CITY OF SURPRISE
Regular City Council Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Tuesday, January 16, 2024 @ 6:00 PM
COUNCIL CHAMBERS

A. Call To Order

Any prayer or invocation that may be offered before the start of the Regular Council Meeting is a voluntary offering by a private resident of Surprise; has not been previously reviewed or approved by City Council or City staff; should not be considered an endorsement of any particular religion by the City or its officials, as the beliefs, viewpoint, and content are personal to the speaker; and no participation by any person in attendance is required. A list of volunteers is maintained by the office of the City Clerk and interested persons should contact the Clerk's Office for further information.

B. Roll Call

C. Pledge of Allegiance

D. Proclamation and Community Acknowledgements

E. City Manager Report

The City Manager may present a brief summary of current events, including recognition of community members, employees, and programs, pursuant to A.R.S. § 38-431.02(K). The City Council will not discuss or take action on any matter within the City Manager Report.

F. City Clerk Report

5.	Citywide	Consideration and action pertaining to selection of a Vice Mayor in accordance with City Code Sec. 2-41 and directing the City Clerk to administer the Oath of Office.	Kristi Passarelli City Clerk

G. Call To The Public

INSTRUCTIONS: In order to address the City Council, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the City Clerk before the meeting begins. You may also fill out the Call to the Public form online If submitting form electronically, please submit to City Clerk at least one hour before the meeting start time.

Note: A.R.S. 38-431.01(H)- During this time members of the public may address City Council only on issues within the jurisdiction of the City Council which are not an item on the agenda. At the conclusion of the open call, City Council may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

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

Please be aware that Council Members may not discuss or respond to matters raised during call to the public that are not specifically identified on the agenda. Council Members may however, in their discretion, discuss or respond to relevant matters raised during a noticed public hearing or agenda item.

H. Regular City Council Meeting Agenda

CONSENT AGENDA:

1.	Internal	Consideration and action to approve the January 2, 2024 Regular City Council Meeting Minutes.	Kristi Passarelli City Clerk
2.	District 3	Consideration and action pertaining to approval of the Final Plat entitled, “Replat of Lots 1, 2, 3 of ‘Replat of Lots 4 and 5’” and dated October 6, 2023, a property located at the northwest corner of Sweetwater Avenue and Prasada Parkway; Case FS23-0432.	Tanner Wessel Community Development
3.	District 1	Consideration and action pertaining to approval of the Final Plat entitled, “Final Plat MEL” and dated October 02, 2023, a property generally located on the southeast corner of Jomax Road and 239th Avenue; Case FS23-0641.	Leslie Carnie Community Development
4.	District 3	Consideration and action pertaining to approval of the Final Plat entitled, “Toll at Prasada, Unit H – Phase 3 Lots 1730 & 1731 & Tracts H-B & H-D” and dated October 25, 2023, a property located west of Cotton Lane, between Cactus Road and Peoria Avenue; Case FS23-0813.	Tanner Wessel Community Development
5.	District 3	Consideration and action pertaining to approval of the Final Plat entitled, “Toll at Prasada, Phase I Unit A Lots 392 & 393 & Tract A” and dated October 25, 2023, a property located west of Cotton Lane, between Cactus Road and Peoria Avenue; Case FS23-0814.	Tanner Wessel Community Development
6.	District 3	Consideration and action pertaining to approval of the Final Plat entitled, “Toll at Prasada, Unit Q – Phase 3 – SF Lots 2424 & 2425 & Tract A” and dated October 25, 2023, a property located west of Cotton Lane, between Cactus Road and Peoria Avenue; Case FS23-0821.	Tanner Wessel Community Development
7.	District 3	Consideration and action pertaining to approval of the Final Plat entitled, “Toll at Prasada, Phase I Unit A Lots 318, 319, 327, 328, 357 & Tracts A, B, & C” and dated October 25, 2023, a property located west of Cotton Lane, between Cactus Road and Peoria Avenue; Case FS23-0822.	Tanner Wessel Community Development
8.	District 4	Consideration and action pertaining to the grant of a Utility Easement to APS to service the Multi-Generational Community Center at Hollyhock Street and Santa Fe Drive.	Lloyd Abrams Community Development
9.	District 1	Consideration and action pertaining to acceptance of a Quit Claim Deed for dedication of Right of Way from the Kamarata Trust and Paloma Creek Water Coordinator, LLC, along Happy Valley and 147th avenue.	Lloyd Abrams Community Development
10.	District 3	Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at Paradisi Parcel I, generally located at the northwest corner of West Peoria Avenue and North Sarival Avenue; Resolution # 2024-09.	Kristin Tytler Public Works

