and overcome identified barriers to affordable housing. These efforts in collaboration with the Consortium have resulted in the creation of a Fair Housing Plan. The plan includes development of specific goals and objectives to overcome barriers to affordable housing. The Consortium is in the process of updating the Maricopa County Regional Analysis of Impediments to Fair Housing Choice through consultants further documenting impediments to fair housing choices including lack of accessible housing and housing discrimination against persons with disabilities, lack of awareness of fair housing laws, the cost of affordable housing limiting housing choice, poor financial history of potential homebuyers, lack of transportation options in rural unincorporated Maricopa County, and distribution of resources.

Actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

During the PY 2018-19, the following actions will contribute to the removal of barriers to affordable housing:

1. Surprise will dedicate resources to preservation and development. Surprise has newly created a specific zoning district to further delineate specific zoning districts in the original town site (OTS) to enhance preservation and development. This district is known as the "Surprise Heritage District" (SHD). The intent of this district is to enhance and protect the historic character of the area. Two overlay districts, "residential

neighborhood overlay” and the “art & entertainment district” is to support the residents to preserve and protect their neighborhood and to promote the local arts and culture business opportunities.

2. The city’s allocation of HOME funds to major rehabilitation. Surprise also utilizes general funds on HOME eligible rehabilitation projects to match HOME expenditures for housing rehabilitation. The city maintains a match log and match is applied at the time of requests for reimbursement from Maricopa County Community Development.

3. City general revenues for beautification. Pride Day activities generally happen twice annually and are paid for with General Funds.

4. Program Income from the Neighborhood Stabilization Program (NSP) funding has been reprogrammed into the CDBG program. This will assist in neighborhood improvements, potential tax credit projects within the Surprise Heritage District and program administration for community development and revitalization efforts located within the Surprise Heritage District-Original Town Site.

Discussion

In furthering the discussion of actions that will be undertaken to remove the barriers of affordable housing, city council adopted the Surprise Heritage District (zoning overlay) in June 2016. This district will allow the flexibility of the type of structures allowed in the new zoning districts to include cottage industries, which allow small individual owned business in a residential area and permit manufactured homes within the neighborhood as another option for diversified housing opportunities in the target area. The adoption of the "SHD" will also offer development incentives such as reduction in setback requirements and 100% waiver of development impact fees. This action will further support Surprise's intent to ameliorate public policies which are barriers to affordable housing.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The primary categories of needs to be addressed in the plan are neighborhood improvements to include economic development, public services to eligible populations and emergency housing rehabilitation.

Actions planned to address obstacles to meeting underserved needs

One of the main obstacles to meeting community needs is inadequate resources for programs. The decline in resources across sectors, including government agencies and foundations, due to high demand has negatively impacted the quantity and quality of housing and community development services. Although federal stimulus funding helped mitigate this trend to some extent, resources for these programs are limited.

The City of Surprise has partnered with various social service agencies which are housed at the Surprise Resource Center located in the Surprise Heritage District. The services offered are veteran employment services, veteran job training club, employment workshops, career fairs, services for domestic violence and sexual abuse, Women, Infant and Children (W.I.C) nutrition program, enrollment services for health insurance, programs, access to food and nutrition resource (SNAP, TANF, AHCCCS) and navigation of the Affordable Care Act. The Resource Center also offers financial fitness workshops, tax preparation to poverty level families and credit counseling workshops.

Actions planned to foster and maintain affordable housing

The City of Surprise has an active strategy to promote homeownership and the preservation and management of existing residential property. To offset the increasing cost of housing in the private market, the city has undertaken a number of strategies to preserve and develop new affordable housing. These strategies include:

1. The use of general funds and HOME funds for the preservation of existing affordable owner-occupied housing.
2. Support of for-profit and nonprofit developers in the construction of Tax Credit assisted rental housing for families and seniors.
3. Development of Original Town Site (also known as the Surprise Heritage District) Revitalization Plan which has already resulted in public investment in community facilities, infill construction of mixed income owner-occupied homes and specific zoning districts.

Housing units assisted under any and all programs covered under this Consolidated Plan are inspected and/or tested prior to assistance as follows:

- a. The Housing Authority of Maricopa County inspects all rental units prior to occupancy by households who have Housing Choice Vouchers. For units built before 1978, chipped or peeling paint must be removed prior to occupancy.
- b. For units built before 1978, chipped or peeling paint must be removed prior to occupancy. Renter and owner-occupied units built before 1978 that are being rehabilitated with CDBG or HOME funds must be professionally assessed and abated as part of the assistance contract.
- c. Lead-based paint is not allowed or sold for residential construction after 1978. Newly constructed single-family or multifamily residences assisted with funding from the covered grants will be free of lead paint hazards.

Actions planned to reduce the number of poverty-level families

The Housing Authority of Maricopa County (HAMC) has two public housing developments in Surprise and administers Housing Choice Vouchers in the private rental market. The operations of HAMC in Surprise have not been formalized since Surprise incorporated as a city and an intergovernmental agreement would be beneficial.

The City of Surprise has partnered with various social service agencies which are housed at the Resource Center located in Surprise Heritage District. The services offered are veteran employment services, veteran job training club, services for domestic violence and sexual abuse, Women, Infant and children (W.I.C) nutrition program, enrollment services for health insurance, programs, access to food and nutrition resource (SNAP, TANF, AHCCCS and navigation of the Affordable Care Act. The Resource Center also offers financial fitness workshops, tax preparation to poverty level families and credit counseling workshops.

Actions planned to develop institutional structure

The City of Surprise is the clearinghouse and facilitator for the activities as described by the Consolidated Plan. The Neighborhood Services Division of the Human Service and Community Vitality Development Department oversees the administration of all CDBG and HOME entitlement programs. The department is responsible for:

- Program management and oversight.
- Program evaluation
- Consolidated Plan preparation, monitoring and evaluation
Required reporting to HUD

Divisions within the Human Service and Community Vitality Department include the Resource Center which provides a one-stop-shop for social services. (see above action plan to reduce number of poverty-level families) Other departments and private agencies that participate in the implementation of federal, state and county-funded grants include:

- City Council - formal approving body for policy making and release of funds.



- The Public Works Department - has experience in administering the procurement and Labor Standards requirements of federally funded projects.
- Financial management will be appropriately separated between the Finance Department and Human Service and Community Vitality Department

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Surprise has partnered with various social service agencies which are housed at the Resource Center located in the Surprise Heritage District. The services offered are veteran employment services, veteran job training club, services for domestic violence and sexual abuse, Women, Infant and children (W.I.C) nutrition program, enrollment services for health insurance, programs, access to food and nutrition resource (SNAP, TANF, AHCCCS and navigation of the Affordable Care Act. The Resource Center also offers financial fitness workshops, tax preparation to poverty level families and seniors and credit counseling workshops.

The city is also carrying out public service activities under the CDBG program through an open application process. The city utilizes CDBG and HOME funds for emergency home repair and owner-occupied housing rehabilitation. The city is undertaking discussions at senior management level with Maricopa County and other public private entities in order to create more affordable housing units within the Surprise Heritage District.

Discussion

The city is committed to preserving neighborhoods through neighborhood improvements in the target area. The commitment is evident is the amount of funds allocated to projects located within the Surprise.

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

At the beginning of Program Year 2018-2019 we do not anticipate any program income, however we will budget approximately \$20,000.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	20,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	20,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion

Due to program requirements, we foresee 100% of CDBG funds being used for extremely low to moderate income residents. All activities are deemed eligible for funding and have met environmental clearance in the projects requiring said clearance.

APPENDIX 1 – Public Notice



APPENDIX 1 - PUBLIC NOTICE - CONT





CDBG 2018-2019 Funded Public Services and Annual Action Plan – Year 4

Human Service & Community Vitality | April 17, 2018



Today's Objectives

- Funding Discussion of CDBG Public Service Grant
- Annual Action Plan Funding Discussion



CDBG Public Services Grant

Background

- City of Surprise is a Direct CDBG Entitlement Community
- Yearly Funding Through CDBG program
 - Received \$638,560 for 2017-18
 - Funding amount for 2018-19 (anticipated) \$638,560
- 15 % of Allotment- For **Public Services**
 - Estimated \$95,784 available



Process Timeline

January 10, 2018

– January 31,
2018

Application
Period

February 15, 2018

P & Z Public
Hearing

March 1, 2018

P & Z Public
Hearing and
Recommendation





Process Timeline

April 17, 2018

Public Hearing and
Recommendation

May 15, 2018

Submit Action Plan to
HUD



CDBG Goals for Public Service

National Objectives Surprise Will Meet

- Benefit Low to Moderate Income (LMI) Persons
- Area benefit
- Limited Clientele
- Note: If a Project Doesn't Meet the Above Criteria, it Doesn't Qualify

Funding Recommendation

Organization	Description of Services	Requested Amount	Staff Recommendation	Final PZ Recommendation	City Council Funding Recommendation
BENEVILLA	Day Program, Home Delivered Meals, Wirtzies	\$25,017	\$8,000	\$12,177	
CASS	Regional Adult Emergency Shelter	\$10,000	\$5,000	\$5,871	
COS CRISIS ASSISTANCE	Utility/Eviction Prevention Assistance	\$30,000	\$23,500	\$11,665	
COS SYEP	Summer Youth Employment Program	\$15,000	\$15,000	\$6,453	
LUTHERAN SOCIAL SERVICES	i-HELP Program	\$67,075	\$0	\$0	
MVP	Mental Visual Preparation - Baseball Academy	\$96,000	\$0	\$0	
NEW LEAF	Faith House Women's Crisis Shelter	\$10,000	\$5,000	\$7,071	
NORTHWEST VALLEY CONNECT	Transportation Call Center and Ride Connect	\$20,000	\$5,000	\$10,161	
POTTER'S HOUSE	Developing Resilient Exceptional Accountable Minors	\$18,500	\$2,000	\$1,674	
SOJOURNER	Community Training Human Trafficking and Domestic Violence	\$10,000	\$5,000	\$4,718	
ST MARY'S	Emergency Food Box Program	\$15,000	\$12,000	\$13,109	
ST. VINCENT DE PAUL	Utility/Rent Assistance	\$7,000	\$2,700	\$7,000	
SUN HEALTH	Community Cancer Navigator	\$25,000	\$8,000	\$5,017	
WHAM	Art: A Path to Healing - Veteran Art Programs	\$8,986	\$3,000	\$8,986	
YOUTHTOWN COMMUNITY FUND	Medical Equipment Lending Center	\$2,000	\$1,584	\$1,882	
		\$359,578	\$95,784	\$95,784	\$0



Annual Action Plan 4

2018-2019



Annual Action Plan

Components

Adopted
Consolidated Plan 2015-19



Strategic Plan
(5 Years)



Priorities and Needs

Annual Action Plan
2018-19 (1 Year)



Specific Projects
Public Services Grant



AAP 4 Priorities

- Public Services
- Neighborhood Improvement Projects
- Emergency Housing Rehabilitation
- Administration





Neighborhood Improvements

Infrastructure, right of way and streetscape improvements and possible commercial property and building improvements within the Surprise Heritage.





Housing

Emergency Home Repair

- Minimum of 15 projects
- Maximum of \$10,000 per project





Administrative

Allowed expenses include salaries, fair housing activities, advertising, and ineligible program costs.

FY18-19 Expenses

Salaries for 1.5 staff persons	\$120,212
--------------------------------	-----------

Advertising Expenses	\$ 7,500
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Total -----	<u>\$127,712</u>
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Annual Action Plan Projects

Annual Action Plan 2018-19 Projects

Neighborhood Infrastructure	\$265,064
Emergency Home Repair	\$150,000
Public Services	\$ 95,784
Administrative Allocation	\$127,712
Total -----	<u>\$638,560</u>



S U R P R I S E

A R I Z O N A

QUESTIONS OR COMMENTS?

Joe Gladieux
Human Service & Community Vitality
Neighborhood Services Acting Supervisor

Alicia Rubio
Human Service & Community Vitality
Neighborhood Services Program
Coordinator

PUBLIC ENGAGEMENT FORM

PROJECT TITLE: CDBG Annual Action Plan 2018-2019 - Year 4

OVERALL PUBLIC INVOLVEMENT LEVEL:

Public Hearing on 3/1/18 (P & Z Meeting), 4/3/18 Council Work Session, and 4/17/18 Council Meeting. (2)
30 day Public comment period (3/5- 4/5/18) for draft Annual Action Plan 4.

IDENTIFY STAKEHOLDERS:

OTS residents/property owners, public service nonprofits, City of Surprise staff Public Works, Community Development, Economic Development and Human Services.

OBJECTIVES:

Create viable neighborhoods, provide decent, safe and affordable housing; Low to moderate income resident job creation; provide services to those with special needs.

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when) Public Hearings 3/1;4/17 & 3/5-4/5/18 30 day public com.
Future Council Work Session/Meetings target dates
Election dates (if applicable)
Project start/completion dates 11/2018

Communication Tools and Technique options: (which do you plan to use?)

- ☒ Press releases
- ☒ Public meetings (video/photos, poster boards, fact sheet(s) *do you need Spanish version?)
- ☒ Presentations to boards and commissions, other interested community partners/stakeholders
- ☐ Third-party consultant/moderator (pending budget)
- ☐ Survey (online/paper/both?)
- ☐ Social media
- ☐ Surprise 11
- ☐ Notify Me email/ Council newsletters (opt-in audience)
- ☒ Paid advertising (pending budget)
- ☐ Surprise Progress (mailed quarterly and tied to print deadlines)
- ☐ Booth at city events
- ☐ Paid mailings (pending budget)
- ☐ Creation of a subcommittee/task force
- ☐ Youth/adult activities, registration, or orientation (HOA Academy)
- ☒ Website updates



CITY OF SURPRISE
Regular City Council Meeting

April 17, 2018 @ 6:00:00 PM

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

Council Meeting Date:	April 17, 2018	Contact Person:	Seth Dyson, Human Service & Community Vitality
Submitting Department:	Human Service & Community Vitality	District:	Internal
Staff Recommendations:	None		

Consent	Regular	Public Hearing	x	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to funding recommendations for Public Service Activities for the Community Development Block Grant Program Year 2018-19.

Motion:

[There have been two recommendations thus far- a Staff recommendation and a P&Z Commission recommendation, Council will need to identify one of those recommendations for approval, or approve the funding based on Council's own recommendation.]

I move to approve the 2018-2019 Community Development Block Grant Public Service Funding as recommended by _____.

Background:

As an entitlement city, Surprise receives a yearly allotment of CDBG funding from the U.S. Department of Housing and Urban Development (HUD). CDBG Public Service Activities can be carried out by either city departments or qualified nonprofit organizations that are interested in providing services that address one or more of the public service needs targeted in the city's Consolidated Plan. CDBG public service funds can be used to provide a variety of public services, such as child care, health services, job training, youth services, and recreation activities for low- to moderate-income individuals and families. The funding amount under discussion is \$95,784.

Objective Analysis:

This action allows the Human Service and Community Vitality (HSCV) Department to fund needed human services either internally or through non-profit partners for residents of Surprise with Federal grant funding.

Policy Compliant:

The agenda item falls within Council and City policy.

Financial Impact:

CDBG public service grant funds will be utilized to fund the approved applicants. CDBG Public Service funding is limited to 15% of the annual CDBG allocation for the program year (PY). Funding from HUD for PY 2018-19 is not yet determined. The anticipated amount under discussion is \$95,784.

Budget Impact:

This grant will be included in the FY2019 adopted budget in the amount of \$95,800.

FTE Impact:

There is no FTE impact as a result of this agenda item.

ATTACHMENTS:

Click to download

- ☐ [Staff Report](#)
 - ☐ [Public Engagement Form](#)
-



HUMAN SERVICE AND COMMUNITY VITALTY

Date: April 17, 2018

To: Mayor and Council Members

From: Seth Dyson, Human Services and Community Vitality Director
Joe Gladioux, Acting Neighborhood Services Supervisor
Alicia Rubio, Neighborhood Services Coordinator

Re: CDBG-Funded Public Service Activities

Introduction

As an entitlement city, Surprise receives a yearly allotment of Community Development Block Grant (CDBG) funding from the U. S. Department of Housing and Urban Development (HUD). Per grant guidelines, the city has the ability to designate up to 15% of the grant award to fund eligible public services with the intent of serving low- to moderate-income persons within the City of Surprise.

Today's presentation to City Council is discussion only aimed at obtaining funding approval for the CDBG Public Services Activities, which will be submitted to HUD as part of the Annual Action Plan for 2018-19.

Background

CDBG Public Service Activities can be carried out by either city departments or qualified nonprofit organizations that are interested in providing services that address one or more of the public service needs targeted in the city's Consolidated Plan. CDBG public service funds can be used to provide a variety of public services, such as child care, health services, job training, youth services, and recreation activities for low to moderate income individuals and families.

According to HUD regulations, CDBG funds may be used to provide public services (including labor, supplies, materials and other costs), provided the public service is:

- A new service or a quantifiable increase in the level of a service (for city-initiated projects only).
- Serves low to moderate income persons in the City of Surprise through area benefit or serving a particular clientele like seniors or homeless persons.

Funding Limit

CDBG Public Service funding is limited to 15% of the annual CDBG allocation for the program year (PY). For example, the CDBG allocation for City of Surprise for the PY 2017-18

was \$638,560, thus the funding awarded to applicants did not exceed \$95,784.00. Anticipated funding from HUD for PY 2018-19 is approximately \$638,560.

Previous Actions

Last year the city awarded funding to seven area non-profits, to include:

- Aid to Adoption of Special Kids was awarded \$4,064.50 for foster parent counseling
- Benevilla was awarded \$15,713.50 to provide adult day care, preschool and food delivery assistance
- Central Arizona Shelter Services was awarded \$9,010.50 to provide emergency shelter services.
- Mentally Ill Kids was awarded \$9,010.50 for mentally challenged kid counseling.
- Sojourner was awarded \$7,010.50 for human trafficking and domestic violence awareness training.
- St. Mary's Food Bank was awarded \$11,004 for emergency food boxes.
- Sun Health was awarded \$18,960 for health care transition program.
- City of Surprise Resource Center was awarded \$21,010.50 for crisis assistance.

Updated Actions

The Request for Application for CDBG Public Service Activities for PY 2018-19 was released on January 3, 2018. Applications were due January 29, 2018. Staff has evaluated the eligible applications as per the scoring rubric approved by the Planning and Zoning Commission.

Funding recommendations are as follows:

	<u>Staff</u>	<u>Planning & Zoning</u>
St. Mary's Food Bank	\$12,000	\$13,109
City of Surprise-SYEP	\$15,000	\$ 6,453
City of Surprise-Crisis Assistance	\$23,500	\$11,665
Sojourner Center	\$ 5,000	\$ 4,718
Benevilla	\$ 8,000	\$12,177
CASS	\$ 5,000	\$ 5,871
New Leaf	\$ 5,000	\$ 7,071
St. Vincent de Paul	\$ 2,700	\$ 7,000
Sun Health	\$ 8,000	\$ 5,017
Northwest Valley Connect	\$ 5,000	\$10,161
Youngtown Comm. Fund	\$ 1,584	\$ 1,882
WHAM	\$ 3,000	\$ 8,986
Potter's House	\$ 2,000	\$ 1,674
Lutheran Social Services	\$ 0	\$ 0
MVP	\$ 0	\$ 0
Total Public Service Funding		\$95,784
Total Anticipated CDBG Allocation		\$638,560

Future Actions

- Submission to HUD as part of Annual Action Plan 2018-19 by May 15, 2018

Recommendations

Approval of Public Service funding priorities for the Community Development Block Grant Program Fourth Year Annual Action Plan for Year 2018-2019

PUBLIC ENGAGEMENT FORM

PROJECT TITLE: CDBG Annual Action Plan 2018-2019 - Year 4 Public Services

OVERALL PUBLIC INVOLVEMENT LEVEL:

Public Hearing on 3/1/18 (P & Z Meeting) and 4/3/18 (City Council Workshop) 4/17/18 Council Meeting. 30 day Public comment period (3/5- 4/5/18) for draft Annual Action Plan 4 Public Service Funding Priorities

IDENTIFY STAKEHOLDERS:

OTS residents/property owners, public service nonprofits, City of Surprise staff Public Works, Community Development, Economic Development and Human Services.

OBJECTIVES:

Create viable neighborhoods, provide decent, safe and affordable housing; Low to moderate income resident job creation; provide services to those with special needs

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when) Public Hearings 3/1;4/17 & 3/5-4/5/18 30 day pub.comm
Future Council Work Session/Meetings target dates
Election dates (if applicable)
Project start/completion dates 11/2018

Communication Tools and Technique options: (which do you plan to use?)

- ☒ Press releases
- ☒ Public meetings (video/photos, poster boards, fact sheet(s) *do you need Spanish version?)
- ☒ Presentations to boards and commissions, other interested community partners/stakeholders
- ☐ Third-party consultant/moderator (pending budget)
- ☐ Survey (online/paper/both?)
- ☐ Social media
- ☐ Surprise 11
- ☐ Notify Me email/ Council newsletters (opt-in audience)
- ☒ Paid advertising (pending budget)
- ☐ Surprise Progress (mailed quarterly and tied to print deadlines)
- ☐ Booth at city events
- ☐ Paid mailings (pending budget)
- ☐ Creation of a subcommittee/task force
- ☐ Youth/adult activities, registration, or orientation (HOA Academy)
- ☒ Website updates



CITY OF SURPRISE
Regular City Council Meeting

April 17, 2018 @ 6:00:00 PM

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

Council Meeting Date:	April 17, 2018	Contact Person:	Robert Kuhfuss - Community Development
Submitting Department:	CD	District:	3
Staff Recommendations:	None		

Consent	Regular	Public Hearing	x	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to conditional approval of the Preliminary Plat entitled, "Toll At Prasada" dated February 12, 2018, a property generally located west of Cotton Lane between Peoria Avenue and Cactus Road; Resolution # 2018-61.

Motion:

I move to approve Resolution # 2018-61.

Background:

Aaron Insko of Toll Brothers, Inc. requests approval of a Preliminary Plat in the Lake Village portion of the Prasada PAD. The Preliminary Plat covers approximately 772 gross acres and anticipates a maximum of 2,207 lots in eighteen (18) development parcels or “pads” to be developed over ten (10) phases. The boundaries of each of the eighteen development pads are shown on the subject Preliminary Plat; however, only Pads “A”, “B”, and “D”, which will yield 463 lots, show the proposed lotting configuration. A Master Final Plat has been submitted, but is on hold until such time as the subject Preliminary Plat is approved. This Final Master Plat will show the lotting of Pads “A”, “B” and “D”, in addition to the boundaries of the remaining pads. As each phase of development progresses, the applicant will submit a revised Preliminary Plat showing the lotting configuration for that phase of development, then follow up with a Re-Plat of that specific development pad. The proposed Preliminary Plat meets the requirements of the Prasada PAD, in addition to other requirements as set forth in the SUDC. All city reviewing departments have reviewed the request and offered no concerns that are not addressed by the recommended stipulations of approval. The project is well designed and advances the goals and policies as established in the currently approved General Plan.

Objective Analysis:

The subject Preliminary Plat meets the requirements of the Prasada PAD, in addition to other requirements as set forth in the SUDC. All city reviewing departments having purview over the development process have reviewed the request and expressed no concerns that are not addressed by the recommended stipulations of approval. The project is well designed and advances the goals and policies as established in the currently approved General Plan.

Policy Compliant:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. At 2.86 DU/Ac, the project most closely aligns with the Suburban Neighborhood type and is consistent with the General Plan in this regard. The General plan also seeks appropriate buffers and transitions between the various Character Areas. Since the existing development located to the south of the subject property consists mainly of large, rural lots, a buffer between the proposed development and the existing residential development might seem appropriate; however, the zoning entitlements that exist on the subject property pre-date this provision in the General Plan. Further, the proposed 78-foot channel located along the north side of Peoria Avenue will be well landscaped and will buffer the proposed development from the existing development by a considerable distance. Staff therefore believes transition and buffering are not an issue.

Financial Impact:

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

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:**Click to download**

- ☐ [00 - FS17-394 - Preliminary Plat for Toll at Prasada - Staff Report](#)
- ☐ [01 - FS17-394 - Preliminary Plat for Toll at Prasada - Vicinity Map](#)
- ☐ [02 - FS17-394 - Preliminary Plat for Toll at Prasada - Case Map](#)
- ☐ [03a - FS17-394 - Preliminary Plat for Toll at Prasada](#)
- ☐ [03b - FS17-394 - Preliminary Plat for Toll at Prasada](#)
- ☐ [04 - FS17-394 - Preliminary Plat for Toll at Prasada - Phasing Plan](#)
- ☐ [05 - FS17-394 - Preliminary Plat for Toll at Prasada - Cactus Landscape Plan](#)
- ☐ [06a - FS17-394 - Preliminary Plat for Toll at Prasada - Peoria Road Landscape Plan](#)
- ☐ [06b - FS17-394 - Preliminary Plat for Toll at Prasada - Peoria Landscape Plan](#)
- ☐ [06c - FS17-394 - Preliminary Plat for Toll at Prasada - Peoria Landscape Plan](#)
- ☐ [07a - FS17-394 - Preliminary Plat for Toll at Prasada - Internal Collector Road Landscape Plan](#)
- ☐ [07b - FS17-394 - Preliminary Plat for Toll at Prasada - Internal Collector Road Landscape Plan](#)
- ☐ [07c - FS17-394 - Preliminary Plat for Toll at Prasada - Internal Collector Road Landscape Plan](#)
- ☐ [08a - FS17-394 - Preliminary Plat for Toll at Prasada - Main Entry Drive Landscape Plan](#)
- ☐ [08b - FS17-394 - Preliminary Plat for Toll at Prasada - Main Entry Drive Landscape Plan](#)
- ☐ [08c - FS17-394 - Preliminary Plat for Toll at Prasada - Main Entry Drive Landscape Plan](#)
- ☐ [09 - FS17-394 - Preliminary Plat for Toll at Prasada - East Corner Park Landscape Plan](#)
- ☐ [10 - FS17-394 - Preliminary Plat for Toll at Prasada - Wall Plan Landscape Plan](#)
- ☐ [11 - FS17-394 - Preliminary Plat for Toll at Prasada - Luke AFB Comments](#)
- ☐ [12 - FS17-394 - Preliminary Plat for Toll at Prasada - ADOT Comments](#)
- ☐ [13 - FS17-394 - Preliminary Plat for Toll at Prasada - FCDMC Comments](#)

- ☐ [14 - FS17-394 - Preliminary Plat for Toll at Prasada - MWD Comments](#)
 - ☐ [15 - FS17-394 - Preliminary Plat for Toll at Prasada - Presentation](#)
 - ☐ [Resolution # 2018-61 Preliminary Plat Toll at Prasada](#)
-

PRELIMINARY PLAT

REPORT TO THE PLANNING CITY COUNCIL

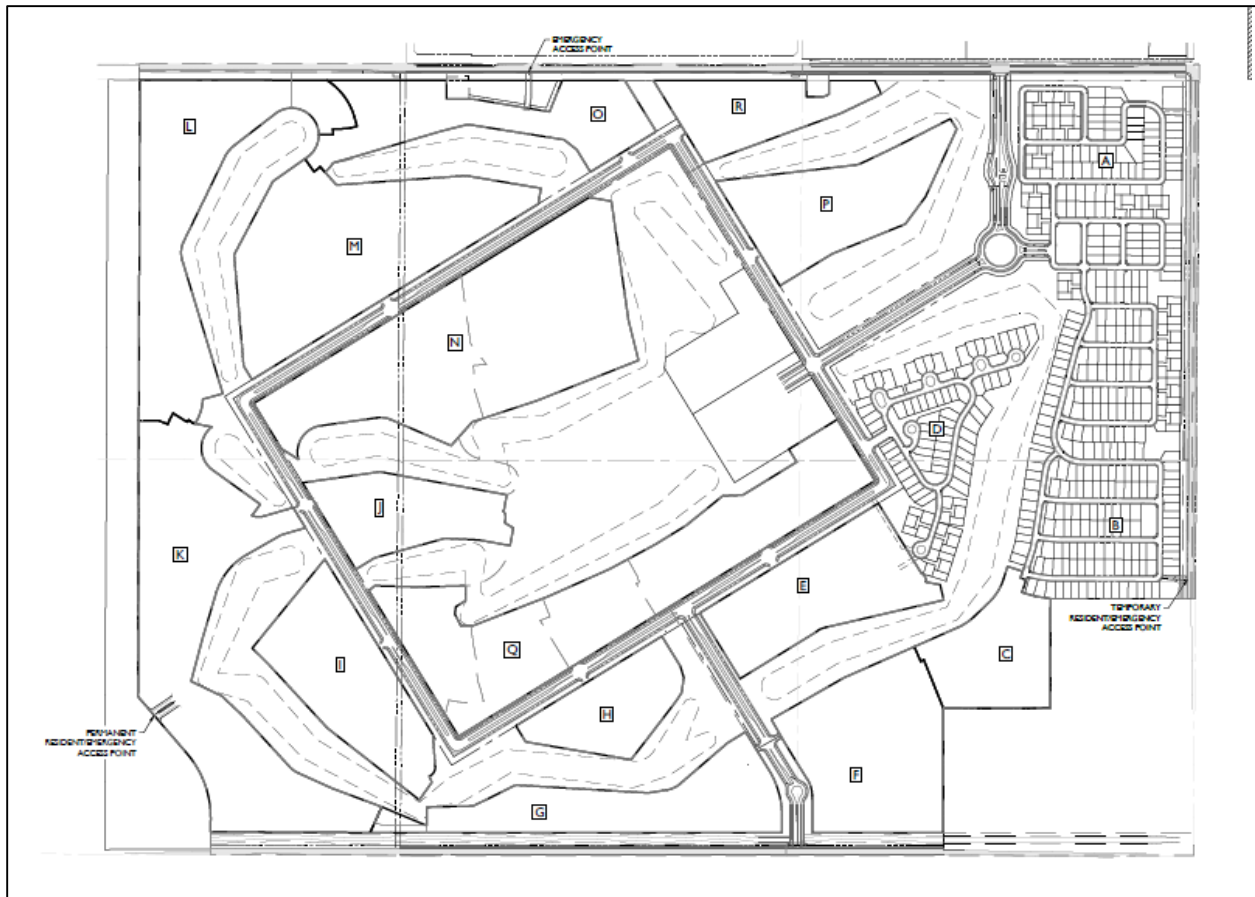
1 **Case:** **FS17-394**
2
3 **Project Name:** Toll Brothers at Prasada Preliminary Plat
4
5 **Council District:** 3
6
7 **Meeting Date:** **April 17, 2018**
8
9 **Planner:** Robert H. Kuhfuss, AICP
10
11

12 **Owner:** Suburban Land Reserve
13
14 **Applicant:** Aaron Insko, Toll Brothers, Inc.
15
16 **Request:** 10-Phase, 2,207-Lot Preliminary Plat in the PAD Zoning District
17 (Prasada)
18
19 **Site Location:** Generally west of Cotton Lane, between Cactus Road and Peoria
20 Avenue
21
22 **Site Size:** 772 gross acres (approx.)
23
24 **Density:** 2.86 DU/Ac (overall)
25
26 **General Plan Conformance:** The proposal advances the goals of the Surprise General Plan 2035
27
28 **Support/Opposition:** No items of support or opposition received.
29
30 **Commission**
31 **Recommendation:** The Planning and Zoning Commission recommends the Council
32 **approve** the proposed Preliminary Plat, subject to stipulations "a"
33 through "i".
34
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43

Project Description:

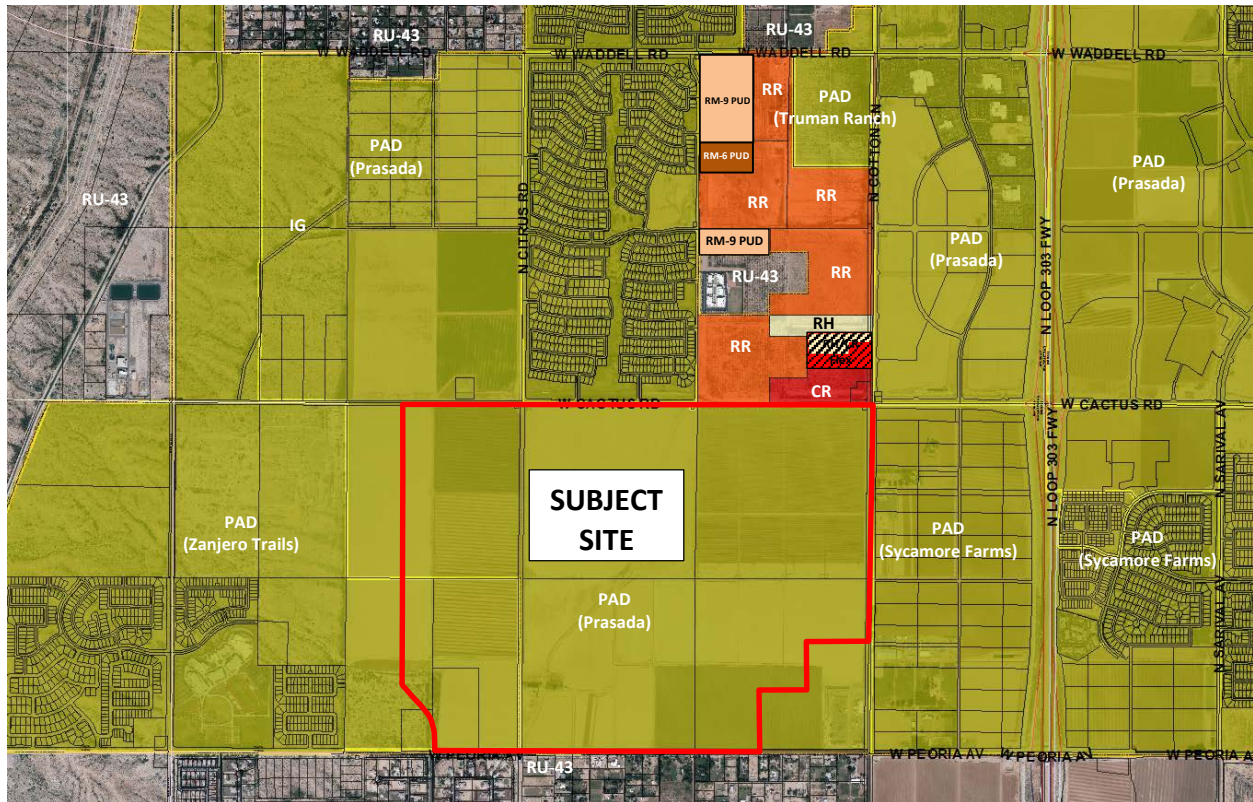
Aaron Insko of Toll Brothers, Inc. requests approval of a Preliminary Plat in the Lake Village portion of the Prasada PAD. The Preliminary Plat covers approximately 772 gross acres and anticipates a maximum of 2,207 lots in eighteen (18) development parcels or “pads” to be developed over ten (10) phases. The boundaries of each of the eighteen development pads are shown on the subject Preliminary Plat; however, only Pads “A”, “B”, and “D”, yielding 463 lots, show the proposed lotting configuration.

A Master Final Plat has been submitted, but is on hold until such time as the subject Preliminary Plat is approved. This Master Final Plat will show the lotting of Pads “A”, “B” and “D”, in addition to the boundaries of the remaining pads. As each phase of development progresses, the applicant will submit a revised Preliminary Plat showing the lotting configuration for that phase of development, then follow-up with a Re-Plat of that specific development pad. The following image, taken from Sheet CS-01 of the Preliminary Plat shows the pad and lotting configuration.



Existing Zoning:

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



BACKGROUND:

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

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

February 2, 2017: Staff met with the applicant to discuss the Preliminary Plat at a regularly scheduled Concept Review meeting under CR17-033.

July 17, 2017: The applicant filed a request for a Preliminary Plat under FS17-394, the subject request.

December 1, 2017: The applicant submitted a request for a Final Master Plat under case FS17-700.

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

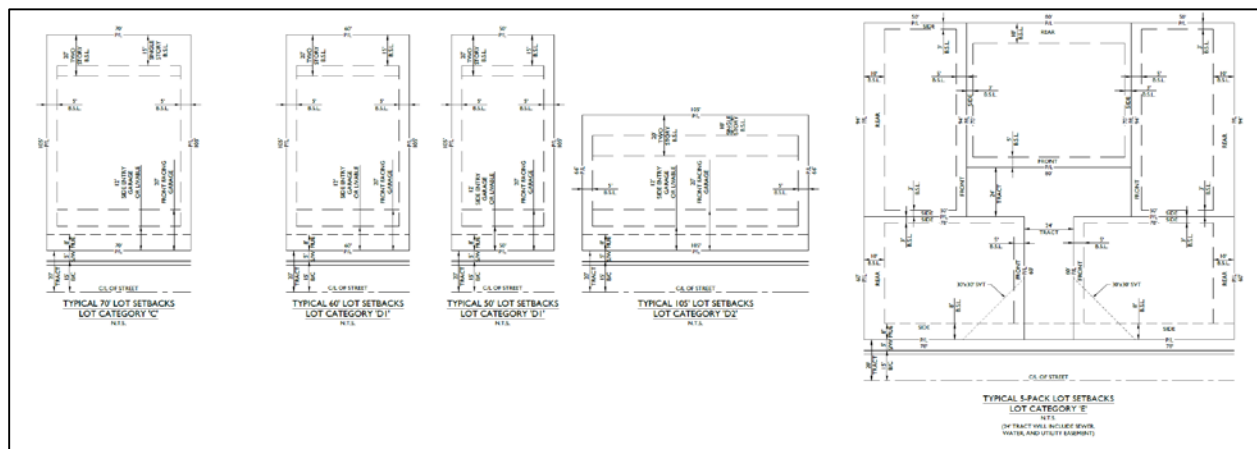
March 15, 2018: The Planning and Zoning Commission voted to recommend approval of the proposed Preliminary Plat, subject to stipulations "a" through "i".

Citizen Outreach:

N/A

Analysis and Discussion:

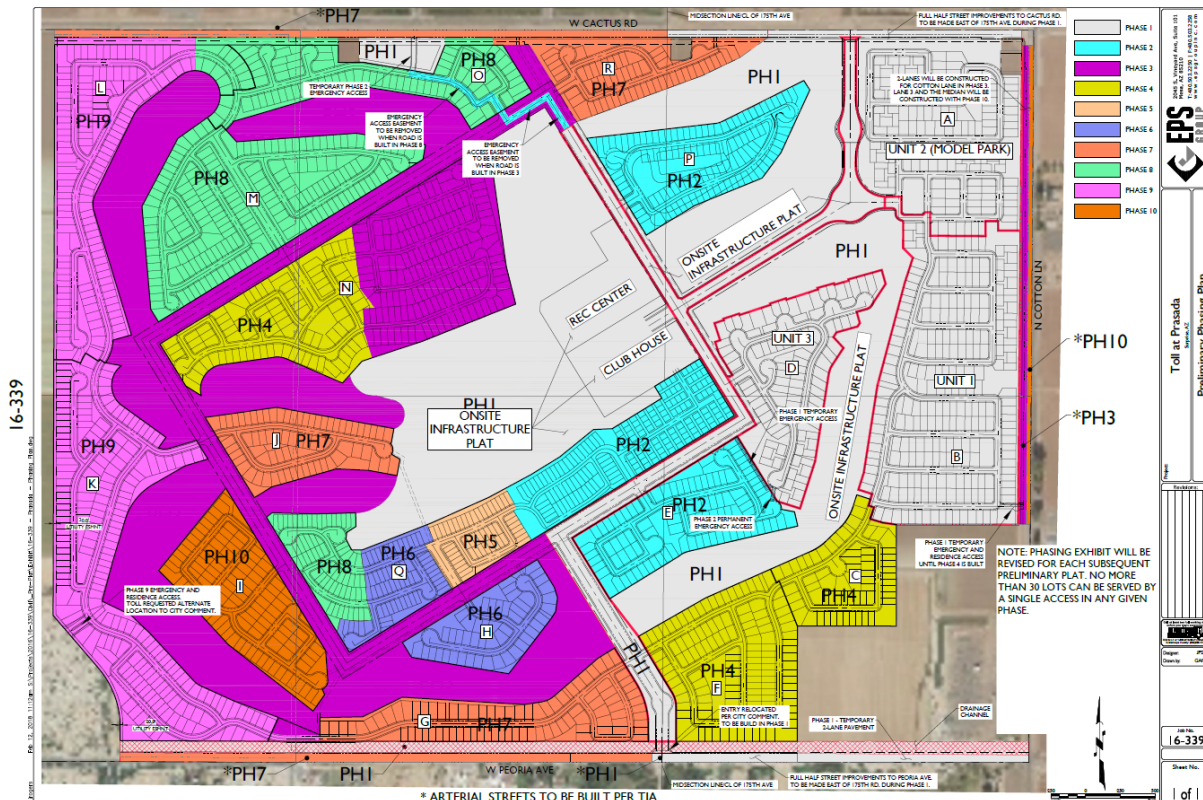
As noted above, the subject Preliminary Plat contemplates 463 lots with Phase 1. These 463 lots will be configured five (5) different ways, each falling into one (1) of four different Lot Categories as depicted on Sheet DT01 (see below). Three (3) of these configurations are essentially standard lots products, with the long axis perpendicular to the street; however, Category "D2" allows for a wide/shallow configuration, while Category "E" contemplates a "5-pack" cluster arrangement. Each of these configurations is intended to target a certain buyer market and is consistent with the approved PAD as amended by FS17-587.



Regarding the Category "E" 5-Pack product, Surprise Solid Waste has expressed concerns over the inability of collection vehicles being able to access trash and recycle bins if not located on the street. To address this concern, staff recommends a stipulation requiring the bin locations to be permanently marked on the curb using the address of the lot served by those bins. Stipulation "i" addresses this concern.

[Continued following page.]

As noted previously, the project will be developed in ten (10) phases, which are depicted in the image below, taken from the attached Preliminary Phasing Plan. The area shown in grey is Phase 1, which consists 463 lots and numerous tracts, all located in Development Pads A, B and D. The aforementioned tracts will accommodate an executive golf course, Recreation Center, and Club House, in addition to a Model Home Sales Office. The actual Model Complex will be located in what is labeled as "Unit 2" in the northeast corner of the site. Staff notes that the lotting shown for each of the various phases of development is for contextual purposes only since the exact configuration may change as market demand shifts. These individual development pads will be subject to a revised Preliminary Plat as the lotting configuration is determined by the builder.



Sheet C#03 of the Preliminary Plat depicts the various roadway configurations applicable to this development. Phase I perimeter roadway improvements will include:

- Cactus Road from Cotton Lane to 175th Avenue – half-street improvements including curb, gutter, sidewalk, paving, median and landscaping. These improvements also include tiling of the MWD irrigation lateral and the construction of a temporary drainage ditch along the north side of the existing pavement. While curbing for the south side of the median will be installed with Phase 1, the developer will post an in-lieu payment to cover their costs associated with the landscaping of said median since the timing of improvements related to the north half of Cactus Road is uncertain. This is addressed in stipulation “e”.

- Peoria Avenue from Cotton Lane to the eastern boundary of Development Pad F – Temporary 2-lane asphalt pavement.
- Peoria Avenue from the eastern boundary of Development Pad F to 175th Avenue – half-street improvements including curb, gutter, sidewalk, paving and landscaping. The applicant will also make an in-lieu payment to cover their costs associated with the half-median and related landscaping along Peoria Avenue due to the existing residential development located south of the Peoria Avenue monument line. This in-lieu payment is addressed in Stipulation “f”.

While the community will be centered about golf, other amenities will be dispersed throughout the project. Of interest are several pocket parks to be located where the internal collector road turns at a right angle. These pocket parks will be well amenitized with gathering areas including fire pits, ramadas, community garden planters, water features and seating areas, in addition to abundant landscaping. In addition, the development will feature a recreation center and clubhouse, a portion of which to serve as the sales office for the model home complex. Setting the tone for the community will be a major water feature consisting of reflecting pools and extensive vegetation.

The project will be a gated community. Primary access will be from Cactus Road along the north side of the site. Secondary access will be from Peoria Avenue along the south side of the site. Both the primary and secondary accesses will be constructed with Phase 1. In order to accommodate emergency access to Pad D during Phase 1, a temporary emergency access easement will be constructed through Pad E, which will be vacated and replaced with a permanent emergency access easement to Pad E during Phase 2. Also, a temporary access will extend from Pad B to Cotton Lane with Phase 1, to be vacated with the construction of Phase 4. During Phase 2, a temporary emergency access easement will extend through a portion of the Phase 3 development area through Pad O leading out to a small maintenance yard located at the north side of the site. This easement will be vacated with the development of Phase 8. Another emergency access easement will be located at the west end of the site in Pad K during Phase 9 and will extend out to Cortessa Parkway once constructed.

Utility and Services Table:

Electric:	APS
Water:	EPCOR
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	SWG
Irrigation:	Maricopa Water District
Schools:	Dysart USD #89

174 **Conformance with Adopted Plans:**

175
176 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying
177 within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac
178 or more, provided appropriate transitions are made between the various Neighborhood types
179 included within the character area. At 2.86 DU/Ac, the project most closely aligns with the
180 Suburban Neighborhood type and is consistent with the General Plan in this regard.

181
182 The General plan also seeks appropriate buffers and transitions between the various Character
183 Areas. Since the existing development located to the south of the subject property consists mainly
184 of large, rural lots, a buffer between the proposed development and the existing residential
185 development might seem appropriate; however, the zoning entitlements that exist on the subject
186 property pre-date this provision in the General Plan. Further, the proposed 78-foot channel located
187 along the north side of Peoria Avenue will be well landscaped and will buffer the proposed
188 development from the existing development by a considerable distance. Staff therefore believes
189 transition and buffering are not an issue.

190
191 **Reviewing Agencies:**

192
193 All city reviewing departments have reviewed the request and expressed no objections; however,
194 as discussed above, the City's Solid Waste Division expressed a desire that trash and recycle bin
195 locations be affixed to the curb for all of the 5-Pack lot products. This has been addressed in
196 Stipulation "i". In addition, Surprise Transportation Planning and Traffic Engineering seeks certain
197 minor revisions relating to street names, the addition of left-turn pockets at certain locations, and
198 the access gate configuration. This has been addressed in stipulation "a".

199
200 The subject Preliminary Plat was also routed to the standard external reviewing agencies, who
201 offered the following comments:

202
203 **Luke Air Force Base (LAFB):** In a letter dated July 18, 2017 (attached), LAFB indicated the proposed
204 development meets their Gradated Density Concept and recommends a strong notification
205 program.

206
207 **Arizona Department of Transportation (ADOT):** In an email dated July 27, 2017 (attached), ADOT
208 Right-of-way indicated the proposed development would not impact their system. In a separate
209 email dated July 14, 2017 (attached), ADOT Traffic indicated the proposed development will have
210 an impact to their facilities and will require a traffic study be submitted to ADOT for review and
211 approval. Staff advises that since the receipt of this comment, a Traffic Impact Analysis (TIA) has
212 been approved showing essentially the same number of trips per day as originally anticipated for
213 the Loop 303. This TIA has been forwarded to ADOT for review.

Flood Control District of Maricopa County (FCDMC): In an email dated July 21, 2017 (attached), FCDMC indicated that portions of the project are located within FEMA Zones X and A, and requires a Floodplain Use Permit prior to obtaining a building permit. As this is standard procedure, a stipulation is not included.

Maricopa Water District (MWD): In an email dated July 12, 2017 (attached), MWD indicated the proposed project will impact their facilities and will require a development agreement between MWD and the developer, in addition to various drawings related to the development. As this is standard procedure, a stipulation is not included.

Summary:

The subject Preliminary Plat meets the requirements of the Prasada PAD, in addition to other requirements as set forth in the SUDC. All city reviewing departments having purview over the development process have reviewed the request and expressed no concerns that are not addressed by the recommended stipulations of approval. The project is well designed and advances the goals and policies as established in the currently approved General Plan.

Findings:

- The proposed Preliminary Plat is consistent with the Surprise General Plan.
- The proposed Preliminary Plat is consistent with the Prasada PAD as amended by FS17-587.
- The reviewing agencies have indicated no concerns that are not addressed by the recommended stipulations.

Commission

Recommendation:

Based on the findings noted above, the Commission recommends the City Council **approve** the requested Preliminary Plat, subject to stipulations 'a' through 'i' as outlined below:

a. Development and use of the site shall be consistent with the Preliminary Plat entitled "Preliminary Plat for Toll at Prasada", consisting of 41 sheets prepared by EPS Group and stamped received February 12, 2018, except that within thirty (30) days of approval of this Preliminary Plat by the City Council, the applicant shall submit a revised Preliminary Plat that addresses the following:

1. Show correct street names on Sheet CS02.
2. Show north-bound and south-bound left turn pockets on Darlington Parkway at Carlisle Drive on Sheets PP28 and PP34.

- 257 3. Show south-bound left turn pocket on Darlington Parkway at Peoria Avenue on
258 Sheet PP34.
259
- 260 4. Show reasonable location for entry and exit gates on Darlington Parkway and
261 ensure there is a median break for turn-around traffic in the event of gate
262 refusal.
263
- 264 b. Phasing of the development shall be consistent with the phasing exhibit entitled "Toll at
265 Prasada Preliminary Phasing Plan", consisting of one (1) sheet prepared by EPD Group
266 and stamped received February 12, 2018, except that the City of Surprise reserves the
267 right to modify said phasing to accommodate the orderly extension of infrastructure
268 including secondary and tertiary access as deemed necessary by the City of Surprise.
269
- 270 c. A Master Final Plat covering the entirety of the Toll at Prasda project shall be approved
271 by the City of Surprise prior to development of any portion of the site. Said Master Final
272 Plat may include lotting associated with Phase 1, but shall not include lotting associated
273 with any future phase of development unless a revised Preliminary Plat expressing the
274 proposed lotting for those future phases of development is first approved.
275
- 276 d. Prior to approval of the Master Final Plat, the applicant shall provide written evidence
277 that Suburban Land Reserve has reviewed and accepted the Drainage Report associated
278 with the project.
279
- 280 e. Prior to approval of the Master Final Plat, the applicant shall provide an in-lieu payment
281 covering the anticipated cost associated with the landscaping of the half-median along
282 Cactus Road.
283
- 284 f. Prior to approval of the Master Final Plat, the applicant shall provide an in-lieu payment
285 covering the anticipated cost associated with the construction of the half-median and
286 related landscaping along Peoria Avenue.
287
- 288 g. Prior to the development of any phase subsequent to Phase 1, the applicant shall
289 process a revised Preliminary Plat and related Re-Plat of the effected development pad
290 or parcel.
291
- 292 h. Landscaping, walls and entry monumentation for the first phase of development shall
293 be consistent with the following preliminary landscape plans:
294
- 295 1. "Prasada Cactus Road Pre-Plat Landscape Plans" consisting of four (4) sheets
296 prepared by Greey|Picket and stamped received January 23, 2018.
297
- 298 2. "Prasada Peoria Ave Pre-Plat Landscape Plans" consisting of six (6) sheets
299 prepared by Greey|Picket and stamped received January 23, 2018.

- 300
- 301 3. "Prasada Internal Collector Road Pre-Plat Landscape Plans" consisting of five
- 302 (5) sheets prepared by Greey|Picket and stamped received January 23, 2018.
- 303
- 304 4. "Prasada Main Entry Drive Pre-Plat Landscape Plans" consisting of seven (7)
- 305 sheets prepared by Greey|Picket and stamped received January 23, 2018.
- 306
- 307 5. "Prasada East Corner Park Pre-Plat Landscape Plans" consisting of two (2)
- 308 sheets prepared by Greey|Picket and stamped received January 23, 2018.
- 309
- 310 6. "Prasada Wall Plan Pre-Plat Landscape Plans" consisting of two (2) sheets
- 311 prepared by Greey|Picket and stamped received January 23, 2018.
- 312
- 313 7. Landscaping, walls and monumentation for future phases of development
- 314 shall be determined at the time of revised Preliminary Plat for that phase of
- 315 development.
- 316
- 317 i. For all Category "E" lots as depicted on Sheet DT01 of the Preliminary Plat referenced in
- 318 stipulation "a" above, the trash and recycle container locations shall be permanently
- 319 identified at the curb for each address served.
- 320

321 However, should the Council wish to deny the request, the Council should make its own findings

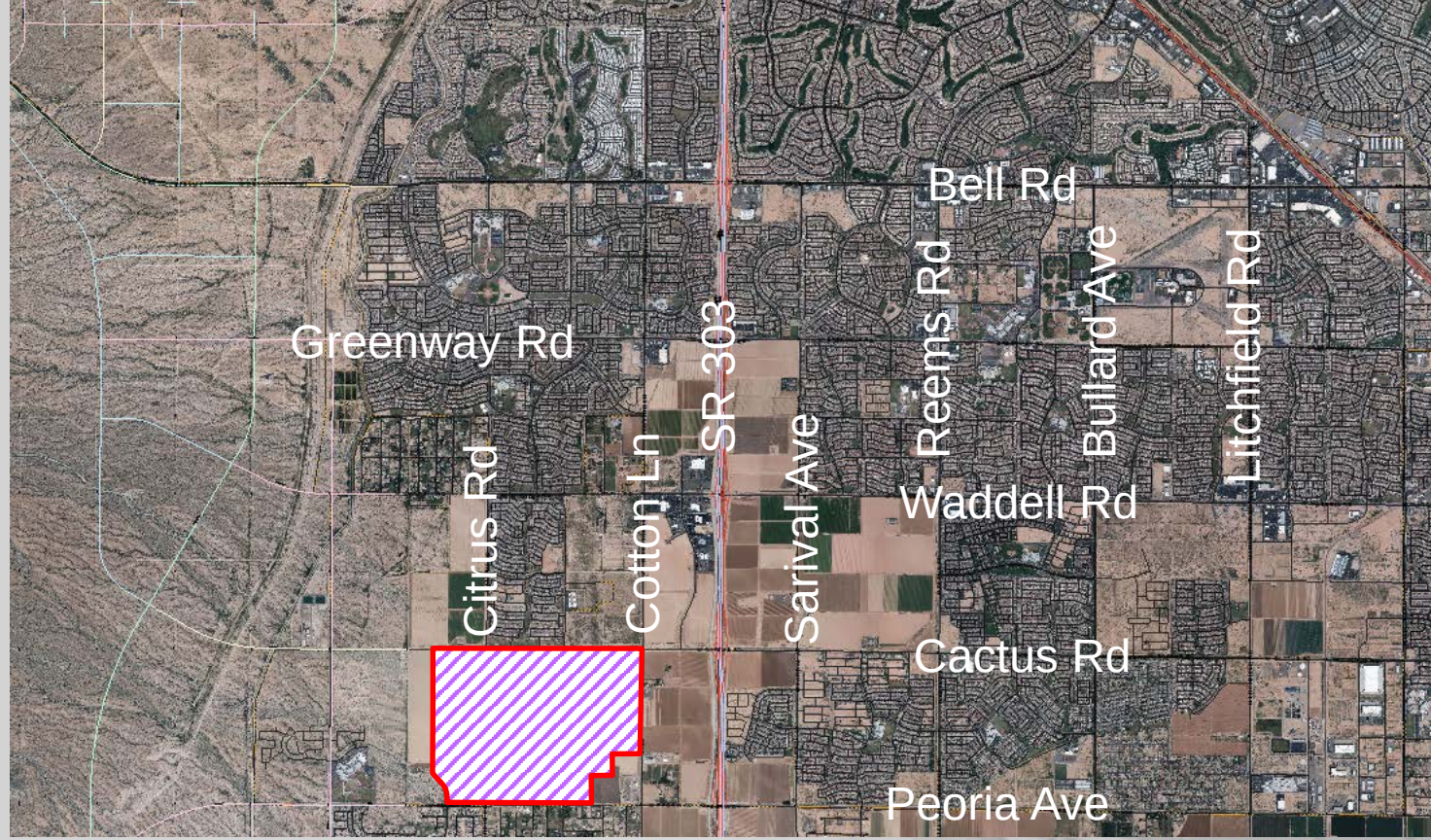
322 and base its decision on those alternative findings.

323

324 **Attachments:**

325

- 326 01 – Vicinity Map
- 327 02 – Case Map
- 328 03 – Preliminary Plat
- 329 04 – Preliminary Phasing Plan
- 330 05 – Cactus Road Preliminary Landscape Plan
- 331 06 – Peoria Avenue Preliminary Landscape Plan
- 332 07 – Internal Collector Road Preliminary Landscape Plan
- 333 08 – Main Entry Drive Preliminary Landscape Plan
- 334 09 – East Corner Park Preliminary Landscape Plan
- 335 10 – Wall Preliminary Landscape Plan
- 336 11 – Luke AFB Comments
- 337 12 – ADOT Comments
- 338 13 – FCDMC Comments
- 339 14 – MWD Comments



FS17-394 Vicinity Map

Prasada - Internal Collector Road Pre-Plat Landscape Plans

CITY OF SURPRISE (PRE-PLAT SUBMITTAL)

CITY OF SURPRISE LANDSCAPE & IRRIGATION NOTES

ALL LANDSCAPE AND IRRIGATION INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR OTHER CITY MAINTAINED AREAS SHALL BE INSTALLED PER THE APPROVED PLANS. ALL LANDSCAPING APPROVED AS A PART OF THE SITE PLAN PROCESS SHALL BE INSTALLED PER THE APPROVED PLANS. ANY DEVIATIONS TO THE APPROVED PLANS REQUIRED CITY APPROVAL.

PERMITS ARE REQUIRED FOR ELECTRICAL CONNECTIONS, INCLUDING ELECTRIC METER INSTALLATION, BACKFLOW PREVENTERS, AND WORK WITHIN THE CITY RIGHT-OF-WAY OR CITY DEDICATED PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THESE PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.

ALL IRRIGATION LINES, 1 INCH OR GREATER, WITHIN THE RIGHT-OF-WAY SHALL BE SHOWN ON THE WATER PLANS. A PERMIT IS REQUIRED FOR THIS WORK AND IS SUBJECT TO INSPECTION BY THE CITY OF SURPRISE CIVIL INSPECTOR.

ONLY PLANTS ON THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) PHOENIX ACTIVE MANAGEMENT AREA LOW WATER USE DROUGHT TOLERANT PLANT LIST ARE TO BE USED WITHIN CITY LIMITS.

ALL TREES WILL BE MEASURED AND HAVE A MINIMUM CALIPER SIZE AS DEFINED IN THE ARIZONA NURSERY ASSOCIATION'S CONTAINER GROWN TREE GUIDE. IN NO CASE WILL THE CALIPER BE LESS THAN 2 INCHES (MEASURED 18 INCHES FROM THE GROUND). THE HEIGHT OF THE TREE SHALL BE A MINIMUM OF 7 FEET.

THE COMMUNITY DEVELOPMENT PLANNING DIVISION AND PUBLIC WORKS LANDSCAPE DIVISION MAY SELECT AND TAG TREES AT THE NURSERY LOCATION AND WILL REVIEW AT PROJECT SITE PRIOR TO INSTALLATION.

ALL MEDIANS ARE TO BE DECOMPOSED GRANITE, UNLESS OTHERWISE APPROVED; AND SHALL BE FINISH GRADED TO SLOPE FROM THE CURB LINE TO THE PLANTS. MEDIAN NOSES LESS THAN 3-FOOT WIDE ARE TO HAVE 1 1/2" - 3" DECOMPOSED GRANITE (PIT RUN ROCK) MIX.

TREE ROOT BARRIERS ARE REQUIRED WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS.

ALL TREES ARE TO BE LOCATED A MINIMUM OF 12 FEET FROM THE WALLS FOR WELL SITES, WATER SUPPLY FACILITIES, LIFT STATIONS, AND WATER RECLAMATION FACILITIES.

TREES LOCATED IN MEDIANS MAY BE ALLOWED A MINIMUM OF SEVEN FEET FROM THE CURB. TREES MUST BE CENTERED IN MEDIANS LESS THAN 14' WIDE.

ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY FIRE HYDRANT, WATER METER, OR VAULT.

LANDSCAPING, AT FULL GROWTH, SHALL NOT IMPEDE PEDESTRIAN OR VEHICULAR TRAFFIC. ALL LANDSCAPING SHOWN ON PLANS SHALL BE SHOWN MATURE SIZE.

TREES CANNOT BE REMOVED FROM THE RIGHT-OF-WAY WITHOUT WRITTEN AUTHORIZATION FROM THE PUBLIC WORKS AND COMMUNITY DEVELOPMENT DEPARTMENTS.

THE TYPE, COLOR, AND SIZE OF BRICK PAVERS THAT MAY BE USED FOR CITY MEDIANS IN THE CITY OF SURPRISE RIGHT-OF-WAY SHALL BE APPROVED BY THE COMMUNITY DEVELOPMENT PLANNING DIVISION.

UTILITY BOXES, METERS, VAULTS, ETC. ARE TO BE LOCATED IN THE RIGHT-OF-WAY OR UTILITY EASEMENT ALONG THE SIDES OF THE ROADS AND NEVER IN THE MEDIAN. HOWEVER, IRRIGATION VALVE BOXES MAY BE LOCATED IN THE MEDIAN PLANTING AREA.

DEVELOPERS SHALL USE ONLY IRRIGATION EQUIPMENT THAT IS COMPATIBLE WITH THE EXISTING EQUIPMENT. THE DEVELOPER SHALL REFER TO THE CITY OF SURPRISE FOR THE APPROVED LIST OF EQUIPMENT. EQUIPMENT MANUFACTURED BY HUNTER INDUSTRIES, IS COMPATIBLE WITH THE CITY'S INVENTORY AND HUNTER EQUIPMENT, OR AN APPROVED EQUAL, SHALL BE USED. SOLAR CONTROLLERS ARE PREFERRED AND SHALL BE DIG, LEIT SERIES, POST MOUNTED SOLAR CONTROLLER OR AN APPROVED EQUAL.

ALL CONTROLLERS, METERS, ETC. MUST BE ENCLOSED BY LOCKING PROTECTIVE COVERS AND SCREENED FROM VIEW.

ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.

MARKING TAPE LABELED AS "RECLAIMED WATER" IS REQUIRED ON IRRIGATION SYSTEMS THAT USE OR MAY USE RECLAIMED WATER IN THE FUTURE.

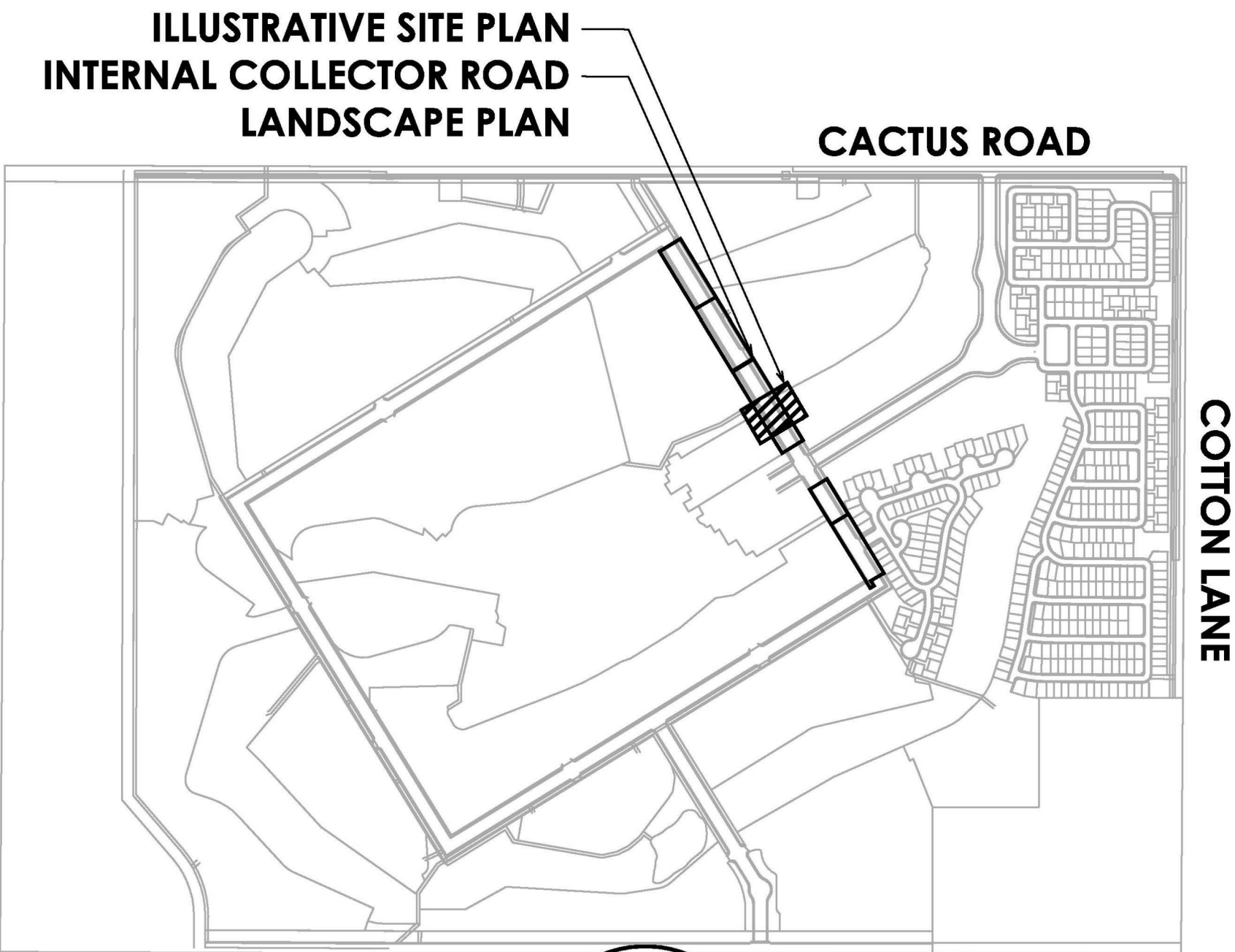
PURPLE MARKER BALLS SHALL BE INSTALLED ON ALL IRRIGATION MAINLINES FOUR INCHES AND LARGER WITHIN THE PUBLIC RIGHT-OF-WAY AT ALL FITTINGS AND EVERY 200 FEET IF THE DISTANCE BETWEEN FITTINGS IS GREATER THAN 200 FEET.

LANDSCAPE AREAS THAT ARE TO BE MAINTAINED BY THE CITY SHALL HAVE SEPARATE WATER METERS AND ELECTRIC OR SOLAR CONTROLLERS, AS APPROVED BY THE CITY.

A CITY APPROVED BACKFLOW PREVENTER IS REQUIRED FOR IRRIGATION SERVICES, FOR POTABLE WATER, NON-POTABLE WATER AND RECLAIMED WATER AND SHALL MEET EPA LOW LEAD STANDARDS.

ALL IRRIGATION MAINLINES AND LATERALS SHALL BE SCHEDULE 40; ALL RISERS, TEES, AND OTHER FIXTURES SHALL BE SCHEDULE 80 IN THE RIGHT-OF-WAY. ALL IRRIGATION MAINLINES IN THE RIGHT-OF-WAY SHALL BE SLEEVED. THE MINIMUM SLEEVE SIZE IS 5 INCHES.

KEY MAP - NTS



NOTE: ALL TREES WITH AN UPRIGHT GROWTH HABIT SUCH AS BUT NOT LIMITED TO EVERGREEN ELM OR HERITAGE LIVE OAK WHICH ARE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE THEIR MAIN LEADERS INTACT.

NOTE: ANY TREES PLACED WITHIN THREE (3) FEET OF ANY SIDEWALK, CURB, PAVEMENT OR WALL WILL HAVE A ROOT BARRIER PER EDS 8-14

CONSULTANT TEAM

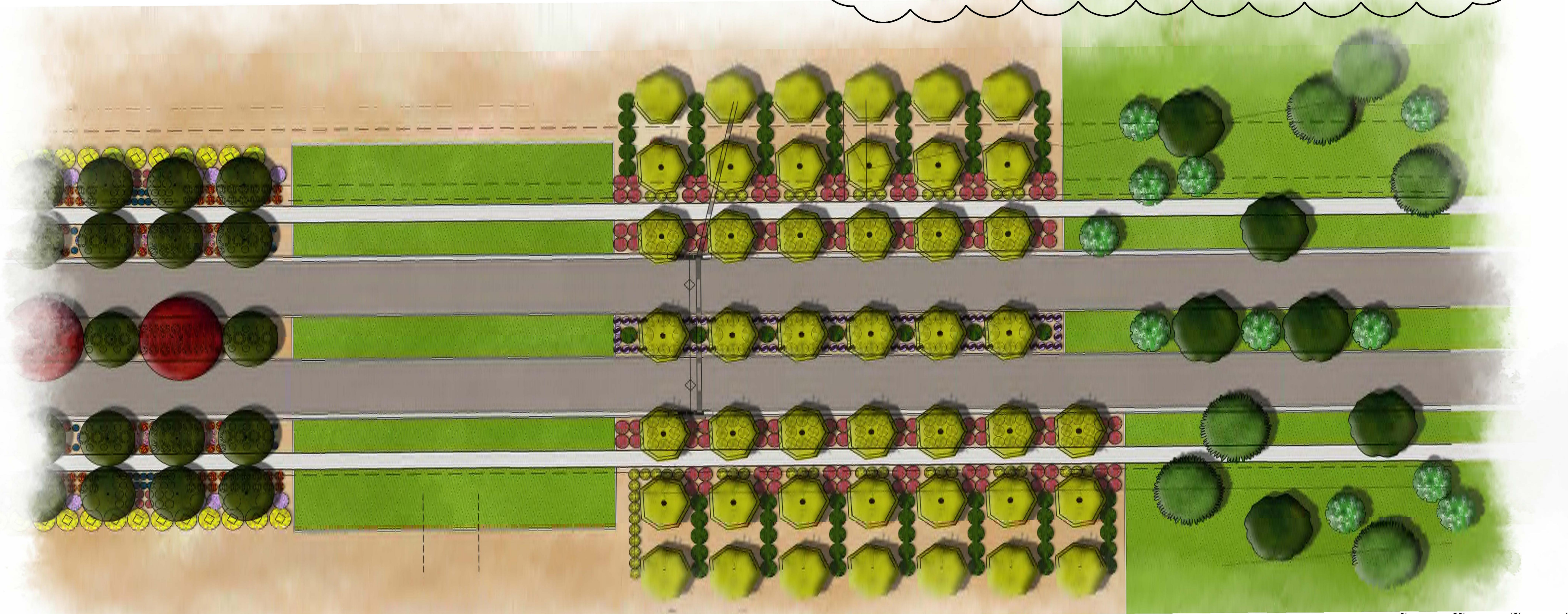
DEVELOPER:
TOLL BROTHERS
8767 E VIA DE VENTURA, SUITE 390
SCOTTSDALE, AZ 85258
TEL: (480) 314-6711
CONTACT: OSCAR DOMINGUEZ

LANDSCAPE ARCHITECT/PLANNER:
GREEY | PICKETT
7144 EAST STETSON DRIVE, SUITE 205
SCOTTSDALE, AZ 85251
PHONE: (480) 609-0009
FAX: (480) 609-0068
CONTACT: WENDELL PICKETT

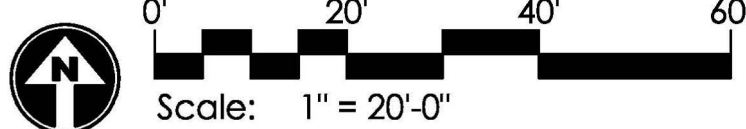
CIVIL ENGINEER:
EPS GROUP
2045 S. VINEYARD AVE, SUITE 101
MESA, AZ 85210
PHONE: (480) 503-2250
CONTACT: RICH HOPPE, P.E.

SHEET INDEX:

LANDSCAPE PLANS	
COVER SHEET	L0.0
LANDSCAPE PLANS	L3.1-L3.4



INTERNAL COLLECTOR ROAD ILLUSTRATIVE LANDSCAPE PLAN



PRASADA
Internal Collector Road
Pre-Plat Landscape Plans
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

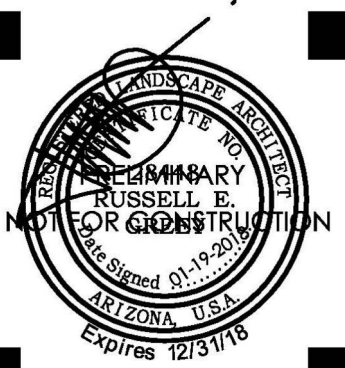
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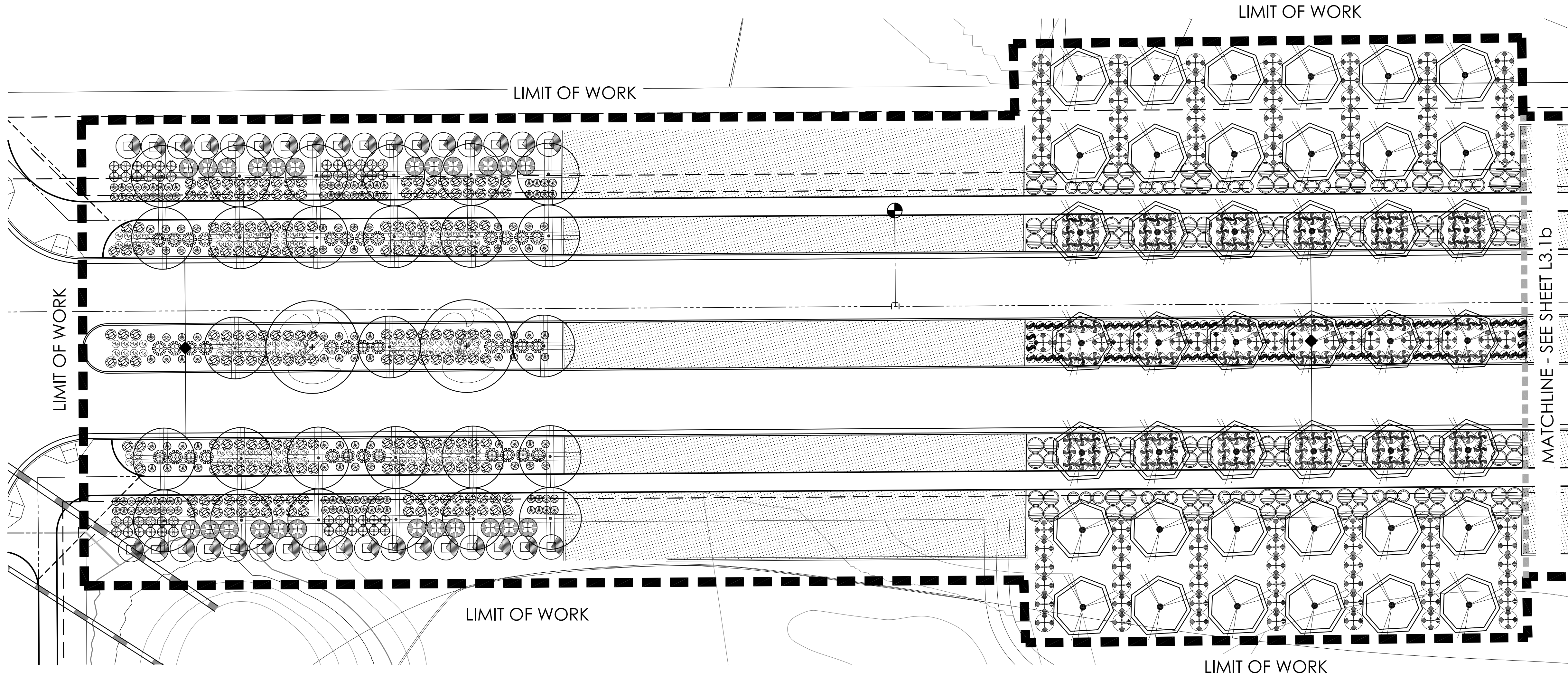
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drawn by:
TEAM
date:
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drawing:
Cover Sheet

sheet #
L0.0
1 of 5

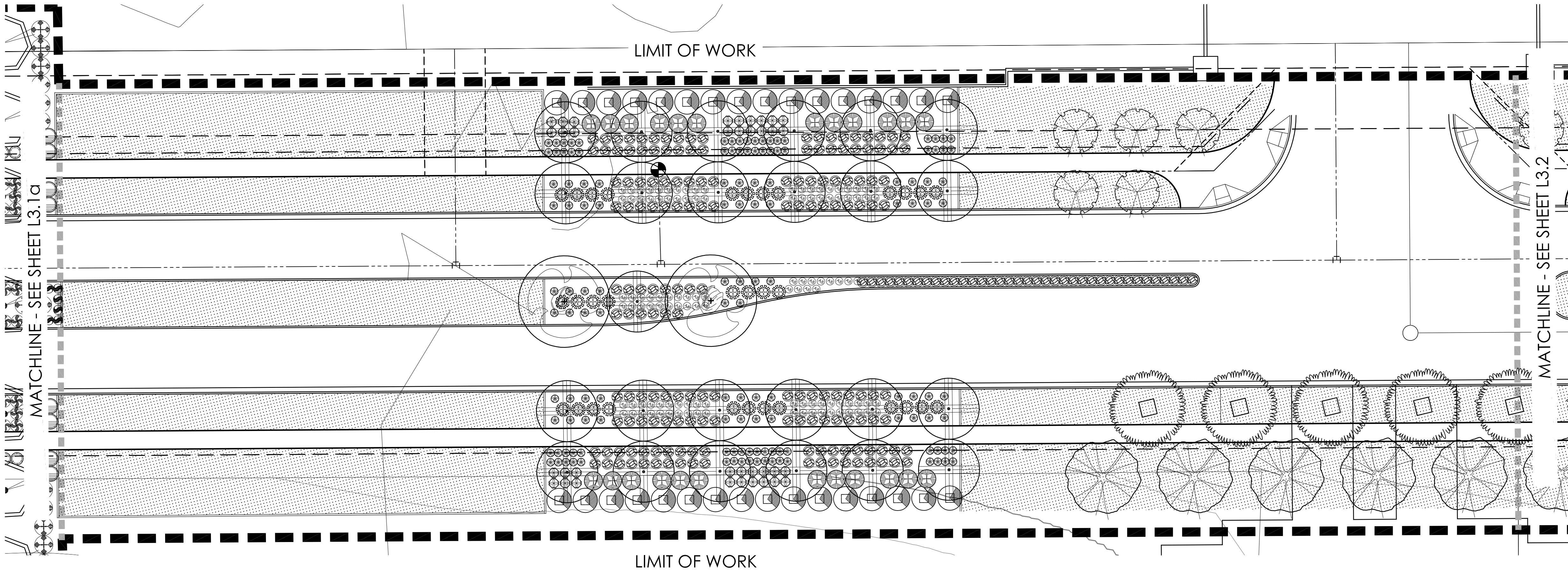
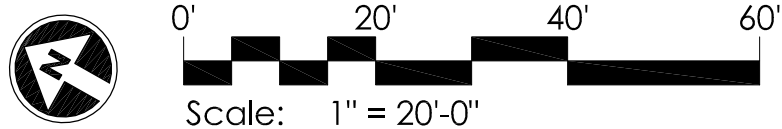
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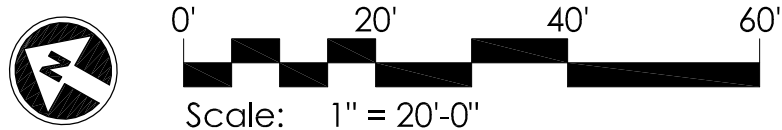
GREEY | PICKETT
landscape architecture | community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0009f



PRASADA - INTERNAL COLLECTOR ROAD - PLANTING PLAN - L3.1a



PRASADA - INTERNAL COLLECTOR ROAD - PLANTING PLAN - L3.1b



PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty
Trees			
	<i>Fraxinus oxycarpa</i> 'Raywood' Raywood Ash	24" Box Min.	-
	<i>Fraxinus velutina</i> Arizona Ash	24" Box Min.	-
	<i>Olea europaea</i> 'Swan Hill' Swan Hill Olive	24" Box Min.	-
	<i>Parkinsonia hybrid</i> 'Desert Museum' Desert Museum Palo Verde	24" Box Min.	-
	<i>Pistacia x 'Red Push'</i> Red Push Pistache	24" Box Min.	-
	<i>Pyrus calleryana</i> Bradford Pear	24" Box Min.	-
	<i>Quercus virginiana</i> Southern Live Oak	24" Box Min.	-

Shrubs			
	<i>Bougainvillea</i> 'Rosenka' Bougainvillea	5 gal.	-
	<i>Carissa grandiflora</i> Natal Plum	5 gal.	-
	<i>Dodonaea viscosa</i> 'Purpurea' Purple Hop Bush	5 gal.	-
	<i>Leucophyllum laevigatum</i> Chihuahuan Sage	5 gal.	-
	<i>Myrtus communis</i> 'Compacta' Compact Myrtle	5 gal.	-
	<i>Russelia equisetiformis</i> Coral Fountain	5 gal.	-
	<i>Salvia clevelandii</i> Chaparral Sage	5 gal.	-
	<i>Tecoma stans</i> Yellow Bells	5 gal.	-
Groundcovers			
	<i>Lantana camara</i> 'Dallas Red' Dallas Red Lantana	5 gal.	-
	<i>Lantana montevidensis</i> Purple Trailing Lantana	1 gal.	-
Accents			
	<i>Hesperaloe parviflora</i> -yellow Yellow Hesperaloe	5 gal.	-
	<i>Rosa x 'NOA974004'</i> Amber Groundcover Rose	5 gal.	-

MASS PLANTING

	SOD
--	-----

INERTS	
Sym.	Description

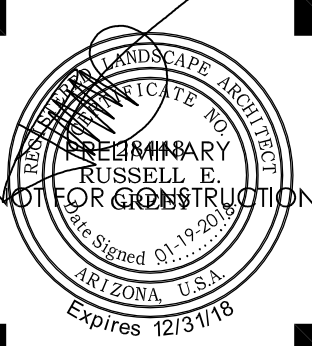
	DECOMPOSED GRANITE.
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NOTES:

1. ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
2. ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
3. LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
4. ALL SHRUBS TO BE PLANTED 3'-0" MIN. AWAY FROM EXISTING OR FUTURE WALLS.
5. ALL TREES TO BE PLANTED 5'-0" MIN. AWAY FROM EXISTING OR FUTURE WALLS.
6. WHERE POSSIBLE, ALL TREES & SHRUBS TO BE PLANTED 2'-0" MIN. AWAY FROM WALKS & CURBS.
7. PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.

KEY MAP

SCALE: NTS



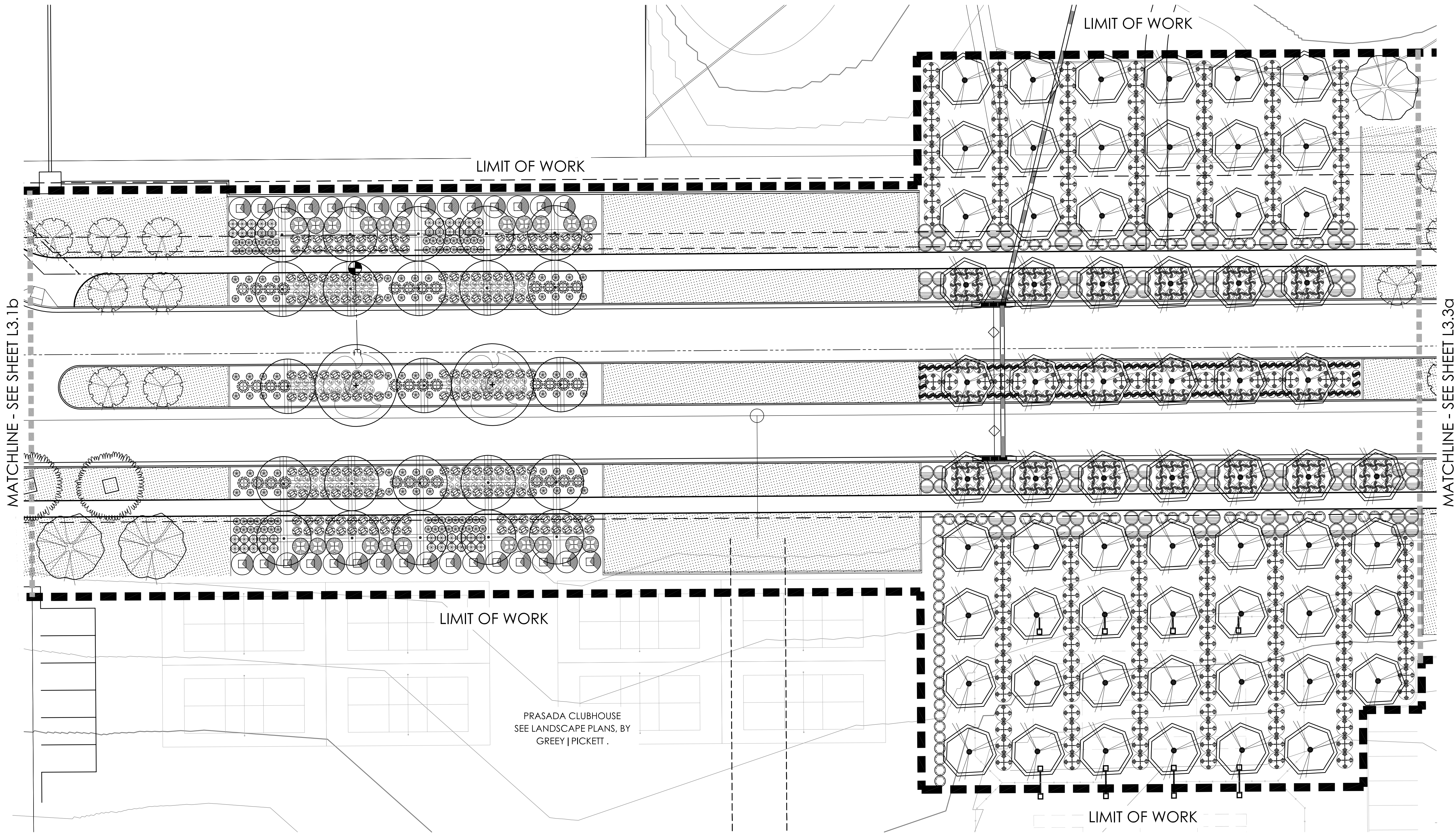
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drawing:
Planting Plan

sheet #
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02 of 5

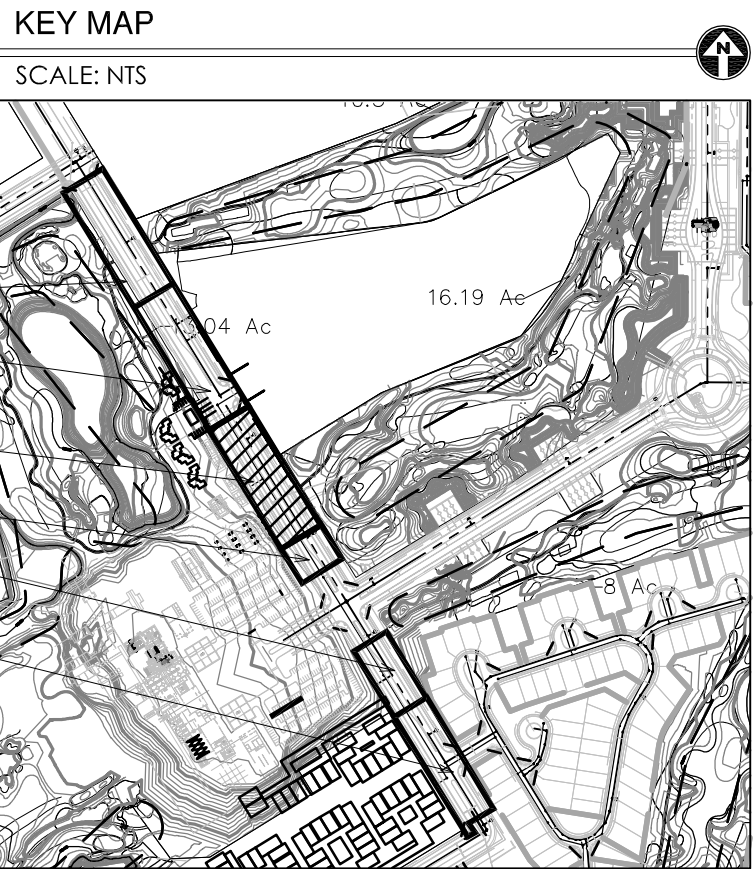


PLANT MATERIALS LEGEND			
Sym.	Plant Name	Size	Qty
Trees			
	<i>Fraxinus oxycarpa</i> 'Raywood' Raywood Ash	24" Box Min.	-
	<i>Fraxinus velutina</i> Arizona Ash	24" Box Min.	-
	<i>Olea europaea</i> 'Swan Hill' Swan Hill Olive	24" Box Min.	-
	<i>Parkinsonia hybrid</i> 'Desert Museum' Desert Museum Palo Verde	24" Box Min.	-
	<i>Pistacia x</i> 'Red Push' Red Push Pistache	24" Box Min.	-
	<i>Pyrus calleryana</i> Bradford Pear	24" Box Min.	-
	<i>Quercus virginiana</i> Southern Live Oak	24" Box Min.	-

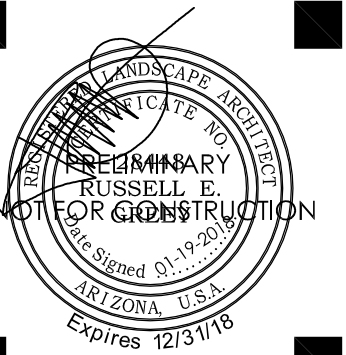
Shrubs			
	<i>Bougainvillea</i> 'Rosenka' Bougainvillea	5 gal.	-
	<i>Carissa grandiflora</i> Natal Plum	5 gal.	-
	<i>Dodonaea viscosa</i> 'Purpurea' Purple Hop Bush	5 gal.	-
	<i>Leucophyllum laevigatum</i> Chihuahuan Sage	5 gal.	-
	<i>Myrtus communis</i> 'Compacta' Compact Myrtle	5 gal.	-
	<i>Russelia equisetiformis</i> Coral Fountain	5 gal.	-
	<i>Salvia clevelandii</i> Chaparral Sage	5 gal.	-
	<i>Tecoma stans</i> Yellow Bells	5 gal.	-
Groundcovers			
	<i>Lantana camara</i> 'Dallas Red' Dallas Red Lantana	5 gal.	-
	<i>Lantana montevidensis</i> Purple Trailing Lantana	1 gal.	-
Accents			
	<i>Hesperaloe parviflora</i> Yellow Hesperaloe	5 gal.	-
	<i>Hesperaloe parviflora</i> - yellow Yellow Hesperaloe	5 gal.	-
	<i>Rosa x</i> 'NOA97400A' Amber Groundcover Rose	5 gal.	-

MASS PLANTING	
	SOD
INERTS	
Sym.	Description
	DECOMPOSED GRANITE.

- NOTES:
- ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
 - ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
 - LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
 - ALL SHRUBS TO BE PLANTED 3'-0" MIN. AWAY FROM EXISTING OR FUTURE WALLS.
 - ALL TREES TO BE PLANTED 5'-0" MIN. AWAY FROM EXISTING OR FUTURE WALLS.
 - WHERE POSSIBLE, ALL TREES & SHRUBS TO BE PLANTED 2'-0" MIN. AWAY FROM WALKS & CURBS.
 - PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.



