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

Tuesday, August 7, 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 the month of August as Drowning Impact Awareness Month.	None Mayor Wolcott

E. City Manager Report:

District Citywide	Presentation and recognition of the 2018 Summer Youth Interns.	None Bob Wingenroth, City Manager

F. City Attorney Report:

G. City Clerk Report:

District Internal	Consideration and action to appoint Judge, Todd Lang to fill the vacancy for the Superior Court representative for the City of Surprise Judicial Selection Advisory Commission with a term expiration of June 30, 2022.	None Sherry Ann Aguilar, City Clerk
District Internal	Consideration and action to appoint Flynn P. Carey to fill the vacancy on the Judicial Selection Advisory Commission - Maricopa County Bar Association position with a term expiration of June 30, 2022.	None Sherry Ann Aguilar, City Clerk
District Internal	Consideration and action to appoint Kymberlee Stutzman to fill a vacancy on the Judicial Selection Advisory Commission with a term expiration of June 30, 2022.	None Sherry Ann Aguilar, City Clerk
District Internal	Consideration and action to appoint Gina Narez to fill the remainder of a vacancy for the Tourism Commission - Hotel Representative with a term expiration of June 30, 2019.	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	Consideration and action on the minutes of June 19, 2018 Regular City Council Work Session and Regular City Council Meeting; the Special City Council Meeting and Executive Session of June 26, 2018.	None	Sherry Ann Aguilar, City Clerk
2.	District 4	Consideration and action on a request by Theresa Morse (Agent) for a Series 10 (Beer & Wine) liquor license for Gifts To Go, LLC, located at 11340 W. Bell Road, Suite 128, Surprise, AZ 85374.	None	Sherry Ann Aguilar, City Clerk
3.	District 2	Consideration and action on a request by Andrea Lewkowitz (Agent) for an Agent Change/Acquisition of Control for Coco's Bakery & Restaurant located at 15955 W. Clearview Boulevard, Surprise, AZ 85374 for existing license 12078439.	None	Sherry Ann Aguilar, City Clerk
4.	District 3	Consideration and action for the creation of a lighting improvement district pursuant to A.R.S. 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks for the Zanjero Trails Parcel 11 Street Lighting Improvement District. Resolution #2018-45.	None	Karl Zook, Public Works Department
5.	District 1	Consideration and action to create a lighting improvement district pursuant to A.R.S. 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks for the Mirano at Desert Oasis Street Lighting Improvement District; Resolution # 2018-117.	None	Karl Zook, Public Works Department
6.	District Internal	Consideration and action on an amendment to Fiscal Year 2019 Capital and Operating List of Items Over $50,000 by increasing information technology's operating items over $50,000 to account for increases in software maintenance and lease agreements per Procurement Code 2-338; Resolution # 2018-121.	None	Tammie Hollowell, Information Technology
7.	District 3	Consideration and action on the “Final Plat of Zanjero Trails Phase	None	

		2 – Parcel 11C," dated April 20, 2018; a property generally located at the southwest corner of Cactus and Perryville Roads, within Zanjero Trails Planned Area Development ("PAD").	Hobart Wingard - Community Development
8.	District Citywide	Consideration and action pertaining to an amendment of the Fiscal Year 2018 Budget by reallocating appropriations of $90,000 from Solid Waste salary savings to Solid Waste services associated with disposal costs for contaminated recycling and amending the Capital and Operating List of items over $50,000; Resolution # 2018-116.	None Mike Gent, PW Director
9.	District 3	Consideration and action on the "Final Plat of Zanjero Trails Phase 2 – Parcel 11A," dated April 20, 2018; a property generally located at the southwest corner of Cactus and Perryville Roads, within Zanjero Trails Planned Area Development ("PAD").	None Hobart Wingard - Community Development
10.	District 3	Consideration and action on the "Final Plat of Zanjero Trails Phase 2 – Parcel 11B," dated April 20, 2018; a property generally located at the southwest corner of Cactus and Perryville Roads, within Zanjero Trails Planned Area Development ("PAD").	None Hobart Wingard - Community Development
11.	District 3	Consideration and action on the "Map of Dedication of Zanjero Trails Phase 2 – Parcel 11," dated June 15, 2018; a property generally located at the southwest corner of Cactus and Perryville Roads, within Zanjero Trails Planned Area Development ("PAD").	None Hobart Wingard - Community Development
12.	District Citywide	Consideration and action pertaining to a request by the Surprise Arts & Cultural Advisory Commission to convene a joint meeting with the Tourism Advisory Commission, the Community & Recreation Advisory Commission, and the Planning & Zoning Commission.	None Paul Bernardo, Government & Community Partnerships Director
13.	District 1	Consideration and action on the "Austin Ranch West Parcel 5," Final Plat dated June 20, 2018; a property generally located ¼ mile north of the northeast corner of Deer Valley Road and 187th Avenue, within the Austin Ranch Planned Area Development ("PAD").	None Hobart Wingard - Community Development
14.	District 1	Consideration and action on a Final Plat to allow for the development of a single-family residential subdivision on approximately 25.4 acres in parcels L7 and L8-B of the Desert Oasis at Surprise Planned Area Development (PAD) generally located s north of Jomax Road and west of 171st Avenue in Desert Oasis.	None Sergio Angulo - Community Developmnet
15.	District 1	Consideration and action on the "Final Plat – Williams 222," Final Plat dated June 4, 2018; a property generally located on the northeast corner of Williams Road and 222nd Avenue.	None Sergio Angulo - Community

				Development

Regular Agenda Item - Public Hearing:

16.	District Citywide	Consideration and action on Ordinance 2018-05 amending Chapter 54, Article I, to add a new section, Section 54-8 of the Surprise Municipal Code relative to the use of handheld mobile devices or portable electronic devices while driving.	None	James Jackson, Police Dept.
17.	District 1	Consideration and action on a Preliminary Plat to allow for the development of a single-family residential subdivision in parcels L1, L2, L3, L4, and L12 of the Desert Oasis at Surprise PAD generally located south of Dynamite Boulevard and west of 171st Avenue in Desert Oasis.	None	Sergio Angulo - Community Development
18.	District 1	Consideration and action on a Preliminary Plat to allow for the development of a single-family residential subdivision in the Tierra Rico PAD generally located in the southwest corner of Peak View Road and 171st Avenue.	None	Sergio Angulo - Community Development
19.	District 1	Consideration and action on a Zone Change from RL-5 to RM-9 with a PUD Overlay to allow for the development of Sunrise Ranch, a new residential subdivision, located on the northeast corner of 171st Avenue and Jomax Road; Ordinance 2018-10.	None	Sergio Angulo - Community Development

Regular Agenda Item - Non-Public Hearing:

20.	District Citywide	Consideration and action pertaining to approval of the Restated Asante Water development Agreement; Resolution # 2018-127.	None	Terry Lowe, Water Resource Management Director
21.	District Citywide	Consideration and action on the City of Surprise updated Water Resource Management Water Acquisition Policy.	None	Terry Lowe, Water Resource Management Department Director
22.	District Citywide	Consideration and action pertaining to City's amended designation of volunteers deemed employees for workers' compensation benefits; Resolution #2018-106.	None	Brian Carmichael, Human Resources
23.	District Internal	Consideration and action pertaining to opposition to the formation of the Waddell Fire & Medical District; Resolution # 2018-118.	None	Tom Abbott, Fire Chief
24.	District Citywide	Consideration and action pertaining to approval of an amendment to the FY19 Capital and Operating List of Items over $50,000; amending the FY19 budget by reallocating appropriations of	None	Donna Miller, CRS

		$4,651,900 from contingency to capital within the library development fee fund for the Asante Branch library project P54120; Resolution #2018-112.	Director
25.	District 5	Consideration and action on an application for a major amendment to the Surprise Town Center Comprehensive Sign Program; case number FS16-387.	None Eric Fitzer - Community Development
26.	District 5	Consideration and action on an application for a major amendment to the Surprise Marketplace Comprehensive Sign Program; case number FS16-388.	None Eric Fitzer - Community Development
27.	District 2	Discussion and possible action to approve Resolution No. 2018-124 for a Development Agreement for Happy Valley Road Right of Way ("Agreement") with Arizona State Land Department ("ASLD").	No Action Lloyd Abrams - Community Development
28.	District Citywide	Consideration and action pertaining to approval of an Intergovernmental Agreement with the Regional Public Transportation Authority for the City's FY2019 transit services; Resolution # 2018-110.	None David Kohlbeck, Public Works
29.	District 6	Consideration and action to amend the FY2019 budget by adding a capital project for the construction of Sweetwater Avenue from 140th Avenue to Litchfield Road; Resolution # 2018-120.	None Mike Gent, PW Director
30.	District Citywide	Consideration and action pertaining to approval of proposed amendments to Surprise Municipal Code, Chapter 2, Article VIII, Sections 2-295 and 296 regarding Boards and Commissions; Ordinance # 2018-11.	None Robert Wingo, City Attorney
31.	District Citywide	Consideration and action to vacate the August 21, 2018, City Council Work Session and Regular Meeting to facilitate Council's attendance at the annual Arizona League of Cities and Towns Conference	None Sherry Ann Aguilar, City Clerk

J. Other Business and Future Agenda Items:

K. Mayor/Council Reports:

L. Executive Session:

32.	District Internal	Consideration and action to enter executive session for legal advice, discussion, or consultation with the City Attorney and designated representatives of the City Council in order to consider its position and instruct its attorneys or representatives regarding contracts subject to negotiation and acquisition of real property of Circle City pursuant to A.R.S. 38-431.03(A)(3), (4), and (7).	None Robert Wingo, City Attorney
33.	District Internal	Consideration and action to enter executive session for legal advice, discussion, or consultation with the City Attorney and	None Robert

		designated representatives of the City Council in order to consider its position and instruct its attorneys or representatives regarding contracts subject to negotiation and sale of real property located in the Original Town Site pursuant to A.R.S. 38-431.03(A)(3), (4), and (7).	Wingo, City Attorney
34.	District Internal	Consideration and action to recess into executive session to discuss and consider end of year personnel evaluations and Fiscal Year 2019 goals for the City Manager, City Clerk, and City Attorney pursuant to A.R.S. 38-431.03 (A)(1).	None Mark Schott, Human Resources

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

August 7, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	August 7, 2018	Contact Person:	Mayor Wolcott
Submitting Department:	Government & Community Partnerships	District:	Citywide
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Proclamation acknowledging the month of August as Drowning Impact Awareness Month.

Motion:

None.

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

August 7, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	August 7, 2018	Contact Person:	Bob Wingenroth, City Manager
Submitting Department:	City Manager Two	District:	Citywide
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Presentation and recognition of the 2018 Summer Youth Interns.

Motion:

Background:

Joe Gladieux and Ervin Cutwright will provide an overview of the Summer Youth Program.

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

The Surprise Youth Employment Program (SYEP) was included as a part of the FY2019 budget within the Human Service and Community Vitality (HSCV) Department.

FTE Impact:

No new FTE's are required to run this program.

ATTACHMENTS:

Click to download

No Attachments Available

CITY OF SURPRISE
Regular City Council Meeting

August 7, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	August 7, 2018	Contact Person:	Sherry Ann Aguilar, City Clerk
Submitting Department:		District:	Internal
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action to appoint Judge, Todd Lang to fill the vacancy for the Superior Court representative for the City of Surprise Judicial Selection Advisory Commission with a term expiration of June 30, 2022.

Motion:

I move to appoint Judge, Todd Lang to fill the vacancy for the Superior Court representative for the City of Surprise Judicial Selection Advisory Commission with a term expiration of June 30, 2022.

Background:

Sec. 30-41. - Membership.

(a)

The *judicial* selection advisory commission shall be composed of the following:

(1)

An appellate court judge to be recommended for appointment by the Chief Justice of the Arizona Supreme Court;

(2)

A Superior Court Judge of Maricopa County to be recommended for appointment by the presiding judge of the Maricopa Superior Court;

(3)

A member of the State Bar of Arizona who shall be appointed from among three nominees recommended by the state bar board of governors;

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

Click to download

No Attachments Available

CITY OF SURPRISE
Regular City Council Meeting

August 7, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	August 7, 2018	Contact Person:	Sherry Ann Aguilar, City Clerk
Submitting Department:		District:	Internal
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action to appoint Flynn P. Carey to fill the vacancy on the Judicial Selection Advisory Commission - Maricopa County Bar Association position with a term expiration of June 30, 2022.

Motion:

I move to appoint Flynn P. Carey to fill the vacancy on the Judicial Selection Advisory Commission - Maricopa County Bar Association position with a term expiration of June 30, 2022.

Background:

Sec. 30-41. - Membership.

(a)

The *judicial* selection advisory commission shall be composed of the following:

(1)

An appellate court judge to be recommended for appointment by the Chief Justice of the Arizona Supreme Court;

(2)

A Superior Court Judge of Maricopa County to be recommended for appointment by the presiding judge of the Maricopa Superior Court;

(3)

A member of the State Bar of Arizona who shall be appointed from among three nominees recommended by the state bar board of governors;

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

Click to download

- [ ] Carey Letters

SURPRISE
ARIZONA

City Clerk's Office
Sherry Ann Aguilar, City Clerk
16000 N. Civic Center Plaza
Surprise, AZ 85374
clerk@surpriseaz.gov
Office: 623-222-1220

July 20, 2018

Flynn P. Carey

VIA EMAIL – [redacted]

Dear Mr. Carey:

I am pleased to advise you that the **Selection Committee** consisting of Council members Ken Remley (Chair); Roland Winters and Patrick Duffy have selected you to serve on the ***City of Surprise Judicial Selection Advisory Commission (Maricopa County Bar position)*** pending City Council approval.

You are invited to attend the Regular Council Meeting scheduled for **Tuesday, August 7, 2018 @ – 6:00 p.m.** for Mayor and Council acceptance and to also give you an opportunity to be introduced to the entire Council. The official Oath of Office will also take place at this meeting directly following your appointment.

After your appointment and Oath of Office, a staff member will be in contact with you to advise you of the next commission meeting.

Please confirm whether or not you will be able to attend either by e-mail or direct line 623-222-1220 or by e-mail: clerk@surpriseaz.gov.

Thank you and I look forward to hearing from you soon.

Sincerely,

Sherry Ann Aguilar

Sherry Ann Aguilar, City Clerk – MMC

7-19-18

MITCHELL STEIN CAREY CHAPMAN
ATTORNEYS AT LAW

One Renaissance Square
2 North Central Ave., Suite 1450
Phoenix, AZ 85004
MSCCLaw.com

[redacted]

May 21, 2018

VIA EMAIL

Allister Adel, Esquire
Executive Director
Maricopa County Bar Association
[redacted]

Re: City of Surprise Judicial Selection Board Vacancy

Dear Ms. Adel:

Please accept this as my letter of interest in the City of Surprise Judicial Selection Board. I have been a practicing attorney in Arizona since 2007. My focus has been in the areas of criminal defense, administrative law, and school discipline. A significant portion of my criminal work is in the municipal and Justice Court systems (the County misdemeanor Court), and I have practiced in the majority of the Courts at every level in Maricopa, Pima, Pinal, Yavapai, and Coconino counties.

Previously, I served on the Town of Guadalupe Judicial Advisory Board as part of a committee to interview candidates for Town Magistrate and make recommendations to the Town Council. I look forward to the opportunity to work with the City of Surprise in a similar capacity.

My resume is attached for your review.

Sincerely,

MITCHELL | STEIN | CAREY | CHAPMAN, PC

By: Flynn P. Carey

MITCHELL STEIN CAREY CHAPMAN
ATTORNEYS AT LAW

Flynn Carey

[redacted]

Flynn Carey's practice focuses on Criminal Defense, Administrative Law, and School Discipline and Title IX litigation. Flynn defends clients throughout Arizona in violent crime and vehicular prosecutions, advocates for professionals in licensing investigations and in board proceedings, and assists companies and governmental entities in conducting internal investigations and litigating white collar and fraud cases.

Flynn has litigated all manner of criminal cases, from assault and domestic violence charges to drug charges, to sexual misconduct and murder cases. Flynn manages the firm's DUI and Vehicular Crimes practice, and has litigated issues related to impaired drivers before the trial courts and the Arizona Court of Appeals. Since establishing that practice, Flynn has represented all types of licensed drivers, including those with specialized licensing and certifications, in a variety of vehicular matters including DUI, aggressive/reckless driving, aggravated assault with a vehicle, and leaving the scene of an accident cases. He also appears regularly before the Arizona Department of Transportation, defending clients in administrative actions against their driving privileges.

Flynn represents professionals before their licensing agencies, in conjunction with parallel criminal allegations and in situations in which professionals are accused of violating the practice restrictions and standards of their licensing entity. Flynn appears on behalf of clients before a significant number of the licensing and professional boards in Arizona.

Education

University of Arizona
James E. Rogers College of Law, J.D., 2007 (*cum laude*)

- Research Editor, Arizona Law Review
- Honorable Rufus C. Coulter Scholarship
- Criminal Law Society, President

University of Arizona
B.S., Management Information Systems, 2000 (*cum laude*)

Professional Recognition

- AzBusiness Magazine, March 2017
    - Selected as one of the Top 100 Attorneys in Arizona
- Southwest SuperLawyers
    - Listed in Southwest SuperLawyers – Criminal Defense (2015-2018)
    - Listed as one of the Top 50 Attorneys in Arizona (2016)
    - Southwest SuperLawyers Rising Star – Criminal Defense (2014)
- Listed in Best Lawyers in America – Criminal Defense (2015-2018 eds.)
- Chambers and Partners Rated (2014-2017)
- AV Preeminent Rating, Martindale Hubbell (2013-2018)
- Client's Choice Award, AVVO.com (2013-2015)
- 10.0 AVVO Rating (2013-2018)
- Arizona Attorney Creative Arts Competition, Honorable Mention (2008)
- American Legal Institute-American Bar Association Scholarship & Leadership Award (2007)
- Rosenberg Distinguished Editor Award (2007)
- T.C. Clark Litigation with Civility Award (2007)
- City of Tucson Public Service Excellence Award (2004)
- Public Manager Certification (2004)
- Outstanding Leader in Library Youth Development (2002)
- Letter of Recognition, City of Tucson City Managers Office (2002)

Professional Leadership

- Maricopa County Bar Association, Board of Directors (2014-Present)
    - Treasurer (2018)
    - Secretary (2017)
- Maricopa County Bar Association, Young Lawyers Division, Board Member (2010-2016)
    - Sponsorship Chair, Barristers Ball Committee (2010-2011)
    - Committee Chair, Barristers Ball Committee (2011-2012)
    - Silent Auction Chair, Barristers Ball Committee (2012-2013)
- The American Association of Nurse Attorneys, Affiliate (2016-Present)
- Association of Family and Conciliation Courts (2016-Present)
- Town of Guadalupe Judicial Advisory Board (2017)
- Thurgood Marshall Inn of Court (2008-Present)
    - Secretary, 2009-2011, 2016
    - Vice President, 2011-2012
    - President, 2012-2013
- Phoenix Children's Hospital Foundation, Emerging Leaders (2014-Present)
- Barrows Neurological Foundation – Futures Committee (2014-Present)
- Barrows Neurological Foundation – Barrows Beyond (2016-Present)
- State Bar of Arizona, Criminal Jury Instructions Committee (2010-2013)
- State Bar of Arizona, Bar Leadership Institute 2008, Graduate

- Arizona Attorneys for Criminal Justice, Member
- National Association of Criminal Defense Lawyers, Member
- Banner Health Foundation, Major Gifts Committee, Past Member
- Pima County Sheriff's Auxiliary (2002 – 2005)
- Board of Directors, Homicide Survivors, Inc. (1999 – 2002)

CITY OF SURPRISE
Regular City Council Meeting

August 7, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	August 7, 2018	Contact Person:	Sherry Ann Aguilar, City Clerk
Submitting Department:		District:	Internal
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action to appoint Kymberlee Stutzman to fill a vacancy on the Judicial Selection Advisory Commission with a term expiration of June 30, 2022.

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

Click to download

- [ ] Stutzman Letters

SURPRISE
ARIZONA

City Clerk's Office
Sherry Ann Aguilar, City Clerk
16000 N. Civic Center Plaza
Surprise, AZ 85374
clerk@surpriseaz.gov
Office: 623-222-1220

July 20, 2018

Kymberlee Stutzman

VIA EMAIL – [redacted]

Dear Ms. Stutzman:

I am pleased to advise you that the **Selection Committee** consisting of Council members Ken Remley (Chair); Roland Winters and Patrick Duffy have selected you to serve on the ***City of Surprise Judicial Selection Advisory Commission (Resident Position)*** pending City Council approval.

You are invited to attend the Regular Council Meeting scheduled for **Tuesday, August 7, 2018 @ – 6:00 p.m.** for Mayor and Council acceptance and to also give you an opportunity to be introduced to the entire Council. The official Oath of Office will also take place at this meeting directly following your appointment.

After your appointment and Oath of Office, a staff member will be in contact with you to advise you of the next commission meeting.

Please confirm whether or not you will be able to attend either by e-mail or direct line 623-222-1220 or by e-mail: clerk@surpriseaz.gov.

Thank you and I look forward to hearing from you soon.

Sincerely,

Sherry Ann Aguilar

Sherry Ann Aguilar, City Clerk – MMC

Date/Time/Initials Received by Clerk's Office: 6-16-17 SG by e-Mail

SURPRISE
ARIZONA

City of Surprise

APPOINTMENT APPLICATION FOR ALL SURPRISE COMMISSIONS

Name: Kymberlee Stertzman Date Submitted: 6/13/17

[redacted]

Resident of Surprise: X Yes ____ No Number of Years: 7

Board/Commission(s) you are applying for? Judicial Selection

Education: Bachelors in Psychology & Education

Juris Doctor Graduate Clinical Psychology

Certified Mediator Arizona Real Estate Broker

EMPLOYMENT BACKGROUND:

Present Employer/Position: Community Manager

Sun City Grand, Surprise AZ

Previous Employer(s)/Position (Last 5 Years): Son Glow Ministries

Phoenix School of Law

Special Qualifications (Include list of Surprise activities or organizations you have participated in and dates):

(Continued on Reverse Side)

Do you currently serve, or have you previously served on any other City of Surprise Commissions? If yes, which one(s): DAC - 4 years

Statement as to why you want to serve as a Commission Member for the City of Surprise:

I would like to continue serving the residents of Surprise. I opted not to continue with the DAC as both of the family members with disabilities I cared for have passed away & I do not suffer from a disability. Having been an attorney, arbitration judge, and Law school Professor I thought I would be a good fit for this Commission as my next opportunity to serve.

thank you.

Additional Information/Comments:

I, Kymberlee Stutzman certify that to the best of my knowledge, all information given herewith is true and correct. I understand that any falsification or misrepresentation of facts will be cause for dismissal from the position if I am appointed by the City Council.

Kymberlee Stutzman
Applicant's Signature

Please return to:
City Clerk's Office
16000 N. Civic Center Plaza
Surprise, AZ. 85374
623-222-1200

Please note that applications are accepted on an open rolling basis and shall be maintained as an active application for future vacancies.

CITY OF SURPRISE
Regular City Council Meeting

August 7, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	August 7, 2018	Contact Person:	Sherry Ann Aguilar, City Clerk
Submitting Department:		District:	Internal
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action to appoint Gina Narez to fill the remainder of a vacancy for the Tourism Commission - Hotel Representative with a term expiration of June 30, 2019.

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

Click to download

- Narez Letter

Date/Time/Initials Received by Clerk's Office: _____

SURPRISE
ARIZONA

City of Surprise

APPOINTMENT APPLICATION FOR ALL SURPRISE COMMISSIONS

Name: Gina Narez Date Submitted: 05/25/18

Address: 14783 W Grand Ave, Surprise, AZ Zip Code: 85374

Phone (Home): _____ Cell: [redacted]

E: Mail Address: [redacted]

Resident of Surprise: _____ Yes __X__ No Number of Years: _____

Board/Commission(s) you are applying for? Tourism Advisory Commission

Education: BA in Business Administraion

EMPLOYMENT BACKGROUND:

Present Employer/Position: General Manager / Hampton Inn & Suites Phoenix-Surprise

Previous Employer(s)/Position (Last 5 Years):

Assistant General Manager / Hampton Inn & Suites Phoenix-Surprise

Special Qualifications (Include list of Surprise activities or organizations you have participated in and dates):

(Continued on Reverse Side)

Do you currently serve, or have you previously served on any other City of Surprise Commissions? If yes, which one(s):

Statement as to why you want to serve as a Commission Member for the City of Surprise:

I would like to serve as a Commission Member to help make Surprise the destination of choice. As the General Manager of the Hampton Inn & Suites, I believe it is important to have the input of the hotel industry in the Tourism Advisory Commision to help organize and realize potential business for the future of tourism of the City of Surprise. With my expertise and experience, I can bring knowledge in those areas to improve the visitors' experience so they will keep wanting to come back again and again.

Additional Information/Comments:

I, Gina Narez certify that to the best of my knowledge, all information given herewith is true and correct. I understand that any falsification or misrepresentation of facts will be cause for dismissal from the position if I am appointed by the City Council.

Applicant's Signature

Please return to:
City Clerk's Office
16000 N. Civic Center Plaza
Surprise, AZ. 85374
623-222-1200

Please note that applications are accepted on an open rolling basis and shall be maintained as an active application for future vacancies.

CITY OF SURPRISE
Regular City Council Meeting

August 7, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	August 7, 2018	Contact Person:	Sherry Ann Aguilar, City Clerk
Submitting Department:		District:	Citywide
Staff Recommendations:	None		

Consent x	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action on the minutes of June 19, 2018 Regular City Council Work Session and Regular City Council Meeting; the Special City Council Meeting and Executive Session of June 26, 2018.

Motion:

I move to approve the meeting minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

Click to download

- [ ] June 19 WKS
- [ ] June 19 REG
- [ ] June 26 SPEC

CITY OF SURPRISE

Regular City Work Session - June 19, 2018
16000 North Civic Center Plaza
Surprise, AZ 85374

Tuesday, June 19, 2018 @ 4:00PM

Call To Order

Roll Call

Mayor Wolcott called the Regular City Council Work Session to order at 04:00 p.m. at Surprise City Hall Council Chamber, 16000 North Civic Center Plaza Surprise, Arizona 85374, on Tuesday, June 19, 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

Call To The Public:

Regular City Council Work Session Agenda:

1. Presentation and discussion on the progress of the Sports & Tourism department, including the Spring Training 2018 report - NO ACTION

Kendra Pettis, Sports and Tourism Director gave a powerpoint presentation highlighting Spring Training Attendance, ticket sales, concession sales, Marketing Highlights, Pickleball, Baseball Tournaments for 2018.

The Tourism Commission has been working on the 5 Year Tourism Strategic Plan and Resort Feasibility Study.

Council Member Tande - Thank you for the presentation, most residents wouldn't know how busy your operation already is. Can we have a calendarized list of when your peak times are for the public.

Council Member Hall - What about a calendar on Sports and Tourism page of events on the website?

Ms. Pettis - This is one of our first goals is to have this implemented.

Council Member Hall - Contact Arizona Office of Tourism, Debbie Johnson, we need to make that connection.

Vice Mayor Remley - Do you have any statistics on traffic at the business center, or sales numbers for sales of merchandise. How is the visitor center inventory maintained?

Ms. Pettis - As a part of our agreement with the Chamber, they operate and maintain.

Vice Mayor Remley - Attendance for Fiesta Grande for last year?

Ms. Pettis - 8,000. CRS runs the even, but we can collaborate.

Council Member Duffy - inquired about Spring Training. Would like to see night games added for next year.

Council Member Hall - Fiesta Grande and Veteran's Day Parade should be on the calendar even if you don't run them.

Ms. Pettis - We will continue to promote all the events CRS manages.

Council Member Hall - Merchandise at the Chamber, they don't buy the merchandise, correct? is it on consignment?

Ms. Jerkovic - They have items on their website promoting sales.

Council Member Hall - We need more data on what's going on with the merchandise.

Vice Mayor Remley - The Visitor Center is Tourism and should have ample supply on hand.

Mayor Wolcott - There is minimal choices in the Chamber currently, we are looking at the branding piece for visitors to bring home memorabilia.

Council Member Tande - Would be nice for the tourists to come and check out the University, they have merchandise for sale there.

2. Presentation and discussion pertaining to a proposed amendment to Chapter 54, Article I, to add a new section, Section 54-8 of the Surprise Municipal Code relative to the use of handheld mobile devices or portable electronic devices while driving - NO ACTION

Chief Terry Young gave a powerpoint presentation on this item. Council asked for a presentation on mobile devices while driving. Statutes coming into play soon.

Council Member Winters - Commend your department for doing this, it's long overdue. We do have to step up and do something. We are losing a lot of young lives every year.

Council Member Hall - I wanted to bring up a couple of facts that stood out to me. There were over 6,000 pedestrians killed, 16% of all motor deaths and Arizona is the highest per capita for deaths. From 2010 to 2016, mobile phones have increased 236% in the United States. If that huge increase and use of phones, we have become too comfortable in the car, driving is a privilege, not a right. We need to do something, we lead the City.

Chief Young - Just here in Maricopa County, fatal car crashes have increased tremendously.

Council Member Hall - I think you have done a fabulous job with "Drive Wise" campaign.

Council Member Tande - Trying to understand the hands free a little better.

Mayor Wolcott - I support the concept, as you recall I had a head on collision with a distracted driver who was reaching for his phone. I am still effected physically by this to this day. The State has chosen not to lead on this, and the legislature has chosen to not make this illegal and that's because of revenue. I view these new provisions are feel good provisions. The very idea of losing our state shared revenues is pretty frightening, this is a legitimate question to bring up, but we are losing people from accidents. I am very concerned about getting sucker punched by someone form another City that has issues with this. I think it is really important that we work with the League of Cities to see if there is a feel for this type of legislation. There is a role for the State to play, please reach out to other cities to find out what other Cities experiences have been.

Council Member Duffy - I think this is about time, I am in full support of this. I see it every morning, I get the comments on the State legislature, but I really don't care. How do I explain to someone that loses a loved one because of revenues, I am not going to be the one that talks to that parent who has lost a child?

Vice Mayor Remley - To add to the discussion, later on this week we are going to have a valuable opportunity at a Council to Council Mixer with 25 attendees, we can talk about this. Later in the Regular Meeting, we will recognize the Entrepreneur Boot Camp for an app that is used to blank out the phone?

Council Member Winters - I am glad your department has made this a primary defense, there is no phone call or text that is worth your life.

Mayor Wolcott - I want to thank everyone for their comments, and agree with moving forward with this.

3. Presentation and discussion pertaining to a proposed amendment to Chapter 10, Article II, Division 2, Section 10-82 of the Surprise Municipal Code relative to the safe and sanitary confinement of animals - NO ACTION

Chief Terry Young gave a powerpoint presentation on this item.

Council Member Hall - This is a step in the right direction, more clarity for patrol officers. We have many dogs in Surprise and I have never run into abuse, but I know some that have. These are common sense things on how to treat an animal.

Executive Session:

Adjournment:

Council Member Hall made the motion to adjourn the Regular City Council Work Session of June 19, 2018 at 5:07 PM. Council Member Tande seconded the motion. Seven yes votes, motion carried.

_____
Sharon R. Wolcott, Mayor

ATTEST:

_____
Sherry Ann Aguilar, City Clerk, MMC

CERTIFICATION:

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Regular City Council Work Session of **Tuesday, June 19, 2018.**

_____
Sherry Ann Aguilar, City Clerk, MMC

CITY OF SURPRISE

Regular City Council Meeting - June 19, 2018
16000 North Civic Center Plaza
Surprise, AZ 85374

Tuesday, June 19, 2018 @ 6:00PM

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, June 19, 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

Proclamation acknowledging the 243rd birthday of the United States Army.

Mayor Wolcott read aloud the Proclamation and presented to US Army.

City Manager Report:

Vice-Mayor Remley introduced students responsible for designing a phone app for phone safety.

City Attorney Report:

City Clerk Report:

G1. Consideration and action to appoint John Williams to fill the resident vacancy on the Tourism Commission with a term expiration of June 30, 2021 - APPROVED

Vice Mayor Remley made the motion to approve the appointment of John Williams to the Tourism Commission with a term expiring June 30, 2021. Council Member Duffy seconded the motion. Six yes votes, one no vote (Winters), motion carried.

G2. Consideration and action to appoint Glenn Stark to fill the remainder of a term due to vacancy for the Tourism Commission - Chamber of Commerce Representative - APPROVED

Vice Mayor Remley made the motion to approve the appointment of Glenn Stark to the Tourism Commission to fill the remainder of term due to a vacancy. Council Member Duffy seconded the motion. Seven yes votes, motion carried.

Call To The Public:

Wendell Fountain stated disappointment and dismay with Council's decision to give themselves a salary increase. It should not matter what other municipalities do, you represent us, the City of Surprise. I have had cast a vote for an increase, it would have been a resounding NO. None of you can lecture me on the time and work you spend doing your job. 25 years serving people as a volunteer. Never received compensation. Your decision about pay is disheartening. As a citizen of this community, I am embarrassed for you, what you have done can be rectified. I urge you to reconsider and do the right thing.

Regular City Council Meeting Agenda:

Consent Agenda:

1. Consideration and action regarding the amendment to the contract for services between the City of Surprise and Area Agency on Aging for Fiscal Year FY2018, amending the FY18 capital and operating list of items over $50,000, and to authorize the city to accept additional grant funding in the amount of $5,000 for the Congregate Meal Program by amending the FY18 budget and reallocating appropriations within the grants fund; Resolution # 2018-96 - APPROVED

2. Consideration and action pertaining to approval of the City's amended Investment Policy; Resolution # 2018-88 - APPROVED

3. Consideration and action approving the updated Fiscal Year 2019 City of Surprise Comprehensive Financial Management Policies; Resolution # 2018-107 - APPROVED

4. Consideration and action on the minutes of June 5, 2018 Regular City Council Work Session; Special City Council Meeting and Regular City Council Meeting - APPROVED

Council Member Hayden removed this item from consent.

Vice Mayor Remley made the motion to approve the meeting minutes. Council Member Tande seconded the motion. Six yes votes, one abstained (Hayden), motion carried.

5. Consideration and action on a request by Nicholas Guttilla (Agent) for an Interim Permit/Person Transfer/Corporation and Sampling Privileges for Series 09 license for Safeway #977 (Also known as Albertson's) located at 14551 W. Grand Avenue, Surprise, AZ 85374 (License #09070567) - APPROVED

6. Consideration and action on a Series 12 Restaurant - New License/LLC) request by Kristopher David Ora Olson, Agent for Pieology Pizzeria located at 14321 W. Bell Road, #100, Surprise, AZ 85374 - APPROVED

7. Consideration and action on a series 12 (Restaurant - Interim Permit/New License) request by Maryann Germain, Owner/Agent for Under Review Sports Grill located at 13699 N. Litchfield Road, Surprise, AZ 85379 - APPROVED

8. Consideration and action pertaining to adoption of the City of Surprise Intelligent Transportation Systems (ITS) Strategic Plan; Resolution #2018-90 - APPROVED

9. Consideration and action pertaining to approval of an Intergovernmental Agreement (IGA)between the City of Glendale and Surprise for Surprise Police Officers' authorization to work events outside the University of Phoenix Stadium; Resolution # 2018-91.

10. Consideration and action on a Fiscal Year 2018 budget amendment by reallocating appropriations in the amount of $20,000 from the Donation Contingency Fund to the Police Donations Supplies and Services Funds to increase spending authority; Resolution #2018-86 - APPROVED

11. Consideration and action pertaining to the approval of the procurement of the art piece "Full Equinox" for the City's permanent art collection - APPROVED

12. Consideration and action pertaining to an amendment to the FY2018 Budget by reallocating revenue appropriations of $174,200 from Other Grant Revenue within the Grant Revenue Fund and expenditure appropriations from contingency within the Grants Fund due to increased revenue received from ticket surcharges for the 2018 Spring Training Season; Resolution #2018-95 - APPROVED

13. Consideration and action pertaining to a Fiscal Year 2018 Budget amendment reallocating appropriation of $2,100 from Project P54070 to Project P54100 within the General Capital Projects Fund to cover additional expenses for the 8 Acre Park fence project; Resolution #2018-93 - APPROVED

14. Consideration and action pertaining to approval of Amendment Number Two to the Intergovernmental Agreement with Maricopa County for Workforce Development Services; Resolution #2018-92 - APPROVED

15. Consideration and action approving an Intergovernmental Agreement with the Arizona Game and Fish Commission to continue the Community Fishing Program at Surprise Lake located within the Surprise Community Park; Resolution # 2018-68.

16. Consideration and action pertaining to acceptance of Fiscal Year 2019 grant funds in the amount of $60,000 from Area Agency on Aging Region One and approval of the Agreement between the Agency and Surprise related thereto; Resolution # 2018-81 - APPROVED

17. Consideration and action pertaining to approval of the Final Plat entitled, "Plath Minor Land Division" dated May 9, 2018, an approximately 4.59 acre property generally located north of the Dynamite Road Alignment and east of 166th Avenue in a RR (Residential Ranch) zoning district - APPROVED

Council Member Winters removed this item from consent.

Council Member Winters made the motion to approve #17. Council Member Hall seconded the motion. Seven yes votes, motion carried.

18. Consideration and action on approving an Intergovernmental Agreement with Maricopa Association of Governments for the development of an Active Transportation Plan - APPROVED

19. Consideration and action on the final draft of the Surprise Arts and Culture Master Plan, which the Arts and Cultural Advisory Commission has recommended for approval.

20. Consideration and action on a Partial Release of land from the Verdugo Development Agreement; Resolution 2018-98 - APPROVED

21. Consideration and action pertaining to an amendment to the Fiscal Year 2018 Capital and Operating List Items over $50,000 to include an increase in the online utility payment contract line item by $60,000; Resolution #2018-104 - APPROVED

22. Consideration and action to vacate a portion of public roadway located on Citrus Road between Peoria Avenue and Cactus Road; Resolution #2018-103 - APPROVED

Council Member Tande made the motion to approve the consent agenda excluding items 4 and 17. Council Member Hall seconded the motion. Seven yes votes, motion carried.

Regular Agenda Item - Public Hearing:

23. Consideration and action pertaining to a text amendment to Chapter 42 by adding a new article III, titled Urban Camping; Ordinance #2018-08 - APPROVED

Human Services and Community Vitality Director, Seth Dyson gave a detailed presentation on this item.

Chief Young joined the presentation highlighted responsibilities of the police department and what their approach will be.

Mr. Dyson read aloud the comments received during the community outreach.

Mayor Wolcott thanked staff for your leadership in addressing this issue. There was no homeless problem for many years, it has changed and grown. This is an effort by all of us to get a handle on this. Winters - I am really conflicted on this ordinance, the first problem I have is that there is no shelter in Surprise, is this true?

Mr. Dyson - That is correct, no facility in Surprise.

Chief Young - Yes at some point there is not an acceptance of the services available, the person will be taken into custody, and moved to a different location.

Council Member Winters - Court order that the person pays costs. I have never had any complaints about our officers, compassionate and caring.

Chief Young explained how the enforcement actions will work.

Vice Mayor Remley - This ordinance is something that I have worked on trying to find solutions for the last 9 months. Those that do not live in District 4 or the Original Townsite, have no idea of the problems that have been created there. Most of you are not aware that the CRS has had to increase their staffing by having one individual full time to clean up after them because of the mess they leave behind. Thanks to the work that Seth and his department has done, there are so man resources available to these folks. There is a difference between homelessness and homeless people. This is a growing problem. There is not enough of affordable housing available in our area.

Public Comments:

Patrice Brandt - Where do the homeless use the restroom, shower, etc.? Because if they are not doing these things, then things will start to happen. Read in the Surprise paper, a lot of these people don't want to move from this area because they have family here. Why can't the family or children put a cot in the house for these people? I am amazed of the things that come out with this. I appreciate the presentation and I think we are all on the same page.

Brianna Westbrook - We talk about Surprise leading the way for homeless solutions. Why don't create some sort of place where we can have them work instead of criminalizing them. We could see people in jail for a long time if they have other charges against them. We need to create new jobs and economic opportunities for these people. Let's take this opportunity to show that Surprise is different, let's show them a path.

Michael Johnson - Some cities address this issue by hiring the homeless. We do have a heart here; the reason they are homeless is because they can't afford the housing. Denver has hired over 100 people in their program have gone on to full time jobs, permanent housing.

Mary Ann Germain - I would like to support the Vice-Mayor on what you are saying about the homeless. I am a real estate agent, if you have a criminal record, you can be refused for rental housing. This is something that needs to be addressed, right now we have over 600 homeless in Phoenix.

Council Member Tande - The homeless issue is not just in District 4, I have some concerns about my area as well. I think this is a good approach now, we can take care of this before it gets out of hand. This is one tool in the tool kit and I appreciate everything staff is doing with compassion.

Mayor Wolcott - A couple of comments since I came here in 2003 and some impressions from residents, the most visible person that most see is the person panhandling. This ordinance provides another tool to address this issue as well. We are trying to find assistance for people that need help. The other issue the incredible affordable housing issue. There are many that are barely able to keep afloat with rent and making minimum wage. We have an affordable housing crisis in America. I also have some problems with some of the ordinance but we need to start somewhere. We looked at the social safety net that really isn't there, we developed Human Services and Community Vitality, just a little handout can make all of the difference. We can't ignore this and look the other way.

Vice Mayor Remley made the motion to approve Ordinance 2018-08. Council Member Hall seconded the motion. Seven yes votes, motion carried.

Regular Agenda Items - Non-Public Hearing:

24. Consideration and action on the Tourism Five Year Strategic Plan (2018-2023) as recommended by the Tourism Advisory Commission - APPROVED

Sports & Tourism Director, Kendra Pettis gave a powerpoint presentation regarding this item.

Council Member Winters made the motion to approve the Tourism Five Year Strategic Plan. Council Member Hall seconded the motion. Seven yes votes, motion carried.

25. Consideration and action pertaining to approval of an annual agreement between the City of Surprise and the Greater Phoenix Economic Council (GPEC) for the participation and support of regional economic development programs, in the amount of $60,471 in fiscal year 2019 - APPROVED

Jeanine Jerkovic, Economic Development Director gave a powerpoint presentation regarding this item. Brad Smith, Vice-President of GPEC is in attendance.

Council Member Tande - Great way to leverage our local tax dollars, tapped into all of their resources. The connected place, I see they are rolling this out.

Council Member Duffy - You do a great job together, don't want to break up the band! The direction we are headed is the right one.

Council Member Hall made the motion to approve the annual agreement with GPEC. Council Member Tande seconded the motion. Seven yes votes, motion carried.

26. Consideration and action levying a certain sum of money for FY2019 to be assessed against the valuation of property for primary and secondary tax purposes; Resolution # 2018-101 - APPROVED

Finance Director, Lindsey Duncan gave a powerpoint presentation regarding this item.

Council Member Hall made the motion to approve Resolution 2018-101. Council Member Tande seconded the motion.

Roll call vote: Seven yes votes, motion carried.

27. Consideration and action setting forth the FY2019 levy of property tax rates for Street Light Improvement Districts (SLID) within the City; Resolution # 2018-102 - APPROVED

Finance Director, Lindsey Duncan gave a powerpoint presentation regarding this item.

Council Member Hall - Has anyone ever done an extrapolation all the lights on in Surprise. But if the lights are out, there is no energy, so we are not paying for energy since the lights are out. Certain amount out in the City all of the time.

Public Works Director, Mike Gent explained the energy charges.

Council Member Tande made the motion to approve Resolution 2018-102. Council Member Winters seconded the motion.

Roll call vote: 7 yes, motion carried.

28. Consideration and action approving the sale and execution and delivery of Senior Lien Utility System Revenue and Revenue Refunding Obligations, Series 2018, evidencing proportionate interests of the holders thereof in a Series 2018 Purchase Agreement; Approving the form and authorizing the execution and delivery of such Series 2018 Purchase Agreement and other necessary agreements for such sale; Delegating authority to determine certain matters and terms with respect to the foregoing; Authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by the resolution and declaring an emergency. Resolution # 2018-99 - APPROVED

Asst. Finance Director, Andrea Davis gave a powerpoint presentation regarding this item. Remley - What declaring an emergency and what this is all about. Attorney Cafiso answered the question, need an emergency clause to close within a 30 day period.

Council Member Hall made the motion to approve Resolution 2018-99. Council Member Duffy seconded the motion. Seven yes votes, motion carried.

29. Consideration and action pertaining to approval of an amendment to the FY18 Capital and Operating List of Items over $50,000; amending the FY18 budget by reallocating appropriations of $342,000 from Grants Fund Contingency to Services in the Election 2017 Debt Service Fund; and GO Bond update; Resolution # 2018-71 - APPROVED

Asst. Finance Director, Andrea Davis accompanied by Public Works, Michael Boule and Communications Director, Diane Arthur gave a powerpoint presentation regarding this item. Vice Mayor Remley - When we issued these bonds, I would have thought the issuance costs would have already been included in this? Ms. Davis - The issuance cost was missed in the budget process. Council Member Hall made the motion to approve Resolution 2018-71. Vice Mayor Remley seconded the motion. Seven yes votes, motion carried.

30. Presentation and discussion pertaining to the FY2018 Financial Status Report through March 2018 - NO ACTION

Finance Director, Lindsey Duncan gave a powerpoint presentation regarding this item.

Council Member Hall - Recognized Lindsey Duncan leaving the City and commented that she's a good leader.

Mayor Wolcott recognized Lindsey Duncan's tenure here at the City.

Council Member Winters also thanked Lindsey for her service.

Other Business and Future Agenda Items:

Mayor/Council Reports:

Council Member Winters - In & Out Burger; WikiMap

Council Member Hayden - Out of town last week, son retired and grandson graduated high school.

Council Member Duffy - In & Out Burger; have a great 4th of July, this weekend at the pool showing Jumanji, watch your kids around water please.

Council Member Hall - Remind everyone that Councilmember Winters, Duffy and Hall sponsoring the Wall in Surprise coming July 6th - 6:00 a.m. service, will be here until the 9th.

Council Member Tande - In & Out too.

Vice Mayor Remley - Homeless Outreach tomorrow; next Wed., District Meeting - Redevelopment in OTS.

Mayor Wolcott - Glad the issue of affordable Housing has been raised. We are all anxious to enter into our summer break, things moving and happening in the City of Surprise, we have an amazing team that works together. Good times are here, let's enjoy it, enjoy your summer and be safe.

Executive Session:

Adjournment:

Council Member Hall made the motion to adjourn the Regular City Council Meeting of June 19, 2018 at 8:34 PM. Council Member Tande seconded the motion. Seven yes votes, motion carried.

_____
Sharon R. Wolcott, Mayor

ATTEST:

_____
Sherry Ann Aguilar, City Clerk, MMC

CERTIFICATION:

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Regular City Council Meeting of **Tuesday, June 19, 2018.**

_____
Sherry Ann Aguilar, City Clerk, MMC

CITY OF SURPRISE

Special City Council Meeting - June 26, 2018
16000 North Civic Center Plaza
Surprise, AZ 85374

Tuesday, June 26, 2018 @ 4:00PM

Call To Order

Roll Call

Mayor Wolcott called the Special City Council Meeting to order at 04:00 p.m. at Surprise City Hall Council Chamber, 16000 North Civic Center Plaza Surprise, Arizona 85374 , on Tuesday, June 26, 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 Deputy City Clerk, Linda Stevens.

Pledge of Allegiance

City Manager Report:

Fire/Medical motto "Always There Always Ready". He thanked Council for being here tonight, as they were supposed to have the summer off. Lindsey Duncan is moving on and Andrea Davis will be Interim Finance Director.

Call To The Public:

1. Discussion and possible action pertaining to approval of a Development Agreement for Delivery of Effluent ("Agreement") with Suburban Land Reserve ("SLR"); Resolution # 2018-108 - APPROVED AS AMENDED

Assistant Attorney Ellen Van Riper reported on the project and also gave brief history and explained the future steps.

Ms. Van Riper reported on item #2.

Council Member Hall - lessens our obligation and we put limits on our annual effluent and the aggregate?

Ms. Van Riper - yes that is correct.

Council Member Hall - purpose is to be used for lakes?

Ms. Van Riper - set up for the lakes, Toll may have some needs sooner for dust control.

Council Member Hall made the motion to approve Resolution 2018-108 for the development agreement for Delivery of Effluent between the City and SLR (Prasada Lake Village). Section B2 of the Pre-Annexation Development Agreement recorded on September 19, 2006, MCR# 2006-1238109, is hereby declared null and void as to Prasada Lake Village only upon full execution and recording of the agreement and the deed conveying a property Toll Prasada, LLC. Council Member Winters seconded the motion. Seven yes votes, motion carried.

2. Discussion and possible action to approve Resolution No. 2018-109 for an "Agreement Between Surprise, Arizona and Suburban Land Reserve for Development of a Portion of Prasada Lake Village" - APPROVED

Council Member Duffy made the motion to approve Resolution 2018-109. Council Member Tande seconded the motion. Seven yes votes, motion carried.

Council Member Tande made the motion to adjourn the Special Meeting and convene into executive session at 4:22 PM. Council Member Hall seconded the motion. Seven yes votes, motion carried.

Executive Session:

4. Consideration and action to enter into executive session for legal advice and discussion or consultation with the City Attorney pertaining to settlement of the Homebuilders Association of Central Arizona v. City of Surprise litigation pursuant to A.R.S. 38-431.03(A)(3).

Mayor Wolcott reconvened the Special Meeting at 4:54 PM

3. Consideration and action pertaining to approval of the Settlement Agreement between the City of Surprise and the Home Builders Association of Central Arizona; reducing grandfathered General Government Development Fee for single family residential; and declaring an emergency; Resolution # 2018-105 - APPROVED

City Attorney Wingo reported on this item.

Council Member Tande made the motion to approve Resolution 2018-105. Council Member Hall seconded the motion. Seven yes votes, motion carried.

Adjournment:

Council Member Tande made the motion to adjourn the Special City Council Meeting of June 26, 2018 at 4:56 PM. Council Member Hall seconded the motion. Seven yes votes, motion carried.

_____
Sharon R. Wolcott, Mayor

ATTEST:

_____
Sherry Ann Aguilar, City Clerk, MMC

CERTIFICATION:

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Special City Council Meeting of **Tuesday, June 26, 2018.**

_____
Sherry Ann Aguilar, City Clerk, MMC

CITY OF SURPRISE
Regular City Council Meeting

August 7, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	August 7, 2018	Contact Person:	Sherry Ann Aguilar, City Clerk
Submitting Department:		District:	4
Staff Recommendations:	None		

Consent x	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action on a request by Theresa Morse (Agent) for a Series 10 (Beer & Wine) liquor license for Gifts To Go, LLC, located at 11340 W. Bell Road, Suite 128, Surprise, AZ 85374.

Motion:

I move to approve a request by Theresa Morse (Agent) for a Series 10 (Beer & Wine) liquor license request for Gifts To Go, LLC, located at 11340 W. Bell Road, Suite 128, Surprise, AZ 85374.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

Click to download

- [ ] Gifts to Go Dept. Reports

SURPRISE
ARIZONA

MEMO

Date: 07/20/2018

To: Sherry Aguilar, City Clerk
Linda Stevens, Deputy City Clerk
From: Stacie McQuarrie, Accounting Support Specialist

RE: Liquor License Application – Gifts To Go LLC

Business License Status:

License #1017977, current and valid for 2018.

SURPRISE
ARIZONA

Surprise Fire-Medical Department
14250 W. Statler Plaza Ste. 101
Surprise, AZ 85374-7479
Phone: 623-222-5000
Fax: 623-222-5001

July 23, 2018

To: Sherry Ann Aguilar, City Clerk

From: Keith Tanner, Fire Marshal

Subject: Liquor License Application

Applicant: Gifts To Go, LLC
11340 W Bell Rd, Suite 128
Surprise, AZ 85374

The Surprise Fire-Medical Department recently conducted a fire inspection at the above referenced location to ensure compliance with the applicable fire codes within the tenant space and building. There are no known fire code violations at this time.

Therefore fire has no comment on the application at this time.

If you have any questions feel free to contact me.

Keith Tanner

Keith Tanner, Fire Marshal
Fire Prevention Division
Surprise Fire-Medical Department

SURPRISE POLICE DEPARTMENT
LIQUOR LICENSE APPLICATION REVIEW

REFERENCE: DATE: July 18, 2018

JOB #23583
New License/LLC for a Series #10

APPLICANT:
Gifts To Go, LLC
11340 W. Bell Road, Suite 128
Surprise, Arizona 85378

FINDINGS:

1) ***Evidence concerning the nature of the proposed business, its potential market and its likely customers.***
Gifts To Go is a gift store which emphasizes customized gift baskets and corporate gifts for any occasion. The store wants to incorporate placing special beers and/or wines in appropriate baskets for various occasions. The store is open to the general public. It should also be mentioned; this location contains a small US Post Office inside.

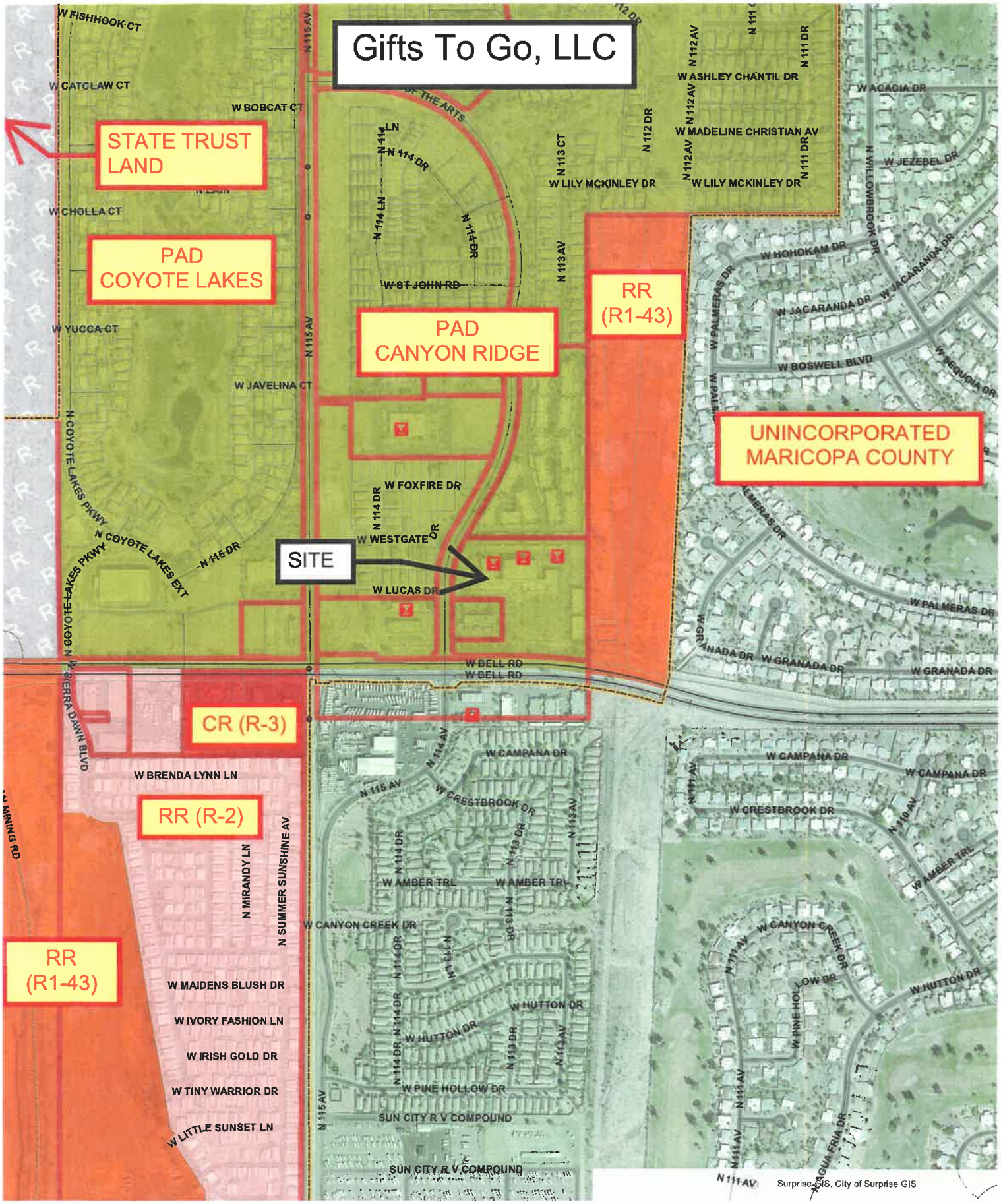
2) ***Effect of vehicular traffic in close proximity.***
This acquisition of a liquor license will have no effect on traffic.

3) ***The history for the past five years of liquor violations and reported criminal activity at the proposed premises provided that the applicant has received a detailed report of such activity at lest 20 days before the hearing.***
In the last five years, there have been no calls for criminal activity at Gifts To Go. However, in the same time period, there have been some criminal incidents in the vicinity of the store, including the parking lot, which is shared by several other tenants. During this time frame, there have been: (5) burglary from vehicles in the parking lot; (1) incidents of an intoxicated subject in nearby restaurant, (1) report of a reckless driver, and (1) indecent exposure arrest from a person in the plaza's fountain.

4) ***Comparison of hours of operation of the proposed premises to the existing businesses in close proximity.***
Gifts To Go is open Mondays thru Saturdays from 9 AM to 5 PM and closed on Sundays, except around November thru December when it will open for a few hours due to busy season. They are part of a shopping plaza with various other retail tenants and restaurants that have liquor licenses. None of the other retailers in the area are open very late, with the exception of the Hurricane Grill & Wings (Series 12), which is open until 11 PM on Friday and Saturday nights.

5) ***Appropriateness of series license requested.***
A series 10 license is appropriate and applicable for the Gifts To Go per state guidelines for liquor retailers to sell all liquor in their unbroken packages.

Submitted by Officer Chris Tovar #2059


Gifts To Go, LLC
STATE TRUST LAND
PAD COYOTE LAKES
PAD CANYON RIDGE
RR (R1-43)
UNINCORPORATED MARICOPA COUNTY
SITE
CR (R-3)
RR (R-2)
RR (R1-43)
W FISHHOOK CT
W CATCLAW CT
W BOBCAT CT
W CHOLLA CT
W YUCCA CT
W JAVELINA CT
W ST JOHN RD
W FOXFIRE DR
W WESTGATE DR
W LUCAS DR
W BELL RD
W BRENDA LYNN LN
W MAIDENS BLUSH DR
W IVORY FASHION LN
W IRISH GOLD DR
W TINY WARRIOR DR
W LITTLE SUNSET LN
W ASHLEY CHANTIL DR
W MADELINE CHRISTIAN AV
W LILY MCKINLEY DR
W ACACIA DR
W JEZEBEL DR
W HOHOKAM DR
W JACARANDA DR
W BOSWELL BLVD
W PALMERAS DR
W GRANADA DR
W CAMPANA DR
W CRESTBROOK DR
W AMBER TRL
W CANYON CREEK DR
W HUTTON DR
W PINE HOLLOW DR
SUN CITY R V COMPOUND
N COYOTE LAKES PKWY
N COYOTE LAKES EXT
N 115 DR
N MIRANDY LN
N SUMMER SUNSHINE AV
N MINING RD
N 115 AV
N 114 DR
N 114 LN
N 113 CT
N 112 DR
N 112 AV
N 111 DR
N 111 AV
N 113 AV
N 114 AV
Surprise GIS, City of Surprise GIS

SURPRISE
ARIZONA

COMMUNITY DEVELOPMENT DEPARTMENT

Date: July 17, 2018

To: Sherry Aguilar, City Clerk

From: Eric Fitzer, Community Development Director
By: James Stewart, Zoning Specialist

Re: Liquor License Application for:

GIFTS TO GO, LLC
New License/LLC – Job #23583
11340 W. Bell Road, Suite 128
Surprise, Arizona 85378

The number and series of licenses in close proximity to the subject site are:

1. 5 & Diner Delux (Series 12) – 11340 W. Bell Rd.
2. Hurricane Grill & Wings(Series 12) – 11340 W. Bell Rd. #103
3. Ann's Asian Bistro & Bar -11340 W. Bell Rd. (Expired)
4. Café on the Avenue (Series 12) – 17420 N. Avenue of the Arts (Expired)
5. Quiktrip #494 (Series 10) – 11420 W. Bell Rd.
6. Circle K #6285 (Series 9) – 11339 W. Bell Rd. (Unincorporated Maricopa County)

The immediate area is composed of commercial establishments. The property is zoned Canyon Ridge West PAD (Commercial) which is consistent with the proposed use.

Residential population will most likely remain static. Commercial growth will likely remain static.

If managed properly, the effects of granting this liquor license on surrounding residences will be minimal. This license will have little to no affect on parking in the area. Staff believes that granting this liquor license will not directly impact the surrounding business and residential areas in a negative way.

CITY OF SURPRISE
Regular City Council Meeting

August 7, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	August 7, 2018	Contact Person:	Sherry Ann Aguilar, City Clerk
Submitting Department:		District:	2
Staff Recommendations:	None		

Consent x	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action on a request by Andrea Lewkowitz (Agent) for an Agent Change/Acquisition of Control for Coco's Bakery & Restaurant located at 15955 W. Clearview Boulevard, Surprise, AZ 85374 for existing license 12078439.

Motion:

I move to approve a request by Andrea Lewkowitz (Agent) for an Agent Change/Acquisition of Control for Coco's Bakery & Restaurant located at 15955 W. Clearview Boulevard, Surprise, AZ 85374 for existing license 12078439.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

Click to download

☐ Coco's Dept Reports

SURPRISE
ARIZONA

MEMO

Date: 7/20/2018

To: Sherry Aguilar, City Clerk
Linda Stevens, Deputy City Clerk
From: Stacie McQuarrie, Accounting Support Specialist

RE: Liquor License Application – Coco's Restaurant Inc dba Coco's Restaurant #803

Business License Status:

License #1012571, current and valid for 2018.

COCO'S BAKERY & RESTAURA
W GALLERIA LN
W GOLDWATER CANYON DR
W DESERT COVE WY
N LOS ALTOS WY
N REMINGTON DR
N CACTUS LN
W PALM LN
PAD
Sun City Grand
N SUNRISE BLVD
N HIDDEN RIDGE DR
N CONCORD DR
N RIM DR
W LAHLUM LN
W ALPINE RIDGE DR
N DESERT GARDEN DR
N CARRIAGE LN
W REMINGTON DR
N BRIGHT ANGEL LN
W EL NINO CT
W DESERT WINDS DR
W CLEARVIEW BLVD
W EAGLE RIDGE DR
Site
N LAGUNA AZUL CT
N SUNRAY CT
W EUCALYPTUS CT
W AZALEA LN
Surprise GIS, City

SURPRISE
ARIZONA

COMMUNITY DEVELOPMENT DEPARTMENT

Date: July 17, 2018

To: Sherry Aguilar, City Clerk

From: Eric Fitzer, Community Development Director
By: James Stewart, Zoning Specialist

Re: Liquor License Application for:

COCO'S BAKERY & RESTAURANT
Acquisition of Control/Agent Change for existing License # 12078439
15955 W. Clearview Boulevard
Surprise, Arizona 85374

The number and series of licenses in close proximity to the subject site are:

1. CVS Pharmacy # 9306 (Series 9) – 19505 N. Sunrise Blvd.
2. Bert's Bistro - SCG(Series 12) – 19781 N Remington Dr.
3. Angela's Kitchen (Series 12) -19900 N. Remington Blvd.
4. Sun City Grand Community Association (Series 6) – 19900 N. Remington Blvd.

The immediate area is composed of commercial establishments. The property is zoned Sun City Grand PAD (C-2 Commercial) which is consistent with the proposed use.

Residential population will most likely remain static. Commercial growth will likely remain static.

If managed properly, the effects of granting this liquor license on surrounding residences will be minimal. This license will have little to no affect on parking in the area. Staff believes that granting this liquor license will not directly impact the surrounding business and residential areas in a negative way.

SURPRISE
ARIZONA

Surprise Fire-Medical Department
14250 W. Statler Plaza Ste. 101
Surprise, AZ 85374-7479
Phone: 623-222-5000
Fax: 623-222-5001

July 23, 2018

To: Sherry Ann Aguilar, City Clerk

From: Keith Tanner, Fire Marshal

Subject: Liquor License Application

Applicant: Coco's Bakery and Restaurant
15955 W Clearview Blvd
Surprise, AZ 85374

The Surprise Fire-Medical Department recently conducted a fire inspection at the above referenced location to ensure compliance with the applicable fire codes within the tenant space and building. There are no known fire code violations at this time.

Therefore fire has no comment on the application at this time.

If you have any questions feel free to contact me.

Keith Tanner

Keith Tanner, Fire Marshal
Fire Prevention Division
Surprise Fire-Medical Department

SURPRISE POLICE DEPARTMENT
LIQUOR LICENSE APPLICATION REVIEW

REFERENCE: DATE: July 18, 2018

Acquisition of Control/Agent Change
for existing license #12078439

APPLICANT:

Coco's Bakery & Restaurant
15955 W. Clearview Blvd. Surprise, AZ 85374
Surprise, Arizona 85374

FINDINGS:

1) ***Evidence concerning the nature of the proposed business, its potential market and its likely customers.***
Coco's is a full service family restaurant open to the general public. It is immediately adjacent to a local golf course, which has patrons visit the restaurant.

2) ***Effect of vehicular traffic in close proximity.***
This acquisition of a liquor license will have no effect on traffic.

3) ***The history for the past five years of liquor violations and reported criminal activity at the proposed premises provided that the applicant has received a detailed report of such activity at lest 20 days before the hearing.***
In the last five years, there has been minimal call for criminal activity. However, in this time there has been a call for employee theft, a burglary from a vehicle in the parking lot, a hit and run of a parked vehicle, and a child neglect call in which a mother left her small child in the car.

4) ***Comparison of hours of operation of the proposed premises to the existing businesses in close proximity.***
Coco's is open every day of the week from 6 AM to 9 PM. There are no other eating establishments in the immediate area. There is a CVS pharmacy across the street is open until 8 PM every day and does have a series 9 (liquor store) liquor license

5) ***Appropriateness of series license requested.***
A series 12 license is appropriate and applicable for the Coco's per state guidelines for restaurants.

Submitted by Officer Chris Tovar #2059

CITY OF SURPRISE
Regular City Council Meeting

August 7, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	August 7, 2018	Contact Person:	Karl Zook, Public Works Department
Submitting Department:	Public Works	District:	3
Staff Recommendations:	None		

Consent x	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action for the creation of a lighting improvement district pursuant to A.R.S. 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks for the Zanjero Trails Parcel 11 Street Lighting Improvement District. Resolution #2018-45.

Motion:

I move to approve Resolution No. 2018-45.

Background:

The City has verified that the Petition for the proposed street light improvement district contains the signatures of all of the real property owners in the district, exclusive of mortgages and other lien holders. The City and Arizona Public Service Company (“APS”) have approved the street layout and facilities design. The electric rates are established by APS tariff. The lighting improvements are more than local or ordinary public benefit and the expenses of the district will be paid for by the levy and collection of equal apportionment taxes based on the number and classification of properties within the district.

Objective Analysis:

A SLID is a neighborhood partnership and very common practice in which property owners in a defined area agree to pay the costs to operate and maintain their immediate area's street lights through a property tax. All new developments in the City of Surprise require a SLID. This action will form the SLID boundary for the Zanjero Trails Parcel 11 development.

Policy Compliant:

Surprise Municipal Code requires that street lighting that serves a defined area be paid for through revenues obtained from the specific area being served by such street lighting. In these instances, a Street Light Improvement District (SLID) is formed. The city strives to assure that residents are subject to only one SLID and that the boundaries of each SLID accurately reflect the service area. This item is consistent with these objectives

Financial Impact:

Any financial impact on the City is anticipated to be minimal, as the Developer and District will be bearing the costs and expenses of the District and street light improvement facilities.

Budget Impact:

Funding was not included as part of the FY2018 adopted budget. A separate fund will be created to track revenue and expenses once the city starts receiving electric bills from APS for this particular SLID. If the SLID incurs expenses during FY2018, staff will return to request a budget amendment to appropriate the new fund. Regardless, the city will be unable to collect property taxes for this SLID until FY2019, at the earliest.

FTE Impact:

This action does not change the full time equivalent count.

ATTACHMENTS:

Click to download

- ☐ Resolution 2018-45
- ☐ SLID PETITION
- ☐ 03A STREETLIGHT PLANS 11A
- ☐ 03B STREETLIGHT PLANS 11B
- ☐ 03C STREETLIGHT PLANS 11C
- ☐ 03D STREETLIGHT PLANS MOD
- ☐ RFLS 6131

RESOLUTION # 2018-45

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, DECLARING ITS INTENTION TO ESTABLISH A STREET LIGHT IMPROVEMENT DISTRICT TO PURCHASE ENERGY FOR LIGHTING THE PUBLIC STREETS AND PARKS IN THE AREA WITHIN THE CORPORATE LIMITS OF THE CITY OF SURPRISE, ARIZONA DESCRIBED ON EXHIBIT A, ATTACHED HERETO; DECLARING SUCH IMPROVEMENTS TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT AND THAT THE EXPENSES THEREOF BE PAID FOR BY THE LEVY AND COLLECTION OF EQUAL APPORTIONMENT OF TAXES BASED ON THE NUMBER AND CLASSIFICATION OF PROPERTIES WITHIN THE DISTRICT TO BE KNOWN AS "CITY OF SURPRISE, ARIZONA, ZANJERO TRAILS PARCEL 11 #167 LIGHTING IMPROVEMENT DISTRICT"; AND ORDERING THAT SUCH IMPROVEMENTS BE PROVIDED FOR UNDER THE PROVISIONS OF SECTION 48-572, ARIZONA REVISED STATUTES.

WHEREAS, the owners, exclusive of mortgagees and other lienholders, of all of the real property (hereinafter referred to as "Petitioner") in the hereinafter described District, acting pursuant to the provisions of Sections 48-615(A) and 48-617(A), Arizona Revised Statutes, have petitioned the Mayor and Council of the City of Surprise, Arizona (hereinafter referred to as "City"), to adopt a resolution of intention (hereinafter referred to as "Resolution") ordering the purchase of energy for the lighting of the public streets and parks (hereinafter referred to as "Improvements") for the real property legally described in Exhibit A (such area hereinafter referred to as the "District") with such boundaries as shown in the map in Exhibit B attached hereto pursuant to the provisions of Section 48-576, Arizona Revised Statutes, giving the City immediate jurisdiction to order the Improvements pursuant to the provisions of Section 48-581, Arizona Revised Statutes, without the necessity of the publications or posting of this Resolution provided for in Sections 48-578, Arizona Revised Statutes;

WHEREAS, the City has verified that Petitioner is the owner, exclusive of mortgagees and other lienholders, of all of the real property included within the boundaries of the District, and;

WHEREAS, the Mayor and Council of the City hereby find and determine that they have jurisdiction to adopt this Resolution to order the Improvements pursuant to the provisions of Section 48-576, Arizona Revised Statutes, and have immediate jurisdiction to adopt this Resolution ordering the Improvements pursuant to the provisions of Section 48-581, Arizona Revised Statutes without the necessity of publications and posting of this Resolution as provided for in Section 48-578, Arizona Revised Statutes;

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

Section 1. The City, after verifying ownership of the real property included within the boundaries of the District, hereby finds the Petitioner is the owner, exclusive of mortgagees and other lienholders, of all of the real property included within the boundaries of the District.

Section 2. The name of the District shall be "CITY OF SURPRISE, ARIZONA, ZANJERO TRAILS PARCEL 11 #167 LIGHTING IMPROVEMENT DISTRICT."

Section 3. The District is formed, and shall exist, pursuant to the provisions of Title 48, Chapter 4, Article 2, Arizona Revised Statutes, and Section 48-616, Arizona Revised Statutes.

Section 4. The public interest or convenience requires, and it is the intention of the Mayor and Council of the City to order the Improvements as so described above.

Section 5. The Improvements, in the opinion of the Mayor and Council of the City, are of more than local or ordinary public benefit and are of special benefit to the respective lots, pieces and parcels of real property in the District, and the Mayor and Council of the City hereby make and order the expense of the Improvements payable from the levying and collection of an equal apportionment of taxes based on the number and classification of properties within the District to be known and designated as "City of Surprise, Arizona Zanjero Trails Parcel 11 #167 Lighting Improvement District" and hereby declare that the District is as legally described on Exhibit A attached hereto with the boundaries as shown in the map in Exhibit B attached hereto. Any public street or alley within the District shall be omitted from the assessment. Any lot belonging to the United States, the State, a county, city, school district or political subdivision or institution of the state or county within the District shall be omitted from the assessment.

Section 6. The Superintendent of Streets or equivalent of the City shall not be required to post or cause to be posted notices of the Resolution of Intention. The Clerk of the City shall certify to the passage of this Resolution of Intention but shall not be required to cause the same to be published in a newspaper published and of general circulation in the City.

Section 7. The Mayor and Council of the City shall make annual statements and estimates of the expenses of the district, which shall be provided for by the levy and collection of equal apportionment of taxes based on the number and classification of properties within the District; shall publish notice thereof; shall have hearings thereon; and shall adopt them at the times and in the manner provided for incorporated cities and towns by the applicable portions of Section 42-17101, et seq., 42-17152, Arizona Revised Statutes. The Mayor and Council of the City shall, on or before the third Monday in August of each year, fix, levy and assess the amount to be raised by an equal apportionment of taxes based on the number and classification of the properties within the District and collect, as Maricopa County, Arizona (the "County") taxes are collected, the amounts shown by the statements and estimates as adopted by the Mayor and Council of the City. All statutes providing for the levy and collection of State of Arizona and County taxes, shall be applicable to District taxes as provided to be levied under Section 48-616, Arizona Revised Statutes.

Section 8. The District shall not be authorized to issue bonds and no assessment for District purposes against the property within the District shall exceed One Dollar and Twenty Cents ($1.20) per each hundred dollars of taxable valuation thereof in any year.

Section 9. The District shall not engage in any activity other than as provided in Section 48-616, Arizona Revised Statutes, i.e., contracting for and purchasing of energy for street and public park lighting.

Section 10. The formation of the District shall not be considered as preventing the subsequent establishment of improvement districts for any other purpose authorized by law, including improvement districts for the purpose of construction street lighting facilities within any part or all of the same territory as the District.

Section 11. The type of lighting facilities to be installed in the District and the locations thereof shall consist of those lighting facilities and locations described in the petition submitted by Petitioner, or as may be approved by the City.

Section 12. The rate to be paid for purchasing the energy for the District shall be the rate described in the petition submitted by Petitioner, or as may be approved by the Arizona Public Service Company.

Section 13. Any resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

APPROVED AND ADOPTED this __day of _____, 2018.

Sharon R. Wolcott, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

EXHIBIT "A"
ZANJERO TRAILS - PARCEL 11 #167
STREET LIGHT IMPROVEMENT DISTRICT (SLID)
LEGAL DESCRIPTION

A portion of land being situated within a portion of the Northeast Quarter of Section 21, Township 3 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at a found City of Surprise brass cap accepted as the East Quarter corner of said Section 21 from which a found aluminum cap accepted as the Center of said Section 21 thereof bears North 89°42'50" West, 2637.51 feet;

Thence North 89°42'50" West, 2562.51 feet along the south line of the Northeast Quarter of said Section 21 to the east Right-of-Way line of the Beardsley Canal;

THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID EAST RIGHT-OF-WAY;;

Thence leaving said south line, North 00°22'03" East, 793.37 feet;

Thence South 88°29'13" East, 21.57 feet to a non-tangent curve, concave southeasterly, having a radius of 461.68 feet, the center of which bears South 88°29'13" East;

Thence northeasterly along said curve, through a central angle of 19°03'37", an arc length of 153.59 feet to a tangent line;

Thence North 20°34'24" East, 1315.44 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 3966.22 feet;

Thence northeasterly along said curve, through a central angle of 06°14'29", an arc length of 432.05 feet to a tangent line;

Thence North 26°48'53" East, 70.35 feet to a point on the north line of the Northeast Quarter of said Section 21;

Thence leaving said east Right-of-Way, South 89°44'29" East, 950.98 feet along said north line;

Thence leaving said north line, South 00°00'00" East, 1163.54 feet;

Thence South 26°34'05" East, 197.36 feet to a non-tangent curve, concave southeasterly, having a radius of 540.00 feet, the center of which bears South 26°34'05" East;

Thence northeasterly along said curve, through a central angle of 26°54'12", an arc length of 253.56 feet to a tangent line;

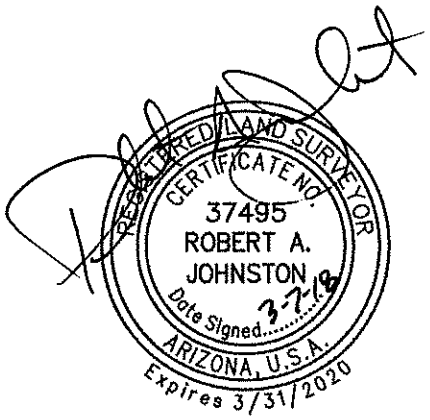
Thence South 89°39'53" East, 563.04 feet to a point on the east line of the Northeast Quarter of said Section 21;

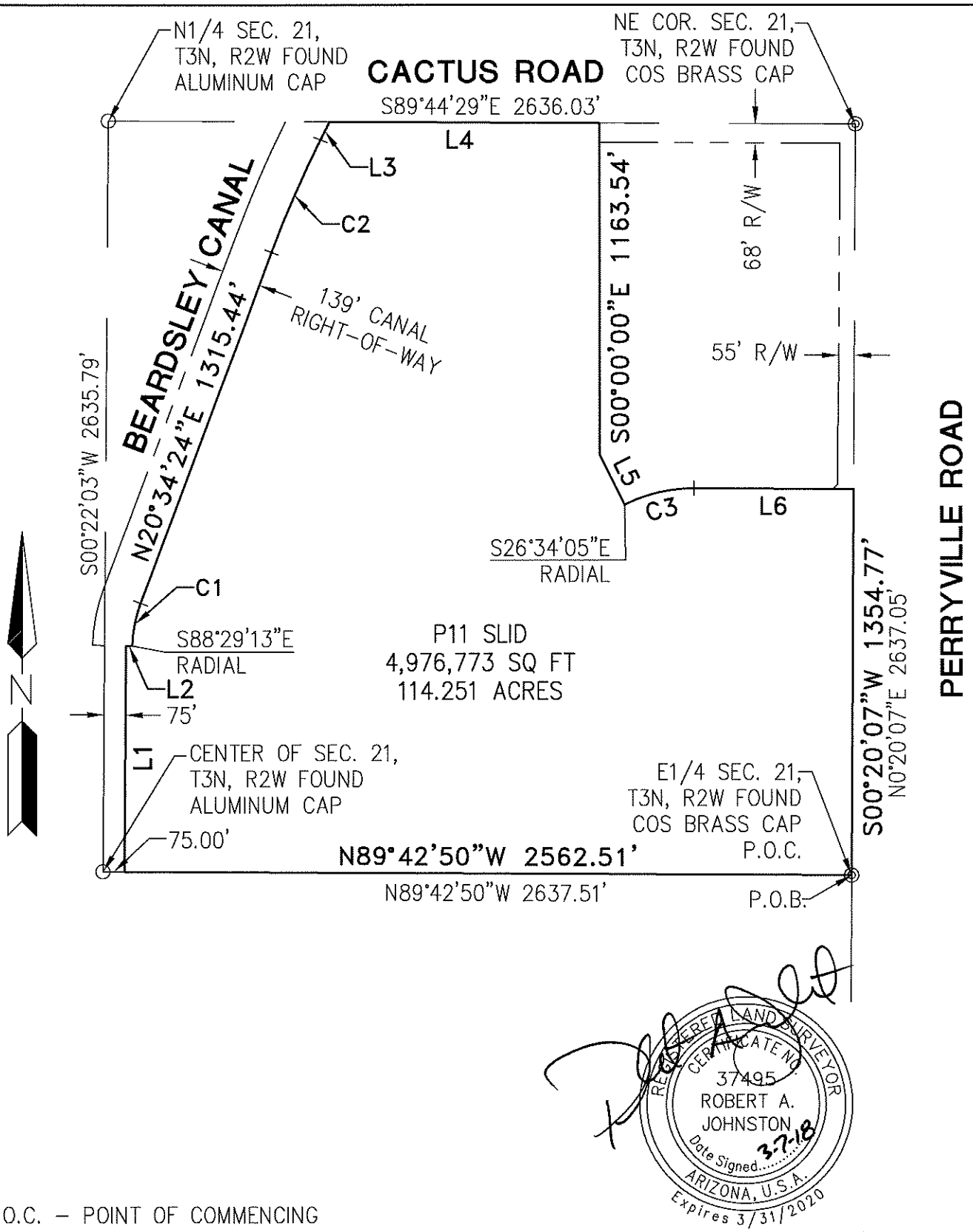
Thence South 00°20'07" West, 1354.77 feet along said east line to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 4,976,773 sq. ft. (114.251 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

This description shown hereon is not to be used to violate subdivision regulations of the state, county and/or municipality of any other land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Ave, Suite 250
Phoenix, AZ 85016
Project No.: 1078
Date: March 2018





REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A.
JOHNSTON
Date Signed 3-7-18
ARIZONA, U.S.A.
Expires 3/31/2020

P.O.C. – POINT OF COMMENCING
P.O.B. – POINT OF BEGINNING

PROJ.NO.:	1078
DATE:	MARCH 2018
SCALE:	NTS
DRAWN BY:	DSP
CHECKED BY:	RAJ

ZANJERO TRAILS
PARCEL 11 SLID
MARICOPA COUNTY, ARIZONA

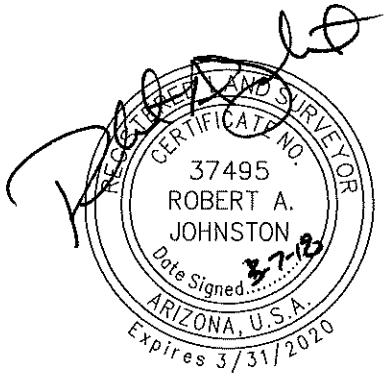
EXHIBIT "B"

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

© 2017, HILGARTWILSON

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N00°22'03"E	793.37'
L2	S88°29'13"E	21.57'
L3	N26°48'53"E	70.35'
L4	S89°44'29"E	950.98'
L5	S26°34'05"E	197.36'
L6	S89°39'53"E	563.04'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	461.68'	19°03'37"	153.59'
C2	3966.22'	6°14'29"	432.05'
C3	540.00'	26°54'12"	253.56'



PROJ.NO.:	1078
DATE:	MARCH 2018
SCALE:	NTS
DRAWN BY:	DSP
CHECKED BY:	KJP

ZANJERO TRAILS

PARCEL 11 SLID
MARICOPA COUNTY, ARIZONA

EXHIBIT "B"

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

© 2017, HILGARTWILSON

STREET LIGHT IMPROVEMENT DISTRICT PETITION

TO THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE:

We, the undersigned, are all or a majority of the real property owners, exclusive of mortgagees and other lienholders, within the district named below. We petition the City Council of the City of Surprise, Arizona, to establish a street light improvement district under Arizona Revised Statutes (A.R.S.) §48-571 to 48-622, and any amendments, and specifically A.R.S. §48-615 to 48-617, to purchase electricity for lighting the public streets and/or parks within the district whose boundaries and area is described in Exhibits A and B attached hereto. This petition includes a charge for maintaining the lighting facilities.

It is hereby requested that, in compliance with the Arizona Revised Statutes, the City Council adopt a Resolution of Intention to order the proposed improvements, and that unless protests are received pursuant to A.R.S. §48-579 sufficient to bar further proceedings, the City Council proceed with the improvements petitioned for herein.

Expenses of the District shall be paid by the levy and collection of an equal apportionment of taxes based on the number and classification of properties within the District.

Public convenience, necessity and welfare will be promoted by the establishment of the District and the real property within the District will be benefited by the District. Additional street lighting facilities may be installed and included in the District, at no investment cost to the District, as directed by the City and as approved by Arizona Public Service and the City Engineer.

WHEREFORE, we respectfully ask that this Petition be properly filed and that the Mayor and Council of the City adopt the Resolution and take such other action as is proper, necessary and appropriate to form the District and to fulfill the purposes for which the District is organized, as the Mayor and Council believe is proper and necessary.

The name of the proposed street light improvements district shall be:

Zanjero Trails Parcel 11 #167 (SU-ZnjrTrls Par11)

PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
LAND SOLUTIONS CACTUS, LLC	Zanjero Trials Ph 2 – Parcels 11A, B, C & Offsites	502-07-003L 502-07-003M	

AVAILABILITY

This rate schedule is applicable to those portions of cities, towns and unincorporated communities in which the Company does a general retail electric business and where the Company has installed a multiple or series street lighting system of adequate capacity for the service to be rendered.

DESCRIPTION

E-58 is a rate that is applicable for lighting public streets, alleys, thoroughfares, public parks and playgrounds from dusk to dawn by use of Company's facilities.

TIME PERIODS

Dusk: Time between sunset and full night when photocontrol senses the lack of sufficient sunlight and turns on the lights.

Dawn: The time between full night and sunrise when a photocontrol senses sufficient sunlight to turn off lights.

CHARGES

The monthly bill will consist of the following charges, plus adjustments.

I. FIXTURES (Includes Mounting Arm, if Applicable)

				CHARGES	
	Lumen	Watts	kWh	Investment by Company	Investment by Others
A. Acorn	6000 IND	85	29	$19.24	$5.14
B.	6,200 IND	85	29	$10.13	$3.93
	8,400 IND	100	34	$10.69	$4.36
	10,200 IND	120	41	$11.75	$4.99
	13,000 IND	150	52	$12.98	$5.93
	20,500 IND	200	69	$14.78	$7.37
	22,500 IND	265	91	$17.63	$9.28
	5,800 LED	94	32	$17.81	$5.16
	7,400 LED	127	44	$20.42	$6.34
	12,300 LED	203	70	$25.48	$8.85
	9,200 LED	139	48	$25.60	$7.30
	13,620 LED	202	70	$28.49	$9.24
	6,400 LED	89	31	$17.89	$5.10
C. Cobra Roadway	6,200 IND	75	26	$10.54	$3.77
	6,400 IND	85	29	$8.97	$3.78
	8,000 IND	88	30	$10.47	$4.04
	8,400 IND	100	34	$9.70	$4.24
	10,200 IND	120	41	$10.44	$4.81

					CHARGES	
		Lumen	Watts	kWh	Investment by Company	Investment by Others
C. Cobra Roadway		13,000 IND	150	52	$11.50	$5.73
		15,250 IND	200	69	$13.86	$7.25
		22,500 IND	250	86	$18.55	$9.06
	Gray/Bronz	3,500 IND	55	19	$10.50	$3.27
		6,000 LED	95	33	$17.05	$5.13
		8,700 LED	142	49	$19.17	$6.53
		9,600 LED	157	54	$20.40	$7.04
		11,600 B-LED	181	62	$19.03	$7.44
	Gray/Bronz	3,300 LED	43	15	$9.00	$2.79
	Gray/Bronz	5,300 LED	67	23	$10.45	$3.54
	Gray/Bronz	8,300 LED	106	37	$13.55	$4.94
	Gray/Bronz	10,500 LED	130	45	$15.08	$5.69
	Gray/Bronz	20,000 LED	258	89	$26.21	$10.27
D. Transit		5,300 LED	75	26	$28.44	$6.12
		8,300 LED	100	34	$30.45	$6.97
		10,500 LED	150	52	$32.69	$8.52
F. Post Top	Copper Square	6,000 IND	85	29	$18.87	$5.09
	Gray/Black	8,000 IND	88	30	$14.86	$4.62
	Gray/Black	4,350 LED	86	30	$13.48	$4.44
G.		4,000 INC	295	103	$10.54	$5.89
		7,000 MV	175	73	$13.65	$7.83
		11,000 MV	250	96	$17.09	$10.43
		20,000 MV	400	150	$26.84	$15.21
FROZEN ACORN		9,500 HPS	100	41	$29.14	$9.93
		16,000 HPS	150	69	$32.35	$12.55
FROZEN ARCHITECTURAL		9,500 HPS	100	41	$16.56	$7.90
		16,000 HPS	150	69	$19.34	$10.58
		30,000 HPS	250	99	$22.95	$13.57
		50,000 HPS	400	153	$28.32	$19.53
		14,000 MH	175	72	$23.17	$12.70
		21,000 MH	250	101	$26.31	$15.66
		36,000 MH	400	159	$32.89	$21.54
		8,000 LPS	55	30	$24.08	$10.58
		13,500 LPS	90	50	$28.39	$12.76
		22,500 LPS	135	72	$32.43	$15.56
		33,000 LPS	180	90	$39.01	$18.33
FROZEN COBRA ROADWAY		5,800 HPS	70	29	$9.40	$5.56
		9,500 HPS	100	41	$11.07	$6.81
		16,000 HPS	150	69	$13.86	$9.50
		30,000 HPS	250	99	$16.72	$12.35

FROZEN

FROZEN		50,000 HPS	400	153	$22.69	$17.63
COBRA		14,000 MH	175	72	$16.12	$10.99
ROADWAY		21,000 MH	250	101	$18.84	$13.67
		36,000 MH	400	159	$24.81	$18.99
		8,000 FL	100	38	$18.53	$5.43
FROZEN		9,500 HPS	100	41	$39.95	$11.96
DECORATIVE		16,000 HPS	150	69	$39.72	$13.36
TRANSIT		30,000 HPS	250	99	$45.74	$17.26
FROZEN		30,000 HPS	250	99	$22.20	$13.79
FLOOD		50,000 HPS	400	153	$27.53	$19.14
		21,000 MH	250	101	$23.69	$14.58
		36,000 MH	400	159	$28.89	$19.76
FROZEN	Colonial Gray	8,000 FL	100	38	$19.97	$5.64
POST TOP	Colonial Gray	9,500 HPS	100	41	$11.42	$7.16
	Colonial Black	9,500 HPS	100	41	$13.15	$7.41
	Decorative	9,500 HPS	100	41	$34.97	$11.03

PROPOSED

NOTES:

1. Investment by Company. These rates are applicable where the Company provides the initial investment to purchase and install all facilities necessary for street lighting service. The Company will own, operate, and maintain the street lighting system.

2. Investment by Others. These rates are applicable in those instances where the requesting entity or individual purchases and installs the street lighting facilities at their own expense and in accordance with Company specifications. These rates will also apply in the instance where the Customer provides a non-refundable advance to the Company to cover the Company's cost of purchasing and installing the street lighting system. The Company retains ownership of the street lighting system and provides operation and maintenance for all facilities.

3. Listed kWhs reflect the assigned monthly energy usage for each type of fixture and are used to determine any applicable transmission, system benefit, distribution, energy, and adjustment charges.

4. HPS = High Pressure Sodium

5. MH = Metal Halide

6. LPS = Low Pressure Sodium

7. FL = Fluorescent

8. INC = Incandescent. Incandescent lighting charges are applicable and available only to those Customers being served and those installations in service on November 1, 1986.

9. MV = Mercury Vapor. Mercury Vapor lighting charges are applicable and available only to those Customers being served and those installation in service on November 1, 1986 in accordance with A.R.S. §49-1104(A).

10. LED = Light Emitting Diode

11. IND = Induction

II. POLES

				CHARGES	
			Height	Investment by Company	Investment by Others
A. Anchor Base Mounted (Flush)	Round Steel	1 Simplex Adapter	12 ft.	$13.11	$1.81
			22 ft.	$14.75	$2.03
			25 ft.	$15.97	$2.21
			30 ft.	$18.34	$2.52
			32 ft.	$19.27	$2.55
		2 Simplex Adapters	12 ft.	$13.98	$1.93
			22 ft.	$16.06	$2.22
			25 ft.	$16.75	$2.31
			30 ft.	$19.47	$2.68
			32 ft.	$20.77	$2.87
	Square Steel	5"	13 ft.	$15.03	$2.06
			15 ft.	$13.43	$1.85
			23 ft.	$15.93	$2.19
			25 ft.	$17.51	$2.41
			28 ft.	$19.44	$2.67
			32 ft.	$19.33	$2.66
	Concrete		12 ft.	$44.79	$6.17
	Fiberglass		12 ft.	$37.93	$5.22
	Decorative Transit	4"	16 ft.	$36.98	$5.10
	Decorative Transit	6"	30 ft.	$71.39	$9.83
	Hinged Poles	Square	15 ft.	$14.21	$1.16
		Round	19 ft.	$12.85	$1.05
B. Anchor Base Mounted (Pedestal)	Round Steel	1 Simplex Adapter	12 ft.	$12.61	$1.73
			22 ft.	$14.26	$1.96
			25 ft.	$15.46	$2.13
			30 ft.	$17.85	$2.47
			32 ft.	$18.75	$2.58
		2 Simplex Adapters	12 ft.	$13.47	$1.85
			22 ft.	$15.05	$2.06
			25 ft.	$16.24	$2.23
			30 ft.	$18.97	$2.60
			32 ft.	$20.26	$2.79
		3 Bolt	32 ft.	$23.28	$3.20
	Square Steel	5"	13 ft.	$14.54	$2.01
			15 ft.	$14.86	$2.03
			23 ft.	$15.43	$2.13
			25 ft.	$17.02	$2.36
			28 ft.	$18.91	$2.60
			32 ft.	$19.63	$2.69

II POLES (cont)

				CHARGES	
			Height	Investment by Company	Investment by Others
C. Direct Bury	Round Steel		19 ft.	$19.84	$2.74
			30 ft.	$15.49	$2.87
			38 ft.	$18.90	$2.94
		Self	40 ft.	$23.28	$3.69
		Stepped	25 ft.	$53.55	$4.37
			32 ft.	$56.40	$4.60
			49 ft.	$70.00	$9.65
	Square Steel	4"	34 ft.	$17.09	$2.96
		5"	20 ft.	$16.23	$2.68
			30 ft.	$16.92	$2.79
			38 ft.	$18.36	$3.19
		8"	28 ft.	$30.64	$2.49
			32 ft.	$32.03	$2.62
	Decorative Transit		41 ft 6	$22.05	$3.24
	Decorative Transit		47 ft.	$27.47	$4.04
	Steel Distribution Pole (for lighting only)		35 ft.	$25.36	$3.34
D. Post Top	Decorative Transit Anchor Base		16 ft.	$37.77	$5.19
	Gray Steel/Fiberglass		23 ft.	$13.10	$2.15
	Black Steel		23 ft.	$14.44	$2.38
E. Existing distribution pole suitable for streetlight use				$1.59	--
F. FROZEN	Wood Poles		30 ft.	$9.64	$1.67
			35 ft.	$9.64	$1.59

FROZEN

NOTE: The monthly rate for all new poles includes up to 300 feet of overhead secondary wire, or up to 300 feet of underground secondary wire if the Customer provides earthwork and conduit (excluding the underground to overhead transition).

III. ANCHOR BASE

			CHARGES	
		Height	Investment by Company	Investment by Others
A. Flush		4 ft.	$10.67	$1.47
		6 ft.	$12.73	$2.21
B. Pedestal		8 ft.	$14.59	$2.54
	For 32' Round Steel Pole only	4 ft. 6"	$10.12	$1.75

IV. CHARGES FOR OPTIONAL OR ADDITIONAL EQUIPMENT

	CHARGE Company Owned
Underground Circuit Charges:	
a. Per foot of cable, installed under paving	$0.17000
b. Per foot of cable, not installed under paving	$0.06000

FROZEN

V. DETERMINATION OF CHARGES FOR NEW EQUIPMENT

Monthly charges for new lighting fixtures, poles and other equipment not included in Sections I, II, or III above will be determined by the Company using the following method:

Step 1 Determination of Charges for each Charge Type

Charge Type	Monthly Charge		Cost Inputs		PV Factor		Monthly Fixed Charge Rate
1	Carrying Cost (fixtures)	=	Equipment Cost (installed)	x	NA	x	1.518%
2	Carrying Cost (poles)	=	Equipment Cost (installed)	x	NA	x	1.296%
3	Fixture Replacement Cost	=	Equipment Cost (installed)	x	0.257	x	1.518%
4	Pole, Anchor Replacement Cost	=	Equipment Cost (installed)	x	0.110	x	1.296%
5	Lighting O&M	=	O&M Cost (lifecycle)	x	0.427	x	1.518%

Charge Type	Monthly Charge		kWh Input		$/kWh
6	Generation	=	kWh per month	x	0.06760
7	T&D, RCS, SB	=	kWh per month	x	0.02738

Step 2 Determination of Total Monthly Charge
The total monthly charge will be the summation of the charges for each applicable charge type

Equipment	Charge Type
Fixture - IBC	1,5,6,7
Fixture - IBO	3,5,6,7
Pole, Anchor Base - IBC	2
Pole, Anchor Base - IBO	4

TRIP CHARGE

A $100.00 trip charge per light will be charged when a Customer requests a disconnect or reconnect of service in order to accommodate the maintenance activities of the Customer or its designee(s) on their street lighting equipment.

ADJUSTMENTS

The bill will include the following adjustments:

1. The Renewable Energy Adjustment Charge, Adjustment Schedule REAC-1.
2. The Power Supply Adjustment charges, Adjustment Schedule PSA-1.
3. The Transmission Cost Adjustment charge, Adjustment Schedule TCA-1.
4. The Environmental Improvement Surcharge, Adjustment Schedule EIS.
5. The Demand Side Management Adjustment charge, Adjustment Schedule DSMAC-1.
6. The Lost Fixed Cost Recovery Adjustment charge, Adjustment Schedule LFCR.
7. Direct Access Customers returning to Standard Offer service may be subject to a Returning Customer Direct Access Charge, Adjustment Schedule RCDAC-1.
8. Any applicable taxes and governmental fees that are assessed on APS's revenues, prices, sales volume, or generation volume.

SERVICE DETAILS

1. Street lighting facilities installed under this rate schedule are of the type currently being furnished by Company as standard at the time service is initially requested. Standard facilities are those listed in the Company's Transmission and Distribution Construction Standards book.

2. The Customer will be responsible for notifying the Company when the streetlighting facilities are not operating as intended. The Company will use reasonable efforts to complete normal maintenance (replacement of lamps, photocontrols or fixtures) within ten (10) working days from notification by Customer. If the maintenance requires cable replacement or repairs, the Company will use reasonable efforts to complete said repairs within twenty (20) working days.

3. The Customer's bill will not be reduced due to lamp, photocontrol or cable repair or replacement outages.

4. Lighting equipment which is not specified in this rate schedule will be billed at the rates corresponding to the most similar equipment, as determined by the Company.

5. Non-standard facilities (non-standard being defined as any facility not listed in the Company's Transmission and Distribution Construction Standards book) do not qualify for this rate schedule. At the Company's discretion, such facilities may be served under another of the Company's rate schedules.

6. The Company will extend its standard street lighting system up to a distance of 300 feet for each additional lighting installation without cost at the request of the Customer. When the extension is underground the customer will provide earthwork as specified in the Company's Service Schedule 3, Conditions Governing Extensions of Electric Distribution Lines and Services; or, at the applicant's request, the Company will provide such earthwork and the applicant will be required to pay a non-refundable contribution in aid of construction equal to the cost of such earthwork. Any additional extension required (over and above the first 300 feet) will be provided by Company for a contribution in aid of construction equal to the cost of the additional extension.

   a. Extensions to isolated areas requiring a substantial extension of the electric distribution system, as opposed to an extension of the street lighting system, will require a special study to determine the terms and conditions under which the Company will undertake such an extension.

7. APS provides electric service under the Company's Service Schedules. These schedules provide details about how the Company serves its Customers, and they have provisions and charges that may affect the Customer's bill. In addition, service may be subject to special terms and conditions as provided for in a Customer contract or service agreement.

ZANJERO TRAILS
PARCEL 11A
STREET LIGHT DESIGN

STREET LIGHTING REQUIREMENTS

5.00 GENERAL NOTES:

THE FOLLOWING INFORMATION IS PROVIDED TO EMPHASIZE CRITICAL WORK AND IS INTENDED TO SUPPLEMENT THE SPECIFICATIONS. SHOULD THERE BE A CONFLICT WITH THE SPECIFICATIONS, THIS DOCUMENT SHALL TAKE PRECEDENCE.

ALTERNATES SHALL BE PRE-APPROVED BY THE CITY ENGINEERING MANAGER. APPROVAL OF ALTERNATE PRODUCTS SHALL BE ON AN EQUAL BASIS WITH THE PRODUCT SPECIFIED AND SHALL BE SUBMITTED A MINIMUM OF TEN (10) DAYS PRIOR TO BID OPENING. STRUCTURAL CALCULATIONS SHALL BE FURNISHED FOR ALTERNATE PRODUCTS AND CERTIFIED BY A STRUCTURAL ENGINEER, REGISTERED IN THE STATE OF ARIZONA. LUMINAIRES AND LAMPS SHALL MEET OR EXCEED THE PHOTOMETRIC, ELECTRICAL, AND MECHANICAL REQUIREMENTS FOR THE SPECIFIED PRODUCTS.

THE CONTRACTOR SHALL COMPLY WITH STATE AND CITY STATUTES, AND MANUFACTURER'S RECOMMENDATIONS.

THE SUBMITTAL PACKAGE SHALL CONSIST OF THREE (3) COPIES OF EQUIPMENT/MATERIAL TO BE INSTALLED AND SHALL BE BOUND/STAPLED IN A FOLDER AND SUBMITTED AT THE TIME OF PERMIT APPLICATION.

PRIOR TO SUBMITTING A PROPOSAL, THE BIDDER SHALL EXAMINE ALL GENERAL CONSTRUCTION DRAWINGS AND VISIT THE CONSTRUCTION SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS UNDER WHICH HE WILL OPERATE AND WHICH WILL IN ANY WAY AFFECT THE WORK UNDER THE CONTRACT. NO SUBSEQUENT ALLOWANCE WILL BE MADE IN THIS CONNECTION IN THE BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART.

PRIOR TO ORDERING ANY MATERIALS OR DOING ANY WORK, THE CONTRACTOR SHOULD VERIFY DIMENSIONS AT THE SITE. IMMEDIATELY REPORT DIFFERENCES TO THE ENGINEERING MGR. AND SHOULD NOT PROCEED WITH WORK UNTIL THE ENGINEERING MGR. RENDERS A DECISION. NO EXTRA CHARGES OR COMPENSATION WILL BE ALLOWED FOR DIFFERENCES IN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED ON THE DRAWINGS.

5.01 GENERAL:

THE ELECTRICAL CONTRACTOR SHALL COMPLY WITH ALL LICENSING REQUIREMENTS SET FORTH BY THE STATE REGISTRAR OF CONTRACTORS OFFICE TO PERFORM WORK RELATING TO STREET LIGHT INSTALLATION IN THE CITY RIGHT-OF-WAY.

ONE PROJECT UNDERGROUND UTILITIES (RIGHT OF WAY) PERMIT AND ONE STREETLIGHT PERMIT FOR EACH STREET LIGHT POLE SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

5.02 WORKING / "AS BUILT" PLANS:

ACCEPTANCE OF THE COMPLETED IMPROVEMENTS WILL NOT BE GIVEN UNTIL 4 MIL PHOTO MYLAR REPRODUCIBLE "AS BUILT" PLANS HAVE BEEN SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.

5.03 LIGHT POLES:

LIGHT POLES SHALL BE INSTALLED PLUMB, BE ADJUSTED TO PROVIDE PROPER ALIGNMENT TO THE ROADWAY BEING LIGHTED AND BE PROPERLY GROUNDED WHEN THE INSTALLATION IS COMPLETE.

5.04 EMBEDMENT:

DIRECT BURIED POLES SHALL BE SET IN A TWELVE (12) INCH AUGURED HOLE DEPTH AS SPECIFIED IN UNDISTURBED EARTH. POLE SHALL BE SET PLUMB IN TWO DIRECTIONS 90 DEGREES APART. HAND TAMPING OF ABC BACKFILL WITH PNEUMATIC OR VIBRATING EQUIPMENT IS THE ACCEPTABLE METHOD OF COMPACTION. BACKFILL SHALL BE COMPACTED TO 85% OF MAXIMUM DENSITY AS DEFINED BY ASTM D-2922 AND D-3017. A GROUND ROD SHALL BE INSTALLED ADJACENT TO PULL BOX IN UNDISTURBED SOIL AND A LEAD IN COPPER BOND WIRE (#6) SHALL BE INSTALLED IN 1" CARFLEX LIQUIDTIGHT FLEXIBLE NONMETALLIC CONDUIT (OR EQUAL) FOR POLE GROUNDING.

SURPLUS EXCAVATION SHALL BE DISPOSED OF BY THE CONTRACTOR.

5.05 LUMINAIRES:

LUMINAIRES SHALL BE INSTALLED LEVEL AND INCLUDE A LAMP AND PHOTOCELL. CONTRACTOR SHALL ASSURE THAT THE LUMINAIRES SHALL BE FREE OF DUST, DIRT OR ANYTHING THAT WOULD IMPAIR THE OUTPUT OF THE LIGHT BEFORE HE LEAVES THE SITE.

LUMINAIRES FURNISHED WITH MULTI-TAP BALLASTS SHALL BE REWIRED OR RECONNECTED TO MATCH THE VOLTAGE SUPPLIED BY THE ELECTRIC UTILITY COMPANY.

5.06 WIRING:

WIRING SHALL BE INSTALLED PER UTILITY STANDARDS.

5.07 GROUNDING:

EACH POLE SHALL HAVE A 8' X 5/8" COPPER CLAD GROUND ROD DRIVEN ADJACENT TO PULL BOX. A #6 BARE COPPER LEAD FROM THE GROUND ROD IN PULL BOX TO LANDING LUG IN STREET LIGHT POLE HAND HOLE.

5.08 PULL BOXES:

EXCAVATION FOR PULL BOXES AND MATERIAL SPECIFICATION SHALL BE PER THE ELECTRIC UTILITY COMPANY STANDARDS.

5.09 TRENCH

TRENCH SHALL BE INSTALLED PER THE UTILITY COMPANY STANDARDS.

THE USE OF A COMMON ELECTRIC UTILITY COMPANY TRENCH IS PERMITTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANY FOR COORDINATION OF TRENCHING AND THE INSTALLATION OF CONDUIT.

CONDUIT SHALL BE INSTALLED AT THE DEPTH SPECIFIED ON THE PLANS. CONDUIT SHALL BE 1 INCH CARFLEX LIQUIDTIGHT FLEXIBLE NONMETALLIC CONDUIT OR EQUAL. CONDUIT MUST BE UL RATED AND SUITABLE FOR UNDERGROUND USE.

CONNECTIONS SHALL BE PER UTILITY STANDARDS.

5.12 LIGHT POLE IDENTIFICATION:

THE CONTRACTOR SHALL FURNISH AND INSTALL A NUMBER ON EACH LIGHT POLE. STREET LIGHT POLE IDENTIFICATION AND SPECIFICATIONS WILL BE PROVIDED BY THE CITY OF SURPRISE.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO RESTORE ALL PROPERTY, LANDSCAPING, PAVING AND DRIVEWAYS THAT ARE DISTURBED DURING STREET LIGHT CONSTRUCTION TO THEIR ORIGINAL CONDITION IN CONFORMANCE WITH "MAG" SPECIFICATION SECTION 107.9.

THE DEVELOPER SHALL BE RESPONSIBLE FOR FURNISHING ALL PERSONNEL AND EQUIPMENT TO SUCCESSFULLY PERFORM THE FOLLOWING TEST.

PRIOR TO ACCEPTANCE, THE DEVELOPER SHALL ENERGIZE AND OPERATE THE ENTIRE ROADWAY LIGHTING SYSTEM, FROM SUNSET TO SUNRISE FOR TWO CONSECUTIVE DAYS WITHOUT INTERRUPTION OR FAILURE. IF A LAMP OR BALLAST SHOULD FAIL, IT SHALL BE IMMEDIATELY REPLACED.

THE CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE ENGINEERING MANAGER, AGAINST IMPERFECT WORKMANSHIP, FAILURE, MALFUNCTION OF MATERIALS AND/OR EQUIPMENT DUE TO FAULTY OR IMPERFECT WORKMANSHIP. THIS GUARANTEE IS TO BE IN WRITING TO THE CITY AT THE TIME OF ISSUING FINAL ACCEPTANCE. WORK FOUND TO BE DEFECTIVE WITHIN THE WARRANTY PERIOD SHALL BE REPLACED WITHOUT COST TO THE CITY.

THESE DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF WRIGHT ENGINEERING CORPORATION AND MAY NOT BE REPRODUCED OR MODIFIED FOR ANY USE WITHOUT THE EXPRESS WRITTEN PERMISSION OF WRIGHT ENGINEERING CORPORATION.

GENERAL ENGINEERING NOTES:

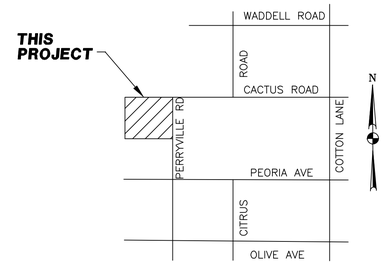
1. ALL CONSTRUCTION MUST CONFORM TO MARICOPA ASSOCIATION OF GOVERNMENT (MAG) SPECIFICATIONS AND DETAILS AND LATEST REVISIONS UNLESS OTHERWISE STATED ON PLANS.
2. THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND THEY WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL OVERHEAD AND UNDERGROUND UTILITY LOCATIONS WHERE CONSTRUCTION OCCURS. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT ALL UTILITIES ARE AVOIDED. UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND NOT FOR CONSTRUCTION PURPOSES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AND OR REPLACED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COMPLY WITH ALL CURRENT BLUE STAKE LAWS. CALL BLUE STAKE FOR FIELD LOCATION AT (602) 263-1100.
4. THE CITY OF SURPRISE ENGINEERING SERVICES OF PUBLIC WORKS SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK AT 623-222-6150.
5. THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION OR VARIANCE FROM THESE PLANS. ANY VARIATION FROM THESE PLANS SHALL BE PROPOSED AND RESUBMITTED FOR REVIEW AND APPROVAL.
6. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THE DRAWING, SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FENCING SHALL BE REPLACED IN KIND.
7. ANY INSPECTION BY THE CITY, COUNTY, OR THE ENGINEER, SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.
8. THE CONTRACTOR IS TO LOCATE ALL EXISTING LANDSCAPING, LANDSCAPING IRRIGATION LINES, PROPERTY MONUMENTS, FENCING OR SURFACE FEATURES PRIOR TO CONSTRUCTION. ANYTHING DISTURBED DURING CONSTRUCTION SHALL BE REPLACEDIN KIND AT THE CONTRACTOR'S EXPENSE.
9. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
10. ALL CONSTRUCTION WATER USED WITHIN THE CITY OF SURPRISE WATER SERVICE AREA REQUIRES APPROVAL BY THE CITY OF SURPRISE PUBLIC WORKS DEPARTMENT AND MAY BE SUBJECT TO VOLUME AND TIME RESTRICTIONS. PLEASE SEE THE CITY OF SURPRISE CONSTRUCTION WATER GUIDELINES FOR ADDITIONAL INFORMATION. THE GUIDELINES CAN BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT AT 623-222-7000.
11. TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH MAG SPECIFICATION 401, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND THE "TEMPORARY WORK ZONE TRAFFIC MANAGEMENT POLICY" (LATEST EDITION).
12. PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF THE WORK, THE DEVELOPER/CONTRACTOR WILL BE REQUIRED TO CLEAN AND REPAIR ADJACENT (OFF-PROJECT) ROADWAYS USED OR DAMAGED DURING THE COURSE OF CONSTRUCTION.
13. EMERGENCY VEHICLE ACCESS (E.V.A.) MUST BE PROVIDED BY THE DEVELOPER/CONTRACTOR THROUGHOUT THE PROJECT SITE. E.V.A. ROADS AND SIGNAGE SHALL BE MAINTAINED BY THE DEVELOPER/CONTRACTOR AT ALL TIMES. SIGNAGE SHALL BE POSTED AT THE POINT OF ENTRY TO THE SITE AND AT ALL LOCATIONS WHERE A CHANGE IN DIRECTION OCCURS.
14. THE PLANS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT'S ACCESSIBILITY GUIDELINES, AS PUBLISHED IN THE FEDERAL REGISTER ON SEPTEMBER 15, 2010.

NOTES

1. THE ELECTRICAL/MAINTENANCE COSTS OF ALL STREET LIGHTS ON LOCAL AND COLLECTOR STREETS ARE TO BE PAID BY THE ADJACENT PROJECT OR THE ADJACENT DEVELOPMENT'S STREET LIGHT IMPROVEMENT DISTRICT (SLID). THE ELECTRICAL / MAINTENANCE COSTS OF ALL STREET LIGHTS ON ARTERIAL STREETS ARE TO BE BILLED TO THE CITY OF SURPRISE'S ENERGY BILL.
2. CONTRACTOR TO COORDINATE WITH APS AND UTILIZE THEIR CURRENT SPECIFICATIONS AT THE TIME OF BIDDING AND CONSTRUCTION.

CIVIL ENGINEER:
HILGART-WILSON GROUP
2141 E HIGHLAND AVE
SUITE 250
PHEONIX, AZ 85016
PHONE: (602) 490-0535
CONTACT: TYLER WILSON P.E.

DEVELOPER
LAND SOLUTIONS CACTUS, LLC
4121 W. ORAIBI DRIVE
GLENDALE, AZ 85308
PHONE: (602) 841-1945
CONTACT: DAVE MAGUIRE



VICINITY MAP
N.T.S.

KEY MAP
N.T.S.

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

CITY OF SURPRISE ENGINEER **DATE**

STREET LIGHTING (APS AREA)

KEY NO.	SYMBOL	STREET TYPE	OFFSET BEHIND B/C	QUANTITY	POLE		MAST ARM	LUMINAIRE						APS STANDARD CODE NO.
					POLE HEIGHT	FOUNDATION	SIZE	MOUNTING HEIGHT	LUMENS	WATTAGE	I.E.S. DIST.	TYPE	STYLE	
(1)		LOCAL	PER PLANS	PHASE 1-19 PHASE 2-16	30'-6"	DIRECT BURY	2'	25'	4,800	41W	TYPE II	LED	ARCHITECTURAL (SHOEBOX)	8030.S2

ARIZONA BLUE STAKE
CALL TWO WORKING DAYS BEFORE YOU DIG
Dial 811 or
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

WRIGHT ENGINEERING PROJECT NO:
17166-01
DESIGN BY: BBS
DRAWN BY: BBS
CHECKED BY: AMB

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
www.wrightengineering.us

PROJECT: ZANJERO TRAILS - PARCEL 11A
W CACTUS RD & N PERRYVILLE RD
SURPRISE, ARIZONA

TITLE: STREET LIGHT COVER SHEET

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	JUN 2017	1ST SUBMITTAL
2	OCT 2017	2ND SUBMITTAL

Registered Professional Engineer (Retired)
Certificate No. 46691
ADAM M. BOWERS
Date Signed 9-30-17
Expires 9-30-19

DRAWING NO:
SL1
OF 5

H:\2017\17166-Zanjero Trails 11A-11C\17166-SL-Zanjero Trails-11A.dwg

THESE DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF WRIGHT ENGINEERING CORPORATION AND MAY NOT BE REPRODUCED OR MODIFIED FOR ANY USE WITHOUT THE EXPRESS WRITTEN PERMISSION OF WRIGHT ENGINEERING CORPORATION.

LEGEND

- 41W (4800 LUMEN) LED STREET LIGHT
- STREET LIGHT PER ADJACENT PLAN SET
- PULL BOX
- NEW CONDUIT RUN
- FIRE HYDRANT

MATCHLINE 'B'
SEE SHEET SL4

PHASE 2
PHASE 1

LAUREL LN
190TH DR
189TH CT
JENAN DR
189TH LN
189TH AVE

STA 13+49 24.0' R
STA 11+09 20.0' R
STA 13+25 20.0' R
STA 15+28 20.0' R
STA 10+36 24.0' L
STA 11+73 20.0' R
STA 10+00 24.0' R
STA 10+73 20.0' R
STA 11+54 48.6' L
STA 12+77 24.0' R
STA 14+61 20.0' R
STA 12+56 20.0' L
STA 10+35 24.0' L

TRACT A
TRACT C
TRACT D
TRACT E
TRACT F
TRACT G
TRACT H

27.5' RW
16' BC
5' SW
8' PUE

MATCHLINE 'A'
SEE SHEET SL3

CONSTRUCTION NOTES

1. 41W LED (4,800 LUMEN) LUMINAIRE (GE CAT# ERL1005E130A DKBZ R) WITH PHOTOELECTRIC CONTROL ON A 30'-6" DIRECT BURIED POLE (1940.30) WITH A 2' MAST ARM (S2) PER APS DETAIL 8030.S2. (SEE SHEET SL5). INSTALL (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. ALL WIRING, FUSING, AND GROUNDING PER APS DETAILS AND SPECIFICATIONS.
2. INSTALL APS PULL BOX NEXT TO POLE. INSTALL 1" CONDUIT WITH (2) #14 TYPE THHN/THWN AND (1) #14 BARE BOND FROM PULL BOX TO FUSE HOLDER IN STREET LIGHT PER APS DETAILS AND SPECIFICATIONS.

GRAPHIC SCALE
40 20 0 20 40 80
1 INCH = 40 FEET

ARIZONA BLUE STAKE
CALL TWO WORKING DAYS BEFORE YOU DIG
Dial 811 or
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

WRIGHT ENGINEERING PROJECT NO:
17166-01
DESIGN BY: BBS
DRAWN BY: BBS
CHECKED BY: AMB

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
www.wrightengineering.us

PROJECT: TITLE:

SURPRISE, ARIZONA
ZANJERO TRAILS - PARCEL 11A
W CACTUS RD & N PERRYVILLE RD

STREET LIGHT PLAN

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	JUN 2017	1ST SUBMITTAL
2	OCT 2017	2ND SUBMITTAL

Registered Professional Engineer (Retired)
Certificate No.
46691
ADAM M. BOWERS
Date Signed
10-20-17
Expires 9-30-19

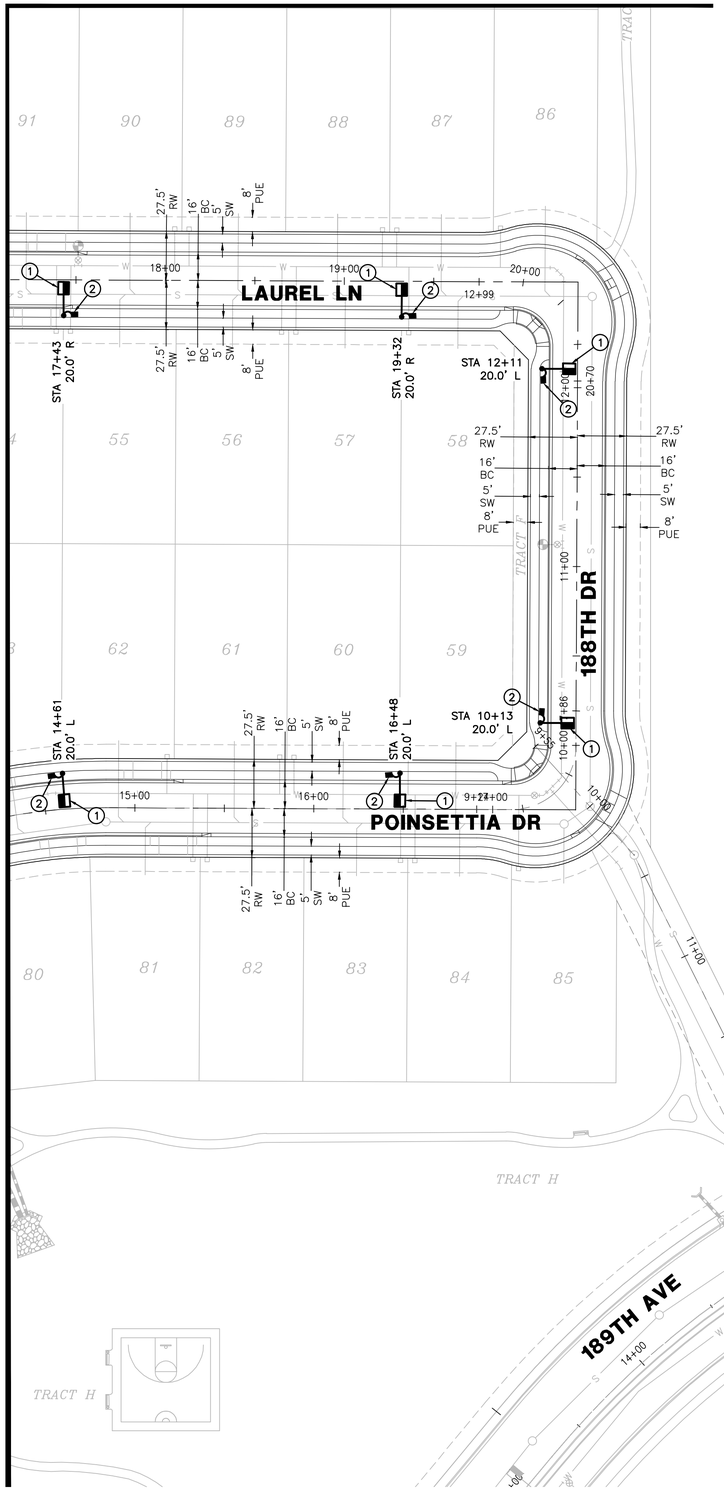
DRAWING NO:
SL2
OF 5

H:\2017\17166-Zanjero Trails 11A-11C\17166-SL-Zanjero Trails-11A.dwg

THESE DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF WRIGHT ENGINEERING CORPORATION AND MAY NOT BE REPRODUCED OR MODIFIED FOR ANY USE WITHOUT THE EXPRESS WRITTEN PERMISSION OF WRIGHT ENGINEERING CORPORATION.

MATCHLINE 'A'
SEE SHEET SL2

MATCHLINE 'C'
SEE SHEET SL4



LEGEND

- 41W (4800 LUMEN) LED STREET LIGHT
- STREET LIGHT PER ADJACENT PLAN SET
- PULL BOX
- NEW CONDUIT RUN
- FIRE HYDRANT

CONSTRUCTION NOTES

1. 41W LED (4,800 LUMEN) LUMINAIRE (GE CAT# ERL1005E130A DKBZ R) WITH PHOTOELECTRIC CONTROL ON A 30'–6" DIRECT BURIED POLE (1940.30) WITH A 2' MAST ARM (S2) PER APS DETAIL 8030.S2. (SEE SHEET SL5). INSTALL (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. ALL WIRING, FUSING, AND GROUNDING PER APS DETAILS AND SPECIFICATIONS.
2. INSTALL APS PULL BOX NEXT TO POLE. INSTALL 1" CONDUIT WITH (2) #14 TYPE THHN/THWN AND (1) #14 BARE BOND FROM PULL BOX TO FUSE HOLDER IN STREET LIGHT PER APS DETAILS AND SPECIFICATIONS.

GRAPHIC SCALE
40 20 0 20 40 80
1 INCH = 40 FEET

ARIZONA BLUE STAKE
CALL TWO WORKING DAYS BEFORE YOU DIG.
Dial 811 or
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

WRIGHT ENGINEERING PROJECT NO:
17166-01
DESIGN BY: BBS
DRAWN BY: BBS
CHECKED BY: AMB

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
www.wrightengineering.us

PROJECT: TITLE:

SURPRISE, ARIZONA
ZANJERO TRAILS - PARCEL 11A
W CACTUS RD & N PERRYVILLE RD

STREET LIGHT PLAN

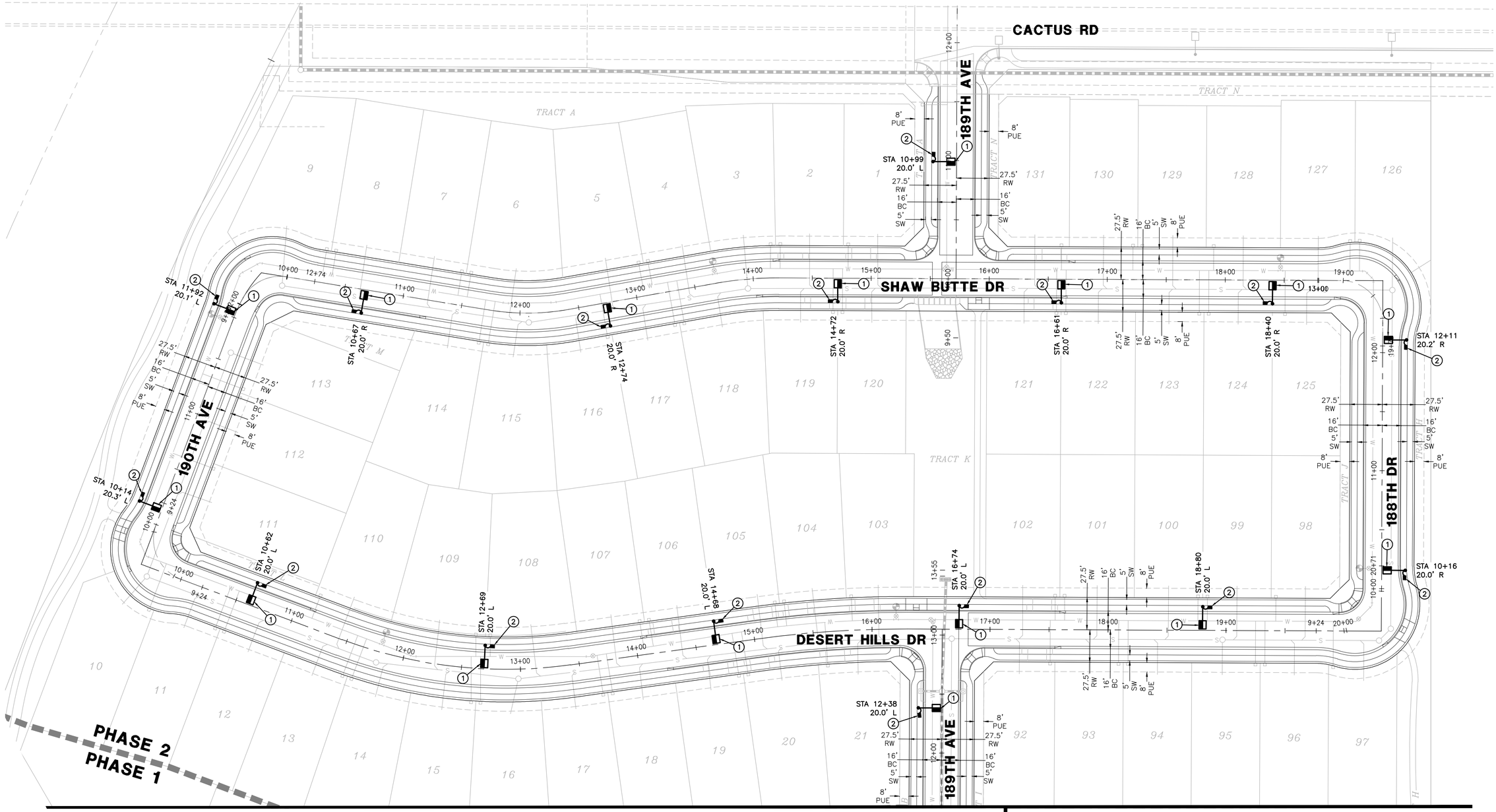
NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	JUN 2017	1ST SUBMITTAL
2	OCT 2017	2ND SUBMITTAL

Registered Professional Engineer (Retired)
Certificate No.
46691
ADAM M. BOWERS
10-30-17
State Of Arizona
Expires 9-30-19

DRAWING NO:
SL3
OF 5

H:\2017\17166-Zanjero Trails 11A-11C\17166-SL-Zanjero Trails-11A.dwg

THESE DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF WRIGHT ENGINEERING CORPORATION AND MAY NOT BE REPRODUCED OR MODIFIED FOR ANY USE WITHOUT THE EXPRESS WRITTEN PERMISSION OF WRIGHT ENGINEERING CORPORATION.



LEGEND

- 41W (4800 LUMEN) LED STREET LIGHT
- STREET LIGHT PER ADJACENT PLAN SET
- PULL BOX
- NEW CONDUIT RUN
- FIRE HYDRANT

CONSTRUCTION NOTES

1. 41W LED (4,800 LUMEN) LUMINAIRE (GE CAT# ERL1005E130A DKBZ R) WITH PHOTOELECTRIC CONTROL ON A 30'-6" DIRECT BURIED POLE (1940.30) WITH A 2' MAST ARM (S2) PER APS DETAIL 8030.S2. (SEE SHEET SL5). INSTALL (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. ALL WIRING, FUSING, AND GROUNDING PER APS DETAILS AND SPECIFICATIONS.
2. INSTALL APS PULL BOX NEXT TO POLE. INSTALL 1" CONDUIT WITH (2) #14 TYPE THHN/THWN AND (1) #14 BARE BOND FROM PULL BOX TO FUSE HOLDER IN STREET LIGHT PER APS DETAILS AND SPECIFICATIONS.

GRAPHIC SCALE

40 20 0 20 40 80

1 INCH = 40 FEET

ARIZONA BLUE STAKE
CALL TWO WORKING DAYS BEFORE YOU DIG
Dial 811 or 602-263-1100 1-800-STAKE-IT (OUTSIDE MARICOPA COUNTY)

WRIGHT ENGINEERING PROJECT NO:
17166-01

DESIGN BY: BBS
DRAWN BY: BBS
CHECKED BY: AMB

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
www.wrightengineering.us

PROJECT: TITLE:

SURPRISE, ARIZONA
ZANJERO TRAILS - PARCEL 11A
W CACTUS RD & N PERRYVILLE RD

STREET LIGHT PLAN

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	JUN 2017	1ST SUBMITTAL
2	OCT 2017	2ND SUBMITTAL

Registered Professional Engineer (Electrical) Certificate No. 46691 ADAM M. BOWERS 10-30-17 Date Signed
Expires 9-30-19

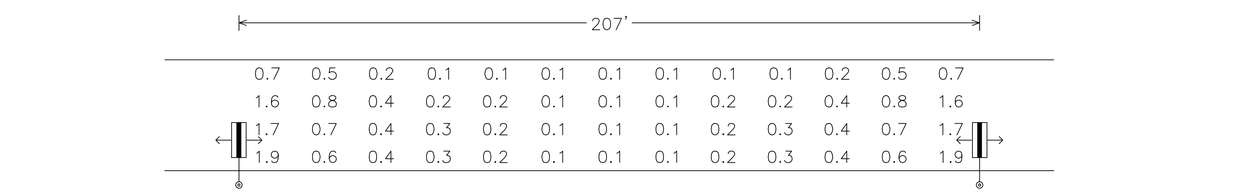
DRAWING NO:
SL4
OF 5

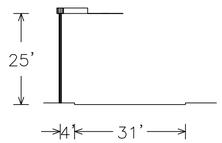
H:\2017\17166-Zanjero Trails 11A-11C\17166-SL-Zanjero Trails-11A.dwg

THESE DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF WRIGHT ENGINEERING CORPORATION AND MAY NOT BE REPRODUCED OR MODIFIED FOR ANY USE WITHOUT THE EXPRESS WRITTEN PERMISSION OF WRIGHT ENGINEERING CORPORATION.

ROADWAY SCALEABLE LED 3000K						
LIGHT CODE	COLOR	APN	WATTS	VOLTS	INITIAL LUMENS	PHOTOMETRIC CURVE
RL40	BRONZE	00140047	32	120/208/240/277	3,800	ERL1_04B130_120-277VIES
RL41		00140048	41	120/208/240/277	4,800	ERL1_05E130_120-277VIES
RL42		00140049	88	120/208/240/277	8,200	ERL1_08E130_120-277VIES
RL43		00140050	108	120/208/240/277	11,000	ERS1_11E130_120-277VIES
RL44		00140051	162	120/208/240/277	19,000	ERS2_19E130_120-277VIES

PHOTOMETRICS

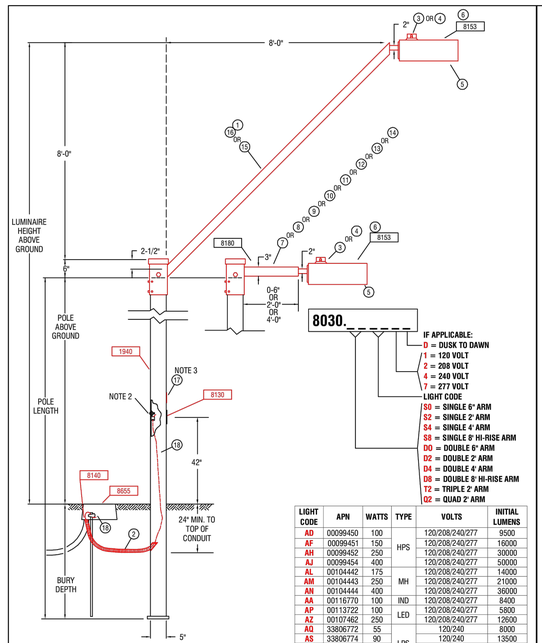




41W LED 4800 LUMEN 3000K
candela file 'erl1_05e130-120-277v_tcm201-103950.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 41
mounting height= 25 ft
number locations= 2, number luminaires= 2
kw all locations= 0.1

Roadway Grid
52 points at z=0, sp 15.923ft by 7.75ft
HORIZONTAL FOOTCANDLES

Average	0.5
Maximum	1.9
Minimum	0.1
Avg:Min	4.65
Max:Min	19.00
Coef Var	1.08
UnifGrad	3.17



LIGHT CODE	APN	WATTS	TYPE	VOLTS	INITIAL LUMENS
AD	00099450	100	HPS	120/208/240/277	9500
AF	00099451	150		120/208/240/277	16000
AH	00099452	250		120/208/240/277	30000
AJ	00099454	400		120/208/240/277	50000
AL	00104442	175	MH	120/208/240/277	14000
AM	00104443	250		120/208/240/277	21000
AN	00104444	400		120/208/240/277	36000
AA	00116770	100	IND	120/208/240/277	8400
AP	00113722	100	LED	120/208/240/277	5800
AZ	00107462	250		120/208/240/277	12600
AQ	33806772	55	LPS	120/240	8000
AS	33806774	90		120/240	13500
AU	33806776	135		120/240	22500
AW	33806778	180		120/240	33000

NOTES:
1. ADJUST PHOTO EYE TO FACE NORTH.
2. A GROUND ROD IS PROVIDED WITH THE J-BOX. WHERE A GROUND ROD CAN NOT BE DRIVEN ALTERNATE GROUND SHALL BE USED. SEE 2449 THRU 2460 FOR APPROVED ALTERNATES.
3. SIGN, "NOTICE THIS POLE IS OWNED AND MAINTAINED BY APS. DISCONNECT INSIDE", IS REQUIRED ON ALL DUSK-TO-DAWN AND AREA LIGHTING APPLICATIONS.
4. POLES THAT HAVE MORE THAN ONE LUMINAIRE REQUIRE A SEPARATE CIRCUIT WITH FUSING FROM THE J-BOX TO EACH LUMINAIRE.
5. USING THE 20'-0" POLE TO MATCH THE 16'-0" PEDESTRIAN LIGHT MOUNTING HEIGHT REDUCE POLE BURY DEPTH TO 4'-0".
6. THE BROWN PHOTO CONTROL IS A FAIL OFF CONTROL AND SHALL BE USED WITH ALL INDUCTION AND LED LUMINAIRES.
7. ON 277 VOLT STREET LIGHT CIRCUITS, INSTALL A "277 VOLT" MICARTA TAG ON CABLE IN J-BOX. TAG PROVIDED BY SPEC 8129.
8. THE LUMINAIRE SHOWN IS RECOMMENDED FOR THIS MOUNTING HEIGHT. SEE 8153 FOR ADDITIONAL BROWN ARCHITECTURAL LUMINAIRES.
9. THE TWO ARMED TENON BRACKET POSITIONS THE DOUBLE ARM 180 DEGREES APART.
10. TO ACCOMMODATE LESS THAT THE SPECIFIED LUMINAIRE MOUNTING HEIGHT, A SHOP ORDER IS REQUIRED TO HAVE A PORTION FROM THE TOP OF THE POLE CUT OFF. THE TENON ARM BRACKET SLIDES OVER AND COVERS THE CUT PORTION OF THE POLE.
11. IN-LINE FUSE FOR UNDERGROUND FEEDS, SEE 8130-8131.
12. FOR PEDESTRIAN ONLY APPLICATIONS SEE 8030.

POLE CODE	POLE LENGTH	BURY DEPTH	POLE ABOVE GROUND	LUMINAIRE HEIGHT ABOVE GROUND			
				SIN ARM	2FT ARM	4FT ARM	8FT ARM
1940.20	20'-0"	5'-0"*	15'-0"	15'-0"	15'-0"	15'-0"	---
1940.30	30'-6"	5'-0"	25'-0"	25'-0"	25'-0"	25'-0"	33'-0"
1940.34	34'-0"	6'-0"	28'-0"	28'-0"	28'-0"	28'-0"	39'-6"
1940.38	38'-0"	6'-6"	31'-6"	31'-6"	31'-6"	31'-6"	39'-6"

* SEE NOTE 5

CODE	8030.S0	8030.S2	8030.S4	8030.S8	8030.D0	8030.D2	8030.D4	8030.D8	8030.T2	8030.Q2	MATERIAL LIST	
ITEM	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	DESCRIPTION	APN
1	-	-	-	-	-	-	-	1	-	-	BRACKET ARCH SLIP BOLTED	00092251
2	10	10	10	10	10	10	10	10	10	10	CONDUIT 1" PVC FLEX CORR	32900891
3	1	1	1	1	2	2	2	3	4		CONTROL PHOTO MULTI BLACK	00063965
4	VAR	VAR	VAR	VAR	VAR	VAR	VAR	VAR	VAR	VAR	CONTROL PHOTO MULTI BR-20	00073241
5	1	1	1	1	2	2	2	3	4		LAMP - SEE 8164 - 8171	
6	1	1	1	1	2	2	2	3	4		LUMINAIRE - SEE CHART	
7	1	-	-	-	-	-	-	-	-		MAST ARM STLT 3" SQ X 6' SGL	88370
8	-	1	-	-	-	1	-	-	-		MAST ARM STLT 3" SQ X 2' DBL	00121154
9	-	-	-	-	-	1	-	-	-		MAST ARM STLT 3" SQ X 2' SGL	33701116
10	-	-	-	-	-	-	-	-	1		MAST ARM STLT 3" SQ X 2' DBL	33701117
11	-	-	-	-	-	-	-	-	-	1	MAST ARM STLT 3" SQ X 2' TPL	52664
12	-	-	1	-	-	-	-	-	-		MAST ARM STLT 3" SQ X 2' QUAD	00052665
13	-	-	-	1	-	-	-	-	-		MAST ARM STLT 3" SQ X 8' SGL	00061738
14	1	-	-	-	-	-	1	2	-		MAST ARM STLT 3" SQ X 4' DBL	00073267
15					-	-	-				MAST ARM STLT 3" SQ X 8' SGL	33701120
16					-	-	-				MAST ARM STLT ® BOLT-ON	00092252
17	1	1	1	1	1	1	1	1	1	1	SIGN POLE OWNED BY APS	00050092
18	10	10	10	10	10	10	10	10	10	10	WIRE BARE #6 SOLID CU	33007580

APS ARIZONA PUBLIC SERVICE COMPANY T&D CONSTRUCTION STANDARDS				
BY	LDR.	MGR.	DATE	REV.
KLS	B. MCMINN	R. SMITH	04/2010	9

LIGHTS
ARCHITECTURAL ON
5" SQUARE BROWN PAINTED STEEL POLE
DIRECT BURY

SH 1 OF 2

8030

APS ARIZONA PUBLIC SERVICE COMPANY T&D CONSTRUCTION STANDARDS

BY	LDR.	MGR.	DATE	REV.
KLS	B. MCMINN	R. SMITH	04/2010	9

LIGHTS
ARCHITECTURAL ON
5" SQUARE BROWN PAINTED STEEL POLE
DIRECT BURY

SH 2 OF 2

8030

WRIGHT ENGINEERING PROJECT NO:
17166-01

DESIGN BY: BBS
DRAWN BY: BBS
CHECKED BY: AMB

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
www.wrightengineering.us

PROJECT: **ZANJERO TRAILS - PARCEL 11A**
W CACTUS RD & N PERRYVILLE RD
SURPRISE, ARIZONA

TITLE: **STREET LIGHT DETAILS**

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	JUN 2017	1ST SUBMITTAL
2	OCT 2017	2ND SUBMITTAL

DRAWING NO:
SL5
OF 5

ARIZONA BLUE STAKE
CALL TWO WORKING DAYS BEFORE YOU DIG
Dial 811 or
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

H:\2017\17166-Zanjero Trails 11A-11C\17166-SL-Zanjero Trails-11A.dwg

ZANJERO TRAILS
PARCEL 11B
STREET LIGHT DESIGN

STREET LIGHTING REQUIREMENTS

5.00 GENERAL NOTES:

THE FOLLOWING INFORMATION IS PROVIDED TO EMPHASIZE CRITICAL WORK AND IS INTENDED TO SUPPLEMENT THE SPECIFICATIONS. SHOULD THERE BE A CONFLICT WITH THE SPECIFICATIONS, THIS DOCUMENT SHALL TAKE PRECEDENCE.

ALTERNATES SHALL BE PRE-APPROVED BY THE CITY ENGINEERING MANAGER. APPROVAL OF ALTERNATE PRODUCTS SHALL BE ON AN EQUAL BASIS WITH THE PRODUCT SPECIFIED AND SHALL BE SUBMITTED A MINIMUM OF TEN (10) DAYS PRIOR TO BID OPENING. STRUCTURAL CALCULATIONS SHALL BE FURNISHED FOR ALTERNATE PRODUCTS AND CERTIFIED BY A STRUCTURAL ENGINEER, REGISTERED IN THE STATE OF ARIZONA. LUMINAIRES AND LAMPS SHALL MEET OR EXCEED THE PHOTOMETRIC, ELECTRICAL, AND MECHANICAL REQUIREMENTS FOR THE SPECIFIED PRODUCTS.

THE CONTRACTOR SHALL COMPLY WITH STATE AND CITY STATUTES, AND MANUFACTURER'S RECOMMENDATIONS.

THE SUBMITTAL PACKAGE SHALL CONSIST OF THREE (3) COPIES OF EQUIPMENT/MATERIAL TO BE INSTALLED AND SHALL BE BOUND/STAPLED IN A FOLDER AND SUBMITTED AT THE TIME OF PERMIT APPLICATION.

PRIOR TO SUBMITTING A PROPOSAL, THE BIDDER SHALL EXAMINE ALL GENERAL CONSTRUCTION DRAWINGS AND VISIT THE CONSTRUCTION SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS UNDER WHICH HE WILL OPERATE AND WHICH WILL IN ANY WAY AFFECT THE WORK UNDER THE CONTRACT. NO SUBSEQUENT ALLOWANCE WILL BE MADE IN THIS CONNECTION IN THE BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART.

PRIOR TO ORDERING ANY MATERIALS OR DOING ANY WORK, THE CONTRACTOR SHOULD VERIFY DIMENSIONS AT THE SITE. IMMEDIATELY REPORT DIFFERENCES TO THE ENGINEERING MGR. AND SHOULD NOT PROCEED WITH WORK UNTIL THE ENGINEERING MGR. RENDERS A DECISION. NO EXTRA CHARGES OR COMPENSATION WILL BE ALLOWED FOR DIFFERENCES IN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED ON THE DRAWINGS.

5.01 GENERAL:

THE ELECTRICAL CONTRACTOR SHALL COMPLY WITH ALL LICENSING REQUIREMENTS SET FORTH BY THE STATE REGISTRAR OF CONTRACTORS OFFICE TO PERFORM WORK RELATING TO STREET LIGHT INSTALLATION IN THE CITY RIGHT-OF-WAY.

ONE PROJECT UNDERGROUND UTILITIES (RIGHT OF WAY) PERMIT AND ONE STREETLIGHT PERMIT FOR EACH STREET LIGHT POLE SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

5.02 WORKING / "AS BUILT" PLANS:

ACCEPTANCE OF THE COMPLETED IMPROVEMENTS WILL NOT BE GIVEN UNTIL 4 MIL PHOTO MYLAR REPRODUCIBLE "AS BUILT" PLANS HAVE BEEN SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.

5.03 LIGHT POLES:

LIGHT POLES SHALL BE INSTALLED PLUMB, BE ADJUSTED TO PROVIDE PROPER ALIGNMENT TO THE ROADWAY BEING LIGHTED AND BE PROPERLY GROUNDED WHEN THE INSTALLATION IS COMPLETE.

5.04 EMBEDMENT:

DIRECT BURIED POLES SHALL BE SET IN A TWELVE (12) INCH AUGURED HOLE DEPTH AS SPECIFIED IN UNDISTURBED EARTH. POLE SHALL BE SET PLUMB IN TWO DIRECTIONS 90 DEGREES APART. HAND TAMPING OF ABC BACKFILL WITH PNEUMATIC OR VIBRATING EQUIPMENT IS THE ACCEPTABLE METHOD OF COMPACTION. BACKFILL SHALL BE COMPACTED TO 85% OF MAXIMUM DENSITY AS DEFINED BY ASTM D-2922 AND D-3017. A GROUND ROD SHALL BE INSTALLED ADJACENT TO PULL BOX IN UNDISTURBED SOIL AND A LEAD IN COPPER BOND WIRE (#6) SHALL BE INSTALLED IN 1" CARFLEX LIQUIDTIGHT FLEXIBLE NONMETALLIC CONDUIT (OR EQUAL) FOR POLE GROUNDING.

SURPLUS EXCAVATION SHALL BE DISPOSED OF BY THE CONTRACTOR.

5.05 LUMINAIRES:

LUMINAIRES SHALL BE INSTALLED LEVEL AND INCLUDE A LAMP AND PHOTOCELL. CONTRACTOR SHALL ASSURE THAT THE LUMINAIRES SHALL BE FREE OF DUST, DIRT OR ANYTHING THAT WOULD IMPAIR THE OUTPUT OF THE LIGHT BEFORE HE LEAVES THE SITE.

LUMINAIRES FURNISHED WITH MULTI-TAP BALLASTS SHALL BE REWIRED OR RECONNECTED TO MATCH THE VOLTAGE SUPPLIED BY THE ELECTRIC UTILITY COMPANY.

5.06 WIRING:

WIRING SHALL BE INSTALLED PER UTILITY STANDARDS.

5.07 GROUNDING:

EACH POLE SHALL HAVE A 8' X 5/8" COPPER CLAD GROUND ROD DRIVEN ADJACENT TO PULL BOX. A #6 BARE COPPER LEAD FROM THE GROUND ROD IN PULL BOX TO LANDING LUG IN STREET LIGHT POLE HAND HOLE.

5.08 PULL BOXES:

EXCAVATION FOR PULL BOXES AND MATERIAL SPECIFICATION SHALL BE PER THE ELECTRIC UTILITY COMPANY STANDARDS.

5.09 TRENCH

TRENCH SHALL BE INSTALLED PER THE UTILITY COMPANY STANDARDS.

THE USE OF A COMMON ELECTRIC UTILITY COMPANY TRENCH IS PERMITTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANY FOR COORDINATION OF TRENCHING AND THE INSTALLATION OF CONDUIT.

CONDUIT SHALL BE INSTALLED AT THE DEPTH SPECIFIED ON THE PLANS. CONDUIT SHALL BE 1 INCH CARFLEX LIQUIDTIGHT FLEXIBLE NONMETALLIC CONDUIT OR EQUAL. CONDUIT MUST BE UL RATED AND SUITABLE FOR UNDERGROUND USE.

CONNECTIONS SHALL BE PER UTILITY STANDARDS.

5.12 LIGHT POLE IDENTIFICATION:

THE CONTRACTOR SHALL FURNISH AND INSTALL A NUMBER ON EACH LIGHT POLE. STREET LIGHT POLE IDENTIFICATION AND SPECIFICATIONS WILL BE PROVIDED BY THE CITY OF SURPRISE.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO RESTORE ALL PROPERTY, LANDSCAPING, PAVING AND DRIVEWAYS THAT ARE DISTURBED DURING STREET LIGHT CONSTRUCTION TO THEIR ORIGINAL CONDITION IN CONFORMANCE WITH "MAG" SPECIFICATION SECTION 107.9.

THE DEVELOPER SHALL BE RESPONSIBLE FOR FURNISHING ALL PERSONNEL AND EQUIPMENT TO SUCCESSFULLY PERFORM THE FOLLOWING TEST.

PRIOR TO ACCEPTANCE, THE DEVELOPER SHALL ENERGIZE AND OPERATE THE ENTIRE ROADWAY LIGHTING SYSTEM, FROM SUNSET TO SUNRISE FOR TWO CONSECUTIVE DAYS WITHOUT INTERRUPTION OR FAILURE. IF A LAMP OR BALLAST SHOULD FAIL, IT SHALL BE IMMEDIATELY REPLACED.

THE CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE ENGINEERING MANAGER, AGAINST IMPERFECT WORKMANSHIP, FAILURE, MALFUNCTION OF MATERIALS AND/OR EQUIPMENT DUE TO FAULTY OR IMPERFECT WORKMANSHIP. THIS GUARANTEE IS TO BE IN WRITING TO THE CITY AT THE TIME OF ISSUING FINAL ACCEPTANCE. WORK FOUND TO BE DEFECTIVE WITHIN THE WARRANTY PERIOD SHALL BE REPLACED WITHOUT COST TO THE CITY.

THESE DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF WRIGHT ENGINEERING CORPORATION AND MAY NOT BE REPRODUCED OR MODIFIED FOR ANY USE WITHOUT THE EXPRESS WRITTEN PERMISSION OF WRIGHT ENGINEERING CORPORATION.

GENERAL ENGINEERING NOTES:

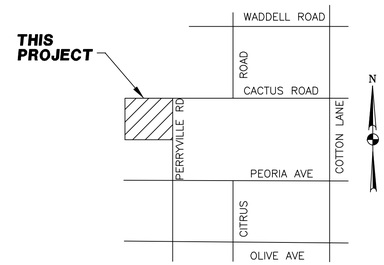
1. ALL CONSTRUCTION MUST CONFORM TO MARICOPA ASSOCIATION OF GOVERNMENT (MAG) SPECIFICATIONS AND DETAILS AND LATEST REVISIONS UNLESS OTHERWISE STATED ON PLANS.
2. THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND THEY WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL OVERHEAD AND UNDERGROUND UTILITY LOCATIONS WHERE CONSTRUCTION OCCURS. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT ALL UTILITIES ARE AVOIDED. UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND NOT FOR CONSTRUCTION PURPOSES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AND OR REPLACED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COMPLY WITH ALL CURRENT BLUE STAKE LAWS. CALL BLUE STAKE FOR FIELD LOCATION AT (602) 263-1100.
4. THE CITY OF SURPRISE ENGINEERING SERVICES OF PUBLIC WORKS SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK AT 623-222-6150.
5. THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION OR VARIANCE FROM THESE PLANS. ANY VARIATION FROM THESE PLANS SHALL BE PROPOSED AND RESUBMITTED FOR REVIEW AND APPROVAL.
6. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THE DRAWING, SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FENCING SHALL BE REPLACED IN KIND.
7. ANY INSPECTION BY THE CITY, COUNTY, OR THE ENGINEER, SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.
8. THE CONTRACTOR IS TO LOCATE ALL EXISTING LANDSCAPING, LANDSCAPING IRRIGATION LINES, PROPERTY MONUMENTS, FENCING OR SURFACE FEATURES PRIOR TO CONSTRUCTION. ANYTHING DISTURBED DURING CONSTRUCTION SHALL BE REPLACEDIN KIND AT THE CONTRACTOR'S EXPENSE.
9. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
10. ALL CONSTRUCTION WATER USED WITHIN THE CITY OF SURPRISE WATER SERVICE AREA REQUIRES APPROVAL BY THE CITY OF SURPRISE PUBLIC WORKS DEPARTMENT AND MAY BE SUBJECT TO VOLUME AND TIME RESTRICTIONS. PLEASE SEE THE CITY OF SURPRISE CONSTRUCTION WATER GUIDELINES FOR ADDITIONAL INFORMATION. THE GUIDELINES CAN BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT AT 623-222-7000.
11. TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH MAG SPECIFICATION 401, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND THE "TEMPORARY WORK ZONE TRAFFIC MANAGEMENT POLICY" (LATEST EDITION).
12. PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF THE WORK, THE DEVELOPER/CONTRACTOR WILL BE REQUIRED TO CLEAN AND REPAIR ADJACENT (OFF-PROJECT) ROADWAYS USED OR DAMAGED DURING THE COURSE OF CONSTRUCTION.
13. EMERGENCY VEHICLE ACCESS (E.V.A.) MUST BE PROVIDED BY THE DEVELOPER/CONTRACTOR THROUGHOUT THE PROJECT SITE. E.V.A. ROADS AND SIGNAGE SHALL BE MAINTAINED BY THE DEVELOPER/CONTRACTOR AT ALL TIMES. SIGNAGE SHALL BE POSTED AT THE POINT OF ENTRY TO THE SITE AND AT ALL LOCATIONS WHERE A CHANGE IN DIRECTION OCCURS.
14. THE PLANS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT'S ACCESSIBILITY GUIDELINES, AS PUBLISHED IN THE FEDERAL REGISTER ON SEPTEMBER 15, 2010.

NOTES

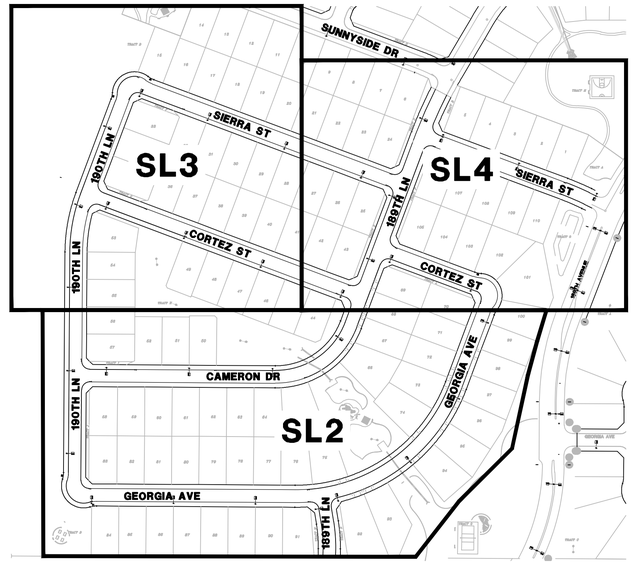
1. THE ELECTRICAL/MAINTENANCE COSTS OF ALL STREET LIGHTS ON LOCAL AND COLLECTOR STREETS ARE TO BE PAID BY THE ADJACENT PROJECT OR THE ADJACENT DEVELOPMENT'S STREET LIGHT IMPROVEMENT DISTRICT (SLID). THE ELECTRICAL / MAINTENANCE COSTS OF ALL STREET LIGHTS ON ARTERIAL STREETS ARE TO BE BILLED TO THE CITY OF SURPRISE'S ENERGY BILL.
2. CONTRACTOR TO COORDINATE WITH APS AND UTILIZE THEIR CURRENT SPECIFICATIONS AT THE TIME OF BIDDING AND CONSTRUCTION.

CIVIL ENGINEER:
HILGART-WILSON GROUP
2141 E HIGHLAND AVE
SUITE 250
PHEONIX, AZ 85016
PHONE: (602) 490-0535
CONTACT: TYLER WILSON P.E.

DEVELOPER
LAND SOLUTIONS CACTUS, LLC
4121 W. ORAIBI DRIVE
GLENDALE, AZ 85308
PHONE: (602) 841-1945
CONTACT: DAVE MAGUIRE



VICINITY MAP
N.T.S.



KEY MAP
N.T.S.

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

CITY OF SURPRISE ENGINEER **DATE**

STREET LIGHTING (APS AREA)

KEY NO.	SYMBOL	STREET TYPE	OFFSET BEHIND B/C	QUANTITY	POLE		MAST ARM	LUMINAIRE						APS STANDARD CODE NO.
					POLE HEIGHT	FOUNDATION	SIZE	MOUNTING HEIGHT	LUMENS	WATTAGE	I.E.S. DIST.	TYPE	STYLE	
(1)		LOCAL	PER PLANS	33	30'-6"	DIRECT BURY	2'	25'	4,800	41W	TYPE II	LED	ARCHITECTURAL (SHOEBOX)	8030.S2

ARIZONA BLUE STAKE
CALL TWO WORKING DAYS BEFORE YOU DIG
Dial 811 or
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

WRIGHT ENGINEERING PROJECT NO:
17166-02
DESIGN BY: BBS
DRAWN BY: BBS
CHECKED BY: AMB

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
www.wrightengineering.us

PROJECT: ZANJERO TRAILS - PARCEL 11B
W CACTUS RD & N PERRYVILLE RD
SURPRISE, ARIZONA

TITLE: STREET LIGHT COVER SHEET

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	JUN 2017	1ST SUBMITTAL
2	OCT 2017	2ND SUBMITTAL

Registered Professional Engineer (Retired)
Certificate No. 46691
ADAM M. BOWERS
State Signed - Work
Expires 9-30-19

DRAWING NO:
SL1
OF 5

H:\2017\17166-Zanjero Trails 11A-11C\17166-SL-Zanjero Trails-11B.dwg

LEGEND

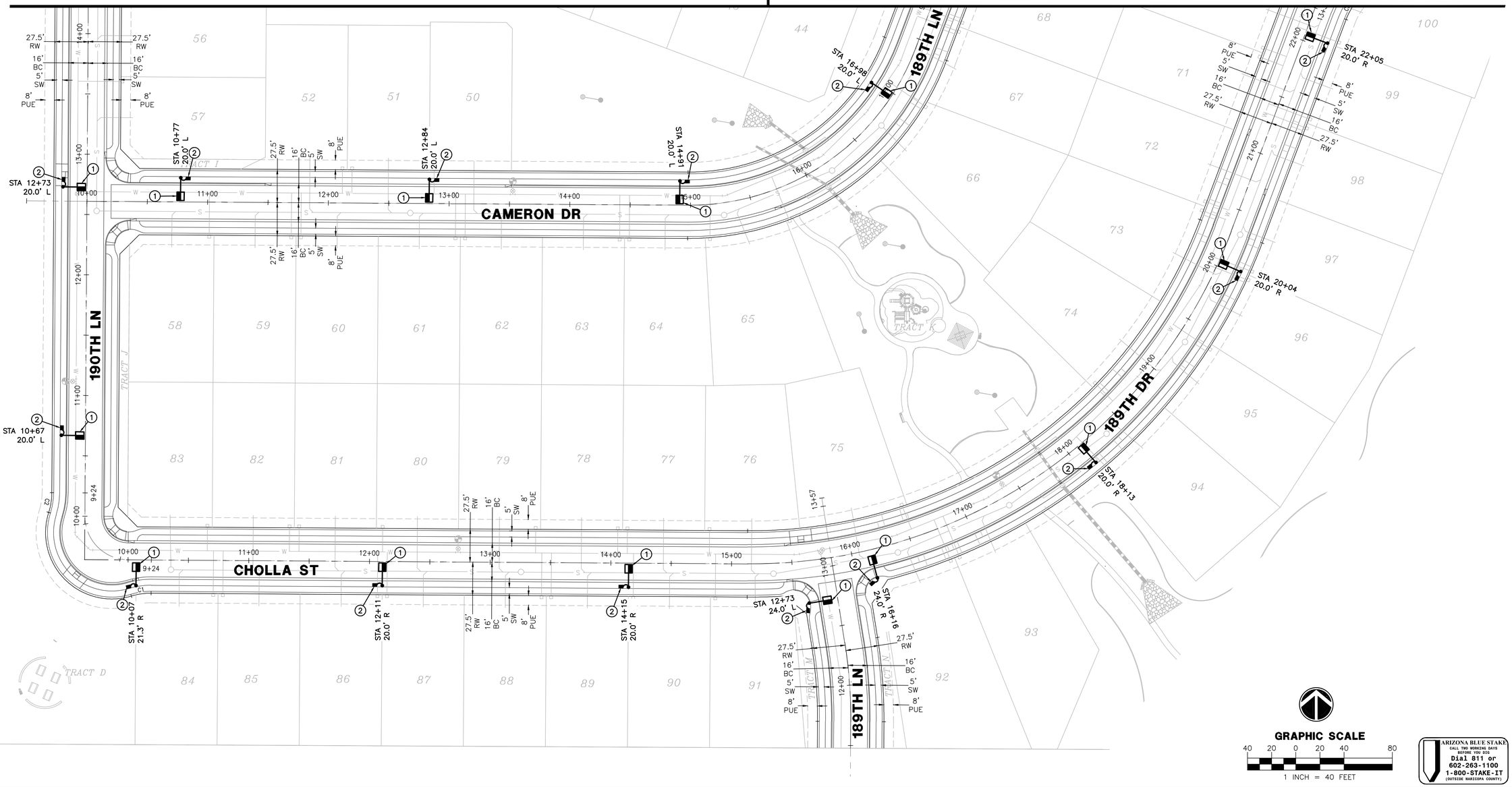
- 41W (4800 LUMEN) LED STREET LIGHT
- STREET LIGHT PER ADJACENT PLAN SET
- PULL BOX
- NEW CONDUIT RUN
- FIRE HYDRANT

CONSTRUCTION NOTES

1. 41W LED (4,800 LUMEN) LUMINAIRE (GE CAT# ERL1005E130A DKBZ R) WITH PHOTOELECTRIC CONTROL ON A 30'–6" DIRECT BURIED POLE (1940.30) WITH A 2' MAST ARM (S2) PER APS DETAIL 8030.S2. (SEE SHEET SL5). INSTALL (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. ALL WIRING, FUSING, AND GROUNDING PER APS DETAILS AND SPECIFICATIONS.
2. INSTALL APS PULL BOX NEXT TO POLE. INSTALL 1" CONDUIT WITH (2) #14 TYPE THHN/THWN AND (1) #14 BARE BOND FROM PULL BOX TO FUSE HOLDER IN STREET LIGHT PER APS DETAILS AND SPECIFICATIONS.

MATCHLINE 'A'
SEE SHEET SL3

MATCHLINE 'B'
SEE SHEET SL4



GRAPHIC SCALE
40 20 0 20 40 80
1 INCH = 40 FEET

ARIZONA BLUE STAKE
CALL TWO WORKING DAYS BEFORE YOU DIG
Dial 811 or 602-263-1100
1-800-STAKE-IT (OUTSIDE MARICOPA COUNTY)

THESE DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF WRIGHT ENGINEERING CORPORATION AND MAY NOT BE REPRODUCED OR MODIFIED FOR ANY USE WITHOUT THE EXPRESS WRITTEN PERMISSION OF WRIGHT ENGINEERING CORPORATION.

WRIGHT ENGINEERING PROJECT NO:
17166-02

DESIGN BY: BBS
DRAWN BY: BBS
CHECKED BY: AMB

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
www.wrightengineering.us

PROJECT: TITLE:

SURPRISE, ARIZONA
ZANJERO TRAILS - PARCEL 11B
W CACTUS RD & N PERRYVILLE RD

STREET LIGHT PLAN

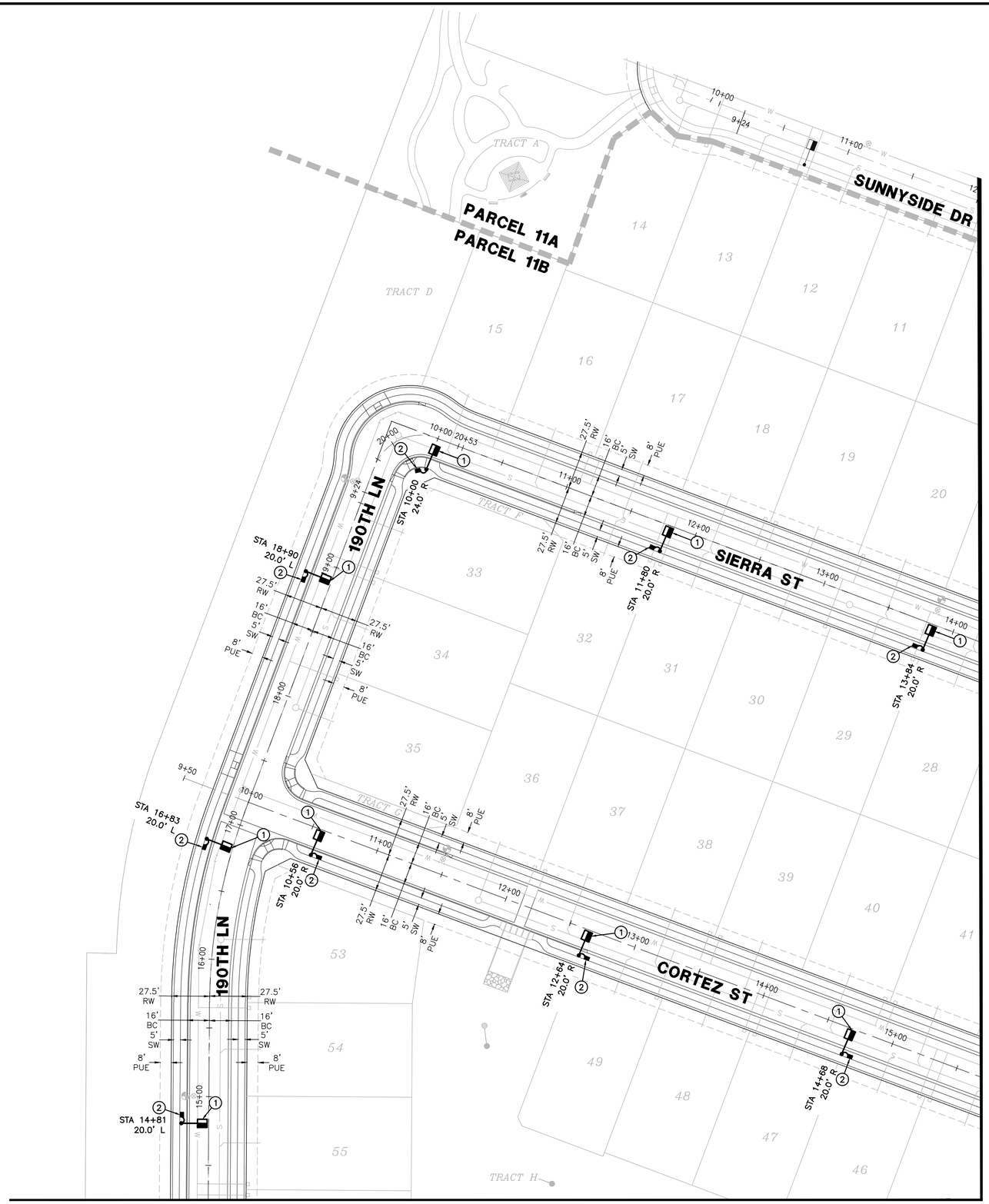
NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	JUN 2017	1ST SUBMITTAL
2	OCT 2017	2ND SUBMITTAL

Registered Professional Engineer (Retired)
Certificate No.
46691
ADAM M. BOWERS
Date Signed 10-20-17
Expires 9-30-19

DRAWING NO:
SL2
OF 5

H:\2017\17166-Zanjero Trails 11A-11C\17166-SL-Zanjero Trails-11B.dwg

THESE DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF WRIGHT ENGINEERING CORPORATION AND MAY NOT BE REPRODUCED OR MODIFIED FOR ANY USE WITHOUT THE EXPRESS WRITTEN PERMISSION OF WRIGHT ENGINEERING CORPORATION.



LEGEND

- 41W (4800 LUMEN) LED STREET LIGHT
- STREET LIGHT PER ADJACENT PLAN SET
- PULL BOX
- NEW CONDUIT RUN
- FIRE HYDRANT

CONSTRUCTION NOTES

1. 41W LED (4,800 LUMEN) LUMINAIRE (GE CAT# ERL1005E130A DKBZ R) WITH PHOTOELECTRIC CONTROL ON A 30'–6" DIRECT BURIED POLE (1940.30) WITH A 2' MAST ARM (S2) PER APS DETAIL 8030.S2. (SEE SHEET SL5). INSTALL (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. ALL WIRING, FUSING, AND GROUNDING PER APS DETAILS AND SPECIFICATIONS.
2. INSTALL APS PULL BOX NEXT TO POLE. INSTALL 1" CONDUIT WITH (2) #14 TYPE THHN/THWN AND (1) #14 BARE BOND FROM PULL BOX TO FUSE HOLDER IN STREET LIGHT PER APS DETAILS AND SPECIFICATIONS.

GRAPHIC SCALE

40 20 0 20 40 80

1 INCH = 40 FEET

ARIZONA BLUE STAKE
CALL TWO WORKING DAYS BEFORE YOU DIG
Dial 811 or
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

WRIGHT ENGINEERING PROJECT NO:
17166-02

DESIGN BY: BBS
DRAWN BY: BBS
CHECKED BY: AMB

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
www.wrightengineering.us

PROJECT: **SURPRISE, ARIZONA**
ZANJERO TRAILS - PARCEL 11B
W CACTUS RD & N PERRYVILLE RD

TITLE: **STREET LIGHT PLAN**

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	JUN 2017	1ST SUBMITTAL
2	OCT 2017	2ND SUBMITTAL

Registered Professional Engineer (Electrical)
Certificate No.
46691
ADAM M. BOWERS
State Standard
Expires 9-30-19

DRAWING NO:
SL3
OF 5

H:\2017\17166-Zanjero Trails 11A-11C\17166-SL-Zanjero Trails-11B.dwg

THESE DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF WRIGHT ENGINEERING CORPORATION AND MAY NOT BE REPRODUCED OR MODIFIED FOR ANY USE WITHOUT THE EXPRESS WRITTEN PERMISSION OF WRIGHT ENGINEERING CORPORATION.

MATCHLINE 'C'
SEE SHEET SL3

MATCHLINE 'B'
SEE SHEET SL2

LEGEND

- 41W (4800 LUMEN) LED STREET LIGHT
- STREET LIGHT PER ADJACENT PLAN SET
- PULL BOX
- NEW CONDUIT RUN
- FIRE HYDRANT

CONSTRUCTION NOTES

(1) 41W LED (4,800 LUMEN) LUMINAIRE (GE CAT# ERL1005E130A DKBZ R) WITH PHOTOELECTRIC CONTROL ON A 30'–6" DIRECT BURIED POLE (1940.30) WITH A 2' MAST ARM (S2) PER APS DETAIL 8030.S2. (SEE SHEET SL5). INSTALL (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. ALL WIRING, FUSING, AND GROUNDING PER APS DETAILS AND SPECIFICATIONS.

(2) INSTALL APS PULL BOX NEXT TO POLE. INSTALL 1" CONDUIT WITH (2) #14 TYPE THHN/THWN AND (1) #14 BARE BOND FROM PULL BOX TO FUSE HOLDER IN STREET LIGHT PER APS DETAILS AND SPECIFICATIONS.

GRAPHIC SCALE

40 20 0 20 40 80

1 INCH = 40 FEET

ARIZONA BLUE STAKE
CALL TWO WORKING DAYS BEFORE YOU DIG.
Dial 811 or
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
www.wrightengineering.us

WRIGHT ENGINEERING PROJECT NO:
17166-02

DESIGN BY: BBS
DRAWN BY: BBS
CHECKED BY: AMB

PROJECT: SURPRISE, ARIZONA
ZANJERO TRAILS - PARCEL 11B
W CACTUS RD & N PERRYVILLE RD

TITLE:
STREET LIGHT PLAN

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	JUN 2017	1ST SUBMITTAL
2	OCT 2017	2ND SUBMITTAL

Registered Professional Engineer (Retired)
Certificate No.
46691
ADAM M. BOWERS
Date Signed 10-30-17
Expires 9-30-19

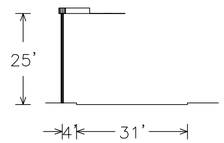
DRAWING NO:
SL4
OF 5

H:\2017\17166-Zanjero Trails 11A-11C\17166-SL-Zanjero Trails-11B.dwg

THESE DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF WRIGHT ENGINEERING CORPORATION AND MAY NOT BE REPRODUCED OR MODIFIED FOR ANY USE WITHOUT THE EXPRESS WRITTEN PERMISSION OF WRIGHT ENGINEERING CORPORATION.

ROADWAY SCALEABLE LED 3000K						
LIGHT CODE	COLOR	APN	WATTS	VOLTS	INITIAL LUMENS	PHOTOMETRIC CURVE
RL40	BRONZE	00140047	32	120/208/240/277	3,800	ERL1_04B130_120-277VIES
RL41		00140048	41	120/208/240/277	4,800	ERL1_05E130_120-277VIES
RL42		00140049	88	120/208/240/277	8,200	ERL1_08E130_120-277VIES
RL43		00140050	108	120/208/240/277	11,000	ERS1_11E130_120-277VIES
RL44		00140051	162	120/208/240/277	19,000	ERS2_19E130_120-277VIES

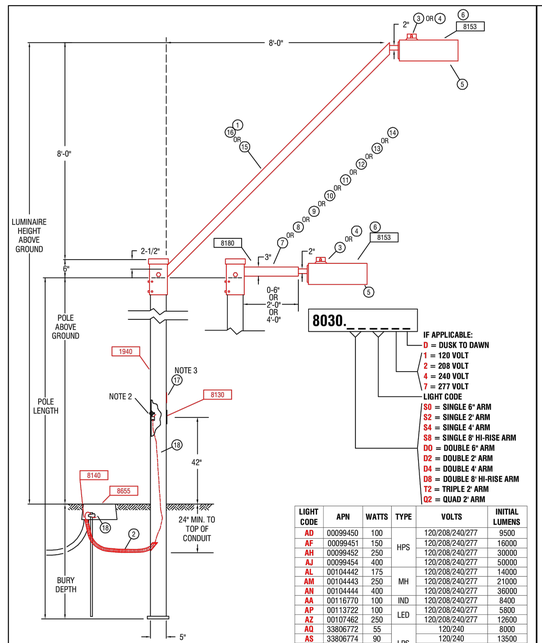
PHOTOMETRICS



41W LED 4800 LUMEN 3000K
candela file 'erl1_05e130-120-277v_tcm201-103950.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 41
mounting height= 25 ft
number locations= 2, number luminaires= 2
kw all locations= 0.1

Roadway Grid
52 points at z=0, sp 15.923ft by 7.75ft
HORIZONTAL FOOTCANDLES

Average	0.5
Maximum	1.9
Minimum	0.1
Avg:Min	4.65
Max:Min	19.00
Coef Var	1.08
UnifGrad	3.17



LIGHT CODE	APN	WATTS	TYPE	VOLTS	INITIAL LUMENS
AD	00099450	100	HPS	120/208/240/277	9500
AF	00099451	150		120/208/240/277	16000
AH	00099452	250		120/208/240/277	30000
AJ	00099454	400		120/208/240/277	50000
AL	00104442	175	MH	120/208/240/277	14000
AM	00104443	250		120/208/240/277	21000
AN	00104444	400		120/208/240/277	36000
AA	00116770	100	IND	120/208/240/277	8400
AP	00113722	100	LED	120/208/240/277	5800
AZ	00107462	250		120/208/240/277	12600
AQ	33806772	55	LPS	120/240	8000
AS	33806774	90		120/240	13500
AU	33806776	135		120/240	22500
AW	33806778	180		120/240	33000

NOTES:
1. ADJUST PHOTO EYE TO FACE NORTH.
2. A GROUND ROD IS PROVIDED WITH THE J-BOX. WHERE A GROUND ROD CAN NOT BE DRIVEN ALTERNATE GROUND SHALL BE USED. SEE 2449 THRU 2460 FOR APPROVED ALTERNATES.
3. SIGN, "NOTICE THIS POLE IS OWNED AND MAINTAINED BY APS. DISCONNECT INSIDE", IS REQUIRED ON ALL DUSK-TO-DAWN AND AREA LIGHTING APPLICATIONS.
4. POLES THAT HAVE MORE THAN ONE LUMINAIRE REQUIRE A SEPARATE CIRCUIT WITH FUSING FROM THE J-BOX TO EACH LUMINAIRE.
5. USING THE 20'-0" POLE TO MATCH THE 16'-0" PEDESTRIAN LIGHT MOUNTING HEIGHT REDUCE POLE BURY DEPTH TO 4'-0".
6. THE BROWN PHOTO CONTROL IS A FAIL OFF CONTROL AND SHALL BE USED WITH ALL INDUCTION AND LED LUMINAIRES.
7. ON 277 VOLT STREET LIGHT CIRCUITS, INSTALL A "277 VOLT" MICARTA TAG ON CABLE IN J-BOX. TAG PROVIDED BY SPEC 8129.
8. THE LUMINAIRE SHOWN IS RECOMMENDED FOR THIS MOUNTING HEIGHT. SEE 8153 FOR ADDITIONAL BROWN ARCHITECTURAL LUMINAIRES.
9. THE TWO ARMED TENON BRACKET POSITIONS THE DOUBLE ARM 180 DEGREES APART.
10. TO ACCOMMODATE LESS THAT THE SPECIFIED LUMINAIRE MOUNTING HEIGHT, A SHOP ORDER IS REQUIRED TO HAVE A PORTION FROM THE TOP OF THE POLE CUT OFF. THE TENON ARM BRACKET SLIDES OVER AND COVERS THE CUT PORTION OF THE POLE.
11. IN-LINE FUSE FOR UNDERGROUND FEEDS, SEE 8130-8131.
12. FOR PEDESTRIAN ONLY APPLICATIONS SEE 8030.

POLE CODE	POLE LENGTH	BURY DEPTH	POLE ABOVE GROUND	LUMINAIRE HEIGHT ABOVE GROUND			
				SIN ARM	2FT ARM	4FT ARM	8FT ARM
1940.20	20'-0"	5'-0"*	15'-0"	15'-0"	15'-0"	15'-0"	---
1940.30	30'-6"	5'-0"	25'-0"	25'-0"	25'-0"	25'-0"	33'-0"
1940.34	34'-0"	6'-0"	28'-0"	28'-0"	28'-0"	28'-0"	39'-6"
1940.38	38'-0"	6'-6"	31'-6"	31'-6"	31'-6"	31'-6"	39'-6"

* SEE NOTE 5

CODE	8030.S0	8030.S2	8030.S4	8030.S8	8030.D0	8030.D2	8030.D4	8030.D8	8030.T2	8030.Q2	MATERIAL LIST	
ITEM	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	DESCRIPTION	APN
1	-	-	-	-	-	-	-	1	-	-	BRACKET ARCH SLIP BOLTED	00092251
2	10	10	10	10	10	10	10	10	10	10	CONDUIT 1" PVC FLEX CORR	32900891
3	1	1	1	1	2	2	2	3	4		CONTROL PHOTO MULTI BLACK	00063965
4	VAR	VAR	VAR	VAR	VAR	VAR	VAR	VAR	VAR	VAR	CONTROL PHOTO MULTI BR-20	00073241
5	1	1	1	1	2	2	2	3	4		LAMP - SEE 8164 - 8171	
6	1	1	1	1	2	2	2	3	4		LUMINAIRE - SEE CHART	
7	1	-	-	-	-	-	-	-	-		MAST ARM STLT 3" SQ X 6' SGL	88370
8	-	1	-	-	-	1	-	-	-		MAST ARM STLT 3" SQ X 6' DBL	00121154
9	-	-	-	-	-	-	1	-	-		MAST ARM STLT 3" SQ X 2' SGL	33701116
10	-	-	-	-	-	-	-	1	-		MAST ARM STLT 3" SQ X 2' DBL	33701117
11	-	-	-	-	-	-	-	-	1		MAST ARM STLT 3" SQ X 2' TPL	52664
12	-	-	1	-	-	-	-	-	-		MAST ARM STLT 3" SQ X 2' QUAD	00052665
13	-	-	-	1	-	-	-	-	-		MAST ARM STLT 3" SQ X 8' SGL	00061738
14	1	-	-	-	-	-	1	2	-		MAST ARM STLT 3" SQ X 4' DBL	00073267
15					-	-	-				MAST ARM STLT 3" SQ X 8' SGL	33701120
16					-	-	-				MAST ARM STLT ® BOLT-ON	00092252
17	1	1	1	1	1	1	1	1	1	1	SIGN POLE OWNED BY APS	00050092
18	10	10	10	10	10	10	10	10	10	10	WIRE BARE #6 SOLID CU	33007580

APS ARIZONA PUBLIC SERVICE COMPANY T&D CONSTRUCTION STANDARDS				
BY	LDR.	MGR.	DATE	REV.
KLS	B. MCMINN	R. SMITH	04/2010	9

LIGHTS
ARCHITECTURAL ON
5" SQUARE BROWN PAINTED STEEL POLE
DIRECT BURY

SH 1 OF 2

8030

APS ARIZONA PUBLIC SERVICE COMPANY T&D CONSTRUCTION STANDARDS

BY	LDR.	MGR.	DATE	REV.
KLS	B. MCMINN	R. SMITH	04/2010	9

LIGHTS
ARCHITECTURAL ON
5" SQUARE BROWN PAINTED STEEL POLE
DIRECT BURY

SH 2 OF 2

8030

WRIGHT ENGINEERING PROJECT NO:
17166-02

DESIGN BY: BBS
DRAWN BY: BBS
CHECKED BY: AMB

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
www.wrightengineering.us

PROJECT: **SURPRISE, ARIZONA**
ZANJERO TRAILS - PARCEL 11B
W CACTUS RD & N PERRYVILLE RD

TITLE: **STREET LIGHT DETAILS**

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	JUN 2017	1ST SUBMITTAL
2	OCT 2017	2ND SUBMITTAL

DRAWING NO:
SL5
OF 5

ARIZONA BLUE STAKE
CALL TWO WORKING DAYS BEFORE YOU DIG
Dial 811 or
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

H:\2017\17166-Zanjero Trails 11A-11C\17166-SL-Zanjero Trails-11B.dwg

ZANJERO TRAILS
PARCEL 11C
STREET LIGHT DESIGN

STREET LIGHTING REQUIREMENTS

5.00 GENERAL NOTES:

THE FOLLOWING INFORMATION IS PROVIDED TO EMPHASIZE CRITICAL WORK AND IS INTENDED TO SUPPLEMENT THE SPECIFICATIONS. SHOULD THERE BE A CONFLICT WITH THE SPECIFICATIONS, THIS DOCUMENT SHALL TAKE PRECEDENCE.

ALTERNATES SHALL BE PRE-APPROVED BY THE CITY ENGINEERING MANAGER. APPROVAL OF ALTERNATE PRODUCTS SHALL BE ON AN EQUAL BASIS WITH THE PRODUCT SPECIFIED AND SHALL BE SUBMITTED A MINIMUM OF TEN (10) DAYS PRIOR TO BID OPENING. STRUCTURAL CALCULATIONS SHALL BE FURNISHED FOR ALTERNATE PRODUCTS AND CERTIFIED BY A STRUCTURAL ENGINEER, REGISTERED IN THE STATE OF ARIZONA. LUMINAIRES AND LAMPS SHALL MEET OR EXCEED THE PHOTOMETRIC, ELECTRICAL, AND MECHANICAL REQUIREMENTS FOR THE SPECIFIED PRODUCTS.

THE CONTRACTOR SHALL COMPLY WITH STATE AND CITY STATUTES, AND MANUFACTURER'S RECOMMENDATIONS.

THE SUBMITTAL PACKAGE SHALL CONSIST OF THREE (3) COPIES OF EQUIPMENT/MATERIAL TO BE INSTALLED AND SHALL BE BOUND/STAPLED IN A FOLDER AND SUBMITTED AT THE TIME OF PERMIT APPLICATION.

PRIOR TO SUBMITTING A PROPOSAL, THE BIDDER SHALL EXAMINE ALL GENERAL CONSTRUCTION DRAWINGS AND VISIT THE CONSTRUCTION SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS UNDER WHICH HE WILL OPERATE AND WHICH WILL IN ANY WAY AFFECT THE WORK UNDER THE CONTRACT. NO SUBSEQUENT ALLOWANCE WILL BE MADE IN THIS CONNECTION IN THE BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART.

PRIOR TO ORDERING ANY MATERIALS OR DOING ANY WORK, THE CONTRACTOR SHOULD VERIFY DIMENSIONS AT THE SITE. IMMEDIATELY REPORT DIFFERENCES TO THE ENGINEERING MGR. AND SHOULD NOT PROCEED WITH WORK UNTIL THE ENGINEERING MGR. RENDERS A DECISION. NO EXTRA CHARGES OR COMPENSATION WILL BE ALLOWED FOR DIFFERENCES IN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED ON THE DRAWINGS.

5.01 GENERAL:

THE ELECTRICAL CONTRACTOR SHALL COMPLY WITH ALL LICENSING REQUIREMENTS SET FORTH BY THE STATE REGISTRAR OF CONTRACTORS OFFICE TO PERFORM WORK RELATING TO STREET LIGHT INSTALLATION IN THE CITY RIGHT-OF-WAY.

ONE PROJECT UNDERGROUND UTILITIES (RIGHT OF WAY) PERMIT AND ONE STREETLIGHT PERMIT FOR EACH STREET LIGHT POLE SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

5.02 WORKING / "AS BUILT" PLANS:

ACCEPTANCE OF THE COMPLETED IMPROVEMENTS WILL NOT BE GIVEN UNTIL 4 MIL PHOTO MYLAR REPRODUCIBLE "AS BUILT" PLANS HAVE BEEN SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.

5.03 LIGHT POLES:

LIGHT POLES SHALL BE INSTALLED PLUMB, BE ADJUSTED TO PROVIDE PROPER ALIGNMENT TO THE ROADWAY BEING LIGHTED AND BE PROPERLY GROUNDED WHEN THE INSTALLATION IS COMPLETE.

5.04 EMBEDMENT:

DIRECT BURIED POLES SHALL BE SET IN A TWELVE (12) INCH AUGURED HOLE DEPTH AS SPECIFIED IN UNDISTURBED EARTH. POLE SHALL BE SET PLUMB IN TWO DIRECTIONS 90 DEGREES APART. HAND TAMPING OF ABC BACKFILL WITH PNEUMATIC OR VIBRATING EQUIPMENT IS THE ACCEPTABLE METHOD OF COMPACTION. BACKFILL SHALL BE COMPACTED TO 85% OF MAXIMUM DENSITY AS DEFINED BY ASTM D-2922 AND D-3017. A GROUND ROD SHALL BE INSTALLED ADJACENT TO PULL BOX IN UNDISTURBED SOIL AND A LEAD IN COPPER BOND WIRE (#6) SHALL BE INSTALLED IN 1" CARFLEX LIQUIDTIGHT FLEXIBLE NONMETALLIC CONDUIT (OR EQUAL) FOR POLE GROUNDING.

SURPLUS EXCAVATION SHALL BE DISPOSED OF BY THE CONTRACTOR.

5.05 LUMINAIRES:

LUMINAIRES SHALL BE INSTALLED LEVEL AND INCLUDE A LAMP AND PHOTOCELL. CONTRACTOR SHALL ASSURE THAT THE LUMINAIRES SHALL BE FREE OF DUST, DIRT OR ANYTHING THAT WOULD IMPAIR THE OUTPUT OF THE LIGHT BEFORE HE LEAVES THE SITE.

LUMINAIRES FURNISHED WITH MULTI-TAP BALLASTS SHALL BE REWIRED OR RECONNECTED TO MATCH THE VOLTAGE SUPPLIED BY THE ELECTRIC UTILITY COMPANY.

5.06 WIRING:

WIRING SHALL BE INSTALLED PER UTILITY STANDARDS.

5.07 GROUNDING:

EACH POLE SHALL HAVE A 8' X 5/8" COPPER CLAD GROUND ROD DRIVEN ADJACENT TO PULL BOX. A #6 BARE COPPER LEAD FROM THE GROUND ROD IN PULL BOX TO LANDING LUG IN STREET LIGHT POLE HAND HOLE.

5.08 PULL BOXES:

EXCAVATION FOR PULL BOXES AND MATERIAL SPECIFICATION SHALL BE PER THE ELECTRIC UTILITY COMPANY STANDARDS.

5.09 TRENCH

TRENCH SHALL BE INSTALLED PER THE UTILITY COMPANY STANDARDS.

THE USE OF A COMMON ELECTRIC UTILITY COMPANY TRENCH IS PERMITTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANY FOR COORDINATION OF TRENCHING AND THE INSTALLATION OF CONDUIT.

CONDUIT SHALL BE INSTALLED AT THE DEPTH SPECIFIED ON THE PLANS. CONDUIT SHALL BE 1 INCH CARFLEX LIQUIDTIGHT FLEXIBLE NONMETALLIC CONDUIT OR EQUAL. CONDUIT MUST BE UL RATED AND SUITABLE FOR UNDERGROUND USE.

CONNECTIONS SHALL BE PER UTILITY STANDARDS.

5.12 LIGHT POLE IDENTIFICATION:

THE CONTRACTOR SHALL FURNISH AND INSTALL A NUMBER ON EACH LIGHT POLE. STREET LIGHT POLE IDENTIFICATION AND SPECIFICATIONS WILL BE PROVIDED BY THE CITY OF SURPRISE.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO RESTORE ALL PROPERTY, LANDSCAPING, PAVING AND DRIVEWAYS THAT ARE DISTURBED DURING STREET LIGHT CONSTRUCTION TO THEIR ORIGINAL CONDITION IN CONFORMANCE WITH "MAG" SPECIFICATION SECTION 107.9.

THE DEVELOPER SHALL BE RESPONSIBLE FOR FURNISHING ALL PERSONNEL AND EQUIPMENT TO SUCCESSFULLY PERFORM THE FOLLOWING TEST.

PRIOR TO ACCEPTANCE, THE DEVELOPER SHALL ENERGIZE AND OPERATE THE ENTIRE ROADWAY LIGHTING SYSTEM, FROM SUNSET TO SUNRISE FOR TWO CONSECUTIVE DAYS WITHOUT INTERRUPTION OR FAILURE. IF A LAMP OR BALLAST SHOULD FAIL, IT SHALL BE IMMEDIATELY REPLACED.

THE CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE ENGINEERING MANAGER, AGAINST IMPERFECT WORKMANSHIP, FAILURE, MALFUNCTION OF MATERIALS AND/OR EQUIPMENT DUE TO FAULTY OR IMPERFECT WORKMANSHIP. THIS GUARANTEE IS TO BE IN WRITING TO THE CITY AT THE TIME OF ISSUING FINAL ACCEPTANCE. WORK FOUND TO BE DEFECTIVE WITHIN THE WARRANTY PERIOD SHALL BE REPLACED WITHOUT COST TO THE CITY.

THESE DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF WRIGHT ENGINEERING CORPORATION AND MAY NOT BE REPRODUCED OR MODIFIED FOR ANY USE WITHOUT THE EXPRESS WRITTEN PERMISSION OF WRIGHT ENGINEERING CORPORATION.

GENERAL ENGINEERING NOTES:

1. ALL CONSTRUCTION MUST CONFORM TO MARICOPA ASSOCIATION OF GOVERNMENT (MAG) SPECIFICATIONS AND DETAILS AND LATEST REVISIONS UNLESS OTHERWISE STATED ON PLANS.
2. THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND THEY WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL OVERHEAD AND UNDERGROUND UTILITY LOCATIONS WHERE CONSTRUCTION OCCURS. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT ALL UTILITIES ARE AVOIDED. UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND NOT FOR CONSTRUCTION PURPOSES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AND OR REPLACED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COMPLY WITH ALL CURRENT BLUE STAKE LAWS. CALL BLUE STAKE FOR FIELD LOCATION AT (602) 263-1100.
4. THE CITY OF SURPRISE ENGINEERING SERVICES OF PUBLIC WORKS SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK AT 623-222-6150.
5. THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION OR VARIANCE FROM THESE PLANS. ANY VARIATION FROM THESE PLANS SHALL BE PROPOSED AND RESUBMITTED FOR REVIEW AND APPROVAL.
6. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THE DRAWING, SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FENCING SHALL BE REPLACED IN KIND.
7. ANY INSPECTION BY THE CITY, COUNTY, OR THE ENGINEER, SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.
8. THE CONTRACTOR IS TO LOCATE ALL EXISTING LANDSCAPING, LANDSCAPING IRRIGATION LINES, PROPERTY MONUMENTS, FENCING OR SURFACE FEATURES PRIOR TO CONSTRUCTION. ANYTHING DISTURBED DURING CONSTRUCTION SHALL BE REPLACEDIN KIND AT THE CONTRACTOR'S EXPENSE.
9. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
10. ALL CONSTRUCTION WATER USED WITHIN THE CITY OF SURPRISE WATER SERVICE AREA REQUIRES APPROVAL BY THE CITY OF SURPRISE PUBLIC WORKS DEPARTMENT AND MAY BE SUBJECT TO VOLUME AND TIME RESTRICTIONS. PLEASE SEE THE CITY OF SURPRISE CONSTRUCTION WATER GUIDELINES FOR ADDITIONAL INFORMATION. THE GUIDELINES CAN BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT AT 623-222-7000.
11. TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH MAG SPECIFICATION 401, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND THE "TEMPORARY WORK ZONE TRAFFIC MANAGEMENT POLICY" (LATEST EDITION).
12. PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF THE WORK, THE DEVELOPER/CONTRACTOR WILL BE REQUIRED TO CLEAN AND REPAIR ADJACENT (OFF-PROJECT) ROADWAYS USED OR DAMAGED DURING THE COURSE OF CONSTRUCTION.
13. EMERGENCY VEHICLE ACCESS (E.V.A.) MUST BE PROVIDED BY THE DEVELOPER/CONTRACTOR THROUGHOUT THE PROJECT SITE. E.V.A. ROADS AND SIGNAGE SHALL BE MAINTAINED BY THE DEVELOPER/CONTRACTOR AT ALL TIMES. SIGNAGE SHALL BE POSTED AT THE POINT OF ENTRY TO THE SITE AND AT ALL LOCATIONS WHERE A CHANGE IN DIRECTION OCCURS.
14. THE PLANS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT'S ACCESSIBILITY GUIDELINES, AS PUBLISHED IN THE FEDERAL REGISTER ON SEPTEMBER 15, 2010.

NOTES

1. THE ELECTRICAL/MAINTENANCE COSTS OF ALL STREET LIGHTS ON LOCAL AND COLLECTOR STREETS ARE TO BE PAID BY THE ADJACENT PROJECT OR THE ADJACENT DEVELOPMENT'S STREET LIGHT IMPROVEMENT DISTRICT (SLID). THE ELECTRICAL / MAINTENANCE COSTS OF ALL STREET LIGHTS ON ARTERIAL STREETS ARE TO BE BILLED TO THE CITY OF SURPRISE'S ENERGY BILL.

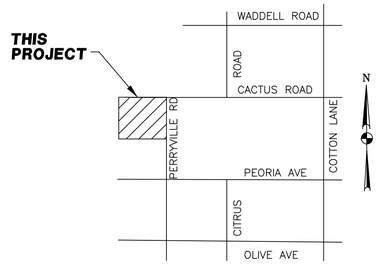
2. CONTRACTOR TO COORDINATE WITH APS AND UTILIZE THEIR CURRENT SPECIFICATIONS AT THE TIME OF BIDDING AND CONSTRUCTION.

LED NOTE

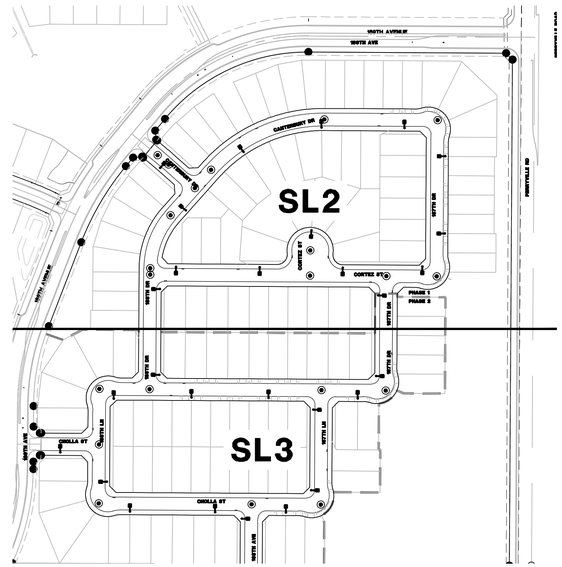
LED TECHNOLOGY IS CHANGING RAPIDLY. THE FIXTURES SHOWN ON THESE PLANS MAY NOT BE APPLICABLE AT TIME OF CONSTRUCTION. CONTRACTOR TO COORDINATE WITH APS AND UTILIZE THEIR CURRENT SPECIFICATION AT THE TIME OF BIDDING AND CONSTRUCTION.

CIVIL ENGINEER:
HILGART-WILSON GROUP
2141 E HIGHLAND AVE
SUITE 250
PHEONIX, AZ 85016
PHONE: (602) 490-0535
CONTACT: TYLER WILSON P.E.

DEVELOPER
LAND SOLUTIONS CACTUS, LLC
4121 W. ORAIBI DRIVE
GLENDALE, AZ 85308
PHONE: (602) 841-1945
CONTACT: DAVE MAGUIRE



VICINITY MAP
N.T.S.



KEY MAP
N.T.S.

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

CITY OF SURPRISE ENGINEER **DATE**

STREET LIGHTING (APS AREA)

KEY NO.	SYMBOL	STREET TYPE	OFFSET BEHIND B/C	QUANTITY LIST	POLE		MAST ARM	LUMINAIRE						APS STANDARD CODE NO.
					POLE HEIGHT	FOUNDATION	SIZE	MOUNTING HEIGHT	LUMENS	WATTAGE	I.E.S. DIST.	TYPE	STYLE	
(1)		LOCAL	PER PLANS	PHASE 1-13 PHASE 2-15	30'-6"	DIRECT BURY	2'	25'	4,800	41W	TYPE II	LED	ARCHITECTURAL (SHOEBOX)	8030.S2

ARIZONA BLUE STAKE
CALL TWO WORKING DAYS BEFORE YOU DIG
Dial 811 or
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

WRIGHT ENGINEERING PROJECT NO:
17166-03
DESIGN BY: BBS
DRAWN BY: BBS
CHECKED BY: AMB

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
www.wrightengineering.us

PROJECT: TITLE:
SURPRISE, ARIZONA
ZANJERO TRAILS - PARCEL 11C
W CACTUS RD & N PERRYVILLE RD
STREET LIGHT COVER SHEET

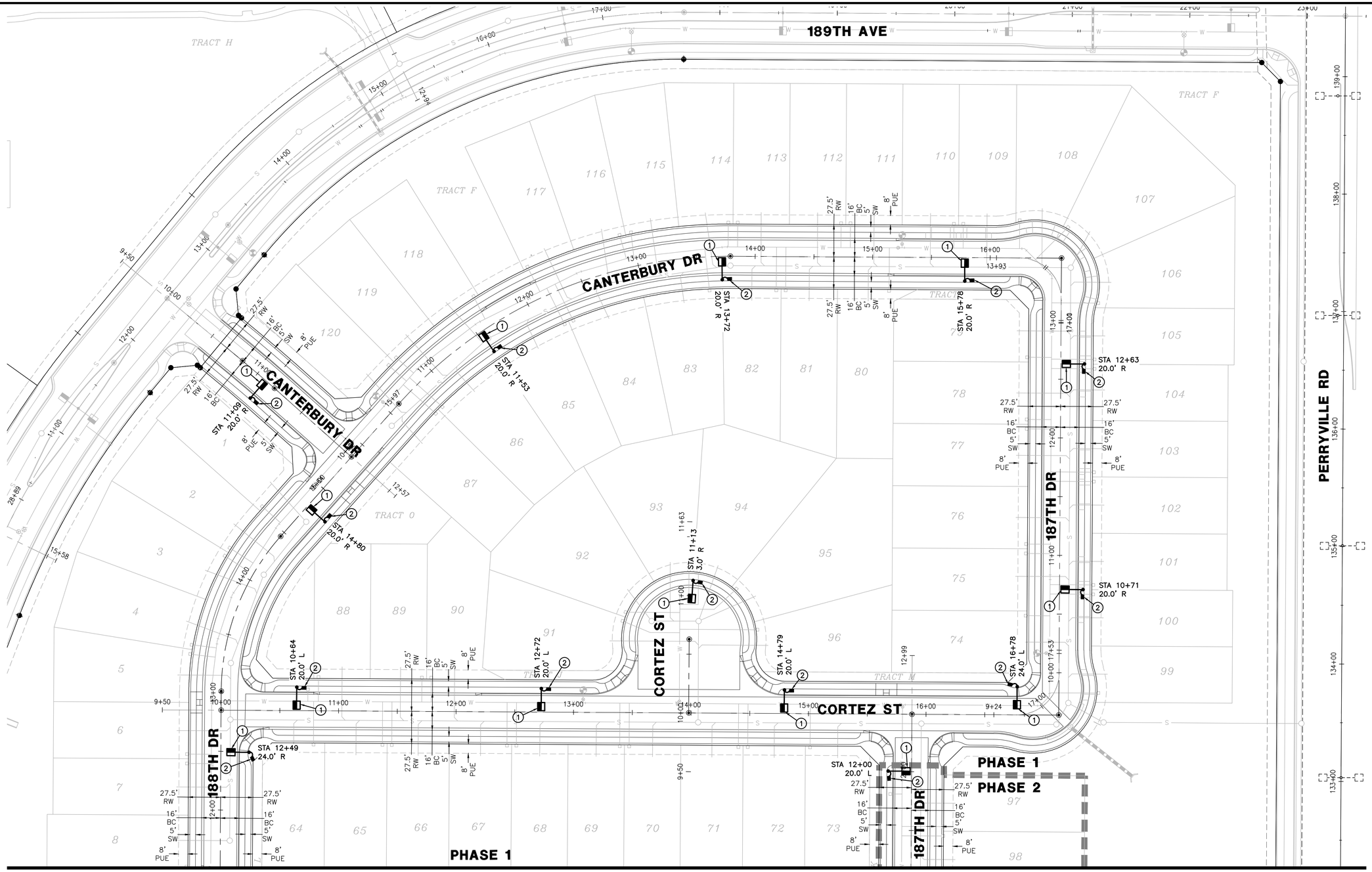
NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	JUN 2017	1ST SUBMITTAL
2	OCT 2017	2ND SUBMITTAL

Registered Professional Engineer (Retired)
Certificate No.
46691
ADAM M. BOWERS
Date Signed 9-30-19
Expires 9-30-19

DRAWING NO:
SL1
OF 4

H:\2017\17166-Zanjero Trails 11A-11C\17166-SL-Zanjero Trails-11C.dwg

THESE DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF WRIGHT ENGINEERING CORPORATION AND MAY NOT BE REPRODUCED OR MODIFIED FOR ANY USE WITHOUT THE EXPRESS WRITTEN PERMISSION OF WRIGHT ENGINEERING CORPORATION.



MATCHLINE "A"
SEE SHEET SL3

LEGEND

- 41W (4800 LUMEN) LED STREET LIGHT
- EXISTING STREET LIGHT
- PULL BOX
- NEW CONDUIT RUN
- FIRE HYDRANT

CONSTRUCTION NOTES

(1) 41W LED (4,800 LUMEN) LUMINAIRE (GE CAT# ERL1005E130A DKBZ R) WITH PHOTOELECTRIC CONTROL ON A 30'-6" DIRECT BURIED POLE (1940.30) WITH A 2' MAST ARM (S2) PER APS DETAIL 8030.S2. (SEE SHEET SL4). INSTALL (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. ALL WIRING, FUSING, AND GROUNDING PER APS DETAILS AND SPECIFICATIONS.

(2) INSTALL APS PULL BOX NEXT TO POLE. INSTALL 1" CONDUIT WITH (2) #14 TYPE THHN/THWN AND (1) #14 BARE BOND FROM PULL BOX TO FUSE HOLDER IN STREET LIGHT PER APS DETAILS AND SPECIFICATIONS.

GRAPHIC SCALE
40 20 0 20 40 80
1 INCH = 40 FEET

ARIZONA BLUE STAKE
CALL TWO WORKING DAYS BEFORE YOU DIG
Dial 811 or 602-263-1100
1-800-STAKE-IT (OUTSIDE MARICOPA COUNTY)

WRIGHT ENGINEERING PROJECT NO:
17166-03
DESIGN BY: BBS
DRAWN BY: BBS
CHECKED BY: AMB

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
www.wrightengineering.us

PROJECT: **ZANJERO TRAILS - PARCEL 11C**
W CACTUS RD & N PERRYVILLE RD
SURPRISE, ARIZONA

TITLE: **STREET LIGHT PLAN**

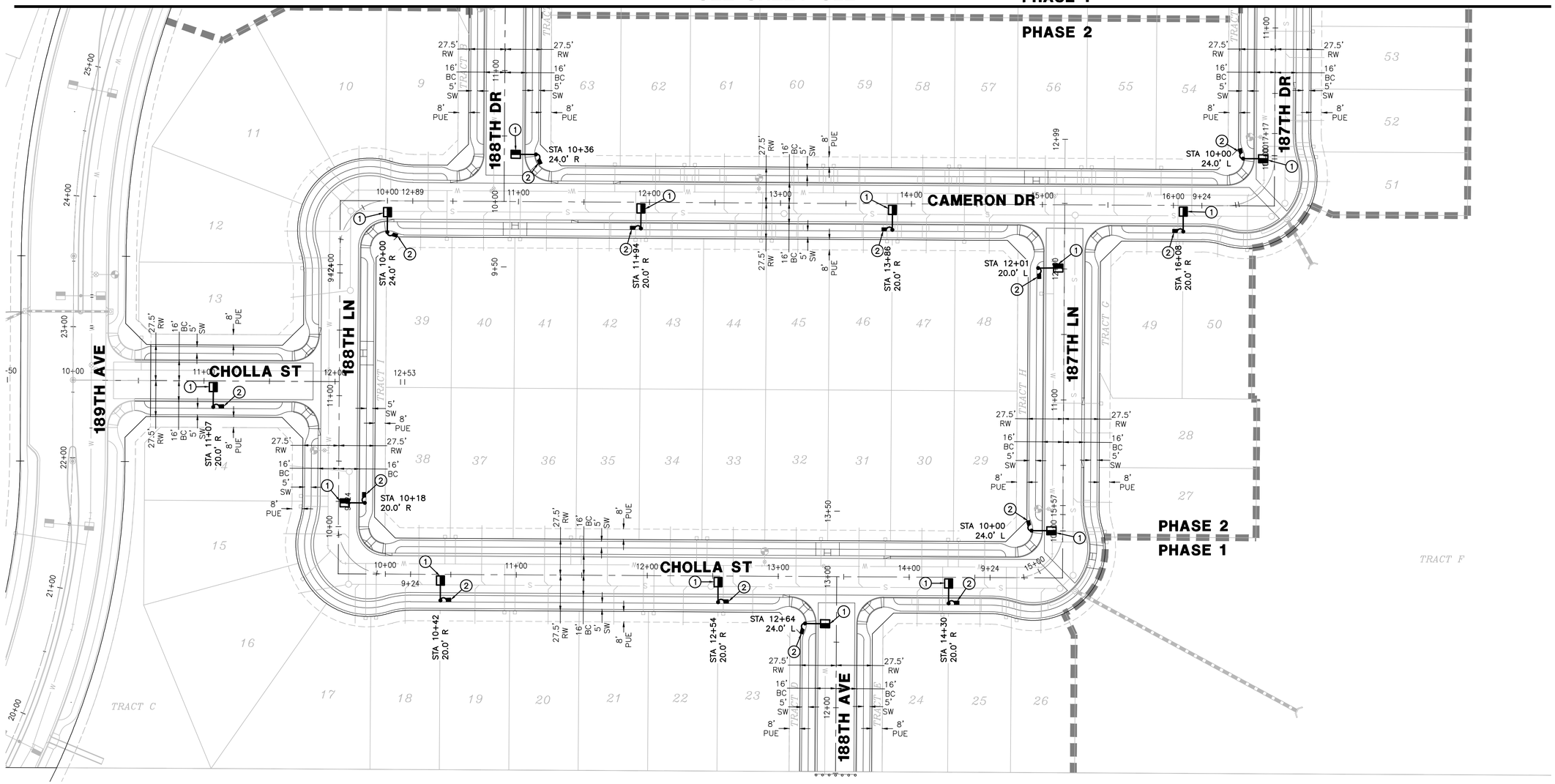
NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	JUN 2017	1ST SUBMITTAL
2	OCT 2017	2ND SUBMITTAL

Registered Professional Engineer (Retired)
Certificate No. 46691
ADAM M. BOWERS
Date Signed 10-30-17
Expires 9-30-19

DRAWING NO:
SL2
OF 4

H:\2017\17166-Zanjero Trails 11A-11C\17166-SL-Zanjero Trails-11C.dwg

THESE DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF WRIGHT ENGINEERING CORPORATION AND MAY NOT BE REPRODUCED OR MODIFIED FOR ANY USE WITHOUT THE EXPRESS WRITTEN PERMISSION OF WRIGHT ENGINEERING CORPORATION.



LEGEND

- 41W (4800 LUMEN) LED STREET LIGHT
- EXISTING STREET LIGHT
- PULL BOX
- NEW CONDUIT RUN
- FIRE HYDRANT

CONSTRUCTION NOTES

1. 41W LED (4,800 LUMEN) LUMINAIRE (GE CAT# ERL1005E130A DKBZ R) WITH PHOTOELECTRIC CONTROL ON A 30'-6" DIRECT BURIED POLE (1940.30) WITH A 2' MAST ARM (S2) PER APS DETAIL 8030.S2. (SEE SHEET SL4). INSTALL (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. ALL WIRING, FUSING, AND GROUNDING PER APS DETAILS AND SPECIFICATIONS.
2. INSTALL APS PULL BOX NEXT TO POLE. INSTALL 1" CONDUIT WITH (2) #14 TYPE THHN/THWN AND (1) #14 BARE BOND FROM PULL BOX TO FUSE HOLDER IN STREET LIGHT PER APS DETAILS AND SPECIFICATIONS.

GRAPHIC SCALE

40 20 0 20 40 80

1 INCH = 40 FEET

ARIZONA BLUE STAKE
CALL TWO WORKING DAYS BEFORE YOU DIG
Dial 811 or
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
www.wrightengineering.us

WRIGHT ENGINEERING PROJECT NO:
17166-03

DESIGN BY: BBS
DRAWN BY: BBS
CHECKED BY: AMB

PROJECT: TITLE:

SURPRISE, ARIZONA
ZANJERO TRAILS - PARCEL 11C
W CACTUS RD & N PERRYVILLE RD
STREET LIGHT PLAN

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	JUN 2017	1ST SUBMITTAL
2	OCT 2017	2ND SUBMITTAL

Registered Professional Engineer (Retired)
Certificate No.
46691
ADAM M. BOWERS
Date Signed 9-30-17
Expires 9-30-19

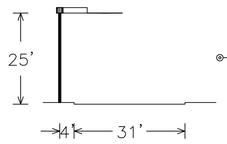
DRAWING NO:
SL3
OF 4

H:\2017\17166-Zanjero Trails 11A-11C\17166-SL-Zanjero Trails-11C.dwg

THESE DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF WRIGHT ENGINEERING CORPORATION AND MAY NOT BE REPRODUCED OR MODIFIED FOR ANY USE WITHOUT THE EXPRESS WRITTEN PERMISSION OF WRIGHT ENGINEERING CORPORATION.

ROADWAY SCALEABLE LED 3000K						
LIGHT CODE	COLOR	APN	WATTS	VOLTS	INITIAL LUMENS	PHOTOMETRIC CURVE
RL40	BRONZE	00140047	32	120/208/240/277	3,800	ERL1_04B130_120-277VIES
RL41		00140048	41	120/208/240/277	4,800	ERL1_05E130_120-277VIES
RL42		00140049	88	120/208/240/277	8,200	ERL1_08E130_120-277VIES
RL43		00140050	108	120/208/240/277	11,000	ERS1_11E130_120-277VIES
RL44		00140051	162	120/208/240/277	19,000	ERS2_19E130_120-277VIES

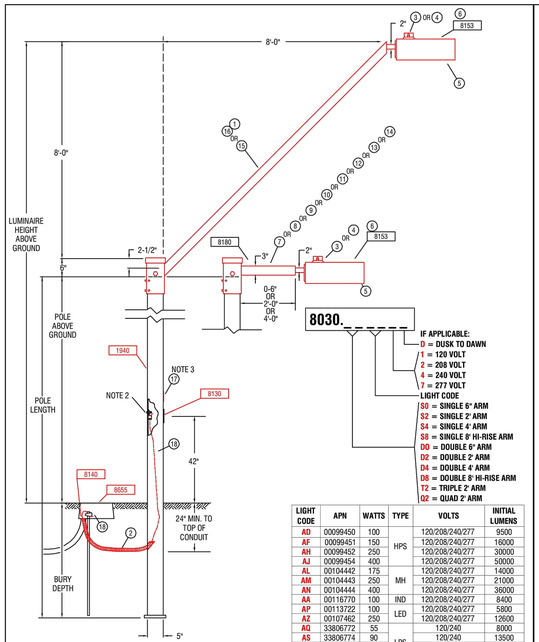
PHOTOMETRICS



41W LED 4800 LUMEN 3000K
candela file 'erl1_05e130-120-277v_tcm201-103950.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 41
mounting height= 25 ft
number locations= 2, number luminaires= 2
kw all locations= 0.1

Roadway Grid
52 points at z=0, sp 15.923ft by 7.75ft
HORIZONTAL FOOTCANDLES

Average	0.5
Maximum	1.9
Minimum	0.1
Avg:Min	4.65
Max:Min	19.00
Coef Var	1.08
UnifGrad	3.17



LIGHT CODE	APN	WATTS	TYPE	VOLTS	INITIAL LUMENS
AD	00099450	100	HPS	120/208/240/277	9500
AF	00099451	150		120/208/240/277	16000
AH	00099452	250		120/208/240/277	30000
AJ	00099454	400		120/208/240/277	50000
AL	00104442	175	MH	120/208/240/277	14000
AM	00104443	250		120/208/240/277	21000
AN	00104444	400		120/208/240/277	36000
AA	00116770	100	IND	120/208/240/277	8400
AP	00113722	100	LED	120/208/240/277	5800
AZ	00107462	250		120/208/240/277	12600
AQ	33806772	55	LPS	120/240	8000
AS	33806774	90		120/240	13500
AU	33806776	135		120/240	22500
AW	33806778	180		120/240	33000

NOTES:
1. ADJUST PHOTO EYE TO FACE NORTH.
2. A GROUND ROD IS PROVIDED WITH THE J-BOX. WHERE A GROUND ROD CAN NOT BE DRIVEN ALTERNATE GROUND SHALL BE USED. SEE 2449 THRU 2460 FOR APPROVED ALTERNATES.
3. SIGN, "NOTICE THIS POLE IS OWNED AND MAINTAINED BY APS. DISCONNECT INSIDE", IS REQUIRED ON ALL DUSK-TO-DAWN AND AREA LIGHTING APPLICATIONS.
4. POLES THAT HAVE MORE THAN ONE LUMINAIRE REQUIRE A SEPARATE CIRCUIT WITH FUSING FROM THE J-BOX TO EACH LUMINAIRE.
5. USING THE 20'-0" POLE TO MATCH THE 16'-0" PEDESTRIAN LIGHT MOUNTING HEIGHT REDUCE POLE BURY DEPTH TO 4'-0".
6. THE BROWN PHOTO CONTROL IS A FAIL OFF CONTROL AND SHALL BE USED WITH ALL INDUCTION AND LED LUMINAIRES.
7. ON 277 VOLT STREET LIGHT CIRCUITS, INSTALL A "277 VOLT" MICARTA TAG ON CABLE IN J-BOX. TAG PROVIDED BY SPEC 8129.
8. THE LUMINAIRE SHOWN IS RECOMMENDED FOR THIS MOUNTING HEIGHT. SEE 8153 FOR ADDITIONAL BROWN ARCHITECTURAL LUMINAIRES.
9. THE TWO ARMED TENON BRACKET POSITIONS THE DOUBLE ARM 180 DEGREES APART.
10. TO ACCOMMODATE LESS THAT THE SPECIFIED LUMINAIRE MOUNTING HEIGHT, A SHOP ORDER IS REQUIRED TO HAVE A PORTION FROM THE TOP OF THE POLE CUT OFF. THE TENON ARM BRACKET SLIDES OVER AND COVERS THE CUT PORTION OF THE POLE.
11. IN-LINE FUSE FOR UNDERGROUND FEEDS, SEE 8130-8131.
12. FOR PEDESTRIAN ONLY APPLICATIONS SEE 8030.

POLE CODE	POLE LENGTH	BURY DEPTH	POLE ABOVE GROUND	LUMINAIRE HEIGHT ABOVE GROUND			
				SIN ARM	2FT ARM	4FT ARM	8FT ARM
1940.20	20'-0"	5'-0"*	15'-0"	15'-0"	15'-0"	15'-0"	---
1940.30	30'-6"	5'-0"	25'-0"	25'-0"	25'-0"	25'-0"	33'-0"
1940.34	34'-0"	6'-0"	28'-0"	28'-0"	28'-0"	28'-0"	39'-6"
1940.38	38'-0"	6'-6"	31'-6"	31'-6"	31'-6"	31'-6"	39'-6"

* SEE NOTE 5

CODE	8030.S0	8030.S2	8030.S4	8030.S8	8030.D0	8030.D2	8030.D4	8030.D8	8030.T2	8030.Q2	MATERIAL LIST	
ITEM	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	DESCRIPTION	APN
1	-	-	-	-	-	-	-	1	-	-	BRACKET ARCH SLIP BOLTED	00092251
2	10	10	10	10	10	10	10	10	10	10	CONDUIT 1" PVC FLEX CORR	32900891
3	1	1	1	1	2	2	2	3	4		CONTROL PHOTO MULTI BLACK	00063965
4	VAR	VAR	VAR	VAR	VAR	VAR	VAR	VAR	VAR	VAR	CONTROL PHOTO MULTI BR-20	00073241
5	1	1	1	1	2	2	2	3	4		LAMP - SEE 8164 - 8171	
6	1	1	1	1	2	2	2	3	4		LUMINAIRE - SEE CHART	
7	1	-	-	-	-	-	-	-	-		MAST ARM STLT 3" SQ X 6' SGL	88370
8	-	1	-	-	-	1	-	-	-		MAST ARM STLT 3" SQ X 2' DBL	00121154
9	-	-	-	-	-	-	1	-	-		MAST ARM STLT 3" SQ X 2' SGL	33701116
10	-	-	-	-	-	-	-	1	-		MAST ARM STLT 3" SQ X 2' DBL	33701117
11	-	-	-	-	-	-	-	-	1		MAST ARM STLT 3" SQ X 2' TPL	52664
12	-	-	1	-	-	-	-	-	-		MAST ARM STLT 3" SQ X 2' QUAD	00052665
13	-	-	-	1	-	-	-	-	-		MAST ARM STLT 3' SQ X 8' SGL	00061738
14	1	-	-	-	-	1	2	-	-		MAST ARM STLT 3" SQ X 4' DBL	00073267
15					-	-					MAST ARM STLT 3" SQ X 8' SGL	33701120
16					-	-					MAST ARM STLT 8' BOLT-ON	00092252
17	1	1	1	1	1	1	1	1	1	1	SIGN POLE OWNED BY APS	00050092
18	10	10	10	10	10	10	10	10	10	10	WIRE BARE #6 SOLID CU	33007580

APS ARIZONA PUBLIC SERVICE COMPANY T&D CONSTRUCTION STANDARDS				
BY	LDR.	MGR.	DATE	REV.
KLS	B. MCMINN	R. SMITH	04/2010	9

LIGHTS
ARCHITECTURAL ON
5" SQUARE BROWN PAINTED STEEL POLE
DIRECT BURY

SH 1 OF 2
8030

APS ARIZONA PUBLIC SERVICE COMPANY T&D CONSTRUCTION STANDARDS

BY	LDR.	MGR.	DATE	REV.
KLS	B. MCMINN	R. SMITH	04/2010	9

LIGHTS
ARCHITECTURAL ON
5" SQUARE BROWN PAINTED STEEL POLE
DIRECT BURY

SH 2 OF 2
8030

WRIGHT ENGINEERING PROJECT NO:
17166-03

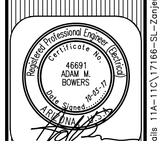
DESIGN BY: BBS
DRAWN BY: BBS
CHECKED BY: AMB

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
www.wrightengineering.us

PROJECT: **ZANJERO TRAILS - PARCEL 11C**
W CACTUS RD & N PERRYVILLE RD
SURPRISE, ARIZONA

TITLE: **STREET LIGHT DETAILS**

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	JUN 2017	1ST SUBMITTAL
2	OCT 2017	2ND SUBMITTAL



DRAWING NO:
SL4
OF 4

ARIZONA BLUE STAKE
CALL TWO WORKING DAYS BEFORE YOU DIG
Dial 811 or
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

H:\2017\17166-Zanjero Trails 11A-11C\17166-SL-Zanjero Trails-11C.dwg

ZANJERO TRAILS
OFFSITE
STREET LIGHT DESIGN

STREET LIGHTING REQUIREMENTS

5.00 GENERAL NOTES:

THE FOLLOWING INFORMATION IS PROVIDED TO EMPHASIZE CRITICAL WORK AND IS INTENDED TO SUPPLEMENT THE SPECIFICATIONS. SHOULD THERE BE A CONFLICT WITH THE SPECIFICATIONS, THIS DOCUMENT SHALL TAKE PRECEDENCE.

ALTERNATES SHALL BE PRE-APPROVED BY THE CITY ENGINEERING MANAGER. APPROVAL OF ALTERNATE PRODUCTS SHALL BE ON AN EQUAL BASIS WITH THE PRODUCT SPECIFIED AND SHALL BE SUBMITTED A MINIMUM OF TEN (10) DAYS PRIOR TO BID OPENING. STRUCTURAL CALCULATIONS SHALL BE FURNISHED FOR ALTERNATE PRODUCTS AND CERTIFIED BY A STRUCTURAL ENGINEER, REGISTERED IN THE STATE OF ARIZONA. LUMINAIRES AND LAMPS SHALL MEET OR EXCEED THE PHOTOMETRIC, ELECTRICAL, AND MECHANICAL REQUIREMENTS FOR THE SPECIFIED PRODUCTS.

THE CONTRACTOR SHALL COMPLY WITH STATE AND CITY STATUTES, AND MANUFACTURER'S RECOMMENDATIONS.

THE SUBMITTAL PACKAGE SHALL CONSIST OF THREE (3) COPIES OF EQUIPMENT/MATERIAL TO BE INSTALLED AND SHALL BE BOUND/STAPLED IN A FOLDER AND SUBMITTED AT THE TIME OF PERMIT APPLICATION.

PRIOR TO SUBMITTING A PROPOSAL, THE BIDDER SHALL EXAMINE ALL GENERAL CONSTRUCTION DRAWINGS AND VISIT THE CONSTRUCTION SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS UNDER WHICH HE WILL OPERATE AND WHICH WILL IN ANY WAY AFFECT THE WORK UNDER THE CONTRACT. NO SUBSEQUENT ALLOWANCE WILL BE MADE IN THIS CONNECTION IN THE BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART.

PRIOR TO ORDERING ANY MATERIALS OR DOING ANY WORK, THE CONTRACTOR SHOULD VERIFY DIMENSIONS AT THE SITE. IMMEDIATELY REPORT DIFFERENCES TO THE ENGINEERING MGR. AND SHOULD NOT PROCEED WITH WORK UNTIL THE ENGINEERING MGR. RENDERS A DECISION. NO EXTRA CHARGES OR COMPENSATION WILL BE ALLOWED FOR DIFFERENCES IN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED ON THE DRAWINGS.

5.01 GENERAL:

THE ELECTRICAL CONTRACTOR SHALL COMPLY WITH ALL LICENSING REQUIREMENTS SET FORTH BY THE STATE REGISTRAR OF CONTRACTORS OFFICE TO PERFORM WORK RELATING TO STREET LIGHT INSTALLATION IN THE CITY RIGHT-OF-WAY.

ONE PROJECT UNDERGROUND UTILITIES (RIGHT OF WAY) PERMIT AND ONE STREETLIGHT PERMIT FOR EACH STREET LIGHT POLE SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

5.02 WORKING / "AS BUILT" PLANS:

ACCEPTANCE OF THE COMPLETED IMPROVEMENTS WILL NOT BE GIVEN UNTIL 4 MIL PHOTO MYLAR REPRODUCIBLE "AS BUILT" PLANS HAVE BEEN SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.

5.03 LIGHT POLES:

LIGHT POLES SHALL BE INSTALLED PLUMB, BE ADJUSTED TO PROVIDE PROPER ALIGNMENT TO THE ROADWAY BEING LIGHTED AND BE PROPERLY GROUNDED WHEN THE INSTALLATION IS COMPLETE.

5.04 EMBEDMENT:

DIRECT BURIED POLES SHALL BE SET IN A TWELVE (12) INCH AUGURED HOLE DEPTH AS SPECIFIED IN UNDISTURBED EARTH. POLE SHALL BE SET PLUMB IN TWO DIRECTIONS 90 DEGREES APART. HAND TAMPING OF ABC BACKFILL WITH PNEUMATIC OR VIBRATING EQUIPMENT IS THE ACCEPTABLE METHOD OF COMPACTION. BACKFILL SHALL BE COMPACTED TO 85% OF MAXIMUM DENSITY AS DEFINED BY ASTM D-2922 AND D-3017. A GROUND ROD SHALL BE INSTALLED ADJACENT TO PULL BOX IN UNDISTURBED SOIL AND A LEAD IN COPPER BOND WIRE (#6) SHALL BE INSTALLED IN 1" CARFLEX LIQUIDTIGHT FLEXIBLE NONMETALLIC CONDUIT (OR EQUAL) FOR POLE GROUNDING.

SURPLUS EXCAVATION SHALL BE DISPOSED OF BY THE CONTRACTOR.

5.05 LUMINAIRES:

LUMINAIRES SHALL BE INSTALLED LEVEL AND INCLUDE A LAMP AND PHOTOCELL. CONTRACTOR SHALL ASSURE THAT THE LUMINAIRES SHALL BE FREE OF DUST, DIRT OR ANYTHING THAT WOULD IMPAIR THE OUTPUT OF THE LIGHT BEFORE HE LEAVES THE SITE.

LUMINAIRES FURNISHED WITH MULTI-TAP BALLASTS SHALL BE REWIRED OR RECONNECTED TO MATCH THE VOLTAGE SUPPLIED BY THE ELECTRIC UTILITY COMPANY.

5.06 WIRING:

WIRING SHALL BE INSTALLED PER UTILITY STANDARDS.

5.07 GROUNDING:

EACH POLE SHALL HAVE A 8' X 5/8" COPPER CLAD GROUND ROD DRIVEN ADJACENT TO PULL BOX. A #6 BARE COPPER LEAD FROM THE GROUND ROD IN PULL BOX TO LANDING LUG IN STREET LIGHT POLE HAND HOLE.

5.08 PULL BOXES:

EXCAVATION FOR PULL BOXES AND MATERIAL SPECIFICATION SHALL BE PER THE ELECTRIC UTILITY COMPANY STANDARDS.

5.09 TRENCH

TRENCH SHALL BE INSTALLED PER THE UTILITY COMPANY STANDARDS.

THE USE OF A COMMON ELECTRIC UTILITY COMPANY TRENCH IS PERMITTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANY FOR COORDINATION OF TRENCHING AND THE INSTALLATION OF CONDUIT.

CONDUIT SHALL BE INSTALLED AT THE DEPTH SPECIFIED ON THE PLANS. CONDUIT SHALL BE 1 INCH CARFLEX LIQUIDTIGHT FLEXIBLE NONMETALLIC CONDUIT OR EQUAL. CONDUIT MUST BE UL RATED AND SUITABLE FOR UNDERGROUND USE.

CONNECTIONS SHALL BE PER UTILITY STANDARDS.

5.12 LIGHT POLE IDENTIFICATION:

THE CONTRACTOR SHALL FURNISH AND INSTALL A NUMBER ON EACH LIGHT POLE. STREET LIGHT POLE IDENTIFICATION AND SPECIFICATIONS WILL BE PROVIDED BY THE CITY OF SURPRISE.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO RESTORE ALL PROPERTY, LANDSCAPING, PAVING AND DRIVEWAYS THAT ARE DISTURBED DURING STREET LIGHT CONSTRUCTION TO THEIR ORIGINAL CONDITION IN CONFORMANCE WITH "MAG" SPECIFICATION SECTION 107.9.

THE DEVELOPER SHALL BE RESPONSIBLE FOR FURNISHING ALL PERSONNEL AND EQUIPMENT TO SUCCESSFULLY PERFORM THE FOLLOWING TEST.

PRIOR TO ACCEPTANCE, THE DEVELOPER SHALL ENERGIZE AND OPERATE THE ENTIRE ROADWAY LIGHTING SYSTEM, FROM SUNSET TO SUNRISE FOR TWO CONSECUTIVE DAYS WITHOUT INTERRUPTION OR FAILURE. IF A LAMP OR BALLAST SHOULD FAIL, IT SHALL BE IMMEDIATELY REPLACED.

THE CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE ENGINEERING MANAGER, AGAINST IMPERFECT WORKMANSHIP, FAILURE, MALFUNCTION OF MATERIALS AND/OR EQUIPMENT DUE TO FAULTY OR IMPERFECT WORKMANSHIP. THIS GUARANTEE IS TO BE IN WRITING TO THE CITY AT THE TIME OF ISSUING FINAL ACCEPTANCE. WORK FOUND TO BE DEFECTIVE WITHIN THE WARRANTY PERIOD SHALL BE REPLACED WITHOUT COST TO THE CITY.

THESE DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF WRIGHT ENGINEERING CORPORATION AND MAY NOT BE REPRODUCED OR MODIFIED FOR ANY USE WITHOUT THE EXPRESS WRITTEN PERMISSION OF WRIGHT ENGINEERING CORPORATION.

GENERAL ENGINEERING NOTES:

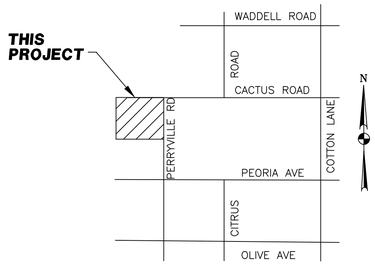
1. ALL CONSTRUCTION MUST CONFORM TO MARICOPA ASSOCIATION OF GOVERNMENT (MAG) SPECIFICATIONS AND DETAILS AND LATEST REVISIONS UNLESS OTHERWISE STATED ON PLANS.
2. THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND THEY WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL OVERHEAD AND UNDERGROUND UTILITY LOCATIONS WHERE CONSTRUCTION OCCURS. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT ALL UTILITIES ARE AVOIDED. UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND NOT FOR CONSTRUCTION PURPOSES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AND OR REPLACED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COMPLY WITH ALL CURRENT BLUE STAKE LAWS. CALL BLUE STAKE FOR FIELD LOCATION AT (602) 263-1100.
4. THE CITY OF SURPRISE ENGINEERING SERVICES OF PUBLIC WORKS SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK AT 623-222-6150.
5. THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION OR VARIANCE FROM THESE PLANS. ANY VARIATION FROM THESE PLANS SHALL BE PROPOSED AND RESUBMITTED FOR REVIEW AND APPROVAL.
6. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THE DRAWING, SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FENCING SHALL BE REPLACED IN KIND.
7. ANY INSPECTION BY THE CITY, COUNTY, OR THE ENGINEER, SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.
8. THE CONTRACTOR IS TO LOCATE ALL EXISTING LANDSCAPING, LANDSCAPING IRRIGATION LINES, PROPERTY MONUMENTS, FENCING OR SURFACE FEATURES PRIOR TO CONSTRUCTION. ANYTHING DISTURBED DURING CONSTRUCTION SHALL BE REPLACEDIN KIND AT THE CONTRACTOR'S EXPENSE.
9. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
10. ALL CONSTRUCTION WATER USED WITHIN THE CITY OF SURPRISE WATER SERVICE AREA REQUIRES APPROVAL BY THE CITY OF SURPRISE PUBLIC WORKS DEPARTMENT AND MAY BE SUBJECT TO VOLUME AND TIME RESTRICTIONS. PLEASE SEE THE CITY OF SURPRISE CONSTRUCTION WATER GUIDELINES FOR ADDITIONAL INFORMATION. THE GUIDELINES CAN BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT AT 623-222-7000.
11. TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH MAG SPECIFICATION 401, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND THE "TEMPORARY WORK ZONE TRAFFIC MANAGEMENT POLICY" (LATEST EDITION).
12. PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF THE WORK, THE DEVELOPER/CONTRACTOR WILL BE REQUIRED TO CLEAN AND REPAIR ADJACENT (OFF-PROJECT) ROADWAYS USED OR DAMAGED DURING THE COURSE OF CONSTRUCTION.
13. EMERGENCY VEHICLE ACCESS (E.V.A.) MUST BE PROVIDED BY THE DEVELOPER/CONTRACTOR THROUGHOUT THE PROJECT SITE. E.V.A. ROADS AND SIGNAGE SHALL BE MAINTAINED BY THE DEVELOPER/CONTRACTOR AT ALL TIMES. SIGNAGE SHALL BE POSTED AT THE POINT OF ENTRY TO THE SITE AND AT ALL LOCATIONS WHERE A CHANGE IN DIRECTION OCCURS.
14. THE PLANS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT'S ACCESSIBILITY GUIDELINES, AS PUBLISHED IN THE FEDERAL REGISTER ON SEPTEMBER 15, 2010.

NOTES

1. THE ELECTRICAL/MAINTENANCE COSTS OF ALL STREET LIGHTS ON LOCAL AND COLLECTOR STREETS (TYPICALLY THE 100 WATT / 9,500 LUMEN AND THE 150 WATT /16,000 LUMEN FIXTURES) ARE TO BE PAID BY THE ADJACENT PROJECT OR THE ADJACENT DEVELOPMENT'S STREET LIGHT IMPROVEMENT DISTRICT (SLID). THE ELECTRICAL / MAINTENANCE COSTS OF ALL STREET LIGHTS ON ARTERIAL STREETS (TYPICALLY THE 250 WATT/ 30,000 LUMEN FIXTURES) ARE TO BE BILLED TO THE CITY OF SURPRISE'S ENERGY BILL.
2. CONTRACTOR TO COORDINATE WITH APS AND UTILIZE THEIR CURRENT SPECIFICATIONS AT THE TIME OF BIDDING AND CONSTRUCTION.

CIVIL ENGINEER:
HILGART-WILSON GROUP
2141 E HIGHLAND AVE
SUITE 250
PHEONIX, AZ 85016
PHONE: (602) 490-0535
CONTACT: TYLER WILSON P.E.

DEVELOPER
LAND SOLUTIONS CACTUS, LLC
4121 W. ORAIBI DRIVE
GLENDALE, AZ 85308
PHONE: (602) 841-1945
CONTACT: DAVE MAGUIRE



VICINITY MAP
N.T.S.

KEY MAP
N.T.S.

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

CITY OF SURPRISE ENGINEER **DATE**

STREET LIGHTING (APS AREA)

KEY NO.	SYMBOL	STREET TYPE	OFFSET BEHIND B/C	QUANTITY	POLE		MAST ARM	LUMINAIRE					APS STANDARD CODE NO.
					POLE HEIGHT	FOUNDATION	SIZE	MOUNTING HEIGHT	LUMENS	WATTAGE	I.E.S. DIST.	TYPE	STYLE	
(1)		COLLECTOR	PER PLANS	13	34'-0"	DIRECT BURY	2'	28'	(2) 4,800	(2) 41W	TYPE E1	LED	ARCHITECTURAL (SHOEBOX)	8030.D2
(2)		ARTERIAL	PER PLANS	8	38'-6"	DIRECT BURY	8'	39'-6"	11,000	108W	TYPE E1	LED	ARCHITECTURAL (SHOEBOX)	8040.S8

ARIZONA BLUE STAKE
CALL TWO WORKING DAYS BEFORE YOU DIG
Dial 811 or
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
www.wrightengineering.us

WRIGHT ENGINEERING PROJECT NO:
17166-04

DESIGN BY: BBS
DRAWN BY: BBS
CHECKED BY: AMB

PROJECT: SURPRISE, ARIZONA
ZANJERO TRAILS - OFFSITE
W CACTUS RD & N PERRYVILLE RD

TITLE: STREET LIGHT COVER SHEET

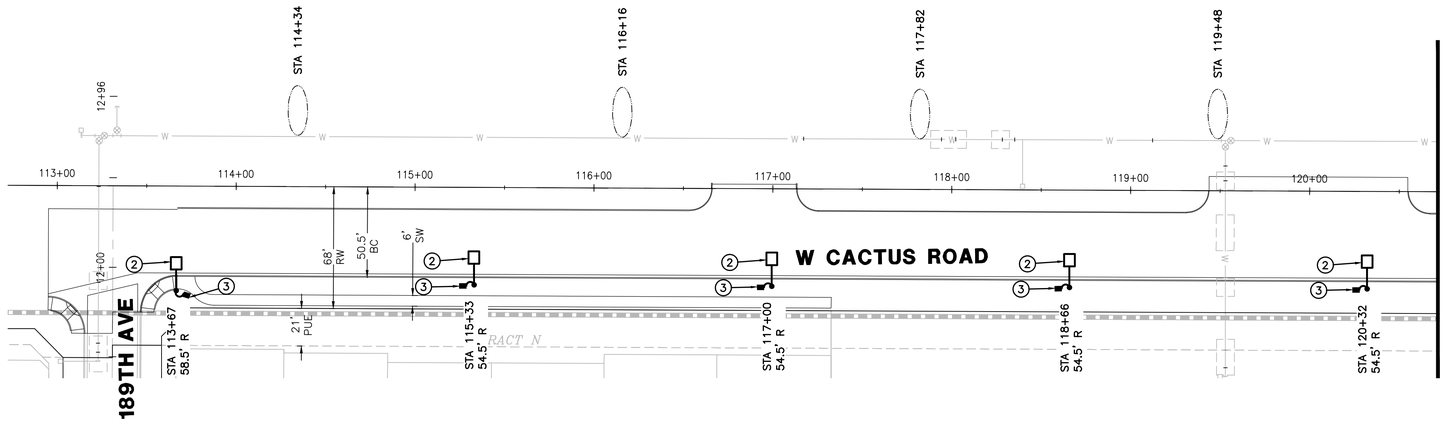
NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	JUN 2017	1ST SUBMITTAL
2	NOV 2017	2ND SUBMITTAL

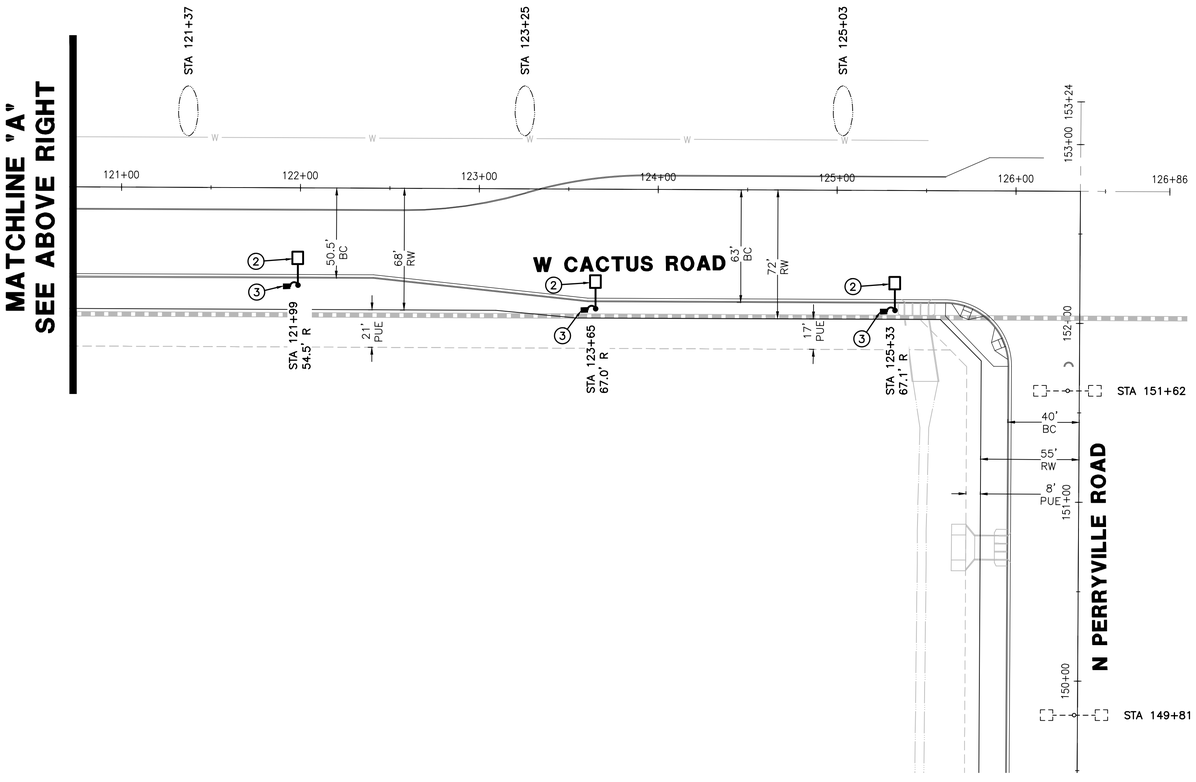
Registered Professional Engineer (Retired)
Certificate No.
46691
ADAM M. BOWERS
Date Signed 11-21-17
Expires 9-30-19

DRAWING NO:
SL1
OF 5

H:\2017\17166-Zanjero Trails 11A-11C\17166-SL-Zanjero Trails-COF.dwg

THESE DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF WRIGHT ENGINEERING CORPORATION AND MAY NOT BE REPRODUCED OR MODIFIED FOR ANY USE WITHOUT THE EXPRESS WRITTEN PERMISSION OF WRIGHT ENGINEERING CORPORATION.





CONSTRUCTION NOTES

1. (2) 41W LED (4,800 LUMEN) LUMINAIRES (GE CAT# ERL1005E130ADKBZRGX) WITH PHOTOELECTRIC CONTROL ON A 34'–0" DIRECT BURIED POLE (1940.34) WITH A DOUBLE 2' MAST ARM (D2) PER APS DETAIL 8030 (SEE SHEET SL5). INSTALL (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. ALL WIRING, FUSING, AND GROUNDING PER APS DETAILS AND SPECIFICATIONS.
2. 108W LED (11,000 LUMEN) LUMINAIRE (GE CAT# ERS1011E130ADKBZRGX) WITH PHOTOELECTRIC CONTROL ON A 39'–6" DIRECT BURIED POLE (1940.38) WITH A SINGLE 8'X8' MAST ARM (S8) PER APS DETAIL 8030 (SEE SHEET SL5). INSTALL (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. ALL WIRING, FUSING, AND GROUNDING PER APS DETAILS AND SPECIFICATIONS.
3. INSTALL APS PULL BOX NEXT TO POLE. INSTALL 1" CONDUIT WITH (2) #14 TYPE THHN/THWN AND (1) #14 BARE BOND FROM PULL BOX TO FUSE HOLDER IN STREET LIGHT PER APS DETAILS AND SPECIFICATIONS.

LEGEND

- (2) 41W (4800 LUMEN) LED STREET LIGHT
- 108W (11,000 LUMEN) LED STREET LIGHT
- EXISTING STREET LIGHT
- FUTURE STREET LIGHT
- PULL BOX
- NEW CONDUIT RUN
- FIRE HYDRANT

GRAPHIC SCALE

40 20 0 20 40 80

1 INCH = 40 FEET

ARIZONA BLUE STAKE
CALL TWO WORKING DAYS BEFORE YOU DIG
Dial 811 or
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

WRIGHT ENGINEERING PROJECT NO:
17166-04

DESIGN BY: BBS
DRAWN BY: BBS
CHECKED BY: AMB

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
www.wrightengineering.us

PROJECT: TITLE:

SURPRISE, ARIZONA
ZANJERO TRAILS - OFFSITE
W CACTUS RD & N PERRYVILLE RD

STREET LIGHT PLAN

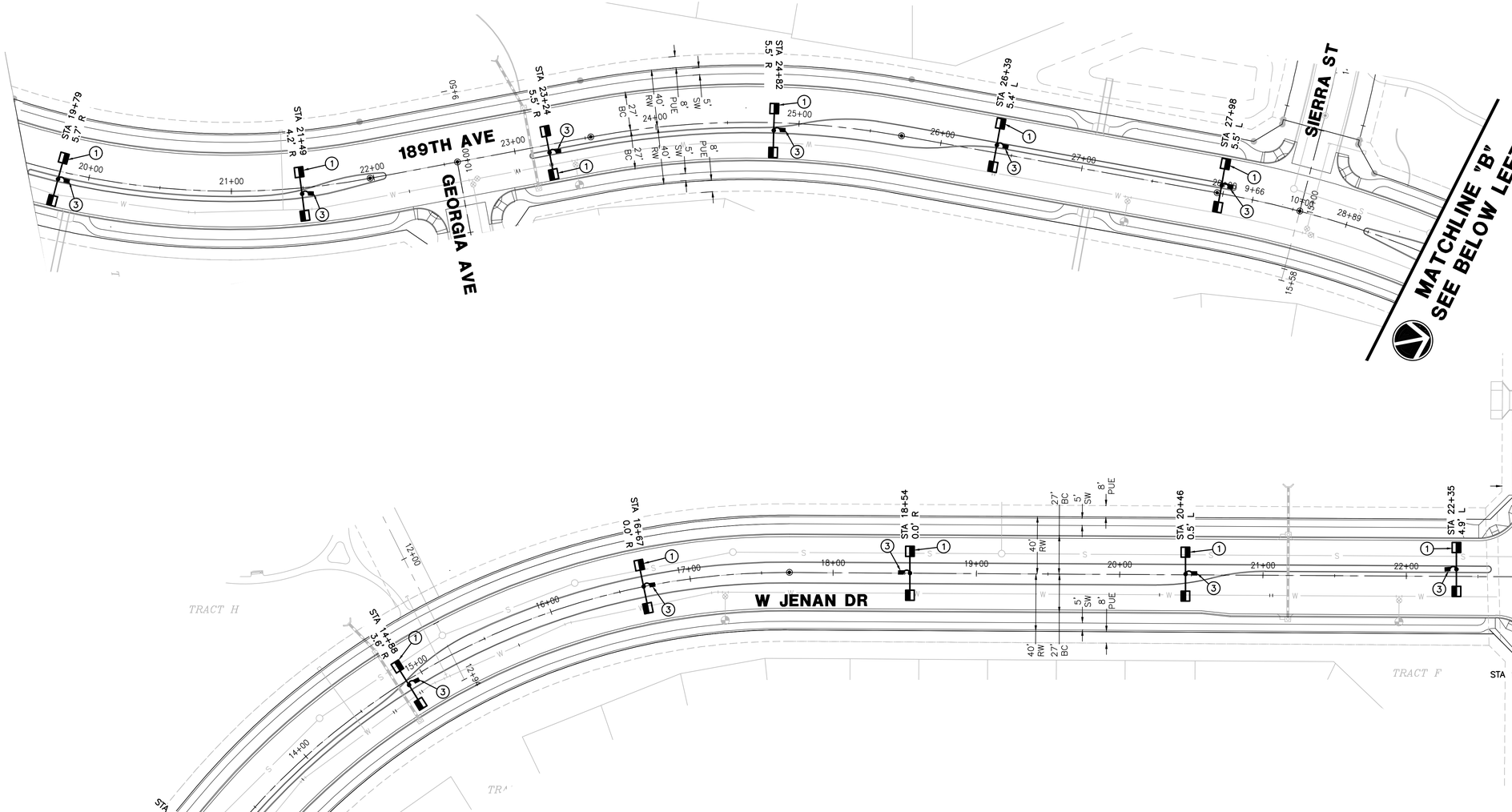
NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	JUN 2017	1ST SUBMITTAL
2	NOV 2017	2ND SUBMITTAL

Registered Professional Engineer (Retired)
Certificate No.
46691
ADAM M. BOWERS
11-21-17
Date Signed
Expires 9-30-19

DRAWING NO:
SL2
OF 5

H:\2017\17166-Zanjero Trails 11A-11C\17166-SL-Zanjero Trails-OFF.dwg

THESE DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF WRIGHT ENGINEERING CORPORATION AND MAY NOT BE REPRODUCED OR MODIFIED FOR ANY USE WITHOUT THE EXPRESS WRITTEN PERMISSION OF WRIGHT ENGINEERING CORPORATION.



LEGEND

- (2) 41W (4800 LUMEN) LED STREET LIGHT
- 108W (11,000 LUMEN) LED STREET LIGHT
- EXISTING STREET LIGHT
- FUTURE STREET LIGHT
- PULL BOX
- NEW CONDUIT RUN
- FIRE HYDRANT

CONSTRUCTION NOTES

1. (2) 41W LED (4,800 LUMEN) LUMINAIRES (GE CAT# ERL1005E130ADKBZRGX) WITH PHOTOELECTRIC CONTROL ON A 34'-0" DIRECT BURIED POLE (1940.34) WITH A DOUBLE 2' MAST ARM (D2) PER APS DETAIL 8030 (SEE SHEET SL5). INSTALL (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. ALL WIRING, FUSING, AND GROUNDING PER APS DETAILS AND SPECIFICATIONS.
2. 108W LED (11,000 LUMEN) LUMINAIRE (GE CAT# ERS1011E130ADKBZRGX) WITH PHOTOELECTRIC CONTROL ON A 39'-6" DIRECT BURIED POLE (1940.38) WITH A SINGLE 8'X8' MAST ARM (S8) PER APS DETAIL 8030 (SEE SHEET SL5). INSTALL (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. ALL WIRING, FUSING, AND GROUNDING PER APS DETAILS AND SPECIFICATIONS.
3. INSTALL APS PULL BOX NEXT TO POLE. INSTALL 1" CONDUIT WITH (2) #14 TYPE THHN/THWN AND (1) #14 BARE BOND FROM PULL BOX TO FUSE HOLDER IN STREET LIGHT PER APS DETAILS AND SPECIFICATIONS.

GRAPHIC SCALE
40 20 0 20 40 80
1 INCH = 40 FEET

ARIZONA BLUE STAKE
CALL TWO WORKING DAYS BEFORE YOU DIG
Dial 811 or
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

WRIGHT ENGINEERING PROJECT NO:
17166-04
DESIGN BY: BBS
DRAWN BY: BBS
CHECKED BY: AMB

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
www.wrightengineering.us

PROJECT: TITLE:

SURPRISE, ARIZONA
ZANJERO TRAILS - OFFSITE
W CACTUS RD & N PERRYVILLE RD
STREET LIGHT PLAN

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	JUN 2017	1ST SUBMITTAL
2	NOV 2017	2ND SUBMITTAL

Registered Professional Engineer (Retired)
Certificate No.
46691
ADAM M. BOWERS
11-21-17
Date Signed
STATE OF ARIZONA
Expires 9-30-19

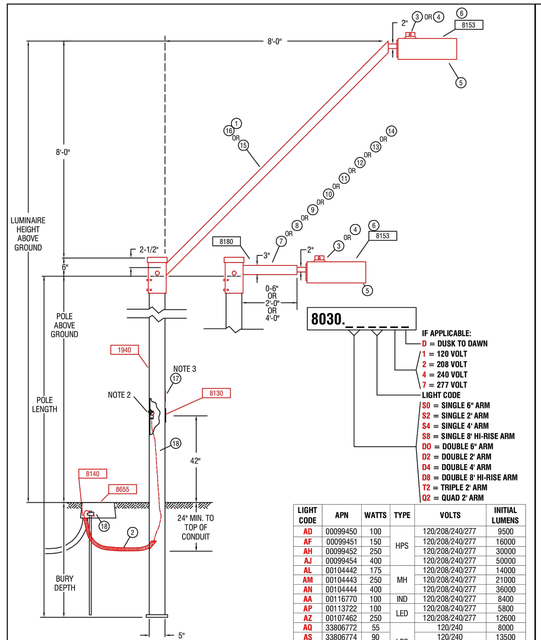
DRAWING NO:
SL3
OF 5

H:\2017\17166-Zanjero Trails 11A-11C\17166-SL-Zanjero Trails-OFF.dwg

THESE DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF WRIGHT ENGINEERING CORPORATION AND MAY NOT BE REPRODUCED OR MODIFIED FOR ANY USE WITHOUT THE EXPRESS WRITTEN PERMISSION OF WRIGHT ENGINEERING CORPORATION.

ROADWAY SCALEABLE LED 3000K

LIGHT CODE	COLOR	APN	WATTS	VOLTS	INITIAL LUMENS	PHOTOMETRIC CURVE
RL40	BRONZE	00140047	32	120/208/240/277	3,800	ERL1_04B130_120-277VIES
RL41		00140048	41	120/208/240/277	4,800	ERL1_05E130_120-277VIES
RL42		00140049	88	120/208/240/277	8,200	ERL1_08E130_120-277VIES
RL43		00140050	108	120/208/240/277	11,000	ERS1_11E130_120-277VIES
RL44		00140051	162	120/208/240/277	19,000	ERS2_19E130_120-277VIES



LIGHT CODE	APN	WATTS	TYPE	VOLTS	INITIAL LUMENS
AD	00099450	100	HPS	120/208/240/277	9500
AF	00099451	150		120/208/240/277	16000
AH	00099452	250		120/208/240/277	30000
AJ	00099454	400		120/208/240/277	50000
AL	00104442	175	MH	120/208/240/277	14000
AM	00104443	250		120/208/240/277	21000
AN	00104444	400		120/208/240/277	36000
AA	00116770	100	IND	120/208/240/277	8400
AP	00113722	100	LED	120/208/240/277	5800
AZ	00107462	250		120/208/240/277	12600
AQ	33806772	55	LPS	120/240	6000
AS	33806774	90		120/240	13500
AU	33806776	135		120/240	22500
AW	33806778	180		120/240	33000

NOTES:

1. ADJUST PHOTO EYE TO FACE NORTH.
2. A GROUND ROD IS PROVIDED WITH THE J-BOX. WHERE A GROUND ROD CAN NOT BE DRIVEN ALTERNATE GROUND SHALL BE USED. SEE 2449 THRU 2460 FOR APPROVED ALTERNATES.
3. SIGN, "NOTICE THIS POLE IS OWNED AND MAINTAINED BY APS. DISCONNECT INSIDE", IS REQUIRED ON ALL DUSK-TO-DAWN AND AREA LIGHTING APPLICATIONS.
4. POLES THAT HAVE MORE THAN ONE LUMINAIRE REQUIRE A SEPARATE CIRCUIT WITH FUSING FROM THE J-BOX TO EACH LUMINAIRE.
5. USING THE 20'-0" POLE TO MATCH THE 16'-0" PEDESTRIAN LIGHT MOUNTING HEIGHT REDUCE POLE BURY DEPTH TO 4'-0".
6. THE BROWN PHOTO CONTROL IS A FAIL OFF CONTROL AND SHALL BE USED WITH ALL INDUCTION AND LED LUMINAIRES.
7. ON 277 VOLT STREET LIGHT CIRCUITS, INSTALL A "277 VOLT" MICARTA TAG ON CABLE IN J-BOX. TAG PROVIDED BY SPEC 8129.
8. THE LUMINAIRE SHOWN IS RECOMMENDED FOR THIS MOUNTING HEIGHT. SEE 8153 FOR ADDITIONAL BROWN ARCHITECTURAL LUMINAIRES.
9. THE TWO ARMED TENON BRACKET POSITIONS THE DOUBLE ARM 180 DEGREES APART.
10. TO ACCOMMODATE LESS THAT THE SPECIFIED LUMINAIRE MOUNTING HEIGHT, A SHOP ORDER IS REQUIRED TO HAVE A PORTION FROM THE TOP OF THE POLE CUT OFF. THE TENON ARM BRACKET SLIDES OVER AND COVERS THE CUT PORTION OF THE POLE.
11. IN-LINE FUSE FOR UNDERGROUND FEEDS, SEE 8130-8131.
12. FOR PEDESTRIAN ONLY APPLICATIONS SEE 8030.

POLE CODE	POLE LENGTH	BURY DEPTH	POLE ABOVE GROUND	LUMINAIRE HEIGHT ABOVE GROUND			
				GIN ARM	2FT ARM	4FT ARM	8FT ARM
1940.20	20'-0"	5'-0"*	15'-0"	15'-0"	15'-0"	15'-0"	---
1940.30	30'-0"	5'-0"	25'-0"	25'-0"	25'-0"	25'-0"	33'-0"
1940.34	34'-0"	6'-0"	28'-0"	28'-0"	28'-0"	28'-0"	39'-6"
1940.38	38'-0"	6'-6"	31'-6"	31'-6"	31'-6"	31'-6"	39'-6"

* SEE NOTE 5

CODE	8030.S0	8030.S2	8030.S4	8030.S8	8030.D0	8030.D2	8030.D4	8030.D8	8030.T2	8030.Q2	MATERIAL LIST
ITEM	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	DESCRIPTION / APN
1	-	-	-	-	-	-	1	-	-		BRACKET ARCH SLIP BOLTED 00092251
2	10	10	10	10	10	10	10	10	10		CONDUIT 1" PVC FLEX CORR 32900891
3	1	1	1	1	2	2	2	3	4		CONTROL PHOTO MULTI BLACK 00063965
4	VAR	VAR	VAR	VAR	VAR	VAR	VAR	VAR	VAR		CONTROL PHOTO MULTI BR-20 00073241
5	1	1	1	1	2	2	2	3	4		LAMP - SEE 8164 - 8171
6	1	1	1	1	2	2	2	3	4		LUMINAIRE - SEE CHART
7	1	-	-	-	-	-	-	-	-		MAST ARM STLT 3" SQ X 6" SGL 88370
8	-	1	-	-	1	-	-	-	-		MAST ARM STLT 3" SQ X 6" DBL 00121154
9	-	-	-	-	-	1	-	-	-		MAST ARM STLT 3" SQ X 2' SGL 33701116
10	-	-	-	-	-	-	-	-	1		MAST ARM STLT 3" SQ X 2' DBL 33701117
11	-	-	-	-	-	-	-	-	1		MAST ARM STLT 3" SQ X 2' TPL 52664
12	-	-	1	-	-	-	-	-	-		MAST ARM STLT 3" SQ X 2' QUAD 00052665
13	-	-	-	1	-	-	-	-	-		MAST ARM STLT 3" SQ X 8' SGL 00061738
14	1	-	-	-	-	1	2	-	-		MAST ARM STLT 3" SQ X 4' DBL 00073267
15					-						MAST ARM STLT 3" SQ X 8' SGL 33701120
16					-						MAST ARM STLT 8' BOLT-ON 00092252
17	1	1	1	1	1	1	1	1	1		SIGN POLE OWNED BY APS 00050092
18	10	10	10	10	10	10	10	10	10		WIRE BARE #6 SOLID CU 33007580

APS ARIZONA PUBLIC SERVICE COMPANY T&D CONSTRUCTION STANDARDS				
BY	LDR.	MGR.	DATE	REV.
KLS	B. MCMINN	R. SMITH	04/2010	9

LIGHTS ARCHITECTURAL ON 5" SQUARE BROWN PAINTED STEEL POLE DIRECT BURY

SH 1 OF 2

8030

APS ARIZONA PUBLIC SERVICE COMPANY T&D CONSTRUCTION STANDARDS

BY | LDR. | MGR. | DATE | REV.
KLS | B. MCMINN | R. SMITH | 04/2010 | 9

LIGHTS ARCHITECTURAL ON 5" SQUARE BROWN PAINTED STEEL POLE DIRECT BURY

SH 2 OF 2

8030

WRIGHT ENGINEERING PROJECT NO:

17166-04

DESIGN BY: BBS
DRAWN BY: BBS
CHECKED BY: AMB

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
www.wrightengineering.us

PROJECT: SURPRISE, ARIZONA
ZANJERO TRAILS - OFFSITE
W CACTUS RD & N PERRYVILLE RD

TITLE: STREET LIGHT DETAILS

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	JUN 2017	1ST SUBMITTAL
2	NOV 2017	2ND SUBMITTAL

Registered Professional Engineer (Retired)
Certificate No. 46691
ADAM M. BOWERS
Date Signed 11-14-17
Expires 9-30-19

DRAWING NO:
SL4
OF 5

ARIZONA BLUE STAKE
CALL TWO WORKING DAYS BEFORE YOU DIG
Dial 811 or
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

H:\2017\17166-Zanjero Trails 11A-11C\17166-SL-Zanjero Trails-OFF.dwg

RFLS NO:	6131
SUBMIT DATE:	3/8/2018

SURPRISE CITY ATTORNEY
REQUEST FOR LEGAL SERVICES

Please retain form with document throughout the entire process.

Requestor:	Kristin Tytler
Department & Extension:	Public Works, Ext. 26153
Contract Title:	Res. 2018-45 SLID for Zanjero Trails Parcel 11
Date of Contract, Event/Performance:	3/15/2018
Description of Legal Services Requested:	SLID resolution for Zanjero Trails Parcel 11
Vendor Name, Address & Phone:	
To Council?	Yes, with Resolution
If Yes, Council Meeting Date:	04/03/2018

**********City Attorney's Office Use**********

RFLS Status: Approved

Attorney Comment:

Please see attached resolution.

CINDY.COEN	3/14/2018
City Attorney's Office	**Date**

3/14/2018 2:06:49 PM

CITY OF SURPRISE
Regular City Council Meeting

August 7, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	August 7, 2018	Contact Person:	Karl Zook, Public Works Department
Submitting Department:	Public Works	District:	1
Staff Recommendations:	None		

Consent x	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action to create a lighting improvement district pursuant to A.R.S. 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks for the Mirano at Desert Oasis Street Lighting Improvement District; Resolution # 2018-117.

Motion:

I move to approve Resolution No. 2018-117.

Background:

The City has verified that the Petition for the proposed street light improvement district contains the signatures of all of the real property owners in the district, exclusive of mortgages and other lien holders. The City and Arizona Public Service Company ("APS") have approved the street layout and facilities design. The electric rates are established by APS tariff. The lighting improvements are more than local or ordinary public benefit and the expenses of the district will be paid for by the levy and collection of equal apportionment taxes based on the number and classification of properties within the district.

Objective Analysis:

A SLID is a neighborhood partnership and very common practice in which property owners in a defined area agree to pay the costs to operate and maintain their immediate area's street lights through a property tax. All new developments in the City of Surprise require a SLID. This action will form the SLID boundary for the Mirano at Desert Oasis development.

Policy Compliant:

Surprise Municipal Code requires that street lighting that serves a defined area be paid for through revenues obtained from the specific area being served by such street lighting. In these instances, a Street Light Improvement District (SLID) is formed. The city strives to assure that residents are subject to only one SLID and that the boundaries of each SLID accurately reflect the service area. This item is consistent with these objectives.

Financial Impact:

Any financial impact on the City is anticipated to be minimal, as the Developer and District will be bearing the costs and expenses of the District and street light improvement facilities.

Budget Impact:

Funding was not included as part of the FY2019 adopted budget. A separate fund will be created to track revenue and expenses once the city starts receiving electric bills from APS for this particular SLID. If the SLID incurs expenses during FY2019, staff will return to request a budget amendment to appropriate the new fund. Regardless, the city will be unable to collect property taxes for this SLID until FY2020, at the earliest.

FTE Impact:

This action does not change the full time equivalent count.

ATTACHMENTS:

Click to download

- ☐ Resolution 2018-117
- ☐ Street Light Plans
- ☐ Petition

RESOLUTION # 2018-117

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, DECLARING ITS INTENTION TO ESTABLISH A STREET LIGHT IMPROVEMENT DISTRICT TO PURCHASE ENERGY FOR LIGHTING THE PUBLIC STREETS AND PARKS IN THE AREA WITHIN THE CORPORATE LIMITS OF THE CITY OF SURPRISE, ARIZONA DESCRIBED ON EXHIBIT A, ATTACHED HERETO; DECLARING SUCH IMPROVEMENTS TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT AND THAT THE EXPENSES THEREOF BE PAID FOR BY THE LEVY AND COLLECTION OF AD VALOREM TAXES UPON THE ASSESSED VALUATION OF ALL REAL AND PERSONAL PROPERTY IN A CERTAIN DISTRICT TO BE KNOWN AS "CITY OF SURPRISE, ARIZONA, SU-MIRANODESERTOASIS LIGHTING IMPROVEMENT DISTRICT"; AND ORDERING THAT SUCH IMPROVEMENTS BE PROVIDED FOR UNDER THE PROVISIONS OF SECTION 48-572, ARIZONA REVISED STATUTES.

WHEREAS, the owners, exclusive of mortgagees and other lienholders, of all of the real property (hereinafter referred to as "Petitioner") in the hereinafter described District, acting pursuant to the provisions of Sections 48-615(A) and 48-617(A), Arizona Revised Statutes, have petitioned the Mayor and Council of the City of Surprise, Arizona (hereinafter referred to as "City"), to adopt a resolution of intention (hereinafter referred to as "Resolution") ordering the purchase of energy for the lighting of the public street and parks (hereinafter referred to as "Improvements") for the real property legally described in Exhibit A (such area hereinafter referred to as the "District") with such boundaries as shown in the map in Exhibit B attached hereto pursuant to the provisions of Section 48-576, Arizona Revised Statutes, giving the City immediate jurisdiction to order the improvements pursuant to the provisions of Section 48-581, Arizona Revised Statutes, without the necessity of the publications or posting of this Resolution provided for in Sections 48-578, Arizona Revised Statutes;

WHEREAS, the City has verified that Petitioner is the owner, exclusive of mortgagees and other lienholders, of all of the real property included within the boundaries of the District, and;

WHEREAS, the Mayor and Council of the City hereby find and determine that they have jurisdiction to adopt this Resolution to order the Improvements pursuant to the provisions of Section 48-576, Arizona Revised Statutes, and have immediate jurisdiction to adopt this Resolution ordering the Improvements pursuant to the provisions of Section 48-581, Arizona Revised Statutes without the necessity of publications and posting of this Resolution as provided for in Section 48-578, Arizona Revised Statutes;

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

Section 1. The City, after verifying ownership of the real property included within the boundaries of the District, hereby finds the Petitioner is the owner, exclusive of mortgagees and other lienholders, of all of the real property included within the boundaries of the District.

Section 2. The name of the District shall be "CITY OF SURPRISE, ARIZONA, SU-MIRANODESERTOASIS LIGHTING IMPROVEMENT DISTRICT."

Section 3. The District is formed, and shall exist, pursuant to the provisions of Title 48, Chapter 4, Article 2, Arizona Revised Statutes, and Section 48-616, Arizona Revised Statutes.

Section 4. The public interest or convenience requires, and it is the intention of the Mayor and Council of the City to order the Improvement as so described above.

Section 5. The Improvements, in the opinion of the Mayor and Council of the City, are of more than local or ordinary public benefit and are of special benefit to the respective lots, pieces and parcels of real property in the District, and the Mayor and Council of the City hereby make and order the expense of the Improvements payable from the levying and collection of ad valorem taxes upon the assessed value of all real and personal property in the District to be known and designated as "City of Surprise, Arizona SU-MiranoDesertOasis Lighting Improvement District" and hereby declare that the District is as legally described on Exhibit A attached hereto with the boundaries as shown in the map in Exhibit B attached hereto. Any public street or alley within the District shall be omitted from the assessment. Any lot belonging to the United States, the State, a county, city, school district or political subdivision or institution of the state or county within the District shall be omitted from the assessment.

Section 6. The Superintendent of Streets or equivalent of the City shall not be required to post or cause to be posted notices of the Resolution of Intention. The Clerk of the City shall certify to the passage of this Resolution of Intention but shall not be required to cause the same to be published in a newspaper published and of general circulation in the City.

Section 7. The Mayor and Council of the City shall make annual statements and estimates of the expenses of the district, which shall be provided for by the levy and collection of ad valorem taxes upon the assessed value of all the real and personal property in the District; shall publish notice thereof; shall have hearings thereon; and shall adopt them at the times and in the manner provided for incorporated cities and towns by the applicable portions of Section 42-17101, et seq., 42-17152, Arizona Revised Statutes. The Mayor and Council of the City shall, on or before the third Monday in August of each year, fix, levy and assess the amount to be raised by ad valorem taxes upon all of the property of the District and collect, as Maricopa County, Arizona (the "County") taxes are collected, the amounts shown by the statements and estimates as adopted by the Mayor and Council of the City. All statutes providing for the levy and collection of State of Arizona and County taxes, shall be applicable to District taxes as provided to be levied under Section 48-616, Arizona Revised Statutes.

Section 8. The District shall not be authorized to issue bonds and no assessment for District purposes against the property within the District shall exceed One Dollar and Twenty Cents ($1.20) per each hundred dollars of taxable valuation thereof in any year.

Section 9. The District shall not engage in any activity other than as provided in Section 48-616, Arizona Revised Statutes, i.e., contracting for and purchasing of energy for street and public park lighting.

Section 10. The formation of the District shall not be considered as preventing the subsequent establishment of improvement districts for any other purpose authorized by law, including improvement districts for the purpose of construction street lighting facilities within any part or all of the same territory as the District.

Section 11. The type of lighting facilities to be installed in the District and the locations thereof shall consist of those lighting facilities and locations described in the petition submitted by Petitioner, or as may be approved by the City.

Section 12. The rate to be paid for purchasing the energy for the District shall be the rate described in the petition submitted by Petitioner, or as may be approved by the Arizona Public Service Company.

Section 13. Any resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

APPROVED AND ADOPTED this _____day of _____, 2018.

Sharon R. Wolcott, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

EXHIBIT A

Legal Description
MIRANO AT DESERT OASIS
STREET LIGHT IMPROVEMENT DISTRICT

Job No. 16-246 July 5, 2017

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 35, BEING A 2 INCH BRASS CAP STAMPED "RLS 37174", FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 35, BEING A 3 INCH BRASS CAP STAMPED "RLS 37934", BEARS SOUTH 89° 36' 46" WEST, A DISTANCE OF 2,652.66 FEET;

THENCE NORTH 00° 13' 52" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 65.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 65.00 FEET OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 89° 36' 46" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 55.00 FEET;

THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 89° 36' 46" WEST, A DISTANCE OF 1334.34 FEET TO A POINT ON THE CENTERLINE OF 173RD AVENUE, AS SHOWN ON THE DESERT OASIS AT SURPRISE LANCER PARCEL – PHASE 1 MAP OF DEDICATION, RECORDED IN BOOK 819, PAGE 49, MARICOPA COUNTY RECORDS;

THENCE NORTH 00° 24' 31" WEST, DEPARTING SAID NORTH LINE AND ALONG SAID CENTERLINE, A DISTANCE OF 517.88 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 1000.00 FEET;

THENCE CONTINUING ALONG SAID CENTERLINE AND THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 10° 24' 33", A DISTANCE OF 181.67 FEET;

THENCE CONTINUING ALONG SAID CENTERLINE, NORTH 10° 49' 04" WEST, A DISTANCE OF 370.39 FEET;

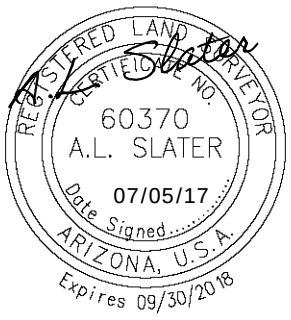
THENCE CONTINUING ALONG SAID CENTERLINE, NORTH 37° 07' 54" EAST, A DISTANCE OF 211.80 FEET;

THENCE DEPARTING SAID CENTERLINE, SOUTH 54° 48' 50" EAST, A DISTANCE OF 471.35 FEET;

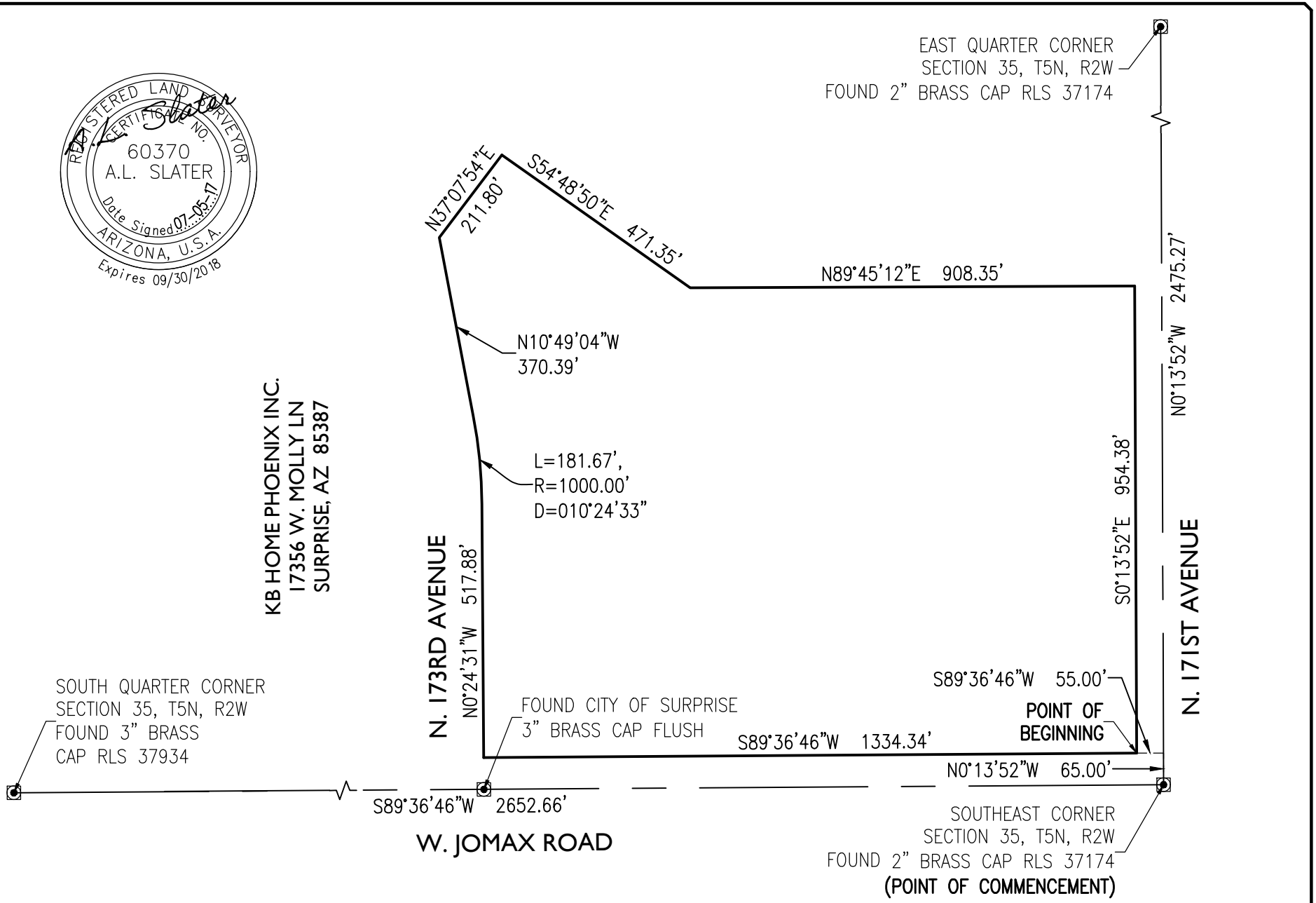
THENCE NORTH 89° 45' 12" EAST, A DISTANCE OF 908.35 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF 171ST AVENUE, AS SHOWN ON THE DESERT OASIS AT SURPRISE LANCER PARCEL – PHASE 1 MAP OF DEDICATION, RECORDED IN BOOK 819, PAGE 49, MARICOPA COUNTY RECORDS;

THENCE ALONG SAID RIGHT OF WAY LINE, SOUTH 00° 13' 52" EAST, A DISTANCE OF 954.38 FEET TO THE **POINT OF BEGINNING**.

CONTAINS: 1,364,253 SQUARE FEET OR 31.3189 ACRES, MORE OR LESS



EPS Group, Inc. • 2045 S. Vineyard, Suite 101 • Mesa, AZ 85210
Tel (480) 503-2250 • Fax (480) 503-2258



16-246

EXHIBIT B STREET LIGHT IMPROVEMENT DISTRICT

MIRANO AT DESERT OASIS
SURPRISE, ARIZONA

EPS GROUP

MIRANO AT DESERT OASIS AT SURPRISE
STREET LIGHT DESIGN

STREET LIGHTING REQUIREMENTS

5.00 GENERAL NOTES:

THE FOLLOWING INFORMATION IS PROVIDED TO EMPHASIZE CRITICAL WORK AND IS INTENDED TO SUPPLEMENT THE SPECIFICATIONS. SHOULD THERE BE A CONFLICT WITH THE SPECIFICATIONS, THIS DOCUMENT SHALL TAKE PRECEDENCE.

ALTERNATES SHALL BE PRE-APPROVED BY THE CITY ENGINEERING MANAGER. APPROVAL OF ALTERNATE PRODUCTS SHALL BE ON AN EQUAL BASIS WITH THE PRODUCT SPECIFIED AND SHALL BE SUBMITTED A MINIMUM OF TEN (10) DAYS PRIOR TO BID OPENING. STRUCTURAL CALCULATIONS SHALL BE FURNISHED FOR ALTERNATE PRODUCTS AND CERTIFIED BY A STRUCTURAL ENGINEER, REGISTERED IN THE STATE OF ARIZONA. LUMINAIRES AND LAMPS SHALL MEET OR EXCEED THE PHOTOMETRIC, ELECTRICAL, AND MECHANICAL REQUIREMENTS FOR THE SPECIFIED PRODUCTS.

THE CONTRACTOR SHALL COMPLY WITH STATE AND CITY STATUTES, AND MANUFACTURER'S RECOMMENDATIONS.

THE SUBMITTAL PACKAGE SHALL CONSIST OF THREE (3) COPIES OF EQUIPMENT/MATERIAL TO BE INSTALLED AND SHALL BE BOUND/STAPLED IN A FOLDER AND SUBMITTED AT THE TIME OF PERMIT APPLICATION.

PRIOR TO SUBMITTING A PROPOSAL, THE BIDDER SHALL EXAMINE ALL GENERAL CONSTRUCTION DRAWINGS AND VISIT THE CONSTRUCTION SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS UNDER WHICH HE WILL OPERATE AND WHICH WILL IN ANY WAY AFFECT THE WORK UNDER THE CONTRACT. NO SUBSEQUENT ALLOWANCE WILL BE MADE IN THIS CONNECTION IN THE BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART.

PRIOR TO ORDERING ANY MATERIALS OR DOING ANY WORK, THE CONTRACTOR SHOULD VERIFY DIMENSIONS AT THE SITE. IMMEDIATELY REPORT DIFFERENCES TO THE ENGINEERING MGR. AND SHOULD NOT PROCEED WITH WORK UNTIL THE ENGINEERING MGR. RENDERS A DECISION. NO EXTRA CHARGES OR COMPENSATION WILL BE ALLOWED FOR DIFFERENCES IN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED ON THE DRAWINGS.

5.01 GENERAL:

THE ELECTRICAL CONTRACTOR SHALL COMPLY WITH ALL LICENSING REQUIREMENTS SET FORTH BY THE STATE REGISTRAR OF CONTRACTORS OFFICE TO PERFORM WORK RELATING TO STREET LIGHT INSTALLATION IN THE CITY RIGHT-OF-WAY.

ONE PROJECT UNDERGROUND UTILITIES (RIGHT OF WAY) PERMIT AND ONE STREETLIGHT PERMIT FOR EACH STREET LIGHT POLE SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

5.02 WORKING / "AS BUILT" PLANS:

ACCEPTANCE OF THE COMPLETED IMPROVEMENTS WILL NOT BE GIVEN UNTIL 4 MIL PHOTO MYLAR REPRODUCIBLE "AS BUILT" PLANS HAVE BEEN SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.

5.03 LIGHT POLES:

LIGHT POLES SHALL BE INSTALLED PLUMB, BE ADJUSTED TO PROVIDE PROPER ALIGNMENT TO THE ROADWAY BEING LIGHTED AND BE PROPERLY GROUNDED WHEN THE INSTALLATION IS COMPLETE.

5.04 EMBEDMENT:

DIRECT BURIED POLES SHALL BE SET IN A TWELVE (12) INCH AUGURED HOLE DEPTH AS SPECIFIED IN UNDISTURBED EARTH. POLE SHALL BE SET PLUMB IN TWO DIRECTIONS 90 DEGREES APART. HAND TAMPING OF ABC BACKFILL WITH PNEUMATIC OR VIBRATING EQUIPMENT IS THE ACCEPTABLE METHOD OF COMPACTION. BACKFILL SHALL BE COMPACTED TO 85% OF MAXIMUM DENSITY AS DEFINED BY ASTM D-2922 AND D-3017. A GROUND ROD SHALL BE INSTALLED ADJACENT TO PULL BOX IN UNDISTURBED SOIL AND A LEAD IN COPPER BOND WIRE (#6) SHALL BE INSTALLED IN 1" CARFLEX LIQUIDTIGHT FLEXIBLE NONMETALLIC CONDUIT (OR EQUAL) FOR POLE GROUNDING.

SURPLUS EXCAVATION SHALL BE DISPOSED OF BY THE CONTRACTOR.

5.05 LUMINAIRES:

LUMINAIRES SHALL BE INSTALLED LEVEL AND INCLUDE A LAMP AND PHOTOCELL. CONTRACTOR SHALL ASSURE THAT THE LUMINAIRES SHALL BE FREE OF DUST, DIRT OR ANYTHING THAT WOULD IMPAIR THE OUTPUT OF THE LIGHT BEFORE HE LEAVES THE SITE.

LUMINAIRES FURNISHED WITH MULTI-TAP BALLASTS SHALL BE REWIRED OR RECONNECTED TO MATCH THE VOLTAGE SUPPLIED BY THE ELECTRIC UTILITY COMPANY.

5.06 WIRING:

WIRING SHALL BE INSTALLED PER UTILITY STANDARDS.

5.07 GROUNDING:

EACH POLE SHALL HAVE A 8' X 5/8" COPPER CLAD GROUND ROD DRIVEN ADJACENT TO PULL BOX. A #6 BARE COPPER LEAD FROM THE GROUND ROD IN PULL BOX TO LANDING LUG IN STREET LIGHT POLE HAND HOLE.

5.08 PULL BOXES:

EXCAVATION FOR PULL BOXES AND MATERIAL SPECIFICATION SHALL BE PER THE ELECTRIC UTILITY COMPANY STANDARDS.

5.09 TRENCH

TRENCH SHALL BE INSTALLED PER THE UTILITY COMPANY STANDARDS.

THE USE OF A COMMON ELECTRIC UTILITY COMPANY TRENCH IS PERMITTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANY FOR COORDINATION OF TRENCHING AND THE INSTALLATION OF CONDUIT.

CONDUIT SHALL BE INSTALLED AT THE DEPTH SPECIFIED ON THE PLANS. CONDUIT SHALL BE 1 INCH CARFLEX LIQUIDTIGHT FLEXIBLE NONMETALLIC CONDUIT OR EQUAL. CONDUIT MUST BE UL RATED AND SUITABLE FOR UNDERGROUND USE.

CONNECTIONS SHALL BE PER UTILITY STANDARDS.

5.12 LIGHT POLE IDENTIFICATION:

THE CONTRACTOR SHALL FURNISH AND INSTALL A NUMBER ON EACH LIGHT POLE. STREET LIGHT POLE IDENTIFICATION AND SPECIFICATIONS WILL BE PROVIDED BY THE CITY OF SURPRISE.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO RESTORE ALL PROPERTY, LANDSCAPING, PAVING AND DRIVEWAYS THAT ARE DISTURBED DURING STREET LIGHT CONSTRUCTION TO THEIR ORIGINAL CONDITION IN CONFORMANCE WITH "MAG" SPECIFICATION SECTION 107.9.

THE DEVELOPER SHALL BE RESPONSIBLE FOR FURNISHING ALL PERSONNEL AND EQUIPMENT TO SUCCESSFULLY PERFORM THE FOLLOWING TEST.

PRIOR TO ACCEPTANCE, THE DEVELOPER SHALL ENERGIZE AND OPERATE THE ENTIRE ROADWAY LIGHTING SYSTEM, FROM SUNSET TO SUNRISE FOR TWO CONSECUTIVE DAYS WITHOUT INTERRUPTION OR FAILURE. IF A LAMP OR BALLAST SHOULD FAIL, IT SHALL BE IMMEDIATELY REPLACED.

THE CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE ENGINEERING MANAGER, AGAINST IMPERFECT WORKMANSHIP, FAILURE, MALFUNCTION OF MATERIALS AND/OR EQUIPMENT DUE TO FAULTY OR IMPERFECT WORKMANSHIP. THIS GUARANTEE IS TO BE IN WRITING TO THE CITY AT THE TIME OF ISSUING FINAL ACCEPTANCE. WORK FOUND TO BE DEFECTIVE WITHIN THE WARRANTY PERIOD SHALL BE REPLACED WITHOUT COST TO THE CITY.

THESE DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF WRIGHT ENGINEERING CORPORATION AND MAY NOT BE REPRODUCED OR MODIFIED FOR ANY USE WITHOUT THE EXPRESS WRITTEN PERMISSION OF WRIGHT ENGINEERING CORPORATION.

GENERAL ENGINEERING NOTES:

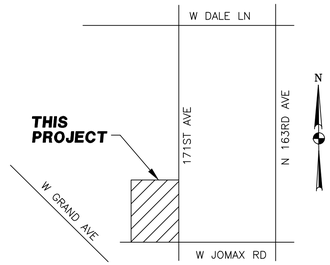
1. ALL CONSTRUCTION MUST CONFORM TO MARICOPA ASSOCIATION OF GOVERNMENT (MAG) SPECIFICATIONS AND DETAILS AND LATEST REVISIONS UNLESS OTHERWISE STATED ON PLANS.
2. THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND THEY WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL OVERHEAD AND UNDERGROUND UTILITY LOCATIONS WHERE CONSTRUCTION OCCURS. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT ALL UTILITIES ARE AVOIDED. UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND NOT FOR CONSTRUCTION PURPOSES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AND OR REPLACED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COMPLY WITH ALL CURRENT BLUE STAKE LAWS. CALL BLUE STAKE FOR FIELD LOCATION AT (602) 263-1100.
4. THE CITY OF SURPRISE ENGINEERING SERVICES OF PUBLIC WORKS SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK AT 623-222-6150.
5. THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION OR VARIANCE FROM THESE PLANS. ANY VARIATION FROM THESE PLANS SHALL BE PROPOSED AND RESUBMITTED FOR REVIEW AND APPROVAL.
6. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THE DRAWING, SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FENCING SHALL BE REPLACED IN KIND.
7. ANY INSPECTION BY THE CITY, COUNTY, OR THE ENGINEER, SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.
8. THE CONTRACTOR IS TO LOCATE ALL EXISTING LANDSCAPING, LANDSCAPING IRRIGATION LINES, PROPERTY MONUMENTS, FENCING OR SURFACE FEATURES PRIOR TO CONSTRUCTION. ANYTHING DISTURBED DURING CONSTRUCTION SHALL BE REPLACEDIN KIND AT THE CONTRACTOR'S EXPENSE.
9. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
10. ALL CONSTRUCTION WATER USED WITHIN THE CITY OF SURPRISE WATER SERVICE AREA REQUIRES APPROVAL BY THE CITY OF SURPRISE PUBLIC WORKS DEPARTMENT AND MAY BE SUBJECT TO VOLUME AND TIME RESTRICTIONS. PLEASE SEE THE CITY OF SURPRISE CONSTRUCTION WATER GUIDELINES FOR ADDITIONAL INFORMATION. THE GUIDELINES CAN BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT AT 623-222-7000.
11. TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH MAG SPECIFICATION 401, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND THE "TEMPORARY WORK ZONE TRAFFIC MANAGEMENT POLICY" (LATEST EDITION).
12. PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF THE WORK, THE DEVELOPER/CONTRACTOR WILL BE REQUIRED TO CLEAN AND REPAIR ADJACENT (OFF-PROJECT) ROADWAYS USED OR DAMAGED DURING THE COURSE OF CONSTRUCTION.
13. EMERGENCY VEHICLE ACCESS (E.V.A.) MUST BE PROVIDED BY THE DEVELOPER/CONTRACTOR THROUGHOUT THE PROJECT SITE. E.V.A. ROADS AND SIGNAGE SHALL BE MAINTAINED BY THE DEVELOPER/CONTRACTOR AT ALL TIMES. SIGNAGE SHALL BE POSTED AT THE POINT OF ENTRY TO THE SITE AND AT ALL LOCATIONS WHERE A CHANGE IN DIRECTION OCCURS.
14. THE PLANS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT'S ACCESSIBILITY GUIDELINES, AS PUBLISHED IN THE FEDERAL REGISTER ON SEPTEMBER 15, 2010.

NOTES

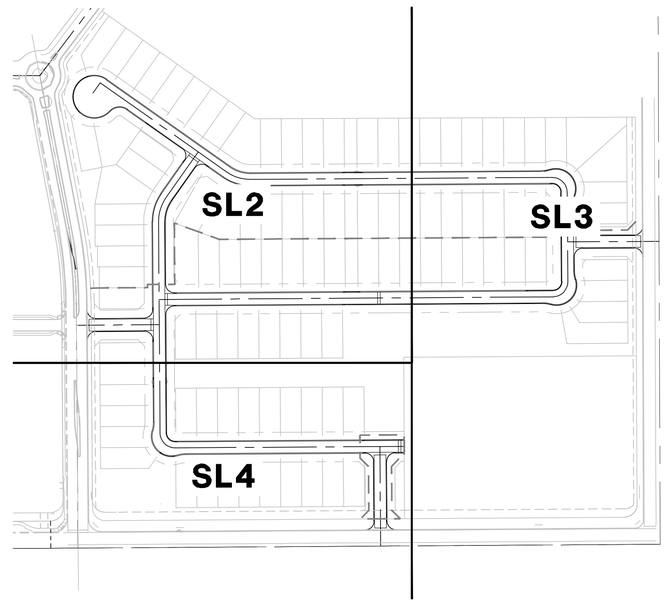
1. THE ELECTRICAL/MAINTENANCE COSTS OF ALL STREET LIGHTS ON LOCAL AND COLLECTOR STREETS (TYPICALLY THE 100 WATT / 9,500 LUMEN AND THE 150 WATT /16,000 LUMEN FIXTURES) ARE TO BE PAID BY THE ADJACENT PROJECT OR THE ADJACENT DEVELOPMENT'S STREET LIGHT IMPROVEMENT DISTRICT (SLID). THE ELECTRICAL / MAINTENANCE COSTS OF ALL STREET LIGHTS ON ARTERIAL STREETS (TYPICALLY THE 250 WATT/ 30,000 LUMEN FIXTURES) ARE TO BE BILLED TO THE CITY OF SURPRISE'S ENERGY BILL.
2. CONTRACTOR TO COORDINATE WITH APS AND UTILIZE THEIR CURRENT SPECIFICATIONS AT THE TIME OF BIDDING AND CONSTRUCTION.

CIVIL ENGINEER:
EPS GROUP
2045 S. VINEYARD
SUITE 101
MESA, AZ 85210
PHONE: (480) 352-3431
CONTACT: DANIEL AUXIER P.E.

DEVELOPER
KAX GROUP
8530 E VIA DEL SOL DR
SCOTTSDALE, AZ 85255
PHONE: (602) 499-9305
CONTACT: KENT A. XANDER



VICINITY MAP
N.T.S.



KEY MAP
N.T.S.

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

CITY/OR SURPRISE ENGINEER — DATE 8/30/17

STREET LIGHTING (APS AREA)

KEY NO.	SYMBOL	STREET TYPE	OFFSET BEHIND B/C	QUANTITY	POLE		MAST ARM	LUMINAIRE						APS STANDARD CODE NO.
					POLE HEIGHT	FOUNDATION	SIZE	MOUNTING HEIGHT	LUMENS	WATTAGE	I.E.S. DIST.	TYPE	STYLE	
1		LOCAL	PER PLANS	13	30'-6"	DIRECT BURY	2'-0"	25'	4,800	41W	TYPE E1	LED	ARCHITECTURAL (SHOEBOX)	8030.S2
2		ARTERIAL	PER PLANS	1 RELOCATED	38'-6"	DIRECT BURY	8'-0"	34'-3"	30,000	250W	TYPE III	HPS	ARCHITECTURAL (COBRAHEAD)	8040.S8
4		COLLECTOR	PER PLANS	1	30'-6"	DIRECT BURY	4'-0"	25'	8,200	88W	TYPE E1	LED	ARCHITECTURAL (SHOEBOX)	8030.S4

ARIZONA BLUE STAKE
CALL TWO WORKING DAYS BEFORE YOU DIG
Dial 811 or
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

WRIGHT ENGINEERING PROJECT NO:
16382
DESIGN BY: BBS
DRAWN BY: BBS
CHECKED BY: AMB

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
www.wrightengineering.us

PROJECT: MIRANO AT DESERT OASIS AT SURPRISE, ARIZONA
DESERT OASIS PARCEL L7
W JOMAX RD

TITLE: STREET LIGHT COVER SHEET

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	MAR 2017	1ST SUBMITTAL
2	JUN 2017	2ND SUBMITTAL
3	JUL 2017	3RD SUBMITTAL
4	MAY 2018	1ST REVISION

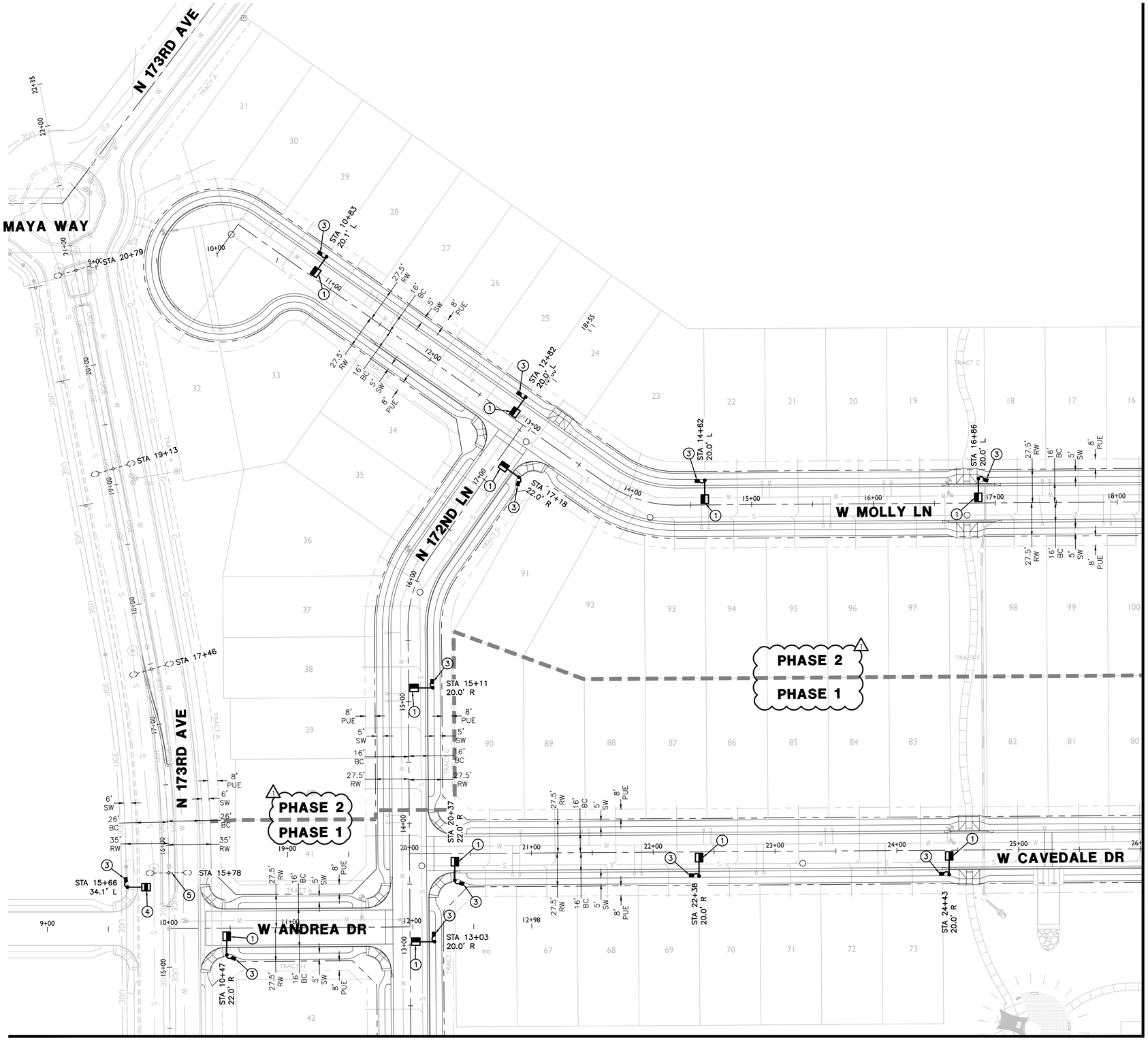
Registered Professional Engineer (Retired) Certificate No. 46691 ADAM M. BOWERS Date Signed 5-31-18
Expires 9-30-19

DRAWING NO:
SL1
OF 5

FS17-176

H:\2016\16382-Desert Oasis Parcel L7 & L8\16382-SL-Desert Oasis Parcel L7.dwg

THESE DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF WRIGHT ENGINEERING CORPORATION AND MAY NOT BE REPRODUCED OR MODIFIED FOR ANY USE WITHOUT THE EXPRESS WRITTEN PERMISSION OF WRIGHT ENGINEERING CORPORATION.



MATCHLINE "B"
SEE SHEET SL4

MATCHLINE "A"
SEE SHEET SL3

LEGEND

- 41W (4800 LUMEN) LED STREET LIGHT
- 250W HPS STREET LIGHT
- 88W (8200 LUMEN) LED STREET LIGHT
- EXISTING STREET LIGHT
- PULL BOX
- NEW CONDUIT RUN
- FIRE HYDRANT

CONSTRUCTION NOTES

1. 41W LED (4,800 LUMEN) LUMINAIRE (GE CAT# ERL1005E130ADKBZRGX) WITH PHOTOELECTRIC CONTROL ON A 30'–6" DIRECT BURIED POLE (1940.30) WITH A 2' MAST ARM (S2) PER APS DETAIL 8030 (SEE SHEET SL5). INSTALL (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. ALL WIRING, FUSING, AND GROUNDING PER APS DETAILS AND SPECIFICATIONS.
2. RELOCATE EXISTING 250W HPS STREET LIGHT TO NEW LOCATION SHOWN ON PLANS. INSTALLATION PER APS DETAIL 8040 (SEE SHEET SL5). INSTALL (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. ALL WIRING, FUSING, AND GROUNDING PER APS DETAILS AND SPECIFICATIONS.
3. INSTALL APS PULL BOX NEXT TO POLE. INSTALL 1" CONDUIT WITH (2) #14 TYPE THHN/THWN AND (1) #14 BARE BOND FROM PULL BOX TO FUSE HOLDER IN STREET LIGHT PER APS DETAILS AND SPECIFICATIONS.
4. 88W LED (8,200 LUMEN) LUMINAIRE (GE CAT# ERL1008E130ADKBZRGX) WITH PHOTOELECTRIC CONTROL ON A 30'–6" DIRECT BURIED POLE (1940.30) WITH A 4' MAST ARM (S4) PER APS DETAIL 8030 (SEE SHEET SL5). INSTALL (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. ALL WIRING, FUSING, AND GROUNDING PER APS DETAILS AND SPECIFICATIONS.
5. REMOVE EXISTING STREET LIGHT POLE AND PULL BOX. DISPOSE OF PROPERLY.

GRAPHIC SCALE
40 20 0 20 40 80
1 INCH = 40 FEET

ARIZONA BLUE STAKE
CALL TWO WORKING DAYS BEFORE YOU DIG
Dial 811 or
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
www.wrightengineering.us

WRIGHT ENGINEERING PROJECT NO:
16382

DESIGN BY: BBS
DRAWN BY: BBS
CHECKED BY: AMB

PROJECT: **SURPRISE, ARIZONA**
DESERT OASIS PARCEL L7
W JOMAX RD

TITLE: **STREET LIGHT PLAN**

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	MAR 2017	1ST SUBMITTAL
2	JUN 2017	2ND SUBMITTAL
3	JUL 2017	3RD SUBMITTAL
4	MAY 2018	1ST REVISION

Registered Professional Engineer (Retired)
Certificate No.
46691
ADAM M. BOWERS
Date Signed
5-24-18
Expires 9-30-19

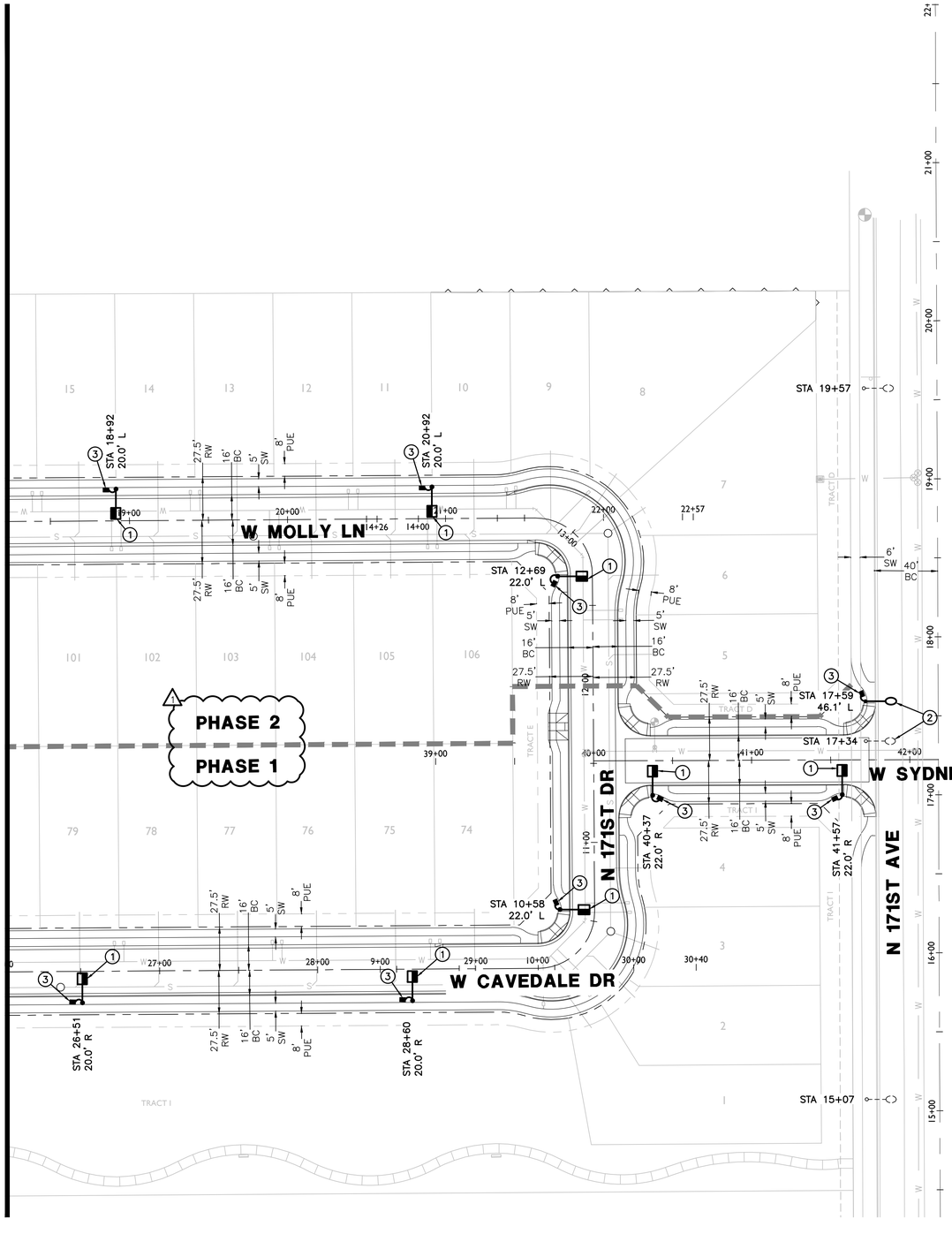
DRAWING NO:
SL2
OF 5

FS17-176

H:\2016\16382-Desert Oasis Parcel L7 & L8\16382-SL-Desert Oasis Parcel L7.dwg

THESE DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF WRIGHT ENGINEERING CORPORATION AND MAY NOT BE REPRODUCED OR MODIFIED FOR ANY USE WITHOUT THE EXPRESS WRITTEN PERMISSION OF WRIGHT ENGINEERING CORPORATION.

MATCHLINE 'A'
SEE SHEET SL2



LEGEND

- 41W (4800 LUMEN) LED STREET LIGHT
- 250W HPS STREET LIGHT
- 88W (8200 LUMEN) LED STREET LIGHT
- EXISTING STREET LIGHT
- PULL BOX
- NEW CONDUIT RUN
- FIRE HYDRANT

CONSTRUCTION NOTES

1. 41W LED (4,800 LUMEN) LUMINAIRE (GE CAT# ERL1005E130ADKBZRGX) WITH PHOTOELECTRIC CONTROL ON A 30'–6" DIRECT BURIED POLE (1940.30) WITH A 2' MAST ARM (S2) PER APS DETAIL 8030 (SEE SHEET SL5). INSTALL (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. ALL WIRING, FUSING, AND GROUNDING PER APS DETAILS AND SPECIFICATIONS.
2. RELOCATE EXISTING 250W HPS STREET LIGHT TO NEW LOCATION SHOWN ON PLANS. INSTALLATION PER APS DETAIL 8040 (SEE SHEET SL5). INSTALL (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. ALL WIRING, FUSING, AND GROUNDING PER APS DETAILS AND SPECIFICATIONS.
3. INSTALL APS PULL BOX NEXT TO POLE. INSTALL 1" CONDUIT WITH (2) #14 TYPE THHN/THWN AND (1) #14 BARE BOND FROM PULL BOX TO FUSE HOLDER IN STREET LIGHT PER APS DETAILS AND SPECIFICATIONS.
4. 88W LED (8,200 LUMEN) LUMINAIRE (GE CAT# ERL1008E130ADKBZRGX) WITH PHOTOELECTRIC CONTROL ON A 30'–6" DIRECT BURIED POLE (1940.30) WITH A 4' MAST ARM (S4) PER APS DETAIL 8030 (SEE SHEET SL5). INSTALL (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. ALL WIRING, FUSING, AND GROUNDING PER APS DETAILS AND SPECIFICATIONS.
5. REMOVE EXISTING STREET LIGHT POLE AND PULL BOX. DISPOSE OF PROPERLY.

GRAPHIC SCALE
40 20 0 20 40 80
1 INCH = 40 FEET

ARIZONA BLUE STAKE
CALL TWO WORKING DAYS BEFORE YOU DIG
Dial 811 or
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

WRIGHT ENGINEERING PROJECT NO:
16382
DESIGN BY: BBS
DRAWN BY: BBS
CHECKED BY: AMB

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
www.wrightengineering.us

PROJECT: **SURPRISE, ARIZONA**
DESERT OASIS PARCEL L7
W JOMAX RD

TITLE: **STREET LIGHT PLAN**

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	MAR 2017	1ST SUBMITTAL
2	JUN 2017	2ND SUBMITTAL
3	JUL 2017	3RD SUBMITTAL
4	MAY 2018	1ST REVISION

Registered Professional Engineer (Electrical)
Certificate No.
46691
ADAM M. BOWERS
Date Signed 5-30-18
Expires 9-30-19

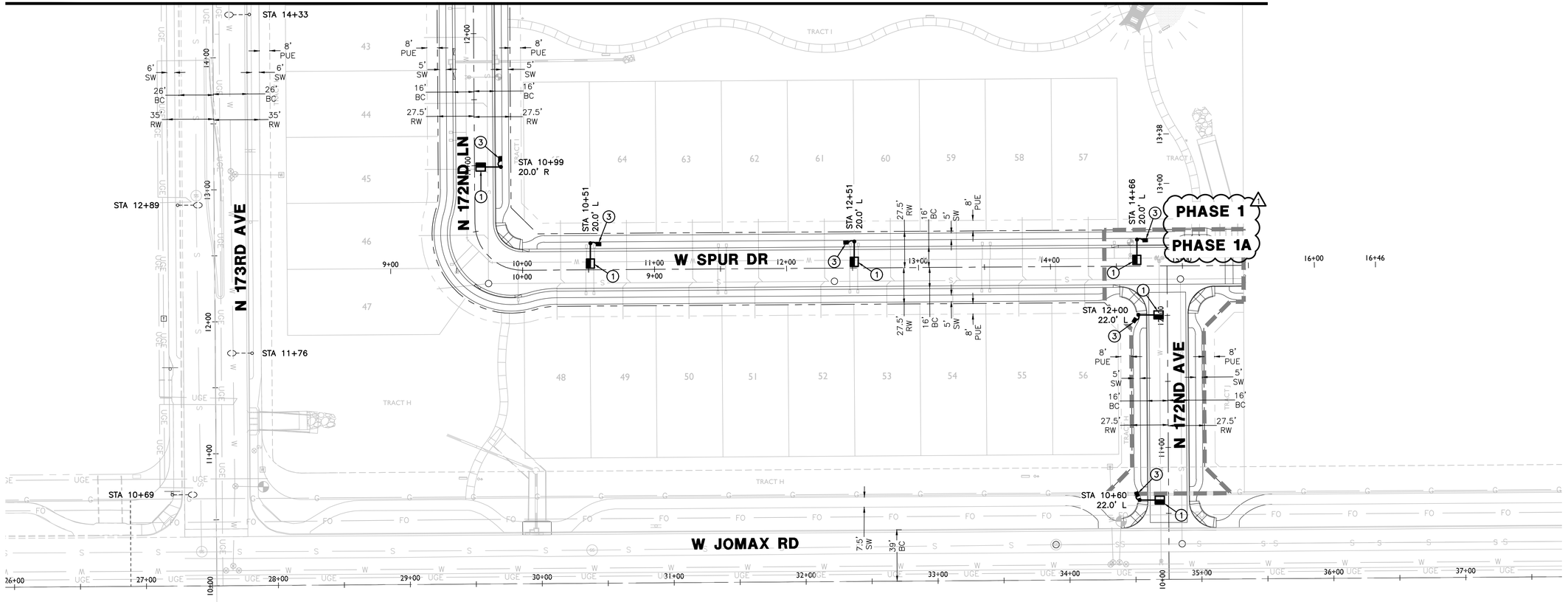
DRAWING NO:
SL3
OF 5

F517-176

H:\2016\16382-Desert Oasis Parcel L7 & L8\16382-SL-Desert Oasis Parcel L7.dwg

THESE DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF WRIGHT ENGINEERING CORPORATION AND MAY NOT BE REPRODUCED OR MODIFIED FOR ANY USE WITHOUT THE EXPRESS WRITTEN PERMISSION OF WRIGHT ENGINEERING CORPORATION.

MATCHLINE "B"
SEE SHEET SL4



LEGEND

- 41W (4800 LUMEN) LED STREET LIGHT
- 250W HPS STREET LIGHT
- 88W (8200 LUMEN) LED STREET LIGHT
- EXISTING STREET LIGHT
- PULL BOX
- NEW CONDUIT RUN
- FIRE HYDRANT

CONSTRUCTION NOTES

(1) 41W LED (4,800 LUMEN) LUMINAIRE (GE CAT# ERL1005E130ADKBZRGX) WITH PHOTOELECTRIC CONTROL ON A 30'-6" DIRECT BURIED POLE (1940.30) WITH A 2' MAST ARM (S2) PER APS DETAIL 8030 (SEE SHEET SL5). INSTALL (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. ALL WIRING, FUSING, AND GROUNDING PER APS DETAILS AND SPECIFICATIONS.

(2) RELOCATE EXISTING 250W HPS STREET LIGHT TO NEW LOCATION SHOWN ON PLANS. INSTALLATION PER APS DETAIL 8040 (SEE SHEET SL5). INSTALL (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. ALL WIRING, FUSING, AND GROUNDING PER APS DETAILS AND SPECIFICATIONS.

(3) INSTALL APS PULL BOX NEXT TO POLE. INSTALL 1" CONDUIT WITH (2) #14 TYPE THHN/THWN AND (1) #14 BARE BOND FROM PULL BOX TO FUSE HOLDER IN STREET LIGHT PER APS DETAILS AND SPECIFICATIONS.

(4) 88W LED (8,200 LUMEN) LUMINAIRE (GE CAT# ERL1008E130ADKBZRGX) WITH PHOTOELECTRIC CONTROL ON A 30'-6" DIRECT BURIED POLE (1940.30) WITH A 4' MAST ARM (S4) PER APS DETAIL 8030 (SEE SHEET SL5). INSTALL (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. ALL WIRING, FUSING, AND GROUNDING PER APS DETAILS AND SPECIFICATIONS.

(5) REMOVE EXISTING STREET LIGHT POLE AND PULL BOX. DISPOSE OF PROPERLY.

GRAPHIC SCALE

40 20 0 20 40 80

1 INCH = 40 FEET

ARIZONA BLUE STAKE
CALL TWO WORKING DAYS BEFORE YOU DIG
Dial 811 or
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

WRIGHT ENGINEERING PROJECT NO:
16382

DESIGN BY: BBS
DRAWN BY: BBS
CHECKED BY: AMB

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
www.wrightengineering.us

PROJECT: TITLE:

SURPRISE, ARIZONA
DESERT OASIS PARCEL L7
W JOMAX RD

STREET LIGHT PLAN

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	MAR 2017	1ST SUBMITTAL
2	JUN 2017	2ND SUBMITTAL
3	JUL 2017	3RD SUBMITTAL
4	MAY 2018	1ST REVISION

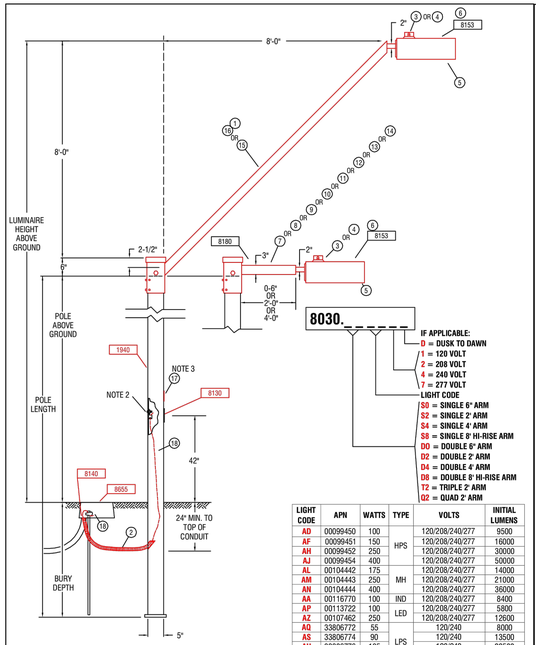
Registered Professional Engineer (Electrical)
Certificate No.
46691
ADAM M. BOWERS
Date Signed
5-14-18
Expires 9-30-19

DRAWING NO:
SL4
OF 5

F517-176

H:\2016\16382-Desert Oasis Parcel L7 & L8\16382-SL-Desert Oasis Parcel L7.dwg

THESE DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF WRIGHT ENGINEERING CORPORATION AND MAY NOT BE REPRODUCED OR MODIFIED FOR ANY USE WITHOUT THE EXPRESS WRITTEN PERMISSION OF WRIGHT ENGINEERING CORPORATION.



LIGHT CODE	APN	WATTS	TYPE	VOLTS	INITIAL LUMENS
AD	00099450	100	HPS	120/208/240/277	9500
AF	00099451	150		120/208/240/277	16000
AH	00099452	250		120/208/240/277	30000
AJ	00099454	400		120/208/240/277	50000
AL	00104442	175	MH	120/208/240/277	14000
AM	00104443	250		120/208/240/277	21000
AN	00104444	400		120/208/240/277	36000
AA	00116770	100	IND	120/208/240/277	8400
AP	00113722	100	LED	120/208/240/277	5800
AZ	00107462	250		120/208/240/277	12600
AQ	33806772	55	LPS	120/240	8000
AS	33806774	90		120/240	13500
AU	33806776	135		120/240	22500
AW	33806778	180		120/240	33000

APS ARIZONA PUBLIC SERVICE COMPANY T&D CONSTRUCTION STANDARDS				
BY	LDR.	MGR.	DATE	REV.
KLS	B. MCMINN	R. SMITH	04/2010	9

LIGHTS
ARCHITECTURAL ON
5" SQUARE BROWN PAINTED STEEL POLE
DIRECT BURY

SH 1 OF 2

8030

NOTES:
1. ADJUST PHOTO EYE TO FACE NORTH.
2. A GROUND ROD IS PROVIDED WITH THE J-BOX. WHERE A GROUND ROD CAN NOT BE DRIVEN ALTERNATE GROUND SHALL BE USED. SEE 2449 THRU 2460 FOR APPROVED ALTERNATES.
3. SIGN, "NOTICE THIS POLE IS OWNED AND MAINTAINED BY APS. DISCONNECT INSIDE"; IS REQUIRED ON ALL DUSK-TO-DAWN AND AREA LIGHTING APPLICATIONS.
4. POLES THAT HAVE MORE THAN ONE LUMINAIRE REQUIRE A SEPARATE CIRCUIT WITH FUSING FROM THE J-BOX TO EACH LUMINAIRE.
5. USING THE 20'-0" POLE TO MATCH THE 16'-0" PEDESTRIAN LIGHT MOUNTING HEIGHT REDUCE POLE BURY DEPTH TO 4'-0".
6. THE BROWN PHOTO CONTROL IS A FAIL OFF CONTROL AND SHALL BE USED WITH ALL INDUCTION AND LED LUMINAIRES.
7. ON 277 VOLT STREET LIGHT CIRCUITS, INSTALL A "277 VOLT" MICARTA TAG ON CABLE IN J-BOX. TAG PROVIDED BY SPEC 8129.
8. THE LUMINAIRE SHOWN IS RECOMMENDED FOR THIS MOUNTING HEIGHT. SEE 8153 FOR ADDITIONAL BROWN ARCHITECTURAL LUMINAIRES.
9. THE TWO ARMED TENON BRACKET POSITIONS THE DOUBLE ARM 180 DEGREES APART.
10. TO ACCOMMODATE LESS THAT THE SPECIFIED LUMINAIRE MOUNTING HEIGHT, A SHOP ORDER IS REQUIRED TO HAVE A PORTION FROM THE TOP OF THE POLE CUT OFF. THE TENON ARM BRACKET SLIDES OVER AND COVERS THE CUT PORTION OF THE POLE.
11. IN-LINE FUSE FOR UNDERGROUND FEEDS, SEE 8130-8131.
12. FOR PEDESTRIAN ONLY APPLICATIONS SEE 8030.

POLE CODE	POLE LENGTH	BURY DEPTH	POLE ABOVE GROUND	LUMINAIRE HEIGHT ABOVE GROUND			
				6IN ARM	2FT ARM	4FT ARM	8FT ARM
1940.20	20'-0"	5'-0"*	15'-0"	15'-0"	15'-0"	15'-0"	---
1940.30	30'-6"	5'-0"	25'-0"	25'-0"	25'-0"	25'-0"	33'-0"
1940.34	34'-0"	6'-0"	28'-0"	28'-0"	28'-0"	28'-0"	39'-6"
1940.38	38'-0"	6'-6"	31'-6"	31'-6"	31'-6"	31'-6"	39'-6"

* SEE NOTE 5

CODE	8030.S0	8030.S2	8030.S4	8030.S8	8030.D0	8030.D2	8030.D4	8030.D8	8030.T2	8030.Q2	MATERIAL LIST	
ITEM	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	DESCRIPTION	APN
1	-	-	-	-	-	-	-	1	-	-	BRACKET ARCH SLIP BOLTED	00092251
2	10	10	10	10	10	10	10	10	10	10	CONDUIT 1" PVC FLEX CORR	32900891
3	1	1	1	1	2	2	2	2	3	4	CONTROL PHOTO MULTI BLACK	00063965
4	VAR	VAR	VAR	VAR	VAR	VAR	VAR	VAR	VAR	VAR	CONTROL PHOTO MULTI BR-20	00073241
5	1	1	1	1	2	2	2	2	3	4	LAMP - SEE 8164 - 8171	
6	1	1	1	1	2	2	2	2	3	4	LUMINAIRE - SEE CHART	
7	1	-	-	-	-	-	-	-	-	-	MAST ARM STLT 3" SQ X 6" SGL	88370
8	-	1	-	-	1	-	-	-	-	-	MAST ARM STLT 3" SQ X 6" DBL	00121154
9	-	-	-	-	-	1	-	-	-	-	MAST ARM STLT 3" SQ X 2' SGL	33701116
10	-	-	-	-	-	-	-	-	1	-	MAST ARM STLT 3" SQ X 2' DBL	33701117
11	-	-	-	-	-	-	-	-	-	1	MAST ARM STLT 3" SQ X 2' TPL	52664
12	-	-	1	-	-	-	-	-	-	-	MAST ARM STLT 3" SQ X 2' QUAD	00052665
13	-	-	-	1	-	-	-	-	-	-	MAST ARM STLT 3" SQ X 8' SGL	00061738
14	1	-	-	-	-	-	1	2	-	-	MAST ARM STLT 3" SQ X 4' DBL	00073267
15					-	-	-				MAST ARM STLT 3" SQ X 8' SGL	33701120
16					-	-	-				MAST ARM STLT 8' BOLT-ON	00092252
17	1	1	1	1	1	1	1	1	1	1	SIGN POLE OWNED BY APS	00050092
18	10	10	10	10	10	10	10	10	10	10	WIRE BARE #6 SOLID CU	33007580

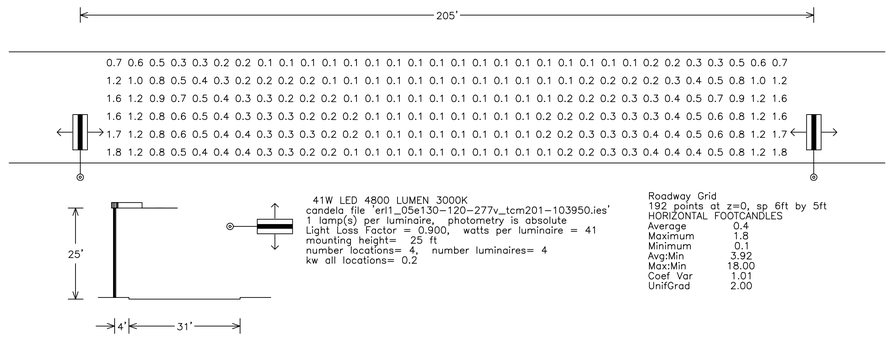
APS ARIZONA PUBLIC SERVICE COMPANY T&D CONSTRUCTION STANDARDS				
BY	LDR.	MGR.	DATE	REV.
KLS	B. MCMINN	R. SMITH	04/2010	9

LIGHTS
ARCHITECTURAL ON
5" SQUARE BROWN PAINTED STEEL POLE
DIRECT BURY

SH 2 OF 2

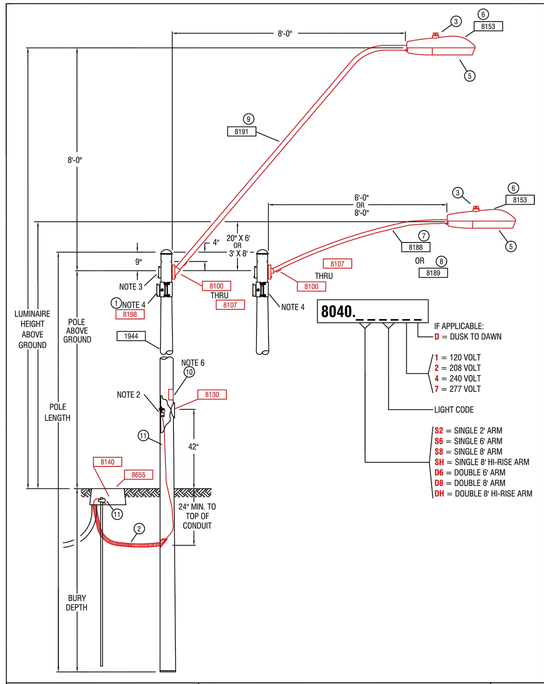
8030

PHOTOMETRICS



41W LED 4800 LUMEN 3000K
candela file 'erl1_05e130-120-277v_tcm201-103950.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 41
mounting height= 25 ft
number locations= 4, number luminaires= 4
kw all locations= 0.2

Roadway Grid
192 points at z=0, sp 6ft by 5ft
HORIZONTAL FOOTCANDLES
Average 0.4
Maximum 1.8
Minimum 0.1
Avg:Min 3.92
Max:Min 18.00
Coef Var 1.01
UnifGrad 2.00



CONSTRUCTION NOTES:
1. ADJUST PHOTO EYE TO FACE NORTH.
2. A GROUND ROD IS PROVIDED WITH THE J-BOX. WHERE A GROUND ROD CAN NOT BE DRIVEN ALTERNATE GROUND SHALL BE USED. SEE 2449 THRU 2460 FOR APPROVED ALTERNATES.
3. THE 40'-6" SELF-SUPPORTING STEEL POLE AND ONE OF THE 38'-6", HAVE TWO, MANUFACTURER INSTALLED SIMPLEX FITTINGS 180° APART FOR DOUBLE ARMS, SEE CHART.
4. APN 33701054 IS A POLE BAND ADAPTOR WITH A SIMPLEX FITTING. ADAPTOR IS REQUIRED FOR THE SECOND ARM IN DOUBLE ARM APPLICATIONS ON EXISTING POLES IN THE FIELD WITHOUT TWO SIMPLEX FITTINGS. SEE 8198 FOR AVAILABLE SIZES.
5. THE BROWN PHOTO CONTROL IS A FAIL OFF CONTROL AND SHALL BE USED WITH ALL INDUCTION AND LED LUMINAIRES.
6. SIGN, "NOTICE THIS POLE IS OWNED AND MAINTAINED BY APS. DISCONNECT INSIDE," IS REQUIRED ON ALL DUSK-TO-DAWN AND AREA LIGHTING APPLICATIONS.
7. POLES THAT HAVE MORE THAN ONE LUMINAIRE REQUIRE A SEPARATE CIRCUIT WITH FUSING FROM THE J-BOX TO EACH LUMINAIRES.
8. THE LIGHT CODE PROVIDES TWO SAME WATTAGE LUMINAIRES WHEN DOUBLE ARMS ARE SPECIFIED.
9. SEE SPEC 9130-8140 FOR IN-LINE FUSE FOR UNDERGROUND FEEDS.
10. SEE 8100 THRU 8107 FOR OVERHEAD ATTACHMENTS.

POLE CODE	POLE LENGTH	BURY DEPTH	POLE ABOVE GROUND	LUMINAIRE HEIGHT ABOVE GROUND ON ARM		
				20" X 6'	3' X 8'	8' X 8'
1944.19	19'-0"	5'-0"	14'-0"	14'-11"	16'-3"	---
1944.30	30'-6"	5'-6"	25'-0"	25'-11"	27'-3"	---
1944.38	38'-6"	6'-6"	32'-0"	32'-11"	34'-3"	39'-3"
1944.38X	38'-6"	6'-6"	32'-0"	32'-11"	34'-3"	39'-3"
1944.40X	40'-6"	8'-6"	32'-0"	32'-11"	34'-3"	39'-3"

CODE	8040.S6	8040.S8	8040.SH	8040.D6	8040.D8	8040.DH	MATERIAL LIST	
ITEM	QTY	QTY	QTY	QTY	QTY	QTY	DESCRIPTION	APN
1	-	-	-	1	1	1	ADAPTER BAND W/ SIMPLEX 3"	33701054
2	10	10	10	10	10	10	CONDUIT 1" PVC FLEX CORR	32900891
3	1	1	1	2	2	2	CONTROL PHOTO MULTI BLACK	00063965
4	VAR	VAR	VAR	VAR	VAR	VAR	CONTROL PHOTO MULTI BR-20	00073241
5	1	1	1	2	2	2	LAMP - SEE 8164 - 8171	
6	1	1	1	2	2	2	LUMINAIRE - SEE CHART	
7	1	-	-	2	-	-	MAST ARM ST LT 2" X 20" X 6'	33701112
8	-	1	-	-	2	-	MAST ARM ST LT 2" X 3" X 8'	33701124
9	-	-	1	-	-	2	MAST ARM ST LT 2" X 8" X 8'	33701123
10	1	1	1	1	1	1	SIGN POLE OWNED BY APS	00050092
11	10	10	10	10	10	10	WIRE BARE #6 SOLID CU	33007580

APS ARIZONA PUBLIC SERVICE COMPANY T&D CONSTRUCTION STANDARDS				
BY	LDR.	MGR.	DATE	REV.
KLS	B. BOOKER	D. LAMONTAGNE	11/2011	10

LIGHTS
ROADWAY LUMINAIRE ON
20" X 6', 3' X 8', OR 8' X 8' MAST ARM ON
19'-0", 30'-0", 38'-0" OR 40'-6" STEEL POLES

SH 1 OF 2

8040

ARIZONA PUBLIC SERVICE COMPANY T&D CONSTRUCTION STANDARDS				
BY	LDR.	MGR.	DATE	REV.
KLS	B. McMINN	S. SIERRA	01/2007	9

LIGHTS
ROADWAY LUMINAIRE ON
20" X 6', 3' X 8' OR 8' X 8' MAST ARMS ON
19'-0", 38'-0" OR 40'-6" STEEL POLES

SH 2 OF 2

8040

ROADWAY SCALEABLE LED 3000K

LIGHT CODE	COLOR	APN	WATTS	VOLTS	INITIAL LUMENS	PHOTOMETRIC CURVE
RL40	BRONZE	00140047	32	120/208/240/277	3,800	ERL1_04B130_120-277VIES
RL41		00140048	41	120/208/240/277	4,800	ERL1_05E130_120-277VIES
RL42		00140049	88	120/208/240/277	8,200	ERL1_08E130_120-277VIES
RL43		00140050	108	120/208/240/277	11,000	ERS1_11E130_120-277VIES
RL44		00140051	162	120/208/240/277	19,000	ERS2_19E130_120-277VIES

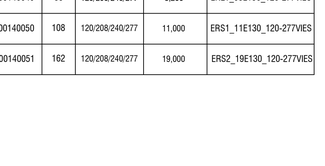
WRIGHT ENGINEERING PROJECT NO:
16382
DESIGN BY: BBS
DRAWN BY: BBS
CHECKED BY: AMB

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
www.wrightengineering.us

PROJECT: TITLE:

SURPRISE, ARIZONA
DESERT OASIS PARCEL L7
W JOMAX RD
STREET LIGHT DETAILS

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	MAR 2017	1ST SUBMITTAL
2	JUN 2017	2ND SUBMITTAL
3	JUL 2017	3RD SUBMITTAL
4	MAY 2018	1ST REVISION



DRAWING NO:
SL5
OF 5

F517-176

H:\2016\16382-Desert Oasis Parcel L7 & L8\16382-SL-Desert Oasis Parcel L7.dwg

ARIZONA BLUE STAKE
CALL TWO WORKING DAYS BEFORE YOU DIG.
Dial 811 or
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

STREET LIGHT IMPROVEMENT DISTRICT PETITION

TO THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE:

We, the undersigned, are all or a majority of the real property owners, exclusive of mortgagees and other lienholders, within the district named below. We petition the City Council of the City of Surprise, Arizona, to establish a street light improvement district under Arizona Revised Statutes (A.R.S.) §48-571 to 48-622, and any amendments, and specifically A.R.S. §48-615 to 48-617, to purchase electricity for lighting the public streets and/or parks within the district whose boundaries and area is described in Exhibits A and B attached hereto. This petition includes a charge for maintaining the lighting facilities.

It is hereby requested that, in compliance with the Arizona Revised Statutes, the City Council adopt a Resolution of Intention to order the proposed improvements, and that unless protests are received pursuant to A.R.S. §48-579 sufficient to bar further proceedings, the City Council proceed with the improvements petitioned for herein.

Expenses of the District shall be paid by the levy and collection of ad valorem taxes upon assessed value of all property in the District.

Public convenience, necessity and welfare will be promoted by the establishment of the District and the real property within the District will be benefited by the District. Additional street lighting facilities may be installed and included in the District, at no investment cost to the District, as directed by the City and as approved by Arizona Public Service and the City Engineer.

WHEREFORE, we respectfully ask that this Petition be properly filed and that the Mayor and Council of the City adopt the Resolution and take such other action as is proper, necessary and appropriate to form the District and to fulfill the purposes for which the District is organized, as the Mayor and Council believe is proper and necessary.

The name of the proposed street light improvements district shall be: Mirano at Desert Oasis #169 (SU-MiranoDesertOasis)

PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
DKJ Desert Oasis		503-96-973 503-96-972	

RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE

AVAILABILITY

This rate schedule is available in those portions of cities, towns and unincorporated communities in which Company does a general retail electric business and where Company has installed a multiple or series street lighting system of adequate capacity for the service to be rendered.

APPLICATION

This rate schedule is applicable to service for lighting public streets, alleys, thoroughfares, public parks and playgrounds from dusk to dawn by use of Company's facilities where such service for the entire area is contracted for from the Company by the city, town, other governmental agencies, or a responsible individual for unincorporated communities. Dusk is defined as the time between sunset and full night when a photocontrol senses the lack of sufficient sunlight and turns on the lights. Dawn is defined as the time between full night and sunrise when a photocontrol senses sufficient sunlight to turn off lights.

RATES

The bill shall be computed at the following rates for each type of standard facility and/or service utilized to provide street lighting, plus any adjustments incorporated in this schedule:

I. FIXTURES (Includes Mounting Arm, if Applicable)

				RATES	
	Lumen	Watts	kWh	Investment by Company	Investment by Others
A. Acorn	9,500 HPS	100	41	$ 27.06	$9.22
	16,000 HPS	150	69	30.04	11.65
	6000 IND	85	29	17.87	4.77
B. Architectural	9,500 HPS	100	41	15.38	7.34
	16,000 HPS	150	69	17.96	9.82
	30,000 HPS	250	99	21.31	12.60
	50,000 HPS	400	153	26.29	18.13
	14,000 MH	175	72	21.51	11.79
	21,000 MH	250	101	24.42	14.54
	36,000 MH	400	159	30.54	20.00
	8,000 LPS	55	30	22.35	9.82
	13,500 LPS	90	50	26.36	11.84
	22,500 LPS	135	72	30.11	14.45
	33,000 LPS	180	90	36.22	17.02
	6,200 IND	85	29	9.40	3.65
	8,400 IND	100	34	9.93	4.05
	10,200 IND	120	41	10.91	4.63
	13,000 IND	150	52	12.05	5.50
	20,500 IND	200	69	13.72	6.84
	22,500 IND	265	91	16.37	8.62
	5,800 LED	94	32	16.53	4.79
	7,400 LED	127	44	18.96	5.89
	12,300 LED	203	70	23.66	8.22

I. FIXTURES (Includes Mounting Arm, if Applicable) (cont):

					RATES	
		Lumen	Watts	kWh	Investment by Company	Investment by Others
B. Architectural		9,200 LED	139	48	$23.77	$6.78
		13,620 LED	202	70	26.45	8.58
		6,400 LED	89	31	16.61	4.73
C. Cobra/Roadway		5,800 HPS	70	29	8.73	5.16
		9,500 HPS	100	41	10.28	6.32
		16,000 HPS	150	69	12.87	8.82
		30,000 HPS	250	99	15.52	11.46
		50,000 HPS	400	153	21.06	16.37
		14,000 MH	175	72	14.97	10.20
		21,000 MH	250	101	17.49	12.69
		36,000 MH	400	159	23.03	17.63
		8,000 FL	100	38	17.20	5.04
		6,200 IND	75	26	9.78	3.50
		6,400 IND	85	29	8.33	3.51
		8,000 IND	88	30	9.72	3.75
		8,400 IND	100	34	9.01	3.93
		10,200 IND	120	41	9.69	4.47
		13,000 IND	150	52	10.67	5.32
		15,250 IND	200	69	12.87	6.73
		22,500 IND	250	86	17.22	8.41
	Gray/Bronze	3,500 IND	55	19	9.75	3.03
		6,000 LED	95	33	15.83	4.76
		8,700 LED	142	49	17.80	6.06
		9,600 LED	157	54	18.94	6.54
		11,600 B-LED	181	62	17.67	6.90
	Gray/Bronze	3,300 LED	43	15	8.36	2.59
	Gray/Bronze	5,300 LED	67	23	9.70	3.29
	Gray/Bronze	8,300 LED	106	37	12.58	4.59
	Gray/Bronze	10,500 LED	130	45	14.00	5.29
	Gray/Bronze	20,000 LED	258	89	24.33	9.54
D. Decorative Transit		9,500 HPS	100	41	37.09	11.11
		16,000 HPS	150	69	36.88	12.41
		30,000 HPS	250	99	42.46	16.02
		5,300 LED	75	26	26.40	5.69
		8,300 LED	100	34	28.27	6.47
		10,500 LED	150	52	30.35	7.91
E. Flood		30,000 HPS	250	99	20.61	12.81
		50,000 HPS	400	153	25.56	17.77
		21,000 MH	250	101	22.00	13.53
		36,000 MH	400	159	26.82	18.35

I. FIXTURES (Includes Mounting Arm, if Applicable) (cont):

					Rates	
		Lumens	Watts	kWh	Investment By Company	Investment By Others
F. Post Top	Colonial Gray	8,000 FL	100	38	$18.54	$5.23
		9,500 HPS	100	41	10.60	6.65
	Colonial Black	9,500 HPS	100	41	12.21	6.88
	Decorative Transit	9,500 HPS	100	41	32.47	10.24
	Copper Square	6,000 IND	85	29	17.52	4.72
	Gray/Black	8,000 IND	88	30	13.80	4.29
	Gray/Black	4,350 LED	86	30	12.52	4.12
G. FROZEN		4,000 INC	295	103	$9.78	$5.47
		7,000 MV	175	73	12.67	7.27
		11,000 MV	250	96	15.87	9.68
		20,000 MV	400	150	24.92	14.12

FROZEN

NOTES:

1. Investment by Company. These rates are applicable where the Company provides the initial investment to purchase and install all facilities necessary for street lighting service. The Company will own, operate, and maintain the street lighting system.
2. Investment by Others. These rates are applicable in those instances where the requesting entity or individual purchases and installs the street lighting facilities at their own expense and in accordance with Company specifications. These rates will also apply in the instance where the customer provides a non-refundable advance to the Company to cover the Company's cost of purchasing and installing the street lighting system. The Company retains ownership of the street lighting system and provides operation and maintenance for all facilities.
3. Listed kWhs reflect the assigned monthly energy usage for each type of fixture and are used to determine any applicable transmission, system benefit, distribution, energy, and adjustment charges.
4. HPS = High Pressure Sodium
5. MH = Metal Halide
6. LPS = Low Pressure Sodium
7. FL = Fluorescent
8. INC = Incandescent. Incandescent lighting charges are applicable and available only to those customers being served and those installations in service on November 1, 1986.
9. MV = Mercury Vapor. Mercury Vapor lighting charges are applicable and available only to those customers being served and those installation in service on November 1, 1986 in accordance with A.R.S. §49-1104(A).
10. LED = Light Emitting Diode
11. IND = Induction

II. POLES

				RATES	
			Height	Investment by Company	Investment by Others
A. Anchor Base Mounted (Flush)	Round Steel	1 Simplex Adapter	12 ft.	$12.17	$1.68
			22 ft.	13.70	1.88
			25 ft.	14.82	2.05
			30 ft.	17.03	2.34
			32 ft.	17.89	2.37
		2 Simplex Adapters	12 ft.	12.98	1.79
			22 ft.	14.91	2.06
			25 ft.	15.55	2.14
			30 ft.	18.07	2.49
			32 ft.	19.28	2.66
	Square Steel	5"	13 ft.	13.95	1.92
			15 ft.	12.47	1.72
			23 ft.	14.79	2.03
			25 ft.	16.26	2.23
			28 ft.	18.05	2.48
			32 ft.	17.95	2.47
	Concrete		12 ft.	41.58	5.73
	Fiberglass		12 ft.	35.21	4.85
	Decorative Transit Pedestrian	4"	16 ft.	34.33	4.73
	Decorative Transit	6"	30 ft.	66.28	9.13
	Hinged Poles	Square	15 ft.	13.20	1.08
		Round	19 ft.	11.93	.97
B. Anchor Base Mounted (Pedestal)	Round Steel	1 Simplex Adapter	12 ft.	11.71	1.61
			22 ft.	13.24	1.82
			25 ft.	14.35	1.98
			30 ft.	16.58	2.29
			32 ft.	17.41	2.40
		2 Simplex Adapters	12 ft.	12.51	1.72
			22 ft.	13.97	1.92
			25 ft.	15.08	2.07
			30 ft.	17.61	2.42
			32 ft.	18.81	2.59
		3 Bolt Arm	32 ft.	21.62	2.97
	Square Steel	5"	13 ft.	13.50	1.86
			15 ft.	13.80	1.89
			23 ft.	14.32	1.98
			25 ft.	15.80	2.19
			28 ft.	17.56	2.42
			32 ft.	18.23	2.50

II POLES (cont)

				RATES	
			Height	Investment by Company	Investment by Others
C. Direct Bury	Round Steel		19 ft.	$18.42	$2.54
			30 ft.	14.38	2.66
			38 ft.	17.55	2.73
		Self Support	40 ft.	21.62	3.42
		Stepped	25 ft.	49.72	4.06
			32 ft.	52.36	4.27
			49 ft.	64.99	8.96
	Square Steel	4"	34 ft.	15.87	2.75
		5"	20 ft.	15.07	2.49
			30 ft.	15.71	2.59
			38 ft.	17.05	2.96
		8"	28 ft.	28.45	2.32
			32 ft.	29.74	2.43
	Decorative Transit		41 ft 6 in	20.47	3.01
	Decorative Transit		47 ft.	25.50	3.75
	Steel Distribution Pole (for lighting only)		35 ft.	23.54	3.10
D. Post Top	Decorative Transit Anchor Base		16 ft.	35.07	4.82
	Gray Steel/Fiberglass		23 ft.	12.16	2.00
	Black Steel		23 ft.	13.41	2.21
E. Existing distribution pole suitable for streetlight use				1.48	--

F. FROZEN	Wood Poles		30 ft.	$8.95	$1.55
			35 ft.	8.95	1.48

FROZEN

NOTE: The monthly rate for all new poles includes up to 300 feet of overhead secondary wire, or up to 300 feet of underground secondary wire if the customer provides earthwork and conduit (excluding the underground to overhead transition).

III. ANCHOR BASE

			RATES	
		Height	Investment by Company	Investment by Others
A. Flush		4 ft.	$9.91	$1.36
		6 ft.	11.82	2.05
B. Pedestal		8 ft.	13.54	2.36
	For 32' Round Steel Pole only	4 ft. 6"	9.39	1.63

IV. CHARGES FOR OPTIONAL OR ADDITIONAL EQUIPMENT

	RATES
	Company Owned
Underground Circuit Charges:	
a. Per foot of cable, installed under paving	$0.15716
b. Per foot of cable, not installed under paving	0.05589

FROZEN

V. DETERMINATION OF RATES FOR NEW EQUIPMENT

Monthly rates for new lighting fixtures, poles and other equipment not included in Sections I, II, or III above shall be determined by the Company using the following method:

Step 1 Determination of Charges for each Charge Type

Charge Type	Monthly Charge		Cost Inputs		PV Factor		Monthly Fixed Charge Rate
1	Carrying Cost (fixtures)	=	Equipment Cost (installed)	x	NA	x	1.533%
2	Carrying Cost (poles)	=	Equipment Cost (installed)	x	NA	x	1.449%
3	Fixture Replacement Cost	=	Equipment Cost (installed)	x	0.132	x	1.533%
4	Pole, Anchor Replacement Cost	=	Equipment Cost (installed)	x	0.082	x	1.449%
5	Lighting O&M	=	O&M Cost (lifecycle)	x	0.381	x	1.533%

Charge Type	Monthly Charge		kWh Input		$/kWh
6	Generation	=	kWh per month	x	0.04023
7	T&D, RCS, SB	=	kWh per month	x	0.03516

Step 2 Determination of Total Monthly Charge

The total monthly charge shall be the summation of the charges for each applicable charge type

Equipment	Charge Type
Fixture - IBC	1,5,6,7
Fixture - IBO	3,5,6,7
Pole, Anchor Base - IBC	2
Pole, Anchor Base - IBO	4

TRIP CHARGE

When Company is not the responsible party contracted for the regular maintenance of a street lighting system owned by a city, town or other governmental entity, a $100.00 trip charge per light will be charged when Customer requests a disconnect and/or reconnect of service in order to accommodate the maintenance activities of the Customer or its designee(s) on their street light equipment. The trip charge will also apply when Customer request disconnect or reconnect for non-maintenance purposes.

ADJUSTMENTS

1. The bill is subject to the Renewable Energy Standard as set forth in the Company's Adjustment Schedule REAC-1 pursuant to Arizona Corporation Commission Decision No. 70313.

2. The bill is subject to the Power Supply Adjustment factor as set forth in the Company's Adjustment Schedule PSA-1 pursuant to Arizona Corporation Commission Decision No. 67744 Arizona Corporation Commission Decision No. 69663, and Arizona Corporation Commission No. 71448, and 73183.

3. The bill is subject to the Transmission Cost Adjustment factor as set forth in the Company's Adjustment Schedule TCA-1 pursuant to Arizona Corporation Commission Decision No. 67744.

4. The bill is subject to the Environmental Improvement Surcharge as set forth in the Company's Adjustment Schedule EIS pursuant to Arizona Corporation Commission Decision No. 69663 and Arizona Corporation Commission Decision No. 73183.

5. Direct Access customers returning to Standard Offer service may be subject to a Returning Customer Direct Access Charge as set forth in the Company's Adjustment Schedule RCDAC-1 pursuant to Arizona Corporation Commission Decision No. 67744.

6. The bill is subject to the Demand Side Management Adjustment Charge as set forth in the Company's Adjustment Schedule DSMAC-1 pursuant to Arizona Corporation Commission Decision No. 71448.

7. The bill is subject to the applicable proportionate part of any taxes or governmental impositions which are or may in the future be assessed on the basis of gross revenues of APS and/or the price or revenue from the electric energy or service sold and/or the volume of energy generated or purchased for sale and/or sold hereunder.

SPECIAL PROVISIONS

1. Street lighting facilities installed under this rate schedule are of the type currently being furnished by Company as standard at the time service is initially requested. Standard facilities are those listed in the Company's Transmission and Distribution Construction Standards book.

2. The Company cannot guarantee that streetlighting facilities will always operate as intended. Therefore, the customer will be responsible for notifying the Company when the streetlighting facilities are not operating as intended. The Company will use reasonable efforts to complete normal maintenance (replacement of lamps, photocontrols or fixtures) within ten (10) working days from notification by customer; however, if the maintenance requires cable replacement or repairs, the Company shall use reasonable efforts to complete said repairs within twenty (20) working days.

3. The customer's bill will not be reduced due to lamp, photocontrol or cable repair or replacement outages.

4. Lighting equipment which is not specified in this rate schedule will be billed at the rates corresponding to the most similar equipment, as determined by the Company.

NON-STANDARD FACILITIES

Non-standard facilities (non-standard being defined as any facility not listed in the Company's Transmission and Distribution Construction Standards book) do not qualify for this rate schedule. At the Company's discretion, such facilities may be served under another of the Company's rate schedules.

EXTENSION OF STREET LIGHTING SYSTEM

The Company will extend its standard street lighting system up to a distance of 300 feet for each additional lighting installation without cost at the request of the customer. When the extension is underground the customer will provide earthwork as specified in of the Company's Service Schedule 3, Conditions Governing Extensions of Electric Distribution Lines and Services; or, at the applicant's request, the Company will provide such earthwork and the applicant will be required to pay a non-refundable contribution in aid of construction equal to the cost of such earthwork. Any additional extension required (over and above the first 300 feet) will be provided by Company for a contribution in aid of construction equal to the cost of the additional extension.

Extensions to isolated areas requiring a substantial extension of the electric distribution system, as opposed to an extension of the street lighting system, will require a special study to determine the terms and conditions under which the Company will undertake such an extension.

TERMS AND CONDITIONS

Service under this rate schedule is subject to the Company's Schedule 1, Terms and Conditions for Standard Offer and Direct Access Services and the Company's Schedule 10, Terms and Conditions for Direct Access. These schedules have provisions that may affect the customer's bill. In addition, service may be subject to special terms and conditions as provided for in a customer contract or service agreement.

CITY OF SURPRISE
Regular City Council Meeting

August 7, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	August 7, 2018	Contact Person:	Tammie Hollowell, Information Technology
Submitting Department:	IT	District:	Internal
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion
x			

Agenda Wording:

Consideration and action on an amendment to Fiscal Year 2019 Capital and Operating List of Items Over $50,000 by increasing information technology's operating items over $50,000 to account for increases in software maintenance and lease agreements per Procurement Code 2-338; Resolution # 2018-121.

Motion:

I move to approve Resolution # 2018-121

Background:

Council approved the technology asset replacements and desktop productivity software that was included in the Fiscal Year 2019 Capital and Operating list of items over $50,000. The software maintenance and lease agreements increased over budgetary quotes.

Objective Analysis:

The positive impact with this item is it reflects more accurately the cost of equipment and licenses purchased. There is no negative impacts with this item as all monies have been budgeted.

Policy Compliant:

This action assures compliance with City of Surprise Procurement Code 2-338 (d) which requires the authority of the Mayor and Council when the cost to the City is greater than $50,000.

Financial Impact:

The costs associated with these items are estimated in Exhibit A of Resolution 2018-121.

Budget Impact:

Funding is included in the FY2019 IT operating and capital budget within the General Fund and General Capital Fund respectively. Reprioritization of IT needs requires an amendment to the FY2019 Capital

and Operating List of Items Over $50,000.

FTE Impact:

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

ATTACHMENTS:

Click to download

- Resolution 2018-121

RESOLUTION # 2018-121

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2019 CAPITAL AND OPERATING LIST OF ITEMS OVER $50,000 BY INCREASING INFORMATION TECHNOLOGY'S OPERATING ITEMS OVER $50,000 TO ACCOUNT FOR INCREASES IN SOFTWARE MAINTENANCE AND LEASE AGREEMENTS.

WHEREAS, the FY2019 budget was adopted included funding for software maintenance and lease agreements;

WHEREAS, software maintenance and lease agreement costs fluctuate;

WHEREAS, the FY2019 budget, including the FY2019 Capital and Operating List of Items Over $50,000, was adopted by Council Resolution #2018-78 on June 5, 2018; and

WHEREAS, the City of Surprise Procurement Code §2-238 (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, amending 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, 2018 through June 30, 2019.

APPROVED AND ADOPTED this _____day of _____, 2018.

Sharon R. Wolcott, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

RESOLUTION # 2018-121
Exhibit A

1. List of Operating Items Over $50,000 – Council approved $1,274,700 for the purpose of software service agreements and equipment rental expenses included on the Fiscal Year 2019 Capital and Operating List of Items Over $50,000. This amount was based on anticipated contract cost.

Reference #	Description	Current Amount	Increase/ (Decrease)	Amended Amount
19927	Enterprise Server Virtualization Maintenance	$57,750	$2,750	$60,500
19228	ERP Software Maintenance	$223,440	$43,560	$267,000
19229	Enterprise Asset Management Software Maintenance	$103,425	$27,575	$131,000
19230	Enterprise Spatial Data Software Maintenance	$76,650	$7350	$84,000
19231	Police CAD/RMS Annual Software Maintenance Agreement	$107,100	$12,900	$120,000
19232	Disk Storage Maintenance	$115,500	$11,500	$127,000
19233	Network Hardware/Software Maintenance	$157,500	$27,500	$185,000
19234	Copier Lease Agreements	$70,770	$3,370	$74,140

CITY OF SURPRISE
Regular City Council Meeting

August 7, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	August 7, 2018	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD	District:	3
Staff Recommendations:	None		

Consent x	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action on the "Final Plat of Zanjero Trails Phase 2 – Parcel 11C," dated April 20, 2018; a property generally located at the southwest corner of Cactus and Perryville Roads, within Zanjero Trails Planned Area Development ("PAD").

Motion:

I move to approve the "Final Plat of Zanjero Trails Phase 2 – Parcel 11C," dated April 20, 2018; a property generally located at the southwest corner of Cactus and Perryville Roads, within Zanjero Trails Planned Area Development ("PAD") subject to Conditions "A" and "B."

Background:

Hilgart Wilson, LLC, on behalf of JEN Arizona 11, LLC, seeks approval of a 120-lot, 15-tract single-family Final Plat within the Zanjero Trails community. The approximate 31.22 acre parcel is generally located on the southwest corner of Cactus and Perryville Roads, within the Zanjero Trails PAD.

Objective Analysis:

Staff believes the proposed Final Plat is consistent with the manner and intent of the Surprise Municipal Code. Once platted, Parcel 11C will be able to be developed in accordance with the requirements of the City of Surprise.

Policy Compliant:

The proposed project is consistent with City and Council Policy.

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 - FS17-433 - Zanjero Trails Parcel 11C Final Plat - Staff Report
- 01 - FS17-433 - Zanjero Trails Parcel 11C Final Plat - Vicinity Map
- 02 - FS17-433 - Zanjero Trails Parcel 11C Final Plat
- 03 - FS17-433 - Zanjero Trails Parcel 11C Final Plat - Landscape
- 04 - FS17-433 - Zanjero Trails Parcel 11C Final Plat - Alternative Assurance Agreement
- 05 - FS17-433 - Zanjero Trails Parcel 11C Final Plat - Presentation

SURPRISE
ARIZONA

FINAL PLAT

REPORT TO THE MAYOR AND CITY COUNCIL

Case:	**FS17-433**
Project Name:	Zanjero Trails Parcel 11C Final Plat
Council District:	3 – Mesquite
Meeting Date:	**August 7, 2018**
Planner:	Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov

---

Owner:	JEN Arizona 11, LLC
Applicant:	Hilgart Wilson, LLC
Request:	A Final Plat to create a 120-lot, 15-tract single-family residential subdivision
Site Location:	Generally on the southwest corner of Cactus and Perryville Roads, within Zanjero Trails Planned Area Development ("PAD")
Site Size:	Approximately 31.22 acres of the 143.30 acre Parcel 11, and the 878.70 acre Zanjero Trails PAD
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	None received by staff

Findings:

- The proposed Final Plat is consistent with the Zanjero Trails PAD as amended.
- The proposed Final Plat is consistent with the Surprise General Plan.
- The proposed Final Plat is consistent with the Surprise Municipal Code.
- The reviewing agencies have indicated no objections to the requested Final Plat.

Alternative Actions: **Approval** of the requested Final Plat and Conditions "A" and "B" will allow the developer to build the necessary infrastructure needed to support the development of the Zanjero Trails PAD.

Denial of the requested Final Plat will deny the applicant the opportunity to develop the property.

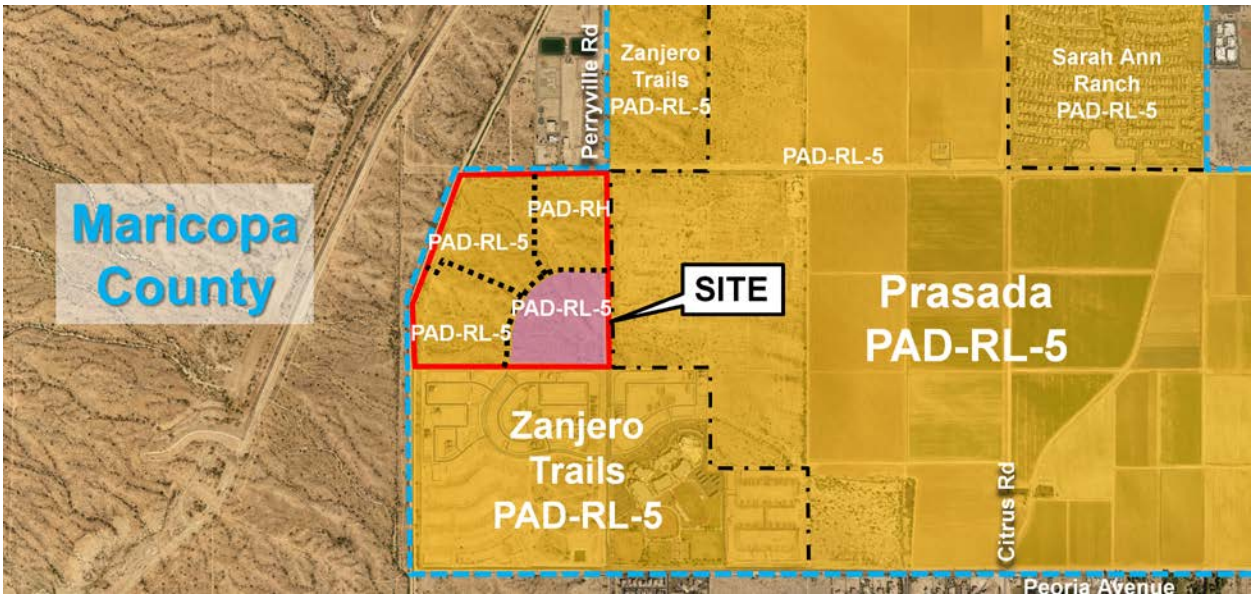
Project Description:

Hilgart Wilson, LLC, on behalf of JEN Arizona 11, LLC, seeks approval of a 120-lot, 15-tract single-family Final Plat within the Zanjero Trails community. The approximate 31.22 acre parcel is generally located on the southwest corner of Cactus and Perryville Roads, within the Zanjero Trails PAD.

Existing Zoning:

The following chart and map depicts the existing zoning of the Parcel 11C site and its surroundings:

Zanjero Trails (11A) PAD-RL-5	Zanjero Trails (11D) PAD-RH	Prasada PAD PAD-RL-5
Zanjero Trails (11B) PAD-RL-5	**Zanjero Trails (11C) PAD-RL-5**	Prasada PAD PAD-RL-5
Zanjero Trails (12A) PAD-RL-5	Zanjero Trails (12B) PAD-RL-5	Zanjero Trails (13A) PAD-RL-5



Background:

September 11, 2008: The subject lands associated with Zanjero Trails were annexed into the City of Surprise under Case ANX06-310.

September 11, 2008: The Mayor and City Council approved a PAD for the Zanjero Trails PAD under case PAD07-341.

October 23, 2008: The Mayor and City Council approved a Preliminary Plat for Zanjero Trails under Case PP07-346.

April 27, 2017: Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under CR17-168.

July 18, 2017: The applicant filed a request for a Final Plat under case FS17-433, the subject case.

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential uses such as that proposed.

Reviewing Agencies:

All City reviewing departments have reviewed the request and expressed no objections to the proposed Final Plat.

The subject Final Plat was also routed to the standard external reviewing agencies, who offered the following comments:

Luke Air Force Base ("LAFB"): In a letter dated July 24, 2017, LAFB indicates no objections to the request, but advises the applicant review sound attenuation requirements found in ARS 28-8482 and engage in a strong notification program with respect to the air base and its operations.

Maricopa Water District ("MWD"): In an email dated July 24, 2017, MWD indicated the proposed project lies within the current boundaries of MWD. The applicant worked with MWD to provide the required information under the corresponding Development Agreement.

Arizona Department of Transportation ("ADOT"): In an email dated July 19, 2017, ADOT indicated the proposal will have no impact on existing highway facilities.

Summary:

Staff believes the proposed Final Plat is consistent with the manner and intent of the Surprise Municipal Code. Once platted, Parcel 11C will be able to be developed in accordance with the requirements of the City of Surprise.

Findings:

- The proposed Final Plat is consistent with the Zanjero Trails PAD as amended.
- The proposed Final Plat is consistent with the Surprise General Plan.
- The proposed Final Plat is consistent with the Surprise Municipal Code.
- The reviewing agencies have indicated no objections to the requested Final Plat.

Conditions:

(A) A full median and half street improvements on Cactus Road, from 189th Avenue to the western boundary of Parcel 11A, will be constructed or the developer will pay an in-lieu fee prior to recording of the final plat for these improvements.

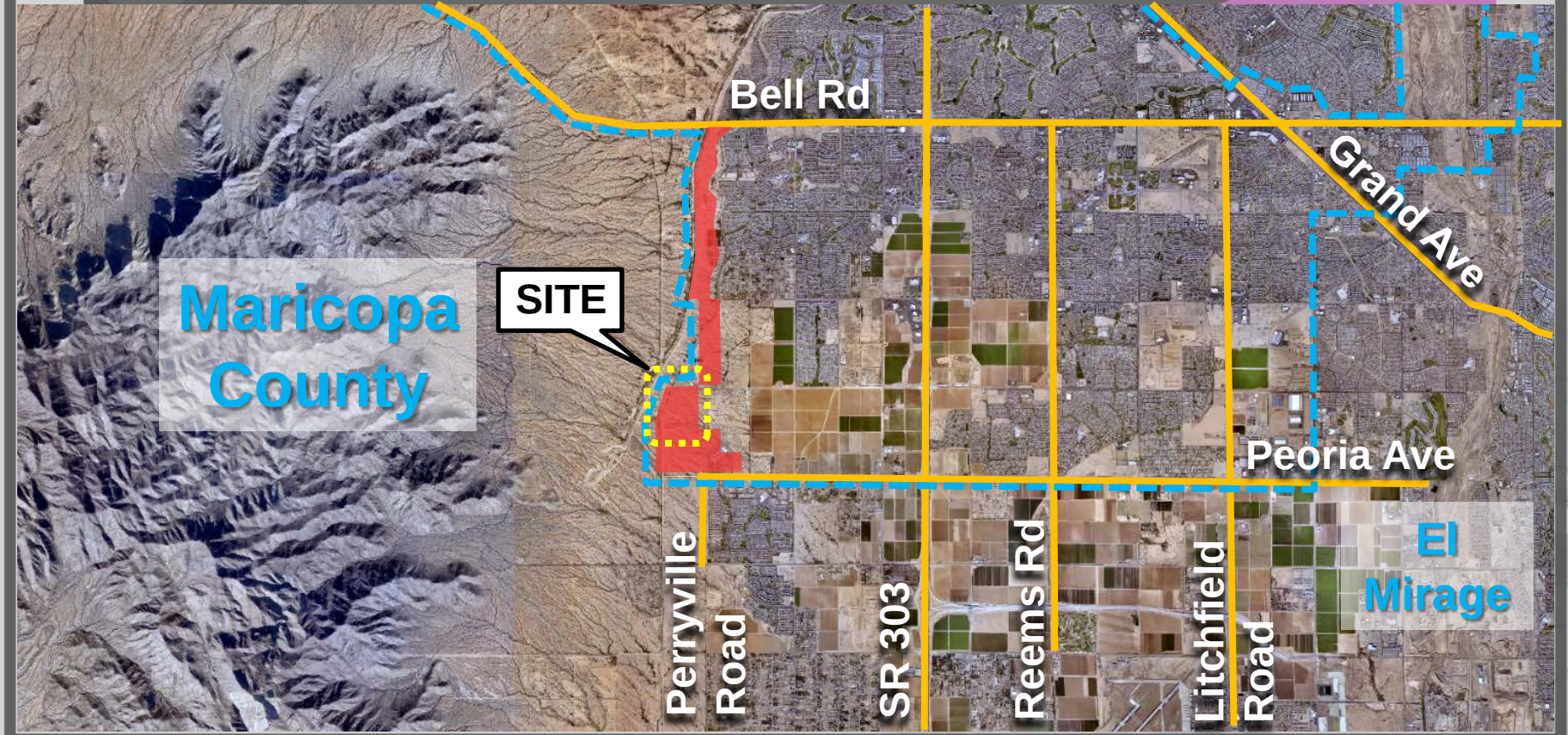
(B) Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

Attachments:

01 - Vicinity Maps
02 - Final Plat
03 - Landscape Plan
04 - Alternative Assurance Agreement
05 - PowerPoint

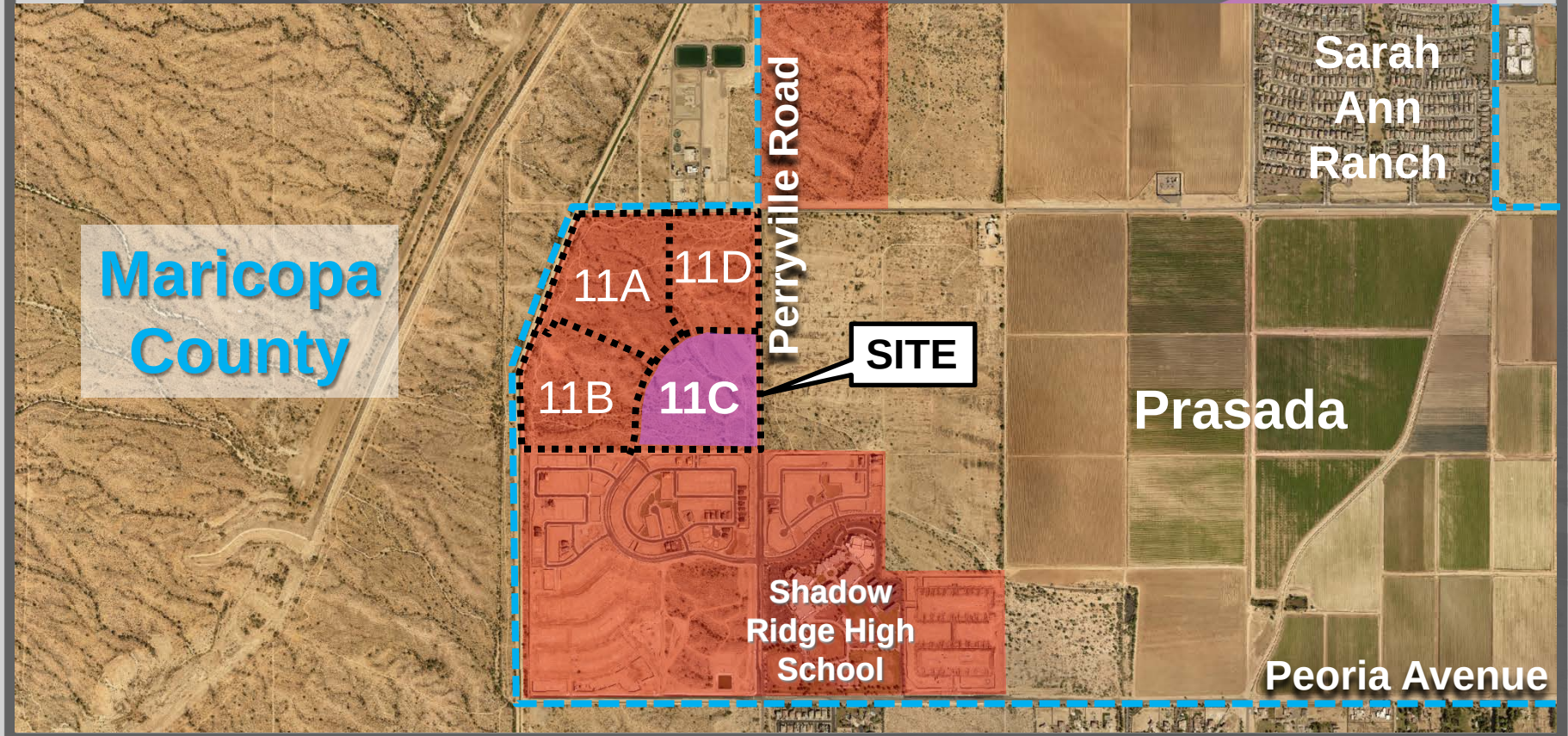
VICINITY MAP

Zanjero Trails Parcel 11C
FS17-433



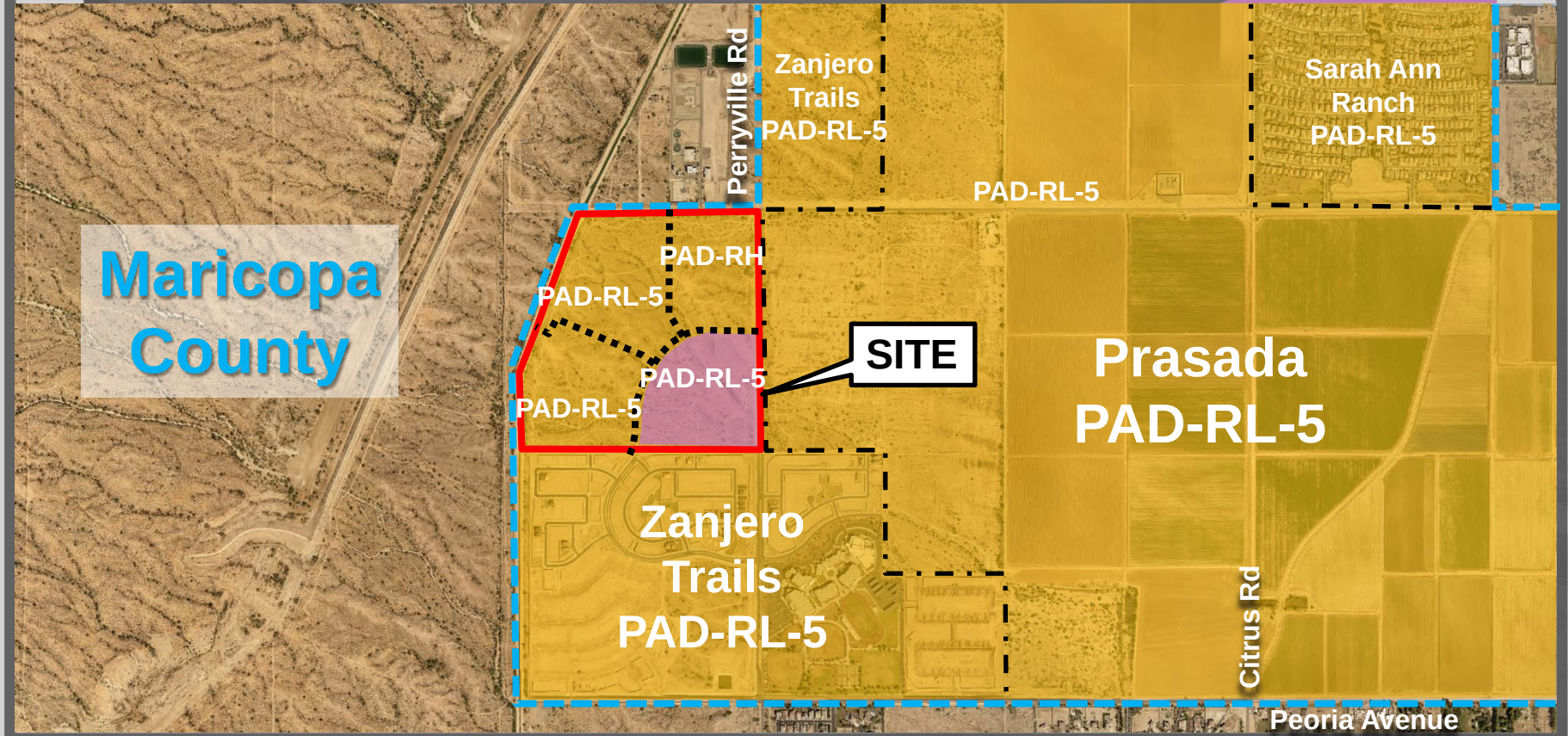
VICINITY MAP

Zanjero Trails Parcel 11C
FS17-433



ZONING MAP

Zanjero Trails Parcel 11C
FS17-433



FINAL PLAT
OF
ZANJERO TRAILS PHASE 2 - PARCEL 11C
SURPRISE, ARIZONA
A PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS:

LAND SOLUTIONS CACTUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, OF A SUBDIVISION WITHIN THE COUNTY OF MARICOPA, HAS SUBDIVIDED UNDER THE NAME OF "ZANJERO TRAILS PHASE 2 – PARCEL 11C", BEING LOCATED IN A PORTION THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SAID "ZANJERO TRAILS PHASE 2 – PARCELS 11C" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

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

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

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE AN EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS SEWER EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING THE SEWER LINES AND MANHOLES.

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

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A CROSS ACCESS EASEMENT ACROSS THE ENTIRE PLAT FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

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

THE 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.

THE MAINTENANCE OF THE LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHT–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.

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

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

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

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

THE CITY OF SURPRISE AGREES TO INDEMNIFY LAND SOLUTIONS CACTUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS OFFICERS, EMPLOYEES, AGENTS, CONTRACTORS OR THOSE OF AND ITS SUCCESSORS AND ASSIGNS FOR ANY AND ALL DIRECT DAMAGES TO THE PERSONAL PROPERTY OR FOR PHYSICAL INJURY TO OR DEATH OF PERSONS OCCURING ON THE AREA OF THIS EASEMENT CAUSED BY OR ARISING AS THE PROXIMATE RESULT OF THE ACTIVITIES OF THE CITY OF SURPRISE OR MEMBERS OF THE PUBLIC USING THE TRAIL PURSUANT TO THE TERMS OF THIS EASEMENT, EXCEPT FOR SUCH INJURY OR DAMAGES CAUSED BY OR ARISING SOLEY FROM THE WILLFUL, MALICIOUS OR GROSSLY NEGLIGENT CONDUCT OF LAND SOLUTIONS CACTUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS OFFICERS, EMPLOYEES, AGENTS, CONTRACTORS OR THOSE OF ITS SUCCESSORS AND ASSIGNS THAT WAS THE DIRECT CAUSE OF THE INJURY TO THE USER.

IN WITNESS WHEREOF:

LAND SOLUTIONS CACTUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 2018.

BY: LAND SOLUTIONS CACTUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS, THE ____ DAY OF _____2018, BEFORE ME, _____WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF LAND SOLUTIONS CACTUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE/SHE, AS SUCH OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL:

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

COMMUNITY ASSOCIATION RATIFICATION

BY THIS RATIFICATION,_____, DULY ELECTED PRESIDENT OF _____ ASSOCIATION, ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREIN.

NAME _____

TITLE _____

ACKNOWLEDGMENT FOR RATIFICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS, THE _____ DAY OF _____, 2018, BEFORE ME, PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF THE _____ COMMUNITY ASSOCIATION AND ACKNOWLEDGED THAT HE/SHE AS _____ BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE CONTAINED HEREIN, BY SIGNING IN THE NAME OF THE ASSOCIATION, BY HIMSELF/HERSELF AS, _____.

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

BY:_____ DATE_____

NOTICE OF ZANJERO TRAILS PHASE 2 - PARCELS 11A-11D DEVELOPMENT AGREEMENT

LANDOWNER HAS ENTERED INTO A ZANJERO TRAILS PHASE 2 – PARCELS 11A–11D DEVELOPMENT AGREEMENT DATED MARCH 17, 2015, ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON MARCH 18, 2015, AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCUMENT NO. 2015–0182221. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF LANDOWNER AT LAND SOLUTIONS CACTUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, 4121 WEST ORAIBI DRIVE GLENDALE, ARIZONA 85308, AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTIONS 7 AND 9, UPON REASONABLE REQUEST.

DATED THIS _____ DAY OF _____, 2018.

MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE,

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

_____
CHRISTINE CAIN, PROPERTY AND CONTRACTS SUPERVISOR

ATTEST:

_____
GLEN VORTHERMS, ASSISTANT SECRETARY

LAND SOLUTIONS CACTUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: LAND SOLUTIONS CACTUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

NOTICE OF INTERGOVERNMENTAL AGREEMENT

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

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

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

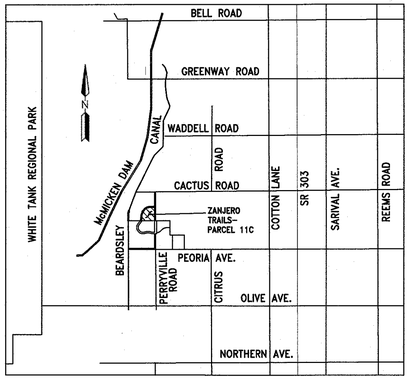
PUBLIC NOTICE:

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

RELEASE OF LIABILITY

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

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



VICINITY MAP
NOT TO SCALE

OWNER / DEVELOPER

LAND SOLUTIONS CACTUS, LLC,
4121 WEST ORAIBI DRIVE
GLENDALE, ARIZONA 85308
PH:(602) 842–1945
CONTACT: DAVID MAGUIRE

SURVEYOR

HILGARTWILSON
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PH: (602) 490–0535
FAX: (602) 368–2436
CONTACT: KIRK J. PANGUS

SHEET INDEX

FP01	COVER SHEET
FP02	SHEET INDEX MAP, LEGEND, NOTES, LOT/TRACT AREA TABLE, LOT SETBACK & VISIBILITY TRIANGLE DETAIL
FP03–FP09	FINAL PLAT

BASIS OF BEARING

BASIS OF BEARING IS S00°20'07"W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA BETWEEN THE MONUMENTS AS SHOWN HEREON. PER RESULTS OF SURVEY RECORDED IN BOOK 1355, PAGE 20 OF MARICOPA COUNTY RECORDS.

CERTIFICATE OF ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF EPCOR WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45–576.

APPROVALS

CITY OF SURPRISE ENGINEER APPROVAL:

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

APPROVED_____
CITY ENGINEER

CITY OF SURPRISE COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA. THIS _____ DAY OF _____, 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 APRIL 2018; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE EXTERIOR BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

ROBERT A. JOHNSTON
RLS# 37495HILGARTWILSON, LLC
2141 E. HIGHLAND AVENUE
SUITE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490–0535
rjohnston@hilgartwilson.com

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A. JOHNSTON
4-23-18
Date Signed
ARIZONA, U.S.A.
Expires 3/31/2020

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

U:\1000\1078\SURVEY\DOCS\Parcel 11C Plat\1078–11C–FP01.dwg 4/17/2018 12:17 PM

© Copyright, HILGARTWILSON 2018 – This document is the sole property of HILGARTWILSON.

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

ZANJERO TRAILS PHASE 2 - PARCEL 11C
CACTUS ROAD & PERRYVILLE ROAD
SURPRISE, ARIZONA

FINAL PLAT

PROJ. NO.:1078
STATUS:
DATE: APR 2018
SCALE:
DRAWN: SWR
APPROVED: RAJ
MUNICIPAL TRACKING NO:
FS17–433

DWG. NO.
FP01
SHT. 1 OF 9

LEGAL DESCRIPTION

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

COMMENCING AT A FOUND BRASS CAP ACCEPTED AS THE EAST QUARTER CORNER OF SAID SECTION 21 FROM WHICH A FOUND BRASS CAP ACCEPTED AS THE NORTHEAST CORNER THEREOF BEARS NORTH 00°20'07" EAST, 2637.05 FEET;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, NORTH 89°42'50" WEST, 55.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE SOUTH LINE, NORTH 89°42'50" WEST, 1237.54 FEET TO A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 565.00 FEET, THE CENTER OF WHICH BEARS NORTH 65°11'30" WEST;

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°28'23", AN ARC LENGTH OF 241.33 FEET TO A TANGENT LINE;

THENCE NORTH 00°20'07" EAST, 18.51 FEET;

THENCE NORTH 45°20'07" EAST, 22.63 FEET;

THENCE SOUTH 89°39'53" EAST, 3.31 FEET;

THENCE NORTH 00°20'07" EAST, 55.00 FEET;

THENCE NORTH 89°39'53" WEST, 3.31 FEET;

THENCE NORTH 44°39'53" WEST, 22.63 FEET;

THENCE NORTH 00°20'07" EAST, 51.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 560.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°49'39", AN ARC LENGTH OF 203.57 FEET TO A TANGENT LINE;

THENCE NORTH 21°09'46" EAST, 223.80 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 685.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°27'58", AN ARC LENGTH OF 220.77 FEET TO A TANGENT LINE;

THENCE NORTH 39°37'44" EAST, 27.60 FEET;

THENCE NORTH 84°37'44" EAST, 22.63 FEET;

THENCE SOUTH 50°22'16" EAST, 3.31 FEET;

THENCE NORTH 39°37'44" EAST, 55.00 FEET;

THENCE NORTH 50°22'16" WEST, 3.31 FEET;

THENCE NORTH 05°22'16" WEST, 22.63 FEET;

THENCE NORTH 39°37'44" EAST, 37.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 460.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°42'23", AN ARC LENGTH OF 407.10 FEET TO A TANGENT LINE;

THENCE SOUTH 89°39'53" EAST, 492.04 FEET;

THENCE SOUTH 44°39'53" EAST, 22.63 FEET TO A POINT ON A LINE 55.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21;

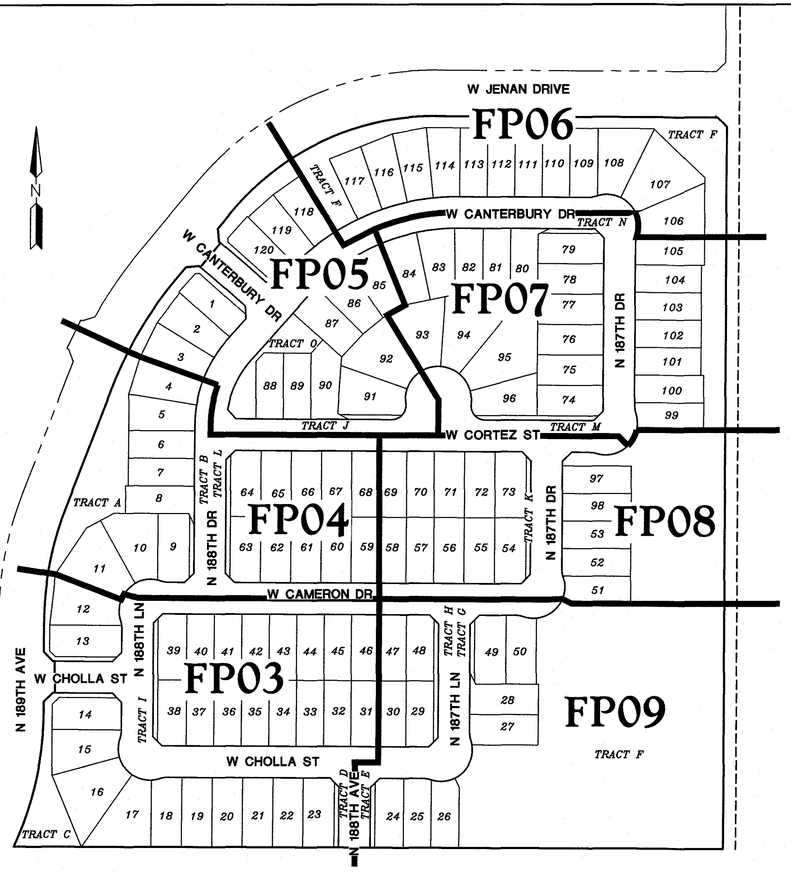
THENCE ALONG SAID PARALLEL LINE, SOUTH 00°20'07" WEST, 1258.82 FEET TO THE POINT OF BEGINNING.

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

CUMULATIVE PLATTED TOTAL				
PHASE	PARCEL	TOTAL NUMBER OF RESIDENTIAL DWELLING UNITS	FINAL PLAT CASE NUMBER	CUMULATIVE TOTAL PLATTED
2	11A	131	FS17-449	131
	11B	110	FS17-450	241
	11C	120	FS17-433	361

CUMULATIVE LAND USE BUDGET TABLE:

(SEE SHEET 8)



SHEET INDEX MAP

N.T.S.

TRACT AREA =	329,798.76 SQ. FT.	7.573 ACRES
LOT AREA =	761,122.11 SQ. FT.	17.477 ACRES
RIGHT-OF-WAY =	269,005.86 SQ. FT.	6.176 ACRES
GROSS AREA =	1,359,926.73 SQ. FT.	31.220 ACRES
NET AREA =	1,090,920.87 SQ. FT.	25.044 ACRES
	(NET = GROSS MINUS RIGHT-OF-WAYS)	

LOT TABLE	
LOT NO.	AREA (SQ.FT)
LOT : 1	5657
LOT : 2	6339
LOT : 3	6424
LOT : 4	6509
LOT : 5	6289
LOT : 6	5520
LOT : 7	5520
LOT : 8	5860
LOT : 9	6537
LOT : 10	8534
LOT : 11	9869
LOT : 12	7978
LOT : 13	6834
LOT : 14	6648
LOT : 15	7507

LOT TABLE	
LOT NO.	AREA (SQ.FT)
LOT : 16	10810
LOT : 17	9569
LOT : 18	6378
LOT : 19	6445
LOT : 20	6443
LOT : 21	6440
LOT : 22	6438
LOT : 23	6646
LOT : 24	6034
LOT : 25	5808
LOT : 26	5738
LOT : 27	6321
LOT : 28	6460
LOT : 29	5488
LOT : 30	5520

LOT TABLE	
LOT NO.	AREA (SQ.FT)
LOT : 31	5520
LOT : 32	5520
LOT : 33	5520
LOT : 34	5520
LOT : 35	5520
LOT : 36	5520
LOT : 37	5520
LOT : 38	5718
LOT : 39	5718
LOT : 40	5520
LOT : 41	5520
LOT : 42	5520
LOT : 43	5520
LOT : 44	5520
LOT : 45	5520

LOT TABLE	
LOT NO.	AREA (SQ.FT)
LOT : 46	5520
LOT : 47	5520
LOT : 48	5488
LOT : 49	6564
LOT : 50	6249
LOT : 51	5547
LOT : 52	5752
LOT : 53	5760
LOT : 54	6293
LOT : 55	6095
LOT : 56	6095
LOT : 57	5520
LOT : 58	5520
LOT : 59	5520
LOT : 60	6095

LOT TABLE	
LOT NO.	AREA (SQ.FT)
LOT : 61	6095
LOT : 62	6095
LOT : 63	6063
LOT : 64	6063
LOT : 65	6095
LOT : 66	6095
LOT : 67	6095
LOT : 68	5520
LOT : 69	5520
LOT : 70	5520
LOT : 71	6095
LOT : 72	6095
LOT : 73	6293
LOT : 74	6063
LOT : 75	6095

LOT TABLE	
LOT NO.	AREA (SQ.FT)
LOT : 76	6095
LOT : 77	6095
LOT : 78	6095
LOT : 79	6059
LOT : 80	7012
LOT : 81	6571
LOT : 82	5981
LOT : 83	6627
LOT : 84	6625
LOT : 85	6527
LOT : 86	6537
LOT : 87	6668
LOT : 88	5421
LOT : 89	5520
LOT : 90	6431

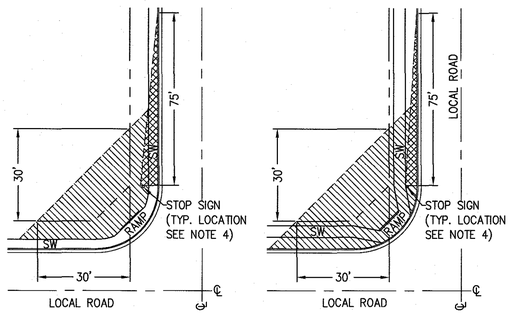
LOT TABLE	
LOT NO.	AREA (SQ.FT)
LOT : 91	7699
LOT : 92	9517
LOT : 93	8296
LOT : 94	9715
LOT : 95	11940
LOT : 96	6756
LOT : 97	5760
LOT : 98	5760
LOT : 99	5625
LOT : 100	5760
LOT : 101	5520
LOT : 102	5520
LOT : 103	5520
LOT : 104	5520
LOT : 105	5753

LOT TABLE	
LOT NO.	AREA (SQ.FT)
LOT : 106	8113
LOT : 107	10587
LOT : 108	8198
LOT : 109	5842
LOT : 110	5760
LOT : 111	5760
LOT : 112	5760
LOT : 113	5760
LOT : 114	6387
LOT : 115	6451
LOT : 116	6230
LOT : 117	6061
LOT : 118	6049
LOT : 119	6049
LOT : 120	6093

TOTAL LOT AREA = 761,122 SF OR 17.477 ACRES

NOTES

1. NO PERMANENT STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN EASEMENTS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF SURPRISE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. ALL STRUCTURES AND LANDSCAPING WITHIN THE 30'x30' VISIBILITY TRIANGLE ALONG THE PROPERTY LINES AT LOT CORNERS SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 30" ABOVE GROUND LEVEL. (SEE DETAIL THIS SHEET)
4. ALL EXTERIOR SUBDIVISION BOUNDARY CORNERS ARE AS SHOWN PER THIS PLAT IN CONFORMANCE WITH ARIZONA STATUTE. ALL INTERIOR CORNERS AND MONUMENTS ARE TO BE SET BY THE SURVEYOR RESPONSIBLE FOR THE CONSTRUCTION SURVEY AND STAKING OF THIS PROJECT AND MUST BE IN CONFORMANCE WITH SAID ARIZONA STATUTORY REQUIREMENTS.
5. LANDSCAPING WITHIN TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, AND O WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
6. PROVISIONS SHALL BE MADE FOR DEVELOPMENT AND MAINTENANCE OF STREET LIGHTS THROUGH EITHER THE ASSOCIATION OR THROUGH THE CREATION OF A STREET LIGHT IMPROVEMENT DISTRICT (S.L.I.D.).
7. THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
8. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE SHADED ZONE "X", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1655L, 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.
9. IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
10. PURSUANT TO A.R.S. § 42-1102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS # 14751 AND 14710, WHEN APPLICABLE.



LOCAL STREET
SIGHT VISIBILITY TRIANGLES

SIGHT VISIBILITY TRIANGLES NOTES:

1. SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS, BUT EXCLUDING TREES SHRUB 30 INCHES IN HEIGHT SHALL NOT BE PERMITTED WITHIN THE RESTRICTED AREAS.

2. PLANTING WITHIN THE R/W IN VIEW EASEMENTS SHALL BE PER THE APPROVED TYPES AND DIMENSIONS AND SHALL NOT ENCROACH WITHIN THE SIGHT TRIANGLE PER AASHTO GUIDELINES.

3. TREES ARE PERMITTED WITHIN THE RESTRICTED AREAS PROVIDED:

   A. NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 30 INCHES OR BELOW 84 INCHES ARE PERMITTED.

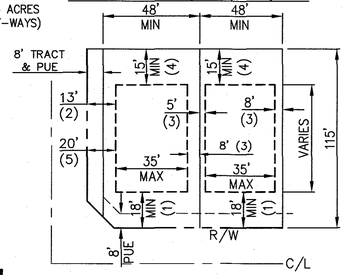
   B. TREES SHALL NOT OBSTRUCT MORE THAN 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS PRESENT.

4. STOP SIGN SHALL BE INSTALLED AT 2' MINIMUM BEHIND BACK OF CURB.

UNOBSTRUCTED VIEW EASEMENT AREA (SEE NOTE #3)

NO VEGETATION OVER 30 INCHES IN HEIGHT

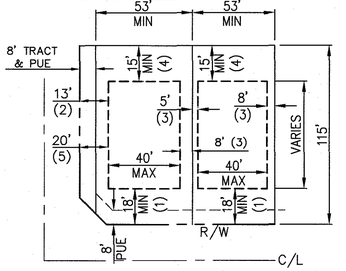
PARCEL 11C/12A/13A/13C



TYP. 48' MINIMUM WIDE LOT AND SETBACKS DETAIL

SCALE: N.T.S.

PARCEL 11C/12A/13C



TYP. 53' MINIMUM WIDE LOT AND SETBACKS DETAIL

SCALE: N.T.S.

SINGLE FAMILY SETBACK NOTES:

1. FRONT YARD SETBACK MAY BE REDUCED TO 12 FEET FOR HOMES WITH SIDE ENTRY GARAGES OR LIVING FORWARD.
2. A 13 FOOT (SINGLE STORY), 20 FOOT (MULTI STORY) SIDE YARD SETBACK ALONG THE STREET SIDE SHALL BE PROVIDED, INCLUSIVE OF THE LANDSCAPE TRACT.
3. TWO ADJACENT MULTI-STORY HOUSES AND/OR A SINGLE STORY AND MULTI-STORY HOUSE MUST BE SEPARATED BY NOT LESS THAN 13 FEET.
4. THE REAR YARD SETBACK ABUTTING AN ARTERIAL STREET SHALL HAVE A MINIMUM OF 20 FEET FOR SINGLE STORY AND 25 FEET FOR MULTI-STORY.
5. NON-STRUCTURAL ARCHITECTURAL FEATURES SUCH AS FIREPLACES, BAYWINDOWS, POP-OUTS, OR PATIO COVERS MAY ENCROACH INTO THE REAR SETBACK, PROVIDED HOWEVER, THAT A PATIO COVER MAY NOT ENCROACH MORE THAN 10 FEET INTO THE REAR SETBACK.

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	0.6567	COMMON AREA, DRAINAGE, PUBLIC MULTI-USE NONMOTORIZED TRAIL EASEMENT
TRACT B	0.0176	COMMON AREA, DRAINAGE
TRACT C	0.2750	COMMON AREA, DRAINAGE
TRACT D	0.0201	COMMON AREA, DRAINAGE
TRACT E	0.0201	COMMON AREA, DRAINAGE
TRACT F	6.1557	COMMON AREA, DRAINAGE
TRACT G	0.0176	COMMON AREA, DRAINAGE
TRACT H	0.0378	COMMON AREA, DRAINAGE
TRACT I	0.0378	COMMON AREA, DRAINAGE
TRACT J	0.0174	COMMON AREA, DRAINAGE
TRACT K	0.0378	COMMON AREA, DRAINAGE
TRACT L	0.0378	COMMON AREA, DRAINAGE
TRACT M	0.0379	COMMON AREA, DRAINAGE
TRACT N	0.0167	COMMON AREA, DRAINAGE
TRACT O	0.1850	COMMON AREA, DRAINAGE

1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS AND/OR AMENITIES.
2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.
3. TOTAL OPEN SPACE 329,799 SQ. FT. OR 7.573 ACRES
4. THE USES SHOWN IN THE TRACT TABLE ABOVE DO NOT INTEND TO GRANT EASEMENTS THAT ARE BLANKET IN NATURE OVER THE ENTIRE TRACT.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37485
ROBERT A. JOHNSTON
Date Signed 4/17/18
ARIZONA, U.S.A.
Expires 3/31/2020

U:\1000\1078\SURVEY\DOCS\Parcel 11C Plat\1078-11C-FP02.dwg 4/17/2018 12:18 PM

© Copyright, HILGARTWILSON 2018 - This document is the sole property of HILGARTWILSON.

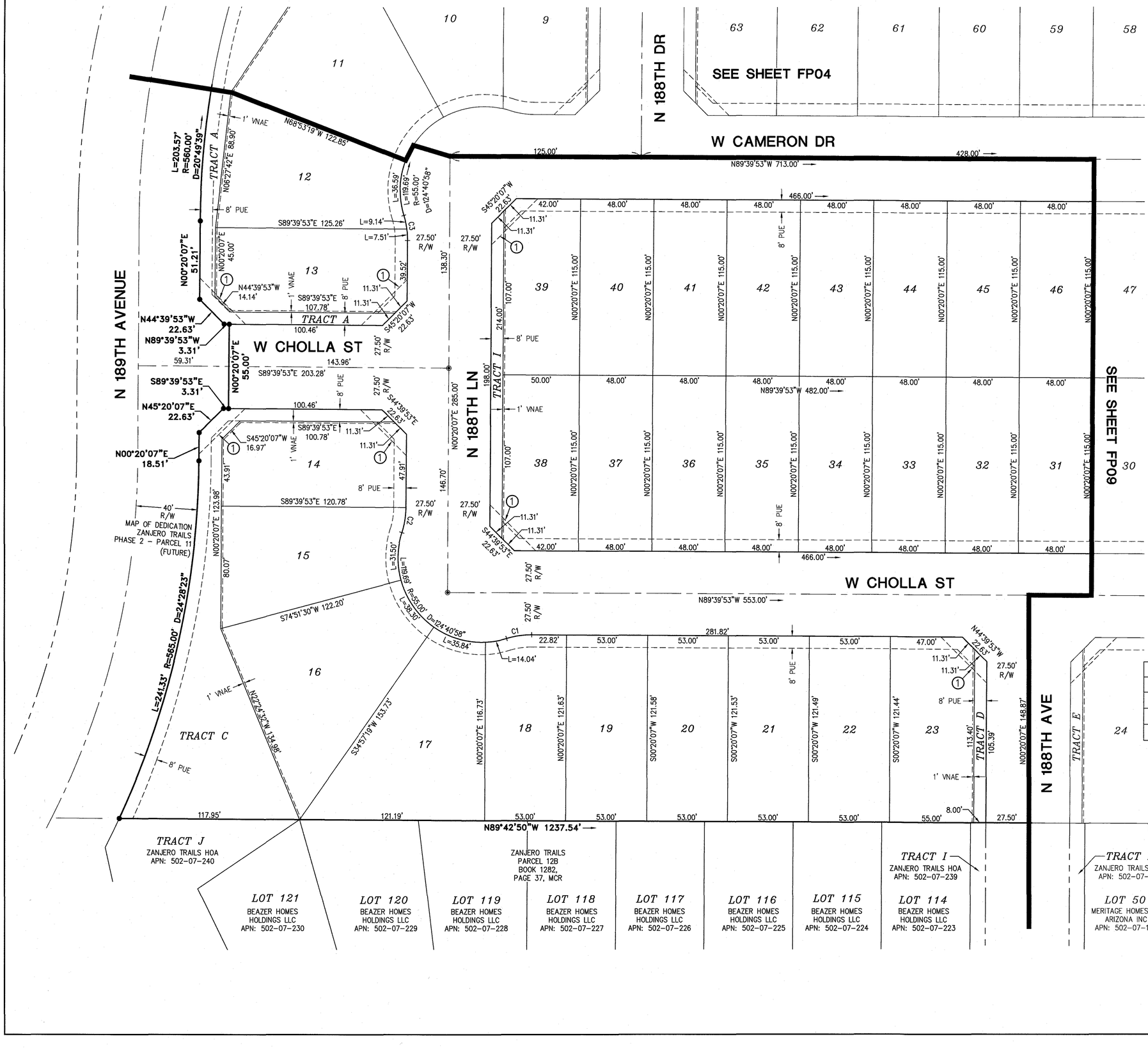
HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE. STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016
www.hilgartwilson.com

ZANJERO TRAILS PHASE 2 - PARCEL 11C
CACTUS ROAD & PERRYVILLE ROAD
SURPRISE, ARIZONA

FINAL PLAT

STATUS:
PROJ. NO.: 1078
DATE: APR 2018
SCALE:
DRAWN: SWR
APPROVED: RAJ
MUNICIPAL TRACKING NO: FS17-433

DWG. NO.
FP02
SHT. 2 OF 9



CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	55.00'	17°20'29"	16.65'
C2	55.00'	17°20'29"	16.65'
C3	55.00'	17°20'29"	16.65'

N

30 15 0 30 60
SCALE FEET

LEGEND

○	FOUND 1/2" REBAR W/CAP, RLS 37495 OR AS NOTED
▨	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 37495 OR AS NOTED
◉	BRASS CAP FLUSH PER MAG STD. DTL. 120-1 TYPE "B"
———	BOUNDARY LINE
——— ——— ———	SECTION LINE
——— – ———	CENTER LINE
——— – – ———	RIGHT OF WAY
———	PARCEL LINE
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
SVT	SIGHT VISIBILITY TRIANGLE
VNAE	VEHICLE NON-ACCESS EASEMENT
M.U.T.E.	MULTI-USE TRAIL EASEMENT
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
①	30X30 SITE VISIBILITY TRIANGLE EASEMENTS

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A. JOHNSTON
Date Signed 4/17/18
ARIZONA, U.S.A.
Expires 3/31/2019

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

ZANJERO TRAILS PHASE 2 - PARCEL 11C
CACTUS ROAD & PERRYVILLE ROAD
SURPRISE, ARIZONA

FINAL PLAT

PROJ. NO.:1078
DATE: APR 2018
SCALE: AS SHOWN
DRAWN: SWR
APPROVED: RAJ
STATUS:
MUNICIPAL TRACKING NO:
FS17-433

DWG. NO.
FP03
SHT. 3 OF 9

© Copyright, HILGARTWILSON 2018 - This document is the sole property of HILGARTWILSON.

U:\1000\1078\SURVEY\DOCS\Parcel 11C Plat\1078-11C-FP03.dwg 4/17/2018 12:18 PM

LEGEND

○	FOUND 1/2" REBAR W/CAP, RLS 37495 OR AS NOTED
▣	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 37495 OR AS NOTED
◉	BRASS CAP FLUSH PER MAG STD. DTL. 120–1 TYPE "B"
———	BOUNDARY LINE
— — —	SECTION LINE
———	CENTER LINE
— - —	RIGHT OF WAY
———	PARCEL LINE
R/W	RIGHT–OF–WAY
PUE	PUBLIC UTILITY EASEMENT
SVT	SIGHT VISIBILITY TRIANGLE
VNAE	VEHICLE NON–ACCESS EASEMENT
M.U.T.E.	MULTI–USE TRAIL EASEMENT
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
①	30X30 SITE VISIBILITY TRIANGLE EASEMENTS

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C4	55.00'	17°20'29"	16.65'

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

ZANJERO TRAILS PHASE 2 - PARCEL 11C

CACTUS ROAD & PERRYVILLE ROAD
SURPRISE, ARIZONA

FINAL PLAT

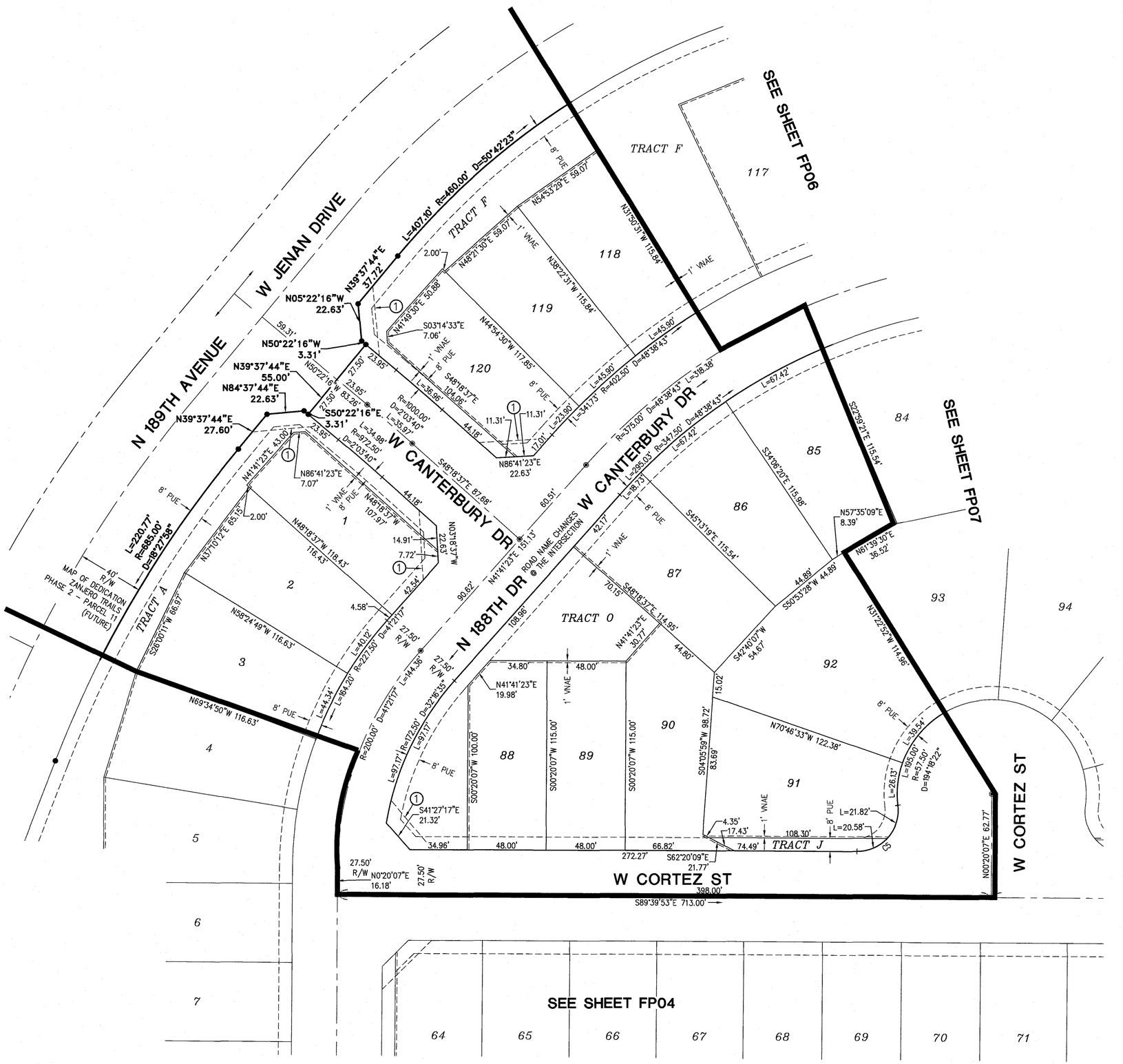
© Copyright, HILGARTWILSON 2018 – This document is the sole property of HILGARTWILSON.

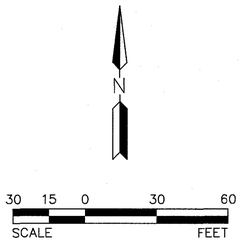
PROJ. NO.: 1078
DATE: APR 2018
SCALE: AS SHOWN
DRAWN: SWR
APPROVED: RAJ
STATUS:
MUNICIPAL TRACKING NO: FS17–433

DWG. NO. FP04
SHT. 4 OF 9

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A. JOHNSTON
Date Signed 4/17/18
ARIZONA, U.S.A.
Expires 3/31/2020

U:\1000\1078\SURVEY\DOCS\Parcel 11C Plat\1078–11C–FP04.dwg 4/17/2018 12:19 PM





LEGEND

○	FOUND 1/2" REBAR W/CAP, RLS 37495 OR AS NOTED
⊠	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 37495 OR AS NOTED
◉	BRASS CAP FLUSH PER MAG STD. DTL. 120-1 TYPE "B"
———	BOUNDARY LINE
— — —	SECTION LINE
———	CENTER LINE
— - —	RIGHT OF WAY
———	PARCEL LINE
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
SVT	SIGHT VISIBILITY TRIANGLE
VNAE	VEHICLE NON-ACCESS EASEMENT
M.U.T.E.	MULTI-USE TRAIL EASEMENT
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
①	30X30 SITE VISIBILITY TRIANGLE EASEMENTS

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C5	25.00'	97°09'11"	42.39'

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

ZANJERO TRAILS PHASE 2 - PARCEL 11C

CACTUS ROAD & PERRYVILLE ROAD
SURPRISE, ARIZONA

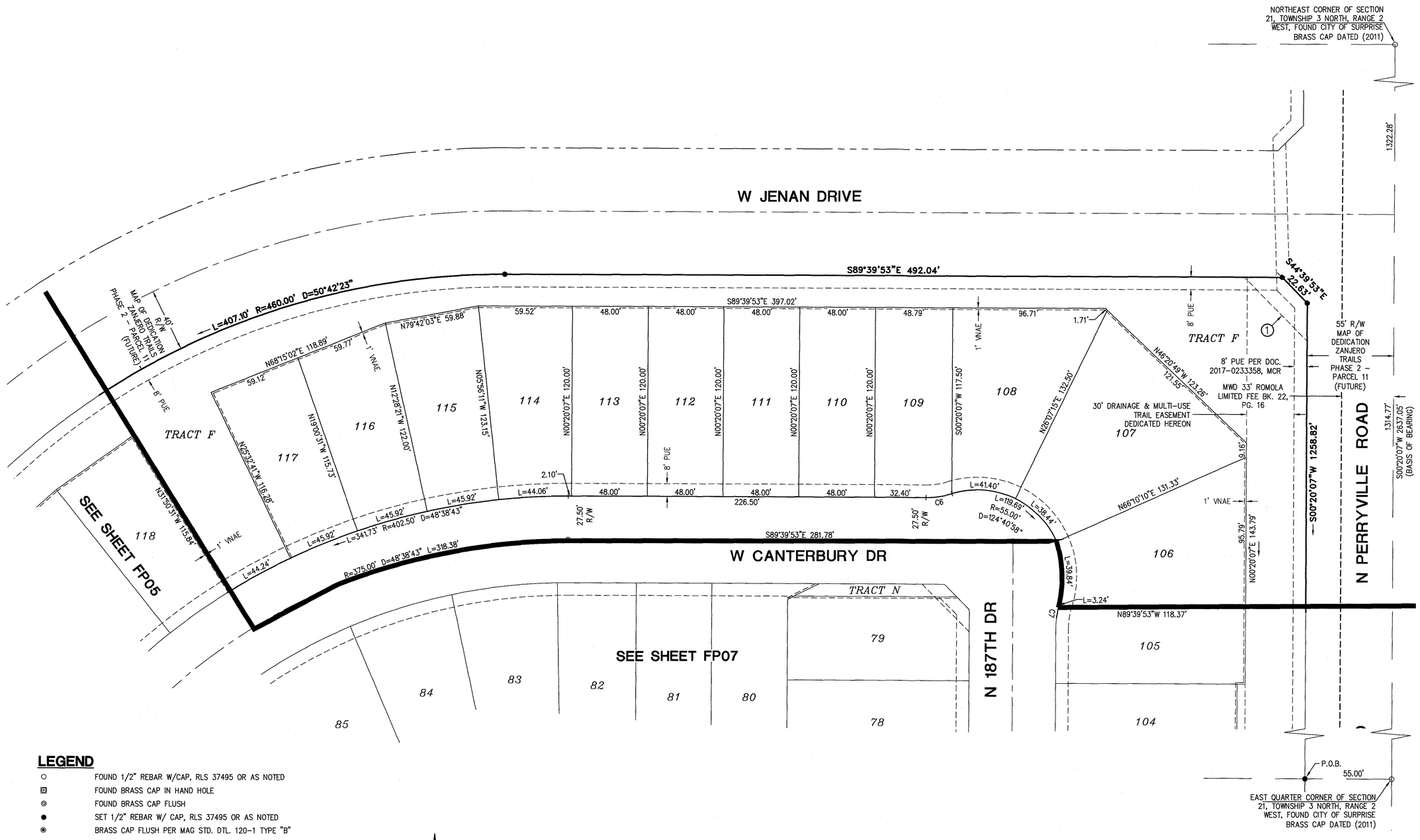
FINAL PLAT

STATUS:	
PROJ. NO.: 1078	
DATE: APR 2018	
SCALE: AS SHOWN	MUNICIPAL TRACKING NO:
DRAWN: SWR	FS17-433
APPROVED: RAJ	

DWG. NO.
FP05
SHT. 5 OF 9

© Copyright, HILGARTWILSON 2018 - This document is the sole property of HILGARTWILSON.

U:\1000\1078\SURVEY\DOCS\Parcel 11C Plat\1078-11C-FP05.dwg 4/17/2018 12:19 PM



LEGEND

○	FOUND 1/2" REBAR W/CAP, RLS 37495 OR AS NOTED
▣	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 37495 OR AS NOTED
◉	BRASS CAP FLUSH PER MAG STD. DTL. 120-1 TYPE "B"
———	BOUNDARY LINE
— — —	SECTION LINE
———	CENTER LINE
— - - - —	RIGHT OF WAY
———	PARCEL LINE
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
SVT	SIGHT VISIBILITY TRIANGLE
VNAE	VEHICLE NON-ACCESS EASEMENT
M.U.T.E.	MULTI-USE TRAIL EASEMENT
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
①	30X30 SITE VISIBILITY TRIANGLE EASEMENTS

N

30 15 0 30 60
SCALE FEET

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C6	55.00'	17°20'29"	16.65'
C7	55.00'	17°20'29"	16.65'

CERTIFICATE NO. 37495 ROBERT A. JOHNSTON Date Signed 4/17/18 ARIZONA, U.S.A. Expires 3/31/2020

U:\1000\1078\SURVEY\DOCS\Parcel 11C Plat\1078-11C-FP06.dwg 4/17/2018 12:20 PM

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

ZANJERO TRAILS PHASE 2 - PARCEL 11C

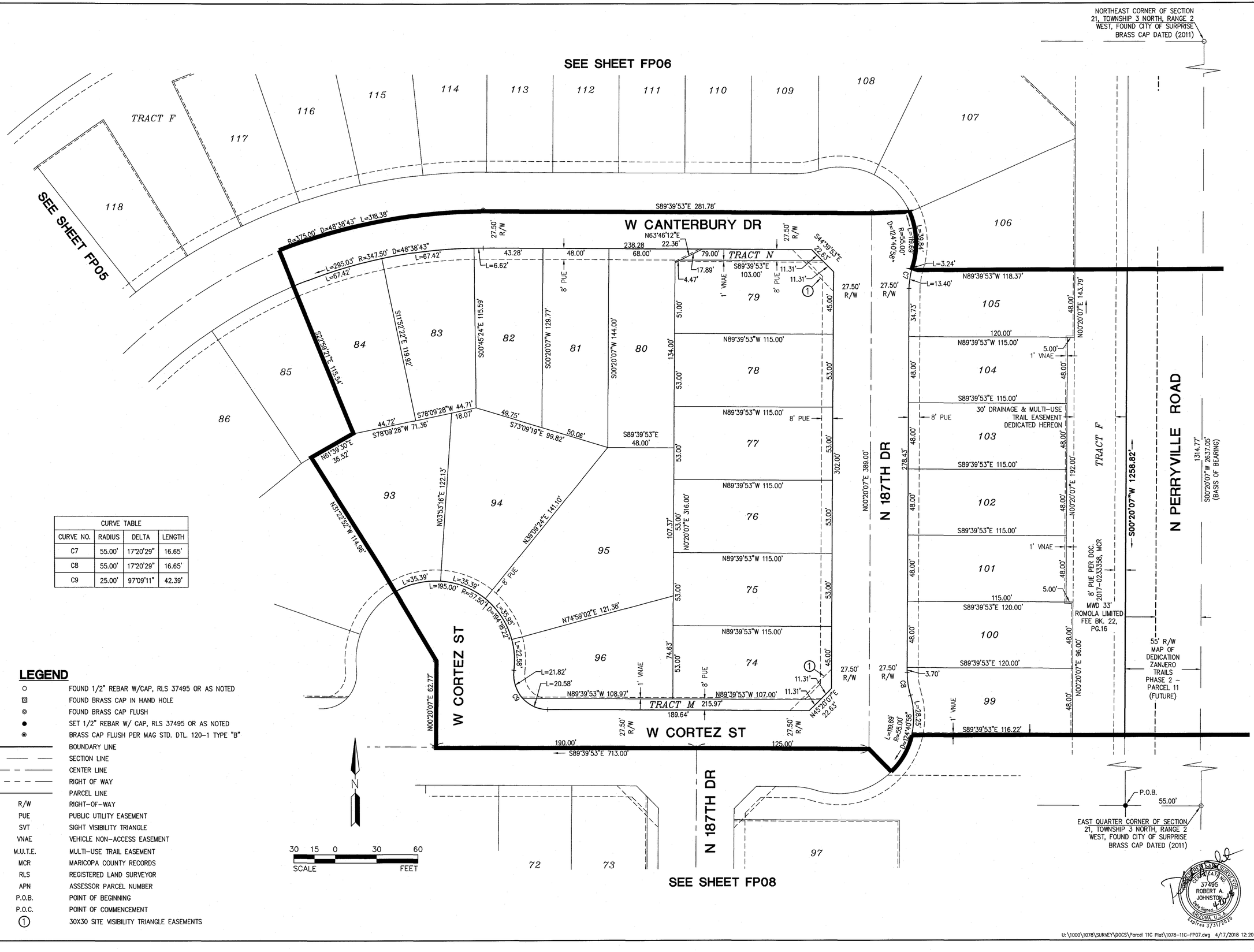
CACTUS ROAD & PERRYVILLE ROAD
SURPRISE, ARIZONA

FINAL PLAT

PROJ. NO.: 1078
DATE: APR 2018
SCALE: AS SHOWN
DRAWN: SWR
APPROVED: RAJ
STATUS:
MUNICIPAL TRACKING NO: FS17-433

DWG. NO. **FP06**
SHT. 6 OF 9

© Copyright, HILGARTWILSON 2018 - This document is the sole property of HILGARTWILSON.



CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C7	55.00'	17°20'29"	16.65'
C8	55.00'	17°20'29"	16.65'
C9	25.00'	97°09'11"	42.39'

LEGEND

○	FOUND 1/2" REBAR W/CAP, RLS 37495 OR AS NOTED
▣	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 37495 OR AS NOTED
◉	BRASS CAP FLUSH PER MAG STD. DTL. 120-1 TYPE "B"
———	BOUNDARY LINE
———	SECTION LINE
———	CENTER LINE
———	RIGHT OF WAY
———	PARCEL LINE
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
SVT	SIGHT VISIBILITY TRIANGLE
VNAE	VEHICLE NON-ACCESS EASEMENT
M.U.T.E.	MULTI-USE TRAIL EASEMENT
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
①	30X30 SITE VISIBILITY TRIANGLE EASEMENTS

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

ZANJERO TRAILS PHASE 2 - PARCEL 11C

CACTUS ROAD & PERRYVILLE ROAD
SURPRISE, ARIZONA

FINAL PLAT

© Copyright. HILGARTWILSON 2018 – This document is the sole property of HILGARTWILSON.

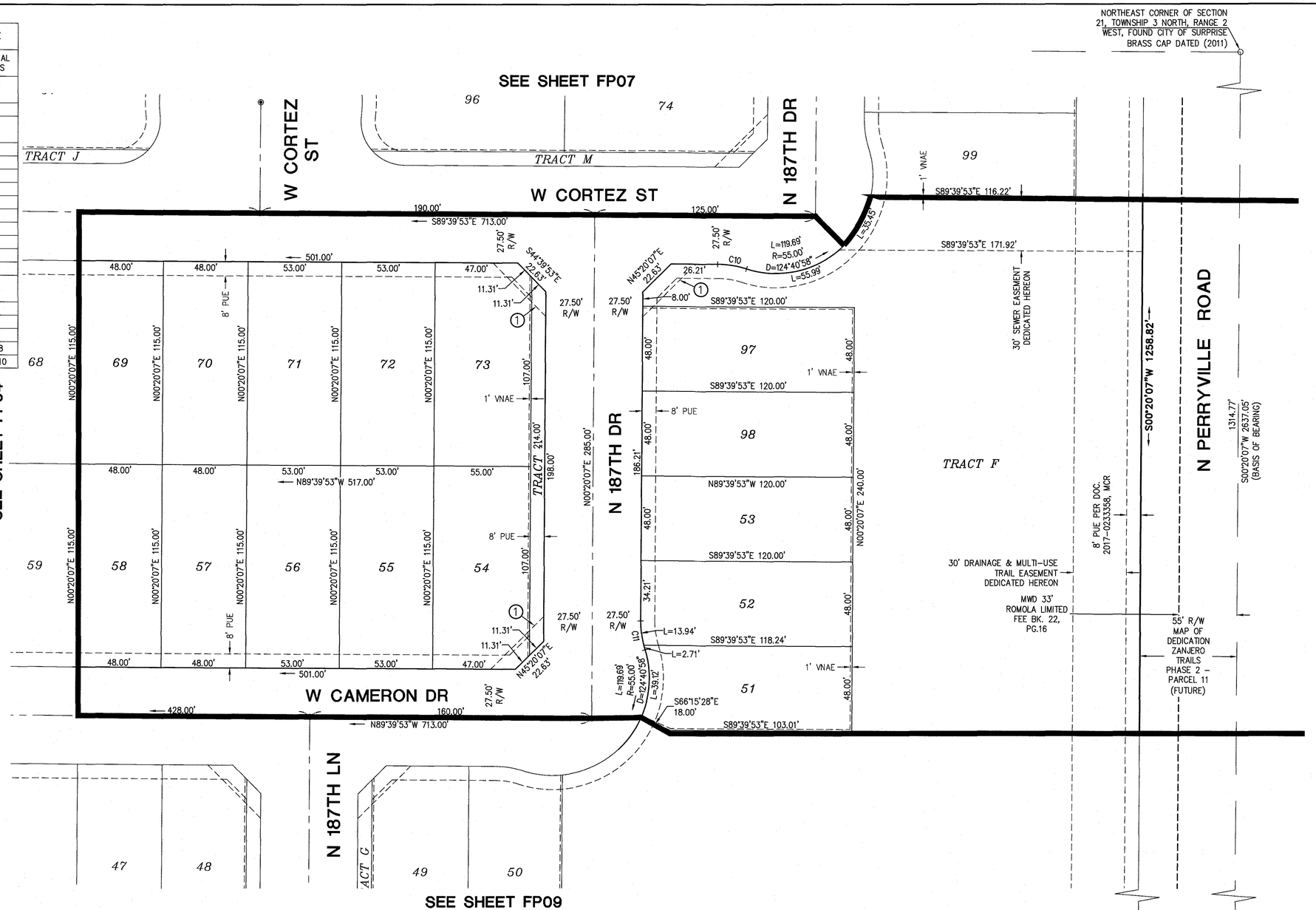
PROJ. NO.:1078
STATUS:
DATE: APR 2018
SCALE: AS SHOWN
MUNICIPAL TRACKING NO:
DRAWN: SWR
FS17-433
APPROVED: RAJ

DWG. NO.
FP07
SHT. 7 OF 9

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A. JOHNSTON
Date Signed 4-19
ARIZONA, U.S.A.
Expires 9/31/2020

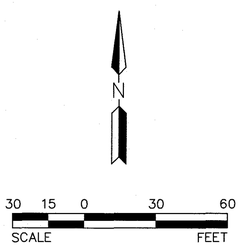
U:\1000\1078\SURVEY\DOCS\Parcel 11C Plat\1078-11C-FP07.dwg 4/17/2018 12:20 PM

CUMULATIVE LAND USE BUDGET – ZANJERO TRAILS – SURPRISE AZ						
PARCEL	ZONING	GROSS ACRES	PROPOSED DENSITY	ACTUAL DENSITY	PROPOSED LOTS	ACTUAL LOTS
1	MU–PAD	6.8	9.3	–	298	–
2	MU–PAD	25.1				
3	RL–5–PAD	105.5	4.0	–	421	–
4	RL–8–PAD	15.0	2.0	–	128	–
5	RL–8–PAD	49.6				
6	RL–18–PAD	96.6	1.0	–	96	–
7	RL–5–PAD	82.8	2.2	–	182	–
8	RL–5–PAD	76.4	4.0	–	306	–
9 (11D)	RM–PAD	29.8	7.8	–	232	–
10 (11A)	RL–5–PAD	39.2	3.2	3.2	131	131
11 (11B)	RL–8–PAD	36.4	2.9	2.9	110	110
12 (11C)	RL–5–PAD	31.2	3.4	–	120	120
13 (12A)	RL–5–PAD	29.6	3.3	3.3	98	97
14 (12B)	RL–5–PAD	39.5	3.1	3.0	123	121
15 (12C)	RL–8–PAD	49.3	2.4	2.4	117	116
16	RL–5–PAD	29.6	3.5	3.5	103	105
17						
18	CC–PAD	5.8	–	–	–	–
19 (13A)	RL–5–PAD	26.7	26.7	3.4	91	92
20	SCHOOL	61.9	NA	NA	0	0
21 (13C)	RL–5–PAD	35.2	3.3	3.6	116	118
TOTALS		878.7	3.0	2.5	2,672	1,010



LEGEND

○	FOUND 1/2" REBAR W/CAP, RLS 37495 OR AS NOTED
⊠	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 37495 OR AS NOTED
◉	BRASS CAP FLUSH PER MAG STD. DTL. 120–1 TYPE "B"
———	BOUNDARY LINE
— — —	SECTION LINE
— – —	CENTER LINE
— – – – —	RIGHT OF WAY
———	PARCEL LINE
R/W	RIGHT–OF–WAY
PUE	PUBLIC UTILITY EASEMENT
SVT	SIGHT VISIBILITY TRIANGLE
VNAE	VEHICLE NON–ACCESS EASEMENT
M.U.T.E.	MULTI–USE TRAIL EASEMENT
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
①	30X30 SITE VISIBILITY TRIANGLE EASEMENTS



CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C10	55.00'	17°20'29"	16.65'
C11	55.00'	17°20'29"	16.65'

U:\1000\1078\SURVEY\DOCS\Parcel 11C Plat\1078–11C–FP08.dwg 4/17/2018 12:21 PM

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

ZANJERO TRAILS PHASE 2 - PARCEL 11C

CACTUS ROAD & PERRYVILLE ROAD
SURPRISE, ARIZONA

FINAL PLAT

PROJ. NO.: 1078
DATE: APR 2018
SCALE: AS SHOWN
DRAWN: SWR
APPROVED: RAJ
STATUS:
MUNICIPAL TRACKING NO: FS17–433

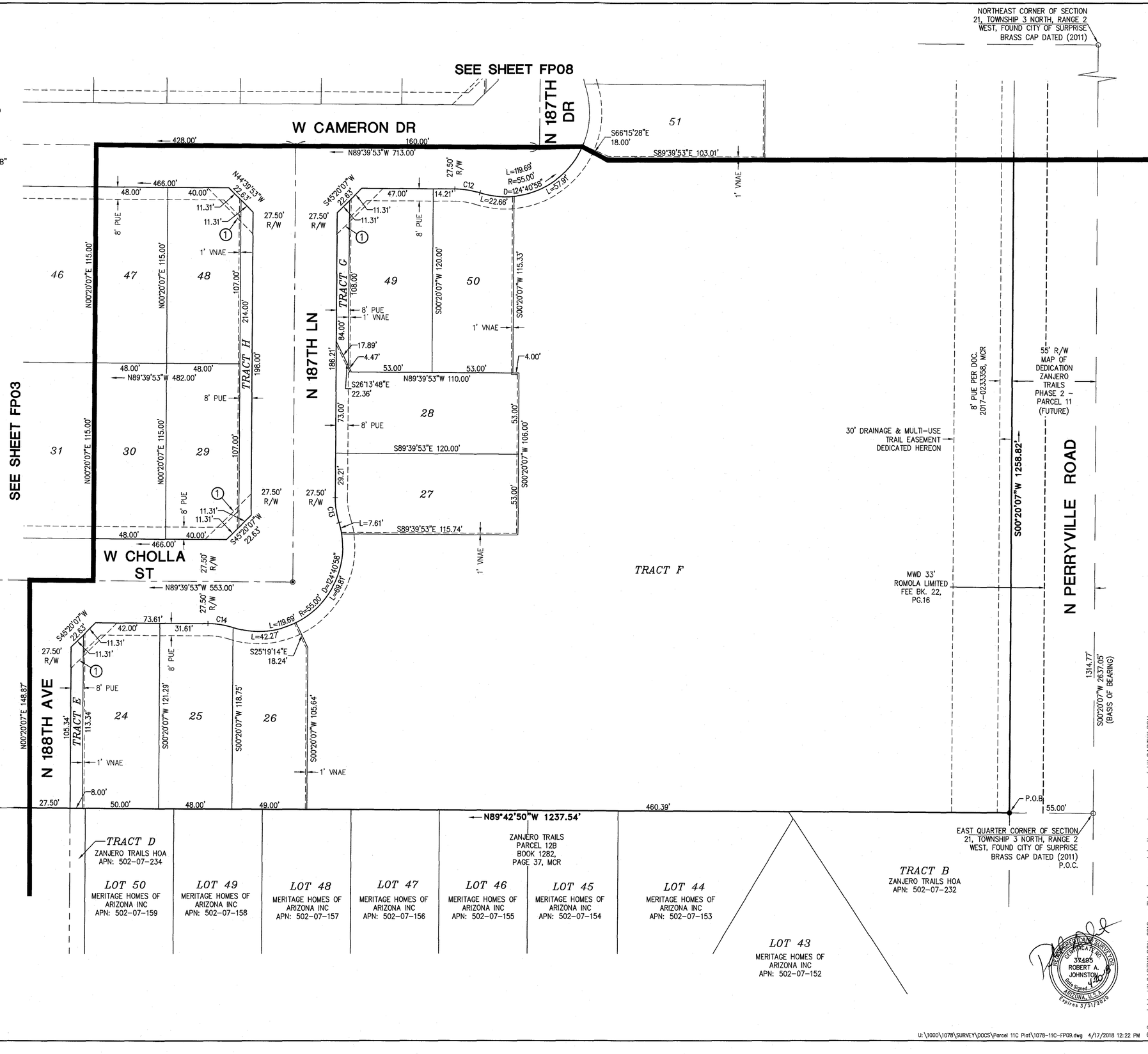
DWG. NO.
FP08
SHT. 8 OF 9

© Copyright, HILGARTWILSON 2018 – This document is the sole property of HILGARTWILSON.

LEGEND

○	FOUND 1/2" REBAR W/CAP, RLS 37495 OR AS NOTED
⊡	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 37495 OR AS NOTED
◉	BRASS CAP FLUSH PER MAG STD. DTL. 120-1 TYPE "B"
———	BOUNDARY LINE
— — —	SECTION LINE
— · —	CENTER LINE
— — —	RIGHT OF WAY
———	PARCEL LINE
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
SVT	SIGHT VISIBILITY TRIANGLE
VNAE	VEHICLE NON-ACCESS EASEMENT
M.U.T.E.	MULTI-USE TRAIL EASEMENT
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
①	30X30 SITE VISIBILITY TRIANGLE EASEMENTS

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C12	55.00'	17°20'29"	16.65'
C13	55.00'	17°20'29"	16.65'
C14	55.00'	17°20'29"	16.65'



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

ZANJERO TRAILS PHASE 2 - PARCEL 11C

CACTUS ROAD & PERRYVILLE ROAD
SURPRISE, ARIZONA

FINAL PLAT

PROJ. NO.:1078
DATE: APR 2018
SCALE: AS SHOWN
DRAWN: SWR
APPROVED: RAJ
STATUS:
MUNICIPAL TRACKING NO: FS17-433

DWG. NO. **FP09**
SHT. 9 OF 9

© Copyright, HILGARTWILSON 2018 - This document is the sole property of HILGARTWILSON.

U:\1000\1078\SURVEY\DOCS\Parcel 11C Plat\1078-11C-FP09.dwg 4/17/2018 12:22 PM

LANDSCAPE NOTES

1. PROVIDE LANDSCAPE ARCHITECT A SAMPLE OF DECOMPOSED GRANITE FOR APPROVAL PRIOR TO DELIVERY TO THE SITE.
2. PREPARED BACKFILL FOR PLANTING PITS SHALL BE 4 PARTS NATIVE SOIL TO 1 PART NITROGEN STABILIZED MULCH. MIX MULCH AND SOIL BACKFILL THOROUGHLY TO CREATE BACKFILL PRIOR TO PLACING IN PIT.
3. TOPSOIL TO CONFORM TO THE REQUIREMENTS OF MAG SPECIFICATION, SECTION 795. PROVIDE A WRITTEN DESCRIPTION OF CERTIFICATION OF ORIGINAL ORIGIN OF TOPSOIL TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE.
4. PLANT TABLETS TO BE AGRIFORM 21 GRAM, 20-10-5 FERTILIZER TABLETS.
5. CONTRACTORS RESPONSIBILITY TO FIELD ESTIMATED DECOMPOSED GRANITE QUANTITIES. INDICATE THE UNIT PRICE ONLY AT THE TIME OF BIDDING.
6. ALL PLANTS MUST BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
7. PLANT QUANTITIES ON THE PLANT LIST ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR, PLANS TAKE PRECEDENCE.
8. LANDSCAPE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES FOR PROTECTION PRIOR TO CONSTRUCTION. CONTACT BLUE STAKE AT 602-263-1100 OR 1-800-782-5348.
9. PRIOR TO BIDDING, THE LANDSCAPE SUPERINTENDENT SHALL WALK THE SITE TO DETERMINE THE FULL EXTENT OF DEMOLITION WORK REQUIRED.
10. THE LANDSCAPE CONTRACTOR SHALL WARRANTY ALL HARDSCAPES, IRRIGATION COMPONENTS AND TREES FOR A PERIOD OF 1 YEAR. SHRUBS, ACCENTS AND GROUNDCOVERS SHALL CARRY A 90 DAY WARRANTY.
11. CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
12. BEFORE WORK BEGINS ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE ARCHITECT AND/OR OWNER;S REPRESENTATIVE.
13. THE LANDSCAPE ARCHITECT, OWNER'S REPRESENTATIVE, AND THE CITY OF SURPRISE SHALL APPROVE ANY AND ALL SUBSTITUTIONS.
14. THE LANDSCAPE ARCHITECT AND /OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE INSPECTED PRIOR TO INSTALLATION.
15. UNLESS OTHERWISE NOTED ON PLANS, DECOMPOSED GRANITE SHALL EXTEND UNDER SHRUBS AND BE RAKED UNIFORMLY ALONG WALLS, SIDEWALKS, AND CURBS.
16. SEE ENGINEERING OR ARCHITECTURAL DRAWINGS FOR DRAINAGE FLOWS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED AND ARE NOT IMPAIRED WITH OBSTRUCTIONS.
17. DOUBLE STAKE ALL TREES OUTSIDE ROOTBALL.
18. LANDSCAPE CONTRACTOR TO PROVIDE BARRICADES ALONG PUBLIC STREETS IF REQUIRED DURING INSTALLATION.
19. LANDSCAPE CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE TO BE RE-INSPECTED DURING FINAL WALK THRU. ANY DAMAGED AREAS TO BE REPAIRED AT CONTRACTOR'S EXPENSE.
20. PLANTS TO BE LOCATED AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES, AND LIGHT FIXTURES AS NECESSARY.
21. LANDSCAPE CONTRACTOR TO CONTACT ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION. MINIMUM 2 APPLICATIONS REQUIRED.
22. LANDSCAPE PLANS MUST CONFORM TO CIVIL DRAWINGS.
23. LANDSCAPE MAINTENANCE WITHIN THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE OWNER.

CITY OF SURPRISE GENERAL NOTES

1. CONTRACTOR TO OBTAIN PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THE SITE.
2. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE LANDSCAPE DOCUMENTS. HE SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF PLANS AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AGENT.
3. ALL QUANTITIES PROVIDED ARE FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADES IN LANDSCAPE AREAS. HE SHALL DETERMINE, WITH THE GENERAL CONTRACTOR, THE EXTENT OF ROUGH GRADING AND/ OR FINE GRADING TO BE ESTABLISHED BY OTHERS.
5. ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER OR AS DIRECTED BY THE OWNER'S AGENT. PROVIDE POSITIVE DRAINAGE AWAY FROM ANY BUILDINGS IN ALL CONDITIONS. CONTRACTOR TO MEET ALL EXISTING GRADES AT PROJECT BOUNDARIES. FINISH GRADE OF LANDSCAPE AREAS SHALL BE 3" BELOW THE TOP OF ADJACENT WALKS AND CURBS PRIOR TO RECEIVING DECOMPOSED GRANITE OF GRASS SEED/SOD.
6. ALL SIGNS AND SIGNAGE REQUIRE A CITY OF SURPRISE SEPARATE PERMIT.
7. ALL TREES AND SHRUBS LOCATED IN THE LINE-OF-SIGHT WILL BE MAINTAINED FOR A CLEAR AREAS BETWEEN 2' TO 7'.

SPECIAL NOTES:

1. INSTALL TREE ROOT BARRIERS WHEN TREES ARE LOCATED WITHIN 10' OF SIDEWALKS, CURBING.
2. CONTRACTOR TO INSTALL ALL MATERIALS AS SPECIFIED IN THE PLAN SET, OR AN APPROVED EQUIVALENT BY THE OWNER/LANDSCAPE ARCHITECT.
3. STREET TREES WILL BE LOCATED IN THE LANDSCAPED AREA BETWEEN THE SIDEWALKS AND CURB. LOCAL STREETS WILL HAVE A MINIMUM OF ONE 24-INCH BOX TREE AND FOUR FIVE-GALLON SHRUBS AND/OR GROUND COVER PLANTS PER HOME FRONTAGE FOR LOTS UP TO 50 FEET WIDE. HOMES WITH FRONTAGES GREATER THAN 50 FEET WIDE WILL HAVE AN ADDITIONAL TREE AND TWO SHRUBS AND/OR GROUNDCOVER PLANTS.
4. TREE SPECIES PERMITTED WITHIN THE R.O.W.:
   - ACACIA SALICINA (WILLOW ACACIA)
   - ACACIA STENOPHYLLA (SHOESTRING ACACIA)
   - ACACIA WILLARDIANA (PALO BLANCO)
   - CALLISTEMON RIGIDUS (BOTTLEBRUSH)
   - QUERCUS VIRGINIANA (SOUTHERN LIVE OAK)
   - SOPHORA SECUNDIFLORA (TEXAS MTN. LAUREL)
   - CHILOPSIS LINEARIS (DESERT WILLOW)
   - OLEA EUROPAEA (SWAN HILL OLIVE)
   - FRAXINUS GREGGII (LITTLE LEAF ASH)
5. TREES WITH THORNS ARE TO BE LOCATED A MINIMUM OF 10' FROM PEDESTRIAN ROUTES.
6. ANY RIP-RAP INSTALLED IN DRAINAGE AREAS BE INSTALLED IN SUCH A MANNER THAT ELIMINATES THE POSSIBILITY OF VOIDS THAT ALLOW WASPS TO BUILD NESTS. AFTER RIP RAP INSTALL, TOP DRESS RIP RAP AREA WITH LANDSCAPE DECOMPOSED GRANITE. AGITATE RIP RAP TO ALLOW DECOMPOSED GRANITE TO SETTLE INTO VOIDS.

IRRIGATION NOTES

1. ALL IRRIGATION TO UTILIZE AN AUTOMATIC CLOCK AS SPECIFIED. LOCATE POWER SOURCE IN THE FIELD.
2. USE COMMON TRENCHES WHERE POSSIBLE.
3. USE PEN-TITES AND SEALER FOR ALL LOW VOLTAGE WIRING WITH ELECTRICAL VALVES.
4. ALL MAINLINE TO BE BURIED A MINIMUM OF 18" BELOW FINISH GRADE. ALL LATERALS TO BE BURIED A MINIMUM OF 12" BELOW FINISH GRADE.
5. INSTALL ELECTRIC VALVES IN PLASTIC VALVE BOXES FLUSH WITH GRADE. VALVE BOX LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT.
6. VACUUM BREAKER TO BE ASSEMBLED WITH ALL HARD COPPER PIPE AND FITTINGS. A UNION SHALL BE INSTALLED ON BOTH INLET AND OUTLET SIDES OF PIPE ABOVE GRADE.
7. MAINTAIN IRRIGATION AS-BUILTS AND TURN OVER TO OWNER PRIOR TO INSTALLATION ACCEPTANCE.
8. ALL IRRIGATION EQUIPMENT TO BE LOCATED IN LANDSCAPE AREAS- ALL LINES AND EQUIPMENT ARE SCHEMATIC.
9. IRRIGATION AND ELECTRICAL SLEEVES TO BE SCHEDULE 40 PVC. ALL SLEEVES TO EXTEND AT LEAST 1" BEYOND CONCRETE STRUCTURES. ALLOW 4-6" FROM END OF SLEEVES TO FIRST FITTING ON IRRIGATION LINE. ALL SLEEVES TO BE 24" BELOW GRADE AND/OR AS PER OWNER'S SPECIFICATIONS.
10. LANDSCAPE CONTRACTOR RESPONSIBLE FOR ALL LANDSCAPE SLEEVING. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR. VERIFY ANY EXISTING SLEEVES INSTALLED BY OTHER CONTRACTORS.
11. LOCATE EMITTERS ON UPHILL SIDE OF PLANTS ON SLOPED PLANTING AREA.
12. ALL PEA GRAVEL IN VALVE BOXES TO BE CLEANED FROM TOP OF VALVE SO THAT VALVE IS COMPLETE VISIBLE, LIP OF VALVE BOX IS ALSO TO BE FREE OF DEBRIS.
13. ALL MATERIAL USED SHALL BE INSTALLED AS PER PLAN AND AS PER MANUFACTURERS SPECIFICATIONS. ALL DEVIATIONS FROM DRAWINGS OR MATERIALS USED SHALL BE APPROVED BY OWNER'S REPRESENTATIVE AND OR LANDSCAPE ARCHITECT.
14. LOCATE PRESSURE REGULATOR AND 'Y' STRAINER IN A VALVE BOX AS REQUIRED- REMOTE CONTROL VALVES TO BE LOCATED ON A SEPARATE, ADJACENT, VALVE BOX OR A JUMBO VALVE BOX MAY BE USED IN LIEU OF TWO SEPARATE BOXES. ALL BOXES TO BE LOCATED IN PLANTING AREAS AND INSTALLED FLUSH W/ GRADE.
15. ALL DRIP SYSTEMS TO BE FLUSHED THROUGH FLUSH CAPS. FLUSH CAPS TO BE LOCATED IN 7" ROUND ECONOMY BOXES.
16. ALL PLANTS REQUIRING MORE THAN ONE DRIP EMITTER SHALL HAVE EMITTERS DISTRIBUTED EVENLY AROUND THE EDGE OF THE ROOT-BALL.
17. PRIOR TO OWNERS APPROVAL, AN IRRIGATION "TUNE-UP" MUST BE PERFORMED AS FOLLOWS:
   A. ALL IRRIGATION EQUIPMENT (INCLUDING ALL PIPELINES AND SLEEVES) TO BE DOCUMENTED FROM TWO STATIONARY POINTS.ALL DRIP SYSTEMS TO BE FLUSHED BEGINNING WITH "Y" STRAINER, AND WORKING AWAY FROM PRESSURE REGULATOR.
   B. IRRIGATION VALVES TO BE LABELED ON A SHEET OF PAPER WITH STATIONS CORRESPONDING TO MARKED LABELS ON TOP OF VALVE BOXES. THIS SHEET TO BE PLACED IN A PLASTIC POUCH AND ATTACHED TO THE INSIDE OF CONTROLLER.
   C. ALL IRRIGATION SPRAY HEADS TO BE FLUSHED OF DEBRIS AND FLOW CONTROLS ADJUSTED TO ACHIEVE 100% COVERAGE.
   D. AVOID SPRAY ONTO ALL WALKS, CURBS, WALLS EXISTING STRUCTURES, AND ANY OTHER HARD-SCAPE AREAS.
   E. ALL IRRIGATION HEADS TO BE ADJUSTED TO PROPER HEIGHT.
   F. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING MATERIALS AND LABOR TO PROVIDE SPECIFIED ELECTRICAL SERVICE TO ALL CONTROLLER LOCATIONS. ALL ELECTRICAL WORK TO BE PER MANUFACTURER'S SPECIFICATIONS AND PER LOCAL CODE.
   G. CONTRACTOR TO CAP OFF ALL IRRIGATION @ PHASING LIMITS AS REQUIRED.
   H. CONTROLLER WIRE SHALL BE A DIFFERENT COLOR FOR TREE LINES & SHRUB LINES. AT LEAST ONE EXTRA CONTROL WIRE TO BE RUN TO THE FARTHEST VALVE LOCATION OF THE SYSTEM.
   I. IRRIGATION LINES SHALL RUN PARALLEL TO THE HIGH SIDE OF SLOPES.
   J. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING AND INSTALLING ALL SLEEVING NECESSARY TO RUN IRRIGATION LINES & CONTROL WIRE UNDER ANY REQUIRED HARD-SCAPE AREAS, WALLS, ETC.
   K. AN 18 GAUGE TRACER WIRE OF A DIFFERENT COLOR THAN THE CONTROL WIRES SHALL BE INSTALLED WITH ANY MAINLINE 2" OR LARGER.

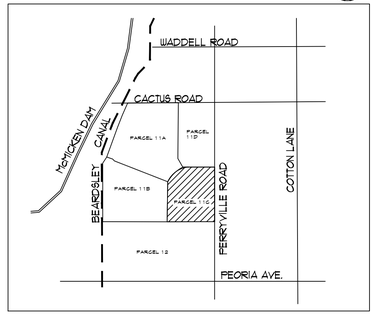
NOTE: ALL IRRIGATION PIPE SHALL BE PURPLE PIPE.

NOTE: THERE SHALL BE A 5' CLEARANCE AROUND ALL FIRE HYDRANTS.

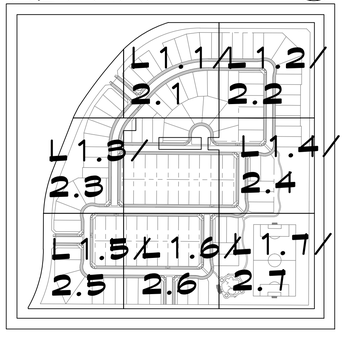
PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME	CALIPER	QTY.	SIZE	COMMENTS
	TREES				
	QUERCUS VIRGINIANA 'HERITAGE' - OAK	1.0-1.5"	42	24" BOX	STANDARD
	PARKINSONIA PRAECOX - PALO BREA	1.0-1.5"	29	24" BOX	STANDARD
	PROSOPIS HYBRID - THORNLESS MESQUITE	1.25-1.5"	54	24" BOX	STANDARD
	ULMUS PARVIFOLIA - EVERGREEN ELM	1.0-1.5"	14	24" BOX	STANDARD
	ACACIA ANEURA - MULGA TREE	.75-1.25"	8	24" BOX	STANDARD
	FRAXINUS VELUTINA - ARIZONA ASH	1.0-1.5"	27	24" BOX	STANDARD
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE	1.0-1.5"	44	24" BOX	STANDARD
	SHRUBS				
	LEUCOHPYLLUM LAEVIGATUM - CHIHUAHUAN SAGE		180	5 GAL.	CAN FULL
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA		215	5 GAL.	CAN FULL
	SIMMONDSIA CHINENSIS - JOJOBA		77	5 GAL.	CAN FULL
	EREMOHILA GLABRA 'WINTER BLAZE' - WINTER BLAZE EMU		255	5 GAL.	CAN FULL
	LEUCOPHYLLUM FRUTESCENS ' HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE		192	5 GAL.	CAN FULL
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE		143	5 GAL.	CAN FULL
	LEUCOPHYLLUM LANGMANIAE 'LNN'S LEGACY' - LYNN'S LEGACY SAGE		22	5 GAL.	CAN FULL
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA		76	5 GAL.	CAN FULL
	RUELLIA PENINSULARIS - BAJA RUELLIA		139	5 GAL.	CAN FULL
	ACCENTS				
	MUHLENBERGIA RIGENS - DEER GRASS		359	5 GAL.	CAN FULL
	AGAVE DESMETTIANA - AGAVE		190	5 GAL.	CAN FULL
	DASYLIRION WHEELERI - DESERT SPOON		64	5 GAL.	CAN FULL
	GROUND COVERS				
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD		463	5 GAL.	CAN FULL
	ACACIA REDOLENS - DESERT CARPET ACACIA		140	5 GAL.	CAN FULL
	DECOMPOSED GRANITE - 2" DEPTH, 3/ 4" SCREENED, COLOR TO BE 'EXPRESS GOLD'	138,305 SQ.FT			
	MID-IRON BERMUDA TURF	138,735 SQ.FT			

VICINITY MAP



KEY MAP



OWNER/DEVELOPER

LAND SOLUTIONS CACTUS, LLC
4121 W. ORAIBI DR.
GLENDALE, AZ 85308
602-841-1945
CONTACT: DAVE MAGUIRE
dmaguire@landsolutionsinc.com

LANDSCAPE ARCHITECT

THE MCGOUGH GROUP
11110 N. TATUM BLVD. STE. 100
PHOENIX, AZ 85028
(602)997-9093
CONTACT: NICK ADAMSON
nicka@mg-az.com

SHEET INDEX

L0.1	COVER SHEET
L1.1-1.7	PLANTING PLAN
L2.1-2.7	IRRIGATION PLAN
L3.1	WALL PLAN
L4.1	AMENITY SCHEDULE
L5.1-5.3	DETAILS

The McGough Group
Landscape Architecture
Urban Design - Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Registered Landscape Architect
CERTIFICATE NO. 27332
TIMOTHY J. MCGOUGH
Date: 6-30-2018
Expires: 6-30-2018

COVER SHEET
ZANJERO TRAILS - PHASE 2
PARCEL 11C - PHASE 1
SUNNYSIDE DR. & PERRYVILLE RD.
SURPRISE, ARIZONA

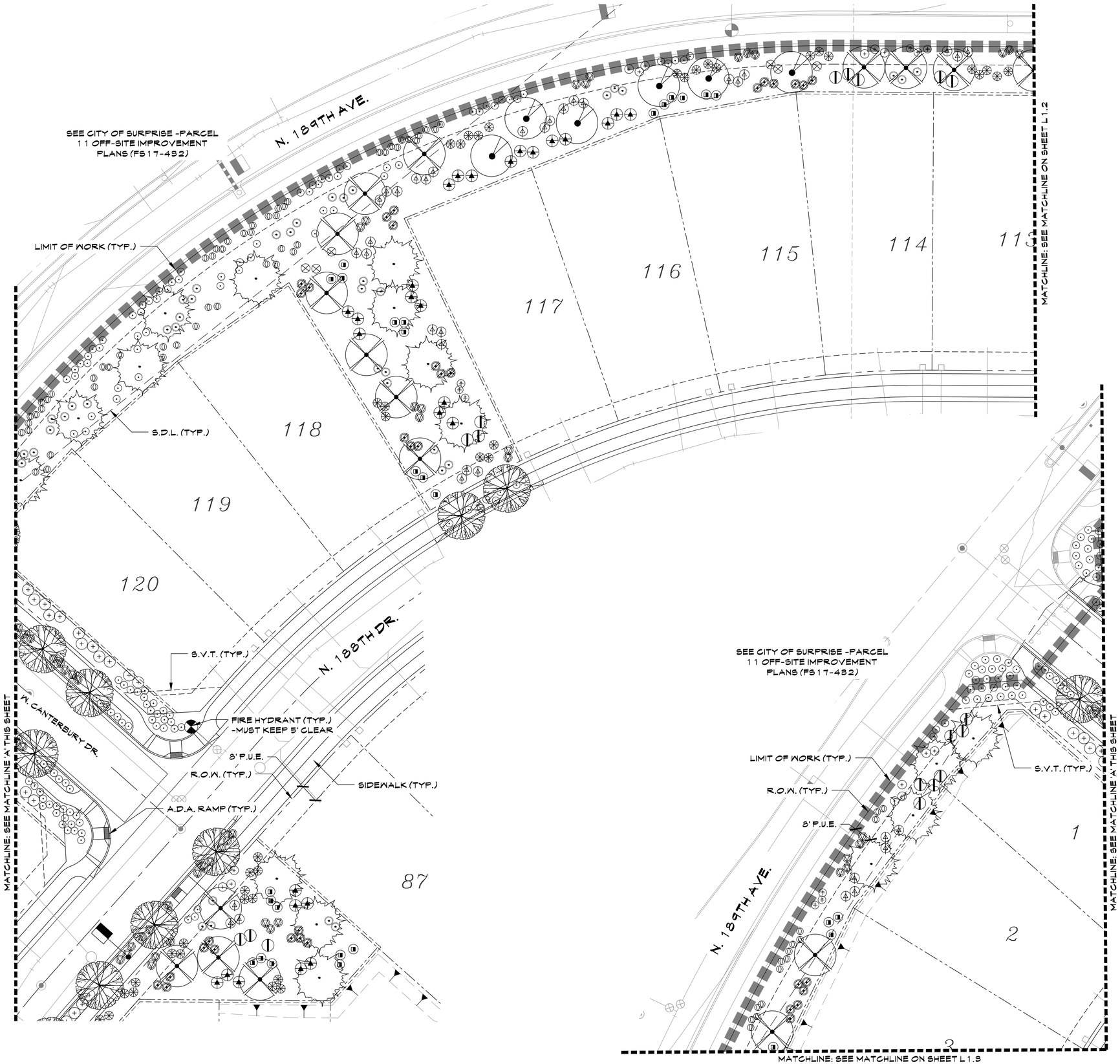
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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

JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: CS
CHECKED BY: TM

REVISIONS:

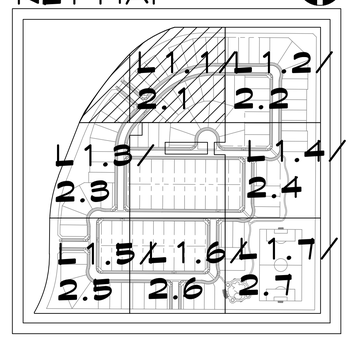
SHEET NO. L0.1



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
	PARKINSONIA PRAECOX - PALO BREA
	PROSOPIS HYBRID - THORNLESS MESQUITE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	ACACIA ANEURA - MULGA TREE
	FRAXINUS VELUTINA - ARIZONA ASH
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS	
	LEUCOHPYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOHILA GLABRA 'WINTER BLAZE' - WIINTER BLAZE EMU
	LEUCOPHYLLUM FRUTESCENS ' HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 2" DEPTH, 3/ 4" SCREENED, COLOR TO BE 'EXPRESS GOLD'
	MID-IRON BERMUDA TURF

KEY MAP



SCALE: 1"=20'-0"

0' 10' 20' 40' 60'

NORTH

The McGough Group

Landscape Architecture
Urban Design · Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Registered Landscape Architect
27932
TIMOTHY A. McGOUGH
Date: 6-30-2018
Expires: 6-30-2018

PLANTING PLAN
ZANJERO TRAILS - PHASE 2
PARCEL 11C - PHASE 1
SUNNYSIDE DR. & PERRYVILLE RD.
SURPRISE, ARIZONA

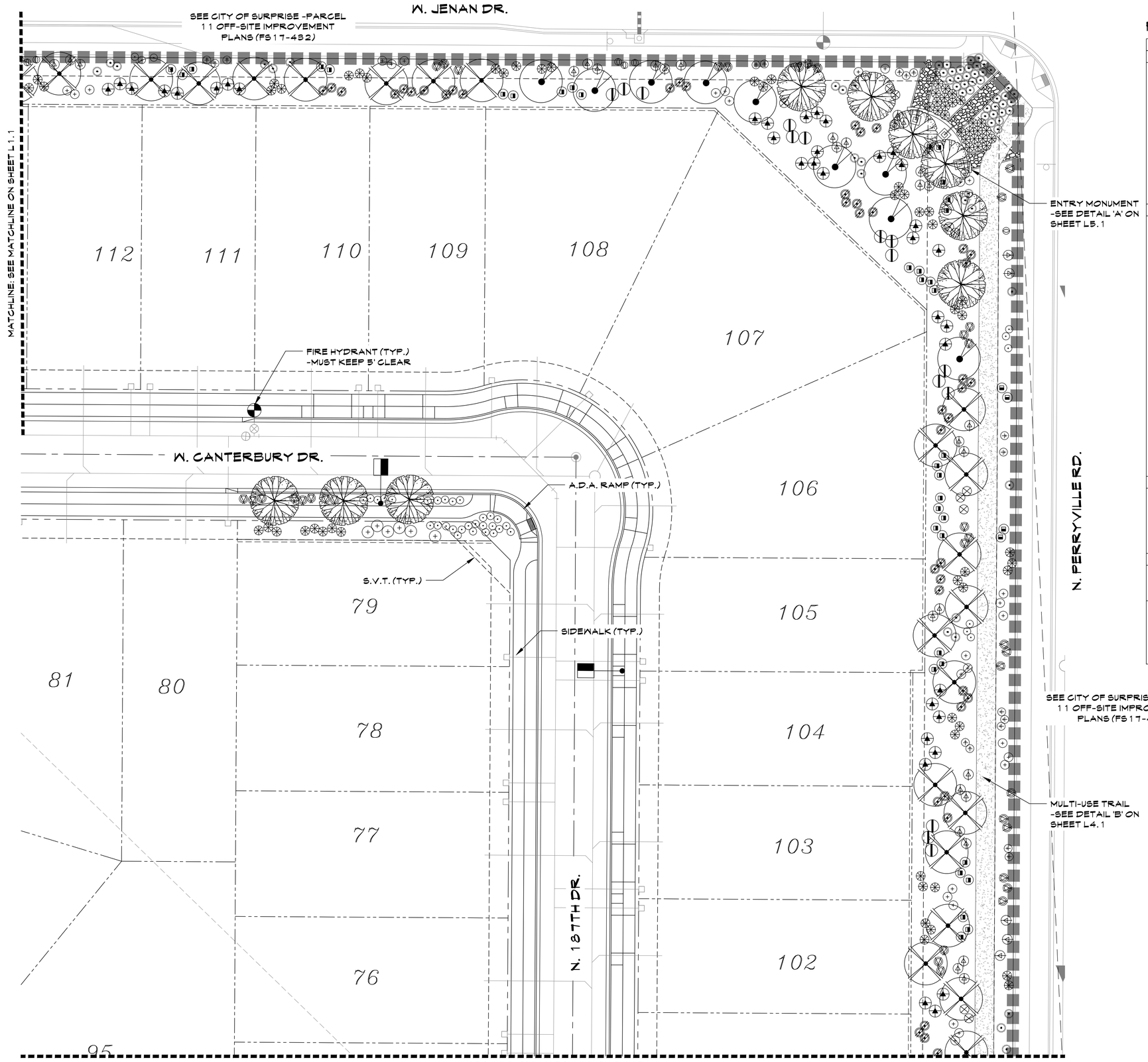
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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

JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: CS
CHECKED BY: TM

REVISIONS:

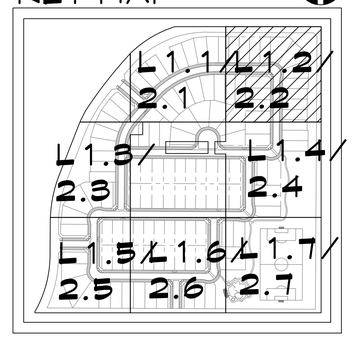
SHEET NO.
L1.1



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
	PARKINSONIA PRAECOX - PALO BREA
	PROSOPIS HYBRID - THORNLESS MESQUITE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	ACACIA ANEURA - MULGA TREE
	FRAXINUS VELUTINA - ARIZONA ASH
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS	
	LEUCOHPYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOHILA GLABRA 'WINTER BLAZE' - WIINTER BLAZE EMU
	LEUCOPHYLLUM FRUTESCENS ' HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 2" DEPTH, 3/ 4" SCREENED, COLOR TO BE 'EXPRESS GOLD'
	MID-IRON BERMUDA TURF

KEY MAP



SCALE: 1"=20'-0"

0' 10' 20' 40' 60'

NORTH

The McGough Group

Landscape Architecture
Urban Design - Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Registered Landscape Architect
CERTIFICATE NO. 27332
TIMOTHY D. McGOUGH
04-30-2018
Expires: 6-30-2018

PLANTING PLAN

ZANJERO TRAILS - PHASE 2

PARCEL 11C - PHASE 1

SUNNYSIDE DR. & PERRYVILLE RD.
SURPRISE, ARIZONA

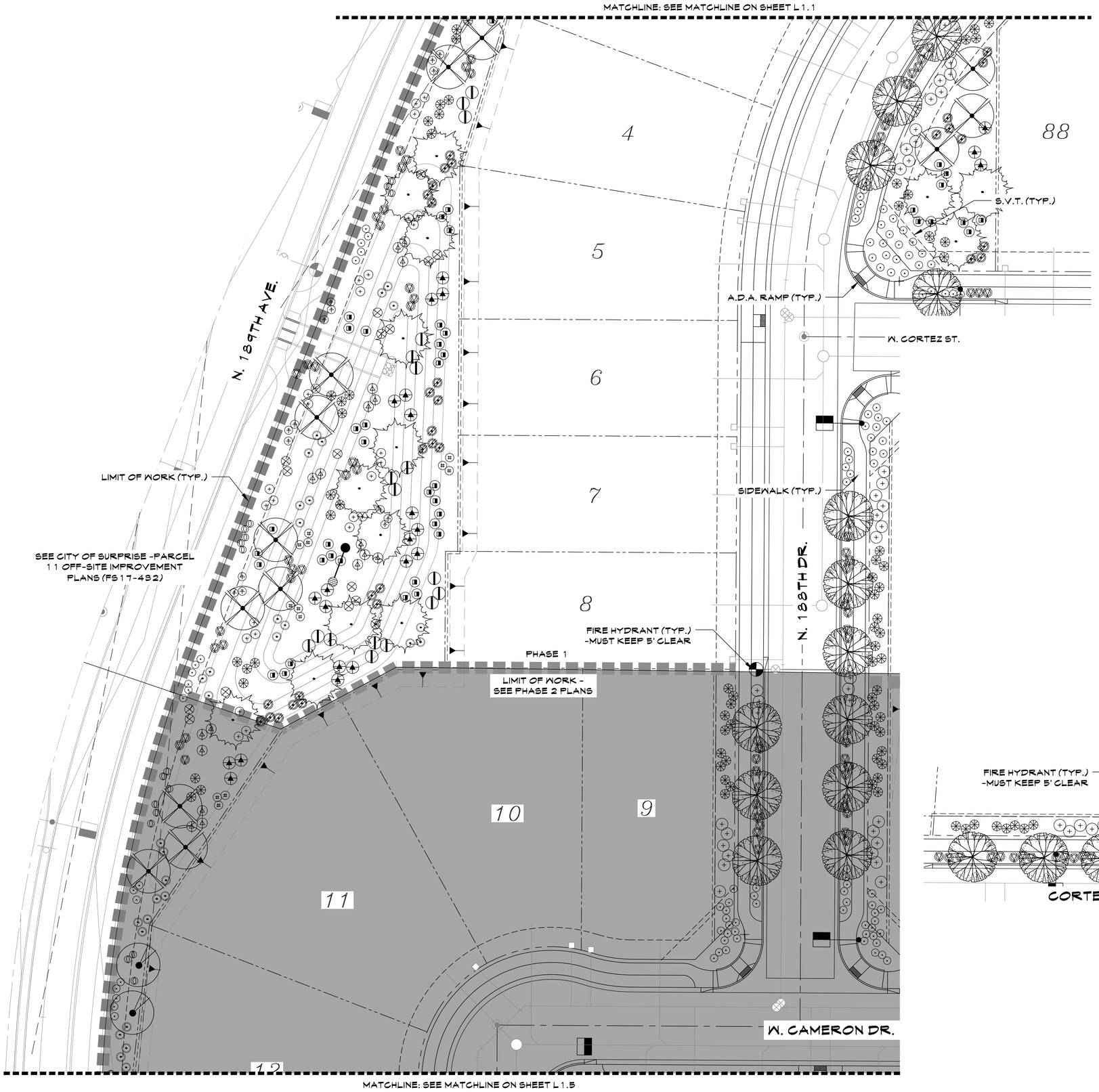
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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

JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: CS
CHECKED BY: TM

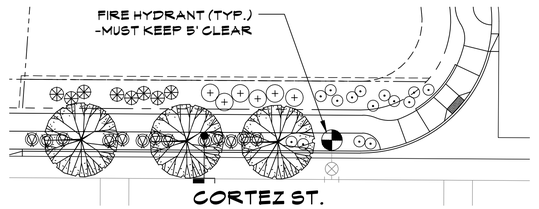
REVISIONS:

SHEET NO.
L1.2

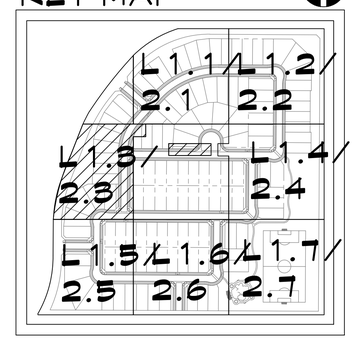


PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
	PARKINSONIA PRAECOX - PALO BREA
	PROSOPIS HYBRID - THORNLESS MESQUITE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	ACACIA ANEURA - MULGA TREE
	FRAXINUS VELUTINA - ARIZONA ASH
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS	
	LEUCOHPYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOHILA GLABRA 'WINTER BLAZE' - WIINTER BLAZE EMU
	LEUCOPHYLLUM FRUTESCENS ' HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 2" DEPTH, 3/ 4" SCREENED, COLOR TO BE 'EXPRESS GOLD'
	MID-IRON BERMUDA TURF



KEY MAP



SCALE: 1"=20'-0"

0' 10' 20' 40' 60'

NORTH

The McGough Group

Landscape Architecture
Urban Design - Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Registered Landscape Architect
CERTIFICATE NO. 27332
TIMOTHY J. McGOUGH
04-18-18
Expires: 6-30-2018

PLANTING PLAN

ZANJERO TRAILS - PHASE 2

PARCEL 11C - PHASE 1

SUNNYSIDE DR. & PERRYVILLE RD.
SURPRISE, ARIZONA

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

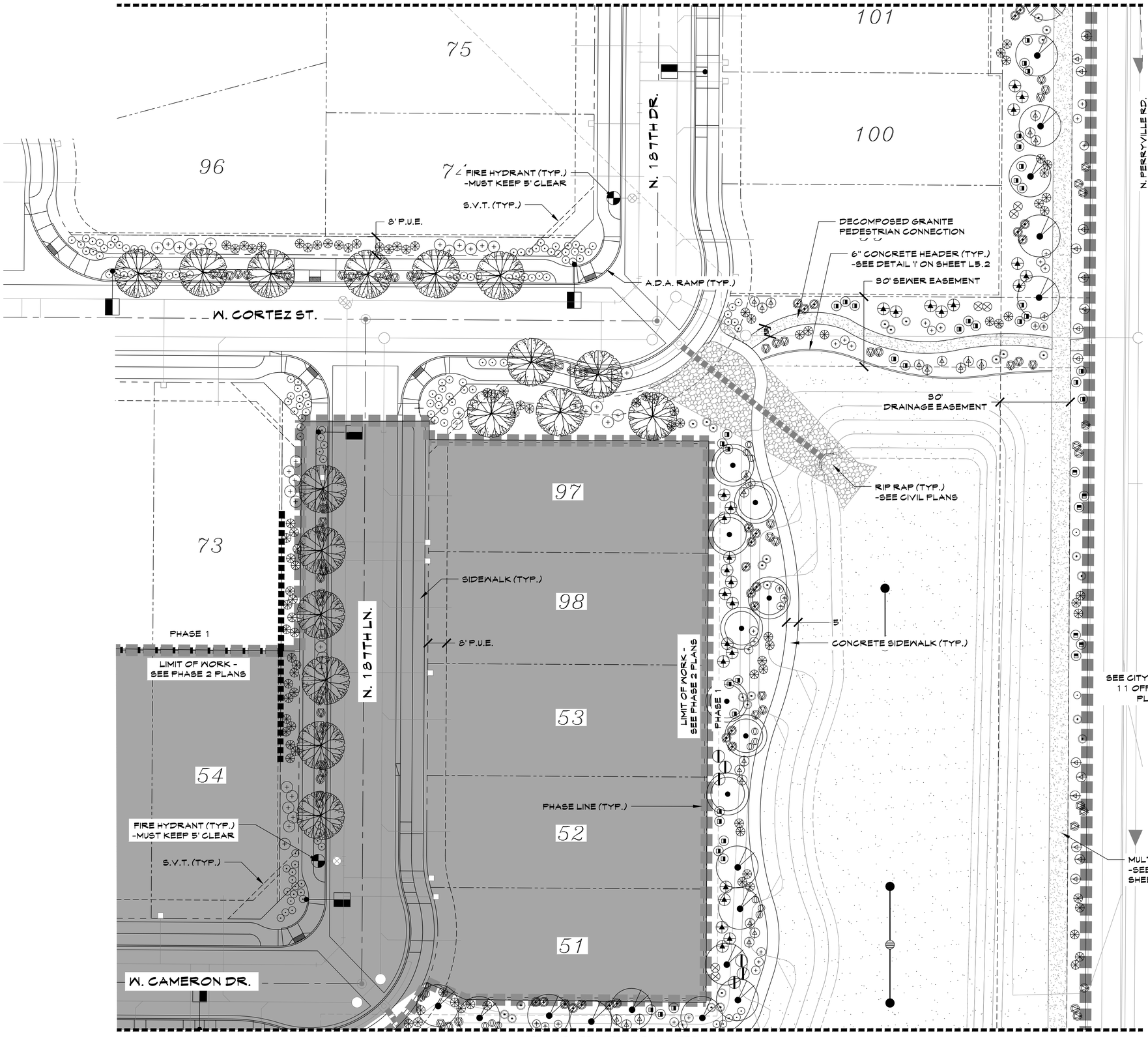
These drawings shall not be used on other projects or for additions to this project except by written agreement from the landscape architect.

JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: CS
CHECKED BY: TM

REVISIONS:

SHEET NO.
L1.3

MATCHLINE: SEE MATCHLINE ON SHEET L 1.2

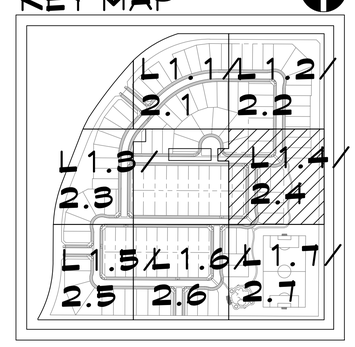


MATCHLINE: SEE MATCHLINE ON SHEET L 1.7

PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
	PARKINSONIA PRAECOX - PALO BREA
	PROSOPIS HYBRID - THORNLESS MESQUITE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	ACACIA ANEURA - MULGA TREE
	FRAXINUS VELUTINA - ARIZONA ASH
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS	
	LEUCOHPYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOHILA GLABRA 'WINTER BLAZE' - WIINTER BLAZE EMU
	LEUCOPHYLLUM FRUTESCENS ' HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 2" DEPTH, 3/ 4" SCREENED, COLOR TO BE 'EXPRESS GOLD'
	MID-IRON BERMUDA TURF

KEY MAP



SCALE: 1"=20'-0"

0' 10' 20' 40' 60'

NORTH

The McGough Group

Landscape Architecture
Urban Design - Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Registered Landscape Architect
CERTIFICATE NO.
27332
MCGOUGH
04-30-2018
Expires: 6-30-2018

PLANTING PLAN
ZANJERO TRAILS - PHASE 2
PARCEL 11C - PHASE 1
SUNNYSIDE DR. & PERRYVILLE RD.
SURPRISE, ARIZONA

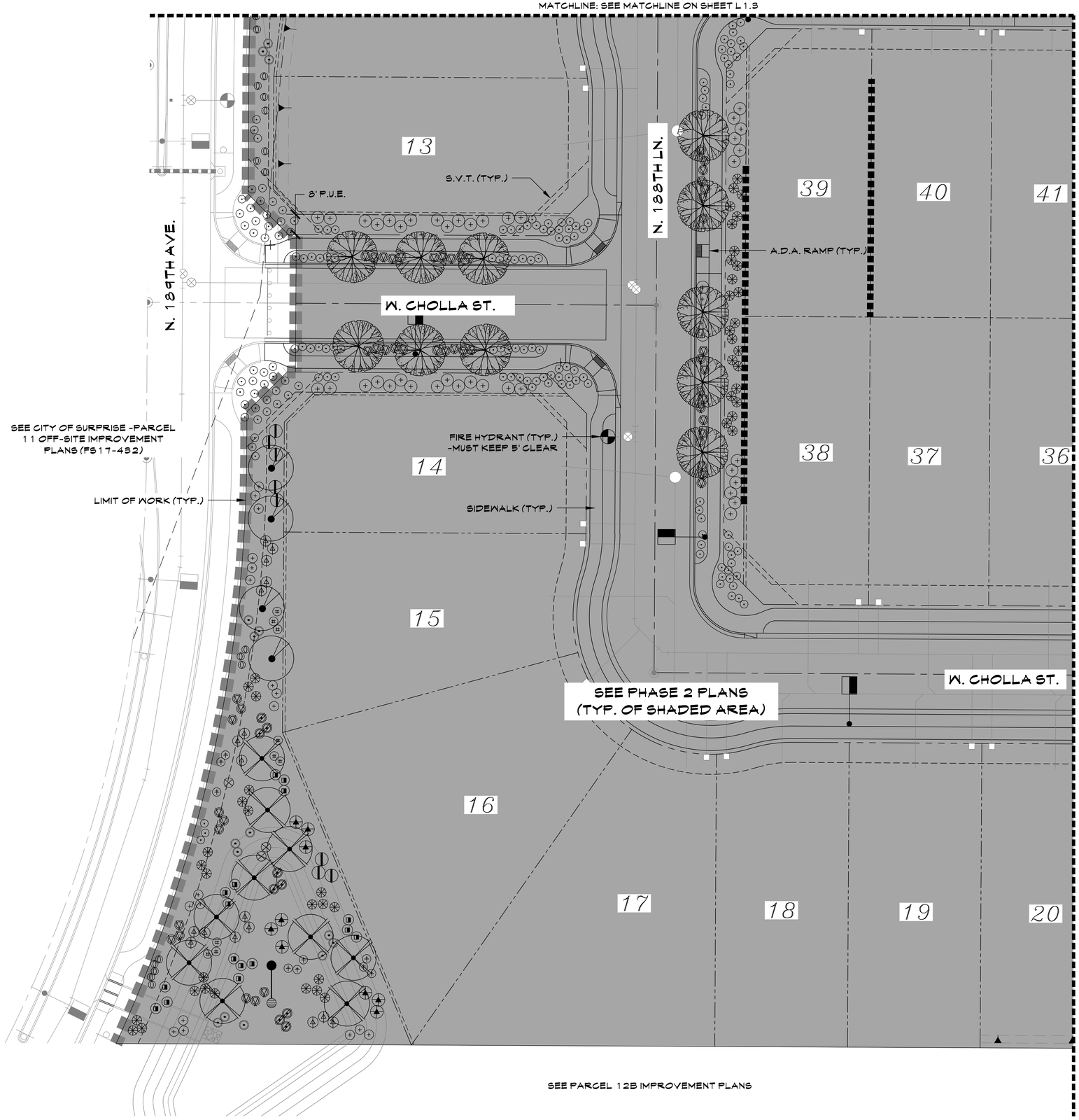
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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

JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: CS
CHECKED BY: TM

REVISIONS:

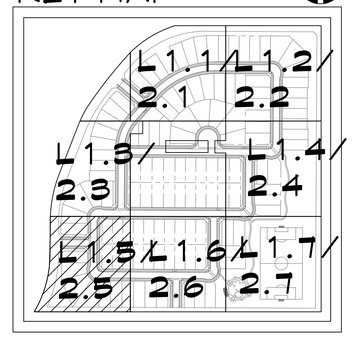
SHEET NO.
L1.4



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
	PARKINSONIA PRAECOX - PALO BREA
	PROSOPIS HYBRID - THORNLESS MESQUITE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	ACACIA ANEURA - MULGA TREE
	FRAXINUS VELUTINA - ARIZONA ASH
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS	
	LEUCOHPYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOHILA GLABRA 'WINTER BLAZE' - WIINTER BLAZE EMU
	LEUCOPHYLLUM FRUTESCENS ' HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 2" DEPTH, 3/ 4" SCREENED, COLOR TO BE 'EXPRESS GOLD'
	MID-IRON BERMUDA TURF

KEY MAP



SCALE: 1"=20'-0"

0' 10' 20' 40' 60'

NORTH

The McGough Group

Landscape Architecture
Urban Design · Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Registered Landscape Architect
CERTIFICATE NO. 27332
MCGOUGH
06-30-2018
Expires: 6-30-2018

PLANTING PLAN

ZANJERO TRAILS - PHASE 2

PARCEL 11C - PHASE 1

SUNNYSIDE DR. & PERRYVILLE RD.
SURPRISE, ARIZONA

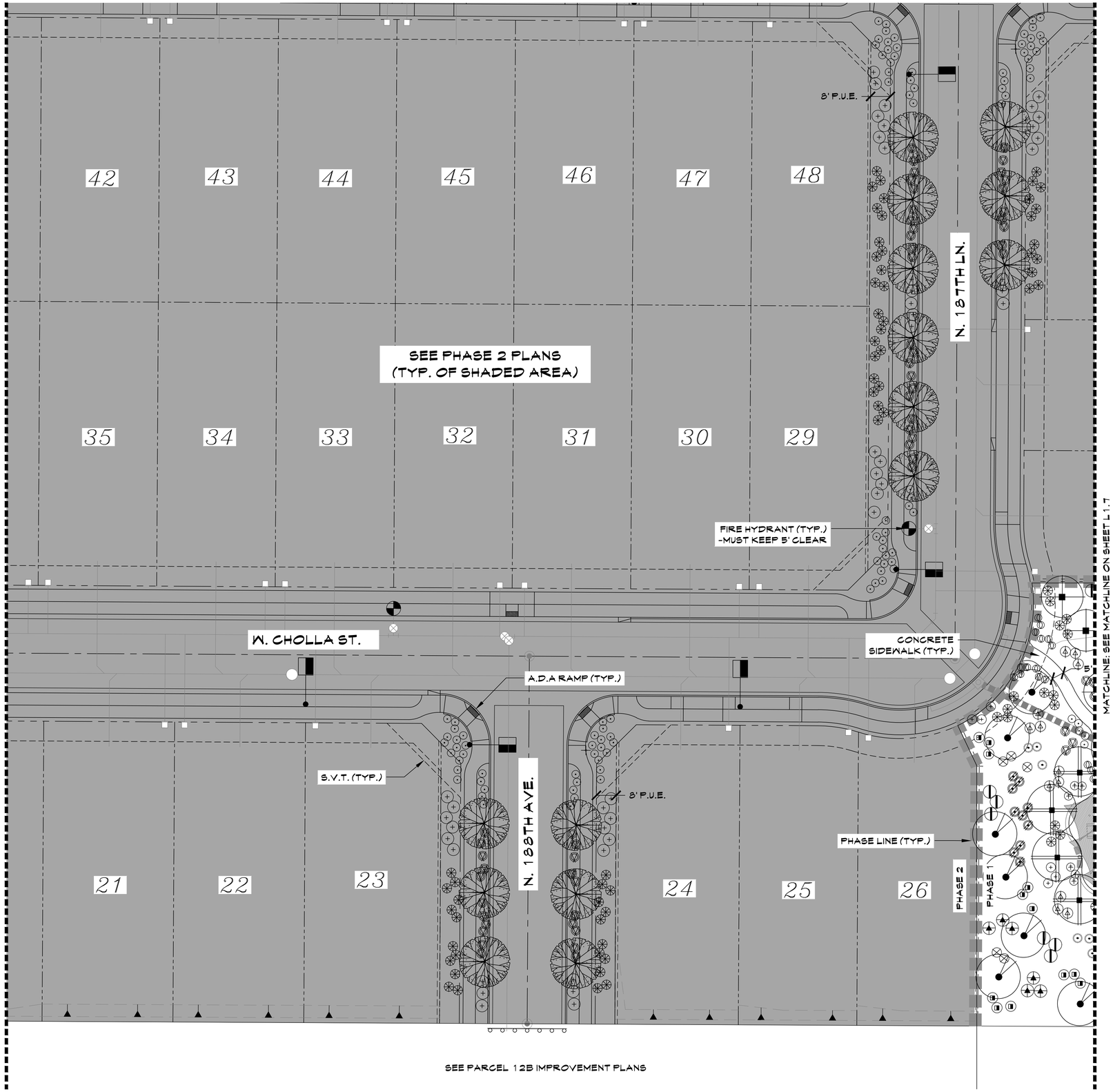
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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

JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: CS
CHECKED BY: TM

REVISIONS:

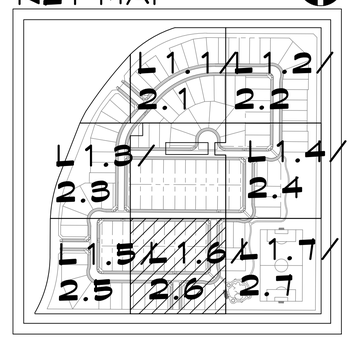
SHEET NO.
L1.5



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
	PARKINSONIA PRAECOX - PALO BREA
	PROSOPIS HYBRID - THORNLESS MESQUITE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	ACACIA ANEURA - MULGA TREE
	FRAXINUS VELUTINA - ARIZONA ASH
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS	
	LEUCOHPYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOHILA GLABRA 'WINTER BLAZE' - WINTER BLAZE EMU
	LEUCOPHYLLUM FRUTESCENS ' HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 2" DEPTH, 3/ 4" SCREENED, COLOR TO BE 'EXPRESS GOLD'
	MID-IRON BERMUDA TURF

KEY MAP



SCALE: 1"=20'-0"

0' 10' 20' 40' 60'

NORTH

The McGough Group

Landscape Architecture
Urban Design - Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Registered Landscape Architect
CERTIFICATE NO.
27332
MCGOUGH
04-19-18
Expires: 6-30-2018

PLANTING PLAN

ZANJERO TRAILS - PHASE 2

PARCEL 11C - PHASE 1

SUNNYSIDE DR. & PERRYVILLE RD.
SURPRISE, ARIZONA

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

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

JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: CS
CHECKED BY: TM

REVISIONS:

SHEET NO.
L1.6

MATCHLINE: SEE MATCHLINE ON SHEET L 1.4

MATCHLINE: SEE MATCHLINE ON SHEET L 1.6

49

50

28

27

LIMIT OF WORK - SEE PHASE 2 PLANS

PHASE 1

RIP RAP (TYP.) -SEE CIVIL PLANS

5'

CONCRETE SIDEWALK (TYP.)

N. PERRYVILLE RD.

MULTI-USE TRAIL -SEE DETAIL 'B' ON SHEET L4.1

6'

CONCRETE SIDEWALK (TYP.)

AMENITIES AREA -SEE SHEET L4.1

SEE CITY OF SURPRISE -PARCEL 11 OFF-SITE IMPROVEMENT PLANS (FS17-432)

RIP RAP (TYP.) -SEE CIVIL PLANS

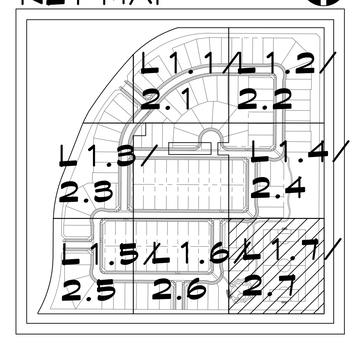
CONCRETE PEDESTRIAN CONNECTION

SEE PARCEL 12B IMPROVEMENT PLANS

PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
	PARKINSONIA PRAECOX - PALO BREA
	PROSOPIS HYBRID - THORNLESS MESQUITE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	ACACIA ANEURA - MULGA TREE
	FRAXINUS VELUTINA - ARIZONA ASH
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS	
	LEUCOHPYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOHILA GLABRA 'WINTER BLAZE' - WINTER BLAZE EMU
	LEUCOPHYLLUM FRUTESCENS ' HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 2" DEPTH, 3/ 4" SCREENED, COLOR TO BE 'EXPRESS GOLD'
	MID-IRON BERMUDA TURF

KEY MAP



SCALE: 1"=20'-0"

0' 10' 20' 40' 60'

NORTH

The McGough Group

Landscape Architecture
Urban Design - Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Registered Landscape Architect
CERTIFICATE NO.
27332
MCGOUGH
04-18-18
Expires: 6-30-2018

PLANTING PLAN

ZANJERO TRAILS - PHASE 2

PARCEL 11C - PHASE 1

SUNNYSIDE DR. & PERRYVILLE RD.
SURPRISE, ARIZONA

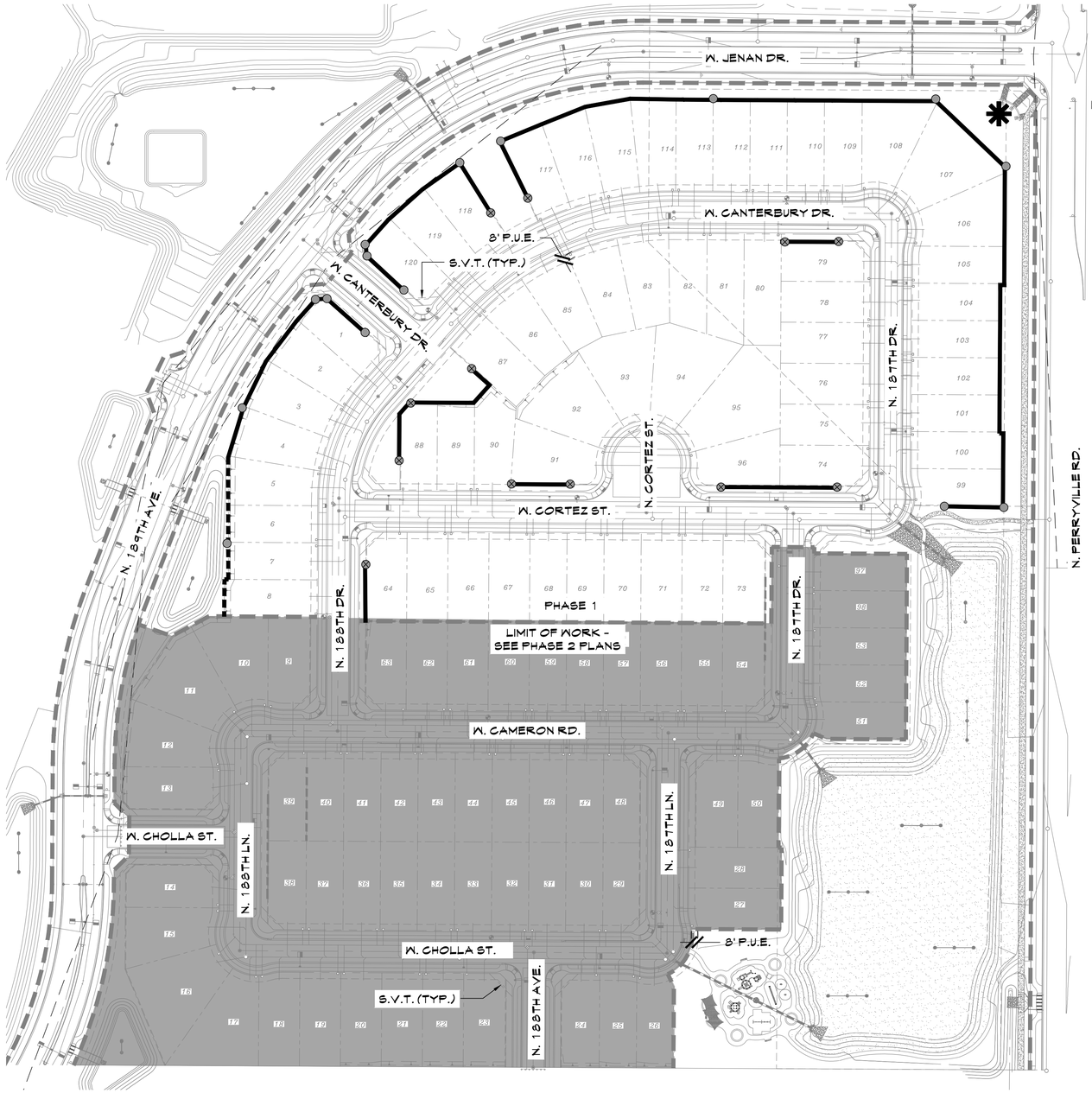
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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

JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: CS
CHECKED BY: TM

REVISIONS:

SHEET NO.
L1.7



WALL LEGEND

- PROJECT THEME WALL (≈ 2,594 LF) -SEE DETAIL 'B' ON SHEET L5.1
- PARTIAL VIEW WALL (≈ 210 LF) -SEE DETAIL 'C' ON SHEET L5.1
- THEME COLUMN (QTY 15) -SEE DETAIL 'A' ON SHEET L5.1
- SECONDARY THEME COLUMN (QTY 12) -SEE DETAIL 'C' ON SHEET L5.1
- PRIMARY SIGN MONUMENT -SEE DETAIL 'A' ON SHEET L5.1

NOTES:

1. ALL FOOTINGS, WALLS AND THEME COLUMNS TO BE LOCATED OUTSIDE OF THE P.U.E., R.O.W. AND SITE VISIBILITY TRIANGLE EASEMENTS.

2. THEME COLUMNS ARE TO BE 25'-0" OFF THE BACK OF THE SIDEWALK. SOME THEME COLUMNS MAY HAVE TO BE LOCATED 30'-0" OFF THE BACK OF SIDEWALK WHERE SITE VISIBILITY TRIANGLE EASEMENTS ARE PRESENT. CONTRACTOR TO INSTALL 6"X6" CONCRETE HEADER FROM THE FRONT OF THE COLUMN TO THE BACK OF THE SIDEWALK.

3. SEE CIVIL PLANS FOR RETAINING WALL LOCATIONS.

4. CONTRACTOR TO USE FINAL PLAT TO VERIFY ALL QUANTITIES.

SCALE: 1"=80'-0"

0' 80' 160' 240'

NORTH

The McGough Group

Landscape Architecture
Urban Design - Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Registered Landscape Architect
CERTIFICATE NO.
27332
TIMOTHY J.
McGOUGH
04-18-18
Expires: 6-30-2018

WALL PLAN
ZANJERO TRAILS - PHASE 2
PARCEL 11C - PHASE 1
SUNNYSIDE DR. & PERRYVILLE RD.
SURPRISE, ARIZONA

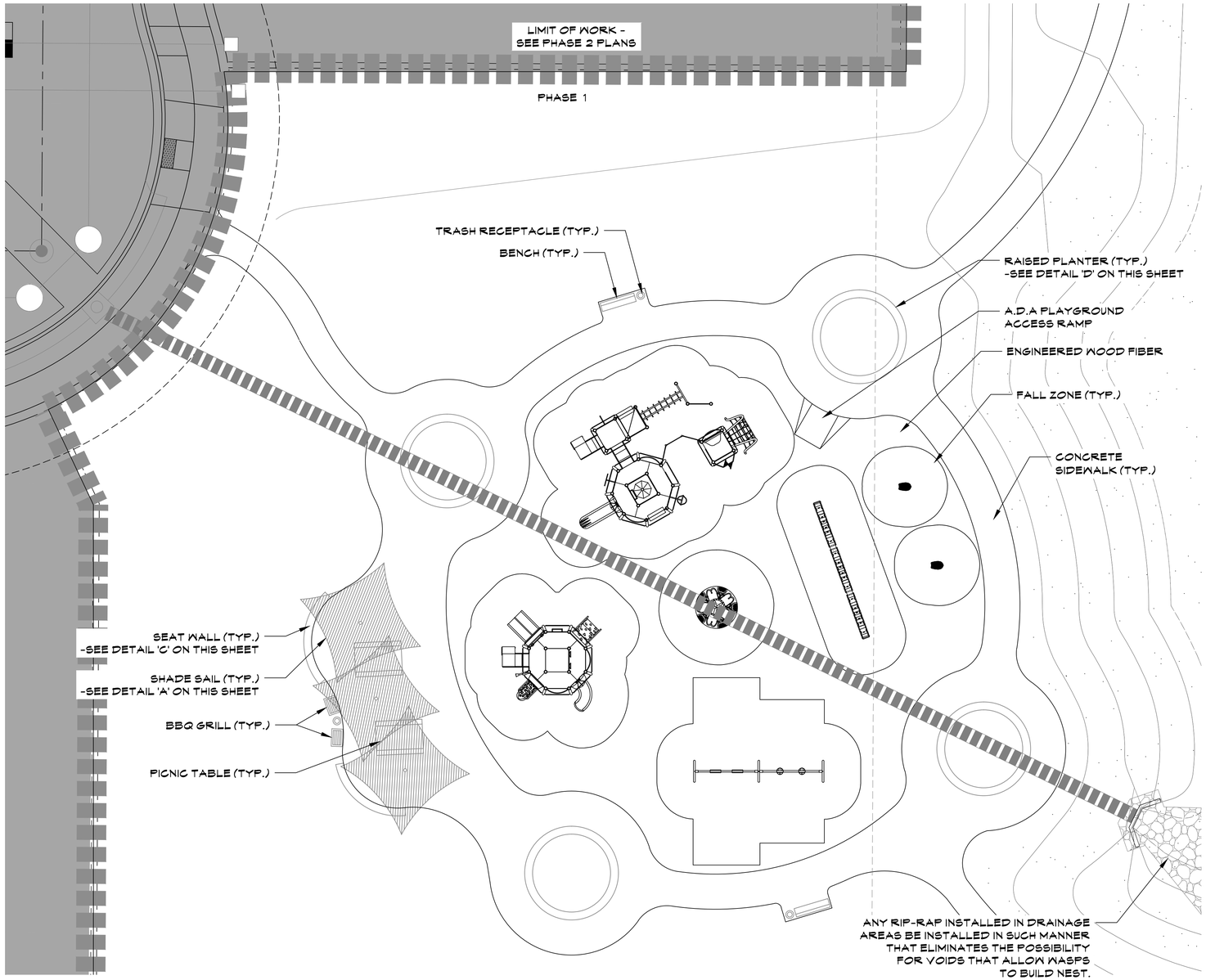
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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

JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: CS
CHECKED BY: TM

REVISIONS:

SHEET NO.
L3.1



SCALE: 1"=10'-0"

0' 5' 10' 20' 30'

NORTH

AMENITIES SCHEDULE

BENCH (QTY 2)
MANUFACTURER: WEBCOAT
CONTACT: MIRACLE PLAYGROUNDS
MODEL # B6NBCLASSICWINGLINE SM (SURFACE MOUNT)
COLOR: BROWN

PICNIC TABLE (QTY 2)
MANUFACTURER: WEBCOAT
CONTACT: MIRACLE PLAYGROUNDS
MODEL# T6INF4-45 (IN GROUND)
COLOR: BROWN

TRASH RECEPTACLE (QTY 3)
MANUFACTURER: WEBCOAT
CONTACT: MIRACLE PLAYGROUNDS
MODEL # TR32CLASSIC
COLOR: BROWN

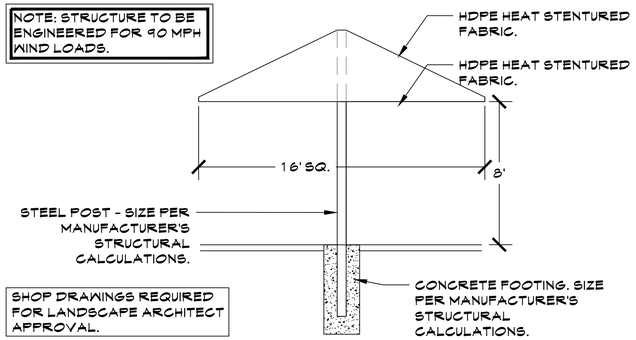
BBQ GRILL (QTY 2)
MANUFACTURER: PATTERSON WILLIAMS
CONTACT: DAVE BANG ASSOCIATES 480-892-2266
MODEL # 1140-10

SHADE SAIL (QTY 3)
MANUFACTURER: USA SHADE
CONTACT: SCOTT WILLIAMS

PLAYGROUND EQUIPMENT
MANUFACTURER: MIRACLE PLAYGROUNDS
CONTACT: MONTE CORLEY - 1-800-905-1411 X105
REFERENCE # MIRACLE KC CUSTOM DESIGN
R0001_43061626931

*ALL COLORS TO BE APPROVED BY OWNER

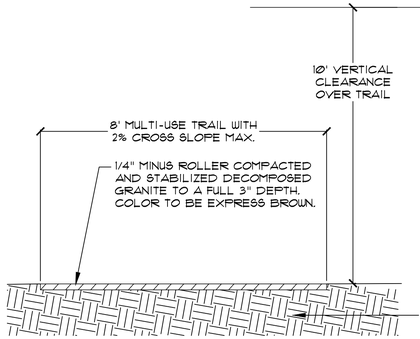
NOTE: STRUCTURE TO BE ENGINEERED FOR 90 MPH WIND LOADS.



SHOP DRAWINGS REQUIRED FOR LANDSCAPE ARCHITECT APPROVAL.

A SINGLE POST SHADE SAIL

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

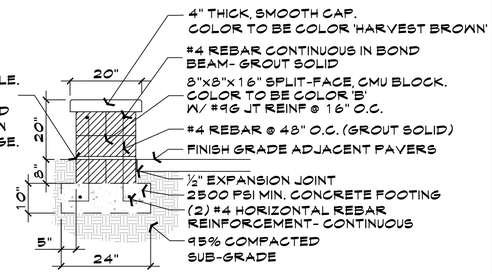


NOTES:
1. PATH TO BE 'CUT' INTO COMPACTED SUB-GRADE W/ ANGLED SIDE SLOPES TO CONTAIN GRANITE.
2. STABILITEK POWDER STABILIZER TO BE MIXED WITH DECOMPOSED GRANITE BEFORE ARRIVING ONSITE.
3. APPLY APPLICATION OF PRE-EMERGERENT AFTER INSTALLATION.
4. INSTALL STABILIZED DECOMPOSED GRANITE PER MANUFACTURER'S SPECIFICATIONS.
5. MAXIMUM TRAIL SLOPE OF 5%.
6. TRAIL TO MATCH GRADE WHEN ADJACENT TO OTHER SURFACE MATERIAL SUCH AS SIDEWALK OR CURB.
7. TRAIL TO BE MAINTAINED BY HOME OWNER'S ASSOCIATION.

B MULTI - USE TRAIL

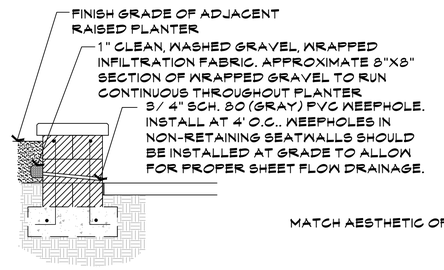
SCALE: 1/2" = 1'-0"

3/ 4" SCH. 80 (GRAY) PVC WEEPHOLE. INSTALL AT 4' O.C.. WEEPHOLES IN NON-RETAINING SEATWALLS SHOULD BE INSTALLED AT GRADE TO ALLOW FOR PROPER SHEET FLOW DRAINAGE.



C SEAT WALL

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



MATCH AESTHETIC OF DETAIL 'C'

D RAISED PLANTER

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

The McGough Group
Landscape Architecture
Urban Design - Site Imaging
Parks and Recreation
11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028
602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Registered Landscape Architect
CERTIFICATE NO.
27332
MCGOUGH
04-18-18
Expires: 6-30-2018

AMENITIES SCHEDULE
ZANJERO TRAILS - PHASE 2
PARCEL 11C - PHASE 1
SUNNYSIDE DR. & PERRYVILLE RD.
SURPRISE, ARIZONA

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

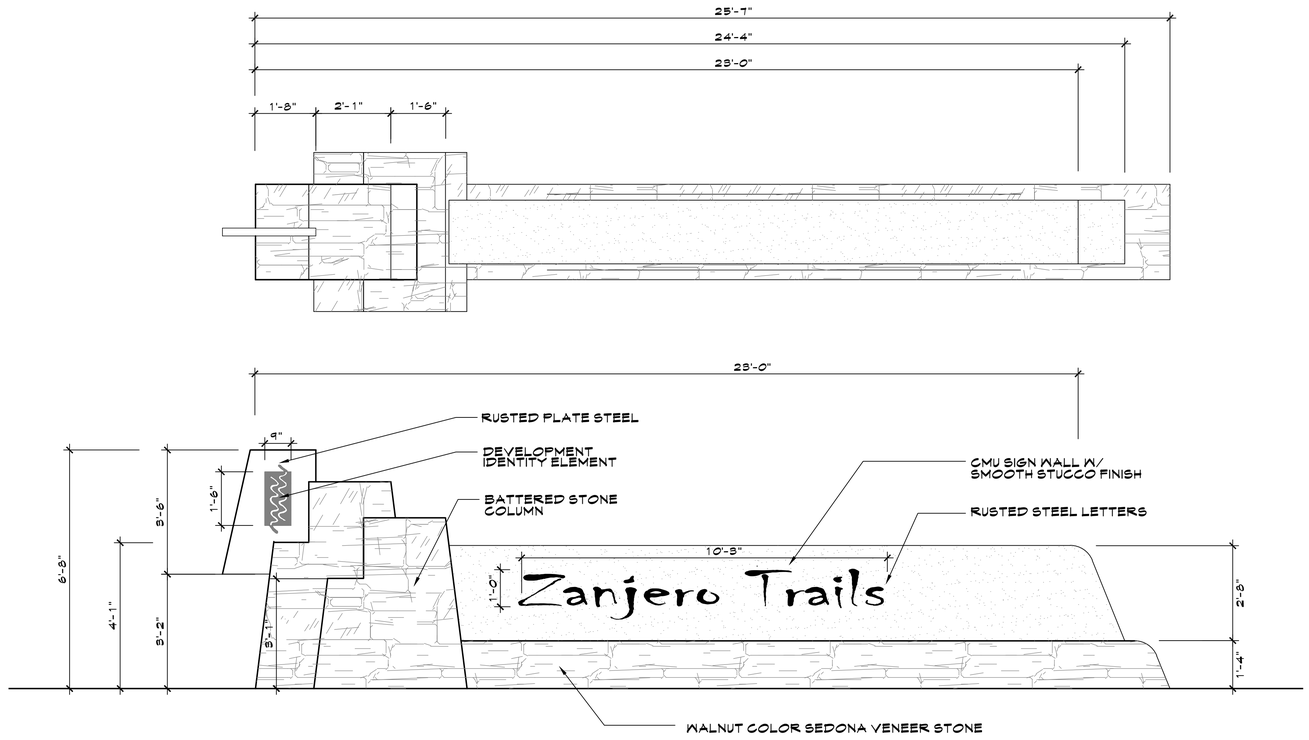
These drawings shall not be used on other projects or for additions to this project except by written agreement from the landscape architect.

JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: CS
CHECKED BY: TM

REVISIONS:

SHEET NO.
L4.1

17 OF 20



A ENTRY MONUMENT

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

NOTES (APPLY TO ALL DETAILS)

1. DETAILS FOR AESTHETIC/MATERIAL REFERENCE ONLY; STRUCTURAL DETAILS REQUIRED PRIOR TO CONSTRUCTION.

2. SHOP DRAWINGS ARE REQUIRED PRIOR TO ISSUE OF PERMIT AND CONSTRUCTION.

3. SIGNAGE/MONUMENT TO BE APPROVED AS PART OF A SEPARATE SUBMITTAL AND PERMIT.

4. ALL PAINT COLORS TO BE APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO ORDERING, PURCHASING AND PAINTING ALL THEME/VIEW WALLS.

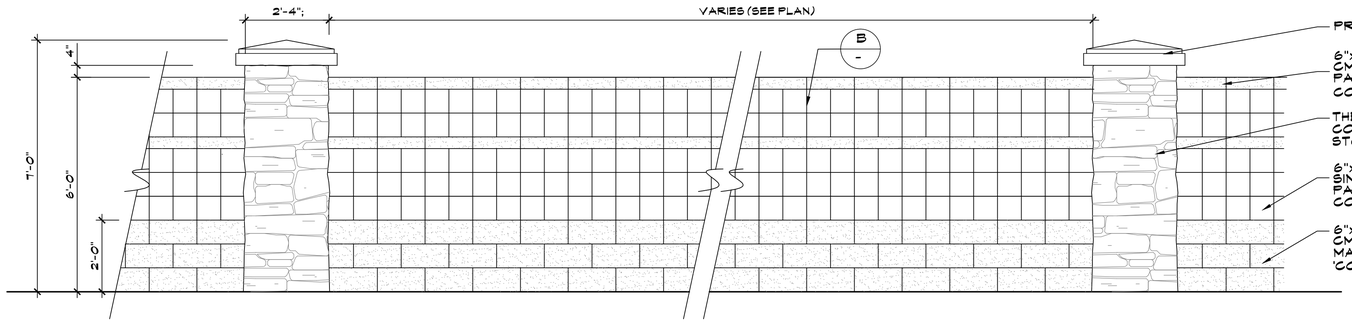
5. MOCK WALL TO BE CONSTRUCTED SHOWING SPECIFIED PAINT COLORS AND ANY ALTERNATES PROVIDED BY THE OWNER.

SPECIAL NOTE:

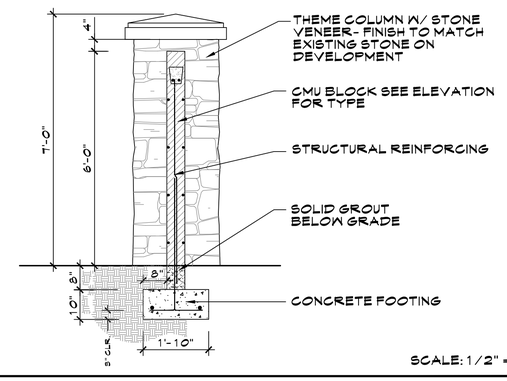
WALL COLOR - PAINT EQUIVALENTS
(ALL DUNN EDWARDS PAINT)

FOR "COCOA BROWN" USE:
1008-0735-03 17-U SANJERO TRIM
W6240V VERSAFLAT

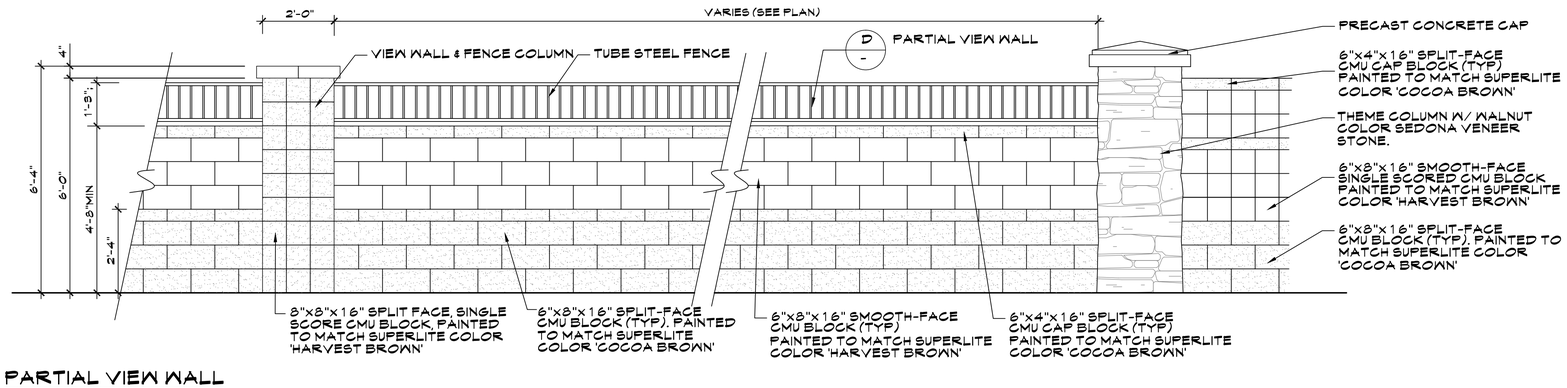
FOR "HARVEST BROWN" USE:
1008-0734-03 17-M SANJERO BODY
W6240V VERSAFLAT



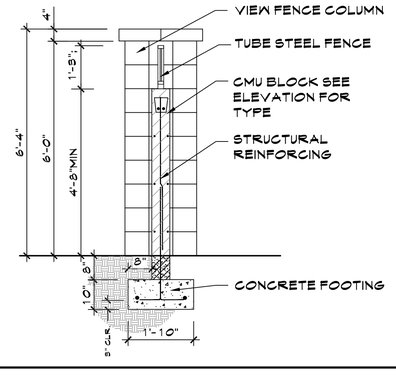
B PROJECT THEME WALL



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



C PARTIAL VIEW WALL



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

The McGough Group
Landscape Architecture
Urban Design - Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Registered Landscape Architect
CERTIFICATE NO. 27332
TIMOTHY D. McGOUGH
Date 4-25-18
Expires: 6-30-2018

HARDSCAPE DETAILS
ZANJERO TRAILS - PHASE 2
PARCEL 11C - PHASE 1
SUNNYSIDE DR. & PERRYVILLE RD.
SURPRISE, ARIZONA

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

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

JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: CS
CHECKED BY: TM

REVISIONS:

SHEET NO.
L5.1

ZANJERO TRAILS PHASE 2 – PARCEL 11C
ALTERNATIVE ASSURANCE AGREEMENT

This Zanjero Trails Phase 2 – Parcel 11C Alternative Assurance Agreement ("Agreement") is dated as of this 12th day of July, 2018 (the "Effective Date") by and between the City of Surprise, Arizona, an Arizona municipal corporation (the "City"), and Land Solutions Cactus, LLC, an Arizona limited liability company ("Developer"). The City and Developer may be individually referred to as a "Party" or collectively as the "Parties."

RECITALS

WHEREAS, Surprise Municipal Code, Chapter 121, Article V and Section121-63(a)(10) in effect in 2008, required an applicant for approval of a final plat to provide a performance bond, irrevocable letter of credit, funds in escrow, or other equivalent financial guarantee to the City, prior to recording a final plat approved by the City Council, in an amount equal to one hundred percent (125%) of the cost of the labor and materials necessary to complete satisfactory construction, installation, and dedication of the required street, utility, drainage and other improvements, including any portions of such improvements which are located upon individual lots; and

WHEREAS, as an alternative to the posting of financial assurances, Surprise Municipal Code, Section 121-63(e), in effect in 2008, allowed the City Council to approve a final plat, but withhold recordation of the final plat until completion and acceptance of all required infrastructure improvements, as follows:

> **Alternate Approval Procedure**. As an alternate procedure and at the request of the subdivider, the City Council may approve a final plat and instruct the Community Development Director to withhold the approved final plat from recording for a period of time to allow the subdivider to install all of the required public improvements according to the plans and specifications approved by the City Engineer. This procedure, when approved by the Council, shall be in lieu of the guarantees for installation of improvements as set forth in subsection (a) (10) of Section 121-63. An executed standard contract as approved by the City Attorney regarding installation of improvements shall be submitted with the final plat. The contract shall require that all improvements be completed no later than twelve months from the date the final plat was approved by the City Council and that no lot may be sold. When the completed improvements are inspected and approved by the City Engineer, the plat shall be recorded by the Community Development Director, and the sale of lots may proceed according to the approved and recorded plat, provided that a one-year warranty shall be submitted covering the completed improvements.

WHEREAS, the Parties desire to enter into this Agreement for the purpose of allowing Developer, as an alternative to posting financial assurances, to construct and install all of the required infrastructure improvements within twelve (12) months of the date of this Agreement, after approval of a final plat by the City Council but before recordation of the final plat.

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

SPECIAL TERMS AND CONDITIONS

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

   Zanjero Trails – Phase 2, Parcel 11C – Phase 1 Grading Plans
   Zanjero Trails – Phase 2, Parcel 11C – Phase 1 Paving Plans
   Zanjero Trails – Phase 2, Parcel 11C – Phase 1 Sewer Plans
   Zanjero Trails – Phase 2, Parcel 11C – Phase 1 Water Plans
   Zanjero Trails – Phase 2, Parcel 11C – Phase 1 Storm Water Management Plans
   Zanjero Trails – Phase 2, Parcel 11C – Phase 1 Landscape Plans
   Zanjero Trails – Phase 2, Parcel 11C – Phase 1 Streetlight Plans
   Zanjero Trails – Phase 2, Parcel 11C – Phase 1 Site Electrical Plans
   Zanjero Trails – Phase 2, Parcel 11C – Phase 2 Grading Plans
   Zanjero Trails – Phase 2, Parcel 11C – Phase 2 Paving Plans
   Zanjero Trails – Phase 2, Parcel 11C – Phase 2 Sewer Plans
   Zanjero Trails – Phase 2, Parcel 11C – Phase 2 Water Plans
   Zanjero Trails – Phase 2, Parcel 11C – Phase 2 Storm Water Management Plans
   Zanjero Trails – Phase 2, Parcel 11C – Phase 2 Landscape Plans
   Zanjero Trails – Phase 2, Parcel 11C – Phase 2 Streetlight Plans

2. If Developer elects to not provide acceptable financial assurances after approval of the final plat by the City Council, as permitted by Surprise Municipal Code, Chapter 121, Article V and Section 121-63(a)(10), in effect in 2008, Developer shall complete satisfactory construction, installation, and dedication of the Improvements within twelve (12) months of the Effective Date of this Agreement as a precondition to recordation of the final plat. The final plat shall become null and void and of no force or effect if the Improvements have not been constructed and approved by the City Engineer within twelve (12) months of the Effective Date.

3. If Developer elects to not provide acceptable financial assurances after approval of the final plat by the City Council, as permitted by Surprise Municipal Code, Chapter 121, Article V Section 121-63(a)(10), in effect in 2008, no individual lots may be sold to the general public until the Improvements are completed and approved by the City Engineer. Sales, assignments, or transfers of lots to related entities of Developer, other developers, homebuilders, or investors shall be permitted.

4. If Developer elects to not provide acceptable financial assurances after approval of the final plat by the City Council, as permitted by Surprise Municipal Code, Chapter 121, Article V, Section 121-63(a)(10), in effect in 2008, after the completed Improvements have

been inspected and approved by the City Engineer, the final plat shall be recorded by the Community Development Director in a timely manner, and the sale of lots may proceed according to the approved and recorded plat, provided that a one-year warranty shall be submitted covering the applicable Improvements during the warranty period.

5. If Developer should elect to post financial assurances as required by Surprise Municipal Code, Chapter 121, Article V, Section 121-63(a)(10) in effect in 2008, the Community Development Director shall record the final plat in a timely manner as permitted by Surprise Municipal Code, Chapter 121, Section 121-63(a)(10), in effect in 2008, and the sale of lots may proceed according to the approved and recorded plat.

GENERAL TERMS AND CONDITIONS

6. Developer hereby waives and releases the City from any and all claims under A.R.S. §12-1134, *et seq.,* including any right to compensation for reduction in the fair market value of the real property that is the subject of this Agreement (Zanjero Trails Phase 2 – Parcel 11C), as a result of the City's approval of this Agreement. The terms of this waiver shall run with the land and shall be binding upon all subsequent landowners and shall survive the expiration or other termination of this Agreement.

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

8. The provisions of this Agreement are binding upon and shall inure to the benefit and burden of the Parties and all of their successors in interest and assigns. Developer shall provide the City with at least ten (10) business days' written notice in the event that title to all or any part of the Zanjero Trails Phase 2 – Parcel 11C is conveyed or otherwise transferred to a third party that is not related to or an affiliate of Developer. Upon the conveyance of all or a portion of Zanjero Trails Phase 2 – Parcel 11C, by Developer or its successors in title, Developer or its successor shall automatically be released from further obligations with regard to such portion of the subdivision, but its successor in title shall be bound thereby.

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

10. Upon recordation of the final plat, this Agreement will automatically terminate, and the condition of title for lots within the final plat will no longer be subject to the obligations

imposed by this Agreement. The City will execute and record a "Notice of Termination" to terminate this Agreement and release all parties of future liability and obligation related to this Agreement.

11. The laws of the State of Arizona shall govern any dispute, controversy, claim or cause of action arising out of or related to this Agreement. The venue for any such dispute shall be Maricopa County, Arizona, and each Party waives the right to object to venue in Maricopa County for any reason. Neither Party shall be entitled to recover any of its attorneys' fees or other costs from the other Party incurred in any such dispute, controversy, claim, or cause of action, but each Party shall bear its own attorneys' fees and costs, whether the same is resolved through arbitration, litigation in a court, or otherwise.

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

CITY OF SURPRISE, an Arizona municipal corporation

By:_____

Sharon R. Wolcott, Mayor

Date:_____

APPROVED AS TO FORM:

_____

City Attorney

ATTESTED:

_____

City Clerk

Developer: Land Solutions Cactus, LLC, an Arizona limited liability company

By: _____

Its: Member

Date: 7/12/18

STATE OF ARIZONA)
) ss.
County of Maricopa)

This instrument was acknowledged before me on July 12, 2018, by DAVID MAGUIRE, MEMBER of Land Solutions Cactus, LLC, an Arizona limited liability company, on behalf of the company.

STEPHANIE A ZAMENICK
NOTARY PUBLIC, ARIZONA
MARICOPA COUNTY
My Commission Expires
June 09, 2020

_____
Notary Public

My Commission Expires:

June 09, 2020

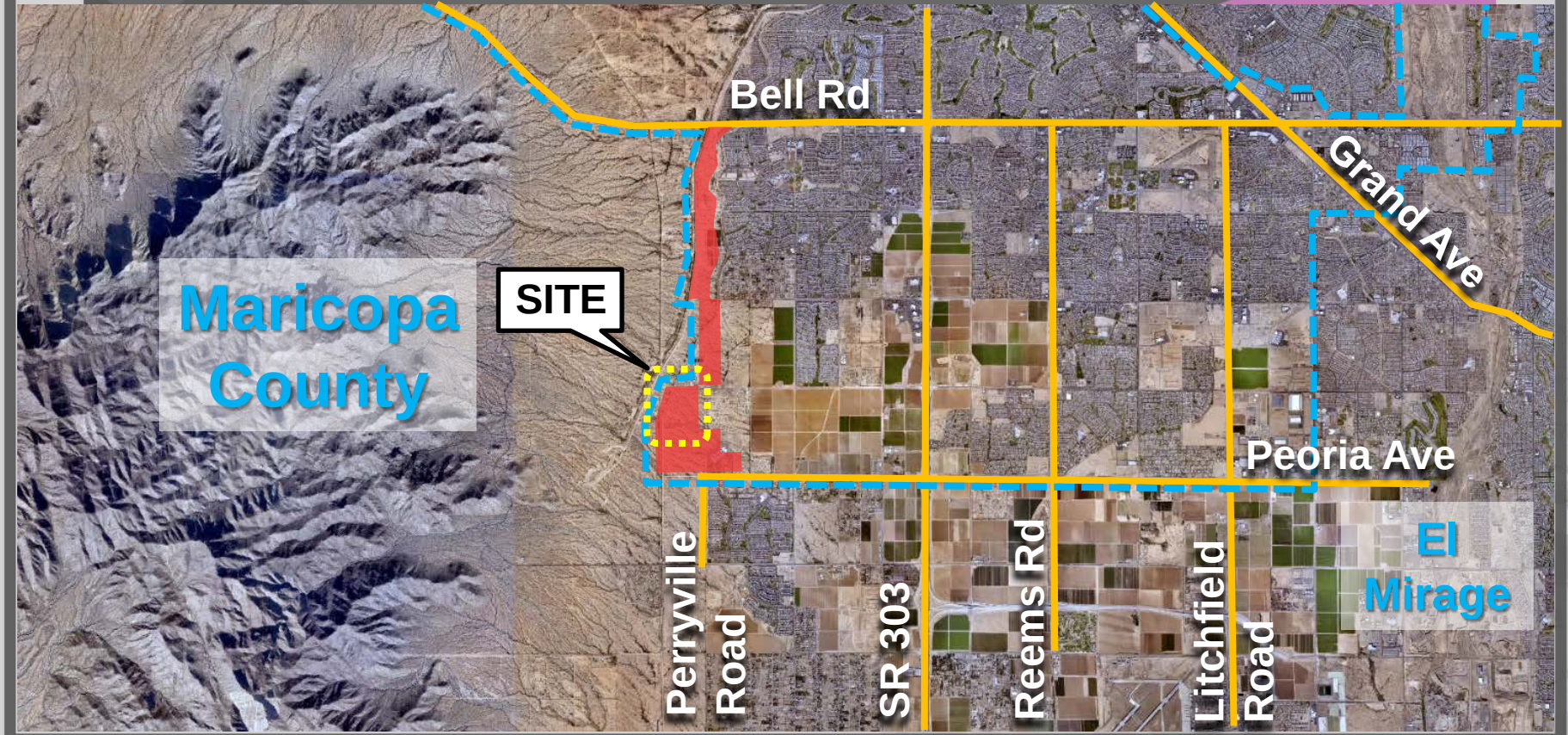
SURPRISE
ARIZONA

ZANJERO TRAILS
PARCEL 11C

Final Plat – City Council – August 7, 2018

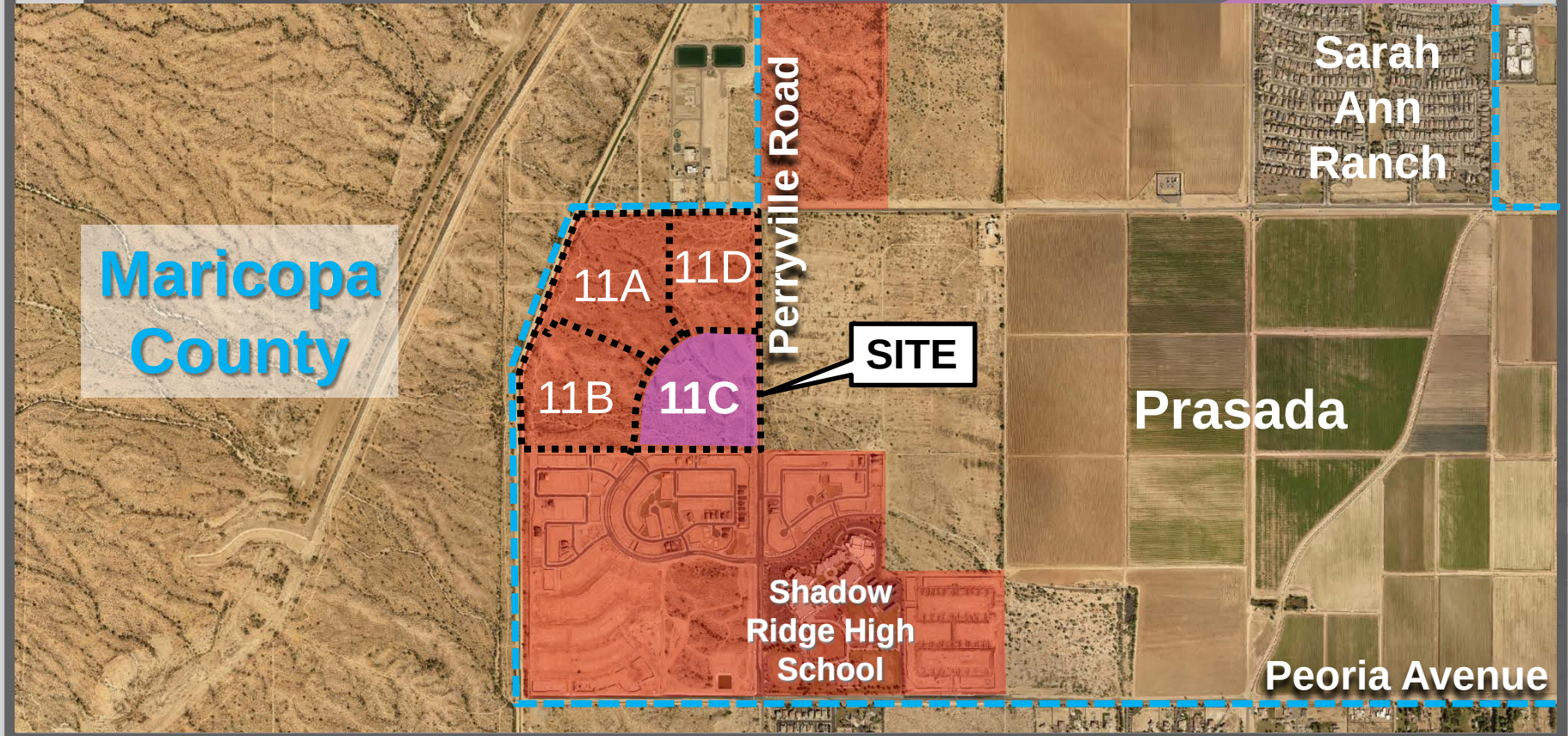
VICINITY MAP

Zanjero Trails Parcel 11C
FS17-433



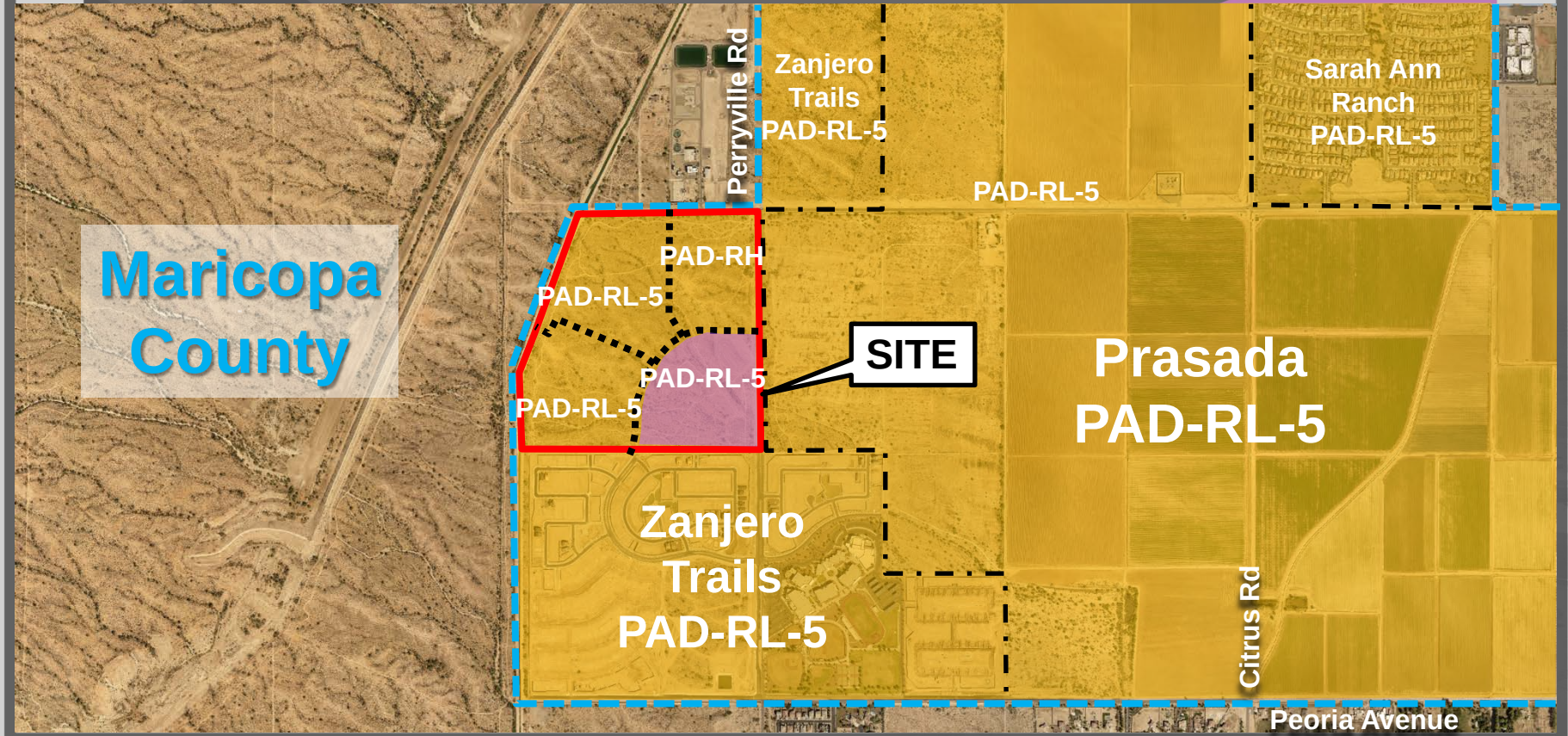
VICINITY MAP

Zanjero Trails Parcel 11C
FS17-433



ZONING MAP

Zanjero Trails Parcel 11C
FS17-433



FINAL PLAT

LEGAL DESCRIPTION

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

COMMENCING AT A FOUND BRASS CAP ACCEPTED AS THE EAST QUARTER CORNER OF SAID SECTION 21 FROM WHICH A FOUND BRASS CAP ACCEPTED AS THE NORTHEAST CORNER THEREOF BEARS NORTH 00°25'07" EAST, 2637.05 FEET;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, NORTH 89°47'50" WEST, 55.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE SOUTH LINE, NORTH 89°47'50" WEST, 1237.54 FEET TO A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 585.00 FEET, THE CENTER OF WHICH BEARS NORTH 65°11'20" WEST;

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°28'23", AN ARC LENGTH OF 241.33 FEET TO A TANGENT LINE;

THENCE NORTH 00°20'07" EAST, 18.51 FEET;

THENCE NORTH 45°20'07" EAST, 22.63 FEET;

THENCE SOUTH 89°39'53" EAST, 3.31 FEET;

THENCE NORTH 00°20'07" EAST, 55.00 FEET;

THENCE NORTH 89°39'53" WEST, 3.31 FEET;

THENCE NORTH 44°39'53" WEST, 22.63 FEET;

THENCE NORTH 00°20'07" EAST, 51.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 560.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°46'39", AN ARC LENGTH OF 203.57 FEET TO A TANGENT LINE;

THENCE NORTH 21°06'46" EAST, 223.80 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 685.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°27'58", AN ARC LENGTH OF 220.77 FEET TO A TANGENT LINE;

THENCE NORTH 39°34'44" EAST, 27.60 FEET;

THENCE NORTH 84°34'44" EAST, 22.63 FEET;

THENCE SOUTH 50°22'16" EAST, 3.31 FEET;

THENCE NORTH 39°34'44" EAST, 55.00 FEET;

THENCE NORTH 50°22'16" WEST, 3.31 FEET;

THENCE NORTH 05°22'16" WEST, 22.63 FEET;

THENCE NORTH 39°34'44" EAST, 37.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 460.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°42'23", AN ARC LENGTH OF 407.10 FEET TO A TANGENT LINE;

THENCE SOUTH 89°39'53" EAST, 492.04 FEET;

THENCE SOUTH 44°39'53" EAST, 22.63 FEET TO A POINT ON A LINE 55.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21;

THENCE ALONG SAID PARALLEL LINE, SOUTH 00°20'07" WEST, 1258.82 FEET TO THE POINT OF BEGINNING.

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

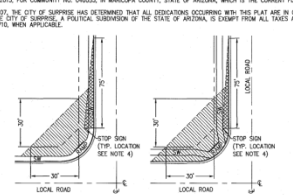
CUMULATIVE PLATTED TOTAL				
PHASE	PARCEL	TOTAL NUMBER OF RESIDENTIAL DWELLING UNITS	FINAL PLAT CASE NUMBER	CUMULATIVE TOTAL PLATTED
2	11A	131	FS17-469	131
	11B	110	FS17-650	241
	11C	120	FS17-433	361

CUMULATIVE LAND USE BUDGET TABLE:

(SEE SHEET 8)

NOTES

1. NO PERMANENT STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN EASEMENTS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF SURPRISE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. SIGHT VISIBILITY TRIANGLE/LANDSCAPING WITHIN THE 30'x30' VISIBILITY TRIANGLE ALONG THE PROPERTY LINES AT LOT CORNERS SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 30" ABOVE GROUND LEVEL. (SEE DETAIL THIS SHEET)
4. ALL EXTERIOR SUBDIVISION BOUNDARY CORNERS ARE AS SHOWN PER THIS PLAT IN CONFORMANCE WITH ARIZONA STATUTE. ALL INTERIOR CORNERS AND MONUMENTS ARE TO BE SET BY THE SURVEYOR RESPONSIBLE FOR THE CONSTRUCTION SURVEY AND STAKING OF THIS PROJECT AND MUST BE IN CONFORMANCE WITH SAID ARIZONA STATUTORY REQUIREMENTS.
5. LANDSCAPING WITHIN TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, AND O WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
6. PROVISIONS SHALL BE MADE FOR DEVELOPMENT AND MAINTENANCE OF STREET LIGHTS THROUGH EITHER THE ASSOCIATION OR THROUGH THE CREATION OF A STREET LIGHT IMPROVEMENT DISTRICT (S.L.I.D.).
7. THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
8. THE SUBDIVISION IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE SHADED ZONE "X", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1505G, 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.
9. IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
10. PURSUANT TO A.R.S. § 42-1102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS # 14751 AND 14710, WHEN APPLICABLE.



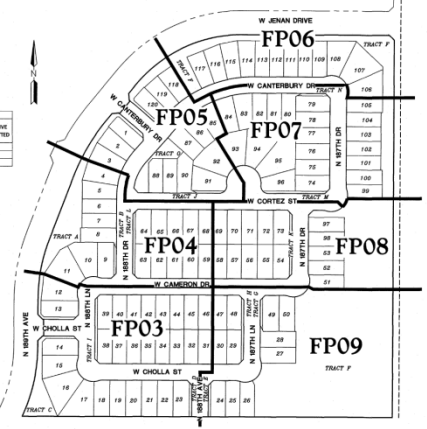
LOCAL STREET
SIGHT VISIBILITY TRIANGLES

SIGHT VISIBILITY TRIANGLES NOTES:

1. SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS, BUT EXCLUDING TREES OVER 30 INCHES IN HEIGHT SHALL NOT BE PERMITTED WITHIN THE RESTRICTED AREAS.
2. PLANTING WITHIN THE R/W IN VIEW EASEMENTS SHALL BE PER THE APPROVED TYPES AND DIMENSIONS AND SHALL NOT ENCROACH WITHIN THE SIGHT TRIANGLE PER AASHTO GUIDELINES.
3. TREES ARE PERMITTED WITHIN THE RESTRICTED AREAS PROVIDED:
   A. NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 30 INCHES OR BELOW 84 INCHES ARE PERMITTED.
   B. TREES SHALL NOT OBSTRUCT MORE THAN 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS PRESENT.
4. STOP SIGN SHALL BE INSTALLED AT 2' MINIMUM BEHIND BACK OF CURB.

UNOBSTRUCTED VIEW EASEMENT AREA (SEE NOTE #3)

NO VEGETATION OVER 30 INCHES IN HEIGHT



SHEET INDEX MAP

N.T.S.

TRACT AREA =	329,798.76 SQ. FT. 7.573 ACRES
LOT AREA =	781,122.11 SQ. FT. 17.477 ACRES
RIGHT-OF-WAY =	269,005.86 SQ. FT. 6.176 ACRES
GROSS AREA =	1,356,926.73 SQ. FT. 31.200 ACRES
NET AREA =	1,090,920.87 SQ. FT. 25.044 ACRES (NET = GROSS MINUS RIGHT-OF-WAYS)

LOT TABLE	
LOT NO.	AREA (SQ.FT)
LOT : 1	5657
LOT : 2	6339
LOT : 3	6424
LOT : 4	6509
LOT : 5	6289
LOT : 6	5520
LOT : 7	5520
LOT : 8	5860
LOT : 9	6537
LOT : 10	8534
LOT : 11	9869
LOT : 12	7978
LOT : 13	6834
LOT : 14	6646
LOT : 15	7507

LOT TABLE	
LOT NO.	AREA (SQ.FT)
LOT : 16	10810
LOT : 17	9569
LOT : 18	6378
LOT : 19	6445
LOT : 20	6443
LOT : 21	6440
LOT : 22	6438
LOT : 23	6646
LOT : 24	6634
LOT : 25	5808
LOT : 26	5738
LOT : 27	6321
LOT : 28	6460
LOT : 29	5488
LOT : 30	5520

LOT TABLE	
LOT NO.	AREA (SQ.FT)
LOT : 31	5520
LOT : 32	5520
LOT : 33	5520
LOT : 34	5520
LOT : 35	5520
LOT : 36	5520
LOT : 37	5520
LOT : 38	5718
LOT : 39	5718
LOT : 40	5520
LOT : 41	5520
LOT : 42	5520
LOT : 43	5520
LOT : 44	5520
LOT : 45	5520

LOT TABLE	
LOT NO.	AREA (SQ.FT)
LOT : 46	5520
LOT : 47	5520
LOT : 48	5488
LOT : 49	6564
LOT : 50	6249
LOT : 51	5547
LOT : 52	5752
LOT : 53	5760
LOT : 54	6293
LOT : 55	6095
LOT : 56	6095
LOT : 57	5520
LOT : 58	5520
LOT : 59	5520
LOT : 60	6095

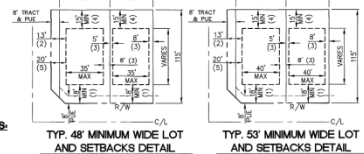
LOT TABLE	
LOT NO.	AREA (SQ.FT)
LOT : 61	6095
LOT : 62	6095
LOT : 63	6063
LOT : 64	6063
LOT : 65	6095
LOT : 66	6095
LOT : 67	6095
LOT : 68	5520
LOT : 69	5520
LOT : 70	5520
LOT : 71	6095
LOT : 72	6095
LOT : 73	6293
LOT : 74	6063
LOT : 75	6095

LOT TABLE	
LOT NO.	AREA (SQ.FT)
LOT : 76	6095
LOT : 77	6095
LOT : 78	6095
LOT : 79	6059
LOT : 80	7012
LOT : 81	6571
LOT : 82	5981
LOT : 83	6627
LOT : 84	6625
LOT : 85	6527
LOT : 86	6537
LOT : 87	6668
LOT : 88	5421
LOT : 89	5520
LOT : 90	6431

LOT TABLE	
LOT NO.	AREA (SQ.FT)
LOT : 91	7699
LOT : 92	9517
LOT : 93	8296
LOT : 94	9715
LOT : 95	11940
LOT : 96	6756
LOT : 97	5760
LOT : 98	5760
LOT : 99	5625
LOT : 100	5760
LOT : 101	5520
LOT : 102	5520
LOT : 103	5520
LOT : 104	5520
LOT : 105	5753

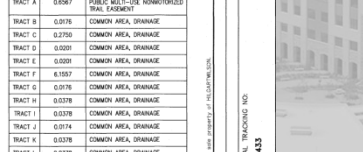
LOT TABLE	
LOT NO.	AREA (SQ.FT)
LOT : 106	8113
LOT : 107	10587
LOT : 108	8198
LOT : 109	5842
LOT : 110	5760
LOT : 111	5760
LOT : 112	5760
LOT : 113	5760
LOT : 114	6387
LOT : 115	6451
LOT : 116	6230
LOT : 117	6061
LOT : 118	6049
LOT : 119	6049
LOT : 120	6093

TOTAL LOT AREA = 781,122 SF OR 17.477 ACRES



TYP. 48' MINIMUM WIDE LOT AND SETBACKS DETAIL

SCALE: N.T.S.



TYP. 53' MINIMUM WIDE LOT AND SETBACKS DETAIL

SCALE: N.T.S.

SINGLE FAMILY SETBACK NOTES:

1. FRONT YARD SETBACK MAY BE REDUCED TO 12 FEET FOR HOMES WITH SIDE ENTRY GARAGES OR LIVING FORWARD.
2. A 13 FOOT (SINGLE STORY), 20 FOOT (MULTI STORY) SIDE YARD SETBACK ALONG THE STREET SIDE SHALL BE PROVIDED, INCLUSIVE OF THE LANDSCAPE TRACT.
3. TWO ADJACENT MULTI-STORY HOUSES AND/OR A SINGLE STORY AND MULTI-STORY HOUSE MUST BE SEPARATED BY NOT LESS THAN 13 FEET.
4. THE REAR YARD SETBACK ABUTTING AN ARTERIAL STREET SHALL HAVE A MINIMUM OF 25 FEET FOR SINGLE STORY AND 25 FEET FOR MULTI-STORY.
5. NON-STRUCTURAL ARCHITECTURAL FEATURES SUCH AS FIREPLACES, BAYWINDOWS, POP-OUTS, OR PATIO COVERS MAY ENCROACH INTO THE REAR SETBACK, PROVIDED HOWEVER, THAT A PATIO COVER MAY NOT ENCROACH MORE THAN 10 FEET INTO THE REAR SETBACK.

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	0.6567	COMMON AREA, DRAINAGE, PUBLIC MULTI-USE NONMOTORIZED TRAIL EASEMENT
TRACT B	0.0176	COMMON AREA, DRAINAGE
TRACT C	0.2750	COMMON AREA, DRAINAGE
TRACT D	0.0201	COMMON AREA, DRAINAGE
TRACT E	0.0201	COMMON AREA, DRAINAGE
TRACT F	6.1557	COMMON AREA, DRAINAGE
TRACT G	0.0176	COMMON AREA, DRAINAGE
TRACT H	0.0378	COMMON AREA, DRAINAGE
TRACT I	0.0378	COMMON AREA, DRAINAGE
TRACT J	0.0174	COMMON AREA, DRAINAGE
TRACT K	0.0378	COMMON AREA, DRAINAGE
TRACT L	0.0378	COMMON AREA, DRAINAGE
TRACT M	0.0379	COMMON AREA, DRAINAGE
TRACT N	0.0167	COMMON AREA, DRAINAGE
TRACT O	0.1850	COMMON AREA, DRAINAGE

1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS AND/OR AMENITIES.
2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.
3. TOTAL OPEN SPACE 329,799 SQ. FT. OR 7.573 ACRES.
4. THE USES SHOWN IN THE TRACT TABLE ABOVE DO NOT INTEND TO GRANT EASEMENTS THAT ARE BLANKET IN NATURE OVER THE ENTIRE TRACT.

HILGART WILSON
ENGINEERS | PLANNERS | SURVEYORS
2141 E. BASELINE ROAD, SUITE 201
PHOENIX, AZ 85042
T: 480.640.1075 | F: 480.640.1075
www.hilgartwilson.com

ZANJERO TRAILS PHASE 2 - PARCEL 11C
CACTUS ROAD & FERRYMILLE ROAD
SURPRISE, ARIZONA

FINAL PLAT

PROJ. NO.: 10178
DATE: APR 2018
SCALE:
DRAWN: EMR
APPROVED: RAJ

STATUS:

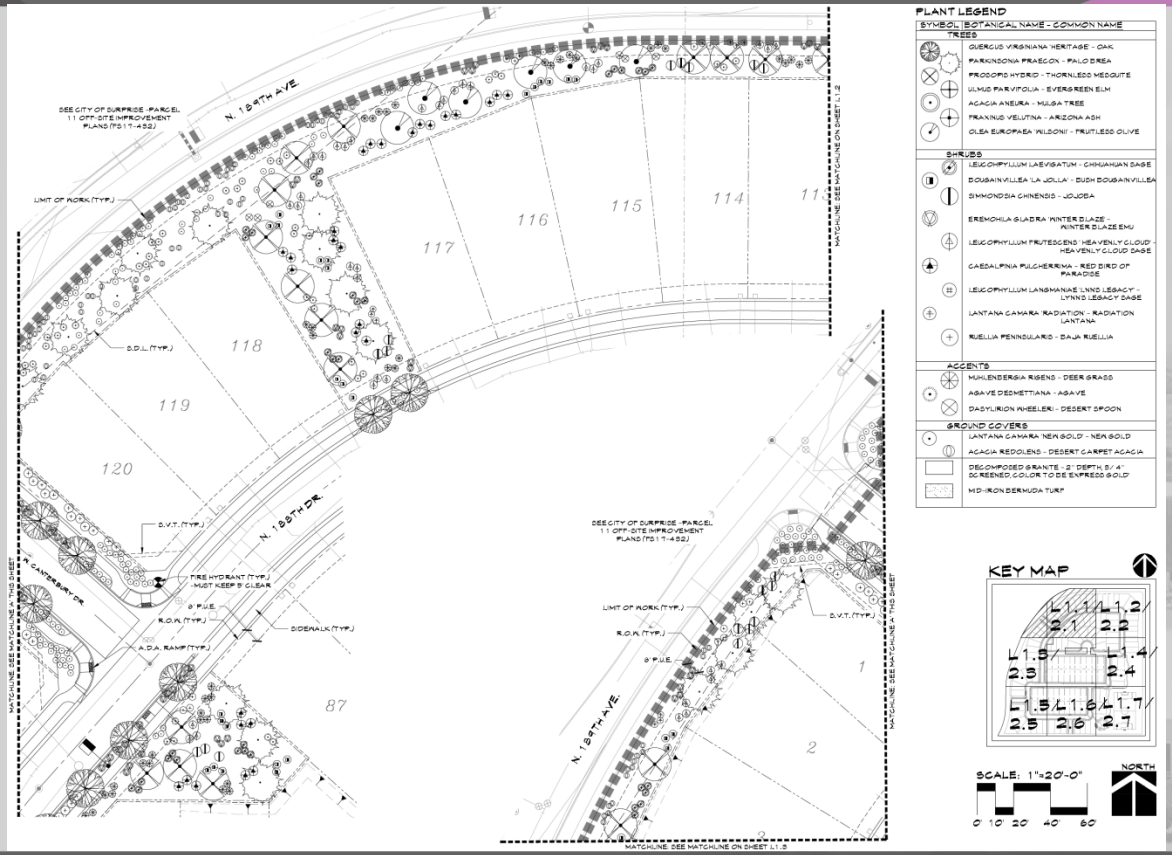
MUNICIPAL TRACKING NO.
FS17-433

DWG. NO.
FP02
SHT. 2 OF 9

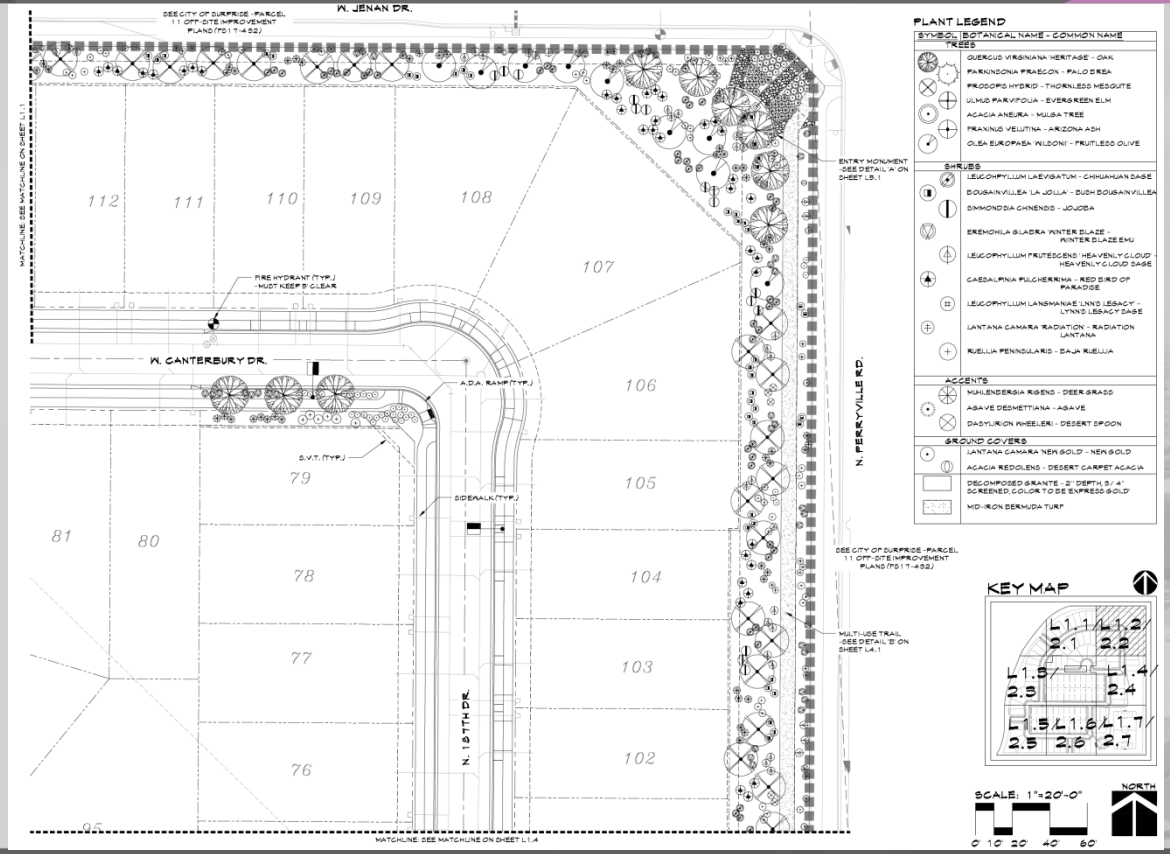
© Copyright - HILGARTWILSON 2018 - This document is the sole property of HILGARTWILSON.

U:\10000\10178\SURVEY\02CD\Parcel 11C Plat\10178-11C-FP02.dwg, 4/17/2018 10:18 PM

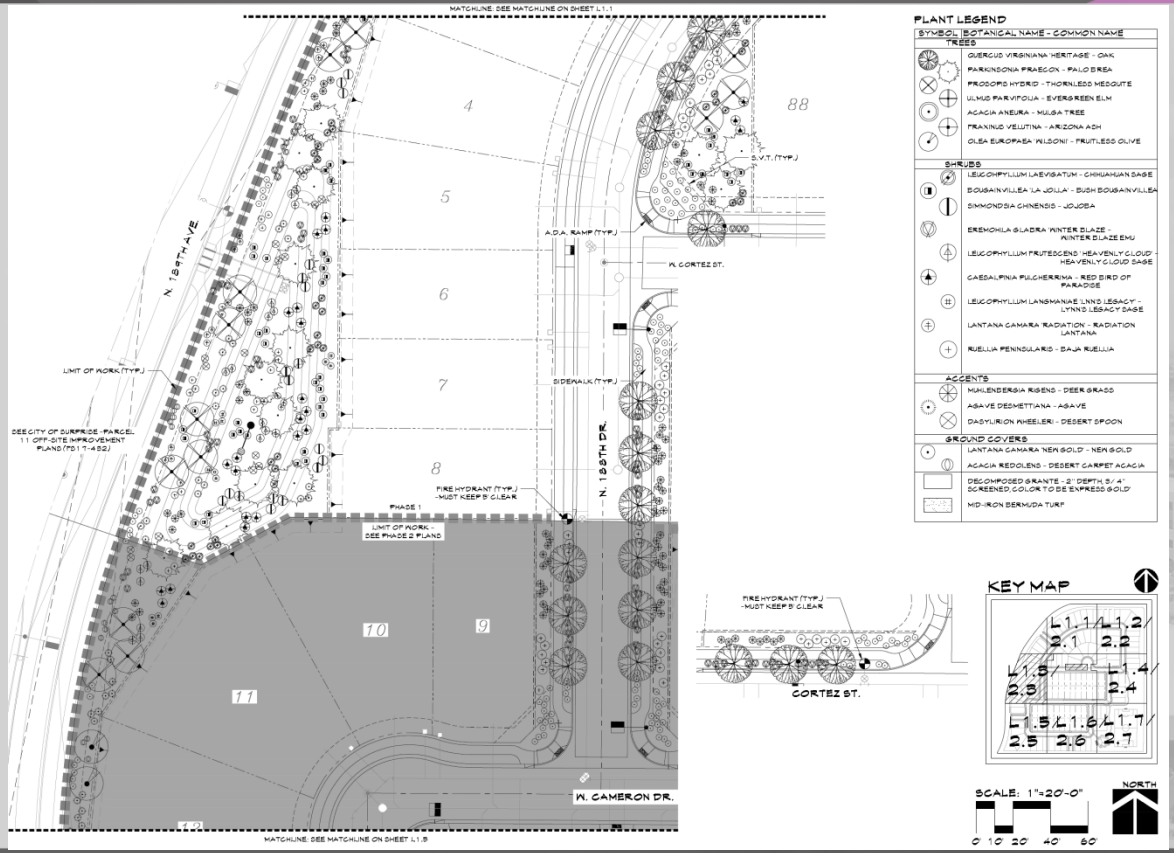
LANDSCAPE


PLANT LEGEND
SYMBOL BOTANICAL NAME - COMMON NAME
TREES
QUERCUS VIRGINIANA 'HERITAGE' - OAK
PARKINSONIA PRAECOX - PALO BREA
PROSOPIS HYBRID - THORNLESS MESQUITE
ULMUS PARVIFOLIA - EVERGREEN ELM
ACACIA ANEURA - MULGA TREE
FRAXINUS VELUTINA - ARIZONA ASH
OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS
LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
BOUGAINVILLEA 'LA JOLLA' - DUDH BOUGAINVILLEA
SIMMONDSIA CHINENSIS - JOJOBA
EREMOPHILA GLABRA 'WINTER BLAZE' - WINTER BLAZE EMU
LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' - LYNN'S LEGACY SAGE
LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
RUELLIA PENINSULARIS - BAJA RUELLIA
ACCENTS
MUHLENBERGIA RIGENS - DEER GRASS
AGAVE DESMETTIANA - AGAVE
DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS
LANTANA CAMARA 'NEW GOLD' - NEW GOLD
ACIA REDOLENS - DESERT CARPET ACACIA
DECOMPOSED GRANITE - 2" DEPTH, 5/4" SCREENED, COLOR TO BE EXPRESS GOLD
MID-IRON BERMUDA TURF
KEY MAP
L1.1 L1.2 2.1 2.2
L1.3 L1.4 2.3 2.4
L1.5 L1.6 L1.7 2.5 2.6 2.7
SCALE: 1"=20'-0"
0 10' 20' 40' 60
NORTH
SEE CITY OF SURPRISE - PARCEL 11 OFF-SITE IMPROVEMENT PLANS (PD17-452)
N. 184TH AVE
N. 185TH DR
N. CANTERBURY DR
LIMIT OF WORK (TYP.)
S.D.E. (TYP.)
D.V.T. (TYP.)
TIRE HYDRANT (TYP.) - MUST KEEP 5' CLEAR
8' P.U.E.
R.O.W. (TYP.)
SIDEWALK (TYP.)
A.D.A. RAMP (TYP.)
MATCHLINE SEE MATCHLINE A THIS SHEET
MATCHLINE SEE MATCHLINE ON SHEET L1.3
117
116
115
114
118
119
120
87
1
2

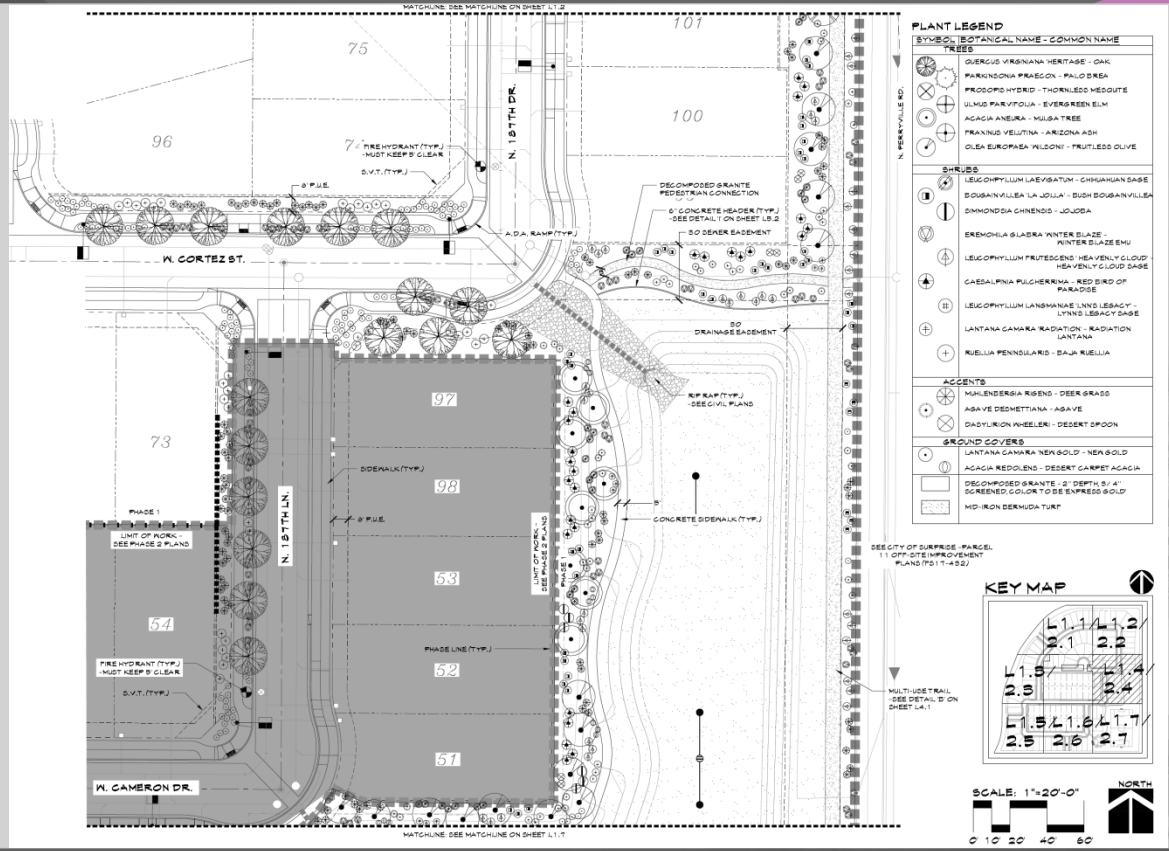
LANDSCAPE


W. JENAN DR.
SEE CITY OF DURFRIDE - PARCEL 11 OFF-SITE IMPROVEMENT PLANS (7511-432)
MATCHLINE SEE MATCHLINE ON SHEET L1.1
112
111
110
109
108
107
106
105
104
103
102
79
81
80
78
77
76
95
FIRE HYDRANT (TYP.) - MUST KEEP 5' CLEAR
W. CANTERBURY DR.
A.D.A. RAMP (TYP.)
S.V.T. (TYP.)
SIDEWALK (TYP.)
N. 151TH DR.
N. PERRY VILLE RD.
ENTRY MONUMENT - SEE DETAIL 'A' ON SHEET L9.1
SEE CITY OF DURFRIDE - PARCEL 11 OFF-SITE IMPROVEMENT PLANS (7511-432)
MULTI-USE TRAIL - SEE DETAIL 'B' ON SHEET L4.1
MATCHLINE SEE MATCHLINE ON SHEET L1.4
PLANT LEGEND
SYMBOL | BOTANICAL NAME - COMMON NAME
TREES
QUERCUS VIRGINIANA 'HERITAGE' - OAK
PARKINSONIA 'PRAECOX' - PALO BREA
PROSOPIS HYBRID - THORNLESS MESQUITE
ULMUS PARVIFOLIA - EVERGREEN ELM
ACACIA ANEURA - MULGA TREE
FRAXINUS VELUTINA - ARIZONA ASH
OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS
LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
SIMMONDSIA CHINENSIS - JOJOBA
EREMOPHILA GLABRA 'WINTER BLAZE' - WINTER BLAZE EMU
LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' - LYNN'S LEGACY SAGE
LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
RUELLIA PENINSULARIS - BAJA RUELLIA
ACCENTS
MUHLENBERGIA RIGENS - DEER GRASS
AGAVE DESMETTIANA - AGAVE
DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS
LANTANA CAMARA 'NEW GOLD' - NEW GOLD
ACACIA REDOLENS - DESERT CARPET ACACIA
DECOMPOSED GRANITE - 2" DEPTH, 3/4" SCREENED, COLOR TO BE EXPRESS GOLD
MIDIRON BERMUDA TURF
KEY MAP
L1.1 2.1
L1.2 2.2
L1.3 2.3
L1.4 2.4
L1.5 2.5
L1.6 2.6
L1.7 2.7
SCALE: 1"=20'-0"
0' 10' 20' 40' 60'
NORTH

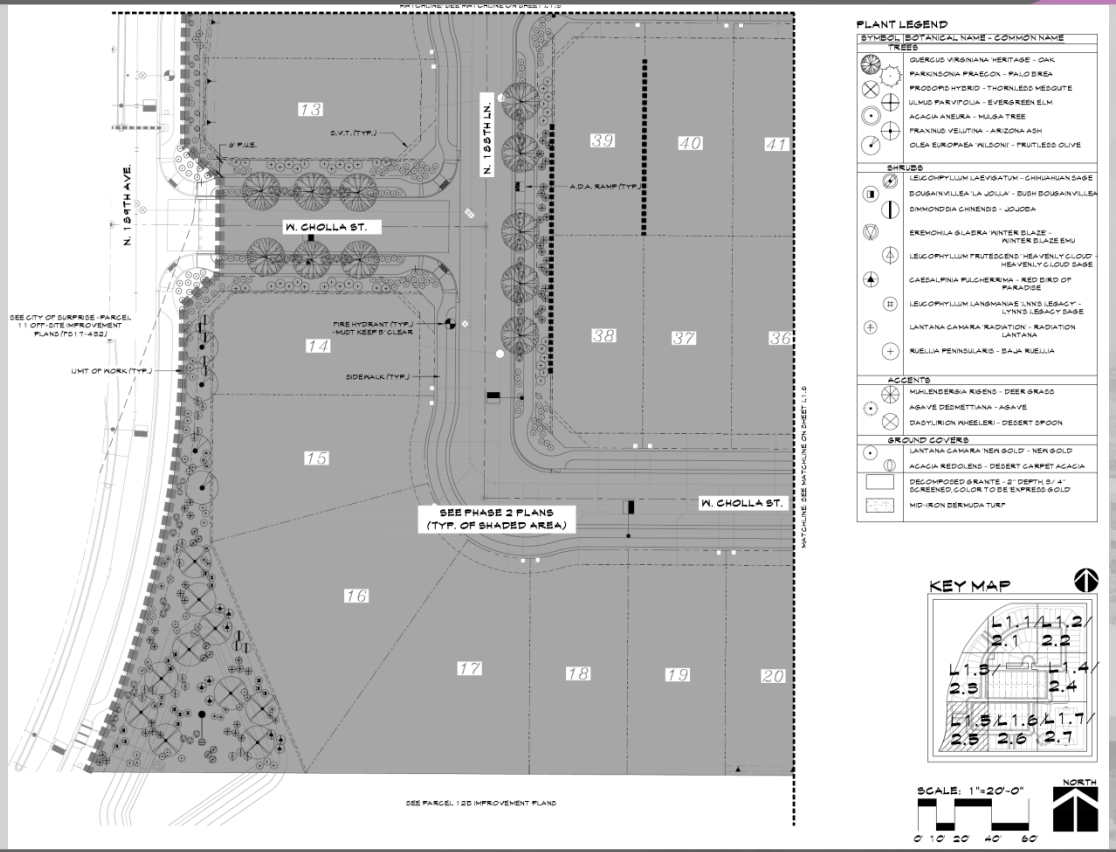
LANDSCAPE


MATCHLINE. SEE MATCHLINE ON SHEET L1.1
N. 183RD AVE
N. 183RD DR.
W. CAMERON DR.
W. CORTEZ ST.
LIMIT OF WORK (TYP.)
SEE CITY OF SURPRISE - PARCEL 11 OFF-SITE IMPROVEMENT PLANS (TO 17-452)
A.D.A. RAMP (TYP.)
SIDEWALK (TYP.)
FIRE HYDRANT (TYP.) - MUST KEEP 5' CLEAR
PHASE 1
LIMIT OF WORK - SEE PHASE 2 PLANS
4
5
6
7
8
88
9
10
11
12
MATCHLINE. SEE MATCHLINE ON SHEET L1.3
PLANT LEGEND
SYMBOL BOTANICAL NAME - COMMON NAME
TREES
QUERCUS VIRGINIANA 'HERITAGE' - OAK
PARKINSONIA FRAEGON - PALO BREA
PROSOPIS HYBRID - THORNLESS MESQUITE
ULMUS PARVIFOLIA - EVERGREEN ELM
ACACIA ANEURA - MULGA TREE
FRAXINUS VELUTINA - ARIZONA ASH
OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS
LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
SIMMONDSIA CHINENSIS - JOJOBA
EREMOPHILA GLADRA 'WINTER BLAZE' - WINTER BLAZE EMU
LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' - LYNN'S LEGACY SAGE
LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
RUELLIA PENINSULARIS - BAJA RUELLIA
ACCENTS
MUHLENBERGIA RIGENS - DEER GRASS
AGAVE DESMETTIANA - AGAVE
DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS
LANTANA CAMARA 'NEW GOLD' - NEW GOLD
ACACIA REDOLENS - DESERT CARPET ACACIA
DECOMPOSED GRANITE - 2" DEPTH, 3/4" SCREENED, COLOR TO BE EXPRESS GOLD
MID-IRON BERMUDA TURF
FIRE HYDRANT (TYP.) - MUST KEEP 5' CLEAR
CORTEZ ST.
KEY MAP
L1.1/L1.2/
2.1 2.2
L1.3/ L1.4/
2.3 2.4
L1.5/L1.6/L1.7/
2.5 2.6 2.7
SCALE: 1"=20'-0"
0 10 20 40 80
NORTH

LANDSCAPE


MATCHLINE: SEE MATCHLINE ON SHEET L1.2
75
96
97
73
101
100
98
53
54
52
51
N. 187TH DR.
N. 187TH LN.
W. CORTEZ ST.
W. CAMERON DR.
N. PERRYVILLE RD.
FIRE HYDRANT (TYP.) - MUST KEEP 5' CLEAR
D.V.T. (TYP.)
8' P.U.E.
A.D.A. RAMP (TYP.)
DECOMPOSED GRANITE PEDESTRIAN CONNECTION
6" CONCRETE HEADER (TYP.) - SEE DETAIL 7 ON SHEET L5.2
50' SEWER EASEMENT
50' DRAINAGE EASEMENT
RIP RAP (TYP.) - SEE CIVIL PLANS
SIDEWALK (TYP.)
CONCRETE SIDEWALK (TYP.)
PHASE 1
LIMIT OF WORK - SEE PHASE 2 PLANS
PHASE 2
LIMIT OF WORK - SEE PHASE 3 PLANS
PHASE LINE (TYP.)
SEE CITY OF SURPRISE - PARCEL 11 OFF-SITE IMPROVEMENT PLANS (PS17-452)
MULTI-USE TRAIL - SEE DETAIL 'E' ON SHEET L4.1
MATCHLINE: SEE MATCHLINE ON SHEET L1.1
PLANT LEGEND
SYMBOL | BOTANICAL NAME - COMMON NAME
TREES
QUERCUS VIRGINIANA 'HERITAGE' - OAK
PARKINSONIA PRAECOX - PALO BREA
PROSOPIS HYBRID - THORNLESS MESQUITE
ULMUS PARVIFOLIA - EVERGREEN ELM
ACACIA ANEURA - MULGA TREE
FRAXINUS VELUTINA - ARIZONA ASH
OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS
LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
SIMMONDSIA CHINENSIS - JOJOBA
EREMOPHILA GLABRA 'WINTER BLAZE' - WINTER BLAZE EMU
LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' - LYNN'S LEGACY SAGE
LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
RUELLIA PENINSULARIS - BAJA RUELLIA
ACCENTS
MUHLENBERGIA RIGENS - DEER GRASS
AGAVE DESMETTIANA - AGAVE
DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS
LANTANA CAMARA 'NEW GOLD' - NEW GOLD
ACACIA REDOLENS - DESERT CARPET ACACIA
DECOMPOSED GRANITE - 2" DEPTH, 5/ 4" SCREENED, COLOR TO BE EXPRESS GOLD
MID-IRON BERMUDA TURF
KEY MAP
L1.1 L1.2
2.1 2.2
L1.3 L1.4
2.3 2.4
L1.5 L1.6 L1.7
2.5 2.6 2.7
SCALE: 1"=20'-0"
0 10 20 40 60
NORTH

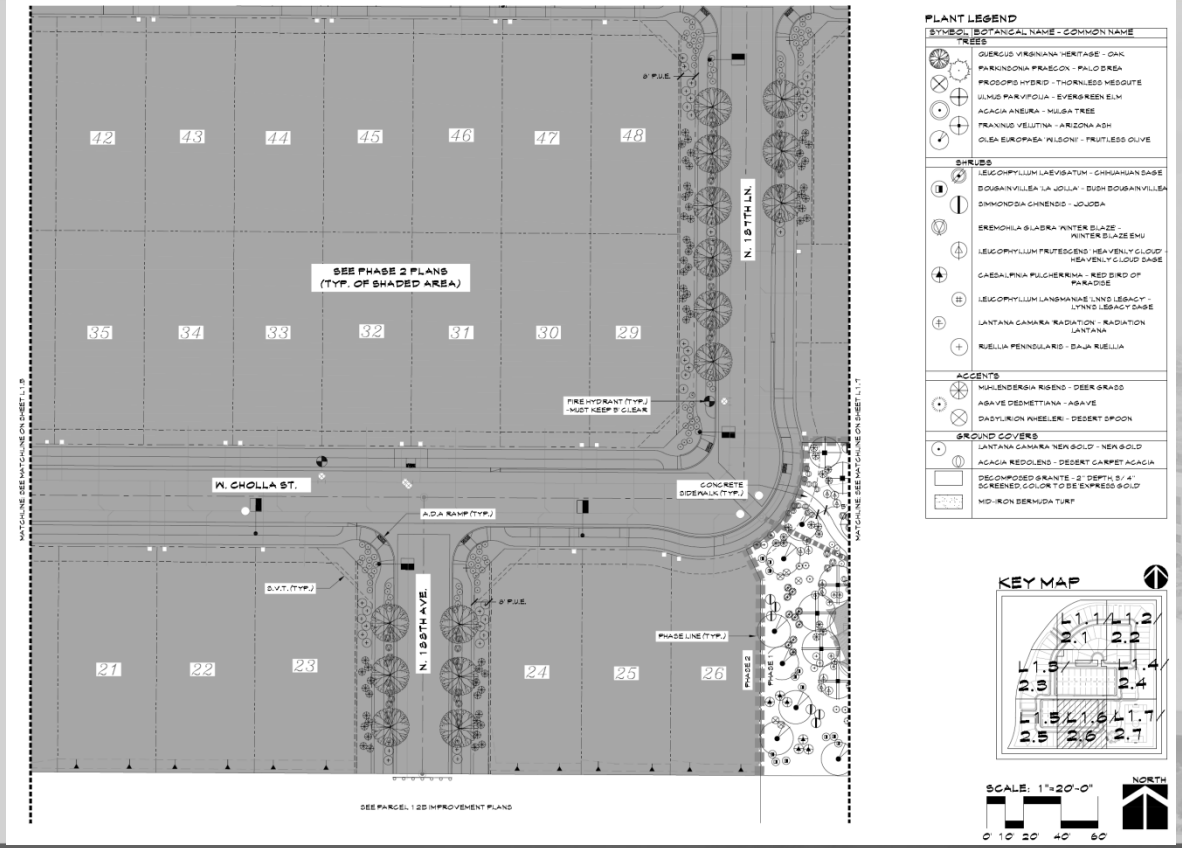
LANDSCAPE



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
	PARKINSONIA PRAECOX - PALO BREA
	PROSOPIS HYBRID - THORNLESS MESQUITE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	ACACIA ANEURA - MULGA TREE
	FRAXINUS VELUTINA - ARIZONA ASH
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS	
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOPHILA GLABRA 'WINTER BLAZE' - WINTER BLAZE EMU
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 2" DEPTH, 3/4" SCREENED COLOR TO BE EXPRESS GOLD
	MID-IRON BERMUDA TURF

LANDSCAPE



PLANT LEGEND

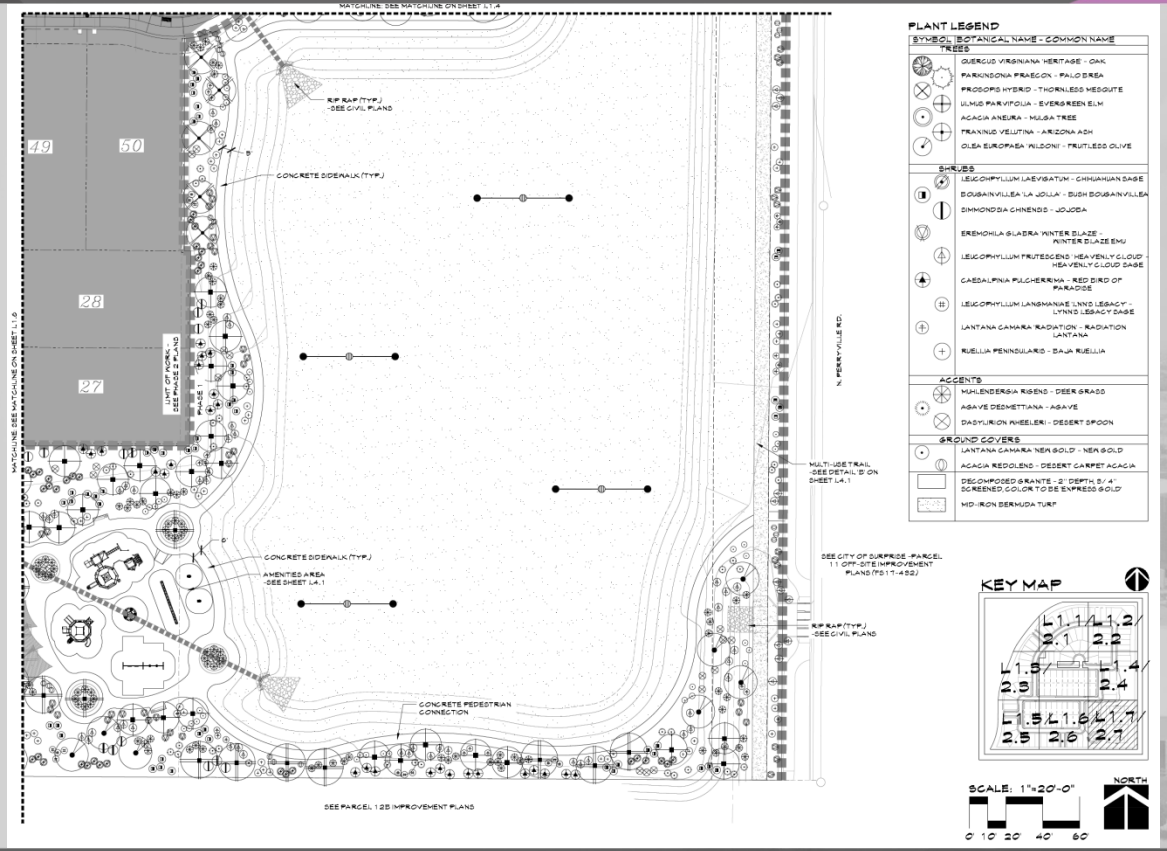
SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
	PARKINSONIA FRASEGII - PALO BREA
	PROSOPIS HYBRID - THORNLESS MESQUITE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	ACACIA ANEURA - MULGA TREE
	FRAXINUS VELUTINA - ARIZONA ASH
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS	
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	DIMMONDIA CHINENDIS - JOJOBA
	EREMOPHILA GLABRA 'WINTER BLAZE' - WINTER BLAZE EMU
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENNDULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 2" DEPTH, 5/4" SCREENED, COLOR TO BE EXPRESS GOLD
	MIDIRON BERMUDA TURF

SCALE: 1"=20'-0"

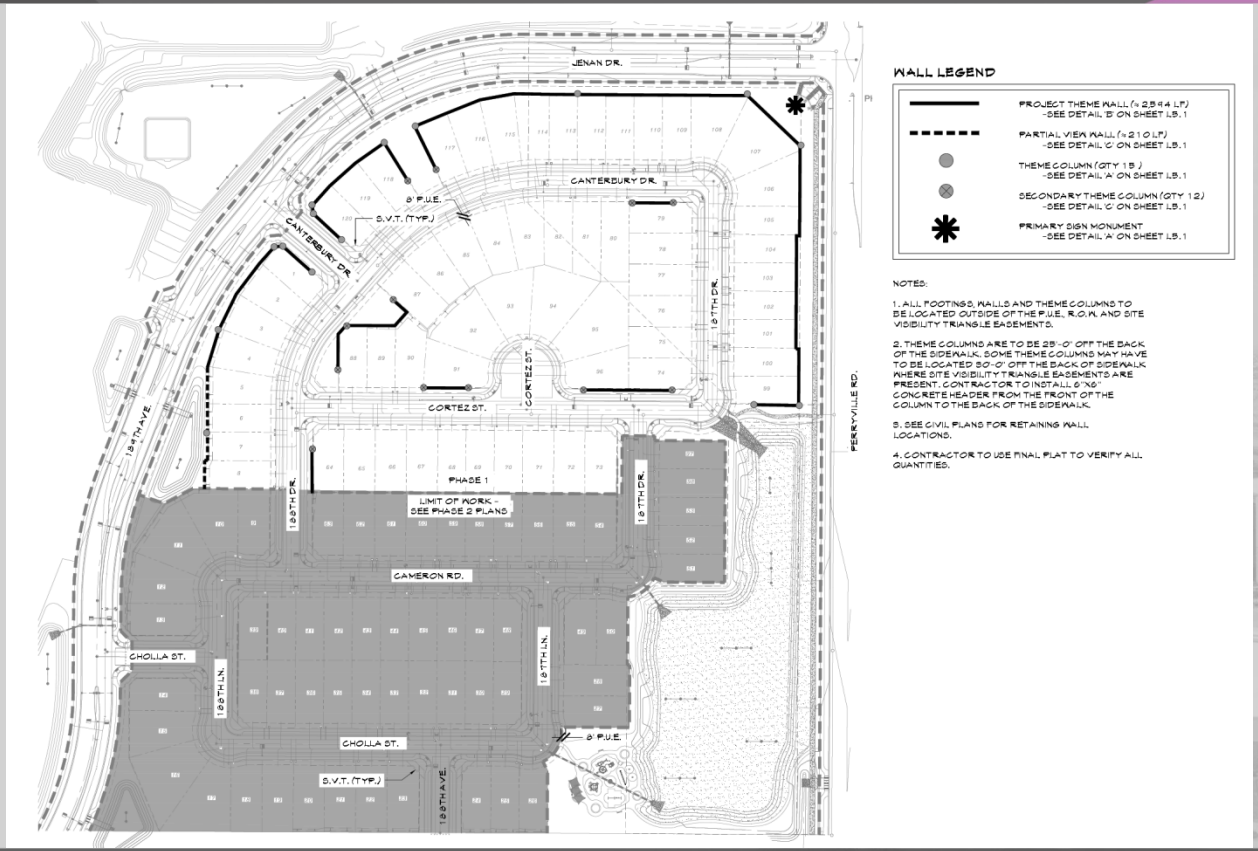
0' 10' 20' 40' 60'

NORTH

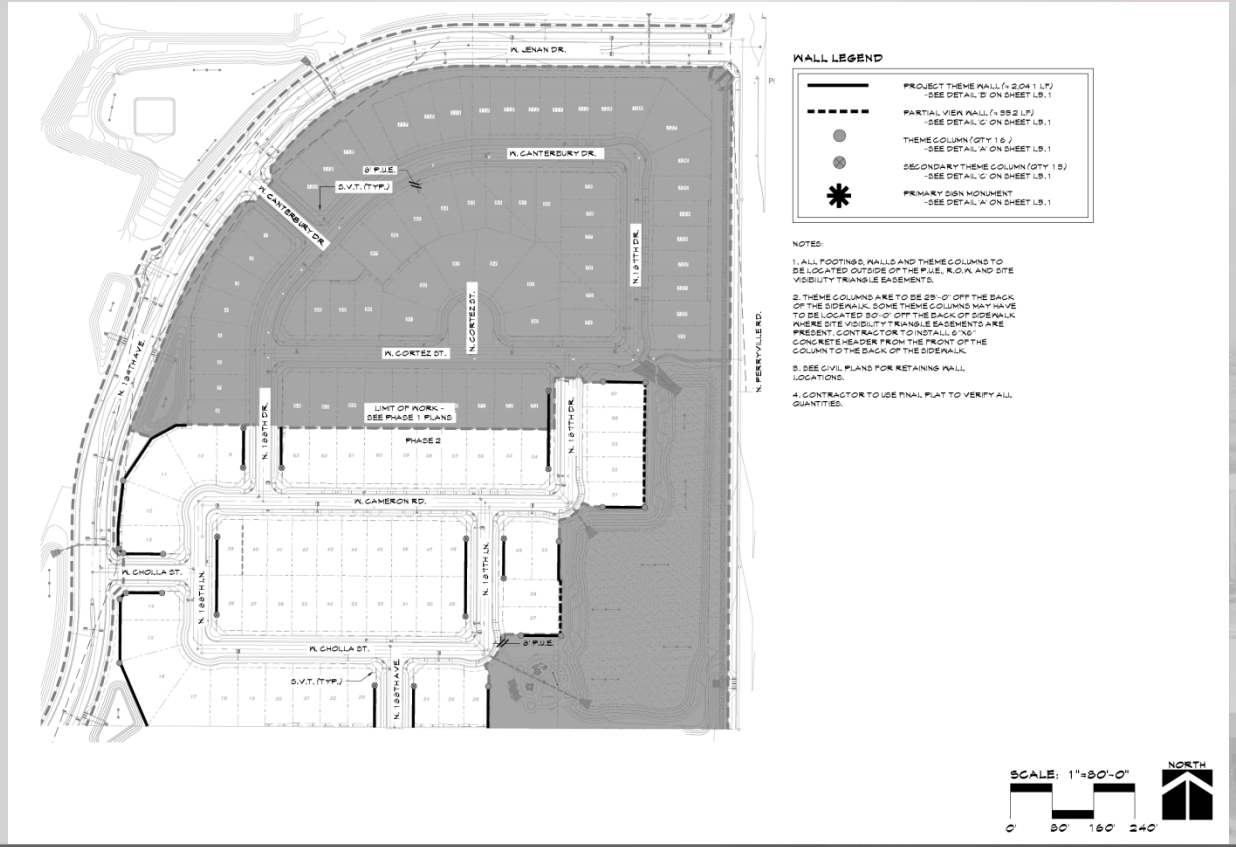
LANDSCAPE


MATCHLINE SEE MATCHLINE ON SHEET L1.4
MATCHLINE SEE MATCHLINE ON SHEET L1.6
49
50
28
27
LIMIT OF WORK AS SHOWN SEE CIVIL PLANS
PHASE 1
RIP RAP (TYP.) -SEE CIVIL PLANS
CONCRETE SIDEWALK (TYP.)
N. PERRY VILLE RD.
MULTI-USE TRAIL -SEE DETAIL 'B' ON SHEET L4.1
CONCRETE SIDEWALK (TYP.)
AMENITIES AREA -SEE SHEET L4.1
SEE CITY OF SURPRISE -PARCEL 1.1 OFF-SITE IMPROVEMENT PLANS (PS17-452)
RIP RAP (TYP.) -SEE CIVIL PLANS
CONCRETE PEDESTRIAN CONNECTION
SEE PARCEL 1.2B IMPROVEMENT PLANS
PLANT LEGEND
SYMBOL BOTANICAL NAME - COMMON NAME
TREES
QUERCUS VIRGINIANA 'HERITAGE' - OAK
PARKINSONIA PRAECOX - PALO BREA
PROSOPIS HYBRID - THORNLESS MESQUITE
ULMUS PARVIFOLIA - EVERGREEN ELM
ACACIA ANEURA - MULGA TREE
FRAXINUS VELUTINA - ARIZONA ASH
OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS
LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
DIMMONDSIA CHINENSIS - JOJOBA
EREMOPHILA GLABRA 'WINTER BLAZE' - WINTER BLAZE EMU
LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
LEUCOPHYLLUM LANGMANIAE 'LYNN LEGACY' - LYNN LEGACY SAGE
LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
RUELLIA PENINSULARIS - BAJA RUELLIA
ACCENTS
MUHLENBERGIA RIGENS - DEER GRASS
AGAVE DESMETTIANA - AGAVE
DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS
LANTANA CAMARA 'NEW GOLD' - NEW GOLD
ACACIA REDOLENS - DESERT CARPET ACACIA
DECOMPOSED GRANITE - 2" DEPTH, 3/4" SCREENED COLOR TO BE EXPRESS GOLD
MID-IRON BERMUDA TURF
KEY MAP
L1.1/L1.2/ 2.1 2.2
L1.3/ 2.3
L1.4/ 2.4
L1.5/L1.6/L1.7/ 2.5 2.6 2.7
SCALE: 1"=20'-0"
0' 10' 20' 40' 60'
NORTH

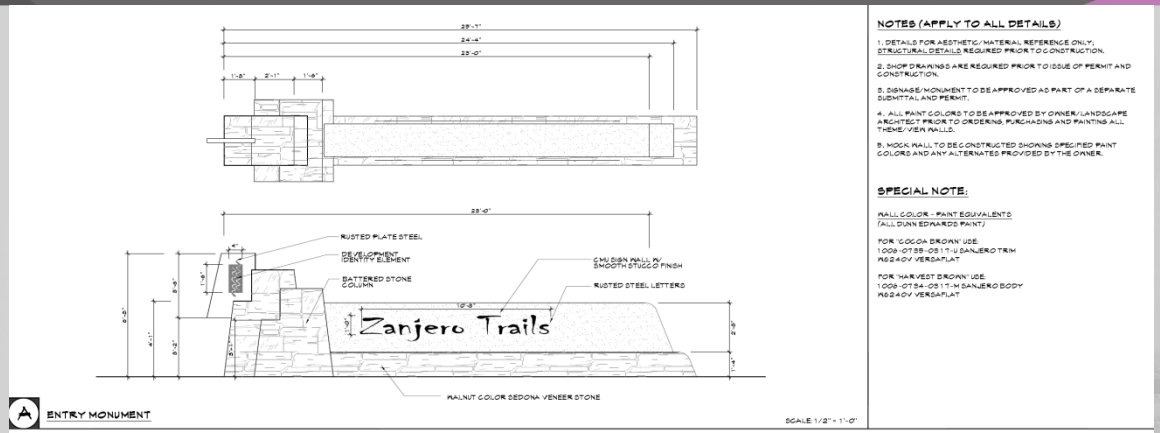
WALL PLAN


JENAN DR.
CANTERBURY DR.
8' P.U.E.
S.V.T. (TYP.)
CANTERBURY DR.
19TH DR.
CORTEZ ST.
CORTEZ ST.
19TH AVE
PERRYVILLE RD.
PHASE 1
LIMIT OF WORK - SEE PHASE 2 PLANS
19TH DR.
19TH DR.
CAMERON RD.
CHOLLA ST.
19TH LN.
19TH LN.
CHOLLA ST.
8' P.U.E.
S.V.T. (TYP.)
19TH AVE
WALL LEGEND
PROJECT THEME WALL (± 2,944 LF)
-SEE DETAIL 'B' ON SHEET L5.1
PARTIAL VIEW WALL (± 210 LF)
-SEE DETAIL 'C' ON SHEET L5.1
THEME COLUMN (QTY 15)
-SEE DETAIL 'A' ON SHEET L5.1
SECONDARY THEME COLUMN (QTY 12)
-SEE DETAIL 'C' ON SHEET L5.1
PRIMARY SIGN MONUMENT
-SEE DETAIL 'A' ON SHEET L5.1
NOTES:
1. ALL FOOTINGS, WALLS AND THEME COLUMNS TO BE LOCATED OUTSIDE OF THE P.U.E., R.O.W. AND SITE VISIBILITY TRIANGLE EASEMENTS.
2. THEME COLUMNS ARE TO BE 25'-0" OFF THE BACK OF THE SIDEWALK. SOME THEME COLUMNS MAY HAVE TO BE LOCATED 20'-0" OFF THE BACK OF SIDEWALK WHERE SITE VISIBILITY TRIANGLE EASEMENTS ARE PRESENT. CONTRACTOR TO INSTALL 6"X6" CONCRETE HEADER FROM THE FRONT OF THE COLUMN TO THE BACK OF THE SIDEWALK.
3. SEE CIVIL PLANS FOR RETAINING WALL LOCATIONS.
4. CONTRACTOR TO USE FINAL PLAT TO VERIFY ALL QUANTITIES.

WALL PLAN


W. JENAN DR.
W. CANTERBURY DR.
8' P.U.E.
D.V.T. (TYP.)
N. CANTERBURY DR.
N. 184TH AVE
N. 185TH DR.
N. 187TH DR.
N. CORTEZ ST.
W. CORTEZ ST.
LIMIT OF WORK - SEE PHASE 1 PLANS
PHASE 2
W. CAMERON RD.
N. 185TH LN.
N. 187TH LN.
W. CHOLLA ST.
N. 184TH AVE
N. PERRY VILLE RD.
WALL LEGEND
PROJECT THEME WALL (± 2,041 LF)
-SEE DETAIL 'E' ON SHEET L5.1
PARTIAL VIEW WALL (± 93.2 LF)
-SEE DETAIL 'C' ON SHEET L5.1
THEME COLUMN (QTY. 16)
-SEE DETAIL 'A' ON SHEET L5.1
SECONDARY THEME COLUMN (QTY. 15)
-SEE DETAIL 'C' ON SHEET L5.1
PRIMARY SIGN MONUMENT
-SEE DETAIL 'A' ON SHEET L5.1
NOTES:
1. ALL FOOTINGS, WALLS AND THEME COLUMNS TO BE LOCATED OUTSIDE OF THE P.U.E., R.O.W. AND SITE VISIBILITY TRIANGLE EASEMENTS.
2. THEME COLUMNS ARE TO BE 2'8"-0" OFF THE BACK OF THE SIDEWALK. SOME THEME COLUMNS MAY HAVE TO BE LOCATED 3'0"-0" OFF THE BACK OF SIDEWALK WHERE SITE VISIBILITY TRIANGLE EASEMENTS ARE PRESENT. CONTRACTOR TO INSTALL 6"X6" CONCRETE HEADER FROM THE FRONT OF THE COLUMN TO THE BACK OF THE SIDEWALK.
3. SEE CIVIL PLANS FOR RETAINING WALL LOCATIONS.
4. CONTRACTOR TO USE FINAL PLAT TO VERIFY ALL QUANTITIES.
SCALE: 1"=80'-0"
0' 80' 160' 240'
NORTH

WALL DESIGN



A ENTRY MONUMENT

NOTES (APPLY TO ALL DETAILS)

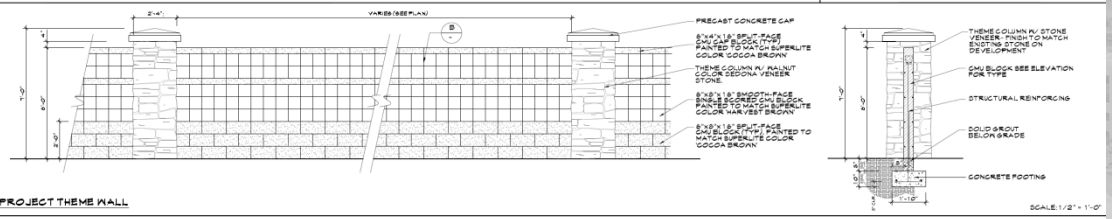
1. DETAILS FOR AESTHETIC/MATERIAL REFERENCE ONLY; STRUCTURAL DETAILS REQUIRED PRIOR TO CONSTRUCTION.
2. SHOP DRAWINGS ARE REQUIRED PRIOR TO ISSUE OF PERMIT AND CONSTRUCTION.
3. SIGNAGE/MONUMENT TO BE APPROVED AS PART OF A DEPARATE SUBMITTAL AND PERMIT.
4. ALL PAINT COLORS TO BE APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO ORDERING, PURCHASING AND PAINTING ALL THEME/VIEW WALLS.
5. MOCK WALL TO BE CONSTRUCTED SHOWING SPECIFIED PAINT COLORS AND ANY ALTERNATES PROVIDED BY THE OWNER.

SPECIAL NOTE:

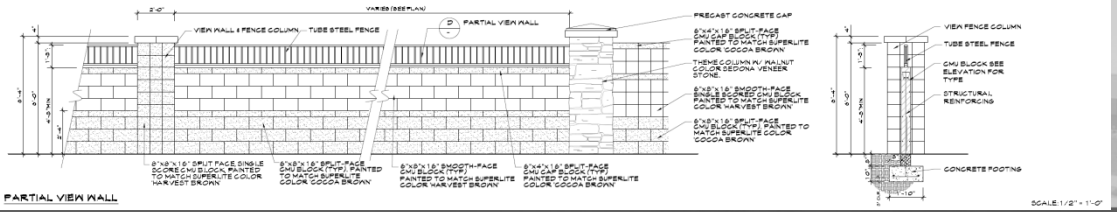
WALL COLOR - PAINT EQUIVALENTS
(ALL DUNN EDWARDS PAINT)

FOR 'COCOA BROWN' USE
1009-0755-0517-U SANJERO TRIM
#6240V VERSAFLAT

FOR 'HARVEST BROWN' USE
1009-0754-0517-M SANJERO BODY
#6240V VERSAFLAT

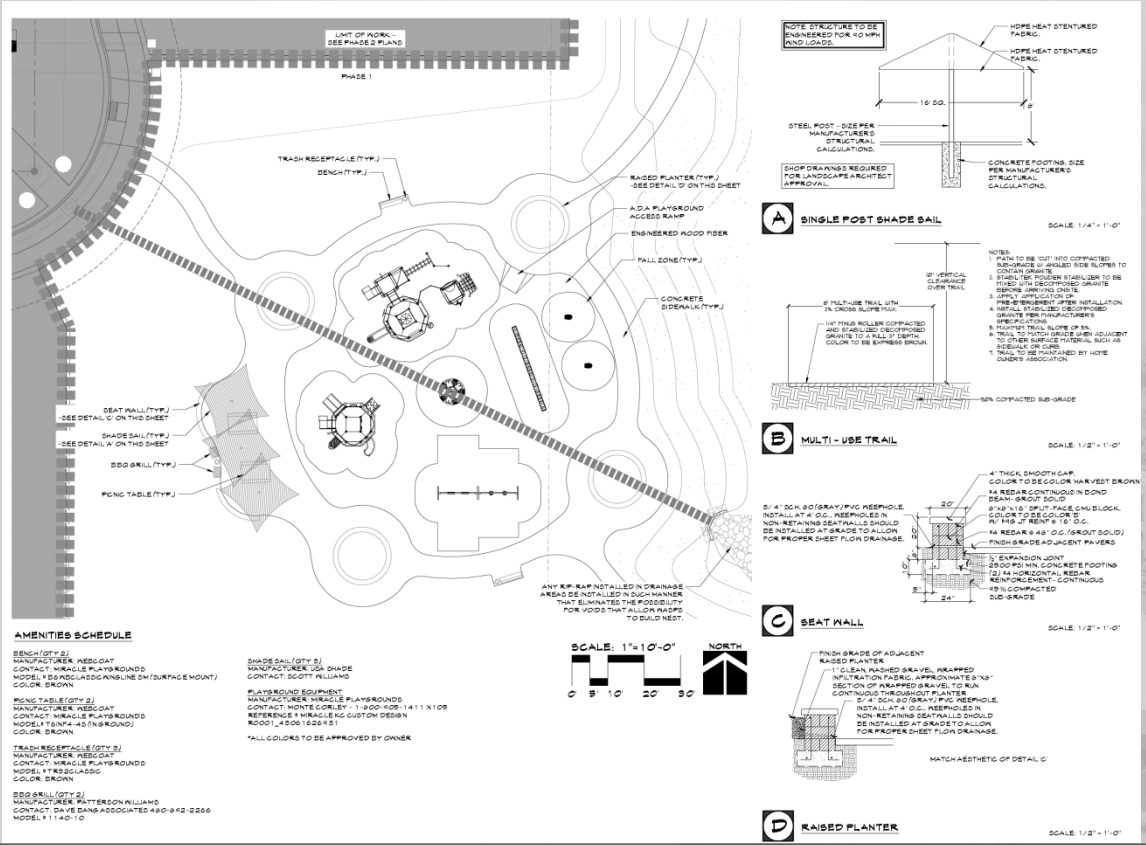


B PROJECT THEME WALL



C PARTIAL VIEW WALL

AMENITY DETAILS



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

August 7, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	August 7, 2018	Contact Person:	Mike Gent, PW Director
Submitting Department:	Public Works	District:	Citywide
Staff Recommendations:	None		

Consent x	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action pertaining to an amendment of the Fiscal Year 2018 Budget by reallocating appropriations of $90,000 from Solid Waste salary savings to Solid Waste services associated with disposal costs for contaminated recycling and amending the Capital and Operating List of items over $50,000; Resolution # 2018-116.

Motion:

I move to approve Resolution # 2018-116.

Background:

Waste Management Recycle America (WMRA) from March 6th work session of this year discussed China's policy changes for accepting recycled materials. First they reduced the number of acceptable materials by 24 most of these items were related to plastics. They then reduced the contamination percentage from 25% to .5% which is a reduction from ~ 500 pounds per ton to just above 10 pounds per ton. The City's average is slightly over 25% per ton. With these changes WM has begun to charge their clients that transport recycling to the material recovery facility for the disposal of the contaminated materials based on increased inspections at their site.

This item tonight is a budget amendment to move budgeted money from salary savings in the existing FY18 budget to services according to City financial polices to address the City's contaminated recycling bills for FY18.

Objective Analysis:

Over the course of the year solid waste has had vacancies from time to time in order to pay for the disposal of contaminated recycling material the department is looking to use funds already budgeted and

available for use with Council authorization.

Policy Compliant:

This item is policy compliant.

Financial Impact:

The approval of this item will allow the City to complete processing invoices associated with Solid Waste operations for the remainder of FY2018.

Budget Impact:

The FY2018 approved annual budget for all Solid Waste collections of $4,232,900 based on additional disposal costs associated with contaminated recycling anticipated actual expenditures the collection budget will need an additional $90,000. If approved, this item will amend the appropriated budget for FY2018 and the FY2018 Operating List of Items Over $50,000 by adding the necessary amounts for items # 18084 (Landfill fees).

FTE Impact:

There are no FTE's associated with this item.

ATTACHMENTS:

Click to download

- ☐ RFLS 6354
- ☐ Resolution # 2018-116

RFLS NO:	6354
SUBMIT DATE:	7/18/2018

SURPRISE CITY ATTORNEY
REQUEST FOR LEGAL SERVICES
Please retain form with document throughout the entire process.

Requestor:	David Kohlbeck
Department & Extension:	Public Works, Ext. 26025
Contract Title:	Res. 2018-116 Bdgt Amnd re Landfill Services
Date of Contract, Event/Performance:	7/23/2018
Description of Legal Services Requested:	Resolution for a budget amendment for FY18
Vendor Name, Address & Phone:	
To Council?	Yes, with Resolution
If Yes, Council Meeting Date:	08/07/2018

**********City Attorney's Office Use**********

RFLS Status: Approved

Attorney Comment:

Resolution #2018-116 has been finalized.

ENEDRA.HARDEN	7/19/2018
City Attorney's Office	**Date**

7/19/2018 5:22:00 PM

RESOLUTION # 2018-116

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2018 BUDGET BY REALLOCATING APPROPRIATIONS OF $90,000 FROM SOLID WASTE SALARIES TO SOLID WASTE SERVICES TO PAY FOR ADDITIONAL OPERATIONAL COSTS FOR LANDFILL SERVICES FOR THE DISPOSAL OF CONTAMINATED RECYCLED MATERIAL, AND AMENDING THE CAPITAL AND OPERATING LIST OF ITEMS OVER $50,000 ASSOCIATED WITH THE RELATED SERVICES.

WHEREAS, the City of Surprise Procurement Code §2-338(d) requires the approval of the City Council when the City acquires services costing more than $50,000;

WHEREAS, the FY2018 budget was adopted included funding for landfill services for the solid waste division of Public Works;

WHEREAS, the recycling industry contamination standards have been redefined;

WHEREAS, Waste Management has adjusted billings to account for costs associated with handling contaminated recycling material;

WHEREAS, the City beginning in December of 2017 has to pay for the disposal of contaminated recycled material;

WHEREAS, it is necessary to amend the FY2018 budget to reallocate appropriations from solid waste salaries to solid waste services budget;

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;

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

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

Section 1. That the statements and schedules attached as Exhibit A and incorporated by reference are adopted and approved, amending the budget of the City of Surprise, Arizona for the fiscal year July 1, 2017 through June 30, 2018 and amending the capital and operating list of items over $50,000.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

APPROVED AND ADOPTED this _____day of _____, 2018.

Sharon R. Wolcott, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

RESOLUTION # 2018-116
Exhibit A

1. Appropriation- The allocations below represent a reallocation of appropriations in the amount of $90,000 within the Solid Waste Collections operational salary budget to Solid Waste operational services to balance the budget for Landfill Services. 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 Amount
Solid Waste	Public Works	Salaries	E	1,893,000	(90,000)	1,803,000
Solid Waste	Public Works	Services	E	1,210,900	90,000	1,300,900

2. List of Operating Items Over $50,000 - Council approved monies for Solid Waste Landfill Fees for the purpose of Citywide Operations Fiscal Year 2018 Capital and Operating List of Items Over $50,000. This amount was based the approved budget. With this budget amendment and additional line item adjustments within the operating budget those amounts will change accordingly.

Reference#	Description	Current Amount	Increase/ (Decrease)	Amended Amount
18084	Landfill Fees	1,566,500	90,000	1,656,500

CITY OF SURPRISE
Regular City Council Meeting

August 7, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	August 7, 2018	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD	District:	3
Staff Recommendations:	None		

Consent x	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action on the "Final Plat of Zanjero Trails Phase 2 – Parcel 11A," dated April 20, 2018; a property generally located at the southwest corner of Cactus and Perryville Roads, within Zanjero Trails Planned Area Development ("PAD").

Motion:

I move to approve the "Final Plat of Zanjero Trails Phase 2 – Parcel 11A," dated April 20, 2018; a property generally located at the southwest corner of Cactus and Perryville Roads, within Zanjero Trails Planned Area Development ("PAD") subject to Conditions "A" and "B."

Background:

Hilgart Wilson, LLC, on behalf of JEN Arizona 11, LLC, seeks approval of a 131-lot, 14-tract single-family Final Plat within the Zanjero Trails community under Case FS17-449. The approximate 39.22 acre parcel is generally located on the southwest corner of Cactus and Perryville Roads, within the Zanjero Trails PAD

Objective Analysis:

Staff believes the proposed Final Plat is consistent with the manner and intent of the Surprise Municipal Code. Once platted, Parcel 11A will be able to be developed in accordance with the requirements of the City of Surprise.

Policy Compliant:

The proposed project is consistent with City and Council Policy.

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 - FS17-449 – Zanjero Trails Parcel 11A Final Plat - Staff Report
- 01 - FS17-449 – Zanjero Trails Parcel 11A Final Plat - Vicinity Map
- 02 - FS17-449 – Zanjero Trails Parcel 11A Final Plat
- 03 - FS17-449 – Zanjero Trails Parcel 11A Final Plat - Landscape
- 04 - FS17-449 – Zanjero Trails Parcel 11A Final Plat - Alternative Assurance Agreement
- 05 - FS17-449 – Zanjero Trails Parcel 11A Final Plat - Presentation

SURPRISE
ARIZONA

FINAL PLAT

REPORT TO THE MAYOR AND CITY COUNCIL

Case:	**FS17-449**
Project Name:	Zanjero Trails Parcel 11A Final Plat
Council District:	3 – Mesquite
Meeting Date:	**August 7, 2018**
Planner:	Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov

---

Owner:	JEN Arizona 11, LLC
Applicant:	Hilgart Wilson, LLC
Request:	A Final Plat to create a 131-lot, 14-tract single-family residential subdivision
Site Location:	Generally on the southwest corner of Cactus and Perryville Roads, within Zanjero Trails Planned Area Development ("PAD")
Site Size:	Approximately 39.22 acres of the 143.30 acre Parcel 11, and the 878.70 acre Zanjero Trails PAD
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	None received by staff

Findings:

- The proposed Final Plat is consistent with the Zanjero Trails PAD as amended.
- The proposed Final Plat is consistent with the Surprise General Plan.
- The proposed Final Plat is consistent with the Surprise Municipal Code.
- The reviewing agencies have indicated no objections to the requested Final Plat.

Alternative Actions: **Approval** of the requested Final Plat and Conditions "A" and "B" will allow the developer to build the necessary infrastructure needed to support the development of the Zanjero Trails PAD.

Denial of the requested Final Plat will deny the applicant the opportunity to develop the property.

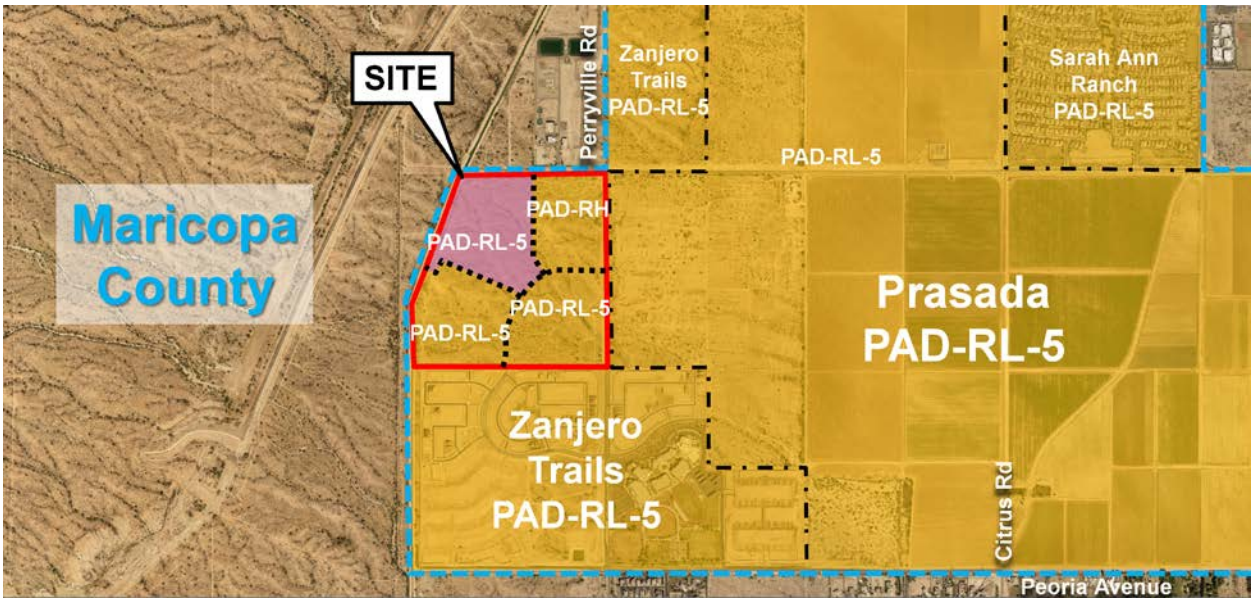
Project Description:

Hilgart Wilson, LLC, on behalf of JEN Arizona 11, LLC, seeks approval of a 131-lot, 14-tract single-family Final Plat within the Zanjero Trails community. The approximate 39.22 acre parcel is generally located on the southwest corner of Cactus and Perryville Roads, within the Zanjero Trails PAD.

Existing Zoning:

The following chart and map depicts the existing zoning of the Parcel 11A site and its surroundings:

Maricopa County Rural-43	Maricopa County Rural-43	Maricopa County Rural-43
Maricopa County Rural-43	**Zanjero Trails (11A) PAD-RL-5**	Zanjero Trails (11D) PAD-RL-5
Maricopa County Rural-43	Zanjero Trails (11B) PAD-RL-5	Zanjero Trails (11C) PAD-RL-5



Background:

September 11, 2008: The subject lands associated with Zanjero Trails were annexed into the City of Surprise under Case ANX06-310.

September 11, 2008: The Mayor and City Council approved a PAD for the Zanjero Trails PAD under case PAD07-341.

October 23, 2008: The Mayor and City Council approved a Preliminary Plat for Zanjero Trails under Case PP07-346.

April 27, 2017: Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under CR17-168.

July 21, 2017: The applicant filed a request for a Final Plat under case FS17-449, the subject case.

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential uses such as that proposed.

Reviewing Agencies:

All City reviewing departments have reviewed the request and expressed no objections to the proposed Final Plat.

The subject Final Plat was also routed to the standard external reviewing agencies, who offered the following comments:

Luke Air Force Base ("LAFB"): In a letter dated July 28, 2017, LAFB indicates no objections to the request, but advises the applicant review sound attenuation requirements found in ARS 28-8482 and engage in a strong notification program with respect to the air base and its operations.

Maricopa Water District ("MWD"): In an email dated July 25, 2017, MWD indicated the proposed project lies within the current boundaries of MWD. The applicant worked with MWD to provide the required information under the corresponding Development Agreement.

Arizona Department of Transportation ("ADOT"): In an email dated July 25, 2017, ADOT indicated the proposal will have no impact on existing highway facilities.

Flood Control District of Maricopa County ("FCDX"): In an email dated July 26, 2017, FCDX indicated the proposed project is not located within flood plains.

Summary:

Staff believes the proposed Final Plat is consistent with the manner and intent of the Surprise Municipal Code. Once platted, Parcel 11A will be able to be developed in accordance with the requirements of the City of Surprise.

Findings:

- The proposed Final Plat is consistent with the Zanjero Trails PAD as amended.
- The proposed Final Plat is consistent with the Surprise General Plan.
- The proposed Final Plat is consistent with the Surprise Municipal Code.
- The reviewing agencies have indicated no objections to the requested Final Plat.

Conditions:

(A) A full median and half street improvements on Cactus Road, from 189th Avenue to the western boundary of Parcel 11A, will be constructed or the developer will pay an in-lieu fee prior to recording of the final plat for these improvements.

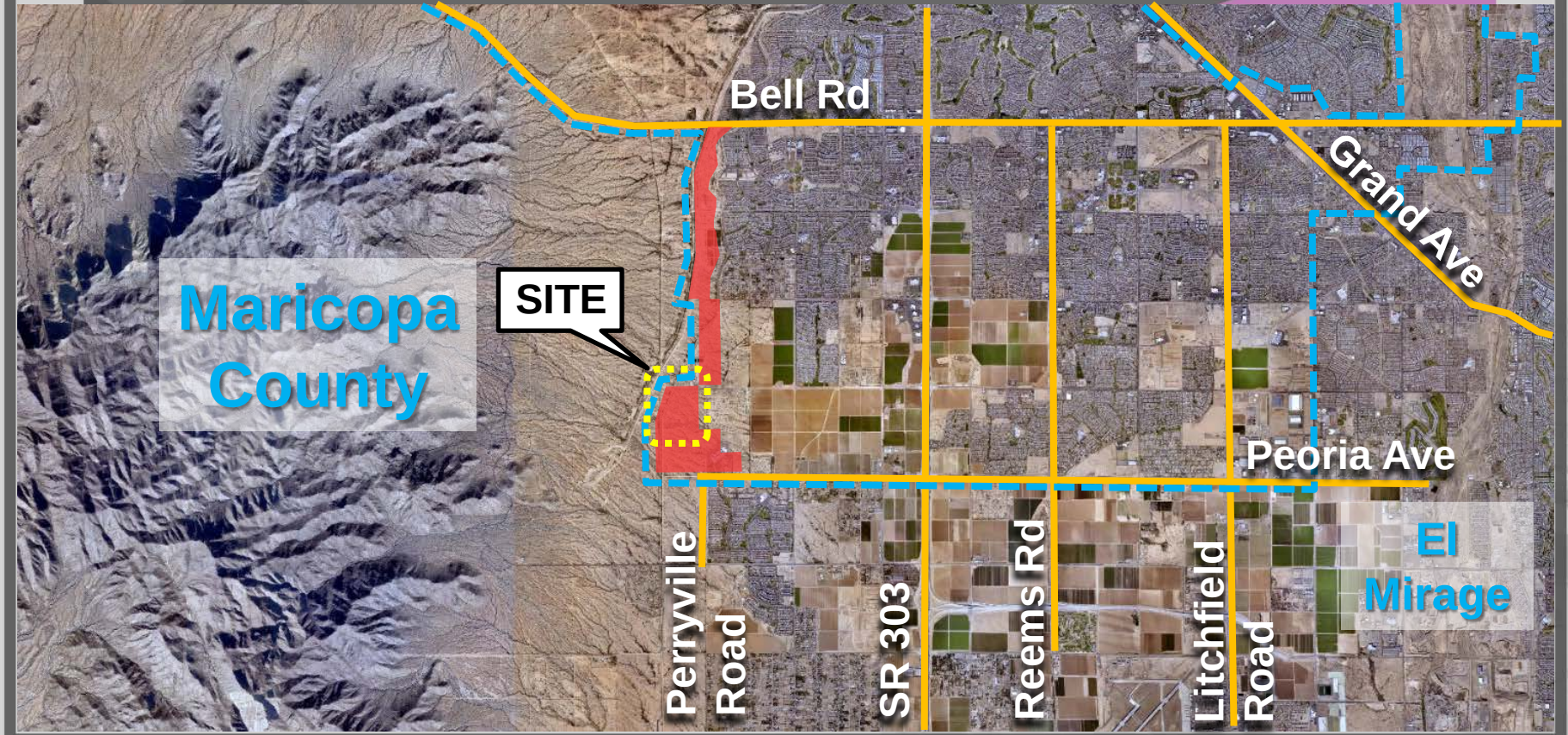
(B) Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

Attachments:

01 - Vicinity Maps
02 - Final Plat
03 - Landscape Plan
04 - Alternative Assurance Agreement
05 - PowerPoint

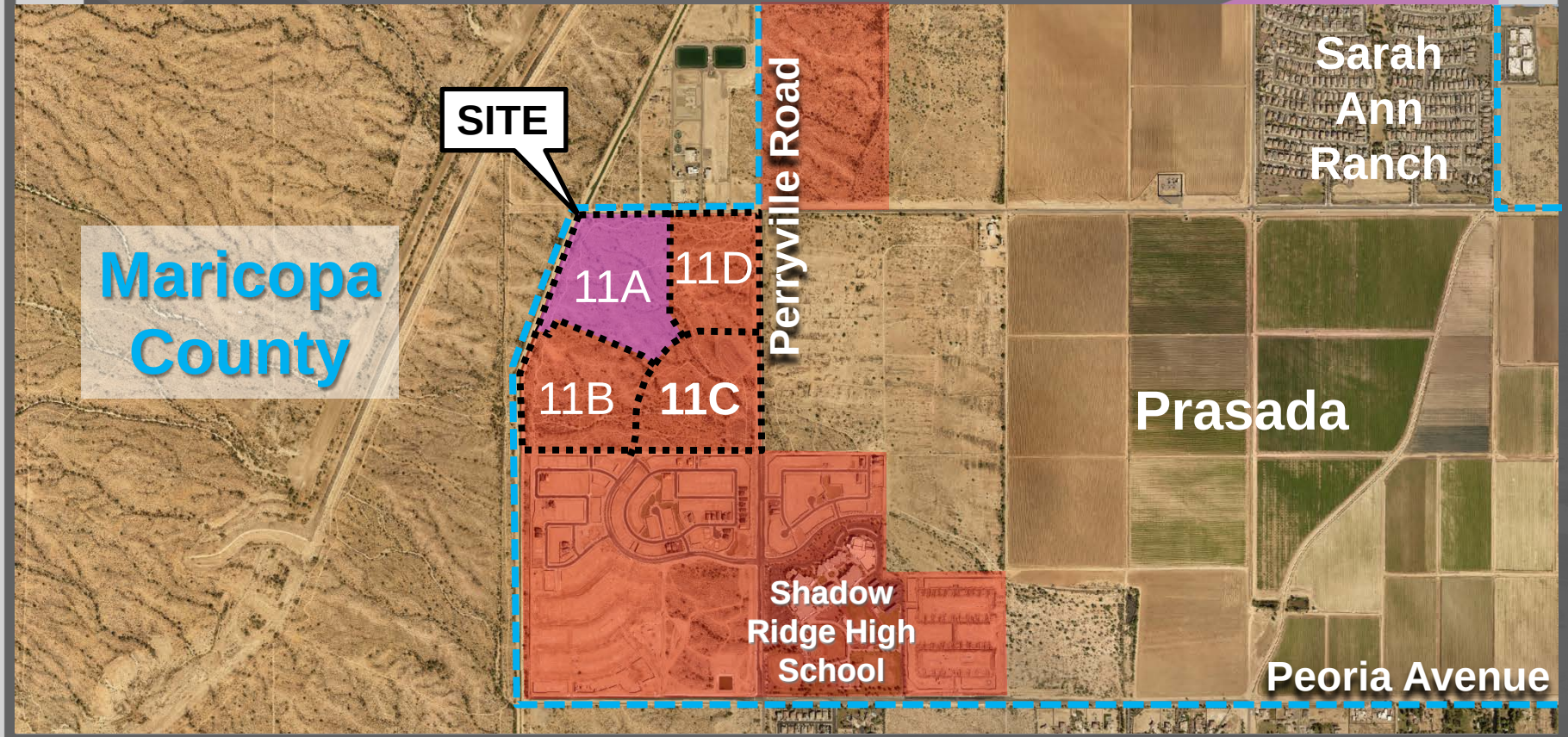
VICINITY MAP

Zanjero Trails Parcel 11A
FS17-449



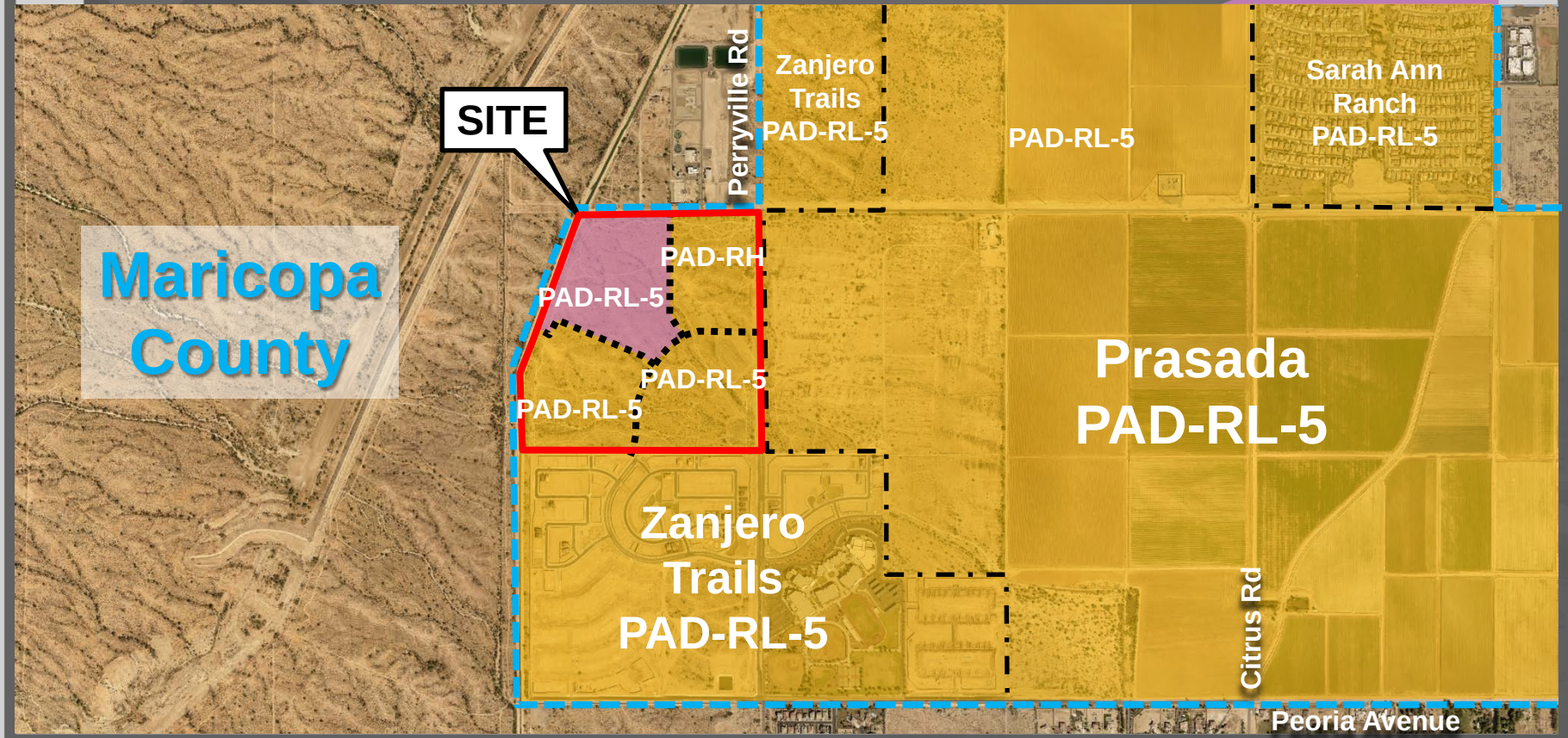
VICINITY MAP

Zanjero Trails Parcel 11A
FS17-449

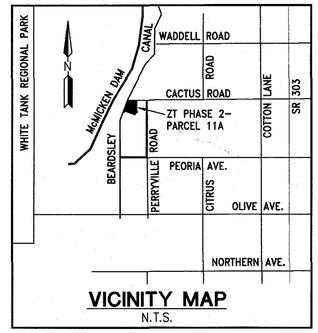


ZONING MAP

Zanjero Trails Parcel 11A
FS17-449



FINAL PLAT
OF
ZANJERO TRAILS PHASE 2- PARCEL 11A
SURPRISE, ARIZONA
A PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
N.T.S.

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS:

LAND SOLUTIONS CACTUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, OF A SUBDIVISION WITHIN THE COUNTY OF MARICOPA, HAS SUBDIVIDED UNDER THE NAME OF "ZANJERO TRAILS PHASE 2 – PARCEL 11A", BEING LOCATED IN A PORTION THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SAID "ZANJERO TRAILS PHASE 2 – PARCELS 11A" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

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

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

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE AN EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS SEWER EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING THE SEWER LINES AND MANHOLES.

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

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A CROSS ACCESS EASEMENT ACROSS THE ENTIRE PLAT FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

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

THE 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.

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

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

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

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

THE CITY OF SURPRISE AGREES TO INDEMNIFY LAND SOLUTIONS CACTUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS OFFICERS, EMPLOYEES, AGENTS, CONTRACTORS OR THOSE OF AND ITS SUCCESSORS AND ASSIGNS FOR ANY AND ALL DIRECT DAMAGES TO THE PERSONAL PROPERTY OR FOR PHYSICAL INJURY TO OR DEATH OF PERSONS OCCURING ON THE AREA OF THIS EASEMENT CAUSED BY OR ARISING AS THE PROXIMATE RESULT OF THE ACTIVITIES OF THE CITY OF SURPRISE OR MEMBERS OF THE PUBLIC USING THE TRAIL PURSUANT TO THE TERMS OF THIS EASEMENT, EXCEPT FOR SUCH INJURY OR DAMAGES CAUSED BY OR ARISING SOLEY FROM THE WILLFUL, MALICIOUS OR GROSSLY NEGLIGENT CONDUCT OF LAND SOLUTIONS CACTUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS OFFICERS, EMPLOYEES, AGENTS, CONTRACTORS OR THOSE OF ITS SUCCESSORS AND ASSIGNS THAT WAS THE DIRECT CAUSE OF THE INJURY TO THE USER.

IN WITNESS WHEREOF:

LAND SOLUTIONS CACTUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS ____ DAY OF _____, 2018.

LAND SOLUTIONS CACTUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS, THE ____ DAY OF _____2018, BEFORE ME, _____WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF LAND SOLUTIONS CACTUS, LLC, AN ARIZONA LIMITED LIABILITY, AND ACKNOWLEDGED THAT HE/SHE, AS SUCH OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL:

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

COMMUNITY ASSOCIATION RATIFICATION

BY THIS RATIFICATION,_____, DULY ELECTED PRESIDENT OF _____ ASSOCIATION, ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREIN.

NAME _____

TITLE _____

ACKNOWLEDGMENT FOR RATIFICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS, THE _____ DAY OF _____, 2018, BEFORE ME, PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF THE _____ COMMUNITY ASSOCIATION AND ACKNOWLEDGED THAT HE/SHE AS _____ BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE CONTAINED HEREIN, BY SIGNING IN THE NAME OF THE ASSOCIATION, BY HIMSELF/HERSELF AS, _____.

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

BY:_____ DATE_____

NOTICE OF ZANJERO TRAILS PHASE 2 - PARCELS 11A-11D DEVELOPMENT AGREEMENT

LANDOWNER HAS ENTERED INTO A ZANJERO TRAILS PHASE 2 – PARCELS 11A–11D DEVELOPMENT AGREEMENT DATED MARCH 17, 2015, ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON MARCH 18, 2015, AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCUMENT NO. 2015–0182221. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF LANDOWNER AT LAND SOLUTIONS CACTUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, 4121 WEST ORAIBI DRIVE, GLENDALE, ARIZONA 85308, AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTIONS 7 AND 9, UPON REASONABLE REQUEST.

DATED THIS _____ DAY OF _____, 2018.

MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE,

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

_____
CHRISTINE CAIN, PROPERTY AND CONTRACTS SUPERVISOR

ATTEST:

_____
GLEN VORTHERMS, ASSISTANT SECRETARY

LAND SOLUTIONS CACTUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: LAND SOLUTIONS CACTUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

NOTICE OF INTERGOVERNMENTAL AGREEMENT

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

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

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

PUBLIC NOTICE:

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

RELEASE OF LIABILITY

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

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

OWNER

LAND SOLUTIONS CACTUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
4121 WEST ORAIBI DRIVE
GLENDALE, ARIZONA 85308
PH:(602) 842–1945
CONTACT: DAVID MAGUIRE

SURVEYOR

HILGARTWILSON
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PH: (602) 490–0535
FAX: (602) 368–2436
CONTACT: KIRK J. PANGUS

SHEET INDEX

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

BASIS OF BEARING

BASIS OF BEARING IS S00°20'07"W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA BETWEEN THE MONUMENTS AS SHOWN HEREON. PER RESULTS OF SURVEY RECORDED IN BOOK 1355, PAGE 20 OF MARICOPA COUNTY RECORDS.

CERTIFICATE OF ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF EPCOR WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45–576.

APPROVALS

CITY OF SURPRISE ENGINEER APPROVAL:

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

APPROVED_____
CITY ENGINEER

CITY OF SURPRISE COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA. THIS _____ DAY OF _____, 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 APRIL 2018; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE EXTERIOR BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

ROBERT A. JOHNSTON
RLS# 37495HILGARTWILSON, LLC
2141 E. HIGHLAND AVENUE
SUITE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490–0535
rjohnston@hilgartwilson.com

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

U:\1000\1078\SURVEY\DOCS\Parcel 11A Plat\1078–P11A–FP01.dwg 4/16/2018 8:29 AM

© Copyright, HILGARTWILSON 2018 – This document is the sole property of HILGARTWILSON.

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

ZANJERO TRAILS PHASE 2 - PARCEL 11A
CACTUS ROAD & PERRYVILLE ROAD
SURPRISE, ARIZONA

FINAL PLAT

PROJ. NO.:	1078
DATE:	APR 2018
SCALE:	
DRAWN:	DSP
APPROVED:	RAJ
STATUS:	
MUNICIPAL TRACKING NO:	FS17–449

DWG. NO.
FP01
SHT. 1 OF 6

LEGAL DESCRIPTION

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

COMMENCING AT A FOUND MARICOPA COUNTY ALUMINUM CAP (2003) ACCEPTED AS THE NORTH QUARTER CORNER OF SAID SECTION 21 FROM WHICH A FOUND CITY OF SURPRISE BRASS CAP (2011) ACCEPTED AS THE NORTHEAST CORNER OF SAID SECTION 21 THEREOF BEARS SOUTH 89°44'29" EAST, 2636.03 FEET;

THENCE SOUTH 89°44'29" EAST, 747.57 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21;

THENCE LEAVING SAID NORTH LINE, SOUTH 00°15'31" WEST, 68.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CACTUS ROAD BEING THE POINT OF BEGINNING;

THENCE THE FOLLOWING TEN (10) COURSES ALONG SAID NORTH RIGHT-OF-WAY

THENCE SOUTH 89°44'29" EAST, 270.14 FEET;

THENCE SOUTH 84°01'50" EAST, 120.60 FEET;

THENCE SOUTH 89°44'29" EAST, 150.00 FEET;

THENCE SOUTH 44°44'29" EAST, 22.63 FEET;

THENCE SOUTH 89°44'29" EAST, 27.50 FEET;

THENCE NORTH 00°15'31" EAST, 7.00 FEET;

THENCE SOUTH 89°44'29" EAST, 27.50 FEET;

THENCE NORTH 00°15'31" EAST, 5.00 FEET;

THENCE NORTH 45°15'31" EAST, 22.63 FEET;

THENCE SOUTH 89°44'29" EAST, 358.12 FEET;

THENCE LEAVING SAID NORTH RIGHT-OF-WAY, SOUTH 00°00'00" EAST, 1095.54 FEET;

THENCE SOUTH 26°34'05" EAST, 197.36 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 540.00 FEET, THE CENTER OF WHICH BEARS SOUTH 26°34'05" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°48'11", AN ARC LENGTH OF 224.34 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 39°37'44" WEST, 152.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 765.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°13'47", AN ARC LENGTH OF 56.47 FEET TO A NON-TANGENT LINE;

THENCE NORTH 54°36'03" WEST, 107.04 FEET;

THENCE NORTH 69°25'36" WEST, 348.09 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 972.50 FEET, THE CENTER OF WHICH BEARS SOUTH 60°42'10" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°58'56", AN ARC LENGTH OF 33.64 FEET TO A NON-TANGENT LINE;

THENCE NORTH 62°41'06" WEST, 55.00 FEET;

THENCE NORTH 17°18'20" WEST, 22.60 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 372.50 FEET, THE CENTER OF WHICH BEARS SOUTH 26°23'50" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°49'26", AN ARC LENGTH OF 37.86 FEET TO A TANGENT LINE;

THENCE NORTH 69°25'36" WEST, 495.60 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 55.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°20'29", AN ARC LENGTH OF 16.65 FEET A POINT OF REVERSE CURVATURE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 55.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°14'10", AN ARC LENGTH OF 49.18 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 54°28'05" WEST, 32.94 FEET;

THENCE SOUTH 20°34'24" WEST, 97.00 FEET;

THENCE NORTH 69°25'36" WEST, 155.96 FEET TO THE EASTERLY LINE OF THE BEARDSLEY CANAL RIGHT-OF-WAY AS FILED IN BOOK 584, PAGE 18 RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 20°34'24" EAST, 881.01 FEET ALONG SAID EASTERLY LINE TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 3966.22 FEET;

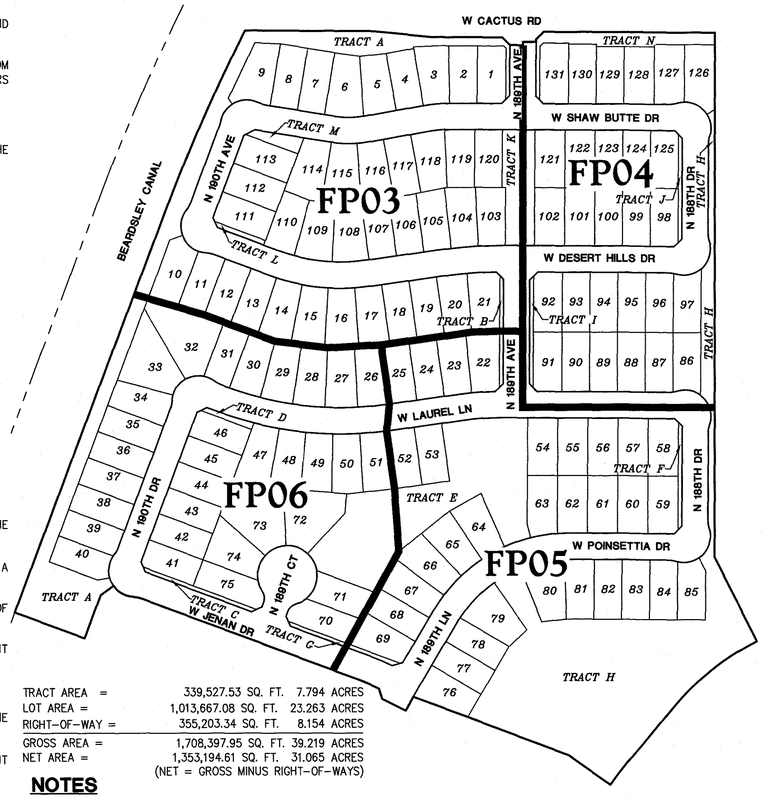
THENCE CONTINUING ALONG SAID EASTERLY LINE AND NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°09'34", AN ARC LENGTH OF 426.38 FEET TO A TANGENT LINE TO THE POINT OF BEGINNING.

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

SHEET INDEX MAP

N.T.S.

CUMULATIVE PLATTED TOTAL				
PHASE	PARCEL	TOTAL NUMBER OF RESIDENTIAL DWELLING UNITS	FINAL PLAT CASE NUMBER	CUMULATIVE TOTAL PLATTED
2	11A	131	FS17-449	131
	11B	110	FS17-450	241
	11C	120	FS17-433	361



TRACT AREA =	339,527.53 SQ. FT.	7.794 ACRES
LOT AREA =	1,013,667.08 SQ. FT.	23.263 ACRES
RIGHT-OF-WAY =	355,203.34 SQ. FT.	8.154 ACRES
GROSS AREA =	1,708,397.95 SQ. FT.	39.219 ACRES
NET AREA =	1,353,194.61 SQ. FT.	31.065 ACRES
	(NET = GROSS MINUS RIGHT-OF-WAYS)	

NOTES

1. NO PERMANENT STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN EASEMENTS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF SURPRISE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. ALL STRUCTURES AND LANDSCAPING WITHIN THE 30'x30' VISIBILITY TRIANGLE ALONG THE PROPERTY LINES AT LOT CORNERS SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 30" ABOVE GROUND LEVEL. (SEE DETAIL THIS SHEET)
4. ALL EXTERIOR SUBDIVISION BOUNDARY CORNERS ARE AS SHOWN PER THIS PLAT IN CONFORMANCE WITH ARIZONA STATUTE. ALL INTERIOR CORNERS AND MONUMENTS ARE TO BE SET BY THE SURVEYOR RESPONSIBLE FOR THE CONSTRUCTION SURVEY AND STAKING OF THIS PROJECT AND MUST BE IN CONFORMANCE WITH SAID ARIZONA STATUTORY REQUIREMENTS.
5. LANDSCAPING WITHIN TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M AND N WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
6. PROVISIONS SHALL BE MADE FOR DEVELOPMENT AND MAINTENANCE OF STREET LIGHTS THROUGH EITHER THE ASSOCIATION OR THROUGH THE CREATION OF A STREET LIGHT IMPROVEMENT DISTRICT (S.L.I.D.).
7. THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
8. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE SHADED ZONE "X", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1655L, 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.
9. IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
10. PURSUANT TO A.R.S. § 42-1102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS # 14751 AND 14710, WHEN APPLICABLE.

SIGHT VISIBILITY TRIANGLES NOTES:

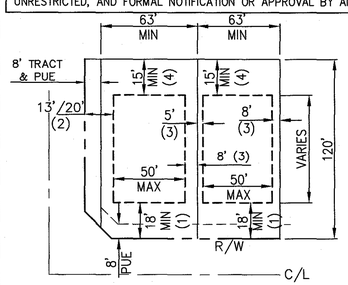
1. SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS, BUT EXCLUDING TREES OVER 30 INCHES IN HEIGHT SHALL NOT BE PERMITTED WITHIN THE RESTRICTED AREAS.
2. PLANTING WITHIN THE R/W IN VIEW EASEMENTS SHALL BE PER THE APPROVED TYPES AND DIMENSIONS AND SHALL NOT ENCROACH WITHIN THE SIGHT TRIANGLE PER AASHTO GUIDELINES.
3. TREES ARE PERMITTED WITHIN THE RESTRICTED AREAS PROVIDED:
   A. NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 30 INCHES OR BELOW 84 INCHES ARE PERMITTED.
   B. TREES SHALL NOT OBSTRUCT MORE THAN 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS PRESENT.
4. STOP SIGN SHALL BE INSTALLED AT 2' MINIMUM BEHIND BACK OF CURB.

UNOBSTRUCTED VIEW EASEMENT AREA (SEE NOTE #3)

NO VEGETATION OVER 30 INCHES IN HEIGHT

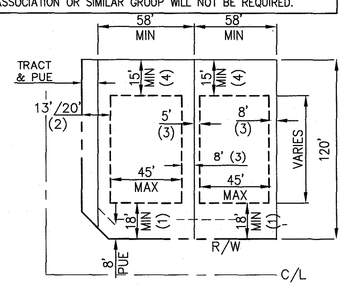
SINGLE FAMILY SETBACK NOTES:

1. FRONT YARD SETBACK MAY BE REDUCED TO 12 FEET FOR HOMES WITH SIDE ENTRY GARAGES.
2. A 13 FOOT (SINGLE STORY), 20 FOOT (MULTI-STORY) SIDE YARD SETBACK ALONG THE STREET SIDE SHALL BE PROVIDED, INCLUSIVE OF THE LANDSCAPE TRACT.
3. TWO ADJACENT MULTI-STORY HOUSES AND/OR A SINGLE STORY AND MULTI-STORY HOUSE MUST BE SEPARATED BY NOT LESS THAN 13 FEET.
4. THE REAR YARD SETBACK ABUTTING AN ARTERIAL STREET SHALL HAVE A MINIMUM OF 20 FEET FOR SINGLE STORY AND 25 FEET FOR MULTI-STORY.
5. NON-STRUCTURAL ARCHITECTURAL FEATURES SUCH AS FIREPLACES, BAYWINDOWS, POP-OUTS, OR PATIO COVERS MAY ENCROACH INTO THE REAR SETBACK, PROVIDED HOWEVER, THAT A PATIO COVER MAY NOT ENCROACH MORE THAN 10 FEET INTO THE REAR SETBACK.



TYP. 63' MINIMUM WIDE LOT AND SETBACKS DETAIL

SCALE: N.T.S.

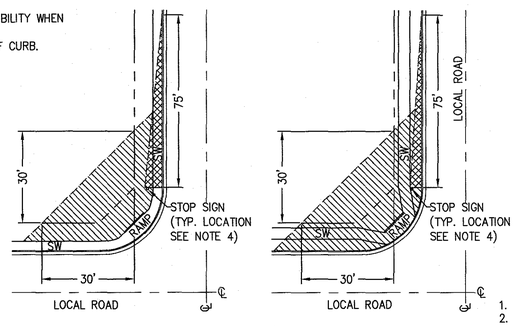


TYP. 58' MINIMUM WIDE LOT AND SETBACKS DETAIL

SCALE: N.T.S.

CUMULATIVE LAND USE BUDGET TABLE:

(SEE SHEET 6)



LOCAL STREET SIGHT VISIBILITY TRIANGLES

LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	7177	0.1648	LOT : 45	6960	0.1598	LOT : 89	7250	0.1664
LOT : 2	7097	0.1629	LOT : 46	6942	0.1594	LOT : 90	7250	0.1664
LOT : 3	7860	0.1804	LOT : 47	8329	0.1912	LOT : 91	7468	0.1714
LOT : 4	7041	0.1616	LOT : 48	7473	0.1716	LOT : 92	7468	0.1714
LOT : 5	7724	0.1773	LOT : 49	7405	0.1700	LOT : 93	7250	0.1664
LOT : 6	8774	0.2014	LOT : 50	7571	0.1738	LOT : 94	7250	0.1664
LOT : 7	7607	0.1746	LOT : 51	7454	0.1711	LOT : 95	7250	0.1664
LOT : 8	7607	0.1746	LOT : 52	7077	0.1625	LOT : 96	7246	0.1664
LOT : 9	9033	0.2074	LOT : 53	7052	0.1619	LOT : 97	7143	0.1640
LOT : 10	8605	0.1975	LOT : 54	7560	0.1736	LOT : 98	6986	0.1604
LOT : 11	7301	0.1676	LOT : 55	7560	0.1736	LOT : 99	7018	0.1611
LOT : 12	7250	0.1664	LOT : 56	7560	0.1736	LOT : 100	7018	0.1611
LOT : 13	7419	0.1703	LOT : 57	7560	0.1736	LOT : 101	7623	0.1750
LOT : 14	8064	0.1851	LOT : 58	7528	0.1728	LOT : 102	7623	0.1750
LOT : 15	7884	0.1810	LOT : 59	7528	0.1728	LOT : 103	7329	0.1682
LOT : 16	7830	0.1798	LOT : 60	7560	0.1736	LOT : 104	7588	0.1742
LOT : 17	7542	0.1731	LOT : 61	7560	0.1736	LOT : 105	7395	0.1698
LOT : 18	7250	0.1664	LOT : 62	7568	0.1737	LOT : 106	7069	0.1623
LOT : 19	7250	0.1664	LOT : 63	7795	0.1789	LOT : 107	6990	0.1605
LOT : 20	7539	0.1731	LOT : 64	7827	0.1797	LOT : 108	8064	0.1851
LOT : 21	7925	0.1819	LOT : 65	7827	0.1797	LOT : 109	8248	0.1893
LOT : 22	8146	0.1870	LOT : 66	8258	0.1896	LOT : 110	7552	0.1734
LOT : 23	7480	0.1717	LOT : 67	7864	0.1805	LOT : 111	7662	0.1759
LOT : 24	7250	0.1664	LOT : 68	7096	0.1629	LOT : 112	7680	0.1763
LOT : 25	7250	0.1664	LOT : 69	7879	0.1809	LOT : 113	7795	0.1790
LOT : 26	7809	0.1793	LOT : 70	8010	0.1839	LOT : 114	8721	0.2002
LOT : 27	7907	0.1815	LOT : 71	7667	0.1760	LOT : 115	8579	0.1969
LOT : 28	7864	0.1805	LOT : 72	12664	0.2907	LOT : 116	7716	0.1771
LOT : 29	7774	0.1785	LOT : 73	14671	0.3368	LOT : 117	7164	0.1645
LOT : 30	7746	0.1778	LOT : 74	9024	0.2072	LOT : 118	7818	0.1795
LOT : 31	7155	0.1643	LOT : 75	8249	0.1894	LOT : 119	7281	0.1671
LOT : 32	15195	0.3488	LOT : 76	7906	0.1815	LOT : 120	7018	0.1611
LOT : 33	12797	0.2938	LOT : 77	6960	0.1598	LOT : 121	7623	0.1750
LOT : 34	7817	0.1795	LOT : 78	6958	0.1597	LOT : 122	7623	0.1750
LOT : 35	7250	0.1664	LOT : 79	9338	0.2144	LOT : 123	7018	0.1611
LOT : 36	7250	0.1664	LOT : 80	9061	0.2080	LOT : 124	7018	0.1611
LOT : 37	7250	0.1664	LOT : 81	7474	0.1716	LOT : 125	6986	0.1604
LOT : 38	7250	0.1664	LOT : 82	7250	0.1664	LOT : 126	8382	0.1924
LOT : 39	7224	0.1658	LOT : 83	7250	0.1664	LOT : 127	7800	0.1791
LOT : 40	7078	0.1625	LOT : 84	7227	0.1659	LOT : 128	7560	0.1736
LOT : 41	6928	0.1590	LOT : 85	7127	0.1636	LOT : 129	6960	0.1598
LOT : 42	6960	0.1598	LOT : 86	7120	0.1635	LOT : 130	7250	0.1664
LOT : 43	6960	0.1598	LOT : 87	7249	0.1664	LOT : 131	7609	0.1747
LOT : 44	6960	0.1598	LOT : 88	7250	0.1664			

TOTAL LOT AREA 1,013,667 SQ. FT. OR 23.263 ACRES

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	1.7417	COMMON AREA, DRAINAGE, PUBLIC MULTI-USE NONMOTORIZED TRAIL EASEMENT
TRACT B	0.0415	COMMON AREA, DRAINAGE
TRACT C	0.0452	COMMON AREA, DRAINAGE
TRACT D	0.0275	COMMON AREA, DRAINAGE
TRACT E	1.6783	COMMON AREA, DRAINAGE
TRACT F	0.0397	COMMON AREA, DRAINAGE
TRACT G	0.0454	COMMON AREA, DRAINAGE
TRACT H	3.4010	COMMON AREA, DRAINAGE
TRACT I	0.0415	COMMON AREA, DRAINAGE
TRACT J	0.0400	COMMON AREA, DRAINAGE
TRACT K	0.3595	COMMON AREA, DRAINAGE
TRACT L	0.0250	COMMON AREA, DRAINAGE
TRACT M	0.0640	COMMON AREA, DRAINAGE
TRACT N	0.2442	COMMON AREA, DRAINAGE

1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS AND/OR AMENITIES.
2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.
3. TOTAL OPEN SPACE 339,528 SQ. FT. OR 7.794 ACRES
4. THE USES SHOWN IN THE TRACT TABLE ABOVE DO NOT INTEND TO GRANT EASEMENTS THAT ARE BLANKET IN NATURE OVER THE ENTIRE TRACT.

REGISTERED LAND SURVEYOR — CERTIFICATE NO. 37495 — ROBERT A. JOHNSTON — Date Signed 4/10/19 — ARIZONA U.S.A. — Expires 3/31/2020

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

ZANJERO TRAILS PHASE 2 - PARCEL 11A

CACTUS ROAD & PERRYVILLE ROAD
SURPRISE, ARIZONA

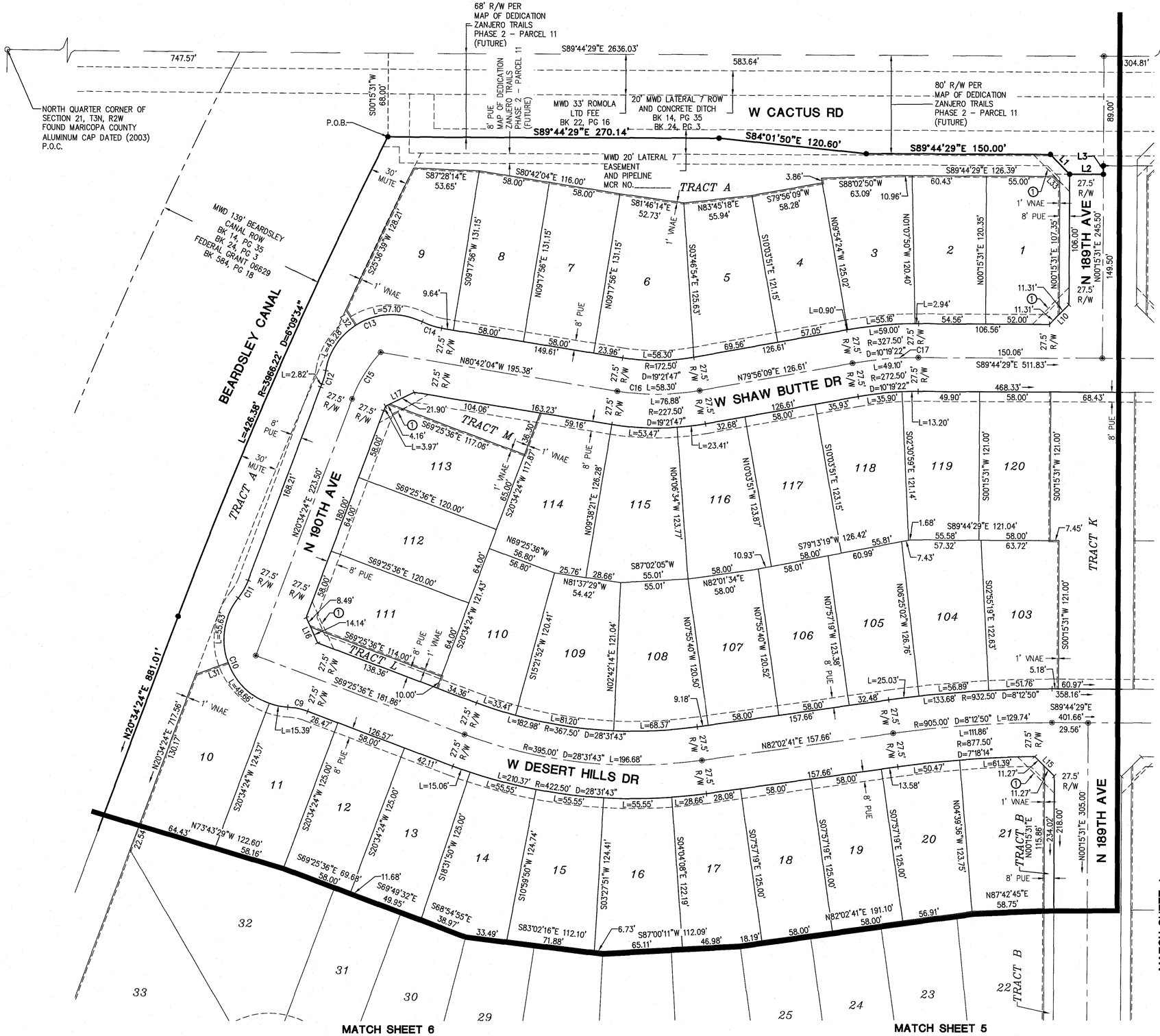
FINAL PLAT

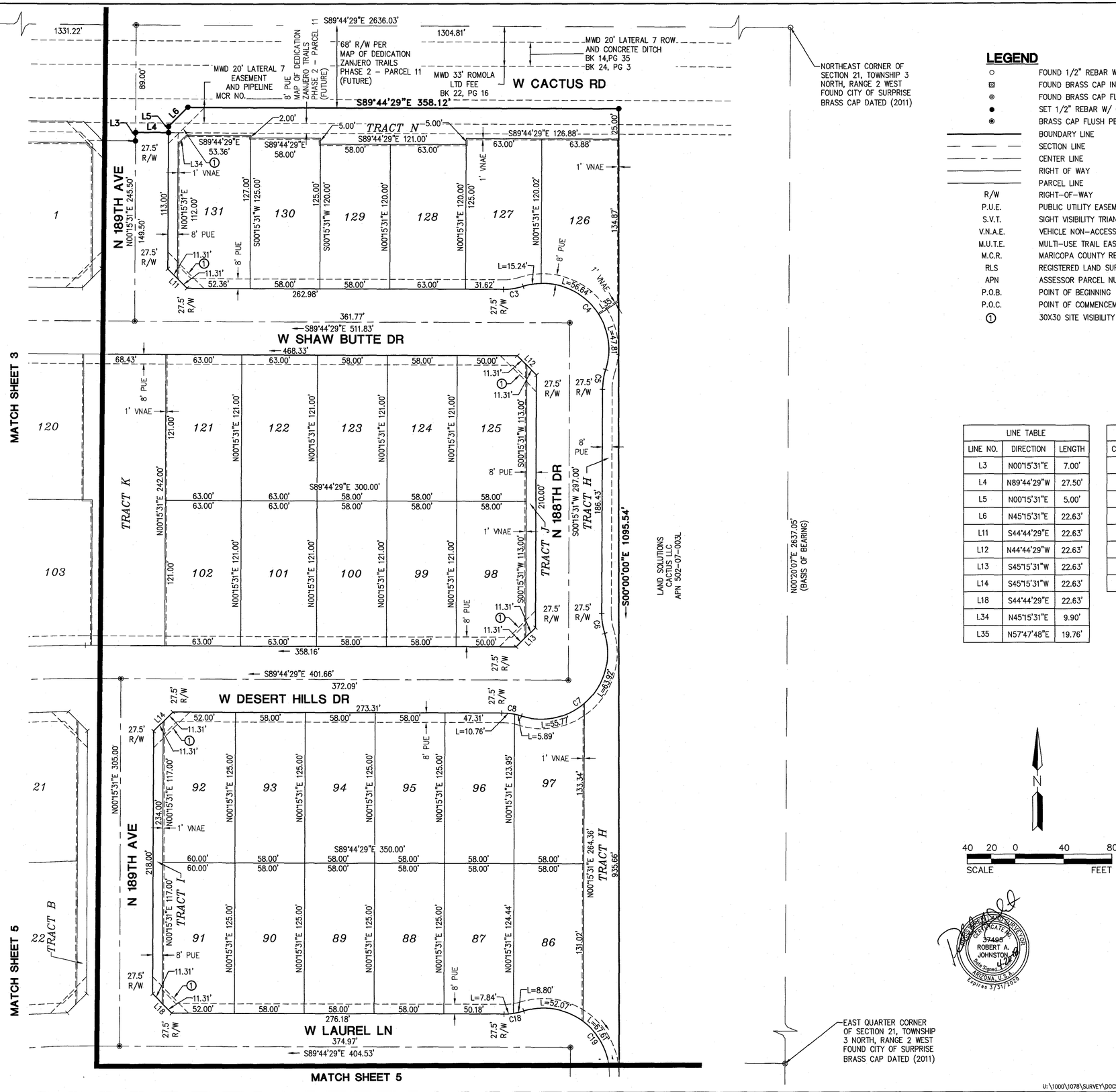
© Copyright, HILGARTWILSON 2018 - This document is the sole property of HILGARTWILSON.

PROJ. NO.: 1078
DATE: APR 2018
SCALE:
DRAWN: DSP
APPROVED: RAJ
STATUS:
MUNICIPAL TRACKING NO: FS17-449

DWG. NO. FP02

SHT. 2 OF 6


68' R/W PER MAP OF DEDICATION ZANJERO TRAILS PHASE 2 – PARCEL 11 (FUTURE)
S89°44'29"E 2636.03'
747.57'
583.64'
304.81'
NORTH QUARTER CORNER OF SECTION 21, T3N, R2W FOUND MARICOPA COUNTY ALUMINUM CAP DATED (2003) P.O.C.
NORTHEAST CORNER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 2 WEST, FOUND CITY OF SURPRISE BRASS CAP DATED (2011)
S00°15'31"W 68.00'
8' PUE MAP OF DEDICATION ZANJERO TRAILS PHASE 2 – PARCEL 11 (FUTURE)
MWD 33' ROMOLA LTD FEE BK 22, PG 16
20' MWD LATERAL 7 ROW AND CONCRETE DITCH BK 14, PG 35 BK 24, PG 3
80' R/W PER MAP OF DEDICATION ZANJERO TRAILS PHASE 2 – PARCEL 11 (FUTURE)
W CACTUS RD
P.O.B.
S89°44'29"E 270.14'
S84°01'50"E 120.60'
S89°44'29"E 150.00'
MWD 20' LATERAL 7 EASEMENT AND PIPELINE MCR NO.
TRACT A
MWD 139' BEARDSLEY CANAL ROW BK 14, PG 35 BK 24, PG 3 FEDERAL GRANT 06629 BK 584, PG 18
BEARDSLEY CANAL
L=426.58' R=3966.22' D=6°09'34"
N20°34'24"E 881.01'
N 190TH AVE
N 189TH AVE
W SHAW BUTTE DR
W DESERT HILLS DR
TRACT M
TRACT L
TRACT K
TRACT B
MATCH SHEET 4
MATCH SHEET 6
MATCH SHEET 5
S87°28'14"E 53.65'
S80°42'04"E 116.00'
S81°46'14"E 52.73'
N83°45'18"E 55.94'
S79°56'09"W 58.28'
S88°02'50"W 63.09'
S89°44'29"E 126.39'
S25°36'39"W 128.21'
S09°17'56"W 131.15'
N09°17'56"E 131.15'
S03°46'54"E 125.63'
S10°03'51"E 121.15'
N09°54'24"W 125.02'
N10°07'50"W 120.40'
N00°15'31"E 120.35'
N00°15'31"E 107.35'
N00°15'31"E 245.50'
N00°15'31"E 149.50'
S69°25'36"E 117.06'
S69°25'36"E 120.00'
S69°25'36"E 114.00'
S69°25'36"E 181.86'
N69°25'36"W 56.80'
N81°37'29"W 54.42'
S87°02'05"W 55.01'
N82°01'34"E 58.00'
S79°13'19"W 126.42'
S89°44'29"E 121.04'
S87°00'11"W 112.09'
S83°02'16"E 112.10'
N82°02'41"E 157.66'
N82°02'41"E 191.10'
S89°44'29"E 401.66'
N87°42'45"E 58.75'
N80°42'04"W 195.38'
N79°56'09"E 126.61'
S89°44'29"E 511.83'
N73°43'29"W 122.60'
S20°34'24"E 223.50'
N20°34'24"E 717.56'
N20°34'24"E 130.17'
S20°34'24"W 124.37'
S20°34'24"W 125.00'
S18°31'50"W 125.00'
S10°59'50"W 124.74'
S03°27'51"W 124.41'
S04°04'08"E 122.19'
S07°57'19"E 125.00'
N04°39'36"W 123.75'
N00°15'31"E 305.00'
S00°15'31"W 121.00'
S00°15'31"W 121.00'
S00°15'31"W 122.63'
N00°15'31"E 234.00'
N00°15'31"E 218.00'
N00°15'31"E 115.86'
S20°30'36"E 121.14'
S10°03'51"E 123.15'
N10°03'51"W 123.87'
N04°04'34"W 123.77'
N09°38'21"E 126.28'
S20°34'24"W 117.87'
S20°34'24"W 121.43'
S15°21'52"W 120.41'
N02°42'14"E 121.04'
N07°55'40"W 120.50'
N07°57'19"W 123.38'
N07°55'40"W 120.52'
N09°25'20"W 126.76'
S00°15'31"E 122.63'
L=57.10'
L=55.16'
L=58.30'
L=76.88'
L=59.00'
L=49.10'
L=35.90'
L=53.47'
L=23.41'
L=13.20'
L=2.94'
L=0.90'
L=55.63'
L=48.86'
L=15.39'
L=182.98'
L=81.20'
L=68.37'
L=33.41'
L=25.03'
L=56.89'
L=51.76'
L=133.68'
L=129.74'
L=111.86'
L=61.39'
L=50.47'
L=15.06'
L=210.37'
L=55.55'
L=28.66'
L=28.08'
L=13.58'
L=2.82'
L=15.36'
R=172.50'
R=227.50'
R=327.50'
R=272.50'
R=932.50'
R=905.00'
R=877.50'
R=422.50'
R=367.50'
R=395.00'
D=19°21'47"
D=10°19'22"
D=8°12'50"
D=28°31'43"
D=7°18'14"
C13
C14
C16
C17
C12
C15
C11
C10
C9
L17
L31
L32
L33
L7
L3
L2
L10
L15
L16
1' VNAE
8' PUE
30' MUTE
27.5' R/W
9.64'
3.86'
10.96'
60.43'
55.00'
11.31'
11.27'
4.16'
3.97'
21.90'
104.06'
163.23'
59.16'
168.21'
180.00'
64.00'
58.00'
65.00'
136.30'
138.36'
34.36'
32.68'
35.93'
49.90'
68.43'
468.33'
358.16'
106.56'
150.06'
57.05'
52.00'
54.56'
69.56'
126.61'
149.61'
23.96'
57.32'
55.58'
63.72'
60.99'
58.01'
10.93'
25.76'
26.66'
55.81'
7.43'
1.68'
7.45'
5.18'
60.97'
29.56'
8.49'
14.14'
10.00'
9.18'
157.66'
32.48'
13.58'
11.27'
64.43'
58.16'
22.54'
69.68'
49.95'
36.97'
33.49'
71.88'
65.11'
46.98'
18.19'
56.91'
234.00'
218.00'
115.86'
305.00'
11.68'
6.73'
S69°49'32"E
S68°54'55"E
S87°42'45"E
S89°44'29"E
S79°13'19"W
S87°02'05"W
N82°01'34"E
N81°37'29"W
S69°25'36"E
N69°25'36"W
S20°34'24"W
N20°34'24"E
N73°43'29"W
S69°25'36"E
S83°02'16"E
S87°00'11"W
N82°02'41"E
N82°02'41"E
N00°15'31"E
S00°15'31"W
S00°15'31"W
S00°15'31"W
N00°15'31"E
N00°15'31"E
N00°15'31"E
N00°15'31"E
S89°44'29"E
S89°44'29"E
S89°44'29



LEGEND

○	FOUND 1/2" REBAR W/CAP, RLS 37495 OR AS NOTED
⊠	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 37495 OR AS NOTED
◉	BRASS CAP FLUSH PER MAG STD. DTL. 120-1 TYPE "B"
———	BOUNDARY LINE
— — —	SECTION LINE
— — —	CENTER LINE
———	RIGHT OF WAY
———	PARCEL LINE
R/W	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
S.V.T.	SIGHT VISIBILITY TRIANGLE
V.N.A.E.	VEHICLE NON-ACCESS EASEMENT
M.U.T.E.	MULTI-USE TRAIL EASEMENT
M.C.R.	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
①	30X30 SITE VISIBILITY TRIANGLE EASEMENTS

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L3	N00°15'31"E	7.00'
L4	N89°44'29"W	27.50'
L5	N00°15'31"E	5.00'
L6	N45°15'31"E	22.63'
L11	S44°44'29"E	22.63'
L12	N44°44'29"W	22.63'
L13	S45°15'31"W	22.63'
L14	S45°15'31"W	22.63'
L18	S44°44'29"E	22.63'
L34	N45°15'31"E	9.90'
L35	N57°47'48"E	19.76'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C3	55.00'	17°20'29"	16.65'
C4	55.00'	124°40'58"	119.69'
C5	55.00'	17°20'29"	16.65'
C6	55.00'	17°20'29"	16.65'
C7	55.00'	124°40'58"	119.69'
C8	55.00'	17°20'29"	16.65'
C18	55.00'	17°20'29"	16.65'
C19	55.00'	124°40'58"	119.69'

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

ZANJERO TRAILS PHASE 2 - PARCEL 11A

CACTUS ROAD & PERRYVILLE ROAD
SURPRISE, ARIZONA

FINAL PLAT

© Copyright, HILGARTWILSON 2018 – This document is the sole property of HILGARTWILSON.

PROJ. NO.: 1078
DATE: APR 2018
SCALE: AS SHOWN
DRAWN: DSP
APPROVED: RAJ
STATUS:
MUNICIPAL TRACKING NO: FS17-449

DWG. NO.
FP04
SHT. 4 OF 6

U:\1000\1078\SURVEY\DOCS\Parcel 11A Plat\1078-P11A-FP04.dwg 4/16/2018 8:32 AM

MATCH SHEET 3

MATCH SHEET 4

MATCH SHEET 6

MATCH SHEET 6

SEE BELOW LEFT

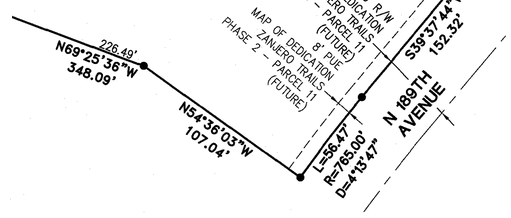
SEE ABOVE RIGHT

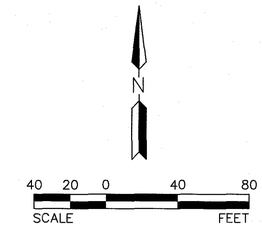
LEGEND

○	FOUND 1/2" REBAR W/CAP, RLS 37495 OR AS NOTED
⊠	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 37495 OR AS NOTED
◉	BRASS CAP FLUSH PER MAG STD. DTL. 120-1 TYPE "B"
———	BOUNDARY LINE
— — —	SECTION LINE
———	CENTER LINE
———	RIGHT OF WAY
———	PARCEL LINE
R/W	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
S.V.T.	SIGHT VISIBILITY TRIANGLE
V.N.A.E.	VEHICLE NON-ACCESS EASEMENT
M.U.T.E.	MULTI-USE TRAIL EASEMENT
M.C.R.	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
①	30X30 SITE VISIBILITY TRIANGLE EASEMENTS

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L7	N62°41'06"W	55.00'
L8	N17°18'20"W	22.60'
L19	S44°58'54"W	22.74'
L20	S44°44'29"E	22.63'
L21	N45°15'31"E	22.63'
L22	N74°12'17"E	23.14'
L23	S60°15'24"E	21.38'
L28	S14°01'29"E	29.02'
L36	S26°34'05"E	31.34'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C20	55.00'	17°20'29"	16.65'
C21	55.00'	17°20'29"	16.65'
C22	55.00'	124°40'58"	119.69'
C23	55.00'	17°20'29"	16.65'
C24	400.00'	9°10'12"	64.02'
C33	600.00'	8°12'50"	86.02'
C34	1000.00'	3°12'24"	55.97'





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

ZANJERO TRAILS PHASE 2 - PARCEL 11A

CACTUS ROAD & PERRYVILLE ROAD
SURPRISE, ARIZONA

FINAL PLAT

PROJ. NO.: 1078	STATUS:
DATE: APR 2018	
SCALE: AS SHOWN	MUNICIPAL TRACKING NO:
DRAWN: DSP	FS17-449
APPROVED: RAJ	

DWG. NO.

FP05

SHT. 5 OF 6

© Copyright, HILGARTWILSON 2018 - This document is the sole property of HILGARTWILSON.

U:\1000\1078\SURVEY\DOCS\Parcel 11A Plat\1078-P11A-FP05.dwg 4/16/2018 8:33 AM

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	55.00'	17°20'29"	16.65'
C2	55.00'	51°14'10"	49.18'
C25	25.00'	53°07'48"	23.18'
C26	62.50'	286°15'37"	312.26'
C27	25.00'	53°07'48"	23.18'
C28	55.00'	124°40'58"	119.69'
C29	55.00'	17°20'29"	16.65'
C30	55.00'	17°20'29"	16.65'
C31	55.00'	124°40'58"	119.69'
C32	55.00'	17°20'29"	16.65'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L9	S54°28'05"W	32.94'
L24	S24°25'36"E	22.63'
L25	S65°34'24"W	22.63'
L26	N24°25'36"W	22.63'
L27	S65°34'24"W	22.63'
L29	N42°55'23"E	115.00'
L30	S80°41'09"W	25.55'

CUMULATIVE LAND USE BUDGET – ZANJERO TRAILS – SURPRISE AZ						
PARCEL	ZONING	GROSS ACRES	PROPOSED DENSITY	ACTUAL DENSITY	PROPOSED LOTS	ACTUAL LOTS
1	MU–PAD	6.8	9.3	–	298	–
2	MU–PAD	25.1				
3	RL–5–PAD	105.5	4.0	–	421	–
4	RL–8–PAD	15.0	2.0	–	128	–
5	RL–8–PAD	49.6				
6	RL–18–PAD	96.6	1.0	–	96	–
7	RL–5–PAD	82.8	2.2	–	182	–
8	RL–5–PAD	76.4	4.0	–	306	–
9 (11D)	RM–PAD	29.8	7.8	–	232	–
10 (11A)	RL–5–PAD	39.2	3.2	3.2	131	131
11 (11B)	RL–8–PAD	36.4	2.9	2.9	110	110
12 (11C)	RL–5–PAD	31.2	3.4	–	120	120
13 (12A)	RL–5–PAD	29.6	3.3	3.3	98	97
14 (12B)	RL–5–PAD	39.5	3.1	3.0	123	121
15 (12C)	RL–8–PAD	49.3	2.4	2.4	117	116
16	RL–5–PAD	29.6	3.5	3.5	103	105
17						
18	CC–PAD	5.8	–	–	–	–
19 (13A)	RL–5–PAD	26.7	26.7	3.4	91	92
20	SCHOOL	61.9	NA	NA	0	0
21 (13C)	RL–5–PAD	35.2	3.3	3.6	116	118
TOTALS		878.7	3.0	2.5	2,672	1,010

MATCH SHEET 3

MATCH SHEET 5

MATCH SHEET 5

BEARDSLEY CANAL

TRACT A

N20°34'24"E 881.01'

MWD 139' BEARDSLEY CANAL ROW BK 14, PG 35 BK 24, PG 3 FEDERAL GRANT 06629 BK 384, PG 18

N 190TH DR

N 189TH CT

W LAUREL LN

W JENAN DR

TRACT C

TRACT D

TRACT E

TRACT C

N69°25'36"W 155.96'

S20°34'24"W 97.00'

N69°25'36"W 495.60'

LAND SOLUTIONS CACTUS LLC APN 502–07–003M

LEGEND

○	FOUND 1/2" REBAR W/CAP, RLS 37495 OR AS NOTED
⊠	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 37495 OR AS NOTED
◉	BRASS CAP FLUSH PER MAG STD. DTL. 120–1 TYPE "B"
	BOUNDARY LINE
	SECTION LINE
	CENTER LINE
	RIGHT OF WAY
	PARCEL LINE
R/W	RIGHT–OF–WAY
P.U.E.	PUBLIC UTILITY EASEMENT
S.V.T.	SIGHT VISIBILITY TRIANGLE
V.N.A.E.	VEHICLE NON–ACCESS EASEMENT
M.U.T.E.	MULTI–USE TRAIL EASEMENT
M.C.R.	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
①	30X30 SITE VISIBILITY TRIANGLE EASEMENTS

N

40 20 0 40 80

SCALE FEET

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A. JOHNSTON
Date Signed 4-16-18
ARIZONA U.S.A.
Expires 3/31/2020

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

ZANJERO TRAILS PHASE 2 - PARCEL 11A

CACTUS ROAD & PERRYVILLE ROAD
SURPRISE, ARIZONA

FINAL PLAT

© Copyright, HILGARTWILSON 2018 – This document is the sole property of HILGARTWILSON.

PROJ. NO.: 1078
STATUS:
DATE: APR 2018
SCALE: AS SHOWN
MUNICIPAL TRACKING NO: FS17–449
DRAWN: DSP
APPROVED: RAJ

DWG. NO.
FP06
SHT. 6 OF 6

U:\1000\1078\SURVEY\DOCS\Parcel 11A Plat\1078–P11A–FP06.dwg 4/16/2018 8:48 AM

LANDSCAPE NOTES (NOT APPROVED BY THE CITY)

1. PROVIDE LANDSCAPE ARCHITECT A SAMPLE OF DECOMPOSED GRANITE FOR APPROVAL PRIOR TO DELIVERY TO THE SITE.
2. PREPARED BACKFILL FOR PLANTING PITS SHALL BE 4 PARTS NATIVE SOIL TO 1 PART NITROGEN STABILIZED MULCH. MIX MULCH AND SOIL BACKFILL THOROUGHLY TO CREATE BACKFILL PRIOR TO PLACING IN PIT.
3. TOPSOIL TO CONFORM TO THE REQUIREMENTS OF MAG SPECIFICATION, SECTION 795. PROVIDE A WRITTEN DESCRIPTION OF CERTIFICATION OF ORIGINAL ORIGIN OF TOPSOIL TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE.
4. PLANT TABLETS TO BE AGRIFORM 21 GRAM, 20-10-5 FERTILIZER TABLETS.
5. CONTRACTORS RESPONSIBILITY TO FIELD ESTIMATED DECOMPOSED GRANITE QUANTITIES. INDICATE THE UNIT PRICE ONLY AT THE TIME OF BIDDING.
6. ALL PLANTS MUST BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
7. PLANT QUANTITIES ON THE PLANT LIST ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR, PLANS TAKE PRECEDENCE.
8. LANDSCAPE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES FOR PROTECTION PRIOR TO CONSTRUCTION. CONTACT BLUE STAKE AT 602-263-1100 OR 1-800-782-5348.
9. PRIOR TO BIDDING, THE LANDSCAPE SUPERINTENDENT SHALL WALK THE SITE TO DETERMINE THE FULL EXTENT OF DEMOLITION WORK REQUIRED.
10. THE LANDSCAPE CONTRACTOR SHALL WARRANTY ALL HARDSCAPES, IRRIGATION COMPONENTS AND TREES FOR A PERIOD OF 1 YEAR. SHRUBS, ACCENTS AND GROUNDCOVERS SHALL CARRY A 90 DAY WARRANTY.
11. CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
12. BEFORE WORK BEGINS ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE ARCHITECT AND/OR OWNER;S REPRESENTATIVE.
13. THE LANDSCAPE ARCHITECT, OWNER'S REPRESENTATIVE, AND THE CITY OF SURPRISE SHALL APPROVE ANY AND ALL SUBSTITUTIONS.
14. THE LANDSCAPE ARCHITECT AND /OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE INSPECTED PRIOR TO INSTALLATION.
15. UNLESS OTHERWISE NOTED ON PLANS, DECOMPOSED GRANITE SHALL EXTEND UNDER SHRUBS AND BE RAKED UNIFORMLY ALONG WALLS, SIDEWALKS, AND CURBS.
16. SEE ENGINEERING OR ARCHITECTURAL DRAWINGS FOR DRAINAGE FLOWS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED AND ARE NOT IMPAIRED WITH OBSTRUCTIONS.
17. DOUBLE STAKE ALL TREES OUTSIDE ROOTBALL.
18. LANDSCAPE CONTRACTOR TO PROVIDE BARRICADES ALONG PUBLIC STREETS IF REQUIRED DURING INSTALLATION.
19. LANDSCAPE CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE TO BE RE-INSPECTED DURING FINAL WALK THRU. ANY DAMAGED AREAS TO BE REPAIRED AT CONTRACTOR'S EXPENSE.
20. PLANTS TO BE LOCATED AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES, AND LIGHT FIXTURES AS NECESSARY.
21. LANDSCAPE CONTRACTOR TO CONTACT ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION. MINIMUM 2 APPLICATIONS REQUIRED.
22. LANDSCAPE PLANS MUST CONFORM TO CIVIL DRAWINGS.
23. LANDSCAPE MAINTENANCE WITHIN THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE OWNER.

CITY OF SURPRISE GENERAL NOTES

1. CONTRACTOR TO OBTAIN PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THE SITE.
2. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE LANDSCAPE DOCUMENTS. HE SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF PLANS AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AGENT.
3. ALL QUANTITIES PROVIDED ARE FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADES IN LANDSCAPE AREAS. HE SHALL DETERMINE, WITH THE GENERAL CONTRACTOR, THE EXTENT OF ROUGH GRADING AND/ OR FINE GRADING TO BE ESTABLISHED BY OTHERS.
5. ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER OR AS DIRECTED BY THE OWNER'S AGENT. PROVIDE POSITIVE DRAINAGE AWAY FROM ANY BUILDINGS IN ALL CONDITIONS. CONTRACTOR TO MEET ALL EXISTING GRADES AT PROJECT BOUNDARIES. FINISH GRADE OF LANDSCAPE AREAS SHALL BE 3" BELOW THE TOP OF ADJACENT WALKS AND CURBS PRIOR TO RECEIVING DECOMPOSED GRANITE OF GRASS SEED/SOD.
6. ALL SIGNS AND SIGNAGE REQUIRE A CITY OF SURPRISE SEPARATE PERMIT.
7. ALL TREES AND SHRUBS LOCATED IN THE LINE-OF-SIGHT WILL BE MAINTAINED FOR A CLEAR AREAS BETWEEN 2' TO 7'.
8. "SEE PARCEL 11 OFF-SITE IMPROVEMENT PLAN."

SPECIAL NOTES:

1. INSTALL TREE ROOT BARRIERS WHEN TREES ARE LOCATED WITHIN 10' OF SIDEWALKS, CURBING.
2. CONTRACTOR TO INSTALL ALL MATERIALS AS SPECIFIED IN THE PLAN SET, OR AN APPROVED EQUIVALENT BY THE OWNER/LANDSCAPE ARCHITECT.
3. STREET TREES WILL BE LOCATED IN THE LANDSCAPED AREA BETWEEN THE SIDEWALKS AND CURB. LOCAL STREETS WILL HAVE A MINIMUM OF ONE 24-INCH BOX TREE AND FOUR FIVE-GALLON SHRUBS AND/OR GROUND COVER PLANTS PER HOME FRONTAGE FOR LOTS UP TO 50 FEET WIDE. HOMES WITH FRONTAGES GREATER THAN 50 FEET WIDE WILL HAVE AN ADDITIONAL TREE AND TWO SHRUBS AND/OR GROUNDCOVER PLANTS.
4. TREE SPECIES PERMITTED WITHIN THE R.O.W.:
   - ACACIA SALICINA (WILLOW ACACIA)
   - ACACIA STENOPHYLLA (SHOESTRING ACACIA)
   - ACACIA WILLARDIANA (PALO BLANCO)
   - CALLISTEMON RIGIDUS (BOTTLEBRUSH)
   - QUERCUS VIRGINIANA (SOUTHERN LIVE OAK)
   - SOPHORA SECUNDIFLORA (TEXAS MTN. LAUREL)
   - CHILOPSIS LINEARIS (DESERT WILLOW)
   - OLEA EUROPAEA (SWAN HILL OLIVE)
   - FRAXINUS GREGGII (LITTLE LEAF ASH)
5. TREES WITH THORNS ARE TO BE LOCATED A MINIMUM OF 10' FROM PEDESTRIAN ROUTES.
6. "ANY RIP-RAP INSTALLED IN DRAINAGE AREAS BE INSTALLED IN SUCH A MANNER THAT ELIMINATES THE POSSIBILITY OF VOIDS THAT ALLOW WASPS TO BUILD NESTS."

IRRIGATION NOTES

1. ALL IRRIGATION TO UTILIZE AN AUTOMATIC CLOCK AS SPECIFIED. LOCATE POWER SOURCE IN THE FIELD.
2. USE COMMON TRENCHES WHERE POSSIBLE.
3. USE PEN-TITES AND SEALER FOR ALL LOW VOLTAGE WIRING WITH ELECTRICAL VALVES.
4. ALL MAINLINE TO BE BURIED A MINIMUM OF 18" BELOW FINISH GRADE. ALL LATERALS TO BE BURIED A MINIMUM OF 12" BELOW FINISH GRADE.
5. INSTALL ELECTRIC VALVES IN PLASTIC VALVE BOXES FLUSH WITH GRADE. VALVE BOX LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT.
6. VACUUM BREAKER TO BE ASSEMBLED WITH ALL HARD COPPER PIPE AND FITTINGS. A UNION SHALL BE INSTALLED ON BOTH INLET AND OUTLET SIDES OF PIPE ABOVE GRADE.
7. MAINTAIN IRRIGATION AS-BUILTS AND TURN OVER TO OWNER PRIOR TO INSTALLATION ACCEPTANCE.
8. ALL IRRIGATION EQUIPMENT TO BE LOCATED IN LANDSCAPE AREAS- ALL LINES AND EQUIPMENT ARE SCHEMATIC.
9. IRRIGATION AND ELECTRICAL SLEEVES TO BE SCHEDULE 40 PVC. ALL SLEEVES TO EXTEND AT LEAST 1" BEYOND CONCRETE STRUCTURES. ALLOW 4-6" FROM END OF SLEEVES TO FIRST FITTING ON IRRIGATION LINE. ALL SLEEVES TO BE 24" BELOW GRADE AND/OR AS PER OWNER'S SPECIFICATIONS.
10. LANDSCAPE CONTRACTOR RESPONSIBLE FOR ALL LANDSCAPE SLEEVING. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR. VERIFY ANY EXISTING SLEEVES INSTALLED BY OTHER CONTRACTORS.
11. LOCATE EMITTERS ON UPHILL SIDE OF PLANTS ON SLOPED PLANTING AREA.
12. ALL PEA GRAVEL IN VALVE BOXES TO BE CLEANED FROM TOP OF VALVE SO THAT VALVE IS COMPLETE VISIBLE, LIP OF VALVE BOX IS ALSO TO BE FREE OF DEBRIS.
13. ALL MATERIAL USED SHALL BE INSTALLED AS PER PLAN AND AS PER MANUFACTURERS SPECIFICATIONS. ALL DEVIATIONS FROM DRAWINGS OR MATERIALS USED SHALL BE APPROVED BY OWNER'S REPRESENTATIVE AND OR LANDSCAPE ARCHITECT.
14. LOCATE PRESSURE REGULATOR AND 'Y' STRAINER IN A VALVE BOX AS REQUIRED- REMOTE CONTROL VALVES TO BE LOCATED ON A SEPARATE, ADJACENT, VALVE BOX OR A JUMBO VALVE BOX MAY BE USED IN LIEU OF TWO SEPARATE BOXES. ALL BOXES TO BE LOCATED IN PLANTING AREAS AND INSTALLED FLUSH W/ GRADE.
15. ALL DRIP SYSTEMS TO BE FLUSHED THROUGH FLUSH CAPS. FLUSH CAPS TO BE LOCATED IN 7" ROUND ECONOMY BOXES.
16. ALL PLANTS REQUIRING MORE THAN ONE DRIP EMITTER SHALL HAVE EMITTERS DISTRIBUTED EVENLY AROUND THE EDGE OF THE ROOT-BALL.
17. PRIOR TO OWNERS APPROVAL, AN IRRIGATION "TUNE-UP" MUST BE PERFORMED AS FOLLOWS:
   A. ALL IRRIGATION EQUIPMENT (INCLUDING ALL PIPELINES AND SLEEVES) TO BE DOCUMENTED FROM TWO STATIONARY POINTS.ALL DRIP SYSTEMS TO BE FLUSHED BEGINNING WITH "Y" STRAINER, AND WORKING AWAY FROM PRESSURE REGULATOR.
   B. IRRIGATION VALVES TO BE LABELED ON A SHEET OF PAPER WITH STATIONS CORRESPONDING TO MARKED LABELS ON TOP OF VALVE BOXES. THIS SHEET TO BE PLACED IN A PLASTIC POUCH AND ATTACHED TO THE INSIDE OF CONTROLLER.
   C. ALL IRRIGATION SPRAY HEADS TO BE FLUSHED OF DEBRIS AND FLOW CONTROLS ADJUSTED TO ACHIEVE 100% COVERAGE.
   D. AVOID SPRAY ONTO ALL WALKS, CURBS, WALLS EXISTING STRUCTURES, AND ANY OTHER HARD-SCAPE AREAS.
   E. ALL IRRIGATION HEADS TO BE ADJUSTED TO PROPER HEIGHT.
   F. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING MATERIALS AND LABOR TO PROVIDE SPECIFIED ELECTRICAL SERVICE TO ALL CONTROLLER LOCATIONS. ALL ELECTRICAL WORK TO BE PER MANUFACTURER'S SPECIFICATIONS AND PER LOCAL CODE.
   G. CONTRACTOR TO CAP OFF ALL IRRIGATION @ PHASING LIMITS AS REQUIRED.
   H. CONTROLLER WIRE SHALL BE A DIFFERENT COLOR FOR TREE LINES & SHRUB LINES. AT LEAST ONE EXTRA CONTROL WIRE TO BE RUN TO THE FARTHEST VALVE LOCATION OF THE SYSTEM.
   I. IRRIGATION LINES SHALL RUN PARALLEL TO THE HIGH SIDE OF SLOPES.
   J. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING AND INSTALLING ALL SLEEVING NECESSARY TO RUN IRRIGATION LINES & CONTROL WIRE UNDER ANY REQUIRED HARD-SCAPE AREAS, WALLS, ETC.
   K. AN 18 GAUGE TRACER WIRE OF A DIFFERENT COLOR THAN THE CONTROL WIRES SHALL BE INSTALLED WITH ANY MAINLINE 2" OR LARGER.

NOTE: ALL IRRIGATION PIPE SHALL BE PURPLE PIPE.

NOTE: THERE SHALL BE A 5' CLEARANCE AROUND ALL FIRE HYDRANTS.

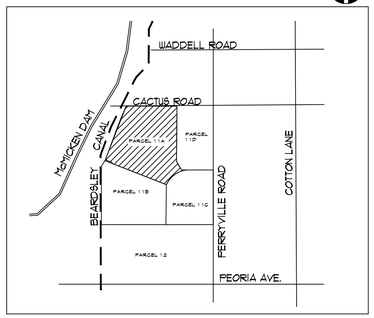
OWNER/DEVELOPER
LAND SOLUTIONS CACTUS, LLC
4121 W. ORAIBI DR.
GLENDALE, AZ 85308
602-841-1945
CONTACT: DAVE MAGUIRE
dmaguire@landsolutionsinc.com

LANDSCAPE ARCHITECT
THE MCGOUGH GROUP
11110 N. TATUM BLVD. STE.100
PHOENIX, AZ 85028
(602)997-9093
CONTACT: NICK ADAMSON
nicka@mg-az.com

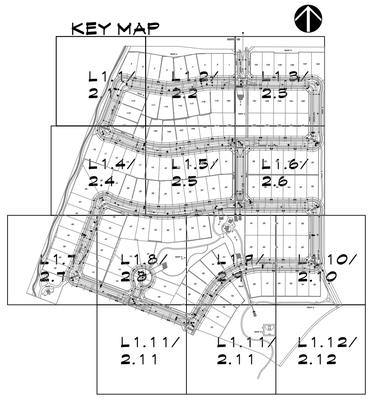
PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME	CALIPER	QTY.	SIZE	COMMENTS
	TREES				
	QUERCUS VIRGINIANA 'HERITAGE' - OAK	1.0-1.5"	44	24" BOX	STANDARD
	PARKINSONIA PRAECOX - PALO BREA	1.0-1.5"	12	24" BOX	STANDARD
	PROSOPIS HYBRID - THORNLESS MESQUITE	1.25-1.5"	43	24" BOX	STANDARD
	ULMUS PARVIFOLIA - EVERGREEN ELM	1.0-1.5"	48	24" BOX	STANDARD
	ACACIA ANEURA - MULGA TREE	.75-1.25"	41	24" BOX	STANDARD
	FRAXINUS UHDEI - ARIZONA ASH	1.0-1.5"	28	24" BOX	STANDARD
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE	1.0-1.5"	27	24" BOX	STANDARD
	SHRUBS				
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE		150	5 GAL.	CAN FULL
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA		198	5 GAL.	CAN FULL
	SIMMONDSIA CHINENSIS - JOJOBA		133	5 GAL.	CAN FULL
	EREMOHILA GLABRA 'WINTER BLAZE' - WIINTER BLAZE EMU		313	5 GAL.	CAN FULL
	LEUCOPHYLLUM FRUTESCENS ' HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE		125	5 GAL.	CAN FULL
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE		130	5 GAL.	CAN FULL
	LEUCOPHYLLUM LANGMANIAE 'LNN'S LEGACY' - LYNN'S LEGACY SAGE		130	5 GAL.	CAN FULL
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA		63	5 GAL.	CAN FULL
	RUELLIA PENNINSULARIS - BAJA RUELLIA		168	5 GAL.	CAN FULL
	ACCENTS				
	MUHLENBERGIA RIGENS - DEER GRASS		336	5 GAL.	CAN FULL
	AGAVE DESMETTIANA - AGAVE		66	5 GAL.	CAN FULL
	DASYLIRION WHEELERI - DESERT SPOON		72	5 GAL.	CAN FULL
	GROUND COVERS				
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD		337	5 GAL.	CAN FULL
	ACACIA REDOLENS - DESERT CARPET ACACIA		58	5 GAL.	CAN FULL
	DECOMPOSED GRANITE - 3/ 4" SCREENED 'EXPRESS GOLD'	145,948 SQ.FT			
	MID-IRON BERMUDA TURF	87,975 SQ.FT			

VICINITY MAP



KEY MAP



SHEET INDEX

0.1	COVER SHEET
1.1-1.12	PLANTING PLAN
2.1-2.12	IRRIGATION PLAN
3.1	WALL PLAN
4.1	AMENITIES SCHEDULE
5.1	WALL DETAILS
5.2	LANDSCAPE DETAILS
5.3	IRRIGATION DETAILS

The McGough Group
Landscape Architecture
Urban Design · Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Certified Landscape Architect
CERTIFICATE NO. 27932
TIMOTHY M. MCGOUGH
04-18-2018
Expires: 6-30-2018

COVER SHEET
ZANJERO TRAILS - PHASE 2
PARCEL 11A - PHASE 1
SWC OF PERRYVILLE RD. & CACTUS RD.
SURPRISE, ARIZONA

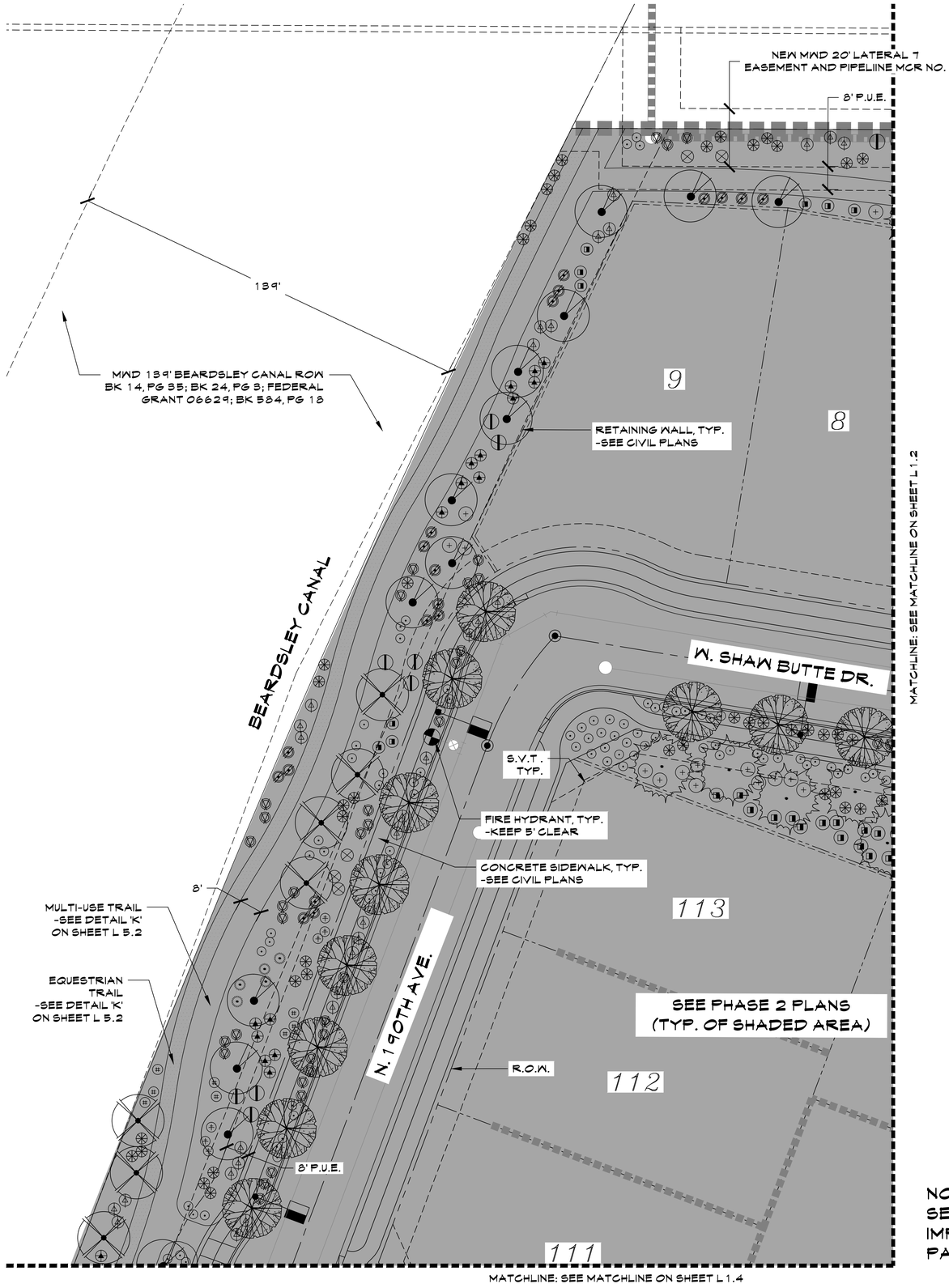
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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

JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: NA
CHECKED BY: TM

REVISIONS:

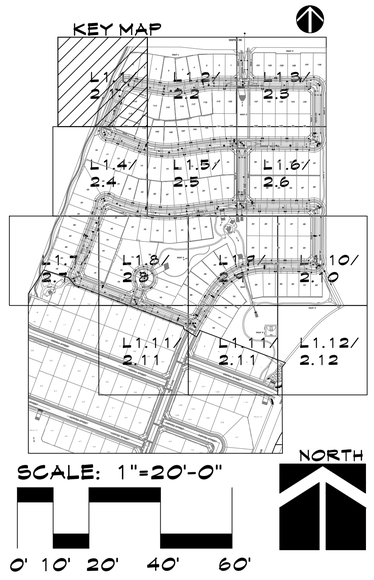
SHEET NO.
L0.1
1 OF 30



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
	PARKINSONIA PRAECOX - PALO BREA
	PROSOPIS HYBRID - THORNLESS MESQUITE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	ACACIA ANEURA - MULGA TREE
	FRAXINUS UHDEI - ARIZONA ASH
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS	
	LEUCOHPYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOHILA GLABRA 'WINTER BLAZE' - WIINTER BLAZE EMU
	LEUCOPHYLLUM FRUTESCENS ' HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENNINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 3/ 4" SCREENED 'EXPRESS GOLD'
	MID-IRON BERMUDA TURF

NOTE:
SEE PARCEL 11 OFF SITE IMPROVEMENT PLANS.
PARCEL 11A - FS17-449



The McGough Group
Landscape Architecture
Urban Design · Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Registered Landscape Architect
CERTIFICATE NO. 27932
TIMOTHY J. McGOUGH
04-19-2018
Expires: 6-30-2018

PLANTING PLAN
ZANJERO TRAILS - PHASE 2
PARCEL 11A - PHASE 1
SNC OF FERRYVILLE RD. & CACTUS RD.
SURPRISE, ARIZONA

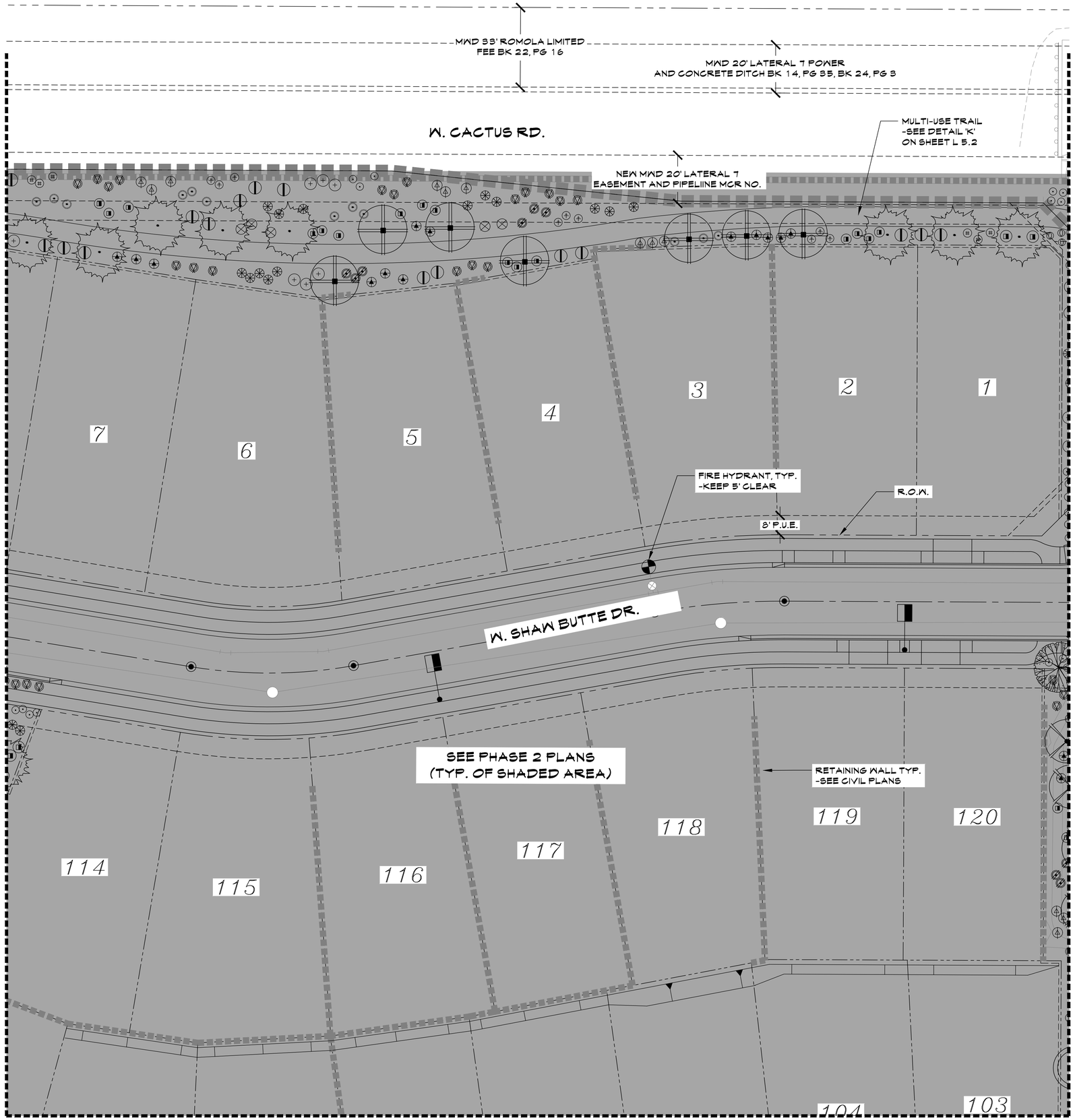
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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

JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: NA
CHECKED BY: TM

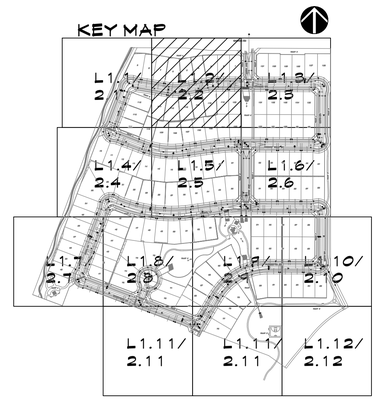
REVISIONS:

SHEET NO.
L1.1
2 OF 30



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
	PARKINSONIA PRAECOX - PALO BREA
	PROSOPIS HYBRID - THORNLESS MESQUITE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	ACACIA ANEURA - MULGA TREE
	FRAXINUS UHDEI - ARIZONA ASH
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS	
	LEUCOHPYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOHILA GLABRA 'WINTER BLAZE' - WIINTER BLAZE EMU
	LEUCOPHYLLUM FRUTESCENS ' HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENNINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 3/ 4" SCREENED 'EXPRESS GOLD'
	MID-IRON BERMUDA TURF



SCALE: 1"=20'-0"

0' 10' 20' 40' 60'

NORTH

The McGough Group

Landscape Architecture
Urban Design - Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Registered Landscape Architect
CERTIFICATE NO. 27932
TIMOTHY A. McCOUGH
Date: 6-15-2018
Expires: 6-30-2018

PLANTING PLAN
ZANJERO TRAILS - PHASE 2
PARCEL 11A - PHASE 1

SWC OF PERRYVILLE RD. & CACTUS RD.
SURPRISE, ARIZONA

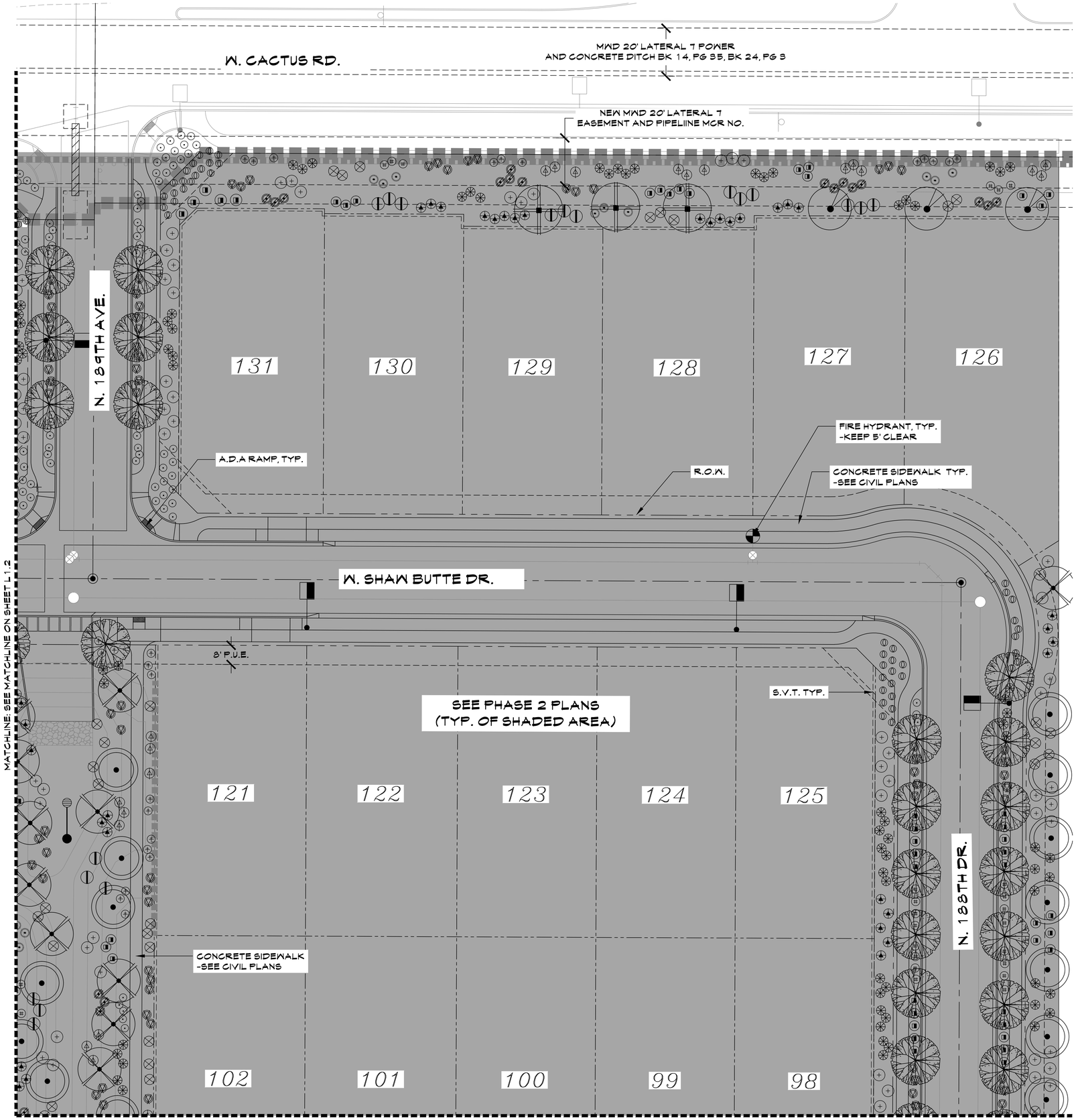
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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

JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: NA
CHECKED BY: TM

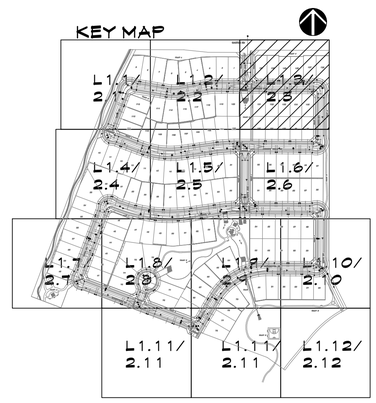
REVISIONS:

SHEET NO.
L1.2
3 OF 30



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
	PARKINSONIA PRAECOX - PALO BREA
	PROSOPIS HYBRID - THORNLESS MESQUITE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	ACACIA ANEURA - MULGA TREE
	FRAXINUS UHDEI - ARIZONA ASH
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS	
	LEUCOHPYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOHILA GLABRA 'WINTER BLAZE' - WIINTER BLAZE EMU
	LEUCOPHYLLUM FRUTESCENS ' HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENNINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 3/ 4" SCREENED 'EXPRESS GOLD'
	MID-IRON BERMUDA TURF



SCALE: 1"=20'-0"

0' 10' 20' 40' 60'

NORTH

The McGough Group
Landscape Architecture
Urban Design - Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Certified Landscape Architect
27932
TIMOTHY J. McGOUGH
04-18-2018
Expires: 6-30-2018

PLANTING PLAN
ZANJERO TRAILS - PHASE 2
PARCEL 11A - PHASE 1
SWC OF PERRYVILLE RD. & CACTUS RD.
SURPRISE, ARIZONA

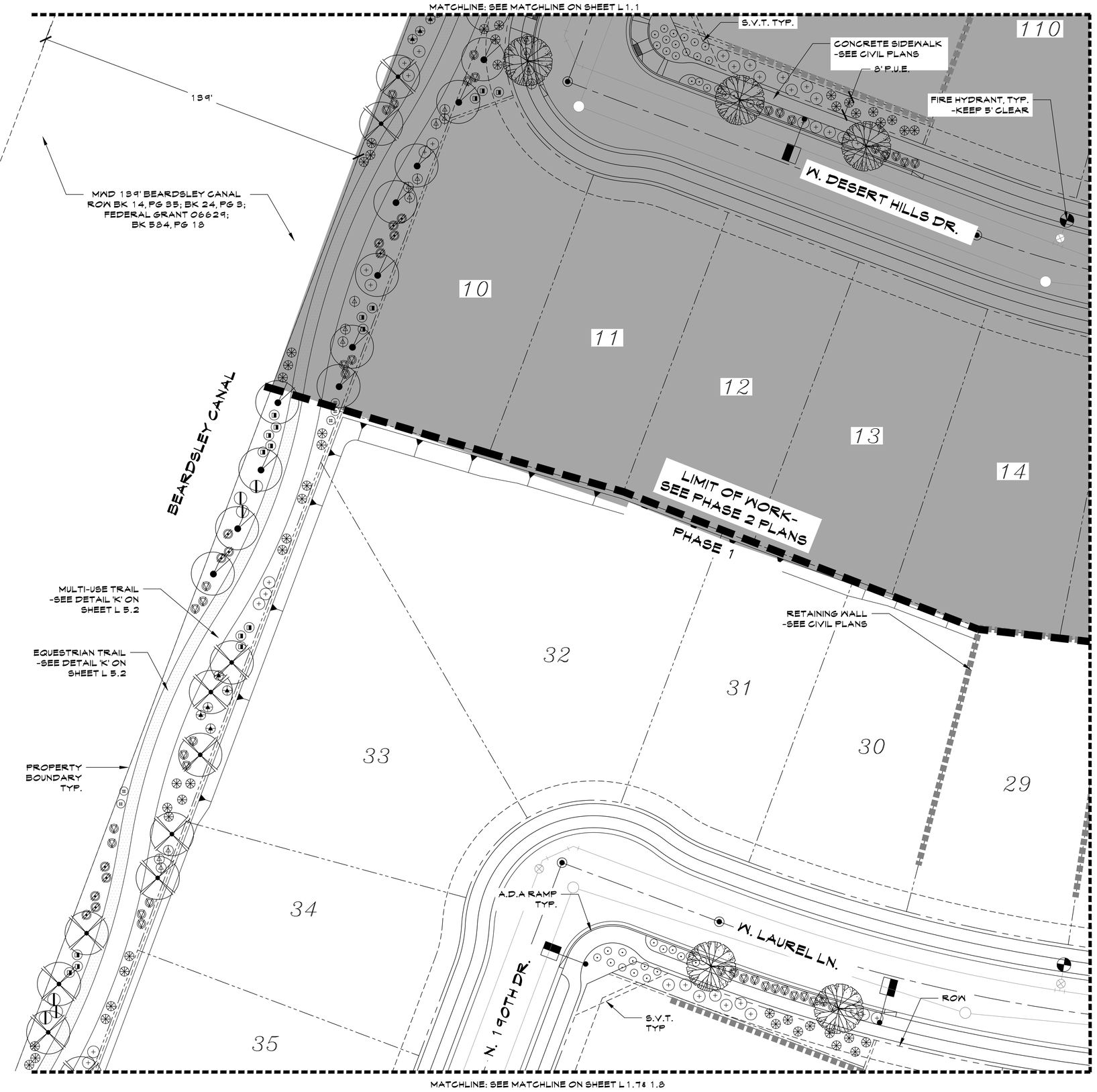
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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

JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: NA
CHECKED BY: TM

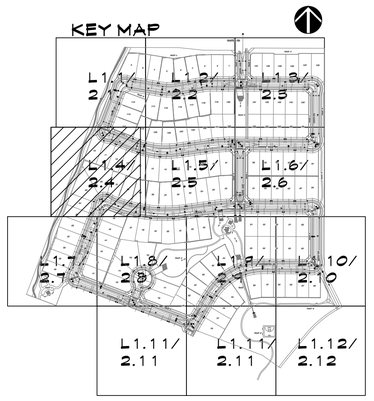
REVISIONS:

SHEET NO.
L1.3
4 OF 30



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
	PARKINSONIA FRAECOX - PALO BREA
	PROSOPIS HYBRID - THORNLESS MESQUITE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	ACACIA ANEURA - MULGA TREE
	FRAXINUS UHDEI - ARIZONA ASH
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS	
	LEUCOHPYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOHILA GLABRA 'WINTER BLAZE' - WINTER BLAZE EMU
	LEUCOPHYLLUM FRUTESCENS ' HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENNINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 3/ 4" SCREENED 'EXPRESS GOLD'
	MID-IRON BERMUDA TURF



SCALE: 1"=20'-0"

0' 10' 20' 40' 60'

NORTH

The McGough Group
Landscape Architecture
Urban Design - Site Imaging
Parks and Recreation
11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028
602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Certified Landscape Architect 27932 TIMOTHY A. MCGOUGH 04-18-2018 Arizona U.S.A.
Expires: 6-30-2018

PLANTING PLAN
ZANJERO TRAILS - PHASE 2
PARCEL 11A - PHASE 1
SWC OF PERRYVILLE RD. & CACTUS RD.
SURPRISE, ARIZONA

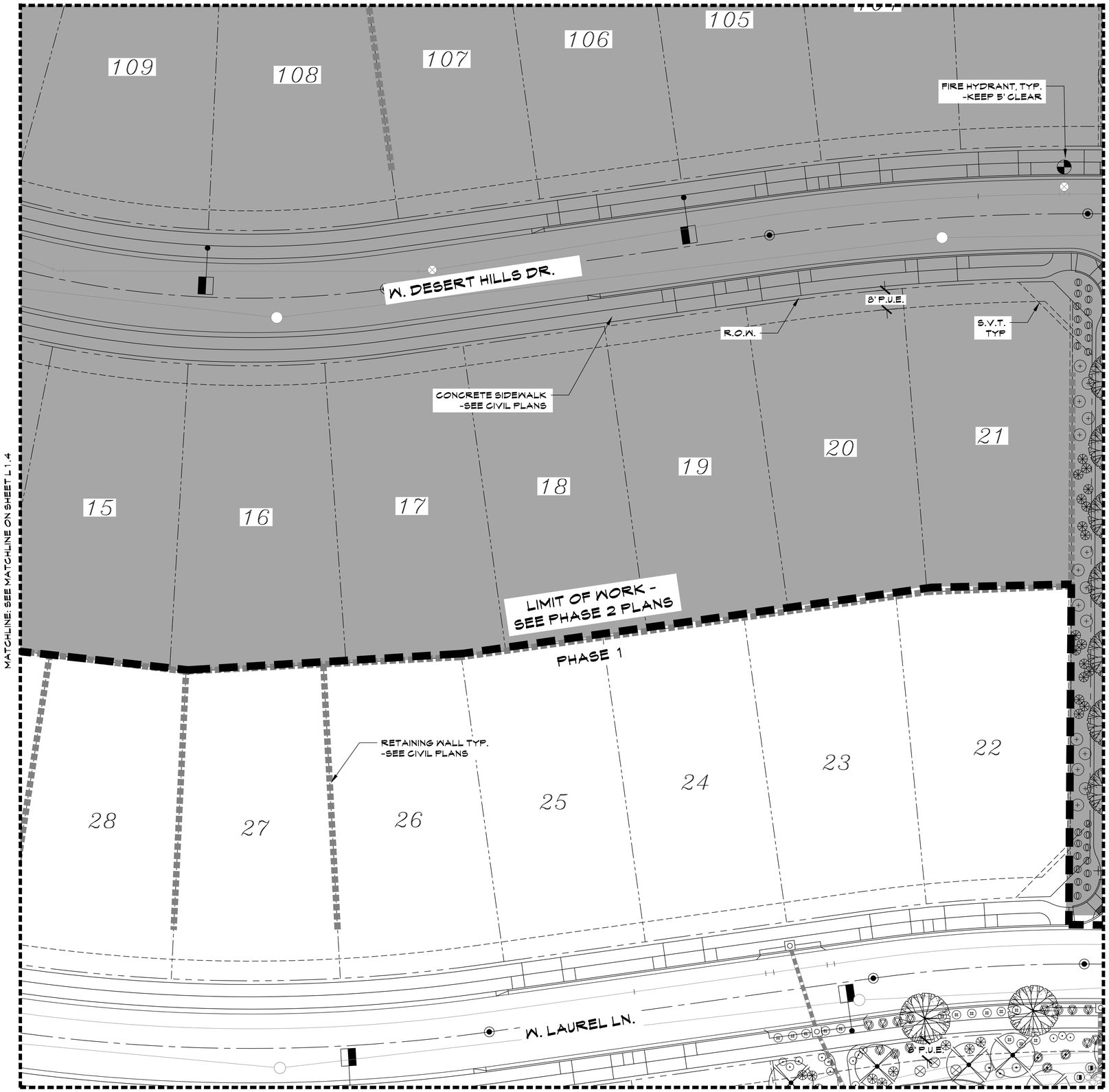
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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

JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: NA
CHECKED BY: TM

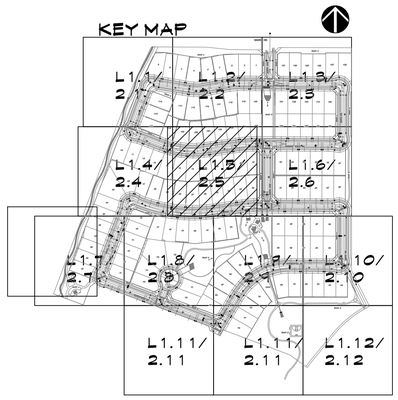
REVISIONS:

SHEET NO.
L1.4
5 OF 30



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
	PARKINSONIA PRAECOX - PALO BREA
	PROSOPIS HYBRID - THORNLESS MESQUITE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	ACACIA ANEURA - MULGA TREE
	FRAXINUS UHDEI - ARIZONA ASH
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS	
	LEUCOHPYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOHILA GLABRA 'WINTER BLAZE' - WIINTER BLAZE EMU
	LEUCOPHYLLUM FRUTESCENS ' HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENNINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 3/ 4" SCREENED 'EXPRESS GOLD'
	MID-IRON BERMUDA TURF



SCALE: 1"=20'-0"

0' 10' 20' 40' 60'

NORTH

The McGough Group

Landscape Architecture
Urban Design - Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Registered Landscape Architect
CERTIFICATE NO.
27932
TIMOTHY A.
MCGOUGH
04-18-2018
Expires: 6-30-2018

PLANTING PLAN
ZANJERO TRAILS - PHASE 2
PARCEL 11A - PHASE 1
SWC OF PERRYVILLE RD. & CACTUS RD.
SURPRISE, ARIZONA

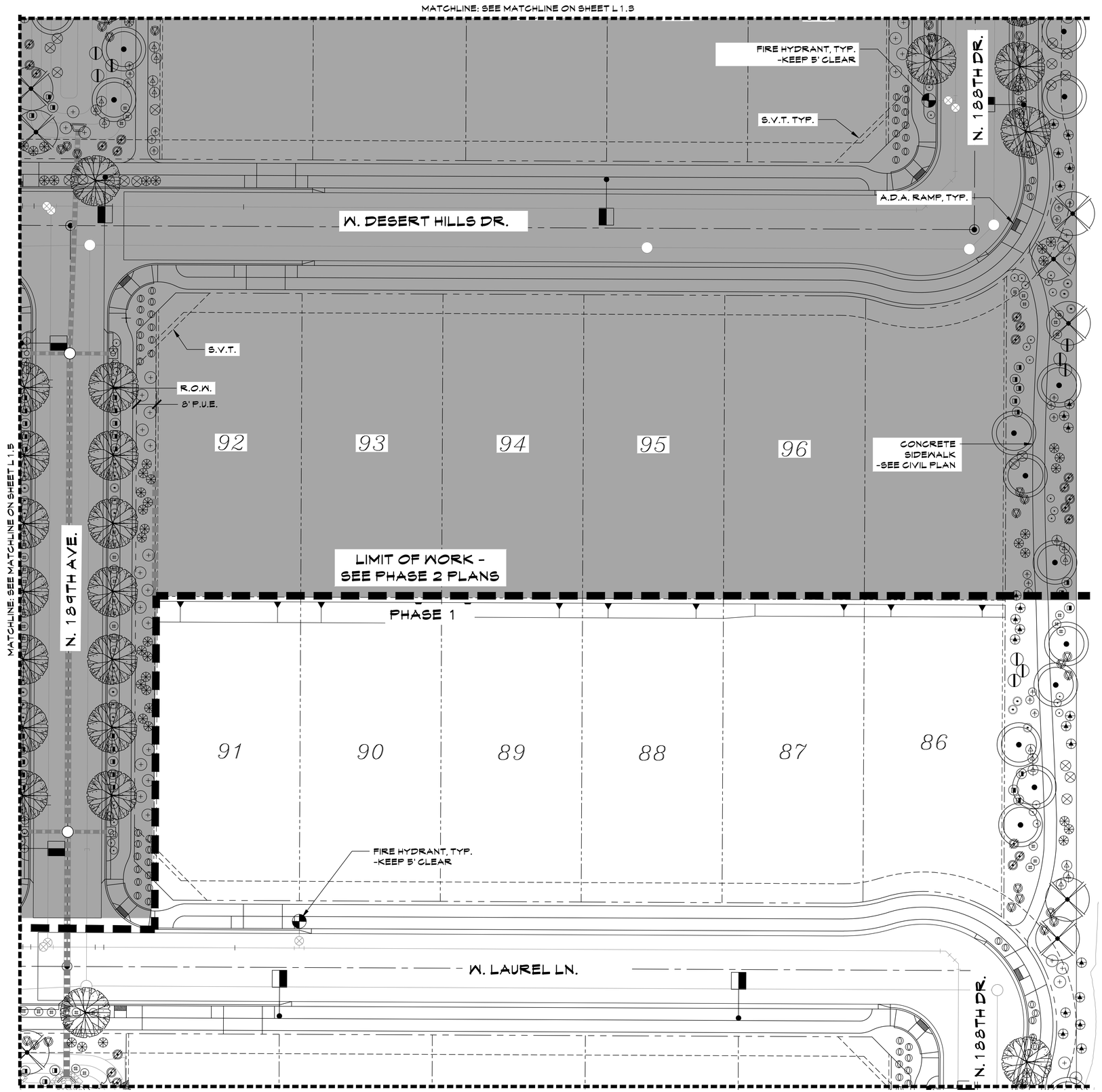
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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

JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: NA
CHECKED BY: TM

REVISIONS:

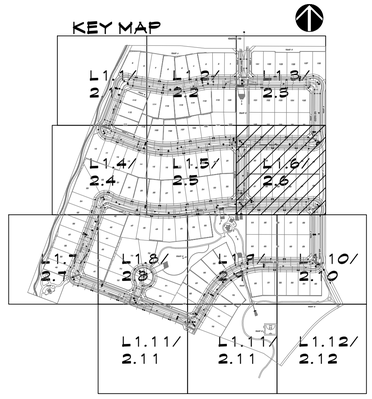
SHEET NO.
L1.5
6 OF 30



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
	PARKINSONIA PRAECOX - PALO BREA
	PROSOPIS HYBRID - THORNLESS MESQUITE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	ACACIA ANEURA - MULGA TREE
	FRAXINUS UHDEI - ARIZONA ASH
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS	
	LEUCOHPYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOHILA GLABRA 'WINTER BLAZE' - WIINTER BLAZE EMU
	LEUCOPHYLLUM FRUTESCENS ' HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENNINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 3/ 4" SCREENED 'EXPRESS GOLD'
	MID-IRON BERMUDA TURF

KEY MAP



SCALE: 1"=20'-0"

0' 10' 20' 40' 60'

NORTH

The McGough Group
Landscape Architecture
Urban Design - Site Imaging
Parks and Recreation
11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028
602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Certificated Landscape Architect
27932
TIMOTHY J. MCGOUGH
04-18-2018
Registered
Expires: 6-30-2018

PLANTING PLAN
ZANJERO TRAILS - PHASE 2
PARCEL 11A - PHASE 1
SWC OF PERRYVILLE RD. & CACTUS RD.
SURPRISE, ARIZONA

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

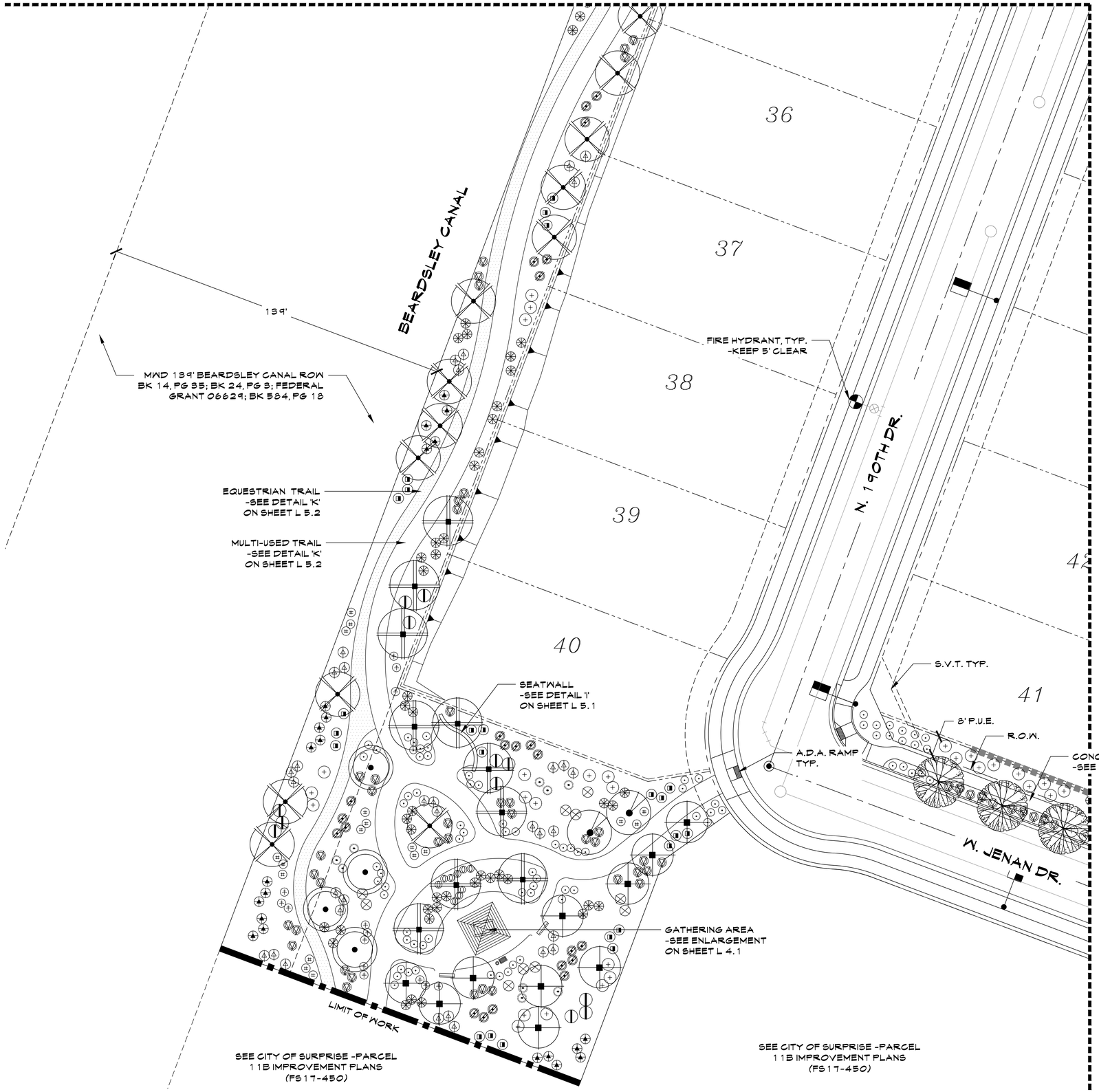
These drawings shall not be used on other projects or for additions to this project except by written agreement from the landscape architect.

JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: NA
CHECKED BY: TM

REVISIONS:

SHEET NO.
L1.6
7 OF 30

MATCHLINE: SEE MATCHLINE ON SHEET L 1.4



MATCHLINE: SEE MATCHLINE ON SHEET L 1.8

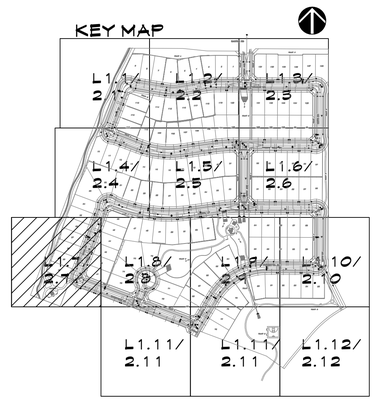
SEE CITY OF SURPRISE -PARCEL 11B IMPROVEMENT PLANS (FS17-450)

SEE CITY OF SURPRISE -PARCEL 11B IMPROVEMENT PLANS (FS17-450)

PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
	PARKINSONIA PRAECOX - PALO BREA
	PROSOPIS HYBRID - THORNLESS MESQUITE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	ACACIA ANEURA - MULGA TREE
	FRAXINUS UHDEI - ARIZONA ASH
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS	
	LEUCOHPYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOHILA GLABRA 'WINTER BLAZE' - WIINTER BLAZE EMU
	LEUCOPHYLLUM FRUTESCENS ' HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENNINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 3/ 4" SCREENED 'EXPRESS GOLD'
	MID-IRON BERMUDA TURF

KEY MAP



SCALE: 1"=20'-0"

0' 10' 20' 40' 60'

NORTH

The McGough Group

Landscape Architecture
Urban Design - Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Registered Landscape Architect
CERTIFICATE NO. 27932
TIMOTHY A. MCGOUGH
04-18-2018
Expires: 6-30-2018

PLANTING PLAN
ZANJERO TRAILS - PHASE 2
PARCEL 11A - PHASE 1
SWC OF PERRYVILLE RD. & CACTUS RD.
SURPRISE, ARIZONA

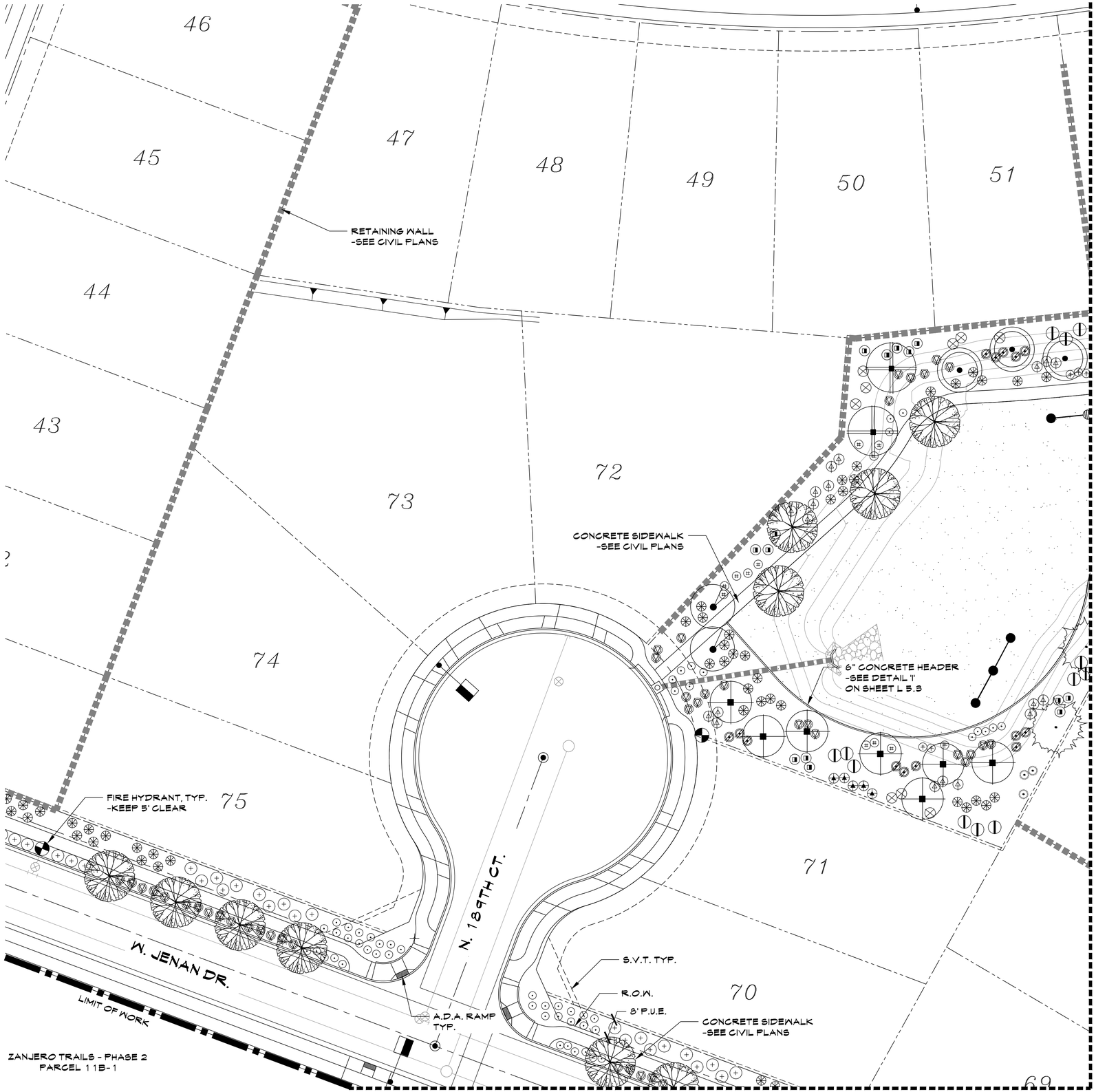
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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

JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: NA
CHECKED BY: TM

REVISIONS:

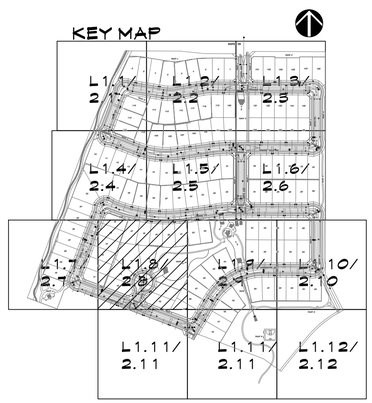
SHEET NO.
L1.7



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
	PARKINSONIA FRAECOX - PALO BREA
	PROSOPIS HYBRID - THORNLESS MESQUITE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	ACACIA ANEURA - MULGA TREE
	FRAXINUS UHDEI - ARIZONA ASH
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS	
	LEUCOHPYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOHILA GLABRA 'WINTER BLAZE' - WIINTER BLAZE EMU
	LEUCOPHYLLUM FRUTESCENS ' HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENNINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 3/ 4" SCREENED 'EXPRESS GOLD'
	MID-IRON BERMUDA TURF

KEY MAP



SCALE: 1"=20'-0"

0' 10' 20' 40' 60'

NORTH

The McGough Group

Landscape Architecture
Urban Design - Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Certificate No. 27932 Timothy A. McGough Date 4-18-2018 Registered Landscape Architect

Expires: 6-30-2018

PLANTING PLAN
ZANJERO TRAILS - PHASE 2
PARCEL 11A - PHASE 1

SWC OF PERRYVILLE RD. & CACTUS RD.
SURPRISE, ARIZONA

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

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

JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: NA
CHECKED BY: TM

REVISIONS:

SHEET NO.
L1.8
9 OF 30

MATCHLINE: SEE MATCHLINE ON SHEET L 1.5 & 1.6

MATCHLINE: SEE MATCHLINE ON SHEET L 1.8

MATCHLINE: SEE MATCHLINE ON SHEET L 1.10

52
53
54
55
5
63
62
6
64
65
66
67
68
79
80
81

AMENITIES AREA
-SEE PLAYGROUND ENLARGEMENT ON SHEET L 4.1

6" CONCRETE HEADER
-SEE DETAIL '1' ON L5.2

R.O.W.

8' P.U.E.

W. POINSETTIA DR.

FIRE HYDRANT, TYP.
-KEEP 5' CLEAR

CONCRETE SIDEWALK TYP.
-SEE CIVIL PLANS

RETAINING WALL
-SEE CIVIL PLANS

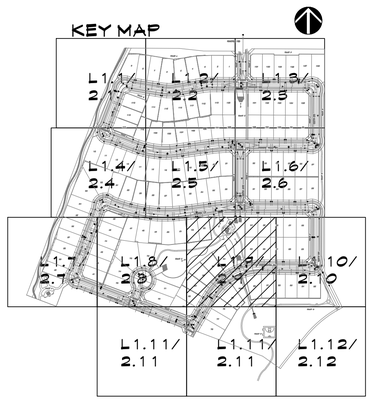
N. 189TH LN.

MATCHLINE: SEE MATCHLINE ON SHEET L 1.11

PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
	PARKINSONIA PRAECOX - PALO BREA
	PROSOPIS HYBRID - THORNLESS MESQUITE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	ACACIA ANEURA - MULGA TREE
	FRAXINUS UHDEI - ARIZONA ASH
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS	
	LEUCOHPYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOHILA GLABRA 'WINTER BLAZE' - WIINTER BLAZE EMU
	LEUCOPHYLLUM FRUTESCENS ' HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENNINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 3/ 4" SCREENED 'EXPRESS GOLD'
	MID-IRON BERMUDA TURF

KEY MAP



SCALE: 1"=20'-0"

0' 10' 20' 40' 60'

NORTH

The McGough Group

Landscape Architecture
Urban Design - Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Certified Landscape Architect
CERTIFICATE NO. 27932
TIMOTHY J. MCGOUGH
04-18-2018
Expires: 6-30-2018

PLANTING PLAN
ZANJERO TRAILS - PHASE 2
PARCEL 11A - PHASE 1
SWC OF PERRYVILLE RD. & CACTUS RD.
SURPRISE, ARIZONA

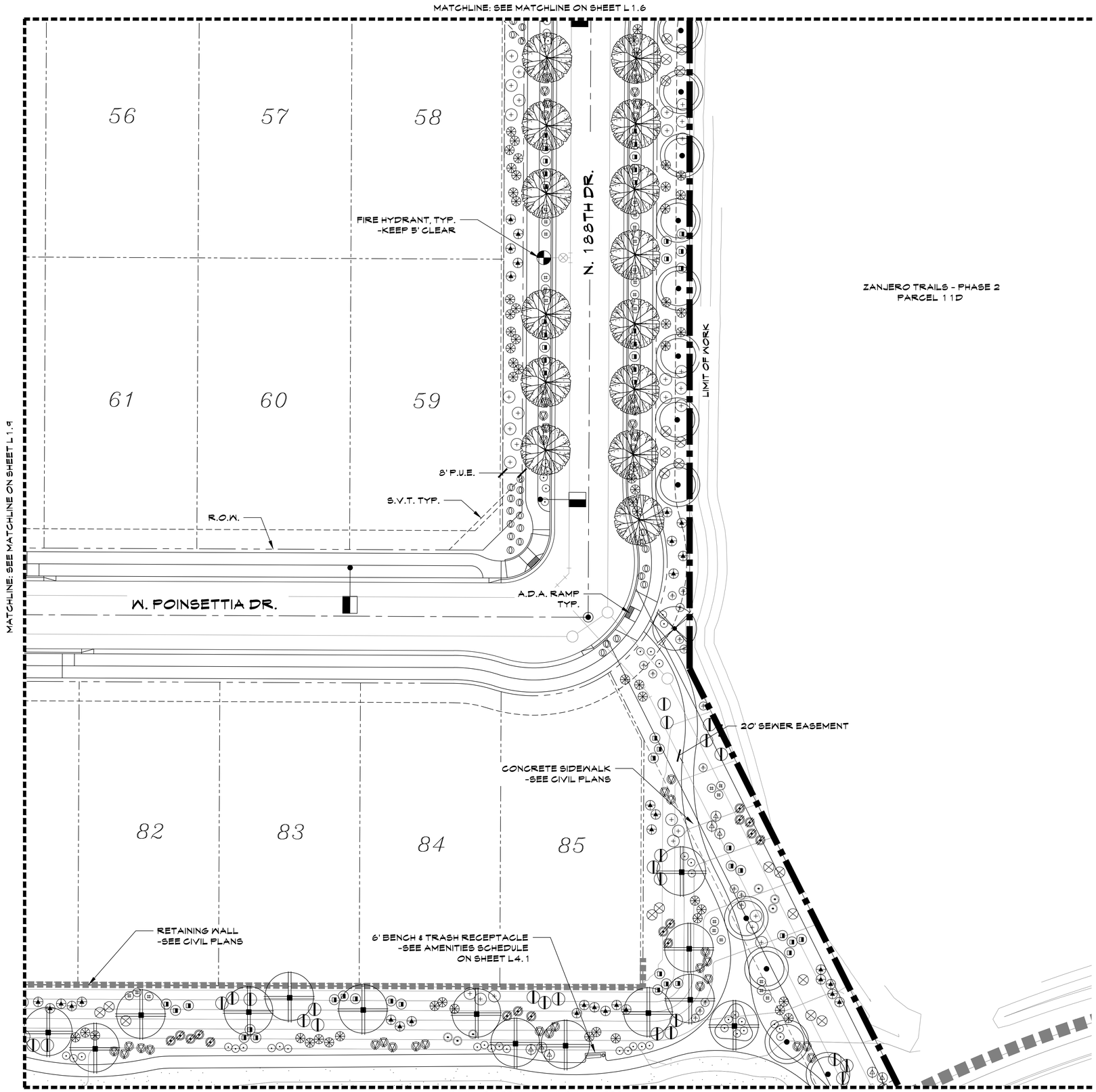
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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

JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: NA
CHECKED BY: TM

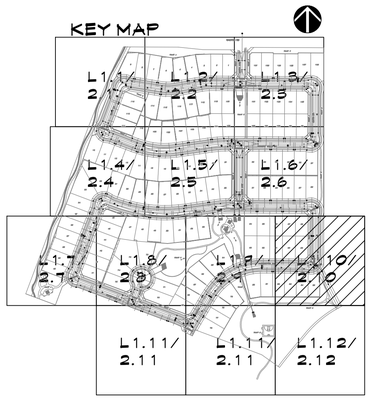
REVISIONS:

SHEET NO.
L1.9
10 OF 30



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
	PARKINSONIA PRAECOX - PALO BREA
	PROSOPIS HYBRID - THORNLESS MESQUITE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	ACACIA ANEURA - MULGA TREE
	FRAXINUS UHDEI - ARIZONA ASH
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS	
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOHILA GLABRA 'WINTER BLAZE' - WIINTER BLAZE EMU
	LEUCOPHYLLUM FRUTESCENS ' HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENNINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 3/ 4" SCREENED 'EXPRESS GOLD'
	MID-IRON BERMUDA TURF



SCALE: 1"=20'-0"

0' 10' 20' 40' 60'

NORTH

The McGough Group

Landscape Architecture
Urban Design - Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Registered Landscape Architect
CERTIFICATE NO. 27932
TIMOTHY D. MCGOUGH
Date: 6-30-2018
Expires: 6-30-2018

PLANTING PLAN
ZANJERO TRAILS - PHASE 2
PARCEL 11A - PHASE 1
SWC OF PERRYVILLE RD. & CACTUS RD.
SURPRISE, ARIZONA

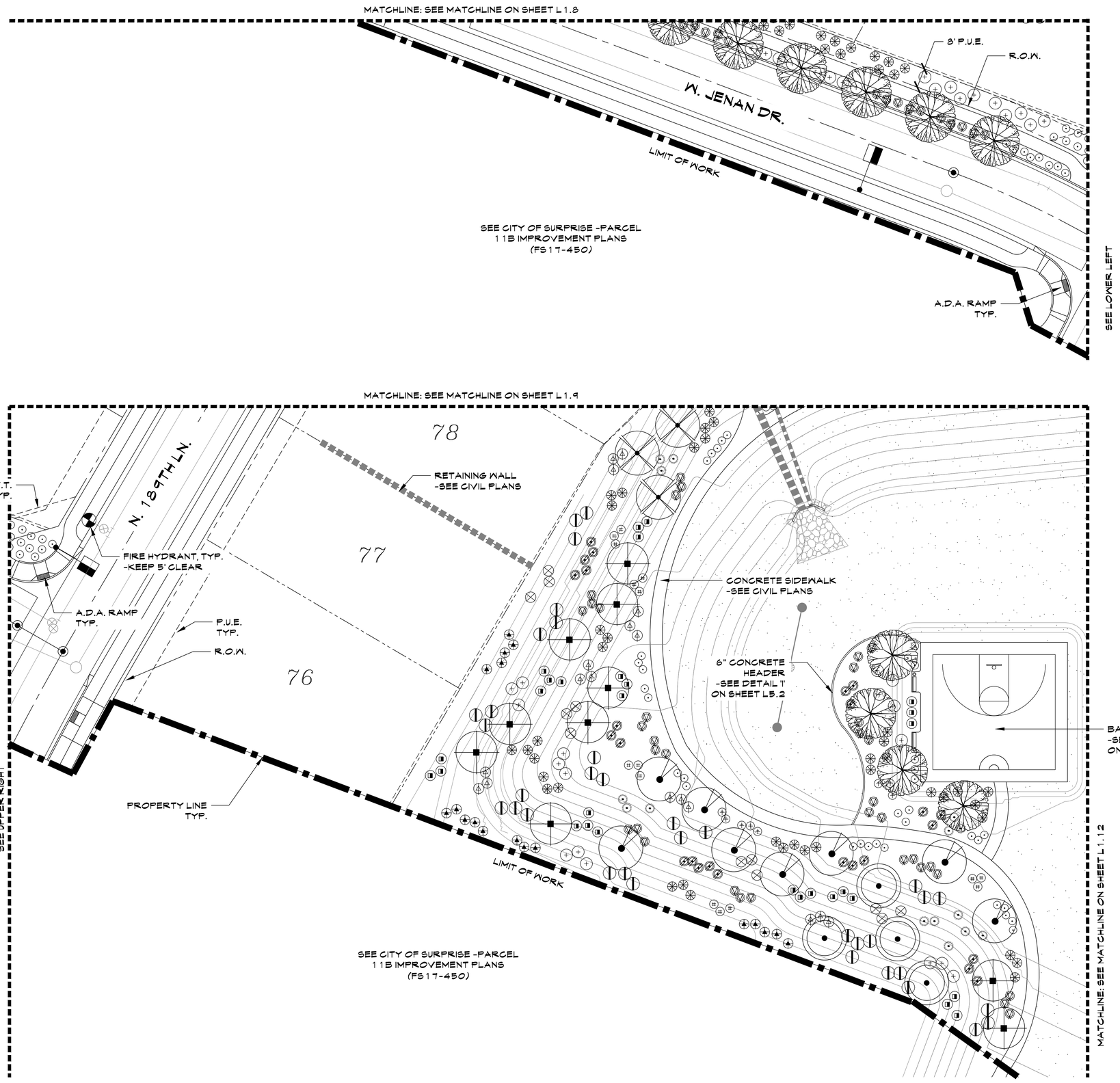
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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

JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: NA
CHECKED BY: TM

REVISIONS:

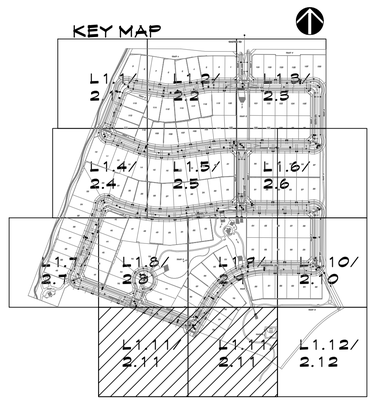
SHEET NO.
L1.10
11 OF 30



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
	PARKINSONIA PRAECOX - PALO BREA
	PROSOPIS HYBRID - THORNLESS MESQUITE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	ACACIA ANEURA - MULGA TREE
	FRAXINUS UHDEI - ARIZONA ASH
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS	
	LEUCOHPYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOHILA GLABRA 'WINTER BLAZE' - WIINTER BLAZE EMU
	LEUCOPHYLLUM FRUTESCENS ' HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENNINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 3/ 4" SCREENED 'EXPRESS GOLD'
	MID-IRON BERMUDA TURF

KEY MAP



SCALE: 1"=20'-0"

0' 10' 20' 40' 60'

NORTH

The McGough Group

Landscape Architecture
Urban Design - Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Registered Landscape Architect
CERTIFICATE NO. 27932
TIMOTHY J. McGOUGH
Date: 6-15-2018

Expires: 6-30-2018

PLANTING PLAN
ZANJERO TRAILS - PHASE 2
PARCEL 11A - PHASE 1
SWC OF FERRYVILLE RD. & CACTUS RD.
SURPRISE, ARIZONA

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

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

JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: NA
CHECKED BY: TM

REVISIONS:

SHEET NO.
L1.11
12 OF 30

MATCHLINE: SEE MATCHLINE ON SHEET L 1.10

6" CONCRETE HEADER
-SEE DETAIL '1'
ON SHEET L5.2

LIMIT OF WORK

SEE CITY OF SURPRISE -PARCEL
11 OFF-SITE IMPROVEMENT
PLANS (FS17-432)

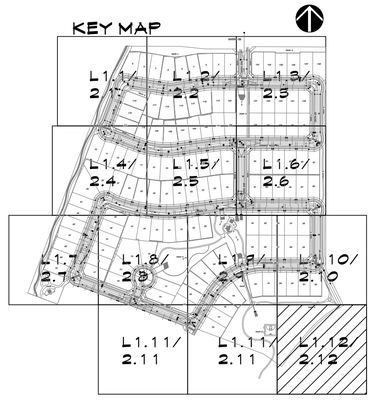
N. 189TH AVE.

MATCHLINE: SEE MATCHLINE ON SHEET L 1.11

PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
	PARKINSONIA PRAECOX - PALO BREA
	PROSOPIS HYBRID - THORNLESS MESQUITE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	ACACIA ANEURA - MULGA TREE
	FRAXINUS UHDEI - ARIZONA ASH
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS	
	LEUCOHPYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOHILA GLABRA 'WINTER BLAZE' - WIINTER BLAZE EMU
	LEUCOPHYLLUM FRUTESCENS ' HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENNINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 3/ 4" SCREENED 'EXPRESS GOLD'
	MID-IRON BERMUDA TURF

KEY MAP



SCALE: 1"=20'-0"

0' 10' 20' 40' 60'

NORTH

The McGough Group

Landscape Architecture
Urban Design - Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Registered Landscape Architect
CERTIFICATE NO.
27932
TIMOTHY M.
McCOUGH
04-18-2018
Date Signed
Expires: 6-30-2018

PLANTING PLAN
ZANJERO TRAILS - PHASE 2
PARCEL 11A - PHASE 1
SWC OF PERRYVILLE RD. & CACTUS RD.
SURPRISE, ARIZONA

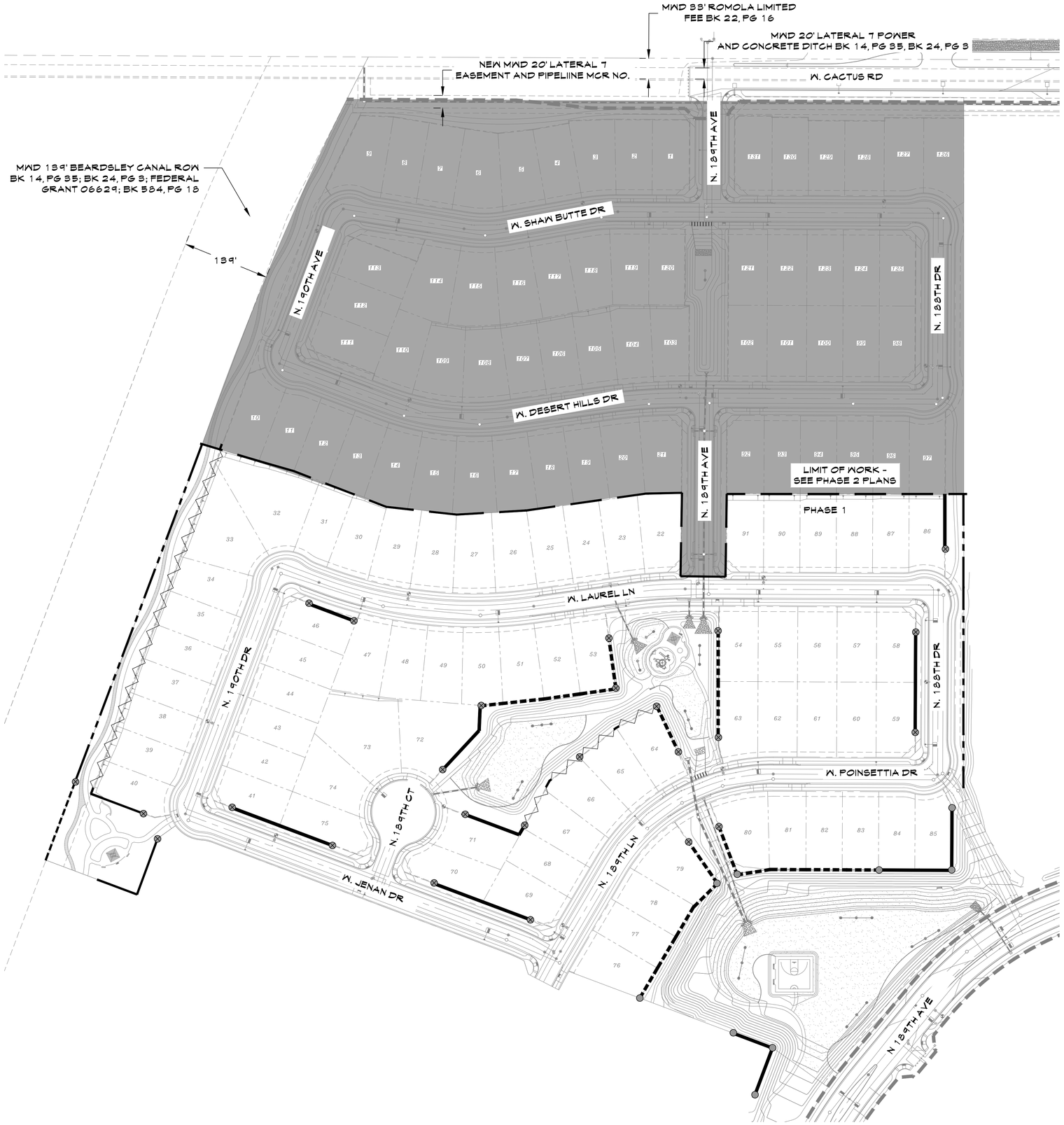
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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

JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: NA
CHECKED BY: TM

REVISIONS:

SHEET NO.
L1.12
13 OF 30



PROJECT WALL KEY

- PROJECT THEME WALL (SEE ELEVATION 'A', SHEET L 5.1) 1,309 LF
- PARTIAL VIEW WALL (TYPE 'A') (SEE ELEVATION 'B', SHEET L 5.1) 1,290 LF
- PROJECT VIEW FENCE (TYPE 'B') (LOW STEM WALL WITH VIEW FENCE) (SEE ELEVATION 'C', SHEET L 5.1) 845 LF
- PROJECT BUILDER WALL APPROXIMATELY 1,294 LF
- THEME COLUMN (SEE ELEVATION 'D & G', SHEET L 5.1)
- SECONDARY THEME COLUMN (SEE ELEVATION 'F & G', SHEET L 5.1)

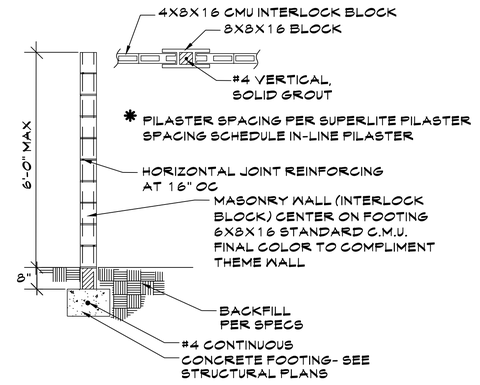
NOTES:

1. ALL FOOTINGS, WALLS AND THEME COLUMNS TO BE LOCATED OUTSIDE OF THE P.U.E., R.O.W. AND SITE VISIBILITY TRIANGLE EASEMENTS.

2. THEME COLUMNS ARE TO BE 25'-0" OFF THE BACK OF THE R.O.W.. SOME THEME COLUMNS MAY HAVE TO BE LOCATED 30'-0" OFF THE BACK OF THE R.O.W. WHERE SITE VISIBILITY TRIANGLE EASEMENTS ARE PRESENT. CONTRACTOR TO INSTALL 6"X6" CONCRETE HEADER FROM THE FRONT OF THE COLUMN TO THE BACK OF THE SIDEWALK.