REGULAR AGENDA ITEM - PUBLIC HEARING:

11.	District 3	Consideration and action pertaining to a recommendation to the Arizona Department of Liquor	Kristi Passarelli City Clerk

		Licenses and Control (DLLC) on Application No. 264174, requested by Richard Joseph Velenti, for Portillo's Hot Dogs for Series 12 Liquor License. Portillo's Hot Dogs is located at 16320 W Waddell Road, Surprise, AZ 85379.	
12.	District 5	Consideration and action pertaining to approval of a rezone and release of deed restrictions for an approximately 12 acre parcel from Neighborhood Commercial with Planned Unit Development Overlay (C-1 PUD) and Rural Residential (RR) to Residential High Density (R-3), for a property generally located on the northeast corner of Reems Road and Tierra Buena Lane; Ordinance #2024-01.	Leslie Carnie Community Development
13.	Citywide	Consideration and action pertaining to a Zoning Text Amendment (ZTA) to amend the Surprise Land Development Ordinance (LDO) by removing the development standard restricting marijuana facilities to having a single entrance, thereby bringing the Land Development Ordinance into compliance with Arizona Revised Statutes; Ordinance #2024-02.	Chris Sexton Community Development
14.	District 1	Consideration and action pertaining to the abandonment of the Final Plat entitled, “Final Plat for Legacy Village” a property generally located north of Jomax Road and east of 163rd Avenue; Resolution #2024-03.	Chris Sextion Community Development
15.	Citywide	Public hearing, presentation and discussion pertaining to the Land Use Assumptions (LUA) and Infrastructure Improvements Plan (IIP).	Andrea Davis Finance
	REGULAR AGENDA ITEM - NON-PUBLIC HEARING:		
16.	Citywide	Consideration and action pertaining to the 2024 Utility Rate Study, adoption of a Notice of Intention to increase utility rates for water, wastewater, and solid waste, and setting the public hearing date for March 18, 2024; Resolution #2024-05.	Andrea Davis Finance
17.	District 1	Consideration and action pertaining to the Final Plat entitled, “Visara – Phase 1” and dated October 13, 2023, a property generally located north of Jomax Road and east of 163rd Avenue; Case FS22-1028.	Chris Sexton Community Development
18.	Citywide	Consideration and action pertaining to approval of an amendment to the Fiscal Year 2024 budget by moving budget authority of $184,000 within the General Fund from Economic Development Contingency to Services for approval of matching funds for the FY2022 Arizona Broadband Development Grant; Resolution #2024-10.	Jeanine Jerkovic Economic Development

I. Other Business and Future Agenda Items

J. City Council Reports

K. Executive Session

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

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

- discussion or consideration of records exempt by law from public inspection (A.R.S. §38-401.03 (A)(2));

- discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03 (A)(3));

- discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid or resolve litigation (A.R.S.§38-431.03 (a)(4));

- discussion or consultation with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03 (A)(5)); or

- discussion, consultation or consideration for international and interstate negotiations or for negotiations by a city or town, or its designated representatives, with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city or town. A.R.S. §38-401.03 (A)(6)).

- discussing or consulting with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03 (A)(7)).

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

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

L. Adjournment

KRISTI PASSARELLI, CITY CLERK

POSTED: Thursday, January 11, 2024 @ 10:00 AM

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

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 16, 2024
Submitting Department: City Clerk
Staff Recommendations:

Contact Person:
District: Internal

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

Agenda Wording:
Invocation

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:
FTE Impact:

ATTACHMENTS:

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 16, 2024
Submitting Department: City Manager Office
Staff Recommendations:

Contact Person:
District: Citywide

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

Agenda Wording:
The City Manager may present a brief summary of current events, including recognition of community members, employees, and programs, pursuant to A.R.S. § 38-431.02(K). The City Council will not discuss or take action on any matter within the City Manager Report.

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:
FTE Impact:

ATTACHMENTS:

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 16, 2024
Submitting Department: City Clerk
Staff Recommendations:

Contact Person: Kristi Passarelli, City Clerk
District: Citywide

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

Agenda Wording:
Consideration and action pertaining to selection of a Vice Mayor in accordance with City Code Sec. 2-41 and directing the City Clerk to administer the Oath of Office.

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:
FTE Impact:

ATTACHMENTS:

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 16, 2024
Submitting Department: City Clerk
Staff Recommendations:

Contact Person: Kristi Passarelli, City Clerk
District: Internal

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

Agenda Wording:
Consideration and action to approve the January 2, 2024 Regular City Council Meeting Minutes.