GREY | PICKETT
landscape architecture community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0009f



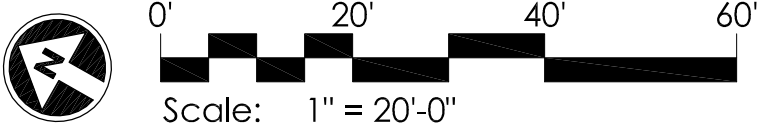
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Toll Brothers
AMERICA'S LUXURY HOME BUILDER

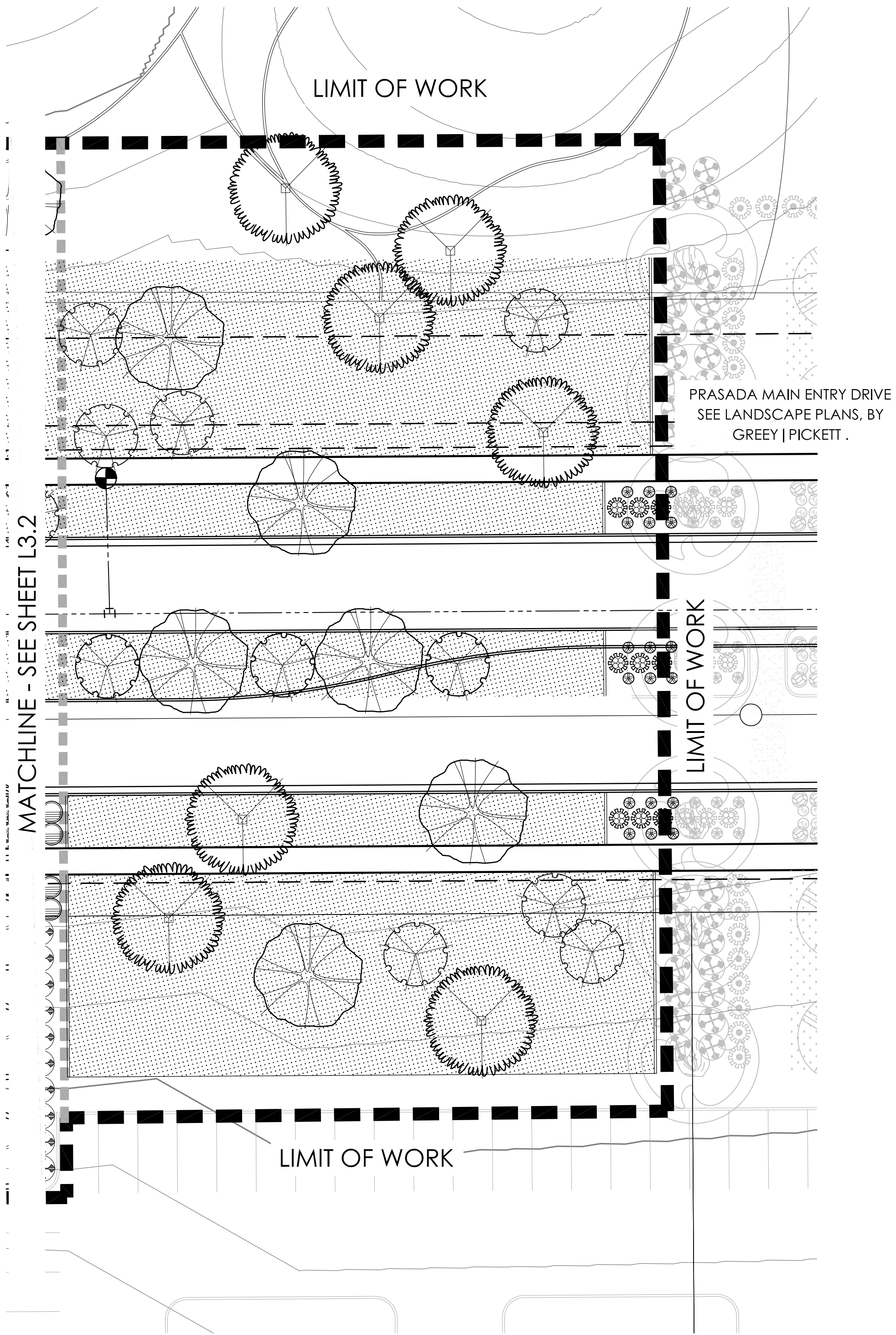
revisions:
01.19.2018 City Comments

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drawn by:
TEAM
date:
01.19.2018
drawing:
Planting Plan

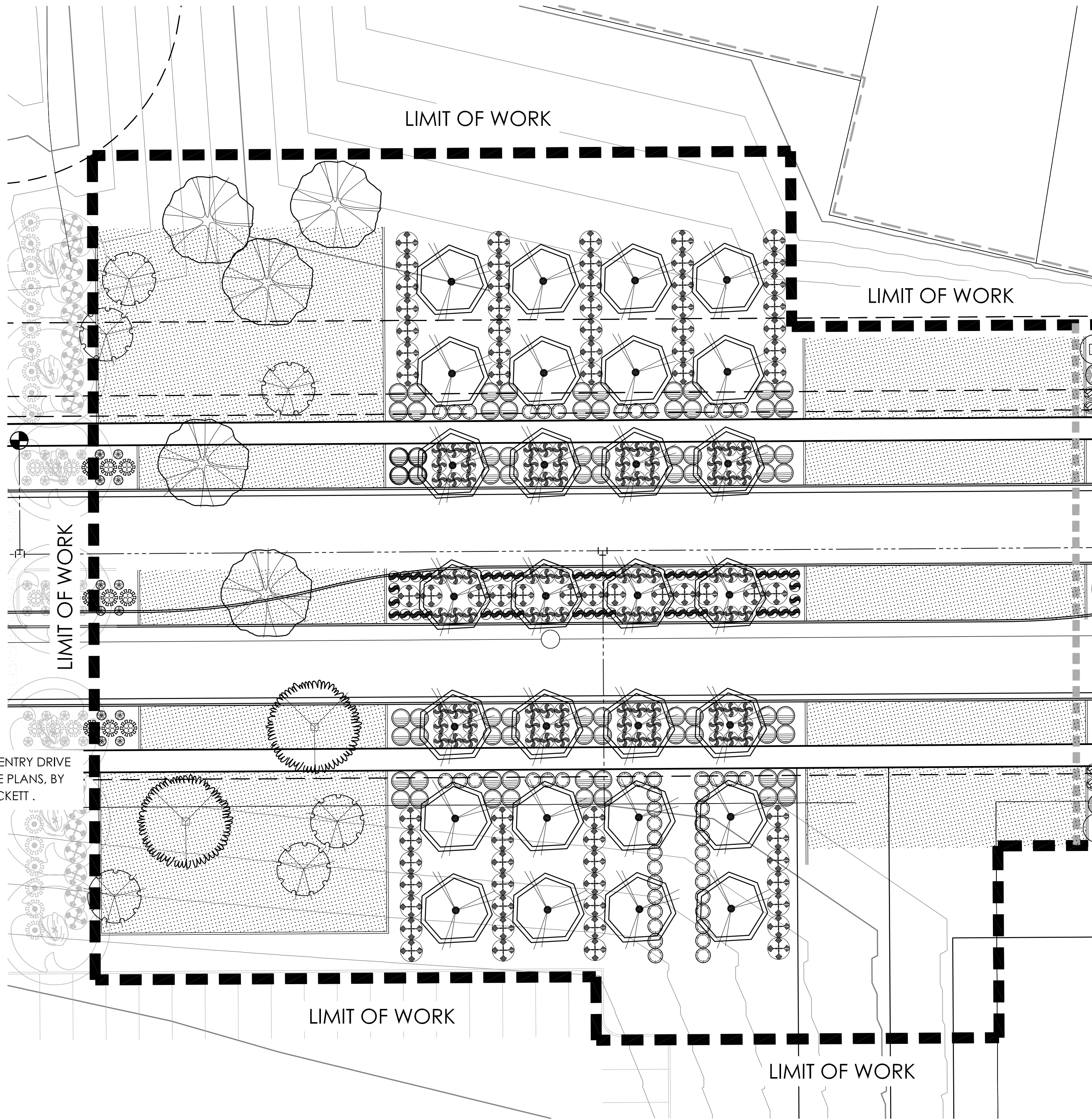
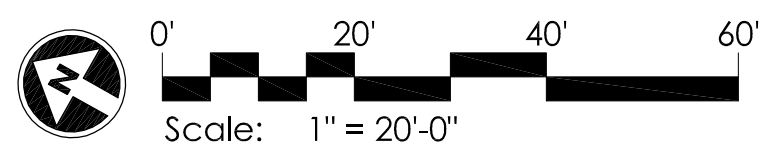
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PRASADA - INTERNAL COLLECTOR ROAD - PLANTING PLAN - L3.2

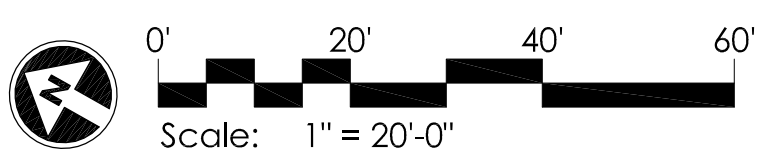




PRASADA - INTERNAL COLLECTOR ROAD - PLANTING PLAN - L3.3a



PRASADA - INTERNAL COLLECTOR ROAD - PLANTING PLAN - L3.3b

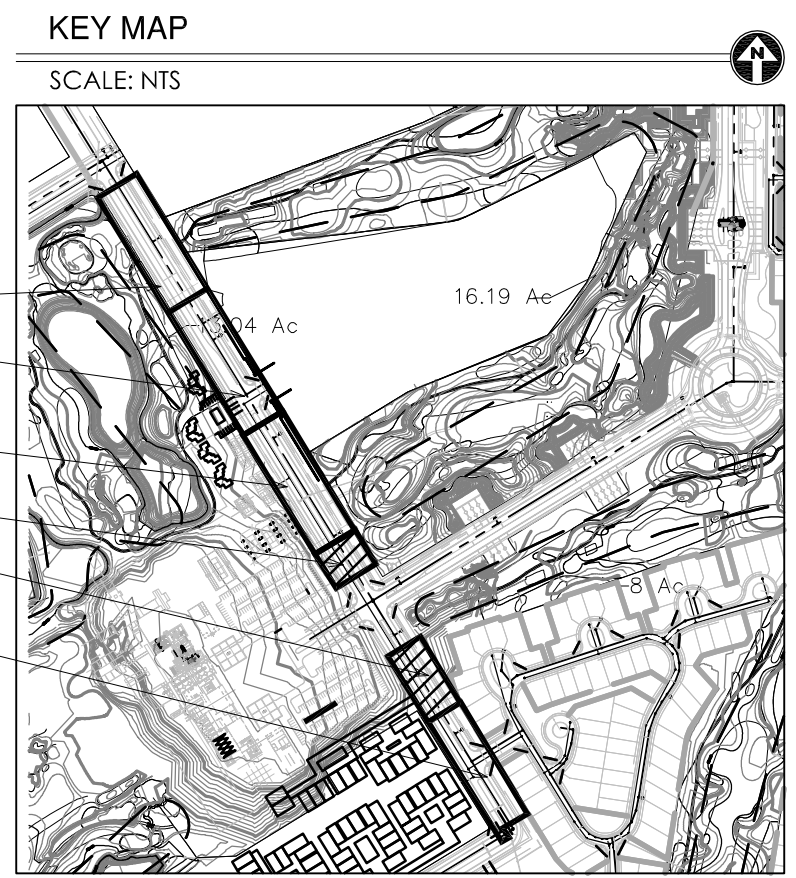


PLANT MATERIALS LEGEND			
Sym.	Plant Name	Size	Qty
Trees			
	<i>Fraxinus oxycarpa</i> 'Raywood' Raywood Ash	24" Box Min.	-
	<i>Fraxinus velutina</i> Arizona Ash	24" Box Min.	-
	<i>Olea europaea</i> 'Swan Hill' Swan Hill Olive	24" Box Min.	-
	<i>Parkinsonia hybrid</i> 'Desert Museum' Desert Museum Palo Verde	24" Box Min.	-
	<i>Pistacia x 'Red Push'</i> Red Push Pistache	24" Box Min.	-
	<i>Pyrus calleryana</i> Bradford Pear	24" Box Min.	-
	<i>Quercus virginiana</i> Southern Live Oak	24" Box Min.	-

Shrubs			
	<i>Bougainvillea</i> 'Rosenka' Bougainvillea	5 gal.	-
	<i>Carissa grandiflora</i> Natal Plum	5 gal.	-
	<i>Dodonaea viscosa</i> 'Purpurea' Purple Hop Bush	5 gal.	-
	<i>Leucophyllum laevigatum</i> Chihuahuan Sage	5 gal.	-
	<i>Myrtus communis</i> 'Compacta' Compact Myrtle	5 gal.	-
	<i>Russelia equisetiformis</i> Coral Fountain	5 gal.	-
	<i>Salvia clelandii</i> Chaparral Sage	5 gal.	-
	<i>Tecoma stans</i> Yellow Bells	5 gal.	-
Groundcovers			
	<i>Lantana camara</i> 'Dallas Red' Dallas Red Lantana	5 gal.	-
	<i>Lantana montevidensis</i> Purple Trailing Lantana	1 gal.	-
Accents			
	<i>Hesperaloe parviflora</i> -yellow Yellow Hesperaloe	5 gal.	-
	<i>Rosa x 'NOA97400A'</i> Amber Groundcover Rose	5 gal.	-

MASS PLANTING	
	SOD
INERTS	
Sym.	Description
	DECOMPOSED GRANITE.

- NOTES:**
1. ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
 2. ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
 3. LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
 4. ALL SHRUBS TO BE PLANTED 3'-0" MIN. AWAY FROM EXISTING OR FUTURE WALLS.
 5. ALL TREES TO BE PLANTED 5'-0" MIN. AWAY FROM EXISTING OR FUTURE WALLS.
 6. WHERE POSSIBLE, ALL TREES & SHRUBS TO BE PLANTED 2'-0" MIN. AWAY FROM WALKS & CURBS.
 7. PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.



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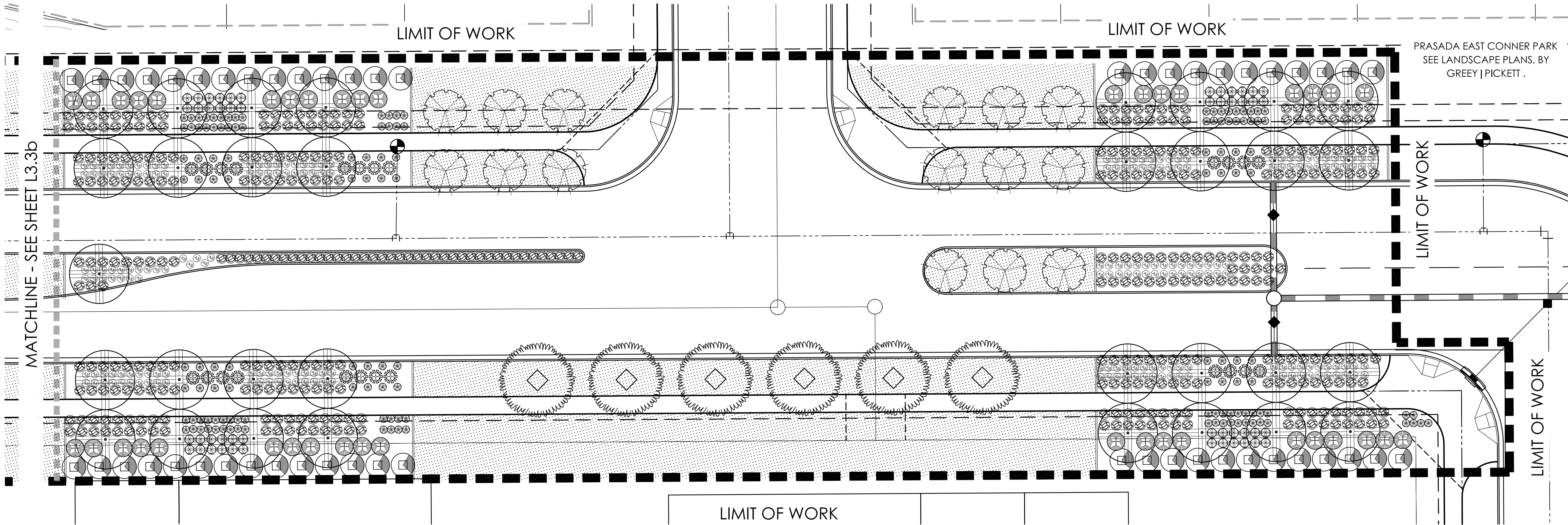
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PRASADA
Internal Collector Road
Pre-Plant Landscape Plans
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

GREY | PICKETT
landscape architecture community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0009f

PROFESSIONAL SEAL
LANDSCAPE ARCHITECT
RUSSELL E. GREY
No. 00000001
Arizona, U.S.A.
Signed 01/19/2018
Expires 12/31/18



PRASADA - INTERNAL COLLECTOR ROAD - PLANTING PLAN - L3.4

PLANT MATERIALS LEGEND			
Sym.	Plant Name	Size	Qty
Trees			
	<i>Fraxinus oxycarpa</i> 'Raywood' Raywood Ash	24" Box Min.	-
	<i>Fraxinus velutina</i> Arizona Ash	24" Box Min.	-
	<i>Olea europaea</i> 'Swan Hill' Swan Hill Olive	24" Box Min.	-
	<i>Parkinsonia hybrid</i> 'Desert Museum' Desert Museum Palo Verde	24" Box Min.	-
	<i>Pistacia</i> x 'Red Push' Red Push Pistache	24" Box Min.	-
	<i>Pyrus calleryana</i> Bradford Pear	24" Box Min.	-
	<i>Quercus virginiana</i> Southern Live Oak	24" Box Min.	-

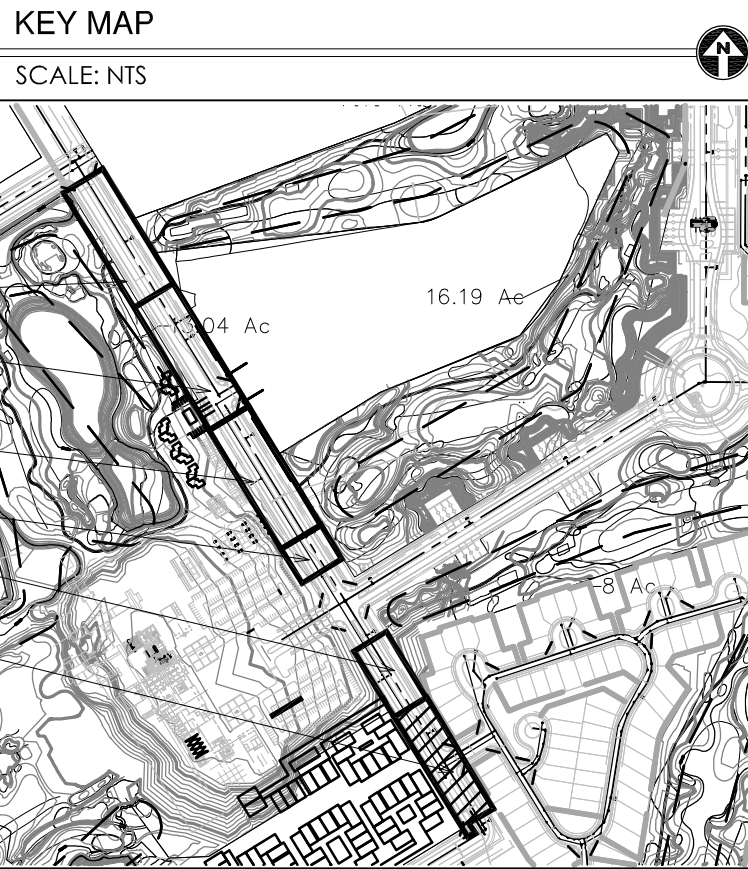
Shrubs			
	<i>Bougainvillea</i> 'Rosenka' Bougainvillea	5 gal.	-
	<i>Carissa grandiflora</i> Natal Plum	5 gal.	-
	<i>Dodonaea viscosa</i> 'Purpurea' Purple Hop Bush	5 gal.	-
	<i>Leucophyllum laevigatum</i> Chihuahuan Sage	5 gal.	-
	<i>Myrtus communis</i> 'Compacta' Compact Myrtle	5 gal.	-
	<i>Russelia equisetiformis</i> Coral Fountain	5 gal.	-
	<i>Salvia clevelandii</i> Chaparral Sage	5 gal.	-
	<i>Tecoma stans</i> Yellow Bells	5 gal.	-

Groundcovers			
	<i>Lantana camara</i> 'Dallas Red' Dallas Red Lantana	5 gal.	-
	<i>Lantana montevidensis</i> Purple Trailing Lantana	1 gal.	-

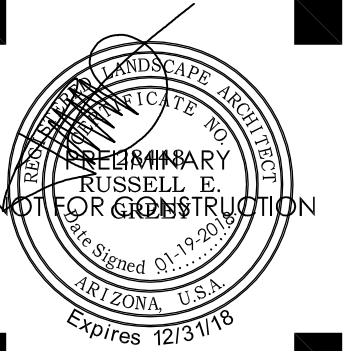
Accents			
	<i>Hesperaloe parviflora</i> Yellow Hesperaloe	5 gal.	-
	<i>Rosa</i> x 'NOA97400A' Amber Groundcover Rose	5 gal.	-

MASS PLANTING	
	SOD
INERTS	
Sym.	Description
	DECOMPOSED GRANITE.

- NOTES:
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 - ALL TREES TO BE PLANTED 5'-0" MIN. AWAY FROM EXISTING OR FUTURE WALLS.
 - WHERE POSSIBLE, ALL TREES & SHRUBS TO BE PLANTED 2'-0" MIN. AWAY FROM WALKS & CURBS.
 - PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.



GREY PICKETT
landscape architecture community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0009f



PRASADA
Internal Collector Road
Pre-Plant Landscape Plans
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

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Prasada - Main Entry Drive Pre-Plat Landscape Plans

CITY OF SURPRISE (PRE-PLAT SUBMITTAL)

CITY OF SURPRISE LANDSCAPE & IRRIGATION NOTES

ALL LANDSCAPE AND IRRIGATION INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR OTHER CITY MAINTAINED AREAS SHALL BE INSTALLED PER THE APPROVED PLANS. ALL LANDSCAPING APPROVED AS A PART OF THE SITE PLAN PROCESS SHALL BE INSTALLED PER THE APPROVED PLANS. ANY DEVIATIONS TO THE APPROVED PLANS REQUIRED CITY APPROVAL.

PERMITS ARE REQUIRED FOR ELECTRICAL CONNECTIONS, INCLUDING ELECTRIC METER INSTALLATION, BACKFLOW PREVENTERS, AND WORK WITHIN THE CITY RIGHT-OF-WAY OR CITY DEDICATED PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THESE PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.

ALL IRRIGATION LINES, 1 INCH OR GREATER, WITHIN THE RIGHT-OF-WAY SHALL BE SHOWN ON THE WATER PLANS. A PERMIT IS REQUIRED FOR THIS WORK AND IS SUBJECT TO INSPECTION BY THE CITY OF SURPRISE CIVIL INSPECTOR.

ONLY PLANTS ON THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) PHOENIX ACTIVE MANAGEMENT AREA LOW WATER USE DROUGHT TOLERANT PLANT LIST ARE TO BE USED WITHIN CITY LIMITS.

ALL TREES WILL BE MEASURED AND HAVE A MINIMUM CALIPER SIZE AS DEFINED IN THE ARIZONA NURSERY ASSOCIATION'S CONTAINER GROWN TREE GUIDE. IN NO CASE WILL THE CALIPER BE LESS THAN 2 INCHES (MEASURED 18 INCHES FROM THE GROUND). THE HEIGHT OF THE TREE SHALL BE A MINIMUM OF 7 FEET.

THE COMMUNITY DEVELOPMENT PLANNING DIVISION AND PUBLIC WORKS LANDSCAPE DIVISION MAY SELECT AND TAG TREES AT THE NURSERY LOCATION AND WILL REVIEW AT PROJECT SITE PRIOR TO INSTALLATION.

ALL MEDIANS ARE TO BE DECOMPOSED GRANITE, UNLESS OTHERWISE APPROVED; AND SHALL BE FINISH GRADED TO SLOPE FROM THE CURB LINE TO THE PLANTS. MEDIAN NOSES LESS THAN 3-FOOT WIDE ARE TO HAVE 1 1/2" - 3" DECOMPOSED GRANITE (PIT RUN ROCK) MIX.

TREE ROOT BARRIERS ARE REQUIRED WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS.

ALL TREES ARE TO BE LOCATED A MINIMUM OF 12 FEET FROM THE WALLS FOR WELL SITES, WATER SUPPLY FACILITIES, LIFT STATIONS, AND WATER RECLAMATION FACILITIES.

TREES LOCATED IN MEDIANS MAY BE ALLOWED A MINIMUM OF SEVEN FEET FROM THE CURB. TREES MUST BE CENTERED IN MEDIANS LESS THAN 14' WIDE.

ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY FIRE HYDRANT, WATER METER, OR VAULT.

LANDSCAPING, AT FULL GROWTH, SHALL NOT IMPEDE PEDESTRIAN OR VEHICULAR TRAFFIC. ALL LANDSCAPING SHOWN ON PLANS SHALL BE SHOWN MATURE SIZE.

TREES CANNOT BE REMOVED FROM THE RIGHT-OF-WAY WITHOUT WRITTEN AUTHORIZATION FROM THE PUBLIC WORKS AND COMMUNITY DEVELOPMENT DEPARTMENTS.

THE TYPE, COLOR, AND SIZE OF BRICK PAVERS THAT MAY BE USED FOR CITY MEDIANS IN THE CITY OF SURPRISE RIGHT-OF-WAY SHALL BE APPROVED BY THE COMMUNITY DEVELOPMENT PLANNING DIVISION.

UTILITY BOXES, METERS, VAULTS, ETC. ARE TO BE LOCATED IN THE RIGHT-OF-WAY OR UTILITY EASEMENT ALONG THE SIDES OF THE ROADS AND NEVER IN THE MEDIAN. HOWEVER, IRRIGATION VALVE BOXES MAY BE LOCATED IN THE MEDIAN PLANTING AREA.

DEVELOPERS SHALL USE ONLY IRRIGATION EQUIPMENT THAT IS COMPATIBLE WITH THE EXISTING EQUIPMENT. THE DEVELOPER SHALL REFER TO THE CITY OF SURPRISE FOR THE APPROVED LIST OF EQUIPMENT. EQUIPMENT MANUFACTURED BY HUNTER INDUSTRIES, IS COMPATIBLE WITH THE CITY'S INVENTORY AND HUNTER EQUIPMENT, OR AN APPROVED EQUAL, SHALL BE USED. SOLAR CONTROLLERS ARE PREFERRED AND SHALL BE DIG, LEIT SERIES, POST MOUNTED SOLAR CONTROLLER OR AN APPROVED EQUAL.

ALL CONTROLLERS, METERS, ETC. MUST BE ENCLOSED BY LOCKING PROTECTIVE COVERS AND SCREENED FROM VIEW.

ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.

MARKING TAPE LABELED AS "RECLAIMED WATER" IS REQUIRED ON IRRIGATION SYSTEMS THAT USE OR MAY USE RECLAIMED WATER IN THE FUTURE.

PURPLE MARKER BALLS SHALL BE INSTALLED ON ALL IRRIGATION MAINLINES FOUR INCHES AND LARGER WITHIN THE PUBLIC RIGHT-OF-WAY AT ALL FITTINGS AND EVERY 200 FEET IF THE DISTANCE BETWEEN FITTINGS IS GREATER THAN 200 FEET.

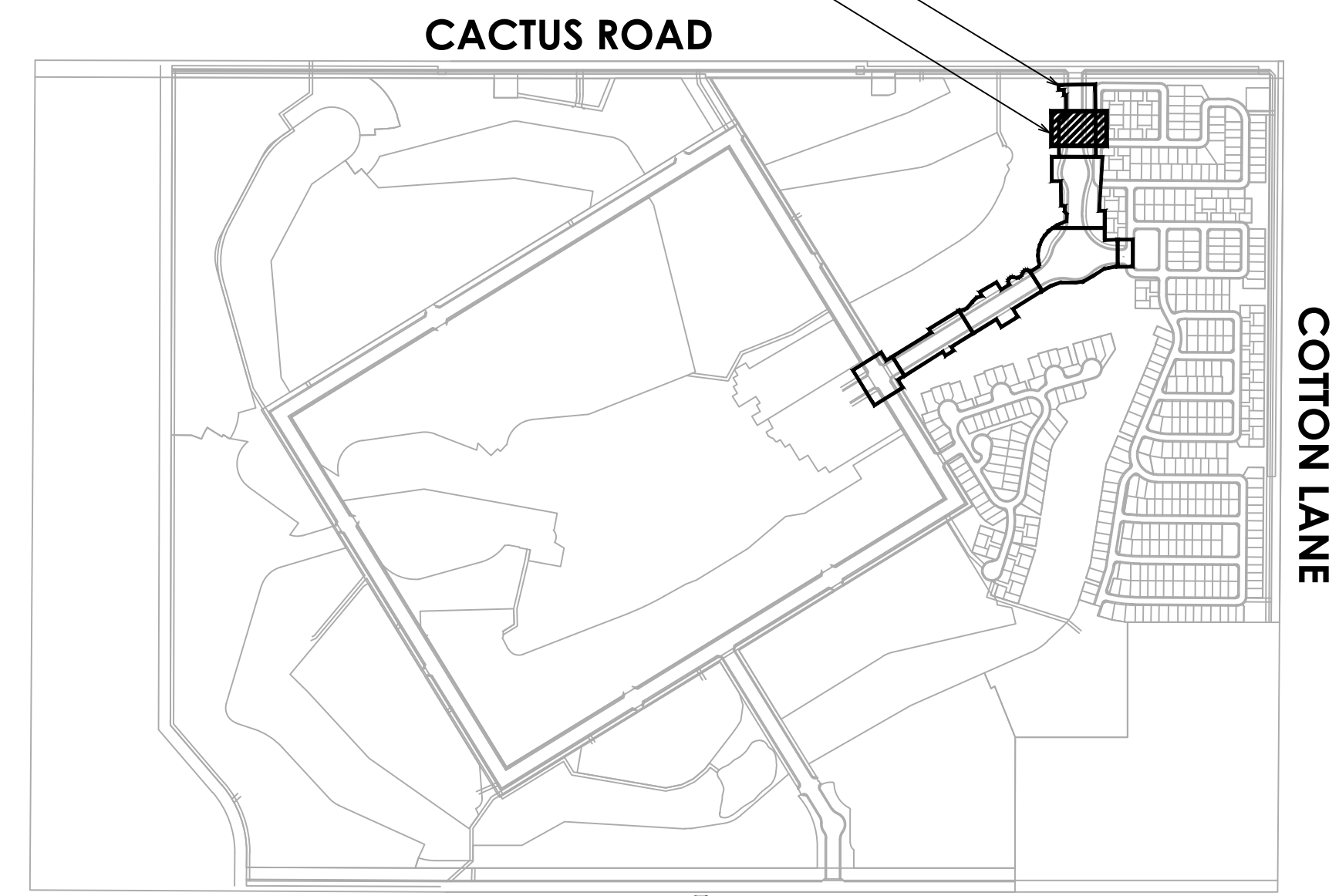
LANDSCAPE AREAS THAT ARE TO BE MAINTAINED BY THE CITY SHALL HAVE SEPARATE WATER METERS AND ELECTRIC OR SOLAR CONTROLLERS, AS APPROVED BY THE CITY.

A CITY APPROVED BACKFLOW PREVENTER IS REQUIRED FOR IRRIGATION SERVICES, FOR POTABLE WATER, NON-POTABLE WATER AND RECLAIMED WATER AND SHALL MEET EPA LOW LEAD STANDARDS.

ALL IRRIGATION MAINLINES AND LATERALS SHALL BE SCHEDULE 40; ALL RISERS, TEES, AND OTHER FIXTURES SHALL BE SCHEDULE 80 IN THE RIGHT-OF-WAY. ALL IRRIGATION MAINLINES IN THE RIGHT-OF-WAY SHALL BE SLEEVED. THE MINIMUM SLEEVE SIZE IS 5 INCHES.

KEY MAP - NTS

MAIN ENTRY DRIVE LANDSCAPE PLAN
ILLUSTRATIVE SITE PLAN



NOTE: ALL TREES WITH AN UPRIGHT GROWTH HABIT SUCH AS BUT NOT LIMITED TO EVERGREEN ELM OR HERITAGE LIVE OAK WHICH ARE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE THEIR MAIN LEADERS INTACT.

NOTE: ANY TREES PLACED WITHIN THREE (3) FEET OF ANY SIDEWALK, CURB, PAVEMENT OR WALL WILL HAVE A ROOT BARRIER PER EDS 8-14

CONSULTANT TEAM

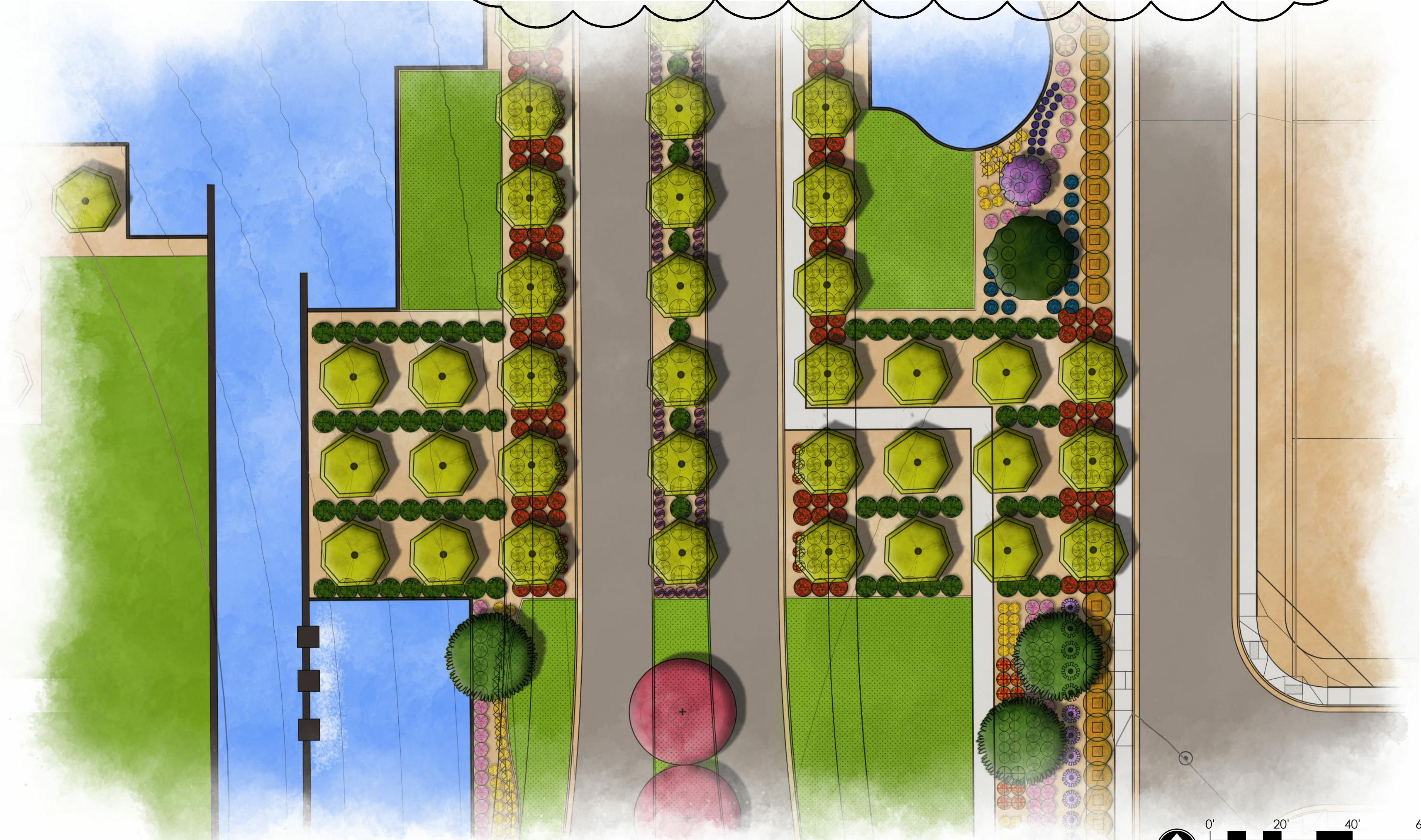
DEVELOPER:
TOLL BROTHERS
8767 E VIA DE VENTURA, SUITE 390
SCOTTSDALE, AZ 85258
TEL: (480) 314-6711
CONTACT: OSCAR DOMINGUEZ

LANDSCAPE ARCHITECT/PLANNER:
GREY | PICKETT
7144 EAST STETSON DRIVE, SUITE 205
SCOTTSDALE, AZ 85251
PHONE: (480) 609-0009
FAX: (480) 609-0068
CONTACT: WENDELL PICKETT

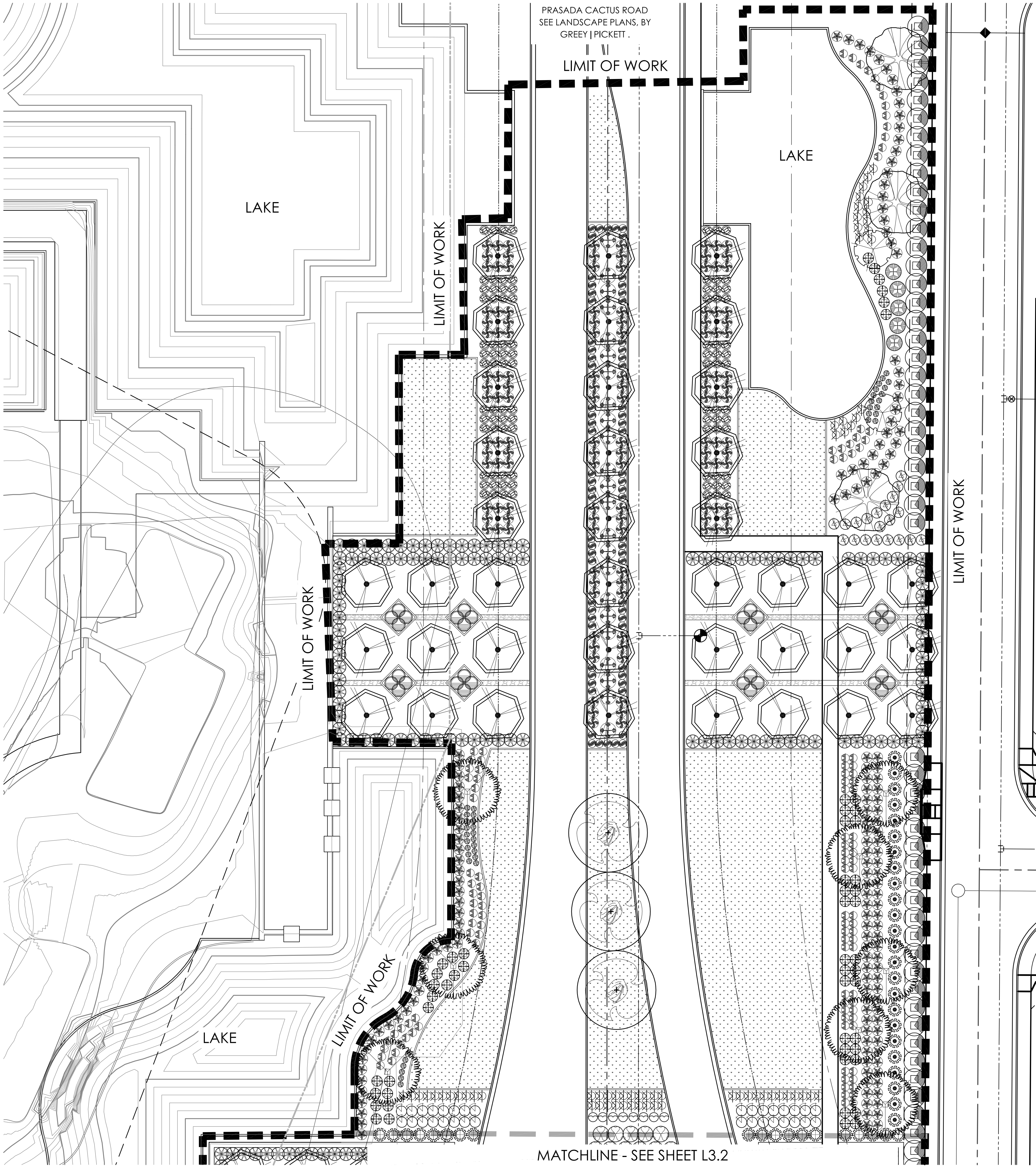
CIVIL ENGINEER:
EPS GROUP
2045 S. VINEYARD AVE, SUITE 101
MESA, AZ 85210
PHONE: (480) 503-2250
CONTACT: RICH HOPPE, P.E.

SHEET INDEX:

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MAIN ENTRY DRIVE ILLUSTRATIVE LANDSCAPE PLAN



Accents			
	<i>Bulbine frutescens</i> 'Orange'	5 gal.	-
	Orange Bulbine		
	<i>Dietes vegeta</i>	1 gal.	-
	Fortnight Lily		
	<i>Hesperaloe funifera</i>	5 gal.	-
	Giant Hesperaloe		
	<i>Hesperaloe parviflora</i> -yellow	5 gal.	-
	Yellow Hesperaloe		
	<i>Muhlenbergia capillaris</i> 'Regal Mist'	5 gal.	-
	Regal Mist TM		
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	5 gal.	-
	Autumn Glow TM		
	<i>Rosa</i> hybrid 'Barbra Streisand'	5 gal.	-
	Barbra Streisand Hybrid Tea Rose		
	<i>Rosa</i> x 'NOA974004'	5 gal.	-
	Amber Groundcover Rose		
	<i>A-Rosa</i> x 'PRObril'	5 gal.	-
	Brilliant Pink Iceberg Rose		
	<i>Rosa banksiae</i>	5 gal.	-
	Lady Banks Rose		

MASS PLANTING	
	SOD.

INERTS	
Sym.	Description
	DECOMPOSED GRANITE.

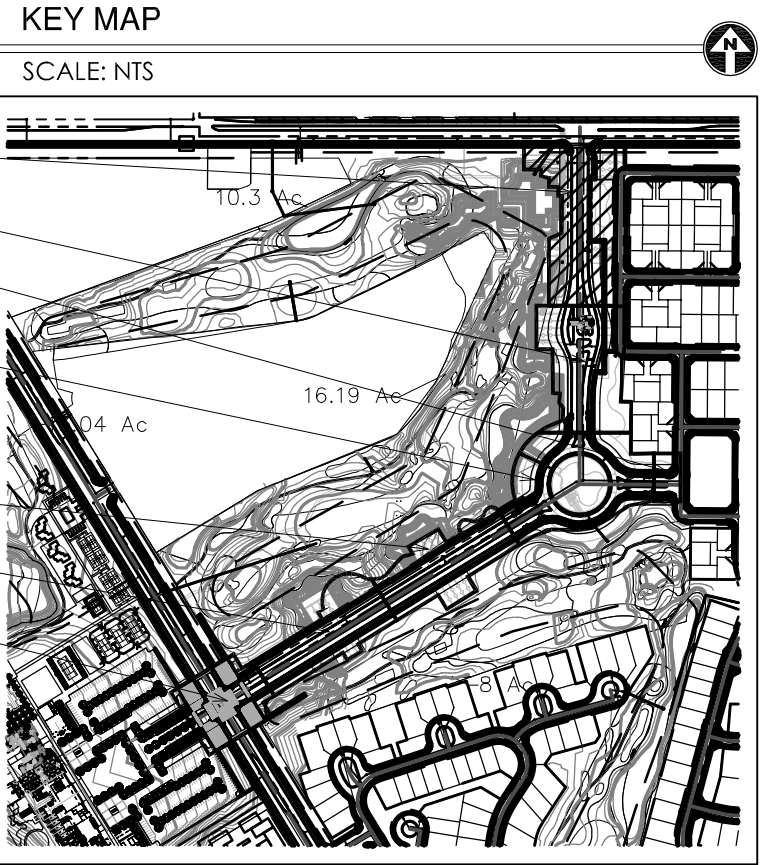
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 7. PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.

PLANT MATERIALS LEGEND			
Sym.	Plant Name	Size	Qty

Trees			
	<i>Chilopsis linearis</i>	See Plan	-
	Desert Willow		
	<i>Fraxinus oxycarpa</i> 'Raywood'	See Plan	-
	Raywood Ash		
	<i>Fraxinus velutina</i>	See Plan	-
	Arizona Ash		
	<i>Olea europaea</i> 'Swan Hill'	See Plan	-
	Swan Hill Olive		
	<i>Parkinsonia</i> hybrid 'Desert Museum'	See Plan	-
	Desert Museum Palo Verde		
	<i>Pistacia</i> x 'Red Push'	See Plan	-
	Red Push Pistache		
	<i>Prosopis velutina</i>	See Plan	-
	Native Mesquite		
	<i>Pyrus calleryana</i>	See Plan	-
	Bradford Pear		
	<i>Quercus virginiana</i>	See Plan	-
	Southern Live Oak		

Shrubs			
	<i>Bougainvillea</i> 'Rosenka'	5 gal.	-
	Bougainvillea		
	<i>Buxus microphylla japonica</i>	5 gal.	-
	Boxwood		
	<i>Callistemon viminalis</i> 'Little John'	5 gal.	-
	Bolebrush		
	<i>Carissa grandiflora</i>	5 gal.	-
	Natal Plum		
	<i>Convolvulus cneorum</i>	1 gal.	-
	Bush Morning Glory		
	<i>Dalea capitata</i> 'Sierra Gold'	5 gal.	-
	Sierra Gold Dalea		
	<i>Dodonaea viscosa</i>	5 gal.	-
	Hop Bush		
	<i>Dodonaea viscosa</i> 'Purpurea'	5 gal.	-
	Purple Hop Bush		
	<i>Eremophila maculata</i> 'Valentine'	5 gal.	-
	Valentine Shrub		
	<i>Euryops pectinatus</i> 'Vridis'	5 gal.	-
	Euryops Daisy		
	<i>Justicia californica</i> 'Yellow'	5 gal.	-
	Yellow Chuparosa		
	<i>Leucophyllum candidum</i> 'Thunder Cloud'	5 gal.	-
	Thunder Cloud Sage		
	<i>Leucophyllum frutescens</i> 'White Cloud'	5 gal.	-
	White Cloud Sage		
	<i>Leucophyllum laevigatum</i>	5 gal.	-
	Chihuahuan Sage		
	<i>Leucophyllum langmanianae</i> 'Lynn's Legacy'	5 gal.	-
	Lynn's Legacy Sage		
	<i>Myrtus communis</i> 'Compacta'	5 gal.	-
	Compact Myrtle		
	<i>Nerium oleander</i> 'Petite Pink'	15 gal.	-
	Petite Pink Oleander		
	<i>Nolina microcarpa</i>	1 gal.	-
	Bear Grass		
	<i>Ruellia brittoniana</i> 'Katie'	5 gal.	-
	Katie Ruellia		
	<i>Ruellia brittoniana</i>	5 gal.	-
	Ruellia		
	<i>Ruellia peninsularis</i>	5 gal.	-
	Desert Ruellia		
	<i>Salvia clevelandii</i>	5 gal.	-
	Chaparral Sage		
	<i>Salvia greggii</i>	5 gal.	-
	Autumn Sage		
	<i>Tecoma alata</i> 'Orange Jubilee'	5 gal.	-
	Orange Jubilee		
	<i>Tecoma stans</i>	5 gal.	-
	Yellow Bell		

Groundcovers			
	<i>Chrysactinia mexicana</i>	1 gal.	-
	Damicanto		
	<i>Glandularia rigida</i>	5 gal.	-
	Sandpaper Verbena		
	<i>Lantana camara</i> 'Dallas Red'	5 gal.	-
	Dallas Red Lantana		
	<i>Lantana montevidensis</i>	1 gal.	-
	Purple Trailing Lantana		
	<i>Lantana</i> 'New Gold'	1 gal.	-
	New Gold Lantana		

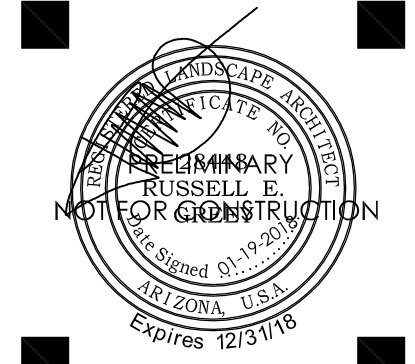


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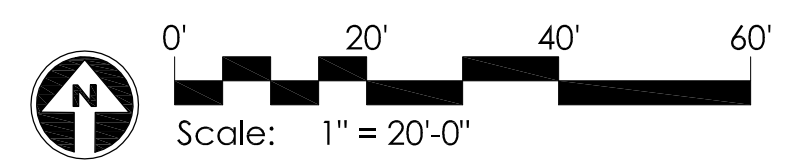
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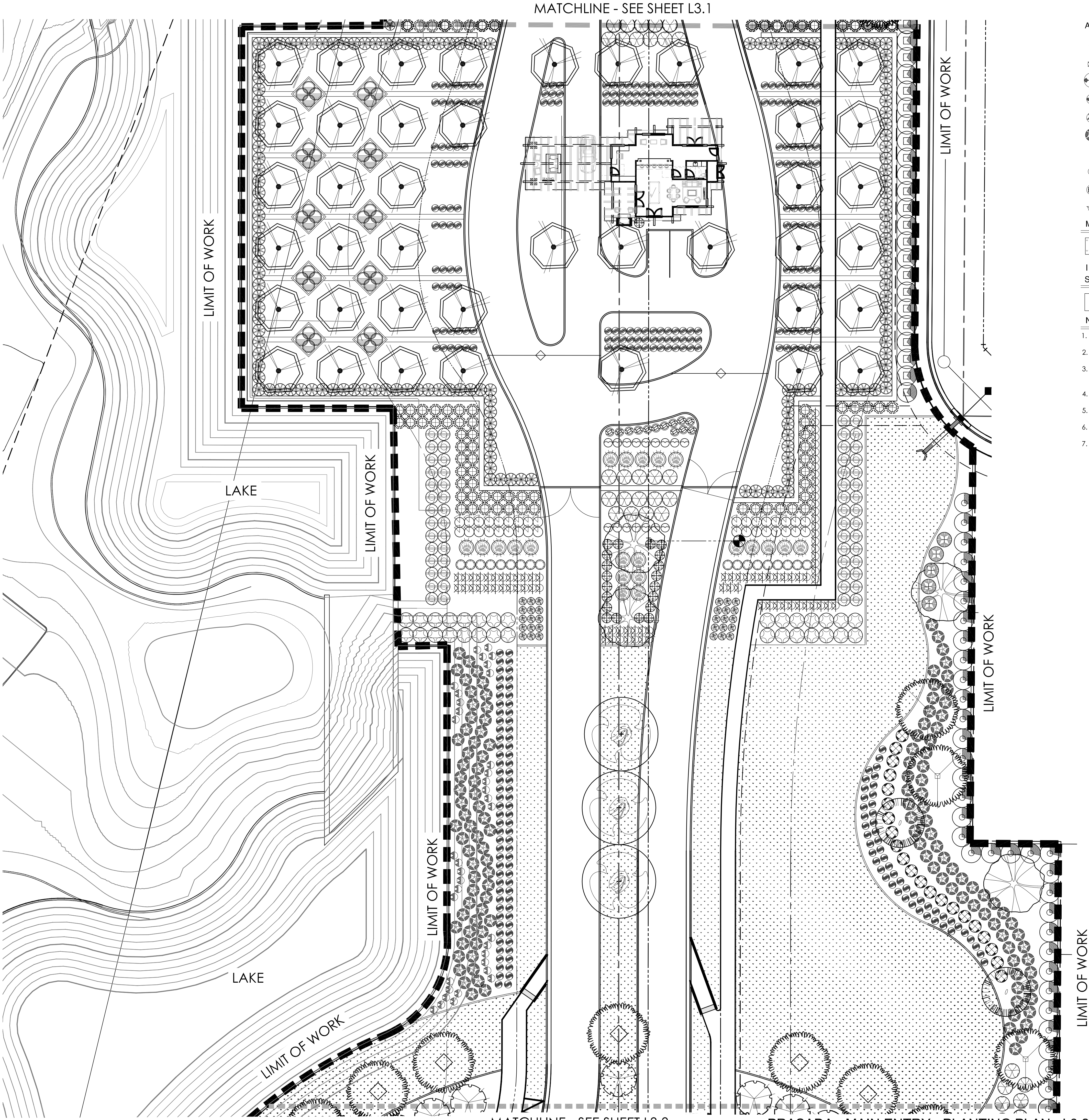


PRASADA
Main Entry Drive
Pre-Plant Landscape Plans
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



PRASADA - MAIN ENTRY - PLANTING PLAN - L3.1



MATCHLINE - SEE SHEET L3.3

PRASADA - MAIN ENTRY - PLANTING PLAN - L3.2

Accents			
	<i>Bulbine frutescens 'Orange'</i>	5 gal.	-
	Orange Bulbine	5 gal.	-
	<i>Dietes vegeta</i>	1 gal.	-
	Fortnight Lily	1 gal.	-
	<i>Hesperaloe funifera</i>	5 gal.	-
	Giant Hesperaloe	5 gal.	-
	<i>Hesperaloe parviflora-yellow</i>	5 gal.	-
	Yellow Hesperaloe	5 gal.	-
	<i>Muhlenbergia capillaris 'Regal Mist'</i>	5 gal.	-
	Regal Mist TM	5 gal.	-
	<i>Muhlenbergia lindheimeri 'Autumn Glow'</i>	5 gal.	-
	Autumn Glow TM	5 gal.	-
	<i>Rosa hybrid 'Barbra Streisand'</i>	5 gal.	-
	Barbra Streisand Hybrid Tea Rose	5 gal.	-
	<i>Rosa x 'NOA97400A'</i>	5 gal.	-
	Amber Groundcover Rose	5 gal.	-
	<i>A-Rosa x 'PRObril'</i>	5 gal.	-
	Brilliant Pink Iceberg Rose	5 gal.	-
	<i>Rosa banksiae</i>	5 gal.	-
	Lady Banks Rose	5 gal.	-

MASS PLANTING

SOD.

INERTS

Sym.	Description
	DECOMPOSED GRANITE.

NOTES:

1. ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
2. ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
3. LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
4. ALL SHRUBS TO BE PLANTED 3'-0" MIN. AWAY FROM EXISTING OR FUTURE WALLS.
5. ALL TREES TO BE PLANTED 5'-0" MIN. AWAY FROM EXISTING OR FUTURE WALLS.
6. WHERE POSSIBLE, ALL TREES & SHRUBS TO BE PLANTED 2'-0" MIN. AWAY FROM WALKS & CURBS.
7. PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty
Trees			
	<i>Chilopsis linearis</i>	See Plan	-
	Desert Willow	See Plan	-
	<i>Fraxinus oxycarpa 'Raywood'</i>	See Plan	-
	Raywood Ash	See Plan	-
	<i>Fraxinus velutina</i>	See Plan	-
	Arizona Ash	See Plan	-
	<i>Olea europaea 'Swan Hill'</i>	See Plan	-
	Swan Hill Olive	See Plan	-
	<i>Parkinsonia hybrid 'Desert Museum'</i>	See Plan	-
	Desert Museum Palo Verde	See Plan	-
	<i>Pistacia x 'Red Push'</i>	See Plan	-
	Red Push Patache	See Plan	-
	<i>Prosopis velutina</i>	See Plan	-
	Native Mesquite	See Plan	-
	<i>Pyrus calleryana</i>	See Plan	-
	Bradford Pear	See Plan	-
	<i>Quercus virginiana</i>	See Plan	-
	Southern Live Oak	See Plan	-

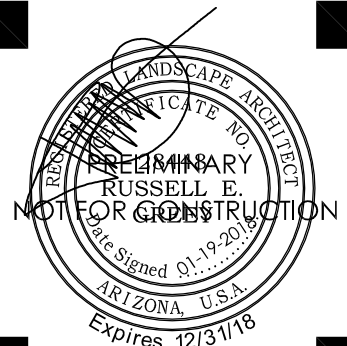
Shrubs

	<i>Bougainvillea 'Rosenka'</i>	5 gal.	-
	Bougainvillea	5 gal.	-
	<i>Buxus microphylla japonica</i>	5 gal.	-
	Boxwood	5 gal.	-
	<i>Callistemon viminalis 'Little John'</i>	5 gal.	-
	Boilebush	5 gal.	-
	<i>Carissa grandiflora</i>	5 gal.	-
	Natal Plum	5 gal.	-
	<i>Convolvulus cneorum</i>	1 gal.	-
	Bush Morning Glory	1 gal.	-
	<i>Dalea capitata 'Sierra Gold'</i>	5 gal.	-
	Sierra Gold Dalea	5 gal.	-
	<i>Dodonaea viscosa</i>	5 gal.	-
	Hop Bush	5 gal.	-
	<i>Dodonaea viscosa 'Purpurea'</i>	5 gal.	-
	Purple Hop Bush	5 gal.	-
	<i>Eremophila maculata 'Valentine'</i>	5 gal.	-
	Valentine Shrub	5 gal.	-
	<i>Euryops pectinatus 'Viridis'</i>	5 gal.	-
	Euryops Daisy	5 gal.	-
	<i>Justicia californica 'Yellow'</i>	5 gal.	-
	Yellow Chuparosa	5 gal.	-
	<i>Leucophyllum candidum 'Thunder Cloud'</i>	5 gal.	-
	Thunder Cloud Sage	5 gal.	-
	<i>Leucophyllum frutescens 'White Cloud'</i>	5 gal.	-
	White Cloud Sage	5 gal.	-
	<i>Leucophyllum laevigatum</i>	5 gal.	-
	Chihuahuan Sage	5 gal.	-
	<i>Leucophyllum langmanianae 'Lynn's Legacy'</i>	5 gal.	-
	Lynn's Legacy Sage	5 gal.	-
	<i>Myrtus communis 'Compacta'</i>	5 gal.	-
	Compact Myrtle	5 gal.	-
	<i>Nerium oleander 'Petite Pink'</i>	15 gal.	-
	Petite Pink Oleander	15 gal.	-
	<i>Nolana microcarpa</i>	1 gal.	-
	Bear Grass	1 gal.	-
	<i>Ruellia brittoniana 'Katie'</i>	5 gal.	-
	Katie Ruellia	5 gal.	-
	<i>Ruellia brittoniana</i>	5 gal.	-
	Ruellia	5 gal.	-
	<i>Ruellia peninsularis</i>	5 gal.	-
	Desert Ruellia	5 gal.	-
	<i>Salvia clevelandii</i>	5 gal.	-
	Chaparral Sage	5 gal.	-
	<i>Salvia greggii</i>	5 gal.	-
	Autumn Sage	5 gal.	-
	<i>Tecoma alata 'Orange Jubilee'</i>	5 gal.	-
	Orange Jubilee	5 gal.	-
	<i>Tecoma stans</i>	5 gal.	-
	Yellow Bells	5 gal.	-

Groundcovers

	<i>Chrysactinia mexicana</i>	1 gal.	-
	Damanita	1 gal.	-
	<i>Glandularia rigida</i>	5 gal.	-
	Sandpaper Verbena	5 gal.	-
	<i>Lantana camara 'Dallas Red'</i>	5 gal.	-
	Dallas Red Lantana	5 gal.	-
	<i>Lantana montevidensis</i>	1 gal.	-
	Purple Trailing Lantana	1 gal.	-
	<i>Lantana 'New Gold'</i>	1 gal.	-
	New Gold Lantana	1 gal.	-

GREY PICKETT
landscape architecture community design
7144 e stelson drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0009f



PRASADA
Main Entry Drive
Pre-Plant Landscape Plans
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

revisions:
01.19.2018 City Comments

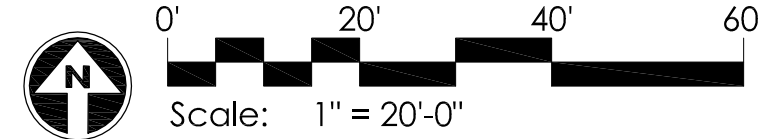
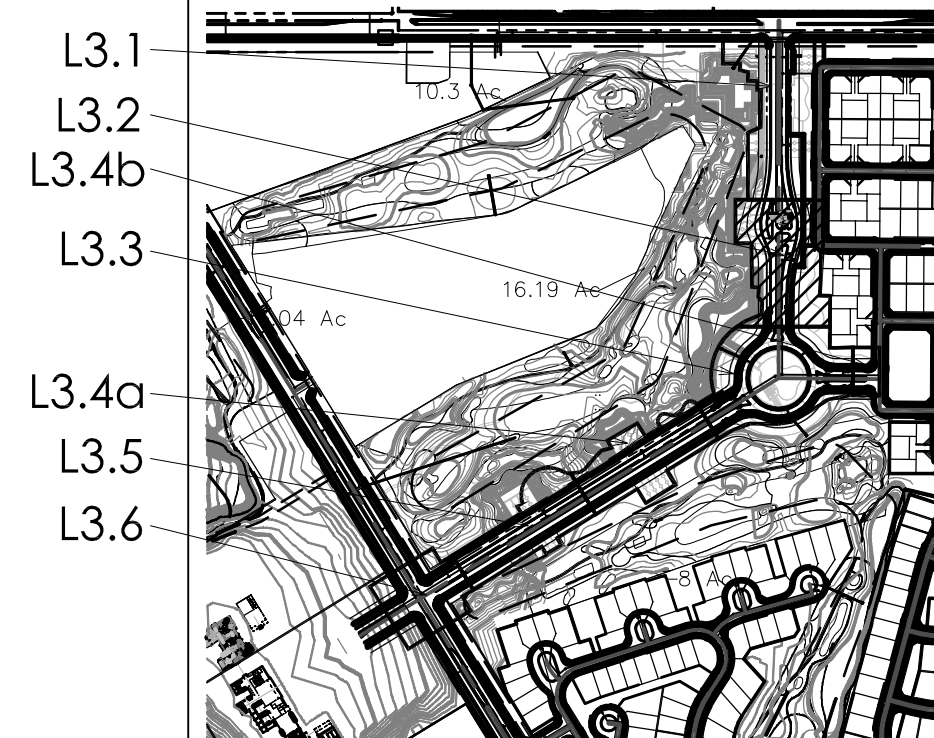
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drawn by:
TEAM
date:
01.19.2018
drawing:
Planting Plan

sheet #

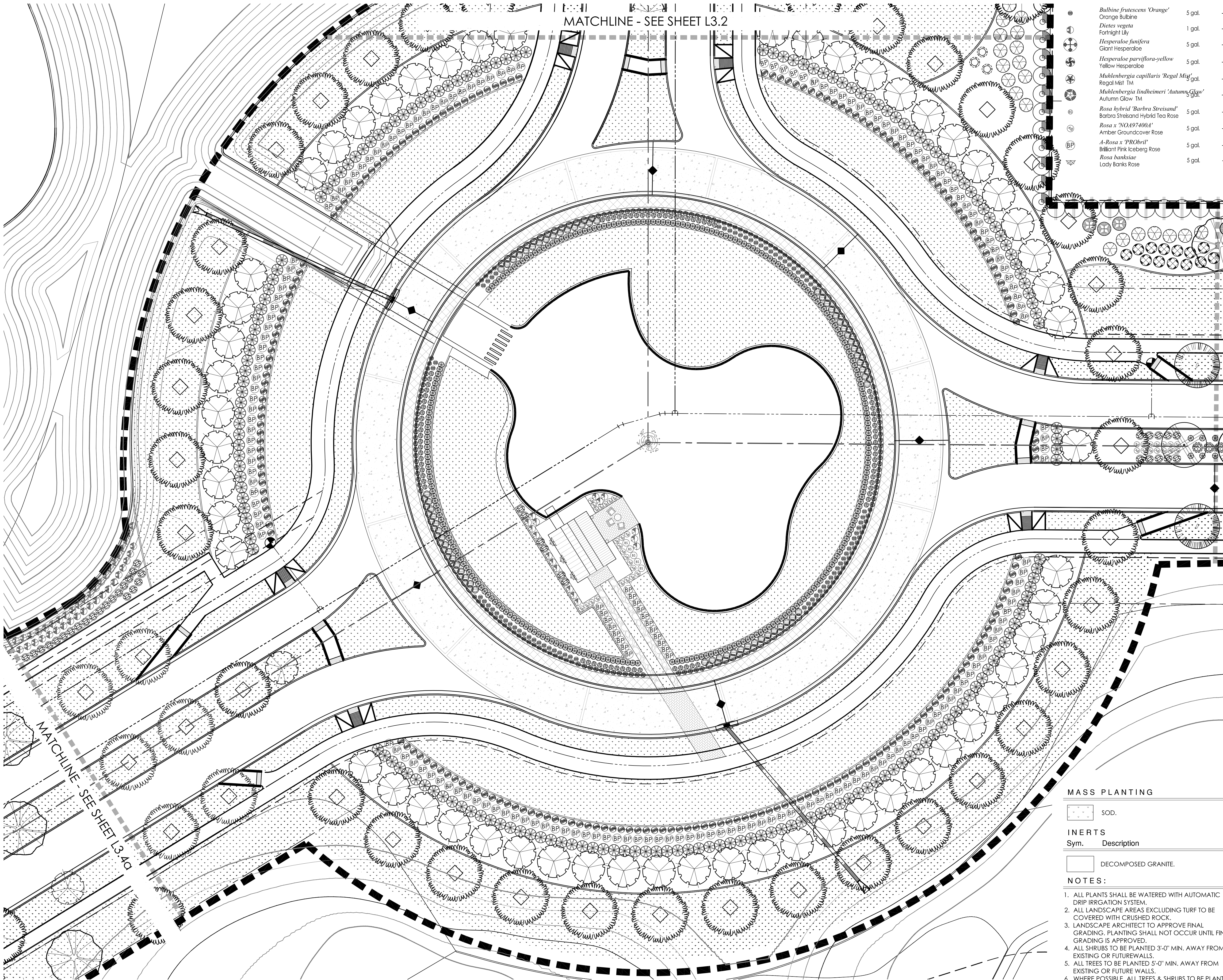
L3.2
03 of 07

KEY MAP

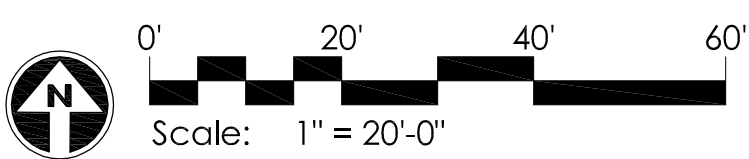
SCALE: NTS



Scale: 1" = 20'-0"



PRASADA - MAIN ENTRY - PLANTING PLAN - L3.3



Accents		
	<i>Bulbine frutescens</i> 'Orange'	5 gal.
	Orange Bulbine	
	<i>Diuris vegeta</i>	1 gal.
	Fortnight Lily	
	<i>Hesperaloe funifera</i>	5 gal.
	Giant Hesperaloe	
	<i>Hesperaloe parviflora</i> -yellow	5 gal.
	Yellow Hesperaloe	
	<i>Muhlenbergia capillaris</i> 'Regal Mist'	5 gal.
	Regal Mist TM	
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	5 gal.
	Autumn Glow TM	
	<i>Rosa</i> hybrid 'Barbra Streisand'	5 gal.
	Barbra Streisand Hybrid Tea Rose	
	<i>Rosa</i> x 'NOA974004'	5 gal.
	Amber Groundcover Rose	
	<i>A-Rosa</i> x 'PROhril'	5 gal.
	Brilliant Pink Iceberg Rose	
	<i>Rosa banksiae</i>	5 gal.
	Lady Banks Rose	

PLANT MATERIALS LEGEND			
Sym.	Plant Name	Size	Qty
Trees			
	<i>Chilopsis linearis</i>	See Plan	
	Desert Willow		
	<i>Fraxinus oxycarpa</i> 'Raywood'	See Plan	
	Raywood Ash		
	<i>Fraxinus velutina</i>	See Plan	
	Arizona Ash		
	<i>Olea europaea</i> 'Swan Hill'	See Plan	
	Swan Hill Olive		
	<i>Parkinsonia</i> hybrid 'Desert Museum'	See Plan	
	Desert Museum Palo Verde		
	<i>Pistacia</i> x 'Red Push'	See Plan	
	Red Push Pistoche		
	<i>Prosopis velutina</i>	See Plan	
	Native Mesquite		
	<i>Pyrus calleryana</i>	See Plan	
	Bradford Pear		
	<i>Quercus virginiana</i>	See Plan	
	Southern Live Oak		

Shrubs			
	<i>Bougainvillea</i> 'Rosenka'	5 gal.	
	Bougainvillea		
	<i>Buxus microphylla japonica</i>	5 gal.	
	Boxwood		
	<i>Callistemon viminalis</i> 'Little John'	5 gal.	
	Bottlebrush		
	<i>Carissa grandiflora</i>	5 gal.	
	Natal Plum		
	<i>Convolvulus cneorum</i>	1 gal.	
	Bush Morning Glory		
	<i>Dalea capitata</i> 'Sierra Gold'	5 gal.	
	Sierra Gold Dalea		
	<i>Dodonaea viscosa</i>	5 gal.	
	Hop Bush		
	<i>Dodonaea viscosa</i> 'Purpurea'	5 gal.	
	Purple Hop Bush		
	<i>Eremophila maculata</i> 'Valentine'	5 gal.	
	Valentine Shrub		
	<i>Euryops pectinatus</i> 'Vividis'	5 gal.	
	Euryops Doty		
	<i>Justicia californica</i> 'Yellow'	5 gal.	
	Yellow Chuparosa		
	<i>Leucophyllum candidum</i> 'Thunder Cloud'	5 gal.	
	Thunder Cloud Sage		
	<i>Leucophyllum frutescens</i> 'White Cloud'	5 gal.	
	White Cloud Sage		
	<i>Leucophyllum laevigatum</i>	5 gal.	
	Chihuahuan Sage		
	<i>Leucophyllum langmaniae</i> 'Lynn's Legacy'	5 gal.	
	Lynn's Legacy Sage		
	<i>Myrtus communis</i> 'Compacta'	5 gal.	
	Compact Myrtle		
	<i>Nerium oleander</i> 'Pettie Pink'	15 gal.	
	Pettie Pink Oleander		
	<i>Nolina microcarpa</i>	1 gal.	
	Bear Grass		
	<i>Ruellia brittoniana</i> 'Katie'	5 gal.	
	Katie Ruellia		
	<i>Ruellia brittoniana</i>	5 gal.	
	Ruellia		
	<i>Ruellia peninsularis</i>	5 gal.	
	Desert Ruellia		
	<i>Salvia clevelandii</i>	5 gal.	
	Chaparral Sage		
	<i>Salvia greggii</i>	5 gal.	
	Autumn Sage		
	<i>Tecoma alata</i> 'Orange Jubilee'	5 gal.	
	Orange Jubilee		
	<i>Tecoma stans</i>	5 gal.	
	Yellow Bells		
Groundcovers			
	<i>Chrysactinia mexicana</i>	1 gal.	
	Damianita		
	<i>Glandularia rigida</i>	5 gal.	
	Sandpaper Verbena		
	<i>Lantana camara</i> 'Dallas Red'	5 gal.	
	Dallas Red Lantana		
	<i>Lantana montevidensis</i>	1 gal.	
	Purple Trailing Lantana		
	<i>Lantana</i> 'New Gold'	1 gal.	
	New Gold Lantana		

MASS PLANTING

SOD.

INERTS

Sym. Description

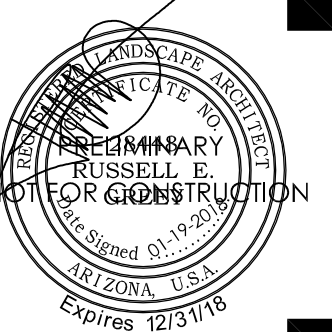
DECOMPOSED GRANITE.

NOTES:

1. ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
2. ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
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4. ALL SHRUBS TO BE PLANTED 3'-0" MIN. AWAY FROM EXISTING OR FUTURE WALLS.
5. ALL TREES TO BE PLANTED 5'-0" MIN. AWAY FROM EXISTING OR FUTURE WALLS.
6. WHERE POSSIBLE, ALL TREES & SHRUBS TO BE PLANTED 2'-0" MIN. AWAY FROM WALKS & CURBS.
7. PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.

KEY MAP

SCALE: NTS



LIMIT OF WORK

MATCHLINE - SEE SHEET L3.5

LIMIT OF WORK

LIMIT OF WORK

LIMIT OF WORK

MASS PLANTING

SOD.

INERTS

Sym. Description

DECOMPOSED GRANITE.

NOTES:

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7. PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.

Accents

	<i>Bulbine frutescens</i> 'Orange'	5 gal.
	Orange Bulbine	
	<i>Dietes vegeta</i>	1 gal.
	Fontanella Lily	
	<i>Hesperaloe parviflora</i>	5 gal.
	Giant Hesperaloe	
	<i>Hesperaloe parviflora</i> -yellow	5 gal.
	Yellow Hesperaloe	
	<i>Muhlenbergia capillaris</i> 'Regal Mist'	5 gal.
	Regal Mist TM	
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	5 gal.
	Autumn Glow TM	
	<i>Rosa</i> hybrid 'Barbara Stranahan'	5 gal.
	Barbara Stranahan Hybrid Tea Rose	
	<i>Rosa</i> x 'NO. 1974004'	5 gal.
	Amber Groundcover Rose	
	<i>A-Rosa</i> x 'PRObrill'	5 gal.
	Brilliant Pink Iceberg Rose	
	<i>Rosa banksiae</i>	5 gal.
	Lady Banks Rose	

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty
------	------------	------	-----

Trees

	<i>Chilopsis linearis</i>	See Plan	-
	Desert Willow		
	<i>Fraxinus oxycarpa</i> 'Raywood'	See Plan	-
	Raywood Ash		
	<i>Fraxinus velutina</i>	See Plan	-
	Arizona Ash		
	<i>Olea europaea</i> 'Swan Hill'	See Plan	-
	Swan Hill Olive		
	<i>Parkinsonia</i> hybrid 'Desert Museum'	See Plan	-
	Desert Museum Palo Verde		
	<i>Pistacia</i> x 'Red Push'	See Plan	-
	Red Push Pistache		
	<i>Prosopis velutina</i>	See Plan	-
	Native Mesquite		
	<i>Pyrus calleryana</i>	See Plan	-
	Bradford Pear		
	<i>Quercus virginiana</i>	See Plan	-
	Southern Live Oak		

Shrubs

	<i>Bougainvillea</i> 'Rosenka'	5 gal.	-
	Bougainvillea		
	<i>Buxus microphylla japonica</i>	5 gal.	-
	Boxwood		
	<i>Callistemon viminalis</i> 'Little John'	5 gal.	-
	Bottlebrush		
	<i>Carissa grandiflora</i>	5 gal.	-
	Natal Plum		
	<i>Convolvulus cneorum</i>	1 gal.	-
	Bush Morning Glory		
	<i>Dalea capitata</i> 'Sierra Gold'	5 gal.	-
	Sierra Gold Dalea		
	<i>Dodonaea viscosa</i>	5 gal.	-
	Hop Bush		
	<i>Dodonaea viscosa</i> 'Purpurea'	5 gal.	-
	Purple Hop Bush		
	<i>Eremophila maculata</i> 'Valentine'	5 gal.	-
	Valentine Shrub		
	<i>Euryops pectinatus</i> 'Vridis'	5 gal.	-
	Euryops Daisy		
	<i>Justicia californica</i> 'Yellow'	5 gal.	-
	Yellow Chuparosa		
	<i>Leucophyllum candidum</i> 'Thunder Cloud'	5 gal.	-
	Thunder Cloud Sage		
	<i>Leucophyllum frutescens</i> 'White Cloud'	5 gal.	-
	White Cloud Sage		
	<i>Leucophyllum laevigatum</i>	5 gal.	-
	Chihuahuan Sage		
	<i>Leucophyllum langmanianae</i> 'Lynn's Legacy'	5 gal.	-
	Lynn's Legacy Sage		
	<i>Myrtus communis</i> 'Compacta'	5 gal.	-
	Compact Myrtle		
	<i>Nerium oleander</i> 'Petite Pink'	15 gal.	-
	Petite Pink Oleander		
	<i>Nolina microcarpa</i>	1 gal.	-
	Bear Grass		
	<i>Ruellia brittoniana</i> 'Katie'	5 gal.	-
	Katie Ruellia		
	<i>Ruellia brittoniana</i>	5 gal.	-
	Ruellia		
	<i>Ruellia peninsularis</i>	5 gal.	-
	Desert Ruellia		
	<i>Salvia clevelandii</i>	5 gal.	-
	Chaparral Sage		
	<i>Salvia greggii</i>	5 gal.	-
	Autumn Sage		
	<i>Tecoma alata</i> 'Orange Jubilee'	5 gal.	-
	Orange Jubilee		
	<i>Tecoma stans</i>	5 gal.	-
	Yellow Bell		

Groundcovers

	<i>Chrysactinia mexicana</i>	1 gal.	-
	Damianita		
	<i>Glandularia rigida</i>	5 gal.	-
	Sandpaper Verbena		
	<i>Lantana camara</i> 'Dallas Red'	5 gal.	-
	Dallas Red Lantana		
	<i>Lantana montevidensis</i>	1 gal.	-
	Purple Trailing Lantana		
	<i>Lantana</i> 'New Gold'	1 gal.	-
	New Gold Lantana		

PRASADA - MAIN ENTRY - PLANTING PLAN - L3.4a



0' 20' 40' 60'
Scale: 1" = 20'-0"

MATCHLINE - SEE SHEET L3.3 RIGHT

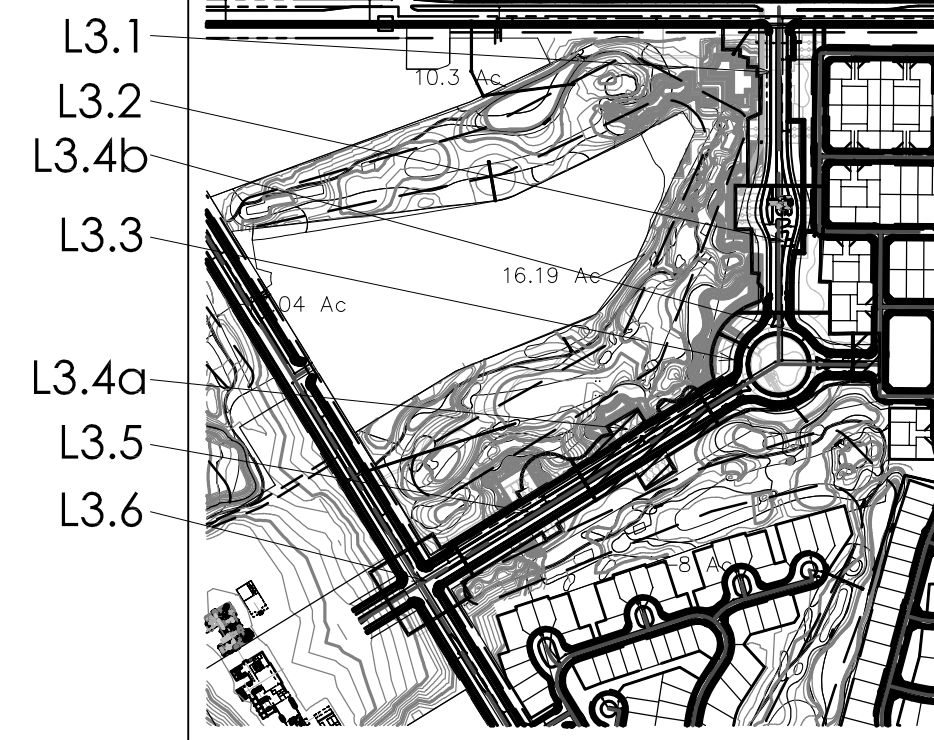
PRASADA - MAIN ENTRY - PLANTING PLAN - L3.4b



0' 20' 40' 60'
Scale: 1" = 20'-0"

KEY MAP

SCALE: NTS

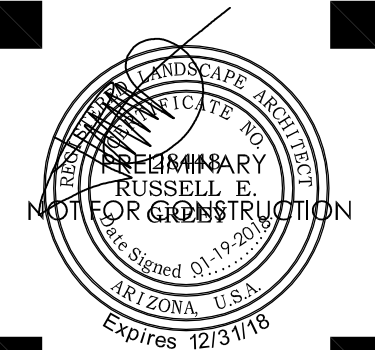


revisions:
01.19.2018 City Comments

project #:
TOL 154
scale:
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issued for:
REVIEW
drawn by:
TEAM
date:
01.19.2018
drawing:
Planting Plan

sheet #
L3.4
05 of 07

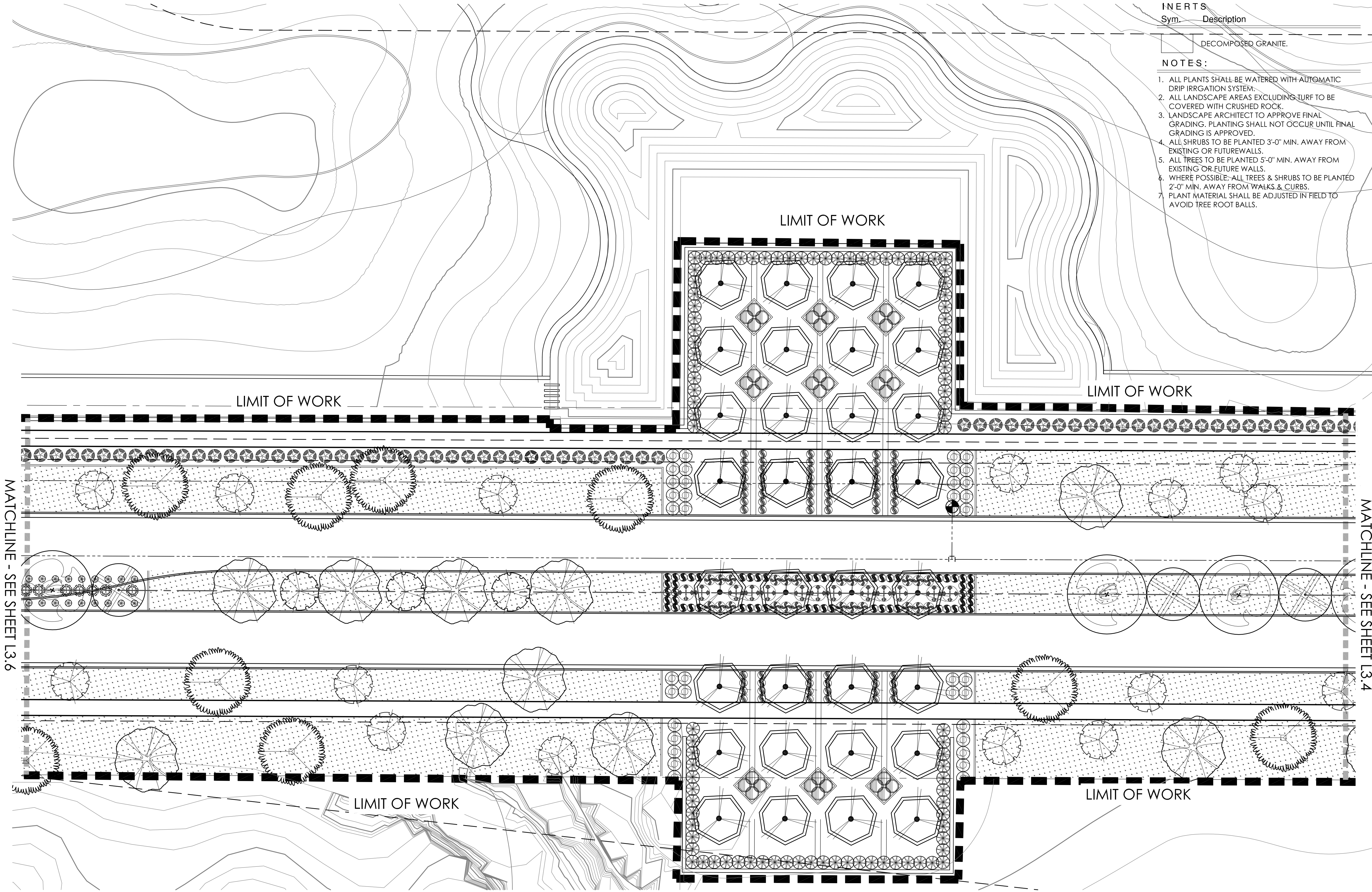
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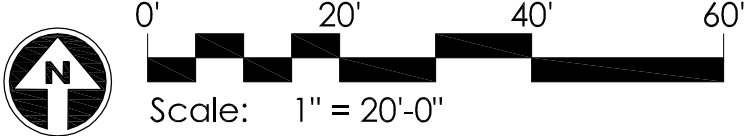
PRASADA
Main Entry Drive
Pre-Plant Landscape Plans
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

GREY PICKETT
landscape architecture community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0009f



PRASADA - MAIN ENTRY - PLANTING PLAN - L3.5



Accents			
	<i>Bulbine frutescens</i> 'Orange'	5 gal.	-
	<i>Dietes vegeta</i>	1 gal.	-
	<i>Hesperaloe funifera</i>	5 gal.	-
	<i>Hesperaloe parviflora</i> -yellow	5 gal.	-
	<i>Muhlenbergia capillaris</i> 'Regal Mist'	5 gal.	-
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	5 gal.	-
	<i>Rosa</i> hybrid 'Barbra Streisand'	5 gal.	-
	<i>Rosa</i> x 'NOA97400A'	5 gal.	-
	<i>A-Rosa</i> x 'PRObrill'	5 gal.	-
	<i>Rosa banksiae</i>	5 gal.	-

MASS PLANTING

SOD.

INERTS

Sym.	Description
	DECOMPOSED GRANITE.

NOTES:

1. ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
2. ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
3. LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
4. ALL SHRUBS TO BE PLANTED 3'-0" MIN. AWAY FROM EXISTING OR FUTURE WALLS.
5. ALL TREES TO BE PLANTED 5'-0" MIN. AWAY FROM EXISTING OR FUTURE WALLS.
6. WHERE POSSIBLE, ALL TREES & SHRUBS TO BE PLANTED 2'-0" MIN. AWAY FROM WALKS & CURBS.
7. PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.

PLANT MATERIALS LEGEND			
Sym.	Plant Name	Size	Qty

Trees

	<i>Chilopsis linearis</i>	See Plan	-
	<i>Fraxinus oxycarpa</i> 'Raywood'	See Plan	-
	<i>Fraxinus velutina</i>	See Plan	-
	<i>Olea europaea</i> 'Swan Hill'	See Plan	-
	<i>Parkinsonia</i> hybrid 'Desert Museum'	See Plan	-
	<i>Pistacia</i> x 'Red Push'	See Plan	-
	<i>Prosopis velutina</i>	See Plan	-
	<i>Pyrus calleryana</i>	See Plan	-
	<i>Quercus virginiana</i>	See Plan	-

Shrubs

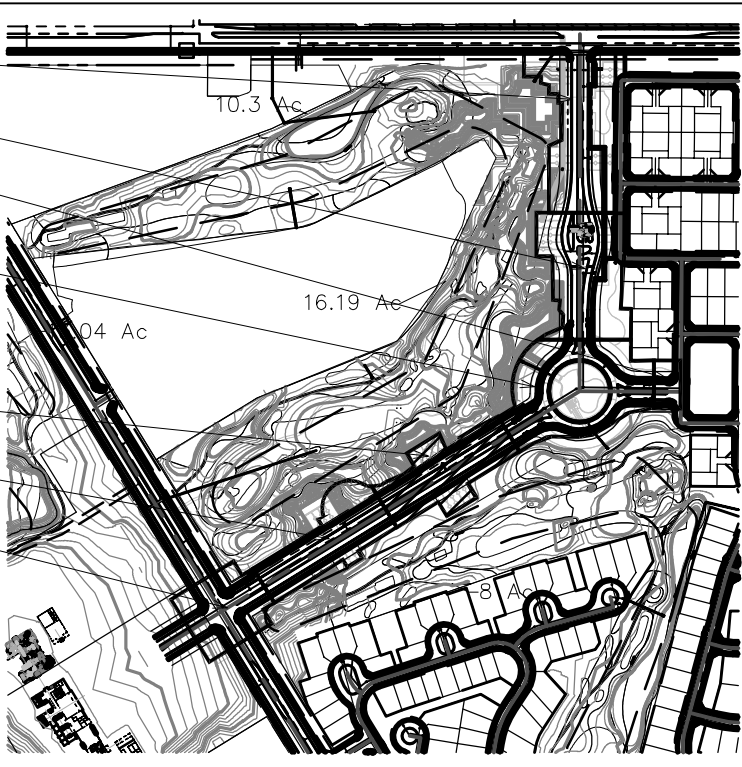
	<i>Bougainvillea</i> 'Rosenka'	5 gal.	-
	<i>Buxus microphylla japonica</i>	5 gal.	-
	<i>Callistemon viminalis</i> 'Little John'	5 gal.	-
	<i>Carissa grandiflora</i>	5 gal.	-
	<i>Convolvulus cneorum</i>	1 gal.	-
	<i>Dalea capitata</i> 'Sierra Gold'	5 gal.	-
	<i>Dodonaea viscosa</i>	5 gal.	-
	<i>Dodonaea viscosa</i> 'Purpurea'	5 gal.	-
	<i>Eremophila maculata</i> 'Valentine'	5 gal.	-
	<i>Euryops pectinatus</i> 'Vividis'	5 gal.	-
	<i>Justicia californica</i> 'Yellow'	5 gal.	-
	<i>Leucophyllum candidum</i> 'Thunder Cloud'	5 gal.	-
	<i>Leucophyllum frutescens</i> 'White Cloud'	5 gal.	-
	<i>Leucophyllum laevigatum</i>	5 gal.	-
	<i>Leucophyllum langmaniae</i> 'Lynn's Legacy'	5 gal.	-
	<i>Myrtus communis</i> 'Compacta'	5 gal.	-
	<i>Nerium oleander</i> 'Petite Pink'	15 gal.	-
	<i>Nolina microcarpa</i>	1 gal.	-
	<i>Ruellia brittoniana</i> 'Katie'	5 gal.	-
	<i>Ruellia brittoniana</i>	5 gal.	-
	<i>Ruellia peninsularis</i>	5 gal.	-
	<i>Salvia clevelandii</i>	5 gal.	-
	<i>Salvia greggii</i>	5 gal.	-
	<i>Tecoma alata</i> 'Orange Jubilee'	5 gal.	-
	<i>Tecoma stans</i>	5 gal.	-

Groundcovers

	<i>Chrysactinia mexicana</i>	1 gal.	-
	<i>Glandularia rigida</i>	5 gal.	-
	<i>Lantana camara</i> 'Dallas Red'	5 gal.	-
	<i>Lantana montevicensis</i>	1 gal.	-
	<i>Lantana</i> 'New Gold'	1 gal.	-

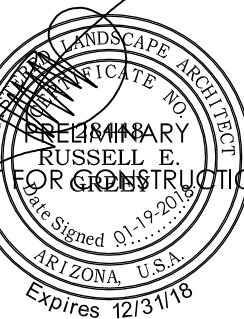
KEY MAP

SCALE: NTS



GREY PICKETT
landscape architecture community design

7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0009f



PRASADA

Main Entry Drive

Pre-Plant Landscape Plans
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

revisions:
01.19.2018 City Comments

project #:
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scale:
1" = 20'-0"
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TEAM
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drawing:
Planting Plan

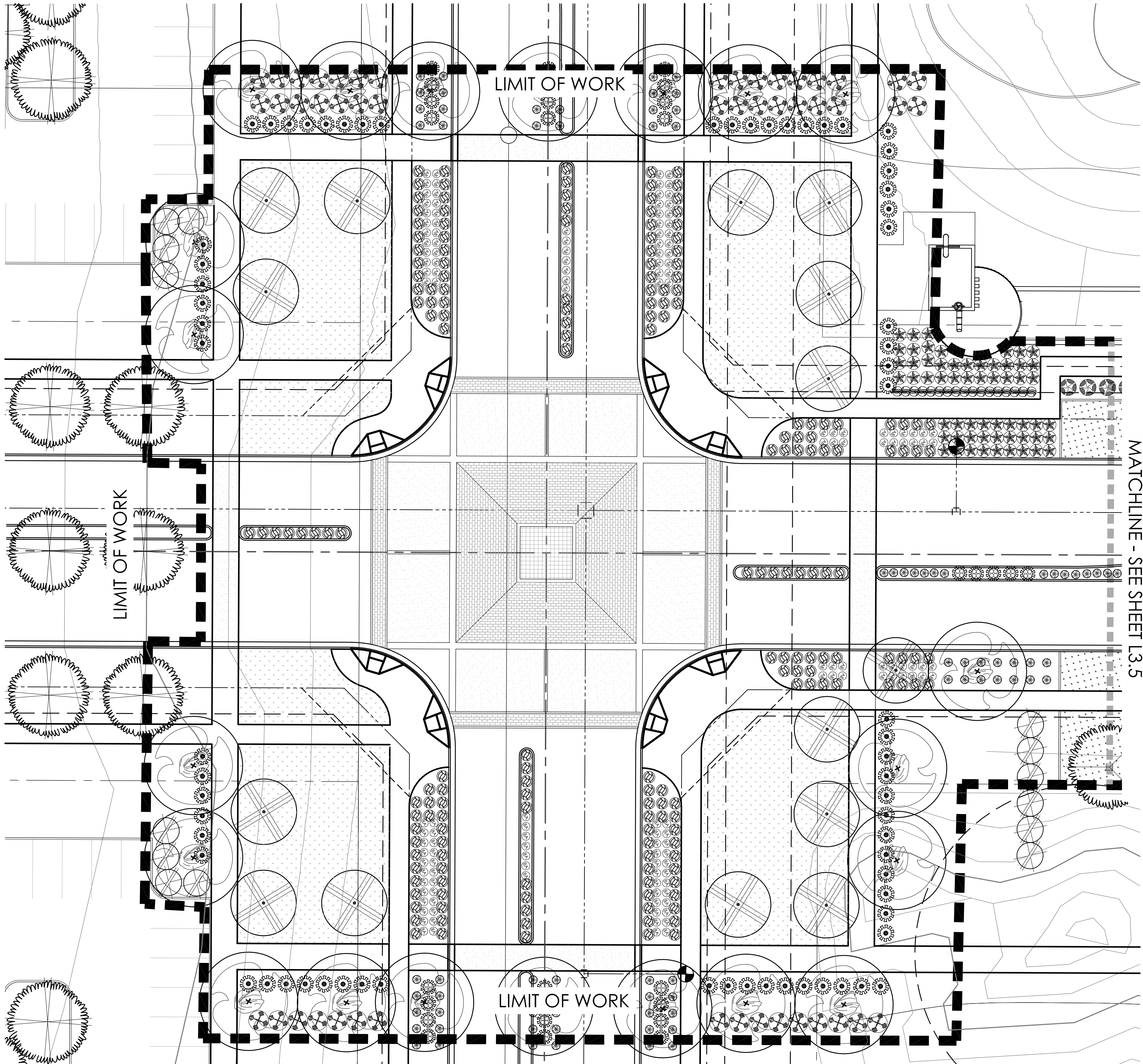
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L3.5

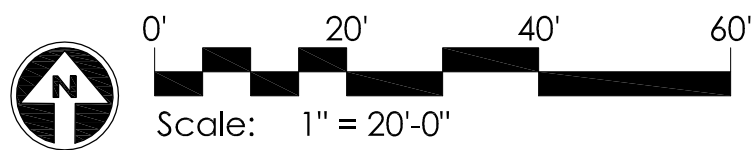
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PRASADA CLUBHOUSE
SEE LANDSCAPE PLANS, BY
GREEY | PICKETT .