3. SEE CIVIL PLANS FOR RETAINING WALL LOCATIONS.

4. CONTRACTOR TO USE FINAL PLAT TO VERIFY ALL QUANTITIES.



BUILDER WALL

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

SCALE: 1"=80'-0"

0' 80' 160' 240'

NORTH

The McGough Group
Landscape Architecture
Urban Design - Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Certified Landscape Architect
CERTIFICATE NO.
27932
TIMOTHY J. MCGOUGH
04-18-2018
Expires: 6-30-2018

WALL PLAN
ZANJERO TRAILS - PHASE 2
PARCEL 11A - PHASE 1
SWC OF PERRYVILLE RD. & CACTUS RD.
SURPRISE, ARIZONA

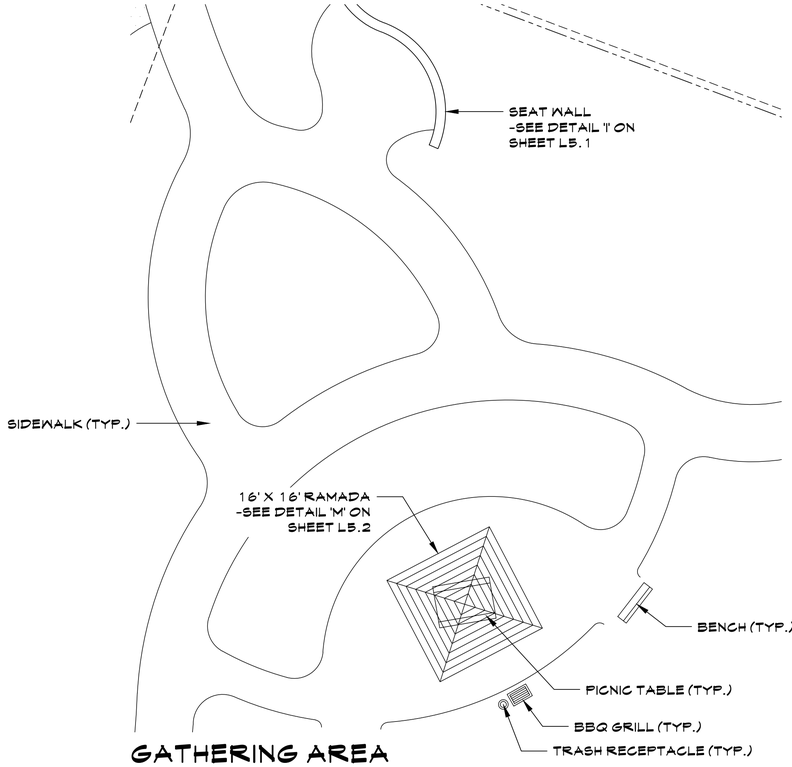
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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

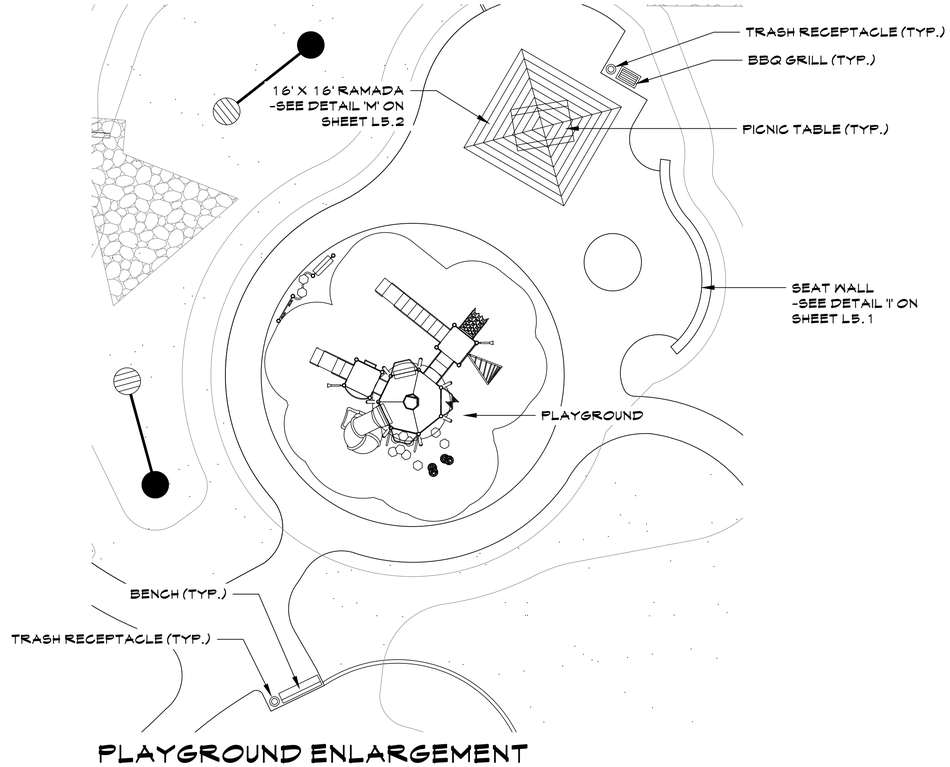
JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: NA
CHECKED BY: TM

REVISIONS:

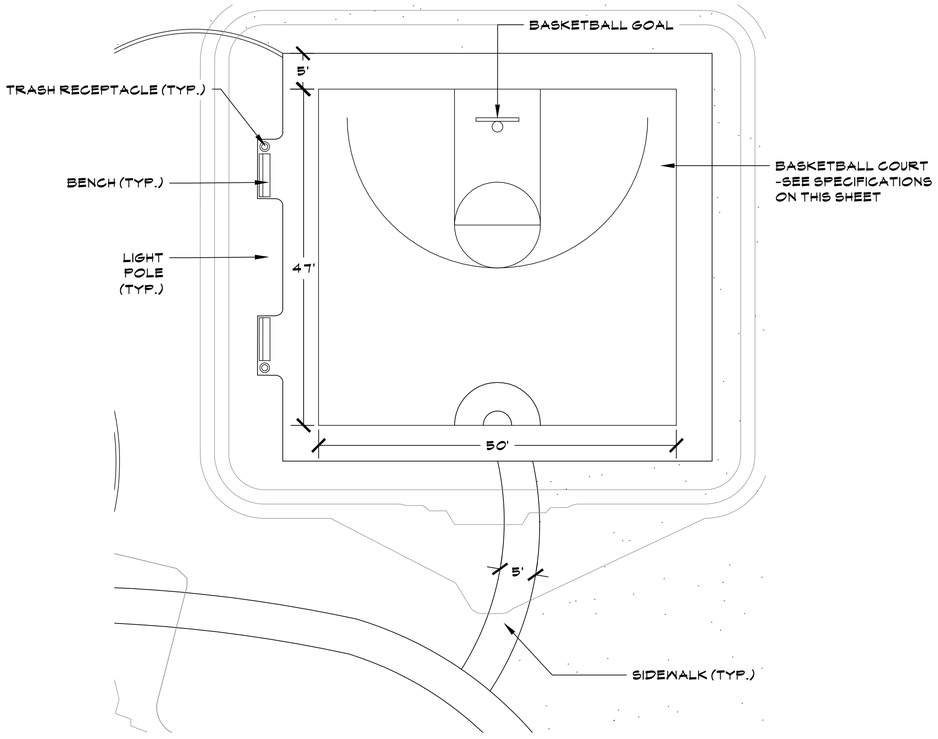
SHEET NO.
L3.1
26 OF 30



GATHERING AREA



PLAYGROUND ENLARGEMENT



RECREATION AREA

AMENITIES SCHEDULE

BENCH (QTY 5)
MANUFACTURER: NEBCOAT
CONTACT: MIRACLE PLAYGROUNDS
MODEL # B6WBCLASSICWINGLINE SM (SURFACE MOUNT)
COLOR: BROWN

PICNIC TABLE (QTY 2)
MANUFACTURER: NEBCOAT
CONTACT: MIRACLE PLAYGROUNDS
MODEL# T6INF4-46 (IN GROUND)
COLOR: BROWN

TRASH RECEPTACLE (QTY 5)
MANUFACTURER: NEBCOAT
CONTACT: MIRACLE PLAYGROUNDS
MODEL # TR32CLASSIC
COLOR: BROWN

BBQ GRILL (QTY 2)
MANUFACTURER: PATTERSON WILLIAMS
CONTACT: DAVE BANG ASSOCIATES 480-892-2266
MODEL # 1140-10

NOTE: ALL AMENITIES ARE TO BE INSTALLED AS SPECIFIED ON THIS SHEET OR EQUIVALENT. EQUIVALENT MUST BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER PRIOR TO SUBSTITUTION.

NOTE: PLAYGROUND COMPANY AND/OR INSTALLATION COMPANY MUST VERIFY THAT ALL PLAY EQUIPMENT FALL ZONES FIT WITHIN THE PROPOSED PLAY AREA, PRIOR TO THE INSTALLATION OF THE CONCRETE SIDEWALKS AND 12" CONCRETE PLAYGROUND HEADER. - SEE THE REQUIRED SHOP DRAWINGS.

16' X 16' RAMADA (QTY 2)
MANUFACTURER:CLASSIC RECREATION
CONTACT: EXERPLAY, INC.
800-457-5444
MODEL:MESA

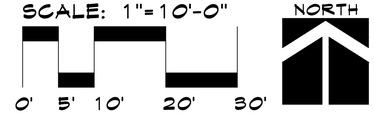
BASKETBALL GOAL (QTY 1)
MANUFACTURER: PATTERSON WILLIAMS
CONTACT: DAVE BANG ASSOCIATES 480-892-2266
MODEL # 1541-20-39-33

- BASKETBALL COURT TO BE 5" MIN. THICKNESS, POST TENSIONED CONCRETE, WITH A MEDIUM BROOM FINISH. 3000 PSI MIN. ALL COURT LINES TO BE 2" WIDTH MIN. AND BE WHITE IN COLOR.

PLAYGROUND EQUIPMENT
MANUFACTURER: MIRACLE PLAYGROUNDS
CONTACT: MONTE CORLEY - 1-800-905-1411 X105
MODEL # R0001_43084618712

*ALL COLORS TO BE APPROVED BY OWNER

SCALE: 1"=10'-0"



NORTH

The McGough Group
Landscape Architecture
Urban Design · Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Registered Landscape Architect
CERTIFICATE NO.
27532
TIMOTHY M.
McCOUGH
Date: 4-18-2018
Expires: 6-30-2018

AMENITY SCHEDULE
ZANJERO TRAILS - PHASE 2
PARCEL 11A - PHASE 1
SWC OF PERRYVILLE RD. & CACTUS RD.
SURPRISE, ARIZONA

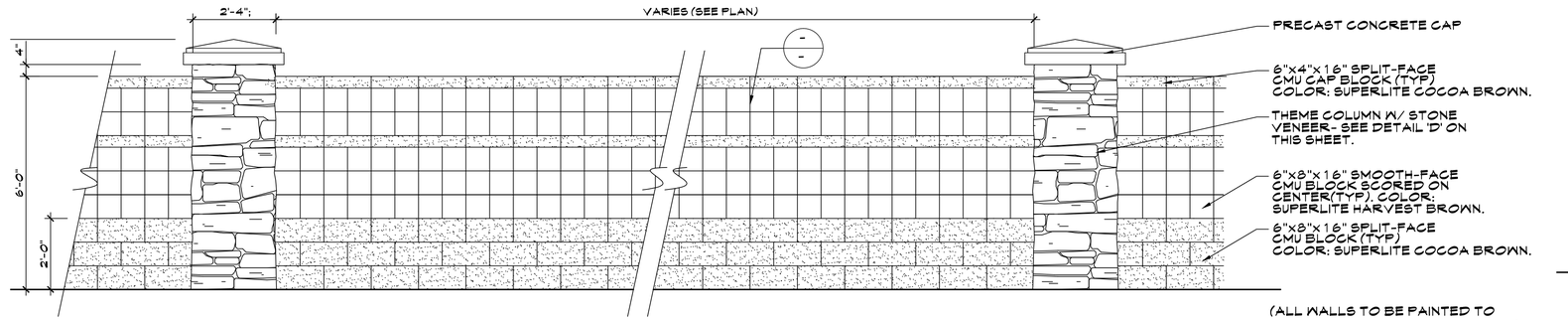
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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

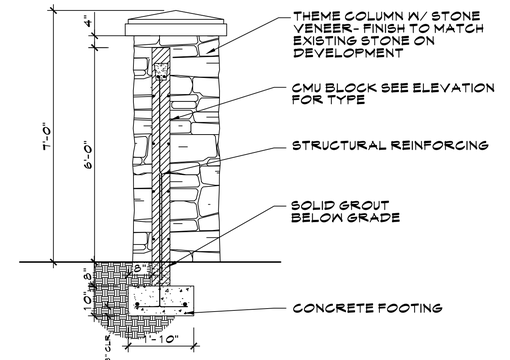
JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: NA
CHECKED BY: TM

REVISIONS:

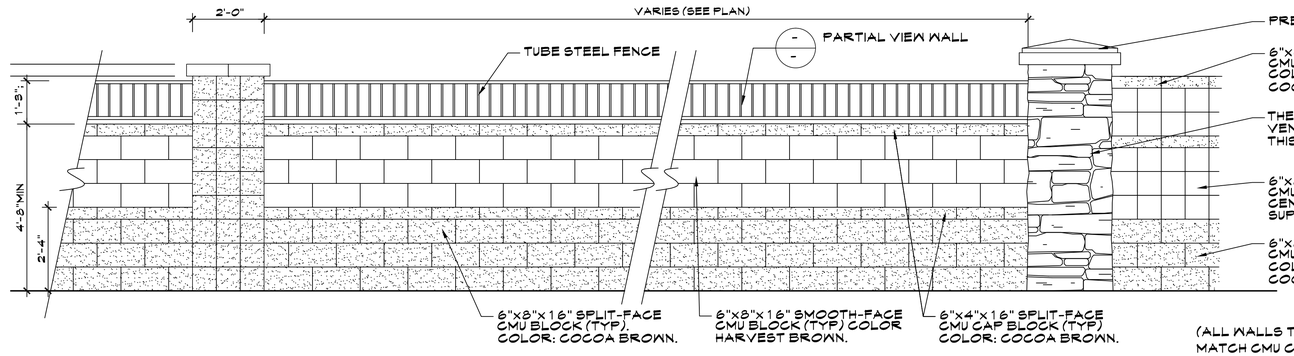
SHEET NO.
L 4.1



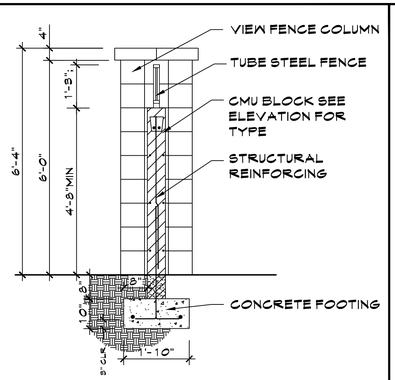
A PROJECT THEME WALL



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



B PARTIAL VIEW WALL



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

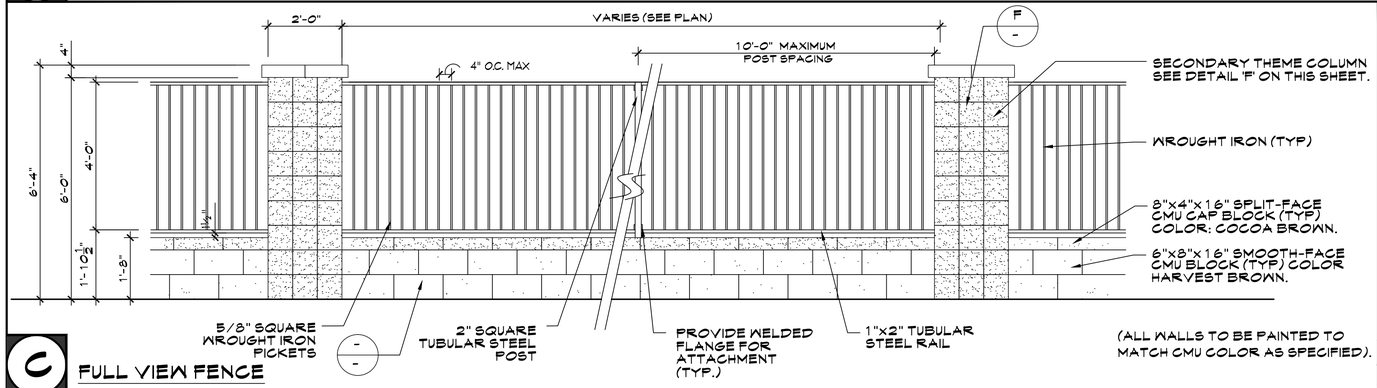
NOTES (APPLY TO ALL DETAILS)

1. DETAILS FOR AESTHETIC/MATERIAL REFERENCE ONLY; STRUCTURAL DETAILS REQUIRED PRIOR TO CONSTRUCTION.

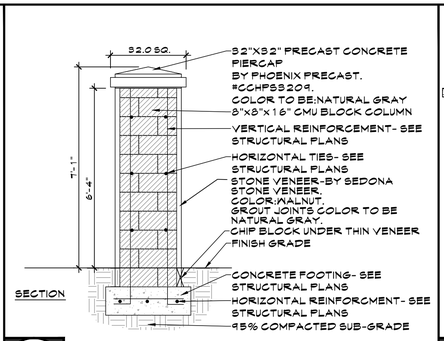
2. SHOP DRAWINGS ARE REQUIRED PRIOR TO ISSUE OF PERMIT AND CONSTRUCTION.

3. ALL PAINT COLORS TO BE APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO ORDERING, PURCHASING AND PAINTING ALL THEME/VIEW WALLS.

4. MOCK WALL TO BE CONSTRUCTED SHOWING SPECIFIED PAINT COLORS AND ANY ALTERNATES PROVIDED BY THE OWNER.

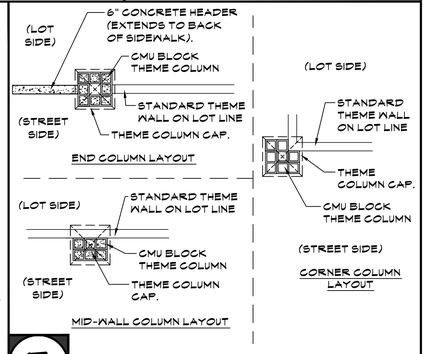


C FULL VIEW FENCE

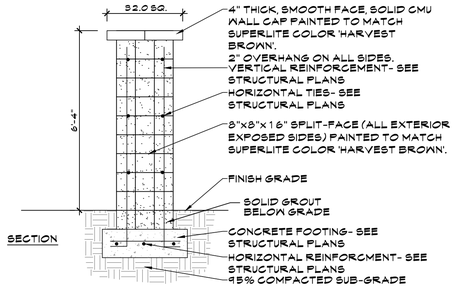


D THEME COLUMN

SCALE: NTS

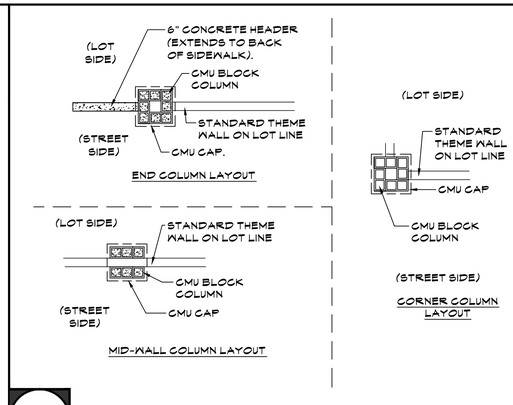


E THEME COLUMN LAYOUT



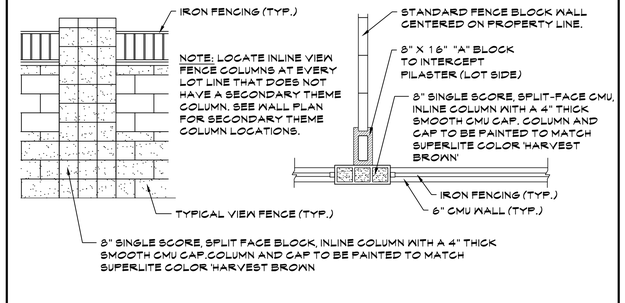
F SECONDARY THEME COLUMN

SCALE: NTS



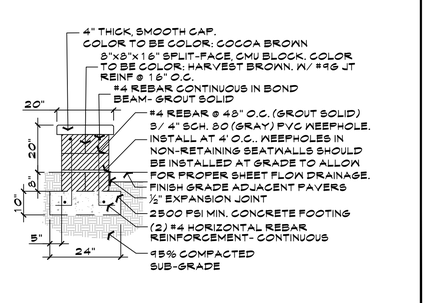
G SECONDARY THEME COLUMN LAYOUT

SCALE: NTS



SCALE: NTS

H VIEW FENCE - INLINE/LOT LINE COLUMN DETAIL



I SEAT WALL DETAIL

The McGough Group
Landscape Architecture
Urban Design · Site Imaging
Parks and Recreation
11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028
602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Registered Landscape Architect
CERTIFICATE NO.
27832
TIMOTHY J.
MCGOUGH
06-30-2018
Expires: 6-30-2018

HARDSCAPE DETAILS
ZANJERO TRAILS - PHASE 2
PARCEL 11A - PHASE 1
SWC OF PERRYVILLE RD. & CACTUS RD.
SURPRISE, ARIZONA

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

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

JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: NA
CHECKED BY: TM

REVISIONS:

SHEET NO.
L 5.1
28 OF 30

ZANJERO TRAILS PHASE 2 – PARCEL 11A
ALTERNATIVE ASSURANCE AGREEMENT

This Zanjero Trails Phase 2 – Parcel 11A Alternative Assurance Agreement ("Agreement") is dated as of this 12th day of July, 2018 (the "Effective Date") by and between the City of Surprise, Arizona, an Arizona municipal corporation (the "City"), and Land Solutions Cactus, LLC, an Arizona limited liability company ("Developer"). The City and Developer may be individually referred to as a "Party" or collectively as the "Parties."

RECITALS

WHEREAS, Surprise Municipal Code, Chapter 121, Article V and Section121-63(a)(10) in effect in 2008, required an applicant for approval of a final plat to provide a performance bond, irrevocable letter of credit, funds in escrow, or other equivalent financial guarantee to the City, prior to recording a final plat approved by the City Council, in an amount equal to one hundred percent (125%) of the cost of the labor and materials necessary to complete satisfactory construction, installation, and dedication of the required street, utility, drainage and other improvements, including any portions of such improvements which are located upon individual lots; and

WHEREAS, as an alternative to the posting of financial assurances, Surprise Municipal Code, Section 121-63(e), in effect in 2008, allowed the City Council to approve a final plat, but withhold recordation of the final plat until completion and acceptance of all required infrastructure improvements, as follows:

> **Alternate Approval Procedure**. As an alternate procedure and at the request of the subdivider, the City Council may approve a final plat and instruct the Community Development Director to withhold the approved final plat from recording for a period of time to allow the subdivider to install all of the required public improvements according to the plans and specifications approved by the City Engineer. This procedure, when approved by the Council, shall be in lieu of the guarantees for installation of improvements as set forth in subsection (a) (10) of Section 121-63. An executed standard contract as approved by the City Attorney regarding installation of improvements shall be submitted with the final plat. The contract shall require that all improvements be completed no later than twelve months from the date the final plat was approved by the City Council and that no lot may be sold. When the completed improvements are inspected and approved by the City Engineer, the plat shall be recorded by the Community Development Director, and the sale of lots may proceed according to the approved and recorded plat, provided that a one-year warranty shall be submitted covering the completed improvements.

WHEREAS, the Parties desire to enter into this Agreement for the purpose of allowing Developer, as an alternative to posting financial assurances, to construct and install all of the required infrastructure improvements within twelve (12) months of the date of this Agreement, after approval of a final plat by the City Council but before recordation of the final plat.

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

SPECIAL TERMS AND CONDITIONS

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

   Zanjero Trails – Phase 2, Parcel 11A – Phase 1 Grading Plans
   Zanjero Trails – Phase 2, Parcel 11A – Phase 1 Paving Plans
   Zanjero Trails – Phase 2, Parcel 11A – Phase 1 Sewer Plans
   Zanjero Trails – Phase 2, Parcel 11A – Phase 1 Water Plans
   Zanjero Trails – Phase 2, Parcel 11A – Phase 1 Storm Water Management Plans
   Zanjero Trails – Phase 2, Parcel 11A – Phase 1 Landscape Plans
   Zanjero Trails – Phase 2, Parcel 11A – Phase 1 Streetlight Plans
   Zanjero Trails – Phase 2, Parcel 11A – Phase 1 Site Electrical Plans
   Zanjero Trails – Phase 2, Parcel 11A – Phase 2 Grading Plans
   Zanjero Trails – Phase 2, Parcel 11A – Phase 2 Paving Plans
   Zanjero Trails – Phase 2, Parcel 11A – Phase 2 Sewer Plans
   Zanjero Trails – Phase 2, Parcel 11A – Phase 2 Water Plans
   Zanjero Trails – Phase 2, Parcel 11A – Phase 2 Storm Water Management Plans
   Zanjero Trails – Phase 2, Parcel 11A – Phase 2 Landscape Plans
   Zanjero Trails – Phase 2, Parcel 11A – Phase 2 Streetlight Plans

2. If Developer elects to not provide acceptable financial assurances after approval of the final plat by the City Council, as permitted by Surprise Municipal Code, Chapter 121, Article V and Section 121-63(a)(10), in effect in 2008, Developer shall complete satisfactory construction, installation, and dedication of the Improvements within twelve (12) months of the Effective Date of this Agreement as a precondition to recordation of the final plat. The final plat shall become null and void and of no force or effect if the Improvements have not been constructed and approved by the City Engineer within twelve (12) months of the Effective Date.

3. If Developer elects to not provide acceptable financial assurances after approval of the final plat by the City Council, as permitted by Surprise Municipal Code, Chapter 121, Article V Section 121-63(a)(10), in effect in 2008, no individual lots may be sold to the general public until the Improvements are completed and approved by the City Engineer. Sales, assignments, or transfers of lots to related entities of Developer, other developers, homebuilders, or investors shall be permitted.

4. If Developer elects to not provide acceptable financial assurances after approval of the final plat by the City Council, as permitted by Surprise Municipal Code, Chapter 121, Article V, Section 121-63(a)(10), in effect in 2008, after the completed Improvements have been inspected and approved by the City Engineer, the final plat shall be recorded by the

Community Development Director in a timely manner, and the sale of lots may proceed according to the approved and recorded plat, provided that a one-year warranty shall be submitted covering the applicable Improvements during the warranty period.

5. If Developer should elect to post financial assurances as required by Surprise Municipal Code, Chapter 121, Article V, Section 121-63(a)(10) in effect in 2008, the Community Development Director shall record the final plat in a timely manner as permitted by Surprise Municipal Code, Chapter 121, Section 121-63(a)(10), in effect in 2008, and the sale of lots may proceed according to the approved and recorded plat.

GENERAL TERMS AND CONDITIONS

6. Developer hereby waives and releases the City from any and all claims under A.R.S. §12-1134, *et seq.*, including any right to compensation for reduction in the fair market value of the real property that is the subject of this Agreement (Zanjero Trails Phase 2 – Parcel 11A), as a result of the City's approval of this Agreement. The terms of this waiver shall run with the land and shall be binding upon all subsequent landowners and shall survive the expiration or other termination of this Agreement.

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

8. The provisions of this Agreement are binding upon and shall inure to the benefit and burden of the Parties and all of their successors in interest and assigns. Developer shall provide the City with at least ten (10) business days' written notice in the event that title to all or any part of the Zanjero Trails Phase 2 – Parcel 11A is conveyed or otherwise transferred to a third party that is not related to or an affiliate of Developer. Upon the conveyance of all or a portion of Zanjero Trails Phase 2 – Parcel 11A, by Developer or its successors in title, Developer or its successor shall automatically be released from further obligations with regard to such portion of the subdivision, but its successor in title shall be bound thereby.

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

10. Upon recordation of the final plat, this Agreement will automatically terminate, and the condition of title for lots within the final plat will no longer be subject to the obligations imposed by this Agreement. The City will execute and record a "Notice of Termination"

to terminate this Agreement and release all parties of future liability and obligation related to this Agreement.

11. The laws of the State of Arizona shall govern any dispute, controversy, claim or cause of action arising out of or related to this Agreement. The venue for any such dispute shall be Maricopa County, Arizona, and each Party waives the right to object to venue in Maricopa County for any reason. Neither Party shall be entitled to recover any of its attorneys' fees or other costs from the other Party incurred in any such dispute, controversy, claim, or cause of action, but each Party shall bear its own attorneys' fees and costs, whether the same is resolved through arbitration, litigation in a court, or otherwise.

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

CITY OF SURPRISE, an Arizona municipal corporation

By:_____

Sharon R. Wolcott, Mayor

Date:_____

APPROVED AS TO FORM:

_____

City Attorney

ATTESTED:

_____

City Clerk

Developer: Land Solutions Cactus, LLC, an Arizona limited liability company

By: _____

Its: Member

Date: 7/12/18

STATE OF ARIZONA)
) ss.
County of Maricopa)

This instrument was acknowledged before me on July 12, 2018, by DAVID MAGUIRE MEMBER of Land Solutions Cactus, LLC, an Arizona limited liability company, on behalf of the company.

STEPHANIE A ZAMENICK
NOTARY PUBLIC, ARIZONA
MARICOPA COUNTY
My Commission Expires
June 09, 2020

_____
Notary Public

My Commission Expires:

June 09, 2020

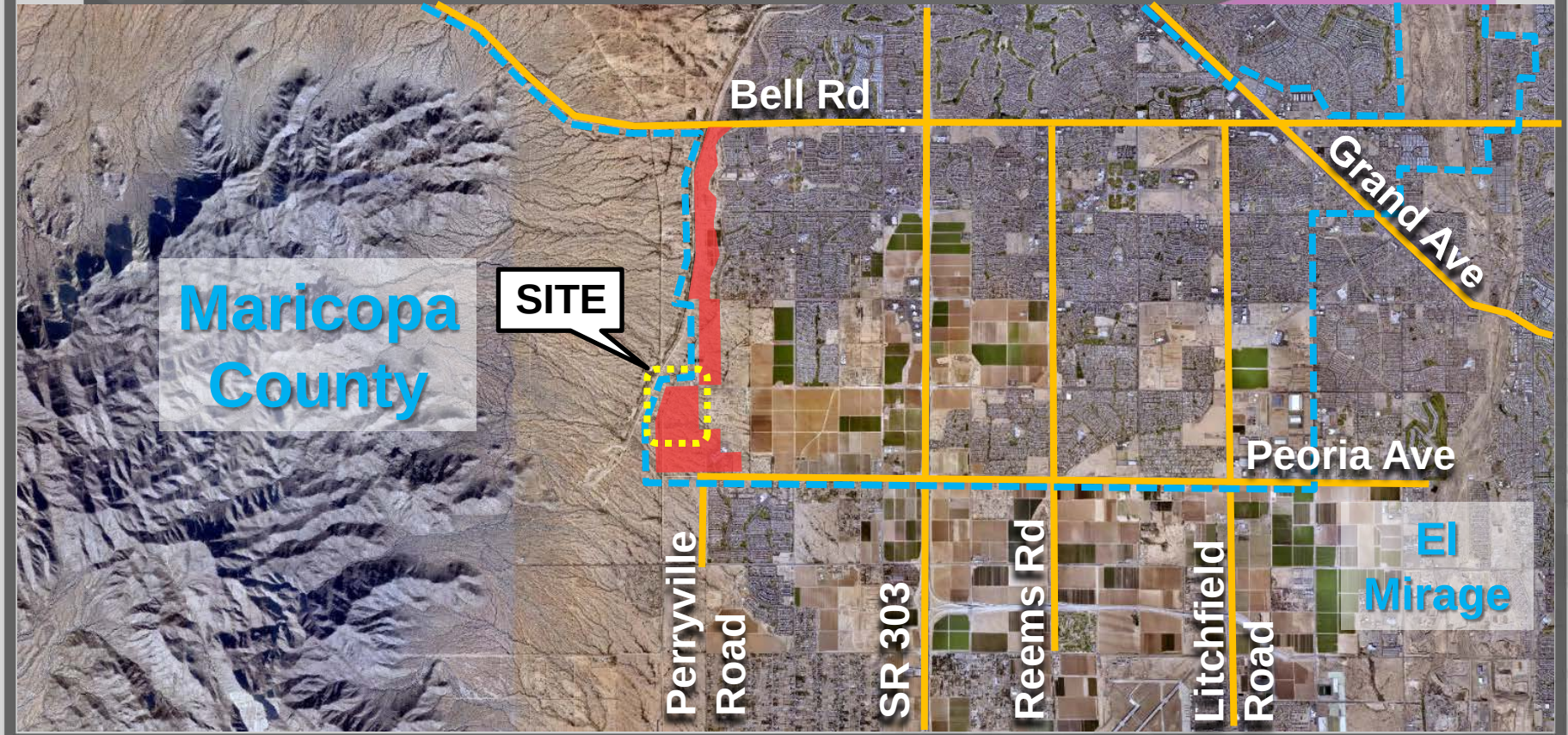
SURPRISE
ARIZONA

ZANJERO TRAILS
PARCEL 11A

Final Plat – City Council – August 7, 2018

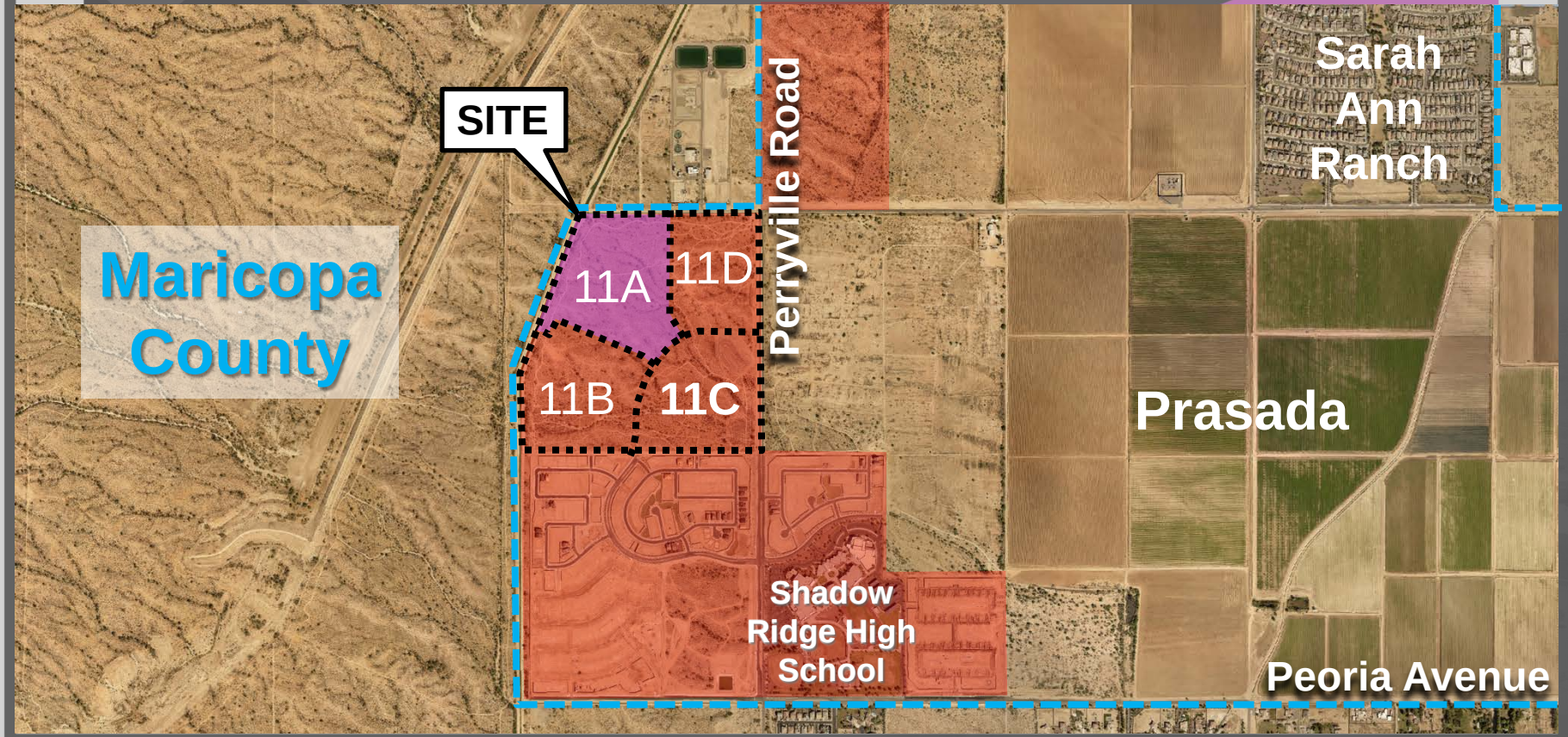
VICINITY MAP

Zanjero Trails Parcel 11A
FS17-449



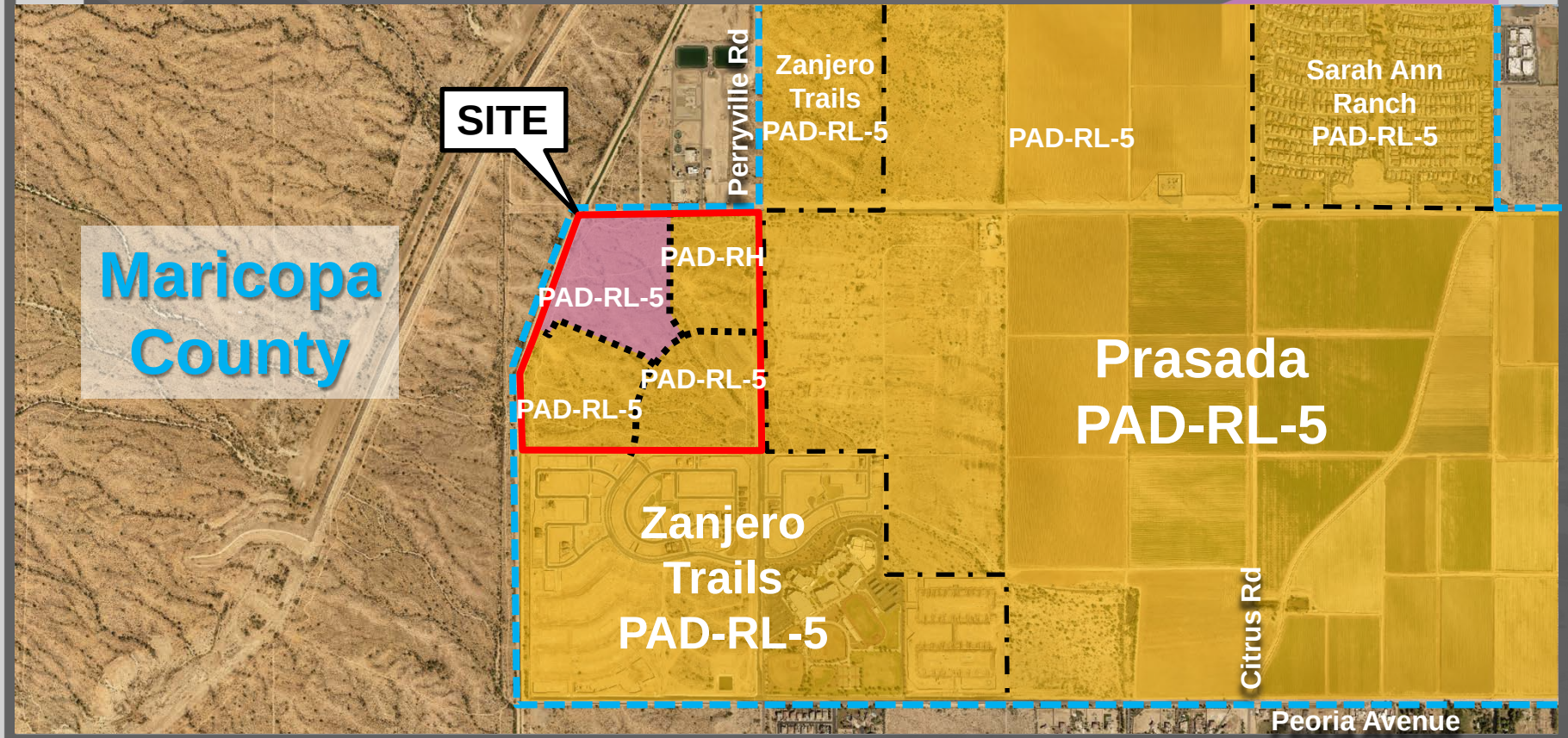
VICINITY MAP

Zanjero Trails Parcel 11A
FS17-449



ZONING MAP

Zanjero Trails Parcel 11A
FS17-449



FINAL PLAT

LEGAL DESCRIPTION

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

COMMENCING AT A FOUND MARICOPA COUNTY ALUMINUM CAP (2003) ACCEPTED AS THE NORTH QUARTER CORNER OF SAID SECTION 21 FROM WHICH A FOUND CITY OF SURPRISE BRASS CAP (2011) ACCEPTED AS THE NORTHEAST CORNER OF SAID SECTION 21 THEREOF BEARS SOUTH 89°44'28" EAST, 2639.03 FEET;

THENCE SOUTH 89°44'28" EAST, 747.57 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21;

THENCE LEAVING SAID NORTH LINE, SOUTH 00°15'31" WEST, 68.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CACTUS ROAD BEING THE POINT OF BEGINNING;

THENCE THE FOLLOWING TEN (10) COURSES ALONG SAID NORTH RIGHT-OF-WAY

THENCE SOUTH 89°44'28" EAST, 270.14 FEET;

THENCE SOUTH 84°01'50" EAST, 120.60 FEET;

THENCE SOUTH 89°44'28" EAST, 150.00 FEET;

THENCE SOUTH 44°44'28" EAST, 22.63 FEET;

THENCE SOUTH 89°44'28" EAST, 27.50 FEET;

THENCE NORTH 00°15'31" EAST, 7.00 FEET;

THENCE SOUTH 89°44'28" EAST, 27.50 FEET;

THENCE NORTH 00°15'31" EAST, 5.00 FEET;

THENCE NORTH 45°15'31" EAST, 22.63 FEET;

THENCE SOUTH 89°44'28" EAST, 358.12 FEET;

THENCE LEAVING SAID NORTH RIGHT-OF-WAY, SOUTH 00°00'00" EAST, 1095.54 FEET;

THENCE SOUTH 26°34'05" EAST, 197.36 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 540.00 FEET, THE CENTER OF WHICH BEARS SOUTH 26°24'05" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°48'11", AN ARC LENGTH OF 224.34 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 39°37'44" WEST, 152.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 765.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°53'47", AN ARC LENGTH OF 56.47 FEET TO A NON-TANGENT LINE;

THENCE NORTH 54°36'03" WEST, 107.04 FEET;

THENCE NORTH 69°25'36" WEST, 348.09 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 972.50 FEET, THE CENTER OF WHICH BEARS SOUTH 60°47'10" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°58'56", AN ARC LENGTH OF 33.64 FEET TO A NON-TANGENT LINE;

THENCE NORTH 62°41'06" WEST, 55.00 FEET;

THENCE NORTH 17°18'20" WEST, 22.60 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 372.50 FEET, THE CENTER OF WHICH BEARS SOUTH 28°23'30" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°49'26", AN ARC LENGTH OF 37.86 FEET TO A TANGENT LINE;

THENCE NORTH 69°25'36" WEST, 495.60 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 55.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°20'28", AN ARC LENGTH OF 16.65 FEET A POINT OF REVERSE CURVATURE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 55.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°41'10", AN ARC LENGTH OF 49.18 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 54°28'05" WEST, 32.94 FEET;

THENCE SOUTH 20°34'24" WEST, 97.00 FEET;

THENCE NORTH 69°25'36" WEST, 155.96 FEET TO THE EASTERLY LINE OF THE BEARDSLEY CANAL RIGHT-OF-WAY AS FILED IN BOOK 584, PAGE 18 RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 20°34'24" EAST, 881.01 FEET ALONG SAID EASTERLY LINE TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 3966.22 FEET;

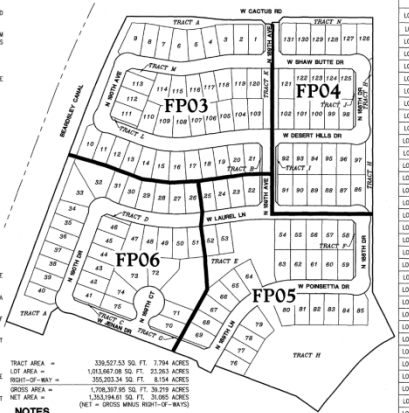
THENCE CONTINUING ALONG SAID EASTERLY LINE AND NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°08'34", AN ARC LENGTH OF 425.38 FEET TO A TANGENT LINE TO THE POINT OF BEGINNING.

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

SHEET INDEX MAP

N.T.S.

PHASE	PARCEL	CUMULATIVE PLATTED TOTAL: TOTAL NUMBER OF RESIDENTIAL DWELLING UNITS	FINAL PLAT CASE NUMBER	CUMULATIVE TOTAL PLATTED
2	11A	131	FS17-449	131
	11B	110	FS17-450	241
	12C	120	FS17-451	361



TRACT AREA =	339,527.53 SQ. FT.	7.794 ACRES
LOT AREA =	1,013,667.08 SQ. FT.	23.263 ACRES
RIGHT-OF-WAY =	355,203.34 SQ. FT.	8.154 ACRES
GROSS AREA =	1,708,397.95 SQ. FT.	39.219 ACRES
NET AREA =	1,353,194.61 SQ. FT.	31.065 ACRES
	(NET = GROSS MINUS RIGHT-OF-WAYS)	

NOTES

1. NO PERMANENT STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN EASEMENTS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF SURPRISE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. ALL STRUCTURES AND LANDSCAPING WITHIN THE 30'x30' VISIBILITY TRIANGLE ALONG THE PROPERTY LINES AT LOT CORNERS SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 30" ABOVE GROUND LEVEL. (SEE DETAIL THIS SHEET)
4. ALL EXTERIOR SUBDIVISION BOUNDARY CORNERS ARE AS SHOWN PER THIS PLAT IN CONFORMANCE WITH ARIZONA STATUTE. ALL INTERIOR CORNERS AND MONUMENTS ARE TO BE SET BY THE SURVEYOR RESPONSIBLE FOR THE CONSTRUCTION SURVEY AND STAKING OF THIS PROJECT AND MUST BE IN CONFORMANCE WITH SAID ARIZONA STATUTORY REQUIREMENTS.
5. TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M AND N WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
6. PROVISIONS SHALL BE MADE FOR DEVELOPMENT AND MAINTENANCE OF STREET LIGHTS THROUGH EITHER THE ASSOCIATION OR THROUGH THE CREATION OF A STREET LIGHT IMPROVEMENT DISTRICT (S.L.I.D.).
7. THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
8. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE SHADED ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS SHOWN ON MAP NO. 04013C1670L, PANEL 1670 L WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040040 IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
9. IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
10. PURSUANT TO A.R.S. § 42-1003, 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.

SIGHT VISIBILITY TRIANGLES NOTES:

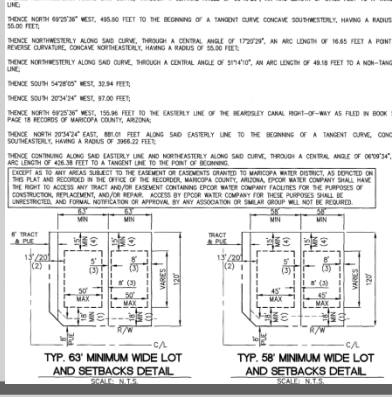
1. SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS, BUT EXCLUDING TREES OVER 30 INCHES IN HEIGHT SHALL NOT BE PERMITTED WITHIN THE RESTRICTED AREAS.
2. PLANTING WITHIN THE R/W IN VIEW EASEMENTS SHALL BE PER THE APPROVED TYPES AND DIMENSIONS AND SHALL NOT ENCROACH WITHIN THE SIGHT TRIANGLE PER ADOPTED GUIDELINES.
3. TREES ARE PERMITTED WITHIN THE RESTRICTED AREAS PROVIDED:
   A. NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE BELOW 84 INCHES OR BELOW 84 INCHES ARE PERMITTED.
   B. TREES SHALL NOT OBSTRUCT MORE THAN 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS PRESENT.
4. STOP SIGN SHALL BE INSTALLED AT 2' MINIMUM BEHIND BACK OF CURB.

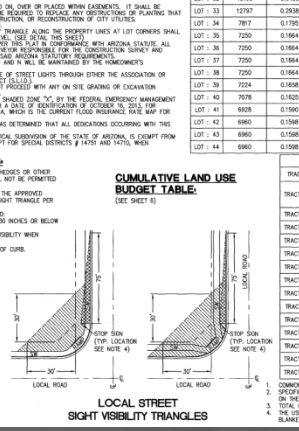
UNOBSTRUCTED VIEW EASEMENT AREA (SEE NOTE #3)

NO VEGETATION OVER 30 INCHES IN HEIGHT

SINGLE FAMILY SETBACK NOTES:

1. FRONT YARD SETBACK MAY BE REDUCED TO 12 FEET FOR HOMES WITH SIDE ENTRY GARAGES.
2. A 13 FOOT (SINGLE STORY), 20 FOOT (MULTI-STORY) SIDE YARD SETBACK ALONG THE STREET SIDE SHALL BE PROVIDED, INCLUSIVE OF THE LANDSCAPE TRACT.
3. TWO ADJACENT MULTI-STORY HOUSES AND/OR A SINGLE STORY AND MULTI-STORY HOUSE MUST BE SEPARATED BY NOT LESS THAN 13 FEET.
4. THE REAR YARD SETBACK ABUTTING AN ARTERIAL STREET SHALL HAVE A MINIMUM OF 20 FEET FOR SINGLE STORY AND 25 FEET FOR MULTI-STORY.
5. NON-STRUCTURAL ARCHITECTURAL FEATURES SUCH AS FIREPLACES, BAYWINDOWS, POP-OUTS, OR PATIO COVERS MAY ENCROACH INTO THE REAR SETBACK, PROVIDED HOWEVER, THAT A PATIO COVER MAY NOT ENCROACH MORE THAN 10 FEET INTO THE REAR SETBACK.





CUMULATIVE LAND USE BUDGET TABLE:

(SEE SHEET 6)

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	1.7417	COMMON AREA, DRAINAGE, PUBLIC MULTI-USE NONMOTORIZED TRAIL EASEMENT
TRACT B	0.0415	COMMON AREA, DRAINAGE
TRACT C	0.0452	COMMON AREA, DRAINAGE
TRACT D	0.0375	COMMON AREA, DRAINAGE
TRACT E	1.6783	COMMON AREA, DRAINAGE
TRACT F	0.0397	COMMON AREA, DRAINAGE
TRACT G	0.0454	COMMON AREA, DRAINAGE
TRACT H	3.4010	COMMON AREA, DRAINAGE
TRACT I	0.0413	COMMON AREA, DRAINAGE
TRACT J	0.0400	COMMON AREA, DRAINAGE
TRACT K	0.3595	COMMON AREA, DRAINAGE
TRACT L	0.0250	COMMON AREA, DRAINAGE
TRACT M	0.0640	COMMON AREA, DRAINAGE
TRACT N	0.2442	COMMON AREA, DRAINAGE

1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS AND/OR AMENITIES.
2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.
3. TOTAL OPEN SPACE 339,528 SQ. FT. OR 7.794 ACRES
4. THE USES SHOWN IN THE TRACT TABLE ABOVE DO NOT INTEND TO GRANT EASEMENTS THAT ARE BLANKET IN NATURE OVER THE ENTIRE TRACT.

LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	7177	0.1648	LOT : 45	6960	0.1598	LOT : 89	7250	0.1664
LOT : 2	7097	0.1629	LOT : 46	6942	0.1594	LOT : 90	7250	0.1664
LOT : 3	7860	0.1804	LOT : 47	8339	0.1912	LOT : 91	7468	0.1714
LOT : 4	7041	0.1616	LOT : 48	7473	0.1716	LOT : 92	7468	0.1714
LOT : 5	7724	0.1773	LOT : 49	7405	0.1700	LOT : 93	7250	0.1664
LOT : 6	8774	0.2014	LOT : 50	7571	0.1738	LOT : 94	7250	0.1664
LOT : 7	7607	0.1746	LOT : 51	7454	0.1711	LOT : 95	7250	0.1664
LOT : 8	7607	0.1746	LOT : 52	7077	0.1625	LOT : 96	7246	0.1664
LOT : 9	9033	0.2074	LOT : 53	7052	0.1619	LOT : 97	7143	0.1640
LOT : 10	8605	0.1975	LOT : 54	7560	0.1736	LOT : 98	6986	0.1604
LOT : 11	7301	0.1676	LOT : 55	7560	0.1736	LOT : 99	7018	0.1611
LOT : 12	7250	0.1664	LOT : 56	7560	0.1736	LOT : 100	7018	0.1611
LOT : 13	7419	0.1703	LOT : 57	7560	0.1736	LOT : 101	7623	0.1750
LOT : 14	8064	0.1851	LOT : 58	7528	0.1728	LOT : 102	7623	0.1750
LOT : 15	7884	0.1810	LOT : 59	7528	0.1728	LOT : 103	7329	0.1682
LOT : 16	7830	0.1798	LOT : 60	7560	0.1736	LOT : 104	7588	0.1742
LOT : 17	7542	0.1731	LOT : 61	7560	0.1736	LOT : 105	7395	0.1698
LOT : 18	7250	0.1664	LOT : 62	7568	0.1737	LOT : 106	7069	0.1623
LOT : 19	7250	0.1664	LOT : 63	7795	0.1789	LOT : 107	6990	0.1605
LOT : 20	7539	0.1731	LOT : 64	7827	0.1797	LOT : 108	8064	0.1851
LOT : 21	7925	0.1819	LOT : 65	7827	0.1797	LOT : 109	8248	0.1893
LOT : 22	8146	0.1870	LOT : 66	8258	0.1896	LOT : 110	7552	0.1734
LOT : 23	7480	0.1717	LOT : 67	7864	0.1805	LOT : 111	7662	0.1759
LOT : 24	7250	0.1664	LOT : 68	7096	0.1629	LOT : 112	7680	0.1763
LOT : 25	7250	0.1664	LOT : 69	7579	0.1809	LOT : 113	7795	0.1790
LOT : 26	7809	0.1793	LOT : 70	8010	0.1839	LOT : 114	8721	0.2002
LOT : 27	7907	0.1815	LOT : 71	7667	0.1760	LOT : 115	8579	0.1969
LOT : 28	7864	0.1805	LOT : 72	12664	0.2907	LOT : 116	7716	0.1771
LOT : 29	7774	0.1785	LOT : 73	14671	0.3368	LOT : 117	7164	0.1645
LOT : 30	7746	0.1778	LOT : 74	9024	0.2072	LOT : 118	7818	0.1795
LOT : 31	7155	0.1643	LOT : 75	8249	0.1894	LOT : 119	7281	0.1671
LOT : 32	15195	0.3488	LOT : 76	7906	0.1815	LOT : 120	7018	0.1611
LOT : 33	12797	0.2938	LOT : 77	6960	0.1598	LOT : 121	7623	0.1750
LOT : 34	7817	0.1795	LOT : 78	6958	0.1597	LOT : 122	7623	0.1750
LOT : 35	7250	0.1664	LOT : 79	9338	0.2144	LOT : 123	7018	0.1611
LOT : 36	7250	0.1664	LOT : 80	9061	0.2080	LOT : 124	7018	0.1611
LOT : 37	7250	0.1664	LOT : 81	7474	0.1716	LOT : 125	6986	0.1604
LOT : 38	7250	0.1664	LOT : 82	7250	0.1664	LOT : 126	8382	0.1924
LOT : 39	7224	0.1658	LOT : 83	7250	0.1664	LOT : 127	7800	0.1791
LOT : 40	7078	0.1625	LOT : 84	7227	0.1659	LOT : 128	7560	0.1736
LOT : 41	6928	0.1590	LOT : 85	7127	0.1636	LOT : 129	6960	0.1598
LOT : 42	6960	0.1598	LOT : 86	7120	0.1635	LOT : 130	7250	0.1664
LOT : 43	6960	0.1598	LOT : 87	7249	0.1664	LOT : 131	7609	0.1747
LOT : 44	6960	0.1598	LOT : 88	7250	0.1664			

TOTAL LOT AREA 1,013,667 SQ. FT. OR 23.263 ACRES

HILGARTWILSON
ENGINEERS | PLANNERS | SURVEYORS
2141 E. HIGHLAND AVE. STE. 250 | PHOENIX, ARIZONA 85016
T: 602.490.0535 | F: 602.368.2436
WWW.HILGARTWILSON.COM

ZANJERO TRAILS PHASE 2 - PARCEL 11A
CACTUS ROAD & PERRYVILLE ROAD
SURPRISE, ARIZONA

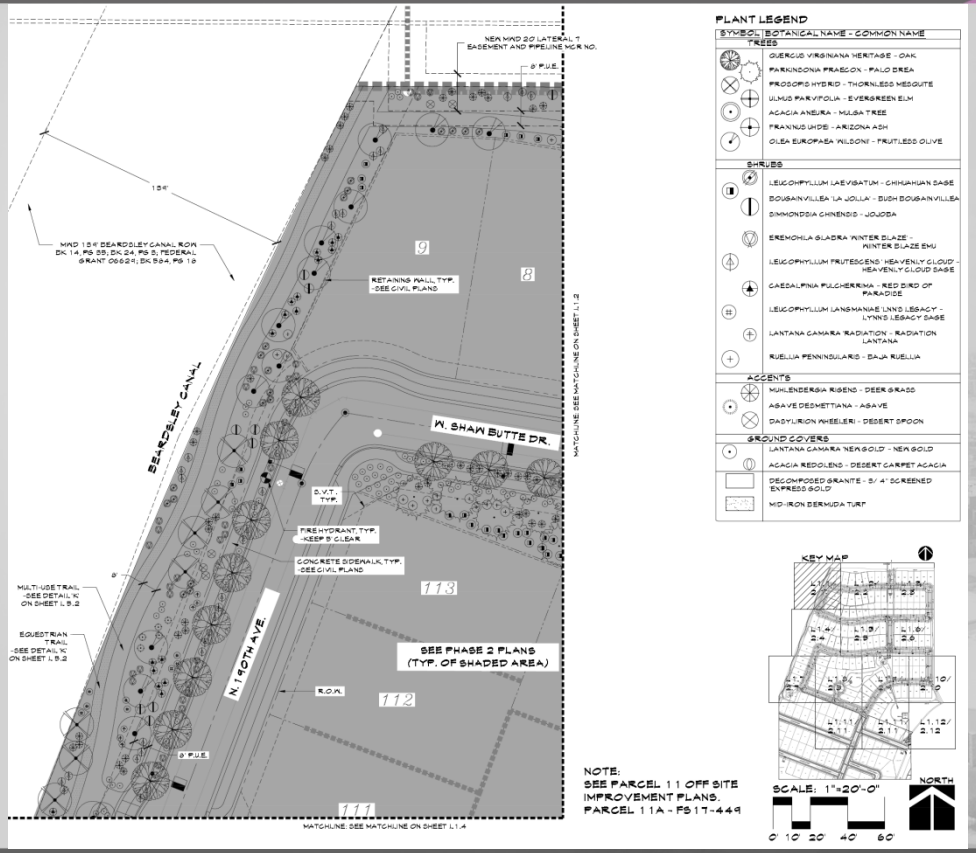
FINAL PLAT

STATUS:	
MUNICIPAL TRACKING NO:	FS17-449
DATE: APR 2018	
SCALE:	
DRAWN: DSP	
APPROVED: RAJ	

© Copyright HILGARTWILSON, 2018 This document is the sole property of HILGARTWILSON.

DWG. NO.
FP02
SHT. 2 OF 6

LANDSCAPE



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
	PARKINSONIA FLORIDUM - PALO BREA
	PROSOPIS HYBRID - THORNLESS MESQUITE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	ACACIA ANEURA - MULGA TREE
	FRAXINUS UHDEI - ARIZONA ASH
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS	
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOPHILA GLABRA 'WINTER BLAZE' - WINTER BLAZE EMU
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENNINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 5/ 4" SCREENED EXPRESS GOLD
	MID-IRON BERMUDA TURF

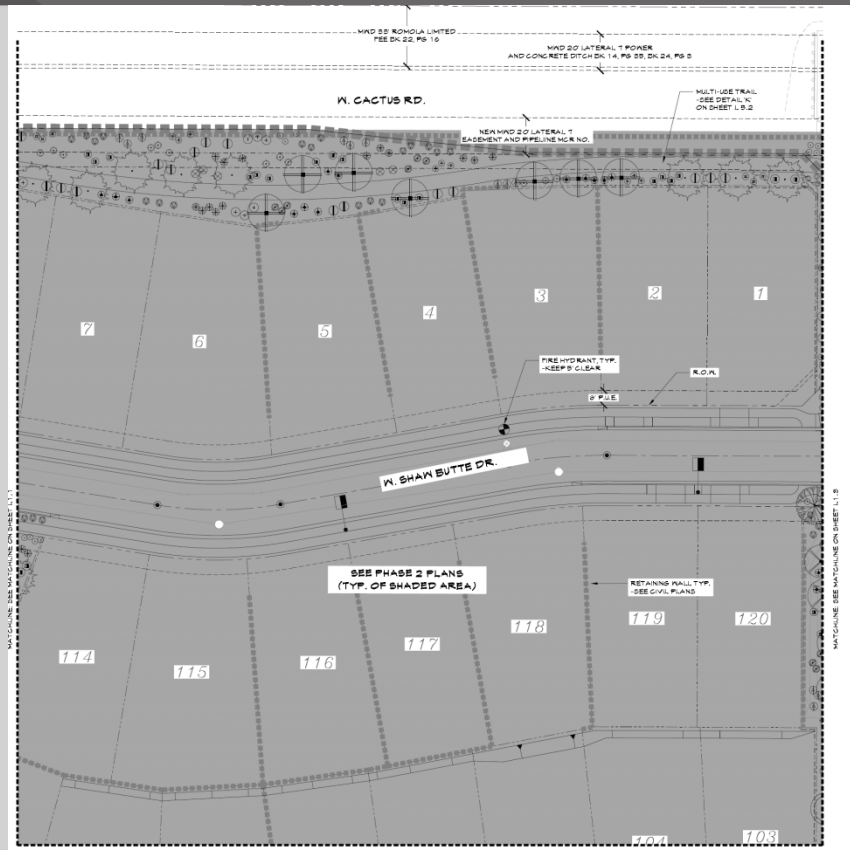
NOTE:
SEE PARCEL 11 OFF SITE IMPROVEMENT PLANS.
PARCEL 11A - FS17-449

SCALE: 1"=20'-0"

0' 10' 20' 40' 60'

NORTH

LANDSCAPE



PLANT LEGEND

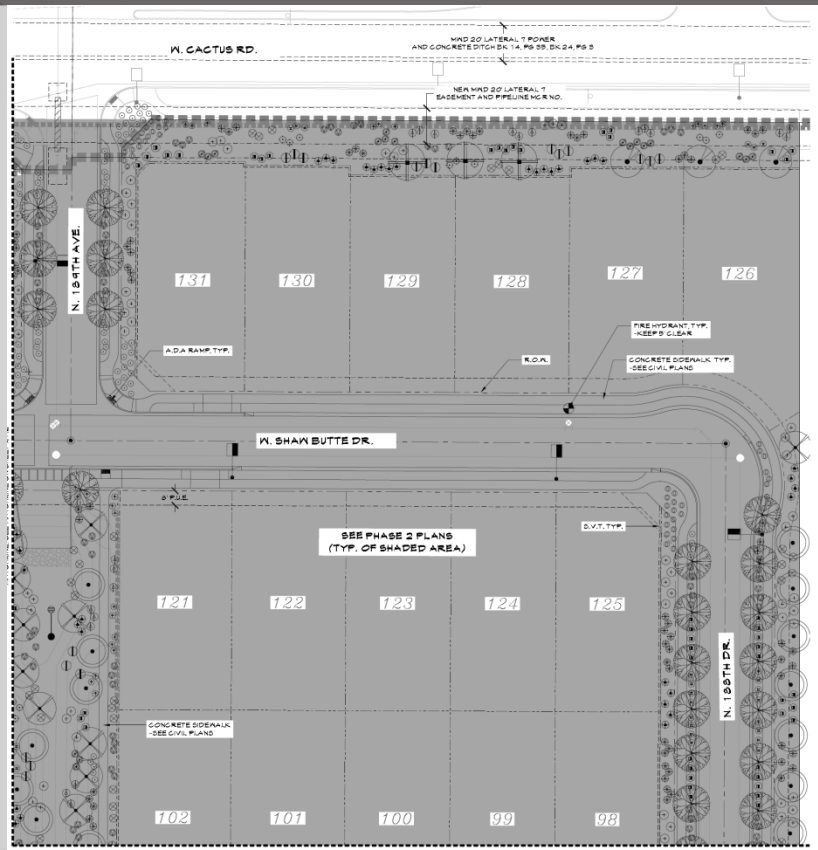
SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
	PARKINSONIA PRAECOX - PALO BREA
	PROSOPIS HYBRID - THORNLESS MESQUITE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	ACACIA ANEURA - MULGA TREE
	FRAXINUS UHDEI - ARIZONA ASH
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS	
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOPHILA GLABRA 'WINTER BLAZE' - WINTER BLAZE EMU
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENNINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 3/4" SCREENED EXPRESS GOLD
	MID-IRON BERMUDA TURF

SCALE: 1"=20'-0"

0' 10' 20' 40' 60'

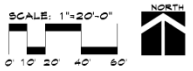
NORTH

LANDSCAPE

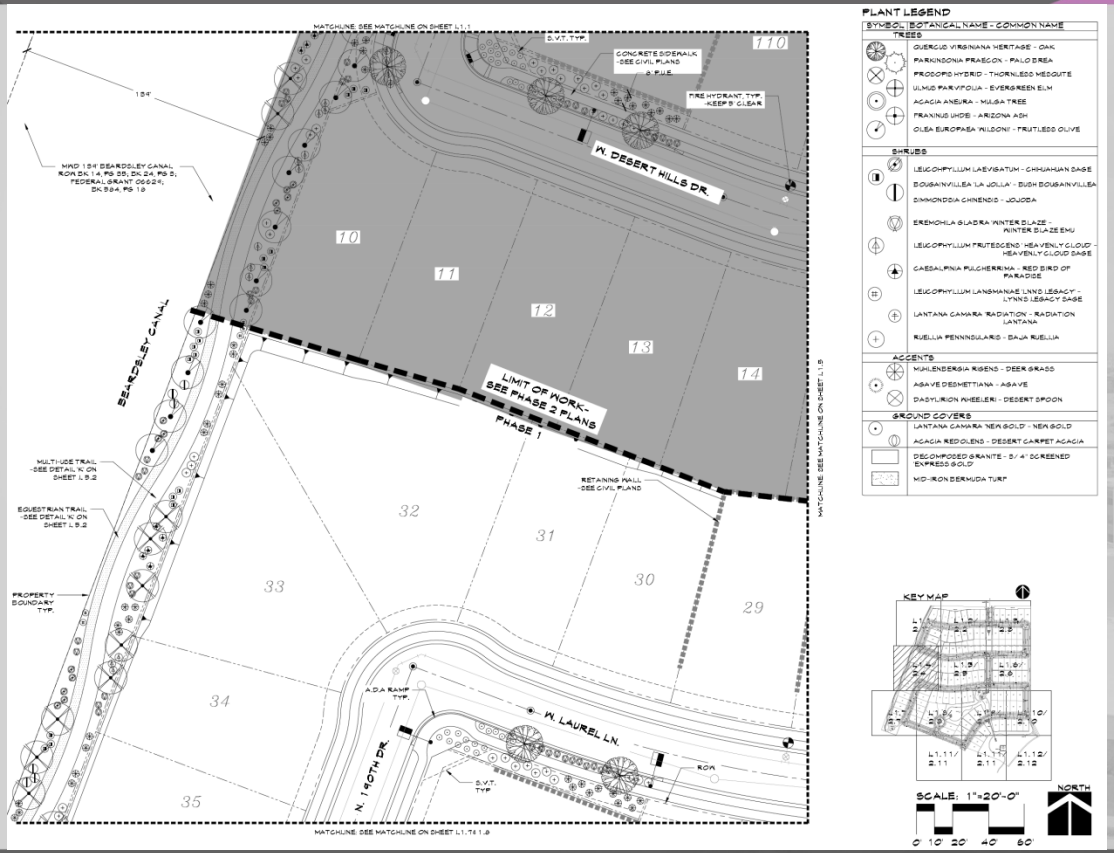


PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
	PARKINSONIA PRAECOX - PALO BREA
	PROSOPIS HYBRID - THORNLESS MESQUITE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	ACACIA ANEURA - MULGA TREE
	FRAXINUS UHDEI - ARIZONA ASH
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS	
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOPHILA GLABRA 'WINTER BLAZE' - WINTER BLAZE EMU
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENNINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 3/4" SCREENED EXPRESS GOLD
	MID-IRON BERMUDA TURF



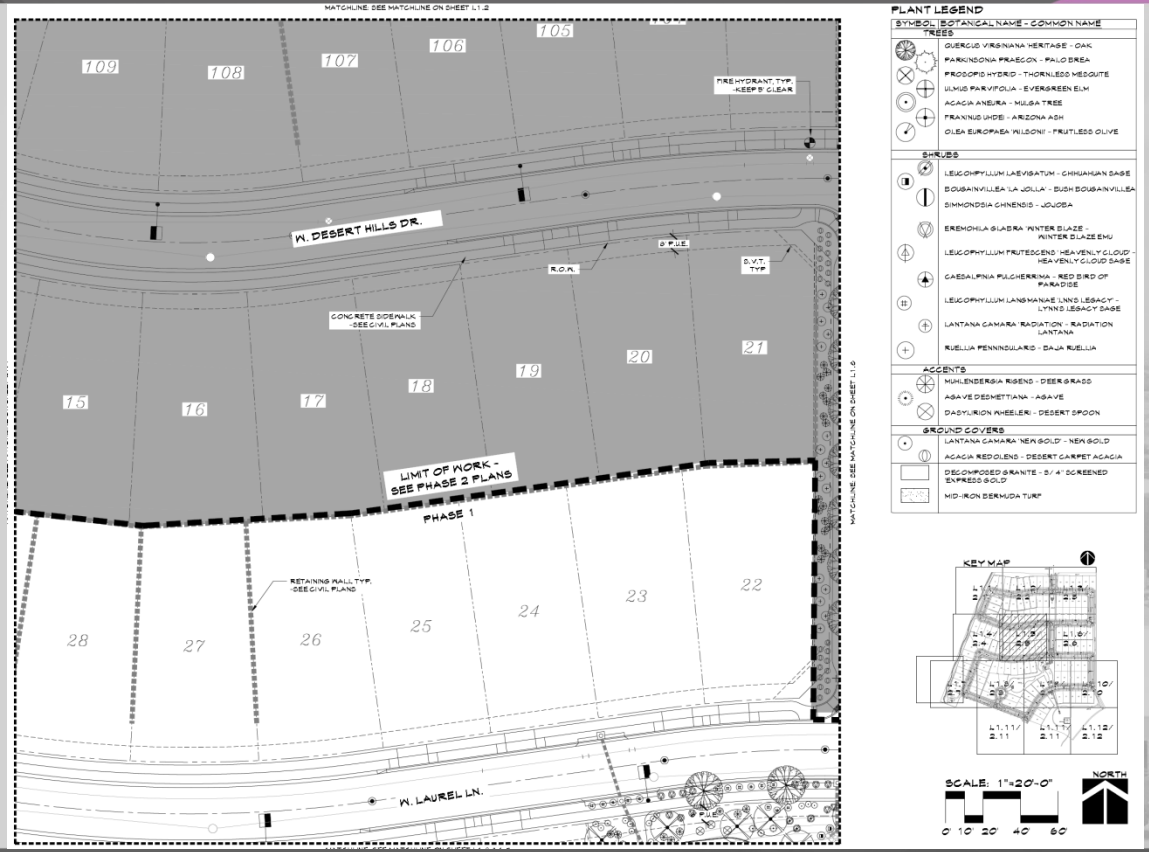
LANDSCAPE



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
	PARKINSONIA FLORIDA - PALO BREA
	PROSOPIS HYBRID - THORNLESS MESQUITE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	ACACIA ANEURA - MULGA TREE
	FRAXINUS UHDEI - ARIZONA ASH
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS	
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOPHILA GLABRA 'WINTER BLAZE' - WINTER BLAZE EMU
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENNINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 3/4" SCREENED EXPRESS GOLD
	MID-IRON BERMUDA TURF

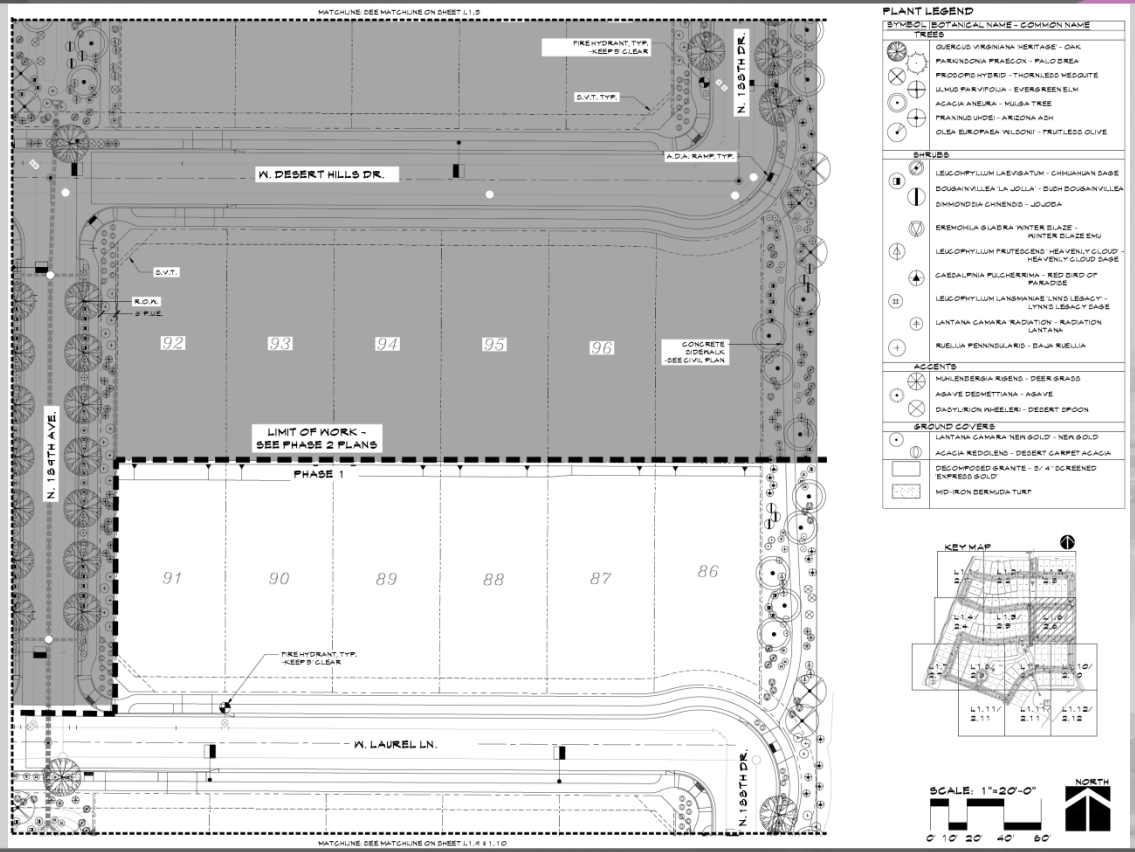
LANDSCAPE



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
	PARKINSONIA PRAECOX - PALO BREA
	PROSOPIS HYBRID - THORNLESS MESQUITE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	ACACIA ANEURA - MULGA TREE
	FRAXINUS UHDEI - ARIZONA ASH
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS	
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOPHILA GLABRA 'WINTER BLAZE' - WINTER BLAZE EMU
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENNINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 3/4" SCREENED EXPRESS GOLD
	MID-IRON BERMUDA TURF

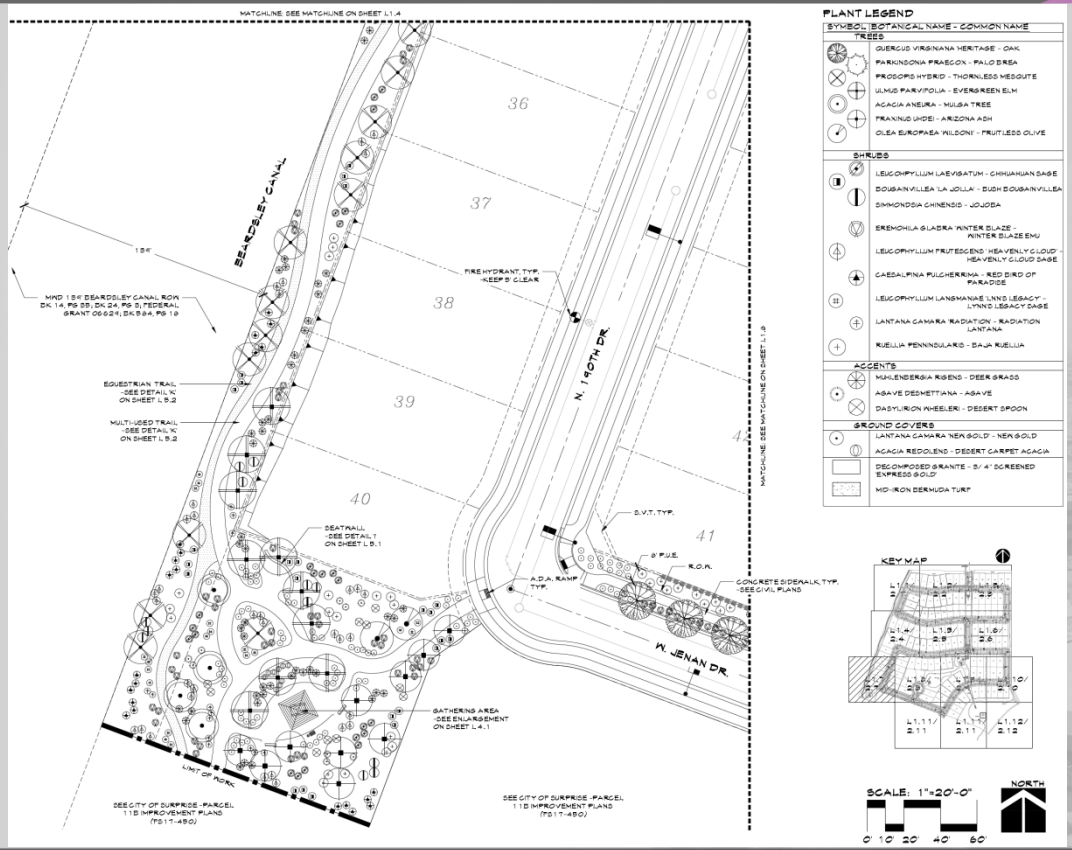
LANDSCAPE



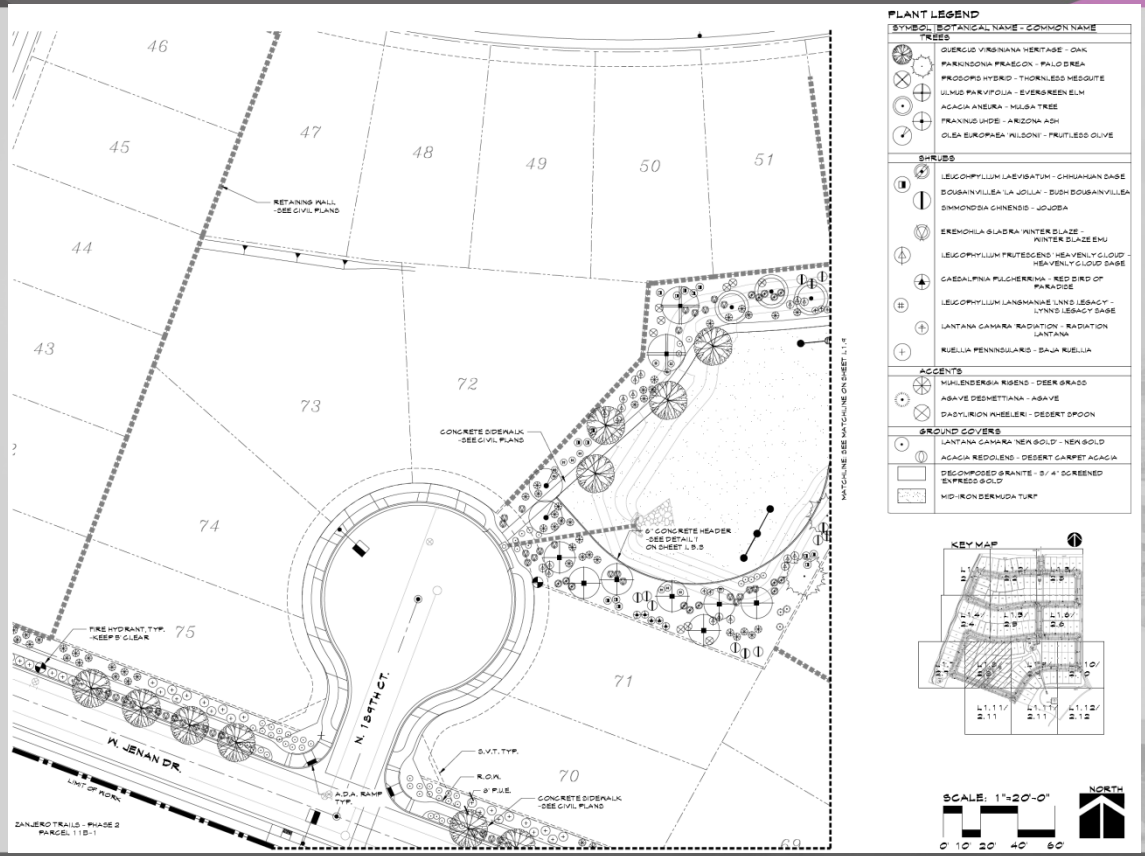
PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
	PARKINSONIA PRAECOX - PALO BREA
	PROSOPIS HYBRID - THORNLESS MESQUITE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	ACACIA ANEURA - MULGA TREE
	FRAXINUS UHDEI - ARIZONA ASH
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS	
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLEA 'LA JOLLA' - RICH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOPHILA GLABRA 'WINTER BLAZE' - WINTER BLAZE EMU
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 3/4" SCREENED EXPRESS GOLD
	MID-IRON BERMUDA TURF

LANDSCAPE


MATCHLINE: SEE MATCHLINE ON SHEET L1.4
BEARDSLEY CANAL
MWD 184' BEARDSLEY CANAL ROW DK 14, PG 55, DK 24, PG 5, FEDERAL GRANT 06624, DK 594, PG 19
184'
EQUESTRIAN TRAIL -SEE DETAIL K ON SHEET L 5.2
MULTI-USED TRAIL -SEE DETAIL K ON SHEET L 5.2
FIRE HYDRANT, TYP. KEEP 5' CLEAR
N. 140TH DR.
SEATWALL -SEE DETAIL T ON SHEET L 5.1
A.D.A. RAMP TYP.
8' P.U.E.
R.O.W.
CONCRETE SIDEWALK, TYP. SEE CIVIL PLANS
S.V.T. TYP.
W. JENAN DR.
GATHERING AREA -SEE ENLARGEMENT ON SHEET L4.1
LIMIT OF WORK
SEE CITY OF SURPRISE - PARCEL 11B IMPROVEMENT PLANS (TS17-490)
SEE CITY OF SURPRISE - PARCEL 11B IMPROVEMENT PLANS (TS17-490)
MATCHLINE: SEE MATCHLINE ON SHEET L1.6
36
37
38
39
40
41
PLANT LEGEND
SYMBOL BOTANICAL NAME - COMMON NAME
TREES
QUERCUS VIRGINIANA 'HERITAGE' - OAK
PARKINSONIA PRAECOX - PALO BREA
PROSOPIS HYBRID - THORNLESS MESQUITE
ULMUS PARVIFOLIA - EVERGREEN ELM
ACACIA ANEURA - MULGA TREE
FRAXINUS UNDEI - ARIZONA ASH
OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS
LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
SIMMONDSIA CHINENSIS - JOJOBA
EREMOPHILA GLABRA 'WINTER BLAZE' - WINTER BLAZE EMU
LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' - LYNN'S LEGACY SAGE
LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
RUELLIA PENNINSULARIS - BAJA RUELLIA
ACCENTS
MUHLENBERGIA RIGENS - DEER GRASS
AGAVE DESMETTIANA - AGAVE
DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS
LANTANA CAMARA 'NEW GOLD' - NEW GOLD
ACACIA REDOLENS - DESERT CARPET ACACIA
DECOMPOSED GRANITE - 5/ 4" SCREENED EXPRESS GOLD
MID-IRON BERMUDA TURF
KEY MAP
SCALE: 1"=20'-0"
0' 10' 20' 40' 80'
NORTH

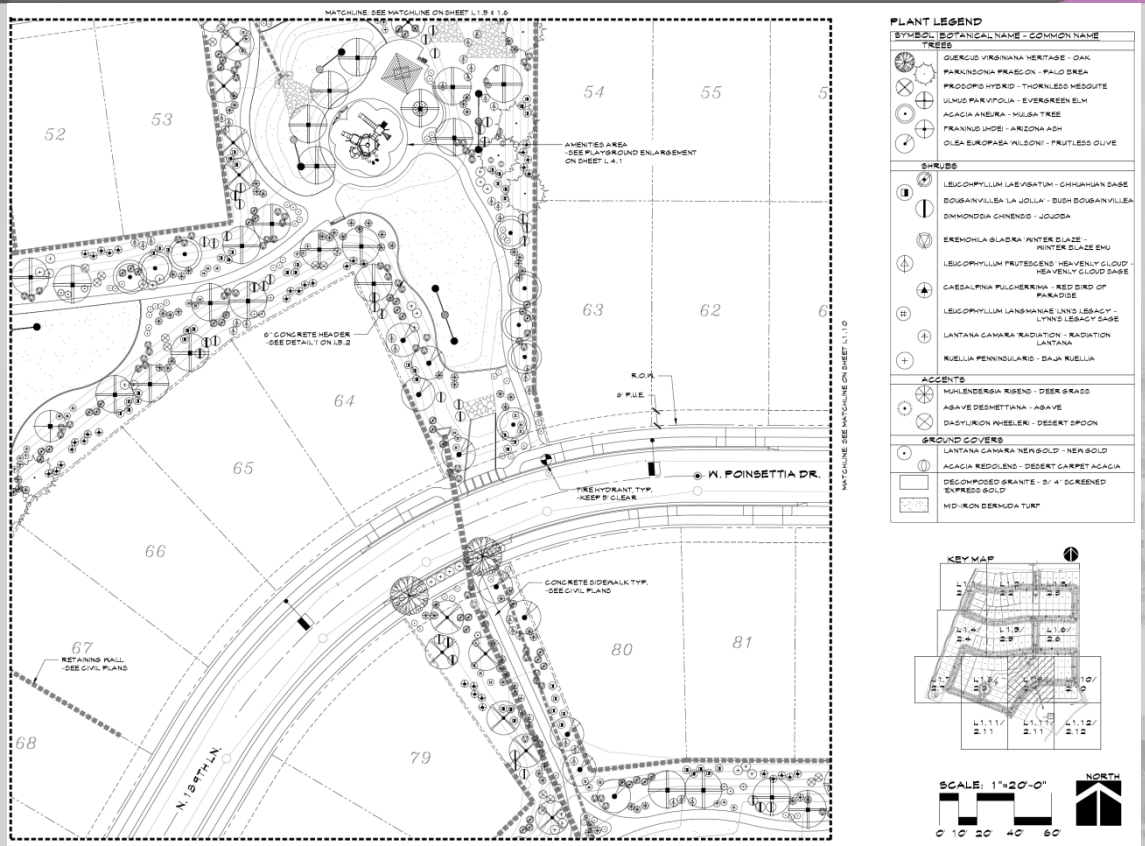
LANDSCAPE



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
	PARKINSONIA FRAEGON - PALO BREA
	PROSOPIS HYBRID - THORNLESS MESQUITE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	ACACIA ANEURA - MULGA TREE
	FRAXINUS UHDE - ARIZONA ASH
	OLEA EUROPAEA 'WILSONI' - FRUITLESS OLIVE
SHRUBS	
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOPHILA GLADRA 'WINTER BLAZE' - WINTER BLAZE EMU
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENNINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 3/4" SCREENED 'EXPRESS GOLD'
	MID-IRON BERMUDA TURF

LANDSCAPE



PLANT LEGEND

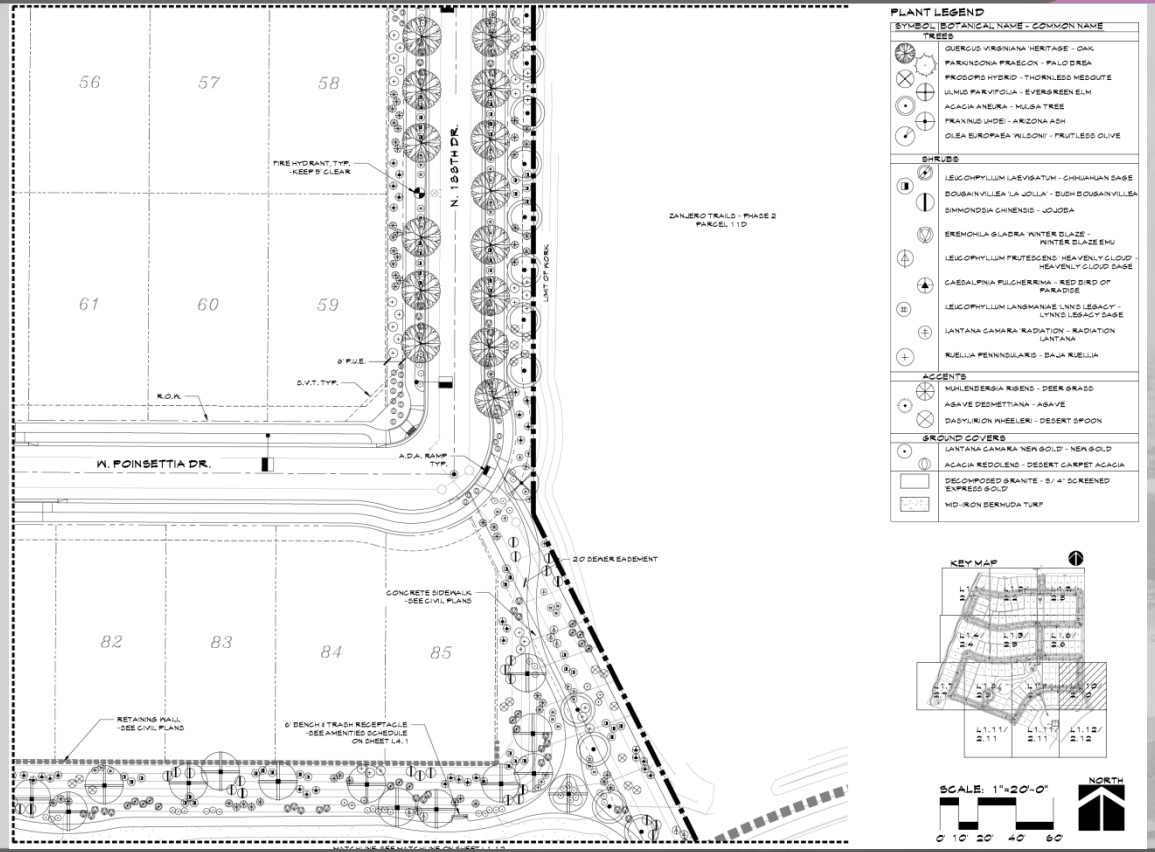
SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
	PARKINSONIA PRAECOX - PALO BREA
	PROSOPIS HYBRID - THORNLESS MESQUITE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	ACACIA ANEURA - MULGA TREE
	FRAXINUS UHDEI - ARIZONA ASH
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS	
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	DIMORPHOTHECA CHINENSIS - JOJOBA
	EREMOPHILA GLABRA 'WINTER BLAZE' - WINTER BLAZE EMU
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENNINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 3/ 4" SCREENED EXPRESS GOLD
	MID-IRON BERMUDA TURF

SCALE: 1"=20'-0"

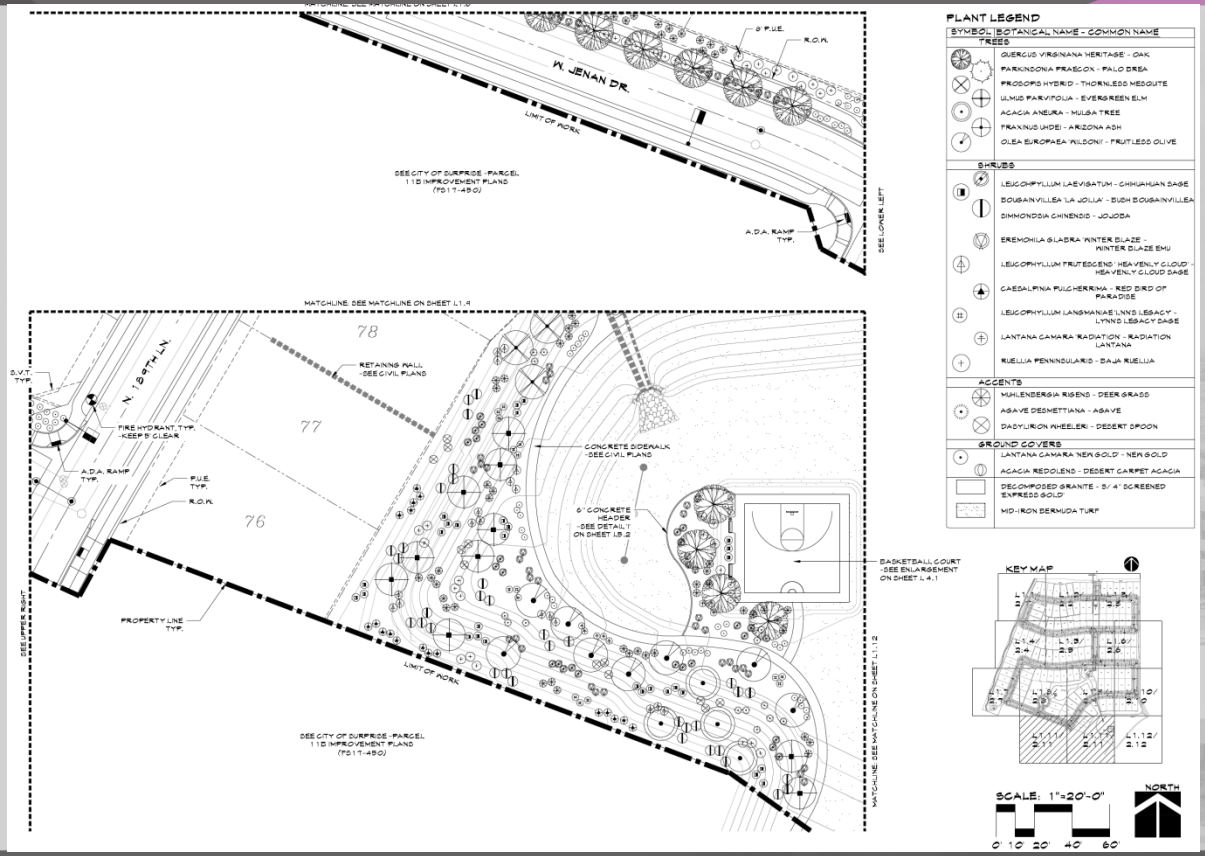
0' 10' 20' 40' 60'

NORTH

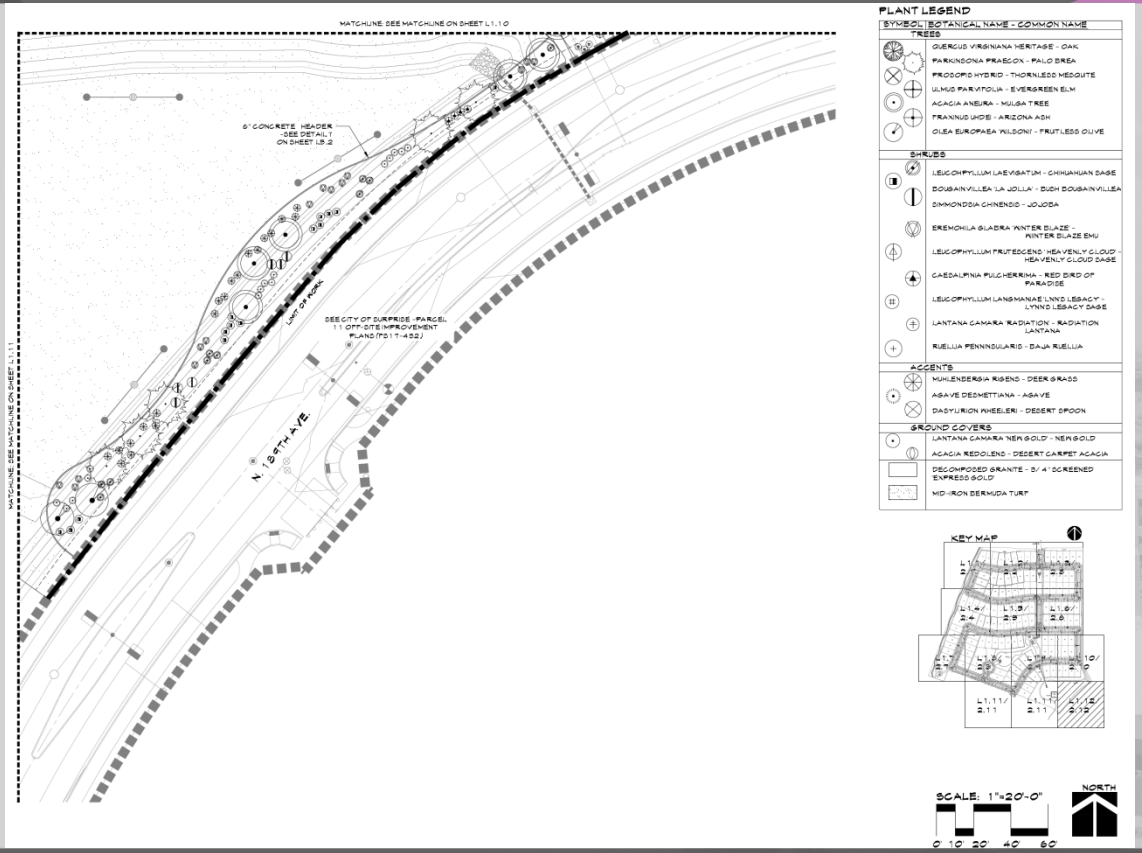
LANDSCAPE


56
57
58
61
60
59
82
83
84
85
N. 183RD DR.
W. POINSETTIA DR.
FIRE HYDRANT, TYP. -KEEP 5' CLEAR
R.O.W.
6' P.U.E.
D.V.T. TYP.
A.D.A. RAMP TYP.
ZANJERO TRAILS - PHASE 2 PARCEL 11D
UNIT OF WORK
20' DEWER EASEMENT
CONCRETE SIDEWALK -SEE CIVIL PLANS
RETAINING WALL -SEE CIVIL PLANS
6' BENCH & TRASH RECEPTACLE -SEE AMENITIES SCHEDULE ON SHEET L4.1
MATCHLINE SEE MATCHLINE ON SHEET L1.12
PLANT LEGEND
SYMBOL | BOTANICAL NAME - COMMON NAME
TREES
QUERCUS VIRGINIANA 'HERITAGE' - OAK
PARKINSONIA PRAECOX - PALO BREA
PROSOPIS HYBRID - THORNLESS MESQUITE
ULMUS PARVIFOLIA - EVERGREEN ELM
ACACIA ANEURA - MULGA TREE
FRAXINUS UHDEI - ARIZONA ASH
OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS
LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
SIMMONDSIA CHINENSIS - JOJOBA
EREMOPHILA GLABRA 'WINTER BLAZE' - WINTER BLAZE EMU
LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' - LYNN'S LEGACY SAGE
LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
RUELLIA PENNINSULARIS - BAJA RUELLIA
ACCENTS
MUHLENBERGIA RIGENS - DEER GRASS
AGAVE DESMETTIANA - AGAVE
DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS
LANTANA CAMARA 'NEW GOLD' - NEW GOLD
ACACIA REDOLENS - DESERT CARPET ACACIA
DECOMPOSED GRANITE - 3/4" SCREENED EXPRESS GOLD
MID-IRON BERMUDA TURF
KEY MAP
SCALE: 1"=20'-0"
0' 10' 20' 40' 60'
NORTH

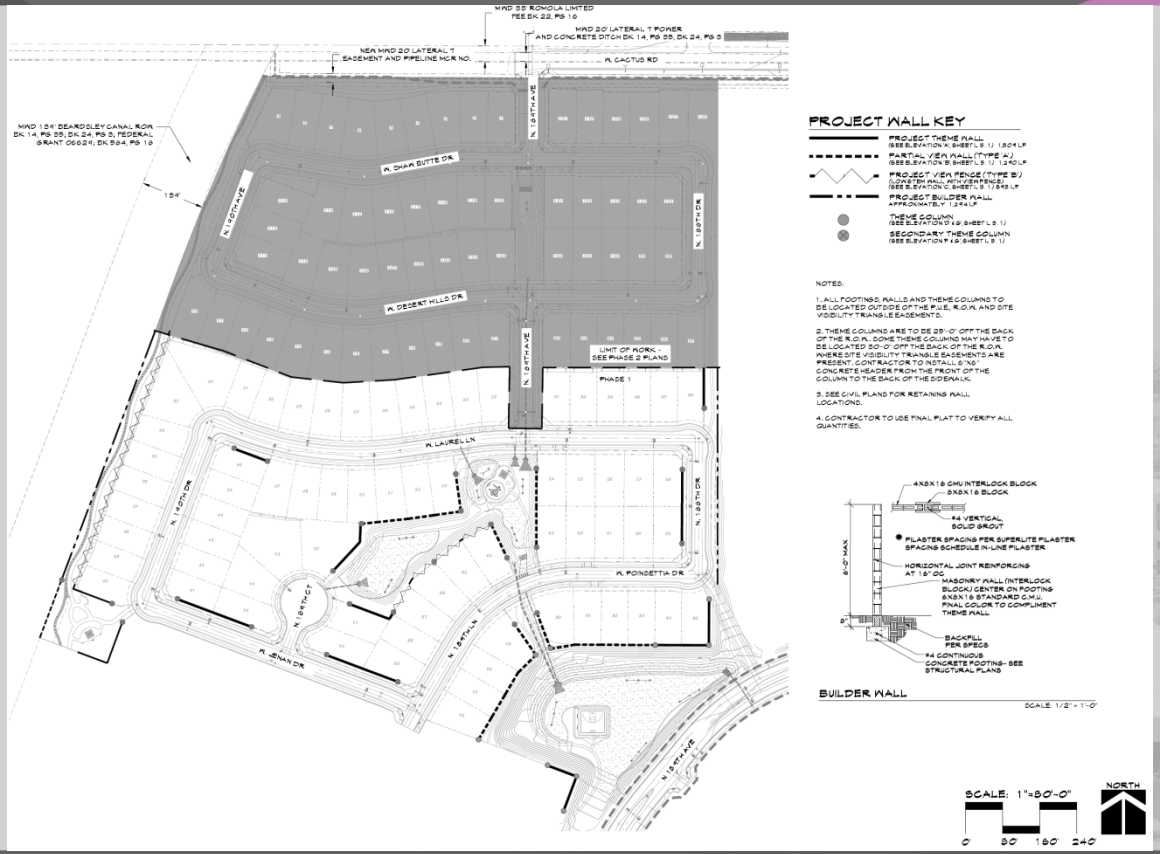
LANDSCAPE


W. JENAN DR.
LIMIT OF WORK
5' P.U.E.
R.O.W.
SEE CITY OF DURFREE - PARCEL 11B IMPROVEMENT PLANS (P017-480)
A.D.A. RAMP TYP.
SEE LOWER LEFT
MATCHLINE SEE MATCHLINE ON SHEET L1.4
N. 124TH LN.
78
77
76
RETAINING WALL - SEE CIVIL PLANS
D.V.T. TYP.
FIRE HYDRANT TYP. - KEEP 5' CLEAR
A.D.A. RAMP TYP.
P.U.E. TYP.
R.O.W.
PROPERTY LINE TYP.
CONCRETE SIDEWALK - SEE CIVIL PLANS
6" CONCRETE HEADER - SEE DETAIL 1 ON SHEET L5.2
BASKETBALL COURT - SEE ENLARGEMENT ON SHEET L 4.1
SEE UPPER RIGHT
MATCHLINE SEE MATCHLINE ON SHEET L1.4
PLANT LEGEND
SYMBOL BOTANICAL NAME - COMMON NAME
TREES
QUERCUS VIRGINIANA 'HERITAGE' - OAK
PARKINSONIA FLORIDA - PALO BREA
PROSOPIS HYBRID - THORNLESS MESQUITE
ULMUS PARVIFOLIA - EVERGREEN ELM
ACACIA ANEURA - MULGA TREE
FRAXINUS UHDEI - ARIZONA ASH
OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS
LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
SIMMONDSIA CHINENSIS - JOJOBA
EREMOPHILA GLABRA 'WINTER BLAZE' - WINTER BLAZE EMU
LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' - LYNN'S LEGACY SAGE
LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
RUELLIA PENNINSULARIS - BAJA RUELLIA
ACCENTS
MUHLENBERGIA RIGENS - DEER GRASS
AGAVE DESMETTIANA - AGAVE
DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS
LANTANA CAMARA 'NEW GOLD' - NEW GOLD
ACACIA REDOLENS - DESERT CARPET ACACIA
DECOMPOSED GRANITE - 3/4" SCREENED EXPRESS GOLD
MID-IRON BERMUDA TURF
KEY MAP
SCALE: 1"=20'-0"
0' 10' 20' 40' 60'
NORTH

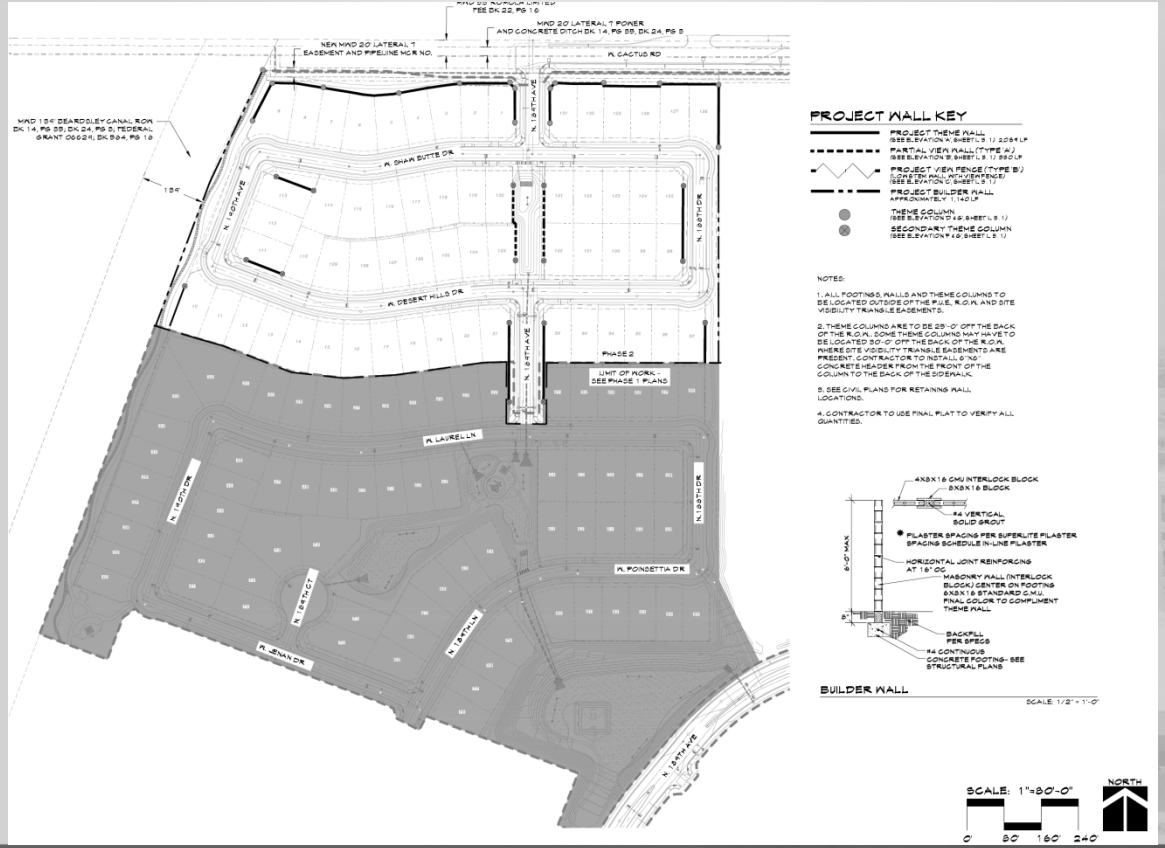
LANDSCAPE


MATCHLINE SEE MATCHLINE ON SHEET L1.1 0
6" CONCRETE HEADER -SEE DETAIL 1 ON SHEET L5.2
SEE CITY OF SURPRISE - PARCEL 11 OFF-SITE IMPROVEMENT PLANS (PL17-432)
LIMIT OF WORK
N. 185TH AVE
MATCHLINE SEE MATCHLINE ON SHEET L1.1 1
PLANT LEGEND
SYMBOL BOTANICAL NAME - COMMON NAME
TREES
QUERCUS VIRGINIANA HERITAGE - OAK
PARKINSONIA PRAECOX - PALO BREA
PROSOPIS HYBRID - THORNLESS MESQUITE
ULMUS PARVIFOLIA - EVERGREEN ELM
ACACIA ANEURA - MULGA TREE
FRAXINUS UHDE - ARIZONA ASH
OLEA EUROPAEA WILSONII - FRUITLESS OLIVE
SHRUBS
LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
BOUGAINVILLEA 'LA JOLLA' - DUDH BOUGAINVILLEA
SIMMONDSIA CHINENSIS - JOJOBA
EREMOPHILA GLABRA 'WINTER BLAZE' - WINTER BLAZE EMU
LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' - LYNN'S LEGACY SAGE
LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
RUELLIA PENNINSULARIS - BAJA RUELLIA
ACCENTS
MUHLENBERGIA RIGENS - DEER GRASS
AGAVE DESMETTIANA - AGAVE
DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS
LANTANA CAMARA 'NEW GOLD' - NEW GOLD
ACACIA REDOLENS - DESERT CARPET ACACIA
DECOMPOSED GRANITE - 3/4" SCREENED EXPRESS GOLD
MID-IRON BERMUDA TURF
KEY MAP
SCALE: 1"=20'-0"
0 10 20 40 60
NORTH

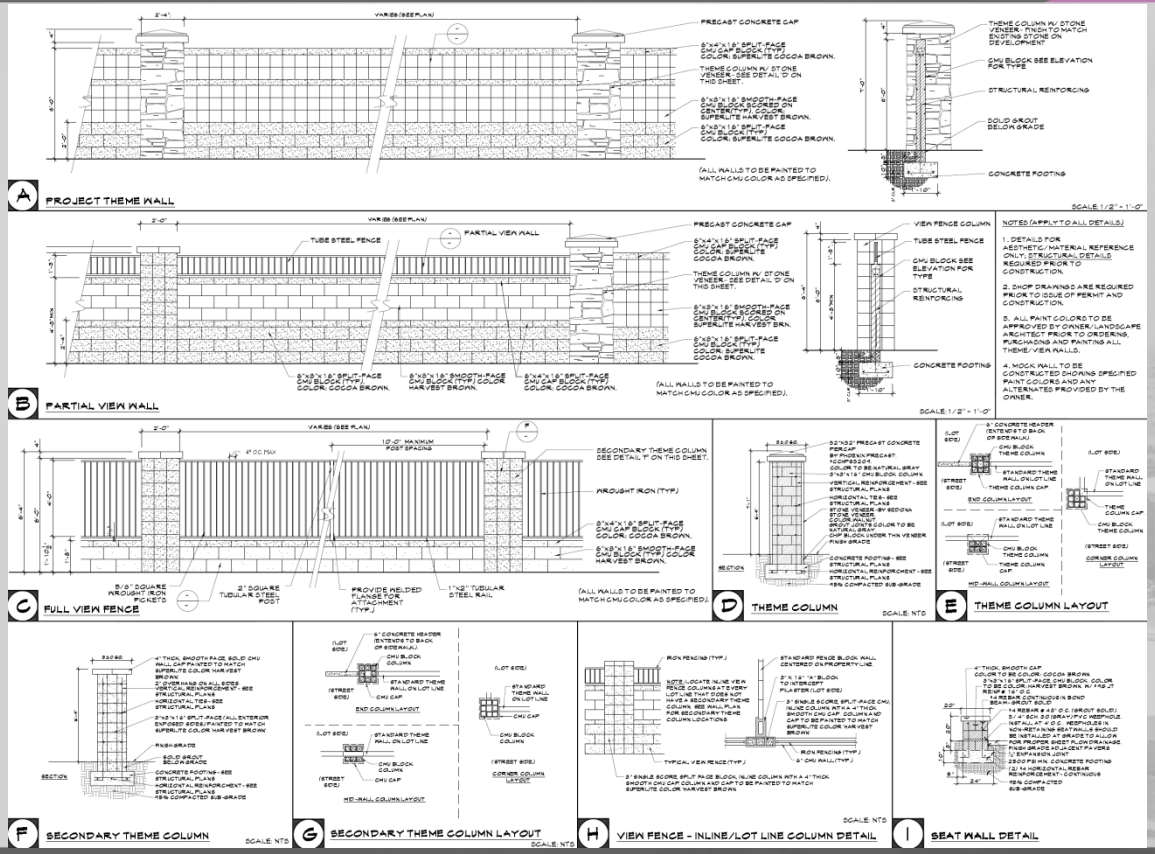
WALL PLAN


MAD 55 RONDA LIMITED
SEE BK 22, PG 16
MAD 20 LATERAL 7 POWER
AND CONCRETE DITCH BK 14, PG 55, BK 24, PG 3
NEW MAD 20 LATERAL 7
EASEMENT AND PIPELINE WORK NO.
N. CACTUS RD
MAD 15A BEARDSLEY CANAL ROW
BK 14, PG 55, BK 24, PG 3, FEDERAL
GRANT 06621, BK 894, PG 19
154'
N. 140TH AVE
N. 143RD AVE
N. 147TH AVE
N. 150TH DR
N. OHAI BUTTE DR.
N. DESERT HILLS DR.
LIMIT OF WORK -
SEE PHASE 2 PLANS
PHASE 1
N. LAUREL LN
N. POINSETTIA DR.
N. JENAN DR.
N. 154TH LN
N. 155TH CT
N. 156TH AVE
PROJECT WALL KEY
PROJECT THEME WALL
(SEE ELEVATION A, SHEET L 9.1) 1,804 LF
PARTIAL VIEW WALL (TYPE A)
(SEE ELEVATION B, SHEET L 9.1) 1,240 LF
PROJECT VIEW FENCE (TYPE B)
(CONCRETE PANEL WITH STEEL FENCE)
(SEE ELEVATION C, SHEET L 9.1) 1,569 LF
PROJECT BUILDER WALL
APPROXIMATELY 1,244 LF
THEME COLUMN
(SEE ELEVATION D & SHEET L 9.1)
SECONDARY THEME COLUMN
(SEE ELEVATION E & SHEET L 9.1)
NOTES:
1. ALL FOOTINGS, WALLS AND THEME COLUMNS TO BE LOCATED OUTSIDE OF THE P.U.E., R.O.W. AND SITE VISIBILITY TRIANGLE EASEMENTS.
2. THEME COLUMNS ARE TO BE 25'-0" OFF THE BACK OF THE R.O.W., SOME THEME COLUMNS MAY HAVE TO BE LOCATED 30'-0" OFF THE BACK OF THE R.O.W. WHERE SITE VISIBILITY TRIANGLE EASEMENTS ARE PRESENT. CONTRACTOR TO INSTALL 6"X6" CONCRETE HEADER FROM THE FRONT OF THE COLUMN TO THE BACK OF THE DRIVEWAY.
3. SEE CIVIL PLANS FOR RETAINING WALL LOCATIONS.
4. CONTRACTOR TO USE FINAL PLAT TO VERIFY ALL QUANTITIES.
4X8X16 CMU INTERLOCK BLOCK
8X8X16 BLOCK
#4 VERTICAL
SOLID GROUT
PLASTER SPACING PER SUPERLITE PLASTER SPACING SCHEDULE IN-LINE PLASTER
6'-0" MAX
HORIZONTAL JOINT REINFORCING AT 16" OC.
MASONRY WALL (INTERLOCK BLOCK) CENTER ON FOOTING 8X8X16 STANDARD C.M.U. FINAL COLOR TO COMPLIMENT THEME WALL
8"
BACKFILL PER SPEC'S
#4 CONTINUOUS CONCRETE FOOTING- SEE STRUCTURAL PLANS
BUILDER WALL
SCALE: 1/2" = 1'-0"
SCALE: 1"=80'-0"
0
80
160
240
NORTH

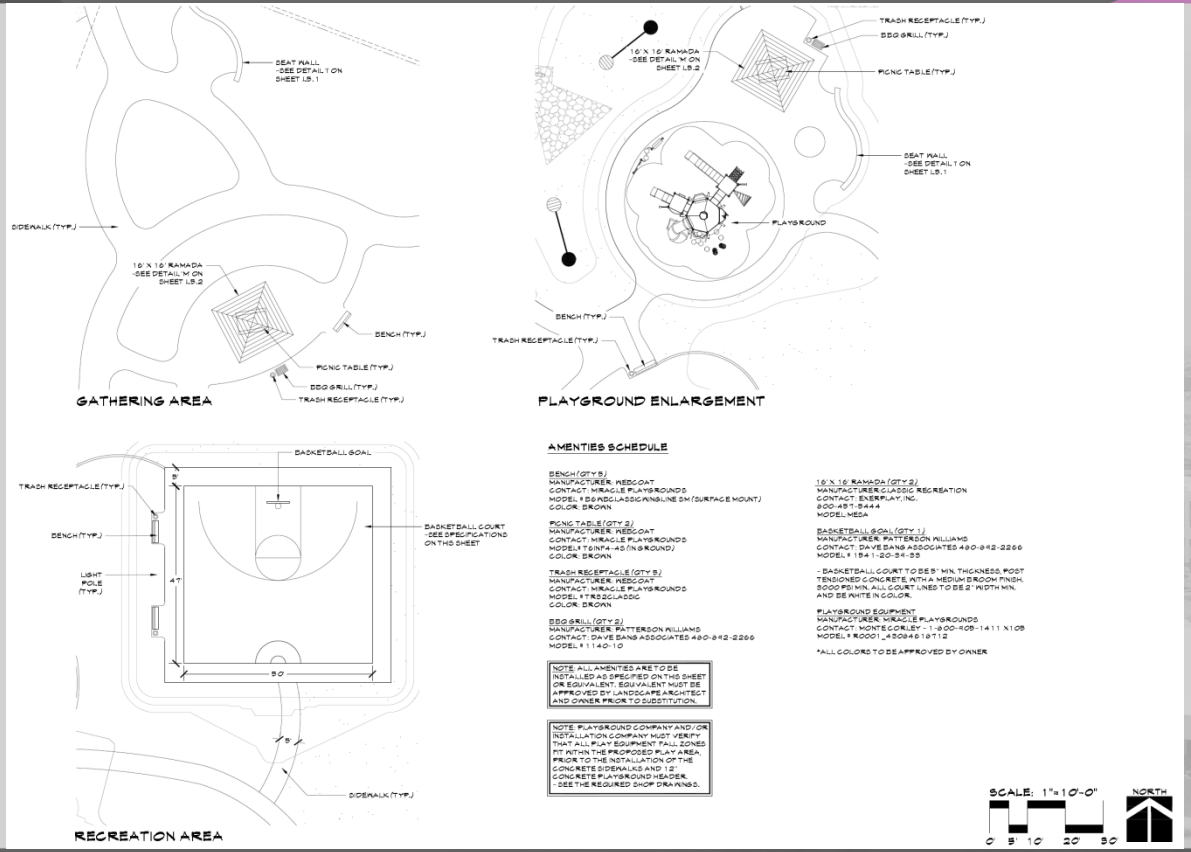
WALL PLAN


MID 20' LATERAL 7 POWER AND CONCRETE DITCH EASEMENT AND PIPELINE NO. 8 NO.
MID 20' LATERAL 7 POWER AND CONCRETE DITCH DK 14, PG 39, DK 24, PG 3
N. CACTUS RD
MAG 15H BEARDSLEY CANAL ROW DK 14, PG 39, DK 24, PG 3, FEDERAL GRANT 06624, EX 934, PG 19
15H'
N. 183RD AVE
N. 183RD DR
N. 183RD LN
N. 184TH AVE
N. SHAW BUTTE DR.
N. DESERT HILLS DR.
PHASE 1
PHASE 2
LIMIT OF WORK - SEE PHASE 1 PLANS
N. LAUREL LN
N. 182ND DR
N. 183RD DR
N. POINSETTIA DR.
N. 184TH PL
N. 184TH LN
N. JENAN DR.
N. 184TH AVE
PROJECT WALL KEY
PROJECT THEME WALL (SEE ELEVATION 'A' SHEET L9.1) 2,054 LF
PARTIAL VIEW WALL (TYPE 'A') (SEE ELEVATION 'B' SHEET L 9.1) 550 LF
PROJECT VIEW FENCE (TYPE 'B') (ONE SIDE WALL WITH VIEW FENCE) (SEE ELEVATION 'C' SHEET L 9.1)
PROJECT BUILDER WALL APPROXIMATELY 1,140 LF
THEME COLUMN (SEE ELEVATION 'D' & 'E' SHEET L 9.1)
SECONDARY THEME COLUMN (SEE ELEVATION 'F' & 'G' SHEET L 9.1)
NOTES:
1. ALL FOOTINGS, WALLS AND THEME COLUMNS TO BE LOCATED OUTSIDE OF THE P.U.E., R.O.W. AND SITE VISIBILITY TRIANGLE EASEMENTS.
2. THEME COLUMNS ARE TO BE 2'-0" OFF THE BACK OF THE R.O.W., SOME THEME COLUMNS MAY HAVE TO BE LOCATED 3'-0" OFF THE BACK OF THE R.O.W. WHERE SITE VISIBILITY TRIANGLE EASEMENTS ARE PRESENT. CONTRACTOR TO INSTALL 8" X 16" CONCRETE HEADER FROM THE FRONT OF THE COLUMN TO THE BACK OF THE SIDEWALK.
3. SEE CIVIL PLANS FOR RETAINING WALL LOCATIONS.
4. CONTRACTOR TO USE FINAL PLAT TO VERIFY ALL QUANTITIES.
4X8X16 CMU INTERLOCK BLOCK
8X8X16 BLOCK
#4 VERTICAL SOLID GROUT
* PILASTER SPACING PER SUPERLITE PILASTER SPACING SCHEDULE IN-LINE PILASTER
6'-0" MAX
HORIZONTAL JOINT REINFORCING AT 16" OC
MASONRY WALL (INTERLOCK BLOCK) CENTER ON FOOTING 8X8X16 STANDARD C.M.U. FINAL COLOR TO COMPLIMENT THEME WALL
8"
BACKFILL PER SPECS
#4 CONTINUOUS CONCRETE FOOTING- SEE STRUCTURAL PLANS
BUILDER WALL
SCALE: 1/2" = 1'-0"
SCALE: 1"=80'-0"
0' 80' 160' 240'
NORTH

WALL DESIGN


A PROJECT THEME WALL
B PARTIAL VIEW WALL
C FULL VIEW FENCE
D THEME COLUMN
E THEME COLUMN LAYOUT
F SECONDARY THEME COLUMN
G SECONDARY THEME COLUMN LAYOUT
H VIEW FENCE - INLINE/LOT LINE COLUMN DETAIL
I SEAT WALL DETAIL
NOTES (APPLY TO ALL DETAILS)
1. DETAILS FOR AESTHETIC/ MATERIAL REFERENCE ONLY. STRUCTURAL DETAILS REQUIRED PRIOR TO CONSTRUCTION.
2. SHOP DRAWINGS ARE REQUIRED PRIOR TO ISSUE OF PERMIT AND CONSTRUCTION.
3. ALL PAINT COLORS TO BE APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO ORDERING, PURCHASING AND PAINTING ALL THEME/VIEW WALLS.
4. MOCK WALL TO BE CONSTRUCTED SHOWING SPECIFIED PAINT COLORS AND ANY ALTERNATES PROVIDED BY THE OWNER.

AMENITY DETAILS



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

August 7, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	August 7, 2018	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD	District:	3
Staff Recommendations:	None		

Consent x	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action on the "Final Plat of Zanjero Trails Phase 2 – Parcel 11B," dated April 20, 2018; a property generally located at the southwest corner of Cactus and Perryville Roads, within Zanjero Trails Planned Area Development ("PAD").

Motion:

I move to approve the "Final Plat of Zanjero Trails Phase 2 – Parcel 11B," dated April 20, 2018; a property generally located at the southwest corner of Cactus and Perryville Roads, within Zanjero Trails Planned Area Development ("PAD") subject to Conditions "A" and "B."

Background:

Hilgart Wilson, LLC, on behalf of JEN Arizona 11, LLC, seeks approval of a 110-lot, 16-tract single-family Final Plat within the Zanjero Trails community under Case FS17-450. The approximate 36.39 acre parcel is generally located on the southwest corner of Cactus and Perryville Roads, within the Zanjero Trails PAD

Objective Analysis:

Staff believes the proposed Final Plat is consistent with the manner and intent of the Surprise Municipal Code. Once platted, Parcel 11B will be able to be developed in accordance with the requirements of the City of Surprise.

Policy Compliant:

The proposed project is consistent with City and Council Policy.

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 - FS17-450 – Zanjero Trails Parcel 11B Final Plat - Staff Report
- 01 - FS17-450 – Zanjero Trails Parcel 11B Final Plat - Vicinity Map
- 02 - FS17-450 – Zanjero Trails Parcel 11B Final Plat
- 03 - FS17-450 – Zanjero Trails Parcel 11B Final Plat - Landscape
- 04 - FS17-450 – Zanjero Trails Parcel 11B Final Plat - Alternative Assurance Agreement
- 05 - FS17-450 – Zanjero Trails Parcel 11B Final Plat - Presentation

SURPRISE
ARIZONA

FINAL PLAT

REPORT TO THE MAYOR AND CITY COUNCIL

Case:	**FS17-450**
Project Name:	Zanjero Trails Parcel 11B Final Plat
Council District:	3 – Mesquite
Meeting Date:	**August 7, 2018**
Planner:	Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov

---

Owner:	JEN Arizona 11, LLC
Applicant:	Hilgart Wilson, LLC
Request:	A Final Plat to create a 110-lot, 16-tract single-family residential subdivision
Site Location:	Generally on the southwest corner of Cactus and Perryville Roads, within Zanjero Trails Planned Area Development ("PAD")
Site Size:	Approximately 36.39 acres of the 143.30 acre Parcel 11, and the 878.70 acre Zanjero Trails PAD
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	None received by staff

Findings:

- The proposed Final Plat is consistent with the Zanjero Trails PAD as amended.
- The proposed Final Plat is consistent with the Surprise General Plan.
- The proposed Final Plat is consistent with the Surprise Municipal Code.
- The reviewing agencies have indicated no objections to the requested Final Plat.

Alternative Actions: **Approval** of the requested Final Plat and Conditions "A" and "B" will allow the developer to build the necessary infrastructure needed to support the development of the Zanjero Trails PAD.

Denial of the requested Final Plat will deny the applicant the opportunity to develop the property.

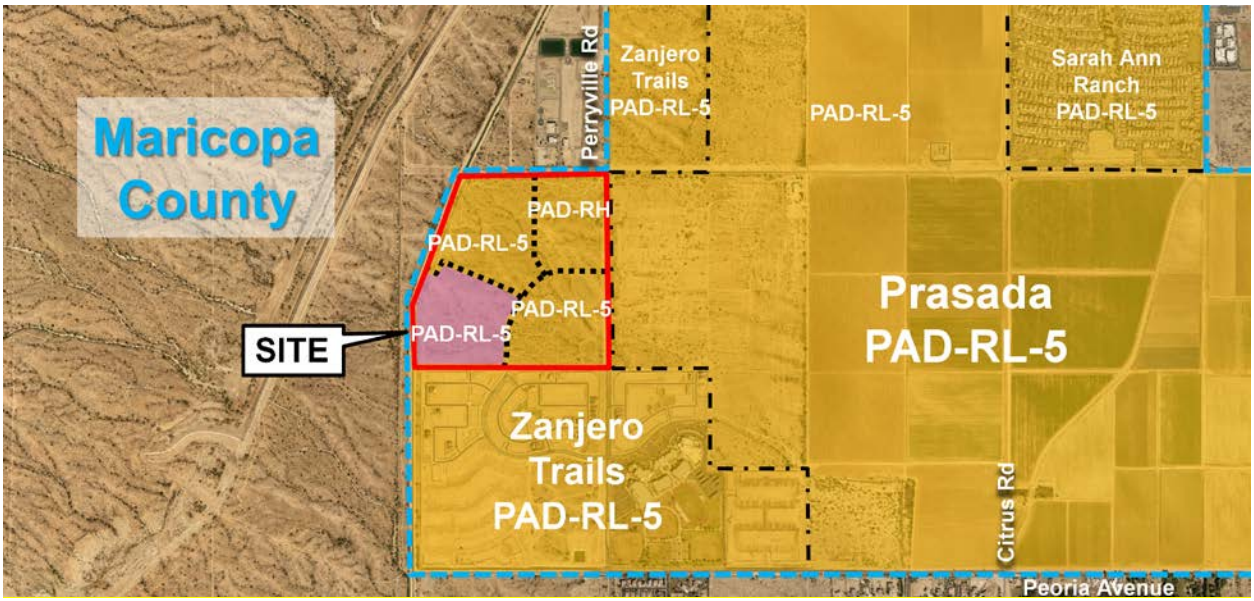
Project Description:

Hilgart Wilson, LLC, on behalf of JEN Arizona 11, LLC, seeks approval of a 110-lot, 16-tract single-family Final Plat within the Zanjero Trails community. The approximate 36.39 acre parcel is generally located on the southwest corner of Cactus and Perryville Roads, within the Zanjero Trails PAD.

Existing Zoning:

The following chart and map depicts the existing zoning of the Parcel 11B site and its surroundings:

Maricopa County Rural-43	Zanjero Trails (11A) PAD-RL-5	Zanjero Trails (11D) PAD-RL-5
Maricopa County Rural-43	**Zanjero Trails (11B)** **PAD-RL-5**	Zanjero Trails (11C) PAD-RL-5
Maricopa County Rural-43	Zanjero Trails (12C) PAD-RL-5	Zanjero Trails (12B) PAD-RL-5



Background:

September 11, 2008: The subject lands associated with Zanjero Trails were annexed into the City of Surprise under Case ANX06-310.

September 11, 2008: The Mayor and City Council approved a PAD for the Zanjero Trails PAD under case PAD07-341.

October 23, 2008: The Mayor and City Council approved a Preliminary Plat for Zanjero Trails under Case PP07-346.

April 27, 2017: Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under CR17-168.

July 21, 2017: The applicant filed a request for a Final Plat under case FS17-450, the subject case.

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential uses such as that proposed.

Reviewing Agencies:

All City reviewing departments have reviewed the request and expressed no objections to the proposed Final Plat.

The subject Final Plat was also routed to the standard external reviewing agencies, who offered the following comments:

Luke Air Force Base ("LAFB"): In a letter dated July 28, 2017, LAFB indicates no objections to the request, but advises the applicant review sound attenuation requirements found in ARS 28-8482 and engage in a strong notification program with respect to the air base and its operations.

Maricopa Water District ("MWD"): In an email dated July 31, 2017, MWD indicated the proposed project lies within the current boundaries of MWD. The applicant worked with MWD to provide the required information under the corresponding Development Agreement.

Arizona Department of Transportation ("ADOT"): In an email dated July 26, 2017, ADOT indicated the proposal will have no impact on existing highway facilities.

Flood Control District of Maricopa County ("FCDX"): In an email dated July 26, 2017, FCDX indicated the proposed project is not located within flood plains.

Summary:

Staff believes the proposed Final Plat is consistent with the manner and intent of the Surprise Municipal Code. Once platted, Parcel 11B will be able to be developed in accordance with the requirements of the City of Surprise.

Findings:

- The proposed Final Plat is consistent with the Zanjero Trails PAD as amended.
- The proposed Final Plat is consistent with the Surprise General Plan.
- The proposed Final Plat is consistent with the Surprise Municipal Code.
- The reviewing agencies have indicated no objections to the requested Final Plat.

Conditions:

(A) A full median and half street improvements on Cactus Road, from 189th Avenue to the western boundary of Parcel 11A, will be constructed or the developer will pay an in-lieu fee prior to recording of the final plat for these improvements.

(B) Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

Attachments:

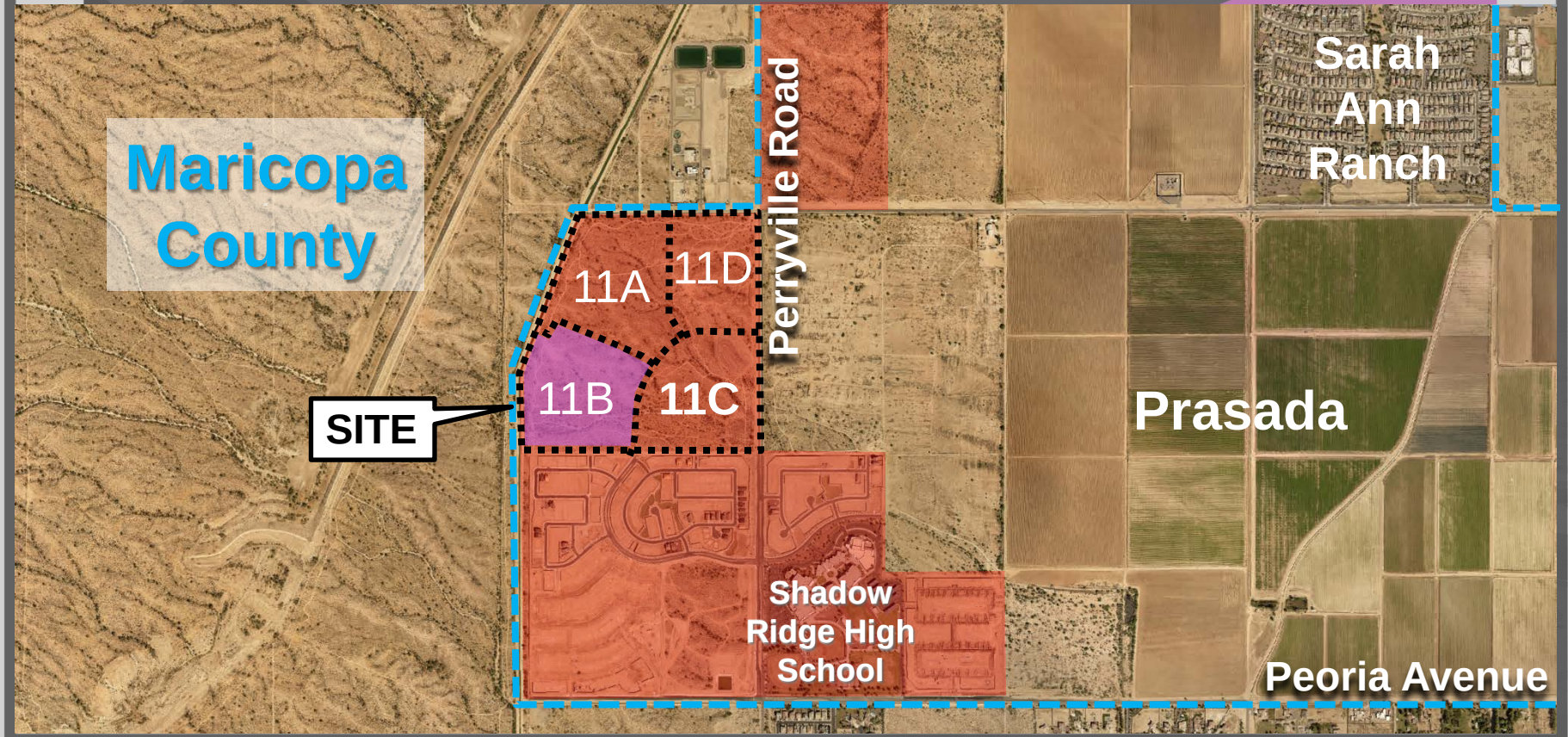
01 - Vicinity Maps
02 - Final Plat
03 - Landscape Plan
04 - Alternative Assurance Agreement
05 - PowerPoint

VICINITY MAP

Zanjero Trails Parcel 11B
FS17-450

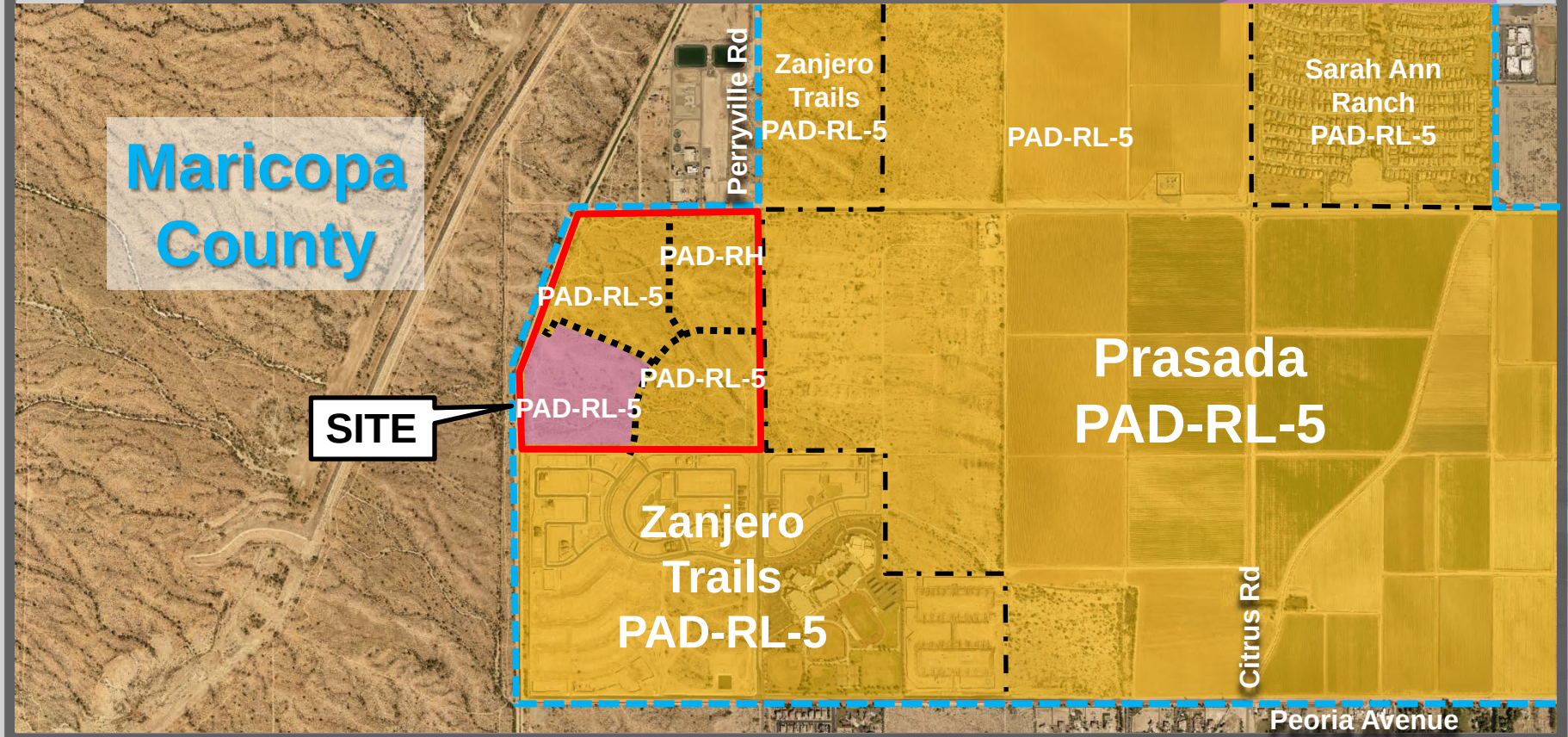
VICINITY MAP

Zanjero Trails Parcel 11B
FS17-450



ZONING MAP

Zanjero Trails Parcel 11B
FS17-450



FINAL PLAT
OF
ZANJERO TRAILS PHASE 2 - PARCEL 11B
SURPRISE, ARIZONA
A PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS:

LAND SOLUTIONS CACTUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, OF A SUBDIVISION WITHIN THE COUNTY OF MARICOPA, HAS SUBDIVIDED UNDER THE NAME OF "ZANJERO TRAILS PHASE 2 – PARCEL 11B", BEING LOCATED IN A PORTION THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SAID "ZANJERO TRAILS PHASE 2 – PARCELS 11B" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

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

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

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

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A CROSS ACCESS EASEMENT ACROSS THE ENTIRE PLAT FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

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

THE 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.

THE MAINTENANCE OF THE LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHT–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.

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

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

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

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

THE CITY OF SURPRISE AGREES TO INDEMNIFY LAND SOLUTIONS CACTUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS OFFICERS, EMPLOYEES, AGENTS, CONTRACTORS OR THOSE OF AND ITS SUCCESSORS AND ASSIGNS FOR ANY AND ALL DIRECT DAMAGES TO THE PERSONAL PROPERTY OR FOR PHYSICAL INJURY TO OR DEATH OF PERSONS OCCURING ON THE AREA OF THIS EASEMENT CAUSED BY OR ARISING AS THE PROXIMATE RESULT OF THE ACTIVITIES OF THE CITY OF SURPRISE OR MEMBERS OF THE PUBLIC USING THE TRAIL PURSUANT TO THE TERMS OF THIS EASEMENT, EXCEPT FOR SUCH INJURY OR DAMAGES CAUSED BY OR ARISING SOLEY FROM THE WILLFUL, MALICIOUS OR GROSSLY NEGLIGENT CONDUCT OF LAND SOLUTIONS CACTUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS OFFICERS, EMPLOYEES, AGENTS, CONTRACTORS OR THOSE OF ITS SUCCESSORS AND ASSIGNS THAT WAS THE DIRECT CAUSE OF THE INJURY TO THE USER.

IN WITNESS WHEREOF:

LAND SOLUTIONS CACTUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 2018.

BY: LAND SOLUTIONS CACTUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS, THE ____ DAY OF _____2018, BEFORE ME, _____ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF LAND SOLUTIONS CACTUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL:

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

COMMUNITY ASSOCIATION RATIFICATION

BY THIS RATIFICATION,_____, DULY ELECTED PRESIDENT OF _____ ASSOCIATION, ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREIN.

NAME _____

TITLE _____

ACKNOWLEDGMENT FOR RATIFICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS, THE _____ DAY OF _____, 2018, BEFORE ME, PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF THE _____ COMMUNITY ASSOCIATION AND ACKNOWLEDGED THAT HE/SHE AS _____ BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE CONTAINED HEREIN, BY SIGNING IN THE NAME OF THE ASSOCIATION, BY HIMSELF/HERSELF AS,

_____,

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

BY:_____ DATE_____

NOTICE OF ZANJERO TRAILS PHASE 2 - PARCELS 11A-11D DEVELOPMENT AGREEMENT

LANDOWNER HAS ENTERED INTO A ZANJERO TRAILS PHASE 2 – PARCELS 11A–11D DEVELOPMENT AGREEMENT DATED MARCH 17, 2015, ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON MARCH 18, 2015, AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCUMENT NO. 2015–0182221. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF LANDOWNER AT LAND SOLUTIONS CACTUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, 4121 WEST ORAIBI DRIVE GLENDALE, ARIZONA 85308, AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTIONS 7 AND 9, UPON REASONABLE REQUEST.

DATED THIS _____ DAY OF _____, 2018.

MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE,

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

_____
CHRISTINE CAIN, PROPERTY AND CONTRACTS SUPERVISOR

ATTEST:

_____
GLEN VORTHERMS, ASSISTANT SECRETARY

LAND SOLUTIONS CACTUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: LAND SOLUTIONS CACTUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

NOTICE OF INTERGOVERNMENTAL AGREEMENT

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

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

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

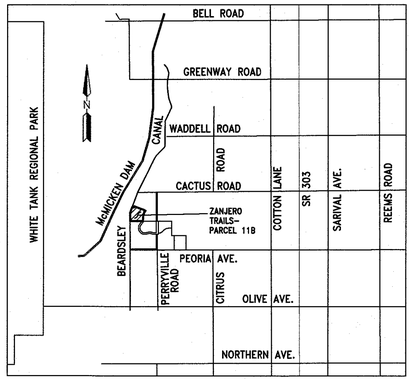
PUBLIC NOTICE:

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

RELEASE OF LIABILITY

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

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



VICINITY MAP
NOT TO SCALE

OWNER

LAND SOLUTIONS CACTUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
4121 WEST ORAIBI DRIVE
GLENDALE, ARIZONA 85308
PH:(602) 842–1945
CONTACT: DAVID MAGUIRE

SURVEYOR

HILGARTWILSON
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PH: (602) 490–0535
FAX: (602) 368–2436
CONTACT: KIRK J. PANGUS

SHEET INDEX

FP01	COVER SHEET
FP02	SHEET INDEX MAP, LEGEND, NOTES, LOT/TRACT AREA TABLE, LOT SETBACK & VISIBILITY DETAIL
FP03–FP08	FINAL PLAT

BASIS OF BEARING

BASIS OF BEARING IS S00°20'07"W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA BETWEEN THE MONUMENTS AS SHOWN HEREON. PER RESULTS OF SURVEY RECORDED IN BOOK 1355, PAGE 20 OF MARICOPA COUNTY RECORDS.

CERTIFICATE OF ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF EPCOR WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45–576.

APPROVALS

CITY OF SURPRISE ENGINEER APPROVAL:

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

APPROVED_____
CITY ENGINEER

CITY OF SURPRISE COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA. THIS _____ DAY OF _____, 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 APRIL 2018; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE EXTERIOR BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

ROBERT A. JOHNSTON
RLS# 37495HILGARTWILSON, LLC
2141 E. HIGHLAND AVENUE
SUITE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490–0535
rjohnston@hilgartwilson.com

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A.
JOHNSTON
Date Signed 4/20/18
ARIZONA, U.S.A.
Expires 3/31/2020

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

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

ZANJERO TRAILS PHASE 2 - PARCEL 11B
CACTUS ROAD & PERRYVILLE ROAD
SURPRISE, ARIZONA
FINAL PLAT

PROJ. NO.:1078
STATUS:
DATE: APR 2018
SCALE:
DRAWN: DSP
APPROVED: RAJ
MUNICIPAL TRACKING NO: FS17–450

DWG. NO.
FP01
SHT. 1 OF 8

© Copyright, HILGARTWILSON 2018 – This document is the sole property of HILGARTWILSON.

U:\1000\1078\SURVEY\DOCS\Parcel 11B Plat\1078–11B–FP01.dwg 4/17/2018 12:06 PM

LEGAL DESCRIPTION

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

COMMENCING AT A FOUND CITY OF SURPRISE BRASS CAP (2011) ACCEPTED AS THE EAST QUARTER CORNER OF SAID SECTION 21 FROM WHICH A FOUND CITY OF SURPRISE BRASS CAP (2011) ACCEPTED AS THE NORTHEAST CORNER THEREOF BEARS NORTH 00°20'07" EAST, 2637.05 FEET;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, NORTH 89°42'50" WEST, 1382.03 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 89°42'50" WEST, 1180.48 FEET TO A POINT 75.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, BEING ON THE EAST RIGHT-OF-WAY LINE OF THE BEARDSLEY CANAL AS RECORDED IN BOOK 584, PAGE 18, OFFICE OF THE MARICOPA COUNTY RECORDER;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 00°22'03" EAST, 793.37 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, SOUTH 88°29'13" EAST, 21.57 FEET TO A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 461.68 FEET, THE CENTER OF WHICH BEARS SOUTH 88°29'13" EAST;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, AND NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°03'37", AN ARC LENGTH OF 153.59 FEET TO A TANGENT LINE;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 20°34'24" EAST, 434.43 FEET;

THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 69°25'36" EAST, 155.96 FEET;

THENCE NORTH 20°34'24" EAST, 97.00 FEET;

THENCE NORTH 54°28'05" EAST, 32.94 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 55.00 FEET, THE CENTER OF WHICH BEARS NORTH 54°28'05" EAST;

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°14'10", AN ARC LENGTH OF 49.18 FEET TO A REVERSE CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 55.00 FEET;
THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°20'29", AN ARC LENGTH OF 16.65 FEET TO A TANGENT LINE;

THENCE SOUTH 69°25'36" EAST, 495.60 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 372.50 FEET;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°49'26", AN ARC LENGTH OF 37.86 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 17°18'20" EAST, 22.60 FEET;

THENCE SOUTH 62°41'06" EAST, 55.00 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 972.50 FEET, THE CENTER OF WHICH BEARS SOUTH 62°41'06" EAST;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°58'56", AN ARC LENGTH OF 33.64 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 69°25'36" EAST, 348.09 FEET;

THENCE SOUTH 54°36'03" EAST, 107.04 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 765.00 FEET, THE CENTER OF WHICH BEARS SOUTH 54°36'03" EAST;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°18'22", AN ARC LENGTH OF 84.20 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 72°09'51" WEST, 23.15 FEET;

THENCE NORTH 64°09'56" WEST, 3.21 FEET;

THENCE SOUTH 25°50'04" WEST, 55.00 FEET;

THENCE SOUTH 64°09'56" EAST, 3.21 FEET;

THENCE SOUTH 20°29'43" EAST, 23.15 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 765.00 FEET, THE CENTER OF WHICH BEARS SOUTH 67°25'26" EAST;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°24'48", AN ARC LENGTH OF 18.87 FEET TO A TANGENT LINE;

THENCE SOUTH 21°09'46" WEST, 223.80 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 640.00 FEET;

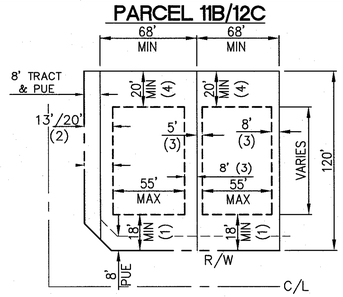
THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°49'39", AN ARC LENGTH OF 232.65 FEET TO A TANGENT LINE;

THENCE SOUTH 00°20'07" WEST, 156.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 485.00 FEET;

THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°51'56", AN ARC LENGTH OF 244.34 TO THE POINT OF BEGINNING.

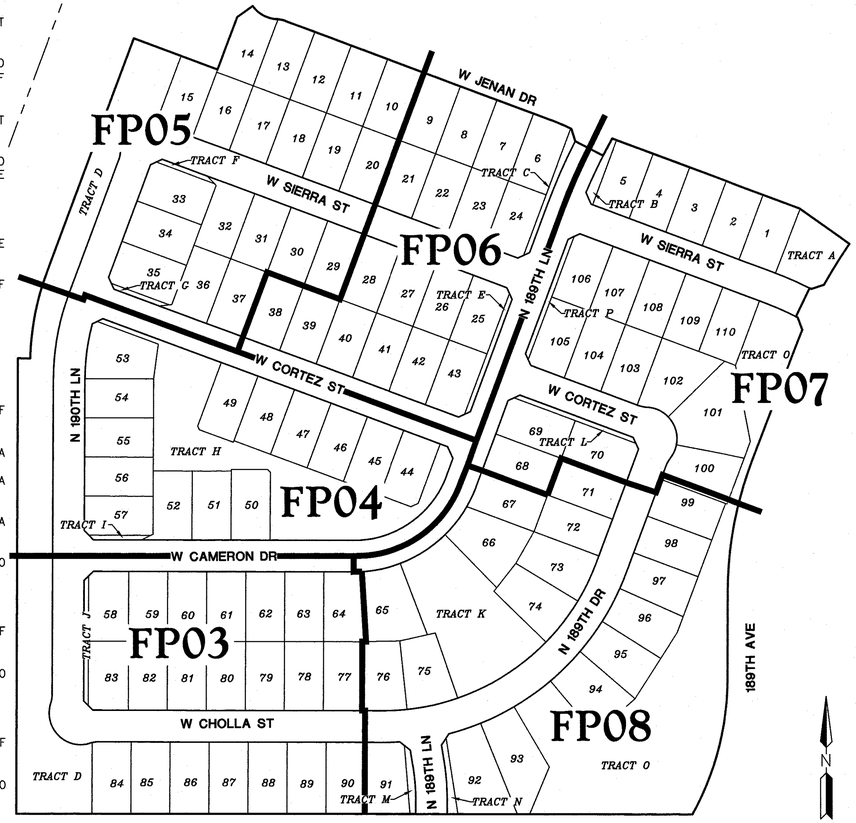
EXCEPT AS TO ANY AREAS SUBJECT TO THE EASEMENT OR EASEMENTS GRANTED TO MARICOPA WATER DISTRICT, AS DEPICTED ON THIS PLAT AND RECORDED IN THE OFFICE OF THE RECORDER, MARICOPA COUNTY, ARIZONA, EPCOR WATER COMPANY SHALL HAVE THE RIGHT TO ACCESS ANY TRACT AND/OR EASEMENT CONTAINING EPCOR WATER COMPANY FACILITIES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

PARCEL 11B/12C



TYP. 68' MINIMUM WIDE LOT AND SETBACKS DETAIL

SCALE: N.T.S.



SHEET INDEX MAP

N.T.S.

TRACT AREA =	310,382.59 SQ. FT.	7.127 ACRES
LOT AREA =	948,104.25 SF OR	21.750 ACRES
RIGHT-OF-WAY =	327,037.23 SQ. FT.	7.508 ACRES
GROSS AREA =	1,585,524.07 SQ. FT.	36.385 ACRES
NET AREA =	1,258,486.84 SQ. FT.	28.877 ACRES
	(NET = GROSS MINUS RIGHT-OF-WAYS)	

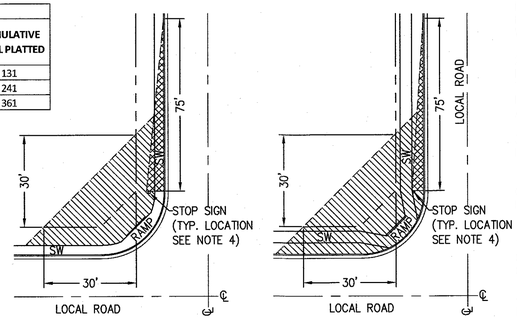
NOTES

1. NO PERMANENT STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN EASEMENTS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF SURPRISE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. ALL STRUCTURES AND LANDSCAPING WITHIN THE 30'x30' VISIBILITY TRIANGLE ALONG THE PROPERTY LINES AT LOT CORNERS SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 30" ABOVE GROUND LEVEL. (SEE DETAIL THIS SHEET)
4. ALL EXTERIOR SUBDIVISION BOUNDARY CORNERS ARE AS SHOWN PER THIS PLAT IN CONFORMANCE WITH ARIZONA STATUTE. ALL INTERIOR CORNERS AND MONUMENTS ARE TO BE SET BY THE SURVEYOR RESPONSIBLE FOR THE CONSTRUCTION SURVEY AND STAKING OF THIS PROJECT AND MUST BE IN CONFORMANCE WITH SAID ARIZONA STATUTORY REQUIREMENTS.
5. LANDSCAPING WITHIN TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O AND P WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
6. PROVISIONS SHALL BE MADE FOR DEVELOPMENT AND MAINTENANCE OF STREET LIGHTS THROUGH EITHER THE ASSOCIATION OR THROUGH THE CREATION OF A STREET LIGHT IMPROVEMENT DISTRICT (S.L.I.D.).
7. THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
8. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE SHADED ZONE "X", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1655L, 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.
9. IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
10. PURSUANT TO A.R.S. § 42-1102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS # 14751 AND 14710, WHEN APPLICABLE.

CUMULATIVE PLATTED TOTAL				
PHASE	PARCEL	TOTAL NUMBER OF RESIDENTIAL DWELLING UNITS	FINAL PLAT CASE NUMBER	CUMULATIVE TOTAL PLATTED
2	11A	131	FS17-449	131
	11B	110	FS17-450	241
	11C	120	FS17-433	361

SINGLE FAMILY SETBACK NOTES:

1. FRONT YARD SETBACK MAY BE REDUCED TO 12 FEET FOR HOMES WITH SIDE ENTRY GARAGES OR LIVING FORWARD.
2. A 13 FOOT (SINGLE STORY), 20 FOOT (MULTI STORY) SIDE YARD SETBACK ALONG THE STREET SIDE SHALL BE PROVIDED, INCLUSIVE OF THE LANDSCAPE TRACT.
3. TWO ADJACENT MULTI-STORY HOUSES AND/OR A SINGLE STORY AND MULTI-STORY HOUSE MUST BE SEPARATED BY NOT LESS THAN 13 FEET.
4. THE REAR YARD SETBACK ABUTTING AN ARTERIAL STREET SHALL HAVE A MINIMUM OF 20 FEET FOR SINGLE STORY AND 25 FEET FOR MULTI-STORY MEASURED FROM THE RIGHT-OF-WAY.
5. NON-STRUCTURAL ARCHITECTURAL FEATURES SUCH AS FIREPLACES, BAYWINDOWS, POP-OUTS, OR PATIO COVERS MAY ENCROACH INTO THE REAR SETBACK, PROVIDED HOWEVER, THAT A PATIO COVER MAY NOT ENCROACH MORE THAN 10 FEET INTO THE REAR SETBACK.



LOCAL STREET SIGHT VISIBILITY TRIANGLES

LOT TABLE		LOT TABLE		LOT TABLE		LOT TABLE	
LOT NO.	AREA (SQ.FT)	LOT NO.	AREA (SQ.FT)	LOT NO.	AREA (SQ.FT)	LOT NO.	AREA (SQ.FT)
LOT : 1	8225	LOT : 16	8160	LOT : 31	8194	LOT : 46	8160
LOT : 2	8160	LOT : 17	8160	LOT : 32	8294	LOT : 47	8160
LOT : 3	8160	LOT : 18	8160	LOT : 33	8964	LOT : 48	8160
LOT : 4	8160	LOT : 19	8160	LOT : 34	9000	LOT : 49	8352
LOT : 5	8160	LOT : 20	8160	LOT : 35	8964	LOT : 50	8351
LOT : 6	8728	LOT : 21	8160	LOT : 36	8294	LOT : 51	8160
LOT : 7	8500	LOT : 22	8160	LOT : 37	8194	LOT : 52	8260
LOT : 8	8500	LOT : 23	8160	LOT : 38	8194	LOT : 53	9983
LOT : 9	8500	LOT : 24	8368	LOT : 39	8194	LOT : 54	8177
LOT : 10	8500	LOT : 25	8403	LOT : 40	8194	LOT : 55	8160
LOT : 11	8500	LOT : 26	8194	LOT : 41	8194	LOT : 56	8160
LOT : 12	8500	LOT : 27	8194	LOT : 42	8194	LOT : 57	8124
LOT : 13	8492	LOT : 28	8194	LOT : 43	8403	LOT : 58	8508
LOT : 14	8193	LOT : 29	8194	LOT : 44	8110	LOT : 59	8296
LOT : 15	8367	LOT : 30	8194	LOT : 45	8160	LOT : 60	8296

LOT TABLE		LOT TABLE		LOT TABLE		LOT TABLE	
LOT NO.	AREA (SQ.FT)	LOT NO.	AREA (SQ.FT)	LOT NO.	AREA (SQ.FT)	LOT NO.	AREA (SQ.FT)
LOT : 61	8296	LOT : 76	8722	LOT : 91	9235	LOT : 106	8368
LOT : 62	8296	LOT : 77	8160	LOT : 92	12583	LOT : 107	8160
LOT : 63	8296	LOT : 78	8160	LOT : 93	11838	LOT : 108	8160
LOT : 64	8632	LOT : 79	8160	LOT : 94	10147	LOT : 109	8160
LOT : 65	11303	LOT : 80	8160	LOT : 95	9107	LOT : 110	8160
LOT : 66	11266	LOT : 81	8160	LOT : 96	9052		
LOT : 67	8337	LOT : 82	8160	LOT : 97	8490		
LOT : 68	8296	LOT : 83	8368	LOT : 98	8159		
LOT : 69	8508	LOT : 84	8531	LOT : 99	8160		
LOT : 70	8438	LOT : 85	8530	LOT : 100	9114		
LOT : 71	8228	LOT : 86	8523	LOT : 101	14931		
LOT : 72	8228	LOT : 87	8516	LOT : 102	10744		
LOT : 73	9388	LOT : 88	8509	LOT : 103	8500		
LOT : 74	9769	LOT : 89	8502	LOT : 104	8500		
LOT : 75	9341	LOT : 90	8494	LOT : 105	8718		

TOTAL LOT AREA=
948,104 SF OR
21.750 ACRES

CUMULATIVE LAND USE BUDGET TABLE:

(SEE SHEET 6)

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	0.2308	COMMON AREA, DRAINAGE, PUBLIC MULTI-USE NONMOTORIZED TRAIL EASEMENT
TRACT B	0.0378	COMMON AREA, DRAINAGE
TRACT C	0.0491	COMMON AREA, DRAINAGE
TRACT D	2.0831	COMMON AREA, DRAINAGE
TRACT E	0.0399	COMMON AREA, DRAINAGE
TRACT F	0.0176	COMMON AREA, DRAINAGE
TRACT G	0.0176	COMMON AREA, DRAINAGE
TRACT H	1.2458	COMMON AREA, DRAINAGE
TRACT I	0.0176	COMMON AREA, DRAINAGE
TRACT J	0.0400	COMMON AREA, DRAINAGE
TRACT K	0.8121	COMMON AREA, DRAINAGE
TRACT L	0.0402	COMMON AREA, DRAINAGE
TRACT M	0.0314	COMMON AREA, DRAINAGE
TRACT N	0.0352	COMMON AREA, DRAINAGE
TRACT O	2.3866	COMMON AREA, DRAINAGE
TRACT P	0.0406	COMMON AREA, DRAINAGE

1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS AND/OR AMENITIES.
2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.
3. TOTAL OPEN SPACE 310,383 SQ. FT. OR 7.127 ACRES
4. THE USES SHOWN IN THE TRACT TABLE ABOVE DO NOT INTEND TO GRANT EASEMENTS THAT ARE BLANKET IN NATURE OVER THE ENTIRE TRACT.

SIGHT VISIBILITY TRIANGLES NOTES:

1. SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS, BUT EXCLUDING TREES OVER 30 INCHES IN HEIGHT SHALL NOT BE PERMITTED WITHIN THE RESTRICTED AREAS.

2. PLANTING WITHIN THE R/W IN VIEW EASEMENTS SHALL BE PER THE APPROVED TYPES AND DIMENSIONS AND SHALL NOT ENCROACH WITHIN THE SIGHT TRIANGLE PER AASHTO GUIDELINES.

3. TREES ARE PERMITTED WITHIN THE RESTRICTED AREAS PROVIDED:

A. NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 30 INCHES OR BELOW 84 INCHES ARE PERMITTED.

B. TREES SHALL NOT OBSTRUCT MORE THAN 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS PRESENT.

4. STOP SIGN SHALL BE INSTALLED AT 2' MINIMUM BEHIND BACK OF CURB.

UNOBSTRUCTED VIEW EASEMENT AREA (SEE NOTE #3)

NO VEGETATION OVER 30 INCHES IN HEIGHT

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

ZANJERO TRAILS PHASE 2 - PARCEL 11B
CACTUS ROAD & PERRYVILLE ROAD
SURPRISE, ARIZONA

FINAL PLAT

PROJ. NO.:1078 | STATUS:
DATE: APR 2018 | MUNICIPAL TRACKING NO: FS17-450
SCALE: | DRAWN: DSP | APPROVED: RAJ

DWG. NO.
FP02
SHT. 2 OF 8

© Copyright, HILGARTWILSON 2018 - This document is the sole property of HILGARTWILSON.

NORTH QUARTER CORNER OF SECTION 21, T3N, R2W FOUND MARICOPA COUNTY ALUMINUM CAP DATED (2003)

S00°22'03"W 2635.79'

BEARDSLEY CANAL
MARICOPA COUNTY MUNICIPAL CONSERVATION DISTRICT NO. 1

N00°22'03"E 793.37'

MWD 75' BEARDSLEY CANAL ROW
BK 14, PG 35
BK 24, PG 3
FEDERAL GRANT 06629
BK 404, PG 595-596
BK 584, PG 18

52' MULTI-USE TRAIL EASEMENT DOC. 2018-0074237, MCR

CENTER OF SECTION 21, T3N, R2W FOUND MARICOPA COUNTY ALUMINUM CAP DATED (2012)

75.00'

132.01'

549.36'

S00°22'30"W 604.65'

297.00'

N 190TH LN

TRACT I

TRACT J

TRACT D

SEE SHEET FP04

SEE SHEET FP08

W CAMERON DR

W CHOLLA ST

S89°37'30"E 497.85'

S89°37'30"E 549.15'

N89°42'50"W 1180.48'

N88°56'44"E 65.80'

S03°16'21"E 122.54'

L=14.48'

6.62'

505.65'

493.86'

454.35'

S89°37'30"E 478.00'

N45°22'30"E 22.63'

S44°37'30"E 22.63'

C1 L=19.69' R=55.00' D=124°40'58" L=19.69'

C2

L=12.69'

L=3.96'

27.50' R/W

11.31'

8' PUE

1' VNAE

62.00'

68.00'

52.35'

55.43'

70.00'

210.00'

114.00'

226.00'

112.00'

N00°22'30"E 122.00'

N00°22'30"E 120.00'

S00°22'30"W 124.15'

S00°22'30"W 125.50'

S00°22'30"W 125.39'

S00°22'30"W 125.29'

S00°22'30"W 125.18'

S00°22'30"W 125.07'

S00°22'30"W 124.97'

S00°22'30"W 124.86'

57 52 51 50 TRACT H

58 59 60 61 62 63 64 65

83 82 81 80 79 78 77 76

84 85 86 87 88 89 90 91

TRACT D
ZANJERO TRAILS HOA
APN: 502-07-341

LOT 14
JAWORKSKI JEANNE MARIE
APN: 502-07-254

LOT 13
DOMINGUEZ VANESSA J
APN: 502-07-253

LOT 12
GEHAN HOMES OF ARIZONA LLC
APN: 502-07-252

LOT 11
GEHAN HOMES OF ARIZONA LLC
APN: 502-07-251

LOT 10
ZANJERO 2 LLC
APN: 502-07-250

LOT 9
ZANJERO 2 LLC
APN: 502-07-249

LOT 8
ZANJERO 2 LLC
APN: 502-07-248

LOT 7
ZANJERO 2 LLC
APN: 502-07-247

LOT 6
ZANJERO 2 LLC
APN: 502-07-246

ZANJERO TRAILS PARCEL 12A
BOOK 1294, PAGE 46, MCR

LEGEND

○	FOUND 1/2" REBAR W/CAP, RLS 37495 OR AS NOTED
◙	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 37495 OR AS NOTED
◉	BRASS CAP FLUSH PER MAG STD. DTL. 120-1 TYPE "B"
———	BOUNDARY LINE
— — —	SECTION LINE
———	CENTER LINE
— - —	RIGHT OF WAY
———	PARCEL LINE
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
SVT	SIGHT VISIBILITY TRIANGLE
VNAE	VEHICLE NON-ACCESS EASEMENT
M.U.T.E.	MULTI-USE TRAIL EASEMENT
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
①	30X30 SITE VISIBILITY TRIANGLE EASEMENTS

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	55.00'	17°20'29"	16.65'
C2	55.00'	17°20'29"	16.65'

N

30 15 0 30 60
SCALE FEET

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A. JOHNSTON
Date Signed 4-26-18
ARIZONA, U.S.A.
Expires 3/31/2019

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

ZANJERO TRAILS PHASE 2 - PARCEL 11B

CACTUS ROAD & PERRYVILLE ROAD
SURPRISE, ARIZONA

FINAL PLAT

PROJ. NO.: 1078
DATE: APR 2018
SCALE: AS SHOWN
DRAWN: DSP
APPROVED: RAJ

STATUS:

MUNICIPAL TRACKING NO:
FS17-450

DWG. NO.
FP03
SHT. 3 OF 8

© Copyright, HILGARTWILSON 2018 – This document is the sole property of HILGARTWILSON.

U:\1000\1078\SURVEY\DOCS\Parcel 11B Plat\1078-11B-FP03.dwg 4/17/2018 12:07 PM

NORTH QUARTER CORNER OF SECTION 21, T3N, R2W FOUND MARICOPA COUNTY ALUMINUM CAP DATED (2003)

MWD 139' BEARDSLEY CANAL ROW BK 14, PG 35 BK 24, PG 3 FEDERAL GRANT 06629 BK 584, PG 18

1842.32'

L=153.59' R=461.68' D=19°03'37"

S88°29'13"E 21.57'

N89°37'57"W 75.00'

S00°22'03"W 2635.79'

MWD 75' BEARDSLEY CANAL ROW BK 14, PG 35 BK 24, PG 3 FEDERAL GRANT 06629 BK 404, PG 595-596 BK 584, PG 18

52' MULTI-USE TRAIL EASEMENT DOC. 2018-0074237, MCR

8' PUE

BEARDSLEY CANAL
MARICOPA COUNTY MUNICIPAL CONSERVATION DISTRICT NO. 1

N00°22'03"E 793.37'

793.47'

TRACT D

549.36'

S00°22'30"W 604.65'

307.65'

L=150.71' R=427.50' D=20°11'54"

R=400.00' D=20°11'54" L=141.01'

L=96.81' R=372.50' D=14°53'25"

8.00'

27.50' R/W

27.50' R/W

N63°29'46"E 20.43'

27.50' R/W

10.92'

9.51'

1

N69°25'36"W 113.97'

8' PUE

1' VNAE

220.77'

N07°50'10"E 61.19'

53

N89°37'30"W 120.00'

1' VNAE

54

68.15'

68.15'

S89°37'30"E 120.00'

8' PUE

55

68.00'

S00°22'30"W 270.15'

68.00'

160.15'

S89°37'30"E 120.00'

56

68.00'

68.00'

1' VNAE

S89°37'30"E 136.00'

68.00'

68.00'

3.00'

S89°37'30"E 63.00'

N44°37'30"W 7.07'

1' VNAE

S89°37'30"E 120.00'

57

60.00'

66.00'

110.00'

52

120.00'

N00°22'30"E 120.00'

51

120.00'

N00°22'30"E 123.00'

50

N00°22'30"E 118.00'

TRACT H

1

8' PUE

1' VNAE

11.31'

11.31'

4.47'

17.89'

S89°37'30"E 108.00'

84.00' TRACT I

27.50' R/W

N44°37'30"W 22.63'

S63°48'36"W 22.36'

88.00'

68.00'

68.00'

454.35'

146.35'

27.50' R/W

S89°37'30"E 497.85'

W CAMERON DR

SEE SHEET FP03

SEE SHEET FP05

W CORTEZ ST

N69°25'36"W 729.00'

68.00'

642.49'

68.00'

68.00'

68.00'

68.00'

68.00'

68.00'

68.00'

68.00'

1' VNAE

S20°34'24"W 118.00'

S20°34'24"W 123.00'

120.00'

49

48

47

46

45

44

S20°34'24"W 120.00'

8' PUE

1' VNAE

N24°25'36"W 7.07'

N69°25'36"W 63.00'

3.00'

N69°25'36"W 330.00'

27.50' R/W

3.79'

N24°25'36"W 22.63'

31.74'

N20°34'24"E 110.00'

1

1' VNAE

S65°34'24"W 14.14'

58.00'

75.24'

S20°34'24"W 203.36'

27.50' R/W

L=210.15' R=172.50' D=69°48'06" L=243.65'

R=200.00' D=69°48'06"

N 189TH LN

SEE SHEET FP08

N 190TH LN

42

43

41

40

39

38

37

36

35

TRACT C

N

30 15 0 30 60

SCALE FEET

LEGEND

○	FOUND 1/2" REBAR W/CAP, RLS 37495 OR AS NOTED
◙	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 37495 OR AS NOTED
◉	BRASS CAP FLUSH PER MAG STD. DTL. 120-1 TYPE "B"
———	BOUNDARY LINE
———	SECTION LINE
———	CENTER LINE
———	RIGHT OF WAY
———	PARCEL LINE
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
SVT	SIGHT VISIBILITY TRIANGLE
VNAE	VEHICLE NON-ACCESS EASEMENT
M.U.T.E.	MULTI-USE TRAIL EASEMENT
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
①	30X30 SITE VISIBILITY TRIANGLE EASEMENTS

75.00'

CENTER OF SECTION 21, T3N, R2W FOUND MARICOPA COUNTY ALUMINUM CAP DATED (2012)

37495 ROBERT A. JOHNSTON Date Signed 4/20/18 ARIZONA, U.S.A. Expires 3/31/2020

U:\1000\1078\SURVEY\DOCS\Parcel 11B Plat\1078-11B-FP04.dwg 4/17/2018 12:08 PM

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

ZANJERO TRAILS PHASE 2 - PARCEL 11B

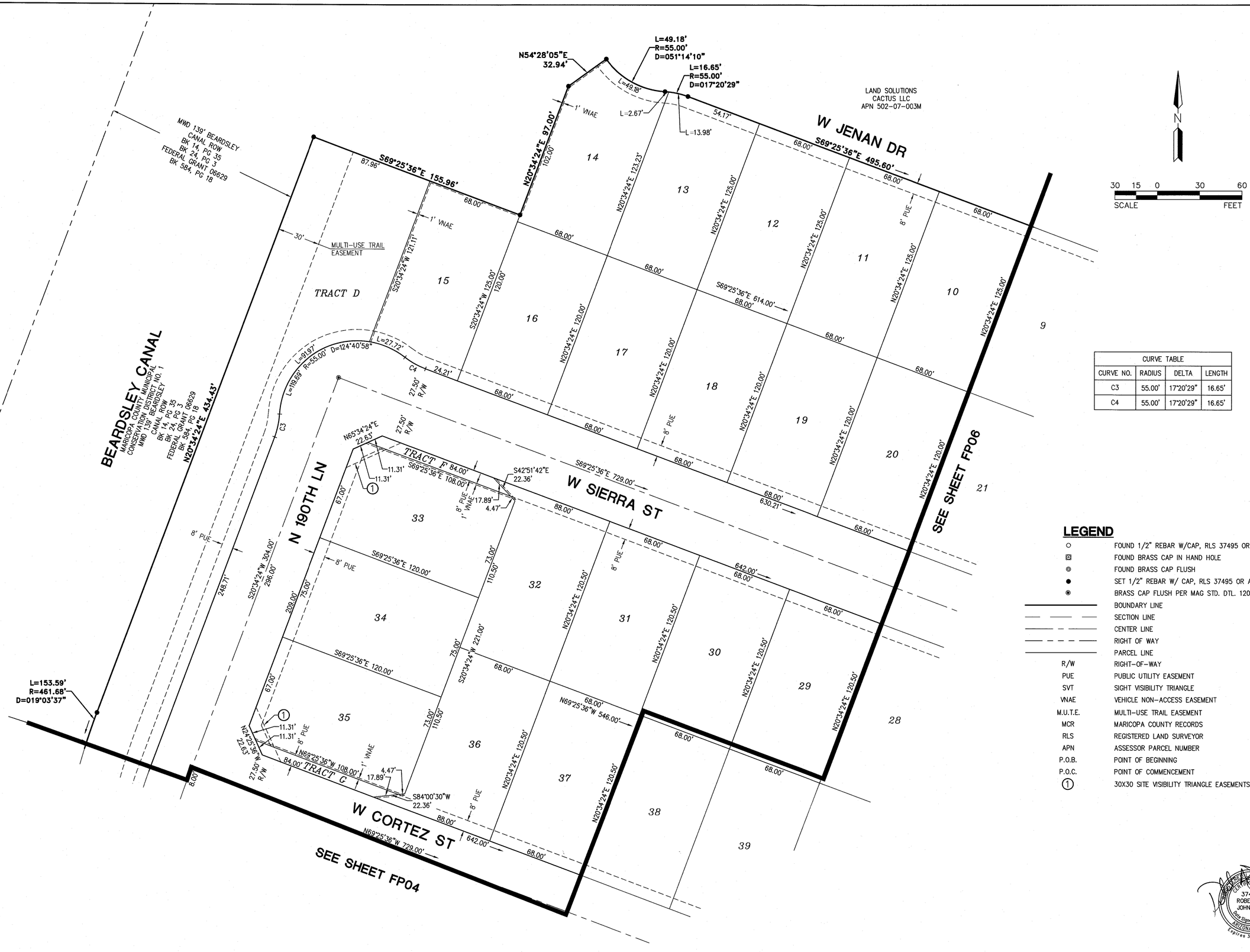
CACTUS ROAD & PERRYVILLE ROAD
SURPRISE, ARIZONA

FINAL PLAT

PROJ. NO.:1078
DATE: APR 2018
SCALE: AS SHOWN
DRAWN: DSP
APPROVED: RAJ
STATUS:
MUNICIPAL TRACKING NO:
FS17-450

DWG. NO.
FP04
SHT. 4 OF 8

© Copyright, HILGARTWILSON 2018 – This document is the sole property of HILGARTWILSON.



CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C3	55.00'	17°20'29"	16.65'
C4	55.00'	17°20'29"	16.65'

LEGEND

○	FOUND 1/2" REBAR W/CAP, RLS 37495 OR AS NOTED
⊡	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 37495 OR AS NOTED
◉	BRASS CAP FLUSH PER MAG STD. DTL. 120-1 TYPE "B"
———	BOUNDARY LINE
— — —	SECTION LINE
———	CENTER LINE
———	RIGHT OF WAY
———	PARCEL LINE
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
SVT	SIGHT VISIBILITY TRIANGLE
VNAE	VEHICLE NON-ACCESS EASEMENT
M.U.T.E.	MULTI-USE TRAIL EASEMENT
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
①	30X30 SITE VISIBILITY TRIANGLE EASEMENTS

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

ZANJERO TRAILS PHASE 2 - PARCEL 11B

CACTUS ROAD & PERRYVILLE ROAD
SURPRISE, ARIZONA

FINAL PLAT

PROJ. NO.: 1078
DATE: APR 2018
SCALE: AS SHOWN
DRAWN: DSP
APPROVED: RAJ

STATUS:

MUNICIPAL TRACKING NO:
FS17-450

© Copyright, HILGARTWILSON 2018 - This document is the sole property of HILGARTWILSON.

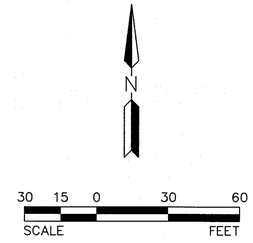
REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A. JOHNSTON
Date Signed 4/26/18
ARIZONA, U.S.A.
Expires 3/31/2020

DWG. NO.
FP05
SHT. 5 OF 8

CUMULATIVE LAND USE BUDGET – ZANJERO TRAILS – SURPRISE AZ						
PARCEL	ZONING	GROSS ACRES	PROPOSED DENSITY	ACTUAL DENSITY	PROPOSED LOTS	ACTUAL LOTS
1	MU–PAD	6.8	9.3	–	298	–
2	MU–PAD	25.1				
3	RL–5–PAD	105.5	4.0	–	421	–
4	RL–8–PAD	15.0	2.0	–	128	–
5	RL–8–PAD	49.6				
6	RL–18–PAD	96.6	1.0	–	96	–
7	RL–5–PAD	82.8	2.2	–	182	–
8	RL–5–PAD	76.4	4.0	–	306	–
9 (11D)	RM–PAD	29.8	7.8	–	232	–
10 (11A)	RL–5–PAD	39.2	3.2	3.2	131	131
11 (11B)	RL–8–PAD	36.4	2.9	2.9	110	110
12 (11C)	RL–5–PAD	31.2	3.4	–	120	120
13 (12A)	RL–5–PAD	29.6	3.3	3.3	98	97
14 (12B)	RL–5–PAD	39.5	3.1	3.0	123	121
15 (12C)	RL–8–PAD	49.3	2.4	2.4	117	116
16	RL–5–PAD	29.6	3.5	3.5	103	105
17						
18	CC–PAD	5.8	–	–	–	–
19 (13A)	RL–5–PAD	26.7	26.7	3.4	91	92
20	SCHOOL	61.9	NA	NA	0	0
21 (13C)	RL–5–PAD	35.2	3.3	3.6	116	118
TOTALS		878.7	3.0	2.5	2,672	1,010

LEGEND

○	FOUND 1/2" REBAR W/CAP, RLS 37495 OR AS NOTED
⊡	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 37495 OR AS NOTED
◉	BRASS CAP FLUSH PER MAG STD. DTL. 120–1 TYPE "B"
———	BOUNDARY LINE
— — —	SECTION LINE
——— – ———	CENTER LINE
——— – – ———	RIGHT OF WAY
———	PARCEL LINE
R/W	RIGHT–OF–WAY
PUE	PUBLIC UTILITY EASEMENT
SVT	SIGHT VISIBILITY TRIANGLE
VNAE	VEHICLE NON–ACCESS EASEMENT
M.U.T.E.	MULTI–USE TRAIL EASEMENT
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
①	30X30 SITE VISIBILITY TRIANGLE EASEMENTS



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

ZANJERO TRAILS PHASE 2 - PARCEL 11B

CACTUS ROAD & PERRYVILLE ROAD
SURPRISE, ARIZONA

FINAL PLAT

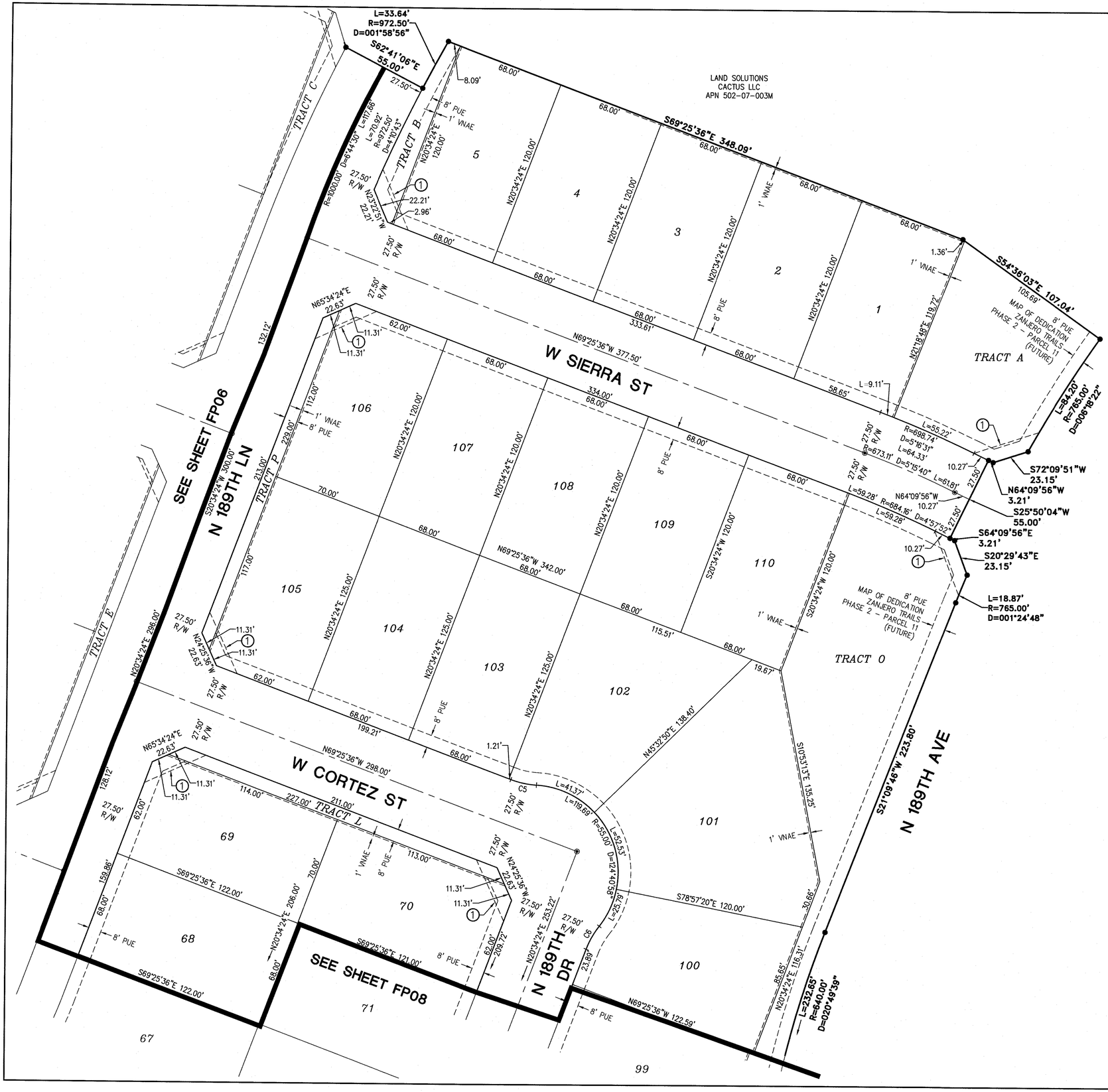
PROJ. NO.: 1078	STATUS:
DATE: APR 2018	
SCALE: AS SHOWN	MUNICIPAL TRACKING NO:
DRAWN: DSP	FS17–450
APPROVED: RAJ	

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A.
JOHNSTON
Date Signed: 4-19-18
ARIZONA, U.S.A.
Expires 3/31/2020

DWG. NO.
FP06
SHT. 6 OF 8

© Copyright, HILGARTWILSON 2018 – This document is the sole property of HILGARTWILSON.

U:\1000\1078\SURVEY\DOCS\Parcel 11B Plat\1078–11B–FP06.dwg 4/17/2018 12:09 PM



LEGEND

○	FOUND 1/2" REBAR W/CAP, RLS 37495 OR AS NOTED
⊡	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 37495 OR AS NOTED
◉	BRASS CAP FLUSH PER MAG STD. DTL. 120-1 TYPE "B"
———	BOUNDARY LINE
— — —	SECTION LINE
———	CENTER LINE
— — —	RIGHT OF WAY
———	PARCEL LINE
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
SVT	SIGHT VISIBILITY TRIANGLE
VNAE	VEHICLE NON-ACCESS EASEMENT
M.U.T.E.	MULTI-USE TRAIL EASEMENT
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
①	30X30 SITE VISIBILITY TRIANGLE EASEMENTS

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C5	55.00'	17°20'29"	16.65'
C6	55.00'	17°20'29"	16.65'

30 15 0 30 60
SCALE FEET

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

ZANJERO TRAILS PHASE 2 - PARCEL 11B

CACTUS ROAD & PERRYVILLE ROAD
SURPRISE, ARIZONA

FINAL PLAT

37495
ROBERT A. JOHNSTON
Date Signed 4/17/18
ARIZONA, U.S.A.
Expires 3/31/2020

© Copyright, HILGARTWILSON 2018 - This document is the sole property of HILGARTWILSON.

PROJ. NO.: 1078
DATE: APR 2018
SCALE: AS SHOWN
DRAWN: DSP
APPROVED: RAJ
STATUS:
MUNICIPAL TRACKING NO: FS17-450

DWG. NO.
FP07
SHT. 7 OF 8

U:\1000\1078\SURVEY\DOCS\Parcel 11B Plat\1078-11B-FP07.dwg 4/17/2018 12:09 PM

LEGEND

○	FOUND 1/2" REBAR W/CAP, RLS 37495 OR AS NOTED
⊡	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 37495 OR AS NOTED
◉	BRASS CAP FLUSH PER MAG STD. DTL. 120-1 TYPE "B"
———	BOUNDARY LINE
— — —	SECTION LINE
———	CENTER LINE
— — —	RIGHT OF WAY
———	PARCEL LINE
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
SVT	SIGHT VISIBILITY TRIANGLE
VNAE	VEHICLE NON-ACCESS EASEMENT
M.U.T.E.	MULTI-USE TRAIL EASEMENT
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
①	30X30 SITE VISIBILITY TRIANGLE EASEMENTS

SCALE 30 15 0 30 60 FEET

SEE SHEET FP07

SEE SHEET FP03

N 189TH LN

N 189TH DR

N 189TH AVE

W CHOLLA ST

TRACT K

TRACT M

TRACT N

TRACT O

TRACT C
ZANJERO TRAILS HOA
APN: 502-07-340

TRACT B
ZANJERO TRAILS HOA
APN: 502-07-339

LOT 3
ZANJERO 2 LLC
APN: 502-07-243

ZANJERO TRAILS
PARCEL 12A
BOOK 1294, PAGE 46, MCR

TRACT A
ZANJERO TRAILS HOA
APN: 502-07-338

8' PUE
MAP OF DEDICATION
ZANJERO TRAILS
PHASE 2 – PARCEL 11
(FUTURE)

NORTHEAST CORNER OF SECTION
21, TOWNSHIP 3 NORTH, RANGE 2
WEST, FOUND CITY OF SURPRISE
BRASS CAP DATED (2011)

EAST QUARTER CORNER OF SECTION
21, TOWNSHIP 3 NORTH, RANGE 2
WEST, FOUND CITY OF SURPRISE
BRASS CAP DATED (2011)

N00°20'07"E 2637.05'
(BASIS OF BEARING)

N89°42'50"W 1180.48'

N89°42'50"W 1382.03'

P.O.B.

P.O.C.

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

ZANJERO TRAILS PHASE 2 - PARCEL 11B

CACTUS ROAD & PERRYVILLE ROAD
SURPRISE, ARIZONA

FINAL PLAT

PROJ. NO.: 1078
DATE: APR 2018
SCALE: AS SHOWN
DRAWN: DSP
APPROVED: RAJ
STATUS:
MUNICIPAL TRACKING NO: FS17-450

DWG. NO.
FP08
SHT. 8 OF 8

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A. JOHNSTON
Date Signed 4/19
ARIZONA, U.S.A.
Expires 3/31/2020

© Copyright, HILGARTWILSON 2018 – This document is the sole property of HILGARTWILSON.

U:\1000\1078\SURVEY\DOCS\Parcel 11B Plat\1078-11B-FP08.dwg 4/17/2018 12:10 PM

LANDSCAPE NOTES (NOT APPROVED BY THE CITY)

1. PROVIDE LANDSCAPE ARCHITECT A SAMPLE OF DECOMPOSED GRANITE FOR APPROVAL PRIOR TO DELIVERY TO THE SITE.
2. PREPARED BACKFILL FOR PLANTING PITS SHALL BE 4 PARTS NATIVE SOIL TO 1 PART NITROGEN STABILIZED MULCH. MIX MULCH AND SOIL BACKFILL THOROUGHLY TO CREATE BACKFILL PRIOR TO PLACING IN PIT.
3. TOPSOIL TO CONFORM TO THE REQUIREMENTS OF MAG SPECIFICATION, SECTION 795. PROVIDE A WRITTEN DESCRIPTION OF CERTIFICATION OF ORIGINAL ORIGIN OF TOPSOIL TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE.
4. PLANT TABLETS TO BE AGRIFORM 21 GRAM, 20-10-5 FERTILIZER TABLETS.
5. CONTRACTORS RESPONSIBILITY TO FIELD ESTIMATED DECOMPOSED GRANITE QUANTITIES. INDICATE THE UNIT PRICE ONLY AT THE TIME OF BIDDING.
6. ALL PLANTS MUST BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
7. PLANT QUANTITIES ON THE PLANT LIST ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR, PLANS TAKE PRECEDENCE.
8. LANDSCAPE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES FOR PROTECTION PRIOR TO CONSTRUCTION. CONTACT BLUE STAKE AT 602-263-1100 OR 1-800-782-5348.
9. PRIOR TO BIDDING, THE LANDSCAPE SUPERINTENDENT SHALL WALK THE SITE TO DETERMINE THE FULL EXTENT OF DEMOLITION WORK REQUIRED.
10. THE LANDSCAPE CONTRACTOR SHALL WARRANTY ALL HARDSCAPES, IRRIGATION COMPONENTS AND TREES FOR A PERIOD OF 1 YEAR. SHRUBS, ACCENTS AND GROUNDCOVERS SHALL CARRY A 90 DAY WARRANTY.
11. CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
12. BEFORE WORK BEGINS ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE ARCHITECT AND/OR OWNER;S REPRESENTATIVE.
13. THE LANDSCAPE ARCHITECT, OWNER'S REPRESENTATIVE, AND THE CITY OF SURPRISE SHALL APPROVE ANY AND ALL SUBSTITUTIONS.
14. THE LANDSCAPE ARCHITECT AND /OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE INSPECTED PRIOR TO INSTALLATION.
15. UNLESS OTHERWISE NOTED ON PLANS, DECOMPOSED GRANITE SHALL EXTEND UNDER SHRUBS AND BE RAKED UNIFORMLY ALONG WALLS, SIDEWALKS, AND CURBS.
16. SEE ENGINEERING OR ARCHITECTURAL DRAWINGS FOR DRAINAGE FLOWS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED AND ARE NOT IMPAIRED WITH OBSTRUCTIONS.
17. DOUBLE STAKE ALL TREES OUTSIDE ROOTBALL.
18. LANDSCAPE CONTRACTOR TO PROVIDE BARRICADES ALONG PUBLIC STREETS IF REQUIRED DURING INSTALLATION.
19. LANDSCAPE CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE TO BE RE-INSPECTED DURING FINAL WALK THRU. ANY DAMAGED AREAS TO BE REPAIRED AT CONTRACTOR'S EXPENSE.
20. PLANTS TO BE LOCATED AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES, AND LIGHT FIXTURES AS NECESSARY.
21. LANDSCAPE CONTRACTOR TO CONTACT ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION. MINIMUM 2 APPLICATIONS REQUIRED.
22. LANDSCAPE PLANS MUST CONFORM TO CIVIL DRAWINGS.
23. LANDSCAPE MAINTENANCE WITHIN THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE OWNER.

CITY OF SURPRISE GENERAL NOTES

1. CONTRACTOR TO OBTAIN PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THE SITE.
2. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE LANDSCAPE DOCUMENTS. HE SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF PLANS AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AGENT.
3. ALL QUANTITIES PROVIDED ARE FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADES IN LANDSCAPE AREAS. HE SHALL DETERMINE, WITH THE GENERAL CONTRACTOR, THE EXTENT OF ROUGH GRADING AND/ OR FINE GRADING TO BE ESTABLISHED BY OTHERS.
5. ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER OR AS DIRECTED BY THE OWNER'S AGENT. PROVIDE POSITIVE DRAINAGE AWAY FROM ANY BUILDINGS IN ALL CONDITIONS. CONTRACTOR TO MEET ALL EXISTING GRADES AT PROJECT BOUNDARIES. FINISH GRADE OF LANDSCAPE AREAS SHALL BE 3" BELOW THE TOP OF ADJACENT WALKS AND CURBS PRIOR TO RECEIVING DECOMPOSED GRANITE OF GRASS SEED/SOD.
6. ALL SIGNS AND SIGNAGE REQUIRE A CITY OF SURPRISE SEPARATE PERMIT.
7. ALL TREES AND SHRUBS LOCATED IN THE LINE-OF-SIGHT WILL BE MAINTAINED FOR A CLEAR AREAS BETWEEN 2' TO 7'.

SPECIAL NOTES:

1. INSTALL TREE ROOT BARRIERS WHEN TREES ARE LOCATED WITHIN 10' OF SIDEWALKS, CURBING.
2. CONTRACTOR TO INSTALL ALL MATERIALS AS SPECIFIED IN THE PLAN SET, OR AN APPROVED EQUIVALENT BY THE OWNER/LANDSCAPE ARCHITECT.
3. STREET TREES WILL BE LOCATED IN THE LANDSCAPED AREA BETWEEN THE SIDEWALKS AND CURB. LOCAL STREETS WILL HAVE A MINIMUM OF ONE 24-INCH BOX TREE AND FOUR FIVE-GALLON SHRUBS AND/OR GROUND COVER PLANTS PER HOME FRONTAGE FOR LOTS UP TO 50 FEET WIDE. HOMES WITH FRONTAGES GREATER THAN 50 FEET WIDE WILL HAVE AN ADDITIONAL TREE AND TWO SHRUBS AND/OR GROUNDCOVER PLANTS.
4. TREE SPECIES PERMITTED WITHIN THE R.O.W.:
   - ACACIA SALICINA (WILLOW ACACIA)
   - ACACIA STENOPHYLLA (SHOESTRING ACACIA)
   - ACACIA WILLARDIANA (PALO BLANCO)
   - CALLISTEMON RIGIDUS (BOTTLEBRUSH)
   - QUERCUS VIRGINIANA (SOUTHERN LIVE OAK)
   - SOPHORA SECUNDIFLORA (TEXAS MTN. LAUREL)
   - CHILOPSIS LINEARIS (DESERT WILLOW)
   - OLEA EUROPAEA (SWAN HILL OLIVE)
   - FRAXINUS GREGGII (LITTLE LEAF ASH)
5. TREES WITH THORNS ARE TO BE LOCATED A MINIMUM OF 10' FROM PEDESTRIAN ROUTES.
6. ANY RIP-RAP INSTALLED IN DRAINAGE AREA BE INSTALLED IN SUCH A MANNER THAT ELIMINATES THE POSSIBILITY OF VOIDS THAT ALLOW WASPS TO BUILD NESTS.

NOTE: ALL IRRIGATION PIPE SHALL BE PURPLE PIPE.

NOTE: THERE SHALL BE A 5' CLEARANCE AROUND ALL FIRE HYDRANTS.

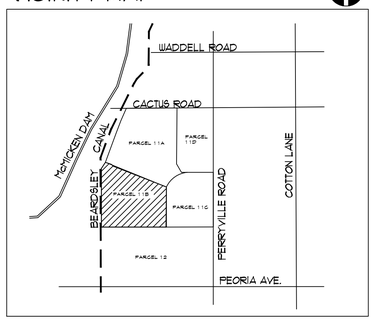
IRRIGATION NOTES

1. ALL IRRIGATION TO UTILIZE AN AUTOMATIC CLOCK AS SPECIFIED. LOCATE POWER SOURCE IN THE FIELD.
2. USE COMMON TRENCHES WHERE POSSIBLE.
3. USE PEN-TITES AND SEALER FOR ALL LOW VOLTAGE WIRING WITH ELECTRICAL VALVES.
4. ALL MAINLINE TO BE BURIED A MINIMUM OF 18" BELOW FINISH GRADE. ALL LATERALS TO BE BURIED A MINIMUM OF 12" BELOW FINISH GRADE.
5. INSTALL ELECTRIC VALVES IN PLASTIC VALVE BOXES FLUSH WITH GRADE. VALVE BOX LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT.
6. VACUUM BREAKER TO BE ASSEMBLED WITH ALL HARD COPPER PIPE AND FITTINGS. A UNION SHALL BE INSTALLED ON BOTH INLET AND OUTLET SIDES OF PIPE ABOVE GRADE.
7. MAINTAIN IRRIGATION AS-BUILTS AND TURN OVER TO OWNER PRIOR TO INSTALLATION ACCEPTANCE.
8. ALL IRRIGATION EQUIPMENT TO BE LOCATED IN LANDSCAPE AREAS- ALL LINES AND EQUIPMENT ARE SCHEMATIC.
9. IRRIGATION AND ELECTRICAL SLEEVES TO BE SCHEDULE 40 PVC. ALL SLEEVES TO EXTEND AT LEAST 1" BEYOND CONCRETE STRUCTURES. ALLOW 4-6" FROM END OF SLEEVES TO FIRST FITTING ON IRRIGATION LINE. ALL SLEEVES TO BE 24" BELOW GRADE AND/OR AS PER OWNER'S SPECIFICATIONS.
10. LANDSCAPE CONTRACTOR RESPONSIBLE FOR ALL LANDSCAPE SLEEVING. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR. VERIFY ANY EXISTING SLEEVES INSTALLED BY OTHER CONTRACTORS.
11. LOCATE EMITTERS ON UPHILL SIDE OF PLANTS ON SLOPED PLANTING AREA.
12. ALL PEA GRAVEL IN VALVE BOXES TO BE CLEANED FROM TOP OF VALVE SO THAT VALVE IS COMPLETE VISIBLE, LIP OF VALVE BOX IS ALSO TO BE FREE OF DEBRIS.
13. ALL MATERIAL USED SHALL BE INSTALLED AS PER PLAN AND AS PER MANUFACTURERS SPECIFICATIONS. ALL DEVIATIONS FROM DRAWINGS OR MATERIALS USED SHALL BE APPROVED BY OWNER'S REPRESENTATIVE AND OR LANDSCAPE ARCHITECT.
14. LOCATE PRESSURE REGULATOR AND 'Y' STRAINER IN A VALVE BOX AS REQUIRED- REMOTE CONTROL VALVES TO BE LOCATED ON A SEPARATE, ADJACENT, VALVE BOX OR A JUMBO VALVE BOX MAY BE USED IN LIEU OF TWO SEPARATE BOXES. ALL BOXES TO BE LOCATED IN PLANTING AREAS AND INSTALLED FLUSH W/ GRADE.
15. ALL DRIP SYSTEMS TO BE FLUSHED THROUGH FLUSH CAPS. FLUSH CAPS TO BE LOCATED IN 7" ROUND ECONOMY BOXES.
16. ALL PLANTS REQUIRING MORE THAN ONE DRIP EMITTER SHALL HAVE EMITTERS DISTRIBUTED EVENLY AROUND THE EDGE OF THE ROOT-BALL.
17. PRIOR TO OWNERS APPROVAL, AN IRRIGATION "TUNE-UP" MUST BE PERFORMED AS FOLLONS:
    A. ALL IRRIGATION EQUIPMENT (INCLUDING ALL PIPELINES AND SLEEVES) TO BE DOCUMENTED FROM TWO STATIONARY POINTS.ALL DRIP SYSTEMS TO BE FLUSHED BEGINNING WITH "Y" STRAINER, AND WORKING AWAY FROM PRESSURE REGULATOR.
    B. IRRIGATION VALVES TO BE LABELED ON A SHEET OF PAPER WITH STATIONS CORRESPONDING TO MARKED LABELS ON TOP OF VALVE BOXES. THIS SHEET TO BE PLACED IN A PLASTIC POUCH AND ATTACHED TO THE INSIDE OF CONTROLLER.
    C. ALL IRRIGATION SPRAY HEADS TO BE FLUSHED OF DEBRIS AND FLOW CONTROLS ADJUSTED TO ACHIEVE 100% COVERAGE.
    D. AVOID SPRAY ONTO ALL WALKS, CURBS, WALLS EXISTING STRUCTURES, AND ANY OTHER HARD-SCAPE AREAS.
    E. ALL IRRIGATION HEADS TO BE ADJUSTED TO PROPER HEIGHT.
    F. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING MATERIALS AND LABOR TO PROVIDE SPECIFIED ELECTRICAL SERVICE TO ALL CONTROLLER LOCATIONS. ALL ELECTRICAL WORK TO BE PER MANUFACTURER'S SPECIFICATIONS AND PER LOCAL CODE.
    G. CONTRACTOR TO CAP OFF ALL IRRIGATION @ PHASING LIMITS AS REQUIRED.
    H. CONTROLLER WIRE SHALL BE A DIFFERENT COLOR FOR TREE LINES & SHRUB LINES. AT LEAST ONE EXTRA CONTROL WIRE TO BE RUN TO THE FARTHEST VALVE LOCATION OF THE SYSTEM.
    I. IRRIGATION LINES SHALL RUN PARALLEL TO THE HIGH SIDE OF SLOPES.
    J. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING AND INSTALLING ALL SLEEVING NECESSARY TO RUN IRRIGATION LINES & CONTROL WIRE UNDER ANY REQUIRED HARD-SCAPE AREAS, WALLS, ETC.
    K. AN 18 GAUGE TRACER WIRE OF A DIFFERENT COLOR THAN THE CONTROL WIRES SHALL BE INSTALLED WITH ANY MAINLINE 2" OR LARGER.

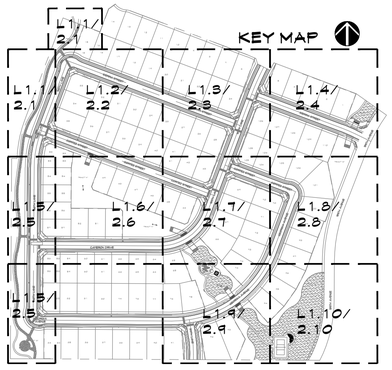
PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME	CALIPER	QTY.	SIZE	COMMENTS
	TREES				
	QUERCUS VIRGINIANA 'HERITAGE' - OAK	1.0-1.5"	7	24" BOX	STANDARD
	PARKINSONIA PRAECOX - PALO BREA	1.0-1.5"	10	24" BOX	STANDARD
	PROSOPIS HYBRID - THORNLESS MESQUITE	1.25-1.5"	0	24" BOX	STANDARD
	ULMUS PARVIFOLIA - EVERGREEN ELM	1.0-1.5"	1	24" BOX	STANDARD
	ACACIA ANEURA - MULGA TREE	.75-1.25"	0	24" BOX	STANDARD
	FRAXINUS UHDEI - ARIZONA ASH	1.0-1.5"	10	24" BOX	STANDARD
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE	1.0-1.5"	0	24" BOX	STANDARD
	SHRUBS				
	LEUCOHPYLLUM LAEVIGATUM - CHIHUAHUAN SAGE		40	5 GAL.	CAN FULL
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA		24	5 GAL.	CAN FULL
	SIMMONDSIA CHINENSIS - JOJOBA		18	5 GAL.	CAN FULL
	EREMOHILA GLABRA 'WINTER BLAZE' - WIINTER BLAZE EMU		46	5 GAL.	CAN FULL
	LEUCOPHYLLUM FRUTESCENS ' HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE		29	5 GAL.	CAN FULL
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE		15	5 GAL.	CAN FULL
	LEUCOPHYLLUM LANGMANIAE 'LNN'S LEGACY' - LYNN'S LEGACY SAGE		9	5 GAL.	CAN FULL
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA		17	5 GAL.	CAN FULL
	RUELLIA PENINSULARIS - BAJA RUELLIA		38	5 GAL.	CAN FULL
	ACCENTS				
	MUHLENBERGIA RIGENS - DEER GRASS		77	5 GAL.	CAN FULL
	AGAVE DESMETTIANA - AGAVE		7	5 GAL.	CAN FULL
	DASYLIRION WHEELERI - DESERT SPOON		24	5 GAL.	CAN FULL
	GROUND COVERS				
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD		84	5 GAL.	CAN FULL
	ACACIA REDOLENS - DESERT CARPET ACACIA		85	5 GAL.	CAN FULL
	DECOMPOSED GRANITE - 3/ 4" SCREENED, 'EXPRESS GOLD'		26,407 SQ.FT		
	MID-IRON BERMUDA TURF		4,605 SQ.FT		

VICINITY MAP



KEY MAP



OWNER/DEVELOPER

LAND SOLUTIONS CACTUS, LLC
4121 W. ORAIBI DR.
GLENDALE, AZ 85308
602-841-1945
CONTACT: DAVE MAGUIRE
dmaguire@landsolutionsinc.com

LANDSCAPE ARCHITECT

THE MCGOUGH GROUP
11110 N. TATUM BLVD. STE.100
PHOENIX, AZ 85028
(602)997-9093
CONTACT: NICK ADAMSON
nicka@mg-az.com

SHEET INDEX

0.1	COVER SHEET
1.1-1.10	PLANTING PLAN
2.1-2.10	IRRIGATION PLAN
3.1	WALL PLAN
4.1	AMENITY SCHEDULE
5.1	HARDSCAPE DETAILS
5.2	LANDSCAPE DETAIL
5.3	IRRIGATION DETAILS

The McGough Group
Landscape Architecture
Urban Design · Site Imaging
Parks and Recreation
11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028
602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Registered Landscape Architect
Certificate No. 33
TIMOTHY J. MCGOUGH
Date Signed
Expires: 6-30-2018

COVER SHEET
ZANJERO TRAILS - PHASE 2
PARCEL 11B - PHASE 1
SNC OF 189TH AVE. AND SIERRA STREET
SURPRISE, ARIZONA

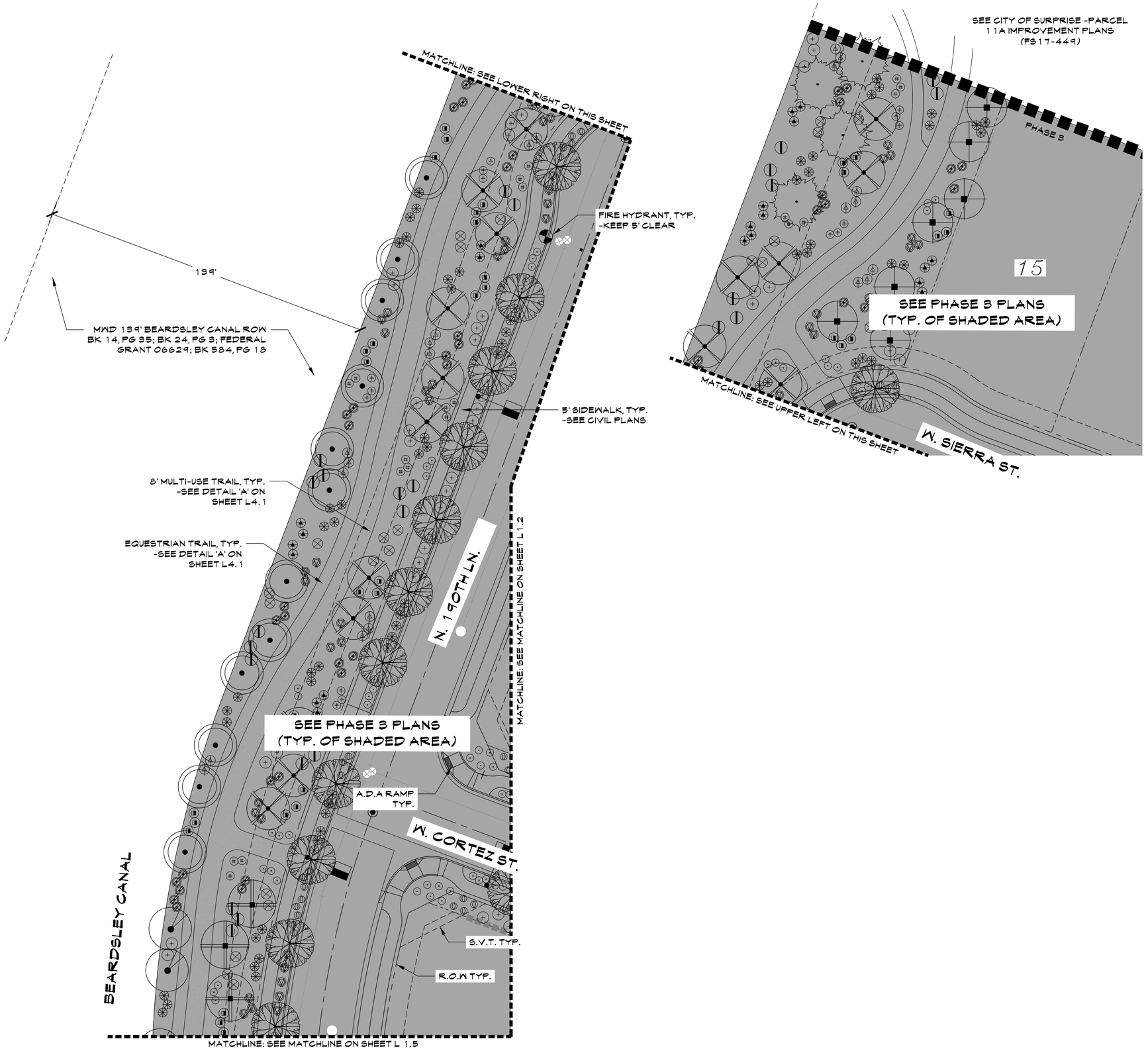
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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

JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: NA
CHECKED BY: TM

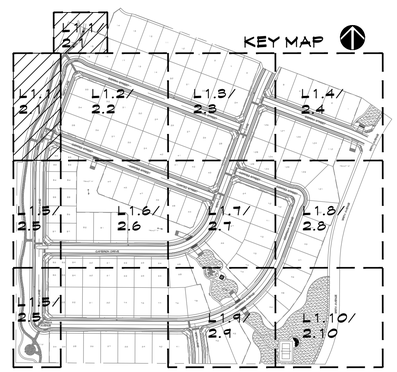
REVISIONS:

SHEET NO.
L0.1
1 OF 26



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
	PARKINSONIA PRAECOX - PALO BREA
	PROSOPIS HYBRID - THORNLESS MESQUITE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	ACACIA ANEURA - MULGA TREE
	FRAXINUS UHDEI - ARIZONA ASH
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS	
	LEUCOHPYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOHILA GLABRA 'WINTER BLAZE' - WIINTER BLAZE EMU
	LEUCOPHYLLUM FRUTESCENS ' HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 3/ 4" SCREENED, 'EXPRESS GOLD'
	MID-IRON BERMUDA TURF



SCALE: 1"=20'-0"

0' 10' 20' 40' 60'

NORTH

The McGough Group
Landscape Architecture
Urban Design · Site Imaging
Parks and Recreation
11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028
602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Registered Landscape Architect
CERTIFICATE NO.
TIMOTHY J. MCGOUGH
23427
Date Signed
Expires: 6-30-2018

PLANTING PLAN
ZANJERO TRAILS - PHASE 2
PARCEL 11B - PHASE 1
SNC OF 189TH AVE. AND SIERRA STREET
SURPRISE, ARIZONA

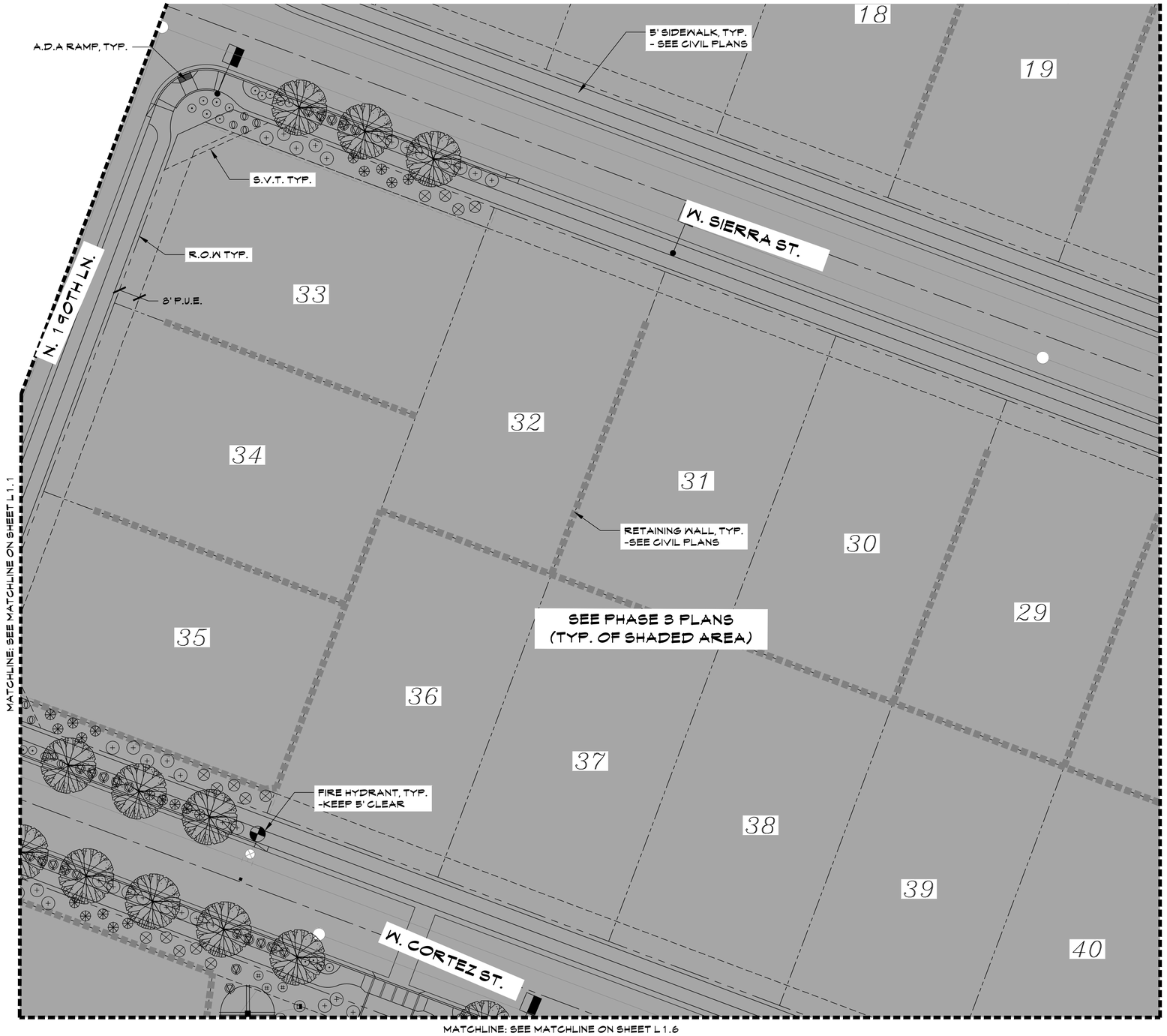
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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

JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: NA
CHECKED BY: TM

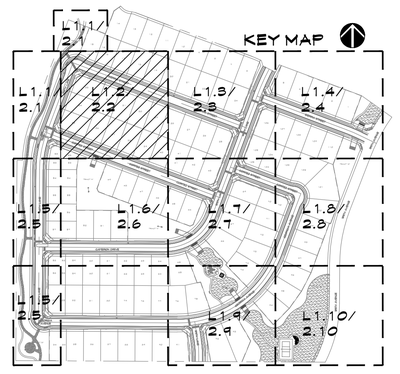
REVISIONS:

SHEET NO.
L 1.1
2 OF 26



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
	PARKINSONIA PRAECOX - PALO BREA
	PROSOPIS HYBRID - THORNLESS MESQUITE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	ACACIA ANEURA - MULGA TREE
	FRAXINUS UHDEI - ARIZONA ASH
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS	
	LEUCOHPYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOHILA GLABRA 'WINTER BLAZE' - WIINTER BLAZE EMU
	LEUCOPHYLLUM FRUTESCENS ' HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 3/ 4" SCREENED, 'EXPRESS GOLD'
	MID-IRON BERMUDA TURF



SCALE: 1"=20'-0"

0' 10' 20' 40' 60'

NORTH

The McGough Group

Landscape Architecture
Urban Design · Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Registered Landscape Architect
CERTIFICATE NO.
TIMOTHY J.
MCGOUGH
Expires: 6-30-2018

PLANTING PLAN
ZANJERO TRAILS - PHASE 2
PARCEL 11B - PHASE 1
SWC OF 189TH AVE. AND SIERRA STREET
SURPRISE, ARIZONA

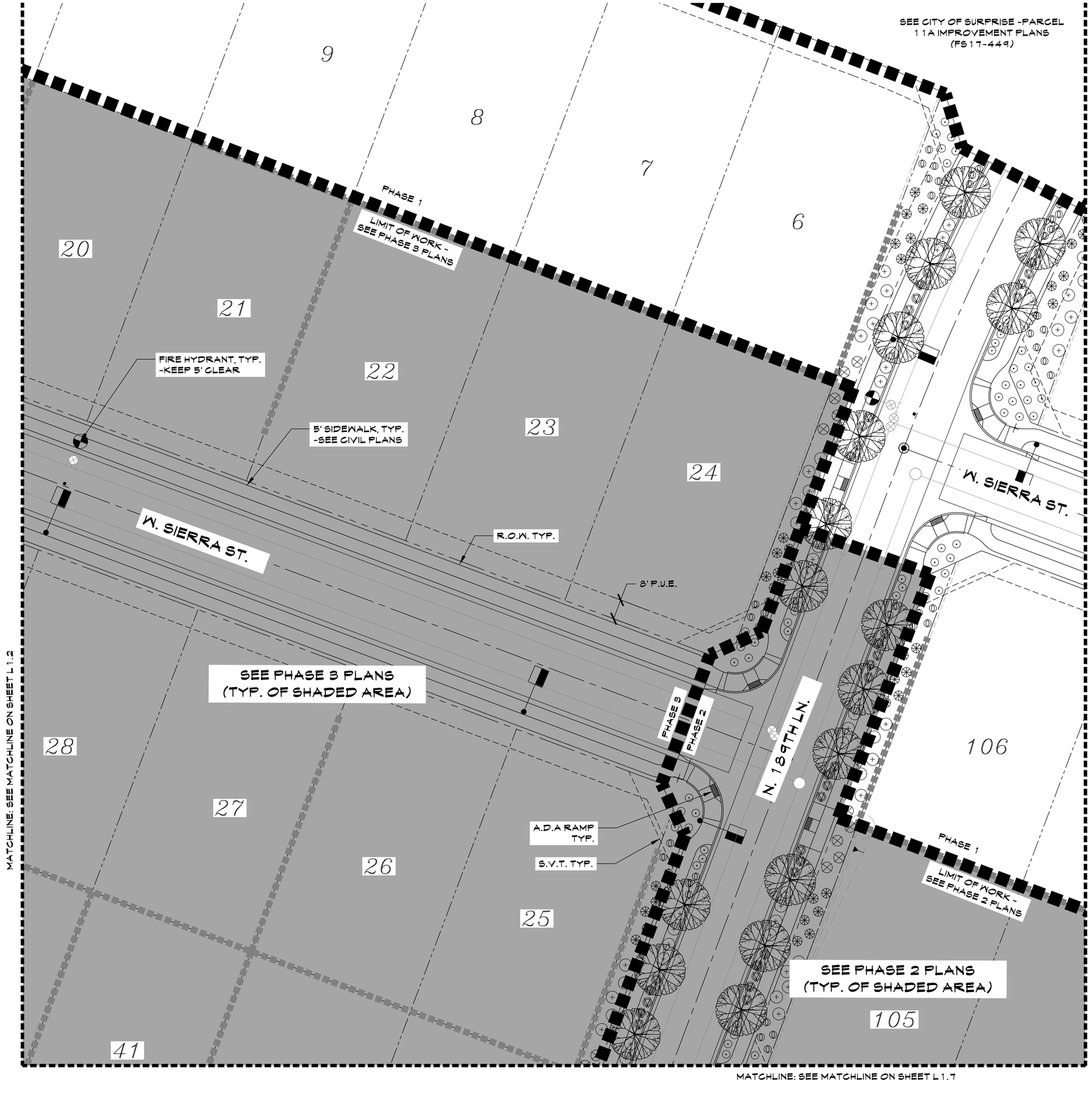
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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

JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: NA
CHECKED BY: TM

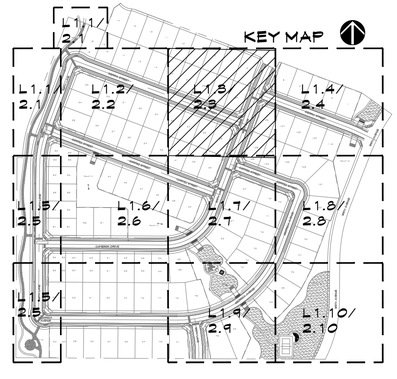
REVISIONS:

SHEET NO.
L 1.2
3 OF 26



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
	PARKINSONIA PRAECOX - PALO BREA
	PROSOPIS HYBRID - THORNLESS MESQUITE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	ACACIA ANEURA - MULGA TREE
	FRAXINUS UHDEI - ARIZONA ASH
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS	
	LEUCOHPYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOHILA GLABRA 'WINTER BLAZE' - WIINTER BLAZE EMU
	LEUCOPHYLLUM FRUTESCENS ' HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 3/ 4" SCREENED, 'EXPRESS GOLD'
	MID-IRON BERMUDA TURF



SCALE: 1"=20'-0"

0' 10' 20' 40' 60'

NORTH

The McGough Group
Landscape Architecture
Urban Design · Site Imaging
Parks and Recreation
11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028
602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Registered Landscape Architect
CERTIFICATE NO.
TIMOTHY J. MCGOUGH
Date Signed
Expires: 6-30-2018

PLANTING PLAN
ZANJERO TRAILS - PHASE 2
PARCEL 11B - PHASE 1
SWC OF 189TH AVE. AND SIERRA STREET
SURPRISE, ARIZONA

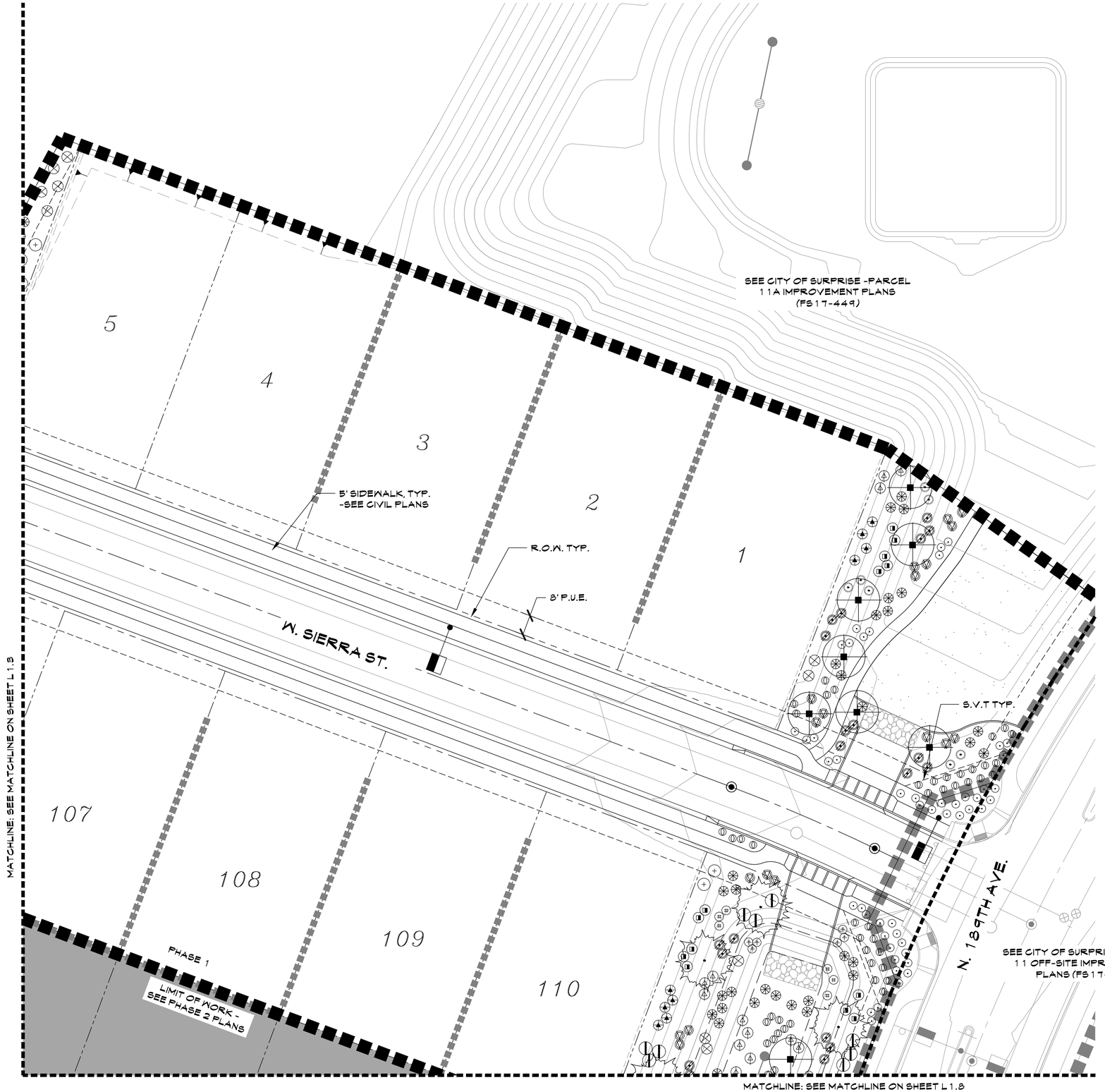
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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

JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: NA
CHECKED BY: TM

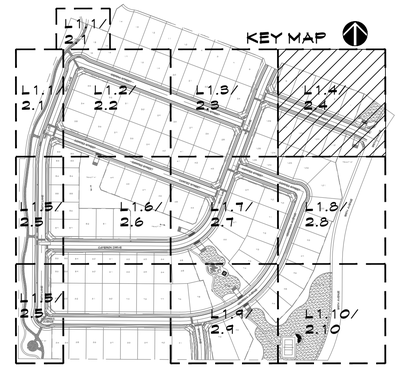
REVISIONS:

SHEET NO.
L 1.3
4 OF 26



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
	PARKINSONIA PRAECOX - PALO BREA
	PROSOPIS HYBRID - THORNLESS MESQUITE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	ACACIA ANEURA - MULGA TREE
	FRAXINUS UHDEI - ARIZONA ASH
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS	
	LEUCOHPYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOHILA GLABRA 'WINTER BLAZE' - WIINTER BLAZE EMU
	LEUCOPHYLLUM FRUTESCENS ' HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 3/ 4" SCREENED, 'EXPRESS GOLD'
	MID-IRON BERMUDA TURF



SCALE: 1"=20'-0"

0' 10' 20' 40' 60'

NORTH

The McGough Group
Landscape Architecture
Urban Design · Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Registered Landscape Architect
27932
TIMOTHY A.
MCGOUGH
06-30-18
Expires: 6-30-2018

PLANTING PLAN
ZANJERO TRAILS - PHASE 2
PARCEL 11B - PHASE 1
SWC OF 189TH AVE. AND SIERRA STREET
SURPRISE, ARIZONA

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

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

JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: NA
CHECKED BY: TM

REVISIONS:

SHEET NO.
L 1.4
5 OF 26

MATCHLINE: SEE MATCHLINE ON SHEET L 1.1

52' MULTI-USE TRAIL EASEMENT MCR NO. 20180074237

FIRE HYDRANT, TYP. -KEEP 5' CLEAR

8' P.U.E.

MULTI-USE TRAIL EASEMENT MCR NO. 2018-0074237

R.O.W. TYP.

SEE PHASE 3 PLANS (TYP. OF SHADED AREA)

N. 190TH LN.

75'

MMD 75' BEARDSLEY CANAL ROW BK 14, PG 35; BK 24, PG 3; FEDERAL GRANT 06629; BK 404, PG 595-596, BK 504, PG 18

PHASE 3

PHASE 2

A.D.A RAMP TYP.

W. CAMERON DR.

SEE PHASE 2 PLANS (TYP. OF SHADED AREA)

S.V.T. TYP.

MATCHLINE: SEE MATCHLINE ON SHEET L 1.5

MATCHLINE: SEE MATCHLINE ON LOWER LEFT

5' SIDEWALK, TYP. -SEE CIVIL PLANS

58

FIRE HYDRANT, TYP. -KEEP 5' CLEAR

52' MULTI-USE TRAIL EASEMENT MCR NO. 20180074237

PROPERTY LINE

8' MULTI-USE TRAIL, TYP. -SEE DETAIL 'A' ON SHEET L4.1

EQUESTRIAN TRAIL, TYP. -SEE DETAIL 'A' ON SHEET L4.1

N. 190TH LN.

R.O.W. TYP.

83

8' P.U.E.

SEE PHASE 2 PLANS (TYP. OF SHADED AREA)

A.D.A. RAMP TYP.

75'

MMD 75' BEARDSLEY CANAL ROW BK 14, PG 35; BK 24, PG 3; FEDERAL GRANT 06629; BK 404, PG 595-596, BK 504, PG 18

W. CHOLLA ST.

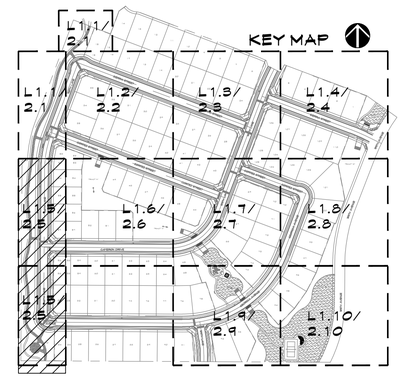
MATCHLINE: SEE MATCHLINE ON SHEET L 1.6

8

ZANJERO TRAILS - PHASE 2
PARCEL 12A

PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
	PARKINSONIA PRAECOX - PALO BREA
	PROSOPIS HYBRID - THORNLESS MESQUITE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	ACACIA ANEURA - MULGA TREE
	FRAXINUS UHDEI - ARIZONA ASH
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS	
	LEUCOHPYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOHILA GLABRA 'WINTER BLAZE' - WIINTER BLAZE EMU
	LEUCOPHYLLUM FRUTESCENS ' HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 3/ 4" SCREENED, 'EXPRESS GOLD'
	MID-IRON BERMUDA TURF



SCALE: 1"=20'-0"

0' 10' 20' 40' 60'

NORTH

The McGough Group
Landscape Architecture
Urban Design - Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Registered Landscape Architect
CERTIFICATE NO. 32767
TIMOTHY J. MCGOUGH
Date Signed 6-20-18
Expires: 6-30-2018

PLANTING PLAN
ZANJERO TRAILS - PHASE 2
PARCEL 11B - PHASE 1
SWC OF 189TH AVE. AND SIERRA STREET
SURPRISE, ARIZONA

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

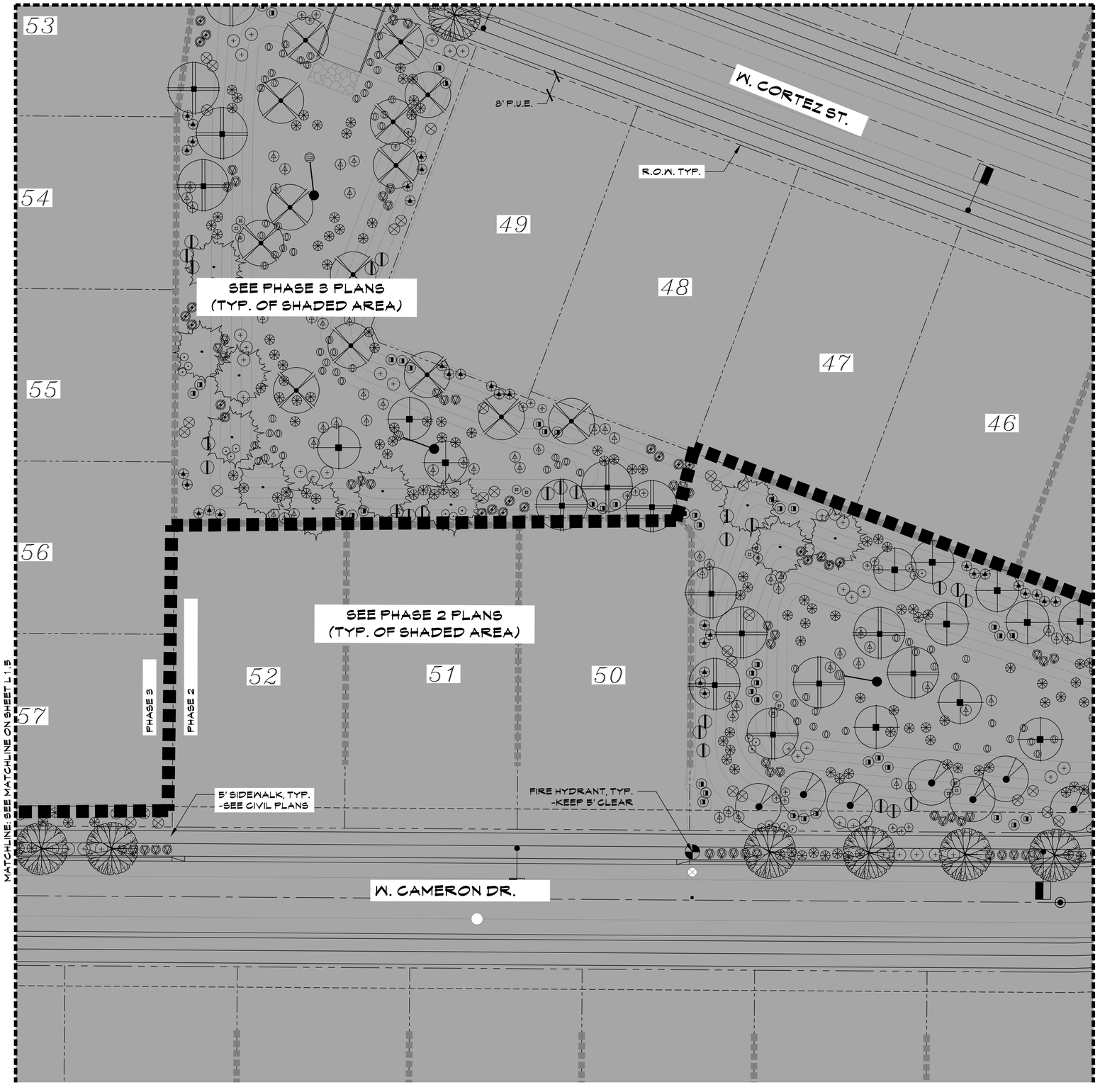
These drawings shall not be used on other projects or for additions to this project except by written agreement from the landscape architect.

JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: NA
CHECKED BY: TM

REVISIONS:

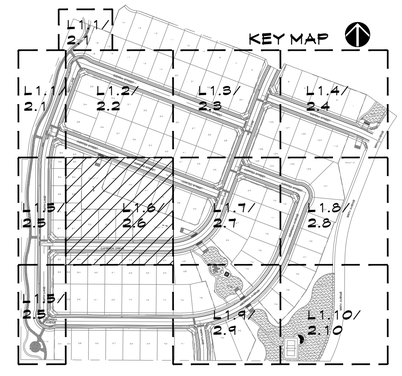
SHEET NO.
L 1.5
6 OF 26

MATCHLINE: SEE MATCHLINE ON SHEET L 1.2



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
	PARKINSONIA PRAECOX - PALO BREA
	PROSOPIS HYBRID - THORNLESS MESQUITE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	ACACIA ANEURA - MULGA TREE
	FRAXINUS UHDEI - ARIZONA ASH
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS	
	LEUCOHPYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOHILA GLABRA 'WINTER BLAZE' - WIINTER BLAZE EMU
	LEUCOPHYLLUM FRUTESCENS ' HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 3/ 4" SCREENED, 'EXPRESS GOLD'
	MID-IRON BERMUDA TURF



SCALE: 1"=20'-0"

0' 10' 20' 40' 60'

NORTH

The McGough Group

Landscape Architecture
Urban Design · Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Registered Landscape Architect
CERTIFICATE NO.
TIMOTHY J.
MCGOUGH
06-23-11
Expires: 6-30-2018

PLANTING PLAN
ZANJERO TRAILS - PHASE 2
PARCEL 11B - PHASE 1
SWC OF 189TH AVE. AND SIERRA STREET
SURPRISE, ARIZONA

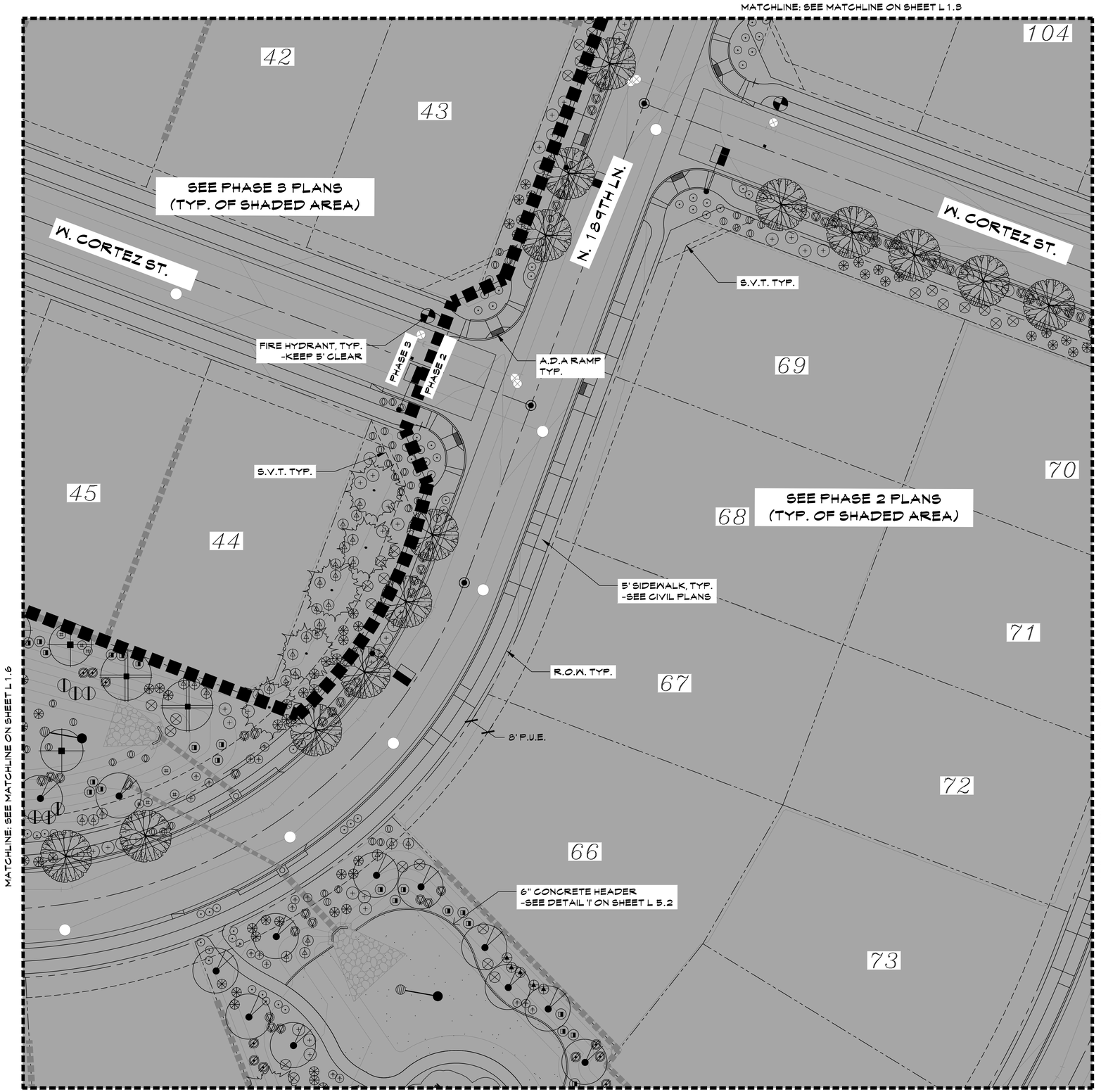
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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

JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: NA
CHECKED BY: TM

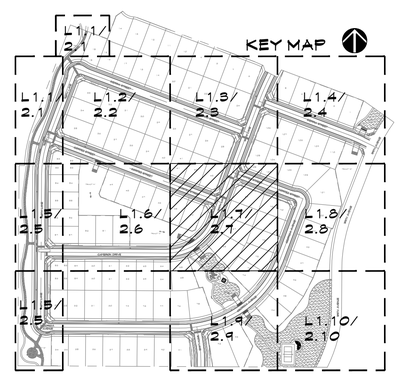
REVISIONS:

SHEET NO.
L 1.6
7 OF 26



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
	PARKINSONIA PRAECOX - PALO BREA
	PROSOPIS HYBRID - THORNLESS MESQUITE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	ACACIA ANEURA - MULGA TREE
	FRAXINUS UHDEI - ARIZONA ASH
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS	
	LEUCOHPYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOHILA GLABRA 'WINTER BLAZE' - WIINTER BLAZE EMU
	LEUCOPHYLLUM FRUTESCENS ' HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 3/ 4" SCREENED, 'EXPRESS GOLD'
	MID-IRON BERMUDA TURF



SCALE: 1"=20'-0"

0' 10' 20' 40' 60'

NORTH

The McGough Group
Landscape Architecture
Urban Design · Site Imaging
Parks and Recreation
11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028
602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Registered Landscape Architect
CERTIFICATE NO.
TIMOTHY J.
MCGOUGH
Date Signed
Expires: 6-30-2018

PLANTING PLAN
ZANJERO TRAILS - PHASE 2
PARCEL 11B - PHASE 1
SWC OF 189TH AVE. AND SIERRA STREET
SURPRISE, ARIZONA

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

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

JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: NA
CHECKED BY: TM

REVISIONS:

SHEET NO.
L 1.7
8 OF 26

MATCHLINE: SEE MATCHLINE ON SHEET L 1.4

PHASE 1

LIMIT OF WORK - SEE PHASE 2 PLANS

103

102

SEE PHASE 2 PLANS (TYP. OF SHADED AREA)

101

W. CORTEZ ST.

S.V.T. TYP.

FIRE HYDRANT, TYP. -KEEP 5' CLEAR

100

N. 189TH DR.

99

5' SIDEWALK, TYP. -SEE CIVIL PLANS

98

R.O.W. TYP.

8' P.U.E.

97

N. 189TH AVE.

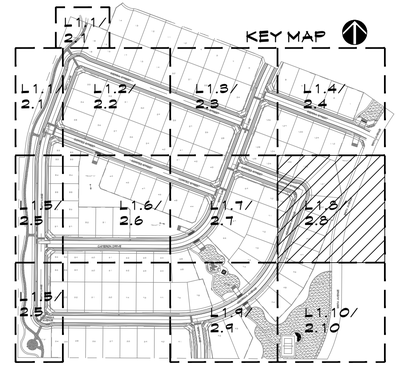
SEE CITY OF SURPRISE -PARCEL 11 OFF-SITE IMPROVEMENT PLANS (FS17-432)

MATCHLINE: SEE MATCHLINE ON SHEET L 1.7

MATCHLINE: SEE MATCHLINE ON SHEET L 1.10

PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
	PARKINSONIA PRAECOX - PALO BREA
	PROSOPIS HYBRID - THORNLESS MESQUITE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	ACACIA ANEURA - MULGA TREE
	FRAXINUS UHDEI - ARIZONA ASH
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS	
	LEUCOHPYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOHILA GLABRA 'WINTER BLAZE' - WIINTER BLAZE EMU
	LEUCOPHYLLUM FRUTESCENS ' HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 3/ 4" SCREENED, 'EXPRESS GOLD'
	MID-IRON BERMUDA TURF



SCALE: 1"=20'-0"

0' 10' 20' 40' 60'

NORTH

The McGough Group

Landscape Architecture
Urban Design · Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Registered Landscape Architect
CERTIFICATE NO.
TIMOTHY
MCGOUGH
Date Signed
Expires: 6-30-2018

PLANTING PLAN
ZANJERO TRAILS - PHASE 2
PARCEL 11B - PHASE 1
SWC OF 189TH AVE. AND SIERRA STREET
SURPRISE, ARIZONA

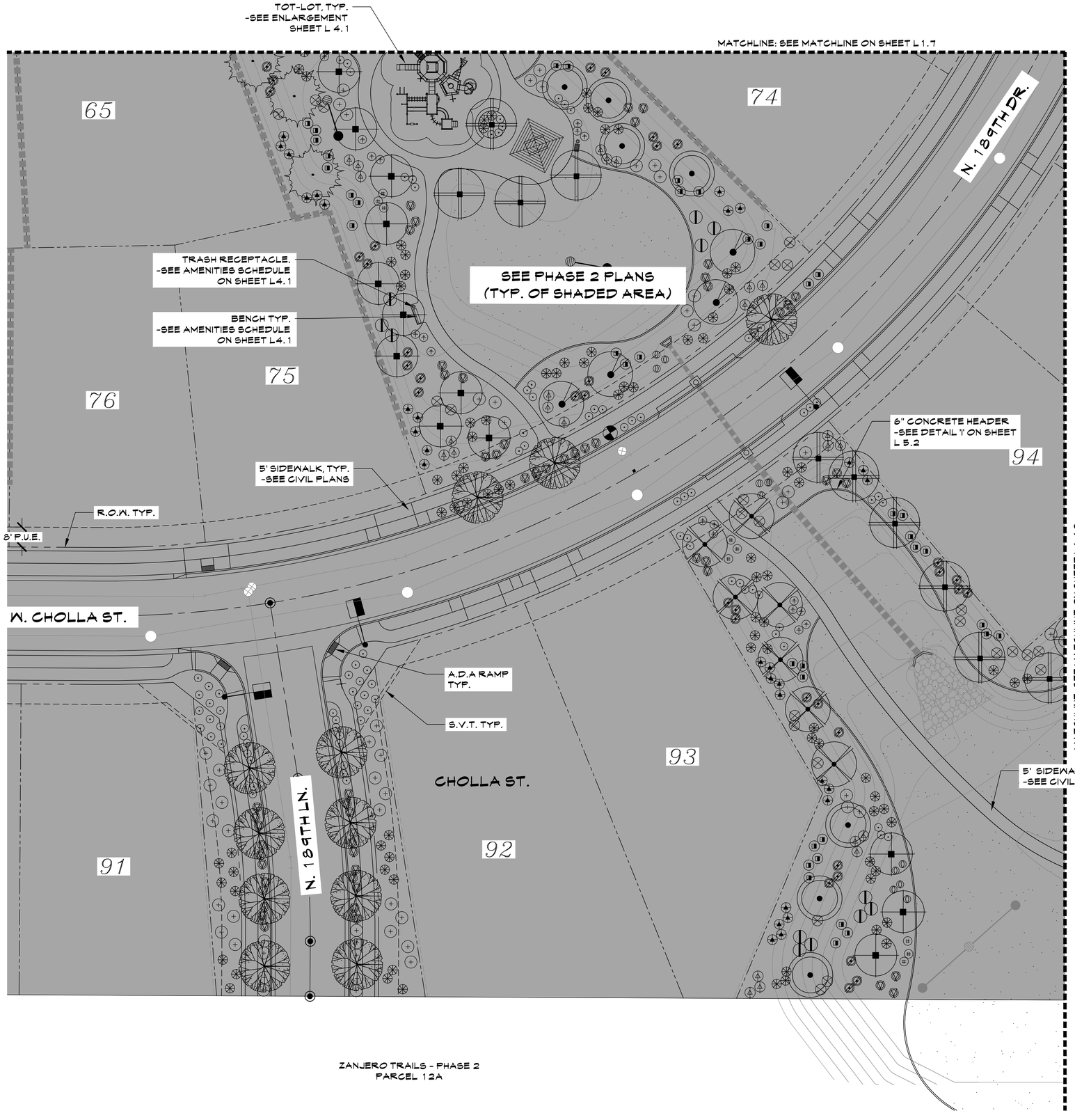
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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

JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: NA
CHECKED BY: TM

REVISIONS:

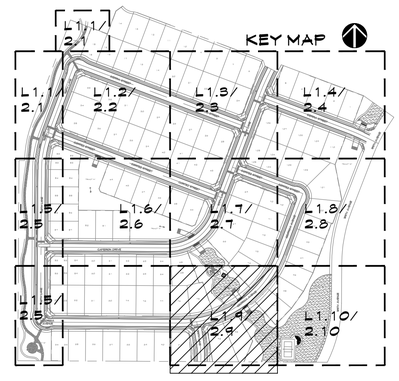
SHEET NO.
L 1.8
9 OF 26



ZANJERO TRAILS - PHASE 2
PARCEL 12A

PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
	PARKINSONIA PRAECOX - PALO BREA
	PROSOPIS HYBRID - THORNLESS MESQUITE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	ACACIA ANEURA - MULGA TREE
	FRAXINUS UHDEI - ARIZONA ASH
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS	
	LEUCOHPYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOHILA GLABRA 'WINTER BLAZE' - WIINTER BLAZE EMU
	LEUCOPHYLLUM FRUTESCENS ' HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 3/ 4" SCREENED, 'EXPRESS GOLD'
	MID-IRON BERMUDA TURF



SCALE: 1"=20'-0"

0' 10' 20' 40' 60'

NORTH

The McGough Group
Landscape Architecture
Urban Design · Site Imaging
Parks and Recreation
11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028
602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Registered Landscape Architect
CERTIFICATE NO.
TIMOTHY
MCGOUGH
Date Signed
Expires: 6-30-2018

PLANTING PLAN
ZANJERO TRAILS - PHASE 2
PARCEL 11B - PHASE 1
SWC OF 184TH AVE. AND SIERRA STREET
SURPRISE, ARIZONA

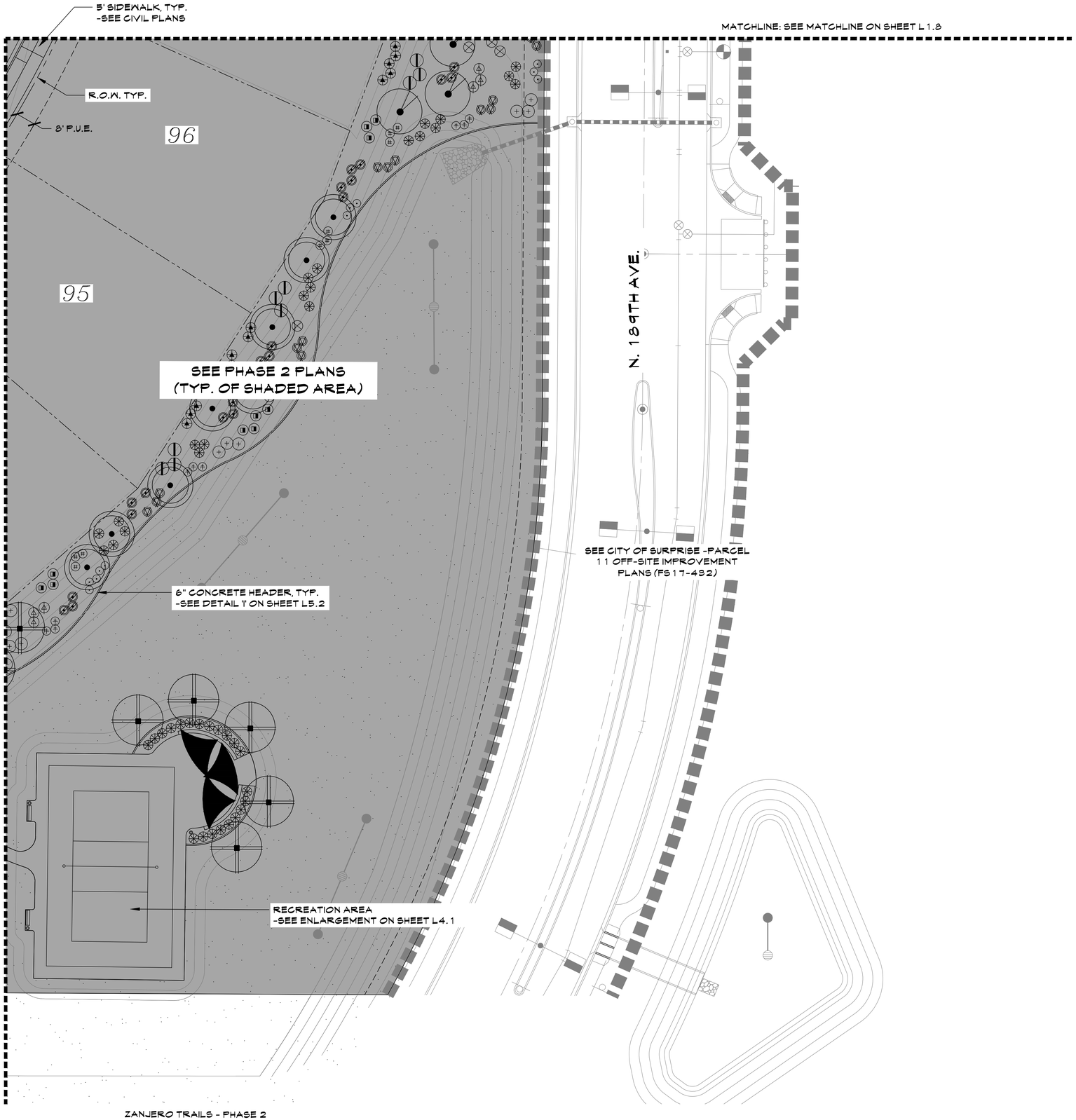
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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

JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: NA
CHECKED BY: TM

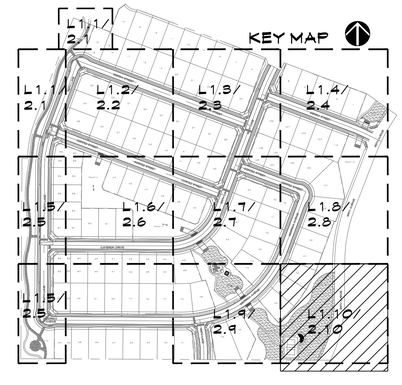
REVISIONS:

SHEET NO.
L 1.9
10 OF 26



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
	PARKINSONIA PRAECOX - PALO BREA
	PROSOPIS HYBRID - THORNLESS MESQUITE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	ACACIA ANEURA - MULGA TREE
	FRAXINUS UHDEI - ARIZONA ASH
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS	
	LEUCOHPYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOHILA GLABRA 'WINTER BLAZE' - WIINTER BLAZE EMU
	LEUCOPHYLLUM FRUTESCENS ' HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 3/ 4" SCREENED, 'EXPRESS GOLD'
	MID-IRON BERMUDA TURF



SCALE: 1"=20'-0"

NORTH

The McGough Group
Landscape Architecture
Urban Design · Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Registered Landscape Architect
CERTIFICATE NO.
TIMOTHY J. MCGOUGH
26-102
Date Signed
Expires: 6-30-2018

PLANTING PLAN
ZANJERO TRAILS - PHASE 2
PARCEL 11B - PHASE 1
SWC OF 189TH AVE. AND SIERRA STREET
SURPRISE, ARIZONA

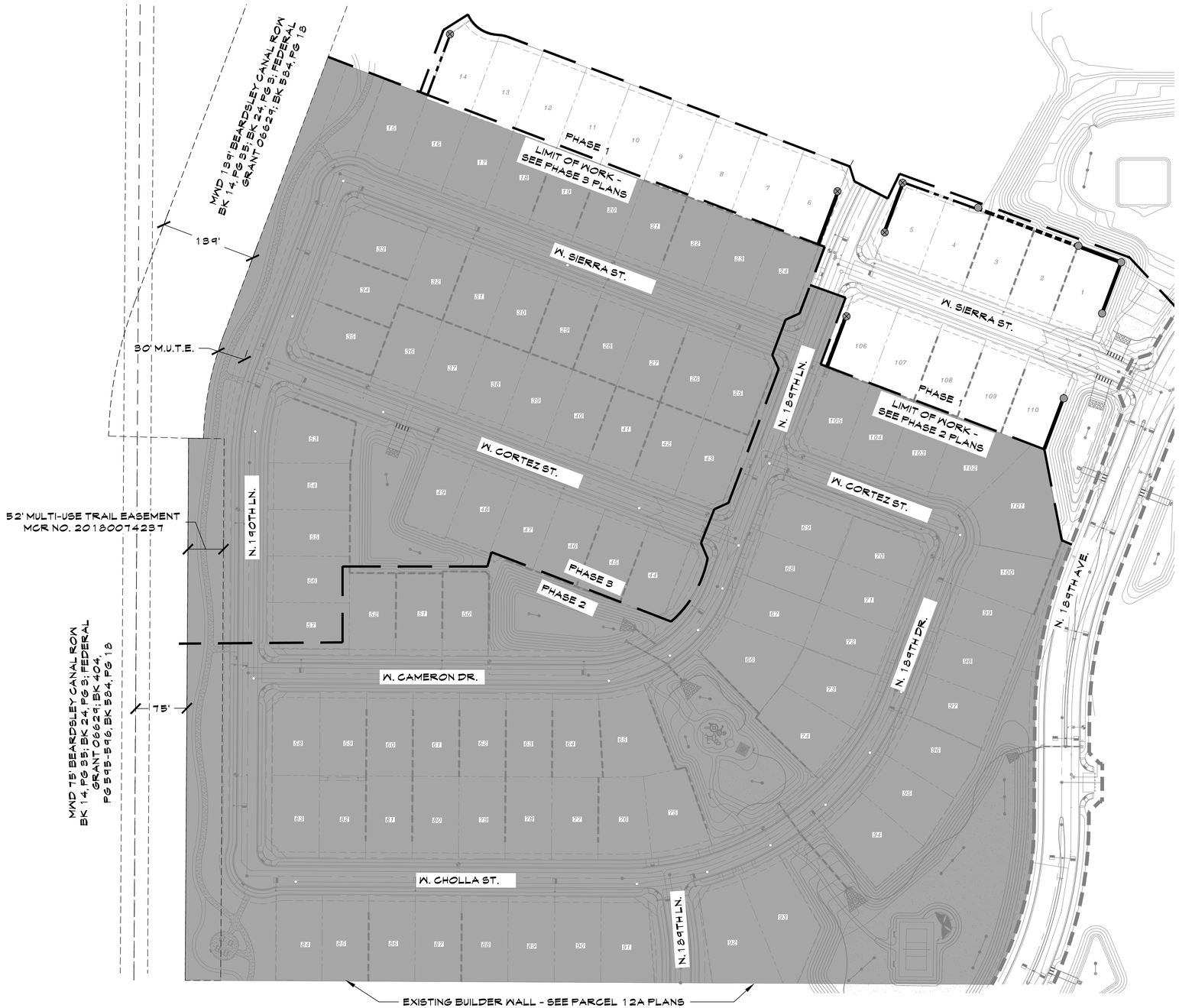
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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

JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: NA
CHECKED BY: TM

REVISIONS:

SHEET NO.
L 1.10
11 OF 26



PROJECT WALL KEY

- PROJECT THEME WALL (SEE ELEVATION 'A', SHEET L 5.1) 500 LF
- PARTIAL VIEW WALL (TYPE 'A') (SEE ELEVATION 'B', SHEET L 5.1) 160 LF
- PROJECT BUILDER WALL (SEE SECTION BELOW) 210 LF
- THEME COLUMN (SEE ELEVATION 'D', SHEET L 5.1)
- SECONDARY THEME COLUMN (SEE ELEVATION 'F', SHEET L 5.1)

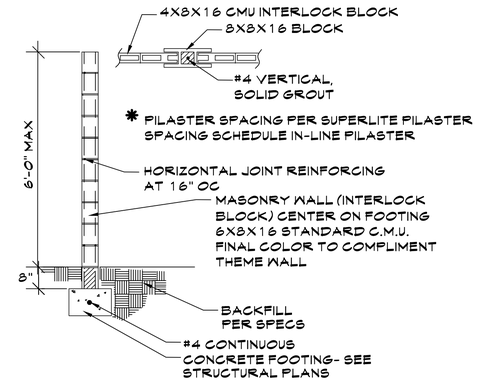
NOTES:

1. ALL FOOTINGS, WALLS AND THEME COLUMNS TO BE LOCATED OUTSIDE OF THE P.U.E., R.O.W. AND SITE VISIBILITY TRIANGLE EASEMENTS.

2. THEME COLUMNS ARE TO BE 25'-0" OFF THE BACK OF THE ROW. SOME THEME COLUMNS MAY HAVE TO BE LOCATED 30'-0" OFF THE BACK OF ROW WHERE SITE VISIBILITY TRIANGLE EASEMENTS ARE PRESENT. CONTRACTOR TO INSTALL 6"X6" CONCRETE HEADER FROM THE FRONT OF THE COLUMN TO THE BACK OF THE SIDEWALK.

3. SEE CIVIL PLANS FOR RETAINING WALL LOCATIONS.

4. CONTRACTOR TO USE FINAL PLAT TO VERIFY ALL QUANTITIES.



BUILDER WALL

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

SCALE: 1"=80'-0"

0' 80' 160' 240'

NORTH

The McGough Group
Landscape Architecture
Urban Design - Site Imaging
Parks and Recreation
11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028
602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Registered Landscape Architect
Certificate No.
TIMOTHY J. MCGOUGH
Date Signed
Expires: 6-30-2018

WALL PLAN
ZANJERO TRAILS - PHASE 2
PARCEL 11B - PHASE 1
SWC OF 189TH AVE. AND SIERRA STREET
SURPRISE, ARIZONA

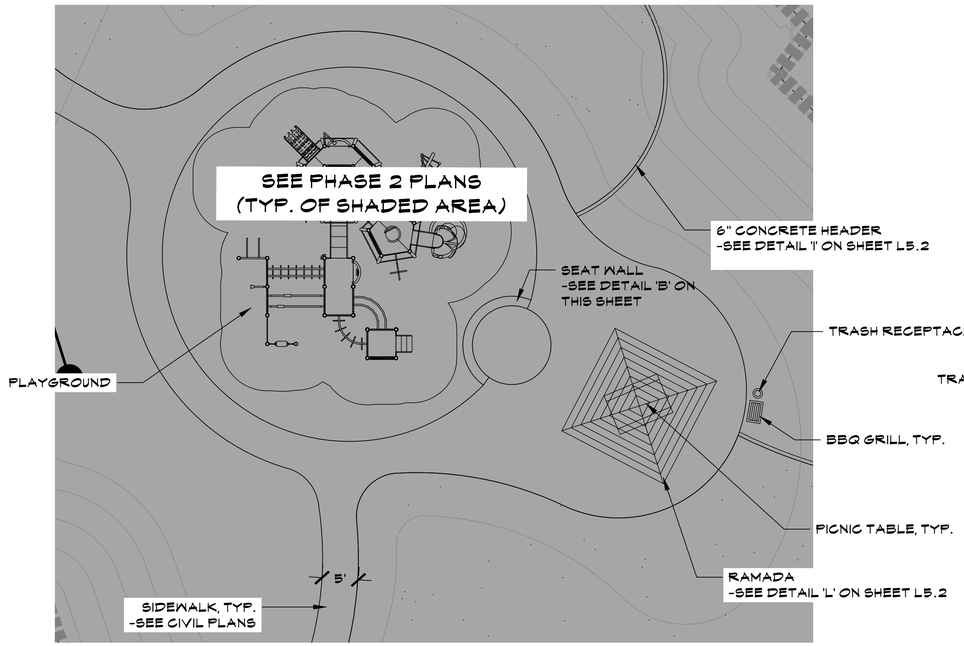
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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

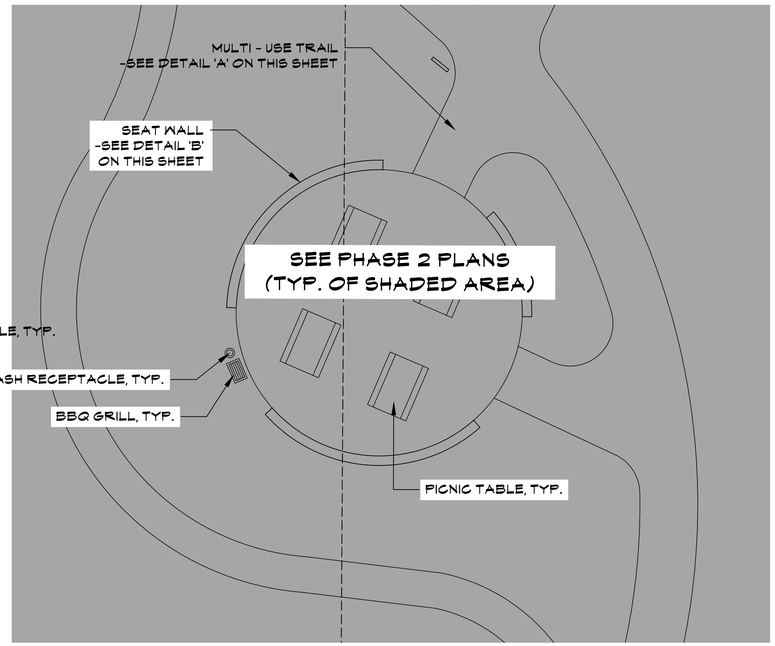
JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: NA
CHECKED BY: TM

REVISIONS:

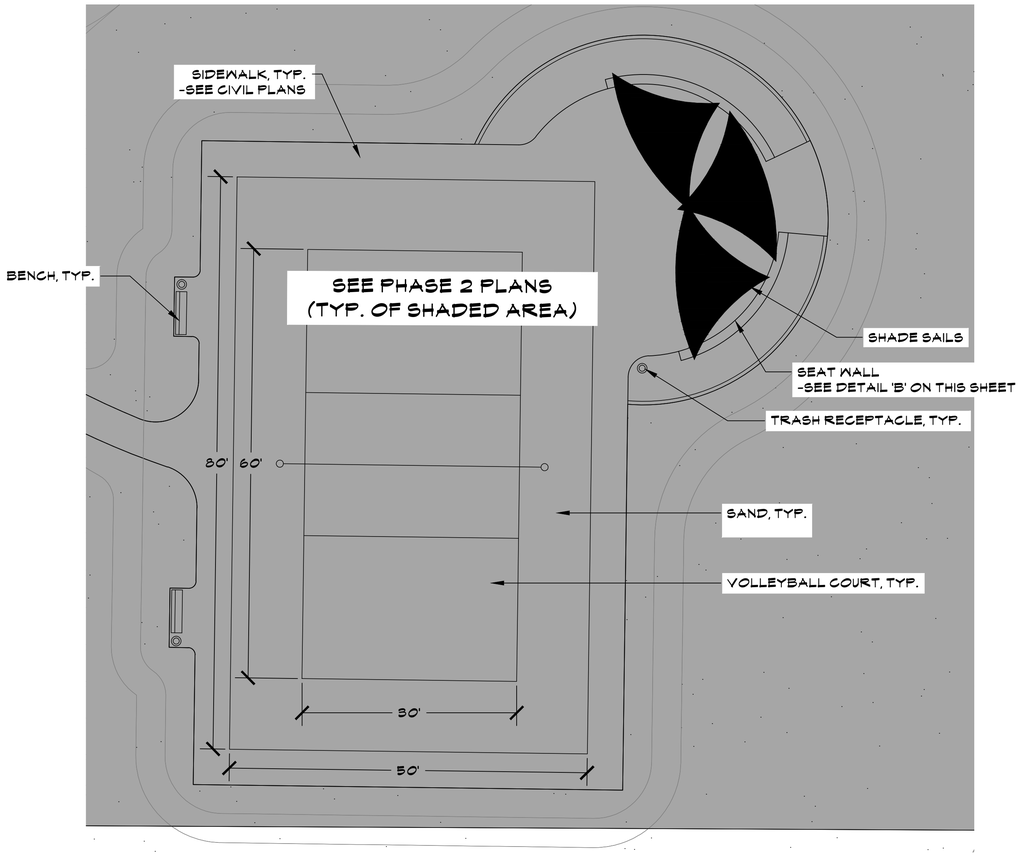
SHEET NO.
L 3.1
22 OF 26



TOT-LOT



GATHERING AREA



RECREATION AREA

AMENITIES SCHEDULE

BENCH (QTY 2)
MANUFACTURER: WEBCOAT
CONTACT: MIRACLE PLAYGROUNDS
MODEL # B6NBCLASSICWINGLINE SM (SURFACE MOUNT)
COLOR: BROWN

PICNIC TABLE (QTY 5)
MANUFACTURER: WEBCOAT
CONTACT: MIRACLE PLAYGROUNDS
MODEL# T6INF4-45 (IN GROUND)
COLOR: BROWN

TRASH RECEPTACLE (QTY 4)
MANUFACTURER: WEBCOAT
CONTACT: MIRACLE PLAYGROUNDS
MODEL # TR32CLASSIC
COLOR: BROWN

BBQ GRILL (QTY 2)
MANUFACTURER: PATTERSON WILLIAMS
CONTACT: DAVE BANG ASSOCIATES 480-892-2266
MODEL # 1140-10

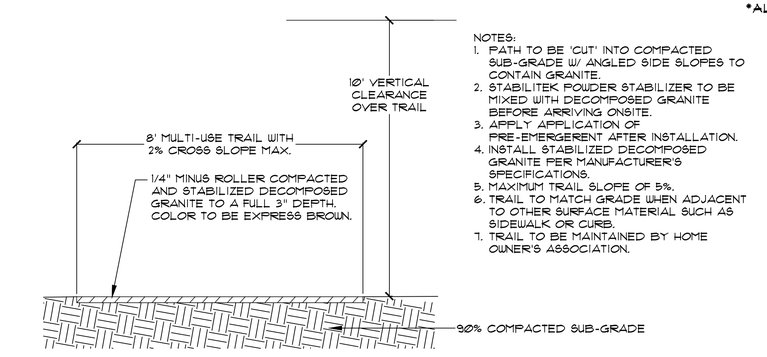
SHADE SAIL (QTY 1)
MANUFACTURER: USA SHADE
CONTACT: SCOTT WILLIAMS 480-734-3509

16' X 16' RAMADA
MANUFACTURER:CLASSIC RECREATION
CONTACT: EXERPLAY, INC.
800-457-5444
MODEL:MESA

VOLLEYBALL NET AND POLES
MANUFACTURER: PATTERSON WILLIAMS
CONTACT: DAVE BANG ASSOCIATES 480-892-2266
MODEL #2217-21 (POSTS), 8361-10 (NET)

PLAYGROUND EQUIPMENT
MANUFACTURER: MIRACLE PLAYGROUNDS
CONTACT: MONTE CORLEY - 1-800-905-1411 X105
MODEL # R0001_43084636495

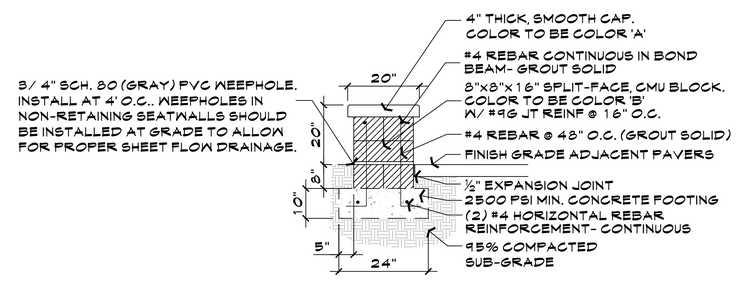
*ALL COLORS TO BE APPROVED BY OWNER



NOTES:
1. PATH TO BE 'CUT' INTO COMPACTED SUB-GRADE W/ ANGLED SIDE SLOPES TO CONTAIN GRANITE.
2. STABILITEK POWDER STABILIZER TO BE MIXED WITH DECOMPOSED GRANITE BEFORE ARRIVING ONSITE.
3. APPLY APPLICATION OF PRE-EMERGERENT AFTER INSTALLATION.
4. INSTALL STABILIZED DECOMPOSED GRANITE PER MANUFACTURER'S SPECIFICATIONS.
5. MAXIMUM TRAIL SLOPE OF 5%.
6. TRAIL TO MATCH GRADE WHEN ADJACENT TO OTHER SURFACE MATERIAL SUCH AS SIDEWALK OR CURB.
7. TRAIL TO BE MAINTAINED BY HOME OWNER'S ASSOCIATION.

A MULTI - USE TRAIL

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



B SEAT WALL

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

NOTE: PLAYGROUND COMPANY AND/OR INSTALLATION COMPANY MUST VERIFY THAT ALL PLAY EQUIPMENT FALL ZONES FIT WITHIN THE PROPOSED PLAY AREA, PRIOR TO THE INSTALLATION OF THE CONCRETE SIDEWALKS AND 12" CONCRETE PLAYGROUND HEADER. - SEE THE REQUIRED SHOP DRAWINGS.

SCALE: 1"=10'-0"

0' 5' 10' 20' 30'

NORTH

The McGough Group
Landscape Architecture
Urban Design - Site Imaging
Parks and Recreation
11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028
602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Registered Landscape Architect
CERTIFICATE NO.
TIMOTHY J.
MCGOUGH
Expires: 6-30-2018

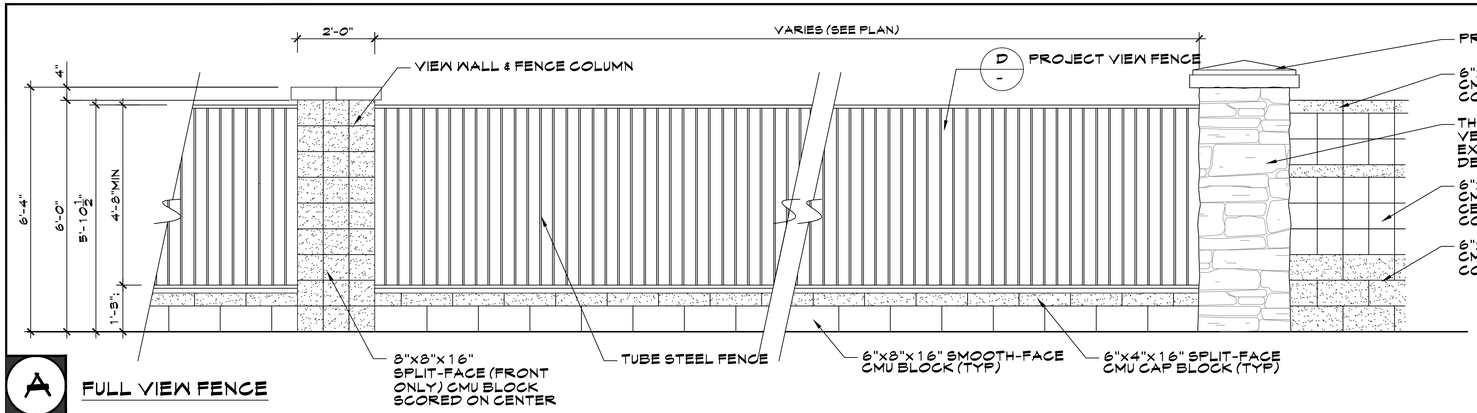
AMENITIES PLAN
ZANJERO TRAILS - PHASE 2
PARCEL 11B - PHASE 1
SWC OF 189TH AVE. AND SIERRA STREET
SURPRISE, ARIZONA

These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.
These drawings shall not be used on other projects or for additions to this project except by written agreement from the landscape architect.

JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: NA
CHECKED BY: TM

REVISIONS:

SHEET NO.
L 4.1
23 OF 26



A FULL VIEW FENCE

NOTES (APPLY TO ALL DETAILS)

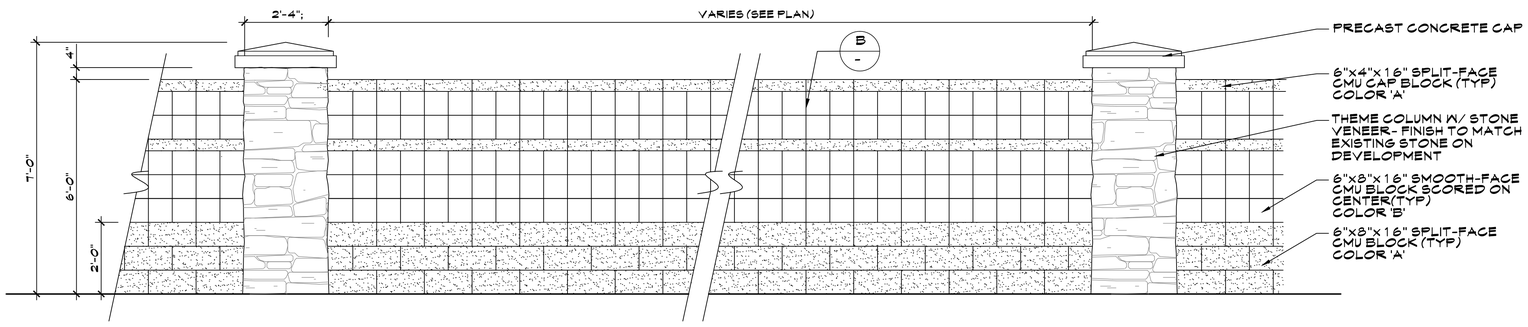
1. DETAILS FOR AESTHETIC/MATERIAL REFERENCE ONLY; STRUCTURAL DETAILS REQUIRED PRIOR TO CONSTRUCTION.

2. SHOP DRAWINGS ARE REQUIRED PRIOR TO ISSUE OF PERMIT AND CONSTRUCTION.

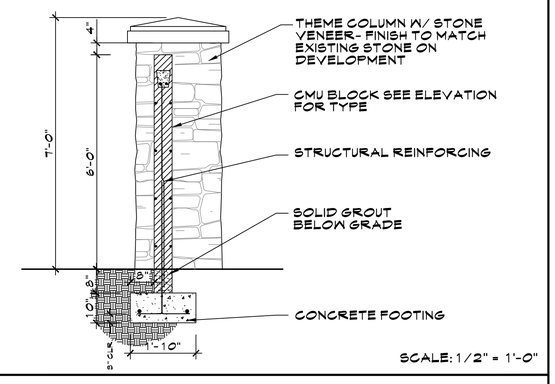
3. SIGNAGE/MONUMENT TO BE APPROVED AS PART OF A SEPARATE SUBMITTAL AND PERMIT.

4. ALL PAINT COLORS TO BE APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO ORDERING, PURCHASING AND PAINTING ALL THEME/VIEW WALLS.

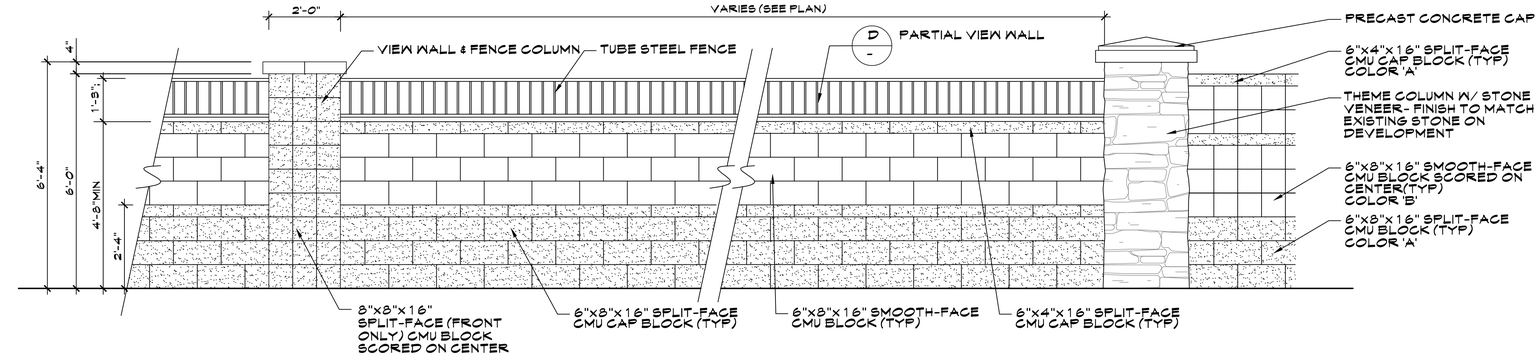
5. MOCK WALL TO BE CONSTRUCTED SHOWING SPECIFIED PAINT COLORS AND ANY ALTERNATES PROVIDED BY THE OWNER.



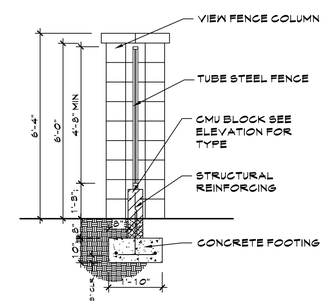
B PROJECT THEME WALL



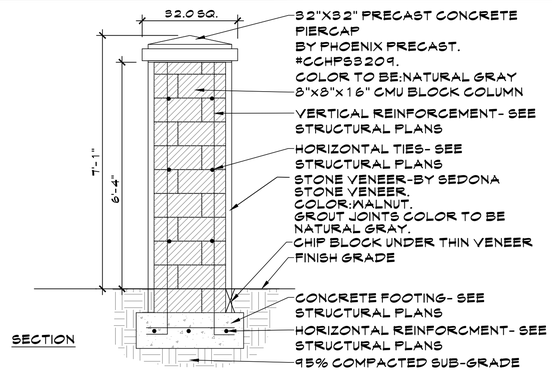
SCALE: 1/2" = 1'-0"



C PARTIAL VIEW WALL

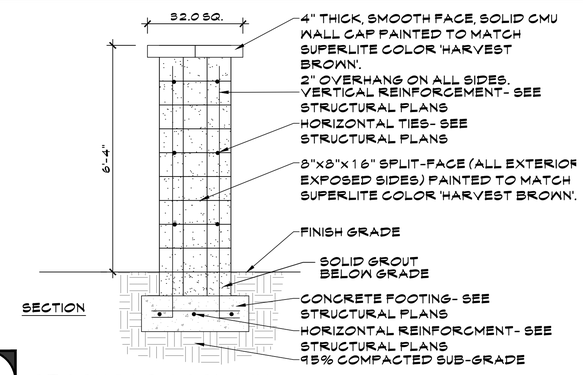


SCALE: 1/2" = 1'-0"



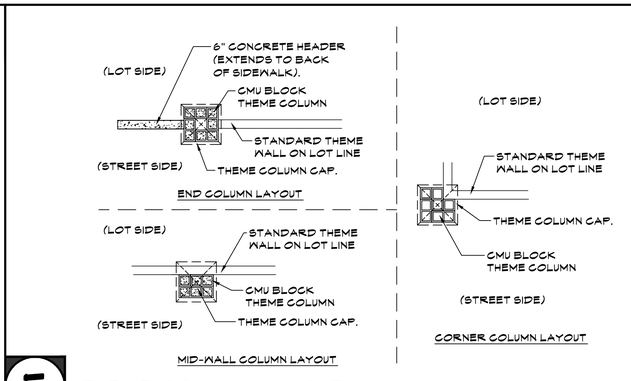
D THEME COLUMN

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



E SECONDARY COLUMN

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



F THEME COLUMN LAYOUT

The McGough Group
Landscape Architecture
Urban Design · Site Imaging
Parks and Recreation
11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028
602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Registered Landscape Architect
27932
TIMOTHY J. McGOUGH
Date 4-18-18
Expires: 6-30-2018

HARDSCAPE DETAILS
ZANJERO TRAILS - PHASE 2
PARCEL 11B - PHASE 1
SWC OF 189TH AVE. AND SIERRA STREET
SURPRISE, ARIZONA

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

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

JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: NA
CHECKED BY: TM

REVISIONS:

SHEET NO.
L 5.1
24 OF 26

ZANJERO TRAILS PHASE 2 – PARCEL 11B
ALTERNATIVE ASSURANCE AGREEMENT

This Zanjero Trails Phase 2 – Parcel 11B Alternative Assurance Agreement ("Agreement") is dated as of this 12th day of July, 2018 (the "Effective Date") by and between the City of Surprise, Arizona, an Arizona municipal corporation (the "City"), and Land Solutions Cactus, LLC, an Arizona limited liability company ("Developer"). The City and Developer may be individually referred to as a "Party" or collectively as the "Parties."

RECITALS

WHEREAS, Surprise Municipal Code, Chapter 121, Article V and Section121-63(a)(10) in effect in 2008, required an applicant for approval of a final plat to provide a performance bond, irrevocable letter of credit, funds in escrow, or other equivalent financial guarantee to the City, prior to recording a final plat approved by the City Council, in an amount equal to one hundred percent (125%) of the cost of the labor and materials necessary to complete satisfactory construction, installation, and dedication of the required street, utility, drainage and other improvements, including any portions of such improvements which are located upon individual lots; and

WHEREAS, as an alternative to the posting of financial assurances, Surprise Municipal Code, Section 121-63(e), in effect in 2008, allowed the City Council to approve a final plat, but withhold recordation of the final plat until completion and acceptance of all required infrastructure improvements, as follows:

> **Alternate Approval Procedure**. As an alternate procedure and at the request of the subdivider, the City Council may approve a final plat and instruct the Community Development Director to withhold the approved final plat from recording for a period of time to allow the subdivider to install all of the required public improvements according to the plans and specifications approved by the City Engineer. This procedure, when approved by the Council, shall be in lieu of the guarantees for installation of improvements as set forth in subsection (a) (10) of Section 121-63. An executed standard contract as approved by the City Attorney regarding installation of improvements shall be submitted with the final plat. The contract shall require that all improvements be completed no later than twelve months from the date the final plat was approved by the City Council and that no lot may be sold. When the completed improvements are inspected and approved by the City Engineer, the plat shall be recorded by the Community Development Director, and the sale of lots may proceed according to the approved and recorded plat, provided that a one-year warranty shall be submitted covering the completed improvements.

WHEREAS, the Parties desire to enter into this Agreement for the purpose of allowing Developer, as an alternative to posting financial assurances, to construct and install all of the required infrastructure improvements within twelve (12) months of the date of this Agreement, after approval of a final plat by the City Council but before recordation of the final plat.

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

SPECIAL TERMS AND CONDITIONS

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

   Zanjero Trails – Phase 2, Parcel 11B – Phase 1 Grading Plans
   Zanjero Trails – Phase 2, Parcel 11B – Phase 1 Paving Plans
   Zanjero Trails – Phase 2, Parcel 11B – Phase 1 Sewer Plans
   Zanjero Trails – Phase 2, Parcel 11B – Phase 1 Water Plans
   Zanjero Trails – Phase 2, Parcel 11B – Phase 1 Storm Water Management Plans
   Zanjero Trails – Phase 2, Parcel 11B – Phase 1 Landscape Plans
   Zanjero Trails – Phase 2, Parcel 11B – Phase 1 Streetlight Plans
   Zanjero Trails – Phase 2, Parcel 11B – Phase 2 Grading Plans
   Zanjero Trails – Phase 2, Parcel 11B – Phase 2 Paving Plans
   Zanjero Trails – Phase 2, Parcel 11B – Phase 2 Sewer Plans
   Zanjero Trails – Phase 2, Parcel 11B – Phase 2 Water Plans
   Zanjero Trails – Phase 2, Parcel 11B – Phase 2 Storm Water Management Plans
   Zanjero Trails – Phase 2, Parcel 11B – Phase 2 Landscape Plans
   Zanjero Trails – Phase 2, Parcel 11B – Phase 2 Streetlight Plans
   Zanjero Trails – Phase 2, Parcel 11B – Phase 2 Site Electrical Plans
   Zanjero Trails – Phase 2, Parcel 11B – Phase 3 Grading Plans
   Zanjero Trails – Phase 2, Parcel 11B – Phase 3 Paving Plans
   Zanjero Trails – Phase 2, Parcel 11B – Phase 3 Sewer Plans
   Zanjero Trails – Phase 2, Parcel 11B – Phase 3 Water Plans
   Zanjero Trails – Phase 2, Parcel 11B – Phase 3 Storm Water Management Plans
   Zanjero Trails – Phase 2, Parcel 11B – Phase 3 Landscape Plans
   Zanjero Trails – Phase 2, Parcel 11B – Phase 3 Streetlight Plans

2. If Developer elects to not provide acceptable financial assurances after approval of the final plat by the City Council, as permitted by Surprise Municipal Code, Chapter 121, Article V and Section 121-63(a)(10), in effect in 2008, Developer shall complete satisfactory construction, installation, and dedication of the Improvements within twelve (12) months of the Effective Date of this Agreement as a precondition to recordation of the final plat. The final plat shall become null and void and of no force or effect if the Improvements have not been constructed and approved by the City Engineer within twelve (12) months of the Effective Date.

3. If Developer elects to not provide acceptable financial assurances after approval of the final plat by the City Council, as permitted by Surprise Municipal Code, Chapter 121, Article V Section 121-63(a)(10), in effect in 2008, no individual lots may be sold to the general public until the Improvements are completed and approved by the City Engineer.

Sales, assignments, or transfers of lots to related entities of Developer, other developers, homebuilders, or investors shall be permitted.

4. If Developer elects to not provide acceptable financial assurances after approval of the final plat by the City Council, as permitted by Surprise Municipal Code, Chapter 121, Article V, Section 121-63(a)(10), in effect in 2008, after the completed Improvements have been inspected and approved by the City Engineer, the final plat shall be recorded by the Community Development Director in a timely manner, and the sale of lots may proceed according to the approved and recorded plat, provided that a one-year warranty shall be submitted covering the applicable Improvements during the warranty period.

5. If Developer should elect to post financial assurances as required by Surprise Municipal Code, Chapter 121, Article V, Section 121-63(a)(10) in effect in 2008, the Community Development Director shall record the final plat in a timely manner as permitted by Surprise Municipal Code, Chapter 121, Section 121-63(a)(10), in effect in 2008, and the sale of lots may proceed according to the approved and recorded plat.

GENERAL TERMS AND CONDITIONS

6. Developer hereby waives and releases the City from any and all claims under A.R.S. §12-1134, *et seq.,* including any right to compensation for reduction in the fair market value of the real property that is the subject of this Agreement (Zanjero Trails Phase 2 – Parcel 11B), as a result of the City's approval of this Agreement. The terms of this waiver shall run with the land and shall be binding upon all subsequent landowners and shall survive the expiration or other termination of this Agreement.

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

8. The provisions of this Agreement are binding upon and shall inure to the benefit and burden of the Parties and all of their successors in interest and assigns. Developer shall provide the City with at least ten (10) business days' written notice in the event that title to all or any part of the Zanjero Trails Phase 2 – Parcel 11B is conveyed or otherwise transferred to a third party that is not related to or an affiliate of Developer. Upon the conveyance of all or a portion of Zanjero Trails Phase 2 – Parcel 11B, by Developer or its successors in title, Developer or its successor shall automatically be released from further obligations with regard to such portion of the subdivision, but its successor in title shall be bound thereby.

9. This Agreement constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof and all prior and contemporaneous agreements, representations,

negotiations and understandings of the parties hereto, oral or written, are hereby superseded and merged herein.

10. Upon recordation of the final plat, this Agreement will automatically terminate, and the condition of title for lots within the final plat will no longer be subject to the obligations imposed by this Agreement. The City will execute and record a "Notice of Termination" to terminate this Agreement and release all parties of future liability and obligation related to this Agreement.

11. The laws of the State of Arizona shall govern any dispute, controversy, claim or cause of action arising out of or related to this Agreement. The venue for any such dispute shall be Maricopa County, Arizona, and each Party waives the right to object to venue in Maricopa County for any reason. Neither Party shall be entitled to recover any of its attorneys' fees or other costs from the other Party incurred in any such dispute, controversy, claim, or cause of action, but each Party shall bear its own attorneys' fees and costs, whether the same is resolved through arbitration, litigation in a court, or otherwise.

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

CITY OF SURPRISE, an Arizona municipal corporation

By:_____

Sharon R. Wolcott, Mayor

Date:_____

APPROVED AS TO FORM:

_____

City Attorney

ATTESTED:

_____

City Clerk

Developer: Land Solutions Cactus, LLC, an Arizona limited liability company

By: _____

Its: Member

Date: 7/12/18

STATE OF ARIZONA)
) ss.
County of Maricopa)

This instrument was acknowledged before me on July 12, 2018, by DAVID MAGUIRE, MEMBER of Land Solutions Cactus, LLC, an Arizona limited liability company, on behalf of the company.

STEPHANIE A ZAMENICK
NOTARY PUBLIC, ARIZONA
MARICOPA COUNTY
My Commission Expires
June 09, 2020

_____
Notary Public

My Commission Expires:

June 09, 2020

SURPRISE
ARIZONA

ZANJERO TRAILS
PARCEL 11B

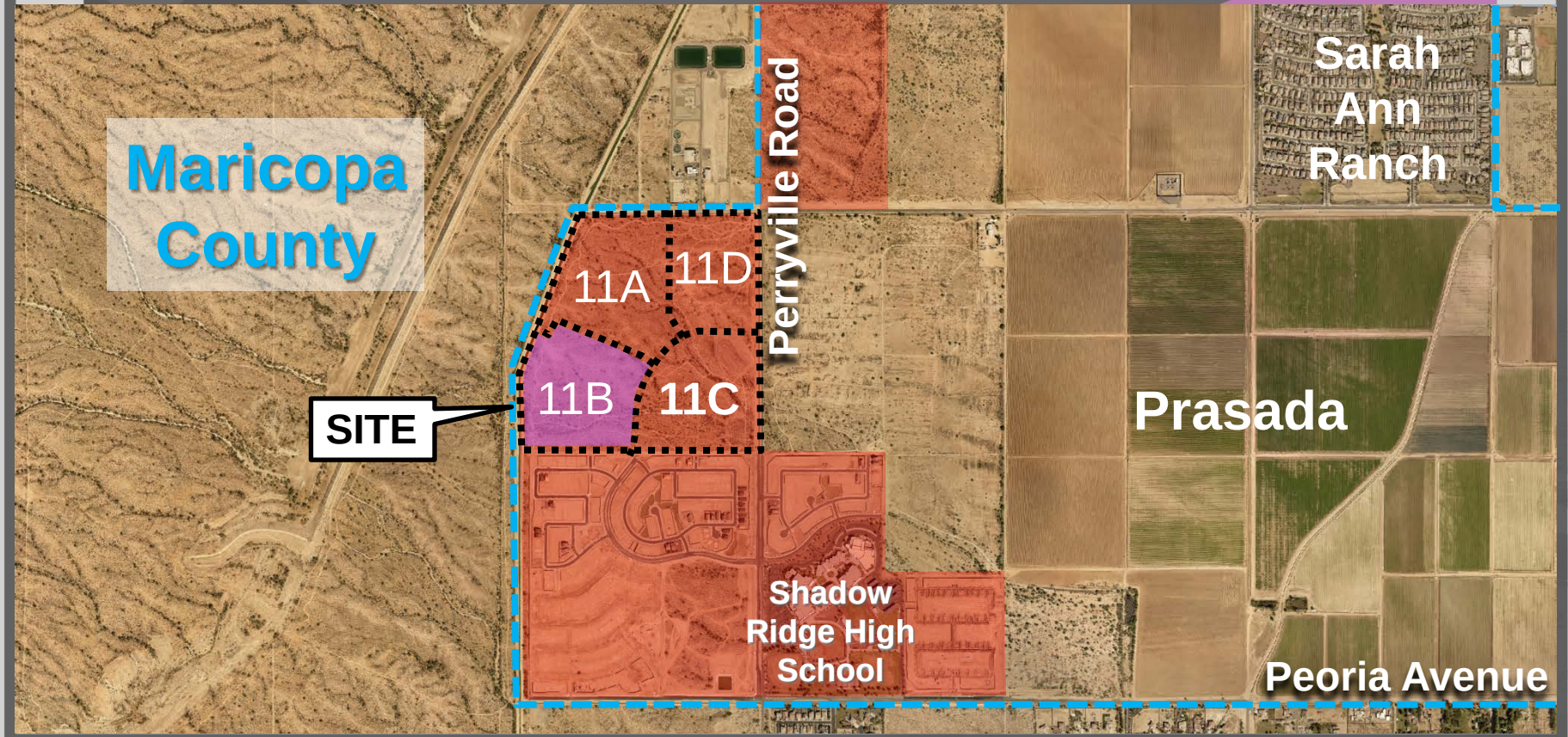
Final Plat – City Council – August 7, 2018

VICINITY MAP

Zanjero Trails Parcel 11B
FS17-450

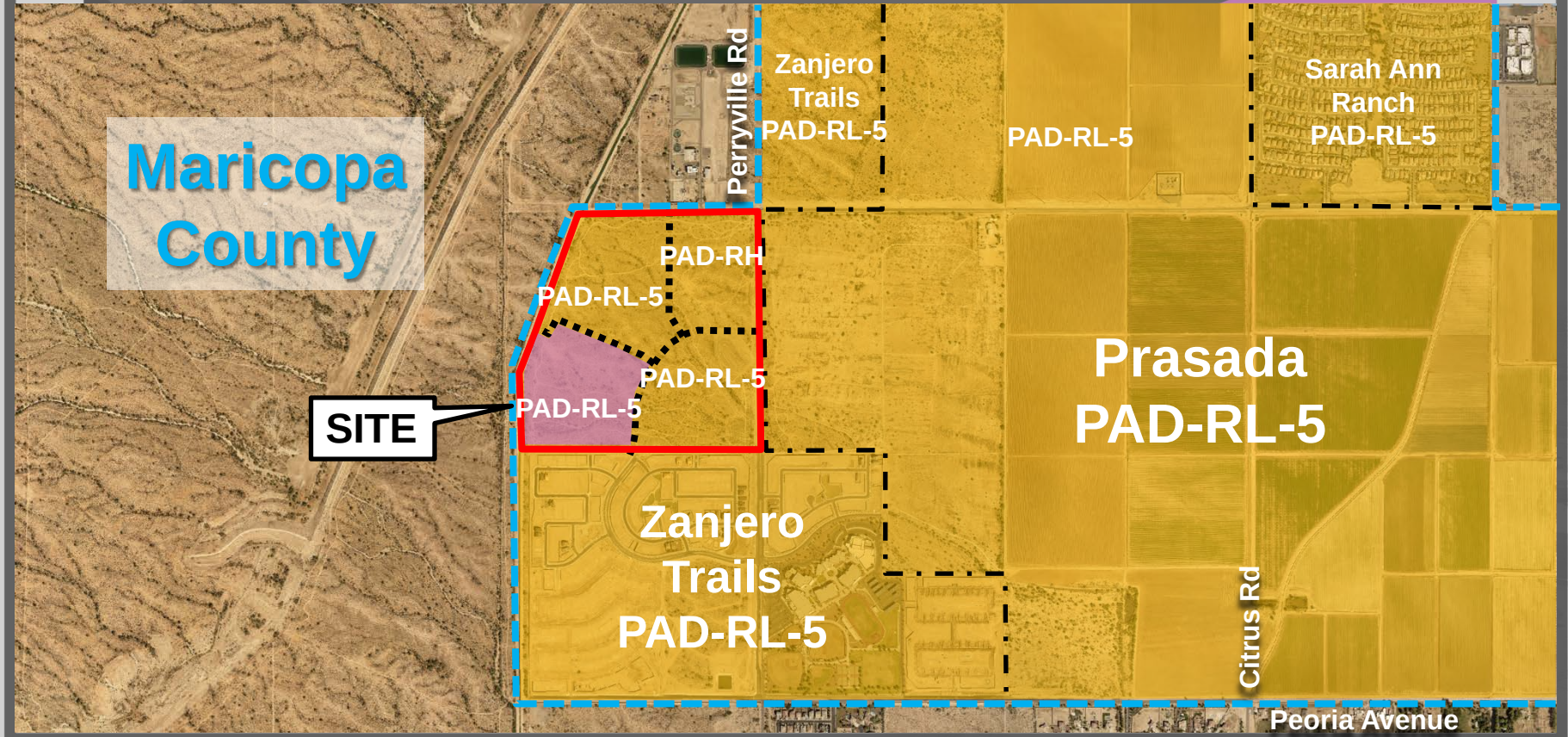
VICINITY MAP

Zanjero Trails Parcel 11B
FS17-450



ZONING MAP

Zanjero Trails Parcel 11B
FS17-450



FINAL PLAT

LEGAL DESCRIPTION

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

COMMENCING AT A FOUND CITY OF SURPRISE BRASS CAP (2011) ACCEPTED AS THE EAST QUARTER CORNER OF SAID SECTION 21 FROM WHICH A FOUND CITY OF SURPRISE BRASS CAP (2011) ACCEPTED AS THE NORTHEAST CORNER THEREOF BEARS NORTH 00°20'07" EAST, 2637.05 FEET;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, NORTH 89°42'50" WEST, 1382.03 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 89°42'50" WEST, 1180.48 FEET TO A POINT 75.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, BEING ON THE EAST RIGHT-OF-WAY LINE OF THE BEARDSLEY CANAL AS RECORDED IN BOOK 584, PAGE 18, OFFICE OF THE MARICOPA COUNTY RECORDER;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 00°22'03" EAST, 783.37 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, SOUTH 88°29'13" EAST, 21.57 FEET TO A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 461.68 FEET, THE CENTER OF WHICH BEARS SOUTH 88°29'13" EAST;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, AND NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°03'37", AN ARC LENGTH OF 153.59 FEET TO A TANGENT LINE;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 20°34'24" EAST, 434.43 FEET;

THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 69°25'36" EAST, 155.96 FEET;

THENCE NORTH 20°34'24" EAST, 97.00 FEET;

THENCE NORTH 54°28'05" EAST, 32.94 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 55.00 FEET, THE CENTER OF WHICH BEARS NORTH 54°28'05" EAST;

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°14'10", AN ARC LENGTH OF 49.18 FEET TO A REVERSE CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 55.00 FEET;
THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°20'29", AN ARC LENGTH OF 16.65 FEET TO A TANGENT LINE;

THENCE SOUTH 69°25'36" EAST, 495.80 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 372.50 FEET;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°49'26", AN ARC LENGTH OF 37.86 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 17°18'20" EAST, 22.60 FEET;

THENCE SOUTH 62°41'06" EAST, 65.00 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 972.50 FEET, THE CENTER OF WHICH BEARS SOUTH 62°41'06" EAST;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°58'56", AN ARC LENGTH OF 33.64 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 69°25'36" EAST, 348.09 FEET;

THENCE SOUTH 54°36'03" EAST, 167.04 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 765.00 FEET, THE CENTER OF WHICH BEARS SOUTH 54°36'03" EAST;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°18'22", AN ARC LENGTH OF 84.20 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 72°09'51" WEST, 23.15 FEET;

THENCE NORTH 64°09'56" WEST, 3.21 FEET;

THENCE SOUTH 25°50'04" WEST, 55.00 FEET;

THENCE SOUTH 64°09'56" EAST, 3.21 FEET;

THENCE SOUTH 20°28'43" EAST, 23.15 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 765.00 FEET, THE CENTER OF WHICH BEARS SOUTH 67°25'36" EAST;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°24'48", AN ARC LENGTH OF 18.87 FEET TO A TANGENT LINE;

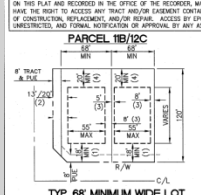
THENCE SOUTH 21°09'46" WEST, 223.80 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 640.00 FEET;

THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°49'39", AN ARC LENGTH OF 232.65 FEET TO A TANGENT LINE;

THENCE SOUTH 00°20'07" WEST, 156.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 485.00 FEET;

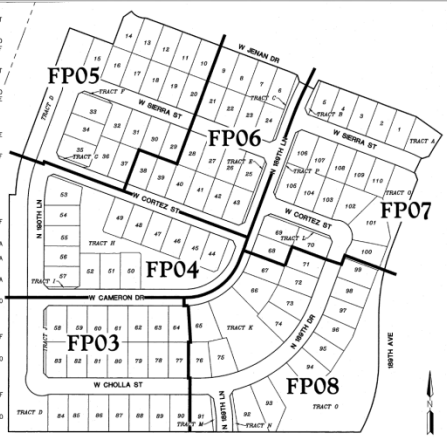
THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°51'56", AN ARC LENGTH OF 244.34 TO THE POINT OF BEGINNING.

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



TYP. 68' MINIMUM WIDE LOT AND SETBACKS DETAIL

SCALE: N.T.S.



SHEET INDEX MAP

N.T.S.

LOT TABLE							
LOT NO.	AREA (SQ/FT)	LOT NO.	AREA (SQ/FT)	LOT NO.	AREA (SQ/FT)	LOT NO.	AREA (SQ/FT)
LOT : 1	8225	LOT : 16	8160	LOT : 31	8194	LOT : 46	8160
LOT : 2	8160	LOT : 17	8160	LOT : 32	8294	LOT : 47	8160
LOT : 3	8160	LOT : 18	8160	LOT : 33	8964	LOT : 48	8160
LOT : 4	8160	LOT : 19	8160	LOT : 34	9000	LOT : 49	8352
LOT : 5	8160	LOT : 20	8160	LOT : 35	8964	LOT : 50	8351
LOT : 6	8728	LOT : 21	8160	LOT : 36	8294	LOT : 51	8160
LOT : 7	8500	LOT : 22	8160	LOT : 37	8194	LOT : 52	8260
LOT : 8	8500	LOT : 23	8160	LOT : 38	8194	LOT : 53	9983
LOT : 9	8500	LOT : 24	8368	LOT : 39	8194	LOT : 54	8177
LOT : 10	8500	LOT : 25	8403	LOT : 40	8194	LOT : 55	8160
LOT : 11	8500	LOT : 26	8194	LOT : 41	8194	LOT : 56	8160
LOT : 12	8500	LOT : 27	8194	LOT : 42	8194	LOT : 57	8124
LOT : 13	8492	LOT : 28	8194	LOT : 43	8403	LOT : 58	8508
LOT : 14	8193	LOT : 29	8194	LOT : 44	8110	LOT : 59	8296
LOT : 15	8367	LOT : 30	8194	LOT : 45	8160	LOT : 60	8296
LOT : 61	8296	LOT : 76	8722	LOT : 91	9235	LOT : 106	8368
LOT : 62	8296	LOT : 77	8160	LOT : 92	12583	LOT : 107	8160
LOT : 63	8296	LOT : 78	8160	LOT : 93	11838	LOT : 108	8160
LOT : 64	8632	LOT : 79	8160	LOT : 94	10147	LOT : 109	8160
LOT : 65	11303	LOT : 80	8160	LOT : 95	9107	LOT : 110	8160
LOT : 66	11266	LOT : 81	8160	LOT : 96	9052		
LOT : 67	8337	LOT : 82	8160	LOT : 97	8490		
LOT : 68	8296	LOT : 83	8368	LOT : 98	8159		
LOT : 69	8508	LOT : 84	8531	LOT : 99	8160		
LOT : 70	8438	LOT : 85	8530	LOT : 100	9114		
LOT : 71	8228	LOT : 86	8523	LOT : 101	14931		
LOT : 72	8228	LOT : 87	8516	LOT : 102	10744		
LOT : 73	9388	LOT : 88	8509	LOT : 103	8500		
LOT : 74	9769	LOT : 89	8502	LOT : 104	8500		
LOT : 75	9341	LOT : 90	8494	LOT : 105	8718		

TOTAL LOT AREA= 948,104 SF OR 21.750 ACRES

TRACT AREA =	310,382.59 SQ. FT. 7.127 ACRES
LOT AREA =	948,104.25 SF OR 21.750 ACRES
RIGHT-OF-WAY =	327,037.23 SQ. FT. 7.508 ACRES
GROSS AREA =	1,585,524.07 SQ. FT. 36.385 ACRES
NET AREA =	1,258,486.84 SQ. FT. 28.877 ACRES (NET = GROSS MINUS RIGHT-OF-WAYS)

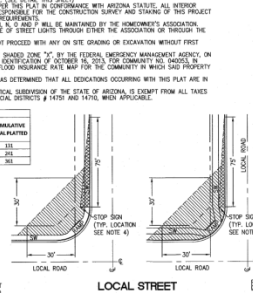
NOTES

1. NO PERMANENT STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN EASEMENTS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF SURPRISE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. ALL STRUCTURES AND LANDSCAPING WITHIN THE 30'x30' VISIBILITY TRIANGLE ALONG THE PROPERTY LINES AT LOT CORNERS SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 30" ABOVE GROUND LEVEL. (SEE DETAIL THIS SHEET)
4. ALL EXTERIOR SUBDIVISION BOUNDARY CORNERS ARE AS SHOWN PER THIS PLAT IN CONFORMANCE WITH ARIZONA STATUTE. ALL INTERIOR CORNERS AND MONUMENTS ARE TO BE SET BY THE SURVEYOR RESPONSIBLE FOR THE CONSTRUCTION SURVEY AND STAKING OF THIS PROJECT AND MUST BE IN CONFORMANCE WITH SAID ARIZONA STATUTORY REQUIREMENTS.
5. ALL COMMON AREAS, TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, AND P, WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
6. PROVISIONS SHALL BE MADE FOR DEVELOPMENT AND MAINTENANCE OF STREET LIGHTS THROUGH EITHER THE ASSOCIATION OR THROUGH THE CREATION OF A STREET LIGHT IMPROVEMENT DISTRICT (S.L.I.D.).
7. THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
8. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE SHADED ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1165L, 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.
9. IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
10. PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS # 14751 AND 14752, WHEN APPLICABLE.

CUMULATIVE PLATTED TOTAL				
PHASE	PARCEL	TOTAL NUMBER OF RESIDENTIAL DWELLING UNITS	FINAL PLAT CASE NUMBER	CUMULATIVE TOTAL PLATTED
2	11A	131	FS17-669	131
	11B	130	FS17-650	261
	11C	130	FS17-633	391

SINGLE FAMILY SETBACK NOTES:

1. FRONT YARD SETBACK MAY BE REDUCED TO 12 FEET FOR HOMES WITH SIDE ENTRY GARAGES OR LIVING FORWARD.
2. A 13 FOOT (SINGLE STORY), 20 FOOT (MULTI STORY) SIDE YARD SETBACK ALONG THE STREET SIDE SHALL BE PROVIDED, INCLUSIVE OF THE LANDSCAPE TRACT.
3. TWO ADJACENT MULTI-STORY HOUSES AND/OR A SINGLE STORY AND MULTI-STORY HOUSE MUST BE SEPARATED BY NOT LESS THAN 13 FEET.
4. THE REAR YARD SETBACK ABUTTING AN ARTERIAL STREET SHALL HAVE A MINIMUM OF 20 FEET FOR SINGLE STORY AND 25 FEET FOR MULTI-STORY MEASURED FROM THE RIGHT-OF-WAY.
5. NON-STRUCTURAL ARCHITECTURAL FEATURES SUCH AS FIREPLACES, BAYWINDOWS, POP-OUTS, OR PATIO COVERS MAY ENCROACH INTO THE REAR SETBACK, PROVIDED HOWEVER, THAT A PATIO COVER MAY NOT ENCROACH MORE THAN 10 FEET INTO THE REAR SETBACK.



LOCAL STREET SIGHT VISIBILITY TRIANGLES

CUMULATIVE LAND USE BUDGET TABLE:

(SEE SHEET 6)

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	0.2308	COMMON AREA, DRAINAGE, PUBLIC MULTI-USE NONMOTORIZED TRAIL EASEMENT
TRACT B	0.0378	COMMON AREA, DRAINAGE
TRACT C	0.0491	COMMON AREA, DRAINAGE
TRACT D	2.0831	COMMON AREA, DRAINAGE
TRACT E	0.0359	COMMON AREA, DRAINAGE
TRACT F	0.0176	COMMON AREA, DRAINAGE
TRACT G	0.0176	COMMON AREA, DRAINAGE
TRACT H	1.2458	COMMON AREA, DRAINAGE
TRACT I	0.0176	COMMON AREA, DRAINAGE
TRACT J	0.0400	COMMON AREA, DRAINAGE
TRACT K	0.8121	COMMON AREA, DRAINAGE
TRACT L	0.0402	COMMON AREA, DRAINAGE
TRACT M	0.0314	COMMON AREA, DRAINAGE
TRACT N	0.0352	COMMON AREA, DRAINAGE
TRACT O	2.3866	COMMON AREA, DRAINAGE
TRACT P	0.0406	COMMON AREA, DRAINAGE

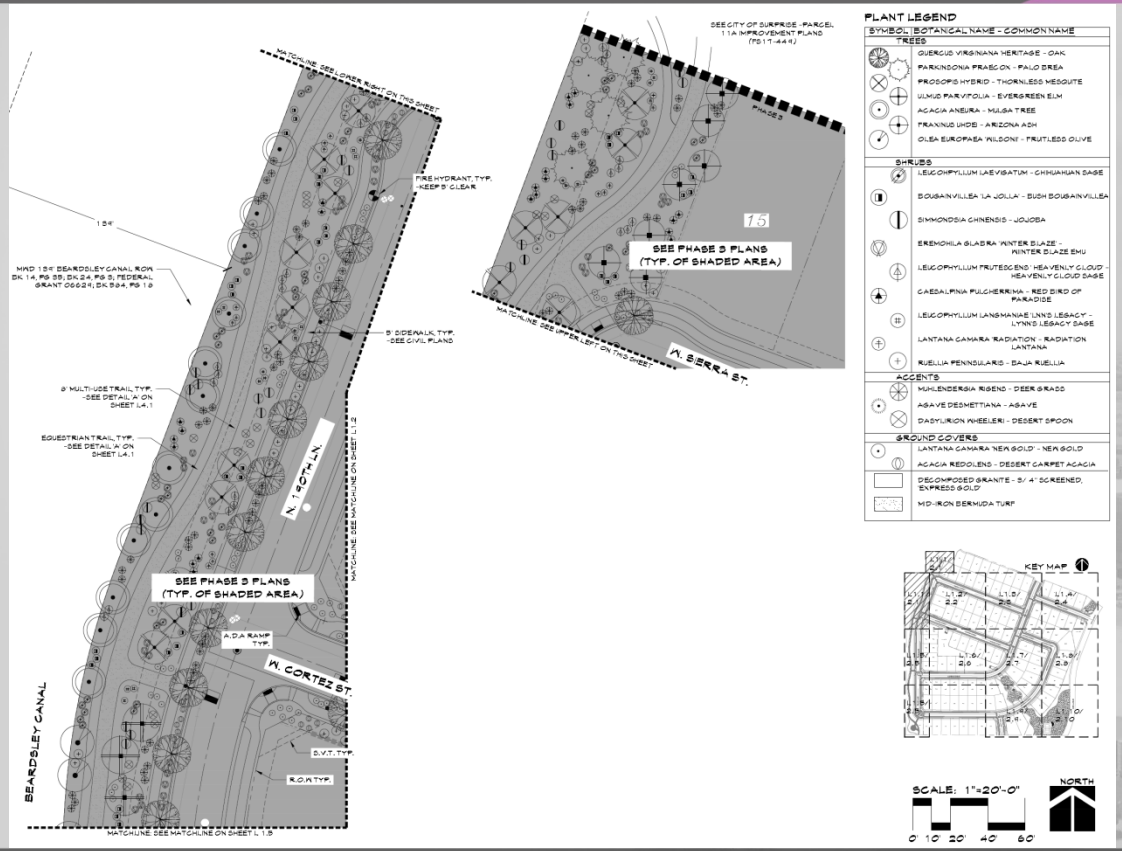
SIGHT VISIBILITY TRIANGLES NOTES:

1. SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS, BUT EXCLUDING TREES OVER 30 INCHES IN HEIGHT SHALL NOT BE PERMITTED WITHIN THE RESTRICTED AREAS.
2. PLANTING WITHIN THE R/W IN VIEW EASEMENTS SHALL BE PER THE APPROVED TYPES AND DIMENSIONS AND SHALL NOT ENCROACH WITHIN THE SIGHT TRIANGLE PER AASHTO GUIDELINES.
3. TREES ARE PERMITTED WITHIN THE RESTRICTED AREAS PROVIDED:
   a. NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 30 INCHES OR BELOW 84 INCHES ARE PERMITTED.
   b. TREES SHALL NOT OBSTRUCT MORE THAN 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS PRESENT.
4. STOP SIGN SHALL BE INSTALLED AT 2' MINIMUM BEHIND BACK OF CURB.

1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS AND/OR AMENITIES.
2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.
3. TOTAL OPEN SPACE 310,382.59 SQ. FT. OR 7.127 ACRES
4. THE USES SHOWN IN THE TRACT TABLE ABOVE DO NOT INTEND TO GRANT EASEMENTS THAT ARE BLANKET IN NATURE OVER THE ENTIRE TRACT.

© Copyright HILGARTNER, 2018 This document is the sole property of HILGARTNER.

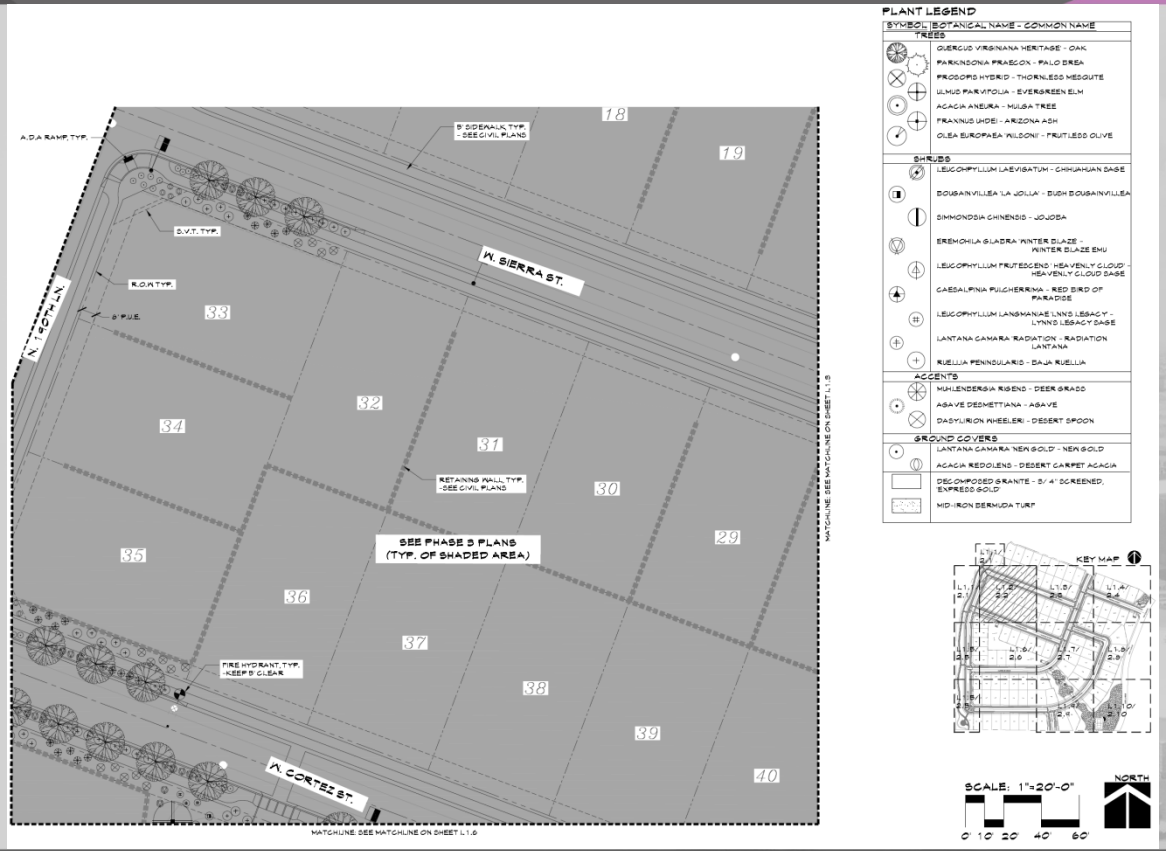
LANDSCAPE



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA HERITAGE - OAK
	PARKINSONIA FRASCON - PALO BREA
	PROSOPIS HYBRID - THORNLESS MESQUITE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	ACACIA ANEURA - MULGA TREE
	FRAXINUS UHDEI - ARIZONA ASH
	OLEA EUROPAEA WILSONII - FRUITLESS OLIVE
SHRUBS	
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLEA LA JOLLA - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOPHILA GLABRA 'WINTER BLAZE' - WINTER BLAZE EMU
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENNISULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 3/4" SCREENED, 'EXPRESS GOLD'
	MD-IRON BERMUDA TURF

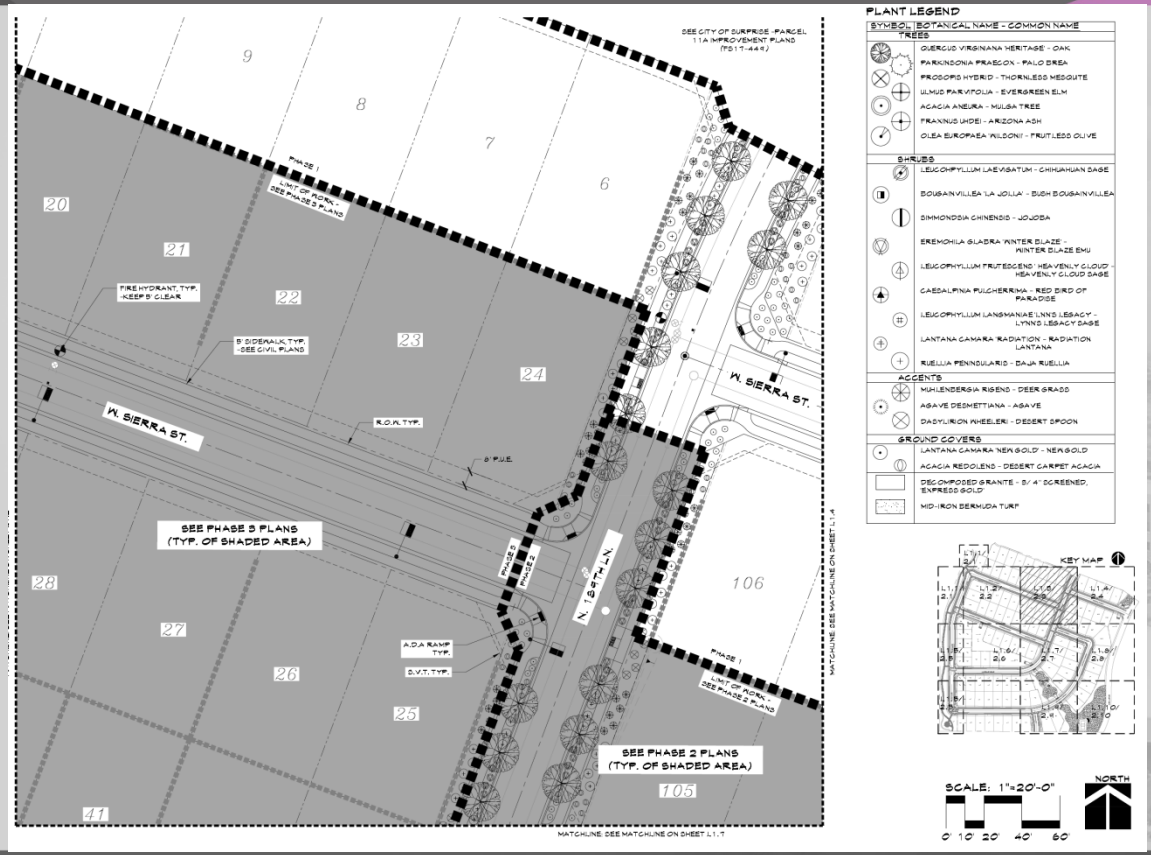
LANDSCAPE



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA HERITAGE - OAK
	PARKINSONIA FRAECOX - PALO BREA
	PROSOPIS HYBRID - THORNLESS MESQUITE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	ACACIA ANEURA - MULGA TREE
	FRAXINUS UHDEI - ARIZONA ASH
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS	
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLEA 'LA JOLLA' - BUDH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOPHILA GLABRA 'WINTER BLAZE' - WINTER BLAZE EMU
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 3/4" SCREENED, EXPRESS GOLD
	MID-IRON BERMUDA TURF

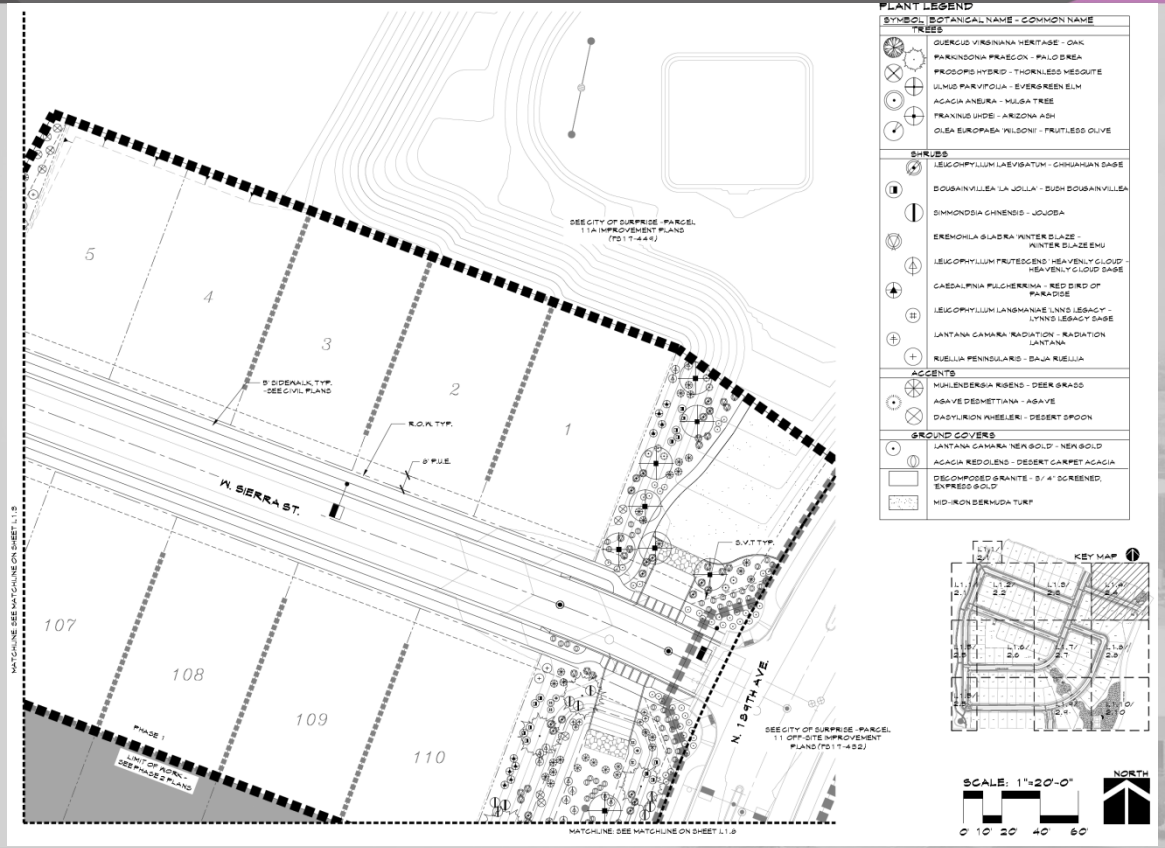
LANDSCAPE



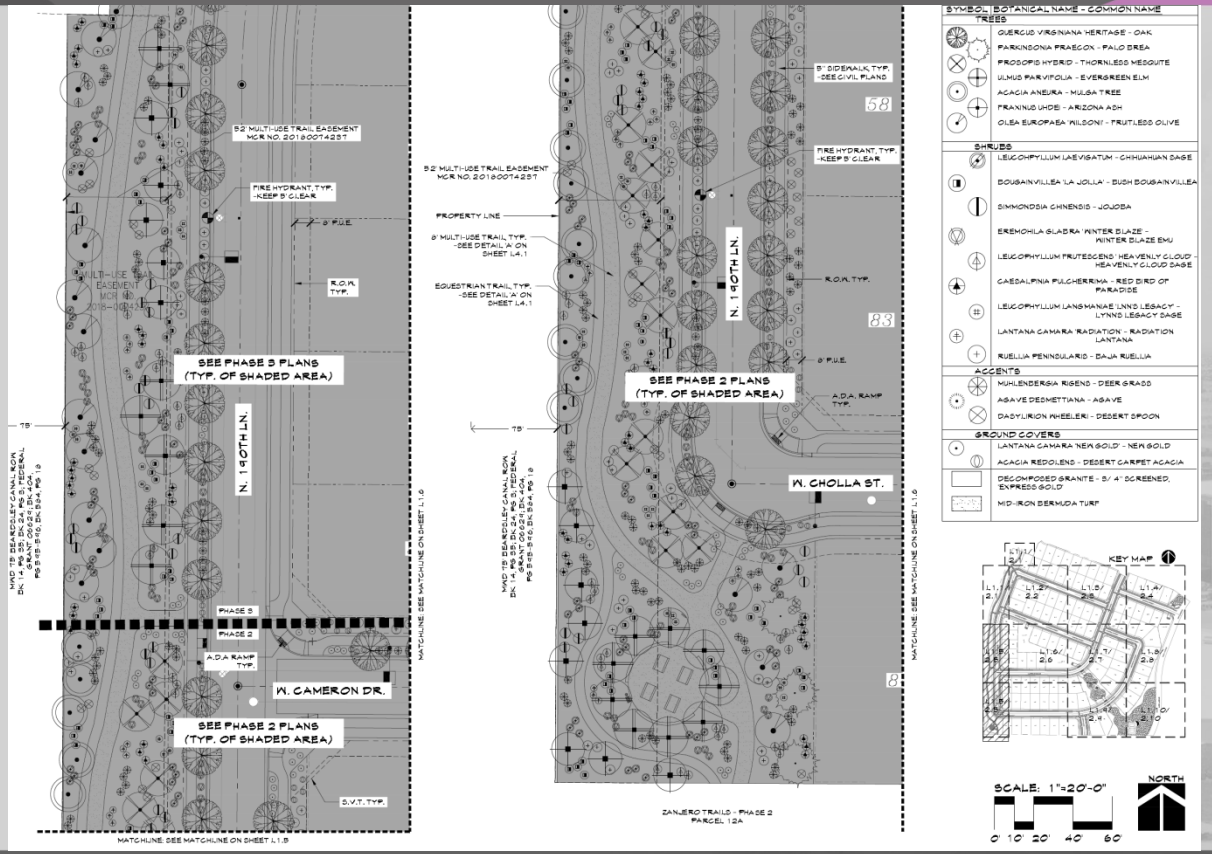
PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
	PARKINSONIA PRAECOX - PALO BREA
	PROSOPIS HYBRID - THORNLESS MESQUITE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	ACACIA ANEURA - MULGA TREE
	FRAXINUS UHDEI - ARIZONA ASH
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS	
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOPHILA GLABRA 'WINTER BLAZE' - WINTER BLAZE EMU
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 3/4" SCREENED, EXPRESS GOLD
	MID-IRON BERMUDA TURF

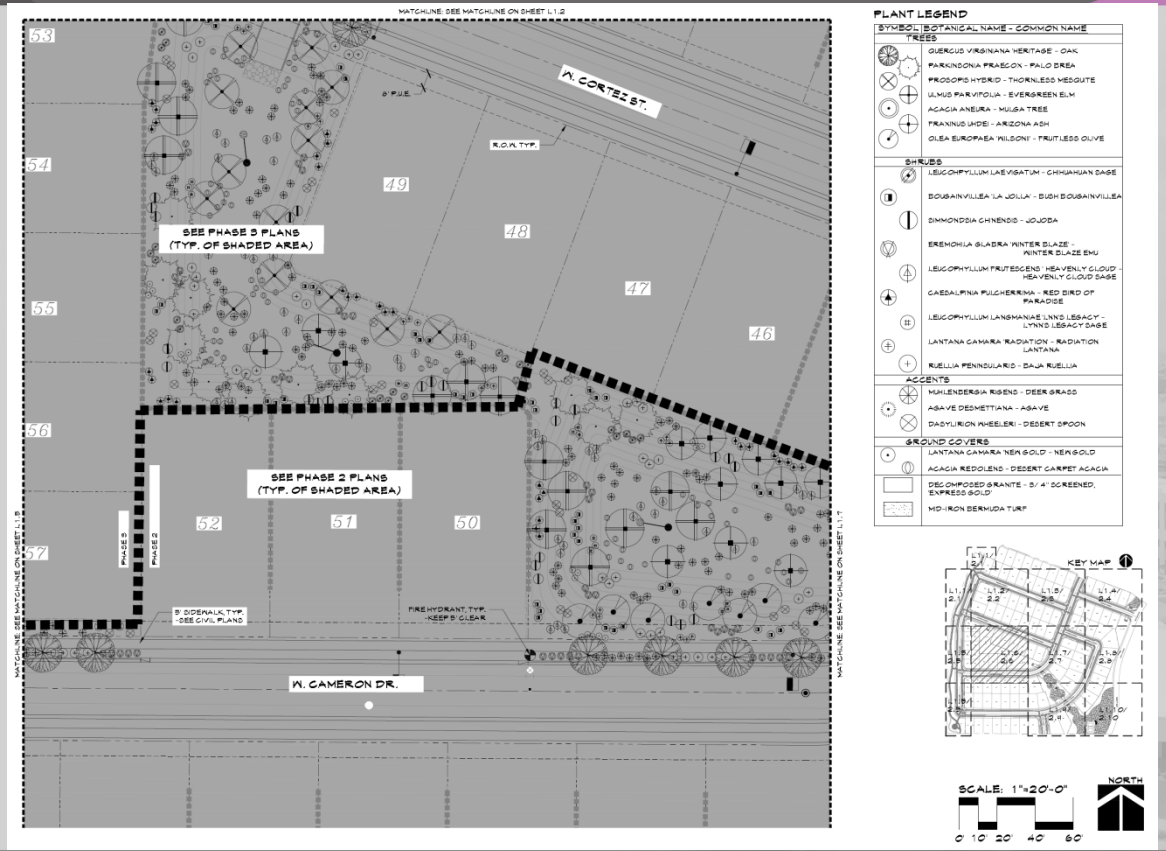
LANDSCAPE


PLANT LEGEND
SYMBOL BOTANICAL NAME - COMMON NAME
TREES
QUERCUS VIRGINIANA HERITAGE - OAK
PARKINSONIA PRAECOX - PALO BREA
PROSOPIS HYBRID - THORNLESS MESQUITE
ULMUS PARVIFOLIA - EVERGREEN ELM
ACACIA ANEURA - MULGA TREE
FRAXINUS UHDEI - ARIZONA ASH
OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS
LEUCOPHYLLUM LAEVISATUM - CHIHUAHUAN SAGE
BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
SIMMONDSIA CHINENSIS - JOJOBA
EREMOPHILA GLABRA 'WINTER BLAZE' - WINTER BLAZE EMU
LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' - LYNN'S LEGACY SAGE
LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
RUELLIA PENINSULARIS - BAJA RUELLIA
ACCENTS
MUHLENBERGIA RIGENS - DEER GRASS
AGAVE DESMETTIANA - AGAVE
DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS
LANTANA CAMARA 'NEW GOLD' - NEW GOLD
ACACIA REDOLENS - DESERT CARPET ACACIA
DECOMPOSED GRANITE - 3/4" SCREENED, 'EXPRESS GOLD'
MID-IRON BERMUDA TURF
SEE CITY OF SURPRISE - PARCEL 11A IMPROVEMENT PLANS (7511-444)
5' SIDEWALK, TYP. - SEE CIVIL PLANS
R.O.W. TYP.
8' P.U.E.
W. SIERRA ST.
N. 197TH AVE.
5' V.T. TYP.
SEE CITY OF SURPRISE - PARCEL 11 OFF-SITE IMPROVEMENT PLANS (7511-452)
PHASE 1
LIMIT OF ACREA - SEE PHASE 2 PLANS
MATCHLINE: SEE MATCHLINE ON SHEET L1.8
MATCHLINE: SEE MATCHLINE ON SHEET L1.8
KEY MAP
SCALE: 1"=20'-0"
0' 10' 20' 40' 80'
NORTH

LANDSCAPE


52' MULTI-USE TRAIL EASEMENT MCR NO. 20180074237
FIRE HYDRANT, TYP. -KEEP 5' CLEAR
5' P.U.E.
R.O.W. TYP.
SEE PHASE 3 PLANS (TYP. OF SHADED AREA)
N. 190TH LN.
75'
PHASE 3
PHASE 2
A.D.A. RAMP TYP.
W. CAMERON DR.
SEE PHASE 2 PLANS (TYP. OF SHADED AREA)
D.V.T. TYP.
MATCHLINE SEE MATCHLINE ON SHEET L1.8
MATCHLINE SEE MATCHLINE ON SHEET L1.6
5' SIDEWALK, TYP. -SEE CIVIL PLANS
58
FIRE HYDRANT, TYP. -KEEP 5' CLEAR
PROPERTY LINE
8' MULTI-USE TRAIL, TYP. -SEE DETAIL 'A' ON SHEET L4.1
EQUESTRIAN TRAIL, TYP. -SEE DETAIL 'A' ON SHEET L4.1
83
SEE PHASE 2 PLANS (TYP. OF SHADED AREA)
W. CHOLLA ST.
ZANJERO TRAILS - PHASE 2 PARCEL 12A
SYMBOL BOTANICAL NAME - COMMON NAME
TREES
QUERCUS VIRGINIANA 'HERITAGE' - OAK
PARKINSONIA PRAECOX - PALO BREA
PROSOPIS HYBRID - THORNLESS MESQUITE
ULMUS PARVIFOLIA - EVERGREEN ELM
ACACIA ANEURA - MULGA TREE
FRAXINUS UHDEI - ARIZONA ASH
OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS
LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
SIMMONDSIA CHINENSIS - JOJOBA
EREMOPHILA GLABRA 'WINTER BLAZE' - WINTER BLAZE EMU
LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' - LYNN'S LEGACY SAGE
LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
RUELLIA PENINSULARIS - BAJA RUELLIA
ACCENTS
MUHLENBERGIA RIGENS - DEER GRASS
AGAVE DESMETTIANA - AGAVE
DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS
LANTANA CAMARA 'NEW GOLD' - NEW GOLD
ACACIA REDOLENS - DESERT CARPET ACACIA
DECOMPOSED GRANITE - 3/4" SCREENED, 'EXPRESS GOLD'
MID-IRON BERMUDA TURF
KEY MAP
SCALE: 1"=20'-0"
0' 10' 20' 40' 60'
NORTH

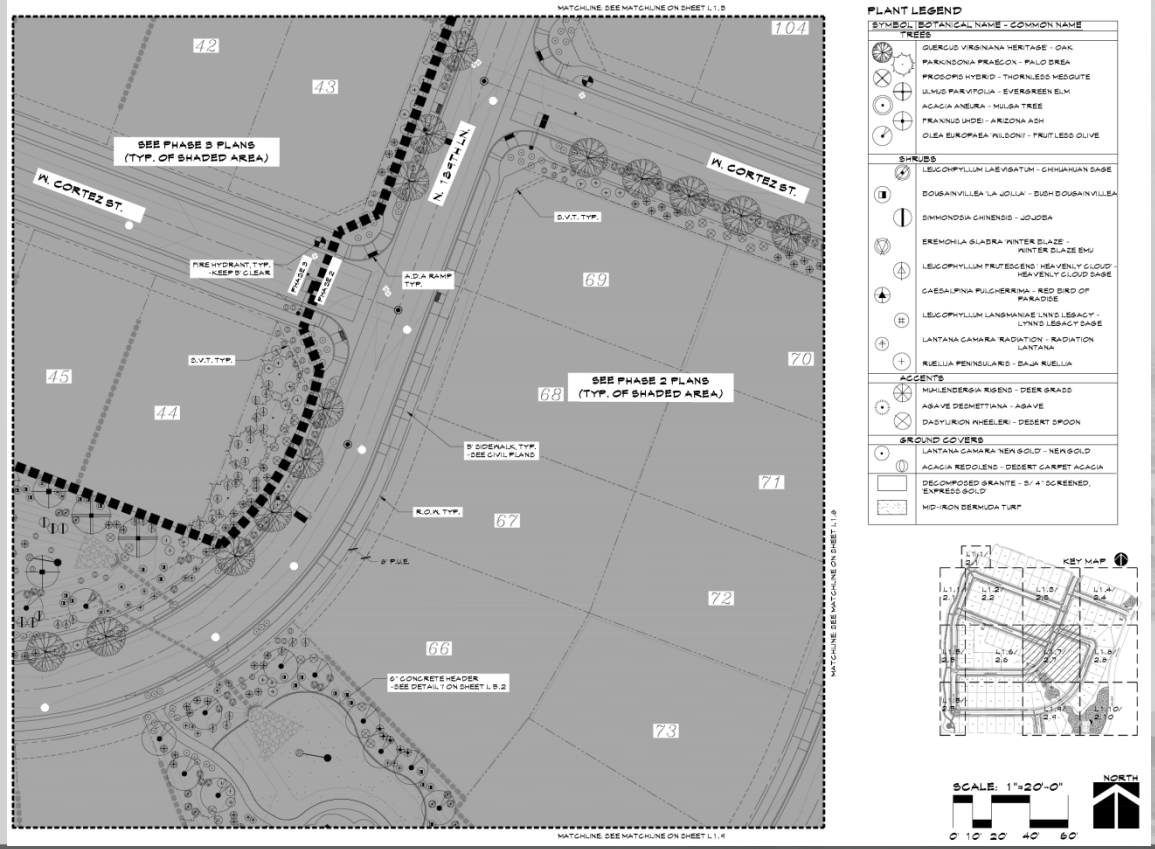
LANDSCAPE



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
	PARKINSONIA PRAECOX - PALO BREA
	PROSOPIS HYBRID - THORNLESS MESQUITE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	ACACIA ANEURA - MULGA TREE
	FRAXINUS UHDEI - ARIZONA ASH
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS	
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOPHILA GLABRA 'WINTER BLAZE' - WINTER BLAZE EMU
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 3/4" SCREENED, 'EXPRESS GOLD'
	MID-IRON BERMUDA TURF

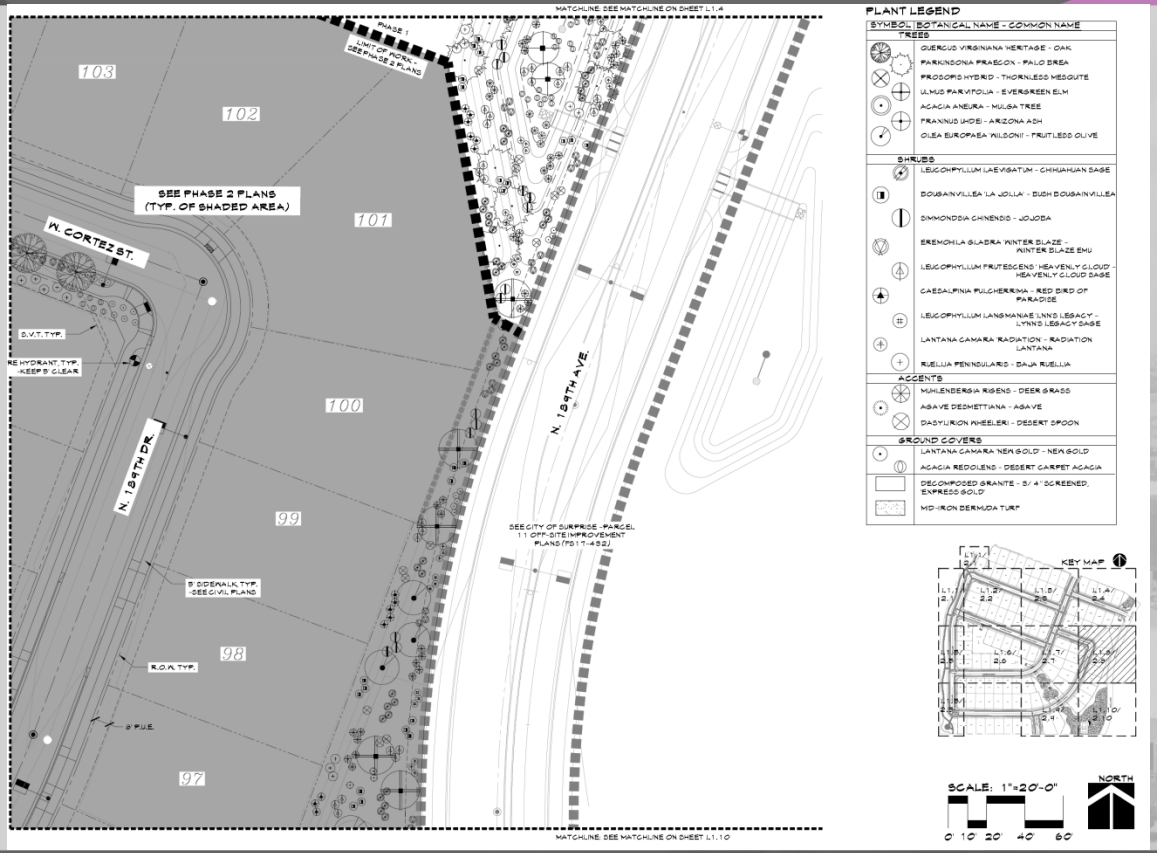
LANDSCAPE



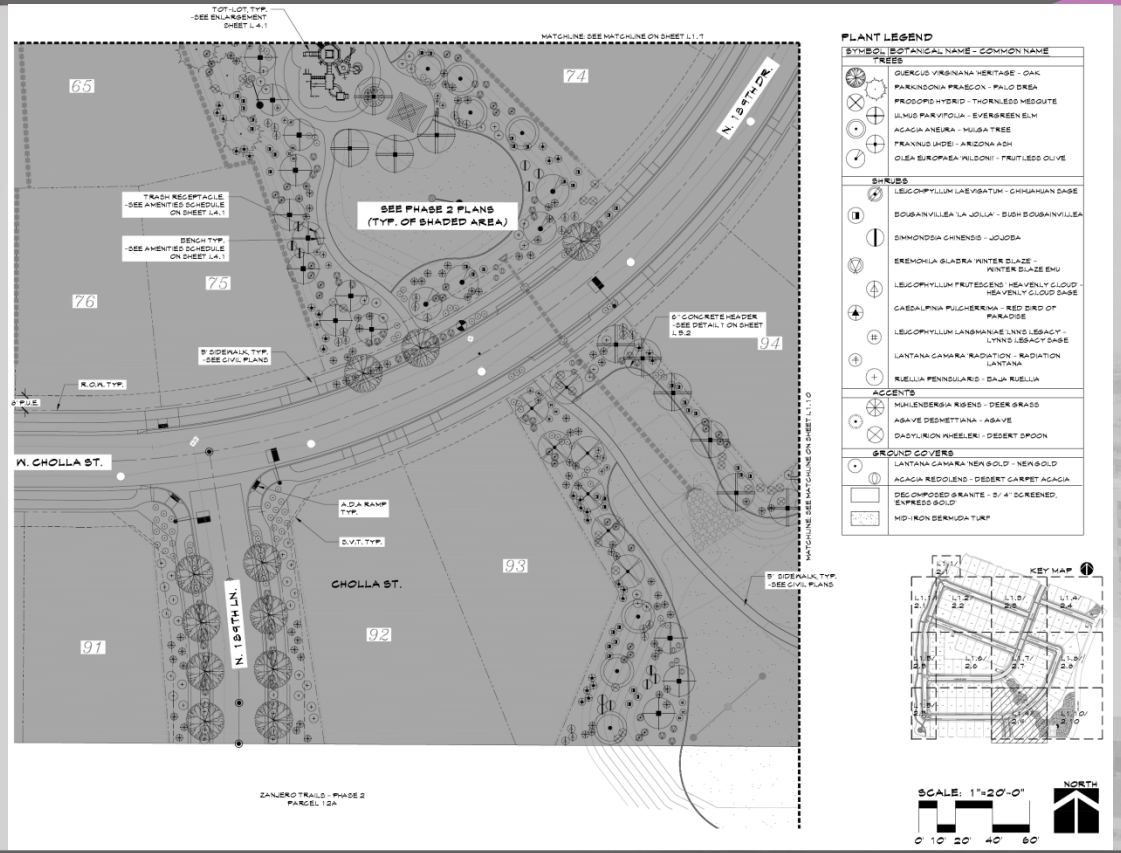
PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
	PARKINSONIA PRAECOX - PALO BREA
	PROSOPIS HYBRID - THORNLESS MESQUITE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	ACACIA ANEURA - MULGA TREE
	FRAXINUS UHDEI - ARIZONA ASH
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS	
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOPHILA GLABRA 'WINTER BLAZE' - WINTER BLAZE EMU
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 3/4" SCREENED, 'EXPRESS GOLD'
	MID-IRON BERMUDA TURF

LANDSCAPE


MATCHLINE SEE MATCHLINE ON SHEET L1.4
PHASE 1
LIMIT OF WORK
SEE PHASE 2 PLANS
103
102
SEE PHASE 2 PLANS
(TYP. OF SHADED AREA)
101
W. CORTEZ ST.
B.V.T. TYP.
RE HYDRANT. TYP.
-KEEP 5' CLEAR
100
N. 194TH DR.
N. 194TH AVE.
SEE CITY OF SURPRISE -PARCEL
11 OFF-SITE IMPROVEMENT
PLANS(7517-432)
99
5' SIDEWALK TYP.
-SEE CIVIL PLANS
98
R.O.W. TYP.
8' P.U.E.
97
MATCHLINE SEE MATCHLINE ON SHEET L1.10
PLANT LEGEND
SYMBOL BOTANICAL NAME - COMMON NAME
TREES
QUERCUS VIRGINIANA 'HERITAGE' - OAK
PARKINSONIA PRAECOX - PALO BREA
PROSOPIS HYBRID - THORNLESS MESQUITE
ULMUS PARVIFOLIA - EVERGREEN ELM
ACACIA ANEURA - MULGA TREE
FRAXINUS UHDEI - ARIZONA ASH
OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS
LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
SIMMONDSIA CHINENSIS - JOJOBA
EREMOPHILA GLABRA 'WINTER BLAZE' -
WINTER BLAZE EMU
LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD' -
HEAVENLY CLOUD SAGE
CAESALPINIA PULCHERRIMA - RED BIRD OF
PARADISE
LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' -
LYNN'S LEGACY SAGE
LANTANA CAMARA 'RADIATION' - RADIATION
LANTANA
RUELLIA PENINSULARIS - BAJA RUELLIA
ACCENTS
MUHLENBERGIA RIGENS - DEER GRASS
AGAVE DESMETTIANA - AGAVE
DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS
LANTANA CAMARA 'NEW GOLD' - NEW GOLD
ACACIA REDOLENS - DESERT CARPET ACACIA
DECOMPOSED GRANITE - 3/4" SCREENED,
"EXPRESS GOLD"
MIDIRON BERMUDA TURF
KEY MAP
SCALE: 1"=20'-0"
0' 10' 20' 40' 60
NORTH

LANDSCAPE



PLANT LEGEND

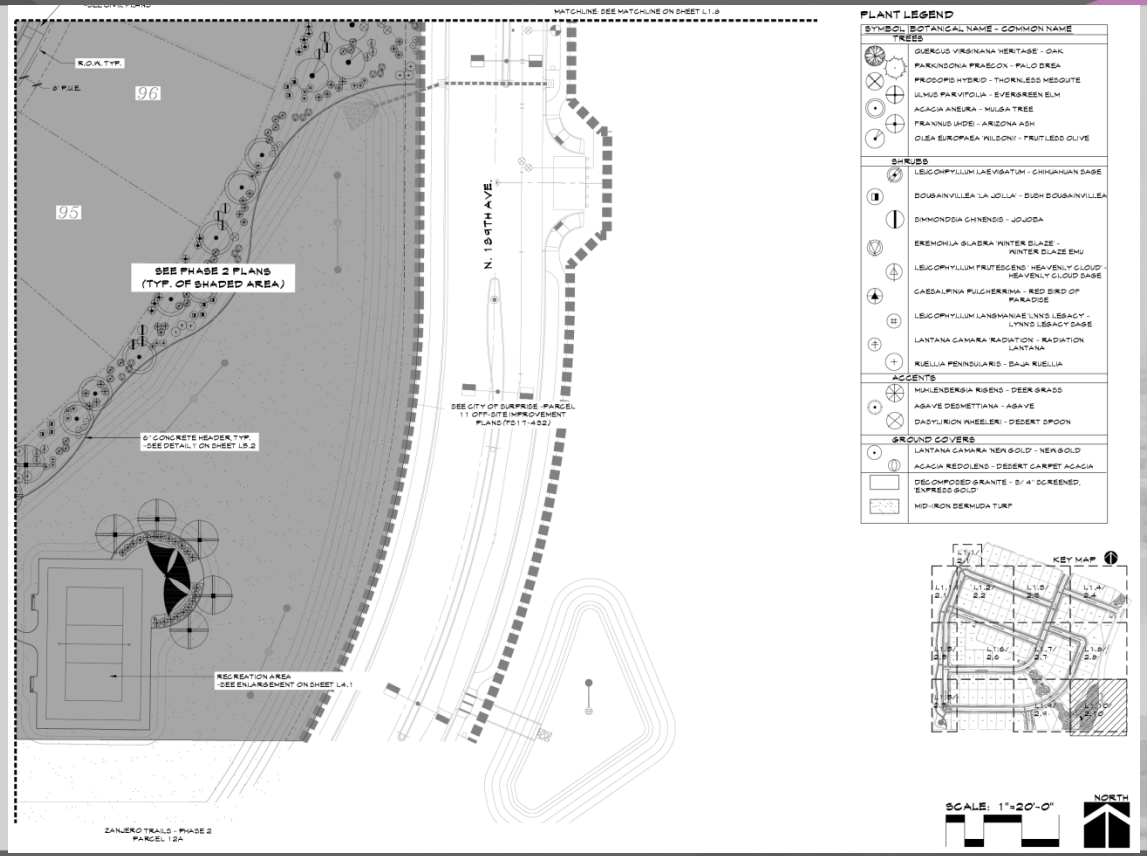
SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
	PARKINSONIA PRAECOX - PALO BREA
	PROSOPIS HYBRID - THORNLESS MESQUITE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	ACACIA ANEURA - MULGA TREE
	FRAXINUS UHDEI - ARIZONA ASH
	OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS	
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOPHILA GLABRA 'WINTER BLAZE' - WINTER BLAZE EMU
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 3/4" SCREENED, 'EXPRESSO GOLD'
	MID-IRON BERMUDA TURF

SCALE: 1"=20'-0"

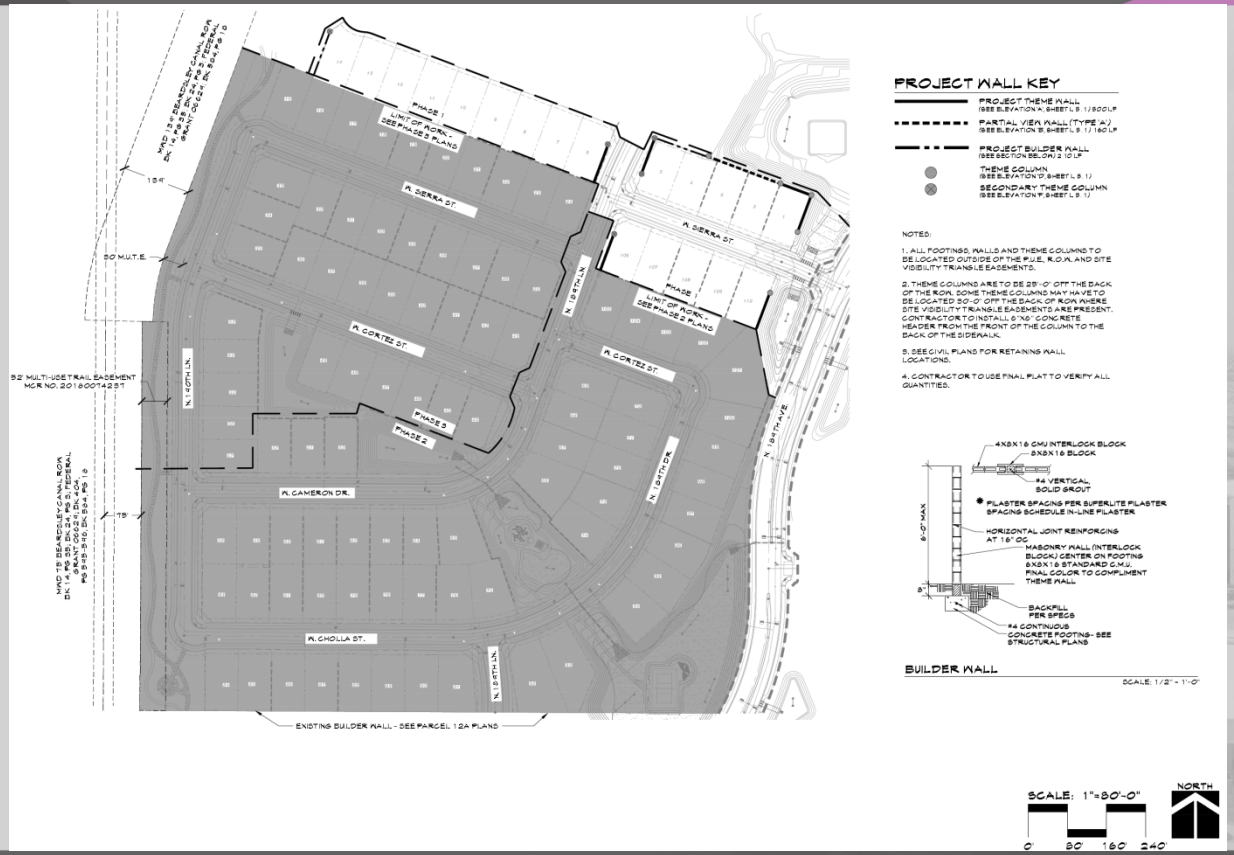
0' 10' 20' 40' 80'

NORTH

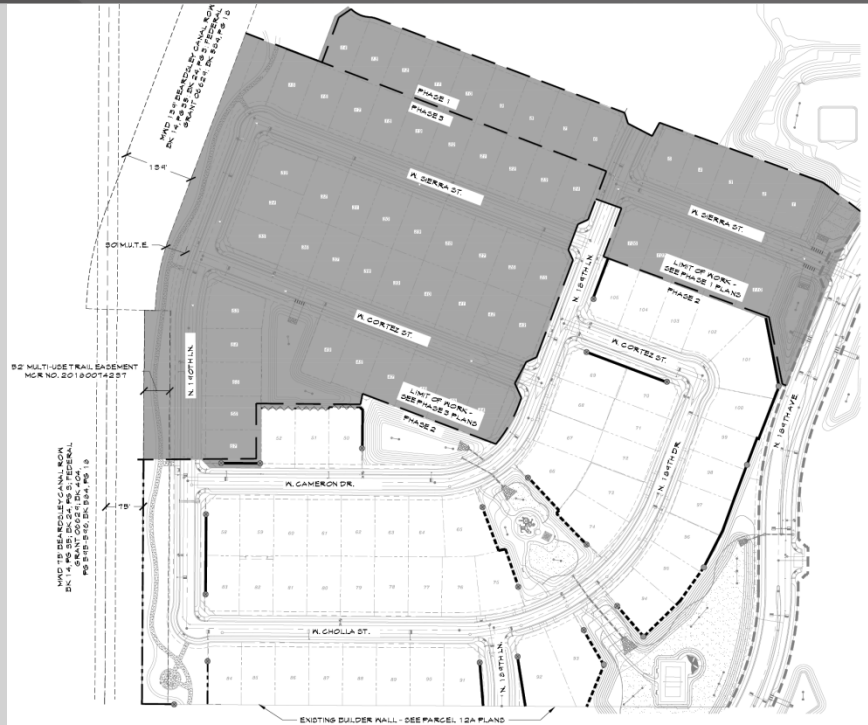
LANDSCAPE


MATCHLINE SEE MATCHLINE ON SHEET L1.0
R.O.W. TYP.
8' P.U.E.
96
95
SEE PHASE 2 PLANS
(TYP. OF SHADED AREA)
N. 194TH AVE.
SEE CITY OF DURPRIDE -PARCEL 11 OFF-SITE IMPROVEMENT PLANS (PD17-432)
6" CONCRETE HEADER, TYP.
-SEE DETAIL ON SHEET L5.2
RECREATION AREA
-SEE ENLARGEMENT ON SHEET L4.1
ZANJERO TRAILS - PHASE 2
PARCEL 12A
PLANT LEGEND
SYMBOL BOTANICAL NAME - COMMON NAME
TREES
QUERCUS VIRGINIANA HERITAGE - OAK
PARKINSONIA PRAECOX - PALO BREA
PROSOPIS HYBRID - THORNLESS MESQUITE
ULMUS PARVIFOLIA - EVERGREEN ELM
ACACIA ANEURA - MULGA TREE
FRAXINUS UHDEI - ARIZONA ASH
OLEA EUROPAEA 'WILSONII' - FRUITLESS OLIVE
SHRUBS
LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
SIMMONDSIA CHINENSIS - JOJOBA
EREMOPHILA GLABRA 'WINTER BLAZE' - WINTER BLAZE EMU
LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' - LYNN'S LEGACY SAGE
LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
RUELLIA PENINSULARIS - BAJA RUELLIA
ACCENTS
MUHLENBERGIA RIGENS - DEER GRASS
AGAVE DESMETTIANA - AGAVE
DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS
LANTANA CAMARA 'NEW GOLD' - NEW GOLD
ACACIA REDOLENS - DESERT CARPET ACACIA
DECOMPOSED GRANITE - 3/ 4" SCREENED, EXPRESS GOLD
MID-IRON BERMUDA TURF
KEY MAP
SCALE: 1"=20'-0"
NORTH

WALL PLAN


PROJECT WALL KEY
PROJECT THEME WALL
(SEE ELEVATION A, SHEET L 9.1) 800 LF
PARTIAL VIEW WALL (TYPE A)
(SEE ELEVATION B, SHEET L 9.1) 160 LF
PROJECT BUILDER WALL
(SEE SECTION BELOW) 2 010 LF
THEME COLUMN
(SEE ELEVATION D, SHEET L 9.1)
SECONDARY THEME COLUMN
(SEE ELEVATION F SHEET L 9.1)
NOTES:
1. ALL FOOTINGS, WALLS AND THEME COLUMNS TO BE LOCATED OUTSIDE OF THE P.U.E., R.O.W., AND SITE VISIBILITY TRIANGLE EASEMENTS.
2. THEME COLUMNS ARE TO BE 25'-0" OFF THE BACK OF THE ROW. SOME THEME COLUMNS MAY HAVE TO BE LOCATED 30'-0" OFF THE BACK OF ROW WHERE SITE VISIBILITY TRIANGLE EASEMENTS ARE PRESENT. CONTRACTOR TO INSTALL 6"X6" CONCRETE HEADER FROM THE FRONT OF THE COLUMN TO THE BACK OF THE SIDEWALK.
3. SEE CIVIL PLANS FOR RETAINING WALL LOCATIONS.
4. CONTRACTOR TO USE FINAL PLAT TO VERIFY ALL QUANTITIES.
4X8X16 CMU INTERLOCK BLOCK
8X8X16 BLOCK
#4 VERTICAL SOLID GROUT
PILASTER SPACING PER SUPERLITE PILASTER SPACING SCHEDULE IN-LINE PILASTER
HORIZONTAL JOINT REINFORCING AT 16" OC
MASONRY WALL (INTERLOCK BLOCK) CENTER ON FOOTING 8X8X16 STANDARD C.M.U. FINAL COLOR TO COMPLIMENT THEME WALL
6'-0" MAX
8"
BACKFILL PER SPECS
#4 CONTINUOUS CONCRETE FOOTING- SEE STRUCTURAL PLANS
BUILDER WALL
SCALE: 1/2" = 1'-0"
PHASE 1
LIMIT OF WORK SEE PHASE 3 PLANS
PHASE 2
LIMIT OF WORK SEE PHASE 2 PLANS
N. SIERRA ST.
N. CORTEZ ST.
N. CAMERON DR.
N. CHOLLA ST.
N. 19TH AVE
N. 19TH DR.
N. 18TH LN.
N. 19TH LN.
N. 18TH LN.
154'
50' M.U.T.E.
52' MULTI-USE TRAIL EASEMENT MCR NO. 20160074251
75'
EXISTING BUILDER WALL - SEE PARCEL 12A PLANS
SCALE: 1"=80'-0"
0'
80'
160'
240'
NORTH

WALL PLAN

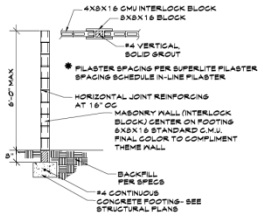


PROJECT WALL KEY

- PROJECT THEME WALL (SEE ELEVATION 'A' SHEET L 9.1) 1,840 LF
- PARTIAL VIEW WALL (TYPE 'A') (SEE ELEVATION 'B' SHEET L 9.1) 840 LF
- PROJECT VIEW FENCE (TYPE 'B') (LOW STEM WALL WITH VIEW FENCE) (SEE ELEVATION 'C' SHEET L 9.1) 205 LF
- PROJECT BUILDER WALL (SEE SECTION BB...ON) 850 LF
- THEME COLUMN (SEE ELEVATION 'D' SHEET L 9.1)
- SECONDARY THEME COLUMN (SEE ELEVATION 'F' SHEET L 9.1)

NOTES:

1. ALL FOOTINGS, WALLS AND THEME COLUMNS TO BE LOCATED OUTSIDE OF THE P.U.E., R.O.W., AND SITE VISIBILITY TRIANGLE EASEMENTS.
2. THEME COLUMNS ARE TO BE 28'-0" OFF THE BACK OF THE ROW. SOME THEME COLUMNS MAY HAVE TO BE LOCATED 30'-0" OFF THE BACK OF ROW WHERE SITE VISIBILITY TRIANGLE EASEMENTS ARE PRESENT. CONTRACTOR TO INSTALL 6" NO. CONCRETE HEADER FROM THE FRONT OF THE COLUMN TO THE BACK OF THE SIDEWALK.
3. SEE CIVIL PLANS FOR RETAINING WALL LOCATIONS.
4. CONTRACTOR TO USE FINAL PLAT TO VERIFY ALL QUANTITIES.