Motion:
I move to approve the January 2, 2024 City Council Work Session Minutes, and Regular Council Meeting Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:
FTE Impact:

ATTACHMENTS:
1. 010224 Regular City Council Meeting Minutes

CITY OF SURPRISE
Regular City Council Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Tuesday, January 2, 2024 @ 6:00 PM
COUNCIL CHAMBERS

A. Call To Order

Mayor Hall called the Regular Council Meeting of January 2nd 2024 to order at 6:00 p.m., located at Surprise City Hall, 16000 N. Civic Center Plaza, Surprise, AZ. 85374.

1. Invocation

Mayor Hall led a Moment of Silence.

B. Roll Call

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

C. Pledge of Allegiance

Mayor Hall led the Pledge of Allegiance.

D. Proclamation and Community Acknowledgements

E. City Manager Report

2. Reports

3. Employee Dependent Scholarship Award

City Manager Bob Wigenroth introduced the Human Resources Director, Donna Muse.

Donna gave a background of the program. She introduced Ella Westmoreland-Klidas as the winner of the scholarship.

F. City Clerk Report

4. Reports

G. Call To The Public

H. Regular City Council Meeting Agenda

5. CONSENT AGENDA:

Councilmember Remley pulled item 14.

Motion: To Approve (Minus Item 14)
Initiated By: Chris Judd
Seconded By: Aly Cline

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

Vote Result: Passed

1. Consideration and action to approve the December 19, 2023 City Council Workshop Minutes, and Regular City Council Meeting Minutes.

2. Consideration and action pertaining to approval of an amendment to the Fiscal Year 2024 budget by moving budget authority from General Contingency in the amount of $55,000 to the Grants Fund, authorizing acceptance of two (2) grant awards from the Arizona Department of Homeland Security for projects G31231 and G31227 in support of training and equipment; Resolution #2024-04.

3. Consideration and action pertaining to acceptance of the 911 Program Grant Agreement with the State of Arizona by the Arizona Department of Administration and approving an amendment to the Fiscal Year 2024 budget by moving budget authority from General Contingency in the amount of $215,800 to project G31450 in the Grants Fund; Resolution #2024-08.

4. Consideration and action pertaining to acceptance of the Subgrant Award Agreement with the State of Arizona by the Arizona Department of Public Safety for a Victims of Crime Act (VOCA) Grant and amending the Fiscal Year 2024 budget by moving budget authority of $140,300 from General Contingency to project G31252 in the Grants Fund; Resolution #2024-07.

5. Consideration and action pertaining to acceptance of the City's Arizona Lottery Fund (ALF) allotment for FY2024 in the amount of $364,134; Resolution #2024-01.

6. Consideration and action pertaining to acceptance of a Water Line Easement from Mr. and Mrs. Ricigliano, in the general vicinity of San Ysidro and 156th Avenue.

7. Consideration and action pertaining to acceptance of a Water Line Easement from Mr. and Mrs. Burkhardt, in the general vicinity of San Ysidro and 156th Avenue.

8. Consideration and action pertaining to acceptance of a Water Line Easement from Mr. Richard Comroe, in the general vicinity of San Ysidro and 156th Avenue.

9. Consideration and action pertaining to acceptance of a Fire Hydrant Easement from Evergreen-Desert Cove & Litchfield LLC, in the general vicinity of Desert Cove and Litchfield.

10. Consideration and action pertaining to acceptance of a Water Line Easement from Evergreen-Desert Cove & Litchfield, LLC, in the general vicinity of Desert Cove and Litchfield.

11. Consideration and action pertaining to acceptance of a Water Line Easement from the Inman Family Trust, in the general vicinity of San Ysidro and 156th Avenue.

12. Consideration and action pertaining to acceptance of a Fire Hydrant Easement from Rooz and Sia, LLC, in the general vicinity of Desert Cove and Litchfield.

13. Consideration and action pertaining to approval of the Final Plat entitled, “Heritage Asante – Parcel 11” and received November 01, 2023, a property generally located west of Asante Blvd. and south of Pat Tillman Blvd. ;Case FS23-0438.

14. Consideration and action pertaining to approval of the Recognition, Non Disturbance and Attornment Agreement between GEM Heritage, LLC, the Housing Authority of Maricopa County and the City of Surprise in support of the Heritage 202 Senior Housing project.

    Assistant Director Deborah Perry came to talk about this item. She gave a background on the item.

    Councilmember Remley, said that this item benefits the entire city and west valley.