PRASADA - MAIN ENTRY - PLANTING PLAN - L3.6



PLANT MATERIALS LEGEND
Sym. Plant Name Size Qty

Trees

	<i>Chilopsis linearis</i> Desert Willow	See Plan	-
	<i>Fraxinus oxycarpa</i> 'Raywood' Raywood Ash	See Plan	-
	<i>Fraxinus velutina</i> Arizona Ash	See Plan	-
	<i>Olea europaea</i> 'Swan Hill' Swan Hill Olive	See Plan	-
	<i>Parkinsonia hybrid</i> 'Desert Museum' Desert Museum Palo Verde	See Plan	-
	<i>Pistacia</i> x 'Red Push' Red Push Pistache	See Plan	-
	<i>Prosopis velutina</i> Native Mesquite	See Plan	-
	<i>Pyrus calleryana</i> Bradford Pear	See Plan	-
	<i>Quercus virginiana</i> Southern Live Oak	See Plan	-

Shrubs

	<i>Bougainvillea</i> 'Rosenka' Bougainvillea	5 gal.	-
	<i>Buxus microphylla</i> japonica Boxwood	5 gal.	-
	<i>Callistemon viminalis</i> 'Little John' Bottlebrush	5 gal.	-
	<i>Carissa grandiflora</i> Natal Plum	5 gal.	-
	<i>Convolvulus cneorum</i> Bush Morning Glory	1 gal.	-
	<i>Dalea capitata</i> 'Sierra Gold' Sierra Gold Dalea	5 gal.	-
	<i>Dodonaea viscosa</i> Hop Bush	5 gal.	-
	<i>Dodonaea viscosa</i> 'Purpurea' Purple Hop Bush	5 gal.	-
	<i>Eremophila maculata</i> 'Valentine' Valentine Shrub	5 gal.	-
	<i>Euryops pectinatus</i> 'Varidis' Euryops Daisy	5 gal.	-
	<i>Justicia californica</i> 'Yellow' Yellow Chuparosa	5 gal.	-
	<i>Leucophyllum candidum</i> 'Thunder Cloud' Thunder Cloud Sage	5 gal.	-
	<i>Leucophyllum frutescens</i> 'White Cloud' White Cloud Sage	5 gal.	-
	<i>Leucophyllum laevigatum</i> Chihuahuan Sage	5 gal.	-
	<i>Leucophyllum langmaniae</i> 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	-
	<i>Myrtus communis</i> 'Compacta' Compact Myrtle	5 gal.	-
	<i>Nerium oleander</i> 'Petite Pink' Petite Pink Oleander	15 gal.	-
	<i>Nolina microcarpa</i> Bear Grass	1 gal.	-
	<i>Ruellia brittoniana</i> 'Katie' Katie Ruellia	5 gal.	-
	<i>Ruellia brittoniana</i> Ruellia	5 gal.	-
	<i>Ruellia peninsularis</i> Desert Ruellia	5 gal.	-
	<i>Salvia clevelandii</i> Chaparral Sage	5 gal.	-
	<i>Salvia greggii</i> Autumn Sage	5 gal.	-
	<i>Tecoma alata</i> 'Orange Jubilee' Orange Jubilee	5 gal.	-
	<i>Tecoma stans</i> Yellow Bell	5 gal.	-

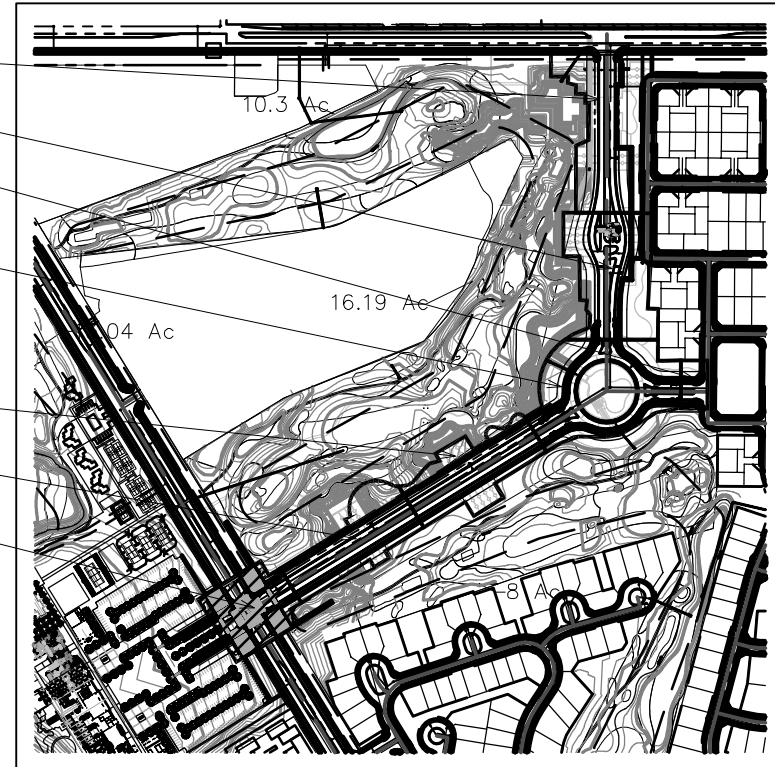
Groundcovers

	<i>Chrysactinia mexicana</i> Damicanto	1 gal.	-
	<i>Glandularia rigida</i> Sandpaper Verbena	5 gal.	-
	<i>Lantana camara</i> 'Dallas Red' Dallas Red Lantana	5 gal.	-
	<i>Lantana montevicensis</i> Purple Trailing Lantana	1 gal.	-
	<i>Lantana</i> 'New Gold' New Gold Lantana	1 gal.	-

KEY MAP

SCALE: NTS

L3.1
L3.2
L3.4b
L3.3
L3.4a
L3.5
L3.6

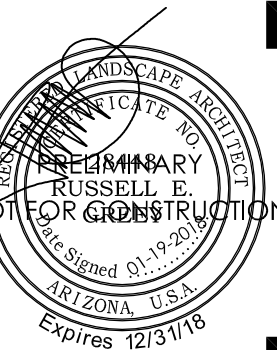


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PRASADA
Main Entry Drive
Pre-Plant Landscape Plans
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

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Prasada - East Corner Park Pre-Plat Landscape Plans

CITY OF SURPRISE (PRE-PLAT SUBMITTAL)

CITY OF SURPRISE LANDSCAPE & IRRIGATION NOTES

ALL LANDSCAPE AND IRRIGATION INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR OTHER CITY MAINTAINED AREAS SHALL BE INSTALLED PER THE APPROVED PLANS. ALL LANDSCAPING APPROVED AS A PART OF THE SITE PLAN PROCESS SHALL BE INSTALLED PER THE APPROVED PLANS. ANY DEVIATIONS TO THE APPROVED PLANS REQUIRED CITY APPROVAL.

PERMITS ARE REQUIRED FOR ELECTRICAL CONNECTIONS, INCLUDING ELECTRIC METER INSTALLATION, BACKFLOW PREVENTERS, AND WORK WITHIN THE CITY RIGHT-OF-WAY OR CITY DEDICATED PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THESE PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.

ALL IRRIGATION LINES, 1 INCH OR GREATER, WITHIN THE RIGHT-OF-WAY SHALL BE SHOWN ON THE WATER PLANS. A PERMIT IS REQUIRED FOR THIS WORK AND IS SUBJECT TO INSPECTION BY THE CITY OF SURPRISE CIVIL INSPECTOR.

ONLY PLANTS ON THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) PHOENIX ACTIVE MANAGEMENT AREA LOW WATER USE DROUGHT TOLERANT PLANT LIST ARE TO BE USED WITHIN CITY LIMITS.

ALL TREES WILL BE MEASURED AND HAVE A MINIMUM CAUPER SIZE AS DEFINED IN THE ARIZONA NURSERY ASSOCIATION'S CONTAINER GROWN TREE GUIDE. IN NO CASE WILL THE CALIPER BE LESS THAN 2 INCHES (MEASURED 18 INCHES FROM THE GROUND). THE HEIGHT OF THE TREE SHALL BE A MINIMUM OF 7 FEET.

THE COMMUNITY DEVELOPMENT PLANNING DIVISION AND PUBLIC WORKS LANDSCAPE DIVISION MAY SELECT AND TAG TREES AT THE NURSERY LOCATION AND WILL REVIEW AT PROJECT SITE PRIOR TO INSTALLATION.

ALL MEDIANS ARE TO BE DECOMPOSED GRANITE, UNLESS OTHERWISE APPROVED; AND SHALL BE FINISH GRADED TO SLOPE FROM THE CURB LINE TO THE PLANTS. MEDIAN NOSES LESS THAN 3-FOOT WIDE ARE TO HAVE 1 1/2" - 3" DECOMPOSED GRANITE (PIT RUN ROCK) MIX.

TREE ROOT BARRIERS ARE REQUIRED WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS.

ALL TREES ARE TO BE LOCATED A MINIMUM OF 12 FEET FROM THE WALLS FOR WELL SITES, WATER SUPPLY FACILITIES, LIFT STATIONS, AND WATER RECLAMATION FACILITIES.

TREES LOCATED IN MEDIANS MAY BE ALLOWED A MINIMUM OF SEVEN FEET FROM THE CURB. TREES MUST BE CENTERED IN MEDIANS LESS THAN 14' WIDE.

ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY FIRE HYDRANT, WATER METER, OR VAULT.

LANDSCAPING, AT FULL GROWTH, SHALL NOT IMPEDE PEDESTRIAN OR VEHICULAR TRAFFIC. ALL LANDSCAPING SHOWN ON PLANS SHALL BE SHOWN MATURE SIZE.

TREES CANNOT BE REMOVED FROM THE RIGHT-OF-WAY WITHOUT WRITTEN AUTHORIZATION FROM THE PUBLIC WORKS AND COMMUNITY DEVELOPMENT DEPARTMENTS.

THE TYPE, COLOR, AND SIZE OF BRICK PAVERS THAT MAY BE USED FOR CITY MEDIANS IN THE CITY OF SURPRISE RIGHT-OF-WAY SHALL BE APPROVED BY THE COMMUNITY DEVELOPMENT PLANNING DIVISION.

UTILITY BOXES, METERS, VAULTS, ETC. ARE TO BE LOCATED IN THE RIGHT-OF-WAY OR UTILITY EASEMENT ALONG THE SIDES OF THE ROADS AND NEVER IN THE MEDIAN. HOWEVER, IRRIGATION VALVE BOXES MAY BE LOCATED IN THE MEDIAN PLANTING AREA.

DEVELOPERS SHALL USE ONLY IRRIGATION EQUIPMENT THAT IS COMPATIBLE WITH THE EXISTING EQUIPMENT. THE DEVELOPER SHALL REFER TO THE CITY OF SURPRISE FOR THE APPROVED LIST OF EQUIPMENT. EQUIPMENT MANUFACTURED BY HUNTER INDUSTRIES, IS COMPATIBLE WITH THE CITY'S INVENTORY AND HUNTER EQUIPMENT, OR AN APPROVED EQUAL, SHALL BE USED. SOLAR CONTROLLERS ARE PREFERRED AND SHALL BE DIG, LEIT SERIES, POST MOUNTED SOLAR CONTROLLER OR AN APPROVED EQUAL.

ALL CONTROLLERS, METERS, ETC. MUST BE ENCLOSED BY LOCKING PROTECTIVE COVERS AND SCREENED FROM VIEW.

ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.

MARKING TAPE LABELED AS "RECLAIMED WATER" IS REQUIRED ON IRRIGATION SYSTEMS THAT USE OR MAY USE RECLAIMED WATER IN THE FUTURE.

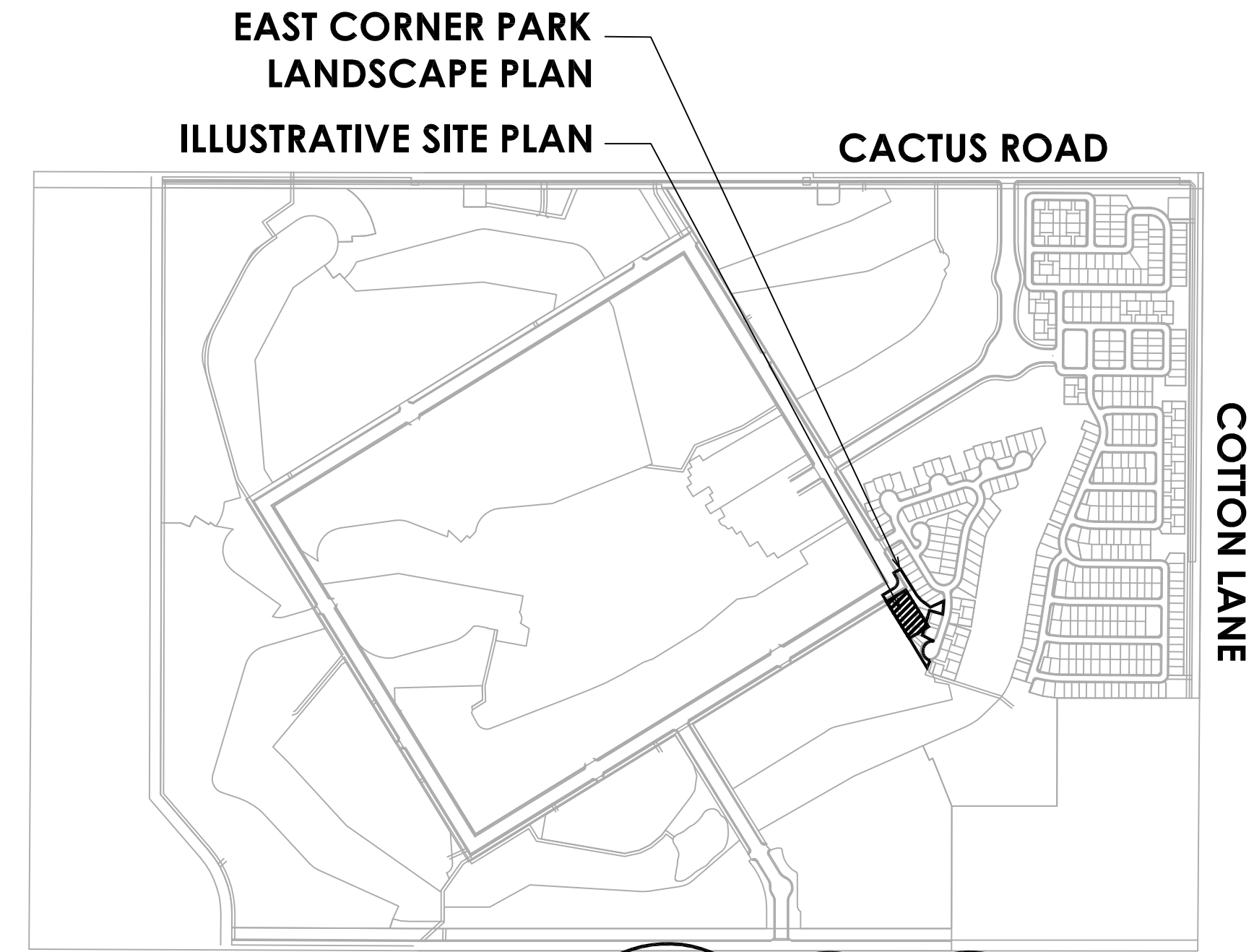
PURPLE MARKER BALLS SHALL BE INSTALLED ON ALL IRRIGATION MAINLINES FOUR INCHES AND LARGER WITHIN THE PUBLIC RIGHT-OF-WAY AT ALL FITTINGS AND EVERY 200 FEET IF THE DISTANCE BETWEEN FITTINGS IS GREATER THAN 200 FEET.

LANDSCAPE AREAS THAT ARE TO BE MAINTAINED BY THE CITY SHALL HAVE SEPARATE WATER METERS AND ELECTRIC OR SOLAR CONTROLLERS, AS APPROVED BY THE CITY.

A CITY APPROVED BACKFLOW PREVENTER IS REQUIRED FOR IRRIGATION SERVICES, FOR POTABLE WATER, NON-POTABLE WATER AND RECLAIMED WATER AND SHALL MEET EPA LOW LEAD STANDARDS.

ALL IRRIGATION MAINLINES AND LATERALS SHALL BE SCHEDULE 40; ALL RISERS, TEES, AND OTHER FIXTURES SHALL BE SCHEDULE 80 IN THE RIGHT-OF-WAY. ALL IRRIGATION MAINLINES IN THE RIGHT-OF-WAY SHALL BE SLEEVED. THE MINIMUM SLEEVE SIZE IS 5 INCHES.

KEY MAP - NTS



CONSULTANT TEAM

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

LANDSCAPE ARCHITECT/PLANNER:
GREY | PICKETT
7144 E. STETSON., SUITE 205
SCOTTSDALE, AZ 85251
PHONE: (480) 609-0009
FAX: (480) 609-0068
CONTACT: WENDELL PICKETT

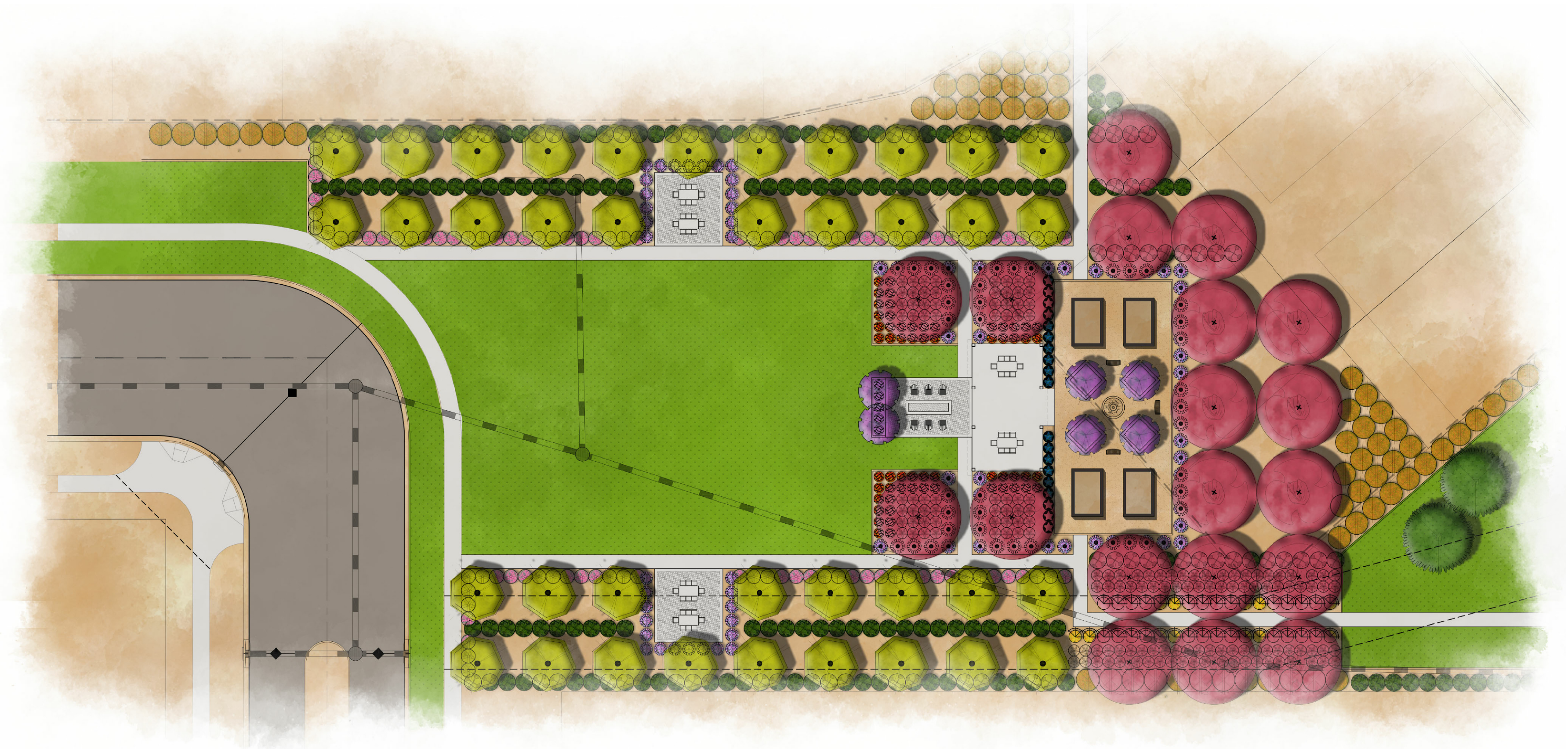
CIVIL ENGINEER:
EPS GROUP
2045 S. VINEYARD AVE, SUITE 101
MESA, AZ 85210
PHONE: (480) 503-2250
CONTACT: RICH HOPPE, P.E.

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LANDSCAPE PLANS	
COVER SHEET	L0.0
LANDSCAPE PLANS	L3.1

NOTE: ALL TREES WITH AN UPRIGHT GROWTH HABIT SUCH AS BUT NOT LIMITED TO EVERGREEN ELM OR HERITAGE LIVE OAK WHICH ARE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE THEIR MAIN LEADERS INTACT.

NOTE: ANY TREES PLACED WITHIN THREE (3) FEET OF ANY SIDEWALK, CURB, PAVEMENT OR WALL WILL HAVE A ROOT BARRIER PER EDS 8-14



EAST CORNER PARK ILLUSTRATIVE LANDSCAPE PLAN



0' 30' 60' 90'
Scale: 1" = 30'-0"

RRASADA
East Corner Park
Pre-Plat Landscape Plans
SURPRISE, ARIZONA

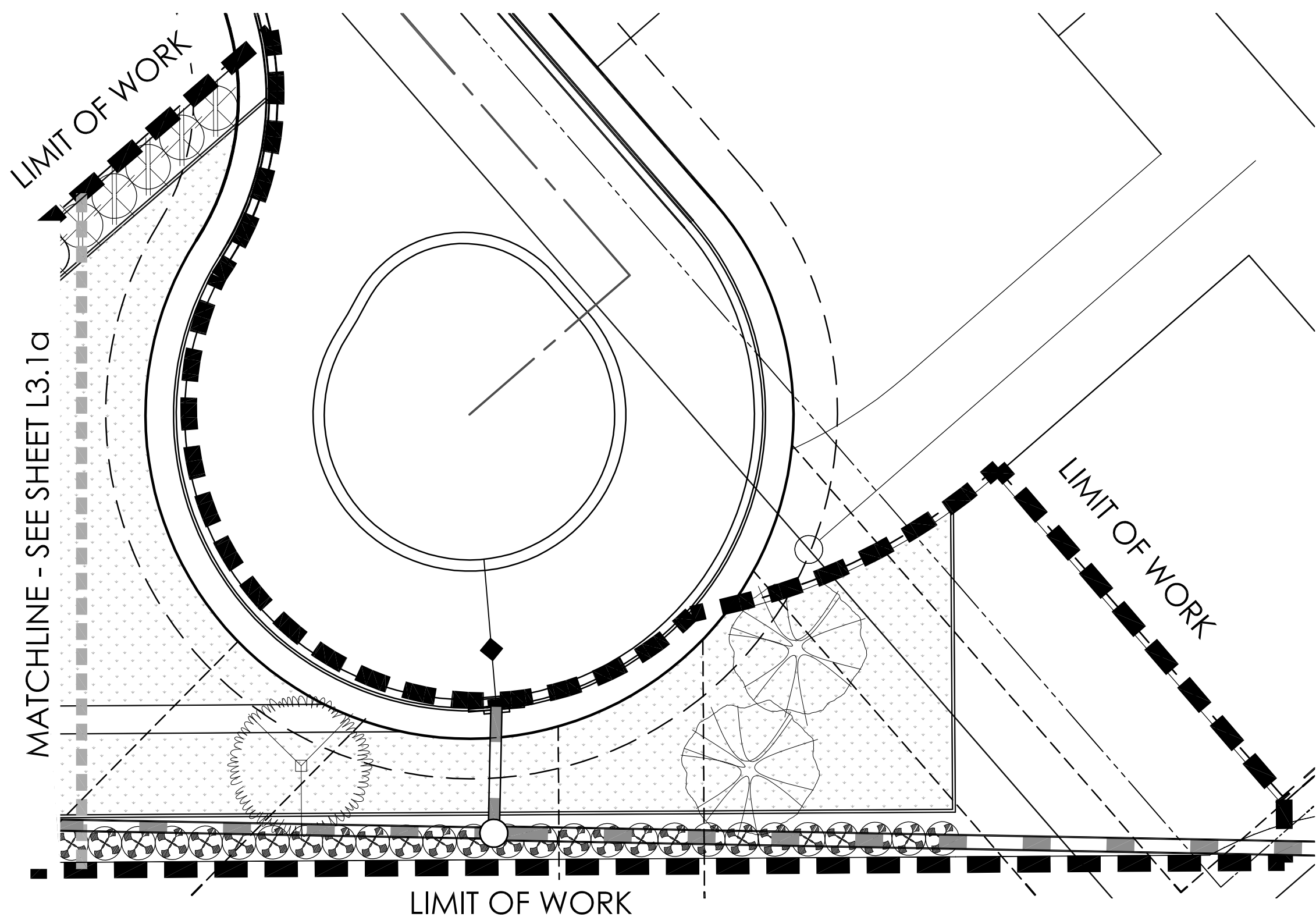
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scale:
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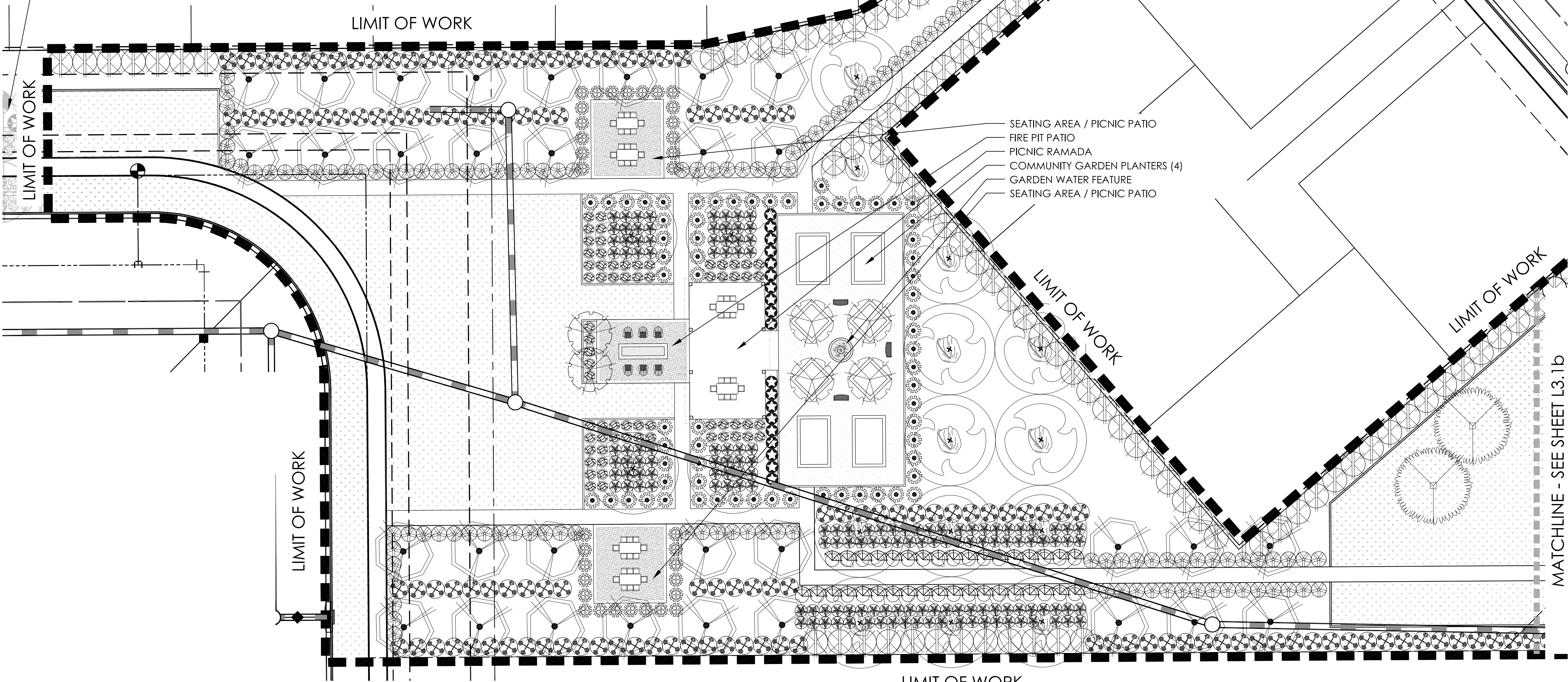
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drawn by:
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date:
01.19.2018
drawing:
Cover Sheet

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L0.0
1 of 2



PRASADA - EAST CORNER PARK - PLANTING PLAN - L3.1b

PRASADA INTERNAL COLLECTOR ROAD
SEE LANDSCAPE PLANS, BY
GREY | PICKETT .



PRASADA - EAST CORNER PARK - PLANTING PLAN - L3.1a

PLANT MATERIALS LEGEND			
Sym.	Plant Name	Size	Qty
Trees			
	<i>Fraxinus velutina</i> Arizona Ash	See Plan	-
	<i>Parkinsonia hybrid</i> 'Desert Museum' Desert Museum Palo Verde	See Plan	-
	<i>Pistacia x 'Red Push'</i> Red Push Pistache	See Plan	-
	<i>Pyrus calleryana</i> Bradford Pear	See Plan	-
	<i>Quercus virginiana</i> Southern Live Oak	See Plan	-
Shrubs			
	<i>Carissa grandiflora</i> Natal Plum	5 gal.	-
	<i>Dodonaea viscosa 'Purpurea'</i> Purple Hop Bush	5 gal.	-
	<i>Leucophyllum frutescens 'Green Cloud'</i> Green Cloud Sage	5 gal.	-
	<i>Leucophyllum laevigatum</i> Chihuahuan Sage	5 gal.	-
	<i>Rosmarinus officinalis 'Tuscan Blue'</i> Upright Rosemary	5 gal.	-
Groundcovers			
	<i>Convolvulus sabatius</i> Ground Morning Glory	1 gal.	-
	<i>Lantana camara 'Dallas Red'</i> Dallas Red Lantana	5 gal.	-
Accents			
	<i>Hesperaloe parviflora</i> Giant Hesperaloe	5 gal.	-
	<i>Muhlenbergia capillaris 'Regal Mist'</i> Regal Mist TM	5 gal.	-

MASS PLANTING

SOD

INERTS

Sym. Description

DECOMPOSED GRANITE.

NOTES:

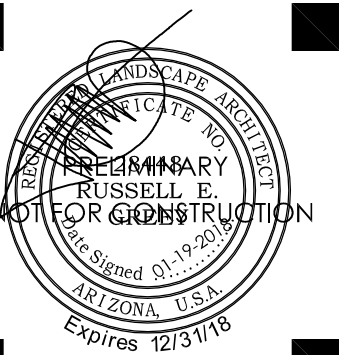
1. ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
2. ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
3. LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
4. ALL SHRUBS TO BE PLANTED 3'-0" MIN. AWAY FROM EXISTING OR FUTURE WALLS.
5. ALL TREES TO BE PLANTED 5'-0" MIN. AWAY FROM EXISTING OR FUTURE WALLS.
6. WHERE POSSIBLE, ALL TREES & SHRUBS TO BE PLANTED 2'-0" MIN. AWAY FROM WALKS & CURBS.
7. PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.

KEY MAP

SCALE: NTS



GREY | PICKETT
landscape architecture community design
7144 e stetson drive, suite 205
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480.609.0009p 480.609.0009f



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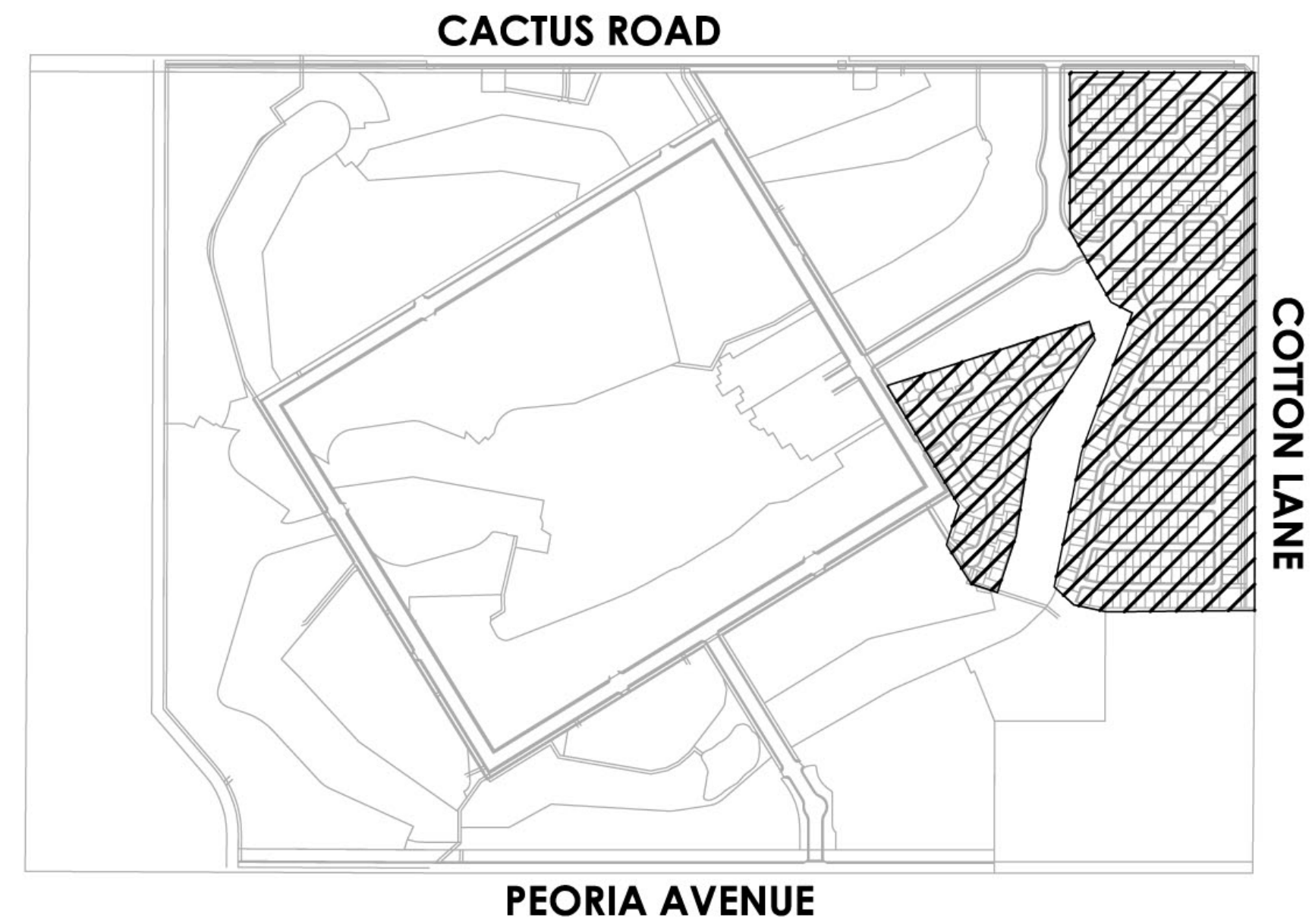
Prasada - Wall Plan Pre-Plat Landscape Plans

CITY OF SURPRISE (PRE-PLAT SUBMITTAL)

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KEY MAP - NTS



CONSULTANT TEAM

DEVELOPER:

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

LANDSCAPE ARCHITECT/PLANNER:

GREEY | PICKETT
7144 E. STETSON DRIVE, SUITE 205
SCOTTSDALE, AZ 85251
PHONE: (480) 609-0009
FAX: (480) 609-0068
CONTACT: WENDELL PICKETT

CIVIL ENGINEER:

EPS GROUP
2045 S. VINEYARD AVE, SUITE 101
MESA, AZ 85210
PHONE: (480) 503-2250
CONTACT: RICH HOPPE, P.E.

SHEET INDEX:

LANDSCAPE PLANS

COVER SHEET

WALL PLAN

L0.0

L2.0

GREY | PICKETT

landscape architecture | community design

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scottsdale, arizona 85251
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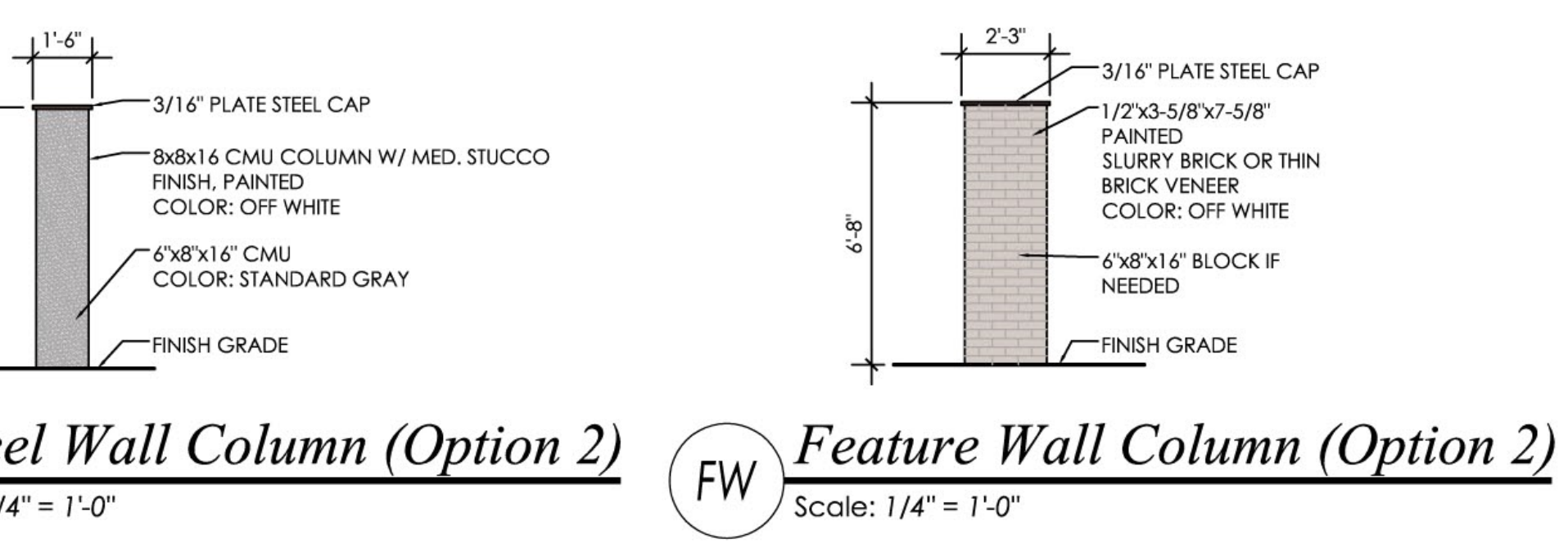
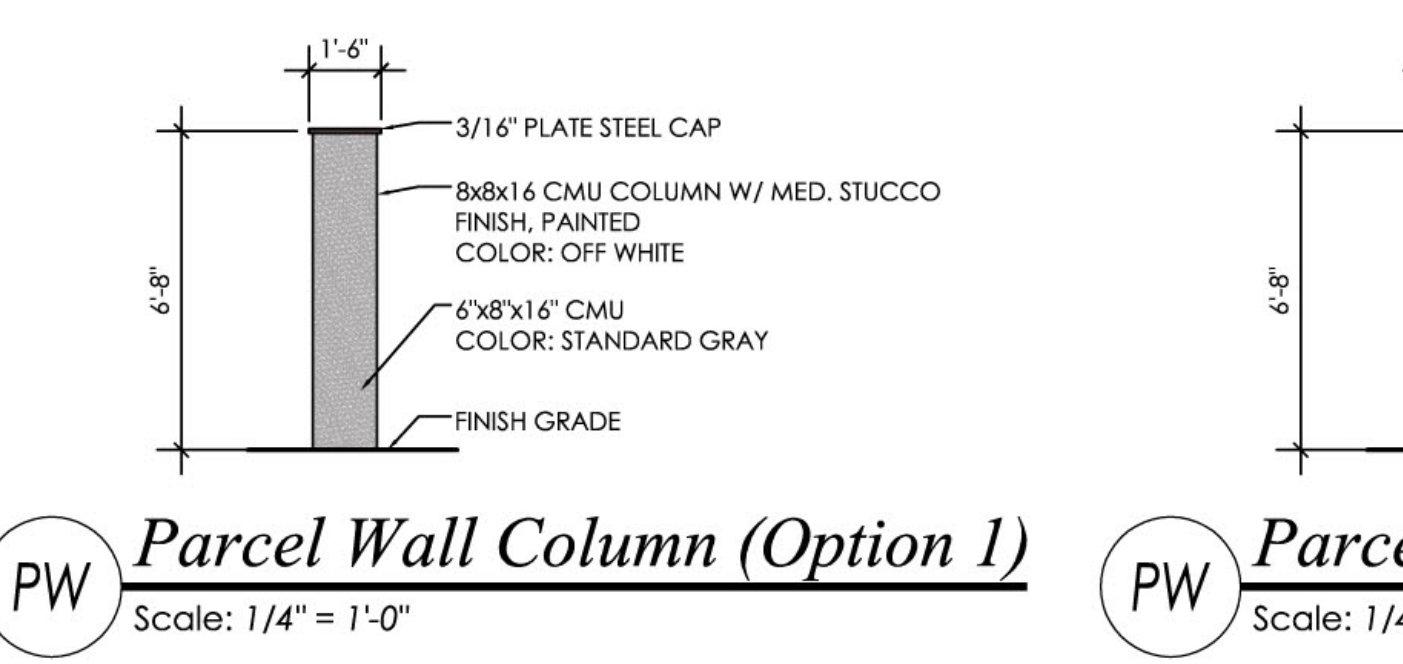
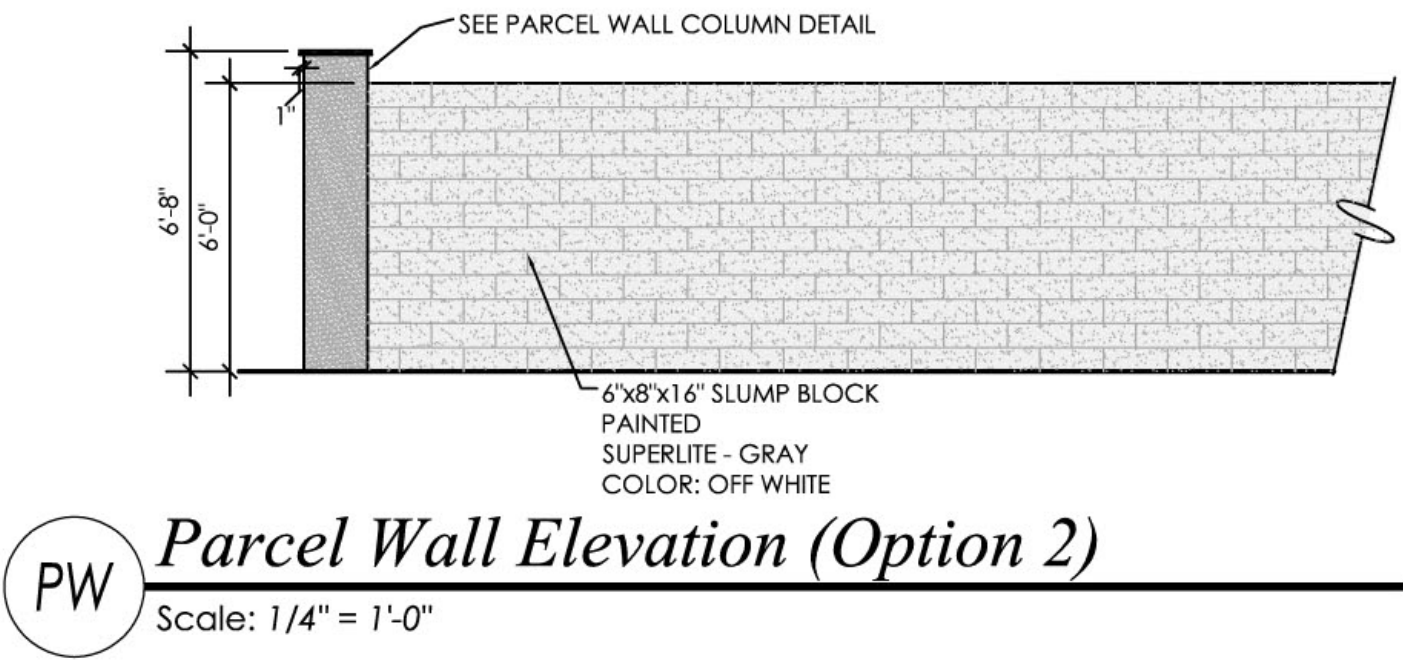
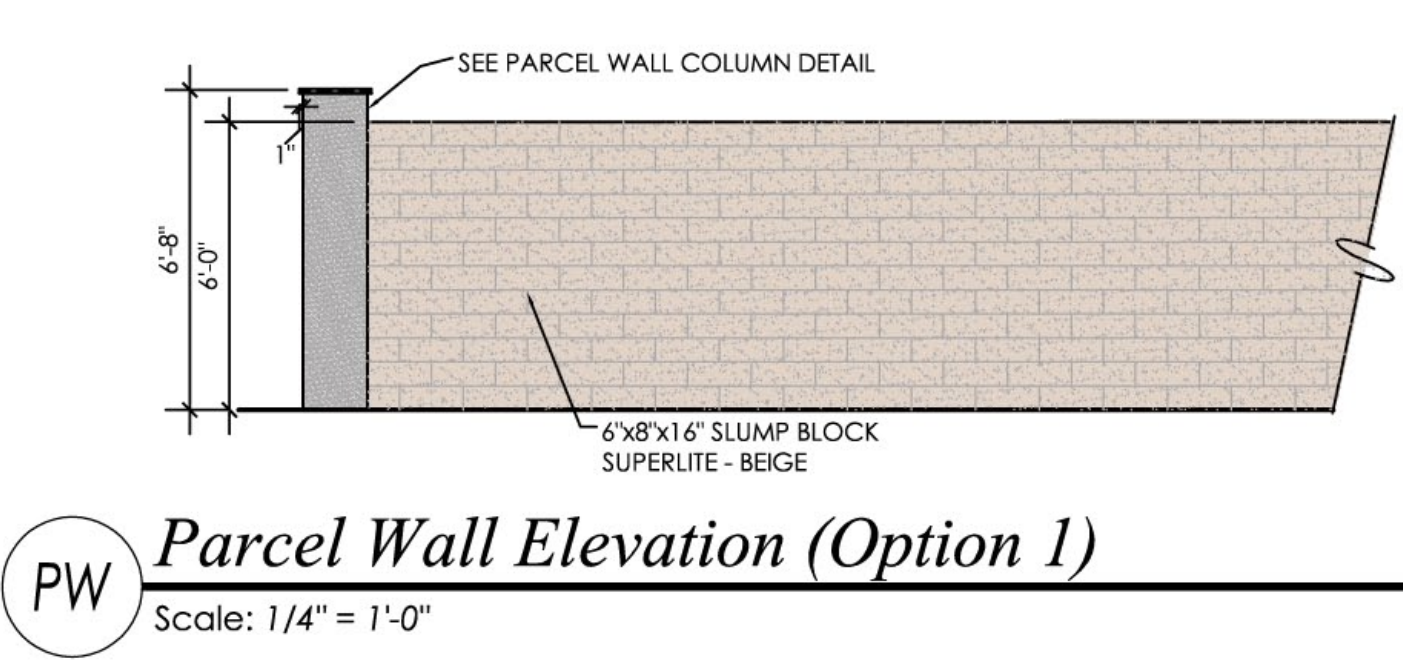
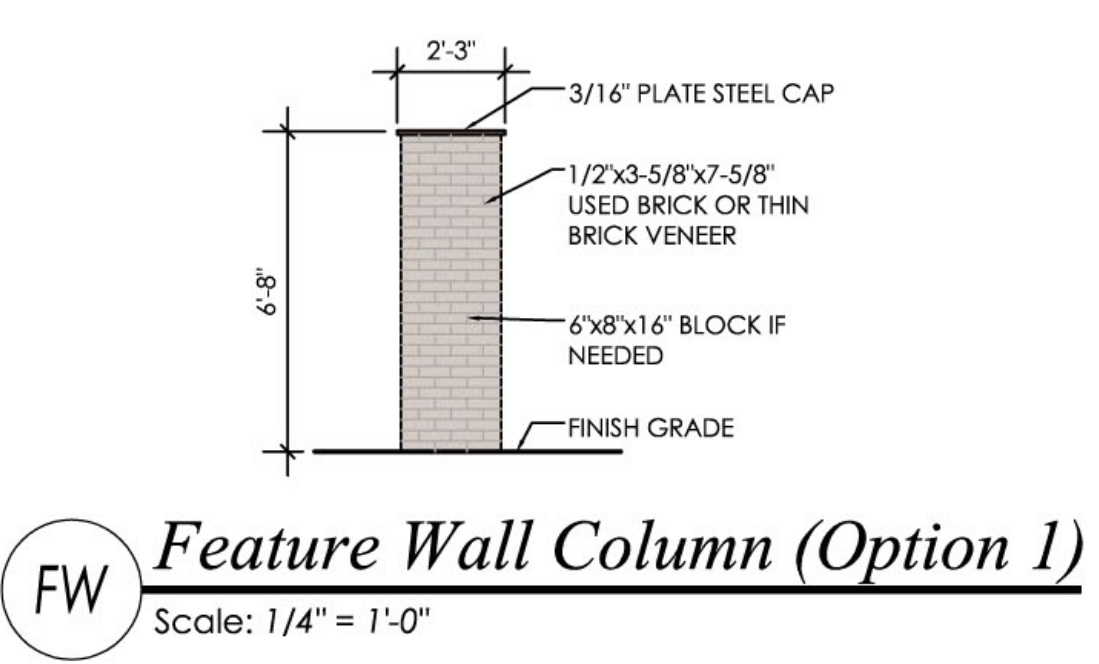
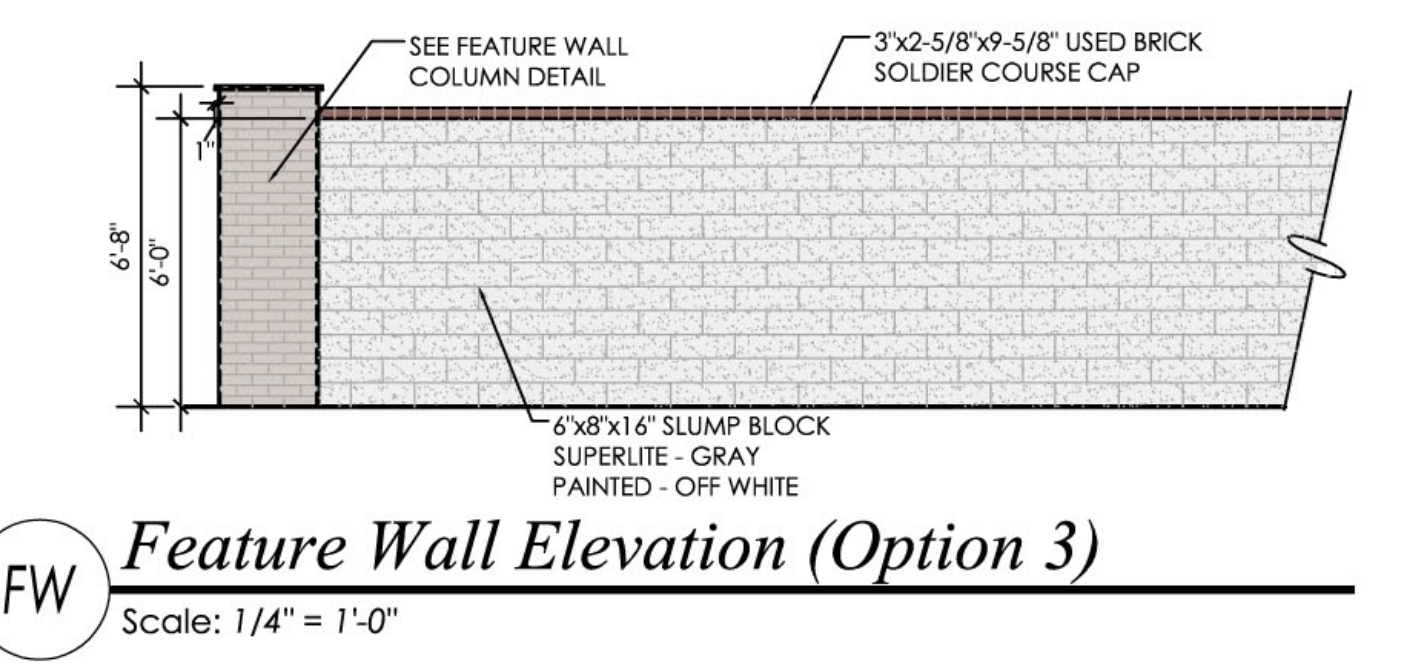
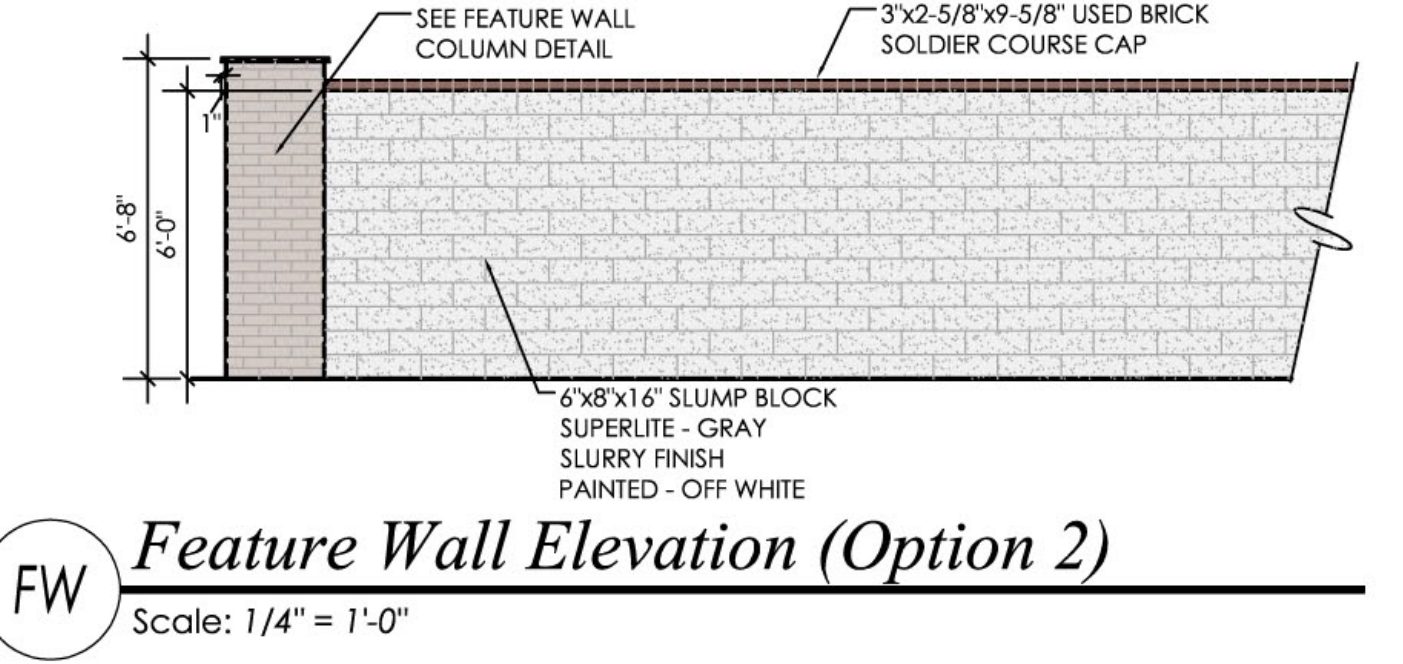
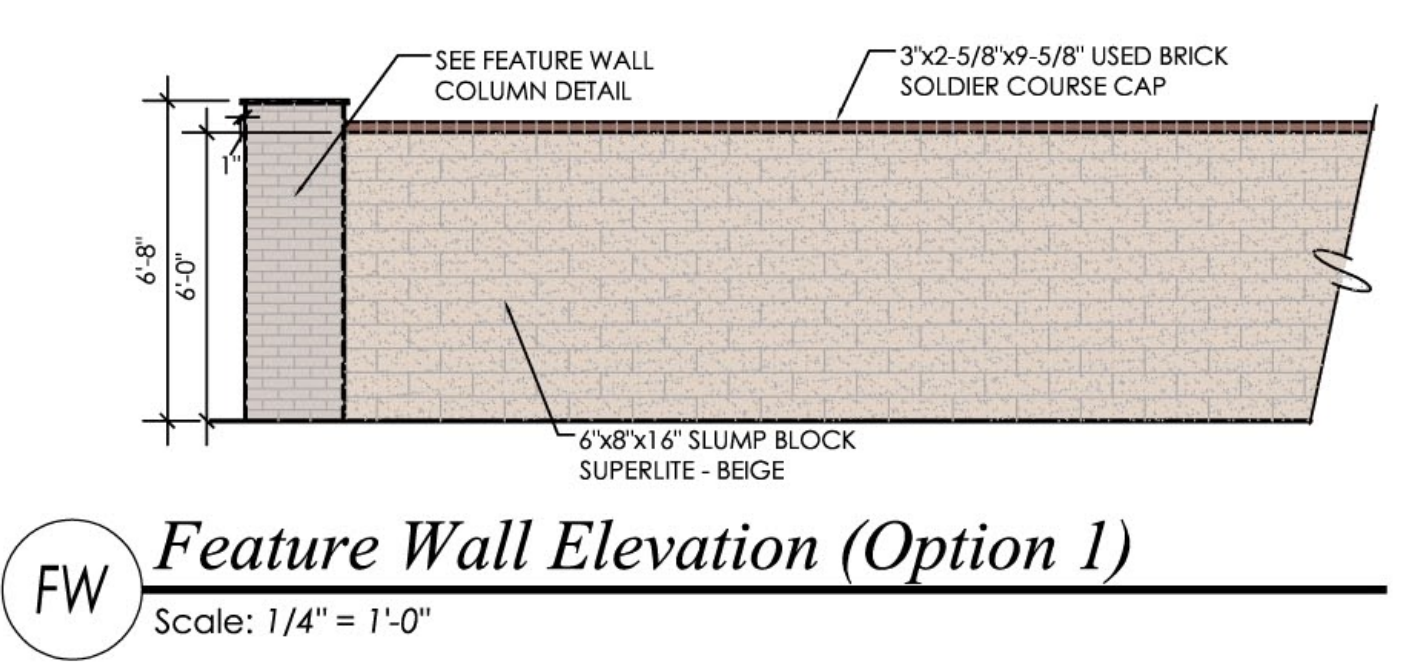
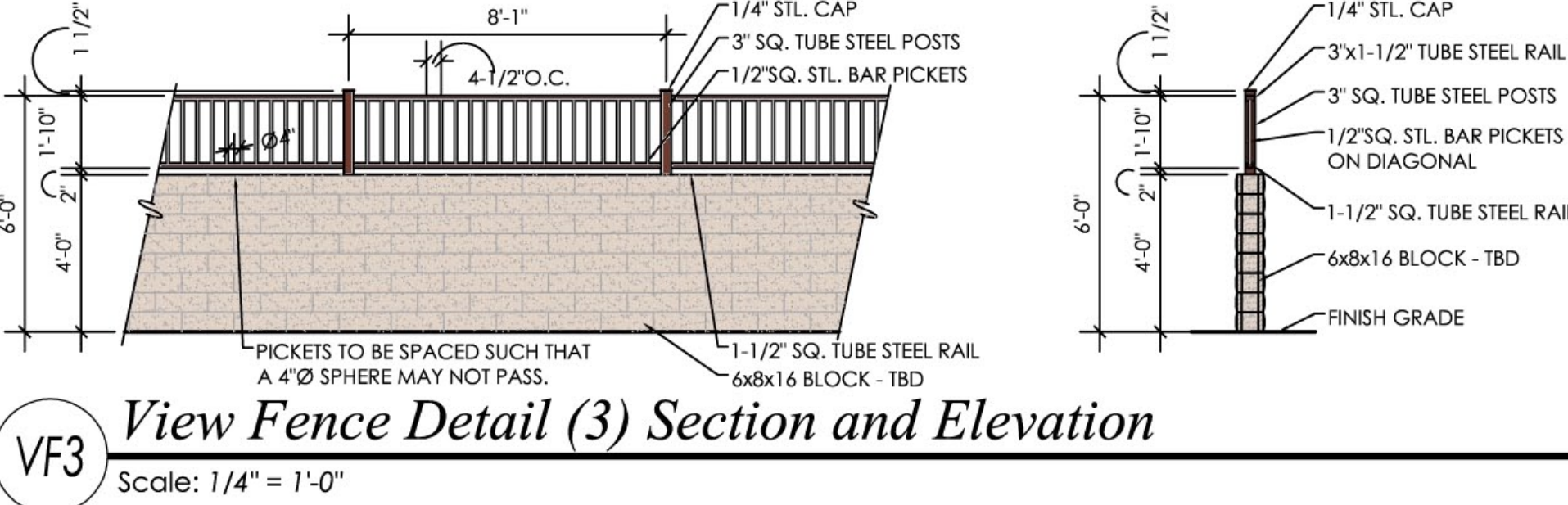
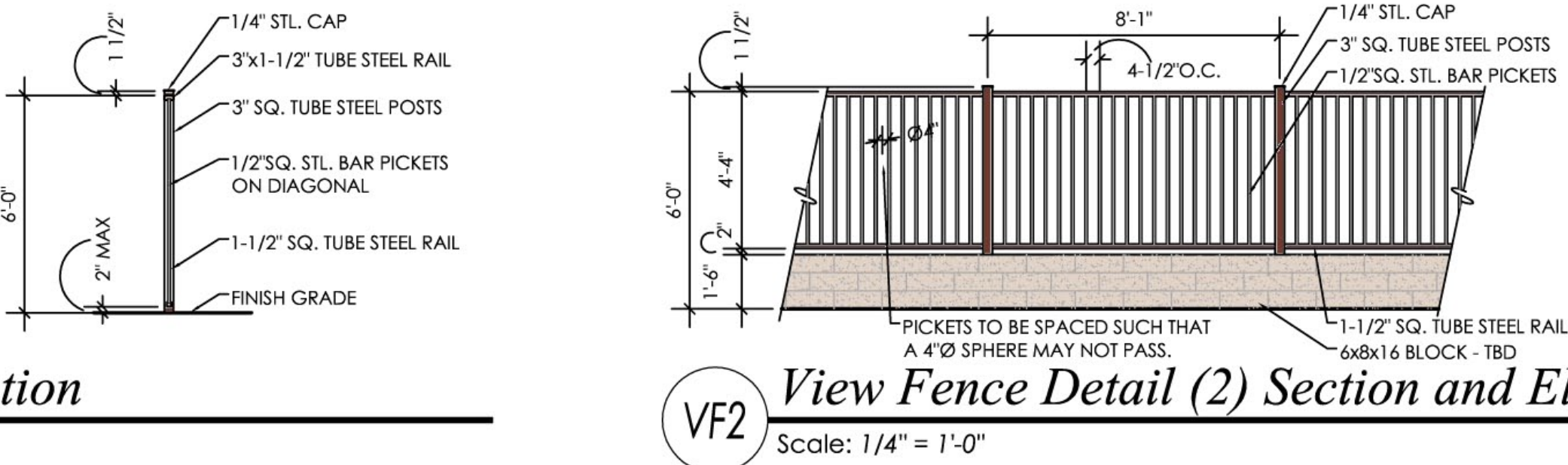
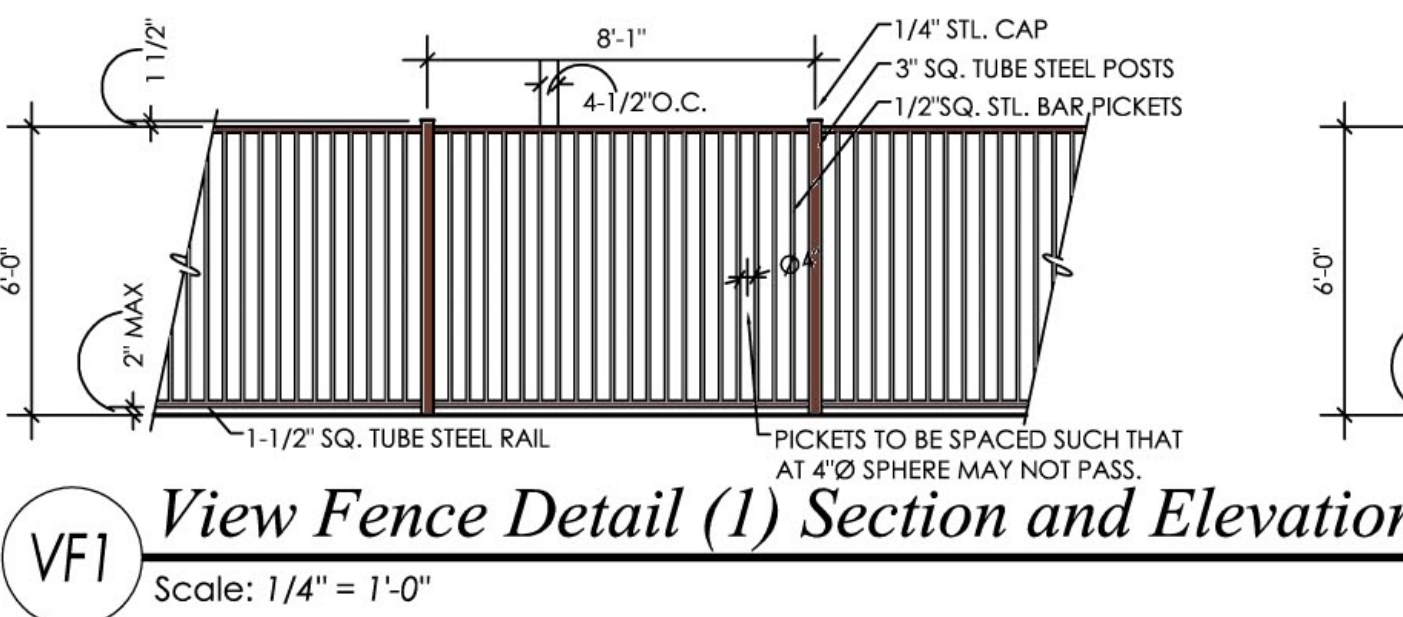
Wall Plan

Pre-Plat Landscape Plans

SURPRISE, ARIZONA

Toll Brothers

AMERICA'S LUXURY HOME BUILDER®



revisions:

01.19.2018 City Comments

project #:

TOL 154

scale:

-

issued for:

REVIEW

drawn by:

TEAM

date:

01.19.2018

drawing:

Cover Sheet

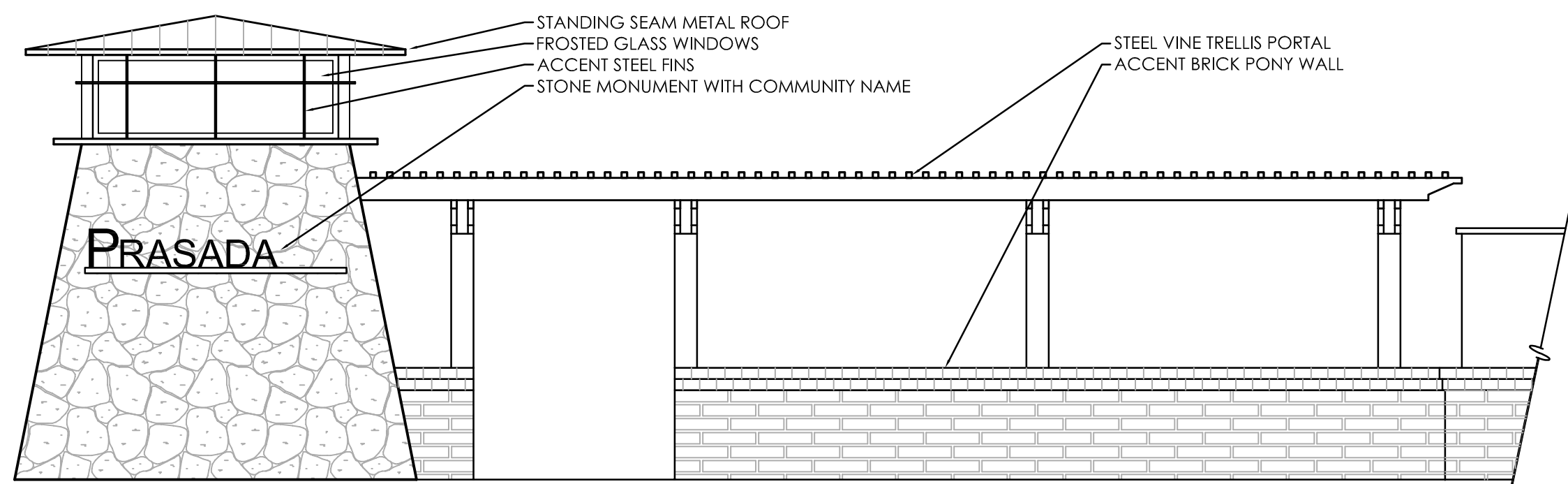
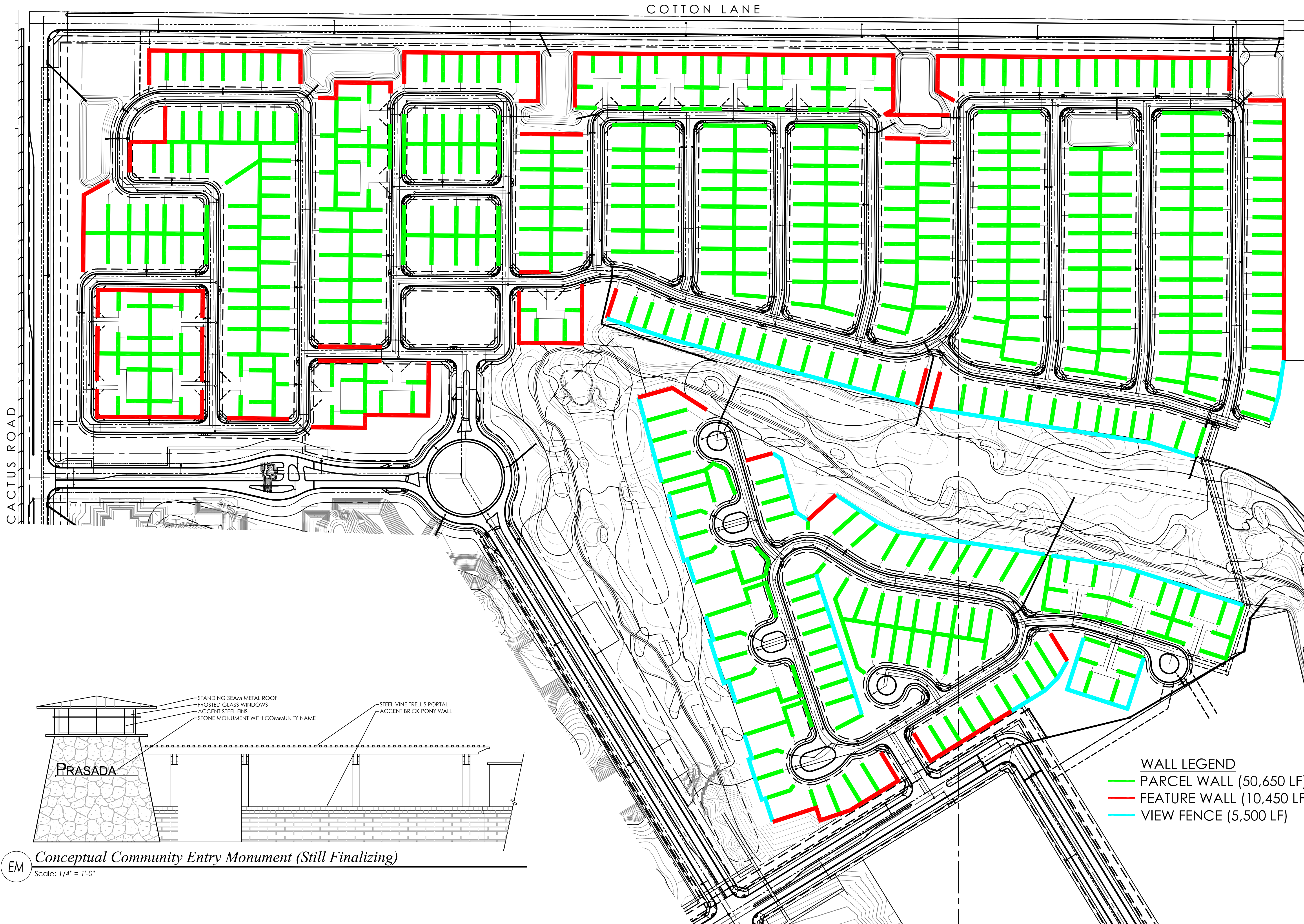
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1 of 2

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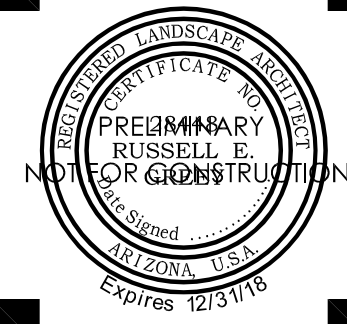
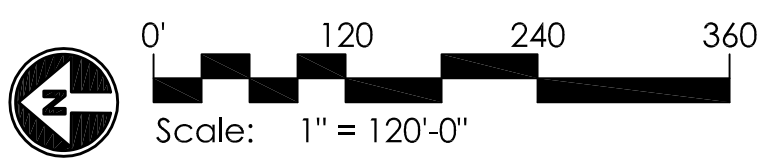
Greedy | Pickett Professional Corp.



EM Conceptual Community Entry Monument (Still Finalizing)
Scale: 1/4" = 1'-0"

- WALL LEGEND**
- PARCEL WALL (50,650 LF)
 - FEATURE WALL (10,450 LF)
 - VIEW FENCE (5,500 LF)

PRASADA PHASE ONE WALL PLAN



GREY PICKETT
landscape architecture community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0009f

RRASADA
Wall Plan
Pre-Plat Landscape Plans
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

revisions:
01.19.2018 City Comments

project #:
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date:
01.19.2018
drawing:
Wall Plan

sheet #
L2.0
2 of 2

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

18 July 2017

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

Ms. Jamie Sullivan
City of Surprise Planning Department
16000 North Civic Center Plaza
Surprise AZ 85374

Re: FS17-394; Prasado Toll

Dear Ms. Sullivan

Thank you for the opportunity to provide comments on the Preliminary Plat for Prasado Toll Development. Prasada Toll project is part of a 3,355 acre Prasada Master Plan Community located northwest of Peoria Ave and Cotton Lane. Toll Bros is proposing to develop a 781 acre parcel of the development into a 2,200 unit age qualified and age restricted residential resort lifestyle community. The site is approximately 1.8 to 3.5 miles outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

Luke AFB follows the guidelines of the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 mile to 1 mile and a maximum of 6 du/acre from 1 to 3 miles. The density of 2.8 du/ac falls within these guidelines.

The request, as described in the narrative at the location above, will not negatively impact Luke AFB's flying mission. Since the property is located within the "territory in the vicinity of a military airport," it will be subjected to approximately 13,000 flight operations per year as low as 1,500 feet above the ground. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential residents about Luke AFB operations.

If you have any questions, please contact my Community Planner, Ms. Barbara Plante at (623) 856-9981.

Sincerely

A handwritten signature in dark ink, appearing to read "James R. Mitchell", is written over a horizontal line.

JAMES R. MITCHELL

cc:

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

Robert Kuhfuss

Subject: FW: FS17-394 Prasado Toll Electronic Submittal

From: Tony Abbo [<mailto:TAbbo@azdot.gov>]
Sent: Friday, July 14, 2017 5:37 PM
To: Jamie Sullivan
Cc: Michael Wilson; Dennis Haley
Subject: RE: FS17-394 Prasado Toll Electronic Submittal

Hello Jamie:

Got it. Thanks. I think our system can handle up to 20 MB

We will require that a traffic study be submitted to the state (ADOT) for review and approval.

The traffic generated by the development will have impacts on our system.

Best Regards,

TONY S. ABBO, PE, PTOE, FITE
Regional Traffic Engineer (RTE) – Central Region

Arizona Department of Transportation (ADOT)
2140 West Hilton Avenue
PM00
Phoenix AZ 85009

Cell: (480) 294-0548
E-mail: tabbo@azdot.gov



Transportation Systems Management and Operations

Robert Kuhfuss

From: Michael Wilson <MWilson@azdot.gov>
Sent: Thursday, July 27, 2017 7:59 AM
To: Jamie Sullivan
Cc: Vanessa Nunez; Michael Wilson
Subject: ADOT ROW - FS17-394 Prasada Toll / Preliminary Plat / Surprise
Attachments: 20170727074348549.pdf

Jamie.....I've reviewed the preliminary plat proposal for Prasada. This project's eastern boundary is approximately 1/2 mile from ADOT's 303 freeway. It poses no concerns from ADOT's Right of Way perspective. ADOT's Central District Traffic group may have additional comments or concerns that they will address independent of my comments. Thank you for the opportunity to comment.

Mike

Michael (Mike) Wilson, SR/WA
ADOT ROW Project Coordinator
LPA (Local Public Agency) R/W Coord.
205 S. 17th Ave. MD: 612E
Phoenix, AZ 85007
602-712-7175
WWW.AZDOT.GOV

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Robert Kuhfuss

Subject: FW: FCD FS17-394 Prasado Toll Electronic Submittal
Attachments: Prasado Toll.pdf

From: Lynndsay O'Neill - FCDX [<mailto:LynndsayO'Neill@mail.maricopa.gov>]

Sent: Friday, July 21, 2017 3:38 PM

To: Jamie Sullivan

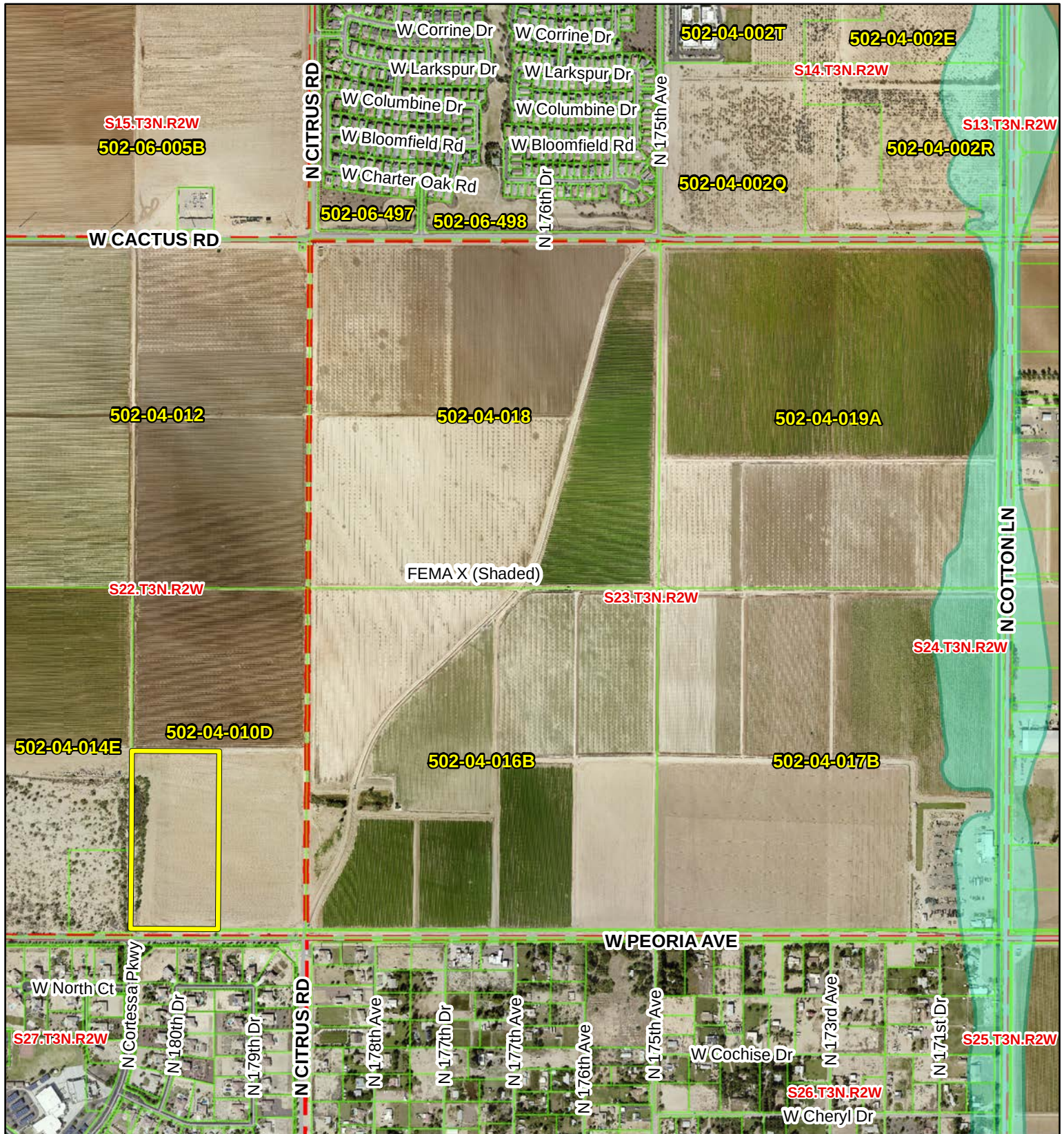
Cc: Mark Frago - FCDX

Subject: FCD FS17-394 Prasado Toll Electronic Submittal

The Flood Control District of Maricopa County has the following comments.

Project Name: Prasado Toll. Project Information: West of Cotton Lane between Peoria Ave and Cactus Rd. APN 502-04-018, 502-04-019A, 502-04-017B, 502-04-016B, 502-04-012, 502-04-010G 502-04-010D, 50-04-014E.

- These parcels are located on FEMA FIRM Panel number 1660L and 1655L.
- Parcels 502-04-012, 502-04-017E, 502-04-010D, 502-04-010G, 502-04-016B and 502-04-018 are located in FEMA Zone X, not in the SFHA.
- Parcels 502-04-019A and 502-04-017B are partially located in FEMA Zone X, not in the SFHA, and partially located in FEMA Zone A, in the SFHA.
 - Prior to obtaining a building permit, a floodplain use permit would be required by the District for the parcel since there is FEMA floodplain delineated on them.
- See attached PDF for aerial view of these parcels and the location of the FEMA zones.



Current FEMA Flood Zones



Current Pending Flood Zones



0 500 1,000 2,000
Feet
1 inch = 1,000 feet

Date: 07/21/2017
Time: 3:37:04 PM
User: o'neill001



Floodplain Management & Services
2801 West Durango Street
Phoenix, Arizona 85009
Phone: (602) 506-2419
Fax: (602) 372-6232
<http://www.fcd.maricopa.gov/Floodplain/floodplain.aspx>

Robert Kuhfuss

Subject: FW: FS17-394 Prasado Toll Electronic Submittal
Attachments: MWD Drawing Requirements REV 10-18-16.pdf; MWD Fee & Payment Schedule 2017 - Board Approved Rev1-10-17.pdf

From: Leslie Jarrell [<mailto:LeslieJ@mwdaz.com>]
Sent: Wednesday, July 12, 2017 6:40 AM
To: Jamie Sullivan
Cc: Chris Cain; Debbie Trasancos
Subject: FS17-394 Prasado Toll Electronic Submittal

Jamie,

"Thank you for providing the electronic submittal for **Prasado Toll FS17-394**. MWD has reviewed this submittal and determined that the proposed development project will impact MWD. As a result, this development will require a development agreement between MWD and the developer to address the impacts to MWD's facilities and/or property interests. MWD is currently working with the developer in preparing a Development Agreement. Additionally, the developer will need to provide copies of any subdivision plats and utility and improvement plans to MWD for review and approval pursuant to the attached *MWD Drawing Requirements*, along with payment of the applicable plan review fees pursuant to the attached *MWD Fees & Payment Schedule*. Upon our review of the plat and/or plans once they are provided by the developer, MWD will copy the City on our approval and/or comments. Thanks again."