BUILDER WALL

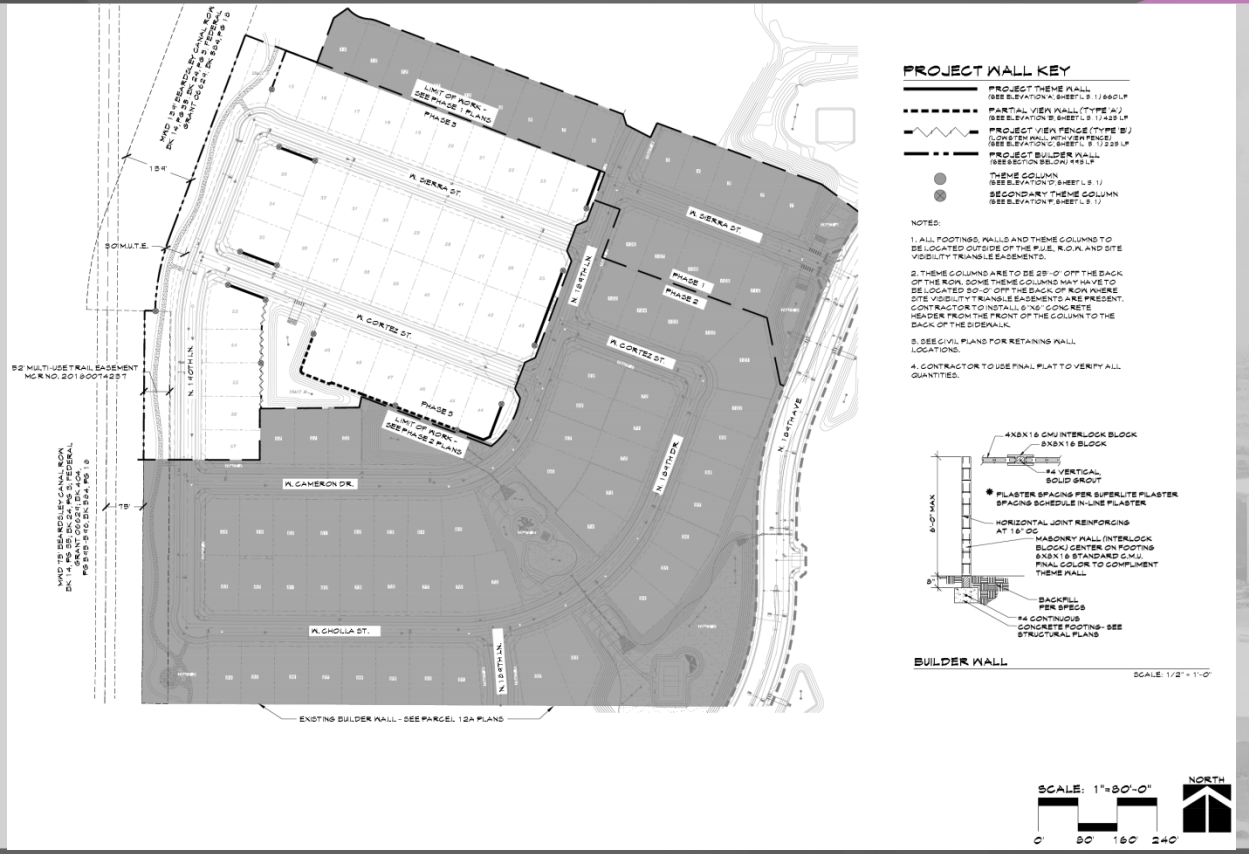
SCALE: 1/2" = 1'-0"

SCALE: 1"=80'-0"

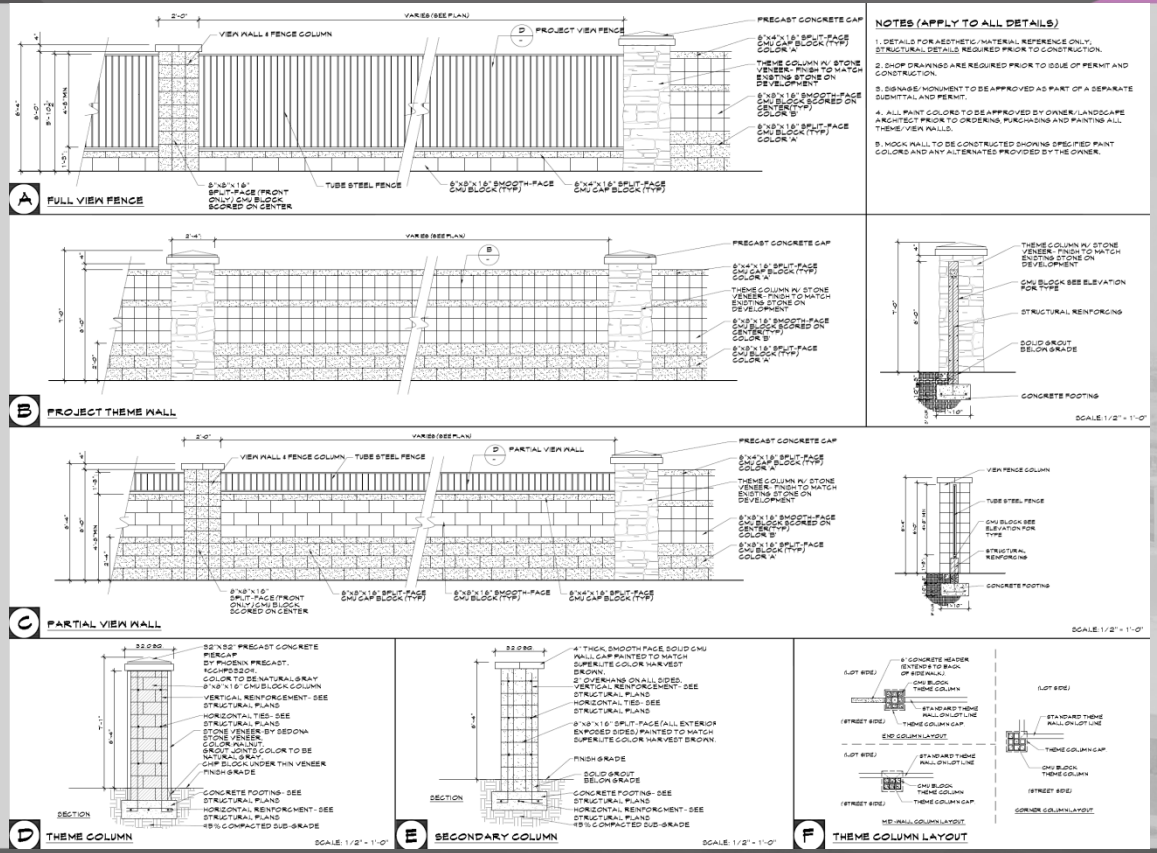
0' 80' 160' 240'

NORTH

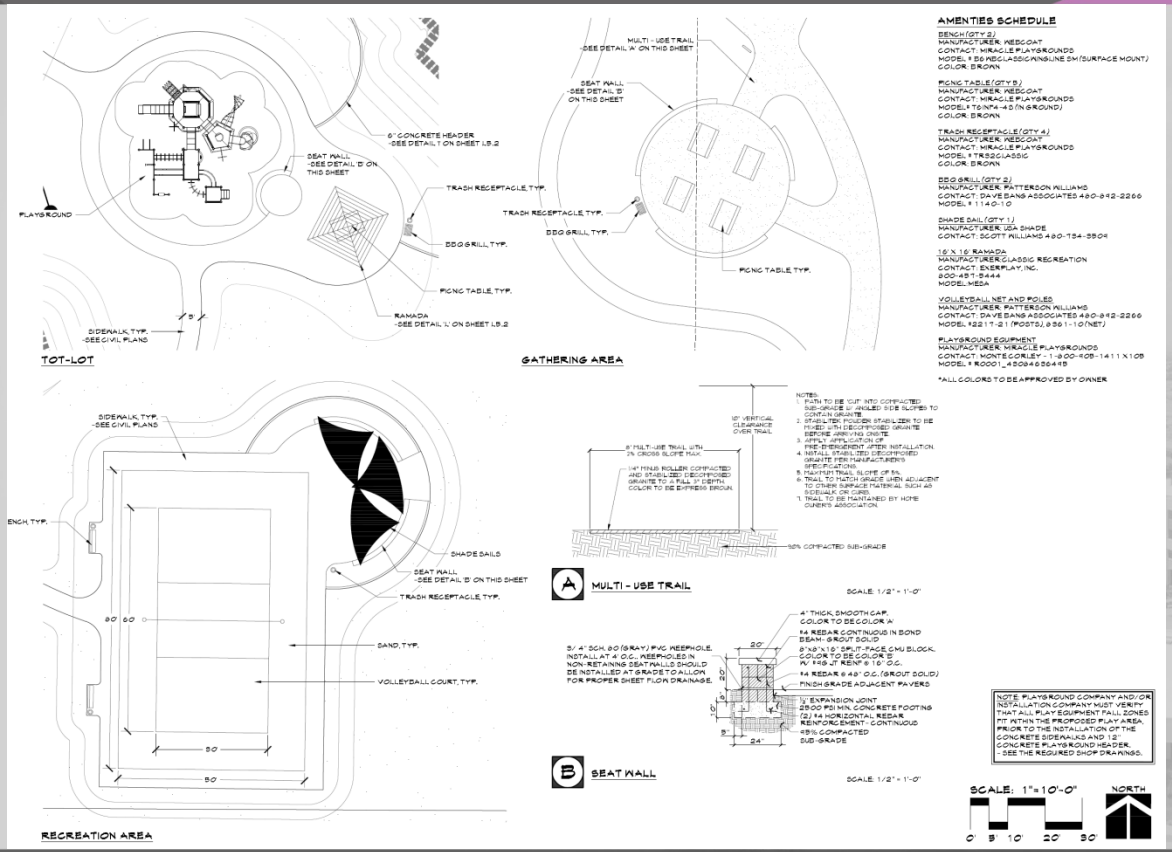
WALL PLAN


PROJECT WALL KEY
PROJECT THEME WALL (SEE ELEVATION A, SHEET L 3.1) 660 LF
PARTIAL VIEW WALL (TYPE A) (SEE ELEVATION B, SHEET L 3.1) 425 LF
PROJECT VIEW FENCE (TYPE B) (CONCRETE WALL W/VIEW FENCE) (SEE ELEVATIONS C, SHEET L 3.1) 229 LF
PROJECT BUILDER WALL (SEE SECTION BELOW) 448 LF
THEME COLUMN (SEE ELEVATION D, SHEET L 3.1)
SECONDARY THEME COLUMN (SEE ELEVATION F, SHEET L 3.1)
NOTES:
1. ALL FOOTINGS, WALLS AND THEME COLUMNS TO BE LOCATED OUTSIDE OF THE P.U.E., R.O.W., AND SITE VISIBILITY TRIANGLE EASEMENTS.
2. THEME COLUMNS ARE TO BE 25'-0" OFF THE BACK OF THE ROW. SOME THEME COLUMNS MAY HAVE TO BE LOCATED 30'-0" OFF THE BACK OF ROW WHERE SITE VISIBILITY TRIANGLE EASEMENTS ARE PRESENT. CONTRACTOR TO INSTALL 6" NO. 3 CONCRETE HEADER FROM THE FRONT OF THE COLUMN TO THE BACK OF THE SIDEWALK.
3. SEE CIVIL PLANS FOR RETAINING WALL LOCATIONS.
4. CONTRACTOR TO USE FINAL PLAT TO VERIFY ALL QUANTITIES.
4X8X16 CMU INTERLOCK BLOCK
8X8X16 BLOCK
#4 VERTICAL SOLID GROUT
PILASTER SPACING PER SUPERLITE PILASTER SPACING SCHEDULE IN-LINE PILASTER
HORIZONTAL JOINT REINFORCING AT 16" OC
MASONRY WALL (INTERLOCK BLOCK) CENTER ON FOOTING 8X8X16 STANDARD C.M.U. FINAL COLOR TO COMPLIMENT THEME WALL
BACKFILL PER SPECS
#4 CONTINUOUS CONCRETE FOOTING- SEE STRUCTURAL PLANS
6'-0" MAX
8"
BUILDER WALL
SCALE: 1/2" = 1'-0"
LIMIT OF WORK - SEE PHASE 1 PLANS
PHASE 3
PHASE 1
PHASE 2
PHASE 5
LIMIT OF WORK - SEE PHASE 2 PLANS
N. SIERRA ST.
N. CORTEZ ST.
N. CAMERON DR.
N. CHOLLA ST.
N. 19TH LN.
N. 19TH DR.
N. 19TH AVE
154'
30' M.U.T.E.
52' MULTI-USE TRAIL EASEMENT MCR NO. 2019-0074257
75'
MWD 75' DEARDORFF CANAL ROW BK. 14, PG. 55, BK. 24, PG. 3, FEDERAL CONT. NO. 09-07-1-0004 PG 5140, BK. 9, PG. 8
MWD 125' DEARDORFF CANAL ROW BK. 14, PG. 55, BK. 24, PG. 3, FEDERAL CONT. NO. 09-07-1-0004 PG 5140, BK. 9, PG. 8
EXISTING BUILDER WALL - SEE PARCEL 12A PLANS
SCALE: 1"=80'-0"
0' 80' 160' 240'
NORTH

WALL DESIGN


NOTES (APPLY TO ALL DETAILS)
1. DETAILS FOR AESTHETIC/MATERIAL REFERENCE ONLY. STRUCTURAL DETAILS REQUIRED PRIOR TO CONSTRUCTION.
2. SHOP DRAWINGS ARE REQUIRED PRIOR TO ISSUE OF PERMIT AND CONSTRUCTION.
3. SIGNAGE/MONUMENT TO BE APPROVED AS PART OF A SEPARATE SUBMITTAL AND PERMIT.
4. ALL PAINT COLORS TO BE APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO ORDERING, PURCHASING AND PAINTING ALL THEME/VIEW WALLS.
5. MOCK WALL TO BE CONSTRUCTED SHOWING SPECIFIED PAINT COLORS AND ANY ALTERNATES PROVIDED BY THE OWNER.
A FULL VIEW FENCE
B PROJECT THEME WALL
C PARTIAL VIEW WALL
D THEME COLUMN
E SECONDARY COLUMN
F THEME COLUMN LAYOUT
PRECAST CONCRETE CAP
THEME COLUMN W/ STONE VENEER- FINISH TO MATCH ENDITING STONE ON DEVELOPMENT
STRUCTURAL REINFORCING
SOLID GROUT BELOW GRADE
CONCRETE FOOTING
TUBE STEEL FENCE
SCALE: 1/2" = 1'-0"

AMENITY DETAILS



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

August 7, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	August 7, 2018	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD	District:	3
Staff Recommendations:	None		

Consent x	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action on the "Map of Dedication of Zanjero Trails Phase 2 – Parcel 11," dated June 15, 2018; a property generally located at the southwest corner of Cactus and Perryville Roads, within Zanjero Trails Planned Area Development ("PAD").

Motion:

I move to approve the "Map of Dedication of Zanjero Trails Phase 2 – Parcel 11," dated June 15, 2018; a property generally located at the southwest corner of Cactus and Perryville Roads, within Zanjero Trails Planned Area Development ("PAD").

Background:

Hilgart Wilson, LLC, on behalf of JEN Arizona 11, LLC, seeks approval of 10.41 acres of ROW located within Parcel 11 of the Zanjero Trails community. The approximate 143.30 acre parcel is generally located on the southwest corner of Cactus and Perryville Roads, within Zanjero Trails PAD.

Objective Analysis:

Staff believes the proposed MOD is consistent with the manner and intent of the Surprise Municipal Code. Once platted, Parcel 11 will be able to be developed in accordance with the requirements of the City of Surprise.

Policy Compliant:

The proposed project is consistent with City and Council Policy

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 - FS17-432 – Zanjero Trails Parcel 11 Map of Dedication (“MOD”) - Staff Report
- 01 - FS17-432 – Zanjero Trails Parcel 11 Map of Dedication (“MOD”) - Vicinity Map
- 02 - FS17-432 – Zanjero Trails Parcel 11 Map of Dedication (“MOD”)
- 03 - FS17-432 – Zanjero Trails Parcel 11 Map of Dedication (“MOD”) - Landscape
- 04 - FS17-432 – Zanjero Trails Parcel 11 Map of Dedication (“MOD”) - Cactus Landscape
- 05 - FS17-432 – Zanjero Trails Parcel 11 Map of Dedication (“MOD”) - Alternative Assurance Agreement
- 06 - FS17-432 – Zanjero Trails Parcel 11 Map of Dedication (“MOD”) - Presentation

SURPRISE
ARIZONA

MAP OF DEDICATION

REPORT TO THE MAYOR AND CITY COUNCIL

Case:	**FS17-432**
Project Name:	Zanjero Trails Parcel 11 Map of Dedication
Council District:	3 – Mesquite
Meeting Date:	**August 7, 2018**
Planner:	Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov

---

Owner:	JEN Arizona 11, LLC
Applicant:	Hilgart Wilson, LLC
Request:	To create a Map of Dedication ("MOD") for Parcel 11 Zanjero Trails residential subdivision
Site Location:	Generally on the southwest corner of Cactus and Perryville Roads, within Zanjero Trails Planned Area Development ("PAD")
Site Size:	The proposed Right-of-Way ("ROW") will include 10.41 Acres of the approximate 143.30 acre Parcel 11
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	None received by staff

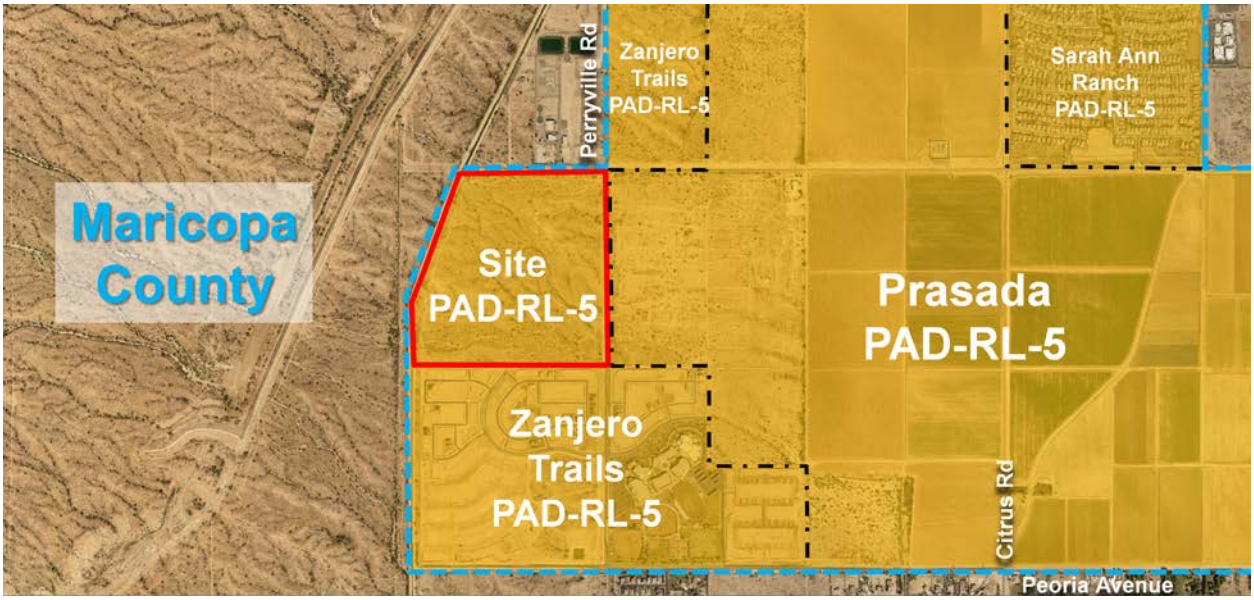
Project Description:

Hilgart Wilson, LLC, on behalf of JEN Arizona 11, LLC, seeks approval of 10.41 acres of ROW located within Parcel 11 of the Zanjero Trails community. The approximate 143.30 acre parcel is generally located on the southwest corner of Cactus and Perryville Roads, within Zanjero Trails PAD.

Existing Zoning:

The following chart and map depicts the existing zoning of the Parcel 11 site and its surroundings:

Maricopa County Rural-43	Maricopa County Rural-43	Zanjero Trails PAD PAD-RL-5
Maricopa County Rural-43	**Zanjero Trails PAD PAD-RL-5**	Prasada PAD PAD-RL-5
Maricopa County Rural-43	Zanjero Trails PAD PAD-RL-5	Zanjero Trails PAD PAD-RL-5



Background:

September 11, 2008: The subject lands associated with Zanjero Trails were annexed into the City of Surprise under Case ANX06-310.

September 11, 2008: The Mayor and City Council approved a PAD for the Zanjero Trails PAD under case PAD07-341.

October 23, 2008: The Mayor and City Council approved a Preliminary Plat for Zanjero Trails under Case PP07-346.

April 27, 2017: Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under CR17-168.

July 18, 2017: The applicant filed a request for a MOD under case FS17-432, the subject case.

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential uses such as that proposed.

Reviewing Agencies:

All City reviewing departments have reviewed the request and expressed no objections to the proposed MOD.

The subject MOD was also routed to the standard external reviewing agencies, who offered the following comments:

Luke Air Force Base ("LAFB"): In a letter dated April 4, 2017, LAFB indicates no objections to the request, but advises the applicant review sound attenuation requirements found in ARS 28-8482 and engage in a strong notification program with respect to the air base and its operations.

Maricopa Water District ("MWD"): In an email dated April 17, 2017, MWD indicated the proposed project lies within the current boundaries of MWD. The applicant worked with MWD to provide the required information under the corresponding Development Agreement.

Arizona Department of Transportation ("ADOT"): In an email dated April 6, 2017, ADOT indicated the proposal will have no impact on existing highway facilities.

Summary:

Staff believes the proposed MOD is consistent with the manner and intent of the Surprise Municipal Code. Once platted, Parcel 11 will be able to be developed in accordance with the requirements of the City of Surprise.

Findings:

- The proposed MOD is consistent with the Zanjero Trails PAD as amended.
- The proposed MOD is consistent with the Surprise General Plan.
- The proposed MOD is consistent with the Surprise Municipal Code.
- The reviewing agencies have indicated no objections to the requested MOD.

Attachments:

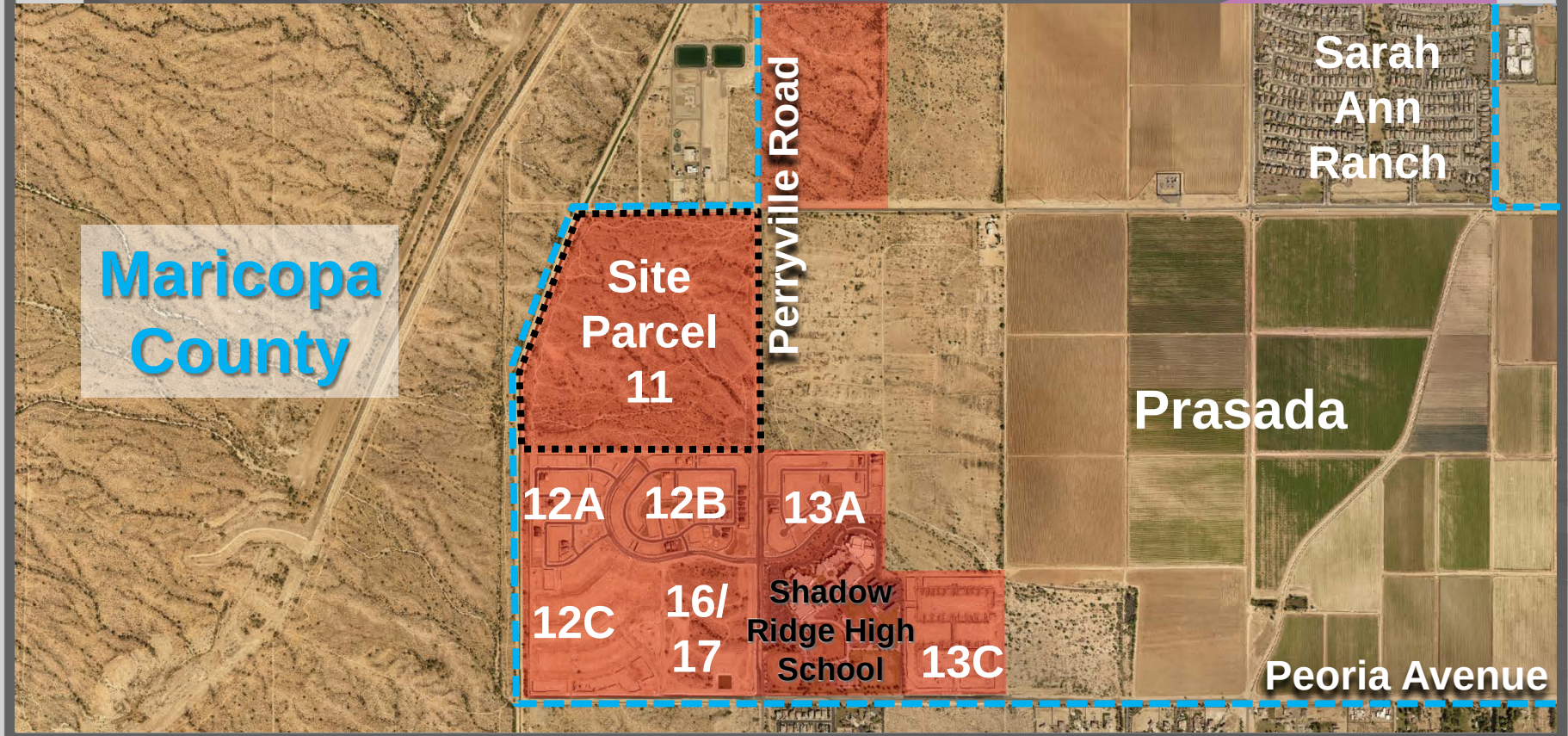
01 - Vicinity Maps
02 - MOD
03 - Landscape Plans
04 - Cactus Landscape Plans
05 - Alternative Assurance Agreement
06 - PowerPoint

VICINITY MAP

Zanjero Trails Parcel 11
FS17-432

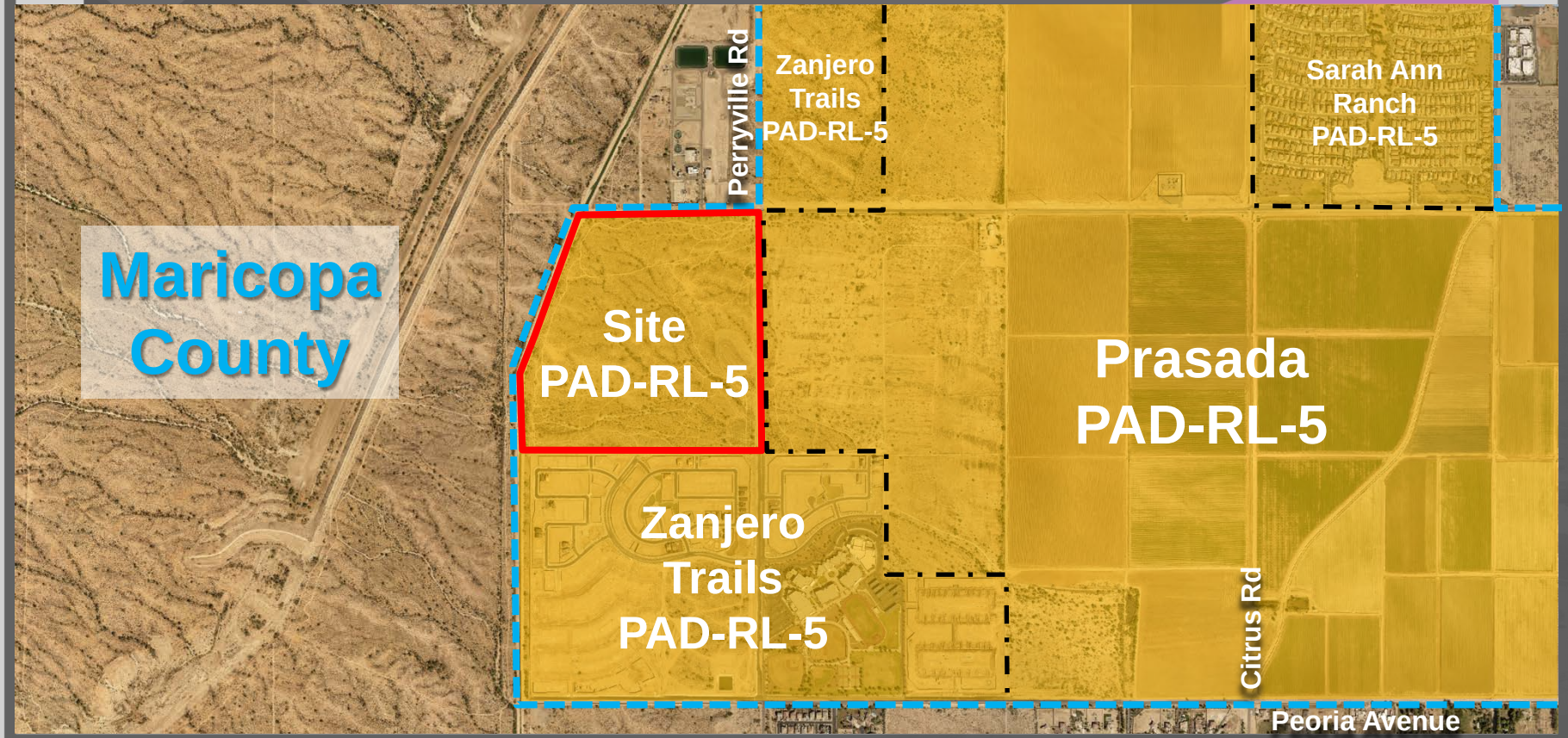
VICINITY MAP

Zanjero Trails Parcel 11
FS17-432



ZONING MAP

Zanjero Trails Parcel 11
FS17-432



MAP OF DEDICATION
OF
ZANJERO TRAILS PHASE 2 - PARCEL 11
SURPRISE, ARIZONA
A PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS:

THAT LAND SOLUTIONS CACTUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, OF A SUBDIVISION WITHIN THE COUNTY OF MARICOPA, HAS SUBDIVIDED UNDER THE NAME OF "ZANJERO TRAILS PHASE 2 – PARCEL 11", BEING LOCATED IN A PORTION THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS MAP OF DEDICATION AS AND FOR THE MAP OF DEDICATION OF SAID "ZANJERO TRAILS PHASE 2 – PARCEL 11" AND DECLARES THAT THIS MAP OF DEDICATION SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH STREET AND EASEMENT CONSTITUTING SAME, AND THAT EACH STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

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

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

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE AN EXCLUSIVE EASEMENT OVER, UPON AND ACROSS ALL SEWER LINES AND MANHOLES AS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING MAINTAINING, REPAIRING, REPLACING AND UTILIZING THE SEWER LINES AND MANHOLES.

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

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

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.

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

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

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

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

THE CITY OF SURPRISE AGREES TO INDEMNIFY LAND SOLUTIONS CACTUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS OFFICERS, EMPLOYEES, AGENTS, CONTRACTORS OR THOSE OF AND ITS SUCCESSORS AND ASSIGNS FOR ANY AND ALL DIRECT DAMAGES TO THE PERSONAL PROPERTY OR FOR PHYSICAL INJURY TO OR DEATH OF PERSONS OCCURING ON THE AREA OF THIS EASEMENT CAUSED BY OR ARISING AS THE PROXIMATE RESULT OF THE ACTIVITIES OF THE CITY OF SURPRISE OR MEMBERS OF THE PUBLIC USING THE TRAIL PURSUANT TO THE TERMS OF THIS EASEMENT, EXCEPT FOR SUCH INJURY OR DAMAGES CAUSED BY OR ARISING SOLEY FROM THE WILLFUL, MALICIOUS OR GROSSLY NEGLIGENT CONDUCT OF LAND SOLUTIONS CACTUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS OFFICERS, EMPLOYEES, AGENTS, CONTRACTORS OR THOSE OF ITS SUCCESSORS AND ASSIGNS THAT WAS THE DIRECT CAUSE OF THE INJURY TO THE USER.

IN WITNESS WHEREOF:

LAND SOLUTIONS CACTUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS ____ DAY OF_____, 2018.

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS, THE ____ DAY OF _____2018, BEFORE ME, _____WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF LAND SOLUTIONS CACTUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL:

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

COMMUNITY ASSOCIATION RATIFICATION

BY THIS RATIFICATION,_____, DULY ELECTED PRESIDENT OF _____ ASSOCIATION, ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREIN.

NAME _____

TITLE _____

ACKNOWLEDGMENT FOR RATIFICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS, THE _____ DAY OF _____, 2018, BEFORE ME, PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF THE ASSOCIATION AND ACKNOWLEDGED THAT HE/SHE AS BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE CONTAINED HEREIN, BY SIGNING IN THE NAME OF THE ASSOCIATION, BY HIMSELF/HERSELF AS, _____ .

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

BY:_____ DATE_____

NOTICE OF ZANJERO TRAILS PHASE 2 - PARCELS 11A-11D DEVELOPMENT AGREEMENT

LANDOWNER HAS ENTERED INTO A ZANJERO TRAILS PHASE 2 – PARCELS 11A-11D DEVELOPMENT AGREEMENT DATED MARCH 17, 2015, ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON MARCH 18, 2015, AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCUMENT NO. 2015-0182221. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF LANDOWNER AT LAND SOLUTIONS CACTUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, 4121 WEST ORAIBI DRIVE, GLENDALE, ARIZONA 85308, AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTIONS 7 AND 9, UPON REASONABLE REQUEST.

DATED THIS _____ DAY OF _____, 2018.

MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE,

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

_____
CHRISTINE CAIN, PROPERTY AND CONTRACTS SUPERVISOR

ATTEST:

_____
GLEN VORTHERMS, ASSISTANT SECRETARY

LAND SOLUTIONS CACTUS, LLC AN ARIZONA LIMITED LIABILITY COMPANY

BY: LAND SOLUTIONS CACTUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY:_____

ITS:_____

NOTICE OF INTERGOVERNMENTAL AGREEMENT

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

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

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

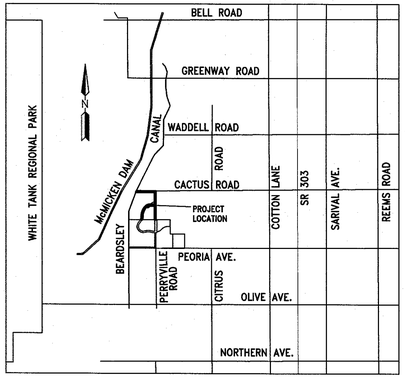
PUBLIC NOTICE:

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

RELEASE OF LIABILITY

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

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



VICINITY MAP
NOT TO SCALE

OWNER / DEVELOPER

LAND SOLUTIONS CACTUS, LLC
4121 WEST ORAIBI DRIVE
GLENDALE, ARIZONA 85308
PH:(602) 842-1945
CONTACT: DAVID MAGUIRE

SURVEYOR

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

SHEET INDEX

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

AREA

RIGHT OF WAY AREA = 453,318 SQ. FT. OR 10.406 ACRES

BASIS OF BEARING

BASIS OF BEARING IS S00°20'07"W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA BETWEEN THE MONUMENTS AS SHOWN HEREON. PER RESULTS OF SURVEY RECORDED IN BOOK 1355, PAGE 20 OF MARICOPA COUNTY RECORDS.

APPROVALS

CITY OF SURPRISE ENGINEER APPROVAL:

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

APPROVED_____
CITY ENGINEER

CITY OF SURPRISE COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA. THIS _____ DAY OF _____, 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 APRIL 2018; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE EXTERIOR BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

ROBERT A. JOHNSTON
RLS# 37495
HILGARTWILSON, LLC
2141 E. HIGHLAND AVENUE
SUITE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
rjohnston@hilgartwilson.com

CERTIFICATE NO. 37495 ROBERT A. JOHNSTON Date Signed 6-15-18 ARIZONA, U.S.A. Expires 3/31/2020

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

U:\1000\1078\SURVEY\DOCS\Phase 2 -Parcel 11 MOD\1078-P11-MOD-FP01.dwg 6/15/2018 2:53 PM

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

ZANJERO TRAILS PHASE 2 - PARCEL 11
CACTUS ROAD & PERRYVILLE ROAD
SURPRISE, ARIZONA

MAP OF DEDICATION

© Copyright, HILGARTWILSON 2018 – This document is the sole property of HILGARTWILSON.

STATUS:
PROJ. NO.: 1078
DATE: APR 2018
SCALE:
DRAWN: SWR
APPROVED: KJP
MUNICIPAL TRACKING NO: FS17-432

DWG. NO.
MD01
SHT. 1 OF 4

LEGAL DESCRIPTION OF RIGHT-OF-WAY

RIGHT-OF-WAY

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

BEGINNING AT A FOUND CITY OF SURPRISE BRASS CAP (2011) ACCEPTED AS THE NORTHEAST CORNER OF SAID SECTION 21 FROM WHICH A FOUND CITY OF SURPRISE BRASS CAP (2011) ACCEPTED AS THE EAST QUARTER CORNER THEREOF BEARS SOUTH 00°20'07" WEST, 2637.05 FEET;

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21,
SOUTH 00°20'07" WEST, 2637.05 FEET TO THE EAST QUARTER OF SAID SECTION 21;

THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, NORTH 89°42'50" WEST, 55.00 FEET TO A POINT 55.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21;

THENCE LEAVING SAID SOUTH LINE AND ALONG SAID PARALLEL LINE, NORTH 00°20'07" EAST, 1258.82 FEET;

THENCE LEAVING SAID PARALLEL LINE, NORTH 44°39'53" WEST, 22.63 FEET;

THENCE NORTH 89°39'53" WEST, 492.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 460.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°42'23", AN ARC LENGTH OF 407.10 FEET TO A TANGENT LINE;

THENCE SOUTH 39°37'44" WEST, 37.72 FEET;

THENCE SOUTH 05°22'16" EAST, 22.63 FEET;

THENCE SOUTH 50°22'16" EAST, 3.31 FEET;

THENCE SOUTH 39°37'44" WEST, 55.00 FEET;

THENCE NORTH 50°22'16" WEST, 3.31 FEET;

THENCE SOUTH 84°37'44" WEST, 22.63 FEET;

THENCE SOUTH 39°37'44" WEST, 27.60 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 685.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°27'58", AN ARC LENGTH OF 220.77 FEET TO A TANGENT LINE;

THENCE SOUTH 21°09'46" WEST, 223.80 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 560.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°49'39", AN ARC LENGTH OF 203.57 FEET TO A TANGENT LINE;

THENCE SOUTH 00°20'07" WEST, 51.21 FEET;

THENCE SOUTH 44°39'53" EAST, 22.63 FEET;

THENCE SOUTH 89°39'53" EAST, 3.31 FEET;

THENCE SOUTH 00°20'07" WEST, 55.00 FEET;

THENCE NORTH 89°39'53" WEST, 3.31 FEET;

THENCE SOUTH 45°20'07" WEST, 22.63 FEET;

THENCE SOUTH 00°20'07" WEST, 18.51 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 565.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°28'23", AN ARC LENGTH OF 241.33 FEET TO A NON-TANGENT LINE AND ON THE NORTH LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID NORTH LINE, NORTH 89°42'50" WEST, 89.50 FEET TO A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 485.00 FEET, THE CENTER OF WHICH BEARS NORTH 60°47'57" WEST;

THENCE LEAVING SAID NORTH LINE AND NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°51'56", AN ARC LENGTH OF 244.34 FEET TO A NON-TANGENT LINE;

THENCE NORTH 00°20'07" EAST, 156.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 640.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°49'39", AN ARC LENGTH OF 232.65 FEET TO A TANGENT LINE;

THENCE NORTH 21°09'46" EAST, 223.80 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 765.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°24'48", AN ARC LENGTH OF 18.87 FEET TO A TANGENT LINE;

THENCE NORTH 20°29'43" WEST, 23.15 FEET;

THENCE NORTH 64°09'56" WEST, 3.21 FEET;
THENCE NORTH 25°50'04" EAST, 55.00 FEET;

THENCE SOUTH 64°09'56" EAST, 3.21 FEET;

THENCE NORTH 72°09'51" EAST, 23.15 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 765.00 FEET, THE CENTER OF WHICH BEARS SOUTH 60°54'26" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°32'09", AN ARC LENGTH OF 140.67 FEET TO A NON-TANGENT LINE;

THENCE NORTH 39°37'44" EAST, 152.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 540.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°42'23", AN ARC LENGTH OF 477.90 FEET TO A TANGENT LINE;

THENCE SOUTH 89°39'53" EAST, 489.04 FEET;

THENCE NORTH 45°20'07" EAST, 22.63 FEET TO A POINT 58.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21;

LEGAL DESCRIPTION OF RIGHT-OF-WAY-CONT'D

THENCE ALONG SAID PARALLEL LINE, NORTH 00°20'07" EAST, 191.34 FEET;

THENCE LEAVING SAID PARALLEL LINE, NORTH 05°14'20" EAST, 35.09 FEET TO A POINT 55.00 FEET WEST OF AND PARALLEL TO SAID EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21;

THENCE ALONG SAID PARALLEL LINE, NORTH 00°20'07" EAST, 944.90 FEET;

THENCE LEAVING SAID PARALLEL LINE, NORTH 44°42'11" WEST, 19.79 FEET;

THENCE NORTH 89°44'29" WEST, 11.31 FEET;

THENCE NORTH 44°42'11" WEST, 12.72 FEET TO A POINT 72.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21;

THENCE ALONG SAID PARALLEL LINE, NORTH 89°44'29" WEST, 192.13 FEET;

THENCE LEAVING SAID PARALLEL LINE, NORTH 84°39'24" WEST, 45.13 FEET TO A POINT 68.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21;

THENCE ALONG SAID PARALLEL LINE, NORTH 89°44'29" WEST, 934.83 FEET;

THENCE LEAVING SAID PARALLEL LINE, SOUTH 45°15'31" WEST, 22.63 FEET;

THENCE SOUTH 00°15'31" WEST, 5.00 FEET;

THENCE NORTH 89°44'29" WEST, 27.50 FEET;

THENCE SOUTH 00°15'31" WEST, 7.00 FEET;

THENCE NORTH 89°44'29" WEST, 27.50 FEET;

THENCE NORTH 44°44'29" WEST, 22.63 FEET TO A POINT 80.00 FEET SOUTH OF AND PARALLEL TO NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21;

THENCE ALONG SAID PARALLEL LINE, NORTH 89°44'29" WEST, 150.00 FEET;

THENCE LEAVING SAID PARALLEL LINE, NORTH 84°01'50" WEST, 120.60 FEET TO A POINT 68.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21;

THENCE ALONG SAID PARALLEL LINE, NORTH 89°44'29" WEST, 270.14 FEET TO A POINT OF CUSP, ALSO BEING A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 3966.22 FEET, THE CENTER OF WHICH BEARS SOUTH 63°16'02" EAST;

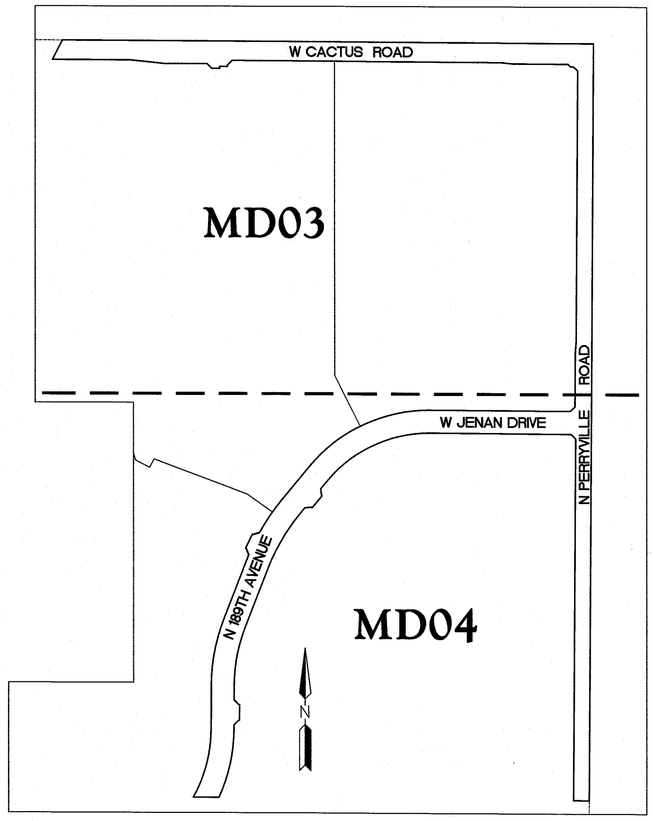
THENCE LEAVING SAID PARALLEL LINE AND NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°04'55", AN ARC LENGTH OF 5.67 FEET TO A NON-TANGENT LINE;

THENCE NORTH 26°48'53" EAST, 70.35 FEET TO A POINT ON SAID NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21;

THENCE SOUTH 89°44'29" EAST, 1854.47 FEET TO THE POINT OF BEGINNING.

NOTES

1. NO PERMANENT STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN EASEMENTS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF SURPRISE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. PROVISIONS SHALL BE MADE FOR DEVELOPMENT AND MAINTENANCE OF STREET LIGHTS THROUGH EITHER THE ASSOCIATION OR THROUGH THE CREATION OF A STREET LIGHT IMPROVEMENT DISTRICT (S.L.I.D.).
4. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE SHADED ZONE "X", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1655L, 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.
5. IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS MAP OF DEDICATION ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
6. PURSUANT TO A.R.S. § 42-1102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS # 14751 AND 14710, WHEN APPLICABLE.
7. GROSS AREA EQUALS ALL RIGHTS OF WAYS AND EASEMENTS AS SHOWN TO BE DEDICATED HEREON.
8. ALL EXTERIOR SUBDIVISION BOUNDARY CORNERS ARE AS SHOWN PER THIS PLAT IN CONFORMANCE WITH ARIZONA STATUTE. ALL INTERIOR CORNERS AND MONUMENTS ARE TO BE SET BY THE SURVEYOR RESPONSIBLE FOR THE CONSTRUCTION SURVEY AND STAKING OF THIS PROJECT AND MUST BE IN CONFORMANCE WITH SAID ARIZONA STATUTORY REQUIREMENTS
9. 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.



SHEET INDEX MAP
N.T.S.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A.
JOHNSTON
Date Signed 6-15-18
ARIZONA, U.S.A.
Expires 3/31/2020

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

ZANJERO TRAILS PHASE 2 - PARCEL 11

CACTUS ROAD & PERRYVILLE ROAD
SURPRISE, ARIZONA

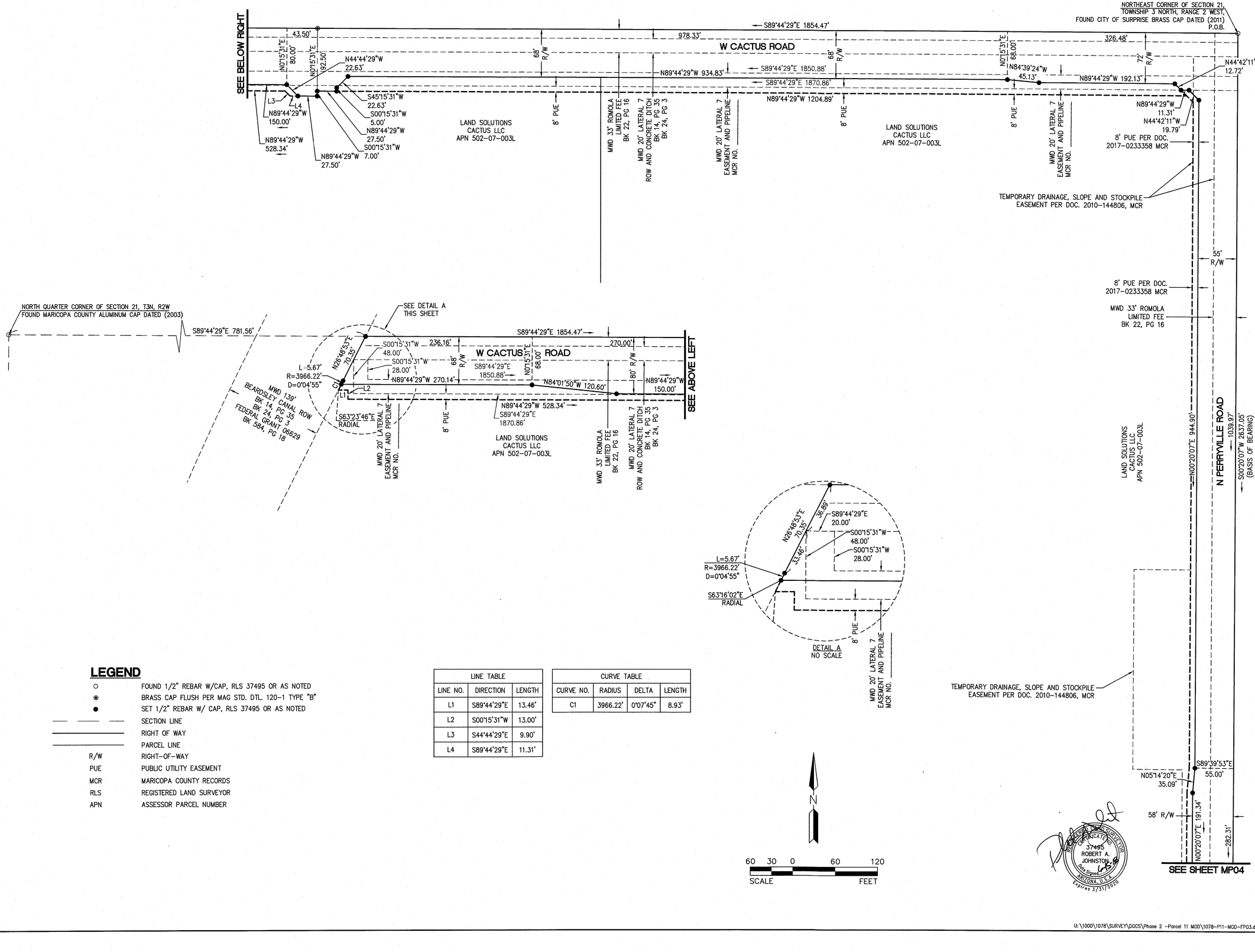
MAP OF DEDICATION

© Copyright, HILGARTWILSON 2018 - This document is the sole property of HILGARTWILSON.

PROJ. NO.: 1078
DATE: APR 2018
SCALE:
DRAWN: SWR
APPROVED: KJP
STATUS:
MUNICIPAL TRACKING NO: FS17-432

DWG. NO.
MD02
SHT. 2 OF 4

U:\1000\1078\SURVEY\DOCS\Phase 2 -Parcel 11 MOD\1078-P11-MOD-FP02.dwg 6/15/2018 2:54 PM



LEGEND

○	FOUND 1/2" REBAR W/CAP, RLS 37495 OR AS NOTED
◉	BRASS CAP FLUSH PER MAG STD. DTL. 120-1 TYPE "B"
●	SET 1/2" REBAR W/ CAP, RLS 37495 OR AS NOTED
— — —	SECTION LINE
———	RIGHT OF WAY
———	PARCEL LINE
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S89°44'29"E	13.46'
L2	S00°15'31"W	13.00'
L3	S44°44'29"E	9.90'
L4	S89°44'29"E	11.31'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	3966.22'	0°07'45"	8.93'

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A. JOHNSTON
Date Signed 6/15/18
ARIZONA, U.S.A.
Expires 3/31/2020

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

ZANJERO TRAILS PHASE 2 - PARCEL 11

CACTUS ROAD & PERRYVILLE ROAD
SURPRISE, ARIZONA

MAP OF DEDICATION

PROJ. NO.: 1078
DATE: APR 2018
SCALE: AS SHOWN
DRAWN: SWR
APPROVED: KJP
STATUS:
MUNICIPAL TRACKING NO: FS17-432

DWG. NO. MD03
SHT. 3 OF 4

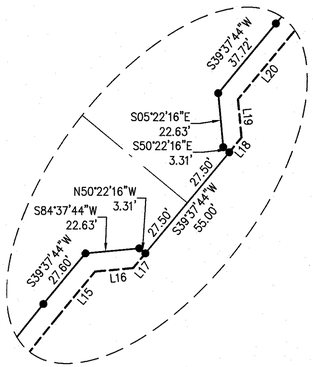
© Copyright, HILGARTWILSON 2018 — This document is the sole property of HILGARTWILSON.

U:\1000\1078\SURVEY\DOCS\Phase 2 -Parcel 11 MOD\1078-P11-MOD-FP03.dwg 6/15/2018 2:52 PM

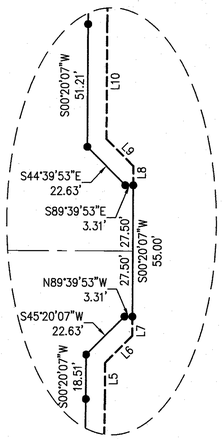
SEE SHEET MP03

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L5	N00°20'07"E	15.20'
L6	S45°20'07"W	16.00'
L7	S00°20'07"W	8.00'
L8	S00°20'07"W	8.00'
L9	N44°39'53"W	16.00'
L10	N00°20'07"E	47.89'
L11	S20°29'43"E	16.79'
L12	S25°50'04"W	8.00'
L13	S25°50'04"W	8.00'
L14	N72°09'51"E	16.79'
L15	N39°37'44"E	24.28'
L16	S84°37'44"W	16.00'
L17	N39°37'44"E	8.00'
L18	N39°37'44"E	8.00'
L19	N05°22'16"W	16.00'
L20	N39°37'44"E	34.41'
L21	S89°42'50"E	9.16'
L22	S89°42'50"E	8.78'

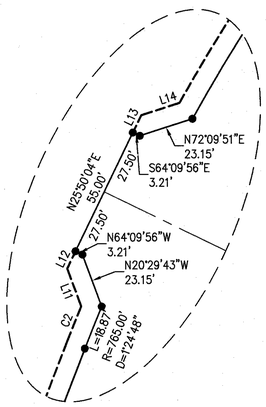
CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C2	773.00'	1°10'43"	15.90'



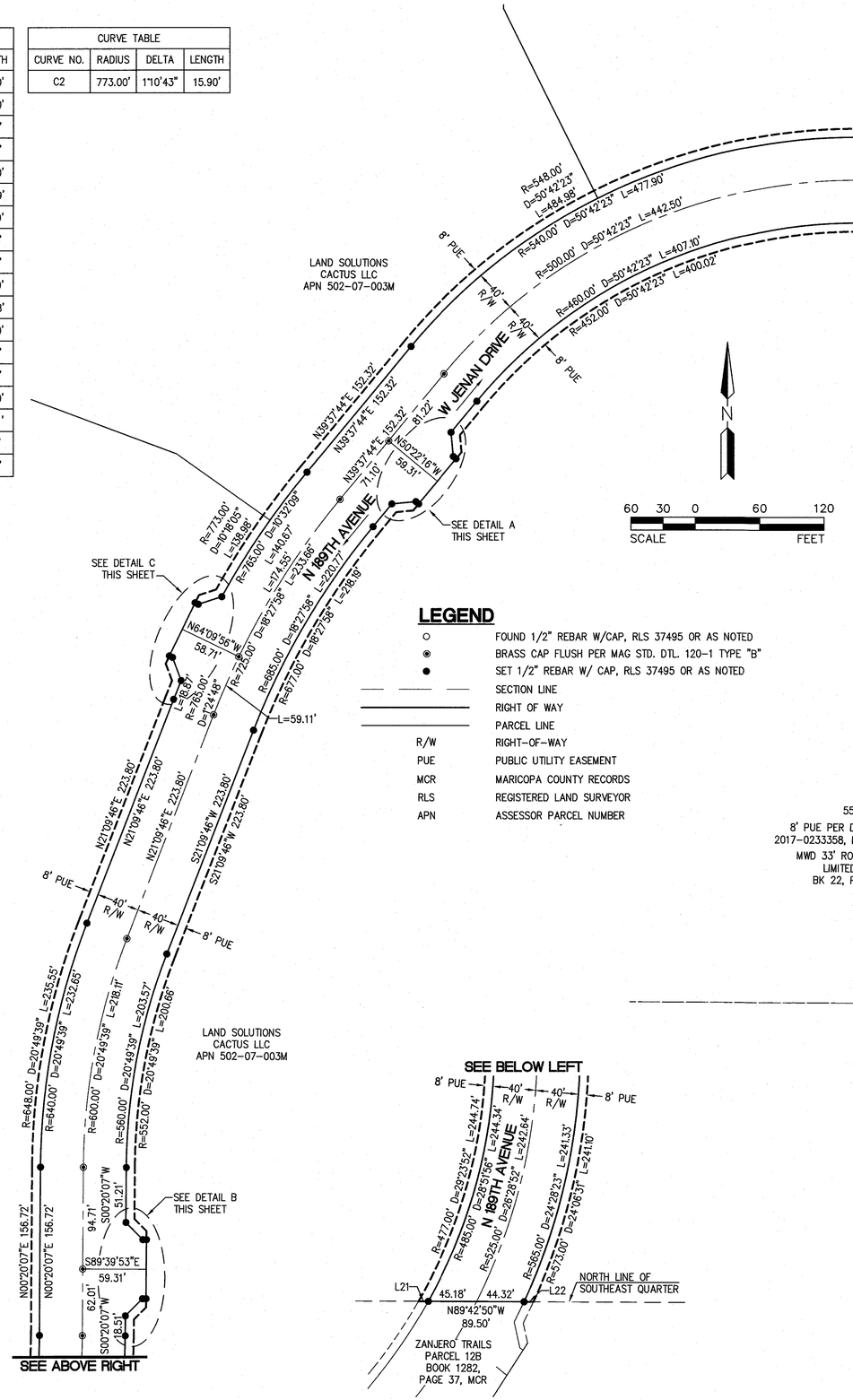
DETAIL A
NO SCALE



DETAIL B
NO SCALE



DETAIL C
NO SCALE



LEGEND

○	FOUND 1/2" REBAR W/CAP, RLS 37495 OR AS NOTED
◉	BRASS CAP FLUSH PER MAG STD. DTL. 120-1 TYPE "B"
●	SET 1/2" REBAR W/ CAP, RLS 37495 OR AS NOTED
— — —	SECTION LINE
———	RIGHT OF WAY
———	PARCEL LINE
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER

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

ZANJERO TRAILS PHASE 2 - PARCEL 11

CACTUS ROAD & PERRYVILLE ROAD
SURPRISE, ARIZONA

MAP OF DEDICATION

PROJ. NO.: 1078
DATE: APR 2018
SCALE: AS SHOWN
DRAWN: SWR
APPROVED: KJP
STATUS:
MUNICIPAL TRACKING NO:
FS17-432

DWG. NO.
MD04
SHT. 4 OF 4

© Copyright, HILGARTWILSON 2018 – This document is the sole property of HILGARTWILSON.

U:\1000\1078\SURVEY\DOCS\Phase 2 --Parcel 11 MDD\1078-P11-MDD-FP04.dwg 6/15/2018 2:52 PM

LANDSCAPE NOTES

1. PROVIDE LANDSCAPE ARCHITECT A SAMPLE OF DECOMPOSED GRANITE FOR APPROVAL PRIOR TO DELIVERY TO THE SITE.
2. PREPARED BACKFILL FOR PLANTING PITS SHALL BE 4 PARTS NATIVE SOIL TO 1 PART NITROGEN STABILIZED MULCH. MIX MULCH AND SOIL BACKFILL THOROUGHLY TO CREATE BACKFILL PRIOR TO PLACING IN PIT.
3. TOPSOIL TO CONFORM TO THE REQUIREMENTS OF MAG SPECIFICATION, SECTION 795. PROVIDE A WRITTEN DESCRIPTION OF CERTIFICATION OF ORIGINAL ORIGIN OF TOPSOIL TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE.
4. PLANT TABLETS TO BE AGRIFORM 21 GRAM, 20-10-5 FERTILIZER TABLETS.
5. CONTRACTORS RESPONSIBILITY TO FIELD ESTIMATED DECOMPOSED GRANITE QUANTITIES. INDICATE THE UNIT PRICE ONLY AT THE TIME OF BIDDING.
6. ALL PLANTS MUST BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
7. PLANT QUANTITIES ON THE PLANT LIST ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR, PLANS TAKE PRECEDENCE.
8. LANDSCAPE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES FOR PROTECTION PRIOR TO CONSTRUCTION. CONTACT BLUE STAKE AT 602-263-1100 OR 1-800-782-5348.
9. PRIOR TO BIDDING, THE LANDSCAPE SUPERINTENDENT SHALL WALK THE SITE TO DETERMINE THE FULL EXTENT OF DEMOLITION WORK REQUIRED.
10. THE LANDSCAPE CONTRACTOR SHALL WARRANTY ALL HARDSCAPES, IRRIGATION COMPONENTS AND TREES FOR A PERIOD OF 1 YEAR. SHRUBS, ACCENTS AND GROUNDCOVERS SHALL CARRY A 90 DAY WARRANTY.
11. CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
12. BEFORE WORK BEGINS ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE ARCHITECT AND/OR OWNER;S REPRESENTATIVE.
13. THE LANDSCAPE ARCHITECT, OWNER'S REPRESENTATIVE, AND THE CITY OF SURPRISE SHALL APPROVE ANY AND ALL SUBSTITUTIONS.
14. THE LANDSCAPE ARCHITECT AND /OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE INSPECTED PRIOR TO INSTALLATION.
15. UNLESS OTHERWISE NOTED ON PLANS, DECOMPOSED GRANITE SHALL EXTEND UNDER SHRUBS AND BE RAKED UNIFORMLY ALONG WALLS, SIDEWALKS, AND CURBS.
16. SEE ENGINEERING OR ARCHITECTURAL DRAWINGS FOR DRAINAGE FLOWS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED AND ARE NOT IMPAIRED WITH OBSTRUCTIONS.
17. DOUBLE STAKE ALL TREES OUTSIDE ROOTBALL.
18. LANDSCAPE CONTRACTOR TO PROVIDE BARRICADES ALONG PUBLIC STREETS IF REQUIRED DURING INSTALLATION.
19. LANDSCAPE CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE TO BE RE-INSPECTED DURING FINAL WALK THRU. ANY DAMAGED AREAS TO BE REPAIRED AT CONTRACTOR'S EXPENSE.
20. PLANTS TO BE LOCATED AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES, AND LIGHT FIXTURES AS NECESSARY.
21. LANDSCAPE CONTRACTOR TO CONTACT ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION. MINIMUM 2 APPLICATIONS REQUIRED.
22. LANDSCAPE PLANS MUST CONFORM TO CIVIL DRAWINGS.
23. LANDSCAPE MAINTENANCE WITHIN THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE OWNER.

CITY OF SURPRISE GENERAL NOTES

1. CONTRACTOR TO OBTAIN PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THE SITE.
2. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE LANDSCAPE DOCUMENTS. HE SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF PLANS AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AGENT.
3. ALL QUANTITIES PROVIDED ARE FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADES IN LANDSCAPE AREAS. HE SHALL DETERMINE, WITH THE GENERAL CONTRACTOR, THE EXTENT OF ROUGH GRADING AND/ OR FINE GRADING TO BE ESTABLISHED BY OTHERS.
5. ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER OR AS DIRECTED BY THE OWNER'S AGENT. PROVIDE POSITIVE DRAINAGE AWAY FROM ANY BUILDINGS IN ALL CONDITIONS. CONTRACTOR TO MEET ALL EXISTING GRADES AT PROJECT BOUNDARIES. FINISH GRADE OF LANDSCAPE AREAS SHALL BE 3" BELOW THE TOP OF ADJACENT WALKS AND CURBS PRIOR TO RECEIVING DECOMPOSED GRANITE OF GRASS SEED/SOD.
6. ALL SIGNS AND SIGNAGE REQUIRE A CITY OF SURPRISE SEPARATE PERMIT.
7. ALL TREES AND SHRUBS LOCATED IN THE LINE-OF-SIGHT WILL BE MAINTAINED FOR A CLEAR AREAS BETWEEN 2' TO 7'.

SPECIAL NOTES:

1. INSTALL TREE ROOT BARRIERS WHEN TREES ARE LOCATED WITHIN 10' OF SIDEWALKS, CURBING.
2. CONTRACTOR TO INSTALL ALL MATERIALS AS SPECIFIED IN THE PLAN SET, OR AN APPROVED EQUIVALENT BY THE OWNER/LANDSCAPE ARCHITECT.
3. STREET TREES WILL BE LOCATED IN THE LANDSCAPED AREA BETWEEN THE SIDEWALKS AND CURB. LOCAL STREETS WILL HAVE A MINIMUM OF ONE 24-INCH BOX TREE AND FOUR FIVE-GALLON SHRUBS AND/OR GROUND COVER PLANTS PER HOME FRONTAGE FOR LOTS UP TO 50 FEET WIDE. HOMES WITH FRONTAGES GREATER THAN 50 FEET WIDE WILL HAVE AN ADDITIONAL TREE AND TWO SHRUBS AND/OR GROUNDCOVER PLANTS.
4. TREE SPECIES PERMITTED WITHIN THE R.O.W.:
   - ACACIA SALICINA (WILLOW ACACIA)
   - ACACIA STENOPHYLLA (SHOESTRING ACACIA)
   - ACACIA WILLARDIANA (PALO BLANCO)
   - CALLISTEMON RIGIDUS (BOTTLEBRUSH)
   - QUERCUS VIRGINIANA (SOUTHERN LIVE OAK)
   - SOPHORA SECUNDIFLORA (TEXAS MTN. LAUREL)
   - CHILOPSIS LINEARIS (DESERT WILLOW)
   - OLEA EUROPAEA (SWAN HILL OLIVE)
   - FRAXINUS GREGGII (LITTLE LEAF ASH)
5. TREES WITH THORNS ARE TO BE LOCATED A MINIMUM OF 10' FROM PEDESTRIAN ROUTES.
6. ANY RIP-RAP INSTALLED IN DRAINAGE AREAS BE INSTALLED IN SUCH A MANNER THAT ELIMINATES THE POSSIBILITY OF VOIDS THAT ALLOW WASPS TO BUILD NESTS. AFTER RIP RAP IS INSTALLED, TOP DRESS RIP RAP AREA WITH LANDSCAPE DECOMPOSED GRANITE. AGITATE RIP RAP TO ALLOW DECOMPOSED GRANITE TO SETTLE INTO VOIDS.

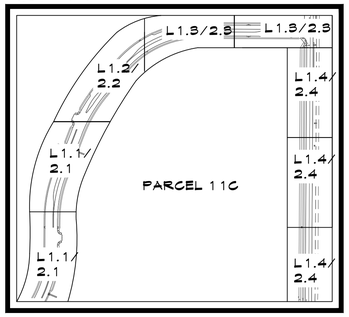
IRRIGATION NOTES

1. ALL IRRIGATION TO UTILIZE AN AUTOMATIC CLOCK AS SPECIFIED. LOCATE POWER SOURCE IN THE FIELD.
2. USE COMMON TRENCHES WHERE POSSIBLE.
3. USE PEN-TITES AND SEALER FOR ALL LOW VOLTAGE WIRING WITH ELECTRICAL VALVES.
4. ALL MAINLINE TO BE BURIED A MINIMUM OF 18" BELOW FINISH GRADE. ALL LATERALS TO BE BURIED A MINIMUM OF 12" BELOW FINISH GRADE.
5. INSTALL ELECTRIC VALVES IN PLASTIC VALVE BOXES FLUSH WITH GRADE. VALVE BOX LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT.
6. VACUUM BREAKER TO BE ASSEMBLED WITH ALL HARD COPPER PIPE AND FITTINGS. A UNION SHALL BE INSTALLED ON BOTH INLET AND OUTLET SIDES OF PIPE ABOVE GRADE.
7. MAINTAIN IRRIGATION AS-BUILTS AND TURN OVER TO OWNER PRIOR TO INSTALLATION ACCEPTANCE.
8. ALL IRRIGATION EQUIPMENT TO BE LOCATED IN LANDSCAPE AREAS- ALL LINES AND EQUIPMENT ARE SCHEMATIC.
9. IRRIGATION AND ELECTRICAL SLEEVES TO BE SCHEDULE 40 PVC. ALL SLEEVES TO EXTEND AT LEAST 1" BEYOND CONCRETE STRUCTURES. ALLOW 4-6" FROM END OF SLEEVES TO FIRST FITTING ON IRRIGATION LINE. ALL SLEEVES TO BE 24" BELOW GRADE AND/OR AS PER OWNER'S SPECIFICATIONS.
10. LANDSCAPE CONTRACTOR RESPONSIBLE FOR ALL LANDSCAPE SLEEVING. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR. VERIFY ANY EXISTING SLEEVES INSTALLED BY OTHER CONTRACTORS.
11. LOCATE EMITTERS ON UPHILL SIDE OF PLANTS ON SLOPED PLANTING AREA.
12. ALL PEA GRAVEL IN VALVE BOXES TO BE CLEANED FROM TOP OF VALVE SO THAT VALVE IS COMPLETE VISIBLE, LIP OF VALVE BOX IS ALSO TO BE FREE OF DEBRIS.
13. ALL MATERIAL USED SHALL BE INSTALLED AS PER PLAN AND AS PER MANUFACTURERS SPECIFICATIONS. ALL DEVIATIONS FROM DRAWINGS OR MATERIALS USED SHALL BE APPROVED BY OWNER'S REPRESENTATIVE AND OR LANDSCAPE ARCHITECT.
14. LOCATE PRESSURE REGULATOR AND 'Y' STRAINER IN A VALVE BOX AS REQUIRED- REMOTE CONTROL VALVES TO BE LOCATED ON A SEPARATE, ADJACENT, VALVE BOX OR A JUMBO VALVE BOX MAY BE USED IN LIEU OF TWO SEPARATE BOXES. ALL BOXES TO BE LOCATED IN PLANTING AREAS AND INSTALLED FLUSH W/ GRADE.
15. ALL DRIP SYSTEMS TO BE FLUSHED THROUGH FLUSH CAPS. FLUSH CAPS TO BE LOCATED IN 1" ROUND ECONOMY BOXES.
16. ALL PLANTS REQUIRING MORE THAN ONE DRIP EMITTER SHALL HAVE EMITTERS DISTRIBUTED EVENLY AROUND THE EDGE OF THE ROOT-BALL.
17. PRIOR TO OWNERS APPROVAL, AN IRRIGATION "TUNE-UP" MUST BE PERFORMED AS FOLLOWS:
    A. ALL IRRIGATION EQUIPMENT (INCLUDING ALL PIPELINES AND SLEEVES) TO BE DOCUMENTED FROM TWO STATIONARY POINTS.ALL DRIP SYSTEMS TO BE FLUSHED BEGINNING WITH "Y" STRAINER, AND WORKING AWAY FROM PRESSURE REGULATOR.
    B. IRRIGATION VALVES TO BE LABELED ON A SHEET OF PAPER WITH STATIONS CORRESPONDING TO MARKED LABELS ON TOP OF VALVE BOXES. THIS SHEET TO BE PLACED IN A PLASTIC POUCH AND ATTACHED TO THE INSIDE OF CONTROLLER.
    C. ALL IRRIGATION SPRAY HEADS TO BE FLUSHED OF DEBRIS AND FLOW CONTROLS ADJUSTED TO ACHIEVE 100% COVERAGE.
    D. AVOID SPRAY ONTO ALL WALKS, CURBS, WALLS EXISTING STRUCTURES, AND ANY OTHER HARD-SCAPE AREAS.
    E. ALL IRRIGATION HEADS TO BE ADJUSTED TO PROPER HEIGHT.
18. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING MATERIALS AND LABOR TO PROVIDE SPECIFIED ELECTRICAL SERVICE TO ALL CONTROLLER LOCATIONS. ALL ELECTRICAL WORK TO BE PER MANUFACTURER'S SPECIFICATIONS AND PER LOCAL CODE.
19. CONTRACTOR TO CAP OFF ALL IRRIGATION @ PHASING LIMITS AS REQUIRED.
20. CONTROLLER WIRE SHALL BE A DIFFERENT COLOR FOR TREE LINES & SHRUB LINES. AT LEAST ONE EXTRA CONTROL WIRE TO BE RUN TO THE FARTHEST VALVE LOCATION OF THE SYSTEM.
21. IRRIGATION LINES SHALL RUN PARALLEL TO THE HIGH SIDE OF SLOPES.
22. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING AND INSTALLING ALL SLEEVING NECESSARY TO RUN IRRIGATION LINES & CONTROL WIRE UNDER ANY REQUIRED HARD-SCAPE AREAS, WALLS, ETC.
23. AN 18 GAUGE TRACER WIRE OF A DIFFERENT COLOR THAN THE CONTROL WIRES SHALL BE INSTALLED WITH ANY MAINLINE 2" OR LARGER.

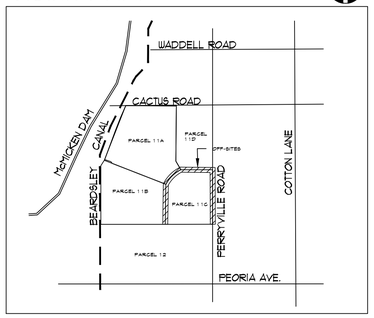
PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME	CALIPER	QTY.	SIZE	COMMENTS
	TREES				
	QUERCUS VIRGINIANA 'HERITAGE' - OAK	1.0-1.5"	158	24" BOX	STANDARD
	SHRUBS				
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA		28	5 GAL.	CAN FULL
	SIMMONDSIA CHINENSIS - JOJOBA		14	5 GAL.	CAN FULL
	EREMOHILA GLABRA 'WINTER BLAZE' - WINTER BLAZE EMU		69	5 GAL.	CAN FULL
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE		15	5 GAL.	CAN FULL
	LEUCOPHYLLUM LANGMANIAE 'LNN'S LEGACY' - LYNN'S LEGACY SAGE		91	5 GAL.	CAN FULL
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA		84	5 GAL.	CAN FULL
	RUELLIA PENNINSULARIS - BAJA RUELLIA		6	5 GAL.	CAN FULL
	ACCENTS				
	MUHLENBERGIA RIGENS - DEER GRASS		333	5 GAL.	CAN FULL
	AGAVE DESMETTIANA - AGAVE		254	5 GAL.	CAN FULL
	GROUND COVERS				
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD		345	5 GAL.	CAN FULL
	ACACIA REDOLENS - DESERT CARPET ACACIA		382	5 GAL.	CAN FULL
	DECOMPOSED GRANITE - 2" DEPTH, 3/ 4" SCREENED, COLOR TO BE 'EXPRESS GOLD'		65,895 SQ.FT		

KEY MAP



VICINITY MAP



DEVELOPER
LAND SOLUTIONS CACTUS, LLC
4121 W ORAIBI DR.
GLENDALE, AZ 85308
602-841-1945
CONTACT: DAVE MAGUIRE
dmaguire@landsolutionsinc.com

LANDSCAPE ARCHITECT
THE MCGOUGH GROUP
11110 N. TATUM BLVD. STE.100
PHOENIX, AZ 85028
(602)997-9093
CONTACT: NICK ADAMSON
nicka@mg-az.com

SHEET INDEX

L0.1	COVER SHEET
L1.1-1.4	PLANTING PLAN
L2.1-2.4	IRRIGATION PLAN
L3.1-3.2	DETAILS

The McGough Group
Landscape Architecture
Urban Design · Site Imaging
Parks and Recreation
11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028
602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Registered Landscape Architect
CERTIFICATE NO.
27352
TIMOTHY A.
MCGOUGH
Date Signed 4-20-18
Expires: 6-30-2018

COVER SHEET
ZANJERO TRAILS - PHASE 2
PARCEL 11 OFF-SITES - PHASE 1
W. JENAN DR. & N. PERRYVILLE RD.
SURPRISE, ARIZONA

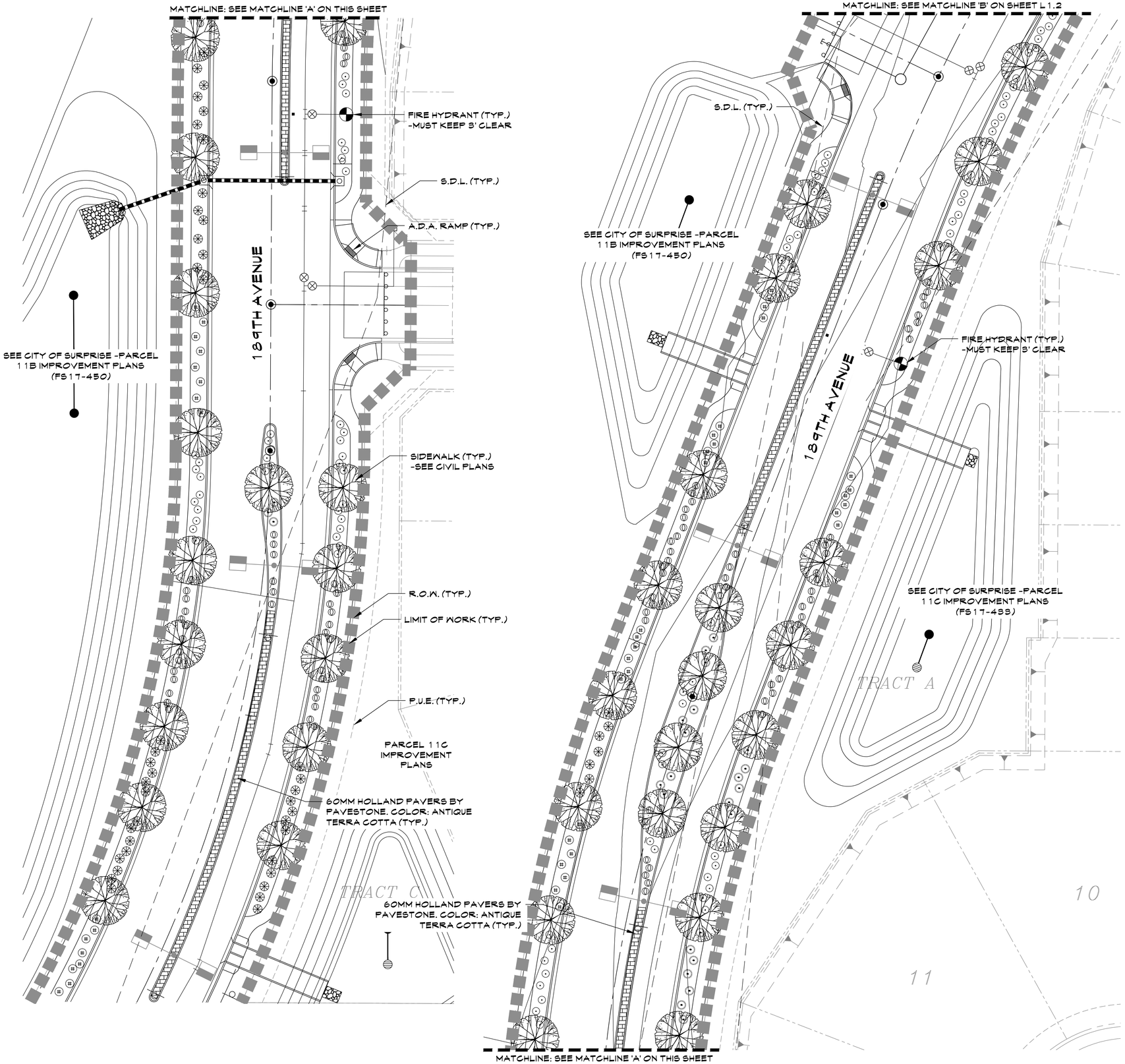
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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

JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: CS
CHECKED BY: TM

REVISIONS:

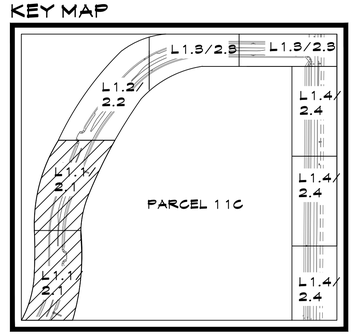
SHEET NO. L0.1



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
SHRUBS	
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOHILA GLABRA 'WINTER BLAZE' - WINTER BLAZE EMU
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENNINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 2" DEPTH, 3/4" SCREENED, COLOR TO BE 'EXPRESS GOLD'

KEY MAP



SCALE: 1"=20'-0"

0' 10' 20' 40' 60'

NORTH

The McGough Group

Landscape Architecture
Urban Design - Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Registered Landscape Architect
CERTIFICATE NO.
27332
TIMOTHY J.
MCGOUGH
Date 4-25-18
Expires: 6-30-2018

PLANTING PLAN
ZANJERO TRAILS - PHASE 2
PARCEL 11 OFF-SITES - PHASE 1
W. JENAN DR. & N. PERRYVILLE RD.
SURPRISE, ARIZONA

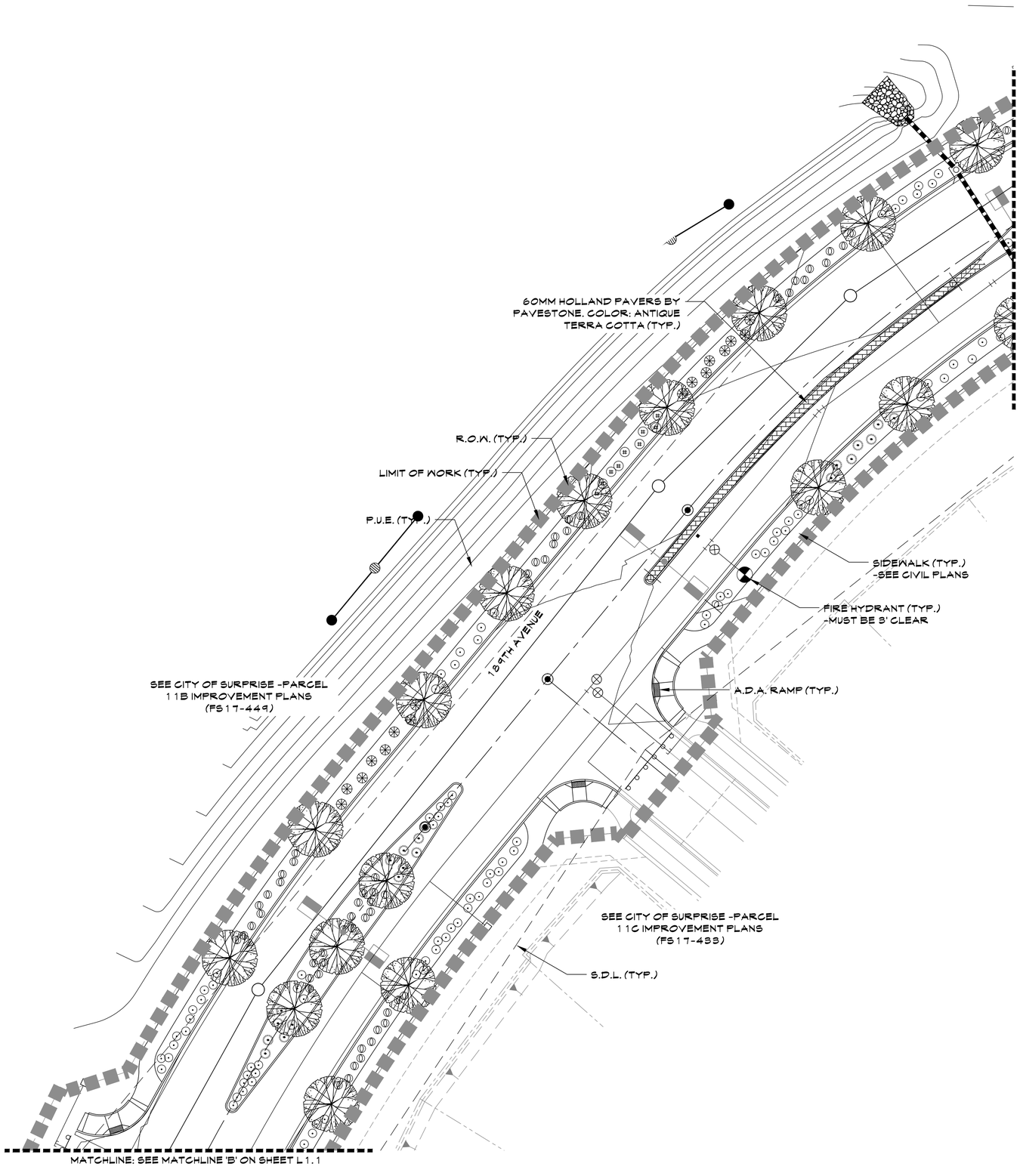
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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

JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: CS
CHECKED BY: TM

REVISIONS:

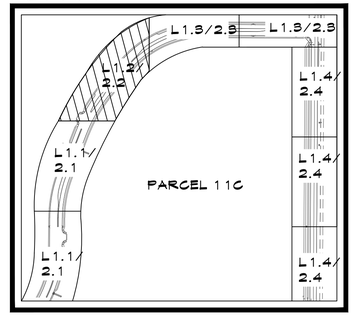
SHEET NO.
L1.1
20F 11



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
SHRUBS	
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOHILA GLABRA 'WINTER BLAZE' - WIINTER BLAZE EMU
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENNINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 2" DEPTH, 3/ 4" SCREENED, COLOR TO BE 'EXPRESS GOLD'

KEY MAP



SCALE: 1"=20'-0"

0' 10' 20' 40' 60'

NORTH

The McGough Group
Landscape Architecture
Urban Design - Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Registered Landscape Architect
CERTIFICATE NO.
27832
TIMOTHY J.
MCGOUGH
06-30-2018
Expires: 6-30-2018

PLANTING PLAN
ZANJERO TRAILS - PHASE 2
PARCEL 11 OFF-SITES - PHASE 1
W. JENAN DR. & N. PERRYVILLE RD.
SURPRISE, ARIZONA

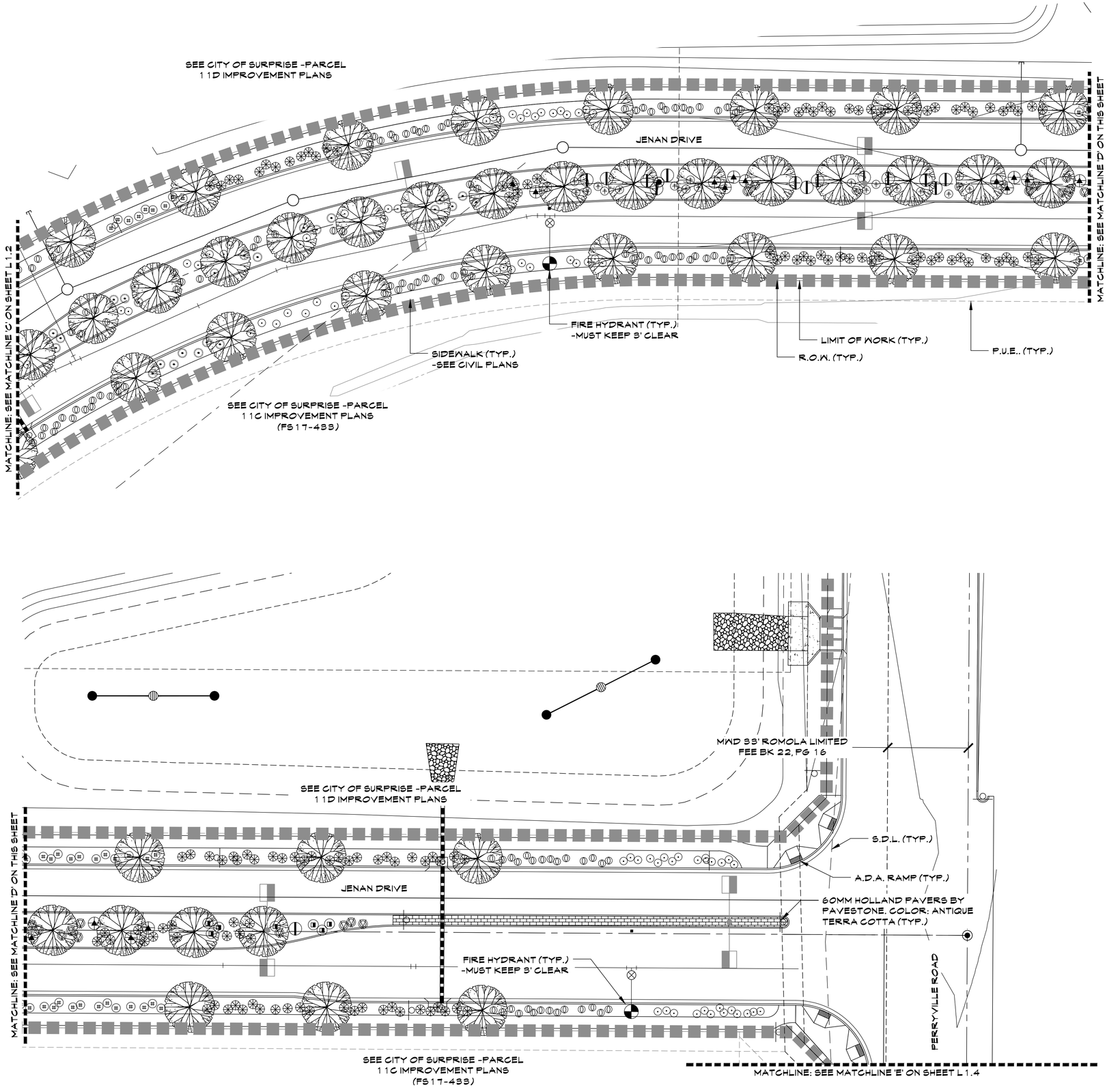
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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

JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: CS
CHECKED BY: TM

REVISIONS:

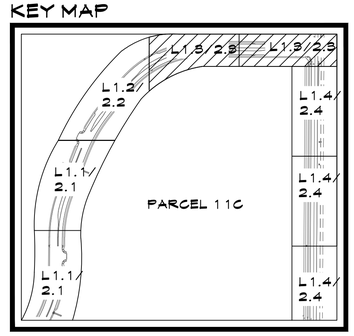
SHEET NO.
L1.2
3 OF 11



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
SHRUBS	
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOHILA GLABRA 'WINTER BLAZE' - WIINTER BLAZE EMU
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENNINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 2" DEPTH, 3/ 4" SCREENED, COLOR TO BE 'EXPRESS GOLD'

KEY MAP



SCALE: 1"=20'-0"

0' 10' 20' 40' 60'

NORTH

The McGough Group
Landscape Architecture
Urban Design - Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Registered Landscape Architect
CERTIFICATE NO. 27332
TIMOTHY J. McGOUGH
Date: 6-30-18
Expires: 6-30-2018

PLANTING PLAN
ZANJERO TRAILS - PHASE 2
PARCEL 11 OFF-SITES - PHASE 1
W. JENAN DR. & N. PERRYVILLE RD.
SURPRISE, ARIZONA

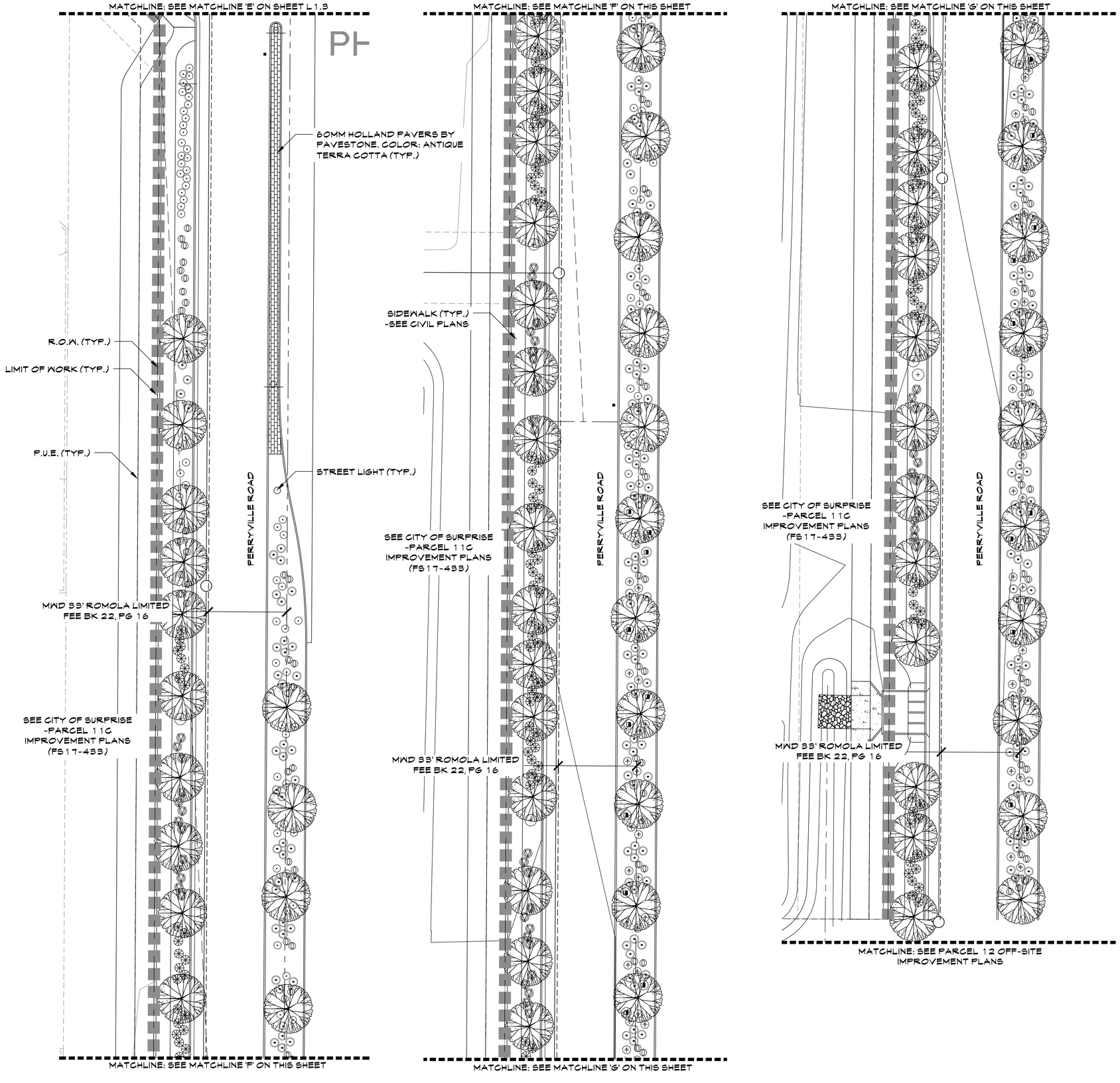
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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

JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: CS
CHECKED BY: TM

REVISIONS:

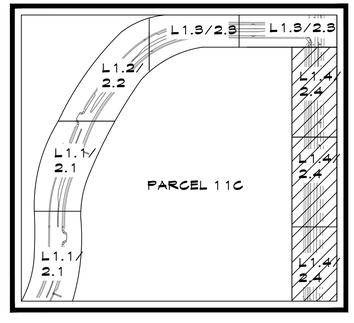
SHEET NO.
L1.3



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
SHRUBS	
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOHILA GLABRA 'WINTER BLAZE' - WIINTER BLAZE EMU
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENNINGSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 2" DEPTH, 3/ 4" SCREENED, COLOR TO BE 'EXPRESS GOLD'

KEY MAP



SCALE: 1"=20'-0"

0' 10' 20' 40' 60'

NORTH

The McGough Group

Landscape Architecture
Urban Design - Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Registered Landscape Architect
CERTIFICATE NO.
27332
TIMOTHY J.
MCGOUGH
Date: 4-25-18

Expires: 6-30-2018

PLANTING PLAN
ZANJERO TRAILS - PHASE 2
PARCEL 11 OFF-SITES - PHASE 1
W. JENAN DR. & N. PERRYVILLE RD.
SURPRISE, ARIZONA

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

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

JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: CS
CHECKED BY: TM

REVISIONS:

SHEET NO.
L1.4

LANDSCAPE NOTES

1. PROVIDE LANDSCAPE ARCHITECT A SAMPLE OF DECOMPOSED GRANITE FOR APPROVAL PRIOR TO DELIVERY TO THE SITE.
2. PREPARED BACKFILL FOR PLANTING PITS SHALL BE 4 PARTS NATIVE SOIL TO 1 PART NITROGEN STABILIZED MULCH. MIX MULCH AND SOIL BACKFILL THOROUGHLY TO CREATE BACKFILL PRIOR TO PLACING IN PIT.
3. TOPSOIL TO CONFORM TO THE REQUIREMENTS OF MAG SPECIFICATION, SECTION 795. PROVIDE A WRITTEN DESCRIPTION OF CERTIFICATION OF ORIGINAL ORIGIN OF TOPSOIL TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE.
4. PLANT TABLETS TO BE AGRIFORM 21 GRAM, 20-10-5 FERTILIZER TABLETS.
5. CONTRACTORS RESPONSIBILITY TO FIELD ESTIMATED DECOMPOSED GRANITE QUANTITIES. INDICATE THE UNIT PRICE ONLY AT THE TIME OF BIDDING.
6. ALL PLANTS MUST BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
7. PLANT QUANTITIES ON THE PLANT LIST ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR, PLANS TAKE PRECEDENCE.
8. LANDSCAPE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES FOR PROTECTION PRIOR TO CONSTRUCTION. CONTACT BLUE STAKE AT 602-263-1100 OR 1-800-782-5348.
9. PRIOR TO BIDDING, THE LANDSCAPE SUPERINTENDENT SHALL WALK THE SITE TO DETERMINE THE FULL EXTENT OF DEMOLITION WORK REQUIRED.
10. THE LANDSCAPE CONTRACTOR SHALL WARRANTY ALL HARDSCAPES, IRRIGATION COMPONENTS AND TREES FOR A PERIOD OF 1 YEAR. SHRUBS, ACCENTS AND GROUNDCOVERS SHALL CARRY A 90 DAY WARRANTY.
11. CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
12. BEFORE WORK BEGINS ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE ARCHITECT AND/OR OWNER;S REPRESENTATIVE.
13. THE LANDSCAPE ARCHITECT, OWNER'S REPRESENTATIVE, AND THE CITY OF SURPRISE SHALL APPROVE ANY AND ALL SUBSTITUTIONS.
14. THE LANDSCAPE ARCHITECT AND /OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE INSPECTED PRIOR TO INSTALLATION.
15. UNLESS OTHERWISE NOTED ON PLANS, DECOMPOSED GRANITE SHALL EXTEND UNDER SHRUBS AND BE RAKED UNIFORMLY ALONG WALLS, SIDEWALKS, AND CURBS.
16. SEE ENGINEERING OR ARCHITECTURAL DRAWINGS FOR DRAINAGE FLOWS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED AND ARE NOT IMPAIRED WITH OBSTRUCTIONS.
17. DOUBLE STAKE ALL TREES OUTSIDE ROOTBALL.
18. LANDSCAPE CONTRACTOR TO PROVIDE BARRICADES ALONG PUBLIC STREETS IF REQUIRED DURING INSTALLATION.
19. LANDSCAPE CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE TO BE RE-INSPECTED DURING FINAL WALK THRU. ANY DAMAGED AREAS TO BE REPAIRED AT CONTRACTOR'S EXPENSE.
20. PLANTS TO BE LOCATED AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES, AND LIGHT FIXTURES AS NECESSARY.
21. LANDSCAPE CONTRACTOR TO CONTACT ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION. MINIMUM 2 APPLICATIONS REQUIRED.
22. LANDSCAPE PLANS MUST CONFORM TO CIVIL DRAWINGS.
23. LANDSCAPE MAINTENANCE WITHIN THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE OWNER.

CITY OF SURPRISE GENERAL NOTES

1. CONTRACTOR TO OBTAIN PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THE SITE.
2. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE LANDSCAPE DOCUMENTS. HE SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF PLANS AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AGENT.
3. ALL QUANTITIES PROVIDED ARE FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADES IN LANDSCAPE AREAS. HE SHALL DETERMINE, WITH THE GENERAL CONTRACTOR, THE EXTENT OF ROUGH GRADING AND/ OR FINE GRADING TO BE ESTABLISHED BY OTHERS.
5. ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER OR AS DIRECTED BY THE OWNER'S AGENT. PROVIDE POSITIVE DRAINAGE AWAY FROM ANY BUILDINGS IN ALL CONDITIONS. CONTRACTOR TO MEET ALL EXISTING GRADES AT PROJECT BOUNDARIES. FINISH GRADE OF LANDSCAPE AREAS SHALL BE 3" BELOW THE TOP OF ADJACENT WALKS AND CURBS PRIOR TO RECEIVING DECOMPOSED GRANITE OF GRASS SEED/SOD.
6. ALL SIGNS AND SIGNAGE REQUIRE A CITY OF SURPRISE SEPARATE PERMIT.
7. ALL TREES AND SHRUBS LOCATED IN THE LINE-OF-SIGHT WILL BE MAINTAINED FOR A CLEAR AREAS BETWEEN 2' TO 7'.

SPECIAL NOTES:

1. INSTALL TREE ROOT BARRIERS WHEN TREES ARE LOCATED WITHIN 10' OF SIDEWALKS, CURBING.
2. CONTRACTOR TO INSTALL ALL MATERIALS AS SPECIFIED IN THE PLAN SET, OR AN APPROVED EQUIVALENT BY THE OWNER/LANDSCAPE ARCHITECT.
3. STREET TREES WILL BE LOCATED IN THE LANDSCAPED AREA BETWEEN THE SIDEWALKS AND CURB. LOCAL STREETS WILL HAVE A MINIMUM OF ONE 24-INCH BOX TREE AND FOUR FIVE-GALLON SHRUBS AND/OR GROUND COVER PLANTS PER HOME FRONTAGE FOR LOTS UP TO 50 FEET WIDE. HOMES WITH FRONTAGES GREATER THAN 50 FEET WIDE WILL HAVE AN ADDITIONAL TREE AND TWO SHRUBS AND/OR GROUNDCOVER PLANTS.
4. TREE SPECIES PERMITTED WITHIN THE R.O.W.:
   - ACACIA SALICINA (WILLOW ACACIA)
   - ACACIA STENOPHYLLA (SHOESTRING ACACIA)
   - ACACIA WILLARDIANA (PALO BLANCO)
   - CALLISTEMON RIGIDUS (BOTTLEBRUSH)
   - QUERCUS VIRGINIANA (SOUTHERN LIVE OAK)
   - SOPHORA SECUNDIFLORA (TEXAS MTN. LAUREL)
   - CHILOPSIS LINEARIS (DESERT WILLOW)
   - OLEA EUROPAEA (SWAN HILL OLIVE)
   - FRAXINUS GREGGII (LITTLE LEAF ASH)
5. TREES WITH THORNS ARE TO BE LOCATED A MINIMUM OF 10' FROM PEDESTRIAN ROUTES.
6. ANY RIP-RAP INSTALLED IN DRAINAGE AREAS BE INSTALLED IN SUCH A MANNER THAT ELIMINATES THE POSSIBILITY OF VOIDS THAT ALLOW WASPS TO BUILD NESTS. AFTER RIP RAP IS INSTALLED, TOP DRESS RIP RAP AREA WITH LANDSCAPE DECOMPOSED GRANITE. AGITATE RIP RAP TO ALLOW DECOMPOSED GRANITE TO SETTLE INTO VOIDS.

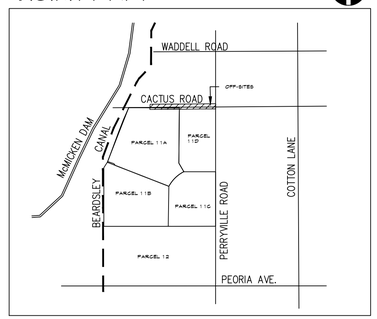
IRRIGATION NOTES

1. ALL IRRIGATION TO UTILIZE AN AUTOMATIC CLOCK AS SPECIFIED. LOCATE POWER SOURCE IN THE FIELD.
2. USE COMMON TRENCHES WHERE POSSIBLE.
3. USE PEN-TITES AND SEALER FOR ALL LOW VOLTAGE WIRING WITH ELECTRICAL VALVES.
4. ALL MAINLINE TO BE BURIED A MINIMUM OF 18" BELOW FINISH GRADE. ALL LATERALS TO BE BURIED A MINIMUM OF 12" BELOW FINISH GRADE.
5. INSTALL ELECTRIC VALVES IN PLASTIC VALVE BOXES FLUSH WITH GRADE. VALVE BOX LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT.
6. VACUUM BREAKER TO BE ASSEMBLED WITH ALL HARD COPPER PIPE AND FITTINGS. A UNION SHALL BE INSTALLED ON BOTH INLET AND OUTLET SIDES OF PIPE ABOVE GRADE.
7. MAINTAIN IRRIGATION AS-BUILTS AND TURN OVER TO OWNER PRIOR TO INSTALLATION ACCEPTANCE.
8. ALL IRRIGATION EQUIPMENT TO BE LOCATED IN LANDSCAPE AREAS- ALL LINES AND EQUIPMENT ARE SCHEMATIC.
9. IRRIGATION AND ELECTRICAL SLEEVES TO BE SCHEDULE 40 PVC. ALL SLEEVES TO EXTEND AT LEAST 1" BEYOND CONCRETE STRUCTURES. ALLOW 4-6" FROM END OF SLEEVES TO FIRST FITTING ON IRRIGATION LINE. ALL SLEEVES TO BE 24" BELOW GRADE AND/OR AS PER OWNER'S SPECIFICATIONS.
10. LANDSCAPE CONTRACTOR RESPONSIBLE FOR ALL LANDSCAPE SLEEVING. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR. VERIFY ANY EXISTING SLEEVES INSTALLED BY OTHER CONTRACTORS.
11. LOCATE EMITTERS ON UPHILL SIDE OF PLANTS ON SLOPED PLANTING AREA.
12. ALL PEA GRAVEL IN VALVE BOXES TO BE CLEANED FROM TOP OF VALVE SO THAT VALVE IS COMPLETE VISIBLE, LIP OF VALVE BOX IS ALSO TO BE FREE OF DEBRIS.
13. ALL MATERIAL USED SHALL BE INSTALLED AS PER PLAN AND AS PER MANUFACTURERS SPECIFICATIONS. ALL DEVIATIONS FROM DRAWINGS OR MATERIALS USED SHALL BE APPROVED BY OWNER'S REPRESENTATIVE AND OR LANDSCAPE ARCHITECT.
14. LOCATE PRESSURE REGULATOR AND 'Y' STRAINER IN A VALVE BOX AS REQUIRED- REMOTE CONTROL VALVES TO BE LOCATED ON A SEPARATE, ADJACENT, VALVE BOX OR A JUMBO VALVE BOX MAY BE USED IN LIEU OF TWO SEPARATE BOXES. ALL BOXES TO BE LOCATED IN PLANTING AREAS AND INSTALLED FLUSH W/ GRADE.
15. ALL DRIP SYSTEMS TO BE FLUSHED THROUGH FLUSH CAPS. FLUSH CAPS TO BE LOCATED IN 7" ROUND ECONOMY BOXES.
16. ALL PLANTS REQUIRING MORE THAN ONE DRIP EMITTER SHALL HAVE EMITTERS DISTRIBUTED EVENLY AROUND THE EDGE OF THE ROOT-BALL.
17. PRIOR TO OWNERS APPROVAL, AN IRRIGATION "TUNE-UP" MUST BE PERFORMED AS FOLLOWS:
    A. ALL IRRIGATION EQUIPMENT (INCLUDING ALL PIPELINES AND SLEEVES) TO BE DOCUMENTED FROM TWO STATIONARY POINTS.ALL DRIP SYSTEMS TO BE FLUSHED BEGINNING WITH "Y" STRAINER, AND WORKING AWAY FROM PRESSURE REGULATOR.
    B. IRRIGATION VALVES TO BE LABELED ON A SHEET OF PAPER WITH STATIONS CORRESPONDING TO MARKED LABELS ON TOP OF VALVE BOXES. THIS SHEET TO BE PLACED IN A PLASTIC POUCH AND ATTACHED TO THE INSIDE OF CONTROLLER.
    C. ALL IRRIGATION SPRAY HEADS TO BE FLUSHED OF DEBRIS AND FLOW CONTROLS ADJUSTED TO ACHIEVE 100% COVERAGE.
    D. AVOID SPRAY ONTO ALL WALKS, CURBS, WALLS EXISTING STRUCTURES, AND ANY OTHER HARD-SCAPE AREAS.
    E. ALL IRRIGATION HEADS TO BE ADJUSTED TO PROPER HEIGHT.
18. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING MATERIALS AND LABOR TO PROVIDE SPECIFIED ELECTRICAL SERVICE TO ALL CONTROLLER LOCATIONS. ALL ELECTRICAL WORK TO BE PER MANUFACTURER'S SPECIFICATIONS AND PER LOCAL CODE.
19. CONTRACTOR TO CAP OFF ALL IRRIGATION @ PHASING LIMITS AS REQUIRED.
20. CONTROLLER WIRE SHALL BE A DIFFERENT COLOR FOR TREE LINES & SHRUB LINES. AT LEAST ONE EXTRA CONTROL WIRE TO BE RUN TO THE FARTHEST VALVE LOCATION OF THE SYSTEM.
21. IRRIGATION LINES SHALL RUN PARALLEL TO THE HIGH SIDE OF SLOPES.
22. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING AND INSTALLING ALL SLEEVING NECESSARY TO RUN IRRIGATION LINES & CONTROL WIRE UNDER ANY REQUIRED HARD-SCAPE AREAS, WALLS, ETC.
23. AN 18 GAUGE TRACER WIRE OF A DIFFERENT COLOR THAN THE CONTROL WIRES SHALL BE INSTALLED WITH ANY MAINLINE 2" OR LARGER.

PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME	CALIPER	QTY.	SIZE	COMMENTS
	TREES				
	QUERCUS VIRGINIANA 'HERITAGE' - OAK	1.0-1.5"	10	24" BOX	STANDARD
	SHRUBS				
	SIMMONDSIA CHINENSIS - JOJOBA		10	5 GAL.	CAN FULL
	LEUCOPHYLLUM LANGMANIAE 'LNN'S LEGACY' - LYNN'S LEGACY SAGE		7	5 GAL.	CAN FULL
	ACCENTS				
	MUHLENBERGIA RIGENS - DEER GRASS		7	5 GAL.	CAN FULL
	AGAVE DESMETTIANA - AGAVE		10	5 GAL.	CAN FULL
	GROUND COVERS				
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD		24	5 GAL.	CAN FULL
	ACACIA REDOLENS - DESERT CARPET ACACIA		34	5 GAL.	CAN FULL
	DECOMPOSED GRANITE - 2" DEPTH, 3/ 4" SCREENED, COLOR TO BE 'EXPRESS GOLD'		3,726 SQ.FT		

VICINITY MAP



DEVELOPER
LAND SOLUTIONS CACTUS, LLC
4121 W CRAIBI DR.
GLENDALE, AZ 85308
602-841-1945
CONTACT: DAVE MAGUIRE
dmaguire@landsolutionsinc.com

LANDSCAPE ARCHITECT
THE MCGOUGH GROUP
11110 N. TATUM BLVD. STE. 100
PHOENIX, AZ 85028
(602)997-9093
CONTACT: NICK ADAMSON
nick@mg-az.com

SHEET INDEX

L0.1	COVER SHEET
L1.1	PLANTING PLAN
L2.1	IRRIGATION PLAN
L3.1-3.2	DETAILS

The McGough Group
Landscape Architecture
Urban Design · Site Imaging
Parks and Recreation
11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028
602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Registered Landscape Architect
CERTIFICATE NO.
TIMOTHY
MCGOUGH
Date 4-30-18
Expires: 6-30-2018

COVER SHEET
ZANJERO TRAILS - PHASE 2
PARCEL 11 OFF-SITES - PHASE 2 (CACTUS RD.)
W. CACTUS RD. & N. PERRYVILLE RD.
SURPRISE, ARIZONA

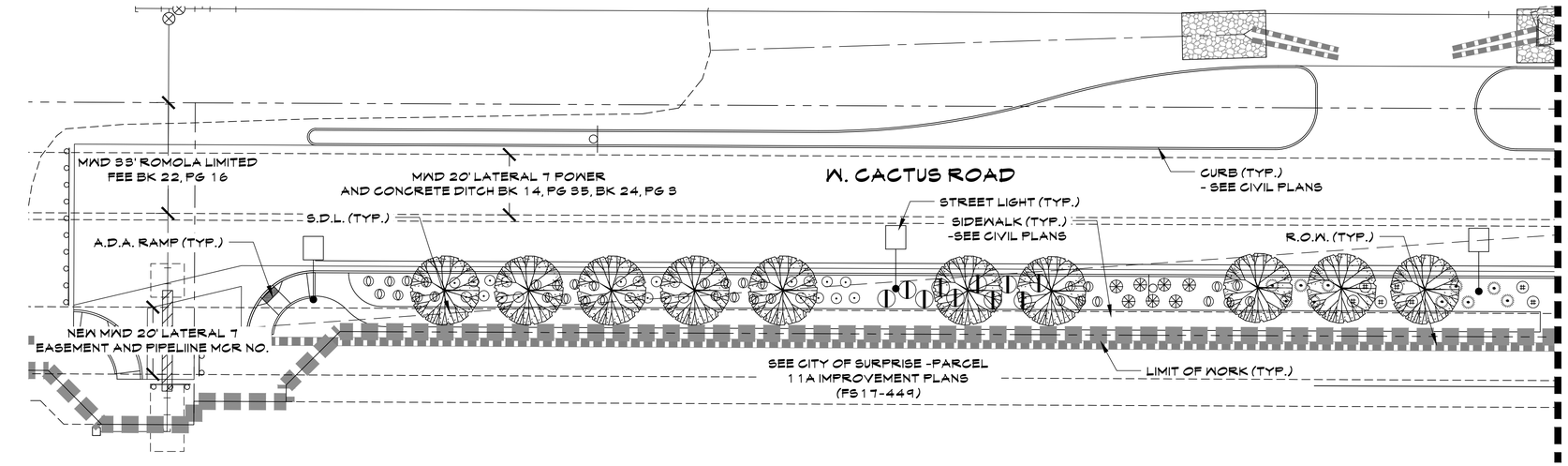
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

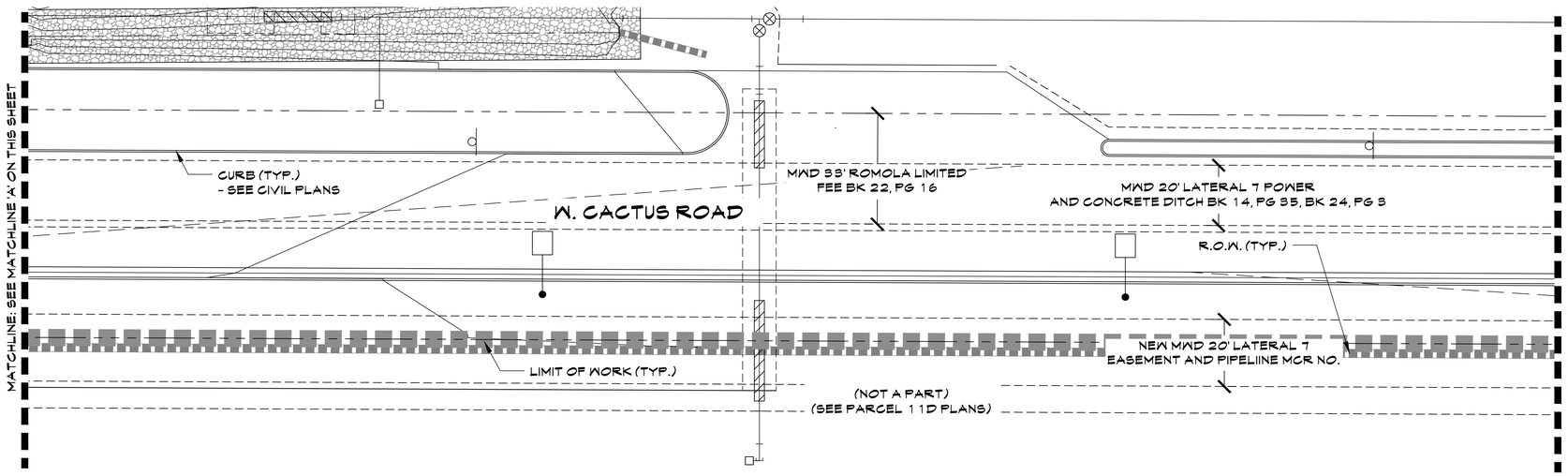
These drawings shall not be used on other projects or for additions to this project except by written agreement from the landscape architect.

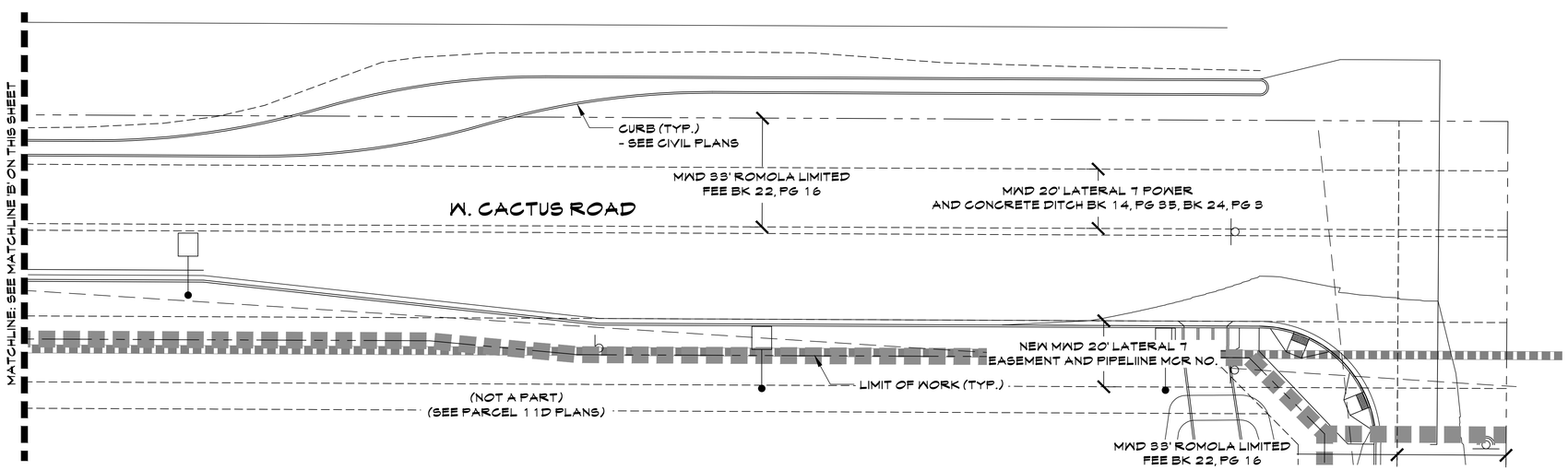
JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: CS
CHECKED BY: TM

REVISIONS:

SHEET NO. L0.1







PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
SHRUBS	
	SIMMONDSIA CHINENSIS - JOJOBA
	LEUCOPHYLLUM LANGMANIAE 'LNN'S LEGACY' - LYNN'S LEGACY SAGE
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 2" DEPTH, 3/4" SCREENED, COLOR TO BE 'EXPRESS GOLD'

SCALE: 1"=20'-0"

0' 10' 20' 40' 60'

NORTH

The McGough Group
Landscape Architecture
Urban Design - Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Registered Landscape Architect
CERTIFICATE NO.
27832
TIMOTHY D.
MCGOUGH
Date: 6-30-2018
Expires: 6-30-2018

PLANTING PLAN
ZANJERO TRAILS - PHASE 2
PARCEL 11 OFF-SITES - PHASE 2 (CACTUS RD.)
W. CACTUS RD. & N. FERRYVILLE RD.
SURPRISE, ARIZONA

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

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

JOB NO. 17-46
DATE: 04-18-18
DRAWN BY: CS
CHECKED BY: TM

REVISIONS:

SHEET NO.
L1.1

ZANJERO TRAILS PHASE 2 – PARCEL 11 INFRASTRUCTURE ALTERNATIVE ASSURANCE AGREEMENT

This Zanjero Trails Phase 2 – Parcel 11 Infrastructure Alternative Assurance Agreement ("Agreement") is dated as of this 12th day of July, 2018 (the "Effective Date") by and between the City of Surprise, Arizona, an Arizona municipal corporation (the "City"), and Land Solutions Cactus, LLC, an Arizona limited liability company ("Developer"). The City and Developer may be individually referred to as a "Party" or collectively as the "Parties."

RECITALS

WHEREAS, Surprise Municipal Code, Chapter 121, Article V and Section121-63(a)(10) in effect in 2008, required an applicant for approval of a final plat to provide a performance bond, irrevocable letter of credit, funds in escrow, or other equivalent financial guarantee to the City, prior to recording a final plat approved by the City Council, in an amount equal to one hundred percent (125%) of the cost of the labor and materials necessary to complete satisfactory construction, installation, and dedication of the required street, utility, drainage and other improvements, including any portions of such improvements which are located upon individual lots; and

WHEREAS, as an alternative to the posting of financial assurances, Surprise Municipal Code, Section 121-63(e), in effect in 2008, allowed the City Council to approve a final plat, but withhold recordation of the final plat until completion and acceptance of all required infrastructure improvements, as follows:

> **Alternate Approval Procedure**. As an alternate procedure and at the request of the subdivider, the City Council may approve a final plat and instruct the Community Development Director to withhold the approved final plat from recording for a period of time to allow the subdivider to install all of the required public improvements according to the plans and specifications approved by the City Engineer. This procedure, when approved by the Council, shall be in lieu of the guarantees for installation of improvements as set forth in subsection (a) (10) of Section 121-63. An executed standard contract as approved by the City Attorney regarding installation of improvements shall be submitted with the final plat. The contract shall require that all improvements be completed no later than twelve months from the date the final plat was approved by the City Council and that no lot may be sold. When the completed improvements are inspected and approved by the City Engineer, the plat shall be recorded by the Community Development Director, and the sale of lots may proceed according to the approved and recorded plat, provided that a one-year warranty shall be submitted covering the completed improvements.

WHEREAS, the Parties desire to enter into this Agreement for the purpose of allowing Developer, as an alternative to posting financial assurances, to construct and install all of the required infrastructure improvements within twelve (12) months of the date of this Agreement, after approval of a final plat by the City Council but before recordation of the final plat.

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

SPECIAL TERMS AND CONDITIONS

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

   Zanjero Trails – Phase 2, Parcel 11 Infrastructure – Phase 1 Paving and Drainage Plans
   Zanjero Trails – Phase 2, Parcel 11 Infrastructure – Phase 1 Sewer Plans
   Zanjero Trails – Phase 2, Parcel 11 Infrastructure – Phase 1 Water Plans
   Zanjero Trails – Phase 2, Parcel 11 Infrastructure – Phase 1 Storm Water Management Plans
   Zanjero Trails – Phase 2, Parcel 11 Infrastructure – Phase 1 Landscape Plans
   Zanjero Trails – Phase 2, Parcel 11 Infrastructure – Phase 1 Streetlight Plans
   Zanjero Trails – Phase 2, Parcel 11 Infrastructure – Phase 1 Signing and Striping Plans
   Zanjero Trails – Phase 2, Parcel 11 Infrastructure – Phase 2 Paving and Drainage Plans
   Zanjero Trails – Phase 2, Parcel 11 Infrastructure – Phase 2 Water Plans
   Zanjero Trails – Phase 2, Parcel 11 Infrastructure – Phase 2 Storm Water Management Plans
   Zanjero Trails – Phase 2, Parcel 11 Infrastructure – Phase 2 Landscape Plans
   Zanjero Trails – Phase 2, Parcel 11 Infrastructure – Phase 2 Streetlight Plans
   Zanjero Trails – Phase 2, Parcel 11 Infrastructure – Phase 2 Signing and Striping Plans

2. If Developer elects to not provide acceptable financial assurances after approval of the final plat by the City Council, as permitted by Surprise Municipal Code, Chapter 121, Article V and Section 121-63(a)(10), in effect in 2008, Developer shall complete satisfactory construction, installation, and dedication of the Improvements within twelve (12) months of the Effective Date of this Agreement as a precondition to recordation of the final plat. The final plat shall become null and void and of no force or effect if the Improvements have not been constructed and approved by the City Engineer within twelve (12) months of the Effective Date.

3. If Developer elects to not provide acceptable financial assurances after approval of the final plat by the City Council, as permitted by Surprise Municipal Code, Chapter 121, Article V Section 121-63(a)(10), in effect in 2008, no individual lots may be sold to the general public until the Improvements are completed and approved by the City Engineer. Sales, assignments, or transfers of lots to related entities of Developer, other developers, homebuilders, or investors shall be permitted.

4. If Developer elects to not provide acceptable financial assurances after approval of the final plat by the City Council, as permitted by Surprise Municipal Code, Chapter 121, Article V, Section 121-63(a)(10), in effect in 2008, after the completed Improvements have been inspected and approved by the City Engineer, the final plat shall be recorded by the

Community Development Director in a timely manner, and the sale of lots may proceed according to the approved and recorded plat, provided that a one-year warranty shall be submitted covering the applicable Improvements during the warranty period.

5. If Developer should elect to post financial assurances as required by Surprise Municipal Code, Chapter 121, Article V, Section 121-63(a)(10) in effect in 2008, the Community Development Director shall record the final plat in a timely manner as permitted by Surprise Municipal Code, Chapter 121, Section 121-63(a)(10), in effect in 2008, and the sale of lots may proceed according to the approved and recorded plat.

GENERAL TERMS AND CONDITIONS

6. Developer hereby waives and releases the City from any and all claims under A.R.S. §12-1134, *et seq.*, including any right to compensation for reduction in the fair market value of the real property that is the subject of this Agreement (Zanjero Trails Phase 2 – Parcel 11 Infrastructure), as a result of the City's approval of this Agreement. The terms of this waiver shall run with the land and shall be binding upon all subsequent landowners and shall survive the expiration or other termination of this Agreement.

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

8. The provisions of this Agreement are binding upon and shall inure to the benefit and burden of the Parties and all of their successors in interest and assigns. Developer shall provide the City with at least ten (10) business days' written notice in the event that title to all or any part of the Zanjero Trails Phase 2 – Parcel 11 Infrastructure is conveyed or otherwise transferred to a third party that is not related to or an affiliate of Developer. Upon the conveyance of all or a portion of Zanjero Trails Phase 2 – Parcel 11 Infrastructure, by Developer or its successors in title, Developer or its successor shall automatically be released from further obligations with regard to such portion of the subdivision, but its successor in title shall be bound thereby.

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

10. Upon recordation of the final plat, this Agreement will automatically terminate, and the condition of title for lots within the final plat will no longer be subject to the obligations imposed by this Agreement. The City will execute and record a "Notice of Termination"

to terminate this Agreement and release all parties of future liability and obligation related to this Agreement.

11. The laws of the State of Arizona shall govern any dispute, controversy, claim or cause of action arising out of or related to this Agreement. The venue for any such dispute shall be Maricopa County, Arizona, and each Party waives the right to object to venue in Maricopa County for any reason. Neither Party shall be entitled to recover any of its attorneys' fees or other costs from the other Party incurred in any such dispute, controversy, claim, or cause of action, but each Party shall bear its own attorneys' fees and costs, whether the same is resolved through arbitration, litigation in a court, or otherwise.

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

CITY OF SURPRISE, an Arizona municipal corporation

By:_____

Sharon R. Wolcott, Mayor

Date:_____

APPROVED AS TO FORM:

_____

City Attorney

ATTESTED:

_____

City Clerk

Developer: Land Solutions Cactus, LLC, an Arizona limited liability company

By: _____

Its: Member

Date: 7/12/18

STATE OF ARIZONA)
) ss.
County of Maricopa)

This instrument was acknowledged before me on July 18, 2018, by DAVID MAGUIRE, MEMBER of Land Solutions Cactus, LLC, an Arizona limited liability company, on behalf of the company.

STEPHANIE A ZAMENICK
NOTARY PUBLIC, ARIZONA
MARICOPA COUNTY
My Commission Expires
June 09, 2020

_____
Notary Public

My Commission Expires:

June 09, 2020

SURPRISE
ARIZONA

ZANJERO TRAILS
PARCEL 11

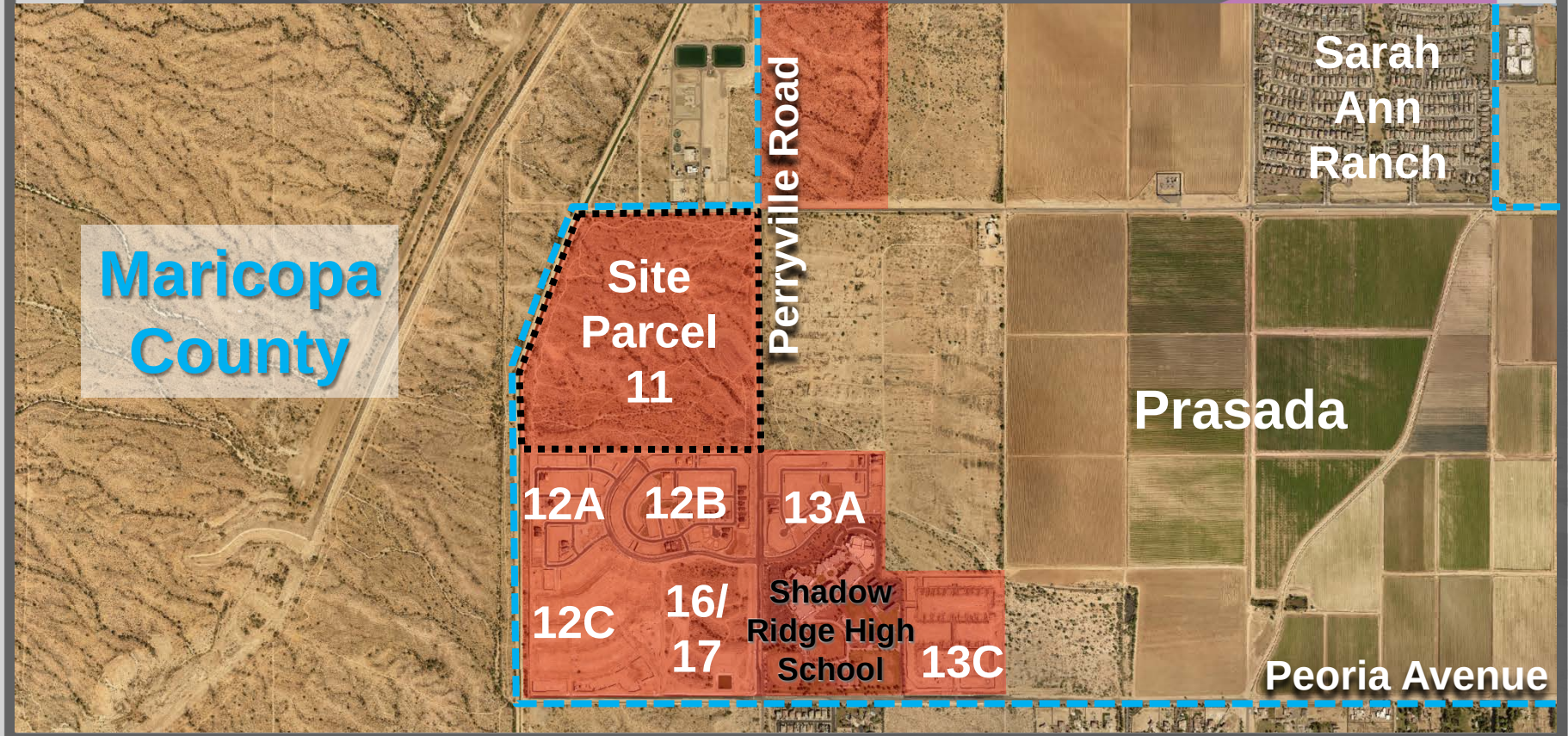
Map of Dedication – City Council – August 7, 2018

VICINITY MAP

Zanjero Trails Parcel 11
FS17-432

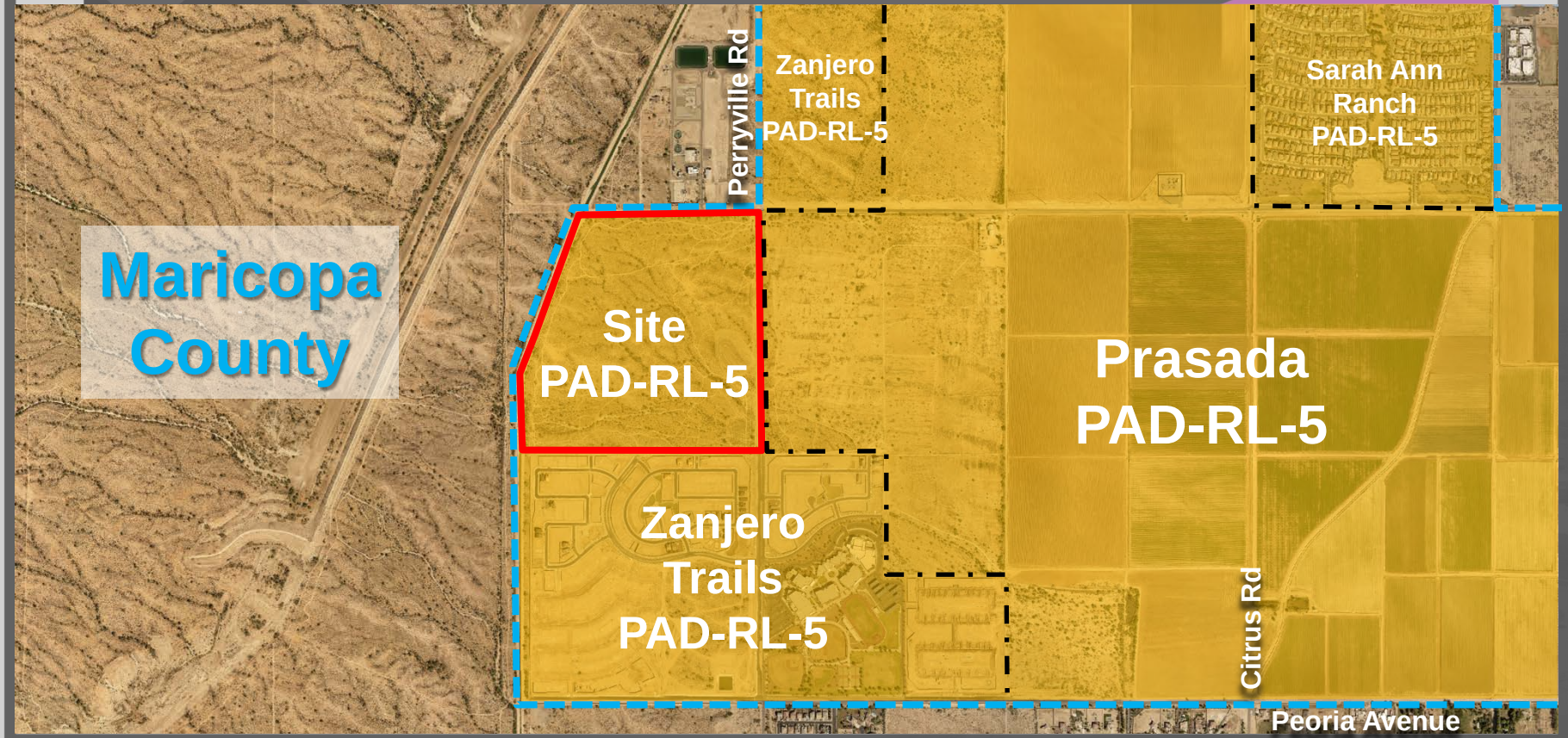
VICINITY MAP

Zanjero Trails Parcel 11
FS17-432



ZONING MAP

Zanjero Trails Parcel 11
FS17-432



MAP OF DEDICATION

DEDICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

KNOW ALL PERSONS BY THESE PRESENTS:
THAT LAND SOLUTIONS CACTUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, OF A SUBDIVISION WITHIN THE COUNTY OF MARICOPA, HAS SUBDIVIDED UNDER THE NAME OF "ZANJERO TRAILS PHASE 2 – PARCEL 11", BEING LOCATED IN A PORTION THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS MAP OF DEDICATION AS AND FOR THE MAP OF DEDICATION OF SAID "ZANJERO TRAILS PHASE 2 – PARCEL 11" AND DECLARES THAT THIS MAP OF DEDICATION SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH STREET AND EASEMENT CONSTITUTING SAME, AND THAT EACH STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.
LAND SOLUTIONS CACTUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THIS MAP AND DOES HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS DEPICTED ON THIS PLAT UNTIL SUCH TIME THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL. THE MAINTENANCE OF THE AREA WITHIN ANY NEWLY DEDICATED RIGHT-OF-WAY AS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNER/OR SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDARY OF SAID PLAT UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARD AND ACCEPTED BY THE CITY OF SURPRISE.
OWNER HEREBY GRANTS TO THE PUBLIC A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.
OWNER HEREBY GRANTS TO THE CITY OF SURPRISE AN EXCLUSIVE EASEMENT OVER, UPON AND ACROSS ALL SEWER LINES AND MANHOLES AS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING MAINTAINING, REPAIRING, REPLACING AND UTILIZING THE SEWER LINES AND MANHOLES.
OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS SIGHT VISIBILITY TRIANGLES FOR THE PURPOSE OF ENSURING THAT THESE AREAS REMAIN FREE OF SIGHT VISIBILITY OBSTRUCTIONS.
OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS PERPETUAL USE, TOGETHER WITH ALL 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 AUXILIARY FIELD.
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.
THE MAINTENANCE OF THE LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHT-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. LANDSCAPING MAINTENANCE WITHIN THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.
ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION; HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY SEPARATE FORMAL COUNCIL ACTION.
THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.
OWNER HEREBY GRANTS TO THE PUBLIC AN EASEMENT FOR RECREATION OVER, UPON, AND ACROSS THOSE AREAS DESIGNATED AS RECREATION TRAILS OR AREAS FOR THE PURPOSE OF ALLOWING THE PUBLIC ACCESS TO THE TRAIL SYSTEM.
THE CITY OF SURPRISE AGREES TO INDEMNIFY LAND SOLUTIONS CACTUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS OFFICERS, EMPLOYEES, AGENTS, CONTRACTORS OR THOSE OF AND ITS SUCCESSORS AND ASSIGNS FOR ANY AND ALL COST THAT DAMAGES TO THE PERSONAL PROPERTY OR FOR PHYSICAL INJURY TO OR DEATH OF PERSONS OCCURING ON THE AREAS THAT THE PUBLIC USING THE TRAIL PURSUANT TO THE TERMS OF THIS EASEMENT, EXCEPT FOR SUCH INJURY OR DAMAGES CAUSED BY OR ARISING SOLELY FROM THE WILLFUL, MALICIOUS OR GROSSLY NEGLIGENT CONDUCT OF LAND SOLUTIONS CACTUS, LLC. AN ARIZONA LIMITED LIABILITY COMPANY, ITS OFFICERS, EMPLOYEES, AGENTS, CONTRACTORS OR THOSE OF ITS SUCCESSORS AND ASSIGNS THAT WAS THE DIRECT CAUSE OF THE INJURY TO THE USER.

IN WITNESS WHEREOF:

LAND SOLUTIONS CACTUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS ___ DAY OF _____, 2018.

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS, THE ____ DAY OF _____2018, BEFORE ME, _____WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF LAND SOLUTIONS CACTUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL:

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

COMMUNITY ASSOCIATION RATIFICATION

BY THIS RATIFICATION, _____, DULY ELECTED PRESIDENT OF _____ ASSOCIATION, ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREIN.

NAME _____

TITLE _____

ACKNOWLEDGMENT FOR RATIFICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS, THE ____ DAY OF _____ 2018, BEFORE ME, PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF THE ASSOCIATION AND ACKNOWLEDGED THAT HE/SHE AS BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE CONTAINED HEREIN, BY SIGNING IN THE NAME OF THE ASSOCIATION, BY HIMSELF/HERSELF AS, _____

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

BY: _____ DATE: _____

MAP OF DEDICATION
OF
ZANJERO TRAILS PHASE 2 - PARCEL 11
SURPRISE, ARIZONA
A PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

NOTICE OF ZANJERO TRAILS PHASE 2 - PARCELS 11A-11D DEVELOPMENT AGREEMENT

LANDOWNER HAS ENTERED INTO A ZANJERO TRAILS PHASE 2 – PARCELS 11A-11D DEVELOPMENT AGREEMENT DATED MARCH 17, 2015, ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON MARCH 18, 2015, AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCUMENT NO. 2015-0182231. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF LANDOWNER AT LAND SOLUTIONS CACTUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, 4121 WEST GRAIBI DRIVE, GLENDALE, ARIZONA 85306, AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTIONS 7 AND 9, UPON REASONABLE REQUEST.

DATED THIS _____ DAY OF _____ 2018.

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

_____
CHRISTINE CAIN, PROPERTY AND CONTRACTS SUPERVISOR

ATTEST:

_____
GLEN VORTHERMS, ASSISTANT SECRETARY

LAND SOLUTIONS CACTUS, LLC AN ARIZONA LIMITED LIABILITY COMPANY
BY: LAND SOLUTIONS CACTUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY:_____

ITS:_____

NOTICE OF INTERGOVERNMENTAL AGREEMENT

THE CITY OF SURPRISE ("CITY") AND MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, ("MWD") ENTERED INTO AN INTERGOVERNMENTAL AGREEMENT DATED APRIL 8, 1997, AND RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE ON APRIL 9, 1997, UNDER DOCKET NO. 97-0231709 ("IGA"). CITY AND MWD HAVE FACILITIES AND PROPERTY INTERESTS DESCRIBED AND DELINEATED WITHIN CERTAIN SUBDIVISION PLATS OR, FOR LANDS NOT INCLUDED IN A SUBDIVISION PLAT, DECLARATIONS OF TURF LANDS OR DECLARATIONS OF URBANIZED AREA, THAT HAVE PRIOR AND SUPERIOR RIGHTS TO THE UTILITY SERVICE PROVIDERS, AS DEFINED IN THE IGA. THE IGA PROVIDES FOR THE CITY TO HAVE A PUBLIC UTILITY EASEMENT WITHIN CERTAIN MWD PROPERTY INTERESTS AND FOR MWD TO HAVE AN EASEMENT WITHIN CITY'S PUBLIC RIGHTS-OF-WAY. CITY AND MWD RIGHTS WITHIN THESE EASEMENTS ARE SUBJECT TO AND CONTROLLED BY THE TERMS AND CONDITIONS OF THE IGA.

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

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

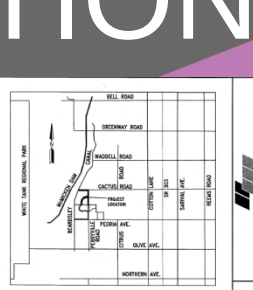
PUBLIC NOTICE:

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS OF 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

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

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



VICINITY MAP
NOT TO SCALE

OWNER / DEVELOPER

LAND SOLUTIONS CACTUS, LLC
4121 WEST GRAIBI DRIVE
GLENDALE, ARIZONA 85308
PH: (602) 842-1945
CONTACT: DAVID MAGUIRE

SURVEYOR

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

SHEET INDEX

FP01	COVER SHEET
FP02	SHEET INDEX MAP, LEGEND, NOTES, LOT/TRACT AREA TABLE, LOT SETBACK & VISIBILITY DETAIL
FP03–FP04	MAP OF DEDICATION

AREA

RIGHT OF WAY AREA = 453,318 SQ. FT. OR 10.408 ACRES

BASIS OF BEARING

BASIS OF BEARING IS S00°20'07"W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA BETWEEN THE MONUMENTS AS SHOWN HEREON. PER RESULTS OF SURVEY RECORDED IN BOOK 1355, PAGE 20 OF MARICOPA COUNTY RECORDS.

APPROVALS

CITY OF SURPRISE ENGINEER APPROVAL:

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

APPROVED_____
CITY ENGINEER

CITY OF SURPRISE COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA. THIS _____ DAY OF _____, 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 APRIL 2018, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE EXTERIOR BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

ROBERT A. JOHNSTON
RLS# 37495
HILGARTWILSON, LLC
2141 E. HIGHLAND AVENUE
SUITE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
rjohnston@hilgartwilson.com

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

Copyright: HILGARTWILSON 2018 — This document is the sole property of HILGARTWILSON

HILGARTWILSON
CIVIL ENGINEERS | PLANNERS | SURVEYORS | LANDSCAPE ARCHITECTS
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, AZ 85016
www.hilgartwilson.com

ZANJERO TRAILS PHASE 2 - PARCEL 11
CACTUS ROAD & PERRYVILLE ROAD
SURPRISE, ARIZONA
MAP OF DEDICATION

PROJ. NO.: 13078	STATUS:
DATE: APR 2018	MUNICIPAL TRACKING NO: FS17-432
SCALE:	
DRAWN: SWR	
APPROVED: RJP	

DWG. NO.
MD01
SHT. 1 OF 4

G:\2013\13078\Submit\Plat\Phase 2 - Parcel 11 MD\13078-FP01-MDD-FP01.dwg 8/15/2018 2:52 PM by

MAP OF DEDICATION

LEGAL DESCRIPTION OF RIGHT-OF-WAY

RIGHT-OF-WAY

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

BEGINNING AT A FOUND CITY OF SURPRISE BRASS CAP (2011) ACCEPTED AS THE NORTHEAST CORNER OF SAID SECTION 21 FROM WHICH A FOUND CITY OF SURPRISE BRASS CAP (2011) ACCEPTED AS THE EAST QUARTER CORNER THEREOF BEARS SOUTH 00°20'07" WEST, 2637.05 FEET;

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, SOUTH 00°20'07" WEST, 2637.05 FEET TO THE EAST QUARTER OF SAID SECTION 21;

THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, NORTH 89°42'56" WEST, 55.00 FEET TO A POINT 55.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21;

THENCE LEAVING SAID SOUTH LINE AND ALONG SAID PARALLEL LINE, NORTH 00°20'07" EAST, 1258.82 FEET;

THENCE LEAVING SAID PARALLEL LINE, NORTH 44°39'53" WEST, 22.63 FEET;

THENCE NORTH 89°39'53" WEST, 492.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 460.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°42'23", AN ARC LENGTH OF 407.10 FEET TO A TANGENT LINE;

THENCE SOUTH 39°37'44" WEST, 37.72 FEET;

THENCE SOUTH 00°22'16" EAST, 22.63 FEET;

THENCE SOUTH 50°22'16" EAST, 3.31 FEET;

THENCE SOUTH 39°37'44" WEST, 55.00 FEET;

THENCE NORTH 50°22'16" WEST, 3.31 FEET;

THENCE SOUTH 84°37'44" WEST, 22.63 FEET;

THENCE SOUTH 39°37'44" WEST, 27.60 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 635.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°27'56", AN ARC LENGTH OF 220.77 FEET TO A TANGENT LINE;

THENCE SOUTH 21°09'48" WEST, 223.80 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 560.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°46'39", AN ARC LENGTH OF 203.57 FEET TO A TANGENT LINE;

THENCE SOUTH 00°20'07" WEST, 51.21 FEET;

THENCE SOUTH 44°39'53" EAST, 22.63 FEET;

THENCE SOUTH 89°39'53" EAST, 3.31 FEET;

THENCE SOUTH 00°20'07" WEST, 55.00 FEET;

THENCE NORTH 89°39'53" WEST, 3.31 FEET;

THENCE SOUTH 45°20'07" WEST, 22.63 FEET;

THENCE SOUTH 00°20'07" WEST, 18.51 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 565.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°28'23", AN ARC LENGTH OF 241.33 FEET TO A NON-TANGENT LINE AND ON THE NORTH LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID NORTH LINE, NORTH 89°42'56" WEST, 89.50 FEET TO A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 485.00 FEET, THE CENTER OF WHICH BEARS NORTH 83°47'53" WEST;

THENCE LEAVING SAID NORTH LINE AND NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°51'56", AN ARC LENGTH OF 244.34 FEET TO A NON-TANGENT LINE;

THENCE NORTH 00°20'07" EAST, 156.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 640.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°49'39", AN ARC LENGTH OF 232.65 FEET TO A TANGENT LINE;

THENCE NORTH 21°09'46" EAST, 223.80 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 765.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°24'48", AN ARC LENGTH OF 18.87 FEET TO A TANGENT LINE;

THENCE NORTH 20°29'43" WEST, 23.15 FEET;

THENCE NORTH 64°09'56" WEST, 3.21 FEET;
THENCE NORTH 25°50'04" EAST, 55.00 FEET;

THENCE SOUTH 64°09'56" EAST, 3.21 FEET;

THENCE NORTH 72°09'51" EAST, 23.15 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 765.00 FEET, THE CENTER OF WHICH BEARS SOUTH 60°54'26" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°32'09", AN ARC LENGTH OF 140.67 FEET TO A NON-TANGENT LINE;

THENCE NORTH 39°37'44" EAST, 152.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 540.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°42'23", AN ARC LENGTH OF 477.90 FEET TO A TANGENT LINE;

THENCE SOUTH 89°39'53" EAST, 489.04 FEET;

THENCE NORTH 45°20'07" EAST, 22.63 FEET TO A POINT 58.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21;

LEGAL DESCRIPTION OF RIGHT-OF-WAY-CONT'D

THENCE ALONG SAID PARALLEL LINE, NORTH 00°20'07" EAST, 191.34 FEET;

THENCE LEAVING SAID PARALLEL LINE, NORTH 05°14'20" EAST, 35.09 FEET TO A POINT 55.00 FEET WEST OF AND PARALLEL TO SAID EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21;

THENCE ALONG SAID PARALLEL LINE, NORTH 00°20'07" EAST, 944.90 FEET;

THENCE LEAVING SAID PARALLEL LINE, NORTH 44°43'11" WEST, 19.79 FEET;

THENCE NORTH 89°44'29" WEST, 11.31 FEET;

THENCE NORTH 44°43'11" WEST, 12.72 FEET TO A POINT 72.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21;

THENCE ALONG SAID PARALLEL LINE, NORTH 89°44'29" WEST, 192.13 FEET;

THENCE LEAVING SAID PARALLEL LINE, NORTH 84°38'24" WEST, 45.13 FEET TO A POINT 68.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21;

THENCE ALONG SAID PARALLEL LINE, NORTH 89°44'29" WEST, 934.83 FEET;

THENCE LEAVING SAID PARALLEL LINE, SOUTH 45°15'31" WEST, 22.63 FEET;

THENCE SOUTH 00°15'31" WEST, 5.00 FEET;

THENCE NORTH 89°44'29" WEST, 27.50 FEET;

THENCE SOUTH 00°15'31" WEST, 7.00 FEET;

THENCE NORTH 89°44'29" WEST, 27.50 FEET;

THENCE NORTH 44°44'29" WEST, 22.63 FEET TO A POINT 80.00 FEET SOUTH OF AND PARALLEL TO NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21;

THENCE ALONG SAID PARALLEL LINE, NORTH 89°44'29" WEST, 150.00 FEET;

THENCE LEAVING SAID PARALLEL LINE, NORTH 84°37'50" WEST, 120.60 FEET TO A POINT 68.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21;

THENCE ALONG SAID PARALLEL LINE, NORTH 89°44'29" WEST, 270.14 FEET TO A POINT OF CUSP, ALSO BEING A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 3866.22 FEET, THE CENTER OF WHICH BEARS SOUTH 63°16'02" EAST;

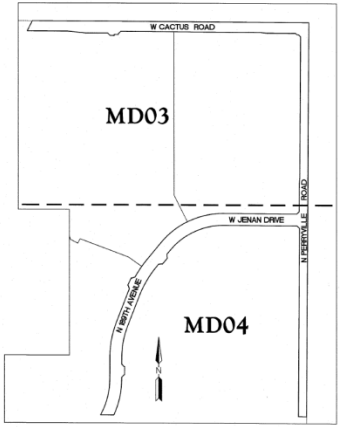
THENCE LEAVING SAID PARALLEL LINE AND NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°04'55", AN ARC LENGTH OF 5.67 FEET TO A NON-TANGENT LINE;

THENCE NORTH 26°48'53" EAST, 70.35 FEET TO A POINT ON SAID NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21;

THENCE SOUTH 89°44'29" EAST, 1854.47 FEET TO THE POINT OF BEGINNING.

NOTES

1. NO PERMANENT STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN EASEMENTS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF SURPRISE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. PROVISIONS SHALL BE MADE FOR DEVELOPMENT AND MAINTENANCE OF STREET LIGHTS THROUGH EITHER THE ASSOCIATION OR THROUGH THE CREATION OF A STREET LIGHT IMPROVEMENT DISTRICT (S.L.I.D.).
4. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE SHADED ZONE "X", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1655L, 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.
5. IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS MAP OF DEDICATION ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
6. PURSUANT TO A.R.S. § 42-1102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS # 14751 AND 14710, WHEN APPLICABLE.
7. GROSS AREA EQUALS ALL RIGHTS OF WAYS AND EASEMENTS AS SHOWN TO BE DEDICATED HEREON.
8. ALL EXTERIOR SUBDIVISION BOUNDARY CORNERS ARE AS SHOWN PER THIS PLAT IN CONFORMANCE WITH ARIZONA STATUTE, ALL INTERIOR CORNERS AND MONUMENTS ARE TO BE SET BY THE SURVEYOR RESPONSIBLE FOR THE CONSTRUCTION SURVEY AND STAKING OF THIS PROJECT AND MUST BE IN CONFORMANCE WITH SAID ARIZONA STATUTORY REQUIREMENTS
9. 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.



SHEET INDEX MAP
N.T.S.

HILGART WILSON
CIVIL ENGINEERS
3141 E. DIVISION AVE., STE. 200 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85050 | www.hilgartwilson.com

ZANJERO TRAILS PHASE 2 - PARCEL 11
CACTUS ROAD & PERRYVILLE ROAD
SURPRISE, ARIZONA

MAP OF DEDICATION

PROJ. NO: 1078
DATE: APR 2018
SCALE:
DRAWN: SBR
APPROVED: AJP

STATUS:

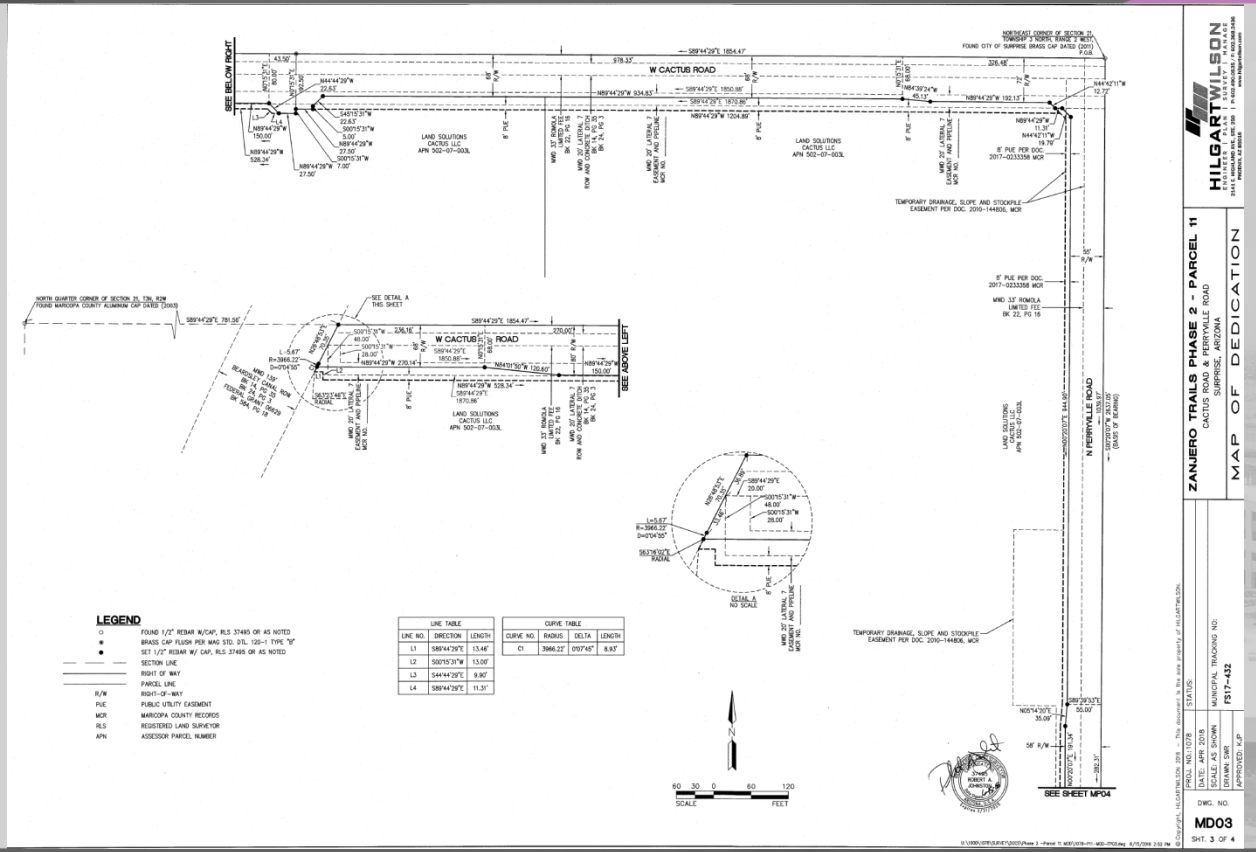
MUNICIPAL TRACKING NO:
PS17-452

DWG. NO.
MD02
SHT. 2 OF 4

© Copyright HILGARTWILSON 2018 This document is the sole property of HILGARTWILSON.

I:\1078\PLOTS\SURVEY\1078\Phase 2 - Parcel 11 MD\1078-P11-MD01-PRO1.dwg 6/15/2018 2:54 PM

MAP OF DEDICATION



HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
T 602.490.0535 F 602.368.0436
www.hilgartwilson.com

ZANJERO TRAILS PHASE 2 - PARCEL 11
CACTUS ROAD & PERRYVILLE ROAD
SURPRISE, ARIZONA

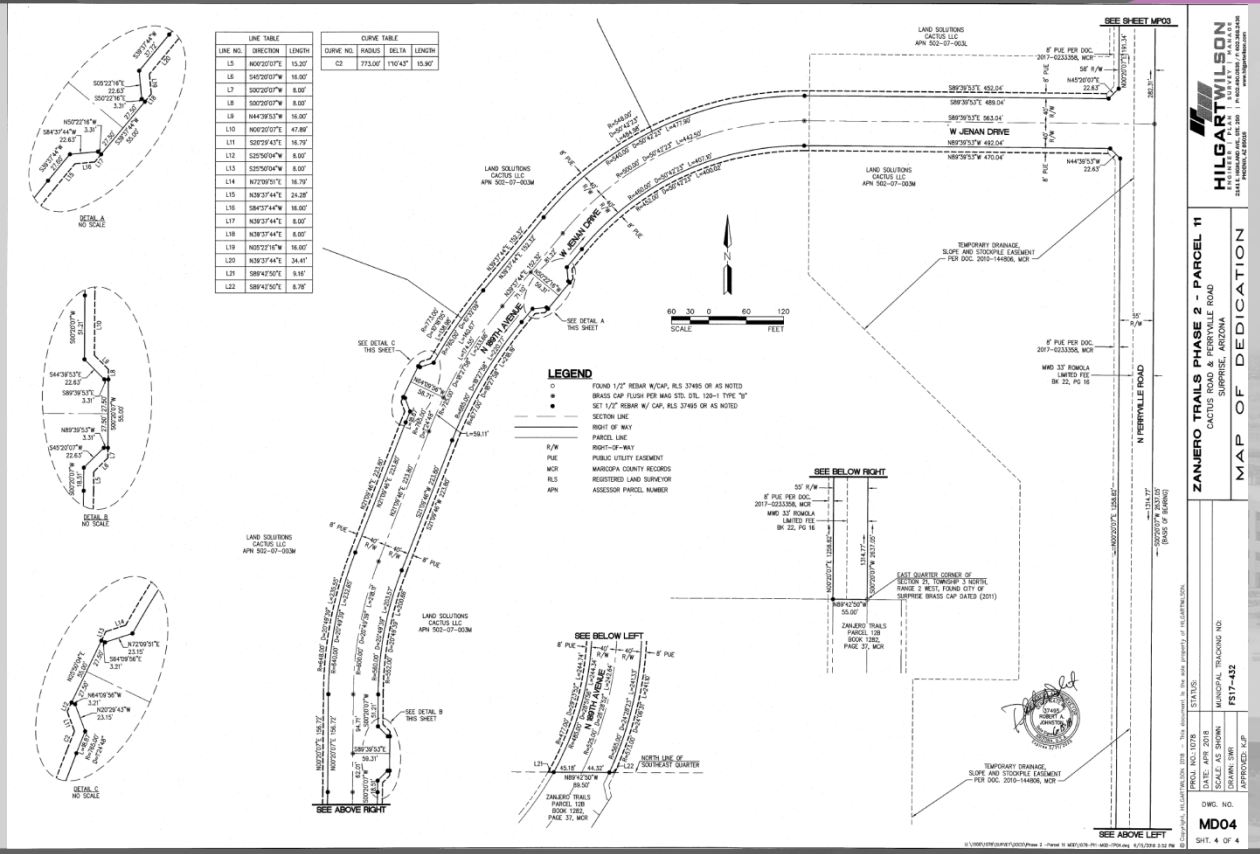
MAP OF DEDICATION

PROJ. NO: 1078
DATE: APR 2018
SCALE: AS SHOWN
DRAWN: SWR
APPROVED: RJP
STATUS:
MUNICIPAL TRACKING NO: PS17-432

DWG. NO.
MD03
SHT. 3 OF 4

© Copyright HILGARTWILSON 2018 — This document is the sole property of HILGARTWILSON.

MAP OF DEDICATION



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L5	N00°20'07"E	15.20'
L6	S45°20'07"W	16.00'
L7	S00°20'07"W	8.00'
L8	S00°20'07"W	8.00'
L9	N44°39'53"W	16.00'
L10	N00°20'07"E	47.89'
L11	S00°39'47"E	16.79'
L12	S25°56'04"W	8.00'
L13	S25°56'04"W	8.00'
L14	N72°09'31"E	16.79'
L15	N39°37'44"E	24.28'
L16	S84°37'44"W	16.00'
L17	N39°37'44"E	8.00'
L18	N39°37'44"E	8.00'
L19	N05°22'16"W	16.00'
L20	N39°37'44"E	34.41'
L21	S89°47'50"E	9.16'
L22	S89°47'50"E	8.78'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C2	773.00'	1°01'43"	15.90'

ZANJERO TRAILS PHASE 2 - PARCEL 11
CACTUS ROAD & PERRYVILLE ROAD
SURPRISE, ARIZONA
MAP OF DEDICATION

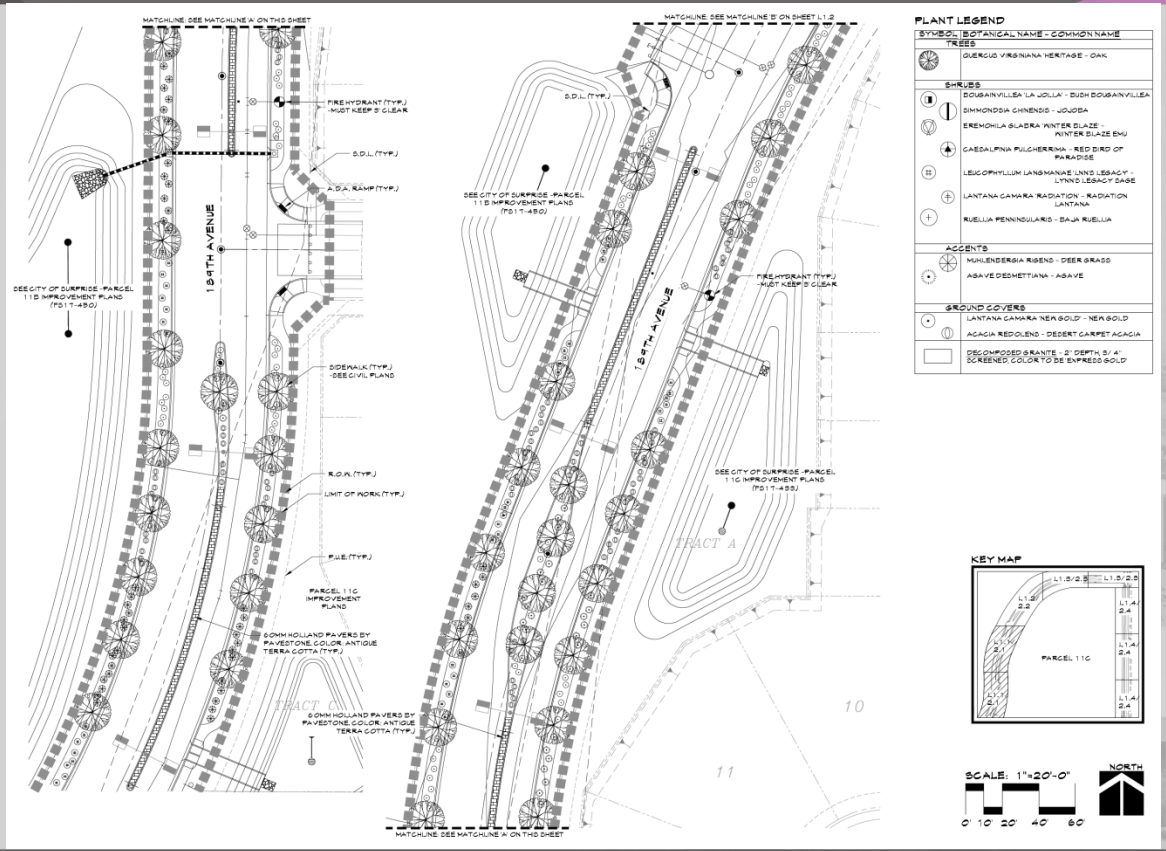
HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
T 602.490.0535 F 602.368.2436
www.hilgartwilson.com

PROJ. NO. 10178
DATE: APR 2018
SCALE: AS SHOWN
DRAWN: DWR
APPROVED: KJP
STATUS:
MUNICIPAL TRACKING NO.
PS17-432

DWG. NO.
MD04
SHT. 4 OF 4

© Copyright HILGARTWILSON 2018 — This document is the sole property of HILGARTWILSON.

LANDSCAPE



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
SHRUBS	
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOPHILA GLABRA 'WINTER BLAZE' - WINTER BLAZE EMU
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENNINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 2" DEPTH, 3/4" SCREENED, COLOR TO BE 'EXPRESS GOLD'

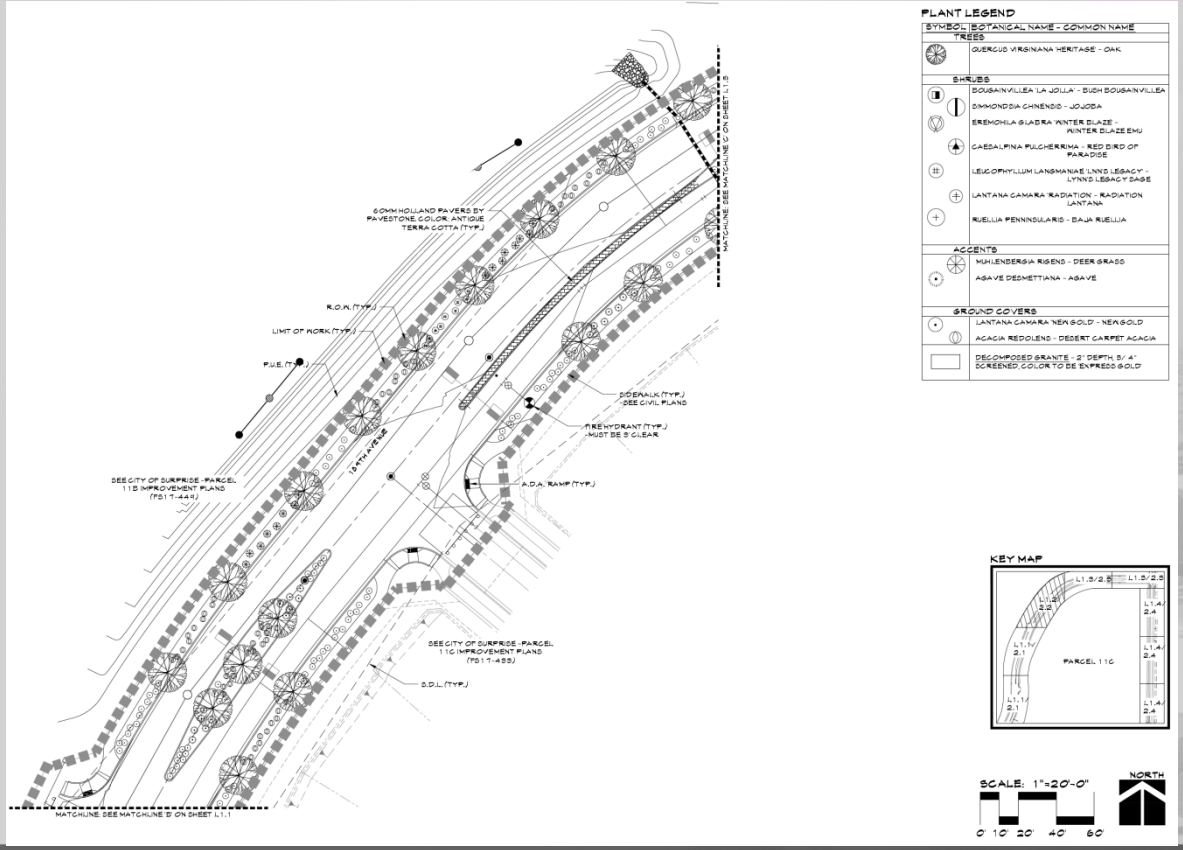
KEY MAP

SCALE: 1"=20'-0"

0' 10' 20' 40' 60'

NORTH

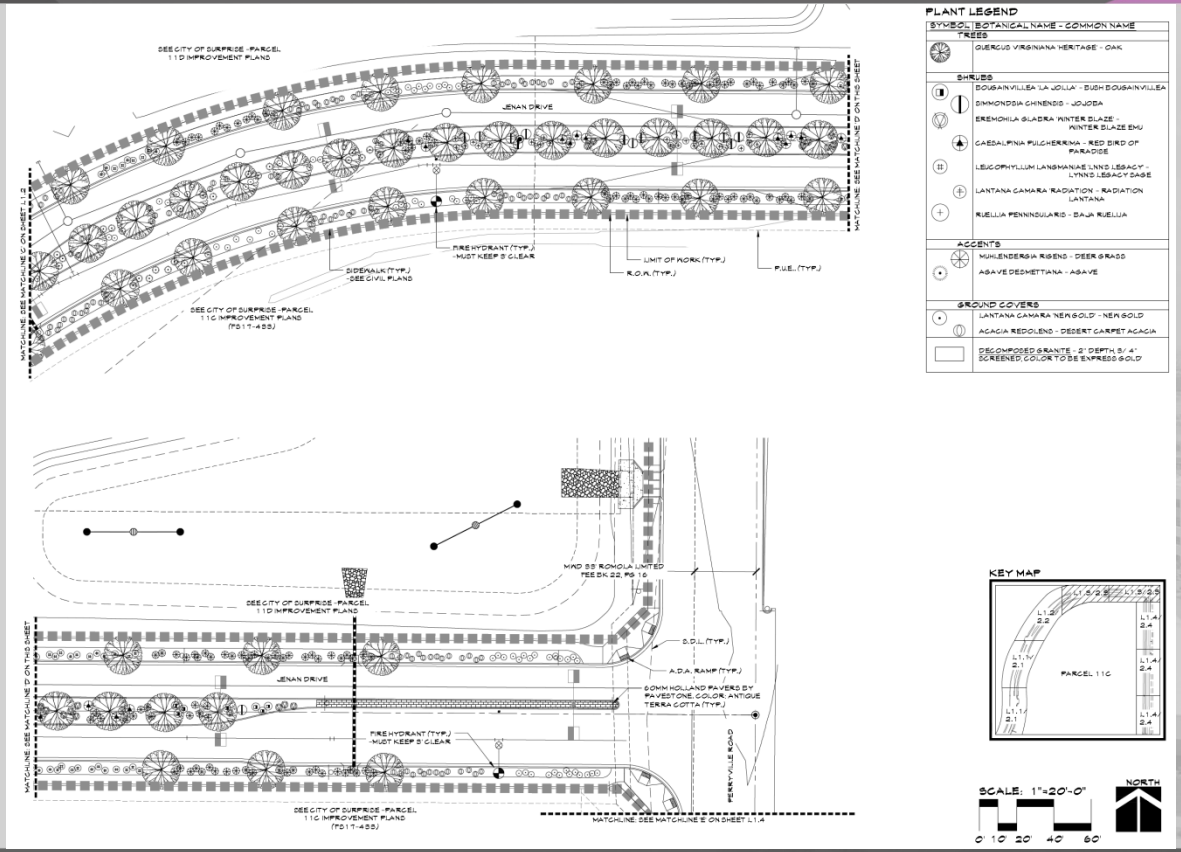
LANDSCAPE



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
SHRUBS	
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOPHILA GLABRA 'WINTER BLAZE' - WINTER BLAZE EMU
	CAESALPINA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENNINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 2" DEPTH, 3/4" SCREENED, COLOR TO BE 'EXPRESS GOLD'

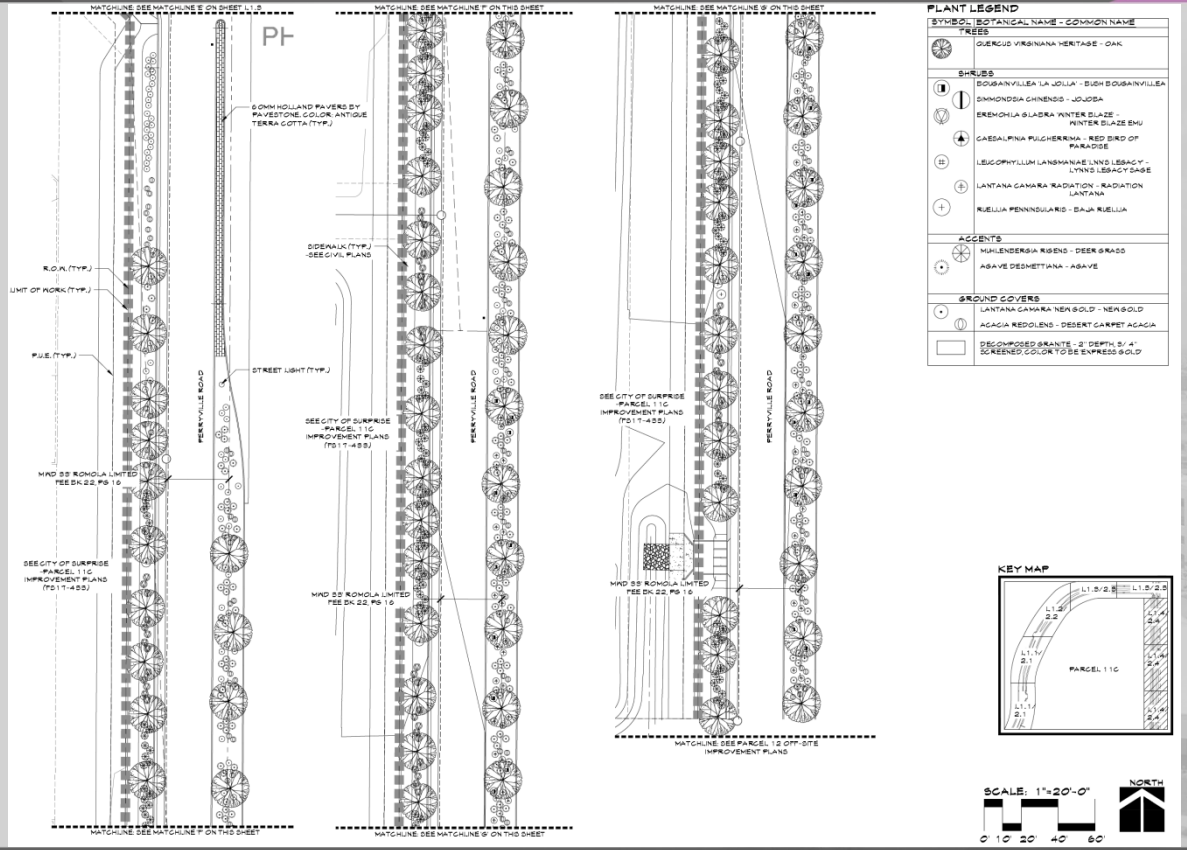
LANDSCAPE



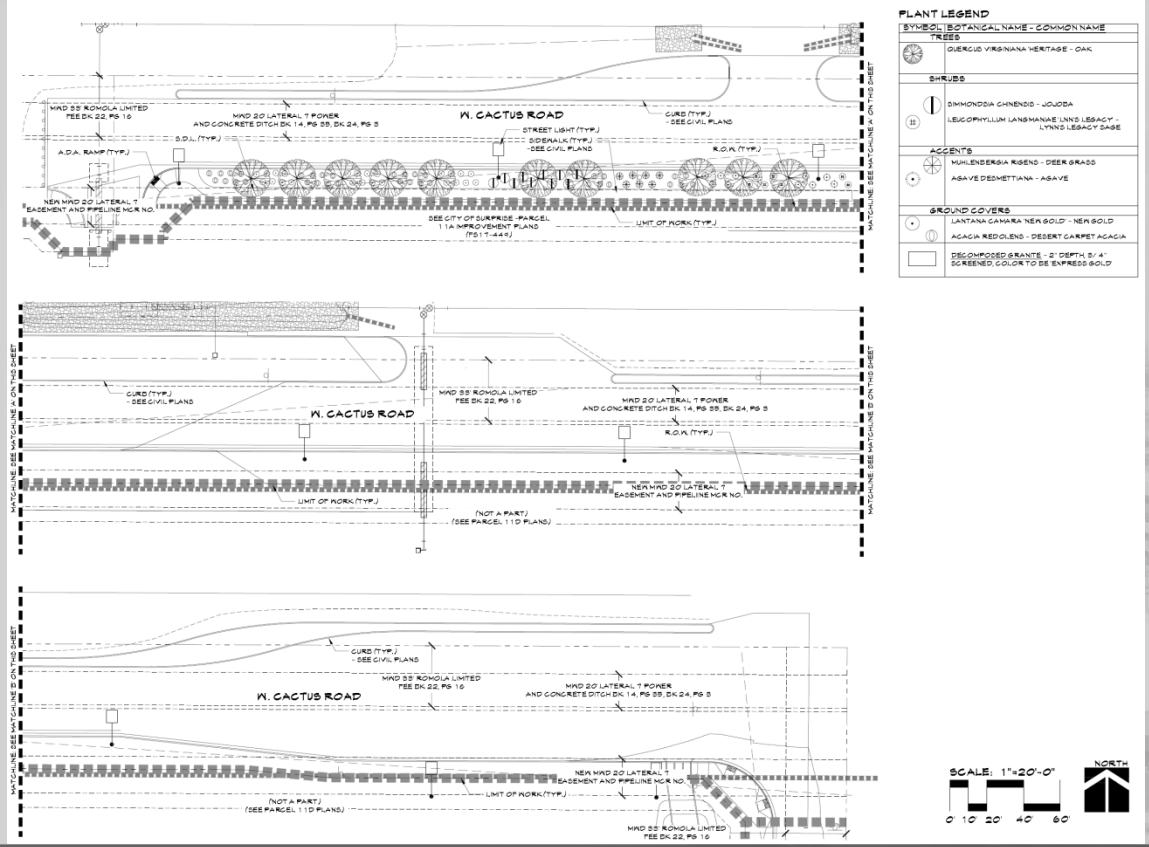
PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
SHRUBS	
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOPHILA GLABRA 'WINTER BLAZE' - WINTER BLAZE EMU
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENNINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 2" DEPTH, 3/4" SCREENED, COLOR TO BE 'EXPRESS GOLD'

LANDSCAPE


MATCHLINE SEE MATCHLINE E ON SHEET L1.3
MATCHLINE SEE MATCHLINE F ON THIS SHEET
MATCHLINE SEE MATCHLINE G ON THIS SHEET
60MM HOLLAND PAVERS BY PAVESTONE, COLOR: ANTIQUE TERRA COTTA (TYP.)
DIDENALK (TYP.) -SEE CIVIL PLANS
R.O.W. (TYP.)
LIMIT OF WORK (TYP.)
P.U.E. (TYP.)
STREET LIGHT (TYP.)
FERRYVILLE ROAD
MND 33 ROMOLA LIMITED FEE BK 22, PG 16
SEE CITY OF SURPRISE - PARCEL 11C IMPROVEMENT PLANS (TO BE ADDED)
MATCHLINE SEE PARCEL 12 OFF-SITE IMPROVEMENT PLANS
PLANT LEGEND
SYMBOL | BOTANICAL NAME - COMMON NAME
TREES
QUERCUS VIRGINIANA 'HERITAGE' - OAK
SHRUBS
BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
SIMMONDSIA CHINENSIS - JOJOBA
EREMOPHILA GLABRA 'WINTER BLAZE' - WINTER BLAZE EMU
CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' - LYNN'S LEGACY SAGE
LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
RUELLIA PENNINSULARIS - BAJA RUELLIA
ACCENTS
MUHLENBERGIA RIGENS - DEER GRASS
AGAVE DESMETTIANA - AGAVE
GROUND COVERS
LANTANA CAMARA 'NEW GOLD' - NEW GOLD
ACACIA REDOLENS - DESERT CARPET ACACIA
DECOMPOSED GRANITE - 2" DEPTH, 5/ 4" SCREENED, COLOR TO BE EXPRESS GOLD
KEY MAP
PARCEL 11C
SCALE: 1"=20'-0"
0' 10' 20' 40' 60'
NORTH

CACTUS LANDSCAPE



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	QUERCUS VIRGINIANA 'HERITAGE' - OAK
SHRUBS	
	DIMMONDDIA CHINENDIS - JOJOBA
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' - LYNN'S LEGACY SAGE
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	AGAVE DESMETTIANA - AGAVE
GROUND COVERS	
	LANTANA CAMARA 'NEW GOLD' - NEW GOLD
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 2" DEPTH, 3/4" SCREENED, COLOR TO BE 'EXPRESS GOLD'

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

August 7, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	August 7, 2018	Contact Person:	Paul Bernardo, Government & Community Partnerships Director
Submitting Department:	Government & Community Partnerships	District:	Citywide
Staff Recommendations:	None		

Consent x	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action pertaining to a request by the Surprise Arts & Cultural Advisory Commission to convene a joint meeting with the Tourism Advisory Commission, the Community & Recreation Advisory Commission, and the Planning & Zoning Commission.

Motion:

I move to approve a joint meeting between the Surprise Arts & Cultural Advisory Commission, Tourism Advisory Commission, the Community & Recreation Advisory Commission, and the Planning & Zoning Commission.

Background:

The Surprise Arts & Cultural Advisory Commission seeks to collaborate with the Tourism Advisory, Community & Recreation Advisory, and Planning & Zoning Commissions on common issues. The Surprise Arts & Cultural Advisory Commission seeks a joint meeting to discuss with other Commissions how to go about working collaboratively with one another and to find an identity and cohesive vision for the City.

Objective Analysis:

This action will allow the four Commissions to convene with the goal of establishing a cohesive vision and discussing common issues.

Policy Compliant:

The City of Surprise City Code, Article VIII, Section 2-293 (c) states that "City Council may, by motion approved by majority vote, refer any item, question, or topic to a consolidated meeting consisting of two or more of its public bodies." This action directly follows protocol as established in the City Code.

Financial Impact:

There is no financial impact associated with this item, however items discussed at the joint meeting

could lead to a future financial impact.

Budget Impact:

There is no budget impact associated with this item, however items discussed at the joint meeting could lead to a future budget impact.

FTE Impact:

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

ATTACHMENTS:

Click to download

No Attachments Available

CITY OF SURPRISE
Regular City Council Meeting

August 7, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	August 7, 2018	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD	District:	1
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action on the "Austin Ranch West Parcel 5," Final Plat dated June 20, 2018; a property generally located ¼ mile north of the northeast corner of Deer Valley Road and 187th Avenue, within the Austin Ranch Planned Area Development ("PAD").

Motion:

I move to approve the "Austin Ranch West Parcel 5," Final Plat dated June 20, 2018; a property generally located ¼ mile north of the northeast corner of Deer Valley Road and 187th Avenue, within the Austin Ranch PAD.

Background:

Austin Ranch, LLC, seeks approval of a 142-lot, 13-tract Final Plat located within the Austin Ranch community. The approximate 40.87 acre site is generally located ¼ mile north of the northeast corner of Deer Valley Road and 187th Avenue, within the Austin Ranch PAD.

Objective Analysis:

Staff believes the proposed Final Plat is consistent with the manner and intent of the Surprise Municipal Code and the Austin Ranch PAD. Once platted, the site will be able to be developed in accordance with the requirements of the City of Surprise.

Policy Compliant:

The proposed project is consistent with City and Council Policy.

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 - FS15-153 – Austin Ranch West, Parcel 5 Final Plat - Staff Report
- 01 - FS15-153 – Austin Ranch West, Parcel 5 Final Plat - Vicinity Map
- 02 - FS15-153 – Austin Ranch West, Parcel 5 Final Plat
- 03 - FS15-153 – Austin Ranch West, Parcel 5 Final Plat - Landscape
- 04 - FS15-153 – Austin Ranch West, Parcel 5 Final Plat - Presentation

SURPRISE
ARIZONA

FINAL PLAT

REPORT TO THE MAYOR AND CITY COUNCIL

Case:	**FS15-153**
Project Name:	Austin Ranch West, Parcel 5
Council District:	1 - Acacia
Meeting Date:	**August 7, 2018**
Planner:	Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov

---

Owner:	Austin Ranch, LLC
Applicant:	Austin Ranch, LLC
Request:	A Final Plat to create a 142-lot, 13-tract single-family residential subdivision.
Site Location:	Generally ¼ mile north of the northeast corner of Deer Valley Road and 187th Avenue, within the Austin Ranch Planned Area Development ("PAD").
Site Size:	Approximately 40.87 acres
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	None received by staff

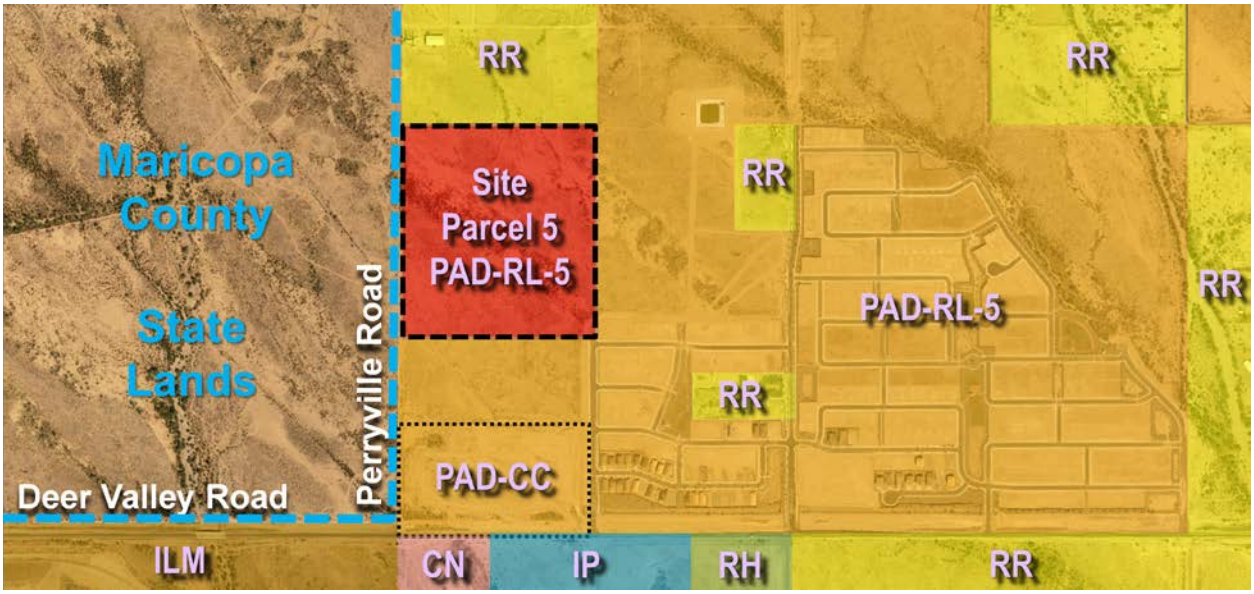
Project Description:

Austin Ranch, LLC, seeks approval of a 142-lot, 13-tract Final Plat located within the Austin Ranch community. The approximate 40.87 acre site is generally located ¼ mile north of the northeast corner of Deer Valley Road and 187th Avenue, within the Austin Ranch PAD.

Existing Zoning:

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

Maricopa - Rural-43 State Lands	Rural Ranch RR	Austin Ranch West, Parcel 3 PAD-RL-5
Maricopa - Rural-43 State Lands	**Austin Ranch West, Parcel 5 PAD-RL-5**	Austin Ranch West, Parcel 6 PAD-RL-5
Maricopa - Rural-43 State Lands	Austin Ranch Potential School Site	Austin Ranch West, Parcel 4 PAD-RL-5



Background:

June 8, 1989: The subject lands associated with Austin Ranch were annexed into the City of Surprise.

May 13, 2004: The Mayor and City Council approved a PAD for Austin Ranch under case PAD03-278.

September 29, 2005: The Mayor and City Council approved a PAD for Austin Ranch II under case PAD05-075.

October 7, 2005: The Mayor and City Council approved a Development Agreement for the Austin Ranch PAD under Case DA05-011.

January 26, 2006: The Mayor and City Council approved a Preliminary Plat for Austin Ranch West under Case PP05-034.

April 17, 2015: The applicant filed a request for a Final Plat under case FS15-153, the subject case.

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential uses such as that proposed.

Reviewing Agencies:

All City reviewing departments have reviewed the request and expressed no objections.

The subject Final Plat was also routed to the standard external reviewing agencies, who offered the following comments:

Luke Air Force Base ("LAFB"): In a letter dated September 18, 2017, LAFB indicates no objections to the request, but advises the applicant review sound attenuation requirements found in ARS 28-8482 and engage in a strong notification program with respect to the air base and its operations.

Maricopa Water District ("MWD"): In an email dated September 18, 2017, MWD indicated the proposed project lies outside the current boundaries of MWD and will have no impact on their facilities.

Arizona Department of Transportation ("ADOT"): In an email dated September 18, 2017, ADOT indicated the proposal will have no impact on existing highway facilities.

Summary:

Staff believes the proposed Final Plat is consistent with the manner and intent of the Surprise Municipal Code and the Austin Ranch PAD. Once platted, the site will be able to be developed in accordance with the requirements of the City of Surprise.

Findings:

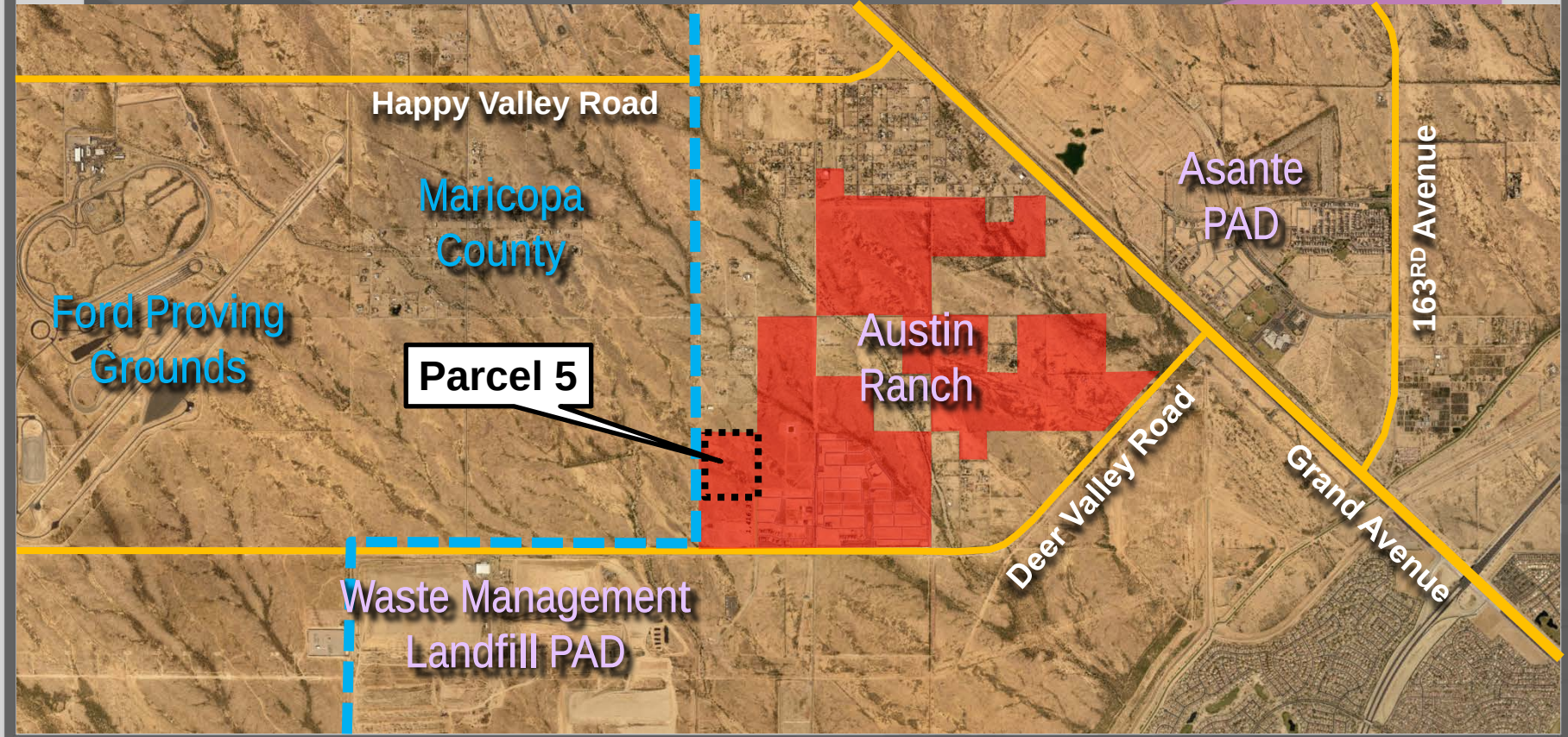
- The proposed Final Plat is consistent with the Austin Ranch PAD as amended.
- The proposed Final Plat is consistent with the Surprise General Plan.
- The proposed Final Plat is consistent with the Surprise Municipal Code.
- The reviewing agencies have indicated no objections to the request.

Attachments:

01 - Vicinity Maps
02 - Final Plat
03 - Landscape Plans
04 - Alternative Assurance Agreement
05 - PowerPoint

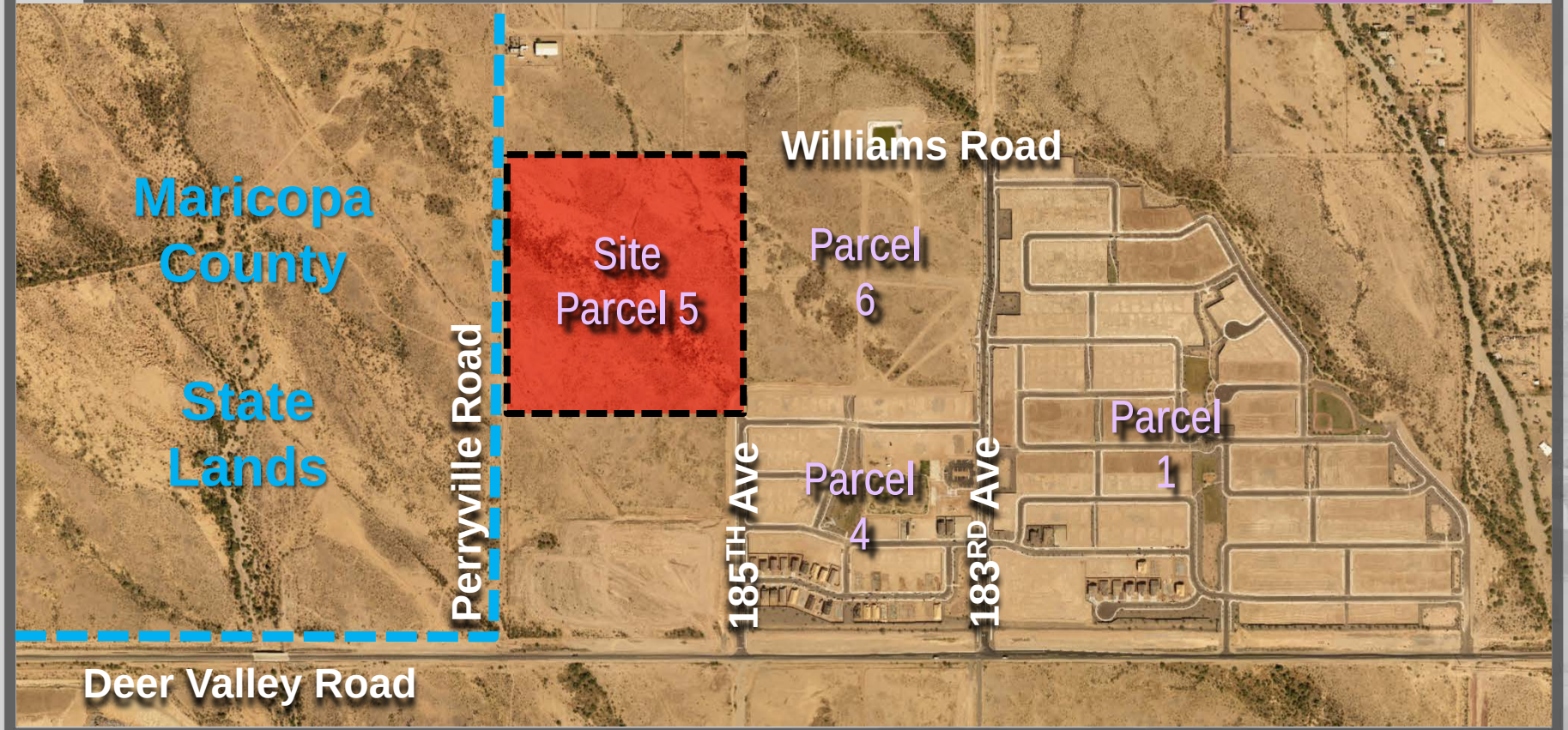
VICINITY MAP

Austin Ranch West Parcel 5
FS15-153



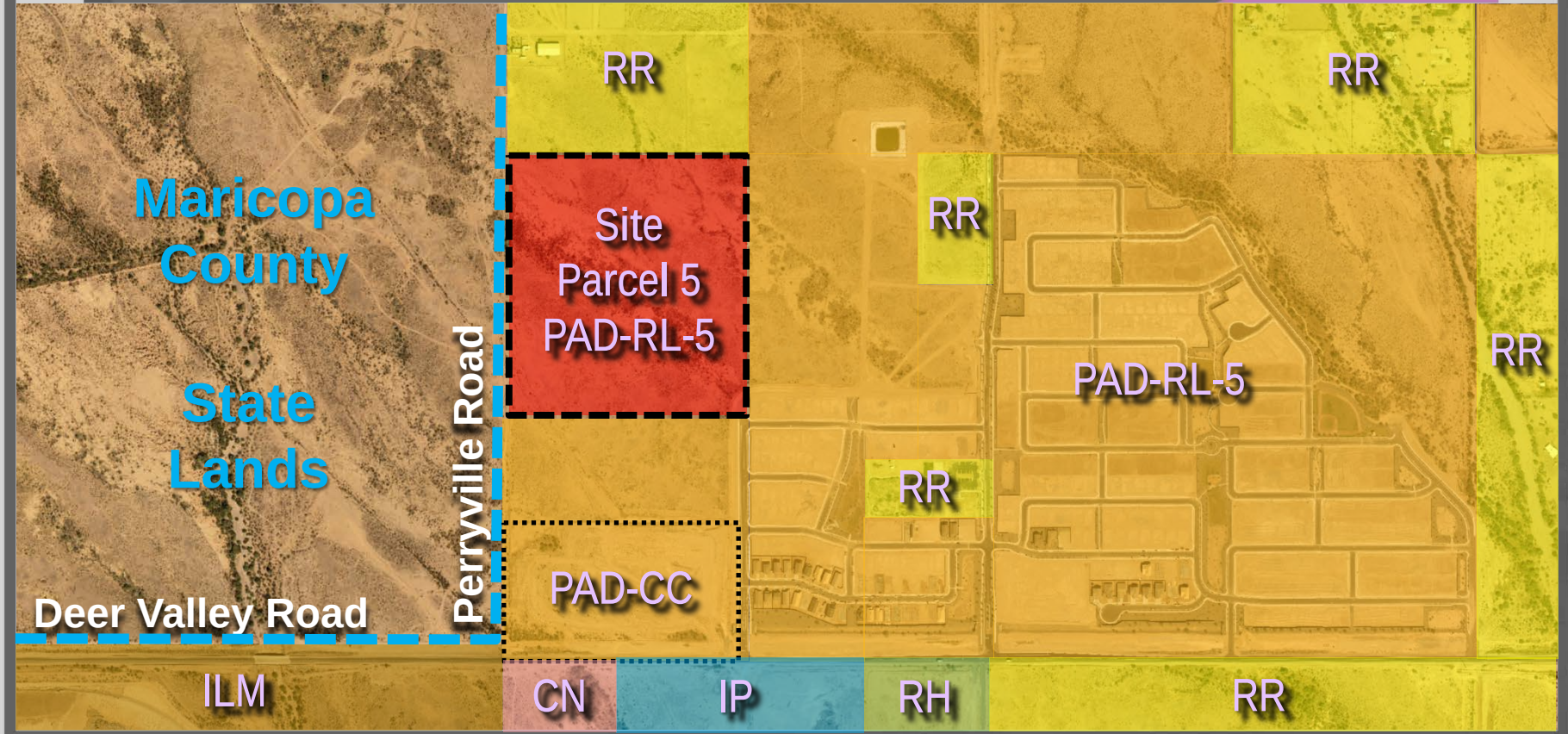
VICINITY MAP

Austin Ranch West Parcel 5
FS15-153



ZONING MAP

Austin Ranch West Parcel 5
FS15-153



FINAL PLAT OF

AUSTIN RANCH WEST PARCEL 5

A SUBDIVISION OF A PART OF SECTION 15 TOWNSHIP 4 NORTH, RANGE 2 WEST,
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

DEDICATION:

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS:

THAT AUSTIN RANCH, LLC AS OWNER, HAS SUBDIVIDED UNDER THE NAME "AUSTIN RANCH WEST PARCEL 5" A SUBDIVISION LOCATED IN A PORTION OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON, AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "AUSTIN RANCH WEST PARCEL 5" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY DEDICATES AND CONVEYS TRACTS "RR", "TT", "TT1" THROUGH "TT6" AND "UU" THROUGH "YY" TO THE NORTH COPPER CANYON COMMUNITY ASSOCIATION.

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 ASSOCIATIONS FOR THE PURPOSES OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

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

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

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

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

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

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.

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.

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

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

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

A WALL EASEMENT IS DEDICATED ACROSS THE FOLLOWING TRACTS TO THE CORRESPONDING FRANK E. BELLAMY SUBDIVISION (MCR BOOK 11 PAGE 19) LOTS: TRACT TT1 TO LOT 12 OF FRANK E. BELLAMY SUBDIVISION, TRACT TT2 TO LOT 11 OF FRANK E. BELLAMY SUBDIVISION, TRACT TT3 TO LOT 10 OF FRANK E. BELLAMY SUBDIVISION & TRACT TT4 TO THE OWNER OF LOT 9 OF FRANK E. BELLAMY SUBDIVISION. IN ORDER FOR EASEMENT TO BE UTILIZED BY FRANK E. BELLAMY SUBDIVISION LOT OWNER, SAID LOT OWNER MUST (1) OWN THE PROPERTY ADJACENT TO TRACT AND (2) ACCEPT DEED FROM NORTH COPPER CANYON COMMUNITY ASSOCIATION FOR THE TRACT ADJACENT TO LOT OWNERS PROPERTY.

IN WITNESS THEREOF, THE OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER.

THIS THE _____ DAY OF _____, 20___.

AUSTIN RANCH, LLC., AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGEMENT:

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS THE _____ DAY OF _____, 20___, BEFORE ME,

_____ PERSONALLY APPEARED

AND ACKNOWLEDGED THEMSELVES TO BE _____ OF AUSTIN RANCH, LLC., AN ARIZONA LIMITED LIABILITY COMPANY AND THAT THEY AS SAID OFFICER BEING DULY AUTHORIZED TO DO SO AND ATTESTED TO BY THEIR SIGNATURE, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF:

I HEREUNTO SET FORTH MY HAND AND OFFICIAL SEAL

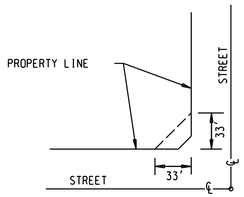
BY: _____
NOTARY PUBLIC DATE

COMMISSION EXPIRES _____

NOTE

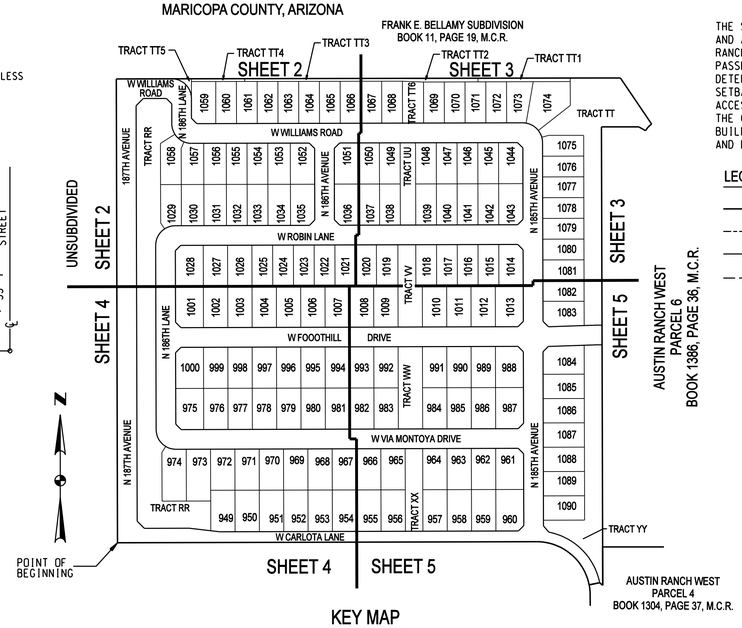
TOTAL ACREAGE = 40.873 ACRES MORE OR LESS

TOTAL LOTS = 142
EXISTING ZONING: PAD-RL-5
FIRM MAP #04013C1205L
FIRM MAP #04013C1215L
OCTOBER 16, 2013



1 VISIBILITY TRIANGLE DETAIL
NOT TO SCALE

ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT. TREE CANOPIES OVERHANGING THE EASEMENT, SHALL BE KEPT TRIMMED TO THE HEIGHT NO LESS THAN 7'.



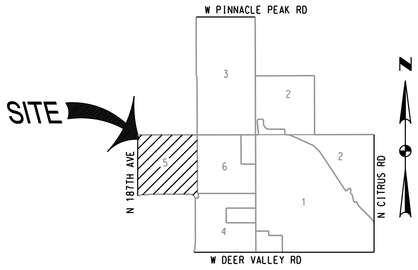
KEY MAP
NOT TO SCALE

AUSTIN RANCH LOT MATRIX TABLE				
	PAD I	PAD II	Total PAD	This
Lot Size	No. of Lots	No. of Lots	I & II	Plat
48'x110'	671	0	671	
53'x110'	383	0	383	
58'x110'	370	72	442	67
63'x110'	208	0	208	
63'x115'	0	72	72	
68'x110'	375	0	375	75
68'x115'	0	72	72	
75'x110'	233	0	233	
83'x115'	0	25	25	
Multifamily	625	0	625	
Total	2865	241	3106	142

THE SETBACKS AND DIMENSIONAL REQUIREMENTS FOR PRIMARY AND ACCESSORY USES AND STRUCTURES APPROVED IN THE AUSTIN RANCH PLANNED AREA DEVELOPMENT (PAD) DOCUMENT THAT WAS PASSED BY THE MAYOR AND CITY COUNCIL ON MAY 27, 2004, WILL DETERMINE SETBACKS AND DIMENSIONAL REQUIREMENTS. WHEN SETBACKS AND/OR DIMENSIONAL REQUIREMENTS FOR PRIMARY AND ACCESSORY USES AND STRUCTURES ARE NOT SPECIFIED IN THE PAD, THE CITY OF SURPRISE MUNICIPAL CODE IN PLACE AT THE TIME OF BUILDING PERMIT APPLICATION WILL DETERMINE SUCH SETBACKS AND DIMENSIONAL REQUIREMENTS.

LEGEND

———	PLAT BOUNDARY
- - - - - - - - - -	CENTERLINE
———	DEDICATED RIGHT-OF-WAY FOR THIS PLAT
— — — — —	EASEMENT
△	CORNER OF THIS PLAT (1/2" REBAR TO BE SET BY OTHERS AFTER CONSTRUCTION)
◻	FOUND MONUMENT AS NOTED
○	STREET CL MONUMENTATION (BRASS CAP MAG STD DET 120-1 TYPE "B" TO BE SET BY OTHERS AFTER CONSTRUCTION)
V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL BEARING
1	SIGHT VISIBILITY EASEMENT
R/W	RIGHT OF WAY



VICINITY MAP

SEC.15 T4N. R2W.
N.T.S.

RELEASE OF LIABILITY

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

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

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 M.A.C. NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

CERTIFICATION

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 NOVEMBER, 2013; 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.

BY: _____

MICHAEL J. THOLL
REGISTERED LAND SURVEYOR
REGISTRATION # 22283
SAGE LAND SURVEYING

EXPIRES: 9-30-19

LEGAL DESCRIPTION OF
AUSTIN RANCH WEST PARCEL 5

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15;
THENCE N 00°08'45" W, COINCIDENT WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 1325.06 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE CONTINUING N 00°08'45" W, COINCIDENT WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1296.76 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 15;
THENCE N 89°53'20" E, COINCIDENT WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1337.01 FEET;
THENCE N 89°53'58" E, COINCIDENT WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 71.80 FEET;
THENCE S34°09'22" E, A DISTANCE OF 155.93 FEET TO A POINT ON A NON-TANGENT CURVE FROM WHICH POINT THE CENTER BEARS S 34°09'22" E AT A DISTANCE OF 55.00 FEET;
THENCE WITH THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 55.00 FEET, THROUGH A CENTRAL ANGLE OF 26°26'45", AN ARC DISTANCE OF 25.39 FEET;
THENCE N 60°36'06" W, A DISTANCE OF 21.98 FEET;
THENCE S 89°53'58" W, A DISTANCE OF 104.09 FEET;
THENCE S 00°09'48" E, A DISTANCE OF 1174.30 FEET;
THENCE S 00°03'52" E, A DISTANCE OF 107.42 FEET;
THENCE N 49°28'25" W, A DISTANCE OF 11.32 FEET;
THENCE S 78°43'45" W, A DISTANCE OF 30.00 FEET TO A POINT ON A NON-TANGENT CURVE FROM WHICH POINT THE CENTER BEARS S 78°43'45" W AT A DISTANCE OF 150.00 FEET;
THENCE WITH THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 78°52'31", AN ARC DISTANCE OF 206.49 FEET TO A POINT OF TANGENCY;

THENCE S 89°51'15" W, A DISTANCE OF 1170.81 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SAID POINT BEING THE TRUE POINT OF BEGINNING.

CONTAINING IN AREA 1,780,437.75 SQUARE FEET OR 40.873 ACRES MORE OR LESS.

NOTES:

1. NO STRUCTURES OF ANY KIND MAY BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER OR THROUGH THE EASEMENT.
2. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN THE SEWER AND WATER EASEMENT EXCEPT WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING AND/OR PAVING. NOR ANY PLANTING EXCEPT GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF SURPRISE ("CITY") SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, SHRUBS AND GROUND COVER THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION OF CITY UTILITIES.
3. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING.
4. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
5. STRUCTURES AND LANDSCAPING AT ALL INTERSECTIONS OF STREET RIGHTS-OF-WAY WILL BE MAINTAINED AT A MAXIMUM OF 2' IN HEIGHT WITHIN A 33' X 33' TRIANGLE MEASURED ALONG THE RIGHT-OF-WAY LINES.
6. EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING UNIT PER LOT.
7. ALL EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.
8. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD "ZONE "X", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1205L AND 04013C1215L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
9. 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.
10. 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.
11. 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.

TRACT INFORMATION CHART		
TRACT	DESCRIPTION	AREA
RR	DRAINAGE / LANDSCAPING / P.U.E. / WATER EASEMENT	2.02 AC
TT	DRAINAGE / LANDSCAPING / P.U.E.	1.35 AC
TT1	DRAINAGE / LANDSCAPING / P.U.E.	0.06 AC
TT2	DRAINAGE / LANDSCAPING / P.U.E.	0.07 AC
TT3	DRAINAGE / LANDSCAPING / P.U.E.	0.06 AC
TT4	DRAINAGE / LANDSCAPING / P.U.E.	0.03 AC
TT5	DRAINAGE / LANDSCAPING / P.U.E.	0.02 AC
TT6	DRAINAGE / LANDSCAPING / P.U.E.	0.16 AC
UU	DRAINAGE / LANDSCAPING / P.U.E.	0.23 AC
VV	DRAINAGE / LANDSCAPING / P.U.E.	0.31 AC
WW	DRAINAGE / LANDSCAPING / P.U.E.	0.36 AC
XX	DRAINAGE / LANDSCAPING / P.U.E.	0.26 AC
YY	DRAINAGE / LANDSCAPING / P.U.E.	0.85 AC
	TOTAL TRACT AREA	5.78 AC

OWNER:

AUSTIN RANCH, LLC
CONTACT: HANS KOPPENHOEFFER
4160 W. KITTY HAWK
CHANDLER, ARIZONA 85226
PHONE: (480) 893-7515
EMAIL: HANS.KOPPENHOEFER@COURTLANDHOMES.COM

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN AS SHOWN ON THE ALTA/ACSM LAND SURVEY TITLE SURVEY, AS RECORDED IN BOOK 590 OF MAPS AT PAGE 42, OF THE RECORDS OF MARICOPA COUNTY, ARIZONA SAID BEARING BEING: SOUTH 89°56'08" WEST.

100 YEAR ASSURED WATER SUPPLY

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

27-402121.0000 JUNE 13, 2007
CERTIFICATE NUMBER DATE

APPROVALS:

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

_____
CITY ENGINEER

CERTIFICATE OF ACCEPTANCE AND APPROVAL BY THE CITY COUNCIL:
APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA.
THIS _____ DAY OF _____, 20___.

_____
MAYOR

ATTEST: _____
CITY CLERK

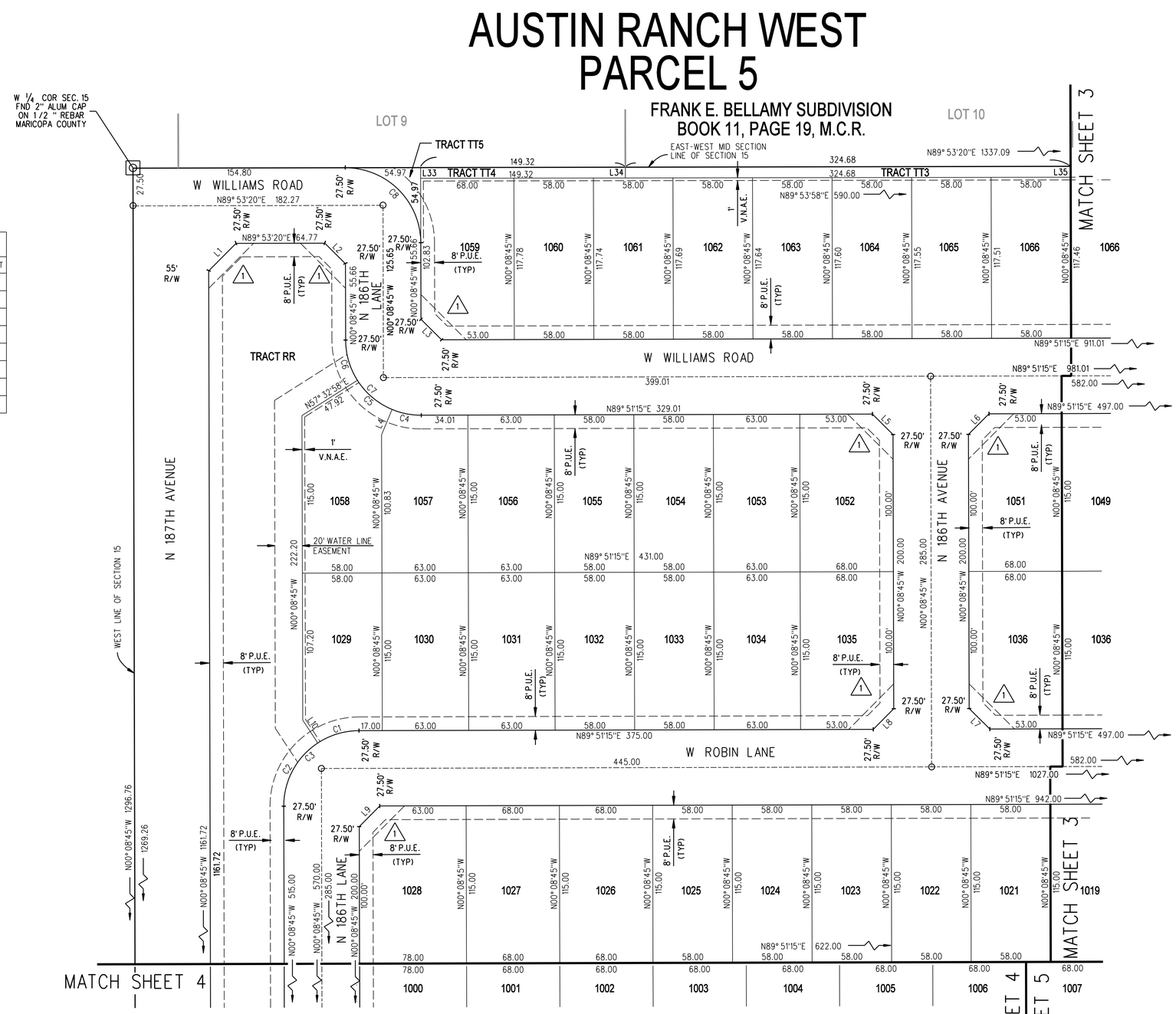
AUSTIN RANCH WEST
PARCEL 5
JOB NO. 137-013.5
APRIL 2015
SHEET 1 OF 5

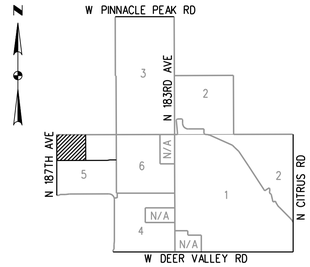
Sage Land Surveying
4897 S. MOSLEY DRIVE
CHANDLER, ARIZONA 85249
(480)270-1538

AUSTIN RANCH WEST
PARCEL 5

CURVE TABLE				
C NO.	LENGTH	RADIUS	DELTA	TANGENT
C1	31.81	55.00	33° 08'26"	16.37
C2	54.58	55.00	56° 51'34"	29.78
C3	86.39	55.00	90° 00'00"	55.00
C4	21.82	55.00	22° 44'08"	11.06
C5	33.56	55.00	34° 57'35"	17.32
C6	31.01	55.00	32° 18'16"	15.93
C7	86.39	55.00	90° 00'00"	55.00
C8	86.36	55.00	89° 57'55"	54.97

LINE TABLE		
LINE #	LENGTH	BEARING
L1	28.28	N44° 52' 17"E
L2	21.22	N45° 07' 43"W
L3	21.21	N45° 08' 45"W
L4	20.00	N22° 35' 23"E
L5	21.21	N45° 08' 45"W
L6	21.21	N44° 51' 15"E
L7	21.21	N45° 08' 45"W
L8	21.21	N44° 51' 15"E
L9	21.21	N44° 51' 15"E
L10	20.00	N33° 17' 11"W
L33	7.79	N00° 08' 45"W
L34	7.82	N00° 08' 45"W
L35	7.88	N00° 08' 45"W





VICINITY MAP

SEC.15 T4N. R2W.
N.T.S.

LEGEND

———	PLAT BOUNDARY
— · — · —	CENTERLINE
———	DEDICATED RIGHT-OF-WAY FOR THIS PLAT
- - - - -	EASEMENT
△	CORNER OF THIS PLAT (1/2" REBAR TO BE SET BY OTHERS AFTER CONSTRUCTION)
◎	FOUND MONUMENT AS NOTED
○	STREET CL MONUMENTATION (BRASS CAP MAG STD DET 120-1TYPE "B" TO BE SET BY OTHERS AFTER CONSTRUCTION)
V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL BEARING
△ 1	SIGHT VISIBILITY EASEMENT
R/W	RIGHT OF WAY

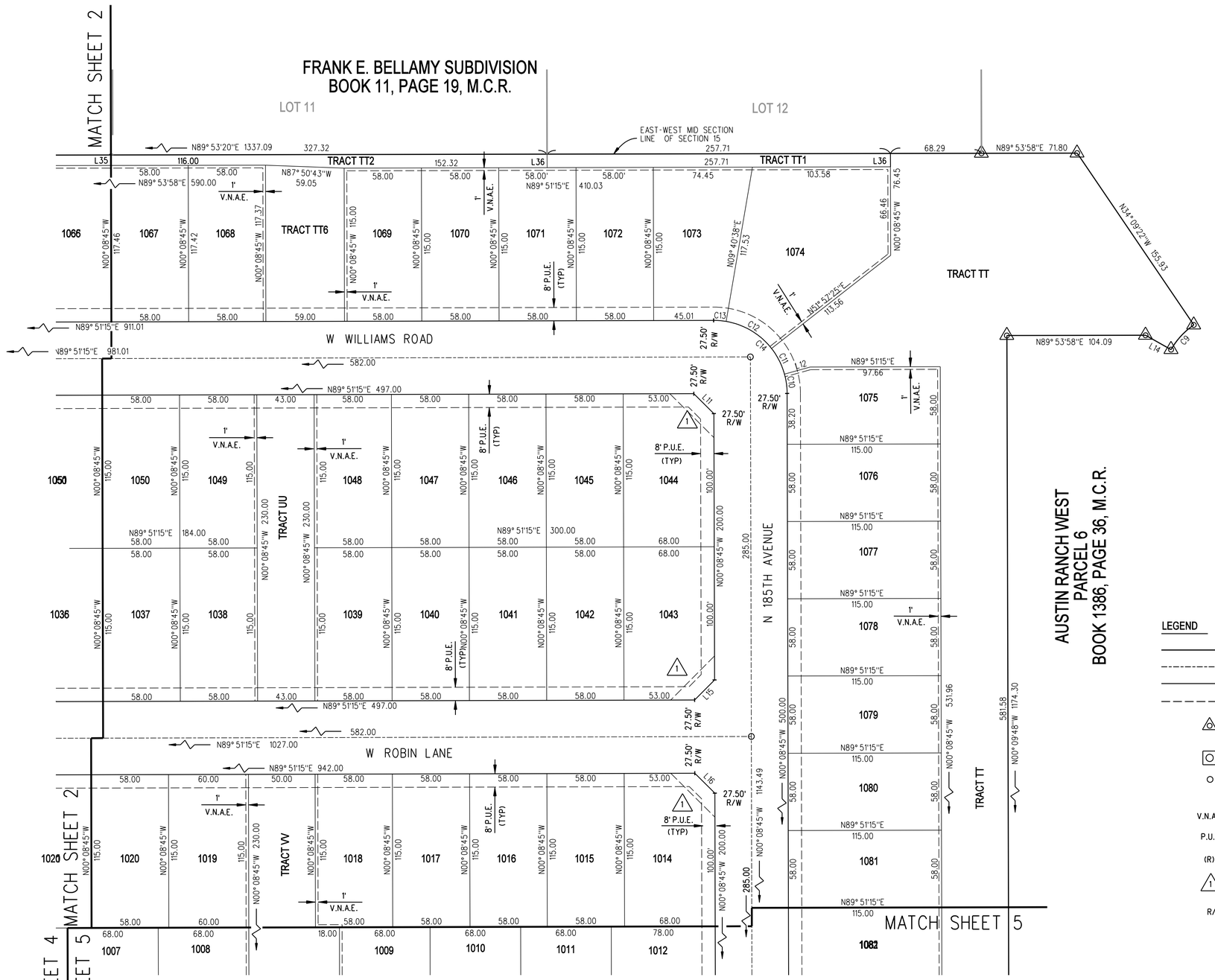
0 20 40 80 120
SCALE: 1" = 40'

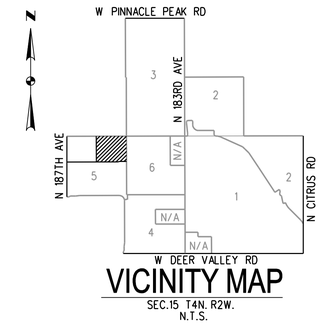
Registered Land Surveyor
21283
MICHAEL J. THOLL
6-20-18
ARIZONA U.S.A.
EXPIRES: 9-30-19

AUSTIN RANCH WEST
PARCEL 5
JOB NO. 137-013.5
APRIL 2015
SHEET 2 OF 5

Sage Land Surveying
5014 E. Oneida Street
PHOENIX, ARIZONA 85044
(480)270-1538

AUSTIN RANCH WEST PARCEL 5





VICINITY MAP

SEC.15 T4N. R2W.
N.T.S.

CURVE TABLE				
C NO.	LENGTH	RADIUS	DELTA	TANGENT
C9	25.39	55.00	26° 26'45"	12.92
C10	14.70	55.00	15° 18'33"	7.39
C11	21.68	55.00	22° 35'18"	10.98
C12	40.59	55.00	42° 16'47"	21.27
C13	9.43	55.00	09° 49'23"	4.73
C14	86.39	55.00	90° 00'00"	55.00

LINE TABLE		
LINE #	LENGTH	BEARING
L11	21.21	N45° 08' 45"W
L12	20.00	N74° 32' 42"E
L14	21.98	N60° 36' 06"W
L15	21.21	N44° 51' 15"E
L16	21.21	N45° 08' 45"W
L36	9.99	N00° 08' 45"W
L37	10.14	N00° 08' 45"W

AUSTIN RANCH WEST
PARCEL 6
BOOK 1386, PAGE 36, M.C.R.

LEGEND

- PLAT BOUNDARY
- CENTERLINE
- DEDICATED RIGHT-OF-WAY FOR THIS PLAT
- EASEMENT
- CORNER OF THIS PLAT (1/2" REBAR TO BE SET BY OTHERS AFTER CONSTRUCTION)
- FOUND MONUMENT AS NOTED
- STREET CL MONUMENTATION (BRASS CAP MAG STD DET 120-1 TYPE "B" TO BE SET BY OTHERS AFTER CONSTRUCTION)
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- 1 SIGHT VISIBILITY EASEMENT
- R/W RIGHT OF WAY

N

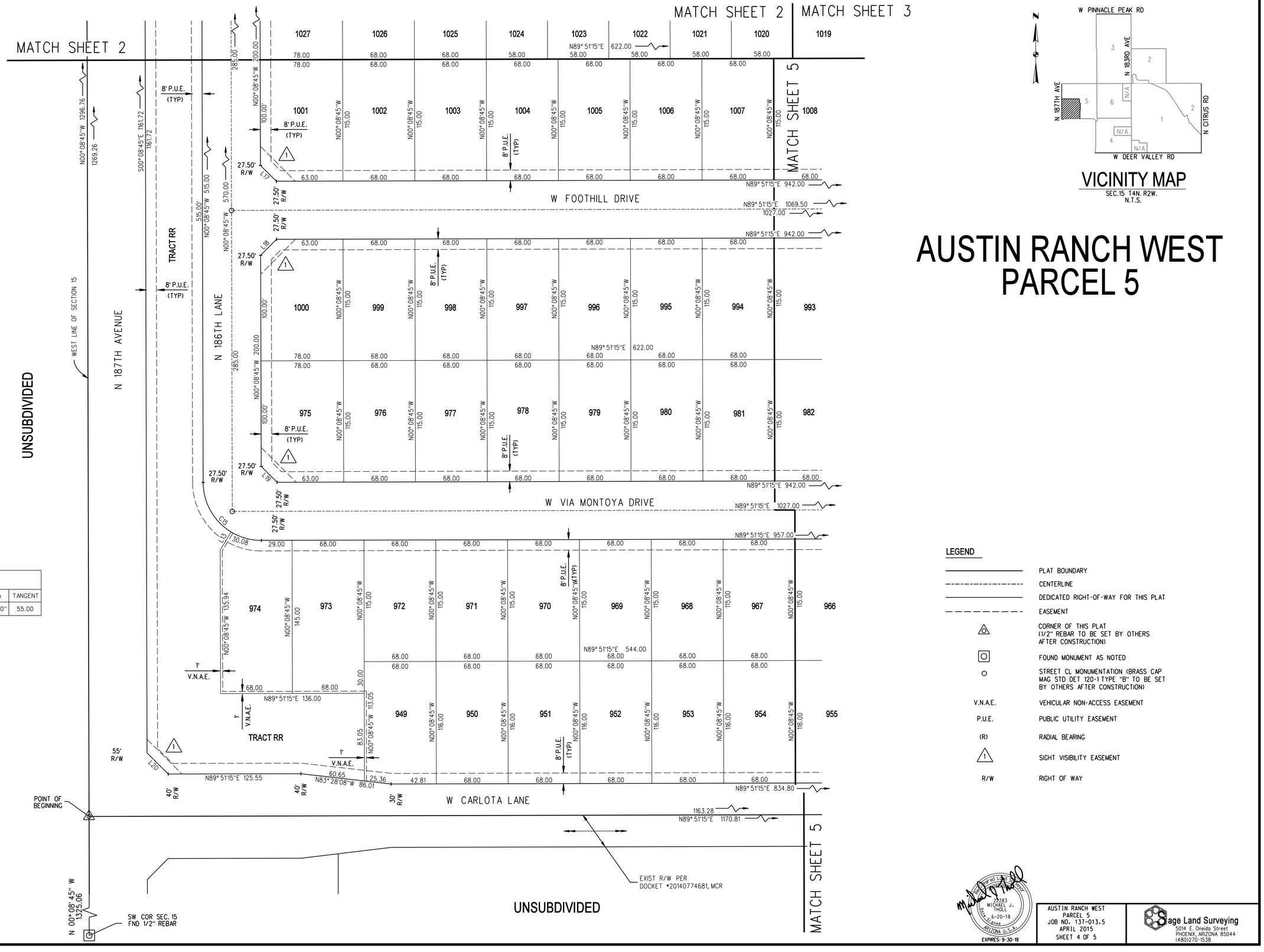
0 20 40 80 120

SCALE: 1"= 40'

Registered Land Surveyor
26283
MICHAEL J. THOLL
Date 6-20-18
ARIZONA U.S.A.
EXPIRES: 9-30-19

AUSTIN RANCH WEST
PARCEL 5
JOB NO. 137-013.5
APRIL 2015
SHEET 3 OF 5

Sage Land Surveying
5014 E. Oneida Street
PHOENIX, ARIZONA 85044
(480)270-1538



VICINITY MAP

SEC.15 T4N. R2W.
N.T.S.

AUSTIN RANCH WEST PARCEL 5

CURVE TABLE				
C NO.	LENGTH	RADIUS	DELTA	TANGENT
C15	86.39	55.00	90° 00'00"	55.00

LINE TABLE		
LINE #	LENGTH	BEARING
L13	20.00	N31° 11' 22"E
L17	21.21	N45° 08' 45"W
L18	21.21	N44° 51' 15"E
L19	21.21	N45° 08' 45"W
L20	28.28	N45° 08' 45"W

LEGEND

- PLAT BOUNDARY
- CENTERLINE
- DEDICATED RIGHT-OF-WAY FOR THIS PLAT
- EASEMENT
- CORNER OF THIS PLAT (1/2" REBAR TO BE SET BY OTHERS AFTER CONSTRUCTION)
- FOUND MONUMENT AS NOTED
- STREET CL MONUMENTATION (BRASS CAP MAG STD DET 120-1 TYPE "B" TO BE SET BY OTHERS AFTER CONSTRUCTION)
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- 1 SIGHT VISIBILITY EASEMENT
- R/W RIGHT OF WAY

N

0 20 40 80 120

SCALE: 1"= 40'

EXPIRES: 9-30-19

AUSTIN RANCH WEST
PARCEL 5
JOB NO. 137-013.5
APRIL 2015
SHEET 4 OF 5

Sage Land Surveying
5014 E. Oneida Street
PHOENIX, ARIZONA 85044
(480)270-1538

AUSTIN RANCH WEST
PARCEL 5

MATCH SHEET 2

MATCH SHEET 3

MATCH SHEET 4

MATCH SHEET 3

W FOOTHILL DRIVE

W VIA MONTOYA DRIVE

W CARLOTA LANE

N 185TH AVENUE

TRACT VV

TRACT WW

TRACT XX

TRACT YY

TRACT TT

1020 1019 1018 1017 1016 1015 1014 1013

1006 1008 1009 1010 1011 1012 1013

993 992 991 990 989 988

980 982 983 984 985 986 987

967 966 965 964 963 962 961

954 955 956 957 958 959 960

1082 1083 1084 1085 1086 1087 1088 1089 1090

N89° 51'15"E 942.00

N89° 51'15"E 1069.50

1027.00

N89° 51'15"E 942.00

N89° 51'15"E 1027.00

N89° 51'15"E 957.00

N89° 51'15"E 834.81

1163.28

N89° 51'15"E 1170.81

N89° 51'15"E 282.00

N89° 51'15"E 115.00

N88° 00'39"E 100.21

N00° 08'45"W 115.00

N00° 08'45"W 116.00

N00° 08'45"W 230.00

N00° 08'45"W 231.00

N00° 08'45"W 200.00

N00° 08'45"W 201.00

N00° 08'45"W 285.00

N00° 08'45"W 288.50

N00° 08'45"W 577.50

N00° 08'45"W 592.72

N00° 08'45"W 1143.49

N00° 08'45"W 500.00

N00° 08'45"W 487.11

N00° 08'45"W 488.81

N00° 08'45"W 531.96

N00° 09'48"W 1174.30

N00° 03'52"W 107.42

N78° 43'45"E 30.00

R=180.00 D=67°43'47" L=212.78 T=120.79

R=150.00 D=78°52'31" L=206.49 T=123.38

EXIST R/W PER DOCKET #20140774681, MCR

8' P.U.E. (TYP)

1' V.N.A.E.

27.50' R/W

30' R/W

UNSUBDIVIDED

CURVE TABLE

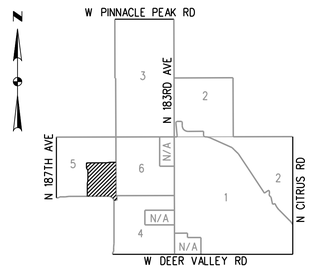
C NO.	LENGTH	RADIUS	DELTA	TANGENT
C16	23.24	722.50	01° 50'36"	11.62
C17	24.13	750.00	01° 50'36"	12.07
C18	25.01	777.50	01° 50'36"	12.51
C19	25.01	777.50	01° 50'36"	12.51
C20	23.24	722.50	01° 50'36"	11.62
C21	24.13	750.00	01° 50'36"	12.07

LINE TABLE

LINE #	LENGTH	BEARING
L21	21.21	N44° 51' 15"E
L22	21.21	N45° 08' 45"W
L23	21.21	N45° 08' 45"W
L24	21.21	N44° 51' 15"E
L25	1.79	N89° 51' 15"E
L26	1.79	N89° 51' 15"E
L27	1.80	N89° 51' 15"E
L28	21.21	N44° 51' 15"E
L29	21.21	N45° 08' 45"W
L30	21.21	N44° 51' 15"E
L31	22.77	N40° 45' 53"W
L32	11.32	N49° 28' 25"W

0 20 40 80 120

SCALE: 1"= 40'



VICINITY MAP

SEC.15 T4N. R2W.
N.T.S.

AUSTIN RANCH WEST
PARCEL 6
BOOK 1386, PAGE 36, M.C.R.

AUSTIN RANCH WEST
PARCEL 4
BOOK 1304, PAGE 37, M.C.R.

LEGEND

- PLAT BOUNDARY
- CENTERLINE
- DEDICATED RIGHT-OF-WAY FOR THIS PLAT
- EASEMENT
- CORNER OF THIS PLAT (1/2" REBAR TO BE SET BY OTHERS AFTER CONSTRUCTION)
- FOUND MONUMENT AS NOTED
- STREET CL MONUMENTATION (BRASS CAP MAG STD DET 120-1 TYPE "B" TO BE SET BY OTHERS AFTER CONSTRUCTION)
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- SIGHT VISIBILITY EASEMENT
- R/W RIGHT OF WAY

Registered Land Surveyor
21283
MICHAEL J. THOLL
6-20-18
ARIZONA U.S.A.
EXPIRES: 9-30-19

AUSTIN RANCH WEST
PARCEL 5
JOB NO. 137-013.5
APRIL 2015
SHEET 5 OF 5

Sage Land Surveying
5014 E. Oneida Street
PHOENIX, ARIZONA 85044
(480)270-1538

IRRIGATION NOTES

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

CITY OF SURPRISE GENERAL NOTES

1. CONTRACTOR TO OBTAIN PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THE SITE.
2. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE LANDSCAPE DOCUMENTS. HE SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF PLANS AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AGENT.
3. ALL QUANTITIES PROVIDED ARE FOR BIDDING PURPOSED ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADES IN LANDSCAPE AREAS. HE SHALL DETERMINE, WITH THE GENERAL CONTRACTOR, THE EXTENT OF ROUGH GRADING AND/ OR FINE GRADING TO BE ESTABLISHED BY OTHERS.
5. ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER OR AS DIRECTED BY THE OWNER'S AGENT. PROVIDE POSITIVE DRAINAGE AWAY FROM ANY BUILDINGS IN ALL CONDITIONS. CONTRACTOR TO MEET ALL EXISTING GRADES AT PROJECT BOUNDARIES. FINISH GRADE OF LANDSCAPE AREAS SHALL BE 3" BELOW THE TOP OF ADJACENT WALKS AND CURBS PRIOR TO RECEIVING DECOMPOSED GRANITE OF GRASS SEED/SOD.
6. ALL SIGNS AND SIGNAGE REQUIRE A CITY OF SURPRISE SEPARATE PERMIT.
7. ALL TREES AND SHRUBS LOCATED IN THE LINE-OF-SIGHT WILL BE MAINTAINED FOR A CLEAR AREAS BETWEEN 2' TO 7'.

PLANT LEGEND

	SIZE	QTY.	REMARKS
TREES			
ACACIA ANEURA / MULGA	24" BOX	11	STANDARD
ACACIA SALICINA/WILLOW ACACIA	24" BOX	47	STANDARD
CHILOPSIS SP. 'RIO SALADO'/ 'RIO SALADO' DESERT WILLOW	24" BOX	134	STANDARD
OLNEYA TESOTA / IRONWOOD	24" BOX	21	MULTI-TRUNK
PARKINSONIA HYBRID / DESERT MUSEUM PALO VERDE	24" BOX	43	MULTI-TRUNK
PARKINSONIA MICROPHYLLUM/FOOTHILLS PALO VERDE	24" BOX	20	MULTI-TRUNK
PROSOPIS HYBRID 'AZT' /"AZT THORNLESS MESQUITE'	24" BOX	33	MULTI-TRUNK
SALVAGED TREE- SEE SALVAGE PLANS FOR TAG #	SALVAGE	N/A	
EXISTING TREE- PROTECT IN PLACE			
SHRUBS			
CALLIANDRA ERIOPHYLLA / NATIVE FAIRY DUSTER	5 GAL.	180	CAN FULL
ENCELIA FARINOA / BRITTLEBUSH	5 GAL.	213	CAN FULL
HYPTIS EMORYI / DESERT LAVENDER	5 GAL.	103	CAN FULL
JUSTICIA CALIFORNICA / CHUPAROSA	5 GAL.	64	CAN FULL
LARREA TRIDENTATA / CREOSOTE BUSH	5 GAL.	117	CAN FULL
LEUCOPHYLLUM LAEVIGATUM / CHIHUAHUAN SAGE	5 GAL.	201	CAN FULL
SIMMONDSIA CHINENSIS / JOJOBA	5 GAL.	72	CAN FULL
SPHAERALCEA AMBIGUA / GLOBE MALLOW	5 GAL.	115	CAN FULL
ACCENTS			
AGAVE AMERICANA / AMERICAN AGAVE	5 GAL.	42	CAN FULL
AGAVE PARRII / PARRY'S AGAVE	5 GAL.	79	CAN FULL
ASCLEPIUS SUBULATA/ DESERT MILKWEED	5 GAL.	112	CAN FULL
BOUTELOUA GRACILIS / BLONDE AMBITION GRASS	5 GAL.	117	CAN FULL
DASYLIRION WHEELERI/ DESERT SPOON	5 GAL.	177	CAN FULL
FOUQUERIA SPLENDENS / OCOTILLO	BARE RT	21	10 CANES
HESPERALOE PARVIFLORA 'PERPA' / BRAKELIGHTS RED YUCCA	5 GAL.	142	CAN FULL
MUHLENBERGIA RIGENS / DEER GRASS	5 GAL.	151	CAN FULL
OPUNITA ENGELMANNII / NATIVE PRICKLY PEAR	5 GAL.	26	2 PADS MIN.
GROUNDCOVERS			
AMBROSIA DELTOIDEA / TRIANGLELEAF BUR-SAGE	5 GAL.	246	CAN FULL
BAILEYA MULTIRADIATA / DESERT MARIGOLD	5 GAL.	167	CAN FULL
EREMOPHILA GLABRA HYB. / 'OUTBACK SUNRISE'	5 GAL.	131	CAN FULL
PENSTEMON PARRYI / PARRY'S PENSTEMON	5 GAL.	46	CAN FULL
TURF- MID-IRON BERMUDA SOD.		13,085 SQ.FT	
DECOMPOSED GRANITE- TO BE DETERMINED BY OWNER.		262,526 SQ.FT	
RIP-RAP- SEE CIVIL PLANS.			
6" CONCRETE HEADER - NATURAL COLOR		695 LN.FT	

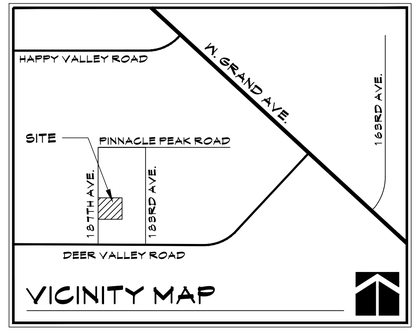
LANDSCAPE NOTES

1. PROVIDE LANDSCAPE ARCHITECT A SAMPLE OF DECOMPOSED GRANITE FOR APPROVAL PRIOR TO DELIVERY TO THE SITE.
2. PREPARED BACKFILL FOR PLANTING PITS SHALL BE 4 PARTS NATIVE SOIL TO 1 PART NITROGEN STABILIZED MULCH. MIX MULCH AND SOIL BACKFILL THOROUGHLY TO CREATE BACKFILL PRIOR TO PLACING IN PIT.
3. TOPSOIL TO CONFORM TO THE REQUIREMENTS OF MAG SPECIFICATION, SECTION 795. PROVIDE A WRITTEN DESCRIPTION OF CERTIFICATION OF ORIGINAL ORIGIN OF TOPSOIL TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE.
4. PLANT TABLETS TO BE AGRIFORM 21 GRAM, 20-10-5 FERTILIZER TABLETS.
5. CONTRACTORS RESPONSIBILITY TO FIELD ESTIMATED DECOMPOSED GRANITE QUANTITIES. INDICATE THE UNIT PRICE ONLY AT THE TIME OF BIDDING.
6. ALL PLANTS MUST BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
7. PLANT QUANTITIES ON THE PLANT LIST ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR, PLANS TAKE PRECEDENCE.
8. LANDSCAPE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES FOR PROTECTION PRIOR TO CONSTRUCTION. CONTACT BLUE STAKE AT 602-263-1100 OR 1-800-782-5348.
9. PRIOR TO BIDDING, THE LANDSCAPE SUPERINTENDENT AND WALK THE SITE TO DETERMINE THE FULL EXTENT OF DEMOLITION WORK REQUIRED.
10. THE LANDSCAPE CONTRACTOR SHALL WARRANTY THE WORK FOR A PERIOD OF ONE YEAR.
11. CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
12. BEFORE WORK BEGINS ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE ARCHITECT AND/OR OWNER;S REPRESENTATIVE.
13. THE LANDSCAPE ARCHITECT, OWNER'S REPRESENTATIVE, AND THE CITY OF SURPRISE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
14. THE LANDSCAPE ARCHITECT AND /OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE INSPECTED PRIOR TO INSTALLATION.
15. UNLESS OTHERWISE NOTED ON PLANS, DECOMPOSED GRANITE SHALL EXTEND UNDER SHRUBS AND RAKED UNIFORMLY ALONG WALLS, SIDEWALKS, AND CURBS.
16. SEE ENGINEERING OR ARCHITECTURAL DRAWINGS FOR DRAINAGE FLOWS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED AND ARE NOT IMPAIRED WITH OBSTRUCTIONS.
17. DOUBLE STAKE ALL TREES OUTSIDE ROOTBALL.
18. LANDSCAPE CONTRACTOR TO PROVIDE BARRICADES ALONG PUBLIC STREETS IF REQUIRED DURING INSTALLATION.
19. LANDSCAPE CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE TO BE REINSPECTED DURING FINAL WALK THRU. ANY DAMAGED AREAS TO BE REPAIRED AT CONTRACTOR'S EXPENSES.
20. PLANTS TOBE LOCATED AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES, AND LIGHT FIXTURES AS NECESSARY.
21. LANDSCAPE CONTRACTOR TO CONTACT ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OFPRE-EMERGENT FOR VERIFICATION. MINIMUM 2 APPLICATIONS REQUIRED.
22. LANDSCAPE PLANS MUST CONFORM TO CIVIL DRAWINGS.

SPECIAL NOTES:
1. INSTALL TREE ROOT BARRIERS WHEN TREES ARE LOCATED WITHIN 10' OF SIDEWALKS, CURBING.
2. CONTRACTOR TO INSTALL ALL MATERIALS AS SPECIFIED IN THE PLAN SET, OR AN APPROVED EQUIVALENT BY THE OWNER/LANDSCAPE ARCHITECT.
3. STREET TREES WILL BE LOCATED IN THE LANDSCAPED AREA BETWEEN THE SIDEWALKS AND CURB. LOCAL STREETS WILL HAVE A MINIMUM OF ONE 24-INCH BOX TREE AND FOUR FIVE-GALLON SHRUBS AND/OR GROUND COVER PLANTS PER HOME FRONTAGE FOR LOTS UP TO 50 FEET WIDE. HOMES WITH FRONTAGES GREATER THAN 50 FEET WIDE WILL HAVE AN ADDITIONAL TREE AND TWO SHRUBS AND/OR GROUNDCOVER PLANTS.
4. TREE SPECIES PERMITTED WITHIN THE R.O.W.:
   - ACACIA SALICINA (WILLOW ACACIA)
   - ACACIA STENOPHYLLA (SHOESTRING ACACIA)
   - ACACIA WILLARDIANA (PALO BLANCO)
   - CALLISTEMON RIGIDUS (BOTTLEBRUSH)
   - QUERCUS VIRGINIANA (SOUTHERN LIVE OAK)
   - SOPHORA SECUNDIFLORA (TEXAS MTN. LAUREL)
   - CHILOPSIS LINEARIS (DESERT WILLOW)
   - OLEA EUROPAEA (SWAN HILL OLIVE)
   - FRAXINUS GREGGII (LITTLE LEAF ASH)
5. TREES WITH THORNS ARE TO BE LOCATED A MINIMUM OF 10' FROM PEDESTRIAN ROUTES.
6. DEVELOPER RESERVES THE RIGHT TO REPLACE ANY TREE, OUTSIDE OF THE R.O.W., WITH A SALVAGED TREE OF EQUAL OR GREATER SIZE THAN WHAT IS SPECIFIED.
7. ALL IRRIGATION PIPING SHALL BE INSTALLED IN PURPLE PIPING, PER CITY OF SURPRISE EDS STD. 8.2(5).

SHEET INDEX

SHEET	SHEET DESCRIPTION
L0.1	COVER SHEET
L1.1 - L1.3	LANDSCAPE PLANS
L2.1 - L2.3	IRRIGATION PLANS
L3.1	WALL PLAN
L4.1	HARDSCAPE DETAILS
L4.2	LANDSCAPE DETAILS
L4.3	IRRIGATION DETAILS



VICINITY MAP

The McGough Group
Landscape Architecture
Urban Design - Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Professional Landscape Architect
CERTIFICATE NO.
27552
TIMOTHY J.
MCGOUGH
Date 6-4-2018
Arizona U.S.A.
Expires: 6-30-2018

COVER SHEET
AUSTIN RANCH WEST - PARCEL 5

183rd AVE & DEER VALLEY RD.
SURPRISE, AZ

PREPARED FOR: COURTLAND HOMES

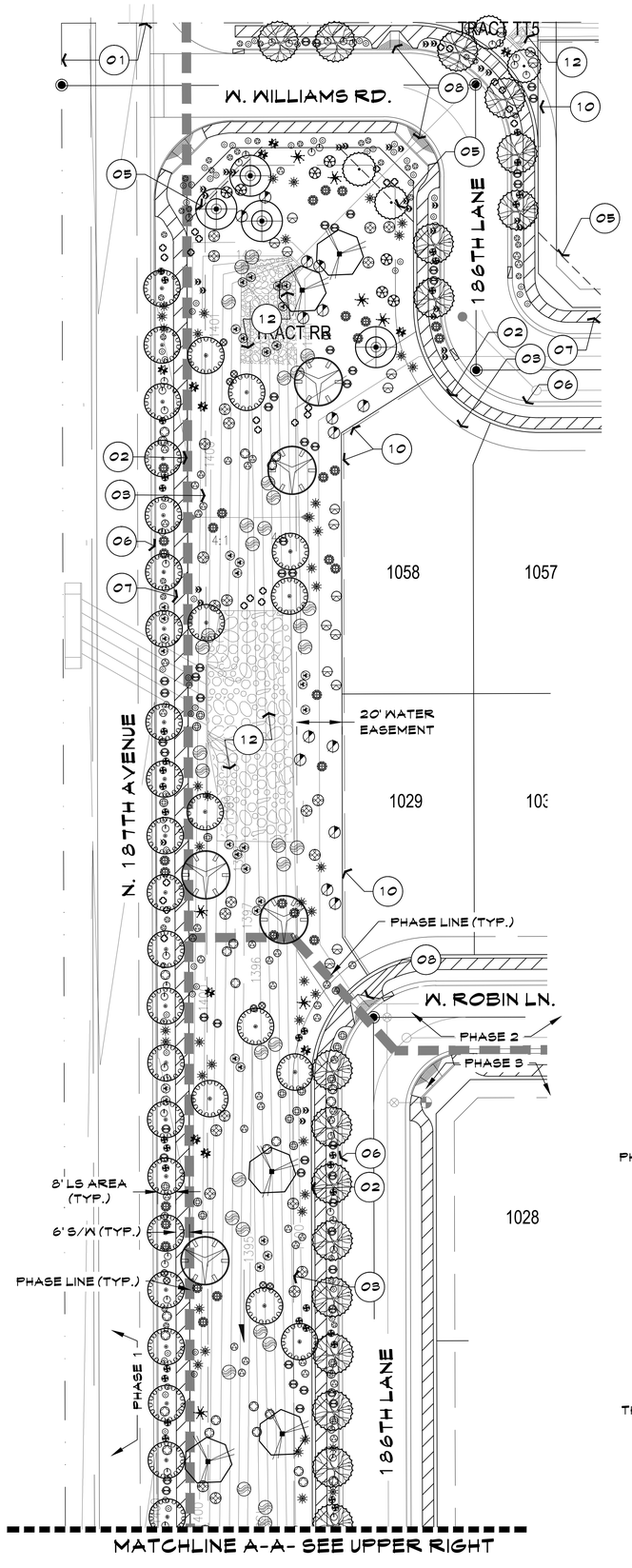
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

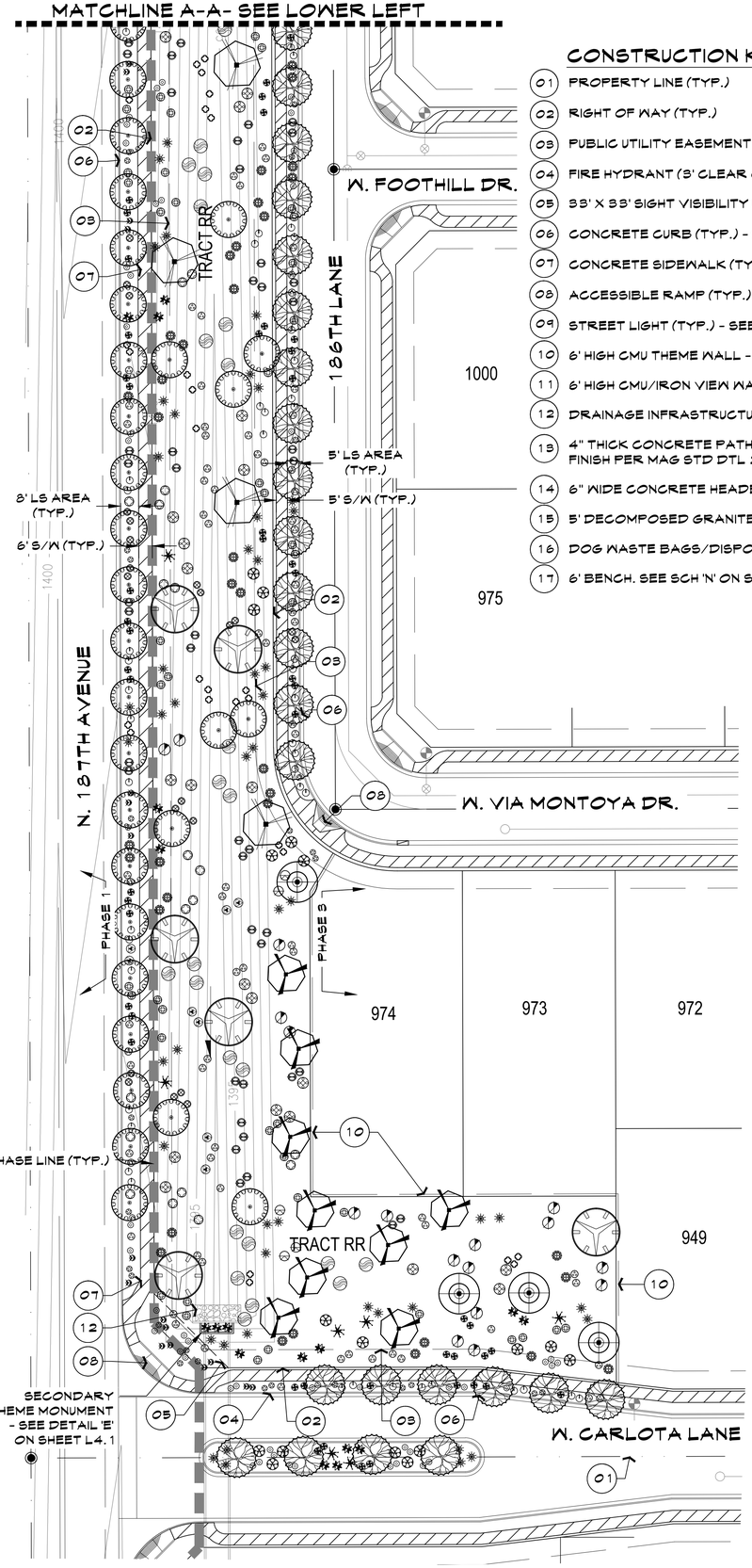
These drawings shall not be used on other projects or for additions to this project except by written agreement from the landscape architect.

JOB NO. 14-42
DATE: 06-04-2018
DRAWN BY: NA
CHECKED BY: TM

REVISIONS:

SHEET NO.
L0.1





CONSTRUCTION KEY NOTES

01 PROPERTY LINE (TYP.)
02 RIGHT OF WAY (TYP.)
03 PUBLIC UTILITY EASEMENT (TYP.)
04 FIRE HYDRANT (3' CLEAR ON ALL SIDES)
05 33' X 33' SIGHT VISIBILITY LINE
06 CONCRETE CURB (TYP.) - SEE CIVIL PLANS
07 CONCRETE SIDEWALK (TYP.) - SEE CIVIL PLANS
08 ACCESSIBLE RAMP (TYP.) - SEE CIVIL PLANS
09 STREET LIGHT (TYP.) - SEE ELECTRICAL PLANS
10 6' HIGH CMU THEME WALL - SEE WALL PLAN
11 6' HIGH CMU/IRON VIEW WALL - SEE WALL PLAN
12 DRAINAGE INFRASTRUCTURE - SEE CIVIL PLANS
13 4" THICK CONCRETE PATHWAY W/ MEDIUM BROOM FINISH PER MAG STD DTL 230. SCORE AS SHOWN.
14 6" WIDE CONCRETE HEADER. SEE DTL 'I' ON SHT L4.2
15 5' DECOMPOSED GRANITE TRAIL. SEE DTL 'M' ON L4.2.
16 DOG WASTE BAGS/DISPOSAL. SEE SCH 'N' ON SHT L4.2
17 6' BENCH. SEE SCH 'N' ON SHEET L4.2

PLANT LEGEND

TREES
ACACIA ANEURA / MULGA
ACACIA SALICINA/WILLOW ACACIA
CHILOPSIS SP. 'RIO SALADO'/ 'RIO SALADO' DESERT WILLOW
OLNEYA TESOTA / IRONWOOD
PARKINSONIA HYBRID / DESERT MUSEUM PALO VERDE
PARKINSONIA MICROPHYLLUM/FOOTHILLS PALO VERDE
PROSOPIS HYBRID 'AZT' /"AZT THORNLESS MESQUITE'
SALVAGED TREE- SEE SALVAGE PLANS FOR TAG #
EXISTING TREE- PROTECT IN PLACE

SHRUBS
CALLIANDRA ERIOPHYLLA / NATIVE FAIRY DUSTER
ENCELIA FARINOA / BRITTLEBUSH
HYPTIS EMORYI / DESERT LAVENDER
JUSTICIA CALIFORNICA / CHUPAROSA
LARREA TRIDENTATA / CREOSOTE BUSH
LEUCOPHYLLUM LAEVIGATUM / CHIHUAHUAN SAGE
SIMMONDSIA CHINENSIS / JOJOBA
SPHAERALCEA AMBIGUA / GLOBE MALLOW

ACCENTS
AGAVE AMERICANA / AMERICAN AGAVE
AGAVE PARRII / PARRY'S AGAVE
ASCLEPIUS SUBULATA/ DESERT MILKWEED
BOUTELOUA GRACILIS / BLONDE AMBITION GRASS
DASYLIRION WHEELERI/ DESERT SPOON
FOUQUERIA SPLENDENS / OCOTILLO
HESPERALOE PARVIFLORA 'PERPA' / BRAKELIGHTS RED YUCCA
MUHLENBERGIA RIGENS / DEER GRASS
OPUNITA ENGELMANNII / NATIVE PRICKLY PEAR

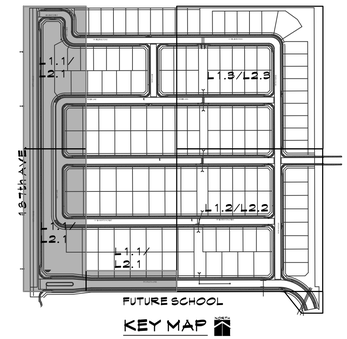
GROUNDCOVERS
AMBROSIA DELTOIDEA / TRIANGLELEAF BUR-SAGE
BAILEYA MULTIRADIATA / DESERT MARIGOLD
EREMOPHILA GLABRA HYB. / 'OUTBACK SUNRISE'
PENSTEMON PARRYI / PARRY'S PENSTEMON

TURF- MID-IRON BERMUDA SOD.

DECOMPOSED GRANITE- TO BE DETERMINED BY OWNER.

RIP-RAP- SEE CIVIL PLANS.

6" CONCRETE HEADER - NATURAL COLOR



KEY MAP

SCALE: 1"=30'-0"
0' 15'30' 60' 90'

NORTH

The McGough Group
Landscape Architecture
Urban Design - Site Imaging
Parks and Recreation
11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028
602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Registered Landscape Architect
CERTIFICATE NO.
27532
TIMOTHY J.
MCGOUGH
Date: 6-4-2018
Expires: 6-30-2018

LANDSCAPE PLAN
AUSTIN RANCH WEST - PARCEL 5

183rd AVE & DEER VALLEY RD.
SURPRISE, AZ

PREPARED FOR: COURTLAND HOMES

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

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

JOB NO. 14-42
DATE: 06-04-2018
DRAWN BY: NA
CHECKED BY: TM

REVISIONS:

SHEET NO.
L1.1
2 OF 11

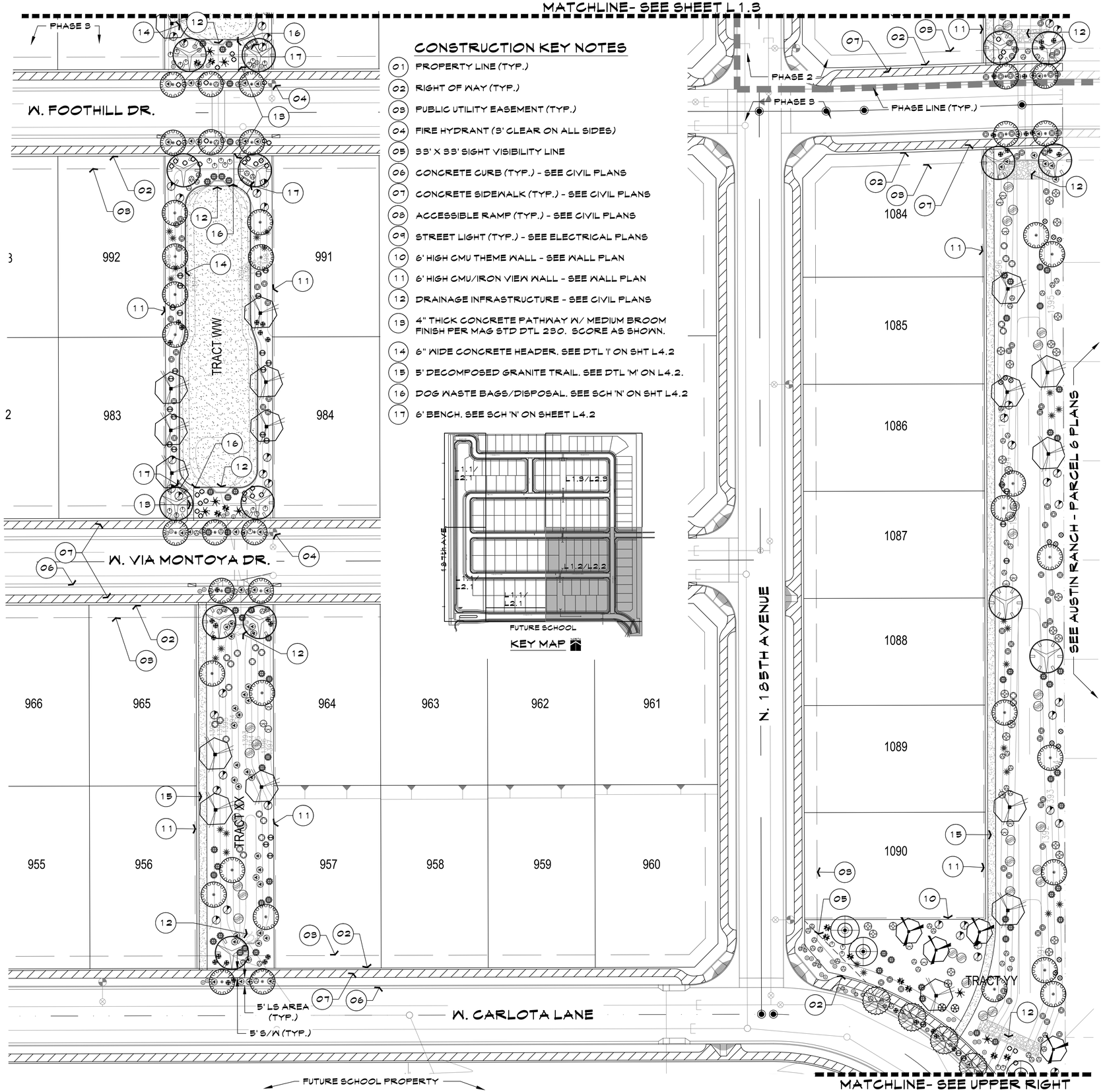
MATCHLINE- SEE SHEET L1.3

CONSTRUCTION KEY NOTES

01 PROPERTY LINE (TYP.)
02 RIGHT OF WAY (TYP.)
03 PUBLIC UTILITY EASEMENT (TYP.)
04 FIRE HYDRANT (3' CLEAR ON ALL SIDES)
05 33' X 33' SIGHT VISIBILITY LINE
06 CONCRETE CURB (TYP.) - SEE CIVIL PLANS
07 CONCRETE SIDEWALK (TYP.) - SEE CIVIL PLANS
08 ACCESSIBLE RAMP (TYP.) - SEE CIVIL PLANS
09 STREET LIGHT (TYP.) - SEE ELECTRICAL PLANS
10 6' HIGH CMU THEME WALL - SEE WALL PLAN
11 6' HIGH CMU/IRON VIEW WALL - SEE WALL PLAN
12 DRAINAGE INFRASTRUCTURE - SEE CIVIL PLANS
13 4" THICK CONCRETE PATHWAY W/ MEDIUM BROOM FINISH PER MAG STD DTL 230. SCORE AS SHOWN.
14 6" WIDE CONCRETE HEADER. SEE DTL 'I' ON SHT L4.2
15 5' DECOMPOSED GRANITE TRAIL. SEE DTL 'M' ON L4.2.
16 DOG WASTE BAGS/DISPOSAL. SEE SCH 'N' ON SHT L4.2
17 6' BENCH. SEE SCH 'N' ON SHEET L4.2

FUTURE SCHOOL

KEY MAP



PLANT LEGEND

TREES
ACACIA ANEURA / MULGA
ACACIA SALICINA/WILLOW ACACIA
CHILOPSIS SP. 'RIO SALADO'/ 'RIO SALADO' DESERT WILLOW
OLNEYA TESOTA / IRONWOOD
PARKINSONIA HYBRID / DESERT MUSEUM PALO VERDE
PARKINSONIA MICROPHYLLUM/FOOTHILLS PALO VERDE
PROSOPIS HYBRID 'AZT' /"AZT THORNLESS MESQUITE'
SALVAGED TREE- SEE SALVAGE PLANS FOR TAG #
EXISTING TREE- PROTECT IN PLACE

SHRUBS
CALLIANDRA ERIOPHYLLA / NATIVE FAIRY DUSTER
ENCELIA FARINOA / BRITTLEBUSH
HYPTIS EMORYI / DESERT LAVENDER
JUSTICIA CALIFORNICA / CHUPAROSA
LARREA TRIDENTATA / CREOSOTE BUSH
LEUCOPHYLLUM LAEVIGATUM / CHIHUAHUAN SAGE
SIMMONDSIA CHINENSIS / JOJOBA
SPHAERALCEA AMBIGUA / GLOBE MALLOW

ACCENTS
AGAVE AMERICANA / AMERICAN AGAVE
AGAVE PARRII / PARRY'S AGAVE
ASCLEPIUS SUBULATA/ DESERT MILKWEED
BOUTELOUA GRACILIS / BLONDE AMBITION GRASS
DASYLIRION WHEELERI/ DESERT SPOON
FOUQUERIA SPLENDENS / OCOTILLO
HESPERALOE PARVIFLORA 'PERPA' / BRAKELIGHTS RED YUCCA
MUHLENBERGIA RIGENS / DEER GRASS
OPUNITA ENGELMANNII / NATIVE PRICKLY PEAR

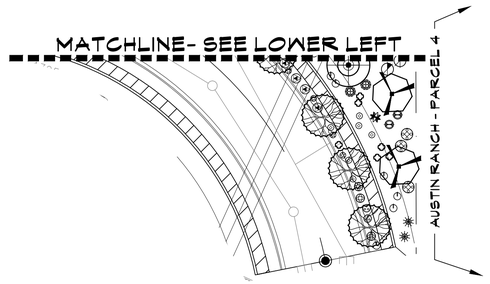
GROUNDCOVERS
AMBROSIA DELTOIDEA / TRIANGLELEAF BUR-SAGE
BAILEYA MULTIRADIATA / DESERT MARIGOLD
EREMOPHILA GLABRA HYB. / 'OUTBACK SUNRISE'
PENSTEMON PARRYI / PARRY'S PENSTEMON

TURF- MID-IRON BERMUDA SOD.

DECOMPOSED GRANITE- TO BE DETERMINED BY OWNER.

RIP-RAP- SEE CIVIL PLANS.

6" CONCRETE HEADER - NATURAL COLOR



SCALE: 1"=30'-0"
0' 15'30' 60' 90'

NORTH

The McGough Group
Landscape Architecture
Urban Design · Site Imaging
Parks and Recreation
11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028
602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Registered Landscape Architect
CERTIFICATE NO.
27352
TIMOTHY J.
MCGOUGH
Date Signed 6-4-2018
Expires: 6-30-2018

LANDSCAPE PLAN
AUSTIN RANCH WEST - PARCEL 5

183rd AVE & DEER VALLEY RD.
SURPRISE, AZ

PREPARED FOR: COURTLAND HOMES

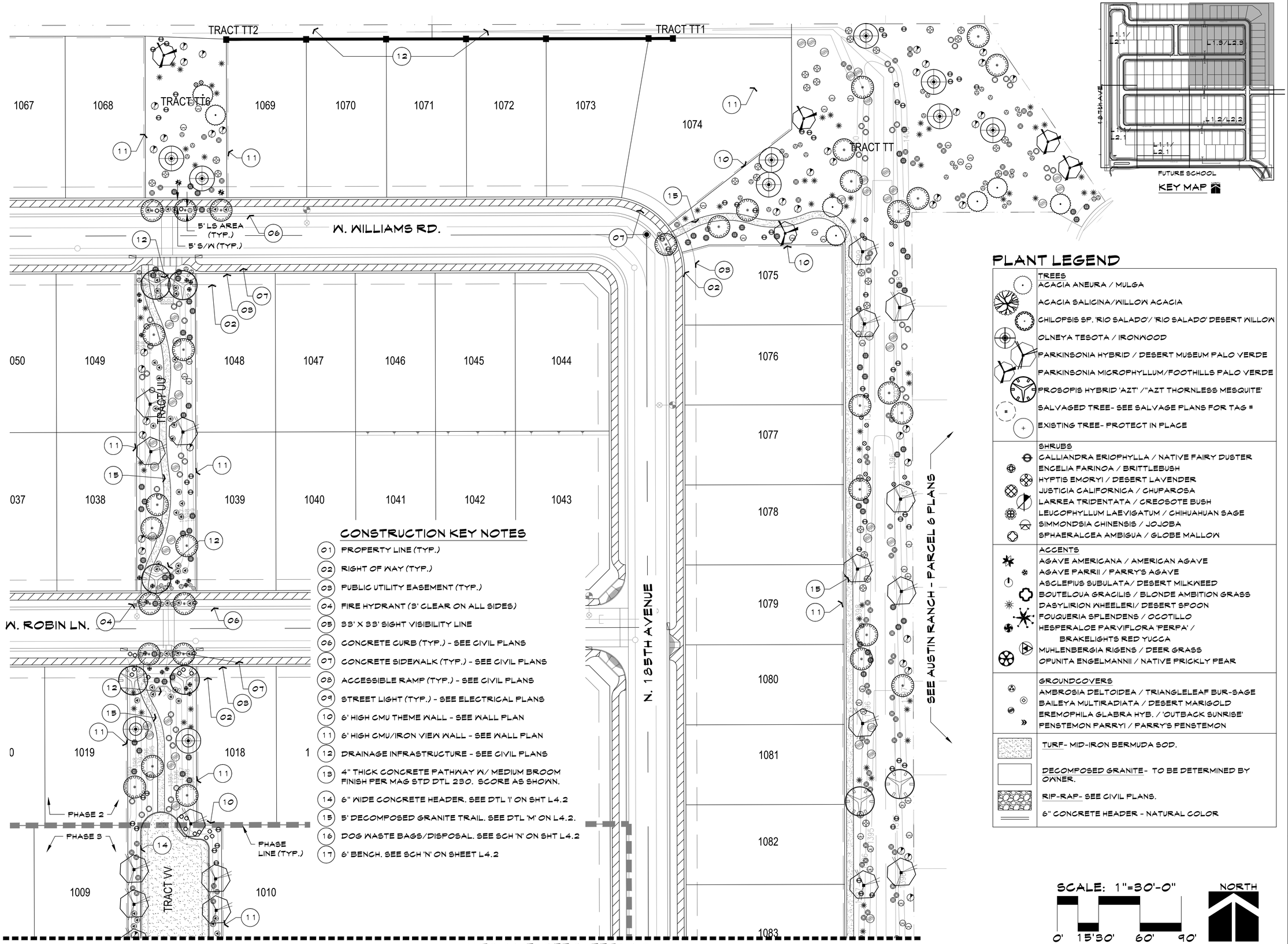
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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

JOB NO. 14-42
DATE: 06-04-2018
DRAWN BY: NA
CHECKED BY: TM

REVISIONS:

SHEET NO.
L1.2
3 OF 11



CONSTRUCTION KEY NOTES

01 PROPERTY LINE (TYP.)
02 RIGHT OF WAY (TYP.)
03 PUBLIC UTILITY EASEMENT (TYP.)
04 FIRE HYDRANT (3' CLEAR ON ALL SIDES)
05 33' X 33' SIGHT VISIBILITY LINE
06 CONCRETE CURB (TYP.) - SEE CIVIL PLANS
07 CONCRETE SIDEWALK (TYP.) - SEE CIVIL PLANS
08 ACCESSIBLE RAMP (TYP.) - SEE CIVIL PLANS
09 STREET LIGHT (TYP.) - SEE ELECTRICAL PLANS
10 6' HIGH CMU THEME WALL - SEE WALL PLAN
11 6' HIGH CMU/IRON VIEW WALL - SEE WALL PLAN
12 DRAINAGE INFRASTRUCTURE - SEE CIVIL PLANS
13 4" THICK CONCRETE PATHWAY W/ MEDIUM BROOM FINISH PER MAG STD DTL 230. SCORE AS SHOWN.
14 6" WIDE CONCRETE HEADER. SEE DTL 'I' ON SHT L4.2
15 5' DECOMPOSED GRANITE TRAIL. SEE DTL 'M' ON L4.2.
16 DOG WASTE BAGS/DISPOSAL. SEE SCH 'N' ON SHT L4.2
17 6' BENCH. SEE SCH 'N' ON SHEET L4.2

PLANT LEGEND

TREES
ACACIA ANEURA / MULGA
ACACIA SALICINA/WILLOW ACACIA
CHILOPSIS SP. 'RIO SALADO'/ 'RIO SALADO' DESERT WILLOW
OLNEYA TESOTA / IRONWOOD
PARKINSONIA HYBRID / DESERT MUSEUM PALO VERDE
PARKINSONIA MICROPHYLLUM/FOOTHILLS PALO VERDE
PROSOPIS HYBRID 'AZT' /"AZT THORNLESS MESQUITE'
SALVAGED TREE- SEE SALVAGE PLANS FOR TAG #
EXISTING TREE- PROTECT IN PLACE

SHRUBS
CALLIANDRA ERIOPHYLLA / NATIVE FAIRY DUSTER
ENCELIA FARINOA / BRITTLEBUSH
HYPTIS EMORYI / DESERT LAVENDER
JUSTICIA CALIFORNICA / CHUPAROSA
LARREA TRIDENTATA / CREOSOTE BUSH
LEUCOPHYLLUM LAEVIGATUM / CHIHUAHUAN SAGE
SIMMONDSIA CHINENSIS / JOJOBA
SPHAERALCEA AMBIGUA / GLOBE MALLOW

ACCENTS
AGAVE AMERICANA / AMERICAN AGAVE
AGAVE PARRII / PARRY'S AGAVE
ASCLEPIUS SUBULATA/ DESERT MILKWEED
BOUTELOUA GRACILIS / BLONDE AMBITION GRASS
DASYLIRION WHEELERI/ DESERT SPOON
FOUQUERIA SPLENDENS / OCOTILLO
HESPERALOE PARVIFLORA 'PERPA' / BRAKELIGHTS RED YUCCA
MUHLENBERGIA RIGENS / DEER GRASS
OPUNITA ENGELMANNII / NATIVE PRICKLY PEAR

GROUNDCOVERS
AMBROSIA DELTOIDEA / TRIANGLELEAF BUR-SAGE
BAILEYA MULTIRADIATA / DESERT MARIGOLD
EREMOPHILA GLABRA HYB. / 'OUTBACK SUNRISE'
PENSTEMON PARRYI / PARRY'S PENSTEMON

TURF- MID-IRON BERMUDA SOD.
DECOMPOSED GRANITE- TO BE DETERMINED BY OWNER.
RIP-RAP- SEE CIVIL PLANS.
6" CONCRETE HEADER - NATURAL COLOR

SCALE: 1"=30'-0"
0' 15'30' 60' 90'
NORTH

The McGough Group
Landscape Architecture
Urban Design - Site Imaging
Parks and Recreation
11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028
602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Registered Landscape Architect
CERTIFICATE NO. 27852
TIMOTHY J. MCGOUGH
Date 6-20-2018
Expires: 6-30-2018

LANDSCAPE PLAN
AUSTIN RANCH WEST - PARCEL 5

183rd AVE & DEER VALLEY RD.
SURPRISE, AZ

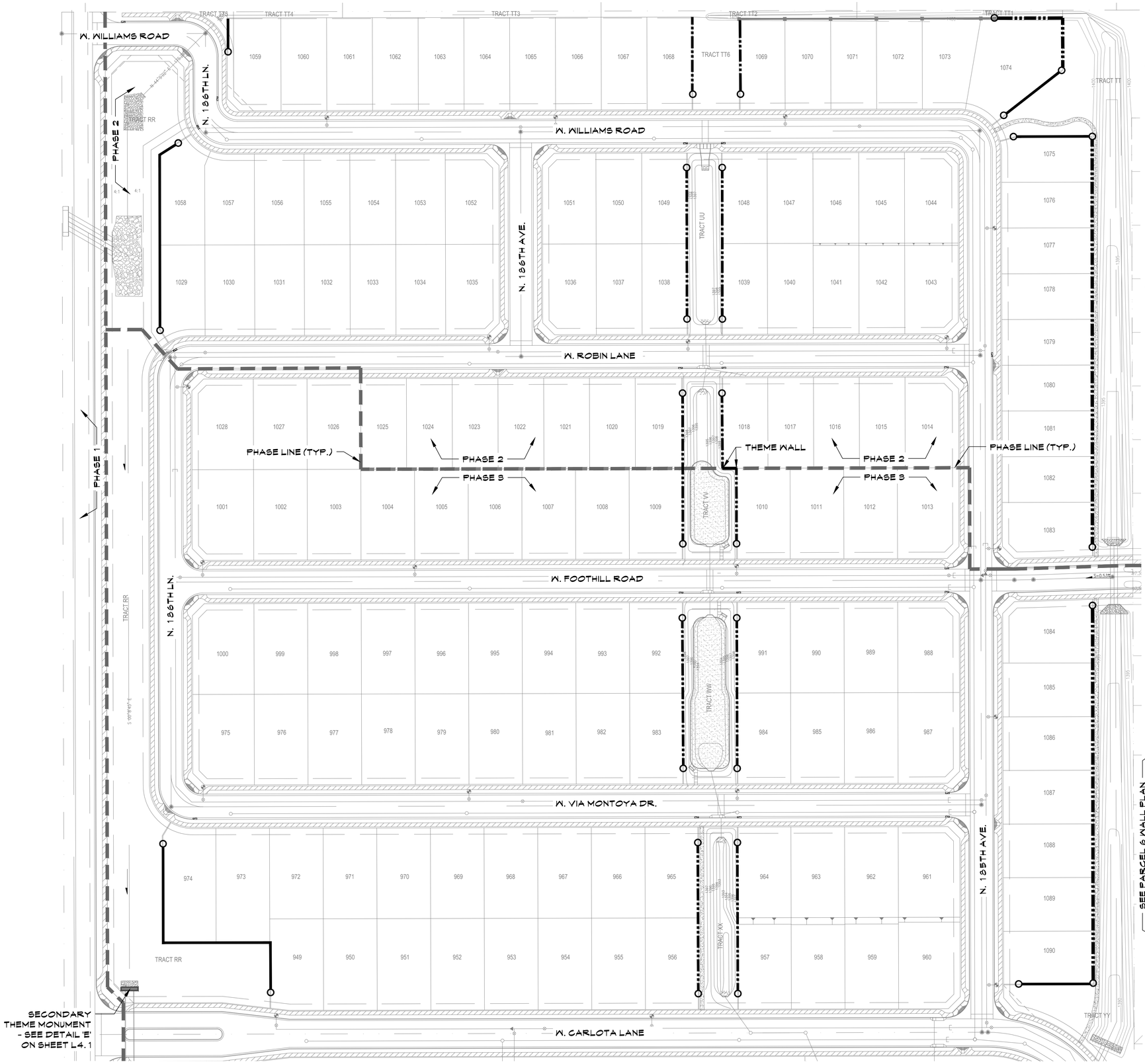
PREPARED FOR: COURTLAND HOMES

These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.
These drawings shall not be used on other projects or for additions to this project except by written agreement from the landscape architect.

JOB NO. 14-42
DATE: 06-04-2018
DRAWN BY: NA
CHECKED BY: TM

REVISIONS:

SHEET NO.
L1.3
4 OF 11



PROJECT WALL KEY

6' PROJECT THEME WALL APPROX. 875 LF
(SEE DETAIL 'A', SHEET L4.1)

6' PARTIAL VIEW WALL- APPROX. 2,745 LF
(SEE DETAIL D 1, SHEET L4.1)

PRIMARY THEME COLUMN- 32 TOTAL
(SEE DETAIL 'A & C', SHEET L4.1)

(COMMUNITY MAILBOX CLUSTER LOCATIONS AND QUANTITIES TO BE DETERMINED AND APPROVED BY USPS. ESTIMATED TO BE (3) CLUSTERS OF 48 TENANT BOXES AND 6 PARCEL BOXES. - SEE DETAIL 'F' ON SHEET L4.1.

(QUANTITIES ABOVE ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR TO USE THE FINAL SITE PLAN TO VERIFY ALL QUANTITIES NECESSARY TO COMPLETE THE JOB).

NOTES:

1. ALL FOOTINGS, WALLS, FENCES AND THEME COLUMNS TO BE LOCATED OUTSIDE OF THE P.U.E., R.O.W. AND SITE VISIBILITY TRIANGLE EASEMENTS.

2. THEME COLUMNS ARE TO BE 25'-0" OFF THE BACK OF THE R.O.W. SOME THEME COLUMNS MAY HAVE TO BE LOCATED 30' OFF THE BACK OF THE R.O.W. WHERE SITE VISIBILITY TRIANGLE EASEMENTS ARE PRESENT. CONTRACTOR TO INSTALL 6"X6" CONCRETE HEADER FROM THE FRONT OF THE COLUMN TO THE BACK OF THE SIDEWALK.

3. SEE CIVIL PLANS FOR RETAINING WALL LOCATIONS.

4. ALL PERIMETER AND INTERIOR WALLS NOT NOTED ABOVE SHALL BE STANDARD 4" X 8" X 16" CMU FENCE BLOCK.

NOTE: SEE SHEET L4.1 FOR WALL DETAILS

SPECIAL NOTE:

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

SCALE: 1"=60'-0"

0' 30' 60' 120' 180'

NORTH

The McGough Group
Landscape Architecture
Urban Design · Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

Registered Landscape Architect
CERTIFICATE NO.
27952
TIMOTHY J.
McGOUGH
06-04-2018
Date Signed
Expires: 6-30-2018

WALL PLAN
AUSTIN RANCH WEST - PARCEL 5

183rd AVE & DEER VALLEY RD.
SURPRISE, AZ

PREPARED FOR: COURTLAND HOMES

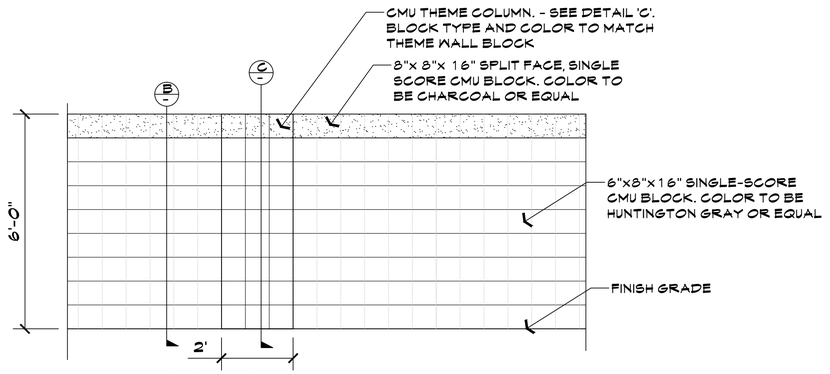
These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

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

JOB NO. 14-42
DATE: 06-04-2018
DRAWN BY: NA
CHECKED BY: TM

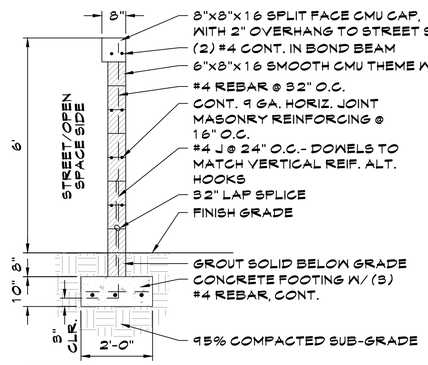
REVISIONS:

SHEET NO.
L3.1



A THEME WALL & COLUMN ELEVATION

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



B THEME WALL DETAIL

SECTION

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

SPECIAL NOTES (ALL DETAILS ON SHEET):

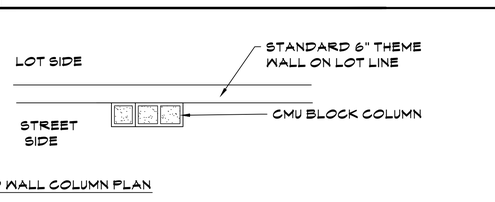
1. DETAILS FOR AESTHETIC/MATERIAL REFERENCE ONLY; STRUCTURAL DETAILS REQUIRED PRIOR TO CONSTRUCTION.

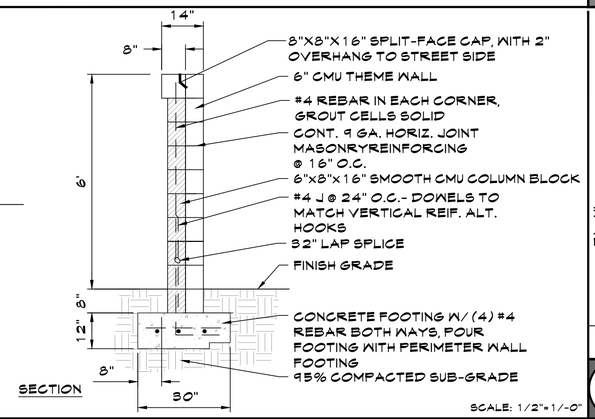
2. SIGN SHOWN FOR REFERENCE ONLY, SIGN REQUIRES A SEPARATE PERMIT.

3. SHOP DRAWINGS ARE REQUIRED PRIOR TO CONSTRUCTION.

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

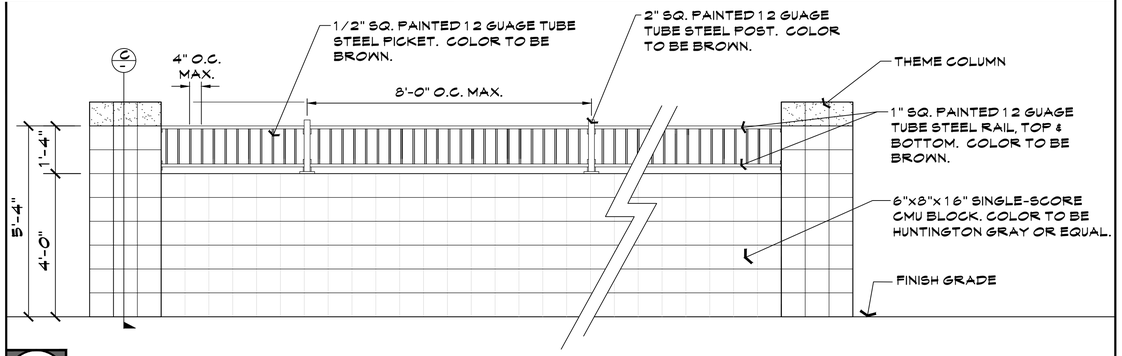
5. ALL ALTERNATE OR EQUIVALENT SUBSTITUTIONS MUST BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT.





C THEME COLUMN DETAIL

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

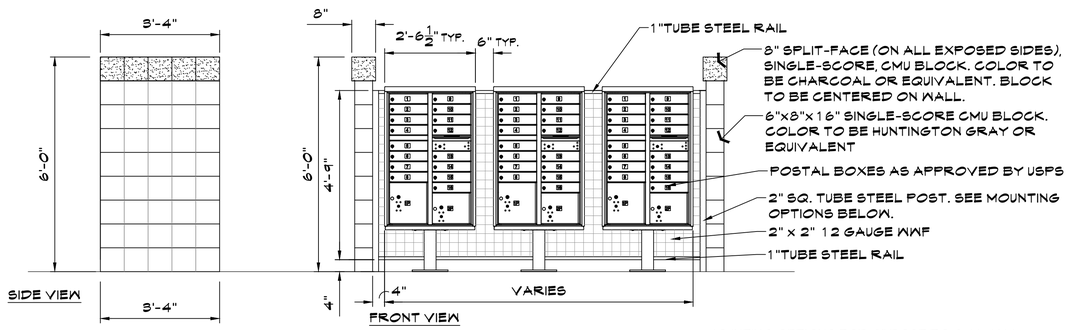


D1 PARTIAL VIEW WALL DETAIL

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

D2 NOT USED

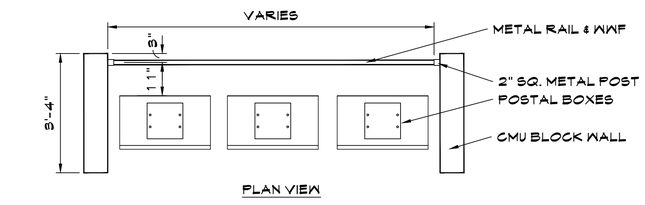
SCALE: 1/2"=1/-0"

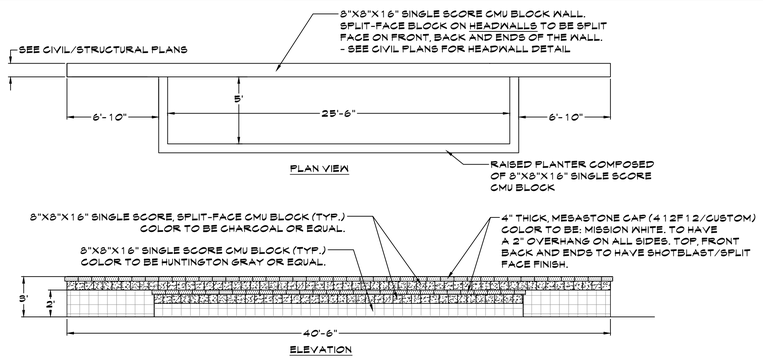


MOUNTING OPTIONS FOR 2" POST TO CMU WALL:

1. USE (4) MOUNTING BRACKETS ON EACH SIDE THAT WRAP AROUND THE 2" TUBE STEEL FRAME AND ARE ANCHORED TO THE CMU.

2. USE 1-1/2" - 2" ANGLE IRON ALONG THE LENGTH OF THE STEEL FRAME AND ANCHORED INTO THE CMU BLOCK. THE 2" STEEL FRAME WILL THEN BE SET INTO AND WELDED TO THE ANGLE IRON.





E SECONDARY THEME MONUMENT DETAIL

SCALE: NTS

F COMMUNITY MAILBOX DETAIL

SCALE: ½" = 1'

The McGough Group
Landscape Architecture
Urban Design - Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 27532
TIMOTHY M. McGOUGH
Date: 6-20-2018
Expires: 6-30-2018

HARDSCAPE DETAILS
AUSTIN RANCH WEST - PARCEL 5

183rd AVE & DEER VALLEY RD.
SURPRISE, AZ

PREPARED FOR: COURTLAND HOMES

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

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

JOB NO. 14-42
DATE: 06-04-2018
DRAWN BY: NA
CHECKED BY: TM

REVISIONS:

SHEET NO.
L4.1
9 OF 11

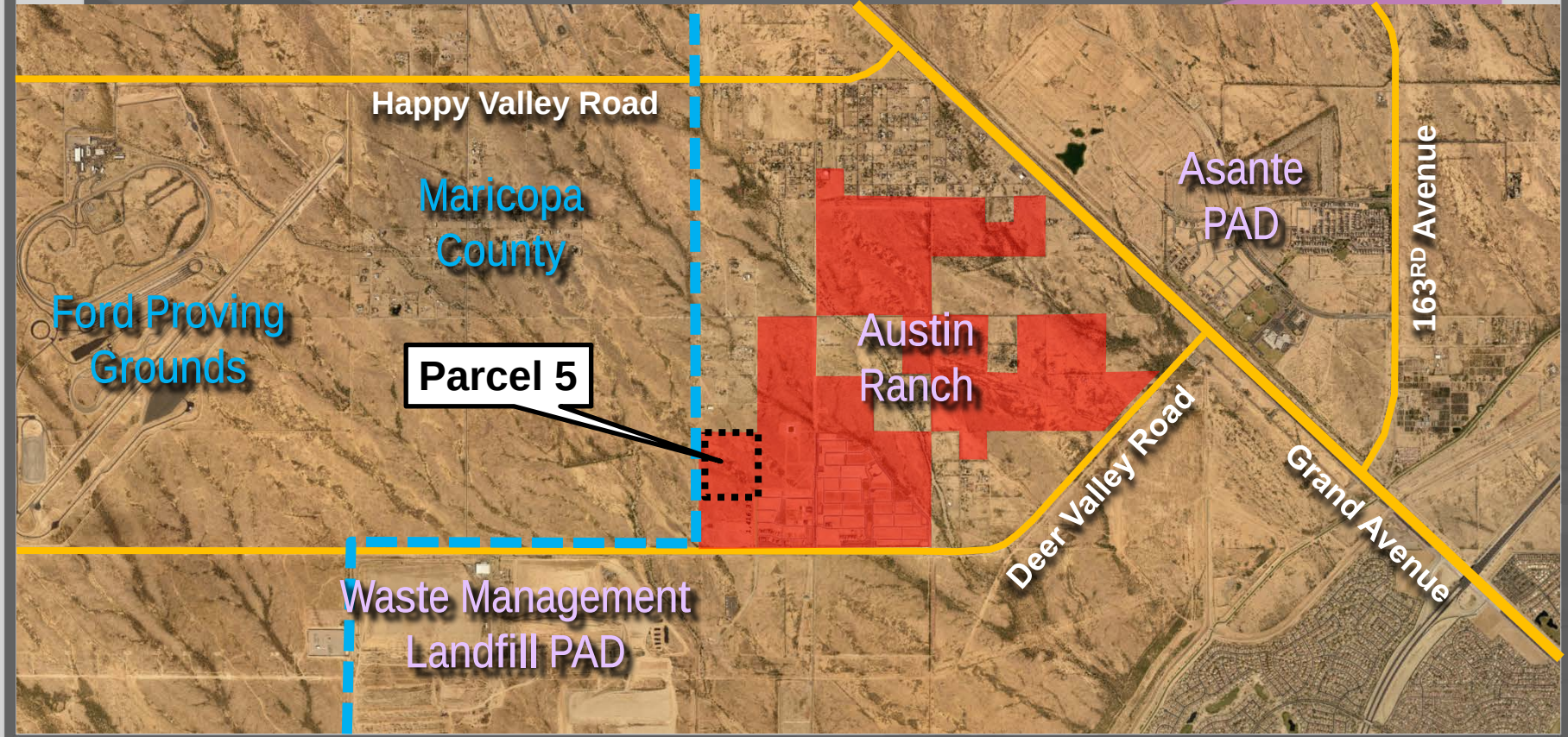
SURPRISE
ARIZONA

AUSTIN RANCH WEST
Parcel 5

Final Plat - City Council - August 7, 2018

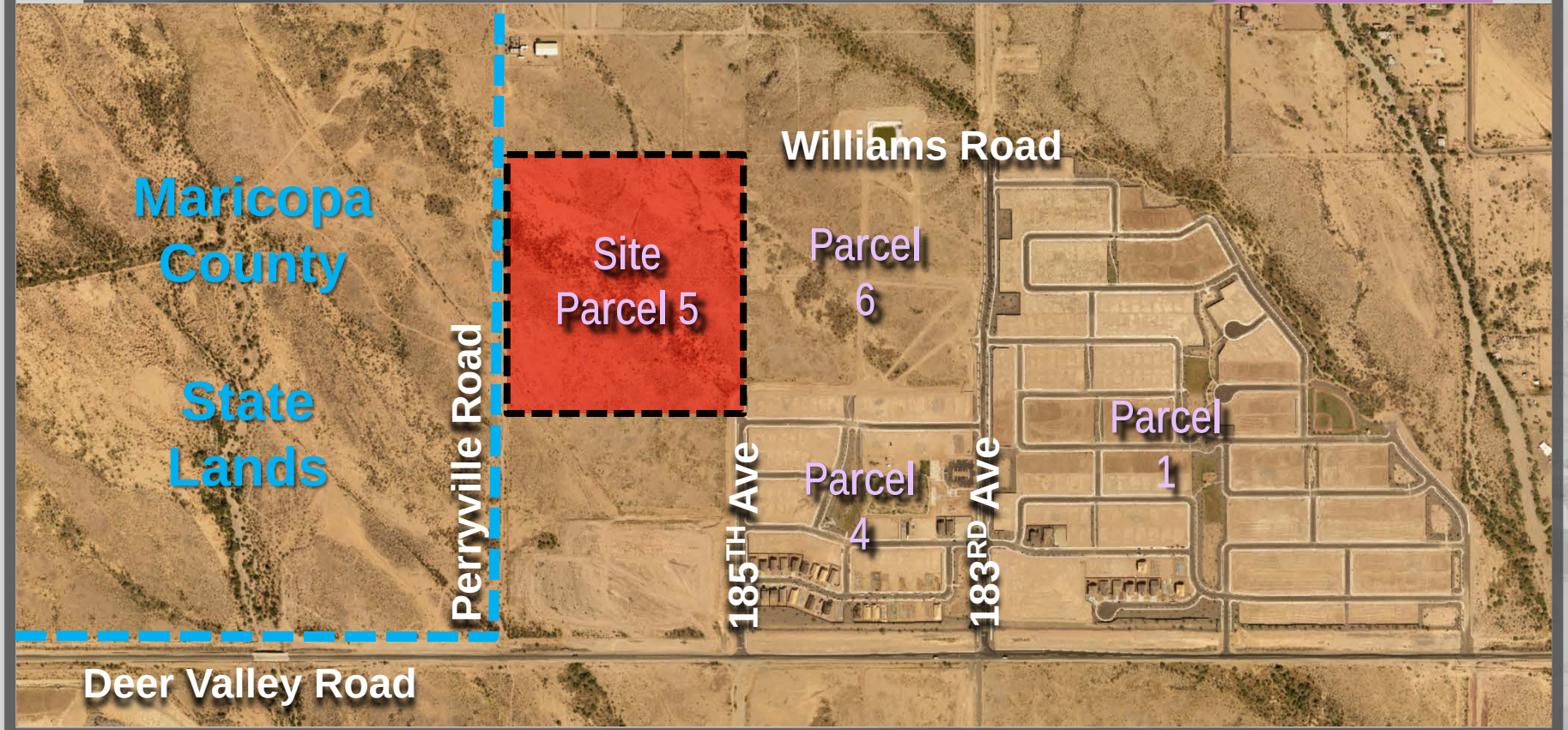
VICINITY MAP

Austin Ranch West Parcel 5
FS15-153



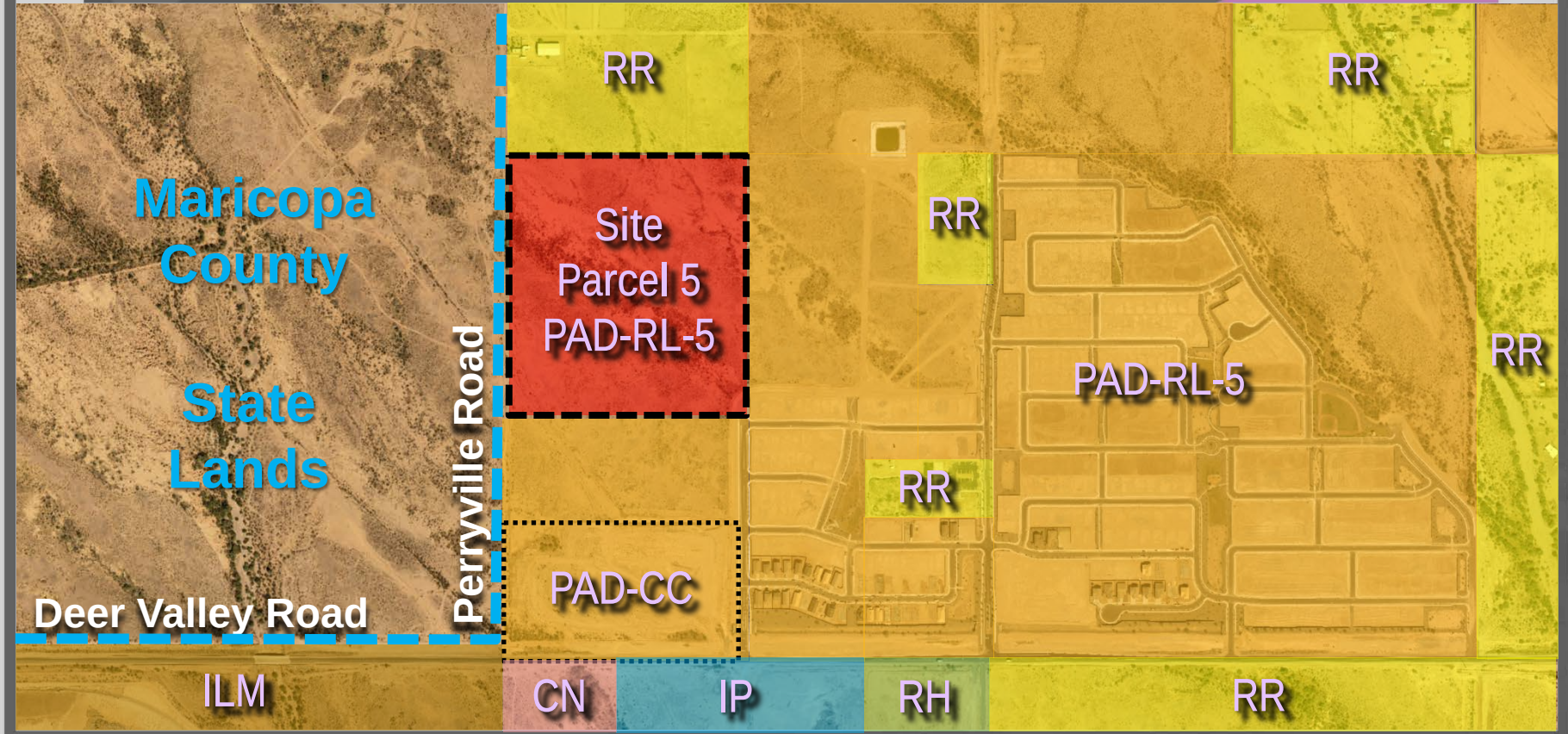
VICINITY MAP

Austin Ranch West Parcel 5
FS15-153



ZONING MAP

Austin Ranch West Parcel 5
FS15-153



FINAL PLAT

FINAL PLAT OF
AUSTIN RANCH WEST PARCEL 5
A SUBDIVISION OF A PART OF SECTION 15 TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION:

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS:

THAT AUSTIN RANCH, LLC AS OWNER, HAS SUBDIVIDED UNDER THE NAME "AUSTIN RANCH WEST PARCEL 5" A SUBDIVISION LOCATED IN A PORTION OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON, AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "AUSTIN RANCH WEST PARCEL 5" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY DEDICATES AND CONVEYS TRACTS "RR", "TT", "TTA" THROUGH "TTG" AND "UU" THROUGH "YY" TO THE NORTH COPPER CANYON COMMUNITY ASSOCIATION.

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 ASSOCIATIONS FOR THE PURPOSES OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

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

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

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

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

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

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.

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.

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

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

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

A WALL EASEMENT IS DEDICATED ACROSS THE FOLLOWING TRACTS TO THE CORRESPONDING FRANK E. BELLAMY SUBDIVISION (MCR BOOK 11 PAGE 19) LOTS: TRACT TT1 TO LOT 12 OF FRANK E. BELLAMY SUBDIVISION-TRACT TT2 TO LOT 11 OF FRANK E. BELLAMY SUBDIVISION- TRACT TT3 TO LOT 10 OF FRANK E. BELLAMY SUBDIVISION & TRACT TT4 TO THE OWNER OF LOT 9 OF FRANK E. BELLAMY SUBDIVISION. IN ORDER FOR EASEMENT TO BE UTILIZED BY FRANK E. BELLAMY SUBDIVISION LOT OWNER, SAID LOT OWNER MUST (1) OWN THE PROPERTY ADJACENT TO TRACT AND (2) ACCEPT DEED FROM NORTH COPPER CANYON COMMUNITY ASSOCIATION FOR THE TRACT ADJACENT TO LOT OWNERS PROPERTY.

IN WITNESS THEREOF, THE OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER.

THIS THE _____ DAY OF _____, 20___.

AUSTIN RANCH, LLC., AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGEMENT:

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS THE _____ DAY OF _____, 20___, BEFORE ME,

_____ PERSONALLY APPEARED

AND ACKNOWLEDGED THEMSELVES TO BE OF AUSTIN RANCH, LLC., AN ARIZONA LIMITED LIABILITY COMPANY AND THAT THEY AS SAID OFFICER BEING DULY AUTHORIZED TO DO SO AND ATTESTED TO BY THEIR SIGNATURE, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF;
I HEREUNTO SET FORTH MY HAND AND OFFICIAL SEAL

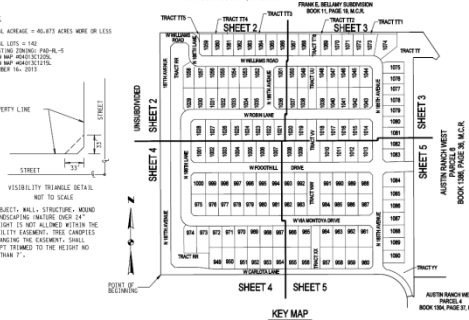
BY: _____
NOTARY PUBLIC DATE

COMMISSION EXPIRES _____

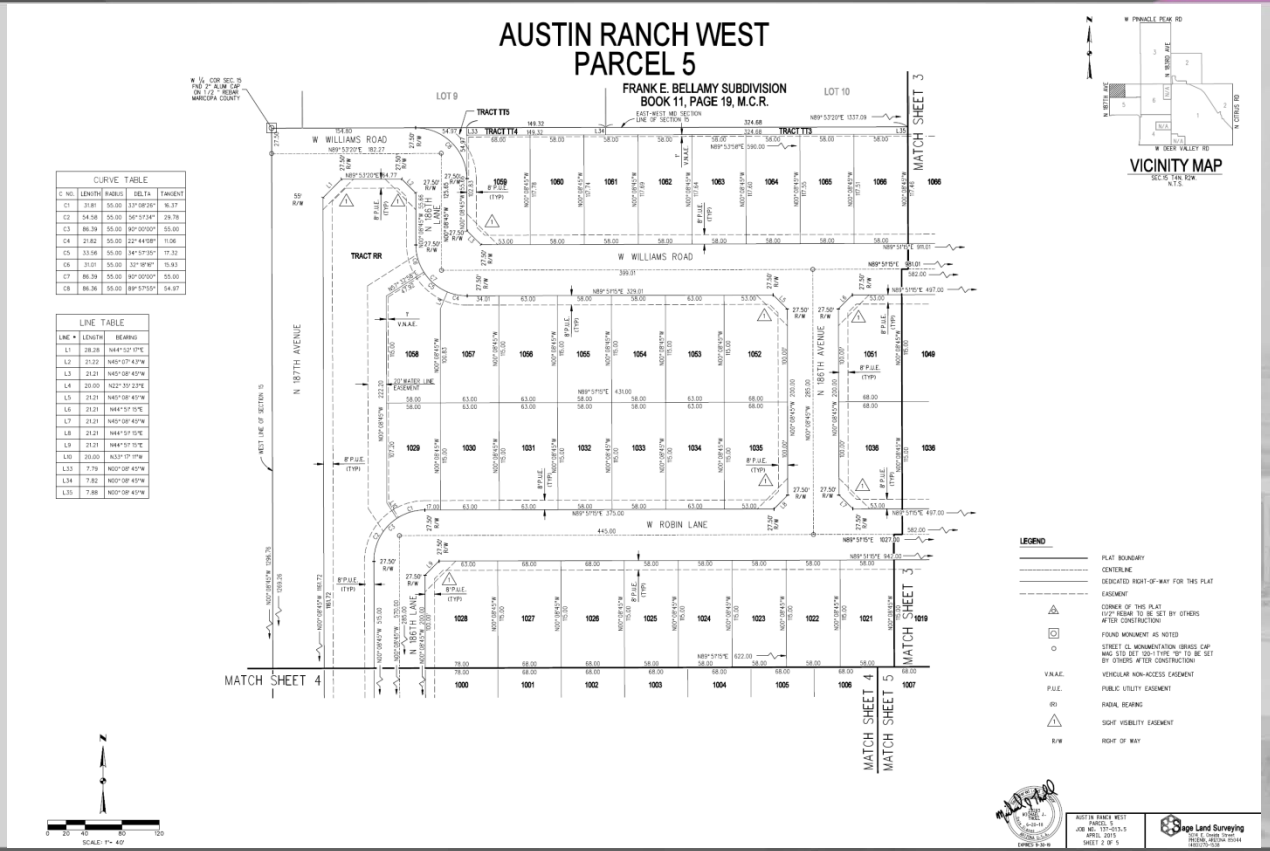
NOTE
TOTAL ACREAGE = 40.673 ACRES MORE OR LESS

TOTAL LOTS = 142
EXISTING ZONING: PAD-RL-5
FIRM MAP #04013C1215L
OCTOBER 16, 2013

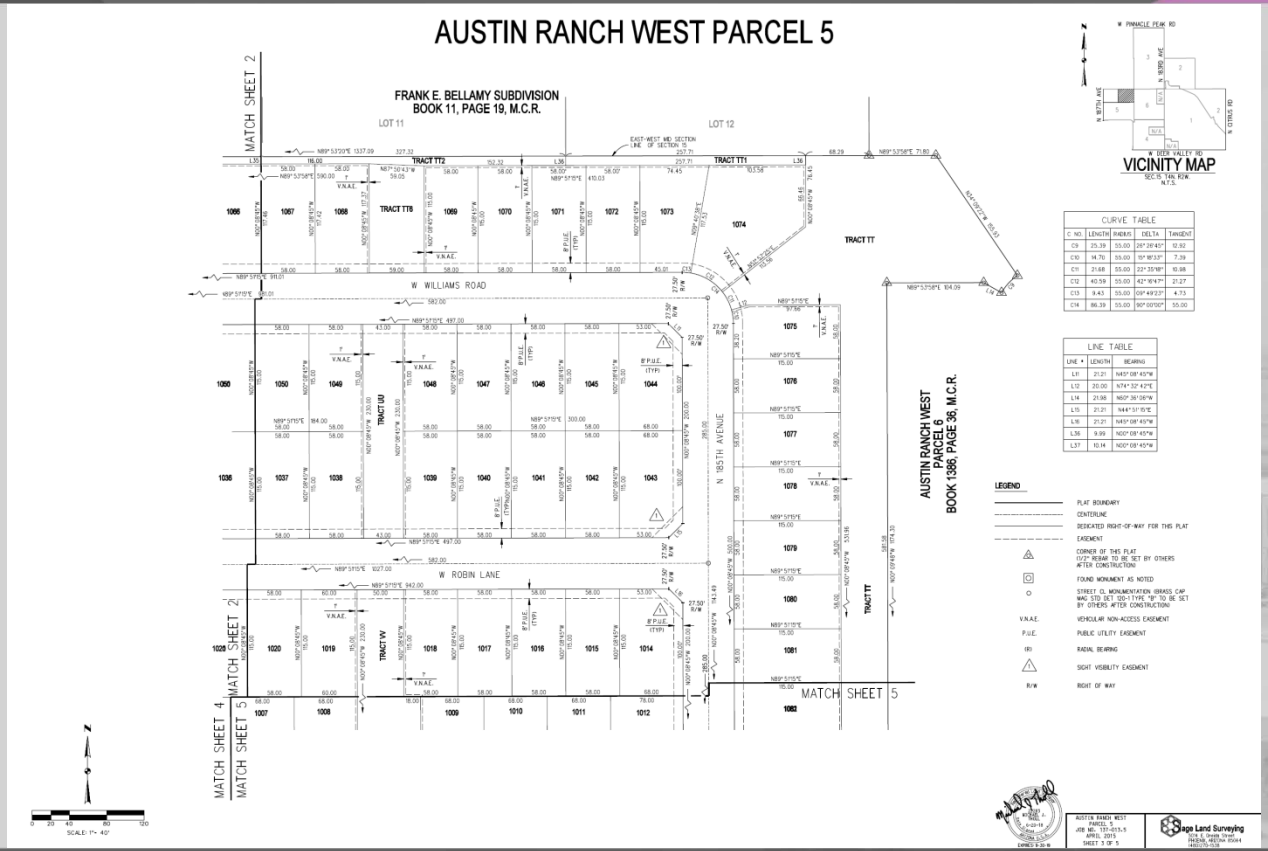
PROPERTY LINE
STREET
75'
33'
STREET
VISIBILITY TRIANGLE DETAIL
NOT TO SCALE
ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT. TREE CANOPIES OVERHANGING THE EASEMENT, SHALL BE KEPT TRIMMED TO THE HEIGHT NO LESS THAN 7'.


TRACT TTS
TRACT TTA
TRACT TTS
TRACT TTG
TRACT TT
SHEET 2
SHEET 3
FRANK E. BELLAMY SUBDIVISION
BOOK 11, PAGE 19, M.C.R.
W WILLIAMS ROAD
W WILLIAMS ROAD
W WORDSMITH
W WORDSMITH
W WORDSMITH
W WORDSMITH
W POCOTHILL DRIVE
W WILLIAMS ROAD
W WILLIAMS ROAD
W WORDSMITH
W WORDSMITH
W WORDSMITH
W WORDSMITH
W MONTOYA DRIVE
W MONTOYA DRIVE
W MONTOYA DRIVE

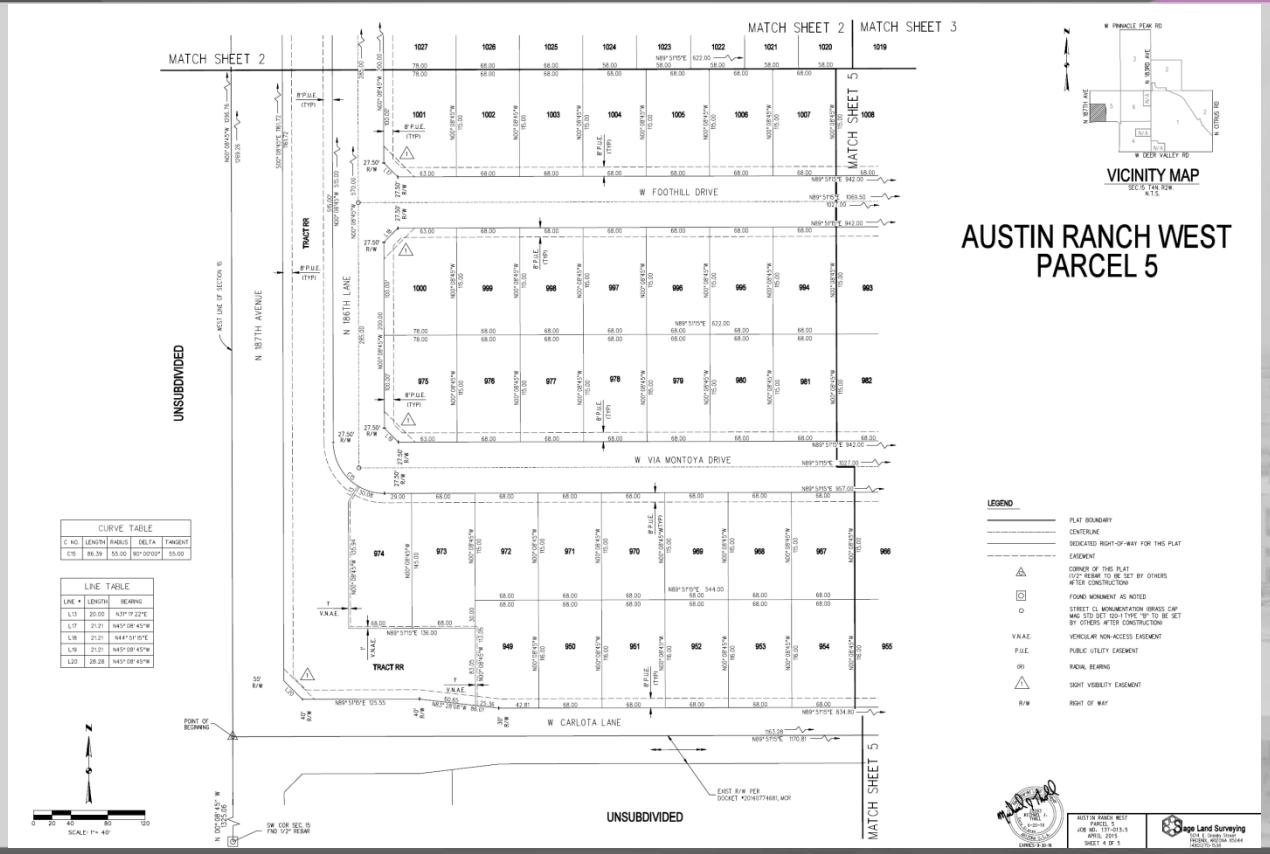
FINAL PLAT


AUSTIN RANCH WEST
PARCEL 5
FRANK E. BELLAMY SUBDIVISION
BOOK 11, PAGE 19, M.C.R.
LOT 9
LOT 10
TRACT TT5
TRACT TT4
TRACT TT3
TRACT RR
W WILLIAMS ROAD
W ROBIN LANE
N 187TH AVENUE
N 186TH LANE
N 186TH AVENUE
MATCH SHEET 3
MATCH SHEET 4
MATCH SHEET 5
CURVE TABLE
LINE TABLE
VICINITY MAP
W PINNACLE PEAK RD
W DEER VALLEY RD
N 183RD AVE
N 187TH AVE
N 191ST AVE
N CIRCLE CIR
LEGEND
PLAT BOUNDARY
CENTERLINE
DEDICATED RIGHT-OF-WAY FOR THIS PLAT
EASEMENT
FOUND MONUMENT AS NOTED
V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
(R) RADIAL BEARING
R/W RIGHT OF WAY
SCALE: 1" = 40'
Sage Land Surveying

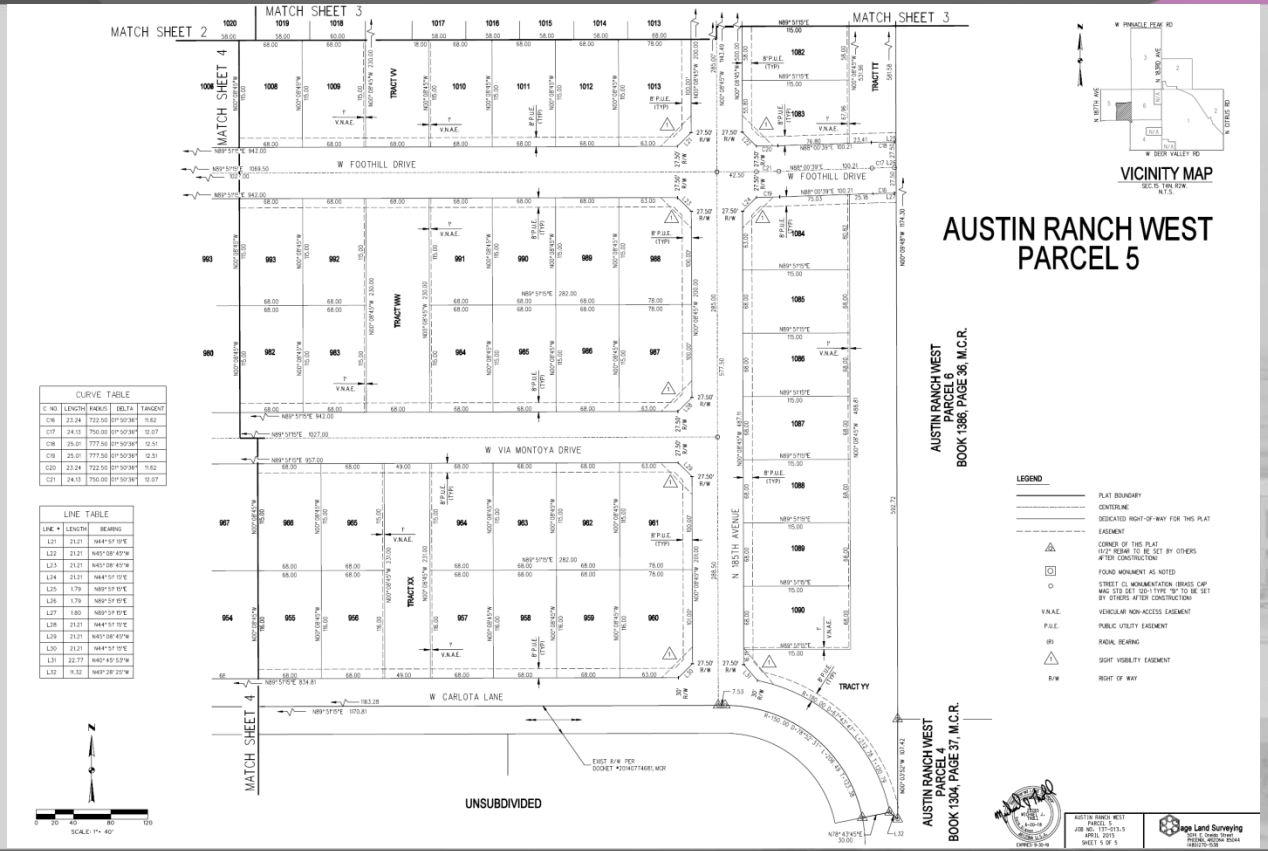
FINAL PLAT


AUSTIN RANCH WEST PARCEL 5
FRANK E. BELLAMY SUBDIVISION
BOOK 11, PAGE 19, M.C.R.
LOT 11
LOT 12
MATCH SHEET 2
MATCH SHEET 4
MATCH SHEET 5
MATCH SHEET 5
W WILLIAMS ROAD
W ROBIN LANE
N 185TH AVENUE
TRACT TT1
TRACT TT2
TRACT TT
TRACT TT8
TRACT UU
TRACT VV
AUSTIN RANCH WEST
PARCEL 6
BOOK 1386, PAGE 36, M.C.R.
W PINNACLE PEAK RD
N 183RD AVE
N 187TH AVE
N CITRUS RD
W DEER VALLEY RD
VICINITY MAP
SEC.15 TAN R3W
N.T.S.
CURVE TABLE
C. NO. | LENGTH | RADIUS | DELTA | TANGENT
C9 | 25.39 | 55.00 | 26° 26'45" | 12.92
C10 | 14.70 | 55.00 | 15° 18'33" | 7.39
C11 | 21.68 | 55.00 | 22° 35'58" | 10.98
C12 | 40.58 | 55.00 | 42° 16'47" | 21.27
C13 | 9.45 | 55.00 | 09° 49'23" | 4.73
C14 | 86.39 | 55.00 | 90° 00'00" | 55.00
LINE TABLE
LINE | LENGTH | BEARING
L11 | 21.21 | N45° 08' 45"W
L12 | 20.00 | N74° 32' 42"E
L14 | 21.98 | N60° 36' 06"W
L15 | 21.21 | N44° 51' 15"E
L16 | 21.21 | N45° 08' 45"W
L36 | 9.99 | N00° 08' 45"W
L37 | 10.14 | N00° 08' 45"W
LEGEND
PLAT BOUNDARY
CENTERLINE
DEDICATED RIGHT-OF-WAY FOR THIS PLAT
EASEMENT
CORNER OF THIS PLAT 1/2" REBAR TO BE SET BY OTHERS AFTER CONSTRUCTION
FOUND MONUMENT AS NOTED
STREET CL MONUMENTATION: BRASS CAP W/AZ. STD. DET. 120-1-TYPE "B" TO BE SET BY OTHERS AFTER CONSTRUCTION
V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
(R) RADIAL BEARING
SIGHT VISIBILITY EASEMENT
R/W RIGHT OF WAY
SCALE: 1"= 40'
AUSTIN RANCH WEST
PARCEL 5
JOB NO. 131-215-5
APRIL, 2015
SHEET 5 OF 5
Sage Land Surveying

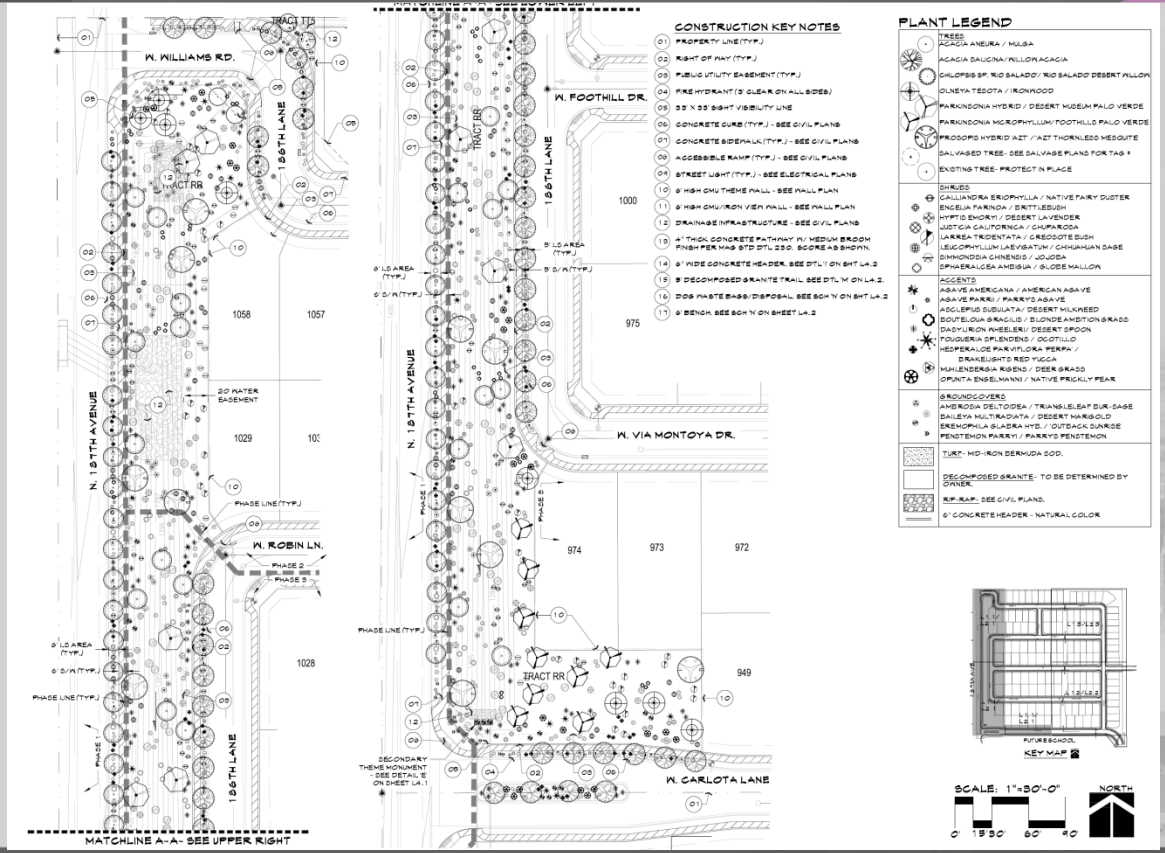
FINAL PLAT


MATCH SHEET 2
MATCH SHEET 3
MATCH SHEET 5
W FOOTHILL DRIVE
W VIA MONTOYA DRIVE
W CARLOTA LANE
N 186TH LANE
N 187TH AVENUE
TRACT RR
UNSUBDIVIDED
POINT OF BEGINNING
SW COR SEC 15
FND 1/2" REBAR
EXIST R/W PER DOCKET #20140774681, MCR
W PINNACLE PEAK RD
W DEER VALLEY RD
N 183RD AVE
N 187TH AVE
N CITRUS RD
VICINITY MAP
SEC 15 T4N, R2W
N.T.S.
AUSTIN RANCH WEST
PARCEL 5
CURVE TABLE
C NO. | LENGTH | RADIUS | DELTA | TANGENT
C15 | 86.39 | 55.00 | 90°00'00" | 55.00
LINE TABLE
LINE | LENGTH | BEARING
L13 | 20.00 | N39°19'22"E
L17 | 21.21 | N45°08'45"W
L18 | 21.21 | N44°51'15"E
L19 | 21.21 | N45°08'45"W
L20 | 28.28 | N45°08'45"W
LEGEND
PLAT BOUNDARY
CENTERLINE
DEDICATED RIGHT-OF-WAY FOR THIS PLAT
EASEMENT
CORNER OF THIS PLAT 1/2" REBAR TO BE SET BY OTHERS AFTER CONSTRUCTION
FOUND MONUMENT AS NOTED
STREET CL MONUMENTATION BRASS CAP MAG STD DET 120-1 TYPE "B" TO BE SET BY OTHERS AFTER CONSTRUCTION
V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
(R) RADIAL BEARING
SIGHT VISIBILITY EASEMENT
R/W RIGHT OF WAY
AUSTIN RANCH WEST PARCEL 5
JOB NO. 137-015-5
APRIL 2015
SHEET 4 OF 5
Sage Land Surveying

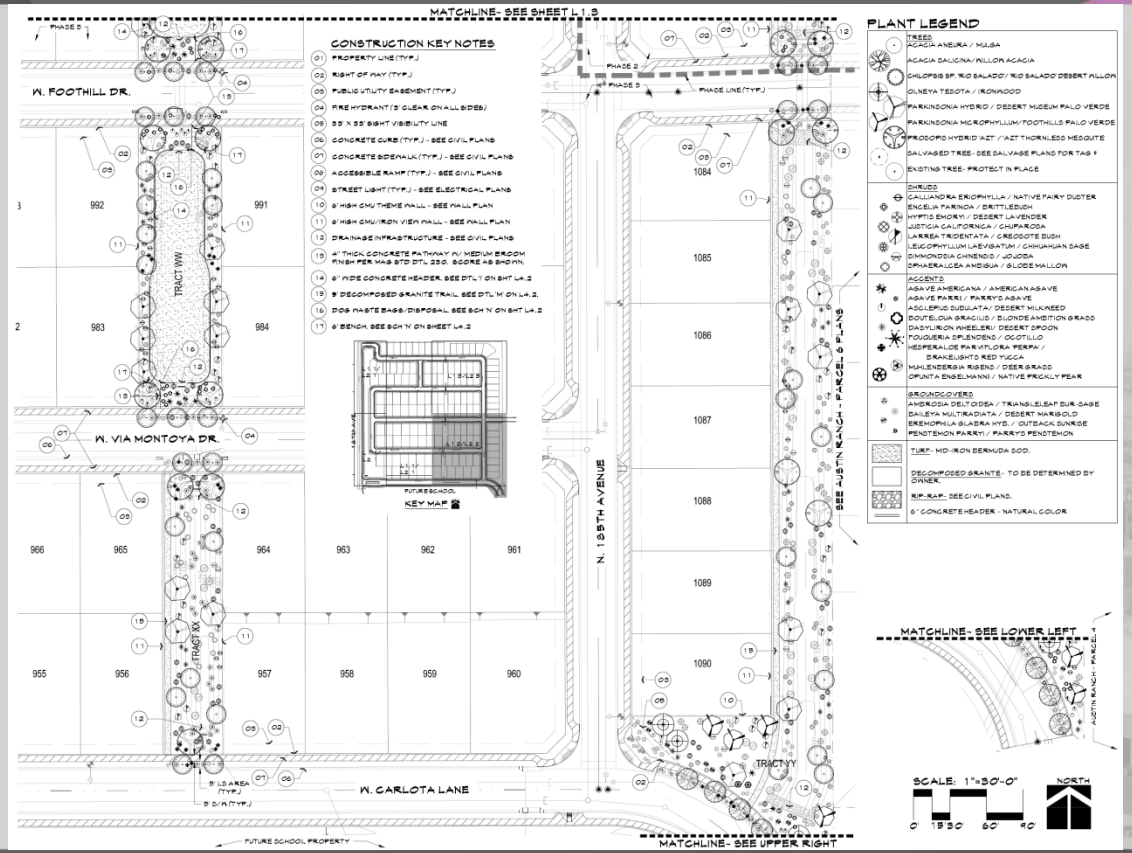
FINAL PLAT


MATCH SHEET 2
MATCH SHEET 3
MATCH SHEET 4
W FOOTHILL DRIVE
W VIA MONTOYA DRIVE
W CARLOTA LANE
N 185TH AVENUE
TRACT VV
TRACT WW
TRACT XX
TRACT YY
TRACT TT
AUSTIN RANCH WEST PARCEL 5
AUSTIN RANCH WEST PARCEL 6 BOOK 1386, PAGE 36, M.C.R.
AUSTIN RANCH WEST PARCEL 4 BOOK 1304, PAGE 37, M.C.R.
UNSUBDIVIDED
VICINITY MAP
W PINNACLE PEAK RD
N 180TH AVE
N CITRUS RD
W DEER VALLEY RD
LEGEND
PLAT BOUNDARY
CENTERLINE
DEDICATED RIGHT-OF-WAY FOR THIS PLAT
EASEMENT
V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
R/W RIGHT OF WAY
CURVE TABLE
LINE TABLE
AUSTIN RANCH WEST PARCEL 5
JOB NO. 137-015.5
APRIL 2015
SHEET 5 OF 5
Sage Land Surveying

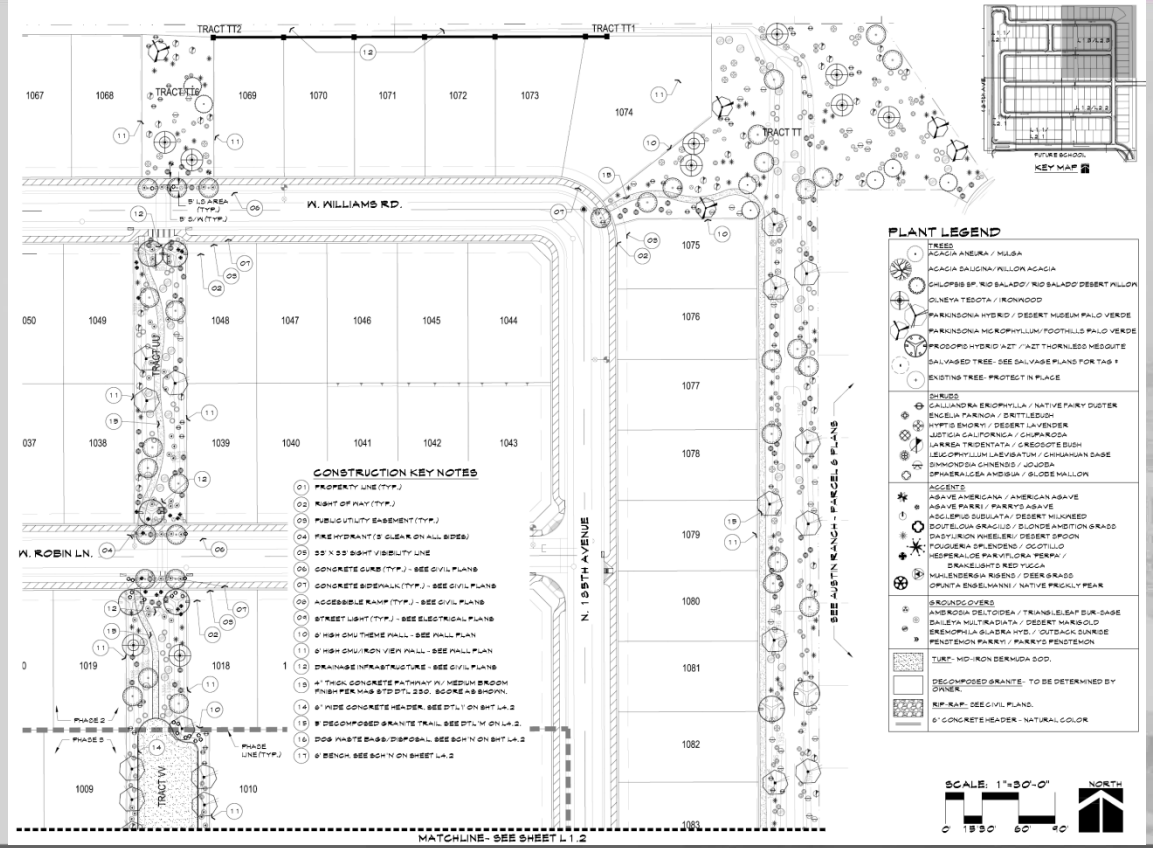
LANDSCAPE


W. WILLIAMS RD.
W. FOOTHILL DR.
W. VIA MONTOYA DR.
W. ROBIN LN.
W. CARLOTA LANE
N. 183RD AVENUE
183RD LANE
186TH LANE
TRACT RR
TRACT T15
20' WATER EASEMENT
PHASE LINE (TYP.)
PHASE 1
PHASE 2
PHASE 3
1058
1057
1029
1028
1000
975
974
973
972
949
MATCHLINE A-A- SEE UPPER RIGHT
SECONDARY THEME MONUMENT - SEE DETAIL 'E' ON SHEET L4.1
CONSTRUCTION KEY NOTES
01 PROPERTY LINE (TYP.)
02 RIGHT OF WAY (TYP.)
03 PUBLIC UTILITY EASEMENT (TYP.)
04 FIRE HYDRANT (5' CLEAR ON ALL SIDES)
05 33' X 33' SIGHT VISIBILITY LINE
06 CONCRETE CURB (TYP.) - SEE CIVIL PLANS
07 CONCRETE SIDEWALK (TYP.) - SEE CIVIL PLANS
08 ACCESSIBLE RAMP (TYP.) - SEE CIVIL PLANS
09 STREET LIGHT (TYP.) - SEE ELECTRICAL PLANS
10 6' HIGH CMU THEME WALL - SEE WALL PLAN
11 6' HIGH CMU/IRON VIEW WALL - SEE WALL PLAN
12 DRAINAGE INFRASTRUCTURE - SEE CIVIL PLANS
13 4" THICK CONCRETE PATHWAY W/ MEDIUM BROOM FINISH PER MAG STD DTL 230. SCORE AS SHOWN.
14 6" WIDE CONCRETE HEADER. SEE DTL 'I' ON SHT L4.2
15 3' DECOMPOSED GRANITE TRAIL SEE DTL 'M' ON L4.2
16 DOG WASTE BAGS/DISPOSAL SEE SCH 'N' ON SHT L4.2
17 6' BENCH. SEE SCH 'N' ON SHEET L4.2
5' LS AREA (TYP.)
5' S/W (TYP.)
PLANT LEGEND
TREES
ACACIA ANEURA / MULGA
ACACIA SALICINA/ WILLOW ACACIA
CHILOPSIS SP. 'RIO SALADO'/ 'RIO SALADO' DESERT WILLOW
OLNEYA TESOTA / IRONWOOD
PARKINSONIA HYBRID / DESERT MUSEUM PALO VERDE
PARKINSONIA MICROPHYLLUM/ FOOTHILLS PALO VERDE
PROSOPIS HYBRID AZT '/'AZT THORNLESS MESQUITE
SALVAGED TREE - SEE SALVAGE PLANS FOR TAG #
EXISTING TREE- PROTECT IN PLACE
SHRUBS
CALLIANDRA ERIOPHYLLA / NATIVE FAIRY DUSTER
ENCELIA FARINOA / BRITTLEBUSH
HYPTIS EMORYI / DESERT LAVENDER
JUSTICIA CALIFORNICA / CHUPAROSA
LARREA TRIDENTATA / CREOSOTE BUSH
LEUCOPHYLLUM LAEVIGATUM / CHIHUAHUAN SAGE
SIMMONDSIA CHINENSIS / JOJOBA
SPHAERALCEA AMBIGUA / GLOBE MALLOW
ACCENTS
AGAVE AMERICANA / AMERICAN AGAVE
AGAVE PARRII / PARRYS AGAVE
ASCLEPIUS SUBULATA/ DESERT MILKWEED
BOUTELOUA GRACILIS / BLONDE AMBITION GRASS
DASYLIRION WHEELERII/ DESERT SPOON
FOUQUIERIA SPLENDENS / OCOTILLO
HESPERALOE PARVIFLORA 'PERPA' / BRAKELIGHTS RED YUCCA
MUHLENBERGIA RIGENS / DEER GRASS
OPUNTIA ENGELMANNI / NATIVE PRICKLY PEAR
GROUNDCOVERS
AMBROSIA DELTOIDEA / TRIANGLELEAF BUR-SAGE
BAILEYA MULTIRADIATA / DESERT MARIGOLD
EREMOPHILA GLABRA HYB. / OUTBACK SUNRISE
PENSTEMON PARRYI / PARRYS PENSTEMON
TURF- MID-IRON BERMUDA SOD.
DECOMPOSED GRANITE- TO BE DETERMINED BY OWNER.
RIP-RAP- SEE CIVIL PLANS.
6" CONCRETE HEADER - NATURAL COLOR
FUTURE SCHOOL
KEY MAP
SCALE: 1"=30'-0"
0' 15'30' 60' 90'
NORTH

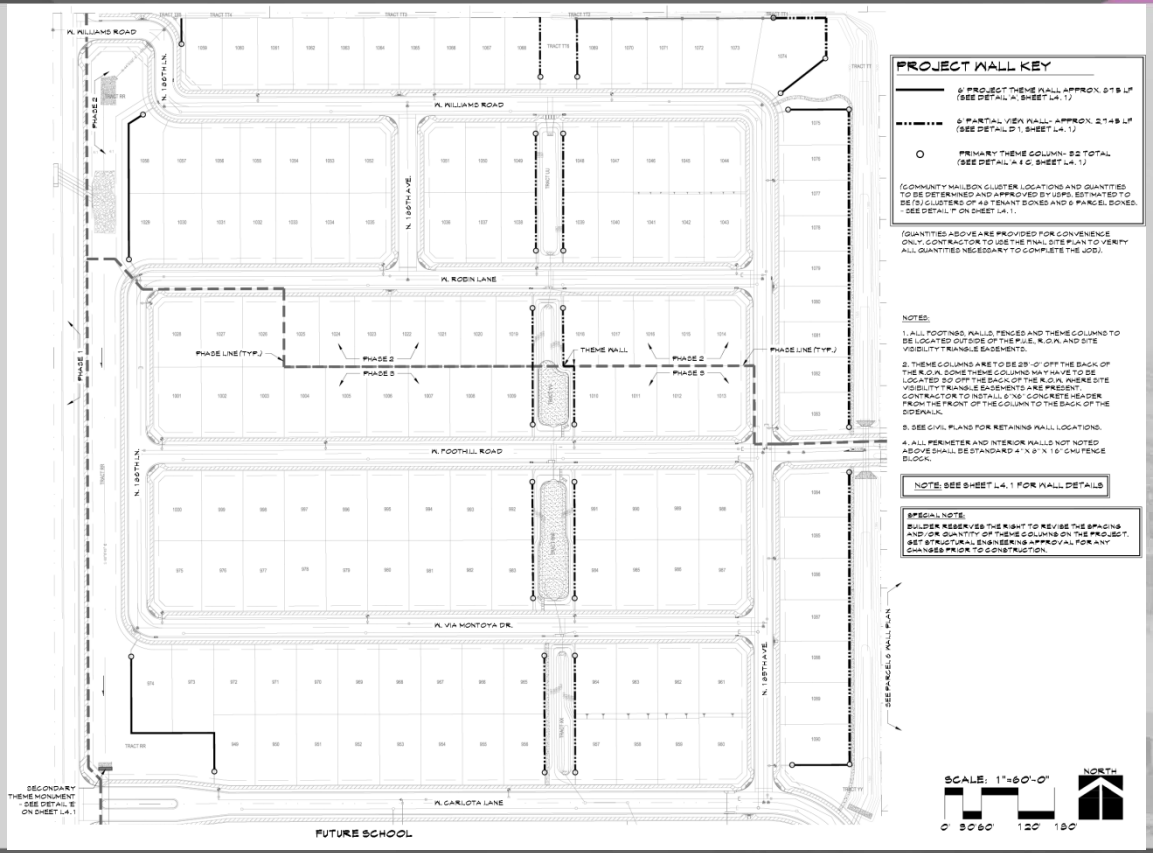
LANDSCAPE


MATCHLINE- SEE SHEET L1.3
CONSTRUCTION KEY NOTES
01 PROPERTY LINE (TYP.)
02 RIGHT OF WAY (TYP.)
03 PUBLIC UTILITY EASEMENT (TYP.)
04 FIRE HYDRANT (5' CLEAR ON ALL SIDES)
05 33' X 33' SIGHT VISIBILITY LINE
06 CONCRETE CURB (TYP.) - SEE CIVIL PLANS
07 CONCRETE SIDEWALK (TYP.) - SEE CIVIL PLANS
08 ACCESSIBLE RAMP (TYP.) - SEE CIVIL PLANS
09 STREET LIGHT (TYP.) - SEE ELECTRICAL PLANS
10 6' HIGH CMU THEME WALL - SEE WALL PLAN
11 6' HIGH CMU/IRON VIEW WALL - SEE WALL PLAN
12 DRAINAGE INFRASTRUCTURE - SEE CIVIL PLANS
13 4" THICK CONCRETE PATHWAY W/ MEDIUM BROOM FINISH PER MAG STD DTL 230. SCORE AS SHOWN.
14 6" WIDE CONCRETE HEADER. SEE DTL 'I' ON SHT L4.2
15 5' DECOMPOSED GRANITE TRAIL. SEE DTL 'M' ON L4.2.
16 DOG WASTE BAGS/DISPOSAL. SEE SCH 'N' ON SHT L4.2
17 6' BENCH. SEE SCH 'N' ON SHEET L4.2
KEY MAP
PLANT LEGEND
TREES
ACACIA ANEURA / MULGA
ACACIA SALICINA/WILLOW ACACIA
CHILOPSIS SP. 'RIO SALADO' 'RIO SALADO' DESERT WILLOW
OLNEYA TESOTA / IRONWOOD
PARKINSONIA HYBRID / DESERT MUSEUM PALO VERDE
PARKINSONIA MICROPHYLLUM/FOOTHILLS PALO VERDE
PROSOPIS HYBRID AZT '/'AZT THORNLESS MESQUITE
SALVAGED TREE - SEE SALVAGE PLANS FOR TAG #
EXISTING TREE- PROTECT IN PLACE
SHRUBS
CALLIANDRA ERIOPHYLLA / NATIVE FAIRY DUSTER
ENCELIA FARINOSA / BRITTLEBUSH
HYPTIS EMORYI / DESERT LAVENDER
JUSTICIA CALIFORNICA / CHUPAROSA
LARREA TRIDENTATA / CREOSOTE BUSH
LEUCOPHYLLUM LAEVIGATUM / CHIHUAHUAN SAGE
SIMMONDSIA CHINENSIS / JOJOBA
SPHAERALCEA AMBIGUA / GLOBE MALLOW
ACCENTS
AGAVE AMERICANA / AMERICAN AGAVE
AGAVE PARRYI / PARRYS AGAVE
ASCLEPIAS SUBULATA / DESERT MILKWEED
BOUTELOUA GRACILIS / BLONDE AMBITION GRASS
DASYLIRION WHEELERI/ DESERT SPOON
FOUQUIERIA SPLENDENS / OCOTILLO
HESPERALOE PARVIFLORA 'PERPA' / BRAKELIGHTS RED YUCCA
MUHLENBERGIA RIGENS / DEER GRASS
OPUNTIA ENGELMANNII / NATIVE PRICKLY PEAR
GROUNDCOVERS
AMBROSIA DELTOIDEA / TRIANGLELEAF BUR-SAGE
BAILEYA MULTIRADIATA / DESERT MARIGOLD
ERIOPHYLLA LANATA HYB. / OUTBACK SUNRISE
PENSTEMON PARRYI / PARRYS PENSTEMON
TURF- MD-IRON BERMUDA SOD.
DECOMPOSED GRANITE- TO BE DETERMINED BY OWNER.
RIP-RAP- SEE CIVIL PLANS.
6" CONCRETE HEADER - NATURAL COLOR
W. FOOTHILL DR.
W. VIA MONTOYA DR.
W. CARLOTA LANE
N. 185TH AVENUE
TRACT WW
TRACT XX
TRACT YY
PHASE 3
PHASE 2
PHASE LINE (TYP.)
FUTURE SCHOOL PROPERTY
MATCHLINE- SEE UPPER RIGHT
MATCHLINE- SEE LOWER LEFT
AUSTIN RANCH - PARCEL 4
SCALE: 1"=30'-0"
NORTH

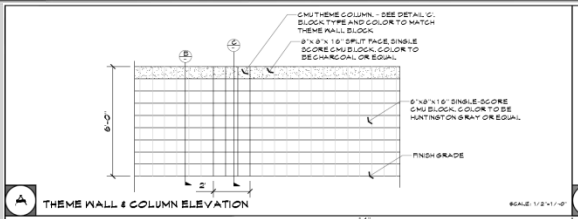
LANDSCAPE


TRACT TT2
TRACT TT1
TRACT TT
TRACT TT1
TRACT TT2
TRACT UU
TRACT VV
W. WILLIAMS RD.
W. ROBIN LN.
N. 185TH AVENUE
SEE SHEET L1.2 FOR CONTINUED PLANTING PLAN
MATCHLINE - SEE SHEET L1.2
FUTURE SCHOOL
KEY MAP
CONSTRUCTION KEY NOTES
01 PROPERTY LINE (TYP.)
02 RIGHT OF WAY (TYP.)
03 PUBLIC UTILITY EASEMENT (TYP.)
04 FIRE HYDRANT (3' CLEAR ON ALL SIDES)
05 33' X 33' SIGHT VISIBILITY LINE
06 CONCRETE CURB (TYP.) - SEE CIVIL PLANS
07 CONCRETE SIDEWALK (TYP.) - SEE CIVIL PLANS
08 ACCESSIBLE RAMP (TYP.) - SEE CIVIL PLANS
09 STREET LIGHT (TYP.) - SEE ELECTRICAL PLANS
10 6' HIGH CMU THEME WALL - SEE WALL PLAN
11 6' HIGH CMU/IRON VIEW WALL - SEE WALL PLAN
12 DRAINAGE INFRASTRUCTURE - SEE CIVIL PLANS
13 4" THICK CONCRETE PATHWAY W/ MEDIUM BROOM FINISH PER MAG STD DTL 230. SCORE AS SHOWN.
14 6" WIDE CONCRETE HEADER. SEE DTL'S' ON SHT L4.2
15 8' DECOMPOSED GRANITE TRAIL SEE DTL 'M' ON L4.2.
16 DOG WASTE BAGS/DISPOSAL SEE SCH 'I' ON SHT L4.2
17 6' BENCH. SEE SCH 'I' ON SHEET L4.2
PHASE 2
PHASE 3
PHASE LINE (TYP.)
5' LS AREA (TYP.)
5' S/W (TYP.)
PLANT LEGEND
TREES
ACACIA ANEURA / MULGA
ACACIA SALIGNA/ WILLOW ACACIA
CHILOPSIS SP. 'RIO SALADO' / 'RIO SALADO' DESERT WILLOW
OLNEYA TESOTA / IRONWOOD
PARKINSONIA HYBRID / DESERT MUSEUM PALO VERDE
PARKINSONIA MICROPHYLLUM/ FOOTHILLS PALO VERDE
PROSOPIS HYBRID 'AZT' /'AZT THORNLESS MESQUITE
SALVAGED TREE- SEE SALVAGE PLANS FOR TAG #
EXISTING TREE- PROTECT IN PLACE
SHRUBS
CALLIANDRA ERIOPHYLLA / NATIVE FAIRY DUSTER
ENCELIA FARINOSA / BRITTLEBUSH
HYPTIS EMORYI / DESERT LAVENDER
JUSTICIA CALIFORNICA / CHUPAROSA
LARREA TRIDENTATA / CREOSOTE BUSH
LEUCOPHYLLUM LAEVIGATUM / CHIHUAHUAN SAGE
SIMMONDSIA CHINENSIS / JOJOBA
SPHAERALCEA AMBIGUA / GLOBE MALLOW
AGGENTS
AGAVE AMERICANA / AMERICAN AGAVE
AGAVE PARRII / PARRY'S AGAVE
ASCLEPIAS SUBULATA/ DESERT MILKWEED
BOUTELOUA GRACILIS / BLONDE AMBITION GRASS
DASYLIRION WHEELERI/ DESERT SPOON
FOUQUIERIA SPLENDENS / OCOTILLO
HESPERALOE PARVIFLORA 'PERPA' / BRAKELIGHTS RED YUCCA
MUHLENBERGIA RIGENS / DEER GRASS
OPUNTIA ENGELMANNII / NATIVE PRICKLY PEAR
GROUNDCOVERS
AMBROSIA DELTOIDEA / TRIANGLELEAF BUR-SAGE
BAILEYA MULTIRADIATA / DESERT MARIGOLD
EREMOPHILA GLABRA HYB. / OUTBACK SUNRISE
PENSTEMON PARRYI / PARRYS PENSTEMON
TURF- MID-IRON BERMUDA SOD.
DECOMPOSED GRANITE- TO BE DETERMINED BY OWNER.
RIP-RAP- SEE CIVIL PLANS.
6" CONCRETE HEADER - NATURAL COLOR
SCALE: 1"=30'-0"
0 15'30' 60' 90'
NORTH

WALL PLAN

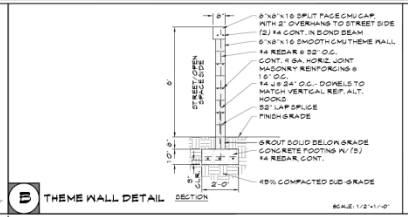

W. WILLIAMS ROAD
N. 180TH LN.
W. WILLIAMS ROAD
N. 180TH AVE.
W. ROBIN LANE
PHASE 1
PHASE 2
PHASE LINE (TYP.)
PHASE 2
PHASE 3
THEME WALL
PHASE 2
PHASE 3
PHASE LINE (TYP.)
W. FOOTHILL ROAD
N. 180TH LN.
W. VIA MONTOYA DR.
N. 180TH AVE.
SEE PARCEL 6 WALL PLAN
SECONDARY THEME MONUMENT - SEE DETAIL E ON SHEET L4.1
W. CARLOTA LANE
FUTURE SCHOOL
PROJECT WALL KEY
6' PROJECT THEME WALL APPROX. 5715 LF (SEE DETAIL A' SHEET L4.1)
6' PARTIAL VIEW WALL APPROX. 2745 LF (SEE DETAIL D1, SHEET L4.1)
PRIMARY THEME COLUMN- 82 TOTAL (SEE DETAIL A & C, SHEET L4.1)
(COMMUNITY MAILBOX CLUSTER LOCATIONS AND QUANTITIES TO BE DETERMINED AND APPROVED BY USPS. ESTIMATED TO BE (3) CLUSTERS OF 48 TENANT BOXES AND 6 PARCEL BOXES. - SEE DETAIL F ON SHEET L4.1.
(QUANTITIES ABOVE ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR TO USE THE FINAL SITE PLAN TO VERIFY ALL QUANTITIES NECESSARY TO COMPLETE THE JOB).
NOTES:
1. ALL FOOTINGS, WALLS, FENCES AND THEME COLUMNS TO BE LOCATED OUTSIDE OF THE P.U.E., R.O.W., AND SITE VISIBILITY TRIANGLE EASEMENTS.
2. THEME COLUMNS ARE TO BE 28'-0" OFF THE BACK OF THE R.O.W. SOME THEME COLUMNS MAY HAVE TO BE LOCATED 30' OFF THE BACK OF THE R.O.W. WHERE SITE VISIBILITY TRIANGLE EASEMENTS ARE PRESENT. CONTRACTOR TO INSTALL 6"X6" CONCRETE HEADER FROM THE FRONT OF THE COLUMN TO THE BACK OF THE SIDEWALK.
3. SEE CIVIL PLANS FOR RETAINING WALL LOCATIONS.
4. ALL PERIMETER AND INTERIOR WALLS NOT NOTED ABOVE SHALL BE STANDARD 4"X 8"X 16" CMU FENCE BLOCK.
NOTE: SEE SHEET L4.1 FOR WALL DETAILS
SPECIAL NOTE:
BUILDER RESERVES THE RIGHT TO REVISE THE SPACING AND/OR QUANTITY OF THEME COLUMNS ON THE PROJECT. GET STRUCTURAL ENGINEERING APPROVAL FOR ANY CHANGES PRIOR TO CONSTRUCTION.
SCALE: 1"=60'-0"
0' 30'60' 120' 180'
NORTH

WALL DETAILS



A THEME WALL & COLUMN ELEVATION

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

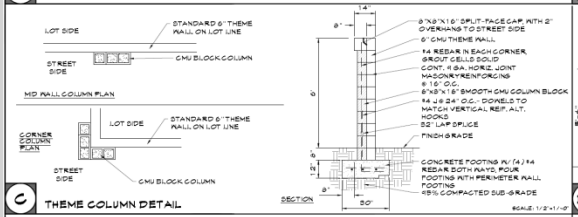


B THEME WALL DETAIL

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

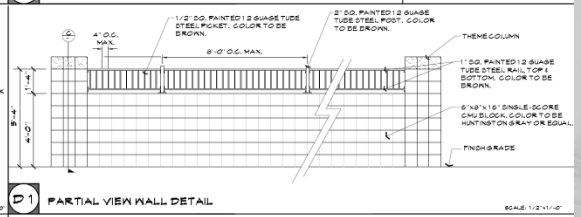
SPECIAL NOTES (ALL DETAILS ON SHEET):

1. DETAILS FOR AESTHETIC/MATERIAL REFERENCE ONLY, STRUCTURAL DETAILS REQUIRED PRIOR TO CONSTRUCTION.
2. SIGN SHOWN FOR REFERENCE ONLY, SIGN REQUIRES A SEPARATE PERMIT.
3. SHOP DRAWINGS ARE REQUIRED PRIOR TO CONSTRUCTION.
4. ALL WROUGHT IRON TO BE PAINTED WITH EPOXY PRIMER AND THEN WITH URETHANE ELECTROSTATICALLY APPLIED, FINISH COAT AND COLOR TO MATCH SPECIFICATION.
5. ALL ALTERNATE OR EQUIVALENT SUBSTITUTIONS MUST BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT.



C THEME COLUMN DETAIL

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

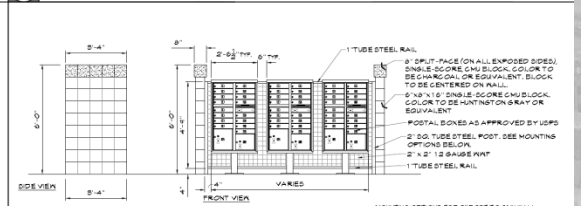


D1 PARTIAL VIEW WALL DETAIL

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

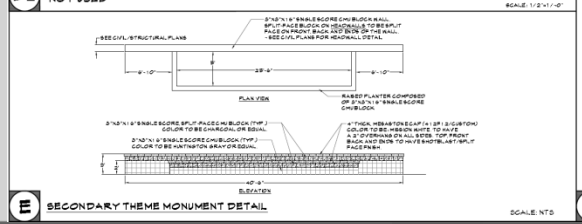
D2 NOT USED

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



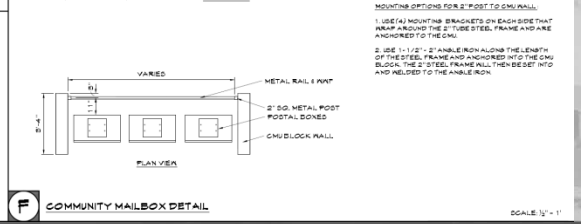
MOUNTING OPTIONS FOR 2" POST TO CMU WALL:

1. USE (4) MOUNTING BRACKETS ON EACH SIDE THAT WRAP AROUND THE 2" TUBE STEEL FRAME AND ARE ANCHORED TO THE CMU.
2. USE 1-1/2" - 2" ANGLE IRON ALONG THE LENGTH OF THE STEEL FRAME AND ANCHORED INTO THE CMU BLOCK. THE 2" STEEL FRAME WILL THEN BE SET INTO AND WELDED TO THE ANGLE IRON.



E SECONDARY THEME MONUMENT DETAIL

SCALE: NTS



F COMMUNITY MAILBOX DETAIL

SCALE: 1/2" = 1'

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

August 7, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	August 7, 2018	Contact Person:	Sergio Angulo - Community Developmnet
Submitting Department:	CD	District:	1
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action on a Final Plat to allow for the development of a single-family residential subdivision on approximately 25.4 acres in parcels L7 and L8-B of the Desert Oasis at Surprise Planned Area Development (PAD) generally located s north of Jomax Road and west of 171st Avenue in Desert Oasis.

Motion:

I move to approve/deny the Final Plat to allow for the development of a single-family residential subdivision on approximately 25.4 acres in parcels L7 and L8-B of the Desert Oasis at Surprise Planned Area Development (PAD) generally located s north of Jomax Road and west of 171st Avenue in Desert Oasis.

Background:

On April 4, 2017 EPS Group, Inc. submitted a request for a Final Plat to allow for the development of a single-family residential subdivision on approximately 25.4 acres in parcels L7 and L8-B of the Desert Oasis at Surprise Planned Area Development (PAD) generally located s north of Jomax Road and west of 171st Avenue in Desert Oasis. On December 5, 2017 the Mayor and City Council approved the Preliminary Plat, Case FS17-176, to the Mayor and City Council.

Objective Analysis:

This proposed Final Plat will allow for the development of a single-family residential subdivision on the subject site.

Policy Compliant:

The proposed project is consistent with City and Council Policy.

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 - FS17-176 Mirano at Desert Oasis Final Plat - Staff Report
- 01 - FS17-176 Mirano at Desert Oasis Final Plat - Vicinity Map
- 02 - FS17-176 Mirano at Desert Oasis Final Plat
- 03 - FS17-176 Mirano at Desert Oasis Final Plat - Nadaburg Unified School District Letter
- 04 - FS17-176 Mirano at Desert Oasis Final Plat - Presentation

SURPRISE
ARIZONA

Final Plat

REPORT TO THE CITY COUNCIL

Case:	**FS17-176**
Project Name:	Mirano at Desert Oasis Replat of Lot 1
Council District:	**1** – ACACIA
Meeting Date:	**August 7, 2018**
Planner:	Sergio Angulo

Owner:	DKJ Desert Oasis, LLC.
Applicant:	EPS Group, Inc.
Request:	Final Plat for 106 Lots.
Site Location:	Generally north of Jomax Road and west of 171st Avenue in Desert Oasis.
Site Size:	25.4 Acres (approx.)
Density:	4.17 Dwelling Units per Acre
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035 as proposed under case FS17-176.
Support/Opposition:	None known.
Recommendation:	**Approve** [no stipulations on final plats]

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Desert Oasis at Surprise PAD and the SUDC.
- The proposed Final Plat is consistent with the Preliminary Plat case FS17-176.

History:

October 12, 2000: The subject parcel was annexed into the City.
September 14, 2000: The Mayor and City Council approved The Desert Oasis at Surprise Planned Area Development (PAD).
December 20, 2016: The Mayor and City Council approved a Major Amendment to the Desert Oasis at Surprise Planned Area Development (PAD) to change the designated land use of approximately eight (8) acres of subject site from Commercial to Medium Density Residential.
January 19, 2017: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR17-001.
April 4, 2017: The applicant filed a request for a Preliminary Plat and Final Plat approval for a new 106-lots residential subdivision.
December 5, 2017: The City Council approved the Preliminary Plat case FS17-176, subject to stipulations 'A' through 'C' as outlined below:

A. Prior to approval of the Final Plat, the Developer will provide a cash-in-lieu payment, per a City reviewed and approved engineer's estimate, for the raised median and landscape on 171st Avenue along the project frontage.

B. Prior to approval of the Final Plat, the Developer will provide a cash-in-lieu payment, per a City reviewed and approved engineer's estimate for a "pork chop" median at the 172nd Avenue alignment, with an acceleration lane and median with landscaping on Jomax Road along the project frontage.

C. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

Project Description:

EPS Group, Inc. requests approval of a Final Plat to allow for the development of a single-family residential subdivision on approximately 25.4 acres in parcels L7 and L8-B of the Desert Oasis at Surprise Planned Area Development (PAD) generally located s north of Jomax Road and west of 171st Avenue in Desert Oasis. The applicant proposes 106 residential lots and landscape tracts for open space recreation and retention which includes an amenity tot lot.

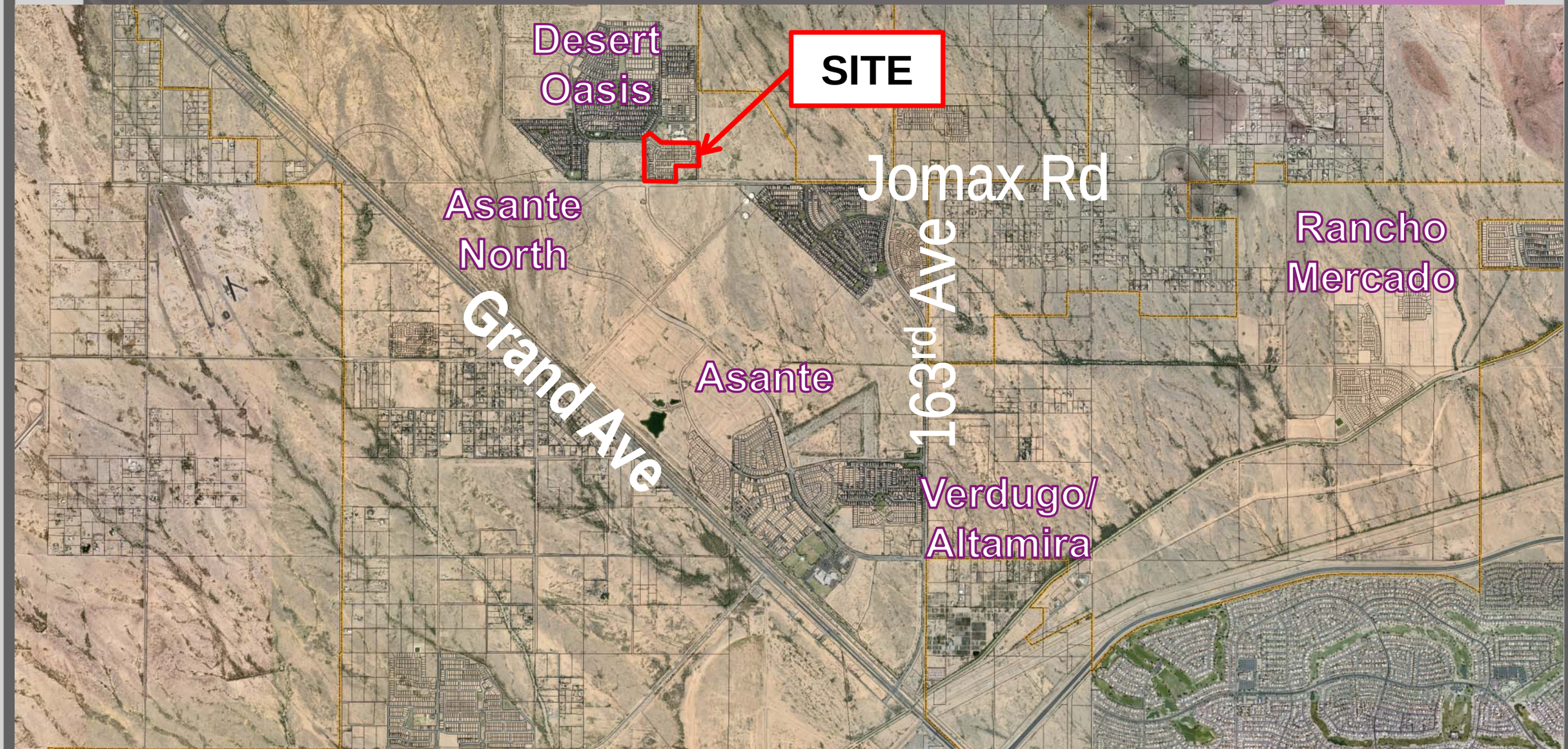
The subject property is zoned Planned Area Development (PAD) and has a land use designation of Medium Density Residential. The PAD allows a maximum density of 6 dwelling units per acre and this development proposes a total density of 4.17 dwelling units per acre.

This Final Plat application is in conjunction with a related Preliminary Plat application which was approved by the City Council on December 5, 2017, subject to the stipulations listed above. The proposed Final Plat is in compliance with these stipulations and meets all the requirements of the Surprise General Plan, the Desert Oasis at Surprise PAD, and the SUDC.

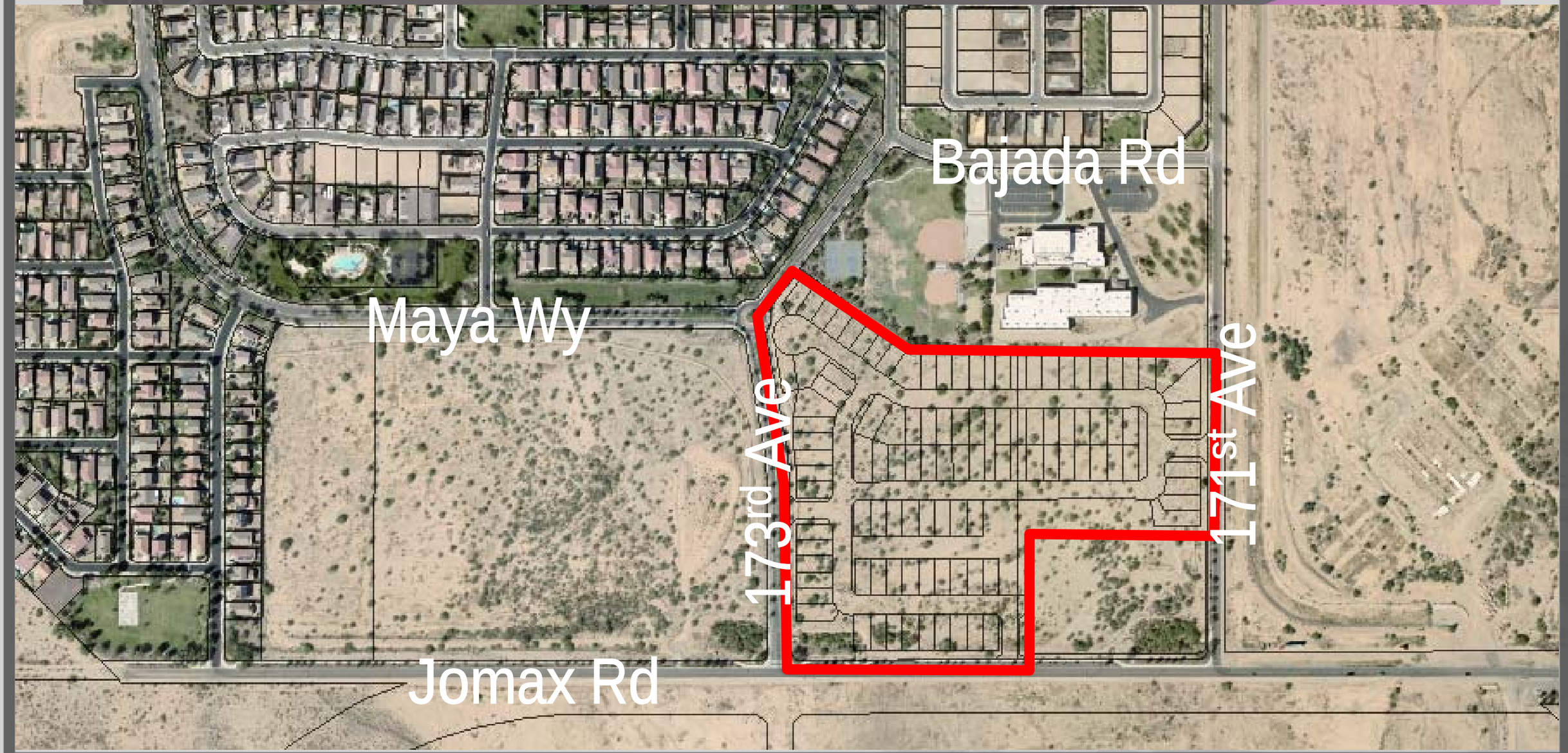
Attachments:

01 Vicinity Maps
02 Final Plat
03 Dysart Unified School District Letter

VICINITY MAP



VICINITY MAP



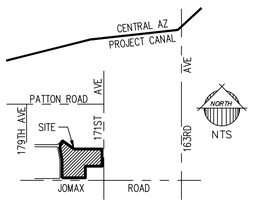
16-246

FINAL PLAT

REPLAT OF LOT 1
MIRANO AT DESERT OASIS

A REPLAT OF LOT 1 OF 'MIRANO AT DESERT OASIS', RECORDED IN
DOCUMENT 2018-0382062 OF MARICOPA COUNTY RECORD

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35,
TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN
MARICOPA COUNTY, ARIZONA



SEC 35
T5N, R2W

VICINITY MAP

DEDICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

KNOW ALL PERSONS BY THESE PRESENTS: THAT DKJ DESERT OASIS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND COURTLAND COMMUNITIES LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ("OWNERS"), HAVE SUBDIVIDED UNDER THE NAME REPLAT OF LOT 1 MIRANO AT DESERT OASIS, A SUBDIVISION LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF REPLAT OF LOT 1 MIRANO AT DESERT OASIS AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

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

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

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

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

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

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

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

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

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.

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.

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

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS ___ DAY OF _____, 2018.

BY: DKJ DESERT OASIS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY _____

ITS _____

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS ___ DAY OF _____, 2018.

BY: COURTLAND COMMUNITIES LLC, AN ARIZONA LIMITED LIABILITY COMPANY

_____

BY: JARED EVENSON ITS: PRESIDENT

ACKNOWLEDGEMENT

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA }

ON THIS _____ DAY OF _____, 2018 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED SELF TO BE _____ OF DKJ DESERT OASIS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

BY: _____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA }

ON THIS _____ DAY OF _____, 2018 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED SELF TO BE _____ OF COURTLAND COMMUNITIES LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

BY: _____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

GENERAL NOTES

1. PRIOR TO DEVELOPMENT, A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED FOR MIRANO AT DESERT OASIS. THE ASSOCIATION WILL ACCEPT OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF ALL TRACTS AND MOTOR COURT EASEMENTS, WHICH ARE PLATTED AS COMMON AREA FOR THE USE AND ENJOYMENT OF THE ASSOCIATION OF MEMBERS AND OTHERS, AS MORE FULLY IDENTIFIED AND SET FORTH IN THE DECLARATIONS OF COVENANTS, CONDITION AND RESTRICTIONS FOR THE PROPERTY.
2. THE CITY OF SURPRISE IS NOT RESPONSIBLE FOR, AND WILL NOT ACCEPT, THE MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES AND PRIVATE LANDSCAPE AREAS WITHIN THE PROJECT.
3. EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFIED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN PUBLIC UTILITY EASEMENTS SHALL BE LIMITED TO ONLY THE FOLLOWING:
   A. REMOVABLE WOOD, WIRE OR SECTION TYPE FENCING, SIDEWALKS, DRIVEWAYS, PAVING, GRASS AND LANDSCAPING.
   B. CONSTRUCTION, STRUCTURES OR BUILDINGS EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES WHICH USE OR SHALL USE THE PUBLIC UTILITY EASEMENT.
4. ALL PUBLIC UTILITIES SHALL BE INSTALLED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R(42)33.
5. ELECTRICAL LINES ARE TO BE CONSTRUCTED AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
6. COMMUNICATION LINES ARE TO BE CONSTRUCTED AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
7. SIGHT VISIBILITY EASEMENTS MUST BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS BETWEEN 2.5-FEET AND 7-FEET IN HEIGHT AND 6-INCHES MAXIMUM WIDTH OR DIAMETER.
8. THE PROPERTY OWNER AT THE TIME WHEN CITY OF SURPRISE WATER, AND/OR SEWER INFRASTRUCTURE IS AVAILABLE AT THE PROPERTY, SHALL BE REQUIRED TO CONNECT IN ACCORDANCE WITH SURPRISE MUNICIPAL CODE AND PAY ALL APPLICABLE FEES. ANY OWNER OF THE PROPERTY SHALL NOTIFY PROSPECTIVE BUYERS AND THE PUBLIC OF THIS NOTE, AND SALES CONTRACT, REPORT SHALL CONTAIN SUCH NOTE.
9. 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.
10. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X," BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1210L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
11. THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF AWS 2010-012, SIGNED ON 9-29-2010, DECISION AND ORDER NO. 86-002344.001, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. 45-576.
12. SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED PRE-ANNEXATION DEVELOPMENT AGREEMENT THE DESERT OASIS AT SURPRISE RECORDED NOVEMBER 02, 2000 AS 2000-0844394 OF OFFICIAL RECORDS.
13. DEVELOPMENT STANDARDS FOR THIS SUBDIVISION ARE PER CITY OF SURPRISE PAD99-129 OR AS SUBSEQUENTLY AMENDED.
14. SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE CITY OF SURPRISE LETTER REGARDING ROADWAY CLASSIFICATION AND AN AGREEMENT PER CITY OF SURPRISE PAD06-024.
15. SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PHASE I MAP OF DEDICATION" AS RECORDED IN BOOK 819 OF MAPS, PAGE 49, RECORDS OF MARICOPA COUNTY, ARIZONA" RECORDED MARCH 03, 2006 AS 2006-0291526 OF OFFICIAL RECORDS.
16. SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ASSIGNMENT OF DECLARANT'S RIGHTS" RECORDED JULY 02, 2004 AS 2004-0769802 OF OFFICIAL RECORDS.
17. SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR DESERT OASIS AT SURPRISE" RECORDED APRIL 14, 2005 AS 2005-0480530 OF OFFICIAL RECORDS.
18. 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.
19. 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.
20. SPRINKLERS ARE REQUIRED IN ALL ONE AND TWO FAMILY DWELLINGS BUILT IN AREAS WHICH DO NOT HAVE AN ADEQUATE WATER SUPPLY.
21. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DOCUMENT RECORDED AS 2005-480530 OF OFFICIAL RECORDS; ASSIGNMENT OF DECLARANTS RIGHTS RECORDED AS 2005-480531 OF OFFICIAL RECORDS; DECLARATION OF ANNEXATION RECORDED AS 2005-480534 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A REFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES.
22. ACCESS OFF OF JOMAX ROAD WILL BE LIMITED TO RIGHT-IN / RIGHT-OUT ONLY ONCE THE SOUTH SIDE OF JOMAX ROAD IS COMPLETED TO IT'S FULL BUILD OUT.
23. ACCESS OFF OF 171st AVENUE WILL BE 3/4 ACCESS ONCE THE EAST SIDE OF 171st AVENUE IS COMPLETED TO IT'S FULL BUILD OUT.

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

DKJ DESERT OASIS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND COURTLAND COMMUNITIES LLC, AN ARIZONA LIMITED LIABILITY COMPANY DOES HEREBY (1) RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE 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.

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

THE CITY OF SURPRISE AGREES TO INDEMNIFY DKJ DESERT OASIS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND COURTLAND COMMUNITIES LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS OFFICERS, EMPLOYEES, AGENTS, CONTRACTORS OR THOSE OF AND ITS SUCCESSORS AND ASSIGNS FOR ANY AND ALL DIRECT DAMAGES TO THE PERSONAL PROPERTY OR FOR PHYSICAL INJURY TO OR DEATH OF PERSONS OCCURRING ON THE AREA OF THIS EASEMENT CAUSED BY OR ARISING AS THE PROXIMATE RESULT OF THE ACTIVITIES OF THE CITY OF SURPRISE OR MEMBERS OF THE PUBLIC USING THE TRAIL PURSUANT TO THE TERMS OF THIS EASEMENT, EXCEPT FOR SUCH INJURY OR DAMAGES CAUSED BY OR ARISING SOLELY FROM THE NEGLIGENT, WILLFUL, MALICIOUS OR GROSSLY NEGLIGENT CONDUCT OF DKJ DESERT OASIS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND COURTLAND COMMUNITIES LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS OFFICERS, EMPLOYEES, AGENTS, CONTRACTORS OR THOSE OF ITS SUCCESSORS AND ASSIGNS THAT WAS THE DIRECT CAUSE OF THE INJURY TO THE USER.

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

RATIFICATION

AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED IN THE COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, IN RECORDER'S NUMBER (MCR#) _____, THE UNDERSIGNED HEREBY RATIFIES, APPROVES AND CONFIRMATION IS GIVEN TO SAID DEDICATIONS AS STATED IN THIS PLAT AS TO THE INTEREST OF THE UNDERSIGNED. THE PERSON SIGNING FOR BENEFICIARY WARRANTS AND REPRESENTS THEY HAVE POWER AND AUTHORITY TO DO SO.