Leslie Jarrell
Property & Contracts Specialist
Maricopa Water District
14825 W. Grand Avenue
Surprise, AZ. 85374
Phone: (623)546-8266 Ext. 204
Fax: (623)584-2536
E-mail: lesliej@mwdaz.com

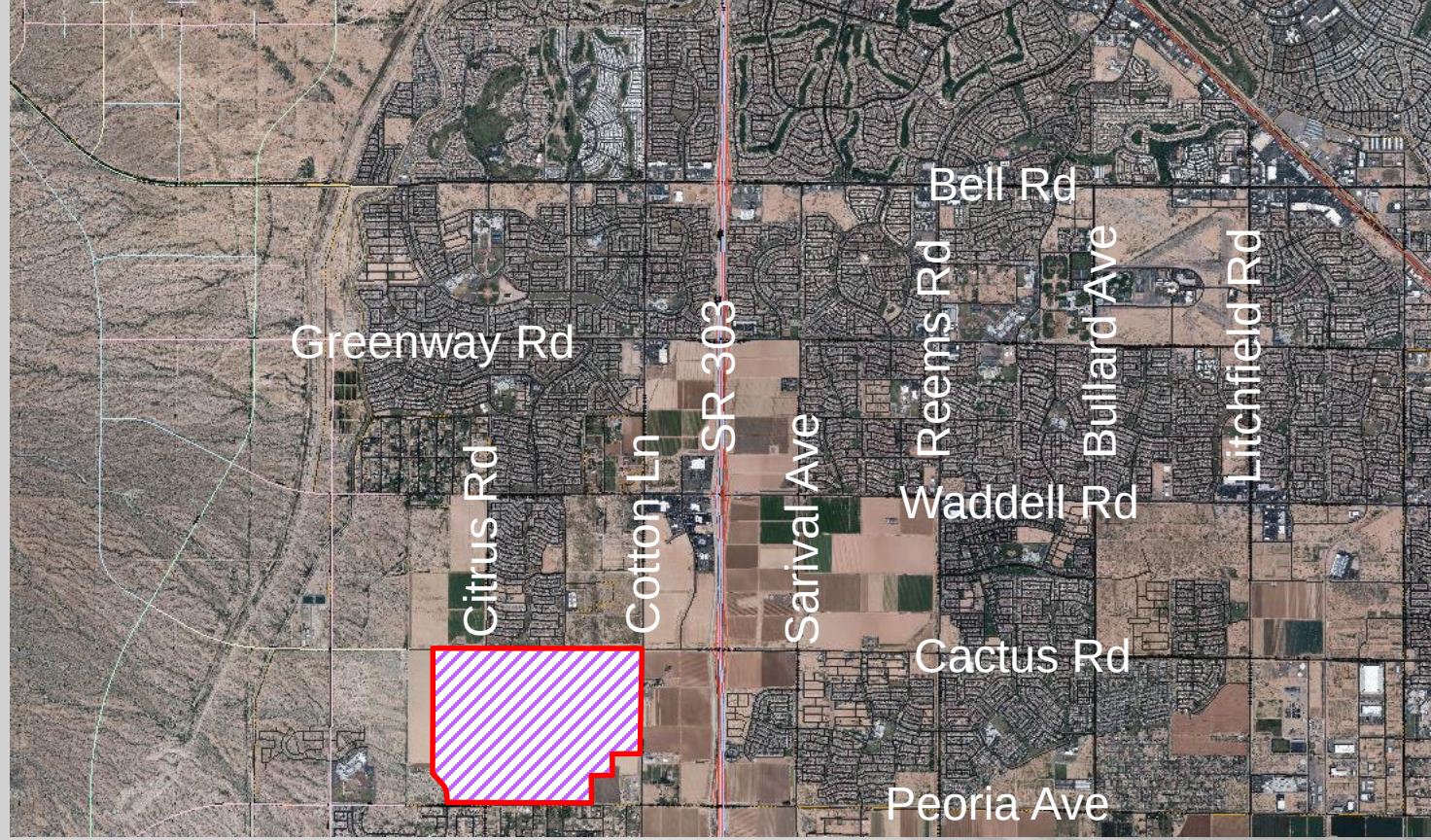


S U R P R I S E
ARIZONA

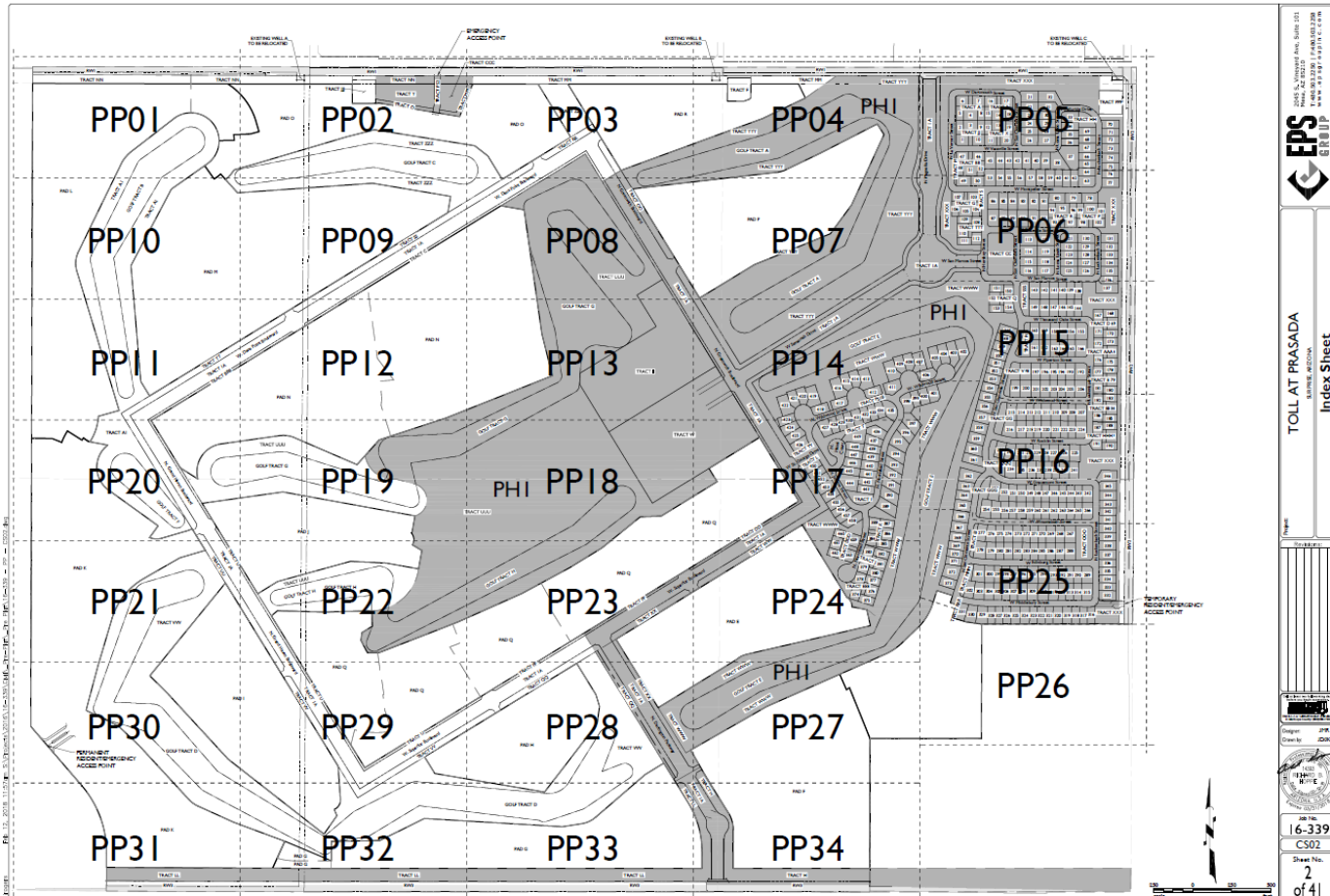
Planning & Zoning Commission

April 17, 2018

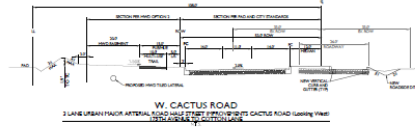
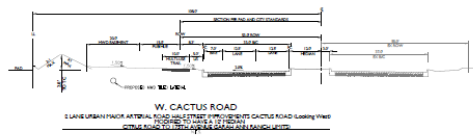
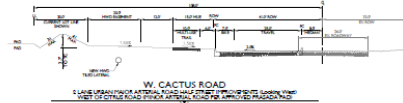
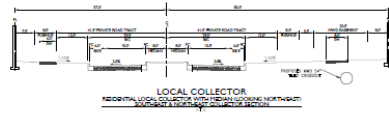
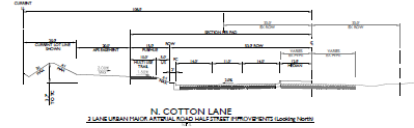
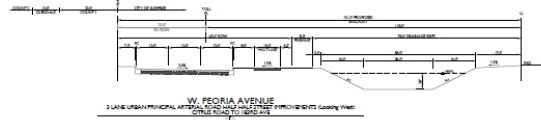
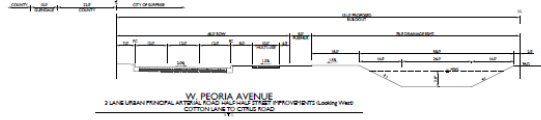
Toll at Prasada
Preliminary Plat



FS17-394 Vicinity Map



FS17-394 Pre-Plat

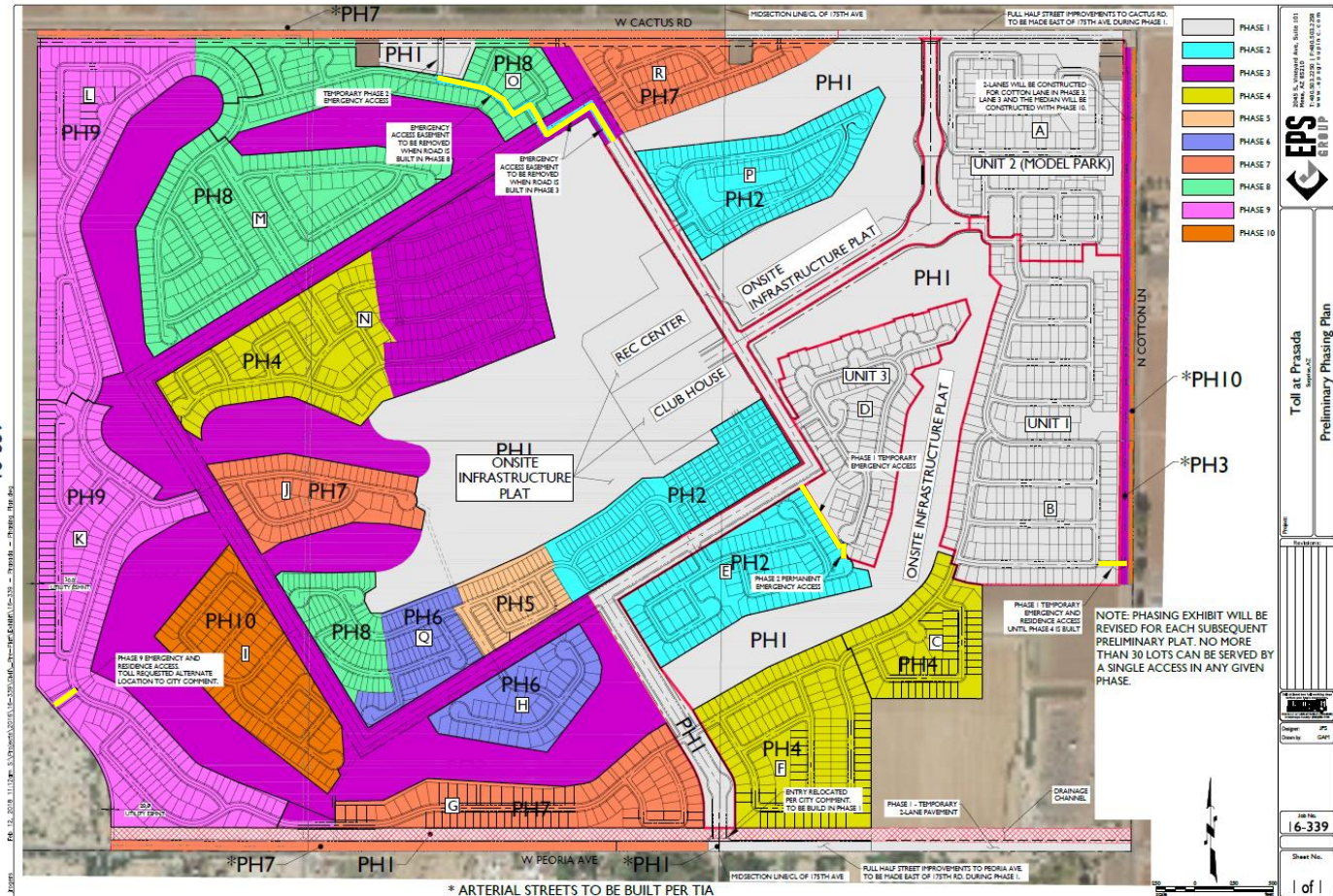


TOLL AT PRASADA
 SALT LAKE CITY, UTAH
 Street Sections



Sheet No.
16-339
 CS03
 3
 of 41

FS17-394 Pre-Plat



FS17-394 Phasing

Prasada - Cactus Road Pre-Plat Landscape Plans CITY OF SURPRISE (PRE-PLAT SUBMITTAL)

CITY OF SURPRISE LANDSCAPE & IRRIGATION NOTES

ALL LANDSCAPE AND IRRIGATION INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR OTHER CITY MAINTAINED AREAS SHALL BE INSTALLED PER THE APPROVED PLANS. ALL LANDSCAPES APPROVED AS A PART OF THE PERMIT PROCESS SHALL BE INSTALLED PER THE APPROVED PLANS. ANY DEVIATIONS TO THE APPROVED PLANS REQUIRE CITY APPROVAL. PERMITS ARE REQUIRED FOR ELECTRICAL CONNECTIONS, INCLUDING ELECTRIC METER INSTALLATION, BACKFLOW PREVENTERS, AND WORK WITHIN THE CITY RIGHT-OF-WAY OR CITY DEDICATED PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THESE PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.

ALL IRRIGATION LINES, 1 INCH OR GREATER, WHEN THE RIGHT-OF-WAY SHALL BE SHOWN ON THE WATER PLANS. A PERMIT IS REQUIRED FOR THIS WORK AND IS SUBJECT TO INSPECTION BY THE CITY OF SURPRISE CIVIL INSPECTOR.

ONE PLANT ON THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) PHOENIX ACTIVE MANAGEMENT AREA LOW WATER USE DROUGHT TOLERANT PLANT LIST ARE TO BE USED WITHIN CITY LIMITS. ALL TREES WILL BE MEASURED AND HAVE A MINIMUM CALIPER SIZE AS DERIVED IN THE ARIZONA NURSERY ASSOCIATION'S CONTAINER GROWN TREE GUIDE. IN NO CASE WILL THE CALIPER BE LESS THAN 2 INCHES MEASURED 18 INCHES FROM THE GROUND. THE HEIGHT OF THE TREE SHALL BE A MINIMUM OF 7 FEET.

THE COMMUNITY DEVELOPMENT PLANNING DIVISION AND PUBLIC WORKS LANDSCAPE DIVISION MAY SELECT AND TAG TREES AT THE NURSERY LOCATION AND WILL REVIEW AT PROJECT SITE PRIOR TO INSTALLATION. ALL MEDIAN ARE TO BE DECOMPOSED GRANITE, UNLESS OTHERWISE APPROVED, AND SHALL BE FINISH GRADED TO SLOPE FROM THE CURB LINE TO THE PLANTS. MEDIAN ROBES LESS THAN 3-FOOT WIDE ARE TO HAVE 1/2" OF DECOMPOSED GRANITE WITH IRON NAIL.

TREE ROOT BARRIERS ARE REQUIRED WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS.

ALL TREES ARE TO BE LOCATED A MINIMUM OF 15 FEET FROM THE WALLS FOR WALL LITES, WATER SUPPLY FACILITIES, LIFT STATIONS, AND WATER REGULATION FACILITIES.

TREES LOCATED IN MEDIANS MAY BE ALLOWED A MINIMUM OF SEVEN FEET FROM THE CURB. TREES MUST BE CENTERED IN MEDIANS LESS THAN 14' WIDE.

ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY FIRE HYDRANT, WATER METER, OR VALVE.

LANDSCAPING AT FULL GROWTH SHALL NOT IMPERE PEDESTRIAN OR VEHICULAR TRAFFIC. ALL LANDSCAPING SHOWN ON PLANS SHALL BE SHOWN MATURE SIZE.

TREES CANNOT BE REMOVED FROM THE RIGHT-OF-WAY WITHOUT WRITTEN AUTHORIZATION FROM THE PUBLIC WORKS AND COMMUNITY DEVELOPMENT DEPARTMENTS.

THE TYPE, COLOR, AND SIZE OF BRICK PAVING THAT MAY BE USED FOR CITY MEDIANS IN THE CITY OF SURPRISE RIGHT-OF-WAY SHALL BE APPROVED BY THE COMMUNITY DEVELOPMENT PLANNING DIVISION.

UTILITY BOXES, METERS, VALVES, ETC. ARE TO BE LOCATED IN THE RIGHT-OF-WAY OR UTILITY EASEMENT ALONG THE SIDES OF THE ROADS AND NEVER IN THE MEDIAN. HOWEVER, IRRIGATION VALVE BOXES MAY BE LOCATED IN THE MEDIAN PLANTING AREA.

DEVELOPERS SHALL USE ONLY IRRIGATION EQUIPMENT THAT IS COMPATIBLE WITH THE EXISTING EQUIPMENT. THE DEVELOPER SHALL REFER TO THE CITY OF SURPRISE FOR THE APPROVED LIST OF EQUIPMENT. EQUIPMENT MANUFACTURED BY HUNTER INDUSTRIES, IS COMPATIBLE WITH THE CITY'S INVENTORY AND HUNTER EQUIPMENT, OR AN APPROVED EQUAL, SHALL BE USED. SOLAR CONTROLLERS ARE PREFERRED AND SHALL BE DIO, LIST SERIES, POOT MOUNTED SOLAR CONTROLLER OR AN APPROVED EQUAL.

ALL CONTROLLERS, METERS, ETC. MUST BE ENCLOSED BY LOOKING PROTECTIVE COVERS AND SCREENED FROM VIEW.

ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.

MARKING TAPE LABELED AS "RECLAIMED WATER" IS REQUIRED ON IRRIGATION SYSTEMS THAT USE OR MAY USE RECLAIMED WATER IN THE FUTURE.

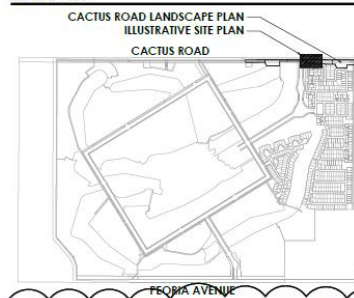
PURPLE MARKER BALLS SHALL BE INSTALLED ON ALL IRRIGATION MAINLINES FOUR INCHES AND LARGER WITHIN THE PUBLIC RIGHT-OF-WAY AT ALL FITTINGS AND EVERY 200 FEET IF THE DISTANCE BETWEEN FITTINGS IS GREATER THAN 200 FEET.

LANDSCAPE AREAS THAT ARE TO BE MAINTAINED BY THE CITY SHALL HAVE SEPARATE WATER METERS AND ELECTRIC OR SOLAR CONTROLLERS, AS APPROVED BY THE CITY.

A CITY APPROVED BACKFLOW PREVENTER IS REQUIRED FOR IRRIGATION SERVICES. FOR POTABLE WATER, NON-POTABLE WATER AND RECLAIMED WATER AND SHALL MEET EPA LOW LEAD STANDARDS.

ALL IRRIGATION MAINLINES AND LATERALS SHALL BE SCHEDULE 40, ALL RISERS, TEES, AND OTHER FITTINGS SHALL BE SCHEDULE 80 IN THE RIGHT-OF-WAY. ALL IRRIGATION MAINLINES IN THE RIGHT-OF-WAY SHALL BE SLEEVED. THE MINIMUM SLEEVE SIZE IS 5 INCHES.

KEY MAP - NTS



NOTE: ALL TREES WITH AN UPRIGHT GROWTH HABIT SUCH AS BUT NOT LIMITED TO EVERGREEN ELM OR HERITAGE LIVE OAK WHICH ARE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE THEIR MAIN LEADERS INTACT.

NOTE: ANY TREES PLACED WITHIN THREE (3) FEET OF ANY SIDEWALK, CURB, PAVEMENT OR WALL WILL HAVE A ROOT BARRIER PER EDS 8-14



CONSULTANT TEAM

REVISOR:
TOL BROTHERS
8747 E VIA DE VENTURA, SUITE 390
SCOTTSDALE, AZ 85258
TEL: (480) 314-0711
CONTACT: OSCAR DOMINIQUEZ

LANDSCAPE ARCHITECT/PLANNER:
ORREY P. CROFT
7144 EAST STITCH DRIVE, SUITE 205
SCOTTSDALE, AZ 85251
PHONE: (480) 409-0069
FAX: (480) 409-0048
CONTACT: WENDI CROFT

CIVIL ENGINEER:
EPS GROUP
5041 E VINEYARD AVE, SUITE 101
MESA, AZ 85210
PHONE: (480) 300-2500
CONTACT: RICH HOPPE, P.E.

SHEET INDEX:

LANDSCAPE PLANS
COVER SHEET 10.0
LANDSCAPE PLANS 1.1-14.3

GREEN PICTURE
landscape & community design
1100 N. CENTRAL AVENUE, SUITE 200
PHOENIX, ARIZONA 85004



PRASADA
Cactus Road
Pre-Plat Landscape Plans
SURPRISE, ARIZONA

Toll Brothers
PRASADA A LUXURY HOME BRAND

DATE: 01.30.2018
City Comments:
TOL 154
L154
Revised for REVIEW
Revised for REVIEW
01.30.2018
drawing
Cover Sheet

Sheet #
10.0
1 of 4

CACTUS ROAD ILLUSTRATIVE LANDSCAPE PLAN



1" = 20'-0"

FS17-394 Landscape

Prasada - Peoria Ave Pre-Plat Landscape Plans

CITY OF SURPRISE (PRE-PLAT SUBMITTAL)

CITY OF SURPRISE LANDSCAPE & IRRIGATION NOTES

ALL LANDSCAPE AND IRRIGATION INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR OTHER CITY MAINTAINED AREAS SHALL BE INSTALLED PER THE APPROVED PLANS. ALL LANDSCAPING APPROVED AS A PART OF THE SITE PLAN PROCESS SHALL BE INSTALLED PER THE APPROVED PLANS. ANY DEVIATIONS TO THE APPROVED PLANS REQUIRED CITY APPROVAL. PERMITS ARE REQUIRED FOR ELECTRICAL CONNECTIONS, INCLUDING ELECTRIC METER INSTALLATION, BACKFLOW PREVENTERS, AND WORK WITHIN THE CITY RIGHT-OF-WAY OR CITY DEDICATED PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THESE PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.

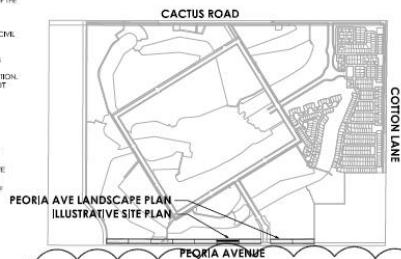
ALL IRRIGATION LINES, 1 INCH OR GREATER, WITHIN THE RIGHT-OF-WAY SHALL BE SHOWN ON THE WATER PLANS. A PERMIT IS REQUIRED FOR THE WORK AND IS SUBJECT TO INSPECTION BY THE CITY OF SURPRISE CIVIL INSPECTOR.

ONLY PLANTS ON THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) PHOTODIAGRAM ACTIVE MANAGEMENT AREA LOW WATER USE CROUGHT TO BE PLANT LIST ARE TO BE USED WITHIN CITY LIMITS. ALL TREES WILL BE MEASURED AND HAVE A MINIMUM CALIPER SIZE AS DEFINED IN THE ARIZONA NURSERY ASSOCIATION'S CONTAINER GROWN TREE GUIDE. IN NO CASE WILL THE CALIPER BE LESS THAN 2 INCHES (MEASURED 16 INCHES FROM THE GROUND). THE HEIGHT OF THE TREE SHALL BE A MINIMUM OF 7 FEET. THE COMMUNITY DEVELOPMENT PLANNING DIVISION AND PUBLIC WORKS LANDSCAPE DIVISION MAY SELECT AND TAG TREES AT THE NURSERY LOCATION AND WILL REVIEW AT PROJECT SITE PRIOR TO INSTALLATION. ALL MEDIAN ARE TO BE DECOMPOSED GRANITE, UNLESS OTHERWISE APPROVED, AND SHALL BE FINISH GRADED TO SLOPE FROM THE CURB LINE TO THE PLANTS, MEDIAN NOSES LESS THAN 24" WIDE. TREE ROOT BARRIERS ARE REQUIRED WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS.

ALL TREES ARE TO BE LOCATED A MINIMUM OF 10 FEET FROM THE WALLS FOR WALL STETS, WATER SUPPLY FACILITIES, UTILITY STATIONS, AND WATER RECLAMATION FACILITIES. TREES LOCATED IN MEDIAN MAY BE ALLOWED A MINIMUM OF SEVEN FEET FROM THE CURB. TREES MUST BE CENTERED IN MEDIAN LESS THAN 14' WIDE. ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF TWO FEET FROM ANY FIRE HYDRANT, WATER METER, OR VALVE. LANDSCAPING, AT FULL GROWTH, SHALL NOT IMPED PEDESTRIAN OR VEHICULAR TRAFFIC. ALL LANDSCAPING SHOWN ON PLANS SHALL BE SHOWN MATURE SIZE. TREES CANNOT BE REMOVED FROM THE RIGHT-OF-WAY WITHOUT WRITTEN AUTHORIZATION FROM THE PUBLIC WORKS AND COMMUNITY DEVELOPMENT DEPARTMENTS. THE TYPE, COLOR, AND SIZE OF BRICK PAVERS THAT MAY BE USED FOR CITY MEDIAN IN THE CITY OF SURPRISE RIGHT-OF-WAY SHALL BE APPROVED BY THE COMMUNITY DEVELOPMENT PLANNING DIVISION.

UTILITY BOXES, METERS, VALVES, ETC. ARE TO BE LOCATED IN THE RIGHT-OF-WAY OR UTILITY EASEMENT ALONG THE SIDES OF THE ROADS AND NEVER IN THE MEDIAN. HOWEVER, IRRIGATION VALVE BOXES MAY BE LOCATED IN THE MEDIAN PLANTING AREA. DEVELOPERS SHALL USE ONLY IRRIGATION EQUIPMENT THAT IS COMPATIBLE WITH THE EXISTING EQUIPMENT. THE DEVELOPER SHALL REFER TO THE CITY OF SURPRISE FOR THE APPROVED LIST OF EQUIPMENT. EQUIPMENT MANUFACTURED BY HUNTER INDUSTRIES, IS COMPATIBLE WITH THE CITY'S INVENTORY AND HUNTER EQUIPMENT, OR AN APPROVED EQUAL, SHALL BE USED. SOLAR CONTROLLERS ARE PREFERRED AND SHALL BE 3/8" LET. SOLAR, ROOT MOUNTED SOLAR CONTROLLER OR AN APPROVED EQUAL. ALL CONTROLLERS, METERS, ETC. MUST BE ENCLOSED BY LOCKING PROTECTIVE COVERS AND SCREENED FROM VIEW. MARKING TAPE LABELED AS "RECLAIMED WATER" IS REQUIRED ON IRRIGATION SYSTEMS THAT USE OR MAY USE RECLAIMED WATER IN THE FUTURE. PURPLE MARKER BALLS SHALL BE INSTALLED ON ALL IRRIGATION MAINLINES FOUR INCHES AND LARGER WITHIN THE PUBLIC RIGHT-OF-WAY AT ALL FITTINGS AND EVERY 200 FEET IF THE DISTANCE BETWEEN FITTINGS IS GREATER THAN 200 FEET. LANDSCAPE AREAS THAT ARE TO BE MAINTAINED BY THE CITY SHALL HAVE SEPARATE WATER METERS AND ELECTRIC OR SOLAR CONTROLLERS, AS APPROVED BY THE CITY. A CITY APPROVED BACKFLOW PREVENTER IS REQUIRED FOR IRRIGATION SERVICES. FOR POTABLE WATER, NON-POTABLE WATER AND RECLAIMED WATER AND SHALL MEET EPA LOW LEAD STANDARDS. ALL IRRIGATION MAINLINES AND LATERALS SHALL BE SCHEDULE 40 ALL RISERS, TEES, AND OTHER FITTINGS SHALL BE SCHEDULE 40 IN THE RIGHT-OF-WAY. ALL IRRIGATION MAINLINES IN THE RIGHT-OF-WAY SHALL BE SLEEVED, THE MINIMUM SLEEVE SIZE IS 5 INCHES.

KEY MAP - NTS



NOTES: ALL TREES WITH AN UPRIGHT GROWTH HABIT SUCH AS BUT NOT LIMITED TO EVERGREEN, FLM OR HERITAGE LIVE OAK WHICH ARE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE THEIR MAIN LEADERS INTACT.
NOTES: ANY TREES PLACED WITHIN THREE (3) FEET OF ANY SIDEWALK, CURB, PAVEMENT OR WALL WILL HAVE A ROOT BARRIER PER EDS 6-14



PEORIA AVE ILLUSTRATIVE LANDSCAPE PLAN



CONSULTANT TEAM

DEVELOPER

TOLL BROTHERS
8167 N. VALENTIA DRIVE, SUITE 390
SCOTTSDALE, AZ 85238
TEL: (480) 344-0111
CONTACT: OSCAR DOMINGUEZ

LANDSCAPE ARCHITECT/PLANNER

GRIFFIN | PICKETT
7144 E. STATION DRIVE, SUITE 305
SCOTTSDALE, AZ 85231
PHONE: (480) 804-2029
FAX: (480) 804-0608
CONTACT: WINDIE PICKETT

CIVIL ENGINEER

URS GROUP
3945 W. HAYWARD AVE, SUITE 101
MESA, AZ 85202
PHONE: (480) 303-2250
CONTACT: BOB FORPE, P.E.

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LANDSCAPE PLANS 1.3, 1.3.3

PRASADA
Peoria Ave
Pre-Plat Landscape Plans
SURPRISE, ARIZONA

Toll Brothers
LANDSCAPE ARCHITECTS
10101 N. CENTRAL AVENUE, SUITE 100
SCOTTSDALE, AZ 85258
(480) 344-0111

01.19.2018
City Comments

project #
TOL 134
revision
01.19.2018
drawing
Cover Sheet

sheet #
1.0.0
1 of 6

FS17-394 Landscape

Prasada - Internal Collector Road Pre-Plat Landscape Plans

CITY OF SURPRISE (PRE-PLAT SUBMITTAL)

CITY OF SURPRISE LANDSCAPE & IRRIGATION NOTES

ALL LANDSCAPE AND IRRIGATION INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR OTHER CITY MAINTAINED AREAS SHALL BE INSTALLED PER THE APPROVED PLANS. ALL LANDSCAPING APPROVED AS A PART OF THE SUBMITTAL PROCESS SHALL BE INSTALLED PER THE APPROVED PLANS. ANY DEVIATIONS TO THE APPROVED PLANS REQUIRED CITY APPROVAL. PERMITS ARE REQUIRED FOR ELECTRICAL CONNECTIONS, INCLUDING ELECTRIC WATER INSTALLATION, BACKFLOW PREVENTERS AND WORK WITHIN THE CITY RIGHT-OF-WAY OR CITY DEDICATED PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THESE PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.

ALL IRRIGATION LINES, 1 INCH OR GREATER, WITHIN THE RIGHT-OF-WAY SHALL BE SHOWN ON THE WATER PLANS. A FIRM IS REQUIRED FOR THE WORK AND IS SUBJECT TO INSPECTION BY THE CITY OF SURPRISE CIVIL ENGINEER.

ONLY PLANTS ON THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) PHOTON ACTIVE MANAGEMENT AREA LOW WATER USE DROUGHT TOLERANT PLANT LIST ARE TO BE USED WITHIN CITY LIMITS. ALL TREES WILL BE MEASURED AND HAVE A MINIMUM CALIPER SIZE AS DEFINED IN THE ARIZONA NURSERY ASSOCIATION'S CONTAINER GROWN TREE GUIDE. IN NO CASE WILL THE CALIPER BE LESS THAN 2 INCHES (MEASURED 12 INCHES FROM THE GROUND). THE HEIGHT OF THE TREE SHALL BE A MINIMUM OF 7 FEET. THE COMMUNITY DEVELOPMENT PLANNING DIVISION AND PUBLIC WORKS LANDSCAPE DIVISION MAY SELECT AND TAG TREES AT THE NURSERY LOCATION AND WILL REVIEW AT PROJECT SITE PRIOR TO INSTALLATION. ALL MEDIAN AREAS TO BE DECOMPOSED GRANITE, UNLESS OTHERWISE APPROVED, AND SHALL BE FINISH GRADDED TO SLOPE FROM THE CURB LINE TO THE PLANTS. MEDIAN NOSES LESS THAN 300 FT WIDE ARE TO HAVE 1 1/2" - 3" DECOMPOSED GRANITE (PT RUN ROCK) MIN.

TREE ROOT BARRIERS ARE REQUIRED SINCE TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS. ALL TREES ARE TO BE LOCATED A MINIMUM OF 12 FEET FROM THE WALLS FOR WELL SETS, WATER SUPPLY FACILITIES, LEFT STATIONS, AND WATER RECLAMATION FACILITIES. TREES LOCATED IN MEDIANS MAY BE ALLOWED A MINIMUM OF SEVEN FEET FROM THE CURB. TREES MUST BE CONTAINED IN MEDIANS LESS THAN 14 FEET WIDE. ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY FIRE HYDRANT, WATER METER, OR VALVE. LANDSCAPING, AT FULL GROWTH, SHALL NOT IMPEDER PEDESTRIAN OR VEHICULAR TRAFFIC. ALL LANDSCAPING SHOWN ON PLANS SHALL BE SHOWN MATURE SIZE. TREES CANNOT BE REMOVED FROM THE RIGHT-OF-WAY WITHOUT WRITTEN AUTHORIZATION FROM THE PUBLIC WORKS AND COMMUNITY DEVELOPMENT DEPARTMENTS. THE TYPE, COLOR, AND SIZE OF BRICK PAVEMENT THAT MAY BE USED FOR CITY MEDIANS IN THE CITY OF SURPRISE RIGHT-OF-WAY SHALL BE APPROVED BY THE COMMUNITY DEVELOPMENT PLANNING DIVISION.

UTILITY BOXES, METERS, VALVES, ETC. ARE TO BE LOCATED IN THE RIGHT-OF-WAY OR UTILITY EASEMENT ALONG THE SIDES OF THE ROADS AND NEVER IN THE MEDIAN. HOWEVER, IRRIGATION VALVE BOXES MAY BE LOCATED IN THE MEDIAN PLANTING AREA. DEVELOPERS SHALL USE ONLY IRRIGATION EQUIPMENT THAT IS COMPATIBLE WITH THE EXISTING EQUIPMENT. THE DEVELOPER SHALL REFER TO THE CITY OF SURPRISE FOR THE APPROVED LIST OF EQUIPMENT. EQUIPMENT MANUFACTURED BY HUNTER INDUSTRIES IS COMPATIBLE WITH THE CITY'S BROADCAST AND HUNTER EQUIPMENT. OR AN APPROVED EQUIVALENT. SHALL BE USED. SOLAR CONTROLLERS ARE PREFERRED AND SHALL BE BIG LIST SERIES. POST MOUNTED SOLAR CONTROLLER OR AN APPROVED EQUIVALENT. ALL CONTROLLERS, METERS, ETC. MUST BE ENCLOSED IN LOCKING PROTECTIVE COVERS AND BE SCREENED FROM VIEW. ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPS.

MARKING TAPE LABELED AS "RECLAIMED WATER" IS REQUIRED ON IRRIGATION SYSTEMS THAT USE OR MAY USE RECLAIMED WATER IN THE FUTURE. PURPLE MARKER BALLS SHALL BE INSTALLED ON ALL IRRIGATION MAINLINES FOUR INCHES AND LARGER WITHIN THE PUBLIC RIGHT-OF-WAY AT ALL FITTINGS AND EVERY 200 FEET IF THE DISTANCE BETWEEN FITTINGS IS GREATER THAN 200 FEET. LANDSCAPE AREAS THAT ARE TO BE MAINTAINED BY THE CITY SHALL HAVE SEPARATE WATER METERS AND ELECTRIC OR SOLAR CONTROLLERS, AS APPROVED BY THE CITY. A CITY APPROVED BACKFLOW PREVENTER IS REQUIRED FOR IRRIGATION SERVICES. FOR POTABLE WATER, NONPOTABLE WATER AND RECLAIMED WATER AND SHALL MEET EPA LOW LEAD STANDARDS. ALL IRRIGATION MAINLINES AND LATERALS SHALL BE SCHEDULE 40 ALL RISERS, TEES, AND OTHER FITTINGS SHALL BE SCHEDULE 80 IN THE RIGHT-OF-WAY. ALL IRRIGATION MAINLINES IN THE RIGHT-OF-WAY SHALL BE SLOTTED. THE MINIMUM SLOTTED SIZE IS 3 INCHES.

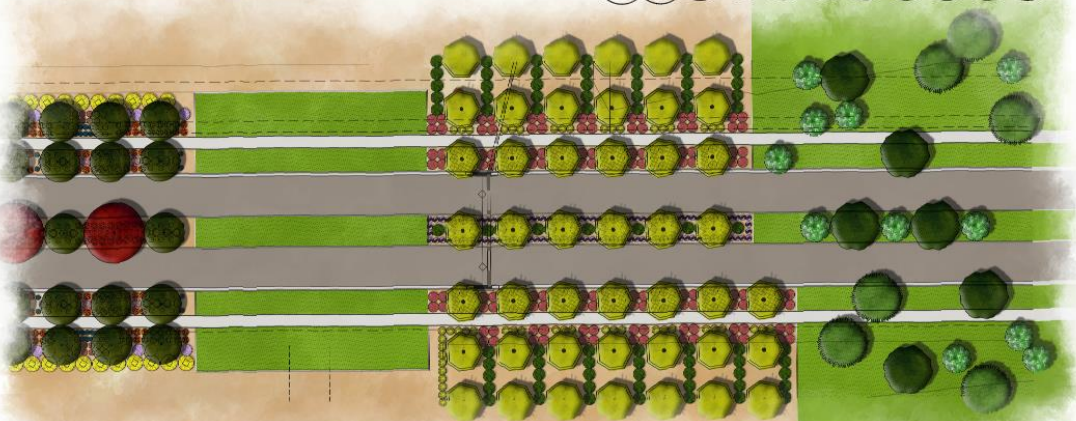
KEY MAP - NTS

ILLUSTRATIVE SITE PLAN INTERNAL COLLECTOR ROAD LANDSCAPE PLAN



NOTE: ALL TREES WITH AN UPRIGHT GROWTH HABIT SUCH AS BUT NOT LIMITED TO EVERGREEN ELM OR HERITAGE LIVE OAK WHICH ARE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE THEIR MAIN LEADERS INTACT.

NOTE: ANY TREES PLACED WITHIN THREE (3) FEET OF ANY SIDEWALK, CURB, PAVEMENT OR WALL WILL HAVE A ROOT BARRIER PER EDS 14-4.



INTERNAL COLLECTOR ROAD (ILLUSTRATIVE LANDSCAPE PLAN)



CONSULTANT TEAM

DESIGNER:
TOLL BROTHERS
8747 E. VIA DEL VENTURA, SUITE 390
SCOTTSDALE, AZ 85258
TEL: (480) 314-4771
CONTACT: OSCAR DOMINGUEZ
LANDSCAPE ARCHITECT/PLANNER:
GIBBY | PICKETT
1744 EAST STEVENSON DRIVE, SUITE 205
SCOTTSDALE, AZ 85251
PHONE: (480) 870-0200
FAX: (480) 870-0608
CONTACT: WYNOSIL PICKETT

SOIL ANALYST:
EPS GROUP
2841 W. WILLOW AVE. SUITE 100
MESA, AZ 85210
PHONE: (480) 824-2820
CONTACT: RICH HOPPE, P.E.

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PRASADA
Toll Brothers
Internal Collector Road
Pre-Plat Landscape Plans
SURPRISE, ARIZONA

01.10.2018
City Comments
Project #
TOL 134
Revised
01.19.2018
drawing
Cover Sheet

Sheet #
L0.0
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GREEN PICTURE
Landscape Architecture
1714 E. WILLOW AVE., SUITE 205
SCOTTSDALE, AZ 85251
TEL: (480) 314-4771



FS17-394 Landscape

Prasada - Main Entry Drive Pre-Plat Landscape Plans

CITY OF SURPRISE (PRE-PLAT SUBMITTAL)

CITY OF SURPRISE LANDSCAPE & IRRIGATION NOTES

ALL LANDSCAPE AND IRRIGATION INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR OTHER CITY MAINTAINED AREAS SHALL BE INSTALLED PER THE APPROVED PLANS. ALL LANDSCAPING APPROVED AS A PART OF THE SITE PLAN PROCESS SHALL BE INSTALLED PER THE APPROVED PLANS. ANY DEVIATIONS TO THE APPROVED PLANS REQUIRED CITY APPROVAL. PERMITS ARE REQUIRED FOR ELECTRICAL CONNECTIONS, INCLUDING ELECTRIC METER INSTALLATION, BACKFLOW PREVENTER, AND WORK WITHIN THE CITY RIGHT-OF-WAY OR CITY DEDICATED PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THESE PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.

ALL IRRIGATION LINES, 1 INCH OR GREATER, WITHIN THE RIGHT-OF-WAY SHALL BE SHOWN ON THE WATER PLANS. A PERMIT IS REQUIRED FOR THIS WORK AND IS SUBJECT TO INSPECTION BY THE CITY OF SURPRISE CIVIL INSPECTOR.

ONLY PLANTS ON THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) PHOENIX ACTIVE MANAGEMENT AREA LOW WATER USE DROUGHT TOLERANT PLANT LIST ARE TO BE USED WITHIN CITY LIMITS.

ALL TREES WILL BE MEASURED AND HAVE A MINIMUM CALIPER SIZE AS DERIVED IN THE ARIZONA HURSEY ASSOCIATION'S CONSUMER GROWTH TREE GUIDE. IN NO CASE WILL THE CALIPER BE LESS THAN 5 INCHES (MEASURED 18 INCHES FROM THE GROUND, THE HEIGHT OF THE TREE SHALL BE A MINIMUM OF 7 FEET).

THE COMMUNITY DEVELOPMENT PLANNING DIVISION AND PUBLIC WORKS LANDSCAPE DIVISION MAY SELECT AND TAG TREES AT THE HURSEY LOCATION AND WILL REVIEW AT PROJECT SITE PRIOR TO INSTALLATION.

ALL MEDIAN ARE TO BE DECOMPOSED GRANITE, UNLESS OTHERWISE APPROVED, AND SHALL BE FINISH GRADED TO SLOPE FROM THE CURB LINE TO THE PLANTS. MEDIAN NOSES LESS THAN 3-FOOT WIDE ARE TO HAVE 1" - 2" DECOMPOSED GRANITE PIT RUN ROCK INFILL.

TREE ROOT BARRIERS ARE REQUIRED WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS.

ALL TREES ARE TO BE LOCATED A MINIMUM OF 12 FEET FROM THE WALLS FOR WELL SITES, WATER SUPPLY FACILITIES, LOT EDITIONS, AND WATER RECLAMATION FACILITIES.

TREES LOCATED IN MEDIANS MAY BE ALLOWED A MINIMUM OF SEVEN FEET FROM THE CURB. TREES MUST BE CENTERED IN MEDIANS LESS THAN 14' WIDE.

ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY FIRE HYDRANT, WATER METER, OR VALVE.

LANDSCAPING, AT FULL GROWTH, SHALL NOT IMPED PEDESTRIAN OR VEHICULAR TRAFFIC. ALL LANDSCAPING SHOWN ON PLANS SHALL BE SHOWN MATURE SIZE.

TREES CANNOT BE REMOVED FROM THE RIGHT-OF-WAY WITHOUT WRITTEN AUTHORIZATION FROM THE PUBLIC WORKS AND COMMUNITY DEVELOPMENT DEPARTMENTS.

THE TYPE, COLOR, AND SIZE OF BRICK PAVERS THAT MAY BE USED FOR CITY MEDIANS IN THE CITY OF SURPRISE RIGHT-OF-WAY SHALL BE APPROVED BY THE COMMUNITY DEVELOPMENT PLANNING DIVISION.

UTILITY BOXES, METERS, VALVES, ETC. ARE TO BE LOCATED IN THE RIGHT-OF-WAY OR UTILITY EASEMENT ALONG THE SIDES OF THE ROADS AND NEVER IN THE MEDIAN. HOWEVER, IRRIGATION VALVE BOXES MAY BE LOCATED IN THE MEDIAN PLANTING AREA.

DEVELOPERS SHALL USE ONLY IRRIGATION EQUIPMENT THAT IS COMPATIBLE WITH THE EXISTING EQUIPMENT. THE DEVELOPER SHALL REFER TO THE CITY OF SURPRISE FOR THE APPROVED LIST OF EQUIPMENT. EQUIPMENT MANUFACTURED BY HUNTER INDUSTRIES, IS COMPATIBLE WITH THE CITY'S INVENTORY AND HUNTER EQUIPMENT, OR AN APPROVED EQUAL, SHALL BE USED. SOLAR CONTROLLERS ARE PREFERRED AND SHALL BE SOL LEFT SERIES, POST MOUNTED SOLAR CONTROLLER OR AN APPROVED EQUAL.

ALL CONTROLLERS, METERS, ETC. MUST BE ENCLOSED BY LOOKING PROTECTIVE COVERS AND SCREENED FROM VIEW.

ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.

PAVING TAPE LABELED AS "RECLAIMED WATER" IS REQUIRED ON IRRIGATION SYSTEMS THAT USE OR MAY USE RECLAIMED WATER IN THE FUTURE.

PURPLE MARKER BALLS SHALL BE INSTALLED ON ALL IRRIGATION MAINLINES FOUR INCHES AND LARGER WITHIN THE PUBLIC RIGHT-OF-WAY AT ALL FITTINGS AND EVERY 200 FEET IF THE DISTANCE BETWEEN FITTINGS IS GREATER THAN 200 FEET.

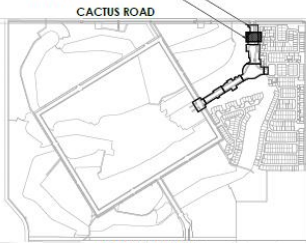
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A CITY APPROVED BACKFLOW PREVENTER IS REQUIRED FOR IRRIGATION SERVICES, FOR POTABLE WATER, NON-POTABLE WATER AND RECLAIMED WATER AND SHALL MEET EPA LOW LEAD STANDARDS.

ALL IRRIGATION MAINLINES AND LATERALS SHALL BE SCHEDULE 40, ALL RISERS, TEES, AND OTHER FITTINGS SHALL BE SCHEDULE 80 IN THE RIGHT-OF-WAY. ALL IRRIGATION MAINLINES IN THE RIGHT-OF-WAY SHALL BE SLEEVED THE MINIMUM SLEEVE SIZE IS 5 INCHES.

KEY MAP - NTS

MAIN ENTRY DRIVE LANDSCAPE PLAN ILLUSTRATIVE SITE PLAN



NOTE: ALL TREES WITH AN UPRIGHT GROWTH HABIT SUCH AS BUT NOT LIMITED TO EVERGREEN ELM OR HERITAGE LIVE OAK WHICH ARE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE THEIR MAIN LEADERS INTACT.

NOTE: ANY TREES PLACED WITHIN THREE (3) FEET OF ANY SIDEWALK, CURB, PAVEMENT OR WALL WILL HAVE A ROOT BARRIER PER EDS 8-14.



MAIN ENTRY DRIVE ILLUSTRATIVE LANDSCAPE PLAN



CONSULTANT TEAM

DEVELOPER
TOLL BROTHERS
8747 E VIA DE VENTURA, SUITE 200
SCOTTSDALE, AZ 85258
TEL: (480) 314-0711
CONTACT: OSCAR DOMINGUEZ

LANDSCAPE ARCHITECT/PLANNER
GREEN PICKET
1744 EAST STITCH DRIVE, SUITE 205
SCOTTSDALE, AZ 85251
PHONE: (480) 409-0009
FAX: (480) 409-0008
CONTACT: WENDIE PICKET

CIVIL ENGINEER
EPS GROUP
5861 WYOMING AVE, SUITE 101
MESA, AZ 85210
PHONE: (480) 808-2250
CONTACT: RICH HOPPE, P.E.

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LANDSCAPE PLANS LD 1-43.6

GREEN PICKET
Landscape Architecture & Planning
1744 East Stitch Drive, Suite 205
Scottsdale, Arizona 85251
(480) 409-0009



PRASADA
Main Entry Drive
Pre-Plat Landscape Plans
SURPRISE, ARIZONA

DATE: 01.20.2018
PROJECT: TOL 154
SHEET: 01.10.07
DRAWING: Cover Sheet

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FS17-394 Landscape

Prasada - East Corner Park Pre-Plat Landscape Plans

CITY OF SURPRISE [PRE-PLAT SUBMITTAL]

CITY OF SURPRISE LANDSCAPE & IRRIGATION NOTES

ALL LANDSCAPE AND IRRIGATION INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR OTHER CITY MAINTAINED AREAS SHALL BE INSTALLED PER THE APPROVED PLANS. ALL LANDSCAPING APPROVED AS A PART OF THE SITE PLAN PROCESS SHALL BE INSTALLED PER THE APPROVED PLANS. ANY DEVIATIONS TO THE APPROVED PLANS REQUIRED CITY APPROVAL.
PRIMERS ARE REQUIRED FOR ELECTRICAL CONNECTIONS, INCLUDING ELECTRIC WATER REGULATION, BACKFLOW PREVENTION, AND WORK WITHIN THE CITY RIGHT-OF-WAY OR CITY DEDICATED PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THESE PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.
ALL IRRIGATION LINES, 1 INCH OR GREATER, WITHIN THE RIGHT-OF-WAY SHALL BE SHOWN ON THE PLANS. A PERMIT IS REQUIRED FOR THE WORK AND IS SUBJECT TO INSPECTION BY THE CITY OF SURPRISE CIVIL INSPECTION.

ONLY PLANTS ON THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) PHONE# ACTIVE MANAGEMENT AREA LOW WATER USE DROUGHT TOLERANT PLANT LIST ARE TO BE USED WITHIN CITY LIMITS. ALL TREES WILL BE MEASURED AND HAVE A MINIMUM CALIPER SEE AS DEFINED IN THE ARIZONA NURSERY ASSOCIATION'S CONTAINER GROWN TREE GUIDE. IN NO CASE WILL THE CALIPER BE LESS THAN 2 INCHES (MEASURED 18 INCHES FROM THE GROUND). THE HEIGHT OF THE TREE SHALL BE A MINIMUM OF 7 FEET.
THE COMMUNITY DEVELOPMENT PLANNING DIVISION AND PUBLIC WORKS LANDSCAPE DIVISION MAY SELECT AND TAG TREES AT THE NURSERY LOCATION AND WILL REVIEW AT PROJECT SITE PRIOR TO INSTALLATION. ALL MEDIAN ARE TO BE COMPOSED OF GRANITE, UNLESS OTHERWISE APPROVED AND SHALL BE FINISH GRADED TO SLOPE FROM THE CURB LINE TO THE PLANTS. MEDIAN NOSES LESS THAN 34" WIDE ARE TO HAVE 1 1/2" x 3" DECOMPOSED GRANITE (PT RUN ROCK MIX).

TREE ROOT BARRIERS ARE REQUIRED WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS.
TREES LOCATED IN MEDIANS MAY BE ALLOWED A MINIMUM OF SEVEN FEET FROM THE CURB. TREES MUST BE CENTERED IN MEDIANS LESS THAN 14' WIDE.
ALL TREES ARE TO BE LOCATED A MINIMUM OF 12 FEET FROM THE WALLS FOR WELL SEES, WATER SUPPLY FACILITIES, LIFT STATIONS, AND WATER RECLAMATION FACILITIES.
ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF FOUR FEET FROM ANY FIRE HYDRANT, WATER METERS OR VALVE.
LANDSCAPING, AT FULL GROWTH, SHALL NOT IMPIDE PEDESTRIAN OR VEHICULAR TRAFFIC. ALL LANDSCAPING SHOWN ON PLANS SHALL BE SHOWN MATURE SIZE.
TREES CANNOT BE REMOVED FROM THE RIGHT-OF-WAY WITHOUT WRITTEN AUTHORIZATION FROM THE PUBLIC WORKS AND COMMUNITY DEVELOPMENT DEPARTMENTS.
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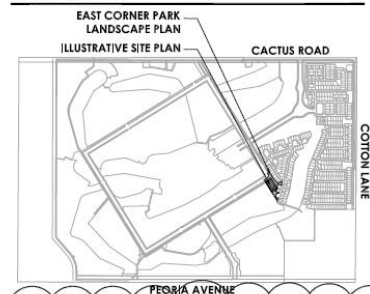
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DEVELOPERS SHALL USE ONLY IRRIGATION EQUIPMENT THAT IS COMPATIBLE WITH THE EXISTING EQUIPMENT. THE DEVELOPER SHALL REFER TO THE CITY OF SURPRISE FOR THE APPROVED LIST OF EQUIPMENT. EQUIPMENT MANUFACTURED BY HUNTER INDUSTRIES, IS COMPATIBLE WITH THE CITY'S INVENTORY AND HUNTER EQUIPMENT, OR AN APPROVED EQUAL, SHALL BE USED. SOLAR CONTROLLERS ARE PREFERRED AND SHALL BE DEL. LEFT SIDES. POST MOUNTED SOLAR CONTROLLER OR AN APPROVED EQUAL.
ALL CONTROLLERS, METERS, ETC. MUST BE ENCLOSED BY LOCKING PROTECTIVE COVERS AND SCREENED FROM VIEW.

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PURPLE MARKER BALLETS SHALL BE INSTALLED ON ALL IRRIGATION MANLINES FOUR INCHES AND LARGER WITHIN THE PUBLIC RIGHT-OF-WAY AT ALL FITTINGS AND EVERY 200 FEET IF THE DISTANCE BETWEEN FITTINGS IS GREATER THAN 200 FEET.

LANDSCAPE AREAS THAT ARE TO BE MAINTAINED BY THE CITY SHALL HAVE SEPARATE WATER METERS AND ELECTRIC OR SOLAR CONTROLLERS, AS APPROVED BY THE CITY.
A CITY APPROVED SCHEDULED PREVENTION IS REQUIRED FOR IRRIGATION SERVICES. FOR POTABLE WATER, NONPOTABLE WATER AND RECLAIMED WATER AND SHALL MEET EPA LOW LEAD STANDARDS.
ALL IRRIGATION MANLINES AND LATERALS SHALL BE SCHEDULED AS ALL REBERS, TEES, AND OTHER FITTINGS SHALL BE SCHEDULED AS IN THE RIGHT-OF-WAY. ALL IRRIGATION MANLINES IN THE RIGHT-OF-WAY SHALL BE BULGED. THE MINIMUM BULGE SIZE IS 6 INCHES.

KEY MAP - NTS



NOTES: ALL TREES WITH AN UPRIGHT GROWTH HABIT SUCH AS BUT NOT LIMITED TO EVERGREEN ELM OR HERITAGE LIVE OAK WHICH ARE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE THEIR MAIN LEADERS INTACT.
NOTES: ANY TREES PLACED WITHIN THREE (3) FEET OF ANY SIDEWALK, CURB, PAVEMENT OR WALL WILL HAVE A ROOT BARRIER PER EDS 6-4



EAST CORNER PARK ILLUSTRATIVE LANDSCAPE PLAN



CONSULTANT TEAM

DEVELOPER

TOL BROTHERS
8907 VIA DE VENTURA, SUITE 300
SCOTTSDALE, AZ 85268
TEL: (480) 314-0111
CONTACT: OSCAR DOMINGUEZ

LANDSCAPE ARCHITECT/PLANNER

GREY PICKETT
7144 E. STERSON, SUITE 205
SCOTTSDALE, AZ 85265
PHONE: (480) 604-0009
FAX: (480) 604-0008
CONTACT: WENDIE PICKETT

CIVIL ENGINEER

ETS GROUP
3045 S. VINHARD AVE. SUITE 101
MESA, AZ 85205
PHONE: (480) 924-2280
CONTACT: NICHOLAS P.F.E.

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RRASADA
East Corner Park
Pre-Plat Landscape Plans
SURPRISE, ARIZONA

Toll Brothers
Commercial & Industrial Division

APR 15, 2018
Toll Brothers
City Comments

DESIGN &
TOL 124
VLP
REVIEW
REVIEW
TEAM
01/16/2018
Working
Cover Sheet

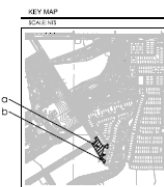
1.0
1 of 2

WATER RESOURCES

GREY PICKETT
landscape architecture community design
11000 N. CENTRAL AVENUE, SUITE 200
SCOTTSDALE, ARIZONA 85262
480.604.0009 480.604.0008



FS17-394 Landscape



L3.1

FS17-394 Landscape

Prasada - Wall Plan Pre-Plat Landscape Plans

CITY OF SURPRISE (PRE-PLAT SUBMITTAL)

CITY OF SURPRISE LANDSCAPE & IRRIGATION NOTES

ALL LANDSCAPE AND IRRIGATION INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR OTHER CITY MAINTAINED AREA SHALL BE INSTALLED PER THE APPROVED PLANS. ALL LANDSCAPING APPROVED AS A PART OF THE SITE PLAN PROCESS SHALL BE INSTALLED PER THE APPROVED PLANS. ANY DEVIATION TO THE APPROVED PLANS REQUIRED CITY APPROVAL. PERMITS ARE REQUIRED FOR ELECTRICAL CONNECTIONS, INCLUDING ELECTRIC METER INSTALLATION, BACKFLOW PREVENTERS, AND WORK WITHIN THE CITY RIGHT-OF-WAY OR CITY DEDICATED PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THESE PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.

ALL IRRIGATION LINES 1 INCH OR GREATER, WITHIN THE RIGHT-OF-WAY SHALL BE SHOWN ON THE WATER PLANS. A PERMIT IS REQUIRED FOR THIS WORK AND IS SUBJECT TO INSPECTION BY THE CITY OF SURPRISE CIVIL INSPECTOR. ONLY PLANTS ON THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) PHOENIX ACTIVE MANAGEMENT AREA LOW WATER USE DROUGHT TOLERANT PLANT LIST ARE TO BE USED WITHIN CITY LIMITS. ALL TREES WILL BE MEASURED AND HAVE A MINIMUM CANOPY SIZE AS DETERMINED BY THE ARIZONA NURSERY ASSOCIATION'S COMPARABLE GROWING TREE GUIDE. IN NO CASE SHALL THE CALIPER BE LESS THAN 2 INCHES (MEASURED 18 INCHES FROM THE GROUND). THE HEIGHT OF THE TREE SHALL BE A MINIMUM OF 7 FEET. THE COMBINATION OF TRUNK AND PUBLIC PORTALS AND BRANCHES MAY SELECT AND TAG TREES AT THE NEAREST LOCATION AND WILL REVIEW A PROJECT'S SITE PRIOR TO INSTALLATION. ALL MEDIAN ARE TO BE DECOMPOSED GRANITE, UNLESS OTHERWISE APPROVED, AND SHALL BE FINISH GRADED TO SLOPE FROM THE CURB LINE TO THE PLANTS. MEDIAN ROBES LESS THAN 4 FEET WIDE ARE TO HAVE 1/2" - 3/4" BECOMPOSED GRANITE (PT) RUN ROCK MIX.

TREE ROOT BARRIERS ARE REQUIRED WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS. TREES ARE TO BE LOCATED A MINIMUM OF 12 FEET FROM THE WALLS FOR WALL SITES, WATER SUPPLY FACILITIES, LIFT STATIONS, AND WATER RECLAMATION FACILITIES. TREES LOCATED IN MEDIAN MAY BE ALLOWED A MINIMUM OF SEVEN FEET FROM THE CURB. TREES MUST BE CENTERED IN MEDIAN LESS THAN 14' WIDE. ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY FIRE HYDRANT, WATER METER, OR VAULT.

LANDSCAPING, AT ALL GROWTH, SHALL NOT IMPEDER PEDESTRIAN OR VEHICULAR TRAFFIC. ALL LANDSCAPING SHOWN ON PLANS SHALL BE SHOWN NATIVE. TREES CANNOT BE REMOVED FROM THE RIGHT OF WAY WITHOUT WRITTEN AUTHORIZATION FROM THE PUBLIC WORKS AND COMMUNITY DEVELOPMENT DEPARTMENTS. THE TYPE, COLOR, AND SIZE OF BRICK PAVING THAT MAY BE USED FOR CITY MEDIANS IN THE CITY OF SURPRISE RIGHT-OF-WAY SHALL BE APPROVED BY THE COMMUNITY DEVELOPMENT PLANNING DIVISION.

UTILITY BOXES, METERS, VALVES, ETC. ARE TO BE LOCATED IN THE RIGHT-OF-WAY OR UTILITY EASEMENT ALONG THE SIDES OF THE ROADS AND NEVER IN THE MEDIAN. HOWEVER, IRRIGATION VALVE BOXES MAY BE LOCATED IN THE MEDIAN PLANTING AREA.

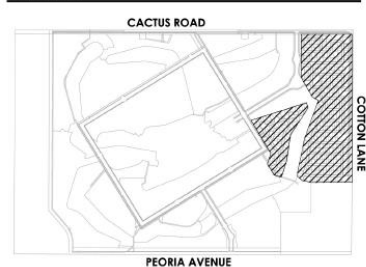
DEVELOPERS SHALL USE ONLY IRRIGATION EQUIPMENT THAT IS COMPATIBLE WITH THE EXISTING EQUIPMENT. THE DEVELOPER SHALL REFER TO THE CITY OF SURPRISE FOR THE APPROVED LIST OF EQUIPMENT. EQUIPMENT MANUFACTURED BY HUNTER INDUSTRIES, IS COMPATIBLE WITH THE CITY'S INVENTORY AND HUNTER EQUIPMENT, OR AN APPROVED EQUAL, SHALL BE USED. SOLAR CONTROLLERS ARE PREFERRED AND SHALL BE DIO, LIFT SERIES, POST MOUNTED SOLAR CONTROLLER OR AN APPROVED EQUAL.

ALL CONTROLLERS, METERS, ETC. MUST BE ENCLOSED BY LOCKING PROTECTIVE COVERS AND SCREENED FROM VIEW. ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.

MARKING TAPE LABELED AS "RECLAIMED WATER" IS REQUIRED FOR IRRIGATION SYSTEMS THAT USE OR MAY USE RECLAIMED WATER IN THE FUTURE. PURPLE MARKER BALLS SHALL BE INSTALLED ON ALL IRRIGATION MAINLINES FOUR INCHES AND LARGER WITHIN THE PUBLIC RIGHT-OF-WAY AT ALL FITTINGS AND EVERY 200 FEET IF THE DISTANCE BETWEEN FITTINGS IS GREATER THAN 200 FEET.

LANDSCAPE AREAS THAT ARE TO BE MAINTAINED BY THE CITY SHALL HAVE SEPARATE WATER METERS AND ELECTRIC OR SOLAR CONTROLLERS, AS APPROVED BY THE CITY. A CITY APPROVED BACKFLOW PREVENTER IS REQUIRED FOR IRRIGATION SERVICES. FOR POTABLE WATER, NON-POTABLE WATER AND RECLAIMED WATER AND SHALL MEET EPA LOW LEAD STANDARDS. ALL IRRIGATION MAINLINES AND LATERALS SHALL BE SCHEDULE 40, ALL RISERS, TEES, AND OTHER FITTINGS SHALL BE SCHEDULE 80 IN THE RIGHT-OF-WAY. ALL IRRIGATION MAINLINES IN THE RIGHT-OF-WAY SHALL BE SLEEVED. THE MINIMUM SLEEVE SIZE IS 5 INCHES.

KEY MAP - NTS



CONSULTANT TEAM

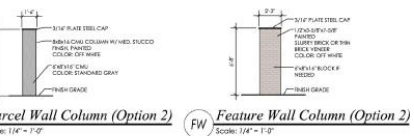
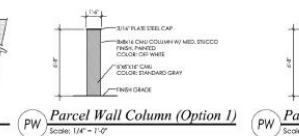
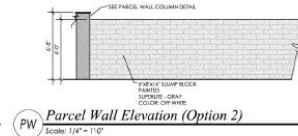
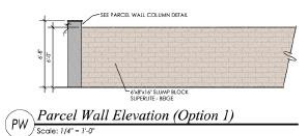
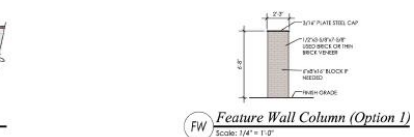
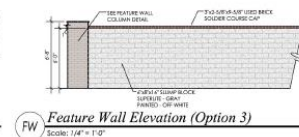
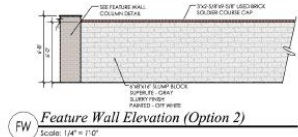
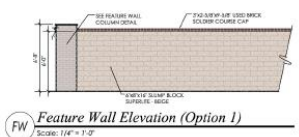
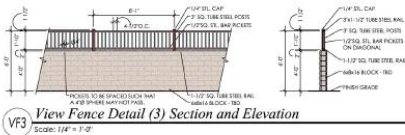
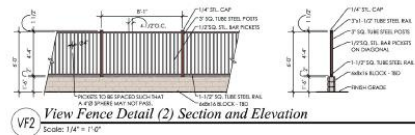
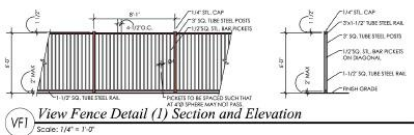
DEVELOPER:
TOL BROTHERS
8747 VIA DE VENTURA, SUITE 300
SCOTTSDALE, AZ 85250
TEL: (480) 314-6711
CONTACT: OSCAR DOMINGUEZ

LANDSCAPE ARCHITECT/PLANNER:
GREY PICKETT
7144 E. STETSON DRIVE, SUITE 205
SCOTTSDALE, AZ 85251
PHONE: (480) 409-0009
FAX: (480) 409-0048
CONTACT: WENDY PICKETT

CIVIL ENGINEER:
EPG GROUP
304 S. WINDHOLM AVE, SUITE 101
AZUSA, AZ 85202
PHONE: (480) 303-2250
CONTACT: RICH MORFE, P.E.

SHEET INDEX:
LANDSCAPE PLANS
COVER SHEET
WALL PLAN

L.O. 2



RRASADA
Wall Plan
Pre-Plat Landscape Plans
SURPRISE, ARIZONA

Toll Brothers
AMERICAN LUXURY HOME BUILDERS

DATE: 01.19.2018
SUBMIT: 01.19.2018
REVIEW: 01.19.2018
TEAM: 01.19.2018
DRAWING: 01.19.2018
COVER SHEET

L.O. 2
1 of 2

FS17-394 Landscape

Staff Recommendation:

Approve subject to stipulations “a” through “i”





SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You

RESOLUTION #2018-61

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, CONDITIONALLY APPROVING THE PRELIMINARY PLAT ENTITLED "TOLL AT PRASADA" DATED FEBRUARY 12, 2018, GENERALLY LOCATED AT WEST OF COTTON BETWEEN CACTUS ROAD AND PEORIA AVENUE.

WHEREAS, on June 22, 2006, the Mayor and City Council approved the Prasada Planned Area Development; and,

WHEREAS, the proposed Preliminary Plat is in compliance with the Surprise Municipal Code and Surprise General Plan.

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

Section 1. The Preliminary Plat entitled "Toll At Prasada" dated February 12, 2018, is approved, subject to the following conditions:

- a. Development and use of the site shall be consistent with the Preliminary Plat entitled "Preliminary Plat for Toll at Prasada", consisting of 41 sheets prepared by EPS Group and stamped received February 12, 2018, except that within thirty (30) days of approval of this Preliminary Plat by the City Council, the applicant shall submit a revised Preliminary Plat that addresses the following:
 1. Show correct street names on Sheet CS02.
 2. Show north-bound and south-bound left turn pockets on Darlington Parkway at Carlisle Drive on Sheets PP28 and PP34.
 3. Show south-bound left turn pocket on Darlington Parkway at Peoria Avenue on Sheet PP34.
 4. Show reasonable location for entry and exit gates on Darlington Parkway and ensure there is a median break for turn-around traffic in the event of gate refusal.
- b. Phasing of the development shall be consistent with the phasing exhibit entitled "Toll at Prasada Preliminary Phasing Plan", consisting of one (1) sheet prepared by EPD Group and stamped received February 12, 2018, except that the City of Surprise reserves the right to modify said phasing to accommodate the orderly extension of infrastructure including secondary and tertiary access as deemed necessary by the City of Surprise
- c. A Master Final Plat covering the entirety of the Toll at Prasada project shall be approved by the City of Surprise prior to development of any portion of the site. Said Master Final Plat may include lotting associated with Phase 1, but shall not include lotting associated with any future phase of development

unless a revised Preliminary Plat expressing the proposed lotting for those future phases of development is first approved.

- d. Prior to approval of the Master Final Plat, the applicant shall provide written evidence that Suburban Land Reserve has reviewed and accepted the Drainage Report associated with the project.
- e. Prior to approval of the Master Final Plat, the applicant shall provide an in-lieu payment covering the anticipated cost associated with the landscaping of the half-median along Cactus Road.
- f. Prior to approval of the Master Final Plat, the applicant shall provide an in-lieu payment covering the anticipated cost associated with the construction of the half-median and related landscaping along Peoria Avenue.
- g. Prior to the development of any phase subsequent to Phase 1, the applicant shall process a revised Preliminary Plat and related Re-Plat of the effected development pad or parcel.
- h. Landscaping, walls and entry monumentation for the first phase of development shall be consistent with the following preliminary landscape plans:
 - 1. "Prasada Cactus Road Pre-Plat Landscape Plans" consisting of four (4) sheets prepared by Greey|Picket and stamped received January 23, 2018.
 - 2. "Prasada Peoria Ave Pre-Plat Landscape Plans" consisting of six (6) sheets prepared by Greey|Picket and stamped received January 23, 2018.
 - 3. "Prasada Internal Collector Road Pre-Plat Landscape Plans" consisting of five (5) sheets prepared by Greey|Picket and stamped received January 23, 2018.
 - 4. "Prasada Main Entry Drive Pre-Plat Landscape Plans" consisting of seven (7) sheets prepared by Greey|Picket and stamped received January 23, 2018.
 - 5. "Prasada East Corner Park Pre-Plat Landscape Plans" consisting of two (2) sheets prepared by Greey|Picket and stamped received January 23, 2018.
 - 6. "Prasada Wall Plan Pre-Plat Landscape Plans" consisting of two (2) sheets prepared by Greey|Picket and stamped received January 23, 2018.
 - 7. Landscaping, walls and monumentation for future phases of development shall be determined at the time of revised Preliminary Plat for that phase of development.

- i. For all Category “E” lots as depicted on Sheet DT01 of the Preliminary Plat referenced in stipulation “a” above, the trash and recycle container locations shall be permanently identified at the curb for each address served.

APPROVED AND ADOPTED this _____ day of _____ 2018.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

A PORTION OF THE EAST HALF OF SECTION 22 AND SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



WATER
SEWER
GAS
ELECTRIC
TELEPHONE
CABLE TV
FIRE
POLICE

EPCOR WATER
CITY OF SURPRISE
SOUTHWEST GAS
ARIZONA PUBLIC SERVICE
CENTURYLINK / COX
CENTURYLINK / COX
CITY OF SURPRISE
CITY OF SURPRISE

SHEET 1	CS01
SHEET 2	CS02
SHEET 3	CS03
SHEET 4 - 37	PP01-PP34
SHEET 38 - 41	DT01-DT05

COVERSHEET
INDEX SHEET
STREET SECTIONS
PRELIMINARY PLAT
DATA TABLES, LOT DIAGRAMS, AND
DEVELOPMENT STANDARDS

W. CACTUS RD.

N. CITRUS RD. (ALIGNMENT)

T.3 N., R.2 W.
SEC. 13

N. COTTON LANE

W. PEORIA AVE.

PROJECT SITE

NORTH
N.T.S.

DEVELOPER:	CIVIL ENGINEER:
TOLL BROTHERS	EPS GROUP, INC.
8767 E VIA DE VENTURA, SUITE 390	2045 S. VINEYARD, SUITE 101
SCOTTSDALE, AZ 85258	MESA, AZ 85210
TEL: (480) 314-6711	TEL: (480)-503-2250
CONTACT: OSCAR DOMINGUEZ	FAX: (480)-503-2258
	CONTACT: RICH HOPPE, P.E.

A.P.N.	502-04-0178, 502-04-019A, 502-04-018, 502-04-0168, 502-04-019D, 502-04-010G 502-04-012
EXISTING GENERAL PLAN:	NEIGHBORHOOD CHARACTER AREA
EXISTING ZONING:	PLANNED AREA DEVELOPMENT (PAD) (ORDINANCE NO. 00-18)
GROSS AREA:	+/- 792.39 ACRES
NET AREA:	+/- 772.08 ACRES
PROPOSED R/W AREA:	+/- 20.31 ACRES
PH I PRIVATE STREET TRACT AREA:	+/- 53.05 ACRES
PHASE I LOT AREA	+/- 66.99 ACRES
OVERALL OPEN SPACE (W/O GOLF COURSE TURF):	+/- 187.36 ACRES (24.3% OF NET)
GOLF COURSE TURF AREA:	+/- 90 ACRES

*THE TOLL AT PRASADA PROJECTS IS PLANNED FOR A MAXIMUM OF 2207 UNITS. THE CHART SHALL BE UPDATED TO MAINTAIN A RECORD OF THE REMAINING UNIT COUNT AT EACH PHASE OF THE DEVELOPMENT.

PHASE I	
70' LOT CATEGORY C	58
60' LOT CATEGORY D I	129
SHALLOW/WIDE LOT CATEGORY D2	33
50' LOT CATEGORY D I	146
5 - PACK CLUSTER LOT CATEGORY E	97
TOTAL:	463 LOTS

NET ACRES	LOT YIELD	NET DENSITY
±772.08	2207	2.86 DU/AC

1. THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
2. LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
3. ALL PUBLIC STREETS WILL BE CONSTRUCTED TO CITY OF SURPRISE MINIMUM STANDARDS AS REQUIRED HEREIN.
4. THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
5. THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS.
6. THERE ARE PLENTY OF TIERED AREAS WITHIN THE DOMESTIC WATER SERVICE AREA OF CITY OF SURPRISE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45-576.

THIS DEVELOPMENT SHALL CONFORM TO THE DEVELOPMENT STANDARDS
APPROVED IN PRASADA, CASE FS17-587.

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, BEING SOUTH 00°24'35" WEST
AS MEASURED AND SHOWN ON MARICOPA COUNTY GDACS SURVEY RECORDED IN
BOOK 661, PAGE 186, MARICOPA COUNTY RECORDS

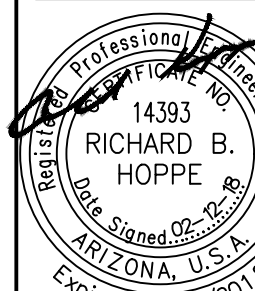


Project:

Revisions:



Designer: JMF
Drawn by: JD/J



Job No.

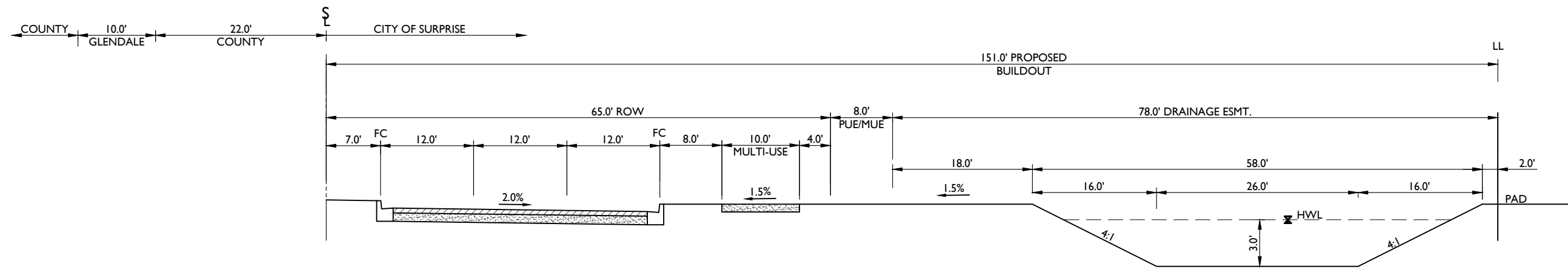
16-339

CS01

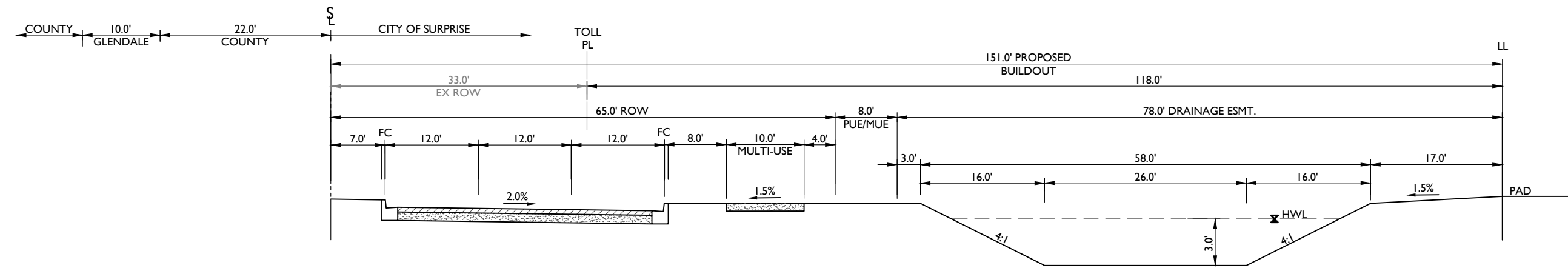
Sheet No

Sheet No
1
of 41

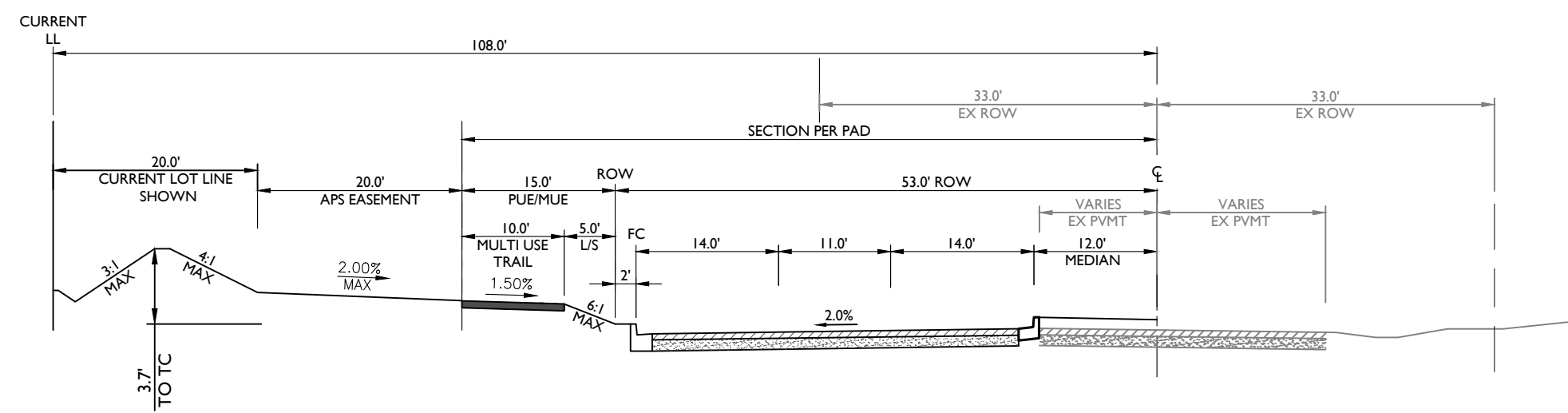




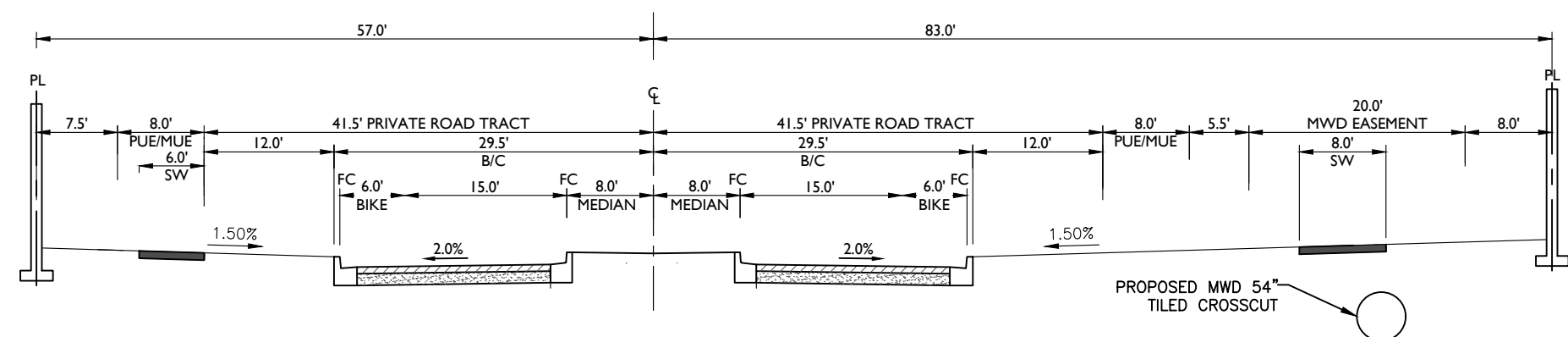
W. PEORIA AVENUE
3 LANE URBAN PRINCIPAL ARTERIAL ROAD HALF HALF STREET IMPROVEMENTS (Looking West)
COTTON LANE TO CITRUS ROAD
N.T.S.



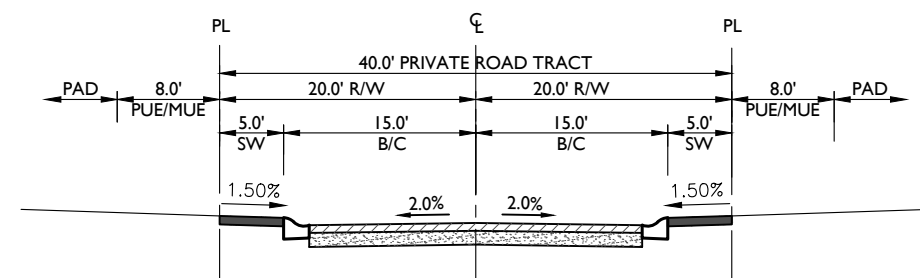
W. PEORIA AVENUE
3 LANE URBAN PRINCIPAL ARTERIAL ROAD HALF HALF STREET IMPROVEMENTS (Looking West)
CITRUS ROAD TO 183RD AVE
N.T.S.



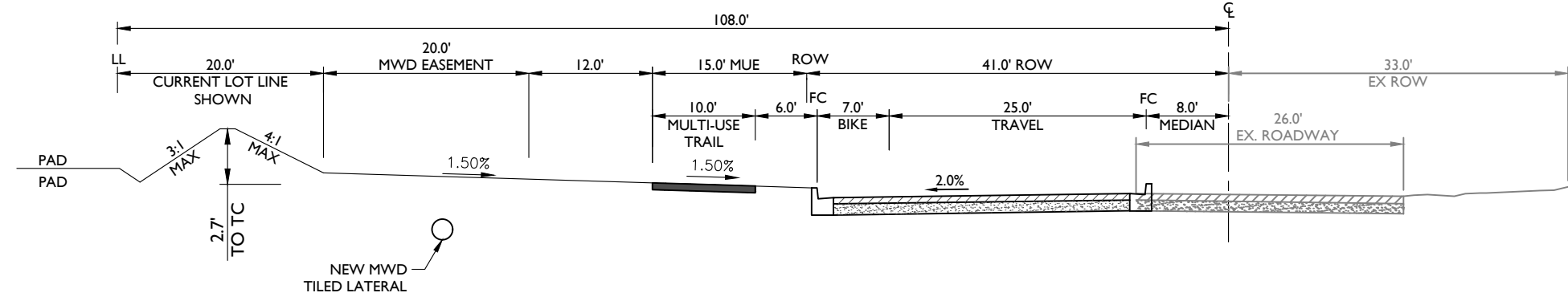
N. COTTON LANE
3 LANE URBAN MAJOR ARTERIAL ROAD HALF STREET IMPROVEMENTS (Looking North)
N.T.S.



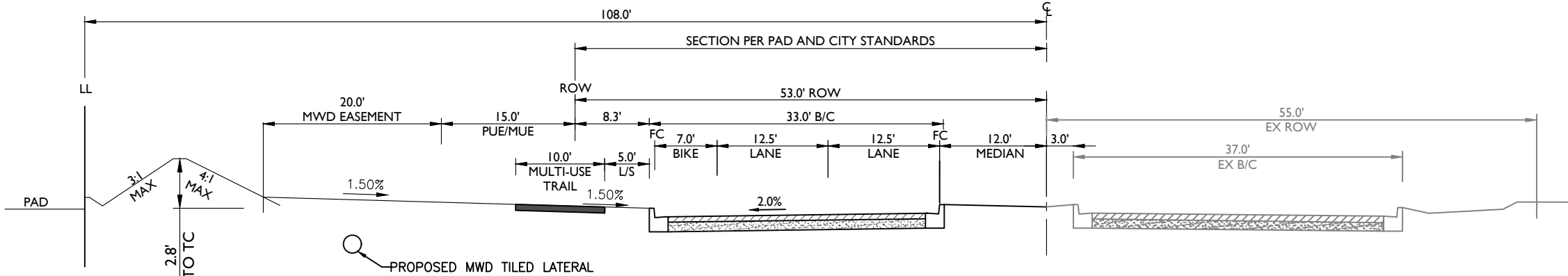
LOCAL COLLECTOR
RESIDENTIAL LOCAL COLLECTOR WITH MEDIAN (LOOKING NORTH/EAST)
SOUTHEAST & NORTHEAST COLLECTOR SECTION
N.T.S.



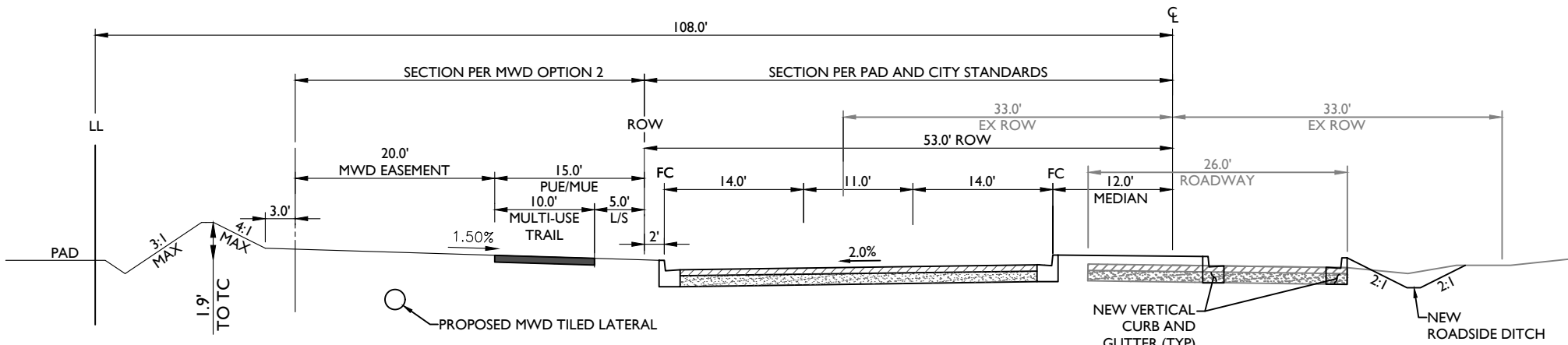
LOCAL STREET
TWO-WAY WITH ON STREET PARKING (ONE SIDE)
N.T.S.



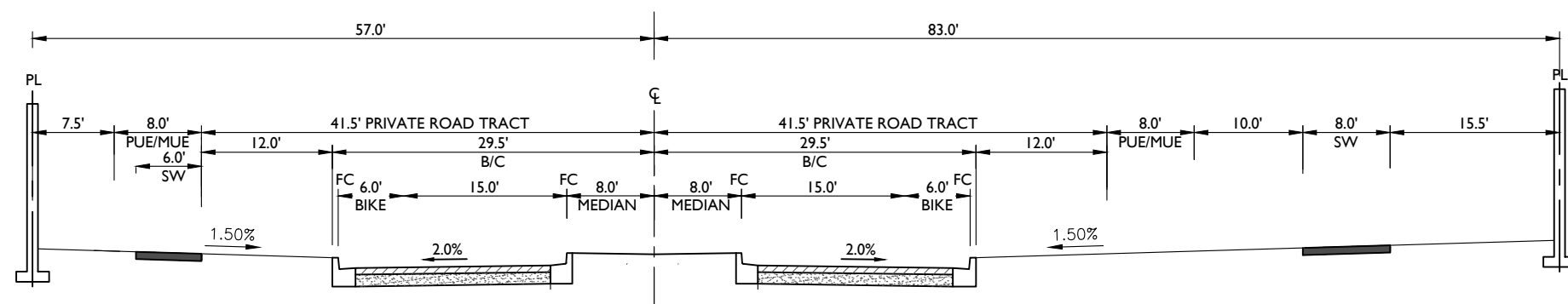
W. CACTUS ROAD
2 LANE URBAN MAJOR ARTERIAL ROAD HALF STREET IMPROVEMENTS (Looking West)
WEST OF CITRUS ROAD (MINOR ARTERIAL ROAD PER APPROVED PRASADA PAD)
N.T.S.



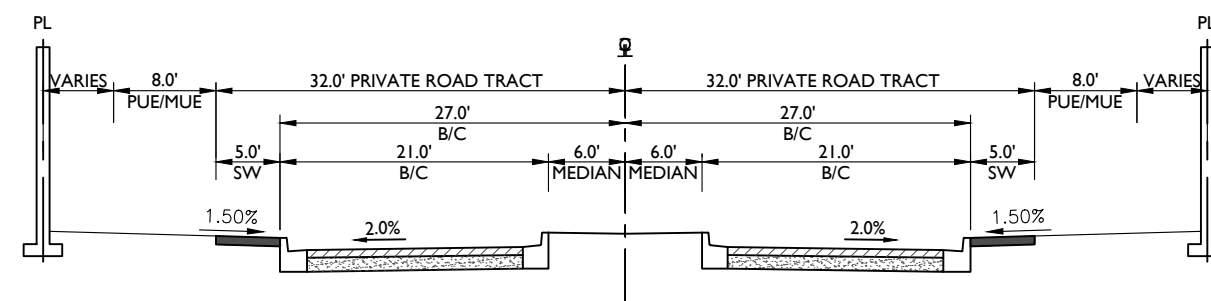
W. CACTUS ROAD
2 LANE URBAN MAJOR ARTERIAL ROAD HALF STREET IMPROVEMENTS CACTUS ROAD (Looking West)
MODIFIED TO HAVE A 12' MEDIAN
CITRUS ROAD TO 175TH AVENUE (SARAH ANN RANCH LIMITS)
N.T.S.



W. CACTUS ROAD
3 LANE URBAN MAJOR ARTERIAL ROAD HALF STREET IMPROVEMENTS CACTUS ROAD (Looking West)
175TH AVENUE TO COTTON LANE
N.T.S.



LOCAL COLLECTOR
RESIDENTIAL LOCAL COLLECTOR WITH MEDIAN (LOOKING SOUTH/WEST)
SOUTHWEST & NORTHWEST COLLECTOR SECTION
N.T.S.



LOCAL ENTRY
RESIDENTIAL LOCAL ENTRY WITH MEDIAN
N.T.S.

SCHEDULE B EXCEPTIONS

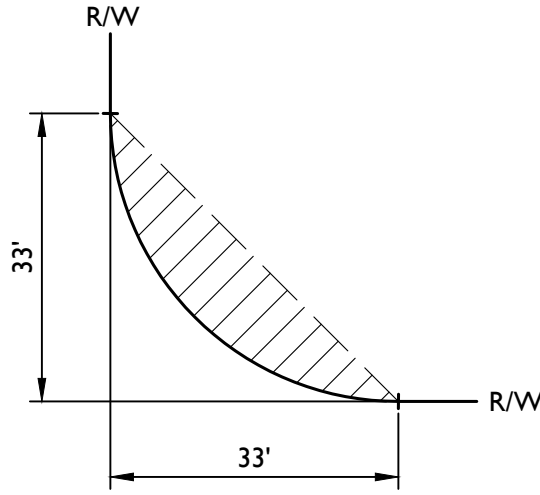
- 11

MATTER CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: LICENSE AGREEMENT DATED: JANUARY 25, 1993 EXECUTED BY: PROPERTY RESERVE, INC., AN ARIZONA CORPORATION AND SUCCESSOR BY NAME CHANGE TO DTHC-ARIZONA, INC., AND CITY OF SURPRISE, AN ARIZONA MUNICIPAL CORPORATION RECORDING DATE: FEBRUARY 04, 1993 RECORDING NO: 93-0068738
- 13

EASEMENT FOR ELECTRIC LINES AND APPURTENANT FACILITIES RECORDING DATE: APRIL 8, 1993 RECORDING NO.: 93-0209976

LINETYPE LEGEND

- PHASE LINE
- MATCH LINE
- SECTION LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- SUPER PAD BOUNDARY LINE
- GOLF TRACT BOUNDARY LINE



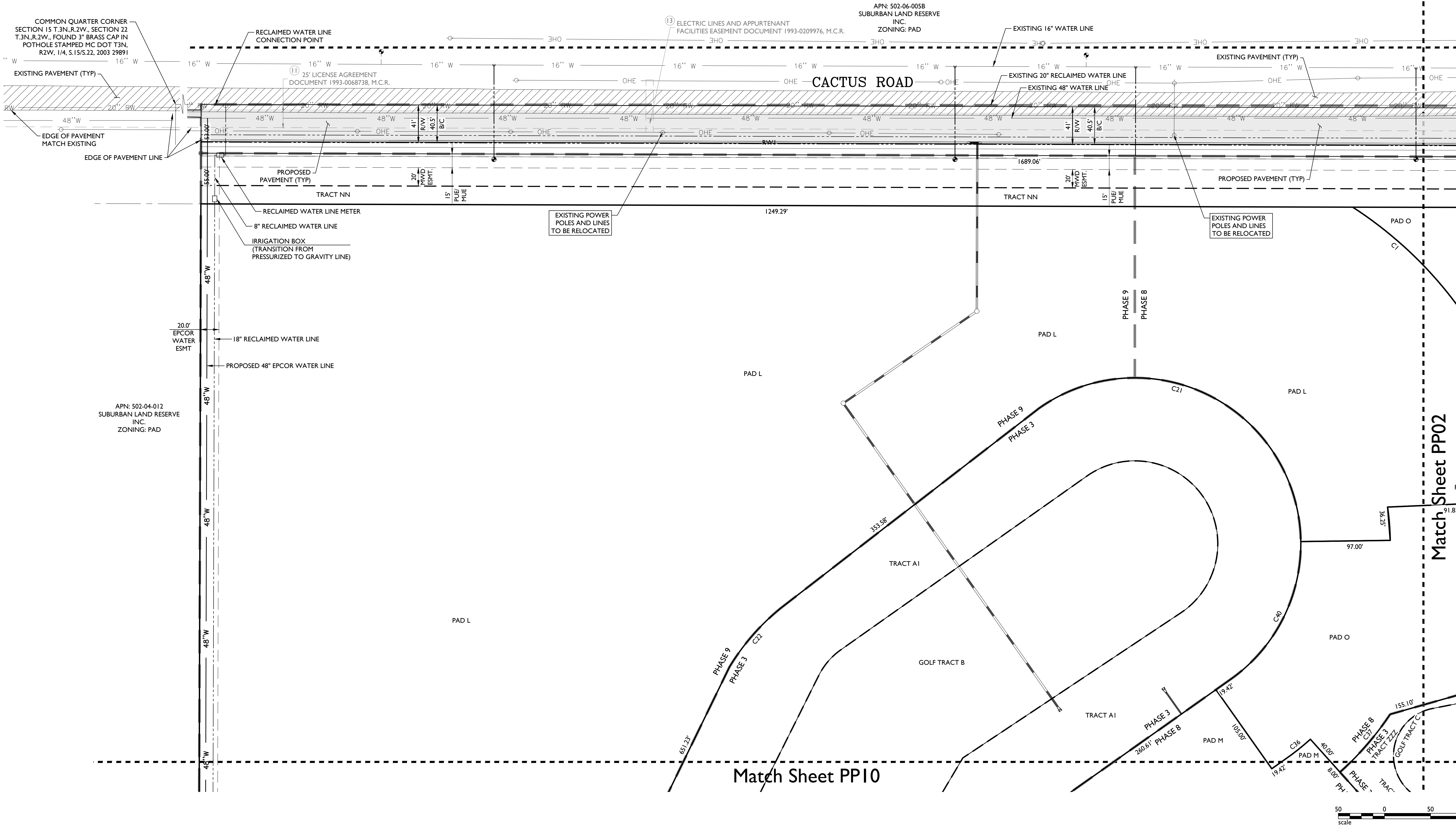
TYPICAL S.V.T. EASEMENT

PP01	PP02	PP03	PP04	PP05
PP10	PP09	PP08	PP07	PP06
PP11	PP12	PP13	PP14	PP15
PP20	PP19	PP18	PP17	PP16
PP21	PP22	PP23	PP24	PP25
PP30	PP29	PP28	PP27	PP26
PP31	PP32	PP33	PP34	

KEYMAP
NTS



NORTH



2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com

EPS

GROUP

TOLL AT PRASADA

SURPRISE, ARIZONA

Preliminary Plat

Project:

Revisions:

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

ARIZONA

800

State of Arizona, Department of Transportation, Office of Construction Management, 1000 North Central Expressway, Suite 1000, Phoenix, Arizona 85004

Designer: JMR

Drawn by: JD/JK

Professional Engineer

14383

RICHARD B. HOPPE

State of Arizona, U.S.A.

Expires 03/31/2018

Job No.

16-339

Sheet No.

4

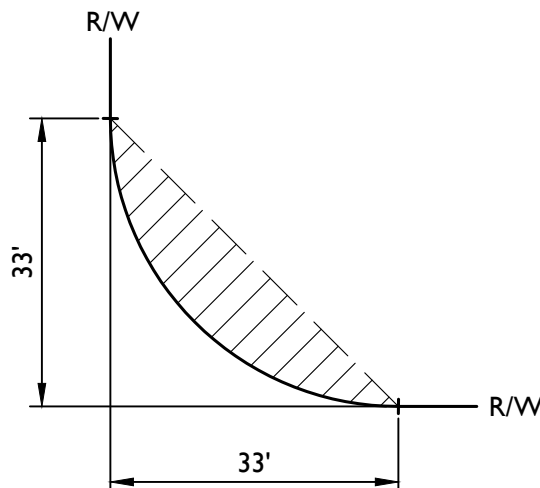
of 41

SCHEDULE B EXCEPTIONS

11. MATTER CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: LICENSE AGREEMENT DATED: JANUARY 25, 1993 EXECUTED BY: PROPERTY RESERVE, INC., AN ARIZONA CORPORATION AND SUCCESSOR BY NAME CHANGE TO DTHC-ARIZONA, INC., AND CITY OF SURPRISE, AN ARIZONA MUNICIPAL CORPORATION RECORDING DATE: FEBRUARY 04, 1993 RECORDING NO: 93-0068738

LINETYPE LEGEND

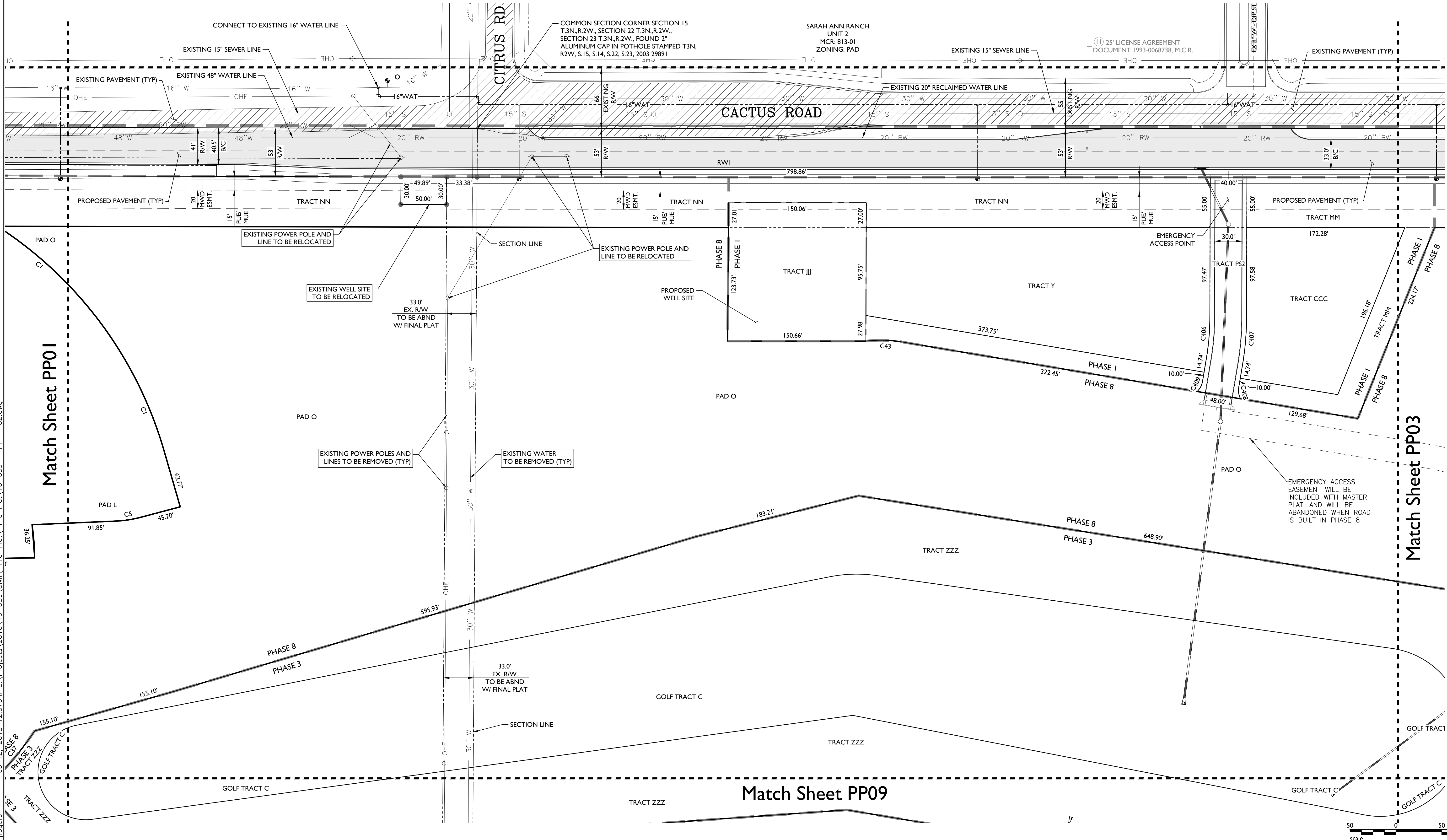
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- MATCH LINE
- SECTION LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- SUPER PAD BOUNDARY LINE
- GOLF TRACT BOUNDARY LINE



TYPICAL S.V.T. EASEMENT

PP01	PP02	PP03	PP04	PP05
PP10	PP09	PP08	PP07	PP06
PP11	PP12	PP13	PP14	PP15
PP20	PP19	PP18	PP17	PP16
PP21	PP22	PP23	PP24	PP25
PP30	PP29	PP28	PP27	PP26
PP31	PP32	PP33	PP34	

KEYMAP
NTS



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TOLL AT PRASADA
SURPRISE, ARIZONA

Preliminary Plat

Project:

Revisions:

Call at least one full working day before you begin excavation.

ARIZONA

State of Arizona, Department of Transportation, Maricopa County, (R02063) 1/10

Designer: JMR
Drawn by: JD/JK

Professional Engineer
14383
RICHARD B. HOPPE
ARIZONA, U.S.A.
Expires 03/31/2018

Job No.
16-339
PP02

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of 41

SCHEDULE B EXCEPTIONS

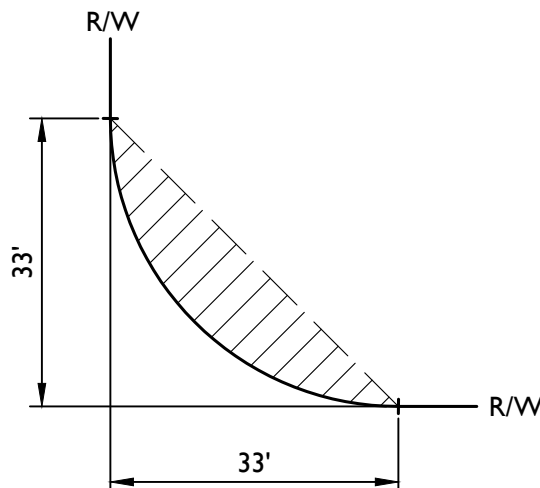
- ⑥

EASEMENT FOR CANALS, DITCHES AND LATERALS
RECORDING DATE: MAY 20, 1940
RECORDING NO.: BOOK 343, OF DEEDS, PAGE 313
- ⑪

MATTER CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: LICENSE AGREEMENT
DATED: JANUARY 25, 1993
EXECUTED BY: PROPERTY RESERVE, INC., AN ARIZONA CORPORATION AND SUCCESSOR BY NAME CHANGE TO
DTHC-ARIZONA, INC., AND CITY OF SURPRISE, AN ARIZONA MUNICIPAL CORPORATION
RECORDING DATE: FEBRUARY 04, 1993
RECORDING NO: 93-0068738

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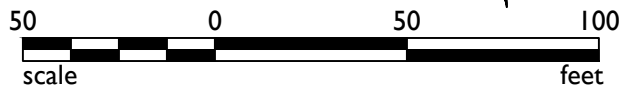
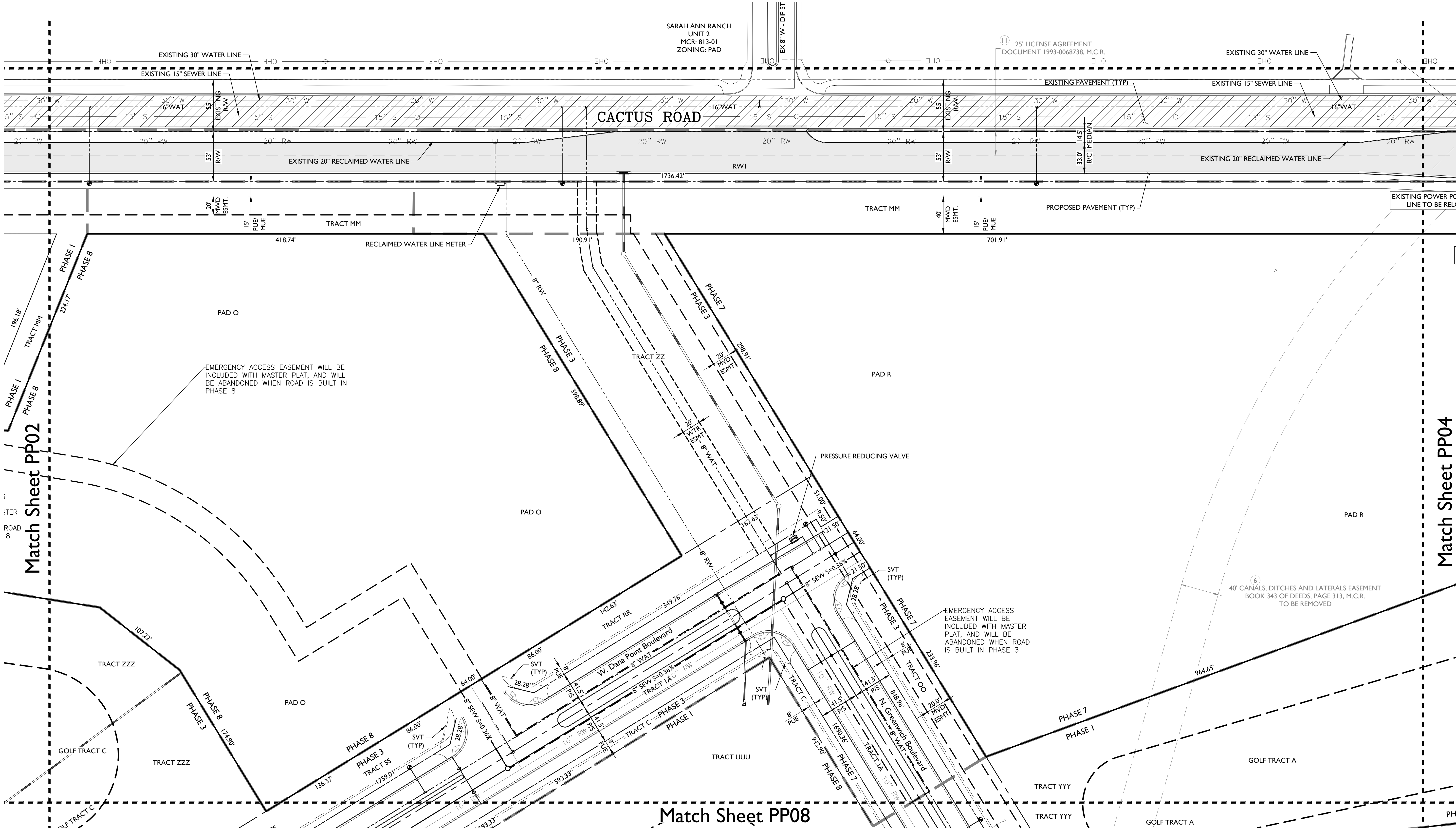
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- SECTION LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- SUPER PAD BOUNDARY LINE
- GOLF TRACT BOUNDARY LINE



TYPICAL S.V.T. EASEMENT

PP01	PP02	PP03	PP04	PP05
PP10	PP09	PP08	PP07	PP06
PP11	PP12	PP13	PP14	PP15
PP20	PP19	PP18	PP17	PP16
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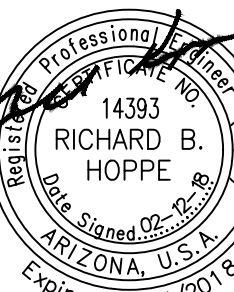
KEYMAP
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Project:
Revisions:



Designer: JMR
Drawn by: JD/JK

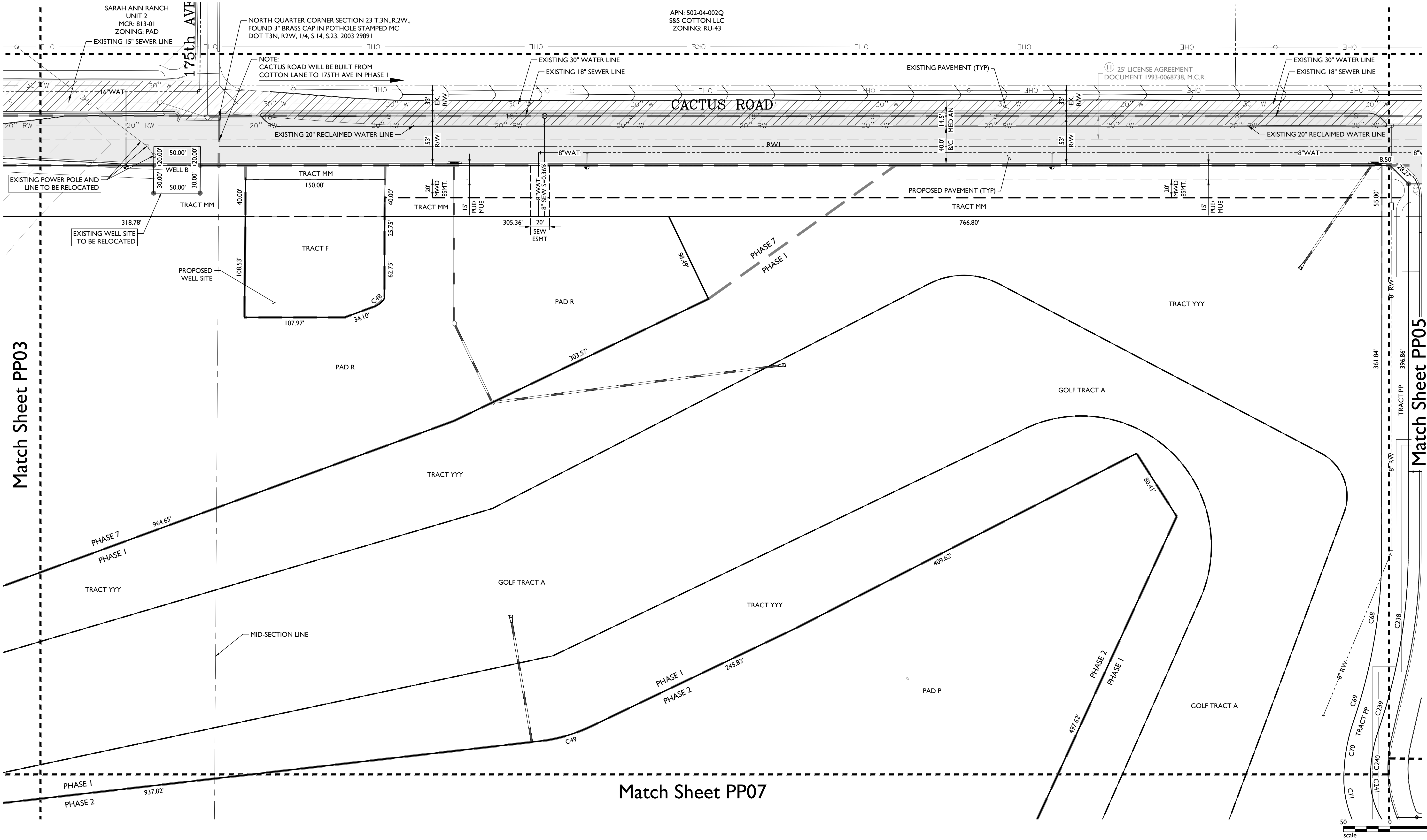


Job No.
16-339

PP03

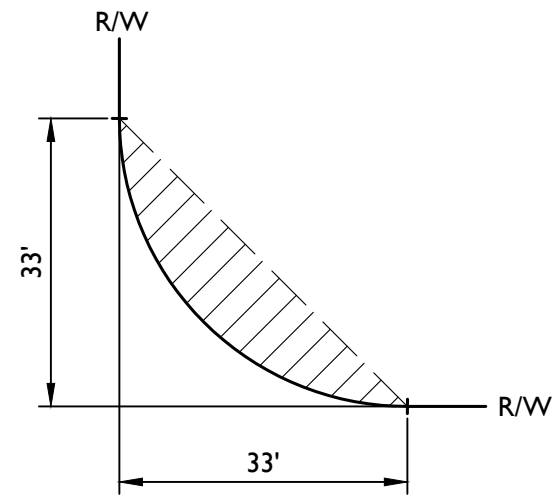
Sheet No.
6
of 41

Match Sheet PP03



LINETYPE LEGEND

- PHASE LINE
- MATCH LINE
- SECTION LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- SUPER PAD BOUNDARY LINE
- GOLF TRACT BOUNDARY LINE



PP01	PP02	PP03	PP04	PP05
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PP11	PP12	PP13	PP14	PP15
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PP31	PP32	PP33	PP34	

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TOLL AT PRASADA

Preliminary Plat

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ARIZONA

REGISTERED PROFESSIONAL ENGINEER

14383 RICHARD B. HOPPE

ARIZONA, U.S.A.

Expires 03/31/2018

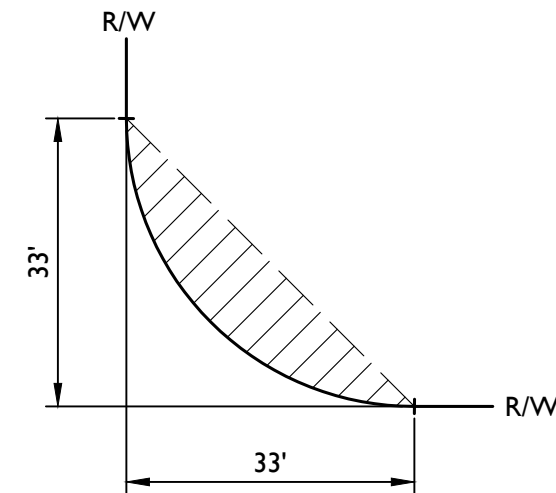
Job No.
16-339

PP04

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7
of 41

LINETYPE LEGEND

- PHASE LINE
- MATCH LINE
- SECTION LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- SUPER PAD BOUNDARY LINE
- GOLF TRACT BOUNDARY LINE



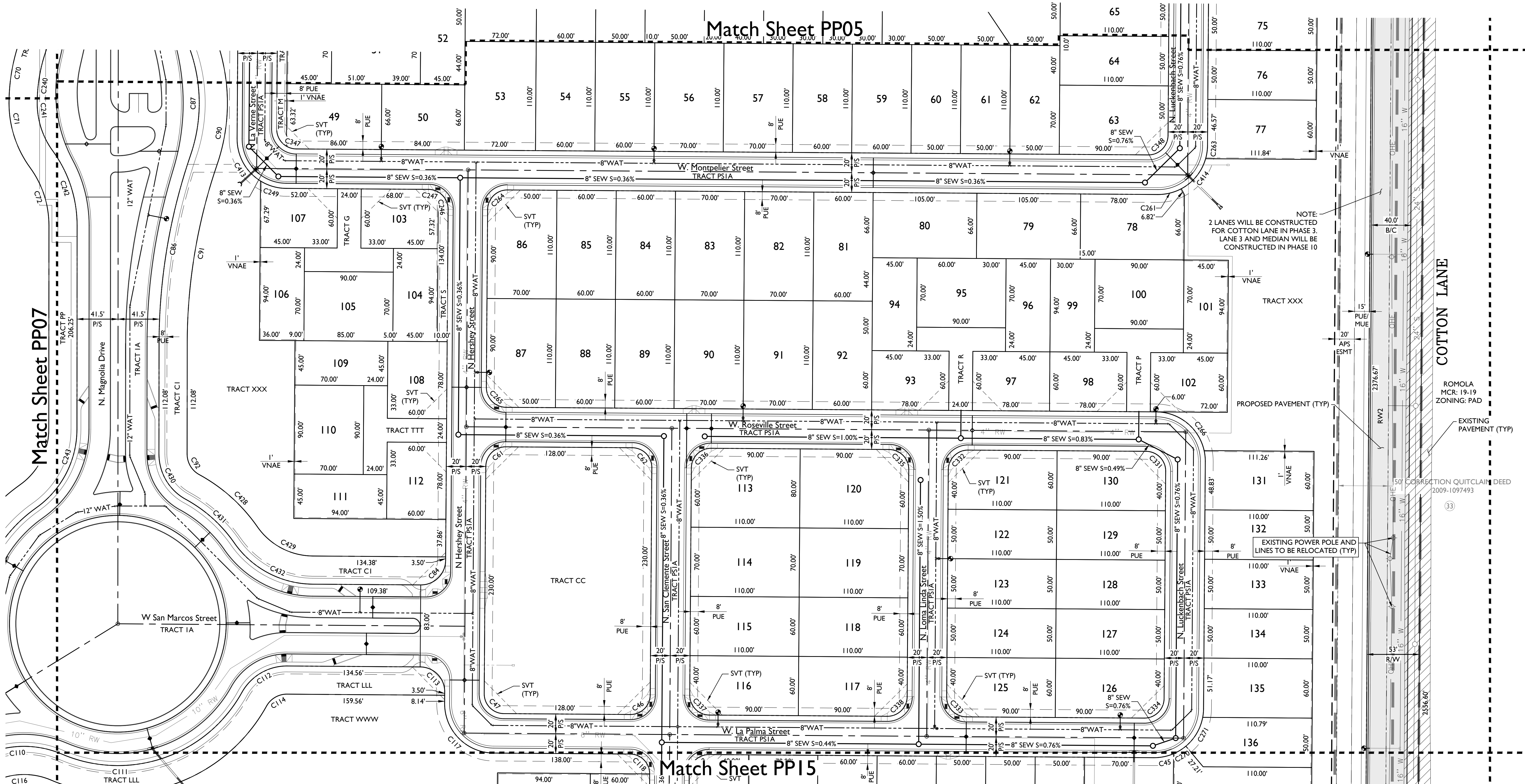
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KEYMAP
NTS



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TOLL AT PRASADA

Preliminary Plat

Project:

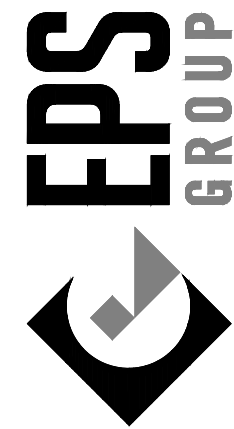
Revisions:



Designer: JMR
Drawn by: JD/JK

Job No.
16-339

Sheet No.
9
of 41



Match Sheet PP08

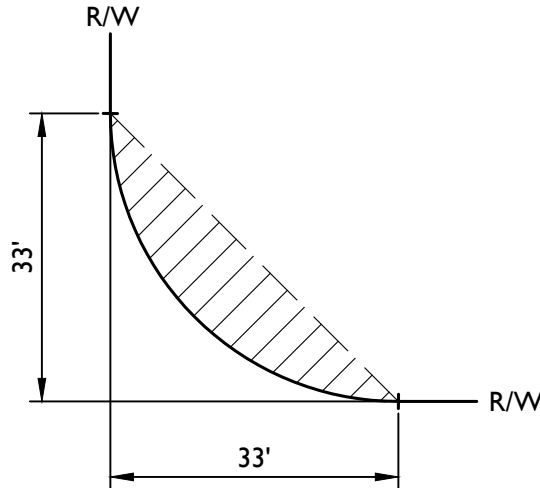
Match Sheet PP04

Match Sheet PPI4

Match Sheet PP06

LINETYPE LEGEND

- PHASE LINE
- MATCH LINE
- SECTION LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- SUPER PAD BOUNDARY LINE
- GOLF TRACT BOUNDARY LINE



TYPICAL S.V.T. EASEMENT

PP01	PP02	PP03	PP04	PP05
PP10	PP09	PP08	PP07	PP06
PP11	PP12	PP13	PP14	PP15
PP20	PP19	PP18	PP17	PP16
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KEYMAP
NTS



TOLL AT PRASADA

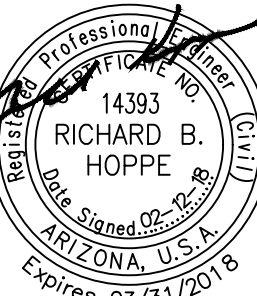
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Revisions:



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Drawn by: JD/JK



Job No.
I6-339

PP07

Sheet No.
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of 41

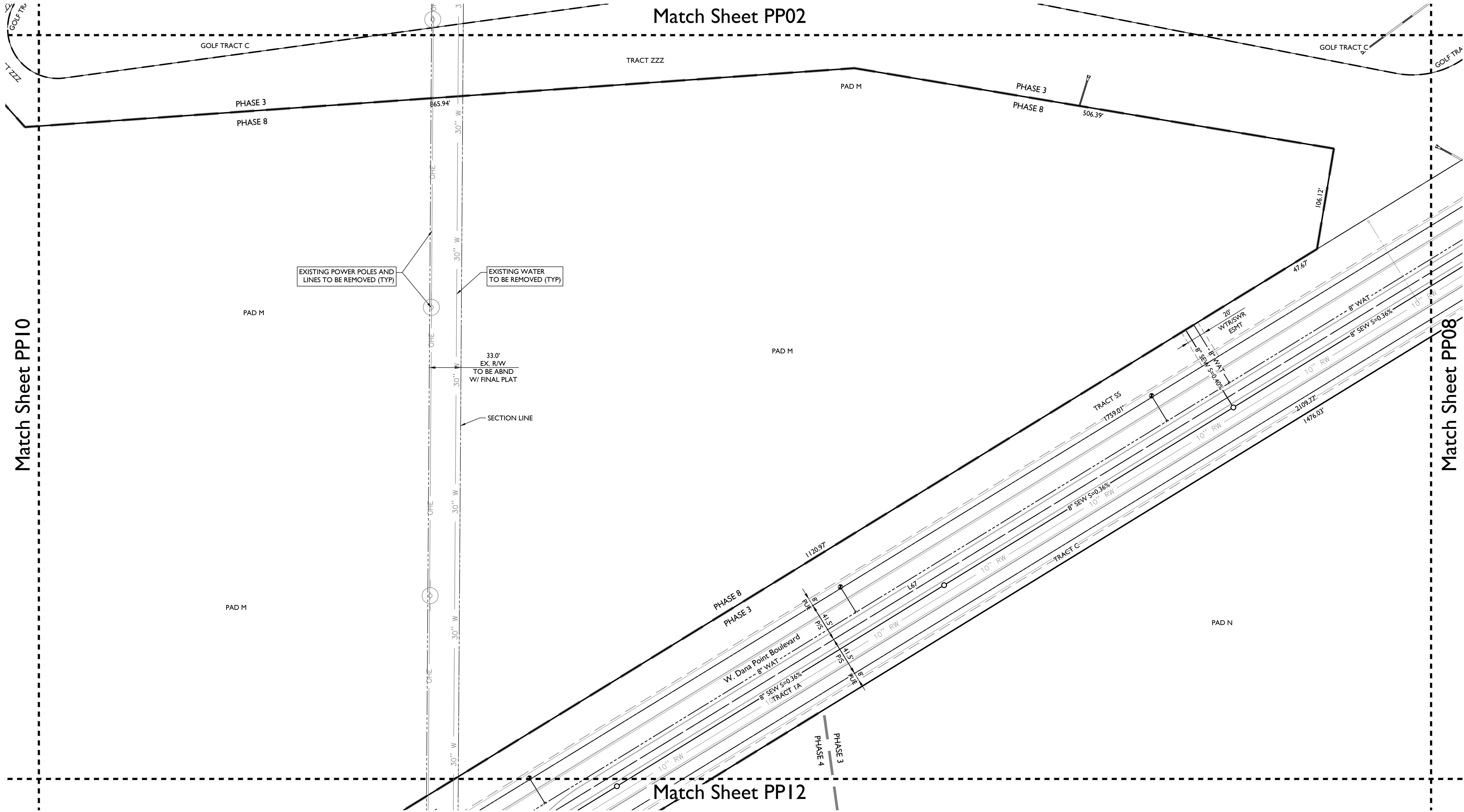
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Match Sheet PP07

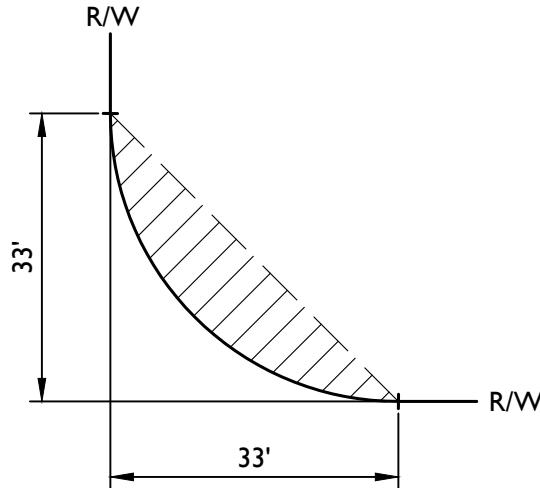


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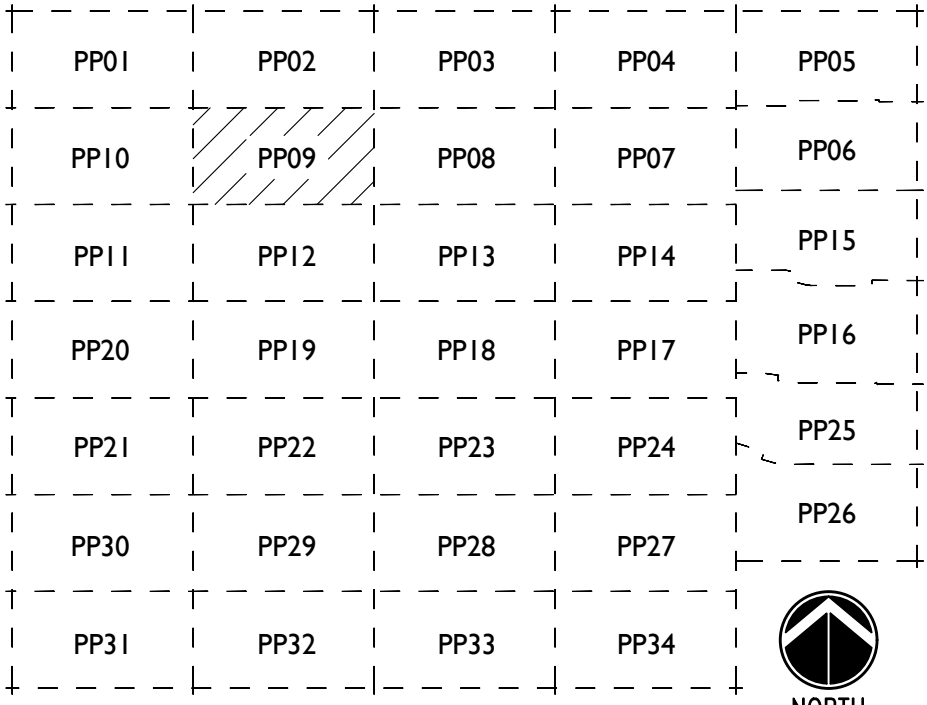


LINETYPE LEGEND

- PHASE LINE
- MATCH LINE
- SECTION LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- SUPER PAD BOUNDARY LINE
- GOLF TRACT BOUNDARY LINE



TYPICAL S.V.T. EASEMENT



KEYMAP
NTS



NORTH

TOLL AT PRASADA

Preliminary Plat

Project:

Revisions:

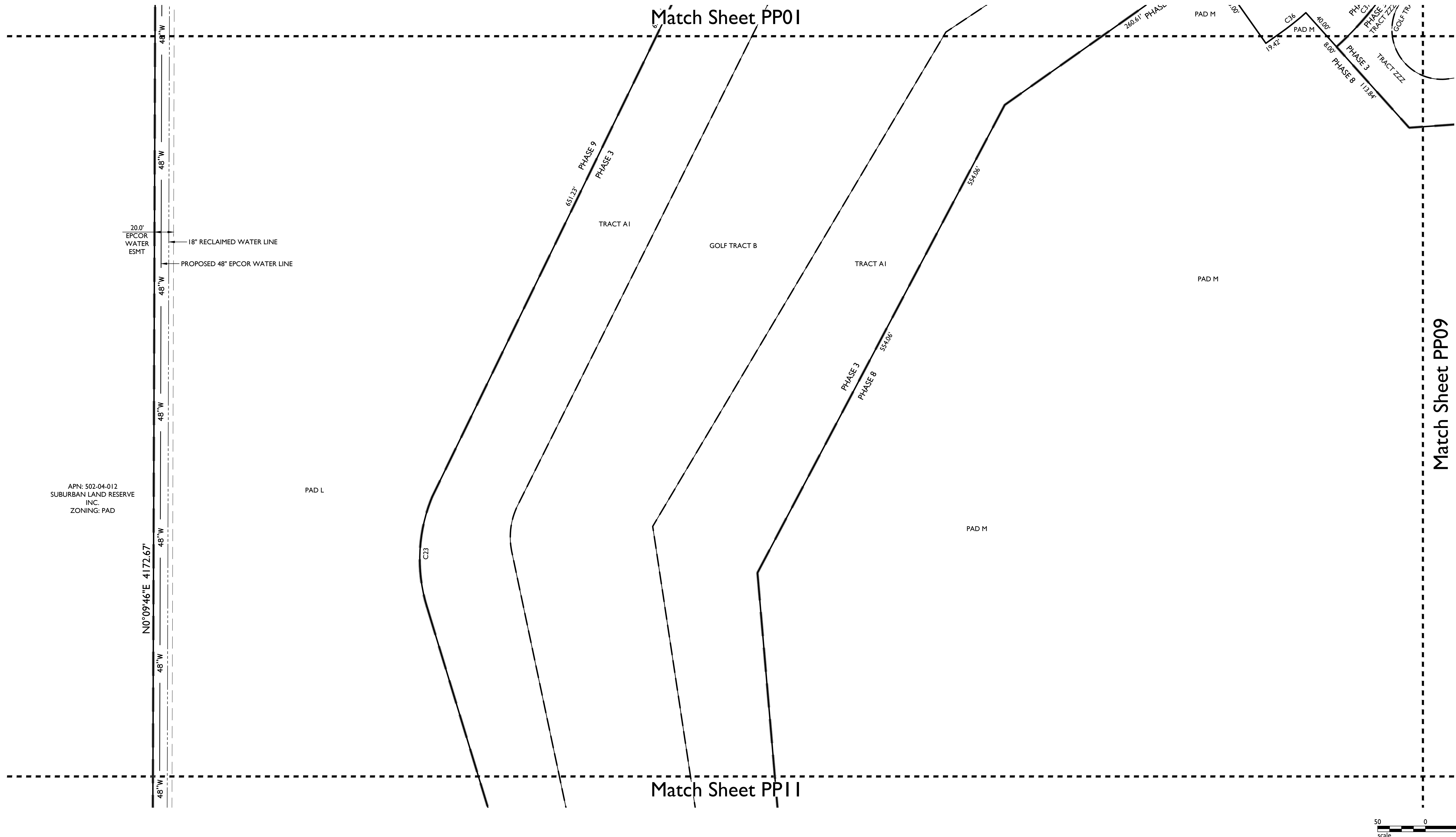
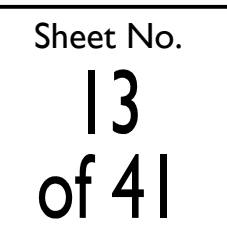


Designer: JMR
Drawn by: JD/JK

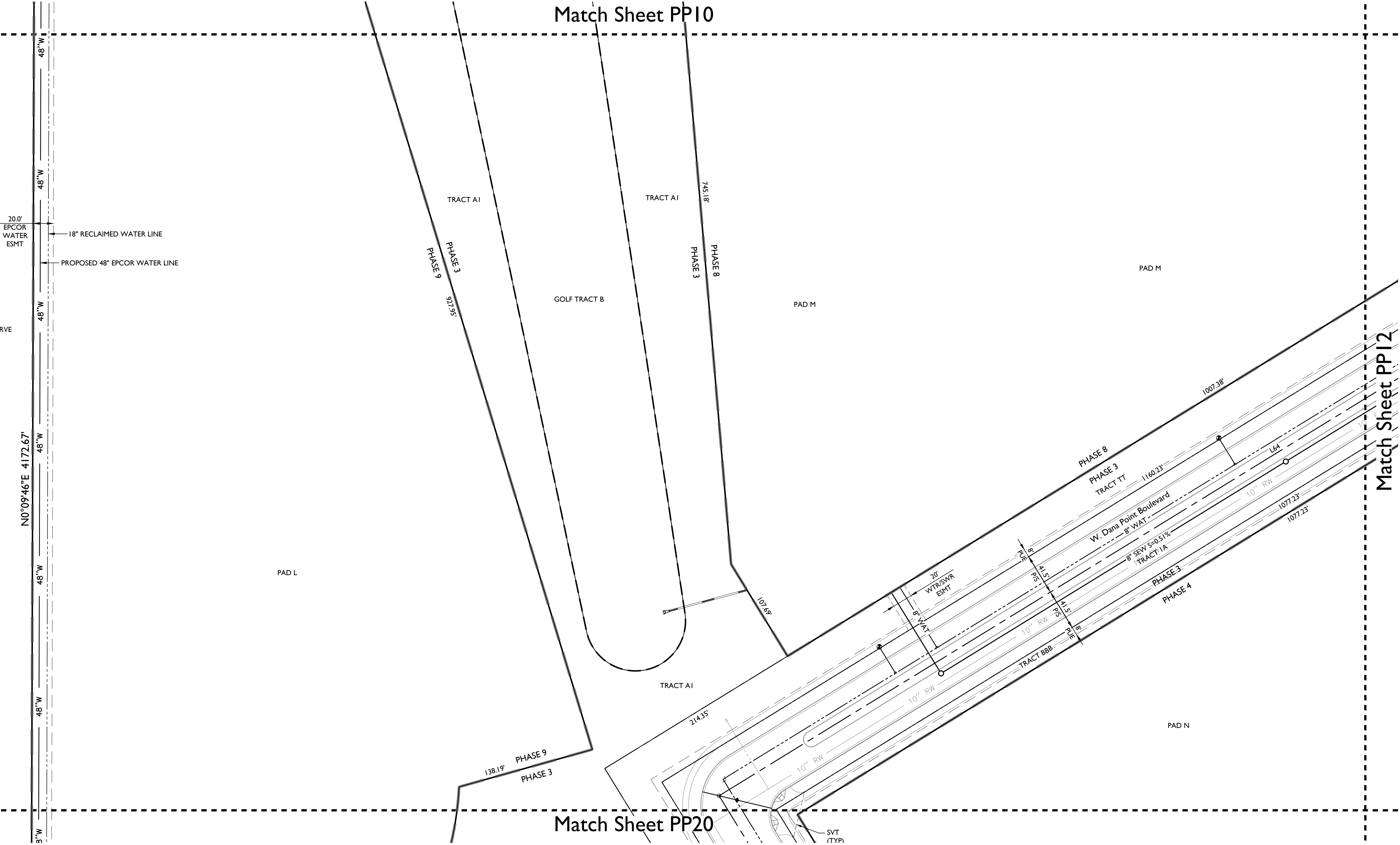
Job No.
16-339

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PP09

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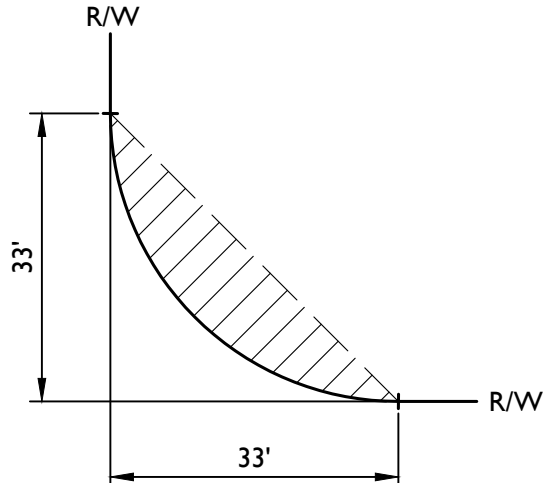


APN: 502-04-012
SUBURBAN LAND RESERVE
INC.
ZONING: PAD



LINETYPE LEGEND

- PHASE LINE
- MATCH LINE
- SECTION LINE
- BOUNDARY LINE
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- GOLF TRACT BOUNDARY LINE



TYPICAL S.V.T. EASEMENT

PP01	PP02	PP03	PP04	PP05
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TOLL AT PRASADA

Preliminary Plat

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Job No.
16-339

Sheet No.

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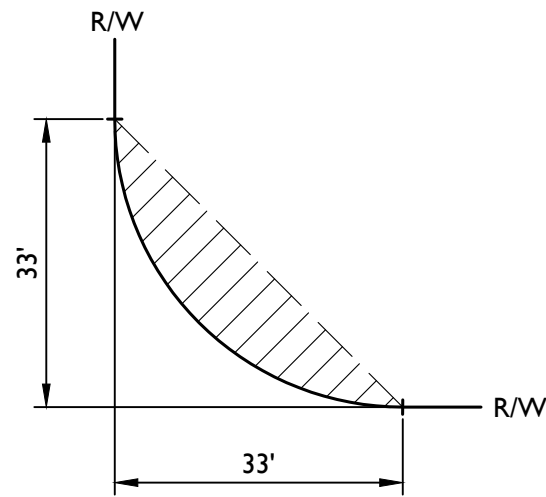


SCHEDULE B EXCEPTIONS

⑥ EASEMENT FOR CANALS, DITCHES AND LATERALS
RECORDING DATE: MAY 20, 1940
RECORDING NO.: BOOK 343, OF DEEDS, PAGE 313

LINETYPE LEGEND

- PHASE LINE
- MATCH LINE
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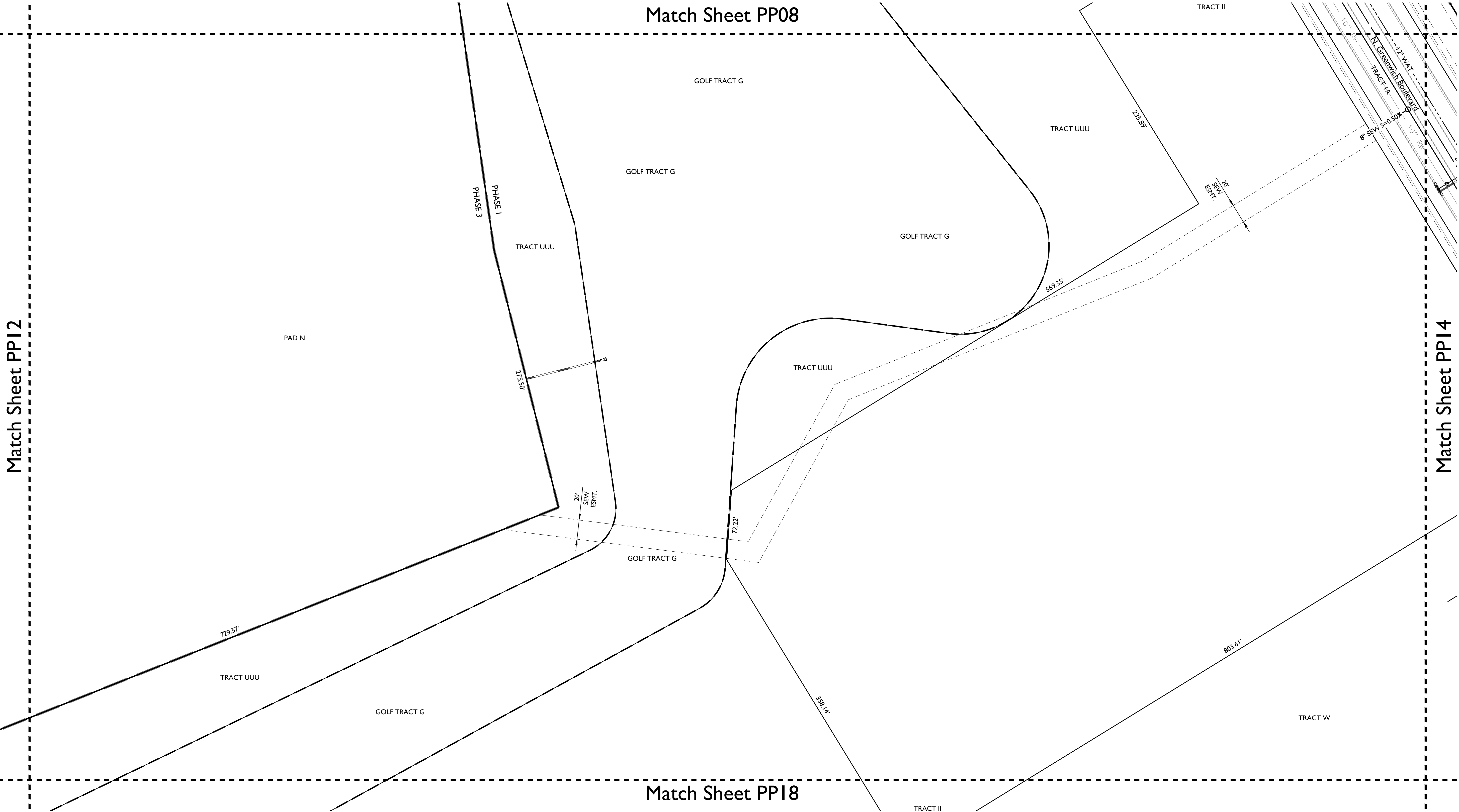
TYPICAL S.V.T. EASEMENT

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PP31	PP32	PP33	PP34	

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Preliminary Plat

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Drawn by: JD/JK

14383
RICHARD B. HOPPE
Professional Engineer
Arizona, U.S.A.
Expires 03/31/2018

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I6-339

PP13

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Feb 12, 2018 11:58am S:\Projects\2016\16-339\Civil\Pre-Plat\Pre-Plat\16-339 - PP - 14.dwg

jkluce

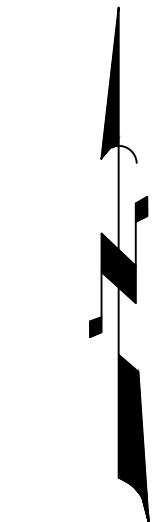
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Match Sheet PP07

- # Match Sheet PPI7



KEYMAP



Project:

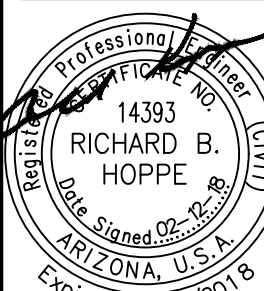
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In Maricopa County: (602)263-1100

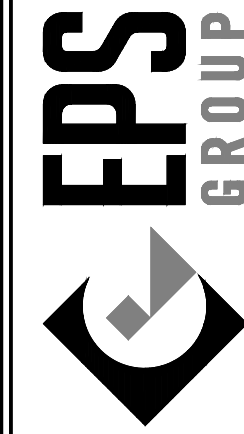
Designer: JMR
Drawn by: JD/JK



Job No.
16-339

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of 41

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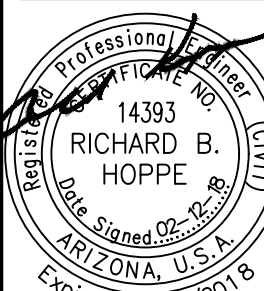
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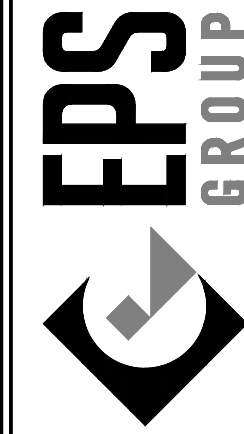
Designer: JMR
Drawn by: JD/JK



Job No.
16-339

PPI4
Sheet No.
17
of 41

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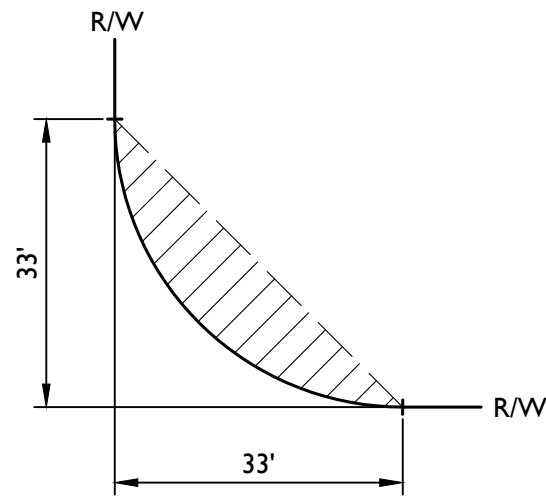


SCHEDULE B EXCEPTIONS

9 RIGHT OF WAY FOR ROAD AS SHOWN ON MAP RECORDED IN:
BOOK 3, OF ROADS MAPS, PAGE 32
OVER THE EAST 33 FEET

LINETYPE LEGEND

- PHASE LINE
- MATCH LINE
- SECTION LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- SUPER PAD BOUNDARY LINE
- GOLF TRACT BOUNDARY LINE



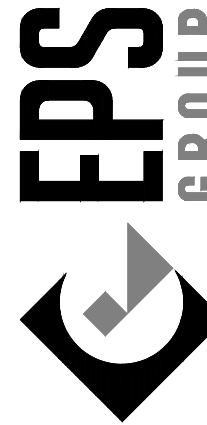
TYPICAL S.V.T. EASEMENT

PP01	PP02	PP03	PP04	PP05
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PP20	PP19	PP18	PP17	PP16
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PP30	PP29	PP28	PP27	PP26
PP31	PP32	PP33	PP34	

KEYMAP
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TOLL AT PRASADA

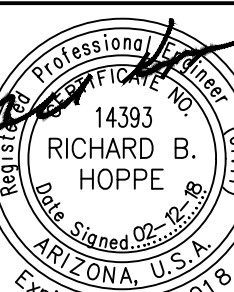
Preliminary Plat

Project:

Revisions:



Designer: JMR
Drawn by: JD/JK



Job No.
16-339

Sheet No.
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of 41

16-339

Match Sheet 14

Match Sheet 16

Match Sheet 6

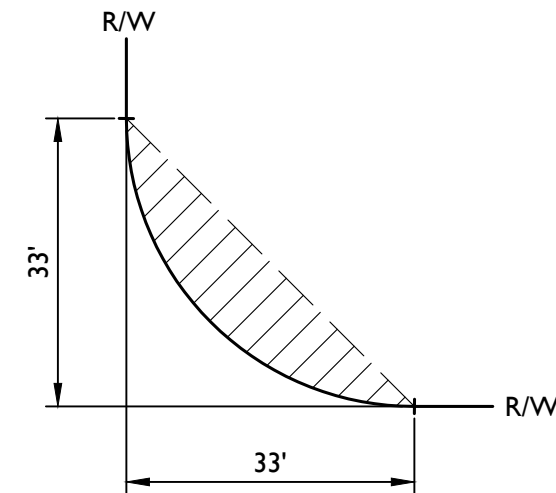
Match Sheet 16



53. TERMS, CONDITIONS, RESTRICTIONS AND RESERVATIONS AS SET FORTH IN THAT CERTAIN CORRECTION QUITCLAIM DEED RECORDED NOVEMBER 30, 2009 IN RECORDING NO. 2009-1097493.

LINETYPE LEGEND

- PHASE LINE
- MATCH LINE
- SECTION LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- SUPER PAD BOUNDARY LINE
- GOLF TRACT BOUNDARY LINE



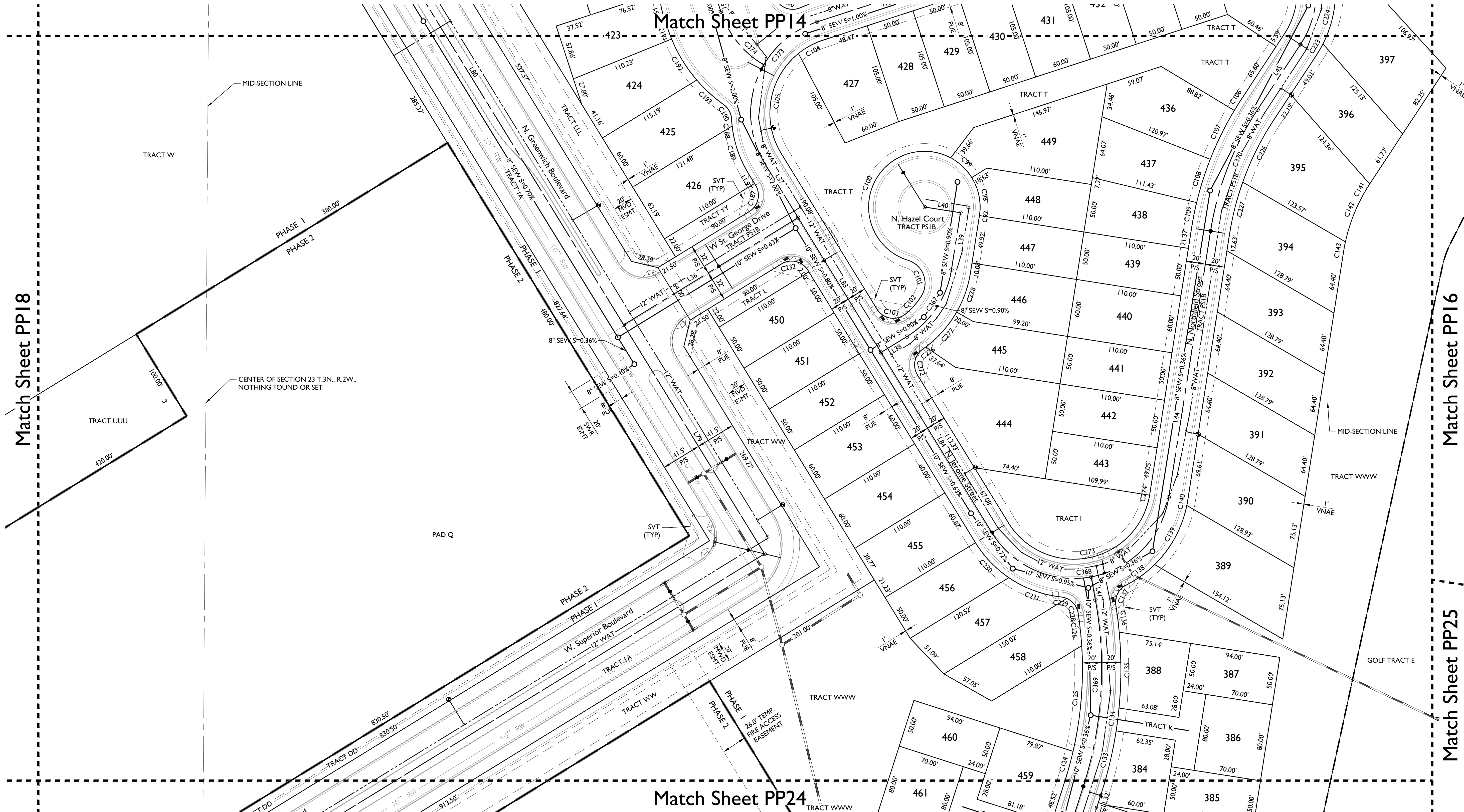
TYPICAL S.V.T. EASEMENT

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KEYMAP
NTS



NORTH



TOLL AT PRASADA

PRELIMINARY PLAT

Project:

Revisions:

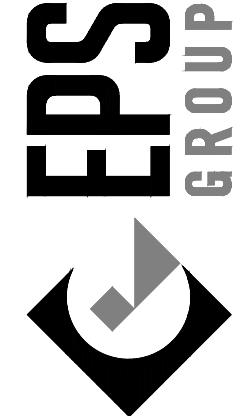


Designer: JMR
Drawn by: JD/JK

Job No.
16-339

PP17

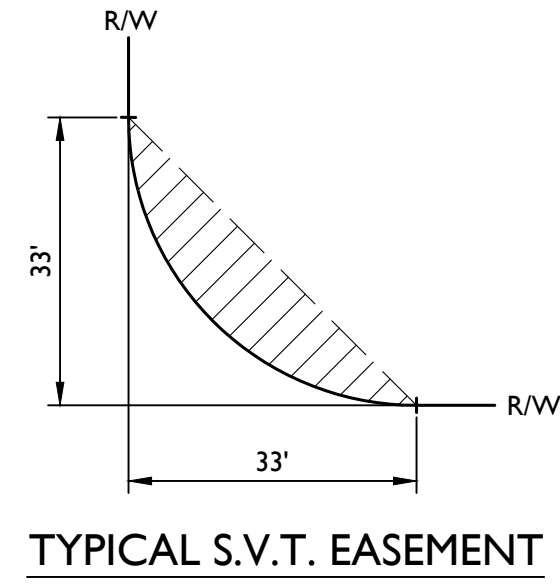
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of 41



Match Sheet PP19

Match Sheet PP17

Match Sheet ~~PP23~~



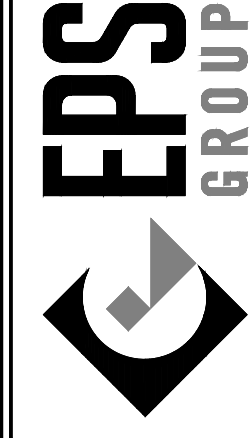
Preliminary Plat

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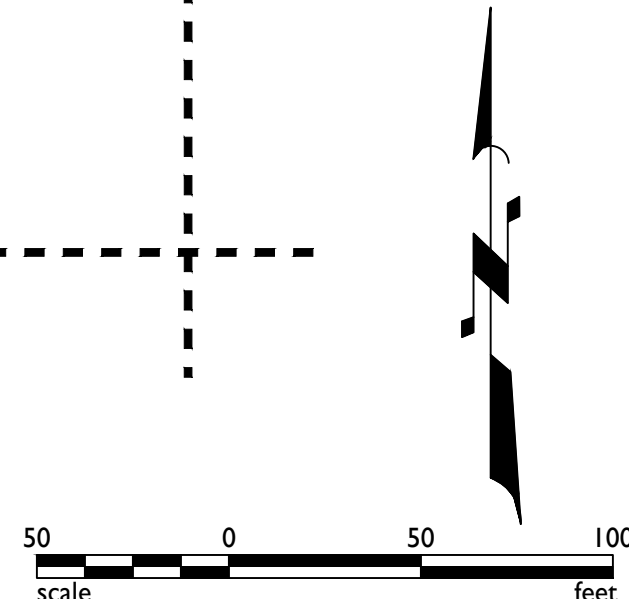
Designer: JMR
Drawn by: JD/JK

Job No.
16-339

Sheet No.
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of 41

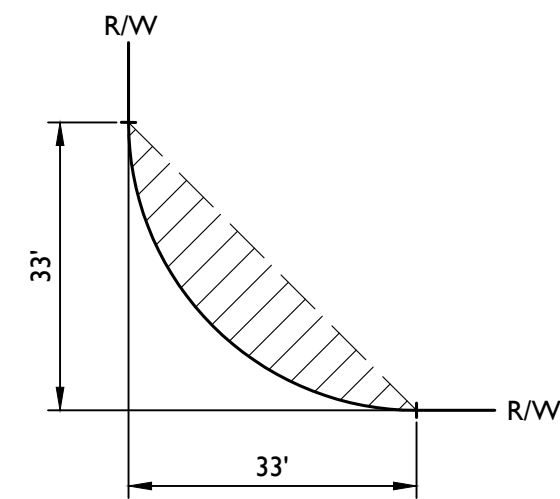


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LINETYPE LEGEND

- PHASE LINE
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TYPICAL S.V.T. EASEMENT

PP01	PP02	PP03	PP04	PP05
PP10	PP09	PP08	PP07	PP06
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KEYMAP
NTS

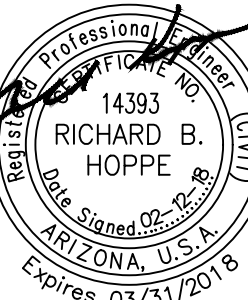


Project:

Revisions:



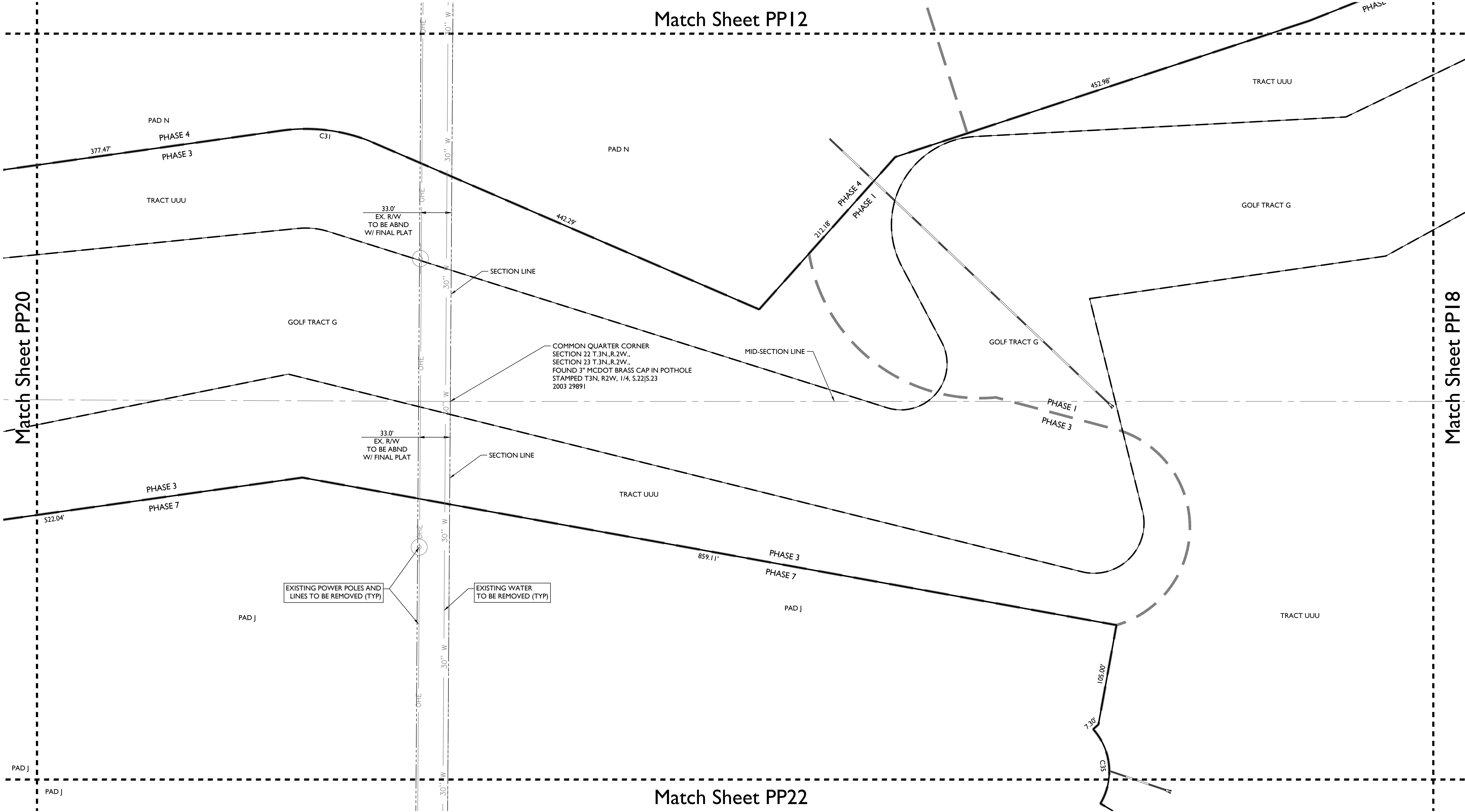
Designer: JMR
Drawn by: JD/JK



Job No.
16-339

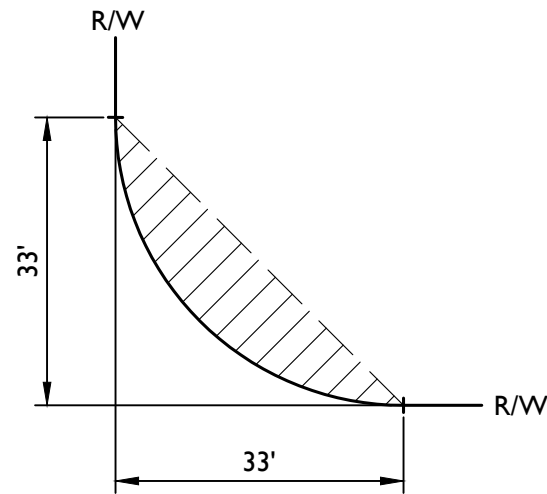
Sheet No.
PPI9

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of 41



LINETYPE LEGEND

- PHASE LINE
- MATCH LINE
- SECTION LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- SUPER PAD BOUNDARY LINE
- GOLF TRACT BOUNDARY LINE



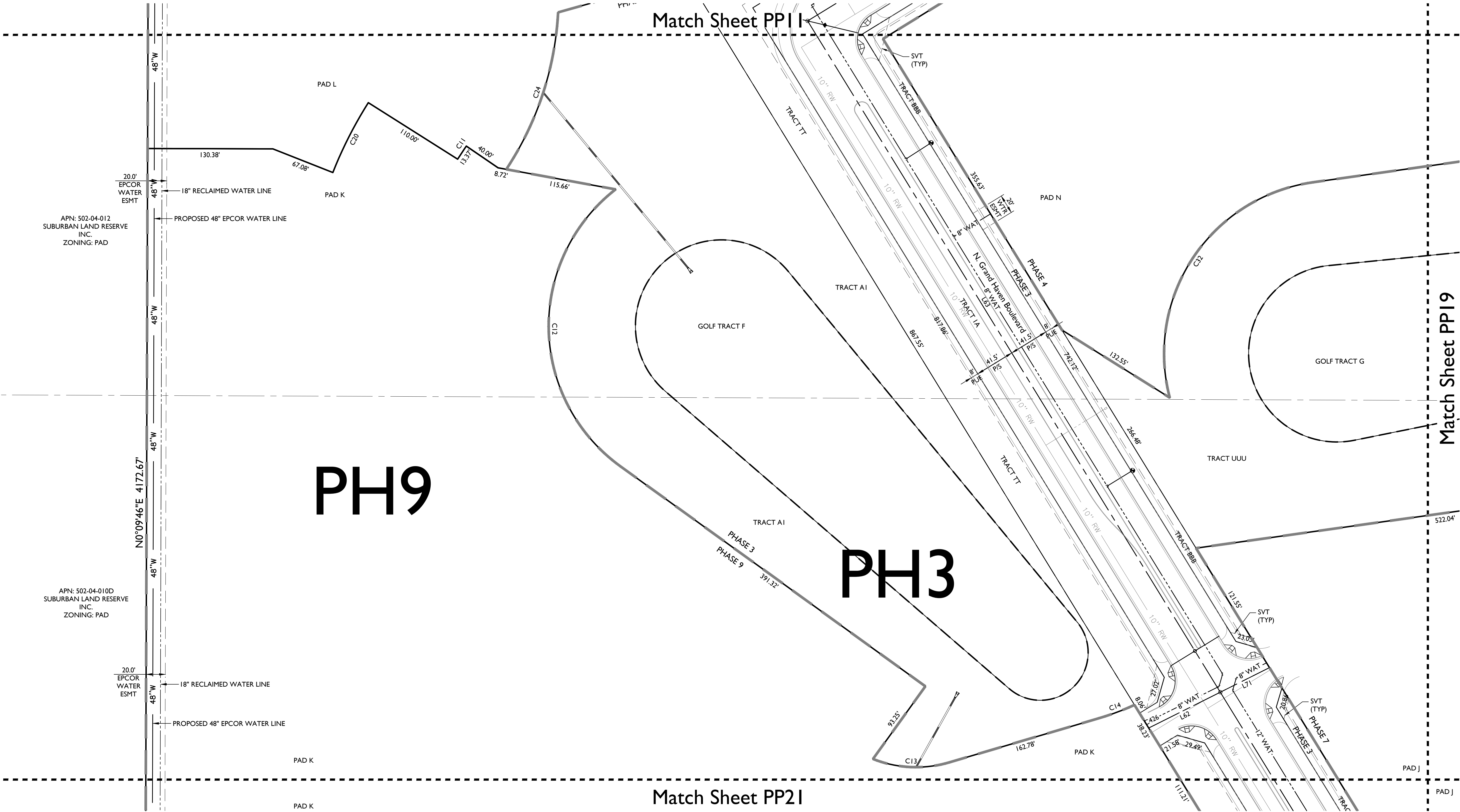
TYPICAL S.V.T. EASEMENT

PP01	PP02	PP03	PP04	PP05
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PP20	PP19	PP18	PP17	PP16
PP21	PP22	PP23	PP24	PP25
PP30	PP29	PP28	PP27	PP26
PP31	PP32	PP33	PP34	

KEYMAP
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TOLL AT PRASADA
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Designer: JMR
Drawn by: JD/JK

Job No.
16-339

Sheet No.
23
of 41

1



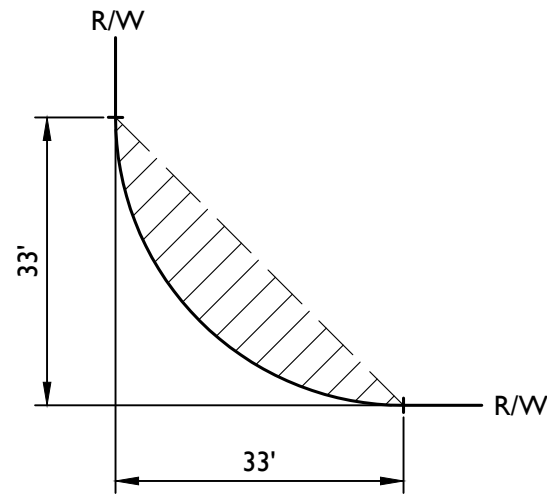
KEYMAP

NTS



LINETYPE LEGEND

- PHASE LINE
- MATCH LINE
- SECTION LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- SUPER PAD BOUNDARY LINE
- GOLF TRACT BOUNDARY LINE



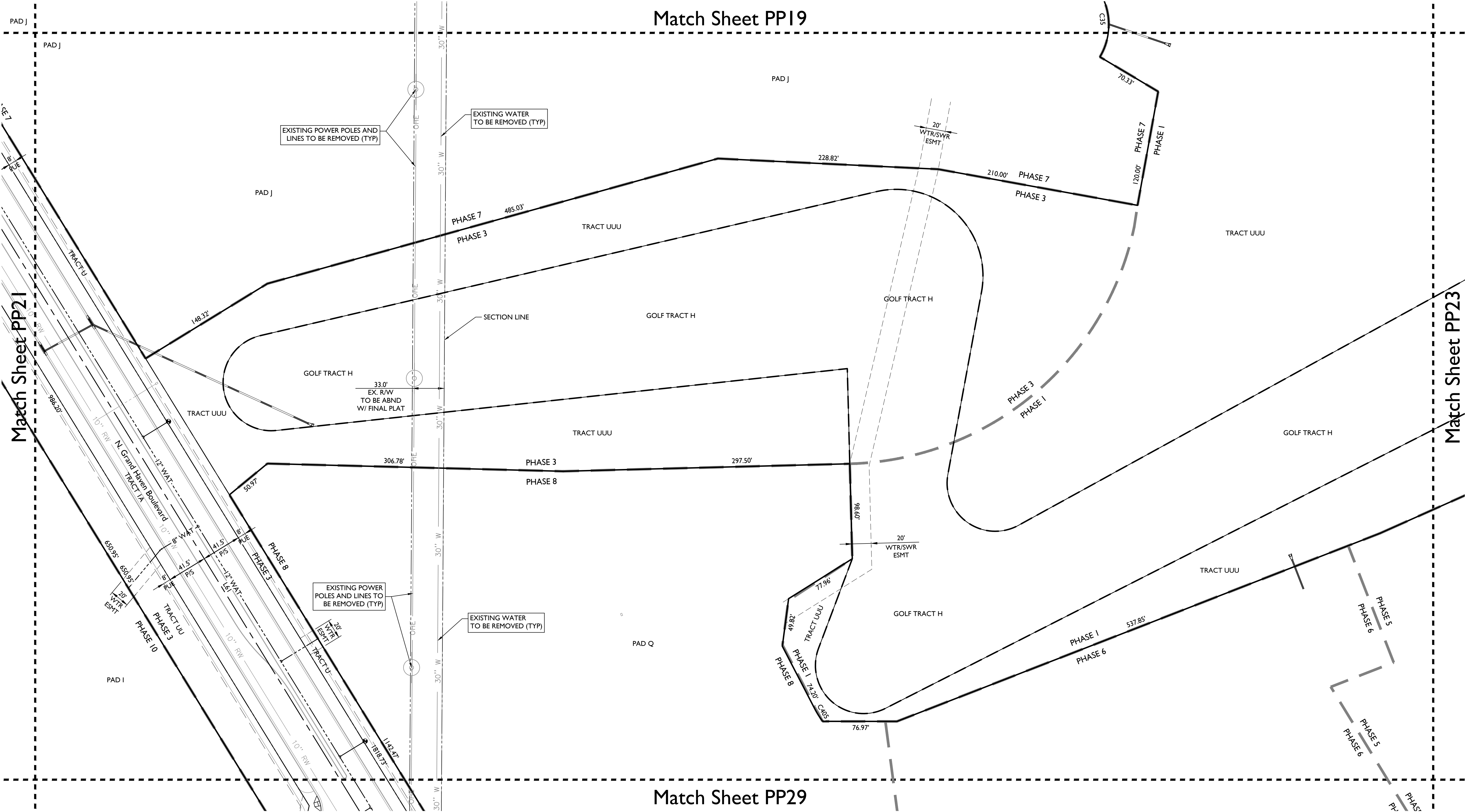
TYPICAL S.V.T. EASEMENT

PP01	PP02	PP03	PP04	PP05
PP10	PP09	PP08	PP07	PP06
PP11	PP12	PP13	PP14	PP15
PP20	PP19	PP18	PP17	PP16
PP21	PP22	PP23	PP24	PP25
PP30	PP29	PP28	PP27	PP26
PP31	PP32	PP33	PP34	

KEYMAP
NTS



NORTH



TOLL AT PRASADA

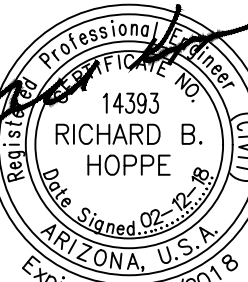
PRELIMINARY PLAT

Project:

Revisions:



Designer: JMR
Drawn by: JD/JK



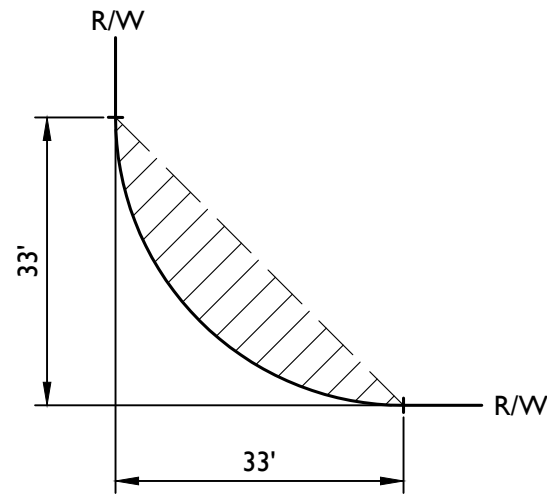
Job No.
16-339

PP22

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of 41

LINETYPE LEGEND

- PHASE LINE
- MATCH LINE
- SECTION LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- SUPER PAD BOUNDARY LINE
- GOLF TRACT BOUNDARY LINE



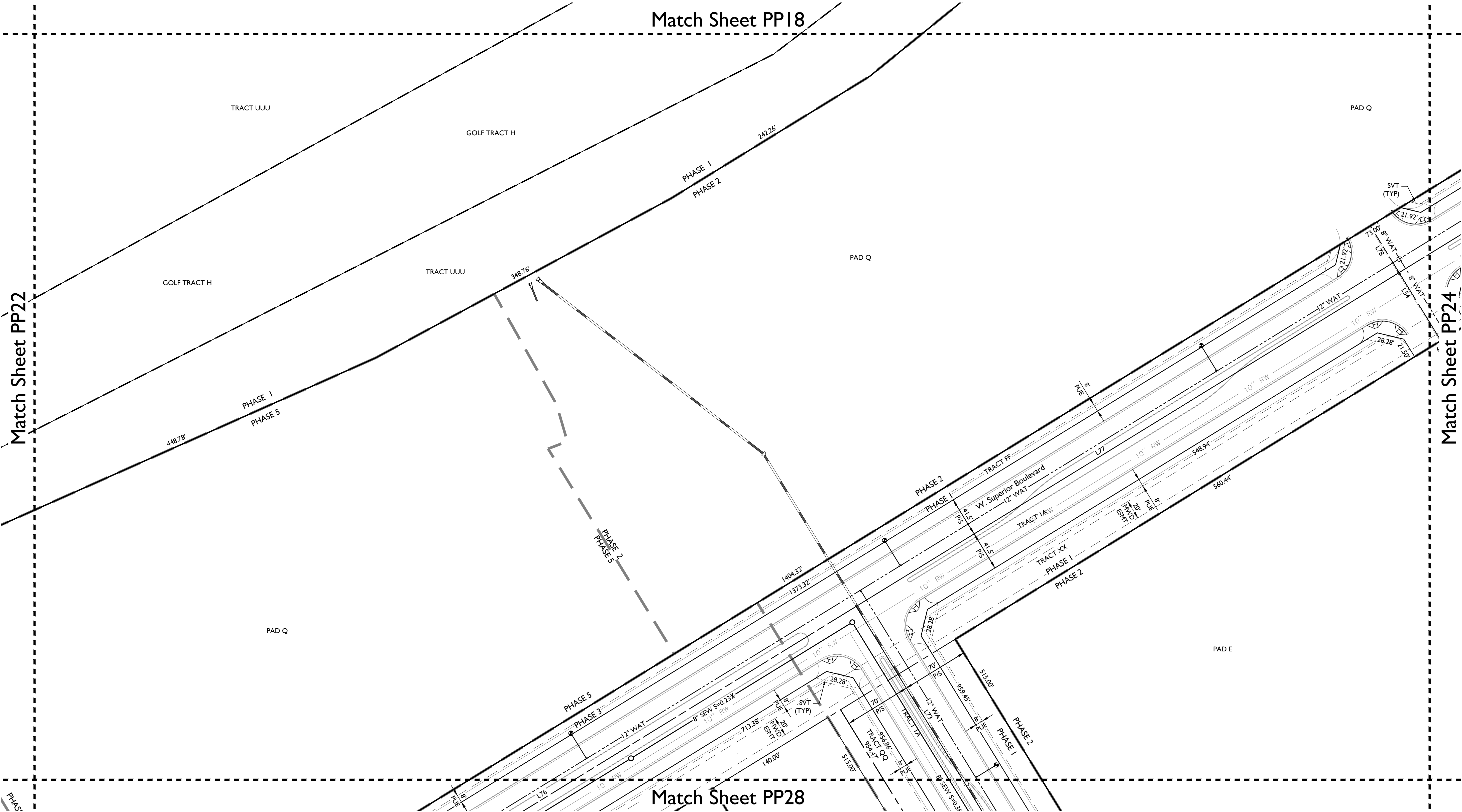
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KEYMAP
NTS



NORTH



TOLL AT PRASADA

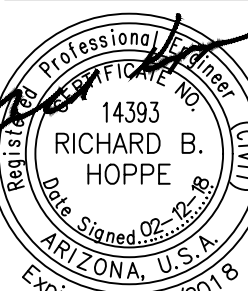
Preliminary Plat

Project:

Revisions:



Designer: JMR
Drawn by: JD/JK



Job No.
I6-339

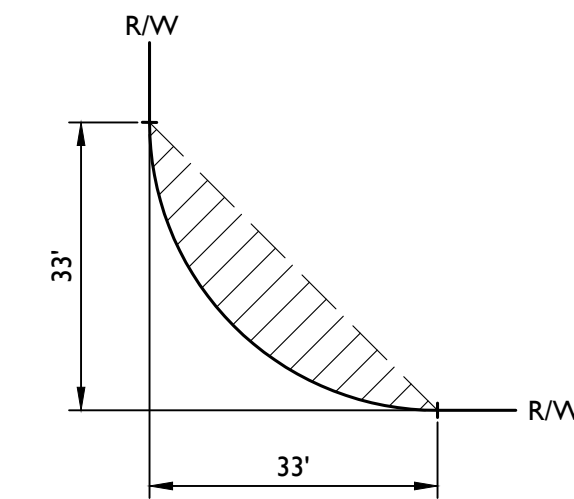
Sheet No.
PP23

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of 41

16-339

LINETYPE LEGEND

- | | |
|---|--------------------------|
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|  | MATCH LINE |
|  | SECTION LINE |
|  | BOUNDARY LINE |
|  | RIGHT OF WAY LINE |
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|  | GOLF TRACT BOUNDARY LINE |

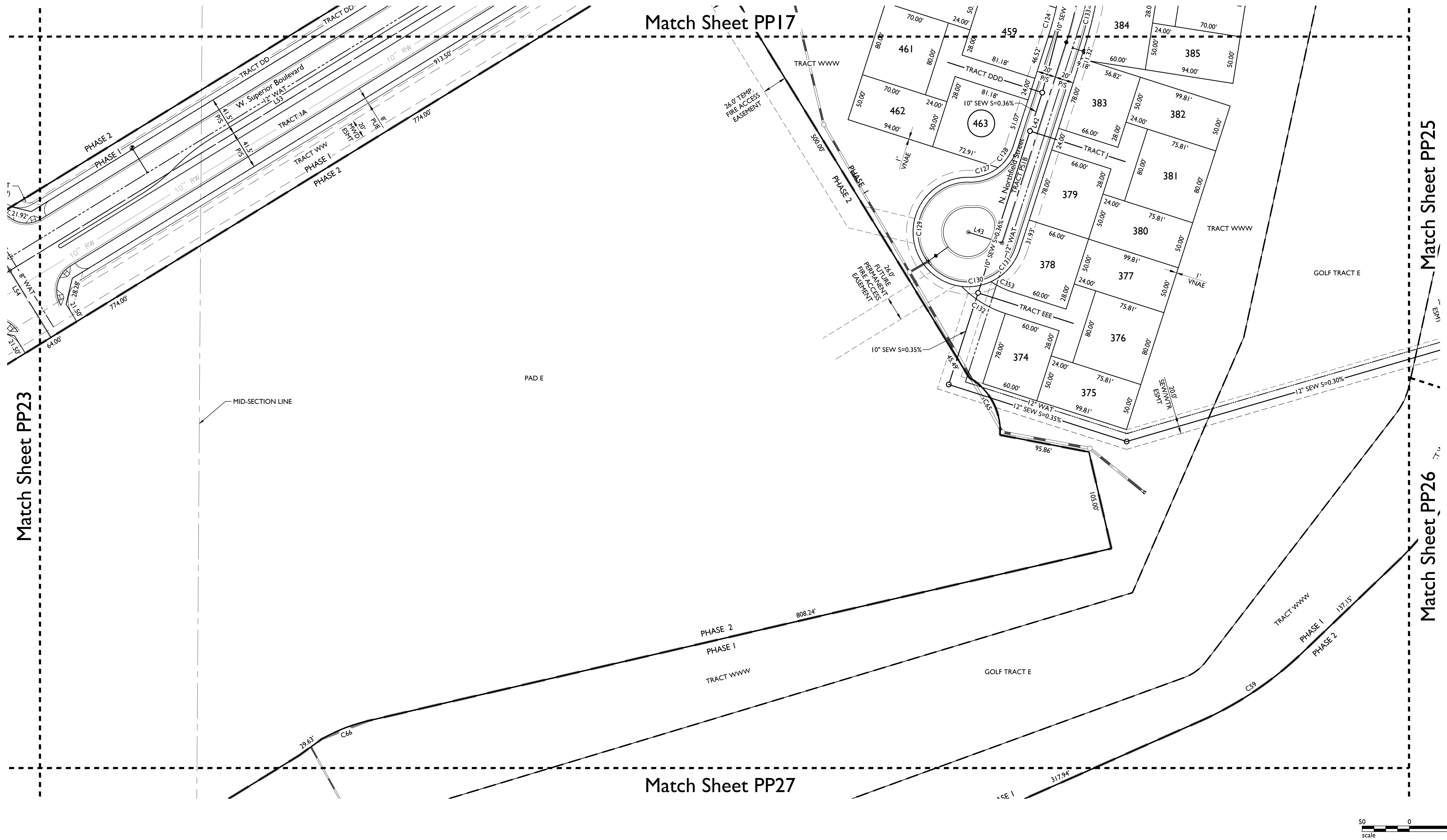


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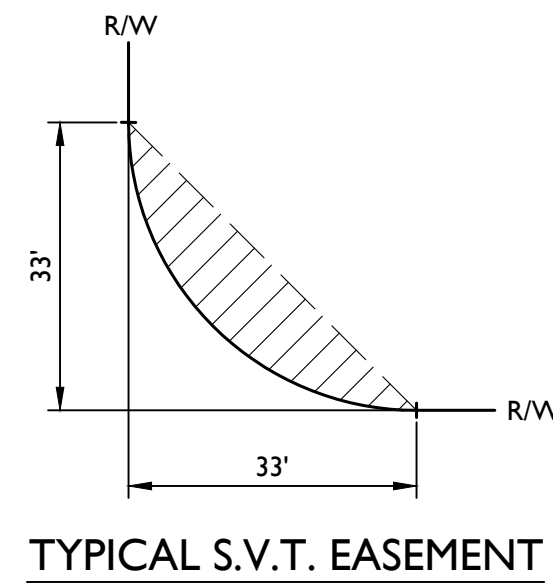
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LINETYPE LEGEND

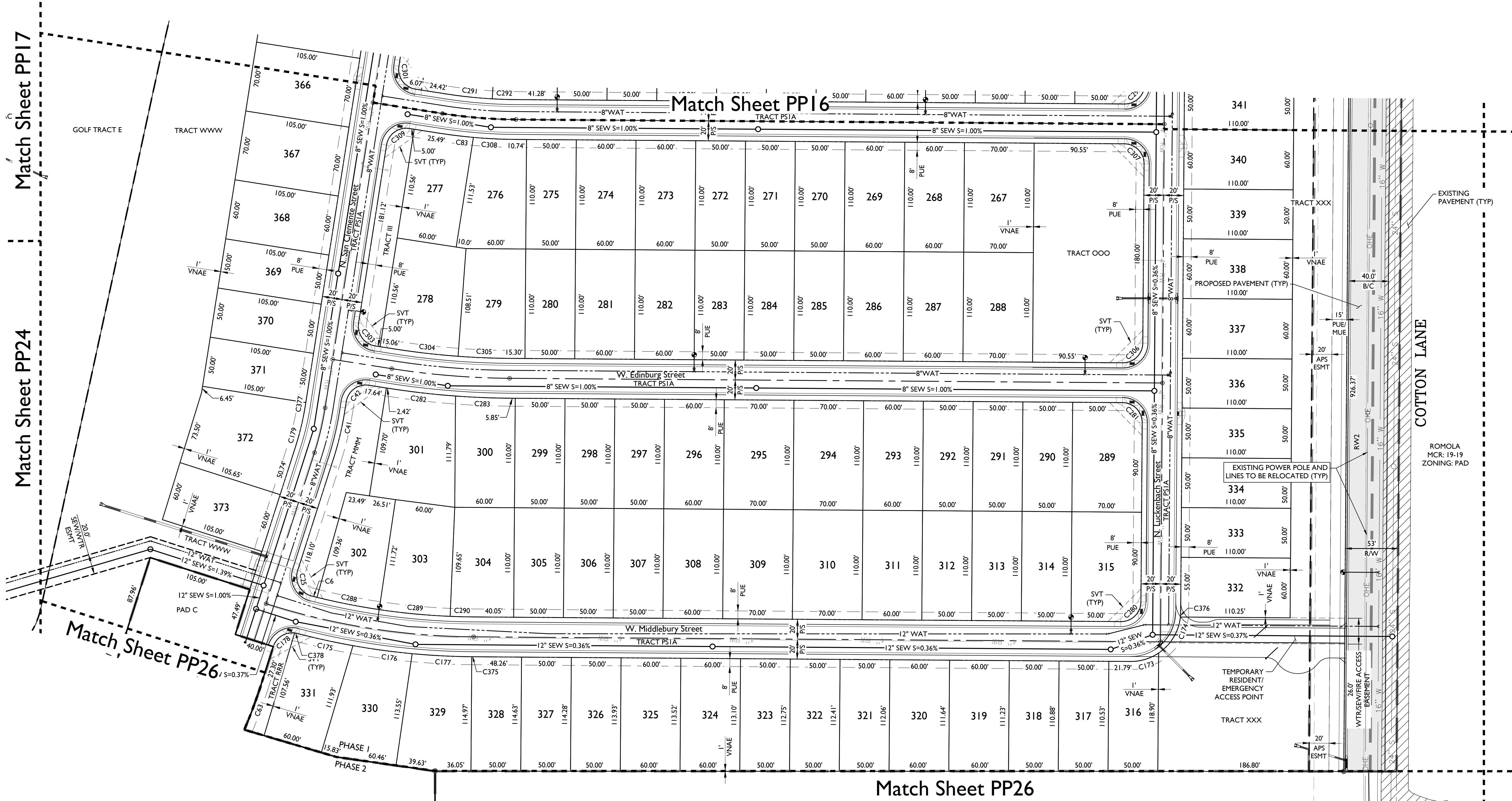
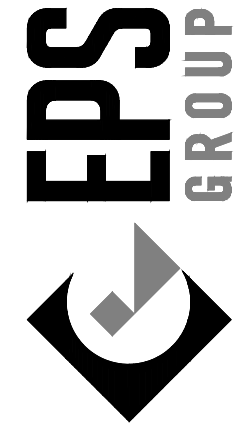
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- RIGHT OF WAY LINE
- SUPER PAD BOUNDARY LINE
- GOLF TRACT BOUNDARY LINE