BY: MUTUAL OF OMAHA BANK, A FEDERAL SAVINGS ASSOCIATION

BY: _____
KEVIN KOSAN SENIOR VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA }

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2018.
BY _____ FOR AND ON BEHALF OF _____.

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

BY: _____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

OWNER

DKJ DESERT OASIS, LLC
10676 EAST ACACIA DRIVE
SCOTTSDALE, AZ 85255

COURTLAND COMMUNITIES LLC
19820 N. 7TH STREET, SUITE 200
PHOENIX, AZ 85024

ENGINEER

CONSULTANT:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: DAN "OX" AUXIER, PE

SHEET INDEX

SHEET 1: COVER SHEET
SHEET 2: LOT AREA TABLE, TRACT AREA & USAGE TABLE, LINE & CURVE TABLES, KEY MAP
SHEET 3: PLAN SHEET
SHEET 4: PLAN SHEET
SHEET 5: PLAN SHEET

AREA SUMMARY TABLE		
DESCRIPTION	AREA (SF)	AREA (ACRES)
LOTS 1 - 106	643,867 SF	14.7812 AC
TRACTS A - J	222,798 SF	5.1147 AC
RIGHT-OF-WAY	240,101 SF	5.5120 AC
TOTAL AREA	1,106,766 SF	25.4079 AC

LEGAL DESCRIPTION

LOT 1 OF 'MIRANO AT DESERT OASIS', RECORDED IN BOOK DOCUMENT 2018-0382062 OF MARICOPA COUNTY RECORDS.

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS MEASURED AND AS SHOWN ON THE FINAL PLAT FOR "DESERT OASIS AT SURPRISE PARCEL L5-A", RECORDED IN BOOK 822, PAGE 45, RECORDS OF MARICOPA COUNTY, ARIZONA:

SOUTH 89 DEGREES 36 MINUTES 46 SECONDS WEST

APPROVALS

CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 2018,

BY THE CITY ENGINEER OF THE CITY OF SURPRISE, ARIZONA.

APPROVED _____ _____
CITY ENGINEER DATE

CITY OF SURPRISE COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA, THIS _____ DAY OF _____, 2018.

_____ _____
MAYOR DATE

ATTEST: _____ _____
CITY CLERK DATE

CERTIFICATION

I, RAYMOND S. MUNOZ III HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF MAY, 2018; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL MONUMENTS ACTUALLY EXIST; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

LAND SURVEYOR:
RAYMOND S. MUNOZ III, R.L.S.
EPS GROUP, INC.
2045 S. VINEYARD AVENUE,
STE 101
MESA, AZ 85210

2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

EPS GROUP

REPLAT OF LOT 1
MIRANO AT DESERT OASIS
SURPRISE, ARIZONA

FINAL PLAT

Project:

Revisions:

Call at least two full working days before you begin excavation.
ARIZONA811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Designer: RSM
Drawn by: RSM

REGISTERED LAND SURVEYOR
53180
RAYMOND S. MUNOZ III
Date Signed 6/30/18
ARIZONA, U.S.A.
Expires 3/31/21

Job No.
16-246

RP01

Sheet No.
1
of 5

Jun 12, 2018 9:00am S:\Projects\2016\16-246\Legal Survey\Dwgs\Replat Lot 1\16-246 Replat.dwg
cjimenez

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	8,577	0.1969
2	6,409	0.1471
3	5,665	0.1300
4	5,703	0.1309
5	5,736	0.1317
6	5,621	0.1290
7	9,813	0.2253
8	11,569	0.2656
9	5,612	0.1288
10	5,776	0.1326
11	5,786	0.1328
12	5,792	0.1330
13	5,798	0.1331
14	5,804	0.1332
15	5,810	0.1334
16	5,816	0.1335
17	5,822	0.1337
18	5,829	0.1338
19	5,838	0.1340
20	5,844	0.1342

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
21	5,851	0.1343
22	5,857	0.1345
23	8,851	0.2032
24	5,750	0.1320
25	5,750	0.1320
26	5,750	0.1320
27	5,750	0.1320
28	5,750	0.1320
29	5,750	0.1320
30	5,831	0.1339
31	6,452	0.1481
32	6,000	0.1377
33	9,086	0.2086
34	5,700	0.1309
35	5,750	0.1320
36	9,301	0.2135
37	6,314	0.1449
38	6,210	0.1426
39	5,941	0.1364
40	5,750	0.1320

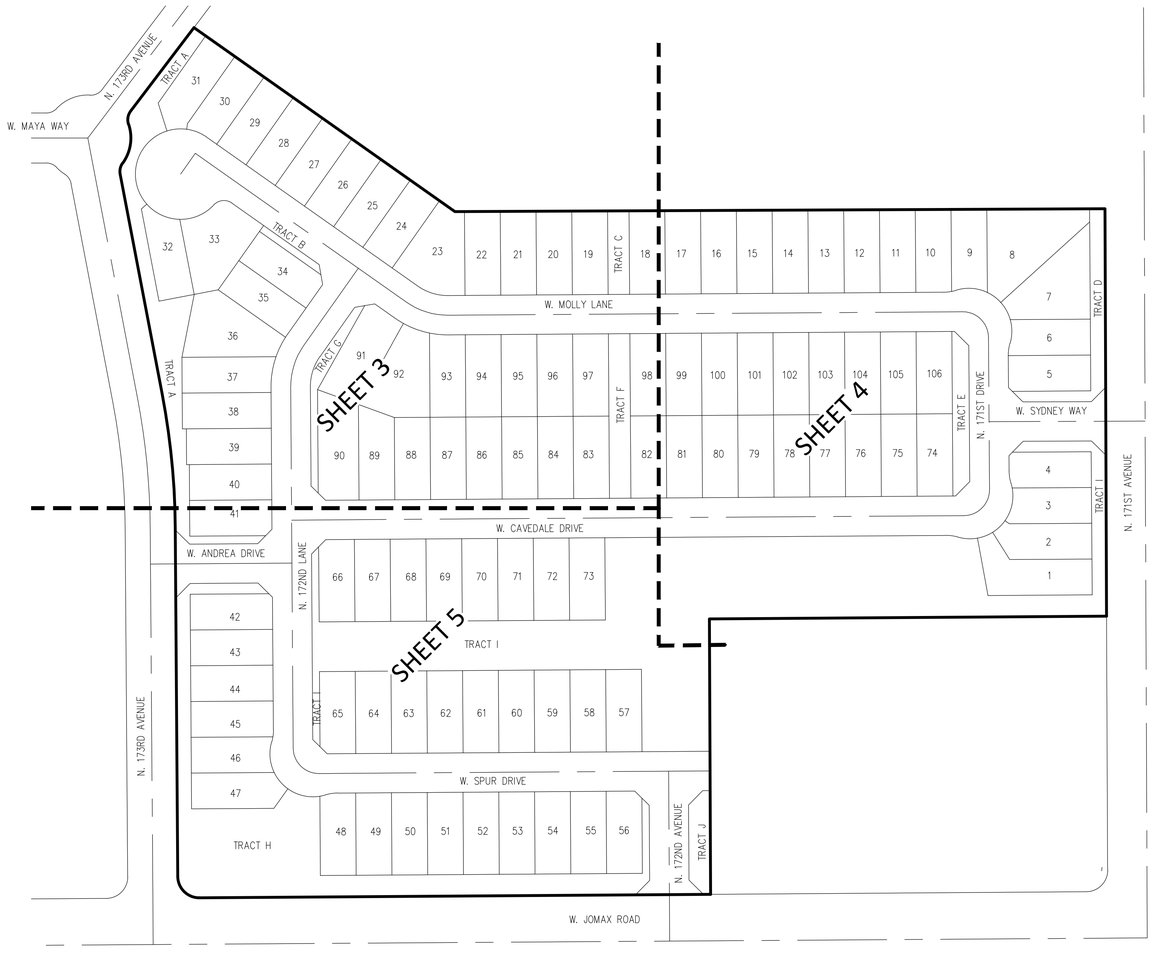
LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
41	5,711	0.1311
42	5,738	0.1317
43	5,750	0.1320
44	5,750	0.1320
45	5,747	0.1319
46	5,587	0.1283
47	6,215	0.1427
48	5,709	0.1311
49	5,750	0.1320
50	5,750	0.1320
51	5,750	0.1320
52	5,750	0.1320
53	5,750	0.1320
54	5,750	0.1320
55	5,750	0.1320
56	5,700	0.1309
57	5,750	0.1320
58	5,750	0.1320
59	5,750	0.1320
60	5,750	0.1320

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
61	5,750	0.1320
62	5,750	0.1320
63	5,750	0.1320
64	5,750	0.1320
65	5,700	0.1309
66	5,700	0.1309
67	5,750	0.1320
68	5,750	0.1320
69	5,750	0.1320
70	5,750	0.1320
71	5,750	0.1320
72	5,750	0.1320
73	5,750	0.1320
74	5,750	0.1320
75	5,750	0.1320
76	5,750	0.1320
77	5,750	0.1320
78	5,750	0.1320
79	5,750	0.1320
80	5,750	0.1320

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
81	5,750	0.1320
82	5,750	0.1320
83	5,750	0.1320
84	5,750	0.1320
85	5,750	0.1320
86	5,750	0.1320
87	5,750	0.1320
88	5,750	0.1320
89	6,214	0.1427
90	8,155	0.1872
91	8,102	0.1860
92	8,801	0.2020
93	5,774	0.1325
94	5,750	0.1320
95	5,750	0.1320
96	5,750	0.1320
97	5,750	0.1320
98	5,750	0.1320
99	5,750	0.1320
100	5,750	0.1320

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
101	5,750	0.1320
102	5,750	0.1320
103	5,750	0.1320
104	5,750	0.1320
105	5,750	0.1320
106	5,750	0.1320

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE, OPEN SPACE	21,265	0.4882
B	LANDSCAPE, OPEN SPACE	1,000	0.0230
C	LANDSCAPE, OPEN SPACE	3,500	0.0804
D	LANDSCAPE, OPEN SPACE	7,019	0.1611
E	LANDSCAPE, OPEN SPACE	5,024	0.1153
F	LANDSCAPE, OPEN SPACE	6,900	0.1584
G	LANDSCAPE, OPEN SPACE	3,501	0.0804
H	LANDSCAPE, OPEN SPACE, DRAINAGE	47,949	1.1008
I	LANDSCAPE, OPEN SPACE, DRAINAGE, AMENITY	122,661	2.8159
J	LANDSCAPE, OPEN SPACE	3,979	0.0913



KEY MAP NTS

LINE TABLE		
LINE	BEARING	LENGTH
L1	S45°23'14"E	28.28'
L2	S44°36'46"W	28.28'
L3	S89°36'46"W	10.40'
L4	N44°36'46"E	28.28'
L5	N45°23'14"W	28.28'
L6	N45°23'53"W	28.28'
L7	S44°35'29"W	28.28'
L8	N35°37'10"E	33.56'
L9	N45°24'31"W	28.28'
L10	S44°36'07"W	28.29'
L11	S09°48'50"E	28.28'
L12	N48°28'32"E	10.00'
L13	N17°29'14"W	41.04'
L14	N45°18'33"W	28.32'

LINE TABLE		
LINE	BEARING	LENGTH
L15	S44°46'08"W	28.28'
L16	S07°41'13"W	8.05'
L17	N45°13'52"W	28.28'
L18	S44°41'27"W	28.25'
L19	N00°23'14"W	21.66'
L20	S44°36'46"W	28.28'
L21	S45°23'14"E	28.28'
L22	N54°47'17"W	7.64'
L23	N31°59'41"W	44.94'
L24	N45°23'14"W	28.28'
L25	N80°11'10"E	28.28'
L26	S54°48'50"E	34.79'
L27	S45°23'14"E	28.28'
L28	S44°36'46"W	28.28'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	47.11'	30.00'	89°58'43"	29.99'	42.42'	S45°23'53"E
C2	188.03'	1035.00'	10°24'33"	94.28'	187.77'	N05°36'48"W
C3	16.26'	20.00'	46°34'03"	8.61'	15.81'	S12°27'57"W
C4	56.96'	60.00'	54°23'21"	30.83'	54.84'	N08°33'18"E
C5	19.47'	20.00'	55°46'16"	10.58'	18.71'	S09°14'46"W
C6	56.55'	36.00'	90°00'00"	36.00'	50.91'	S45°23'14"E
C7	62.09'	100.00'	35°34'24"	32.08'	61.09'	S17°23'58"W
C8	62.09'	100.00'	35°34'24"	32.08'	61.09'	S72°36'02"E
C9	56.55'	36.00'	90°00'00"	36.00'	50.91'	N45°23'14"W
C10	56.55'	36.00'	90°00'00"	36.00'	50.91'	N44°36'46"E
C11	17.38'	60.00'	16°35'52"	8.75'	17.32'	S81°18'50"W
C12	129.01'	60.00'	123°11'44"	110.96'	105.56'	S45°23'14"E
C13	17.38'	60.00'	16°35'52"	8.75'	17.32'	N07°54'42"E
C14	79.16'	127.50'	35°34'24"	40.90'	77.90'	S17°23'58"W
C15	27.96'	19.50'	82°08'48"	16.99'	25.62'	S84°06'46"W
C16	289.16'	63.20'	262°08'48"	72.52'	95.29'	S05°53'14"E
C17	45.01'	72.50'	35°34'24"	23.26'	44.29'	S72°36'02"E
C18	17.38'	60.00'	16°35'52"	8.75'	17.32'	N81°18'50"E
C19	129.01'	60.00'	123°11'44"	110.96'	105.56'	N45°23'14"W
C20	17.38'	60.00'	16°35'52"	8.75'	17.32'	S07°54'42"W
C21	17.38'	60.00'	16°35'52"	8.75'	17.32'	S08°41'10"E
C22	129.01'	60.00'	123°11'44"	110.96'	105.56'	N44°36'46"E
C23	17.38'	60.00'	16°35'52"	8.75'	17.32'	N82°05'18"W
C24	45.01'	72.50'	35°34'24"	23.26'	44.29'	S17°23'58"W
C25	79.16'	127.50'	35°34'24"	40.90'	77.90'	S72°36'02"E

LEGEND

- ◙ FOUND SECTION/CENTERLINE MONUMENT (AS NOTED)
- ● FOUND BOUNDARY CORNER MONUMENT (AS NOTED)
- ⊙ CENTERLINE MONUMENT TO BE SET UPON COMPLETION OF CONSTRUCTION
- M.C.R. MARICOPA COUNTY RECORDER
- P.U.E. PUBLIC UTILITY EASEMENT DEDICATED HEREON UNLESS OTHERWISE NOTED
- BK. BOOK
- PG. PAGE
- R/W RIGHT OF WAY DEDICATED HEREON, UNLESS OTHERWISE NOTED
- RLS REGISTERED LAND SURVEYOR
- ESMT EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT

2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com
EPS GROUP

REPLAT OF LOT 1
MIRANO AT DESERT OASIS
SURPRISE, ARIZONA

FINAL PLAT

Project:

Revisions:

Call at least two full working days Before you Begin excavation
ARIZONA811
Arizona One Call, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County (602)263-1100

Designer: RSM
Drawn by: RSM

REGISTERED LAND SURVEYOR
53180
RAYMOND S. MUNOZ III
Date Signed 6/12/18
ARIZONA U.S.A.
Expires 3/31/21

Job No.
16-246

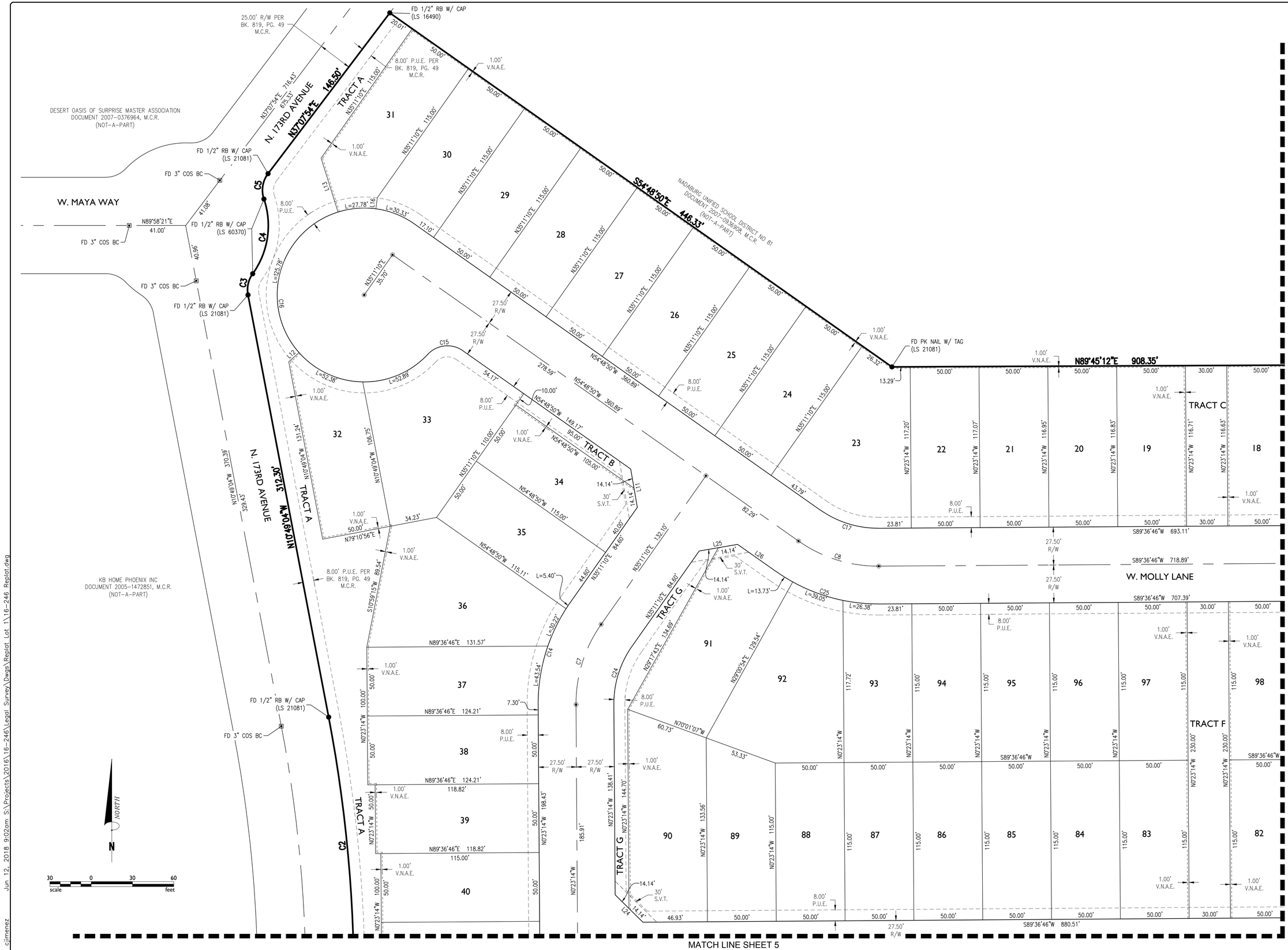
RP01

Sheet No.
2
of 5

16-246

cjimenez Jun 12, 2018 9:02am S:\Projects\2016\16-246\Legal Survey\Dwgs\Replat Lot 1\16-246 Replat.dwg

16-246



EPS GROUP
2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

REPLAT OF LOT 1
MIRANO AT DESERT OASIS
SURPRISE, ARIZONA

FINAL PLAT

Project:

Revisions:

Call at least two full working days before you begin excavation.
ARIZONA811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Designer: RSM
Drawn by: RSM

REGISTERED LAND SURVEYOR
53180
RAYMOND S. MUNOZ III, RLS
Date Signed 6/30/21
ARIZONA, U.S.A.
Expires 3/31/21

Job No.
16-246

RP01

Sheet No.
3
of 5

16-246

NADABURG UNIFIED SCHOOL DISTRICT NO 81
DOCUMENT 2007-0936908, M.C.R.
(NOT-A-PART)

E 1/4 COR, SEC 35, T5N, R2W
FD 2" BC (LS 37174)

FD 1/2" RB W/ CAP
(LS 16490)

N89°45'12"E 908.35'

MATCH LINE SHEET 3

MATCH LINE SHEET 5

W. MOLLY LANE

W. CAVEDALE DRIVE

N. 171ST DRIVE

N. 171ST AVENUE

W. SYDNEY WAY

TRACT D

TRACT E

TRACT I

S89°36'46"W 693.11'

S89°36'46"W 718.89'

S89°36'46"W 707.39'

S89°36'46"W 880.51'

S89°36'46"W 939.51'

S89°36'46"W 866.23'

S89°36'46"W 555.00'

S00°13'52"E 569.38'

S00°13'52"E 2475.27'

1752.97'

722.30'

224.94'

249.43'

LOT 2
'MIRANO AT DESERT OASIS'
BK. ____, PG. ____, M.C.R.

FD 1/2" RB W/ CAP
(LS 60370)

FD 1/2" RB W/ CAP
(LS 60370)

55.00' R/W PER
BK. 819, PG. 49
M.C.R.

8.00' P.U.E. PER
BK. 819, PG. 49
M.C.R.

2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS GROUP

REPLAT OF LOT 1
MIRANO AT DESERT OASIS
SURPRISE, ARIZONA

FINAL PLAT

Project:

Revisions:

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County - (602)263-1100

Designer: RSM
Drawn by: RSM

REGISTERED LAND SURVEYOR
53150
RAYMOND S. MUNOZ III
Date Signed 6/12/18
ARIZONA, U.S.A.
Expires 9/31/21

Job No.
16-246

RP01

Sheet No.
4
of 5

NORTH

30 0 30 60
scale feet

cjimenez Jun 12, 2018 9:02am S:\Projects\2016\16-246\Legal Survey\Dwgs\Replat Lot 1\16-246 Replat.dwg

MATCH LINE SHEET 3

MATCH LINE SHEET 4

W. CAVEDALE DRIVE

W. ANDREA DRIVE

W. SPUR DRIVE

W. JOMAX ROAD

N. 173RD AVENUE

N. 172ND LANE

N. 172ND AVENUE

TRACT A

TRACT H

TRACT I

TRACT J

FD 1/2" RB W/ CAP (LS 21081)

FD 3" COS BC

FD 1/2" RB W/ CAP (LS 60370)

S 1/4 COR, SEC 35, T5N, R2W
FD 3" BC (LS 37934)

SE COR, SEC 35, T5N, R2W
FD 2" BC (LS 37174)

S89°36'46"W (BASIS OF BEARING) 2652.66'

S89°36'46"W 714.35'

S89°36'46"W 939.51'

S89°36'46"W 866.23'

S89°36'46"W 400.00'

N89°36'46"E 450.00'

S89°36'46"W 534.93'

S89°36'46"W 546.36'

S89°36'46"W 415.11'

N89°36'46"E 450.00'

N00°24'31"W 487.91'

S00°13'52"E 385.00'

N00°24'31"W 582.88'

N89°36'46"E 106.13'

S89°35'29"W 95.14'

S89°35'29"W 197.72'

S89°35'29"W 95.12'

N89°36'46"E 110.04'

N89°36'46"E 115.00'

N89°36'46"E 114.17'

N89°36'46"E 115.77'

N89°36'46"E 115.00'

N00°23'14"W 259.37'

N00°23'14"W 258.37'

S00°23'14"E 237.50'

S00°23'14"E 172.50'

S00°23'14"E 110.74'

L=10.01'

L=7.37'

L=43.92'

L=50.00'

L=47.13'

L=7.96'

14.14'

15.75'

12.54'

2.17'

7.01'

3.58'

41.13'

45.04'

185.08'

40.04'

94.93'

57.97'

476.23'

389.32'

531.80'

582.88'

1263.52'

721.81'

667.33'

609.35'

488.39'

185.00'

145.00'

105.00'

172.50'

237.50'

10.00'

65.00'

27.50'

47.50'

51.08'

35.00' R/W PER BK. 819, PG. 49 M.C.R.

8.00' P.U.E. PER BK. 819, PG. 49 M.C.R.

20.00' P.U.E. AND MULTI-USE TRAIL ESMT

20.00' R/W ABANDONED PER BK. 1299, PG. 12, M.C.R.

65.00' R/W PER BK. 1299, PG. 12 M.C.R.

LOT 2
'MIRANO AT DESERT OASIS'
DOCUMENT 2018-0382062, M.C.R.

NORTH

30 0 30 60
scale feet

EPS GROUP
2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

REPLAT OF LOT 1
MIRANO AT DESERT OASIS
SURPRISE, ARIZONA

FINAL PLAT

Project:

Revisions:

Call at least two full working days before you begin excavation.
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Designer: RSM
Drawn by: RSM

REGISTERED LAND SURVEYOR
53150
RAYMOND S. MUNOZ III
Date Signed 6/12/18
ARIZONA, U.S.A.
Expires 3/31/21

Job No.
16-246

RP01

Sheet No.
5
of 5

16-246

cjimenez Jun 12, 2018 9:04am S:\Projects\2016\16-246\Legal Survey\Dwgs\Replat Lot 1\16-246 Replat.dwg

NADABURG UNIFIED SCHOOL DISTRICT No. 81
"Quality Education: Every Student! Every Day!"

32919 Center Street, Wittmann, Arizona 85361 Phone: (623) 388-2100 Fax: (623) 388-2915

July 26, 2016

To Whom It May Concern:

I am in possession of the development plan for "Mirano" at Desert Oasis Case CR16-238 to amend and/or rezone the north 8 acres of Parcel L8 at Desert Oasis from Commercial to thirty-three (33) Medium Density Residential lots. The ultimate development plan for Mirano shows 106 residential lots built on Parcel L7 and the north 8 acres of Parcel L8 totaling 25 acres.

Nadaburg Unified School District has a proposed Agreement from the Owner of Parcel L7 concerning their intentions to enter into a School Donation Agreement.

Mirano new homes will be within the attendance boundaries of the Nadaburg Unified School District No. 81, specifically Desert Oasis Elementary School located at 17161 W. Bajada Road, Surprise, Arizona.

Nadaburg Unified School District No. 81 has no objections to the proposed amendment or rezoning for Parcel 8 and final platting Parcel 7 and Parcel 8 together.

Mirano Case CR16-238 has the Nadaburg Unified School District's full support in commencing the development of this Project. The School has the capacity to house any new students who will attend as a result of this development.

Should you require further information, please do not hesitate to contact me.

Sincerely,

Rick Stephen
Superintendent

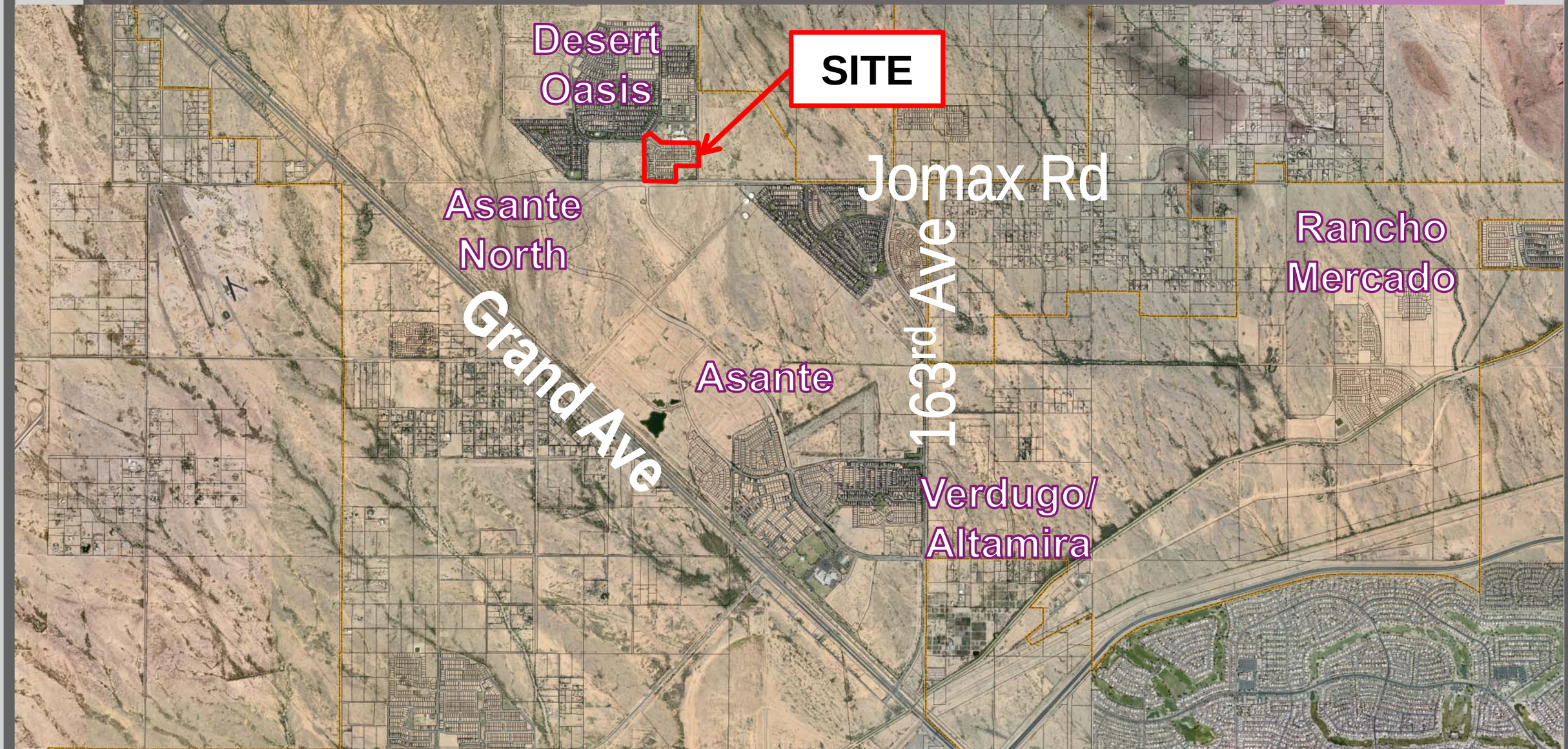
SURPRISE
ARIZONA

Mirano at Desert Oasis
Final Plat
FS17-176

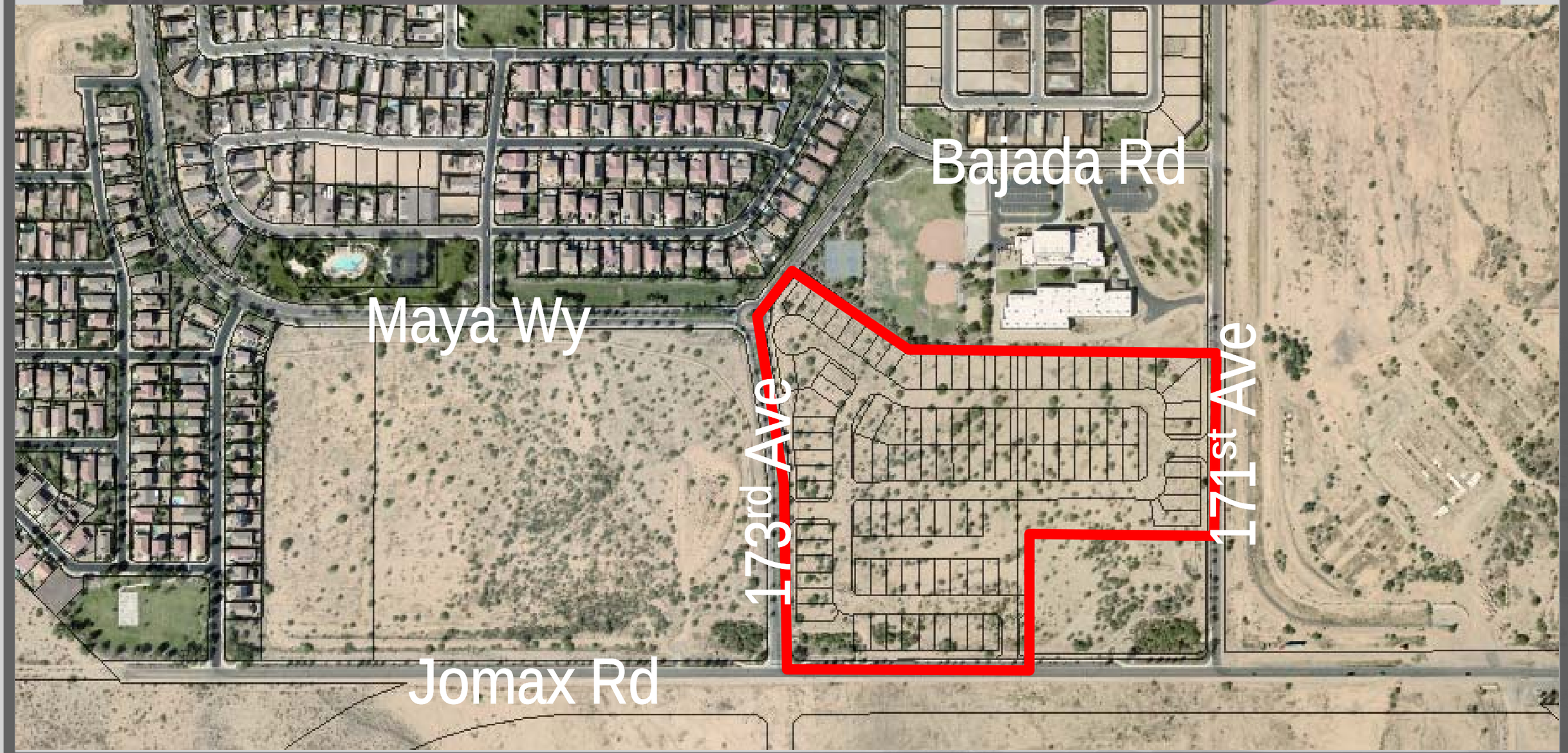
City Council

August 7, 2018

VICINITY MAP



VICINITY MAP



Preliminary Plat

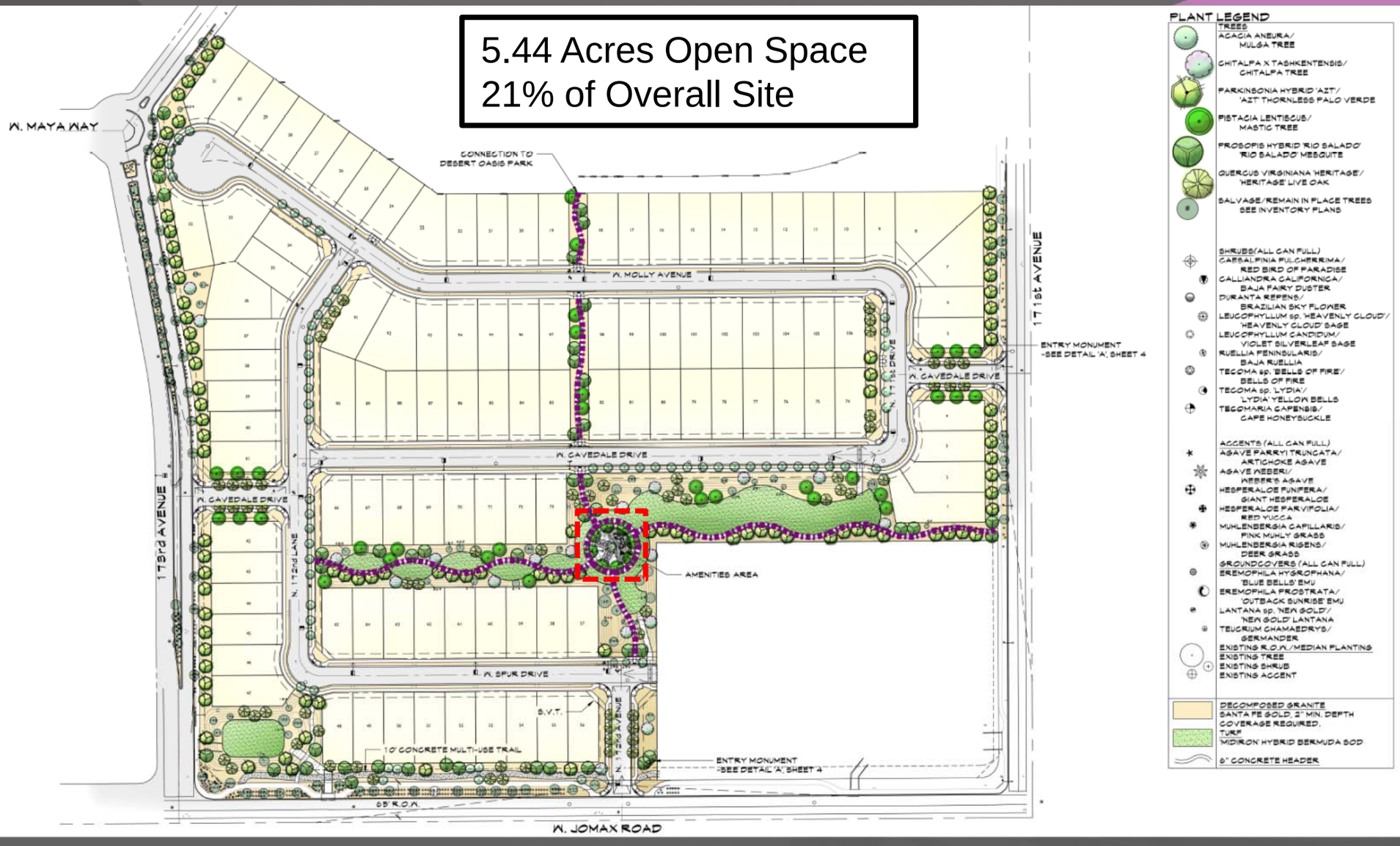
16-246

LEGEND

- FOUND SECTION/CENTERLINE MONUMENT (AS NOTED)
- FOUND BOUNDARY CORNER MONUMENT (AS NOTED)
- CENTERLINE MONUMENT TO BE SET UPON COMPLETION OF CONSTRUCTION
- M.C.R. MARICOPA COUNTY RECORDER
- P.U.E. PUBLIC UTILITY EASEMENT DEDICATED HEREON UNLESS OTHERWISE NOTED
- BK. BOOK
- PG. PAGE
- R/W RIGHT OF WAY DEDICATED HEREON, UNLESS OTHERWISE NOTED
- R.L.S. REGISTERED LAND SURVEYOR
- ESMT EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT

Landscape

5.44 Acres Open Space
21% of Overall Site



PLANT LEGEND

TREES
- ACACIA ANEURA/ MULGA TREE
- CHITALPA X TASHKENTENSIS/ CHITALPA TREE
- PARKINSONIA HYBRID 'AZT'/ 'AZT' THORNLESS PALO VERDE
- PISTACIA LENTISCUS/ MASTIC TREE
- PROSOPIS HYBRID 'RIO SALADO'/ 'RIO SALADO' MESQUITE
- QUERCUS VIRGINIANA 'HERITAGE'/ 'HERITAGE' LIVE OAK
- SALVAGE/REMAIN IN PLACE TREES SEE INVENTORY PLANS

SHRUBS (ALL CAN FULL)
- CAESALPINIA PULCHERRIMA/ RED BIRD OF PARADISE
- CALLIANDRA CALIFORNICA/ BAJA FAIRY DUSTER
- DURANTA REPENS/ BRAZILIAN SKY FLOWER
- LEUCOPHYLLUM sp. 'HEAVENLY CLOUD'/ 'HEAVENLY CLOUD' SAGE
- LEUCOPHYLLUM CANDIDUM/ VIOLET SILVERLEAF SAGE
- RUELLIA PENINSULARIS/ BAJA RUELLIA
- TECOMA sp. 'BELLS OF FIRE'/ BELLS OF FIRE
- TECOMA sp. 'LYDIA'/ 'LYDIA' YELLOW BELLS
- TECOMARIA CAPENSIS/ CAPE HONEYSUCKLE

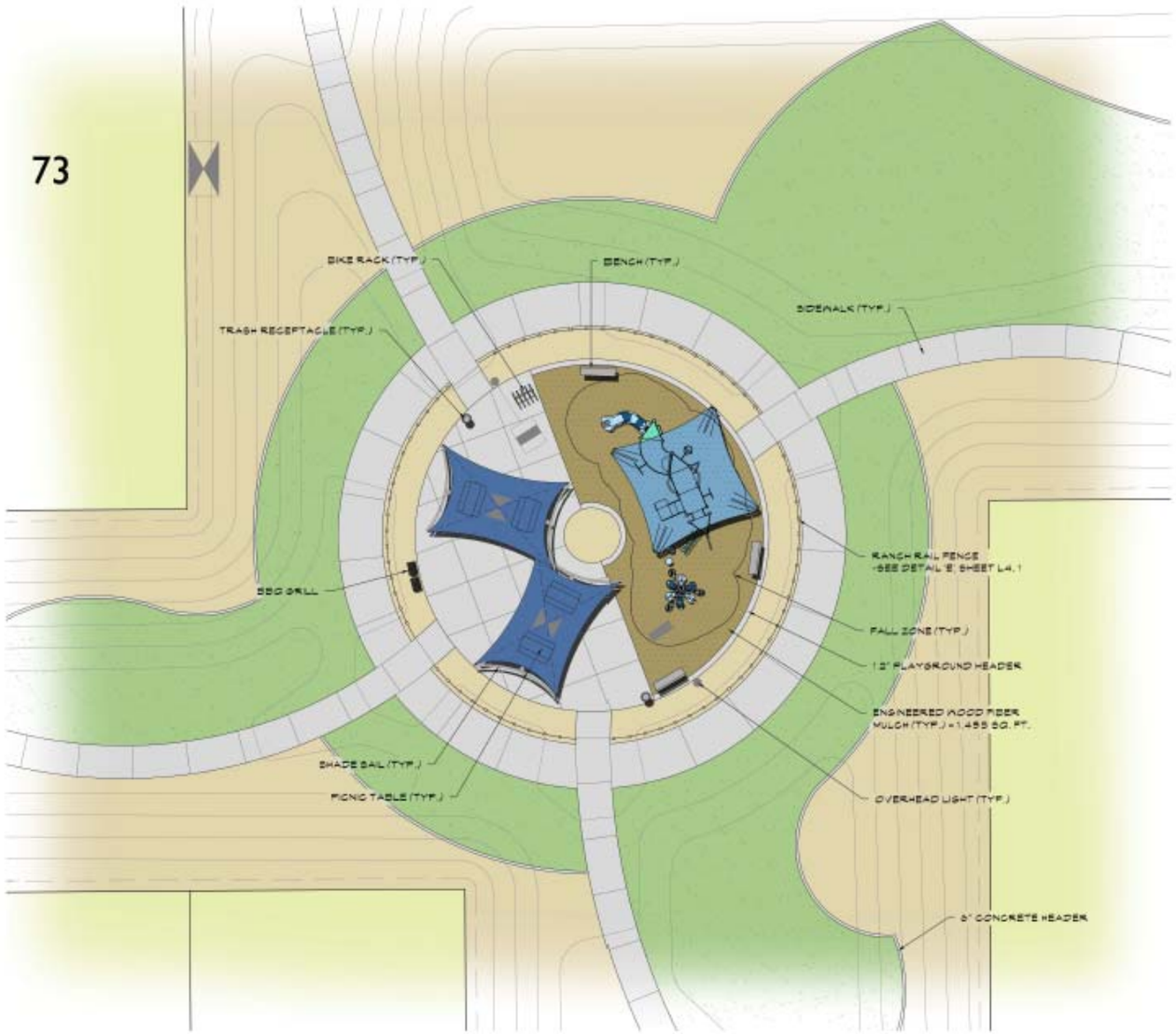
ACCENTS (ALL CAN FULL)
- AGAVE PARRYI TRUNCATA/ ARTICHOKE AGAVE
- AGAVE WEBERI/ WEBER'S AGAVE
- HESPERALOE FUNIFERA/ GIANT HESPERALOE
- HESPERALOE PARVIFOLIA/ RED YUCCA
- MUHLENBERGIA CAPILLARIS/ PINK MUHLY GRASS
- MUHLENBERGIA RIGENS/ DEER GRASS

GROUNDCOVERS (ALL CAN FULL)
- EREMOPHILA HYGROPHANA/ 'BLUE BELLS' EMU
- EREMOPHILA PROSTRATA/ 'OUTBACK SUNRISE' EMU
- LANTANA sp. 'NEW GOLD'/ 'NEW GOLD' LANTANA
- TEUCRIUM CHAMAEDRYS/ GERMANDER

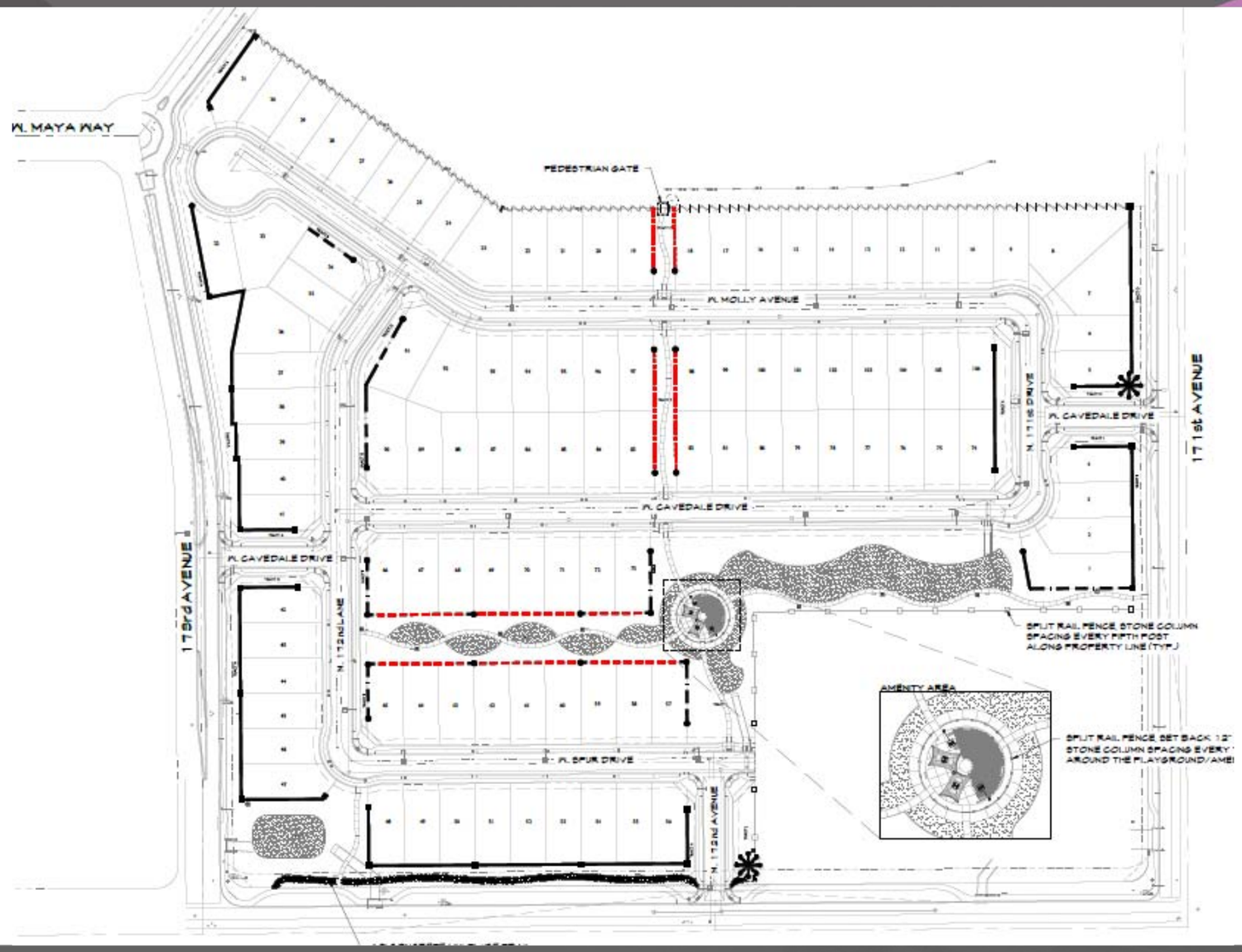
EXISTING R.O.A./MEDIAN PLANTING
- EXISTING TREE
- EXISTING SHRUB
- EXISTING ACCENT

- DECOMPOSED GRANITE SANTA FE GOLD, 2" MIN. DEPTH COVERAGE REQUIRED.
- TURF 'MIDIRON' HYBRID BERMUDA SOD
- 6" CONCRETE HEADER

Amenity Area



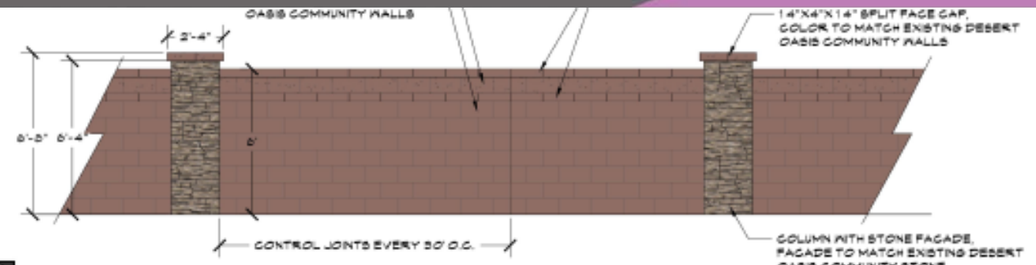
Wall Plan


W. MAYA WAY
PEDESTRIAN GATE
W. MOLLY AVENUE
W. CAVEDALE DRIVE
N. 171st AVENUE
N. 172nd LANE
W. SPUR DRIVE
N. 172nd AVENUE
SPLIT RAIL FENCE STONE COLUMN SPACING EVERY FIFTH POST ALONG PROPERTY LINE (TYP.)
AMENITY AREA
SPLIT RAIL FENCE SET BACK 12'
STONE COLUMN SPACING EVERY
AROUND THE PLAYGROUND/AME

Wall Plan

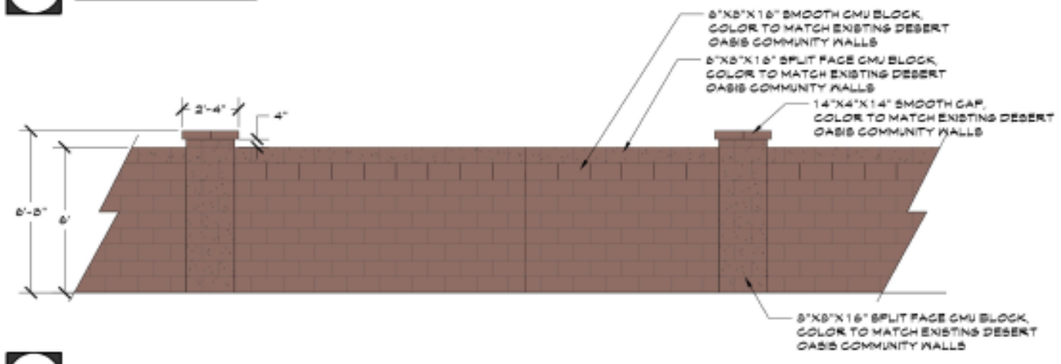
A ENTRY MONUMENT

SCALE: 3/8" = 1'-0"



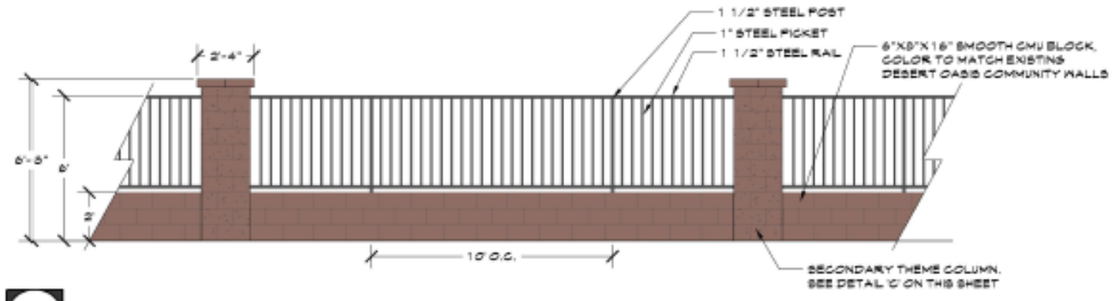
B PRIMARY THEME WALL

SCALE: 3/8" = 1'-0"



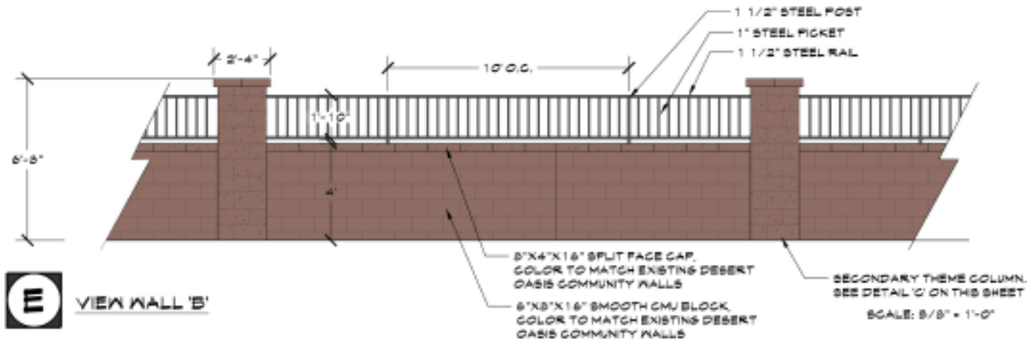
C SECONDARY THEME WALL

SCALE: 3/8" = 1'-0"



D VIEW WALL 'A'

SCALE: 3/8" = 1'-0"

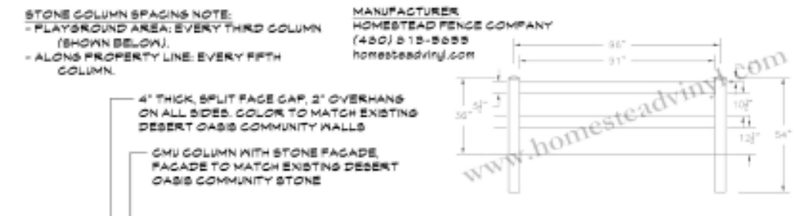


E VIEW WALL 'B'

SCALE: 3/8" = 1'-0"

STONE COLUMN SPACING NOTE:
- PLAYGROUND AREA: EVERY THIRD COLUMN (SHOWN BELOW).
- ALONG PROPERTY LINE: EVERY FIFTH COLUMN.

MANUFACTURER
HOMESTEAD FENCE COMPANY
(480) 813-8655
homesteadvinyl.com



F RANCH RAIL FENCING

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

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

August 7, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	August 7, 2018	Contact Person:	Sergio Angulo - Community Development
Submitting Department:	CD	District:	1
Staff Recommendations:	None		

Consent x	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action on the "Final Plat – Williams 222," Final Plat dated June 4, 2018; a property generally located on the northeast corner of Williams Road and 222nd Avenue.

Motion:

I move to approve the "Final Plat – Williams 222," Final Plat dated June 4, 2018; a property generally located on the northeast corner of Williams Road and 222nd Avenue.

Background:

The applicant is requesting a Final Plat approval that will subdivide a 4.98 acre lot into four (4) new lots; Lot 1 is proposed to be 1.16 (approx.) acres, Lots 2 and 3 are proposed to be 1 acre, and Lot 4 is proposed to be 1.5 (approx.) acres. The subject site is located on the northeast corner of Williams Road and 222nd Avenue and it is zoned Residential Ranch (RR).

Objective Analysis:

Staff believes the proposed Final Plat is consistent with the manner and intent of the Surprise Municipal Code. Once platted, the site will be able to be developed in accordance with the requirements of the City of Surprise.

Policy Compliant:

The proposed project is consistent with City and Council Policy.

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 - FS18-102 – Williams 222 Rural Subdivision - Staff Report
- 01 - FS18-102 – Williams 222 Rural Subdivision - Vicinity Map
- 02 - FS18-102 – Williams 222 Rural Subdivision - Final Plat
- 03 - FS18-102 – Williams 222 Rural Subdivision - Presentation

SURPRISE
ARIZONA

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case:	FS18-102
Project Name:	**Williams 222 Rural Subdivision**
Council District:	1 - ACACIA
City Council Date:	August 7, 2018
Planner:	Sergio Angulo

Owner/Applicant:	Richard Egly
Request:	Final Plat to subdivide a 4.98 (approx.) acre lot into four (4) new lots.
Site Location:	Northeast corner of Williams Road and 222nd Avenue.
Site Size:	4.98 (approx.) acres

Findings:

.

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Surprise Municipal Code.

Staff Recommendation: **Approve** [no stipulations on final plats]

History:

- On June 8, 1989 the Mayor and City Council approved the annexation of the subject property.
- On February 20, 2018 the applicant filed a request for a Final Plat approval to subdivide the subject lot.

Additional Information:

The applicant is requesting a Final Plat approval that will subdivide a 4.98 acre lot into four (4) new lots; Lot 1 is proposed to be 1.16 (approx.) acres, Lots 2 and 3 are proposed to be 1 acre, and Lot 4 is proposed to be 1.5 (approx.) acres. The subject site is located on the northeast corner of Williams Road and 222nd Avenue and it is zoned Residential Ranch (RR). The proposed subdivision meets the lot size requirements stated in the Surprise Unified Development Code. This Final Plat will be dedicating 40 feet of right-of-away for Williams Road. The plat also establishes an ingress/egress access easement along the west side of the lots which will provide legal access to the new lots. The subject lot is currently vacant land and will develop as the market permits.

Attachments:

01 Vicinity Map
02 Final Plat
03 PowerPoint

Enclosure:

Sealed mylars

VICINITY MAP

FINAL PLAT - WILLIAMS 222

A RURAL SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH,
RANGE 3 WEST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS: THAT RICHARD EGLY AND TRAVIS MAST, AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME OF "WILLIAMS 222", A RURAL SUBDIVISION LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 3 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, CITY OF SURPRISE, ARIZONA, AS SHOWN AND PLATTED HEREON AND DO HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "WILLIAMS 222" AND DECLARE THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

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

OWNERS HEREBY GRANT TO THE CITY OF SURPRISE A CROSS ACCESS EASEMENT ACROSS THE ENTIRE PLAT FOR THE PURPOSE OF PROVIDING CONTINUED AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY AND TRASH COLLECTION VEHICLES.

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

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.

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

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.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS NAME

TO BE SIGNED THIS _____ DAY OF _____, 2018

BY _____

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS NAME

TO BE SIGNED THIS _____ DAY OF _____, 2018

BY _____

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.

SURPRISE NOTE

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.

RELEASE OF LIABILITY

RICHARD EGLY AND TRAVIS MAST, AS OWNERS, DO HEREBY (1) RELEASE AND DISCHARGE THE 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.

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

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

NOTES

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

THE PROPERTY OWNER AT THE TIME WHEN CITY OF SURPRISE WATER, AND/OR SEWER INFRASTRUCTURE IS AVAILABLE AT THE PROPERTY, SHALL BE REQUIRED TO CONNECT IN ACCORDANCE WITH SURPRISE MUNICIPAL CODE CHAPTERS 58-181 AND 58-314 AND PAY ALL APPLICABLE FEES. ANY OWNER OF THE PROPERTY SHALL NOTIFY PROSPECTIVE BUYERS AND THE PUBLIC OF THIS NOTE, AND SALES CONTRACT, REPORT SHALL CONTAIN SUCH NOTE.

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.

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

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

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

THE FRONT SETBACK WILL BE MEASURED FROM THE BACK OF THE INGRESS/EGRESS EASEMENT.

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

BEFORE ME THIS _____ DAY OF _____, 2018,

THE FOLLOWING PERSONS APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,

_____

PERSONALLY APPEARED RICHARD EGLY AND TRAVIS MAST, WHO ACKNOWLEDGED THEMSELVES TO BE THE OWNERS OF THE SUBJECT PROPERTY AND BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____, 2018

_____
NOTARY PUBLIC

PARENT PARCEL LEGAL DESCRIPTION

THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

LOT 1 LEGAL DESCRIPTION

THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE NORTH 465.00 FEET AND EXCEPT THE SOUTH 40.00 FEET THEREOF. CONTAINING AN AREA OF 1.1656 ACRES;

MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A COS BRASS CAP AT THE EAST QUARTER CORNER OF SAID SECTION 14, FROM WHICH A CAPPED REBAR AT THE NORTHEAST SECTION CORNER OF SAID SECTION 14 BEARS N00°18'35"E, 2639.65', AND THE BASIS OF BEARING FOR THIS DESCRIPTION; THENCE N89°48'36"W, 1646.62' TO A SET REBAR & CAP LS 16798 AT THE SOUTHEAST CORNER OF SAID WEST HALF; THENCE N00°26'07"E, 40.00' TO A SET REBAR & CAP LS 16798 ON THE EAST LINE OF SAID WEST HALF, AND THE TRUE POINT OF BEGINNING; THENCE N00°26'07"E, 154.27' TO A SET REBAR & CAP LS 16798 ON THE EAST LINE OF SAID WEST HALF; THENCE N89°49'55"W, 329.24' TO A SET REBAR & CAP LS 16798 ON THE WEST LINE OF SAID WEST HALF; THENCE S00°27'38"W, 154.15' TO A SET REBAR & CAP LS 16798 ON THE WEST LINE OF SAID WEST HALF; THENCE S89°48'36"E, 329.31' TO THE TRUE POINT OF BEGINNING.

LOT 2 LEGAL DESCRIPTION

THE SOUTH 133.00' OF THE NORTH 465.00' OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; CONTAINING AN AREA OF 1.0052 ACRES;

MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A COS BRASS CAP AT THE EAST QUARTER CORNER OF SAID SECTION 14, FROM WHICH A CAPPED REBAR AT THE NORTHEAST SECTION CORNER OF SAID SECTION 14 BEARS N00°18'35"E, 2639.65', AND THE BASIS OF BEARING FOR THIS DESCRIPTION; THENCE N89°48'36"W, 1646.62' TO A SET REBAR & CAP LS 16798 AT THE SOUTHEAST CORNER OF SAID WEST HALF; THENCE N00°26'07"E, 194.27' TO A SET REBAR & CAP LS 16798 ON THE EAST LINE OF SAID WEST HALF AND THE TRUE POINT OF BEGINNING; THENCE N00°26'07"E, 133.00' TO A SET REBAR & CAP LS 16798 ON THE EAST LINE OF SAID WEST HALF; THENCE N89°49'55"W, 329.18' TO A SET REBAR & CAP LS 16798 ON THE WEST LINE OF SAID WEST HALF; THENCE S00°27'38"W, 133.00' TO A SET REBAR & CAP LS 16798 ON THE WEST LINE OF SAID WEST HALF; THENCE S89°49'55"E, 329.24' TO THE TRUE POINT OF BEGINNING.

LOT 3 LEGAL DESCRIPTION

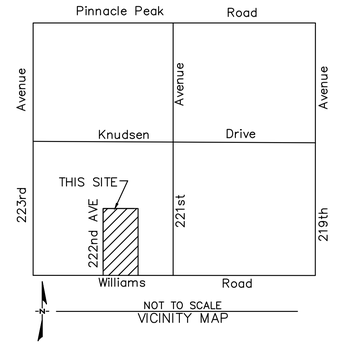
THE SOUTH 133.00' OF THE NORTH 332.00' OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; CONTAINING AN AREA OF 1.0050 ACRES;

MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A COS BRASS CAP AT THE EAST QUARTER CORNER OF SAID SECTION 14, FROM WHICH A CAPPED REBAR AT THE NORTHEAST SECTION CORNER OF SAID SECTION 14 BEARS N00°18'35"E, 2639.65', AND THE BASIS OF BEARING FOR THIS DESCRIPTION; THENCE N89°48'36"W, 1646.62' TO A SET REBAR & CAP LS 16798 AT THE SOUTHEAST CORNER OF SAID WEST HALF; THENCE N00°26'07"E, 327.27' TO A SET REBAR & CAP LS 26410 ON THE EAST LINE OF SAID WEST HALF AND THE TRUE POINT OF BEGINNING; THENCE N00°26'07"E, 133.00' TO A SET REBAR & CAP LS 16798 ON THE EAST LINE OF SAID WEST HALF; THENCE N89°49'55"W, 329.12' TO A SET REBAR & CAP LS 16798 ON THE WEST LINE OF SAID WEST HALF; THENCE S00°27'38"W, 133.00' TO A SET REBAR & CAP LS 16798 ON THE WEST LINE OF SAID WEST HALF; THENCE S89°49'55"E, 329.18' TO THE TRUE POINT OF BEGINNING.

LOT 4 LEGAL DESCRIPTION

NORTH 199.00' OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; CONTAINING AN AREA OF 1.5034 ACRES;

MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A COS BRASS CAP AT THE EAST QUARTER CORNER OF SAID SECTION 14, FROM WHICH A CAPPED REBAR AT THE NORTHEAST SECTION CORNER OF SAID SECTION 14 BEARS N00°18'35"E, 2639.65', AND THE BASIS OF BEARING FOR THIS DESCRIPTION; THENCE N89°48'36"W, 1646.62' TO A SET REBAR & CAP LS 16798 AT THE SOUTHEAST CORNER OF SAID WEST HALF; THENCE N00°26'07"E, 460.27' TO A SET REBAR & CAP LS 16798 ON THE EAST LINE OF SAID WEST HALF AND THE TRUE POINT OF BEGINNING; THENCE N00°26'07"E, 199.00' TO A FOUND REBAR & TAG LS 42840 AT THE NORTHEAST CORNER OF SAID WEST HALF; THENCE N89°49'55"W, 329.04' TO A FOUND REBAR & TAG LS 42840 AT THE NORTHWEST CORNER OF SAID WEST HALF; THENCE S00°27'38"W, 199.00' TO A SET REBAR & CAP LS 16798 ON THE WEST LINE OF SAID WEST HALF; THENCE S89°49'55"E, 329.12' TO THE TRUE POINT OF BEGINNING.



APPROVALS

CITY OF SURPRISE ENGINEER

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

APPROVED: _____
CITY ENGINEER DATE

CITY OF SURPRISE COUNCIL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA ON THIS _____ DAY OF _____, 2018

APPROVED: _____
MAYOR DATE

ATTEST: _____
CITY CLERK DATE

CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND WAS SURVEYED AND DRAWN UNDER MY DIRECTION IN THE MONTHS OF DECEMBER 2017 AND JANUARY 2018.

EXPIRES 6/30/2020

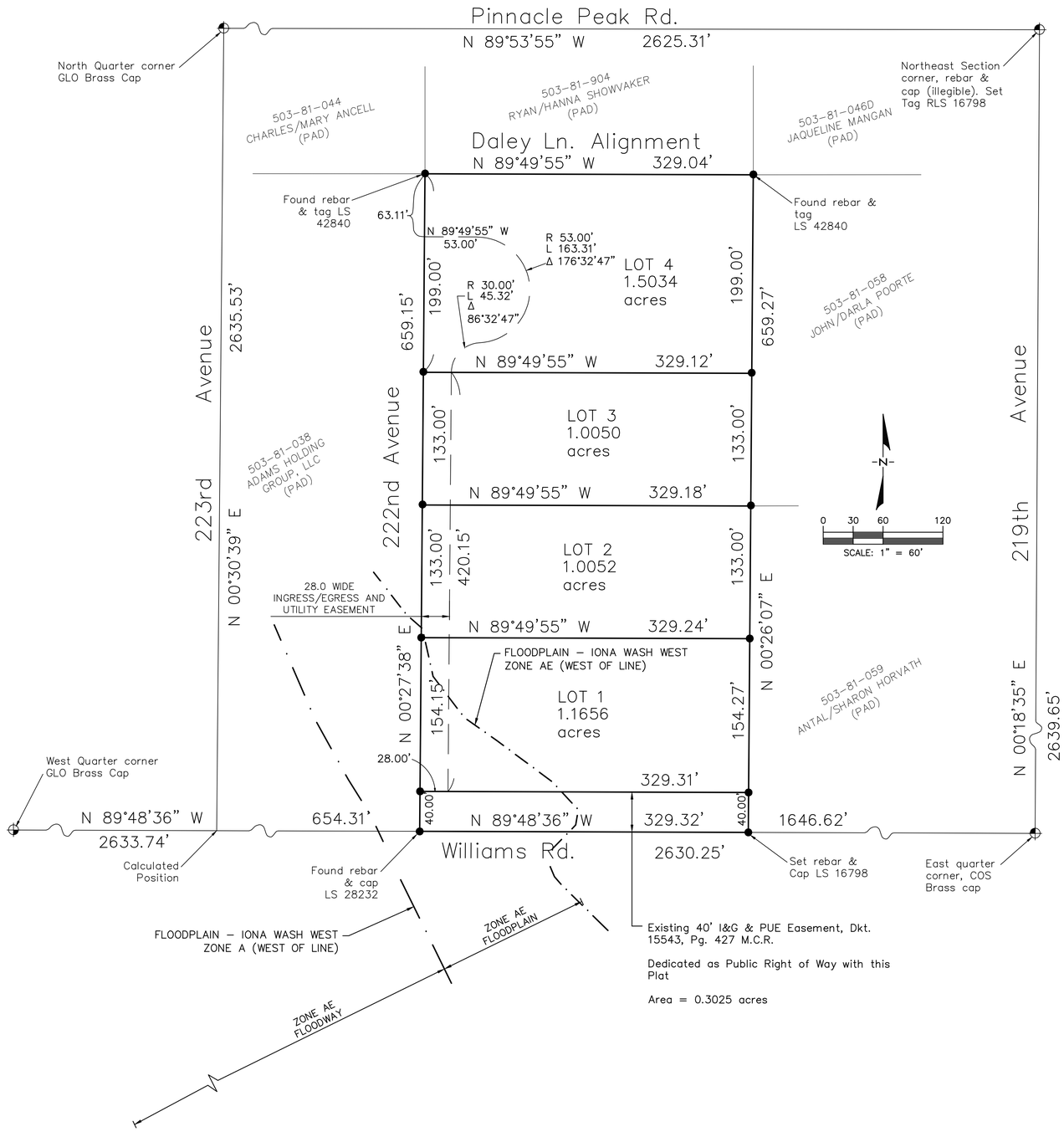
FINAL PLAT
WILLIAMS 222 222ND AVE. AND WILLIAMS RD. SURPRISE, ARIZONA 85387
A PORTION OF THE NE 1/4 OF SECTION 14, T4N, R3W MARICOPA COUNTY, ARIZONA
ESCA ENVIRONMENTAL, INC. 6044 W. MICHELLE DRIVE GLENDALE, AZ 85308 PH (602) 510-2459

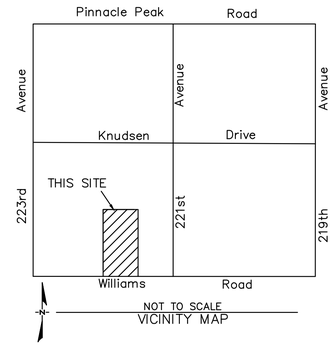
DESIGN	DRAWN	CHECK	DATE	JOB	SHEET
SRL	SRL	ESC	6/4/18	17020	1 OF 2

COS NO. FS18-102

FINAL PLAT - WILLIAMS 222

A RURAL SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA





OWNERS

RICHARD EGLY AND TRAVIS MAST
20033 N. 19TH AVE, SUITE 121
PHOENIX, AZ 85027

DEED NO.

20170516274 M.C.R.

ZONING

RR PER CITY OF SURPRISE

SUBJECT PARCEL

APN 503-81-039

BASIS OF BEARING

THE CENTERLINE OF WILLIAMS ROAD AND SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 3 WEST. BEARING IS N89°48'36"W. SOURCE – BOOK 1301, PAGE 28 M.C.R.

TITLE REPORT

TITLE REPORT BY CHICAGO TITLE INSURANCE COMPANY ORDER NO. C1704588-322-JL3, DATED JULY 5, 2017.

LEGEND

- PROPERTY LINE
- EASEMENT LINE AS NOTED
- FOUND CONTROLLING MONUMENT AS NOTED
- LOT CORNER SET REBAR & CAP LS 16798 UNLESS NOTED OTHERWISE

INFORMATION SOURCES

1) RECORDED PLAT IN BOOK 1301, PAGE 28 M.C.R.
2) RECORDED SURVEY IN BOOK 1021, PAGE 25 M.C.R.
3) RECORDED DEED IN DOC. # 20170516274 M.C.R.
4) RECORDED EASEMENT IN DKT. 15543, PG. 427 M.C.R.
5) AMENDED PLSS SUBDIVISION RECORD OF SURVEY, MARICOPA COUNTY GDACS, BOOK 686, PAGE 42 M.C.R.

LOT AREAS

LOT	SQ FT	ACRES
1	50,774.46	1.1656
2	43,785.07	1.0052
3	43,777.31	1.0050
4	65,486.88	1.5034
R/W	13,175.94	0.3025
TOTAL	216,999.66	4.9816

DEDICATION OF PUBLIC RIGHT OF WAY

THE SOUTH 40 FEET OF THE PARENT PARCEL IS A PERMANENT EASEMENT FOR ROADWAY, PUBLIC UTILITIES, EMERGENCY VEHICLES, AND PUBLIC SERVICE VEHICLES PER DKT. 15543, PG. 427 M.C.R.

THE SOUTH 40 FEET OF THE PARENT PARCEL IS HEREBY DEDICATED TO THE CITY OF SURPRISE WITH THIS PLAT. THIS RIGHT OF WAY IS THE NORTH HALF OF WILLIAMS ROAD.

THE LEGAL DESCRIPTION FOR THIS RIGHT OF WAY IS AS FOLLOWS:

THE SOUTH 40 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION OF EASEMENT

AN EASEMENT IS HEREBY DEDICATED AS SHOWN ON THIS PLAT FOR PRIVATE INGRESS/EGRESS, AND PRIVATE/PUBLIC UTILITIES, IN THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED FURTHER AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID WEST HALF; THENCE N00°27'38"E, 40.00' TO A POINT ON THE WEST LINE OF SAID WEST HALF AND ON THE NORTH LINE OF AN EXISTING EASEMENT FOR I&G & PUE AS RECORDED IN DKT. 15543, PG. 427 M.C.R. AND THE TRUE POINT OF BEGINNING; THENCE S89°48'36"E ALONG THE NORTH LINE OF SAID EXISTING EASEMENT, 28.00'; THENCE N00°27'38"E PARALLEL TO THE WEST LINE OF SAID WEST HALF, 420.15' TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00', A LENGTH OF 45.32' AND A CENTRAL ANGLE OF 86°32'47"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A LENGTH OF 45.32' TO A POINT OF REVERSE CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 53.00', A LENGTH OF 163.31' AND A CENTRAL ANGLE OF 176°32'47"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A LENGTH OF 163.31' TO THE END OF CURVE; THENCE N89°49'55"W, 53.00' TO A POINT ON THE WEST LINE OF SAID WEST HALF; THENCE S00°27'38"W, 556.04' TO THE TRUE POINT OF BEGINNING.

CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND WAS SURVEYED AND DRAWN UNDER MY DIRECTION IN THE MONTHS OF DECEMBER 2017 AND JANUARY 2018.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
16798
EUGENE S. CETWINSKI
Date Signed 6/4/18
ARIZONA, U.S.A.

EXPIRES 6/30/2020

COS NO. FS18-102

FINAL PLAT
WILLIAMS 222
222ND AVE. AND WILLIAMS RD.
SURPRISE, ARIZONA 85387

A PORTION OF THE NE 1/4 OF SECTION 14, T4N, R3W MARICOPA COUNTY, ARIZONA

ESCA ENVIRONMENTAL, INC.
6044 W. MICHELLE DRIVE
GLENDALE, AZ 85308 PH (602) 510-2459

DESIGN	DRAWN	CHECK	DATE	JOB	SHEET
SRL	SRL	ESC	6/4/18	17020	2 OF 2

SURPRISE
ARIZONA

FS18-102
Williams 222nd
Final Plat

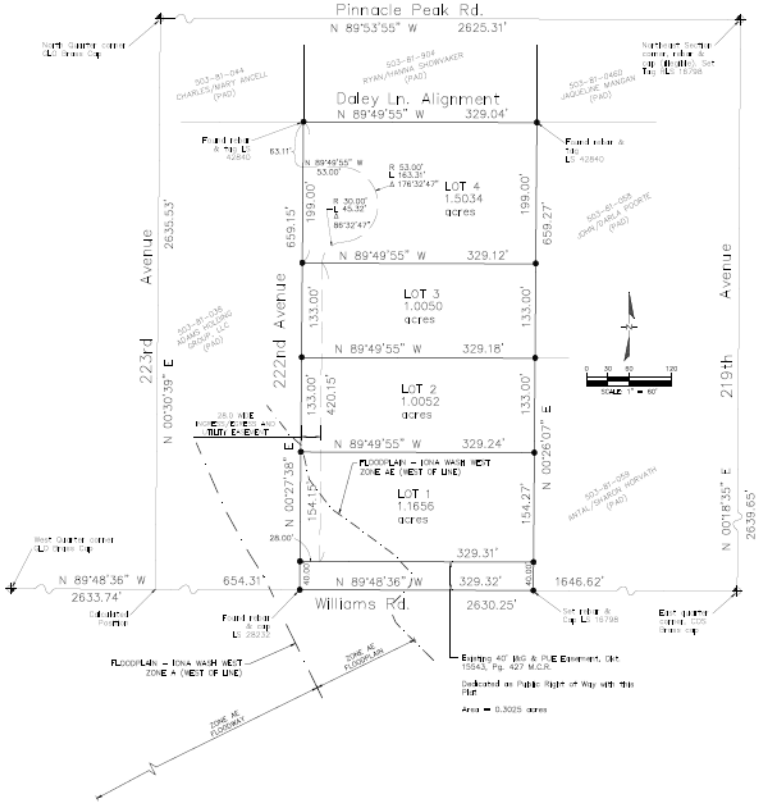
City Council

August 7, 2018

VICINITY MAP

FINAL PLAT - WILLIAMS 222

A RURAL SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA



OWNERS

RICHARD BILLY AND TRAVIS VAST
20033 N. 19TH AVE, SUITE 121
PHOENIX, AZ 85027

DEED NO.

20170516274 M.C.R.

ZONING

RR PER CITY OF SURPRISE

SUBJECT PARCEL

APN 503-81-039

BASIS OF BEARING

THE CENTERLINE OF WILLIAMS ROAD AND SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 3 WEST, BEARING IS N89°48'36"W. SOURCE – BOOK 1301, PAGE 28 M.C.R.

TITLE REPORT

TITLE REPORT BY CHICAGO TITLE INSURANCE COMPANY ORDER NO. 01704586–322–LT1, DATED JULY 5, 2017.

INFORMATION SOURCES

1) RECORDED PLAT IN BOOK 1301, PAGE 28 M.C.R.
2) RECORDED SURVEY IN BOOK 1021, PAGE 25 M.C.R.
3) RECORDED DEED IN DOC. # 20170516274 M.C.R.
4) RECORDED EASEMENT IN OKT 15843, PG. 427 M.C.R.
5) AMENDED PLAT SUBDIVISION RECORD OF SURVEY, MARICOPA COUNTY COACS, BOOK 686, PAGE 42 M.C.R.

DEDICATION OF PUBLIC RIGHT OF WAY

THE SOUTH 40 FEET OF THE PARENT PARCEL IS A PERMANENT EASEMENT FOR ROADWAY PURPOSES, UTILITIES, EMERGENCY VEHICLES, AND PUBLIC SERVICE VEHICLES PER OKT 15843, ING. 427 M.C.R.

THE SOUTH 40 FEET OF THE PARENT PARCEL IS HEREBY DEDICATED TO THE CITY OF SURPRISE WITH THIS PLAT. THIS RIGHT OF WAY IS THE NORTH HALF OF WILLIAMS ROAD.

THE LEGAL DESCRIPTION FOR THIS RIGHT OF WAY IS AS FOLLOWS:

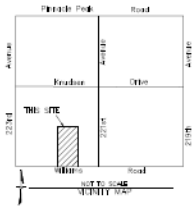
THE SOUTH 40 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION OF EASEMENT

AN EASEMENT IS HEREBY DEDICATED AS SHOWN ON THIS PLAT FOR PRIVATE INGRESS, EGRESS AND PRIVATE/PUBLIC UTILITIES, IN THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED FURTHER AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID WEST HALF; THENCE N00°27'38"E, 40.00' TO A POINT ON THE WEST LINE OF SAID WEST HALF AND ON THE NORTH LINE OF AN EXISTING EASEMENT RECORDED IN OKT 15843, PG. 427 M.C.R. AND THE TRUE POINT OF BEGINNING; THENCE S89°48'36"E ALONG THE NORTH LINE OF SAID EXISTING EASEMENT, 28.00'; THENCE N00°27'38"E PARALLEL TO THE WEST LINE OF SAID WEST HALF, 420.15' TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00', A LENGTH OF 45.32' AND A CENTRAL ANGLE OF 86°32'47"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A LENGTH OF 45.32' TO A POINT OF REVERSE CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 53.00', A LENGTH OF 163.31' AND A CENTRAL ANGLE OF 176°32'47"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A LENGTH OF 163.31' TO THE END OF CURVE; THENCE N89°49'55"W, 53.00' TO A POINT ON THE WEST LINE OF SAID WEST HALF; THENCE S00°27'38"W, 556.04' TO THE TRUE POINT OF BEGINNING.

DOS NO. FS18–102



LEGEND

PROPERTY LINE
EASEMENT LINE AS NOTED
FOUND CENTERLINE MONUMENT AS NOTED
LOT CORNER SET REBAR & CAP LS 18798 UNLESS NOTED OTHERWISE

LOT AREAS

LOT	SQ FT	ACRES
1	50,774.49	1.1656
2	43,785.07	1.0052
3	43,777.31	1.0050
4	65,486.88	1.5034
R/W	13,175.94	0.3025
TOTAL	216,999.68	4.9818

CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND WAS SURVEYED AND DRAWN UNDER MY DIRECTION IN THE MONTHS OF DECEMBER 2017 AND JANUARY 2018.

BRAD K. NIMMO

FINAL PLAT					
WILLIAMS 222 222ND AVE. AND WILLIAMS RD. SURPRISE, ARIZONA 85387					
A PORTION OF THE NE ¼ OF SECTION 14, T4N, R3W MARICOPA COUNTY, ARIZONA					
ESCA ENVIRONMENTAL, INC. 8044 W. MICHELLE DRIVE GLENDALE, AZ 85308 PH (602) 510–2459					
DESIGN	DRAWN	CHECK	DATE	JOB	SHEET
SRL	SRL	ESC	6/4/18	17020	2 OF 2

FINAL PLAT

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

August 7, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	August 7, 2018	Contact Person:	James Jackson, Police Dept.
Submitting Department:	Police	District:	Citywide
Staff Recommendations:	None		

Consent	Regular	Public Hearing	x	Report/Discussion

Agenda Wording:

Consideration and action on Ordinance 2018-05 amending Chapter 54, Article I, to add a new section, Section 54-8 of the Surprise Municipal Code relative to the use of handheld mobile devices or portable electronic devices while driving.

Motion:

I move to approve Ordinance 2018-05.

Background:

The City desires to amend Chapter 54, Article I by adding Section 54-8 relating to the use of handheld mobile telephones or portable electronic devices while driving. The new section will prohibit the use of handheld mobile telephones or portable electronic devices while operating a motor vehicle unless the driver is using hands free technology or is calling emergency personnel.

Objective Analysis:

Prohibiting the use of handheld mobile telephones or portable electronic devices while driving will discourage distracted driving, thereby making the roadways safer for all persons driving on them. While the ordinance does not deal with all distracted driving, there are other state laws that may apply to other distracted driving behavior.

Policy Compliant:

This amendment is compliant with City and Council policy, especially the City policy pursuing safer driving and roadways.

Financial Impact:

A person who violates Section 54-8, Section 54-8, Subsection B, will be subject to a civil penalty of up to two hundred fifty dollars plus any other assessments authorized by law. Currently, there is no financial impact. If the City revises its fee schedule to include the additional section similar to other jurisdictions, then revenues/fees will be received.

Budget Impact:

There is no impact to the Police Department budget.

FTE Impact:

There is no FTE impact.

ATTACHMENTS:

Click to download

- Ordinance 2018-05 Distracted Driving Amending Chapter 54, Article I
- Ordinance 2018-05 Distracted Driving Presentation
- RFLS 6186

ORDINANCE 2018-05

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING CHAPTER 54, ARTICLE I BY ADDING A NEW SECTION 54-8 RELATING TO THE USE OF HANDHELD MOBILE DEVICES INCLUDING SEVERABLITY; ESTABLISHING AN EFFECTIVE DATE; AND REPEALING CONFLICTING ORDINANCES.

WHEREAS, the use of handheld devices by motor vehicle drivers continues to increase in numbers;

WHEREAS, the use of such devices while driving causes the drivers to be distracted and less attentive to driving and thereby more likely to be involved in a motor vehicle accident; and

WHEREAS, the City of Surprise desires to discourage such use and thereby provide safer roadways for all persons using the roadways

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

Section 1. Chapter 54, Article I. Section 54-8 of the Surprise Municipal Code is hereby added to read as described on attached Exhibit A, and incorporated by this reference.

Section 2. All ordinances, resolutions or codes in conflict with the provisions of this Ordinance or Code adopted by this Ordinance are repealed.

Section 3. If any section, subsection, sentence, clause, phrase or portion of this Ordinance or any part of these amendments to the municipal code adopted herein is for any reason held to be invalid or unconstitutional by decision of any court of competent jurisdiction, such decision will not be read to affect the validity of the remaining portions thereof.

Section 4. This ordinance will become effective at the time and manner prescribed by law.

SIGNATURES ON THE FOLLOWING PAGE

PASSED AND ADOPTED this _____ day of _____, 2018.

Sharon R. Wolcott, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

Exhibit A
Amendment of Chapter 54, Article I, New Section 54-8

Section 1. Surprise Municipal Code Chapter 54, Article I is hereby amended by adding a new Section 54-8 to read:

Sec. 54-8. Use of handheld mobile telephone or portable electronic device; prohibited conduct; exceptions; penalties.

A. Definitions.

1. "Hands-free use" means the use of a mobile communication device without the use of either hand.

2. "Mobile communication device" means a wireless communication device that is designed to engage in calls; and/or receive and transmit text, images, and/or data.

3. "Operating a motor vehicle" means being in actual physical control of a motor vehicle on a highway or street and includes being temporarily stopped because of traffic, a traffic light or stop sign or otherwise, but excludes operating a motor vehicle when the vehicle has pulled over to the side of the road or off a roadway and has stopped at a location in which the vehicle can safely remain stationary.

B. No person shall, except as otherwise provided in this section, use a mobile communication device while operating a motor vehicle upon a street or highway, unless that device is specifically designed or configured to allow hands-free use and is used in that manner while operating a motor vehicle. A law enforcement officer may stop a motor vehicle or motor driven cycle if the officer has reasonable suspicion to believe a violation of this Section is occurring.

C. Exemptions. This section shall not apply to:

1. The use of a mobile communication device for the sole purpose of communicating with any of the following regarding an immediate emergency situation, safety hazard or criminal activity:

   a. An emergency response operator;

   b. An ambulance company;

   c. Fire department and rescue service personnel;

   d. Law enforcement personnel;

   e. A hospital; or

   f. A physician's office or health clinic.

2. The activation, initiation or deactivation of hands-free use.

3. Law enforcement and public safety personnel, and persons operating authorized emergency vehicles, using a mobile communication device for the purpose of communicating regarding official public safety duties.

D. It is an affirmative defense to a prosecution under this section that the driver was not operating the vehicle in a careless manner and was:

1. A driver using a two-way radio or a private Land Mobile Radio System, within the meaning of Title 47 Code of Federal Regulations Part 90 while in the performance and scope of their work-related duties and who are operating fleet vehicles or who possess a commercial vehicle license**;** or

2. A driver holding a valid amateur radio operator license issued by the Federal Communications Commission and using a half-duplex two-way radio;

E. Penalty. A person who violates Subsection B commits a civil violation and is subject to a civil penalty of up to two hundred fifty dollars plus any other penalty assessments authorized by law, all in accordance with the provisions of Surprise Municipal Code Chapter 2, Article VI.

DISTRACTED DRIVING

Ordinance Overview

OFFENSE DEFINED

Ordinance Penalizes Driving While Using a Mobile Communication Device

B. No person shall, except as otherwise provided in this section, use a mobile communication device while operating a motor vehicle upon a street or highway, unless that device is specifically designed or configured to allow hands-free use and is used in that manner while operating a motor vehicle

EXEMPTIONS

- Usage is in the “hands-free mode”;
- The driver is communicating an emergency situation to emergency personnel
- Public Safety personnel involved in official duties

AFFIRMATIVE DEFENSE

The driver can use two-way radio communication (e.g., UPS, cab drivers, truck drivers, CBs, etc.) or be a licensed amateur radio operator, but the burden is on the driver to show he/she is not carelessly operating

Comments & Questions

Thank you!

RFLS NO:	6186
SUBMIT DATE:	4/9/2018

SURPRISE CITY ATTORNEY
REQUEST FOR LEGAL SERVICES

Please retain form with document throughout the entire process.

Requestor:	Harold Brady
Department & Extension:	Police Department, Ext. 21164
Contract Title:	Legal Advice/Opinion
Date of Contract, Event/Performance:	
Description of Legal Services Requested:	Ordinance for Distracted Driving
Vendor Name, Address & Phone:	
To Council?	Yes, with Ordinance
If Yes, Council Meeting Date:	

**********City Attorney's Office Use**********

RFLS Status: Pending

Attorney Comment:

Meeting for input had computer issues with notice so re-scheduled for next week, 5/14 to 5/17. After input, item should be ready for Council consideration.

City Attorney's Office **Date**

5/29/2018 4:02:41 PM

CITY OF SURPRISE
Regular City Council Meeting

August 7, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	August 7, 2018	Contact Person:	Sergio Angulo - Community Development
Submitting Department:	CD	District:	1
Staff Recommendations:	None		

Consent	Regular	Public Hearing	x	Report/Discussion

Agenda Wording:

Consideration and action on a Preliminary Plat to allow for the development of a single-family residential subdivision in parcels L1, L2, L3, L4, and L12 of the Desert Oasis at Surprise PAD generally located south of Dynamite Boulevard and west of 171st Avenue in Desert Oasis.

Motion:

I move to approve/deny the Preliminary Plat to allow for the development of a single-family residential subdivision in parcels L1, L2, L3, L4, and L12 of the Desert Oasis at Surprise PAD generally located south of Dynamite Boulevard and west of 171st Avenue in Desert Oasis, subject to Stipulations A through F as set forth in the Staff Report.

Background:

On September 14, 2017 Gammage and Burnham, submitted a request for a Preliminary Plat to allow for the development of a single-family residential subdivision in parcels L1, L2, L3, L4, and L12 of the Desert Oasis at Surprise PAD generally located south of Dynamite Boulevard and west of 171st Avenue in Desert Oasis. On June 19, 2018 the Planning and Zoning Commission passed a motion to recommend approval of the Preliminary Plat, Case FS17-545, to the Mayor and City Council subject to Stipulations A through F as stated in the Staff Report.

Objective Analysis:

This proposed Preliminary Plat will allow for the development of a single-family residential subdivision on the subject site.

Policy Compliant:

The proposed project is consistent with City and Council Policy.

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 - FS17-545 Desert Oasis Parcels L1, L2, L3, L4, and L12 - Staff Report
- 01 - FS17-545 Desert Oasis Parcels L1, L2, L3, L4, and L12 - Vicinity Map
- 02 - FS17-545 Desert Oasis Parcels L1, L2, L3, L4, and L12 - Preliminar Plat
- 03 - FS17-545 Desert Oasis Parcels L1, L2, L3, L4, and L12 - Landscape Plans
- 03 - FS17-545 Desert Oasis Parcels L1, L2, L3, L4, and L12 - Landscape Plans
- 03 - FS17-545 Desert Oasis Parcels L1, L2, L3, L4, and L12 - Landscape Plans
- 04 - FS17-545 Desert Oasis Parcels L1, L2, L3, L4, and L12 - Circulation Plans
- 05 - FS17-545 Desert Oasis Parcels L1, L2, L3, L4, and L12 - Wall Plan
- 06 - FS17-545 Desert Oasis Parcels L1, L2, L3, L4, and L12 - Luke AFB Letter
- 07 - FS17-545 Desert Oasis Parcels L1, L2, L3, L4, and L12 - ADOT Comments
- 08 - FS17-545 Desert Oasis Parcels L1, L2, L3, L4, and L12 - Presentation

SURPRISE
ARIZONA

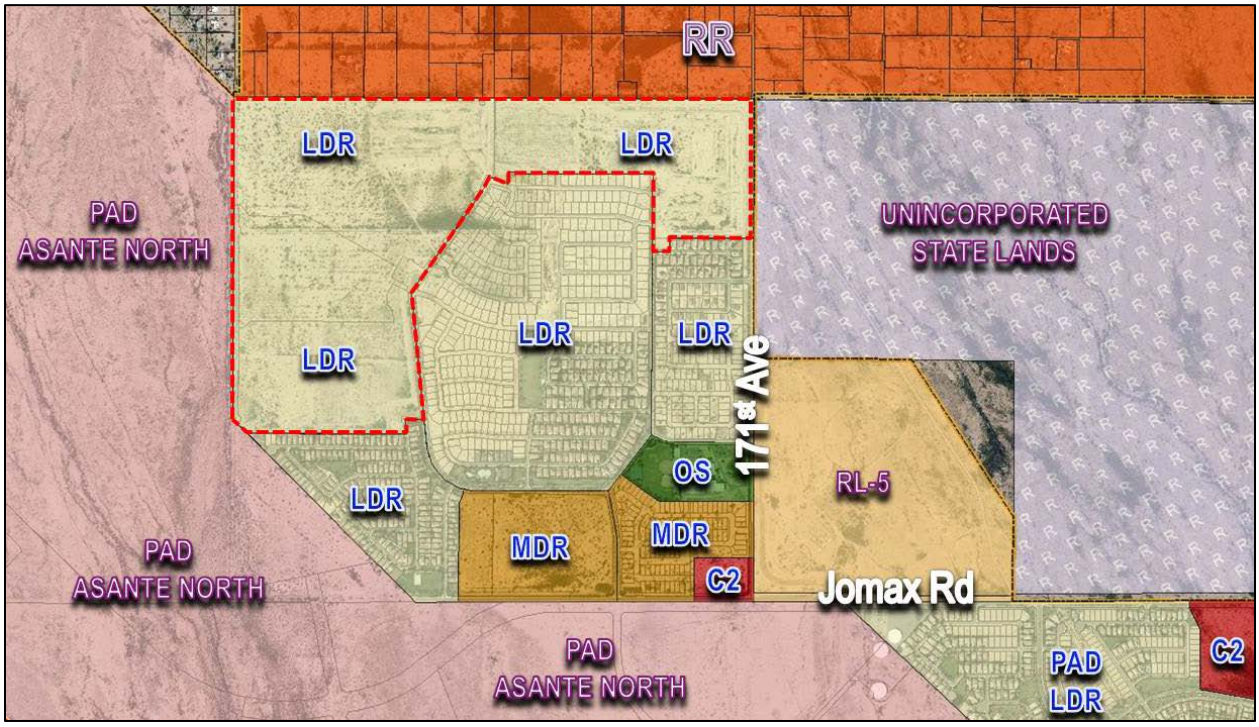
Preliminary Plat

REPORT TO THE CITY COUNCIL

Case:	**FS17-545**
Project Name:	Desert Oasis Parcels L1, L2, L3, L4, and L12
Council District:	**1** – ACACIA
Meeting Date:	**August 7, 2018**
Planner:	Sergio Angulo

Owner:	Metro Oasis LLLP
Applicant:	Susan Demmitt with Gammage and Burnham, PLC
Request:	Preliminary Plat for 832 Lots.
Site Location:	Generally south of Dynamite Boulevard and west of 171st Avenue in Desert Oasis.
Site Size:	229.67 Acres (approx.)
Density:	3.62 Dwelling Units per Acre
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035 as proposed under case FS17-545.
Support/Opposition:	None known.
Staff Recommendation:	On June 21, 2018 the Planning and Zoning Commission passed a motion to recommend **approval** to the Mayor and City Council of case FS17-545, subject to stipulations 'A' through 'F'.

Existing Land Zoning:



Residential Ranch (RR)	Residential Ranch (RR)	Residential Ranch (RR)
Pad Asante North	**PAD (LDR)**	Arizona State Lands
Pad Asante North	PAD (LDR)	Arizona State Lands

History:

October 12, 2000: The subject parcel was annexed into the City.
September 14, 2000: The Mayor and City Council approved The Desert Oasis at Surprise Planned Area Development (PAD).
January 12, 2017: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR16-527.
September 14, 2017: The applicant filed a request for a Minor PAD Amendment and a Preliminary Plat approval for a new 832-lots residential subdivision.
March 7, 2018: The Community Development Director approved the Minor PAD Amendment to modify the development standards and provide additional design guidelines for Parcels L1, L2, L3, L4, and L12 of Desert Oasis.
June 21, 2018: The Planning and Zoning Commission passed a motion to recommend approval to the Mayor and City Council of case FS17-545, subject to stipulations 'A' through 'F'.

Project Description:

Gammage and Burnham requests approval of a Preliminary Plat to allow for the development of a single-family residential subdivision on approximately 229.67 acres in parcels L1, L2, L3, L4, and L12 of the Desert Oasis at Surprise Planned Area Development (PAD) generally located south of Dynamite Boulevard, west of 171st Avenue, and east of the 179th Avenue alignment. The applicant proposes 832 residential lots and landscape tracts for open space recreation and retention which includes an amenity tot lot. The subdivision will be built in three (3) phases; phase one (1) includes 304 lots, phase two (2) includes 192 lots, and phase three (3) includes 336 lots.

The subject property is zoned Planned Area Development (PAD) and has a land use designation of Low Density Residential. The subject parcels are the last Low Density Residential designated parcels to be subdivided in Desert Oasis. The PAD allows for a total density of 3.88 dwelling units per acre, with the proposed number of lots within this development the total density for the Desert Oasis PAD will be 3.8 dwelling units per acre.

The proposed subdivision shows two (2) access points into the site from Dynamite Boulevard and additional access points from existing internal collector streets that lead to 171st Avenue and Jomax Road. As per the Desert Oasis PAD, the developer is obligated to construct half street improvements for 179th Avenue along the project west boundary. Due the wash that exists on the 179th Avenue alignment, the City is willing to consider the option that the developer provide a cash-in-lieu payment for other roadway improvements of a similar size or cost in the area that would benefit this development (Stipulation A). Stipulations B and C ensure the construction of a landscaped median on 171st Avenue and Dynamite Boulevard. The site proposes good pedestrian connectivity from the residential lots to the open space tracts, to the proposed sidewalks along Dynamite Boulevard and 171st Avenue, and also provides good pedestrian connectivity between the different open space tracts.

The proposed subdivision consists of 832 lots for single-family detached homes. The applicant proposes three (3) different lot sizes within this subdivision; 50’ x 120’, 55’ x 120’, 60’ x 120’. The proposed lot sizes are consistent with the latest version of the Desert Oasis PAD. The site dedicated approximately 49.63 acres (22%) for open space which include a couple of tot lots with playground equipment, outdoor exercise equipment, BBQ facilities, shaded seating, and an interconnected pedestrian trail system which connects the different open space tracts throughout the development. Additional landscape and retention tracts also contribute to the total open space. The proposed open space and landscape meets and exceeds the minimum requirements of the PAD (13%) and the SUDC (20%).

Reviewing Agencies:

In addition to the standard city internal reviewing departments, the Nadaburg Unified School District, the Arizona Department of Transportation, Maricopa Water District, Maricopa County Flood Control District, and Luke AFB were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

Summary:

By accepting and incorporating stipulations 'A' through 'F' the proposed Preliminary Plat will meet the requirements of the Desert Oasis at Surprise PAD, the SUDC, and the General Plan.

Findings:

- The proposed Preliminary Plat is consistent with the Surprise General Plan 2035.
- The proposed Preliminary Plat is consistent with the Desert Oasis at Surprise PAD and the SUDC.

Recommendation:

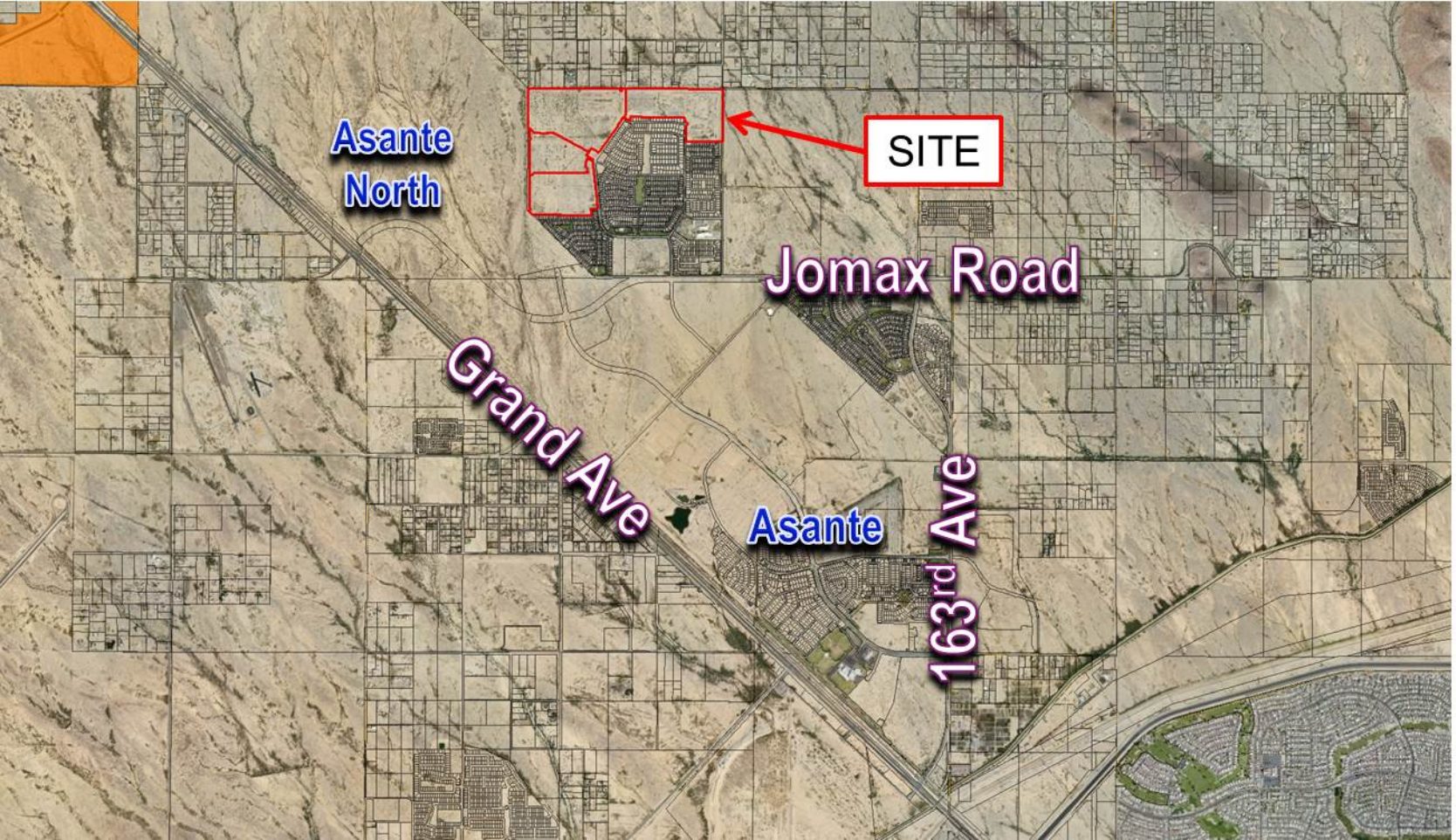
On June 21, 2018 the Planning and Zoning Commission passed a motion to recommend **approval** to the Mayor and City Council of the Preliminary Plat case FS17-545, subject to stipulations 'A' through 'F' as outlined below:

A. Pursuant to the PAD for Desert Oasis, the Developer would be required to construct half street improvements for 179th Avenue along the project west boundary. Alternatively, prior to approval of the Final Plat, the Developer, with the concurrence of City Staff, may provide a cash-in-lieu payment for other roadway improvements of a similar size or cost in the area that would benefit this development.
B. Prior to approval of the Final Plat, the Developer will provide a cash-in-lieu payment, per a City reviewed and approved engineer's estimate, for the raised median and landscape on 171st Avenue along the project frontage.
C. Prior to approval of the Final Plat, the Developer will provide a cash-in-lieu payment, per a City reviewed and approved engineer's estimate, for the raised median and landscape on Dynamite Boulevard along the project frontage.
D. The developer shall resolve the ownership issue regarding the well site (503-51-020D) and dedicate the required 55' right-of-way on the final plat.
E. The CLOMR shall be approved by FCDMC and the City of Surprise prior to approval of the Final Plat.
F. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

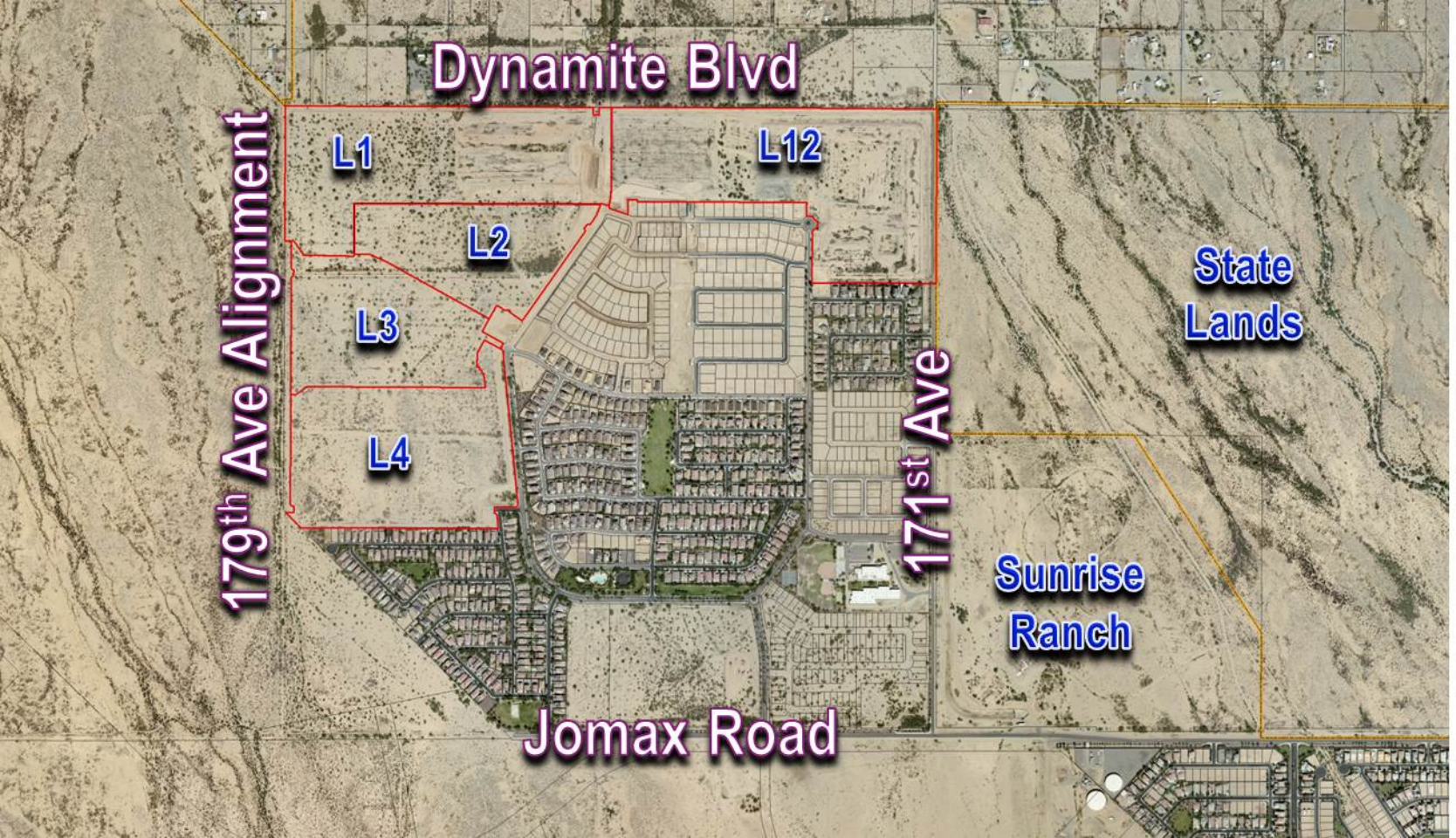
However, should the City Council wish to recommend **denial** of the request, the City Council should make its own findings and base its decision on those alternative findings.

Attachments:

01 Vicinity Map
02 Preliminary Plat
03 Landscape Plans
04 Circulation Plan
05 Wall Plan
06 Luke AFB Letter
07 ADOT Comments



Vicinity Map



Vicinity Map

SURPRISE
ARIZONA

FS17-545

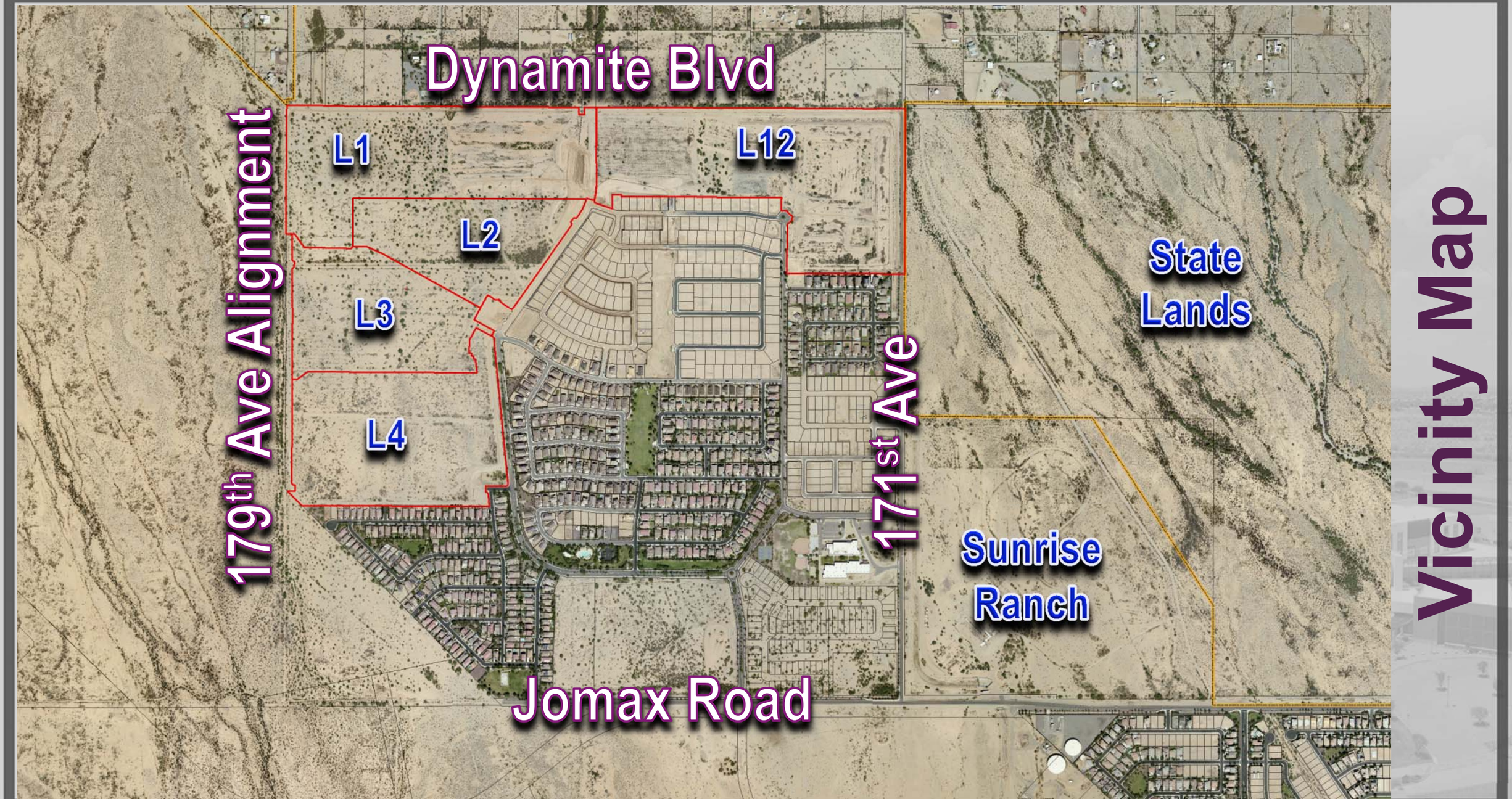
Desert Oasis Parcels
L1, L2, L3, L14, L12

City Council

August 7, 2018

Vicinity Map

Vicinity Map



Surrounding Zoning

RR

LDR

LDR

LDR

LDR

LDR

LDR

OS

MDR

MDR

C2

RL-5

PAD
ASANTE NORTH

PAD
ASANTE NORTH

PAD
ASANTE NORTH

UNINCORPORATED
STATE LANDS

171st Ave

Jomax Rd

PAD
LDR

C2

Phasing Plan

PHASE 3
PARCEL L-1A

PHASE 3
PARCEL L-1B

PHASE 2
PARCEL
L-12A

PHASE 2
PARCEL
L-12B

PHASE 3
PARCEL L-2

PHASE 1
PARCEL L-3

PHASE 1
PARCEL L-4B

PHASE 1
PARCEL L-4A

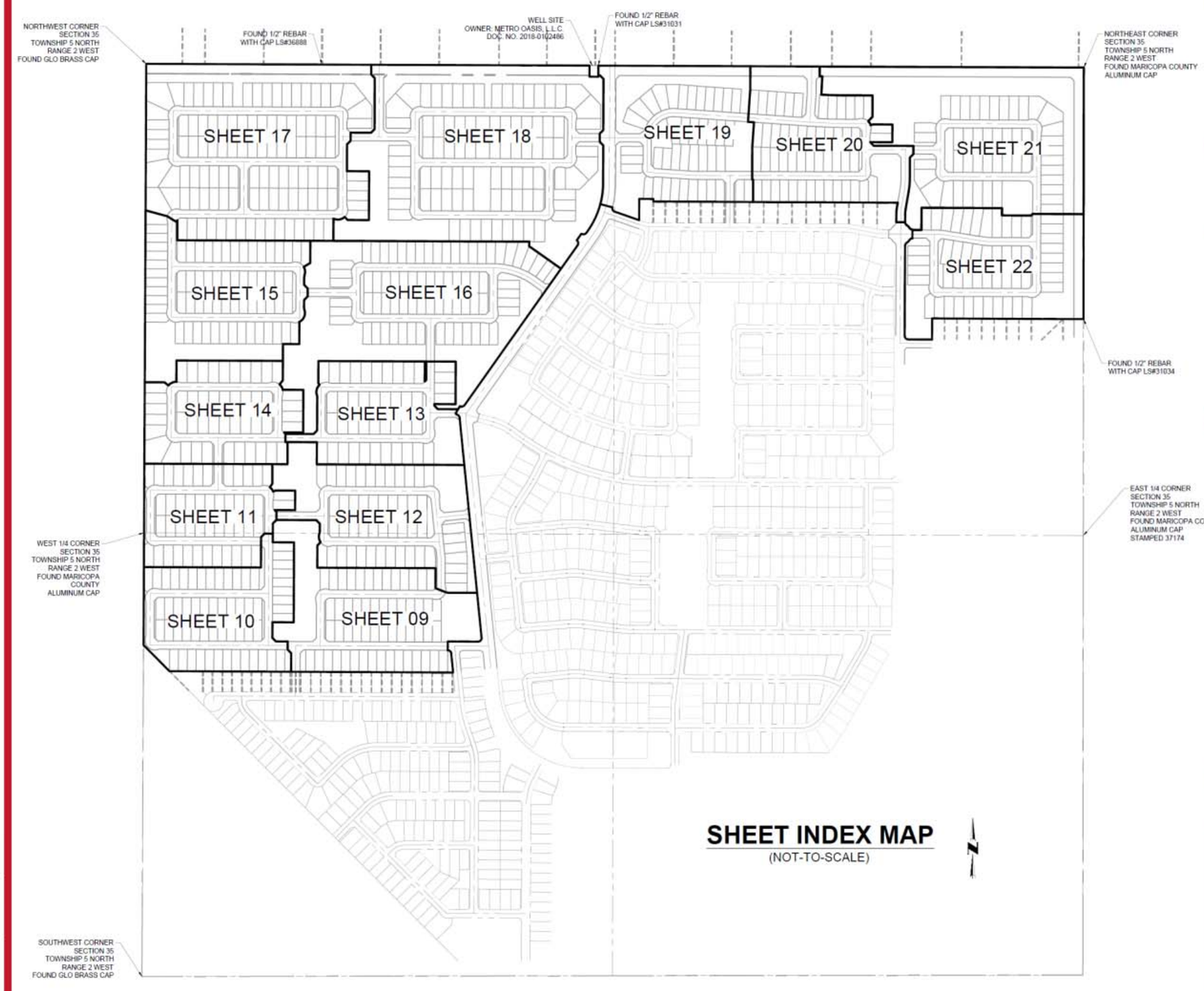
ANGE 2 WEST
O BRASS CAP

T 1/4 CORNER
SECTION 35
SHIP 5 NORTH
ANGE 2 WEST
ND MARICOPA
COUNTY
LUMINUM CAP

TOWNSHIP 5 NORTH
RANGE 2 WEST
FOUND MARICOPA COUNTY
ALUMINUM CAP

FOUND 1/2" REBAR
WITH CAP LS#31034

EAST 1/4 CORNER
SECTION 35
TOWNSHIP 5 NORTH
RANGE 2 WEST
FOUND MARICOPA C
ALUMINUM CAP
STAMPED 37174



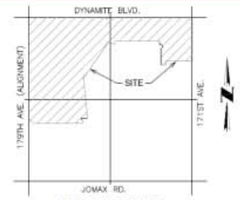
SHEET INDEX MAP
(NOT-TO-SCALE)

PRELIMINARY PLAT FOR DESERT OASIS

A PORTION OF LAND LOCATED IN PORTIONS OF THE WEST HALF AND THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
METRO OASIS, LLLP
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3252
CONTACT: TIM BRISLIN

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: DAVE COBLE



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

———	PROPOSED LOTS
———	PROPOSED ROW
——— ‒ ——— ‒ ———	PROPOSED CENTER LINE
— — — — — — — — — —	(S.V.T.) SIGHT VISIBILITY TRIANGLE
V.N.A.E.	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
P.U.E.	(P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
(A)	INDICATES ADJACENT PROPERTY OWNER LABEL SEE SHEET 02 DATA TABLE
L1	INDICATES LINE DATA LABEL SEE SHEETS 03-05
C1	INDICATES CURVE DATA LABEL SEE SHEETS 02-05

SHEET INDEX

SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE TABLE / TYPICAL LOT DETAIL
SHEET 02 - LEGAL DESCRIPTION / ADJACENT OWNERS DATA TABLE
SHEET 03 - PHASE 01 DATA TABLES
SHEET 04 - PHASE 02 DATA TABLES
SHEET 05 - PHASE 03 DATA TABLES
SHEET 06 - STREET SECTION DETAILS
SHEET 07 - PHASING AND PARCEL MAP
SHEET 08 - SHEET INDEX MAP
SHEET 09-22 - PRELIMINARY PLAT

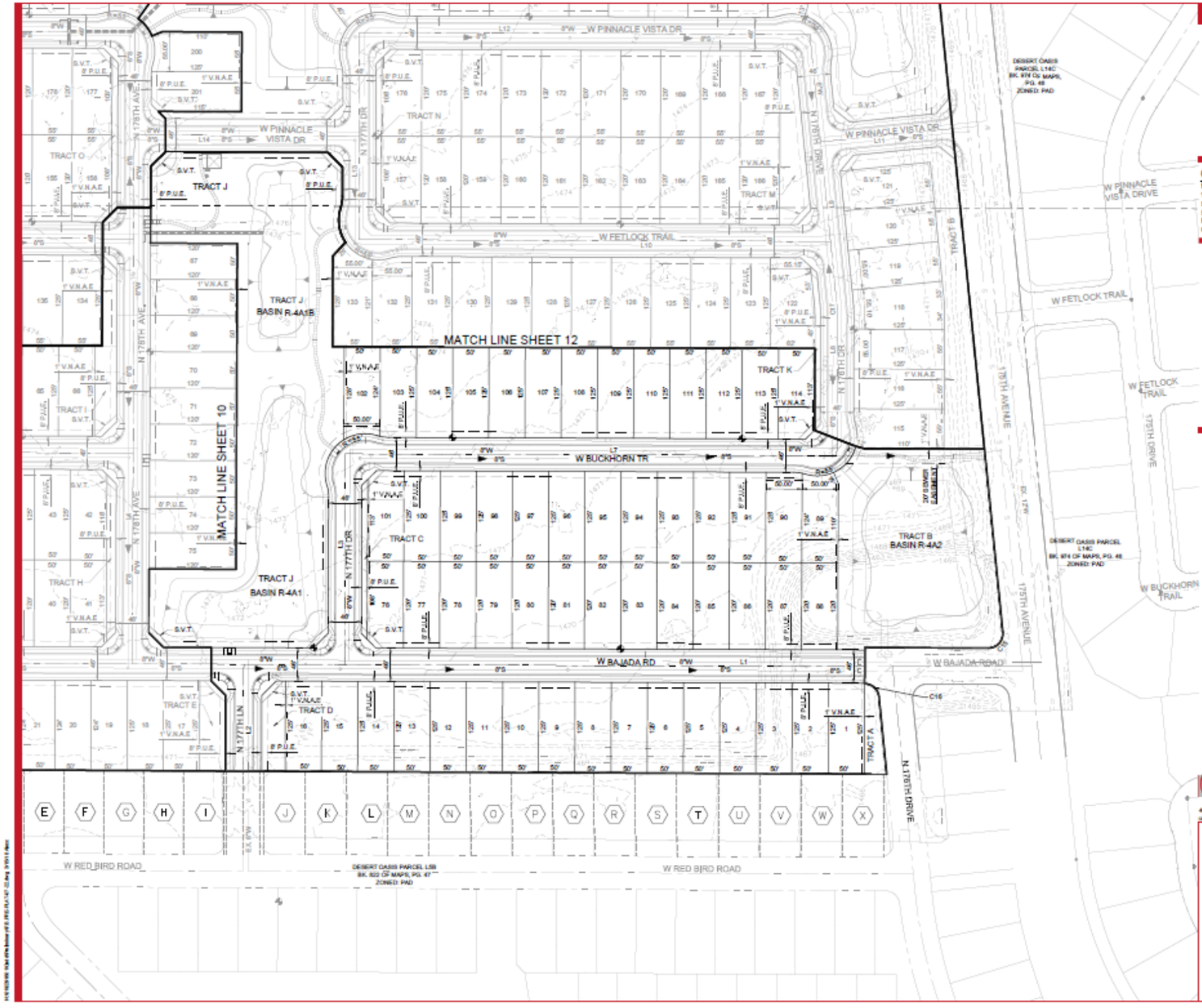
CVL CONSULTANTS
4550 N. 12th Street . Phoenix, AZ. 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com
Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management

SHEET 08 OF 22

CVL# 01.0291601

DATE: 3/15/18

Preliminary Plat

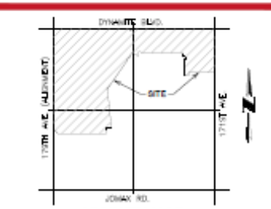


PRELIMINARY PLAT FOR DESERT OASIS

A PORTION OF LAND LOCATED IN PORTIONS OF THE WEST HALF AND THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
METRO OASIS, LLLP
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3262
CONTACT: TIM BRISLIN

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: DAVE COBLE



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- (A) INDICATES ADJACENT PROPERTY OWNER LABEL SEE SHEET 02 DATA TABLE
- L1 INDICATES LINE DATA LABEL SEE SHEETS 03-05
- C1 INDICATES CURVE DATA LABEL SEE SHEETS 02-05

SHEET INDEX

SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE TABLE / TYYPICAL LOT DETAIL
SHEET 02 - LEGAL DESCRIPTION / ADJACENT OWNERS DATA TABLE
SHEET 03 - PHASE 01 DATA TABLES
SHEET 04 - PHASE 02 DATA TABLES
SHEET 05 - PHASE 03 DATA TABLES
SHEET 06 - STREET SECTION DETAILS
SHEET 07 - PHASING AND PARCEL MAP
SHEET 08 - SHEET INDEX MAP
SHEET 09-22 - PRELIMINARY PLAT

CVL CONSULTANTS
4550 N. 12th Street Phoenix, AZ, 85014 phone 602.264.6831 fax 602.264.0928 www.cvlci.com

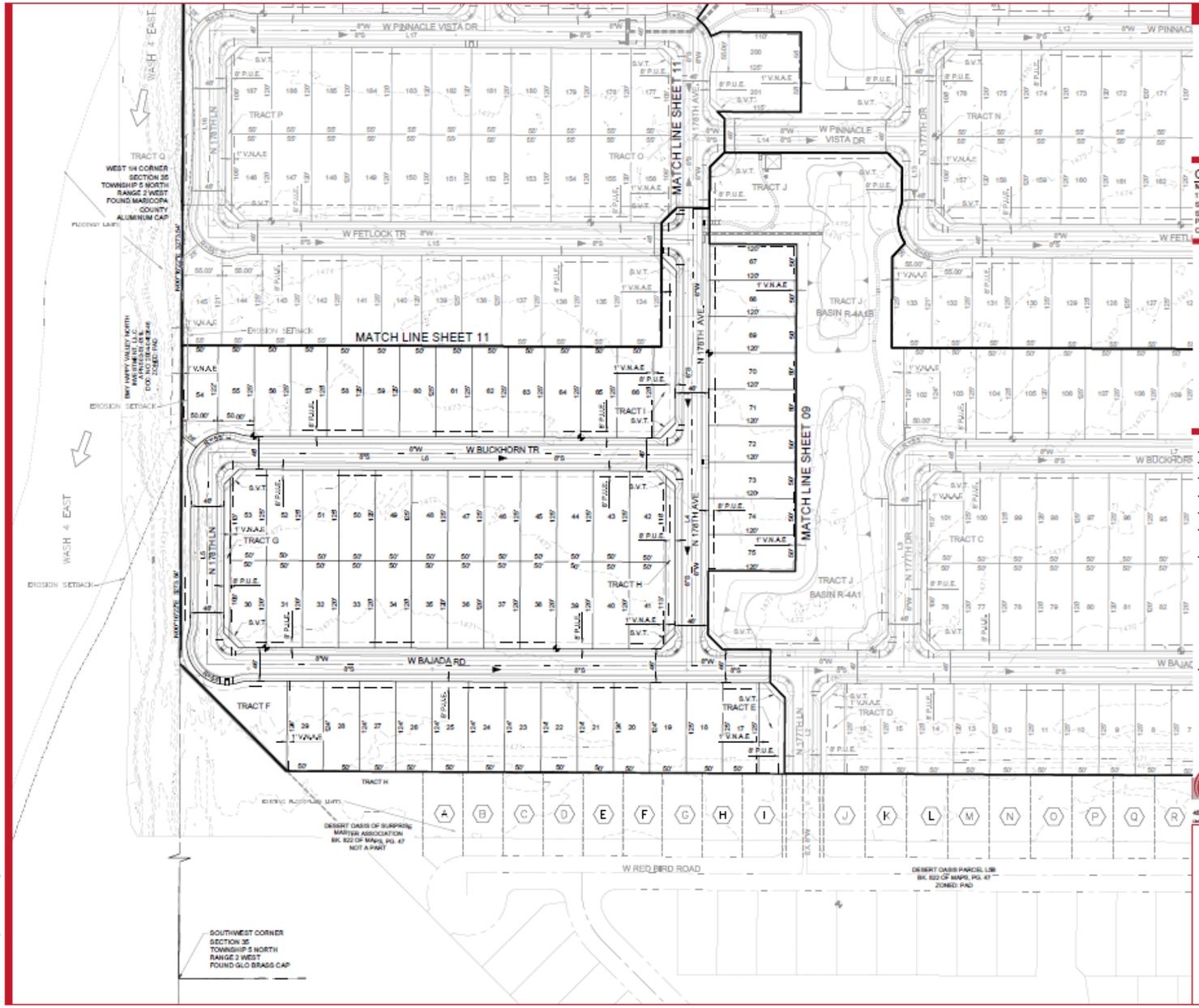
60' 30' 0 60'
SCALE: 1" = 60'

SHEET
09 OF 22

CVL# 01.0291801

DATE: 3/15/18

Preliminary Plat

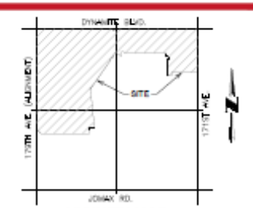


PRELIMINARY PLAT FOR DESERT OASIS

A PORTION OF LAND LOCATED IN PORTIONS OF THE WEST HALF AND THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
METRO OASIS, LLLP
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3262
CONTACT: TIM BRISLIN

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: DAVE COBLE



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- 1' V.N.A.E. — (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- 8' P.U.E. — (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- (A) — INDICATES ADJACENT PROPERTY OWNER LABEL SEE SHEET 02 DATA TABLE
- L1 — INDICATES LINE DATA LABEL SEE SHEETS 03-05
- C1 — INDICATES CURVE DATA LABEL SEE SHEETS 02-05

SHEET INDEX

SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE TABLE / TYPICAL LOT DETAIL
SHEET 02 - LEGAL DESCRIPTION / ADJACENT OWNERS DATA TABLE
SHEET 03 - PHASE 01 DATA TABLES
SHEET 04 - PHASE 02 DATA TABLES
SHEET 05 - PHASE 03 DATA TABLES
SHEET 06 - STREET SECTION DETAILS
SHEET 07 - PHASING AND PARCEL MAP
SHEET 08 - SHEET INDEX MAP
SHEET 09-22 - PRELIMINARY PLAT

CVL CONSULTANTS
4550 N. 12th Street · Phoenix, AZ, 85014 · phone 602.264.6831 · fax 602.264.0928 · www.cvlci.com
civil engineering · water systems · wastewater treatment · land planning · energy · land survey · landscape architecture · construction management

60' 30' 0 60'
SCALE: 1" = 60'

SHEET 10 OF 22

CVL# 01.0291801

DATE: 3/15/18

Preliminary Plat

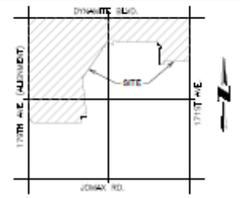
PRELIMINARY PLAT
FOR
DESERT OASIS

A PORTION OF LAND LOCATED IN PORTIONS OF THE WEST HALF AND THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
METRO OASIS, LLLP
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3252
CONTACT: TIM BRISLIN

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: DAVE COBLE

VICINITY MAP
(NOT-TO-SCALE)



LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- 1' V.N.A.E. — (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- 8' P.U.E. — (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- (A) — INDICATES ADJACENT PROPERTY OWNER LABEL SEE SHEET 02 DATA TABLE
- L1 — INDICATES LINE DATA LABEL SEE SHEETS 03-05
- C1 — INDICATES CURVE DATA LABEL SEE SHEETS 03-05

SHEET INDEX

SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE TABLE / TYPICAL LOT DETAIL
SHEET 02 - LEGAL DESCRIPTION / ADJACENT OWNERS DATA TABLE
SHEET 03 - PHASE 01 DATA TABLES
SHEET 04 - PHASE 02 DATA TABLES
SHEET 05 - PHASE 03 DATA TABLES
SHEET 06 - STREET SECTION DETAILS
SHEET 07 - PHASING AND PARCEL MAP
SHEET 08 - SHEET INDEX MAP
SHEET 09-22 - PRELIMINARY PLAT

CVL CONSULTANTS
4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com
Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management

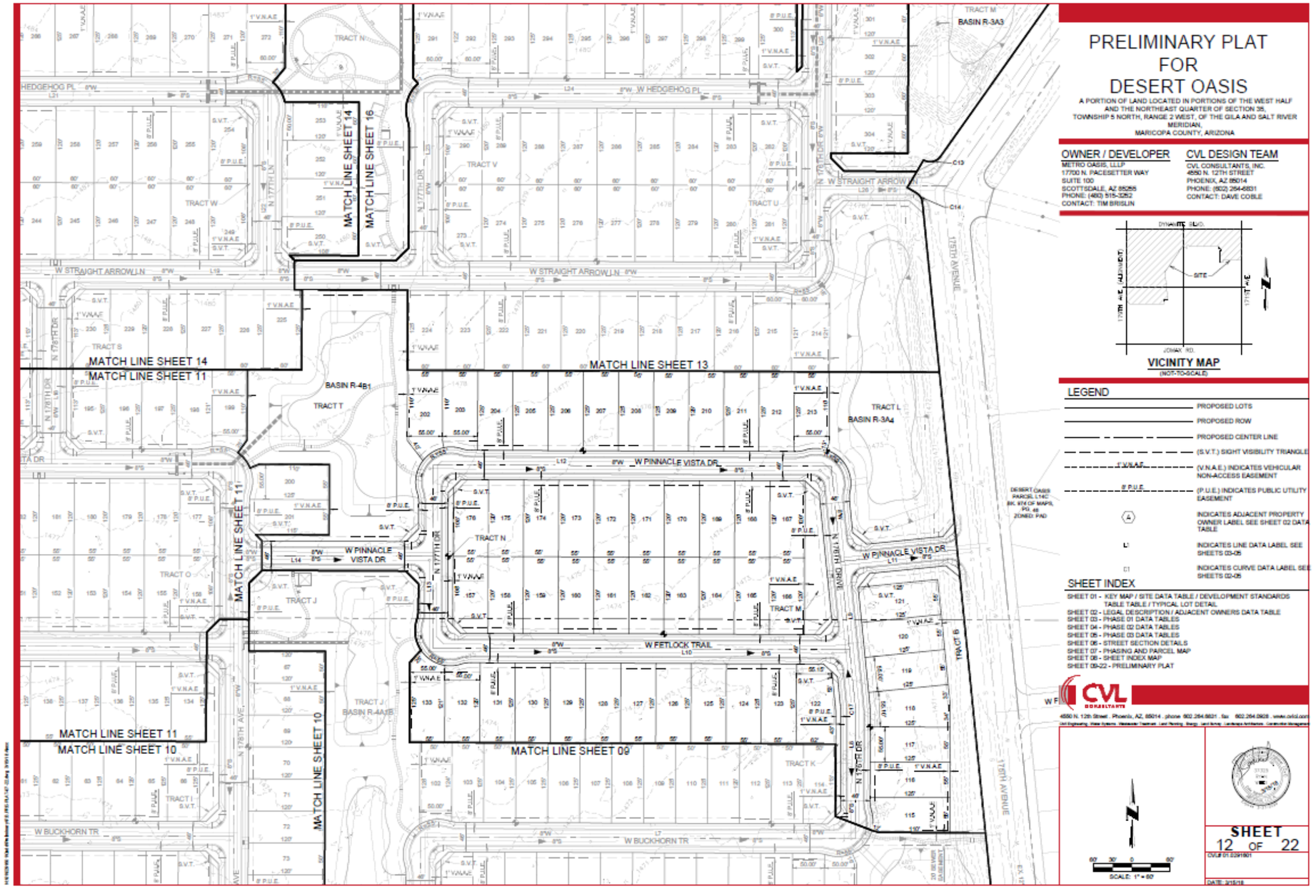
SCALE: 1" = 60'

SHEET 11 OF 22

CVL# 01.2291901

DATE: 3/15/19

Preliminary Plat



PRELIMINARY PLAT FOR DESERT OASIS

A PORTION OF LAND LOCATED IN PORTIONS OF THE WEST HALF AND THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
METRO OASIS, LLLP
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3252
CONTACT: TIM BRISLIN

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: DAVE COBLE

VICINITY MAP
(NOT-TO-SCALE)

LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- 1' V.N.A.E. — (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- 8' P.U.E. — (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- (A) — INDICATES ADJACENT PROPERTY OWNER LABEL SEE SHEET 02 DATA TABLE
- L1 — INDICATES LINE DATA LABEL SEE SHEETS 03-05
- C1 — INDICATES CURVE DATA LABEL SEE SHEETS 03-05

SHEET INDEX

SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE TABLE / TYPICAL LOT DETAIL
SHEET 02 - LEGAL DESCRIPTION / ADJACENT OWNERS DATA TABLE
SHEET 03 - PHASE 01 DATA TABLES
SHEET 04 - PHASE 02 DATA TABLES
SHEET 05 - PHASE 03 DATA TABLES
SHEET 06 - STREET SECTION DETAILS
SHEET 07 - PHASING AND PARCEL MAP
SHEET 08 - SHEET INDEX MAP
SHEET 09-22 - PRELIMINARY PLAT

CVL CONSULTANTS
4550 N. 12th Street Phoenix, AZ, 85014 phone 602.264.6831 fax 602.264.0928 www.cvlci.com

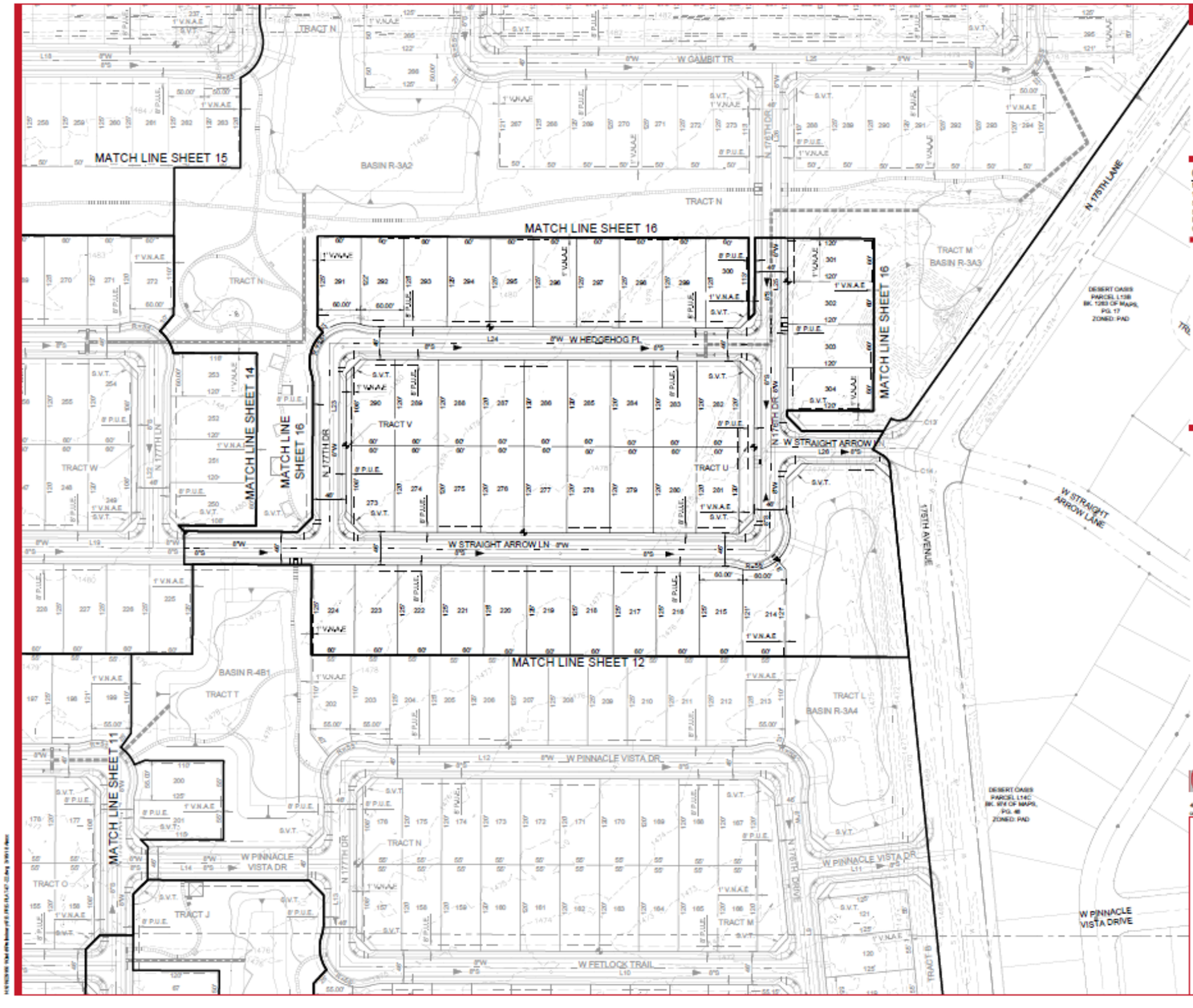
60' 30' 0 60'
SCALE: 1" = 60'

SHEET 12 OF 22

CVL# 01.0229.1801

DATE: 3/15/18

Preliminary Plat

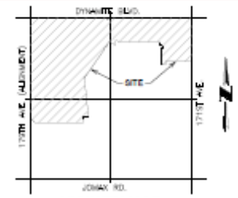


PRELIMINARY PLAT FOR DESERT OASIS

A PORTION OF LAND LOCATED IN PORTIONS OF THE WEST HALF AND THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
METRO OASIS, LLLP
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3262
CONTACT: TIM BRISLIN

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: DAVE COBLE



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- 1' V.N.A.E. — (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- 8' P.U.E. — (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- (A) — INDICATES ADJACENT PROPERTY OWNER LABEL SEE SHEET 02 DATA TABLE
- L1 — INDICATES LINE DATA LABEL SEE SHEETS 03-05
- C1 — INDICATES CURVE DATA LABEL SEE SHEETS 03-05

SHEET INDEX

SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE TABLE / TYPICAL LOT DETAIL
SHEET 02 - LEGAL DESCRIPTION / ADJACENT OWNERS DATA TABLE
SHEET 03 - PHASE 01 DATA TABLES
SHEET 04 - PHASE 02 DATA TABLES
SHEET 05 - PHASE 03 DATA TABLES
SHEET 06 - STREET SECTION DETAILS
SHEET 07 - PHASING AND PARCEL MAP
SHEET 08 - SHEET INDEX MAP
SHEET 09-22 - PRELIMINARY PLAT

CVL CONSULTANTS
4550 N. 12th Street Phoenix, AZ, 85014 phone 602.264.6831 fax 602.264.0928 www.cvlci.com

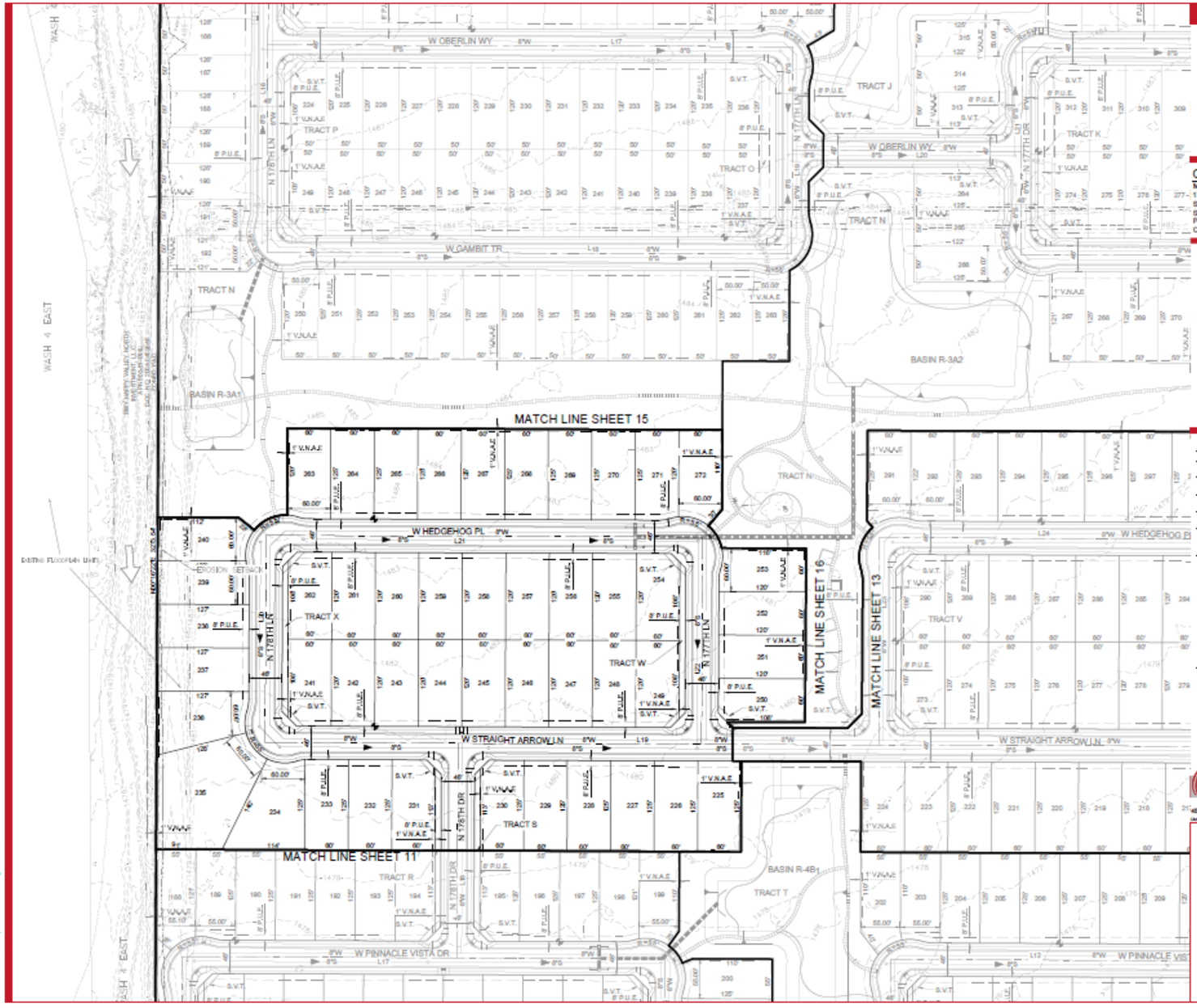
60' 30' 0 60'
SCALE: 1" = 60'

SHEET 13 OF 22

CVL# 01.2291801

DATE: 3/15/18

Preliminary Plat

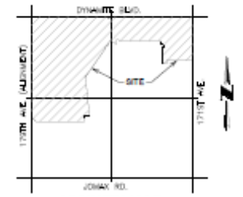


PRELIMINARY PLAT FOR DESERT OASIS

A PORTION OF LAND LOCATED IN PORTIONS OF THE WEST HALF AND THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
METRO OASIS, LLLP
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3262
CONTACT: TIM BRISLIN

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: DAVE COBLE



VICINITY MAP
(NOT-TO-SCALE)

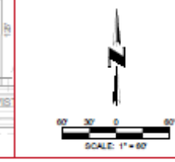
LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- 1' V.N.A.E. — (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- 8' P.U.E. — (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- (A) — INDICATES ADJACENT PROPERTY OWNER LABEL SEE SHEET 02 DATA TABLE
- L1 — INDICATES LINE DATA LABEL SEE SHEETS 03-05
- C1 — INDICATES CURVE DATA LABEL SEE SHEETS 03-05

SHEET INDEX

SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE TABLE / TYPICAL LOT DETAIL
SHEET 02 - LEGAL DESCRIPTION / ADJACENT OWNERS DATA TABLE
SHEET 03 - PHASE 01 DATA TABLES
SHEET 04 - PHASE 02 DATA TABLES
SHEET 05 - PHASE 03 DATA TABLES
SHEET 06 - STREET SECTION DETAILS
SHEET 07 - PHASING AND PARCEL MAP
SHEET 08 - SHEET INDEX MAP
SHEET 09-22 - PRELIMINARY PLAT

CVL CONSULTANTS
4550 N. 12th Street · Phoenix, AZ, 85014 · phone 602.264.6831 · fax 602.264.0928 · www.cvlci.com
Civil Engineering · Water Systems · Wastewater Treatment · Land Planning · Energy · Land Survey · Landscape Architecture · Construction Management



SHEET
14 OF 22

CVL# 01.0291801

DATE: 3/15/18

Preliminary Plat

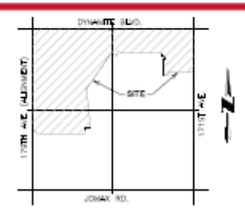
PRELIMINARY PLAT
FOR
DESERT OASIS

A PORTION OF LAND LOCATED IN PORTIONS OF THE WEST HALF AND THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
METRO OASIS, LLLP
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3262
CONTACT: TIM BRISLIN

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: DAVE COBLE

VICINITY MAP
(NOT-TO-SCALE)



LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- (A) INDICATES ADJACENT PROPERTY OWNER LABEL SEE SHEET 02 DATA TABLE
- L1 INDICATES LINE DATA LABEL SEE SHEETS 03-05
- C1 INDICATES CURVE DATA LABEL SEE SHEETS 02-05

SHEET INDEX

SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE TABLE / TYPICAL LOT DETAIL
SHEET 02 - LEGAL DESCRIPTION / ADJACENT OWNERS DATA TABLE
SHEET 03 - PHASE 01 DATA TABLES
SHEET 04 - PHASE 02 DATA TABLES
SHEET 05 - PHASE 03 DATA TABLES
SHEET 06 - STREET SECTION DETAILS
SHEET 07 - PHASING AND PARCEL MAP
SHEET 08 - SHEET INDEX MAP
SHEET 09-22 - PRELIMINARY PLAT

CVL CONSULTANTS
4550 N. 12th Street · Phoenix, AZ, 85014 · phone 602.264.6831 · fax 602.264.0928 · www.cvlci.com
Civil Engineering · Water Systems · Wastewater Treatment · Land Planning · Energy · Land Survey · Landscape Architecture · Construction Management

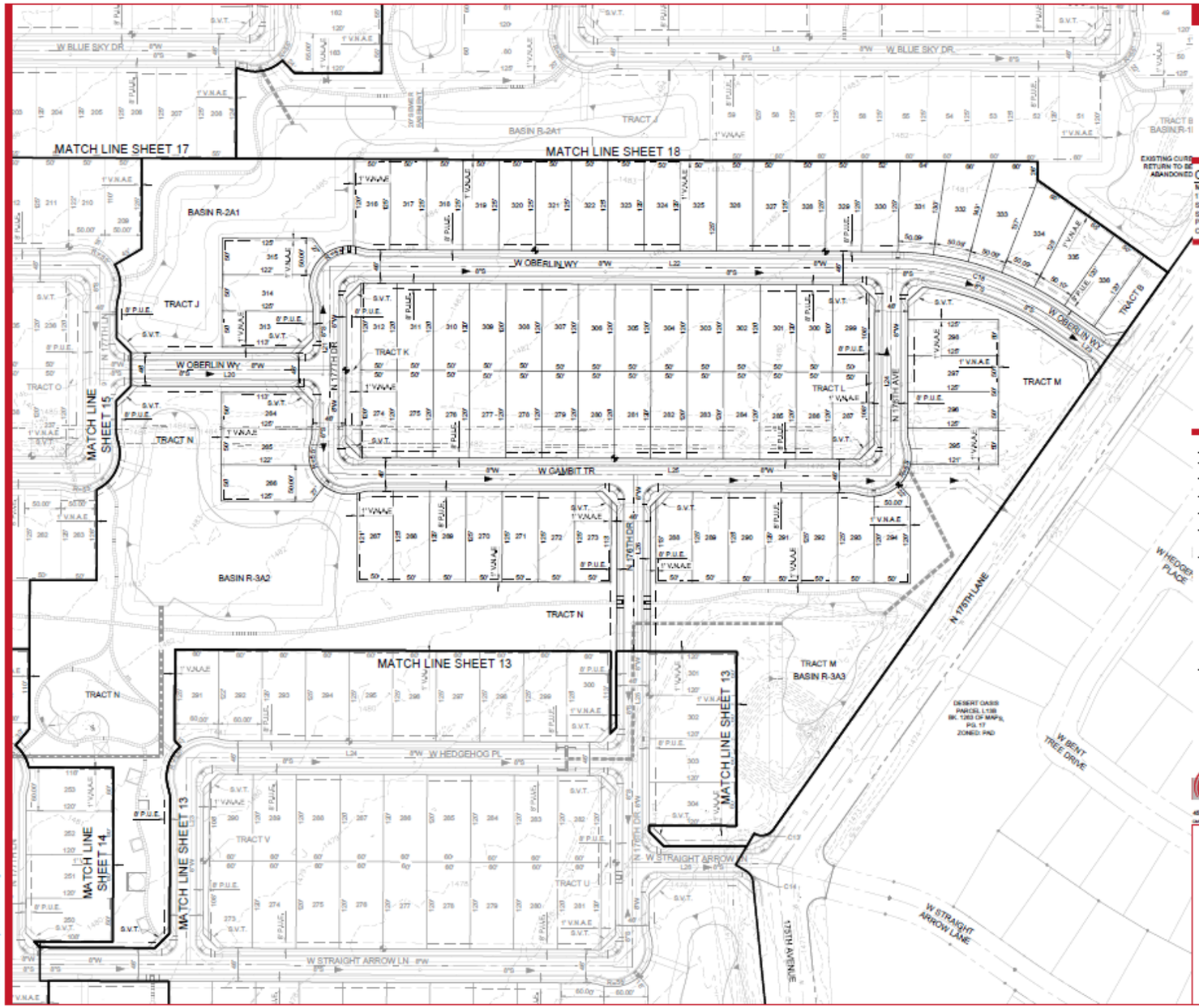
SCALE: 1" = 60'

SHEET
15 OF 22

CVL# 01.0291901

DATE: 3/15/19

Preliminary Plat

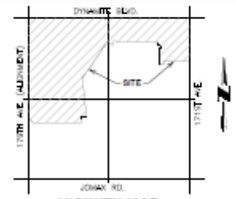


PRELIMINARY PLAT FOR DESERT OASIS

A PORTION OF LAND LOCATED IN PORTIONS OF THE WEST HALF AND THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
METRO OASIS, LLLP
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3262
CONTACT: TIM BRISLIN

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: DAVE COBLE



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- (A) INDICATES ADJACENT PROPERTY OWNER LABEL SEE SHEET 02 DATA TABLE
- L1 INDICATES LINE DATA LABEL SEE SHEETS 03-05
- C1 INDICATES CURVE DATA LABEL SEE SHEETS 03-05

SHEET INDEX

SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE TABLE / TYPICAL LOT DETAIL
SHEET 02 - LEGAL DESCRIPTION / ADJACENT OWNERS DATA TABLE
SHEET 03 - PHASE 01 DATA TABLES
SHEET 04 - PHASE 02 DATA TABLES
SHEET 05 - PHASE 03 DATA TABLES
SHEET 06 - STREET SECTION DETAILS
SHEET 07 - PHASING AND PARCEL MAP
SHEET 08 - SHEET INDEX MAP
SHEET 09-22 - PRELIMINARY PLAT

CVL CONSULTANTS
4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com
Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management

60' 30' 0 60'
SCALE: 1" = 60'

SHEET
16 OF 22

CVL# 01.2291801

DATE: 3/15/19

Preliminary Plat

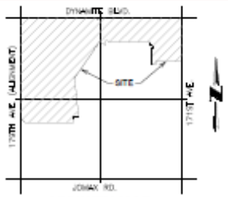
PRELIMINARY PLAT
FOR
DESERT OASIS

A PORTION OF LAND LOCATED IN PORTIONS OF THE WEST HALF AND THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
METRO OASIS, LLLP
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3252
CONTACT: TIM BRISLIN

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: DAVE COBLE

VICINITY MAP
(NOT-TO-SCALE)



LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- (A) INDICATES ADJACENT PROPERTY OWNER LABEL SEE SHEET 02 DATA TABLE
- L1 INDICATES LINE DATA LABEL SEE SHEETS 03-05
- C1 INDICATES CURVE DATA LABEL SEE SHEETS 02-05

SHEET INDEX

SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE TABLE / TYPICAL LOT DETAIL
SHEET 02 - LEGAL DESCRIPTION / ADJACENT OWNERS DATA TABLE
SHEET 03 - PHASE 01 DATA TABLES
SHEET 04 - PHASE 02 DATA TABLES
SHEET 05 - PHASE 03 DATA TABLES
SHEET 06 - STREET SECTION DETAILS
SHEET 07 - PHASING AND PARCEL MAP
SHEET 08 - SHEET INDEX MAP
SHEET 09-22 - PRELIMINARY PLAT

CVL CONSULTANTS
4550 N. 12th Street · Phoenix, AZ, 85014 · phone 602.264.6831 · fax 602.264.0928 · www.cvlci.com
Civil Engineering · Water Systems · Wastewater Treatment · Land Planning · Energy · Land Survey · Landscape Architecture · Construction Management

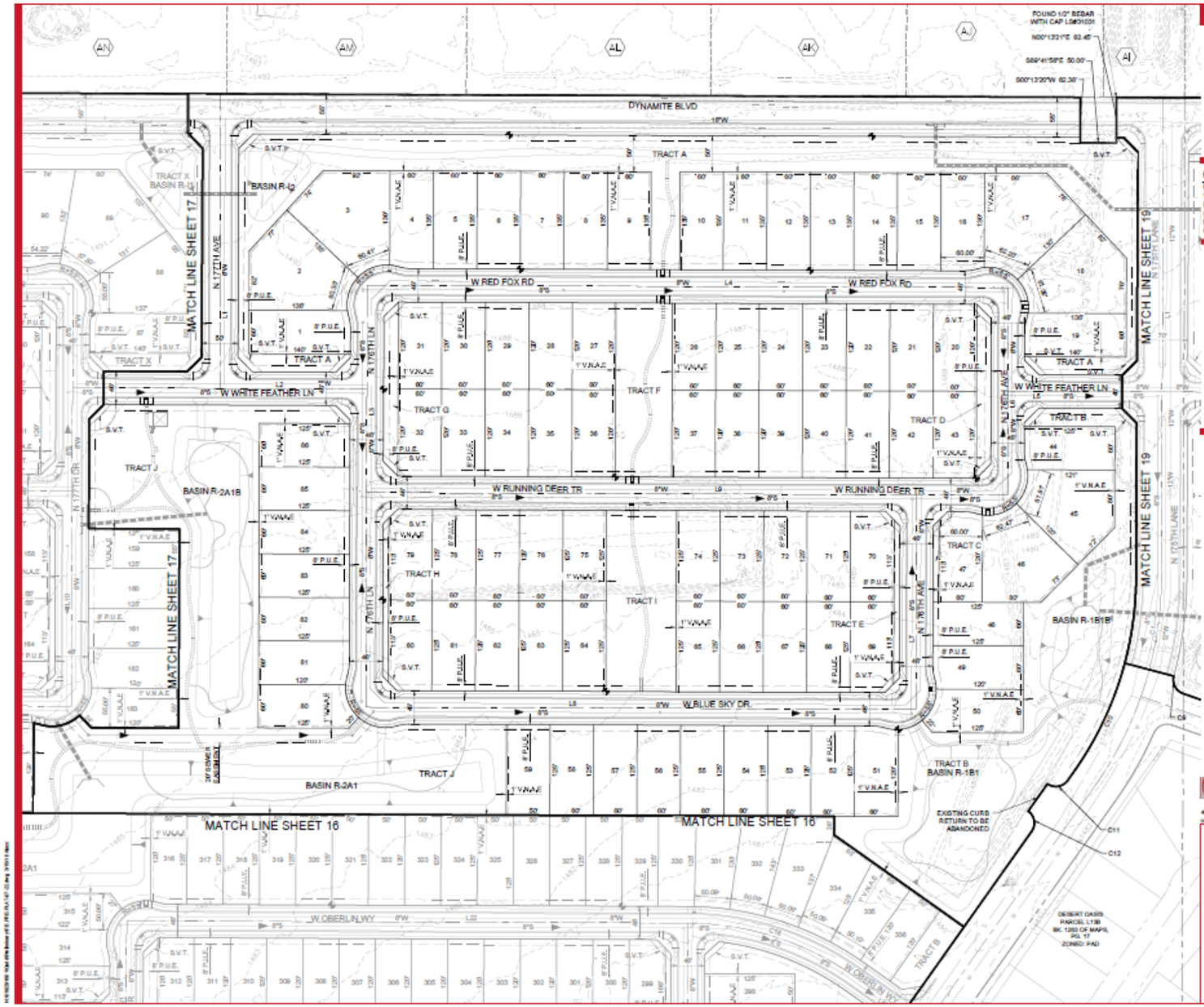
SCALE: 1" = 60'

SHEET
17 OF 22

CVL# 01.0291601

DATE: 3/15/18

Preliminary Plat

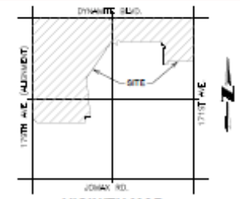


PRELIMINARY PLAT FOR DESERT OASIS

A PORTION OF LAND LOCATED IN PORTIONS OF THE WEST HALF AND THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
METRO OASIS, LLLP
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3262
CONTACT: TIM BRISLIN

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: DAVE COBLE



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- (A) INDICATES ADJACENT PROPERTY OWNER LABEL SEE SHEET 02 DATA TABLE
- L1 INDICATES LINE DATA LABEL SEE SHEETS 03-05
- C1 INDICATES CURVE DATA LABEL SEE SHEETS 02-05

SHEET INDEX

SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE TABLE / TYPICAL LOT DETAIL
SHEET 02 - LEGAL DESCRIPTION / ADJACENT OWNERS DATA TABLE
SHEET 03 - PHASE 01 DATA TABLES
SHEET 04 - PHASE 02 DATA TABLES
SHEET 05 - PHASE 03 DATA TABLES
SHEET 06 - STREET SECTION DETAILS
SHEET 07 - PHASING AND PARCEL MAP
SHEET 08 - SHEET INDEX MAP
SHEET 09-22 - PRELIMINARY PLAT

CVL CONSULTANTS

4550 N. 12th Street · Phoenix, AZ, 85014 · phone 602.264.6831 · fax 602.264.0928 · www.cvlci.com
Civil Engineering · Water Systems · Wastewater Treatment · Land Planning · Energy · Land Survey · Landscape Architecture · Construction Management

60' 30' 0 60'
SCALE: 1" = 60'

SHEET 18 OF 22

CVL# 01.0291801

DATE: 3/15/18

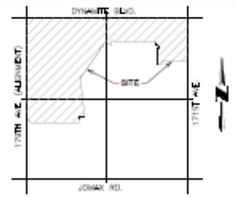
Preliminary Plat

PRELIMINARY PLAT
FOR
DESERT OASIS

A PORTION OF LAND LOCATED IN PORTIONS OF THE WEST HALF AND THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
METRO OASIS, LLLP
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3262
CONTACT: TIM BRISLIN

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: DAVE COBLE



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- (A) INDICATES ADJACENT PROPERTY OWNER LABEL SEE SHEET 02 DATA TABLE
- L1 INDICATES LINE DATA LABEL SEE SHEETS 03-05
- C1 INDICATES CURVE DATA LABEL SEE SHEETS 02-05

SHEET INDEX

SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE TABLE / TYPICAL LOT DETAIL
SHEET 02 - LEGAL DESCRIPTION / ADJACENT OWNERS DATA TABLE
SHEET 03 - PHASE 01 DATA TABLES
SHEET 04 - PHASE 02 DATA TABLES
SHEET 05 - PHASE 03 DATA TABLES
SHEET 06 - STREET SECTION DETAILS
SHEET 07 - PHASING AND PARCEL MAP
SHEET 08 - SHEET INDEX MAP
SHEET 09-22 - PRELIMINARY PLAT

CVL CONSULTANTS
4550 N. 12th Street Phoenix, AZ, 85014 phone 602.264.6831 fax 602.264.0928 www.cvlci.com

SCALE: 1" = 60'

SHEET 19 OF 22

CVL# 01.22#1801

DATE: 3/15/18

Preliminary Plat

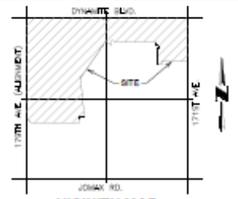
PRELIMINARY PLAT
FOR
DESERT OASIS

A PORTION OF LAND LOCATED IN PORTIONS OF THE WEST HALF AND THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
METRO OASIS, LLLP
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3262
CONTACT: TIM BRISLIN

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: DAVE COBLE

VICINITY MAP
(NOT-TO-SCALE)



LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- 1' V.N.A.E. — (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- 8' P.U.E. — (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- (A) — INDICATES ADJACENT PROPERTY OWNER LABEL SEE SHEET 02 DATA TABLE
- L1 — INDICATES LINE DATA LABEL SEE SHEETS 03-05
- C1 — INDICATES CURVE DATA LABEL SEE SHEETS 03-05

SHEET INDEX

SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE TABLE / TYPICAL LOT DETAIL
SHEET 02 - LEGAL DESCRIPTION / ADJACENT OWNERS DATA TABLE
SHEET 03 - PHASE 01 DATA TABLES
SHEET 04 - PHASE 02 DATA TABLES
SHEET 05 - PHASE 03 DATA TABLES
SHEET 06 - STREET SECTION DETAILS
SHEET 07 - PHASING AND PARCEL MAP
SHEET 08 - SHEET INDEX MAP
SHEET 09-22 - PRELIMINARY PLAT

CVL CONSULTANTS
4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com
Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management

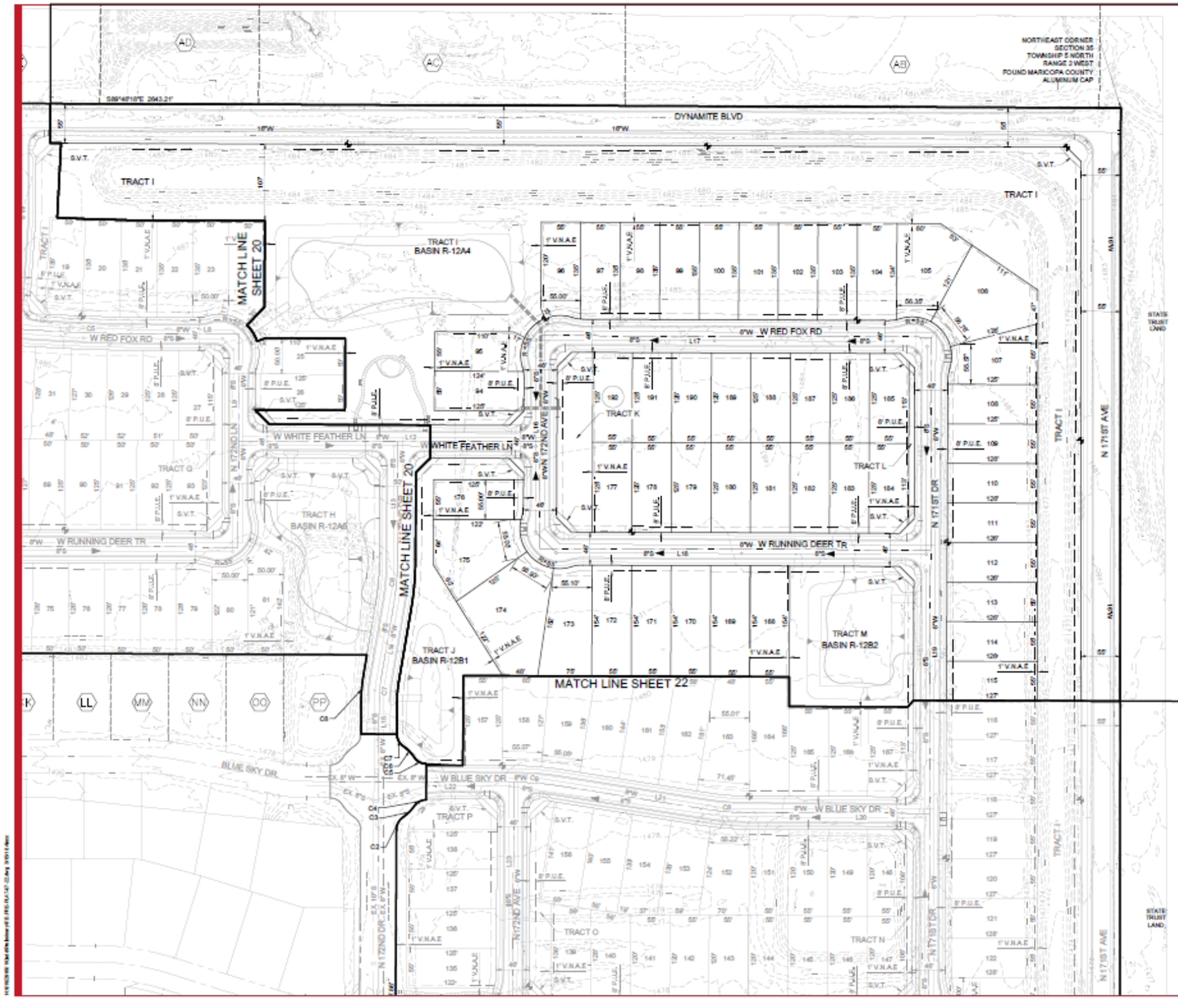
SCALE: 1" = 60'

SHEET 20 OF 22

CVL# 01.2291901

DATE: 3/15/19

Preliminary Plat

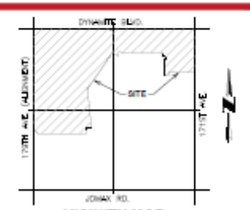


PRELIMINARY PLAT
FOR
DESERT OASIS

A PORTION OF LAND LOCATED IN PORTIONS OF THE WEST HALF AND THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
METRO OASIS, LLLP
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3262
CONTACT: TIM BRISLIN

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: DAVE COBLE



VICINITY MAP
(NOT-TO-SCALE)

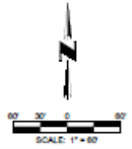
LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- 1' V.N.A.E. — (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- 8' P.U.E. — (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- (A) — INDICATES ADJACENT PROPERTY OWNER LABEL SEE SHEET 02 DATA TABLE
- L1 — INDICATES LINE DATA LABEL SEE SHEETS 03-05
- C1 — INDICATES CURVE DATA LABEL SEE SHEETS 03-05

SHEET INDEX

SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE TABLE / TYPICAL LOT DETAIL
SHEET 02 - LEGAL DESCRIPTION / ADJACENT OWNERS DATA TABLE
SHEET 03 - PHASE 01 DATA TABLES
SHEET 04 - PHASE 02 DATA TABLES
SHEET 05 - PHASE 03 DATA TABLES
SHEET 06 - STREET SECTION DETAILS
SHEET 07 - PHASING AND PARCEL MAP
SHEET 08 - SHEET INDEX MAP
SHEET 09-22 - PRELIMINARY PLAT

CVL CONSULTANTS
4550 N. 12th Street · Phoenix, AZ, 85014 · phone 602.264.6831 · fax 602.264.0928 · www.cvlci.com
Civil Engineering · Water Systems · Wastewater Treatment · Land Planning · Energy · Land Survey · Landscape Architecture · Construction Management

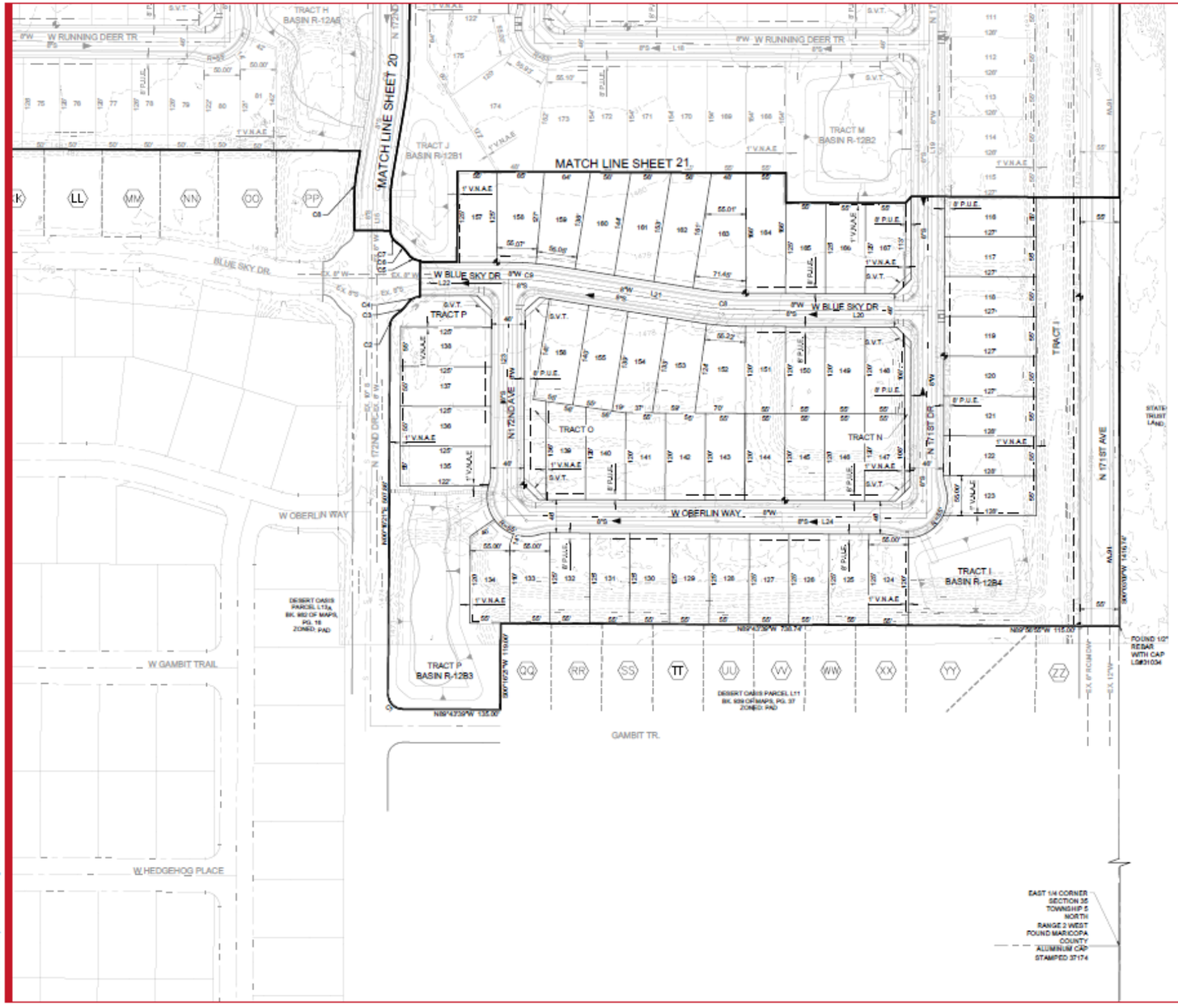


SHEET
21 OF 22

CVL# 01.029180.1

DATE: 3/15/18

Preliminary Plat

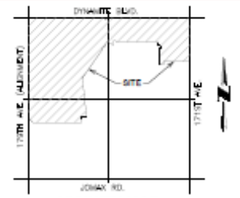


PRELIMINARY PLAT FOR DESERT OASIS

A PORTION OF LAND LOCATED IN PORTIONS OF THE WEST HALF AND THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
METRO OASIS, LLLP
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3262
CONTACT: TIM BRISLIN

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: DAVE COBLE



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- 1'V.N.A.E. — (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- 8'P.U.E. — (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- (A) — INDICATES ADJACENT PROPERTY OWNER LABEL SEE SHEET 02 DATA TABLE
- L1 — INDICATES LINE DATA LABEL SEE SHEETS 03-05
- C1 — INDICATES CURVE DATA LABEL SEE SHEETS 02-05

SHEET INDEX

SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE TABLE / TYPICAL LOT DETAIL
SHEET 02 - LEGAL DESCRIPTION / ADJACENT OWNERS DATA TABLE
SHEET 03 - PHASE 01 DATA TABLES
SHEET 04 - PHASE 02 DATA TABLES
SHEET 05 - PHASE 03 DATA TABLES
SHEET 06 - STREET SECTION DETAILS
SHEET 07 - PHASING AND PARCEL MAP
SHEET 08 - SHEET INDEX MAP
SHEET 09-22 - PRELIMINARY PLAT

CVL CONSULTANTS
4550 N. 12th Street · Phoenix, AZ, 85014 · phone 602.264.6831 · fax 602.264.0928 · www.cvlci.com

60' 30' 0 60'
SCALE: 1" = 60'

SHEET 22 OF 22

CVL# 01.0291801

DATE: 3/15/18

Preliminary Plat

PLANT LEGEND

SYM.	BOTANICAL NAME COMMON NAME
TREES	
	Acacia aneura Mulga
	Acacia salicina Willow Acacia
	Chilopsis linearis Desert Willow
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde
	Quercus virginiana Southern Live Oak
	Ulmus parvifolia Chinese Evergreen Elm
SHRUBS	
	Asclepias subulata Desert Milkweed
	Caesalpinia pulcherrima Red Bird of Paradise
	Cordia parvifolia Little Leaf Cordia
	Encelia farinosa Brittle Bush
	Eremophila maculata 'Valentine' Valentine Emu Bush
	Justicia californica Chuparosa
	Leucophyllum langmaniae Rio Bravo Sage
	Ruellia peninsularis Baja Ruellia
	Russelia equisetiformis Firecracker Bush
	Tecoma alata Orange Jubilee
ACCENTS	
	Agave desmettiana 'variegata' Variegated Smooth Agave
	Aloe barbadensis Aloe Vera
	Hesperaloe parviflora 'Yellow' Yellow Yucca
	Pedilanthus bracteatus Tall Slipper Plant
	Yucca pallida Pale Leaf Yucca
	Yucca rupicola Twisted Leaf Yucca
GROUNDCOVERS	
	Acacia redolens 'Desert Carpet' Prostrate Acacia
	Lantana x 'New Gold' Yellow Lantana
	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu
GRASSES	
	Muhlenbergia rigens Deer Grass
	Nolina microcarpa Beargrass

PRELIMINARY LANDSCAPE PLAN - PHASE 1

DESERT OASIS - SURPRISE, ARIZONA

May, 2018

NORTH

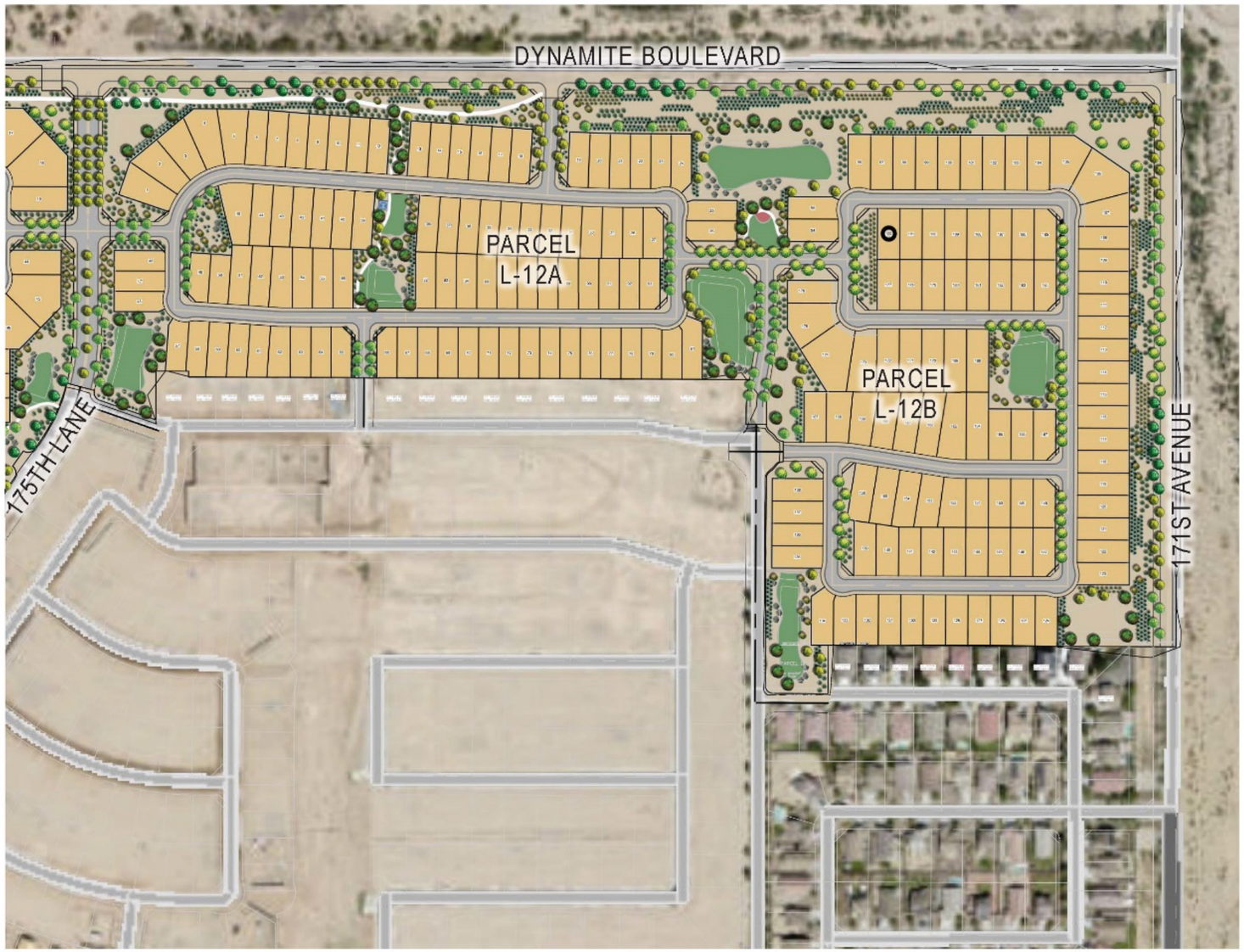
0 62.5 125 250

SCALE

NORRIS DESIGN

Planning | Landscape Architecture | Branding

Landscape Ph. 1



PLANT LEGEND

SYM.	BOTANICAL NAME COMMON NAME
TREES	
	Acacia aneura Mulga
	Acacia salicina Willow Acacia
	Chilopsis linearis Desert Willow
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde
	Quercus virginiana Southern Live Oak
	Ulmus parvifolia Chinese Evergreen Elm
SHRUBS	
	Asclepias subulata Desert Milkweed
	Caesalpinia pulcherrima Red Bird of Paradise
	Cordia parvifolia Little Leaf Cordia
	Encelia farinosa Brittle Bush
	Eremophila maculata 'Valentine' Valentine Emu Bush
	Justicia californica Chuparosa
	Leucophyllum langmaniae Rio Bravo Sage
	Ruellia peninsularis Baja Ruellia
	Russelia equisetiformis Firecracker Bush
	Tecoma alata Orange Jubilee
ACCENTS	
	Agave desmettiana 'variegata' Variegated Smooth Agave
	Aloe barbadensis Aloe Vera
	Hesperaloe parviflora 'Yellow' Yellow Yucca
	Pedilanthus bracteatus Tall Slipper Plant
	Yucca pallida Pale Leaf Yucca
	Yucca rupicola Twisted Leaf Yucca
GROUNDCOVERS	
	Acacia redolens 'Desert Carpet' Prostrate Acacia
	Lantana x 'New Gold' Yellow Lantana
	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu
GRASSES	
	Muhlenbergia rigens Deer Grass
	Nolina microcarpa Beargrass

Landscape Ph. 2

PRELIMINARY LANDSCAPE PLAN - PHASE 2

DESERT OASIS - SURPRISE, ARIZONA

May, 2018

NORTH

0 62.5 125 250

SCALE

NORRIS DESIGN

Planning | Landscape Architecture | Branding

PLANT LEGEND

SYM.	BOTANICAL NAME COMMON NAME
TREES	
	Acacia aneura Mulga
	Acacia salicina Willow Acacia
	Chilopsis linearis Desert Willow
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde
	Quercus virginiana Southern Live Oak
	Ulmus parvifolia Chinese Evergreen Elm
SHRUBS	
	Asclepias subulata Desert Milkweed
	Caesalpinia pulcherrima Red Bird of Paradise
	Cordia parvifolia Little Leaf Cordia
	Encelia farinosa Brittle Bush
	Eremophila maculata 'Valentine' Valentine Emu Bush
	Justicia californica Chuparosa
	Leucophyllum langmaniae Rio Bravo Sage
	Ruellia peninsularis Baja Ruellia
	Russelia equisetiformis Firecracker Bush
	Tecoma alata Orange Jubilee
ACCENTS	
	Agave desmettiana 'variegata' Variegated Smooth Agave
	Aloe barbadensis Aloe Vera
	Hesperaloe parviflora 'Yellow' Yellow Yucca
	Pedilanthus bracteatus Tall Slipper Plant
	Yucca pallida Pale Leaf Yucca
	Yucca rupicola Twisted Leaf Yucca
GROUNDCOVERS	
	Acacia redolens 'Desert Carpet' Prostrate Acacia
	Lantana x 'New Gold' Yellow Lantana
	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu
GRASSES	
	Muhlenbergia rigens Deer Grass
	Nolina microcarpa Beargrass

Landscape Ph. 3

PRELIMINARY LANDSCAPE PLAN - PHASE 3

DESERT OASIS - SURPRISE, ARIZONA

May, 2018

NORTH

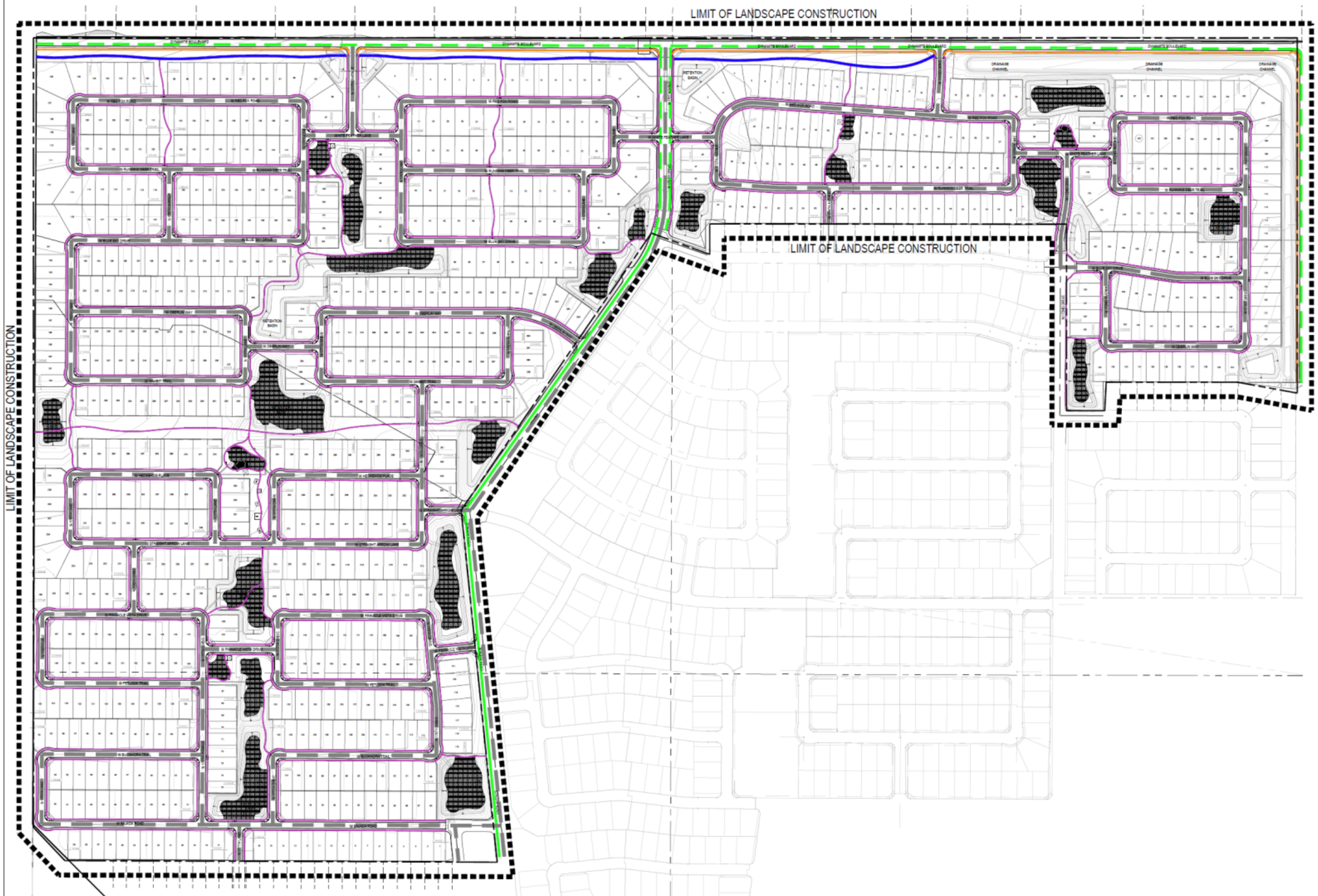
0 62.5 125 250

SCALE

NORRIS DESIGN

Planning | Landscape Architecture | Branding

Pedestrian Circulation

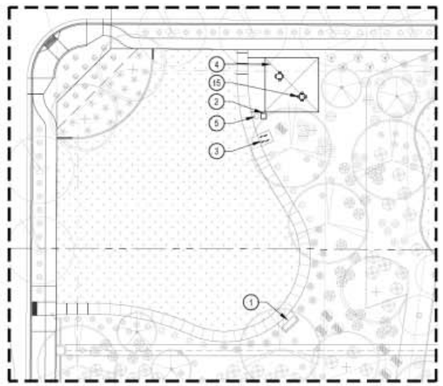


PEDESTRIAN PLAN

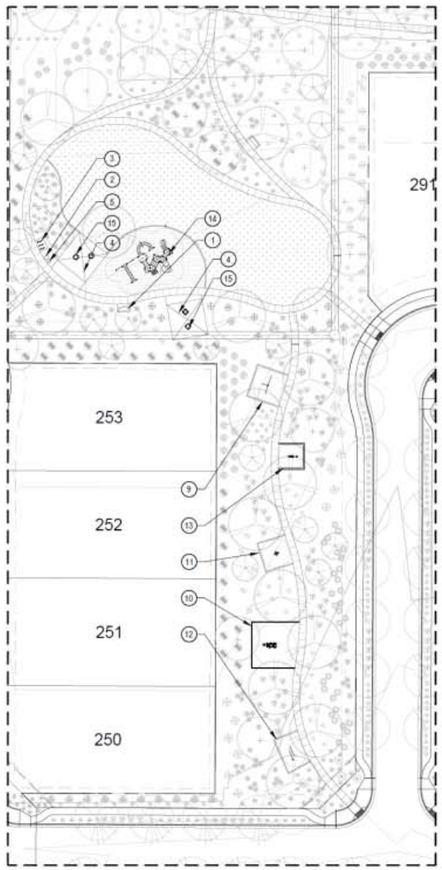
SYM.	PRODUCT DESCRIPTION	QTY.
	ROADWAY	40,230 L.F.
	EXISTING BICYCLE ROUTE	
	PROPOSED BICYCLE ROUTE	8,100 L.F.
	4' SIDEWALK	77,128 L.F.
	6' SIDEWALK	6,574 L.F.
	10' MULTI-USE PATH (STABILIZED D.G.)	3,621 L.F.

NOTES:

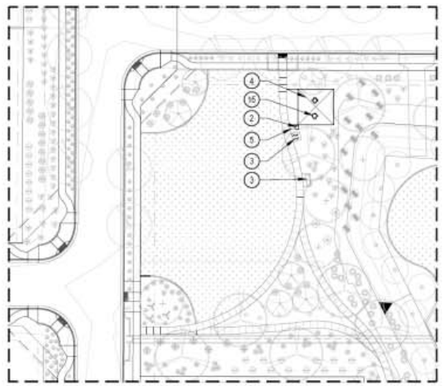
1. CONTRACTOR TO VERIFY SIDEYARD RETURN LOCATIONS WITH HOMEBUILDER PRIOR TO CONSTRUCTION



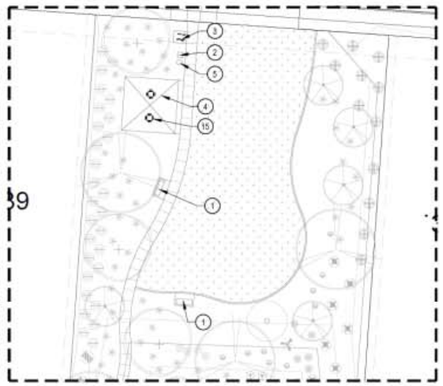
ENLARGEMENT A SCALE: 1" = 20'



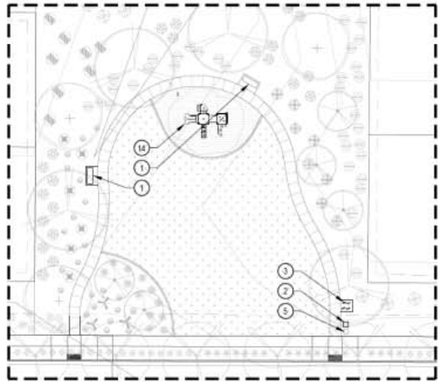
ENLARGEMENT B SCALE: 1" = 30'



ENLARGEMENT C SCALE: 1" = 30'



ENLARGEMENT D SCALE: 1" = 20'



ENLARGEMENT E SCALE: 1" = 20'

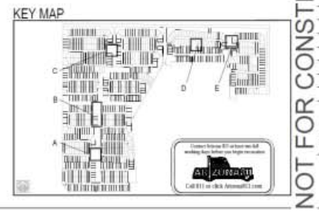
KEYNOTES

1. BENCH - DETAIL 2, SHEET LA-501
2. TRASH RECEPTACLE - DETAIL 4, SHEET LA-501
3. BIKE RACK - DETAIL 6, SHEET LA-501
4. SHADE STRUCTURE - DETAIL 6, SHEET LA-502
5. DOGIPOT STATION - DETAIL 7, SHEET LA-502
6. EXTERIOR THEMEWALL AND STONE COLUMN - DETAIL 1, SHEET LA-501
7. INTERIOR THEMEWALL AND COLUMN - DETAIL 3, SHEET LA-501
8. VIEW FENCE AND COLUMN - DETAIL 5, SHEET LA-501
9. ASSISTED ROW/PUSH-UP - DETAIL 1, SHEET LA-502
10. CARDIO STEPPER - DETAIL 2, SHEET LA-502
11. CHEST/BACK PRESS - DETAIL 3, SHEET LA-502
12. BALANCE STEPS - DETAIL 4, SHEET LA-502
13. AB CRUNCH/LEG LIFT - DETAIL 5, SHEET LA-502
14. PLAY STRUCTURE - DETAIL 8, SHEET LA-502
15. TABLE - DETAIL 2, SHEET LA-503

CHECKED BY: GR, ME
DRAWN BY: JH

NORTH

KEY MAP



NORRIS DESIGN
Planning | Landscape Architecture | Branding
4450 North 12th Street
Suite 239
Phoenix, AZ 85014
P 602.264.9600
www.norris-design.com

DESERT OASIS

PARCELS L1, L2, L3, L4, & L12

SURPRISE, ARIZONA

PRELIMINARY SUBMITTAL

OWNER:
METRO OASIS LLLP
TIM BRISUN
17700 N. PACESETTER WAY STE 100
SCOTTSDALE, AZ 85255
480-515-3252

DATE:
~~PUBLIC HEARING~~
12.06.2017 - PRE-PLAT

NOT FOR CONSTRUCTION

SHEET TITLE:
AMENITY AREAS ENLARGEMENTS

LA-401

Amenity Areas

MANUFACTURER: LANDSCAPE STRUCTURES OR EQUAL
MODEL: #192452 - HEALTHBEAT ASSISTED ROW/PUSH-UP
POST MODEL: #205941-205947
COLOR: TBD

1 ASSISTED ROW/PUSH-UP
SCALE: NTS

MANUFACTURER: LANDSCAPE STRUCTURES OR EQUAL
MODEL: #192455 - HEALTHBEAT CARDIO STEPPER
POST MODEL: #205941-205947
COLOR: TBD

2 CARDIO STEPPER
SCALE: NTS

MANUFACTURER: LANDSCAPE STRUCTURES OR EQUAL
MODEL: #192456 - HEALTHBEAT CHEST/BACK PRESS
POST MODEL: #205941-205947
COLOR: TBD

3 CHEST/BACK PRESS
SCALE: NTS

MANUFACTURER: LANDSCAPE STRUCTURES OR EQUAL
MODEL: #192454 - HEALTHBEAT BALANCE STEPS
POST MODEL: #205941-205947
COLOR: TBD

4 BALANCE STEPS
SCALE: NTS

MANUFACTURER: LANDSCAPE STRUCTURES OR EQUAL
MODEL: #192451 - HEALTHBEAT AB CRUNCH/LEG LIFT
POST MODEL: #205941-205947
COLOR: TBD

5 AB CRUNCH/LEG LIFT
SCALE: NTS

MANUFACTURER: CLASSIC RECREATION OR EQUAL
MODEL: MESA - 20'x20' STEEL STRUCTURE
COLOR:TBD

6 SHADE STRUCTURE
SCALE: NTS

MANUFACTURER: 'DOGIPOT' OR EQUAL
MODEL: ALUMINUM 'DOGIPOT' PET STATION #1003-L
COLOR:TBD

7 'DOGIPOT' PET STATION
SCALE: NTS

MAIN AMENITY

MANUFACTURER: LANDSCAPE STRUCTURES - EXERPLAY OR EQUAL
MODEL: ID: 74 AND ID: 1577
COLOR:TBD

8 PLAY STRUCTURE
SCALE: NTS

TOT LOT

CHECKED BY: GR, ME
DRAWN BY: JH

NORRIS DESIGN
Planning | Landscape Architecture | Branding
4480 North 12th Street
Suite 236
Phoenix, AZ 85014
P 602.264.9800
www.norris-design.com

DESERT OASIS
PARCELS L1, L2, L3, L4, & L12
SURPRISE, ARIZONA
PRELIMINARY SUBMITTAL

OWNER:
METRO OASIS LLLP
TIM BRISLIN
17700 N. PACESETTER WAY STE 100
SCOTTSDALE, AZ 85255
480-515-3252

DATE:
~~10.07.2017 - PRE-PLAT~~
12.06.2017 - PRE-PLAT

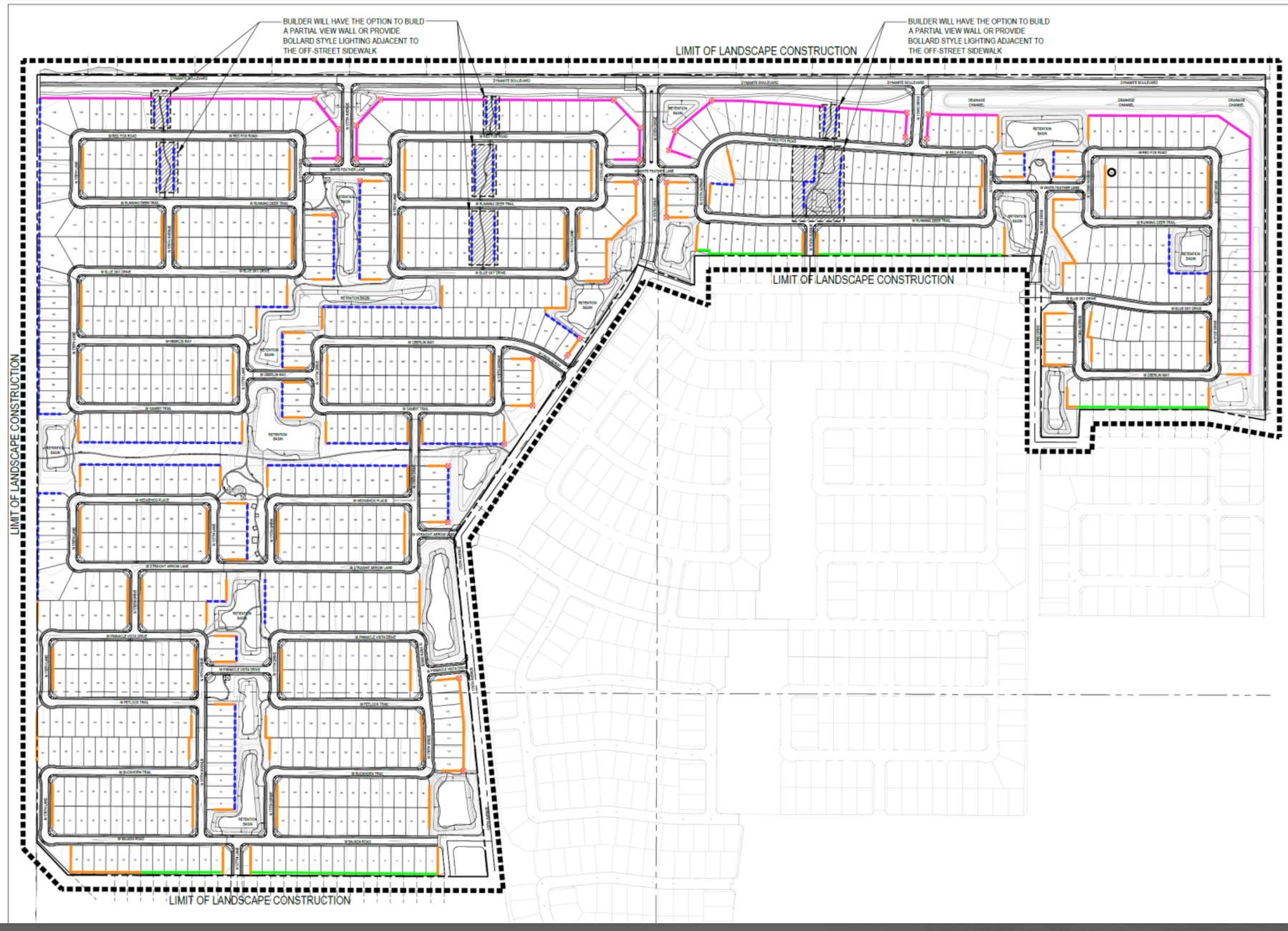
NOT FOR CONSTRUCTION

SHEET TITLE:
AMENITY DETAILS

LA-502

Equipment

Amenity Details



WALL PLAN

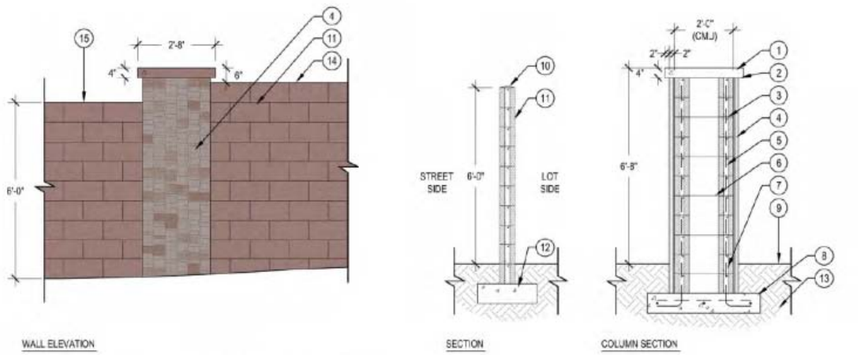
SYM.	PRODUCT DESCRIPTION	QTY.
	EXISTING WALL	2,984 L.F.
	VIEW FENCE (4' BLOCK / 2' VIEW)	10,567 L.F.
	EXTERIOR THEME WALL	6,695 L.F.
	INTERIOR THEME WALL	16,108 L.F.
	WALL COLUMN	31

NOTES:

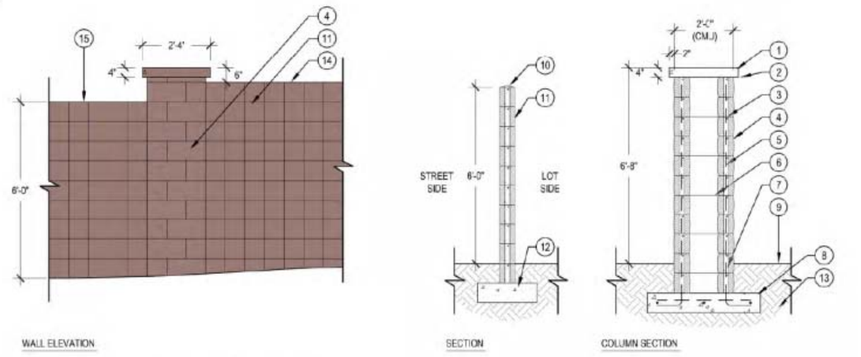
1. CONTRACTOR TO VERIFY SIDEYARD RETURN LOCATIONS WITH HOMEBUILDER PRIOR TO CONSTRUCTION

Wall Plan

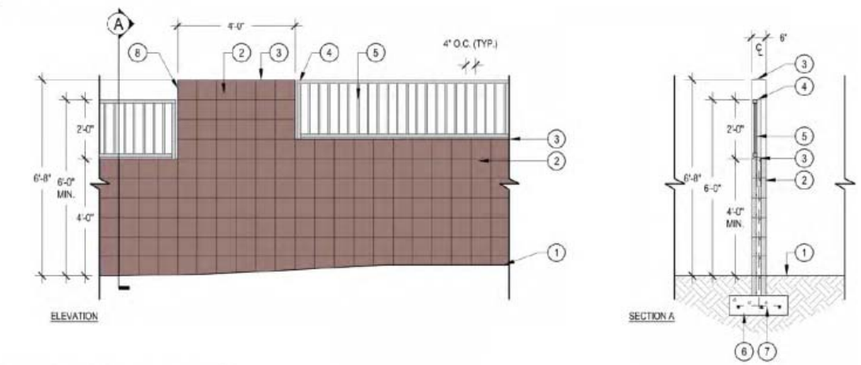
Wall Plan



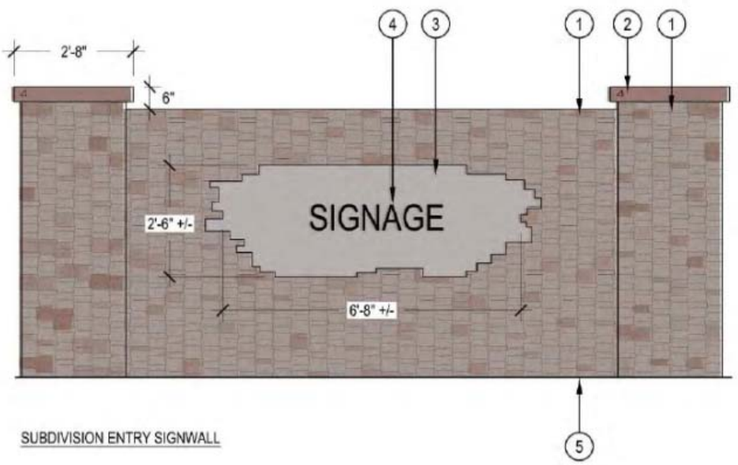
1 EXTERIOR THEMEWALL AND STOME COLUMN



3 INTERIOR THEMEWALL AND COLUMN



5 VIEW FENCE AND COLUMN



1. FAUX STONE VENEER APPLIED PER MANUFACTURER SPECS (MATCH EXISTING)
2. STEP IN WALL (8" INCREMENTS) AS NECESSARY
3. 6"x8"x16" CMU. PAINTED TEA CHEST 'SW6103' TO MATCH EXISTING
4. SIGN MATERIAL, SIZE, AND COLOR TO MATCH EX. (UNDER 20 SQ. FT. OF SIGN COPY AREA
5. FINISH GRADE

1 SUBDIVISION ENTRY

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

STAFF RECOMMENDATION

Planning & Zoning Commission Recommendation:

- Approval to the City Council subject to Stipulations ‘A’ to ‘F’

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

EMERGENCY VEHICLE ACCESS (E.V.A.)

EMERGENCY VEHICLE ACCESS (E.V.A.) MUST BE PROVIDED BY THE CONTRACTOR THROUGHOUT THE ENTIRE CONSTRUCTION SITE. THE E.V.A. ROUTE MUST BE SIGNED AND MAINTAINED BE THE CONTRACTOR AT ALL TIMES. SIGNS SHALL BE PLACED AT THE BEGINNING AT THE POINT OF ENTRY AND AT ALL DIRECTIONAL CHANGE LOCATIONS.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°16'25" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 1263 OF MAPS, PAGE 17, MARICOPA COUNTY RECORDS.

BENCHMARK

CITY OF SURPRISE BENCHMARK 52-1
CITY OF SURPRISE BRASS CAP FLUSH AT THE INTERSECTION OF MAYA WAY AND 175TH LANE STAMPED "BM 52-1"
ELEVATION=1460.35 (NAVD88 DATUM, CITY OF SURPRISE DATA)

LEGAL DESCRIPTION

SEE SHEET 02

ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF CITY OF SURPRISE, AWS No. 2010-012, SIGNED ON 9-29-20110, DECISION AND ORDER NUMBER 86-002344.001, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. 45-576.

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN THE ZONE "X". "AE" & "AO" FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBERS 04013C1210L, DATED OCTOBER 16, 2013 & 04013C1205L, DATED OCTOBER 16, 2013 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

ZONE "X" AS DEFINED BY FEMA IS:
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE "AE" AS DEFINED BY FEMA IS:
THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO THE FLOODING BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED.

ZONE "AO" AS DEFINED BY FEMA IS:
THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO THE FLOODING BY THE 1% ANNUAL CHANCE FLOOD. FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED.

PHASE 01 SITE DATA				
PHASE 01 GROSS AREAS (ACRES)		70.90		
PHASE 01 NET AREAS (ACRES)		70.90		
PHASE	**PARCELS**	**YIELD**	**MIX%**	**PARCEL AREAGE**
PHASE 1	PARCEL L-4A (50' x 120')	114	37.50%	25.71
	PARCEL L-4B (55'x120')	99	32.57%	23.83
	PARCEL L-3 (60' x 120')	91	29.93%	21.36
YIELD TOTALS		304	100%	70.90

PHASE 01 ROW AREA		
LOCAL ROW AREAS (AC)	13.93	20%
ARTERIAL ROW AREAS (AC)	0.00	0%
COLLECTOR ROW AREAS (AC)	0.00	0%
COMBINED ROW TOTALS	13.93	20%
PHASE 01 DEVELOPED TRACT AREA		
LANDSCAPE TRACT	1.52	2.15%
OPEN SPACE TRACT	8.26	11.65%
PHASE 01 COMBINED TRACT AREA	9.78	13.80%

PHASE 02 SITE DATA				
PHASE 02 GROSS AREAS (ACRES)		63.47		
PHASE 02 NET AREAS (ACRES)		58.21		
PHASE	**PARCELS**	**YIELD**	**MIX%**	**PARCEL AREAGE**
PHASE 2	PARCEL L-12A (50'x120')	93	48.44%	27.85
	PARCEL L12B (55' x 120')	99	51.56%	35.62
YIELD TOTALS		192	100%	63.47

PHASE 02 ROW AREA		
LOCAL ROW AREAS (AC)	8.79	15%
ARTERIAL ROW AREAS (AC)	5.25	9%
COLLECTOR ROW AREAS (AC)	1.21	2%
COMBINED ROW TOTALS	15.25	26%
PHASE 02 DEVELOPED TRACT AREA		
LANDSCAPE TRACT	0.43	0.68%
OPEN SPACE TRACT	14.41	22.71%
PHASE 02 COMBINED TRACT AREA	14.84	25.49%

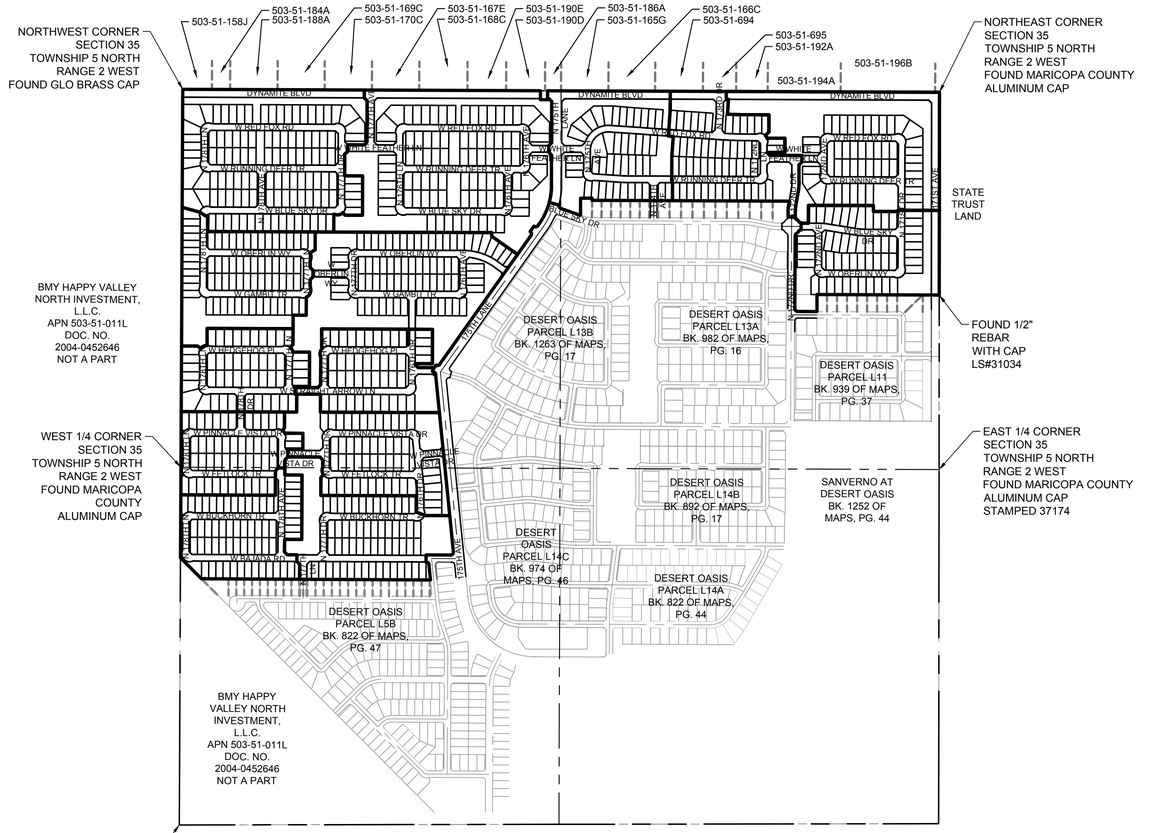
PHASE 03 SITE DATA				
PHASE 03 GROSS AREAS (ACRES)		95.31		
PHASE 03 NET AREAS (ACRES)		92.12		
PHASE	**PARCELS**	**YIELD**	**MIX%**	**PARCEL AREAGE**
PHASE 3	PARCEL L-1A (55' x 120')	110	32.74%	27.20
	PARCEL L-1B (60' x 120')	86	25.60%	31.07
	PARCEL L-2 (50' X 120')	140	41.67%	37.03
YIELD TOTALS		336	100%	95.31

PHASE 03 ROW AREA		
LOCAL ROW AREAS (AC)	14.65	16%
ARTERIAL ROW AREAS (AC)	3.19	3%
COLLECTOR ROW AREAS (AC)	0.00	0%
COMBINED ROW TOTALS	17.84	19%
PHASE 03 DEVELOPED TRACT AREA		
LANDSCAPE TRACT	1.44	1.51%
OPEN SPACE TRACT	21.64	22.71%
PHASE 03 COMBINED TRACT AREA	23.08	25.05%

UTILITY PROVIDERS

UTILITY	UTILITY COMPANY
FIRE	CITY OF SURPRISE
WATER	CITY OF SURPRISE
SEWER	CITY OF SURPRISE
POWER	(APS) ARIZONA PUBLIC SERVICE
TELEPHONE	CENTURY LINK
GAS	SOUTHWEST GAS COMPANY
CATV	COX COMMUNICATIONS

OVERALL SITE DATA				
GROSS AREAS (ACRES)		229.67		
NET AREAS (ACRES)		221.23		
PHASE	**PARCELS**	**YIELD**	**MIX%**	**PARCEL AREAGE**
PHASE 1	PARCEL L-4A (50' x 120')	114	13.70%	25.71
	PARCEL L-4B (55'x120')	99	11.90%	23.83
	PARCEL L-3 (60' x 120')	91	10.94%	21.36
PHASE 2	PARCEL L-12A (50'x120')	93	11.18%	27.85
	PARCEL L12B (55' x 120')	99	11.90%	35.62
PHASE 3	PARCEL L-1A (55' x 120')	110	13.22%	27.20
	PARCEL L-1B (60' x 120')	86	10.34%	31.07
	PARCEL L-2 (50' X 120')	140	16.83%	37.03
YIELD TOTALS		832	100%	229.67
LOT MIX	50' x 120'	347	42%	
	55' x 120'	308	37%	
	60' x 120'	177	21%	
TOTAL		832	100%	
TOTAL ROW AREA				
LOCAL ROW AREAS (AC)		37.36	17%	
ARTERIAL ROW AREAS (AC)		8.44	4%	
COLLECTOR ROW AREAS (AC)		1.21	1%	
COMBINED ROW TOTALS		47.02	21%	
TOTAL DEVELOPED TRACT AREA				
LANDSCAPE TRACT		3.39	1.48%	
OPEN SPACE TRACT		46.24	20.13%	
TOTAL COMBINED TRACT AREA		49.63	22.43%	


NORTHWEST CORNER SECTION 35 TOWNSHIP 5 NORTH RANGE 2 WEST FOUND GLO BRASS CAP
NORTHEAST CORNER SECTION 35 TOWNSHIP 5 NORTH RANGE 2 WEST FOUND MARICOPA COUNTY ALUMINUM CAP
WEST 1/4 CORNER SECTION 35 TOWNSHIP 5 NORTH RANGE 2 WEST FOUND MARICOPA COUNTY ALUMINUM CAP
EAST 1/4 CORNER SECTION 35 TOWNSHIP 5 NORTH RANGE 2 WEST FOUND MARICOPA COUNTY ALUMINUM CAP STAMPED 37174
SOUTHWEST CORNER SECTION 35 TOWNSHIP 5 NORTH RANGE 2 WEST FOUND GLO BRASS CAP
FOUND 1/2" REBAR WITH CAP LS#31034
STATE TRUST LAND
BMY HAPPY VALLEY NORTH INVESTMENT, L.L.C. APN 503-51-011L DOC. NO. 2004-0452646 NOT A PART
BMY HAPPY VALLEY NORTH INVESTMENT, L.L.C. APN 503-51-011L DOC. NO. 2004-0452646 NOT A PART
503-51-158J
503-51-184A
503-51-188A
503-51-169C
503-51-170C
503-51-167E
503-51-168C
503-51-190E
503-51-190D
503-51-186A
503-51-165G
503-51-166C
503-51-694
503-51-695
503-51-192A
503-51-194A
503-51-196B
DYNAMITE BLVD
WHITE FEATHER LN
WHITE SAGE DR
WHITE SKY DR
WHITE WILLOW DR
WHITE WILLOW LN
WHITE WILLOW WAY
WHITE WILLOW WY
WHITE WILLOW WAY
WHITE WILLOW WY
WHITE WILLOW WAY
WHITE WILLOW WY

LEGAL DESCRIPTION

PARCEL NO. 1:

A PARCEL OF LAND SITUATE IN A PORTION OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 35 MONUMENTED BY AN
ALUMINUM CAP WITH REBAR, WHICH BEARS AS A BASIS OF BEARINGS NORTH 00°16' 25" EAST, A DISTANCE OF 2640.89 FEET TO THE NORTHWEST CORNER OF SAID SECTION 35 MONUMENTED BY A GLO BRASS CAP;

THENCE NORTH 00°16' 25" EAST, ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 1546.39 FEET;

THENCE SOUTH 89°43' 37" EAST, A DISTANCE OF 75.00 FEET;
THENCE SOUTH 35°28' 10" EAST, A DISTANCE OF 142.12 FEET;
THENCE SOUTH 89°43' 39" EAST, A DISTANCE OF 358.00 FEET;
THENCE SOUTH 00°16' 21" WEST, A DISTANCE OF 6.45 FEET;
THENCE SOUTH 89°43' 39" EAST, A DISTANCE OF 46.00 FEET;
THENCE NORTH 26°50' 15" EAST, A DISTANCE OF 22.36 FEET;
THENCE SOUTH 89°43' 39" EAST, A DISTANCE OF 120.00 FEET;
THENCE SOUTH 65°33' 40" EAST, A DISTANCE OF 145.18 FEET;
THENCE SOUTH 61°01' 04" EAST, A DISTANCE OF 958.40 FEET;
**THENCE NORTH 28°58' 56" EAST, A DISTANCE OF 120.00 FEET;
THENCE SOUTH 61°01' 04" EAST, A DISTANCE OF 118.99 FEET;
THENCE SOUTH 58°25' 23" EAST, A DISTANCE OF 77.17 FEET;
THENCE SOUTH 30°40' 10" WEST, A DISTANCE OF 50.00 FEET;

THENCE SOUTH 59°19'50" EAST, A DISTANCE OF 16.37 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 30°40'10" WEST, A DISTANCE OF 20.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 53°37'13", AN ARC DISTANCE OF 18.72 FEET TO A POINT OF ANGENCY;

THENCE SOUTH 05°42'37 EAST, A DISTANCE OF 1244.39 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 84°17'23" WEST, A DISTANCE OF 20.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 95°58'58", AN ARC DISTANCE OF 33.50 FEET TO A POINT OF TANGENCY;

THENCE NORTH 89°43'39" WEST, A DISTANCE OF 170.54 FEET;

THENCE SOUTH 00°16'21" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A
NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 00°16'21" WEST, A DISTANCE OF 20.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 84°01'02", AN ARC DISTANCE OF 29.33 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 05°42'37" EAST, A DISTANCE OF 107.67 FEET;
THENCE NORTH 89°43'39" WEST, A DISTANCE OF 1599.39 FEET;

THENCE NORTH 44°54'37" WEST, A DISTANCE OF 207.66 FEET TO A POINT ON THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35;

THENCE NORTH 00°16'14" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 632.65 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 35 AND THE POINT OF BEGINNING.

PARCEL NO. 2:

A PARCEL OF LAND SITUATE IN A PORTION OF THE NORTH HALF OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 35, MONUMENTED BY A G.L.O.
BRASS CAP, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 35, MONUMENTED BY AN ALUMINUM CAP AND REBAR, BEARS AS BASIS OF BEARINGS SOUTH 00°16'25" WEST, A DISTANCE OF 2640.89 FEET;

THENCE SOUTH 89°46'44" EAST, ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 2499.20 FEET;

THENCE SOUTH 00°13'20" WEST, A DISTANCE OF 62.38 FEET;
THENCE SOUTH 89°41'56" EAST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 00°13'21" EAST, A DISTANCE OF 62.45 FEET TO A POINT LYING ON THE
NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35;

THENCE SOUTH 89°46'44" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 94.23 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 35, MONUMENTED BY A 3" IRON PIPE;

**THENCE SOUTH 86°46'14" EAST, ALONG THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 2643.12 FEET TO THE NORTHEAST CORNER OF SAID SECTION 35, MONUMENTED BY AN ALUMINUM CAP AND REBAR;

THENCE SOUTH 00°03'05" WEST, ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1416.74 FEET;

THENCE NORTH 89°56'55" WEST, A DISTANCE OF 115.00 FEET TO THE NORTHEAST CORNER OF DESERT OASIS PARCEL L11, A PLAT RECORDED AT BOOK 939 OF MAPS, PAGE 37, MARICOPA COUNTY RECORDERS OFFICE, MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89°43'39" WEST ALONG THE NORTHERLY LINE OF SAID PLAT, A DISTANCE OF 738.74 FEET TO THE NORTHWEST CORNER OF LOT 13 OF SAID PLAT;

THENCE SOUTH 00°16'21" WEST ALONG THE WESTERLY LINE OF SAID LOT 13, A DISTANCE OF 119.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13;

THENCE NORTH 89°43'39" WEST, A DISTANCE OF 135.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS NORTH 00°16'21" EAST, A DISTANCE OF 20,00 FEET;

THENCE NORTHWESTERLY AND NORTHERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00" , AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY AND TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 173RD AVENUE AS SHOWN ON DESERT OASIS AT SURPRISE, LANCER PARCEL - PHASE I, MAP OF DEDICATION RECORDED AT BOOK 819 OF MAPS, PAGE 49, MARICOPA COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA;

THENCE ALONG SAID MAP OF DEDICATION THE FOLLOWING 9 COURSES AND DISTANCES:

THENCE NORTH 00°16'21" EAST, A DISTANCE OF 507.86 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH 89°43'39" EAST. A DISTANCE OF 20.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE
OF 55°46'16", AN ARC DISTANCE OF 19.47 FEET TO THE BEGINNING OF A TANGENT REVERSE
CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 33°57'23" WEST, A DISTANCE OF 60.00 FEET;

LEGAL DESCRIPTION (CONTINUED)

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 21°32'32", AN ARC DISTANCE OF 22.56 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH 55°29'55" EAST, A DISTANCE OF 20.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE
OF 55°46'16", AN ARC DISTANCE OF 19.47 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 00°16'21" EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A
NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS NORTH 00°16'21" EAST, A DISTANCE OF 20.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE
OF 55°46'16", AN ARC DISTANCE OF 19.47 FEET TO THE BEGINNING OF A TANGENT REVERSE
CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 56°02'37" WEST, A DISTANCE OF 60.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 21°32'32", AN ARC DISTANCE OF 22.56 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS NORTH 34°30'05" EAST, A DISTANCE OF 20.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE
OF 55°46'16", AN ARC DISTANCE OF 19.47 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 89°43'44" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE EASTERLY
BOUNDARY OF THE FINAL PLAT OF DESERT OASIS, PARCEL 13A AS SHOWN AT BOOK 892 OF
MAPS, PAGE 16, MARICOPA COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA;

THENCE ALONG THE BOUNDARY OF SAID PLAT FOR THE FOLLOWING 4 COURSES AND
DISTANCES:

THENCE NORTH 00°16'21" EAST, A DISTANCE OF 43.60 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH 89°43'39" EAST, A DISTANCE OF 225.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE
OF 09°25'18", AN ARC DISTANCE OF 37.00 FEET TO A POINT OF TANGENCY;

THENCE NORTH 09°41'39" EAST, A DISTANCE OF 30.09 FEET;
THENCE NORTH 89°43'39" WEST, A DISTANCE OF 1377.86 FEET;
THENCE NORTH 00°16'21" EAST, A DISTANCE OF 14.40 FEET;
THENCE NORTH 89°43'39" WEST, A DISTANCE OF 80.00 FEET;
THENCE SOUTH 00°16'21" WEST, A DISTANCE OF 120.00 FEET;

THENCE NORTH 70°43'27" WEST, A DISTANCE OF 146.86 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS NORTH 19°16'33" EAST, A DISTANCE OF 20.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE
OF 85°34'40", AN ARC DISTANCE OF 29.87 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 75°10'04" WEST, A DISTANCE OF 70.00 FEET TO THE BEGINNING OF A
NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 75°10'07", AN ARC DISTANCE OF 465.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20°28'06", AN ARC DISTANCE OF 166.12 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 35°17'59" WEST, A DISTANCE OF 14.89 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 54°42'01" WEST, A DISTANCE OF 20.00 FEET;

THENCE SOUTHWESTERLY AND WESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO A POINT OF NON- TANGENCY;

THENCE SOUTH 35°17'59" WEST, A DISTANCE OF 46.00 FEET TO THE BEGINNING OF A
NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 35°17'59" WEST, A DISTANCE OF 20.00 FEET;

THENCE SOUTHEASTERLY AND SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET A POINT OF TANGENCY;

THENCE SOUTH 35°17'59" WEST, A DISTANCE OF 1102.05 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY, WHOSE RADIUS POINT BEARS NORTH 54°42'01" WEST, A DISTANCE OF 20.00 FEET;

THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 85°22'11", AN ARC DISTANCE OF 29.80 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 58°25'23" WEST, A DISTANCE OF 77.17 FEET;
THENCE NORTH 61°01'04" WEST, A DISTANCE OF 118.99 FEET;
THENCE NORTH 28°58'56" EAST A DISTANCE OF 120.00 FEET;
THENCE NORTH 61°01'04" WEST, A DISTANCE OF 958.40 FEET;
THENCE NORTH 65°33'40" WEST, A DISTANCE OF 145.18 FEET;
THENCE NORTH 89°43'39" WEST, A DISTANCE OF 120.00 FEET;
THENCE SOUTH 26°50'15" WEST, A DISTANCE OF 22.36 FEET;
THENCE NORTH 89°43'39" WEST, A DISTANCE OF 46.00 FEET;
THENCE NORTH 00°16'21" EAST, A DISTANCE OF 6.45 FEET;
THENCE NORTH 89°43'39" WEST, A DISTANCE OF 358.00 FEET;
THENCE NORTH 35°28'10" WEST, A DISTANCE OF 142.12 FEET;

THENCE NORTH 89°43'37" WEST, A DISTANCE OF 75.00 FEET TO A POINT LYING ON THE
WESTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35;

THENCE NORTH 00°16'25" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 1094.49 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION NOTES:

*THE SURVEYOR BELIEVES THE BEARING IN PARAGRAPH 13 OF THE LEGAL DESCRIPTION FOR PARCEL 1 SHOULD BE S28°58'56"W AS OPPOSED TO N28°58'56"E AS SHOWN IN THE LEGAL DESCRIPTION CONTAINED IN THE TITLE REPORT.

**THE SURVEYOR BELIEVES THE BEARING IN PARAGRAPH 8 OF THE LEGAL DESCRIPTION FOR PARCEL 2 SHOULD BE S89°46'14"E AS OPPOSED TO S86°46'14"E AS SHOWN IN THE LEGAL DESCRIPTION CONTAINED IN THE TITLE REPORT.

THE CORRECTED BEARINGS WERE USED TO CALCULATE THE SUBJECT PARCELS SHOWN HEREON. THE LEGAL DESCRIPTIONS FOR PARCEL 1 AND 2 SHOWN ON THIS SHEET REPRESENT THE UNCORRECTED LEGAL DESCRIPTIONS AS CONTAINED IN THE REFERENCED TITLE REPORT.

ADJOINER TABLE

	Parcel Number	Owner Name	Property Address	Deed Number	MCR	Subdivision Name	Lot Number
A	503-51-664	PULTE HOME CORPORATION	17848 W RED BIRD RD SURPRISE 85387	130110921	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	83
B	503-51-665	PULTE HOME CORPORATION	17836 W RED BIRD RD SURPRISE 85387	130110921	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	84
C	503-51-666	HANSON INGEBURG	17824 W RED BIRD RD SURPRISE 85387	130480711	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	85
D	503-51-667	CAH 2014-2 BORROWER LLC	17812 W RED BIRD RD SURPRISE 85387	140449487	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	86
E	503-51-668	BEARD KENNETH M	17794 W RED BIRD RD SURPRISE 85387	110294937	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	87
F	503-51-669	MOBLEY MELVIN L JR	17786 W RED BIRD RD SURPRISE 85387	160774877	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	88
G	503-51-670	FUGATT MATTHEW L	17778 W RED BIRD RD SURPRISE 85387	080180472	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	89
H	503-51-671	SMITH DAVID/JODY	17770 W RED BIRD RD SURPRISE 85387	140212527	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	90
I	503-51-672	2014-1 IH BORROWER LP	17762 W RED BIRD RD SURPRISE 85387	140359464	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	91
J	503-51-582	PACIFIC RIM 106 PROPERTIES LP	17746 W RED BIRD RD SURPRISE 85387	150189151	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	1
K	503-51-583	CAVAZOS RICHARD D/VILLA-CAVAZOS EDWINA D	17738 W RED BIRD RD SURPRISE 85387	130286300	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	2
L	503-51-584	OWUOR GLADYS NEH TIH/PETER	17730 W RED BIRD RD SURPRISE 85387	170097840	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	3
M	503-51-585	VAN FOSSON JAMES	17722 W RED BIRD RD SURPRISE 85387	160908519	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	4
N	503-51-586	ESPINOZA EVELYN	17714 W RED BIRD RD SURPRISE 85387	080460216	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	5
O	503-51-587	FRED L AND PATTY G LORY REVOC LIVING TRUST	17706 W RED BIRD RD SURPRISE 85387	110370232	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	6
P	503-51-588	GUZMAN DANIEL R	17698 W RED BIRD RD SURPRISE 85387	080453388	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	7
Q	503-51-589	LARRACAS MARY J	17690 W RED BIRD RD SURPRISE 85387	080823417	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	8
R	503-51-590	LUNDRIGAN KEVIN	17682 W RED BIRD RD SURPRISE 85387	130717577	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	9
S	503-51-591	BUDD DONALD A/DARCY C	17674 W RED BIRD RD SURPRISE 85387	100454647	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	10
T	503-51-592	MONK RITA	17666 W RED BIRD RD SURPRISE 85387	080525967	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	11
U	503-51-593	SPENCER CHRIS/KIMBERLY	17658 W RED BIRD RD SURPRISE 85387	111012196	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	12
V	503-51-594	GAMARANO WILLIAM H	17650 W RED BIRD RD SURPRISE 85387	080721245	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	13
W	503-51-595	CHRISTOFFERSON TONY L/SUNNY J	17642 W RED BIRD RD SURPRISE 85387	080694218	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	14
X	503-51-596	DOOLITTLE LARRY	17634 W RED BIRD RD SURPRISE 85387	150133643	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	15
Y	503-81-700	CENTEX HOMES	17502 W BLUE SKY DR SURPRISE 85387	160136785	1263-17	DESERT OASIS PARCEL L13B	1
Z	503-81-701	CENTEX HOMES	17484 W BLUE SKY DR SURPRISE 85387	160136785	1263-17	DESERT OASIS PARCEL L13B	2
AA	503-81-702	CENTEX HOMES	17458 W BLUE SKY DR SURPRISE 85387	160136785	1263-17	DESERT OASIS PARCEL L13B	3
BB	503-81-703	CENTEX HOMES	17442 W BLUE SKY DR SURPRISE 85387	160136785	1263-17	DESERT OASIS PARCEL L13B	4
CC	503-81-704	CENTEX HOMES	17428 W BLUE SKY DR SURPRISE 85387	160136785	1263-17	DESERT OASIS PARCEL L13B	5
DD	503-81-705	CENTEX HOMES	17416 W BLUE SKY DR SURPRISE 85387	160136785	1263-17	DESERT OASIS PARCEL L13B	6
EE	503-81-706	CENTEX HOMES	17404 W BLUE SKY DR SURPRISE 85387	160136785	1263-17	DESERT OASIS PARCEL L13B	7
FF	503-51-798	CORONA DESERT OASIS LLC	17380 W BLUE SKY DR SURPRISE 85387	080279376	892-16	DESERT OASIS PARCEL 13A	1
GG	503-51-799	CORONA DESERT OASIS LLC	17368 W BLUE SKY DR SURPRISE 85387	080279376	892-16	DESERT OASIS PARCEL 13A	2
HH	503-51-800	CORONA DESERT OASIS LLC	17356 W BLUE SKY DR SURPRISE 85387	080279376	892-16	DESERT OASIS PARCEL 13A	3
II	503-51-801	CORONA DESERT OASIS LLC	17344 W BLUE SKY DR SURPRISE 85387	080279376	892-16	DESERT OASIS PARCEL 13A	4
JJ	503-51-802	CORONA DESERT OASIS LLC	17332 W BLUE SKY DR SURPRISE 85387	080279376	892-16	DESERT OASIS PARCEL 13A	5
KK	503-51-803	CORONA DESERT OASIS LLC	17320 W BLUE SKY DR SURPRISE 85387	080279376	892-16	DESERT OASIS PARCEL 13A	6
LL	503-51-804	CORONA DESERT OASIS LLC	17308 W BLUE SKY DR SURPRISE 85387	080279376	892-16	DESERT OASIS PARCEL 13A	7
MM	503-51-805	CORONA DESERT OASIS LLC	17296 W BLUE SKY DR SURPRISE 85387	080279376	892-16	DESERT OASIS PARCEL 13A	8
NN	503-51-806	CORONA DESERT OASIS LLC	17284 W BLUE SKY DR SURPRISE 85387	080279376	892-16	DESERT OASIS PARCEL 13A	9
OO	503-51-807	CORONA DESERT OASIS LLC	17272 W BLUE SKY DR SURPRISE 85387	080279376	892-16	DESERT OASIS PARCEL 13A	10
PP	503-51-922	CORONA DESERT OASIS LLC	NO ADDRESS AVAILABLE	080279376	892-16	DESERT OASIS PARCEL 13A	TRACT B
QQ	503-96-895	LOPEZ PAUL F JR/CHRISTINE ROCKS	27703 N 171ST ST SURPRISE 85387	080625401	939-37	DESERT OASIS PARCEL L11	4
RR	503-96-896	VOURAZERIS DAWN M/MICHAEL	17138 W GAMBIT TR SURPRISE 85387	080627802	939-37	DESERT OASIS PARCEL L11	5
SS	503-96-897	BARRETT ADRIENNE MARIE	17146 W GAMBIT TR SURPRISE 85387	160964203	939-37	DESERT OASIS PARCEL L11	6
TT	503-96-898	CANFIELD ROBERT L/SHARON L	17154 W GAMBIT TR SURPRISE 85387	080801696	939-37	DESERT OASIS PARCEL L11	7
UU	503-96-899	HANCOCK LAWRENCE G/ANNMARIE P	17162 W GAMBIT TR SURPRISE 85387	140717406	939-37	DESERT OASIS PARCEL L11	8
VV	503-96-900	SOKOLOVICH EDUARD/IZABELLA TR	17170 W GAMBIT TR SURPRISE 85387	100062044	939-37	DESERT OASIS PARCEL L11	9
WW	503-96-901	MITCHELL TRAVIS GLENN	17178 W GAMBIT TR SURPRISE 85387	130512911	939-37	DESERT OASIS PARCEL L11	10
XX	503-96-902	OCENAS CHRISTOPHER/AMANDA	17186 W GAMBIT TR SURPRISE 85387	080821002	939-37	DESERT OASIS PARCEL L11	11
YY	503-96-903	WILSON STEPHEN/CRYSTAL	17194 W GAMBIT TR SURPRISE 85387	160624427	939-37	DESERT OASIS PARCEL L11	12
ZZ	503-96-956	DESERT OASIS OF SURPRISE MASTER ASSOCIATION	NO ADDRESS AVAILABLE	120024249	939-37	DESERT OASIS PARCEL L11	TRACT A
AB	503-51-158J	STONER DAVID J	NO ADDRESS AVAILABLE	10042328		UNSUBDIVIDED	
AC	503-51-165G	RISENHOOVER NATHANIEL/MIRIAM	NO ADDRESS AVAILABLE	120346961		UNSUBDIVIDED	
AD	503-51-166C	VO THUY NHU THI/THUAN HOANG	NO ADDRESS AVAILABLE	160806443		UNSUBDIVIDED	
AE	503-51-167E	MAESTAS WALTER N/SUSAN C	NO ADDRESS AVAILABLE	040605194		UNSUBDIVIDED	
AF	503-51-168C	GHAZVINI JASMIN	NO ADDRESS AVAILABLE	990480001		UNSUBDIVIDED	
AG	503-51-169C	KAX LLC	NO ADDRESS AVAILABLE	100545615		UNSUBDIVIDED	
AH	503-51-170C	MAESTAS WALTER N/SUSAN	17714 W PATTON RD SURPRISE 85387	970766039		UNSUBDIVIDED	
AI	503-51-184A	171ST AVE & JOMAX LLC	NO ADDRESS AVAILABLE	020867075		UNSUBDIVIDED	
AJ	503-51-186A	171ST AVE & JOMAX LLC	NO ADDRESS AVAILABLE	020867075		UNSUBDIVIDED	
AK	503-51-188A	SCILLA AGOSTINO F/DIANE M	NO ADDRESS AVAILABLE	880015168		UNSUBDIVIDED	
AL	503-51-190D	FISHELL STEVE ROBERT	17538 W DYNAMITE BLVD SURPRISE 85387	031490836A		UNSUBDIVIDED	
AM	503-51-190E	TAJ LIVING TRUST	17562 W DYNAMITE BLVD SURPRISE 85387	110926652		UNSUBDIVIDED	
AN	503-51-192A	171ST AVE & JOMAX LLC	NO ADDRESS AVAILABLE	020867075		UNSUBDIVIDED	
AO	503-51-194A	14961 W BELL ROAD LLP	17211 W OLEA WY SURPRISE 85387	090411922		UNSUBDIVIDED	
AP	503-51-196B	LIM I V/KIM LUY TR	NO ADDRESS AVAILABLE	051731341		UNSUBDIVIDED	
AQ	503-51-694	STOKES KIRK/PAMELA	17312 W PATTON RD SURPRISE 85387	050131624		UNSUBDIVIDED	
AR	503-51-695	RECKER EDWARD J	17331 W DESERT VISTA TR SURPRISE 85387	150863918		UNSUBDIVIDED	

BOUNDARY CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	31.26'	20.00'	089°34'00"	19.85'	28.18'	N44°30'49"W
C2	19.47'	20.00'	055°46'16"	10.58'	18.71'	N28°09'29"E
C3	22.56'	60.00'	021°32'32"	11.41'	22.43'	N45°16'21"E
C4	19.47'	20.00'	055°46'16"	10.58'	18.71'	N62°23'13"E
C5	19.47'	20.00'	055°46'16"	10.58'	18.71'	N61°50'31"W
C6	22.56'	60.00'	021°32'32"	11.41'	22.43'	N44°43'39"W
C7	19.47'	20.00'	055°46'16"	10.58'	18.71'	N27°36'47"W
C8	36.98'	225.00'	009°25'02"	18.53'	36.94'	N04°39'02"E

BOUNDARY CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C9	29.64'	20.00'	084°54'09"	18.30'	27.00'	N27°35'44"W
C10	166.12'	465.00'	020°28'07"	83.95'	165.24'	S25°06'35"W
C11	31.42'	20.00'	090°00'00"	20.00'	28.28'	S80°17'59"W
C12	31.41'	20.00'	089°58'54"	19.99'	28.28'	S09°42'54"E
C13	29.80'	20.00'	085°22'11"	18.45'	27.12'	S77°58'55"W
C14	18.72'	20.00'	053°37'05"	10.11'	18.04'	S32°31'17"E
C15	33.50'	20.00'	095°57'51"	22.20'	29.72'	S42°16'11"W
C16	29.09'	20.00'	083°19'35"	17.80'	26.59'	S47°46'13"E

PRELIMINARY PLAT FOR DESERT OASIS

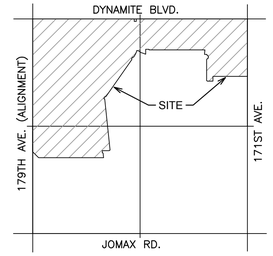
A PORTION OF LAND LOCATED IN PORTIONS OF THE WEST HALF AND THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER

METRO OASIS, LLLP
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3252
CONTACT: TIM BRISLIN

CVL DESIGN TEAM

CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: DAVE COBLE



VICINITY MAP

(NOT-TO-SCALE)

LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- 1' V.N.A.E. (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- 8' P.U.E. (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- (A) INDICATES ADJACENT PROPERTY OWNER LABEL SEE SHEET 02 DATA TABLE
- L1 INDICATES LINE DATA LABEL SEE SHEETS 03-05
- C1 INDICATES CURVE DATA LABEL SEE SHEETS 02-05

SHEET INDEX

SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE TABLE / TYPICAL LOT DETAIL
SHEET 02 - LEGAL DESCRIPTION / ADJACENT OWNERS DATA TABLE
SHEET 03 - PHASE 01 DATA TABLES
SHEET 04 - PHASE 02 DATA TABLES
SHEET 05 - PHASE 03 DATA TABLES
SHEET 06 - STREET SECTION DETAILS
SHEET 07 - PHASING AND PARCEL MAP
SHEET 08 - SHEET INDEX MAP
SHEET 09-22 - PRELIMINARY PLAT

CVL CONSULTANTS
4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com
Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management

Registered Professional Engineer (Civil) Certificate No. 37325 RYAN WEED Date Signed 3/15/18 ARIZONA, U.S.A. Expires 3-31-2020

SHEET 02 OF 22

CVL# 01.0291601

DATE: 3/15/18

N:\01\0291601\Cadd\Preliminary\P-B.PRE-PLAT-01-05.dwg 3/15/18 Alexc

PHASE 1 DATA TABLES

PHASE 1 LOT AREA TABLE	
LOT #	AREA (SQ.FT.)
1	6,269
2	6,267
3	6,265
4	6,263
5	6,260
6	6,258
7	6,256
8	6,254
9	6,252
10	6,250
11	6,247
12	6,245
13	6,243
14	6,241
15	6,239
16	6,236
17	6,229
18	6,227
19	6,225
20	6,222
21	6,220
22	6,218
23	6,216
24	6,214
25	6,211
26	6,209
27	6,207
28	6,205
29	6,203
30	5,928
31	6,000
32	6,000
33	6,000
34	6,000
35	6,000
36	6,000
37	6,000
38	6,000
39	6,000
40	6,000
41	5,975
42	6,226
43	6,250
44	6,250
45	6,250
46	6,250
47	6,250
48	6,250
49	6,250
50	6,250
51	6,250

PHASE 1 LOT AREA TABLE	
LOT #	AREA (SQ.FT.)
52	6,250
53	6,178
54	6,536
55	6,108
56	6,250
57	6,250
58	6,250
59	6,250
60	6,250
61	6,250
62	6,250
63	6,250
64	6,250
65	6,250
66	6,250
67	6,000
68	6,000
69	6,000
70	6,000
71	6,000
72	6,000
73	6,000
74	6,000
75	6,000
76	5,928
77	6,000
78	6,000
79	6,000
80	6,000
81	6,000
82	6,000
83	6,000
84	6,000
85	6,000
86	6,000
87	6,000
88	6,000
89	6,046
90	6,245
91	6,250
92	6,250
93	6,250
94	6,250
95	6,250
96	6,250
97	6,250
98	6,250
99	6,250
100	6,250
101	6,178
102	6,107

PHASE 1 LOT AREA TABLE	
LOT #	AREA (SQ.FT.)
103	6,245
104	6,250
105	6,250
106	6,250
107	6,250
108	6,250
109	6,250
110	6,250
111	6,250
112	6,250
113	6,250
114	6,178
115	6,704
116	6,875
117	6,875
118	7,565
119	6,875
120	6,875
121	6,875
122	7,340
123	6,875
124	6,875
125	6,875
126	6,875
127	6,875
128	6,875
129	6,875
130	6,875
131	6,875
132	6,754
133	7,182
134	6,875
135	6,875
136	6,875
137	6,875
138	6,875
139	6,875
140	6,875
141	6,875
142	6,875
143	6,875
144	6,753
145	7,063
146	6,528
147	6,600
148	6,600
149	6,600
150	6,600
151	6,600
152	6,600
153	6,600

PHASE 1 LOT AREA TABLE	
LOT #	AREA (SQ.FT.)
154	6,600
155	6,600
156	6,528
157	6,528
158	6,600
159	6,600
160	6,600
161	6,600
162	6,600
163	6,600
164	6,600
165	6,600
166	6,600
167	6,600
168	6,600
169	6,600
170	6,600
171	6,600
172	6,600
173	6,600
174	6,600
175	6,600
176	6,528
177	6,528
178	6,600
179	6,600
180	6,600
181	6,600
182	6,600
183	6,600
184	6,600
185	6,600
186	6,600
187	6,528
188	7,056
189	6,755
190	6,875
191	6,875
192	6,875
193	6,875
194	6,803
195	6,803
196	6,875
197	6,875
198	6,835
199	6,706
200	6,670
201	6,825
202	7,031
203	6,720
204	6,875

PHASE 1 LOT AREA TABLE	
LOT #	AREA (SQ.FT.)
205	6,875
206	6,875
207	6,875
208	6,875
209	6,875
210	6,875
211	6,875
212	6,875
213	6,687
214	7,463
215	7,469
216	7,500
217	7,500
218	7,500
219	7,500
220	7,500
221	7,500
222	7,500
223	7,500
224	7,500
225	7,500
226	7,500
227	7,500
228	7,500
229	7,500
230	7,428
231	7,428
232	7,500
233	7,500
234	10,264
235	18,136
236	9,032
237	7,606
238	7,603
239	7,559
240	7,444
241	7,128
242	7,200
243	7,200
244	7,200
245	7,200
246	7,200
247	7,200
248	7,200
249	7,128
250	7,128
251	7,200
252	7,200
253	7,063
254	7,128
255	7,200

PHASE 1 LOT AREA TABLE	
LOT #	AREA (SQ.FT.)
256	7,200
257	7,200
258	7,200
259	7,200
260	7,200
261	7,200
262	7,128
263	7,428
264	7,500
265	7,500
266	7,500
267	7,500
268	7,500
269	7,500
270	7,500
271	7,447
272	7,367
273	7,128
274	7,200
275	7,200
276	7,200
277	7,200
278	7,200
279	7,200
280	7,200
281	7,200
282	7,200
283	7,200
284	7,200
285	7,200
286	7,200
287	7,200
288	7,200
289	7,200
290	7,128
291	7,441
292	7,485
293	7,500
294	7,500
295	7,500
296	7,500
297	7,500
298	7,500
299	7,500
300	7,428
301	7,200
302	7,200
303	7,200
304	7,200

PHASE 1 LINE TABLE		
NO.	LENGTH	BEARING
L1	1678.91'	S89°46'40"E
L2	147.66'	S00°13'20"W
L3	291.00'	S00°13'20"W
L4	873.00'	N00°13'20"E
L5	291.00'	N00°13'20"E
L6	667.00'	S89°46'40"E
L7	678.74'	S89°46'40"E
L8	191.10'	N00°13'20"E
L9	372.21'	S05°42'45"E
L10	651.57'	S89°46'40"E
L11	183.00'	N84°17'15"E
L12	621.84'	S89°46'40"E
L13	286.00'	S00°13'20"W
L14	310.83'	S89°46'40"E
L15	667.00'	S89°46'40"E
L16	286.00'	N00°13'20"E
L17	667.00'	S89°46'40"E
L18	296.00'	S00°13'20"W
L19	1460.39'	S89°46'40"E
L20	286.00'	S00°13'20"W
L21	602.00'	S89°46'40"E
L22	286.00'	S00°13'20"W
L23	286.00'	S00°13'20"W
L24	614.00'	S89°46'40"E
L25	434.00'	S00°13'20"W
L26	204.42'	N89°46'40"W

PHASE 1 CENTERLINE CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C17	20.72'	200.00'	005°56'04"	10.37'	20.71'	N02°44'43"W

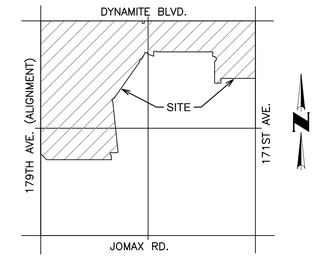
PHASE 1 TRACT AREA TABLE			
TRACT	SQ. FT.	AREA (ACRES)	DESCRIPTION
TRACT A	2975.16	0.068	LANDSCAPE TRACT
TRACT B	77848.83	1.787	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT C	1704.00	0.039	LANDSCAPE TRACT
TRACT D	3869.46	0.089	LANDSCAPE TRACT
TRACT E	4271.36	0.098	LANDSCAPE TRACT
TRACT F	11861.38	0.272	LANDSCAPE TRACT
TRACT G	1704.00	0.039	LANDSCAPE TRACT
TRACT H	2834.00	0.065	LANDSCAPE TRACT
TRACT I	5937.12	0.136	LANDSCAPE TRACT
TRACT J	119966.43	2.754	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT K	1747.19	0.040	LANDSCAPE TRACT
TRACT L	85943.70	1.973	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT M	7421.76	0.170	LANDSCAPE TRACT
TRACT N	1664.00	0.038	LANDSCAPE TRACT
TRACT O	1664.00	0.038	LANDSCAPE TRACT
TRACT P	1664.00	0.038	LANDSCAPE TRACT
TRACT Q	4171.84	0.096	LANDSCAPE TRACT
TRACT R	1744.00	0.040	LANDSCAPE TRACT
TRACT S	1744.00	0.040	LANDSCAPE TRACT
TRACT T	76072.97	1.746	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT U	4400.00	0.101	LANDSCAPE TRACT
TRACT V	1664.00	0.038	LANDSCAPE TRACT
TRACT W	1664.00	0.038	LANDSCAPE TRACT
TRACT X	1664.00	0.038	LANDSCAPE TRACT

PRELIMINARY PLAT FOR DESERT OASIS

A PORTION OF LAND LOCATED IN PORTIONS OF THE WEST HALF AND THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
METRO OASIS, LLLP
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3252
CONTACT: TIM BRISLIN

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: DAVE COBLE



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

———	PROPOSED LOTS
———	PROPOSED ROW
——— – ——— – ———	PROPOSED CENTER LINE
— — — — — — — — —	(S.V.T.) SIGHT VISIBILITY TRIANGLE
1' V.N.A.E.	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
8' P.U.E.	(P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
(A)	INDICATES ADJACENT PROPERTY OWNER LABEL SEE SHEET 02 DATA TABLE
L1	INDICATES LINE DATA LABEL SEE SHEETS 03-05
C1	INDICATES CURVE DATA LABEL SEE SHEETS 02-05

SHEET INDEX

SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE TABLE / TYPICAL LOT DETAIL
SHEET 02 - LEGAL DESCRIPTION / ADJACENT OWNERS DATA TABLE
SHEET 03 - PHASE 01 DATA TABLES
SHEET 04 - PHASE 02 DATA TABLES
SHEET 05 - PHASE 03 DATA TABLES
SHEET 06 - STREET SECTION DETAILS
SHEET 07 - PHASING AND PARCEL MAP
SHEET 08 - SHEET INDEX MAP
SHEET 09-22 - PRELIMINARY PLAT

CVL CONSULTANTS
4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com
Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management

Registered Professional Engineer (Civil)
Christopher M. Weed
37325
RYAN
WEED
Date Signed 3/15/18
ARIZONA, U.S.A.
Expires 3-31-2020

SHEET 03 OF 22

CVL# 01.0291601

DATE: 3/15/18

N:\01\0291601\Cadd\Preliminary\P.B\PRE-PLAT-01-06.dwg 3/15/18 Alexc

PHASE 2 DATA TABLES

PHASE 2 LOT AREA TABLE	
LOT #	AREA (SQ.FT.)
1	8,805
2	8,805
3	8,805
4	9,782
5	8,520
6	6,806
7	6,784
8	6,761
9	6,750
10	6,750
11	6,750
12	6,750
13	6,750
14	6,750
15	6,750
16	6,750
17	6,750
18	6,750
19	6,865
20	6,869
21	6,868
22	6,752
23	6,601
24	6,753
25	6,060
26	6,250
27	6,200
28	6,269
29	6,376
30	6,436
31	6,500
32	6,512

PHASE 2 LOT AREA TABLE	
LOT #	AREA (SQ.FT.)
33	6,515
34	6,592
35	6,669
36	6,746
37	6,823
38	7,065
39	7,166
40	7,248
41	7,330
42	7,412
43	7,494
44	7,576
45	9,820
46	6,250
47	6,243
48	6,045
49	5,948
50	6,004
51	7,326
52	7,408
53	7,921
54	7,409
55	7,317
56	7,239
57	6,159
58	6,782
59	6,751
60	6,588
61	6,425
62	6,722
63	6,263
64	6,265

PHASE 2 LOT AREA TABLE	
LOT #	AREA (SQ.FT.)
65	6,195
66	6,199
67	6,273
68	6,275
69	6,277
70	6,279
71	6,281
72	6,283
73	6,285
74	6,287
75	6,289
76	6,291
77	6,293
78	6,294
79	6,257
80	6,209
81	7,500
82	6,907
83	6,904
84	6,731
85	6,643
86	6,556
87	6,469
88	6,381
89	6,294
90	6,250
91	6,250
92	6,250
93	6,248
94	6,865
95	6,643
96	7,221

PHASE 2 LOT AREA TABLE	
LOT #	AREA (SQ.FT.)
97	7,425
98	7,425
99	7,425
100	7,425
101	7,425
102	7,425
103	7,425
104	7,421
105	10,342
106	12,572
107	8,383
108	6,895
109	6,905
110	6,914
111	6,923
112	6,933
113	6,942
114	6,951
115	6,960
116	6,970
117	6,979
118	6,988
119	6,997
120	7,007
121	7,016
122	7,025
123	6,876
124	6,804
125	6,895
126	6,893
127	6,891
128	6,888

PHASE 2 LOT AREA TABLE	
LOT #	AREA (SQ.FT.)
129	6,886
130	6,884
131	6,881
132	6,879
133	6,684
134	7,290
135	6,854
136	6,875
137	6,875
138	6,875
139	7,243
140	6,814
141	6,600
142	6,600
143	6,600
144	6,600
145	6,600
146	6,600
147	6,528
148	6,528
149	6,600
150	6,600
151	6,600
152	7,486
153	7,271
154	7,541
155	7,675
156	7,715
157	6,875
158	7,475
159	7,698
160	7,691

PHASE 2 LOT AREA TABLE	
LOT #	AREA (SQ.FT.)
161	8,162
162	8,632
163	9,927
164	9,135
165	6,875
166	6,875
167	6,803
168	8,494
169	8,494
170	8,494
171	8,494
172	8,494
173	9,774
174	14,415
175	10,293
176	6,851
177	6,875
178	6,875
179	6,875
180	6,875
181	6,875
182	6,875
183	6,875
184	6,803
185	6,803
186	6,875
187	6,875
188	6,875
189	6,875
190	6,875
191	6,875
192	6,875

PHASE 2 LINE TABLE		
NO.	LENGTH	BEARING
L1	662.59'	S00°13'41"W
L3	185.94'	S00°13'41"W
L4	252.92'	S86°00'13"E
L5	763.55'	S86°00'13"E
L6	143.32'	N03°59'47"E
L7	143.80'	S00°13'42"W
L8	115.21'	N89°46'19"W
L9	296.00'	N00°13'41"E
L10	968.62'	N89°46'19"W
L11	148.38'	S00°13'41"W
L12	420.00'	N89°46'19"W
L13	163.22'	S00°13'41"W
L14	103.31'	S09°41'39"W
L15	43.60'	S00°16'21"W
L16	296.00'	S00°13'41"W
L17	543.74'	N89°46'19"W
L18	543.74'	N89°46'19"W
L19	948.53'	S00°13'41"W
L20	250.93'	N89°46'19"W
L21	205.49'	S80°55'48"E
L22	123.69'	N89°46'19"W
L23	327.09'	S00°16'21"W
L24	579.02'	N89°46'19"W

PHASE 2 CENTERLINE CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	127.80'	500.00'	014°38'40"	64.25'	127.45'	N07°33'01"E
C2	245.48'	150.00'	093°46'05"	160.20'	218.99'	S47°06'44"W
C3	13.15'	200.00'	003°46'05"	6.58'	13.15'	S87°53'16"E
C4	26.31'	400.00'	003°46'05"	13.16'	26.30'	N02°06'44"E
C5	197.30'	3000.00'	003°46'05"	98.69'	197.27'	S87°53'16"E
C6	66.09'	400.00'	009°27'58"	33.12'	66.01'	N04°57'40"E
C7	32.59'	185.09'	010°05'14"	16.34'	32.54'	S04°39'02"W
C8	61.73'	400.00'	008°50'31"	30.93'	61.67'	S85°21'04"E
C9	61.73'	400.00'	008°50'31"	30.93'	61.67'	N85°21'04"W

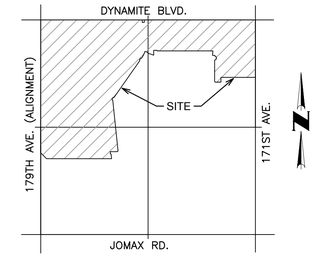
PHASE 2 TRACT AREA TABLE			
TRACT	SQ. FT.	AREA (ACRES)	DESCRIPTION
A	112287.78	2.578	OPEN SPACE/LANDSCAPE TRACT/RETENTION/AMENITIES
B	16015.97	0.368	OPEN SPACE/LANDSCAPE TRACT
C	45790.72	1.051	OPEN SPACE/LANDSCAPE TRACT/RETENTION
D	36992.95	0.849	OPEN SPACE/LANDSCAPE TRACT/RETENTION
E	874.88	0.020	LANDSCAPE TRACT
F	875.21	0.020	LANDSCAPE TRACT
G	3156.48	0.072	LANDSCAPE TRACT
H	40101.36	0.921	OPEN SPACE/LANDSCAPE TRACT/RETENTION
I	346054.27	7.944	OPEN SPACE/LANDSCAPE TRACT/DRAINAGE/RETENTION/AMENITIES
J	30552.42	0.701	OPEN SPACE/LANDSCAPE TRACT/RETENTION
K	12034.94	0.276	LANDSCAPE TRACT
L	1744.00	0.040	LANDSCAPE TRACT
M	34498.52	0.792	OPEN SPACE/LANDSCAPE TRACT/RETENTION/AMENITIES
N	1664.00	0.038	LANDSCAPE TRACT
O	6999.16	0.161	LANDSCAPE TRACT
P	49567.76	1.138	OPEN SPACE/LANDSCAPE TRACT/RETENTION

PRELIMINARY PLAT FOR DESERT OASIS

A PORTION OF LAND LOCATED IN PORTIONS OF THE WEST HALF AND THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
METRO OASIS, LLLP
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3252
CONTACT: TIM BRISLIN

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: DAVE COBLE



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- 1' V.N.A.E. (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- 8' P.U.E. (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- (A) INDICATES ADJACENT PROPERTY OWNER LABEL SEE SHEET 02 DATA TABLE
- L1 INDICATES LINE DATA LABEL SEE SHEETS 03-05
- C1 INDICATES CURVE DATA LABEL SEE SHEETS 02-05

SHEET INDEX

SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE TABLE / TYPICAL LOT DETAIL
SHEET 02 - LEGAL DESCRIPTION / ADJACENT OWNERS DATA TABLE
SHEET 03 - PHASE 01 DATA TABLES
SHEET 04 - PHASE 02 DATA TABLES
SHEET 05 - PHASE 03 DATA TABLES
SHEET 06 - STREET SECTION DETAILS
SHEET 07 - PHASING AND PARCEL MAP
SHEET 08 - SHEET INDEX MAP
SHEET 09-22 - PRELIMINARY PLAT

CVL CONSULTANTS
4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com
Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management

Registered Professional Engineer (Civil)
CERTIFICATE NO.
37325
RYAN
WEED
Date Signed 3/15/18
ARIZONA, U.S.A.
Expires 3-31-2020

CVL# 01.0291601

DATE: 3/15/18

N:\01\0291601\Cad\d\Preliminary\P.B.PRE-PLAT-01-06.dwg 3/15/18 Alexc

PHASE 3 DATA TABLES

PHASE 3 LOT AREA TABLE	
LOT #	AREA (SQ.FT.)
1	8,356
2	14,209
3	14,492
4	8,037
5	8,100
6	8,100
7	8,100
8	8,100
9	8,100
10	8,100
11	8,100
12	8,100
13	8,100
14	8,100
15	8,100
16	8,048
17	14,196
18	14,035
19	8,356
20	7,200
21	7,200
22	7,200
23	7,200
24	7,200
25	7,200
26	7,200
27	7,200
28	7,200
29	7,200
30	7,200
31	7,200
32	7,200
33	7,200
34	7,200
35	7,200
36	7,200
37	7,200
38	7,200
39	7,200
40	7,200
41	7,200
42	7,200
43	7,200
44	7,456
45	12,303
46	12,495
47	7,380
48	7,500
49	7,423
50	7,657
51	7,405
52	7,500
53	7,500
54	7,500
55	7,500
56	7,500

PHASE 3 LOT AREA TABLE	
LOT #	AREA (SQ.FT.)
57	7,500
58	7,500
59	7,500
60	7,428
61	7,500
62	7,500
63	7,500
64	7,500
65	7,500
66	7,500
67	7,500
68	7,500
69	7,428
70	7,428
71	7,500
72	7,500
73	7,500
74	7,500
75	7,500
76	7,500
77	7,500
78	7,500
79	7,428
80	7,607
81	7,438
82	7,500
83	7,500
84	7,500
85	7,500
86	7,500
87	7,676
88	11,462
89	14,174
90	8,333
91	7,425
92	7,425
93	7,425
94	7,425
95	7,425
96	7,425
97	7,425
98	7,425
99	7,425
100	7,425
101	7,425
102	7,425
103	7,425
104	7,425
105	9,651
106	18,763
107	10,061
108	7,165
109	7,169
110	7,172
111	8,364
112	17,233

PHASE 3 LOT AREA TABLE	
LOT #	AREA (SQ.FT.)
113	10,615
114	6,851
115	6,875
116	6,875
117	6,875
118	6,875
119	6,803
120	6,600
121	6,600
122	6,600
123	6,600
124	6,600
125	6,528
126	6,528
127	6,600
128	6,600
129	6,600
130	6,600
131	6,600
132	6,600
133	6,600
134	6,600
135	6,600
136	6,600
137	6,600
138	6,600
139	6,600
140	6,600
141	6,600
142	6,600
143	6,600
144	6,600
145	6,600
146	6,600
147	6,600
148	6,600
149	6,600
150	6,803
151	6,875
152	6,875
153	6,875
154	6,875
155	6,875
156	6,875
157	6,875
158	6,803
159	6,875
160	6,875
161	6,875
162	6,783
163	6,952
164	6,803
165	6,875
166	6,875
167	6,875
168	6,875

PHASE 3 LOT AREA TABLE	
LOT #	AREA (SQ.FT.)
169	6,875
170	6,875
171	6,875
172	6,803
173	6,803
174	6,875
175	6,875
176	6,875
177	6,875
178	6,865
179	10,132
180	16,656
181	7,755
182	6,291
183	6,293
184	6,295
185	6,298
186	6,300
187	6,302
188	6,304
189	6,307
190	6,309
191	6,206
192	6,385
193	6,803
194	6,875
195	6,875
196	6,875
197	6,875
198	6,875
199	6,875
200	6,875
201	6,875
202	6,875
203	6,875
204	6,875
205	6,875
206	6,875
207	6,875
208	6,873
209	6,920
210	6,049
211	6,235
212	6,250
213	6,250
214	6,250
215	6,250
216	6,250
217	6,250
218	6,250
219	6,250
220	6,250
221	6,250
222	6,250
223	6,178
224	5,928

PHASE 3 LOT AREA TABLE	
LOT #	AREA (SQ.FT.)
225	6,000
226	6,000
227	6,000
228	6,000
229	6,000
230	6,000
231	6,000
232	6,000
233	6,000
234	6,000
235	6,000
236	6,000
237	6,000
238	6,000
239	6,000
240	6,000
241	6,000
242	6,000
243	6,000
244	6,000
245	6,000
246	6,000
247	6,000
248	6,000
249	5,928
250	6,139
251	6,250
252	6,250
253	6,250
254	6,250
255	6,250
256	6,250
257	6,250
258	6,250
259	6,250
260	6,250
261	6,250
262	6,249
263	6,092
264	6,178
265	6,103
266	6,556
267	6,223
268	6,250
269	6,250
270	6,250
271	6,250
272	6,250
273	6,178
274	6,000
275	6,000
276	6,000
277	6,000
278	6,000
279	6,000
280	6,000

PHASE 3 LOT AREA TABLE	
LOT #	AREA (SQ.FT.)
281	6,000
282	6,000
283	6,000
284	6,000
285	6,000
286	6,000
287	5,928
288	6,178
289	6,250
290	6,250
291	6,250
292	6,250
293	6,148
294	6,310
295	6,118
296	6,250
297	6,250
298	6,250
299	5,928
300	6,000
301	6,000
302	6,000
303	6,000
304	6,000
305	6,000
306	6,000
307	6,000
308	6,000
309	6,000
310	6,000
311	6,000
312	6,000
313	6,178
314	6,103
315	6,556
316	6,197
317	6,250
318	6,250
319	6,250
320	6,250
321	6,250
322	6,250
323	6,250
324	6,250
325	6,250
326	6,250
327	6,250
328	6,250
329	6,250
330	6,384
331	7,138
332	7,702
333	8,685
334	7,331
335	6,889
336	6,000

PHASE 3 LINE TABLE		
NO.	LENGTH	BEARING
L1	406.00'	S00°13'20"W
L2	406.00'	S89°46'40"E
L3	582.00'	S00°13'20"W
L4	883.85'	N89°46'40"W
L5	213.00'	N89°46'19"W
L6	286.00'	N00°13'41"E
L7	296.00'	N00°13'41"E
L8	758.79'	S89°46'40"E
L9	883.82'	S89°46'40"E
L10	582.00'	N00°13'20"E
L11	957.79'	N89°46'40"W
L12	286.00'	S00°13'20"W
L13	957.79'	S89°46'40"E
L14	296.00'	S00°13'20"W
L15	962.79'	S89°46'40"E
L16	582.00'	N00°13'20"E
L17	724.00'	S89°46'40"E
L18	724.00'	S89°46'40"E
L19	286.00'	S00°13'20"W
L20	316.44'	S89°46'40"E
L21	286.00'	N00°13'20"E
L22	774.00'	S89°46'40"E
L23	83.90'	S54°42'11"E
L24	286.00'	N00°13'20"E
L25	774.00'	S89°46'40"E

PHASE 3 CENTERLINE CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C18	244.87'	400.00'	035°04'30"	126.41'	241.06'	N72°14'25"W

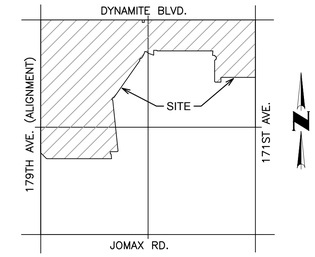
PHASE 3 TRACT AREA TABLE			
TRACT	SQ. FT.	AREA (ACRES)	DESCRIPTION
A	93224.69	2.140	OPEN SPACE/LANDSCAPE TRACT/AMENITIES
B	95868.42	2.201	OPEN SPACE/LANDSCAPE TRACT/RETENTION/DRAINAGE/AMENITIES
C	872.00	0.020	LANDSCAPE TRACT
D	4400.00	0.101	LANDSCAPE TRACT
E	1744.00	0.040	LANDSCAPE TRACT
F	18679.81	0.429	OPEN SPACE/LANDSCAPE TRACT/DRAINAGE
G	4400.00	0.101	LANDSCAPE TRACT
H	1744.00	0.040	LANDSCAPE TRACT
I	24200.56	0.556	LANDSCAPE TRACT
J	207677.61	4.768	OPEN SPACE/LANDSCAPE TRACT/RETENTION/DRAINAGE/AMENITIES/SANITARY SEWER EASEMENT
K	4400.00	0.101	LANDSCAPE TRACT
L	1664.00	0.038	LANDSCAPE TRACT
M	114510.83	2.629	OPEN SPACE/LANDSCAPE TRACT/RETENTION/DRAINAGE/AMENITIES
N	312981.37	7.185	OPEN SPACE/LANDSCAPE TRACT/RETENTION /DRAINAGE/AMENITIES
O	4400.00	0.101	LANDSCAPE TRACT
P	1664.00	0.038	LANDSCAPE TRACT
Q	1744.00	0.040	LANDSCAPE TRACT
R	1744.00	0.040	LANDSCAPE TRACT
S	1744.00	0.040	LANDSCAPE TRACT
T	1744.00	0.040	LANDSCAPE TRACT
U	4400.00	0.101	LANDSCAPE TRACT
V	14108.73	0.324	OPEN SPACE/LANDSCAPE TRACT/DRAINAGE
W	1664.00	0.038	LANDSCAPE TRACT
X	85579.39	1.965	OPEN SPACE/LANDSCAPE TRACT/AMENITIES

PRELIMINARY PLAT FOR DESERT OASIS

A PORTION OF LAND LOCATED IN PORTIONS OF THE WEST HALF AND THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
METRO OASIS, LLLP
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3252
CONTACT: TIM BRISLIN

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: DAVE COBLE



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- 1' V.N.A.E. — (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- 8' P.U.E. — (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- (A) — INDICATES ADJACENT PROPERTY OWNER LABEL SEE SHEET 02 DATA TABLE
- L1 — INDICATES LINE DATA LABEL SEE SHEETS 03-05
- C1 — INDICATES CURVE DATA LABEL SEE SHEETS 02-05

SHEET INDEX

SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE TABLE / TYPICAL LOT DETAIL
SHEET 02 - LEGAL DESCRIPTION / ADJACENT OWNERS DATA TABLE
SHEET 03 - PHASE 01 DATA TABLES
SHEET 04 - PHASE 02 DATA TABLES
SHEET 05 - PHASE 03 DATA TABLES
SHEET 06 - STREET SECTION DETAILS
SHEET 07 - PHASING AND PARCEL MAP
SHEET 08 - SHEET INDEX MAP
SHEET 09-22 - PRELIMINARY PLAT

CVL CONSULTANTS
4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com
Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management

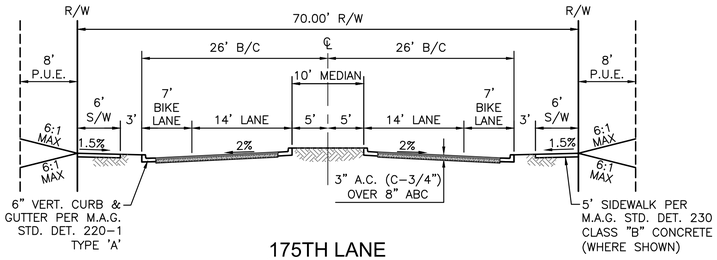
Registered Professional Engineer (Civil)
CERTIFICATE NO.
37325
RYAN
WEED
Date Signed 3/15/18
ARIZONA, U.S.A.
Expires 3-31-2020

SHEET 05 OF 22

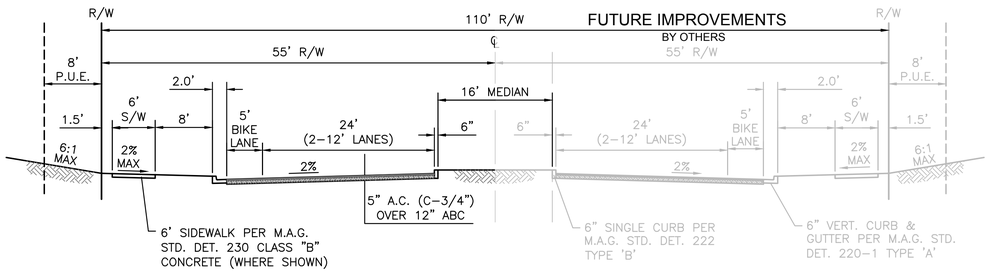
CVL# 01.0291601

DATE: 3/15/18

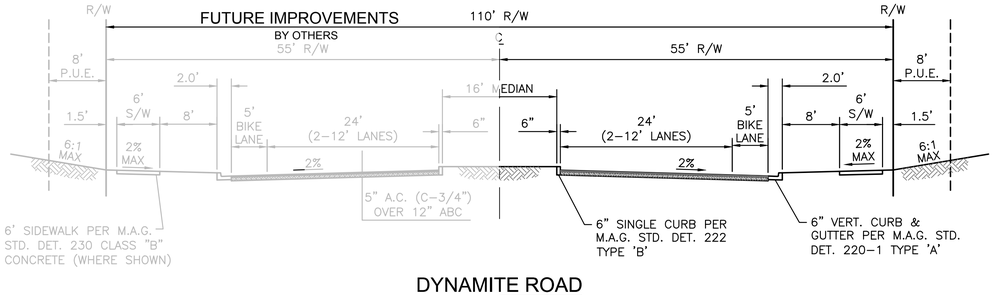
N:\01\0291601\Cad\Preliminary\P.B.PRE.PLAT.01-06.dwg 3/15/18 Alexc



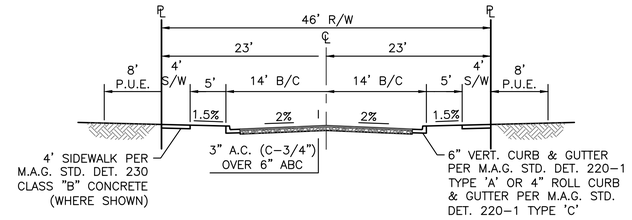
175TH LANE
(EXISTING)
N.T.S.



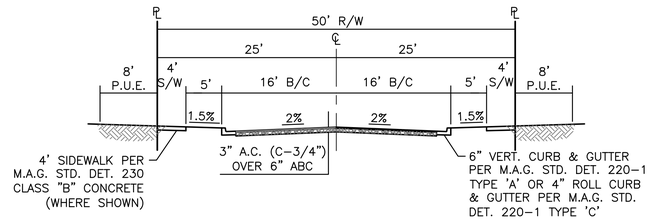
171st AVENUE
N.T.S.
LOOKING EAST



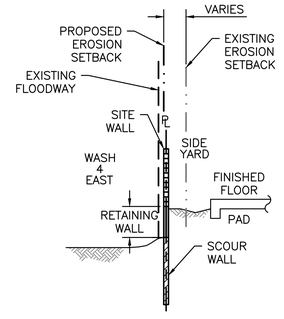
DYNAMITE ROAD
N.T.S.
LOOKING EAST



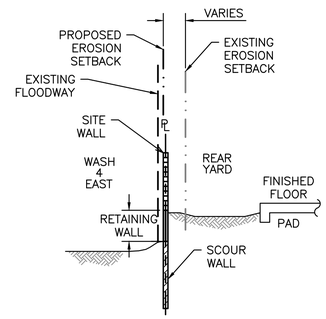
TYPICAL LOCAL STREET
N.T.S.



TYPICAL LOCAL STREET (50' R/W)
N.T.S.



SCOUR WALL SECTION A-A
(SIDE YARD TO WASH)
N.T.S.



SCOUR WALL SECTION B-B
(REAR YARD TO WASH)
N.T.S.

PRELIMINARY PLAT FOR DESERT OASIS

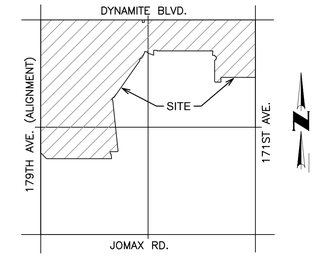
A PORTION OF LAND LOCATED IN PORTIONS OF THE WEST HALF AND THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER

METRO OASIS, LLLP
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3252
CONTACT: TIM BRISLIN

CVL DESIGN TEAM

CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: DAVE COBLE



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

———	PROPOSED LOTS
———	PROPOSED ROW
— — — — — —	PROPOSED CENTER LINE
— — — — — —	(S.V.T.) SIGHT VISIBILITY TRIANGLE
1' V.N.A.E.	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
8' P.U.E.	(P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
(A)	INDICATES ADJACENT PROPERTY OWNER LABEL SEE SHEET 02 DATA TABLE
L1	INDICATES LINE DATA LABEL SEE SHEETS 03-05
C1	INDICATES CURVE DATA LABEL SEE SHEETS 02-05

SHEET INDEX

SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE TABLE / TYPICAL LOT DETAIL
SHEET 02 - LEGAL DESCRIPTION / ADJACENT OWNERS DATA TABLE
SHEET 03 - PHASE 01 DATA TABLES
SHEET 04 - PHASE 02 DATA TABLES
SHEET 05 - PHASE 03 DATA TABLES
SHEET 06 - STREET SECTION DETAILS
SHEET 07 - PHASING AND PARCEL MAP
SHEET 08 - SHEET INDEX MAP
SHEET 09-22 - PRELIMINARY PLAT

CVL CONSULTANTS
4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com
Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management

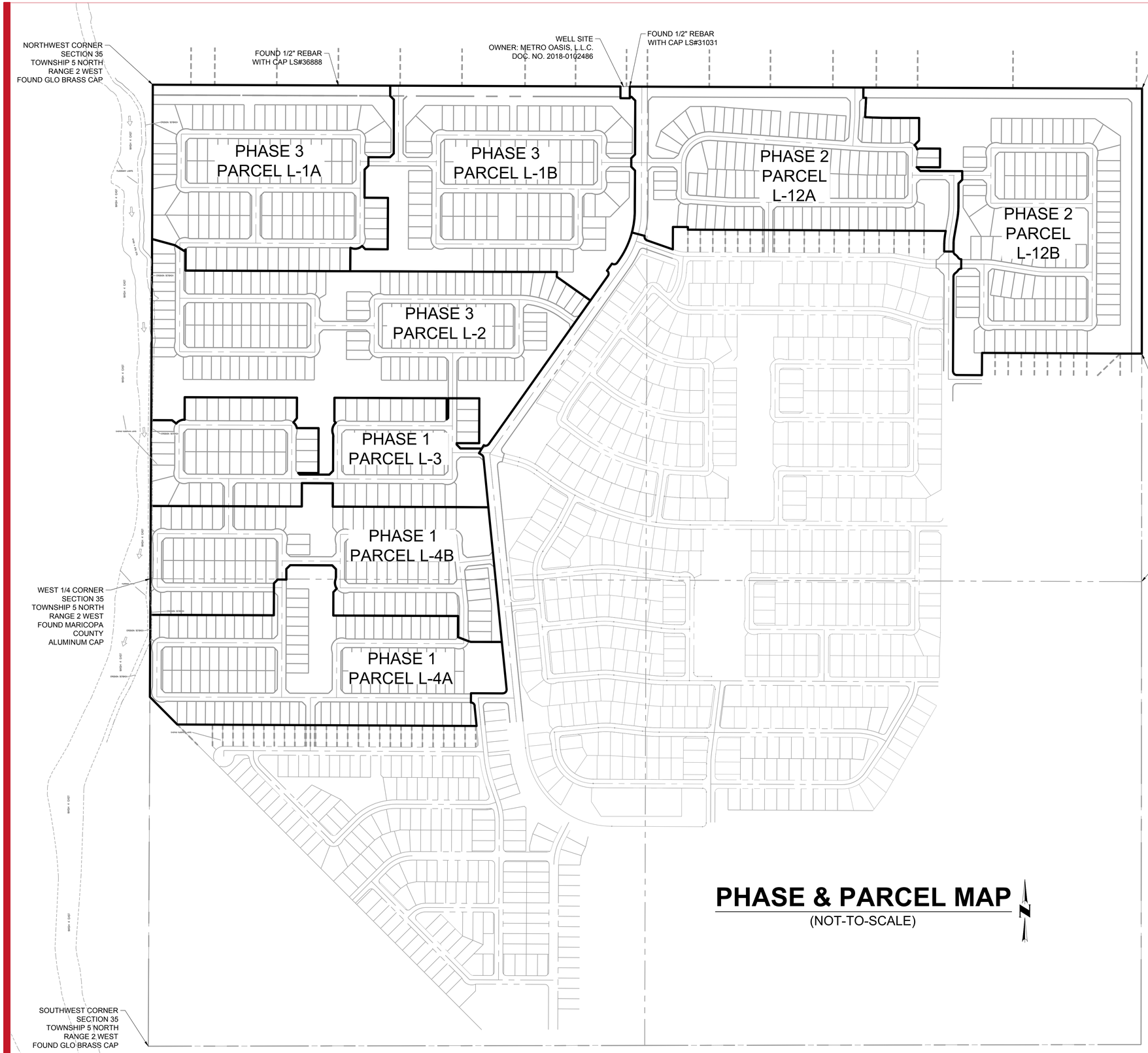
Registered Professional Engineer (Civil)
37325
RYAN
WEED
Date signed 3/15/18
ARIZONA, U.S.A.
Expires 3-31-2020

SHEET
06 OF 22

CVL# 01.0291601

DATE: 3/15/18

N:\01\0291601\Cad\Preliminary\P.B.PRE.PLAT.01-06.dwg 3/16/18 Alexc



PHASE & PARCEL MAP

(NOT-TO-SCALE)

PRELIMINARY PLAT FOR DESERT OASIS

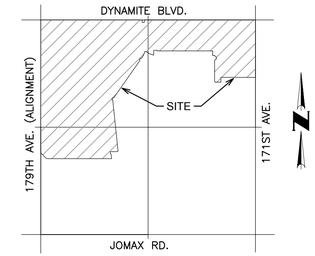
A PORTION OF LAND LOCATED IN PORTIONS OF THE WEST HALF AND THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER

METRO OASIS, LLLP
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3252
CONTACT: TIM BRISLIN

CVL DESIGN TEAM

CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: DAVE COBLE



VICINITY MAP

(NOT-TO-SCALE)

LEGEND

———	PROPOSED LOTS
———	PROPOSED ROW
——— – ——— – ———	PROPOSED CENTER LINE
— — — — — — — — —	(S.V.T.) SIGHT VISIBILITY TRIANGLE
1' V.N.A.E.	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
8' P.U.E.	(P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
(A)	INDICATES ADJACENT PROPERTY OWNER LABEL SEE SHEET 02 DATA TABLE
L1	INDICATES LINE DATA LABEL SEE SHEETS 03-05
C1	INDICATES CURVE DATA LABEL SEE SHEETS 02-05

SHEET INDEX

SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE TABLE / TYPICAL LOT DETAIL
SHEET 02 - LEGAL DESCRIPTION / ADJACENT OWNERS DATA TABLE
SHEET 03 - PHASE 01 DATA TABLES
SHEET 04 - PHASE 02 DATA TABLES
SHEET 05 - PHASE 03 DATA TABLES
SHEET 06 - STREET SECTION DETAILS
SHEET 07 - PHASING AND PARCEL MAP
SHEET 08 - SHEET INDEX MAP
SHEET 09-22 - PRELIMINARY PLAT

CVL CONSULTANTS

4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com

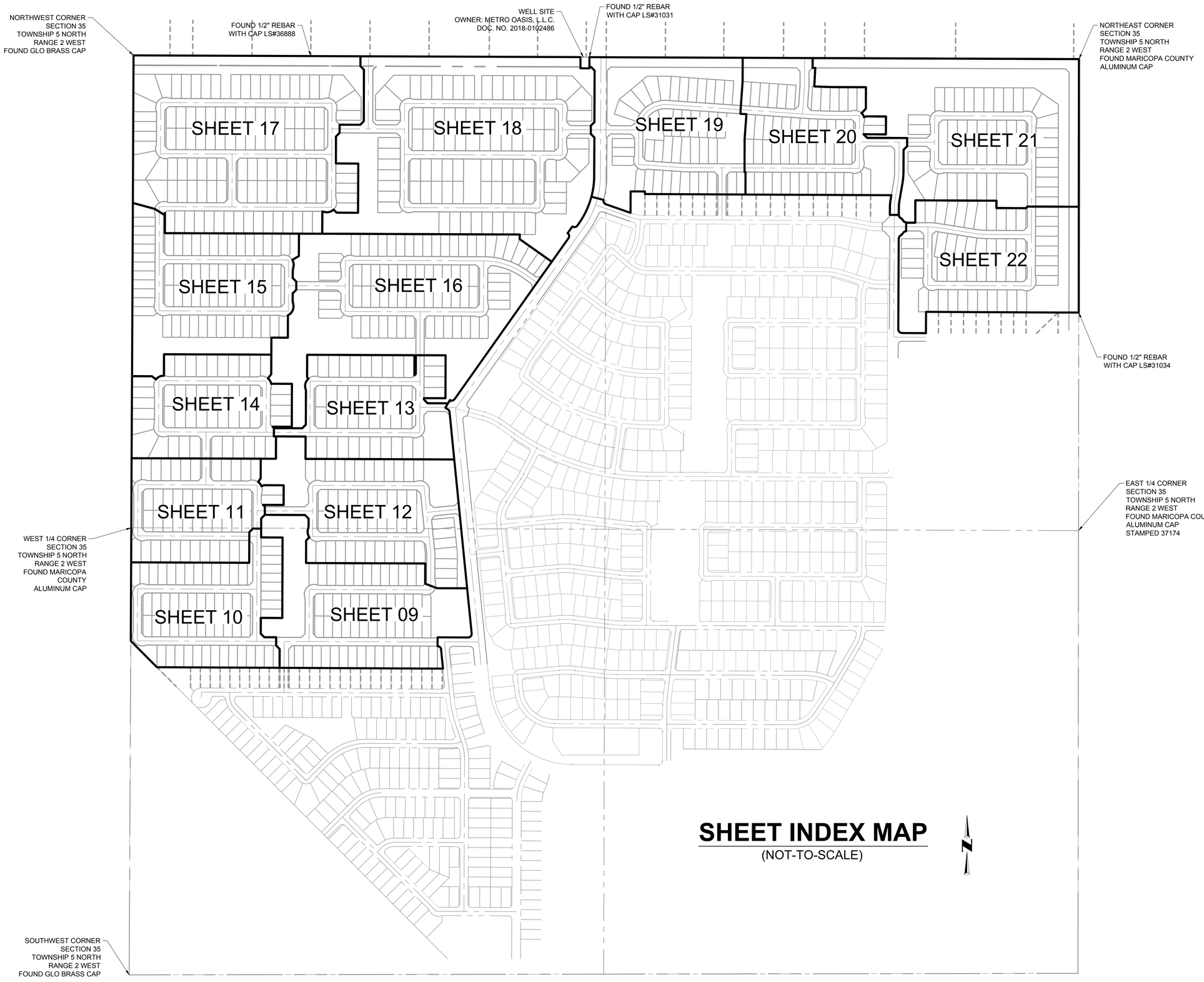
Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management

SHEET 07 OF 22

CVL# 01.0291601

DATE: 3/15/18

N:\01\0291601\Cadd\Preliminary\P.B.PRE-PLAT-07-22.dwg 3/16/18 Alexc



SHEET INDEX MAP

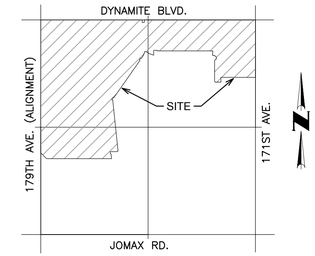
(NOT-TO-SCALE)

PRELIMINARY PLAT FOR DESERT OASIS

A PORTION OF LAND LOCATED IN PORTIONS OF THE WEST HALF AND THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
METRO OASIS, LLLP
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3252
CONTACT: TIM BRISLIN

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: DAVE COBLE



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- 1' V.N.A.E. — (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- 8' P.U.E. — (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- (A) — INDICATES ADJACENT PROPERTY OWNER LABEL SEE SHEET 02 DATA TABLE
- L1 — INDICATES LINE DATA LABEL SEE SHEETS 03-05
- C1 — INDICATES CURVE DATA LABEL SEE SHEETS 02-05

SHEET INDEX

SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE TABLE / TYPICAL LOT DETAIL
SHEET 02 - LEGAL DESCRIPTION / ADJACENT OWNERS DATA TABLE
SHEET 03 - PHASE 01 DATA TABLES
SHEET 04 - PHASE 02 DATA TABLES
SHEET 05 - PHASE 03 DATA TABLES
SHEET 06 - STREET SECTION DETAILS
SHEET 07 - PHASING AND PARCEL MAP
SHEET 08 - SHEET INDEX MAP
SHEET 09-22 - PRELIMINARY PLAT

CVL CONSULTANTS
4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com
Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management

Registered Professional Engineer (Civil)
Certificate No.
37325
RYAN
WEED
Date Signed 3/15/18
ARIZONA, U.S.A.
Expires 3-31-2020

SHEET 08 OF 22

CVL# 01.0291601

DATE: 3/15/18

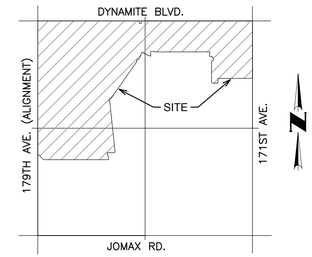
N:\01\0291601\Cadd\Preliminary\P.B.PRE-PLAT-07-22.dwg 3/16/18 Alexc

PRELIMINARY PLAT FOR DESERT OASIS

A PORTION OF LAND LOCATED IN PORTIONS OF THE WEST HALF AND THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
METRO OASIS, LLLP
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3252
CONTACT: TIM BRISLIN

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: DAVE COBLE



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

———	PROPOSED LOTS
———	PROPOSED ROW
— — — —	PROPOSED CENTER LINE
— — — —	(S.V.T.) SIGHT VISIBILITY TRIANGLE
1' V.N.A.E.	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
8' P.U.E.	(P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
(A)	INDICATES ADJACENT PROPERTY OWNER LABEL SEE SHEET 02 DATA TABLE
L1	INDICATES LINE DATA LABEL SEE SHEETS 03-05
C1	INDICATES CURVE DATA LABEL SEE SHEETS 02-05

SHEET INDEX

SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE TABLE / TYPICAL LOT DETAIL
SHEET 02 - LEGAL DESCRIPTION / ADJACENT OWNERS DATA TABLE
SHEET 03 - PHASE 01 DATA TABLES
SHEET 04 - PHASE 02 DATA TABLES
SHEET 05 - PHASE 03 DATA TABLES
SHEET 06 - STREET SECTION DETAILS
SHEET 07 - PHASING AND PARCEL MAP
SHEET 08 - SHEET INDEX MAP
SHEET 09-22 - PRELIMINARY PLAT

CVL CONSULTANTS
4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com
Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management

Registered Professional Engineer (Civil)
37325
RYAN
WEED
Date Signed 3/15/18
ARIZONA, U.S.A.
Expires 3-31-2020

60' 30' 0 60'
SCALE: 1" = 60'

SHEET 09 OF 22

CVL# 01.0291601

DATE: 3/15/18

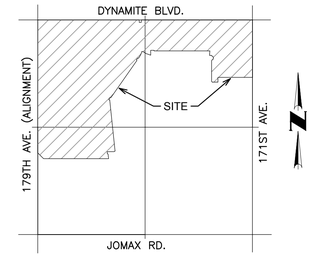
N:\01\0291601\Cadd\Preliminary\P.B.PRE-PLAT-07-22.dwg 3/15/18 Alexc

PRELIMINARY PLAT FOR DESERT OASIS

A PORTION OF LAND LOCATED IN PORTIONS OF THE WEST HALF AND THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
METRO OASIS, LLLP
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3252
CONTACT: TIM BRISLIN

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: DAVE COBLE



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- 1' V.N.A.E. — (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- 8' P.U.E. — (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- (A) — INDICATES ADJACENT PROPERTY OWNER LABEL SEE SHEET 02 DATA TABLE
- L1 — INDICATES LINE DATA LABEL SEE SHEETS 03-05
- C1 — INDICATES CURVE DATA LABEL SEE SHEETS 02-05

SHEET INDEX

SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE TABLE / TYPICAL LOT DETAIL
SHEET 02 - LEGAL DESCRIPTION / ADJACENT OWNERS DATA TABLE
SHEET 03 - PHASE 01 DATA TABLES
SHEET 04 - PHASE 02 DATA TABLES
SHEET 05 - PHASE 03 DATA TABLES
SHEET 06 - STREET SECTION DETAILS
SHEET 07 - PHASING AND PARCEL MAP
SHEET 08 - SHEET INDEX MAP
SHEET 09-22 - PRELIMINARY PLAT

CVL CONSULTANTS
4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com
Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management

Registered Professional Engineer (Civil) CERTIFICATE NO. 37325 RYAN WEED Date Signed 3/15/18 ARIZONA, U.S.A. Expires 3-31-2020

SCALE: 1" = 60'

SHEET 10 OF 22

CVL# 01.0291601

DATE: 3/15/18

N:\01\0291601\Cadd\Preliminary\P.B.PRE-PLAT-07-22.dwg 3/15/18 Alexc

PRELIMINARY PLAT FOR DESERT OASIS

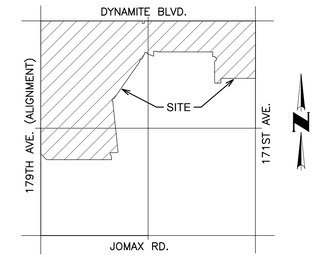
A PORTION OF LAND LOCATED IN PORTIONS OF THE WEST HALF AND THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER

METRO OASIS, LLLP
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3252
CONTACT: TIM BRISLIN

CVL DESIGN TEAM

CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: DAVE COBLE



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- 1' V.N.A.E. — (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- 8' P.U.E. — (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- (A) — INDICATES ADJACENT PROPERTY OWNER LABEL SEE SHEET 02 DATA TABLE
- L1 — INDICATES LINE DATA LABEL SEE SHEETS 03-05
- C1 — INDICATES CURVE DATA LABEL SEE SHEETS 02-05

SHEET INDEX

SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE TABLE / TYPICAL LOT DETAIL
SHEET 02 - LEGAL DESCRIPTION / ADJACENT OWNERS DATA TABLE
SHEET 03 - PHASE 01 DATA TABLES
SHEET 04 - PHASE 02 DATA TABLES
SHEET 05 - PHASE 03 DATA TABLES
SHEET 06 - STREET SECTION DETAILS
SHEET 07 - PHASING AND PARCEL MAP
SHEET 08 - SHEET INDEX MAP
SHEET 09-22 - PRELIMINARY PLAT

CVL CONSULTANTS
4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com
Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management

Registered Professional Engineer (Civil)
CERTIFICATE NO.
37325
RYAN
WEED
Date Signed 3/15/18
ARIZONA, U.S.A.
Expires 3-31-2020

60' 30' 0 60'
SCALE: 1" = 60'

SHEET 11 OF 22

CVL# 01.0291601

DATE: 3/15/18

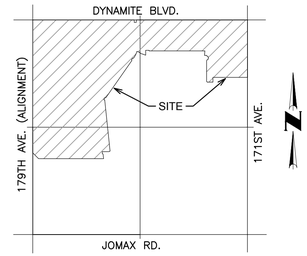
N:\01\0291601\Cadd\Preliminary\P.B.PRE-PLAT-07-22.dwg 3/15/18 Alexc

PRELIMINARY PLAT FOR DESERT OASIS

A PORTION OF LAND LOCATED IN PORTIONS OF THE WEST HALF AND THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
METRO OASIS, LLLP
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3252
CONTACT: TIM BRISLIN

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: DAVE COBLE



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- 1' V.N.A.E. — (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- 8' P.U.E. — (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- (A) — INDICATES ADJACENT PROPERTY OWNER LABEL SEE SHEET 02 DATA TABLE
- L1 — INDICATES LINE DATA LABEL SEE SHEETS 03-05
- C1 — INDICATES CURVE DATA LABEL SEE SHEETS 02-05

DESERT OASIS PARCEL L14C BK. 974 OF MAPS, PG. 46 ZONED: PAD

SHEET INDEX

SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE TABLE / TYPICAL LOT DETAIL
SHEET 02 - LEGAL DESCRIPTION / ADJACENT OWNERS DATA TABLE
SHEET 03 - PHASE 01 DATA TABLES
SHEET 04 - PHASE 02 DATA TABLES
SHEET 05 - PHASE 03 DATA TABLES
SHEET 06 - STREET SECTION DETAILS
SHEET 07 - PHASING AND PARCEL MAP
SHEET 08 - SHEET INDEX MAP
SHEET 09-22 - PRELIMINARY PLAT

CVL CONSULTANTS
4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com
Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management

Registered Professional Engineer (Civil)
Certificate No.
37325
RYAN
WEED
Date Signed 3/15/18
ARIZONA, U.S.A.
Expires 3-31-2020

SCALE: 1" = 60'

SHEET 12 OF 22

CVL# 01.0291601

DATE: 3/15/18

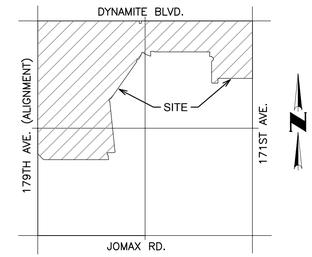
N:\01\0291601\Cadd\Preliminary\P.B.PRE-PLAT-07-22.dwg 3/15/18 Alexc

PRELIMINARY PLAT FOR DESERT OASIS

A PORTION OF LAND LOCATED IN PORTIONS OF THE WEST HALF AND THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
METRO OASIS, LLLP
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3252
CONTACT: TIM BRISLIN

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: DAVE COBLE



VICINITY MAP
(NOT-TO-SCALE)

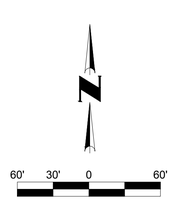
LEGEND

———	PROPOSED LOTS
———	PROPOSED ROW
— — —	PROPOSED CENTER LINE
— — —	(S.V.T.) SIGHT VISIBILITY TRIANGLE
1' V.N.A.E.	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
8' P.U.E.	(P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
(A)	INDICATES ADJACENT PROPERTY OWNER LABEL SEE SHEET 02 DATA TABLE
L1	INDICATES LINE DATA LABEL SEE SHEETS 03-05
C1	INDICATES CURVE DATA LABEL SEE SHEETS 02-05

SHEET INDEX

SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE TABLE / TYPICAL LOT DETAIL
SHEET 02 - LEGAL DESCRIPTION / ADJACENT OWNERS DATA TABLE
SHEET 03 - PHASE 01 DATA TABLES
SHEET 04 - PHASE 02 DATA TABLES
SHEET 05 - PHASE 03 DATA TABLES
SHEET 06 - STREET SECTION DETAILS
SHEET 07 - PHASING AND PARCEL MAP
SHEET 08 - SHEET INDEX MAP
SHEET 09-22 - PRELIMINARY PLAT

CVL CONSULTANTS
4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com
Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management



SHEET 13 OF 22

CVL# 01.0291601

DATE: 3/15/18

N:\01\0291601\Cadd\Preliminary\P.B.PRE-PLAT-07-22.dwg 3/16/18 Alexc

PRELIMINARY PLAT FOR DESERT OASIS

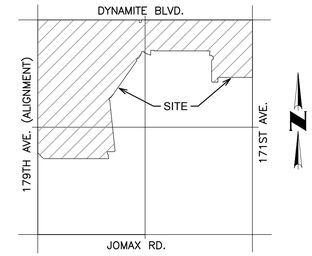
A PORTION OF LAND LOCATED IN PORTIONS OF THE WEST HALF AND THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER

METRO OASIS, LLLP
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3252
CONTACT: TIM BRISLIN

CVL DESIGN TEAM

CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: DAVE COBLE



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

———	PROPOSED LOTS
———	PROPOSED ROW
— — —	PROPOSED CENTER LINE
- - - - - -	(S.V.T.) SIGHT VISIBILITY TRIANGLE
1' V.N.A.E.	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
8' P.U.E.	(P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
(A)	INDICATES ADJACENT PROPERTY OWNER LABEL SEE SHEET 02 DATA TABLE
L1	INDICATES LINE DATA LABEL SEE SHEETS 03-05
C1	INDICATES CURVE DATA LABEL SEE SHEETS 02-05

SHEET INDEX

SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE TABLE / TYPICAL LOT DETAIL
SHEET 02 - LEGAL DESCRIPTION / ADJACENT OWNERS DATA TABLE
SHEET 03 - PHASE 01 DATA TABLES
SHEET 04 - PHASE 02 DATA TABLES
SHEET 05 - PHASE 03 DATA TABLES
SHEET 06 - STREET SECTION DETAILS
SHEET 07 - PHASING AND PARCEL MAP
SHEET 08 - SHEET INDEX MAP
SHEET 09-22 - PRELIMINARY PLAT

CVL CONSULTANTS
4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com
Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management

Registered Professional Engineer (Civil)
Christopher M.
37325
RYAN
WEED
Date Signed 3/15/18
ARIZONA, U.S.A.
Expires 3-31-2020

60' 30' 0 60'
SCALE: 1" = 60'

SHEET 14 OF 22

CVL# 01.0291601

DATE: 3/15/18

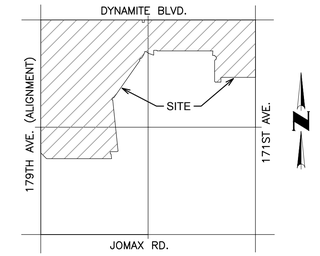
N:\01\0291601\Cadd\Preliminary\P.B.PRE-PLAT-07-22.dwg, 3/15/18 Alexc

PRELIMINARY PLAT FOR DESERT OASIS

A PORTION OF LAND LOCATED IN PORTIONS OF THE WEST HALF AND THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
METRO OASIS, LLLP
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3252
CONTACT: TIM BRISLIN

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: DAVE COBLE



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- 1' V.N.A.E. — (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- 8' P.U.E. — (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- (A) — INDICATES ADJACENT PROPERTY OWNER LABEL SEE SHEET 02 DATA TABLE
- L1 — INDICATES LINE DATA LABEL SEE SHEETS 03-05
- C1 — INDICATES CURVE DATA LABEL SEE SHEETS 02-05

SHEET INDEX

SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE TABLE / TYPICAL LOT DETAIL
SHEET 02 - LEGAL DESCRIPTION / ADJACENT OWNERS DATA TABLE
SHEET 03 - PHASE 01 DATA TABLES
SHEET 04 - PHASE 02 DATA TABLES
SHEET 05 - PHASE 03 DATA TABLES
SHEET 06 - STREET SECTION DETAILS
SHEET 07 - PHASING AND PARCEL MAP
SHEET 08 - SHEET INDEX MAP
SHEET 09-22 - PRELIMINARY PLAT

CVL CONSULTANTS
4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com
Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management

Registered Professional Engineer (Civil)
DAVID R. COBLE
37325
RYAN
WEED
Date Signed 3/15/18
ARIZONA, U.S.A.
Expires 3-31-2020

SCALE: 1" = 60'

SHEET 15 OF 22

CVL# 01.0291601

DATE: 3/15/18

N:\01\0291601\Cad\Preliminary\P.B.PRE-PLAT-07-22.dwg 3/15/18 Alexc

PRELIMINARY PLAT FOR DESERT OASIS

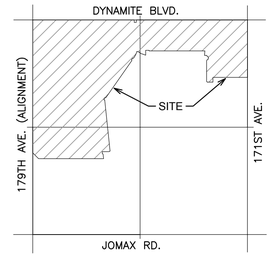
A PORTION OF LAND LOCATED IN PORTIONS OF THE WEST HALF AND THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER

METRO OASIS, LLLP
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3252
CONTACT: TIM BRISLIN

CVL DESIGN TEAM

CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: DAVE COBLE



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- 1' V.N.A.E. — (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- 8' P.U.E. — (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- (A) — INDICATES ADJACENT PROPERTY OWNER LABEL SEE SHEET 02 DATA TABLE
- L1 — INDICATES LINE DATA LABEL SEE SHEETS 03-05
- C1 — INDICATES CURVE DATA LABEL SEE SHEETS 02-05

SHEET INDEX

SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE TABLE / TYPICAL LOT DETAIL
SHEET 02 - LEGAL DESCRIPTION / ADJACENT OWNERS DATA TABLE
SHEET 03 - PHASE 01 DATA TABLES
SHEET 04 - PHASE 02 DATA TABLES
SHEET 05 - PHASE 03 DATA TABLES
SHEET 06 - STREET SECTION DETAILS
SHEET 07 - PHASING AND PARCEL MAP
SHEET 08 - SHEET INDEX MAP
SHEET 09-22 - PRELIMINARY PLAT

CVL CONSULTANTS
4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com
Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management

Registered Professional Engineer (Civil)
CERTIFICATE NO.
37325
RYAN
WEED
Date Signed 3/15/18
ARIZONA, U.S.A.
Expires 3-31-2020

60' 30' 0 60'
SCALE: 1" = 60'

SHEET 16 OF 22

CVL# 01.0291601

DATE: 3/15/18

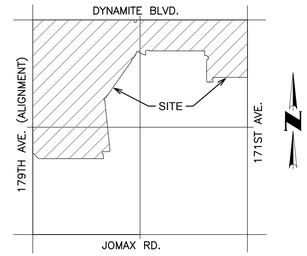
N:\01\0291601\Civil\Preliminary\P.B.PRE-PLAT-07-22.dwg 3/16/18 Alexc

PRELIMINARY PLAT FOR DESERT OASIS

A PORTION OF LAND LOCATED IN PORTIONS OF THE WEST HALF AND THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
METRO OASIS, LLLP
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3252
CONTACT: TIM BRISLIN

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: DAVE COBLE



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- 1' V.N.A.E. — (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- 8' P.U.E. — (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- (A) — INDICATES ADJACENT PROPERTY OWNER LABEL SEE SHEET 02 DATA TABLE
- L1 — INDICATES LINE DATA LABEL SEE SHEETS 03-05
- C1 — INDICATES CURVE DATA LABEL SEE SHEETS 02-05

SHEET INDEX

SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE TABLE / TYPICAL LOT DETAIL
SHEET 02 - LEGAL DESCRIPTION / ADJACENT OWNERS DATA TABLE
SHEET 03 - PHASE 01 DATA TABLES
SHEET 04 - PHASE 02 DATA TABLES
SHEET 05 - PHASE 03 DATA TABLES
SHEET 06 - STREET SECTION DETAILS
SHEET 07 - PHASING AND PARCEL MAP
SHEET 08 - SHEET INDEX MAP
SHEET 09-22 - PRELIMINARY PLAT

CVL CONSULTANTS
4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com
Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management

Registered Professional Engineer (Civil)
Christopher M. Ryan
37325
RYAN
WEED
Date Signed 3/15/18
ARIZONA U.S.A.
Expires 3-31-2020

60' 30' 0 60'
SCALE: 1" = 60'

SHEET 17 OF 22

CVL# 01.0291601

DATE: 3/15/18

N:\01\0291601\Cadd\Preliminary\P.B.PRE-PLAT-07-22.dwg 3/15/18 Alexc

PRELIMINARY PLAT FOR DESERT OASIS

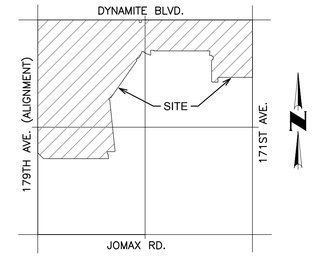
A PORTION OF LAND LOCATED IN PORTIONS OF THE WEST HALF AND THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER

METRO OASIS, LLLP
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3252
CONTACT: TIM BRISLIN

CVL DESIGN TEAM

CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: DAVE COBLE



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

———	PROPOSED LOTS
———	PROPOSED ROW
— — — —	PROPOSED CENTER LINE
— — — —	(S.V.T.) SIGHT VISIBILITY TRIANGLE
1' V.N.A.E.	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
8' P.U.E.	(P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
(A)	INDICATES ADJACENT PROPERTY OWNER LABEL SEE SHEET 02 DATA TABLE
L1	INDICATES LINE DATA LABEL SEE SHEETS 03-05
C1	INDICATES CURVE DATA LABEL SEE SHEETS 02-05

SHEET INDEX

SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE TABLE / TYPICAL LOT DETAIL
SHEET 02 - LEGAL DESCRIPTION / ADJACENT OWNERS DATA TABLE
SHEET 03 - PHASE 01 DATA TABLES
SHEET 04 - PHASE 02 DATA TABLES
SHEET 05 - PHASE 03 DATA TABLES
SHEET 06 - STREET SECTION DETAILS
SHEET 07 - PHASING AND PARCEL MAP
SHEET 08 - SHEET INDEX MAP
SHEET 09-22 - PRELIMINARY PLAT

CVL CONSULTANTS
4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com
Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management

Registered Professional Engineer (Civil) Certificate No. 37325 RYAN WEED Date Signed 3/15/18 ARIZONA, U.S.A. Expires 3-31-2020

60' 30' 0 60'
SCALE: 1" = 60'

SHEET 18 OF 22

CVL# 01.0291601

DATE: 3/15/18

N:\01\0291601\Cadd\Preliminary\P.B.PRE-PLAT-07-22.dwg 3/15/18 Alexc

PRELIMINARY PLAT FOR DESERT OASIS

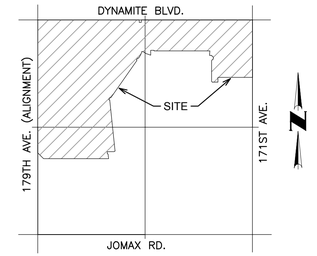
A PORTION OF LAND LOCATED IN PORTIONS OF THE WEST HALF AND THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER

METRO OASIS, LLLP
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3252
CONTACT: TIM BRISLIN

CVL DESIGN TEAM

CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: DAVE COBLE



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- 1' V.N.A.E. — (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- 8' P.U.E. — (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- (A) INDICATES ADJACENT PROPERTY OWNER LABEL SEE SHEET 02 DATA TABLE
- L1 INDICATES LINE DATA LABEL SEE SHEETS 03-05
- C1 INDICATES CURVE DATA LABEL SEE SHEETS 02-05

SHEET INDEX

SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE TABLE / TYPICAL LOT DETAIL
SHEET 02 - LEGAL DESCRIPTION / ADJACENT OWNERS DATA TABLE
SHEET 03 - PHASE 01 DATA TABLES
SHEET 04 - PHASE 02 DATA TABLES
SHEET 05 - PHASE 03 DATA TABLES
SHEET 06 - STREET SECTION DETAILS
SHEET 07 - PHASING AND PARCEL MAP
SHEET 08 - SHEET INDEX MAP
SHEET 09-22 - PRELIMINARY PLAT

CVL CONSULTANTS
4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com
Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management

Registered Professional Engineer (Civil) Certificate No. 37325 RYAN WEED Date Signed 3/15/18 ARIZONA, U.S.A. Expires 3-31-2020

SCALE: 1" = 60'

SHEET 19 OF 22

CVL# 01.0291601

DATE: 3/15/18

N:\01\0291601\Cadd\Preliminary\P B.PRE-PLAT-07-22.dwg 3/15/18 Alexc

PRELIMINARY PLAT FOR DESERT OASIS

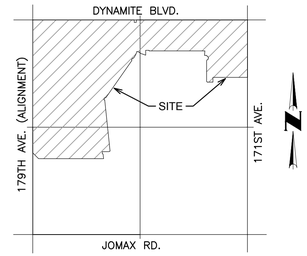
A PORTION OF LAND LOCATED IN PORTIONS OF THE WEST HALF AND THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER

METRO OASIS, LLLP
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3252
CONTACT: TIM BRISLIN

CVL DESIGN TEAM

CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: DAVE COBLE



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

———	PROPOSED LOTS
———	PROPOSED ROW
— — —	PROPOSED CENTER LINE
— — —	(S.V.T.) SIGHT VISIBILITY TRIANGLE
1' V.N.A.E.	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
8' P.U.E.	(P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
(A)	INDICATES ADJACENT PROPERTY OWNER LABEL SEE SHEET 02 DATA TABLE
L1	INDICATES LINE DATA LABEL SEE SHEETS 03-05
C1	INDICATES CURVE DATA LABEL SEE SHEETS 02-05

SHEET INDEX

SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE TABLE / TYPICAL LOT DETAIL
SHEET 02 - LEGAL DESCRIPTION / ADJACENT OWNERS DATA TABLE
SHEET 03 - PHASE 01 DATA TABLES
SHEET 04 - PHASE 02 DATA TABLES
SHEET 05 - PHASE 03 DATA TABLES
SHEET 06 - STREET SECTION DETAILS
SHEET 07 - PHASING AND PARCEL MAP
SHEET 08 - SHEET INDEX MAP
SHEET 09-22 - PRELIMINARY PLAT

CVL CONSULTANTS
4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com
Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management

Registered Professional Engineer (Civil)
Certificate No.
37325
RYAN
WEED
Date Signed 3/15/18
ARIZONA, U.S.A.
Expires 3-31-2020

60' 30' 0 60'
SCALE: 1" = 60'

SHEET 20 OF 22

CVL# 01.0291601

DATE: 3/15/18

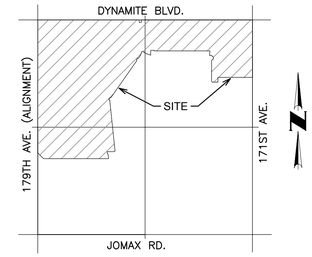
N:\01\0291601\Cadd\Preliminary\P.B.PREP.LAT-07-22.dwg 3/15/18 Alexc

PRELIMINARY PLAT FOR DESERT OASIS

A PORTION OF LAND LOCATED IN PORTIONS OF THE WEST HALF AND THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
METRO OASIS, LLLP
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3252
CONTACT: TIM BRISLIN

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: DAVE COBLE



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- 1' V.N.A.E. — (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- 8' P.U.E. — (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- (A) INDICATES ADJACENT PROPERTY OWNER LABEL SEE SHEET 02 DATA TABLE
- L1 INDICATES LINE DATA LABEL SEE SHEETS 03-05
- C1 INDICATES CURVE DATA LABEL SEE SHEETS 02-05

SHEET INDEX

SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE TABLE / TYPICAL LOT DETAIL
SHEET 02 - LEGAL DESCRIPTION / ADJACENT OWNERS DATA TABLE
SHEET 03 - PHASE 01 DATA TABLES
SHEET 04 - PHASE 02 DATA TABLES
SHEET 05 - PHASE 03 DATA TABLES
SHEET 06 - STREET SECTION DETAILS
SHEET 07 - PHASING AND PARCEL MAP
SHEET 08 - SHEET INDEX MAP
SHEET 09-22 - PRELIMINARY PLAT

CVL CONSULTANTS
4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com
Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management

Registered Professional Engineer (Civil)
37325
RYAN
WEED
Date Signed 3/15/18
ARIZONA, U.S.A.
Expires 3-31-2020

60' 30' 0 60'
SCALE: 1" = 60'

SHEET 21 OF 22

CVL# 01.0291601

DATE: 3/15/18

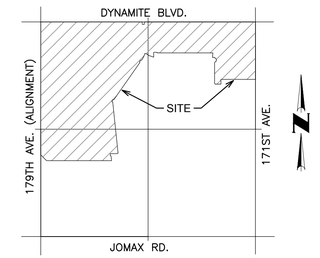
N:\01\0291601\Cadd\Preliminary\P.B.PRE-PLAT-07-22.dwg, 3/15/18 Alexc

PRELIMINARY PLAT FOR DESERT OASIS

A PORTION OF LAND LOCATED IN PORTIONS OF THE WEST HALF AND THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
METRO OASIS, LLLP
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3252
CONTACT: TIM BRISLIN

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: DAVE COBLE



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- 1' V.N.A.E. — (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- 8' P.U.E. — (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- (A) — INDICATES ADJACENT PROPERTY OWNER LABEL SEE SHEET 02 DATA TABLE
- L1 — INDICATES LINE DATA LABEL SEE SHEETS 03-05
- C1 — INDICATES CURVE DATA LABEL SEE SHEETS 02-05

SHEET INDEX

SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE TABLE / TYPICAL LOT DETAIL
SHEET 02 - LEGAL DESCRIPTION / ADJACENT OWNERS DATA TABLE
SHEET 03 - PHASE 01 DATA TABLES
SHEET 04 - PHASE 02 DATA TABLES
SHEET 05 - PHASE 03 DATA TABLES
SHEET 06 - STREET SECTION DETAILS
SHEET 07 - PHASING AND PARCEL MAP
SHEET 08 - SHEET INDEX MAP
SHEET 09-22 - PRELIMINARY PLAT

CVL CONSULTANTS
4550 N. 12th Street . Phoenix, AZ. 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com
Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management

Registered Professional Engineer (Civil)
DAVID C. COBLE
37325
RYAN WEED
Date Signed 3/15/18
ARIZONA, U.S.A.
Expires 3-31-2020

SHEET 22 OF 22

CVL# 01.0291601

DATE: 3/15/18

SCALE: 1" = 60'

N:\01\0291601\Cad\d\Preliminary\P.B.PREP-PLAT-07-22.dwg 3/15/18 Alexc

DESERT OASIS
PARCELS L1, L2, L3, L4, & L12
SURPRISE, ARIZONA

CITY OF SURPRISE LANDSCAPE NOTES

1. ALL TREES AND OTHER PLANT MATERIAL SHALL BE DROUGHT-RESISTANT IN ORDER TO MINIMIZE WATER USAGE; AND SHALL HAVE ROOT GROWTH HABITS THAT WILL NOT CAUSE DAMAGE TO SIDEWALKS AND OTHER PAVED SURFACES.
2. A MIXTURE OF TWENTY-FOUR (24) INCH, THIRTY-SIX (36) INCH, AND FORTY-EIGHT (48) INCH BOX TREES WITH MINIMUM THREE (3) INCH CALIPER; ALONG WITH FIVE (5), TEN (10), AND FIFTEEN (15) GALLON SHRUBS AND GROUND COVER, SHOULD BE USED.
3. PERMANENT LANDSCAPE IRRIGATION SYSTEMS SHALL BE PROVIDED FOR ALL LANDSCAPE MATERIALS, WITH THE IRRIGATION SYSTEM DESIGNED TO PROMOTE WATER CONSERVATION, INCLUDING PREVENTION OF RUNOFF FROM OVERSPRAY.

LANDSCAPE GENERAL NOTES

1. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK PER THE PLANS.
2. THE CONTRACTOR SHALL FOLLOW THE IMPROVEMENT PLANS AS CLOSELY AS POSSIBLE. ANY DISCREPANCY BETWEEN THE PLANS AND THE FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
3. SIGHT VISIBILITY TRIANGLE SHALL BE CLEAR OF LANDSCAPING AND OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION.
4. PLANTING SEASON: WITHIN THE OVERALL PROJECT PHASING AND COMPLETION REQUIREMENTS, THE SCHEDULE FOR PLANTING OF TREES AND SHRUBS SHALL BE AT THE DISCRETION OF THE CONTRACTOR. PLANTING DURING EXTREMELY COLD, HOT, OR WINDY PERIODS SHALL BE PERFORMED AT THE CONTRACTOR'S RISK. PLANTS WHICH ARE DAMAGED OR DIE PRIOR TO FINAL ACCEPTANCE AS A RESULT OF EXTREME WEATHER CONDITIONS OR OTHER ACTS OF GOD SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
5. PLANT SIZE, LOCATION AND SPACING:
   - 5.1. TREES AND SHRUBS ARE TO BE LOCATED SO THAT, AT MATURITY, THEY DO NOT INTERFERE WITH EXISTING ONSITE OR OFF-SITE UTILITY SERVICE LINES OR UTILITY EASEMENTS TO AN ADJACENT PROPERTY.
   - 5.2. ALL SHRUBS AND GROUNDCOVERS TO BE A MINIMUM OF 2' FROM BACK OF SIDEWALK.
6. PLANT PLACEMENT TO BE FIELD ADJUSTED AS NEEDED TO AVOID EXISTING/PROPOSED UTILITIES, AND OTHER FIELD CONDITIONS. CONTACT THE OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS.
7. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
8. THE CONTRACTOR SHALL TAKE EXTREME CARE WHILE WORKING WITHIN THE PROJECT AREA AS TO NOT DISTURB ANY EXISTING UTILITIES OR STRUCTURES ON OR ADJACENT TO THE PROJECT AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING AND OR REPAIRING ANY EXISTING STRUCTURES OR UTILITIES DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
9. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE REVEGETATED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE CITY REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
10. NOTIFY THE OWNER'S REPRESENTATIVE 48 HOURS IN ADVANCE OF ANY INSPECTIONS AND / OR APPROVALS OF LANDSCAPE MATERIAL AND IRRIGATION PRODUCTS PRIOR TO INSTALLATION.
11. THE CONTRACTOR SHALL WARRANTY THE TREES, IRRIGATION SYSTEM, AND WORKMANSHIP FOR A MINIMUM PERIOD OF ONE YEAR. UNDERSTORY VEGETATION SHALL HAVE A 90 DAY WARRANTY.
12. ALL TREES ARE TO BE STAKED AND GUYED PER LANDSCAPE DETAILS FOR A PERIOD OF ONE YEAR. CONTRACTOR SHALL REMOVE ALL STAKING AND GUYING, PRIOR TO THE FINAL, ONE YEAR WALK THROUGH. LOCATION OF ALL ELEMENTS ON THIS PLAN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION.

GENERAL NOTES

1. LOCATION OF ENTRY MONUMENTATION WILL BE PROVIDED AT THE TIME OF CONSTRUCTION DRAWINGS.
2. PROPOSED MAILBOX LOCATIONS TO BE VERIFIED WITH USPS. MATCH CBU MODEL PER PREVIOUS PHASES.
3. THE LANDSCAPE STRIP BETWEEN THE STREET AND SIDEWALK WILL INCLUDE AT LEAST ONE (1) 24-INCH BOX TREE AND FOUR (4) FIVE-GALLON SHRUBS / GROUNDCOVER PLANTS PER HOME FRONTAGE.

OWNER | METRO OASIS LLLP

17700 N. PACESETTER WAY SUITE 100
SCOTTSDALE, AZ 85255
480-515-3252
CONTACT: TIM BRISLIN
EMAIL: TBRISLIN@HARVARDINVESTMENTS.COM

LANDSCAPE ARCHITECT | NORRIS DESIGN

4450 NORTH 12TH STREET SUITE 236
PHOENIX, AZ 85014
PH: 602.254.9600
CONTACT: JOEL THOMAS
EMAIL: JTHOMAS@NORRIS-DESIGN.COM

CIVIL ENGINEER | CVL CONSULTANTS, INC.