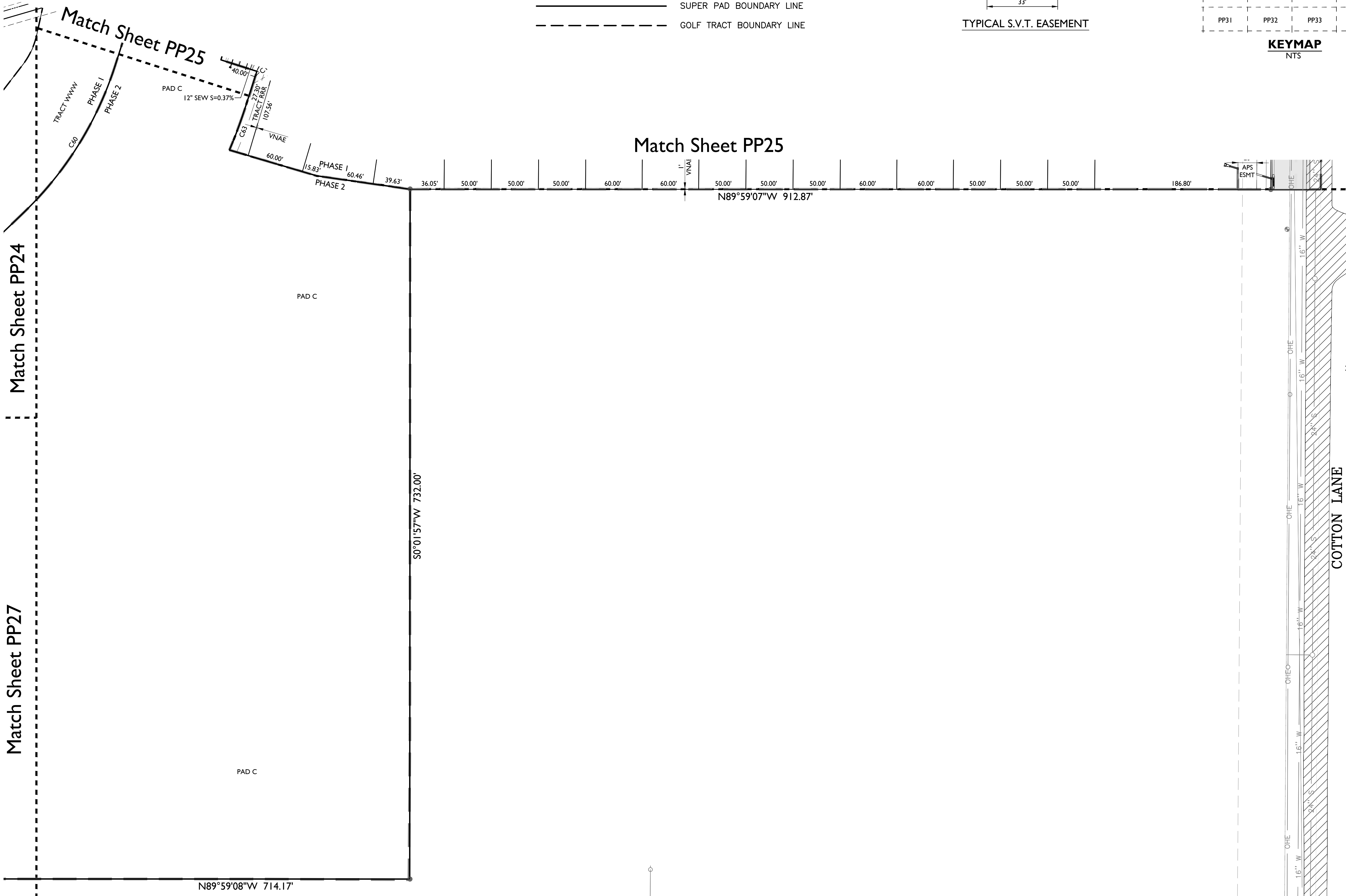


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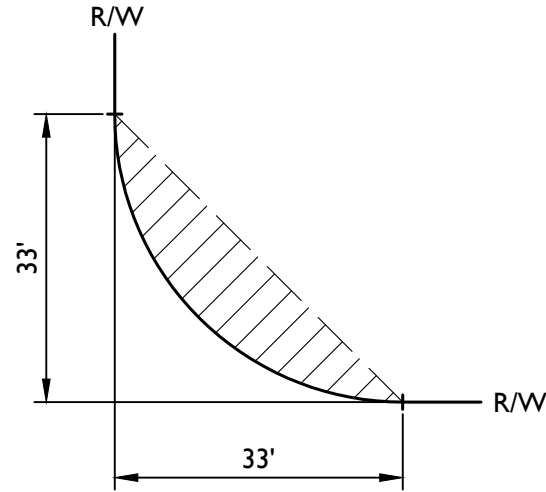
KEYMAP
NTS





LINETYPE LEGEND

- PHASE LINE
- MATCH LINE
- SECTION LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- SUPER PAD BOUNDARY LINE
- GOLF TRACT BOUNDARY LINE



TYPICAL S.V.T. EASEMENT

PP01	PP02	PP03	PP04	PP05
PP10	PP09	PP08	PP07	PP06
PP11	PP12	PP13	PP14	PP15
PP20	PP19	PP18	PP17	PP16
PP21	PP22	PP23	PP24	PP25
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KEYMAP
NTS



NORTH

TOLL AT PRASADA

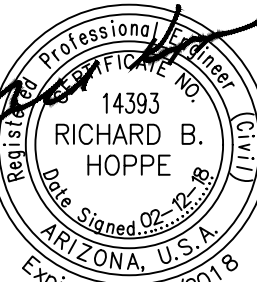
Preliminary Plat

Project:

Revisions:



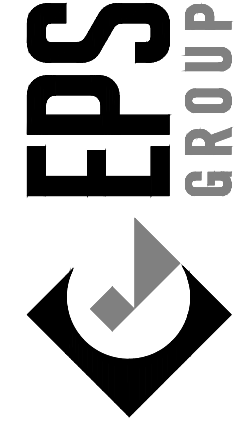
Designer: JMR
Drawn by: JD/JK



Job No.
I6-339

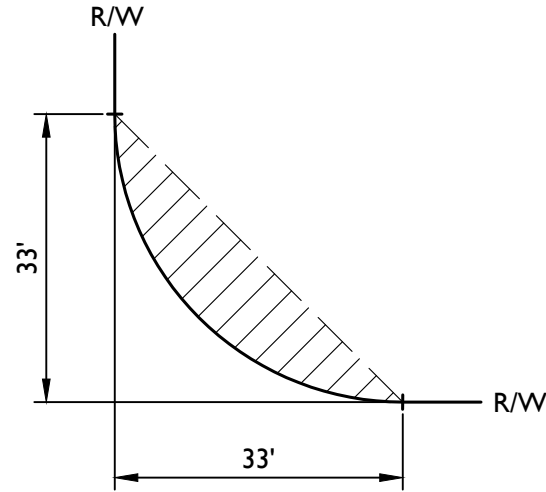
Sheet No.
PP26

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of 41



LINETYPE LEGEND

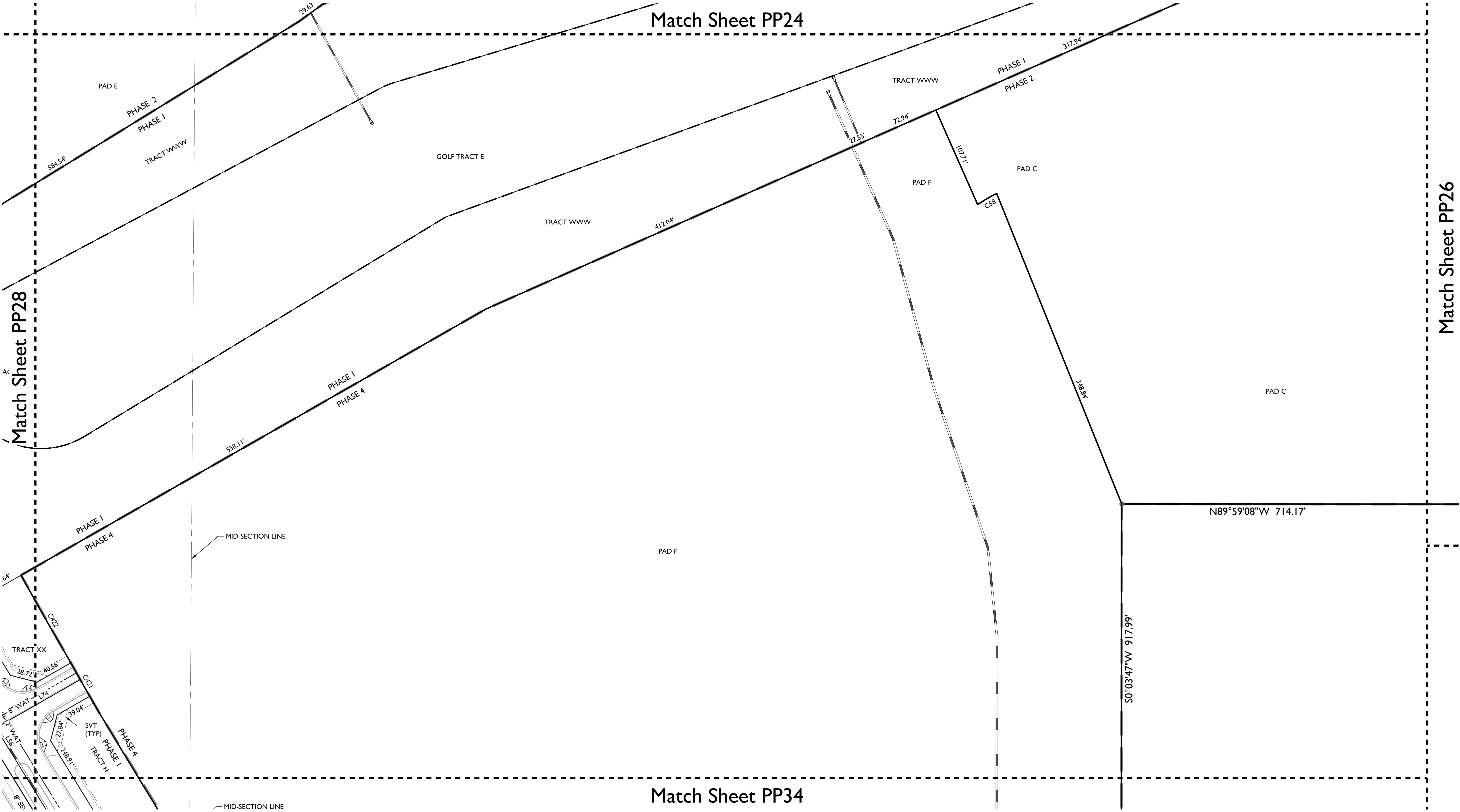
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- MATCH LINE
- SECTION LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- SUPER PAD BOUNDARY LINE
- GOLF TRACT BOUNDARY LINE



TYPICAL S.V.T. EASEMENT

PP01	PP02	PP03	PP04	PP05
PP10	PP09	PP08	PP07	PP06
PP11	PP12	PP13	PP14	PP15
PP20	PP19	PP18	PP17	PP16
PP21	PP22	PP23	PP24	PP25
PP30	PP29	PP28	PP27	PP26
PP31	PP32	PP33	PP34	

KEYMAP
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EPS GROUP

Project: **TOLL AT PRASADA**
SURPRISE, ARIZONA

Revisions:

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

ARIZONA

State of Arizona
Professional Engineer
Richard B. Hoppe
Expire 03/31/2018

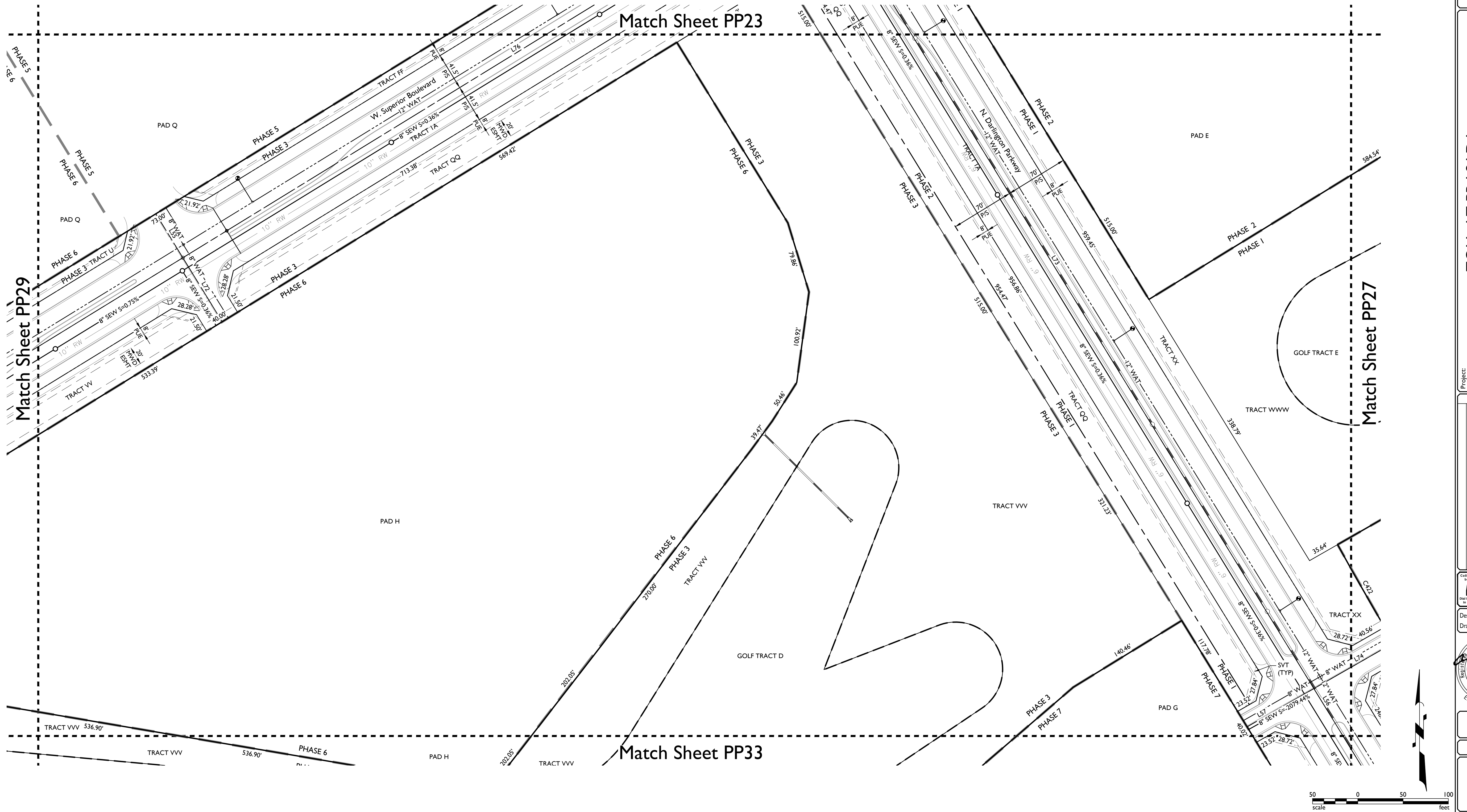
Designer: JMR
Drawn by: JD/JK

Job No.
16-339

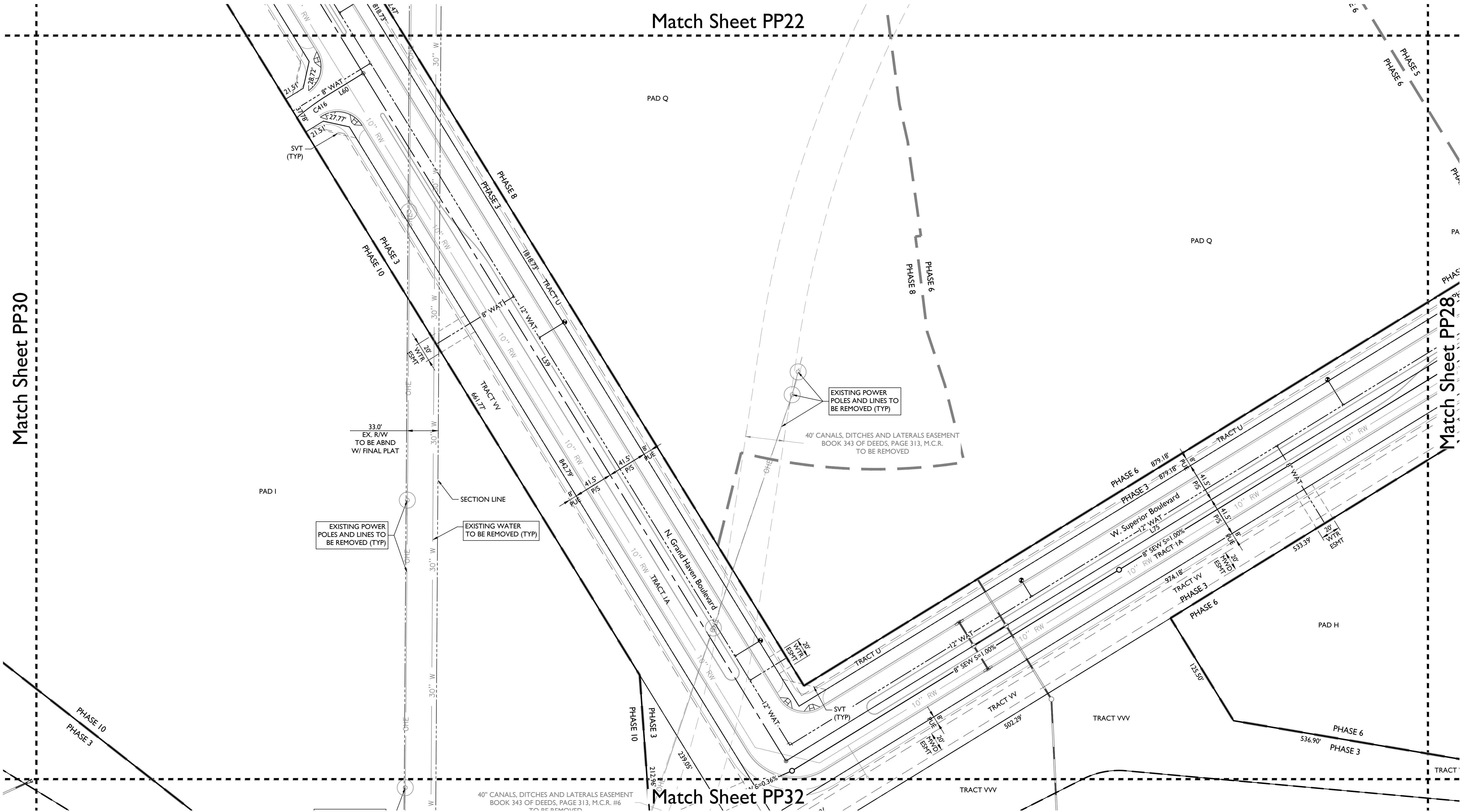
Sheet No.
30 of 41

Preliminary Plat

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31
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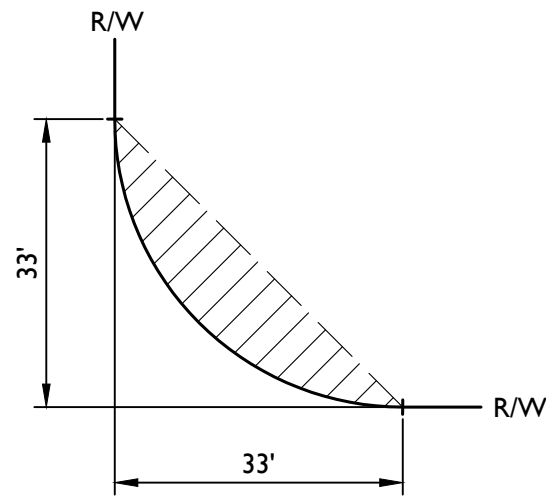


Match Sheet PP30



LINETYPE LEGEND

- PHASE LINE
- MATCH LINE
- SECTION LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- SUPER PAD BOUNDARY LINE
- GOLF TRACT BOUNDARY LINE



TYPICAL S.V.T. EASEMENT

PP01	PP02	PP03	PP04	PP05
PP10	PP09	PP08	PP07	PP06
PP11	PP12	PP13	PP14	PP15
PP20	PP19	PP18	PP17	PP16
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KEYMAP
NTS



NORTH

TOLL AT PRASADA

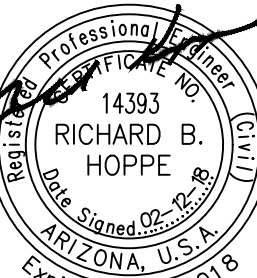
Preliminary Plat

Project:

Revisions:



Designer: JMR
Drawn by: JD/JK



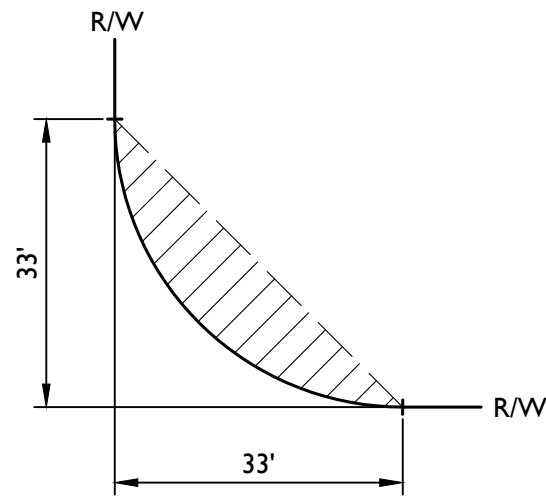
Job No.
16-339

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PP29

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LINETYPE LEGEND

- PHASE LINE
- MATCH LINE
- SECTION LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- SUPER PAD BOUNDARY LINE
- GOLF TRACT BOUNDARY LINE



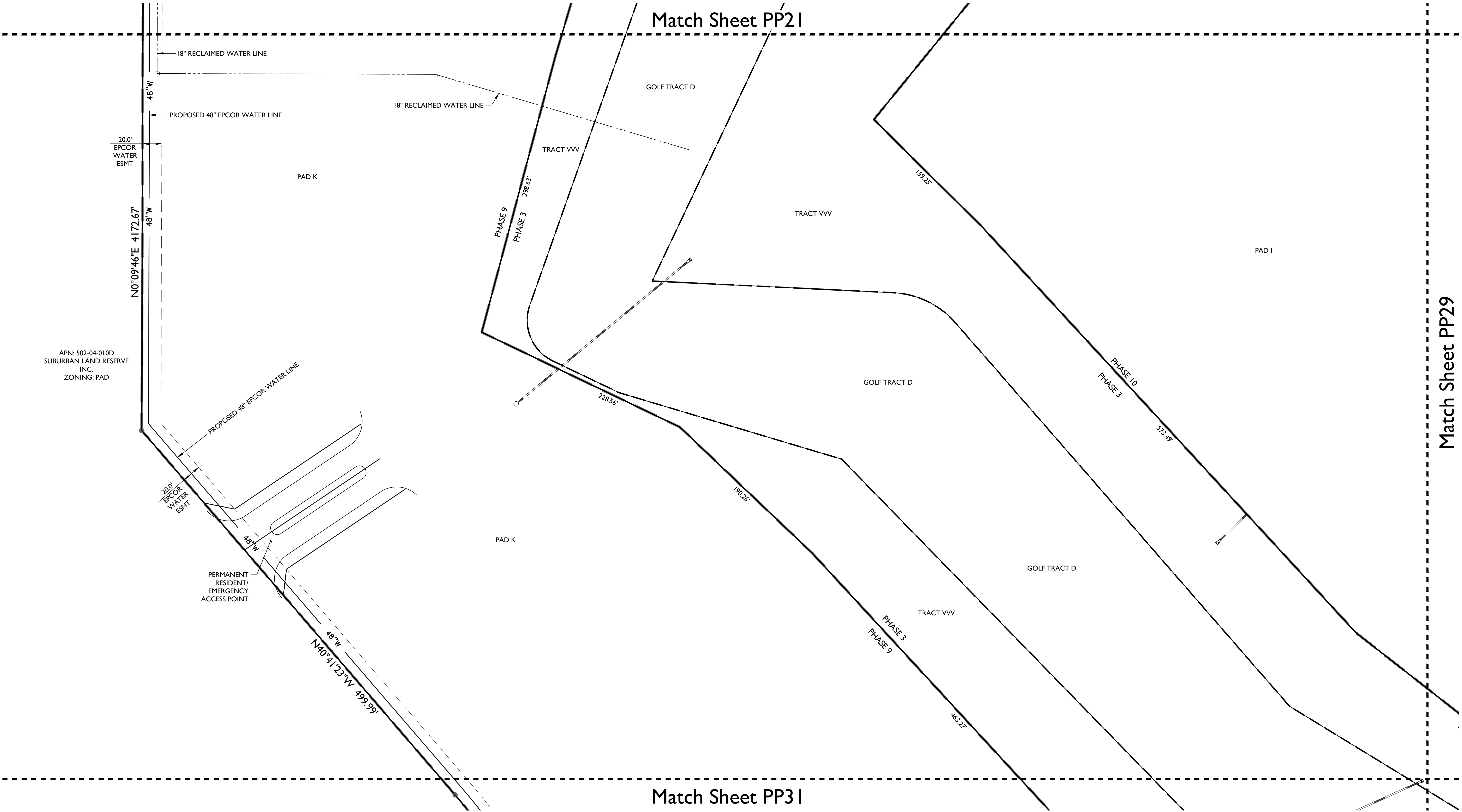
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PP30	PP29	PP28	PP27	PP26
PP31	PP32	PP33	PP34	

KEYMAP
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NORTH



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www.epsgroupinc.com

Project:
TOLL AT PRASADA
SURPRISE, ARIZONA

Preliminary Plat

Revisions:

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Call at least two full working days before your begin excavation.
ARIZONA 80
State of Arizona
In Maricopa County: (R02063-1100)

Designer: JMR
Drawn by: JD/JK

Job No.
16-339

Sheet No.
33 of 41

PP30

15 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: EASEMENTS, RIGHTS OF WAY AND LICENSES TRANSFER AGREEMENT FOR PURPOSES OF OPERATION
OF ELECTRICAL DISTRIBUTION FACILITIES
DATED: SEPTEMBER 26, 2001
EXECUTED BY: ARIZONA PUBLIC SERVICE COMPANY, AN ARIZONA CORPORATION AND MARICOPA COUNTY
MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, A MUNICIPAL CORPORATION AND A
POLITICAL SUBDIVISION OF THE STATE OF ARIZONA
RECORDING DATE: OCTOBER 10, 2001
RECORDING NO: 2001-0940250

LINETYPE LEGEND

-
- A diagram showing a quarter-circle sector of a circle. The radius is labeled as 33' on both the horizontal and vertical axes. The area of the sector is indicated as 1,039.7 sq ft. The sector is shaded with diagonal lines.

PP01	PP02	PP03	PP04	PP05
PP10	PP09	PP08	PP07	PP06
PP11	PP12	PP13	PP14	PP15
PP20	PP19	PP18	PP17	PP16
PP21	PP22	PP23	PP24	PP25
PP30	PP29	PP28	PP27	PP26
PP31	PP32	PP33	PP34	

Match Sheet PP32.

PHAS

DRAINAGE CHANNEL TO COTTON

TRACT LL

EXISTING POWER
POLES AND LINES TO
BE RELOCATED (TYP)

78.0'
DRAINAGE ESMT.

PROPOSED 48" EPCOR WATER LINE —

EXISTING OVERHEAD ELECTRIC (TYP) -
EXISTING 15" SEWER

MATCH EXISTING PAVEMENT

— SOUTH QUARTER CORNER SECTION 22
T.3N.,R.2W., FOUND 3" BRASS CAP IN
POTHOLE STAMPED MARICOPA COUNTY
DOT, T3N, R2W, 1/4, S.22/S.27, 2003 29891

PEORIA AVE

EORIA AVE. EMENTS,
 RIGHTS OF WAY AND LICENSES
 DOCUMENT 2001-0940250, M.C.R.

33" ROAD DECLARED DOCUMENT
(17) 2005-0588543, M.C.R.

CORTESSA - MCR 784-41 - ZONING: RU-43



SURPRISE, ARIZONA

Preliminary Plat

visions:

least two full working days
before you begin excavation.

ARIZONA 811
One Stop Stake, Inc.

or 1-800-STAKE-IT (782-5346)
Cocopa County: (952)263-1100

by: JMR
by: JD/JK

Job No.
6-339

Sheet No.
34
of 41

SCHEDULE B EXCEPTIONS

- 6

EASEMENT FOR CANALS, DITCHES AND LATERALS
RECORDING DATE: MAY 20, 1940
RECORDING NO.: BOOK 343, OF DEEDS, PAGE 313
- 7

EASEMENT FOR ELECTRIC LINES AND POLES
RECORDING DATE: JULY 20, 1961
RECORDING NO.: BOOK 3779, OF DEEDS, PAGE 527
- 15

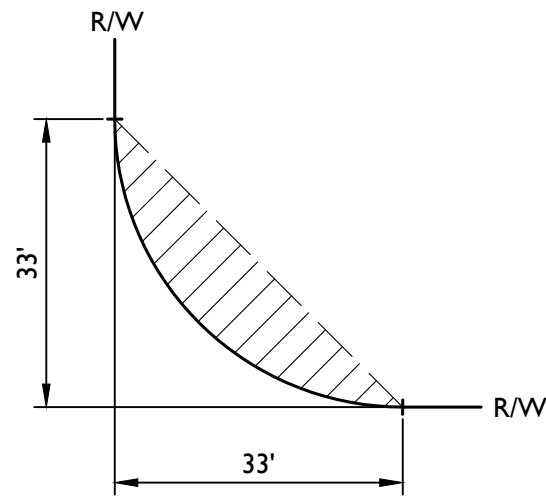
MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: EASEMENTS, RIGHTS OF WAY AND LICENSES TRANSFER AGREEMENT FOR PURPOSES OF OPERATION OF ELECTRICAL DISTRIBUTION FACILITIES
DATED: SEPTEMBER 26, 2001
EXECUTED BY: ARIZONA PUBLIC SERVICE COMPANY, AN ARIZONA CORPORATION AND MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, A MUNICIPAL CORPORATION AND A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA
RECORDING DATE: OCTOBER 10, 2001
RECORDING NO: 2001-0940250
- 16

EASEMENT FOR TEMPORARY SEWER
RECORDING DATE: JANUARY 27, 2005
RECORDING NO.: 2005-0109350
- 28

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: WATERLINE EASEMENT AGREEMENT
DATED: JUNE 12, 2015
EXECUTED BY: SUBURBAN LAND RESERVE, INC., A UTAH CORPORATION
RECORDING DATE: JUNE 17, 2015
RECORDING NO: 20150433049

LINETYPE LEGEND

- PHASE LINE
- MATCH LINE
- SECTION LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- SUPER PAD BOUNDARY LINE
- GOLF TRACT BOUNDARY LINE



TYPICAL S.V.T. EASEMENT

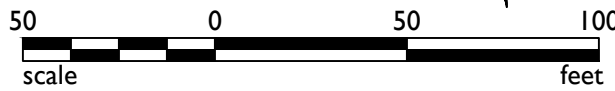
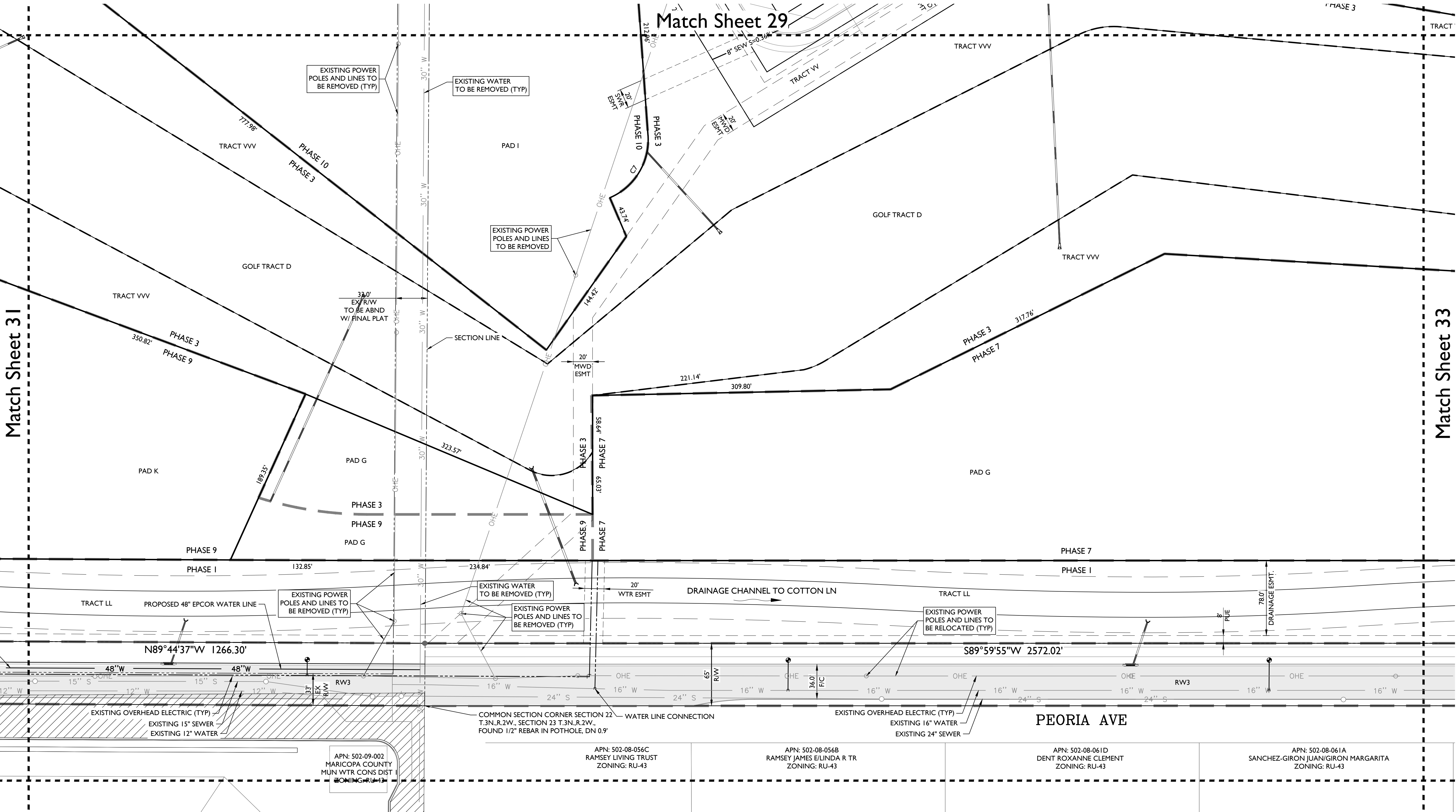
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PP31	PP32	PP33	PP34	

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TOLL AT PRASADA

SURPRISE, ARIZONA

Preliminary Plat

Project:

Revisions:

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

ARIZONA

State of Arizona

Professional Engineer

14383

RICHARD B. HOPPE

Arizona, U.S.A.

Expires 03/31/2018

Designer: JMR

Drawn by: JD/JK

Job No.

16-339

PP32

Sheet No.

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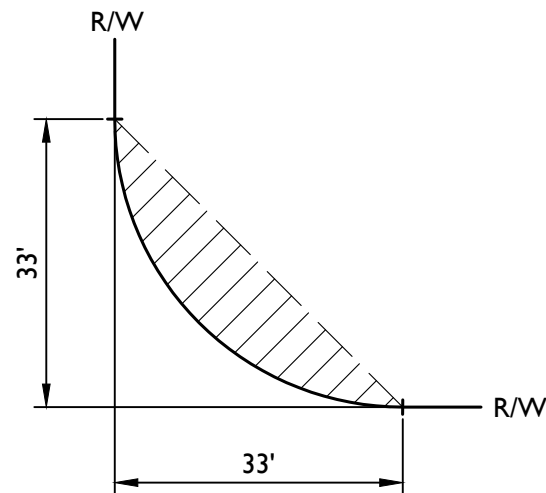
Sheet No.
36
of 41

SCHEDULE B EXCEPTIONS

(15) MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: EASEMENTS, RIGHTS OF WAY AND LICENSES TRANSFER AGREEMENT FOR PURPOSES OF OPERATION OF ELECTRICAL DISTRIBUTION FACILITIES DATED: SEPTEMBER 26, 2001 EXECUTED BY: ARIZONA PUBLIC SERVICE COMPANY, AN ARIZONA CORPORATION AND MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, A MUNICIPAL CORPORATION AND A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA RECORDING DATE: OCTOBER 10, 2001 RECORDING NO: 2001-0940250

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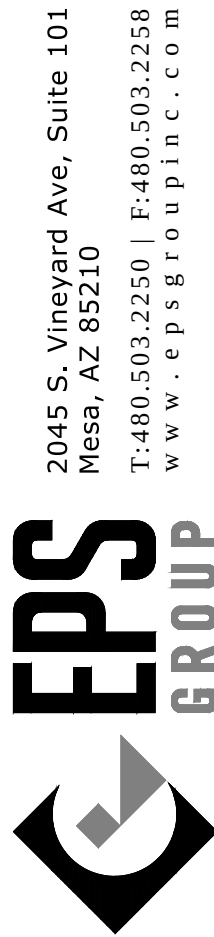
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- GOLF TRACT BOUNDARY LINE



TYPICAL S.V.T. EASEMENT

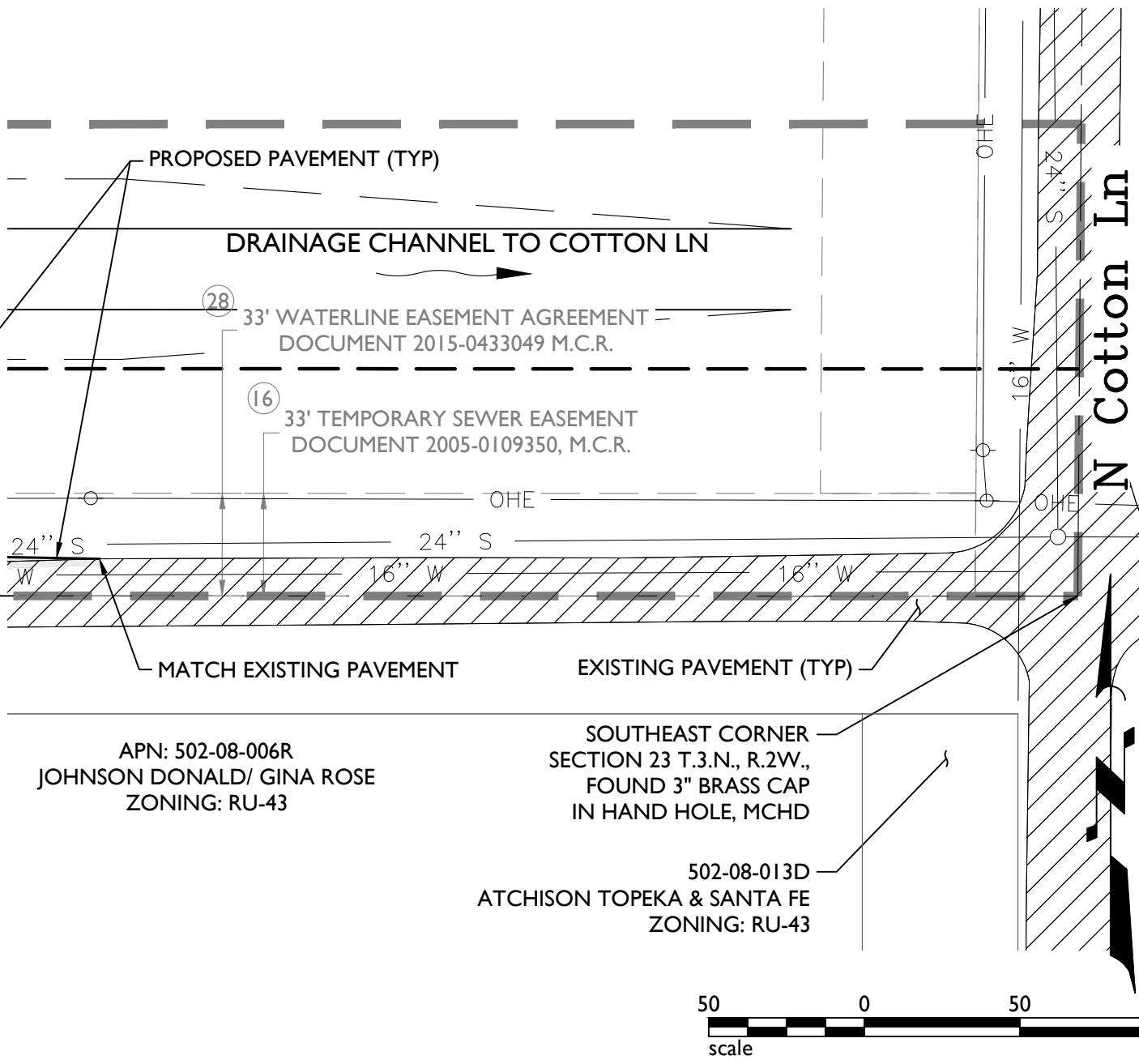
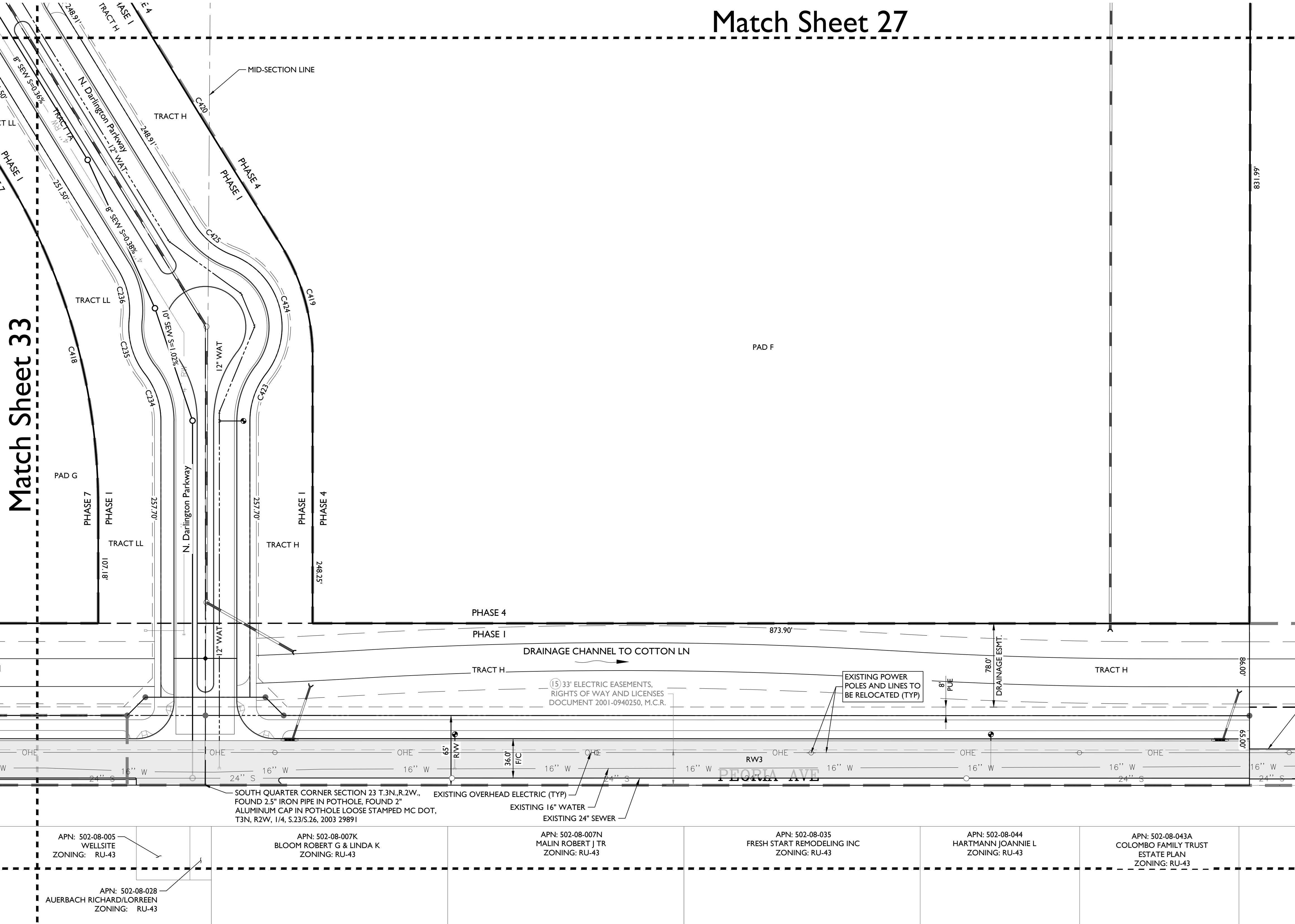
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KEYMAP
NTS



TOLL AT PRASADA

Preliminary Plat

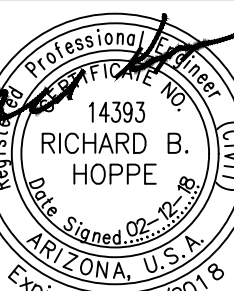


Project:

Revisions:



Designer: JMR
Drawn by: JDJK



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16-339
PP34
Sheet No.
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of 41

Development Standard C - FS16-400

Zoning District:	PLV-1	PLV-2
Minimum Lot Area	7,000 Square Feet	
Minimum Lot Width	65 Feet ⁽¹⁾	
Minimum Building Setbacks: ⁽²⁾		
Front ⁽⁴⁾		
Front facing garage (measured from back of sidewalk to face of garage door) 20 Feet		
Side entry garage, porch or livable space ⁽⁵⁾ 12 Feet		
Side ⁽³⁾⁽⁴⁾ 5 Feet / 5 Feet		
Rear ⁽⁴⁾⁽⁶⁾ 20 Feet (2 Story) 15 Feet (1 Story)		
Maximum Building Height: ⁽⁷⁾ 35 Feet		
Notes		
1.	Lot widths may range from 60 feet to 80 feet, with lot areas from 7,000 square feet.	
2.	Unless stated otherwise, all setbacks are measured from the property line. All setbacks are subject to the requirements of the applicable Building Code and Fire Code adopted by the City of Surprise.	
3.	The minimum side yard setback for corner lots shall either be 12 feet or the standard 5 foot side setback with a minimum 8 foot landscape tract on the street side adjacent to the lot. The landscape tract shall be maintained by the Home Owner's Association.	
4.	Architectural features such as, but not limited to, covered patios and porches fireplaces, bay windows, shadow boxes, pot shelves, and other pop-outs, can encroach up to 3 feet into the front or rear setbacks and 2 feet into the side setbacks.	
5.	Driveways for side entry garages or attached garages that face a corner side shall provide for a minimum 10 foot wide by 20 foot deep driveway parking pad, without encroaching on the sidewalk.	
6.	Covered patios may encroach up to 5 feet into the rear setback.	
7.	Building height is measured from the finished floor to the top of the parapet or highest point of the roofline.	

Development Standard D1 - FS17-587

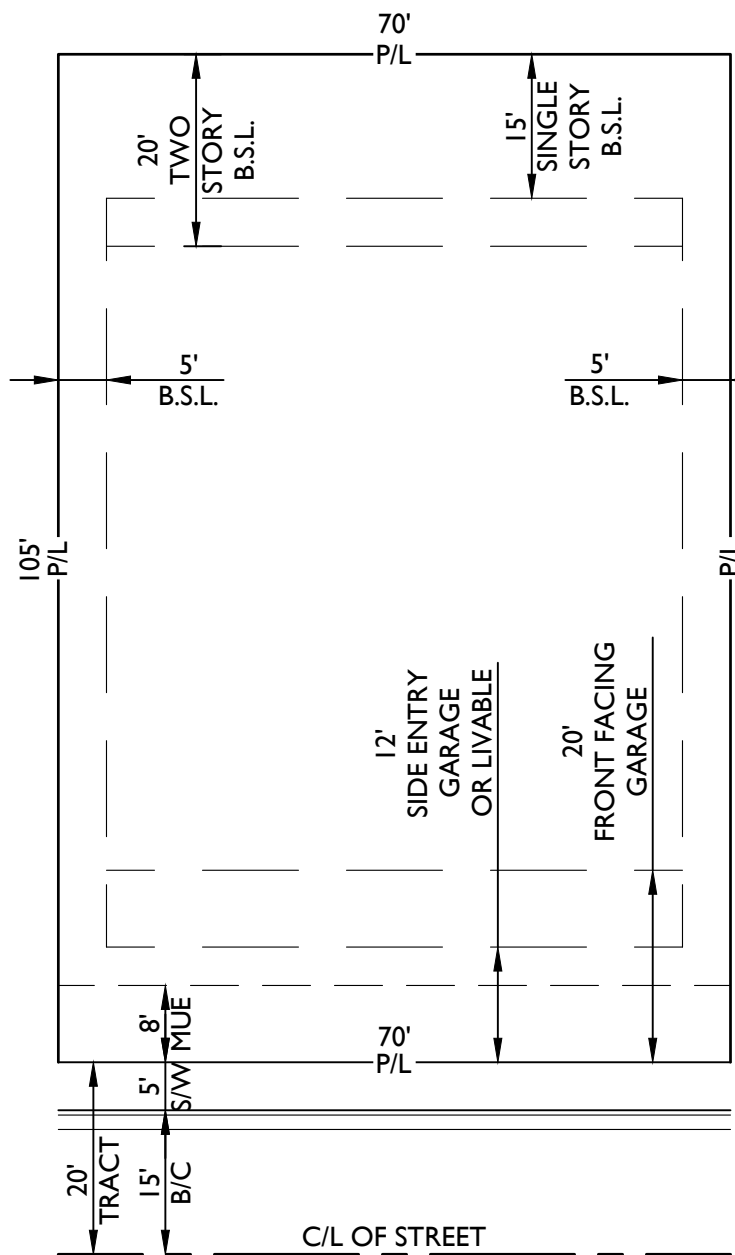
Zoning District:	PLV-1	PLV-2
Minimum Lot Area	5,000 Square Feet	
Minimum Lot Width	45 Feet ⁽¹⁾	
Minimum Building Setbacks: ⁽³⁾		
Front ⁽²⁾⁽⁵⁾		
Front & side facing garage (measured from back of sidewalk to face of garage door)	20 Feet	
Side entry garage, porch or livable space ⁽⁵⁾	12 Feet	
Side ⁽⁴⁾⁽⁵⁾	5 Feet / 5 Feet	
Rear ⁽⁵⁾⁽⁷⁾	20 Feet (2 Story) 15 Feet (1 Story)	
Maximum Building Height: ⁽⁷⁾	35 Feet	
Notes		
1.	Typical configured lot widths may range from 45 feet to 65 feet, with lot areas from 5,000 square feet.	
2.	A wide shallow lot configuration is permitted, indicated by the front entry door as part of the front elevations. Driveway could occur on a side or front yard.	
3.	Unless stated otherwise, all setbacks are measured from the property line. All setbacks are subject to the requirements of the applicable Building Code and Fire Code adopted by the City of Surprise.	
4.	The minimum side yard setback for corner lots shall either be 12 feet or the standard 5 foot side setback with a minimum 8 foot landscape tract on the street side adjacent to the lot. The landscape tract shall be maintained by the Home Owner's Association.	
5.	Architectural features such as, but not limited to, covered patios and porches fireplaces, bay windows, shadow boxes, pot shelves, and other pop-outs, can encroach up to 3 feet into the front or rear setbacks and 2 feet into the side setbacks.	
6.	Driveways for side entry garages or attached garages that face a corner side shall provide for a minimum 10 foot wide by 20 foot deep driveway parking pad, without encroaching on the sidewalk. During review of home products with a side entry garage, the developer shall demonstrate that an adequate lot width exists for vehicular turning movements.	
7.	Covered patios may encroach up to 5 feet into the rear setback.	
8.	Building height is measured from the finished floor to the top of the parapet or highest point of the roofline.	

Development Standard D2 - FS17-587

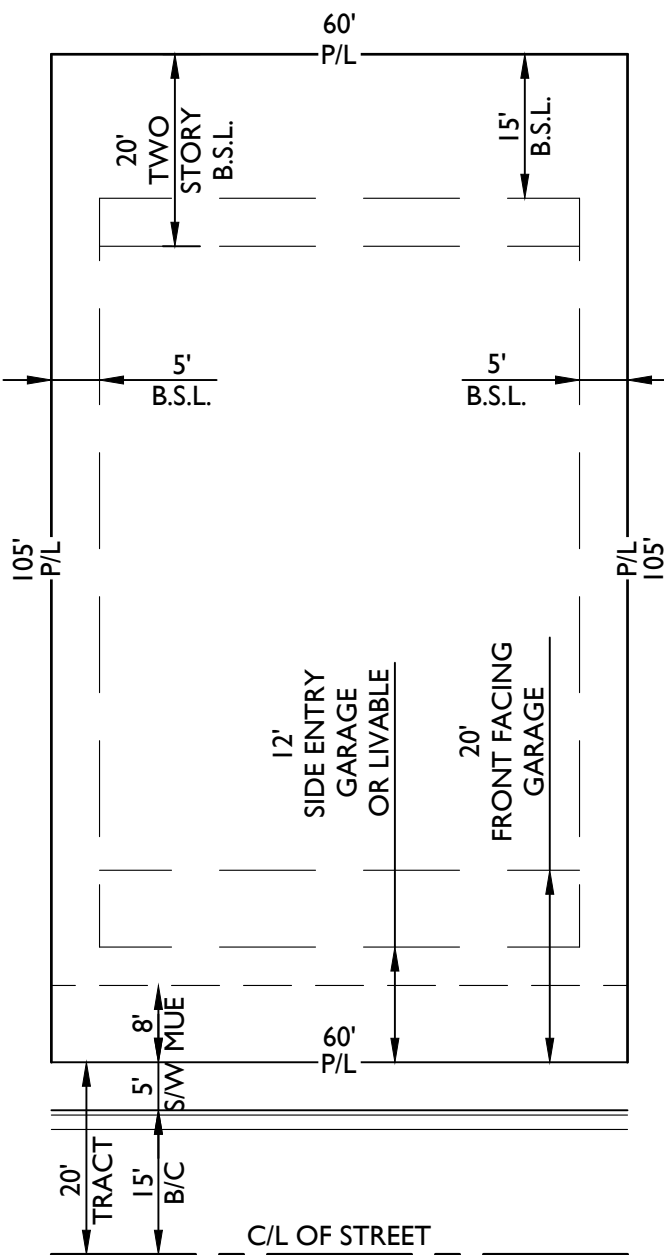
Zoning District:		PLV-1	PLV-2
Minimum Lot Area		5,000 Square Feet	
Minimum Lot Width		45 Feet ⁽¹⁾	
Minimum Building Setbacks: ⁽³⁾			
Front ⁽²⁾⁽⁵⁾			
Front & side facing garage (measured from back of sidewalk to face of garage door)		20 Feet	
Side entry garage, porch or livable space ⁽⁵⁾		12 Feet	
Side ⁽⁴⁾⁽⁵⁾		5 Feet / 5 Feet	
Rear ⁽⁵⁾⁽⁷⁾		20 Feet (2 Story) 10 Feet (1 Story)	
Maximum Building Height: ⁽⁷⁾		35 Feet	
Notes			
1.	Typical configured lot widths may range from 45 feet to 110 feet, with lot areas from 5,000 square feet.		
2.	A wide shallow lot configuration is permitted, indicated by the front entry door as part of the front elevations. Driveway could occur on a side or front yard.		
3.	Unless stated otherwise, all setbacks are measured from the property line. All setbacks are subject to the requirements of the applicable Building Code and Fire Code adopted by the City of Surprise.		
4.	The minimum side yard setback for corner lots shall either be 12 feet or the standard 5 foot side setback with a minimum 8 foot landscape tract on the street side adjacent to the lot. The landscape tract shall be maintained by the Home Owner's Association.		
5.	Architectural features such as, but not limited to, covered patios and porches fireplaces, bay windows, shadow boxes, pot shelves, and other pop-outs, can encroach up to 3 feet into the front or rear setbacks and 2 feet into the side setbacks.		
6.	Driveways for side entry garages or attached garages that face a corner side shall provide for a minimum 10 foot wide by 20 foot deep driveway parking pad, without encroaching on the sidewalk. During review of home products with a side entry garage, the developer shall demonstrate that an adequate lot width exists for vehicular turning movements.		
7.	Covered patios may encroach up to 5 feet into the rear setback.		
8.	Building height is measured from the finished floor to the top of the parapet or highest point of the roofline.		

Development Standard E - FS17-587

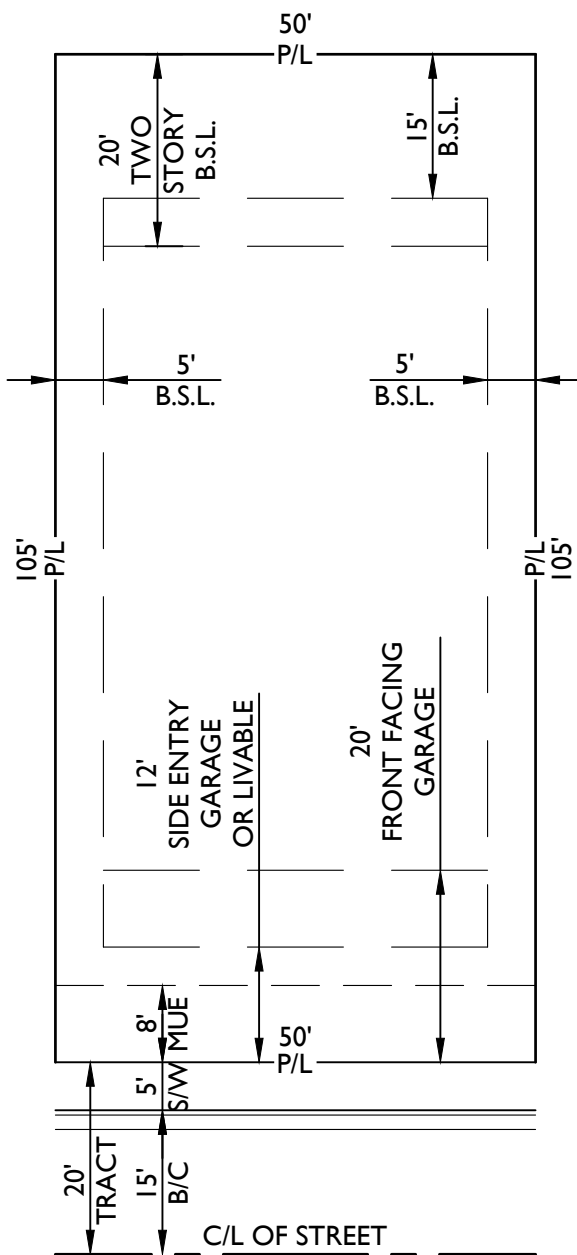
Zoning District:	PLV-1	PLV-2	PLV-3
Minimum Lot Area	2,500 Square Feet		
Minimum Building Setbacks: ⁽¹⁾			
Front ^{(2) (4)}			
Front facing garage (measured from back of sidewalk to face of garage door) 10 Feet			
Porch or Living Space 5 Feet			
Side ⁽²⁾⁽³⁾ 0 Feet / 3 Feet			
Rear ⁽²⁾⁽⁴⁾⁽⁶⁾ 10 Feet			
Maximum Building Height: ⁽⁵⁾ 35 Feet			
Notes			
1.	Unless stated otherwise, all setbacks are measured from the property line. All setbacks are subject to the requirements of the applicable Building Code and Fire Code adopted by the City of Surprise.		
2.	Architectural features such as, but not limited to: fireplaces, bay windows, shadow boxes, pot shelves, and other pop-outs, can encroach up to 2 feet into front, side and/or rear setbacks.		
3.	Side setbacks for "Z"-Lots and "O"-Lots shall be 5' aggregate, 0' minimum at shared use easement.		
4.	5' Setback from alley R.O.W. or shared driveway to face of garage.		
5.	Building height is measured from the finished floor to the top of the parapet or highest point of the roofline.		
6.	Covered patios may encroach up to 2 feet into the rear setback.		



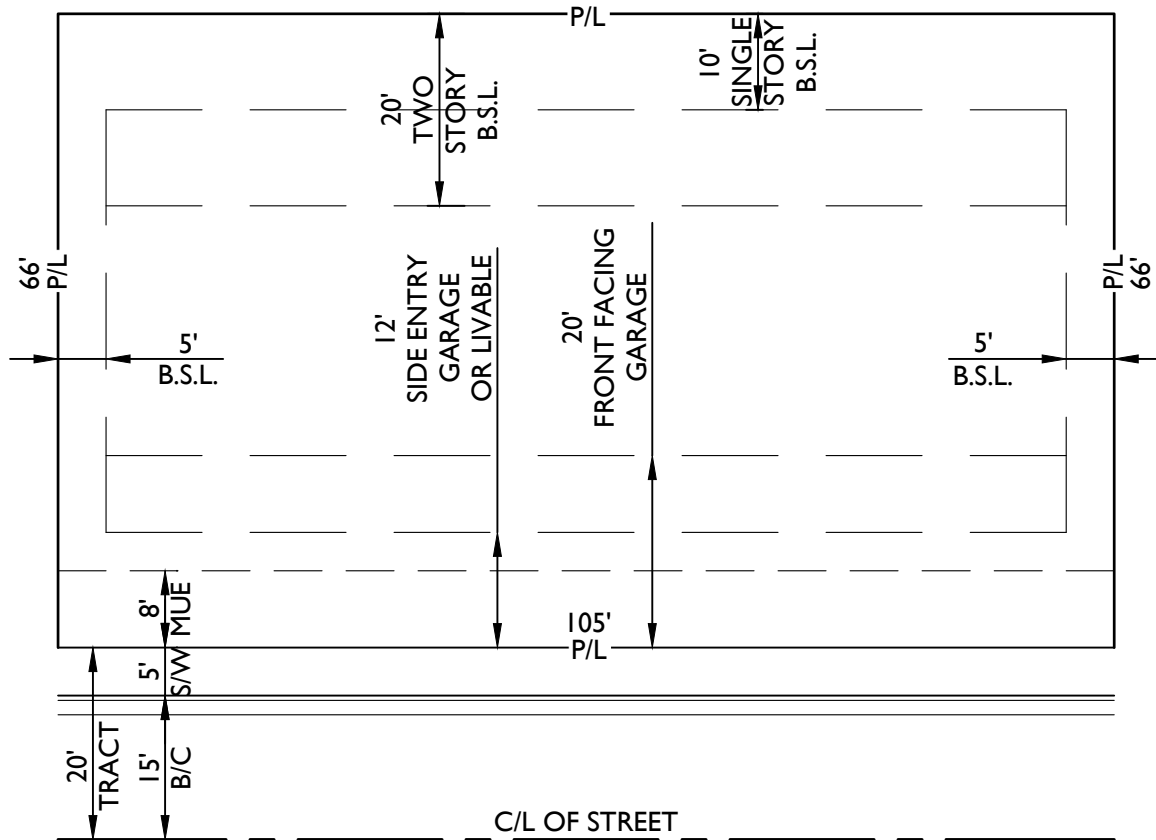
TYPICAL 70' LOT SETBACKS
LOT CATEGORY 'C'
N.T.S.



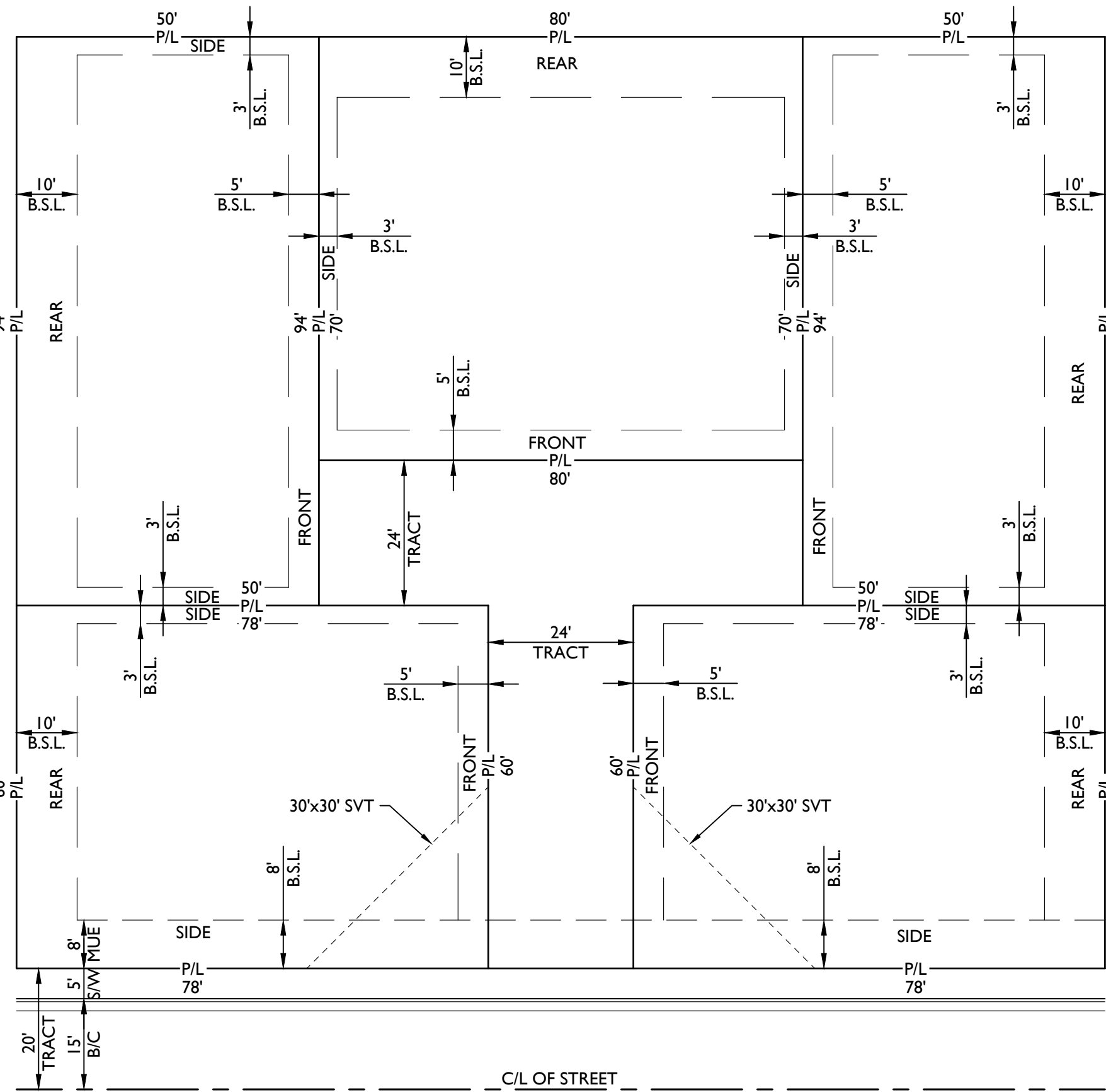
TYPICAL 60' LOT SETBACKS
LOT CATEGORY 'D1'
N.T.S.



TYPICAL 50' LOT SETBACKS
LOT CATEGORY 'D1'
N.T.S.



TYPICAL 105' LOT SETBACKS
LOT CATEGORY 'D2'
N.T.S.



TYPICAL 5-PACK LOT SETBACKS
LOT CATEGORY 'E'
N.T.S.
(24' TRACT WILL INCLUDE SEWER,
WATER, AND UTILITY EASEMENT)

LOT AREA TABLE			
LOT #	AREA (SF)	WIDTH (LF)	LOT CATEGORY
1	5,451	CLUSTER	E
2	4,023	CLUSTER	E
3	5,886	CLUSTER	E
4	5,886	CLUSTER	E
5	4,023	CLUSTER	E
6	5,451	CLUSTER	E
7	5,460	CLUSTER	E
8	4,023	CLUSTER	E
9	4,023	CLUSTER	E
10	5,460	CLUSTER	E
11	5,455	CLUSTER	E
12	4,026	CLUSTER	E
13	5,892	CLUSTER	E
14	5,892	CLUSTER	E
15	4,026	CLUSTER	E
16	5,455	CLUSTER	E
17	5,451	CLUSTER	E
18	4,026	CLUSTER	E
19	4,026	CLUSTER	E
20	5,451	CLUSTER	E

LOT AREA TABLE			
LOT #	AREA (SF)	WIDTH (LF)	LOT CATEGORY
21	7,868	70	C
22	6,600	60	D1
23	5,500	50	D1
24	5,500	50	D1
25	5,500	50	D1
26	7,614	60	D2
27	7,614	60	D2
28	5,500	50	D1
29	5,500	50	D1
30	5,503	50	D1
31	7,157	60	D1
32	9,908	70	C
33	7,616	60	D2
34	5,500	50	D1
35	5,500	50	D1
36	5,503	50	D1
37	14,497	60	D1
38	10,282	60	D1
39	6,600	60	D1
40	6,600	60	D1

LOT AREA TABLE			
LOT #	AREA (SF)	WIDTH (LF)	LOT CATEGORY
41	6,600	60	D1
42	6,600	60	D1
43	5,500	50	D1
44	6,600	60	D1
45	7,920	70	C
46	4,680	CLUSTER	E
47	4,671	CLUSTER	E
48	4,230	CLUSTER	E
49	6,327	CLUSTER	E
50	5,544	CLUSTER	E
51	6,300	CLUSTER	E
52	4,230	CLUSTER	E
53	7,920	70	C
54	6,600	60	D1
55	6,600	60	D1
56	7,700	70	C
57	7,700	70	C
58	6,600	60	D1
59	6,600	60	D1
60	5,500	50	D1

LOT AREA TABLE			
LOT #	AREA (SF)	WIDTH (LF)	LOT CATEGORY
61	5,500	50	D1
62	5,500	50	D1
63	7,614	60	D2
64	5,500	50	D1
65	5,500	50	D1
66	5,500	50	D1
67	6,600	60	D1
68	5,500	50	D1
69	5,500	50	D1
70	5,615	50	D1
71	5,500	50	D1
72	5,500	50	D1
73	6,600	60	D1
74	6,600	60	D1
75	5,500	50	D1
76	5,500	50	D1
77	6,608	60	D1
78	6,986	105	D2
79	6,930	105	D2
80	6,930	105	D2

LOT AREA TABLE			
LOT #	AREA (SF)	WIDTH (LF)	LOT CATEGORY
81	6,600	60	D1
82	7,700	70	C
83	7,700	70	C
84	6,600	60	D1
85	6,600	60	D1
86	7,614	60	D2
87	7,614	60	D2
88	6,600	60	D1
89	6,600	60	D1
90	7,700	70	C
91	7,700	70	C
92	6,600	60	D1
93	4,680	CLUSTER	E
94	4,230	CLUSTER	E
95	6,300	CLUSTER	E
96	4,230	CLUSTER	E
97	4,680	CLUSTER	E
98	4,680	CLUSTER	E
99	4,230	CLUSTER	E
100	6,300	CLUSTER	E

LOT AREA TABLE			
LOT #	AREA (SF)	WIDTH (LF)	LOT CATEGORY
101	4,230	CLUSTER	E
102	4,680	CLUSTER	E
103	4,671	CLUSTER	E
104	4,230	CLUSTER	E
105	6,300	CLUSTER	E
106	4,230	CLUSTER	E
107	4,741	CLUSTER	E
108	4,680	CLUSTER	E
109	4,230	CLUSTER	E
110	6,300	CLUSTER	E
111	4,230	CLUSTER	E
112	4,680	CLUSTER	E
113	8,714	70	D2
114	7,700	70	C
115	6,600	60	D1
116	6,514	60	D2
117	6,514	60	D2
118	6,600	60	D1
119	7,700	70	C
120	8,714	70	D2

LOT AREA TABLE			
LOT #	AREA (SF)	WIDTH (LF)	LOT CATEGORY
121	6,514	50	D2
122	5,500	50	D1
123	5,500	50	D1
124	5,500	50	D1
125	6,514	50	D2
126	6,514	50	D2
127	5,500	50	D1
128	5,500	50	D1
129	5,500	50	D1
130	6,514	50	D2
131	6,605	60	D1
132	5,500	50	D1
133	5,500	50	D1
134	5,500	50	D1
135	6,602	60	D1
136	5,885	50	D1
137	8,786	60	D1
138	5,500	50	D1
139	5,500	50	D1
140	5,500	50	D1

LOT AREA TABLE			
LOT #	AREA (SF)	WIDTH (LF)	LOT CATEGORY
141	6,600	60	D1
142	6,600	60	D1
143	7,700	70	C
144	5,500	50	D1
145	5,500	50	D1
146	5,500	50	D1
147	6,600	60	D1
148	6,600	60	D1
149	7,700	70	C
150	4,680	CLUSTER	E
151	4,700	CLUSTER	E
152	5,600	CLUSTER	E
153	4,700	CLUSTER	E
154	5,033	CLUSTER	E
155	8,494	70/110	D2
156	5,500	50	D1
157	5,500	50	D1
158	6,600	60	D1
159	7,700	70	C
160	6,600	60	D1

LOT AREA TABLE			
LOT #	AREA (SF)	WIDTH (LF)	LOT CATEGORY
161	6,600	60	D1
162	7,700	70	C
163	6,600	60	D1
164	5,500	50	D1
165	5,500	50	D1
166	8,494	70/110	D2
167	4,913	CLUSTER	E
168	4,700	CLUSTER	E
169	5,600	CLUSTER	E
170	4,700	CLUSTER	E
171	4,680	CLUSTER	E
172	4,680	CLUSTER	E
173	4,700	CLUSTER	E
174	5,600	CLUSTER	E
175	4,700	CLUSTER	E
176	4,680	CLUSTER	E
177	4,680	CLUSTER	E
178	4,700	CLUSTER	E
179	5,600	CLUSTER	E
180	4,700	CLUSTER	E

LOT AREA TABLE			
LOT #	AREA (SF)	WIDTH (LF)	LOT CATEGORY
181	4,680	CLUSTER	E
182	4,680	CLUSTER	E
183	4,700	CLUSTER	E
184	5,600	CLUSTER	E
185	4,700	CLUSTER	E
186	4,680	CLUSTER	E
187	4,680	CLUSTER	E
188	4,700	CLUSTER	E
189	5,600	CLUSTER	E
190	4,700	CLUSTER	E
191	5,504	CLUSTER	E
192	8,494	70/110	D2
193	6,600	60	D1
194	5,500	50	D1
195	5,500	50	D1
196	6,600	60	D1
197	6,600	60	D1
198	7,700	70	C
199	7,010	60	D1
200	7,700	70	C

LOT AREA TABLE			
LOT #	AREA (SF)	WIDTH (LF)	LOT CATEGORY
201	6,600	60	D1
202	6,600	60	D1
203	5,500	50	D1
204	5,500	50	D1
205	6,600	60	D1
206	8,494	70/110	D2
207	7,614	70/110	D2
208	5,500	50	D1
209	5,500	50	D1
210	6,600	60	D1
211	6,600	60	D1
212	5,500	50	D1
213	5,500	50	D1
214	6,600	60	D1
215	7,026	60	D1
216	9,224	70	C
217	6,599	60	D1
218	5,500	50	D1
219	5,500	50	D1
220	6,600	60	D1

LOT AREA TABLE			
LOT #	AREA (SF)	WIDTH (LF)	LOT CATEGORY
221	6,600	60	D1
222	5,500	50	D1
223	5,500	50	D1
224	7,614	70/110	D2
225	7,700	70	C
226	7,700	70	C
227	6,600	60	D1
228	5,500	50	D1
229	5,500	50	D1
230	5,500	50	D1
231	7,470	60	D1
232	6,646	60	D1
233	6,762	60	D1
234	7,911	70	C
235	7,703	70	C
236	6,603	60	D1
237	5,503	50	D1
238	5,503	50	D1
239	5,504	50	D1
240	6,605	60	D1

LOT AREA TABLE			
LOT #	AREA (SF)	WIDTH (LF)	LOT CATEGORY
241	6,605	60	D1
242	7,614	70/110	D2
243	5,500	50	D1
244	5,500	50	D1
245	5,500	50	D1
246	6,600	60	D1
247	5,500	50	D1
248	5,500	50	D1
249	5,500	50	D1
250	6,600	60	D1
251	5,516	50	D1
252	6,795	50	D1
253	9,511	70	C
254	7,888	60	D1
255	7,139	60	D1
256	5,500	50	D1
257	5,500	50	D1
258	6,600	60	D1
259	5,500	50	D1
260	5,500	50	D1

LOT AREA TABLE			
LOT #	AREA (SF)	WIDTH (LF)	LOT CATEGORY
261	5,500	50	D1
262	6,600	60	D1
263	5,500	50	D1
264	5,500	50	D1
265	5,500	50	D1
266	7,614	70/110	D2
267	7,700	70	C
268	6,600	60	D1
269	6,600	60	D1
270	5,500	50	D1
271	5,500	50	D1
272	5,500	50	D1
273	6,600	60	D1
274	6,600	60	D1
275	5,500	50	D1
276	6,825	60	D1
277	6,641	60	D1
278	8,194	70	C
279	6,974	60	D1
280	5,500	50	D1

LOT AREA TABLE			
LOT #	AREA (SF)	WIDTH (LF)	LOT CATEGORY
281	6,600	60	D1
282	6,600	60	D1
283	5,500	50	D1
284	5,500	50	D1
285	5,500	50	D1
286	6,600	60	D1
287	6,600	60	D1
288	7,700	70	C
289	7,614	70/110	D2
290	5,500	50	D1
291	5,500	50	D1
292	5,500	50	D1
293	6,600	60	D1
294	7,700	70	C
295	7,700	70	C
296	6,600	60	D1
297	5,500	50	D1
298	5,500	50	D1
299	5,500	50	D1
300	6,632	60	D1

LOT AREA TABLE			
LOT #	AREA (SF)	WIDTH (LF)	LOT CATEGORY
301	8,610	70	C
302	6,295	50	D1
303	7,317	60	D1
304	6,808	60	D1
305	5,500	50	D1
306	5,500	50	D1
307	5,500	50	D1
308	6,600	60	D1
309	7,700	70	C
310	7,700	70	C
311	6,600	60	D1
312	5,500	50	D1
313	5,500	50	D1
314	5,500	50	D1
315	7,614	70/110	D2
316	5,597	50	D1
317	5,535	50	D1
318	5,553	50	D1
319	6,686	60	D1
320	6,711	60	D1

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°02'40"E	1240.03'
L2	N89°35'49"W	351.25'
L3	N00°24'11"E	108.14'
L4	S89°35'49"E	208.00'
L5	S89°35'49"E	208.00'
L6	N00°24'11"E	146.30'
L7	N00°24'11"E	310.00'
L8	N00°24'11"E	310.00'
L9	S89°35'49"E	214.00'
L10	N00°24'11"E	260.00'
L11	S89°35'49"E	422.00'
L12	N00°24'11"E	400.87'
L13	N00°24'11"E	259.90'
L14	N89°59'46"W	139.17'
L15	N00°24'11"E	358.80'
L16	S89°35'49"E	422.00'
L17	S23°44'46"W	94.82'
L18	S89°35'49"E	447.69'
L19	N00°24'11"E	260.00'
L20	S89°35'49"E	441.74'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S14°54'53"W	231.22'
L22	S89°35'49"E	496.44'
L23	N75°05'07"W	89.91'
L24	S89°35'49"E	457.80'
L25	S89°35'16"E	533.01'
L26	N00°24'44"E	260.00'
L27	S52°25'03"W	49.41'
L28	S08°55'20"W	195.38'
L29	N81°04'40"W	70.49'
L30	S89°35'16"E	651.28'
L31	N81°04'40"W	60.06'
L32	S89°35'16"E	655.85'
L33	S17°45'34"W	159.31'
L34	S89°35'16"E	690.05'
L35	N58°25'06"E	244.50'
L36	N58°25'06"E	213.00'
L37	S31°34'54"E	65.97'
L38	S58°25'06"W	31.53'
L39	S08°55'20"W	60.00'
L40	S81°04'40"E	38.00'

LINE TABLE		
LINE	BEARING	LENGTH
L41	S10°24'40"E	24.13'
L42	S17°45'34"W	223.26'
L43	S72°14'26"E	38.00'
L44	S08°55'20"W	280.42'
L45	S33°21'30"W	81.19'
L46	S74°24'13"W	239.35'
L47	N15°35'47"W	57.94'
L48	S15°35'47"E	37.50'
L49	S71°56'50"W	145.23'
L50	N18°03'10"W	57.50'
L51	N18°03'10"W	16.32'
L52	S31°34'54"E	952.96'
L53	S58°25'06"W	924.00'
L54	N31°34'54"W	83.00'
L55	S31°34'54"E	57.00'
L56	N31°34'54"W	378.02'
L57	N60°12'11"E	85.04'
L58	N00°00'05"W	345.51'
L59	S31°34'54"E	841.29'
L60	N58°25'06"E	43.21'

LINE TABLE		
LINE	BEARING	LENGTH
L61	S31°34'54"E	1062.64'
L62	N63°25'06"E	76.82'
L63	S31°34'54"E	820.06'
L64	N58°25'06"E	1170.73'
L65	N31°34'54"W	83.00'
L66	N31°34'54"W	61.50'
L67	N58°25'06"E	1863.01'
L68	N31°34'54"W	83.00'
L69	N58°25'06"E	61.50'
L70	N58°25'06"E	61.50'
L71	N63°25'06"E	57.22'
L72	S31°34'54"E	83.00'
L73	N31°34'54"W	1059.67'
L74	N60°12'11"E	101.24'
L75	S58°25'06"W	972.68'
L76	S58°25'06"W	814.88'
L77	S58°25'06"W	662.44'
L78	N31°34'54"W	57.00'
L79	S31°34'54"E	279.77'
L80	S31°34'54"E	650.87'

LINE TABLE		
LINE	BEARING	LENGTH
L81	N58°25'06"E	1459.65'
L82	S31°34'54"E	840.40'
L83	S31°34'54"E	164.71'
L84	S31°34'54"E	220.15'
L85	S71°56'50"W	263.24'
L86	S74°24'13"W	17.62'
L87	S17°45'34"W	38.92'
L88	S08°55'20"W	49.28'
L89	N00°24'44"E	260.00'
L90	S08°55'20"W	261.12'
L91	S14°54'53"W	72.53'
L92	N00°24'11"E	260.00'
L93	N00°24'11"E	260.00'
L94	S75°05'07"E	50.00'
L95	N70°43'12"W	25.06'
L96	S89°35'49"E	260.00'
L97	S89°35'49"E	260.00'
L98	S89°35'49"E	260.00'
L99	S89°35'49"E	260.00'
L100	N00°24'11"E	310.00'

LINE TABLE		
LINE	BEARING	LENGTH
L101	N00°24'11"E	201.86'
L102	N00°24'11"E	260.00'
L103	S89°35'49"E	260.00'
L104	S89°35'49"E	728.00'
L105	N00°24'11"E	358.80'
L106	N58°25'06"E	340.26'
L108	N00°24'44"E	260.00'

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
GOLF TRACT A	GOLF TRACT	517978	11.891
GOLF TRACT B	GOLF TRACT	282215	6.479
GOLF TRACT C	GOLF TRACT	225387	5.174
GOLF TRACT D	GOLF TRACT	793957	18.227
GOLF TRACT E	GOLF TRACT	738577	16.955
GOLF TRACT F	GOLF TRACT	82939	1.904
GOLF TRACT G	GOLF TRACT	859627	19.734
GOLF TRACT H	GOLF TRACT	395733	9.085
TRACT A	PRIVATE DRIVE, SEWER, WATER, & UTILITY EASEMENT	3840	0.088
TRACT A1	LANDSCAPE, OPEN SPACE	501217	11.506
TRACT AAA	PRIVATE DRIVE, SEWER, WATER, & UTILITY EASEMENT	3360	0.077
TRACT B	PRIVATE DRIVE, SEWER, WATER, & UTILITY EASEMENTS	3838	0.088
TRACT BB	PRIVATE DRIVE, SEWER, WATER, & UTILITY EASEMENT	3600	0.083
TRACT BBB	LANDSCAPE, OPEN SPACE, WATER EASEMENT (WHERE SHOWN)	28212	0.648
TRACT C	LANDSCAPE, OPEN SPACE, WATER & SEWER EASEMENT (WHERE SHOWN)	58902	1.352
TRACT C1	LANDSCAPE, OPEN SPACE	38195	0.877
TRACT CC	LANDSCAPE, OPEN SPACE	45017	1.033
TRACT CCC	HOA MAINTENANCE YARD	24079	0.553
TRACT D	PRIVATE DRIVE, SEWER, WATER, & UTILITY EASEMENT	3377	0.078
TRACT DD	LANDSCAPE, OPEN SPACE, SEWER EASEMENT (WHERE SHOWN)	25701	0.590

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT DDD	PRIVATE DRIVE, SEWER, WATER, & UTILITY EASEMENT	3868	0.089
TRACT E	PRIVATE DRIVE, SEWER, WATER, & UTILITY EASEMENT	3360	0.077
TRACT EE	PRIVATE DRIVE, SEWER, WATER, & UTILITY EASEMENT	3360	0.077
TRACT EEE	PRIVATE DRIVE, SEWER, WATER, & UTILITY EASEMENT	4279	0.098
TRACT F	PROPOSED WELL SITE	21941	0.504
TRACT FF	LANDSCAPE, OPEN SPACE	21527	0.494
TRACT G	PRIVATE DRIVE, SEWER, WATER, & UTILITY EASEMENT	3600	0.083
TRACT GG	LANDSCAPE, OPEN SPACE	10612	0.244
TRACT GGG	LANDSCAPE, OPEN SPACE	10732	0.246
TRACT H	LANDSCAPE, OPEN SPACE, DRAINAGE EASEMENT (WHERE SHOWN)	114900	2.638
TRACT HH	LANDSCAPE, OPEN SPACE	8950	0.205
TRACT HHH	PRIVATE DRIVE, SEWER, WATER, & UTILITY EASEMENT	3361	0.077
TRACT I	LANDSCAPE, OPEN SPACE	10349	0.238
TRACT II	HOA REC CENTER	378549	8.690
TRACT III	LANDSCAPE, OPEN SPACE	5356	0.123
TRACT J	PRIVATE DRIVE, SEWER, WATER, & UTILITY EASEMENT	3504	0.080
TRACT JJ	PRIVATE DRIVE, SEWER, WATER, & UTILITY EASEMENT	3840	0.088
TRACT JJJ	PROPOSED WELL SITE	22664	0.520
TRACT K	PRIVATE DRIVE, SEWER, WATER, & UTILITY EASEMENT	3422	0.079
TRACT L	LANDSCAPE, OPEN SPACE	2334	0.054

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT LL	LANDSCAPE, OPEN SPACE, DRAINAGE EASEMENT (WHERE SHOWN)	362954	8.332
TRACT LLL	LANDSCAPE, OPEN SPACE, WATER & MWD EASEMENTS (WHERE SHOWN)	71628	1.644
TRACT M	LANDSCAPE, OPEN SPACE	2046	0.047
TRACT MM	LANDSCAPE, OPEN SPACE, WATER, SEWER, MWD EASEMENTS (WHERE SHOWN)	169585	3.893
TRACT MMM	LANDSCAPE, OPEN SPACE	6888	0.158
TRACT N	LANDSCAPE, OPEN SPACE	13165	0.302
TRACT NN	LANDSCAPE, OPEN SPACE, SEWER & MWD EASEMENTS (WHERE SHOWN)	135661	3.114
TRACT NNN	LANDSCAPE, OPEN SPACE	3034	0.070
TRACT O	LANDSCAPE, OPEN SPACE	8243	0.189
TRACT OO	LANDSCAPE, OPEN SPACE, WATER & MWD EASEMENTS (WHERE SHOWN)	36492	0.838
TRACT OOO	LANDSCAPE, OPEN SPACE, RETENTION BASIN	24149	0.554
TRACT P	PRIVATE DRIVE, SEWER, WATER, & UTILITY EASEMENT	3600	0.083
TRACT PP	LANDSCAPE, OPEN SPACE, WATER & MWD EASEMENTS (WHERE SHOWN)	102120	2.344
TRACT PPP	PROPOSED WELL SITE	22500	0.517
TRACT Q	PRIVATE DRIVE, SEWER, WATER, & UTILITY EASEMENT	3360	0.077
TRACT QQ	LANDSCAPE, OPEN SPACE, MWD EASEMENT (WHERE SHOWN)	72504	1.664
TRACT QQQ	LANDSCAPE, OPEN SPACE	13264	0.305
TRACT R	PRIVATE DRIVE, SEWER, WATER, & UTILITY EASEMENT	3600	0.083
TRACT RR	LANDSCAPE, OPEN SPACE, WATER AND MWD EASEMENTS (WHERE SHOWN)	16242	0.373
TRACT RRR	LANDSCAPE, OPEN SPACE	1823	0.042

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT S	LANDSCAPE, OPEN SPACE	1463	0.034
TRACT SS	LANDSCAPE, OPEN SPACE, WATER & SEWER EASEMENT	74259	1.705
TRACT SSS	LANDSCAPE, OPEN SPACE	12113	0.278
TRACT T	LANDSCAPE, OPEN SPACE	33774	0.775
TRACT TT	LANDSCAPE, OPEN SPACE, WATER & SEWER EASEMENT	85019	1.952
TRACT TTT	PRIVATE DRIVE, SEWER, WATER, & UTILITY EASEMENT	3600	0.083
TRACT U	LANDSCAPE, OPEN SPACE, WATER EASEMENT (WHERE SHOWN)	41806	0.960
TRACT UU	LANDSCAPE, OPEN SPACE, WATER EASEMENT	42263	0.970
TRACT UUU	LANDSCAPE, OPEN SPACE, WATER & SEWER EASEMENT (WHERE SHOWN)	2108637	48.408
TRACT V	LANDSCAPE, OPEN SPACE	11360	0.261
TRACT VV	LANDSCAPE, OPEN SPACE, WATER, SEWER, & MWD EASEMENTS (WHERE SHOWN)	78364	1.799
TRACT VVV	LANDSCAPE, OPEN SPACE, MWD & SEWER EASEMENTS (WHERE SHOWN)	903903	20.751
TRACT W	GOLF CLUB HOUSE	430156	9.875
TRACT WW	LANDSCAPE, OPEN SPACE, MWD EASEMENT	52067	1.195
TRACT WWW	LANDSCAPE, OPEN SPACE, WATER & SEWER EASEMENT (WHERE SHOWN)	994018	22.820
TRACT X	PRIVATE DRIVE, SEWER, WATER, & UTILITY EASEMENT	3838	0.088
TRACT XX	LANDSCAPE, OPEN SPACE, MWD EASEMENT (WHERE SHOWN)	54687	1.255
TRACT XXX	LANDSCAPE, OPEN SPACE, RETENTION BASIN, MWD & APS EASEMENTS (WHERE SHOWN)	514380	11.809
TRACT Y	GOLF MAINTENANCE YARD	47551	1.092
TRACT YY	LANDSCAPE, OPEN SPACE	2334	0.054

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT YYY	LANDSCAPE, OPEN SPACE	839848	19.280
TRACT Z	LANDSCAPE, OPEN SPACE	3663	0.084
TRACT ZZ	LANDSCAPE, OPEN SPACE, WATER & MWD EASEMENTS	56743	1.303
TRACT ZZZ	LANDSCAPE, OPEN SPACE	260382	5.978
WELL A	EXISTING WELL SITE	1498	0.034
WELL B	EXISTING WELL SITE	2500	0.057
WELL C	EXISTING WELL SITE	1500	0.034

PROPOSED R/W TABLE			
NAME	ROAD	AREA (SF)	AREA (AC)
RW1	E. CACTUS ROAD	378454	8.688
RW2	N. COTTON LN	186388	4.279
RW3	W. PEORIA AVE	319745	7.340

PRIVATE STREET TRACT TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT 1A	PRIVATE ROADWAY TRACT. WATER & SEWER EASEMENT	1483518	34.057
TRACT PS1A	PRIVATE ROADWAY TRACT. WATER & SEWER EASEMENT	628754	14.434
TRACT PS1B	PRIVATE ROADWAY TRACT. WATER & SEWER EASEMENT	189155	4.342
TRACT PS2	PRIVATE ROADWAY TRACT. WATER & SEWER EASEMENT	9564	0.220

PAD TABLE		
TRACT	AREA (SF)	AREA (AC)
PAD C	553957	12.717
PAD E	822471	18.881
PAD F	1028824	23.619
PAD G	820537	18.837
PAD H	479678	11.012
PAD I	842889	19.350
PAD J	552702	12.688
PAD K	1751489	40.209
PAD L	1270208	29.160
PAD M	1505815	34.569
PAD N	2053306	47.137
PAD O	740775	17.006
PAD P	774484	17.780
PAD Q	1729890	39.713
PAD R	467655	10.736

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Project:

Revisions:

Call at least one full working day before you begin excavation.

80
800-800-8000
In Maricopa County (800)800-8000

Designer: JMR
Drawn by: JD/JK

Job No.
16-339

DT03

Sheet No.
40
of **41**

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	311.20'	435.00'	40°59'24"	162.60'	304.61'	N36°35'42"W
C5	26.40'	122.00'	12°23'53"	13.25'	26.35'	N81°20'01"E
C6	5.52'	680.00'	0°27'53"	2.76'	5.52'	S75°56'52"E
C7	81.17'	65.50'	70°59'58"	46.72'	76.07'	N31°25'04"E
C11	2.93'	280.00'	0°35'56"	1.46'	2.93'	N34°21'24"E
C12	334.27'	180.00'	106°24'06"	240.62'	288.27'	S00°59'50"E
C13	80.91'	122.00'	38°00'01"	42.01'	79.44'	S87°26'00"E
C14	39.21'	272.00'	8°15'34"	19.64'	39.18'	N69°26'12"E
C15	331.38'	441.00'	43°03'14"	173.95'	323.64'	S39°09'54"W
C18	72.26'	180.00'	23°00'03"	36.62'	71.77'	S54°08'40"E
C20	81.66'	435.00'	10°45'19"	40.95'	81.54'	S26°55'18"W
C21	391.02'	180.00'	124°27'53"	341.87'	318.54'	N62°59'52"W
C22	85.78'	247.00'	19°53'51"	43.32'	85.35'	S41°08'36"W
C23	121.42'	170.00'	40°55'25"	63.43'	118.86'	S01°59'19"W
C24	174.04'	328.00'	30°24'04"	89.12'	172.00'	N18°16'41"E
C25	32.63'	20.00'	93°28'29"	21.25'	29.13'	S28°58'41"E
C28	99.15'	180.18'	31°31'43"	50.86'	97.90'	N65°01'11"E
C31	91.44'	180.00'	29°06'28"	46.73'	90.46'	N83°28'29"W
C32	303.99'	180.00'	96°45'46"	202.61'	269.13'	S33°35'24"W
C35	83.04'	65.50'	72°38'08"	48.15'	77.59'	N05°34'14"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C164	60.56'	420.00'	8°15'39"	30.33'	60.50'	S83°39'56"E
C165	13.20'	420.00'	1°48'03"	6.60'	13.20'	S88°41'47"E
C166	31.42'	20.00'	90°00'00"	20.00'	28.28'	S59°54'53"W
C167	238.88'	160.00'	85°32'28"	148.01'	217.30'	S27°51'22"E
C169	52.95'	160.00'	18°57'41"	26.72'	52.71'	S80°06'26"E
C170	26.40'	50.00'	30°15'23"	13.52'	26.10'	N14°42'58"W
C171	26.18'	50.00'	29°59'55"	13.40'	25.88'	N44°50'37"W
C172	25.96'	50.00'	29°44'42"	13.28'	25.67'	N74°42'56"W
C173	29.97'	50.00'	34°20'24"	15.45'	29.52'	N73°14'32"E
C174	43.56'	50.00'	49°55'15"	23.27'	42.20'	N31°06'42"E
C175	57.28'	720.00'	4°33'30"	28.66'	57.27'	S77°37'07"E
C176	60.02'	720.00'	4°46'34"	30.03'	60.00'	S82°17'09"E
C177	60.01'	720.00'	4°46'33"	30.02'	60.00'	S87°03'42"E
C178	27.60'	20.00'	79°03'57"	16.51'	25.46'	S57°17'32"W
C179	43.19'	280.00'	8°50'14"	21.64'	43.14'	N13°20'27"E
C181	79.63'	160.00'	28°30'50"	40.66'	78.81'	S36°21'57"W
C182	36.82'	160.00'	13°11'12"	18.49'	36.74'	S15°30'56"W
C184	71.79'	200.00'	20°33'58"	36.29'	71.40'	S03°31'52"W
C187	31.42'	20.00'	90°00'00"	20.00'	28.28'	N13°25'06"E
C188	52.92'	120.00'	25°15'58"	26.90'	52.49'	S18°56'55"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C308	42.70'	520.00'	4°42'18"	21.36'	42.69'	S87°14'07"E
C309	31.42'	20.00'	90°00'00"	20.00'	28.28'	S53°55'20"W
C310	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°24'11"E
C311	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°35'49"W
C312	9.27'	170.00'	3°07'28"	4.64'	9.27'	S76°38'51"E
C313	33.79'	170.00'	11°23'13"	16.95'	33.73'	S83°54'12"E
C314	31.42'	20.00'	90°00'00"	20.00'	28.28'	S59°54'53"W
C315	31.42'	20.00'	90°00'00"	20.00'	28.28'	S30°05'07"E
C316	84.04'	380.00'	12°40'18"	42.19'	83.87'	S81°25'17"E
C318	31.42'	20.00'	90°00'00"	20.00'	28.28'	S30°05'07"E
C322	34.83'	170.00'	11°44'18"	17.48'	34.77'	S81°37'03"E
C323	31.18'	20.00'	89°20'13"	19.77'	28.12'	S59°34'59"W
C325	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°24'11"E
C326	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°35'49"W
C331	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°35'49"W
C332	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°24'11"W
C333	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°35'49"E
C334	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°24'11"E
C335	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°35'49"W
C336	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°24'11"W

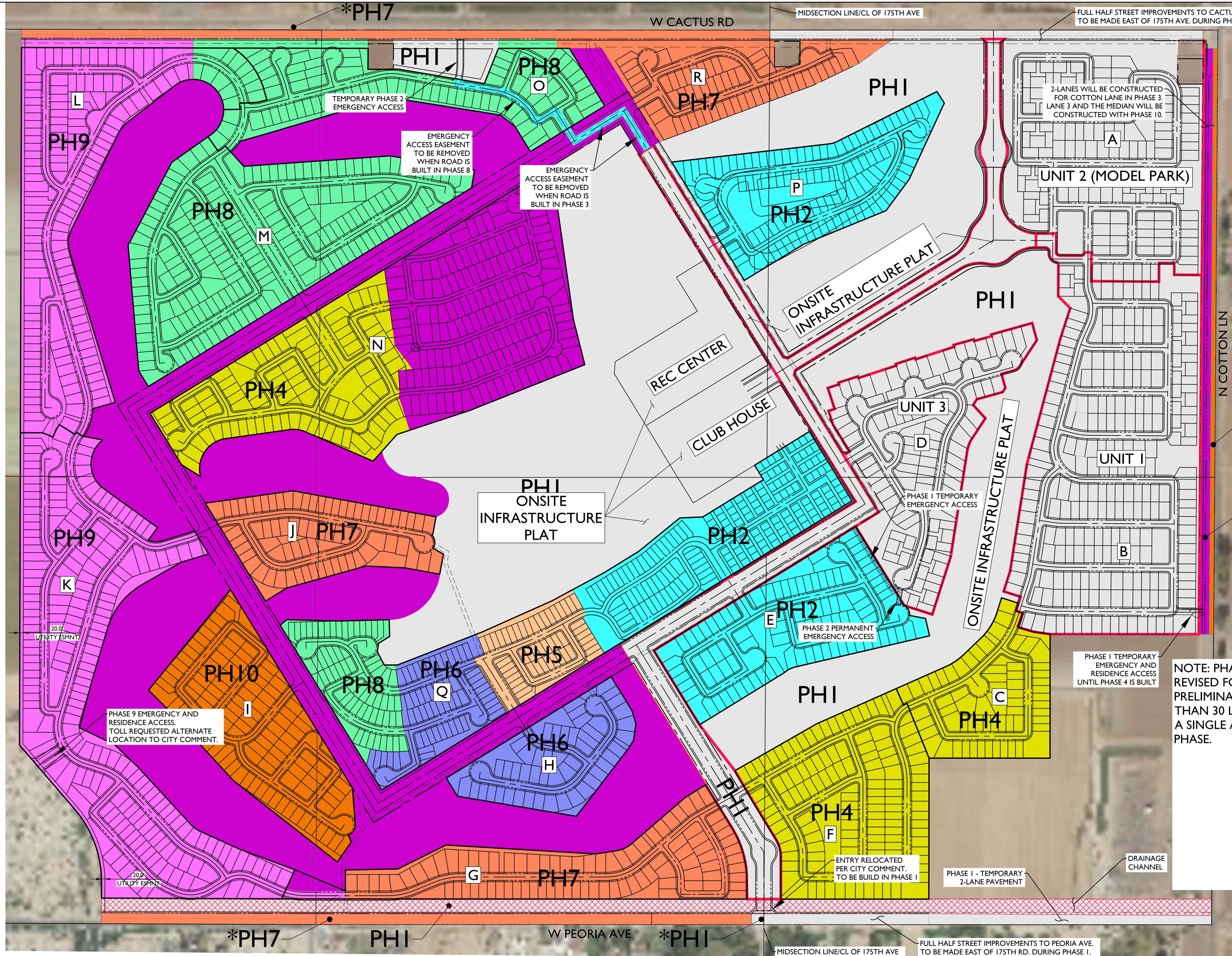
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C36	33.33'	285.00'	6°42'05"	16.69'	33.31'	N51°25'09"E
C37	83.31'	333.00'	14°20'01"	41.87'	83.09'	N40°54'06"E
C40	174.47'	180.00'	55°32'07"	94.77'	167.72'	N27°00'08"E
C41	49.36'	320.00'	8°50'14"	24.73'	49.31'	N13°20'27"E
C42	31.42'	20.00'	90°00'00"	20.00'	28.28'	S53°55'20"W
C43	43.27'	143.46'	17°16'55"	21.80'	43.11'	N87°57'02"W
C44	61.16'	50.00'	70°05'08"	35.07'	57.42'	N54°33'15"W
C45	20.58'	50.00'	23°34'41"	10.44'	20.43'	N78°36'51"E
C46	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°24'11"E
C47	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°35'49"E
C48	13.35'	20.00'	38°15'05"	6.94'	13.11'	N13°20'07"E
C49	51.21'	180.00'	16°18'04"	25.78'	51.04'	N72°31'41"E
C58	22.96'	170.00'	7°44'17"	11.50'	22.94'	S59°39'19"W
C59	130.52'	375.00'	19°56'31"	65.93'	129.86'	N56°10'46"E
C60	186.20'	375.00'	28°26'57"	95.06'	184.29'	N31°59'02"E
C61	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°24'11"W
C62	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°35'49"W
C63	47.95'	520.00'	5°17'02"	23.99'	47.94'	N50°24'05"E
C64	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°24'11"E
C65	72.82'	65.50'	63°41'43"	40.69'	69.12'	N28°20'54"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C189	52.92'	120.00'	25°15'58"	26.90'	52.49'	S18°56'55"E
C190	17.99'	20.00'	51°31'34"	9.65'	17.39'	N28°40'59"W
C191	11.91'	157.50'	4°19'53"	5.96'	11.90'	S20°13'06"E
C192	50.29'	157.50'	18°17'36"	25.36'	50.07'	S31°31'51"E
C193	37.85'	157.50'	13°46'08"	19.02'	37.76'	S47°33'42"E
C194	23.11'	58.00'	22°49'33"	11.71'	22.95'	N29°27'56"W
C195	29.74'	58.00'	29°22'29"	15.20'	29.41'	N55°33'57"W
C196	38.21'	58.00'	37°44'48"	19.83'	37.52'	N89°07'36"W
C197	38.21'	58.00'	37°44'48"	19.83'	37.52'	S53°07'36"W
C198	29.84'	58.00'	29°28'49"	15.26'	29.51'	S19°30'47"W
C199	23.11'	58.00'	22°49'33"	11.71'	22.95'	S06°38'24"E
C200	33.39'	20.00'	95°36'32"	22.07'	29.64'	S65°52'26"E
C201	11.82'	120.00'	5°38'32"	5.91'	11.81'	S69°07'34"W
C202	31.42'	20.00'	90°00'00"	20.00'	28.28'	N26°56'50"E
C203	23.11'	58.00'	22°49'33"	11.71'	22.95'	N29°27'56"W
C204	29.74'	58.00'	29°22'29"	15.20'	29.41'	N55°33'57"W
C205	38.26'	58.00'	37°47'58"	19.86'	37.57'	N89°09'11"W
C206	38.16'	58.00'	37°41'39"	19.80'	37.47'	S53°06'01"W
C207	29.84'	58.00'	29°28'49"	15.26'	29.51'	S19°30'47"W
C208	23.11'	58.00'	22°49'33"	11.71'	22.95'	S06°38'24"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C337	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°35'49"E
C338	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°24'11"E
C339	157.78'	100.00'	90°23'57"	100.70'	141.91'	N44°47'47"W
C340	31.28'	20.00'	89°36'03"	19.86'	28.19'	S45°12'13"W
C341	30.60'	50.00'	35°03'48"	15.80'	30.12'	N72°52'17"E
C342	37.90'	50.00'	43°25'54"	19.91'	37.00'	N33°37'26"E
C343	10.04'	50.00'	11°30'17"	5.04'	10.02'	N06°09'20"E
C344	10.47'	20.00'	30°00'00"	5.36'	10.35'	S75°24'11"W
C347	10.47'	20.00'	30°00'00"	5.36'	10.35'	S74°35'49"E
C348	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°24'11"E
C351	23.19'	20.00'	66°25'19"	13.09'	21.91'	N33°36'51"E
C353	24.93'	88.00'	16°13'47"	12.55'	24.84'	S64°07'33"E
C354	189.33'	120.00'	90°23'57"	120.84'	170.37'	N44°47'47"W
C355	61.90'	150.00'	23°38'44"	31.40'	61.47'	S11°25'11"E
C356	180.42'	220.00'	46°59'19"	95.63'	175.41'	N00°15'07"E
C357	73.99'	480.00'	8°49'54"	37.07'	73.91'	S19°19'50"W
C358	49.42'	150.00'	18°52'36"	24.94'	49.20'	S80°09'30"E
C359	37.99'	150.00'	14°30'41"	19.10'	37.89'	S82°20'28"E
C360	101.31'	400.00'	14°30'41"	50.93'	101.04'	S82°20'28"E
C361	328.30'	180.00'	104°30'09"	232.48'	284.65'	S37°20'12"E

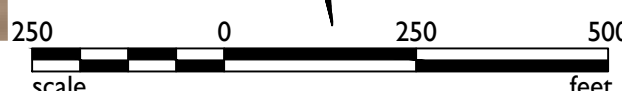
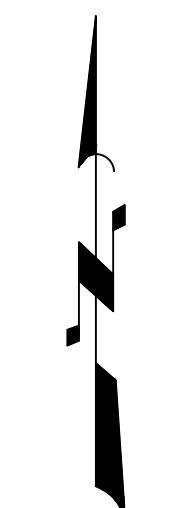
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C66	52.50'	180.00'	16°42'42"	26.44'	52.32'	S68°35'04"W
C67	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°35'49"W
C68	141.98'	559.50'	14°32'23"	71.37'	141.60'	N07°18'51"E
C69	42.73'	559.50'	4°22'32"	21.37'	42.72'	N16°46'19"E
C70	63.06'	190.50'	18°58'03"	31.82'	62.78'	S09°28'33"W
C71	69.77'	110.50'	36°10'28"	36.09'	68.61'	S18°05'43"E
C72	62.60'	99.00'	36°13'37"	32.38'	61.56'	N18°04'08"W
C73	65.97'	69.00'	54°46'36"	35.75'	63.48'	N27°25'59"E
C74	173.61'	172.00'	57°49'51"	95.01'	166.33'	S25°54'21"W
C75	25.19'	23.50'	61°25'41"	13.96'	24.01'	N27°42'16"E
C82	469.22'	580.00'	41°02'42"	245.19'	459.25'	N20°10'03"W
C83	34.53'	520.00'	3°48'18"	17.27'	34.53'	S82°58'49"E
C84	39.27'	25.00'	90°00'00"	25.00'	35.36'	N45°24'11"E
C86	194.12'	588.00'	18°54'54"	97.95'	193.24'	S09°30'07"W
C87	106.96'	162.00'	37°49'49"	55.51'	105.03'	N00°02'40"E
C88	194.12'	588.00'	18°54'54"	97.95'	193.24'	S09°24'47"E
C89	184.71'	559.50'	18°54'54"	93.20'	183.87'	S09°24'47"E
C90	125.78'	190.50'	37°49'49"	65.28'	123.51'	N00°02'40"E
C91	184.71'	559.50'	18°54'54"	93.20'	183.87'	S09°30'07"W
C92	25.19'	23.50'	61°25'41"	13.96'	24.01'	S30°40'10"E

CURVE TABLE



- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5
- PHASE 6
- PHASE 7
- PHASE 8
- PHASE 9
- PHASE 10

NOTE: PHASING EXHIBIT WILL BE REVISED FOR EACH SUBSEQUENT PRELIMINARY PLAT. NO MORE THAN 30 LOTS CAN BE SERVED BY A SINGLE ACCESS IN ANY GIVEN PHASE.



2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com

EPS GROUP

Project: Toll at Prasada
Surprise, AZ

Revisions:

No.	Description	By	Date

Designer: JPS
Drawn by: GAM

Job No.
16-339

Sheet No.
1 of 1

Prasada - Cactus Road Pre-Plat Landscape Plans

CITY OF SURPRISE (PRE-PLAT SUBMITTAL)

CITY OF SURPRISE LANDSCAPE & IRRIGATION NOTES

ALL LANDSCAPE AND IRRIGATION INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR OTHER CITY MAINTAINED AREAS SHALL BE INSTALLED PER THE APPROVED PLANS. ALL LANDSCAPING APPROVED AS A PART OF THE SITE PLAN PROCESS SHALL BE INSTALLED PER THE APPROVED PLANS. ANY DEVIATIONS TO THE APPROVED PLANS REQUIRED CITY APPROVAL.

PERMITS ARE REQUIRED FOR ELECTRICAL CONNECTIONS, INCLUDING ELECTRIC METER INSTALLATION, BACKFLOW PREVENTERS, AND WORK WITHIN THE CITY RIGHT-OF-WAY OR CITY DEDICATED PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THESE PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.

ALL IRRIGATION LINES, 1 INCH OR GREATER, WITHIN THE RIGHT-OF-WAY SHALL BE SHOWN ON THE WATER PLANS. A PERMIT IS REQUIRED FOR THIS WORK AND IS SUBJECT TO INSPECTION BY THE CITY OF SURPRISE CIVIL INSPECTOR.

ONLY PLANTS ON THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) PHOENIX ACTIVE MANAGEMENT AREA LOW WATER USE DROUGHT TOLERANT PLANT LIST ARE TO BE USED WITHIN CITY LIMITS.

ALL TREES WILL BE MEASURED AND HAVE A MINIMUM CALIPER SIZE AS DEFINED IN THE ARIZONA NURSERY ASSOCIATION'S CONTAINER GROWN TREE GUIDE. IN NO CASE WILL THE CALIPER BE LESS THAN 2 INCHES (MEASURED 18 INCHES FROM THE GROUND). THE HEIGHT OF THE TREE SHALL BE A MINIMUM OF 7 FEET.

THE COMMUNITY DEVELOPMENT PLANNING DIVISION AND PUBLIC WORKS LANDSCAPE DIVISION MAY SELECT AND TAG TREES AT THE NURSERY LOCATION AND WILL REVIEW AT PROJECT SITE PRIOR TO INSTALLATION.

ALL MEDIANS ARE TO BE DECOMPOSED GRANITE, UNLESS OTHERWISE APPROVED; AND SHALL BE FINISH GRADED TO SLOPE FROM THE CURB LINE TO THE PLANTS. MEDIAN NOSES LESS THAN 3-FOOT WIDE ARE TO HAVE 1 1/2" - 3" DECOMPOSED GRANITE (PIT RUN ROCK) MIX.

TREE ROOT BARRIERS ARE REQUIRED WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS.

ALL TREES ARE TO BE LOCATED A MINIMUM OF 12 FEET FROM THE WALLS FOR WELL SITES, WATER SUPPLY FACILITIES, LIFT STATIONS, AND WATER RECLAMATION FACILITIES.

TREES LOCATED IN MEDIANS MAY BE ALLOWED A MINIMUM OF SEVEN FEET FROM THE CURB. TREES MUST BE CENTERED IN MEDIANS LESS THAN 14' WIDE.

ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY FIRE HYDRANT, WATER METER, OR VAULT.

LANDSCAPING, AT FULL GROWTH, SHALL NOT IMPEDE PEDESTRIAN OR VEHICULAR TRAFFIC. ALL LANDSCAPING SHOWN ON PLANS SHALL BE SHOWN MATURE SIZE.

TREES CANNOT BE REMOVED FROM THE RIGHT-OF-WAY WITHOUT WRITTEN AUTHORIZATION FROM THE PUBLIC WORKS AND COMMUNITY DEVELOPMENT DEPARTMENTS.

THE TYPE, COLOR, AND SIZE OF BRICK PAVERS THAT MAY BE USED FOR CITY MEDIANS IN THE CITY OF SURPRISE RIGHT-OF-WAY SHALL BE APPROVED BY THE COMMUNITY DEVELOPMENT PLANNING DIVISION.

UTILITY BOXES, METERS, VAULTS, ETC. ARE TO BE LOCATED IN THE RIGHT-OF-WAY OR UTILITY EASEMENT ALONG THE SIDES OF THE ROADS AND NEVER IN THE MEDIAN. HOWEVER, IRRIGATION VALVE BOXES MAY BE LOCATED IN THE MEDIAN PLANTING AREA.

DEVELOPERS SHALL USE ONLY IRRIGATION EQUIPMENT THAT IS COMPATIBLE WITH THE EXISTING EQUIPMENT. THE DEVELOPER SHALL REFER TO THE CITY OF SURPRISE FOR THE APPROVED LIST OF EQUIPMENT. EQUIPMENT MANUFACTURED BY HUNTER INDUSTRIES, IS COMPATIBLE WITH THE CITY'S INVENTORY AND HUNTER EQUIPMENT, OR AN APPROVED EQUAL, SHALL BE USED. SOLAR CONTROLLERS ARE PREFERRED AND SHALL BE DIG, LEIT SERIES, POST MOUNTED SOLAR CONTROLLER OR AN APPROVED EQUAL.

ALL CONTROLLERS, METERS, ETC. MUST BE ENCLOSED BY LOCKING PROTECTIVE COVERS AND SCREENED FROM VIEW.

ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.

MARKING TAPE LABELED AS "RECLAIMED WATER" IS REQUIRED ON IRRIGATION SYSTEMS THAT USE OR MAY USE RECLAIMED WATER IN THE FUTURE.

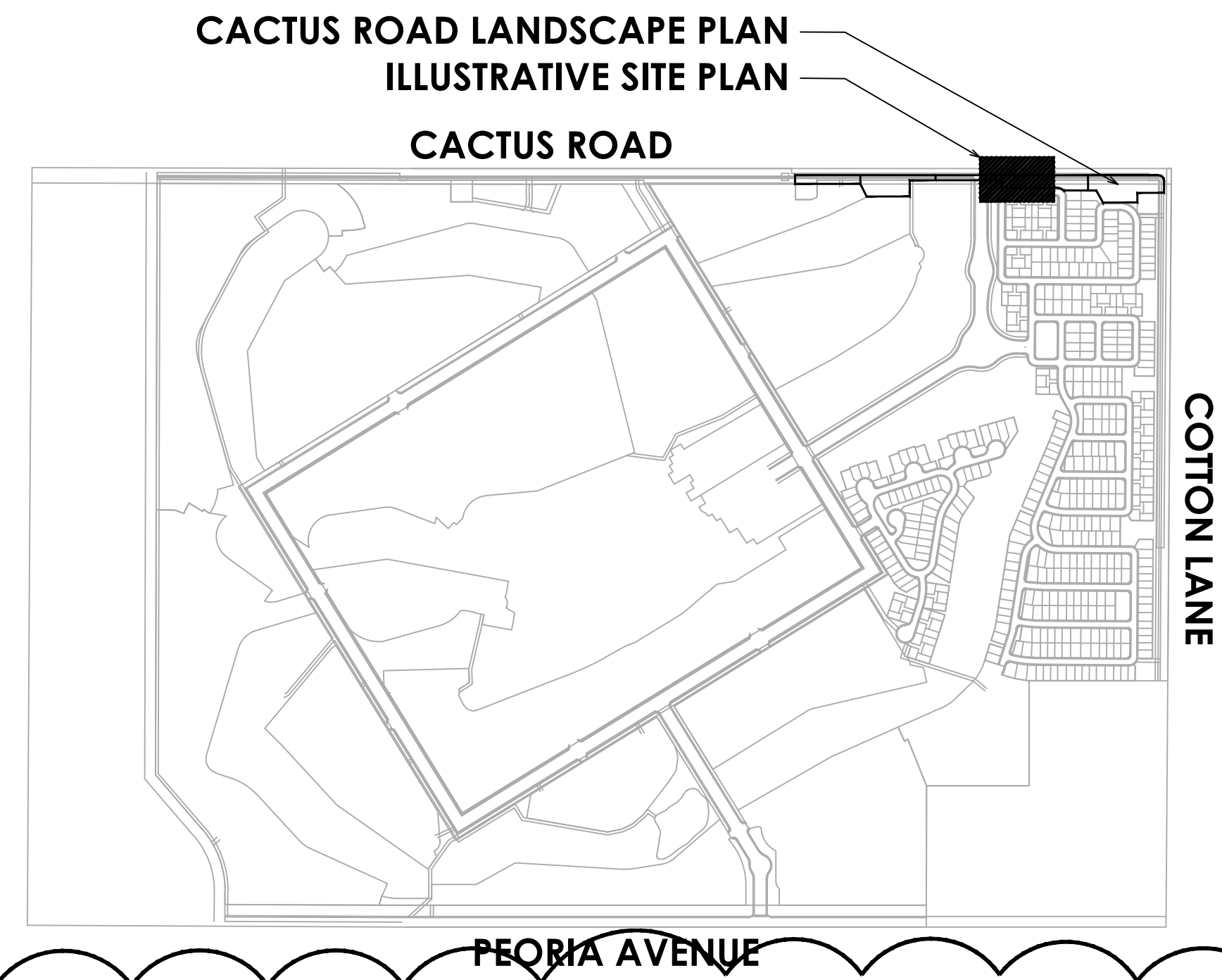
PURPLE MARKER BALLS SHALL BE INSTALLED ON ALL IRRIGATION MAINLINES FOUR INCHES AND LARGER WITHIN THE PUBLIC RIGHT-OF-WAY AT ALL FITTINGS AND EVERY 200 FEET IF THE DISTANCE BETWEEN FITTINGS IS GREATER THAN 200 FEET.

LANDSCAPE AREAS THAT ARE TO BE MAINTAINED BY THE CITY SHALL HAVE SEPARATE WATER METERS AND ELECTRIC OR SOLAR CONTROLLERS, AS APPROVED BY THE CITY.

A CITY APPROVED BACKFLOW PREVENTER IS REQUIRED FOR IRRIGATION SERVICES, FOR POTABLE WATER, NON-POTABLE WATER AND RECLAIMED WATER AND SHALL MEET EPA LOW LEAD STANDARDS.

ALL IRRIGATION MAINLINES AND LATERALS SHALL BE SCHEDULE 40; ALL RISERS, TEES, AND OTHER FIXTURES SHALL BE SCHEDULE 80 IN THE RIGHT-OF-WAY. ALL IRRIGATION MAINLINES IN THE RIGHT-OF-WAY SHALL BE SLEEVED. THE MINIMUM SLEEVE SIZE IS 5 INCHES.

KEY MAP - NTS



CONSULTANT TEAM

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

LANDSCAPE ARCHITECT/PLANNER:
GREY | PICKETT
7144 EAST STETSON DRIVE, SUITE 205
SCOTTSDALE, AZ 85251
PHONE: (480) 609-0009
FAX: (480) 609-0068
CONTACT: WENDELL PICKETT

CIVIL ENGINEER:
EPS GROUP
2045 S. VINEYARD AVE, SUITE 101
MESA, AZ 85210
PHONE: (480) 503-2250
CONTACT: RICH HOPPE, P.E.

SHEET INDEX:

LANDSCAPE PLANS
COVER SHEET L0.0
LANDSCAPE PLANS L3.1-L3.3

GREY | PICKETT
landscape architecture | community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0009f



PRASADA
Cactus Road
Pre-Plat Landscape Plans
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

revisions:
01.19.2018 City Comments

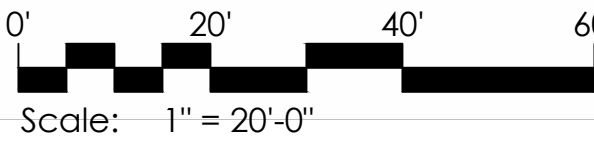
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issued for:
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drawn by:
TEAM
date:
01.19.2018
drawing:
Cover Sheet

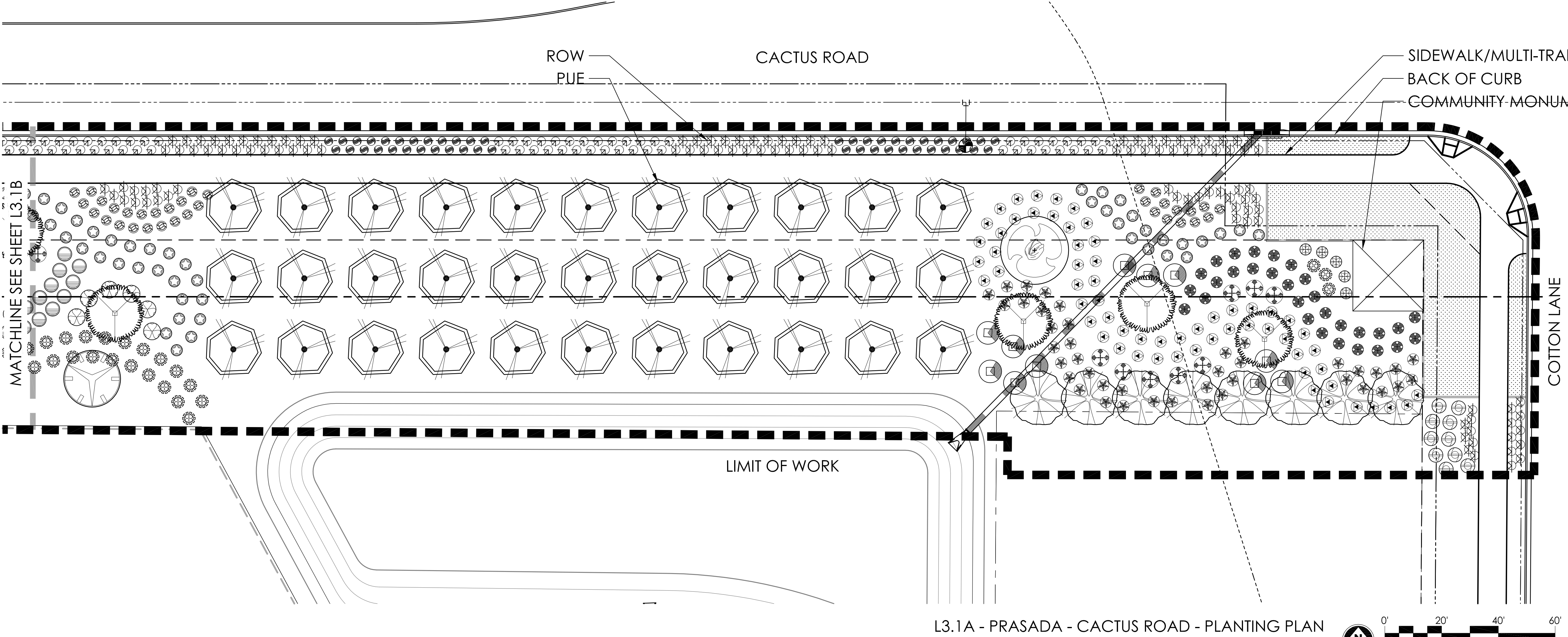
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L0.0
1 of 4

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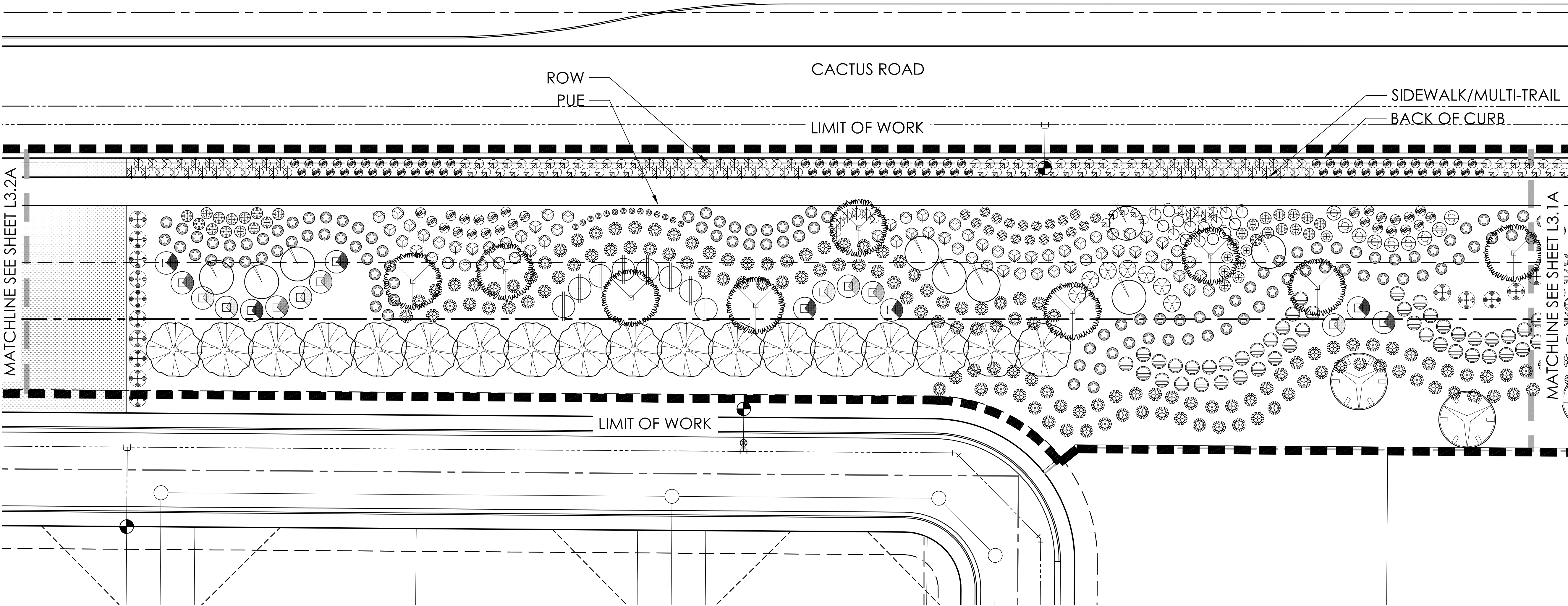


CACTUS ROAD ILLUSTRATIVE LANDSCAPE PLAN





L3.1A - PRASADA - CACTUS ROAD - PLANTING PLAN



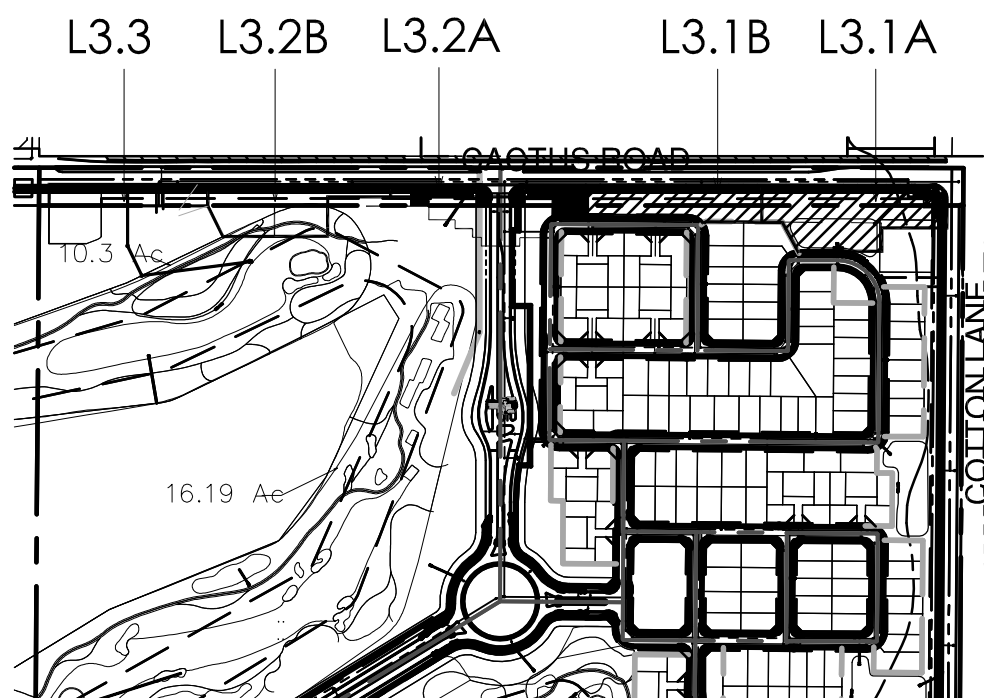
L3.1B - PRASADA - CACTUS ROAD - PLANTING PLAN

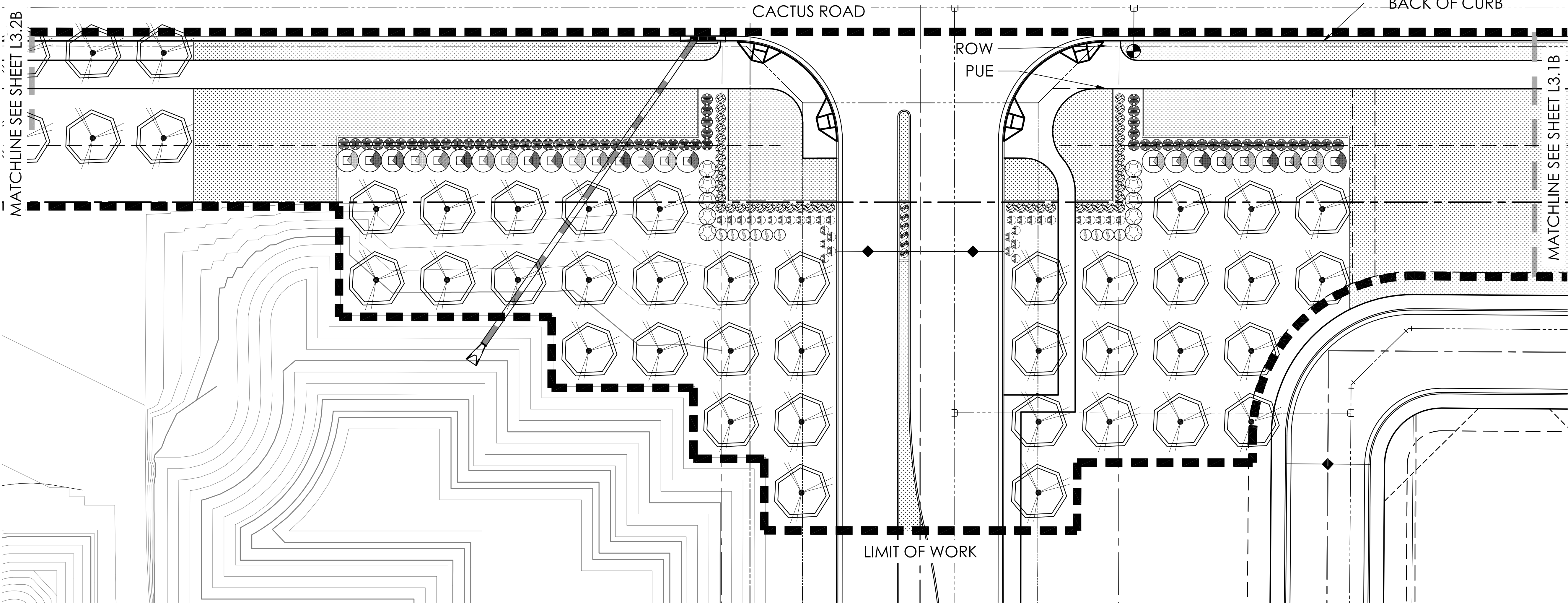
PLANT MATERIALS LEGEND				
Sym.	Plant Name	Size	Qty	Remarks
Trees				
	<i>Fraxinus velutina</i> Arizona Ash	24" Box Min.	19	
	<i>Parkinsonia hybrid</i> 'Desert Museum' Desert Museum Palo Verde	24" Box Min.	121	
	<i>Pistacia x 'Red Push'</i> Red Push Patache	24" Box Min.	7	
	<i>Prosopis velutina</i> Native Mesquite	24" Box Min.	6	
	<i>Quercus virginiana</i> Southern Live Oak	24" Box Min.	26	
	<i>Sophora secundiflora</i> Texas Mountain Laurel	24" Box Min.	9	
Shrubs				
	<i>Bougainvillea 'Rosenka'</i> Bougainvillea	5 gal.	102	
	<i>Callistemon viminalis</i> 'Little John' Bottlebrush	5 gal.	19	
	<i>Convolvulus cneorum</i> Bush Morning Glory	1 gal.	33	
	<i>Dodonaea viscosa</i> Hop Bush	5 gal.	8	
	<i>Eremophila maculata</i> 'Valentine' Valentine Shrub	5 gal.	13	
	<i>Euryops pectinatus</i> 'Viridis' Euryops Daisy	5 gal.	10	
	<i>Justicia spicigera</i> Mexican Honeysuckle	5 gal.	76	
	<i>Leucophyllum laevigatum</i> Chihuahuan Sage	5 gal.	188	
	<i>Nerium oleander</i> 'Petite Pink' Petite Pink Oleander	15 gal.	10	
	<i>Rosmarinus officinalis</i> 'Tuscan Blue' Upright Rosemary	5 gal.	150	
	<i>Ruellia brittoniana</i> 'Katie' Katie Ruellia	5 gal.	14	
	<i>Salvia greggii</i> Autumn Sage	5 gal.	64	
	<i>Tecoma stans</i> Yellow Bell	5 gal.	62	

Groundcovers				
	<i>Chrysactinia mexicana</i> Dianella	1 gal.	326	
	<i>Lantana montevidensis</i> Purple Trailing Lantana	1 gal.	167	
	<i>Lantana camara</i> 'Dallas Red' Dallas Red Lantana	5 gal.	126	
	<i>Lantana 'New Gold'</i> New Gold Lantana	1 gal.	42	
	<i>Rosmarinus officinalis</i> 'Prostratus' Dwarf Rosemary	1 gal.	210	
Accents Cactus				
	<i>Diets vegeta</i> Fortnight Lily	5 gal.	32	
	<i>Hesperaloe funifera</i> Giant Hesperaloe	5 gal.	32	
	<i>Hesperaloe parviflora</i> -red Red Yucca	5 gal.	106	
	<i>Muhlenbergia capillaris</i> 'Regal Mist' Regal Mist TM	5 gal.	81	
	<i>Muhlenbergia rigens</i> Deer Grass	5 gal.	159	

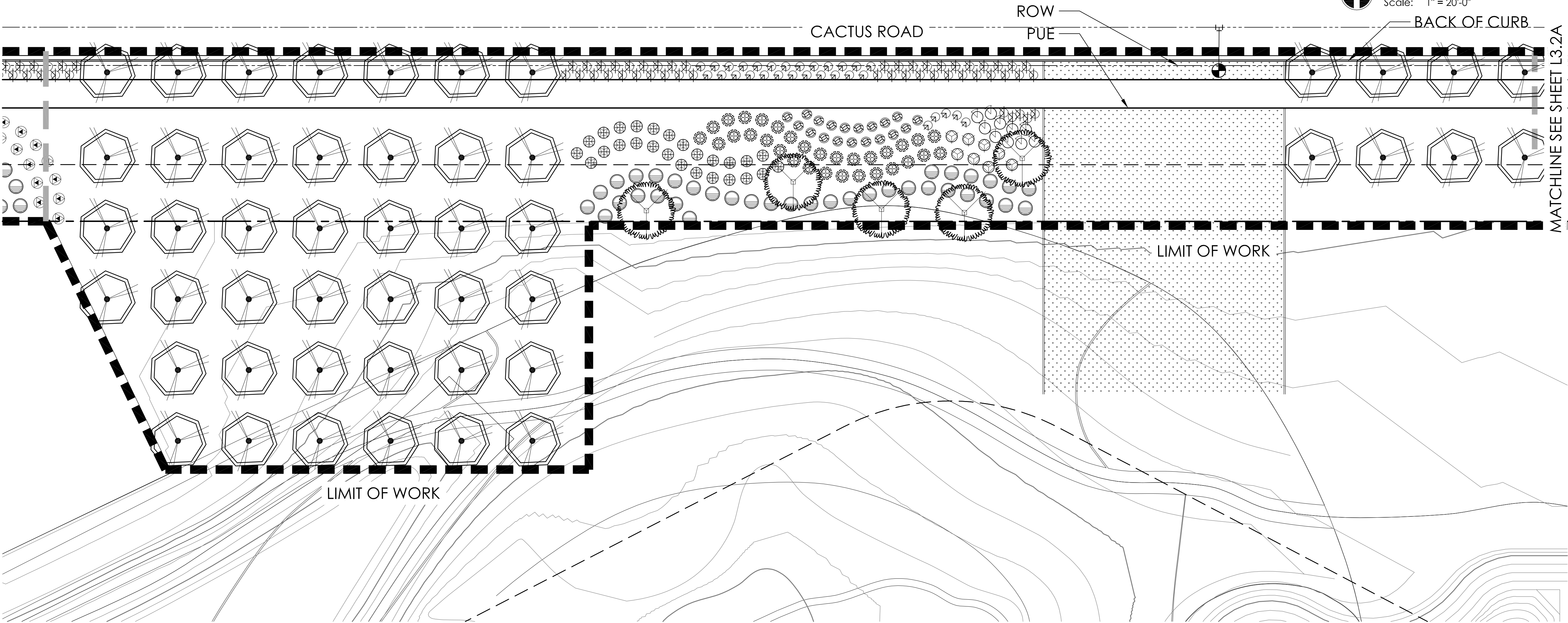
INERTS	
Sym.	Description
	TURF.
	DECOMPOSED GRANITE.

- NOTES:
- ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
 - ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
 - LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
 - ALL SHRUBS TO BE PLANTED 3'-0" MIN. AWAY FROM EXISTING OR FUTURE WALKS.
 - ALL TREES TO BE PLANTED 5'-0" MIN. AWAY FROM EXISTING OR FUTURE WALKS.
 - WHERE POSSIBLE, ALL TREES & SHRUBS TO BE PLANTED 2'-0" MIN. AWAY FROM WALKS & CURBS.
 - PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.





L3.2A - PRASADA - CACTUS ROAD - PLANTING PLAN



L3.2B - PRASADA - CACTUS ROAD - PLANTING PLAN

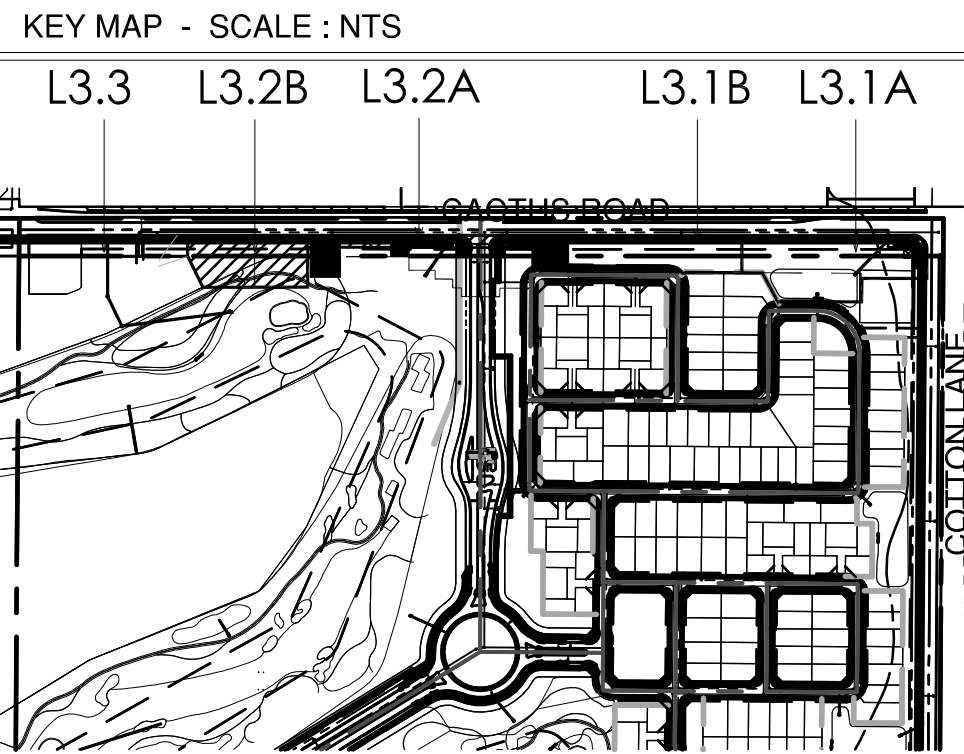
PLANT MATERIALS LEGEND				
Sym.	Plant Name	Size	Qty	Remarks
Trees				
	<i>Fraxinus velutina</i> Arizona Ash	24" Box Min.	19	
	<i>Parkinsonia hybrid</i> 'Desert Museum'	24" Box Min.	121	
	<i>Pistacia</i> s. 'Red Push' Red Push Palo Verde	24" Box Min.	7	
	<i>Prosopis velutina</i> Native Mesquite	24" Box Min.	6	
	<i>Quercus virginiana</i> Southern Live Oak	24" Box Min.	26	
	<i>Sophora secundiflora</i> Texas Mountain Laurel	24" Box Min.	9	
Shrubs				
	<i>Bougainvillea</i> 'Rosenka' Bougainvillea	5 gal.	102	
	<i>Callistemon viminalis</i> 'Little John' Bottlebrush	5 gal.	19	
	<i>Convolvulus cneorum</i> Bush Morning Glory	1 gal.	33	
	<i>Dodonaea viscosa</i> Hop Bush	5 gal.	8	
	<i>Eremophila maculata</i> 'Valentine' Valentine Shrub	5 gal.	13	
	<i>Euryops pectinatus</i> 'Viridis' Euryops Daisy	5 gal.	10	
	<i>Justicia spicigera</i> Mexican Honeysuckle	5 gal.	76	
	<i>Leucophyllum laevigatum</i> Chihuahuan Sage	5 gal.	188	
	<i>Nerium oleander</i> 'Petite Pink' Petite Pink Oleander	15 gal.	10	
	<i>Rosmarinus officinalis</i> 'Tuscan Blue' Upright Rosemary	5 gal.	150	
	<i>Ruellia brittoniana</i> 'Katie' Katie Ruellia	5 gal.	14	
	<i>Salvia greggii</i> Autumn Sage	5 gal.	64	
	<i>Tecoma stans</i> Yellow Bell	5 gal.	62	

Groundcovers				
	<i>Chrysactinia mexicana</i> Damianita	1 gal.	326	
	<i>Lantana montevidensis</i> Purple Trailing Lantana	1 gal.	167	
	<i>Lantana camara</i> 'Dallas Red' Dallas Red Lantana	5 gal.	126	
	<i>Lantana</i> 'New Gold' New Gold Lantana	1 gal.	42	
	<i>Rosmarinus officinalis</i> 'Prostratus' Dwarf Rosemary	1 gal.	210	

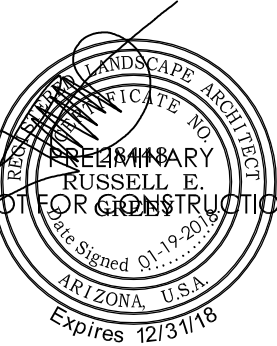
Accents Cactus				
	<i>Dietsa vegeta</i> Fortnight Lily	5 gal.	32	
	<i>Hesperaloe funifera</i> Giant Hesperaloe	5 gal.	32	
	<i>Hesperaloe parviflora-red</i> Red Yucca	5 gal.	106	
	<i>Muhlenbergia capillaris</i> 'Regal Mist' Regal Mist TM	5 gal.	81	
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	TURF.
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GREY PICKETT
landscape architecture community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009P 480.609.0009F



PRASADA
Cactus Road
Pre-Plant Landscape Plans
SURPRISE, ARIZONA

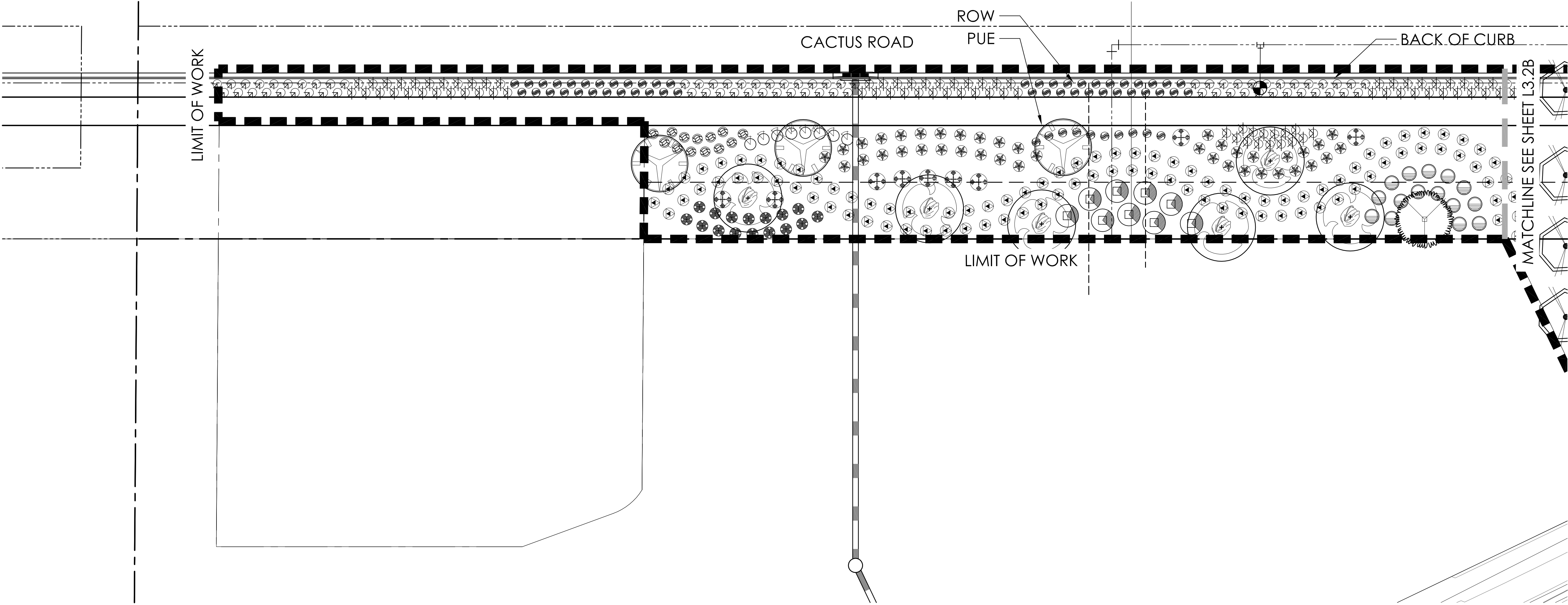
Toll Brothers
AMERICA'S LUXURY HOME BUILDER

revisions:
01.19.2018 City Comments

project #:
TOL 154
scale:
1" = 20'-0"
issued for:
REVIEW
drawn by:
TEAM
date:
01.19.2018
drawing:
Planting Plan

sheet #
L3.2
3 of 4

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L3.3 - PRASADA - CACTUS ROAD - PLANTING PLAN

PLANT MATERIALS LEGEND				
Sym.	Plant Name	Size	Qty	Remarks
Trees				
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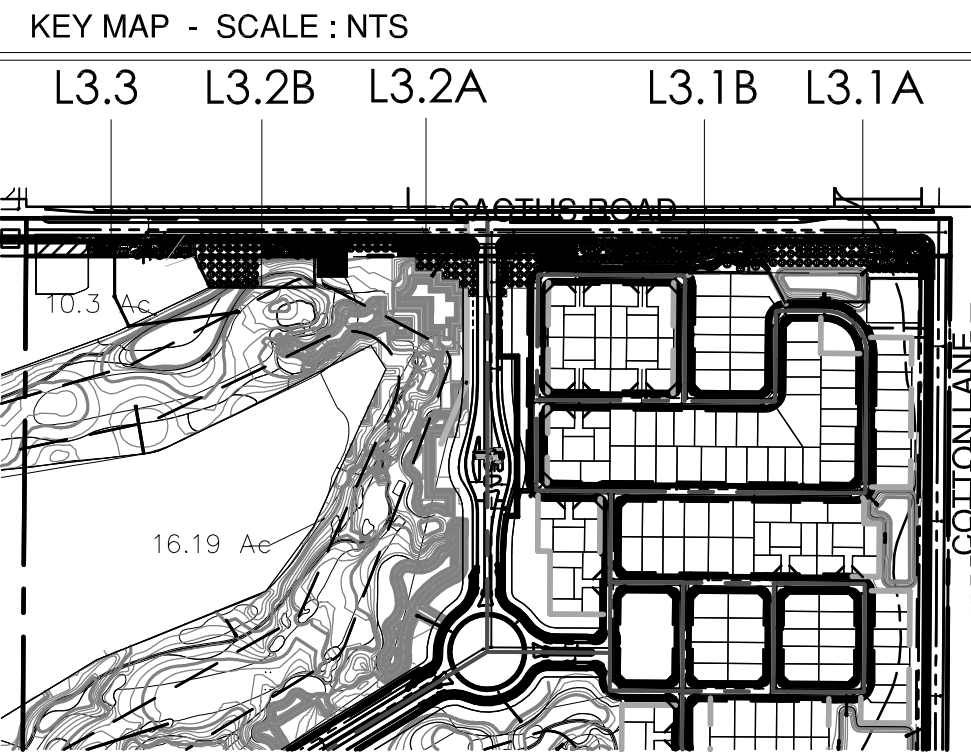
Shrubs				
	<i>Bougainvillea 'Rosenka'</i> Bougainvillea	5 gal.	102	
	<i>Callistemon viminalis</i> 'Little John' Bottlebrush	5 gal.	19	
	<i>Convolvulus cneorum</i> Bush Morning Glory	1 gal.	33	
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GREY PICKETT

landscape architecture community design

7144 e stetson drive, suite 205
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480.609.0009p 480.609.0009f

PRASADA

Cactus Road

Pre-Plat Landscape Plans

SURPRISE, ARIZONA

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AMERICA'S LUXURY HOME BUILDER

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1" = 20'-0"

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drawn by:

TEAM

date:

01.19.2018

drawing:

Planting Plan

sheet #

L3.3

4 of 4

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Prasada - Peoria Ave Pre-Plat Landscape Plans

CITY OF SURPRISE (PRE-PLAT SUBMITTAL)

CITY OF SURPRISE LANDSCAPE & IRRIGATION NOTES

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ALL TREES WILL BE MEASURED AND HAVE A MINIMUM CALIPER SIZE AS DEFINED IN THE ARIZONA NURSERY ASSOCIATION'S CONTAINER GROWN TREE GUIDE. IN NO CASE WILL THE CALIPER BE LESS THAN 2 INCHES (MEASURED 18 INCHES FROM THE GROUND). THE HEIGHT OF THE TREE SHALL BE A MINIMUM OF 7 FEET.

THE COMMUNITY DEVELOPMENT PLANNING DIVISION AND PUBLIC WORKS LANDSCAPE DIVISION MAY SELECT AND TAG TREES AT THE NURSERY LOCATION AND WILL REVIEW AT PROJECT SITE PRIOR TO INSTALLATION.

ALL MEDIANS ARE TO BE DECOMPOSED GRANITE, UNLESS OTHERWISE APPROVED; AND SHALL BE FINISH GRADED TO SLOPE FROM THE CURB LINE TO THE PLANTS. MEDIAN NOSES LESS THAN 3-FOOT WIDE ARE TO HAVE 1 1/2" - 3" DECOMPOSED GRANITE (PIT RUN ROCK) MIX.

TREE ROOT BARRIERS ARE REQUIRED WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS.

ALL TREES ARE TO BE LOCATED A MINIMUM OF 12 FEET FROM THE WALLS FOR WELL SITES, WATER SUPPLY FACILITIES, LIFT STATIONS, AND WATER RECLAMATION FACILITIES.

TREES LOCATED IN MEDIANS MAY BE ALLOWED A MINIMUM OF SEVEN FEET FROM THE CURB. TREES MUST BE CENTERED IN MEDIANS LESS THAN 14' WIDE.

ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY FIRE HYDRANT, WATER METER, OR VAULT.

LANDSCAPING, AT FULL GROWTH, SHALL NOT IMPEDE PEDESTRIAN OR VEHICULAR TRAFFIC. ALL LANDSCAPING SHOWN ON PLANS SHALL BE SHOWN MATURE SIZE.

TREES CANNOT BE REMOVED FROM THE RIGHT-OF-WAY WITHOUT WRITTEN AUTHORIZATION FROM THE PUBLIC WORKS AND COMMUNITY DEVELOPMENT DEPARTMENTS.

THE TYPE, COLOR, AND SIZE OF BRICK PAVERS THAT MAY BE USED FOR CITY MEDIANS IN THE CITY OF SURPRISE RIGHT-OF-WAY SHALL BE APPROVED BY THE COMMUNITY DEVELOPMENT PLANNING DIVISION.

UTILITY BOXES, METERS, VAULTS, ETC. ARE TO BE LOCATED IN THE RIGHT-OF-WAY OR UTILITY EASEMENT ALONG THE SIDES OF THE ROADS AND NEVER IN THE MEDIAN. HOWEVER, IRRIGATION VALVE BOXES MAY BE LOCATED IN THE MEDIAN PLANTING AREA.

DEVELOPERS SHALL USE ONLY IRRIGATION EQUIPMENT THAT IS COMPATIBLE WITH THE EXISTING EQUIPMENT. THE DEVELOPER SHALL REFER TO THE CITY OF SURPRISE FOR THE APPROVED LIST OF EQUIPMENT. EQUIPMENT MANUFACTURED BY HUNTER INDUSTRIES, IS COMPATIBLE WITH THE CITY'S INVENTORY AND HUNTER EQUIPMENT, OR AN APPROVED EQUAL, SHALL BE USED. SOLAR CONTROLLERS ARE PREFERRED AND SHALL BE DIG, LEIT SERIES, POST MOUNTED SOLAR CONTROLLER OR AN APPROVED EQUAL.

ALL CONTROLLERS, METERS, ETC. MUST BE ENCLOSED BY LOCKING PROTECTIVE COVERS AND SCREENED FROM VIEW.

ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.

MARKING TAPE LABELED AS "RECLAIMED WATER" IS REQUIRED ON IRRIGATION SYSTEMS THAT USE OR MAY USE RECLAIMED WATER IN THE FUTURE.

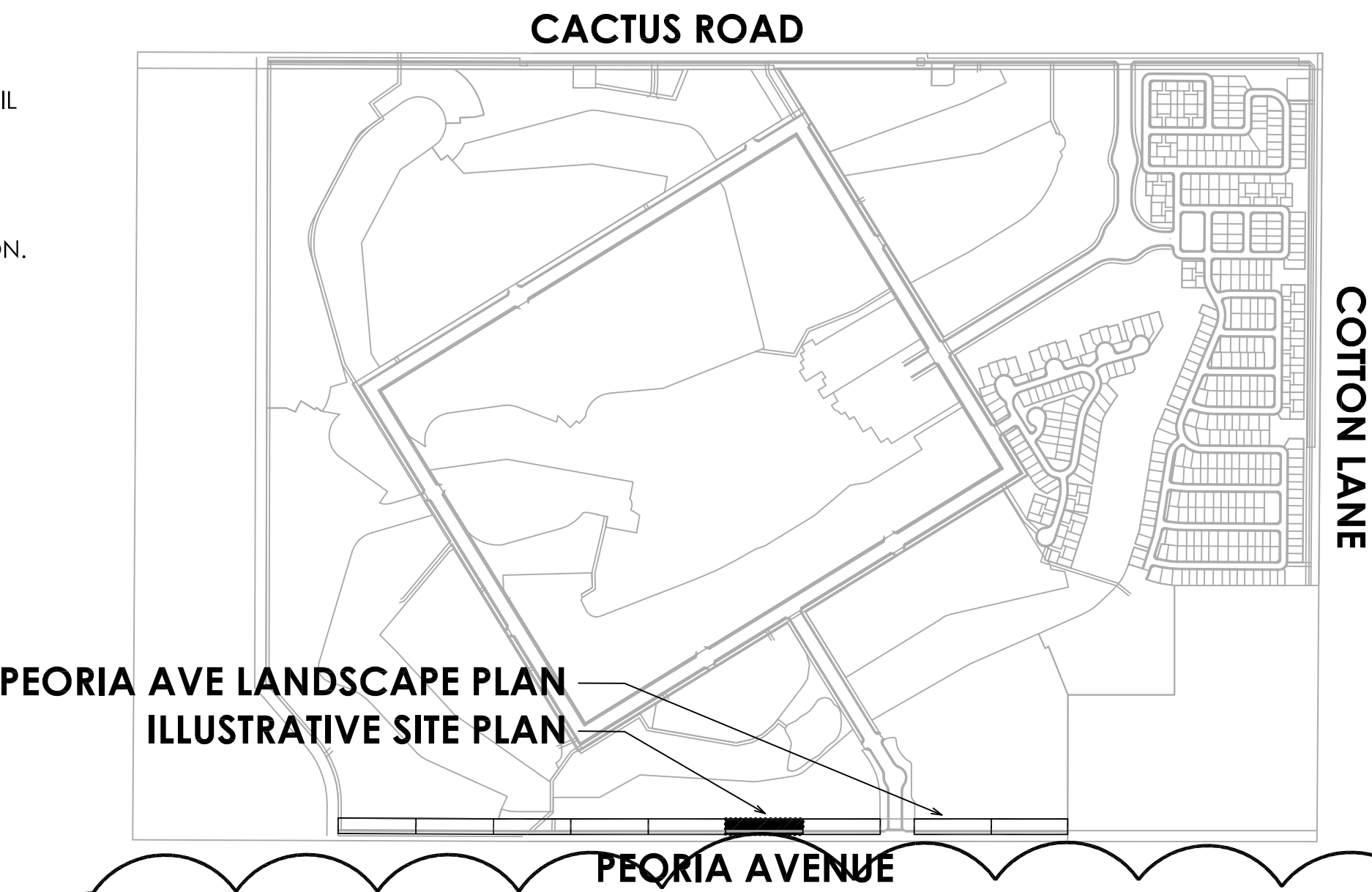
PURPLE MARKER BALLS SHALL BE INSTALLED ON ALL IRRIGATION MAINLINES FOUR INCHES AND LARGER WITHIN THE PUBLIC RIGHT-OF-WAY AT ALL FITTINGS AND EVERY 200 FEET IF THE DISTANCE BETWEEN FITTINGS IS GREATER THAN 200 FEET.

LANDSCAPE AREAS THAT ARE TO BE MAINTAINED BY THE CITY SHALL HAVE SEPARATE WATER METERS AND ELECTRIC OR SOLAR CONTROLLERS, AS APPROVED BY THE CITY.

A CITY APPROVED BACKFLOW PREVENTER IS REQUIRED FOR IRRIGATION SERVICES, FOR POTABLE WATER, NON-POTABLE WATER AND RECLAIMED WATER AND SHALL MEET EPA LOW LEAD STANDARDS.

ALL IRRIGATION MAINLINES AND LATERALS SHALL BE SCHEDULE 40; ALL RISERS, TEES, AND OTHER FIXTURES SHALL BE SCHEDULE 80 IN THE RIGHT-OF-WAY. ALL IRRIGATION MAINLINES IN THE RIGHT-OF-WAY SHALL BE SLEEVED. THE MINIMUM SLEEVE SIZE IS 5 INCHES.

KEY MAP - NTS



PEORIA AVE LANDSCAPE PLAN
ILLUSTRATIVE SITE PLAN

NOTE: ALL TREES WITH AN UPRIGHT GROWTH HABIT SUCH AS BUT NOT LIMITED TO EVERGREEN ELM OR HERITAGE LIVE OAK WHICH ARE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE THEIR MAIN LEADERS INTACT.

NOTE: ANY TREES PLACED WITHIN THREE (3) FEET OF ANY SIDEWALK, CURB, PAVEMENT OR WALL WILL HAVE A ROOT BARRIER PER EDS 8-14

CONSULTANT TEAM

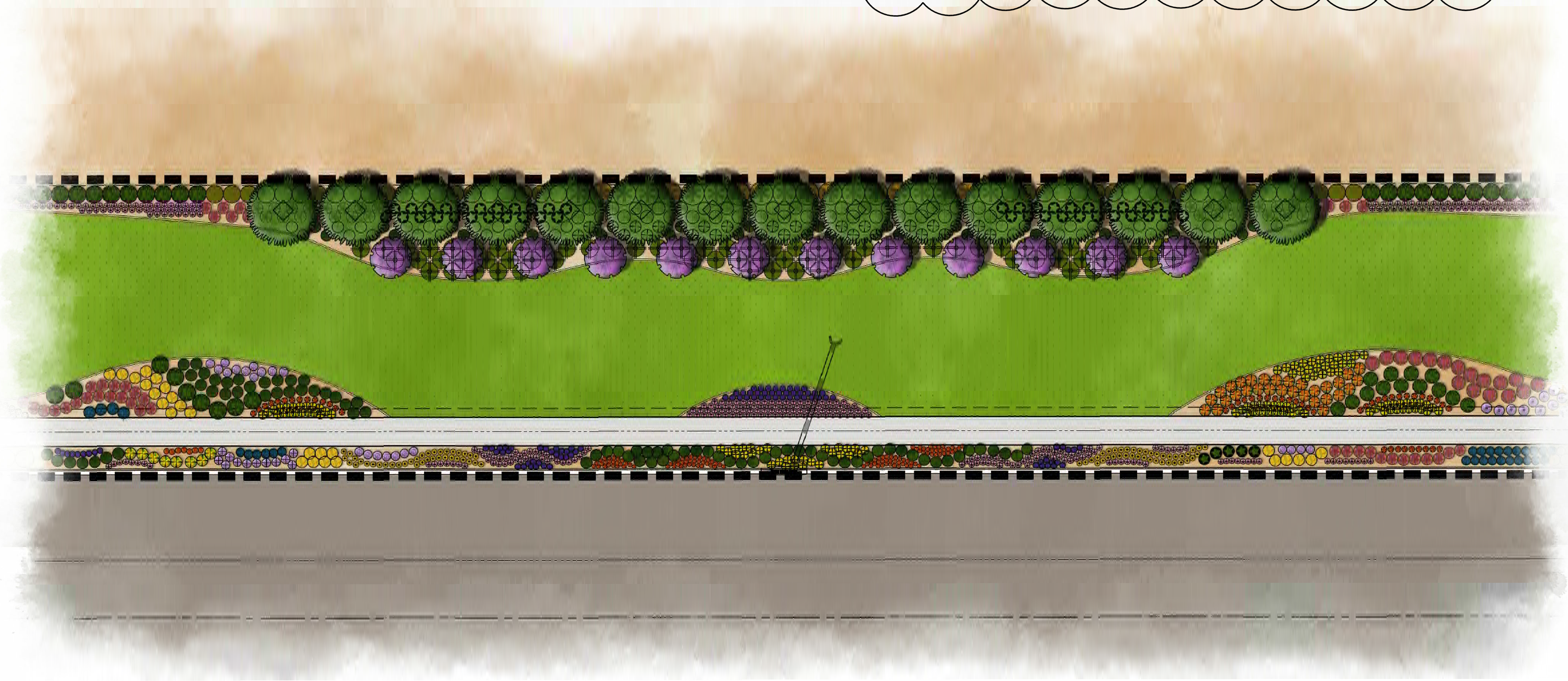
DEVELOPER:
TOLL BROTHERS
8767 E VIA DE VENTURA, SUITE 390
SCOTTSDALE, AZ 85258
TEL: (480) 314-6711
CONTACT: OSCAR DOMINGUEZ

LANDSCAPE ARCHITECT/PLANNER:
GREY | PICKETT
7144 E. STETSON DRIVE, SUITE 205
SCOTTSDALE, AZ 85251
PHONE: (480) 609-0009
FAX: (480) 609-0068
CONTACT: WENDELL PICKETT

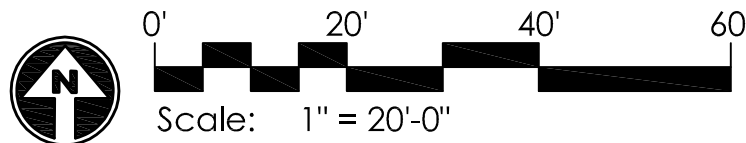
CIVIL ENGINEER:
EPS GROUP
2045 S. VINEYARD AVE, SUITE 101
MESA, AZ 85210
PHONE: (480) 503-2250
CONTACT: RICH HOPPE, P.E.

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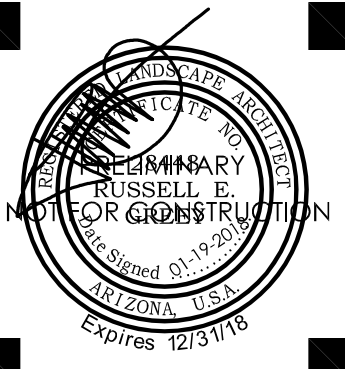
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LANDSCAPE PLANS	L3.1-L3.3



PEORIA AVE ILLUSTRATIVE LANDSCAPE PLAN



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7144 e stetson drive, suite 205
scottsdale, arizona 85251
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Toll Brothers
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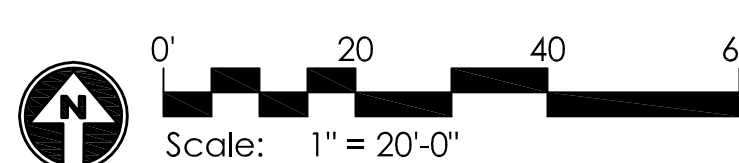
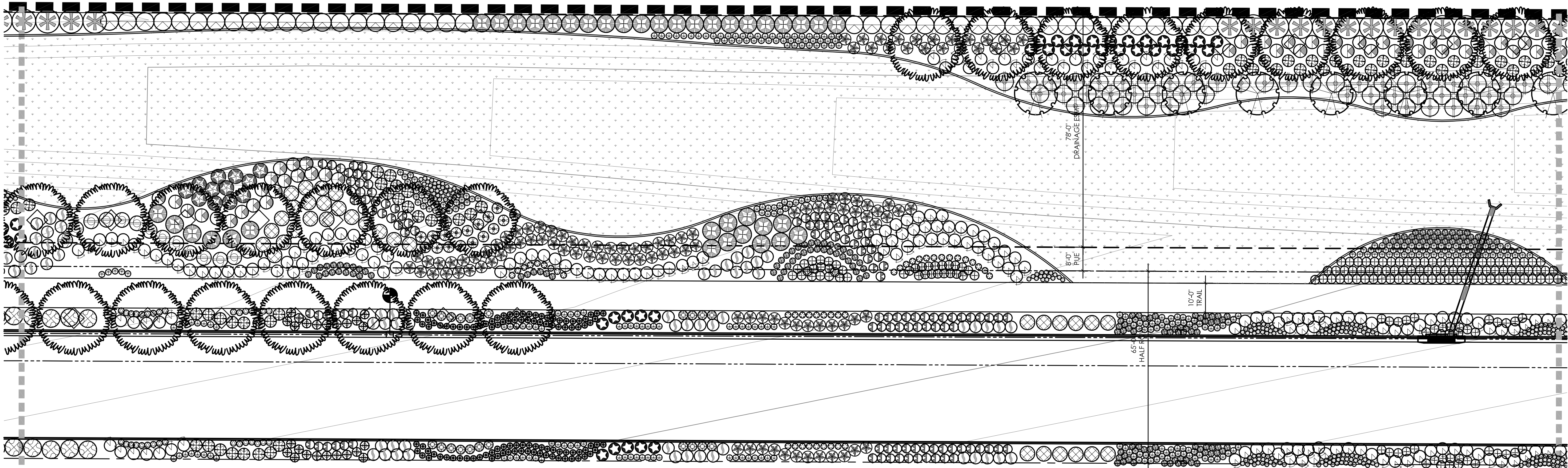
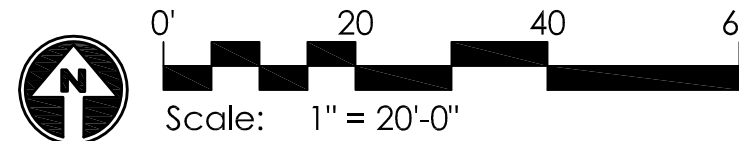
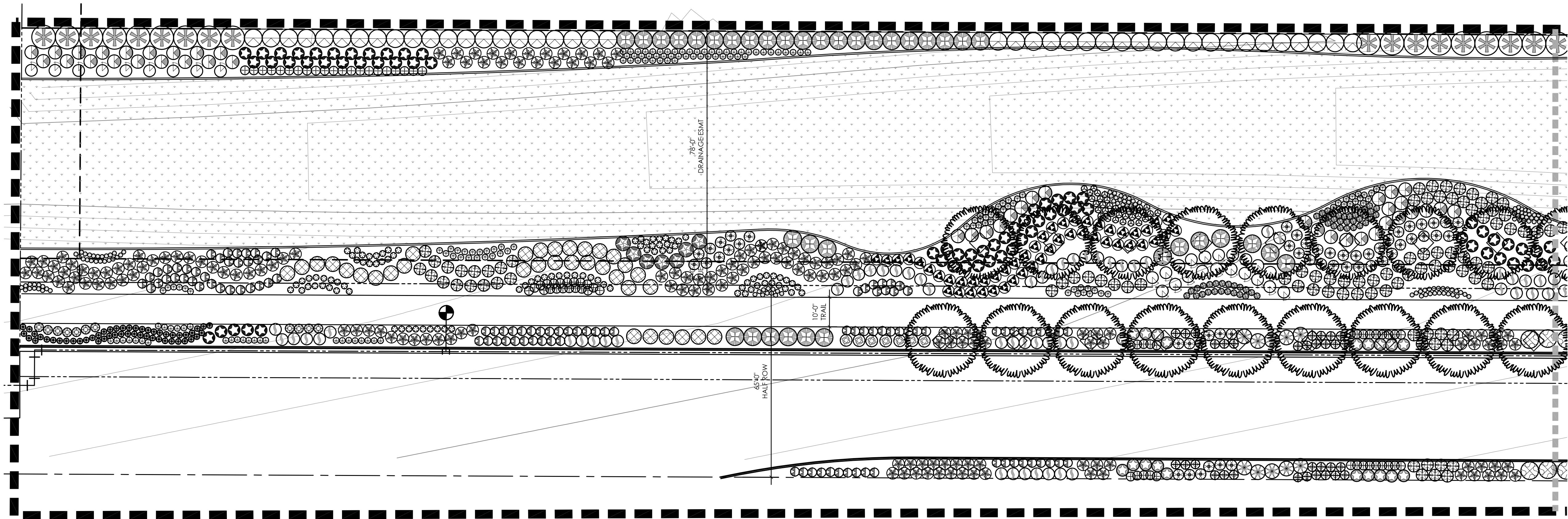
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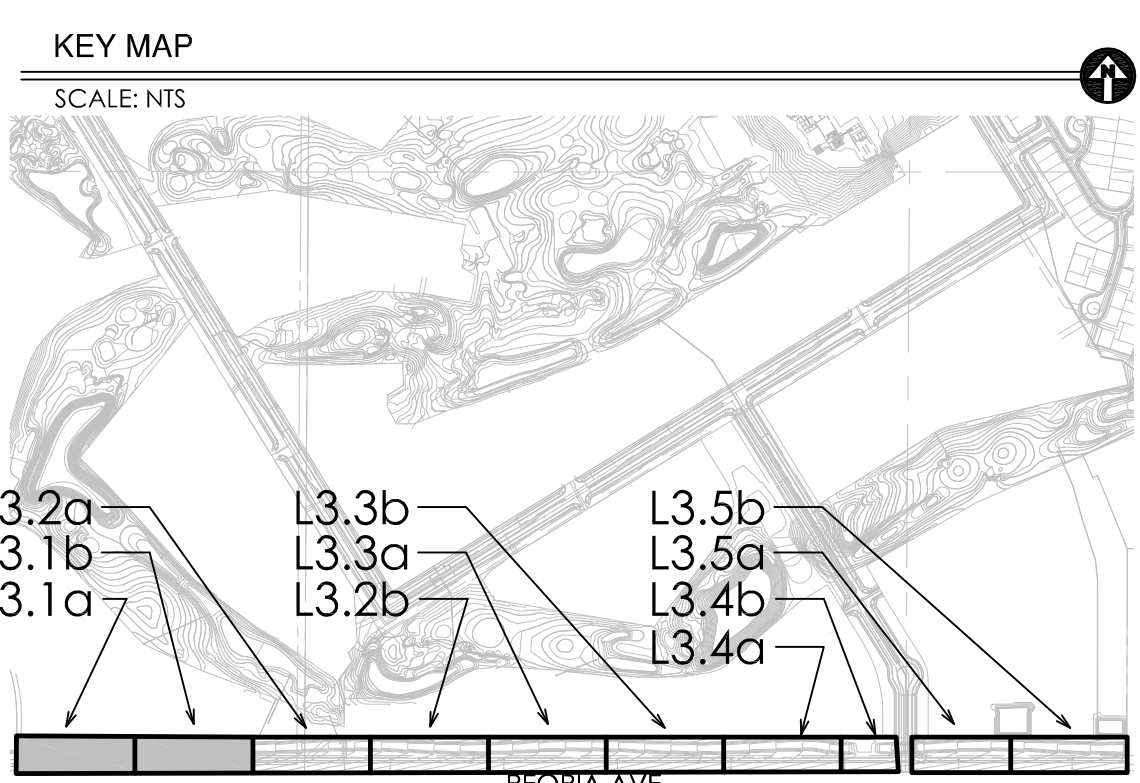
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PLANT MATERIALS LEGEND			
Tree Sym.	Plant Name	Size	Qty
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	<i>Pyrus calleryana</i> Bradford Pear	Min. 36" Box	48
Shrub Sym.	Plant Name	Size	Qty
Medium Shrubs			
	<i>Basus microphylla japonica</i> Boxwood	5 gal.	45
	<i>Euonymus japonica 'Aureo-Variegata'</i> Gold Edge Euonymus	5 gal.	350
	<i>Euryops pectinatus 'Viridis'</i> Euryops Daisy	5 gal.	521
	<i>Ilex vomitoria 'Nana'</i> Dwarf Yaupon Holly	5 gal.	63
	<i>Plumbago auriculata</i> Cape Plumbago	5 gal.	140
	<i>Rosmarinus officinalis 'Tuscan Blue'</i> Upright Rosemary	5 gal.	594
	<i>Salvia clevelandii</i> Chaparral Sage	5 gal.	372
	<i>Simmondsia chinensis</i> Jojoba	5 gal.	399
	<i>Viburnum tinus 'Spring Bouquet'</i> Spring Bouquet Laurustinus	5 gal.	307
Shrub Sym.	Plant Name	Size	Qty
Small Shrubs			
	<i>Agapanthus africanus</i> Lily of the Nile	5 gal.	180
	<i>Artemisia 'Powis Castle'</i> Powis Castle	1 gal.	56
	<i>Callistemon viminalis 'Little John'</i> Dwarf Bottlebrush	5 gal.	131
	<i>Convolvulus cneorum</i> Bush Morning Glory	1 gal.	1110
	<i>Dietes vegeta</i> Fortnight Lily	1 gal.	787
	<i>Euonymus japonicus var. microphyllus 'Moncliff'</i> Sunny Delight Boxleaf Euonymus	5 gal.	54
	<i>Nandina domestica 'Nana'</i> Dwarf Heavenly Bamboo	15 gal.	718
	<i>Raphiolepis indica 'Pinkie'</i> Indian Hawthorne	5 gal.	430
	<i>Ruellia brittoniana 'Katie'</i> Katie Ruella	5 gal.	829
	<i>Salvia chamaedryoides</i> Germander Sage	5 gal.	149
	<i>Salvia greggii</i> Autumn Sage	5 gal.	962
	<i>Santolina rosmarinifolia</i> Green Lavender Cotton	5 gal.	332
Gndcvr Sym.	Plant Name	Size	Qty
Ground Covers			
	<i>Acacia redolens 'Low Boy'</i> Trailing Acacia	1 gal.	299
	<i>Gazania rigens leucolaena 'Sun Gold'</i> Trailing Yellow Gazania	5 gal.	1177
	<i>Melampodium leucanthum</i> Blackfoot Daisy	1 gal.	1182
	<i>Teucrium chamaedrys</i> Germander	1 gal.	2321
Grass Sym.	Plant Name	Size	Qty
Grasses			
	<i>Muhlenbergia capillaris 'Regal Mist'</i> Regal Mist TM	5 gal.	1009
	<i>Muhlenbergia lindheimeri 'Autumn Glow'</i> Autumn Glow TM	5 gal.	63
	<i>Pennisetum setaceum 'Rubrum'</i> Purple Fountain Grass	1 Gal.	192
	<i>Muhlenbergia rigida 'Nashville'</i> Purple Muhly	5 gal.	643

INERTS	
Sym.	Description
	TURF.
	DECOMPOSED GRANITE.

- NOTES:
- ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
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 - PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.