4550 N. 12TH STREET
PHOENIX, AZ 85014
PH: 602-264-6831
CONTACT: DAVE COBLE
EMAIL: DCOBLE@CVLCI.COM

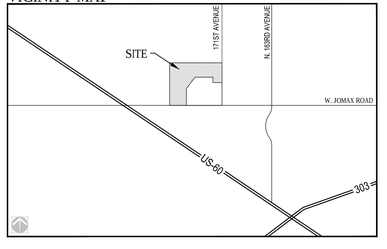
SHEET INDEX

SHEET #	DESCRIPTION	(09/07/17) ISSUED FOR: PRE-PLAT SUBMITTAL	(12/06/17) ISSUED FOR: PRE-PLAT SUBMITTAL	
LA-100	LANDSCAPE COVER	X	X	
LA-101	WALL PLAN	X	X	
LA-201	PEDESTRIAN CIRCULATION PLAN	X	X	
LA-301	LANDSCAPE PLAN	X	X	
LA-302	LANDSCAPE PLAN	X	X	
LA-303	LANDSCAPE PLAN	X	X	
LA-304	LANDSCAPE PLAN	X	X	
LA-305	LANDSCAPE PLAN	X	X	
LA-306	LANDSCAPE PLAN	X	X	
LA-307	LANDSCAPE PLAN	X	X	
LA-308	LANDSCAPE PLAN	X	X	
LA-309	LANDSCAPE PLAN	X	X	
LA-310	LANDSCAPE PLAN	X	X	
LA-311	LANDSCAPE PLAN	X	X	
LA-312	LANDSCAPE PLAN	X	X	
LA-313	LANDSCAPE PLAN	X	X	
LA-314	LANDSCAPE PLAN	X	X	
LA-401	AMENITY ENLARGEMENTS	X	X	
LA-501	AMENITY DETAILS	X	X	
LA-502	AMENITY DETAILS	X	X	
LA-503	AMENITY DETAILS	X	X	

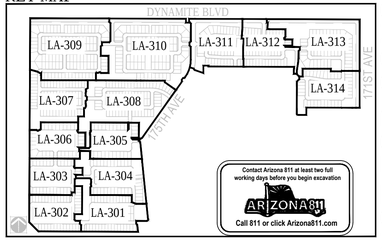
LANDSCAPE CALCULATIONS

TOTAL SITE AREA	10,004,575 SQ FT (230 ACRES)
LANDSCAPE AREA	2,539,600 SQ FT (25% OF SITE)
LANDSCAPE COVERAGE REQUIRED	952,378 SQ FT (37.5%)
TURF COVERAGE	432,615 SQ FT (17% OF LANDSCAPE AREA)

VICINITY MAP



KEY MAP



NORRIS DESIGN
Planning | Landscape Architecture | Branding

4450 North 12th Street
Suite 236
Phoenix, AZ 85014
P 602.254.9600
www.norris-design.com

DESERT OASIS
PARCELS L1, L2, L3, L4, & L12
SURPRISE, ARIZONA
PRELIMINARY SUBMITTAL

OWNER:
METRO OASIS LLLP
TIM BRISLIN
17700 N. PACESETTER WAY STE 100
SCOTTSDALE, AZ 85255
480-515-3252

REGISTERED LANDSCAPE ARCHITECT
19699
JOEL D.
THOMAS
Date Signed 12.06.17
ARIZONA, U.S.A.
EXPIRES 06/30/18

DATE:
09.07.2017 - PRE-PLAT
12.06.2017 - PRE-PLAT

NOT FOR CONSTRUCTION

SHEET TITLE:
COVER SHEET

L-100

CHECKED BY: GR, ME
DRAWN BY: JH

BUILDER WILL HAVE THE OPTION TO BUILD A PARTIAL VIEW WALL OR PROVIDE BOLLARD STYLE LIGHTING ADJACENT TO THE OFF-STREET SIDEWALK

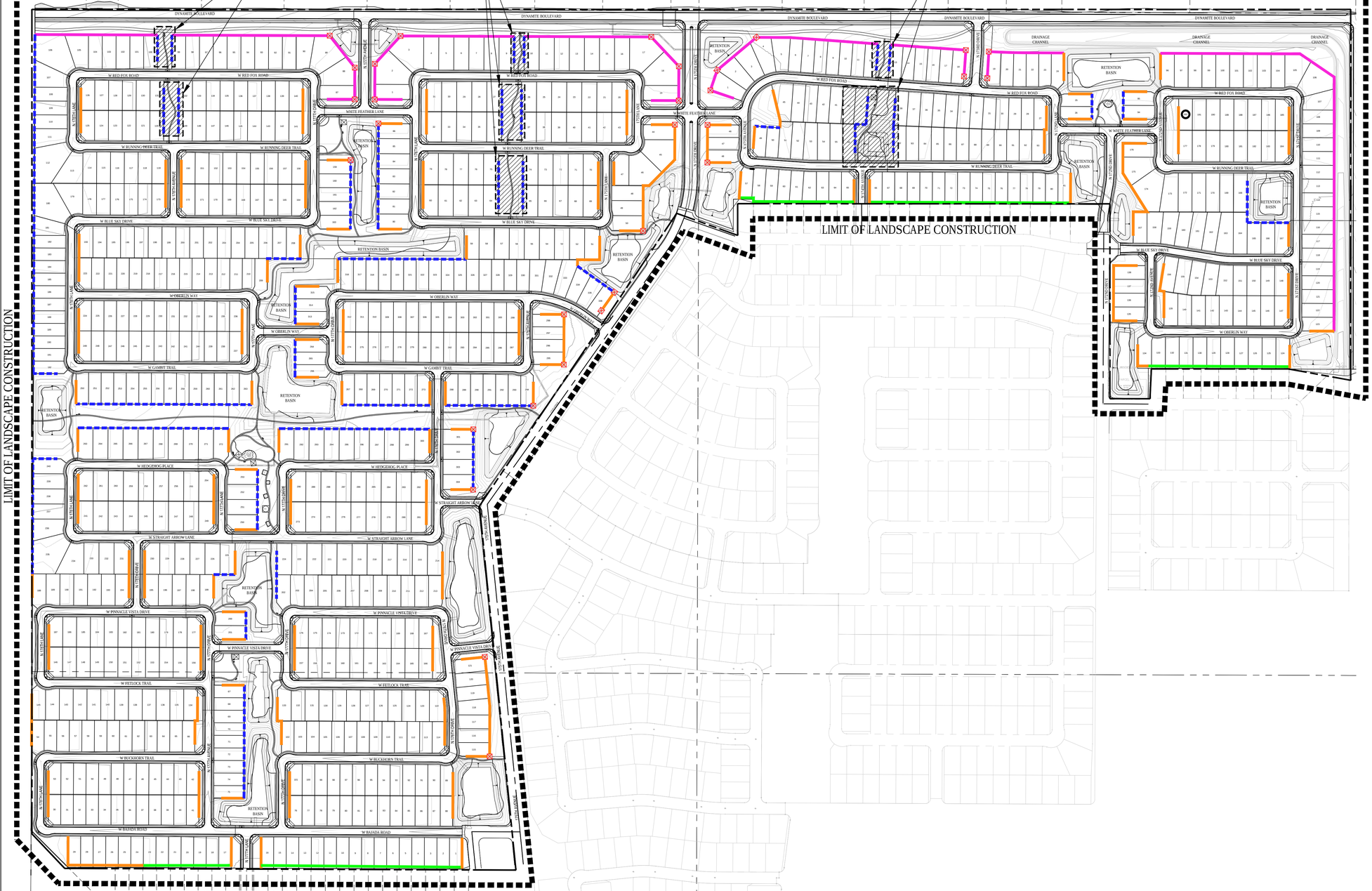
BUILDER WILL HAVE THE OPTION TO BUILD A PARTIAL VIEW WALL OR PROVIDE BOLLARD STYLE LIGHTING ADJACENT TO THE OFF-STREET SIDEWALK

LIMIT OF LANDSCAPE CONSTRUCTION

LIMIT OF LANDSCAPE CONSTRUCTION

LIMIT OF LANDSCAPE CONSTRUCTION

LIMIT OF LANDSCAPE CONSTRUCTION



WALL PLAN

SYM.	PRODUCT DESCRIPTION	QTY.
	EXISTING WALL	2,984 L.F.
	VIEW FENCE (4' BLOCK / 2' VIEW)	10,567 L.F.
	EXTERIOR THEME WALL	6,695 L.F.
	INTERIOR THEME WALL	16,108 L.F.
	WALL COLUMN	31

NOTES:

1. CONTRACTOR TO VERIFY SIDEYARD RETURN LOCATIONS WITH HOMEBUILDER PRIOR TO CONSTRUCTION

NORTH

0 100 200 400

SCALE: 1" = 200'

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

CHECKED BY: GR, ME
DRAWN BY: JH

NORRIS DESIGN
Planning | Landscape Architecture | Branding
4450 North 12th Street
Suite 236
Phoenix, AZ 85014
P 602.254.9600
www.norris-design.com

DESERT OASIS

PARCELS L1, L2, L3, L4, & L12
SURPRISE, ARIZONA
PRELIMINARY SUBMITTAL

OWNER:
METRO OASIS LLLP
TIM BRISLIN
17700 N. PACESETTER WAY STE 100
SCOTTSDALE, AZ 85255
480-515-3252

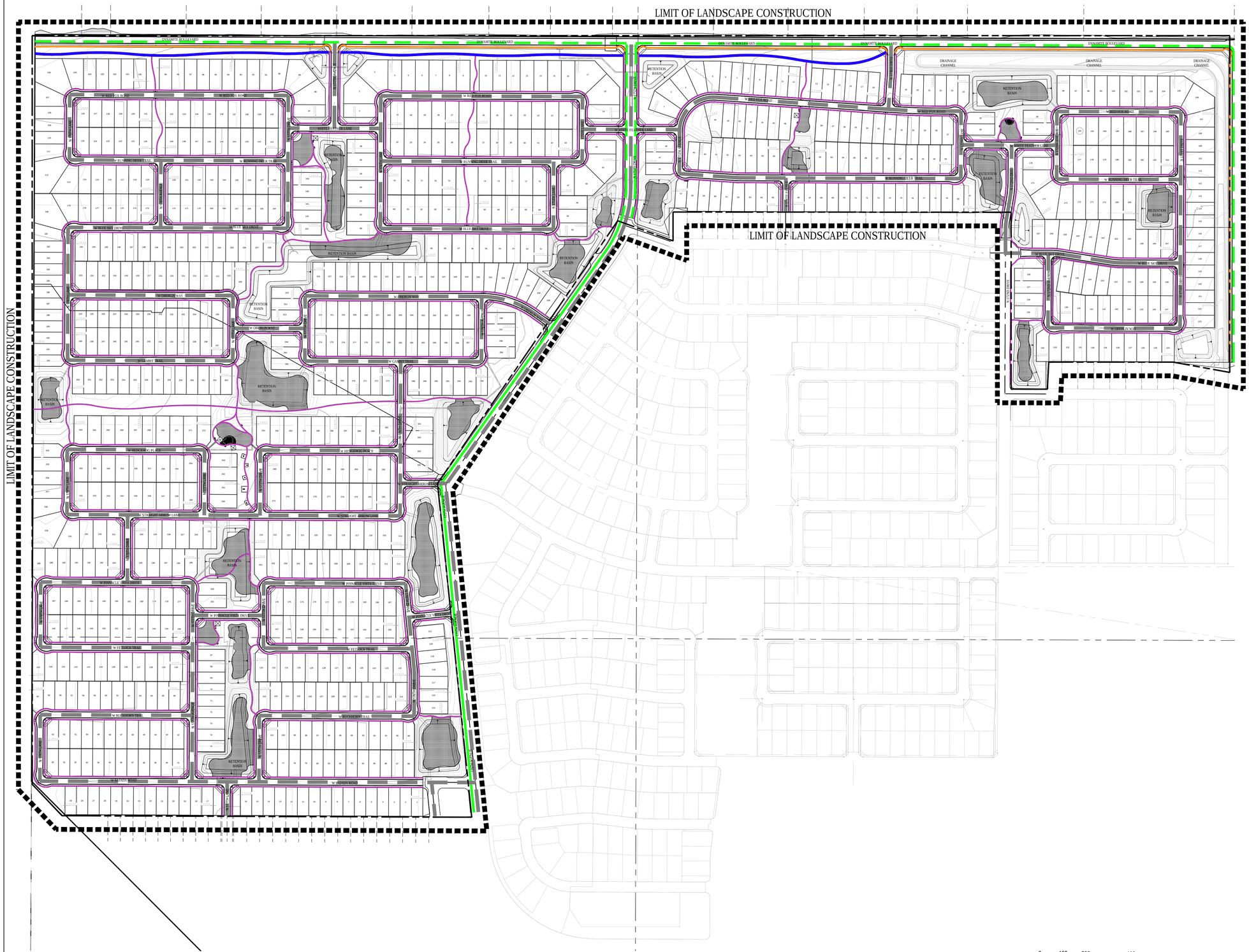
REGISTERED LANDSCAPE ARCHITECT
19699
JOEL D. THOMAS
Date Signed 12.06.17
ARIZONA, U.S.A.
EXPIRES 06/30/18

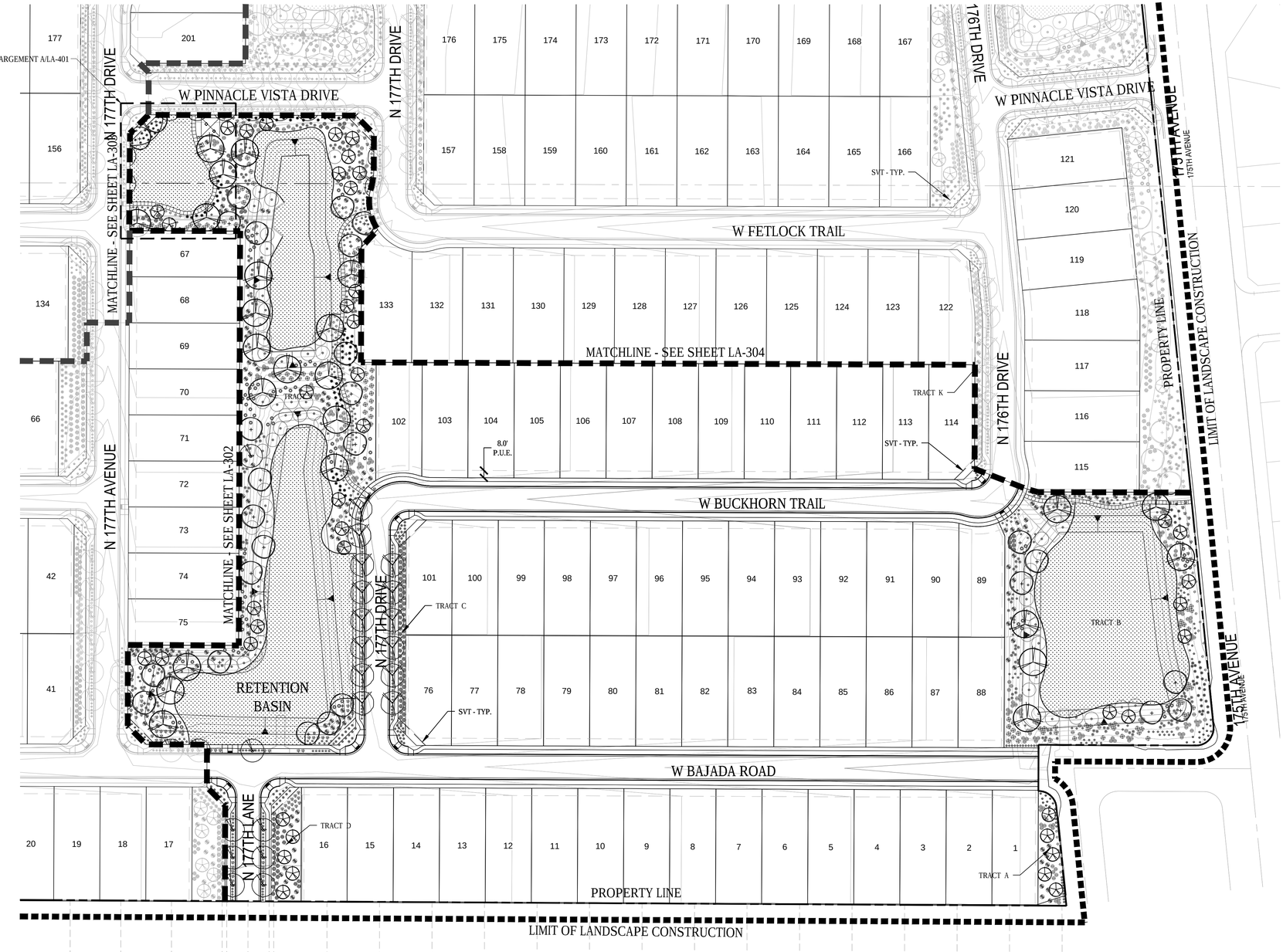
DATE:
09.07.2017 - PRE-PLAT
12.06.2017 - PRE-PLAT

NOT FOR CONSTRUCTION

SHEET TITLE:
WALL PLAN

LA-101


LIMIT OF LANDSCAPE CONSTRUCTION
LIMIT OF LANDSCAPE CONSTRUCTION
LIMIT OF LANDSCAPE CONSTRUCTION
DYNAMITE BOULEVARD
RETENTION BASIN
DRAINAGE CHANNEL
W RUNNING DEER TRAIL
W BLUE SKY DRIVE
W GOLDFINCH WAY
W GAMBIT TRAIL
W HEDGEHOG PLACE
W SUNRISE VISTA DRIVE
W BUCKSKIN TRAIL
W PATRICK LANE
W SUNRISE TRAIL
W PALOMINO TRAIL
N 171ST AVENUE
N 172ND AVENUE
N 173RD AVENUE
N 174TH AVENUE
N 175TH AVENUE
N 176TH AVENUE
N 177TH AVENUE
N 178TH AVENUE
N 179TH AVENUE
N 180TH AVENUE
N 181ST AVENUE
N 182ND AVENUE
N 183RD AVENUE
N 184TH AVENUE
N 185TH AVENUE
N 186TH AVENUE
N 187TH AVENUE
N 188TH AVENUE
N 189TH AVENUE
N 190TH AVENUE
N 191ST AVENUE
N 192ND AVENUE
N 193RD AVENUE
N 194TH AVENUE
N 195TH AVENUE
N 196TH AVENUE
N 197TH AVENUE
N 198TH AVENUE
N 199TH AVENUE
N 200TH AVENUE
N 201ST AVENUE
N 202ND AVENUE
N 203RD AVENUE
N 204TH AVENUE
N 205TH AVENUE
N 206TH AVENUE
N 207TH AVENUE
N 208TH AVENUE
N 209TH AVENUE
N 210TH AVENUE
N 211TH AVENUE
N 212TH AVENUE
N 213TH AVENUE
N 214TH AVENUE
N 215TH AVENUE
N 216TH AVENUE
N 217TH AVENUE
N 218TH AVENUE
N 219TH AVENUE
N 220TH AVENUE
N 221ST AVENUE
N 222ND AVENUE
N 223RD AVENUE
N 224TH AVENUE
N 225TH AVENUE
N 226TH AVENUE
N 227TH AVENUE
N 228TH AVENUE
N 229TH AVENUE
N 230TH AVENUE
N 231ST AVENUE
N 232ND AVENUE
N 233RD AVENUE
N 234TH AVENUE
N 235TH AVENUE
N 236TH AVENUE
N 237TH AVENUE
N 238TH AVENUE
N 239TH AVENUE
N 240TH AVENUE
N 241ST AVENUE
N 242ND AVENUE
N 243RD AVENUE
N 244TH AVENUE
N 245TH AVENUE
N 246TH AVENUE
N 247TH AVENUE
N 248TH AVENUE
N 249TH AVENUE
N 250TH AVENUE
N 251ST AVENUE
N 252ND AVENUE
N 253RD AVENUE
N 254TH AVENUE
N 255TH AVENUE
N 256TH AVENUE
N 257TH AVENUE
N 258TH AVENUE
N 259TH AVENUE
N 260TH AVENUE
N 261ST AVENUE
N 262ND AVENUE
N 263RD AVENUE
N 264TH AVENUE
N 265TH AVENUE
N 266TH AVENUE
N 267TH AVENUE
N 268TH AVENUE
N 269TH AVENUE
N 270TH AVENUE
N 271ST AVENUE
N 272ND AVENUE
N 273RD AVENUE
N 274TH AVENUE
N 275TH AVENUE
N 276TH AVENUE
N 277TH AVENUE
N 278TH AVENUE
N 279TH AVENUE
N 280TH AVENUE
N 281ST AVENUE
N 282ND AVENUE
N 283RD AVENUE
N 284TH AVENUE
N 285TH AVENUE
N 286TH AVENUE
N 287TH AVENUE
N 288TH AVENUE
N 289TH AVENUE
N 290TH AVENUE
N 291ST AVENUE
N 292ND AVENUE
N 293RD AVENUE
N 294TH AVENUE
N 295TH AVENUE
N 296TH AVENUE
N 297TH AVENUE
N 298TH AVENUE
N 299TH AVENUE
N 300TH AVENUE
N 301ST AVENUE
N 302ND AVENUE
N 303RD AVENUE
N 304TH AVENUE
N 305TH AVENUE
N 306TH AVENUE
N 307TH AVENUE
N 308TH AVENUE
N 309TH AVENUE
N 310TH AVENUE
N 311TH AVENUE
N 312TH AVENUE
N 313TH AVENUE
N 314TH AVENUE
N 315TH AVENUE
N 316TH AVENUE
N 317TH AVENUE
N 318TH AVENUE
N 319TH AVENUE
N 320TH AVENUE
N 321ST AVENUE
N 322ND AVENUE
N 323RD AVENUE
N 324TH AVENUE
N 325TH AVENUE
N 326TH AVENUE
N 327TH AVENUE
N 328TH AVENUE
N 329TH AVENUE
N 330TH AVENUE
N 331ST AVENUE
N 332ND AVENUE
N 333RD AVENUE
N 334TH AVENUE
N 335TH AVENUE
N 336TH AVENUE
N 337TH AVENUE
N 338TH AVENUE
N 339TH AVENUE
N 340TH AVENUE
N 341ST AVENUE
N 342ND AVENUE
N 343RD AVENUE
N 344TH AVENUE
N 345TH AVENUE
N 346TH AVENUE
N 347TH AVENUE
N 348TH AVENUE
N 349TH AVENUE
N 350TH AVENUE
N 351ST AVENUE
N 352ND AVENUE
N 353RD AVENUE
N 354TH AVENUE
N 355TH AVENUE
N 356TH AVENUE
N 357TH AVENUE
N 358TH AVENUE
N 359TH AVENUE
N 360TH AVENUE
N 361ST AVENUE
N 362ND AVENUE
N 363RD AVENUE
N 364TH AVENUE
N 365TH AVENUE
N 366TH AVENUE
N 367TH AVENUE
N 368TH AVENUE
N 369TH AVENUE
N 370TH AVENUE
N 371ST AVENUE
N 372ND AVENUE
N 373RD AVENUE
N 374TH AVENUE
N 375TH AVENUE
N 376TH AVENUE
N 377TH AVENUE
N 378TH AVENUE
N 379TH AVENUE
N 380TH AVENUE
N 381ST AVENUE
N 382ND AVENUE
N 383RD AVENUE
N 384TH AVENUE
N 385TH AVENUE
N 386TH AVENUE
N 387TH AVENUE
N 388TH AVENUE
N 389TH AVENUE
N 390TH AVENUE
N 391ST AVENUE
N 392ND AVENUE
N 393RD AVENUE
N 394TH AVENUE
N 395TH AVENUE
N 396TH AVENUE
N 397TH AVENUE
N 398TH AVENUE
N 399TH AVENUE
N 400TH AVENUE
N 401ST AVENUE
N 402ND AVENUE
N 403RD AVENUE
N 404TH AVENUE
N 405TH AVENUE
N 406TH AVENUE
N 407TH AVENUE
N 408TH AVENUE
N 409TH AVENUE
N 410TH AVENUE
N 411TH AVENUE
N 412TH AVENUE
N 413TH AVENUE
N 414TH AVENUE
N 415TH AVENUE
N 416TH AVENUE
N 417TH AVENUE
N 418TH AVENUE
N 419TH AVENUE
N 420TH AVENUE
N 421ST AVENUE
N 422ND AVENUE
N 423RD AVENUE
N 424TH AVENUE
N 425TH AVENUE
N 426TH AVENUE
N 427TH AVENUE
N 428TH AVENUE
N 429TH AVENUE
N 430TH AVENUE
N 431ST AVENUE
N 432ND AVENUE
N 433RD AVENUE
N 434TH AVENUE
N 435TH AVENUE
N 436TH AVENUE
N 437TH AVENUE
N 438TH AVENUE
N 439TH AVENUE
N 440TH AVENUE
N 441ST AVENUE
N 442ND AVENUE
N 443RD AVENUE
N 444TH AVENUE
N 445TH AVENUE
N 446TH AVENUE
N 447TH AVENUE
N 448TH AVENUE
N 449TH AVENUE
N 450TH AVENUE
N 451ST AVENUE
N 452ND AVENUE
N 453RD AVENUE
N 454TH AVENUE
N 455TH AVENUE
N 456TH AVENUE
N 457TH AVENUE
N 458TH AVENUE
N 459TH AVENUE
N 460TH AVENUE
N 461ST AVENUE
N 462ND AVENUE
N 463RD AVENUE
N 464TH AVENUE
N 465TH AVENUE
N 466TH AVENUE
N 467TH AVENUE
N 468TH AVENUE
N 469TH AVENUE
N 470TH AVENUE
N 471ST AVENUE
N 472ND AVENUE
N 473RD AVENUE
N 474TH AVENUE
N 475TH AVENUE
N 476TH AVENUE
N 477TH AVENUE
N 478TH AVENUE
N 479TH AVENUE
N 480TH AVENUE
N 481ST AVENUE
N 482ND AVENUE
N 483RD AVENUE
N 484TH AVENUE
N 485TH AVENUE
N 486TH AVENUE
N 487TH AVENUE
N 488TH AVENUE
N 489TH AVENUE
N 490TH AVENUE
N 491ST AVENUE
N 492ND AVENUE
N 493RD AVENUE
N 494TH AVENUE
N 495TH AVENUE
N 496TH AVENUE
N 497TH AVENUE
N 498TH AVENUE
N 499TH AVENUE
N 500TH AVENUE
N 501ST AVENUE
N 502ND AVENUE
N 503RD AVENUE
N 504TH AVENUE
N 505TH AVENUE
N 506TH AVENUE
N 507TH AVENUE
N 508TH AVENUE
N 509TH AVENUE
N 510TH AVENUE
N 511TH AVENUE
N 512TH AVENUE
N 513TH AVENUE
N 514TH AVENUE
N 515TH AVENUE
N 516TH AVENUE
N 517TH AVENUE
N 518TH AVENUE
N 519TH AVENUE
N 520TH AVENUE
N 521ST AVENUE
N 522ND AVENUE
N 523RD AVENUE
N 524TH AVENUE
N 525TH AVENUE
N 526TH AVENUE
N 527TH AVENUE
N 528TH AVENUE
N 529TH AVENUE
N 530TH AVENUE
N 531ST AVENUE
N 532ND AVENUE
N 533RD AVENUE
N 534TH AVENUE
N 535TH AVENUE
N 536TH AVENUE
N 537TH AVENUE
N 538TH AVENUE
N 539TH AVENUE
N 540TH AVENUE
N 541ST AVENUE
N 542ND AVENUE
N 543RD AVENUE
N 544TH AVENUE
N 545TH AVENUE
N 546TH AVENUE
N 547TH AVENUE
N 548TH AVENUE
N 549TH AVENUE
N 550TH AVENUE
N 551ST AVENUE
N 552ND AVENUE
N 553RD AVENUE
N 554TH AVENUE
N 555TH AVENUE
N 556TH AVENUE
N 557TH AVENUE
N 558TH AVENUE
N 559TH AVENUE
N 560TH AVENUE
N 561ST AVENUE
N 562ND AVENUE
N 563RD AVENUE
N 564TH AVENUE
N 565TH AVENUE
N 566TH AVENUE
N 567TH AVENUE
N 568TH AVENUE
N 569TH AVENUE
N 570TH AVENUE
N 571ST AVENUE
N 572ND AVENUE
N 573RD AVENUE
N 574TH AVENUE
N 575TH AVENUE
N 576TH AVENUE
N 577TH AVENUE
N 578TH AVENUE
N 579TH AVENUE
N 580TH AVENUE
N 581ST AVENUE
N 582ND AVENUE
N 583RD AVENUE
N 584TH AVENUE
N 585TH AVENUE
N 586TH AVENUE
N 587TH AVENUE
N 588TH AVENUE
N 589TH AVENUE
N 590TH AVENUE
N 591ST AVENUE
N 592ND AVENUE
N 593RD AVENUE
N 594TH AVENUE
N 595TH AVENUE
N 596TH AVENUE
N 597TH AVENUE
N 598TH AVENUE
N 599TH AVENUE
N 600TH AVENUE
N 601ST AVENUE
N 602ND AVENUE
N 603RD AVENUE
N 604TH AVENUE
N 605TH AVENUE
N 606TH AVENUE
N 607TH AVENUE
N 608TH AVENUE
N 609TH AVENUE
N 610TH AVENUE
N 611TH AVENUE
N 612TH AVENUE
N 613TH AVENUE
N 614TH AVENUE
N 615TH AVENUE
N 616TH AVENUE
N 617TH AVENUE
N 618TH AVENUE
N 619TH AVENUE
N 620TH AVENUE
N 621ST AVENUE
N 622ND AVENUE
N 623RD AVENUE
N 624TH AVENUE
N 625TH AVENUE
N 626TH AVENUE
N 627TH AVENUE
N 628TH AVENUE
N 629TH AVENUE
N 630TH AVENUE
N 631ST AVENUE
N 632ND AVENUE
N 633RD AVENUE
N 634TH AVENUE
N 635TH AVENUE
N 636TH AVENUE
N 637TH AVENUE
N 638TH AVENUE
N 639TH AVENUE
N 640TH AVENUE
N 641ST AVENUE
N 642ND AVENUE
N 643RD AVENUE
N 644TH AVENUE
N 645TH AVENUE
N 646TH AVENUE
N 647TH AVENUE
N 648TH AVENUE
N 649TH AVENUE
N 650TH AVENUE
N 651ST AVENUE
N 652ND AVENUE
N 653RD AVENUE
N 654TH AVENUE
N 655TH AVENUE
N 656TH AVENUE
N 657TH AVENUE
N 658TH AVENUE
N 659TH AVENUE
N 660TH AVENUE
N 661ST AVENUE
N 662ND AVENUE
N 663RD AVENUE
N 664TH AVENUE
N 665TH AVENUE
N 666TH AVENUE
N 667TH AVENUE
N 668TH AVENUE
N 669TH AVENUE
N 670TH AVENUE
N 671ST AVENUE
N 672ND AVENUE
N 673RD AVENUE
N 674TH AVENUE
N 675TH AVENUE
N 676TH AVENUE
N 677TH AVENUE
N 678TH AVENUE
N 679TH AVENUE
N 680TH AVENUE
N 681ST AVENUE
N 682ND AVENUE
N 683RD AVENUE
N 684TH AVENUE
N 685TH AVENUE
N 686TH AVENUE
N 687TH AVENUE
N 688TH AVENUE
N 689TH AVENUE
N 690TH AVENUE
N 691ST AVENUE
N 692ND AVENUE
N 693RD AVENUE
N 694TH AVENUE
N 695TH AVENUE
N 696TH AVENUE
N 697TH AVENUE
N 698TH AVENUE
N 699TH AVENUE
N 700TH AVENUE
N 701ST AVENUE
N 702ND AVENUE
N 703RD AVENUE
N 704TH AVENUE
N 705TH AVENUE
N 706TH AVENUE
N 707TH AVENUE
N 708TH AVENUE
N 709TH AVENUE
N 710TH AVENUE
N 711TH AVENUE
N 712TH AVENUE
N 713TH AVENUE
N 714TH AVENUE
N 715TH AVENUE
N 716TH AVENUE
N 717TH AVENUE
N 718TH AVENUE
N 719TH AVENUE
N 720TH AVENUE
N 721ST AVENUE
N 722ND AVENUE
N 723RD AVENUE
N 724TH AVENUE
N 725TH AVENUE
N 726TH AVENUE
N 727TH AVENUE
N 728TH AVENUE
N 729TH AVENUE
N 730TH AVENUE
N 731ST AVENUE
N 732ND AVENUE
N 733RD AVENUE
N 734TH AVENUE
N 735TH AVENUE
N 736TH AVENUE
N 737TH AVENUE
N 738TH AVENUE
N 739TH AVENUE
N 740TH AVENUE
N 741ST AVENUE
N 742ND AVENUE
N 743RD AVENUE
N 744TH AVENUE
N 745TH AVENUE
N 746TH AVENUE
N 747TH AVENUE
N 748TH AVENUE
N 749TH AVENUE
N 750TH AVENUE
N 751ST AVENUE
N 752ND AVENUE
N 753RD AVENUE
N 754TH AVENUE
N 755TH AVENUE
N 756TH AVENUE
N 757TH AVENUE
N 758TH AVENUE
N 759TH AVENUE
N 760TH AVENUE
N 761ST AVENUE
N 762ND AVENUE
N 763RD AVENUE
N 764TH AVENUE
N 765TH AVENUE
N 766TH AVENUE
N 767TH AVENUE
N 768TH AVENUE
N 769TH AVENUE
N 770TH AVENUE
N 771ST AVENUE
N 772ND AVENUE
N 773RD AVENUE
N 774TH AVENUE
N 775TH AVENUE
N 776TH AVENUE
N 777TH AVENUE
N 778TH AVENUE
N 779TH AVENUE
N 780TH AVENUE
N 781ST AVENUE
N 782ND AVENUE
N 783RD AVENUE
N 784TH AVENUE
N 785TH AVENUE
N 786TH AVENUE
N 787TH AVENUE
N 788TH AVENUE
N 789TH AVENUE
N 790TH AVENUE
N 791ST AVENUE
N 792ND AVENUE
N 793RD AVENUE
N 794TH AVENUE
N 795TH AVENUE
N 796TH AVENUE
N 797TH AVENUE
N 798TH AVENUE
N 799TH AVENUE
N 800TH AVENUE
N 801ST AVENUE
N 802ND AVENUE
N 803RD AVENUE
N 804TH AVENUE
N 805TH AVENUE
N 806TH AVENUE
N 807TH AVENUE
N 808TH AVENUE
N 809TH AVENUE
N 810TH AVENUE
N 811TH AVENUE
N 812TH AVENUE
N 813TH AVENUE
N 814TH AVENUE
N 815TH AVENUE
N 816TH AVENUE
N 817TH AVENUE
N 818TH AVENUE
N 819TH AVENUE
N 820TH AVENUE
N 821ST AVENUE
N 822ND AVENUE
N 823RD AVENUE
N 824TH AVENUE
N 825TH AVENUE
N 826TH AVENUE
N 827TH AVENUE
N 828TH AVENUE
N 829TH AVENUE
N 830TH AVENUE
N 831ST AVENUE
N 832ND AVENUE
N 833RD AVENUE
N 834TH AVENUE
N 835TH AVENUE
N 836TH AVENUE
N 837TH AVENUE
N 838TH AVENUE
N 839TH AVENUE
N 840TH AVENUE
N 841ST AVENUE
N 842ND AVENUE
N 843RD AVENUE
N 844TH AVENUE
N 845TH AVENUE
N 846TH AVENUE
N 847TH AVENUE
N 848TH AVENUE
N 849TH AVENUE
N 850TH AVENUE
N 851ST AVENUE
N 852ND AVENUE
N 853RD AVENUE
N 854TH AVENUE
N 855TH AVENUE
N 856TH AVENUE
N 857TH AVENUE
N 858TH AVENUE
N 859TH AVENUE
N 860TH AVENUE
N 861ST AVENUE
N 862ND AVENUE
N 863RD AVENUE
N 864TH AVENUE
N 865TH AVENUE
N 866TH AVENUE
N 867TH AVENUE
N 868TH AVENUE
N 869TH AVENUE
N 870TH AVENUE
N 871ST AVENUE
N 872ND AVENUE
N 873RD AVENUE
N 874TH AVENUE
N 875TH AVENUE
N 876TH AVENUE
N 877TH AVENUE
N 878TH AVENUE
N 879TH AVENUE
N 880TH AVENUE
N 881ST AVENUE
N 882ND AVENUE
N 883RD AVENUE
N 884TH AVENUE
N 885TH AVENUE
N 886TH AVENUE
N 887TH AVENUE
N 888TH AVENUE
N 889TH AVENUE
N 890TH AVENUE
N 891ST AVENUE
N 892ND AVENUE
N 893RD AVENUE
N 894TH AVENUE
N 895TH AVENUE
N 896TH AVENUE
N 897TH AVENUE
N 898TH AVENUE
N 899TH AVENUE
N 900TH AVENUE
N 901ST AVENUE
N 902ND AVENUE
N 903RD AVENUE
N 904TH AVENUE
N 905TH AVENUE
N 906TH AVENUE
N 907TH AVENUE
N 908TH AVENUE
N 909TH AVENUE
N 910TH AVENUE
N 911TH AVENUE
N 912TH AVENUE
N 913TH AVENUE
N 914TH AVENUE
N 915TH AVENUE
N 916TH AVENUE
N 917TH AVENUE
N 918TH AVENUE
N 919TH AVENUE
N 920TH AVENUE
N 921ST AVENUE
N 922ND AVENUE
N 923RD AVENUE
N 924TH AVENUE
N 925TH AVENUE
N 926TH AVENUE
N 927TH AVENUE
N 928TH AVENUE
N 929TH AVENUE
N 930TH AVENUE
N 931ST AVENUE
N 932ND AVENUE
N 933RD AVENUE
N 934TH AVENUE
N 935TH AVENUE
N 936TH AVENUE
N 937TH AVENUE
N 938TH AVENUE
N 939TH AVENUE
N 940TH AVENUE
N 941ST AVENUE
N 942ND AVENUE
N 943RD AVENUE
N 944TH AVENUE
N 945TH AVENUE
N 946TH AVENUE
N 947TH AVENUE
N 948TH AVENUE
N 949TH AVENUE
N 950TH AVENUE
N 951ST AVENUE
N 952ND AVENUE
N 953RD AVENUE
N 954TH AVENUE
N 955TH AVENUE
N 956TH AVENUE
N 957TH AVENUE
N 958TH AVENUE
N 959TH AVENUE
N 960TH AVENUE
N 961ST AVENUE
N 962ND AVENUE
N 963RD AVENUE
N 964TH AVENUE
N 965TH AVENUE
N 966TH AVENUE
N 967TH AVENUE
N 968TH AVENUE
N 969TH AVENUE
N 970TH AVENUE
N 971ST AVENUE
N 972ND AVENUE
N 973RD AVENUE
N 974TH AVENUE
N 975TH AVENUE
N 976TH AVENUE
N 977TH AVENUE
N 978TH AVENUE
N 979TH AVENUE
N 980TH AVENUE
N 981ST AVENUE
N 982ND AVENUE
N 983RD AVENUE
N 984TH AVENUE
N 985TH AVENUE
N 986TH AVENUE
N 987TH AVENUE
N 988TH AVENUE
N 989TH AVENUE
N 990TH AVENUE
N 991ST AVENUE
N 992ND AVENUE
N 993RD AVENUE
N 994TH AVENUE
N 995TH AVENUE
N 996TH AVENUE
N 997TH AVENUE
N 998TH AVENUE
N 999TH AVENUE
N 1000TH AVENUE
N 1001ST AVENUE
N 1002ND AVENUE
N 1003RD AVENUE
N 1004TH AVENUE
N 1005TH AVENUE
N 1006TH AVENUE
N 1007TH AVENUE
N 1008TH AVENUE
N 1009TH AVENUE
N 1010TH AVENUE
N 1011TH AVENUE
N 1012TH AVENUE
N 1013TH AVENUE
N 1014TH AVENUE
N 1015TH AVENUE
N 1016TH AVENUE
N 1017TH AVENUE
N 1018TH AVENUE
N 1019TH AVENUE
N 1020TH AVENUE
N 1021ST AVENUE
N 1022ND AVENUE
N 1023RD AVENUE
N 1024TH AVENUE
N 1025TH AVENUE
N 1026TH AVENUE
N 1027TH AVENUE
N 1028TH AVENUE
N 1029TH AVENUE
N 1030TH AVENUE
N 1031ST AVENUE
N 1032ND AVENUE
N 1033RD AVENUE
N 1034TH AVENUE
N 1035TH AVENUE
N 1036TH AVENUE
N 1037TH AVENUE
N 1038TH AVENUE
N 1039TH AVENUE
N 1040TH AVENUE
N 1041ST AVENUE
N 1042ND AVENUE
N 1043RD AVENUE
N 1044TH AVENUE
N 1045TH AVENUE
N 1046TH AVENUE
N 1047TH AVENUE
N 1048TH AVENUE
N 1049TH AVENUE
N 1050TH AVENUE
N 1051ST AVENUE
N 1052ND AVENUE
N 1053RD AVENUE
N 1054TH AVENUE
N 1055TH AVENUE
N 1056TH AVENUE
N 1057TH AVENUE
N 1058TH AVENUE
N 1059TH AVENUE
N 1060TH AVENUE
N 1061ST AVENUE
N 1062ND AVENUE
N 1063RD AVENUE
N 1064TH AVENUE
N 1065TH AVENUE
N 1066TH AVENUE
N 1067TH AVENUE
N 1068TH AVENUE
N 1069TH AVENUE
N 1070TH AVENUE
N 1071ST AVENUE
N 1072ND AVENUE
N 1073RD AVENUE
N 1074TH AVENUE
N 1075TH AVENUE
N 1076TH AVENUE
N 1077TH AVENUE
N 1078TH AVENUE
N 1079TH AVENUE
N 1080TH AVENUE
N 1081ST AVENUE
N 1082ND AVENUE
N 1083RD AVENUE
N 1084TH AVENUE
N 1085TH AVENUE
N 1086TH AVENUE
N 1087TH AVENUE
N 1088TH AVENUE
N 1089TH AVENUE
N 1090TH AVENUE
N 1091ST AVENUE
N 1092ND AVENUE
N 1093RD AVENUE
N 1094TH AVENUE
N 1095TH AVENUE
N 1096TH AVENUE
N 1097TH AVENUE
N 1098TH AVENUE
N 1099TH AVENUE
N 1100TH AVENUE
N 1101ST AVENUE
N 1102ND AVENUE
N 1103RD AVENUE
N 1104TH AVENUE
N 1105TH AVENUE
N 1106TH AVENUE
N 1107TH AVENUE
N 1108TH AVENUE
N 1109TH AVENUE
N 1110TH AVENUE
N 1111TH AVENUE
N 1112TH AVENUE
N 1113TH AVENUE
N 1114TH AVENUE
N 1115TH AVENUE
N 1116TH AVENUE
N 1117TH AVENUE
N 1118TH AVENUE
N 1119TH AVENUE
N 1120TH AVENUE
N 1121ST AVENUE
N 1122ND AVENUE
N 1123RD AVENUE
N 1124TH AVENUE
N 1125TH AVENUE
N 1126TH AVENUE
N 1127TH AVENUE
N 1128TH AVENUE
N 1129TH AVENUE
N 1130TH AVENUE
N 1131ST AVENUE
N 1132ND AVENUE
N 1133RD AVENUE
N 1134TH AVENUE
N 1135TH AVENUE
N 1136TH AVENUE
N 1137TH AVENUE
N 1138TH AVENUE
N 1139TH AVENUE
N 1140TH AVENUE
N 1141ST AVENUE
N 1142ND AVENUE
N 1143RD AVENUE
N 1144TH AVENUE
N 1145TH AVENUE
N 1146TH AVENUE
N 1147TH AVENUE
N 1148TH AVENUE
N 1149TH AVENUE
N 1150TH AVENUE
N 1151ST AVENUE
N 1152ND AVENUE
N 1153RD AVENUE
N 1154TH AVENUE
N 1155TH AVENUE
N 1156TH AVENUE
N 1157TH AVENUE
N 1158TH AVENUE
N 1159TH AVENUE
N 1160TH AVENUE
N 1161ST AVENUE
N 1162ND AVENUE
N 1163RD AVENUE
N 1164TH AVENUE
N 1165TH AVENUE
N 1166TH AVENUE
N 1167TH AVENUE
N 1168TH AVENUE
N 1169TH AVENUE
N 1170TH AVENUE
N 1171ST AVENUE
N 1172ND AVENUE
N 1173RD AVENUE
N 1174TH AVENUE
N 1175TH AVENUE
N 1176TH AVENUE
N 1177TH AVENUE
N 1178TH AVENUE
N 1179TH AVENUE
N 1180TH AVENUE
N 1181ST AVENUE
N 1182ND AVENUE
N 1183RD AVENUE
N 1184TH AVENUE
N 1185TH AVENUE
N 1186TH AVENUE
N 1187TH AVENUE
N 1188TH AVENUE
N 1189TH AVENUE
N 1190TH AVENUE
N 1191ST AVENUE
N 1192ND AVENUE
N 1193RD AVENUE
N 1194TH AVENUE
N 1195TH AVENUE
N 1196TH AVENUE
N 1197TH AVENUE
N 1198TH AVENUE
N 1199TH AVENUE
N 1200TH AVENUE
N 1201ST AVENUE
N 1202ND AVENUE
N 1203RD AVENUE
N 1204TH AVENUE
N 1205TH AVENUE
N 1206TH AVENUE
N 1207TH AVENUE
N 1208TH AVENUE
N 1209TH AVENUE
N 1210TH AVENUE
N 1211TH AVENUE
N 1212TH AVENUE
N 1213TH AVENUE
N 1214TH AVENUE
N 1215TH AVENUE
N 1216TH AVENUE
N 1217TH AVENUE
N 1218TH AVENUE
N 1219TH AVENUE
N 1220TH AVENUE
N 1221ST AVENUE
N 1222ND AVENUE
N 1223RD AVENUE
N 1224TH AVENUE
N 1225TH AVENUE
N 1226TH AVENUE
N 1227TH AVENUE
N 1228TH AVENUE
N 1229TH AVENUE
N 1230TH AVENUE
N 1231ST AVENUE
N 1232ND AVENUE
N 1233RD AVENUE
N 1234TH AVENUE
N 1235TH AVENUE
N 1236TH AVENUE
N 1237TH AVENUE
N 1238TH AVENUE
N 1239TH AVENUE
N 1240TH AVENUE
N 1241ST AVENUE
N 1242ND AVENUE
N 1243RD AVENUE
N 1244TH AVENUE
N 1245TH AVENUE
N 1246TH AVENUE
N 1247TH AVENUE
N 1248TH AVENUE
N 1249TH AVENUE
N 1250TH AVENUE
N 1251ST AVENUE
N 1252ND AVENUE
N 1253RD AVENUE
N 1254TH AVENUE
N 1255TH AVENUE
N 1256TH AVENUE
N 1257TH AVENUE
N 1258TH AVENUE
N 1259TH AVENUE
N 1260TH AVENUE
N 1261ST AVENUE
N 1262ND AVENUE
N 1263RD AVENUE
N 1264TH AVENUE
N 1265TH AVENUE
N 1266TH AVENUE
N 1267TH AVENUE
N 1268TH AVENUE
N 1269TH AVENUE
N 1270TH AVENUE
N 1271ST AVENUE
N 1272ND AVENUE
N 1273RD AVENUE
N 1274TH AVENUE
N 1275TH AVENUE
N 1276TH AVENUE
N 1277TH AVENUE
N 1278TH AVENUE
N 1279TH AVENUE
N 1280TH AVENUE
N 1281ST AVENUE
N 1282ND AVENUE
N 1283RD AVENUE
N 1284TH AVENUE
N 1285TH AVENUE
N 1286TH AVENUE
N 1287TH AVENUE
N 1288TH AVENUE
N 1289TH AVENUE
N 1290TH AVENUE
N 1291ST AVENUE
N 1292ND AVENUE
N 1293RD AVENUE
N 1294TH AVENUE
N 1295TH AVENUE
N 1296TH AVENUE
N 1297TH AVENUE
N 1298TH AVENUE
N 1299TH AVENUE
N 1300TH AVENUE
N 1301ST AVENUE
N 1302ND AVENUE
N 1303RD AVENUE
N 1304TH AVENUE
N 1305TH AVENUE
N 1306TH AVENUE
N 1307TH AVENUE
N 1308TH AVENUE
N 1309TH AVENUE
N 1310TH AVENUE
N 1311TH AVENUE
N 1312TH AVENUE
N 1313TH AVENUE
N 1314TH AVENUE
N 1315TH AVENUE
N 1316TH AVENUE
N 1317TH AVENUE
N 1318TH AVENUE
N 1319TH AVENUE
N 1320TH AVENUE
N 1321ST AVENUE
N 1322ND AVENUE
N 1323RD AVENUE
N 1324TH AVENUE
N 1325TH AVENUE
N 1326TH AVENUE
N 1327TH AVENUE
N 1328TH AVENUE
N 1329TH AVENUE
N 1330TH AVENUE
N 1331ST AVENUE
N 1332ND AVENUE
N 1333RD AVENUE
N 1334TH AVENUE
N 1335TH AVENUE
N 1336TH AVENUE
N 1337TH AVENUE
N 1338TH AVENUE
N 1339TH AVENUE
N 1340TH AVENUE
N 1341ST AVENUE
N 1342ND AVENUE
N 1343RD AVENUE
N 1344TH AVENUE
N 1345TH AVENUE
N 1346TH AVENUE
N 1347TH AVENUE
N 1348TH AVENUE
N 1349TH AVENUE
N 1350TH AVENUE
N 1351ST AVENUE
N 1352ND AVENUE
N 1353RD AVENUE
N 1354TH AVENUE
N 1355TH AVENUE
N 1356TH AVENUE
N 1357TH AVENUE
N 1358TH AVENUE
N 1359TH AVENUE
N 1360TH AVENUE
N 1361ST AVENUE
N 1362ND AVENUE
N 1363RD AVENUE
N 1364TH AVENUE
N 1365TH AVENUE
N 1366TH AVENUE
N 1367TH AVENUE
N 1368TH AVENUE
N 1369TH AVENUE
N 1370TH AVENUE
N 1371ST AVENUE
N 1372ND AVENUE
N 1373RD AVENUE
N 1374TH AVENUE
N 1375TH AVENUE
N 1376TH AVENUE
N 1377TH AVENUE
N 1378TH AVENUE
N 1379TH AVENUE
N 1380TH AVENUE
N 1381ST AVENUE
N 1382ND AVENUE
N 1383RD AVENUE
N 1384TH AVENUE
N 1385TH AVENUE
N 1386TH AVENUE
N 1387TH AVENUE
N 1388TH AVENUE
N 1389TH AVENUE
N 1390TH AVENUE
N 1391ST AVENUE
N 1392ND AVENUE
N 1393RD AVENUE
N 1394TH AVENUE
N 1395TH AVENUE
N 1396TH AVENUE
N 1397TH AVENUE
N 1398TH AVENUE
N 1399TH AVENUE
N 1400TH AVENUE
N 1401ST AVENUE
N 1402ND AVENUE
N 1403RD AVENUE
N 1404TH AVENUE
N 1405TH AVENUE
N 1406TH AVENUE
N 1407TH AVENUE
N 1408TH AVENUE
N 1409TH AVENUE
N 1410TH AVENUE
N 1411TH AVENUE
N 1412TH AVENUE
N 1413TH AVENUE
N 1414TH AVENUE
N 1415TH AVENUE
N 1416TH AVENUE
N 1417TH AVENUE
N 1418TH AVENUE
N 1419TH AVENUE
N 1420TH AVENUE
N 1421ST AVENUE
N 1422ND AVENUE
N 1423RD AVENUE
N 1424TH AVENUE
N 1425TH AVENUE
N 1426TH AVENUE
N 1427TH AVENUE
N 1428TH AVENUE
N 1429TH AVENUE
N 1430TH AVENUE
N 1431ST AVENUE
N 1432ND AVENUE
N 1433RD AVENUE
N 1434TH AVENUE
N 1435TH AVENUE
N 1436TH AVENUE
N 1437TH AVENUE
N 1438TH AVENUE
N 1439TH AVENUE
N 1440TH AVENUE
N 1441ST AVENUE
N 1442ND AVENUE
N 1443RD AVENUE
N 1444TH AVENUE
N 1445TH AVENUE
N 1446TH AVENUE
N 1447TH AVENUE
N 1448TH AVENUE
N 1449TH AVENUE
N 1450TH AVENUE
N 1451ST AVENUE
N 1452ND AVENUE
N 1453RD AVENUE
N 1454TH AVENUE
N 1455TH AVENUE
N 1456TH AVENUE
N 1457TH AVENUE
N 1458TH AVENUE
N 1459TH AVENUE
N 1460TH AVENUE
N 1461ST AVENUE
N 1462ND AVENUE
N 1463RD AVENUE
N 1464TH AVENUE
N 1465TH AVENUE
N 1466TH AVENUE
N 1467TH AVENUE
N 1468TH AVENUE
N 1469TH AVENUE
N 1470TH AVENUE
N 1471ST AVENUE
N 1472ND AVENUE
N 1473RD AVENUE
N 1474TH AVENUE
N 1475TH AVENUE
N 1476TH AVENUE
N 1477TH AVENUE
N 1478TH AVENUE
N 1479TH AVENUE
N 1480TH AVENUE
N 1481ST AVENUE
N 1482ND AVENUE
N 1483RD AVENUE
N 1484TH AVENUE
N 1485TH AVENUE
N 1486TH AVENUE
N 1487TH AVENUE
N 1488TH AVENUE
N 1489TH AVENUE
N 1490TH AVENUE
N 1491ST AVENUE
N 1492ND AVENUE
N 1493RD AVENUE
N 1494TH AVENUE
N 1495TH AVENUE
N 1496TH AVENUE
N 1497TH AVENUE
N 1498TH AVENUE
N 1499TH AVENUE
N 1500TH AVENUE
N 1501ST AVENUE
N 1502ND AVENUE
N 1503RD AVENUE
N 1504TH AVENUE
N 1505TH AVENUE
N 1506TH AVENUE
N 1507TH AVENUE
N 1508TH AVENUE
N 1509TH AVENUE
N 1510TH AVENUE
N 1511TH AVENUE
N 1512TH AVENUE
N 1513TH AVENUE
N 1514TH AVENUE
N 1515TH AVENUE
N 1516TH AVENUE
N 1517TH AVENUE
N 1518TH AVENUE
N 1519TH AVENUE
N 1520TH AVENUE
N 1521ST AVENUE
N 1522ND AVENUE
N 1523RD AVENUE
N 1524TH AVENUE
N 1525TH AVENUE
N 1526TH AVENUE
N 1527TH AVENUE
N 1528TH AVENUE
N 1529TH AVENUE
N 1530TH AVENUE
N 1531ST AVENUE
N 1532ND AVENUE
N 1533RD AVENUE
N 1534TH AVENUE
N 1535TH AVENUE
N 1536TH AVENUE
N 1537TH AVENUE
N 1538TH AVENUE
N 1539TH AVENUE
N 1540TH AVENUE
N 1541ST AVENUE
N 1542ND AVENUE
N 1543RD AVENUE
N 1544TH AVENUE
N 1545TH AVENUE
N 1546TH AVENUE
N 1



PLANT SCHEDULE

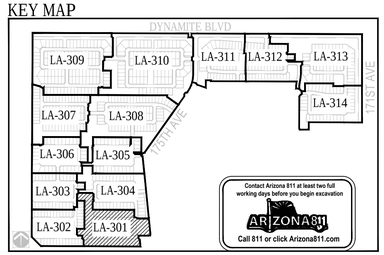
SYM.	BOTANICAL NAME COMMON NAME	SIZE BRANCHING	CALIPER HT & W
TREES			
	Acacia aneura Mulga	24" BOX SINGLE *36" BOX	1.5" CALIPER 7' HT & 4' W
	Acacia salicina Willow Acacia	24" BOX SINGLE *36" BOX	1.5" CALIPER 8' HT & 4' W
	Chilopsis linearis Desert Willow	24" BOX SINGLE *36" BOX	1.25" CALIPER 7' HT & 4' W
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	24" BOX MULTI *36" BOX	2" CALIPER 10' HT & 6' W
	Quercus virginiana Southern Live Oak	24" BOX SINGLE *36" BOX	1.25" CALIPER 9' HT & 4' W
	Ulmus parvifolia Chinese Evergreen Elm	24" BOX SINGLE *36" BOX	1.25" CALIPER 8' HT & 3' W
SHRUBS		**SIZE**	**QUANTITY**
	Asclepias subulata Desert Milkweed	5 GAL	
	Caesalpinia pulcherrima Red Bird of Paradise	15 GAL	
	Cordia parvifolia Little Leaf Cordia	15 GAL	
	Encelia farinosa Brittle Bush	5 GAL	
	Eremophila maculata 'Valentine' Valentine Emu Bush	5 GAL	
	Justicia californica Chuparosa	5 GAL	
	Leucophyllum langmaniae Rio Bravo Sage	5 GAL	
	Ruellia peninsularis Baja Ruellia	5 GAL	
	Russelia equisetiformis Firecracker Bush	5 GAL	
	Tecoma alata Orange Jubilee	5 GAL	
ACCENTS		**SIZE**	**QUANTITY**
	Agave desmettiana 'variegata' Variegated Smooth Agave	5 GAL	
	Aloe barbadensis Aloe Vera	5 GAL	
	Hesperaloe parviflora 'Yellow' Yellow Yucca	5 GAL	
	Pedilanthus bracteatus Tall Slipper Plant	5 GAL	
	Yucca pallida Pale Leaf Yucca	5 GAL	
	Yucca rupicola Twisted Leaf Yucca	5 GAL	
GROUNDCOVERS		**SIZE**	**QUANTITY**
	Acacia redolens 'Desert Carpet' Prostrate Acacia	5 GAL	
	Lantana x 'New Gold' Yellow Lantana	1 GAL	
	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu	5 GAL	
GRASSES		**SIZE**	**QUANTITY**
	Muhlenbergia rigens Deer Grass	5 GAL	
	Nolina microcarpa Beargrass	5 GAL	

TOPDRESS

- *Cynodon dactylon 'Santa Ana'* — Hybrid Bermuda Grass Mix
- *Decomposed Granite* — Granite Express. Color: Express Brown. Size: 1/2" Minus
- *RIP RAP* — Granite Express. Color to Match Existing. Size: 4"-8"
- *River Rock* — Granite Express. Color to Match Existing. Size: 4"-8"

*36" BOX (TREES ALONG DYNAMITE AND 171ST AVENUE MUST BE AT LEAST 36" BOX TREES)

KEY MAP



NORTH SCALE: 1" = 60'

CHECKED BY: GR, ME
DRAWN BY: JH

NOT FOR CONSTRUCTION

NORRIS DESIGN
Planning | Landscape Architecture | Branding
4450 North 12th Street
Suite 236
Phoenix, AZ 85014
P 602.254.9600
www.norris-design.com

DESERT OASIS

PARCELS L1, L2, L3, L4, & L12
SURPRISE, ARIZONA
PRELIMINARY SUBMITTAL

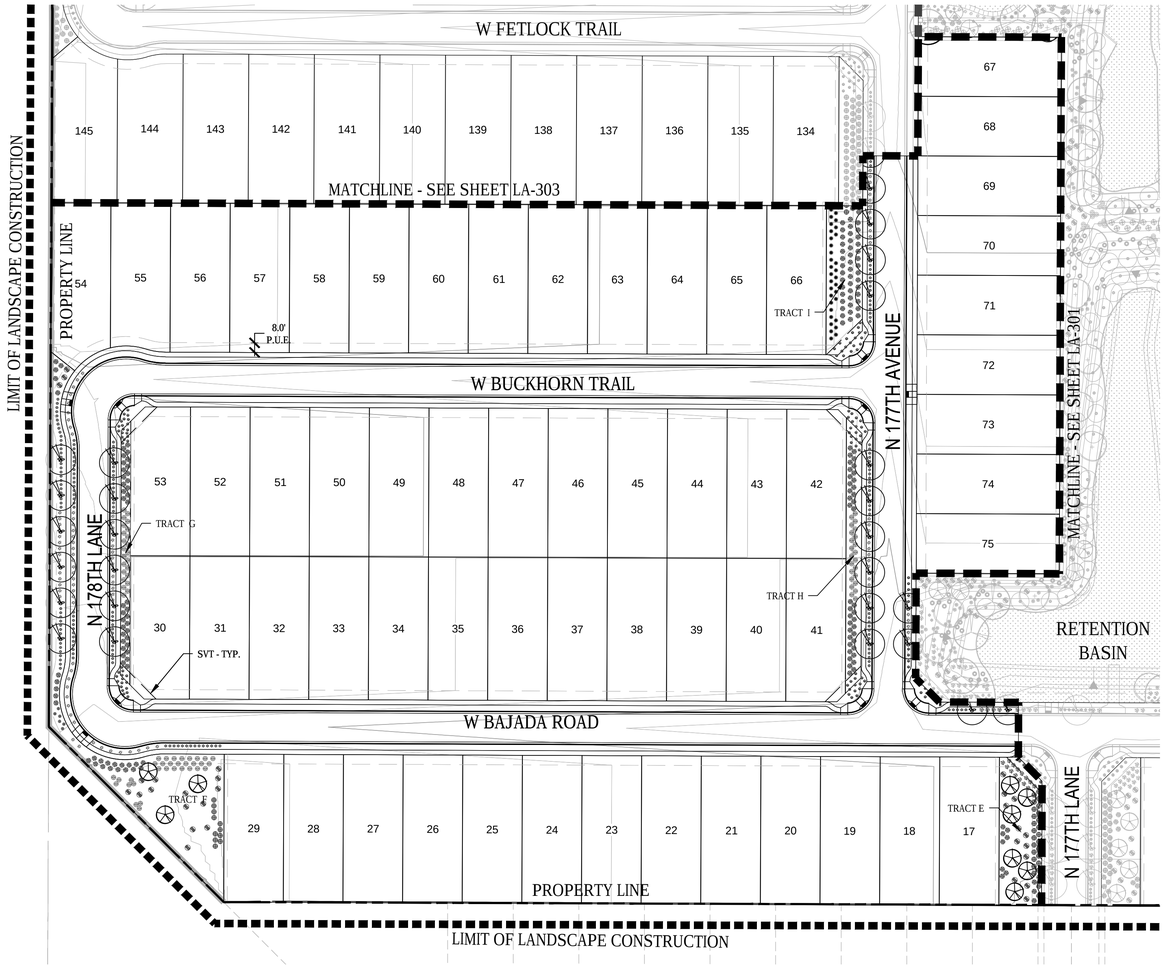
OWNER:
METRO OASIS LLLP
TIM BRISLIN
17700 N. PACESETTER WAY STE 100
SCOTTSDALE, AZ 85255
480-515-3252

REGISTERED LANDSCAPE ARCHITECT 39699 JOEL D. THOMAS Date Signed 12.06.17 ARIZONA, USA EXPIRES 06/30/18

DATE:
09.07.2017 - PRE-PLAT
12.06.2017 - PRE-PLAT

SHEET TITLE:
LANDSCAPE PLAN

LA-301



NORTH SCALE: 1" = 60'

0 30 60 120

CHECKED BY: GR, ME
DRAWN BY: JH

PLANT SCHEDULE

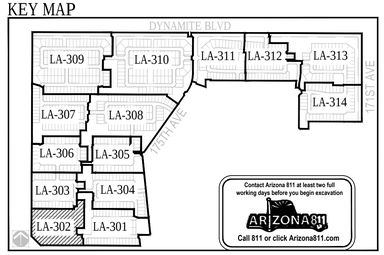
SYM.	BOTANICAL NAME COMMON NAME	SIZE BRANCHING	CALIPER HT & W
TREES			
	Acacia aneura Mulga	24" BOX SINGLE *36" BOX	1.5" CALIPER 7' HT & 4' W
	Acacia salicina Willow Acacia	24" BOX SINGLE *36" BOX	1.5" CALIPER 8' HT & 4' W
	Chilopsis linearis Desert Willow	24" BOX SINGLE *36" BOX	1.25" CALIPER 7' HT & 4' W
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	24" BOX MULTI *36" BOX	2" CALIPER 10' HT & 6' W
	Quercus virginiana Southern Live Oak	24" BOX SINGLE *36" BOX	1.25" CALIPER 9' HT & 4' W
	Ulmus parvifolia Chinese Evergreen Elm	24" BOX SINGLE *36" BOX	1.25" CALIPER 8' HT & 3' W
SHRUBS		**SIZE**	**QUANTITY**
	Asclepias subulata Desert Milkweed	5 GAL	
	Caesalpinia pulcherrima Red Bird of Paradise	15 GAL	
	Cordia parvifolia Little Leaf Cordia	15 GAL	
	Encelia farinosa Brittle Bush	5 GAL	
	Eremophila maculata 'Valentine' Valentine Emu Bush	5 GAL	
	Justicia californica Chuparosa	5 GAL	
	Leucophyllum langmaniae Rio Bravo Sage	5 GAL	
	Ruellia peninsularis Baja Ruellia	5 GAL	
	Russelia equisetiformis Firecracker Bush	5 GAL	
	Tecoma alata Orange Jubilee	5 GAL	
ACCENTS		**SIZE**	**QUANTITY**
	Agave desmettiana 'variegata' Variegated Smooth Agave	5 GAL	
	Aloe barbadensis Aloe Vera	5 GAL	
	Hesperaloe parviflora 'Yellow' Yellow Yucca	5 GAL	
	Pedilanthus bracteatus Tall Slipper Plant	5 GAL	
	Yucca pallida Pale Leaf Yucca	5 GAL	
	Yucca rupicola Twisted Leaf Yucca	5 GAL	
GROUNDCOVERS		**SIZE**	**QUANTITY**
	Acacia redolens 'Desert Carpet' Prostrate Acacia	5 GAL	
	Lantana x 'New Gold' Yellow Lantana	1 GAL	
	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu	5 GAL	
GRASSES		**SIZE**	**QUANTITY**
	Muhlenbergia rigens Deer Grass	5 GAL	
	Nolina microcarpa Beargrass	5 GAL	

TOPDRESS

- *Cynodon dactylon 'Santa Ana'* Hybrid Bermuda Grass Mix
- *Decomposed Granite* Granite Express. Color: Express Brown. Size: 1/2" Minus
- *RIP RAP* Granite Express. Color to Match Existing. Size: 4"-8"
- *River Rock* Granite Express. Color to Match Existing. Size: 4"-8"

*36" BOX (TREES ALONG DYNAMITE AND 171ST AVENUE MUST BE AT LEAST 36" BOX TREES)

KEY MAP



NORRIS DESIGN
Planning | Landscape Architecture | Branding
4450 North 12th Street
Suite 236
Phoenix, AZ 85014
P 602.254.9600
www.norris-design.com

DESERT OASIS

PARCELS L1, L2, L3, L4, & L12
SURPRISE, ARIZONA
PRELIMINARY SUBMITTAL

OWNER:
METRO OASIS LLLP
TIM BRISLIN
17700 N. PACESETTER WAY STE 100
SCOTTSDALE, AZ 85255
480-515-3252

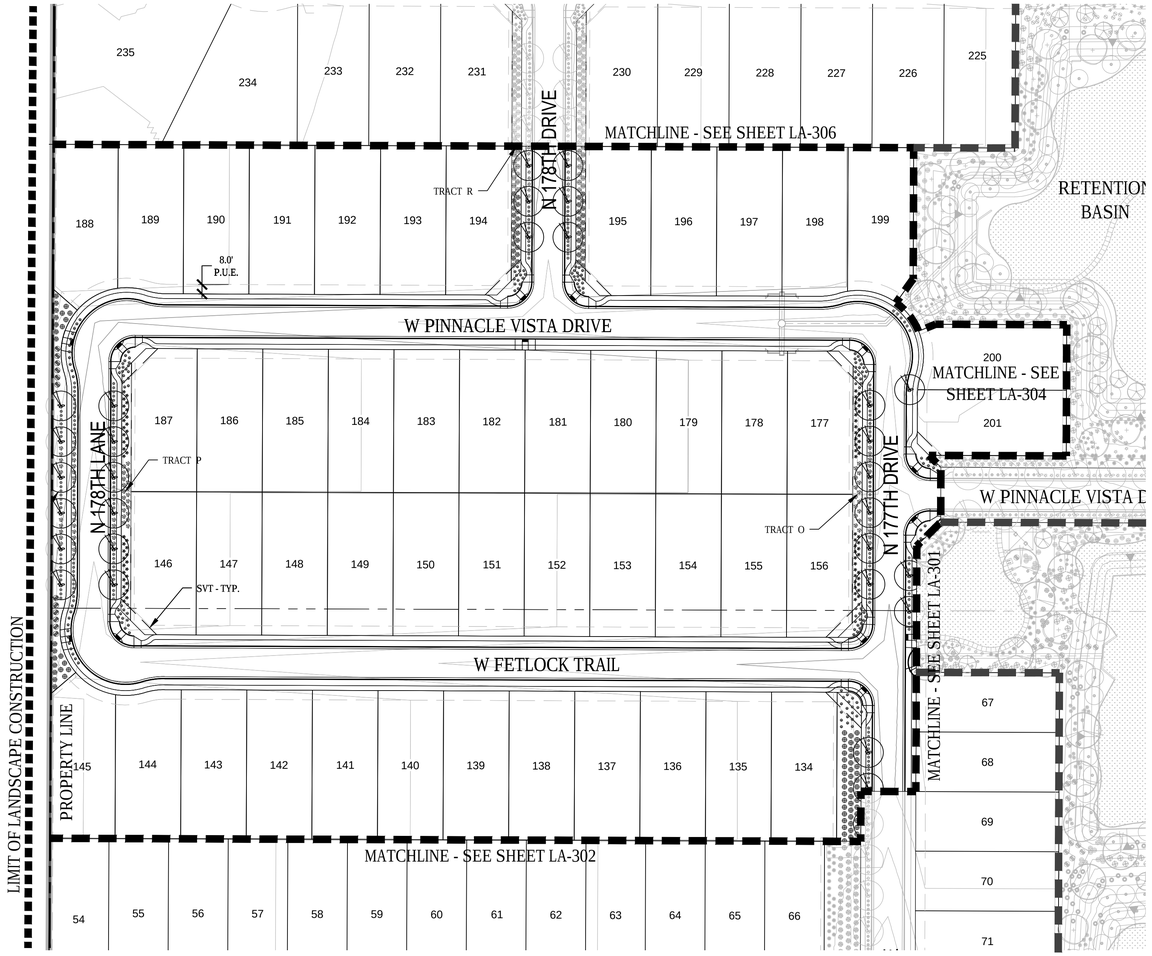
REGISTERED LANDSCAPE ARCHITECT 28999 JOEL D. THOMAS Date Signed 12.06.17 ARIZONA, USA EXPIRES 06/30/18

DATE:
09.07.2017 - PRE-PLAT
12.06.2017 - PRE-PLAT

NOT FOR CONSTRUCTION

SHEET TITLE:
LANDSCAPE PLAN

LA-302



PLANT SCHEDULE

SYM.	BOTANICAL NAME COMMON NAME	SIZE BRANCHING	CALIPER HT & W
TREES			
	Acacia aneura Mulga	24" BOX SINGLE *36" BOX	1.5" CALIPER 7' HT & 4' W
	Acacia salicina Willow Acacia	24" BOX SINGLE *36" BOX	1.5" CALIPER 8' HT & 4' W
	Chilopsis linearis Desert Willow	24" BOX SINGLE *36" BOX	1.25" CALIPER 7' HT & 4' W
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	24" BOX MULTI *36" BOX	2" CALIPER 10' HT & 6' W
	Quercus virginiana Southern Live Oak	24" BOX SINGLE *36" BOX	1.25" CALIPER 9' HT & 4' W
	Ulmus parvifolia Chinese Evergreen Elm	24" BOX SINGLE *36" BOX	1.25" CALIPER 8' HT & 3' W
SHRUBS		**SIZE**	**QUANTITY**
	Asclepias subulata Desert Milkweed	5 GAL	
	Caesalpinia pulcherrima Red Bird of Paradise	15 GAL	
	Cordia parvifolia Little Leaf Cordia	15 GAL	
	Encelia farinosa Brittle Bush	5 GAL	
	Eremophila maculata 'Valentine' Valentine Emu Bush	5 GAL	
	Justicia californica Chuparosa	5 GAL	
	Leucophyllum langmaniae Rio Bravo Sage	5 GAL	
	Ruellia peninsularis Baja Ruellia	5 GAL	
	Russelia equisetiformis Firecracker Bush	5 GAL	
	Tecoma alata Orange Jubilee	5 GAL	
ACCENTS		**SIZE**	**QUANTITY**
	Agave desmettiana 'variegata' Variegated Smooth Agave	5 GAL	
	Aloe barbadensis Aloe Vera	5 GAL	
	Hesperaloe parviflora 'Yellow' Yellow Yucca	5 GAL	
	Pedilanthus bracteatus Tall Slipper Plant	5 GAL	
	Yucca pallida Pale Leaf Yucca	5 GAL	
	Yucca rupicola Twisted Leaf Yucca	5 GAL	
GROUNDCOVERS		**SIZE**	**QUANTITY**
	Acacia redolens 'Desert Carpet' Prostrate Acacia	5 GAL	
	Lantana x 'New Gold' Yellow Lantana	1 GAL	
	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu	5 GAL	
GRASSES		**SIZE**	**QUANTITY**
	Muhlenbergia rigens Deer Grass	5 GAL	
	Nolina microcarpa Beargrass	5 GAL	

TOPDRESS

- *Cynodon dactylon 'Santa Ana'* Hybrid Bermuda Grass Mix
- *Decomposed Granite* Granite Express. Color: Express Brown. Size: 1/2" Minus
- *RIP RAP* Granite Express. Color to Match Existing. Size: 4"-8"
- *River Rock* Granite Express. Color to Match Existing. Size: 4"-8"

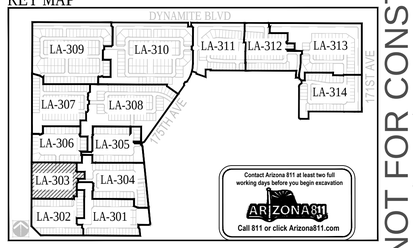
*36" BOX (TREES ALONG DYNAMITE AND 171ST AVENUE MUST BE AT LEAST 36" BOX TREES)

NORTH

0 30 60 120

SCALE: 1" = 60'

KEY MAP



CHECKED BY: GR, ME
DRAWN BY: JH

NOT FOR CONSTRUCTION

NORRIS DESIGN
Planning | Landscape Architecture | Branding
4450 North 12th Street
Suite 236
Phoenix, AZ 85014
P 602.254.9600
www.norris-design.com

DESERT OASIS

PARCELS L1, L2, L3, L4, & L12
SURPRISE, ARIZONA
PRELIMINARY SUBMITTAL

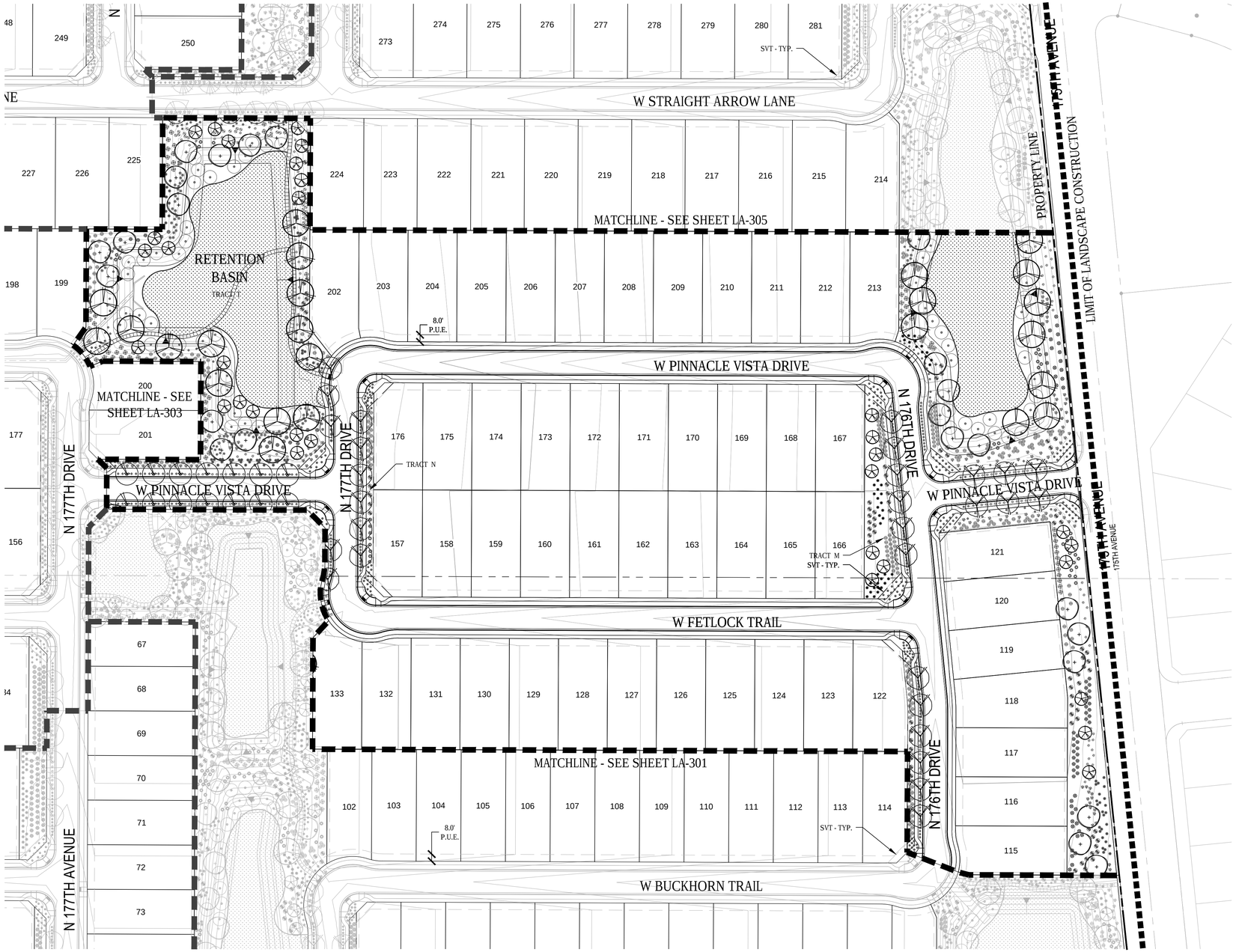
OWNER:
METRO OASIS LLLP
TIM BRISLIN
17700 N. PACESETTER WAY STE 100
SCOTTSDALE, AZ 85255
480-515-3252

REGISTERED LANDSCAPE ARCHITECT
JOEL D. THOMAS
12.05.17
ARIZONA, USA
EXPIRES 06/30/18

DATE:
09.07.2017 - PRE-PLAT
12.06.2017 - PRE-PLAT

SHEET TITLE:
LANDSCAPE PLAN

LA-303



PLANT SCHEDULE

SYM.	BOTANICAL NAME COMMON NAME	SIZE BRANCHING	CALIPER HT & W
TREES			
	Acacia aneura Mulga	24" BOX SINGLE *36" BOX	1.5" CALIPER 7' HT & 4' W
	Acacia salicina Willow Acacia	24" BOX SINGLE *36" BOX	1.5" CALIPER 8' HT & 4' W
	Chilopsis linearis Desert Willow	24" BOX SINGLE *36" BOX	1.25" CALIPER 7' HT & 4' W
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	24" BOX MULTI *36" BOX	2" CALIPER 10' HT & 6' W
	Quercus virginiana Southern Live Oak	24" BOX SINGLE *36" BOX	1.25" CALIPER 9' HT & 4' W
	Ulmus parvifolia Chinese Evergreen Elm	24" BOX SINGLE *36" BOX	1.25" CALIPER 8' HT & 3' W
SHRUBS		**SIZE**	**QUANTITY**
	Asclepias subulata Desert Milkweed	5 GAL	
	Caesalpinia pulcherrima Red Bird of Paradise	15 GAL	
	Cordia parvifolia Little Leaf Cordia	15 GAL	
	Encelia farinosa Brittle Bush	5 GAL	
	Eremophila maculata 'Valentine' Valentine Emu Bush	5 GAL	
	Justicia californica Chuparosa	5 GAL	
	Leucophyllum langmaniae Rio Bravo Sage	5 GAL	
	Ruellia peninsularis Baja Ruellia	5 GAL	
	Russelia equisetiformis Firecracker Bush	5 GAL	
	Tecoma alata Orange Jubilee	5 GAL	
ACCENTS		**SIZE**	**QUANTITY**
	Agave desmettiana 'variegata' Variegated Smooth Agave	5 GAL	
	Aloe barbadensis Aloe Vera	5 GAL	
	Hesperaloe parviflora 'Yellow' Yellow Yucca	5 GAL	
	Pedilanthus bracteatus Tall Slipper Plant	5 GAL	
	Yucca pallida Pale Leaf Yucca	5 GAL	
	Yucca rupicola Twisted Leaf Yucca	5 GAL	
GROUNDCOVERS		**SIZE**	**QUANTITY**
	Acacia redolens 'Desert Carpet' Prostrate Acacia	5 GAL	
	Lantana x 'New Gold' Yellow Lantana	1 GAL	
	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu	5 GAL	
GRASSES		**SIZE**	**QUANTITY**
	Muhlenbergia rigens Deer Grass	5 GAL	
	Nolina microcarpa Beargrass	5 GAL	

TOPDRESS

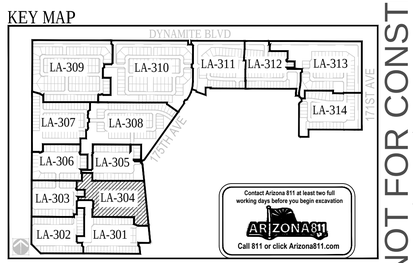
- *Cynodon dactylon 'Santa Ana'* Hybrid Bermuda Grass Mix
- *Decomposed Granite* Granite Express. Color: Express Brown. Size: 1/2" Minus
- *RIP RAP* Granite Express. Color to Match Existing. Size: 4"-8"
- *River Rock* Granite Express. Color to Match Existing. Size: 4"-8"

*36" BOX (TREES ALONG DYNAMITE AND 171ST AVENUE MUST BE AT LEAST 36" BOX TREES)

NORTH SCALE: 1" = 60'

0 30 60 120

KEY MAP



CHECKED BY: GR, ME
DRAWN BY: JH

NORRIS DESIGN
Planning | Landscape Architecture | Branding
4450 North 12th Street
Suite 236
Phoenix, AZ 85014
P 602.254.9600
www.norris-design.com

DESERT OASIS

PARCELS L1, L2, L3, L4, & L12
SURPRISE, ARIZONA
PRELIMINARY SUBMITTAL

OWNER:
METRO OASIS LLLP
TIM BRISLIN
17700 N. PACESETTER WAY STE 100
SCOTTSDALE, AZ 85255
480-515-3252

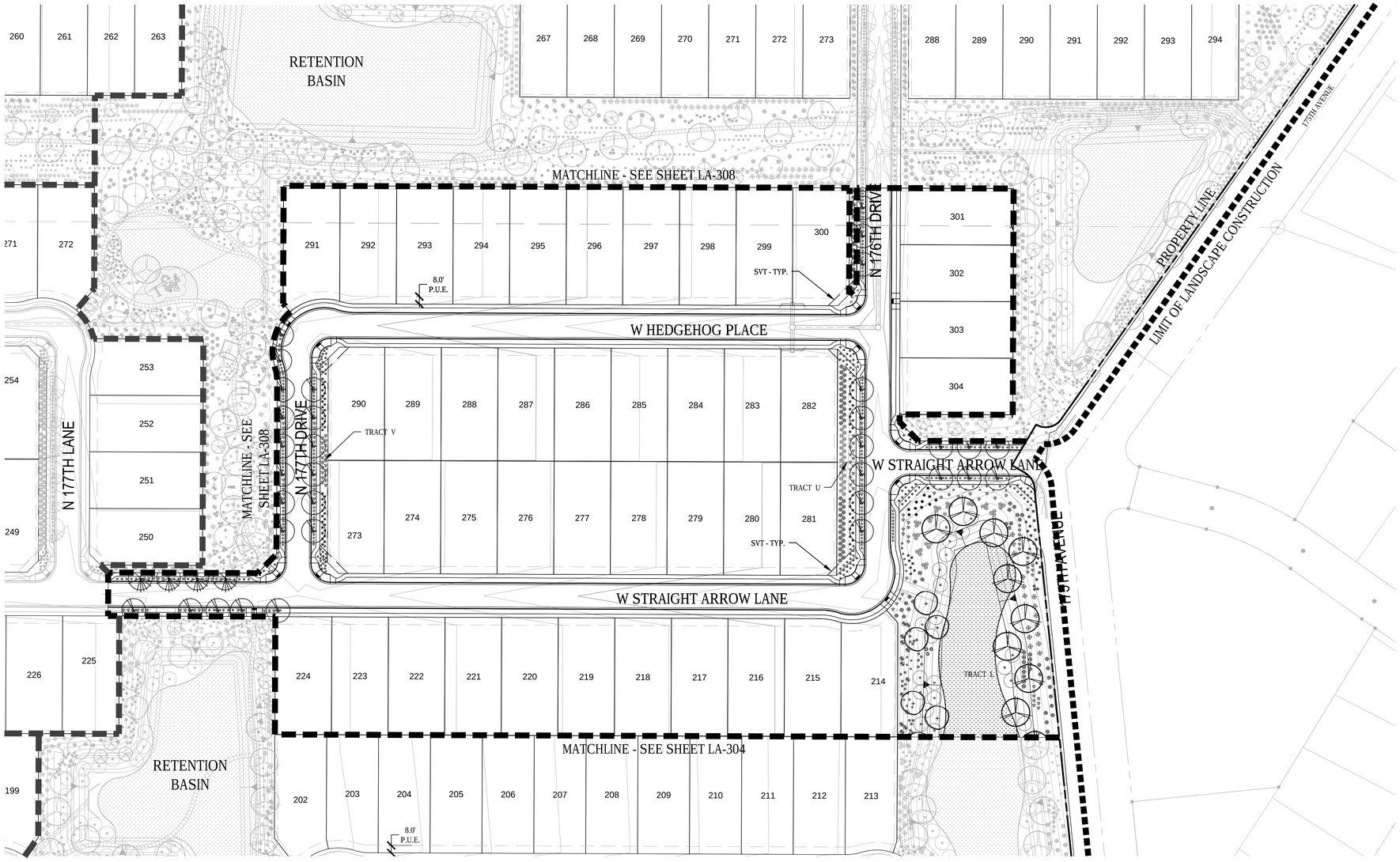
REGISTERED LANDSCAPE ARCHITECT 23599 JOEL D. THOMAS Date Signed 12.06.17 ARIZONA, USA EXPIRES 06/30/18

DATE:
09.07.2017 - PRE-PLAT
12.06.2017 - PRE-PLAT

NOT FOR CONSTRUCTION

SHEET TITLE:
LANDSCAPE PLAN

LA-304



PLANT SCHEDULE

SYM.	BOTANICAL NAME COMMON NAME	SIZE BRANCHING	CALIPER HT & W
TREES			
	Acacia aneura Mulga	24" BOX SINGLE *36" BOX	1.5" CALIPER 7' HT & 4' W
	Acacia salicina Willow Acacia	24" BOX SINGLE *36" BOX	1.5" CALIPER 8' HT & 4' W
	Chilopsis linearis Desert Willow	24" BOX SINGLE *36" BOX	1.25" CALIPER 7' HT & 4' W
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	24" BOX MULTI *36" BOX	2" CALIPER 10' HT & 6' W
	Quercus virginiana Southern Live Oak	24" BOX SINGLE *36" BOX	1.25" CALIPER 9' HT & 4' W
	Ulmus parvifolia Chinese Evergreen Elm	24" BOX SINGLE *36" BOX	1.25" CALIPER 8' HT & 3' W
SHRUBS		**SIZE**	**QUANTITY**
	Asclepias subulata Desert Milkweed	5 GAL	
	Caesalpinia pulcherrima Red Bird of Paradise	15 GAL	
	Cordia parvifolia Little Leaf Cordia	15 GAL	
	Encelia farinosa Brittle Bush	5 GAL	
	Eremophila maculata 'Valentine' Valentine Emu Bush	5 GAL	
	Justicia californica Chuparosa	5 GAL	
	Leucophyllum langmaniae Rio Bravo Sage	5 GAL	
	Ruellia peninsularis Baja Ruellia	5 GAL	
	Russelia equisetiformis Firecracker Bush	5 GAL	
	Tecoma alata Orange Jubilee	5 GAL	
ACCENTS		**SIZE**	**QUANTITY**
	Agave desmettiana 'variegata' Variegated Smooth Agave	5 GAL	
	Aloe barbadensis Aloe Vera	5 GAL	
	Hesperaloe parviflora 'Yellow' Yellow Yucca	5 GAL	
	Pedilanthus bracteatus Tall Slipper Plant	5 GAL	
	Yucca pallida Pale Leaf Yucca	5 GAL	
	Yucca rupicola Twisted Leaf Yucca	5 GAL	
GROUNDCOVERS		**SIZE**	**QUANTITY**
	Acacia redolens 'Desert Carpet' Prostrate Acacia	5 GAL	
	Lantana x 'New Gold' Yellow Lantana	1 GAL	
	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu	5 GAL	
GRASSES		**SIZE**	**QUANTITY**
	Muhlenbergia rigens Deer Grass	5 GAL	
	Nolina microcarpa Beargrass	5 GAL	

TOPDRESS

- *Cynodon dactylon 'Santa Ana'* — Hybrid Bermuda Grass Mix
- *Decomposed Granite* — Granite Express. Color: Express Brown. Size: 1/2" Minus
- *RIP RAP* — Granite Express. Color to Match Existing. Size: 4"-8"
- *River Rock* — Granite Express. Color to Match Existing. Size: 4"-8"

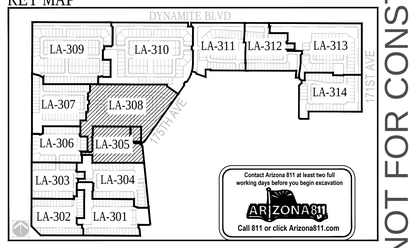
*36" BOX (TREES ALONG DYNAMITE AND 171ST AVENUE MUST BE AT LEAST 36" BOX TREES)

NORTH

0 30 60 120

SCALE: 1" = 60'

KEY MAP



CHECKED BY: GR, ME
DRAWN BY: JH

NORRIS DESIGN
Planning | Landscape Architecture | Branding
4450 North 12th Street
Suite 236
Phoenix, AZ 85014
P 602.254.9600
www.norris-design.com

DESERT OASIS

PARCELS L1, L2, L3, L4, & L12
SURPRISE, ARIZONA
PRELIMINARY SUBMITTAL

OWNER:
METRO OASIS LLLP
TIM BRISLIN
17700 N. PACESETTER WAY STE 100
SCOTTSDALE, AZ 85255
480-515-3252

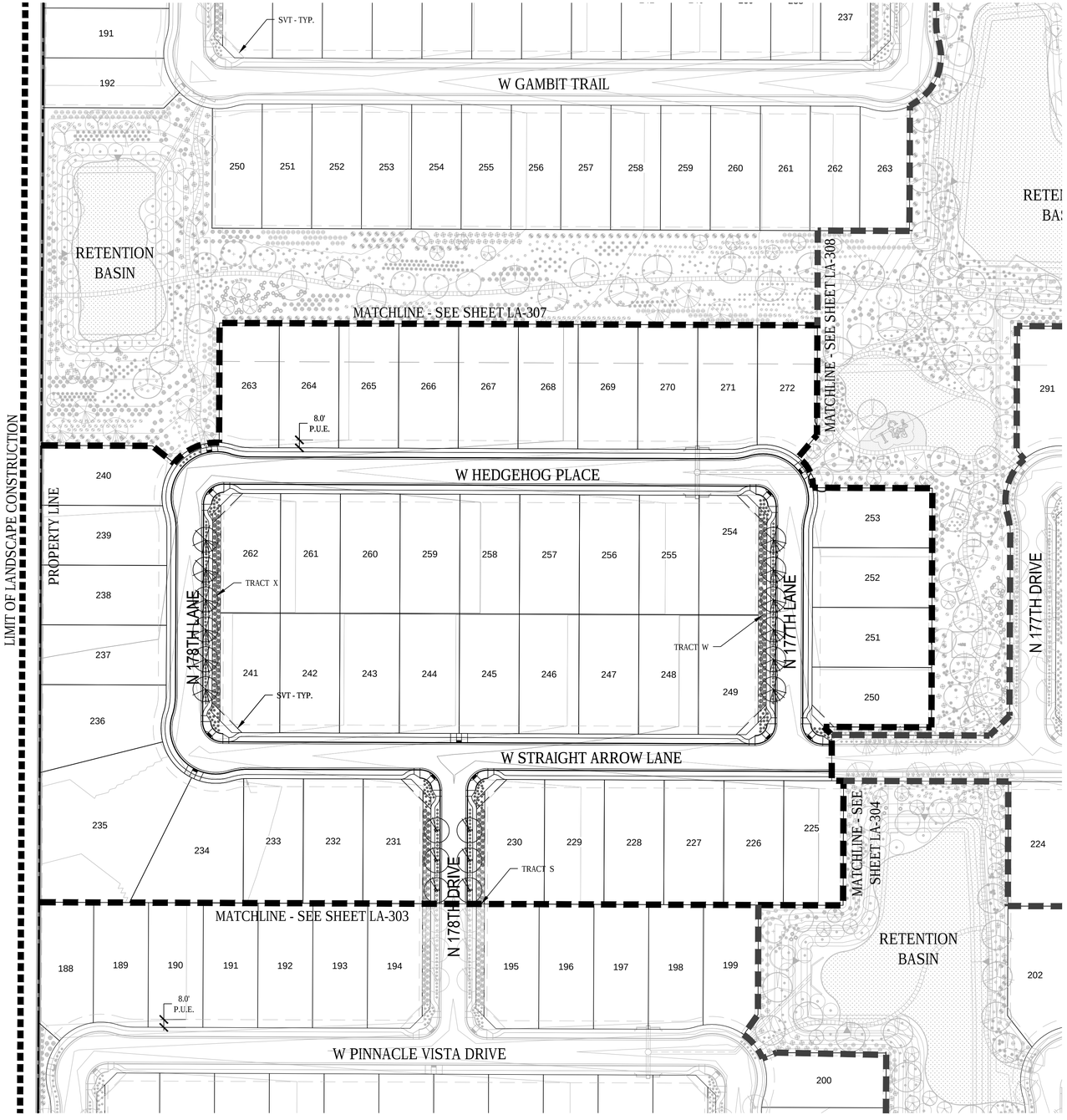
REGISTERED LANDSCAPE ARCHITECT
26999
JOEL D. THOMAS
Date Signed 12.06.17
ARIZONA, USA
EXPIRES 06/30/18

DATE:
09.07.2017 - PRE-PLAT
12.06.2017 - PRE-PLAT

NOT FOR CONSTRUCTION

SHEET TITLE:
LANDSCAPE PLAN

LA-305



CHECKED BY: GR, ME
DRAWN BY: JH

PLANT SCHEDULE

SYM.	BOTANICAL NAME COMMON NAME	SIZE BRANCHING	CALIPER HT & W
TREES			
	Acacia aneura Mulga	24" BOX SINGLE *36" BOX	1.5" CALIPER 7' HT & 4' W
	Acacia salicina Willow Acacia	24" BOX SINGLE *36" BOX	1.5" CALIPER 8' HT & 4' W
	Chilopsis linearis Desert Willow	24" BOX SINGLE *36" BOX	1.25" CALIPER 7' HT & 4' W
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	24" BOX MULTI *36" BOX	2" CALIPER 10' HT & 6' W
	Quercus virginiana Southern Live Oak	24" BOX SINGLE *36" BOX	1.25" CALIPER 9' HT & 4' W
	Ulmus parvifolia Chinese Evergreen Elm	24" BOX SINGLE *36" BOX	1.25" CALIPER 8' HT & 3' W
SHRUBS		**SIZE**	**QUANTITY**
	Asclepias subulata Desert Milkweed	5 GAL	
	Caesalpinia pulcherrima Red Bird of Paradise	15 GAL	
	Cordia parvifolia Little Leaf Cordia	15 GAL	
	Encelia farinosa Brittle Bush	5 GAL	
	Eremophila maculata 'Valentine' Valentine Emu Bush	5 GAL	
	Justicia californica Chuparosa	5 GAL	
	Leucophyllum langmaniae Rio Bravo Sage	5 GAL	
	Ruellia peninsularis Baja Ruellia	5 GAL	
	Russelia equisetiformis Firecracker Bush	5 GAL	
	Tecoma alata Orange Jubilee	5 GAL	
ACCENTS		**SIZE**	**QUANTITY**
	Agave desmettiana 'variegata' Variegated Smooth Agave	5 GAL	
	Aloe barbadensis Aloe Vera	5 GAL	
	Hesperaloe parviflora 'Yellow' Yellow Yucca	5 GAL	
	Pedilanthus bracteatus Tall Slipper Plant	5 GAL	
	Yucca pallida Pale Leaf Yucca	5 GAL	
	Yucca rupicola Twisted Leaf Yucca	5 GAL	
GROUNDCOVERS		**SIZE**	**QUANTITY**
	Acacia redolens 'Desert Carpet' Prostrate Acacia	5 GAL	
	Lantana x 'New Gold' Yellow Lantana	1 GAL	
	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu	5 GAL	
GRASSES		**SIZE**	**QUANTITY**
	Muhlenbergia rigens Deer Grass	5 GAL	
	Nolina microcarpa Beargrass	5 GAL	

TOPDRESS

- *Cynodon dactylon 'Santa Ana'* — Hybrid Bermuda Grass Mix
- *Decomposed Granite* — Granite Express. Color: Express Brown. Size: 1/2" Minus
- *RIP RAP* — Granite Express. Color to Match Existing. Size: 4"-8"
- *River Rock* — Granite Express. Color to Match Existing. Size: 4"-8"

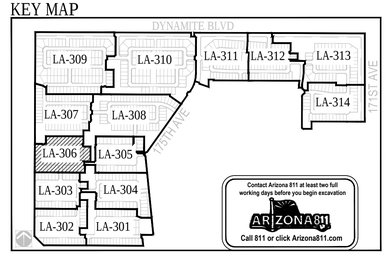
*36" BOX (TREES ALONG DYNAMITE AND 171ST AVENUE MUST BE AT LEAST 36" BOX TREES)

NORTH

0 30 60 120

SCALE: 1" = 60'

KEY MAP



NORRIS DESIGN
Planning | Landscape Architecture | Branding

4450 North 12th Street
Suite 236
Phoenix, AZ 85014
P 602.254.9600
www.norris-design.com

DESERT OASIS

PARCELS L1, L2, L3, L4, & L12
SURPRISE, ARIZONA
PRELIMINARY SUBMITTAL

OWNER:
METRO OASIS LLLP
TIM BRISLIN
17700 N. PACESETTER WAY STE 100
SCOTTSDALE, AZ 85255
480-515-3252

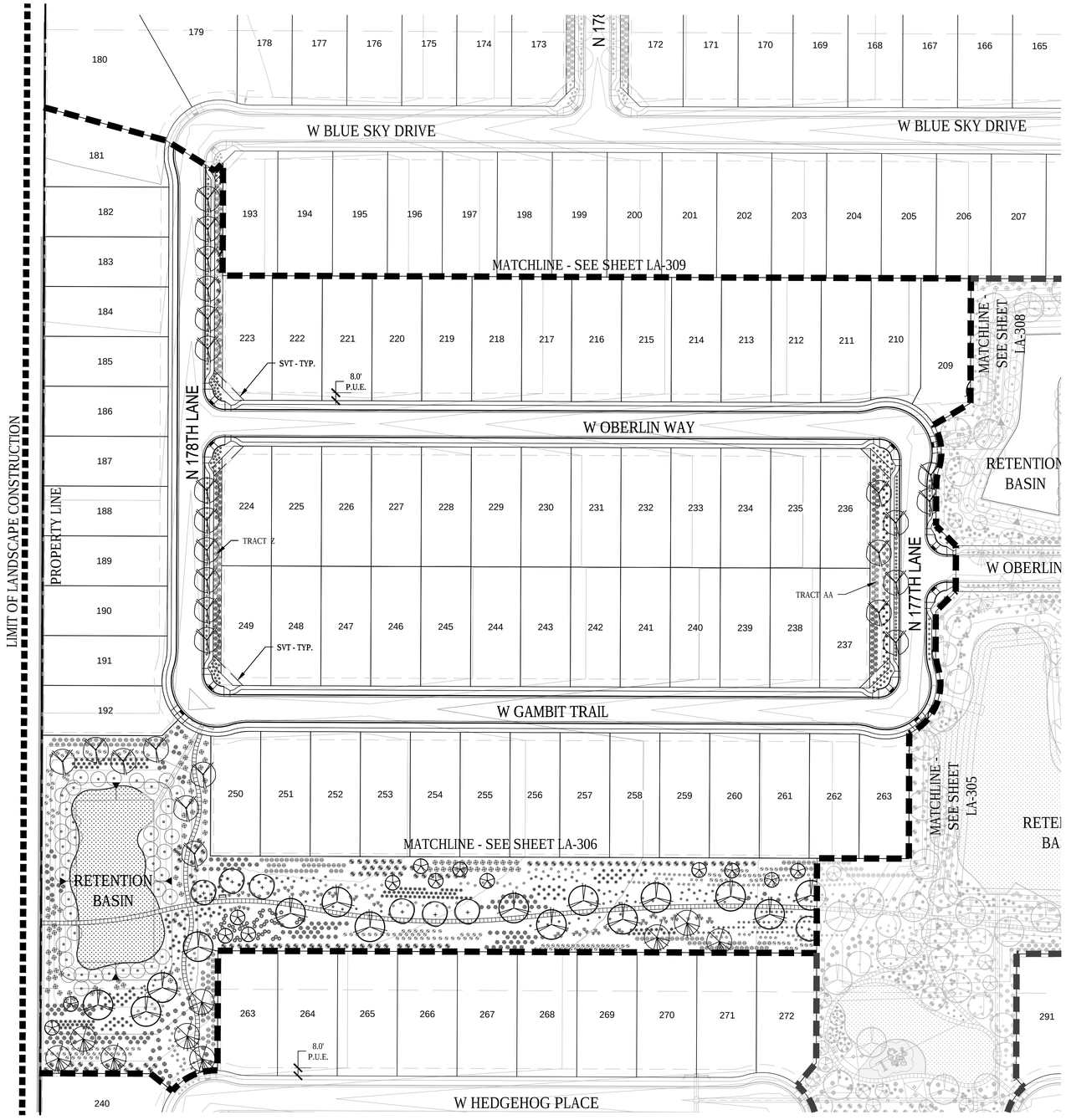
REGISTERED LANDSCAPE ARCHITECT
23699
JOEL D. THOMAS
Date Signed 12.06.17
ARIZONA, USA
EXPIRES 06/30/18

DATE:
09.07.2017 - PRE-PLAT
12.06.2017 - PRE-PLAT

NOT FOR CONSTRUCTION

SHEET TITLE:
LANDSCAPE PLAN

LA-306



PLANT SCHEDULE

SYM.	BOTANICAL NAME COMMON NAME	SIZE BRANCHING	CALIPER HT & W
TREES			
	Acacia aneura Mulga	24" BOX SINGLE *36" BOX	1.5" CALIPER 7' HT & 4' W
	Acacia salicina Willow Acacia	24" BOX SINGLE *36" BOX	1.5" CALIPER 8' HT & 4' W
	Chilopsis linearis Desert Willow	24" BOX SINGLE *36" BOX	1.25" CALIPER 7' HT & 4' W
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	24" BOX MULTI *36" BOX	2" CALIPER 10' HT & 6' W
	Quercus virginiana Southern Live Oak	24" BOX SINGLE *36" BOX	1.25" CALIPER 9' HT & 4' W
	Ulmus parvifolia Chinese Evergreen Elm	24" BOX SINGLE *36" BOX	1.25" CALIPER 8' HT & 3' W
SHRUBS		**SIZE**	**QUANTITY**
	Asclepias subulata Desert Milkweed	5 GAL	
	Caesalpinia pulcherrima Red Bird of Paradise	15 GAL	
	Cordia parvifolia Little Leaf Cordia	15 GAL	
	Encelia farinosa Brittle Bush	5 GAL	
	Eremophila maculata 'Valentine' Valentine Emu Bush	5 GAL	
	Justicia californica Chuparosa	5 GAL	
	Leucophyllum langmaniae Rio Bravo Sage	5 GAL	
	Ruellia peninsularis Baja Ruellia	5 GAL	
	Russelia equisetiformis Firecracker Bush	5 GAL	
	Tecoma alata Orange Jubilee	5 GAL	
ACCENTS		**SIZE**	**QUANTITY**
	Agave desmettiana 'variegata' Variegated Smooth Agave	5 GAL	
	Aloe barbadensis Aloe Vera	5 GAL	
	Hesperaloe parviflora 'Yellow' Yellow Yucca	5 GAL	
	Pedilanthus bracteatus Tall Slipper Plant	5 GAL	
	Yucca pallida Pale Leaf Yucca	5 GAL	
	Yucca rupicola Twisted Leaf Yucca	5 GAL	
GROUNDCOVERS		**SIZE**	**QUANTITY**
	Acacia redolens 'Desert Carpet' Prostrate Acacia	5 GAL	
	Lantana x 'New Gold' Yellow Lantana	1 GAL	
	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu	5 GAL	
GRASSES		**SIZE**	**QUANTITY**
	Muhlenbergia rigens Deer Grass	5 GAL	
	Nolina microcarpa Beargrass	5 GAL	
TOPDRESS			
	Cynodon dactylon 'Santa Ana' Hybrid Bermuda Grass Mix		*Decomposed Granite* Granite Express. Color: Express Brown. Size: 1/2" Minus
	RIP RAP Granite Express. Color to Match Existing. Size: 4"-8"		*River Rock* Granite Express. Color to Match Existing. Size: 4"-8"

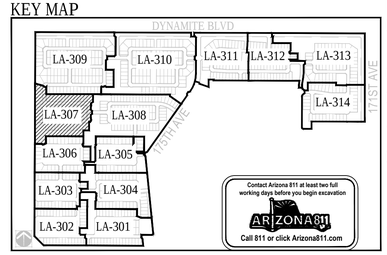
*36" BOX (TREES ALONG DYNAMITE AND 171ST AVENUE MUST BE AT LEAST 36" BOX TREES)

NORTH

SCALE: 1" = 60'

0 30 60 120

KEY MAP



NORRIS DESIGN
Planning | Landscape Architecture | Branding

4450 North 12th Street
Suite 236
Phoenix, AZ 85014
P 602.254.9600
www.norris-design.com

DESERT OASIS

PARCELS L1, L2, L3, L4, & L12
SURPRISE, ARIZONA
PRELIMINARY SUBMITTAL

OWNER:
METRO OASIS LLLP
TIM BRISLIN
17700 N. PACESETTER WAY STE 100
SCOTTSDALE, AZ 85255
480-515-3252

REGISTERED LANDSCAPE ARCHITECT
12699
JOEL D. THOMAS
Date Signed 12.06.17
ARIZONA, USA
EXPIRES 06/30/18

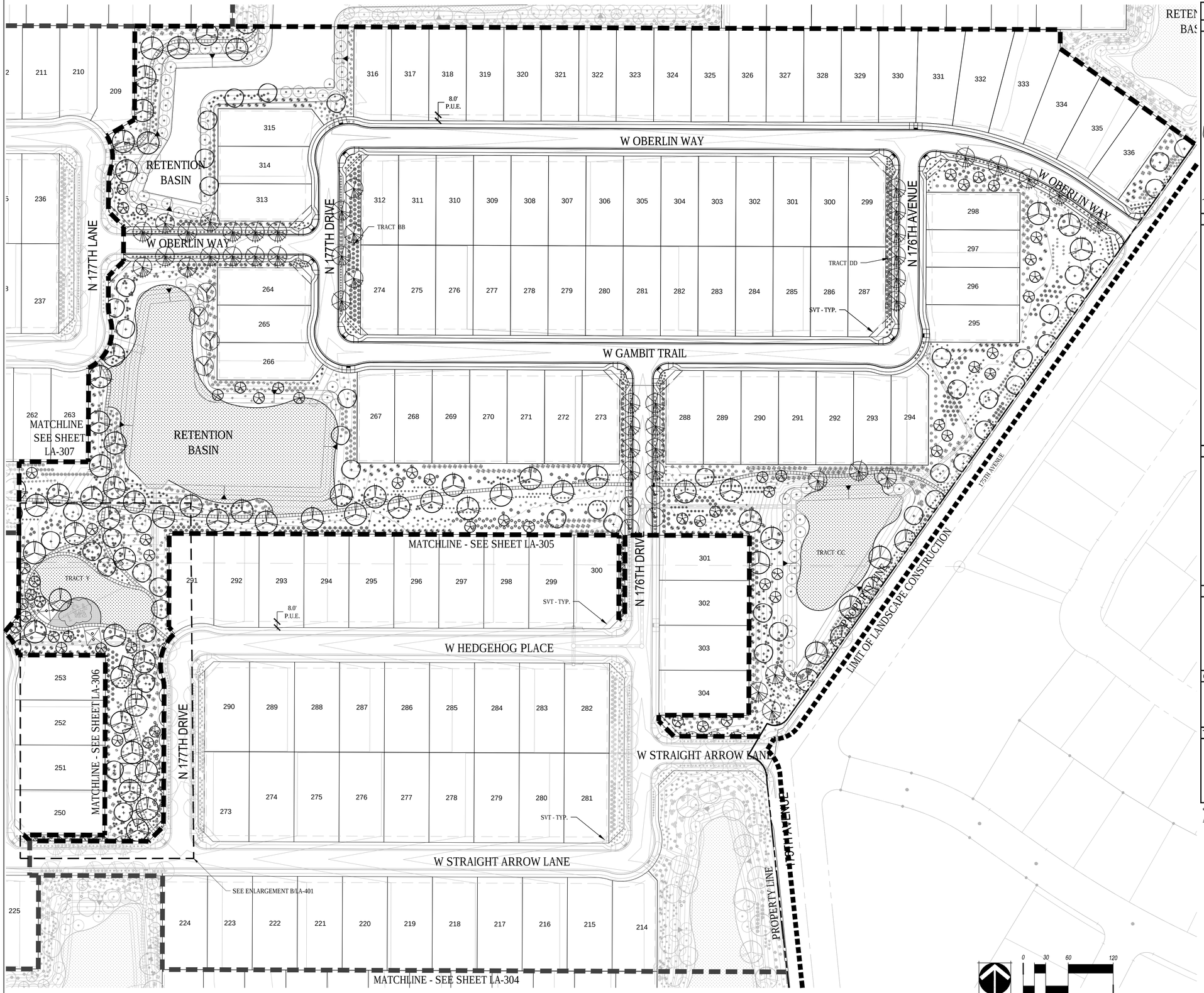
DATE:
09.07.2017 - PRE-PLAT
12.06.2017 - PRE-PLAT

NOT FOR CONSTRUCTION

SHEET TITLE:
LANDSCAPE PLAN

LA-307

CHECKED BY: GR, ME
DRAWN BY: JH



PLANT SCHEDULE

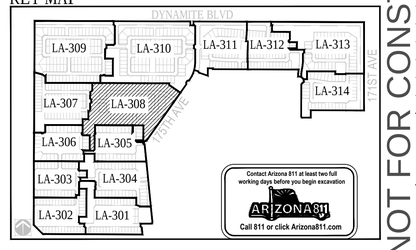
SYM.	BOTANICAL NAME COMMON NAME	SIZE BRANCHING	CALIPER HT & W
TREES			
	Acacia aneura Mulga	24" BOX SINGLE *36" BOX	1.5" CALIPER 7' HT & 4' W
	Acacia salicina Willow Acacia	24" BOX SINGLE *36" BOX	1.5" CALIPER 8' HT & 4' W
	Chilopsis linearis Desert Willow	24" BOX SINGLE *36" BOX	1.25" CALIPER 7' HT & 4' W
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	24" BOX MULTI *36" BOX	2" CALIPER 10' HT & 6' W
	Quercus virginiana Southern Live Oak	24" BOX SINGLE *36" BOX	1.25" CALIPER 9' HT & 4' W
	Ulmus parvifolia Chinese Evergreen Elm	24" BOX SINGLE *36" BOX	1.25" CALIPER 8' HT & 3' W
SHRUBS		**SIZE**	**QUANTITY**
	Asclepias subulata Desert Milkweed	5 GAL	
	Caesalpinia pulcherrima Red Bird of Paradise	15 GAL	
	Cordia parvifolia Little Leaf Cordia	15 GAL	
	Encelia farinosa Brittle Bush	5 GAL	
	Eremophila maculata 'Valentine' Valentine Emu Bush	5 GAL	
	Justicia californica Chuparosa	5 GAL	
	Leucophyllum langmaniae Rio Bravo Sage	5 GAL	
	Ruellia peninsularis Baja Ruellia	5 GAL	
	Russelia equisetiformis Firecracker Bush	5 GAL	
	Tecoma alata Orange Jubilee	5 GAL	
ACCENTS		**SIZE**	**QUANTITY**
	Agave desmettiana 'variegata' Variegated Smooth Agave	5 GAL	
	Aloe barbadensis Aloe Vera	5 GAL	
	Hesperaloe parviflora 'Yellow' Yellow Yucca	5 GAL	
	Pedilanthus bracteatus Tall Slipper Plant	5 GAL	
	Yucca pallida Pale Leaf Yucca	5 GAL	
	Yucca rupicola Twisted Leaf Yucca	5 GAL	
GROUNDCOVERS		**SIZE**	**QUANTITY**
	Acacia redolens 'Desert Carpet' Prostrate Acacia	5 GAL	
	Lantana x 'New Gold' Yellow Lantana	1 GAL	
	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu	5 GAL	
GRASSES		**SIZE**	**QUANTITY**
	Muhlenbergia rigens Deer Grass	5 GAL	
	Nolina microcarpa Beargrass	5 GAL	

TOPDRESS

- *Cynodon dactylon 'Santa Ana'* Hybrid Bermuda Grass Mix
- *Decomposed Granite* Granite Express. Color: Express Brown. Size: 1/2" Minus
- *RIP RAP* Granite Express. Color to Match Existing. Size: 4"-8"
- *River Rock* Granite Express. Color to Match Existing. Size: 4"-8"

*36" BOX (TREES ALONG DYNAMITE AND 171ST AVENUE MUST BE AT LEAST 36" BOX TREES)

KEY MAP



CHECKED BY: GR, ME
DRAWN BY: JH

NORRIS DESIGN
Planning | Landscape Architecture | Branding
4450 North 12th Street
Suite 236
Phoenix, AZ 85014
P 602.254.9600
www.norris-design.com

DESERT OASIS

PARCELS L1, L2, L3, L4, & L12
SURPRISE, ARIZONA
PRELIMINARY SUBMITTAL

OWNER:
METRO OASIS LLLP
TIM BRISLIN
17700 N. PACESETTER WAY STE 100
SCOTTSDALE, AZ 85255
480-515-3252

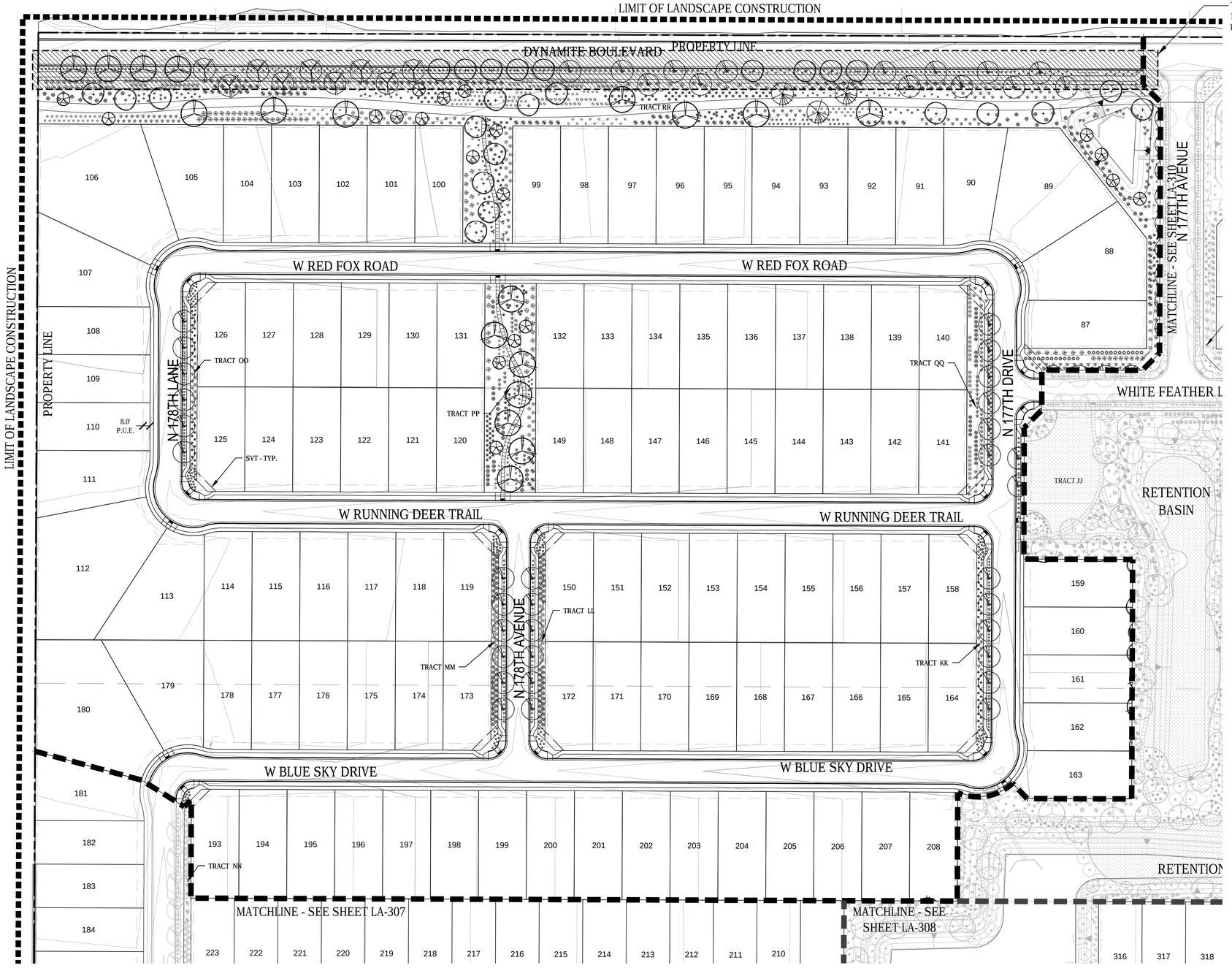
JOEL D. THOMAS 24699 REGISTERED LANDSCAPE ARCHITECT
Date Signed 12.06.17
ARIZONA, USA
EXPIRES 06/30/18

DATE:
09.07.2017 - PRE-PLAT
12.06.2017 - PRE-PLAT

NOT FOR CONSTRUCTION

SHEET TITLE:
LANDSCAPE PLAN

LA-308



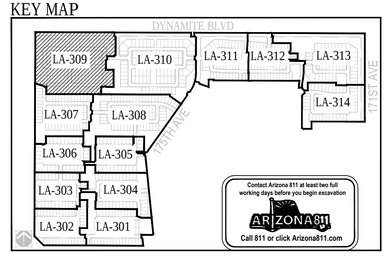
PLANT SCHEDULE

SYM.	BOTANICAL NAME COMMON NAME	SIZE BRANCHING	CALIPER HT & W
TREES			
	Acacia aneura Mulga	24" BOX SINGLE *36" BOX	1.5" CALIPER 7' HT & 4' W
	Acacia salicina Willow Acacia	24" BOX SINGLE *36" BOX	1.5" CALIPER 8' HT & 4' W
	Chilopsis linearis Desert Willow	24" BOX SINGLE *36" BOX	1.25" CALIPER 7' HT & 4' W
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	24" BOX MULTI *36" BOX	2" CALIPER 10' HT & 6' W
	Quercus virginiana Southern Live Oak	24" BOX SINGLE *36" BOX	1.25" CALIPER 9' HT & 4' W
	Ulmus parvifolia Chinese Evergreen Elm	24" BOX SINGLE *36" BOX	1.25" CALIPER 8' HT & 3' W
SHRUBS		**SIZE**	**QUANTITY**
	Asclepias subulata Desert Milkweed	5 GAL	
	Caesalpinia pulcherrima Red Bird of Paradise	15 GAL	
	Cordia parvifolia Little Leaf Cordia	15 GAL	
	Encelia farinosa Brittle Bush	5 GAL	
	Eremophila maculata 'Valentine' Valentine Emu Bush	5 GAL	
	Justicia californica Chuparosa	5 GAL	
	Leucophyllum langmaniae Rio Bravo Sage	5 GAL	
	Ruellia peninsularis Baja Ruellia	5 GAL	
	Russelia equisetiformis Firecracker Bush	5 GAL	
	Tecoma alata Orange Jubilee	5 GAL	
ACCENTS		**SIZE**	**QUANTITY**
	Agave desmettiana 'variegata' Variegated Smooth Agave	5 GAL	
	Aloe barbadensis Aloe Vera	5 GAL	
	Hesperaloe parviflora 'Yellow' Yellow Yucca	5 GAL	
	Pedilanthus bracteatus Tall Slipper Plant	5 GAL	
	Yucca pallida Pale Leaf Yucca	5 GAL	
	Yucca rupicola Twisted Leaf Yucca	5 GAL	
GROUNDCOVERS		**SIZE**	**QUANTITY**
	Acacia redolens 'Desert Carpet' Prostrate Acacia	5 GAL	
	Lantana x 'New Gold' Yellow Lantana	1 GAL	
	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu	5 GAL	
GRASSES		**SIZE**	**QUANTITY**
	Muhlenbergia rigens Deer Grass	5 GAL	
	Nolina microcarpa Beargrass	5 GAL	
TOPDRESS			
	Cynodon dactylon 'Santa Ana' Hybrid Bermuda Grass Mix		*Decomposed Granite* Granite Express. Color: Express Brown. Size: 1/2" Minus
	RIP RAP Granite Express. Color to Match Existing. Size: 4"-8"		*River Rock* Granite Express. Color to Match Existing. Size: 4"-8"

*36" BOX (TREES ALONG DYNAMITE AND 171ST AVENUE MUST BE AT LEAST 36" BOX TREES)

NORTH SCALE: 1" = 60'

KEY MAP



CHECKED BY: GR, ME
DRAWN BY: JH

NORRIS DESIGN
Planning | Landscape Architecture | Branding
4450 North 12th Street
Suite 236
Phoenix, AZ 85014
P 602.254.9600
www.norris-design.com

DESERT OASIS

PARCELS L1, L2, L3, L4, & L12
SURPRISE, ARIZONA
PRELIMINARY SUBMITTAL

OWNER:
METRO OASIS LLLP
TIM BRISLIN
17700 N. PACESETTER WAY STE 100
SCOTTSDALE, AZ 85255
480-515-3252

REGISTERED LANDSCAPE ARCHITECT
23699
JOEL D. THOMAS
Date Signed 12.06.17
ARIZONA, USA
EXPIRES 06/30/18

DATE:
09.07.2017 - PRE-PLAT
12.06.2017 - PRE-PLAT

NOT FOR CONSTRUCTION

SHEET TITLE:
LANDSCAPE PLAN

LA-309

LIMIT OF LANDSCAPE CONSTRUCTION

TREES ALONG DYNAMITE AND 171ST AVENUE MUST BE AT LEAST 36" BOX TREES

PROPERTY LINE

DYNAMITE BOULEVARD

N 177TH AVENUE

MATCHLINE - SEE SHEET LA-309

MATCHLINE - SEE SHEET LA-311

8.0' P.U.E.

W RED FOX ROAD

SVT - TYP.

N 177TH DRIVE

WHITE FEATHER LANE

TRACT SS

TRACT TT

TRACT VV

SVT - TYP.

N 175TH LANE

W WH

N 176TH LANE

W RUNNING DEER TRAIL

TRACT II

TRACT JJ

TRACT FF

TRACT GG

SVT - TYP.

N 175TH LANE

RETENTION BASIN

TRACT LL

SEE ENLARGEMENT C/LA-401

W BLUE SKY DRIVE

RETENTION BASIN

MATCHLINE - SEE SHEET LA-308

RETENTION BASIN

TRACT EE

PROPERTY LINE

LIMIT OF LANDSCAPE CONSTRUCTION

8.0' P.U.E.

W OBERLIN WAY

NORTH

SCALE: 1" = 60'

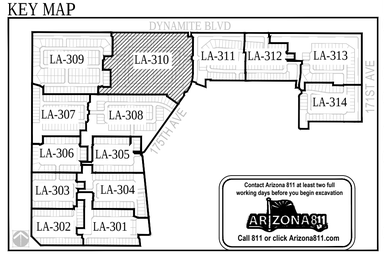
0 30 60 120

PLANT SCHEDULE

SYM.	BOTANICAL NAME COMMON NAME	SIZE BRANCHING	CALIPER HT & W
TREES			
	Acacia aneura Mulga	24" BOX SINGLE *36" BOX	1.5" CALIPER 7' HT & 4' W
	Acacia salicina Willow Acacia	24" BOX SINGLE *36" BOX	1.5" CALIPER 8' HT & 4' W
	Chilopsis linearis Desert Willow	24" BOX SINGLE *36" BOX	1.25" CALIPER 7' HT & 4' W
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	24" BOX MULTI *36" BOX	2" CALIPER 10' HT & 6' W
	Quercus virginiana Southern Live Oak	24" BOX SINGLE *36" BOX	1.25" CALIPER 9' HT & 4' W
	Ulmus parvifolia Chinese Evergreen Elm	24" BOX SINGLE *36" BOX	1.25" CALIPER 8' HT & 3' W
SHRUBS		**SIZE**	**QUANTITY**
	Asclepias subulata Desert Milkweed	5 GAL	
	Caesalpinia pulcherrima Red Bird of Paradise	15 GAL	
	Cordia parvifolia Little Leaf Cordia	15 GAL	
	Encelia farinosa Brittle Bush	5 GAL	
	Eremophila maculata 'Valentine' Valentine Emu Bush	5 GAL	
	Justicia californica Chuparosa	5 GAL	
	Leucophyllum langmaniae Rio Bravo Sage	5 GAL	
	Ruellia peninsularis Baja Ruellia	5 GAL	
	Russelia equisetiformis Firecracker Bush	5 GAL	
	Tecoma alata Orange Jubilee	5 GAL	
ACCENTS		**SIZE**	**QUANTITY**
	Agave desmettiana 'variegata' Variegated Smooth Agave	5 GAL	
	Aloe barbadensis Aloe Vera	5 GAL	
	Hesperaloe parviflora 'Yellow' Yellow Yucca	5 GAL	
	Pedilanthus bracteatus Tall Slipper Plant	5 GAL	
	Yucca pallida Pale Leaf Yucca	5 GAL	
	Yucca rupicola Twisted Leaf Yucca	5 GAL	
GROUNDCOVERS		**SIZE**	**QUANTITY**
	Acacia redolens 'Desert Carpet' Prostrate Acacia	5 GAL	
	Lantana x 'New Gold' Yellow Lantana	1 GAL	
	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu	5 GAL	
GRASSES		**SIZE**	**QUANTITY**
	Muhlenbergia rigens Deer Grass	5 GAL	
	Nolina microcarpa Beargrass	5 GAL	
TOPDRESS			
	Cynodon dactylon 'Santa Ana' Hybrid Bermuda Grass Mix		*Decomposed Granite* Granite Express. Color: Express Brown. Size: 1/2" Minus
	RIP RAP Granite Express. Color to Match Existing. Size: 4"-8"		*River Rock* Granite Express. Color to Match Existing. Size: 4"-8"

*36" BOX (TREES ALONG DYNAMITE AND 171ST AVENUE MUST BE AT LEAST 36" BOX TREES)

KEY MAP



CHECKED BY: GR, ME
DRAWN BY: JH

NORRIS DESIGN
Planning | Landscape Architecture | Branding
4450 North 12th Street
Suite 236
Phoenix, AZ 85014
P 602.254.9600
www.norris-design.com

DESERT OASIS

PARCELS L1, L2, L3, L4, & L12
SURPRISE, ARIZONA
PRELIMINARY SUBMITTAL

OWNER:
METRO OASIS LLLP
TIM BRISLIN
17700 N. PACESETTER WAY STE 100
SCOTTSDALE, AZ 85255
480-515-3252

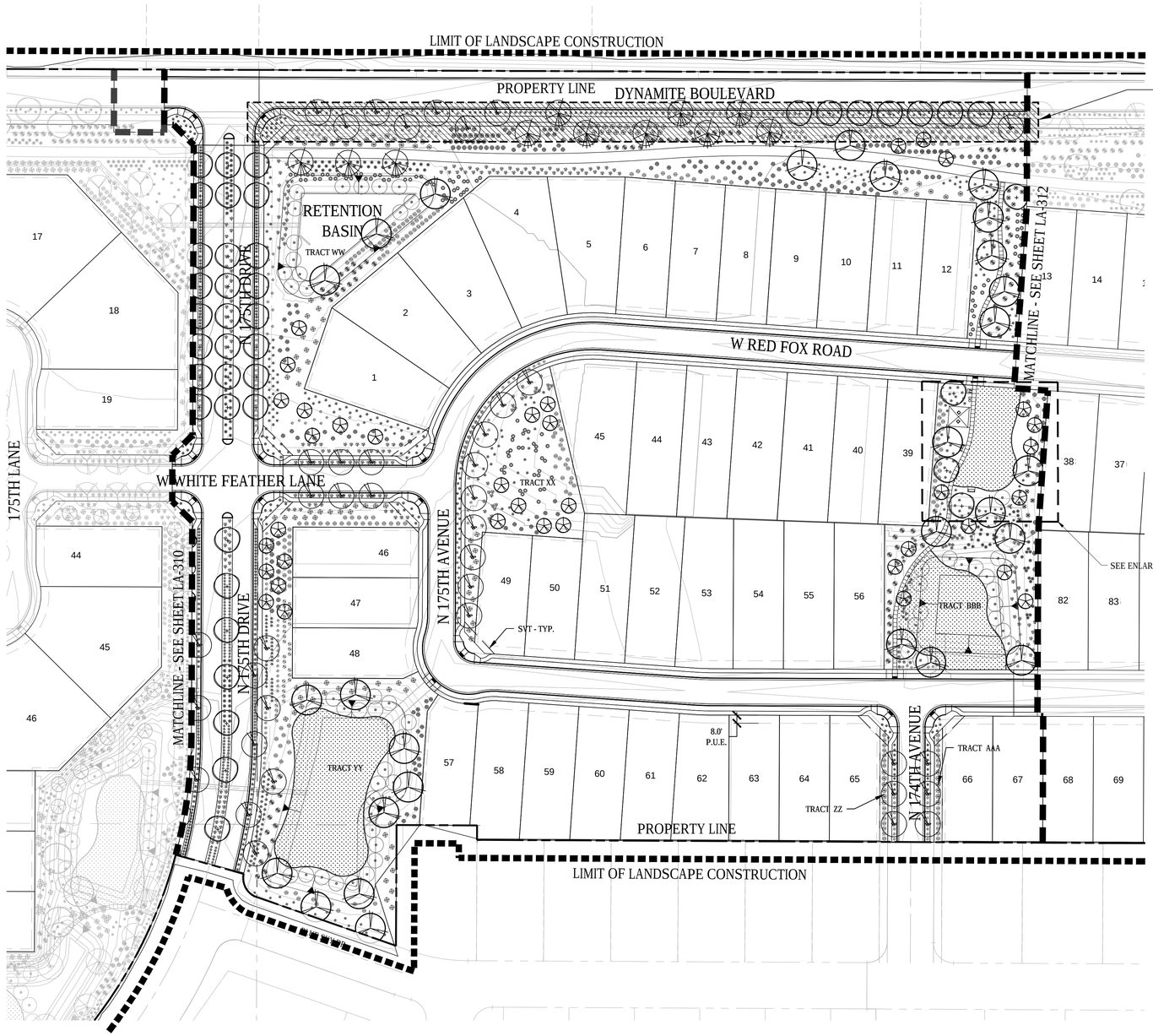
JOEL D. THOMAS
Date Signed 12.06.17
ARIZONA, U.S.A.
EXPIRES 06/30/18

DATE:
09.07.2017 - PRE-PLAT
12.06.2017 - PRE-PLAT

NOT FOR CONSTRUCTION

SHEET TITLE:
LANDSCAPE PLAN

LA-310



PLANT SCHEDULE

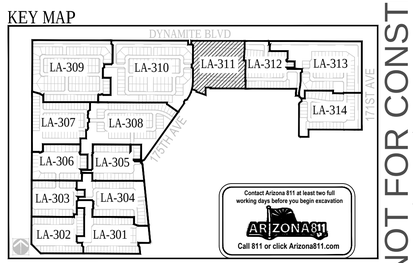
SYM.	BOTANICAL NAME COMMON NAME	SIZE BRANCHING	CALIPER HT & W
TREES			
	Acacia aneura Mulga	24" BOX SINGLE *36" BOX	1.5" CALIPER 7' HT & 4' W
	Acacia salicina Willow Acacia	24" BOX SINGLE *36" BOX	1.5" CALIPER 8' HT & 4' W
	Chilopsis linearis Desert Willow	24" BOX SINGLE *36" BOX	1.25" CALIPER 7' HT & 4' W
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	24" BOX MULTI *36" BOX	2" CALIPER 10' HT & 6' W
	Quercus virginiana Southern Live Oak	24" BOX SINGLE *36" BOX	1.25" CALIPER 9' HT & 4' W
	Ulmus parvifolia Chinese Evergreen Elm	24" BOX SINGLE *36" BOX	1.25" CALIPER 8' HT & 3' W
SHRUBS		**SIZE**	**QUANTITY**
	Asclepias subulata Desert Milkweed	5 GAL	
	Caesalpinia pulcherrima Red Bird of Paradise	15 GAL	
	Cordia parvifolia Little Leaf Cordia	15 GAL	
	Encelia farinosa Brittle Bush	5 GAL	
	Eremophila maculata 'Valentine' Valentine Emu Bush	5 GAL	
	Justicia californica Chuparosa	5 GAL	
	Leucophyllum langmaniae Rio Bravo Sage	5 GAL	
	Ruellia peninsularis Baja Ruellia	5 GAL	
	Russelia equisetiformis Firecracker Bush	5 GAL	
	Tecoma alata Orange Jubilee	5 GAL	
ACCENTS		**SIZE**	**QUANTITY**
	Agave desmettiana 'variegata' Variegated Smooth Agave	5 GAL	
	Aloe barbadensis Aloe Vera	5 GAL	
	Hesperaloe parviflora 'Yellow' Yellow Yucca	5 GAL	
	Pedilanthus bracteatus Tall Slipper Plant	5 GAL	
	Yucca pallida Pale Leaf Yucca	5 GAL	
	Yucca rupicola Twisted Leaf Yucca	5 GAL	
GROUNDCOVERS		**SIZE**	**QUANTITY**
	Acacia redolens 'Desert Carpet' Prostrate Acacia	5 GAL	
	Lantana x 'New Gold' Yellow Lantana	1 GAL	
	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu	5 GAL	
GRASSES		**SIZE**	**QUANTITY**
	Muhlenbergia rigens Deer Grass	5 GAL	
	Nolina microcarpa Beargrass	5 GAL	

TOPDRESS

- *Cynodon dactylon 'Santa Ana'* Hybrid Bermuda Grass Mix
- *Decomposed Granite* Granite Express. Color: Express Brown. Size: 1/2" Minus
- *RIP RAP* Granite Express. Color to Match Existing. Size: 4"-8"
- *River Rock* Granite Express. Color to Match Existing. Size: 4"-8"

*36" BOX (TREES ALONG DYNAMITE AND 171ST AVENUE MUST BE AT LEAST 36" BOX TREES)

KEY MAP



NORTH SCALE: 1" = 60' (0, 30, 60, 120)

CHECKED BY: GR, ME
DRAWN BY: JH

NORRIS DESIGN
Planning | Landscape Architecture | Branding
4450 North 12th Street
Suite 236
Phoenix, AZ 85014
P 602.254.9600
www.norris-design.com

DESERT OASIS

PARCELS L1, L2, L3, L4, & L12
SURPRISE, ARIZONA
PRELIMINARY SUBMITTAL

OWNER:
METRO OASIS LLLP
TIM BRISLIN
17700 N. PACESETTER WAY STE 100
SCOTTSDALE, AZ 85255
480-515-3252

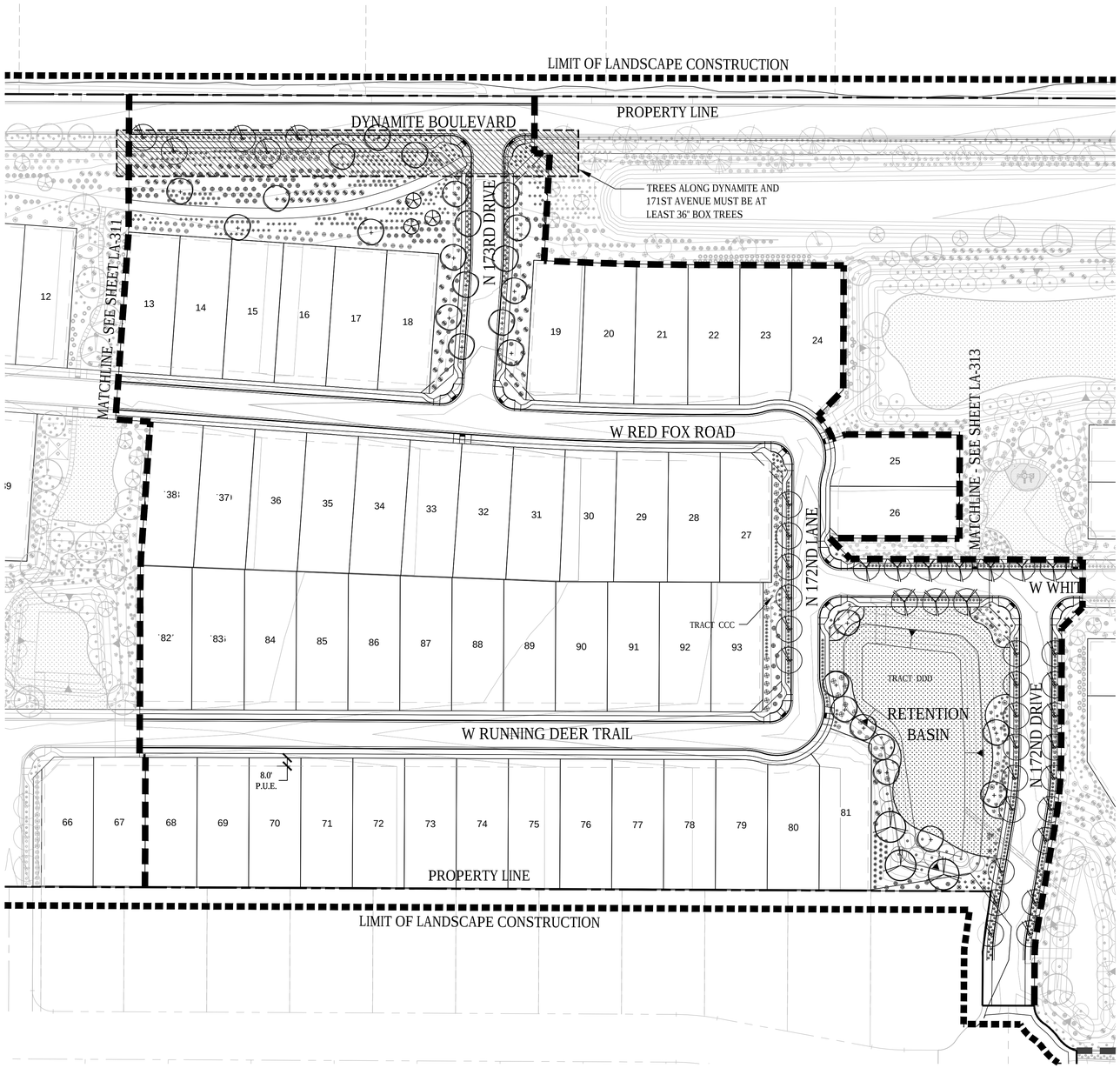
REGISTERED LANDSCAPE ARCHITECT 23699 JOEL D. THOMAS Date Signed 12.06.17 ARIZONA, USA EXPIRES 06/30/18

DATE:
09.07.2017 - PRE-PLAT
12.06.2017 - PRE-PLAT

NOT FOR CONSTRUCTION

SHEET TITLE:
LANDSCAPE PLAN

LA-311



CHECKED BY: GR, ME
DRAWN BY: JH

NORTH SCALE: 1" = 60'

0 30 60 120

PLANT SCHEDULE

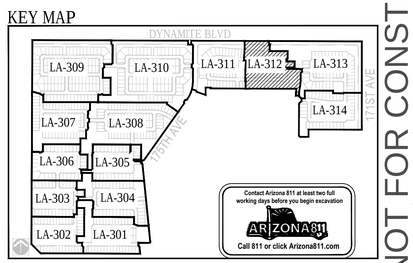
SYM.	BOTANICAL NAME COMMON NAME	SIZE BRANCHING	CALIPER HT & W
TREES			
	Acacia aneura Mulga	24" BOX SINGLE *36" BOX	1.5" CALIPER 7' HT & 4' W
	Acacia salicina Willow Acacia	24" BOX SINGLE *36" BOX	1.5" CALIPER 8' HT & 4' W
	Chilopsis linearis Desert Willow	24" BOX SINGLE *36" BOX	1.25" CALIPER 7' HT & 4' W
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	24" BOX MULTI *36" BOX	2" CALIPER 10' HT & 6' W
	Quercus virginiana Southern Live Oak	24" BOX SINGLE *36" BOX	1.25" CALIPER 9' HT & 4' W
	Ulmus parvifolia Chinese Evergreen Elm	24" BOX SINGLE *36" BOX	1.25" CALIPER 8' HT & 3' W
SHRUBS		**SIZE**	**QUANTITY**
	Asclepias subulata Desert Milkweed	5 GAL	
	Caesalpinia pulcherrima Red Bird of Paradise	15 GAL	
	Cordia parvifolia Little Leaf Cordia	15 GAL	
	Encelia farinosa Brittle Bush	5 GAL	
	Eremophila maculata 'Valentine' Valentine Emu Bush	5 GAL	
	Justicia californica Chuparosa	5 GAL	
	Leucophyllum langmaniae Rio Bravo Sage	5 GAL	
	Ruellia peninsularis Baja Ruellia	5 GAL	
	Russelia equisetiformis Firecracker Bush	5 GAL	
	Tecoma alata Orange Jubilee	5 GAL	
ACCENTS		**SIZE**	**QUANTITY**
	Agave desmettiana 'variegata' Variegated Smooth Agave	5 GAL	
	Aloe barbadensis Aloe Vera	5 GAL	
	Hesperaloe parviflora 'Yellow' Yellow Yucca	5 GAL	
	Pedilanthus bracteatus Tall Slipper Plant	5 GAL	
	Yucca pallida Pale Leaf Yucca	5 GAL	
	Yucca rupicola Twisted Leaf Yucca	5 GAL	
GROUNDCOVERS		**SIZE**	**QUANTITY**
	Acacia redolens 'Desert Carpet' Prostrate Acacia	5 GAL	
	Lantana x 'New Gold' Yellow Lantana	1 GAL	
	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu	5 GAL	
GRASSES		**SIZE**	**QUANTITY**
	Muhlenbergia rigens Deer Grass	5 GAL	
	Nolina microcarpa Beargrass	5 GAL	

TOPDRESS

- *Cynodon dactylon 'Santa Ana'* — Hybrid Bermuda Grass Mix
- *Decomposed Granite* — Granite Express. Color: Express Brown. Size: 1/2" Minus
- *RIP RAP* — Granite Express. Color to Match Existing. Size: 4"-8"
- *River Rock* — Granite Express. Color to Match Existing. Size: 4"-8"

*36" BOX (TREES ALONG DYNAMITE AND 171ST AVENUE MUST BE AT LEAST 36" BOX TREES)

KEY MAP



NORRIS DESIGN
Planning | Landscape Architecture | Branding
4450 North 12th Street
Suite 236
Phoenix, AZ 85014
P 602.254.9600
www.norris-design.com

DESERT OASIS

PARCELS L1, L2, L3, L4, & L12
SURPRISE, ARIZONA
PRELIMINARY SUBMITTAL

OWNER:
METRO OASIS LLLP
TIM BRISLIN
17700 N. PACESETTER WAY STE 100
SCOTTSDALE, AZ 85255
480-515-3252

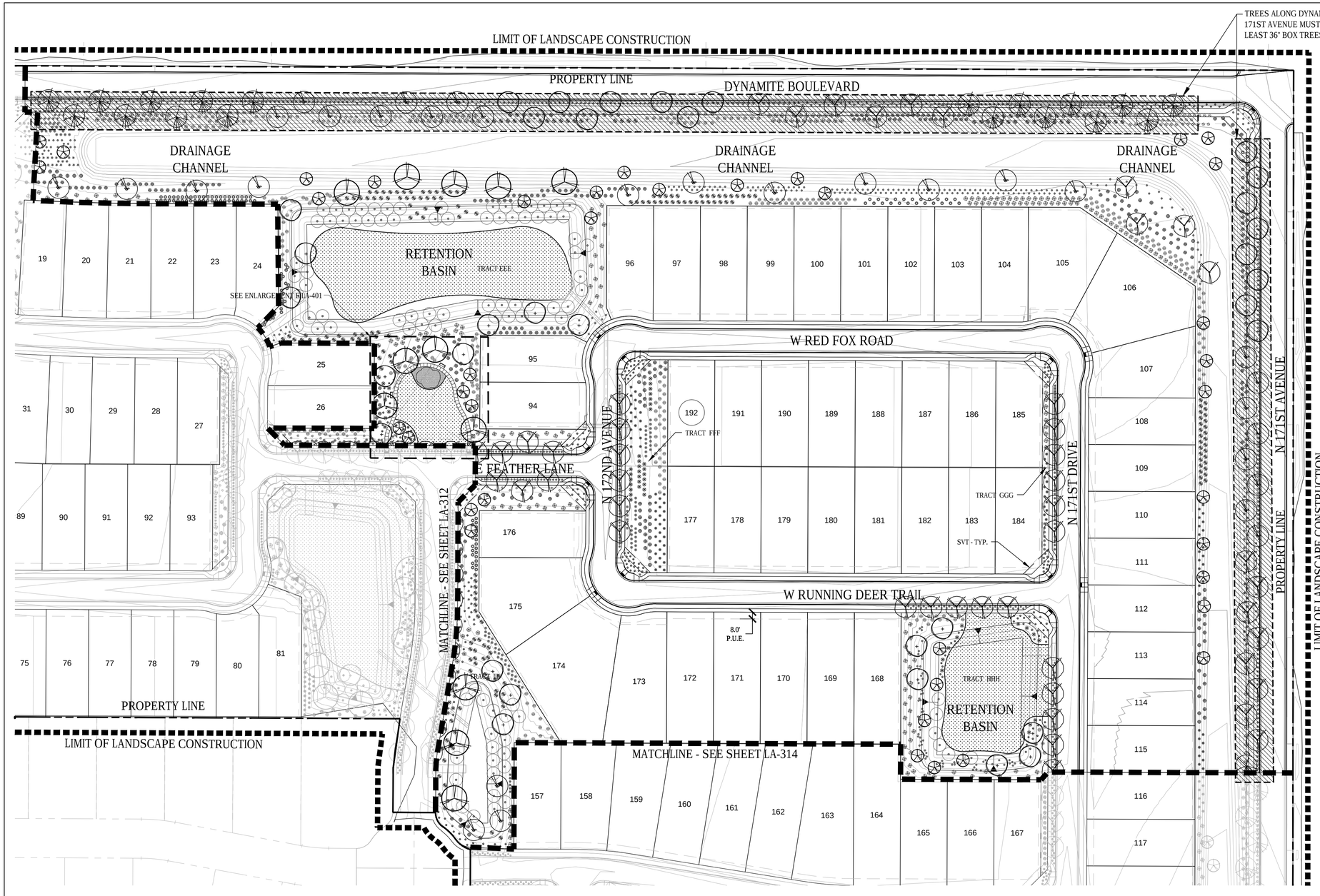
REGISTERED LANDSCAPE ARCHITECT
#3699
JOEL D. THOMAS
Date Signed 12.06.17
ARIZONA, U.S.A.
EXPIRES 06/30/18

DATE:
09.07.2017 - PRE-PLAT
12.06.2017 - PRE-PLAT

NOT FOR CONSTRUCTION

SHEET TITLE:
LANDSCAPE PLAN

LA-312



PLANT SCHEDULE

SYM.	BOTANICAL NAME COMMON NAME	SIZE BRANCHING	CALIPER HT & W
TREES			
	Acacia aneura Mulga	24" BOX SINGLE *36" BOX	1.5" CALIPER 7' HT & 4' W
	Acacia salicina Willow Acacia	24" BOX SINGLE *36" BOX	1.5" CALIPER 8' HT & 4' W
	Chilopsis linearis Desert Willow	24" BOX SINGLE *36" BOX	1.25" CALIPER 7' HT & 4' W
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	24" BOX MULTI *36" BOX	2" CALIPER 10' HT & 6' W
	Quercus virginiana Southern Live Oak	24" BOX SINGLE *36" BOX	1.25" CALIPER 9' HT & 4' W
	Ulmus parvifolia Chinese Evergreen Elm	24" BOX SINGLE *36" BOX	1.25" CALIPER 8' HT & 3' W
SHRUBS		**SIZE**	**QUANTITY**
	Asclepias subulata Desert Milkweed	5 GAL	
	Caesalpinia pulcherrima Red Bird of Paradise	15 GAL	
	Cordia parvifolia Little Leaf Cordia	15 GAL	
	Encelia farinosa Brittle Bush	5 GAL	
	Eremophila maculata 'Valentine' Valentine Emu Bush	5 GAL	
	Justicia californica Chuparosa	5 GAL	
	Leucophyllum langmaniae Rio Bravo Sage	5 GAL	
	Ruellia peninsularis Baja Ruellia	5 GAL	
	Russelia equisetiformis Firecracker Bush	5 GAL	
	Tecoma alata Orange Jubilee	5 GAL	
ACCENTS		**SIZE**	**QUANTITY**
	Agave desmettiana 'variegata' Variegated Smooth Agave	5 GAL	
	Aloe barbadensis Aloe Vera	5 GAL	
	Hesperaloe parviflora 'Yellow' Yellow Yucca	5 GAL	
	Pedilanthus bracteatus Tall Slipper Plant	5 GAL	
	Yucca pallida Pale Leaf Yucca	5 GAL	
	Yucca rupicola Twisted Leaf Yucca	5 GAL	
GROUNDCOVERS		**SIZE**	**QUANTITY**
	Acacia redolens 'Desert Carpet' Prostrate Acacia	5 GAL	
	Lantana x 'New Gold' Yellow Lantana	1 GAL	
	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu	5 GAL	
GRASSES		**SIZE**	**QUANTITY**
	Muhlenbergia rigens Deer Grass	5 GAL	
	Nolina microcarpa Beargrass	5 GAL	

TOPDRESS

- *Cynodon dactylon 'Santa Ana'* — Hybrid Bermuda Grass Mix
- *Decomposed Granite* — Granite Express. Color: Express Brown. Size: 1/2" Minus
- *RIP RAP* — Granite Express. Color to Match Existing. Size: 4"-8"
- *River Rock* — Granite Express. Color to Match Existing. Size: 4"-8"

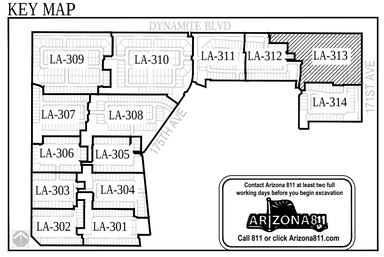
*36" BOX (TREES ALONG DYNAMITE AND 171ST AVENUE MUST BE AT LEAST 36" BOX TREES)

NORTH

0 30 60 120

SCALE: 1" = 60'

KEY MAP



CHECKED BY: GR, ME
DRAWN BY: JH

NORRIS DESIGN
Planning | Landscape Architecture | Branding
4450 North 12th Street
Suite 236
Phoenix, AZ 85014
P 602.254.9600
www.norris-design.com

DESERT OASIS

PARCELS L1, L2, L3, L4, & L12
SURPRISE, ARIZONA
PRELIMINARY SUBMITTAL

OWNER:
METRO OASIS LLLP
TIM BRISLIN
17700 N. PACESETTER WAY STE 100
SCOTTSDALE, AZ 85255
480-515-3252

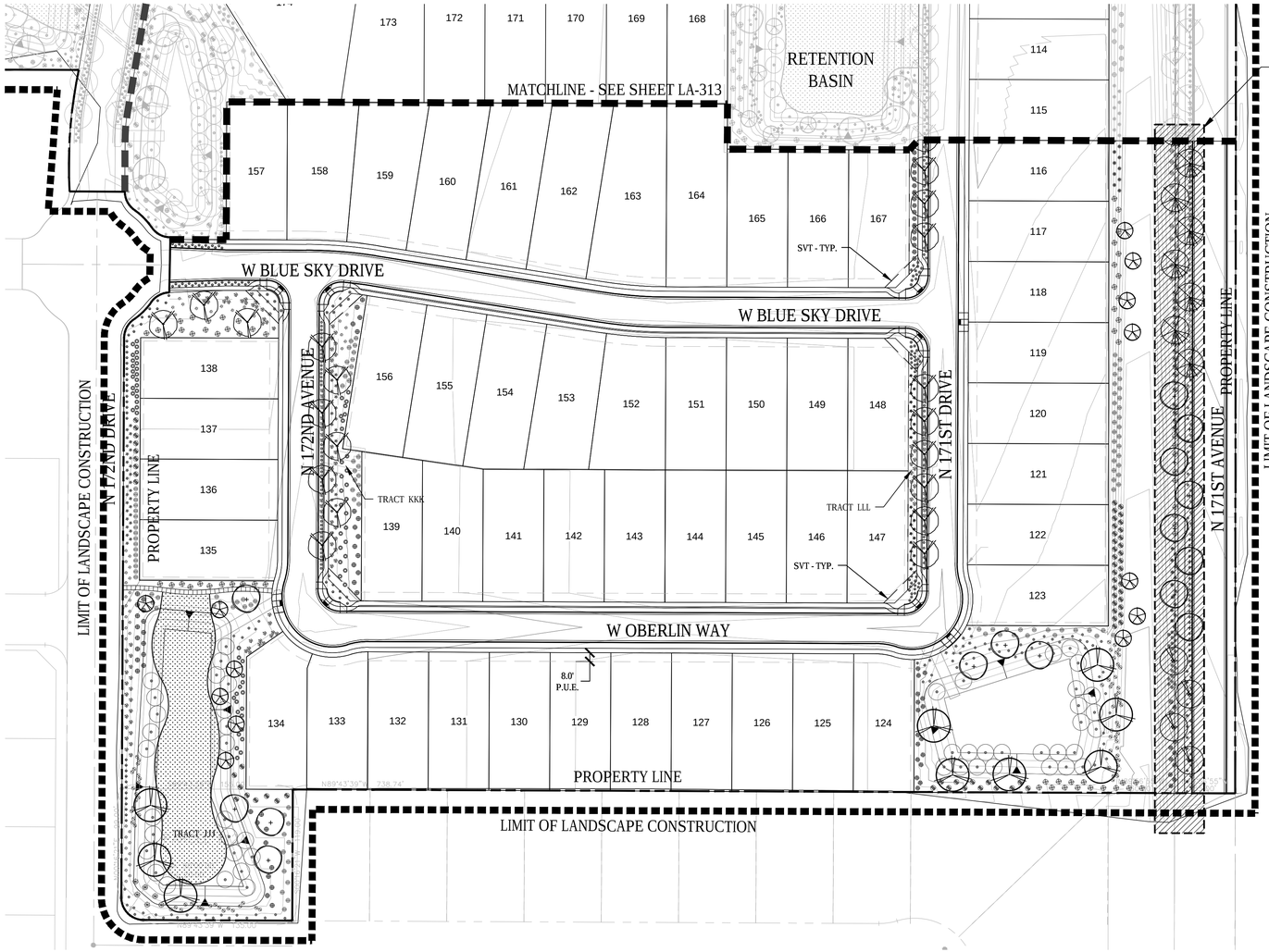
REGISTERED LANDSCAPE ARCHITECT
JOEL D. THOMAS
12.06.17
ARIZONA, USA
EXPIRES 06/30/18

DATE:
09.07.2017 - PRE-PLAT
12.06.2017 - PRE-PLAT

NOT FOR CONSTRUCTION

SHEET TITLE:
LANDSCAPE PLAN

LA-313

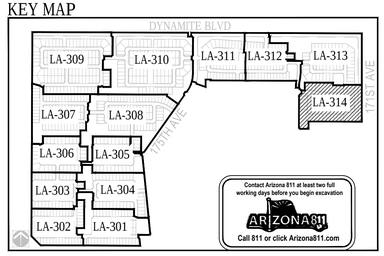


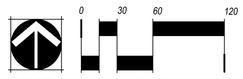
PLANT SCHEDULE

SYM.	BOTANICAL NAME COMMON NAME	SIZE BRANCHING	CALIPER HT & W
TREES			
	Acacia aneura Mulga	24" BOX SINGLE *36" BOX	1.5" CALIPER 7' HT & 4' W
	Acacia salicina Willow Acacia	24" BOX SINGLE *36" BOX	1.5" CALIPER 8' HT & 4' W
	Chilopsis linearis Desert Willow	24" BOX SINGLE *36" BOX	1.25" CALIPER 7' HT & 4' W
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	24" BOX MULTI *36" BOX	2" CALIPER 10' HT & 6' W
	Quercus virginiana Southern Live Oak	24" BOX SINGLE *36" BOX	1.25" CALIPER 9' HT & 4' W
	Ulmus parvifolia Chinese Evergreen Elm	24" BOX SINGLE *36" BOX	1.25" CALIPER 8' HT & 3' W
SHRUBS		**SIZE**	**QUANTITY**
	Asclepias subulata Desert Milkweed	5 GAL	
	Caesalpinia pulcherrima Red Bird of Paradise	15 GAL	
	Cordia parvifolia Little Leaf Cordia	15 GAL	
	Encelia farinosa Brittle Bush	5 GAL	
	Eremophila maculata 'Valentine' Valentine Emu Bush	5 GAL	
	Justicia californica Chuparosa	5 GAL	
	Leucophyllum langmaniae Rio Bravo Sage	5 GAL	
	Ruellia peninsularis Baja Ruellia	5 GAL	
	Russelia equisetiformis Firecracker Bush	5 GAL	
	Tecoma alata Orange Jubilee	5 GAL	
ACCENTS		**SIZE**	**QUANTITY**
	Agave desmettiana 'variegata' Variegated Smooth Agave	5 GAL	
	Aloe barbadensis Aloe Vera	5 GAL	
	Hesperaloe parviflora 'Yellow' Yellow Yucca	5 GAL	
	Pedilanthus bracteatus Tall Slipper Plant	5 GAL	
	Yucca pallida Pale Leaf Yucca	5 GAL	
	Yucca rupicola Twisted Leaf Yucca	5 GAL	
GROUNDCOVERS		**SIZE**	**QUANTITY**
	Acacia redolens 'Desert Carpet' Prostrate Acacia	5 GAL	
	Lantana x 'New Gold' Yellow Lantana	1 GAL	
	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu	5 GAL	
GRASSES		**SIZE**	**QUANTITY**
	Muhlenbergia rigens Deer Grass	5 GAL	
	Nolina microcarpa Beargrass	5 GAL	
TOPDRESS			
	Cynodon dactylon 'Santa Ana' Hybrid Bermuda Grass Mix		
	Decomposed Granite Granite Express. Color: Express Brown. Size: 1/2" Minus		
	RIP RAP Granite Express. Color to Match Existing. Size: 4"-8"		
	River Rock Granite Express. Color to Match Existing. Size: 4"-8"		

*36" BOX (TREES ALONG DYNAMITE AND 171ST AVENUE MUST BE AT LEAST 36" BOX TREES)

KEY MAP





CHECKED BY: GR, ME
DRAWN BY: JH

NORRIS DESIGN
Planning | Landscape Architecture | Branding
4450 North 12th Street
Suite 236
Phoenix, AZ 85014
P 602.254.9600
www.norris-design.com

DESERT OASIS

PARCELS L1, L2, L3, L4, & L12
SURPRISE, ARIZONA
PRELIMINARY SUBMITTAL

OWNER:
METRO OASIS LLLP
TIM BRISLIN
17700 N. PACESETTER WAY STE 100
SCOTTSDALE, AZ 85255
480-515-3252

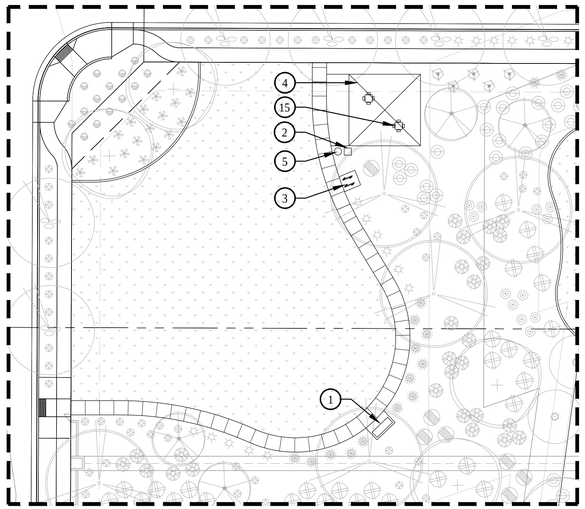
REGISTERED LANDSCAPE ARCHITECT
28593
JOEL D. THOMAS
Date Signed 12.06.17
ARIZONA, USA
EXPIRES: 06/30/18

DATE:
09.07.2017 - PRE-PLAT
12.06.2017 - PRE-PLAT

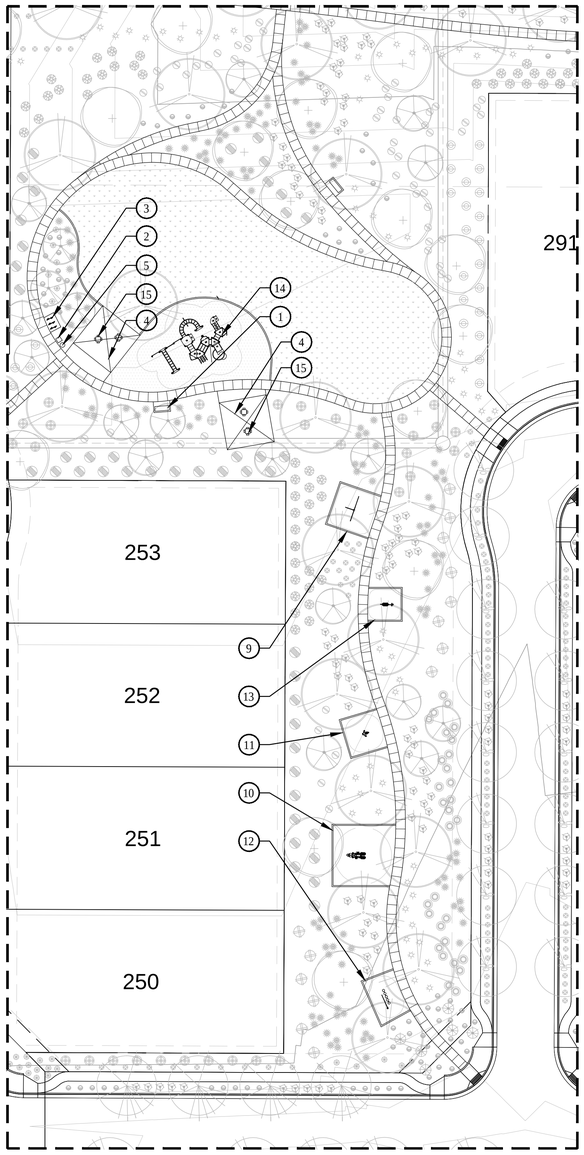
NOT FOR CONSTRUCTION

SHEET TITLE:
LANDSCAPE PLAN

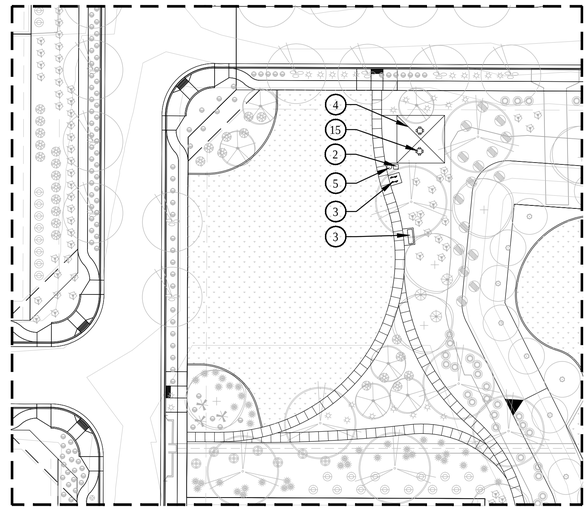
LA-314



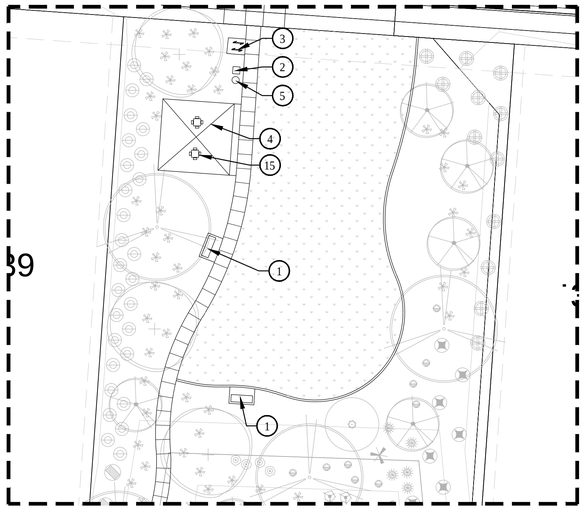
ENLARGEMENT A SCALE: 1" = 20'



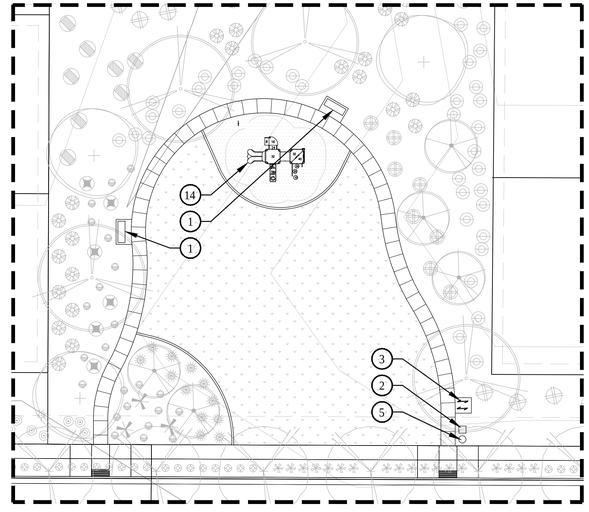
ENLARGEMENT B SCALE: 1" = 30'



ENLARGEMENT C SCALE: 1" = 30'



ENLARGEMENT D SCALE: 1" = 20'

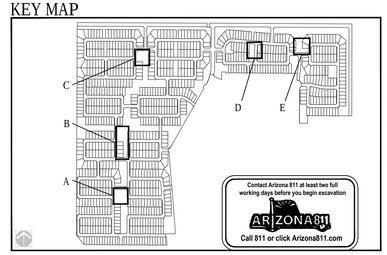


ENLARGEMENT E SCALE: 1" = 20'

KEYNOTES

1. BENCH - DETAIL 2, SHEET LA-501
2. TRASH RECEPTACLE - DETAIL 4, SHEET LA-501
3. BIKE RACK - DETAIL 6, SHEET LA-501
4. SHADE STRUCTURE - DETAIL 6, SHEET LA-502
5. DOGIPOT STATION - DETAIL 7, SHEET LA-502
6. EXTERIOR THEMEWALL AND STONE COLUMN - DETAIL 1, SHEET LA-501
7. INTERIOR THEMEWALL AND COLUMN - DETAIL 3, SHEET LA-501
8. VIEW FENCE AND COLUMN - DETAIL 5, SHEET LA-501
9. ASSISTED ROW/PUSH-UP - DETAIL 1, SHEET LA-502
10. CARDIO STEPPER - DETAIL 2, SHEET LA-502
11. CHEST/BACK PRESS - DETAIL 3, SHEET LA-502
12. BALANCE STEPS - DETAIL 4, SHEET LA-502
13. AB CRUNCH/LEG LIFT - DETAIL 5, SHEET LA-502
14. PLAY STRUCTURE - DETAIL 8, SHEET LA-502
15. TABLE - DETAIL 2, SHEET LA-503

KEY MAP



NORTH

CHECKED BY: GR, ME
DRAWN BY: JH

NORRIS DESIGN
Planning | Landscape Architecture | Branding
4450 North 12th Street
Suite 236
Phoenix, AZ 85014
P 602.254.9600
www.norris-design.com

DESERT OASIS

PARCELS L1, L2, L3, L4, & L12
SURPRISE, ARIZONA
PRELIMINARY SUBMITTAL

OWNER:
METRO OASIS LLLP
TIM BRISLIN
17700 N. PACESETTER WAY STE 100
SCOTTSDALE, AZ 85255
480-515-3252

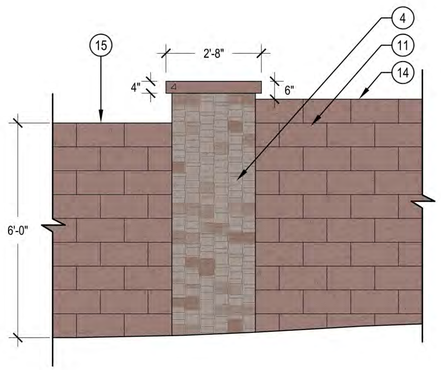
REGISTERED LANDSCAPE ARCHITECT
39599
JOEL D. THOMAS
Date Signed 12.06.17
ARIZONA, USA
EXPIRES 06/30/18

DATE:
09.07.2017 - PRE-PLAT
12.06.2017 - PRE-PLAT

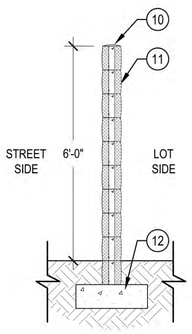
NOT FOR CONSTRUCTION

SHEET TITLE:
AMENITY AREAS
ENLARGEMENTS

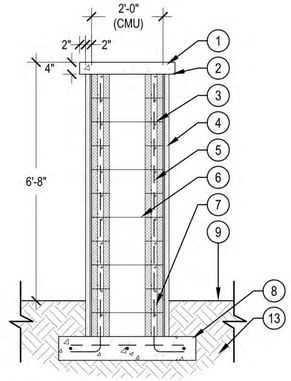
LA-401



WALL ELEVATION



SECTION

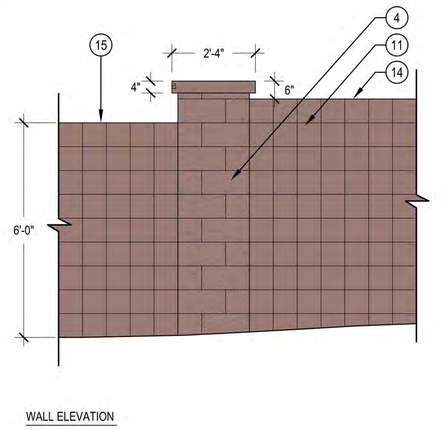


COLUMN SECTION

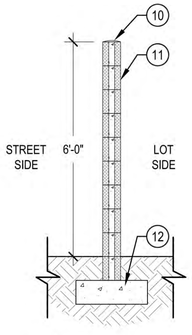
1 EXTERIOR THEMEWALL AND STOME COLUMN

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

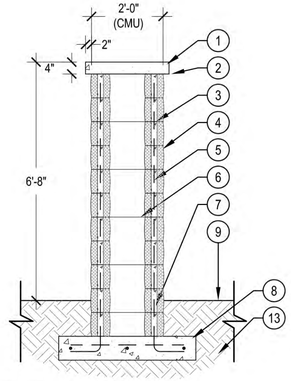
1. 32"x4"x18" SPLIT FACE CMU CAP PAINTED CAP TEA CHEST 'SW6103' TO MATCH EXISTING COLOR
2. MAINTAIN A MINIMUM 2" OVERHANG FOR CAP
3. 8" CMU BOND BEAM W/ (1) #4 CLOSED TIE
4. FAUX STONE VENEER APPLIED PER MANUFACTURER SPECIFICATIONS (MATCH EXISTING)
5. 8"x8"x16" CMU W/ #4 VERTICAL DOWELS IN EACH CORNER, GROUT CELLS SOLID
6. #3 CLOSED TIES AT 16" ON CENTER OR #2 TIES AT 8" ON CENTER
7. (1) #4 CONTINUOUS SOLID GROUT BELOW GRADE
8. CONCRETE FOOTING WITH (4) #4 EACH WAY
9. FINISH GRADE
10. 1/2" HIGH MORTAR CROWN
11. 6"x8"x16" SPLIT FACE CMU. PAINTED TEA CHEST 'SW6103' TO MATCH EXISTING
12. CONCRETE FOOTING PER STRUCTURAL
13. 95% COMPACTED SUBGRADE PR PER APPROVED SOILS REPORT RECOMMENDATIONS
14. GROUT TOP OF WALL WITH 1/2" UNIFORM MORTAR CROWN
15. STEP IN WALL (8" INCREMENTS) AS NECESSARY



WALL ELEVATION



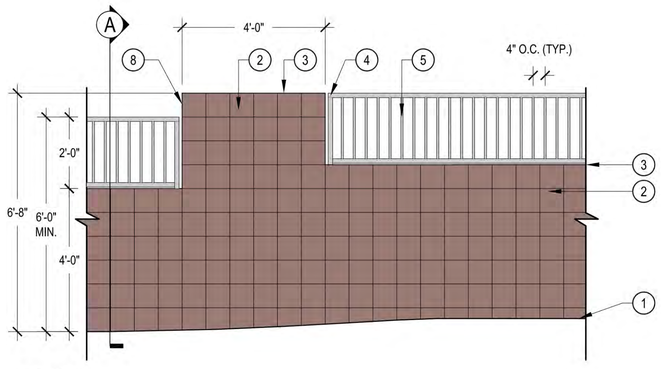
SECTION



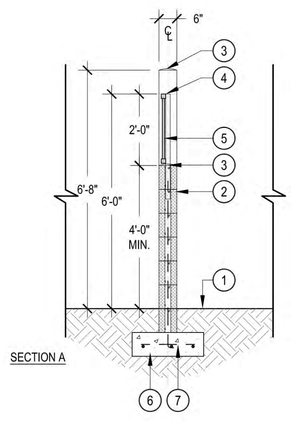
COLUMN SECTION

3 INTERIOR THEMEWALL AND COLUMN

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



ELEVATION



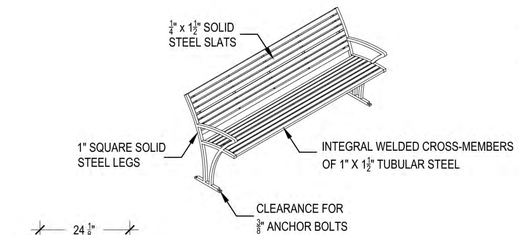
SECTION A

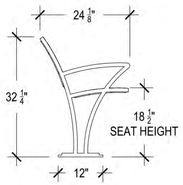
NOTES:
1. HEIGHT FROM FINISH GRADE TO TOP OF RAIL SHALL BE NO LESS THAN SIX (6) FEET HIGH AT ANY POINT PER CHAPTER 6; SECTION 6 OF MARICOPA COUNTY ENVIRONMENTAL HEALTH CODE.

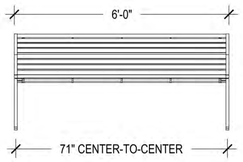
1. FINISH GRADE
2. 6"x8"x16" SINGLE SCORE CMU GRAY BLOCK WALL TO BE PAINTED TEA CHEST 'SW6103' TO MATCH EXISTING
3. GROUT TOP OF WALL WITH 1/2" UNIFORM MORTAR CROWN
4. 1 1/2" SQ. TUBE STEEL POSTS AND RAILS - PRIMED AND PAINTED TO MATCH EXISTING. POSTS SHALL BE SPACED 8'-0" ON CENTER, TYP.
5. 3/4" SQ. TUBE STEEL PICKETS SPACED AT 4" ON CENTER MAXIMUM - PRIMED AND PAINTED TO MATCH EXISTING
6. CONCRETE FOOTING PER STRUCTURAL
7. STEEL REINFORCING PER STRUCTURAL
8. STEP IN FENCE (8" INCREMENTS) AS NECESSARY TO FOLLOW PAD FINISH GRADE

5 VIEW FENCE AND COLUMN

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



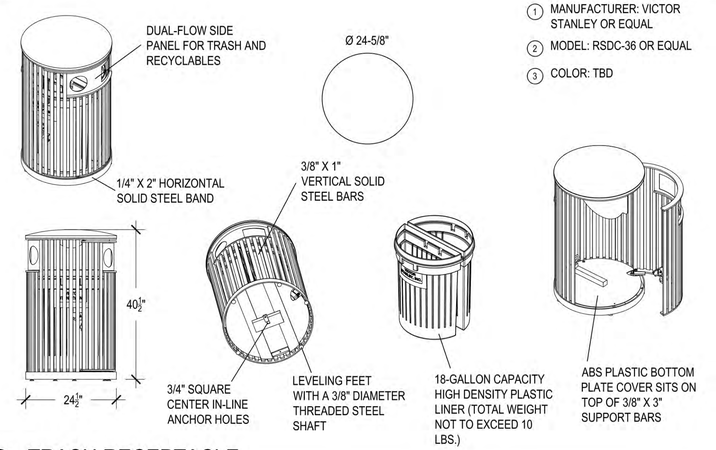




2 BENCH

SCALE: NTS

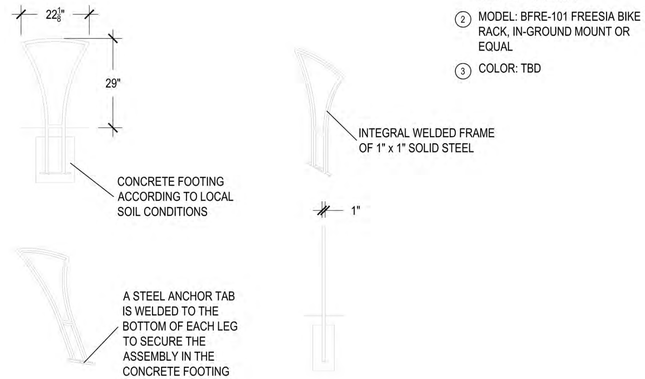
1. MANUFACTURER: VICTOR STANLEY OR EQUAL
2. MODEL: FRE-20, 6' BENCH W/ ARM RESTS OR EQUAL
3. COLOR: TBD



4 TRASH RECEPTACLE

SCALE: NTS

1. MANUFACTURER: VICTOR STANLEY OR EQUAL
2. MODEL: BFRE-101 FREESIA BIKE RACK, IN-GROUND MOUNT OR EQUAL
3. COLOR: TBD



6 BIKE RACK

SCALE: NTS

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

NORRIS DESIGN
Planning | Landscape Architecture | Branding
4450 North 12th Street
Suite 236
Phoenix, AZ 85014
P 602.254.9600
www.norris-design.com

DESERT OASIS

PARCELS L1, L2, L3, L4, & L12
SURPRISE, ARIZONA
PRELIMINARY SUBMITTAL

OWNER:
METRO OASIS LLLP
TIM BRISLIN
17700 N. PACESETTER WAY STE 100
SCOTTSDALE, AZ 85255
480-515-3252

12-04-17

DATE:
09.07.2017 - PRE-PLAT
12.06.2017 - PRE-PLAT

NOT FOR CONSTRUCTION

SHEET TITLE:
AMENITY DETAILS

LA-501

CHECKED BY: GR, ME
DRAWN BY: JH

MANUFACTURER: LANDSCAPE STRUCTURES OR EQUAL
MODEL: #192452 - HEALTHBEAT ASSISTED ROW/PUSH-UP
POST MODEL: #205941-205947
COLOR: TBD

1 ASSISTED ROW/PUSH-UP

SCALE: NTS

MANUFACTURER: LANDSCAPE STRUCTURES OR EQUAL
MODEL: #192455 - HEALTHBEAT CARDIO STEPPER
POST MODEL: #205941-205947
COLOR: TBD

2 CARDIO STEPPER

SCALE: NTS

MANUFACTURER: LANDSCAPE STRUCTURES OR EQUAL
MODEL: #192456 - HEALTHBEAT CHEST/BACK PRESS
POST MODEL: #205941-205947
COLOR: TBD

3 CHEST/BACK PRESS

SCALE: NTS

MANUFACTURER: LANDSCAPE STRUCTURES OR EQUAL
MODEL: #192454 - HEALTHBEAT BALANCE STEPS
POST MODEL: #205941-205947
COLOR: TBD

4 BALANCE STEPS

SCALE: NTS

MANUFACTURER: LANDSCAPE STRUCTURES OR EQUAL
MODEL: #192451 - HEALTHBEAT AB CRUNCH/LEG LIFT
POST MODEL: #205941-205947
COLOR: TBD

5 AB CRUNCH/LEG LIFT

SCALE: NTS

MANUFACTURER: CLASSIC RECREATION OR EQUAL
MODEL: MESA - 20'x20' STEEL STRUCTURE
COLOR:TBD

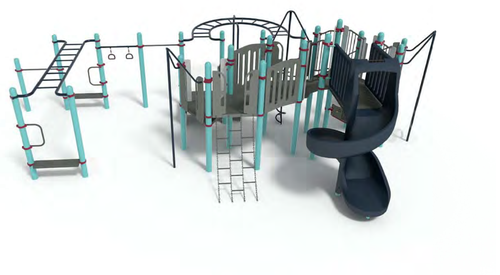
6 SHADE STRUCTURE

SCALE: NTS

MANUFACTURER: 'DOGIPOT' OR EQUAL
MODEL: ALUMINUM 'DOGIPOT' PET STATION #1003-L
COLOR:TBD

7 'DOGIPOT' PET STATION

SCALE: NTS



MAIN AMENITY

TOT LOT

MANUFACTURER: LANDSCAPE STRUCTURES - EXERPLAY OR EQUAL
MODEL: ID: 74 AND ID: 1577
COLOR:TBD

8 PLAY STRUCTURE

SCALE: NTS

NORRIS DESIGN
Planning | Landscape Architecture | Branding

4450 North 12th Street
Suite 236
Phoenix, AZ 85014
P 602.254.9600
www.norris-design.com

DESERT OASIS

PARCELS L1, L2, L3, L4, & L12
SURPRISE, ARIZONA
PRELIMINARY SUBMITTAL

OWNER:

METRO OASIS LLLP
TIM BRISLIN
17700 N. PACESETTER WAY STE 100
SCOTTSDALE, AZ 85255
480-515-3252

REGISTERED LANDSCAPE ARCHITECT
49699
JOEL D. THOMAS
Date Signed 12-06-17
ARIZONA, USA
EXPIRES 06/30/18

DATE:
09.07.2017 - PRE-PLAT
12.06.2017 - PRE-PLAT

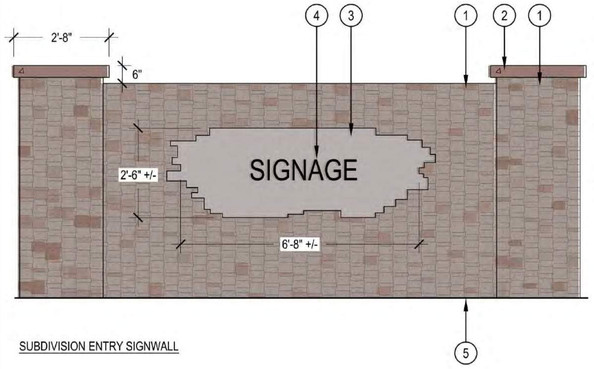
NOT FOR CONSTRUCTION

SHEET TITLE:
AMENITY DETAILS

LA-502

CHECKED BY: GR, ME
DRAWN BY: JH

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

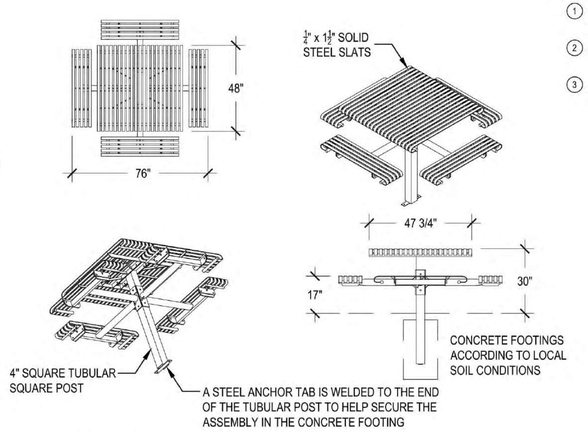


1. FAUX STONE VENEER APPLIED PER MANUFACTURER SPECS (MATCH EXISTING)
2. STEP IN WALL (8" INCREMENTS) AS NECESSARY
3. 6"x8"x16" CMU. PAINTED TEA CHEST 'SW6103' TO MATCH EXISTING
4. SIGN MATERIAL, SIZE, AND COLOR TO MATCH EX. (UNDER 20 SQ. FT. OF SIGN COPY AREA
5. FINISH GRADE

SUBDIVISION ENTRY SIGNWALL

1 SUBDIVISION ENTRY

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



1. MANUFACTURER: VICTOR STANLEY OR EQUAL
2. MODEL: CRPR - 4, STEEL SITES SERIES OR EQUAL
3. COLOR: TBD

2 TABLE

SCALE: NTS

CHECKED BY: GR, ME
DRAWN BY: JH

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

NOT FOR CONSTRUCTION

NORRIS DESIGN
Planning | Landscape Architecture | Branding

4450 North 12th Street
Suite 236
Phoenix, AZ 85014
P 602.254.9600
www.norris-design.com

DESERT OASIS

PARCELS L1, L2, L3, L4, & L12
SURPRISE, ARIZONA
PRELIMINARY SUBMITTAL

OWNER:
METRO OASIS LLLP
TIM BRISLIN
17700 N. PACESETTER WAY STE 100
SCOTTSDALE, AZ 85255
480-515-3252

12.04.17

DATE:
~~09.07.2017 - PRE-PLAT~~
12.06.2017 - PRE-PLAT

SHEET TITLE:
AMENITY DETAILS

LA-503

PEDESTRIAN PLAN

SYM.	PRODUCT DESCRIPTION	QTY.
	ROADWAY	40,230 L.F.
	EXISTING BICYCLE ROUTE	
	PROPOSED BICYCLE ROUTE	8,100 L.F.
	4' SIDEWALK	77,128 L.F.
	6' SIDEWALK	6,574 L.F.
	10' MULTI-USE PATH (STABILIZED D.G.)	3,621 L.F.

NOTES:

1. CONTRACTOR TO VERIFY SIDEYARD RETURN LOCATIONS WITH HOMEBUILDER PRIOR TO CONSTRUCTION

NORTH SCALE: 1" = 200'

0 100 200 400

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

CHECKED BY: GR, ME
DRAWN BY: JH

NORRIS DESIGN
Planning | Landscape Architecture | Branding
901 East Madison Street
Phoenix, Arizona 85034
P 602.254.9600
www.norris-design.com

DESERT OASIS

PARCELS L1, L2, L3, L4, & L12
SURPRISE, ARIZONA
PRELIMINARY SUBMITTAL

OWNER:
METRO OASIS LLLP
TIM BRISLIN
17700 N. PACESETTER WAY STE 100
SCOTTSDALE, AZ 85255
480-515-3252

REGISTERED LANDSCAPE ARCHITECT
19699
JOEL D. THOMAS
Date Signed 01.08.18
ARIZONA, USA
EXPIRES 06/30/19

DATE:
09.07.2017 - PRE-PLAT
12.06.2017 - PRE-PLAT
01.08.2018 - PRE-PLAT

NOT FOR CONSTRUCTION

SHEET TITLE:
PEDESTRIAN PLAN

LA-201

BUILDER WILL HAVE THE OPTION TO BUILD A PARTIAL VIEW WALL OR PROVIDE BOLLARD STYLE LIGHTING ADJACENT TO THE OFF-STREET SIDEWALK

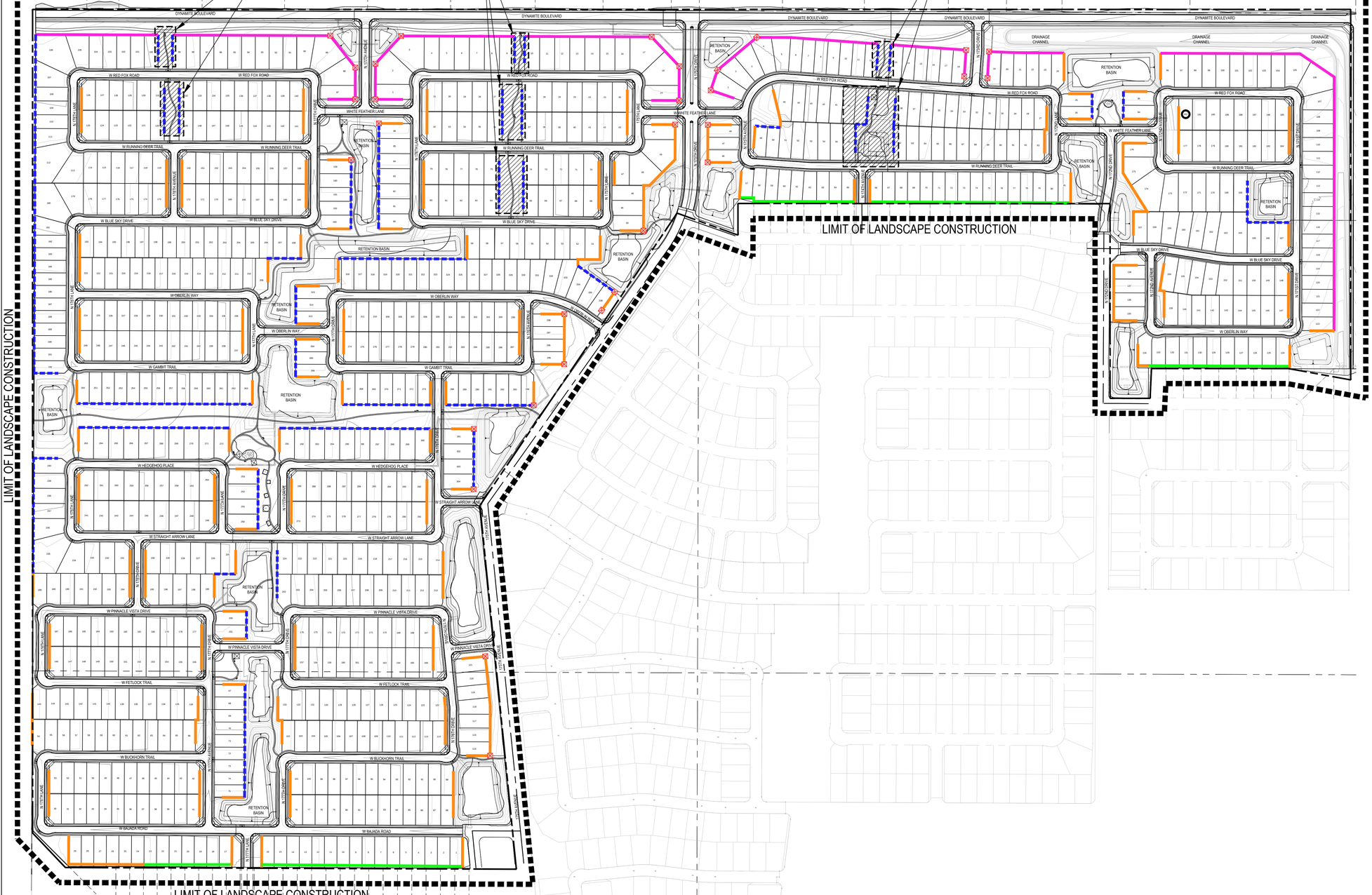
BUILDER WILL HAVE THE OPTION TO BUILD A PARTIAL VIEW WALL OR PROVIDE BOLLARD STYLE LIGHTING ADJACENT TO THE OFF-STREET SIDEWALK

LIMIT OF LANDSCAPE CONSTRUCTION

LIMIT OF LANDSCAPE CONSTRUCTION

LIMIT OF LANDSCAPE CONSTRUCTION

LIMIT OF LANDSCAPE CONSTRUCTION



WALL PLAN

SYM.	PRODUCT DESCRIPTION	QTY.
	EXISTING WALL	2,984 L.F.
	VIEW FENCE (4' BLOCK / 2' VIEW)	10,567 L.F.
	EXTERIOR THEME WALL	6,695 L.F.
	INTERIOR THEME WALL	16,108 L.F.
	WALL COLUMN	31

NOTES:

1. CONTRACTOR TO VERIFY SIDEYARD RETURN LOCATIONS WITH HOMEBUILDER PRIOR TO CONSTRUCTION

NORTH

0 100 200 400

SCALE: 1" = 200'

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

CHECKED BY: GR, ME
DRAWN BY: JH

NORRIS DESIGN
Planning | Landscape Architecture | Branding
4450 North 12th Street
Suite 236
Phoenix, AZ 85014
P 602.254.9600
www.norris-design.com

DESERT OASIS

PARCELS L1, L2, L3, L4, & L12
SURPRISE, ARIZONA
PRELIMINARY SUBMITTAL

OWNER:
METRO OASIS LLLP
TIM BRISLIN
17700 N. PACESETTER WAY STE 100
SCOTTSDALE, AZ 85255
480-515-3252

REGISTERED LANDSCAPE ARCHITECT
19699
JOEL D. THOMAS
Date Signed 12.06.17
ARIZONA, USA
EXPIRES 06/30/18

DATE:
09.07.2017 - PRE-PLAT
12.06.2017 - PRE-PLAT

NOT FOR CONSTRUCTION

SHEET TITLE:
WALL PLAN

LA-101

DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

18 September 2017

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

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

Re: FS17-545; Desert Oasis L1-4 & L12

Dear Ms. Donaldson

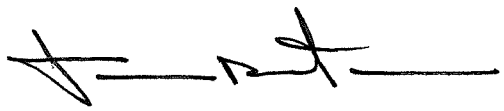
Thank you for the opportunity to provide comments on the Preliminary Plat and Minor Zoning Amendment for Desert Oasis L1-4 & L12. The site is on 230 acres located at 171st Avenue and Dynamite Boulevard in Surprise AZ and is part of the larger Desert Oasis 890-acre mixed-use Master Plan. The plan is to build 832 single family homes for an overall density of 3.6 dwellings per acres. The site is located approximately 1.2 miles outside the Luke AFB Auxiliary Field #1 2004 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and fall inside and outside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. Desert Oasis L1-4 & L12 with a density of 3.6 meets these guidelines.

This request, as stated in the application, will not negatively impact the flying operations at Luke AFB. Desert Oasis L1-4 & L12 will fall inside and outside the "territory in the vicinity of a military airport," and will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential residents about Luke AFB operations.

If there are any questions, please contact my Community Planner, Ms. Barbara Plante, at (623) 856-9981.

Sincerely



JAMES R. MITCHELL

cc:
Colonel Michael S. Richardson, Vice Commander, 56th Fighter Wing
Ms. Cindy L. Calderon, GS-13, General and Environmental Law Attorney, 56th Fighter Wing

From:	Dennis Haley
To:	Heather Donaldson
Cc:	Vanessa Nunez
Subject:	FS17-545 Desert Oasis Parcels L1, L2,,L3 ,L4, L12
Date:	Monday, September 18, 2017 10:42:55 AM
Attachments:	image003.jpg

RE: FS17-545
Desert Oasis Parcels L1, L2,,L3 ,L4, L12
SWC 171st Ave. & Dynamite Rd.

Attn: Heather Donaldson

Thank you for your notice for the above-referenced development.

After review, the development location is more than 1/4 mile from any ADOT proposed or existing highway facility. As such, ADOT has no comment.

Please feel free to contact me should you have any further questions. We appreciate the opportunity to review and comment.

Dennis Haley, SR/WA
Right of Way Agent III
ADOT ROW Project Coordinator
Federal Lands Liaison

205 S. 17th Ave MD: 612E
Phoenix, AZ 85007
602-712-7432
WWW.AZDOT.GOV

Confidentiality and Nondisclosure Notice: This email transmission and any attachments are intended for use by the person(s)/entity(ies) named above and may contain confidential/privileged information. Any unauthorized use, disclosure or distribution is strictly prohibited. If you are not the intended recipient, please contact the sender by email, and delete or destroy all copies plus attachments.

CITY OF SURPRISE
Regular City Council Meeting

August 7, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	August 7, 2018	Contact Person:	Sergio Angulo - Community Development
Submitting Department:	CD	District:	1
Staff Recommendations:	None		

Consent	Regular	Public Hearing	x	Report/Discussion

Agenda Wording:

Consideration and action on a Preliminary Plat to allow for the development of a single-family residential subdivision in the Tierra Rico PAD generally located in the southwest corner of Peak View Road and 171st Avenue.

Motion:

I move to approve/deny the Preliminary Plat to allow for the development of a single-family residential subdivision in the Tierra Rico PAD generally located in the southwest corner of Peak View Road and 171st Avenue.

Background:

On August 28, 2017 Hilgart Wilson LLC, submitted a request for a Preliminary Plat to allow for the development of a single-family residential subdivision in the Tierra Rico PAD generally located in the southwest corner of Peak View Road and 171st Avenue. On June 7, 2018 the Planning and Zoning Commission passed a motion to recommend approval to the Mayor and City Council of case FS17-504, subject to stipulations 'A' and 'B'.

Objective Analysis:

This proposed Preliminary Plat will allow for the development of a single-family residential subdivision on the subject site.

Policy Compliant:

The proposed project is consistent with City and Council Policy.

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 - FS17-504 Tierra Rico - Staff Report
- 01 - FS17-504 Tierra Rico - Vicinity Map
- 02 - FS17-504 Tierra Rico - Preliminary Plat
- 03 - FS17-504 Tierra Rico - Landscape plans, Circulation Plan, Wall Plan
- 04 - FS17-504 Tierra Rico - Luke AFB Letter
- 05 - FS17-504 Tierra Rico - ADOT Comments
- 06 - FS17-504 Tierra Rico - NUSD Letter
- 07 - FS17-504 Tierra Rico - Presntation

SURPRISE
ARIZONA

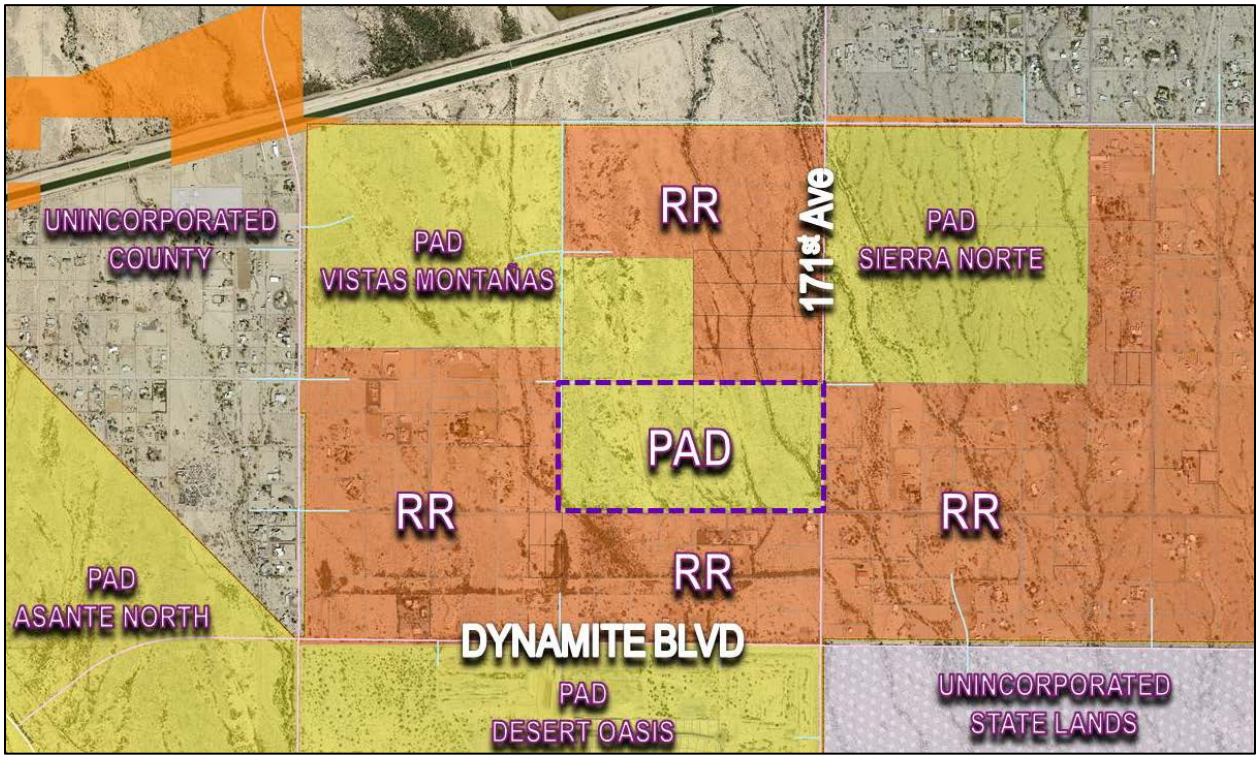
Preliminary Plat

REPORT TO THE CITY COUNCIL

Case:	**FS17-504**
Project Name:	Tierra Rico
Council District:	**1** – ACACIA
Meeting Date:	**August 7, 2018**
Planner:	Sergio Angulo

Owner:	Tierra Rico LLC
Applicant:	Zach Hilgart with Hilgart Wilson, LLC
Request:	Preliminary Plat for 178 Lots.
Site Location:	Southwest corner of Peak View Road and 171st Avenue.
Site Size:	79.22 Acres (approx.)
Density:	2.25 Dwelling Units per Acre
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035 as proposed under case FS17-504.
Support/Opposition:	None known.
Recommendation:	On June 7, 2018 the Planning and Zoning Commission passed a motion to recommend **approval** to the Mayor and City Council of case FS17-504, subject to stipulations 'A' and 'B'.

Surrounding Land Zoning:



Vistas Montañas PAD	Vistas Montañas PAD/Residential Ranch (RR)	Sierra Norte PAD
Residential Ranch (RR)	**PAD (LDR)**	Residential Ranch (RR)
Residential Ranch (RR)	Residential Ranch (RR)	Residential Ranch (RR)

History:

November 3, 1988: The subject parcel was annexed into the City.
November 22, 2005: The Mayor and City Council approved the Tierra Rico Planned Area Development (PAD).
March 31, 2017: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR17-169.
August 28, 2017: The applicant filed a request for a Minor PAD Amendment and a Preliminary Plat approval for a new 178-lot residential subdivision.
March 1, 2018: The Community Development Director approved the Minor PAD Amendment to modify the development standards for the subject site.
June 7, 2018: The Planning and Zoning Commission passed a motion to recommend approval to the Mayor and City Council of case FS17-504, subject to stipulations 'A' and 'B'.

Project Description:

Hilgart Wilson, LLC requests approval of a Preliminary Plat to allow for the development of a single-family residential subdivision on approximately 79.22 acres in the Tierra Rico Planned Area Development (PAD) located in the southwest corner of Peak View Road and 171st Avenue. The applicant proposes 178 residential lots and landscape tracts for open space recreation and retention which includes an amenity tot lot. The subdivision will be built in two (2) phases; phase one (1) includes 99 lots and phase two (2) includes 79 lots.

The subject property is zoned Planned Area Development (PAD) and has a land use designation of Low Density Residential. The PAD allows for a total density of 2.29 dwelling units per acre, this development proposes a total density of 2.25 dwelling units per acre.

The proposed subdivision shows four (4) access points into the site; two (2) from Dale Lane, one (1) from Peak View Road, and one (1) from Tierra Rico Lane (171st Avenue). Currently the site lacks legal access but the applicant has been working to obtain legal access to this development. The applicant is looking to provide access to the site from the south through 171st Avenue or from the east through Dale Lane. The applicant will continue to work with property owners along these two streets to acquire right-of-way and be able to provide access to the site. Stipulation A ensures the applicant provide proof a legal access to the site prior to approval of the final plat for Tierra Rico.
The site proposes good pedestrian connectivity from the residential lots to the open space tracts, to the proposed sidewalks along Peak View Road, Dale Lane, and Tierra Rico Lane, and also provides good pedestrian connectivity between the different open space tracts.

The proposed subdivision consists of 179 lots for single-family detached homes. The applicant proposes a mixture of 53' wide and 63' wide lots on the subject site. The proposed lot sizes are consistent with the latest version of the Tierra Rico PAD. The site dedicated approximately 30 acres (37%) for open space which includes a tot lot with playground equipment, BBQ facilities, shaded seating, and an interconnected pedestrian trail system which connects the different open space tracts throughout the development. Tract Y as shown in the preliminary plat falls within the regional trail system identified in the City of Surprise Parks and Recreation Master Plan. The applicant has reserved Tract Y (11.7 acres approx.) for open space and is providing a 100-foot wide multi-use trail easement which includes a 12' paved trail as required by the Parks and Recreation Master Plan. Additional landscape and retention tracts also contribute to the total open space. The proposed open space and landscape meets and exceeds the minimum requirements of the PAD (15%) and the SUDC (20%).

Reviewing Agencies:

In addition to the standard city internal reviewing departments, the Nadaburg Unified School District, the Arizona Department of Transportation, Maricopa Water District, Maricopa County Flood Control District, and Luke AFB were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

Summary:

By accepting and incorporating stipulations 'A' and 'B' the proposed Preliminary Plat will meet the requirements of the Tierra Rico PAD, the SUDC, and the General Plan.

Findings:

- The proposed Preliminary Plat is consistent with the Surprise General Plan 2035.
- The proposed Preliminary Plat is consistent with the Tierra Rico PAD and the SUDC.

Recommendation:

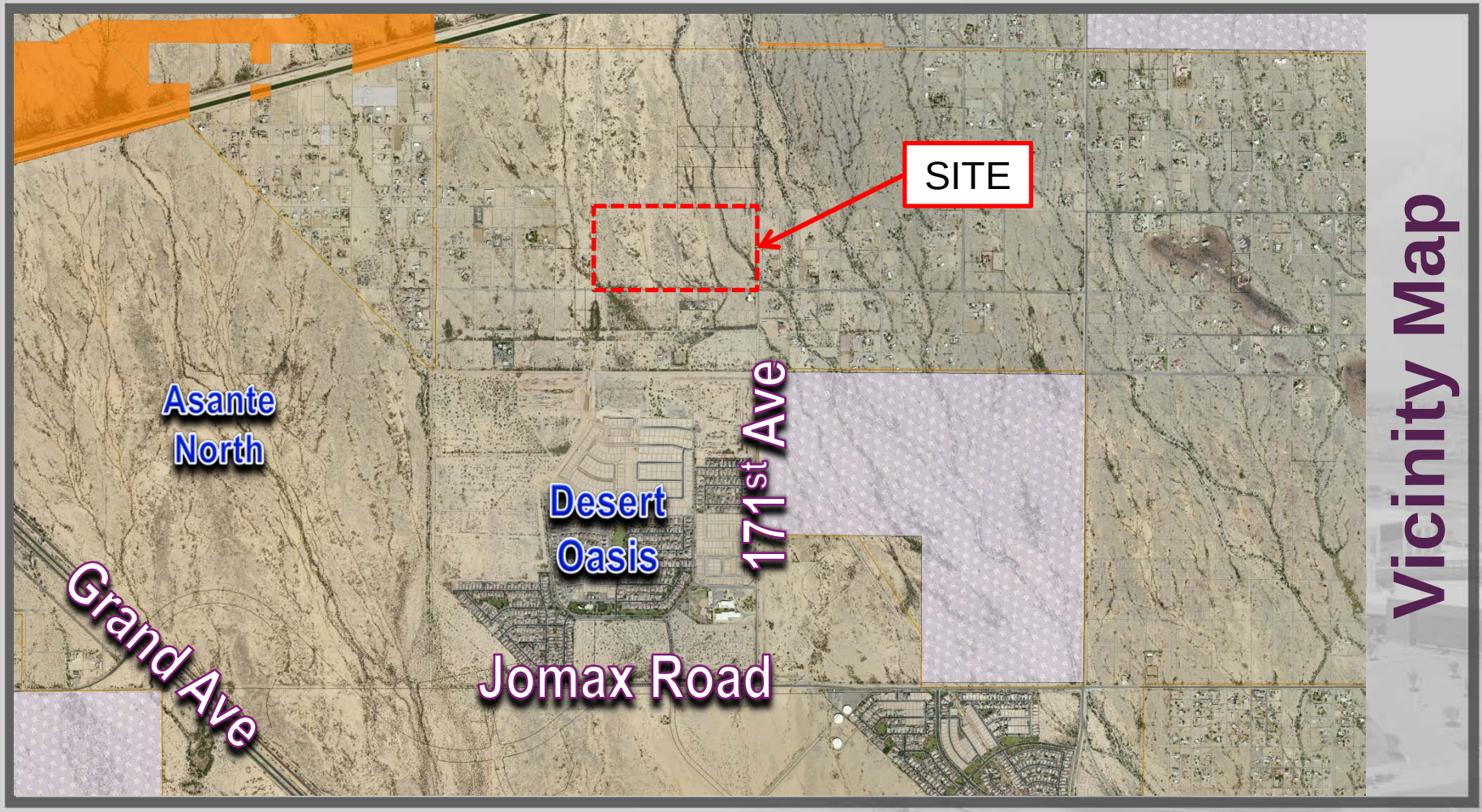
On June 7, 2018 the Planning and Zoning Commission passed a motion to recommend **approval** to the Mayor and City Council of the Preliminary Plat case FS17-504, subject to stipulations 'A' and 'B' as outlined below:

A. Prior to the approval of the Final Plat, the Developer must provide proof of legal access to the Tierra Rico development.
B. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

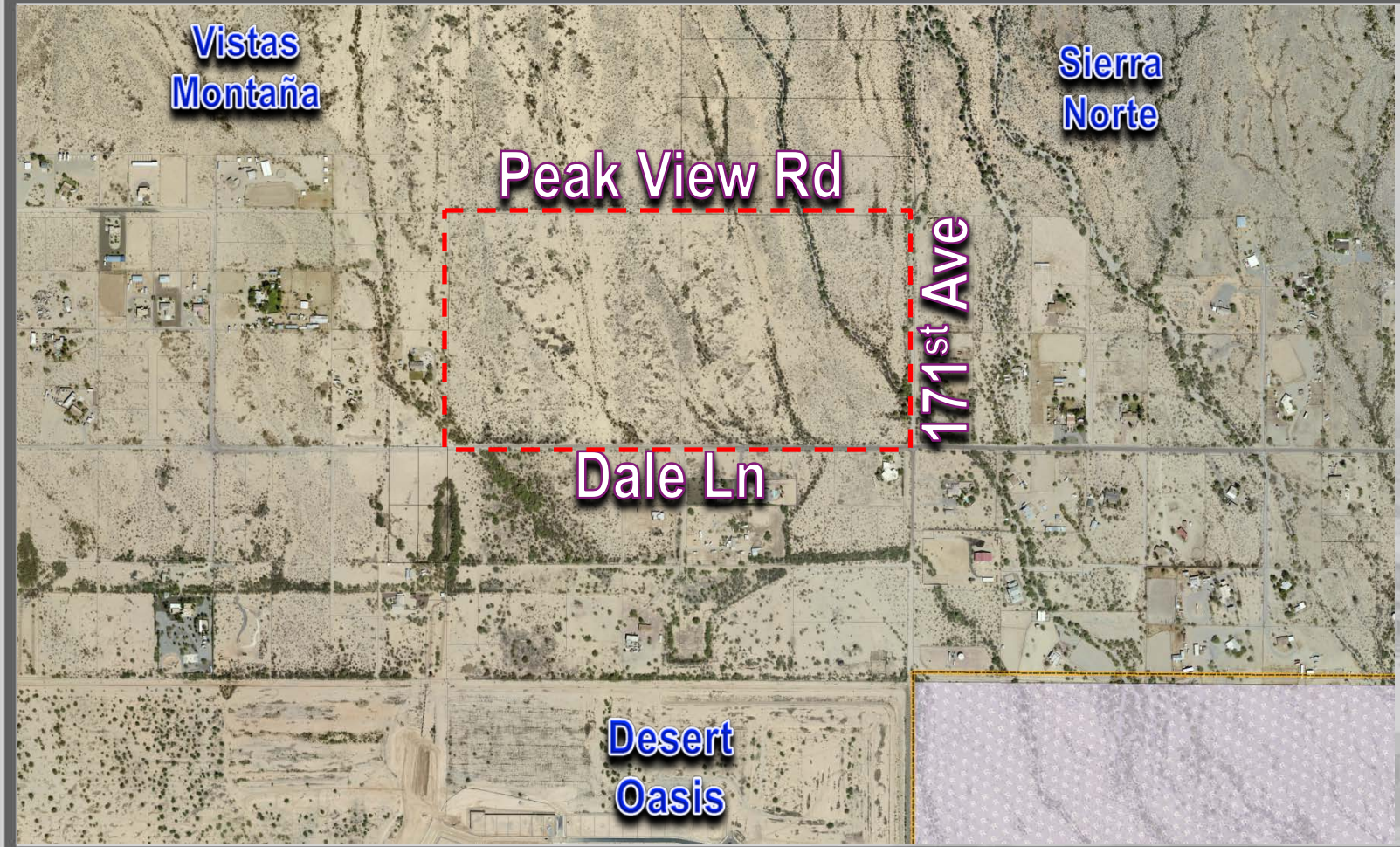
However, should the City Council wish to recommend **denial** of the request, the City Council should make its own findings and base its decision on those alternative findings.

Attachments:

01 Vicinity Map
02 Preliminary Plat
03 Landscape Plans, Circulation Plan, Wall Plan
04 Luke AFB Letter
05 ADOT Comments
06 Nadaburg Unified School District Letter



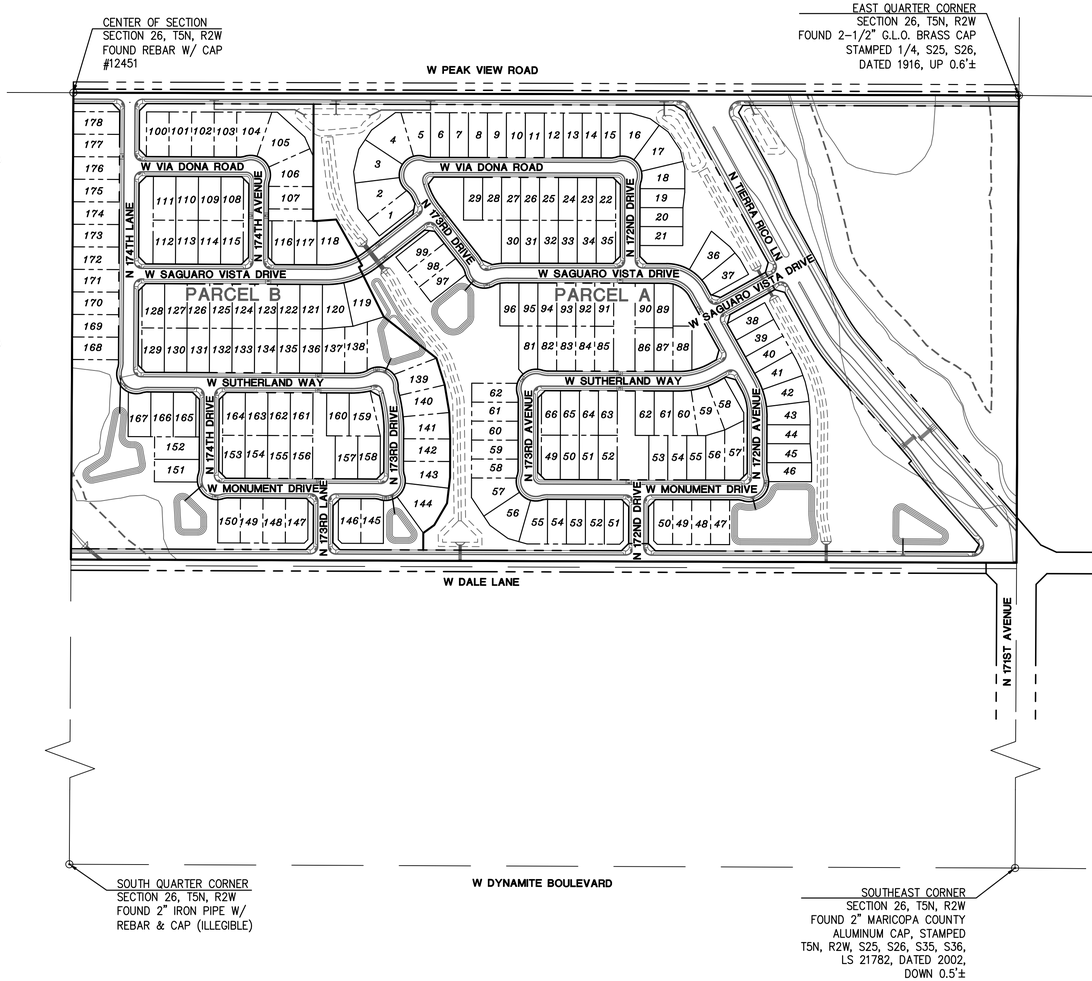
Vicinity Map

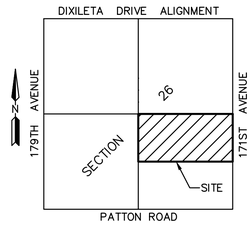


Vicinity Map

PRELIMINARY PLAT FOR
TIERRA RICO
SURPRISE, ARIZONA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA





VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

PARCEL 1:

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 16.5 FEET THEREOF AS CONVEYED IN QUIT CLAIM DEED RECORDED IN DOCKET 3529, PAGE 217, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT ALL THE COAL AND OTHER MINERALS IN THE LANDS AS RESERVED IN PATENT RECORDED IN BOOK 210 OF DEEDS, PAGE 339, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL 2:

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 16.5 FEET THEREOF AS CONVEYED IN QUIT CLAIM DEED RECORDED IN DOCKET 3529, PAGE 217, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT ALL THE COAL AND OTHER MINERALS IN THE LANDS AS RESERVED IN PATENT RECORDED IN BOOK 210 OF DEEDS, PAGE 339, RECORDS OF MARICOPA COUNTY, ARIZONA.

100 YEAR ASSURED WATER SUPPLY

THIS SUBDIVISION IS WITHIN THE CITY OF SURPRISE WATER SERVICE AREA AND HAS OBTAINED A CERTIFICATE OF 100 YEAR ASSURED WATER SUPPLY FROM THE DEPARTMENT OF WATER RESOURCES.

ENGINEER

HILGARTWILSON
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
FAX: (602) 368-2436
CONTACT: ZACH HILGART, PE
EMAIL: ZHILGART@HILGARTWILSON.COM

OWNER

MONTAGE HOLDINGS, LLC
6720 N. SCOTTSDALE ROAD, SUITE 230
SCOTTSDALE, AZ 85253
PHONE: (480) 346-9600
CONTACT: TIM KEENAN
EMAIL: TIMK@MONTAGE-HOLDINGS.COM

BASIS OF BEARING

S00°17'09"W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON. AS RECORDED ON ALTA/ACSM LAND TITLE SURVEY RECORDED IN BOOK 1156, RAGE 6 OF MARICOPA COUNTY RECORDS.

BENCHMARK

CITY OF SURPRISE BENCHMARK
"GLO 1" GENERAL LAND OFFICE BRASS CAP ON TOP OF PIPE IN CEMENT SLAB.
LOCATED ON DIXILETA DRIVE AT THE 171ST AVENUE ALIGNMENT
"T5N R2W S23 S24 S25 S26"
ELEV=1530.89 (NAVD88)

SHEET INDEX

CV01	COVER SHEET
CV02	NOTES & DETAILS
PP01-PP08	PRELIMINARY PLAT
PP09-PP16	PRELIMINARY GRADING PLAN
PP17-PP23	PRELIMINARY UTILITY PLAN

FLOOD ZONE DESIGNATION

THE SUBJECT PROPERTY LIES WITHIN ZONES "AE" AND "A" AND "X" WITH THE FOLLOWING DEFINITIONS:

ZONE AE: THE FLOOD INSURANCE RATE ZONE THAT CORRESPONDS TO AREAS SUBJECT TO INUNDATION BY THE 100-YEAR FLOODPLAINS DETERMINDED BY DETAILED METHODS. BASE FLOOD ELEVATIONS ARE SHOWN WITHIN THESE ZONES.

ZONE A: THE FLOOD INSURANCE RATE ZONE THAT CORRESPONDS TO THE 100-YEAR FLOODPLAINS IS DETERMINED IN THE FLOOD INSURANCE STUDY BY APPROXIMATE METHODS. BECAUSE DETAILED HYDRAULIC ANALYSES ARE NOT PERFORMED FOR SUCH AREAS, NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THIS ZONE.

ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANGE FLOOD.

UTILITIES

WATER	CITY OF SURPRISE
SEWER	CITY OF SURPRISE
ELEC.	APS
GAS	SOUTHWEST GAS
TELEPHONE	CENTURY LINK
CABLE TV	COX
POLICE	CITY OF SURPRISE
FIRE	CITY OF SURPRISE
ELEMENTARY SCHOOL DISTRICT	DYSART UNIFIED SCHOOL DISTRICT
HIGH SCHOOL DISTRICT	DYSART UNIFIED SCHOOL DISTRICT

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

Copyright, HILGARTWILSON, 2018 - This plan document set is the sole property of HILGARTWILSON. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized HILGARTWILSON employees.

REV.:

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

ZACH HILGART
53637
REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO.
ARIZONA U.S.A.
Expires 6/30/2019

TIERRA RICO
S.W.C. OF 171ST AVENUE & PEAK VIEW ROAD
SURPRISE, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON	
PROJ NO.:	1308
DATE:	MAY 2018
SCALE:	N.T.S.
DRAWN:	HW
DESIGNED:	HW
APPROVED:	ZH

DWG. NO.
CV01
SHT. 1 OF 25

U:\1300\1308\ENGR\PLANS\PRE-PLAT\1308-CV01.dwg 5/11/2018 2:23 PM

PARCEL A LOT TABLE

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
1	7,233	0.17	21	6,360	0.15	41	7,267	0.17	61	6,890	0.16	81	6,641	0.15
2	10,409	0.24	22	6,456	0.15	42	7,432	0.17	62	6,742	0.15	82	6,596	0.15
3	10,502	0.24	23	6,360	0.15	43	7,006	0.16	63	6,537	0.15	83	6,659	0.15
4	10,621	0.24	24	6,360	0.15	44	6,388	0.15	64	6,587	0.15	84	6,659	0.15
5	7,941	0.18	25	6,360	0.15	45	6,506	0.15	65	6,587	0.15	85	6,659	0.15
6	6,625	0.15	26	6,360	0.15	46	6,549	0.15	66	6,587	0.15	86	6,466	0.15
7	6,625	0.15	27	6,360	0.15	47	6,639	0.15	67	6,587	0.15	87	6,466	0.15
8	6,625	0.15	28	6,360	0.15	48	6,638	0.15	68	6,587	0.15	88	6,671	0.15
9	6,625	0.15	29	6,360	0.15	49	6,636	0.15	69	6,587	0.15	89	6,573	0.15
10	6,625	0.15	30	6,365	0.15	50	6,572	0.15	70	7,011	0.16	90	6,586	0.15
11	6,625	0.15	31	6,360	0.15	51	6,563	0.15	71	8,100	0.19	91	6,394	0.15
12	6,625	0.15	32	6,360	0.15	52	6,625	0.15	72	7,777	0.18	92	6,394	0.15
13	6,625	0.15	33	6,360	0.15	53	6,625	0.15	73	8,258	0.19	93	6,394	0.15
14	6,625	0.15	34	6,360	0.15	54	6,625	0.15	74	7,459	0.17	94	6,394	0.15
15	6,573	0.15	35	6,455	0.15	55	7,799	0.18	75	6,587	0.15	95	6,394	0.15
16	9,485	0.22	36	8,182	0.19	56	9,868	0.23	76	6,587	0.15	96	6,382	0.15
17	9,868	0.23	37	7,262	0.17	57	9,803	0.23	77	6,587	0.15	97	6,827	0.16
18	7,646	0.18	38	6,385	0.15	58	6,851	0.16	78	6,587	0.15	98	6,890	0.16
19	6,517	0.15	39	6,360	0.15	59	6,890	0.16	79	6,587	0.15	99	6,840	0.16
20	6,360	0.15	40	6,360	0.15	60	6,890	0.16	80	6,537	0.15			

PARCEL B LOT TABLE

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
100	7,885	0.18	120	8,938	0.21	140	8,939	0.21	160	7,560	0.17
101	7,894	0.18	121	7,812	0.18	141	8,761	0.20	161	7,560	0.17
102	7,903	0.18	122	7,812	0.18	142	8,197	0.19	162	7,560	0.17
103	7,912	0.18	123	7,812	0.18	143	8,658	0.20	163	7,560	0.17
104	9,554	0.22	124	7,812	0.18	144	12,285	0.28	164	7,510	0.17
105	12,631	0.29	125	7,812	0.18	145	7,821	0.18	165	7,825	0.18
106	9,976	0.23	126	7,812	0.18	146	7,822	0.18	166	7,875	0.18
107	7,887	0.18	127	7,812	0.18	147	7,837	0.18	167	7,716	0.18
108	7,705	0.18	128	7,762	0.18	148	7,907	0.18	168	8,190	0.19
109	7,718	0.18	129	7,762	0.18	149	7,913	0.18	169	8,190	0.19
110	7,718	0.18	130	7,812	0.18	150	7,852	0.18	170	8,190	0.19
111	7,718	0.18	131	7,812	0.18	151	7,764	0.18	171	8,190	0.19
112	7,718	0.18	132	7,812	0.18	152	7,875	0.18	172	8,190	0.19
113	7,717	0.18	133	7,812	0.18	153	7,510	0.17	173	8,190	0.19
114	7,717	0.18	134	7,812	0.18	154	7,560	0.17	174	8,190	0.19
115	7,705	0.18	135	7,812	0.18	155	7,560	0.17	175	8,190	0.19
116	7,668	0.18	136	7,812	0.18	156	7,560	0.17	176	8,190	0.19
117	7,718	0.18	137	7,989	0.18	157	7,560	0.17	177	8,190	0.19
118	10,484	0.24	138	8,426	0.19	158	7,510	0.17	178	8,202	0.19
119	9,194	0.21	139	8,768	0.20	159	8,940	0.21			

PARCEL A TRACT TABLE

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	4.66	COMMON AREA & DRAINAGE
TRACT B	0.05	COMMON AREA
TRACT C	0.39	COMMON AREA & DRAINAGE
TRACT D	0.09	COMMON AREA
TRACT E	0.31	COMMON AREA & DRAINAGE
TRACT F	0.34	COMMON AREA & DRAINAGE
TRACT G	3.18	COMMON AREA & DRAINAGE
TRACT H	0.47	COMMON AREA & DRAINAGE
TRACT I	0.06	COMMON AREA
TRACT J	3.08	COMMON AREA & DRAINAGE

*COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPE, PEDESTRIAN PATHS, AND/OR AMENITIES.
*SPECIFIC EASEMENTS THAT ARE EXISTING AND/OR BEING DEDICATED ARE IDENTIFIED ON THE FOLLOWING SHEETS.

PARCEL B TRACT TABLE

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT K	0.42	COMMON AREA & DRAINAGE
TRACT L	0.22	COMMON AREA & DRAINAGE
TRACT M	0.08	COMMON AREA
TRACT N	0.02	COMMON AREA
TRACT O	0.05	COMMON AREA
TRACT P	0.42	COMMON AREA & DRAINAGE
TRACT Q	0.38	COMMON AREA & DRAINAGE
TRACT R	0.08	COMMON AREA
TRACT S	0.28	COMMON AREA & DRAINAGE
TRACT T	0.05	COMMON AREA
TRACT U	0.03	COMMON AREA
TRACT V	3.26	COMMON AREA & DRAINAGE
TRACT W	0.06	COMMON AREA
TRACT X	0.10	COMMON AREA

*COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPE, PEDESTRIAN PATHS, AND/OR AMENITIES.
*SPECIFIC EASEMENTS THAT ARE EXISTING AND/OR BEING DEDICATED ARE IDENTIFIED ON THE FOLLOWING SHEETS.

OVERALL TRACT TABLE

TRACT TABLE		
TRACT	AREA (ACRES)	USE
OFFSITE RIGHT-OF-WAY	8.06	PUBLIC ACCESS
PARCEL A RIGHT-OF-WAY	5.77	PUBLIC ACCESS
PARCEL B RIGHT-OF-WAY	5.04	PUBLIC ACCESS
TRACT Y	11.74	PUBLIC ACCESS, COMMON AREA, REGIONAL TRAIL

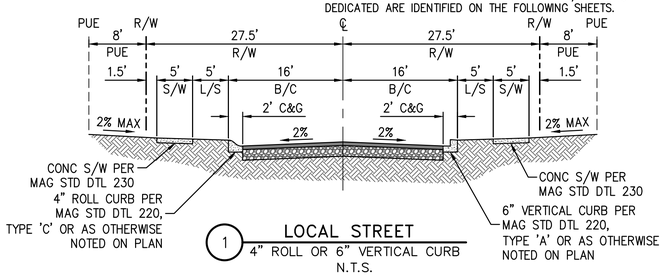
*COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPE, PEDESTRIAN PATHS, AND/OR AMENITIES.
*SPECIFIC EASEMENTS THAT ARE EXISTING AND/OR BEING DEDICATED ARE IDENTIFIED ON THE FOLLOWING SHEETS.

LEGEND

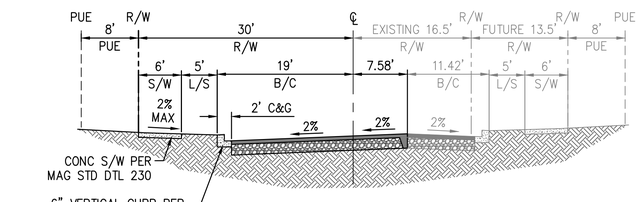
- BOUNDARY LINE
- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE
- SIGHT VISIBILITY EASEMENT
- APN — ASSESSOR PARCEL NUMBER
- PUE — PUBLIC UTILITY EASEMENT
- R/W — RIGHT-OF-WAY
- VNAE — VEHICLE NON-ACCESS EASEMENT
- MCR — MARICOPA COUNTY RECORDS
- FLOW ARROW

DEVELOPMENT STANDARDS TABLE – PER APPROVED PAD 05-056 AND APPROVED MINOR PAD AMENDMENT FS17-504	
HEIGHT (MAX.)	30'
FRONT YARD (MIN.) W/ FRONT FACING GARAGE *	20'
FRONT YARD (MIN.) W/ SIDE ENTRY GARAGE OR HOME FORWARD PRODUCT *	12'
SIDE YARD (MIN.)	5'/8'
STREET-SIDE YARD (MIN.)	13' (SINGLE STORY), 20' (MULTI STORY)
REAR YARD (MIN.)	15'
LOT AREA (MIN.)	6,360
LOT WIDTH (MIN.)	53'
DRAINAGE RETENTION REQUIREMENTS	PRE Vs POST
* MEASURED FROM BACK OF SIDEWALK	

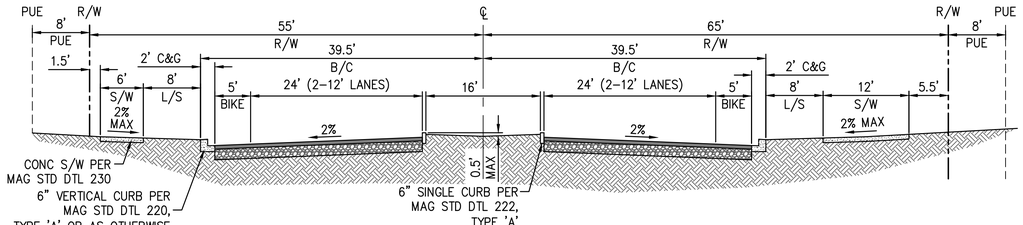
SITE SUMMARY TABLE			
	PARCEL A	PARCEL B	OVERALL SITE
OVERALL GROSS AREA (ACRES)	38.16	26.44	79.22
OVERALL NET (*) AREA (ACRES)	34.27	25.23	71.30**
TOTAL NUMBER OF LOTS: SINGLE FAMILY	99	79	178
TOTAL OPEN SPACE (ACRES)	12.63	5.45	30.06**
TOTAL PERCENTAGE OF OPEN SPACE (%)	33.1%	20.6%	37.9%
MINIMUM LOT SIZE (SF)	6,360	7,510	6,360
AVERAGE LOT SIZE (SF)	6,947	8,133	7,473
MAXIMUM LOT SIZE (SF)	10,621	12,631	12,631
MINIMUM LOT WIDTH (FT)	53	63	53
MINIMUM LOT DEPTH (FT)	120	120	120
DENSITY (DU/AC): PER GROSS AREA	2.59	2.99	2.25
TAX ASSESSORS PARCEL NUMBER	501-51-009 (H&G)	501-51-009 (H&G)	501-51-009 (H&G)
*NET EXCLUDES W. PEAK VIEW ROAD, N. TIERRA RICO LANE, AND W. DALE LANE			
**INCLUDES AREAS OF PARCEL A, PARCEL B & TRACT Y			



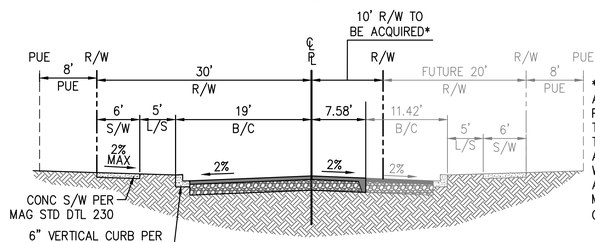
1 LOCAL STREET
4" ROLL OR 6" VERTICAL CURB
N.T.S.



2 COLLECTOR STREET
DALE LANE
6" VERTICAL CURB
N.T.S.



3 MINOR ARTERIAL STREET
TIERRA RICO LANE
6" VERTICAL CURB
N.T.S.



4 COLLECTOR STREET
PEAK VIEW RD
6" VERTICAL CURB
N.T.S.

*DEVELOPER SHALL MAKE REASONABLE EFFORTS TO ACQUIRE THE NECESSARY RIGHT-OF-WAY FOR PEAK VIEW ROAD FOR THE ROADWAY DEPICTED ON THE PRELIMINARY PLAT. IF ATTEMPTS TO ACQUIRE THE RIGHT-OF-WAY ARE NOT SUCCESSFUL AND IS ADEQUATELY DOCUMENTED TO THE CITY, CITY WILL WORK WITH THE DEVELOPER ON A MUTUALLY AGREED UPON ALTERNATIVE. THESE ALTERNATIVES MAY INCLUDE, BUT ARE NOT LIMITED TO, TAPERS, OFFSET ROADWAY, AND/OR CONDEMNATION.

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

REV.:

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

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 53637 ZACH HILGART Date Signed 6/30/18 ARIZONA U.S.A. Expires 6/30/2019

TIERRA RICO

S.W.C. OF 171ST AVENUE & PEAK VIEW ROAD
SURPRISE, ARIZONA

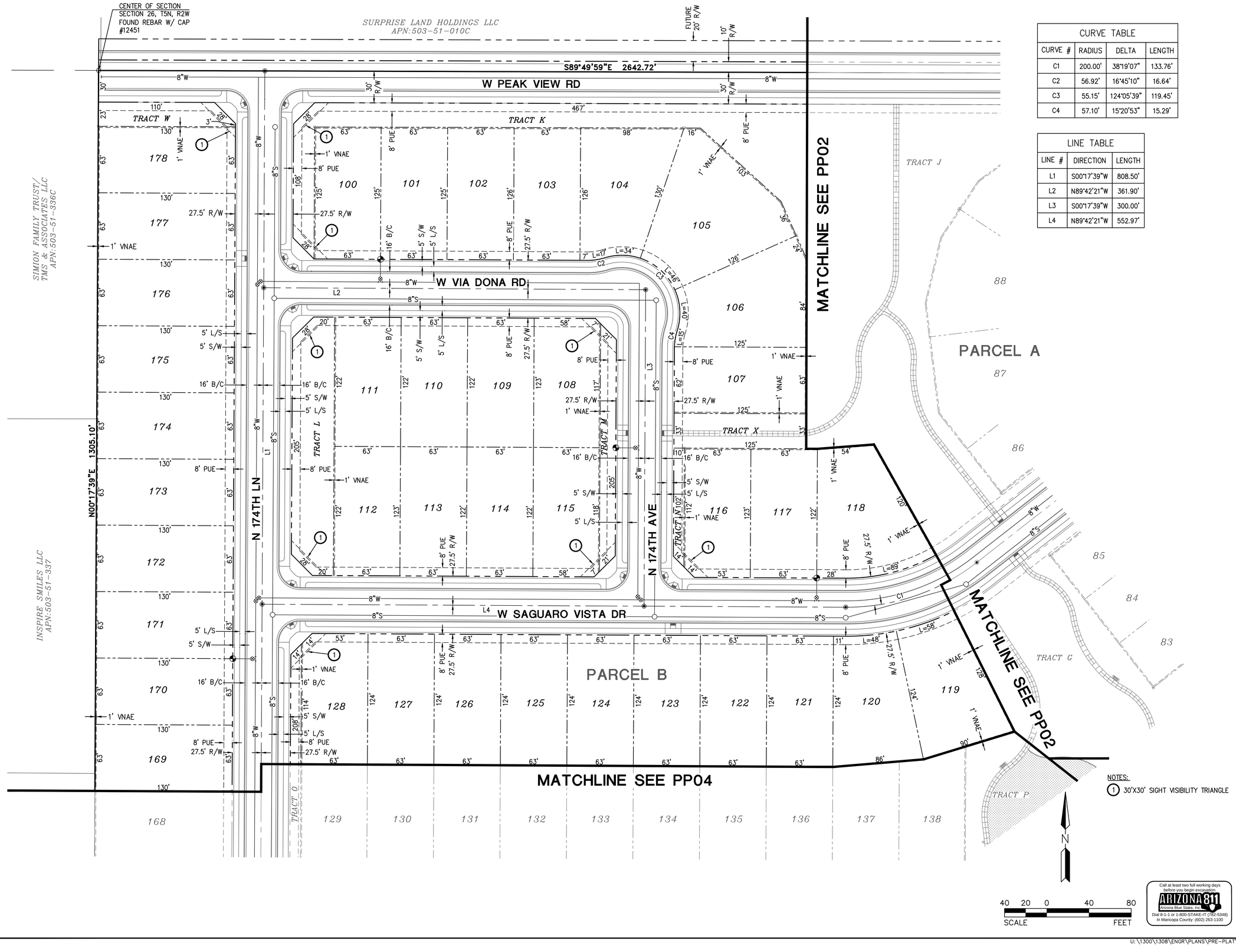
PRELIMINARY PLAT

HILGARTWILSON
PROJ NO.: 1308
DATE: MAY 2018
SCALE: N.T.S.
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

DWG. NO.
CV02
SHT. 2 OF 25

Copyright, HILGARTWILSON, 2018 – This plan document set is the sole property of HILGARTWILSON. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized HILGARTWILSON employees.

U:\1300\1308\ENGR\PLANS\PRE-PLAT\1308-CV02.dwg 5/11/2018 2:24 PM



CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	200.00'	38°19'07"	133.76'
C2	56.92'	16°45'10"	16.64'
C3	55.15'	124°05'39"	119.45'
C4	57.10'	15°20'53"	15.29'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°17'39"W	808.50'
L2	N89°42'21"W	361.90'
L3	S00°17'39"W	300.00'
L4	N89°42'21"W	552.97'

Copyright, HILGARTWILSON 2018 – This plan document set is the sole property of HILGARTWILSON. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized HILGARTWILSON employees.

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

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
53637
ZACH
HILGART
Date Signed
ARIZONA U.S.A.
Expires 6/30/2019

TIERRA RICO

S.W.C. OF 171ST AVENUE & PEAK VIEW ROAD
SURPRISE, ARIZONA

PRELIMINARY PLAT

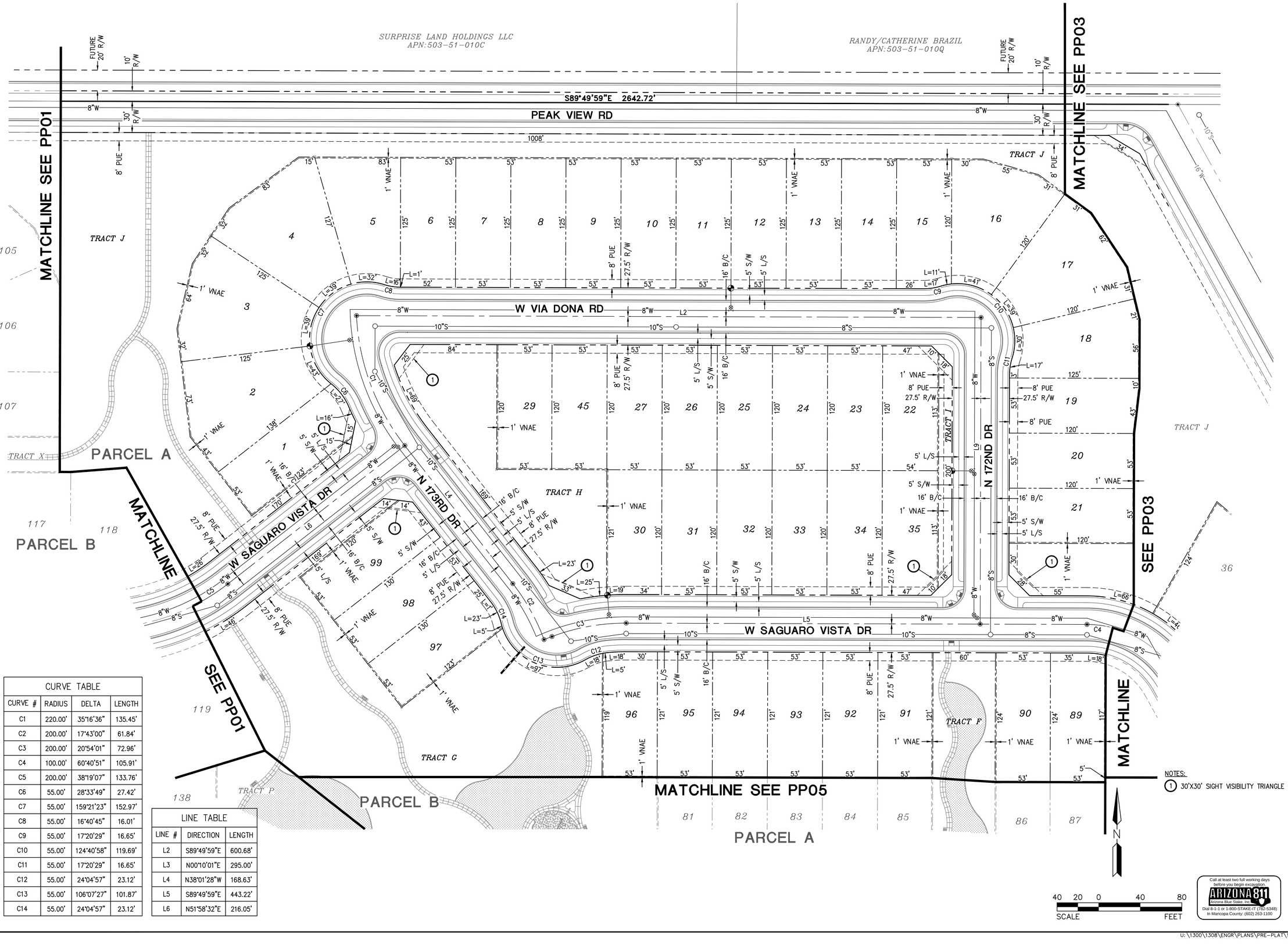
HILGARTWILSON
PROJ NO.: 1308
DATE: MAY 2018
SCALE: 1" = 40'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

DWG. NO.
PP01

SHT. 3 OF 25

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

U:\1300\1308\ENGR\PLANS\PRE-PLAT\1308-PP01.dwg 5/11/2018 2:24 PM



CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	220.00'	35°16'36"	135.45'
C2	200.00'	17°43'00"	61.84'
C3	200.00'	20°54'01"	72.96'
C4	100.00'	60°40'51"	105.91'
C5	200.00'	38°19'07"	133.76'
C6	55.00'	28°33'49"	27.42'
C7	55.00'	159°21'23"	152.97'
C8	55.00'	16°40'45"	16.01'
C9	55.00'	17°20'29"	16.65'
C10	55.00'	124°40'58"	119.69'
C11	55.00'	17°20'29"	16.65'
C12	55.00'	24°04'57"	23.12'
C13	55.00'	106°07'27"	101.87'
C14	55.00'	24°04'57"	23.12'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L2	S89°49'59"E	600.68'
L3	N00°10'01"E	295.00'
L4	N38°01'28"W	168.63'
L5	S89°49'59"E	443.22'
L6	N51°58'32"E	216.05'

Copyright, HILGARTWILSON, 2018 — This plan document set is the sole property of HILGARTWILSON. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized HILGARTWILSON employees.

REV.:

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

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 53637 ZACH HILGART Date Signed 6/30/2018 ARIZONA U.S.A. Expires 6/30/2019

TIERRA RICO

S.W.C. OF 171ST AVENUE & PEAK VIEW ROAD
SURPRISE, ARIZONA

PRELIMINARY PLAT

Call at least two full working days before you begin excavation.
ARIZONA 811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

HILGARTWILSON
PROJ NO.: 1308
DATE: MAY 2018
SCALE: 1" = 40'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

DWG. NO.
PP02

SHT. 4 OF 25

U:\1300\1308\ENGR\PLANS\PRE-PLAT\1308-PP02.dwg 5/11/2018 2:24 PM

RANDY/CATHERINE BRAZIL
APN:503-51-010Q

EAST QUARTER CORNER
SECTION 26, T5N, R2W
FOUND 2-1/2" G.L.O. BRASS CAP
STAMPED 1/4, S25, S26,
DATED 1916, UP 0.6'±

FLOOD ZONE

FUTURE 20' R/W

10' R/W

S89°49'59"E 2642.72'

W PEAK VIEW RD

30'

8"W

16"W

10"S

34'

30' R/W

8' PUE

MATCHLINE SEE PP02

17

18

19

20

21

SEE PP02

TRACT J

8' PUE

75' R/W

55' R/W

6' UNPAVED TRAIL

12' S/W

493'

L3

404 WASH

FLOOD ZONE

FLOODWAY

100' MULTI-USE TRAIL ESMT

15' INGRESS/EGRESS ESMT
PER DOCKET 13432,
PAGES 845 & 847

DOUGLAS L/NANCY JACOBS-HEATH
APN:503-51-131D
DOC. #99-1050274 MCR

N00°17'09"E 1306.54'

PARCEL A

TRACT Y

36

37

38

1" VNAE

67'

124'

22'

49'

46'

27.5' R/W

5' L/S

5' S/W

16' B/C

118'

144'

L1

L2

L4

L5

L6

L7

N TIERRA RICO LN

65' R/W

28'

8"W

8"S

10"S

16"W

C1

L=59'

N 172ND AVE

W SAGUARO VISTA DR

143'

TRACT A

TRACT E

MATCHLINE

MATCHLINE SEE PP06

SEE PP06

87

88

89

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	100.00'	60°40'51"	105.91'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S29°09'08"E	288.23'
L2	N60°50'52"E	266.13'
L3	S28°51'31"E	733.53'

NOTES:
1. 30'X30' SIGHT VISIBILITY TRIANGLE

N

40 20 0 40 80
SCALE FEET

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

REV.:

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

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO.
53637
ZACH
HILGART
Date Signed 4/30/18
ARIZONA U.S.A.
Expires 6/30/2019

TIERRA RICO

S.W.C. OF 171ST AVENUE & PEAK VIEW ROAD
SURPRISE, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON	
PROJ NO.:	1308
DATE:	MAY 2018
SCALE:	1" = 40'
DRAWN:	HW
DESIGNED:	HW
APPROVED:	ZH

DWG. NO.
PP03
SHT. 5 OF 25

Copyright, HILGARTWILSON, 2018 - This plan document set is the sole property of HILGARTWILSON. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized HILGARTWILSON employees.

U:\1300\1308\ENGR\PLANS\PRE-PLAT\1308-PP03.dwg 5/11/2018 2:24 PM

PARCEL B
MATCHLINE SEE PP01

PARCEL A

TRACT C

TRACT P

TRACT O

TRACT T

TRACT V

TRACT R

TRACT S

TRACT Q

N 174TH LN

N 174TH DR

N 173RD DR

N 173RD LN

W SUTHERLAND WY

W MONUMENT DR

W DALE LN

MATCHLINE SEE PP05

PARCEL A 57

PARCEL B

N00°17'39"E 1305.10'

S89°48'07"E 2642.90'

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C1	200.00'	22°14'40"	77.65'
C2	412.50'	22°14'40"	160.15'
C3	55.00'	17°18'34"	16.62'
C4	55.00'	124°39'03"	119.66'
C5	55.00'	17°20'29"	16.65'
C6	55.00'	24°04'57"	23.12'
C7	55.00'	122°46'48"	117.86'
C8	55.00'	15°19'50"	14.72'
C9	53.21'	17°55'48"	16.65'
C10	54.85'	125°16'17"	119.93'
C11	53.21'	17°55'48"	16.65'
C12	56.92'	16°45'10"	16.64'
C13	55.15'	124°05'39"	119.45'
C14	56.92'	16°45'10"	16.64'

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S00°17'39"W	808.50'
L2	N89°42'21"W	624.35'
L3	N68°02'59"E	13.25'
L4	S00°17'39"W	158.75'
L5	N89°42'21"W	516.03'
L6	S00°17'39"W	295.00'
L7	S00°17'39"W	200.77'

404 WASH

2 – 10'X6' RCBC

657'

EX. 30' ROW PER BOOK 1255, PAGE 37

EX. 33' ROW PER DOCKET 3529, PAGE 217

EX. 30' ROW PER BOOK 1255, PAGE 37

EX. 8' PUE PER BK 1255, PG 37

13.5' R/W

SOUTH QUARTER CORNER
SECTION 26, T5N, R2W
FOUND 2" IRON PIPE W/
REBAR & CAP (ILLEGIBLE)

GILBERT/FRANCES ROMERO
APN:503-51-176

EUGENE/VALERIE ROLLIN
APN:503-51-009U

JOHN/JOANNA HARRISON
APN:503-51-009V

PATRICK FORREST
APN:503-51-971

NOTES:
1. 30'X30' SIGHT VISIBILITY TRIANGLE

40 20 0 40 80
SCALE FEET

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

Copyright; HILGARTWILSON, 2018 — This plan document set is the sole property of HILGARTWILSON. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized HILGARTWILSON employees.

REV.:

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

REGISTERED PROFESSIONAL ENGINEER (CERTIFICATE NO.)
53637
ZACH
HILGART
Date Signed 5/10/18
ARIZONA U.S.A.
Expires 6/30/2019

TIERRA RICO
S.W.C. OF 171ST AVENUE & PEAK VIEW ROAD
SURPRISE, ARIZONA

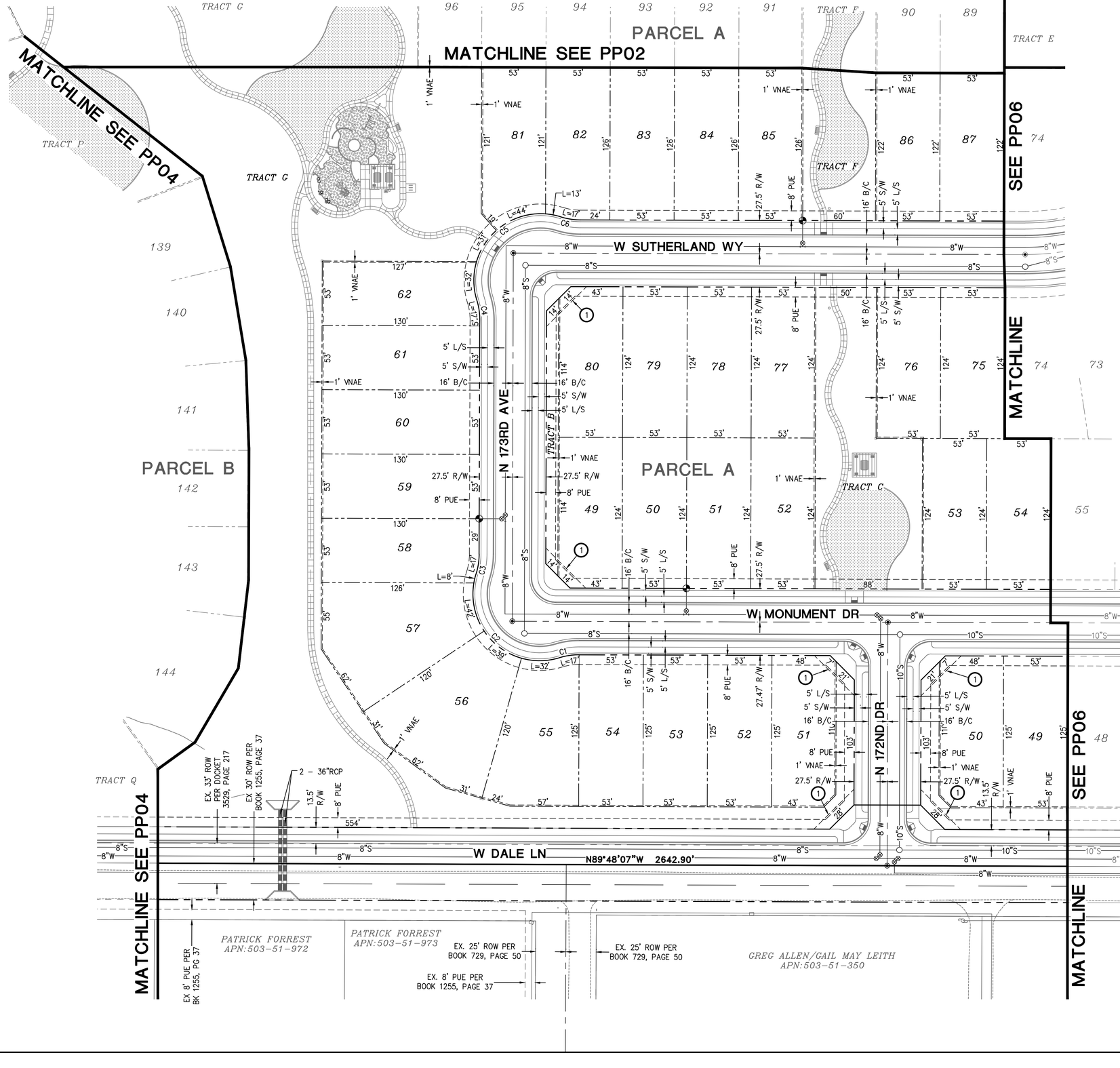
PRELIMINARY PLAT

HILGARTWILSON
PROJ NO.: 1308
DATE: MAY 2018
SCALE: 1" = 40'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

DWG. NO.
PP04

SHT. 6 OF 25

U:\1300\1308\ENGR\PLANS\PRE-PLAT\1308-PP04.dwg 5/11/2018 2:41 PM



CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	55.00'	17°20'29"	16.65'
C2	55.00'	124°40'58"	119.69'
C3	55.00'	17°20'29"	16.65'
C4	55.00'	17°20'29"	16.65'
C5	55.00'	124°40'58"	119.69'
C6	55.00'	17°20'29"	16.65'

NOTES:

1. 30'X30' SIGHT VISIBILITY TRIANGLE

40 20 0 40 80
SCALE FEET

Call at least two full working days before you begin excavation.
ARIZONA 811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

Copyright, HILGARTWILSON, 2018 - This plan document set is the sole property of HILGARTWILSON. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized HILGARTWILSON employees.

REV.:

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

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 53637 ZACH HILGART 6/30/18 Date Signed ARIZONA U.S.A. Expires 6/30/2019

TIERRA RICO

S.W.C. OF 171ST AVENUE & PEAK VIEW ROAD
SURPRISE, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON
PROJ NO.: 1308
DATE: MAY 2018
SCALE: 1" = 40'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

DWG. NO.
PP05
SHT. 7 OF 25

U:\1300\1308\ENGR\PLANS\PRE-PLAT\1308-PP05.dwg 5/11/2018 2:43 PM

MATCHLINE SEE PP03

MATCHLINE SEE PP05

MATCHLINE SEE PP07

MATCHLINE SEE PP08

W SAGUARO VISTA DR

W SUTHERLAND WY

N 172ND AVE

W MONUMENT DR

W DALE LN

N TIERRA RICO LN

TRACT E

TRACT D

TRACT Y

TRACT A

PARCEL A

404 WASH

FLOODWAY

FLOOD ZONE

6' UNPAVED TRAIL

100' MULTI-USE TRAIL ESMT

20' INGRESS/EGRESS ESMT PER DOC NO. 88-079940, 88-079941, 88-079942, 88-079943, 88-079944, 88-079945, 88-079946

15' INGRESS/EGRESS ESMT PER DOCKET 13432, PAGES 845 & 847

APN:503-51-131D
DOC. #99-1050274
MCR

EX. 30' ROW PER BOOK 1255, PAGE 37

EX. 33' ROW PER DOCKET 3529, PAGE 217

2 - 36"RCP

NEW CENTURY INC
APN:503-51-351

LEROY/SHIRLEY ZADDACK
APN:503-51-942

LARRY D KLINGER
APN:503-51-941

S89°48'07"E 2642.90'

S00°17'09"W 1306.54'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	200.00'	29°19'09"	102.34'
C2	200.00'	29°19'09"	102.34'
C3	512.38'	11°38'50"	104.16'
C4	250.00'	41°04'53"	179.25'
C5	55.00'	17°20'29"	16.65'
C6	55.00'	124°40'58"	119.69'
C7	55.00'	17°20'29"	16.65'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°49'59"E	640.41'
L2	S29°09'08"E	288.23'
L3	S00°10'01"W	204.54'
L4	N60°50'52"E	69.60'
L5	S89°49'59"E	422.04'
L6	S28°51'31"E	274.63'
L7	S40°47'43"E	636.55'

NOTES:

1. 30'X30' SIGHT VISIBILITY TRIANGLE

SOUTHEAST CORNER
SECTION 26, T5N, R2W
FOUND 2" MARICOPA COUNTY
ALUMINUM CAP, STAMPED
T5N, R2W, S25, S26, S35, S36,
LS 21782, DATED 2002,
DOWN 0.5'±

SCALE: 40 20 0 40 80 FEET

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

REV.:

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

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO.
53637
ZACH
HILGART
Date Signed 5/10/18
ARIZONA U.S.A.
Expires 6/30/2019

TIERRA RICO

S.W.C. OF 171ST AVENUE & PEAK VIEW ROAD
SURPRISE, ARIZONA

PRELIMINARY PLAT

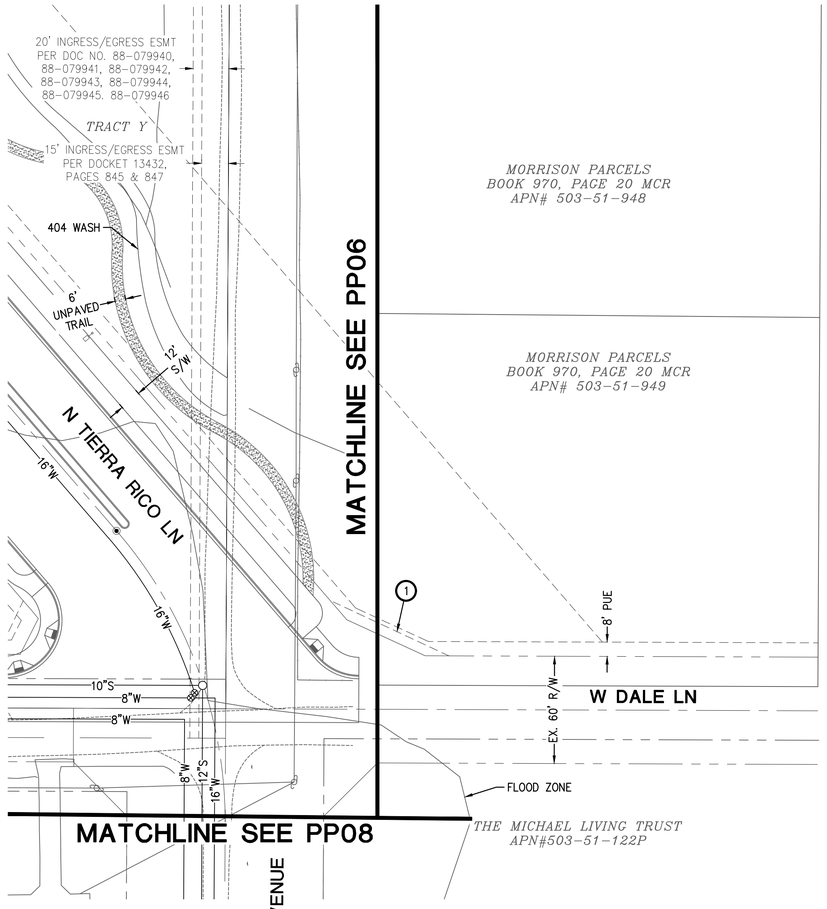
HILGARTWILSON
PROJ NO.: 1308
DATE: MAY 2018
SCALE: 1" = 40'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

DWG. NO.
PP06

SHT. 8 OF 25

Copyright, HILGARTWILSON, 2018 — This plan document set is the sole property of HILGARTWILSON. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized HILGARTWILSON employees.

U:\1300\1308\ENGR\PLANS\PRE-PLAT\1308-PP06.dwg 5/11/2018 2:25 PM



SOUTHEAST CORNER
SECTION 26, T5N, R2W
FOUND 2" MARICOPA COUNTY
ALUMINUM CAP, STAMPED
T5N, R2W, S25, S26, S35, S36,
LS 21782, DATED 2002,
DOWN 0.5'±

NOTES:

1. 30'X30' SIGHT VISIBILITY TRIANGLE

N

40 20 0 40 80
SCALE FEET

Call at least two full working days before you begin excavation.
ARIZONA811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

REV.:

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

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO.
53637
ZACH
HILGART
Date Signed 6/30/18
ARIZONA U.S.A.
Expires 6/30/2019

TIERRA RICO

S.W.C. OF 171ST AVENUE & PEAK VIEW ROAD
SURPRISE, ARIZONA

PRELIMINARY PLAT

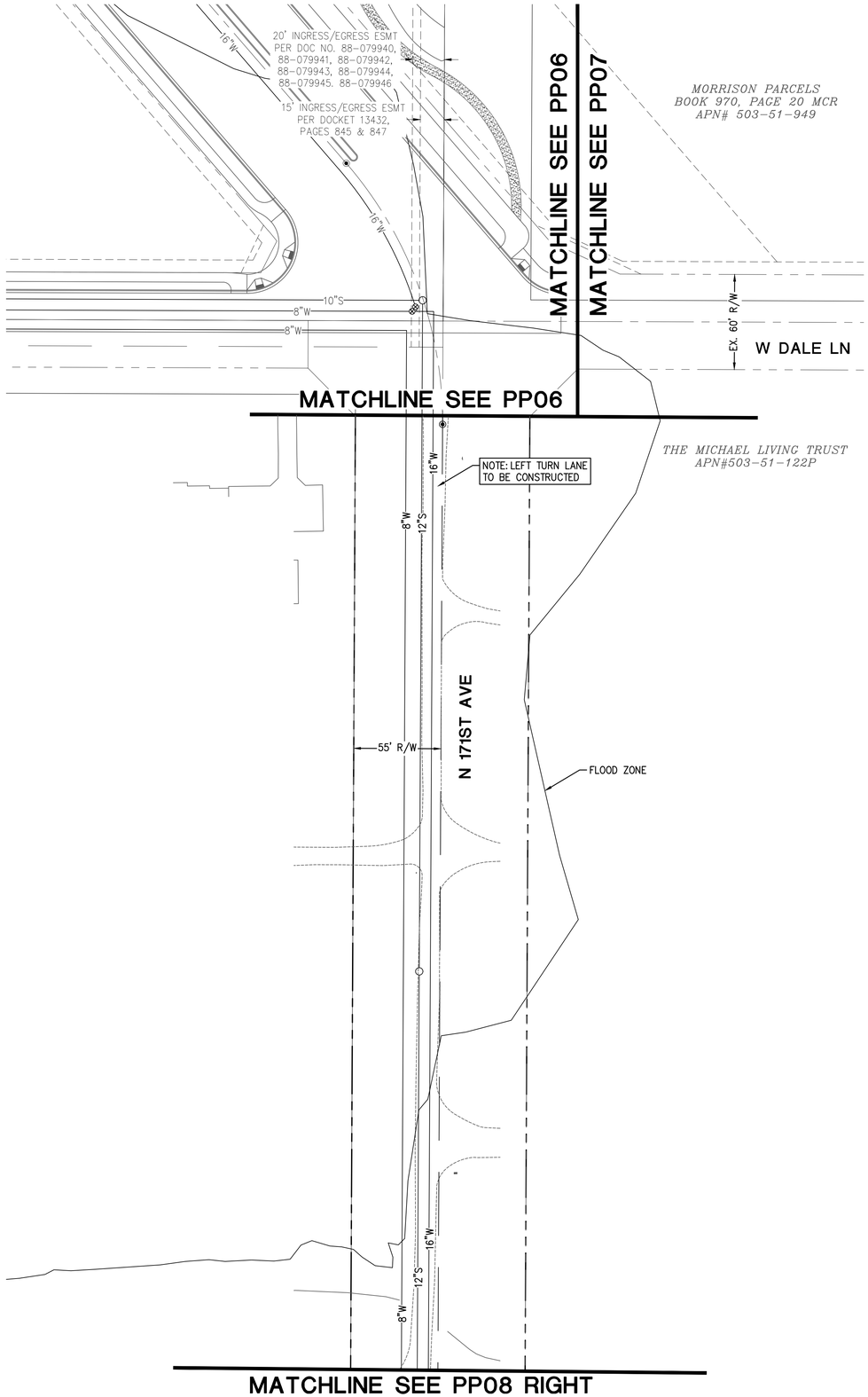
HILGARTWILSON
PROJ NO.: 1308
DATE: MAY 2018
SCALE: 1" = 40'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

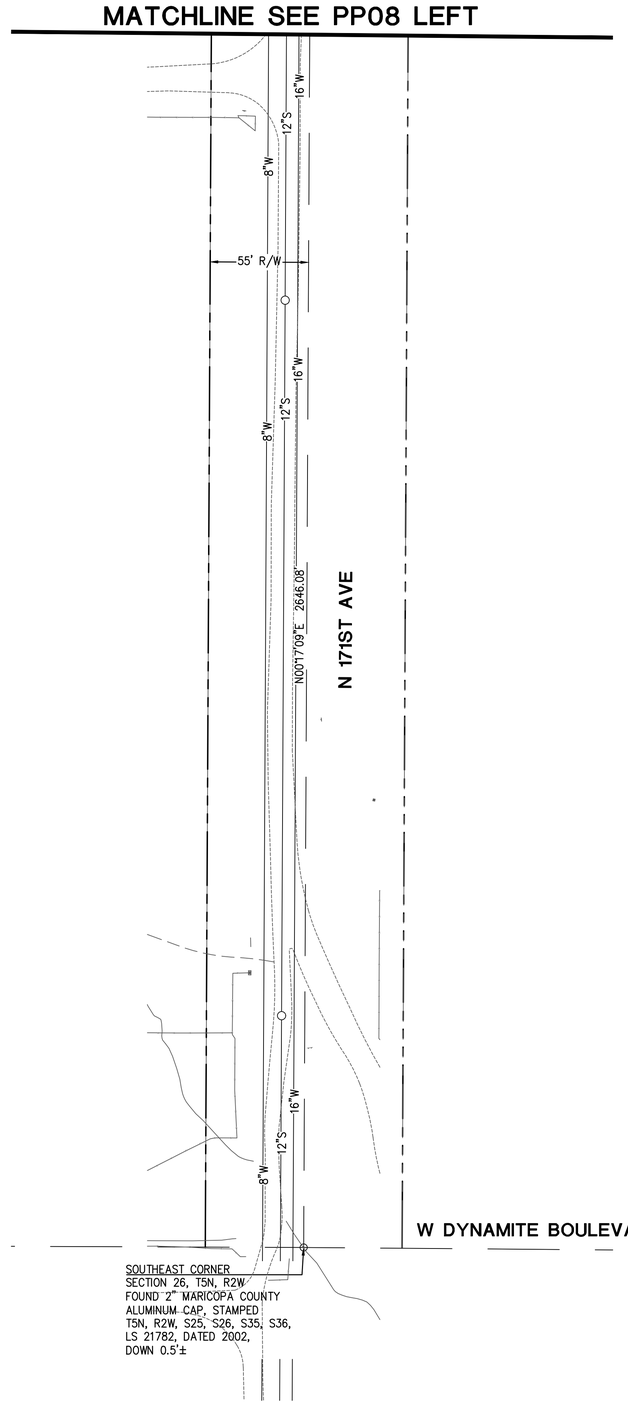
DWG. NO.
PP07

SHT. 9 OF 25

Copyright, HILGARTWILSON, 2018 — This plan document set is the sole property of HILGARTWILSON. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized HILGARTWILSON employees.

U:\1300\1308\ENGR\PLANS\PRE-PLAT\1308-PP07.dwg 5/11/2018 2:25 PM





N

40 20 0 40 80
SCALE FEET

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

REV.:

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

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
53637
ZACH
HILGART
Date Signed 6/30/18
ARIZONA U.S.A.
Expires 6/30/2019

TIERRA RICO

S.W.C. OF 171ST AVENUE & PEAK VIEW ROAD
SURPRISE, ARIZONA

PRELIMINARY PLAT

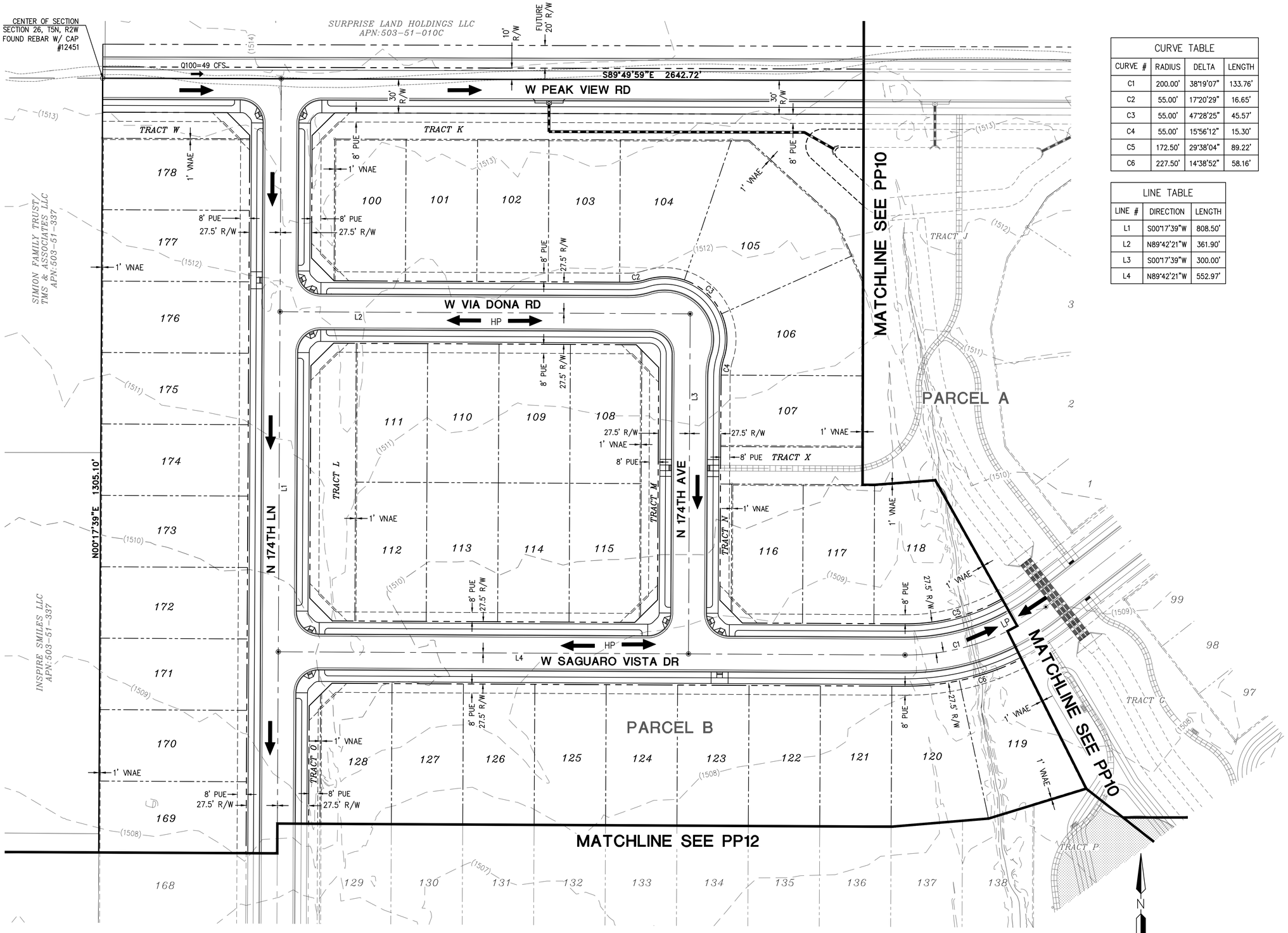
HILGARTWILSON

PROJ NO.:	1308
DATE:	MAY 2018
SCALE:	1" = 40'
DRAWN:	HW
DESIGNED:	HW
APPROVED:	ZH

DWG. NO.
PP08
SHT. 10 OF 25

Copyright, HILGARTWILSON, 2018 — This plan document set is the sole property of HILGARTWILSON. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized HILGARTWILSON employees.

U:\1300\1308\ENGR\PLANS\PRE-PLAT\1308-PP08.dwg 5/11/2018 2:25 PM



CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	200.00'	38°19'07"	133.76'
C2	55.00'	17°20'29"	16.65'
C3	55.00'	47°28'25"	45.57'
C4	55.00'	15°56'12"	15.30'
C5	172.50'	29°38'04"	89.22'
C6	227.50'	14°38'52"	58.16'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°17'39"W	808.50'
L2	N89°42'21"W	361.90'
L3	S00°17'39"W	300.00'
L4	N89°42'21"W	552.97'

REV.:

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

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 53637 ZACH HILGART Date Signed 6/30/18 ARIZONA U.S.A. Expires 6/30/2019

TIERRA RICO

S.W.C. OF 171ST AVENUE & PEAK VIEW ROAD
SURPRISE, ARIZONA

PRELIMINARY GRADING PLAN

HILGARTWILSON
PROJ NO.: 1308
DATE: MAY 2018
SCALE: 1" = 40'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

DWG. NO.
PP09

SHT. 11 OF 25

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

Copyright, HILGARTWILSON 2018 - This plan document set is the sole property of HILGARTWILSON. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized HILGARTWILSON employees.

U:\1300\1308\ENGR\PLANS\PRE-PLAT\1308-PP09.dwg 5/11/2018 2:26 PM

SURPRISE LAND HOLDINGS LLC
APN:503-51-010C

RANDY/CATHERINE BRAZIL
APN:503-51-010Q

Q100=80 CFS

Q100=74 CFS

FUTURE 20' R/W

10' R/W

S89°49'59"E 2642.72'

W PEAK VIEW ROAD

30' R/W

30' R/W

8' PUE

1' VNAE

MATCHLINE SEE PP09

TRACT J

TRACT X

PARCEL A

PARCEL B

W VIA DONA RD

HP

L2

8' PUE
27.5' R/W

1' VNAE

C1

C6

C9

C10

C11

L3

N 172ND DR

MATCHLINE SEE PP11

TRACT H

TRACT L

TRACT J

W SAGUARO VISTA DR

L4 N 173RD AVE

L5

L6

L7

C2

C3

C4

C5

C12

C13

C14

C15

3-36" RCP
STORM DRAIN

MATCHLINE

SEE PP09

BASIN RB-5
HWE=1505.00
BOT=1502.00
Vr=18,660 CF
Vp=19,427 CF

TRACT C

TRACT F

TRACT E

TRACT P

MATCHLINE SEE PP13

PARCEL B

PARCEL A

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 86 87 88 89 90 91 92 93 94 95 96 97 98 99 105 106 107 117 118 119 138

(1512) (1511) (1510) (1509) (1508) (1507) (1506) (1505)

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	220.00'	35°16'36"	135.45'
C2	200.00'	17°43'00"	61.84'
C3	200.00'	20°54'01"	72.96'
C4	100.00'	60°40'51"	105.91'
C5	200.00'	38°19'07"	133.76'
C6	55.00'	16°40'45"	16.01'
C7	55.00'	40°29'45"	38.87'
C8	55.00'	28°33'49"	27.42'
C9	55.00'	17°20'29"	16.65'
C11	55.00'	17°20'29"	16.65'
C12	172.50'	5°48'47"	17.50'
C13	55.00'	18°29'50"	17.76'
C14	55.00'	101°08'19"	97.09'
C15	55.00'	24°04'57"	23.12'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L2	S89°49'59"E	600.68'
L3	N00°10'01"E	295.00'
L4	N38°01'28"W	168.63'
L5	S89°49'59"E	443.22'
L6	N51°58'32"E	216.05'
L7	S69°16'00"W	8.16'

40 20 0 40 80
SCALE FEET

N

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

REV.:

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

REGISTERED PROFESSIONAL ENGINEER (CERTIFICATE NO.)
53637
ZACH
HILGART
Date Signed 6/30/18
ARIZONA U.S.A.
Expires 6/30/2019

TIERRA RICO

S.W.C. OF 171ST AVENUE & PEAK VIEW ROAD
SURPRISE, ARIZONA

PRELIMINARY GRADING PLAN

HILGARTWILSON
PROJ NO.: 1308
DATE: MAY 2018
SCALE: 1" = 40'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

DWG. NO.
PP10

SHT. 12 OF 25

U:\1300\1308\ENGR\PLANS\PRE-PLAT\1308-PP10.dwg 5/11/2018 2:26 PM

Copyright, HILGARTWILSON, 2018 - This plan document set is the sole property of HILGARTWILSON. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized HILGARTWILSON employees.

EAST QUARTER CORNER
SECTION 26, T5N, R2W
FOUND 2-1/2" G.L.O. BRASS CAP
STAMPED 1/4, S25, S26,
DATED 1916, UP 0.6'±

RANDY/CATHERINE BRAZIL
APN:503-51-010Q

Q100=74 CFS
Q100=440 CFS
Q100=280 CFS
FLOOD ZONE
FUTURE 20' R/W
10' R/W
S89°49'59"E 2642.72'
W PEAK VIEW RD
8' PUE
30' R/W
FLOODWAY
FLOOD ZONE
FLOODWAY
FLOOD ZONE

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	100.00'	60°40'51"	105.91'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S29°09'08"E	288.23'
L2	S60°50'52"W	266.13'
L3	S28°51'31"E	733.53'

N TIERRA RICO LN
75' R/W
8' PUE
6' UNPAVED TRAIL
12' S/W
L3
55' R/W
18' PUE
100' MULTI-USE TRAIL ESMT
65' R/W
8' PUE
404 WASH
15' INGRESS/EGRESS ESMT
PER DOCKET 13432,
PAGES 845 & 847
S00°17'09"W 1306.54'
APN:503-51-131D
DOC. #99-1050274 MCR
TRACT Y
TRACT J
PARCEL A
1' VNAE
36
37
2-36" RCP STORM DRAIN
C1
27.5' R/W
8' PUE
N 172ND AVE
L1
W SAGUARO VISTA DR
L2
TRACT E
TRACT A
38
MATCHLINE SEE PP10
MATCHLINE SEE PP14
SEE PP14
MATCHLINE
17
18
19
20
21
89
87
88

N

40 20 0 40 80
SCALE FEET

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

REV.:

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

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO.
53637
ZACH
HILGART
Date Signed 6/30/18
ARIZONA U.S.A.
Expires 6/30/2019

TIERRA RICO

S.W.C. OF 171ST AVENUE & PEAK VIEW ROAD
SURPRISE, ARIZONA

PRELIMINARY GRADING PLAN

HILGARTWILSON
PROJ NO.: 1308
DATE: MAY 2018
SCALE: 1" = 40'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

DWG. NO.
PP11
SHT. 13 OF 25

Copyright, HILGARTWILSON 2018 - This plan document set is the sole property of HILGARTWILSON. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized HILGARTWILSON employees.

U:\1300\1308\ENGR\PLANS\PRE-PLAT\1308-PP11.dwg 5/11/2018 2:26 PM

PARCEL B
MATCHLINE SEE PP09

PARCEL A

N 174TH LN

W SUTHERLAND WY

N 174TH DR

N 173RD DR

N 173RD LN

W MONUMENT DR

W DALE LN

SEE PP13 MATCHLINE

TRACT V

TRACT P

TRACT C

TRACT O

TRACT U

TRACT T

TRACT S

TRACT R

TRACT Q

BASIN RB-1
HWE=1503.00
BOT=1500.00
Vr=27,371 CF
Vp=34,314 CF

BASIN RB-2
HWE=1502.00
BOT=1499.00
Vr=8,636 CF
Vp=15,795 CF

BASIN RB-3
HWE=1505.00
BOT=1502.00
Vr=26,730 CF
Vp=30,180 CF

BASIN RB-4
HWE=1502.00
BOT=1499.00
Vr=9,480 CF
Vp=11,041 CF

FLOOD ZONE

FLOODWAY

Q100=580 CFS

404 WASH

2 – 10'X6' RCBC

GILBERT/FRANCES ROMERO
APN:503-51-176

EUGENE/VALERIE ROLLIN
APN:503-51-009U

JOHN/JOANNA HARRISON
APN:503-51-009V

PATRICK FORREST
APN:503-51-971

N00°17'39"E 1305.10'

S89°48'07"E 2642.90'

EX. 30' ROW PER BOOK 1255, PAGE 37

EX. 33' ROW PER DOCKET 3529, PAGE 217

8' PUE PER BK 1255, PG 37

SOUTH QUARTER CORNER
SECTION 26, T5N, R2W
FOUND 2" IRON PIPE W/
REBAR & CAP (ILLEGIBLE)

SCALE: 1" = 40' (40 20 0 40 80 FEET)

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°17'39"W	808.50'
L2	N89°42'21"W	624.35'
L3	N68°02'59"E	13.25'
L4	S00°17'39"W	158.75'
L5	N89°42'21"W	516.03'
L6	S00°17'39"W	295.00'
L7	S00°17'39"W	200.77'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	200.00'	22°14'40"	77.65'
C2	412.50'	22°14'40"	160.15'
C3	55.00'	20°58'16"	20.13'
C4	55.00'	83°34'53"	80.23'
C5	55.00'	15°19'50"	14.72'
C6	55.00'	17°20'29"	16.65'
C7	55.00'	47°28'25"	45.57'
C8	55.00'	17°20'29"	16.65'
C9	55.00'	17°20'29"	16.65'
C10	55.00'	86°37'56"	83.16'
C11	55.00'	17°20'29"	16.65'
C12	55.00'	17°18'34"	16.62'
C13	55.00'	83°42'37"	80.36'
C14	55.00'	17°20'29"	16.65'

Call at least two full working days before you begin excavation.
ARIZONA 811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

REV.:

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

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO.
53637
ZACH
HILGART
Date Signed
ARIZONA U.S.A.
Expires 6/30/2019

TIERRA RICO
S.W.C. OF 171ST AVENUE & PEAK VIEW ROAD
SURPRISE, ARIZONA

PRELIMINARY GRADING PLAN

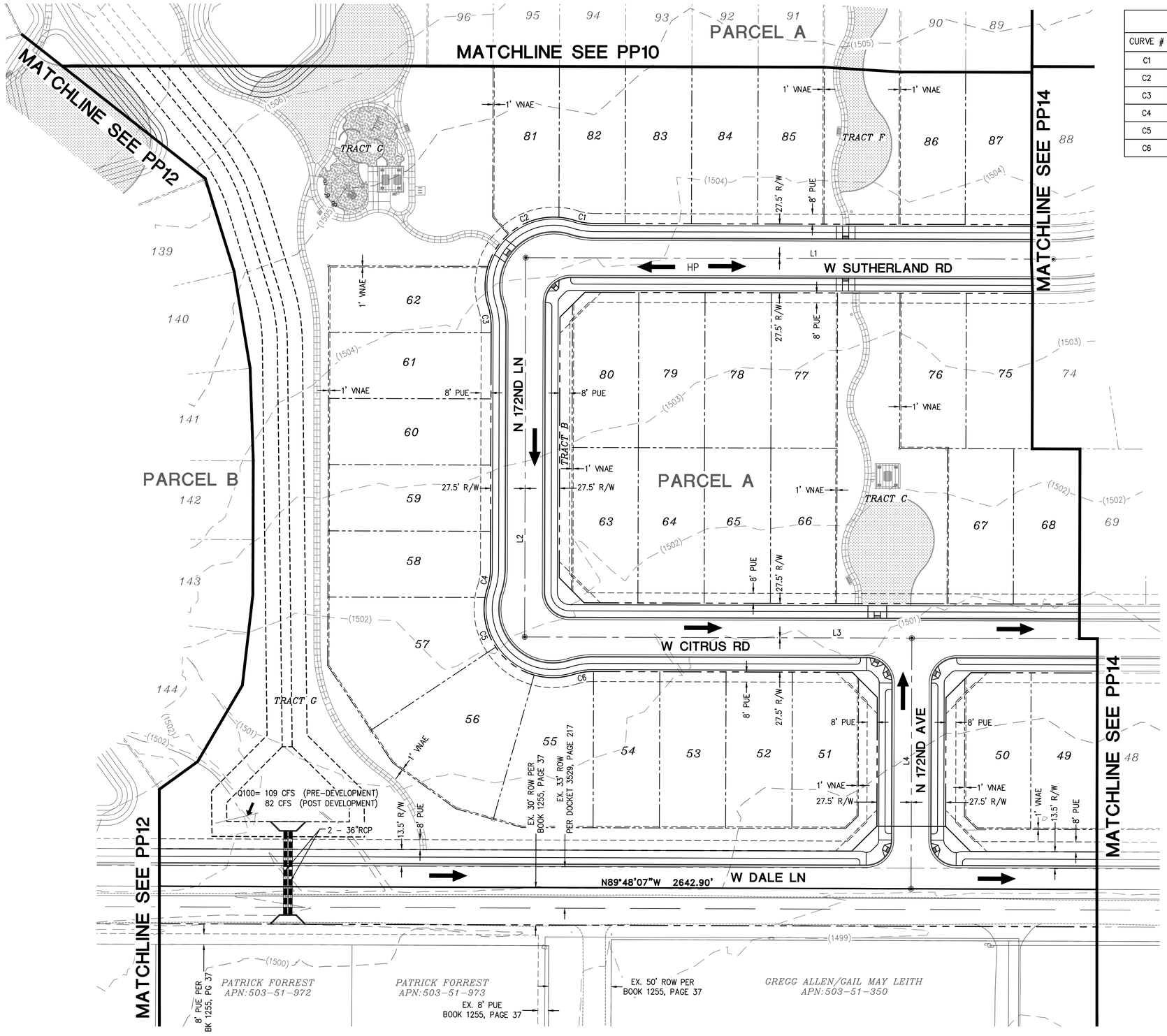
HILGARTWILSON
PROJ NO.: 1308
DATE: MAY 2018
SCALE: 1" = 40'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

DWG. NO.
PP12

SHT. 14 OF 25

Copyright, HILGARTWILSON, 2018 — This plan document set is the sole property of HILGARTWILSON. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized HILGARTWILSON employees.

U:\1300\1308\ENGR\PLANS\PRE-PLAT\1308-PP12.dwg 5/11/2018 2:26 PM



CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	55.00'	17°20'29"	16.65'
C2	55.00'	45°51'15"	44.02'
C3	55.00'	17°20'29"	16.65'
C4	55.00'	17°20'29"	16.65'
C5	55.00'	43°15'59"	41.53'
C6	55.00'	17°15'32"	16.57'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°49'59"E	422.04'
L2	S00°10'01"W	303.56'
L3	S89°49'59"E	640.41'
L4	S00°10'01"W	200.64'

SCALE 40 20 0 40 80 FEET

Call at least two full working days before you begin excavation. ARIZONA811 Arizona Blue Stake, Inc. Dial 8-1-1 or 1-800-STAKE-IT (782-5348) In Maricopa County: (602) 263-1100

REV.:

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

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 53637 ZACH HILGART 6/30/18 Date Signed Approved ARIZONA U.S.A. Expires 6/30/2019

TIERRA RICO

S.W.C. OF 171ST AVENUE & PEAK VIEW ROAD
SURPRISE, ARIZONA

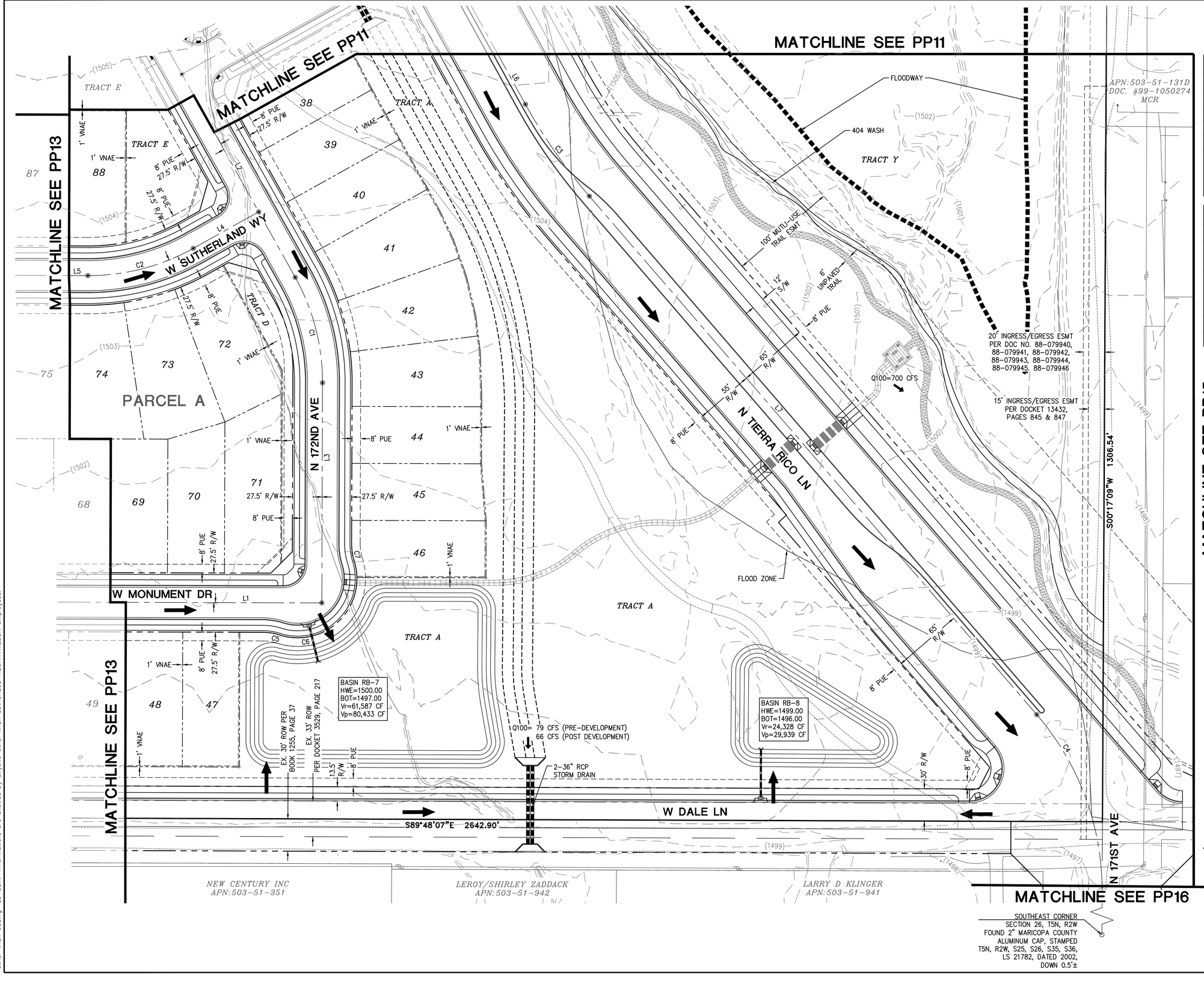
PRELIMINARY GRADING PLAN

HILGARTWILSON
PROJ NO.: 1308
DATE: MAY 2018
SCALE: 1" = 40'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

DWG. NO.
PP13
SHT. 15 OF 25

Copyright, HILGARTWILSON, 2018 — This plan document set is the sole property of HILGARTWILSON. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized HILGARTWILSON employees.

U:\1300\1308\ENGR\PLANS\PRE-PLAT\1308-PP13.dwg 5/11/2018 2:26 PM



CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	200.00'	29°19'09"	102.34'
C2	200.00'	29°19'09"	102.34'
C3	512.38'	11°38'50"	104.16'
C4	250.00'	41°04'53"	179.25'
C5	55.00'	17°20'29"	16.65'
C6	55.00'	108°38'17"	104.29'
C7	55.00'	17°20'29"	16.65'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°49'59"E	640.41'
L2	S29°09'08"E	288.23'
L3	S00°10'01"W	204.54'
L4	N60°50'52"E	69.60'
L5	S89°49'59"E	422.04'
L6	S28°51'31"E	733.53'
L7	S40°47'43"E	636.55'

REV.:

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

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 53637 ZACH HILGART Date Signed 5/11/18 ARIZONA U.S.A. Expires 6/30/2019

TIERRA RICO

S.W.C. OF 171ST AVENUE & PEAK VIEW ROAD
SURPRISE, ARIZONA

PRELIMINARY GRADING PLAN

HILGARTWILSON

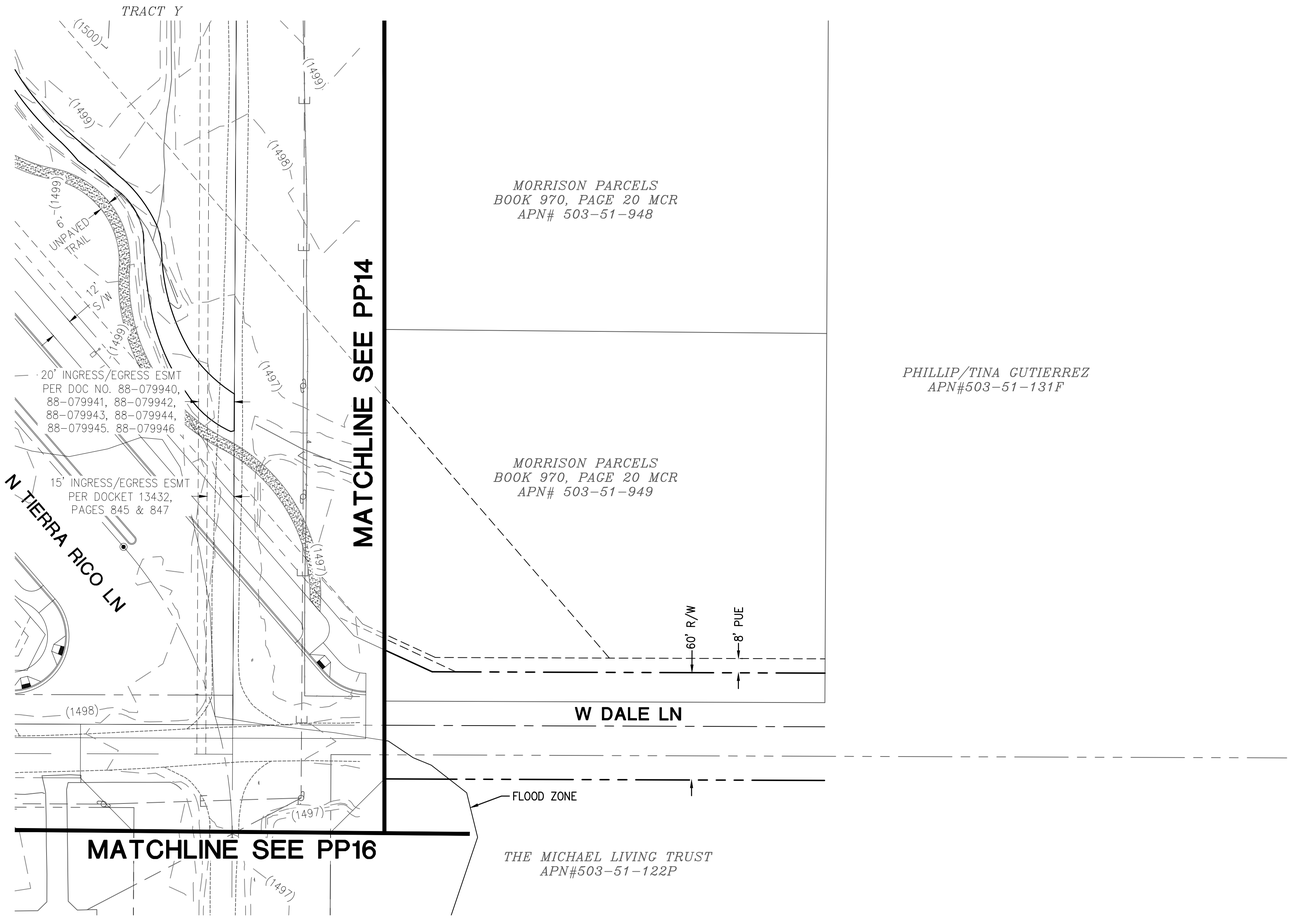
PROJ NO.:	1308
DATE:	MAY 2018
SCALE:	1" = 40'
DRAWN:	HW
DESIGNED:	HW
APPROVED:	ZH

DWG. NO.
PP14
SHT. 16 OF 25

Call at least two full working days before you begin excavation. ARIZONA811 Arizona Blue Stake, Inc. Dial 8-1-1 or 1-800-STAKE-IT (782-5348) In Maricopa County: (602) 263-1100

Copyright, HILGARTWILSON, 2018 — This plan document set is the sole property of HILGARTWILSON. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized HILGARTWILSON employees.

U:\1300\1308\ENGR\PLANS\PRE-PLAT\1308-PP14.dwg 5/11/2018 2:26 PM



N

40 20 0 40 80
SCALE FEET

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

REV.:

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

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO.
53637
ZACH
HILGART
Date Signed 4/30/18
ARIZONA U.S.A.
Expires 6/30/2019

TIERRA RICO

S.W.C. OF 171ST AVENUE & PEAK VIEW ROAD
SURPRISE, ARIZONA

PRELIMINARY GRADING PLAN

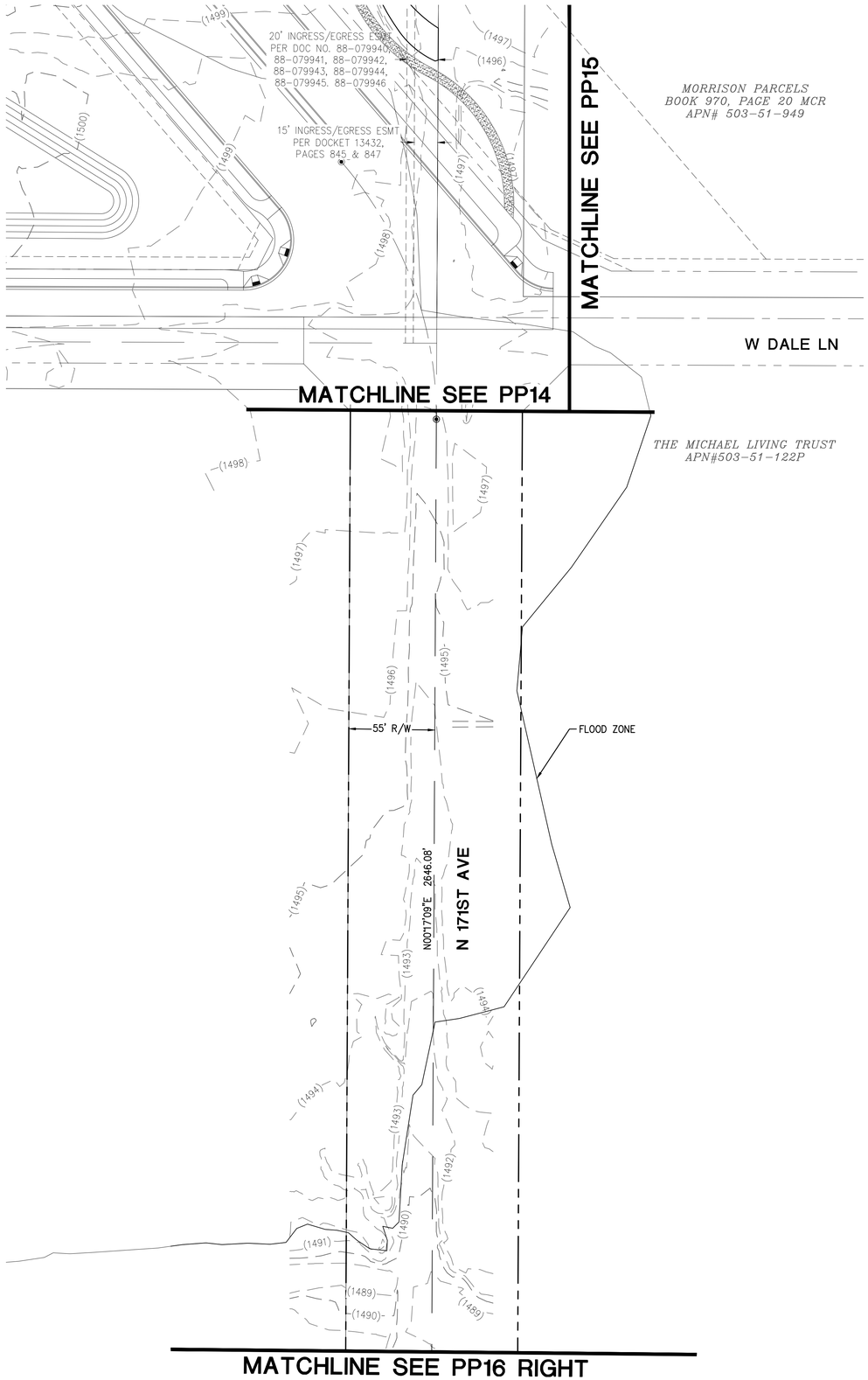
HILGARTWILSON
PROJ NO.: 1308
DATE: MAY 2018
SCALE: 1" = 40'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

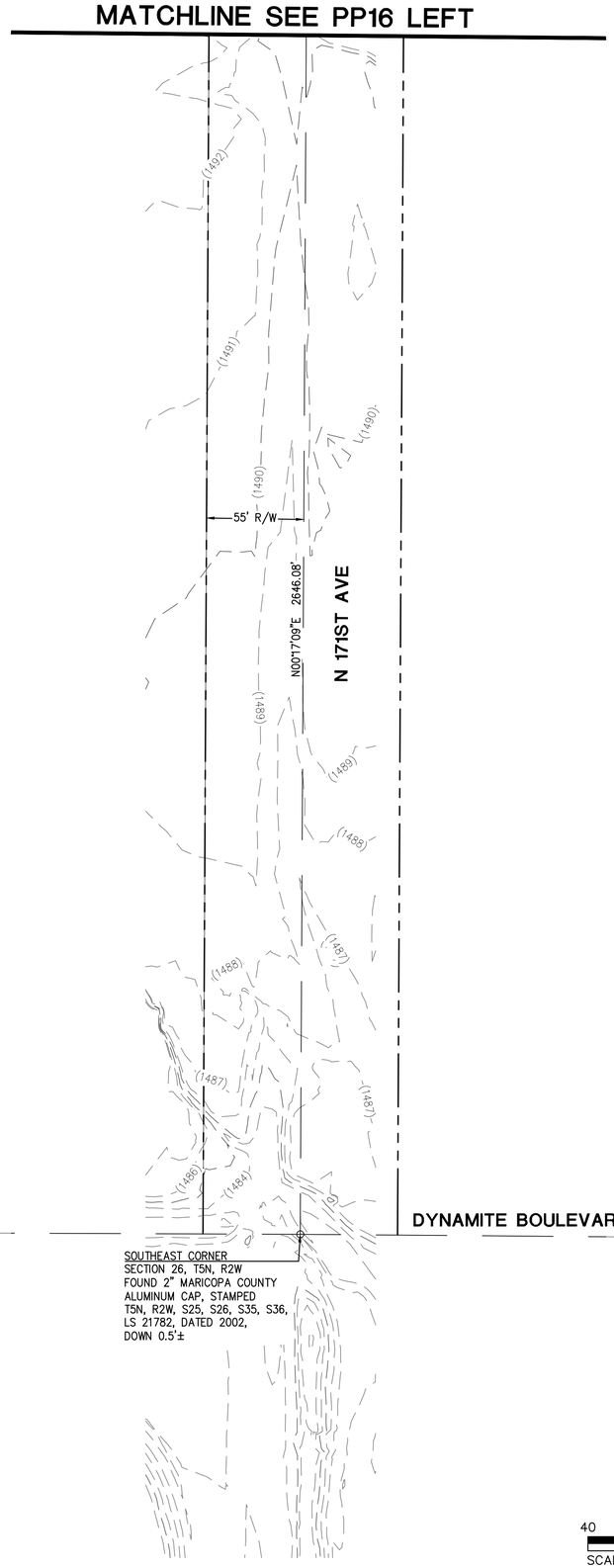
DWG. NO.
PP15

SHT. 17 OF 25

U:\1300\1308\ENGR\PLANS\PRE-PLAT\1308-PP15.dwg 5/11/2018 2:27 PM

Copyright, HILGARTWILSON, 2018 - This plan document set is the sole property of HILGARTWILSON. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized HILGARTWILSON employees.





N

40 20 0 40 80
SCALE FEET

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

REV.:

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

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO.
53637
ZACH
HILGART
Date Signed 6/30/18
ARIZONA U.S.A.
Expires 6/30/2019

TIERRA RICO

S.W.C. OF 171ST AVENUE & PEAK VIEW ROAD
SURPRISE, ARIZONA

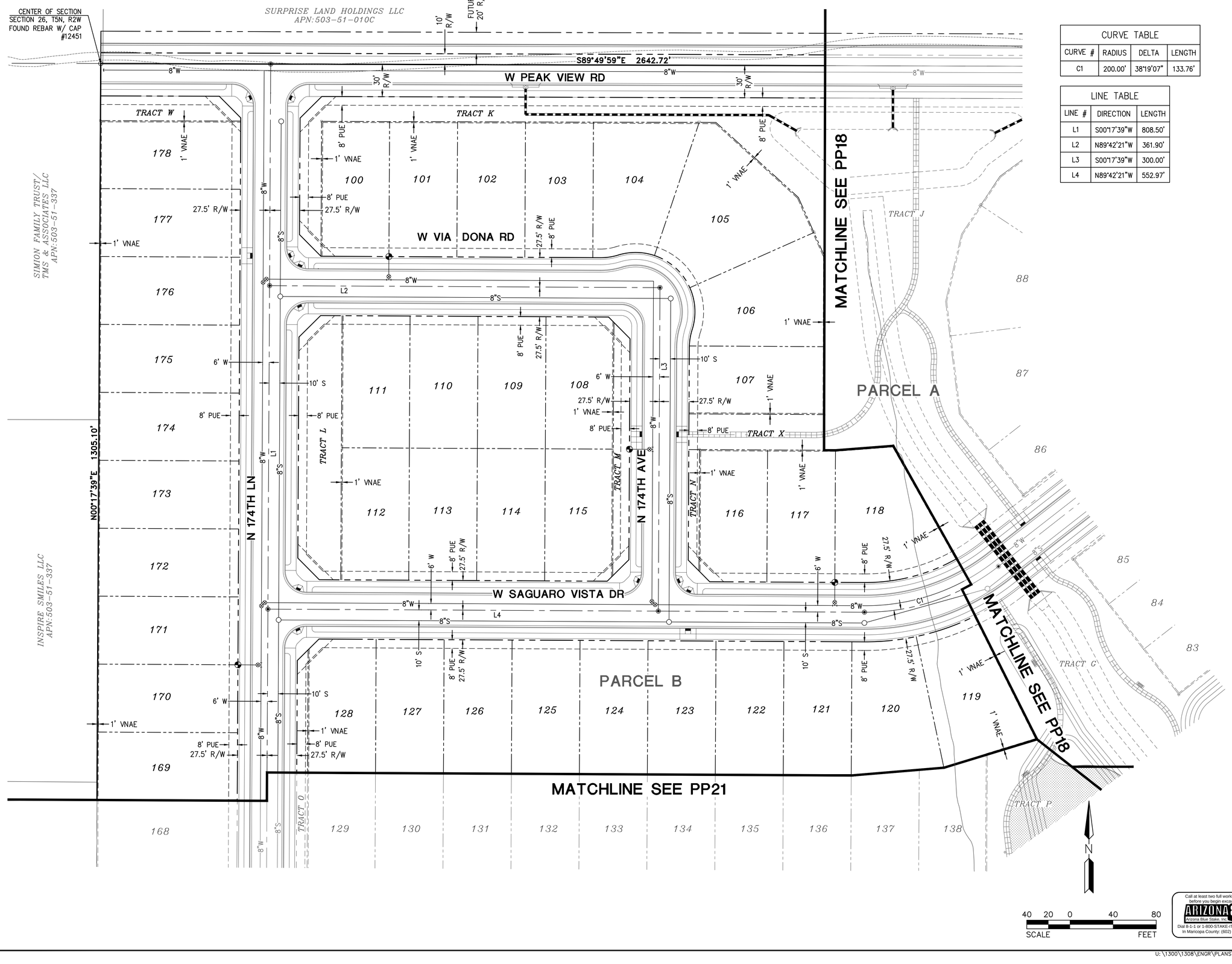
PRELIMINARY GRADING PLAN

HILGARTWILSON	
PROJ NO.:	1308
DATE:	MAY 2018
SCALE:	1" = 40'
DRAWN:	HW
DESIGNED:	HW
APPROVED:	ZH

DWG. NO.
PP16
SHT. 18 OF 25

Copyright, HILGARTWILSON, 2018 — This plan document set is the sole property of HILGARTWILSON. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized HILGARTWILSON employees.

U:\1300\1308\ENGR\PLANS\PRE-PLAT\1308-PP16.dwg 5/11/2018 2:27 PM



CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	200.00'	38°19'07"	133.76'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°17'39"W	808.50'
L2	N89°42'21"W	361.90'
L3	S00°17'39"W	300.00'
L4	N89°42'21"W	552.97'

40 20 0 40 80
SCALE FEET

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

REV.:

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

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO.
53637
ZACH
HILGART
Date Signed 6/30/18
ARIZONA U.S.A.
Expires 6/30/2019

TIERRA RICO
S.W.C. OF 171ST AVENUE & PEAK VIEW ROAD
SURPRISE, ARIZONA

PRELIMINARY UTILITY PLAN

HILGARTWILSON
PROJ NO.: 1308
DATE: MAY 2018
SCALE: 1" = 40'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

DWG. NO.
PP17

SHT. 19 OF 25

U:\1300\1308\ENGR\PLANS\PRE-PLAT\1308-PP17.dwg 5/11/2018 2:27 PM

Copyright, HILGARTWILSON 2018 - This plan document set is the sole property of HILGARTWILSON. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized HILGARTWILSON employees.

SURPRISE LAND HOLDINGS LLC
APN:503-51-010C

RANDY/CATHERINE BRAZIL
APN:503-51-010Q

S89°49'59"E 2642.72'

W PEAK VIEW RD

W VIA DONA RD

W SAGUARO VISTA DR

N 173RD DR

N 172ND DR

MATCHLINE SEE PP17

MATCHLINE SEE PP19

MATCHLINE SEE PP21

MATCHLINE SEE PP17

PARCEL A

PARCEL B

PARCEL B

PARCEL A

TRACT J

TRACT X

TRACT H

TRACT G

TRACT P

TRACT F

TRACT E

TRACT J

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	220.00'	35°16'36"	135.45'
C2	200.00'	17°43'00"	61.84'
C3	200.00'	20°54'01"	72.96'
C4	100.00'	60°40'51"	105.91'
C5	200.00'	38°19'07"	133.76'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°49'59"E	600.68'
L2	N00°10'01"E	295.00'
L3	S89°49'59"E	443.22'
L4	N38°01'28"W	168.63'
L5	N51°58'32"E	216.05'
L6	N69°16'00"E	8.16'

40 20 0 40 80
SCALE FEET

N

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

Copyright, HILGARTWILSON, 2018 - This plan document set is the sole property of HILGARTWILSON. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized HILGARTWILSON employees.

REV.:

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

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
53637
ZACH
HILGART
Date Signed 5/10/18
ARIZONA U.S.A.
Expires 6/30/2019

TIERRA RICO

S.W.C. OF 171ST AVENUE & PEAK VIEW ROAD
SURPRISE, ARIZONA

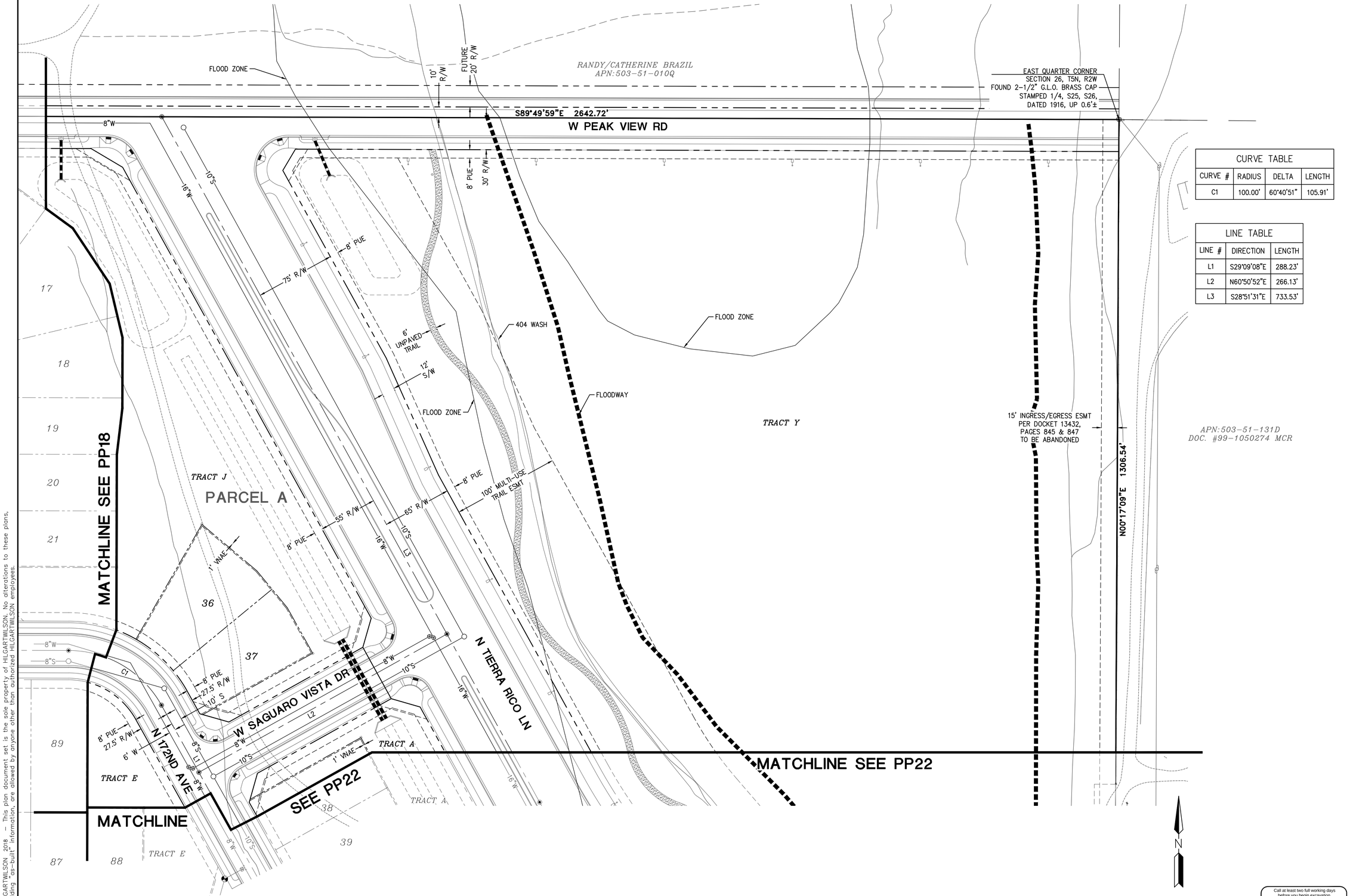
PRELIMINARY UTILITY PLAN

HILGARTWILSON

PROJ NO.:	1308
DATE:	MAY 2018
SCALE:	1" = 40'
DRAWN:	HW
DESIGNED:	HW
APPROVED:	ZH

DWG. NO.
PP18
SHT. 20 OF 25

U: \1300\1308\ENGR\PLANS\PRE-PLAT\1308-PP18.dwg 5/11/2018 2:27 PM



CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	100.00'	60°40'51"	105.91'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S29°09'08"E	288.23'
L2	N60°50'52"E	266.13'
L3	S28°51'31"E	733.53'

40 20 0 40 80
SCALE FEET

Call at least two full working days before you begin excavation.
ARIZONA 811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

REV.:

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

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 53637 ZACH HILGART 6/30/2018 Date Signed Arizona U.S.A. Expires 6/30/2019

TIERRA RICO

S.W.C. OF 171ST AVENUE & PEAK VIEW ROAD
SURPRISE, ARIZONA

PRELIMINARY UTILITY PLAN

HILGARTWILSON

PROJ NO.:	1308
DATE:	MAY 2018
SCALE:	1" = 40'
DRAWN:	HW
DESIGNED:	HW
APPROVED:	ZH

DWG. NO.
PP19
SHT. 21 OF 25

Copyright, HILGARTWILSON, 2018 - This plan document set is the sole property of HILGARTWILSON. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized HILGARTWILSON employees.

U:\1300\1308\ENGR\PLANS\PRE-PLAT\1308-PP19.dwg 5/11/2018 2:27 PM

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	200.00'	22°14'40"	77.65'
C2	412.50'	22°14'40"	160.15'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°17'39"W	808.50'
L2	N89°42'21"W	624.35'
L3	N68°02'59"E	13.25'
L4	S00°17'39"W	158.75'
L5	N89°42'21"W	516.03'
L6	S00°17'39"W	295.00'
L7	S00°17'39"W	200.77'

PARCEL B
MATCHLINE SEE PP17

PARCEL A

PARCEL B

PARCEL A

SEE PP21 MATCHLINE

W SUTHERLAND WY

W MONUMENT DR

W DALE LN

N 174TH LN

N 174TH DR

N 173RD LN

N 173RD DR

TRACT C

TRACT O

TRACT P

TRACT U

TRACT T

TRACT S

TRACT R

TRACT Q

TRACT V

404 WASH

2 – 10'X6' RCBC

EX. 30' ROW PER BOOK 1255, PAGE 37

EX. 33' ROW PER DOCKET 3529, PAGE 217

13.5' R/W

8' PUE

N00°17'39"E 1305.10'

S89°48'07"E 2642.90'

GILBERT/FRANCES ROMERO
APN:503-51-176

EUGENE/VALERIE ROLLIN
APN:503-51-009U

JOHN/JOANNA HARRISON
APN:503-51-009V

PATRICK FORREST
APN:503-51-971

8' PUE PER BK 1255, PG 37

SOUTH QUARTER CORNER
SECTION 26, T5N, R2W
FOUND 2" IRON PIPE W/
REBAR & CAP (ILLEGIBLE)

40 20 0 40 80
SCALE FEET

Copyright, HILGARTWILSON 2018 — This plan document set is the sole property of HILGARTWILSON. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized HILGARTWILSON employees.

Call at least two full working days before you begin excavation
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

REV.:

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

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 53637 ZACH HILGART Date Signed 5/11/18 ARIZONA U.S.A. Expires 6/30/2019

TIERRA RICO

S.W.C. OF 171ST AVENUE & PEAK VIEW ROAD
SURPRISE, ARIZONA

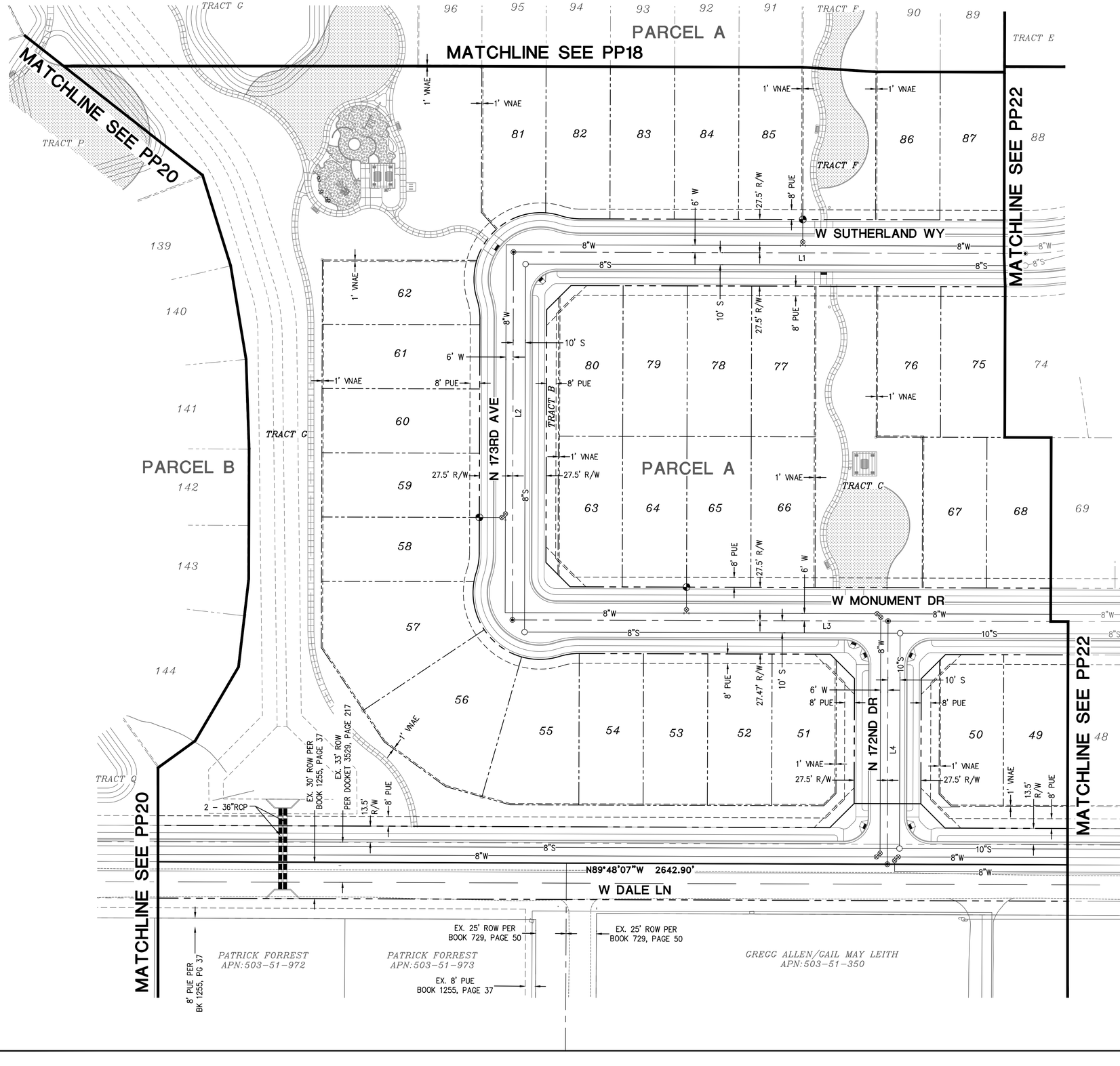
PRELIMINARY UTILITY PLAN

HILGARTWILSON
PROJ NO.: 1308
DATE: MAY 2018
SCALE: 1" = 40'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

DWG. NO.
PP20

SHT. 22 OF 25

U:\1300\1308\ENGR\PLANS\PRE-PLAT\1308-PP20.dwg 5/11/2018 2:27 PM



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°49'59"E	422.04'
L2	S00°10'01"W	303.56'
L3	S89°49'59"E	640.41'
L4	S00°10'01"W	200.64'

40 20 0 40 80
SCALE FEET

Call at least two full working days before you begin excavation.
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

REV.:

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

REGISTERED PROFESSIONAL ENGINEER CERTIFICATE NO. 53637 ZACH HILGART Date Signed 6/30/18 ARIZONA U.S.A. Expires 6/30/2019

TIERRA RICO

S.W.C. OF 171ST AVENUE & PEAK VIEW ROAD
SURPRISE, ARIZONA

PRELIMINARY UTILITY PLAN

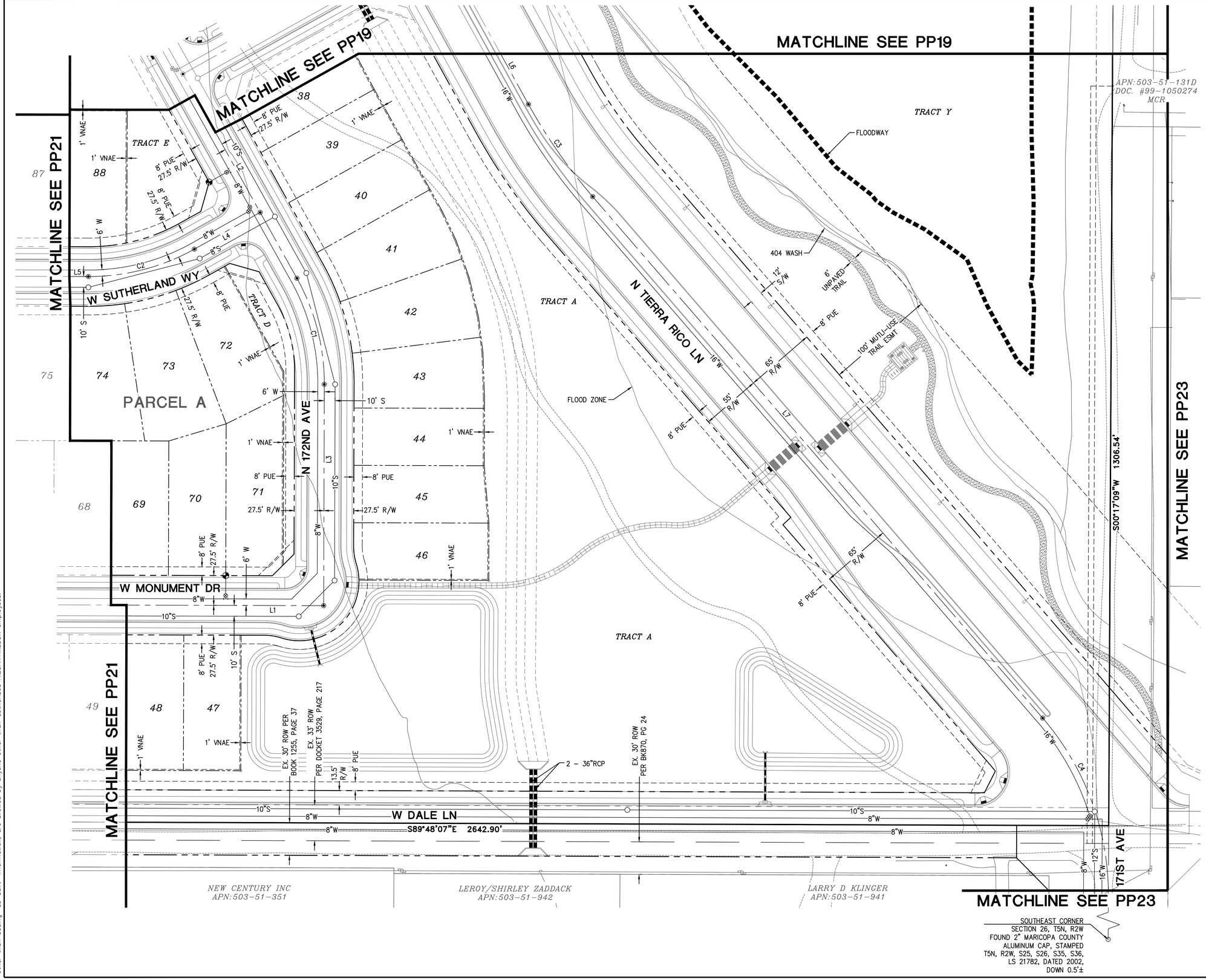
HILGARTWILSON
PROJ NO.: 1308
DATE: MAY 2018
SCALE: 1" = 40'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

DWG. NO.
PP21

SHT. 23 OF 25

U:\1300\1308\ENGR\PLANS\PRE-PLAT\1308-PP21.dwg 5/11/2018 2:28 PM

Copyright, HILGARTWILSON, 2018 — This plan document set is the sole property of HILGARTWILSON. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized HILGARTWILSON employees.



CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	200.00'	29°19'09"	102.34'
C2	200.00'	29°19'09"	102.34'
C3	512.38'	11°38'50"	104.16'
C4	250.00'	41°04'53"	179.25'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°49'59"E	640.41'
L2	S29°09'08"E	288.23'
L3	S00°10'01"W	204.54'
L4	N60°50'52"E	69.60'
L5	S89°49'59"E	422.04'
L6	S28°51'31"E	274.63'
L7	S40°47'43"E	636.55'
L8	N00°17'09"E	1274.39'

40 20 0 40 80
SCALE FEET

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

REV.:

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

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 53637 ZACH HILGART Date Signed 4/30/18 ARIZONA U.S.A. Expires 6/30/2019

TIERRA RICO

S.W.C. OF 171ST AVENUE & PEAK VIEW ROAD
SURPRISE, ARIZONA

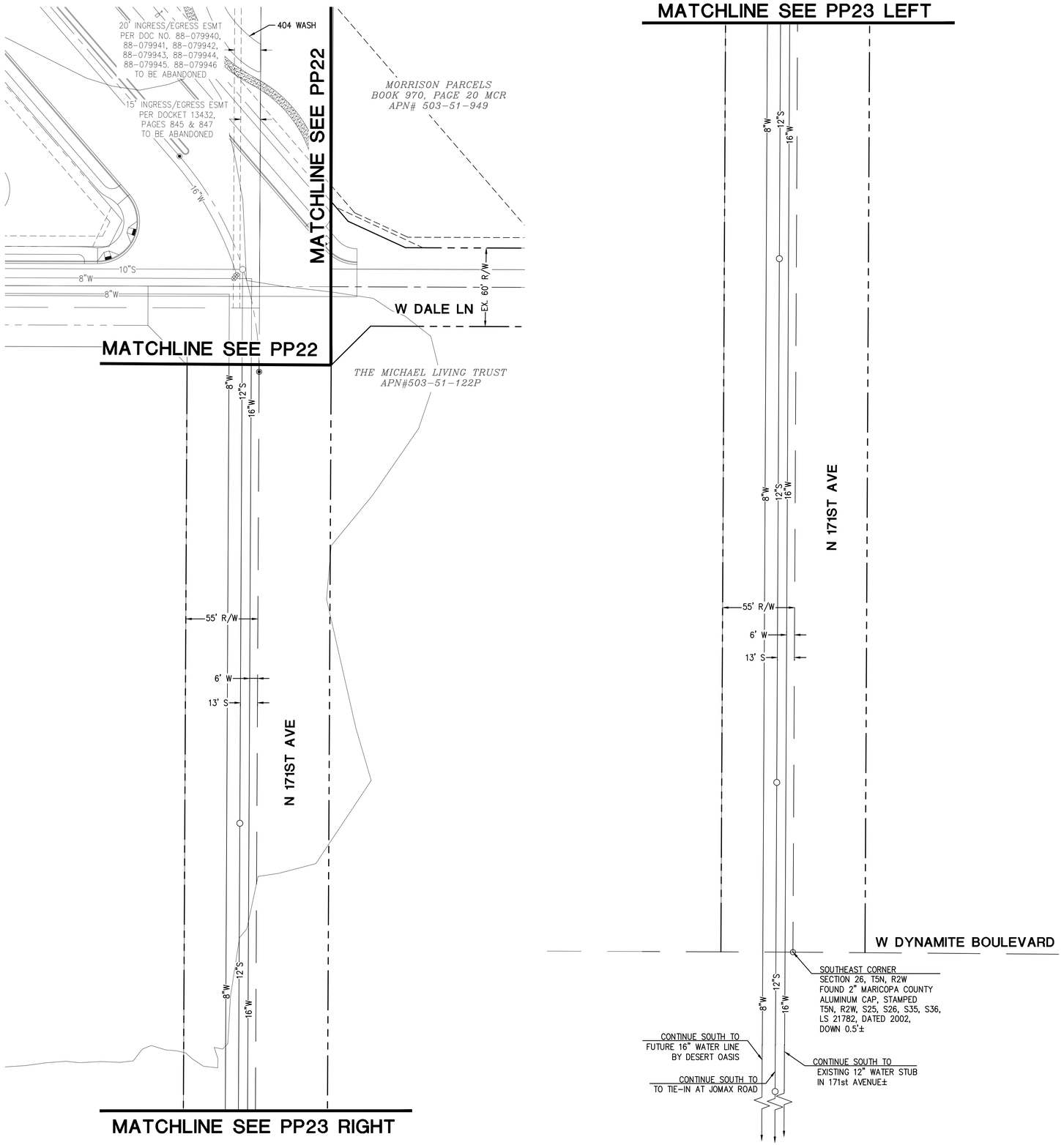
PRELIMINARY UTILITY PLAN

HILGARTWILSON	
PROJ NO.:	1308
DATE:	MAY 2018
SCALE:	1" = 40'
DRAWN:	HW
DESIGNED:	HW
APPROVED:	ZH

DWG. NO.
PP22
SHT. 24 OF 25

Copyright, HILGARTWILSON, 2018 — This plan document set is the sole property of HILGARTWILSON. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized HILGARTWILSON employees.

U:\1300\1308\ENGR\PLANS\PRE-PLAT\1308-PP22.dwg 5/11/2018 2:28 PM



Copyright, HILGARTWILSON, 2018 — This plan document set is the sole property of HILGARTWILSON. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized HILGARTWILSON employees.

N

40 20 0 40 80
SCALE FEET

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

REV.:

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

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 53637 ZACH HILGART Date Signed 4/30/18 ARIZONA U.S.A. Expires 6/30/2019

TIERRA RICO

S.W.C. OF 171ST AVENUE & PEAK VIEW ROAD
SURPRISE, ARIZONA

PRELIMINARY UTILITY PLAN

HILGARTWILSON

PROJ NO.:	1308
DATE:	MAY 2018
SCALE:	1" = 40'
DRAWN:	HW
DESIGNED:	HW
APPROVED:	ZH

DWG. NO.
PP23
SHT. 25 OF 25

U:\1300\1308\ENGR\PLANS\PRE-PLAT\1308-PP23.dwg 5/11/2018 2:28 PM

Tierra Rico

PRELIMINARY LANDSCAPE PLANS
PRE-PLAT SUBMITTAL

A PORTION OF THE EAST HALF OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, SURPRISE, ARIZONA

3.9.2018

TIERRA RICO
PRELIMINARY LANDSCAPE PLANS
PRE-PLAT SUBMITTAL
3.9.2018

andersonbaron
plan · design · achieve
50 n. mcclintock drive, ste 1
chandler, arizona 85226
ph. 480.699.7956 f.480.699.7986

OWNER/DEVELOPER:

Montage Holdings, LLC
6720 North Scottsdale Road, Suite #230
Scottsdale, AZ 85253
P. 480.346.9600
Contact: Tim Keenan
Email: timk@montage-holdings.com

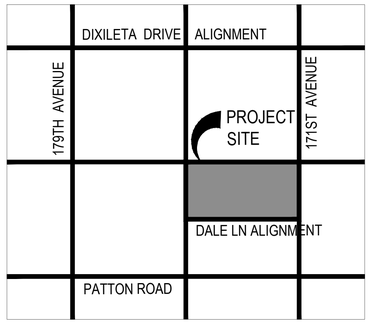
Consultant Team

Landscape Architect:

andersonbaron Landscape Architecture, LLC
50 N. McClintock Dr, Ste 1
Chandler, Arizona 85226
P. 480.699.7956
Contact: Andy Baron
Email: andy.baron@andersonbaron.com

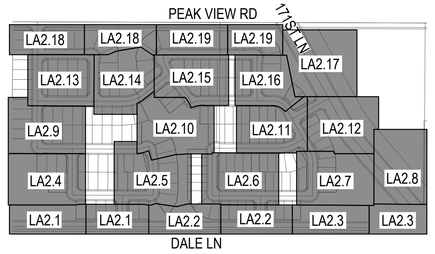
Civil Engineer:

HilgartWilson, LLC
2141 E. Highland Ave. Suite #250
Phoenix, AZ 85016
P. 602.490.0535
Contact: Zach Hilgart
Email: zhilgart@hilgartwilson.com



Vicinity Map

North



Key Map

North

SHEET INDEX

Cover Sheet	
Wall Plan	LA2.0
Plan Enlargements	LA2.1-2.4
Planting Plan	LA3.0
Pedestrian Circulation Exhibit	LA4.0
Construction Details	LA6.1-LA6.2

Revisions

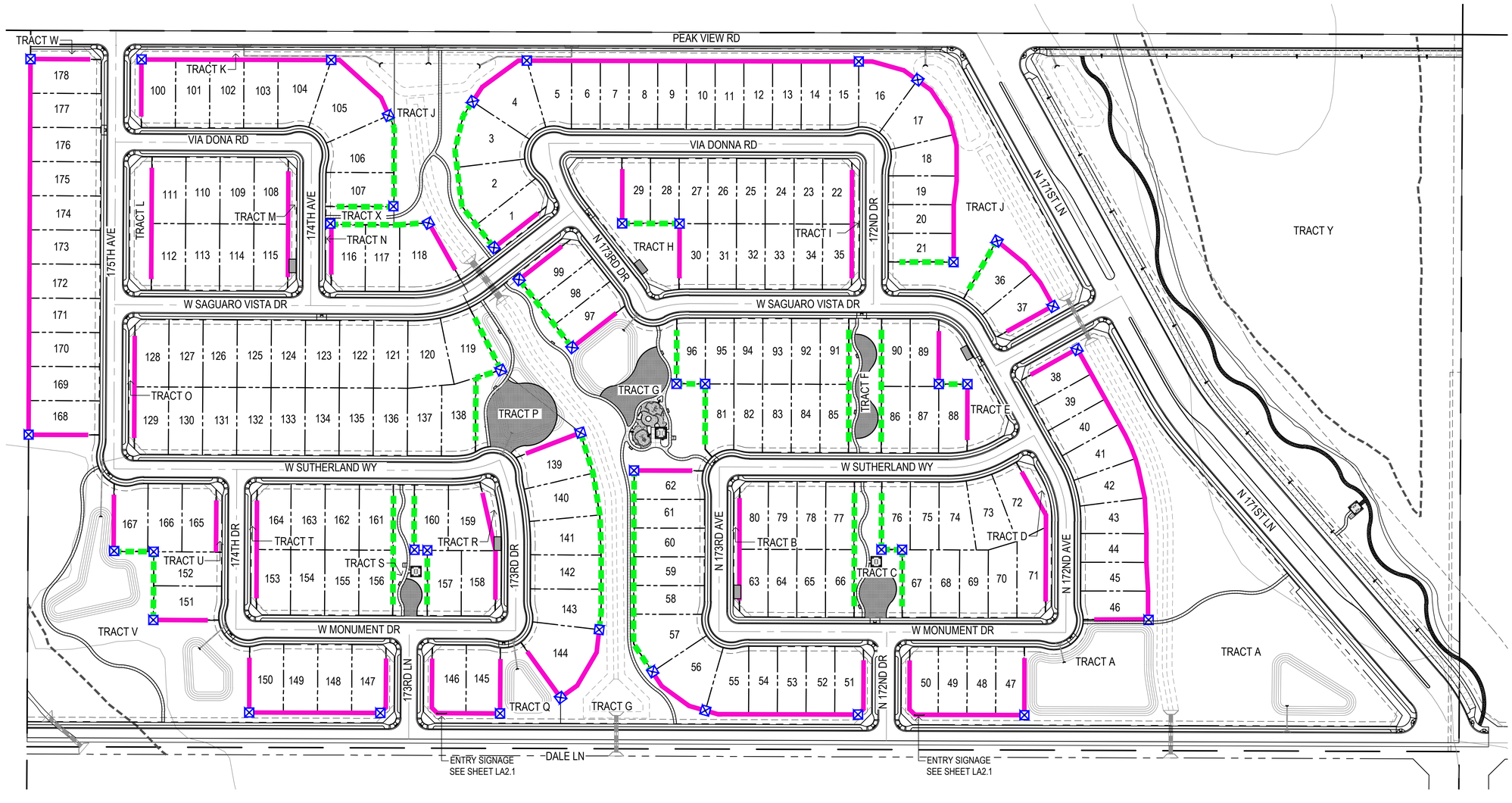
1
2
3
4

WALL LEGEND

SYMBOL	DESCRIPTION	QTY.	DETAIL
	THEME WALL	8,718 LF	DETAIL 2, SHEET LA6.1
	COMBO WALL / VIEW FENCE	4,054 LF	DETAIL 4, SHEET LA6.1
	THEME PILASTER	45	DETAIL 3, SHEET LA6.1
	MAILBOX KIOSK	5	DETAIL 6, SHEET LA6.2

GENERAL WALL NOTES

1. ALL WALLS TO TERMINATE WITH END WALL COLUMN 20'-0" FROM BACK OF P.U.E.
2. QUANTITIES SHOWN ARE FOR BIDDING AND PERMITTING PURPOSES ONLY, CONTRACTOR TO VERIFY.
3. CONTRACTOR TO VERIFY SIDEYARD RETURN LOCATIONS WITH HOMEBUILDER PRIOR TO CONSTRUCTION. (SIDEYARD RETURNS BUILT BY HOMEBUILDER)
4. CONTRACTOR TO INSTALL A CONCRETE HEADER FROM END OF WALL CENTERED ON PROPERTY LINE TO BACK OF CURB OR SIDEWALK.
5. QUANTITIES SHOWN FOR TOTAL LENGTHS OF ALL WALL PLAN SHEETS
6. FINAL MAILBOX LOCATION TO BE DETERMINED BY POSTMASTER



andersonbaron
plan · design · achieve
5on. mcclintock drive, ste1
chandler, arizona 85226
ph. 480.699.7956 f.480.699.7986

45440 ANDREW D. BARON 3.9.18 REGISTERED LANDSCAPE ARCHITECT EXP. 03-31-18

Tierra Rico
NWC Dale Lane and 171th Avenue
Surprise, Arizona 85387

Wall Plan

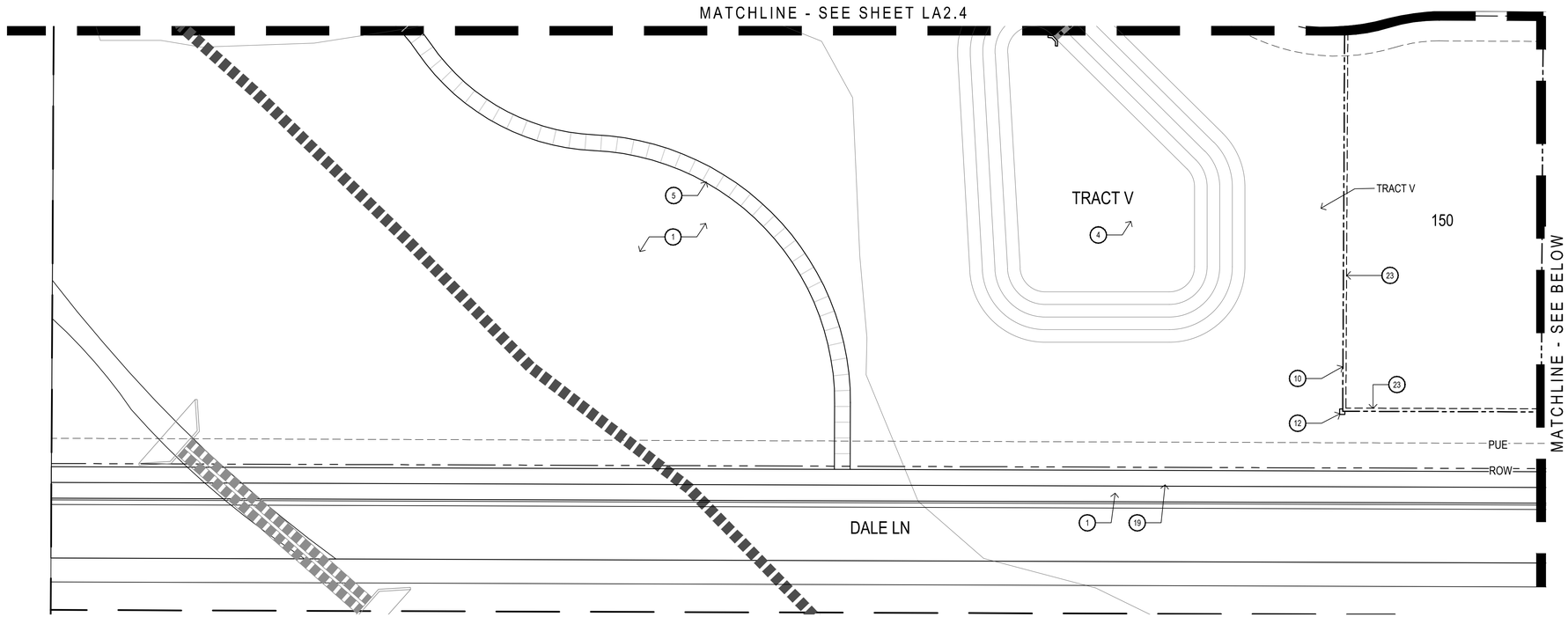
© copyright 2017 andersonbaron landscape architecture, llc.

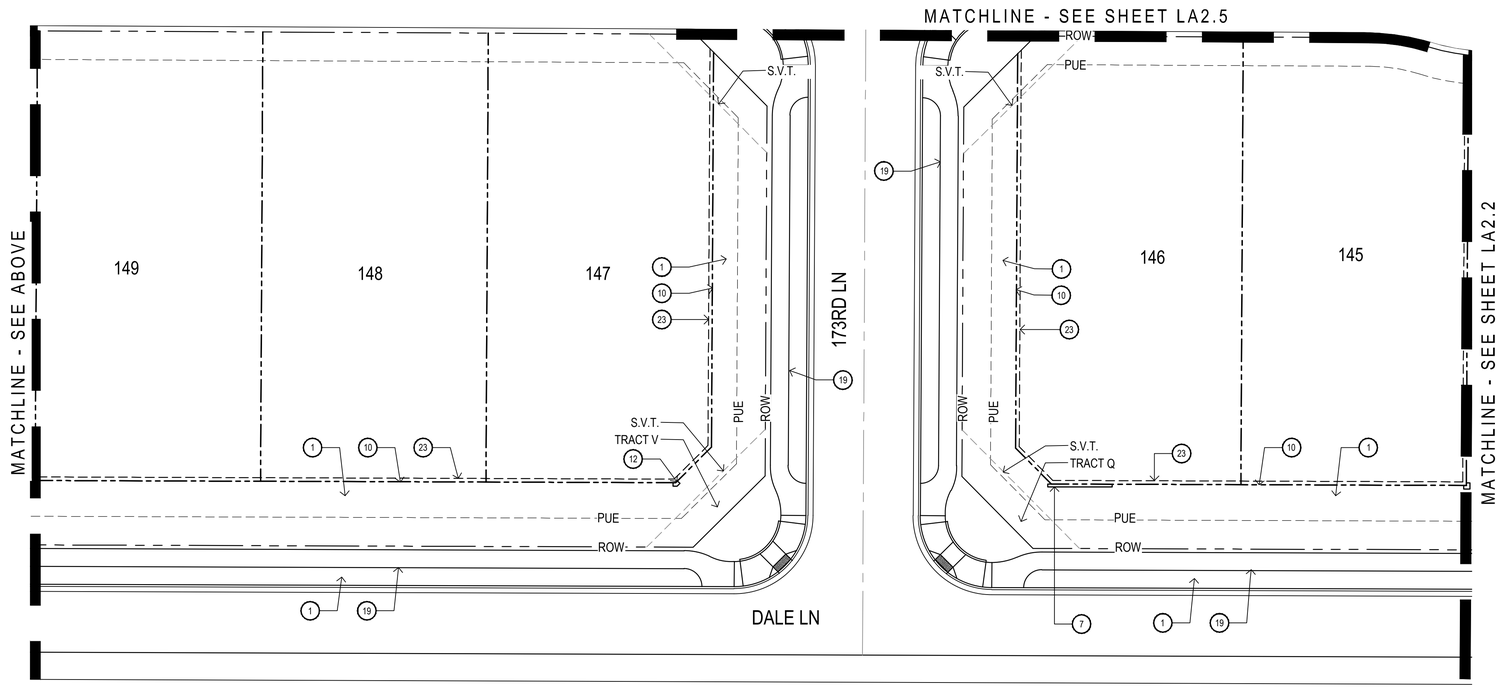
revisions
1
2
3

issued for
- ☐ design dev.
- ☐ progress set
- ■ city submittal 3.9.18
- ☐ bid package
- ☐ construction

title: Wall Plan
date issued: 3.9.18
scale: 1" = 100'-0"
drawn by: AC
checked by: JB
project number: 212-002-17
review number:

sheet number
LA2.0





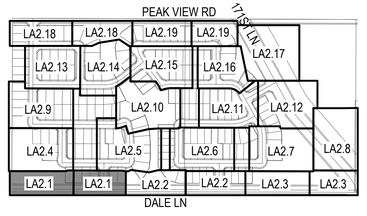
KEYNOTES

1. LANDSCAPE AREA. SEE PLANTING PLANS.
2. TURF SEE PLANTING PLAN.
3. DRAINAGE STRUCTURE PER CIVIL PLANS.
4. RETENTION BASIN.
5. 5'-0" CONCRETE SIDEWALK.
6. CONCRETE HEADER.
7. ENTRY MONUMENT SIGN WALL. SEE DETAIL 1, SHEET LA6.1.
8. 20'-0" x 20'-0" SHADE STRUCTURE. SEE DETAIL 2, SHEET LA6.2.
9. TOT LOT AREA.
10. THEME WALL. SEE DETAIL 2, SHEET LA6.1.
11. COMBO WALL / VIEW FENCE. SEE DETAIL 4, SHEET LA6.1.
12. THEME PILASTER. SEE DETAIL 3, SHEET LA6.1.
13. BENCH. SEE DETAIL 1, SHEET LA6.2.
14. PICNIC TABLE. SEE DETAIL 9, SHEET LA6.2.
15. BIKE RACKS. SEE DETAIL 8, SHEET LA6.2.
16. PET WASTE DISPOSAL. SEE DETAIL 5, SHEET LA6.2.
17. BBQ GRILL. SEE DETAIL 7, SHEET LA6.2.
18. TRASH RECEPTACLE. SEE DETAIL 6, SHEET LA6.2.
19. CONCRETE SIDEWALK PER CIVIL PLANS.
20. 12'-0" PAVED TRAIL.
21. 6'-0" UNPAVED TRAIL. APPROXIMATE ALIGNMENT SHOWN. FINAL ALIGNMENT TO BE DETERMINED IN FIELD.
22. LIGHT FIXTURE.
23. VNAE EASEMENT PER CIVIL PLANS

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or dick Arizona811.com
In Maricopa County: (602) 263-1100

20' 40' 60'

Key Map



Not To Scale

andersonbaron
plan · design · achieve
5on. mcclintock drive, ste1
chandler, arizona 85226
ph. 480.699.7956 f.480.699.7986

45440
ANDREW D.
BARON
3.9.18
EXP. 03-31-19

Tierra Rico
NWC Dale Lane and 171th Avenue
Surprise,Arizona 85387

Layout Plan

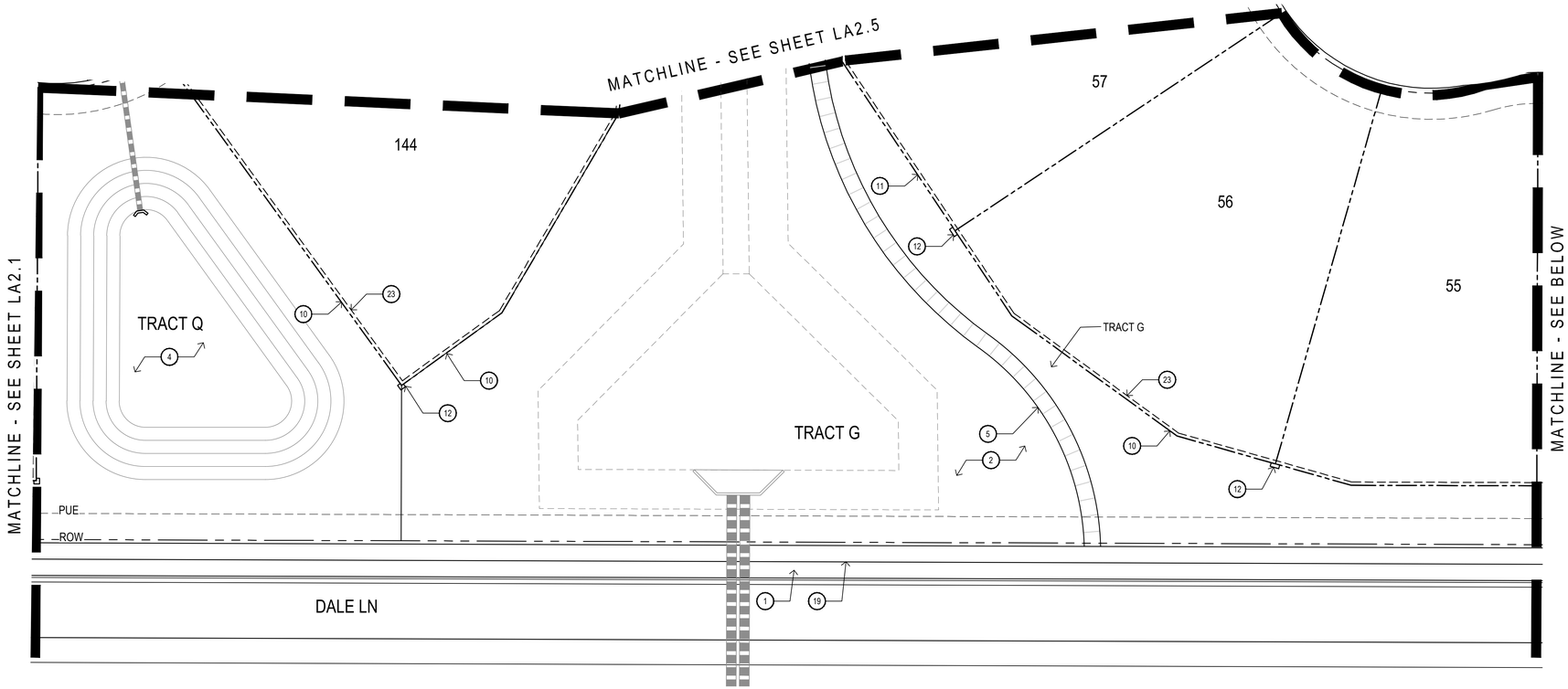
© copyright 2017 andersonbaron landscape architecture, llc.

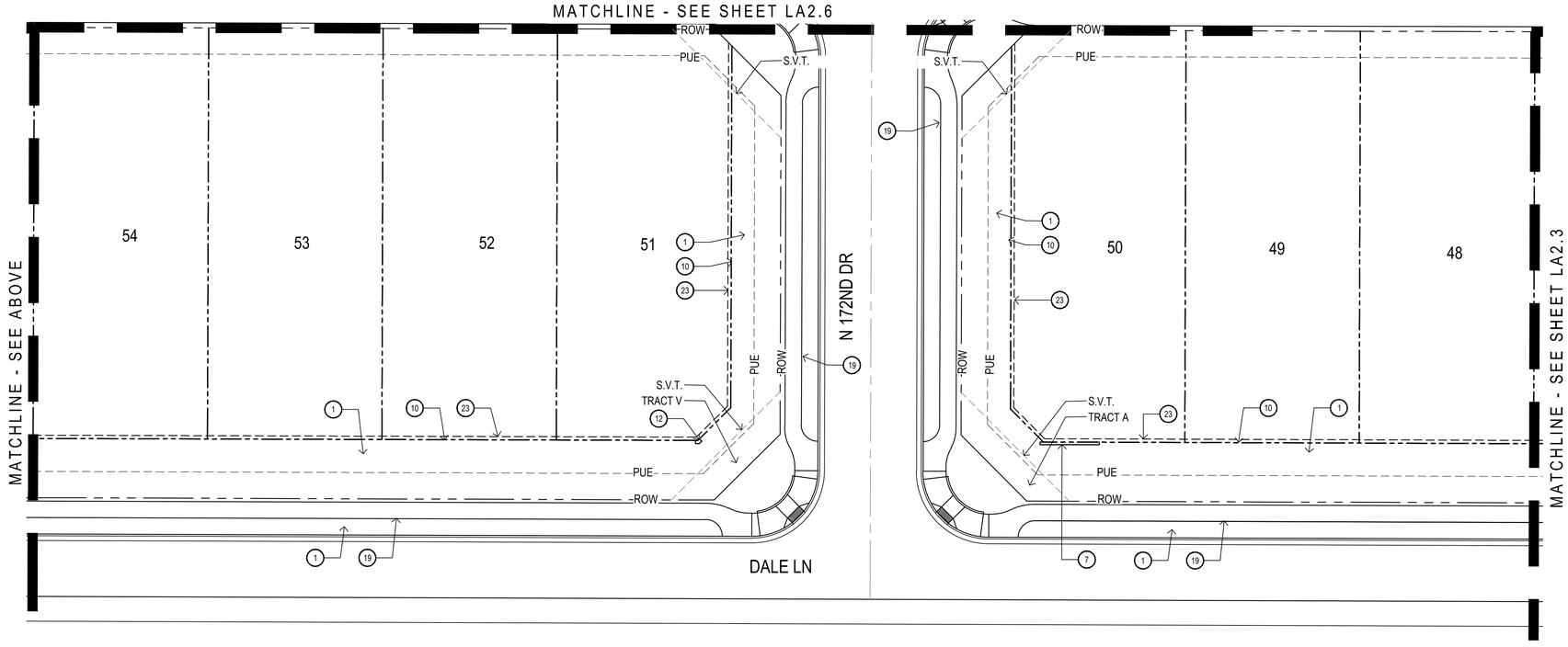
revisions
1
2
3

issued for
- ☐ design dev.
- ☐ progress set
- ■ city submittal 3.9.18
- ☐ bid package
- ☐ construction

title: Layout Plan
date issued: 3.9.18
scale: 1" = 20'-0"
drawn by: AC
checked by: JB
project number: 212-002-17
review number:

sheet number
LA2.1
sheet 3 of 25



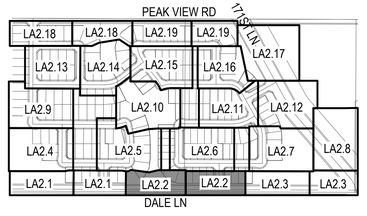


KEYNOTES

1. LANDSCAPE AREA. SEE PLANTING PLANS.
2. TURF SEE PLANTING PLAN.
3. DRAINAGE STRUCTURE PER CIVIL PLANS.
4. RETENTION BASIN.
5. 5'-0" CONCRETE SIDEWALK.
6. CONCRETE HEADER.
7. ENTRY MONUMENT SIGN WALL. SEE DETAIL 1, SHEET LA6.1.
8. 20'-0" x 20'-0" SHADE STRUCTURE. SEE DETAIL 2, SHEET LA6.2.
9. TOT LOT AREA.
10. THEME WALL. SEE DETAIL 2, SHEET LA6.1.
11. COMBO WALL / VIEW FENCE. SEE DETAIL 4, SHEET LA6.1.
12. THEME PILASTER. SEE DETAIL 3, SHEET LA6.1.
13. BENCH. SEE DETAIL 1, SHEET LA6.2.
14. PICNIC TABLE. SEE DETAIL 9, SHEET LA6.2.
15. BIKE RACKS. SEE DETAIL 8, SHEET LA6.2.
16. PET WASTE DISPOSAL. SEE DETAIL 5, SHEET LA6.2.
17. BBQ GRILL. SEE DETAIL 7, SHEET LA6.2.
18. TRASH RECEPTACLE. SEE DETAIL 6, SHEET LA6.2.
19. CONCRETE SIDEWALK PER CIVIL PLANS.
20. 12'-0" PAVED TRAIL.
21. 6'-0" UNPAVED TRAIL. APPROXIMATE ALIGNMENT SHOWN. FINAL ALIGNMENT TO BE DETERMINED IN FIELD.
22. LIGHT FIXTURE.
23. VNAE EASEMENT PER CIVIL PLANS

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com
In Maricopa County: (602) 263-1100

Key Map



Not To Scale

andersonbaron
plan · design · achieve
5 0 n. mcclintock drive, ste 1
chandler, arizona 85226
ph. 480.699.7956 f.480.699.7986

45440
ANDREW D.
BARON
3.9.18
EXP. 03-31-19

Tierra Rico
NWC Dale Lane and 171th Avenue
Surprise,Arizona 85387

Layout Plan

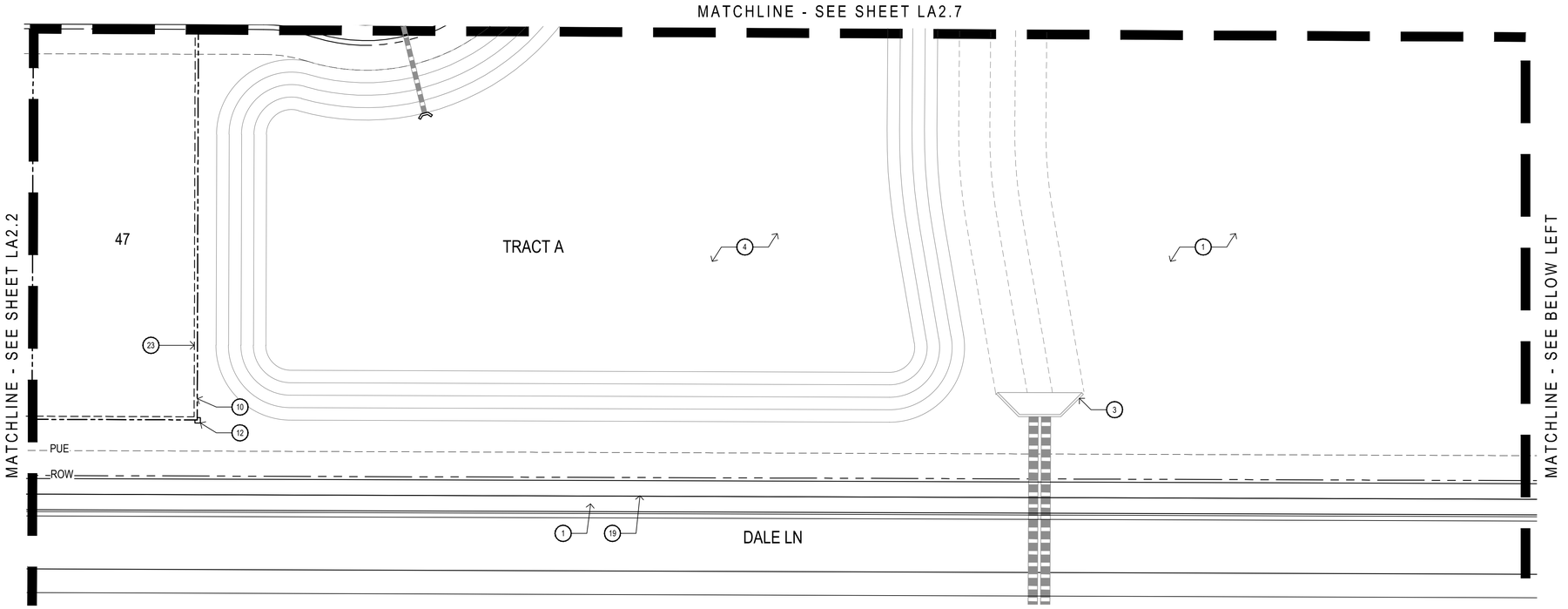
© copyright 2017 andersonbaron landscape architecture, llc

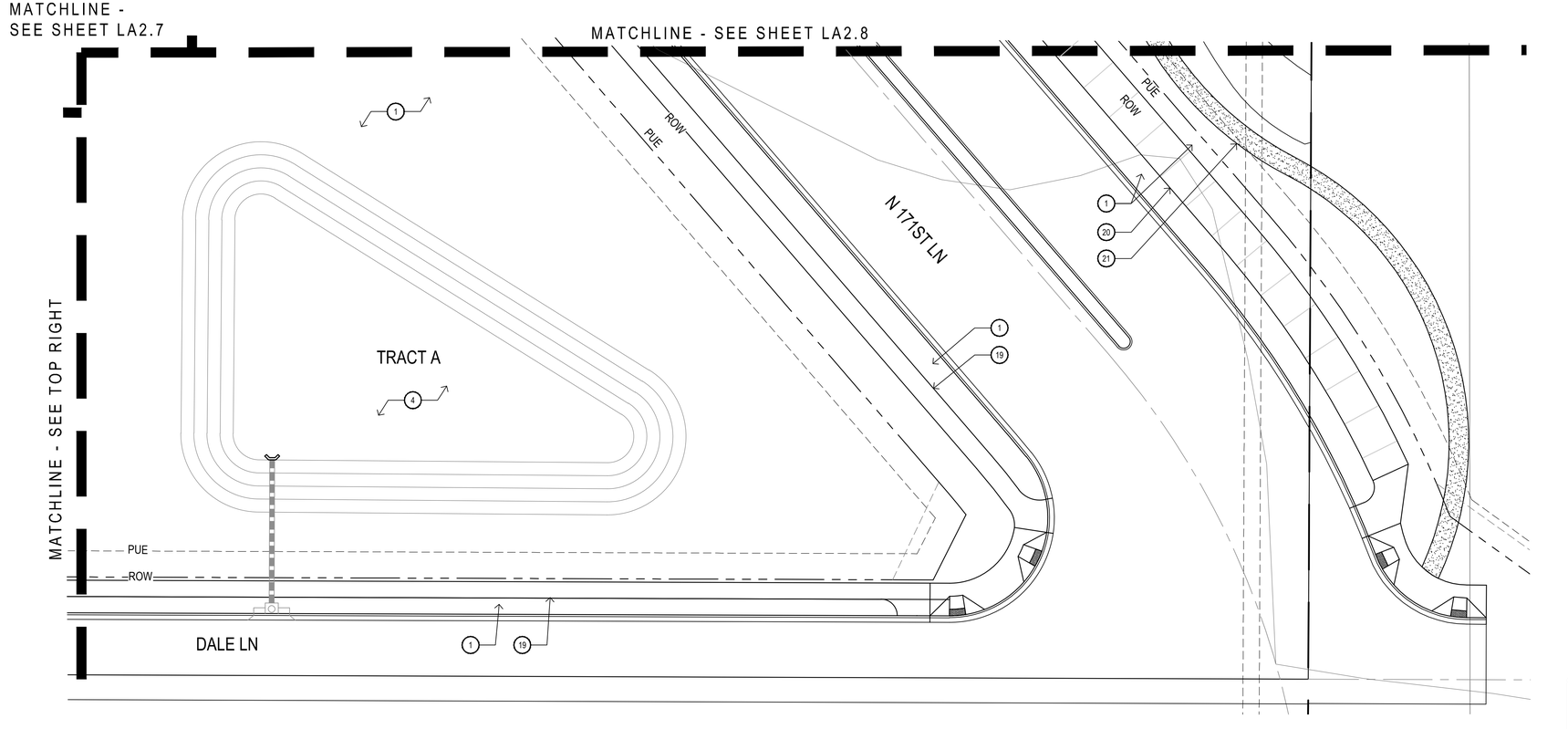
revisions
1
2
3

issued for
- ☐ design dev.
- ☐ progress set
- ■ city submittal 3.9.18
- ☐ bid package
- ☐ construction

title: Layout Plan
date issued: 3.9.18
scale: 1" = 20'-0"
drawn by: AC
checked by: JB
project number: 212-002-17
review number:

sheet number
LA2.2

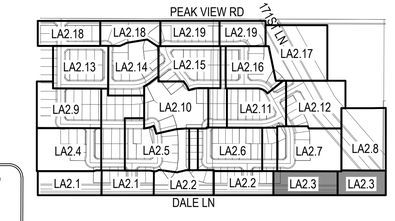




KEYNOTES

1. LANDSCAPE AREA. SEE PLANTING PLANS.
2. TURF SEE PLANTING PLAN.
3. DRAINAGE STRUCTURE PER CIVIL PLANS.
4. RETENTION BASIN.
5. 5'-0" CONCRETE SIDEWALK.
6. CONCRETE HEADER.
7. ENTRY MONUMENT SIGN WALL. SEE DETAIL 1, SHEET LA6.1.
8. 20'-0" x 20'-0" SHADE STRUCTURE. SEE DETAIL 2, SHEET LA6.2.
9. TOT LOT AREA.
10. THEME WALL. SEE DETAIL 2, SHEET LA6.1.
11. COMBO WALL / VIEW FENCE. SEE DETAIL 4, SHEET LA6.1.
12. THEME PILASTER. SEE DETAIL 3, SHEET LA6.1.
13. BENCH. SEE DETAIL 1, SHEET LA6.2.
14. PICNIC TABLE. SEE DETAIL 9, SHEET LA6.2.
15. BIKE RACKS. SEE DETAIL 8, SHEET LA6.2.
16. PET WASTE DISPOSAL. SEE DETAIL 5, SHEET LA6.2.
17. BBQ GRILL. SEE DETAIL 7, SHEET LA6.2.
18. TRASH RECEPTACLE. SEE DETAIL 6, SHEET LA6.2.
19. CONCRETE SIDEWALK PER CIVIL PLANS.
20. 12'-0" PAVED TRAIL.
21. 6'-0" UNPAVED TRAIL. APPROXIMATE ALIGNMENT SHOWN. FINAL ALIGNMENT TO BE DETERMINED IN FIELD.
22. LIGHT FIXTURE.
23. VNAE EASEMENT PER CIVIL PLANS

Contact Arizona 811 at least two full working days before you begin excavation
Call 811 or dial Arizona811.com
In Maricopa County: (602) 263-1100



Key Map

Not To Scale

20' 40' 60'

andersonbaron
plan · design · achieve
5on. mcclintock drive, ste1
chandler, arizona 85226
ph. 480.699.7956 f.480.699.7986

45440
ANDREW D.
BARON
3.9.18
REGISTERED LANDSCAPE ARCHITECT
EXP. 03-31-19

Tierra Rico
NWC Dale Lane and 171th Avenue
Surprise, Arizona 85387
Layout Plan

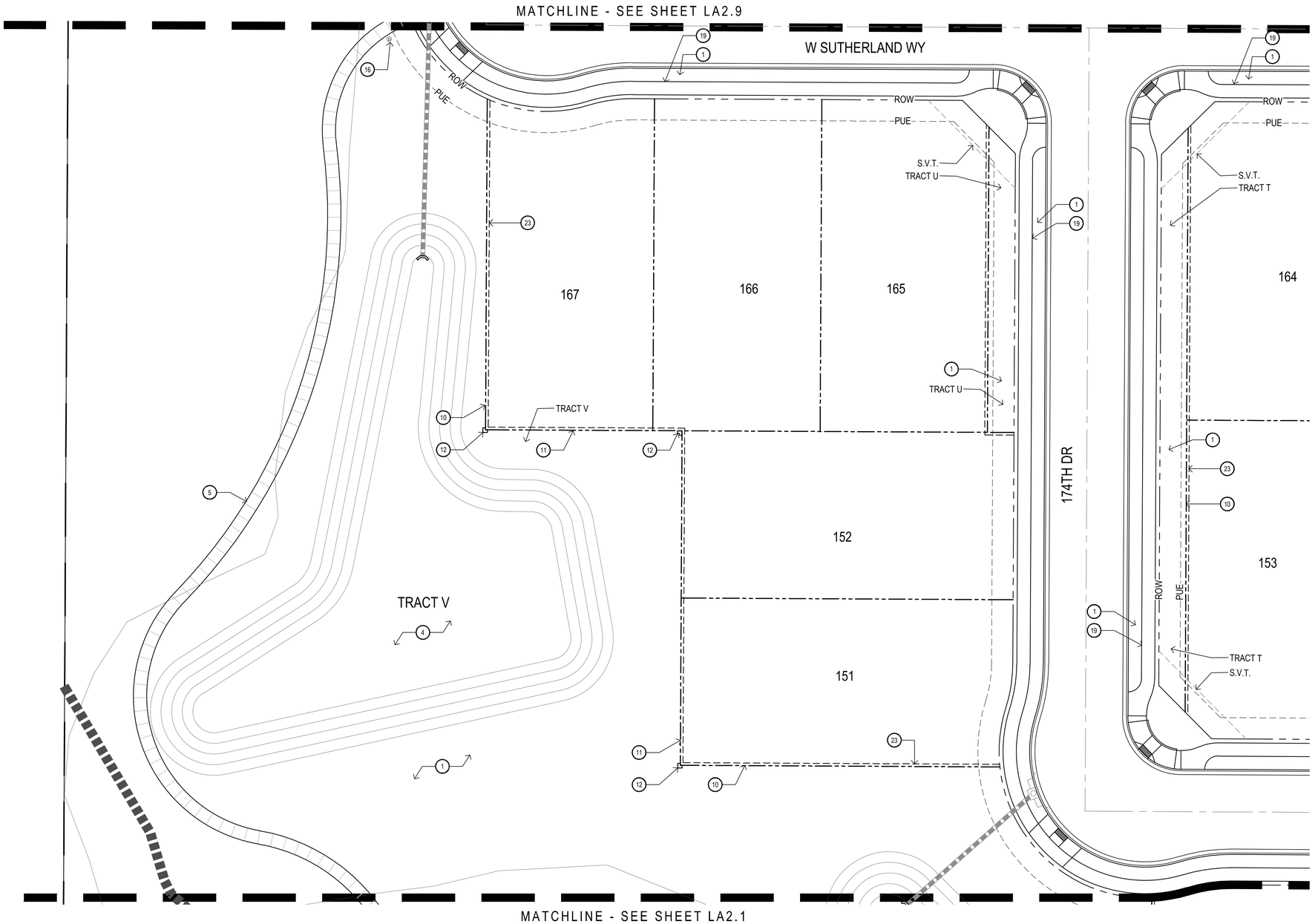
© copyright 2017 andersonbaron landscape architecture, llc

revisions
1
2
3

issued for
- ☐ design dev.
- ☐ progress set
- ■ city submittal 3.9.18
- ☐ bid package
- ☐ construction

title: Layout Plan
date issued: 3.9.18
scale: 1" = 20'-0"
drawn by: AC
checked by: JB
project number: 212-002-17
review number:

sheet number
LA2.3
sheet 5 of 25



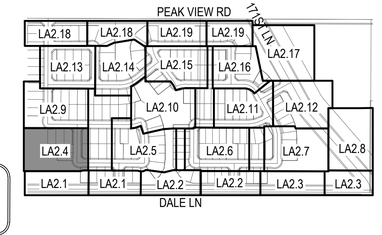
KEYNOTES

1. LANDSCAPE AREA. SEE PLANTING PLANS.
2. TURF SEE PLANTING PLAN.
3. DRAINAGE STRUCTURE PER CIVIL PLANS.
4. RETENTION BASIN.
5. 5'-0" CONCRETE SIDEWALK.
6. CONCRETE HEADER.
7. ENTRY MONUMENT SIGN WALL. SEE DETAIL 1, SHEET LA6.1.
8. 20'-0" x 20'-0" SHADE STRUCTURE. SEE DETAIL 2, SHEET LA6.2.
9. TOT LOT AREA.
10. THEME WALL. SEE DETAIL 2, SHEET LA6.1.
11. COMBO WALL / VIEW FENCE. SEE DETAIL 4, SHEET LA6.1.
12. THEME PILASTER. SEE DETAIL 3, SHEET LA6.1.
13. BENCH. SEE DETAIL 1, SHEET LA6.2.
14. PICNIC TABLE. SEE DETAIL 9, SHEET LA6.2.
15. BIKE RACKS. SEE DETAIL 8, SHEET LA6.2.
16. PET WASTE DISPOSAL. SEE DETAIL 5, SHEET LA6.2.
17. BBQ GRILL. SEE DETAIL 7, SHEET LA6.2.
18. TRASH RECEPTACLE. SEE DETAIL 6, SHEET LA6.2.
19. CONCRETE SIDEWALK PER CIVIL PLANS.
20. 12'-0" PAVED TRAIL.
21. 6'-0" UNPAVED TRAIL. APPROXIMATE ALIGNMENT SHOWN. FINAL ALIGNMENT TO BE DETERMINED IN FIELD.
22. LIGHT FIXTURE.
23. VNAE EASEMENT PER CIVIL PLANS

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or dick Arizona811.com
In Maricopa County: (602) 263-1100

20' 40' 60'

Key Map



Not To Scale

andersonbaron
plan · design · achieve
5on. mcclintock drive, ste1
chandler, arizona 85226
ph. 480.699.7956 f.480.699.7986

ARIZONA STATE REGISTERED LANDSCAPE ARCHITECT
45440
ANDREW D. BARON
3.9.18
REGISTERED LANDSCAPE ARCHITECT
EXP. 03-31-19

Tierra Rico
NWC Dale Lane and 171th Avenue
Surprise, Arizona 85387

Layout Plan

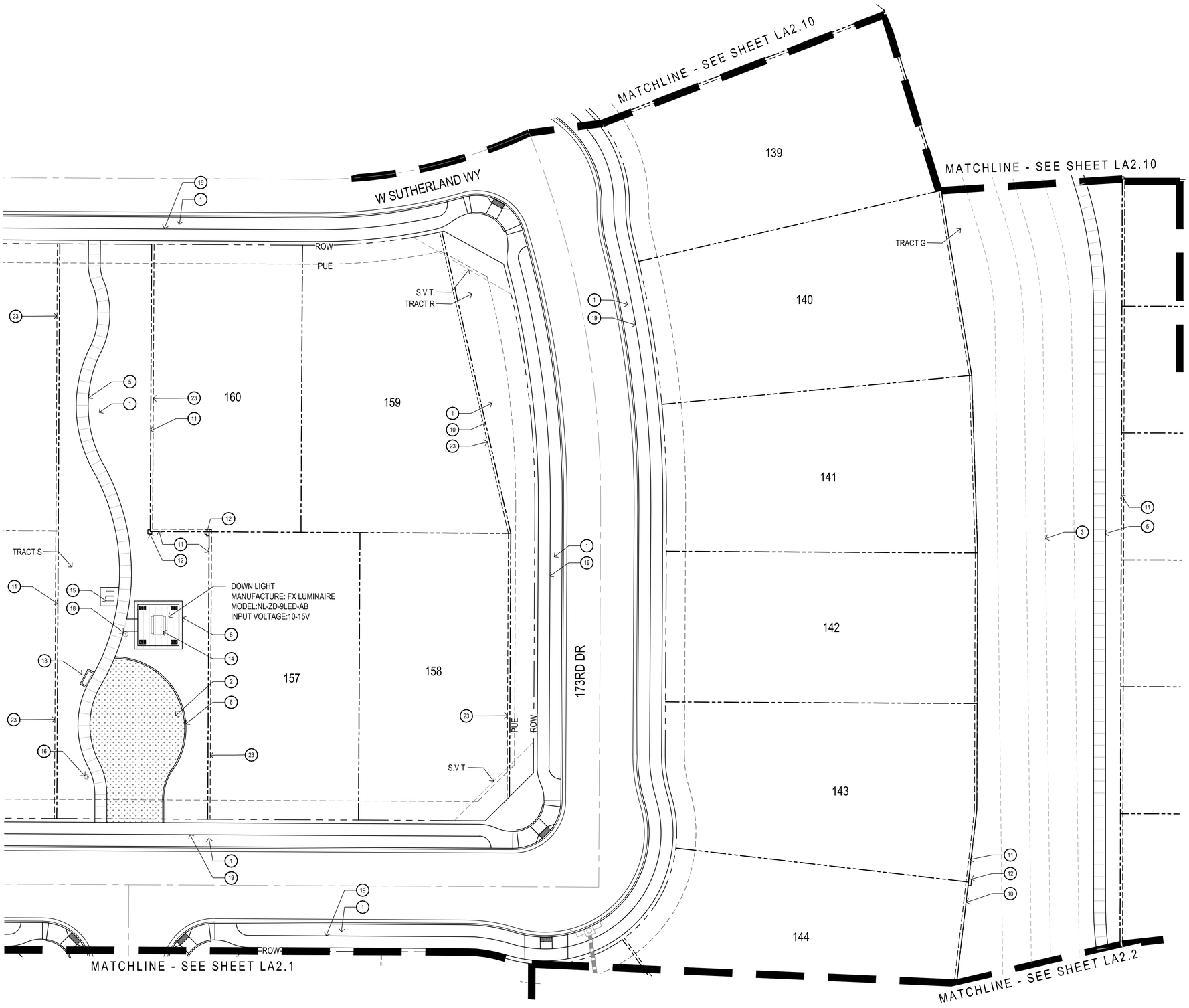
© copyright 2017 andersonbaron landscape architecture, llc.

revisions
1
2
3

issued for
- ☐ design dev.
- ☐ progress set
- ■ city submittal 3.9.18
- ☐ bid package
- ☐ construction

title: Layout Plan
date issued: 3.9.18
scale: 1" = 20'-0"
drawn by: AC
checked by: JB
project number: 212-002-17
review number:

sheet number
LA2.4

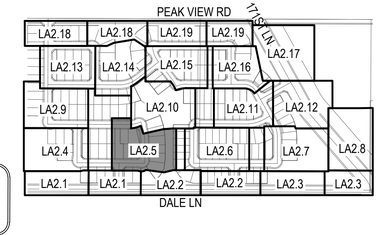


KEYNOTES

1. LANDSCAPE AREA. SEE PLANTING PLANS.
2. TURF SEE PLANTING PLAN.
3. DRAINAGE STRUCTURE PER CIVIL PLANS.
4. RETENTION BASIN.
5. 5'-0" CONCRETE SIDEWALK.
6. CONCRETE HEADER.
7. ENTRY MONUMENT SIGN WALL. SEE DETAIL 1, SHEET LA6.1.
8. 20'-0" x 20'-0" SHADE STRUCTURE. SEE DETAIL 2, SHEET LA6.2.
9. TOT LOT AREA.
10. THEME WALL. SEE DETAIL 2, SHEET LA6.1.
11. COMBO WALL / VIEW FENCE. SEE DETAIL 4, SHEET LA6.1.
12. THEME PILASTER. SEE DETAIL 3, SHEET LA6.1.
13. BENCH. SEE DETAIL 1, SHEET LA6.2.
14. PICNIC TABLE. SEE DETAIL 9, SHEET LA6.2.
15. BIKE RACKS. SEE DETAIL 8, SHEET LA6.2.
16. PET WASTE DISPOSAL. SEE DETAIL 7, SHEET LA6.2.
17. BBQ GRILL. SEE DETAIL 7, SHEET LA6.2.
18. TRASH RECEPTACLE. SEE DETAIL 6, SHEET LA6.2.
19. CONCRETE SIDEWALK PER CIVIL PLANS.
20. 12'-0" PAVED TRAIL.
21. 6'-0" UNPAVED TRAIL. APPROXIMATE ALIGNMENT SHOWN. FINAL ALIGNMENT TO BE DETERMINED IN FIELD.
22. LIGHT FIXTURE.
23. VNAE EASEMENT PER CIVIL PLANS

20' 40' 60'

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com
In Maricopa County: (602) 263-1100



Key Map

Not To Scale

andersonbaron
plan · design · achieve
5 0 n. mcclintock drive, ste 1
chandler, arizona 85226
ph. 480.699.7956 f.480.699.7986

ARIZONA REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D. BARON
3.9.18
EXP. 03-31-19

Tierra Rico
NWC Dale Lane and 171th Avenue
Surprise, Arizona 85387
Layout Plan

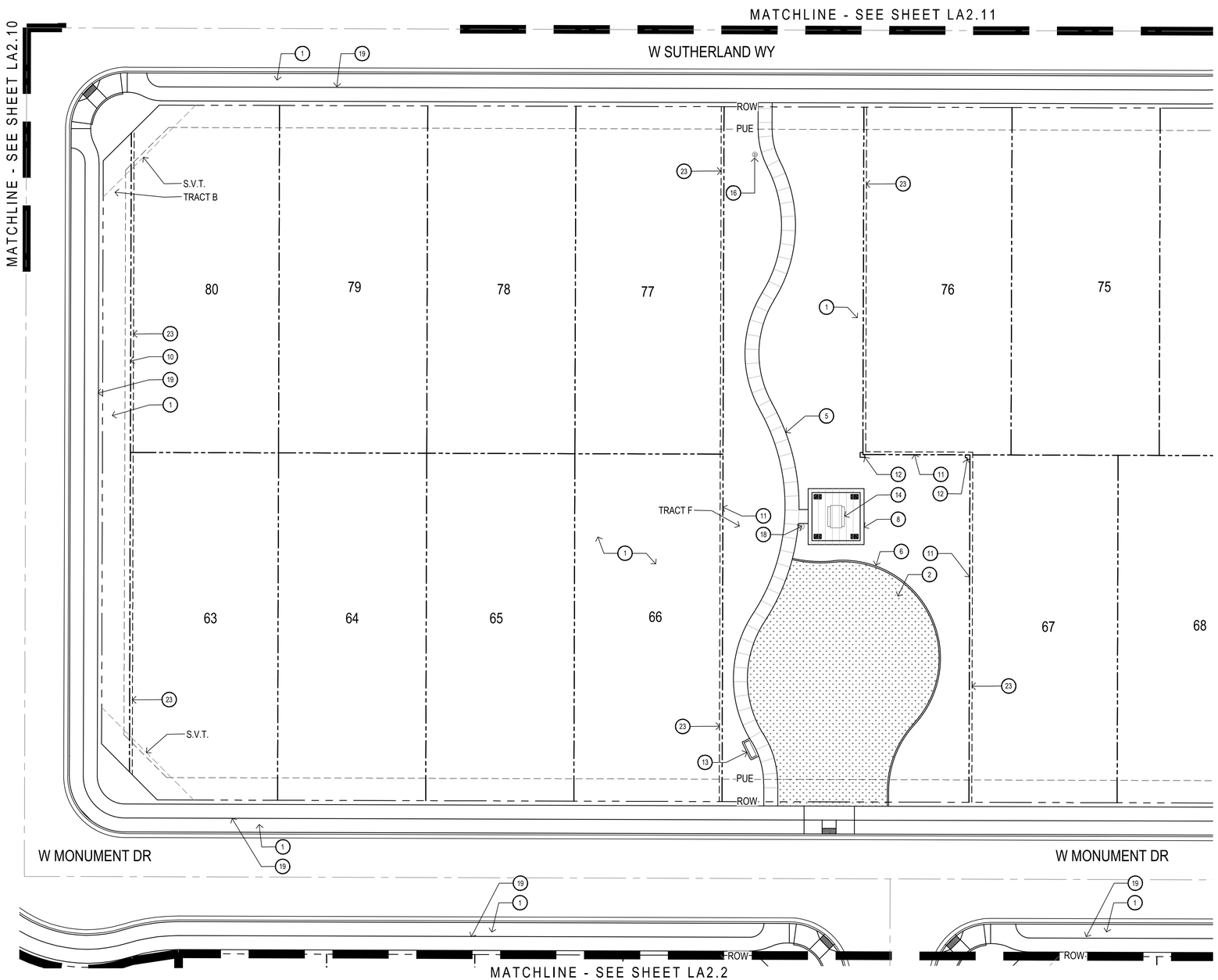
© copyright 2017 andersonbaron landscape architecture, llc.

revisions
1
2
3

issued for
- ☐ design dev.
- ☐ progress set
- ■ city submittal 3.9.18
- ☐ bid package
- ☐ construction

title	Layout Plan
date issued	3.9.18
scale	1" = 20'-0"
drawn by	AC
checked by	JB
project number	212-002-17
review number	
sheet number	LA2.5

sheet 7 of 25

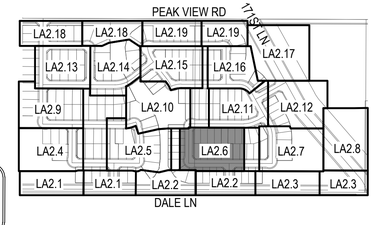


KEYNOTES

1. LANDSCAPE AREA. SEE PLANTING PLANS.
2. TURF SEE PLANTING PLAN.
3. DRAINAGE STRUCTURE PER CIVIL PLANS.
4. RETENTION BASIN.
5. 5'-0" CONCRETE SIDEWALK.
6. CONCRETE HEADER.
7. ENTRY MONUMENT SIGN WALL. SEE DETAIL 1, SHEET LA6.1.
8. 20'-0" x 20'-0" SHADE STRUCTURE. SEE DETAIL 2, SHEET LA6.2.
9. TOT LOT AREA.
10. THEME WALL. SEE DETAIL 2, SHEET LA6.1.
11. COMBO WALL / VIEW FENCE. SEE DETAIL 4, SHEET LA6.1.
12. THEME PILASTER. SEE DETAIL 3, SHEET LA6.1.
13. BENCH. SEE DETAIL 1, SHEET LA6.2.
14. PICNIC TABLE. SEE DETAIL 9, SHEET LA6.2.
15. BIKE RACKS. SEE DETAIL 8, SHEET LA6.2.
16. PET WASTE DISPOSAL. SEE DETAIL 5, SHEET LA6.2.
17. BBQ GRILL. SEE DETAIL 7, SHEET LA6.2.
18. TRASH RECEPTACLE. SEE DETAIL 6, SHEET LA6.2.
19. CONCRETE SIDEWALK PER CIVIL PLANS.
20. 12'-0" PAVED TRAIL.
21. 6'-0" UNPAVED TRAIL. APPROXIMATE ALIGNMENT SHOWN. FINAL ALIGNMENT TO BE DETERMINED IN FIELD.
22. LIGHT FIXTURE.
23. VNAE EASEMENT PER CIVIL PLANS

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com
In Maricopa County: (602) 263-1100

20' 40' 60'



Key Map

Not To Scale

andersonbaron
plan · design · achieve
5on. mcclintock drive, ste1
chandler, arizona 85226
ph. 480.699.7956 f.480.699.7986

ARIZONA CERTIFICATE NO. 45440 ANDREW D. BARON 3.9.18 REGISTERED LANDSCAPE ARCHITECT EXP. 03-31-19

Tierra Rico
NWC Dale Lane and 171th Avenue
Surprise,Arizona 85387
Layout Plan

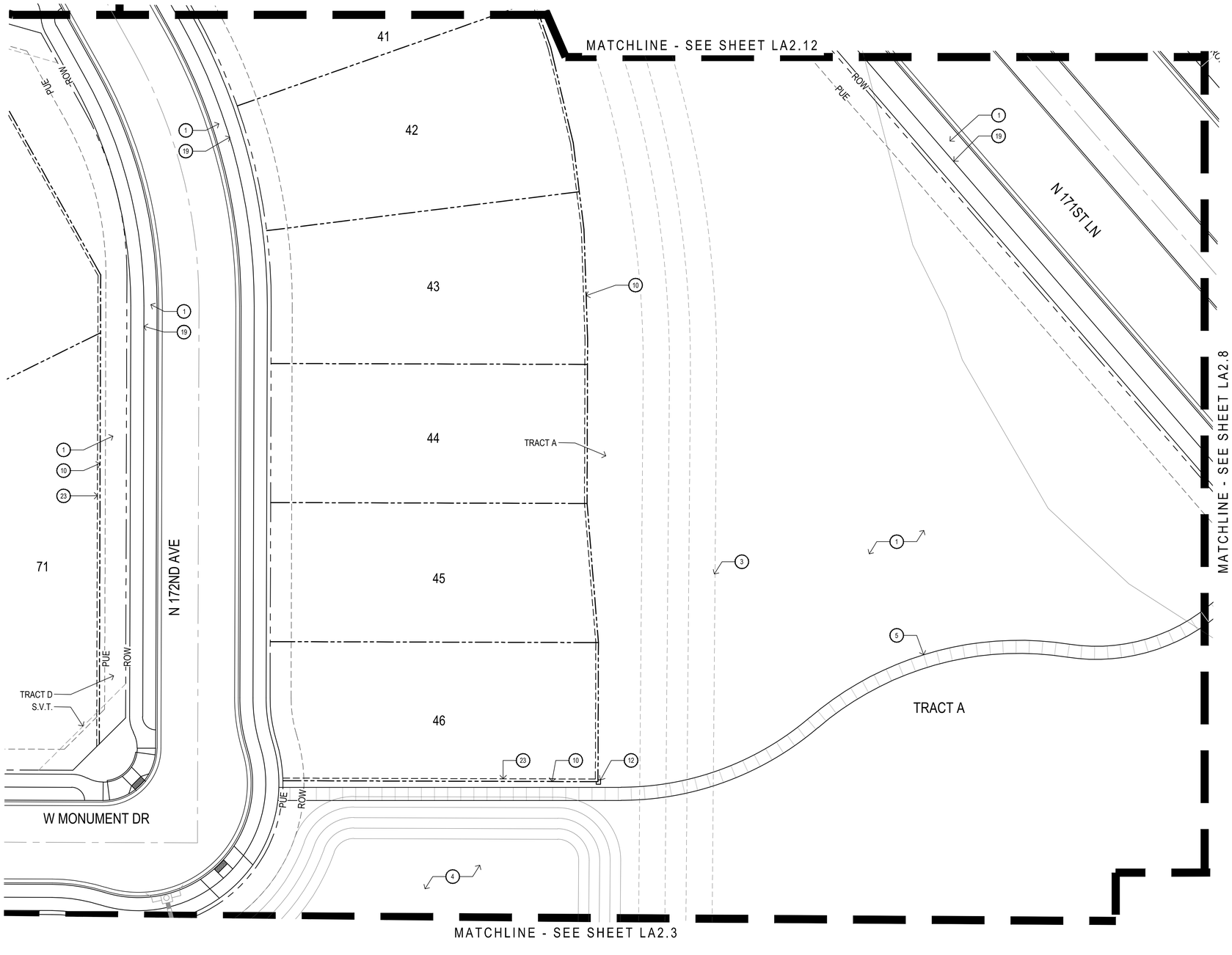
© copyright 2017 andersonbaron landscape architecture, llc.

revisions
1
2
3

issued for
- ☐ design dev.
- ☐ progress set
- ■ city submittal 3.9.18
- ☐ bid package
- ☐ construction

title: Layout Plan
date issued: 3.9.18
scale: 1" = 20'-0"
drawn by: AC
checked by: JB
project number: 212-002-17
review number

sheet number
LA2.6
sheet 8 of 25



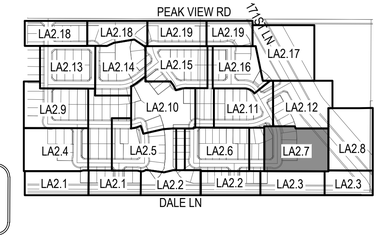
KEYNOTES

1. LANDSCAPE AREA. SEE PLANTING PLANS.
2. TURF SEE PLANTING PLAN.
3. DRAINAGE STRUCTURE PER CIVIL PLANS.
4. RETENTION BASIN.
5. 5'-0" CONCRETE SIDEWALK.
6. CONCRETE HEADER.
7. ENTRY MONUMENT SIGN WALL. SEE DETAIL 1, SHEET LA6.1.
8. 20'-0" x 20'-0" SHADE STRUCTURE. SEE DETAIL 2, SHEET LA6.2.
9. TOT LOT AREA.
10. THEME WALL. SEE DETAIL 2, SHEET LA6.1.
11. COMBO WALL / VIEW FENCE. SEE DETAIL 4, SHEET LA6.1.
12. THEME PILASTER. SEE DETAIL 3, SHEET LA6.1.
13. BENCH. SEE DETAIL 1, SHEET LA6.2.
14. PICNIC TABLE. SEE DETAIL 9, SHEET LA6.2.
15. BIKE RACKS. SEE DETAIL 8, SHEET LA6.2.
16. PET WASTE DISPOSAL. SEE DETAIL 5, SHEET LA6.2.
17. BBQ GRILL. SEE DETAIL 7, SHEET LA6.2.
18. TRASH RECEPTACLE. SEE DETAIL 6, SHEET LA6.2.
19. CONCRETE SIDEWALK PER CIVIL PLANS.
20. 12'-0" PAVED TRAIL.
21. 6'-0" UNPAVED TRAIL. APPROXIMATE ALIGNMENT SHOWN. FINAL ALIGNMENT TO BE DETERMINED IN FIELD.
22. LIGHT FIXTURE.
23. VNAE EASEMENT PER CIVIL PLANS

Contact Arizona 811 at least two full working days before you begin excavation.
Call 811 or click Arizona811.com
In Maricopa County: (602) 263-1100

20' 40' 60'

Key Map — Not To Scale



andersonbaron
plan · design · achieve
5on. mcclintock drive, ste1
chandler, arizona 85226
ph. 480.699.7956 f.480.699.7986

ARIZONA REGISTERED LANDSCAPE ARCHITECT
45440
ANDREW D. BARON
3.9.18
REGISTERED LANDSCAPE ARCHITECT
EXP. 03-31-19

Tierra Rico
NWC Dale Lane and 171th Avenue
Surprise, Arizona 85387
Layout Plan

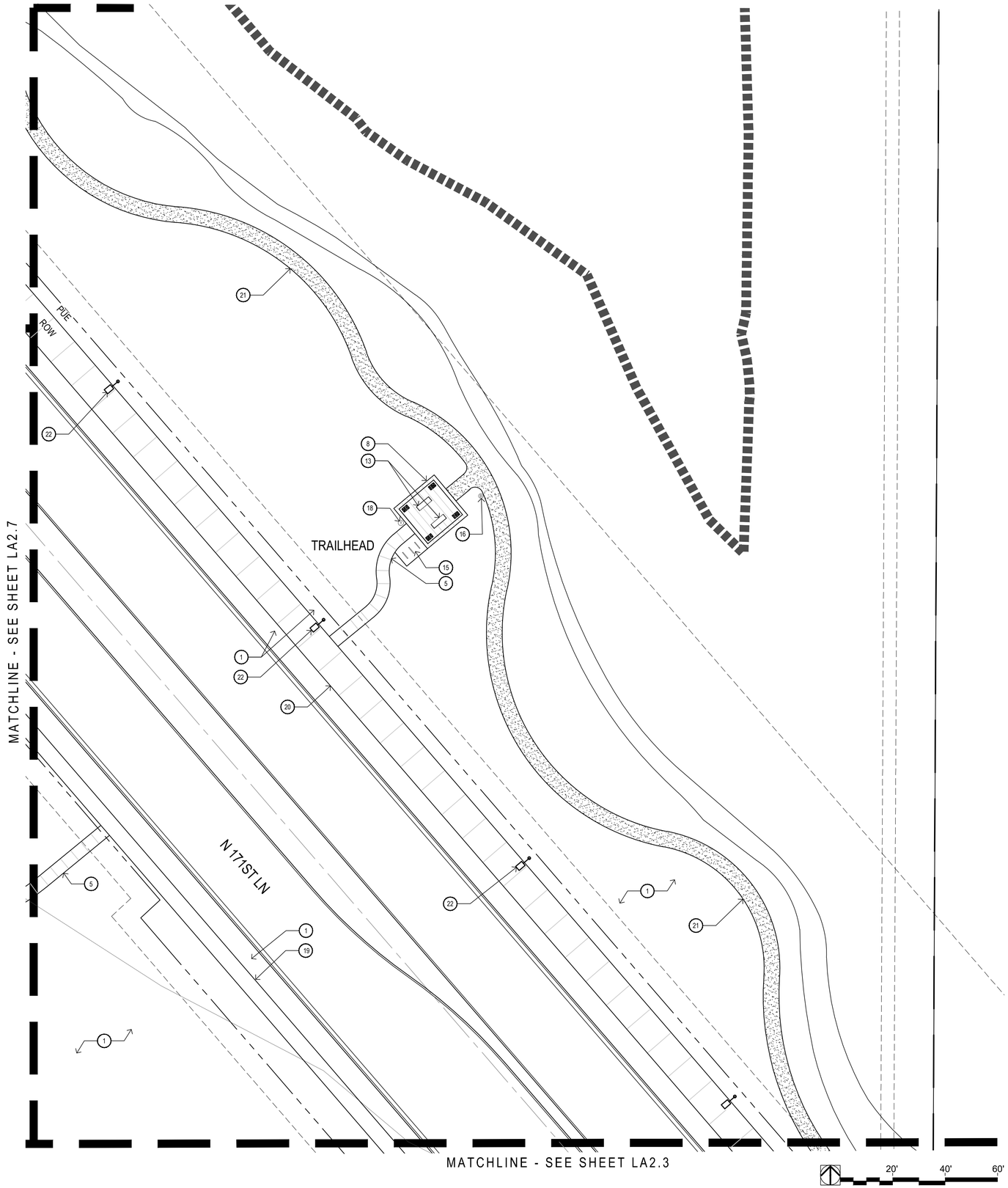
© copyright 2017 andersonbaron landscape architecture, llc.

revisions
1
2
3

issued for
- ☐ design dev.
- ☐ progress set
- ■ city submittal 3.9.18
- ☐ bid package
- ☐ construction

title: Layout Plan
date issued: 3.9.18
scale: 1" = 20'-0"
drawn by: AC
checked by: JB
project number: 212-002-17
review number:

sheet number
LA2.7
sheet 9 of 25

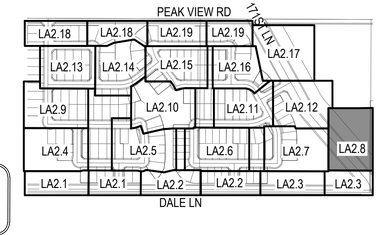


KEYNOTES

1. LANDSCAPE AREA. SEE PLANTING PLANS.
2. TURF SEE PLANTING PLAN.
3. DRAINAGE STRUCTURE PER CIVIL PLANS.
4. RETENTION BASIN.
5. 5'-0" CONCRETE SIDEWALK.
6. CONCRETE HEADER.
7. ENTRY MONUMENT SIGN WALL. SEE DETAIL 1, SHEET LA6.1.
8. 20'-0" x 20'-0" SHADE STRUCTURE. SEE DETAIL 2, SHEET LA6.2.
9. TOT LOT AREA.
10. THEME WALL. SEE DETAIL 2, SHEET LA6.1.
11. COMBO WALL / VIEW FENCE. SEE DETAIL 4, SHEET LA6.1.
12. THEME PILASTER. SEE DETAIL 3, SHEET LA6.1.
13. BENCH. SEE DETAIL 1, SHEET LA6.2.
14. PICNIC TABLE. SEE DETAIL 9, SHEET LA6.2.
15. BIKE RACKS. SEE DETAIL 8, SHEET LA6.2.
16. PET WASTE DISPOSAL. SEE DETAIL 5, SHEET LA6.2.
17. BBQ GRILL. SEE DETAIL 7, SHEET LA6.2.
18. TRASH RECEPTACLE. SEE DETAIL 6, SHEET LA6.2.
19. CONCRETE SIDEWALK PER CIVIL PLANS.
20. 12'-0" PAVED TRAIL.
21. 6'-0" UNPAVED TRAIL. APPROXIMATE ALIGNMENT SHOWN. FINAL ALIGNMENT TO BE DETERMINED IN FIELD.
22. LIGHT FIXTURE.
23. VNAE EASEMENT PER CIVIL PLANS

20' 40' 60'

Contact Arizona 811 at least two full working days before you begin excavation
Call 811 or click Arizona811.com
In Maricopa County: (602) 263-1100



Key Map

Not To Scale

andersonbaron
plan · design · achieve
5 0 n. mcclintock drive, ste 1
chandler, arizona 85226
ph. 480.699.7956 f.480.699.7986

45440
ANDREW D.
BARON
3.9.18
REGISTERED LANDSCAPE ARCHITECT
EXP. 03-31-19

Tierra Rico
NWC Dale Lane and 171th Avenue
Surprise, Arizona 85387
Layout Plan

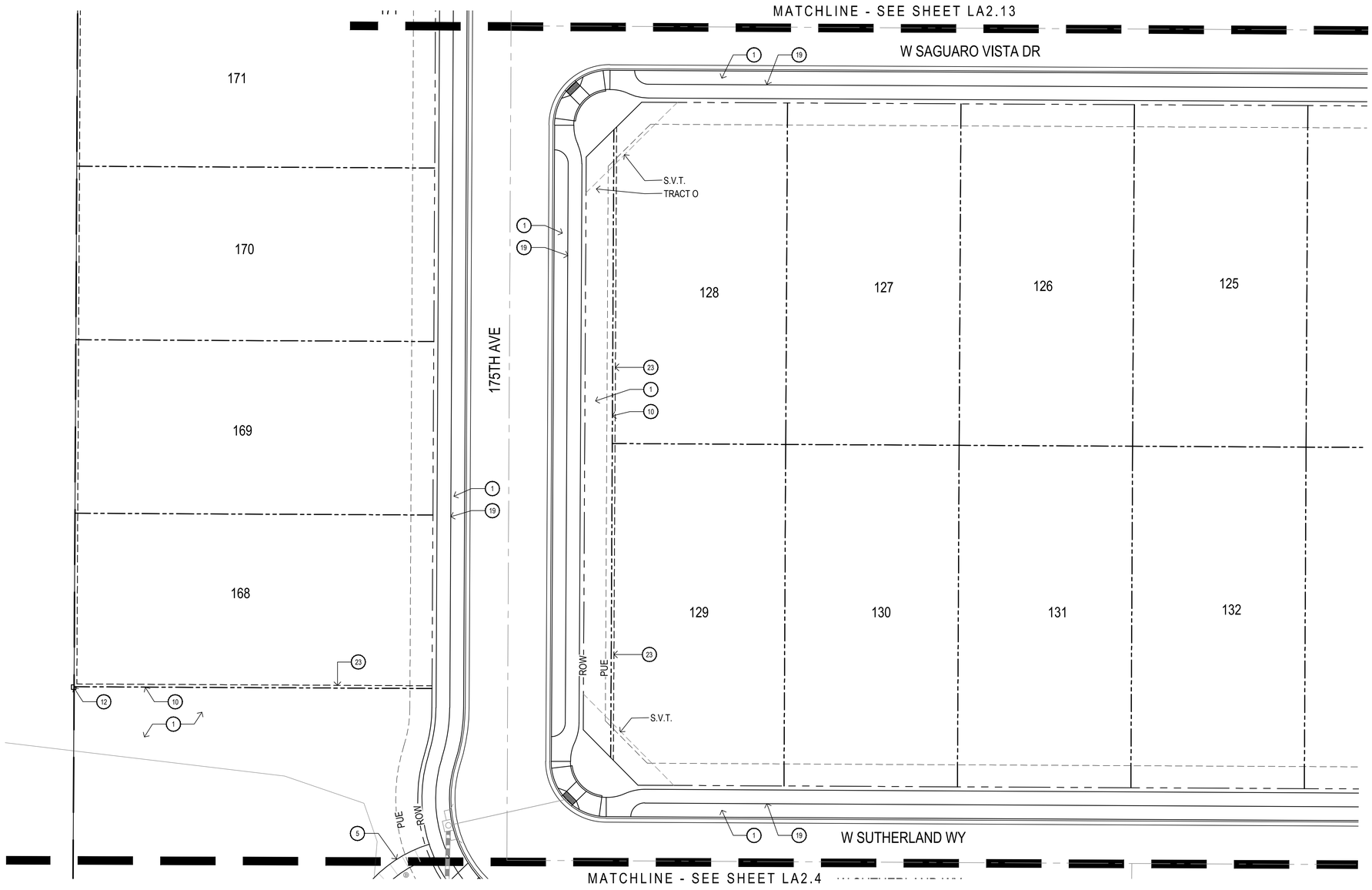
© copyright 2017 andersonbaron landscape architecture, llc.

revisions
1
2
3

issued for
- ☐ design dev.
- ☐ progress set
- ■ city submittal 3.9.18
- ☐ bid package
- ☐ construction

title	Layout Plan
date issued	3.9.18
scale	1" = 20'-0"
drawn by	AC
checked by	JB
project number	212-002-17
review number	
sheet number	LA2.8

sheet 10 of 25

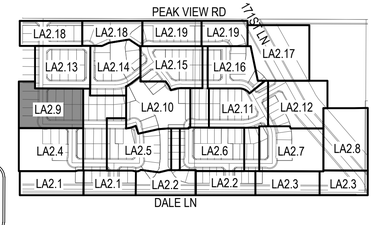


KEYNOTES

1. LANDSCAPE AREA. SEE PLANTING PLANS.
2. TURF SEE PLANTING PLAN.
3. DRAINAGE STRUCTURE PER CIVIL PLANS.
4. RETENTION BASIN.
5. 5'-0" CONCRETE SIDEWALK.
6. CONCRETE HEADER.
7. ENTRY MONUMENT SIGN WALL. SEE DETAIL 1, SHEET LA6.1.
8. 20'-0" x 20'-0" SHADE STRUCTURE. SEE DETAIL 2, SHEET LA6.2.
9. TOT LOT AREA.
10. THEME WALL. SEE DETAIL 2, SHEET LA6.1.
11. COMBO WALL / VIEW FENCE. SEE DETAIL 4, SHEET LA6.1.
12. THEME PILASTER. SEE DETAIL 3, SHEET LA6.1.
13. BENCH. SEE DETAIL 1, SHEET LA6.2.
14. PICNIC TABLE. SEE DETAIL 9, SHEET LA6.2.
15. BIKE RACKS. SEE DETAIL 8, SHEET LA6.2.
16. PET WASTE DISPOSAL. SEE DETAIL 5, SHEET LA6.2.
17. BBQ GRILL. SEE DETAIL 7, SHEET LA6.2.
18. TRASH RECEPTACLE. SEE DETAIL 6, SHEET LA6.2.
19. CONCRETE SIDEWALK PER CIVIL PLANS.
20. 12'-0" PAVED TRAIL.
21. 6'-0" UNPAVED TRAIL. APPROXIMATE ALIGNMENT SHOWN. FINAL ALIGNMENT TO BE DETERMINED IN FIELD.
22. LIGHT FIXTURE.
23. VNAE EASEMENT PER CIVIL PLANS

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com
In Maricopa County: (602) 263-1100

20' 40' 60'



Key Map

Not To Scale

andersonbaron
plan · design · achieve
5 0 n. mcclintock drive, ste 1
chandler, arizona 85226
ph. 480.699.7956 f.480.699.7986

ARIZONA CERTIFICATE NO. 45440 ANDREW D. BARON 3.9.18 REGISTERED LANDSCAPE ARCHITECT EXP. 03-31-19

Tierra Rico
NWC Dale Lane and 171th Avenue
Surprise,Arizona 85387

Layout Plan

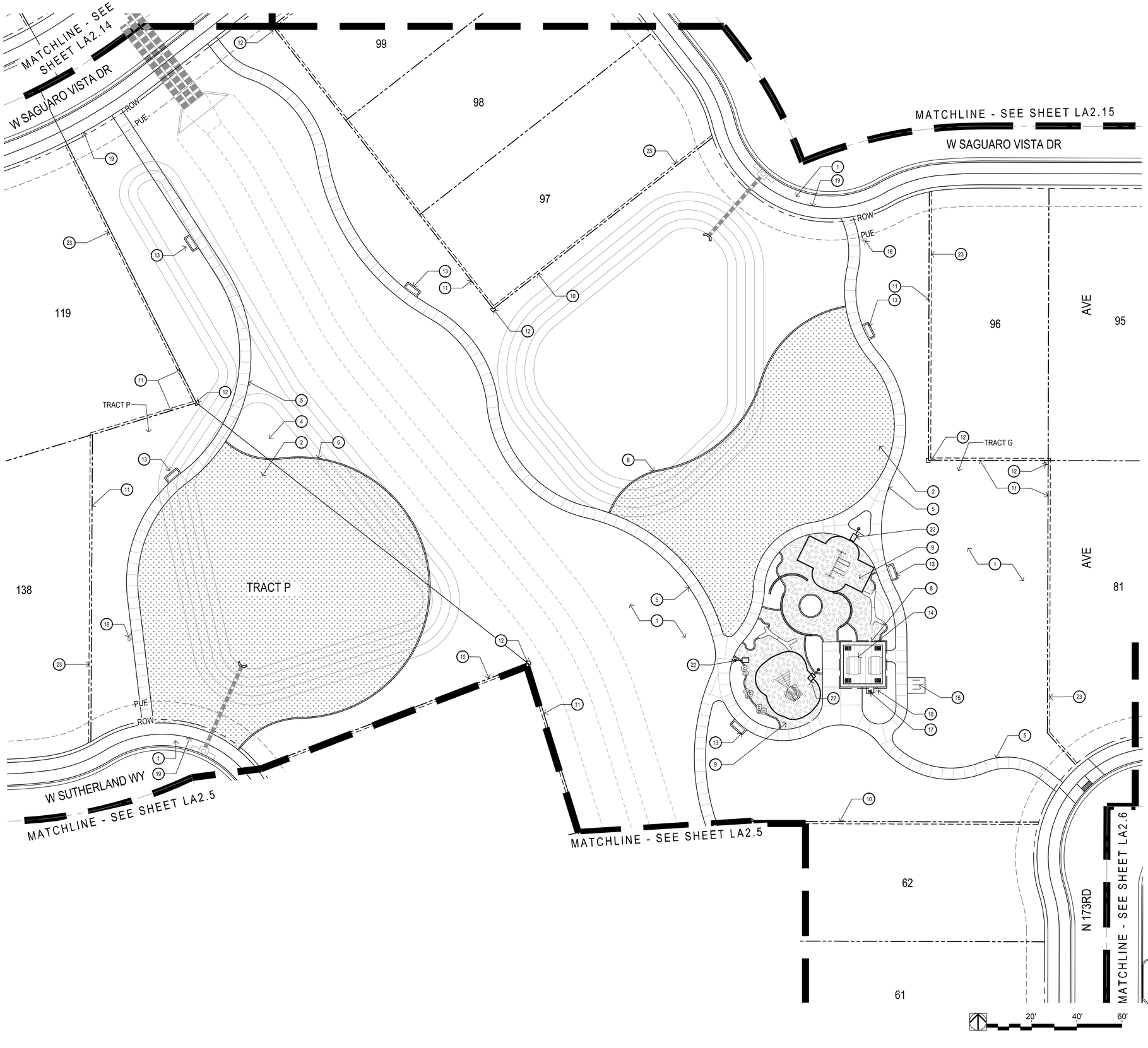
© copyright 2017 andersonbaron landscape architecture, llc.

revisions
1
2
3

issued for
- ☐ design dev.
- ☐ progress set
- ■ city submittal 3.9.18
- ☐ bid package
- ☐ construction

title	Layout Plan
date issued	3.9.18
scale	1" = 20'-0"
drawn by	AC
checked by	JB
project number	212-002-17
review number	
sheet number	LA2.9

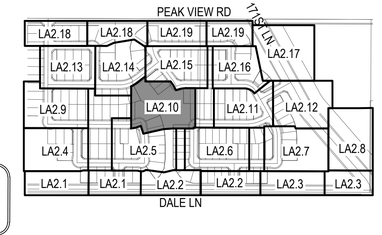
sheet 11 of 25



KEYNOTES

1. LANDSCAPE AREA. SEE PLANTING PLANS.
2. TURF SEE PLANTING PLAN.
3. DRAINAGE STRUCTURE PER CIVIL PLANS.
4. RETENTION BASIN.
5. 5'-0" CONCRETE SIDEWALK.
6. CONCRETE HEADER.
7. ENTRY MONUMENT SIGN WALL. SEE DETAIL 1, SHEET LA6.1.
8. 20'-0" x 20'-0" SHADE STRUCTURE. SEE DETAIL 2, SHEET LA6.2.
9. TOT LOT AREA.
10. THEME WALL. SEE DETAIL 2, SHEET LA6.1.
11. COMBO WALL / VIEW FENCE. SEE DETAIL 4, SHEET LA6.1.
12. THEME PILASTER. SEE DETAIL 3, SHEET LA6.1.
13. BENCH. SEE DETAIL 1, SHEET LA6.2.
14. PICNIC TABLE. SEE DETAIL 9, SHEET LA6.2.
15. BIKE RACKS. SEE DETAIL 8, SHEET LA6.2.
16. PET WASTE DISPOSAL. SEE DETAIL 5, SHEET LA6.2.
17. BBQ GRILL. SEE DETAIL 7, SHEET LA6.2.
18. TRASH RECEPTACLE. SEE DETAIL 6, SHEET LA6.2.
19. CONCRETE SIDEWALK PER CIVIL PLANS.
20. 12'-0" PAVED TRAIL.
21. 6'-0" UNPAVED TRAIL. APPROXIMATE ALIGNMENT SHOWN. FINAL ALIGNMENT TO BE DETERMINED IN FIELD.
22. LIGHT FIXTURE.
23. VNAE EASEMENT PER CIVIL PLANS

Contact Arizona 811 at least two full working days before you begin excavation
Call 811 or click Arizona811.com
In Maricopa County: (602) 263-1100



Key Map

Not To Scale

andersonbaron
plan · design · achieve
5 0 n. mcclintock drive, ste 1
chandler, arizona 85226
ph. 480.699.7956 f.480.699.7986

ARIZONA STATE BOARD OF TECHNICAL REGISTRATION
45440
ANDREW D. BARON
3.9.18
REGISTERED LANDSCAPE ARCHITECT
EXP. 03-31-18

Tierra Rico
NWC Dale Lane and 171th Avenue
Surprise, Arizona 85387

Layout Plan

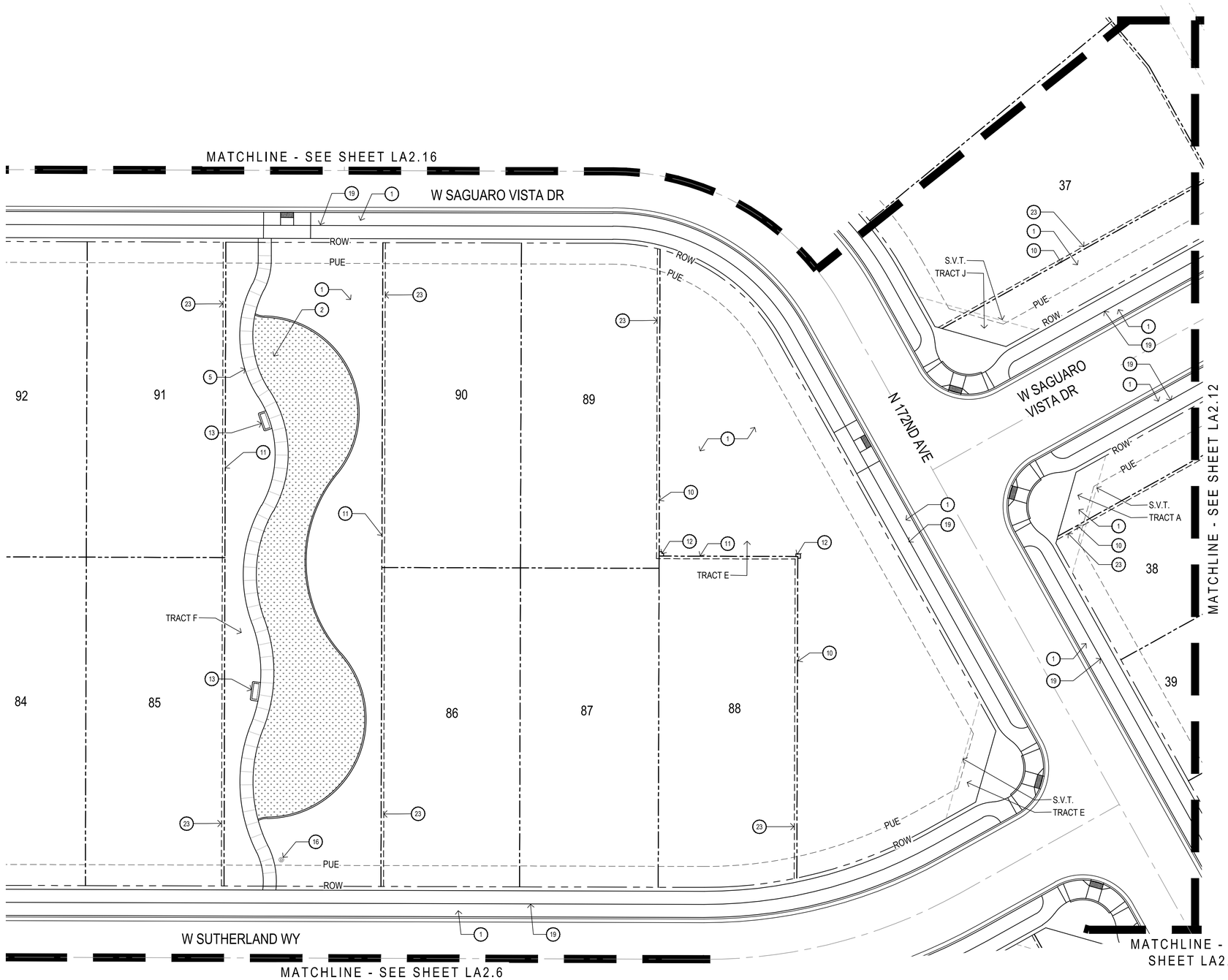
© copyright 2017 andersonbaron landscape architecture, llc.

revisions
1
2
3

issued for
- ☐ design dev.
- ☐ progress set
- ■ city submittal 3.9.18
- ☐ bid package
- ☐ construction

title: Layout Plan
date issued: 3.9.18
scale: 1" = 20'-0"
drawn by: AC
checked by: JB
project number: 212-002-17
review number:

sheet number
LA2.10
sheet 12 of 25



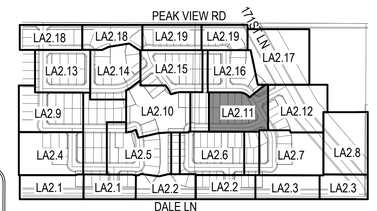
KEYNOTES

1. LANDSCAPE AREA. SEE PLANTING PLANS.
2. TURF SEE PLANTING PLAN.
3. DRAINAGE STRUCTURE PER CIVIL PLANS.
4. RETENTION BASIN.
5. 5'-0" CONCRETE SIDEWALK.
6. CONCRETE HEADER.
7. ENTRY MONUMENT SIGN WALL. SEE DETAIL 1, SHEET LA6.1.
8. 20'-0" x 20'-0" SHADE STRUCTURE. SEE DETAIL 2, SHEET LA6.2.
9. TOT LOT AREA.
10. THEME WALL. SEE DETAIL 2, SHEET LA6.1.
11. COMBO WALL / VIEW FENCE. SEE DETAIL 4, SHEET LA6.1.
12. THEME PILASTER. SEE DETAIL 3, SHEET LA6.1.
13. BENCH. SEE DETAIL 1, SHEET LA6.2.
14. PICNIC TABLE. SEE DETAIL 9, SHEET LA6.2.
15. BIKE RACKS. SEE DETAIL 8, SHEET LA6.2.
16. PET WASTE DISPOSAL. SEE DETAIL 5, SHEET LA6.2.
17. BBQ GRILL. SEE DETAIL 7, SHEET LA6.2.
18. TRASH RECEPTACLE. SEE DETAIL 6, SHEET LA6.2.
19. CONCRETE SIDEWALK PER CIVIL PLANS.
20. 12'-0" PAVED TRAIL.
21. 6'-0" UNPAVED TRAIL. APPROXIMATE ALIGNMENT SHOWN. FINAL ALIGNMENT TO BE DETERMINED IN FIELD.
22. LIGHT FIXTURE.
23. VNAE EASEMENT PER CIVIL PLANS

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com
In Maricopa County: (602) 263-1100

20' 40' 60'

Key Map



Not To Scale

andersonbaron
plan · design · achieve
5 o n. mcclintock drive, ste 1
chandler, arizona 85226
ph. 480.699.7956 f.480.699.7986

REGISTERED LANDSCAPE ARCHITECT
45440
ANDREW D. BARON
3.9.18
EXP. 03-31-19

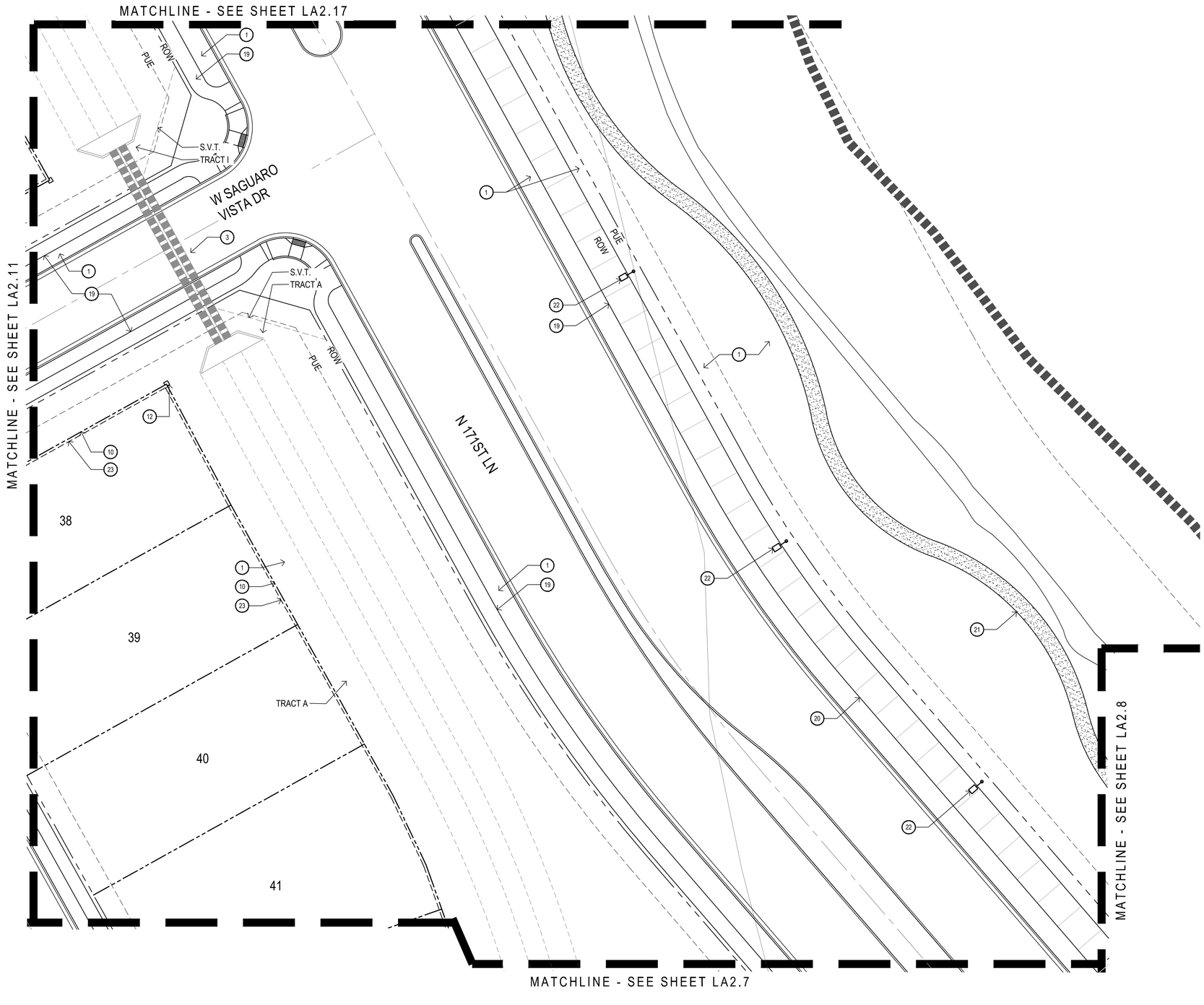
Tierra Rico
NWC Dale Lane and 171st Avenue
Surprise,Arizona 85387
Layout Plan

© copyright 2017 andersonbaron landscape architecture, llc.

revisions
1
2
3

issued for
- ☐ design dev.
- ☐ progress set
- ■ city submittal 3.9.18
- ☐ bid package
- ☐ construction

title	Layout Plan
date issued	3.9.18
scale	1" = 20'-0"
drawn by	AC
checked by	JB
project number	212-002-17
review number	
sheet number	LA2.11



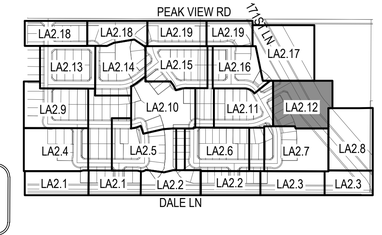
KEYNOTES

1. LANDSCAPE AREA. SEE PLANTING PLANS.
2. TURF SEE PLANTING PLAN.
3. DRAINAGE STRUCTURE PER CIVIL PLANS.
4. RETENTION BASIN.
5. 5'-0" CONCRETE SIDEWALK.
6. CONCRETE HEADER.
7. ENTRY MONUMENT SIGN WALL. SEE DETAIL 1, SHEET LA6.1.
8. 20'-0" x 20'-0" SHADE STRUCTURE. SEE DETAIL 2, SHEET LA6.2.
9. TOT LOT AREA.
10. THEME WALL. SEE DETAIL 2, SHEET LA6.1.
11. COMBO WALL / VIEW FENCE. SEE DETAIL 4, SHEET LA6.1.
12. THEME PILASTER. SEE DETAIL 3, SHEET LA6.1.
13. BENCH. SEE DETAIL 1, SHEET LA6.2.
14. PICNIC TABLE. SEE DETAIL 9, SHEET LA6.2.
15. BIKE RACKS. SEE DETAIL 8, SHEET LA6.2.
16. PET WASTE DISPOSAL. SEE DETAIL 5, SHEET LA6.2.
17. BBQ GRILL. SEE DETAIL 7, SHEET LA6.2.
18. TRASH RECEPTACLE. SEE DETAIL 6, SHEET LA6.2.
19. CONCRETE SIDEWALK PER CIVIL PLANS.
20. 12'-0" PAVED TRAIL.
21. 6'-0" UNPAVED TRAIL. APPROXIMATE ALIGNMENT SHOWN. FINAL ALIGNMENT TO BE DETERMINED IN FIELD.
22. LIGHT FIXTURE.
23. VNAE EASEMENT PER CIVIL PLANS

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com
In Maricopa County: (602) 263-1100

20' 40' 60'

Key Map



Not To Scale

andersonbaron
plan · design · achieve
5on. mcclintock drive, ste1
chandler, arizona 85226
ph. 480.699.7956 f.480.699.7986

STATE OF ARIZONA REGISTERED LANDSCAPE ARCHITECT
45440
ANDREW D. BARON
3.9.18
EXP. 03-31-18

Tierra Rico
NWC Dale Lane and 171th Avenue
Surprise, Arizona 85387
Layout Plan

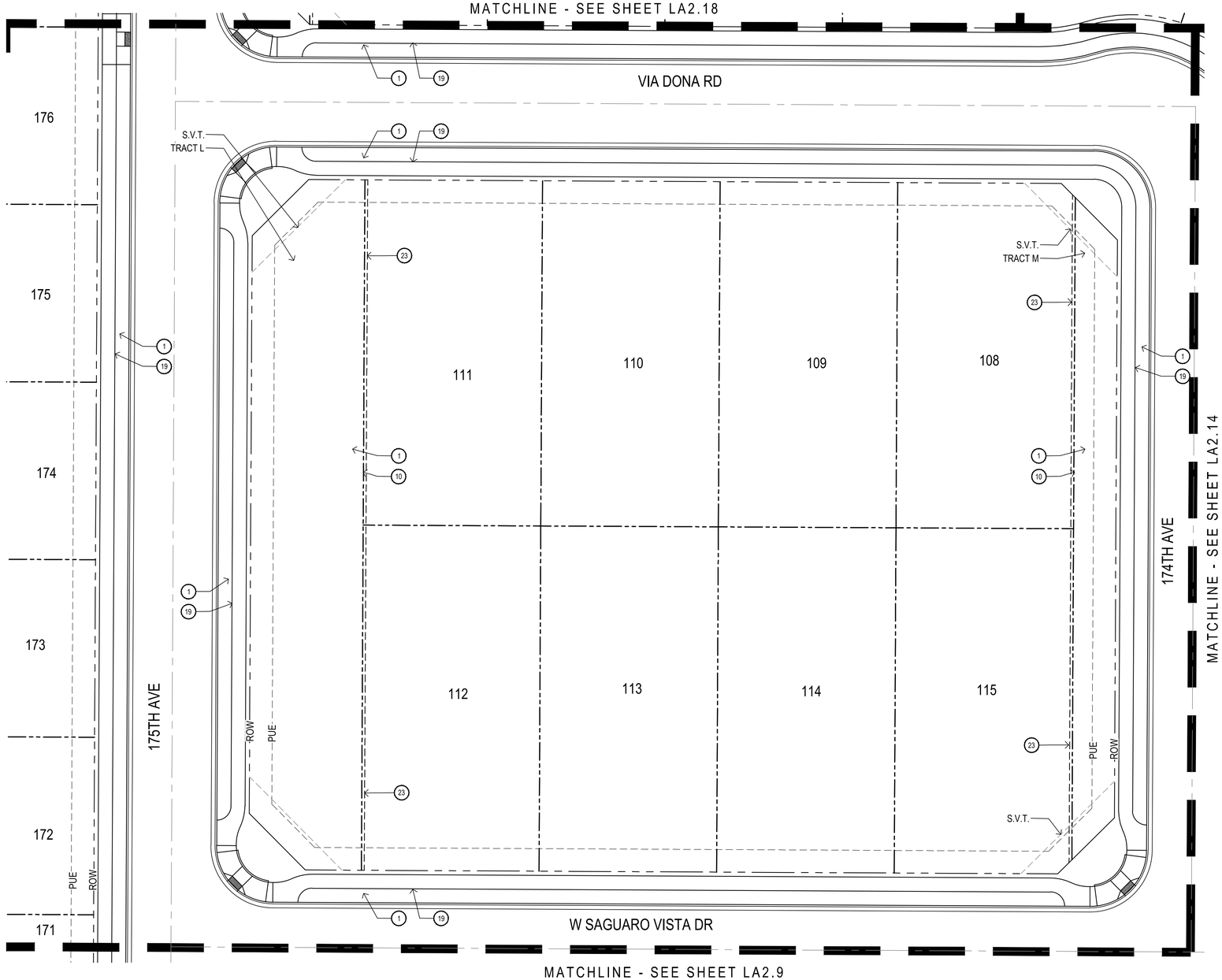
© copyright 2017 andersonbaron landscape architecture, llc.

revisions
1
2
3

issued for
- ☐ design dev.
- ☐ progress set
- ■ city submittal 3.9.18
- ☐ bid package
- ☐ construction

title: Layout Plan
date issued: 3.9.18
scale: 1" = 20'-0"
drawn by: AC
checked by: JB
project number: 212-002-17
review number:

sheet number
LA2.12
sheet 14 of 25



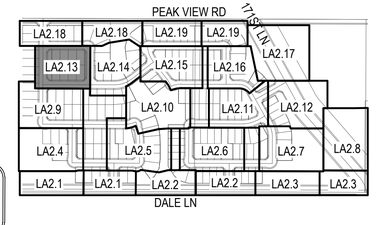
KEYNOTES

1. LANDSCAPE AREA. SEE PLANTING PLANS.
2. TURF SEE PLANTING PLAN.
3. DRAINAGE STRUCTURE PER CIVIL PLANS.
4. RETENTION BASIN.
5. 5'-0" CONCRETE SIDEWALK.
6. CONCRETE HEADER.
7. ENTRY MONUMENT SIGN WALL. SEE DETAIL 1, SHEET LA6.1.
8. 20'-0" x 20'-0" SHADE STRUCTURE. SEE DETAIL 2, SHEET LA6.2.
9. TOT LOT AREA.
10. THEME WALL. SEE DETAIL 2, SHEET LA6.1.
11. COMBO WALL / VIEW FENCE. SEE DETAIL 4, SHEET LA6.1.
12. THEME PILASTER. SEE DETAIL 3, SHEET LA6.1.
13. BENCH. SEE DETAIL 1, SHEET LA6.2.
14. PICNIC TABLE. SEE DETAIL 9, SHEET LA6.2.
15. BIKE RACKS. SEE DETAIL 8, SHEET LA6.2.
16. PET WASTE DISPOSAL. SEE DETAIL 5, SHEET LA6.2.
17. BBQ GRILL. SEE DETAIL 7, SHEET LA6.2.
18. TRASH RECEPTACLE. SEE DETAIL 6, SHEET LA6.2.
19. CONCRETE SIDEWALK PER CIVIL PLANS.
20. 12'-0" PAVED TRAIL.
21. 6'-0" UNPAVED TRAIL. APPROXIMATE ALIGNMENT SHOWN. FINAL ALIGNMENT TO BE DETERMINED IN FIELD.
22. LIGHT FIXTURE.
23. VNAE EASEMENT PER CIVIL PLANS

Contact Arizona 811 at least two full working days before you begin excavation.
Call 811 or click Arizona811.com
In Maricopa County: (602) 263-1100

20' 40' 60'

Key Map



Not To Scale

andersonbaron
plan · design · achieve
5on. mcclintock drive, ste1
chandler, arizona 85226
ph. 480.699.7956 f.480.699.7986

Tierra Rico
NWC Dale Lane and 171th Avenue
Surprise,Arizona 85387
Layout Plan

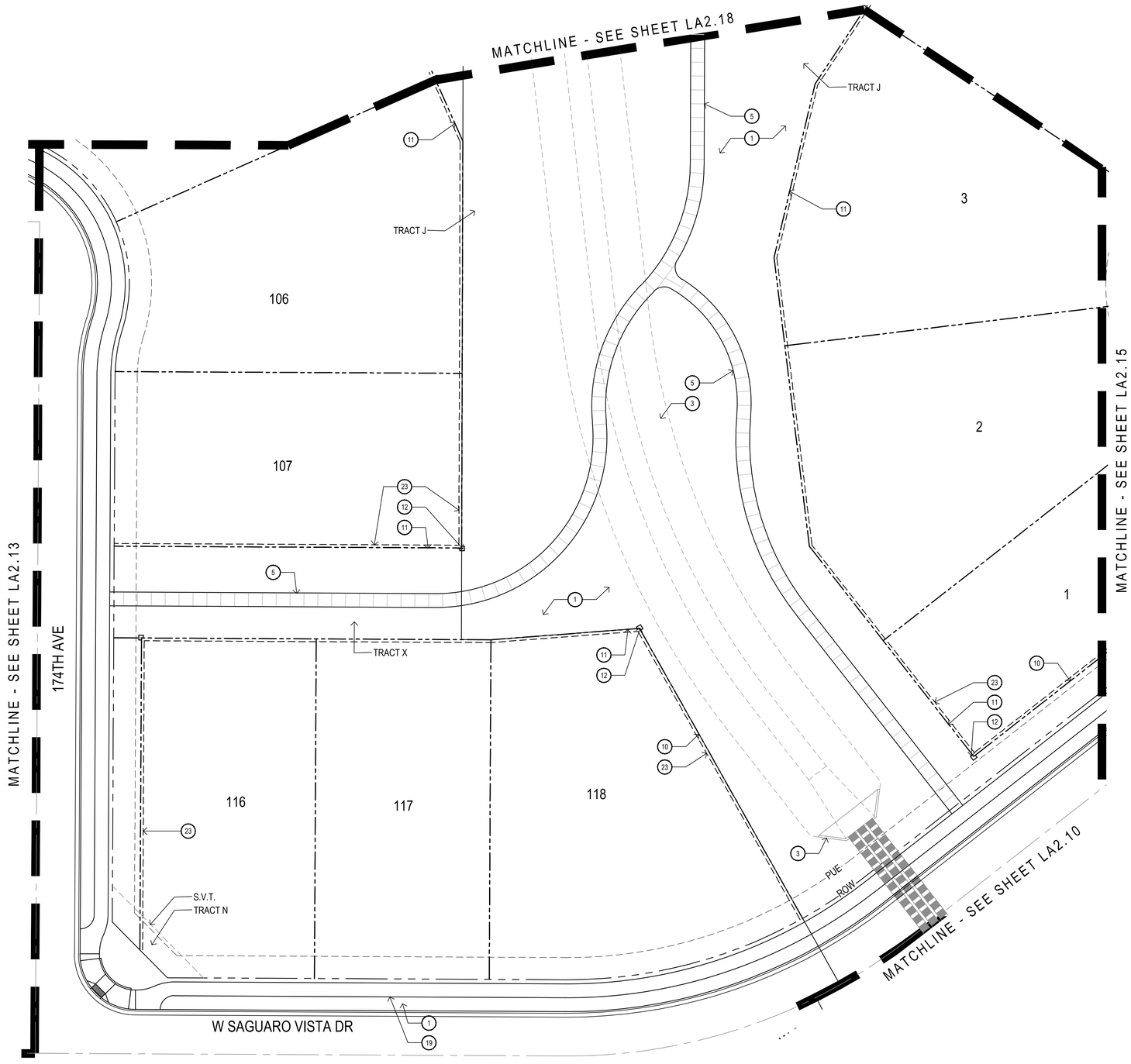
© copyright 2017 andersonbaron landscape architecture, llc.

revisions
1
2
3

issued for
- ☐ design dev.
- ☐ progress set
- ■ city submittal 3.9.18
- ☐ bid package
- ☐ construction

title: Layout Plan
date issued: 3.9.18
scale: 1" = 20'-0"
drawn by: AC
checked by: JB
project number: 212-002-17
review number

sheet number
LA2.13

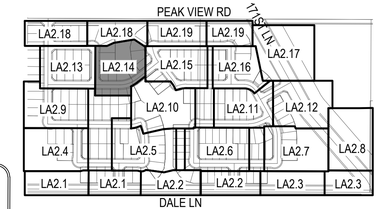


KEYNOTES

1. LANDSCAPE AREA. SEE PLANTING PLANS.
2. TURF SEE PLANTING PLAN.
3. DRAINAGE STRUCTURE PER CIVIL PLANS.
4. RETENTION BASIN.
5. 5'-0" CONCRETE SIDEWALK.
6. CONCRETE HEADER.
7. ENTRY MONUMENT SIGN WALL. SEE DETAIL 1, SHEET LA6.1.
8. 20'-0" x 20'-0" SHADE STRUCTURE. SEE DETAIL 2, SHEET LA6.2.
9. TOT LOT AREA.
10. THEME WALL. SEE DETAIL 2, SHEET LA6.1.
11. COMBO WALL / VIEW FENCE. SEE DETAIL 4, SHEET LA6.1.
12. THEME PILASTER. SEE DETAIL 3, SHEET LA6.1.
13. BENCH. SEE DETAIL 1, SHEET LA6.2.
14. PICNIC TABLE. SEE DETAIL 9, SHEET LA6.2.
15. BIKE RACKS. SEE DETAIL 8, SHEET LA6.2.
16. PET WASTE DISPOSAL. SEE DETAIL 5, SHEET LA6.2.
17. BBQ GRILL. SEE DETAIL 7, SHEET LA6.2.
18. TRASH RECEPTACLE. SEE DETAIL 6, SHEET LA6.2.
19. CONCRETE SIDEWALK PER CIVIL PLANS.
20. 12'-0" PAVED TRAIL.
21. 6'-0" UNPAVED TRAIL. APPROXIMATE ALIGNMENT SHOWN. FINAL ALIGNMENT TO BE DETERMINED IN FIELD.
22. LIGHT FIXTURE.
23. VNAE EASEMENT PER CIVIL PLANS

Contact Arizona 811 at least two full working days before you begin excavation
Call 811 or click Arizona811.com
In Maricopa County: (602) 263-1100

20' 40' 60'



Key Map

Not To Scale

andersonbaron
plan · design · achieve
5on. mcclintock drive, ste1
chandler, arizona 85226
ph. 480.699.7956 f.480.699.7986

45440
ANDREW D.
BARON
3.9.18
REGISTERED LANDSCAPE ARCHITECT
EXP. 03-31-19

Tierra Rico
NWC Dale Lane and 171th Avenue
Surprise,Arizona 85387

Layout Plan

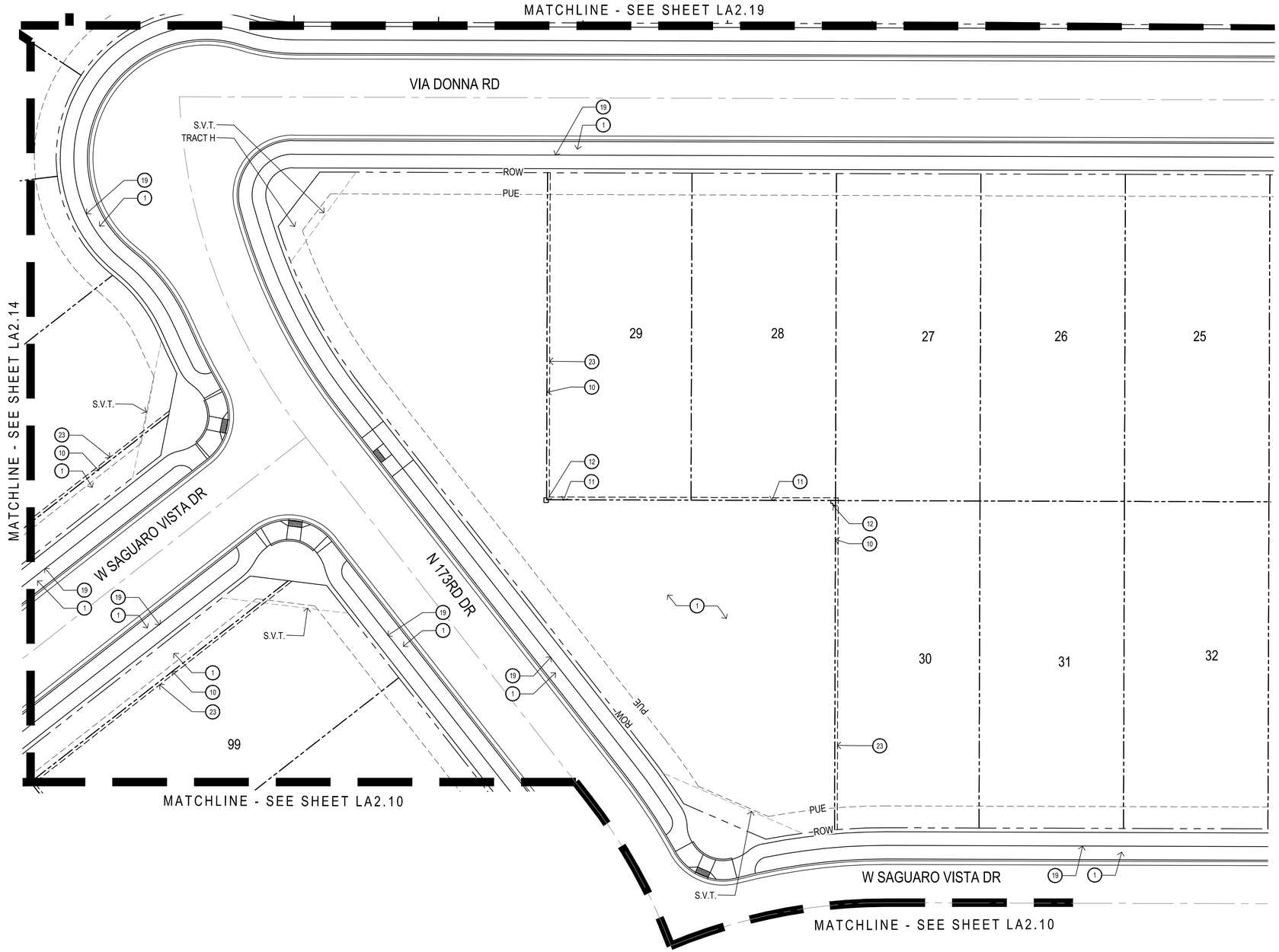
© copyright 2017 andersonbaron landscape architecture, llc.

revisions
1
2
3

issued for
- ☐ design dev.
- ☐ progress set
- ■ city submittal 3.9.18
- ☐ bid package
- ☐ construction

title: Layout Plan
date issued: 3.9.18
scale: 1" = 20'-0"
drawn by: AC
checked by: JB
project number: 212-002-17
review number

sheet number
LA2.14
sheet 16 of 25



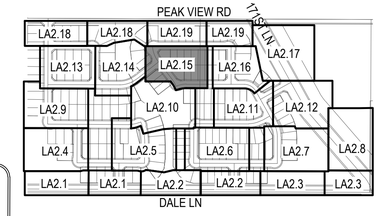
KEYNOTES

1. LANDSCAPE AREA. SEE PLANTING PLANS.
2. TURF SEE PLANTING PLAN.
3. DRAINAGE STRUCTURE PER CIVIL PLANS.
4. RETENTION BASIN.
5. 5'-0" CONCRETE SIDEWALK.
6. CONCRETE HEADER.
7. ENTRY MONUMENT SIGN WALL. SEE DETAIL 1, SHEET LA6.1.
8. 20'-0" x 20'-0" SHADE STRUCTURE. SEE DETAIL 2, SHEET LA6.2.
9. TOT LOT AREA.
10. THEME WALL. SEE DETAIL 2, SHEET LA6.1.
11. COMBO WALL / VIEW FENCE. SEE DETAIL 4, SHEET LA6.1.
12. THEME PILASTER. SEE DETAIL 3, SHEET LA6.1.
13. BENCH. SEE DETAIL 1, SHEET LA6.2.
14. PICNIC TABLE. SEE DETAIL 9, SHEET LA6.2.
15. BIKE RACKS. SEE DETAIL 8, SHEET LA6.2.
16. PET WASTE DISPOSAL. SEE DETAIL 5, SHEET LA6.2.
17. BBQ GRILL. SEE DETAIL 7, SHEET LA6.2.
18. TRASH RECEPTACLE. SEE DETAIL 6, SHEET LA6.2.
19. CONCRETE SIDEWALK PER CIVIL PLANS.
20. 12'-0" PAVED TRAIL.
21. 6'-0" UNPAVED TRAIL. APPROXIMATE ALIGNMENT SHOWN. FINAL ALIGNMENT TO BE DETERMINED IN FIELD.
22. LIGHT FIXTURE.
23. VNAE EASEMENT PER CIVIL PLANS

20' 40' 60'

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com
In Maricopa County: (602) 263-1100

Key Map



Not To Scale

andersonbaron
plan · design · achieve
5 0 n. mcclintock drive, ste 1
chandler, arizona 85226
ph. 480.699.7956 f.480.699.7986

45440
ANDREW D.
BARON
3.9.18
EXP. 03-31-19

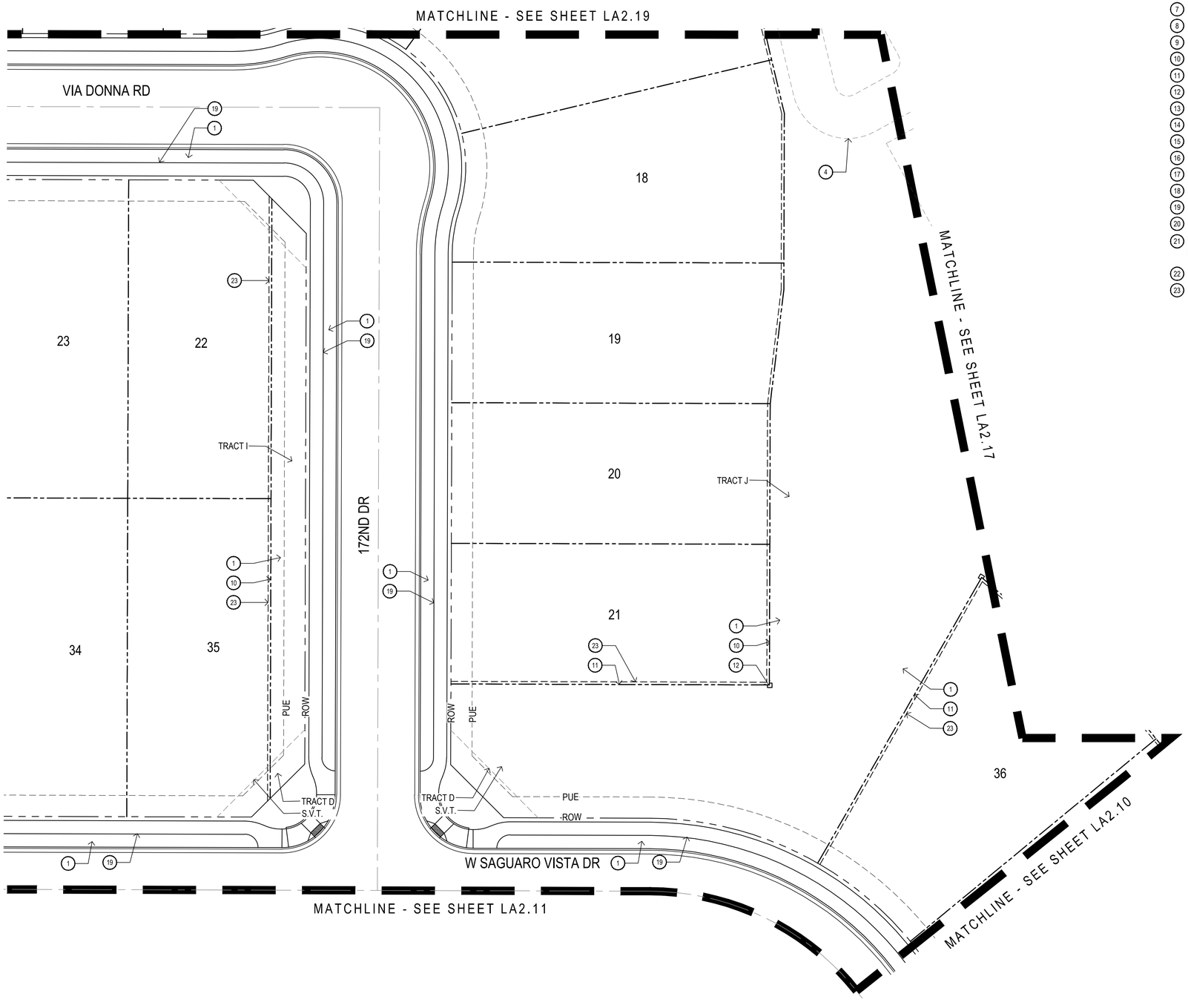
Tierra Rico
NWC Dale Lane and 171th Avenue
Surprise, Arizona 85387
Layout Plan

© copyright 2017 andersonbaron landscape architecture, llc.

revisions
1
2
3

issued for
- ☐ design dev.
- ☐ progress set
- ■ city submittal 3.9.18
- ☐ bid package
- ☐ construction

title: Layout Plan
date issued: 3.9.18
scale: 1" = 20'-0"
drawn by: AC
checked by: JB
project number: 212-002-17
review number:
sheet number: LA2.15



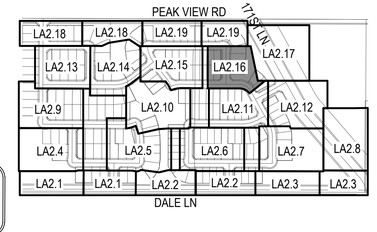
KEYNOTES

1. LANDSCAPE AREA. SEE PLANTING PLANS.
2. TURF SEE PLANTING PLAN.
3. DRAINAGE STRUCTURE PER CIVIL PLANS.
4. RETENTION BASIN.
5. 5'-0" CONCRETE SIDEWALK.
6. CONCRETE HEADER.
7. ENTRY MONUMENT SIGN WALL. SEE DETAIL 1, SHEET LA6.1.
8. 20'-0" x 20'-0" SHADE STRUCTURE. SEE DETAIL 2, SHEET LA6.2.
9. TOT LOT AREA.
10. THEME WALL. SEE DETAIL 2, SHEET LA6.1.
11. COMBO WALL / VIEW FENCE. SEE DETAIL 4, SHEET LA6.1.
12. THEME PILASTER. SEE DETAIL 3, SHEET LA6.1.
13. BENCH. SEE DETAIL 1, SHEET LA6.2.
14. PICNIC TABLE. SEE DETAIL 9, SHEET LA6.2.
15. BIKE RACKS. SEE DETAIL 8, SHEET LA6.2.
16. PET WASTE DISPOSAL. SEE DETAIL 5, SHEET LA6.2.
17. BBQ GRILL. SEE DETAIL 7, SHEET LA6.2.
18. TRASH RECEPTACLE. SEE DETAIL 6, SHEET LA6.2.
19. CONCRETE SIDEWALK PER CIVIL PLANS.
20. 12'-0" PAVED TRAIL.
21. 6'-0" UNPAVED TRAIL. APPROXIMATE ALIGNMENT SHOWN. FINAL ALIGNMENT TO BE DETERMINED IN FIELD.
22. LIGHT FIXTURE.
23. VNAE EASEMENT PER CIVIL PLANS

Contact Arizona 811 at least two full working days before you begin excavation.
Call 811 or click Arizona811.com
In Maricopa County: (602) 263-1100

20' 40' 60'

Key Map — Not To Scale



andersonbaron
plan · design · achieve
50 n. mcclintock drive, ste 1
chandler, arizona 85226
ph. 480.699.7956 f.480.699.7986

45440
ANDREW D. BARON
3.9.18
REGISTERED LANDSCAPE ARCHITECT
EXP. 03-31-19

Tierra Rico
NWC Dale Lane and 171th Avenue
Surprise, Arizona 85387
Layout Plan

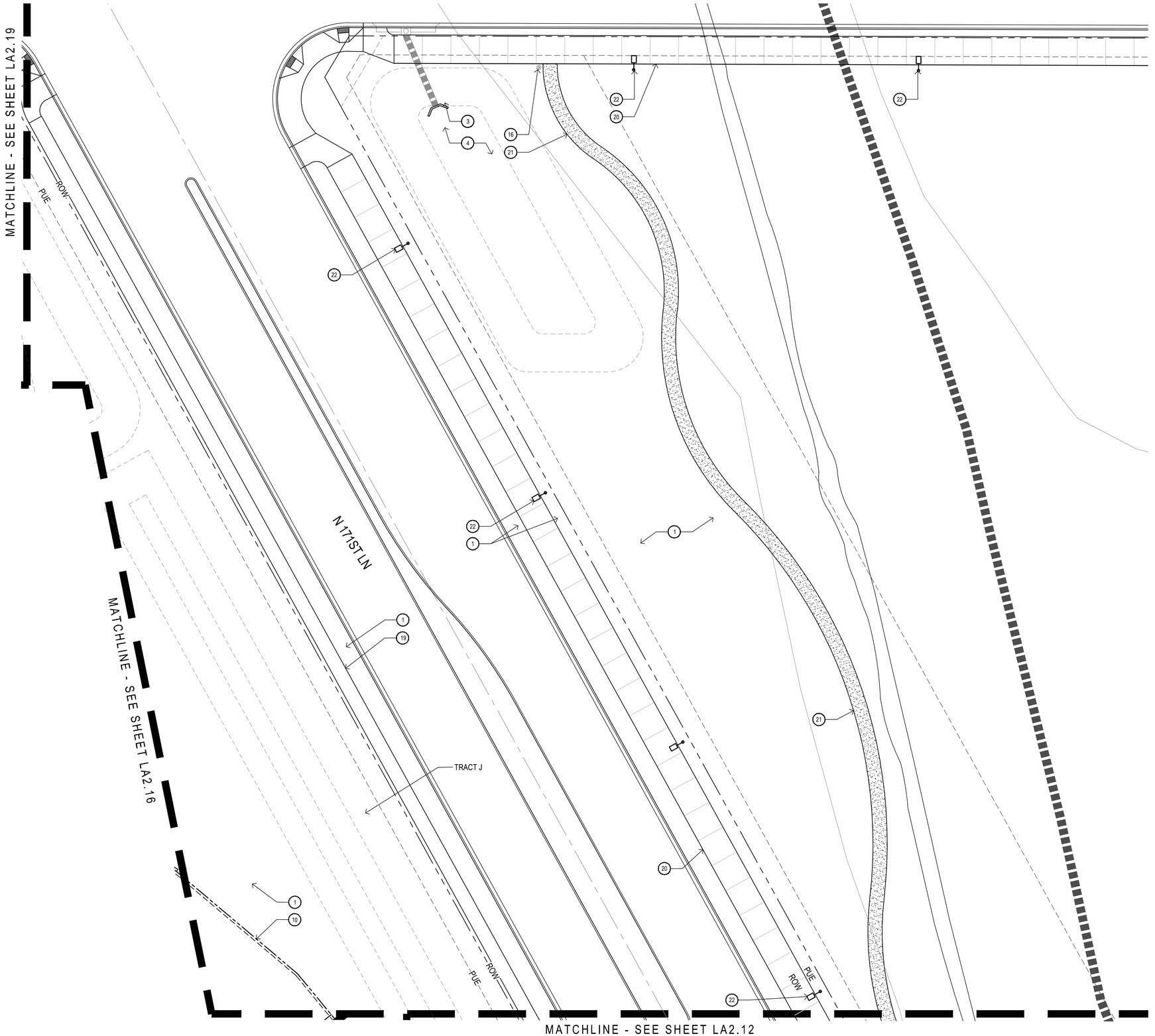
© copyright 2017 andersonbaron landscape architecture, llc.

revisions
1
2
3

issued for
- ☐ design dev.
- ☐ progress set
- ■ city submittal 3.9.18
- ☐ bid package
- ☐ construction

title: Layout Plan
date issued: 3.9.18
scale: 1" = 20'-0"
drawn by: AC
checked by: JB
project number: 212-002-17
review number:

sheet number
LA2.16
sheet 18 of 25

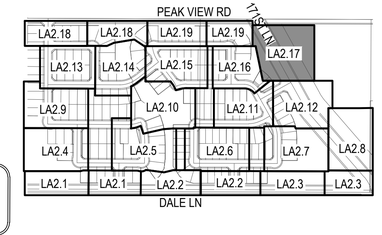


KEYNOTES

1. LANDSCAPE AREA. SEE PLANTING PLANS.
2. TURF SEE PLANTING PLAN.
3. DRAINAGE STRUCTURE PER CIVIL PLANS.
4. RETENTION BASIN.
5. 5'-0" CONCRETE SIDEWALK.
6. CONCRETE HEADER.
7. ENTRY MONUMENT SIGN WALL. SEE DETAIL 1, SHEET LA6.1.
8. 20'-0" x 20'-0" SHADE STRUCTURE. SEE DETAIL 2, SHEET LA6.2.
9. TOT LOT AREA.
10. THEME WALL. SEE DETAIL 2, SHEET LA6.1.
11. COMBO WALL / VIEW FENCE. SEE DETAIL 4, SHEET LA6.1.
12. THEME PILASTER. SEE DETAIL 3, SHEET LA6.1.
13. BENCH. SEE DETAIL 1, SHEET LA6.2.
14. PICNIC TABLE. SEE DETAIL 9, SHEET LA6.2.
15. BIKE RACKS. SEE DETAIL 8, SHEET LA6.2.
16. PET WASTE DISPOSAL. SEE DETAIL 5, SHEET LA6.2.
17. BBQ GRILL. SEE DETAIL 7, SHEET LA6.2.
18. TRASH RECEPTACLE. SEE DETAIL 6, SHEET LA6.2.
19. CONCRETE SIDEWALK PER CIVIL PLANS.
20. 12'-0" PAVED TRAIL.
21. 6'-0" UNPAVED TRAIL. APPROXIMATE ALIGNMENT SHOWN. FINAL ALIGNMENT TO BE DETERMINED IN FIELD.
22. LIGHT FIXTURE.
23. VNAE EASEMENT PER CIVIL PLANS

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com
In Maricopa County: (602) 263-1100

20' 40' 60'



Key Map

Not To Scale

andersonbaron
plan · design · achieve
50 n. mcclintock drive, ste 1
chandler, arizona 85226
ph. 480.699.7956 f.480.699.7986

Tierra Rico
NWC Dale Lane and 171th Avenue
Surprise,Arizona 85387
Layout Plan

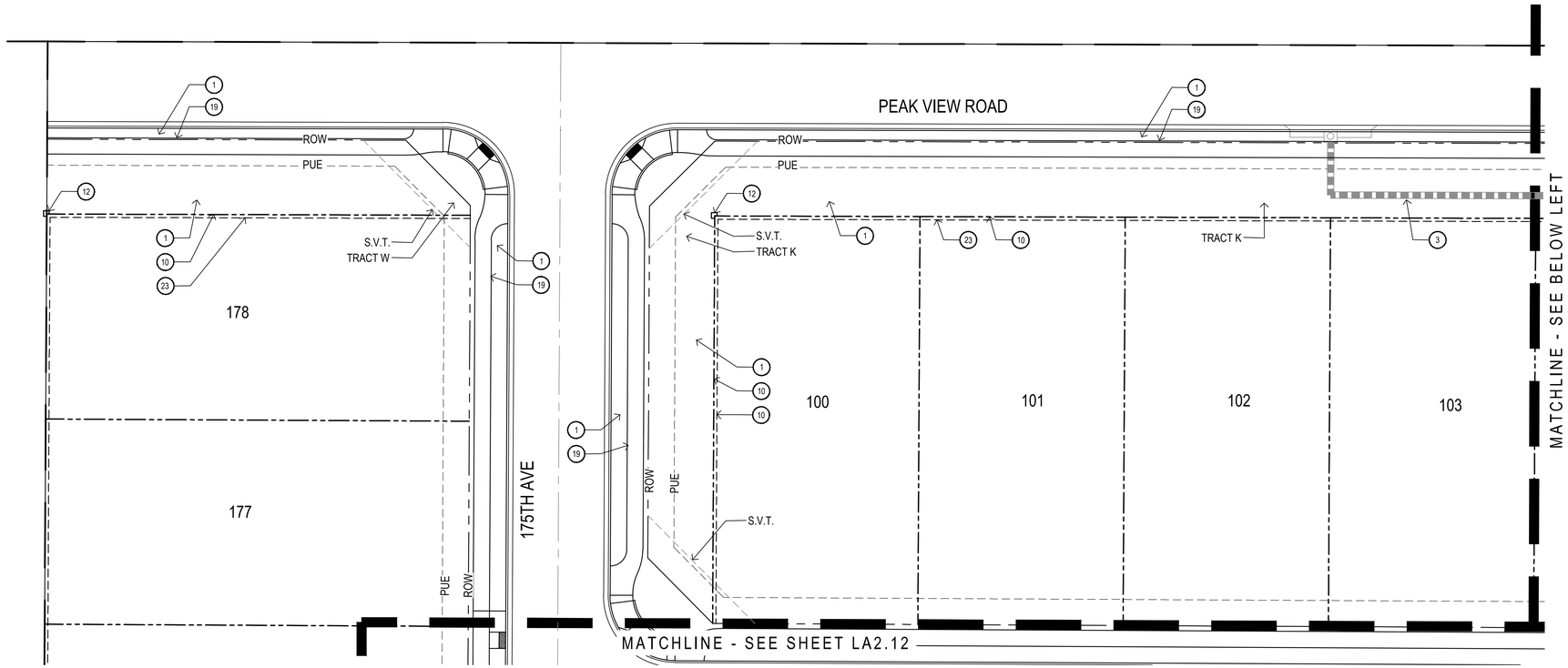
© copyright 2017 andersonbaron landscape architecture, llc.