GREY PICKETT
landscape architecture community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0009f

PRASADA
Peoria Ave
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SURPRISE, ARIZONA

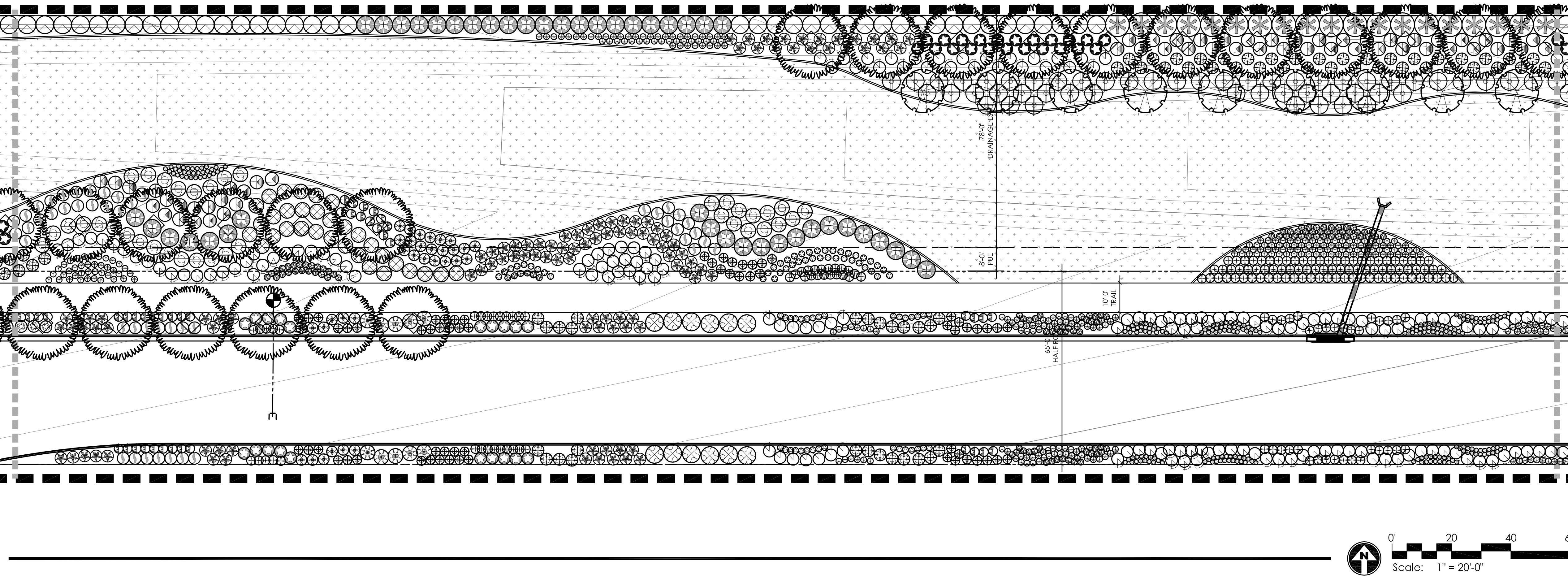
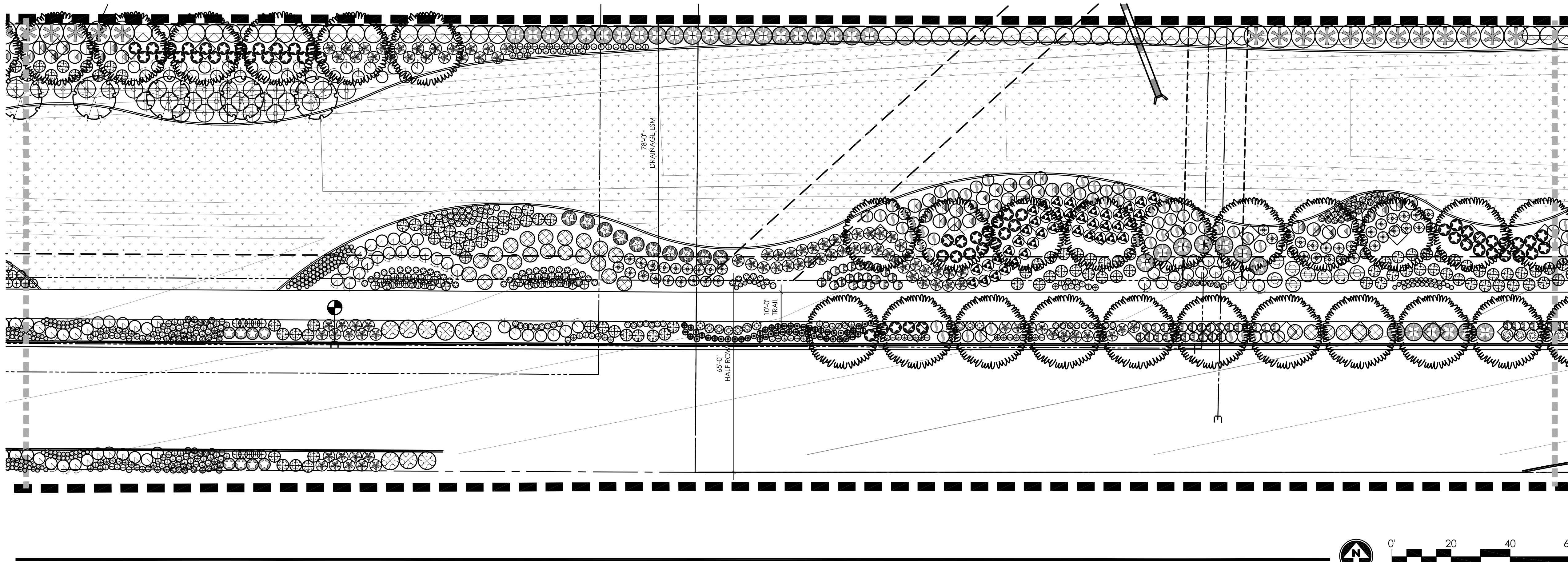
Toll Brothers
AMERICA'S LUXURY HOME BUILDER

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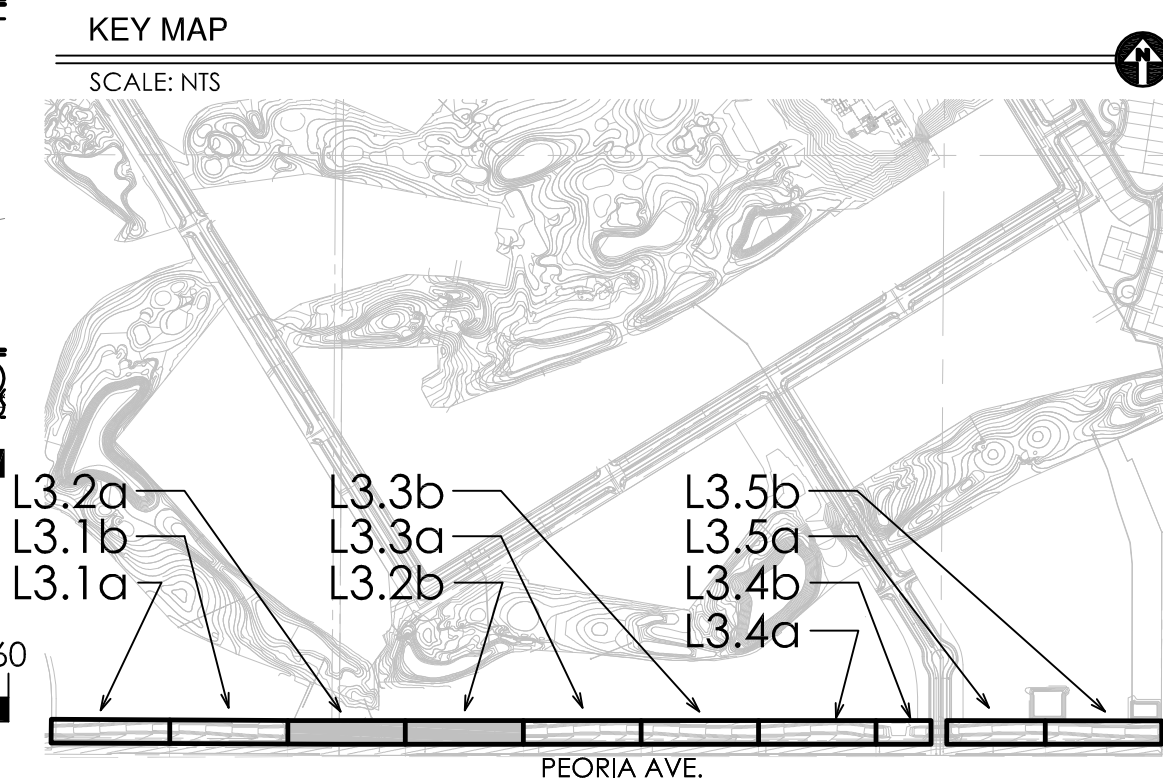


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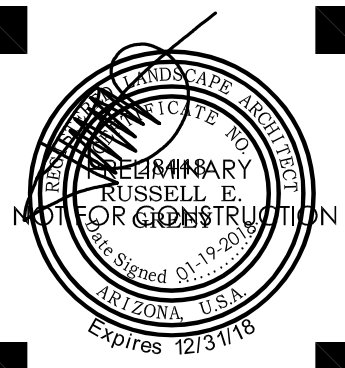
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GREEY PICKETT
landscape architecture community design
7144 e steele drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0009f



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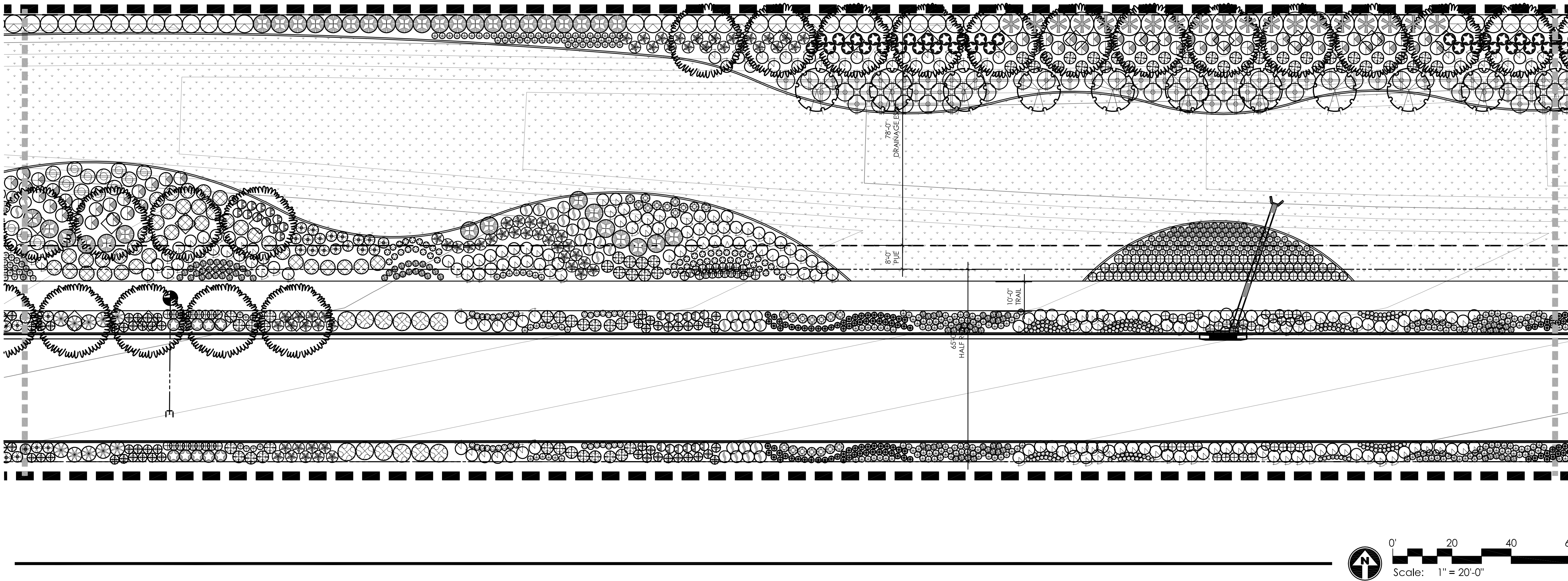
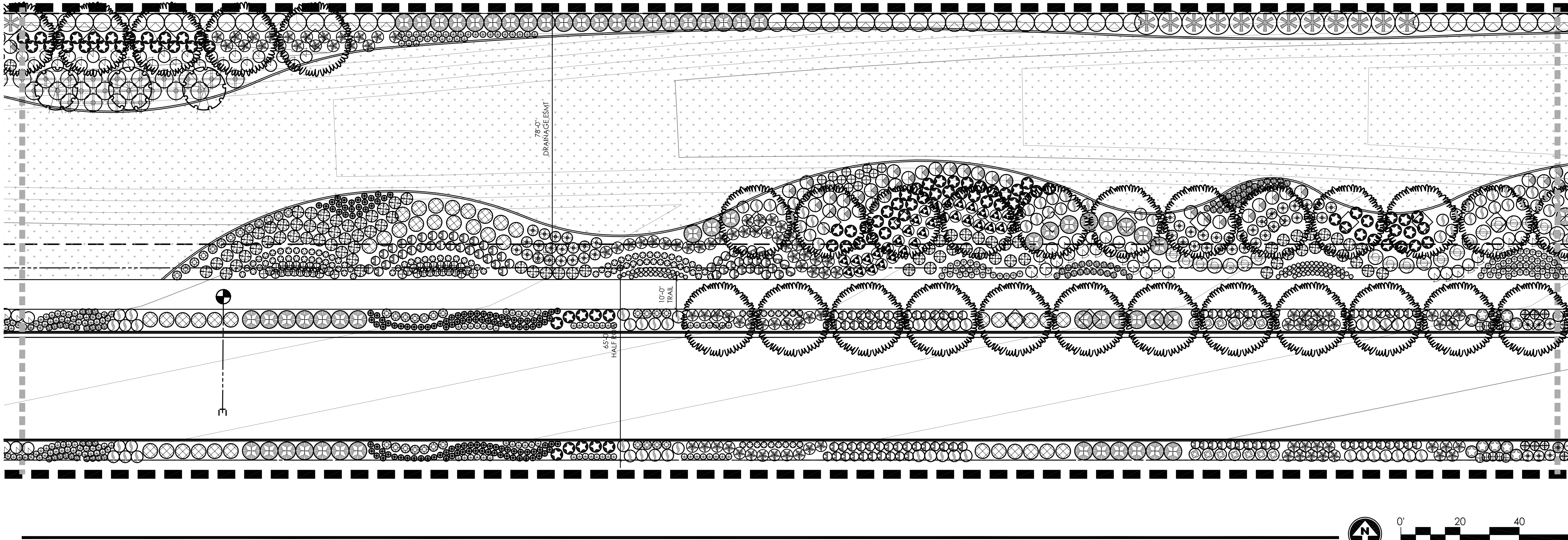
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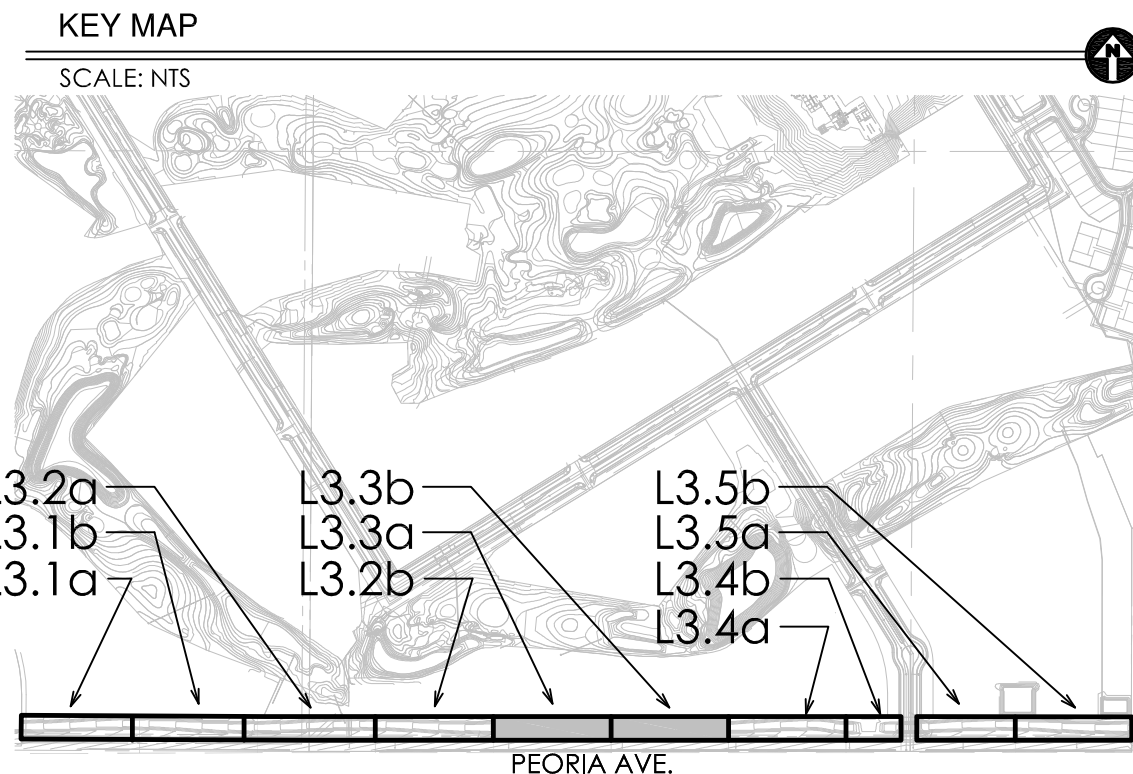


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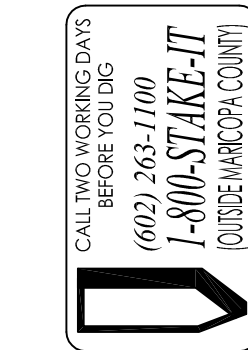
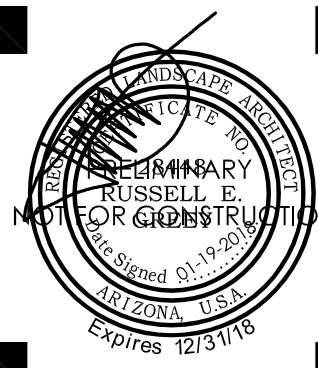
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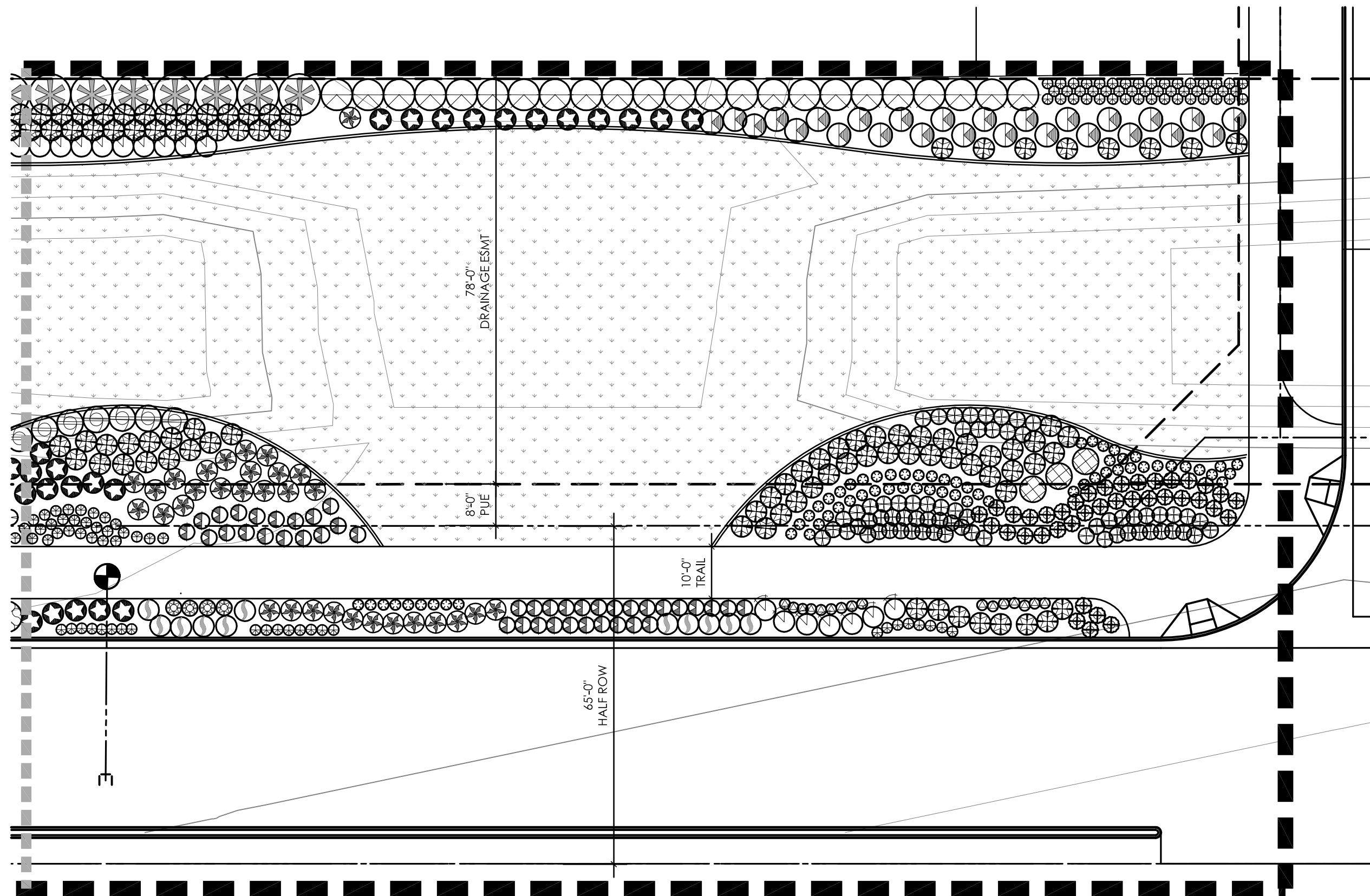
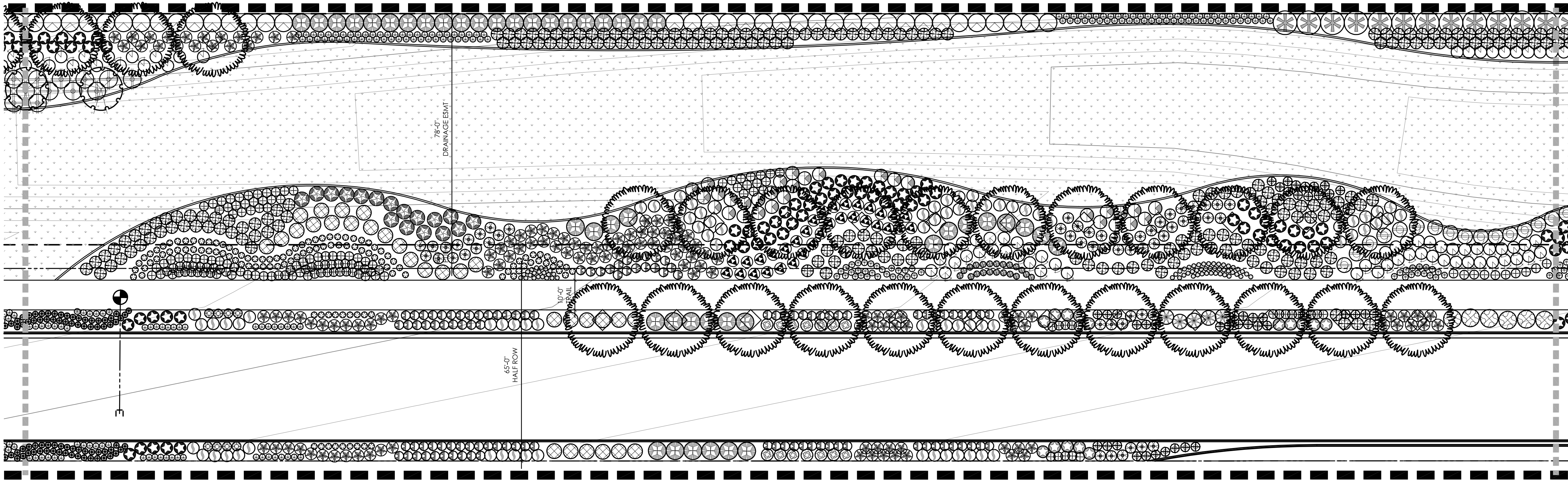
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	<i>Rosmarinus officinalis</i> 'Tuscan Blue' Upright Rosemary	5 gal.	594
	<i>Salvia clevelandii</i> Chaparral Sage	5 gal.	372
	<i>Simmondsia chinensis</i> Jojoba	5 gal.	399
	<i>Viburnum tinus</i> 'Spring Bouquet' Spring Bouquet Laurustinus	5 gal.	307
Shrub Sym. Plant Name Size Qty			
Small Shrubs			
	<i>Agapanthus africanus</i> Lily of the Nile	5 gal.	180
	<i>Artemisia</i> 'Powis Castle' Powis Castle	1 gal.	56
	<i>Callistemon viminalis</i> 'Little John' Dwarf Bottlebrush	5 gal.	131
	<i>Convolvulus cneorum</i> Bush Morning Glory	1 gal.	1110
	<i>Dietes vegeta</i> Fortnight Lily	1 gal.	787
	<i>Euonymus japonicus</i> var. <i>microphyllus</i> 'Moncliff' Sunny Delight Boxleaf Euonymus	1 gal.	54
	<i>Nandina domestica</i> 'Nana' Dwarf Heavenly Bamboo	15 gal.	718
	<i>Rhaphiolepis indica</i> 'Pinkie' Indian Hawthorne	5 gal.	430
	<i>Ruellia brittoniana</i> 'Katie' Katie Ruella	5 gal.	829
	<i>Salvia chamaedryoides</i> Germander Sage	5 gal.	149
	<i>Salvia greggii</i> Autumn Sage	5 gal.	962
	<i>Santolina rosmarinifolia</i> Green Lavendar Cotton	5 gal.	332
Gndcvr Sym. Plant Name Size Qty			
Ground Covers			
	<i>Acacia redolens</i> 'Low Boy' Trailing Acacia	1 gal.	299
	<i>Gazania rigens leucolaena</i> 'Sun Gold' Trailing Yellow Gazania	5 gal.	1177
	<i>Melampodium leucanthum</i> Blackfoot Daisy	1 gal.	1182
	<i>Teucrium chamaedrys</i> Germander	1 gal.	2321
Grass Sym. Plant Name Size Qty			
Grasses			
	<i>Muhlenbergia capillaris</i> 'Regal Mist' Regal Mist TM	5 gal.	1009
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow' Autumn Glow TM	5 gal.	63
	<i>Pennisetum setaceum</i> 'Rubrum' Purple Fountain Grass	1 Gal.	192
	<i>Muhlenbergia rigida</i> 'Nashville' Purple Muhly	5 gal.	643

INERTS

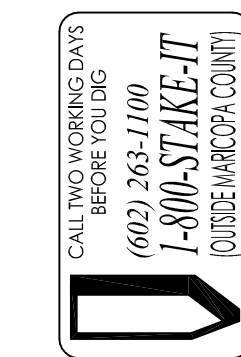
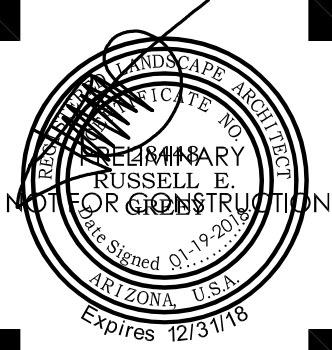
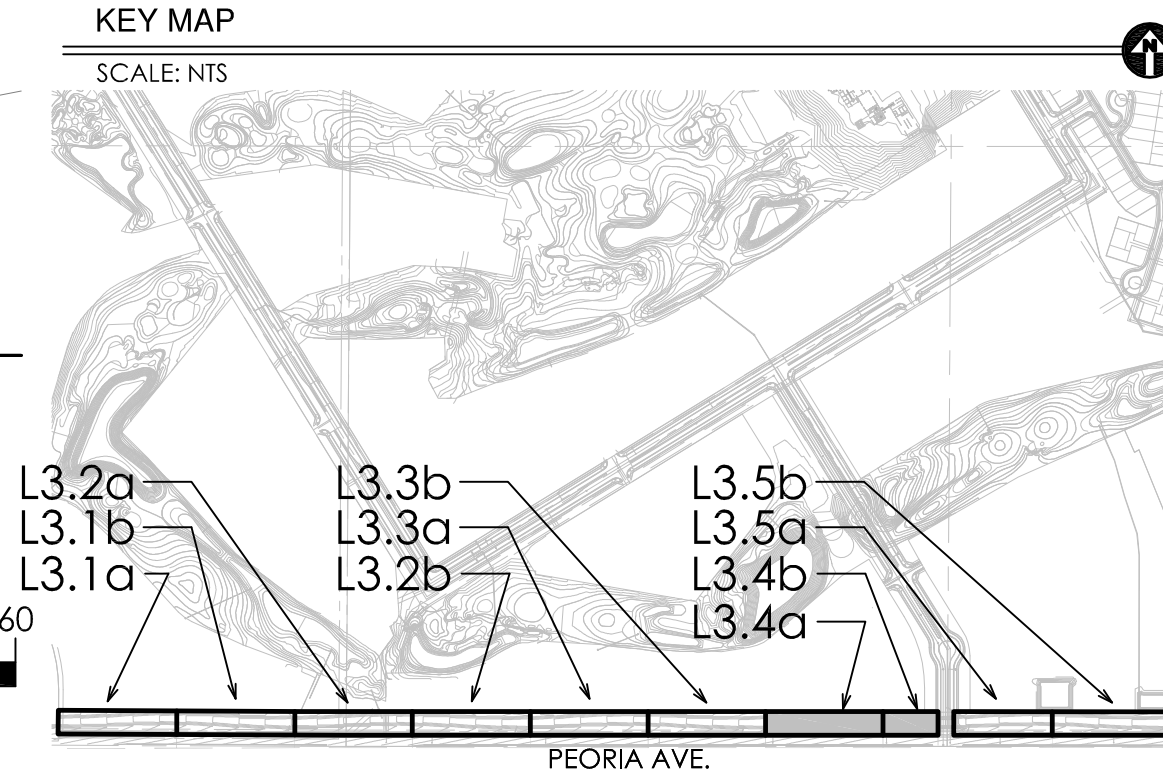
Sym.	Description
	TURF.
	DECOMPOSED GRANITE.

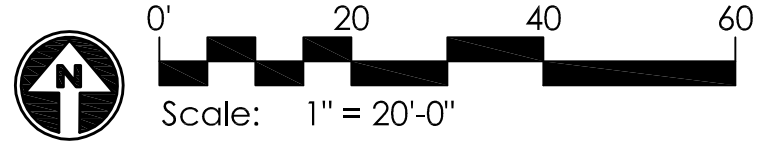
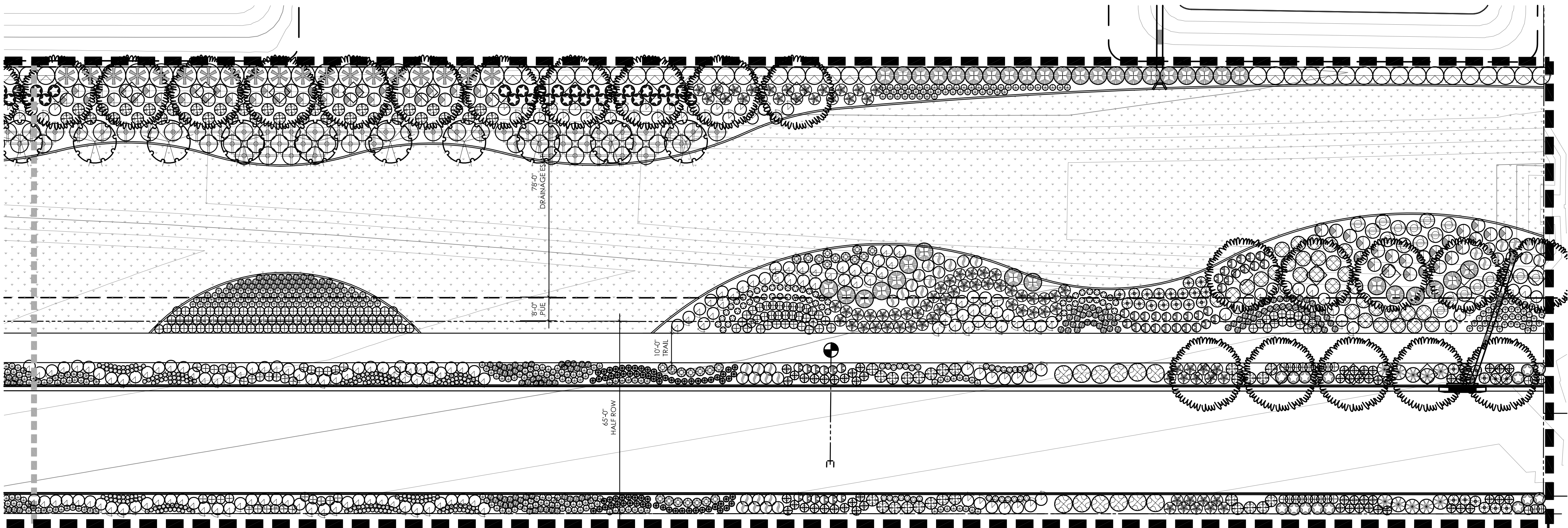
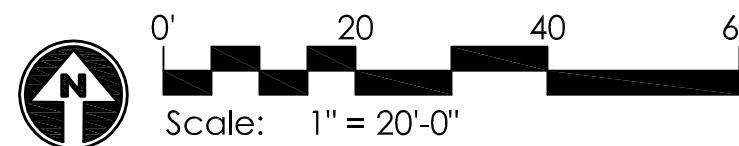
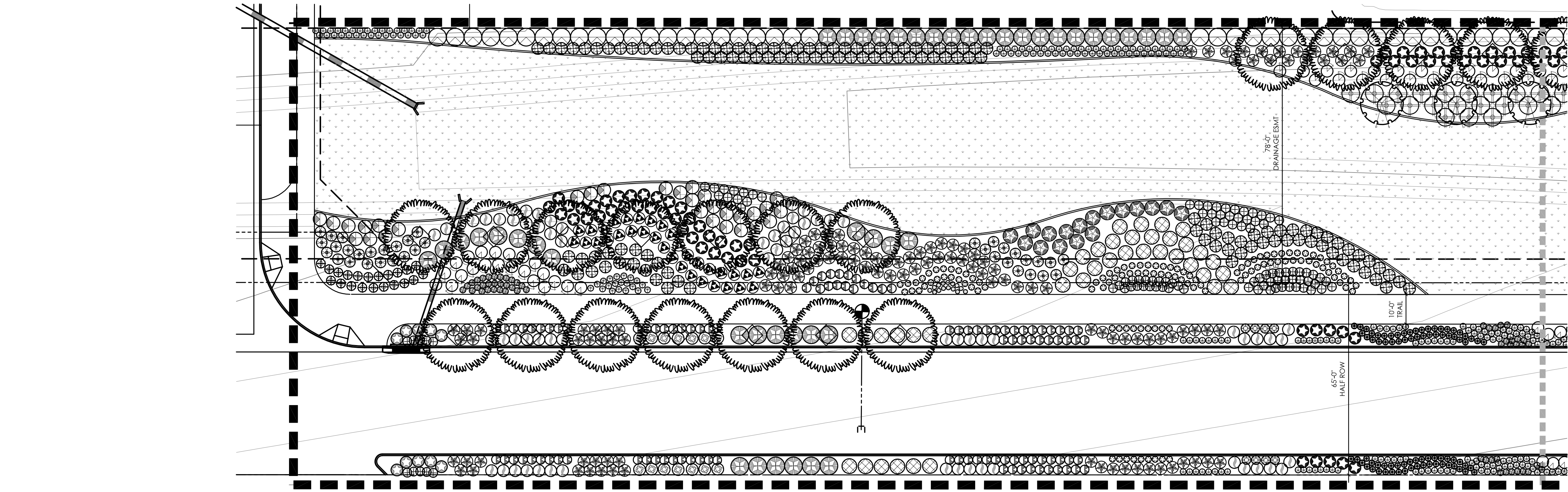
NOTES:

- ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
- ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
- LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
- ALL SHRUBS TO BE PLANTED 3'-0" MIN. AWAY FROM EXISTING OR FUTURE WALLS.
- ALL TREES TO BE PLANTED 5'-0" MIN. AWAY FROM EXISTING OR FUTURE WALLS.
- WHERE POSSIBLE, ALL TREES & SHRUBS TO BE PLANTED 2'-0" MIN. AWAY FROM WALKS & CURBS.
- PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.

KEY MAP

SCALE: NTS





PLANT MATERIALS LEGEND

Tree Sym.	Plant Name	Size	Qty
	<i>Fraxinus velutina</i> Arizona Ash	Min. 36" Box	200
	<i>Pyrus calleryana</i> Bradford Pear	Min. 36" Box	48
Shrub Sym.	Plant Name	Size	Qty
Medium Shrubs			
	<i>Buxus microphylla japonica</i> Boxwood	5 gal.	45
	<i>Euonymus japonica</i> 'Aureo-Variegata' Gold Edge Euonymus	5 gal.	350
	<i>Euryops pectinatus</i> 'Viridis' Euryops Daisy	5 gal.	521
	<i>Ilex vomitoria</i> 'Nana' Dwarf Yaupon Holly	5 gal.	63
	<i>Plumbago auriculata</i> Cape Plumbago	5 gal.	140
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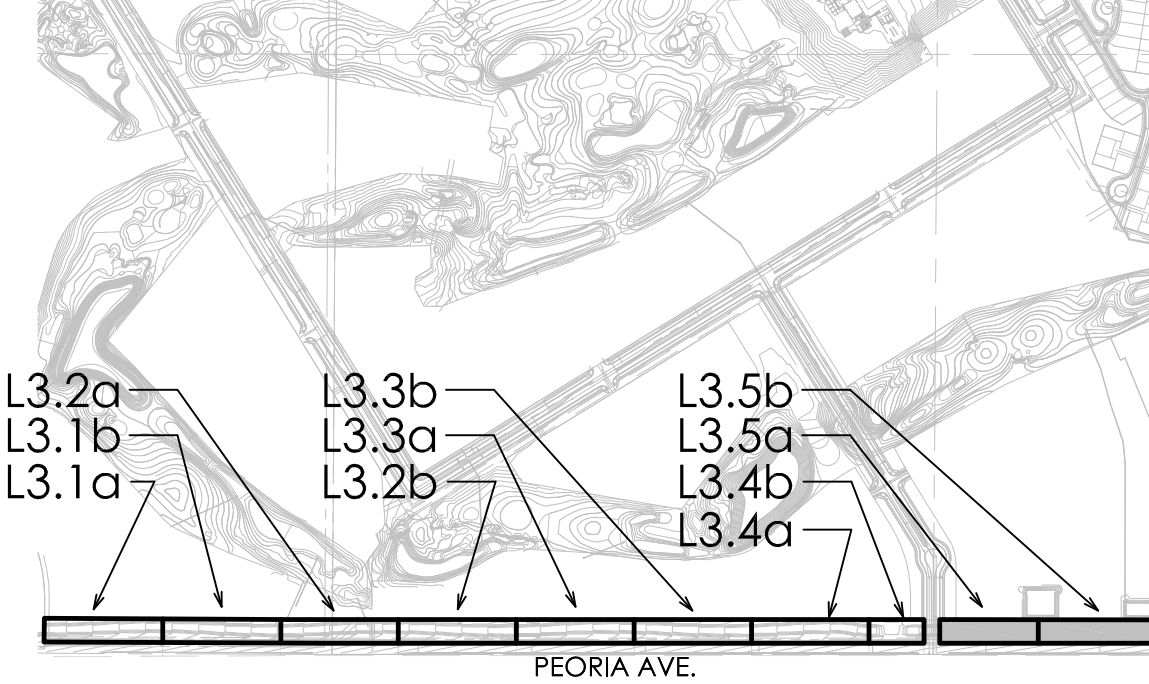
Sym.	Description
	TURF.
	DECOMPOSED GRANITE.

NOTES:

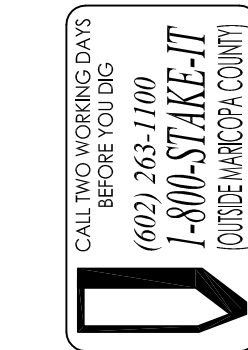
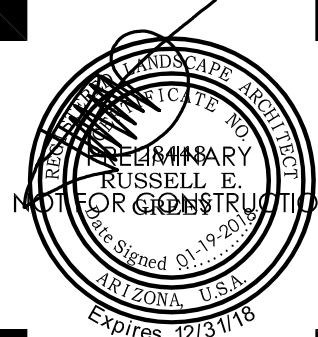
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KEY MAP

SCALE: NTS



GREEY PICKETT
landscape architecture community design
7144 e steele drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0009f



PRASADA
Peoria Ave
Pre-Plat Landscape Plans
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

revisions:
01.19.2018 City Comments

project #:
TOL 154
scale:
1" = 20'-0"
issued for:
REVIEW
drawn by:
TEAM
date:
01.19.2018
drawing:
Landscape Plan

sheet #
L3.5
6 of 6

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CITY OF SURPRISE
Regular City Council Meeting

April 17, 2018 @ 6:00:00 PM

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

Council Meeting Date:	April 17, 2018	Contact Person:	Eric Fitzer - Community Development
Submitting Department:	CD	District:	4
Staff Recommendations:	None		

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

Agenda Wording:

Consideration and action pertaining to approving the purchase of approximately 0.25 acres of improved real property within the Original Townsite commonly known as 15645 North Nash Street, Surprise, Arizona for \$75,000.00; Resolution # 2018-52.

Motion:

I move to approve Resolution #2018-52 to purchase for \$75,000.00 the approximately 0.25 acres of improved real property commonly known as 15645 North Nash Street, Surprise, Arizona.

Background:

The City Council has identified the Surprise Heritage District as an important area to the City's heritage and as such a place for strategic city investments. The City owns the majority of property surrounding the site and thus has identified the Vera property as a property to acquire as an investment for City services in the future. The property is approximately 0.25 acres in size and is improved with a residence. City staff has conducted, through consultants, an Environmental Phase 1 and an Appraisal. The Environmental phase 1 came back favorable, and thus no further environmental investigation of the subject property is required at this time. The Appraisal of the fair market value is \$50,000.00. City staff believe the purchase price of \$75,000.00 is justified for two reasons: (1) the property is important to the assemblage of properties in the area for future City facilities; and (2) acquiring the property by exercise of the City's power of eminent domain would cost more than \$25,000.00 for payment of attorneys' fees and costs of litigation, including, but not limited to, engaging a board certified appraiser to prepare an eminent domain appraisal and to serve as an expert witness.

Objective Analysis:

Purchase of the property will allow for the City to move forward with future planning of the City services in the Original Townsite. The environmental phase 1 was favorable.

Potential negative impacts could be increased costs of property demolition that were unforeseen, because the property is improved with a residence and related structure. The City would no longer collect property taxes. Long term operations and maintenance of the property would be at the City's expense.

Policy Compliant:

The purchase of the property is compliant with the Council priority of reinvigorating and redeveloping the Original Town Site of the City of Surprise.

Financial Impact:

To acquire the property will cost the City \$75,000 with potential closing costs; also costs associated with demolition and clean up of the property. There will also be ongoing costs associated with operations and maintenance of the property for the foreseeable future.

Budget Impact:

The funding source for this purchase is General Capital Projects Fund, Community Development #P42010 OTS Land Acquisition. Current Balance is \$547,200. The purchase of the Vera Property at \$75,000 would leave a balance of \$472,200.

FTE Impact:

No new FTEs will be required as a part of purchasing the property.

ATTACHMENTS:

Click to download

- ☐ [Resolution 2018-52 Vera property purchase](#)
 - ☐ [Vera property close up map](#)
 - ☐ [Real Property Purchase Agreement](#)
-

RESOLUTION # 2018-52

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AUTHORIZING AND DIRECTING THE CITY MANAGER, CITY ATTORNEY AND CITY STAFF TO TAKE ANY AND ALL ACTION NECESSARY; TO SIGN ANY AND ALL DOCUMENTS; TO EXECUTE A PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS AND OTHER NECESSARY AGREEMENTS, INSTRUMENTS AND DOCUMENTS FOR THE PURCHASE OF 0.25 ACRES OF REAL PROPERTY, LOCATED AT 15645 NORTH NASH STREET FROM SALVADOR VERA.

WHEREAS, pursuant to ARS § 9-241(A), a municipal corporation may purchase, receive, hold, lease and convey property, real and personal, as may be necessary or proper to carry out the purposes of the corporation, within or without its limits;

WHEREAS, Salvador Vera owns 0.25 acres of real property located at 15645 North Nash Street, Surprise, Arizona, identified as Maricopa County Assessor Parcel No. 501-80-034C ("Property");

WHEREAS, the City of Surprise has identified the Property as a strategic investment for a public purpose within the City's Original Townsite;

WHEREAS, the City of Surprise procured a Phase 1 Environmental Site Assessment prepared by Landmark Environmental which when concluded found no evidence of adverse environmental impacts on the Property, and further site due diligence concluded that no further environmental investigation of the Property is required at this time;

WHEREAS, the City of Surprise commissioned an appraisal which was conducted by Appraisal Technology Inc., and which determined the Property's current market value to be \$50,000; and

WHEREAS, based on the appraised value of the Property and extensive negotiations between the parties, the City of Surprise has offered, and Salvador Vera has accepted a sale price of \$75,000.00 for the Property.

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

Section 1. The City is hereby authorized to enter into a purchase agreement with Salvador Vera for the purchase of the Property for the agreed upon purchase price of \$75,000.00.

Section 2. The City Manager, or his designee, is hereby authorized to execute and submit all documents and other necessary or desirable instruments in connection with said agreement and to fully convey the Property to the City.

APPROVED AND ADOPTED this _____ day of _____, 2018

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

APN# 501-80-034C
Salvador Vera
0.25 AC

APN#: 501-79-034; 501-79-039A; 501-80-038B; 501-80-034A; 501-80-038A
City of Surprise
15.91 AC

WORTH
MIRAGE
FLAT 4

THE FOUR
CHRISTIAN
FELLOWSHIP

**NORTH
MIRAGE**

Warren County

**CITY OF SURPRISE
REAL PROPERTY
PURCHASE AGREEMENT**

Grantor Salvador Vera

Address 18146 W Happy Valley Road, Wittman, Arizona 85361

Phone/Fax/Mobile 623.583.1958

Grantee: The City of Surprise, a Municipal Corporation
Mailing Address: 16000 N. Civic Center Plaza
Surprise, Arizona 85374

The STATE shall pay directly to the Grantor, or deposit with the Title Company ("Escrow Agent") if escrowed, the purchase price plus all lawful costs incidental to closing as follows:

Escrow Fees _____
Title Policy Fees _____
Total Escrow & Title Fees TBD

Recording Fees

Deed _____
Easement _____
Release _____
Total Recording Fees TBD

Other Charges

Release Fees _____
Prorated Taxes _____
Total Other Charges _____

Subtotal Fees _____

Title Report Credit _____
Total Closing Costs _____
Land & Improvements* _____

Total Purchase Price \$75,000.00
TOTAL WARRANT** _____

Charges and disbursements to be paid from Grantor's funds as follows (check all that apply):

X **Total Acquisition of Grantor's Property:** Full release of all monetary liens and encumbrances, and leases of any kind. Pay in full all due and delinquent real property taxes and general and special improvement assessments. Grantor will be charged for any costs Necessary to make the property compliant with the Covenants, Conditions and Restrictions. Prorate the current year's real property taxes on closings that occur on or after the 3rd Monday of August each year. Escrow Agent shall withhold the prorated Amounts from each party and pay the lien of the current year's taxes in full.

 Partial Acquisition of Grantor's Property: Partial release of all monetary liens and encumbrances, and leases of any kind. At the discretion of City, pay due and delinquent property taxes and general and special improvement assessments, including full payment of taxes and assessments on individual assessor parcels within the City's partial acquisition, and any Certificates of Purchase. The current year's taxes shall not be prorated regardless of the closing date.

 Easement(s): Consent to easement(s) by secured party.

 Other Disbursements:

Possession Date: Close of escrow/date of recording.

 Special Instructions/Information:

*Escrow and title policy fees based on this amount only.

**Sum of "Total Closing Costs" and "Total Purchase Price" only.

The Grantor, having executed a conveyance of certain real property rights to the Grantee in a certain conveyance described in the legal description, Attached hereto and made a part hereof, and having delivered same to the above Title Company as Escrow Agent, said agent is directed to deliver said conveyance to the City by and through its Real Property Manager; title to said property to pass upon the acceptance of delivery and possession by the City of Surprise. Parcel 501-80-034C

THIS PURCHASE AGREEMENT SHALL SERVE AS THE ESCROW INSTRUCTIONS

The Escrow Agent shall first apply the purchase price on deposit to satisfy such taxes, mortgage claims, leasehold interests, special assessments, fines, fees or charges to be paid to the homeowners association and other encumbrances as may be authorized for payment, and the balance thereof shall be paid in accordance with the terms hereof. If the subject property is encumbered with Covenants, Conditions and Restrictions, the Escrow Agent shall send a Notice of Pending Sale pursuant to A.R.S. 33-1806.

The Escrow Agent is to withhold \$ 0.00 as a security and/or site-clearance deposit pending satisfactory delivery of the subject property to the City by the Grantor. Grantor agrees the City may apply the security deposit to payment of any unpaid rents due the City from the Grantor, or to payment for any loss or damage sustained by the City Caused by the Grantor after the date of this agreement. The City will make written authorization to the Escrow Agent for disbursement of the security deposit in accordance with this agreement, after acceptance of delivery and possession of the subject property.

Instructions to escrow Agent: Deposit all escrowed funds in escrow account and disburse same by check; pay encumbrances in accordance with this agreement; prorate all agreed items; record such escrowed instruments as are necessary or proper in the issuance of title insurance; and pay the balance of the escrowed funds to the party or parties entitled thereto. It is further understood and agreed that the Title Company shall not be responsible for any liens or encumbrances not of record at the closing of escrow.

The Real Property Manager at the City of Surprise will be furnished a copy of the Grantor's closing statement with the following certification signed by an authorized officer: "This is to certify this is a true and correct statement of disbursement of funds collected from the City of Surprise."

The Escrow Agent is to request the Grantor acknowledge receipt of the amount shown on the closing statement as due Grantor. Either a copy of this request or a copy of a signed receipt is to be retained in the escrow file.

The City will pay the costs of any escrow services and/or title insurance desired by it, but may, at its option, waive escrow and/or title insurance. Upon such waiver, the references to Title Company, Escrow Agent, and title insurance herein are not applicable. If this transaction is not handled through a title company, the conveyance will be delivered direct to the City of Surprise and payment will be made direct from the Grantee to the Grantor after approval and acceptance by the Surprise City Council and the final filing and recording of the documents.

If the City is acquiring only a portion of Grantor's property, then Grantor grants to the City, its agents, employees and contractors, the right to enter Grantor's remaining property as necessary for utility reconnection, driveway reconnection, facilitating removal of buildings or appurtenances where portions of acquired buildings or appurtenances are situated on Grantor's remaining property. It is further understood and agreed that this temporary right will expire and terminate thirty (30) days after completion of the City's project.

It is understood and agreed the consideration expressed herein is accepted by the Grantor as full and complete compensation for the interest being acquired, and in settlement for all injury or damage to the Grantor's remaining abutting lands. Further, said consideration shall constitute a waiver of any and all claims for damages or compensation to said abutting lands that may hereafter arise or result from the establishment and construction of the roadway in the manner proposed by the City.

☐ Yes ☐ No Addendum attached hereto and made part hereof.

☐ Notice of Pending Sale pursuant to A.R.S. 33-1806

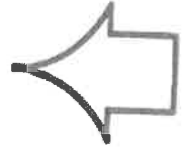
GRANTOR:

Date:

Schubert A. Vera

February 14, 2018

GRANTEE:



City of Surprise
Real Property Program

**SUMMARY STATEMENT OF OFFER TO PURCHASE
AND
IMPROVEMENT REPORT**

This statement accompanies our letter of and shows the basis on which the offer is made.

A. IDENTIFICATION OF THE PROPERTY

The land is identified as Salvador Vera

Also known as Assessor Parcel No. 501-80-034C

B. THE ESTATE OF INTEREST NEEDED

The estate or interest needed is as follows (indicated by an "X")

☒ Fee interest, new area (by Warranty Deed)	10,691	Square Feet
☐ Underlying fee interest (existing rights-of-way Included in Warranty Deed)		Square Feet
☐ Easement for new area (Permanent)		Square Feet
☐ Easement (Permanent)		Square Feet
☐ Temporary Construction Easement		Square Feet
☐ Other: _____		Square Feet

C. THE OFFER AS JUST COMPENSATION, AND BREAKDOWN

The amount offered represents just compensation, and is the result of a review and analysis of an appraisal made by a certified real estate appraiser. If only part of the property is needed, full consideration has been given to the value of the remaining property, including items requiring compensation on a "cost-to-cure" basis, if any. The analysis of the remaining property takes into account the effect of the acquisition of the land needed, and the establishment and construction of the project. A breakdown of the offer is as follows:

Land, including improvements	\$75,000
10,691 sq. ft at \$7.01/ sq. ft	.
Rights being acq.)= \$75,000.00	
Severance Damages to remaining property (possible on partial acquisitions only)	\$0
"Cost to Cure" compensation involving a facility Or component on the remaining property:*	\$0
Total Just Compensation:	\$75,000

*Explanation of "Cost to Cure" items:

D. THE IMPROVEMENTS

THE IMPROVEMENTS ACQUIRED AS A PART OF THE PURCHASE ARE DESCRIBED AS FOLLOWS:

COMMENTS AND/OR EXCLUSIONS: none

PERSONAL PROPERTY NO ACQUIRED (INCLUDES ITEMS NOT PERMANENTLY ATTACHED): none

E. THE DOCUMENTS NEEDED

Following is a summary of the documents requiring your signature (indicated by "X"):

X Purchase Agreement. This document shows the terms of the transaction, and Exhibit "A" on the back provides the exact legal description. Please note that the City will pay the cost of title search, escrow and recording , as needed.

☒ X Warranty Deed (to be notarized)	☐ Extended Occupancy Agreement
☐ Right of Way Contract (to be notarized)	☐ Easement (to be notarized)
☐ Temporary Construction Easement	☐ Arizona Substitute W-9 Form
☐ Summary Statement of Offer to Purchase and Improvement Report (see below)	

G. SUBSURFACE IMPROVEMENT STATEMENT

1. I ☐ am ☒ am NOT aware of the presence of any subsurface improvements, (e.g., septic systems, storm cellars, ground wells) within the area of the City's acquisition.*
2. Irrigation Water Rights/Wells ☐ Yes ☐ No. Well Registration No (s): _____
(NOTE: If you answered yes regarding water rights, please provide a copy of the appropriate certificate)

*If aware of any such improvements, please provide any information that may assist in locating same.

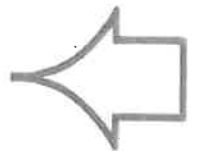
GRANTOR

Salvador G. Giron

DATE

February 14, 2018

DATE



LEGAL DESCRIPTION

The East 100 feet of the following property:

The North 365 feet of the West 270 feet of the South $\frac{5}{8}$ ths of the West one-half of the West one-half of the Southeast one-quarter of Section Two (2), Township Three (3) North, Range One (1) West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT, that part lying Southwesterly of, and adjacent to, a line parallel to and distant 160 feet Northeasterly from the center line of the Santa Fe Railroad right-of-way; and

EXCEPT the North 265 feet thereof.

S/T/R/ 2 3N 1W

Parcel: 501-80-034C

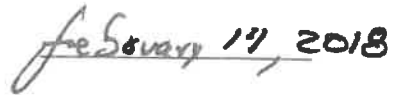
ACKNOWLEDGEMENT

I, Salvador Vera acknowledge by signing this document that I have agreed to advise the "tenant" located on the OTS parcel with the address of 15645 N. Nash Street, Surprise, Arizona 85374, that the City of Surprise has made an offer on the above said property to purchase. You will advise the tenant of the eviction date, per any State or Federal tenant laws. **The City of Surprise will not complete the final sale at closing if the tenant is still on the said property.**

Salvador Vera

A handwritten signature in dark ink, appearing to read "Salvador Vera", written over a horizontal line.

Date:

A handwritten date in dark ink, "February 17, 2018", written in a cursive style.



**Community Development
Real Property Program**
16000 N. Civic Center Plaza
Surprise, AZ 85374

February 9, 2018

Mr. Salvador Vera
18146 W Happy Valley Road
Wittman, Arizona 85361

Re: OTS Property APN 501-80-034C

Dear Mr. Vera:

You spoke with Eric Fitzer, the Community Development Director in regards to the City of Surprise being interested in acquiring the OTS property located at 15645 N Nash Street, Surprise, Arizona 85378. Your property contains approximately 10,691 sq ft.

The City would like to offer \$75,000.00 for the property and pay for all the closing cost associated with this purchase. If this offer is acceptable, I have enclosed the needed documents, sign and return to my attention and I will open escrow.

If you have any questions, please do not hesitate to contact me at (623) 222-3026 or via email at Renee.fugiel@surpriseaz.gov. Thank you for your assistance.

Sincerely,

Renee Fugiel
Right of Way Agent



CITY OF SURPRISE
Regular City Council Meeting

April 17, 2018 @ 6:00:00 PM

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

Council Meeting Date:	April 17, 2018	Contact Person:	Lindsey Duncan, Finance Director
Submitting Department:	Finance Dept	District:	1
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Presentation and discussion pertaining to the FY2018 Financial Status Report through January 2018.

Motion:

Discussion only, there is no action.

Background:

This update will review the financial activity through the month of January 2018.

Objective Analysis:

The comparison of the actual financial activity to the plan laid out in the budget helps the City to determine the current financial position. This will allow for better short and long term financial planning as the current fiscal year is underway and the planning for the next budget begins.

Policy Compliant:

This item is compliant with City and Council Policy.

Financial Impact:

The attached presentation provides an update of the year to date revenue and expenditures for the general fund.

Budget Impact:

This item does not amend the current fiscal year budget. There will be discussion of the city's financial performance to-date.

FTE Impact:

This item does not change the full time equivalent position count.

ATTACHMENTS:

Click to download

- ☐ [Sales and Use Tax Report through Jan 2018](#)
 - ☐ [FY2018 Financial Status Update Presentation](#)
 - ☐ [01-2018 Grant Report](#)
-



Sales and Use Tax
Fiscal Year to Date as of January 2018

General Fund	2016 Actual	2017 Actual	2018 Actual	Actual 2018 to 2017 \$ Variance	% Variance	2018 Budget	Actual to Budget 2018 \$ Variance	% Variance
Retail	7,685,893	8,935,106	9,561,182	626,076	7%	8,854,620	706,562	8%
Vehicles	3,035,750	3,623,460	4,318,136	694,676	19%	3,843,354	474,782	12%
Communications/Utilities	3,515,777	3,029,354	3,144,983	115,629	4%	3,002,055	142,928	5%
Contracting	1,250,000	1,250,000	1,250,000	0	0%	1,250,000	0	0%
Restaurant/Bar	3,250,484	3,782,765	4,180,888	398,123	11%	3,748,677	432,211	12%
Real Estate/Rental & Leasing	2,457,778	2,542,972	2,873,034	330,062	13%	2,520,107	352,926	14%
Arts/Entertainment	418,340	293,281	290,168	(3,113)	-1%	290,635	(467)	0%
Hotel/Motel	277,551	255,931	296,532	40,600	16%	253,630	42,901	17%
Transient Lodging	70,181	74,321	81,692	7,371	10%	71,542	10,150	14%
Auditing	31,013	2,750	825	(1,925)	-70%	0	825	0%
Use Tax	506,424	501,891	643,318	141,427	28%	497,349	145,969	29%
Other Tax Activity	671,284	215,291	140,334	(74,957)	-35%	213,390	(73,056)	-34%
Total General Fund	23,170,474	24,507,122	26,781,091	2,273,969	9%	24,545,359	2,235,733	9%
Percentage of change from prior period		6%	9%					
Transportation Improvement Fund (1.5% tax rate)	1,941,115	1,775,508	1,812,436	36,928	2%	1,198,882	613,554	51%
Percentage of change from prior period		-9%	2%					
General Capital Fund (2.2% tax rate)	1,596,968	1,354,078	1,408,239	54,161	4%	741,266	666,973	90%
Percentage of change from prior period		-15%	4%					
Tourism Fund - Bed Tax (3.52% tax rate)	176,918	261,608	287,555	25,947	10%	251,828	35,727	14%
Percentage of change from prior period		48%	10%					
Total All Funds	26,885,474	27,898,316	30,289,321	2,391,006	9%	26,737,335	3,551,986	13%

FY2017 amounts for General Fund categories, excluding contracting and transient lodging, were updated to include ADOR's implementation of location based and business code reporting.

General Fund

Retail (2.2% tax rate) - tax collections from large and small retail stores, discount department stores, warehouse clubs, and supercenters.

Vehicles (2.2% tax rate) - tax collections from vehicle sales.

Communication/Utilities (2.2% tax rate) - tax collections from businesses that provide telecommunications (landlines and cellular), electricity, gas, and water services.

Contracting (2.2% of the 3.7% contracting tax rate is dedicated to the General Fund) - tax collections from businesses engaging in contracting activity, (e.g., landscaping, painting, flooring installation, siding, roofing, concrete, plumbing, heating, framing, drywall, infrastructure, masonry, finish carpentry). The first \$1.25 million received in revenues from the 2.2% transaction privilege tax on construction will be retained in the General Fund. Any additional amount will be recorded in the General Capital Fund and will be used to fund the Capital Improvement Plan.

Restaurant and Bar (3.2% tax rate) - tax collections from restaurants, bars and caterers.

Real Estate, Rental & Leasing (2.2% tax rate) - tax collections from rental income of commercial and residential real property, and personal property rentals (e.g., rentals of formal wear, DVD's, home health equipment, recreational goods, electronics, appliances).

Arts and Entertainment (2.2% tax rate) - tax collections from businesses that charge admission for exhibition, amusement, or entertainment, (e.g., gym memberships, golf courses, athletic and dance instruction, movie theatres).

Hotel/Motel (2.2% tax rate) - tax collections from the activity of renting lodging space for any length of time and other activities provided at the hotel/motel.

Transient Lodging (1% of the 4.52% transient lodging tax rate is dedicated to the General Fund) - tax collections from the activity of charging for lodging and/or lodging space furnished to any transient for less than thirty consecutive days, and is in addition to the hotel/motel tax rate of 2.2%.

Auditing - payments from tax audits conducted by in house and contract auditors.

Use Tax (2.2% tax rate) - tax collections from goods and products that are used or stored in the City where sales tax was not paid when purchased.

Other Tax Activity (2.2% tax rate) - tax collections from business license fees, advertising, feed at wholesale, job printing, manufactured buildings, old business codes, and maintenance, repair, replacement or alteration projects (MRRA).

Dedicated Funds

Transportation Improvement (1.5% of the 3.7% contracting tax rate is dedicated to the Transportation Improvement Fund)

The transportation improvement fund is established to provide for the collection and expenditure of the dedicated 1.5% local construction transaction tax adopted by the Mayor and Council through ordinance 05-13. This tax is dedicated for the improvement of existing roadway corridors and the related costs of the construction of new roadways.

General Capital (2.2% of the 3.7% contracting tax rate)

The first \$1.25 million received in revenues from the 2.2% transaction privilege tax on construction will be retained in the General Fund. Any additional amount will be recorded in the General Capital Fund and will be used to fund the Capital Improvement Plan.

Tourism (3.52% of the 4.52% transient lodging tax rate is dedicated to the Tourism Fund)

Ordinance No. 2015-10 increased the tax rate to 4.52% with 3.52% recorded in the Tourism Fund. Mayor and City Council has designated that 75% will be allocated to Sports Tourism Facility Development/Facility Improvement and 25% will be allocated to Special Events/Marketing/Studies.



Transaction Privilege Tax Report

Hotel Motel

Tax Collected	Reported to State	Reported to City	FY2014	FY2015	FY2016	*FY2017	FY2018	5 YR Average FY2014 - FY2018
Jul	Aug	Sep	\$ 19,645	\$ 17,682	\$ 16,928	\$ 21,297	\$ 31,513	\$ 21,413
Aug	Sep	Oct	\$ 19,858	\$ 24,363	\$ 24,829	\$ 23,264	\$ 26,213	\$ 23,705
Sep	Oct	Nov	\$ 25,992	\$ 30,945	\$ 31,473	\$ 35,342	\$ 38,405	\$ 32,431
Oct	Nov	Dec	\$ 18,586	\$ 52,349	\$ 59,506	\$ 58,393	\$ 55,171	\$ 48,801
Nov	Dec	Jan	\$ 61,772	\$ 41,435	\$ 44,780	\$ 46,760	\$ 48,603	\$ 48,670
Dec	Jan	Feb	\$ 43,701	\$ 43,753	\$ 49,646	\$ 36,930	\$ 43,340	\$ 43,474
Jan	Feb	Mar	\$ 43,414	\$ 23,111	\$ 50,389	\$ 33,947	\$ 53,287	\$ 40,829
Feb	Mar	Apr	\$ 51,074	\$ 85,180	\$ 67,284	\$ 77,765		\$ 70,326
Mar	Apr	May	\$ 70,001	\$ 80,525	\$ 90,729	\$ 91,488		\$ 83,186
Apr	May	Jun	\$ 34,916	\$ 32,169	\$ 39,894	\$ 44,009		\$ 37,747
May	Jun	Jul	\$ 25,429	\$ 28,916	\$ 26,763	\$ 29,185		\$ 27,573
Jun	Jul	Aug	\$ 19,937	\$ 20,246	\$ 22,958	\$ 23,917		\$ 21,765
TOTAL			\$ 434,326	\$ 480,674	\$ 525,179	\$ 522,296	\$ 296,532	\$ 499,921

*Hotel and Motel amounts for FY2017 were updated to include AZ Dept. of Revenue's implementation of location based and business code reporting

Transient Lodging

Tax Collected	Reported to State	Reported to City	FY2014	¹ FY2015	FY2016	FY2017	FY2018	5 YR Average FY2014 - FY2018
Jul	Aug	Sep	\$ 15,995	\$ 11,744	\$ 31,002	\$ 35,321	\$ 50,396	\$ 28,892
Aug	Sep	Oct	\$ 12,937	\$ 16,747	\$ 9,222	\$ 24,356	\$ 37,041	\$ 20,061
Sep	Oct	Nov	\$ 14,652	\$ 17,452	\$ 18,222	\$ 38,396	\$ 44,062	\$ 26,557
Oct	Nov	Dec	\$ 14,316	\$ 25,420	\$ 29,903	\$ 71,136	\$ 52,360	\$ 38,627
Nov	Dec	Jan	\$ 20,966	\$ 24,210	\$ 42,957	\$ 56,159	\$ 55,496	\$ 39,958
Dec	Jan	Feb	\$ 30,681	\$ 23,112	\$ 52,789	\$ 43,260	\$ 51,399	\$ 40,248
Jan	Feb	Mar	\$ 25,482	\$ 55,130	\$ 63,003	\$ 67,301	\$ 78,493	\$ 57,882
Feb	Mar	Apr	\$ 35,185	\$ 53,564	\$ 86,084	\$ 98,560		\$ 68,348
Mar	Apr	May	\$ 58,376	\$ 65,790	\$ 131,787	\$ 150,918		\$ 101,718
Apr	May	Jun	\$ 27,544	\$ 22,092	\$ 55,825	\$ 69,245		\$ 43,676
May	Jun	Jul	\$ 21,952	\$ 24,125	\$ 35,250	\$ 47,870		\$ 32,299
Jun	Jul	Aug	\$ 15,877	\$ 21,607	\$ 41,187	\$ 36,092		\$ 28,691
TOTAL			\$ 293,964	\$ 360,993	\$ 597,231	\$ 738,613	\$ 369,247	\$ 526,956

¹Transient Lodging tax rate increased from 2.52% to 4.52% effective 11/01/2015, Ordinance No. 2015-10 (3.52% of the 4.52% is recorded to the Tourism Fund)



Transaction Privilege Tax Report

Restaurant and Bar

Tax Collected	Reported to State	Reported to City	FY2014	FY2015	FY2016	*FY2017	FY2018	5 YR Average FY2014 - FY2018
Jul	Aug	Sep	\$ 346,076	\$ 370,435	\$ 402,510	\$ 502,873	\$ 517,688	\$ 427,917
Aug	Sep	Oct	\$ 371,486	\$ 393,533	\$ 430,056	\$ 482,560	\$ 551,570	\$ 445,841
Sep	Oct	Nov	\$ 364,346	\$ 433,656	\$ 434,876	\$ 496,508	\$ 588,019	\$ 463,481
Oct	Nov	Dec	\$ 402,986	\$ 410,955	\$ 481,198	\$ 531,487	\$ 595,474	\$ 484,420
Nov	Dec	Jan	\$ 423,043	\$ 473,106	\$ 487,777	\$ 545,694	\$ 600,545	\$ 506,033
Dec	Jan	Feb	\$ 438,338	\$ 469,465	\$ 522,687	\$ 602,045	\$ 651,071	\$ 536,721
Jan	Feb	Mar	\$ 436,637	\$ 460,847	\$ 491,380	\$ 621,598	\$ 676,521	\$ 537,397
Feb	Mar	Apr	\$ 490,692	\$ 532,431	\$ 547,841	\$ 614,354		\$ 546,329
Mar	Apr	May	\$ 614,719	\$ 607,926	\$ 675,027	\$ 800,846		\$ 674,630
Apr	May	Jun	\$ 466,620	\$ 506,791	\$ 545,300	\$ 650,128		\$ 542,210
May	Jun	Jul	\$ 463,010	\$ 510,135	\$ 481,777	\$ 597,185		\$ 513,027
Jun	Jul	Aug	\$ 444,832	\$ 431,220	\$ 436,037	\$ 540,675		\$ 463,191
TOTAL			\$ 5,262,786	\$ 5,600,500	\$ 5,936,467	\$ 6,985,953	\$ 4,180,888	\$ 6,141,196

*Restaurant and Bar amounts for FY2017 were updated to include AZ Dept. of Revenue's implementation of location based and business code reporting



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FY2018 Financial Status Update

**City Council Meeting
April 17, 2018**

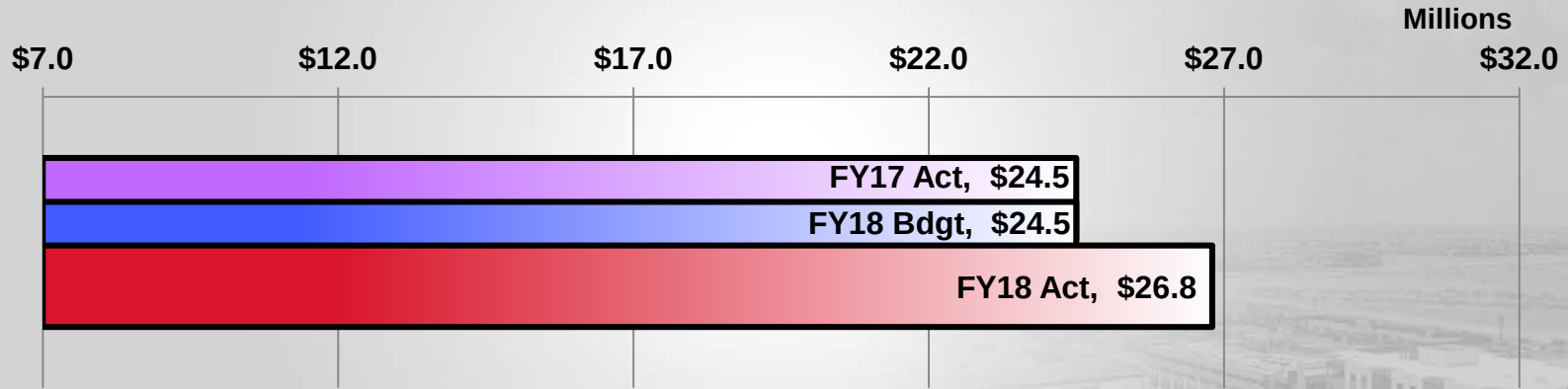
FY2018 General Fund Resources

Category	Budget Thru Jan	Actual Thru Jan*	\$ Variance	% Variance
Local Sales Tax	\$ 24.5	\$ 26.8	\$ 2.3	9%
Intergovernmental	19.0	20.2	1.2	6%
Charges for Services/Other	4.3	7.4	3.1	72%
Property Tax	4.6	4.6	-	0%
Franchise Fees	3.1	2.7	(0.4)	(13%)
Transfers In	3.5	3.4	(0.1)	(3%)
Total	\$ 59.0	\$ 65.1	\$ 6.1	10%

Amounts in millions

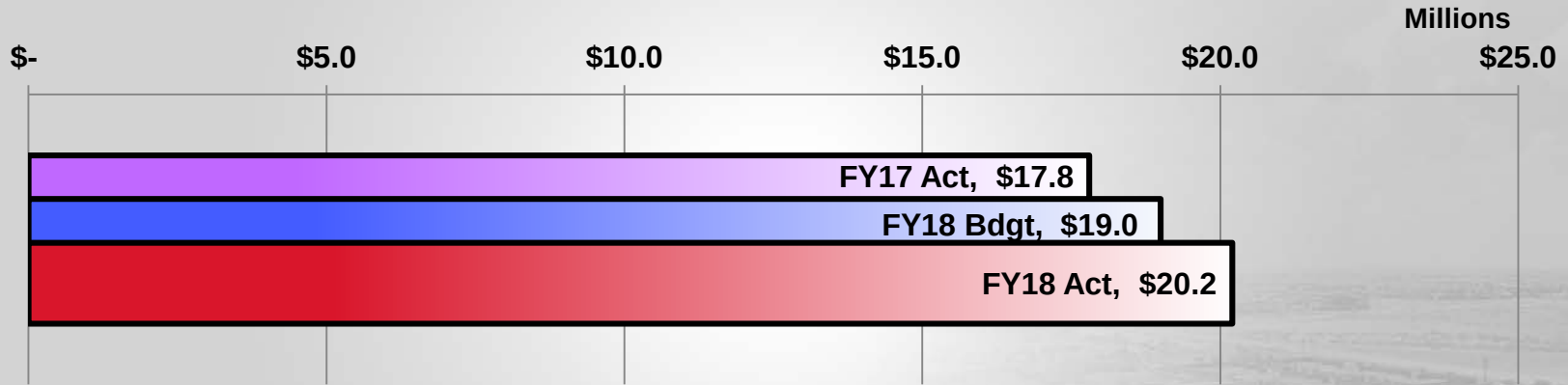
*Unaudited

Local Sales Tax



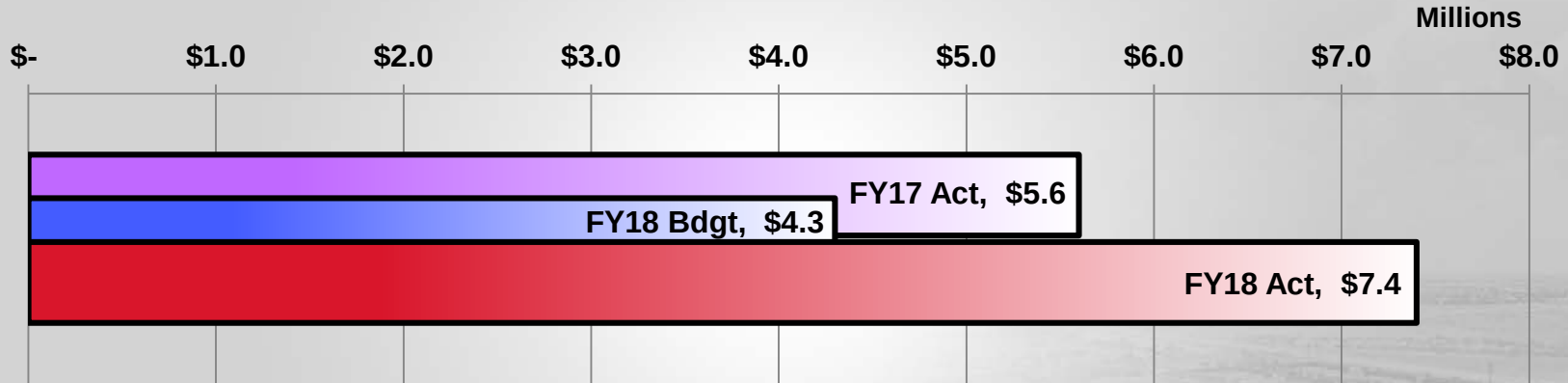
- Current actuals exceeded budget by \$2.3 M
- Development agreement reimbursements need to be considered.

Intergovernmental



- Current actuals exceeded original budget by \$1.2 M
- Timing

Charges for Services/Other FY2018



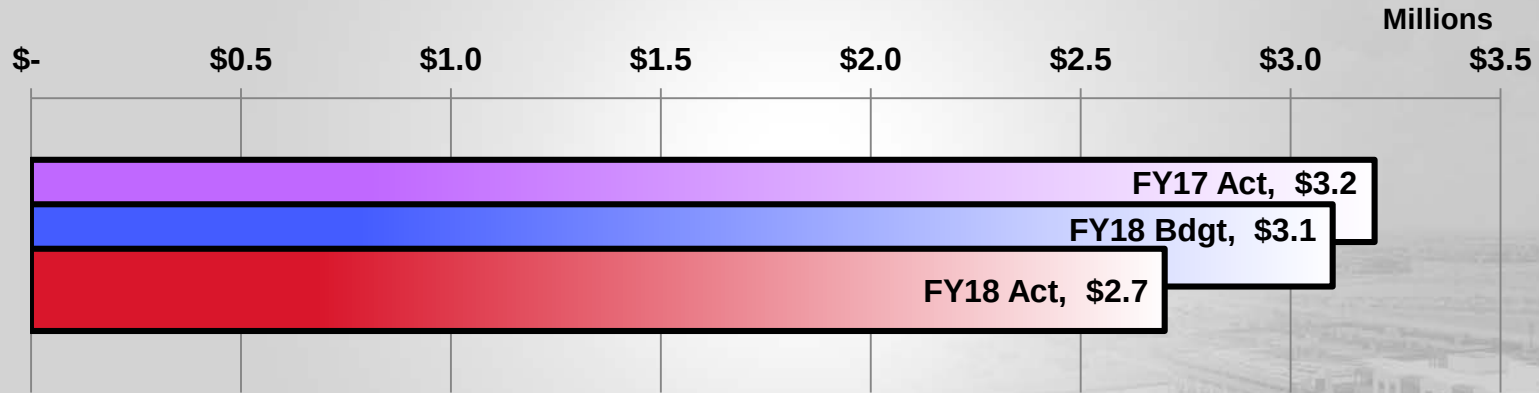
- Current actuals exceeded budget by \$3.1M
 - Development related planning, permitting, and inspection revenue is trending higher than budgeted

Property Tax FY2018



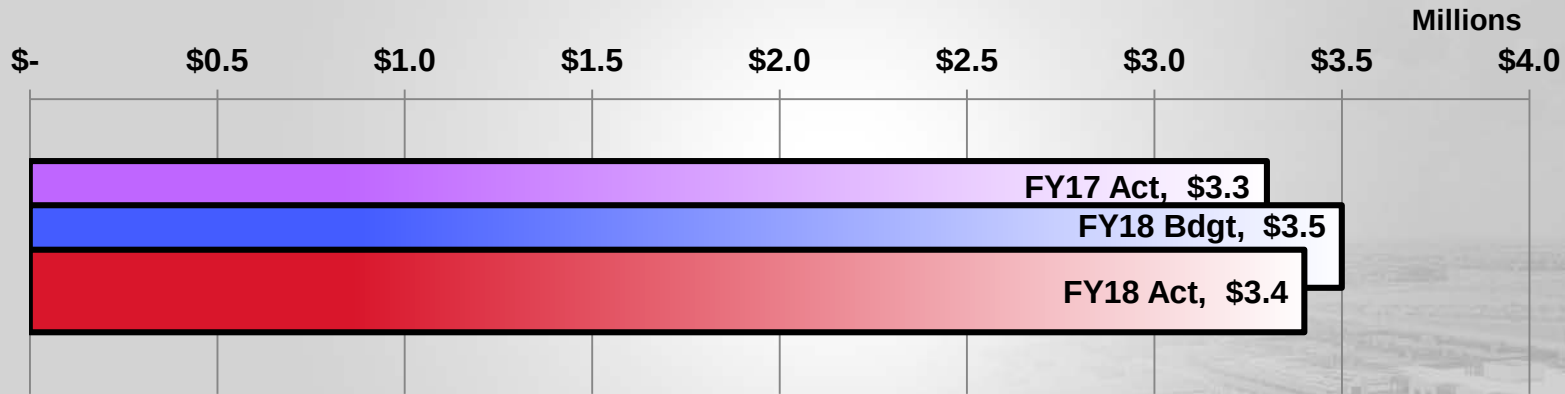
- Amount collected will equal amount of the levy.

Franchise Fees FY2018



- Current actuals are less than budget by \$0.3M

Transfers In FY2018



- Current actuals are slightly less than budget.

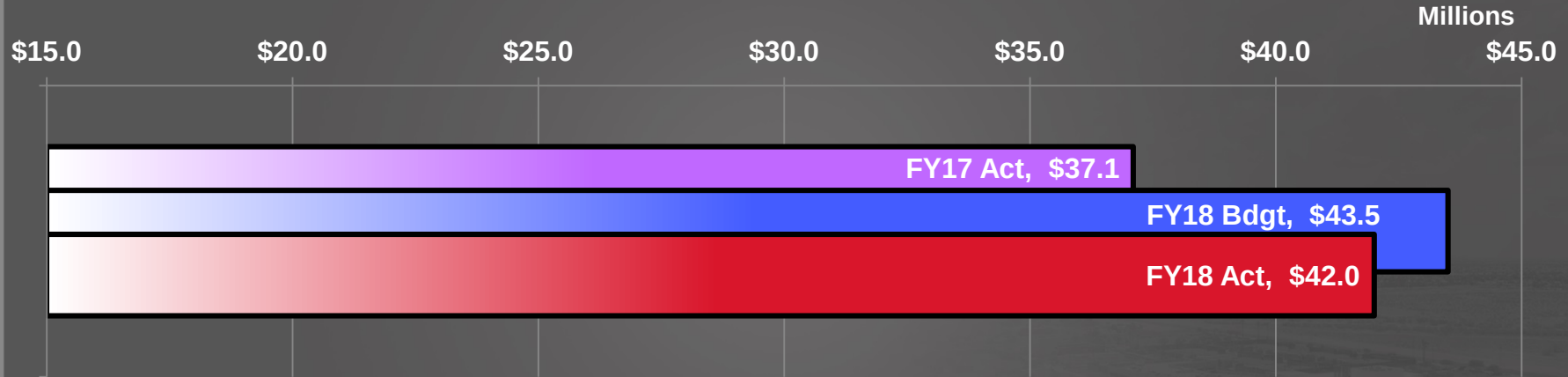
FY2018 General Fund Uses

Category	Budget Thru		Actuals Thru		\$	
	Jan		Jan*		Variance	% Variance
Personnel	\$	43.5	\$	42.0	\$ (1.5)	(3%)
Supplies		2.2		2.0	(0.2)	(9%)
Services		11.8		10.7	(1.1)	(9%)
Capital		0.1		-	(0.1)	(100%)
Contingency		-		-	-	-
Transfers Out		5.2		5.2	-	-
Total	\$	62.8	\$	59.9	\$ (2.9)	(5%)

Amounts in millions

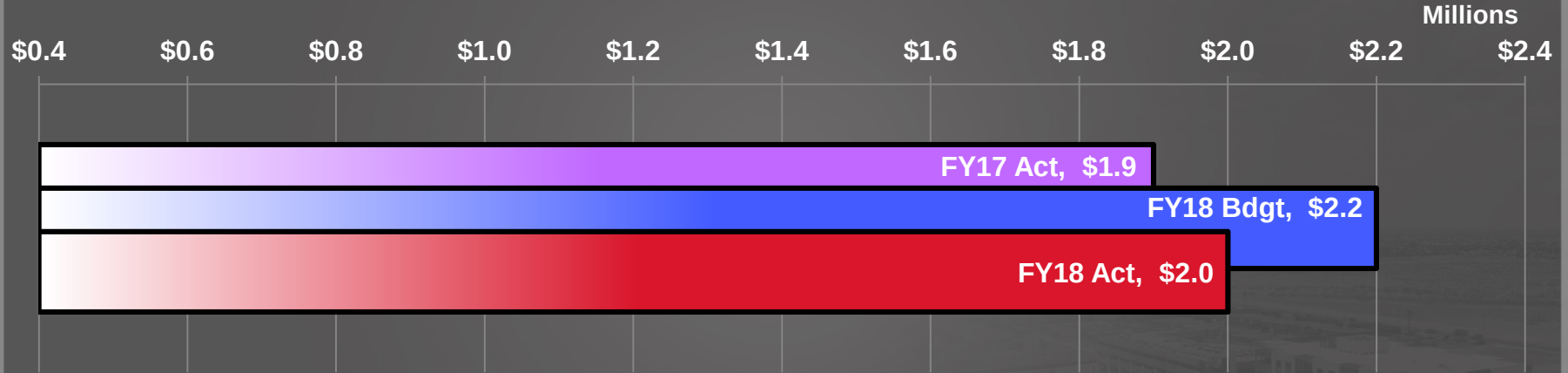
*Unaudited

Personnel FY2018



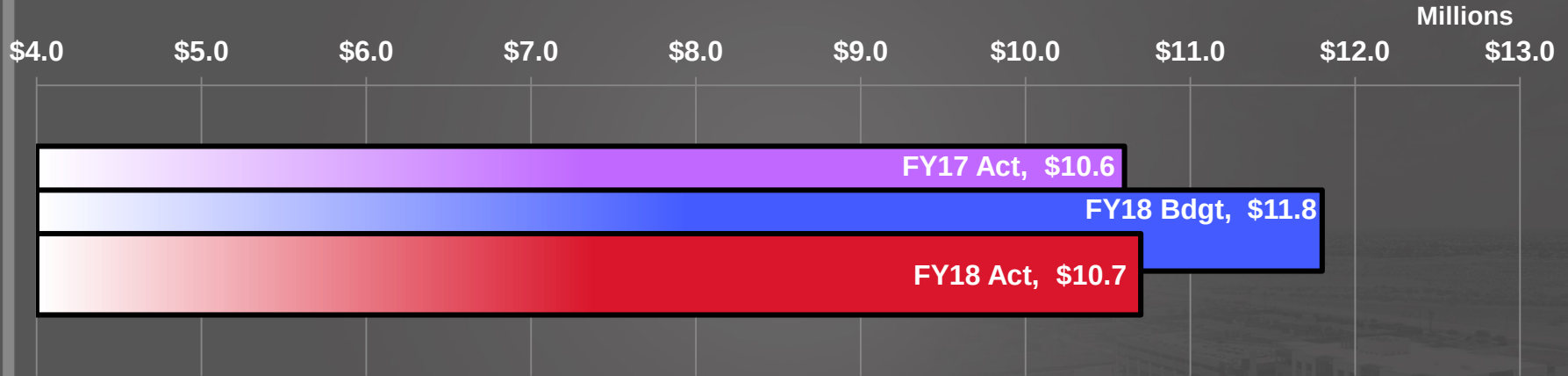
- FY18 Budget line now reflects the PSPRS budget amendment.

Supplies FY2018



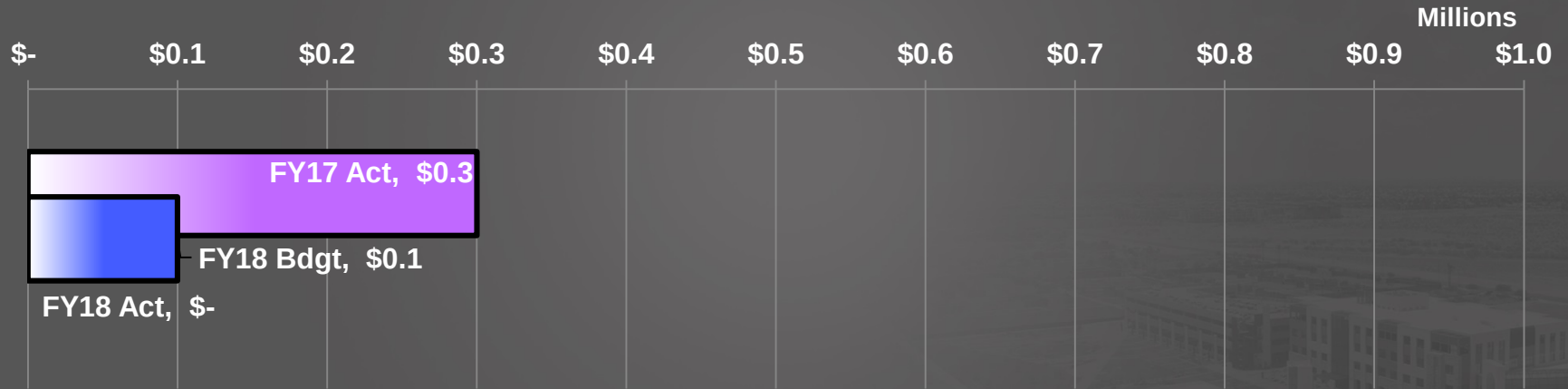
- Current actuals are below original by \$0.2M

Services FY2018

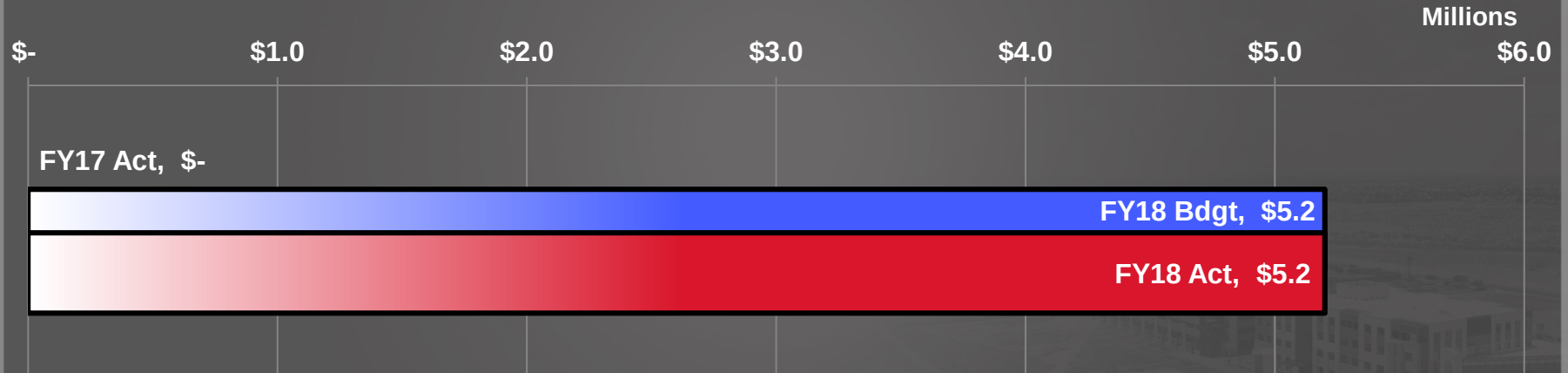


- Services are trending less than the budget amount by \$1.1M

Capital FY2018



Transfers Out FY2018



FY2018 Grant Expenditure Detail

Department	Total Expenditures
Community Development	\$295,800
City Attorney	13,800
Fire-Medical	259,300
Human Services/Community Vitality	444,700
Police	104,600
Total Expenditures	\$1,118,200

FY2017 vs. 2018 Grant Awards

Department	2017 Awards	2018 Awards
Community Development	\$402,500	\$0
City Attorney	94,700	*329,900
Fire-Medical	*873,400	107,900
Human Services/Community Vitality	926,200	626,200
Police	240,600	*658,800
Total Awards	\$2,537,400	\$1,722,800

* Includes multi-year awards



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**QUESTIONS OR
COMMENTS?**

Thank You

FY 18 Grant Expenditure Detail
for July 1, 2017 through January 31, 2018

Dept	Project	Project Title	Expended
City Attorney	G13040	FY 17 Prosecutor's Office VOCA	8,900
City Attorney	G13060	FFY 17 Prosecutor's Office VOCA 2	4,900
SPD	G31110	DEA Task Force FY 17	3,400
SPD	G31120	Police Department VOCA FY 17	19,800
SPD	G31150	FY 17 GOHS Know Your Limit	9,700
SPD	G31180	FFY 16 CBRNE Sustainment 160823-01	37,600
SPD	G31210	Police Department UASI Reall 150822-02	200
SPD	G31220	FFY17 PD CBRNE Sustainment UASI	2,000
SPD	G31240	FFY18 DEA Task Force	7,900
SPD	G31300	FY 17 GOHS STEP OT	10,000
SPD	G31310	FY18 GOHS STEP Enforcement	1,300
SPD	G31340	FFY18 GOHS Occupant Protection Enforce	800
SPD	G31350	FFY18 GOHS DUI Abatement	11,800
FMD	G34090	FFY 16 Fire CBRNE Sustain 160822-01	9,100
FMD	G34100	SAFER Grant EMY-2015-FH-00791	216,200
FMD	G34180	FFY 18 FD AZDOHS CERT Sustainment	12,600
FMD	G34190	FFY 18 AZDOHS CBRNE Sustainment	15,500
FMD	G34230	Gila River Indian Community Grant	5,900
CD	G42010	FY 17 SRTS Studies - Parkview & Ashton	5,000
CD	G42020	FY 17 SRTS Studies - Marley & Rancho	23,100
CD	G42040	FY 17 SRTS Walking/Biking Maps	38,500
CD	G42050	DOD - 2 AME-UP	220,700
CD	G42060	PIP Grant for Grant 42010	2,800
CD	G42070	PIP Grant for Grant G42020	2,800
CD	G42080	PIP Grant for Grant G42030	2,900
HSCV	G51170	FY 14-15 CDBG St Improv	1,700
HSCV	G51220	FY 16 CDBG Public Service	48,700
HSCV	G51230	FY 16 CDBG AZTC Improvements	20,100
HSCV	G51240	FY 2016 HOME	64,000
HSCV	G51260	2013 CDBG Emergency Repair	26,700
HSCV	G51290	2015 CDBG Utility Feasibility Study	38,300
HSCV	G51320	FY 14-15 HOME	23,000
HSCV	G51330	2015 HOME	50,000
HSCV	G51400	2017 CDBG Administration	60,700
HSCV	G51410	2017 CDBG Admin - advertising	6,600
HSCV	G51480	TO Stabilizing Families in Need	20,000
HSCV	G51500	FY 18 AAA - Meals	24,800
HSCV	G51510	FY 18 AAA - Senior Center	7,900
HSCV	G51520	FY 18 CAP	47,900
HSCV	G51550	2017 CDBG Sr Ctr Improvement	4,400

Total Expended

\$1,118,200.00