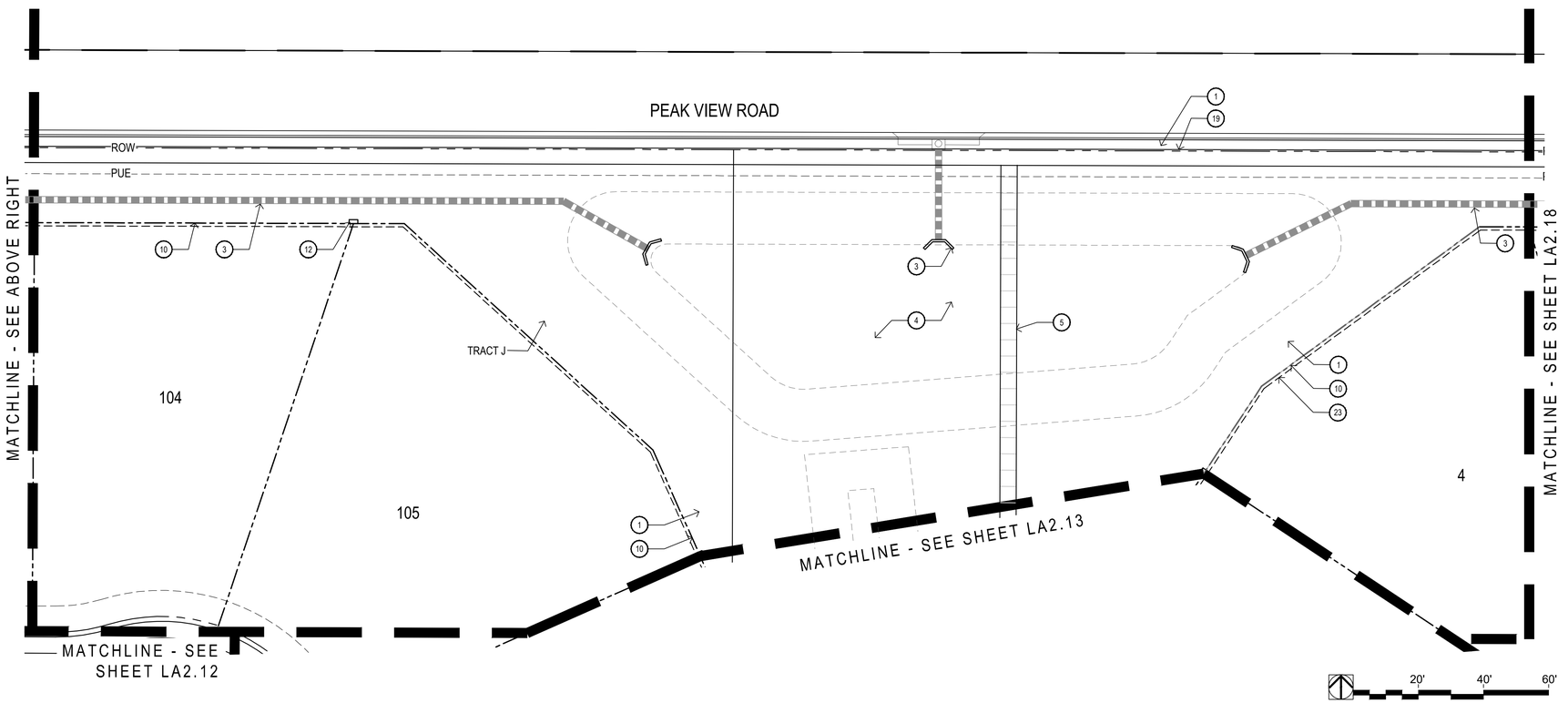
revisions
1
2
3

issued for
- ☐ design dev.
- ☐ progress set
- ■ city submittal 3.9.18
- ☐ bid package
- ☐ construction

title: Layout Plan
date issued: 3.9.18
scale: 1" = 20'-0"
drawn by: AC
checked by: JB
project number: 212-002-17
review number:

sheet number
LA2.17
sheet 19 of 25

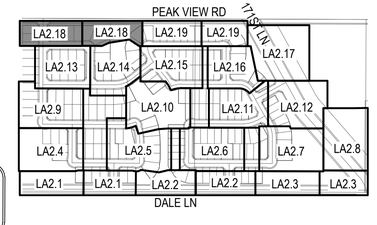




KEYNOTES

1. LANDSCAPE AREA. SEE PLANTING PLANS.
2. TURF SEE PLANTING PLAN.
3. DRAINAGE STRUCTURE PER CIVIL PLANS.
4. RETENTION BASIN.
5. 5'-0" CONCRETE SIDEWALK.
6. CONCRETE HEADER.
7. ENTRY MONUMENT SIGN WALL. SEE DETAIL 1, SHEET LA6.1.
8. 20'-0" x 20'-0" SHADE STRUCTURE. SEE DETAIL 2, SHEET LA6.2.
9. TOT LOT AREA.
10. THEME WALL. SEE DETAIL 2, SHEET LA6.1.
11. COMBO WALL / VIEW FENCE. SEE DETAIL 4, SHEET LA6.1.
12. THEME PILASTER. SEE DETAIL 3, SHEET LA6.1.
13. BENCH. SEE DETAIL 1, SHEET LA6.2.
14. PICNIC TABLE. SEE DETAIL 9, SHEET LA6.2.
15. BIKE RACKS. SEE DETAIL 8, SHEET LA6.2.
16. PET WASTE DISPOSAL. SEE DETAIL 5, SHEET LA6.2.
17. BBQ GRILL. SEE DETAIL 7, SHEET LA6.2.
18. TRASH RECEPTACLE. SEE DETAIL 6, SHEET LA6.2.
19. CONCRETE SIDEWALK PER CIVIL PLANS.
20. 12'-0" PAVED TRAIL.
21. 6'-0" UNPAVED TRAIL. APPROXIMATE ALIGNMENT SHOWN. FINAL ALIGNMENT TO BE DETERMINED IN FIELD.
22. LIGHT FIXTURE.
23. VNAE EASEMENT PER CIVIL PLANS

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com
In Maricopa County: (602) 263-1100



Key Map

Not To Scale

andersonbaron
plan · design · achieve
5 0 n. mcclintock drive, ste 1
chandler, arizona 85226
ph. 480.699.7956 f.480.699.7986

Tierra Rico
NWC Dale Lane and 171th Avenue
Surprise, Arizona 85387
Layout Plan

© copyright 2017 andersonbaron landscape architecture, llc

revisions
1
2
3

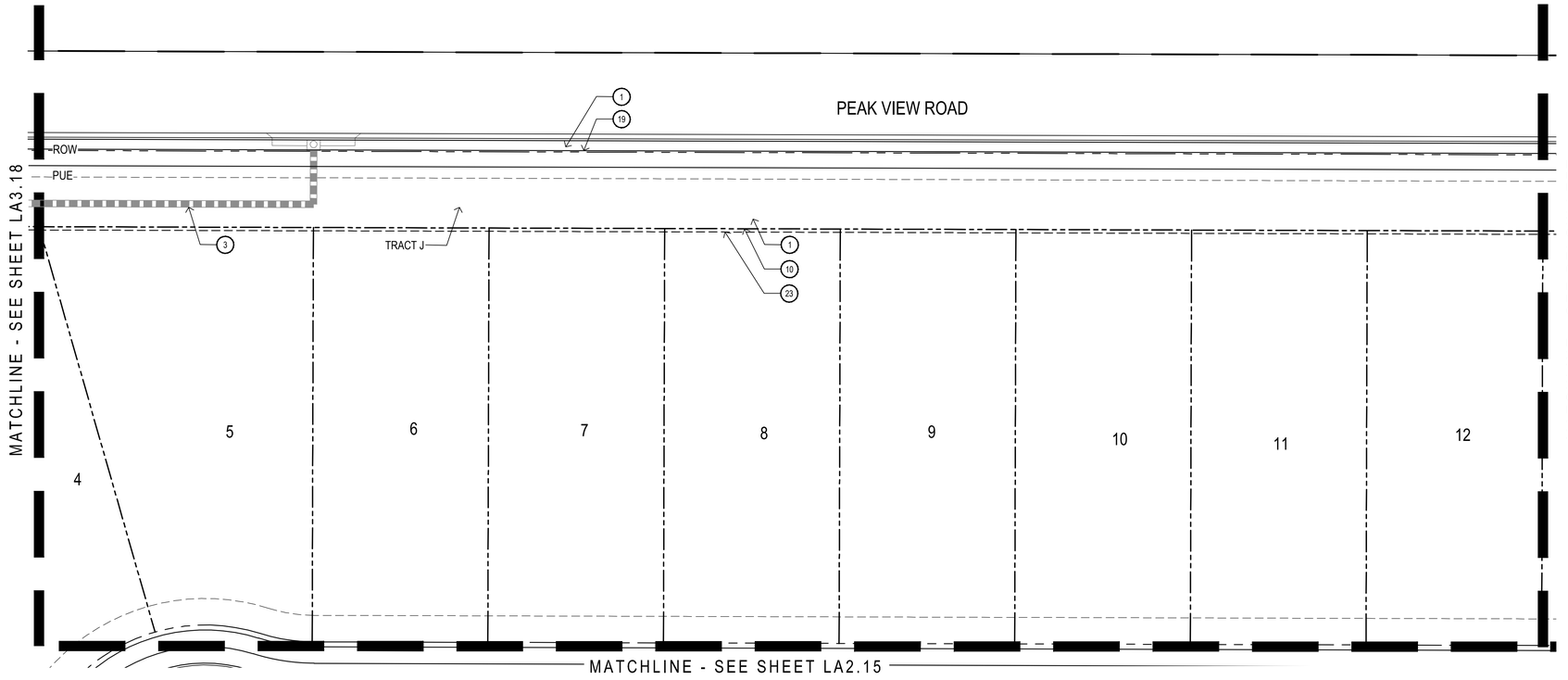
issued for
- ☐ design dev.
- ☐ progress set
- ■ city submittal 3.9.18
- ☐ bid package
- ☐ construction

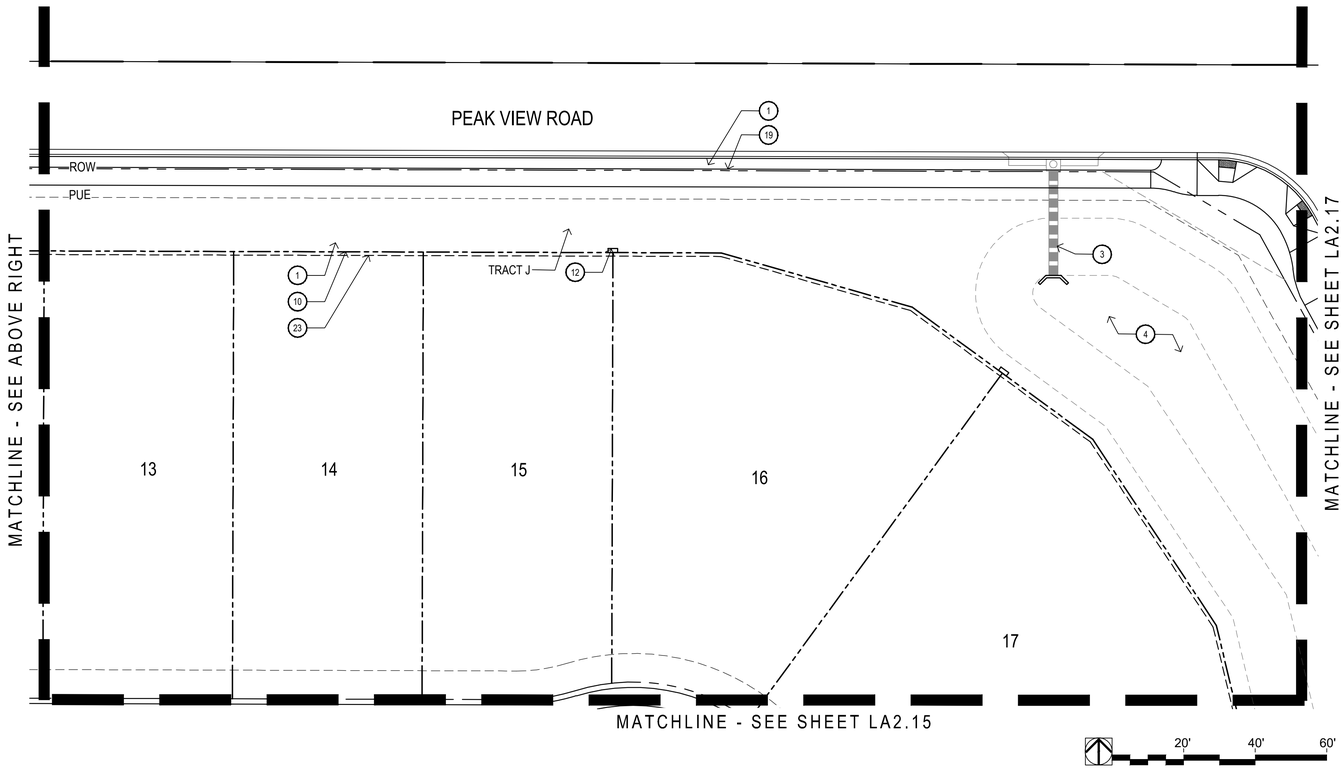
title	Layout Plan
date issued	3.9.18
scale	1" = 20'-0"
drawn by	AC
checked by	JB
project number	212-002-17
review number	

sheet number

LA2.18

sheet 20 of 25

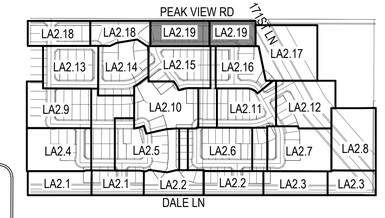




KEYNOTES

1. LANDSCAPE AREA. SEE PLANTING PLANS.
2. TURF SEE PLANTING PLAN.
3. DRAINAGE STRUCTURE PER CIVIL PLANS.
4. RETENTION BASIN.
5. 5'-0" CONCRETE SIDEWALK.
6. CONCRETE HEADER.
7. ENTRY MONUMENT SIGN WALL. SEE DETAIL 1, SHEET LA6.1.
8. 20'-0" x 20'-0" SHADE STRUCTURE. SEE DETAIL 2, SHEET LA6.2.
9. TOT LOT AREA.
10. THEME WALL. SEE DETAIL 2, SHEET LA6.1.
11. COMBO WALL / VIEW FENCE. SEE DETAIL 4, SHEET LA6.1.
12. THEME PILASTER. SEE DETAIL 3, SHEET LA6.1.
13. BENCH. SEE DETAIL 1, SHEET LA6.2.
14. PICNIC TABLE. SEE DETAIL 9, SHEET LA6.2.
15. BIKE RACKS. SEE DETAIL 8, SHEET LA6.2.
16. PET WASTE DISPOSAL. SEE DETAIL 5, SHEET LA6.2.
17. BBQ GRILL. SEE DETAIL 7, SHEET LA6.2.
18. TRASH RECEPTACLE. SEE DETAIL 6, SHEET LA6.2.
19. CONCRETE SIDEWALK PER CIVIL PLANS.
20. 12'-0" PAVED TRAIL.
21. 6'-0" UNPAVED TRAIL. APPROXIMATE ALIGNMENT SHOWN. FINAL ALIGNMENT TO BE DETERMINED IN FIELD.
22. LIGHT FIXTURE.
23. VNAE EASEMENT PER CIVIL PLANS

Contact Arizona 811 at least two full working days before you begin excavation
Arizona811
Call 811 or dick Arizona811.com
In Maricopa County: (602) 263-1100



Key Map

Not To Scale

andersonbaron
plan · design · achieve
5on. mcclintock drive, ste1
chandler, arizona 85226
ph. 480.699.7956 f.480.699.7986

Tierra Rico
NWC Dale Lane and 171th Avenue
Surprise,Arizona 85387

Layout Plan

© copyright 2017 andersonbaron landscape architecture, llc

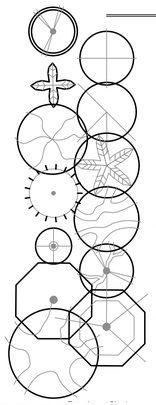
revisions
1
2
3

issued for
- ☐ design dev.
- ☐ progress set
- ■ city submittal 3.9.18
- ☐ bid package
- ☐ construction

title: Layout Plan
date issued: 3.9.18
scale: 1" = 20'-0"
drawn by: AC
checked by: JB
project number: 212-002-17
review number:

sheet number
LA2.19
sheet 21 of 25

PLANT MATERIALS LEGEND



Trees	Size	Qty
Acacia aneura Mulga Acacia	-	
	24" Box	
Caeselpinia cacalaco 'Smoothie' Thornless Cascalote	-	
	24" Box	
Chamerops humilis Mediteranean Fan Palm	-	
	24" Box	
Chitalpa tashkinensis Chitalpa	-	
	24" Box	
Olea europea 'Swan Hill' Swan Hill Olive	-	
	24" Box	
Phoenix dactylifera Date Palm	-	
	24" Box	
Pinus halepensis Aleppo Pine	-	
	24" Box	
Pistacia chinensis Chinese Pistache	-	
	36" Box	
Pistacia lentiscus Mastic Tree	-	
	24" Box	
Pithecellobium flexicaule Texas Ebony	-	
	24" Box	
Quercus buckleyi Texas Red Oak	-	
	24" Box	
Quercus virginiana 'Cathedral Oak'	24" Box	
	36" Box	
Ulmus parvifolia 'Allee' Elm	-	
	24" Box	

Extra Large Shrubs	Size	Quantity
Bougainvillea 'Rosenka' Bougainvillea	5 gal.	-
Caeselpinia gillesii Yellow Bird of Paradise	5 gal.	-
Dodonea viscosa Green Hopbush	5 gal.	-
Tecoma sp. 'Sparky Sparky	5 gal.	-
Large Shrubs	**Size**	**Quantity**
Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Sage	5 gal.	-
Medium Shrubs	**Size**	**Quantity**
Leucophyllum frutescens 'Lynn's Legacy' Lynn's Legacy	5 gal.	-
Leucophyllum zygophyllum Cimarron Sage	5 gal.	-
Nerium oleander 'Petite Pink' Oleander 'Petite Pink'	5 gal.	-
Rosmarinus officinalis 'Upright' Upright Rosemary	5 gal.	-
Ruellia brittoniana Ruellia	5 gal.	-
Small Shrubs	**Size**	**Quantity**
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.	-
Myrtus communis 'compacta' Dwarf Myrtle	5 gal.	-

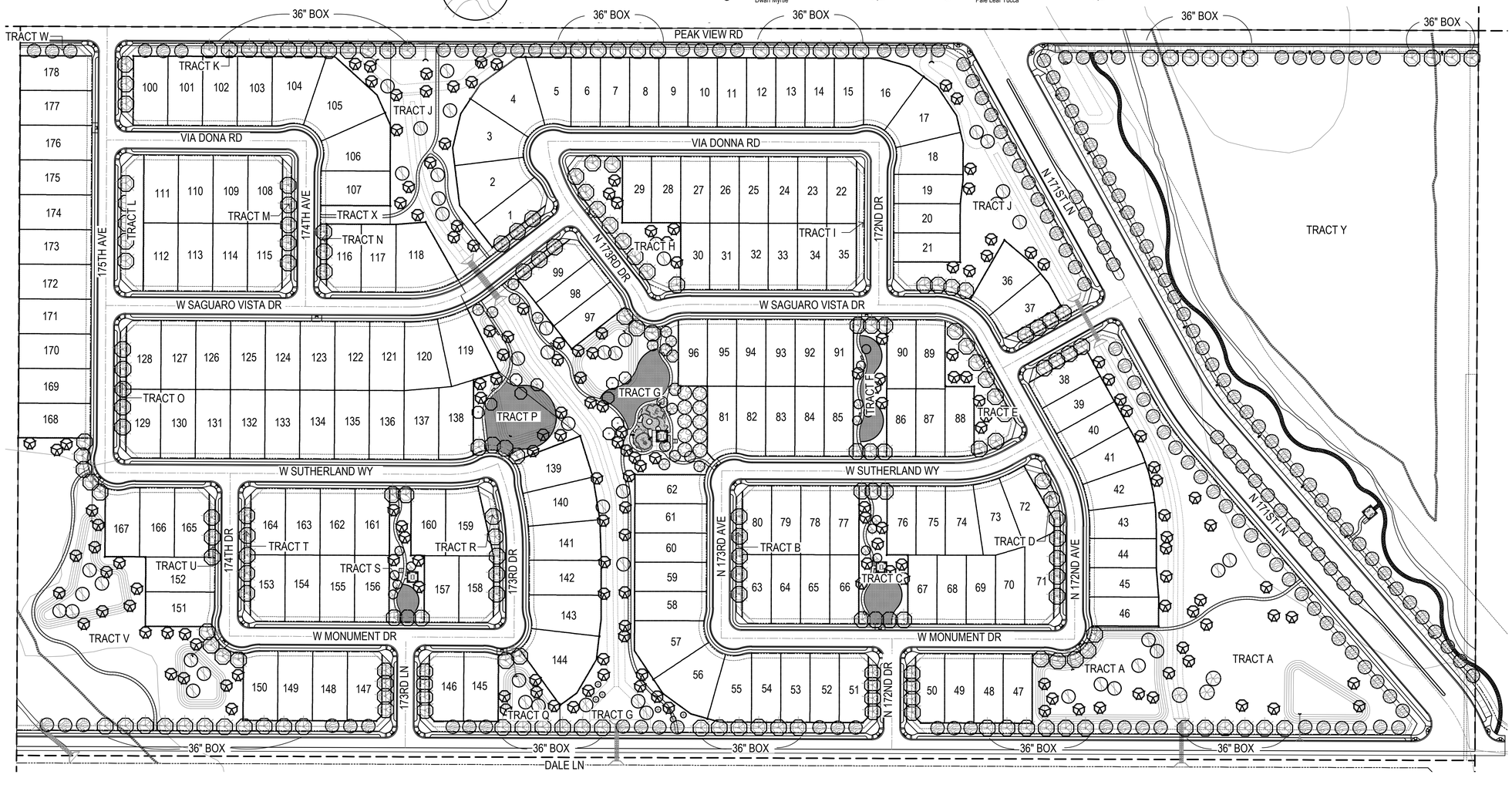
Groundcovers	Size	Quantity
Lantana montevidensis Purple Trailing Lantana	1 gal.	-
Lantana x 'Dallas Red' Dallas Red Lantana	1 gal.	-
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.	-
Ruellia brittoniana 'Katie' Dwarf Katie Ruellia	1 gal.	-
Cacti/ Accents	**Size**	**Quantity**
Agave americana 'Marginata' Century Plant	5 gal.	-
Agave geminiflora Twin Flowered Agave	5 gal.	-
Agave weberi Weber's Agave	1 gal.	-
Aloe barbadensis Medicinal Aloe	5 Gal.	-
Muhlenbergia capillaris 'Regal Mist'	5 gal.	-
Muhlenbergia lindheimeri 'Autumn Glow'	5 gal.	-
Muhlenbergia rigida 'Nashville' Nashville Muhly Grass	1 gal.	
Yucca baccata Banana Yucca	5 Gal.	-
Yucca pallida Pale Leaf Yucca	5 gal	-

Yucca rostrata Beaked Yucca	20 gal.	-
Yucca rupicola Twisted Leaf Yucca	5 gal.	-
Yucca gloriosa Spanish Dagger	5 gal.	-

Inerts	Quantity
No Symbol — 2" Deep Decomposed Granite 3/4" Minus Saddleback Brown - See Detail x, Sheet LA7.x	s.f.
Turf Mid Iron Sod See Detail x, Sheet LA6.x	s.f.

NOTES:

1. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS." SEE SECTION 1903(6)(A), ZONING CODE.
2. PLANT MATERIAL MAY BE SUBSTITUTED DUE TO LIMITING MARKET CONDITIONS.
3. TREE ROOT BARRIERS ARE REQUIRED PER CITY OF SURPRISE STANDARD DETAIL 8-14 WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS.



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

Avoid cutting underground utility lines. It's costly.
Call before you Dig.
1-800-227-2600
UNDERGROUND SERVICE ALERT (USA)

andersonbaron
plan · design · achieve
50 n. mcclintock drive, ste 1
chandler, arizona 85226
ph. 480.699.7956 f. 480.699.7986

ARIZONA LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D. BARON
3.9.18
REGISTERED LANDSCAPE ARCHITECT
EXP. 03-31-19

Tierra Rico
NWC Dale Lane and 171th Avenue
Surprise, Arizona 85387

Planting Plan

© copyright 2017 andersonbaron landscape architecture, llc.

revisions
1
2
3

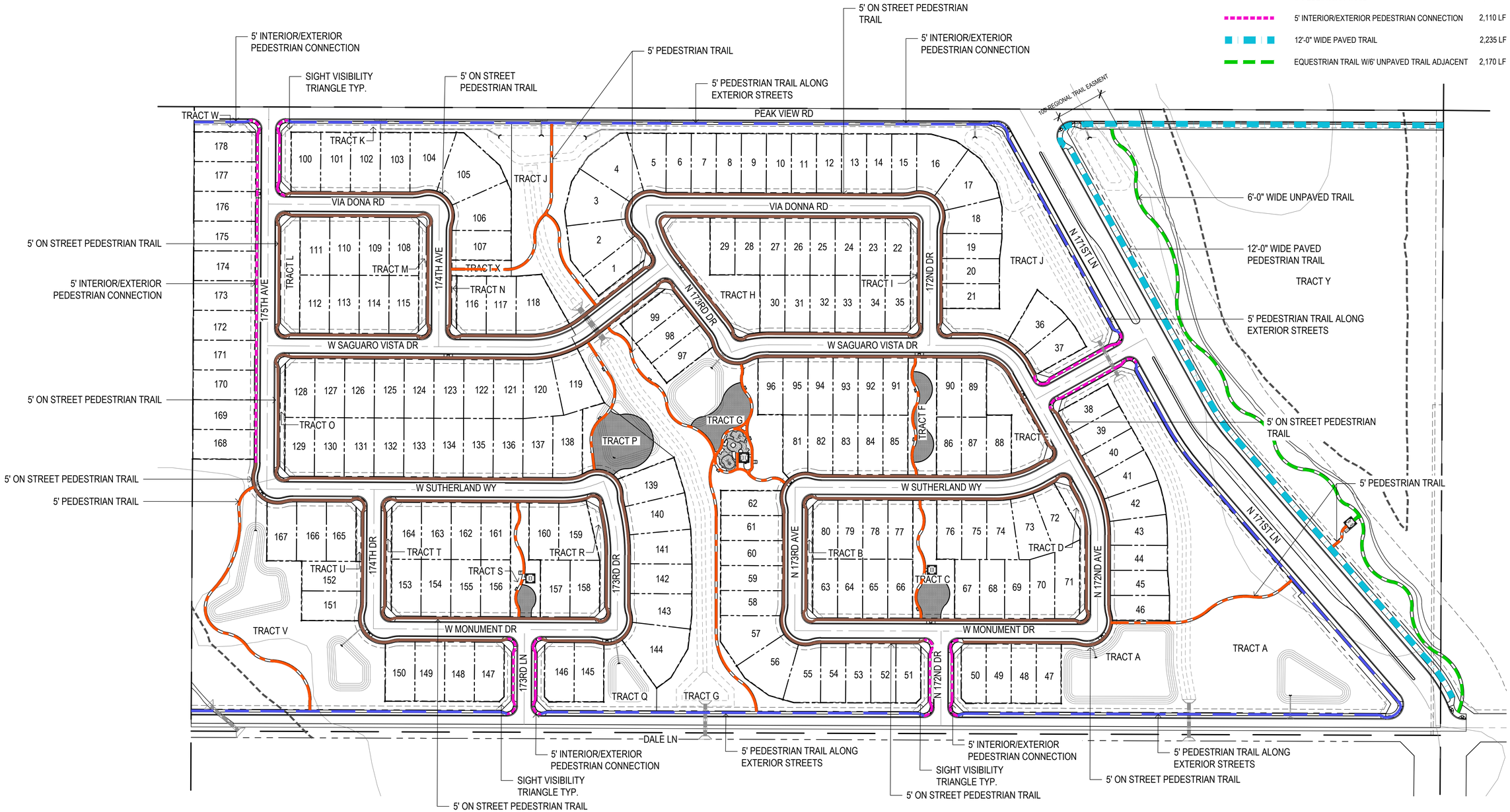
issued for
- ☐ design dev.
- ☐ progress set
- ■ city submittal 3.9.18
- ☐ bid package
- ☐ construction

title: Planting Plan
date issued: 3.9.18
scale: 1" = 100'-0"
drawn by: AC
checked by: JB
project number: 212-002-17
review number:

sheet number
LA3.0

TRAIL LEGEND

SYMBOL	DESCRIPTION	QTY.
	5' ON STREET PEDESTRIAN TRAIL	14,628 LF
	5' PEDESTRIAN TRAIL ALONG EXTERIOR STREETS	7,738 LF
	5' PEDESTRIAN TRAIL	4,418 LF
	5' INTERIOR/EXTERIOR PEDESTRIAN CONNECTION	2,110 LF
	12'-0" WIDE PAVED TRAIL	2,235 LF
	EQUESTRIAN TRAIL W/6' UNPAVED TRAIL ADJACENT	2,170 LF



andersonbaron
plan · design · achieve
50 n. mcclintock drive, ste 1
chandler, arizona 85226
ph. 480.699.7956 f. 480.699.7986

ARIZONA REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D. BARON
3.9.18
REGISTERED LANDSCAPE ARCHITECT
EXP. 03-31-19

Tierra Rico
NWC Dale Lane and 171st Avenue
Surprise, Arizona 85387

Pedestrian Circulation Exhibit

© copyright 2017 andersonbaron landscape architecture, llc

revisions
1
2
3

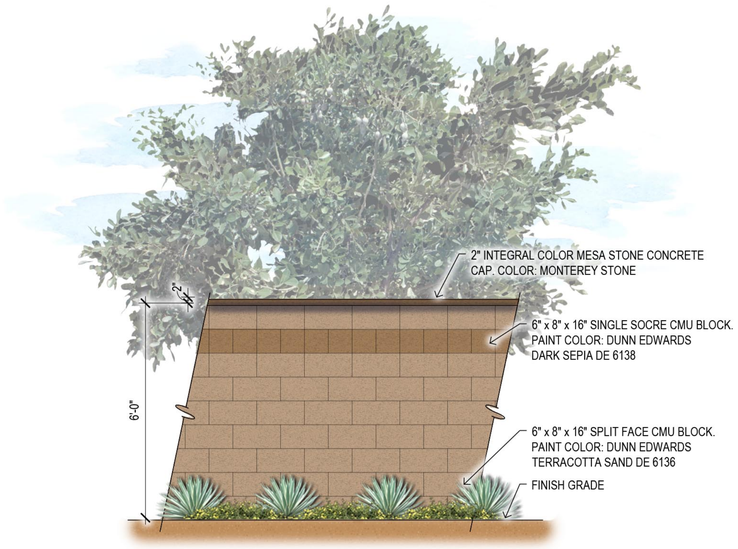
issued for
- ☐ design dev.
- ☐ progress set
- ■ city submittal 3.9.18
- ☐ bid package
- ☐ construction

title: Pedestrian Circulation
date issued: 3.9.18
scale: 1" = 100'-0"
drawn by: AC
checked by: JB
project number: 212-002-17
review number:

sheet number
LA4.0

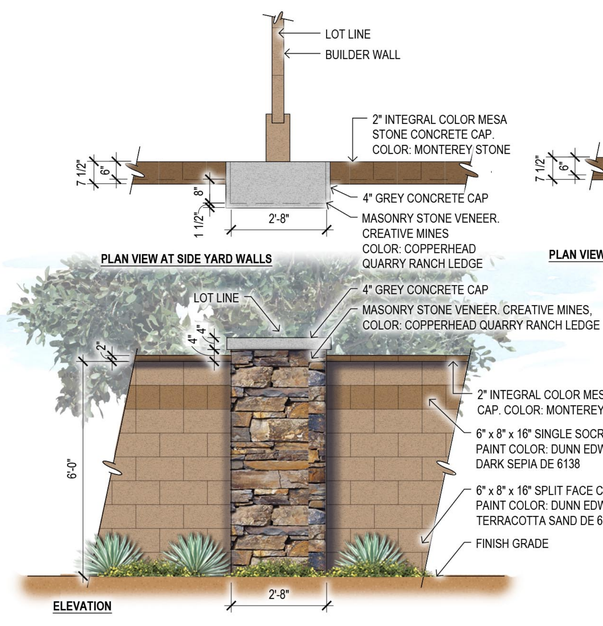
1 Entry Monument Sign Wall

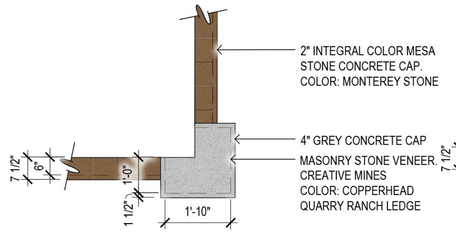
SCALE:1/2"=1'-0"

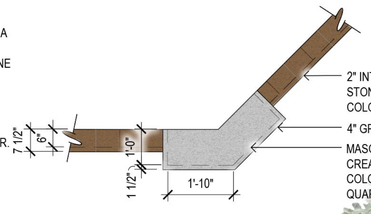


2 Theme Wall

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

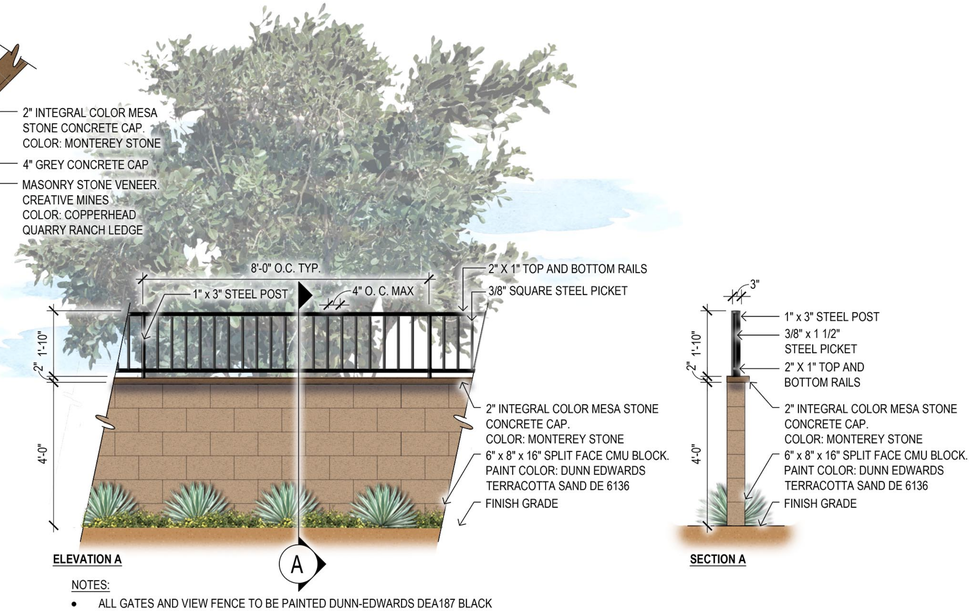






3 Theme Pilaster

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



NOTES:

- ALL GATES AND VIEW FENCE TO BE PAINTED DUNN-EDWARDS DEA187 BLACK
- ANY STEP OR SLOPE IN FENCE PANELS MADE TO ACCOMMODATE CHANGES IN GRADE/ELEVATION WILL NOT RESULT IN ANY VERTICAL OR ANGLED FENCE MEASUREMENT OF LESS THAN 5' FROM THE NEAREST FOOTHOLD TO THE TOP FENCE RAIL.

4 Combo Wall / View Fence

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

andersonbaron
plan · design · achieve
50 n. mcclintock drive, ste 1
chandler, arizona 85226
ph. 480.699.7956 f.480.699.7986

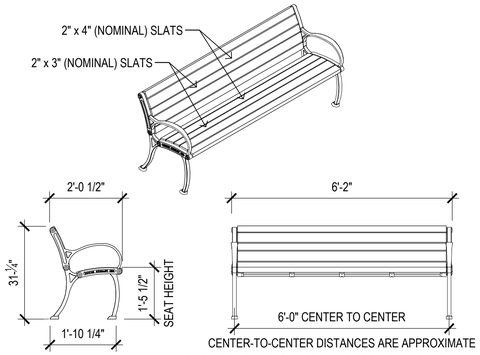
Tierra Rico
NWC Dale Lane and 171th Avenue
Surprise,Arizona 85387
Construction Details

© copyright 2017 andersonbaron landscape architecture, llc

revisions
1
2
3

issued for
- ☐ design dev.
- ☐ progress set
- ■ city submittal 1.29.18
- ☐ bid package
- ☐ construction

title: Construction Details
date issued: 1.29.18
scale: Per Detail
drawn by: AC
checked by: JB
project number: 212-002-17
review number
sheet number: LA6.1

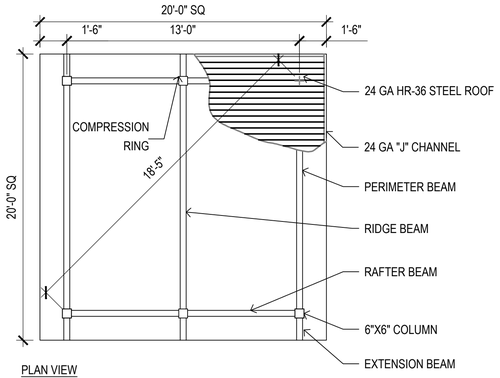


CENTER-TO-CENTER DISTANCES ARE APPROXIMATE (VARIATIONS IN CASTINGS ARISE FROM DIFFERENT RATES OF COOLING)

COMPANY: VICTOR STANLEY OR EQUAL
MODEL: FB-324, 6' BENCH, NO CENTER ARM OR EQUAL
COLOR: BRONZE

P.O. DRAWER 330 - DUNKIRK, MD 20754 USA
TOLL FREE: (800) 368-2573 (USA & CANADA)
WEB SITE: HTTP://WWW.VICTORSTANLEY.COM

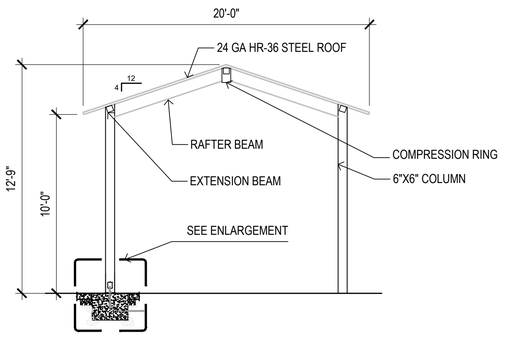
1 Bench
SCALE:1/2"= 1'-0"



PLAN VIEW

• *S SEE STRUCTURAL ENGINEERING FOR DIMENSIONS OF FOOTERS.

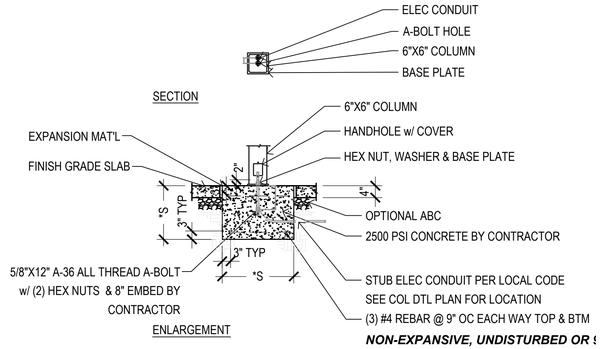
2 20' x 20' Ramada (Plan View)
SCALE:1/4"=1'-0"



ELEVATION

• *S SEE STRUCTURAL ENGINEERING FOR DIMENSIONS OF FOOTERS.

3 20' X 20' (Elevation)
SCALE:1/4"=1'-0"

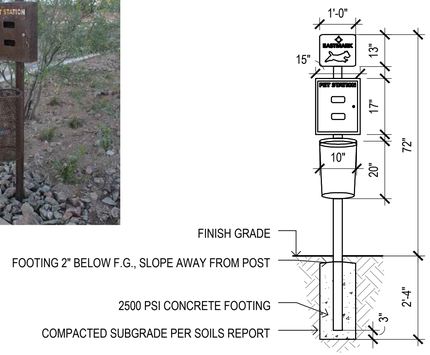


ENLARGEMENT

• *S SEE STRUCTURAL ENGINEERING FOR DIMENSIONS OF FOOTERS.

4 Enlargment (Footing)
SCALE:1/2"=1'-0"

- PET WASTE STATION - REFER TO THE EASTMARK KIT OF PARTS SECTION 8.0 SITE FURNITURE / AMENITIES 8.1 FURNITURE



5 Pet Waste Station
SCALE:1/2"= 1'-0"

COMPANY: PHOENIX PRECAST PRODUCTS
MODEL: PSWR2832 PARK SERIES WASTE RECEPTACLE- (30 GAL CONTAINER) 28"DIAMETER x 32" HEIGHT
COLOR: SAGE

1856 E. DEER VALLEY ROAD PHOENIX, AZ 85024
P: 602-569-6090
WEB SITE: WWW.PHOENIXPRECASTPRODUCTS.COM

6 Trash Receptacle
SCALE:NTS

COMPANY: KAY PARK RECREATION
MODEL: ECG1929 WITH SURFACE MOUNT BASE PLATE
COLOR: BLACK

INSTALLATION REQUIREMENTS PER USPS STD-4C

1. AT LEAST ONE CUSTOMER MAILBOX COMPARTMENT SHALL BE POSITIONED LESS THAN 48" ABOVE FINISHED FLOOR (AFF).

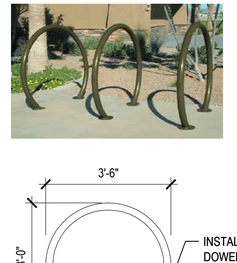
2. NO PARCEL LOCKER COMPARTMENT (INTERIOR BOTTOM SHELF) SHALL BE POSITIONED LESS THAN 15" AFF.

3. NO CUSTOMER MAILBOX LOCK SHALL BE LOCATED MORE THAN 67" AFF.

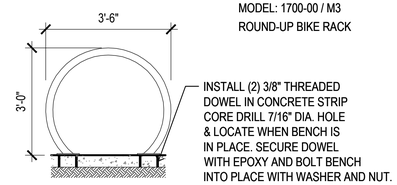
4. NO CUSTOMER MAILBOX COMPARTMENT (INTERIOR BOTTOM SHELF) SHALL BE POSITIONED LESS THAN 28" AFF.

5. THE USPS ARROW LOCK IN THE CARRIER ACCESS DOOR SHALL BE LOCATED BETWEEN 36" AND 48" AFF.

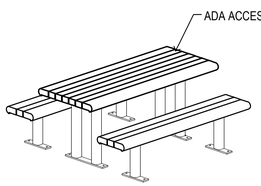
7 BBQ
SCALE:NTS



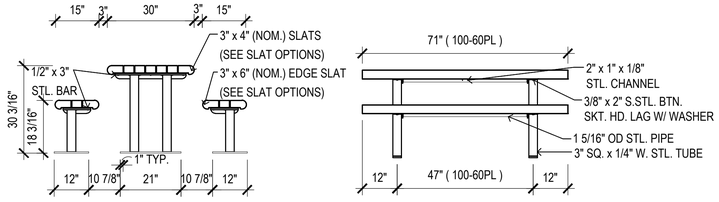
BIKE RACK:
P.W. ATHLETIC MFG. CO.
LOCAL REP:
DAVE BANG ASSOC.
PHONE: 800-456-7903
WEB: WWW.PWATHLETIC.COM
COLOR: POWDERCOAT
BLACK METAL
MODEL: 1700-00 / M3
ROUND-UP BIKE RACK



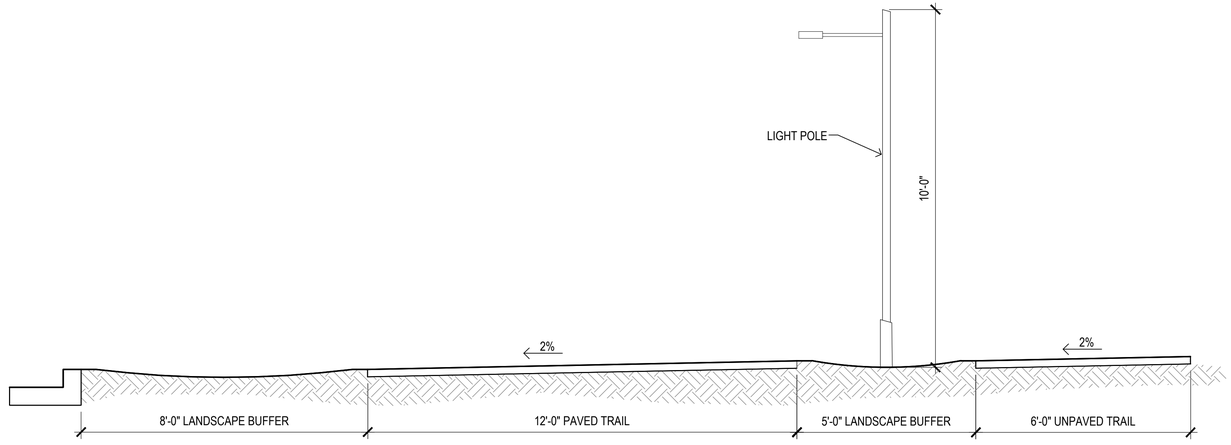
8 Bicycle Racks
SCALE:1/2"=1'-0"



MANUFACTURER:
Dumor, Inc.
MODEL:
TABLE 100
SPECIFICATIONS:
SURFACE MOUNTED TABLE AND BENCHES
POST COLOR: BLACK
PLASTIC COLOR: WALNUT
NO UMBRELLA HOLES
WITH ADA ACCESSIBILITY ON ONE END



9 Picnic Table
SCALE:1/2"=1'-0"



10 Regional Path
SCALE:1/2"=1'-0"

andersonbaron
plan · design · achieve
5 0 n. mcclintock drive, ste 1
chandler, arizona 85226
ph. 480.699.7956 f.480.699.7986

45440
ANDREW D. BARON
3.9.18
REGISTERED LANDSCAPE ARCHITECT
EXP. 03-31-18

Tierra Rico
NWC Dale Lane and 171th Avenue
Surprise, Arizona 85387
Construction Details

© copyright 2017 andersonbaron landscape architecture, llc.

revisions
1
2
3

issued for
- [ ] design dev.
- [ ] progress set
- [x] city submittal 3.9.18
- [ ] bid package
- [ ] construction

title: Construction Details
date issued: 3.9.18
scale: Per Detail
drawn by: AC
checked by: JB
project number: 212-002-17
review number:
sheet number: LA6.2

sheet 25 of 25

DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

5 September 2017

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

Ms. Heather Donaldson
Planning Project Coordinator
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS17-504; Tierra Rico

Dear Ms. Donaldson

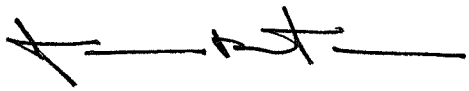
Thank you for the opportunity to comment on the Minor Zoning Amendment and Preliminary Plat for the Tierra Rico Project. The site sits on 79.2 acres of vacant land at the northwest corner of 171st Ave. and Dale Lane, in Surprise AZ. Current zoning under the original pad 05-056 specifies R1-8 and R1-18 single family residential uses for the Project. This rezoning request is to allow for a reduced minimum lot width with the R1-8 Single-Family Residential category while no longer utilizing the R1-18 land use. This will allow for a reallocation of lots and open space within the site layout without increasing the overall lot count. The project will consist of 178 single family residential units for a density of 2.25 du/ac. The site is approximately 1.6 miles outside the Luke AFB Auxiliary Field #1 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is outside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. Tierra Rico with a density of 2.25 du/ac falls within these guidelines.

This request as stated in the narrative will not negatively impact the flying operations at Luke AFB. Even though Tierra Rico will not be located within the "territory in the vicinity of a military airport," as defined by A.R.S. § 28-8461, it will still be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential residents about Luke AFB operations.

If you have any questions, please contact my Community Planner, Ms. Barbara Plante at (623) 856-9981.

Sincerely



JAMES R. MITCHELL

cc:
Colonel Michael S. Richardson, Vice Commander, 56th Fighter Wing
Ms. Cindy L. Calderon, GS-13, General and Environmental Law Attorney, 56th Fighter Wing

From: Dennis Haley
To: Heather Donaldson
Cc: Vanessa Nunez
Subject: CR17-169 Tierra Rico
Date: Tuesday, August 29, 2017 11:33:02 AM
Attachments: image003.jpg

RE: CR17-169
Tierra Rico
NWC Dale Ln. & 171st Ave.

Attn: Heather Donaldson

Thank you for your notice for the above-referenced development.

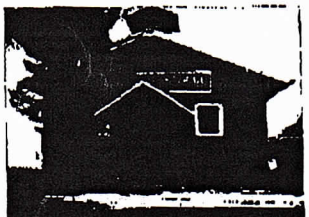
After review, the development location is more than 1/4 mile from any ADOT proposed or existing highway facility. As such, ADOT has no comment.

Please feel free to contact me should you have any further questions. We appreciate the opportunity to review and comment.

Dennis Haley, SR/WA
Right of Way Agent III
ADOT ROW Project Coordinator
Federal Lands Liaison

205 S. 17th Ave MD: 612E
Phoenix, AZ 85007
602-712-7432
WWW.AZDOT.GOV

Confidentiality and Nondisclosure Notice: This email transmission and any attachments are intended for use by the person(s)/entity(ies) named above and may contain confidential/privileged information. Any unauthorized use, disclosure or distribution is strictly prohibited. If you are not the intended recipient, please contact the sender by email, and delete or destroy all copies plus attachments.
.



Nadaburg School District No. 81

Superintendent

Business Manager

Governing Board

Nadaburg Elementary Principal

Assistant Principal

COPY

October 4, 2005

To Whom It May Concern:

This will confirm that the Nadaburg School District No. 81 has been contacted by a representative of the proposed Tierro Rico residential development at 171st Avenue and Dale Lane.

The owner/developer will enter into an agreement with the school district, on terms yet to be determined, prior to the property being finally platted.

Sincerely,

Sara DiPasquale
Business Manager

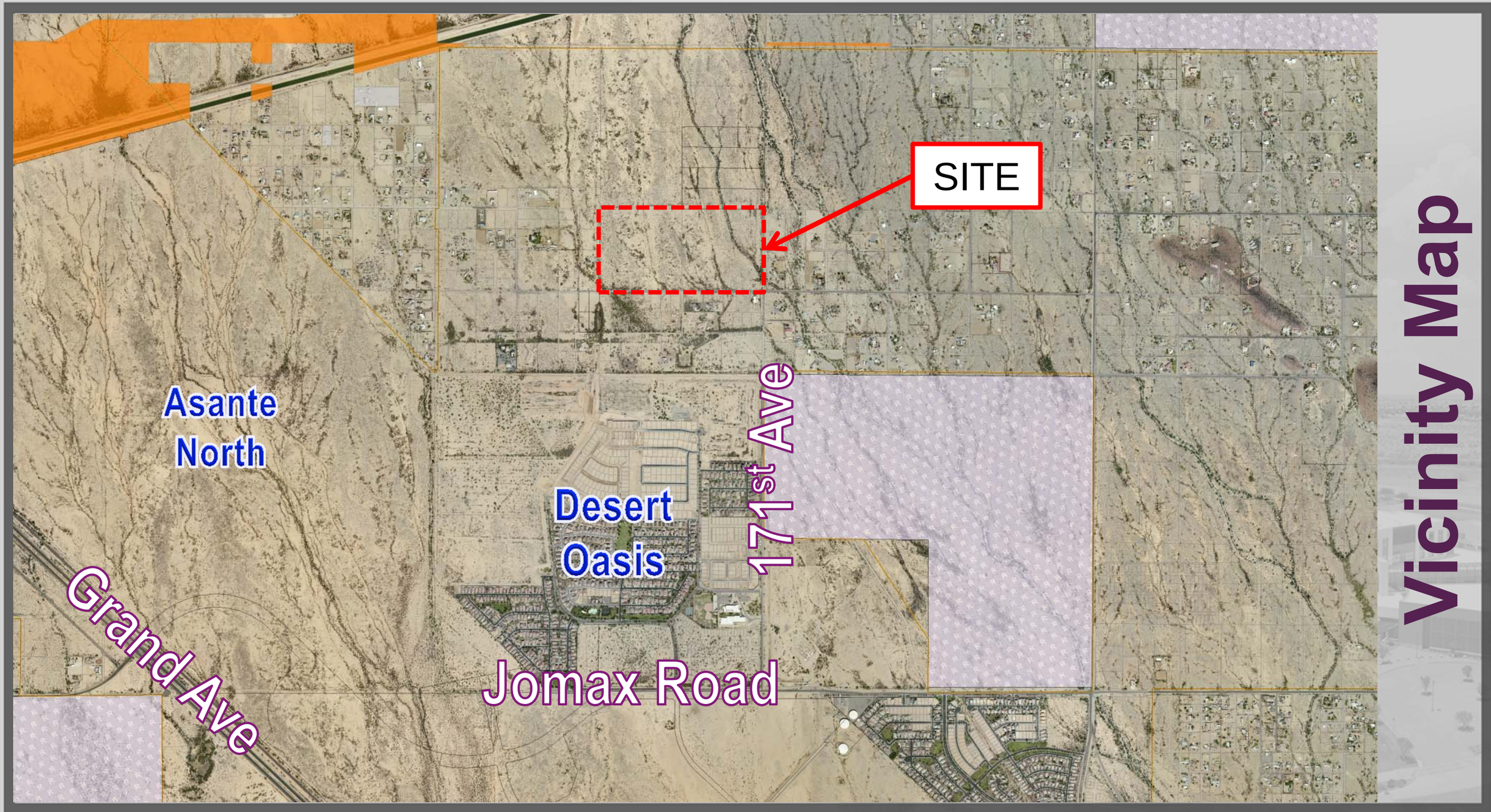
SURPRISE
ARIZONA

FS17-504
Tierra Rico

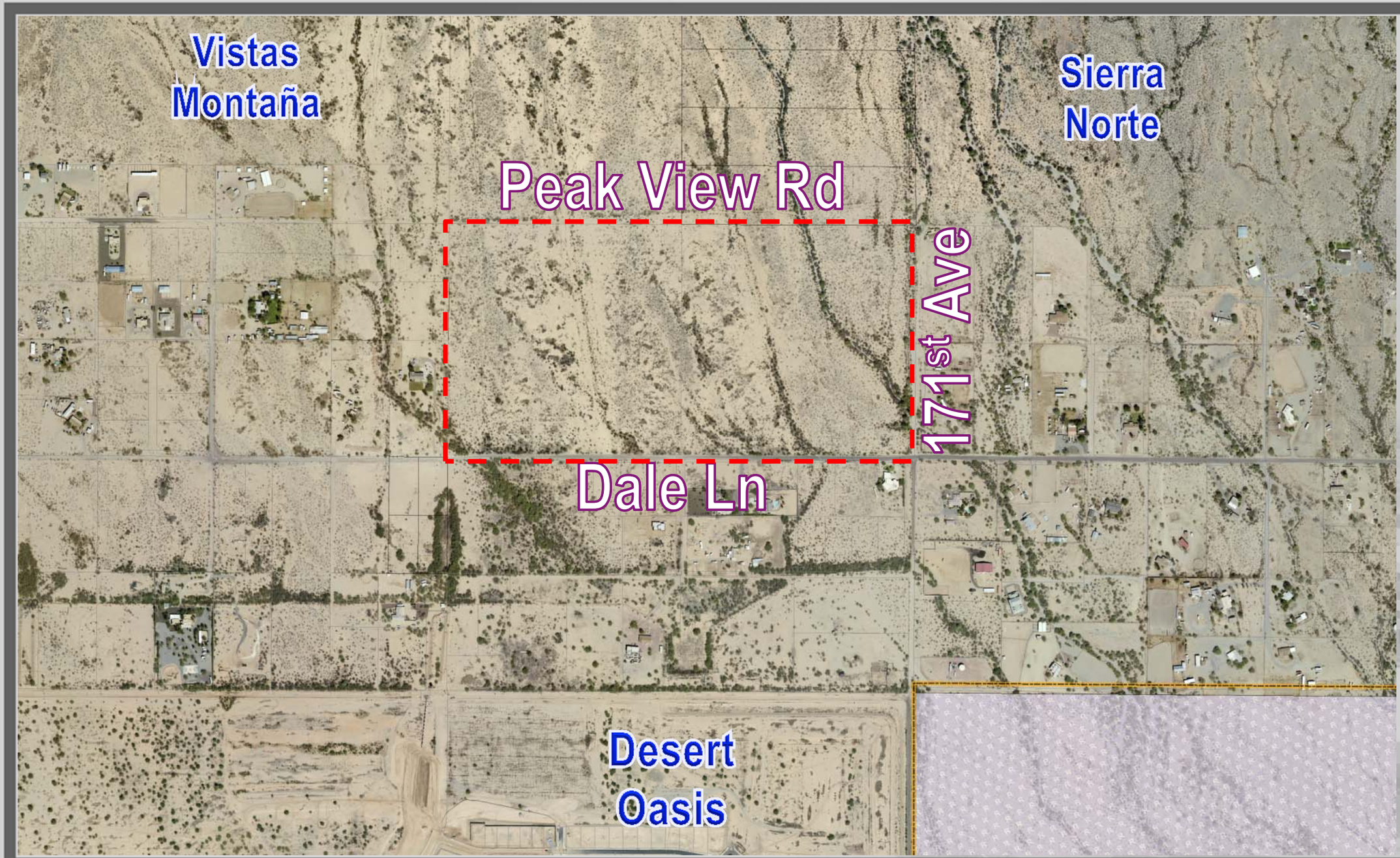
City Council

August 7, 2018

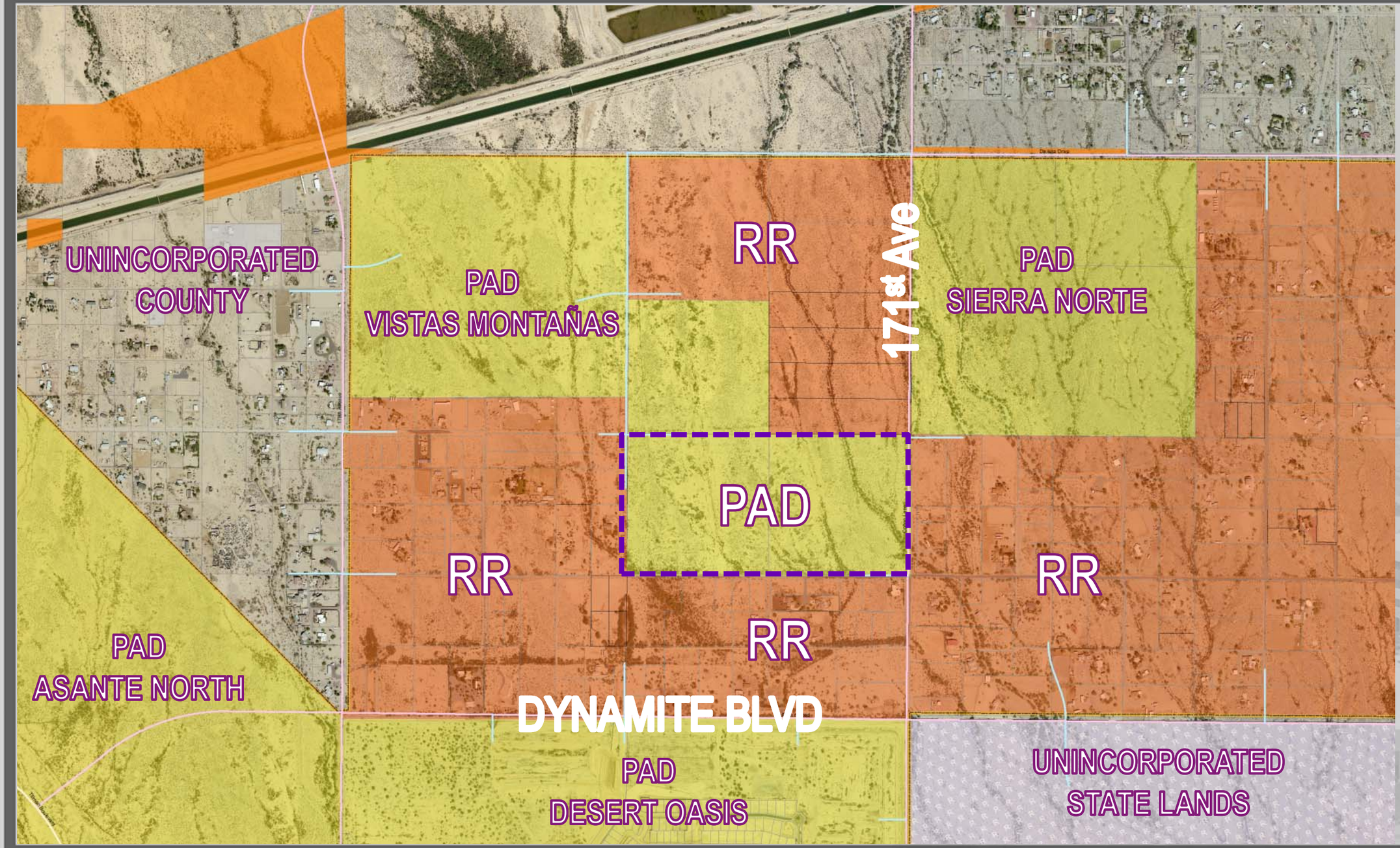
Vicinity Map



Vicinity Map



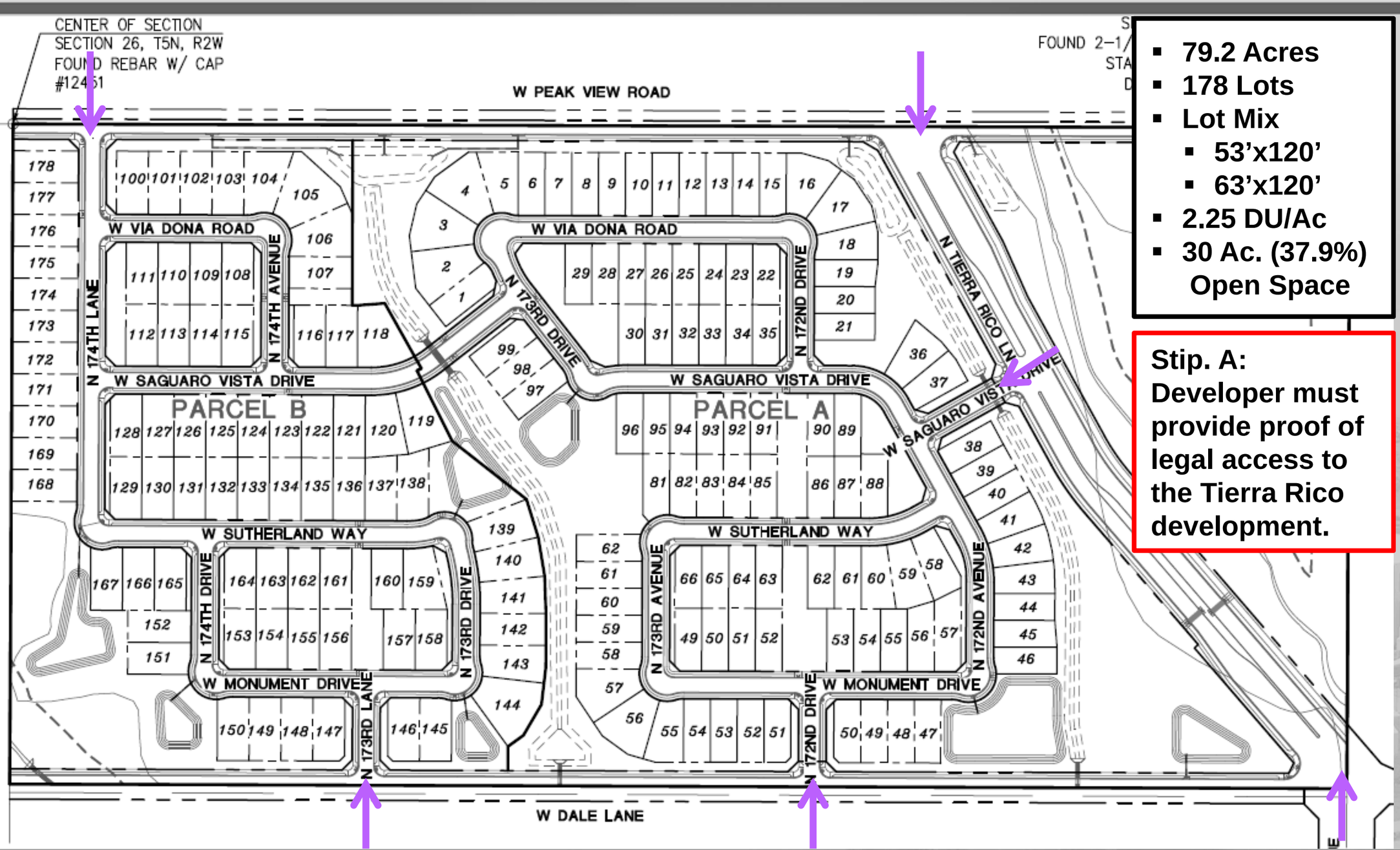
Surrounding Zoning

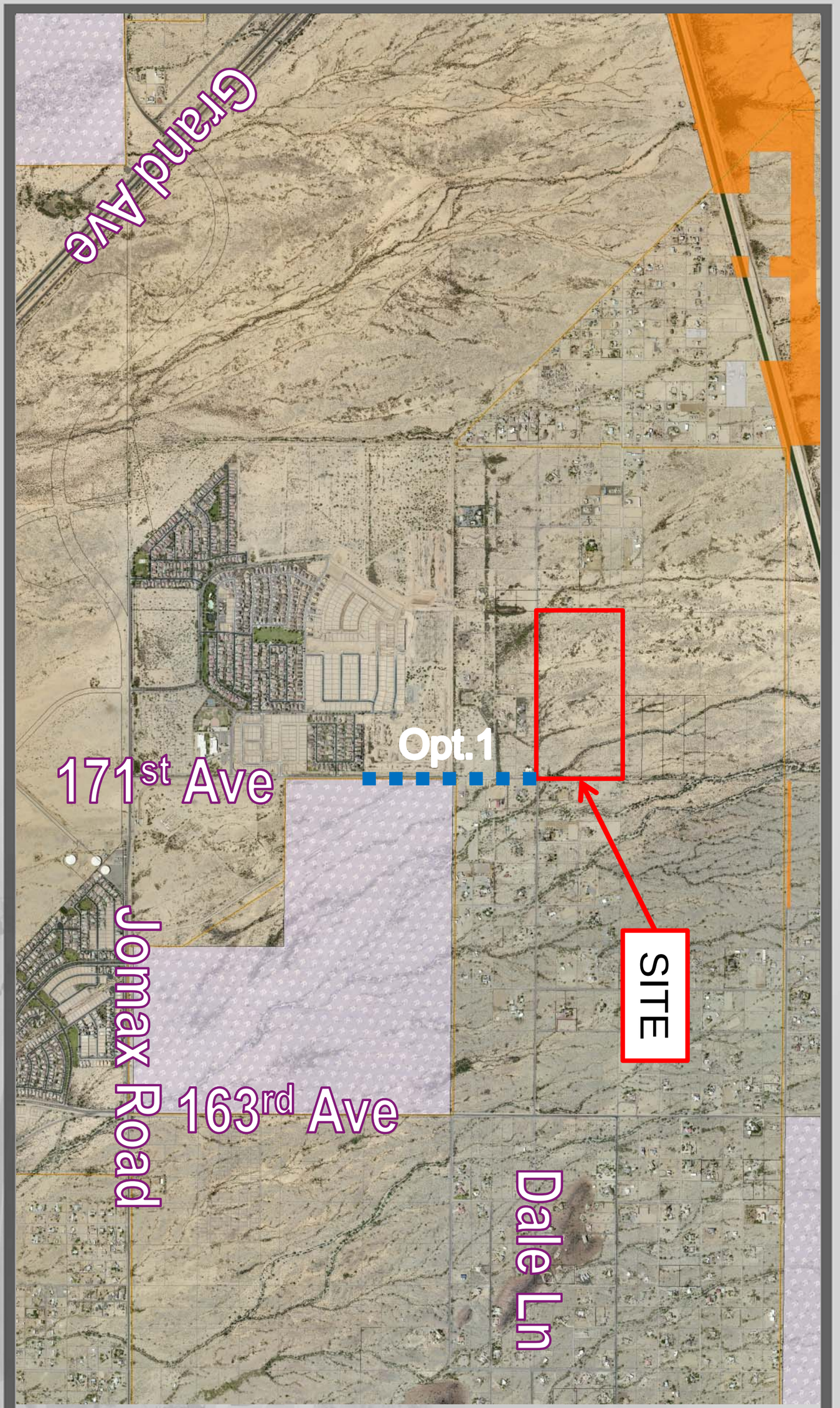


Preliminary Plat

- 79.2 Acres
- 178 Lots
- Lot Mix
  - 53’x120’
  - 63’x120’
- 2.25 DU/Ac
- 30 Ac. (37.9%) Open Space

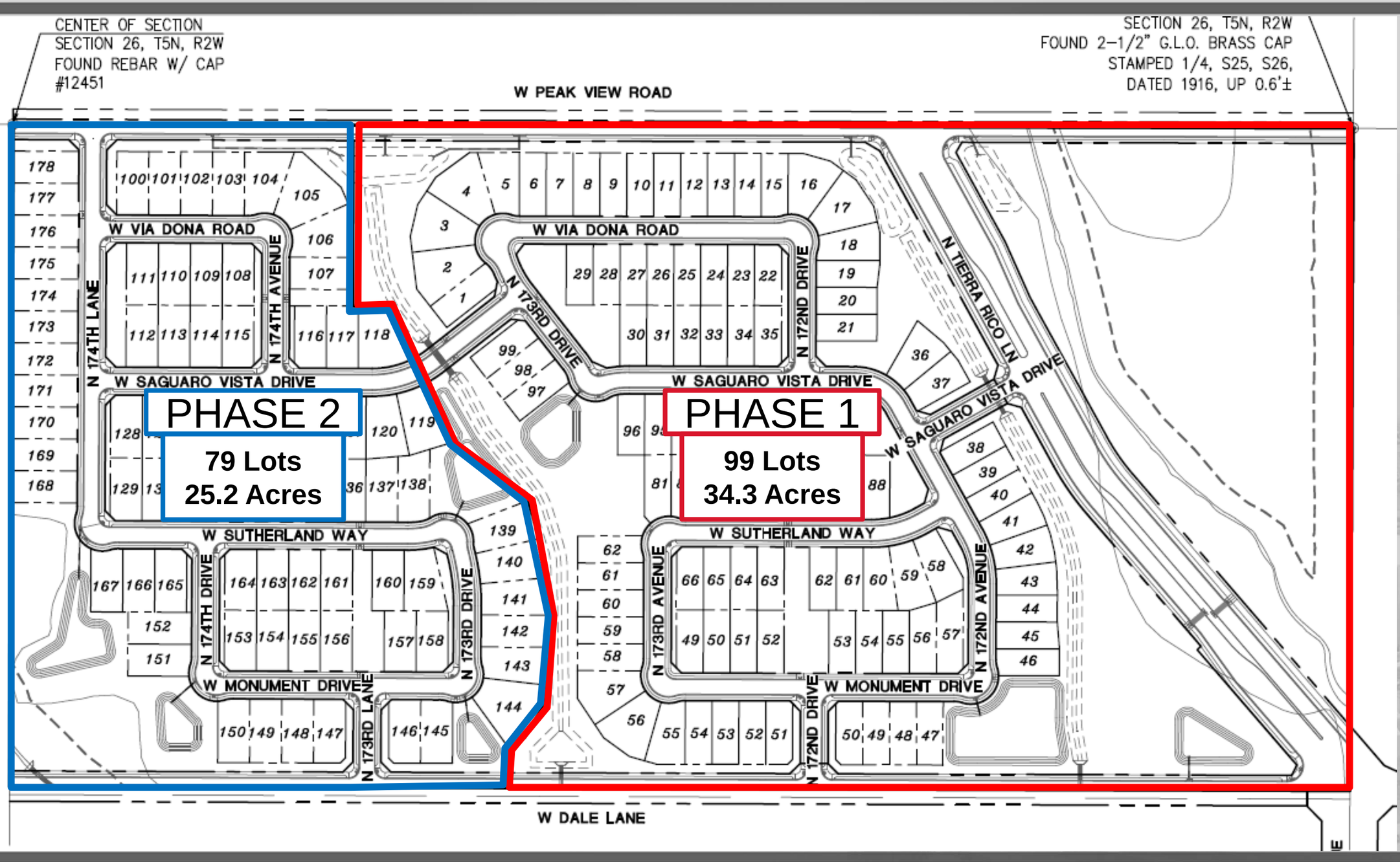
Stip. A:
Developer must provide proof of legal access to the Tierra Rico development.





Stip. A

Phasing Plan



Landscape Plan

KEYNOTES

1. LANDSCAPE AREA
2. 20' x 20' SHADE STRUCTURE
3. 5' CONCRETE SIDEWALK
4. TOT LOT AREA
5. THEME WALL
6. COMBO WALL / VIEW FENCE
7. THEME PILASTER
8. BENCH
9. PICNIC TABLE
10. TURF AREA WITH CONCRETE HEADER
11. BIKE RACKS
12. PET WASTE DISPOSAL

Amenity Areas

TIERRA RICO

Amenity Area

plan scale 1:20
date: 12.12.17

andersonbaron
plan · design · achieve
1801 mcclintock drive, ste 1
chandler, arizona 85226
ph 480.699.7856 f 480.699.7986

Parks & Recreation Master Plan

CAP Canal

SITE

Paddelford Wash

Picacho Wash

Five E

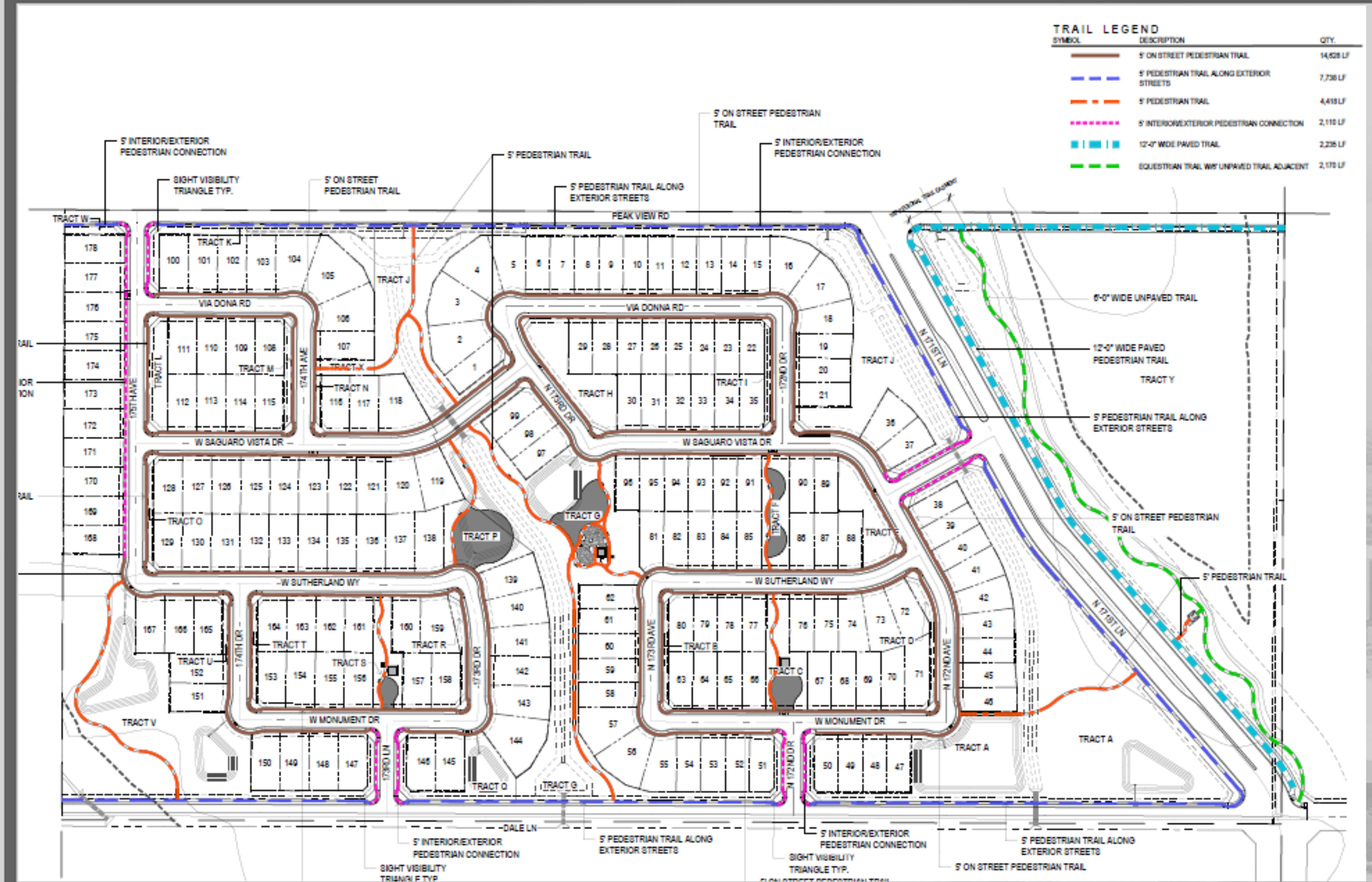
e East Wash

Two West Wash

Regional Trail

Beardsley Canal

Pedestrian Circulation



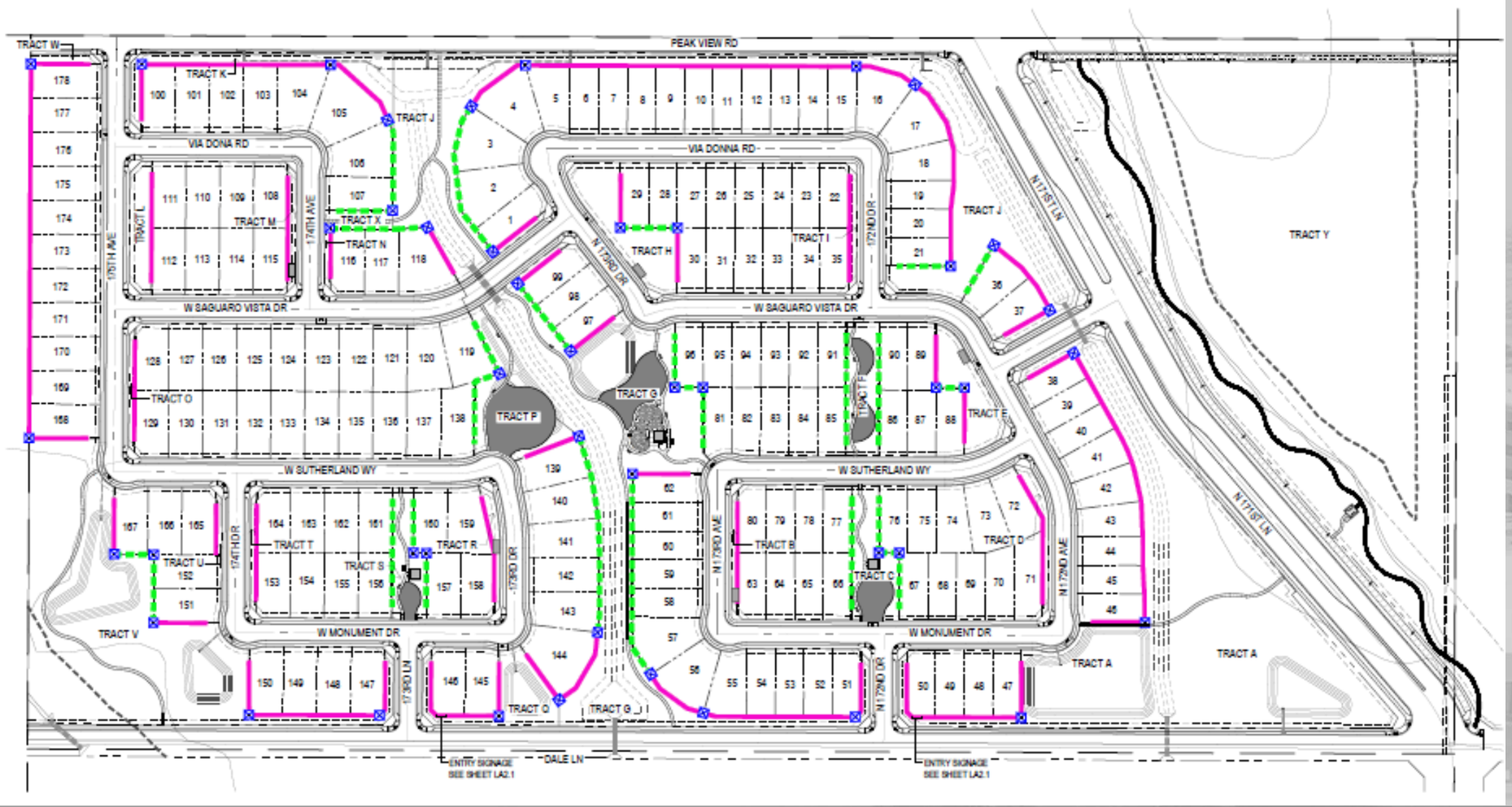
Wall Plan

WALL LEGEND

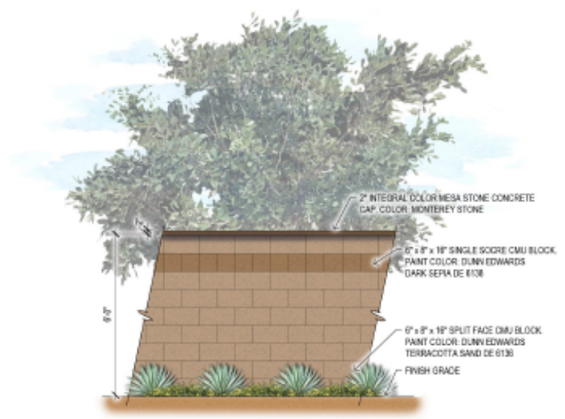
SYMBOL	DESCRIPTION	QTY.	DETAIL
	THEME WALL	8,718 LF	DETAIL 2, SHEET LA6.1
	COMBO WALL / VIEW FENCE	4,054 LF	DETAIL 4, SHEET LA6.1
	THEME PILASTER	48	DETAIL 3, SHEET LA6.1
	MAILBOX KIOSK	5	DETAIL 6, SHEET LA6.2

GENERAL WALL NOTES

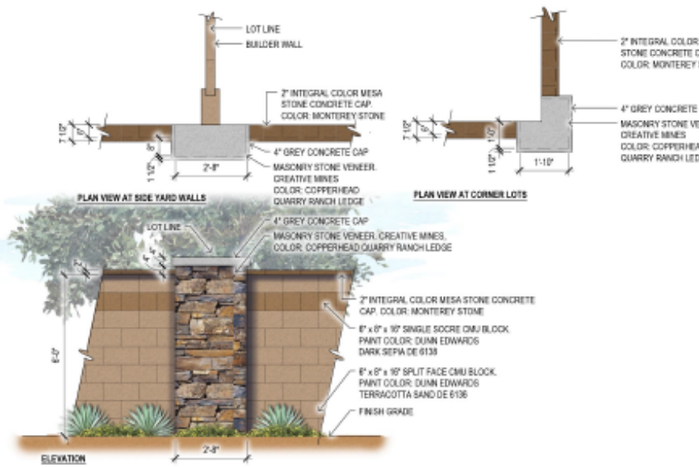
1. ALL WALLS TO TERMINATE WITH END WALL COLUMN 20'-0" FROM BACK OF P.U.E.
2. QUANTITIES SHOWN ARE FOR BIDDING AND PERMITTING PURPOSES ONLY. CONTRACTOR TO VERIFY.
3. CONTRACTOR TO VERIFY SIDEYARD RETURN LOCATIONS WITH HOMEBUILDER PRIOR TO CONSTRUCTION. (SIDEYARD RETURNS BUILT BY HOMEBUILDER)
4. CONTRACTOR TO INSTALL A CONCRETE HEADER FROM END OF WALL CENTERED ON PROPERTY LINE TO BACK OF CURB OR SIDEWALK.
5. QUANTITIES SHOWN FOR TOTAL LENGTHS OF ALL WALL PLAN SHEETS
6. FINAL MAILBOX LOCATION TO BE DETERMINED BY POSTMASTER



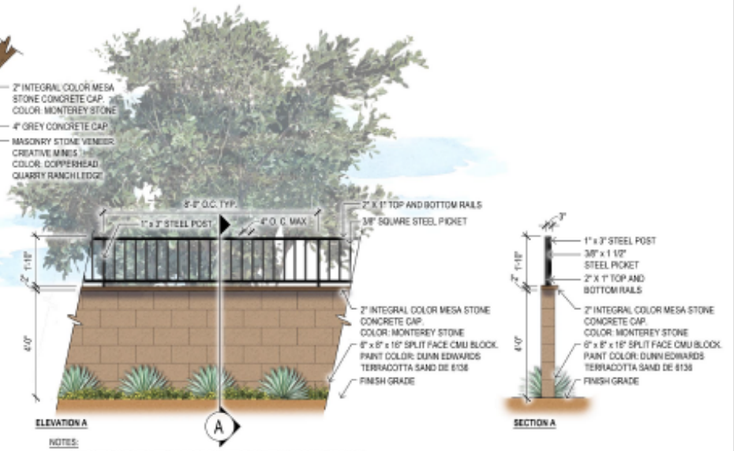
1 Entry Monument Sign Wall
SCALE: 1/2"=1'-0"



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



3 Theme Pilaster
SCALE: 1/2"=1'-0"



4 Combo Wall / View Fence
SCALE: 1/2"=1'-0"

andersonbaron
plan · design · achieve
5041 mcclintock drive, ste 1
chandler, arizona 85226
ph. 480.699.7956 f.480.699.7986

Tierra Rico
NWC Dale Lane and 171th Avenue
Surprise, Arizona 85387
Construction Details

revisions
issued for
☐ design dev.
☐ progress set
■ city submittal 1.29.18
☐ bid package
☐ construction
title
Construction Details
date issued 1.29.18
scale Per Detail
drawn by AC
checked by JB
project number 212-002-17
review number
sheet number
LA6.1
sheet 24 of 25

Wall Plan

STAFF RECOMMENDATION

<u>Recommendation</u>:

- June 21, 2018 Planning & Zoning Commission Recommended Approval to the City Council subject to Stipulations ‘A’ and ‘B’

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

August 7, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	August 7, 2018	Contact Person:	Sergio Angulo - Community Development
Submitting Department:	CD	District:	1
Staff Recommendations:	None		

Consent	Regular	Public Hearing	x	Report/Discussion

Agenda Wording:

Consideration and action on a Zone Change from RL-5 to RM-9 with a PUD Overlay to allow for the development of Sunrise Ranch, a new residential subdivision, located on the northeast corner of 171st Avenue and Jomax Road; Ordinance 2018-10.

Motion:

I move to approve/deny the Zone Change from RL-5 to RM-9 with a PUD Overlay to allow for the development of Sunrise Ranch, a new residential subdivision, located on the northeast corner of 171st Avenue and Jomax Road; Ordinance 2018-10.

Background:

On November 16, 2017, Susan Demmitt with Gammage and Burnham, PLC., submitted a request for a Zone Change from RL-5 to RM-9 with a PUD Overlay to allow for the development of Sunrise Ranch, a new residential subdivision, located north on the northeast corner of 171st Avenue and Jomax Road. On July5, 2018, the Planning and Zoning Commission passed a motion to recommend approval of the Zone Change, Case FS17-671, to the Mayor and City Council.

Objective Analysis:

This proposed Zone Change and PUD Overlay will reduce the maximum allowed density, amend certain development standards, and add additional design guidelines to allow for the development of a Sunrise Ranch

Policy Compliant:

The proposed project is consistent with City and Council Policy.

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 - FS17671 SUNRISE RANCH RFLS #6333 - STAFF REPORT
- [ ] 01 - FS17-671 - Sunrise Ranch RFLS #6333 - Vicinity Map
- [ ] 02 - FS17-671 - Sunrise Ranch RFLS #6333 - Rezone Document
- [ ] 03 - FS17-671 - Sunrise Ranch RFLS #6333 - Luke AFB Comments
- [ ] 04 - FS17-671 - Sunrise Ranch RFLS #6333 - ADOT Comments
- [ ] 05 - FS17-671 - Sunrise Ranch RFLS #6333 - MWD Comments
- [ ] 06 - FS17-671 - Sunrise Ranch RFLS #6333 - Citizen Outreach Report
- [ ] 07 - FS17-671 - ORDINANCE 2018-10
- [ ] 08 - FS17-671 - Sunrise Ranch RFLS #6333 - Presentation

---

SURPRISE
ARIZONA

ZONE CHANGE

REPORT TO THE CITY COUNCIL

Case:	**FS17-671**
Project Name:	Sunrise Ranch
Council District:	1
Meeting Date:	**August 7, 2018**
Planner:	Sergio Angulo

Owner:	Metro Oasis, LLLP
Applicant:	Susan Demmitt with Gammage and Burnham, PLC
Request:	Zone Change from RL-5 to RM-9 with a PUD Overlay to allow for the development of a new residential subdivision.
Site Location:	Northeast corner of 171st Avenue and Jomax Road.
Site Size:	130 acres (approx.)
Density:	3.68 DU/Ac
General Plan Conformance:	The proposal consistent with the Surprise General Plan 2035 as proposed under case FS17-671.
Support/Opposition:	A citizen outreach meeting was held on January 11, 2018. Residents from the surroundings attended to show their support and others to express their concerns with this project.
Recommendation:	On July 5, 2018 the Planning and Zoning Commission passed a motion to recommend **approval** to the Mayor and City Council of case FS17-671.

Background:

December 12, 2008: The subject property was annexed into the City of Surprise by the Mayor and City Council.

June 1, 2017: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR17-143.

November 16, 2017: The applicant filed a request for a Zone change from RL-5 to RM-9 with a PUD Overlay to allow for the development of a new residential subdivision under case FS17-671.

January 11, 2018: The applicant held a neighborhood outreach meeting to discuss the project.

July 5, 2018: The Planning and Zoning Commission passed a motion to recommend **approval** to the Mayor and City Council of case FS17-671.

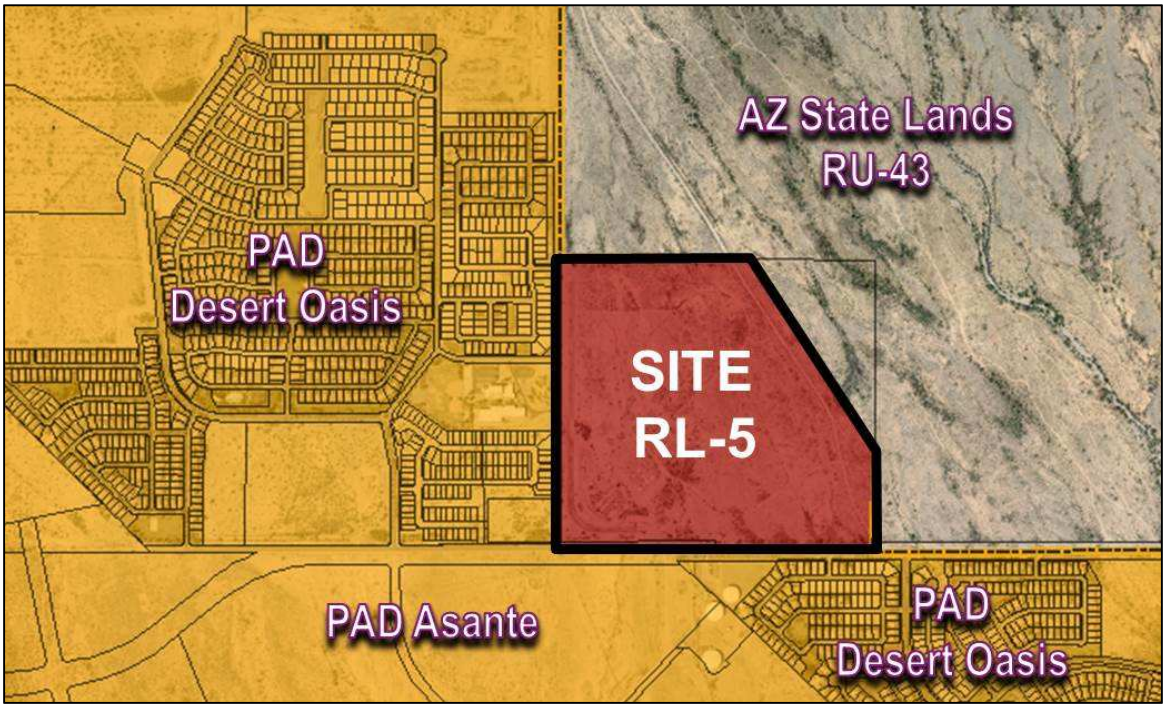
Citizen Outreach:

As noted above, the applicant held a Citizen Review meeting on January 11, 2018, which was well attended. Those in attendance were mixed in their opinion regarding the project, with some of the residents expressing support and others expressing opposition. The main concern of the residents is the increase of traffic and how that can affect 163rd Avenue. The residents also informed City staff of a water pressure and temperature issue that was affecting the residents of the surrounding area, residents fear that the increase of homes will worsen the water pressure/temperature issue. The issue was brought to the attention of the City's Water Resource Management Department and has been resolved. The residents appreciated that applicant is proposing the reduce the density of the site and also liked the proposed open space concept.

Project Description:

Susan Demmitt with Gammage and Burnham, PLC., requests a Zone Change from Residential Low Density (RL-5) to Residential Medium Density (RM-9) with a PUD Overlay to allow for the development of Sunrise Ranch, a 130-acre (approx.) property located on the northeast corner of Jomax Road and 171st Avenue. The proposed Zone Change and PUD Overlay proposes to amend the development standards, reduce permitted density, and create residential design guidelines for the subject site.

Surrounding Land Zoning:



PAD – Desert Oasis	Arizona State Lands (RU-43)	Arizona State Lands (RU-43)
PAD – Desert Oasis	**RL-5**	Arizona State Lands (RU-43)
PAD – Asante	PAD – Asante/Desert Oasis	PAD – Desert Oasis

Analysis and Discussion:

The subject property is 130 acres (approx.) of vacant land located on the northeast corner of Jomax Road and 171st Avenue. The zoning of the subject property is Residential Low Density (RL-5) which allows for a maximum density of 5 dwelling units per acre. The Surprise Unified Development Code (SUDC) sets the development standards for RL-5 zoning districts as follows:

SUDC RL-5 Standards	
Minimum Lot Area	7,200 sq. ft.
Minimum Lot Width	60’
Minimum Lot Depth	100’
Minimum Front Setback	15’
Minimum Side Setback	5’ (15’ aggregate)
Minimum Rear Setback	20’
Maximum Lot Coverage	NA
Density	5 DU/Acres
Open Space	20%

The applicant requests to rezone the subject property to Residential Medium Density (RM-9) with a PUD Overlay. The SUDC allows for a maximum density of 9 dwelling units per acres but as listed in the Zoning Document, the proposed PUD Overlay proposes a maximum density 3.68 dwelling units to the acre. The proposed PUD Overlay also proposes certain deviations from the base RM-9 development standards as shown in the table below.

	SUDC RM-9 Standards	Proposed Standards
Minimum Lot Area	4,500 sq. ft.	5,175 sq. ft.
Minimum Lot Width	40’	45’
Minimum Lot Depth	100’	115’
Minimum Front Setback	12’	10’
Minimum Front Facing Garage Setback	20’	20’
Minimum Side Setback	TBD at Plat	5’
Minimum Rear Setback	20’	15’
Maximum Lot Coverage	NA	55%
Density	9 DU/Acre	3.68 DU/Acres
Open Space	20%	20%

In addition, the proposed PUD Overlay includes additional community and residential design guidelines requirements to which developers and home builders will have to follow. These guidelines will help ensure the development of a community with amenities for its residents and a variety in architectural design for the homes. As part of the proposed Zone Change the applicant proposed to remove two (2) requirements set in the SUDC for medium density residential development. One (1) is the requirement of a community swimming pool in developments with 60 residential units or more. The site is proposes conventional single-family units with a lots size 5,175 sq. ft. or greater, this lot size ensures homeowners will have sufficient area in the backyard to build a pool if they choose to. The other is the requirements that medium density residential projects must include at least one (1) recreational turf field of at least 3.5 acres. The applicant proposes a central amenity area of 2.5 acres (approx.) along with a trail system and other smaller amenity areas thought the entire development. The development will be required to meet the 20% open space requirement as set in the SUDC.

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which in a suburban neighborhood supports residential development between two and eight dwelling units per acre (2-8 DU/Ac). The proposed Zone Change and PUD Overlay will allow for a development with a maximum density of 3.68 DU/Ac. which demonstrates consistency with this land use category. Also, the applicant proposes to provide pedestrian access to a Regional Path located east of the property as shown in the City's Parks and Recreation Master Plan.

Reviewing Agencies:

In addition to the standard city reviewing agencies, the Arizona Department of Transportation, Maricopa Water District, and Luke AFB were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

Summary:

This proposed Zone Change and PUD Overlay will reduce the maximum allowed density, amend certain development standards, and create additional design guidelines to allow for the development of a Sunrise Ranch.

Findings:

- The proposed zone change is consistent with the Surprise General Plan 2035 and the City of Surprise Park and Recreation Master Plan.
- The proposed density change is consistent with the Surprise General Plan 2035.

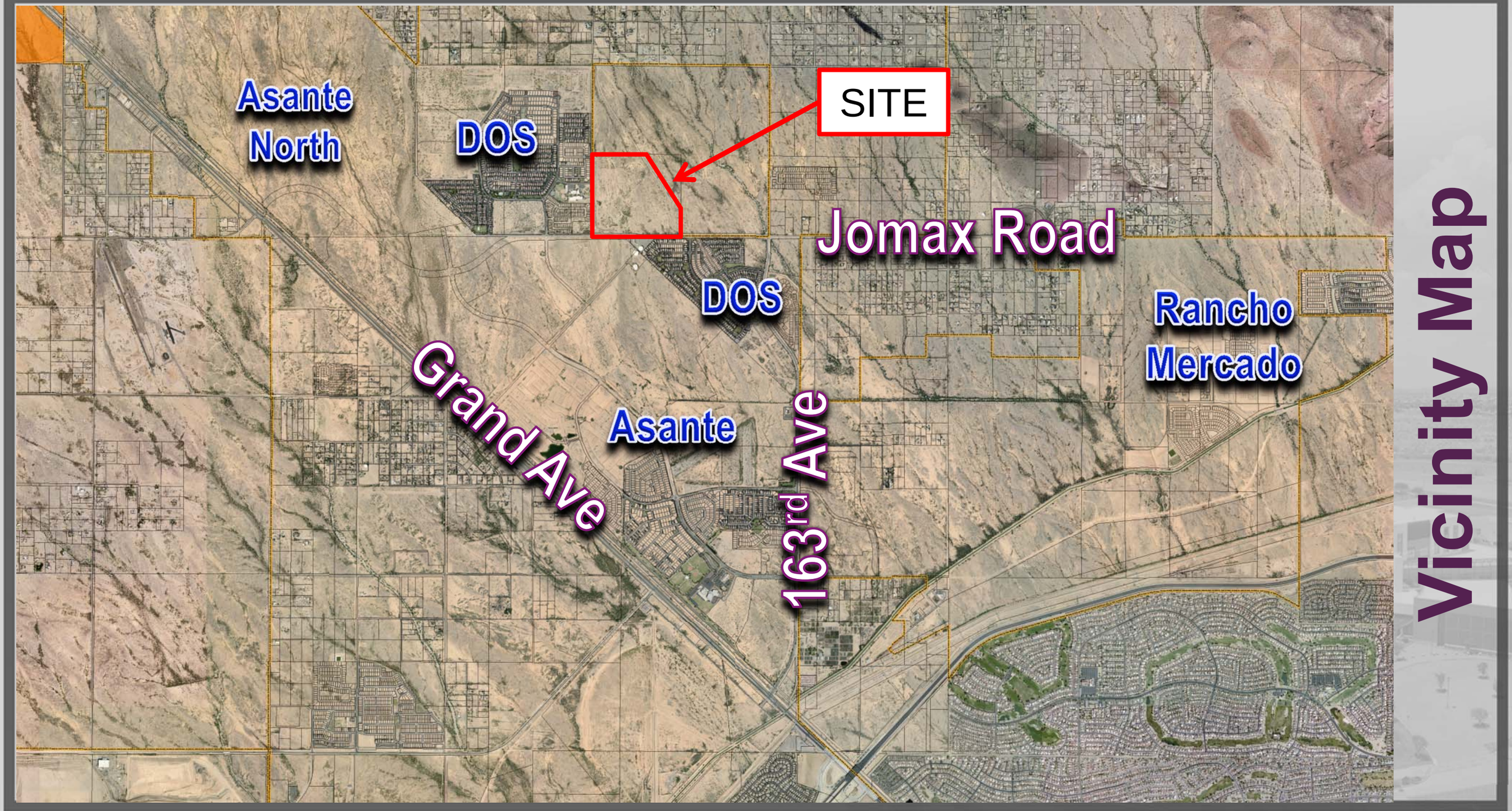
Recommendation:

On July 5, 2018 the Planning and Zoning Commission passed a motion to recommend **approval** to the Mayor and City Council of case FS17-671.

However, should the City Council wish to recommend denial of the request, the City Council should make its own findings and base its decision on those alternative findings.

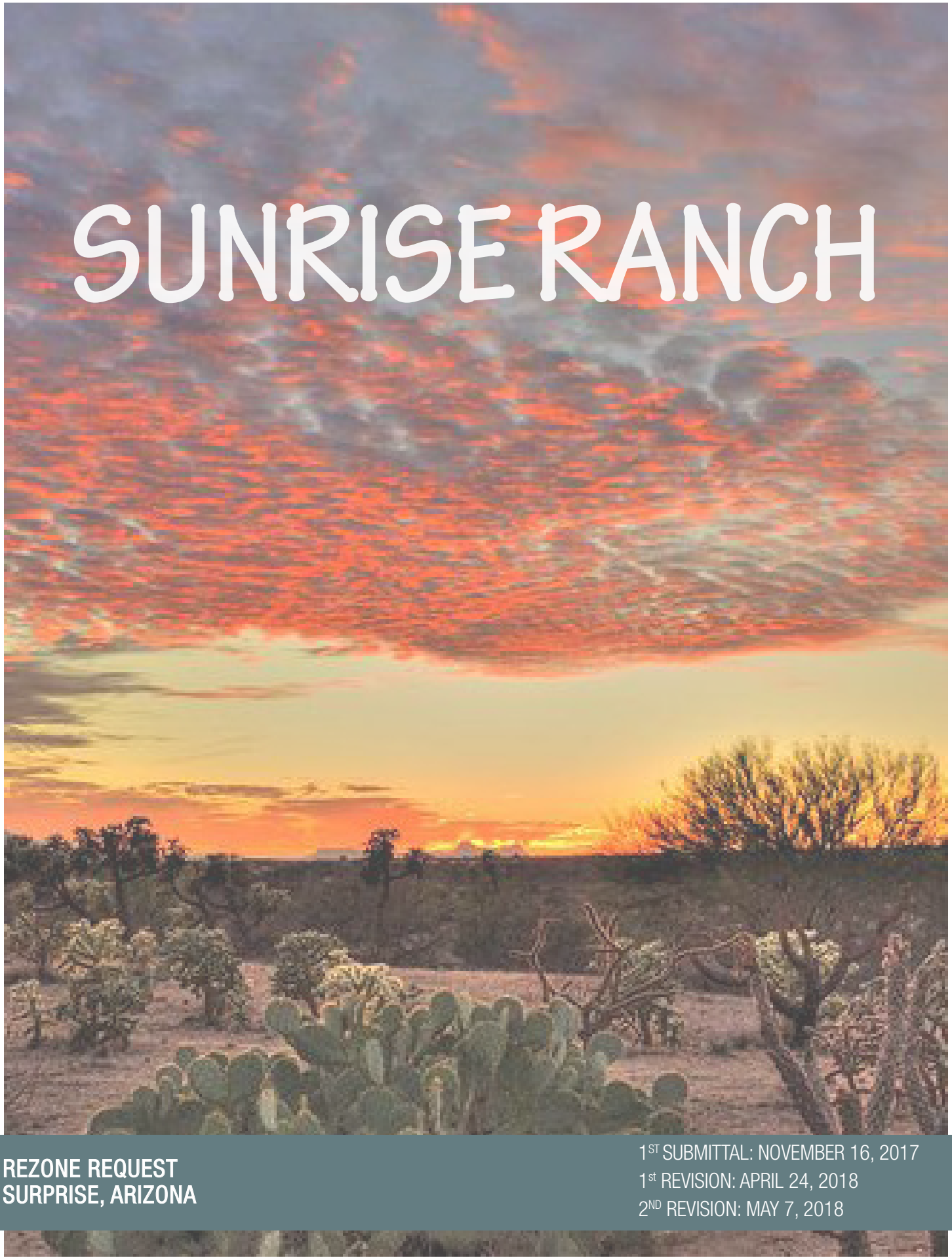
Attachments:

01 Vicinity Map
02 Rezone Document
03 Luke AFB Comments
04 ADOT Comments
05 MWD Comments
06 Citizen Outreach Report



Vicinity Map

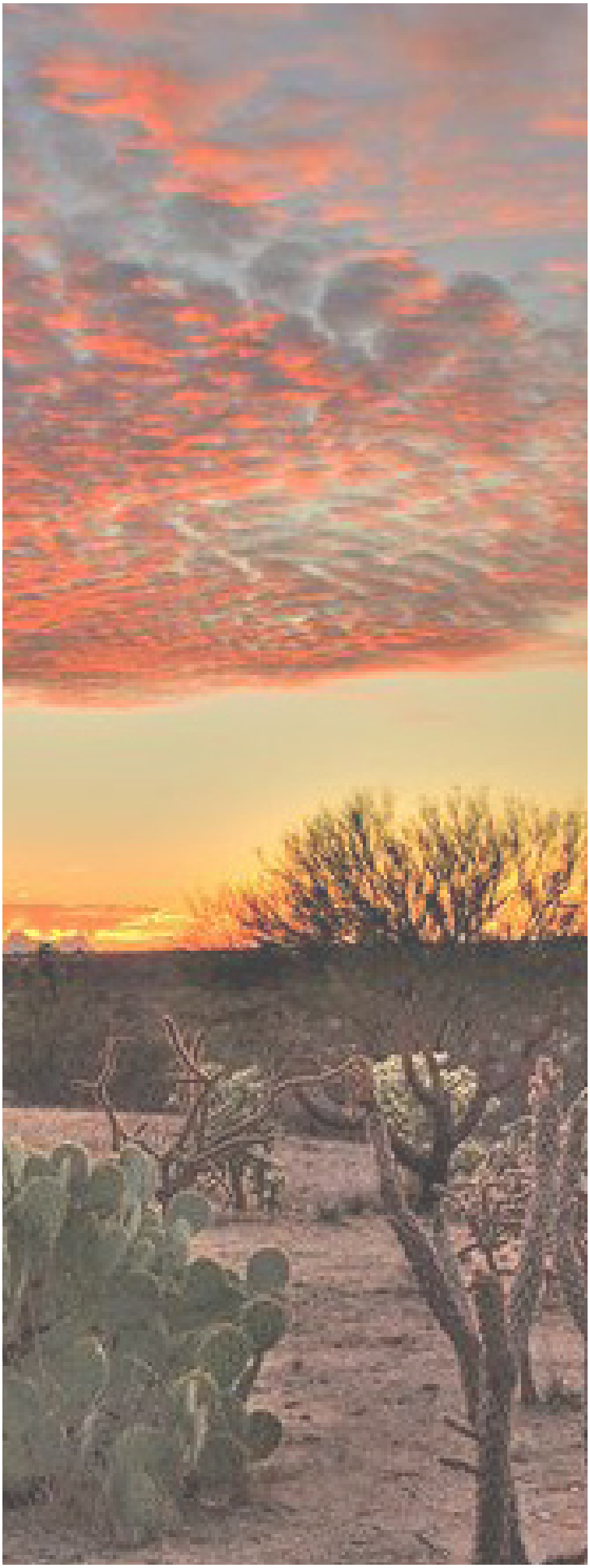
Vicinity Map



SUNRISE RANCH

REZONE REQUEST
SURPRISE, ARIZONA

1ST SUBMITTAL: NOVEMBER 16, 2017
1st REVISION: APRIL 24, 2018
2ND REVISION: MAY 7, 2018



PROJECT TEAM

DEVELOPER / APPLICANT

Metro Oasis, LLLP
(Harvard Investments, Inc.)
Tim Brislin
17700 N. Pacesetter Way, Suite 100
Scottsdale, Arizona 85255
P | 480.348.1118
E | tbrislin@harvardinvestments.com

CONSULTANT TEAM

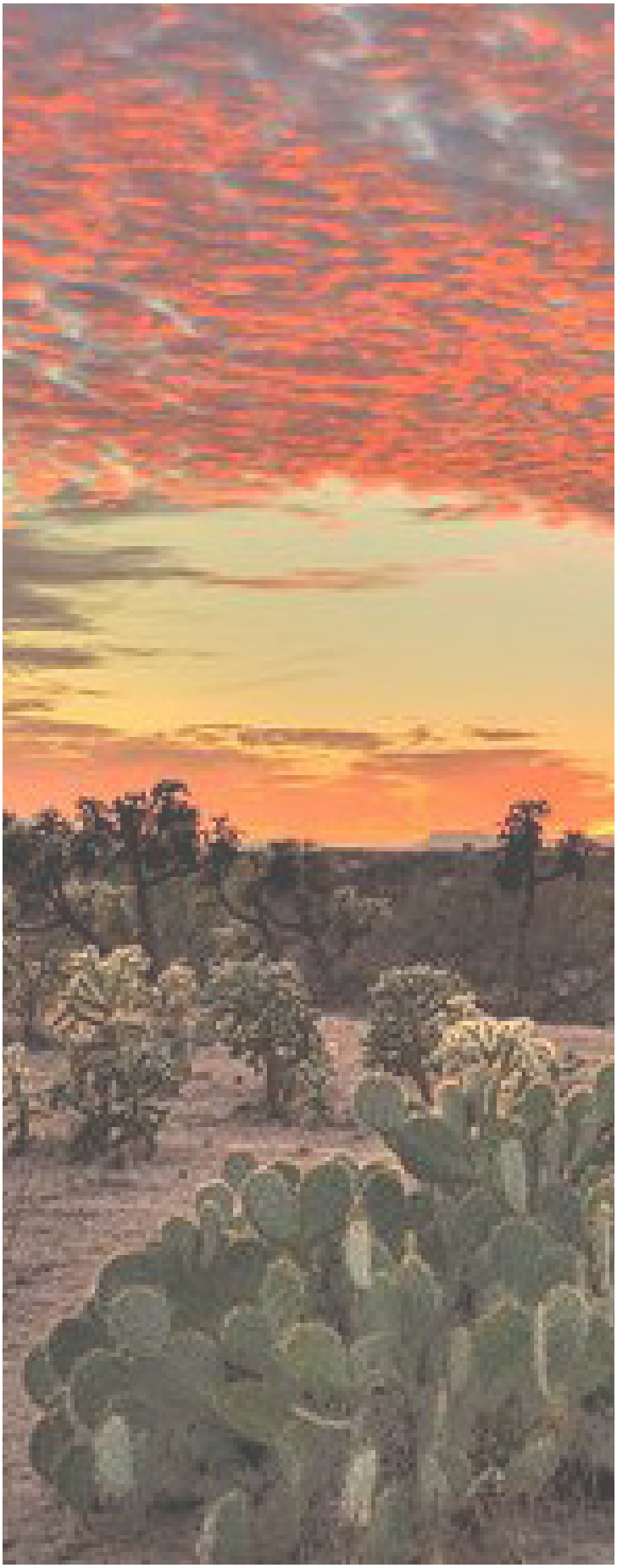
Gammage & Burnham
Susan Demmitt
2 North Central Ave., 15th Floor
Phoenix, Arizona 85004
P | 602.256.4456
E | sdemmitt@gblaw.com

Norris Design
Jennifer Meyers
901 East Madison Street
Phoenix, Arizona 85034
P | 602.254.9600
E | jmeyers@norris-design.com

Coe & Van Loo Consultants Inc.
Parker Froehlich
4550 N. 12th Street
Phoenix, Arizona 85014
P | 602.264.6831
E | pfroehlich@cvlci.com

Silver Fern Companies, LLC
Jeff Zimmerman
1048 N. 44th Street, Suite 207
Phoenix, Arizona 85008
P | 480.820.8590
E | jzimmerman@silverferncompanies.com

TABLE OF CONTENTS



I. Executive Summary.....1

II. Site Location and Details.....1

III. Entitlement History.....2

IV. Application Details.....2

V. Development Concept.....7

VI. Development Standards.....13

VII. Development Standards Justification.....14

VIII. Medium Density Residential Modifications and Justification.....14

IX. Design Guidelines.....15

X. Conformance with General Plan.....15

XI. Public Improvement / Utilities.....19

XII. Phasing.....20

XIII. Conclusion.....20

APPENDIX.....A-1

Design Guidelines..... A-3
Community Design Guidelines..... A-3
Single Family Architectural Design Guidelines.....A-9

Legal Description..... B-1

I. Executive Summary

Sunrise Ranch is a planned single-family residential community on the approximate 130 acres ("Property") located at the northeast corner of 171st Avenue and Jomax Road within northwest region of the City of Surprise ("City"). The subject property is owned by Metro Oasis, LLLP, a subsidiary of Harvard Investments, Inc. ("Harvard Investments"). The Property is vacant and undeveloped. Sunrise Ranch is immediately bounded to the south (across Jomax Road) and west (across 171st Avenue) by Desert Oasis of Surprise. The Asante North master planned community is located further south and west. In a regional context, Sunrise Ranch is located approximately 2-miles east of US 60 Grand Avenue Highway and approximately 3.5 miles northwest of State Route 303 Freeway.

The Property was annexed by the City in 2008 and is currently zoned RL-5 Residential Low Density (annexed as R1-5, which now equates to the RL-5 zoning district and allows a maximum density of 5 du/ac). This application ("Application") proposes to rezone the Property to RM-9 PUD, Residential Medium Density-9 Planned Unit Development Overlay, with amended development standards. The Surprise General Plan classifies the Sunrise Ranch property as the Neighborhood Land Use Character Area. The proposed zoning designation and density are consistent with the General Plan and surrounding development – both planned and existing – in the immediate area.

The Sunrise Ranch development proposal contemplates a holistic single-family neighborhood with diverse home product offerings and multiple lot sizes anchored by an integrated network of community amenities, passive and active open space, and pedestrian corridors. Community open space areas are situated as focal points at the entrances to Sunrise Ranch. Primary access to Sunrise Ranch will be provided at Jomax Road, with a secondary community access point from 171st Avenue. Sunrise Ranch's internal roadway system has been designed to promote local street connectivity and transportation efficiencies.

Harvard Investments will be the master developer of Sunrise Ranch. Harvard Investments is a real estate investment and development company with holdings focused in the southwestern United States. Harvard Investments is an arm of and owned by the Hill Companies, one of the oldest land development companies in Canada, which has operated as a privately held company since its inception in 1903. Harvard Investments specializes in master planned residential development, and the marketing and sales of home sites. Harvard Investments combines experience, integrity, and financial stability to create high-quality, environmentally sensitive, and enjoyable communities.

Sunrise Ranch represents smart and sustainable growth for the City and is compatible in scale and character to the planned and developed master-planned communities in the area.

II. Site Location and Conditions

SITE LOCATION

Sunrise Ranch is a 130.3-acre property located at the northeast corner of 171st Avenue and Jomax Road within northwest Surprise. The Property comprises the majority of the southwest quarter of Section 36, within Township 5 North and Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. Additionally, Sunrise Ranch is located approximately 2-miles east of US 60 Grand Avenue Highway and approximately 3.5-miles northwest of State Route 303 Freeway. See Figure 1: Context Map.

EXISTING and SURROUNDING LAND USES

Sunrise Ranch is bounded by Jomax Road to the south and 171st Avenue to the west. Undeveloped Arizona State Trust Land is located to the north and east. There is an approximately 20-acre privately owned parcel to the immediate northeast of Sunrise Ranch. Desert Oasis, an 880-acre master planned community with both residential and commercial uses, bounds Sunrise Ranch to the south across Jomax Road and to the west across 171st Avenue.

Moving beyond Sunrise Ranch's immediately adjacent boundaries, the properties further north are large lot rural residential properties located within unincorporated Maricopa County. Asante North, a 2,100 acre master planned community, is located further south and west of Sunrise Ranch.

TOPOGRAPHY and PHYSICAL FEATURES

The Property is vacant and undeveloped, and generally slopes to the south and southeast.

III. Entitlement History

In 2001, the Maricopa County Board of Supervisors rezoned the Property to R1-6 RUPD (Single-Family Residence R1-6 Residential Unit Plan of Development) and approved a preliminary plat for the Property for 424 single-family residential lots, with an overall gross density of 3.26 dwelling units per acre. (Metro Oasis, LLLP was not the owner of the Property at that time.)

In 2006, Centex Homes, the then owner and developer of the Property, sought annexation into the City to meet a County requirement that the property be connected to City water and sewer facilities. In 2008, the Surprise City Council annexed and adopted equivalent R1-5 zoning on the Property (annexed as R1-5, which now equates to RL-5), which permits a maximum 5.0 dwelling units per gross acre.

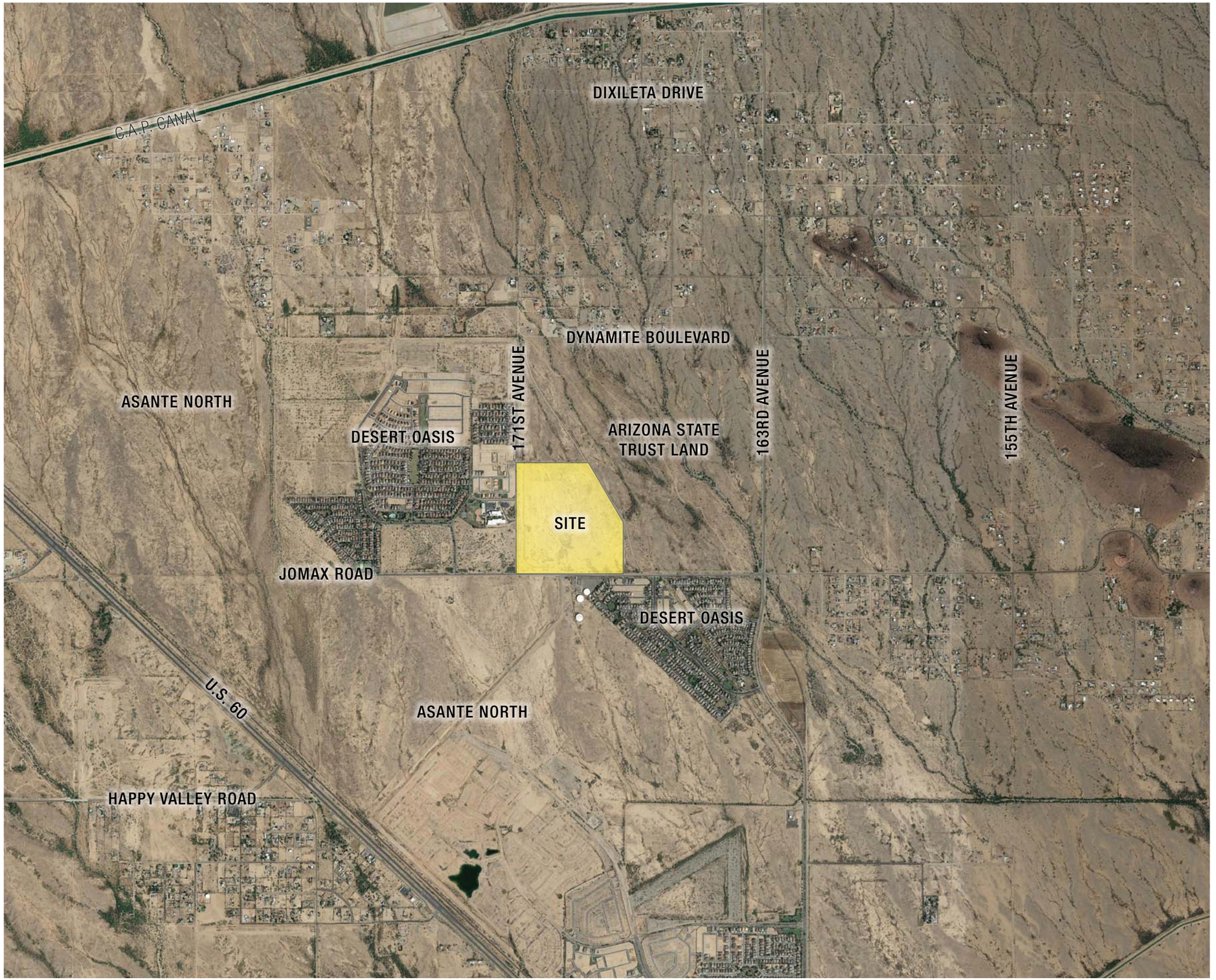
IV. Application Details

This Application proposes to rezone the Property from RL-5 Residential Low Density-5 to RM-9 PUD Residential Medium Density Planned Unit Development Overlay to facilitate the development of Sunrise Ranch, a new single-family residential community. See Figure #2: Zoning Map. The conceptual land use plan prepared for this Application includes 480 dwelling units with an overall density of 3.68 dwelling units per gross acre. The PUD Overlay is proposed to modify certain RM-9 development standards in the Surprise Unified Development Code ("SUDC"). Development standards not modified by this Application shall comply with the RM-9 Zoning District regulations in the SUDC.

The Application has been designed to include greater flexibility, innovative site planning, project-specific development standards, and enhanced design guidelines to promote development that enriches the whole community through creating a unique sense of place for Sunrise Ranch residents, as well as those in surrounding neighborhoods. Additionally, the Application provides for development that is consistent with the Surprise General Plan 2035 and compatible with the existing and planned adjoining neighborhoods.

SUNRISE RANCH

Surprise, Arizona



LEGEND

SITE

FIGURE #1

CONTEXT MAP

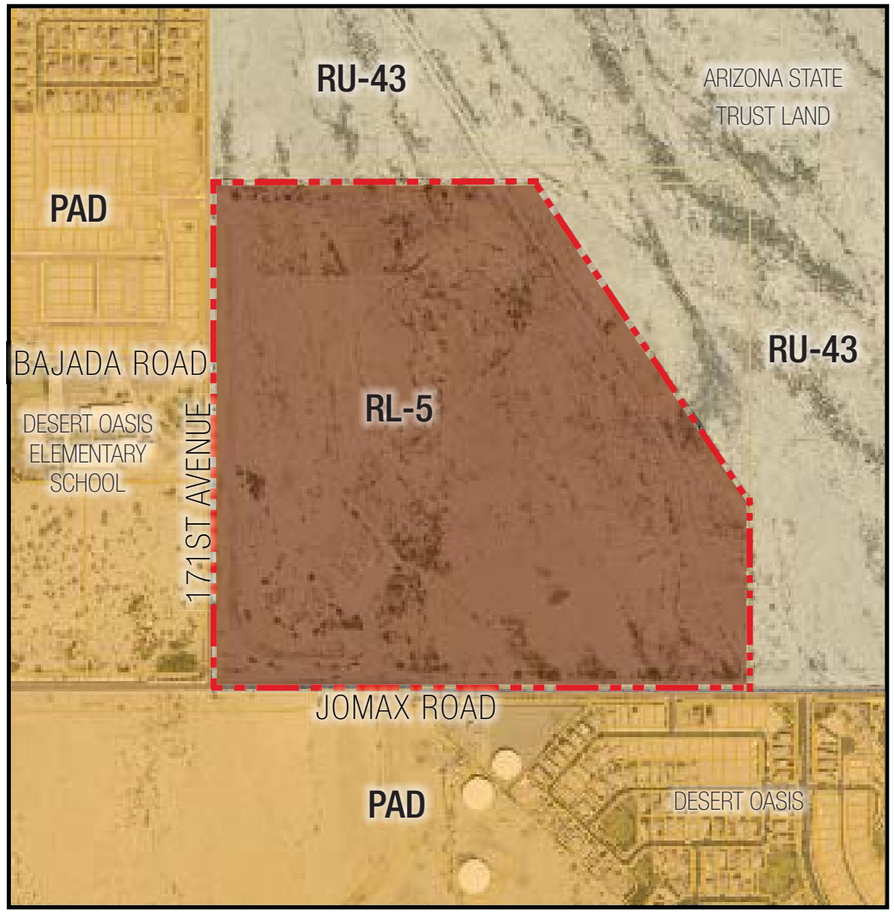
SCALE: N.T.S.

NORTH

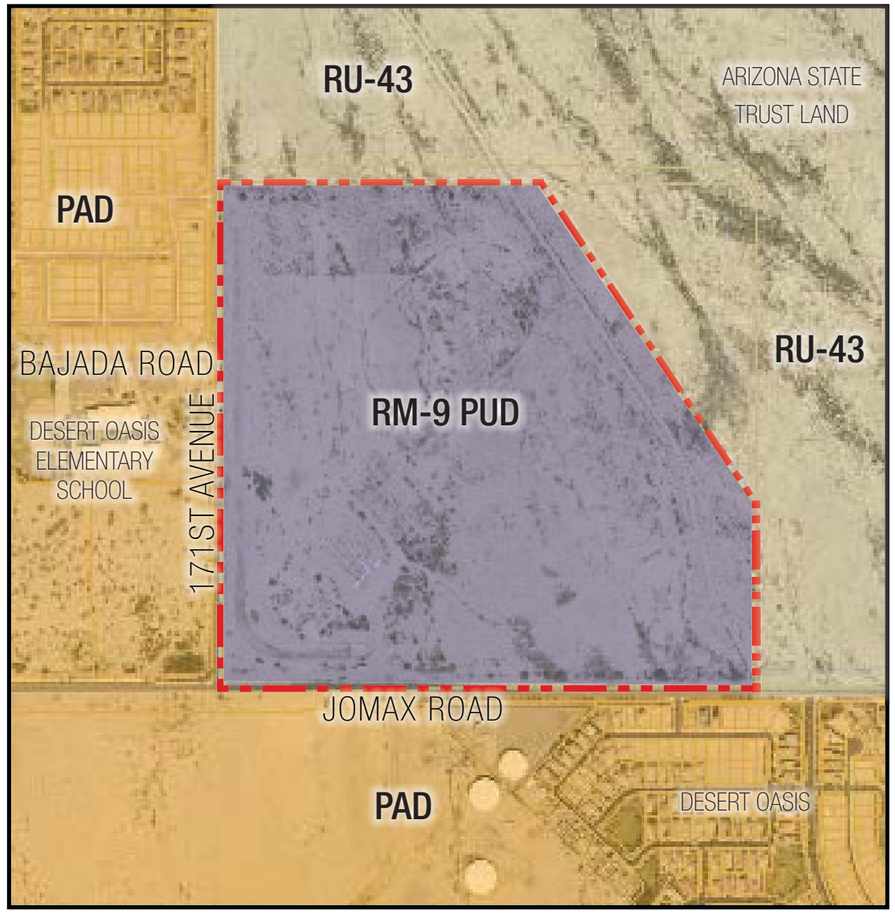
NORRIS DESIGN
Planning | Landscape Architecture | Branding

GAMMAGE & BURNHAM

CVL



EXISTING ZONING



PROPOSED ZONING

SUNRISE RANCH

Surprise, Arizona

LEGEND

PROPERTY BOUNDARY

CITY OF SURPRISE ZONING

- PLANNED AREA DEVELOPMENT (PAD)
- RL-5
- RM-9 PUD

MARICOPA COUNTY ZONING

- RU-43

FIGURE #2

ZONING MAP

0 150' 300' 600'

SCALE: NTS

NORTH

NORRIS DESIGN
Planning | Landscape Architecture | Branding

GAMMAGE & BURNHAM

CVL

V. Development Concept

Sunrise Ranch is envisioned as a connected and cohesive collection of single-family residential neighborhoods with diverse home product offerings and multiple lot sizes anchored by an integrated network of community amenities, passive and active open space and strong pedestrian connectivity. Sunrise Ranch provides for neighborhood layouts that incorporate smaller lot sizes nestled within walkable neighborhoods characterized by shorter block lengths punctuated by open space amenities and pedestrian corridors that foster connectivity and access to community open spaces and amenities. Primary community open space areas are situated as focal points at the entrances to Sunrise Ranch and will create a distinctive sense of arrival for community residents and guests.

LAND USE PLAN

Sunrise Ranch is planned to include three development parcels with a balanced-mix of three primary lot sizes, including minimum 45' x 115' (5,175 sf), 50' x 115' (5,750 sf), and 55' x 115' (6,325 sf). The development parcels are thoughtfully organized to create individual neighborhoods within the overall project. The 45' x 115' lots are generally located in the southwest quadrant of the Property; the 50' x 115' lots are generally located in the southeast quadrant of the Property; and the 55' x 115' lots are located within the approximate north-half of the Property (north of the Bajada Road alignment). The individual neighborhoods and lots are arrayed around the primary community open space. Linear open spaces and pedestrian paths create an interconnected off-street pedestrian system throughout Sunrise Ranch that physically and visually connects the neighborhoods and common area open spaces. In total, Sunrise Ranch designates more than 20% of the gross land area for open space and retention uses. See Figure 3: Conceptual Site Plan.

The following table provides an overview of the proposed lot sizes, lot area, and projected welling unit count for Sunrise Ranch:

Table 1: Development Program

Development Parcel	Typical Lot Size	Minimum Lot Area (s.f.)	Projected Dwelling Units*
A	45' x 115'	5,175	187
B	50' x 115'	5,750	173
C	55' x 115'	6,325	120

* The actual number of dwelling units may change, within the density limits set within this PUD document, when final development plans are prepared.

Primary ingress and egress to Sunrise Ranch will be provided at Jomax Road, with a secondary community ingress and egress from 171st Avenue. These points of access are strategically located to efficiently distribute vehicle trips generated by Sunrise Ranch to 171st Avenue and Jomax Road. Additionally, the 171st Avenue entry is aligned with Bajada Road, the existing access road to Desert Oasis (located to the west), to eliminate turning movement and other roadway alignment conflicts. Sunrise Ranch's internal roadway system has been designed to promote local street connectivity and transportation efficiencies.

The entrance to Sunrise Ranch from Jomax Road opens up to the primary centrally-located common area open space, the main park. This highly amenitized park is anticipated to include active and passive amenities, such as playgrounds, turf and gathering areas that create an open and inviting environment. The entrance to Sunrise Ranch from 171st Avenue opens up to one of eight secondary common open space amenities. These secondary common open spaces are strategically distributed throughout Sunrise Ranch and may include active and passive amenities. The secondary common open spaces are designed to foster neighborhood interaction and social opportunities. Additional landscaped open space tracts are planned adjacent to both 171st Avenue and Jomax Road, as well as along the north property line. In total, Sunrise Ranch provides an abundant amount of open space totaling more than 20-percent of the gross land area.

MONUMENTATION, WALLS and LANDSCAPING

The design theme for Sunrise Ranch will be conveyed through the monumentation, wall design, landscape, amenity spaces and architecture. Monumentation for Sunrise Ranch will signify a sense of arrival into the community, with enhanced landscape and signage. Primary entry monumentation will be located at the project entrance on Jomax Road, guiding visitors and residents into the development and terminating on the Main Park. Secondary entry monumentation will be located on 171st Avenue, flanked by a large open space tract and a secondary amenity node at its terminus. See Figure 4: Conceptual Landscape Plan.

Consistent use of materials and detailing will be provided in the monumentation and wall design throughout Sunrise Ranch. Community walls will be a combination of theme wall, partial view fencing and builder walls. Theme walls will be provided on homes backing to adjacent, perimeter, arterial roadways and in high visibility areas within the community, where appropriate. Partial view fencing may be utilized along significant open space corridors to enhance views while still providing privacy for home owners.

Planting design will complement the overall character of the hardscape elements and built environment, enhancing the overall theme for Sunrise Ranch. Landscape design will utilize a variety of low water use trees, shrubs and ground covers to provide visual interest, shade and aesthetically enhanced landscape buffers. The plant material will be low maintenance and irrigated by an automatic irrigation system, with limited quantities of turf being utilized in amenity areas for active recreation only.

SUNRISE RANCH

Surprise, Arizona

LEGEND

- 45' x 115'
- 50' x 115'
- 55' x 115'
- OPEN SPACE
- ROADWAY
- PRIMARY AMENITY
- SECONDARY AMENITY

SITE DATA

GROSS ACREAGE: +/- 130.3 Acres
TOTAL YIELD: 480 UNITS MAXIMUM
GROSS DENSITY: 3.68 Du/Ac
OPEN SPACE: 20% MINIMUM

NOTE 1: SITE PLAN SHOWN IS CONCEPTUAL. LOT SIZE, YIELD, AND LOT MIX IS SUBJECT TO CHANGE AND WILL BE FINALIZED AT PRELIMINARY PLAT.

NOTE 2: THE TEMPORARY DRAINAGE CHANNEL ALONG THE NORTH PROPERTY LINE MAY BE ELIMINATED AND REPURPOSED AS OPEN SPACE OR ADDITIONAL RESIDENTIAL LOTS IF DRAINAGE EASEMENTS ARE OBTAINED FROM THE ARIZONA STATE LAND DEPARTMENT.

FIGURE #3
CONCEPTUAL SITE PLAN

0 150' 300' 600'

SCALE: 1"=300'

NORTH

NORRIS DESIGN Planning | Landscape Architecture | Branding
GAMMAGE & BURNHAM
CVL

SUNRISE RANCH

Surprise, Arizona

LEGEND

- PRIMARY AMENITY
- SECONDARY AMENITY
- PRIMARY ENTRY MONUMENTATION
- SECONDARY ENTRY MONUMENTATION
- OPEN SPACE
- LOT
- ROADWAY
- PEDESTRIAN PATH

NOTE 1: CONCEPT SHOWN IS CONCEPTUAL AND ALL FINAL DESIGNS WILL BE APPROVED AT FINAL PLAT STAGE.
NOTE 2: THE TEMPORARY DRAINAGE CHANNEL ALONG THE NORTH PROPERTY LINE MAY BE ELIMINATED AND RE-PURPOSED AS OPEN SPACE OR ADDITIONAL RESIDENTIAL LOTS IF DRAINAGE EASEMENTS ARE OBTAINED FROM THE ARIZONA STATE LAND DEPARTMENT.
NOTE 3: PUBLIC ACCESS WILL BE PROVIDED TO THE TRAIL SYSTEM AND TO THE WASH/OPEN SPACE TO THE EAST OF THE SITE.

FIGURE #4
CONCEPTUAL LANDSCAPE PLAN

0 150' 300' 600'

SCALE: 1"=300'

NORTH

NORRIS DESIGN Planning | Landscape Architecture | Branding

GAMMAGE & BURNHAM

CVL

VI. Development Standards

REGULATORY FRAMEWORK

This Application has been prepared pursuant to Section 122-68 of the SUDC to establish the regulatory framework for Sunrise Ranch, creating development standards specific to context of the development. The provisions of this Application, including the design guidelines, apply to the Property within the project boundary. The proposed RM-9 PUD Overlay zoning district provides for the establishment of specific development standards, regulations, and design guidelines. Where a provision or design guideline in this Application varies from or conflicts with the SUDC or the City's design guidelines, the provisions in this Application shall govern.

The images and renderings within the Application are conceptual and intended to be illustrative of the character and quality of the development, and do not necessarily convey the final design.

DEVELOPMENT STANDARDS

The intent of the Planned Unit Development (PUD) Overlay is to provide greater flexibility than may be possible under the conventional RM-9 zoning district regulations, with the reciprocal expectation of heightened design and quality. The PUD Overlay will be utilized to modify certain development standards under the RM-9 zoning district in the SUDC to facilitate a high-quality, context specific development that fulfills the City's goal and objectives. Development standards not modified by this Application shall comply with the RM-9 Zoning District regulations in the SUDC.

The Sunrise Ranch Development Standards Table for Lot Categories A, B and C shall apply to all lots within Sunrise Ranch.

TABLE 2: SUNRISE RANCH DEVELOPMENT STANDARDS

	City of Surprise RM-9	Sunrise Ranch Lot Categories		
		A	B	C
Min. Lot Width	40'	45'	50'	55'
Min. Lot Depth	100'	115'	115'	115'
Min. Lot Area	4,500'	5,175'	5,750'	6,325'
Min. Front Setback Livable	12'	10'	10'	10'
Min. Front Setback Garage[1]	20'	10'	10'	10'
Min. Rear Setback	20'	15'	15'	15'
Min. Side Setback	TBD at Site Plan or Preliminary Plat	5' / 5'	5' / 5'	5' / 5'
Min. Street Side[2]	TBD at Site Plan or Preliminary Plat	10'	10'	10'
Max Building Lot Coverage	-	55%	55%	55%
Max Building Height	35'	35'	35'	35'

[1] Front garage setback may be less than the livable area as side-loaded garage only. Otherwise, a minimum 20' garage setback as measured from face of garage door to property line.

[2] Landscape buffer tracts can reduce street side setback requirements by the width of tract, up to 5'.

VII. Development Standard Justification

This Application proposes the following modifications to the lot dimension and yard setbacks:

LOT WIDTH, DEPTH and AREA

This Application proposes to increase the minimum required lot width, depth and area under the "base" RM-9 zoning district. The RM-9 zoning district requires minimum 40' wide and 100' deep lots, with a minimum lot area of 4,500 square-feet. This Application proposes to increase the required lot width to 45' – 55' and lot depth to 115', with lots ranging in size from 5,175 square-feet to 6,325 square-feet.

FRONT and REAR YARD SETBACKS

This Application proposes minimal modifications to the minimum required front and rear yard setbacks under the "base" RM-9 zoning district. The RM-9 zoning district requires minimum 12' front yard and 20' rear yard setbacks. This Application proposes to change the required front yard setback to 10' and rear yard setback to 15' for all lots within Sunrise Ranch.

The proposed development standards are necessary to allow for the proposed diversity of housing types, lot sizes, and product types within Sunrise Ranch. The proposed development standards respond to current planning trends and the single-family housing market, and provide the ability to develop alternative standards that result for a better development and community.

Sunrise Ranch is thoughtfully designed based on current homebuilder and residential market trends, consumer demands, and anticipated home product offerings. The Sunrise Ranch vision includes the creation of a community characterized by high-quality homes, housing product diversity, and social interaction. The proposed land plan and development standards result in a more efficient use of land that could not otherwise be achieved under the existing RL-5 zoning district.

VIII. Medium Density Residential Modifications and Justification

This Application proposes to delete the following Medium Density Residential requirements:

SUDC Section 122-137(p): The SUDC requires a minimum of one (1) 3.5 acre turf recreational field for organized sporting activity and perimeter shade trees in medium density residential projects.

Sunrise Ranch meets the intent of SUDC Section 122-137(p) by providing approximately 20% planned open space. This open space is programmed to include active and passive recreational amenities and opportunities for social interaction. More specifically, Sunrise Ranch is planned as a series of individual neighborhoods and lots centered around the primary community open space amenity, which consists of approximately 2.5 acres. In addition to the central primary amenity area, Sunrise Ranch provides numerous opportunities for secondary amenity areas and trail nodes spaced throughout the community's linear open space and path network, which connects residents to internal open space amenities as well as to the neighboring regional trail system. Sunrise Ranch's diverse and connected open spaces, trail system and amenity areas provide unique and context appropriate recreation opportunities for residents that appropriately satisfy the intent of the SUDC requirement.

SUDC Section 122-137(r): The SUDC requires a swimming pool amenity, ramada, picnic table, etc. in medium density residential projects containing 60 residential units or greater.

The intent of SUDC Section 122-137(r) is to provide a swimming pool amenity in higher density residential developments, such as cluster-style residential, apartments and townhomes, where individual pools and related amenities are not feasible. The neighborhoods within Sunrise Ranch are planned with traditional single-family residential detached lots that are strategically sized to ensure future homeowners have sufficient area for private backyard amenities, including a backyard pool. Lots within

Sunrise Ranch are planned to range in size from 5,175 sf to 6,325 sf, with nearly two-thirds of the lots being a minimum 5,750 sf or larger, and all lots are planned to be a minimum 115' in depth. Although utilizing the RM-9 Medium Density Residential zoning classification, Sunrise Ranch is developing as a more traditional Low Density Residential community where a requirement such as this would not apply.

IX. Design Guidelines

The goal of the Sunrise Ranch design guidelines is to provide the future residents of Sunrise Ranch a community with a heightened sense of neighborhood that they will be proud to call home, while seamlessly blending into the planned and developed fabric within northwest Surprise. The proposed Sunrise Ranch design guidelines are outlined in Appendix A.

X. Conformance With General Plan

The Surprise General Plan 2035 designates Sunrise Ranch as Neighborhood Land Use Character Area, which in a suburban neighborhood supports residential development between two and eight dwelling units per acre (2-8 du/ac). The proposed RM-9 PUD Overlay zoning district and attendant density of 3.68 du/ac are consistent with the existing Neighborhood Land Use Character Area designation. See Figure #5: General Plan Map.

General Plan Subsection: Land Use Element

The Land Use Element provides the critical foundation upon which to guide growth. While there are many ways in which the City can grow, the Land Use Element utilizes a sustainable approach that balances development and conservation within the City planning area to ensure that infrastructure is maximized and adequate distribution of services, employment, open space and recreation are provided in proximity to where people live. The following Land Use Element Goals and Policies supports this Application:

Goal 1: Unique Community. The City of Surprise will provide a unique living experience by offering a sense of place and an intimate community atmosphere with all the conveniences of an active urban area.

Policy 1: The City will guide the pattern and scale of development that provides visual diversity, choice of lifestyle, opportunities for social interaction, and that respects desirable community character and context.

Sunrise Ranch is a master-planned community offering a variety of lot sizes that can accommodate a mix of housing types and densities that support visual diversity, opportunities for social interaction, and a broad range of life style choices. Sunrise Ranch is designed with the intent of achieving a unique and superior level of design quality in site planning and house product that promotes desirable community character and context, safety, and neighborhood interaction. The diverse character of the neighborhoods and assorted housing, lifestyle opportunities, and amenities within Sunrise Ranch will provide for a high-quality of life for residents.

General Plan Subsection: Land Use Element

Goal 6: Variety of Housing. Provide high-quality housing in a range of residential densities and types.

Policy 1: The City shall encourage development of neighborhoods that broaden the choice of type, size, and affordability of housing in Surprise.

Sunrise Ranch promotes this Goal and Policy by expanding the housing choices and contributing to the diversity of the existing housing stock in this part of the City. Sunrise Ranch includes three different lot sizes ranging in size from 5,175 square-feet to 6,325 square-feet that accommodate single-family detached homes on more compact lots. The mix of lot sizes and densities

responds to current market demands that include a growing segment of the residential market, as young professionals, young families, move-up buyers and empty nesters are trading land area for a more flexible lifestyle, high-quality home products, styles and sizes, community amenities, and affordability.

General Plan Subsection: Growth Element. This element provides the direction for managing this expected growth by creating a link between planned land use, transportation, and infrastructure facilities with specific implementation techniques such as zoning ordinances, capital improvement programs, impact fee requirements, and design guidelines. The following Growth Element Goal and Policy supports this Application:

Goal 1: Sustainable Growth. Support sustainable growth that ensure effective, efficient, and equitable provision of public services, land, and infrastructure.

Policy 1: Promote infrastructure expansion where it will be more efficient and effective, and minimizes adverse impacts outside the identified growth areas.

The Surprise General Plan 2035 identifies Sunrise Ranch as being located within the "163rd Avenue Corridor" Growth Area. This area of the City is currently experiencing new residential growth. With access to US 60 Grand Avenue and existing services, as well as being in close proximity to Loop 303, the Surprise General Plan 2035 identifies this area of the City as needing a full-range of housing opportunities.

Sunrise Ranch supports this Goal and Policy by coordinating new growth with existing and planned infrastructure. The existing and planned infrastructure in the immediate area has been developed to support additional growth and investment in this part of the City. Sunrise Ranch focuses development adjacent to the existing infrastructure in 171st Avenue and Jomax Road, which allows for a more efficient and effective way to grow a City. Sunrise Ranch is committed to managing its infrastructure needs, such as water, wastewater, electricity and transportation.

General Plan Subsection: Housing Element

The Housing Element of the General Plan provides a key component upon which to guide future residential revitalization and development within the City. The Land Use Element contains a substantial amount of land recommended for Neighborhoods, leading the character "feel" and intensity of the community. The following Housing Element Goal and Policy supports this Application:

Goal 1: Housing Stock. Safeguard the condition and quality of housing stock in order to maintain attractive and livable neighborhoods.

Policy 1: The City shall review and consider updating its development standards to incorporate new housing product types.

Housing in the City has been shaped by market factors, including consumer preferences, land availability, and household size. Since the mid-1990s, the City has experienced significant residential development. In the future, the Surprise General Plan 2035 identifies that housing with quality neighborhoods will need to be planned and is a priority, since residential land uses are predominant within the planning area. Additionally, the Surprise General Plan 2035 identifies that the City has been unable to attract developers that provide high-quality housing that contains amenities and other conveniences to support the community.

The overall vision for Sunrise Ranch is to provide a mix of high-quality, single-family residential product types and densities to serve the growing population in this area of the City. Sunrise Ranch has been planned to attract homebuilders that will provide for a variety of high-quality house-types, lot sizes and layouts connected by a network of common area open spaces and pedestrian corridors. Additionally, Sunrise Ranch includes project specific design and development regulations that promote property and community protections, development predictability, flexibility and variety within Sunrise Ranch, while facilitating the development of a dynamic and active community with a high-quality of life for residents.

SUNRISE RANCH

Surprise, Arizona

LEGEND

- PROPERTY BOUNDARY
- MARICOPA COUNTY LAND BOUNDARY
- OPEN SPACE
- NEIGHBORHOOD

FIGURE #5

GENERAL PLAN MAP

0 150' 300' 600'

SCALE: NTS

NORTH

NORRIS DESIGN
Planning | Landscape Architecture | Branding

GAMMAGE & BURNHAM

CVL

General Plan Subsection: Recreation and Open Space Element

The Recreation and Open Space Element provides general guidelines to enhance the provision of parks, recreation, and open space within the City and its planning area. This element promotes active and passive recreation, connected open spaces and parks, and opportunities to create new recreational and open space opportunities. The following Recreation and Open Space Element Goals and Policies support this Application:

Goal 1: Create and maintain a high quality of life for Surprise residents by providing adequate open space and recreational opportunities.

Policy 7: Utilize floodplains and storm water management areas to develop compatible passive and active recreational areas and open space.

Harvard Investments recognizes that Sunrise Ranch residents should live within walking distance of active and passive recreational opportunities and public amenities. As such, Sunrise Ranch was carefully programmed to provide future Sunrise Ranch residents access to natural areas and open spaces that offer places to exercise, socialize with others, and space for people to experience the natural environment. Specifically, the Conceptual Site Plan provides future Sunrise Ranch residents recreational and open space opportunities through carefully planned connections from Sunrise Ranch to the Five East Wash Regional Trail/Greenway, located to the northeast on the Arizona State Trust Land property. Additionally, these planned connections provide important links for future Sunrise Ranch Residents to regional activities, such as the City's interconnected Central Arizona Project and Beardsley Canal trail systems, trailheads, and City and community parks and facilities. Sunrise Ranch's linked system greatly expands the opportunities for its future residents in the engagement and enjoyment of natural beauty.

XI. Public Improvement / Utilities

WATER

On-site water service will be provided to each lot within Sunrise Ranch. Fire protection will also be provided to each proposed fire hydrant. On-site water mains will be 8-inch in diameter. The proposed on-site water mains will connect to the existing 12-inch water main in 171st Avenue and the existing 16-inch water main in Jomax Road. The water system will be designed to meet fire flow, maximum day, and peak hour water demand requirements. Water supply to this project will be provided from the existing Desert Oasis Water Booster Station.

WASTEWATER

On-site wastewater service will be provided to each lot within Sunrise Ranch. The wastewater system will consist of 8-inch and 10-inch sewer mains located within the local streets. These wastewater mains will connect to the existing 15-inch main located in Jomax Road. From this connection point the wastewater mains flow east and south. This project is located within the City's existing SPA2 sewer service area. Wastewater from this project will flow to the existing SPA2 Wastewater Treatment Plant.

STORM DRAINAGE

According to the Maricopa County and Incorporated Flood Areas Flood Insurance Rate Map (FIRM), panel number 04013C1210L, Sunrise Ranch is located within Zone "AE" and Zone "X". To formally remove the homes from the floodplain, a Conditional Letter of Map Revision Based on Fill (CLOMR-F) for Sunrise Ranch will be prepared and submitted to the City and Maricopa County, and subsequently FEMA for review and approval. Furthermore, a Letter of Map Revision Based on Fill (LOMR-F) will be prepared and submitted to the City of Surprise, Maricopa County, and FEMA for review and approval.

The 100-year off-site runoff of 830 cfs impacting the Property along the east is conveyed adjacent to the site through the existing wash and continues to flow southeast. A portion of the eastern wash floodway impacts the site on the southeast corner, but will be removed as stated above.

Minor off-site flows, approximately 79 cfs, currently impact the Property from the north and sheet flow over the site in a southeasterly direction. A channel along the northern property boundary (North Channel) is proposed to accommodate the 79 cfs of off-site sheet flow coming from the north. This channel will connect to the existing 171st Avenue Channel, which is currently sized to handle this additional off-site flow.

The proposed lot layout does not encroach into the floodway. Where necessary, erosion setbacks are provided along the wash corridors to ensure the runoff is managed in a safe manner

The on-site drainage concept proposed for the site is to provide retention basins at various locations to contain the 100-year, 2-hour storm event for all parcels. The retention basins are designed to retain the runoff from the 100-year, 2-hour storm event. The retention basins will be designed to drain within the required 36 hours by W and/or infiltration.

XII. Phasing

Sunrise Ranch may be platted (preliminary or final) or constructed in one or more phases. The necessary site work and associated infrastructure will be developed in phases as market conditions warrant. Plans for each phase will be submitted to the City for review and approval to ensure proper and orderly development.

XIII. Conclusion

Harvard Investments realizes that a well-planned community that responds to the needs and values of its residents is an essential part of a quality living environment. As such, Sunrise Ranch has been designed to enhance the enjoyment and quality of life of its residents through thoughtful site planning, sustainable development, distinctive landscaping, and a variety of active and passive open space and recreational opportunities. Harvard Investments, through Sunrise Ranch, enhances the quality of living and environment of the City.

APPENDIX A

Design Guidelines

Sunrise Ranch is designed to be a unique residential development with a focus on community engagement. Streetscape, diversity of house product, pedestrian connectivity, and opportunities for social interaction are guiding elements that shape the development pattern for the community. The vision for Sunrise Ranch will continue to evolve and strengthen through the implementation of the built environment, utilizing the Design Guidelines set forth within this document. These guidelines provide a baseline level of expectation for community site planning and architectural product, ensuring a high quality level of community design, richness of architectural character, and an overall comprehensive aesthetic for the community.

The Design Guidelines included herein shall supersede the City of Surprise's Single Family Residential Design Guidelines Instruction Manual and Single Family Residential Home Product Design Guidelines in their entirety.

Community Design Guidelines

Community Design Guidelines provide the framework to develop and reinforce unique neighborhoods and create a harmonious community setting through careful design integration of community open space, roadway network, non-vehicular pathway system, and thematic elements. Sunrise Ranch will incorporate the following design criteria into the planning and design of the community, ensuring an attractive, safe, and functional residential neighborhood environment.

- Not less than 20% of the gross acreage will be open space. Open space will include active and passive open space and retention areas.
- Provide a main amenity area that is no less than two acres in size that will be maintained by the homeowners association.
- The main amenity area will incorporate a minimum of four of the following elements:
    - Ramada
    - Sports Field
    - Sport Court (Volleyball/Basketball)
    - Playground
    - Fire Pit / Lounge Area
    - Outdoor Amphitheater
    - Turf Area for Open Play
    - Fitness / Obstacle Course
    - BBQ
    - Shaded Benches
    - Bocce Ball
- Provide an amenity area within a three minute walk (approximately 800 linear feet) of each residence.
- Incorporate pedestrian connectivity throughout the Sunrise Ranch development through the use of sidewalks and off-road pathways.

- Shaded seating, trash receptacle and pet waste stations shall be located every quarter mile along the internal off-street trail/ pathway system.
- A minimum thirty foot wide landscaped tract shall be provided between the rear property line of a lot and an abutting arterial or collector roadway right-of-way.
- A minimum eight foot landscaped tract shall be provided between the side property line of a lot and the abutting local residential roadway right-of-way.
- Design landscaped open spaces that are visible from both residential and off-site roadways.
- Incorporate view corridors with open space areas throughout the development to take advantage of mountain and wash views.
- Provide entry monumentation and enhanced landscaping at main project entries off Jomax Road and 171st Avenue to create a sense of arrival.
- Group mail boxes will complement the overall community theme through the use of materials and colors, and be located in central areas convenient for homeowners.
- Community theme walls will be designed to complement the overall character of the architecture and setting of the community.
- Perimeter property walls abutting an arterial or collector roadway shall be staggered by five foot offsets or provide breaks in the wall every five hundred linear feet to provide relief of the linear character of the perimeter wall.
- Street trees shall be located in the landscape strip between the back of curb and sidewalk at a minimum rate of one 24-inch box tree per lot.

SUNRISE RANCH

Surprise, Arizona

LEGEND

1. MULTI-PURPOSE FIELD
2. SPORT COURT
3. PLAY STRUCTURE
4. RAMADA AREA
5. LOUNGE AREA
6. TURF PLAY AREA

NOTE : AMENITIES SHOWN ARE CONCEPTUAL AND ALL FINAL DESIGNS WILL BE APPROVED AT FINAL PLAT STAGE.

FIGURE #A-1
MAIN PARK CONCEPT

0 50' 100' 200'

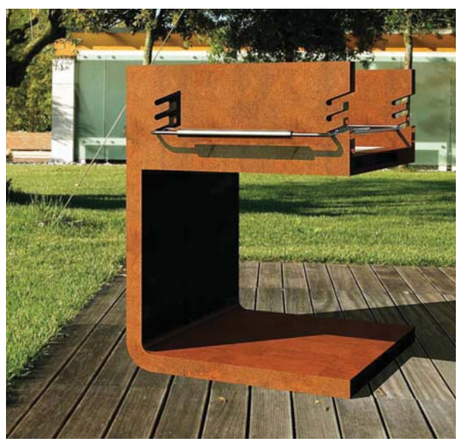
SCALE: 1"=100'

NORTH

NORRIS DESIGN
Planning | Landscape Architecture | Branding

GAMMAGE & BURNHAM

CVL



SUNRISE RANCH

Surprise, Arizona

NOTE : AMENITIES SHOWN ARE CONCEPTUAL AND ALL FINAL DESIGNS WILL BE APPROVED AT FINAL PLAT STAGE.

FIGURE #A-2
SECONDARY AMENITIES

NORRIS DESIGN
Planning | Landscape Architecture | Branding

GAMMAGE & BURNHAM

CVL

Single Family Residential Architectural Design Guidelines

The Sunrise Ranch community aims to establish pride of ownership through the creation of a diverse lifestyle brand that promotes sense of community while providing unique architectural styles. The goal of the proposed Design Guidelines is to avoid monotony, duplication and repetition. This is achieved through a variety of floor plans, building forms, building facades, rooflines, colors, materials, and window and door options that are unique to each architectural style. The distinct elements of each style will create a visually diverse yet harmonious streetscape that uses design features to shift the focus away from a garage dominate neighborhood. In addition to providing a community that is visually unique and attractive, the variety of architectural styles will provide homebuyers with a range of home styles to choose from.

ARCHITECTURAL STYLES

The architectural styles for Sunrise Ranch have been selected on the basis of quality, compatibility, and distinctiveness. In addition, the styles are consistent with the general design guidelines set forth by the City of Surprise. The use of four varying architectural styles is intended to promote character throughout the community and maintain compatibility between homes. Alternate architecture styles may be allowed subject to the provisions of design guidelines that maintain the same level of quality promoted herein.

Craftsman / Bungalow

Spanish Colonial / Hacienda

Territorial Ranch

Tuscan

Craftsman/Bungalow

The Craftsman/Bungalow style is known for its functional appeal, while showcasing a high degree of craftsmanship. Simplistic in overall form, the style provides an attractive street presence with inviting entries, shallow pitched roofs, and asymmetrical composition. Key features and defining elements of the Craftsman/Bungalow architectural style are:

- Low-pitched roof lines, gabled or hipped roofs
- Detailing such as exposed rafters and tapered columns
- Stone (or faux-stone) and wood-like accents
- Stucco, brick and siding
- Broad front porches
- Divided window panes
- Horizontal form

Spanish Colonial/Hacienda

Spanish Colonial/Hacienda architecture is derived from a catalog of styles, drawing inspiration from the Mediterranean. The home is identified by courtyards, arches, and tiled roofs. The simple mass forms and informal character that represent the Spanish Colonial/Hacienda style are the perfect canvas for elements such as ornate wrought-iron details and rustic wood beams and rafter tails. Key features and defining elements of the Spanish Colonial/Hacienda architectural style are:

- Informal plan arrangement
- Asymmetrical massing
- Courtyards, loggias and patios
- One and two story massing
- Thick walls accented with deep openings
- Sculptural stucco eaves and chimneys
- Wrought iron-details
- Clay or concrete tile gable and vents
- Light colored exterior walls
- Barrel style roof tiles
- Arched windows and openings

Territorial Ranch

- The Territorial Ranch home has a rich history rooted in the 1800's. The homes are simple in form and provide a functional layout with minimal detailing and accents. A strong indoor / outdoor relationship celebrates the lifestyle of living in the southwest. Key features and defining elements of the Territorial Ranch architectural style are:

- Rectangular one and two story massing
- Porches and patios
- Low pitched roofs, shed or gabled
- Deep overhangs
- Stucco, faux-stone, wood
- Brick exterior walls
- Rustic wood-like shutters
- Exposed rustic wood-like beams and posts
- Medium/dark exterior colors
- Divided window panes on front/street elevations

Tuscan

The Tuscan home is influenced by climate and draws inspiration from geographical features found in the region of Tuscany. The Tuscan lifestyle is relaxed, informal and down to earth, which is represented in this architectural style. Key features and defining elements of the Tuscan architectural style are:

- Porches and patios
- Deep overhangs
- Gabled dormers
- Stucco, faux-stone, wood and brick exterior walls
- Wrought iron detail
- Rustic wood-like shutters
- Earth tone exterior colors
- Barrel and s-shaped roof tile
- Divided window panes
- Accented stone materials
- Informal arrangement of residence forms

HOUSE PRODUCT GENERAL GUIDELINES

The Design Guidelines for Sunrise Ranch have been tailored to adhere to the goals, standards and house product expectations created by the City of Surprise Community Development Department, Planning and Zoning Division, and City Council. The Sunrise Ranch community will use the following house product design guidelines as a foundation to produce diverse, timeless and quality architecture that addresses the needs of a changing market.

Elevations

In order to avoid monotony and repetition, the Sunrise Ranch community will incorporate multiple architectural styles, each consisting of a minimum of three different floor plans, with three different elevations and multiple color schemes. Variation in house product elevations will be provided through the implementation of the following guidelines:

- A minimum of three elevations for each home plan is required.
- No two adjacent homes, or homes across the street from one another, will use the same elevation.
- One elevation per architectural style will include a front porch or covered entry.

Form/Massing

The form of a home impacts the functionality of the community by shaping spaces for human interaction. Providing a variety of architectural styles, which are harmonious with each other, allows for an interesting and successful streetscape while maintaining an overall community aesthetic. The following guidelines are encouraged to promote diversity of form:

- Homes will provide multiple massings at various offsets to provide visual interest and avoid a box-like appearance.
- Homes will be carefully placed to limit repetition and ensure variety of house product (elevation, floorplan and architectural style).
- Recessed and side entry garages are encouraged to diminish garage dominance along the streetscape.
- At a minimum, one floor plan for each architectural style will provide a recessed garage with living space forward.
- Massing on rear elevations will be varied when visible from any streetscape and/or common area open space.

Building Facades

The building facade is a fundamental element which demonstrates the aesthetics of the architectural style of the home. Enhanced elevations provide variety and interest as well as create a diverse and visually appealing streetscape while contributing to the harmonious character of the overall community. The following guidelines are encouraged to promote high quality design of building elevations:

A variety of architecturally appropriate design features such as porches, patios, balconies, and decorative detailing will be incorporated to create visual interest in the home façade.

- Front, rear and side elevations will maintain a high aesthetic quality and provide visual interest relating to any streetscape and/or common area open space.
- Architectural details, recessed entryways, grouping of windows, and change in material will be used to break up long continuous expanses of wall areas and provide a pedestrian scale to the home.
- Rear covered patios will integrate architecturally with the home.
- Street side elevations, visible from the street, shall maintain the architectural character of the front of the home. Architectural details and decorative materials shall be extended onto the side elevation to a visually appropriate termination point to provide design continuity. Such details and materials may include wainscoting, stone accents, window embellishments, shutters or other window treatments, roof treatments and front porches or courtyards.

Roof Architecture

A variety of roof materials, styles and colors will be used throughout Sunrise Ranch to create visual diversity and reinforce the architectural style of the home. Roof architecture shall incorporate the following guidelines to promote diversity and avoid a monotonous “roof horizon”:

- A minimum of three roof styles (varied in configuration, material and color) will be provided per architectural style.
- Downspouts, rain gutters and roof flashing will match the color of the adjacent surface, unless being used as an accent element.
- Multiple roof lines will be used to break up the appearance of large flat roof masses that could run from residence to residence and to provide visual interest.
- No more than two adjacent homes will have the same roof line when abutting an arterial street in the rear.

Colors and Materials

A variety of colors and materials will be found throughout the Sunrise Ranch community. Colors and materials are encouraged to reflect the Sonoran desert environment, while reflecting the authenticity of the architectural style of the home. The following guidelines are encouraged to promote consistency in color and material for the overall Sunrise Ranch community while still allowing for individuality and variety:

- Building facades will incorporate a range of colors and materials. A minimum of three color schemes will be required for each set of floor plans and associated elevations.
- Materials and colors will be appropriate to the architectural style of the home.
- The use of bright and vivid colors on the main body of the house is discouraged
- Materials applied to any house elevation should wrap around onto adjoining walls of the structure to provide design community and a finish appearance to the home.

Windows and Doors

Window and door composition, style, size, and placement is meant to enhance the building façade and act as an expression of the architectural style of the home. The location of windows and doors should be thoughtful as it relates to the floorplan of the home, yet attractive and inviting from the exterior of the building. The following guidelines are encouraged to enhance the architectural character of the home:

- Front doors will be visible from the street to create a safe and inviting environment. Where a front door is behind a courtyard wall or gate, the entrance to the courtyard will be visible from the street. Side entry doors are allowed with proper lighting and visual corridors.
- Windows are encouraged to be recessed and/or include window casing treatments (pop-outs)
- Windows will be of a style (size and shape) that is consistent with the architectural style of the home.
- Windows will be aligned and sized to bring order to the building facade.
- Windows will have a divided appearance, if consistent with the architectural style, on front elevations.
- All front facing garage doors that face a roadway will have a surface design in relief and/or windows for visual interest.

Lighting

Residential lighting will be used to illuminate an architectural and/or landscape feature and provide a safe and welcoming environment. The following criteria shall be considered when providing lighting fixtures on a residential property.

- The Design and placement of residential lighting shall not be obstructive to neighboring properties.
- Light fixtures will be of a design which corresponds with the architecture style of the home.
- Light fixtures at the front entrances and coach light fixtures on both sides of the garage door(s) shall be provided by the home builder.

Accessory Structures

Accessory structures shall be allowed at Sunrise Ranch as long as they comply with the setbacks and height requirements as outlined in the City of Surprise Unified Development Code. The following criteria shall be considered in the design of an accessory structure:

- Accessory structures will be consistent with the architectural style of the principal structure.

APPENDIX B

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN A PORTION OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 36, MONUMENTED BY A FOUND GLO BRASS CAP FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 36, MONUMENTED BY A FOUND 3" MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP, BEARS AS BASIS OF BEARING, ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, NORTH 89°56'33" EAST, A DISTANCE OF 2636.34 FEET;

THENCE SOUTH 89°55'26" WEST ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 2639.28 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 36;

THENCE NORTH 00°04'08" EAST ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 2474.87 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 36;

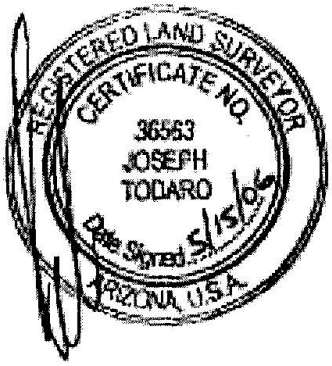
Unofficial Document

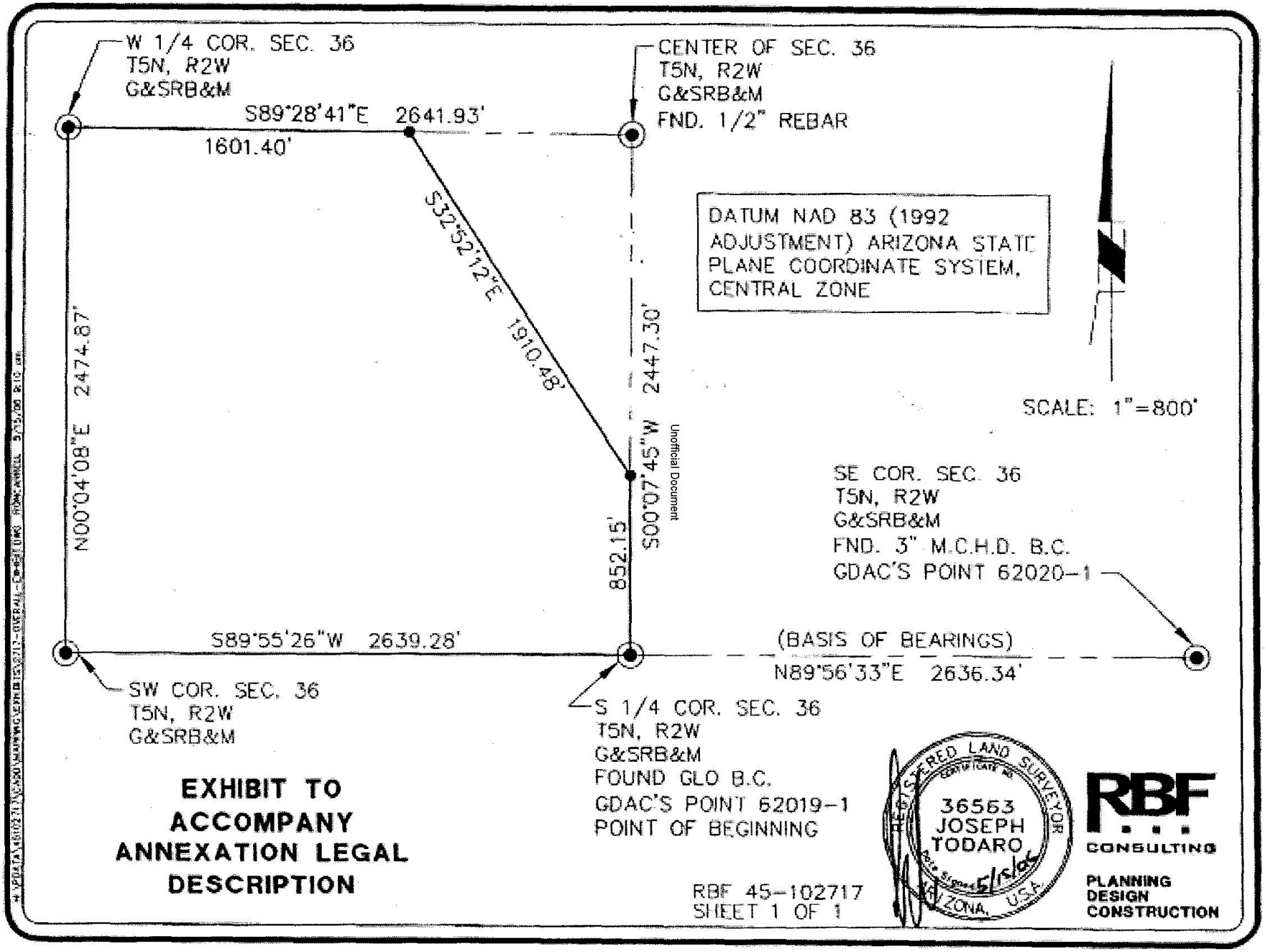
THENCE SOUTH 89°28'41" EAST ALONG THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1601.40 FEET;

THENCE SOUTH 32°52'12" EAST, A DISTANCE OF 1910.48 FEET TO A FOUND REBAR AFFIXED WITH RLS CAP NO. 31034 ON THE EASTERLY LINE OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 00°07'45" WEST, ALONG THE EASTERLY LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 852.27 FEET TO THE TRUE POINT OF BEGINNING.

SAID LANDS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.





Unofficial Document

Project: 45-102717-GRID Mon May 15 09:21:44 2006
Parcel Map Check

Parcel name: ANNEXATION BOUNDARY

North: 991566.9612 East : 546687.2706
Line Course: S 89-55-26 W Length: 2639.28
North: 991563.4552 East : 544047.9929
Line Course: N 00-04-08 E Length: 2474.87
North: 994038.3234 East : 544050.9685
Line Course: S 89-28-41 E Length: 1601.40
North: 994023.7354 East : 545652.3021
Line Course: S 32-52-12 E Length: 1910.48
North: 992419.1153 East : 546689.1860
Line Course: S 00-07-45 W Length: 852.15
North: 991566.9675 East : 546687.2649

Perimeter: 9478.19 Area: 5,668,772.86 sq.ft. 130.1371 acres

Mapcheck Closure - (Uses listed courses and chords)
Error Closure: 0.0085 Course: N 41-58-06 W
Error North: 0.00631 East : -0.00567
Precision 1: 1,115,080.00

Unofficial Document

DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

21 November 2017

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

Ms. Jamie Sullivan
Planning Project Coordinator
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS17-671; Sunrise Ranch

Dear Ms. Sullivan

Thank you for the opportunity to comment on the Rezone with Planned Unit Development Overlay for the Sunrise Ranch Development. The site is located on 130 plus acres at the northeast corner of 171st Avenue and Jomax Road, in Surprise AZ. The area is currently undeveloped, vacant and zoned as R1-5 Residential Low Density. This application proposes to rezone the property to RM-9 PUD, Residential Medium Density and develop a maximum of 480 single-family lots with an overall gross density of 3.68 units per acre. The site is located approximately 2.3 miles outside the Luke AFB Auxiliary Field #1 2004 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is outside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described in the narrative, this request will not negatively impact the flying operations at Luke AFB. Even though Sunrise Ranch would be located outside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be 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

JAMES R. MITCHELL

cc:
Colonel Michael S. Richardson, Vice Commander, 56th Fighter Wing
Ms. Cindy L. Calderon, GS-13, General and Environmental Law Attorney, 56th Fighter Wing

From: Dennis Haley
To: Jamie Sullivan
Cc: Vanessa Nunez
Subject: ADOT Sunrise Ranch
Date: Monday, November 20, 2017 9:14:37 AM
Attachments: image003.jpg

RE: FS17-671
Sunrise Ranch
NEC 171st Ave. & Jomax Rd.
Attn: Jamie Sullivan

Thank you for your notice for the above-referenced development. ADOT is neutral on zoning matters. As such, ADOT has no comment.

Please feel free to contact me should you have any further questions. We appreciate the opportunity to review and comment.

Dennis Haley, SR/WA
Right of Way Agent III
ADOT ROW Project Coordinator
Federal Lands Liaison

205 S. 17th Ave MD: 612E
Phoenix, AZ 85007
602-712-7432
WWW.AZDOT.GOV

Confidentiality and Nondisclosure Notice: This email transmission and any attachments are intended for use by the person(s)/entity(ies) named above and may contain confidential/privileged information. Any unauthorized use, disclosure or distribution is strictly prohibited. If you are not the intended recipient, please contact the sender by email, and delete or destroy all copies plus attachments.
.

From: Debbie Trasancos
To: Jamie Sullivan
Cc: Chris Cain; Leslie Jarrell
Subject: MWD FS17-671 Sunrise Ranch Electronic Submittal
Date: Monday, November 20, 2017 6:47:13 AM

Jamie,

Thank you for providing the electronic submittal for Sunrise Ranch (FS17-671).

Maricopa Water District (MWD) has reviewed this submittal and determined this lies outside the current boundaries of MWD.

Thanks again,

Debbie Trasancos
Property & Contracts Specialist
Maricopa Water District
14825 W. Grand Ave.
Surprise, AZ 85374
623/546-8266
fax 623/584-2536
debbiet@mwdaz.com

From: Jamie Sullivan [mailto:Jamie.Sullivan@surpriseaz.gov]
Sent: Friday, November 17, 2017 1:51 PM
To: Angie - Nadaburg <amason@nadaburgsd.org>; Barbara Plante - Luke <barbara.plante@us.af.mil>; Ben - Nadaburg <bgoodman@nadaburgsd.org>; Chris Cain <ChrisC@mwdaz.com>; Christina Betz <Christina.Betz@surpriseaz.gov>; Daniel Trujillo <Daniel.Trujillo@surpriseaz.gov>; Debbie Trasancos <DebbieT@mwdaz.com>; Denise Lacey <deniselacey@mail.maricopa.gov>; Don Romero - USPS <Primitivo.D.Romero@usps.gov>; Donna Miller <Donna.Miller@surpriseaz.gov>; Ernest (USPS) <Ernest.L.James@usps.gov>; Ibeth - USPS <Ibeth.L.Roman@usps.gov>; Jack Eaton <jack.eaton@dysart.org>; Kerre - Nadaburg <klaabs@nadaburgsd.org>; Kevin Shipman <kevin.shipman@dysart.org>; Leslie Jarrell <LeslieJ@mwdaz.com>; Mark Frago <fragom@mail.maricopa.gov>; Paul Jackson <paul.j.jackson@usps.gov>; Project Coordinator <redletter@azdot.gov>; Rick Stephen <rstephen@nadaburgsd.org>; Sandy Simmons <Sandy.Simmons@surpriseaz.gov>; Theresa Tysiak - USPS <theresa.a.tysiak@usps.gov>; Timothy Klarkowski <Timothy.Klarkowski@surpriseaz.gov>; Vern Wolfley - MAG <vwolfley@azmag.gov>
Subject: FS17-671 Sunrise Ranch Electronic Submittal

Attached you will find the submittal documents for the above referenced project.

Thank you and have a Happy Thanksgiving!

SUNRISE RANCH

PROJECT NO. FS-16-671

CITIZEN REVIEW PARTICIPATION REPORT

June 14, 2018

Harvard Investments conducted citizen review for Sunrise Ranch in accordance with Section 122-160 of the Surprise Unified Development Code ("SUDC") and the Citizen Review Process ("CRP") provided by the City of Surprise ("City"). This Citizen Review Participation Report contains each of the enumerated items set forth in the SUDC and the CRP.

Notice of Citizen Review Meeting

On December 19, 2017, two (2) Notice of Public Hearing/Citizen Review Meeting signs were installed on the property (one oriented towards Jomax Road; one oriented towards 171st Avenue). The Notice of Public Hearing/Citizen Review Meeting signs included the following project information: neighborhood meeting location, date and time, case number, project request and description, property location and size, and City contact information. The property was posted 23-days prior to the Citizen Review Meeting. The Affidavit of Posting and photographic evidence are attached at Tab A.

On December 28, 2017, City Staff sent copies of the Notice of Citizen Review Meeting by first class mail to property owners within proximity of the property. The Notice of Citizen Review Meeting included the following project information: neighborhood meeting location, date and time, case number, project request and description, property location and size, and City contact information. The Notice of Citizen Review Meeting was mailed 14-days prior to the Citizen Review Meeting. The Notice of Citizen Review Meeting and correspondence to/from City Staff is attached at Tab B.

Results of Citizen Review Meeting

Harvard Investments hosted its required Citizen Review Meeting on January 10, 2018, from 6:00 PM to 7:00 PM at Sundown Mountain School, 23251 North 166th Drive. Tim Brislin of Harvard Investments and Susan Demmitt of Gammage & Burnham PLC provided an overview on Harvard Investments and the history of the property; explained the uses, development

standards and lot count currently permitted on the property; and described the proposed rezone application, including proposed uses, development standards and lot count. Exhibits presented included a Context Aerial Map, Conceptual Site Plan, and Conceptual Landscape/Amenity Plan. The development team responded to questions and comments regarding the proposed acreage, lot count and density, development standards, architecture and traffic generated by the proposed development. The development team also responded to questions and comments not related the development proposal, such as water temperature and pressure within the neighboring Desert Oasis master-planned community and the existing and planned roadway connections to US 60 Grand Avenue.

Harvard Investments maintained sign-in sheets. 20 individuals attended and signed-in. The Sign-in sheets are attached at Tab C.

Notice of Public Hearing

The Notice of Public Hearing/Citizen Review Meeting signs have been updated to include the public hearing location, dates and times in accordance with Section 122-161(e) of the SUDC. The Affidavit of Public Hearing posting and photographic evidence are attached at Tab D.

City Staff is required to prepare and provide the Notice of Public Hearings in accordance with Sections 122(c) and (d) of the SUDC.

Other Inquiries / Involvement

Harvard Investments and its representatives have received no other telephone calls, emails or other inquiries as of June 14, 2018.

TAB A

Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: January 11, 2018
Time: 6:00-7:00 P.M.
Location: Sundown Mountain School Cafeteria
23251 N. 166th Drive
Surprise, AZ 85387
Planning & Zoning
Date: TBD
Time: 6:00 P.M.
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374
City Council
Date: TBD
Time: TBD
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374
Case #: FS17-671
The applicant is requesting approval of a Zone Change (case FS17-671) of approximately 130acres from Residential Low Density (RL-5) to Residential Medium Density (RM-9) with a Planned Unit Development Overlay to allow for the development of Sunrise Ranch, a new residential subdivision, located on the northeast corner of Jomax Road and 171st Avenue.
Please call to confirm dates:
623-222-3011
1/17/18 10:24:07

Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: January 11, 2018
Time: 6:00-7:00 P.M.
Location: Sundown Mountain School Cafeteria
23251 N. 166th Drive
Surprise, AZ 85387
Planning & Zoning
Date: TBD
Time: 6:00 P.M.
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374
City Council
Date: TBD
Time: TBD
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374
Case #: FS17-671
The applicant is requesting approval of a Zone Change (case FS17-671) of approximately 130acres from Residential Low Density (RL-5) to Residential Medium Density (RM-9) with a Planned Unit Development Overlay to allow for the development of Sunrise Ranch, a new residential subdivision, located on the northeast corner of Jomax Road and 171st Avenue.
Please call to confirm dates:
623-222-3011
1/17/18 10:24:27

Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: January 11, 2018
Time: 6:00-7:00 P.M.
Location: Sundown Mountain School Cafeteria
23251 N. 166th Drive
Surprise, AZ 85387
Planning & Zoning
Date: TBD
Time: 6:00 P.M.
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374
City Council
Date: TBD
Time: TBD
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374
Case #: FS17-671
The applicant is requesting approval of a Zone Change (case FS17-671) of approximately 130 acres from Residential Low Density (RL-5) to Residential Medium Density (RM-9) with a Planned Unit Development Overlay to allow for the development of Sunrise Ranch, a new residential subdivision, located on the northeast corner of Jomax Road and 171st Avenue.
Please call to confirm dates:
623-222-3011
1/17/18 10:19:16

Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: January 11, 2018
Time: 6:00-7:00 P.M.
Location: Sundown Mountain School Cafeteria
23251 N. 166th Drive
Surprise, AZ 85387
Planning & Zoning
Date: TBD
Time: 6:00 P.M.
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374
City Council
Date: TBD
Time: TBD
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374
Case #: FS17-671
The applicant is requesting approval of a Zone Change (case FS17-671) of approximately 130 acres from Residential Low Density (RL-5) to Residential Medium Density (RM-9) with a Planned Unit Development Overlay to allow for the development of Sunrise Ranch, a new residential subdivision, located on the northeast corner of Jomax Road and 171st Avenue.
Please call to confirm dates:
623-222-3011
1/17/18 10:19:36

Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: January 11, 2018
Time: 6:00-7:00 P.M.
Location: Sundown Mountain School Cafeteria
23251 N. 166th Drive
Surprise, AZ 85387
Planning & Zoning
Date: TBD
Time: 6:00 P.M.
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374
City Council
Date: TBD
Time: TBD
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374
Case #: FS17-671
The applicant is requesting approval of a Zone Change (case FS17-671) of approximately 13 acres from Residential Low Density (RL-5) to Residential Medium Density (RM-9) with a Planned Unit Development Overlay to allow for the development of Sunrise Ranch, a new residential subdivision, located on the northeast corner of Jomax Road and 171st Avenue.
Please call to confirm dates:
623-222-3011
12/19/17 09:38:06

Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: January 11, 2018
Time: 6:00-7:00 P.M.
Location: Sundown Mountain School Cafeteria
23251 N. 166th Drive
Surprise, AZ 85387
Planning & Zoning
Date: TBD
Time: 6:00 P.M.
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374
City Council
Date: TBD
Time: TBD
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374
Case #: FS17-671
The applicant is requesting approval of a Zone Change (case FS17-671) of approximately 13 acres from Residential Low Density (RL-5) to Residential Medium Density (RM-9) with a Planned Unit Development Overlay to allow for the development of Sunrise Ranch, a new residential subdivision, located on the northeast corner of Jomax Road and 171st Avenue.
Please call to confirm dates:
623-222-3011
12/19/17 09:38:27

Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: January 11, 2018
Time: 6:00-7:00 P.M.
Location: Sundown Mountain School Cafeteria
23251 N. 166th Drive
Surprise, AZ 85387
Planning & Zoning
Date: TBD
Time: 6:00 P.M.
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374
City Council
Date: TBD
Time: TBD
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374
Case #: FS17-671
The applicant is requesting approval of a Zone Change (case FS17-671) of approximately 13 acres from Residential Low Density (RL-5) to Residential Medium Density (RM-9) with a Planned Unit Development Overlay to allow for the development of Sunrise Ranch, a new residential subdivision, located on the northeast corner of Jomax Road and 171st Avenue.
Please call to confirm dates:
623-222-3011
12/19/17 09:20:04

Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: January 11, 2018
Time: 6:00-7:00 P.M.
Location: Sundown Mountain School Cafeteria
23251 N. 166th Drive
Surprise, AZ 85387
Planning & Zoning
Date: TBD
Time: 6:00 P.M.
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374
City Council
Date: TBD
Time: TBD
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374
Case #: FS17-671
The applicant is requesting approval of a Zone Change (case FS17-671) of approximately 13 acres from Residential Low Density (RL-5) to Residential Medium Density (RM-9) with a Planned Unit Development Overlay to allow for the development of Sunrise Ranch, a new residential subdivision, located on the northeast corner of Jomax Road and 171st Avenue.
Please call to confirm dates:
623-222-3011
12/19/17 09:20:23

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS17-671

Applicant Name: Gammage and Burnham

Location: NEC 171st Ave and Jomax Rd

Date Site Posted: December 19, 2017

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior to** the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Meghan Liggett — Applicant/Representative Signature

12/19/17 — Date

This instrument was acknowledged before me on this 19th day of December, 2017, and by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.

MaryBeth Conrad
Notary Public

10-25-20
My commission expires

MARYBETH CONRAD
Notary Public, State of Arizona
Maricopa County
My Commission Expires
October 25, 2020

CITY OF SURPRISE

Scanned by CamScanner

TAB B

CITY OF SURPRISE
CITIZEN REVIEW MEETING

Take notice that at the date, time, and place listed below, there will be a Citizen Review meeting to discuss the below-referenced project. At this meeting, any of the public may appear and be heard relative to this project. The City of Surprise Community Development Department may be contacted prior to the scheduled meeting for additional information.

City of Surprise Planner: Sergio Angulo
623-222-3155

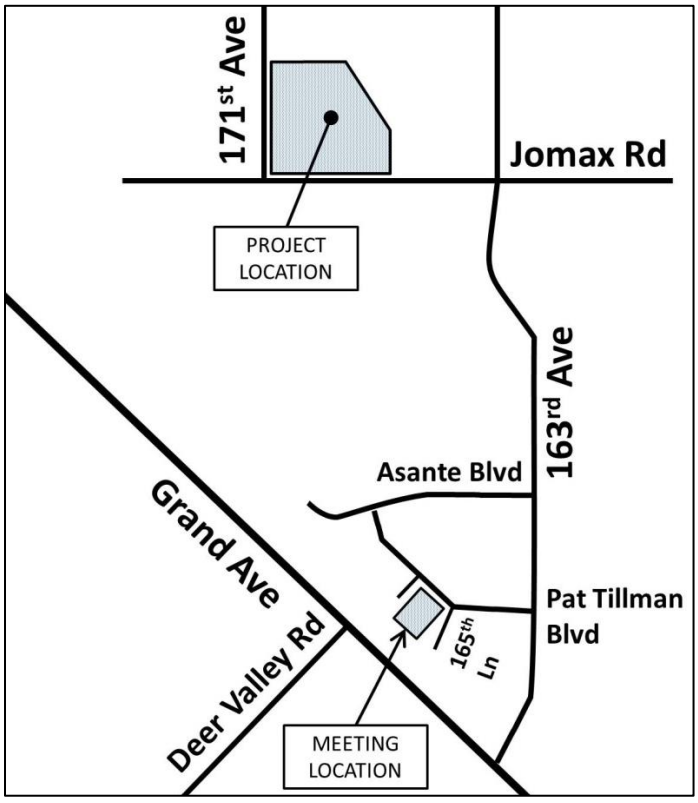
CITIZEN REVIEW MEETING DETAILS

DATE: Thursday, January 11, 2018

TIME: 6:00 PM to 7:00 PM

LOCATION: Sundown Mountain School
23251 N. 166th Dr.
Surprise, AZ 85387

Meeting & Project Location Map



PROJECT DESCRIPTION: The applicant is requesting approval of a Zone Change (case FS17-671) of approximately 130 acres from Residential Low Density (RL-5) to Residential Medium Density (RM-9) with a Planned Unit Development Overlay to allow for the development of Sunrise Ranch, a new residential subdivision, located on the northeast corner of Jomax Road and 171st Avenue.

TAB C

SUNRISE RANCH NEIGHBORHOOD MEETING

Sundown Mountain School - Cafeteria
23251 N. 166th Drive
Surprise, AZ 85387
Thursday, January 11th, 6:00 PM – 7:00 PM

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Bill & Carmen Hoyle	17161 W. GAMBIT TRAIL	(623) 466-0892	BCNIXON@yahoo.com
BILL + PAULA COUGHLAN	17519 W. BUCKHORN	623-500-5482	LOISCN1946@gmail.com
Jim Yeaw & Sharon Bush	26948 N. 176th DR	623-444-6917	hopclown@gmail.com
THERESA GLEASON	17187 W BENT TREE DR	623-546-2087	TERRIG84@ATT.NET
Jim + Kathy Apthorp	14918 W. Oberlin Way	623-556-9669	Kapthorp@msn.com
AL WARNER	17352 W. BAJADA RD		awarner12@cox.net
Tim Hyatt Keltoum Hyatt	~~85387~~ 27549 N 171 ST DR	319 389-3768	TimHyatt@msn.com
Kim Davies	17509 W. Bent Tree Dr	623.302.3148	kdavies1@cox.net
Ed Kroton	17539 W. Fetlock Tr.	623 ~~247~~ 297-5904	ekroton@gmail.com
Yvette Thorsen	27527 N. 171st Dr.	602 527-1664	yvettegrace55@gmail.com

SUNRISE RANCH NEIGHBORHOOD MEETING

Sundown Mountain School - Cafeteria
23251 N. 166th Drive
Surprise, AZ 85387
Thursday, January 11th, 6:00 PM – 7:00 PM

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Holly Jones	17450 W. Straight Arrow Ln, Surprise 85387	602-828-1499	hollyjones@westusa.com
Rick Frost	17350 W Buckhorn Tr, Surprise 85387	Cell 602-421-5300 Hm 623-266-1868	
DAVID MITCHELL	25645 N. SANDSTONE WAY SURPRISE, AZ 85387	602 931 9160	DAVIDM@MITCHELLTC.COM
[redacted]			
R. Brender	17323 W. Fetlock +1.		rsb6870@yahoo.com
ARMANDO BAHR	16467 W. PASO TR	415-215-7466.	AJBAHR@GMAIL.COM

TAB D

Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: January 11, 2018
Time: 6:00-7:00 P.M.
Location: Sundown Mountain School Cafeteria
23251 N. 166th Drive
Surprise, AZ 85387
Planning & Zoning
Date: July 5, 2018
Time: 6:00 P.M.
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374
City Council
Date: August 7, 2018
Time: 6:00 P.M
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374
Case #: FS17-671
The applicant is requesting approval of a Zone Change (case FS17-671) of approximately 130 acres from Residential Low Density (RL-5) to Residential Medium Density (RM-9) with a Planned Unit Development Overlay to allow for the development of Sunrise Ranch, a new residential subdivision, located on the northeast corner of Jomax Road and 171st Avenue.
Please call to confirm dates:
623-222-3011
6/11/18 09:46:23

Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: January 11, 2018
Time: 6:00-7:00 P.M.
Location: Sundown Mountain School Cafeteria
23251 N. 166th Drive
Surprise, AZ 85387
Planning & Zoning
Date: July 5, 2018
Time: 6:00 P.M.
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374
City Council
Date: August 7, 2018
Time: 6:00 P.M.
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374
Case #: FS17-671
The applicant is requesting approval of a Zone Change (case FS17-671) of approximately 130 acres from Residential Low Density (RL-5) to Residential Medium Density (RM-9) with a Planned Unit Development Overlay to allow for the development of Sunrise Ranch, a new residential subdivision, located on the northeast corner of Jomax Road and 171st Avenue.
Please call to confirm dates:
623-222-3011
6/11/18 09:48:21

Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: January 11, 2018
Time: 6:00-7:00 P.M.
Location: Sundown Mountain School Cafeteria
23251 N. 166th Drive
Surprise, AZ 85387
Planning & Zoning
Date: July 5, 2018
Time: 6:00 P.M.
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374
City Council
Date: August 7, 2018
Time: 6:00 P.M.
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374
Case #: FS17-671
The applicant is requesting approval of a Zone Change (case FS17-671) of approximately 130 acres from Residential Low Density (RL-5) to Residential Medium Density (RM-9) with a Planned Unit Development Overlay to allow for the development of Sunrise Ranch, a new residential subdivision, located on the northeast corner of Jomax Road and 171st Avenue.
Please call to confirm dates:
623-222-3011
6/11/18 09:58:29

Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: January 11, 2018
Time: 6:00-7:00 P.M.
Location: Sundown Mountain School Cafeteria
23251 N. 166th Drive
Surprise, AZ 85387
Planning & Zoning
Date: July 5, 2018
Time: 6:00 P.M.
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374
City Council
Date: August 7, 2018
Time: 6:00 P.M.
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374
Case #: FS17-671
The applicant is requesting approval of a Zone Change (case FS17-671) of approximately 130 acres from Residential Low Density (RL-5) to Residential Medium Density (RM-9) with a Planned Unit Development Overlay to allow for the development of Sunrise Ranch, a new residential subdivision, located on the northeast corner of Jomax Road and 171st Avenue.
Please call to confirm dates:
623-222-3011
6/11/18 09:58:49

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING
(Sign modification)

Application No: FS17-671

Applicant Name: Gammage and Burnham

Location: NEC 171st Av and Jomax Rd

Date Site Posted: Originally Posted 12/19/17 sign modified:6/11/18

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior to** the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Meghan Liggett
Applicant/Representative Signature

6/11/18
Date

This instrument was acknowledged before me on this 11 day of June, 2018, and by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.

MaryBeth Conrad
Notary Public

10-25-20
My commission expires

MARYBETH CONRAD
Notary Public, State of Arizona
Maricopa County
My Commission Expires
October 25, 2020

ORDINANCE 2018-10

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A REZONE WITH A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY FOR SUNRISE RANCH, LOCATED AT THE NORTHEAST CORNER OF JOMAX ROAD AND 171ST AVENUE.

WHEREAS, this Ordinance was properly noticed for public hearing and the necessary hearings and opportunity for public input were completed;

WHEREAS, the subject site is located at the northeast corner of Jomax Road and 171st Avenue;

WHEREAS, the subject site is zoned as Residential Low Density (RL-5);

WHEREAS, the rezone with PUD overlay district is authorized by and satisfies the requirements of Surprise Municipal Code §122-68;

WHEREAS, the proposed use of the subject site requires modification of the applicable zoning regulations;

WHEREAS, the maximum density of the subject site shall be 3.68 dwelling units per acre;

WHEREAS, this rezone with PUD overlay is in harmony with the purposes and intent of the zoning ordinance and the Surprise General Plan; and

WHEREAS, on July 5, 2018, the Planning and Zoning Commission recommended approval of the rezone with PUD overlay case FS17-671.

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

Section 1. *Rezoning with PUD overlay.* The parcel legally described on Exhibit A and depicted on Exhibit B, known as Sunrise Ranch, is rezoned from Residential Low Density (RL-5) to Residential Medium Density (RM-9) with a PUD Overlay.

Section 2. *Amendment of Zoning Map.* The City of Surprise zoning map is herewith amended to reflect the change in districts referred to in Section 1 above.

Section 3. *Codification.* This ordinance is not of a general nature and will not be codified.

Section 4. *Repeal of Conflicting Ordinances.* All ordinances or parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference are hereby repealed, upon the effective date of this Ordinance.

Section 5. *Severability.* If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 6. *Effective Date.* This ordinance shall become effective at the time and in the manner prescribed by law.

APPROVED AND ADOPTED this_____day of _____2018.

Sharon R. Wolcott, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

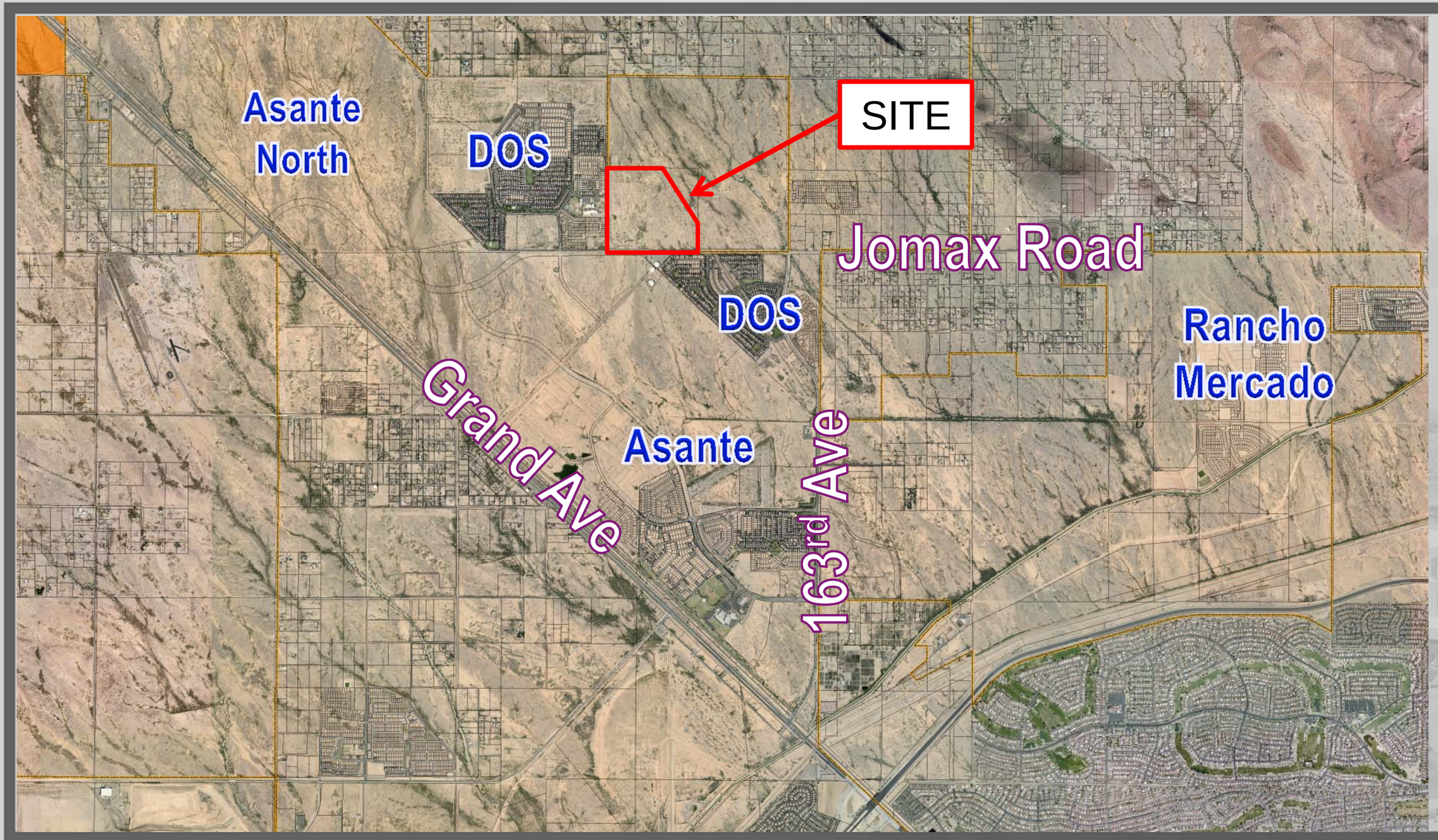
SURPRISE
ARIZONA

FS17-671
Sunrise Ranch

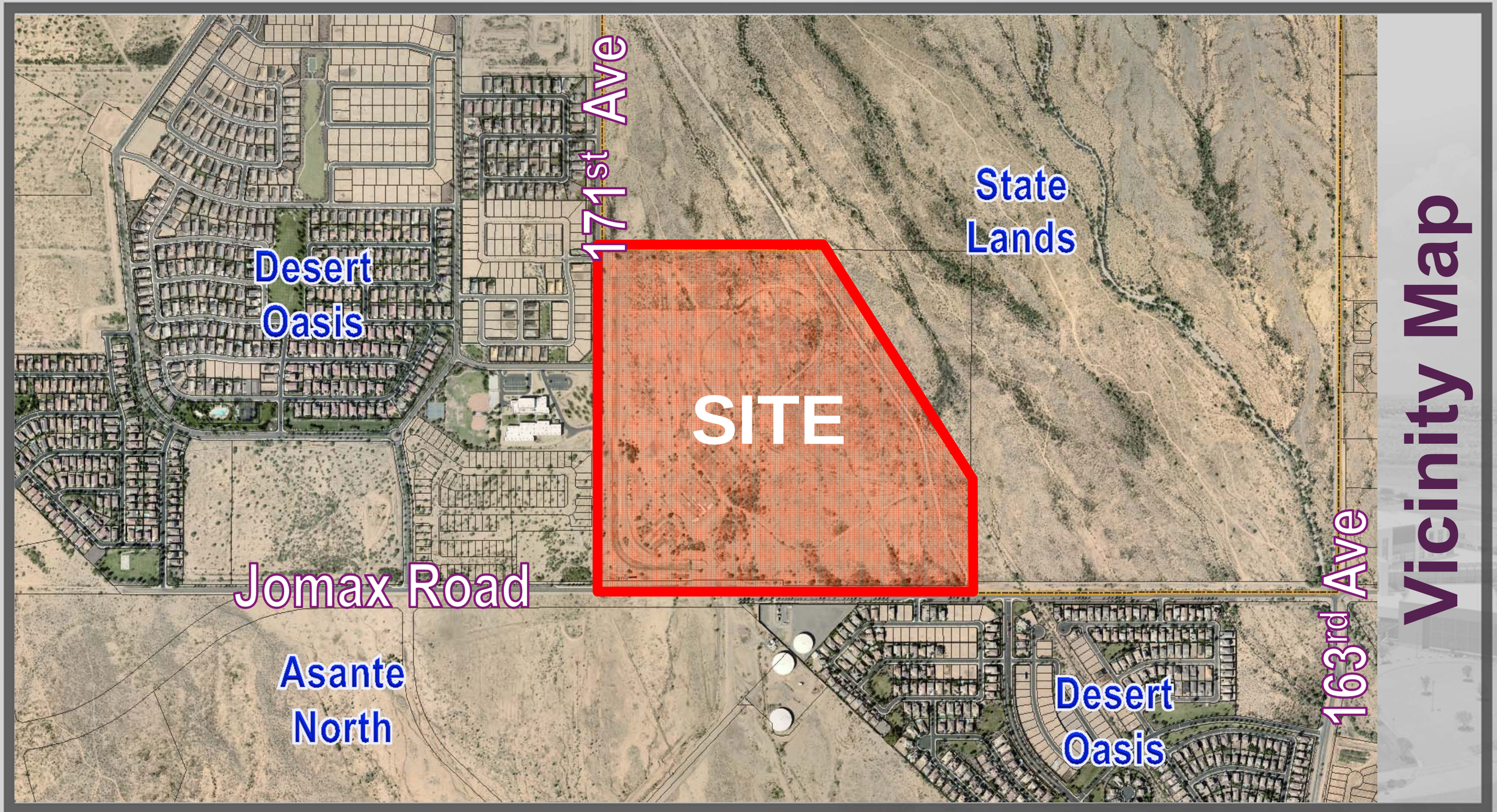
City Council

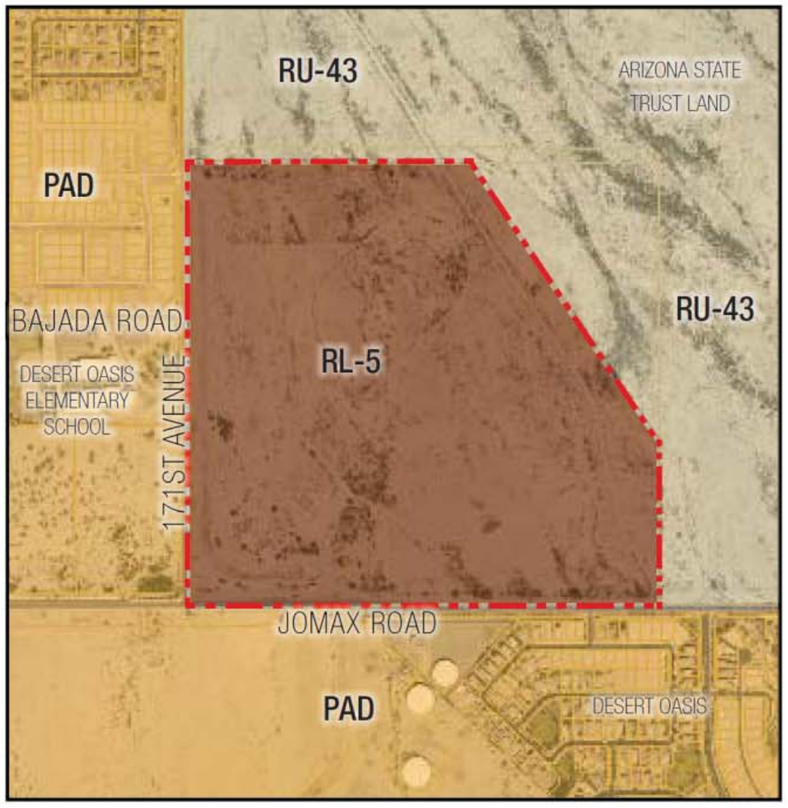
August 7, 2018

Vicinity Map

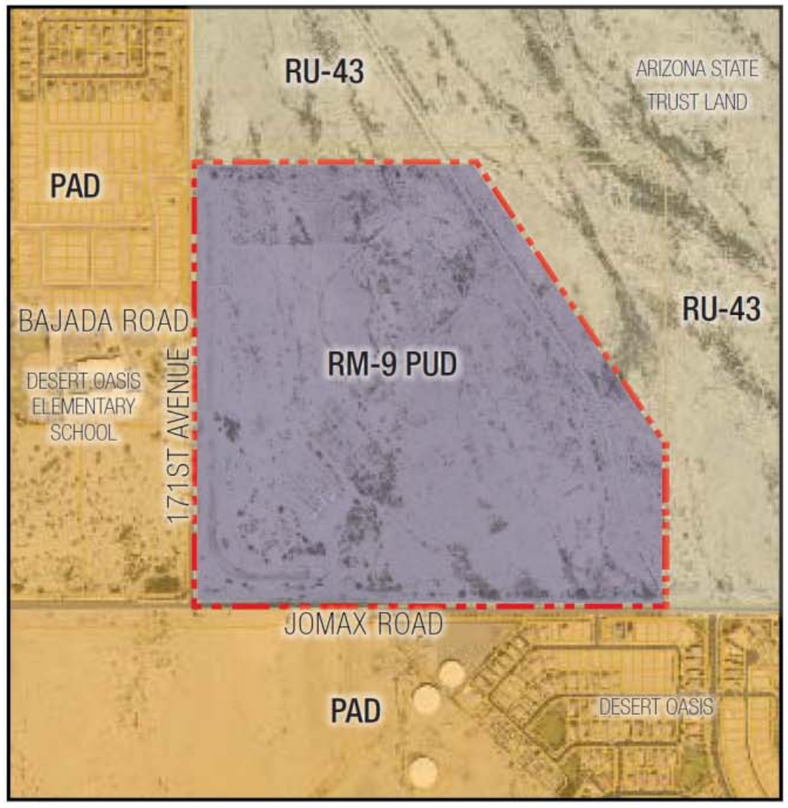


Vicinity Map





EXISTING ZONING



PROPOSED ZONING

SUNRISE RANCH

Surprise, Arizona

LEGEND

PROPERTY BOUNDARY

CITY OF SURPRISE ZONING

- PLANNED AREA DEVELOPMENT (PAD)
- RL-5
- RM-9 PUD

MARICOPA COUNTY ZONING

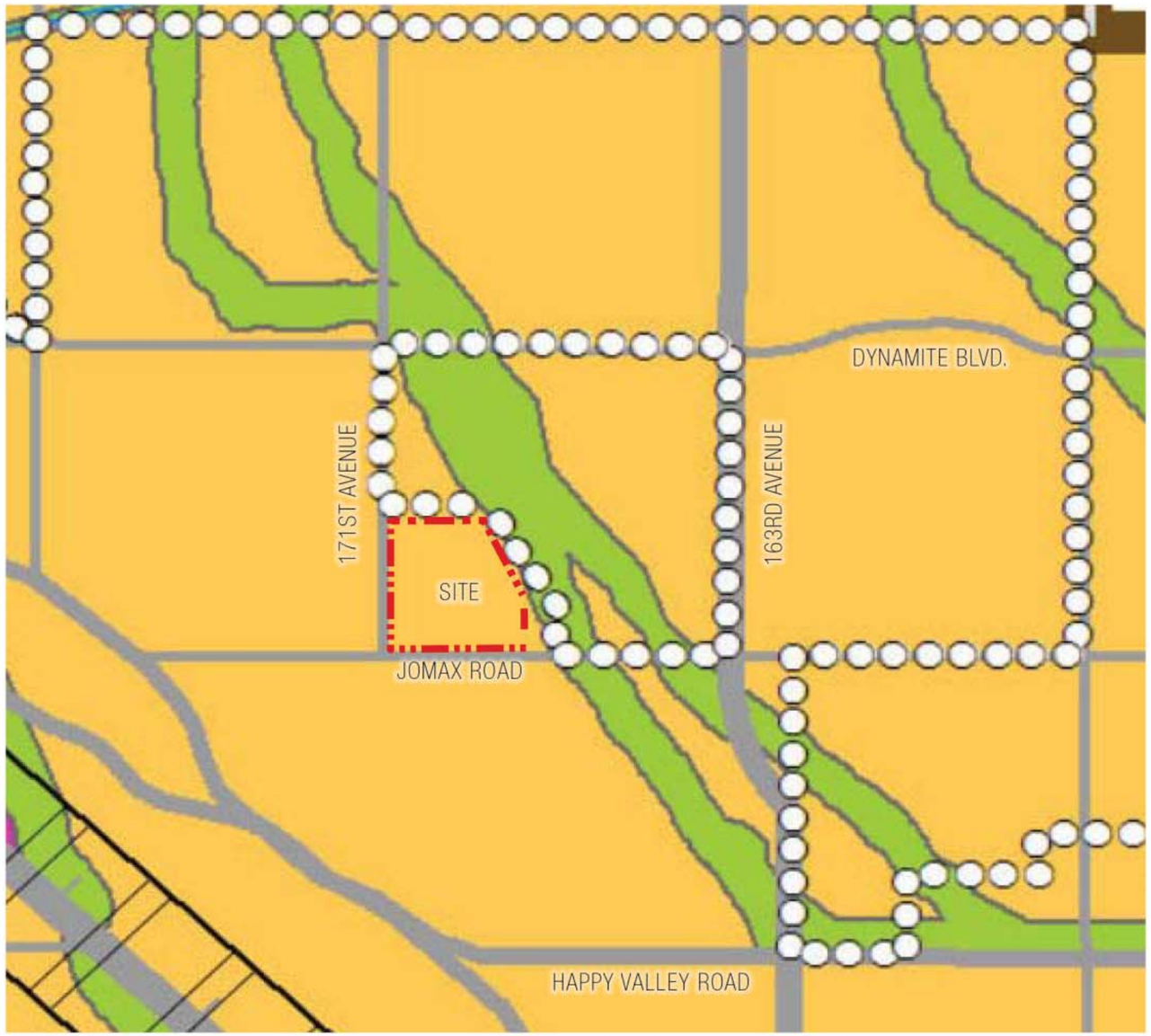
- RU-43

FIGURE #2
ZONING MAP

0 150' 300' 600'
SCALE: NTS
NORTH

Zoning

General Plan Compliance



SUNRISE RANCH

Surprise, Arizona

LEGEND

- PROPERTY BOUNDARY
- MARICOPA COUNTY LAND BOUNDARY
- OPEN SPACE
- NEIGHBORHOOD

FIGURE #5
GENERAL PLAN MAP

0 150' 300' 600'
SCALE: NTS

NORTH

NORRIS DESIGN | GAMMAGE & BURNHAM | CVL

Conceptual Site Plan

SUNRISE RANCH

Surprise, Arizona

LEGEND

- 45' x 115'
- 50' x 115'
- 55' x 115'
- OPEN SPACE
- ROADWAY
- PRIMARY AMENITY
- SECONDARY AMENITY

SITE DATA

GROSS ACREAGE: +/- 130.3 Acres
TOTAL YIELD: 480 UNITS MAXIMUM
GROSS DENSITY: 3.68 Du/Ac
OPEN SPACE: 20% MINIMUM

NOTE 1: SITE PLAN SHOWN IS CONCEPTUAL. LOT SIZE, YIELD, AND LOT MIX IS SUBJECT TO CHANGE AND WILL BE FINALIZED AT PRELIMINARY PLAT.

NOTE 2: THE TEMPORARY DRAINAGE CHANNEL ALONG THE NORTH PROPERTY LINE MAY BE ELIMINATED AND REPURPOSED AS OPEN SPACE OR ADDITIONAL RESIDENTIAL LOTS IF DRAINAGE EASEMENTS ARE OBTAINED FROM THE ARIZONA STATE LAND DEPARTMENT.

FIGURE #3

CONCEPTUAL SITE PLAN

0 150' 300' 600'

SCALE: 1"=300'

NORTH

NORRIS DESIGN | GAMMAGE & BURNHAM | CVL

Conceptual Open Space

SUNRISE RANCH

Surprise, Arizona

LEGEND

- PRIMARY AMENITY
- SECONDARY AMENITY
- PRIMARY ENTRY MONUMENTATION
- SECONDARY ENTRY MONUMENTATION
- OPEN SPACE
- LOT
- ROADWAY
- PEDESTRIAN PATH

NOTE 1: CONCEPT SHOWN IS CONCEPTUAL AND ALL FINAL DESIGNS WILL BE APPROVED AT FINAL PLAT STAGE.
NOTE 2: THE TEMPORARY DRAINAGE CHANNEL ALONG THE NORTH PROPERTY LINE MAY BE ELIMINATED AND RE-PURPOSED AS OPEN SPACE OR ADDITIONAL RESIDENTIAL LOTS IF DRAINAGE EASEMENTS ARE OBTAINED FROM THE ARIZONA STATE LAND DEPARTMENT.
NOTE 3: PUBLIC ACCESS WILL BE PROVIDED TO THE TRAIL SYSTEM AND TO THE WASH/OPEN SPACE TO THE EAST OF THE SITE.

FIGURE #4

CONCEPTUAL LANDSCAPE PLAN

0 150' 300' 600'

SCALE: 1"=300'

NORTH

NORRIS DESIGN | GAMMAGE & BURNHAM | CVL

Development Standards

TABLE 2: SUNRISE RANCH DEVELOPMENT STANDARDS

	City of Surprise RM-9	Sunrise Ranch Lot Categories		
		A	B	C
Min. Lot Width	40’	45’	50’	55’
Min. Lot Depth	100’	115’	115’	115’
Min. Lot Area	4,500’	5,175’	5,750’	6,325’
Min. Front Setback Livable	12’	10’	10’	10’
Min. Front Setback Garage[1]	20’	10’	10’	10’
Min. Rear Setback	20’	15’	15’	15’
Min. Side Setback	TBD at Site Plan or Preliminary Plat	5’ / 5’	5’ / 5’	5’ / 5’
Min. Street Side[2]	TBD at Site Plan or Preliminary Plat	10’	10’	10’
Max Building Lot Coverage	-	55%	55%	55%
Max Building Height	35’	35’	35’	35’

[1] Front garage setback may be less than the livable area as side-loaded garage only. Otherwise, a minimum 20’ garage setback as measured from face of garage door to property line.

[2] Landscape buffer tracts can reduce street side setback requirements by the width of tract, up to 5’.

STAFF RECOMMENDATION

Recommendation:

- On July 5, the P&Z Commission Recommended Approval to the City Council

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

August 7, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	August 7, 2018	Contact Person:	Terry Lowe, Water Resource Management Director
Submitting Department:	Water Resource	District:	Citywide
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action pertaining to approval of the Restated Asante Water development Agreement; Resolution # 2018-127.

Motion:

I move to approve Resolution # 2018-127.

Background:

The City entered into a Development Agreement with Asante LH which was recorded in the Maricopa County Recorder's Office on February 28, 2008. The agreement addresses, among other things, the design and construction of various water infrastructure improvements necessary to facilitate the development of the Asante project. During the time that has elapsed since the execution of the Development Agreement some of the regional improvements needed to facilitate the development of the Asante project have changed. In particular, the City has increased the size of the Arsenic Treatment system by approximately 800 gallons per minute of capacity in order to accommodate its requirement associated with serving the Desert Oasis development. The City shall reimbursement LCD Asante for the cost to construct its portion of the Arsenic Treatment system associated with Desert Oasis. As such the purpose of this Agreement is to revise and restate 2008 Development Agreement.

Objective Analysis:

Potential Positive Impacts Include: The City will be reducing costs by participating in a joint project, growth is paying for itself, and infrastructure is being built in an area of the City needing public infrastructure. Potential Negative Impacts: The City would be required to constructed its Arsenic Treatment obligations as a standalone project.

Policy Compliant:

This action is compliant with Council policy relative to growth paying for itself.

Financial Impact:

The one-time costs of to construct the Arsenic Treatment systems was approved by Council as CIP #P71020 in FY18 and shall be carried forward until expensed.

Budget Impact:

None at this time; however, the anticipated incremental additional maintenance expense associated with the public infrastructure will be incorporated in future budgets.

FTE Impact:

No new FTEs are anticipated at this time.

ATTACHMENTS:

Click to download

- ☐ Restated DA
- ☐ JDA
- ☐ Resolution #2018-127

After recording, return to:

City Clerk
CITY OF SURPRISE
16000 N. Civic Center Drive
Surprise, AZ 85374

AMENDED AND RESTATED
ASANTE WATER DEVELOPMENT AGREEMENT

DATE: _____, 2018 (the "**Execution Date**")

PARTIES City of Surprise, an Arizona municipal corporation (the "**City**")

LCD Asante, LLC, a Delaware limited liability company ("**LCD Asante**")

HE Capital Asante, LLC, a Delaware limited liability company ("**HEC Asante**")

For the purposes of this Agreement, City, LCD Asante, and HEC Asante shall be individually referred to as a "**Party**" and collectively referred to as the "**Parties**". Also, LCD Asante and HEC Asante may sometimes be referred to herein individually as an "**Asante Party**", or collectively as the "**Asante Parties**".

ESCROW AGENT North American Title Company, an Arizona corporation ("**Escrow Agent**")

RECITALS

A. LCD Asante and HEC Asante are developing a master planned community known as Asante ("**Asante**") within the City as more particularly described in that certain Asante Development Agreement, dated November 3, 2005, among Lennar Communities Development, Inc., a Delaware corporation ("**Lennar**"), the City and BMY Happy Valley Investment, LLC, an Arizona limited liability company (the "**Asante Development Agreement**"). Lennar assigned its rights and obligations in the Asante Development Agreement (and other Asante rights and obligations) to Asante LH, LLC, a Delaware limited liability company ("**Asante LH**"), and Asante LH assumed such obligations. As described more fully below, Asante LH later assigned its rights and obligations in the Asante Development Agreement (and other Asante rights and obligations) to its members, LCD Asante and HEC Asante, and LCD Asante and HEC Asante assumed such obligations.

B. The City and Asante LH entered into that certain Arsenic Treatment Development Agreement (the "**Original Arsenic Agreement**") dated February 28, 2008 and recorded April 1, 2008 as ***Instrument No. 2008-0287165*** in the Official Records of the Maricopa County Recorder's Office ("**Maricopa County Records**") to, among other things, construct the first phase of a multi-phase arsenic treatment facility to provide potable water to Asante and adjacent planned communities, and to provide for the treatment of water to the City's drinking water standards for fluoride and arsenic.

C. The Original Arsenic Agreement was amended by that certain First Amendment to Asante Arsenic Treatment Development Agreement by and between City and Asante LH dated August 6, 2008, and recorded August 12, 2008, as ***Instrument Number 2008-0701139*** of Maricopa County Records (the "**First Amendment**").

D. Following Asante LH's filing of a Certificate of Cancellation with the Arizona Corporation Commission and the assignment and assumption of Asante LH's obligations under the Original Arsenic Agreement, as amended, to its members, LCD Asante and HEC Asante (which assumption was accomplished pursuant to the "Asante JDA" described below), the Original Arsenic Agreement was further modified by that certain Second Amendment to Asante Arsenic Treatment Development Agreement by and between City, LCD Asante, and HEC Asante dated November 12, 2009, and recorded November 23, 2009, as ***Instrument Number 2009-1077305*** of Maricopa County Records (the "**Second Amendment**").

E. Collectively, the Original Arsenic Agreement as modified by the First Amendment and the Second Amendment are referred to as the "**Prior Arsenic Agreement**".

F. LCD Asante and HEC Asante have collectively assumed all obligations of Asante LH, LLC under the Prior Arsenic Agreement pursuant to that certain Joint Development, Cost Sharing and Escrow Agreement dated May 29, 2009, among and between HEC Asante, LCD Asante, Lennar Communities Development, Inc., a Delaware corporation, and North American Title Company, an Arizona corporation (the "**Asante JDA**").

G. Pursuant to the Asante Development Agreement and/or the Prior Arsenic Agreement, LCD Asante and HEC Asante (or their predecessors in interest) have constructed and LCD Asante and HEC Asante will, as necessary continue to construct as required by the Asante Development Agreement and this Restated Agreement, among other things, potable water infrastructure improvements, including, but not limited to, drinking water wells, water storage tanks, distribution lines, electrical buildings, booster pumps, and disinfection and supplemental water treatment systems for Asante. Some of those facilities have been (or will be) situated on the real property owned by the City of Surprise within the Desert Oasis Water Supply Facility ("**DO WSF")**, legally described on **Exhibit "A"** attached hereto and incorporated herein by reference,

and graphically depicted on **Exhibit "A-1"** attached hereto and incorporated herein by reference. Other facilities have been (or will be) situated on the real property owned by HEC Asante legally described on **Exhibit "B"** attached hereto and incorporated herein by reference, and depicted as "3.5 Public Facility" on the site plan attached hereto as **Exhibit "B-1"** and by reference incorporated herein (the "**Asante Water Facility Parcel**"). As land is dedicated to the City for use in water treatment and delivery, these lands shall be incorporated in the DO WSF.

H. City, LCD Asante and HEC Asante have received and reviewed the results of an updated water master plan for Asante dated July 14, 2016 (the "**Updated Asante Master Water Plan**"), which, among other things, identifies (i) the capability of the existing Temporary Arsenic Improvements (defined in **Paragraph 3** below) to effectively continue to remove arsenic from City water to comply with current acceptable safe drinking water standards, (ii) other means of providing needed, timely arsenic remediation, and (iii) a cost-benefit analysis of alternatives to such treatment. City, LCD Asante, and HEC Asante desire to memorialize such results of such review by the execution of this Restated Agreement.

I. Prior to the Execution Date, and pursuant to the certain Cost Sharing Agreement for Arsenic Treatment System Design dated July 1, 2016 (the "**Design Cost Sharing Agreement**") by and among LCD Asante, 371 ON 163, L.L.C., an Arizona limited liability company ("**371**"), Metro Oasis, LLLP, an Arizona limited liability limited partnership ("**Metro Oasis**"), Verdugo Land, LLC, an Arizona limited liability company ("**Verdugo**"), Sandbox Development Consultants, Inc., an Arizona corporation ("**Sandbox**"), LCD Asante, 371, Metro Oasis and Verdugo, through Sandbox, have designed and engineered, only, an arsenic treatment system that has sufficient capacity to treat 3,800 gallons per minute ("**GPM**") for the benefit of the properties described therein (the "**Arsenic Treatment System**"), which design of the Arsenic Treatment System will be approved by City prior to execution of this agreement.

J. LCD Asante, acting on its own behalf and on behalf of HEC Asante, as Construction Manager pursuant to the terms of the Asante JDA and with the consent and approval of HEC Asante, has entered into (or contemporaneously herewith will enter into) a Joint Development, Cost Sharing, Reimbursement and Escrow Agreement dated _____, 2018 (the "**2018 Arsenic JDA**"), with 371, Metro Oasis, Verdugo, and Sandbox, relating to the construction by LCD Asante, on behalf of the Asante Parties, of the Arsenic Treatment System in accordance with the plans and specifications described in the 2018 Arsenic JDA. City has reviewed the 2018 Arsenic JDA and shall be deemed as an original "Participating Owner" thereof (as defined in the 2018 Arsenic JDA). A copy of the 2018 Arsenic JDA is attached hereto and incorporated herein by reference as **Exhibit "C"**.

K. In light of changed economic and other circumstances, the City, LCD Asante and HEC Asante wish to amend and restate the Prior Arsenic Agreement and memorialize a new

agreement in which, among other things, LCD Asante, HEC Asante, and the City will continue operation and maintenance of the "Temporary Arsenic Improvements", (defined in **Paragraph 3** below) to provide treated, potable water to Asante and adjacent properties until the Arsenic Treatment System is completed.

AGREEMENT

NOW, THEREFORE, in consideration of the promises, conditions and covenants contained herein, the City, LCD Asante and HEC Asante mutually agree that the Prior Arsenic Agreement is amended as follows:

1. **Restated Agreement**. This Amended and Restated Asante Water Development Agreement (this "**Restated Agreement**"), amends and restates in its entirety the Prior Arsenic Agreement. The provisions of the Prior Arsenic Agreement are of no further force or effect, and all relevant provisions thereof that continue to be applicable are set forth herein. This Restated Agreement continues to be the subject of the "Escrow" hereinafter defined in **Paragraph 5** below, which Escrow was established under the Prior Arsenic Agreement. This Restated Agreement represents the entire and integrated agreement between the City and the Asante Parties and shall supersede all drinking water related agreements. This Restated Agreement amends the Prior Arsenic Agreement effective as of the date first set forth above.

2. **Recitals**. The Recitals set forth in the beginning of this Restated Agreement are acknowledged to be true and correct, are incorporated by reference into the body of this Restated Agreement, and are acknowledged to be an integral component of this Restated Agreement.

3. **Temporary Arsenic Improvements**. The Asante Parties have caused Layne Christensen Company to install and maintain a temporary arsenic treatment facility (the "**Temporary Arsenic Improvements**"). The Temporary Arsenic Improvements are owned by Layne Christensen Company, have been constructed and installed in accordance with all requirements of City, and are fully approved by City. The City shall continue to operate and the Asante Parties will, at their sole cost and expense, cause the Temporary Arsenic Improvements to continue to be maintained by Layne Christensen Company pursuant to its lease with the Asante Parties until the completion of the Arsenic Treatment System, including dedication of thereof to the City and the City's acceptance thereof, which acceptance shall not be unreasonably withheld, delayed, or conditioned.

4. **Arsenic Treatment System**.

a. Arsenic Treatment System. Pursuant to the attached 2018 Arsenic JDA the Asante Parties will construct the 3800 GPM Arsenic Treatment System. The Asante Parties and City will cause the Arsenic Treatment System to be completed in accordance with the provisions

of the 2018 Arsenic JDA on or before the one (1) year anniversary of the issuance of the permit for the construction thereof (the "**ATS Completion Date**").

b. Procurement. The Asante Parties have demonstrated that they have followed an approved public procurement process, in accordance with the City and State public bidding regulations, and have utilized the Construction Manager at Risk (CM@R) delivery method for this project. Felix Construction, Inc. ("**Felix**") was selected and has provided preconstruction services throughout the design of the Arsenic Facility. Where possible, the Asante Parties and the CM@R will consult with and obtain City approval of the selected subcontractors and/or equipment vendors prior to sub-award.

c. Cost of Construction. The City and the Asante Parties have agreed that the current budgeted costs provided by Felix (based on a 90% design plan) for the construction of the 3800 GPM Arsenic Treatment System plus the value of equipment being donated by the Asante Parties is $5,381,344. This includes all labor, material, equipment, taxes, permits, fees, and contingencies to construct this project.

d. Reimbursement. Without limitation, City agrees to timely pay LCD Asante, on behalf of the Asante Parties, all amounts that are due in accordance with the terms of the 2018 Arsenic JDA with respect to a Participating Owner with a 21.0526% (or 800 GPM) "Stipulated Pro Rata Share" (as defined in said 2018 Arsenic JDA) of the Arsenic Treatment System. The City shall, without limitation, utilize funding for its share of this project from capital improvement project (CIP) #P71020 – Desert Oasis WSF – Phase II. LCD Asante, acting as construction manager for the project, will invoice the City monthly for its Stipulated Pro Rata share of work completed during the invoice period. The monthly invoices will include all relevant supporting documentation including CM@R and subcontractor pay applications. The City shall pay such monthly invoices within 30 days.

e. Completion. Upon completion and acceptance of the 3800 GPM Arsenic Treatment System, City will assume all operation and maintenance obligations. Construction shall be warranted for 2 years from the date of Final Completion (as defined in the 2018 Arsenic JDA). All contractor and subcontractor warranties shall be made to the City in addition to the CM@R.

f. Capacity Rights. Pursuant to the 2018 Arsenic JDA, City acknowledges that (i) the Asante Parties will have the right to 1653 GPM of capacity in the Arsenic Treatment System ("**Asante Parties' ATS Capacity**"), (ii) City will have the right to 800 GPM of capacity in the Arsenic Treatment System ("**City's ATS Capacity**"), and, (iii) to the extent they are "Participating Owners" under the 2018 Arsenic JDA and have timely paid their respective "Stipulated Pro Rata Shares" and all other charges and expenses contemplated in the 2018 Arsenic JDA, all in accordance with the 2018 Arsenic JDA, 371 will have the right to up to 600 GPM of

such capacity, Verdugo will have the right to up to 600 GPM of such capacity, and Metro Oasis will have the right to up to 147 GPM of such capacity. Collectively, such 1347 GPM of capacity in the Arsenic Treatment System (600 GPM + 600 GPM + 147 GPM) potentially allocable to 371, Verdugo and Metro Oasis, respectively, is referred to as the "**371/Verdugo/Metro Oasis ATS Capacity**"). Notwithstanding the foregoing, however, if any of 371, Verdugo, or Metro Oasis are not "Participating Owners" under such 2018 Arsenic JDA who have paid their full allotted "Stipulated Pro Rata Share" together with all other fees and expenses contemplated therein, then LCD Asante will have the right (acting on its own behalf and on behalf of HEC Asante) to permit other property owners to become "Non-Participating Owners" (as defined in the 2018 Arsenic JDA) and be entitled to a portion of the 371/Verdugo/Metro Oasis ATS Capacity upon payment by such other property owner of the amounts set forth or referenced in the 2018 Arsenic JDA. Upon payment in full either into the escrow established in the 2018 Arsenic JDA, or to LCD Asante, as applicable under the 2018 Arsenic JDA, LCD Asante will provide written notice, which will include the amount of capacity sold and purchase price, to City confirming the capacity of the Arsenic Treatment System to which 371, Verdugo, Metro Oasis, LCD Asante (or HEC Asante), or any other "Non-Participating Owners" (as defined in the 2018 Arsenic JDA) is entitled (the "**Notice of Confirmed Capacity Allotment**").

g. City Obligation. At any time, the City may allocate City's ATS Capacity (800 GPM in the Arsenic Treatment System) to any user on a permanent or interim basis. After City has allocated all of City's ATS Capacity, the City may allocate other availible capacity in the Arsenic Treatment System to any user on an interim basis upon approval of Asante. City will take all measures required to provide the corresponding amount of treatment capacity to Asante (3000 GPM unless reduced due to the 2018 Arsenic JDA or future capacity sales contemplated in the 2018 Arsenic JDA) when and as required by the Asante Parties in accordance with the Updated Asante Master Water Plan, and will not, in any manner, adversely affect or delay any requested development of Asante, including without limitation, preliminary plat approval, final plat approval, site plan approval, the issuance of building permits, or imposing any impact or other fee or moratorium relating to water treatment capacity.

The City agrees to not approve any final plat or site plan, or issue any building permits for Particpating Owners (as defined in the 2018 Arsenic JDA) or any other future development parcels outside of Asante but connecting to the Arsenic Treatment System unless the applicant's development is entirely included within City's ATS Capacity or the applicant shows proof of purchase of a sufficient amount of capacity in the Arsenic Treatment System from the Asante Parties to meet the needs of such development (beyond City's ATS Capacity allocated to such development) and City has received a Notice of Confirmed Capacity Allotment from LCD Asante with respect to such needed capacity in the Arsenic Treatment System over and above City's ATS Capacity allocated to such development. Any remaining capacity required for said developments beyond City's allocation of City's ATS Capacity shall either be purchased from the Asante Parties,

the City, or constructed at the sole cost of such applicant(s).

Notwithstanding the above provisions, pursuant to the 2018 Arsenic JDA, in addition to reserving for the Asante Parties the Asante Parties' ATS Capacity (1653 GPM of capacity in the Arsenic Treatment System), the City covenants and agrees to reserve for each other Participating Owner listed below the following amounts of treatment capacity for a period of three (3) years after the "Substantial Completion Date" (as defined in the 2018 Arsenic JDA) of the 3800 GPM Arsenic System:

PARCEL	GPM	RATIO (%)
Altamira	600	15.7895
Verdugo	600	15.7895
Sunrise Ranch	147	3.8684

During the 3 year period following "Substantial Completion" (as described in the 2018 Arsenic JDA) of the Arsenic Treatment System, the City agrees to not approve any final plat or site plan, or issue any building permits within the identified Parcels in the above table (which Parcels are more fully described in the 2018 Arsenic JDA) until the applicant shows proof of purchase of their entire respective Stipulated Pro Rata Share of capacity from the Asante Parties and City has received a Notice of Confirmed Capacity Allotment from LCD Asante with respect to such needed capacity in the Arsenic Treatment System over and above City's ATS Capacity allocated to such development.

5. **Financial Assurance For Temporary Arsenic Improvements**. City acknowledges that the Asante Parties have previously delivered to Escrow Agent, in Escrow Agent's escrow number 22000-08-03618 (the "**Escrow**"), One Hundred Thousand Dollars ($100,000) in the form of cash and Two Hundred Thousand Dollars ($200,000) in the form of one or more letter(s) of credit as a financial assurance ("**Financial Assurance**") for its obligation to lease and maintain the Temporary Arsenic Improvements. Upon the completion of Arsenic Treatment System pursuant to **Paragraph 4** of this Restated Agreement, including City's acceptance of the Arsenic Treatment System and dedication thereof to City, the Financial Assurance, whether in the form of cash or letter(s) of credit (including without limitation, any replacement letter(s) of credit), shall be released from the Escrow and returned to the applicable Asante Party that provided such Financial Assurance, and upon the request of any Asante Party, City shall execute and deliver to the applicable Asante Party, or authorize and instruct Escrow Agent to execute and deliver, a written release to the issuer of any letter(s) of credit or replacement letter(s) of credit.

6. **Dedication to City of a Portion of the Asante Water Facility Parcel**. City currently owns and operates a water treatment facility, the DO WSF, serving, among other properties, the Desert Oasis subdivision. The DO WSF is legally described on **Exhibit "A"**

attached hereto and incorporated herein by reference. City desires that the size of the DO WSF be increased to include the area on which the Temporary Arsenic Improvements and the two water tanks owned by the Asante Parties are located. City requires that a portion of the Asante Water Facility Parcel be dedicated to City to enhance the efficient operation of the DO WSF and to accommodate Asante (the "**Addition to the DO WSF**"). In connection therewith, HEC Asante will dedicate that portion of the Asante Water Facility Parcel depicted on the site plan attached hereto as **Exhibit "D"** and incorporated herein by reference to City free and clear of monetary liens for the City's ownership, operation and maintenance promptly following approval and acceptance, as required, by Maricopa County, the City, the Federal Environmental Protection Agency, the Arizona Department of Water Resources and/or all other governmental or regulatory bodies or public or private utility entities with jurisdiction over the acquisition, treatment and distribution of drinking water within Asante, Desert Oasis or the properties described in the 2018 Arsenic JDA (the "**Approving Authorities**") of any improvements thereon. Following its approval of the size and configuration of the Addition to the DO WSF, HEC Asante will dedicate such property to City free and clear of monetary liens, and the City shall accept such dedication, in accordance with the City's customary practice for the dedication and acceptance similar properties; provided, however, HEC Asante shall make no representation or warranty with respect thereto other than as expressly set forth in this Restated Agreement. At the time of dedication, the Asante Parties shall provide the City with documentation identifying the costs of construction or the value of the assets being dedicated to the City.

7. **Potable Water and Water Master Plan**.

a. Potable Water Reservoir. City acknowledges that the Asante Parties have, in accordance with City's requirements, constructed a 1.89 million gallon potable water reservoir (the "**1.89 MG Reservoir**") on the Asante Water Facility Parcel. The Asante Parties will connect the 1.89 MG Reservoir to water treatment facilities on the DO WSF in connection with the completion of construction of the Arsenic Treatment System. Asante Parties will dedicate the 1.89 MG Reservoir to the City at completion of the 3800 GPM Arsenic Treatment System, and City will and accept the 1.89 MG Reservoir for operation and maintenance.

b. Water Master Plan. The Asante Parties have caused Wilson Engineers to prepare the Updated Asante Water Master Plan. The Updated Asante Water Master Plan has been approved by City and confirmed to be consistent with City's Integrated Water Master Plan.

8. **Enclosure of the Addition to the DO WSF**. Following the dedication of the Addition to the DO WSF to City by HEC Asante, the Asante Parties will construct a perimeter fence along the portion of the exterior boundary of such property that is not contiguous to the DO WSF, as identified in Exhibit "D". This fence may be chain link type fencing. Following the completion and dedication of the first Asante Drinking Well, Asante Parties shall construct a

permanent perimeter fence around the entire former Asante Water Facility Parcel. This fence will be constructed in accordance with the City's security master plans.

9. **Initial Asante Drinking Well**. Prior to the completion of the 500th dwelling unit in the Asante development, the Asante Parties will, in compliance with all applicable laws, rules and regulations of required Approving Authorities, complete construction of the first potable water well within Asante, together with above ground well equipment. The Asante Parties will also connect such well to City's water treatment facilities on the DO WSF. Upon such completion and connection, such well together with the connection lines will be dedicated to City free and clear of monetary liens and City will then assume the maintenance and operation thereof. The Asante Parties will dedicate said improvements and the City shall accept such dedication in accordance with the City's customary practice for the dedication and acceptance of water system improvements; provided, however, the Asante Parties shall make no representation or warranty with respect to any improvements other than as expressly set forth in this Restated Agreement.

10. **Future Water System Expansion**. Future expansion of the Arsenic Treatment System will be based on projected demand in accordance with the approved Updated Asante Master Water Plan. Future potable wells, reservoirs, and (to the extent required for Asante Development arsenic treatment facilities after Asante has been allocated arsenic treatment capacity equal to the difference between 3000 GPM [the original 3800 GPM capacity less City's ATS Capacity] and ATS Capacity Purchased from Asante Parties) arsenic treatment facilities will be provided by the Asante Parties in accordance with City drinking water standards and as required by the Updated Asante Master Water Plan. If warranted by the water quality of subsequent potable water wells in light of then current City drinking water standards, the Asante Parties will construct cost effective fluoride treatment of water serving Asante, which treatment protocol will be subject to City's approval, not to be unreasonably denied, withheld, or delayed.

11. **Asante Parties Obligations Vis a Vis City and One Another**. Nothing set forth in the Prior Arsenic Agreement or this Restated Agreement shall, solely between LCD Asante and HEC Asante, in any way, expand, diminish, modify or affect the rights or obligations of LCD Asante and HEC Asante as set forth in the Asante JDA. LCD Asante and HEC Asante agree that the Asante JDA shall, solely between themselves, continue to govern their respective rights and obligations under this Restated Agreement, regardless of any contrary interpretation contained in this Restated Agreement.

12. **Assignment**. The provisions of this Restated Agreement are binding upon and shall inure to the benefit of the Asante Parties and City, and all of their successors in interest and assigns; provided; however, that the Asante Parties' rights and obligations hereunder may be assigned, in whole or in part, only to a person or entity that has acquired title to Asante, or a portion thereof, and only by a written instrument delivered to City, expressly assigning such rights and obligations

by either LCD Asante or HEC Asante. In the event of a complete or partial assignment by either or both of the parties comprising the Asante Parties, all or a portion of such party's or parties' rights and obligations hereunder shall terminate effective upon the assumption by the assignee of such rights and obligations and the execution of an addendum that recognizes the assignment with respect to the portion of Asante transferred or conveyed. The applicable Asante Party, or its successor, shall submit each addendum on the form attached hereto and incorporated herein by reference as **Exhibit "E"**, and when such addendum has been approved and countersigned by the City Manager, it shall be incorporated into and become a part of this Restated Agreement.

13. **Escrow Agent**. Escrow Agent shall have the following rights and obligations:

a. Acceptance of Duties. Escrow Agent will maintain the Escrow for the retention of the Financial Assurance defined in **Paragraph 5 above**. Escrow Agent shall retain the Financial Assurance deposited into Escrow and disburse the same from the Escrow from time to time in accordance with the terms and conditions of this Restated Agreement

b. All sums shall be deposited into as many accounts as may be necessary to be assured that the funds (including any interest earned thereon) in each account is fully insured to the extent feasible. Escrow Agent hereby accepts the duties imposed upon it by this Restated Agreement and represents that it is fully empowered under any applicable laws and regulations to accept such duties, and agrees to perform such duties, but only upon and subject to the express terms and conditions set forth in this Restated Agreement.

c. No Implied Covenants. No implied covenants or implied obligations shall be read into this Restated Agreement against Escrow Agent.

d. Reimbursement of Escrow Agent. Escrow Agent shall be entitled to advice of counsel of its choosing concerning any dispute or controversy between the parties which may arise hereunder and may pay reasonable compensation to all attorneys retained by it in such matters. Escrow Agent shall be entitled to reimbursement from the parties in accordance with the terms of **Paragraph 13.m** below for reasonable attorneys' fees paid in connection with the foregoing, which fees shall be payable by the non-prevailing party in such dispute. Escrow Agent shall not be responsible for any loss or damage resulting from any action taken in good faith in reliance upon the opinion or advice of counsel.

e. Reliance. Escrow Agent shall incur no liability in acting upon any notice, request, consent, waiver, certificate, statement, opinion or other document which it

shall reasonably believe to be genuine and to have been signed by the proper person and to have been prepared and furnished in connection with any of the provisions of this Restated Agreement, and Escrow Agent shall be under no duty to make any investigation or inquiry as to any statement contained or matters referred to in any such instrument, but may accept and rely upon the same as conclusive evidence of the truth and accuracy of such statements.

f. Handling of Funds. All monies held by Escrow Agent pursuant to this Restated Agreement shall, until applied as herein provided, be held in trust for the purposes for which they were received and shall be segregated from other funds. The parties shall provide such documentation as may reasonably be requested by Escrow Agent to authorize the investment of funds held by Escrow Agent pursuant to this Restated Agreement.

g. Performance. Escrow Agent shall perform such duties and only such duties as are specifically set forth in this Restated Agreement.

h. Escrow Agent Responsibility. No provision of this Restated Agreement shall be construed to relieve Escrow Agent from liability for its own negligent action, its own negligent failure to act, its own willful misconduct, or its breach of this Restated Agreement.

i. Escrow Agent's Funds. No provision of this Restated Agreement shall require Escrow Agent to expend or risk its own funds in the performance of any of its duties or the exercise of any of its rights or powers.

j. Conflicting Demands. If conflicting demands are made upon Escrow Agent to any monies or letters of credit at any time held by it hereunder, then Escrow Agent may hold the monies, letters of credit, or any documents pertaining thereto pending receipt of mutual instructions, until the rights of the parties are determined by an appropriate court of law, or Escrow Agent may interplead any and all documents held by it hereunder (other than a letter of credit), pending the outcome of the litigation, in which event, Escrow Agent shall be relieved of any and all liability to the parties hereunder.

k. Interest. Upon Escrow Agent's receipt of its required "Investment Instructions", Escrow Agent shall invest all cash funds delivered and retained by Escrow Agent in separate money market account(s) for the individual party making such deposit, subject to immediate withdrawal without penalty, with one or more federally insured banks with offices in the metropolitan Phoenix area satisfactory to the depositing party and Escrow Agent. All costs and expenses of such account and all interest earned on such sums shall belong to the individual party depositing such cash funds.

l. Requests of Accounting. Upon request of any party, a copy of Escrow Agent's record of accounting for funds received and disbursed, on Escrow Agent's form, shall be furnished in writing to the requesting party at such party's cost.

m. Indemnification. In the event of a dispute, the parties hereby indemnify and promise to save harmless Escrow Agent for, from and against all costs, damages, attorneys' fees, expenses and liabilities which it may incur or sustain in connection with these provisions, except as otherwise described in **Paragraph 13.h**, and will pay the same upon demand provided they are the non-prevailing party in such dispute. Except to the extent Escrow Agent is obligated to indemnify the parties as expressly set forth in this Restated Agreement, the parties hereby fully release and relieve Escrow Agent from any and all claims and liability that may arise as a result of Escrow Agent's good faith performance of its obligations under the terms and conditions of this Restated Agreement.

n. Escrow Agent's Fees. Escrow Agent shall be entitled to compensation from the Asante Parties for its services under this Restated Agreement. Escrow Agent shall be entitled to receive its usual and customary fees and charges in conformity with the fee schedule of the Escrow Agent then in effect and as may be amended from time to time, without notice.

o. Limitation of Liability. Notwithstanding any other provision of this Restated Agreement, Escrow Agent has no responsibility or liability hereunder, except to the extent that Escrow Agent may fail properly to perform or disburse money pursuant to this Restated Agreement.

14. **Notices**. All notices required or permitted by this Restated Agreement shall be in writing. Such notices may be delivered in person (by hand delivery or professional messenger service) to either party or may be sent by registered or certified mail, with postage prepaid, return receipt requested or delivered by Federal Express or any other courier service guaranteeing overnight delivery, charges prepaid, or may be transmitted by facsimile or electronic mail transmission and addressed as follows:

If to LCD Asante:

LCD Asante, LLC
c/o Lennar Communities Development, Inc.
Attn: Alan M. Jones and Jeffery Gunderson
890 W. Elliot Rd., Ste. 101
Gilbert, AZ 85233

With a Required Copy to:

LCD Asante, LLC
Legal Dept. / Attn: Melanie M. Houk
25 Enterprise
Aliso Viejo, California 92656-2601
Fax: 949-349-8037

Fax: 480-777-4696
Email: alan.m.jones@lennar.com and
jeff.gunderson@lennar.com

If to HEC Asante:

HE Capital Asante, LLC
Attn: Ted Dameris
300 Crescent Ct #700
Dallas, TX 75201
Fax: (___) ___-_____
Email: tdameris@hcmlp.com

If to City

Attn: Community Development Director
16000 North Civic Center Drive
Surprise, Arizona 85374
Fax: 623 222-3001
Email: _____

With a Required Copy to:

City of Surprise
Attn: City Attorney
16000 North Civic Center Drive
Surprise, Arizona 85374
Fax: 623-222-1101
Email: _____

And if Notice or Delivery to the Project Engineer is Required Pursuant to this Agreement, to:

Water Works Engineers
Attn: _____
7500 N. Dobson Rd.
Suite 200
Scottsdale, AZ 85256
Fax: (___) ___-_____
Email: _____

15. **Cooperation**. City and the Asante Parties agree to cooperate in connection with the development of Asante and the improvements described in this Restated Agreement. The City and the Asante Parties shall promptly on written request execute, acknowledge and deliver to the appropriate party any and all further instruments reasonably requested or appropriate to evidence or give effect to the provisions of this Restated Agreement.

16. **Default and Remedies**.

a. Default by the City. Notwithstanding anything to the contrary contained in this Restated Agreement, City shall not be in default hereunder and the Asante Parties shall not be

entitled to exercise any remedies hereunder (such as City's failure to pay its "Stipulated Pro Rata Share" of "Project Costs" and all other fees and expenses payable by City under the 2018 Arsenic JDA), unless the defaulting party fails to cure such default within ten (10) days after receipt of written notice specifying a monetary breach and within thirty (30) days after receipt of written notice specifying a non-monetary breach; provided however, that if a non-monetary breach cannot reasonably be cured within such thirty (30) day period, the defaulting party shall have an additional reasonable period of time within which to effect such cure on condition that the defaulting party has begun such cure within said thirty (30) day period and thereafter works diligently to complete the cure within such reasonable time. If the defaulting party fails to cure such default by the expiration of the cure period provided above, the Asante Parties shall have the right, but not the obligation, in addition to all other remedies available under this Restated Agreement or at law or in equity, to expend such reasonable sums of money as are necessary to cure the default. Any such sum paid by any of the Asante Parties shall be immediately due and payable from the defaulting party to the applicable Asante Party. In the event the defaulting party fails to pay all or any portion of any sum due and payable to the applicable Asante Party within ten (10) days after receipt of a statement therefor, such unpaid amount shall bear interest at the rate of ten percent (10%) per annum from the date such amount was due and payable until such amount is paid in full.

b. Default by the Asante Parties. Notwithstanding anything to the contrary contained in this Restated Agreement, the Asante Parties shall not be in default hereunder and the City shall not be entitled to exercise any remedies hereunder unless the Asante Parties fails to cure the breach within ten (10) days after the Asante Parties' receipt of written notice specifying a monetary breach and within thirty (30) days after the Asante Parties' receipt of written notice specifying a non-monetary breach; provided however, that if the breach is a non-monetary breach which cannot reasonably be cured within such thirty (30) day period, the Asante Parties shall have an additional reasonable period of time within which to effect such cure on condition that the Asante Parties have begun such non-monetary cure within said thirty (30) day period and thereafter works diligently to complete the cure within such reasonable time. If the Asante Parties fail to cure such default by the expiration of the cure period provided above, City shall have the right, but not the obligation, in addition to all other remedies available under this Restated Agreement or at law or in equity, to expend such reasonable sums of money as are necessary to cure the default. Any such sum paid by City shall be immediately due and payable from the Asante Parties to City. In the event the Asante Parties fail to pay all or any portion of any sum due and payable to City within ten (10) days after receipt of a statement therefor, such unpaid amount shall bear interest at the rate of ten percent (10%) per annum from the date such amount was due and payable until such amount is paid in full.

c. Limitation on Monetary Damages. In no event shall any Party hereunder be liable for any general, special, consequential or punitive damages arising from its failure to perform in accordance with this Restated Agreement.

17. **Waiver of Trial by Jury**. The Asante Parties and the City hereby expressly covenant and agree to **waive the right to trial by jury** in connection with any litigation or judicial proceeding relating to, directly or indirectly, or concerning this Restated Agreement or the conduct, omission, action, obligation, duty, right, benefit, privilege or liability of a party hereunder to the full extent permitted by law. This **waiver of right to trial by jury** is separately given and is knowingly, intentionally and voluntarily made with and upon the advice of competent counsel. This waiver is intended to and does encompass each instance and each issue as to which the right to a jury trial would otherwise accrue. The Asante Parties and the City further certify and represent to each other that no party, representative or agent of the Asante Parties or the City (including, but not limited to, their respective counsel) has represented, expressly or otherwise, to any the Asante Party or the City or to any agent or representative thereof (including, but not limited to, their respective counsel) that they will not seek to enforce this waiver of right to jury trial. This waiver shall apply to any future amendments, supplements or modifications of the Restated Agreement. The venue for any dispute shall be in Maricopa County, Arizona, and each party waives the right to object to venue in Maricopa County for any reason.

18. **Partnership**. Nothing herein does nor shall be construed to create a partnership or joint venture among any of the Asante Parties and/or the City with respect to Asante, the improvements to be constructed pursuant to the provisions of this Restated Agreement or the development thereof.

19. **Good Standing; Authority**. The parties hereby respectively represent and warrant to one another as follows: (i) the representing party is duly formed and validly existing under the laws of its state of organization; and (ii) the individuals executing this Restated Agreement on behalf of the representing party are authorized and empowered to so sign by the party on whose behalf each such individual is signing.

20. **Time**. Time is of the essence with respect to each provision of this Restated Agreement. If under this Restated Agreement the time for performance or other action falls on a Saturday, Sunday or legal public holiday observed by the City, the performance or other act shall be due on the next day that is not a Saturday, Sunday or legal public holiday (a **"business day"**).

21. **Attorneys' Fees**. In the event arbitration or other dispute resolution measures are required by either party to enforce the terms and provisions hereof, or to recover damages for the breach of this Restated Agreement, the prevailing party shall be entitled to recover from the other party all costs, expenses and reasonable attorneys' fees incurred in connection with the exercise by the prevailing party of its rights and remedies hereunder. For purposes of this paragraph, the term "prevailing party" shall mean, in the case of the claimant, one who is successful in obtaining substantially all of the relief sought, and in the case of the defendant, one who is successful in

denying substantially all of the relief sought by the claimant. Any award of attorneys' fees shall be set by the arbitrator or judge, but in no event by a jury.

22. **Miscellaneous**. Headings in this Restated Agreement are for convenience only and shall not define or limit the provisions hereof. This Restated Agreement shall be construed according to its plain meaning and shall not be strictly construed for or against any party hereto. This Restated Agreement shall be governed by the laws of the State of Arizona. All the terms, covenants and conditions herein contained shall inure to the benefit of and be binding on the parties hereto, their successors and assigns. Any modification or waiver of any term of this Restated agreement, including a modification of this term, must be in writing signed by the party or parties against which enforcement of the modification or waiver is sought. This Restated Agreement constitutes the entire agreement of the parties pertaining to the subject matter hereof and all other prior and contemporaneous agreements, representations and understandings, written or oral, are hereby superseded and merged into this Restated Agreement. Should any term, provision, covenant or condition of this Restated Agreement be void, invalid or inoperative, the same shall not affect any other term, provision, covenant or condition of this Restated Agreement, but the remainder thereof shall be effective as though such void, invalid or inoperative term, provision, covenant or condition had not been contained herein. This Restated Agreement may be executed in counterpart and each such counterpart, when taken together with all other counterparts, shall be deemed one and the same original document. The Asante Development Agreement is an independent agreement and is not merged herein or amended by this Restated Agreement.

23. **Expedited Resolution Process**. In the event that any objection(s) or disagreement is to be resolved by the Expedited Resolution Process, the matter shall be resolved in the following manner: (A) the City and the Asante Parties shall each promptly (and in no event later than five (5) business days after conclusion of the meet and confer process or receipt of written notice identifying a matter pursuant to this Restated Agreement to be resolved by this Expedited Resolution Process) select an engineer licensed in Arizona or other land use professional to represent it in the resolution process. (B) The two engineers and/or land use professionals so selected shall thereupon promptly (but in no event later than five (5) business days after the two are selected) select a third independent qualified engineer licensed in Arizona and/or land use professional. The three engineers and/or land use professionals so selected shall form a panel who shall thereupon arbitrate between the parties. (C) Each party shall within seven (7) days after receipt of notice of the selection of the third engineer and/or land use professional submit to the panel in writing its proposed solution to the dispute. (D) The panel may (but shall not be so obligated) require both parties to attend a hearing at which each party can present its position. The panel shall determine the rules of the arbitration and/or hearing process with a preference for whatever will help resolve the issue(s) in the most expedient manner. (E) Within ten (10) days after expiration of the period within which to submit written materials the panel shall meet, review the written materials presented, confer, and by majority vote render a decision selecting one of the

two alternatives proposed by the parties and rejecting the other of them. (F) The decision of the panel shall be final and binding and the non-prevailing party shall pay the costs and expenses of the arbitrators. (G) The decision of the panel shall constitute approval of the position taken by the party in whose favor the panel shall have ruled. The foregoing process is hereinafter called the **"Expedited Resolution Process".**

24. **Recordation.** The City shall cause this Restated Agreement to be recorded in the office of the County Recorder of Maricopa County, Arizona, within ten (10) days after the date the City enters into this Restated Agreement.

25. **Conflict of Interest**. This Agreement is subject to the terms of A.R.S. § 38-511.

26. **Excess Well Capacity**. The parties mutually acknowledge that the combined capacity generated or to be generated by Asante Well No. 4, Asante Well No. 3, Asante Well No. 2 and Asante Well No. 1 exceeds the water capacity requirements for Asante South. City agrees that all such excess capacity generated at any time shall be applied to satisfy the water capacity requirements of Asante North. Further, except as provided in the 2018 Arsenic JDA, to the extent that any water treatment capacity paid for by any Asante Party in connection with Asante South exceeds the requirements of Asante South, City agrees that such excess water treatment capacity shall be applied to satisfy the water treatment capacity requirements of Asante North. If such excess water capacity or water treatment capacity is more than sufficient to meet the water requirements of Asante North, then, except as set forth in the 2018 Arsenic JDA, City is free to use all additional capacity for any City purposes.

27. **Termination**.

a. **General**. Except as set forth in the next succeeding sentence, this Restated Agreement shall terminate on the twenty fifth (25^{th}) anniversary of the date of the recordation of this Restated Agreement in the official records of the Maricopa County Recorder's office, and the parties shall have no further obligations to one another hereunder following such date. Notwithstanding the foregoing, both the (i) obligations of the parties hereto pursuant to **Paragraph 26** hereof, and (ii) City's agreement to prevent others from tying into or otherwise benefitting from the Arsenic Treatment System except upon confirmation from LCD Asante that they qualify as Participating Owners or Non-Participating Owners under the 2018 Arsenic JDA, and LCD Asante's right (on behalf of itself and HEC Asante) to recover the costs of constructing the Arsenic Treatment System pursuant to, and as stated in, the 2018 Arsenic JDA, shall continue to be enforceable beyond said twenty fifth (25th) anniversary.

b. **Sale of Residential Lots**. Except as otherwise provided herein, the parties hereby acknowledge and agree that this Restated Agreement is not intended to, and shall not create

conditions or exceptions to title or covenants running with any single family or dual family residential lot within Asante or Asante North which has been finally subdivided and individually sold to the end purchaser or user ("**Residential Lot**") and any tracts or land intended to be dedicated or conveyed to the City, any utility provider, any homeowners association or any school district. Therefore, in order to alleviate any concern as to the effect of this Restated Agreement on the status of title to any such property, so long as not prohibited by law, this Restated Agreement shall terminate without the execution or recordation of any further document or installment as to any Residential Lot and any tracts or land dedicated or conveyed to the City, any utility provider, any homeowners association or any school district, and thereupon such Residential Lot and any tracts or land dedicated or conveyed to the City, any utility provider, any homeowners association or any school district shall be released from and no longer be subject to or burdened by the provisions of this Restated Agreement.

28. **Exhibits**. The following Exhibits are attached to this Restated Agreement:

Exhibit "A"	Legal Description of DO WSF
Exhibit "A-1"	Graphic Depiction of DO WSF
Exhibit "B"	Legal Description of Asante Water Facility Parcel
Exhibit "B-1"	Site Plan Depiction of Asante Water Facility Parcel
Exhibit "C"	Copy of 2018 Arsenic JDA
Exhibit "D"	Site Plan - Addition to the DO Water Facility Parcel
Exhibit "E"	Addendum (Regarding Assignment - Restated Agreement)

IN WITNESS WHEREOF, the parties have executed this Amended and Restated Asante Arsenic Treatment Development Agreement as of the day and year first written above.

See Following Pages For Signatures

Signature Page To
Amended and Restated Asante Arsenic Treatment Development Agreement

CITY OF SURPRISE, an Arizona municipal corporation
By:_____
Name: Sharon Wolcott
Its: Mayor

APPROVED AS TO FORM:

By: _____
City Attorney

ATTESTED:

By: _____
City Clerk

For City Internal Use only:

Signature for Scope/Content approval:

_____

Signature for Procurement/Budget approval:

_____

Continued Signature Page To
Amended and Restated Asante Arsenic Treatment Development Agreement

LCD ASANTE, LLC, a Delaware limited liability company

By: Lennar Communities Development, Inc., a Delaware corporation
Its: Manager

By: _____

Name: _____

Its: _____

HE CAPITAL ASANTE, LLC, a Delaware limited liability company

By: _____
Its: _____

By: _____

Name: _____

Its: _____

ESCROW AGENT

NORTH AMERICAN TITLE COMPANY, an Arizona corporation

By:_____

Name: _____

Its: _____

EXHIBIT "A"

Legal Description of City's DO WSF

LEGAL DESCRIPTION
FOR
WATER TREATMENT FACILITY

THAT PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND ALSO BEING PART OF THE BAER PARCEL MAP OF DEDICATION FOR DESERT OASIS OF SURPRISE, RECORDED IN BOOK 666 OF MAPS, PAGE 8, M.C.R. BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1;
THENCE SOUTH 47°10'41" EAST, ALONG THE WEST LINE OF SAID MAP OF DEDICATION, A DISTANCE OF 94.97 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 47°10'41" EAST, ALONG SAID WEST LINE, A DISTANCE OF 638.69 FEET:
THENCE DEPARTING SAID WEST LINE, NORTH 42°49'19" EAST, A DISTANCE OF 572.09 FEET;
THENCE NORTH 00°21'58" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON A LONE WHICH IS PARALLEL WITH AND 65.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1;
THENCE SOUTH 89°38'02 WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 857.22 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 191,269 SQUARE FEET OR 4.39 ACRES MORE OR LESS.

EXHIBIT "A-1"

Graphic Depiction of City's DO WSF

See Following Page

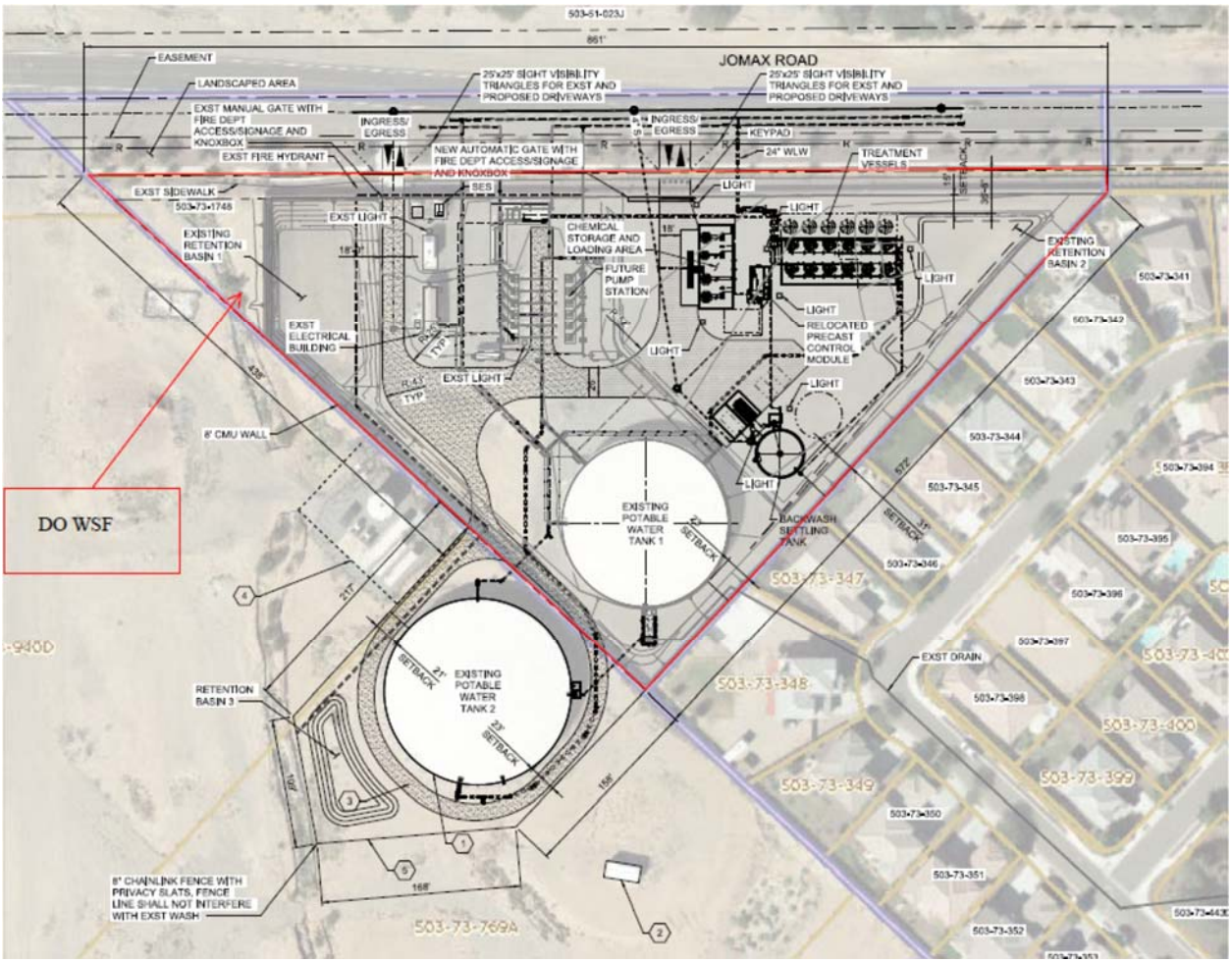

JOMAX ROAD
DO WSF
EASEMENT
LANDSCAPED AREA
EXST MANUAL GATE WITH FIRE DEPT ACCESS/SIGNAGE AND KNOXBOX
EXST FIRE HYDRANT
EXST SIDEWALK
INGRESS/ EGRESS
NEW AUTOMATIC GATE WITH FIRE DEPT ACCESS/SIGNAGE AND KNOXBOX
25'x25' SIGHT VISIBILITY TRIANGLES FOR EXST AND PROPOSED DRIVEWAYS
KEYPAD
24" WLW
TREATMENT VESSELS
EXST LIGHT
LIGHT
EXISTING RETENTION BASIN 1
EXISTING RETENTION BASIN 2
CHEMICAL STORAGE AND LOADING AREA
FUTURE PUMP STATION
EXST ELECTRICAL BUILDING
RELOCATED PRECAST CONTROL MODULE
8' CMU WALL
EXISTING POTABLE WATER TANK 1
BACKWASH SETTLING TANK
EXISTING POTABLE WATER TANK 2
SETBACK
RETENTION BASIN 3
EXST DRAIN
8' CHAINLINK FENCE WITH PRIVACY SLATS, FENCE LINE SHALL NOT INTERFERE WITH EXST WASH
503-73-769A
503-73-347
503-73-348
503-73-349
503-73-399
503-73-400

EXHIBIT “B”

Legal Description of Asante Water Facility Parcel

See Following Page

Legal Description – Asante Water Facility Parcel

DEI
Professional Services, LLC

Civil Engineering
Land Surveying
Project Management

www.deipro.com

16 September 2005
Lennar Communities Development, Inc.
ASANTE
Job No. 03101

LEGAL DESCRIPTION

WATER CAMPUS SITE

A parcel of land located within the Northwest Quarter of Section 1, Township 4 North, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the northwest corner of said Section 1, a one inch iron pipe, from which the southwest corner of said section, an aluminum cap, bears South 00°46'32" West 4,846.33 feet;

Thence South 46°28'39" East 535.26 feet along a line connecting the said northwest corner of Section 1, with the southeast corner of said section, a brass cap in handhole, bearing South 46°28'39" East 7,182.18 feet, to the **Point of Beginning;**

Thence continuing along said line, South 46°28'39" East 362.00 feet;

Thence South 43°31'21" West 362.00 feet;

Thence North 46°28'39" West 362.00 feet;

Thence North 43°31'21" East 362.00 feet, to the **Point of Beginning.**

Said parcel contains 3.0084 acres, more or less.

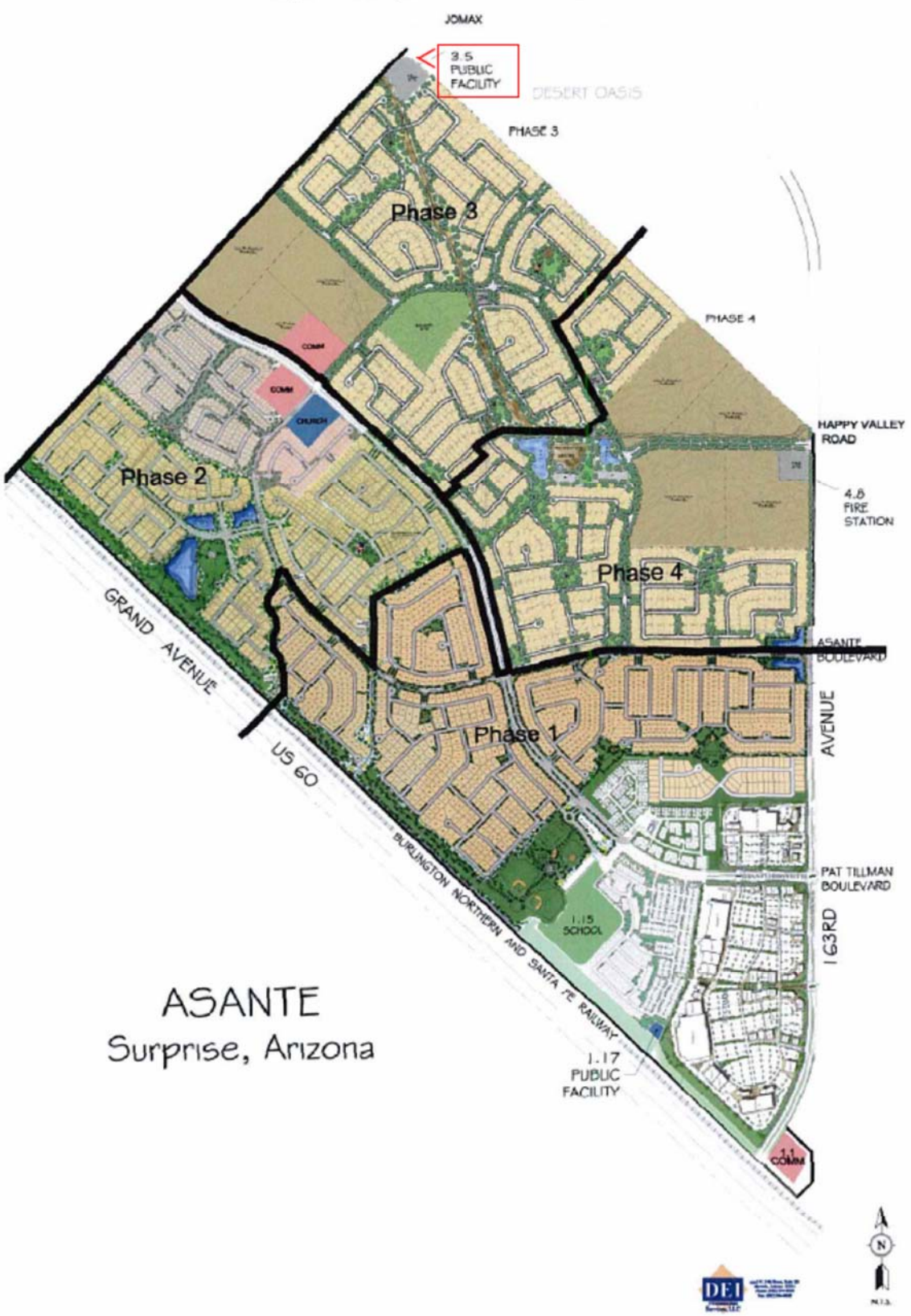
REGISTERED LAND SURVEYOR
CERTIFICATE NO.
15578
PAUL G.
POKATELLO
Date Signed 9.16.05
ARIZONA, U.S.A.

J:\Projects\03101\Legal Descriptions\phase three h2o tank site doc

EXHIBIT “B-1”

Site Plan Depiction of Asante Water Facility Parcel

See Following Page



ASANTE

Surprise, Arizona

EXHIBIT "C"

Copy of 2018 Arsenic JDA

See Following Pages

EXHIBIT "D"

Site Plan Depicting Addition to the DO Water Facility Parcel

(See Following Page)

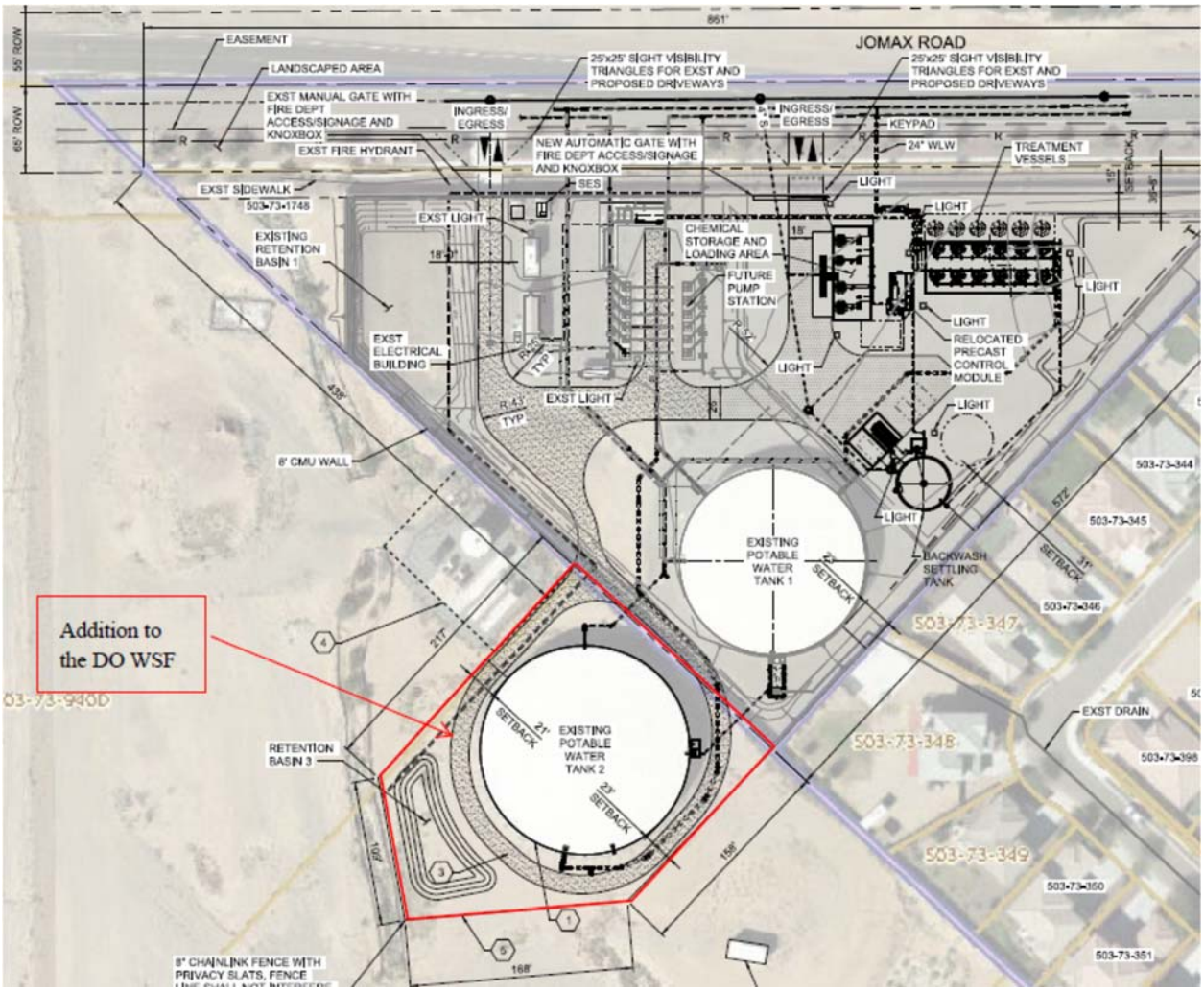

JOMAX ROAD
EASEMENT
LANDSCAPED AREA
EXST MANUAL GATE WITH FIRE DEPT ACCESS/SIGNAGE AND KNOXBOX
EXST FIRE HYDRANT
EXST SIDEWALK
503-73-1748
EXISTING RETENTION BASIN 1
EXST ELECTRICAL BUILDING
8' CMU WALL
INGRESS/ EGRESS
NEW AUTOMATIC GATE WITH FIRE DEPT ACCESS/SIGNAGE AND KNOXBOX
25'x25' SIGHT VISIBILITY TRIANGLES FOR EXST AND PROPOSED DRIVEWAYS
KEYPAD
24" WLW
TREATMENT VESSELS
SES
EXST LIGHT
CHEMICAL STORAGE AND LOADING AREA
FUTURE PUMP STATION
RELOCATED PRECAST CONTROL MODULE
LIGHT
EXISTING POTABLE WATER TANK 1
BACKWASH SETTLING TANK
EXISTING POTABLE WATER TANK 2
SETBACK
Addition to the DO WSF
RETENTION BASIN 3
EXST DRAIN
8' CHAINLINK FENCE WITH PRIVACY SLATS, FENCE
503-73-344
503-73-345
503-73-346
503-73-347
503-73-348
503-73-349
503-73-350
503-73-351
55' ROW
65' ROW

EXHIBIT "E"

Addendum (Regarding Assignment – Restated Agreement)

See Following Pages

AMENDED AND RESTATED ASANTE ARSENIC TREATMENT DEVELOPMENT AGREEMENT

ADDENDUM NO. ___

This Addendum No.___ ("**Addendum**") to the Amended And Restated Asante Arsenic Treatment Development Agreement is made and entered into by and between LCD Asante, LLC, a Delaware limited liability company ("**LCD Asante**") and/or HE Capital Asante, LLC, a Delaware limited liability company ("**HEC Asante**"), or its prior assignee ("**Assignor**") and Assignee (defined herein) with respect to the Agreement, and, when countersigned below by the City Manager on behalf of the City, it shall become an addendum to the Agreement for all purposes, and shall thereafter be construed to be integrated into such document.

Pursuant to Paragraph 13, the parties hereby approve the following assignment by Assignor to Assignee (defined herein), who has acquired all or a portion of Asante (attach a copy of the title report).

Assignor	"**Assignee**":
_____	_____
_____	_____
_____	_____
_____	_____

"**Affected Property**" (attach a depiction of the property transferred)

_____
_____

Any references to the parties within the Agreement shall now include Assignee, and Assignee shall be entitled to the rights and responsible for the following obligations within the Agreement:

_____
_____
_____
_____

Unless otherwise separately defined in this Addendum, all capitalized terms contained herein shall be given the meaning set forth for such terms in the Agreement. All of the terms, provisions and conditions of the Agreement which are not expressly modified, amended or clarified by this Addendum (or which, in context, must be deemed modified, amended or clarified hereby) shall remain in full force and effect.

This Addendum may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same document. The parties agree that signatures transmitted by facsimile shall be binding as if they were original signatures.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

Signature Page to Addendum No. ___
to
Amended and Restated Asante Arsenic Treatment Development Agreement

LCD ASANTE, LLC, a Delaware limited liability company

By: Lennar Communities Development, Inc., a Delaware corporation
Its: Manager
By: _____
Name: _____
Its: _____

[and/or]

HE CAPITAL ASANTE, LLC, a Delaware limited liability company

By: _____
Its: _____

By: _____
Name: _____
Its: _____

[Or Prior Assignee from LCD Asante or HEC Asante]

STATE OF _____)
) ss:
COUNTY OF _____)

Subscribed and sworn to before me this _____ day of _____, 201__, by _____, the _____ of _____, a(n) _____.

_____
Notary Public

My Commission Expires:
_____

Signature Page to Addendum No. ___
to
Amended and Restated Asante Arsenic Treatment Development Agreement

ASSIGNEE:

By: _____
Name: _____
Its: _____
Date: _____

STATE OF _____)
) ss:
COUNTY OF _____)

Subscribed and sworn to before me this _____ day of _____, 201__, by _____, the _____ of _____, a(n) _____.

_____
Notary Public

My Commission Expires:
_____

Signature Page to Addendum No. ___
to
Amended and Restated Asante Arsenic Treatment Development Agreement

CITY:
CITY OF SURPRISE, an Arizona municipal corporation

_____
City Manager
Name: _____
Date: _____

STATE OF _____)
) ss:
COUNTY OF _____)

Subscribed and sworn to before me this _____ day of _____, 201__, by _____.

_____
Notary Public

My Commission Expires:
_____

JOINT DEVELOPMENT, COST SHARING, REIMBURSEMENT AND ESCROW AGREEMENT

ARSENIC TREATMENT PLANT

DATE: _____, 2017

PARTIES: LCD ASANTE, LLC, a Delaware limited liability company ("**LCD Asante**")

371 ON 163, L.L.C., an Arizona limited liability company ("**371**")

METRO OASIS, LLLP, an Arizona limited liability limited partnership ("**Metro Oasis**")

VERDUGO LAND, LLC, an Arizona limited liability company ("**Verdugo**")

SANDBOX DEVELOPMENT CONSULTANTS, INC., an Arizona corporation ("**Sandbox**")

For the purposes of this Agreement, LCD Asante, 371, Metro Oasis, Verdugo, Sandbox and any Subsequent Parcel Owner or Construction Manager (each as defined below) shall be individually referred to as a "**Party**" and collectively referred to as the "**Parties**".

ESCROW AGENT: NORTH AMERICAN TITLE COMPANY, an Arizona corporation (**"Escrow Agent"**), as escrow agent under Escrow No. _____

RECITALS:

A. LCD Asante owns that certain real property situated in the City of Surprise, (the "**City**"), and described on **Exhibit "A"** attached hereto and by reference incorporated herein (**"Asante Property"**).

B. 371 owns that certain real property situated in the City and described on **Exhibit "B"** attached hereto and by reference incorporated herein (**"Altamira Property"**).

C. Metro Oasis owns that certain real property situated in the City and described on **Exhibit "C"** attached hereto and by reference incorporated herein (**"Sunrise Ranch Property"**).

D. Verdugo owns that certain real property situated in the City and described on **Exhibit "D"** attached hereto and by reference incorporated herein (**"Verdugo Property"** and, together with the Altamira Property, the Asante Property, and the Sunrise Ranch Property, the "**Properties**").

E. Prior to the Effective Date, Verdugo entered into that certain Verdugo Development Agreement with the City, which agreement was recorded in the Official Records of the Maricopa County, Arizona Recorder on February 10, 2015 at Document No. 2015-0085625 (the "**Verdugo Development Agreement**") in order to set forth certain

obligations and commitments relative to the contemplated development of the Verdugo Property.

F. Prior to the Effective Date, 371 entered into that certain Altamira Development Agreement with the City, which agreement was recorded in the Official Records of the Maricopa County, Arizona Recorder on February 10, 2015 at Document No. 2015-0084882 (the "**Altamira Development Agreement**" and, together with the Verdugo Development Agreement, the "**Development Agreements**") in order to set forth certain obligations and commitments relative to the contemplated development of the Altamira Property.

G. Section 8.5.3 of the Development Agreements requires Verdugo and 371 to design and construct certain arsenic treatment facilities as per the Water Supply Facility (as defined in the Development Agreements) master site plan (the "**Arsenic Treatment System**"), sufficient to treat 2,000 gallons per minute ("**GPM**"), with Verdugo and 371 responsible for the costs associated with constructing an Arsenic Treatment System sufficient to treat 1,200 GPM, and the City being responsible for the additional costs associated with increasing the size of the Arsenic Treatment System by 800 GPM to a system capable of treating 2,000 GPM, all as more particularly described in the Development Agreements.

H. Prior to the Effective Date, and pursuant to that certain Cost Sharing Agreement for Arsenic Treatment System Design dated July 1, 2016 (the "**Cost Sharing Agreement**") by and among the 371, LCD Asante, Metro Oasis, Verdugo and Sandbox, LCD Asante and Metro Oasis joined with Verdugo and 371, through Sandbox, to design and engineer, only, an Arsenic Treatment System that has sufficient capacity to treat 3,800 GPM for the benefit of the Properties and other real property as may be determined by the City.

I. LCD Asante, 371, Metro Oasis and Verdugo are entering into this Joint Development, Cost Sharing, Reimbursement and Escrow Agreement (this "**Agreement**") to set forth their agreement regarding the sharing of certain costs and expenses in connection with the construction and installation of the Arsenic Treatment System and related improvements as described herein.

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and for the purposes set forth in the foregoing recitals which are incorporated herein and acknowledged to be true and correct, the Parties covenant and agree as follows:

1. Definitions. As used in this Agreement, the following terms shall have the meanings set forth below:

(a) "**Administrative Fee**" shall mean (i) with respect to each Pre-Commencement Participating Owner, an amount equal to three percent (3%) of the Project Costs under this Agreement; (ii) with respect to each Pre-Substantial Completion Participating Owner, an amount equal to five percent (5%) of the Project Costs under this Agreement; (iii) with respect to each Post-Substantial Completion Participating Owner, an amount equal to ten percent (10%) of the Project Costs under this Agreement; and (iv) with respect to each Non-Participating Owner who LCD Asante allows to connect to, use or otherwise benefit from the

Improvements under paragraph 7(e) of this Agreement, an amount greater than ten percent (10%) of the Project Costs under this Agreement, as determined by LCD Asante.

(b) "**Budget**" shall mean the then current estimate of the Project Costs to be incurred in connection with the construction of the Improvements, including a five percent (5%) contingency. A preliminary Budget is attached hereto as **Exhibit "E"**. The Parties acknowledge that the Budget represents an estimate only and that, subject to the terms and conditions of this Agreement, the Participating Owners are responsible for payment of the Project Costs actually incurred in the construction of the Improvements, regardless of whether any component thereof is less than or greater than the amount contained in the Budget, as provided in this Agreement.

(c) "**Carry Interest**" means interest at the rate of 8.5% per annum, compounded annually.

(d) "**Construction Manager**" shall mean Sandbox or such other contract administration company engaged by LCD Asante.

(e) "**Contracts**" and "**Contractors**" are defined in paragraph 2(b) of this Agreement.

(f) "**Designated Representative**" is defined in paragraph 26 of this Agreement.

(g) "**Dispute**" is defined in paragraph 27 of this Agreement.

(h) "**Dispute Notice**" is defined in paragraph 27 of this Agreement.

(i) "**Draw Request**" is defined in paragraph 7(f) of this Agreement.

(j) "**Effective Date**" means the date this Agreement has been executed by all Parties.

(k) "**Escrow**" shall mean escrow account _____ at the offices of Escrow Agent.

(l) "**Finally Completed**" or "**Final Completion**" shall mean that (a) Substantial Completion has occurred and (b) the Warranty Period has expired with all warranty issues identified during the Warranty Period having been remedied as required by the Local Authority.

(m) "**Improvements**" shall mean the work, structures and improvements identified on **Exhibit "F"** attached hereto as more particularly described in the Budget and on the Plans that are to be cooperatively constructed by the Participating Owners under this Agreement.

(n) "**Letter of Credit**" shall mean an original irrevocable stand-by letter of credit in the amount required by paragraph 8(a) of this Agreement issued by (i) Bank of America National Association, Fidelity Guaranty and Acceptance Corp., Comerica Bank, Chase Bank National Association, Wells Fargo Bank National Association, Credit Suisse AG, or by (ii) another lending institution that is a member of the Federal Deposit Insurance Corporation and

which issuing bank has a rating of "Adequate" or better by Bauer Financial Inc. (and if at such time Bauer Financial Inc. no longer exists or no longer rates financial institutions that are members of the Federal Deposit Insurance Corporation, then such issuing bank has a comparable rating from a then existing rating agency). The Letter of Credit shall have an expiration date of not less than 365 days from the date of issuance thereof. A Letter of Credit shall be issued to the Escrow Agent and/or its successor under this Agreement as the beneficiary. The amount of a Letter of Credit shall be reduced from time to time by a Reduction Certificate to an amount of the Participating Owner's Stipulated Pro Rata Share of the then-remaining Budgeted obligations under this Agreement. A Letter of Credit may be replaced at any time by cash or a replacement Letter of Credit in the amount of the Owner's Stipulated Pro Rata Share of the then-remaining Budgeted obligations under this Agreement. The then-remaining Budgeted obligations under this Agreement shall be determined by subtracting Project Costs actually paid from the then-current Budget. Cash funds deposited into the Escrow as a result of a draw on a Letter of Credit may not be replaced with another Letter of Credit. Each Letter of Credit shall also comply with the requirements of paragraph 9 of this Agreement. The Parties acknowledge that the form of Letter of Credit attached hereto as **Exhibit "G"** is acceptable for purposes of this Agreement.

(o) "**Local Authority**" shall mean the Federal government and its agencies, the State of Arizona and its agencies including, without limitation, the Arizona Department of Environmental Quality, Maricopa County, the City, and all other governmental or regulatory bodies or public or private utility entities or community association(s) with jurisdiction over the Property or the Improvements.

(p) "**Memorandum**" is defined in paragraph 22 of this Agreement.

(q) "**Non-Participating Owner**" is defined in paragraph 7(e) of this Agreement.

(r) "**Objection Resolution Process**" shall mean the process set forth in paragraph 27 of this Agreement for the resolution of Disputes arising under this Agreement among the Parties and/or Construction Manager.

(s) "**Owner**" shall mean (i) LCD Asante, (ii) 371, (iii) Metro Oasis, (iv) Verdugo, and (v) any Subsequent Parcel Owner who acquires fee title to or beneficial ownership of all or any portion of the Property; provided, however, for purposes of this Agreement, an Owner does not include the City or other governmental entity, a utility provider that owns fee title to a portion of the Property for utility purposes, an owner that is a retail purchaser of a lot upon which a single-family dwelling unit has been constructed and a certificate of occupancy issued, nor the successors and assigns of any of the foregoing.

(t) "**Parcel**" shall mean the Altamira Property, the Asante Property, the Sunrise Ranch Property or the Verdugo Property, as the context requires.

(u) "**Participating Owner**" and "**Participating Owners**" are defined in paragraph 7(d) of this Agreement.

(v) "**Plans**" shall mean the applicable engineering and improvement plans and specifications prepared pursuant to the Cost Sharing Agreement relating to the Improvements and as approved by the Local Authority, as more particularly described on **Exhibit "H"** attached hereto.

(w) "**Project Costs**" are all reasonable and customary out-of-pocket costs, expenses, and fees actually incurred by or on behalf of Participating Owners and the Construction Manager in accordance with this Agreement payable to third parties in connection with the construction of the Improvements and shall include, without limitation, the following costs, expenses and fees: survey costs, engineers', contractors' and construction management fees, costs of labor, materials, traffic signals, clearing, demolition, excavation, trenching, staking, paving, conduits, bonds, soil reports, environmental reports, and other reports, studies, and investigations specifically related to the Improvements, relocation and installation of utilities and irrigation facilities, sales taxes, construction permits (and other permits and approvals) and Local Authority inspection fees, premiums for builders risk, fire and public liability insurance, costs of soil tests, costs of field modifications required by the Local Authority, costs of any completion assurance instrument or warranty required by the Local Authority, and any other reasonable and customary costs and expenses directly related to revisions to the final Plans approved by the Local Authority (if and only to the extent revisions to the Plans are authorized and approved in accordance with this Agreement) and construction of the Improvements, including all amounts payable to Construction Manager and the fees and costs associated with the Escrow. Project Costs shall not include costs, expenses, or fees associated with or applicable to the overhead of the Owners, and/or Construction Manager, "in-house" costs incurred by the Owners or any affiliate of the Owners, or financing, legal fees (except as provided in paragraph 29), or other costs incurred by the Owners or any affiliate of the Owners.

(x) "**Project Engineer**" shall mean _____ or another engineer appointed by LCD Asante.

(y) "**Property**" shall mean the Altamira Property, the Asante Property, the Sunrise Ranch Property and the Verdugo Property.

(z) "**Reduction Certificate**" shall mean a certificate executed by Escrow Agent as the beneficiary under a Letter of Credit and consented to in writing by all of the Owners authorizing the issuer of the Letter of Credit to reduce the amount of the Letter of Credit to the amount set forth in the certificate.

(aa) "**Schedule**" shall mean the schedule for the construction of the Improvements attached hereto as **Exhibit "I"**.

(bb) "**Stipulated Pro Rata Share**" is the division of the Project Costs allocated to Participating Owners determined in accordance with paragraph 6 of this Agreement.

(cc) "**Subsequent Parcel Owner**" shall mean any person or entity that acquires fee title to all of a Parcel from an Owner.

(dd) "**Substantially Completed**" or "**Substantial Completion**" shall have the meaning set forth in Section 10(a).

Additional terms may be defined elsewhere in this Agreement.

2. Improvements.

(a) Administration of Work by Construction Manager. Construction Manager will administer, coordinate, and oversee the construction of the Improvements in accordance with customary industry practice and procedures and applicable laws, rules, regulations and

ordinances. Construction Manager, prior to commencement of construction of the Improvements, will obtain or cause the contractors to obtain all permits, licenses, consents, and approvals required for the construction and installation of the Improvements. Construction Manager will use commercially reasonable efforts to monitor and to require that the Contractors cause the Improvements to be installed and constructed in substantial accordance with the Plans, the terms of the underlying construction contracts entered into to implement the Plans, all other necessary permits and approvals, within the time frames set forth in this Agreement, and otherwise in accordance with the requirements of this Agreement. Construction Manager shall perform its obligations hereunder in accordance with the care and skill ordinarily and customarily used by a consultant performing similar services under similar circumstances at the same time and in the same locality. LCD Asante may enter into a separate agreement with Construction Manager with regarding the Construction Manager's obligations to administer, coordinate, and oversee the construction of the Improvements; provided, however, that in the event of any inconsistency or conflict between this Agreement and such other agreement, the provision that imposes greater obligations upon, or provides lesser rights to, Construction Manager shall prevail.

(b) Contracts. LCD Asante will enter into all construction contracts with one or more Arizona licensed contractors ("**Contractors**") after the Effective Date as negotiated and approved by LCD Asante for the construction and installation of the Improvements, which contracts shall be in form and substance acceptable to LCD Asante (the "**Contracts**").

(c) Change Orders. LCD Asante shall have the right to approve, in its sole discretion, and execute any change orders that may be required by Local Authority. All other change orders (a "**Discretionary Change Order**") shall require the prior written consent of all Participating Owners, which consent shall not be unreasonably withheld, conditioned or delayed. All disputes regarding the consent and approval of a Discretionary Change Order shall be resolved by the Objection Resolution Process.

(d) Payment of Contracts. LCD Asante shall cause the Contracts to be paid pursuant to their terms and the terms of this Agreement.

(e) Other Improvements. Each Owner acknowledges and agrees, except for the Improvements, any and all improvements within or relating to its Parcel and the costs thereof shall be the Owner's sole responsibility.

(f) Bonds for the Improvements. If required by the City, LCD Asante will obtain or will require the Contractor to obtain payment and performance bonds required for the Improvements by the City. The costs and expenses associated with the payment and performance bonds are Project Costs. The Participating Owners shall severally, in the same proportion as the Participating Owner's Stipulated Pro Rata Share, indemnify, defend and hold LCD Asante harmless for, from and against any and all damages, loss, costs and expense suffered or incurred as a result of LCD Asante posting such financial assurance.

3. Plans; Bonds.

(a) Plans. LCD Asante may cause the Plans approved by the Local Authority to be amended if and to the extent necessary to accommodate change orders authorized and approved in accordance with paragraph 2(c) of this Agreement (and the cost of such amendments, if any, will be Project Costs). Each Owner hereby confirms that LCD Asante, Construction Manager and the Contractors are authorized to use the Plans and agrees to

execute such other documents as LCD Asante or Construction Manager may reasonably request to confirm their right and the Contractors' right to use the Plans.

(b) Bonds and Assurances. If required by the City for the construction of the Improvements, LCD Asante shall obtain or shall require the Contractor to obtain an instrument of financial assurance required by the City to be maintained until the Improvements have been fully completed, and, if required by the City, to be maintained during the Warranty Period for the Improvements, such as, by means of illustration but not limitation, a performance bond acceptable to the City. The form of such financial assurance shall be as agreed upon between LCD Asante and the City. The costs and expenses incurred by LCD Asante and/or the Contractor in connection with such financial assurance instrument will be Project Costs and will be added to the Budget if not already included in the Budget. The Participating Owners shall severally, in the same proportion as the Participating Owner's Stipulated Pro Rata Share, indemnify, defend and hold LCD Asante harmless for, from and against any and all damages, loss, costs and expense suffered or incurred as a result of LCD Asante posting such financial assurance.

4. Budget. The Budget for the Improvements attached hereto as **Exhibit "E"** was prepared by Project Engineer with the approval of the Owners prior to the Effective Date of this Agreement. LCD Asante shall have the absolute right to modify the Budget to incorporate change orders approved pursuant to and in accordance with paragraph 2(c) of this Agreement. The Owners acknowledge that they have no right to approve or disapprove the Budget prepared in accordance with the terms of this Agreement.

5. Schedule. Construction Manager shall use commercially reasonable efforts in accordance with standard industry practice to require that the Contractors cause construction of the Improvements to proceed in a manner so that completion of each component of the Improvements occurs by the applicable "milestone dates" set forth on the Schedule, subject, however, to Unavoidable Delays (as hereinafter defined).

6. Stipulated Pro Rata Share of Project Costs. A Participating Owner's pro rata share of Project Costs shall be determined by multiplying the Project Costs by a ratio ("**Stipulated Pro Rata Share**") the numerator of which is the maximum amount of GPM that may be allocated to such Owner's Parcel and the denominator of which is 3,800, the total amount of GPM for which the Arsenic Treatment Plant has been designed, as set forth in the following table, which assumes that each Owner is a Participating Owner:

PARCEL	**GPM**	**RATIO**
City of Surprise	800	21.0526%
Altamira Property	600	15.7895%
Verdugo Property	600	15.7895%
Asante Property	1653	43.5000%
Sunrise Ranch Property	147	3.8684%
	3800	100.00%

Accordingly, each Participating Owner's Stipulated Pro Rata Share is:

(a) 371: 15.7895%

(b) Verdugo: 15.7895%

(c) LCD Asante: 43.5000%

(d) Metro Oasis: 3.8684%

7. Payment of Project Costs.

(a) It shall be a condition precedent to the right of each Parcel to use, connect to, or otherwise benefit from, the Improvements that the Owner of such Parcel shall have paid its Stipulated Pro Rata Share of Project Costs and other amounts due from such Owner in accordance with the provisions of this Agreement. As of the Effective Date, no Owner other than LCD Asante intends to use, connect to, or otherwise benefit from, the Improvements. Subject to the other provisions of this Section 7, LCD Asante shall, on behalf of all Owners and Parcels, pay each Owner's Stipulated Pro Rata Share of all Project Costs as and when due. For the avoidance of doubt, other than the 800 GPM of capacity required by or reserved to the City under the Development Agreements, LCD Asante and the Asante Parcel (and/or such other real property as LCD Asante may determine), shall have the sole right to use the Improvements, subject to the other provisions of this Section 7.

(b) Construction Manager shall, after conferring with LCD Asante, give written notice to the Owners and Escrow Agent not less than five (5) business days prior to the date that LCD Asante intends to start incurring third-party costs and expenses (such as permit and bond fees) in connection with the construction of the Improvements (the "**Commencement Notice**").

i. An Owner may, by giving written notice to the other Owners, Construction Manager and Escrow Agent (the "**Pre-Commencement Election Notice**") on or before the date that is five (5) business days after LCD Asante gives the Commencement Notice, elect, with respect to such Owner's Parcel, to connect to, use and benefit from the Improvements. An Owner who timely gives a Pre-Commencement Election Notice in accordance with the immediately preceding sentence shall hereinafter be referred to as a "**Pre-Commencement Participating Owner**." If a Pre-Commencement Election Notice is given in accordance with this Section 7(b), then, from and after the date of the Pre-Commencement Election Notice, the Pre-Commencement Participating Owner shall timely pay its Stipulated Pro Rata Share of Project Costs and other amounts due in accordance with the provisions of this Agreement, and LCD Asante shall, on behalf of all Owners and Parcels other than the Pre-Commencement Participating Owner, pay each such Owner's Stipulated Pro Rata Share of all Project Costs as and when due.

ii. A Pre-Commencement Participating Owner shall provide security for the payment of its Stipulated Pro Rata Share of Project Costs in accordance with Section 8.

iii. A Pre-Commencement Participating Owner who timely pays its Stipulated Pro Rata Share of Project Costs and other amounts due in accordance with the

provisions of this Agreement shall, subject to such Owner's compliance with this Agreement, have the right, solely with respect to such Owner's Parcel, to connect to, use and benefit from the Improvements up to the total GPM allocated to such Owner's Parcel as shown in the chart included in Section 6 above.

(c) Construction Manager shall give the Substantial Completion Notice (hereinafter defined) to the Owners and Escrow Agent promptly after Substantial Completion of the Improvements has occurred. The date that the Substantial Completion Notice is given shall be the "**Substantial Completion Date**."

i. An Owner who is not a Pre-Commencement Participating Owner may, by giving written notice to the other Owners, Construction Manager and Escrow Agent (the "**Pre-Substantial Completion Election Notice**") prior to the date that Construction Manager gives the Substantial Completion Notice, elect, with respect to such Owner's Parcel, to connect to, use and benefit from the Improvements. An Owner who timely gives a Pre-Substantial Completion Election Notice in accordance with the immediately preceding sentence shall hereinafter be referred to as a "**Pre-Substantial Completion Participating Owner**." If a Pre-Substantial Completion Election Notice is given in accordance with this Section 7(c), then, from and after the date of the Pre-Substantial Completion Election Notice, the Pre-Substantial Completion Participating Owner shall timely pay its Stipulated Pro Rata Share of Project Costs and other amounts due in accordance with the provisions of this Agreement, and LCD Asante shall, on behalf of all other Owners and Parcels other than the Pre-Substantial Completion Participating Owner and any Pre-Commencement Participating Owners, pay to Construction Manager each such Owner's Stipulated Pro Rata Share of all Project Costs as and when due.

ii. A Pre-Substantial Completion Participating Owner shall, on or before the date that is five (5) business days after delivering its Pre-Substantial Completion Election Notice, pay to LCD Asante an amount equal to such Owner's Stipulated Pro Rata Share of Project Costs previously paid by LCD Asante on behalf of such Owner, plus Carry Interest and the applicable Administration Fee on such amount. A Pre-Substantial Completion Participating Owner shall also provide security for the payment of its Stipulated Pro Rata Share of the remaining Project Costs in accordance with Section 8.

iii. A Pre-Substantial Completion Participating Owner who timely pays its Stipulated Pro Rata Share of Project Costs and other amounts due in accordance with the provisions of this Agreement shall, subject to such Owner's compliance with this Agreement, have the right, solely with respect to such Owner's Parcel, to connect to, use and benefit from the Improvements up to the total GPM allocated to such Owner's Parcel as shown in the chart included in Section 6 above.

(d) An Owner who is not a Pre-Commencement Participating Owner or a Pre-Substantial Completion Participating Owner may, by giving written notice to the other Owners, Construction Manager and Escrow Agent (the "**Post-Substantial Completion Election Notice**" and, together with the Pre-Commencement Election Notice and the Pre-Substantial Completion Election Notice, a "**Participation Notice**") on or before the date that is three (3) years after the Substantial Completion Date (the "**Final Election Date**"), elect, with respect to such Owner's Parcel, to connect to, use and benefit from the Improvements. An Owner who timely gives a Post-Substantial Completion Election Notice in accordance with the immediately preceding sentence shall hereinafter be referred to as a "**Post-Substantial Completion Participating Owner.**" LCD Asante, the Pre-Commencement Participating Owners, the Pre-Substantial Completion Participating Owners and the Post-Substantial

Completion Participating Owners shall hereinafter be referred to individually as a "**Participating Owner**" and collectively as the "**Participating Owners.**" If a Post-Substantial Completion Election Notice is given in accordance with this Section 7(d), then, from and after the date of the Post-Substantial Completion Election Notice, the Post-Substantial Completion Participating Owner shall timely pay its Stipulated Pro Rata Share of Project Costs and other amounts due in accordance with the provisions of this Agreement, and LCD Asante shall, on behalf of all other Owners and Parcels other than the Post-Substantial Completion Participating Owner, any Pre-Commencement Participating Owners, and any Pre-Substantial Completion Participating Owners, pay to Construction Manager each such Owner's Stipulated Pro Rata Share of all Project Costs as and when due.

i. A Post-Substantial Completion Participating Owner shall, on or before the date that is five (5) business days after delivering its Post-Substantial Completion Election Notice, pay to LCD Asante an amount equal to such Owner's Stipulated Pro Rata Share of Project Costs previously paid by LCD Asante on behalf of such Owner, plus Carry Interest and the applicable Administration Fee on such amount. A Post-Substantial Completion Participating Owner shall also, if requested by LCD Asante, provide security for the payment of its Stipulated Pro Rata Share of the remaining Project Costs in accordance with Section 8.

ii. A Post-Substantial Completion Participating Owner who timely pays its Stipulated Pro Rata Share of Project Costs and other amounts due in accordance with the provisions of this Agreement shall, subject to such Owner's compliance with this Agreement, have the right, solely with respect to such Owner's Parcel, to connect to, use and benefit from the Improvements up to the total GPM allocated to such Owner's Parcel as shown in the chart included in Section 6 above.

(e) An Owner who is not a Pre-Commencement Participating Owner, a Pre-Substantial Completion Participating Owner or a Post-Substantial Completion Participating Owner (a "**Non-Participating Owner**") shall not have the right to connect to, use or otherwise benefit from the Improvements unless so allowed in LCD Asante's sole discretion and subject to the Non-Participating Owner's payment of its Stipulated Pro Rata Share of Project Costs, the Administration Fee, and Carry Interest, which amounts may be higher than the amounts charged to a Post-Substantial Completion Participating Owner as stated in this Agreement. Notwithstanding anything in this Agreement to the contrary, the Carry Interest and Administration Fee payable to LCD Asante by a Non-Participating Owner which LCD Asante allows, in its sole discretion, to connect to, use or otherwise benefit from the Improvements shall be such amounts as may be determined by LCD Asante in its sole discretion, and each Non-Participating Owner acknowledges that the Carry Interest and Administration Fee may be more than the amounts charged to a Post-Substantial Completion Participating Owner as stated in this Agreement. The Owners acknowledge and agree that, from and after the Final Election Date, LCD Asante may assign, sell or otherwise transfer, to such person or persons and on such terms and conditions as LCD Asante may determine in its sole discretion, the GPM that would otherwise be allocated to the Non-Participating Owner's Parcel as shown in the chart included in Section 6 above if the Non-Participating Owner were a Participating Owner.

(f) Each Participating Owner, within fifteen (15) days after Construction Manager delivers to such Owner (i) a contractors/suppliers or other vendors invoice completed in accordance with the terms of the underlying construction contract, (ii) a written certification to the Participating Owner that the work identified in the invoice has been substantially completed in accordance with the Plans, and (iii) a written statement which contains the Construction Manager's estimation of the percentage completion of the work on the subject Improvements

(each, a "**Draw Request**"), shall deliver to Construction Manager good and sufficient funds (which may be in the form of the Participating Owner's check payable to Construction Manager) in the amount of the Participating Owner's Stipulated Pro Rata Share of Project Costs that are the subject of such Draw Request, plus the applicable Administration Fee. If a Participating Owner objects to a Draw Request, the Participating Owner must do so within such fifteen (15) day period by written notice to Construction Manager identifying with specificity the basis for the objection in which event the Participating Owner may withhold payment of its Stipulated Pro Rata Share of the contested amount until the objection is resolved. Construction Manager, within five (5) business days after receiving funds from the Participating Owners, shall pay the invoiced amount to the contractor/supplier. If a Participating Owner timely objected to a Draw Request in the manner hereinabove set forth, Construction Manager and the Participating Owner shall promptly meet and confer in order to resolve the objection. If the objection is not resolved by the meet and confer process, the objection shall be resolved by the Objection Resolution Process. Construction Manager shall not submit Draw Requests to the Participating Owners for payment of Project Costs more than once each calendar month, and shall submit each Draw Request on or before the 10th day of each calendar month.

(g) Upon Final Completion the Construction Manager shall submit to each Participating Owner a final Draw Request containing the information described in Section 7(f) above, together with (i) a reasonably detailed breakdown of the actual cost of each component of the applicable Improvements; (ii) written certification from Construction Manager to the Participating Owners that all Project Costs of completing the Improvements identified on prior Draw Requests have been paid or stating why they have not been paid; (iii) a copy of each of the letter(s) of acceptance (or equivalent approvals) for the Improvements; (iv) a copy of each of the letters Project Engineer provides to the applicable Local Authority indicating that all Improvements were completed in substantial accordance with the Plans; (v) Project Engineer's certification to the Participating Owners that all Improvements have been completed in substantial accordance with the Plans; and (vi) a copy (which may be in digital format) of the "as-built" Plans prepared in accordance with the applicable Local Authority's requirements. Within fifteen (15) business days after receipt of all of the foregoing, each Participating Owner agrees to deliver to Construction Manager good and sufficient funds (which may be in the form of the Participating Owner's check payable to Construction Manager) in the amount of the Participating Owner's Stipulated Pro Rata Share of Project Costs that are the subject of such final Draw Request, plus the applicable Administration Fee.

(h) All amounts due to LCD Asante with respect to the City's 800 GPM shall be paid to LCD Asante pursuant to the LCD Asante Development Agreement.

8. Escrow and Financial Assurances.

(a) Security; Buy-Ins.

i. Each Pre-Commencement Participating Owner, each Pre-Substantial Completion Participating Owner and, if requested by LCD Asante, each Post-Substantial Completion Participating Owner, shall deliver to Escrow Agent on or before the date that is five (5) business days after such Participating Owner gives its Participation Notice cash or a Letter of Credit (or any combination thereof) in an amount equal to its respective remaining Stipulated Pro Rata Share of the Project Costs reflected in the Budget for the Improvements attached hereto as **Exhibit "E"**, as the same may be updated from time to time based on actual costs incurred and paid by LCD Asante. Failure to timely deposit cash or a Letter of Credit

under this Agreement in accordance with the immediately preceding sentence shall be deemed a monetary default under paragraph 17(a) of this Agreement.

ii. Escrow Agent shall establish an escrow for this Agreement (the "**Escrow**"). Escrow Agent shall retain the cash and Letters of Credit deposited into Escrow and disburse the same from the Escrow from time to time in accordance with the terms and conditions of this Agreement. Escrow Agent shall invest all cash funds delivered and retained in the Escrow in one or more segregated money market account(s) as provided below, subject to immediate withdrawal without penalty, with one or more federally insured banks with offices in Phoenix. All sums shall be deposited into as many accounts as may be necessary to be assured that the funds (including any interest earned thereon) in each account is fully insured to the extent feasible.

iii. If a subsequently updated Budget reflects that the Project Costs for the Improvements exceed the previous estimated Project Costs for the Improvements, then, within fifteen (15) business days following Construction Manager's delivery of the updated Budget to Escrow Agent and the Participating Owners (in writing), each Participating Owner (unless the Participating Owner already has on deposit in the Escrow with Escrow Agreement cash or a Letter of Credit or any combination thereof in an amount that is equal to or exceeds the Participating Owner's Stipulated Pro Rata Share of the updated Budget) shall deliver to Escrow Agent its Stipulated Pro Rata Share of the incremental increased amount of Project Costs for the Improvements as reflected in the updated Budget in cash or by way of an increase to any Letter(s) of Credit previously delivered. If the Project Costs reflected in the updated Budget for the Improvements are less than the previously budgeted Project Costs for the Improvements, then (A) Construction Manager shall instruct Escrow Agent to return to all (but not some) of the Participating Owners who are not then in default (the cure period for which has expired) under this Agreement any cash that had been deposited by the Participating Owners into Escrow in excess of the Owners' Stipulated Pro Rata Shares of the Project Costs for the Improvements as reflected in the updated Budget, (B) a Participating Owner may deposit with Escrow Agent and Escrow Agent and the other Participating Owners shall accept a Reduction Certificate (and Escrow Agent and/or the other Participating Owners shall sign such Reduction Certificate as reasonably necessary) reducing the amount of such Participating Owner's existing Letter of Credit to such Participating Owner's Stipulated Pro Rata Share of the Project Costs for the Improvements as set forth on the updated Budget, or (C) a Participating Owner may deposit with Escrow Agent a replacement Letter of Credit in such Participating Owner's Stipulated Pro Rata Share of the reduced amount of the Project Costs for the Improvements based on the revised Budget and Escrow Agent shall return to such Participating Owner the previous Letter of Credit submitted into Escrow by such Participating Owner.

iv. At least thirty (30) days prior to the scheduled expiration date of a Letter of Credit, the Participating Owner who deposited the Letter of Credit shall deliver into Escrow either (i) a replacement Letter of Credit with an expiration date at least six (6) months later than the subject Letter of Credit and/or (ii) cash, which Letter of Credit and/or cash shall be in the amount equal to the Participating Owner's Stipulated Pro Rata Share of the then remaining Budgeted Project Costs.

v. Escrow Agent shall release from Escrow cash and any interest earned thereon to the Participating Owner who deposited the cash if the Participating Owner has paid to Construction Manager or LCD Asante, as applicable, the entire amount of its Administration Fee and Stipulated Pro Rata Share of the Project Costs for the Improvements incurred and due under this Agreement after Final Completion of the Improvements and Escrow

Agent has received from Construction Manager written verification of such payment, which verification Construction Manager shall give promptly on receipt of written request therefor without imposing unreasonable conditions or delay. Escrow Agent shall release from Escrow a Letter of Credit to the Owner who deposited the Letter of Credit in accordance with paragraph 9 of this Agreement.

(b) Draws on Cash or Letters of Credit, Disbursements from Escrow. As specified in paragraph 17(a) of this Agreement, a copy of any written notice to a Participating Owner of its failure to pay the Participating Owner's Stipulated Pro Rata Share of the Project Costs for the Improvements in accordance with the provisions of this Agreement shall be contemporaneously sent to Escrow Agent. If the Participating Owner responsible to pay such Stipulated Pro Rata Share does not cure its failure to pay within the applicable cure period under paragraph 17(a), Escrow Agent shall take the following action, as applicable: (i) if Escrow Agent is holding a cash deposit from such defaulting Participating Owner, Escrow Agent shall pay to Construction Manager all amounts then due from such Participating Owner under this Agreement, or (ii) if Escrow Agent is holding a Letter of Credit from such defaulting Participating Owner, Escrow Agent is irrevocably authorized and directed to immediately present a draw request for the full amount of a Participating Owner's Letter of Credit, which draw request shall be made immediately following the expiration of the cure period and notwithstanding any contrary instructions or conflicting demands. On Escrow Agent's receipt of funds from the issuer of the Letter of Credit, Escrow Agent shall pay to Construction Manager all amounts then due under this Agreement from the defaulting Participating Owner and retain any excess funds in the Escrow for the benefit of the defaulting Participating Owner. Escrow Agent shall draw the full amount of a Participating Owner's Letter of Credit if the Participating Owner, in accordance with paragraph 8(a)(iv) of this Agreement, does not replace the Letter of Credit at least thirty (30) days prior to the scheduled expiration date of the Letter of Credit. Once Escrow Agent has drawn on a Letter of Credit or is otherwise holding cash on account of any Owner's unpaid Stipulated Pro Rata Share of the Project Costs for the Improvements, Escrow Agent shall thereafter pay to Construction Manager, within fifteen (15) days following receipt of an invoice, the amount of each invoice otherwise due and payable under this Agreement by such Participating Owner. Escrow Agent shall strictly comply with the requirements of this paragraph 8(b) of this Agreement and Escrow Agent shall indemnify, defend and hold Construction Manager and the Participating Owners harmless for, from and against any and all damages, loss, costs and expense suffered or incurred as a result of Escrow Agent's failure to comply with the requirements of this paragraph 8(b).

9. Letters of Credit. Each Letter of Credit shall provide that multiple draws may be made thereunder based solely on presentment of a draw request signed by a representative of Escrow Agent certifying that:

(a) Escrow Agent is authorized to draw on the Letter of Credit pursuant to the Joint Development, Cost Sharing, Reimbursement and Escrow Agreement, or

(b) it is less than thirty (30) days prior to the scheduled expiration date of the Letter of Credit and a replacement Letter of Credit with an expiration date at least six (6) months later than the subject Letter of Credit in the amount of the then unpaid portion of the Project Costs for the Improvements has not been deposited into the Escrow as required by the Joint Development, Cost Sharing, Reimbursement and Escrow Agreement.

A Letter of Credit from a Participating Owner shall be released by Escrow Agent to the Participating Owner who deposited the Letter Credit if: (i) the Participating Owner deposits with

Escrow Agent cash in an amount equal to the Participating Owner's Stipulated Pro Rata Share of the then remaining Budgeted Project Costs for the subject Improvements set forth on the then current Budget or (ii) the Participating Owner has paid to Construction Manager such Participating Owner's entire Stipulated Pro Rata Share of the Project Costs for the subject Improvements incurred and due under this Agreement after Final Completion of the Improvements and Escrow Agent has received from Construction Manager written verification of such payment, which verification Construction Manager shall give promptly on receipt of written request therefor without imposing unreasonable conditions or delay, or (iii) the Participating Owner is not in default under this Agreement (which default would permit Escrow Agent to draw on the Letter of Credit) and a Subsequent Parcel Owner delivers into Escrow cash or a Letter of Credit in an amount equal to the Owner's Stipulated Pro Rata Share of the then remaining Budgeted Project Costs for the subject Improvements set forth on the then current Budget as a substitute for the Owner's Letter of Credit. The then-remaining Budgeted Project Costs under this Agreement with respect to the Improvements shall be determined by subtracting Project Costs actually paid from the then-current Budget with respect to the Improvements.

10. Substantial Completion of Improvements.

(a) Substantial Completion Notice. The Improvements shall be deemed substantially complete ("**Substantially Complete"** or "**Substantial Completion**") when Construction Manager gives written notice (the "**Substantial Completion Notice**") to the Owners and Escrow Agent that (i) the Improvements are in fact complete in substantial accordance with the Plans and the applicable Contracts, (ii) all deficiencies and apparent defects identified by the Local Authority have been resolved and such resolution has been approved by the Local Authority, and (iii) the Improvements have been conditionally approved by the Local Authority such that building permits and certificates of occupancy will not be withheld with respect to the Participating Owners' Parcels as a result of the Improvements not being completed or approved by the Local Authority.

(b) Conveyance. Upon Final Completion (or earlier, if required by the Local Authority) of any portion of the Improvements that are to be conveyed to any Local Authority, the Owners (and to the extent necessary Construction Manager), at no cost to the Local Authority and free from all monetary liens and encumbrances (except current taxes and assessments), shall make such dedication or conveyance of such completed Improvements as may be required by the Local Authority. The duty herein to dedicate and convey shall be specifically enforceable by Construction Manager as a Project Cost or by one or more of the Participating Owners within the Property.

(c) Warranty Maintenance. Construction Manager shall cause the contractors and subcontractors installing the Improvements to provide to the Participating Owners a warranty of workmanship and materials for each component of the Improvements for a period at least co-terminus with the warranty period required by the applicable Local Authority (the "**Warranty Period**"). Notwithstanding the preceding sentence, each Owner shall be solely responsible and liable for any damage caused to the Improvements by the negligent or intentional acts (or intentional omissions) of such Owner or any of its employees, agents, representatives, or contractors. Construction Manager during the Warranty Period shall cause to be repaired damage to the Improvements from any other source other than the Owners or their respective employees, agents, representatives, and contractors, and all of the costs and expenses incurred in connection therewith shall be Project Costs. Construction Manager during the Warranty Period shall cause to be provided any warranty work required by the applicable Local Authority as a condition to acceptance of the Improvements. The Project Costs for the

Improvements during the Warranty Period shall be paid by the Participating Owners in accordance with paragraph 7 of this Agreement. Construction Manager may enforce the obligations of the contractor or subcontractor that is required to perform the warranty work (the "**Defaulting Contractor**") and seek reimbursement therefrom if Construction Manager or Participating Owners pay or perform the warranty work on behalf of the Defaulting Contractor. Any monies received from such Defaulting Contractor, less any collection costs (including reasonable attorneys' fees), shall be paid to the Participating Owners based on the percentage payments made by the Participating Owners related to such claim.

11. Unavoidable Delays. The applicable commencement and/or completion time periods for the construction of any Improvements required pursuant to this Agreement shall be extended by a time equal to any period that progress and/or construction is delayed due to any cause beyond the reasonable control of the party responsible for the construction, including without limitation, strikes, riots, national emergency, fire or other casualty, natural disaster, acts of war, acts of violence, unseasonable and intemperate weather, material shortages, labor shortages, injunction in connection with litigation or arbitration, acts of God, delays by utility companies or any governmental agency having jurisdiction over the Property (each, an "**Unavoidable Delay**"). If any Party obtains notice of any proposed or pending Unavoidable Delay, such Party shall promptly provide written notice of such Unavoidable Delay to the other Parties.

12. Intentionally Deleted.

13. Insurance Coverage. Construction Manager shall until such time as the Improvements have been Substantially Completed in accordance with paragraph 10(a) of this Agreement obtain and maintain in full force and effect: (i) comprehensive automobile liability insurance; (ii) workers' compensation insurance; and (iii) commercial general liability insurance for bodily injury (including wrongful death) and damage to property covering any act or omission by Construction Manager, as applicable, its agents, employees, representatives, contractors, subcontractors and invitees. The automobile liability insurance and commercial general liability insurance policies shall each be written to have a combined single limit of liability for bodily injury and property damage of not less than $1,000,000.00 per occurrence, in any combination of primary or excess coverage. The workers' compensation insurance shall be issued in amounts approved by the Industrial Commission of the State of Arizona. Each commercial general liability policy shall contain an endorsement naming all other Participating Owners and Construction Manager as an additional insured, and shall require at least thirty (30) days' prior written notice of any material change, non-renewal or cancellation of any such policy per the terms of the policy. Construction Manager, as soon as reasonably practical prior to the expiration of any such policy, shall furnish the Participating Owners with renewal certificates thereof. Construction Manager shall deliver to each then-Participating Owner certificates of insurance evidencing the required coverage to be in full force and effect before construction of the Improvements begins. If Construction Manager defaults in its obligation to maintain any of the insurance required to be maintained in accordance with the foregoing, any Participating Owner may provide notice of such failure.

14. Intentionally Deleted.

15. Disclaimer of Warranty. Construction Manager and LCD Asante make no warranty, express or implied, regarding the Improvements, or the quality, fitness or sufficiency thereof. The Owners acknowledge the only warranties, if any, regarding the Improvements shall be that made by any engineer, contractor (other than Construction Manager) or materialman

who actually works on or supplies materials for the preparation of the Plans or construction of such Improvements. Owners shall look solely to the engineers who prepared the Plans and to the contractors (other than Construction Manager), subcontractors and suppliers who performed the work and provided the materials with regard to any claims of defective design, materials or workmanship. The Participating Owners shall severally, in the same proportion as each Participating Owner's Stipulated Pro Rata Share, indemnify, defend and hold Construction Manager and LCD Asante harmless for, from and against all claims, costs, damages, demands, expenses and liabilities (including reasonable attorneys' fees and costs) (collectively, "**Claims**") which Construction Manager may incur or sustain in connection with complying with this Agreement or as a result of any court action arising therefrom or in connection with the Improvements. The foregoing obligation shall include, without limitation, claims arising from errors in the Plans or failure of the Improvements to be constructed pursuant to the Plans. Notwithstanding the foregoing, the indemnification, claim, and remedy provisions of this paragraph shall specifically exclude Claims resulting from (a) the negligence, willful misconduct or omission of Construction Manager or its employees, representatives, or agents, or (b) a breach by Construction Manager of its obligations under this Agreement, or (c) the gross negligence or willful misconduct of LCD Asante.

16. Administration Fee; Management Meetings.

(a) Administration Fee. Each Owner other than LCD Asante shall pay the applicable Administration Fee to LCD Asante on Project Costs previously paid by LCD Asante upon becoming a Participating Owner as provided in Section 7, and thereafter, the applicable Administration Fee shall be payable to LCD Asante by Participating Owners monthly concurrently with the payment of Project Costs.

(b) Monthly Meetings. Construction Manager shall plan, coordinate and conduct meetings of the Participating Owners no less frequently than once each calendar month to report on the status of the Improvements and to facilitate a discussion among the Participating Owners and Construction Manager of any matter or issue reasonably relevant and related to the Improvements. The meetings shall be held at the offices of LCD Asante in Tempe, Arizona, or such other place agreed upon by the Participating Owners and the Construction Manager or, alternatively, may be conducted by telephone and/or video conference call. The meetings shall be held during normal business hours on a business day. The initial monthly meeting shall be held at a date and time mutually determined by Construction Manager and LCD Asante. Each successive monthly meeting shall be held at a date and time determined by the Construction Manager and Participating Owners present at the immediately preceding meeting. A Participating Owner absent from a monthly meeting may make informal inquiry of Construction Manager or another Participating Owner of the date time and place of the next monthly meeting. Construction Manager has no duty to give written notice of the regular monthly meetings scheduled in accordance with this paragraph.

17. Default.

(a) Default by a Participating Owner. Notwithstanding anything to the contrary contained in this Agreement, neither Construction Manager nor a Participating Owner shall exercise any remedy under this paragraph 17(a), unless, with respect to any failure by a Participating Owner to make a monetary payment under this Agreement, such non-performing Participating Owner fails to cure such breach within five (5) business days after receipt of written notice specifying such breach, or, with respect to a non-monetary breach, the non-performing Participating Owner fails to cure such breach within thirty (30) days after receipt of written notice

specifying such breach; provided however, that if such non-monetary breach cannot reasonably be cured within such thirty (30) day period, the non-performing Participating Owner shall have an additional reasonable period of time within which to effect such cure on condition that it has begun such non-monetary cure within said thirty day period and thereafter works diligently to complete the cure within such reasonable time (not to exceed sixty (60) days). A copy of any notice of default under this paragraph 17(a) shall also be contemporaneously sent to Escrow Agent. If a Participating Owner fails to cure a monetary default prior to the expiration of the cure period provided above, Escrow Agent upon receipt of written demand from Construction Manager, shall present the non-performing Participating Owner's Letter of Credit to the issuer for payment. The other performing Participating Owners (or any one of them) also shall have the right, but not the obligation, in addition to all other remedies available under this Agreement, to pay the non-performing Participating Owner's Stipulated Pro Rata Share of the Project Costs for the subject Improvements or other sums in default or to post a Letter of Credit for the non performing Participating Owner in the event the non performing Owner fails to deposit cash or a Letter of Credit as required by this Agreement. Any sum paid by a performing Participating Owner to cure the default of a non-performing Participating Owner shall be immediately due and payable from the non-performing Participating Owner to the performing Participating Owner who advanced such funds. In the event a Participating Owner fails to pay its Stipulated Pro Rata Share of the Project Costs for the subject Improvements or any other sum due and payable when due under this Agreement, such unpaid amount shall bear interest at the rate of eighteen percent (18%) per annum from the date such amount was due and payable until such amount is paid in full. It shall be a condition precedent to the right of each and every Owner and its Parcel to "tie-in" to or otherwise use or benefit from the Improvements that the Owner shall have paid its Stipulated Pro Rata Share of the Project Costs in accordance with this Agreement and any Participating Owner may, in its sole discretion, preclude any non-paying Owner from using the Improvements until payment is made. The remedy set forth above shall be in addition to any other remedies available to any of the Participating Owners at law or in equity, subject to the limitations on remedies set forth in paragraph 17(b) of this Agreement. The provisions of this Section shall survive any termination or expiration of this Agreement.

(b) Remedies. The Participating Owners, subject to and limited by the express terms and conditions of this Agreement, shall have all remedies available at law or in equity, including, but not limited to, the right to obtain specific performance of this Agreement or other injunctive relief. In no event shall an Owner or a Construction Manager be liable for special, consequential or punitive damages arising from any breach of duty under this Agreement. No Owner who is not a Participating Owner shall have any remedies under this Agreement.

18. Intentionally Deleted.

19. Cooperation. Each Owner shall promptly on written request of Escrow Agent, Construction Manager or another Owner execute, acknowledge and deliver to the appropriate party any and all further instruments reasonably requested or appropriate to evidence or give effect to the provisions of this Agreement.

20. Partnership. Nothing herein does nor shall be construed to create a partnership among Construction Manager and any other Owner or among the Owners with respect to the Property or the development thereof.

21. Assignment. Subject to the terms and provisions of this paragraph 21, each Owner, without the approval of any other Owner (but with prompt written notice of the same

delivered to all of the other Owners, Construction Manager and Escrow Agent), may assign its rights and obligations under this Agreement to a Subsequent Parcel Owner. As an express condition precedent to such assignment, the transferring Owner shall assign and such transferee shall assume (such assignment and assumption in writing) all of the transferring Owner's duties, rights, responsibilities, obligations, and liabilities under this Agreement pursuant to a recorded assignment and assumption agreement in form and substance substantially similar to the Assignment and Assumption Agreement attached hereto as **Exhibit "J"** which recorded document shall, among other things, (i) set forth the address of the Subsequent Parcel Owner for notice purposes under this Agreement and specifically reference this Agreement and the recorded Memorandum (as hereinafter defined), and (ii) if the conveying Owner is a Participating Owner, require the Subsequent Parcel Owner (as a condition precedent to such acquisition) to deposit in Escrow cash and/or a Letter of Credit in an amount equal to its Stipulated Pro Rata Share of Project Costs remaining to complete the Improvements which Letter of Credit shall comply in all respects with the terms of this Agreement. Promptly following the close of escrow on such transfer, the transferring Owner shall promptly deliver a copy of such fully-executed Assignment and Assumption Agreement to Construction Manager and the other Owners. Effective only upon the transferring Owner's and Subsequent Parcel Owner's full and complete satisfaction of all of the conditions set forth in this paragraph 21 (including, but not limited to, the delivery of the executed and recorded Assignment and Assumption Agreement to the other Owners and the Construction Manager and, if the transferring Owner is a Participating Owner, the Subsequent Parcel Owner's deposit of the cash or Letter of Credit into Escrow as required under this paragraph 21 and elsewhere in this Agreement), (A) such Subsequent Parcel Owner shall be recognized as an Owner hereunder and shall have the rights, benefits, duties and obligations hereunder of an Owner (if and to the extent assigned to and assumed by such Subsequent Parcel Owner under the Assignment and Assumption Agreement), and (B) such transferring Owner shall be fully released from all of its duties, responsibilities, liabilities and obligations under this Agreement to the extent, and only to the extent, applicable to the portion of the Property so transferred, including without limitation, such transferring Owner's obligations to pay its Stipulated Pro Rata Share of the Project Costs with respect to a Parcel transferred to the Subsequent Parcel Owner (but the release of liability does not apply to its liability for the Stipulated Pro Rata Share of the Project Costs and its other liabilities incurred under this Agreement prior to the time legal title to the Parcel thereof vests in the Subsequent Parcel Owner. In no event does the Local Authority have to assume this Agreement in connection with its or their acquisition of fee title or other interest in a portion of the Property and the portion of Property so acquired shall automatically be released from this Agreement and the Memorandum. In no event can an Owner make a partial assignment of rights and obligations under this Agreement, or be released from obligations upon a partial transfer. Upon a partial transfer of a Parcel, the entire Parcel and all Owners thereof shall continue to be responsible for the full amount of the obligation related to such Parcel. In all events, the obligations stated herein shall run with the land and be binding upon successor owners in accordance with Section 22 hereof. Any assignment or purported assignment by an Owner in violation of the requirements of this paragraph 21 shall constitute a default by the transferring Owner and shall otherwise be null and void.

22. Memorandum of Agreement. The Parties shall execute, acknowledge and record in the Maricopa County Recorder's office a Memorandum of Joint Development, Cost Sharing, Reimbursement and Escrow Agreement (the "**Memorandum**") in form and substance identical to that attached hereto as **Exhibit "K"** substantially contemporaneously with the execution of this Agreement (and, if applicable, shall exercise commercially reasonable efforts to cause all lenders or lienholders with priority over the Memorandum to simultaneously execute a consent, approval and subordination of lender or lienholder). LCD Asante may execute and record

partial releases upon an Owner fully satisfying its obligations hereunder. Notwithstanding anything herein to the contrary, in all events this Agreement and the Memorandum shall be deemed automatically released and terminated as to a lot established by a recorded subdivision plat, without the need for any further action, upon the issuance of a certificate of occupancy with respect to the residential dwelling unit constructed on such lot and the conveyance of such lot to a retail purchaser. Any title insurer may rely on this paragraph when issuing any commitment to insure or when issuing a title insurance policy in connection with the retail sale of any such single-family lot within the Property to a retail purchaser and, accordingly, not show this Agreement or the Memorandum as an exception to title.

23. Good Standing; Authority. The Parties hereby respectively represent and warrant to each other as follows: (i) the representing party is duly formed and validly existing under the laws of its state of organization; and (ii) the entities and individuals executing this Agreement on behalf of the representing party are authorized and empowered to so sign on behalf of the representing party. The entities and individuals executing this Agreement hereby represent and warrant to each other they are authorized and empowered to so sign by the entity on whose behalf each such entity or individual is signing. Each party upon request of Escrow Agent or another party shall deliver proof of authority to execute, enter into and perform under this Agreement.

24. Escrow Agent Acceptance of Duties. Escrow Agent hereby accepts the duties imposed upon it by this Agreement, represents that it is fully empowered under any applicable laws and regulations to accept such duties, and agrees to perform such duties, but only upon and subject to the express terms and conditions set forth below:

(a) Performance. Escrow Agent shall perform such duties and only such duties as are specifically set forth in this Agreement. No implied covenants or implied obligations shall be read into this Agreement against Escrow Agent. Escrow Agent's obligations hereunder are limited to the maintenance, administration and disbursement of Letters of Credit and/or cash in the Escrow in accordance with this Agreement. Escrow Agent is not expected or required to make any independent determination of compliance with the requirements for any draw request or disbursement of funds as set forth in this Agreement.

(b) Counsel. Escrow Agent shall be entitled to advice of counsel of its choosing concerning any controversy which may arise hereunder and may pay reasonable compensation to all attorneys retained by it in such matters. Escrow Agent shall be entitled to reimbursement from the Owners in accordance with the terms of paragraph 24(m) of this Agreement for reasonable attorneys' fees paid by Escrow Agent in connection with a dispute or controversy between the Owners and/or the Construction Manager, which fees shall be payable by the non-prevailing party in such dispute. Except as otherwise set forth in paragraph 8(b) of this Agreement, Escrow Agent shall not be responsible for any loss or damage resulting from any action taken in good faith in reliance upon the opinion or advice of counsel.

(c) Escrow Agent Reliance. Escrow Agent shall incur no liability in acting upon any notice, request, consent, waiver, certificate, statement, opinion or other document which it shall reasonably believe to be genuine and to have been signed by the proper person and to have been prepared and furnished in connection with any of the provisions of this Agreement, and Escrow Agent shall be under no duty to make any investigation or inquiry as to any statement contained or matters referred to in any such instrument, but may accept and rely upon the same as conclusive evidence of the truth and accuracy of such statements. Without limiting the generality of the foregoing, Escrow Agent shall have no duty to verify any

representation, warranty or statement made in or in connection with any invoice, draw request, notice of default or notice of completion.

(d) Monies Held in Trust. All monies and Letters of Credit received and held by Escrow Agent pursuant hereto shall, until applied as herein provided, be held in trust for the purposes for which they were received and shall be segregated from other funds. The Parties shall provide such documentation and tax identification numbers as may reasonably be requested by Escrow Agent to authorize the investment of funds held by Escrow Agent pursuant to this Agreement.

(e) No Release for Negligence. No provision of this Agreement shall be construed to relieve Escrow Agent from liability for its own negligent action, its own negligent failure to act, or its own willful misconduct or omission.

(f) Escrow Agent Funds. No provision of this Agreement shall require Escrow Agent to expend or risk its own funds in the performance of any of its duties or the exercise of any of its rights or powers.

(g) No Requirement to Bring Action. Escrow Agent shall have no obligation to bring any action or to otherwise enforce any obligation of any other person or entity, nor shall Escrow Agent have any duty to seek any relief from any person or entity in the event it is alleged that statements, representations or warranties made in or in connection with any invoice, draw request or notice are not accurate.

(h) Interpleader. Notwithstanding any provision in this Agreement other than Escrow Agent's obligation to draw on a soon-to-be expired Letter of Credit pursuant to paragraph 8(b) of this Agreement, Escrow Agent may at its election and in its sole discretion in the event of any conflicting demands made on it concerning this Agreement or the funds or Letters of Credit held by it pursuant hereto, hold any funds or Letters of Credit and documents deposited with Escrow Agent until Escrow Agent receives mutual written instructions from all Owners or until judicial action is concluded which determines the rights of the Owners and directs Escrow Agent to disburse funds or deliver documents or instruments as appropriate. In the alternative, Escrow Agent may at any time in its discretion commence a civil action to interplead any conflicting demands to a court of competent jurisdiction. Deposit by Escrow Agent of such documents or funds with the court (after deduction of Escrow Agent's charges, expenses, court costs and attorneys' fees incurred in such action) shall relieve Escrow Agent of further liability and responsibility with relation to such matter. However, in no event shall Escrow Agent be authorized to interplead any Letter of Credit being held by Escrow Agent.

(i) Resignation. Escrow Agent may at any time resign by giving at least forty-five (45) days' written notice to the Owners and Construction Manager. Escrow Agent's resignation shall become effective on the earlier of (a) the date stated in the resignation given pursuant to the preceding sentence or (b) the date on which the successor Escrow Agent appointed pursuant to paragraph 24(l) of this Agreement accepts the duties of Escrow Agent pursuant paragraph 24(l) of this Agreement. If Escrow Agent shall resign pursuant to this paragraph 24(i), be removed, be dissolved, be taken under the control of any public officer or officers or of a receiver appointed by a court, or otherwise become incapable of acting hereunder, an independent successor shall be appointed by Construction Manager.

(j) No Obligation to Inspect. Escrow Agent shall have no responsibility to inspect any work or to determine the state of completion or the quality or quantity of either

workmanship or materials, or both, as the work is constructed. Escrow Agent on its own may enter the Property for purposes of determining relative construction completion, but in doing so shall not be deemed to have assumed any obligation to so inspect.

(k) Requests for Accounting. On request of Construction Manager or a Participating Owner, a copy of Escrow Agent's record of accounting for funds received and disbursed, on Escrow Agent's form, shall be furnished to the requesting party.

(l) Successor Escrow Agent. Each successor Escrow Agent appointed hereunder shall execute, acknowledge and deliver to its predecessor Escrow Agent and also to each Owner and Construction Manager an instrument in writing accepting such appointment, and thereon such successor shall become fully vested with all the trusts, powers, rights, obligations, duties, immunities and privileges of its predecessor but, nevertheless, (a) each predecessor Escrow Agent shall, on the written request of a Participating Owner or Construction Manager, execute and deliver an instrument transferring to such successor Escrow Agent all the trusts, powers, rights, obligations, duties, remedies, immunities and privileges of such predecessor Escrow Agent hereunder and (b) each predecessor Escrow Agent shall deliver all Letters of Credit and monies held by it as Escrow Agent hereunder to its successor Escrow Agent. Should any instrument in writing be required by any successor Escrow Agent for more fully and certainly vesting in such successor Escrow Agent the trusts, powers, rights, obligations, duties, immunities and privileges hereby vested in the predecessor Escrow Agent, any and all such instruments in writing shall, on request, be executed, acknowledged and delivered by the Owners and Construction Manager, including but not limited to, delivering to the successor Escrow Agent replacement Letters of Credit identifying the successor Escrow Agent as the beneficiary.

(m) Escrow Agent's Fees. Escrow Agent's fees for serving as Escrow Agent with respect to this Agreement, as listed on Escrow Agent's fee schedule as effective from time to time, are Project Costs and the Participating Owners shall pay their Stipulated Pro Rata Share. Any additional fees or charges attributable to any draw on a Letter of Credit shall be paid to Escrow Agent by the party whose Letter of Credit is drawn on within thirty (30) days following an invoice therefor delivered by Escrow Agent.

(n) Limitation of Escrow Agent Liability. Notwithstanding any other provision of the Agreement, Escrow Agent has no responsibility or liability for completion of work contemplated by the Agreement, nor for any mechanic's or materialmen's liens that may be filed, except to the extent that Escrow Agent may fail properly to perform or disburse money pursuant to these instructions. However, Escrow Agent shall be liable to the Owners for its own negligence, bad faith, recklessness or willful misconduct in connection with this Agreement.

25. Notices. All notices required or permitted by this Agreement shall be in writing. Such notices may be delivered in person (by hand delivery or professional messenger service) to the party or may be sent by registered or certified mail, with postage prepaid, return receipt requested or delivered by Express Mail of the U.S. Postal Service or Federal Express or any other courier service guaranteeing overnight delivery, charges prepaid, or may be transmitted by facsimile transmission and addressed as follows:

If to LCD Asante:	With Required Copies to:
c/o Lennar Arizona, Inc. Attention: Alan M. Jones and Jeff Gunderson	Lennar Corporation Deputy General Counsel

1725 West Greentree Dr., Suite 114
Tempe, Arizona 85284-2709
Fax No.: (480) 897-2974

Attention: Legal Transactional Notices
25 Enterprise
Aliso Viejo, California 92656
Fax No.: (949) 448-0523

and

Gammage & Burnham, PLC
Two North Central Avenue – 15th Floor
Phoenix, AZ 85004
Attention: Thomas J. McDonald and
Jonathan A. Bennett
Fax No.: (602) 256-4475

If to Sandbox:

_____
_____
_____
Attention: _____
Facsimile: _____

If to 371:

_____
_____
_____
Attention: _____
Facsimile: _____

If to Metro Oasis:

_____
_____
_____
Attention: _____
Facsimile: _____

If to Verdugo:

_____
_____
_____
Attention: _____
Facsimile: _____

If to Escrow Agent:
North American Title Company
3200 East Camelback Road, Suite 200
Phoenix, Arizona 85018

Attn: _____
Fax No.:(866) 488-1907
Email:

Any such notice shall be deemed to be received for all purposes as follows: (a) upon actual receipt if delivered personally, (b) upon actual receipt if transmitted by facsimile on a business day before 5:00 p.m. (Phoenix, Arizona, local time), (c) upon the next business day following transmission if transmitted by facsimile on a day which is not a business day or if transmitted after 5:00 p.m. (Phoenix, Arizona, local time) on a business day, (d) the next business day if given by overnight courier, (e) three (3) days following deposit in the mail if given by mail, or (f) if and when delivery is refused during normal business hours on a business day, upon such refusal. The notice addresses for any Subsequent Owner Parcel initially shall be provided in accordance with paragraph 21 of this Agreement. The Parties may designate from time to time a different address by written notice given in the manner provided for above not less than five (5) days prior to the effective date of the change.

26. Designated Representative. Each Owner shall by written notice to the other Owners, Construction Manager, and Escrow Agent in accordance with the notice provisions of this Agreement designate a representative ("**Designated Representative**") for receipt of submittals, request for approvals, notices of all nature under this Agreement and participation in the Objection Resolution Process. Each Owner, Construction Manager and Escrow Agent shall be entitled to rely upon objections, approvals and other communications from an Owner's Designated Representative as binding on such Owner. An Owner may change its Designated Representative under this Agreement by providing written notice to the other Owners, Construction Manager and Escrow Agent specifying a new Designated Representative in accordance with the notice provisions of this Agreement and upon actual receipt of such written notice the change of Designated Representative shall be effective.

27. Objection Resolution Process. In the event there is an objection or dispute between any or all of the Owners or between any or all of the Owners and Construction Manager (collectively "**Dispute**") that pursuant to this Agreement shall be resolved by the "**Objection Resolution Process**", such Dispute shall be resolved in the following manner. If an Owner or Construction Manager believes that a Dispute exists and the Owner or Construction Manager wants to commence the Objection Resolution Process, the Owner or Construction Manager shall notify, in writing, the other Owners and Construction Manager involved in the Dispute, which notice (a "**Dispute Notice**") shall identify the nature of the Dispute and the remedy such Party seeks. The disputing Owners and/or Construction Manager, on or before the date that is five (5) days after the Dispute Notice is sent, shall mutually agree upon an arbitrator to arbitrate the Dispute. If the disputing Owners and/or Construction Manager cannot agree on an arbitrator, they shall each, on or before the date that is five (5) days after the Dispute Notice was sent, select an arbitrator and those arbitrators, within fifteen (15) days after the Dispute Notice was sent, shall select an arbitrator (that has not provided significant services to a disputing Owner or Construction Manager with respect to the Property) reasonably mutually acceptable to those arbitrators to act as the single arbitrator of the Dispute. Each disputing Owner and/or Construction Manager, within ten (10) days after mutually agreeing upon the arbitrator or within ten (10) days after receipt of written notice identifying the selection of the arbitrator, shall submit in writing its proposed solution to the Dispute to the arbitrator which shall remain the position of such Party and/or Construction Manager throughout the arbitration process. The arbitrator must select one of the submitted alternatives. The arbitrator may (but shall not be so obligated) require the disputing Owners and/or Construction Manager to attend a hearing at which each disputing Owner and/or Construction Manager can present its position.

The arbitrator shall determine the rules of the arbitration with a preference for whatever choice will assist in resolving the issue in the shortest reasonable time. The decision of the arbitrator shall be final and binding. The non-prevailing Owners shall pay the costs and expenses of the arbitrator. If the Dispute relates to the Plans, the Budget, the Project Costs or the Improvements, each reference to "arbitrator" shall mean an engineer licensed in the State of Arizona; otherwise "arbitrator" shall mean a real estate development professional with at least ten (10) years' experience in Arizona.

28. Waiver of Trial by Jury. The Owners and Construction Manager hereby expressly covenant and agree to **waive the right to trial by jury** in connection with any litigation or judicial proceeding relating to, directly or indirectly, or concerning this Agreement or the conduct, omission, action, obligation, duty, right, benefit, privilege or liability of a party hereunder to the full extent permitted by law. This **waiver of right to trial by jury** is separately given and is knowingly, intentionally and voluntarily made with and upon the advice of competent counsel. This waiver is intended to and does encompass each instance and each issue as to which the right to a jury trial would otherwise accrue. The Owners and Construction Manager further certify and represent to each other that no party, representative or agent of any party (including, but not limited to, their respective counsel) has represented, expressly or otherwise, to any other party or to any agent or representative thereof (including, but not limited to, their respective counsel) that they will not seek to enforce this waiver of right to jury trial. This waiver shall apply to any future amendments, supplements or modifications of the Agreement.

29. Gammage & Burnham, P.L.C. Each Party acknowledges that Gammage & Burnham, P.L.C. ("**G&B**") was retained by LCD Asante to prepare this Agreement for LCD Asante. Each Party has consented to this arrangement and waives any conflicts of interest arising from G&B's preparation of this Agreement. Each Party acknowledges that it was advised by G&B to seek, and had the opportunity to obtain, the advice of independent counsel with respect to its individual interests in and to, and liabilities and obligations under, this Agreement. Each Party agrees to execute additional consents and conflict waivers to the extent reasonably requested by G&B. The fees and costs paid by LCD Asante to G&B to prepare this Agreement are Project Costs and shall, notwithstanding anything in this Agreement to the contrary, be reimbursed to LCD Asante by the Participating Owners in accordance with the Participating Owners' Stipulated Pro Rata Share.

30. Miscellaneous. Time is of the essence with respect to each provision herein. Headings in this Agreement are for convenience only and shall not define or limit the provisions hereof. This Agreement shall be construed according to its plain meaning and shall not be strictly construed for or against any party hereto. This Agreement shall be governed by the laws of the State of Arizona, without regard to conflicts of laws principles. All of the provisions, duties and obligations in this Agreement shall constitute covenants running with the land. All the benefits, rights and privileges herein contained shall inure to the benefit of and be binding on the Parties hereto, their successors and assigns. No engineer, contractor, subcontractor, supplier, vendor, lender, lienholder or other person or entity is intended to be a third party beneficiary of this Agreement. Any modification or waiver of any term of this Agreement, including a modification of this term, must be in writing signed by the Party or Parties against which enforcement of the modification or waiver is sought. This Agreement constitutes the entire agreement among the Parties pertaining to the subject matter hereof and all prior and contemporaneous agreements, representations and understandings, written or oral, are hereby superseded and merged into this Agreement. The Parties hereto agree to execute such additional documents and perform such additional acts as may be reasonably necessary to

carry out the purpose and intent of this Agreement. In the event arbitration or other dispute resolution measures are required by either party to enforce the terms and provisions hereof, or to recover damages for the breach of this Agreement, the prevailing party shall be entitled to recover from the other party all costs, expenses and reasonable attorneys' fees and expert witness' fees incurred in connection with the exercise by the prevailing party of its rights and remedies hereunder. For purposes of this paragraph, the term "**prevailing party**" shall mean, in the case of the claimant, one who is successful in obtaining substantially all of the relief sought, and in the case of the defendant, one who is successful in denying substantially all of the relief sought by the claimant. Any award of attorneys' fees shall be set by the judge or arbitrator but not by a jury. Should any term, provision, covenant or condition of this Agreement be void, invalid or inoperative, the same shall not affect any other term, provision, covenant or condition of this Agreement, but the remainder thereof shall be effective as though such void, invalid or inoperative term, provision, covenant or condition had not been contained herein. If under this Agreement the time for performance or other action falls on a Saturday, Sunday or legal public holiday, the performance or other act shall be due on the next day that is not a Saturday, Sunday or legal public holiday. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The signature pages from one or more counterparts may be removed from such counterparts and such signature pages may be attached to a single instrument so that the signatures of all Parties may be physically attached to a single document. This Agreement may be executed and delivered by facsimile or email transmission.

31. Amendments. This Agreement can be amended only by written agreement signed by the Owners.

32. Exhibits. The following exhibits are attached to this Agreement and are incorporated by reference herein:

(a) **Exhibit "A"** Legal Description of the Asante Property

(b) **Exhibit "B"** Legal Description of the Altamira Property

(c) **Exhibit "C"** Legal Description of the Sunrise Ranch Property

(d) **Exhibit "D"** Legal Description of the Verdugo Property

(e) **Exhibit "E"** Budget

(f) **Exhibit "F"** Improvements

(g) **Exhibit "G"** Letter of Credit

(h) **Exhibit "H"** Plans

(i) **Exhibit "I"** Schedule

(j) **Exhibit "J**" Assignment and Assumption

(k) **Exhibit "K"** Memorandum of Joint Development, Cost Sharing, Reimbursement and Escrow Agreement

IN WITNESS WHEREOF, the Parties hereto have executed this Joint Development, Cost Sharing, Reimbursement and Escrow Agreement as of the date set forth above.

SIGNATURE PAGES FOLLOW:

**SIGNATURE PAGE TO JOINT DEVELOPMENT,
COST SHARING, REIMBURSEMENT AND ESCROW AGREEMENT**

IN WITNESS WHEREOF, the Parties hereto have executed this Joint Development, Cost Sharing, Reimbursement and Escrow Agreement as of the date set forth above.

LCD ASANTE:

LCD ASANTE, LLC, a Delaware limited liability company

By:_____

Its:_____

**SIGNATURE PAGE TO JOINT DEVELOPMENT,
COST SHARING, REIMBURSEMENT AND ESCROW AGREEMENT**

IN WITNESS WHEREOF, the Parties hereto have executed this Joint Development, Cost Sharing, Reimbursement and Escrow Agreement as of the date set forth above.

371:

371 ON 163, L.L.C., an Arizona limited liability company

By:_____

Its:_____

**SIGNATURE PAGE TO JOINT DEVELOPMENT,
COST SHARING, REIMBURSEMENT AND ESCROW AGREEMENT**

IN WITNESS WHEREOF, the Parties hereto have executed this Joint Development, Cost Sharing, Reimbursement and Escrow Agreement as of the date set forth above.

METRO OASIS:

METRO OASIS, LLLP, an Arizona limited liability limited partnership

By:_____

Its:_____

**SIGNATURE PAGE TO JOINT DEVELOPMENT,
COST SHARING, REIMBURSEMENT AND ESCROW AGREEMENT**

IN WITNESS WHEREOF, the Parties hereto have executed this Joint Development, Cost Sharing, Reimbursement and Escrow Agreement as of the date set forth above.

VERDUGO:

VERDUGO LAND, LLC, an Arizona limited liability company

By:_____

Its:_____

**SIGNATURE PAGE TO JOINT DEVELOPMENT,
COST SHARING, REIMBURSEMENT AND ESCROW AGREEMENT**

IN WITNESS WHEREOF, the Parties hereto have executed this Joint Development, Cost Sharing, Reimbursement and Escrow Agreement as of the date set forth above.

CONSTRUCTION MANAGER:

SANDBOX DEVELOPMENT CONSULTANTS, INC., an Arizona corporation

By:_____

Its:_____

**SIGNATURE PAGE TO JOINT DEVELOPMENT,
COST SHARING, REIMBURSEMENT AND ESCROW AGREEMENT**

IN WITNESS WHEREOF, the Parties hereto have executed this Joint Development, Cost Sharing, Reimbursement and Escrow Agreement as of the date set forth above.

ESCROW AGENT:

NORTH AMERICAN TITLE COMPANY, an Arizona corporation

By:_____

Its:_____

Escrow No. _____

EXHIBIT “A”

Legal Description of the Asante Property

EXHIBIT "B"

Legal Description of the Altamira Property

EXHIBIT “C”

Legal Description of the Sunrise Ranch Property

EXHIBIT "D"

Legal Description of the Verdugo Property

EXHIBIT "E"

Budget

EXHIBIT "F"

Improvements

The Improvements are the improvements that are identified on the Plans, including, but not limited to the following improvements:

EXHIBIT "G"

Letter of Credit

DATE: _____, 2017

IRREVOCABLE STANDBY LETTER OF CREDIT

LETTER OF CREDIT NO. _____

BENEFICIARY:

NORTH AMERICAN TITLE COMPANY
SUITE 200
3200 E. CAMELBACK ROAD
PHOENIX, AZ 85018

APPLICANT:

_____
_____
_____
_____

AMOUNT: US $_____ DATE AND PLACE OF EXPIRY: _____

1. WE HEREBY ESTABLISH OUR IRREVOCABLE STANDBY LETTER OF CREDIT IN BENEFICIARY'S FAVOR AT THE REQUEST AND FOR THE ACCOUNT OF _____ _____ IN AN AMOUNT EQUAL TO _____ _____ U.S. DOLLARS ($_____).

2. THIS LETTER OF CREDIT IS AVAILABLE FOR PAYMENT BY DRAFT DRAWN AT SITE ON US WHICH DRAFT NEED STATE ONLY: "DRAWN UNDER IRREVOCABLE STANDBY LETTER OF CREDIT NO. _____ DATED _____," AND WHICH LETTER OF CREDIT SHALL BE ACCOMPANIED BY A CERTIFICATE MANUALLY SIGNED BY AN OFFICER OF BENEFICIARY ON ITS LETTERHEAD READING EXACTLY AS SET FORTH BELOW:

> "THE UNDERSIGNED HEREBY CERTIFIES THAT THE FOLLOWING FACTS ARE TRUE:
>
> A. NORTH AMERICAN TITLE COMPANY IS AUTHORIZED TO DRAW ON THIS LETTER OF CREDIT PURSUANT TO THE JOINT DEVELOPMENT, REIMBURSEMENT COST SHARING AND ESCROW AGREEMENT, DATED _____, 2017;
>
> **OR**
>
> B. IT IS LESS THAN THIRTY (30) DAYS PRIOR TO THE SCHEDULED EXPIRATION DATE OF THE LETTER OF CREDIT AND A REPLACEMENT LETTER OF CREDIT WITH AN EXPIRATION DATE ONE (1) YEAR LATER THAN THE SUBJECT LETTER OF CREDIT IN THE AMOUNT OF THE UNPAID PORTION OF THE PROJECT COSTS FOR THE IMPROVEMENTS HAS NOT BEEN DEPOSITED INTO THE ESCROW AS

REQUIRED BY THE JOINT DEVELOPMENT, COST SHARING, REIMBURSEMENT AND ESCROW AGREEMENT, DATED _____2017.

NO OTHER OR FURTHER CERTIFICATES, DOCUMENTATION OR PROCEDURE(S) OF ANY KIND SHALL BE REQUIRED.

3. THE ORIGINAL OF THIS LETTER OF CREDIT MUST BE PRESENTED TO US WITH ALL DRAWINGS HEREUNDER FOR OUR ENDORSEMENT OF ANY PAYMENTS EFFECTED BY US. PARTIAL DRAWINGS AND MULTIPLE PRESENTATIONS ARE PERMITTED UNDER THIS LETTER OF CREDIT.

4. THIS LETTER OF CREDIT EXPIRES ON _____, 2018.

5. WE HEREBY ENGAGE WITH YOU THAT A DRAFT DRAWN AND PRESENTED IN CONFORMITY WITH THE TERMS OF THIS CREDIT WILL BE DULY HONORED WITHIN FIVE (5) BUSINESS DAYS AFTER PRESENTATION TO US AT OUR OFFICES AT _____ ON OR BEFORE 5:00 P.M., _____ STANDARD TIME, ON THE EXPIRATION DATE.

6. THIS LETTER OF CREDIT IS TRANSFERABLE AND MAY BE TRANSFERRED MORE THAN ONCE, BUT IN EACH CASE ONLY IN THE AMOUNT OF THE FULL UNUTILIZED BALANCE HEREOF TO A SINGLE TRANSFEREE. TRANSFERS MAY BE EFFECTED WITHOUT CHARGE TO THE TRANSFEROR OR TRANSFEREE. NO TRANSFER SHALL BE EFFECTIVE UNTIL (I) PRESENTATION TO US OF AN ORIGINAL TRANSFER CERTIFICATE DULY EXECUTED BY THE BENEFICIARY HEREOF IN THE FORM ATTACHED HERETO AS **EXHIBIT "A"** WHICH INSTRUMENT OF TRANSFER MUST BEAR THE WRITTEN CONSENT AND APPROVAL OF THE APPLICANT AND (II) A COPY OF SUCH FULLY EXECUTED AND APPROVED TRANSFER CERTIFICATE IS AFFIXED TO THE ORIGINAL OF THIS LETTER OF CREDIT.

7. THE AMOUNT OF THIS LETTER OF CREDIT MAY BE REDUCED ON RECEIPT BY US OF A FULLY EXECUTED REDUCTION CERTIFICATE (THE **"CERTIFICATE"**) AS PERMITTED IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THE JOINT DEVELOPMENT, COST SHARING, REIMBURSEMENT AND ESCROW AGREEMENT, DATED _____, IN THE FORM ATTACHED AS **EXHIBIT "B"** HERETO AND INCORPORATED HEREIN BY THIS REFERENCE. ON RECEIPT BY US OF SUCH CERTIFICATE, THE AMOUNT OF THIS LETTER OF CREDIT SHALL BE AUTOMATICALLY REDUCED IN THE AMOUNT OF THE CERTIFICATE WITHOUT AMENDMENT IN ACCORDANCE THEREWITH.

8. THIS LETTER OF CREDIT SETS FORTH IN FULL THE TERMS OF OUR UNDERTAKING TO YOU. SUCH UNDERTAKING SHALL NOT IN ANY WAY BE MODIFIED, AMENDED OR AMPLIFIED BY REFERENCE TO ANY DOCUMENT OR INSTRUMENT REFERRED TO HEREIN AND ANY SUCH REFERENCE SHALL NOT BE DEEMED TO INCORPORATE HEREIN BY REFERENCE ANY SUCH DOCUMENT OR INSTRUMENT.

9. EXCEPT AS FAR AS OTHERWISE EXPRESSLY STATED HEREIN, THIS STANDBY LETTER OF CREDIT IS SUBJECT TO THE UNIFORM CUSTOMS AND PRACTICE FOR DOCUMENTARY LETTERS OF CREDITS (2007 REVISION), INTERNATIONAL CHAMBER OF COMMERCE, PUBLICATION NO. 600, AND AS TO MATTERS NOT

GOVERNED BY THE UCP 600, SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW YORK AND APPLICABLE U.S. FEDERAL LAW.

VERY TRULY YOURS,

_____

By:_____

Its:_____

EXHIBIT "A" TO LETTER OF CREDIT

LETTER OF CREDIT NO. _____

TRANSFER CERTIFICATE

THIS TRANSFER CERTIFICATE IS ATTACHED TO AND MADE A PART OF THAT CERTAIN IRREVOCABLE STANDBY LETTER OF CREDIT, DATED _____, BEARING LETTER OF CREDIT NO. _____ IN THE ORIGINAL PRINCIPAL AMOUNT OF _____ _____ DOLLARS ($_____).

SUBJECT TO THE TERMS HEREOF, THE UNDERSIGNED BENEFICIARY HEREBY TRANSFERS AND ASSIGNS ALL OF ITS RIGHT, TITLE AND INTEREST IN _____ _____ LETTER OF CREDIT NO. _____ TO _____ THIS _____ DAY OF _____, 2017.

_____

BY: _____

ITS: _____

CONSENTED AND APPROVED BY APPLICANT:

_____

BY: _____

ITS: _____

EXHIBIT "B" TO LETTER OF CREDIT

LETTER OF CREDIT NO. _____

REDUCTION CERTIFICATE

THIS REDUCTION CERTIFICATE IS ATTACHED TO AND MADE A PART OF THAT CERTAIN IRREVOCABLE STANDBY LETTER OF CREDIT, DATED _____ _____, BEARING _____ LETTER OF CREDIT NO. _____ IN THE ORIGINAL PRINCIPAL AMOUNT OF _____ DOLLARS ($_____) (THE "LETTER OF CREDIT").

THE UNDERSIGNED, AN INDIVIDUAL PURPORTED TO BE AN AUTHORIZED REPRESENTATIVE OF NORTH AMERICAN TITLE COMPANY HEREBY CERTIFIES TO _____ ("ISSUER"), WITH REFERENCE TO THE LETTER OF CREDIT THAT AS OF _____, 201___, THE AMOUNT AVAILABLE UNDER THE LETTER OF CREDIT SHALL BE REDUCED BY $_____ TO A NEW LETTER OF CREDIT AMOUNT OF $_____.

IN WITNESS WHEREOF, THIS CERTIFICATE HAS BEEN EXECUTED AS OF _____ _____, 2017.

NORTH AMERICAN TITLE COMPANY

BY: _____

TITLE: _____

CONSENTED TO AND APPROVED BY OWNER:

_____

_____

EXHIBIT “H”

Plans

EXHIBIT "I"

Schedule

EXHIBIT "J"

Assignment and Assumption Agreement

When Recorded, Return to:

_____
_____
_____
_____

ASSIGNMENT AND ASSUMPTION AGREEMENT

DATE: _____, 201___

PARTIES: _____ ("**Assignor**")
_____
("**Subsequent Parcel Owner**")

RECITALS:

A. SANDBOX DEVELOPMENT CONSULTANTS, INC., an Arizona corporation ("**Sandbox**"), 371 ON 163, L.L.C., an Arizona limited liability company ("**371**"), LCD ASANTE, LLC, a Delaware limited liability company ("**LCD Asante**"), METRO OASIS, LLLP, an Arizona limited liability limited partnership ("**Metro Oasis**"), VERDUGO LAND, LLC, an Arizona limited liability company ("**Verdugo**") and NORTH AMERICAN TITLE COMPANY, an Arizona corporation (**"Escrow Agent**"), heretofore entered into that certain Joint Development, Cost Sharing, Reimbursement and Escrow Agreement, dated _____, 2017 (the "**Joint Development Agreement**"), as evidenced of record by that certain Memorandum of Joint Development, Cost Sharing, Reimbursement and Escrow Agreement dated _____, 2017, recorded in the official records of the Recorder's Office for Maricopa County, Arizona (the "**Recorder's Office**") on _____, 2017, at Document No. _____ (the "**Memorandum**").

B. Assignor owns the _____ Property under the Joint Development Agreement and pursuant to the Joint Development Agreement is causing this Assignment and Assumption Agreement (the "**Assignment**") to be executed by the parties hereto and to be recorded in the Recorder's Office.

C. Subsequent Parcel Owner is purchasing substantially contemporaneously herewith the real property legally described on **Exhibit "A"** attached hereto and incorporated herein by reference (the "**Assignee Parcel**") which constitutes _____ ["all of" or "a portion of"] the _____ Property under the Joint Development Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and for the purposes set forth in the foregoing recitals, which are by reference incorporated herein, and acknowledged to be true and correct, the parties covenant and agree as follows:

1. Assignment and Assumption. Assignor hereby assigns to Subsequent Parcel Owner Assignor's right, title and interest under the Joint Development Agreement to the extent

and only to the extent the Joint Development Agreement relates to the Assignee Parcel. Subsequent Parcel Owner hereby accepts and assumes all obligations under the Joint Development Agreement that pertain to the Assignee Parcel which accrue on or after the date of this Assignment. Subsequent Parcel Owner as an Owner of the Assignee Parcel has all the rights and responsibilities of an Owner under the Joint Development Agreement and the Contracts with respect to the Assignee Parcel.

2. Notices. Any notices given pursuant to or as required by the Joint Development Agreement shall be provided to Subsequent Parcel Owner concurrently with providing such notices to the other Owners and Construction Manager. Subsequent Parcel Owner's contact information for notice purposes is:

_____

_____

_____, Arizona _____

Attn: _____

Fax: _____

[3. Letter of Credit. Subsequent Parcel Owner has deposited into the Escrow under the Joint Development Agreement cash and/or a Letter of Credit in an amount equal to the Assignee Parcel's Stipulated Pro Rata Share of Project Costs remaining to complete the Improvements in accordance with the Joint Development Agreement.]

4. Covenants Running With Land. All of the provisions of the Joint Development Agreement and this Assignment shall constitute covenants running with the land.

5. Miscellaneous. Any term not expressly defined herein shall have the definition contained in the Joint Development Agreement. No engineer, contractor, subcontractor, supplier, vendor, lender, lienholder or other person or entity that is not an express party to the Joint Development Agreement is intended to be a third party beneficiary of this Assignment or the Joint Development Agreement. This Assignment may be executed in any number of counterparts, each of which when executed and delivered shall be an original, and each such counterpart shall, when combined with all other such counterparts, constitute one agreement binding on the parties hereto. Any party hereto or Escrow Agent under the Joint Development Agreement may, for purposes of recording a single document with all signature and notary pages attached, remove the signature and notary pages from duplicate counterpart copies hereof and attach said pages to the counterpart copy hereof signed by another party.

[SEE FOLLOWING PAGES FOR SIGNATURES]

IN WITNESS WHEREOF, the parties hereto have executed this Assignment as of the date set forth above.

_____

a _____

By: _____

Its: _____

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me on _____, 2017, by _____, the _____ of _____, a _____.

_____

Notary Public

My Commission Expires:

_____

IN WITNESS WHEREOF, the parties hereto have executed this Assignment as of the date set forth above.

_____

a _____

By: _____

Its: _____

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me on _____, 2017, by _____, the _____ of _____, a _____.

_____

Notary Public

My Commission Expires:

_____

EXHIBIT "K"

Memorandum of Joint Development,
Cost Sharing, Reimbursement and Escrow Agreement

When Recorded, Return to:

Gammage & Burnham, P.L.C.
Attn: Thomas J. McDonald
2 N. Central Avenue, 15th Floor
Phoenix, AZ 85004

MEMORANDUM OF JOINT DEVELOPMENT, COST SHARING, REIMBURSEMENT AND ESCROW AGREEMENT

DATE: _____, 2017

PARTIES: LCD ASANTE, LLC, a Delaware limited liability company ("**LCD Asante**")

371 ON 163, L.L.C., an Arizona limited liability company ("**371**")

METRO OASIS, LLLP, an Arizona limited liability limited partnership ("**Metro Oasis**")

VERDUGO LAND, LLC, an Arizona limited liability company ("**Verdugo**"

SANDBOX DEVELOPMENT CONSULTANTS, INC., an Arizona corporation ("**Sandbox**")

ESCROW AGENT: NORTH AMERICAN TITLE COMPANY, an Arizona corporation ("**Escrow Agent**"), as escrow agent under Escrow No._____.

RECITALS:

A. LCD Asante owns that certain real property situated in the City of Surprise, (the "**City**"), and described on **Exhibit "A"** attached hereto and by reference incorporated herein (**"Asante Property"**).

B. 371 owns that certain real property situated in the City and described on **Exhibit "B"** attached hereto and by reference incorporated herein (**"Altamira Property"**).

C. Metro Oasis owns that certain real property situated in the City and described on **Exhibit "C"** attached hereto and by reference incorporated herein (**"Sunrise Ranch Property"**).

D. Verdugo owns that certain real property situated in the City and described on **Exhibit "D"** attached hereto and by reference incorporated herein (**"Verdugo Property"** and, together with the Altamira Property, the Asante Property, and the Sunrise Ranch Property, the "**Properties**").

E. The parties hereto have entered into that certain Joint Development, Cost Sharing, Reimbursement and Escrow Agreement, dated _____, 2017 (the "**Joint Development Agreement**"), wherein the parties have set forth their rights and obligations with respect to, among other things, the duty of the Construction Manager (as defined in the Joint Development Agreement) to manage the planning and construction of certain improvements that will benefit the Property as a whole and the duty of Owners within the Property to share the cost of the construction.

F. Sandbox is currently the Construction Manager under the Joint Development Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and for the purposes set forth in the foregoing recitals which are incorporated herein and acknowledged to be true and correct, the parties hereby give notice of their rights and responsibilities under the Joint Development, Cost Sharing, Reimbursement and Escrow Agreement by recordation of this Memorandum of Joint Development, Cost Sharing, Reimbursement and Escrow Agreement (the **"Memorandum"**) in the office of the County Recorder of Maricopa County, Arizona.

LCD Asante, 371, Metro Oasis, Verdugo, Sandbox, and Escrow Agent are in possession of a copy of the Joint Development Agreement. Their addresses for notices follow:

If to LCD Asante:

c/o Lennar Arizona, Inc.
Attention: Alan M. Jones and Jeff Gunderson
1725 West Greentree Dr., Suite 114
Tempe, Arizona 85284-2709
Fax No.: (480) 897-2974

If to Sandbox:

_____
_____
_____
Attention: _____
Facsimile: _____

If to 371:

_____
_____
_____
Attention: _____
Facsimile: _____

If to Metro Oasis:

_____
_____
_____
Attention: _____
Facsimile: _____

If to Verdugo:

_____
_____
_____
Attention: _____
Facsimile: _____

If to Escrow Agent:
North American Title Company
3200 East Camelback Road, Suite 200
Phoenix, Arizona 85018
Attn: _____
Fax No.:(866) 488-1907

The parties hereto hereby agree to execute, acknowledge and record a release of this Memorandum upon the full satisfaction by Owners of their duties and obligations under the Joint Development Agreement with respect to the payment of Project Costs but the Joint Development Agreement and the other rights and obligations to be performed under the Joint Development Agreement after the payment of Project Costs shall continue in effect among the Parties notwithstanding that the Property has been released from the Memorandum. Notwithstanding anything to the contrary, in all events the Joint Development Agreement, this Memorandum shall be deemed automatically released as to a lot established by a recorded subdivision plat, without the need for any further action, upon the issuance of a certificate of occupancy with respect to the residential dwelling unit constructed on such lot and the conveyance of such lot to a retail purchaser. Any title insurer may rely on this paragraph when issuing any commitment to insure or when issuing a title insurance policy in connection with the retail sale of any such single-family lot within the Property to a retail purchaser and, accordingly, not show the Joint Development Agreement or this Memorandum as an exception to title.

No engineer, contractor, subcontractor, supplier, vendor, lender, lienholder or other person or entity that is not an express party to the Joint Development Agreement is intended to be a third party beneficiary of the Joint Development Agreement or this Memorandum.

Any term not expressly defined in this Memorandum shall have the definition contained in the Joint Development Agreement. This Memorandum may be executed in any number of

counterparts, each of which when executed and delivered shall be an original, and each such counterpart shall, when combined with all other such counterparts, constitute one agreement binding on the parties hereto. Any party hereto or North American Title Company, as Escrow Agent, may, for purposes of recording a single document with all signature and notary pages attached, remove the signature and notary pages from duplicate counterpart copies hereof and attach said pages to the counterpart copy hereof signed by another party. All of the provisions of the Joint Development Agreement and this Memorandum constitute covenants running with the land.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum as of the date set forth above.

SIGNATURE PAGES FOLLOW:

[attach signature pages with notary blocks on same page]

[attach legal description exhibits]

RESOLUTION # 2018-127

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING THE AMENDED AND RESTATED ASANTE WATER DEVELOPMENT AGREEMENT WITH LCD ASANTE, LLC AND HE CAPITAL ASANTE, LLC FOR CONTINUED OPERATION OF THE TEMPORARY ARSENIC TREATMENT FACILITY FOR ASANTE AND FOR WATER INFRASTRUCTURE TO INCLUDE CONSTRUCTION COSTS FOR THE EXPANSION RELATED TO THE CITY'S OBLIGATION FOR DESERT OASIS ARSENIC TREATMENT CAPACITY.

WHEREAS, the City and Asante LH, LLC entered into the Arsenic Treatment Development Agreement ("Original Agreement") recorded April 1, 2008 as Instrument No. 2008-0271765 with the Maricopa Recorder's Office for the design and construction of water infrastructure and treatment;

WHEREAS, the Original Agreement has been amended and extended several times due to changed market conditions; and

WHEREAS, the City and LCD Asante, LLC and HE Capital Asante, LLC (successors to Asante LH) wish to amend and restate the Original Agreement and memorialize a new agreement pursuant to which LCD Asante, HE Capital Asante, and the City will continue operation and maintenance of the Temporary Arsenic Improvements (as defined in Paragraph 3 of the Amended and Restated Asante Water Development Agreement) to provide treated, potable water to Asante and adjacent properties until the permanent Arsenic Treatment System is completed; and

WHEREAS, the City, LCD Asante, LLC and HE Capital Asante, LLC have negotiated the Amended and Restated Asante Water Development Agreement attached hereto as Exhibit A ("Restated Agreement").

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

Section 1. The Mayor and Council hereby approve the Amended and Restated Asante Water Development Agreement between the City of Surprise, LCD Asante, LLC, and HE Capital Asante, LLC, attached hereto as Exhibit A, which is incorporated by reference.

Section 2. The Mayor, the City Manager, the City Clerk, and the City Attorney are hereby authorized and directed to cause the execution of the Restated Agreement and to take all steps necessary to carry out the purpose and intent of the Restated Agreement and this Resolution.

APPROVED AND ADOPTED this 7th day of August, 2018.

Sharon R. Wolcott, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

Exhibit A

AMENDED AND RESTATED ASANTE WATER DEVELOPMENT AGREEMENT

CITY OF SURPRISE
Regular City Council Meeting

August 7, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	August 7, 2018	Contact Person:	Terry Lowe, Water Resource Management Department Director
Submitting Department:	Water Resource	District:	Citywide
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action on the City of Surprise updated Water Resource Management Water Acquisition Policy.

Motion:

I move to approve the City of Surprise updated Water Resource Management Water Acquisition Policy.

Background:

In 2014, through the guidance of Council's Committee on Water Resource Planning, staff brought before Council four water related strategic policies: Water Conservation, Use of Reclaimed Water, Water Acquisition, and Water Funding. These policies were adopted by Council on May 19, 2015.

This item updates the Water Acquisition Policy and reflects the knowledge gained by City since the original Policy was adopted. Primarily, a greater understanding of the value of water credits and how they should be applied in times of need.

Objective Analysis:

Positive Impact: The adoption of the proposed changes will increase the minimum period of time the City's portfolio will have to support the demand from 10 years to 20 years. In addition, it defines what portion of the demand will be covered by the credit balance. Both changes provide great flexibility in how the City will meet its water demand.

Negative impact: The original Policy will continue to provide protection and guidance for the City, not adopting the proposed changes simply leaves the language as is, offering slightly less flexibility in how credits can be used.

Policy Compliant:

The proposed changes are in line with the intent of the original policy.

Financial Impact:

None at this time.

Budget Impact:

None at this time.

FTE Impact:

None at this time.

ATTACHMENTS:

Click to download

- ☐ Adopted Water Acquisition
- ☐ Proposed Policy updates
- ☐ presentation

WATER RESOURCE MANAGEMENT

Policy #	Water Acquisition
Issued: 5/19/15 *Last Amended Date:*	

I. Introduction

The purpose of this policy is to outline the city of Surprise's (City) approach to acquire, develop, and manage safe, adequate, and reliable sources of water for future uses.

This policy applies to all types of rights to water that are appurtenant to or associated the growing a sustainable water portfolio.

II. Goal

The goals of the City's Water Acquisition Policy re to 1) acquire safe, adequate, and sustained sources of water and rights to water that will provide reliable supplies for use within City's water service areas; and 2) to maintain safe yield for the City.

III. Strategies for Water Acquisition

The Water Acquisition Policy outlines the water asset classes and how the City will address each to build and maintain its Water Portfolio.

A. Central Arizona Project (CAP) Allotment

The City will pay for the delivery of 100 percent of its Central Arizona Project (CAP) allocation. The use of said CAP waters will be used for recharge purposes until otherwise deemed necessary for direct use. The City will pursue direct recharge of all CAP allocation waters within the City's limits, were appropriate and lawful.

The City will aggressively seek further acquisition of any available CAP water for future allocation to the City's portfolio, wherever available.

B. Central Arizona Groundwater Replenishment District (CAGRD) Membership

The City will retain membership with CAGRD as a Member Service Area to maintain its Designation of Assured Water Supply (DAWS) until such time as long term water sources are secured for the DAWS.

The City will not exceed its pumping limitations imposed by the state's Assured Water Supply Rules thereby limiting its use of CAGRD replenishment services.

C. Extinguishment Credits

The City will acquire all available pledges for extinguished groundwater rights prior to January 1, 2025, pursuant to Title 12, Chapter 15 of the Arizona Revised Statutes.

The City will require by ordinance that Type 1 Non-Irrigation Grandfathered Groundwater Rights and Irrigation Grandfathered Groundwater Rights within the City's planning areas be extinguished and the resulting credits pledged to the City's designation as a condition of zoning and/or development.

All existing extinguishment credits pledged to the City will remain banked.

D. Long Term Storage Credits

The City will investigate and purchase Long Term Storage Credits (LTSC) where deemed beneficial to the City.

The City will store all available water resources not used in the calendar year. The City will investigate the feasibility of constructing City-owned recharge facilities for CAP and reclaimed water to continue to grow its storage credit assets.

E. Physical Water

Where deemed beneficial to Surprise, the City will purchase water and water rights. All purchases will be compensated at "fair market value." The following options for purchasing water and water rights:

1. *System Acquisitions*

   The City will purchase other water delivery systems or service areas only if said purchase is beneficial to the affected City residents, water customers, or Water Portfolio. Available delivery systems should:

   a. Possess water resources that have a significant effect on water quality, availability, and supply;
   b. Be located adjacent to or near the City's existing water service area;
   c. Not raise the cost of providing water to existing water customers.

2. *Surface Water Acquisitions*

   The City will investigate delivery opportunities with the Maricopa Water District (MWD), including delivery of MWD water to member lands for urban irrigation, thereby reducing the demand on the City and its groundwater replenishment obligation.

3. *Groundwater Importation*

   The City will explore and where beneficial invest in groundwater importation as a means for acquiring additional water supplies through wheeling agreement or new infrastructure.

4. *Regional Projects:*

   The City will explore partnerships with regional agencies for the acquisition of water and where beneficial invest in regional projects that will provide Surprise with additional sustained supplies of water. Such projects may include southwest valley or statewide desalination projects, or other local, statewide, or greater projects for delivery of new waters to Surprise. Conveyance of

these sources may require a wheeling agreements, new infrastructure, treatment, or exchanges.

F. Water Leases

City as Lessee

The City will investigate the feasibility of leasing water from other sources as a means to maintain or grow the City's Designation of Assured Water Supply and Water Portfolio.

City as Lessor

The City will consider leasing its water assets in times where it deems these assets as non-critical. Funds generated through said leases will be used to acquire additional water or rights to water to grow the City's Water Portfolio.

G. Water Transfers, Exchanges, and Donations

Where deemed beneficial to Surprise, the City will investigate and invest in future acquisitions of water through transfers of water or rights to water, exchanges, and donations.

H. Future Land Development

The City will require developers of land within Surprise service areas, via Development Agreement, to acquire water rights and transfer them to the City upon completion of the development project.

IV. Minimum Asset Balances

To ensure enough reserves a e in place to meet r e s e n t and future water demands of the city of Surprise, the City will acquire water assets in order to maintain the following minimum asset balances:

1. Long term Storage Credits: 5 years or 5 times the City's service area demand
2. Extinguishments Credits: 10 years or 10 times the City's service area demand
3. Renewable Rights: 200% of the City's service area demand

V. Infrastructure

The City will support and invest in the necessary forms of infrastructure needed to perfect and utilize the City's water resource portfolio, including but not limited to the necessary piping to support regional supply solutions, and a recharge infrastructure system for reclaimed and other sources.

VI. Water Accounting

The City will continue water accounting practices toward the goal of 100% credit recovery.

VII. Water Resources Master Planning

The City will prepare a Water Resources Master Plan every 5 years to provide a guide for quantifying the long-term needs for water resources, w h i c h will support the City in maintaining its 100-year Designation of Adequate Water Supply.

VIII. Local and Regional Participation

The City will establish and maintain professional relationships to stay informed, work collaboratively, and influence water policy decisions that may affect the City. The City will remain engaged in local, county, regional, state, and national discussions on water supply management and knowledgeable in the regulations that affect the City's water resources or its ability to acquire additional supplies. Participation will include stakeholder processes with the Central Arizona Project, the Arizona Department of Water Resources (ADWR), and Colorado River water user forums.

WATER RESOURCE MANAGEMENT

Policy #	Water Acquisition
Issued: 5/19/15 *Last Amended Date:* 8/7/18	

I. Introduction

The purpose of this policy is to outline the city of Surprise's (City) approach to acquire, develop, and manage safe, adequate, and reliable sources of water for future uses.

This policy applies to all types of rights to water that are appurtenant to or associated the growing a sustainable water portfolio.

II. Goal

The goals of the City's Water Acquisition Policy re to 1) acquire safe, adequate, and sustained sources of water and rights to water that will provide reliable supplies for use within City's water service areas; and 2) to maintain safe yield for the City.

III. Strategies for Water Acquisition

The Water Acquisition Policy outlines the water asset classes and how the City will address each to build and maintain its Water Portfolio.

A. Central Arizona Project (CAP) Allotment

The City will pay for the delivery of 100 percent of its Central Arizona Project (CAP) allocation. The use of said CAP waters will be used for recharge purposes until otherwise deemed necessary for direct use. The City will pursue direct recharge of all CAP allocation waters within the City's limits, were appropriate and lawful.

The City will aggressively seek further acquisition of any available CAP water for future allocation to the City's portfolio, wherever available.

B. Central Arizona Groundwater Replenishment District (CAGRD) Membership

The City will retain membership with CAGRD as a Member Service Area to maintain its Designation of Assured Water Supply (DAWS) until such time as long term water sources are secured for the DAWS.

The City will not exceed its pumping limitations imposed by the state's Assured Water Supply Rules thereby limiting its use of CAGRD replenishment services.

PROPOSED

C. Extinguishment Credits

The City will acquire all available pledges for extinguished groundwater rights prior to January 1, 2025, pursuant to Title 12, Chapter 15 of the Arizona Revised Statutes.

The City will require by ordinance that Type 1 Non-Irrigation Grandfathered Groundwater Rights and Irrigation Grandfathered Groundwater Rights within the City's planning areas be extinguished and the resulting credits pledged to the City's designation as a condition of zoning and/or development.

D. Long Term Storage Credits

The City will investigate and purchase Long Term Storage Credits (LTSC) where deemed beneficial to the City.

The City will store all available water resources not used in the calendar year. The City will investigate the feasibility of constructing City-owned recharge facilities for CAP and reclaimed water to continue to grow its storage credit assets.

E. Physical Water

Where deemed beneficial to Surprise, the City will purchase water and water rights. All purchases will be compensated at "fair market value." The following are options for purchasing water and water rights:

1. *System Acquisitions*

   The City will purchase other water delivery systems or service areas only if said purchase is beneficial to the affected City residents, water customers, or Water Portfolio. Available delivery systems should:

   a. Possess water resources that have a significant effect on water quality, availability, and supply;
   b. Be located adjacent to or near the City's existing water service area;
   c. Not raise the cost of providing water to existing water customers.

2. *Surface Water Acquisitions*

   The City will investigate delivery opportunities with the Maricopa Water District (MWD), including delivery of MWD water to member lands for urban irrigation, thereby reducing the demand on the City and its groundwater replenishment obligation.

3. *Groundwater Importation*

   The City will explore and where beneficial invest in groundwater importation as a means for acquiring additional water supplies through heeling agreement or new infrastructure.

4. *Regional Projects:*

   The City will explore partnerships with regional agencies for the acquisition of water and where beneficial invest in regional projects that will provide Surprise with additional sustained supplies of water. Such projects may include southwest valley or statewide desalination projects or other local, statewide, or greater projects for delivery of new waters to Surprise. Conveyance of these sources may require a wheeling agreements, new infrastructure, treatment, or exchanges.

PROPOSED

F. Water Leases

City as Lessee

The City will investigate the feasibility of leasing water from other sources as a means to maintain or grow the City's Designation of Assured Water Supply and Water Portfolio.

City as Lessor

The City will consider leasing its water assets in times where it deems these assets as non-critical. Funds generated through said leases will be used to acquire additional water or rights to water to grow the City's Water Portfolio.

G. Water Transfers, Exchanges, and Donations

Where deemed beneficial to Surprise, the City will investigate and invest in future acquisitions of water through transfers of water or rights to water, exchanges, and donations.

H. Future Land Development

The City will require developers of land within Surprise service areas, via Development Agreement, to acquire water rights and transfer them to the City upon completion of the development project.

IV. Minimum Asset Balances

To ensure enough reserves are in place to meet present and future water demands of the city of Surprise, the City will acquire water assets in order to maintain the following minimum asset balances:

1. Total Water Credits — 20 years or 20 times the Net Demand of the City's service area
2. Renewable Rights — 200% of the City's service area demand

Where the Net Demand is defined as the difference in the amount of water needed to offset the amount of water mined from the ground less the amount of water recharged by the City with effluent water.

V. Infrastructure

The City will support and invest in the necessary forms of infrastructure needed to perfect and utilize the City's water resource portfolio, including but not limited to the necessary piping to support regional supply solutions, and a recharge infrastructure system for reclaimed and other sources.

VI. Water Accounting

The City will continue water accounting practices toward the goal of 100% credit recovery.

VII. Water Resources Master Planning

The City will prepare a Water Resources Master Plan every 5 years to provide a guide for quantifying the long-term needs for water resources, which will support the City in maintaining its 100-year Designation of Adequate Water Supply.

PROPOSED

VIII. Local and Regional Participation

The City will establish and maintain professional relationships to stay informed, work collaboratively, and influence water policy decisions that may affect the City. The City will remain engaged in local, county, regional, state, and national discussions on water supply management and knowledgeable in the regulations that affect the City's water resources or its ability to acquire additional supplies. Participation will include stakeholder processes with the Central Arizona Project, the Arizona Department of Water Resources (ADWR), and Colorado River water user forums.

PROPOSED

Water Acquisition Policy Update

Council Meeting

August 7, 2018

Water Resource Management

SURPRISE
ARIZONA

POLICY RECAP

SURPRISE
ARIZONA

May 19, 2015 - Council adopted Surprise's Water Resource Management Policies:

1. Water Conservation
2. Use of Reclaimed Water
3. **WATER ACQUISITION**
4. Water Funding

WATER RESOURCE MANAGEMENT
CITY OF SURPRISE

POLICY RECAP

SURPRISE
ARIZONA

#1 Water Conservation

Focus Areas

- Use of Innovation
- Best Management Practices
- Development Standards
- Education
- Local and Regional Participation

WATER USE IT WISELY®

WATER RESOURCE MANAGEMENT
CITY OF SURPRISE

POLICY RECAP

SURPRISE
ARIZONA

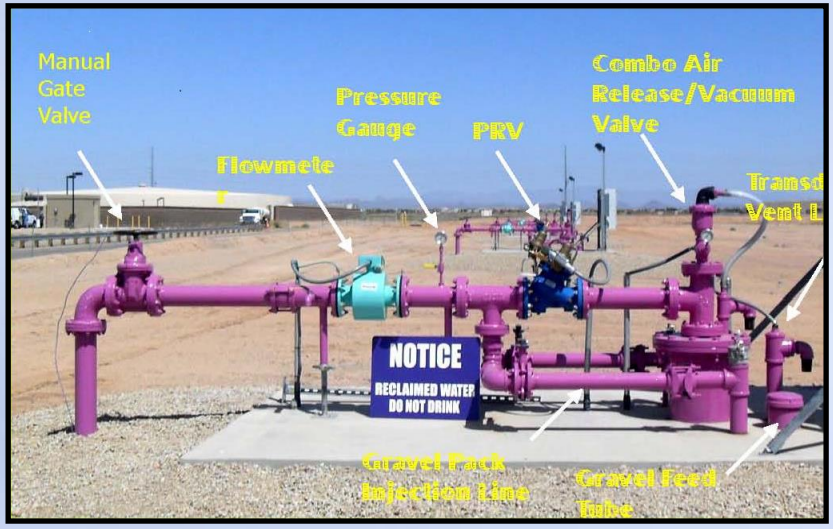
#2 Use of Reclaimed Water

Focus Areas

- Strategy:

  RECHARGE IN THE AHI* 1ST

- Planning
- Development and Growth
- Outreach and Education
- Regional Participation



WATER RESOURCE MANAGEMENT
CITY OF SURPRISE

WATEREUSE ARIZONA
Sustainable Solutions for a Thirsty State

*Area of Hydrologic Impact

POLICY RECAP

#4 Water Funding (The Match Game)

To identify fair and reliable sources of funding in which to acquire safe, adequate, and sustained sources of water and rights to water that will provide reliable supplies for use within City's water service areas, associated with growing a resilient and sustainable water portfolio.

#3 WATER ACQUISITION POLICY

SURPRISE
ARIZONA

Focus Areas

- Asset Strategies
    1. CAP Allotment
    2. **Long Term and Extinguishment Credits**
    3. Physical Water
    4. Water Leases, Water Transfers, Exchanges, and Donations
    5. Future Land Development
- **Set Minimum Asset Balances**
- Infrastructure
- Water Resource Accounting and Master Planning
- Local and Regional Participation

WATER RESOURCE MANAGEMENT
CITY OF SURPRISE

#3 WATER ACQUISITION POLICY

SURPRISE
ARIZONA

Proposed Update

Paragraph III.C – Extinguishment Credits

Delete: "*All existing extinguishment credits pledged to the City will remain banked.*"

Paragraph IV – Minimum Asset Balances

Replace line IV.1 and IV.2 with: "*Total Water Credits - 20 years or 20 times the Net Demand of the City's service area.*"

Add: "Where the Net Demand is defined as the difference in the amount of water needed to offset the amount of water mined from the ground less the amount of water recharged by the City with effluent water."

WATER RESOURCE MANAGEMENT
CITY OF SURPRISE

#3 WATER ACQUISITION POLICY

In Short: Treating all Water Credit classes the same.

By the Numbers (2017):

Total Demand :	7,998 Acre-feet (AF)
Effluent Recharged :	6,890 AF
Net Demand :	**1,108 AF**
Minimum Balance :	22,160 AF

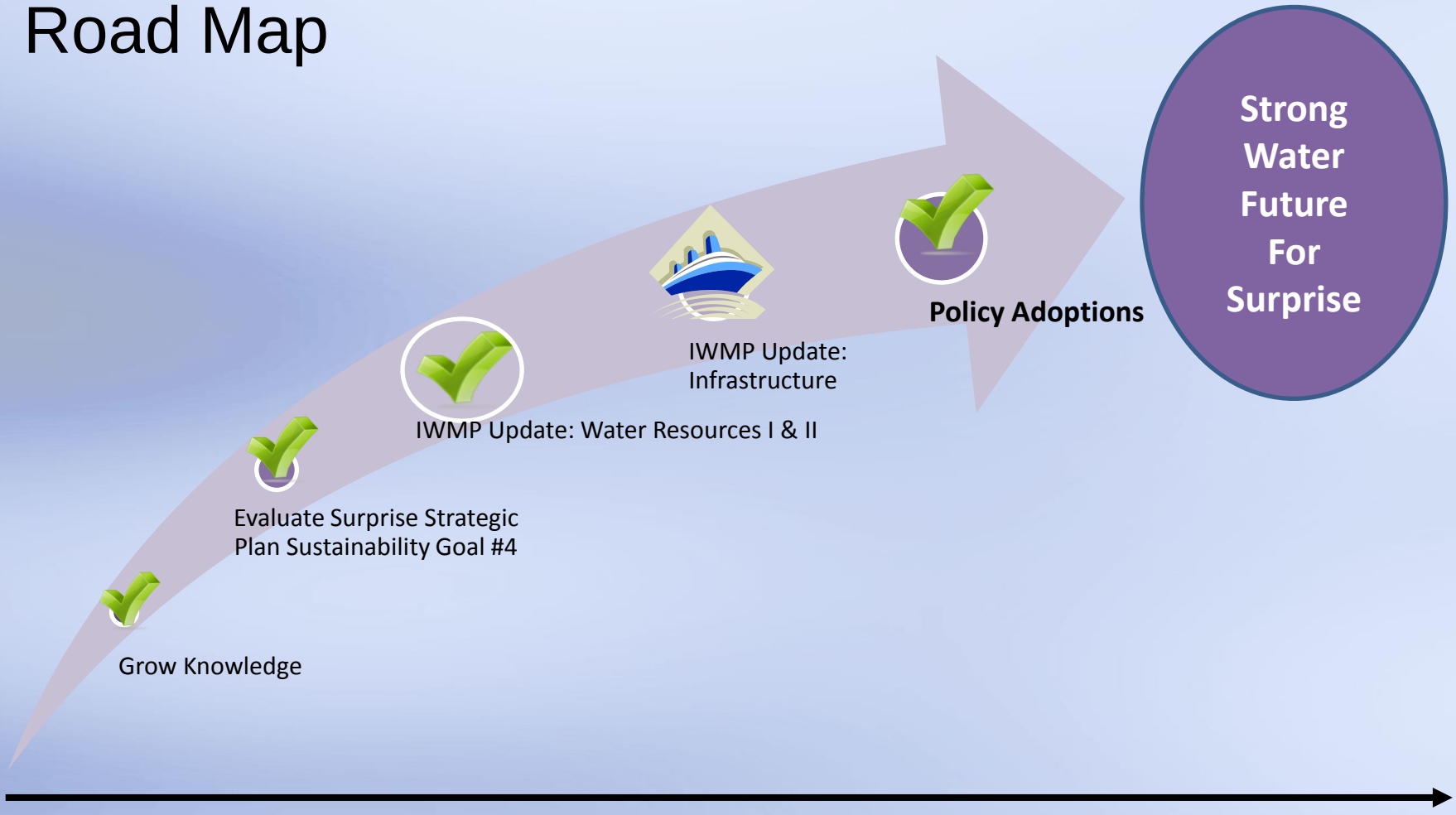
Current Total Water Credit Balances : 79,080 AF

WATER RESOURCE MANAGEMENT
CITY OF SURPRISE

WATER STRATEGIC VISION

SURPRISE
ARIZONA

Road Map



WATER RESOURCE MANAGEMENT
CITY OF SURPRISE

CITY OF SURPRISE
Regular City Council Meeting

August 7, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	August 7, 2018	Contact Person:	Brian Carmichael, Human Resources
Submitting Department:	Human Resources	District:	Citywide
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action pertaining to City's amended designation of volunteers deemed employees for workers' compensation benefits; Resolution #2018-106.

Motion:

I move to approve Resolution #2018-106

Background:

Arizona Revised Statute 23-901.06 allows for a resolution from Council designating which volunteer workers are to be deemed employees in order to be afforded coverage under workers' compensation. Additionally, Council may designate a wage equivalent for those volunteer workers deemed to be employees.

On April 26, 2001, Council approved resolution #01-06, which identified volunteer workers deemed to be employees of the City, as related to workers' compensation benefits. The City has since self-insured the workers' compensation program and modified many of the volunteer management programs; thus altering eligibility for workers' compensation benefits reserved for employees.

Primary changes proposed by staff are summarized below:

1. Appropriately define volunteers to be deemed employees for workers' compensation benefits, as directed by Arizona Revised Statute.

2. Establish a wage equivalent for compensation benefits for volunteers deemed to be employees for purposes of workers' compensation.

3. Remove certain volunteer workers as designated employees who are excluded from benefits via contractual release of liability agreements.

Objective Analysis:

The City is statutorily obligated to provide workers' compensation benefits to volunteer workers which have been expressly designated to be employees of the City. Prior Resolution #01-36 designated a broad scope of volunteers as employees, who are otherwise excluded via release of liability agreements. Properly identifying and designating volunteer workers deemed to be employees of the City for workers' compensation benefits, and subsequently establishing wage equivalents, will protect the City from potential risk and liability exposures.

Policy Compliant:

This item is compliant with City and Council policies.

Financial Impact:

None at this time.

Budget Impact:

None at this time.

FTE Impact:

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

ATTACHMENTS:

Click to download

- ☐ Resolution 2018-106

RESOLUTION # 2018-106

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, DESIGNATING PUBLIC SAFETY VOLUNTEERS AS EMPLOYEEES PURSUANT TO A.R.S. § 23-901.06 AND ESTABLISHING A SALARY EQUIVALENT FOR PURPOSES OF COMPUTING WORKERS' COMPENSATION INSURANCE PREMIUMS AND COMPENSATION BENEFITS FOR SAID VOLUNTEERS.

WHEREAS, A.R.S. § 23-901.06 allows volunteers of a county, city, town, or other political subdivision of the state to be deemed employees for the sole purpose of entitlement to the workers' compensation benefits provided under Title 23, Chapter 6 of the Arizona Revised Statutes upon the passage of a resolution or ordinance by the political subdivision defining the nature and type of volunteer work and workers to be entitled to such benefits;

WHEREAS, on April 26, 2001, the City of Surprise approved and adopted Resolution #01-36, a resolution defining the volunteers, and their work, within the City of Surprise that would be deemed employees of the City for the purposes of workers' compensation under §23-901.06;

WHEREAS, a review of those current designations indicates it is prudent to update the list of defined volunteers within the City deemed employees for the purpose of workers' compensation.

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

Section 1. Resolution #01-36 is hereby rescinded.

Section 2. Pursuant to the authority granted by A.R.S. § 23-901.06, Public Safety Volunteers of the City of Surprise are hereby deemed to be employees of the City for the sole purpose of entitlement to workers' compensation. Public Safety Volunteers shall be defined for purposes of this Resolution as follows:

1. Volunteer workers within the Surprise Citizen Patrol program;
2. Volunteer workers within the Surprise Police Department's Volunteer Chaplain program;
3. Volunteer members of the Surprise Police Department's Volunteer Reserve Officer Program (not including the Citizen Patrol program); and
4. Volunteers within the City of Surprise's Crisis Response program.

Section 3. In accordance with A.R.S. § 23-901.06, the basis for computing compensation benefits and premium payments for Public Safety Volunteers shall be four hundred dollars ($400.00) per month.

APPROVED AND ADOPTED this _____day of _____, 2018.

Sharon R. Wolcott, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

CITY OF SURPRISE
Regular City Council Meeting

August 7, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	August 7, 2018	Contact Person:	Tom Abbott, Fire Chief
Submitting Department:	Fire	District:	Internal
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action pertaining to opposition to the formation of the Waddell Fire & Medical District; Resolution # 2018-118.

Motion:

I move to approve Resolution # 2018-118.

Background:

The Surprise Fire-Medical Department has received notice of a proposal to the Maricopa Board of Supervisors to establish the Waddell Fire & Medical District which would have boundaries of Peoria Avenue on the north, Bethany Home Road on the south, 195th Avenue on the west, and Cotton Lane on the east. The City is opposed to this formation of the Fire District due to a lack of essential information.

Objective Analysis:

The proposal is incomplete and lacks important information such as response initiatives, metrics and deployments standards or corresponding plans. The map of the proposed Waddell Fire & Medical District identifies the Surprise Fire and Medical Department Fire Station 307 and a Buckeye Valley Fire District fire station as the closest fire stations to provide service delivery for the proposed fire district. The proposal does not take into consideration the impact to the City of Surprise units if they are pulled out of their first due to respond to Waddell, the frequency they might be required to respond, how that might create stacked calls in other first dues in the City of Surprise and thus increase response times to other critical calls within the City. The impact statement does not delineate a timeline for providing service delivery, construction of a fire station, purchase of fire apparatus, or which agencies the proposed Waddell Fire & Medical District would rely upon for interim service delivery. Additionally, the proposal lacks sufficient information and detail necessary for the City of Surprise to determine the full impact on its Fire & Medical Department, however, what information is provided suggests that the impact may be substantial and place an undue burden on all surrounding jurisdictions to provide service delivery.

Policy Compliant:

This action is compliant with all city policies

Financial Impact:

AFMA's proposal could have a financial impact to the city as SFMD may find itself unable to provide essential services within their existing borders and could have to re-evaluate and increase capital project schedules due to the department's inability to meet standard response time measures as identified in their master plan SOC. Goals such as ensuring an effective response force on a fire, critical incident or accident scene will be impacted by the implementation of the Waddell Fire & Medical District. The Department's ability to maintain adequate resource allocation citywide will be restricted and the staffing deployment model will be impacted daily. Maintaining NFPA response time standards will be impacted.

Budget Impact:

Any changes to the capital program will have a direct impact to the budget. Also impacted will be the staffing levels as the department will likely be forced to up staff to ensure adequate deployment and safety staffing mandates are being adhered to. This would impact the operational budget.

FTE Impact:

There quite possibly could be an FTE impact as the department would need to look at adding staffing to cover additional response needs.

ATTACHMENTS:

Click to download

- RES 2018-118 Waddell Fire District
- RES 2018-118 Presentation

RESOLUTION # 2018-118

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA REGARDING THE PROPOSED WADDELL FIRE & MEDICAL DISTRICT.

WHEREAS, notice has been received by the City of Surprise Fire-Medical Department regarding a proposed Waddell Fire & Medical District that would have boundaries of Peoria Avenue on the north, Bethany Home Road on the south, 195th Avenue on the west, and Cotton Lane on the east;

WHEREAS, the proposed board of directors of the Waddell Fire & Medical District, which are all full-time employees of the Arizona Fire and Medical District, has submitted a rudimentary impact statement for consideration by the Maricopa Board of Supervisors;

WHEREAS, the map of the proposed Waddell Fire & Medical District identifies the Surprise Fire and Medical Department Fire Station 307 and a Buckeye Valley Fire District fire station as the closest fire stations to provide service delivery for the proposed fire district;

WHEREAS, the impact statement does not delineate a timeline for providing service delivery, construction of a fire station, purchase of fire apparatus, or which agencies the proposed Waddell Fire & Medical District would rely upon for interim service delivery;

WHEREAS, the current private fire protection service provider intends to cease operations within eight (8) months if, and when, the proposed Waddell Fire & Medical District is approved; and

WHEREAS, the proposal lacks sufficient information and detail necessary for the City of Surprise to determine the full impact on its Fire & Medical Department, however, what information is provided suggests that the impact may be substantial and place an undue burden on all surrounding jurisdictions to provide service delivery.

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

1. Due to the cursory nature of the proposal which omits any definitive details as to how the proposed district will provide service without relying primarily on surrounding jurisdictions, including the City of Surprise, the City is unable to support the formation of the proposed fire district at this time.

2. Therefore, the City of Surprise opposes the formation of the Waddell Fire & Medical District as proposed until such time as said proposal is supported by a comprehensive realistic plan which demonstrates that the district will be

viable and not unduly burden, or rely upon, surrounding jurisdictions to provide service within the district.

APPROVED AND ADOPTED this _____day of _____, 2018.

Sharon R. Wolcott, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

Resolution 2018-118

July 24, 2018

Proposed Waddell Fire & Medical District

- Notice has been received by the City of Surprise Fire-Medical Department regarding a proposed Waddell Fire & Medical District
- Boundaries are listed as Peoria Avenue on the north; Bethany Home Road on the south, 195th Avenue on the west, and Cotton Lane on the east
- The current private fire protection service provider intends to cease operations within eight (8) months if the County Board of Supervisors approve the proposed Waddell Fire & Medical District

Proposed Waddell Fire & Medical District

- The proposed board of directors for the Waddell Fire & Medical District are full-time employees of the Arizona Fire & Medical Authority
- The proposed board of directors has submitted a rudimentary impact statement for consideration and approval of the Maricopa County Board of Supervisors
- The impact statement does not delineate a timeline for providing service, when a fire station might be built, or when a fire truck might be purchased.

Proposed Waddell Fire & Medical District

- The proposal lacks sufficient information and detail necessary for the City of Surprise to determine the full impact on its Fire & Medical Department, however, what information is provided suggests that the impact may be substantial and place an undue burden on all surrounding jurisdictions to provide service delivery

Comments & Questions

Thank you!

CITY OF SURPRISE
Regular City Council Meeting

August 7, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	August 7, 2018	Contact Person:	Donna Miller, CRS Director
Submitting Department:	CRS	District:	Citywide
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action pertaining to approval of an amendment to the FY19 Capital and Operating List of Items over $50,000; amending the FY19 budget by reallocating appropriations of $4,651,900 from contingency to capital within the library development fee fund for the Asante Branch library project P54120; Resolution #2018-112.

Motion:

I move to approve Resolution #2018-112.

Background:

The city has collected development impact fees for a future library facility. The parks and recreation master plan includes a 3rd library before 2020. A library Feasibility Study was completed in September 2017 which provided recommendations for future libraries and operation. This budget amendment transfers budget authority from contingency to capital within the library development fee fund to build a new library in Surprise.

Objective Analysis:

The City of Surprise collected library development impact fees to serve future development and ensure that new development contributes its proportionate share towards the cost of facilities. The available funds in the Library Development Fee Fund will support the construction of an approximately 10,000 square foot library. The project must be completed by January 2020. The funding is in contingency and a budget amendment is necessary to reallocate appropriation to capital.

Policy Compliant:

This action is consistent with City and Council Policy.

Financial Impact:

The library capital costs are a one time expense totaling $4,651,900. One time expenses related to Furniture, Fixtures and Equipment and ongoing operational costs will need to be determined during FY 20 budget process.

Budget Impact:

This budget amendment will transfer $4,617,000 from contingency to capital in the library development fee fund and $34,900 from grant contingency that is backed by additional funds in the library development impact fee fund.

FTE Impact:

This item has no impact on FTE in FY2019 bur will effect future fiscal years.

ATTACHMENTS:

Click to download

- ☐ Presentation
- ☐ Resolution 2018-112

SURPRISE
ARIZONA

Asante Branch Library

City of Surprise Community & Recreation Services Department

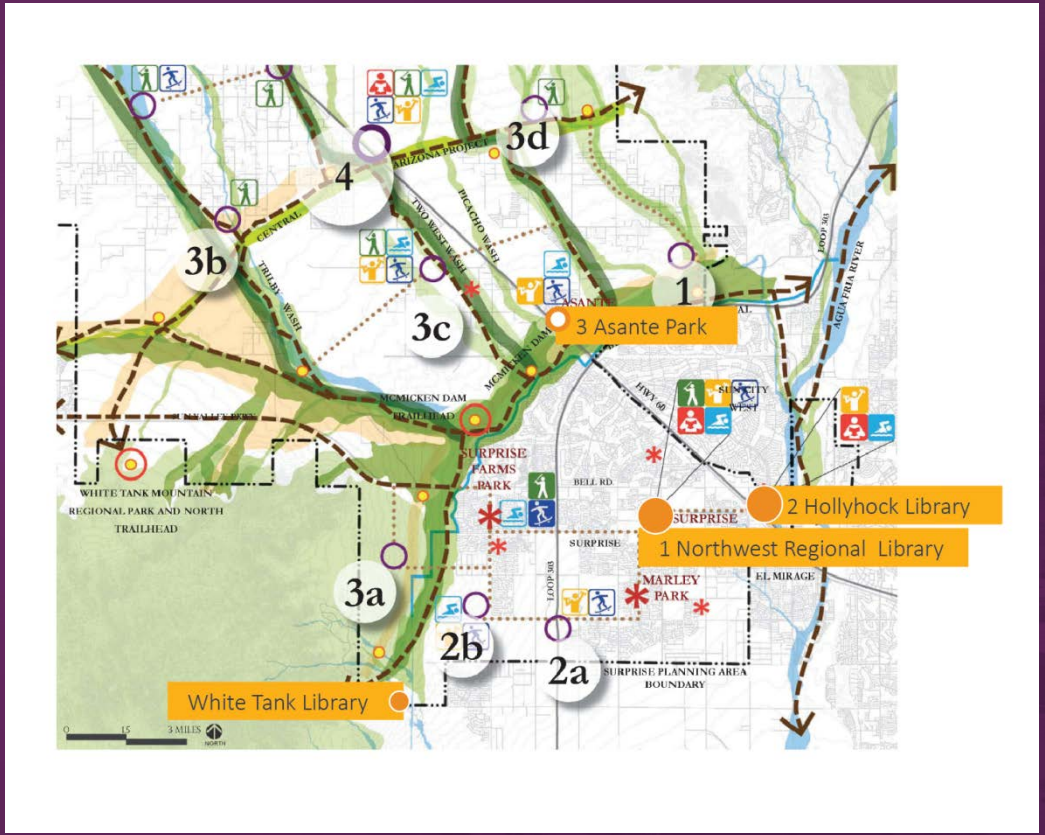
August 7, 2018

Asante Branch Library

Parks & Recreation Master Plan identified need for new library by 2020.

Library Feasibility Study Completed September 2017.

Budget Amendment to move funds from contingency to capital in Library Development fee fund. Action will also add project to items over 50,000.



Procurement Activity

- Design –Builder Procurement Complete
- Haydon Building Corp. selected as Design-Builder
- Preconstruction scope and fee negotiations will commence following approval

Asante Library Timeline

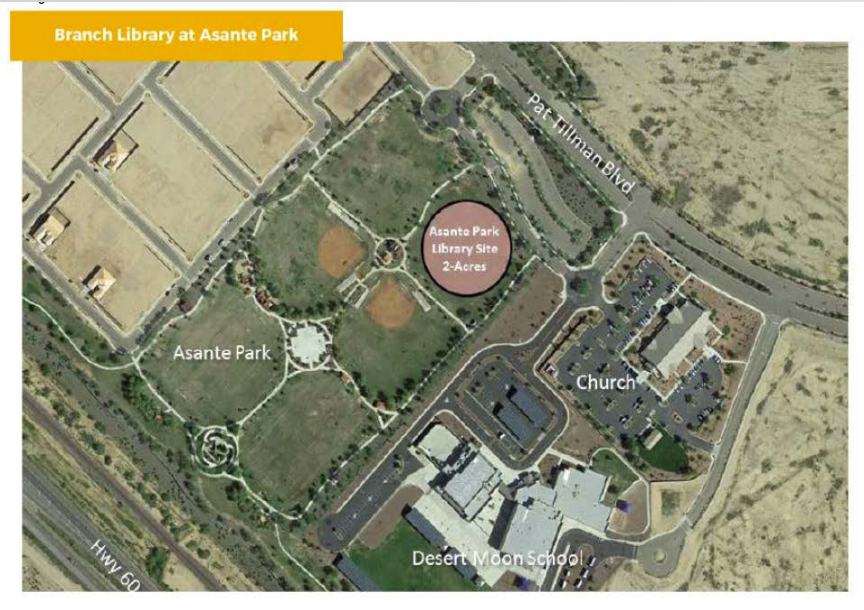
Notice to Proceed September 2018

Design Sept 2018 to February 2019

Construction March 2019 to December 2019

Project Location

16763 West Vereda Solana Drive



Asante Branch Library

Proposed Scope

Key program elements within the facility will include:

- Separate public and staff entrances
- Lobby
- Centralized and approachable service desk and work area.
- Self-check out
- Group Study/Meeting rooms
- Café/snack area
- Market place – copy area, browsing, audio / visual collection, lounge seating
- Maker space/innovation space
- Adult collection area including public access computers, quiet study areas
- Staff work area, restroom and break area
- Children's collection area with adjacent story-time area
- Teen collection area with individual and group study
- Mechanical/custodial room
- Secured equipment rooms for electronic equipment
- A drive up window and book return system feeding into the building in circulation workroom area
- Public Restrooms
- Distinct book sale area for Friends of the Surprise Libraries
- Designed with patrons and staff security in mind including maximum staff visibility of public areas
- Interior spaces must be flexible and sustainable for community interaction, collaboration, collections and multiple purposes and adapt as services and technology evolve

$4.6 MILLION

10,000 square foot library

-Land
-Impact Fees
-Permit Fees
-Design
-Construction

Library Operations

SURPRISE
ARIZONA

QUESTIONS?

Thank You

RESOLUTION # 2018-112

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2019 BUDGET BY REALLOCATING APPROPRIATION OF $4,651,900 FROM CONTINGENCY TO CAPITAL WITHIN THE LIBRARY DEVELOPMENT FEE FUND FOR THE ASANTE BRANCH LIBRARY, PROJECT P54120, AND AMENDING THE FISCAL YEAR 2019 CAPITAL AND OPERATING LIST OF ITEMS OVER $50,000 BY AN ADDITIONAL $4,651,900 TO CONSTRUCT THE ASANTE BRANCH LIBRARY.

WHEREAS, Arizona Revised Statues (A.R.S) § 9-463.05 provides a framework for cities and towns to assess, collect and administer development fees;

WHEREAS, the City of Surprise collects development impact fees to serve future development and ensure that new development contributes its proportionate share towards the cost of public facilities;

WHEREAS, the City of Surprise has collected approximately $4,651,900 in development impact fees specific for library facilities;

WHEREAS, the Library Feasibility Study completed in September 2017 recommended that an additional library facility is needed due to increased present and future growth;

WHEREAS, a qualified design-build firm will be selected to build the Asante Branch Library;

WHEREAS, the funding in the Library Development Fee Fund is in contingency and a budget amendment is necessary to reallocate appropriation to capital;

WHEREAS, the FY2019 budget, including the FY2019 Capital and Operating List of Items Over $50,000, was adopted by Council Resolution #2018-78 on June 5, 2018;

WHEREAS, the City of Surprise Procurement Code §2-338(d) requires the approval of City Council when the City spends more than $50,000 on a single item; and

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

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

Section 1. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, amending the budget of the City of Surprise, Arizona for the fiscal year July 1, 2018 through June 30, 2019 and amending the List of Capital Items Over $50,000.

APPROVED AND ADOPTED this_____day of_____, 2018.

Sharon R. Wolcott, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

RESOLUTION # 2018-112

Exhibit A

1. Appropriation. The allocations below represent a reallocation of appropriations in the amount of $4,651,900 from contingency to Project P54120 within the Library Development Fee Fund. 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
Library Development Fee	CRS	Contingency	Exp	$4,617,000	($4,617,000)	$0
Grants	General Operations	Contingency	Exp	$22,345,500	($34,900)	$22,310,600
Library Development Fee	CRS	Capital-P54120	Exp	$0	$4,651,900	$4,651,900
				$26,962,500	**$0**	**$26,962,500**

2. List of Capital Items Over $50,000. The List of Capital Items over $50,000 will be amended to include the construction of the Asante Branch Library.

Reference #	Description	Current Budget	Increase/ (Decrease)	Amended Budget
19400	Asante Branch Library	$0	$4,651,900	$4,651,900

CITY OF SURPRISE
Regular City Council Meeting

August 7, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	August 7, 2018	Contact Person:	Eric Fitzer - Community Development
Submitting Department:	CD	District:	5
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action on an application for a major amendment to the Surprise Town Center Comprehensive Sign Program; case number FS16-387.

Motion:

Move to Deny FS16-387 Surprise Town Center Major Comprehensive Sign Program Amendment.

Background:

This request is the result of signage that was lost due to the US-60/Grand Avenue and Bell Road project which improved traffic operations and safety in the immediate vicinity of the Surprise Town Center. The Arizona Department of Transportation (ADOT) constructed a new Bell Road bridge over US 60 (Grand Avenue) and the adjacent railroad tracks. In order to reduce the project's length and lessen the overall impacts of construction, ADOT worked with the city of Surprise and local businesses to schedule a full closure of Bell Road between 134th Avenue and West Point Parkway. The City enacted the Bell Road Temporary Sign Policy (Resolution 2016-42) in March of 2016 to assist businesses during the construction of the Bell and Grand Overpass Project. The project has been completed and all lanes in each direction, Bell Road and Grand Avenue, are fully open for vehicular traffic. The City has since received inquires for permanent monument signage to replace signage which was removed due to right-of-way (ROW) expansion, Public Utility Easement (PUE) relocations along Bell Road, and construction of the overpass. The City has approved requests by the owner/operators of the Surprise Town Center regarding the replacement of signage which was lost along Grand Avenue because of ROW expansion and PUE relocation due to the project requirements associated with Grand Avenue. This request is to replace signage removed along Bell Road. Originally the Surprise Town Center Comprehensive Sign Program approved by the City allowed for signage along Bell Road to be at maximum 15' in height. Due to the topography of the road, safety features such as jersey barriers and railing, and the location of the sign relative to the Bell Road right-of-way, the applicant is asking for additional height. The applicant requests that the sign be at a maximum height of 52' and include the addition of Electronic Messaging located at the bottom of the sign.

At the regularly scheduled Planning and Zoning Commission meeting held on July 19, 2018 the Planning and Zoning Commission recommended, 6-1, to recommend Denial of FS16-387 Surprise

Town Center Major Comprehensive Sign Program Amendment to the Mayor and City Council.

Objective Analysis:

Positive impacts are that the policy would allow businesses to have signage to entice customers to their businesses from Bell Road. The negative impacts could include, depending on height, decrease of view shed of the White Tank Mountains and decrease of landscaping.

Policy Compliant:

The Policy is compliant with City and Council policy of promoting businesses within 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:

There is no anticipated budget impact related to this item.

FTE Impact:

No new FTEs will be required by action on this item.

ATTACHMENTS:

Click to download

- ☐ FS16-387 Surprise Town Center Major CSP Amendment - CC Staff Report - 080718
- ☐ Vicinity Map
- ☐ Surprise Town Center Major CSP Amendment Request
- ☐ Presentation

MAJOR CSP AMENDMENT

REPORT TO THE MAYOR AND CITY COUNCIL

Case:	FS16-387
Project Name:	Surprise Town Center Major Comprehensive Sign Program Amendment
Council District:	5 - Palm
Meeting Date:	August 7, 2018
Planner:	Eric Fitzer, 623-222-3020, eric.fitzer@surpriseaz.gov

---

Owner:	Surprise Town Center Holdings LLC
Applicant:	Bluemedia; Rick Rettelle
Request:	The applicant is requesting approval of a Major Amendment to the Surprise Town Center Comprehensive Sign Program.
Site Location:	The subject project is generally located on the northwest corner of Bell Road and Grand Avenue.
Motion:	The Planning and Zoning Commission recommends the Mayor and City Council move to **Deny** FS16-387 Surprise Town Center Major Comprehensive Sign Program Amendment.

Project Description:

This request is to replace signage removed along Bell Road. Originally the Surprise Town Center Comprehensive Sign Program approved by the City allowed for signage along Bell Road to be at maximum 15' in height. Due to the topography of the road, safety features such as jersey barriers and railing and the location of the sign relative to Bell Road right-of-way the applicant is requesting additional height, The request for the sign is to be at a maximum height of 52' and the addition of Electronic Messaging Center located at the bottom of the sign.

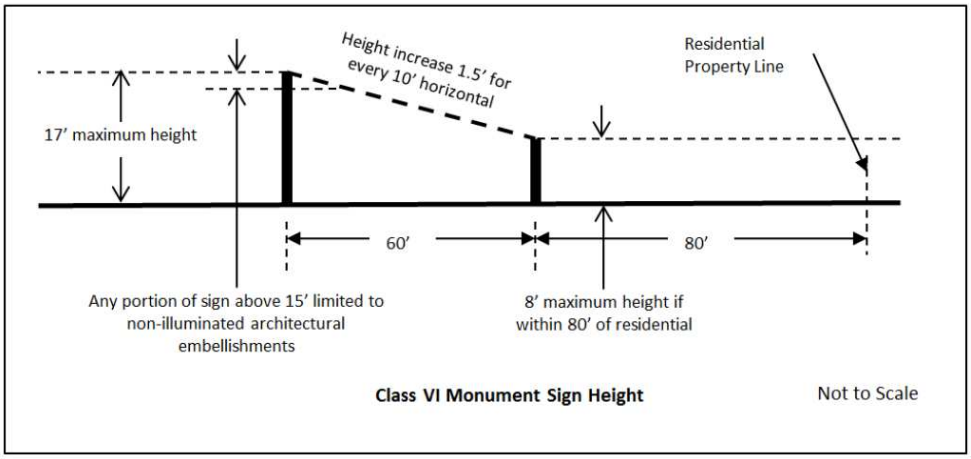
Analysis and Discussion:

The City received a request for permanent monument signage to replace signage which was removed due to Right-of-way (ROW) expansion, Public Utility Easement (PUE) relocations along Bell Road, and construction of the overpass. The City has approved requests by the owner/operators of the Surprise Town Center regarding the replacement of signage which was

lost along Grand Avenue because of ROW expansion and PUE relocation due to the project requirements associated with Grand Avenue.

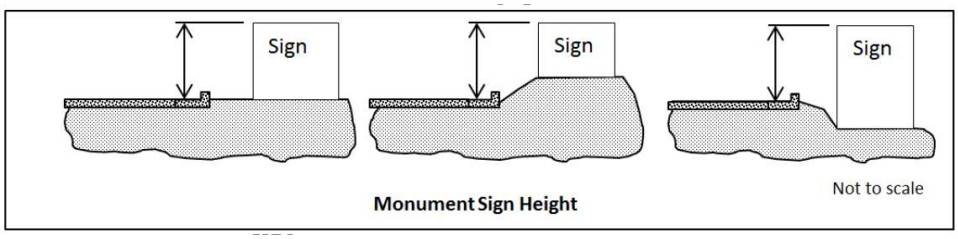
This specific request is to replace signage removed along Bell Road. Originally the Surprise Town Center Comprehensive Sign Program approved by the City allowed for signage along Bell Road to be at maximum 15' in height. Due to the topography of the road, safety features such as jersey barriers and railing and the location of the sign relative to Bell Road right-of-way, the applicant is asking for additional height. The applicant requests the sign to be a maximum height of 52' and include the addition of Electronic Messaging located at the bottom of the sign.

Currently the maximum sign height for any Class IV Monument Sign is 17’ as depicted below.



In order to measure the signage you must look at Chapter 113 Signe Sec 113-8 (d) (2):

> Monument sign height. Unless otherwise noted, notwithstanding adjacent topography, the height of any class of monument sign shall be measured from the closest adjacent curb, or if no curb is present, the closest adjacent pavement.



Based on the location and the relative height of the roadway at the potential location of the sign, if strict adherence to the code were utilized the sign would be allowed to be 22’ tall. As requested the 52’ tall sign is 30’ taller than per the code, which is why the applicant is looking for potential approval of an amendment to the Comprehensive Sign Program (CSP).

Per Sec 113-15 Comprehensive sign programs

(a) Purpose. The purpose of comprehensive sign programs is to provide a mechanism by which a specific set of sign criteria may be approved for a specific property or geographic area in a manner that is appropriate to the character of the community in which the comprehensive sign program will apply.

(b) A comprehensive sign program may be obtained for the following purposes:

(1) To allow a deviation from the requirements applicable to a particular sign class or type, and/or;

(2) To introduce a unique or creative sign type that is not listed as a permitted sign type in subsection 113-7(a).

(c) A comprehensive sign program may not introduce a sign type that is specifically prohibited in subsection 113-7(f).

(d) The comprehensive sign program must demonstrate that:

(1) The proposed signage represents a material improvement over what is otherwise permitted in chapter 113 of the Surprise Municipal Code,

(2) The proposed signage is appropriate to the character of the development covered by the comprehensive sign program,

(3) The proposed signage is appropriate to the neighborhood in which the property is located, and

(4) The comprehensive sign program creates a cohesive aesthetic that will apply to all signage covered by the comprehensive sign program within the specific geographic area covered by the comprehensive sign program.

(e) A comprehensive sign program may be included as part of a zone change request, or as an independent stand-alone document, in either case processed as a type IV application as outlined in article XII of the Surprise Unified Development Code. The approval or denial of a proposed comprehensive sign program is discretionary with the final approval authority lying with the Surprise City Council. A decision by the city council to deny a proposed comprehensive sign program shall not in any way be construed as a diminution of property values or a restraint of development rights.

As part of the request the applicant has included an Electronic Messaging Center (EMC). The EMC size is dictated by the Section 113-11 Electronic messaging centers (EMCs) (b) (4) which is as follows:

> *EMCs as a portion of sign area. When allowed, electronic messaging centers may comprise not more than 50 percent of the allowable sign area of a particular sign.*

The overall sign area is 306.7 square feet plus the addition of the EMC, which is 92 square feet, gives a total signage area of 398.7 square feet. The EMC inclusion into the signage would be equal to 23.1% and thus meets the thresholds as required by the above mentioned section.

At the regularly scheduled Planning and Zoning Commission meeting held on July 19, 2018 the Planning and Zoning Commission recommended 6-1 to recommend Denial of FS16-387 Surprise Town Center Major Comprehensive Sign Program Amendment to the Mayor and City Council.

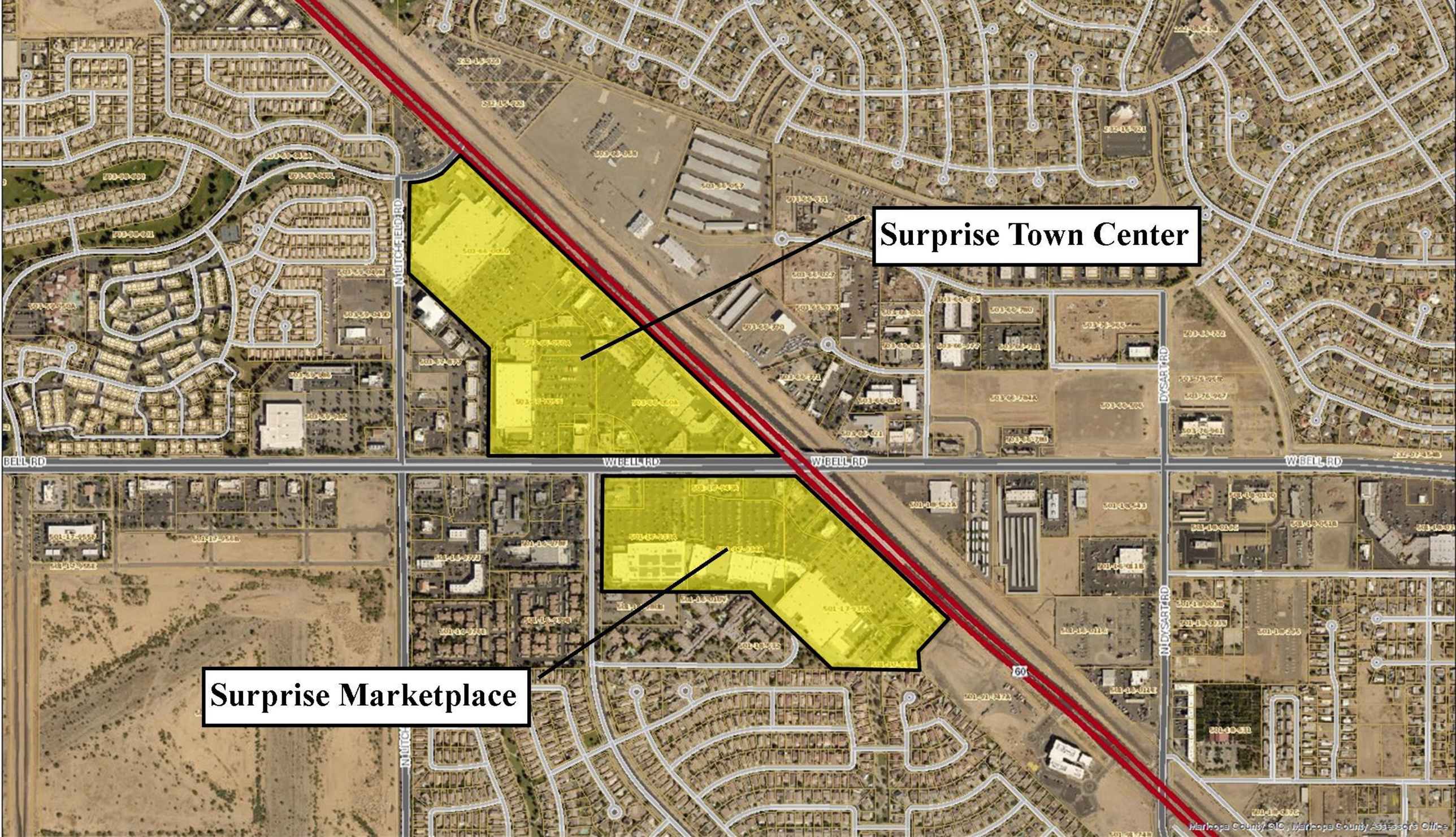
Recommendation:

The Planning and Zoning Commission recommends the Mayor and City Council move to **Deny** FS16-387 Surprise Town Center Major Comprehensive Sign Program Amendment.

Attachments:

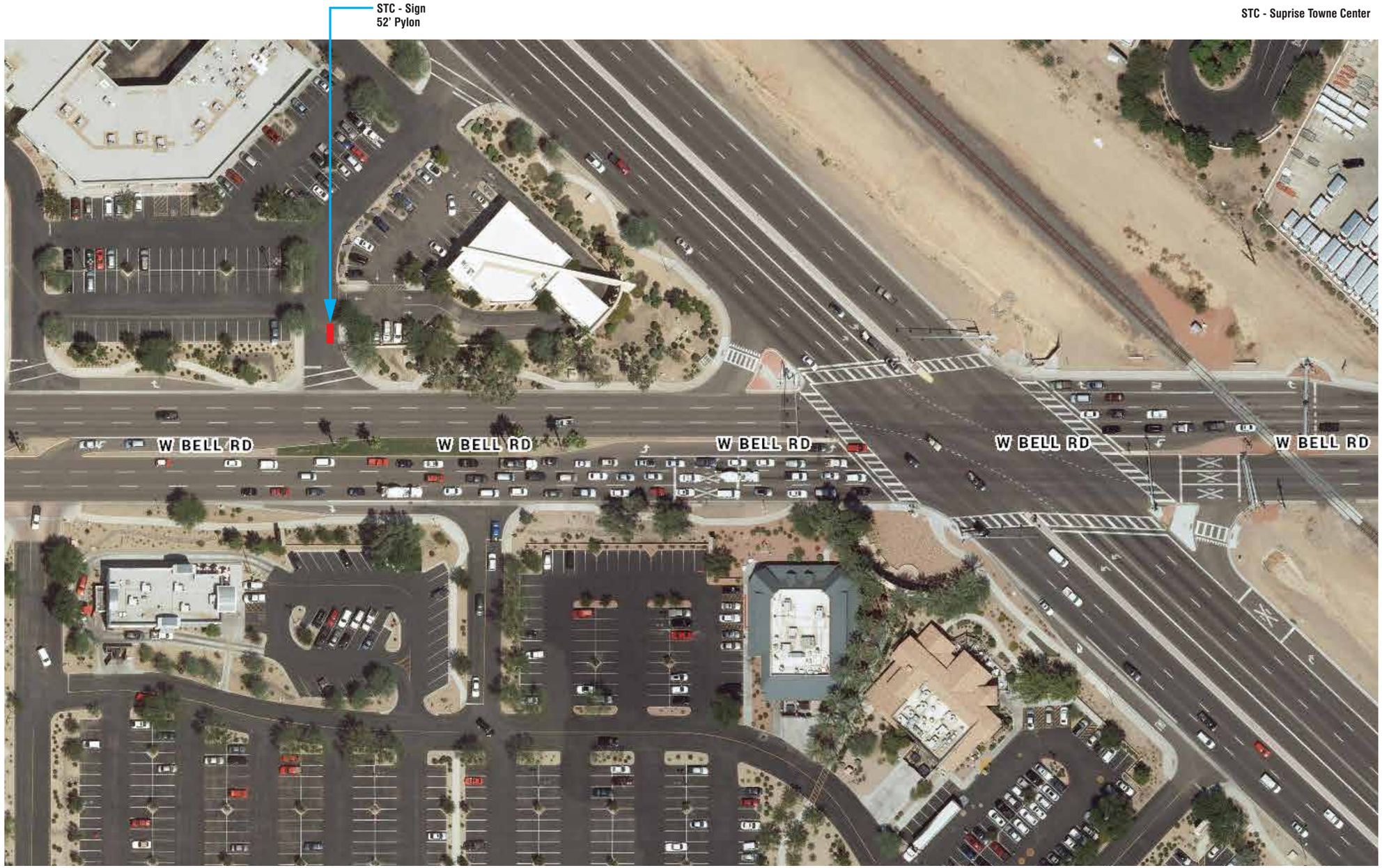
01 – Vicinity Map

02 – Surprise Town Center Signage


Surprise Town Center
Surprise Marketplace
BELL RD
W BELL RD
W BELL RD
W BELL RD
MITCHELL RD
DYSART RD
DYSART RD
60
Maricopa County GIO, Maricopa County Assessor's Office

Pylon Sign Concepts *Surprise Towne Center (STC)*

Sign with EMC Display



A Sign Location Plan
Not to Scale

bluemedia

CLIENT
CB Richard Ellis

DESCRIPTION
Surprise Towne Center

SITE ADDRESS
13702 W Bell Road
Surprise, AZ 85374

SALES REP **Rick Rettelle**
PROJ MGR **RR**
DESIGNER **MDK/AG**

This document is the sole property of bluemedia, and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

This image is an artistic representation of what your graphics / signage will look like. bluemedia reserves the right to slightly modify certain measurements and/or materials to accommodate production and installation.

ROC#257947

PERMIT DRAWING

NOT READY FOR PRODUCTION

Make It Perfect.

DATE
06/21/2018

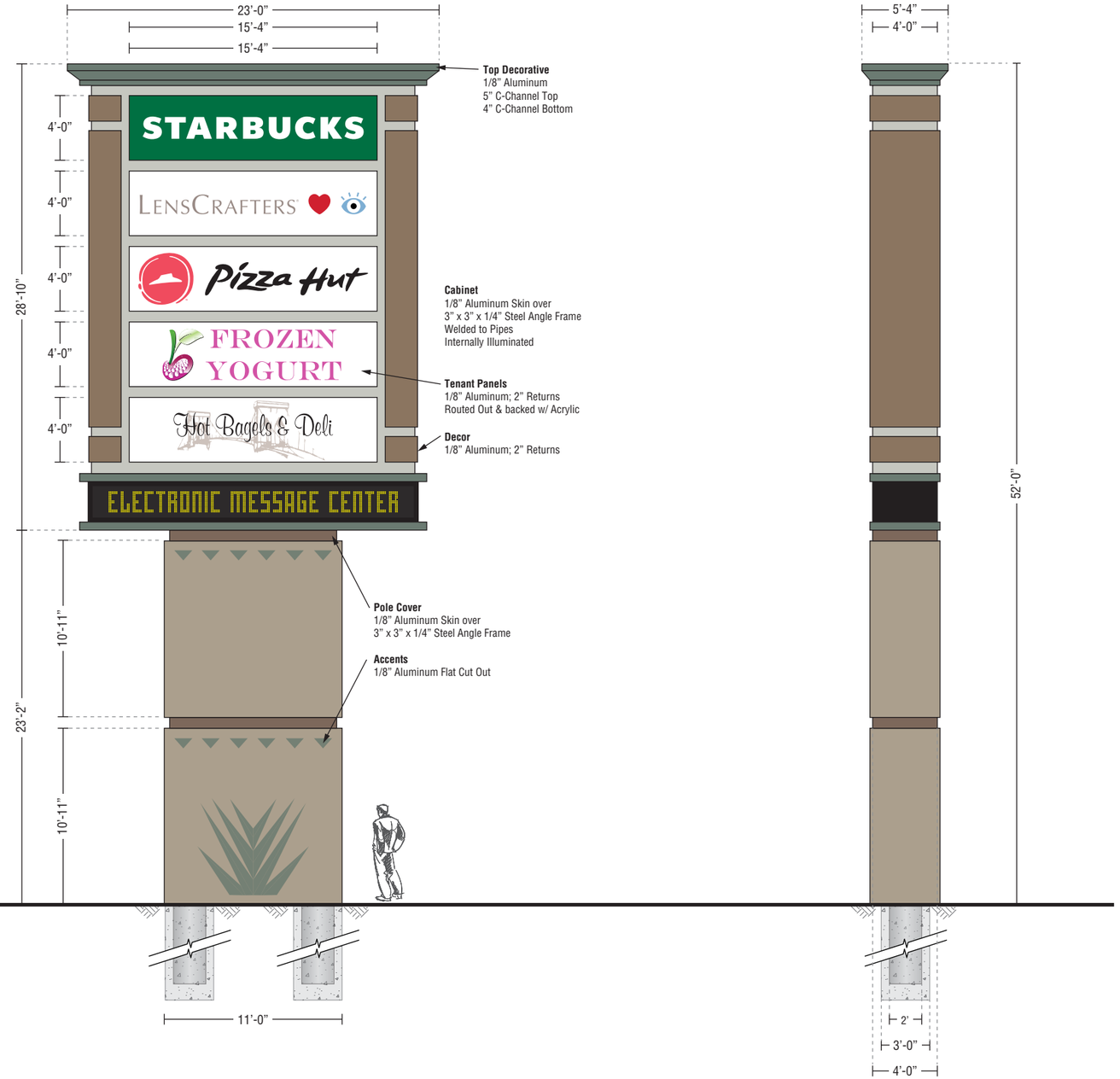
JOB #
59728

SHEET # **1 of 5**

59728 - Surprise Towne Center v02.ai

Pylon Sign Concepts *Surprise Towne Center (STC)*

Sign with EMC Display



POLE COVER (BASE) COLOR SCHEME:

- Painted MAP, Match CL 2854D Wood Ash
  Satin Finish
- Painted MAP, Match 5355A Koala Bear
  Satin Finish
- Painted MAP, Match Blue Agave Leaf
  Satin Finish
  (Formerly Known as CL 3026D Stigma)

SIGN CABINET COLORS TO BE FINALIZED WITH CLIENT

A Elevation View - Sign 52'
SCALE: 1/8" = 1'-0"

Sign Area: 663.16 SF

bluemedia

CLIENT
CB Richard Ellis

DESCRIPTION
Surprise Towne Center

SITE ADDRESS
13702 W Bell Road
Surprise, AZ 85374

SALES REP **Rick Rettelle**
PROJ MGR **RR**
DESIGNER **MDK/AG**

This document is the sole property of bluemedia, and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

This image is an artistic representation of what your graphics / signage will look like. bluemedia reserves the right to slightly modify certain measurements and/or materials to accommodate production and installation.

ROC#257947

PERMIT DRAWING

NOT READY FOR PRODUCTION

Make It Perfect.

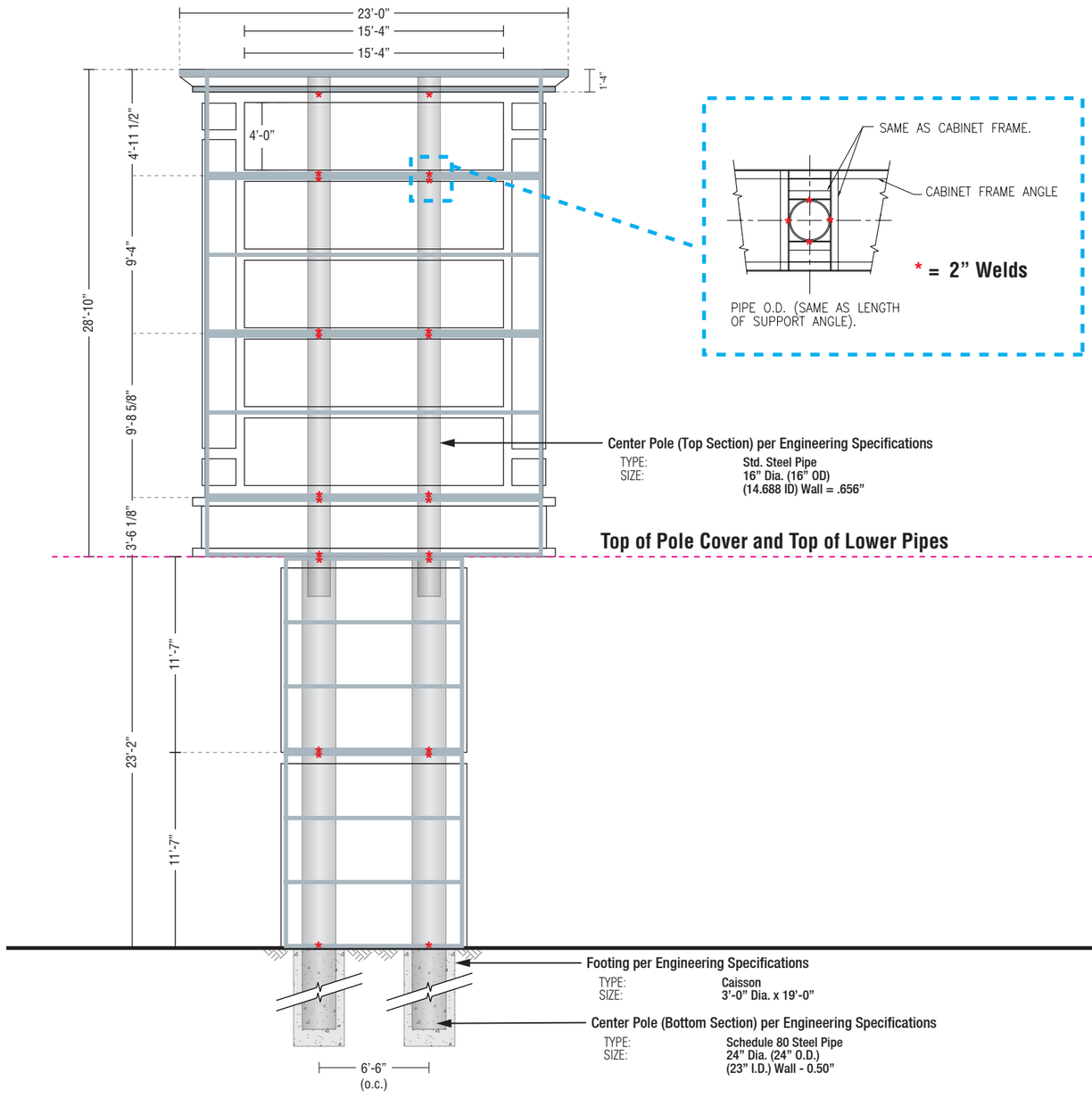
DATE
06/21/2018

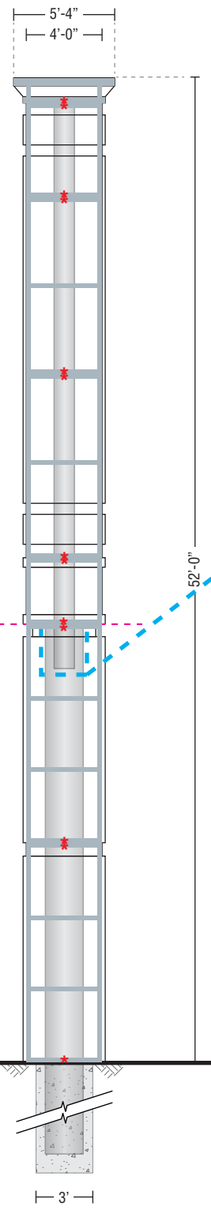
JOB #
59728

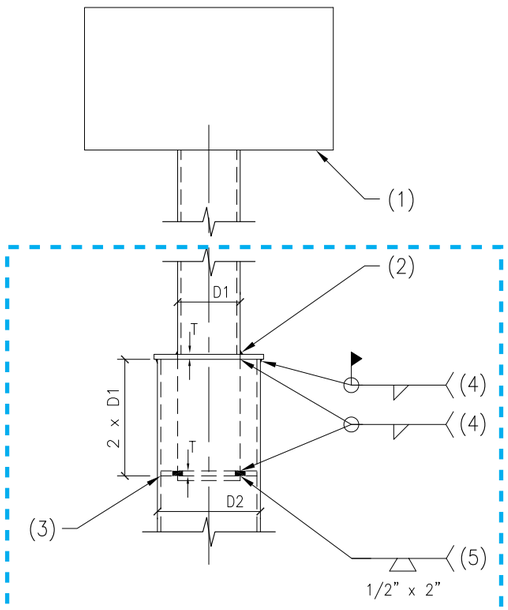
SHEET # **2 of 5**

Pylon Sign Concepts *Surprise Towne Center (STC)*

Sign with EMC Display







FOR D1 THRU 16" DIA, USE T = 1/2" PL.
FOR 16" DIA< D1 < 30", USE T= 3/4" PL.
FOR D1 > 30" DIA, USE T= 1" PL.

NOTES:

1. THE SIGN PRINCIPLE AXES ARE PARALLEL TO AND PERPENDICULAR TO THE SIGN AXIS.
2. FLEXIBLE, LONG LASTING CAULK TO BE APPLIED AFTER ALL FINISHES ARE IN PLACE.
3. LOWER PIPE RING. THERE SHALL BE A MAXIMUM 1/8" CLEARANCE BETWEEN THIS PLATE AND THE INTERIOR WALL FACE. THE LOWER PIPE MAY NEED TO BE ADJUSTED FOR OUT OF ROUNDNESS. THE LOWER RING SHALL NOT BE FIELD TRIMMED TO FACILITATE THE FIT.
4. 1/4" AT 1/2" PLATE; 5/16" AT 3/4" PLATE; 3/8" AT 1" PLATE.
5. 4 AT 90°. FOR PIPES, PLACE AT 45° AZIMUTH FROM PRINCIPAL AXIS OF THE SIGN BEING MOUNTED. FOR TUBES, PLACE ON ALL 4 ORTHOGONAL AXES.

A Elevation View - Sign 52'
SCALE: 1/8" = 1'-0"

Sign Area: 663.16 SF

bluemedia

CLIENT
CB Richard Ellis

DESCRIPTION
Surprise Towne Center

SITE ADDRESS
13702 W Bell Road
Surprise, AZ 85374

SALES REP **Rick Rettelle**
PROJ MGR **RR**
DESIGNER **MDK/AG**

This document is the sole property of bluemedia, and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

This image is an artistic representation of what your graphics / signage will look like. bluemedia reserves the right to slightly modify certain measurements and/or materials to accommodate production and installation.

ROC#257947

PERMIT DRAWING

NOT READY FOR PRODUCTION

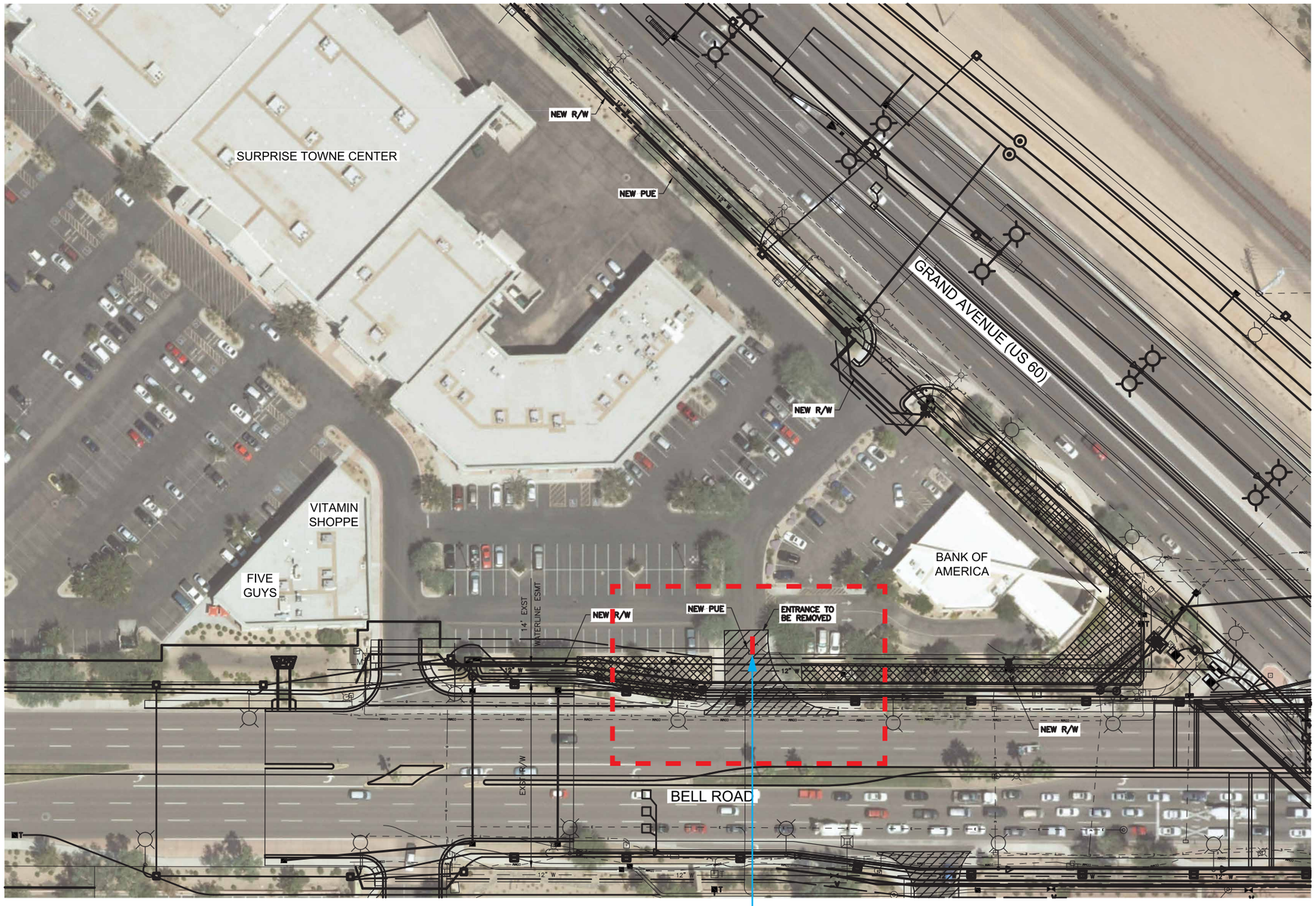
Make It Perfect.

DATE
06/21/2018

JOB #
59728

59728 - Surprise Towne Center v02.ai

Pylon Sign Concepts *Surprise Towne Center (STC)*
Sign with EMC Display



A Sign Location Plan - STC Sign B
Not to Scale

bluemedia

CLIENT
CB Richard Ellis

DESCRIPTION
Surprise Towne Center

SITE ADDRESS
13702 W Bell Road
Surprise, AZ 85374

SALES REP **Rick Rettelle**
PROJ MGR **RR**
DESIGNER **MDK/AG**

This document is the sole property of bluemedia, and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

This image is an artistic representation of what your graphics / signage will look like. bluemedia reserves the right to slightly modify certain measurements and/or materials to accommodate production and installation.

ROC#257947

PERMIT DRAWING

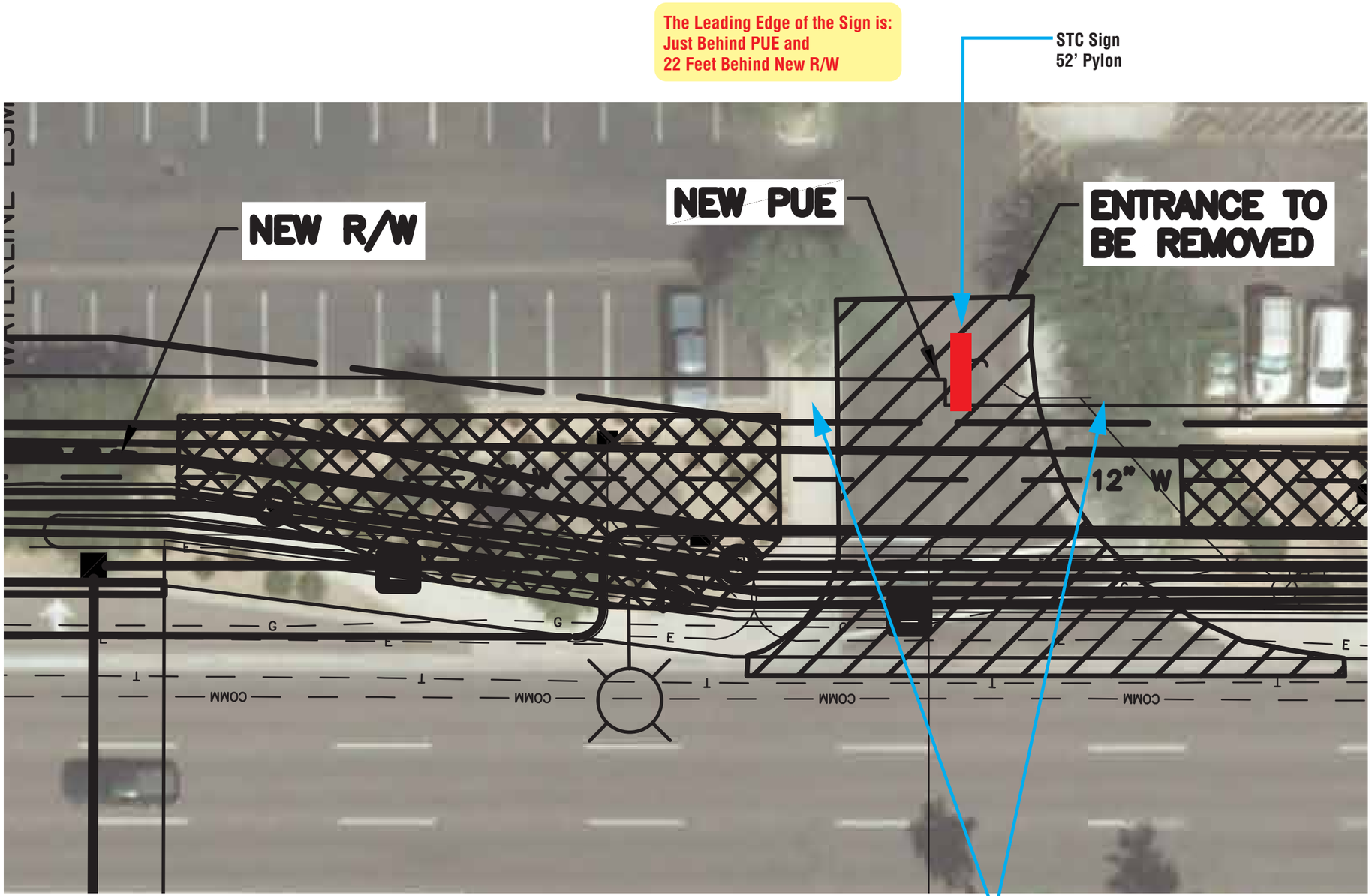
NOT READY FOR PRODUCTION

Make It Perfect.

DATE
06/21/2018

JOB #
59728

Pylon Sign Concepts *Surprise Towne Center (STC)*
Sign with EMC Display



A Sign Location Plan - STC Sign B
Not to Scale

bluemedia

CLIENT
CB Richard Ellis

DESCRIPTION
Surprise Towne Center

SITE ADDRESS
13702 W Bell Road
Surprise, AZ 85374

SALES REP **Rick Rettelle**
PROJ MGR **RR**
DESIGNER **MDK/AG**

This document is the sole property of bluemedia, and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

This image is an artistic representation of what your graphics / signage will look like. bluemedia reserves the right to slightly modify certain measurements and/or materials to accommodate production and installation.

UL ROC#257947

PERMIT DRAWING

NOT READY FOR PRODUCTION

Make It Perfect.

DATE
06/21/2018

JOB #
59728

SHEET # **5 of 5**

59728 - Surprise Towne Center v02.ai

SURPRISE
ARIZONA

FS16-387 Surprise Town Center and FS-16-388 Surprise Marketplace Monument Signage

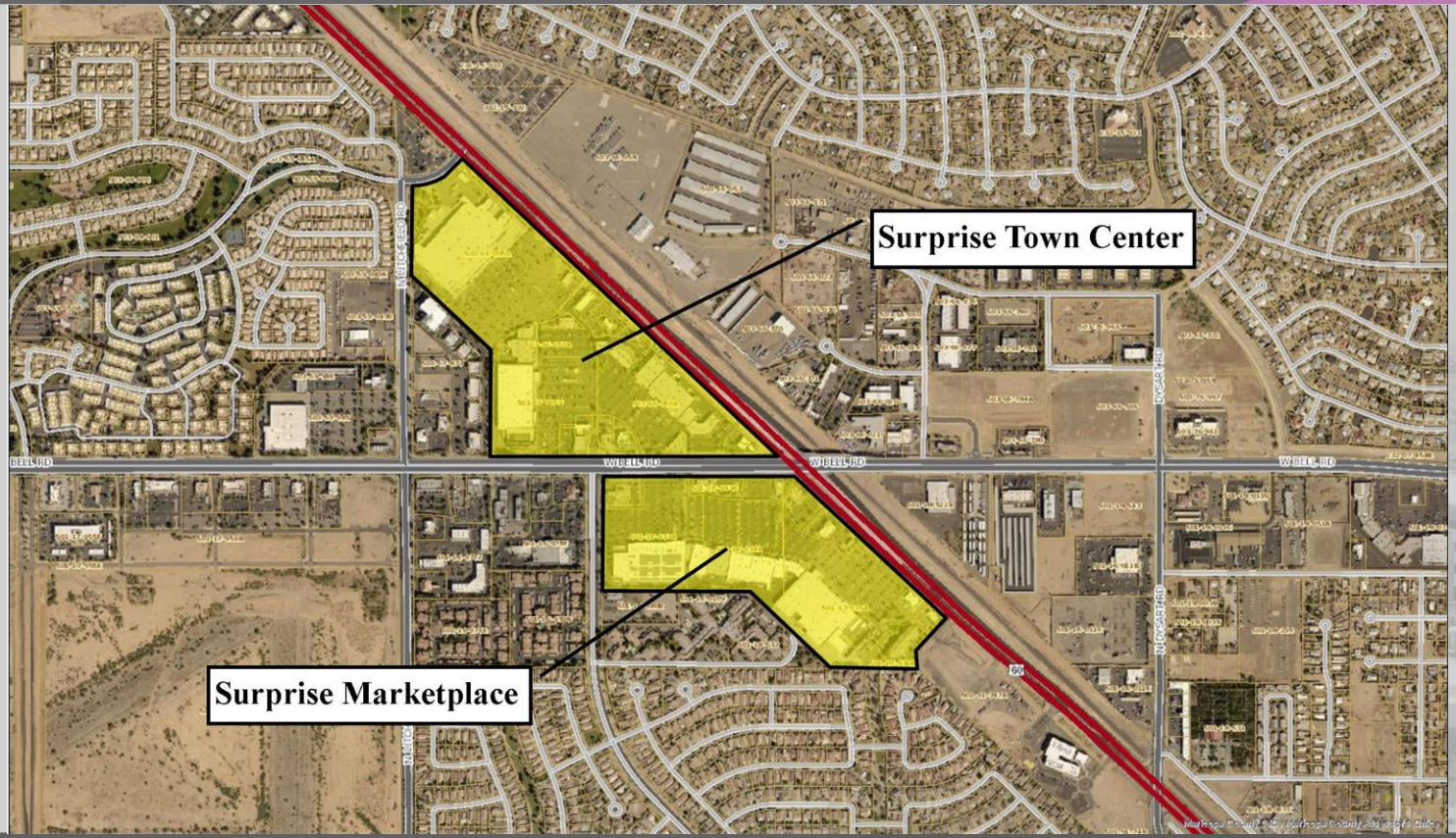
Planning and Zoning Commission

August 7, 2018

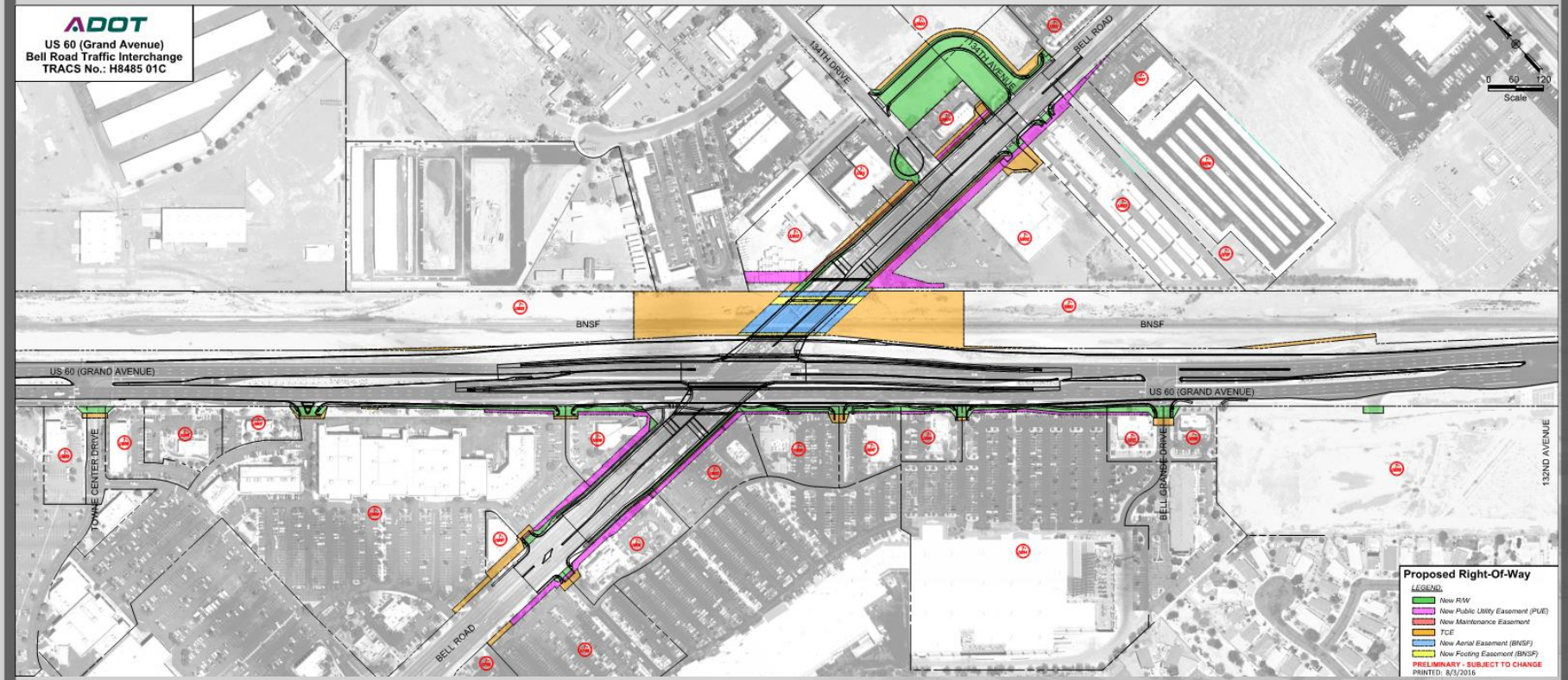
History

- Resolution 2016-42 the Bell Grand Temporary Sign and Temporary Use Permit Policy
  - Began March 15th, 2016
  - Valid until the substantial completion of construction of the Bell Grand Project and the Council repeals the policy (not defined)
  - Amended June 7th, 2016 to allow directional signage
- April 2016 Bell and Grand Overpass construction starts, Bell Road closed
  - Signage removed due to expansion of Right-of-way and relocation of utilities and easements
- November 2016 Bell Road reopened
- February 2017 Temporary Sign Policies Repealed
- July 2017 Surprise Town Center and Marketplace Grand Avenue Signage replacement approved administratively
- At the regularly scheduled Planning and Zoning Commission meeting held on July 19, 2018 the Planning and Zoning Commission recommended, **6-1** to **recommend Denial of FS16-387** Surprise Town Center Major Comprehensive Sign Program Amendment to the Mayor and City Council

Vicinity Map

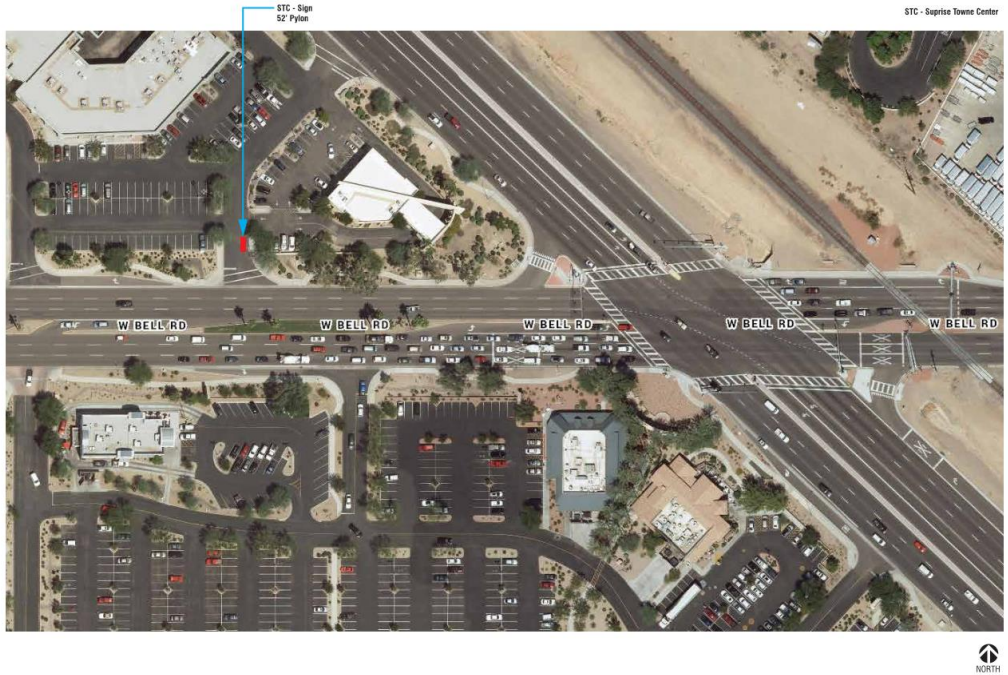


Right of Way Map



Proposed Signage Surprise Town Center

Pylon Sign Concepts *Surprise Towne Center (STC)*
Sign with EMC Display



A Sign Location Plan
Not to Scale

bluemedia.

CLIENT
CB Richard Ellis

DESCRIPTION
Surprise Towne Center

SITE ADDRESS
13702 W Bell Road
Surprise, AZ 85374

SALES REP Rick Rettelle
PROJ MGR RR
DESIGNER MDK/AG

This document is the sole property of bluemedia, and all design, manufacturing, reproduction, use, and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

This image is an artistic representation of what your graphics / signage will look like. bluemedia reserves the right to slightly modify certain measurements and/or materials to accommodate production and installation.

UL ROC#257947

PERMIT DRAWING

NOT READY FOR PRODUCTION

Make It Perfect.

DATE
06/21/2018

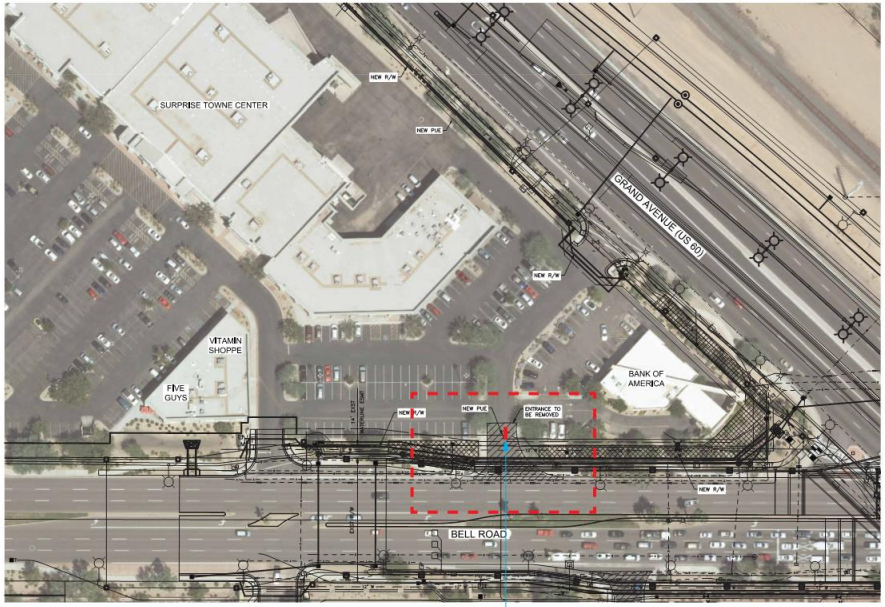
JOB #
59728

SHEET # 1 of 5

59728 - Surprise Towne Center v02.ai

Proposed Signage Surprise Town Center

Pylon Sign Concepts *Surprise Towne Center (STC)*
Sign with EMC Display



A Sign Location Plan - STC Sign B
Not to Scale

bluemedia.

CLIENT
CB Richard Ellis

DESCRIPTION
Surprise Towne Center

SITE ADDRESS
13702 W Bell Road
Surprise, AZ 85374

SALES REP Rick Retelle
PROJ MGR RR
DESIGNER MDK/AG

This document is the sole property of bluemedia, and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

This image is an artistic representation of what your graphics / signage will look like. bluemedia reserves the right to slightly modify certain measurements and/or materials to accommodate production and installation.

UL ROC#257947

PERMIT DRAWING

NOT READY FOR PRODUCTION

Make It Perfect.

DATE
06/21/2018

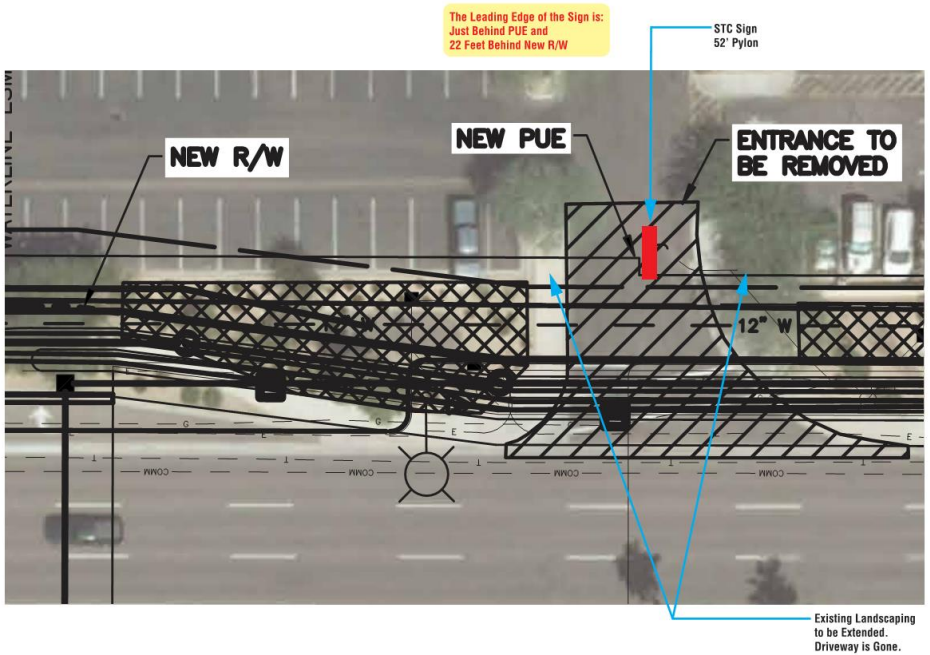
JOB #
59728

SHEET # 4 of 5

59728 - Surprise Towne Center v02.ai

Proposed Signage Surprise Town Center

Pylon Sign Concepts *Surprise Towne Center (STC)*
Sign with EMC Display



A Sign Location Plan - STC Sign B
Not to Scale

bluemedia.

CLIENT
CB Richard Ellis

DESCRIPTION
Surprise Towne Center

SITE ADDRESS
13702 W Bell Road
Surprise, AZ 85374

SALES REP Rick Rettelle
PROJ MGR RR
DESIGNER MDK/AG

This document is the sole property of bluemedia, and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

This image is an artistic representation of what your graphics / signage will look like. bluemedia reserves the right to slightly modify certain measurements and/or materials to accommodate production and installation.

UL ROC#257947

PERMIT DRAWING
NOT READY FOR PRODUCTION

Make It Perfect.

DATE
06/21/2018

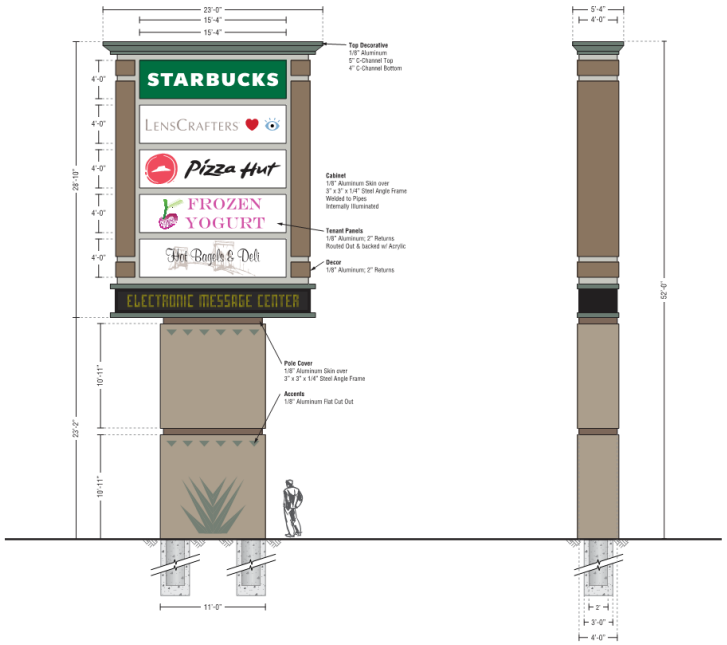
JOB #
59728

SHEET # 5 of 5

59728 - Surprise Towne Center v02.ai

Proposed Signage

Pylon Sign Concepts *Surprise Towne Center (STC)*
Sign with EMC Display



POLE COVER (BASE) COLOR SCHEME:

- Painted MAP, Match CL 2854D Wood Ash, Satin Finish
- Painted MAP, Match 5355A Koala Bear, Satin Finish
- Painted MAP, Match Blue Agave Leaf, Satin Finish (Formerly Known as CL 3026D Stigma)

SIGN CABINET COLORS TO BE FINALIZED WITH CLIENT

A Elevation View - Sign 52'
SCALE: 1/8" = 1'-0"

Sign Area: 663.16 SF

bluemedia.

CLIENT
CB Richard Ellis

DESCRIPTION
Surprise Towne Center

SITE ADDRESS
13702 W Bell Road
Surprise, AZ 85374

SALES REP **Rick Rettelle**
PROJ MGR **RR**
DESIGNER **MDK/AG**

This document is the sole property of bluemedia, and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

This image is an artistic representation of what your graphics / signage will look like. bluemedia reserves the right to slightly modify certain measurements and/or materials to accommodate production and installation.

UL ROC#257947

PERMIT DRAWING

NOT READY FOR PRODUCTION

Make It Perfect.

DATE
06/21/2018

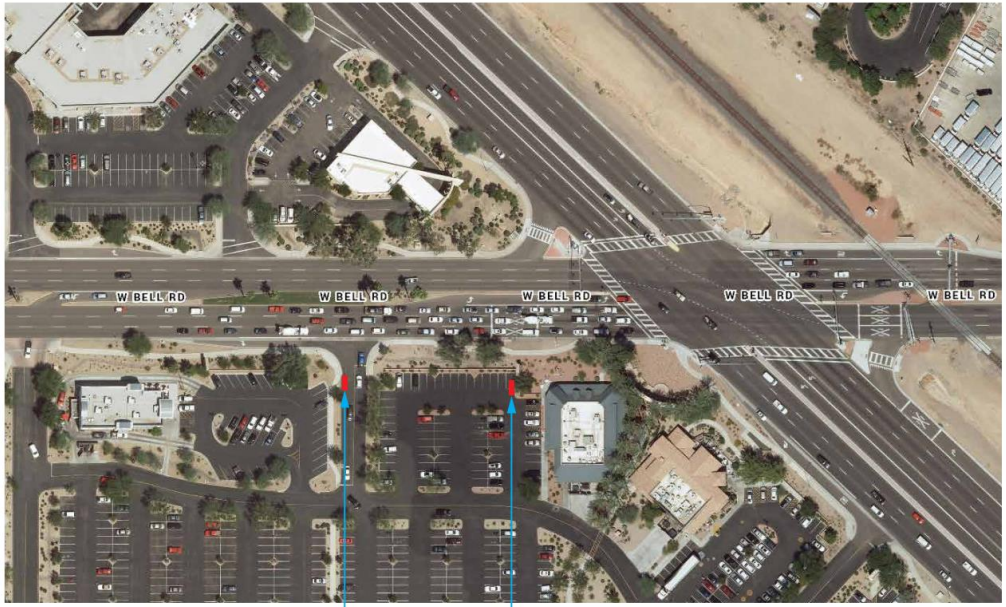
JOB #
59728

SHEET # **2 of 5**

Proposed Signage Surprise Marketplace

Pylon Sign Concepts *Surprise Marketplace (SMP)*
Sign A & Sign B with EMC Display

SMP - Suprise Marketplace



A Sign Location Plan
Not to Scale

bluemedia.

CLIENT
CB Richard Ellis

DESCRIPTION
Surprise Market Place

SITE ADDRESS
SignA-13725 W Bell Rd Surprise, AZ 85374
SignB-13709 W Bell Rd Surprise, AZ 85374

SALES REP Rick Rettelle
PROJ MGR GM
DESIGNER MDK/AG

This document is the sole property of bluemedia. and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

This image is an artistic representation of what your graphics / signage will look like. bluemedia reserves the right to slightly modify certain measurements and/or materials to accommodate production and installation.

UL ROC#257947

PERMIT DRAWING
NOT READY FOR PRODUCTION

Make It Perfect.

DATE
06/22/2018

JOB #
59728

SHEET # 1 of 7

59730 - Surprise Market Place v04.ai

Proposed Signage Surprise Marketplace

Pylon Sign Concepts *Surprise Marketplace (SMP)*
Sign A & Sign B with EMC Display

A Sign Location Plan
Not to Scale

bluemedia.

CLIENT
CB Richard Ellis

DESCRIPTION
Surprise Market Place

SITE ADDRESS
SignA-13725 W Bell Rd Surprise, AZ 85374
SignB-13709 W Bell Rd Surprise, AZ 85374

SALES REP Rick Rettelle
PROJ MGR GM
DESIGNER MDK/AG

This document is the sole property of bluemedia, and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

This image is an artistic representation of what your graphics / signage will look like. bluemedia reserves the right to slightly modify certain measurements and/or materials to accommodate production and installation.

UL ROC#257947

PERMIT DRAWING

NOT READY FOR PRODUCTION

Make It Perfect.

DATE
06/22/2018

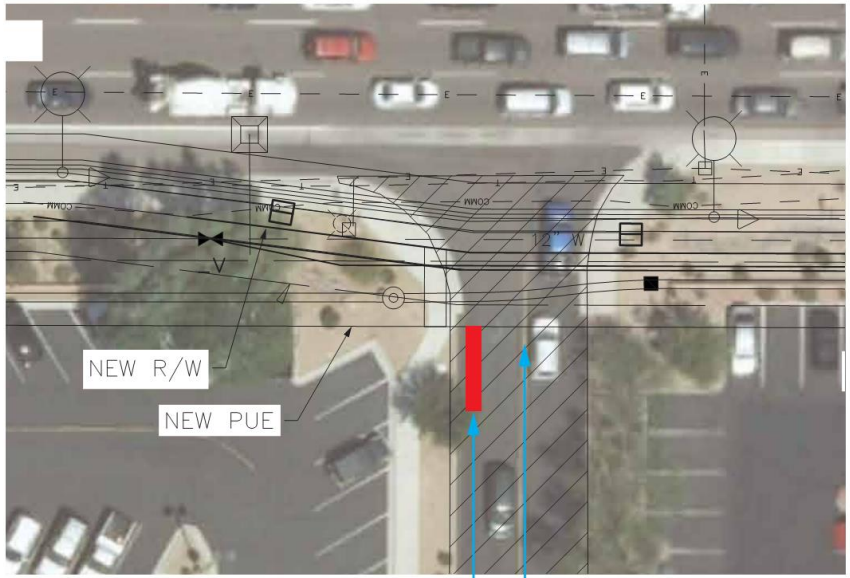
JOB #
59728

SHEET # 5 of 7

59730 - Surprise Market Place v04.ai

Proposed Signage Surprise Marketplace

Pylon Sign Concepts *Surprise Marketplace (SMP)*
Sign A & Sign B with EMC Display



The Leading Edge of the Sign is: 16 1/2 feet behind R/W & just behind PUE.

SMP Sign A
36' Pylon

Driveway is gone.
Area Around Sign Location to Receive New Landscaping.

A Sign Location Plan
Not to Scale

bluemedia.

CLIENT
CB Richard Ellis

DESCRIPTION
Surprise Market Place

SITE ADDRESS
SignA-13725 W Bell Rd Surprise, AZ 85374
SignB-13709 W Bell Rd Surprise, AZ 85374

SALES REP Rick Rettelle
PROJ MGR GM
DESIGNER MDK/AG

This document is the sole property of bluemedia, and all design, manufacturing, reproduction, use, and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

This image is an artistic representation of what your graphics / signage will look like. bluemedia reserves the right to slightly modify certain measurements and/or materials to accommodate production and installation.

UL ROC#257947

PERMIT DRAWING
NOT READY FOR PRODUCTION

Make It Perfect.

DATE
06/22/2018

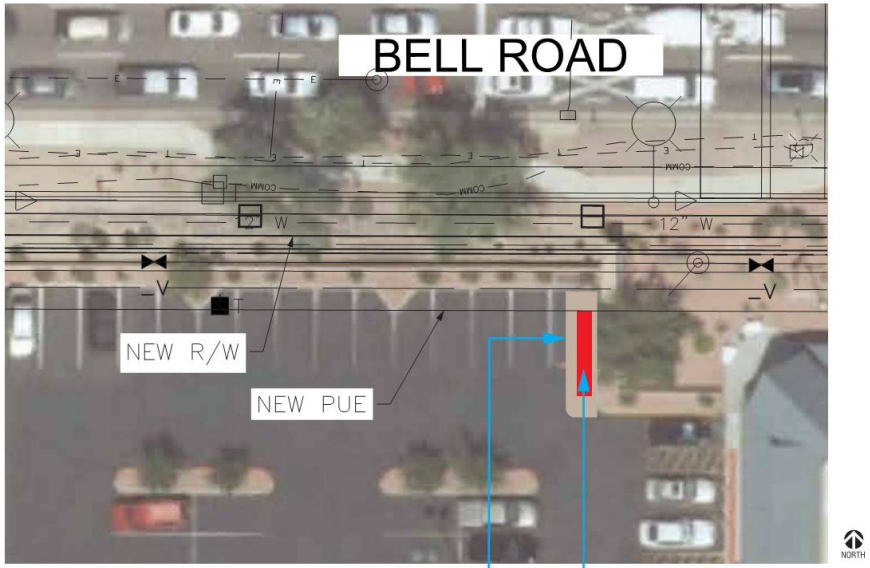
JOB #
59728

SHEET # 6 of 7

59730 - Surprise Market Place v04.ai

Proposed Signage Surprise Marketplace

Pylon Sign Concepts *Surprise Marketplace (SMP)*
Sign A & Sign B with EMC Display



A Sign Location Plan
Not to Scale

bluemedia.

CLIENT
CB Richard Ellis

DESCRIPTION
Surprise Market Place

SITE ADDRESS
SignA-13725 W Bell Rd Surprise, AZ 85374
SignB-13709 W Bell Rd Surprise, AZ 85374

SALES REP Rick Rettelle
PROJ MGR GM
DESIGNER MDK/AG

This document is the sole property of bluemedia, and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

This image is an artistic representation of what your graphics / signage will look like; bluemedia reserves the right to slightly modify certain measurements and/or materials to accommodate production and installation.

UL ROC#257947

PERMIT DRAWING

NOT READY FOR PRODUCTION

Make It Perfect.

DATE
06/22/2018

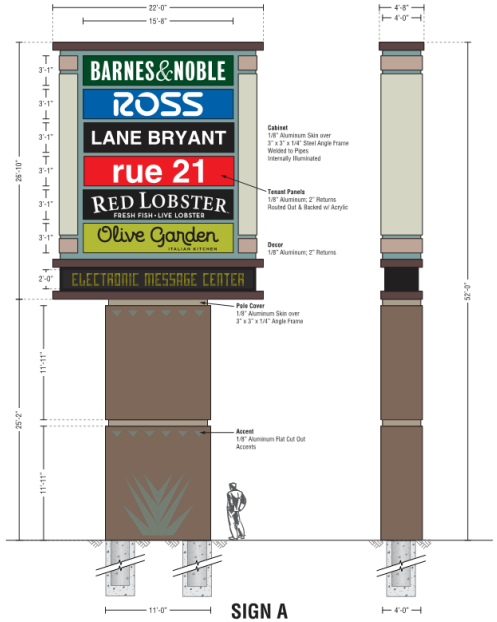
JOB #
59728

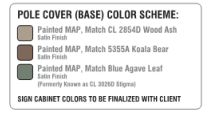
SHEET # 7 of 7

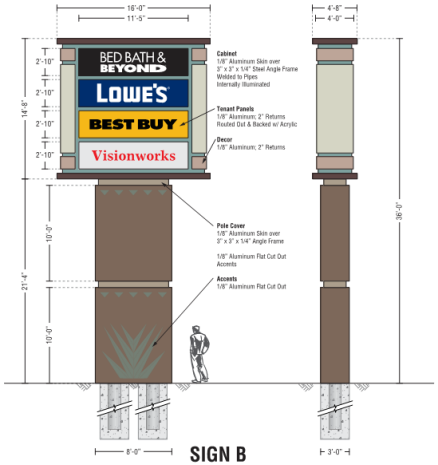
59730 - Surprise Market Place v04.ai

Proposed Signage

Pylon Sign Concepts *Surprise Marketplace (SMP)*
Sign A & Sign B with EMC Display







A Elevation View - Sign A - 52'
SCALE: 1/8" = 1'-0"
Sign Cabinet Area: 590.33 SF

B Elevation View - Sign B - 36'
SCALE: 1/8" = 1'-0"
Sign Cabinet Area: 234.66 SF

bluemedia.

CLIENT
CB Richard Ellis

DESCRIPTION
Surprise Market Place

SITE ADDRESS
SignA-13725 W Bell Rd Surprise, AZ 85374
SignB-13709 W Bell Rd Surprise, AZ 85374

SALES REP Rick Rettelle
PROJ MGR GM
DESIGNER MDK/AG

This document is the sole property of bluemedia, and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

This image is an artistic representation of what your graphics / signage will look like. bluemedia reserves the right to slightly modify certain measurements and/or materials to accommodate production and installation.

UL ROC#257947

PERMIT DRAWING

NOT READY FOR PRODUCTION

Make It Perfect.

DATE
06/22/2018

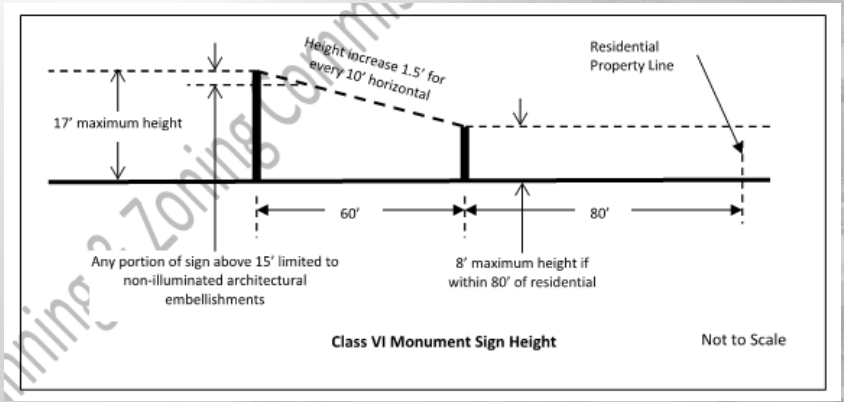
JOB #
59728

SHEET # 2 of 7

59730 - Surprise Market Place v04.ai

Freestanding Monument

- Section 113-09 – Sign Classifications and Types C. Freestanding Ground Signs 5. Class VI Monument Signs (Major Monument Signs)
  - c) If a Class VI Monument Sign is located within 80 feet of a property having single-family residential zoning, the height of the Class VI Monument Sign shall not exceed eight (8) feet; however, the height of a Class VI Monument Sign may increase one and one-half (1.5) foot for every additional ten (10) feet of horizontal distance the sign is located away from a property having single-family residential zoning up to a maximum height of seventeen (17) feet, provided however that any height in excess of fifteen (15) feet shall be limited to architectural embellishments.



Freestanding Monument

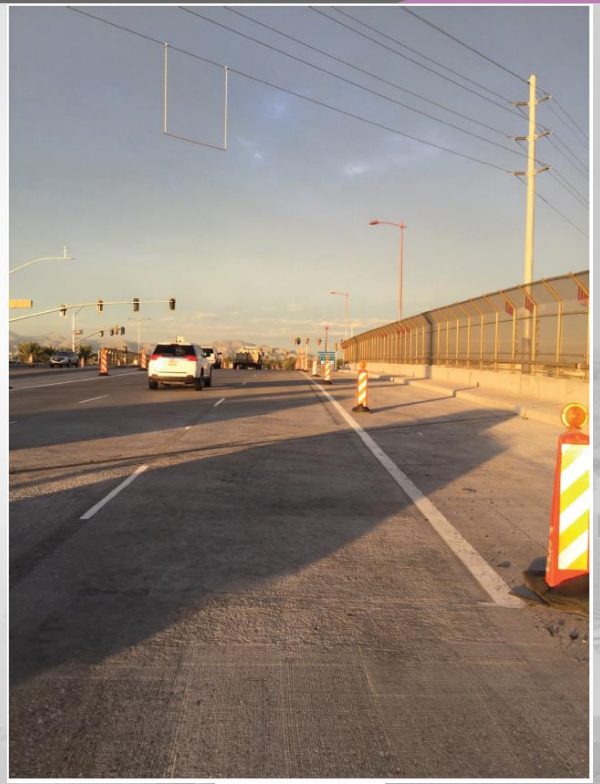
- Section 113-15 – Comprehensive Sign Programs

  - A. Purpose: The purpose of Comprehensive Sign Programs is to provide a mechanism by which a specific set of sign criteria may be approved for a specific property or geographic area in a manner that is appropriate to the character of the community in which the Comprehensive Sign Program will apply.

  - E. A Comprehensive Sign Program may be included as part of a zone change request, or as an independent stand-alone document, in either case processed as a Type IV Application as outlined in Article XII of the Surprise Unified Development Code. The approval or denial of a proposed Comprehensive Sign Program is discretionary with the final approval authority lying with the Surprise City Council. A decision by the City Council to deny a proposed Comprehensive Sign Program shall not in any way be construed as a diminution of property values or a restraint of development rights.

Examples of View Shed 50’

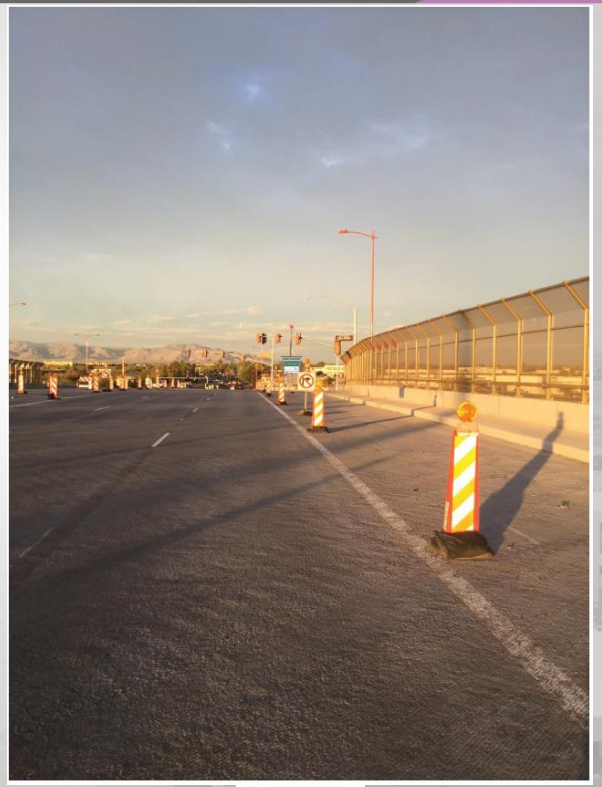
First Sight



First Sight

Examples of View Shed 50’

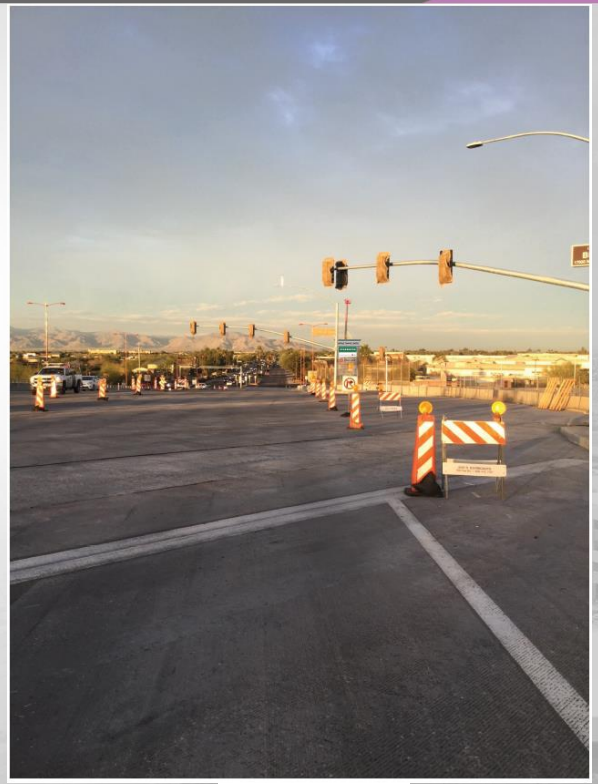
On Top



On Top

Examples of View Shed 50’

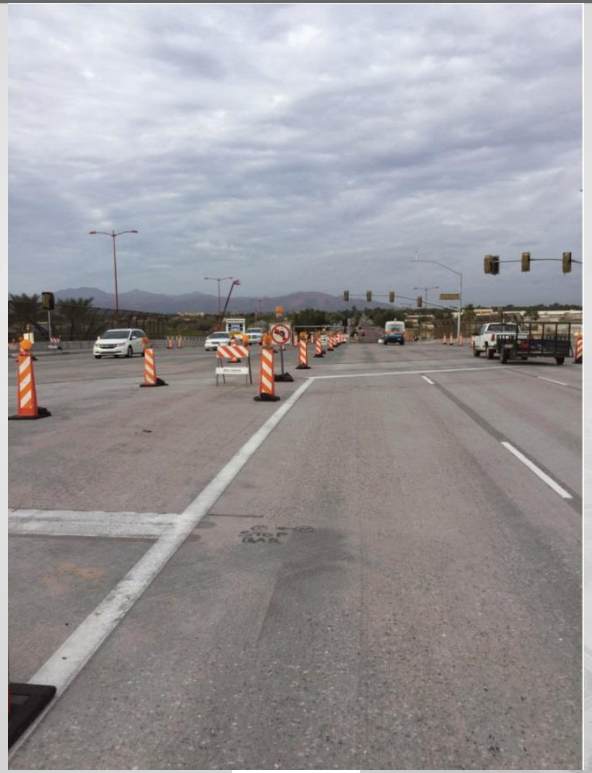
Down Slope



Down Slope

Examples of View Shed 36’

First Sight



On Top

Down Slope

Code Requirements

- Town Center Pylon Sign (as submitted 52’)
  - Per the location of the pylon sign the closest adjacent curb is about 5’ higher than previous elevation
  - Per code the sign would permissible at 22’ tall without a CSP
  - 30’ discrepancy requires an amendment to the Town Center CSP
- Marketplace Pylon Sign (as submitted 52’)
  - Per the location of the pylon sign the closest adjacent curb is about 20’ higher than previous elevation
  - Per code the sign would be permissible at 37’ tall without a CSP
  - 15’ discrepancy requires an amendment to the Marketplace CSP
- Marketplace Pylon Sign (as submitted 36’)
  - Per the location of the pylon sign the closest adjacent curb is about 10’ higher than previous elevation
  - Per code the sign would be permissible at 27’ tall without a CSP
  - 9’ discrepancy requires an amendment to the Marketplace CSP

Requests

- Surprise Town Center Comprehensive Sign Program (CSP)
  - Sign Area is a one to one request
    - The signage area being requested is equal the signage area which was lost due to Bell and Grand Project
  - Sign Height proposed along Bell Road is outside of what is allowed by code
    - Allowed at 22’ tall
  - Electronic Messaging at 23.1% of overall sign area. Up to 50% is allowed by code
- Surprise Marketplace Comprehensive Sign Program (CSP)
  - Sign Area is a one to one request
    - All signage areas being requested are equal the signage area which was lost due to Bell and Grand Project
  - Sign Heights proposed along Bell Road is outside of what is allowed by code
    - Allowed at 37’ tall and 27’ tall per current code
  - Electronic Messaging on one sign at 13% of the overall sign area. Up to 50% is allowed by code.

SURPRISE
ARIZONA

Questions & Comments

Thank You

CITY OF SURPRISE
Regular City Council Meeting

August 7, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	August 7, 2018	Contact Person:	Eric Fitzer - Community Development
Submitting Department:	CD	District:	5
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action on an application for a major amendment to the Surprise Marketplace Comprehensive Sign Program; case number FS16-388.

Motion:

Move to deny FS16-388 Surprise Marketplace Comprehensive Sign Program Major Amendment.

Background:

This request is the result of signage that was lost due to the US-60/Grand Avenue and Bell Road project which improved traffic operations and safety in the immediate vicinity of the Surprise Marketplace Center. The Arizona Department of Transportation (ADOT) constructed a new Bell Road bridge over US 60 (Grand Avenue) and the adjacent railroad tracks. In order to reduce the project's length and lessen the overall impacts of construction, ADOT worked with the city of Surprise and local businesses to schedule a full closure of Bell Road between 134th Avenue and West Point Parkway. The City enacted the bell Road Temporary Sign Policy (Resolution 2016-42) in March of 2016 in order to assist businesses during the construction of the Bell and Grand Overpass Project. The project has been completed and all lanes in each direction, Bell Road and Grand Avenue, are fully open for vehicular traffic. The City has since received inquiries for permanent monument signage to replace signage which was removed due to Right-of-way (ROW) expansion, Public Utility Easement (PUE) relocations along Bell Road, and construction of the overpass. The City has approved requests by the owner/operators of the Surprise Marketplace Center regarding the replacement of signage which was lost along Grand Avenue because of ROW expansion and PUE relocation due to the project requirements associated with Grand Avenue. This request is to replace signage removed along Bell Road. Originally the Surprise Marketplace Center Comprehensive Sign Program approved by the City allowed for signage along Bell Road to be at maximum 15' in height. Due to the topography of the road, safety features such as jersey barriers and railing and the location of the sign relative to Bell Road right-of-way, the applicant is asking for additional height. This request is for the sign to be at a maximum height of 52' and to include the addition of Electronic Messaging located at the bottom of the sign, and one sign with the maximum height of 36'.

At the regularly scheduled Planning and Zoning Commission meeting held on July 19, 2018 the

Planning and Zoning Commission recommended 6-1 to recommend Denial of FS16-388 Surprise Marketplace Major Comprehensive Sign Program Amendment to the Mayor and City Council.

Objective Analysis:

Positive impacts are that the policy would allow businesses to have signage to entice customers to their businesses from Bell Road. The negative impacts could include, depending on height, decrease of view shed of the White Tank Mountains and decrease of landscaping.

Policy Compliant:

The Policy is compliant with City and Council policy of promoting businesses within 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:

There is no anticipated budget impact related to this item.

FTE Impact:

No new FTEs will be required by action on this item

ATTACHMENTS:

Click to download

- FS16-388 Surprise Marketplace Major CSP Amendment - CC Staff Report - 080718
- Vicinity Map
- Surprise Marketplace Major CSP Amendment Request
- Presentation

MAJOR CSP AMENDMENT

REPORT TO THE MAYOR AND CITY COUNCIL

Case:	FS16-388
Project Name:	Surprise Marketplace Major Comprehensive Sign Program Amendment
Council District:	5 - Palm
Meeting Date:	August 8, 2018
Planner:	Eric Fitzer, 623-222-3020, eric.fitzer@surpriseaz.gov

---

Owner:	Surprise Markeplace Holdings LLC
Applicant:	Bluemedia; Rick Rettelle
Request:	The applicant is requesting approval of a Major Amendment to the Surprise Marketplace Comprehensive Sign Program.
Site Location:	The subject project is generally located on the southwest corner of Bell Road and Grand Avenue.
Motion:	The Planning and Zoning Commission recommends the Mayor and City Council move to **Deny** FS16-388 Surprise Marketplace Major Comprehensive Sign Program Amendment.

Project Description:

This request is to replace signage removed along Bell Road. Originally the Surprise Marketplace Comprehensive Sign Program approved by the City allowed for signage along Bell Road to be at maximum 15' in height. Due to the topography of the road, safety features such as jersey barriers and railing and the location of the sign relative to Bell Road right-of-way the applicant is requesting additional height. In this center the applicant lost two signs. The first sign requested would be a maximum height of 52' with the addition of Electronic Messaging Center located at the bottom of the sign, and the second is a 36’ tall sign.

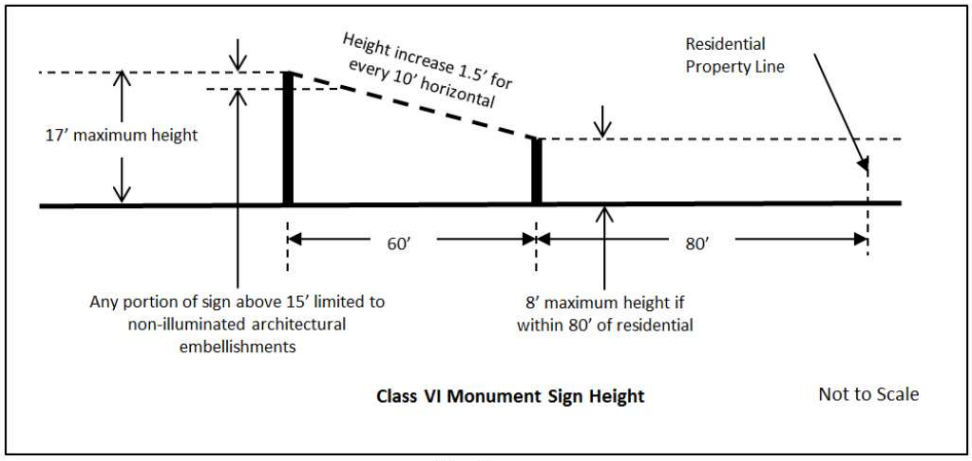
Analysis and Discussion:

The City received a request for permanent monument signage to replace signage which was removed due to Right-of-way (ROW) expansion, Public Utility Easement (PUE) relocations

along Bell Road, and construction of the overpass. The City has approved requests by the owner/operators of the Surprise Marketplace regarding the replacement of signage which was lost along Grand Avenue because of ROW expansion and PUE relocation due to the project requirements associated with Grand Avenue.

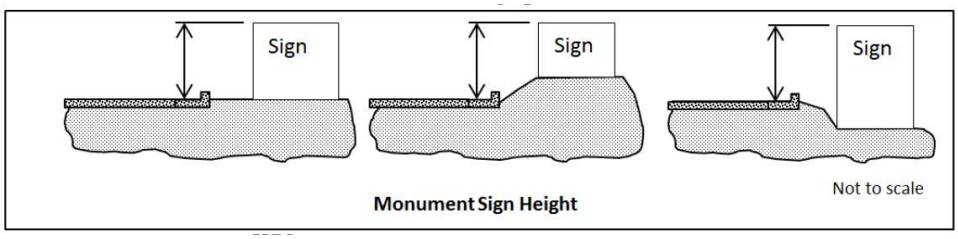
This specific request is to replace signage removed along Bell Road. Originally the Surprise Marketplace Comprehensive Sign Program approved by the City allowed for signage along Bell Road to be at maximum 15' in height. Due to the topography of the road, safety features such as jersey barriers and railing and the location of the sign relative to Bell Road right-of-way the applicant is requesting additional height. In this center the applicant lost two signs. The first sign requested would be a maximum height of 52' with the addition of Electronic Messaging Center located at the bottom of the sign and the second is a 36’ tall sign.

Currently the maximum sign height for any Class IV Monument Sign is 17’ as depicted below.



In order to measure the signage you must look at Chapter 113 Signe Sec 113-8 (d) (2):

> *Monument sign height. Unless otherwise noted, notwithstanding adjacent topography, the height of any class of monument sign shall be measured from the closest adjacent curb, or if no curb is present, the closest adjacent pavement.*



Based on the location and the relative height of the roadway at the potential location of the signs, if strict adherence to the code were utilized the larger of the signs requested would be allowed to be 37' tall with the smaller of the two signs requested could be a maximum of 27' tall. As requested the 52' tall sign is 15' taller than per the code, and the 36' tall sign is 9' taller than what would be allowed by code which is why the applicant is looking for potential approval of an amendment to the Comprehensive Sign Program (CSP).

Per Sec 113-15 Comprehensive sign programs

> *(a) Purpose. The purpose of comprehensive sign programs is to provide a mechanism by which a specific set of sign criteria may be approved for a specific property or geographic area in a manner that is appropriate to the character of the community in which the comprehensive sign program will apply.*
>
> *(b) A comprehensive sign program may be obtained for the following purposes:*
>
> > *(1) To allow a deviation from the requirements applicable to a particular sign class or type, and/or;*
> >
> > *(2) To introduce a unique or creative sign type that is not listed as a permitted sign type in subsection 113-7(a).*
>
> *(c) A comprehensive sign program may not introduce a sign type that is specifically prohibited in subsection 113-7(f).*
>
> *(d) The comprehensive sign program must demonstrate that:*
>
> > *(1) The proposed signage represents a material improvement over what is otherwise permitted in chapter 113 of the Surprise Municipal Code,*
> >
> > *(2) The proposed signage is appropriate to the character of the development covered by the comprehensive sign program,*
> >
> > *(3) The proposed signage is appropriate to the neighborhood in which the property is located, and*
> >
> > *(4) The comprehensive sign program creates a cohesive aesthetic that will apply to all signage covered by the comprehensive sign program within the specific geographic area covered by the comprehensive sign program.*
>
> *(e) A comprehensive sign program may be included as part of a zone change request, or as an independent stand-alone document, in either case processed as a type IV*

application as outlined in article XII of the Surprise Unified Development Code. The approval or denial of a proposed comprehensive sign program is discretionary with the final approval authority lying with the Surprise City Council. A decision by the city council to deny a proposed comprehensive sign program shall not in any way be construed as a diminution of property values or a restraint of development rights.

As part of the request the applicant has included an Electronic Messaging Center (EMC). The EMC size is dictated by the Section 113-11 Electronic messaging centers (EMCs) (b) (4) which is as follows:

EMCs as a portion of sign area. When allowed, electronic messaging centers may comprise not more than 50 percent of the allowable sign area of a particular sign.

The overall sign area is 289.8 square feet plus the addition of the EMC, which is 44 square feet, gives a total signage area of 333.8 square feet. The EMC inclusion into the signage would be equal to 13.1% and thus meets the thresholds as required by the above mentioned section.

At the regularly scheduled Planning and Zoning Commission meeting held on July 19, 2018 the Planning and Zoning Commission recommended 6-1 to recommend Denial of FS16-388 Surprise Marketplace Major Comprehensive Sign Program Amendment to the Mayor and City Council.

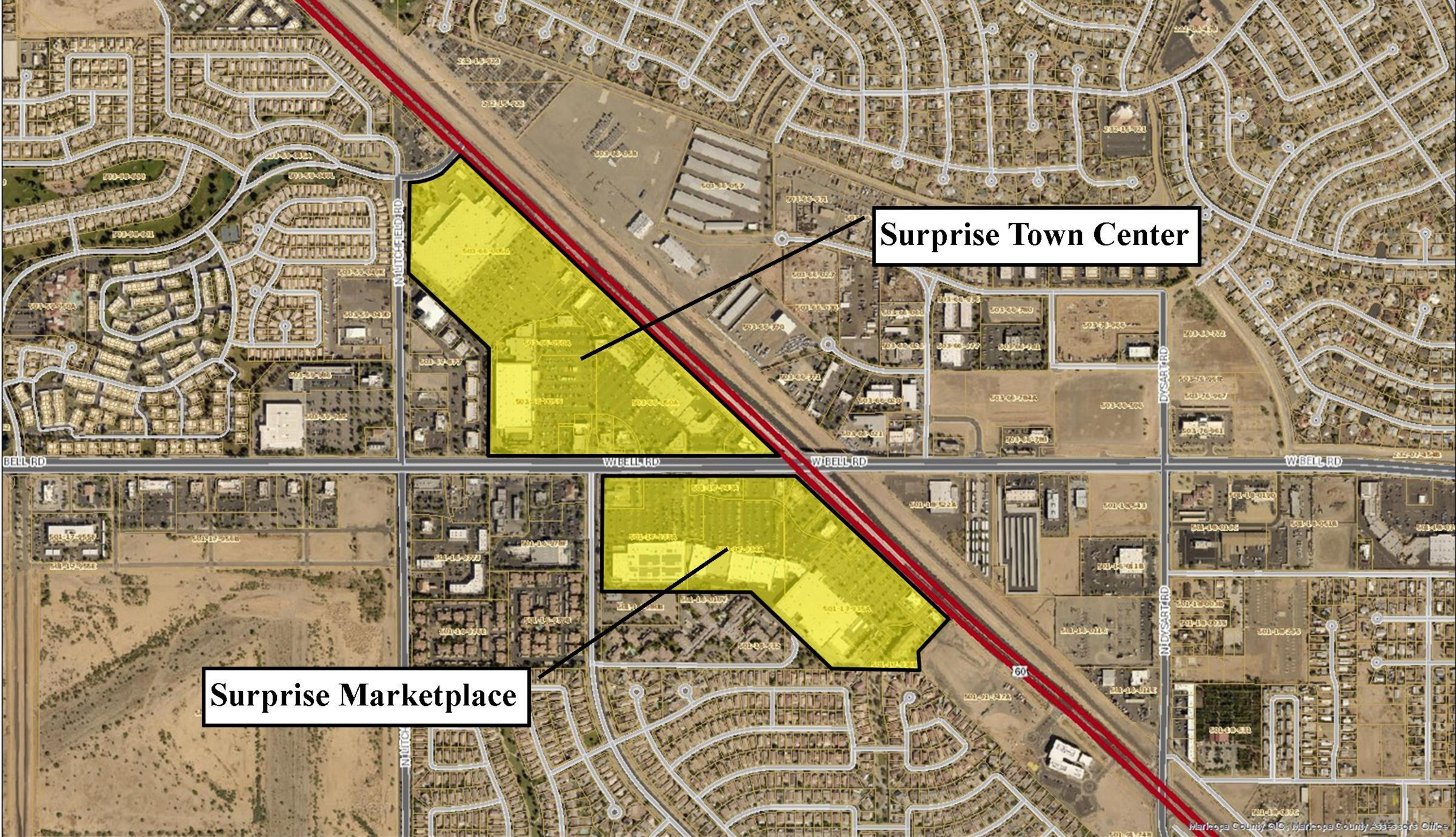
Recommendation:

The Planning and Zoning Commission recommends the Mayor and City Council move to **Deny** FS16-388 Surprise Marketplace Major Comprehensive Sign Program Amendment.

Attachments:

01 – Vicinity Map

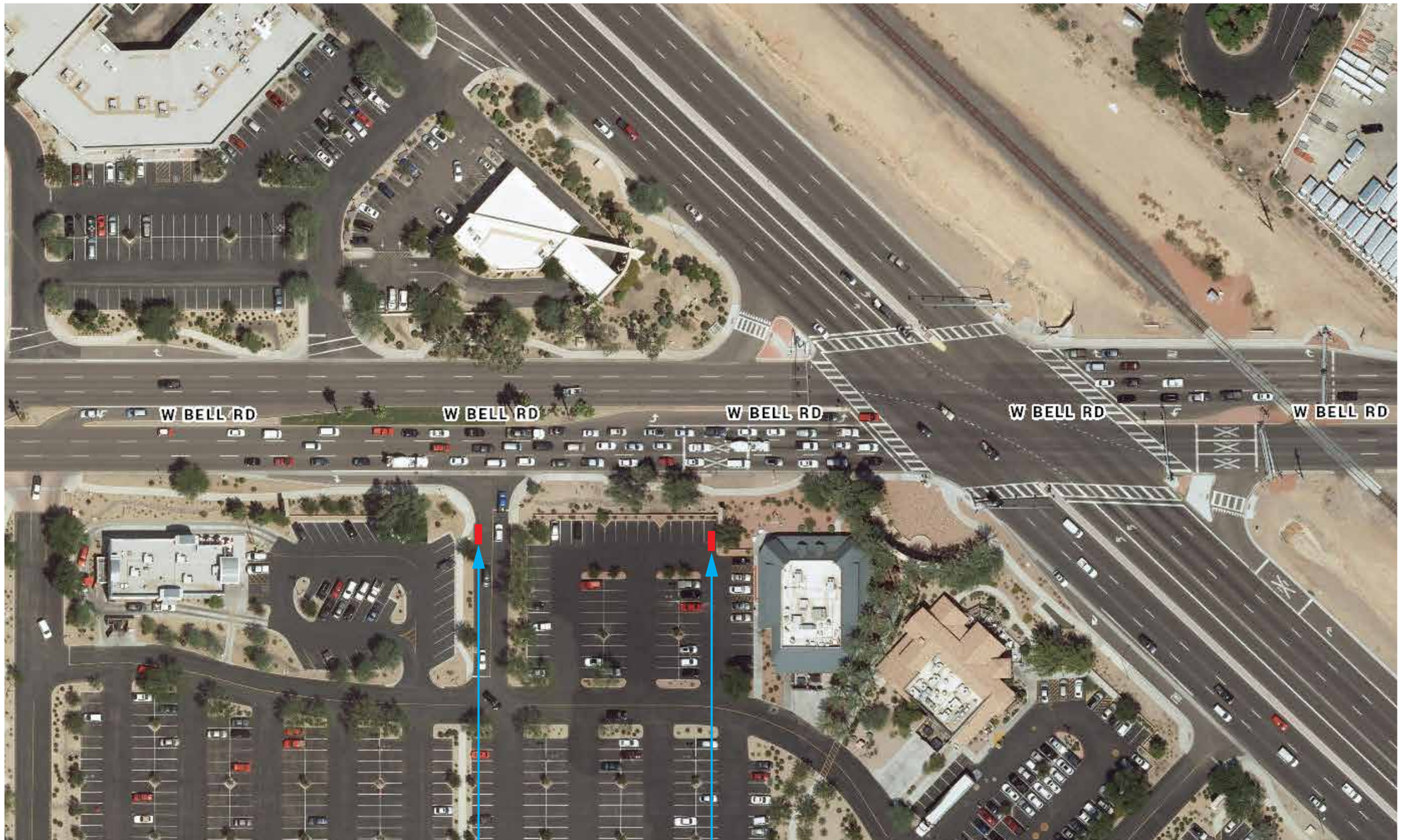
02 – Surprise Marketplace Signage


Surprise Town Center
Surprise Marketplace
BELL RD
W BELL RD
W BELL RD
W BELL RD
MITCHELL RD
DYSART RD
DYSART RD
60
Maricopa County GIO, Maricopa County Assessor's Office

Pylon Sign Concepts *Surprise Marketplace (SMP)*

Sign A & Sign B with EMC Display

SMP - Suprise Marketplace



A Sign Location Plan
Not to Scale

bluemedia

CLIENT
CB Richard Ellis

DESCRIPTION
Surprise Market Place

SITE ADDRESS
SignA-13725 W Bell Rd Surprise, AZ 85374
SignB-13709 W Bell Rd Surprise, AZ 85374

SALES REP **Rick Rettelle**
PROJ MGR **GM**
DESIGNER **MDK/AG**

This document is the sole property of bluemedia, and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

This image is an artistic representation of what your graphics / signage will look like. bluemedia reserves the right to slightly modify certain measurements and/or materials to accommodate production and installation.

ROC#257947

PERMIT DRAWING

NOT READY FOR PRODUCTION

Make It Perfect.

DATE
06/22/2018

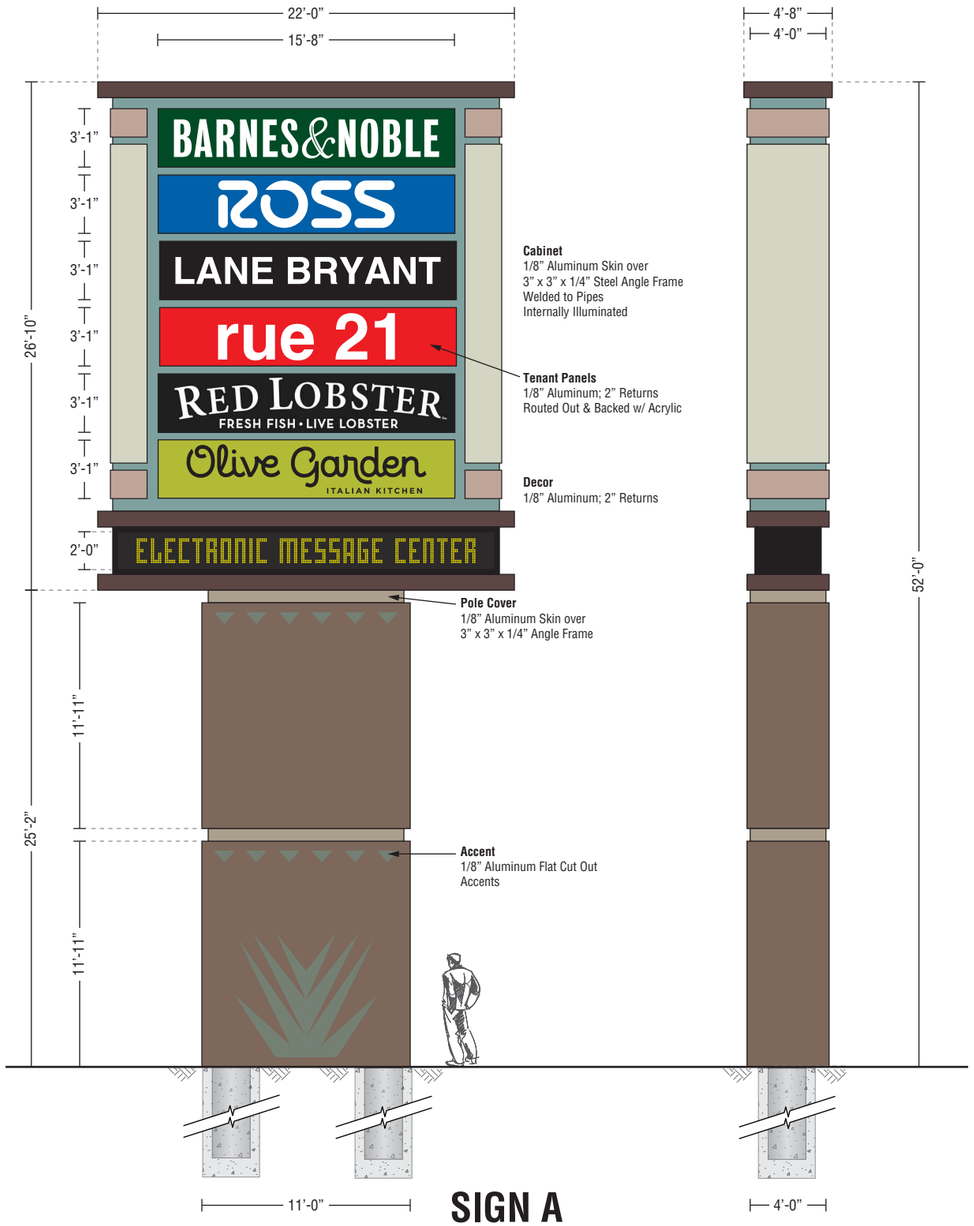
JOB #
59728

SHEET # **1 of 7**

59730 - Surprise Market Place v04.ai

Pylon Sign Concepts *Surprise Marketplace (SMP)*

Sign A & Sign B with EMC Display

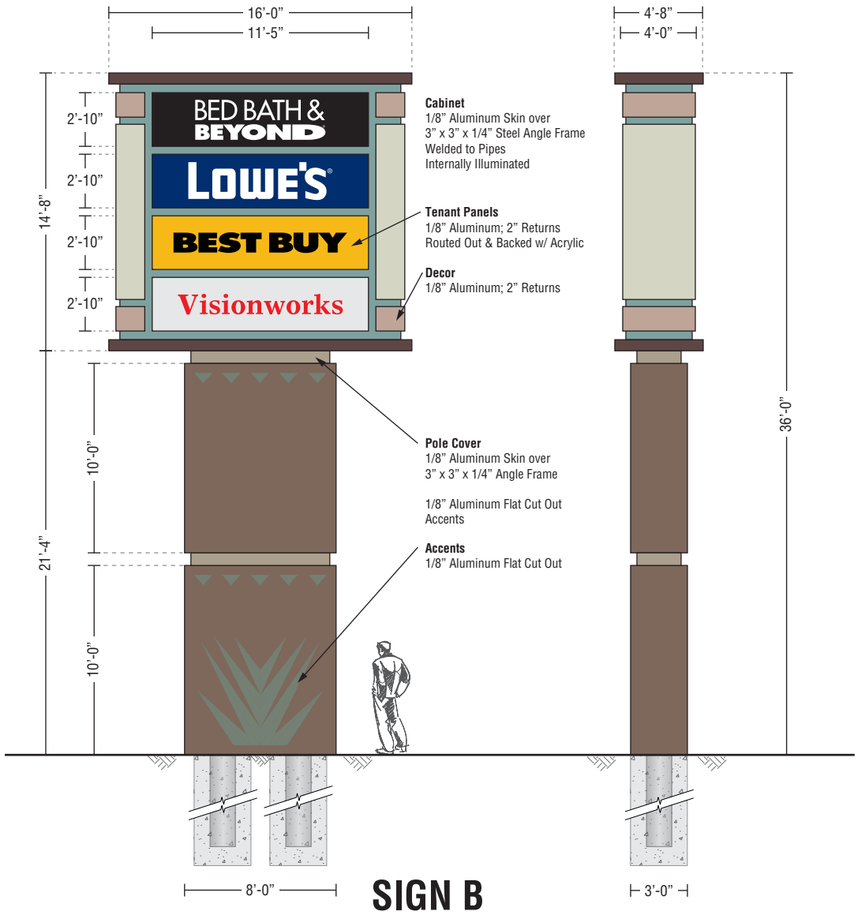


SIGN A

POLE COVER (BASE) COLOR SCHEME:

- Painted MAP, Match CL 2854D Wood Ash
  Satin Finish
- Painted MAP, Match 5355A Koala Bear
  Satin Finish
- Painted MAP, Match Blue Agave Leaf
  Satin Finish
  (Formerly Known as CL 3026D Stigma)

SIGN CABINET COLORS TO BE FINALIZED WITH CLIENT



SIGN B

A Elevation View - Sign A - 52'
SCALE: 1/8" = 1'-0"

Sign Cabinet Area: 590.33 SF

B Elevation View - Sign B - 36'
SCALE: 1/8" = 1'-0"

Sign Cabinet Area: 234.66 SF

bluemedia

CLIENT
CB Richard Ellis

DESCRIPTION
Surprise Market Place

SITE ADDRESS
SignA-13725 W Bell Rd Surprise, AZ 85374
SignB-13709 W Bell Rd Surprise, AZ 85374

SALES REP **Rick Rettelle**
PROJ MGR **GM**
DESIGNER **MDK/AG**

This document is the sole property of bluemedia, and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

This image is an artistic representation of what your graphics / signage will look like. bluemedia reserves the right to slightly modify certain measurements and/or materials to accommodate production and installation.

ROC#257947

PERMIT DRAWING

NOT READY FOR PRODUCTION

Make It Perfect.

DATE
06/22/2018

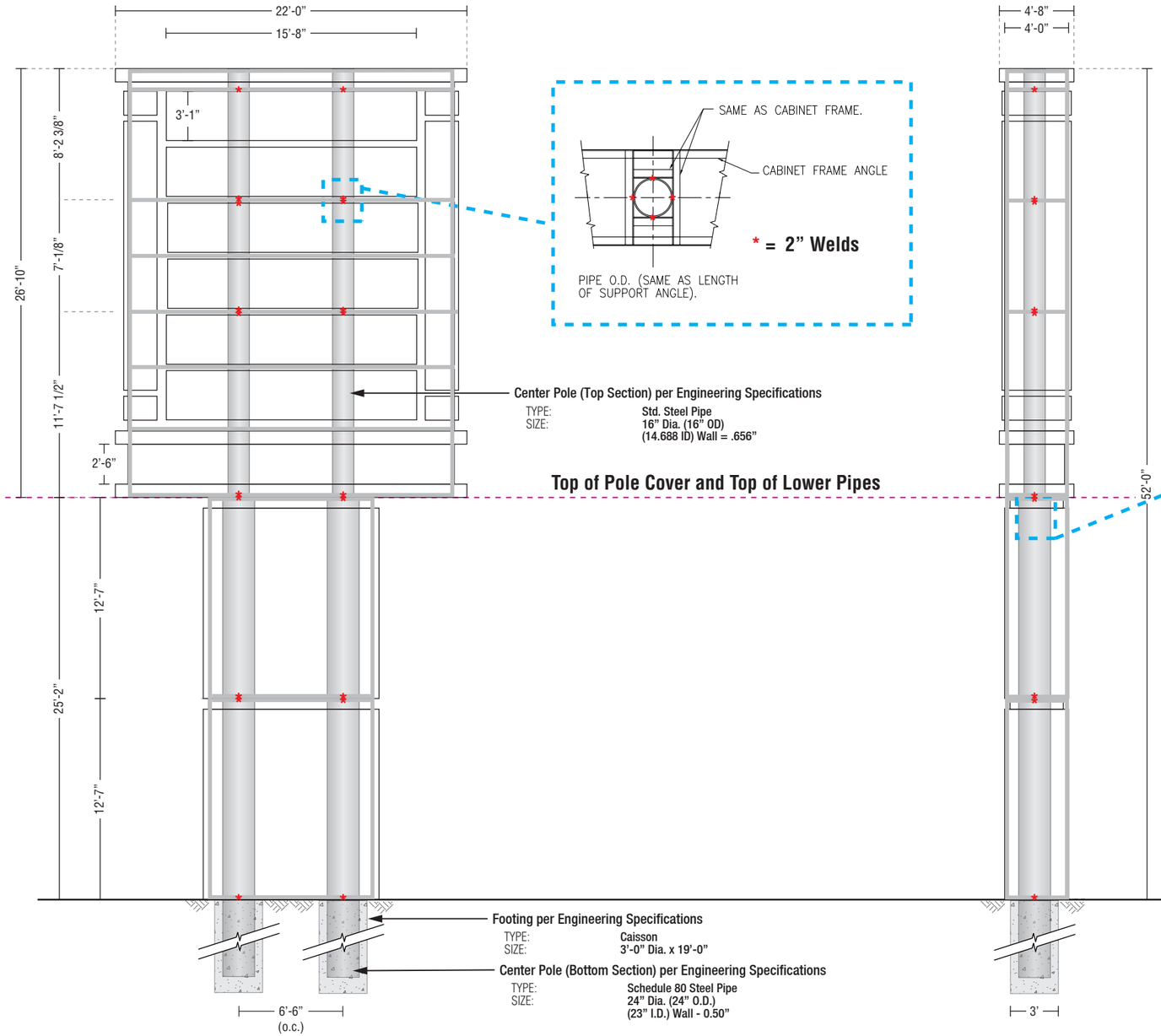
JOB #
59728

SHEET # **2 of 7**

59730 - Surprise Market Place v04.ai

Pylon Sign Concepts *Surprise Marketplace (SMP)*

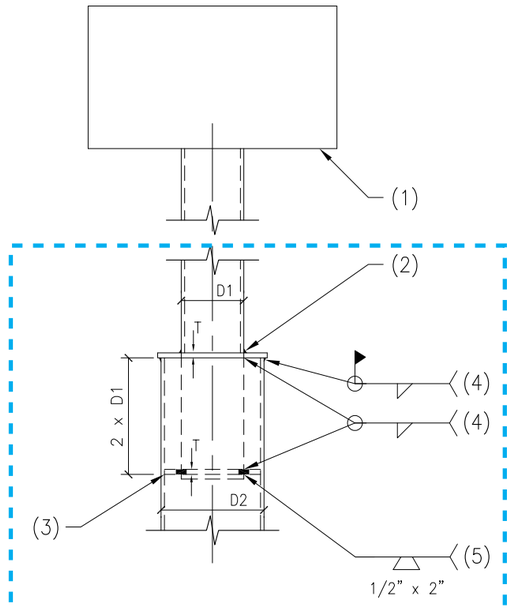
Sign A & Sign B with EMC Display



SIGN A

A Elevation View - Sign A - 52'

SCALE: 1/8" = 1'-0"



FOR D1 THRU 16" DIA, USE T = 1/2" P
FOR 16" DIA< D1 < 30", USE T= 3/4" P
FOR D1 > 30" DIA, USE T= 1" PL.

NOTES:

1. THE SIGN PRINCIPLE AXES ARE PARALLEL TO AND PERPENDICULAR TO THE SIGN AXIS.
2. FLEXIBLE, LONG LASTING CAULK TO BE APPLIED AFTER ALL FINISHES ARE IN PLACE.
3. LOWER PIPE RING. THERE SHALL BE A MAXIMUM 1/8" CLEARANCE BETWEEN THIS PLATE AND THE INTERIOR WALL FACE. THE LOWER PIPE MAY NEED TO BE ADJUSTED FOR OUT OF ROUNDNESS. THE LOWER RING SHALL NOT BE FIELD TRIMMED TO FACILITATE THE FIT.
4. 1/4" AT 1/2" PLATE; 5/16" AT 3/4" PLATE; 3/8" AT 1" PLATE.
5. 4 AT 90°. FOR PIPES, PLACE AT 45° AZIMUTH FROM PRINCIPAL AXIS OF THE SIGN BEING MOUNTED. FOR TUBES, PLACE ON ALL 4 ORTHOGONAL AXES.

Sign Cabinet Area: 590.33 SF

bluemedia

CLIENT
CB Richard Ellis

DESCRIPTION
Surprise Market Place

SITE ADDRESS
SignA-13725 W Bell Rd Surprise, AZ 85374
SignB-13709 W Bell Rd Surprise, AZ 85374

SALES REP **Rick Rettelle**
PROJ MGR **GM**
DESIGNER **MDK/AG**

This document is the sole property of bluemedia, and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

This image is an artistic representation of what your graphics / signage will look like. bluemedia reserves the right to slightly modify certain measurements and/or materials to accommodate production and installation.

ROC#257947

PERMIT DRAWING

NOT READY FOR PRODUCTION

Make It Perfect.

DATE
06/22/2018

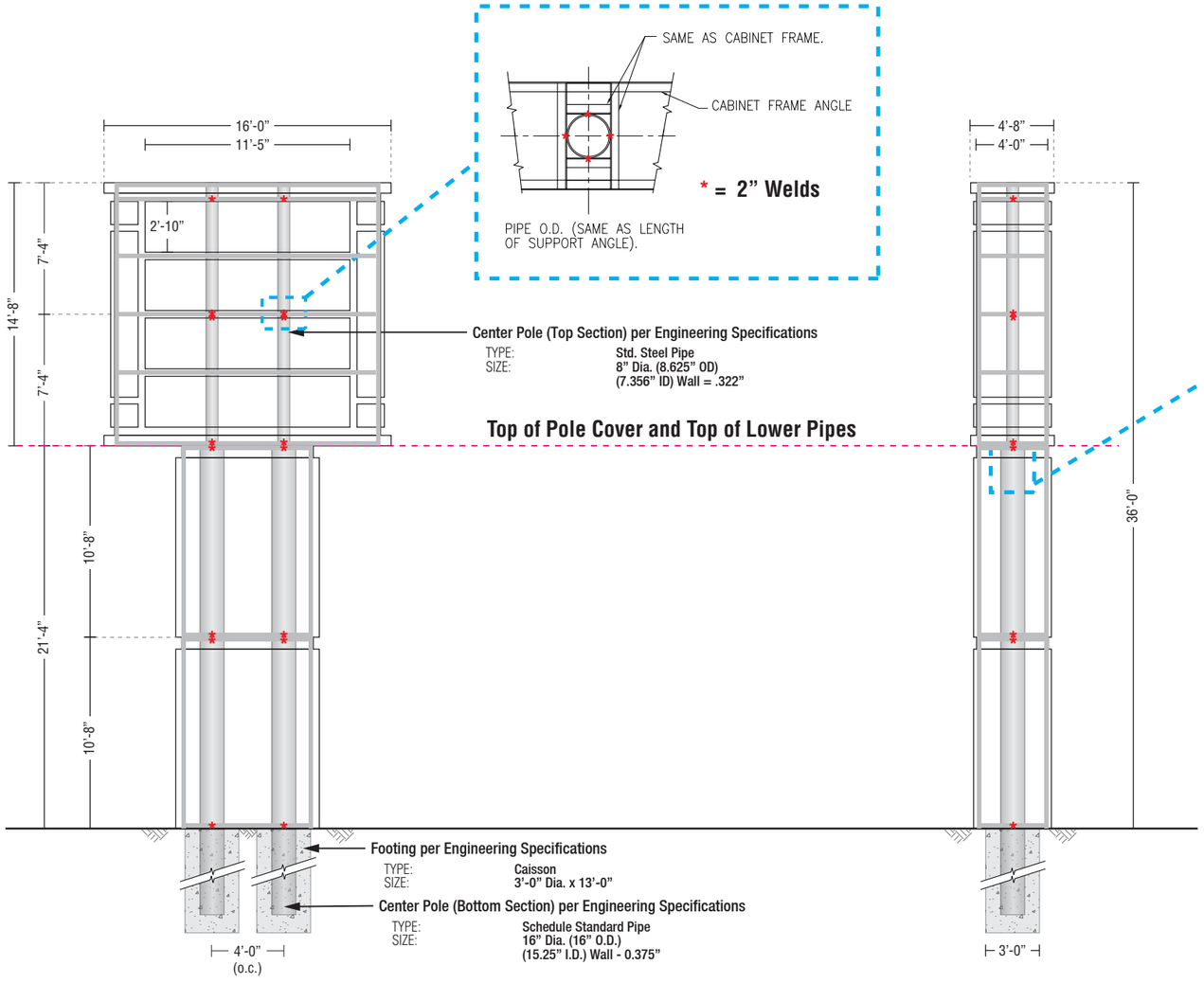
JOB #
59728

SHEET # **3 of 7**

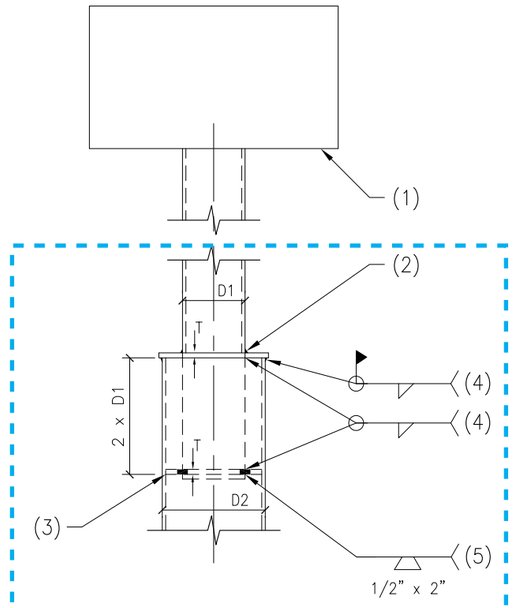
59730 - Surprise Market Place v04.ai

Pylon Sign Concepts *Surprise Marketplace (SMP)*

Sign A & Sign B with EMC Display



SIGN B



FOR D1 THRU 16" DIA, USE T = 1/2" P
FOR 16" DIA< D1 < 30", USE T= 3/4" P
FOR D1 > 30" DIA, USE T= 1" PL.

NOTES:

1. THE SIGN PRINCIPLE AXES ARE PARALLEL TO AND PERPENDICULAR TO THE SIGN AXIS.
2. FLEXIBLE, LONG LASTING CAULK TO BE APPLIED AFTER ALL FINISHES ARE IN PLACE.
3. LOWER PIPE RING. THERE SHALL BE A MAXIMUM 1/8" CLEARANCE BETWEEN THIS PLATE AND THE INTERIOR WALL FACE. THE LOWER PIPE MAY NEED TO BE ADJUSTED FOR OUT OF ROUNDNESS. THE LOWER RING SHALL NOT BE FIELD TRIMMED TO FACILITATE THE FIT.
4. 1/4" AT 1/2" PLATE; 5/16" AT 3/4" PLATE; 3/8" AT 1" PLATE.
5. 4 AT 90°. FOR PIPES, PLACE AT 45° AZIMUTH FROM PRINCIPAL AXIS OF THE SIGN BEING MOUNTED. FOR TUBES, PLACE ON ALL 4 ORTHOGONAL AXES.

(A) Elevation View - Sign A - 52'
SCALE: 1/8" = 1'-0"

Sign Cabinet Area: 590.33 SF

bluemedia

CLIENT
CB Richard Ellis

DESCRIPTION
Surprise Market Place

SITE ADDRESS
SignA-13725 W Bell Rd Surprise, AZ 85374
SignB-13709 W Bell Rd Surprise, AZ 85374

SALES REP **Rick Rettelle**
PROJ MGR **GM**
DESIGNER **MDK/AG**

This document is the sole property of bluemedia, and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

This image is an artistic representation of what your graphics / signage will look like. bluemedia reserves the right to slightly modify certain measurements and/or materials to accommodate production and installation.

ROC#257947

PERMIT DRAWING

NOT READY FOR PRODUCTION

Make It Perfect.

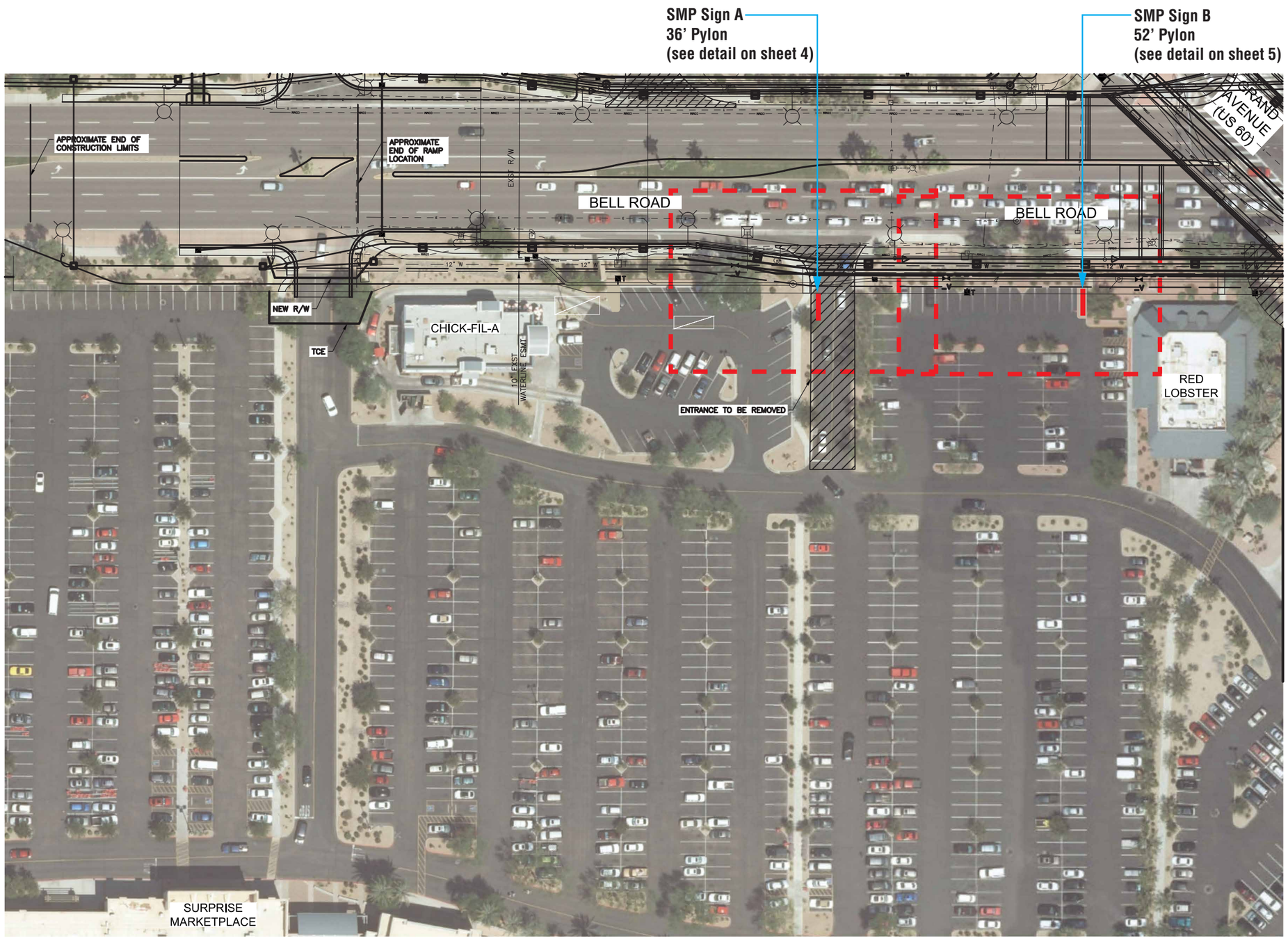
DATE
06/22/2018

JOB #
59728

SHEET # **4 of 7**

Pylon Sign Concepts *Surprise Marketplace (SMP)*

Sign A & Sign B with EMC Display



A Sign Location Plan
Not to Scale

bluemedia

CLIENT
CB Richard Ellis

DESCRIPTION
Surprise Market Place

SITE ADDRESS
SignA-13725 W Bell Rd Surprise, AZ 85374
SignB-13709 W Bell Rd Surprise, AZ 85374

SALES REP **Rick Rettelle**
PROJ MGR **GM**
DESIGNER **MDK/AG**

This document is the sole property of bluemedia, and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

This image is an artistic representation of what your graphics / signage will look like. bluemedia reserves the right to slightly modify certain measurements and/or materials to accommodate production and installation.

ROC#257947

PERMIT DRAWING

NOT READY FOR PRODUCTION

Make It Perfect.

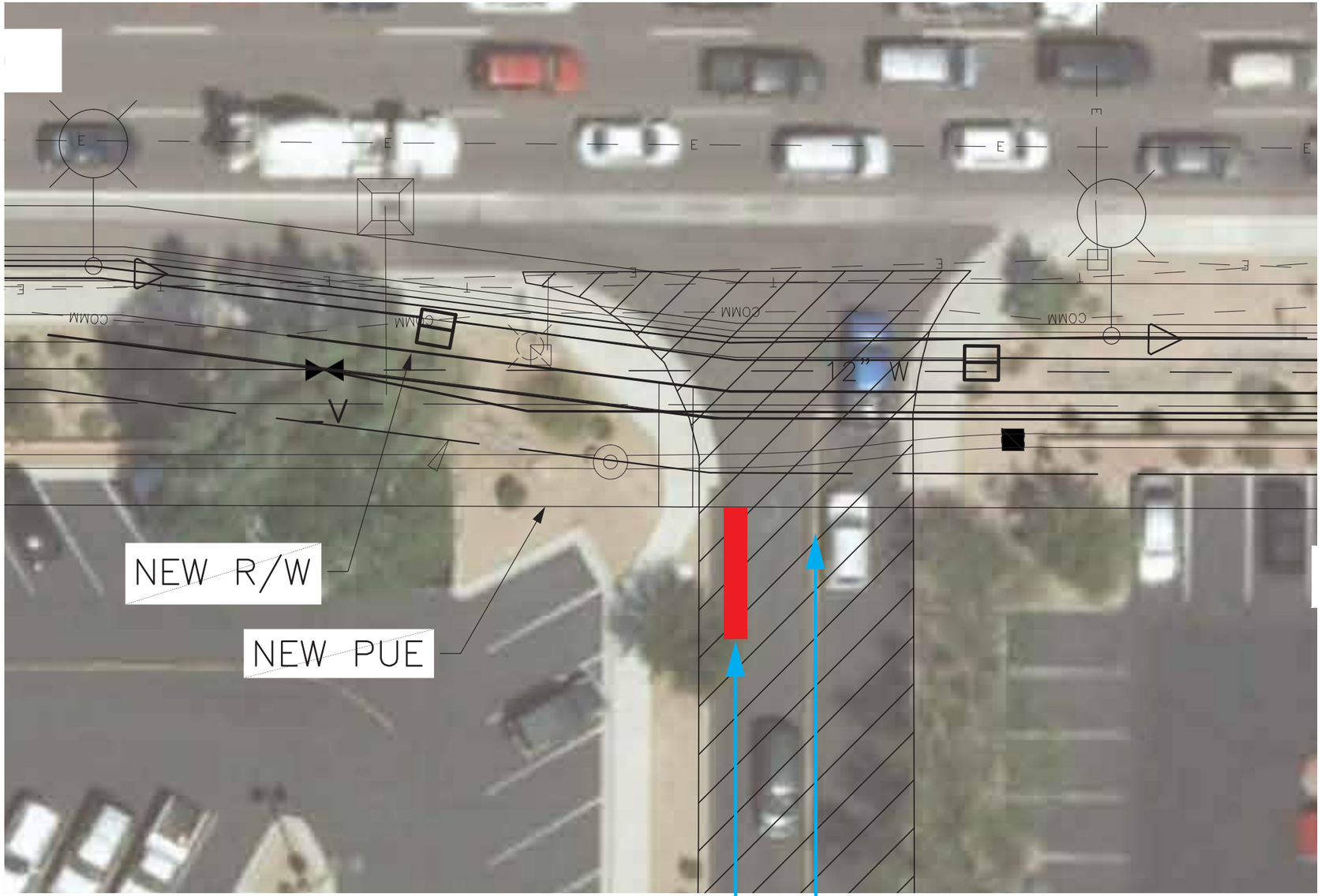
DATE
06/22/2018

JOB #
59728

SHEET # **5 of 7**

59730 - Surprise Market Place v04.ai

Pylon Sign Concepts *Surprise Marketplace (SMP)*
Sign A & Sign B with EMC Display



NORTH

The Leading Edge of the Sign is: 16 1/2 feet behind R/W & just behind PUE.

SMP Sign A
36' Pylon

Driveway is gone.
Area Around Sign Location to Receive New Landscaping.

A Sign Location Plan
Not to Scale

bluemedia

CLIENT
CB Richard Ellis

DESCRIPTION
Surprise Market Place

SITE ADDRESS
SignA-13725 W Bell Rd Surprise, AZ 85374
SignB-13709 W Bell Rd Surprise, AZ 85374

SALES REP **Rick Rettelle**
PROJ MGR **GM**
DESIGNER **MDK/AG**

This document is the sole property of bluemedia, and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

This image is an artistic representation of what your graphics / signage will look like. bluemedia reserves the right to slightly modify certain measurements and/or materials to accommodate production and installation.

ROC#257947

PERMIT DRAWING

NOT READY FOR PRODUCTION

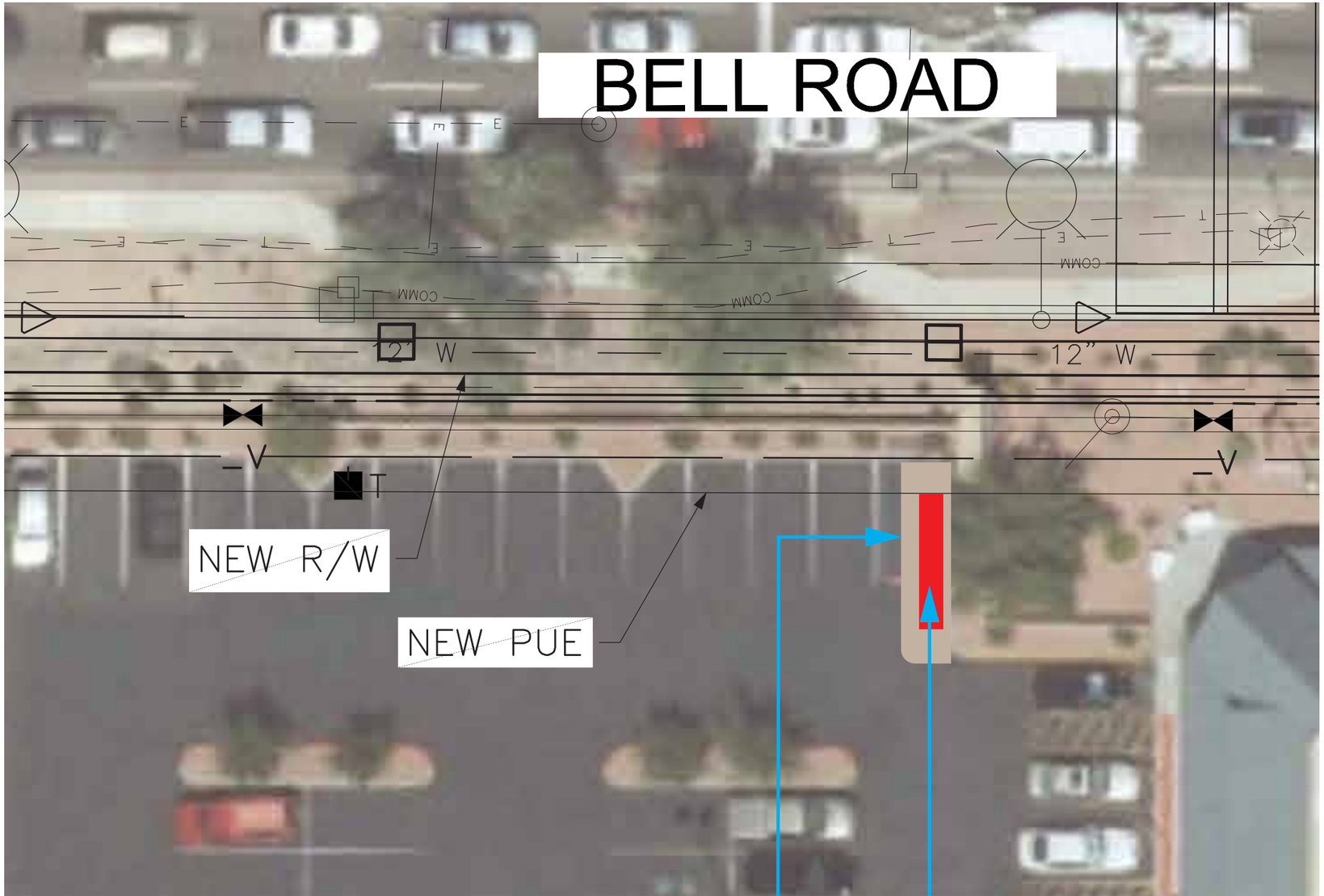
Make It Perfect.

DATE
06/22/2018

JOB #
59728

59730 - Surprise Market Place v04.ai

Pylon Sign Concepts *Surprise Marketplace (SMP)*
Sign A & Sign B with EMC Display



The Leading Edge of the Sign is: 17 feet behind R/W & just behind PUE

Existing Landscaping to be Extended to Encompass New Sign

SMP Sign B 52' Pylon

A Sign Location Plan
Not to Scale

bluemedia

CLIENT
CB Richard Ellis

DESCRIPTION
Surprise Market Place

SITE ADDRESS
SignA-13725 W Bell Rd Surprise, AZ 85374
SignB-13709 W Bell Rd Surprise, AZ 85374

SALES REP **Rick Rettelle**
PROJ MGR **GM**
DESIGNER **MDK/AG**

This document is the sole property of bluemedia, and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

This image is an artistic representation of what your graphics / signage will look like. bluemedia reserves the right to slightly modify certain measurements and/or materials to accommodate production and installation.

ROC#257947

PERMIT DRAWING

NOT READY FOR PRODUCTION

Make It Perfect.

DATE
06/22/2018

JOB #
59728

SHEET # **7 of 7**

59730 - Surprise Market Place v04.ai

SURPRISE
ARIZONA

FS16-387 Surprise Town Center and FS-16-388 Surprise Marketplace Monument Signage

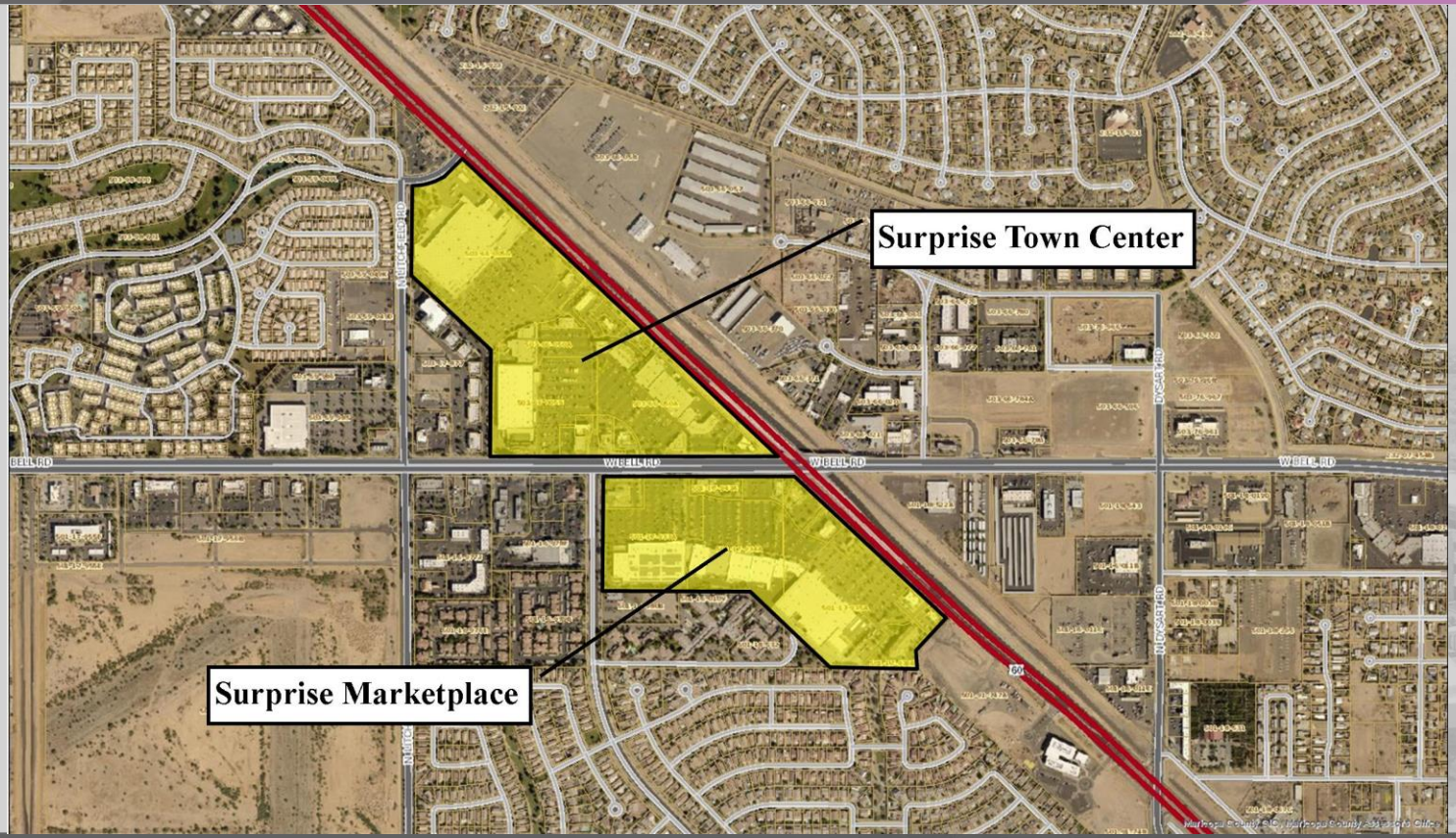
City Council

August 7, 2018

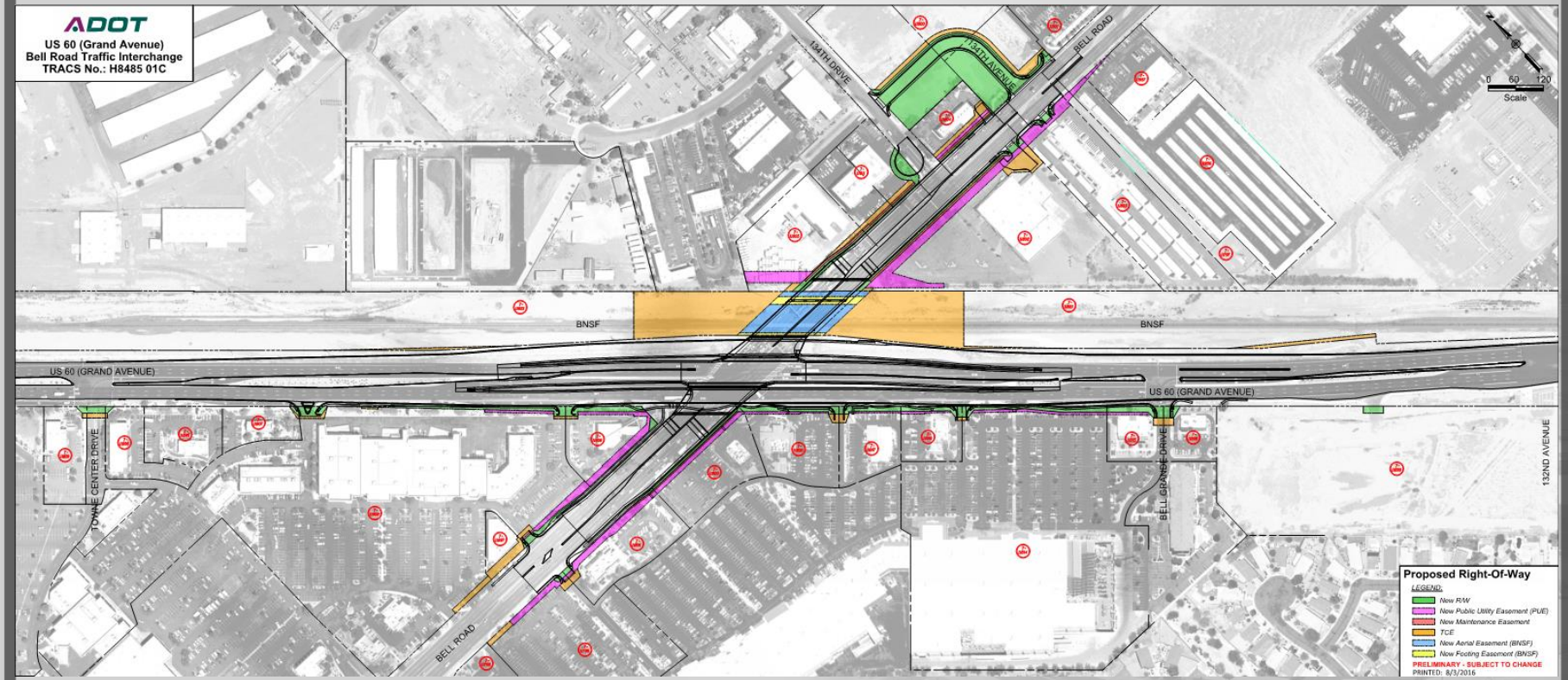
History

- Resolution 2016-42 the Bell Grand Temporary Sign and Temporary Use Permit Policy
  - Began March 15th, 2016
  - Valid until the substantial completion of construction of the Bell Grand Project and the Council repeals the policy (not defined)
  - Amended June 7th, 2016 to allow directional signage
- April 2016 Bell and Grand Overpass construction starts, Bell Road closed
  - Signage removed due to expansion of Right-of-way and relocation of utilities and easements
- November 2016 Bell Road reopened
- February 2017 Temporary Sign Policies Repealed
- July 2017 Surprise Town Center and Marketplace Grand Avenue Signage replacement approved administratively
- At the regularly scheduled Planning and Zoning Commission meeting held on July 19, 2018 the Planning and Zoning Commission recommended, **6-1** to **recommend Denial of FS16-387** Surprise Town Center Major Comprehensive Sign Program Amendment to the Mayor and City Council

Vicinity Map

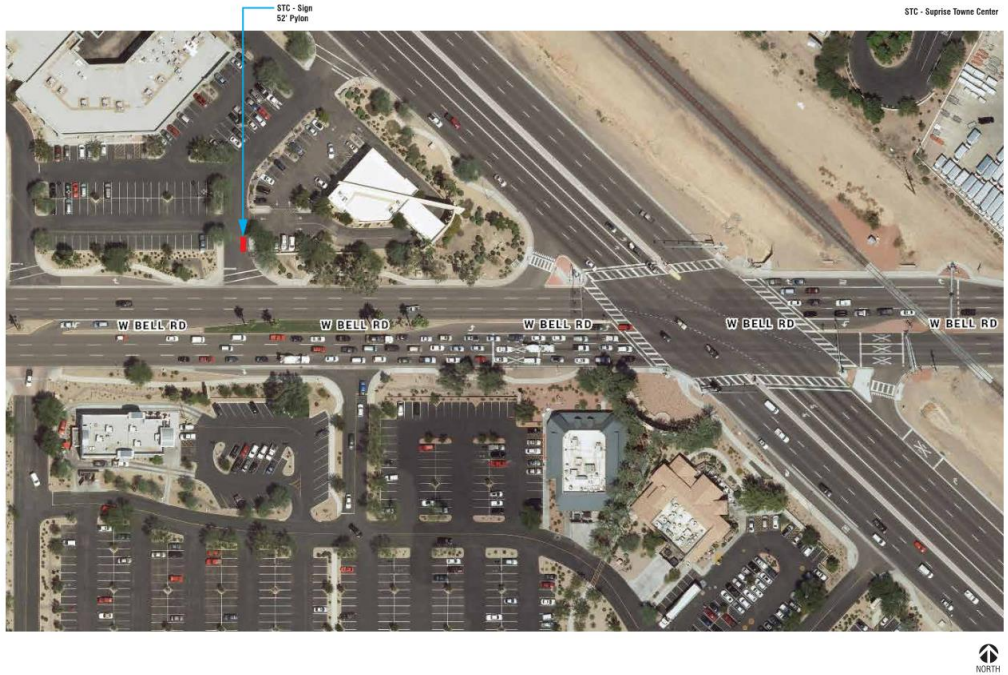


Right of Way Map



Proposed Signage Surprise Town Center

Pylon Sign Concepts *Surprise Towne Center (STC)*
Sign with EMC Display



A Sign Location Plan
Not to Scale

bluemedia.

CLIENT
CB Richard Ellis

DESCRIPTION
Surprise Towne Center

SITE ADDRESS
13702 W Bell Road
Surprise, AZ 85374

SALES REP Rick Rettelle
PROJ MGR RR
DESIGNER MDK/AG

This document is the sole property of bluemedia, and all design, manufacturing, reproduction, use, and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

This image is an artistic representation of what your graphics / signage will look like. bluemedia reserves the right to slightly modify certain measurements and/or materials to accommodate production and installation.

UL ROC#257947

PERMIT DRAWING

NOT READY FOR PRODUCTION

Make It Perfect.

DATE
06/21/2018

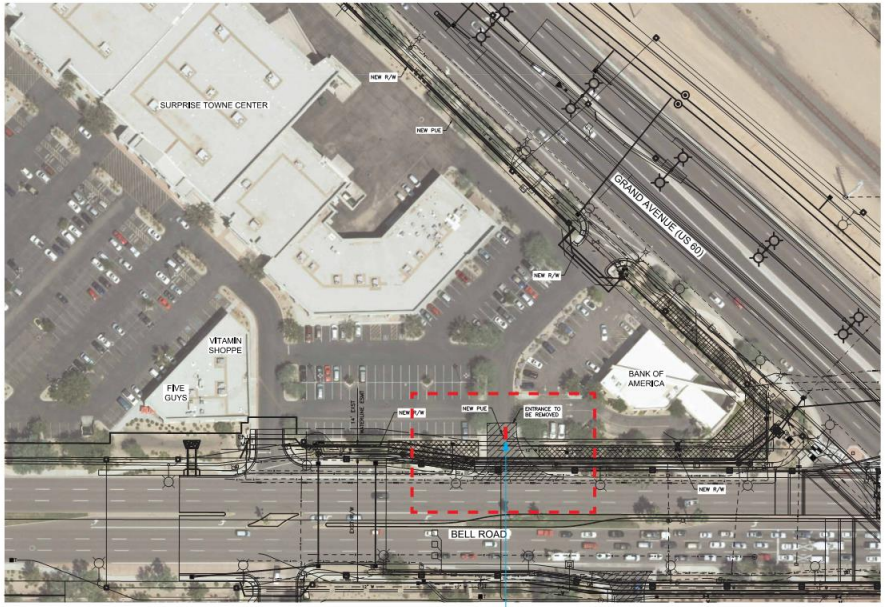
JOB #
59728

SHEET # 1 of 5

59728 - Surprise Towne Center v02.ai

Proposed Signage Surprise Town Center

Pylon Sign Concepts *Surprise Towne Center (STC)*
Sign with EMC Display



A Sign Location Plan - STC Sign B
Not to Scale

bluemedia.

CLIENT
CB Richard Ellis

DESCRIPTION
Surprise Towne Center

SITE ADDRESS
13702 W Bell Road
Surprise, AZ 85374

SALES REP Rick Retelle
PROJ MGR RR
DESIGNER MDK/AG

This document is the sole property of bluemedia, and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

This image is an artistic representation of what your graphics / signage will look like. bluemedia reserves the right to slightly modify certain measurements and/or materials to accommodate production and installation.

UL ROC#257947

PERMIT DRAWING

NOT READY FOR PRODUCTION

Make It Perfect.

DATE
06/21/2018

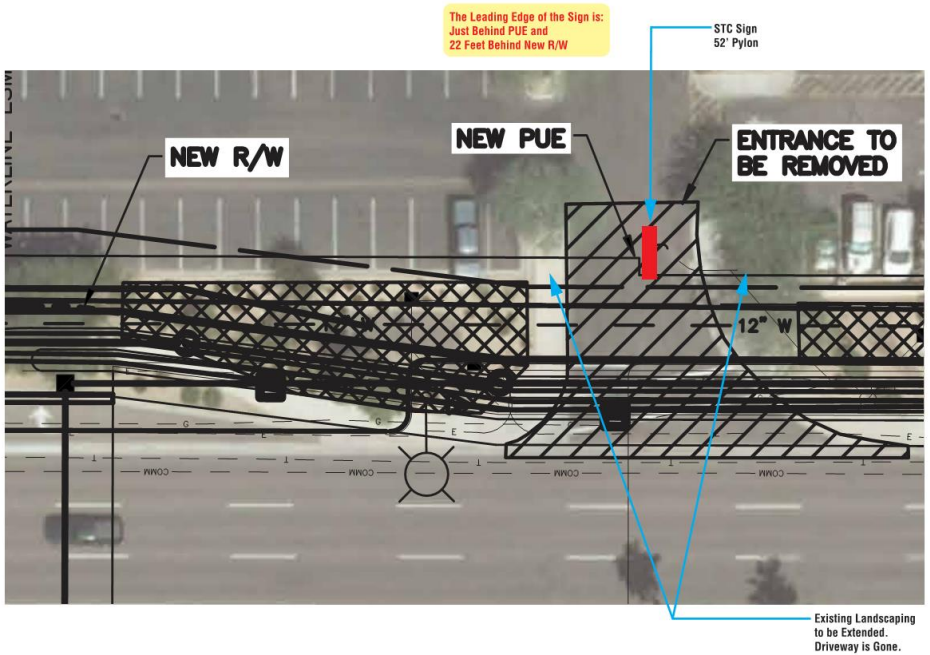
JOB #
59728

SHEET # 4 of 5

59728 - Surprise Towne Center v02.ai

Proposed Signage Surprise Town Center

Pylon Sign Concepts *Surprise Towne Center (STC)*
Sign with EMC Display



A Sign Location Plan - STC Sign B
Not to Scale

bluemedia.

CLIENT
CB Richard Ellis

DESCRIPTION
Surprise Towne Center

SITE ADDRESS
13702 W Bell Road
Surprise, AZ 85374

SALES REP Rick Rettelle
PROJ MGR RR
DESIGNER MDK/AG

This document is the sole property of bluemedia, and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

This image is an artistic representation of what your graphics / signage will look like. bluemedia reserves the right to slightly modify certain measurements and/or materials to accommodate production and installation.

UL ROC#257947

PERMIT DRAWING
NOT READY FOR PRODUCTION

Make It Perfect.

DATE
06/21/2018

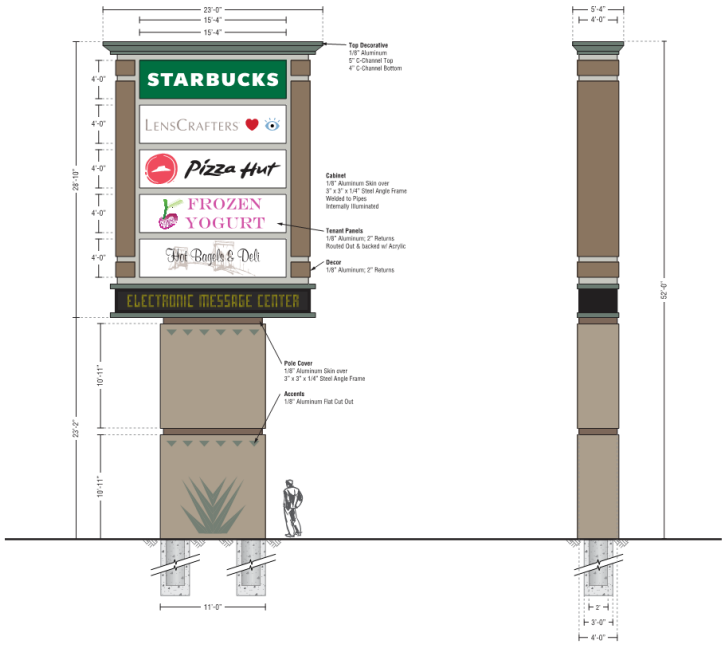
JOB #
59728

SHEET # 5 of 5

59728 - Surprise Towne Center v02.ai

Proposed Signage

Pylon Sign Concepts *Surprise Towne Center (STC)*
Sign with EMC Display



POLE COVER (BASE) COLOR SCHEME:

- Painted MAP, Match CL 2854D Wood Ash, Satin Finish
- Painted MAP, Match 5355A Koala Bear, Satin Finish
- Painted MAP, Match Blue Agave Leaf, Satin Finish (Formerly Known as CL 3026D Stigma)

SIGN CABINET COLORS TO BE FINALIZED WITH CLIENT

A Elevation View - Sign 52'
SCALE: 1/8" = 1'-0"

Sign Area: 663.16 SF

bluemedia.

CLIENT
CB Richard Ellis

DESCRIPTION
Surprise Towne Center

SITE ADDRESS
13702 W Bell Road
Surprise, AZ 85374

SALES REP **Rick Rettelle**
PROJ MGR **RR**
DESIGNER **MDK/AG**

This document is the sole property of bluemedia, and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

This image is an artistic representation of what your graphics / signage will look like. bluemedia reserves the right to slightly modify certain measurements and/or materials to accommodate production and installation.

UL ROC#257947

PERMIT DRAWING

NOT READY FOR PRODUCTION

Make It Perfect.

DATE
06/21/2018

JOB #
59728

SHEET # **2 of 5**

Proposed Signage Surprise Marketplace

Pylon Sign Concepts *Surprise Marketplace (SMP)*
Sign A & Sign B with EMC Display

SMP - Suprise Marketplace

A Sign Location Plan
Not to Scale

bluemedia.

CLIENT
CB Richard Ellis

DESCRIPTION
Surprise Market Place

SITE ADDRESS
SignA-13725 W Bell Rd Surprise, AZ 85374
SignB-13709 W Bell Rd Surprise, AZ 85374

SALES REP Rick Rettelle
PROJ MGR GM
DESIGNER MDK/AG

This document is the sole property of bluemedia, and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

This image is an artistic representation of what your graphics / signage will look like. Bluemedia reserves the right to slightly modify certain measurements and/or materials to accommodate production and installation.

UL ROC#257947

PERMIT DRAWING
NOT READY FOR PRODUCTION

Make It Perfect.

DATE
06/22/2018

JOB #
59728

SHEET # 1 of 7

59730 - Surprise Market Place v04.ai

Proposed Signage Surprise Marketplace

Pylon Sign Concepts *Surprise Marketplace (SMP)*
Sign A & Sign B with EMC Display

A Sign Location Plan
Not to Scale

bluemedia.

CLIENT
CB Richard Ellis

DESCRIPTION
Surprise Market Place

SITE ADDRESS
SignA-13725 W Bell Rd Surprise, AZ 85374
SignB-13709 W Bell Rd Surprise, AZ 85374

SALES REP Rick Rettelle
PROJ MGR GM
DESIGNER MDK/AG

This document is the sole property of bluemedia, and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

This image is an artistic representation of what your graphics / signage will look like. bluemedia reserves the right to slightly modify certain measurements and/or materials to accommodate production and installation.

UL ROC#257947

PERMIT DRAWING

NOT READY FOR PRODUCTION

Make It Perfect.

DATE
06/22/2018

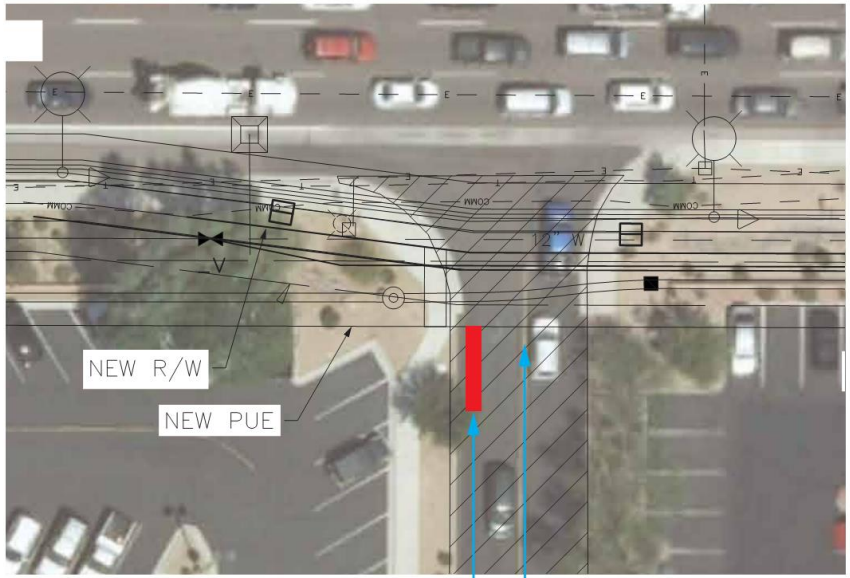
JOB #
59728

SHEET # 5 of 7

59730 - Surprise Market Place v04.ai

Proposed Signage Surprise Marketplace

Pylon Sign Concepts *Surprise Marketplace (SMP)*
Sign A & Sign B with EMC Display



The Leading Edge of the Sign is: 16 1/2 feet behind R/W & just behind PUE.

SMP Sign A
36' Pylon

Driveway is gone.
Area Around Sign Location to Receive New Landscaping.

A Sign Location Plan
Not to Scale

bluemedia.

CLIENT
CB Richard Ellis

DESCRIPTION
Surprise Market Place

SITE ADDRESS
SignA-13725 W Bell Rd Surprise, AZ 85374
SignB-13709 W Bell Rd Surprise, AZ 85374

SALES REP Rick Rettelle
PROJ MGR GM
DESIGNER MDK/AG

This document is the sole property of bluemedia, and all design, manufacturing, reproduction, use, and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

This image is an artistic representation of what your graphics / signage will look like. bluemedia reserves the right to slightly modify certain measurements and/or materials to accommodate production and installation.

UL ROC#257947

PERMIT DRAWING
NOT READY FOR PRODUCTION

Make It Perfect.

DATE
06/22/2018

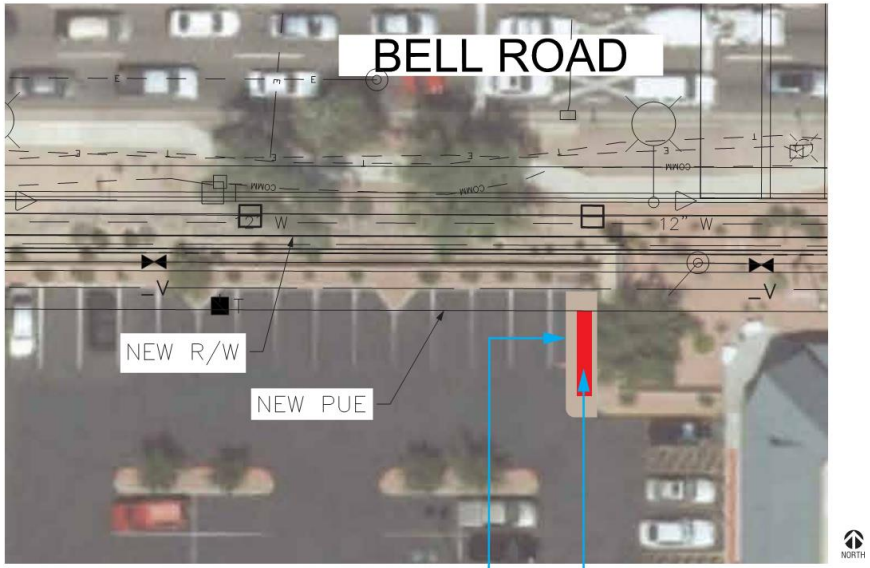
JOB #
59728

SHEET # 6 of 7

59730 - Surprise Market Place v04.ai

Proposed Signage Surprise Marketplace

Pylon Sign Concepts *Surprise Marketplace (SMP)*
Sign A & Sign B with EMC Display



A Sign Location Plan
Not to Scale

bluemedia.

CLIENT
CB Richard Ellis

DESCRIPTION
Surprise Market Place

SITE ADDRESS
SignA-13725 W Bell Rd Surprise, AZ 85374
SignB-13709 W Bell Rd Surprise, AZ 85374

SALES REP Rick Rettelle
PROJ MGR GM
DESIGNER MDK/AG

This document is the sole property of bluemedia, and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

This image is an artistic representation of what your graphics / signage will look like; bluemedia reserves the right to slightly modify certain measurements and/or materials to accommodate production and installation.

UL ROC#257947

PERMIT DRAWING

NOT READY FOR PRODUCTION

Make It Perfect.

DATE
06/22/2018

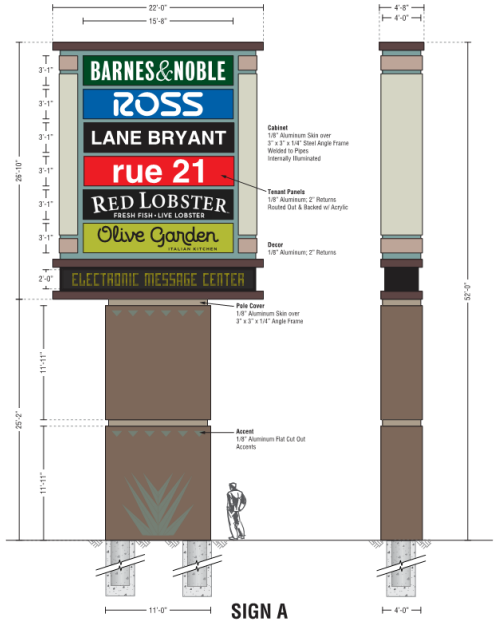
JOB #
59728

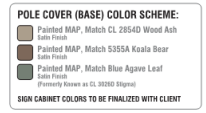
SHEET # 7 of 7

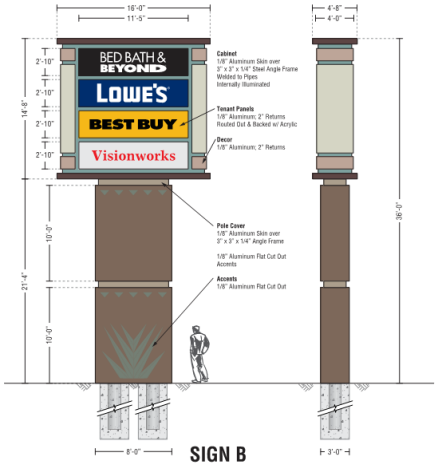
59730 - Surprise Market Place v04.ai

Proposed Signage

Pylon Sign Concepts *Surprise Marketplace (SMP)*
Sign A & Sign B with EMC Display







A Elevation View - Sign A - 52'
SCALE: 1/8" = 1'-0"
Sign Cabinet Area: 590.33 SF

B Elevation View - Sign B - 36'
SCALE: 1/8" = 1'-0"
Sign Cabinet Area: 234.66 SF

bluemedia.

CLIENT
CB Richard Ellis

DESCRIPTION
Surprise Market Place

SITE ADDRESS
SignA-13725 W Bell Rd Surprise, AZ 85374
SignB-13709 W Bell Rd Surprise, AZ 85374

SALES REP Rick Rettelle
PROJ MGR GM
DESIGNER MDK/AG

This document is the sole property of bluemedia, and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

This image is an artistic representation of what your graphics / signage will look like. bluemedia reserves the right to slightly modify certain measurements and/or materials to accommodate production and installation.

UL ROC#257947

PERMIT DRAWING

NOT READY FOR PRODUCTION

Make It Perfect.

DATE
06/22/2018

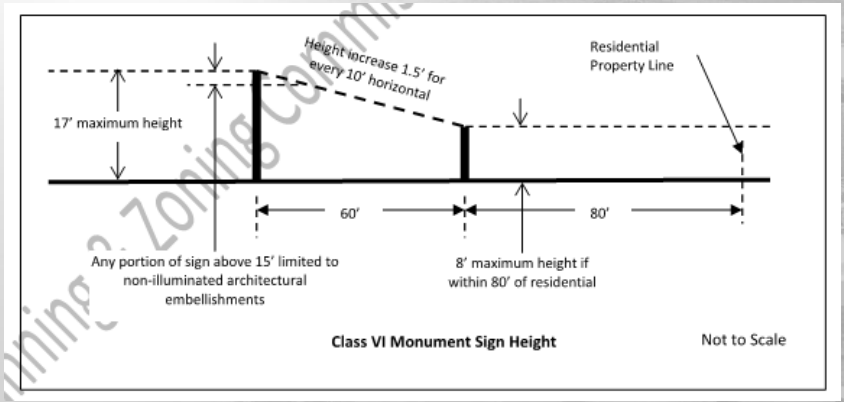
JOB #
59728

SHEET # 2 of 7

59730 - Surprise Market Place v04.ai

Freestanding Monument

- Section 113-09 – Sign Classifications and Types C. Freestanding Ground Signs 5. Class VI Monument Signs (Major Monument Signs)
  - c) If a Class VI Monument Sign is located within 80 feet of a property having single-family residential zoning, the height of the Class VI Monument Sign shall not exceed eight (8) feet; however, the height of a Class VI Monument Sign may increase one and one-half (1.5) foot for every additional ten (10) feet of horizontal distance the sign is located away from a property having single-family residential zoning up to a maximum height of seventeen (17) feet, provided however that any height in excess of fifteen (15) feet shall be limited to architectural embellishments.



Freestanding Monument

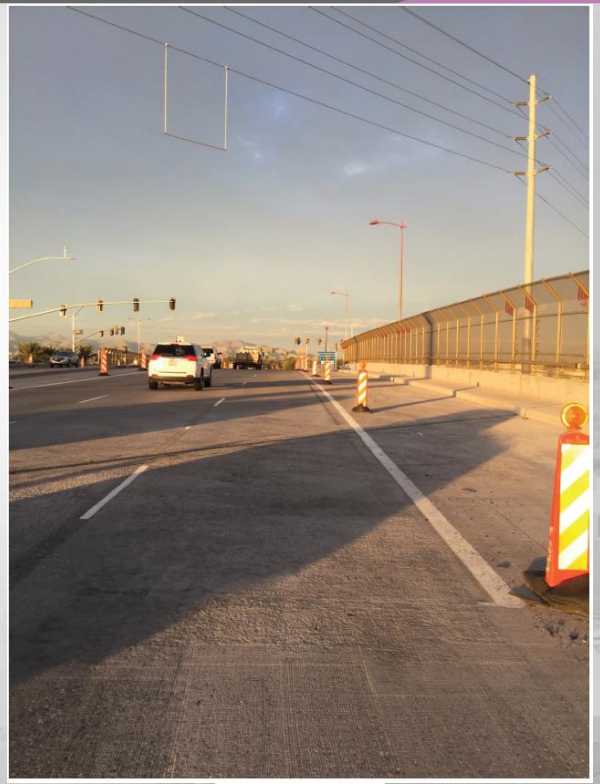
- Section 113-15 – Comprehensive Sign Programs

  - A. Purpose: The purpose of Comprehensive Sign Programs is to provide a mechanism by which a specific set of sign criteria may be approved for a specific property or geographic area in a manner that is appropriate to the character of the community in which the Comprehensive Sign Program will apply.

  - E. A Comprehensive Sign Program may be included as part of a zone change request, or as an independent stand-alone document, in either case processed as a Type IV Application as outlined in Article XII of the Surprise Unified Development Code. The approval or denial of a proposed Comprehensive Sign Program is discretionary with the final approval authority lying with the Surprise City Council. A decision by the City Council to deny a proposed Comprehensive Sign Program shall not in any way be construed as a diminution of property values or a restraint of development rights.

Examples of View Shed 50’

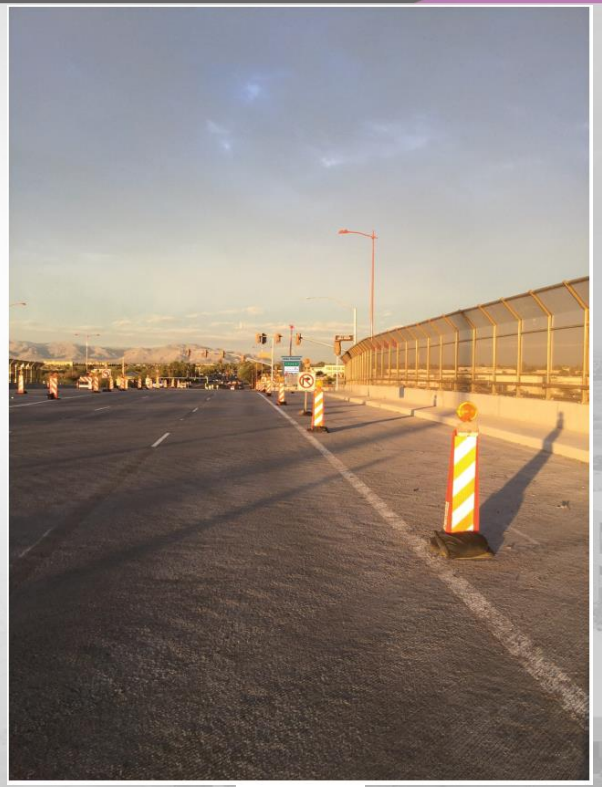
First Sight



First Sight

Examples of View Shed 50’

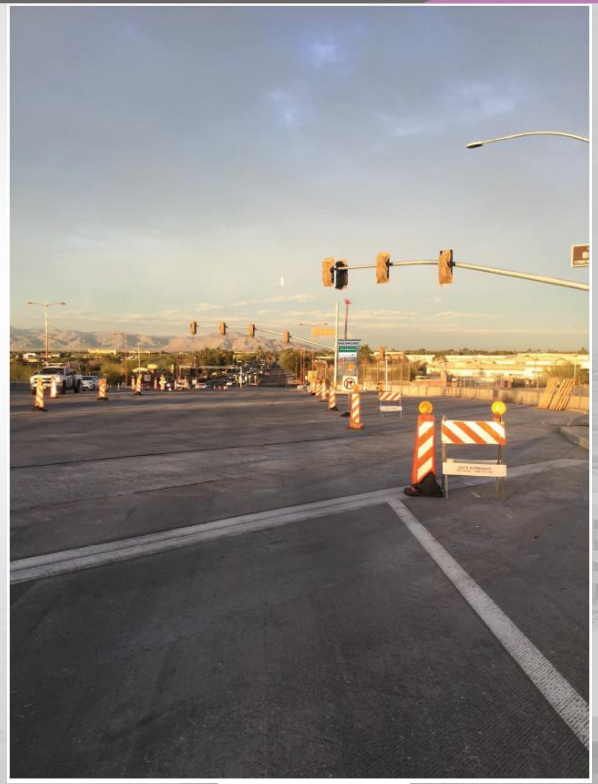
On Top



On Top

Examples of View Shed 50’

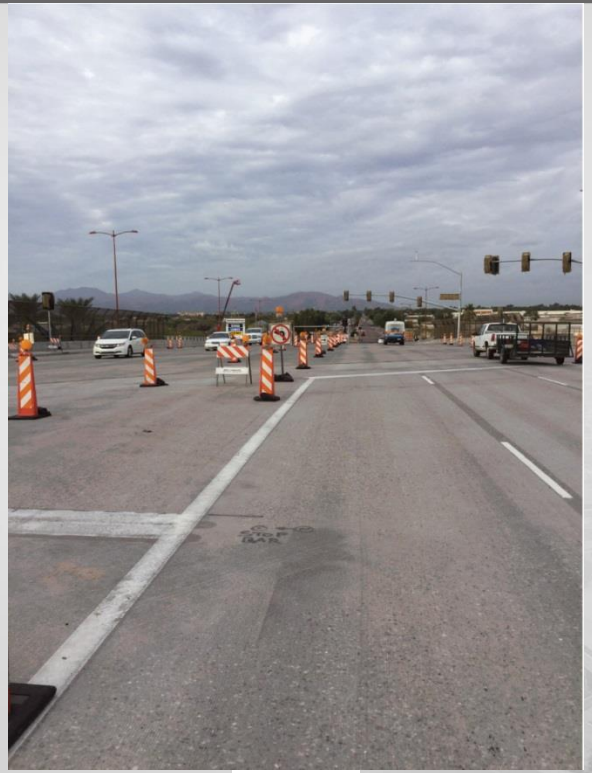
Down Slope



Down Slope

Examples of View Shed 36’

First Sight



On Top

Down Slope

Code Requirements

- Town Center Pylon Sign (as submitted 52’)
  - Per the location of the pylon sign the closest adjacent curb is about 5’ higher than previous elevation
  - Per code the sign would permissible at 22’ tall without a CSP
  - 30’ discrepancy requires an amendment to the Town Center CSP
- Marketplace Pylon Sign (as submitted 52’)
  - Per the location of the pylon sign the closest adjacent curb is about 20’ higher than previous elevation
  - Per code the sign would be permissible at 37’ tall without a CSP
  - 15’ discrepancy requires an amendment to the Marketplace CSP
- Marketplace Pylon Sign (as submitted 36’)
  - Per the location of the pylon sign the closest adjacent curb is about 10’ higher than previous elevation
  - Per code the sign would be permissible at 27’ tall without a CSP
  - 9’ discrepancy requires an amendment to the Marketplace CSP

Requests

- Surprise Town Center Comprehensive Sign Program (CSP)
  - Sign Area is a one to one request
    - The signage area being requested is equal the signage area which was lost due to Bell and Grand Project
  - Sign Height proposed along Bell Road is outside of what is allowed by code
    - Allowed at 22’ tall
  - Electronic Messaging at 23.1% of overall sign area. Up to 50% is allowed by code
- Surprise Marketplace Comprehensive Sign Program (CSP)
  - Sign Area is a one to one request
    - All signage areas being requested are equal the signage area which was lost due to Bell and Grand Project
  - Sign Heights proposed along Bell Road is outside of what is allowed by code
    - Allowed at 37’ tall and 27’ tall per current code
  - Electronic Messaging on one sign at 13% of the overall sign area. Up to 50% is allowed by code.

SURPRISE
ARIZONA

Questions & Comments

Thank You

CITY OF SURPRISE
Regular City Council Meeting

August 7, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	August 7, 2018	Contact Person:	Lloyd Abrams - Community Development
Submitting Department:	CD	District:	2
Staff Recommendations:	No Action		

Consent	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Discussion and possible action to approve Resolution No. 2018-124 for a Development Agreement for Happy Valley Road Right of Way ("Agreement") with Arizona State Land Department ("ASLD").

Motion:

I move to approve Resolution No. 2018-124 for the Development Agreement for Happy Valley Road Right of Way between the City and ASLD and to authorize the Mayor to execute the Agreement on behalf of the City

Background:

On May 25, 2007, the City entered into a Pre-Annexation Development Agreement for Rancho Mercado ("PADA") and approved the Planned Area Development ("PAD") on October 11, 2007. The PAD states that ingress and egress to the Rancho Mercado community will initially be oriented from the west along Happy Valley Road via Sarival Road (163rd Ave). On January 5, 2016, a preliminary Plat was approved by City Council, and since then several final plats and roadway maps of dedication have been approved. On June 6, 2017, William Lyon Homes submitted a right of way request to the Arizona State Land Department ("ASLD") on behalf of the City for the acquisition of right of way for Happy Valley road. Due to the location of the berm\levy (the "Sugar Dike") along the north side of the section line, the request was made to ASLD to allow the Happy Valley Road alignment to be shifted south to avoid affecting the topography of the Sugar Dike. Shifting the alignment would also provide the City an opportunity to implement the goals and objectives of the 2015 Parks and Recreation Master Plan, the General Plan and provide a critical east-west transportation connection for public safety to this area. In exchange, the City would provide ASLD credits for 8.3 acres of open space (the amount of land in Section 08 that would accommodate the southern shift of Happy Valley Road) at the time of development of the ASLD property in the future.

Objective Analysis:

This agreement will allow the City to implement components of the Parks and Recreation Master plan and the General plan by acquiring the open space in the necessary location for future trail connections and provide for the needed east-west transportation connection to the SPA 2 area. But there are also will

be future O&M costs for maintenance of the roadway, drainage, tails and open space.

Policy Compliant:

The proposal is consistent and promotes both the Surprise General Plan 2035 and the City of Surprise Parks and Recreation Master 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 at this time.

FTE Impact:

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

ATTACHMENTS:

Click to download

- ☐ Happy Valley Road Development Agreement
- ☐ Happy Valley Road Development Agreement - Presentation
- ☐ Happy Valley Road Resolution #2018-124

WHEN RECORDED, MAIL TO:

Arizona State Land Department
1616 West Adams Street
Phoenix, AZ 85007

DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT (the "Agreement") is entered into as of the _____day of _____, 2018, between the State of Arizona (the "State"), by and through the ARIZONA STATE LAND DEPARTMENT ("ASLD"), and the CITY OF SURPRISE, ARIZONA, a municipal corporation ("City"), collectively referred to as the "Parties."

RECITALS

This Agreement is predicated upon the following facts:

A. Arizona Revised Statutes ("A.R.S.") § 9-500.05 authorizes the City to enter into a development agreement with a landowner or any other person having an interest in real property located in the City.

B. The State of Arizona owns in trust certain unimproved real property consisting of approximately 448.17 acres located within the incorporated boundaries of Surprise within Township 4 North, Range 1 West, Sections 8 and 17 of the Gila and Baseline Meridians, legally described and depicted in the attached Exhibit A (the "Property"). The entirety of the northern boundary of the Property is the proposed location of a portion of Happy Valley Road. The Property is urban land within the meaning of and subject to Arizona Revised Statutes, Title 37, Chapter 2, Article 5.1 (Urban Lands Development).

C. ASLD, acting through the State Land Commissioner on behalf of the State of Arizona, may enter into an agreement with the City to permit the construction, operation, and maintenance of infrastructure on the Property.

D. In the 1940s, the United States Army Corps of Engineers created a berm\levy (the "Sugar Dike") along the north side of the Happy Valley Road alignment to protect the old Auxiliary Field and aircraft associated with Luke Air Force Base. Over the years, the Sugar Dike changed the natural wash flows from a southeasterly to a more easterly direction along the north side of the Sugar Dike and the Happy Valley Road alignment. Based on the time that has passed since the Sugar Dike was installed, the Maricopa County Flood Control District ("Flood Control") has determined that the easterly flows are considered historical, and Flood Control treats the berm as if it was not there due to the fact it was not engineered as a flood control structure. The result is theoretical historical flows in both easterly and southeasterly directions.

E. When the City updated its General Plan and Parks & Recreation Master Plan in 2015, the City sought to create an interconnected City that preserved wildlife corridors and created a trail system. Through this process, the City developed the theme of "One Connected Surprise" in which the wildlife corridors aligned with the major wash corridors, greenways, and trails, with plans for proposed City parks adjacent to the corridors. One of these trail alignments was through the Rancho Mercado development connecting the Maricopa County's Maricopa Trail to the City's trail system. The proposed trail connects at the Maricopa Trail and the Padelford Wash, then heads northwesterly through the Rancho Mercado development to the Sugar Dike, then goes west along the Happy Valley Road alignment where it meets the Five East Wash, and then continues north from there to the Central Arizona Project ("CAP") Canal.

F. Based on the above-noted drainage conditions, the opportunity for the City to implement the goals and objectives of its 2015 plans, and the need to provide east-west transportation connections for public safety to this area, the City made the request to ASLD to allow for a shift to the south of the Happy Valley Road alignment so that the entirety of Happy Valley Road would lie on State Trust Land south of the north boundary of the Section 08 line (the "Happy Valley Road Alignment," as legally described and depicted in the attached Exhibit B). In exchange, the City would provide ASLD credits for 8.3 acres of open space ("Open Space") (the amount of land in Section 08 that would accommodate the southern shift of Happy Valley Road) at the time of development of the Property in the future.

G. The City has applied to ASLD, Right-of-Way Application No. 16-119658 ("ROW Application"), for the purchase of a perpetual road right-of-way for the Happy Valley Road Alignment (the "Right-of-Way"). To obtain the Right-of-Way, the successful bidder at auction, per State statute, will be required to pay the full appraised value of the Right-of-Way in advance.

H. This Agreement is intended to memorialize the provision of credits for the Open Space should the purchase of the Right-of-Way by the City be completed.

I. The Parties hereto acknowledge and agree that this Agreement is consistent with the portions of the City's General Plan applicable to the Property and that they may enter into this Agreement pursuant to law, including A.R.S. §§ 9-500.05 and 37-335.06.

AGREEMENTS

NOW, THEREFORE, the Parties agree as follows:

1. Recitals. The recitals set forth above are acknowledged by the Parties to be true and correct and are incorporated herein by reference.

2. Exhibits. The following documents are referred to in this Agreement and are attached to and made a part of this Agreement by reference:

Exhibit A The Property
Exhibit B The Happy Valley Road Alignment

3. Interest of the Parties. ASLD hereby represents and warrants to the City that it is the sole fee title owner of the Property, legally described and depicted on Exhibit A, and that no other person or entity has any legal or equitable ownership interest in the same.

4. Purchase of Right-of-Way. ASLD is processing the City's ROW Application according to ASLD's established procedure. ASLD intends to auction the Right-of-Way within a short period of time after the execution of this Agreement. Nothing in this Agreement commits ASLD to auction the Right-of-Way or compromise the State Land Commissioner's authority to determine the auction of the Right-of-Way is not in the best interest of the beneficiaries of the State Land Trust.

5. Open Space Credits. If the City should be the successful bidder for purchase of the Right-of-Way, ASLD will be entitled to 8.3 acres of credit toward any City "open space" requirements that the City may require when granting approval for the development of all or any portion of the Property, which entitlement ASLD may transfer, in whole or in part in ASLD's sole discretion, to any future owner or lessee of all or any portion of the Property (an "ASLD Successor"). The usage of the term "open space" shall be the usage, although not defined, in the Surprise Unified Development Code (Chapter 122 of the City Code) ("SUDC") as of the date of this Agreement. The overall percentage of open space required on the Property (in which the 8.3 acres of credit are included) shall be no greater than that required under Article V of the SUDC (Character Patterns) as of the date of this Agreement.

6. Binding Effect of Agreement. The burdens of this Agreement bind, and the benefits of this Agreement inure to, the Parties hereto and their successors in interest and assigns (including each ASLD Successor) pursuant to A.R.S. § 9-500.05(D).

7. Implementation. This Agreement is intended to benefit the development of the Property. The Parties understand that additional study and analysis of the Property may be required before specific development projects are constructed.

8. Guiding Principles. Because of the location, size, and physical characteristics of the Property, the Parties recognize that planning and development activities for the Property will extend over many years. The Parties agree that they will act in good faith and with reasonableness in implementing, operating under, and exercising the rights, powers, privileges and benefits conferred or reserved by this Agreement or by law. The Parties agree to cooperate and to take all actions reasonably necessary to implement this Agreement within a reasonable time after request by the other Party, including but not limited to the timely granting of approvals and processing of applications relating to the implementation of this Agreement and future development of the Property.

9. Term of Agreement. This Agreement shall be effective upon execution by the Parties and recordation of the Agreement pursuant to paragraph 12(e). If not sooner terminated in accordance with the provisions of the Agreement, this Agreement shall automatically terminate and be of no further force or effect on December 31, 2068. If the Parties mutually determine that a longer period for the performance of this Agreement is necessary for any reason, the term of the Agreement may be extended by written amendment. The City will not unreasonably

withhold consent to ASLD's request for an extension of the term. Upon termination, the City may record a notice of termination of this Agreement in the Official Records of Maricopa County, Arizona.

10. Amendments or Cancellation of the Agreement. This Agreement may be amended or canceled, in whole or in part and with respect to all or any portion of the Property, only with the mutual written consent of the City and the ASLD. Within ten (10) days after any such amendment or cancellation of this Agreement is fully executed by all Parties, the amendment or cancellation shall be recorded by the City in the Official Records of Maricopa County, Arizona.

11. Relationship of the Parties. It is understood that the contractual relationship between the Parties is undertaken pursuant to the authorization contained in A.R.S. §§ 9-500.05 and 37-335.06, and nothing contained in this Agreement shall create any partnership, joint venture, or agency relationship between the Parties. No term or provision of this Agreement is intended to, or shall, be for the benefit of any person, firm, organization, or corporation not a party hereto, and no such other person, firm, organization, or corporation shall have any right or cause of action hereunder, whether as a third-party beneficiary or otherwise.

12. General Provisions.

(a) Notices. All notices, filings, consents, approvals, and other communications provided for herein or given in connection herewith ("Notices") shall be delivered personally or sent by registered or certified United States Postal Service Mail, return receipt requested, postage prepaid to:

If to the City:

City of Surprise
16000 N. Civic Center Plaza
Surprise, Arizona 85374
Attn: Community Development Director

With a copy to:

City of Surprise
16000 N. Civic Center Plaza
Surprise, Arizona 85374
Attn: City Attorney

If to ASLD:

Arizona State Land Department
1616 West Adams
Phoenix, Arizona 85007
Attention: State Land Commissioner

With a copy to:

Office of the Attorney General
2005 North Central Avenue
Phoenix, AZ 85004
Attention: State Government Section

Or to such other addresses as either party may from time to time designate in writing and deliver in a like manner. Any such change of address notice shall be given at least ten (10) days before the date on which the change is to become effective. Notices given by mail shall be deemed delivered seventy-two (72) hours following deposit in the U.S. Postal Service, in the manner set forth above.

(b) Waiver. No delay in exercising any right or remedy shall constitute a waiver thereof and no waiver by the Parties of the breach of any provision of this Agreement shall be construed as a waiver of any preceding or succeeding breach of the same or any other provision of this Agreement. Nothing herein shall constitute or be deemed to be a waiver by ASLD of its respective rights to request future rezoning or changes in development standards for all or any portion(s) of the Property pursuant to City procedures and requirements existing at the time of the request. Nothing herein contained shall be deemed to be a waiver by the City of the right to act, by approval or denial, on such rezoning or change, to the extent such action would not otherwise be in breach of this Agreement. Further, nothing herein shall constitute or be deemed to be a waiver or relinquishment by the ASLD of its rights to continue nonconforming uses of all or any portion(s) of the Property that may exist on the date hereof, subject to legal principles applicable to such non-conforming uses.

(c) Severability. If any provision of this Agreement is declared void or unenforceable, such provision shall be severed from this Agreement, which shall otherwise remain in full force and effect, provided that the fundamental purposes of this Agreement are not defeated by such severability.

(d) Governing Law. The laws of the State of Arizona shall govern the interpretation and enforcement of this Agreement. The Parties agree that venue for any action commenced in connection with this Agreement shall be proper only in a court of competent jurisdiction located in Maricopa County, Arizona, and the Parties hereby waive any right to object to such venue.

(e) Recordation. This Agreement, and any amendment or cancellation of this Agreement, shall be recorded by the City, in its entirety, in the Official Records of Maricopa County, Arizona, no later than ten (10) days after the Parties have executed this Agreement, or any amendment, or cancellation thereto, as required by A.R.S. §9-500.05.

(f) Remedies. If any Party to this Agreement breaches any provision of the Agreement, the non-defaulting Party shall be entitled to all remedies available at both law and in equity,

\

including specific performance. Delay of the effect of this Agreement by judicial challenge or injunction filed by parties independently of and not under the control of the Parties shall not be deemed a default.

(g) Attorneys' Fees and Costs. If any Party to this Agreement brings a legal action either because of a breach of the Agreement or to enforce a provision of this Agreement, the prevailing Party will be entitled to reasonable attorneys' fees and court costs.

(h) Binding Effect. The benefits and burdens of this Agreement shall be binding upon and shall inure to the benefit of the Parties hereto and their respective heirs, legal representatives, successors in interest, and assigns. This Agreement shall be incorporated by reference in any instrument purporting to convey an interest in the Property.

(i) Statutory Cancellation Right. Pursuant to A.R.S. §38-511, or any successor statute, the State of Arizona may cancel this Agreement within three (3) years after the Effective Date, without penalty or further obligations, if any person significantly involved in initiating, negotiating, securing, drafting, or creating the Agreement on behalf of the State or any of its departments or agencies is at any time while the Agreement or any extension of the Agreement is in effect, an employee of the City in any capacity, or a consultant to the City with respect to the subject matter of the Agreement. The cancellation shall be effective when written notice from the Governor of the State of Arizona is received by all other parties to the Agreement unless the notice specifies a later time. Pursuant to A.R.S. §38-511, or any successor statute, the City may cancel this Agreement within three (3) years after the Effective Date, without penalty or further obligations, if any person significantly involved in initiating, negotiating, securing, drafting, or creating the Agreement on behalf of the City or any of its departments is at any time while the Agreement or any extension of the Agreement is in effect, an employee of the State of Arizona in any capacity, or a consultant to the State of Arizona with respect to the subject matter of the Agreement. The cancellation shall be effective when written notice from the City Manager for the City of Surprise is received by all other parties to the Agreement unless the notice specifies a later time.

(j) Appropriations. The Parties agree that notwithstanding any provision of this Agreement to the contrary, if performance under this Agreement by ASLD shall ever be dependent upon the appropriation of funds by the State Legislature of Arizona (the "Legislature"), and if the Legislature should fail to appropriate the necessary funds for such performances, then, by written notice to the City, ASLD shall be excused from such performance to the extent of such failure to appropriate and for so long as such failure continues. The City recognizes and understands that appropriation is a legislative act and is beyond the control of ASLD. The Parties further agree that notwithstanding any provision of this Agreement to the contrary, if performance under this Agreement by the City shall ever be dependent upon the appropriation of funds by the City Council for the City of Surprise (the "City Council"), and if the City Council should fail to appropriate the necessary funds for such performances, then, by written notice to the ASLD, the City shall

\

be excused from such performance to the extent of such failure to appropriate and for so long as such failure continues. The ASLD recognizes and understands that appropriation is a legislative act and is beyond the control of the City.

(k) No Lien on State Land. The City acknowledges that this Agreement shall not be deemed a lien on the Property and that none of the obligations of any party to this Agreement shall result in the establishment of a lien on the Property or any other State Trust Land during any period that the State is an owner of any interest in any portion of the Property.

(l) Arbitration. In the event of a dispute between the Parties to this Agreement, it is agreed to use arbitration to resolve the dispute but only to the extent required by A.R.S. §12-1518, and in no event shall arbitration be employed to resolve a dispute which is otherwise subject to administrative review by ASLD. All disputes shall be resolved by a single arbitrator. The Parties shall attempt to agree upon an arbitrator, but if they cannot agree then an arbitrator shall be selected as provided in the American Arbitration Association Commercial Arbitration Rules.

(m) Records. The City shall make and keep, or cause to be kept for five (5) years after the termination or expiration of this Agreement or until the conclusion of any related dispute, whichever is later, appropriate books, including but not limited to, federal and state tax returns, receipts, and other records relating to this Agreement and any subcontracts or other contractual arrangements related to the City's performance under this Agreement. Pursuant to A.R.S. §§ 35-214, 35-215, and 41-2548, and any successor statutes, all books, reports, files, accounts data, and other records relating to this Agreement shall be subject at all reasonable times to inspection and audit by either Party for a period of five (5) years after termination of this Agreement. All records shall be produced at the Auditor General's Office or at the requesting party's principal office within a reasonable time after a request for inspection and/or audit is made. Records which relate to appeals, litigations, or the settlement of claims arising out of the performance of this Agreement, or cost and expenses of this Agreement as to which exception has been taken by the State, shall be retained by the City until the appeals, litigations, claims or exceptions have been resolved.

(n) Lot or Parcel Sale. It is the intention of the Parties that, although recorded, this Agreement shall not create conditions or exceptions to title or covenants running with any individual residential lots or non-residential parcels into which the Property is subdivided. Any title insurer can rely on this Section when issuing any commitment to insure title to any individual residential lot or non-residential parcel or when issuing a title insurance policy for any individual residential lot or non-residential parcel. So long as not prohibited by law, this Agreement shall automatically terminate as to any individual residential lot or non-residential parcel (and not in bulk), without the necessity of any notice, agreement, or recording by or between the Parties, upon conveyance of the residential lot or non-residential parcel to a homebuyer or other third party purchaser by a recorded deed. For this Section, "lot" shall be any lot upon which a home has been completely constructed that is

\

contained in a recorded subdivision plat that has been approved by the City. For this Section, "parcel" shall be any parcel upon which other than a residential structure has been completely constructed that is contained in a site plan that has been approved by the City.

(o) Multiple Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which shall constitute one and the same instrument.

[SIGNATURES APPEAR ON NEXT PAGE]

\

CITY:

CITY OF SURPRISE, ARIZONA, a municipal corporation

By: _____
Sharon Wolcott, Mayor

ATTEST:

_____
Sherry Aguilar, City Clerk

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

_____
Robert Wingo, City Attorney

STATE OF ARIZONA)
) ss
County of Maricopa)

SUBSCRIBED AND SWORN to before me this _____ day of _____, 2018 by _____, Mayor of the City of Surprise, Arizona, a municipal corporation.

_____
Notary Public

My Commission Expires:

\

ASLD:

ARIZONA STATE LAND DEPARTMENT
Through the State Land Commissioner

By: _____
Deputy State Land Commissioner

STATE OF ARIZONA)
) ss
County of Maricopa)

SUBSCRIBED AND SWORN to before me this _____ day of _____, 2018 by _____, _____ for the Arizona State Land Department.

_____
Notary Public
My Commission Expires:

\

EXHIBIT A

Description of the Property

M&B thru W2E2, W2, except Patent 88405, of S08 T4N R1W (totaling 437.37 acres, more or less) AND M&B thru N2NW, lying northerly of Patent 54-88405-01, of S17 T4N R1W (totaling 11.60 acres, more or less).

EXHIBIT B

Description of the Happy Valley Road Alignment

EXHIBIT B
Description of the Happy Valley Road Alignment

ATWELL

ONE COMPANY.
INFINITE SOLUTIONS.

LEGAL DESCRIPTION
RANCHO MERCADO
HAPPY VALLEY ROAD ASLD RIGHT OF WAY EASEMENT

A PORTION OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 2 INCH ALUMINUM CAP STAMPED RLS 36562, ACCEPTED AS THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, FROM WHICH A FOUND 2 INCH ALUMINUM CAP ACCEPTED AS THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, THEREOF BEARS S89°37'34"E A DISTANCE OF 2624.51 FEET;

THENCE, ALONG THE COMMENCEMENT LINE, S89°37'34"E A DISTANCE OF 2,624.51 FEET;

THENCE, S89°36'55"E A DISTANCE OF 1,313.47 FEET;

THENCE, S00°08'41"E A DISTANCE OF 68.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, WESTERLY ALONG SAID CURVE AN ARC LENGTH OF 241.68 FEET, WITH A RADIUS OF 1,832.02 FEET AND THE RADIAL BEARING OF S00°24'16"W AND A CENTRAL ANGLE OF 07°33'30";

THENCE, S82°50'45"W A DISTANCE OF 450.86 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, WESTERLY ALONG SAID CURVE AN ARC LENGTH OF 258.95 FEET, WITH A RADIUS OF 1,968.00 FEET AND A CENTRAL ANGLE OF 07°32'20";

THENCE, N89°36'55"W A DISTANCE OF 366.38 FEET;

THENCE, N89°37'34"W A DISTANCE OF 2,624.42 FEET;

THENCE, N00°12'39"W A DISTANCE OF 160.01 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 586,850 SQUARE FEET OR 13.472 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.

THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE ANY SUBDIVISION REGULATION OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY OTHER LAND DIVISION RESTRICTIONS.

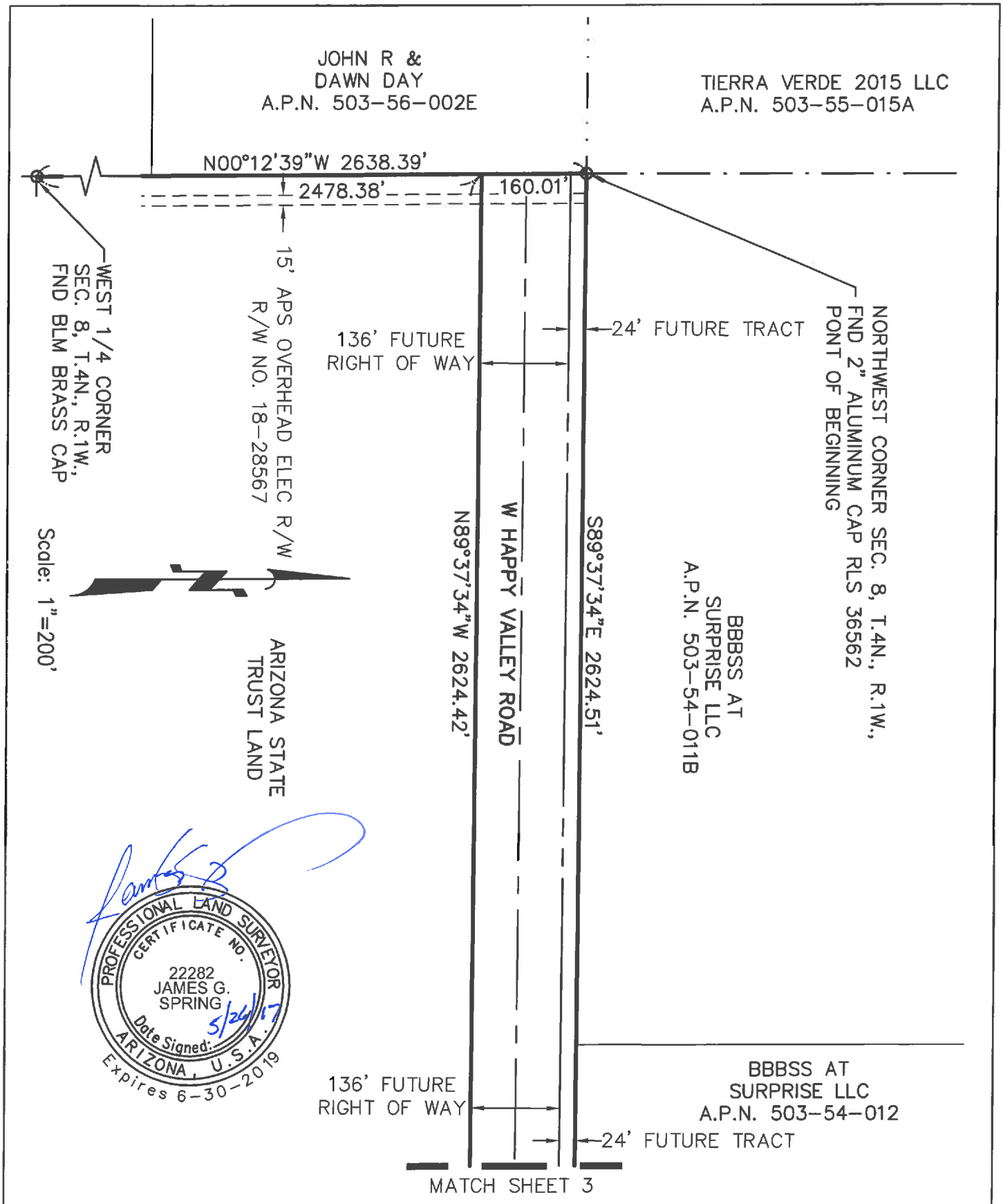
4700 East Southern Avenue, Mesa, AZ 85206 Tel: 480.218.8831 Fax: 480.830.4888
www.atwell-group.com

ATWELL

ONE COMPANY.
INFINITE SOLUTIONS.

Prepared by:
Atwell, LLC
4700 E Southern Avenue
Mesa, Arizona 85206
Project No: 09001944
05/26/2017

4700 East Southern Avenue, Mesa, AZ 85206 Tel: 480.218.8831 Fax: 480.830.4888
www.atwell-group.com

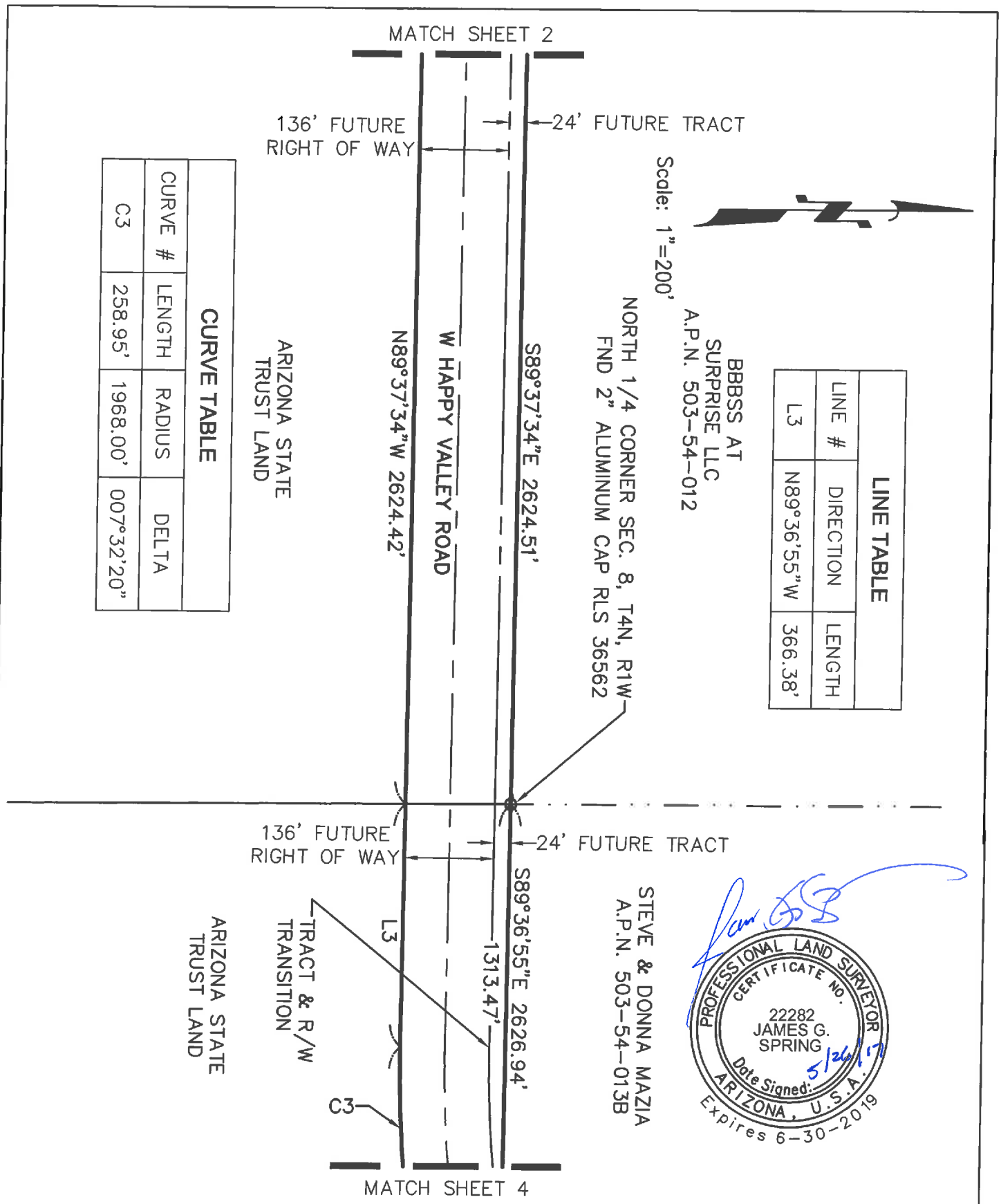


ATWELL
866.850.4200 www.atwell-group.com
4700 E. SOUTHERN AVENUE
MESA, AZ 85206
480.218.8831

09001944 –Sheet 2 of 4 2-03-2017

RANCHO MERCADO
HAPPY VALLEY RD ASLD RIGHT OF WAY EASEMENT
CITY OF SURPRISE
MARICOPA COUNTY, ARIZONA

k:\09001944\dwg\survey\exhibits\happy valley road west rw\asld\09001944 happy valley rd west right of way asld.dwg SAVE
DATE: 5/26/2017 10:02 AM PLOT DATE: 5/26/2017 10:27 AM



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C3	258.95'	1968.00'	007°32'20"

LINE TABLE		
LINE #	DIRECTION	LENGTH
L3	N89°36'55"W	366.38'

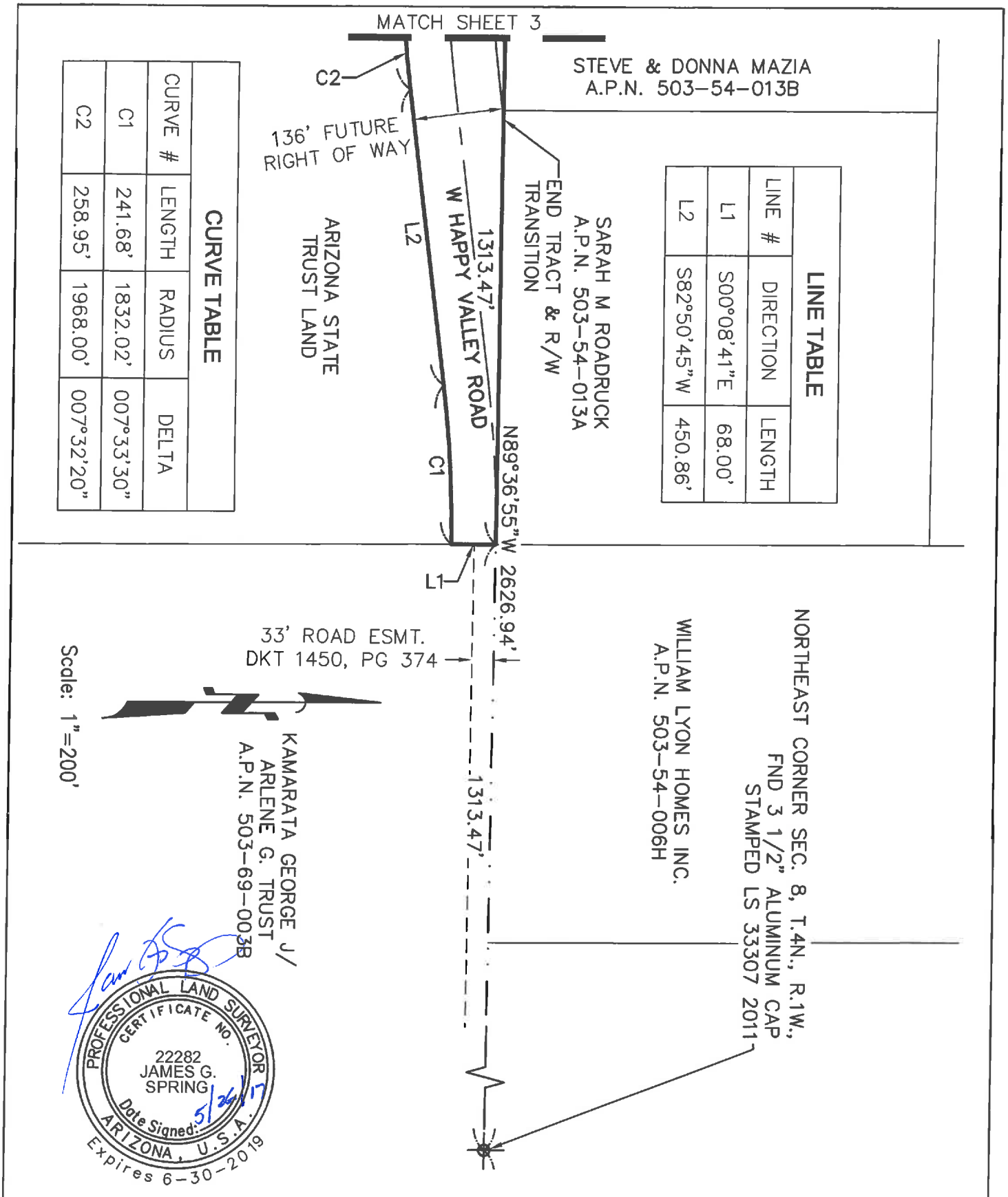
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO.
22282
JAMES G. SPRING
Date Signed: 5/26/17
ARIZONA, U.S.A.
Expires 6-30-2019

ATWELL
866.850.4200 www.atwell-group.com
4700 E. SOUTHERN AVENUE
MESA, AZ 85206
480.218.8831

09001944 -Sheet 3 of 4 2-03-2017

RANCHO MERCADO
HAPPY VALLEY RD ASLD RIGHT OF WAY EASEMENT
CITY OF SURPRISE
MARICOPA COUNTY, ARIZONA

k:\09001944\dwg\survey\exhibits\happy valley road west rw\asld\09001944 happy valley rd west right of way asld.dwg SAVE
DATE: 5/26/2017 10:02 AM PLOT DATE: 5/26/2017 10:27 AM



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	241.68'	1832.02'	007°33'30"
C2	258.95'	1968.00'	007°32'20"

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S00°08'41"E	68.00'
L2	S82°50'45"W	450.86'

ATWELL
866.850.4200 www.atwell-group.com
4700 E. SOUTHERN AVENUE
MESA, AZ 85206
480.218.8831

09001944 -Sheet 4 of 4 2-03-2017

RANCHO MERCADO
HAPPY VALLEY RD ASLD RIGHT OF WAY EASEMENT
CITY OF SURPRISE
MARICOPA COUNTY, ARIZONA

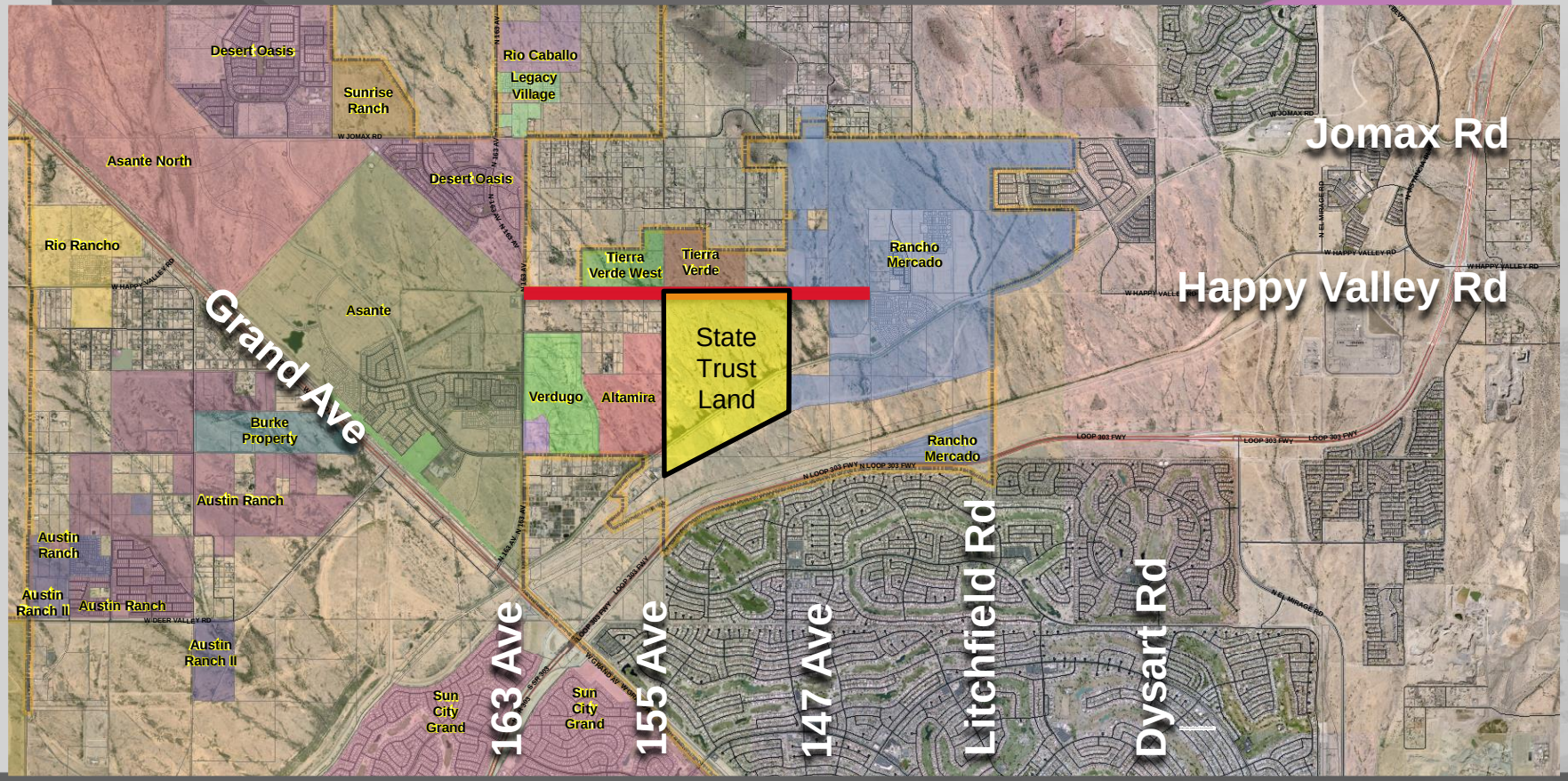
k:\09001944\dwg\survey\exhibits\happy valley road west rw\asld\09001944 happy valley rd west right of way asld.dwg SAVE
DATE: 5/26/2017 10:02 AM PLOT DATE: 5/26/2017 10:28 AM

SURPRISE
ARIZONA

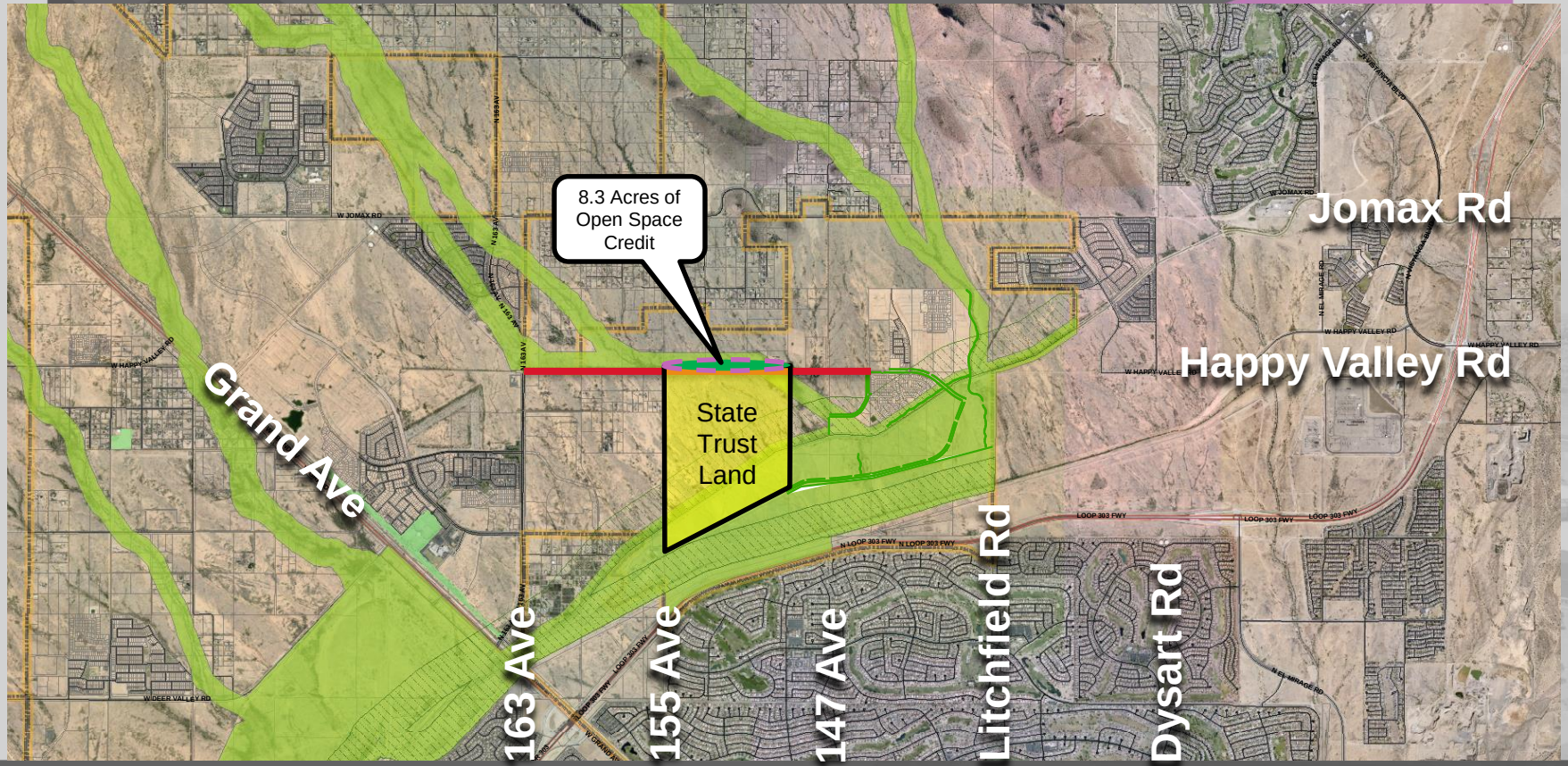
Arizona State Land Department – Happy Valley Road Development Agreement Resolution 2018-

City Council – August 7, 2018

VICINITY MAP



Conformance with Master Plans



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

RESOLUTION # 2018-124

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING THE DEVELOPMENT AGREEMENT WITH THE ARIZONA STATE LAND DEPARTMENT FOR MOVING PART OF THE HAPPY VALLEY ROAD ALIGNMENT ONTO STATE TRUST LANDS.

WHEREAS, Surprise entered into a Pre-Annexation Development Agreement for Rancho Mercado on October 11, 2007 located east of 155th Avenue and running north and south of Happy Valley Road;

WHEREAS, one of the trail alignments in the City's General Plan and 2015 Parks & Recreation Master Plan runs through Rancho Mercado connecting the City's trail system to the Maricopa Trail;

WHEREAS, the proposed trail heads northwesterly through Rancho Mercado to the Sugar Dike and then goes west along the Happy Valley Road alignment;

WHEREAS, due to drainage conditions in the area and a need to provide east-west transportation connections for public safety, the City made a request to the Arizona State Land Department ("ASLD") to shift the Happy Valley Road alignment to the south onto adjacent State Trust Land;

WHEREAS, as consideration for moving the Happy Valley Road alignment onto State Trust Land, the City would provide ASLD credits for 8.3 acres of open space (which is equivalent to the amount of land needed to accommodate the southern shift of Happy Valley Road) when the ASLD property develops in the future; and

WHEREAS, the City and the ASLD have negotiated the development agreement attached hereto as Exhibit A to memorialize their agreement to shift the Happy Valley Road alignment onto State Trust Land and provide for the 8.3 acre open space credit.

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

Section 1. The Mayor and Council hereby approve the development agreement between the City of Surprise and the Arizona State Land Department attached hereto as Exhibit A that would move a portion of the Happy Valley Road alignment onto adjacent State Trust Land and provide for an open space credit of 8.3 acres for future development of the State Trust Land.

Section 2. The Mayor is hereby authorized to and may execute the agreement and any other documents necessary to effectuate the intent of this Resolution.

APPROVED AND ADOPTED this d 7th day of August, 2018.

Sharon R. Wolcott, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

CITY OF SURPRISE
Regular City Council Meeting

August 7, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	August 7, 2018	Contact Person:	David Kohlbeck, Public Works
Submitting Department:	Public Works	District:	Citywide
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action pertaining to approval of an Intergovernmental Agreement with the Regional Public Transportation Authority for the City's FY2019 transit services; Resolution # 2018-110.

Motion:

I move to approve Resolution # 2018-110.

Background:

The City contracts with the Regional Public Transit Authority Valley Metro ("RPTA") for all of its transit services. This IGA reflects transit services that are planned as part of the FY2019 budget process. The services include the 571 Express Route, Regional ADA services for ADA certified residents the City's Senior Shuttle service, and demand transit services through the RideChoice program.

Objective Analysis:

This action will allow the City to partner with the Region for express bus service, Regional ADA, senior shuttle and demand transit services to residents of Surprise. The cost of these services is estimated to be $1,594,900, the City's direct cost as outlined in the IGA is $1,020,600. By participating as a Regional partner and taking advantage of local and Federal grant monies, and offsetting fare revenue the City is avoiding additional costs related to these services of $574,300. The breakdown of costs is listed below. City costs for those services: (Paid to Valley Metro for services.) 571 Express Route Service ~ $103,100. Regional ADA ~ $367,500 Senior Shuttle ~ $119,900 RideChoice ~ $429,000 Total ~$1,020,600 Regional Service Costs: (Retained by Valley Metro and applied to services.) 571 Express Route Service ~ $121,050 El Mirage and Phoenix 571 Express Route Service ~ $32,222 Regional Preventative Maintenance Allocation Regional ADA; Prop 400 ~ $51,100 Federal Grant Monies (Retained by Valley Metro and applied to Dial-a-Ride services) Dial-a-Ride ~ $79,392 Service Fares: (Retained by contractor and applied to services.) 571 Express Route Fares ~ $71,510 Regional ADA Fares ~ $58,128 Senior Bus Fares ~ $8,754 RideChoice Fares ~ $79,281.

Policy Compliant:

This action item is policy compliant.

Financial Impact:

This IGA is an ongoing annual contract for transit services. For FY2019, the total estimated amount the City will be obligated to pay for services provided under the contract is $1,020,600.

Budget Impact:

The FY2019 approved annual budget includes a total of $1,020,600 funding for transit services within the General Fund, and Arizona Lottery Fund (ALF). Funding within the ALF is dependent upon the total amount of local grant funds received from Arizona Lottery proceeds. For FY2019, this amount is estimated to be $357,000.

FTE Impact:

There are no FTE's associated with this item.

ATTACHMENTS:

Click to download

- ☐ Res 2018-110 RPTA IGA

RESOLUTION # 2018-110

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING AN INTER-GOVERNMENTAL AGREEMENT WITH THE REGIONAL PUBLIC TRANSPORTATION AUTHORITY OF MARICOPA COUNTY FOR TRANSIT SERVICES.

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

WHEREAS, the Regional Public Transit Authority ("RPTA") has established a network of regional public transportation services within Maricopa County;

WHEREAS, the City and the RPTA together with other Maricopa County cities have provided a regional public transportation system;

WHEREAS, the parties desire to enter into an intergovernmental agreement in order to facilitate the transit services; and

WHEREAS, the parties now wish to approve the terms for the Intergovernmental Agreement entered into by the City and the RPTA.

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

Section 1. The Intergovernmental Agreement between the City of Surprise and the RPTA, attached as Exhibit A, is approved.

Section 2. The Mayor 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:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

EXHIBIT A

INTERGOVERNMENTAL AGREEMENT BETWEEN
THE CITY OF SURPRISE AND REGIONLA PUBLIC TRANSIT AUTHORTY

MASTER INTERGOVERNMENTAL AGREEMENT
BETWEEN
THE CITY OF SURPRISE ("Member")
AND
THE REGIONAL PUBLIC TRANSPORTATION AUTHORITY
CONTRACT # CONTRACT # 169-75-2019-00

THIS TRANSIT SERVICES AGREEMENT ("Agreement") is made and entered into this 1st day of July, 2018 by and between the City of Surprise, a legal entity duly organized and existing under the laws of the State of Arizona (hereinafter referred to as "Member") and the Regional Public Transportation Authority, a political subdivision of the state of Arizona (hereinafter referred to as "RPTA"). Member and RPTA are collectively referred to as the "Parties."

RECITALS

WHEREAS, Member has authority to provide transit services and statutory authority to enter into Agreements with other entities within Maricopa County to provide transit services (A.R.S. Section 11-951, et seq.); and,

WHEREAS, RPTA is a political subdivision of the state of Arizona, established for the purpose of planning and providing public transportation services (A.R.S. Section 48-5121; A.R.S. Section 48-5101, et seq.); and,

WHEREAS, as a political subdivision of the state of Arizona RPTA "may contract and enter into stipulations of any nature to do all acts necessary and convenient for the full exercise of" its powers granted under A.R.S. Section 48-5101, et seq., including entering into intergovernmental agreements with other governmental entities (A.R.S. Section 11-951, et seq.); and,

WHEREAS, RPTA is willing to provide, and Member is willing to purchase or receive transportation services as detailed in this Agreement; and,

WHEREAS, transit activities are one of those types of activities authorized pursuant to the aforementioned statutory and other authority,

AGREEMENT

NOW, THEREFORE, for and in consideration of the mutual covenants and considerations herein contained, it is agreed by the Parties as follows:

SECTION 1. DEFINITIONS

The following capitalized terms shall have the following meaning when used in this Agreement, unless a different meaning is clearly intended:

"RPTA" means the Regional Public Transportation Authority, a political subdivision of the State of Arizona.

"Member" means the City of Surprise, a member of the Regional Public Transportation Authority (RPTA) with voting powers.

"Effective Date" means the date on which rights granted hereunder become operative, as specified in Section 4 hereof.

"Force Majeure" means any event which: (i) causes either Party to be unable to perform under this agreement; and (ii) is outside the reasonable control of the Party unable to perform and could not be avoided by such Party through the exercise of due care. Force Majeure events include, without limitation: terrorists, earthquakes, fires, floods, tornadoes, wars, labor strikes or similar accidents, disputes or similar events.

"Master Agreement" means this overriding multi-year agreement between RPTA and Member.

"Annual Service Agreement" means this annual appendix to the Master Agreement describing service levels for the fiscal year, specific obligations of the RPTA and Member, and financial obligations of the Member and RPTA.

SECTION 2. OBLIGATIONS:

2.1 With respect to the services provided hereunder, RPTA and Member, shall both have specific obligations that are identified in an Annual Amendment appended to this Master Agreement through annual amendments;

2.2 Obligations can be related to responsibilities that may include, but not be limited to Fixed Route Bus, Dial-a-Ride Paratransit brokerage services or other transit services.

SECTION 3. TERM OF AGREEMENTS

This Master Agreement shall be effective for a period of seven (7) years. The Annual Service Agreement will be amended to the Master Agreement on an annual basis to accommodate changes in service levels, costs, and revenues. The Parties do not intend that the term of this Agreement shall exceed any limitation imposed by law, including, without limitation, the laws of the State of Arizona, and agree to comply with any applicable requirements of such laws in connection with any renewal of the term of this Agreement.

SECTION 4. EFFECTIVE DATE

This Agreement shall take effect only after it has been approved by Member's Council, approved by the RPTA Board of Directors, executed by the duly authorized officials of each of the Parties, approved by the Parties' respective counsel and may be filed with the Member's Clerk. The Effective Date of this Agreement is the date first set forth on page one of this Agreement.

SECTION 5. GENERAL CONDITIONS

A. Records and Audit

All books, accounts, reports, files and other records relating to this Agreement under the custody or control of RPTA or its contractors shall be subject, at all reasonable times, to inspection and audit by Member, FTA, and the City of Phoenix, for five (5) years after completion of this Agreement. Such records shall be produced at RPTA offices as and when requested by Member.

B. Covenant Against Contingent Fees

Both Parties warrant that no person has been employed or retained to solicit or secure this Agreement upon an agreement or understanding for a commission, percentage, brokerage or contingent fee; and that no member of Congress, no member of the Member's Council or the RPTA Board of Directors, and no officer, agent, or employee of the City or RPTA has any interest, financially or otherwise, in this Agreement.

C. Alteration in Character of Work

Minor alterations in the character of work shall be authorized in writing by Member and acknowledged by RPTA by letter.

D. Termination (and/or Changes in Service)

Member and RPTA hereby agree to full performance of the covenants and obligations contained herein, except that each reserves the right, at its option and sole discretion, to terminate or abandon the service provided for in this Agreement, or any portion thereof.

Termination of this Agreement may be at any time and for any reason, with or without cause, upon providing ninety (90) calendar days prior written notice. Termination shall be effected by delivery of a Notice of Termination specifying the extent to which performance of work under the Agreement is terminated, and the date upon which such termination becomes effective.

Upon termination, RPTA shall calculate actual expenses incurred up to and including the date of termination and (if termination was at the election of Member) any penalty or costs whatsoever. If Member has paid RPTA sums in excess of the termination costs, RPTA shall refund the excess; if Member has paid RPTA an amount less than the termination costs, then Member shall pay to RPTA an amount equal to the difference between the termination costs and the amount that Member already has paid under this Agreement.

Upon termination of this Agreement, all property used in connection with this Agreement will be promptly returned to the Party holding title thereto, not considering any state or federal funding.

Final payment shall be made within sixty (60) calendar days after the termination of service.

SECTION 6. AGREEMENT NON-ASSIGNABLE

RPTA may not assign or otherwise transfer any of its rights or obligations hereunder to a third Party without the express prior written consent of Member, which may be granted or withheld by Member in its sole and absolute discretion. Any assignment or transfer without such prior written consent shall be void.

SECTION 7. INDEMNIFICATION

Except for claims arising solely and exclusively from the negligent or willful acts or omissions of Member, its officers, officials, agents or employees (hereinafter referred to as "Indemnitee"), RPTA shall indemnify, defend, save and hold the Indemnitee harmless from and against any and all claims, actions, liabilities, damages, losses, expenses and costs (including court costs, attorneys' fees and costs of claim processing, primary loss investigation and litigation) (hereinafter referred to as "Claims") for bodily injury or personal injury (including death), loss or damage to tangible property: (1) arising under this Agreement, or (2) caused, or alleged to be caused, in whole or in part, by the negligent or willful acts or omissions of RPTA or any of its owners, officers, directors, agents, contractor or employees, including employees from the Member assigned to work full time for RPTA.

It is the specific intent of the Parties to this contract that the Indemnitee shall, in all instances except for loss or damage resulting from the sole and exclusive negligence of the Indemnitee, be indemnified against all liability, loss or damage of any nature whatever for or on account of any injuries to or the death of any person or damages to or the destruction of property belonging to any person, arising out of or in any way connected with the performance of this Agreement.

It is agreed that RPTA will be responsible for primary loss investigation, defense and judgment costs.

SECTION 8. INSURANCE REQUIREMENTS

8.1 RPTA, at its expense, shall maintain in force the required insurance coverage and provisions listed below with insurance companies having a Best's Rating of A-VII or better. RPTA is responsible for paying any deductibles or self-insured retentions and they shall be disclosed on the certificates of insurance. These deductibles or self-insured retentions shall not be applicable with respects to coverage afforded to the City of Surprise under these policies.

8.2 All coverage shall be evidenced on a certificate of insurance provided to the City of Surprise prior to commencement of this contract. The City of Surprise shall be named as an additional insured on the certificate(s) of insurance and/or formal

endorsements and shall provide a waiver of subrogation against the City of Surprise. Failure of the City of Surprise to demand such certificates or other evidence of full compliance with these insurance requirements of failure of the City of Surprise to identify a deficiency from the evidence provided shall not be construed as a waiver of RPTA's obligation to maintain such insurance.

8.3 Each insurance policy shall not be subject to lapse, cancellation or material change in coverage unless at least 30 days prior written notice is provided to the City of Surprise.

8.4 RPTA's insurance shall be primary insurance to the City, and any insurance or self -insurance maintained by the City shall not contribute to it.

8.5 The agreement shall specify that all contractors and subcontractors of every tier that are to be involved in this agreement shall either be covered by RPTA's insurance policies or RPTA must obtain evidence of insurance from each subcontractor at the same minimum limits and coverages as requested by the City of Surprise or RPTA.

8.6 Commercial General Liability – RPTA shall maintain in force the following minimum commercial general liability insurance; $1,000,000 per occurrence with a $2,000,000 aggregate for bodily injury, death and property damage, personal and advertising injury, and products/completed operations.

8.7 Commercial Automobile Liability – RPTA shall maintain the following minimum business auto liability insurance limits; $1,000,000 combined single limit per accident. Coverage shall be for "any auto", which includes all owned autos, hired and leased autos, and non-owned autos.

8.8 Commercial Auto Physical Damage Coverage - RPTA shall insure the City of Surprise buses and vehicles in their care, custody and control against risks of direct physical loss or damage, including comprehensive coverage and collision. Coverage shall include temporary replacement vehicle expenses, temporary transportation rental expenses and towing, storage and debris removal expenses. Recovery shall be on an actual cash value basis. RPTA shall be responsible for any deductibles or self-insured retentions.

8.9 Workers' Compensation and Employers' Liability Insurance – RPTA shall maintain the following minimum workers' compensation coverages and statutory limits to cover obligations imposed by federal and state statutes having jurisdiction of Contractor employees engaged in the performance of services; and, employer's liability insurance of not less than $1,000,000 for each accident, $1,000,000 disease for each employee and $1,000,000 disease policy limit.

8.10 Excess Liability Insurance Requirements – RPTA shall maintain the following minimum limits of excess liability limits over the commercial general liability limits, auto liability limits and employers' liability limits; $10,000,000 per occurrence with a $10,000,000 aggregate.

SECTION 9. DEFAULT

Either Party shall be deemed in default under this Agreement upon the failure of such Party to observe or perform any material covenant, condition or agreement on its part to be observed or performed hereunder, and the continuance of such failure for a period of thirty (30) days after written notice by the other Party, as required herein. Such notice shall specify the failure and request it be remedied, unless the Party giving notice agrees in writing to an extension of the time period prior to its expiration. However, if the failure stated in the notice cannot be corrected within the applicable period, it will not give rise to a default hereunder if corrective action is instituted within the applicable period and diligently pursued until the failure is corrected. In the event of a default hereunder, the non-defaulting Party may have a breach of contract claim and remedy against the other in addition to any remedy provided or permitted by law; provided, however, that no remedy that would have the effect of amending any provisions of this Agreement shall become effective without the formal amendment of this Agreement.

SECTION 10. ISSUE RESOLUTION

Any dispute arising out of the interpretation of any provision of this Agreement, any policy matter or the determination of an issue of fact, which dispute is not resolved at staff level, shall be referred to RPTA's Chief Executive Officer and a representative designated by Member. If, after good faith negotiations aimed at reaching an amicable solution, a dispute cannot be resolved to the satisfaction of both Parties, the dispute shall be presented to the RPTA Board of Directors for

resolution. If not resolved at this level to the satisfaction of both Parties, the dispute may be brought before a court of competent jurisdiction in Maricopa County, Arizona.

SECTION 11. NOTICE

Any notice, consent, or other communication ("Notice") required or permitted under this Agreement shall be in writing and either delivered in person, sent by email as PDF or a facsimile transmission, deposited in the United States mail, postage paid, registered or certified mail, return receipt requested, or deposited with any commercial air courier or express service addresses as follows:

If intended for RPTA:

Regional Public Transportation Authority
Scott W Smith
Chief Executive Officer
101 N. 1st Avenue, Suite 1400
Phoenix, AZ 85003

If intended for Member:

City of Surprise, Arizona
Attention: Business Manager – Public Works
16000 North Civic Center Plaza
Surprise, Arizona 85374

Notice shall be deemed received at the time it is personally served or, on the day it is sent by facsimile transmission, on the second day after its deposit with any commercial air courier or express service, if mailed, ten (10) days after the notice is deposited in the United States mail as provided. Any time period stated in a Notice shall be computed from the time the Notice is deemed received. Either Party may change its mailing address, FAX number or the person to receive notice by notifying the other Party as provided in this Section.

Notice sent by facsimile transmission shall also be sent by regular mail to the recipient at the above address. The requirement for duplicate notice is not intended to change the effective date of the Notice sent by facsimile transmission.

SECTION 12. AMENDMENT

Master Agreement and the Annual Service Agreement may be modified or amended only by a written document executed by both RPTA and Member, approved as to form by the Member Attorney, and may be filed with the Member's Clerk. Such document shall expressly state that it is intended by the Parties to amend specifically identified terms and conditions of this Agreement.

SECTION 13. INTEGRATION

This Agreement represents the entire agreement of the Parties with respect to the subject matter hereof, and all agreements entered into prior hereto with respect to the subject matter hereof are revoked and superseded by this Agreement, and no representations, warranties, inducements or oral agreements have been made by any of the Parties except as expressly set forth herein, or in other contemporaneous written agreements. This Agreement may not be changed, modified or rescinded except in writing, signed by all Parties hereto, and any attempt at oral modification of this Agreement shall be void and of no effect.

SECTION 14. APPLICABLE LAW AND LITIGATION

This Agreement shall be governed by, and construed in accordance with, the laws of the State of Arizona. Any and all litigation between the Parties arising from this Agreement shall be litigated solely in the appropriate state court located in Maricopa County, Arizona.

SECTION 15. NON-WAIVER

No covenant or condition of this Agreement may be waived by any Party, unless done so in writing. Forbearance or indulgence by any Party in any regard whatsoever shall not constitute a waiver of the covenants or conditions to be performed by the other.

SECTION 16. SEVERABILITY

Any provision of this Agreement that is prohibited or unenforceable under the laws of the State of Arizona shall be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions hereof.

SECTION 17. BENEFIT AND BINDING EFFECT

The terms and provisions of this Agreement shall inure to the benefit of and are binding on RPTA and Member and their respective successors and permitted assigns.

SECTION 18. SURVIVAL

The indemnifications and limitations on liability provided in this Agreement shall have full force and effect notwithstanding any other provisions of this Agreement and shall survive any termination or expiration thereof.

SECTION 19. FURTHER ASSURANCES

The Parties hereto shall execute such other documents and take such other actions as may be reasonably necessary or proper to achieve the intent and purposes hereof.

SECTION 20. CONFLICTS OF INTEREST

All Parties hereto acknowledge that this Agreement is subject to cancellation pursuant to the provisions of Section 38-511, Arizona Revised Statutes.

SECTION 21. RELATED AGREEMENTS

This Agreement, together with the exhibits, instruments and other documents required to be executed and delivered in connection herewith is intended to be read in conjunction with any and all prior agreements and understandings of the Parties with regard to the subject matter hereof.

SECTION 22. CONSTRUCTION AND INTERPRETATION OF AGREEMENT

This Agreement, and each of its provisions, schedules, attachments, exhibits, terms and conditions, has been reached through negotiations between the Parties. Accordingly, each of the Parties expressly acknowledges and agrees that this Agreement shall not be deemed to have been authored, prepared or drafted by a particular Party, and that the rule of construction that resolves ambiguities against the drafting party shall not be employed in the interpretation of this Agreement.

SECTION 23. THIRD-PARTY BENEFICIARIES

This Agreement is intended to benefit the corporate and municipal interests of RPTA and Member alone, and no other person shall claim any implied right, benefit or interest in such services. The Parties do not intend to create rights in or remedies to any third party as a beneficiary of this Agreement or of any duty, covenant, obligation or undertaking established under this Agreement.

SECTION 24. POLICE POWER

The Parties acknowledge the right vested in Member pursuant to general law to exercise its police power for the protection of the health, safety and welfare of its constituents and their properties. Nothing in this Agreement shall be construed as precluding Member from exercising such powers in connection with the subject matter hereof.

SECTION 25.

A. COMPLIANCE WITH THE IMMIGRATION REFORM AND CONTROL ACT of 1986 (IRCA) and with A.R.S. § 23-211 – § 23-214.

RPTA understands and acknowledges the applicability of IRCA and of § 23-211 through § 23-214, Arizona Revised Statutes (A.R.S.), to it. RPTA shall comply with IRCA and with A.R.S. § 23-211 through § 23-214 in performing under this Agreement. To ensure that RPTA and its subcontractors complying with the provisions of this Section, Member shall have the right to inspect the personnel and related records and papers of RPTA and of its subcontractors pertaining to individuals performing work under this Agreement. Further, Member is prohibited by A.R.S. § 41-4401 from awarding an Agreement to any contractor who fails, or whose subcontractors fail, to comply with A.R.S. § 23-214(A). For this reason, RPTA shall ensure that both it and each of its subcontractors are in compliance with the requirements of A.R.S. § 23-214(A). In addition, both RPTA and each of RPTA's subcontractors shall warrant their compliance with all federal immigration laws and regulations that relate to their employees and their compliance with A.R.S. § 23-214(A). A breach of any of the provisions of this Section shall be deemed a material breach of this Agreement and is subject to penalties up to and including termination of the Agreement.

SECTION 26. COMPLIANCE WITH THE E-VERIFY PROGRAM

26.1 Warrant of Compliance - Under the provisions of A.R.S. §41-4401, both Parties warrant to the other that each Party will comply with all Federal Immigration laws and regulations that relate to their employees and that each now complies with the E-Verify Program under A.R.S. §23-214(A).

26.2 Breach of Warranty - A breach of this warranty will be considered a material breach of this Agreement and may subject the breaching party to penalties up to and including termination of this Agreement.

26.3 Right to Inspect - Both Parties retain the legal right to inspect the papers of any employee who works on this Contract or subcontract to ensure compliance with the warranty given above.

26.4 Random Verification - Either Party may conduct a random verification of the employment records of the other to ensure compliance with this warranty.

26.5 Federal Employment Verification Provisions – No Material Breach. A Party will not be considered in material breach of this Agreement if it establishes that it has complied with the employment verification provisions prescribed by 8 USCA §1324(a) and (b) of the Federal Immigration and Nationality Act and the E-Verify requirements prescribed by A.R.S. §23-214(A).

26.6 Inclusion of Article in Other Contracts - The provisions of this Article must be included in any contract either Party enters into with any and all of its contractors or subcontractors who provide services under this Agreement.

SECTION 27. CIVIL RIGHTS

The Parties agree that as a condition of this Agreement they will each comply with all applicable civil rights laws and regulations, in accordance with applicable Federal directives, except to the extent that the Federal government determines otherwise in writing. These include, but are not limited to, those provisions of Section 12 of that certain United States of America Department of Transportation Federal Transit Administration Master Agreement, dated October 1, 2009, as may be amended from time to time, which provisions are hereby incorporated by reference.

SECTION 28. INCORPORATION OF SCHEDULES AND ATTACHMENTS

Each Annual Service Agreement to be amended to the Master Agreement will be in coordination with RPTA's adopted fiscal year budget process. Schedules may be developed as part of the Annual Service Agreement and shall be appended to this Master Agreement and made a part hereof as though fully set forth herein. The Attachment and Schedules may include but not be limited to:

Attachment “A”

Member Obligations

RPTA Obligations

Attachment “B”

Schedules “A – I”

Schedule “A” Regionally Funded Fixed Route Bus Service (RPTA Funded)

Schedule “B” Member Funded Fixed Route Bus Services

Schedule “C” Paratransit Services

Schedule “D” Ride Choice Program

Schedule “E” Americans with Disabilities Act (“ADA”) Public Transportation Fund (“PTF”)

Schedule “F” ADA Platinum Pass

Schedule “G” Place Holder - Place Holder for Park and Ride/Transit Center- N/A

Schedule “H” Place Holder - Place Holder for Various Capital Projects-N/A

Schedule “I” ATAN Bus Stop Improvements

IN WITNESS WHEREOF, the Parties have each executed this Agreement as of the date first set forth above.

REGIONAL PUBLIC TRANSPORTATION AUTHORITY (RPTA)

By: _____

Scott W. Smith, Chief Executive Officer

APPROVED AS TO FORM:

By: _____

Michael J. Minnaugh, General Counsel

CITY OF SURPRISE (MEMBER)

By: _____

Sharon Wolcott, Mayor

By: _____

Sherry Aguilar, City Clerk

APPROVED AS TO FORM:

By: _____

Robert Wingo, Member Attorney

ATTACHMENT A - ANNUAL SERVICE AGREEMENT

The Annual Service Agreement outlines the specific obligations of both Parties and provides the Program Schedules that the Member participates in for Fiscal Year 2019, beginning July 1, 2018 and ending June 30, 2019. The specific obligations will be identified below in Section 1: Member Obligations and Section 2: Valley Metro Obligations. Section 3: Program Schedules summarizes the Programs that Valley Metro provides for Member.

SECTION 1. RPTA'S OBLIGATIONS:

1.1 With respect to the services provided hereunder, RPTA, shall:

a. Negotiate and coordinate the implementation of operating agreements;

b. Provide Fixed Route Bus, Dial-a-Ride Paratransit brokerage services or other transit services, administrative services, equipment, personnel and management services directly or through contractors, as provided in this Agreement. The RPTA shall ensure that the contractor(s) are duly qualified, licensed, trained, and have adequate equipment to perform services under this Agreement; RPTA shall provide performance oversight to ensure contractors are fully compliant with contract provisions and performance requirements;

c. Provide regional marketing and merchandising of regional services in coordination with Member's local marketing and merchandising of local service and projects;

d. Plan for, prepare changes, and amend service specifications;

e. Invoice the Member on a monthly basis for service(s) provided to Member;

f. Determine, set, and amend as necessary the fare structure for services provided by the RPTA or under contract; Collaborate with Member and coordinate the Non ADA Fare Structure for services provided by the RPTA for Dial-a-Ride Services, or under contract;

g. Convene a Steering Committee, consisting of representatives from the Member, the other participating Members, and the RPTA to coordinate and monitor service, address service and contractual performance issues, and monitor the adopted service budget(s);

h. Provide professional staff as necessary to partner with the Member to plan for,

develop, contract for, monitor, and adjust service;

i. Provide customer complaint resolution process;

j. Provide monthly reports by the 25th of the following month with the previous month's data on ridership, revenue collected, and applicable performance standards;

1.2 The RPTA and the Member may conduct service and financial audits, as required, of any Services provided hereunder.

1.3 The RPTA shall provide performance data reports on a monthly basis. The data will be posted on the Valley Metro website www.valleymetro.org. or within its extra-net site. The paratransit reports shall include at a minimum: ADA ridership versus non-ADA ridership, revenue miles operated, as well as performance indicators by which the Member and the RPTA can evaluate whether the service provider is meeting policies, and service standards. Fixed route bus reports shall collect the following monthly performance statistics for the Member – all statistics will be reported by route except fuel efficiency and vehicles operated per day:

Boardings by Member and Other Members;*
Wheelchair Boardings by Member and Other Members; *
Vehicle Revenue Miles by Member and Other Members;*
Operating Days by Member;
Average number of passengers by revenue mile of service;*
Operating Costs;*
Passenger Revenue by Jurisdiction;*
Percent On-time Performance;*
Service Interruptions;*
Vehicle Breakdowns;*
Fuel Efficiency by Fleet Type
Wheelchair lift/ramp Breakdowns;
Accidents;
Vehicle Accidents;
Passenger Accidents;
Passenger Security Incidents;

Total Customer Complaints and Compliments Crimes reported

1.4 By the third Friday in February of each year, the RPTA shall provide the Member with a detailed written budget estimate for the provision of transit, including the expected sources and amounts of funding for the next fiscal year. If the Member approves the budget estimate, RPTA shall prepare an amendment to this Agreement for Member approval of the budget estimate.

1.5 RPTA shall notify Member of a transit related collision, fire, major security incident, or media coverage occurring within Member jurisdiction, RPTA shall notify Member of authenticated operations incidents/accidents within 60 minutes of occurrence.

SECTION 2. MEMBER'S OBLIGATIONS:

2.1 With respect to the services provided hereunder;

a. If Member desires services in addition to the Services originally approved in this agreement, Member shall provide funding adequate to finance such services over and above funding provided by the RPTA and Member.
b. In addition to the funding necessary to pay for actual service or costs, reimburse the RPTA within 30 days for its costs monthly to, monitor, manage and generally administer the service in City.
c. Member shall provide for local complaint resolution with citizens of the Member;
d. At Member's election, participate in all meetings, deliberations, and decisions of any Steering Committee for services provided hereunder.
e. With respect to services provided hereunder, the Member shall provide traffic control and transit priority measures such as turning movements, on Member streets on regular routes;
f. The Member may purchase and install bus stop signs and associated amenities;
g. The Member shall provide direction to and partner with the RPTA in the preparation and amendment of service plans and levels (i.e. Frequency, hours, etc.);

2.2 If the parties are not able to agree upon renewal terms for the existing Agreement prior to the expiration of the term of the existing Agreement, the Member shall make the payments required to be paid under this Agreement on or before July 1 for the new fiscal year and thereafter for a one hundred eighty (180) day period unless the parties agree upon renewal terms prior to the expiration of such one hundred eighty (180) day period. For example, if there is a disagreement with the

proposed rate for the new fiscal year, or if the renewal Agreement is not signed, for any reason, the Member shall make payments at the old rate (the previous year's rate) until such time that a renewal Agreement can be fully approved and executed.

2.3 Member does hereby agree to participate in the Valley Metro Program(s) defined in Members annual agreement.

2.4 Provide a written ninety (90) calendar day notice for major service changes.

2.5 Transit Life Cycle Program: Member shall comply with all applicable laws, ordinances, regulations and codes of the federal, state and local governments. In performing hereunder, Member shall adhere to RPTA's Transit Life Cycle Program and its approved policies, as they may be amended from time to time, (collectively referred to as the "TLCP").

SECTION 3: SCHEDULES

Section 3 outlines the programs currently provided by Valley Metro and the attached Schedules provide the Schedules for each program. If the Member does not currently participate in a program, the Schedule will state "Intentionally Omitted." If a Member decides to participate in or terminate participation in a program at a later date, Section 3 can be amended, in writing, to ratify the change. The attached Schedules may be amended on an annual basis to accommodate changes in service levels, costs, and revenues. The attached Schedules are hereto incorporated into the Annual Service Agreement.

Schedule "A"	Place Holder - Regionally Funded Fixed Route Bus Service (RPTA Funded)
Schedule "B"	Place Holder - Member Funded Fixed Route Bus Services
Schedule "C"	Place Holder -Paratransit Services
Schedule "D"	Place Holder - Ride Choice Program
Schedule "E"	Place Holder - Americans with Disabilities Act ("ADA") Public Transportation Fund "(PTF")

Schedule “F”	Place Holder - ADA Platinum Pass
Schedule “G”	Place Holder - Place Holder for Park and Ride/Transit Center
Schedule “H”	Place Holder - Place Holder for Various Capital Projects
Schedule “I”	Place Holder - ATAN Bus Stop Improvements

ATTACHMENT B - SCHEDULES

SCHEDULE "A" REGIONALLY FUNDED FIXED ROUTE BUS SERVICE

Sources of Project Operating Budget

I. Regionally Funded Fixed Route Bus Service **$121,050.00** (including express)

The above line represents the value of transit service paid for by the RPTA to the benefit of the City of Surprise. The calculation to derive this figure is daily revenue miles of service x number of service days x cost per revenue mile of service.

FY19 Fixed Route Bus Estimate							
RPTA Funded Service in the City of Surprise							
Route 571							
Funding	**RPTA**						
Level	**Route**	**HASTUS**	**Annual Miles**	**Gross Costs**	**Fares**	**PM**	**Net Cost**
W	571	El Mir	10,081	$76,365	($11,633)	($13,621)	$51,110
W	571	Phoe	13,766	104,280	(15,739)	(18,601)	69,940
Grand Total			**23,848**	**$180,644**	**($27,372)**	**($32,222)**	**$121,050**

SCHEDULE "B" – CITY FUNDED FIXED ROUTE BUS SERVICE COST ESTIMATE

For the period July 1, 2018 to June 30, 2019 the City of Surprise will pay the Regional Public Transportation Authority **$103,106.00** for bus service on Routes in Surprise.

Payments made by the CITY to RPTA for operation of bus routes depicted in Schedule B shall consist of twelve (12) monthly installments of **$8,592.17** commencing July 1, 2018 and shall become due within thirty (30) days of receiving an invoice from the RPTA.

FY19 Fixed Route Bus Estimate

RPTA Operated in the City of Surprise

Surprise Funded

Funding	Surprise						
Level	**Route**	**HASTUS**	**Annual Miles**	**Gross Costs**	**Fares**	**PM**	**Net Cost**
W	571	Surp	16,123	$122,134	($18,432)	($21,785)	$81,917
W	571	Phoe	7,535	57,077	(25,706)	(10,181)	21,190
Grand Total			**23,658**	**$179,211**	**(44,138)**	**(31,966)**	**$103,106**

SCHEDULE C – PARATRANSIT SERVICE AND FINANCIAL INFORMATION

Paratransit (Schedule C). Paratransit is an ADA and non-ADA shared-ride, door-to-door transportation service, previously known as Dial-a-Ride that transports designated passengers, within designated time periods, to destinations within areas where paratransit service is offered. There are two types of paratransit. Local paratransit is operated within the East Valley and serves the communities of Chandler, Gilbert, Mesa, Scottsdale and Tempe as well as adjacent County areas; and regional paratransit which serves trips which begin or end in different local paratransit service areas. Other local paratransit service is also operated within the Northwest Valley and serves the communities of El Mirage, Sun City, Sun City West, Surprise, Youngtown and the adjacent unincorporated areas of Maricopa County, and in Phoenix (operated by City of Phoenix).

Paratransit is a shared-ride, door-to-door transportation service that transports designated passengers, within designated time periods, to destinations within areas where paratransit service is offered. There are two types of paratransit. Local paratransit is operated within the East Valley and serves the communities of Chandler, Gilbert, Mesa, Scottsdale and Tempe as well as adjacent County areas. Local paratransit is also operated within the Northwest Valley and serves the communities of El Mirage, Sun City, Sun City West, Surprise, Youngtown and the adjacent unincorporated areas of Maricopa County. Regional paratransit serves trips which begin and end within different local paratransit service areas.

For the period from July 1, 2018 through June 30, 2019, the Member City will pay Valley Metro a total of **$367,500.00** for the provision of regional paratransit services. Payments will be made monthly based on reconciliation of trips provided; grant monies and Proposition 400 monies applied, and shall become due within thirty (30) calendar days after the receipt of an invoice from RPTA. If at any time the costs of this program are projected to exceed the annual amount of **$367,500.00** the Parties will reduce service levels to stay within the budgeted amount. The method for reimbursing the contractor is described in Schedule C, Item 8 of this agreement.

SCHEDULE C – PARATRANSIT SERVICE AND FINANCIAL INFORMATION CONT.

For the period from July 1, 2018 through June 30, 2019, the Member City will pay Valley Metro a total of **$119,900.00** for the provision of senior shuttle services. Payments will be made monthly based on reconciliation of trips provided; grant monies and Proposition 400 monies applied, and shall become due within thirty (30) calendar days after the receipt of an invoice from RPTA. If at any time the costs of this program are projected to exceed the annual amount of **$119,900.00** the Parties will reduce service levels to stay within the budgeted amount. The method for reimbursing the contractor is described in Schedule C, Item 8 of this agreement.

Within 60 days of the close of the fiscal year, Valley Metro will conduct a final reconciliation of the paratransit program to determine the actual number of paratransit trips which are billable to each participating member. Valley Metro will use this analysis to determine which members have overpaid and which have underpaid, based on the actual service provided. In the event that either party owes the other, Valley Metro will either pay the member or invoice the member within 30 calendar days of acceptance of the final reconciliation by both parties. The member has 30 calendar days to pay any invoices pertaining to this program.

Paratransit is a shared ride door-to-door transportation program serving an East Valley service area comprising the communities of Chandler, Gilbert, Mesa, Scottsdale and Tempe, a Northwest Valley service area comprising the communities of El Mirage, Sun City, Sun City West, Surprise and Youngtown, trips to and from unincorporated Maricopa County, regional trips involving any two local paratransit service areas and trips to and from the Valley Metro Mobility Center. Paratransit is intended to comply with the requirements set forth in the Americans with Disabilities Act of 1990 (ADA) and with additional requirements set forth in the Federal Rehabilitation Act of 1973. In addition, paratransit is intended to meet other requirements established by several member communities for additional services which the program provides on behalf of qualified residents of those member communities. The goal of paratransit is to meet those transportation needs of people with disabilities who are ADA

certified which cannot be met by Valley Metro's fixed-route bus and light rail service. Additionally, the goal of paratransit is to provide additional transportation services (within some participating communities) for qualified residents (including people with disabilities, seniors and other transit dependent people).

1. Type of Service

   Paratransit is a door-to-door, shared-ride transportation system which is designed to provide service and which arrives during a thirty-minute scheduled pick-up window at least 95% of the time for all ADA and non-ADA customers.

   Paratransit service is provided by a turnkey paratransit contractor who accepts trip requests, schedules service, operates a fleet of accessible vans and minivans to provide the majority of trips in a productive shared-ride manner, and who subcontracts with a local taxicab provider who operates the balance of the service with a fleet of taxicabs, vans and minivans, including vehicles which are accessible to people using mobility devices.

2. Eligibility Criteria

   The ADA requires transit agencies to provide individuals with disabilities who are unable to use fixed-route transit with complementary origin-to-destination service called paratransit.

   The ADA requires each transit agency to establish procedures for determining ADA paratransit eligibility. The ADA further requires each transit agency to provide a minimum of 21 calendar days of ADA paratransit service to any visitor from any area in the country, whether served by a transit agency or not.

   Valley Metro determines ADA paratransit eligibility for all member communities in the Phoenix metropolitan area, including those communities who operate their own local ADA paratransit services. Valley Metro uses an in-person physical and/or functional assessment to determine when and under what conditions an individual is able to use accessible bus and rail services and when ADA paratransit is required to meet the individual's mobility needs.

   Each member community which provides non-ADA paratransit service determines the

populations which its non-ADA paratransit service will transport. Most communities provide non-ADA paratransit service for qualified seniors age 65 and above and ADA eligible people with disabilities. Valley Metro utilizes an application process to determine eligibility for seniors and the ADA paratransit eligibility certification process to determine eligibility for people with disabilities who have not reached the age of 65. In those communities where non-ADA paratransit service is provided to other groups such as people who are economically disadvantaged, the member community determines eligibility for those groups and forwards information about eligible riders to Valley Metro who uses that information to provide service.

3. Restrictions/Priorities

   Pursuant to ADA requirements, there are no trip priorities for ADA paratransit service. Some communities who provide non-ADA paratransit service have established priorities for trips to and from work and/or life-sustaining medical treatments.

4. Fares

   In most communities, fares for ADA paratransit comply with Valley Metro's Board adopted paratransit fare structure. Several Northwest Valley communities have adopted ADA paratransit fares which are lower than the region's approved ADA paratransit fare structure. Non-ADA Dial-a-Ride fares are established by each community which provides non-ADA Dial-a-Ride service.

   There are no fares for trips to and from the Valley Metro Mobility Center.

   Information about current paratransit fares are available at the following link: http://www.valleymetro.org/accessibility/dial_a_ride/fares

5. Days and Hours of Service

   Local paratransit service in the East Valley operates daily from 4:00 AM to 1:00 AM. At other times, ADA paratransit is available within ¾ miles of a bus route or light rail station where service is operating.

   Local paratransit service in the Northwest Valley operates on non-holiday weekdays between

7:00 AM and 5:00 PM. In Surprise, service operates daily between 5:00 AM and 8:00 PM. At other times, ADA paratransit is available within ¾ miles of a bus route or light rail station where service is operating.

Regional paratransit service operates daily between 5:00 AM and 10:00 PM. At other times, ADA paratransit is available within ¾ miles of a bus route or light rail station where service is operating.

Service to and from the Mobility Center operates during Mobility Center hours of operation which are generally from 9:00 AM to 7:00 PM.

6. Service Area

Attachment 1 shows the East Valley local paratransit service area. Attachment 2 shows the Northwest Valley local paratransit service area. Attachment 3 shows the Regional paratransit service area.

7. Complaints

Valley Metro's Customer Service Department processes customer complements, comments and complaints for all paratransit services. Information about Valley Metro's customer service policies and procedures can be found on Valley Metro's website (http://www.valleymetro.org). In the event of a complaint, Valley Metro and/or the appropriate paratransit agency or contractor is responsible for researching, resolving, responding to customers, and for documenting its response back to Valley Metro. Routine service complaints must be addressed within fourteen calendar days. Urgent complaints must be addressed, to the extent practicable, within seven calendar days. ADA complaints must undergo a federally mandated seven-step review process, and be fully researched, resolved and documented within 45 calendar days. Each community is responsible for establishing a process for ensuring that customers who wish to file complaints are referred to Valley Metro's Customer Service Department, and each community is responsible for monitoring Valley Metro's performance in this area.

SCHEDULE C – PARATRANSIT SERVICE AND FINANCIAL INFORMATION CONT.

8. Payment to Provider

Exhibit A "Payment Schedule" of Valley Metro's paratransit provider contract outlines the method of reimbursement which will be used for these services:

- Fixed Fee – The RPTA's contracted paratransit contractor will bill the agency a monthly fixed fee which will be allocated to each member based on its budgeted share of total paratransit trips to be provided.
- Per-Trip Charges – The RPTA's paratransit contractor will bill the agency a set amount for each paratransit trip to be provided. Each member will be billed for each trip provided to its residents as well as for its share of trips provided to visitors as defined within the ADA. The member's share for visitor per-trip costs will be equal to its share of the paratransit contractor's fixed fee.
- Fuel – The RPTA's paratransit contractor will be reimbursed for fuel used by dedicated vehicles on a pass-through basis with no mark-up. These fuel reimbursements are further limited to the average price for fuel in the Phoenix metropolitan area as well as to the expected level of fuel consumption as specified by each vehicle's Original Equipment Manufacturer (OEM). Each member's share of reimbursable fuel costs is equal to its share of the paratransit contractor's fixed fee.
- Performance-Related Incentives and Liquidated Damages – The RPTA's paratransit contractor will be eligible to receive incentives for exceptional performance, and to be assessed liquidated damages for poor service. The RPTA will bill each member agency its share of incentives, and the RPTA will credit each member for its share of liquidated damages. Each member agency's share of billed incentives and credited liquidated damages will be equal to its share of the paratransit contractor's monthly fixed fee.
- RPTA Overhead – the RPTA will bill each member agency a portion of the overhead required for the RPTA to oversee, manage and report on these services. Each member's share of RPTA overhead will be equal to the member's share of the paratransit contractor's fixed fee.
- Passenger Fares – The paratransit contractor will collect a fare from each rider in accordance with the paratransit fare structure established by the RPTA and/or as agreed to between the RPTA and the member. The paratransit contractor will retain fares paid in cash as partial payment for the service provided, and the member will be credited for these fares. Each member will be credited those cash fares collected from those riders whose service is attributed to that member.

SCHEDULE C – PARATRANSIT SERVICE AND FINANCIAL INFORMATION CONT.

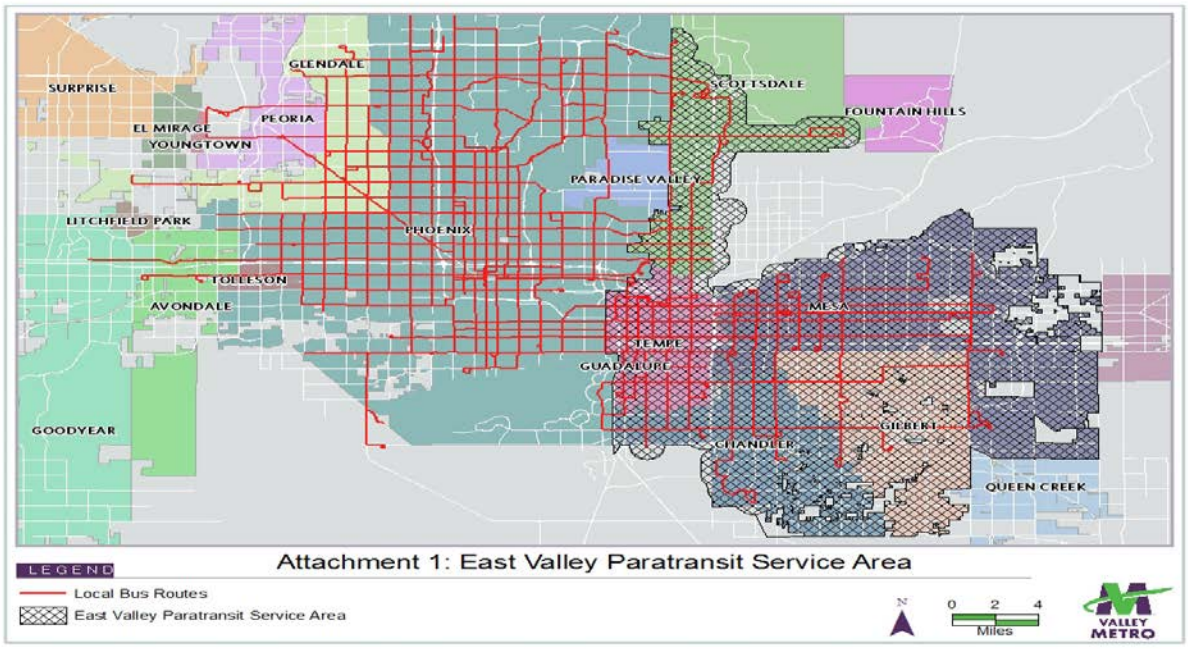
9. Program Management

Valley Metro shall serve as Contract Administrator and shall be responsible for the following:

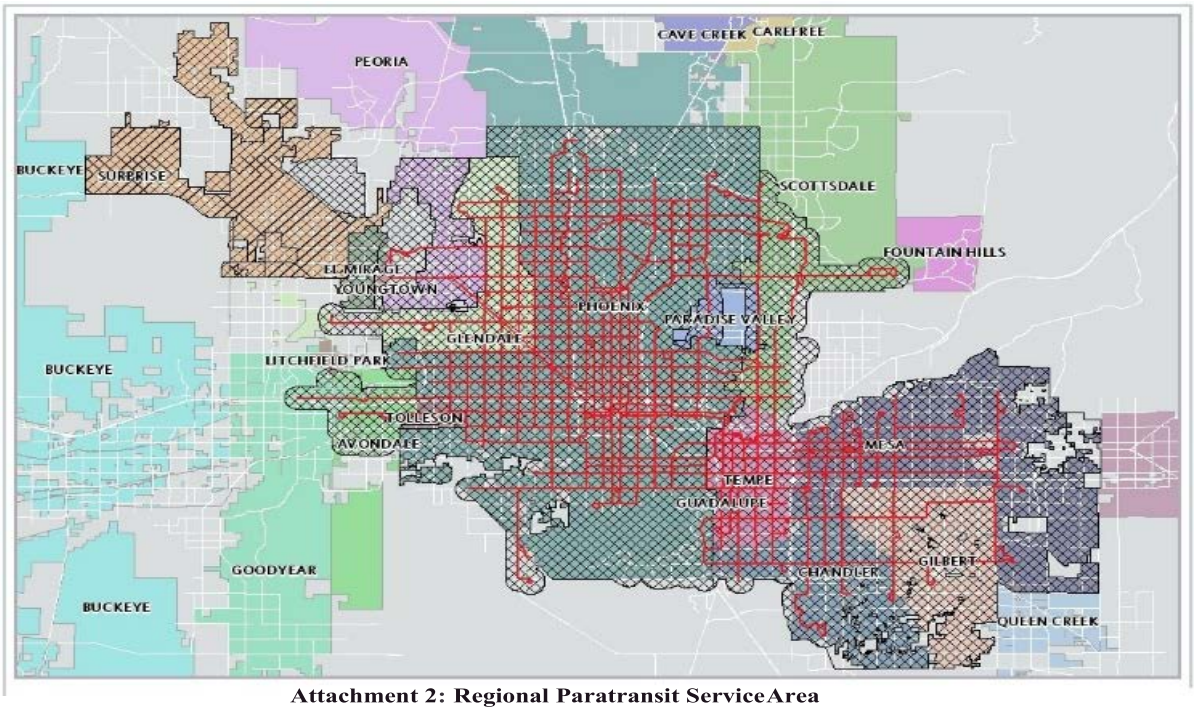
- Ensure that all paratransit services are provided in accordance with all applicable federal, state and local laws and requirements as well as prevailing industry standards and best practices
- Establish (in consultation with participating member communities) all paratransit policies, procedures and practices
- Select and oversee the paratransit contractor(s) and any subcontractor(s) thereto
- Oversee and manage the regional ADA eligibility certification process
- Receive, document, research, resolve and report on customer complements, concerns and complaints
- Process and pay contractor invoices
- Provide data and reports as agreed upon by Valley Metro and the member communities
- Administer federal, regional, and local project funds
- Provide marketing and management support as needed

SCHEDULE C – PARATRANSIT SERVICE AND FINANCIAL INFORMATION CONT

EAST VALLEY AND REGIONAL PARATRANSIT SERVICE AREAS



Attachment 1: East Valley Paratransit Service Area



Attachment 2: Regional Paratransit Service Area

SCHEDULE "C" –PARATRANSIT SERVICES COST ESTIMATE

FY19 Paratransit Service

Funded by City of Surprise

	Regional	Senior Shuttle	Total Program
Trips:			
ADA Trips	14,532	-	14,532
Non-ADA Trips	-	4,377	4,377
Total Trips	14,532	4,377	18,909
Cost:			
Contractor Transportation Cost	$525,116	$115,468	$640,584
RPTA Salaries, Fringes & OHD	$16,994	$9,985	$26,979
Contract Contingency	$14,010	$3,201	$17,211
Total Gross Program Cost	$556,120	$128,654	$684,774
Total Fare Revenue	($58,128)	($8,754)	(66,882)
Federal Funding	($79,392)	-	(79,392)
Total Net Program Cost Before PTF	$418,600	$119,900	$538,500
Cost for ADA Service	$418,600	$0	$418,600
Cost for Non-ADA Service	$0	$119,900	$119,900
Net Program Cost	$418,600	$119,900	$538,500
PTF Balance Available	$51,100	$0	$51,100
PTF Applied	$51,100	$0	$51,100
Member City Contributions:			
ADA-Costs	$367,500	$0	$367,500
Non-ADA Costs	$0	$119,900	$119,900
Total Contribution	**$367,500**	**$119,900**	**$487,400**

SCHEDULE "D" –RIDE CHOICE PROGRAM SERVICES

Ride Choice Program. This program includes the RideChoice Fare Card and the RideChoice Medical Trip Card. The programs are for seniors 65 years of age and over, and individuals with disabilities. The RideChoice Fare Card allows qualified residents of participating communities to travel using any participating transportation provider for a specified amount of service per month, at a significantly reduced cost. Each participating community establishes the level of subsidy which it will provide for its residents. The RideChoice Medical Trip card allows qualified residents of participating communities to travel to and from life-sustaining medical services such as dialysis, chemotherapy or radiation treatments at no cost. Each participating community pays 100% of the cost of this service for its residents. This program is being phased out over time and is only available for residents who are already receiving the service.

The City of Surprise agrees to participate and financially support the RideChoice Transportation Services program for Fiscal Year 2018-2019. The City of Surprise shall fund this project in the amount of **$429,000.00** for the period July 1, 2018 to June 30, 2019. Payments will be made monthly based on reconciliation of trips provided; grant monies and Proposition 400 monies applied, and shall become due within thirty (30) calendar days after the receipt of an invoice from RPTA. If at any time the costs of this program are projected to exceed the annual amount of **$429,000.00** the Parties will reduce service levels to stay within the budgeted amount.

SCHEDULE "D" –RIDE CHOICE PROGRAM SERVICES COST ESTIMATE

FY19 Paratransit Service
Funded by City of Surprise

	RideChoice
Trips:	
Ride Choice Trips	18,598
Total Trips	18,598
Cost:	
Contractor Transportation Cost	$461,212
RPTA Salaries, Fringes & OHD	$39,031
Contract Contingency	$50,025
Total Gross Program Cost	$550,268
Total Fare Revenue	($79,281)
Federal funding	($40,988)
Total Net Program Cost before PTF	429,000
PTF Balance Available	$0
PTF Applied	$0
Member City Contributions:	
RideChoice Costs	429,000
Member City Contribution	**$429,000**

RPTA shall administer and manage the Ride Choice Program, and provide CITY monthly operating reports which include year to date expense, revenue, number of participants enrolled monthly, cumulative enrollment, active participants and other relevant program data.

SCHEDULE "E" – AMERICANS WITH DISABILITIES ACT (ACT)
PUBLIC TRANSPORTATION FUNDS (PTF) AVAILABILITY

For the period July 1, 2018 to June 30, 2019 the maximum amount of Public Transportation Funds (PTF) available for the City of Surprise is **$51,100.00.** The PTF will pay actual costs for ADA trips and other trips taken by ADA certified individuals using non-ADA service or the RideChoice program up to the maximum amount. A final reconciliation at fiscal year-end will be performed and adjustments, if necessary, will be made using actual ADA eligible costs.

Any remaining ADA PTF funds not used up to the maximum reimbursements may be requested by City for other ADA certified rider eligible expenses, and certified by the City's chief financial officer or designee. RPTA will reimburse City within thirty (30) business days based upon availability of funds. City may request that reimbursements be made electronically. Wire transfers must be pre-arranged through the RPTA Finance Department.

Maximum amount: **$51,100.00**

SCHEDULE "F" –ADA PLATINUM PASS PROGRAM

ADA Platinum Pass Program. The ADA Platinum Pass Program is designed to encourage people with disabilities to use Valley Metro's accessible bus and light rail services rather than ADA paratransit whenever they are able to do so. The program enables any ADA paratransit eligible resident of a participating community to use an unlimited amount of bus and light rail service, using a Platinum Pass which is provided by Valley Metro. This program is funded entirely with regional Public Transportation Funds (PTF), so there is no cost to the rider or to the participating community.

Member does hereby agree to participate in the Valley Metro ADA Platinum Pass Program specified in this Schedule F. The Platinum Pass Program allows ADA certified customers to travel on fixed-route services at no cost to the customer. The PTF funds 100 percent of the fare due (reduced fare for local service; full fare for express service) and will be allocated as a regional service without allocation to the Member or sub-regional JE. Participation in the ADA Platinum Pass Program is voluntary by Member and may be cancelled by Member by providing a ninety (90) calendar day written notice to RPTA. This program is designed to encourage ADA certified individuals to use fixed-route service for a trip whenever possible, in lieu of a traditional paratransit trip. This program provides cost avoidance for both the participating city and the customer. Each eligible ADA certified passenger that opts to participate will receive a reduced fare ADA Platinum Pass to be used at rail fare vending machines and at bus fare boxes for the payment of fare, as defined by the Valley Metro RPTA Board approved fare policy in effect. Current fare information can be found here: http://www.valleymetro.org/paying_your_fare/fare_options/.

CITY OF SURPRISE
Regular City Council Meeting

August 7, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	August 7, 2018	Contact Person:	Mike Gent, PW Director
Submitting Department:	Public Works	District:	6
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action pertaining to amending the FY2019 budget by reallocating appropriations of $400,000 from the Transportation Improvement Fund Contingency to Capital Project for the construction of Sweetwater Avenue from 140th Avenue to Litchfield Road; Resolution # 2018-120.

Motion:

I move to approve Resolution #2018-120.

Background:

Sweetwater Avenue is the primary access to the Veramonte and Marley Park Communities. This is also a primary access point to Legacy Charter School. The development of the south half of the roadway will mitigate a potential scalloped condition at the intersection of Sweetwater Avenue and Litchfield Road. This project supports the Mayor and Council's strategic plan of Transportation Connectivity. The completion of this road will also support economic development initiatives within the adjacent industrial park. The improvement will allow for higher traffic volumes during Veramonte City Park and Legacy Charter School events and improve emergency vehicle accessibility to the area.

Objective Analysis:

By combining with Marley Park for the construction of Sweetwater avenue the City will gain efficiencies in construction costs and avoidance of another scalloped street.

This project will reduce contingency funds available in the future to address other similar issues.

Policy Compliant:

This item is policy compliant.

Financial Impact:

The one-time costs associated with designing and constructing the Southside of Sweetwater from 140th ave. to Litchfield road is $400,000.

Budget Impact:

This action will reallocate appropriations in the amount of $400,000 from the Transportation Improvement Fund Contingency and create the Sweetwater Avenue 140th avenue to Litchfield road project (P61520), thus reducing the amount of funding available to support other projects or future needs. If approved, the anticipated annual maintenance costs, will need to be incorporated in the ongoing pavement preservation budget.

FTE Impact:

There are no FTE's associated with this item.

ATTACHMENTS:

Click to download

- ☐ Resolution 2018-120_updated

RESOLUTION # 2018-120

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2019 BUDGET BY REALLOCATING APPROPRIATIONS OF $400,000 FROM TRANSPORTATION IMPROVEMENT FUND CONTINENCY TO CAPITAL PROJECT P61520 SWEETWATER AVENUE 140TH AVENUE TO LITCHFIELD ROAD, AND AMENDING THE LIST OF ITEMS OVER $50,000 ASSOCIATED WITH THIS PROJECT.

WHEREAS, the City of Surprise Procurement Code §2-338(d) requires the approval of Mayor and Council to procure goods or services when the cost to the City is greater than $50,000;

WHEREAS, the FY2019 budget did not include funding for design and construction for Sweetwater Avenue from 140th Avenue to Litchfield Road;

WHEREAS, Marley Park is constructing Sweetwater Avenue between Legacy Park Charter School and Litchfield Road;

WHEREAS, the City wishes to create efficiencies with Marley Park to avoid additional scalloped streets;

WHEREAS, the City owns the right-of-way on the south side of Sweetwater Avenue from 140th Avenue to Litchfield Road;

WHEREAS, the FY2019 budget, including the FY2019 Capital and Operating List of Items Over $50,000, was adopted by Council Resolution #2018-78 on June 5, 2018;

WHEREAS, this action will necessitate a budget amendment; and

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

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

Section 1. That the statements and schedules attached as Exhibit A and incorporated by reference are adopted and approved, amending the budget of the City of Surprise, Arizona for the fiscal year July 1, 2018 through June 30, 2019 and amending the capital and operating list of items over $50,000.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

APPROVED AND ADOPTED this _____day of _____, 2018.

Sharon R. Wolcott, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

EXHIBIT A
RESOLUTION # 2018-120

1. Appropriation - Design and construction of the south half of Sweetwater Avenue from 140th Avenue to 500 feet east of Litchfield Road. Improvements will include one travel lane, raised median, streetlights, sidewalks, landscaping, and drainage features. Marley Park is currently widening Sweetwater Avenue from the Legacy charter school to Litchfield Road. In order to maintain efficiencies, the City is wishing to partner with Marley Park to complete build out of Sweetwater and avoid introducing another scalloped street segment. 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
Transportation Improvement	Public Works	P61520 Sweetwater (140th Ave to Litchfield Rd)	E	0	400,000	400,000
Transportation Improvement	Public Works	Contingency	E	912,800	(400,000)	512,800

2. List of Capital Items Over $50,000 - Council previously approved $0 for the construction of Sweetwater Ave (140th Ave to Litchfield Road). A CIP project (P61520) is being added based on an opportunity to create efficiencies with Marley Park for the construction of Sweetwater Avenue, therefore a new capital item will be generated for $400,000 associated with the budget amendment.

Reference #	Description	Current Amount	Increase/(Decrease)	Amended Amount
19401	Sweetwater Ave 140th to Litchfield	$0	$ 400,000	$400,000

CITY OF SURPRISE
Regular City Council Meeting

August 7, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	August 7, 2018	Contact Person:	Robert Wingo, City Attorney
Submitting Department:	Attorney's Office	District:	Citywide
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action pertaining to approval of proposed amendments to Surprise Municipal Code, Chapter 2, Article VIII, Sections 2-295 and 296 regarding Boards and Commissions; Ordinance # 2018-11.

Motion:

I move to approve Ordinance # 2018-11.

Background:

The City Attorneys Office staff, identifies, from time to time, provisions within the City Code which when applied, raise questions or issues. The City Attorneys Office has identified several such provisions within Chapter 2 of the current Municipal Code, specifically pertaining to Board and Commission Member absences and resolution of allegations of Boards and Commission Misfeasance or malfeasance.

The current Code appears to hold Board and Commission Members to a higher standard than City Council by not distinguishing between excused or unexcused absences. City Council may be excused for reasons such as illness, emergencies, and family vacations or business travel. The Code, at least on its face, does not provide the same courtesy to Board and Commission members.

The current Code also does not provide any mechanism to resolve minor Board and Commission member issue other than instantly escalating the matter and sending it directly to City Council.

Finally, the application process is inflexible and sometime inefficient. For example, when an unexpected vacancy occurs on a Board or Commission, the current Code requires the re-initiation of the application process even when the process has just been completed in the context of another vacancy and qualified applicants are standing-by-this is highly inefficient.

Objective Analysis:

The suggested amendments will:

(1) Distinguish between excused and unexcused absences in the context of Boards and Commissions.

The same standard and procedure applied to City Council will now be applied to the Boards and Commissions. If an issue does arise with attendance, the Nomination Committee will have authority to coordinate with the presiding officer of the respective Board and the member to resolve any issues; alleviating the requirement to refer the matter directly to City Council.

(2) Allow the Nomination Committee, in their discretion, to open up reappointment to competition. This will provide flexibility for the Nomination Committee during the application process, but still provide for efficiency by maintaining automatic reappointment if best for the City.

(3) Streamlines the Nomination Committee's process for submitting names of applicants when a new vacancy opens within ninety days of a qualified applicant completing the application process through interview.

(4) Provide the Nomination Committee with the authority to resolve allegations of nonfeasance and malfeasance of Boards and Commission members, short of removal. In the event that removal is prudent, the Nomination Committee will still be required to submit the matter to City Council for consideration and action.

Policy Compliant:

Review and appropriate updating of City Code is consistent with Council Policy. Similarly, the suggested amendments are consistent with direction staff has received from City Council as well as the Boards and Commissions Nomination Committee. Furthermore, the proposed amendments should alleviate on-going issues pertaining to these topics.

Financial Impact:

These amendments will not have a financial impact.

Budget Impact:

N/A

FTE Impact:

N/A

ATTACHMENTS:

Click to download

- ☐ Ordinance # 2018-11 SMC Chpt 2 Boards
- ☐ Presentation

ORDINANCE # 2018-11

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING CHAPTER 2, ARTICLE VIII, SECTIONS 2-295 AND 296 PERTAINING TO BOARDS AND COMMISSIONS.

WHEREAS, Chapter 2, Article VIII of the City Code pertaining to procedures for the City's Boards and Commissions was last amended in 2014;

WHEREAS, the City aspires to conduct a review, from time to time, of the City Code and update or revise any provisions which have been identified as needing clarity or revision for various reasons; and

WHEREAS, it is not the intent of City Council to hold board and commission members to a higher standard than City Council or in any way act punitively towards volunteers.

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

Section 1. Chapter 2, Article VIII, Section 2-295 (8) of the Surprise Municipal Code is hereby amended to read as follows:

(8) *Attendance.* ATTENDANCE SHALL BE TAKEN AT EVERY MEETING OF A PUBLIC BODY AND THE STAFF LIAISON SHALL REPORT ATTENDANCE TO THE CITY CLERK, IDENTIFYING WHETHER AN ABSENCE IS EXCUSED OR UNEXCUSED. If any member of a public body ACCRUES TWO CONSECUTIVE, OR THREE UNEXCUSED ABSENCES ~~is absent from two consecutive meetings or three meetings~~ in any six-month period, ~~or repeatedly fails to respond to contact from city staff regarding body activity,~~ the matter will be promptly referred to THE BOARDS AND COMMISSIONS NOMINATION COMMITTEE BY THE CITY CLERK. ~~city council for action which may include removal of the member~~ UPON REFERRAL, THE COMMITTEE WILL REACH RESOLUTION OF THE ATTENDANCE ISSUES IN COORDINATION WITH THE PRESIDING OFFICER OF THE BOARD OR COMMISSION AND THE MEMBER IN QUESTION. IN THE EVENT A SATISFACTORY RESOLUTION IS NOT ACHIEVED, THE COMMITTEE SHALL FORWARD A REPORT INCLUDING FINDINGS AND CONCLUSIONS AND A RECOMMENDATION TO CITY COUNCIL FOR CONSIDERATION AND ACTION. If removed because of attendance, the member will be ineligible for appointment to any public body for a period of no less than six months. Attendance by a member must be in person; attendance by telephone is not permitted. FOR PURPOSES OF THIS SECTION, EXCUSED ABSENCE SHALL HAVE THE SAME MEANING AS DEFINED

BY SEC. 2-60 OF THIS CODE. THE PRESIDING OFFICER OF EACH BOARD OR COMMISSION SHALL DETERMINE WHETHER AN ABSENCE IS EXCUSED AND STATE THAT DETERMINATION ON THE RECORD.

Chapter 2, Article VIII, Section 2-296 (a)(3) of the Surprise Municipal Code is hereby amended to read as follows:

(3) All persons, including current members seeking reappointment, interested in becoming a member of a public body must submit an application to the city clerk's office. Only applications received by the city clerk's office may be considered for body vacancies. Members with expiring terms who submit a timely application will automatically be nominated for reappointment unless the nominations committee ~~objects~~ DECIDES TO OPEN THE reappointment PROCESS TO COMPETITION. Notice of the nomination committee's ~~objection~~ DECISION ~~for reappointment~~ will be provided to the member no less than ten business days after referral by the city clerk. THE COMMITTEE'S DECISION IS FINAL AND MAY BE WITH OR WITHOUT CAUSE.

Chapter 2, Article VIII, Section 2-296 (b)(4) of the Surprise Municipal Code is hereby amended to read as follows:

(4) The Committee will submit the names of qualified applicants selected for nomination to a public body to the City Clerk on an agenda action form. THE COMMITTEE, IN ITS SOLE DISCRETION, MAY SUBMIT THE NAME OF A QUALIFIED APPLICANT WHO HAS COMPLETED THE APPLICATION PROCESS THROUGH INTERVIEW, FOR ANY SUBSEQUENT VACANCY OCCURRING WITHIN NINETY (90) DAYS OF THE APPLICANT'S INTERVIEW. IN THE EVENT THE COMMITTEE EXERCISES THIS DISCRETION, THE APPLICATION PROCESS SET FORTH IN THIS SECTION IS WAIVED.

Chapter 2, Article VIII, Section 2-296(b) of the Surprise Municipal Code is hereby amended to include the following provision as (b)(5):

(5) THE COMMITTEE SHALL INVESTIGATE AND RESOLVE, SHORT OF REMOVAL, ANY ALLEGATION OF NONFEASANCE OR MALFEASANCE AGAINST A PUBLIC BODY MEMBER. IN THE EVENT THE COMMITTEE IS UNABLE TO SATISFACTORILY RESOLVE THE MATTER, OR BECAUSE OF THE SEVERITY OF THE SUBSTANTIATED CONDUCT, THE COMMITTEE CONCLUDES REMOVAL IS APPROPRIATE, THE COMMITTEE SHALL SUBMIT A REPORT INCLUDING FINDINGS AND CONCLUSIONS AND A RECOMMENDATION TO CITY COUNCIL FOR CONSIDERATION AND ACTION. IN ADMINISTERING THIS PROVISION, THE COMMITTEE'S ACTIONS SHOULD BE PROGRESSIVE, FROM LEAST PUNITIVE TO THE MOST PUNITIVE MEASURE.

Section 2. All ordinances, resolutions or codes in conflict with the provisions of this Ordinance or the Code adopted by this Ordinance are repealed upon the effective date of this Ordinance.

Section 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision will not be read to affect the validity of the remaining portions thereof.

Section 4. This ordinance will become effective at the time and manner prescribed by law.

PASSED AND ADOPTED this _____ day of _____, 2018.

Sharon R. Wolcott, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

SURPRISE
ARIZONA

Boards and Commissions Amendments

SMC Chpt 2, Art VIII, Sections 295/6

Proposing four changes to current Code:

(1) Attendance
(2) Reappointment
(3) Application Process
(4) Resolution of Issues

ATTENDANCE

CURRENT CODE: 2 CONSECUTIVE OR 3 ABSENCES IN 6 MONTHS IS REFERRED DIRECTLY TO CITY COUNCIL

Issue: No distinction between excused/unexcused. Appears to hold volunteer Board/Commission members to a higher standard. No discretion-directly to City Council [immediately turns Council into a quasi-judicial board].

Solution: 1) apply same standard used by City Council, i.e. excused for illness, emergencies, family vacations, bona fide business travel; (2) authorize Nomination Committee to resolve attendance issues at lowest level possible; and (3) to City Council as last resort but with investigation and recommendation.

REAPPOINTMENT

CURRENT CODE: AUTOMATIC UNLESS NOMINATION COMMITTEE "OBJECTS"

Issue: Once appointed, it's a life term unless Nomination Committee Objects. Sounds like it is creating a right and therefore implicates Due Process and "cause" to not reappoint. Suppresses competition.

Solution: 1) provide Nominations Committee with discretion to open a reappointment to competition; (2) remove the "objection" requirement; and (3) make clear that "cause" is not needed.

APPLICATION PROCESS

CURRENT CODE: EVERY VACANCY REQUIRES THE COMPLETE APPLICATION PROCESS

Issue: Vacancies often occur right after a group of individuals have already applied and completed the entire process and deemed qualified by the Nominations Committee. The process has to start over from scratch-no discretion. The Committee must go through the entire process despite already identifying qualified applicants who want to serve.

Solution: Provide the Nomination Committee with discretion to submit names of qualified applicants who have already completed the application process for new vacancies which open within 90 days of the applicant's interview.

RESOLUTION OF ISSUES

CURRENT CODE: NO IDENTIFIED AUTHORITY TO DEAL WITH BOARD/COMMISSION ISSUES (OTHER THAN ATTENDANCE), SO REASONABLE PRESUMPTION IS SEND IT DIRECTLY TO CITY COUNCIL

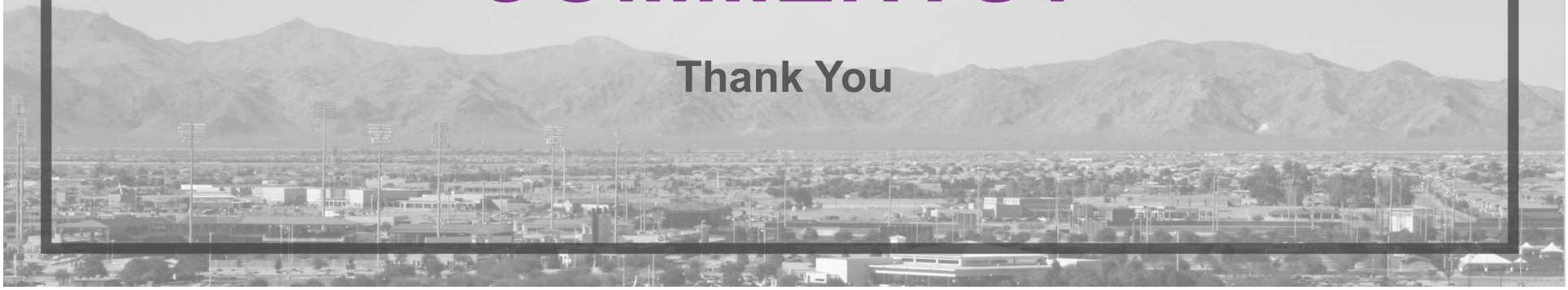
Issue: Immediately escalates any issue directly to City Council, no discretion, and again, turns City Council into a quasi-judicial Board.

Solution: 1) authorize the Nomination Committee to resolve minor issues at the lowest level possible 2) direct the Committee to begin with least punitive measures; and 3) if it does go to Council, then provide facts and recommendation.

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Regular City Council Meeting

August 7, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	August 7, 2018	Contact Person:	Sherry Ann Aguilar, City Clerk
Submitting Department:		District:	Citywide
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action to vacate the August 21, 2018, City Council Work Session and Regular Meeting to facilitate Council's attendance at the annual Arizona League of Cities and Towns Conference

Motion:

I move to approve vacating the August 21, 2018, City Council Work Session and Regular Meeting to facilitate Council's attendance at the annual Arizona League of Cities and Towns Conference

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

August 7, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	August 7, 2018	Contact Person:	Robert Wingo, City Attorney
Submitting Department:		District:	Internal
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action to enter executive session for legal advice, discussion, or consultation with the City Attorney and designated representatives of the City Council in order to consider its position and instruct its attorneys or representatives regarding contracts subject to negotiation and acquisition of real property of Circle City pursuant to A.R.S. 38-431.03(A)(3), (4), and (7).

Motion:

I move to recess into executive session for the reasons noticed.

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

August 7, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	August 7, 2018	Contact Person:	Robert Wingo, City Attorney
Submitting Department:		District:	Internal
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action to enter executive session for legal advice, discussion, or consultation with the City Attorney and designated representatives of the City Council in order to consider its position and instruct its attorneys or representatives regarding contracts subject to negotiation and sale of real property located in the Original Town Site pursuant to A.R.S. 38-431.03(A)(3), (4), and (7).

Motion:

I move to recess into executive session for the reasons noticed.

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

August 7, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	August 7, 2018	Contact Person:	Mark Schott, Human Resources
Submitting Department:	Attorney's Office	District:	Internal
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action to recess into executive session to discuss and consider end of year personnel evaluations and Fiscal Year 2019 goals for the City Manager, City Clerk, and City Attorney pursuant to A.R.S. 38-431.03 (A)(1).

Motion:

I move to recess into executive session for the reason noticed.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

Click to download

No Attachments Available