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

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

    Vote Result: Passed

6. REGULAR AGENDA ITEM - PUBLIC HEARING:

7. REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

I. Other Business and Future Agenda Items

J. City Council Reports

K. Executive Session

8. Executive Session Items

9. Executive Disclaimer - Part 1

10. Executive Disclaimer - Part 2

11. Executive Disclaimer - Part 3

L. Adjournment

    Motion: To Adjourn
    Initiated By: Chris Judd
    Seconded By: Nick Haney

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

    Vote Result: Passed

    Meeting Adjourned at 6:10 PM.

_____
Skip Hall, Mayor

ATTEST:

_____
Kristi Passarelli, City Clerk

CERTIFICATION:

I, Kristi Passarelli, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Regular City Council Meeting of **Tuesday, January 2, 2024.**

_____
Kristi Passarelli, City Clerk

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 16, 2024 Contact Person: Tanner Wessel
Submitting Department: Community Development District: District 3
Staff Recommendations:

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

Agenda Wording:
Consideration and action pertaining to approval of the Final Plat entitled, "Replat of Lots 1, 2, 3 of 'Replat of Lots 4 and 5'" and dated October 6, 2023, a property located at the northwest corner of Sweetwater Avenue and Prasada Parkway; Case FS23-0432.

Motion:
I move to approve Final Plat entitled, "Replat of Lots 1, 2, 3 of 'Replat of Lots 4 and 5'" and dated October 6, 2023.

Background:
Dominic Ghaby of Simon CRE seeks approval of a Final Plat of the subject property located at the northwest corner of Sweetwater Avenue and Prasada Parkway. The proposed Final Plat adjusts the lot lines of 4 parcels within the Village at Prasada development to align with future development plans for the shopping center.

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

Policy Compliant:
The proposed Final Plat is consistent with the Surprise General Plan 2035 and the City of Surprise Land Development Ordinance.

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

Budget Impact:
There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

1. 00-FS23-0432 Replat Of Lots 1_ 2_ 3 Of Lots 4 And 5 - Staff Report
2. 01-FS23-0432 Replat Of Lots 1_ 2_ 3 Of Lots 4 And 5 - Vicinity Map
3. 02-FS23-0432 Replat Of Lots 1_ 2_ 3 Of Lots 4 And 5 - Zoning Map
4. 03-FS23-0432 Replat Of Lots 1_ 2_ 3 Of Lots 4 And 5 - Final Plat
5. 04-FS23-0432 Replat Of Lots 1_ 2_ 3 Of Lots 4 And 5 - Plat Exhibit
6. FS23-0432 Replat Of Lots 1_ 2_ 3 Of Lots 4 And 5- CC Presentation

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FINAL PLAT

REPORT TO THE CITY COUNCIL

Case:	**FS23-0432**
Project Name:	Replat of Lots 1, 2, 3 of Lots 4 and 5
Council District:	3 – Mesquite
City Council Date:	**January 16, 2024**
Planner:	Tanner Wessel, Planner II

Owner:	SimonCRE UTE III LLC
Applicant:	Dominic Ghaby of SimonCRE Agave III LLC
Request:	Final Plat to adjust the lot lines of four (4) parcels within the Village at Prasada development.
Site Location:	Located at the northwest corner of Sweetwater Avenue and Prasada Parkway
Site Size:	Approximately 12.08 gross acres

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Surprise Land Development Ordinance.

Alternative Actions:

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

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

Additional Information:

Dominic Ghaby of Simon CRE requests approval of a Final Plat entitled "Replat of Lots 1, 2, 3 of 'Replat of Lots 4 and 5'", dated October 6, 2023. The subject parcel is zoned Planned Area Development (PAD) – Prasada and is located at the northwest corner of Sweetwater Avenue and Prasada Parkway. The proposed Final Plat adjusts the lots lines of four (4) parcels of approximately 12.08 gross acres to align with future commercial plans for the Village at Prasada development. This Final Plat does not propose any right-of-way dedications.



The area for each parcel is shown below:

- Lot 1 – approximately 1.55 acres
- Lot 2 – approximately 4.67 acres
- Lot 3 – approximately 4.02 acres
- Lot 4 – approximately 1.84 acres

General Plan Conformance:

The proposed Final plat was reviewed against the goals, polices, recommendations, and guidelines of the City of Surprise General Plan 2035. The proposed Final plat is consistent with the General Plan in some of the following ways:

This project is located within the Commerce & Office character area of the General Plan. The proposed plat adheres to the design guidelines of the character area which allows for regional commercial development.

This project maintains compatibility with the quality of existing land uses in the surrounding area in that it continues the commercial development pattern established in the vicinity of this parcel.

Reviewing Agencies:

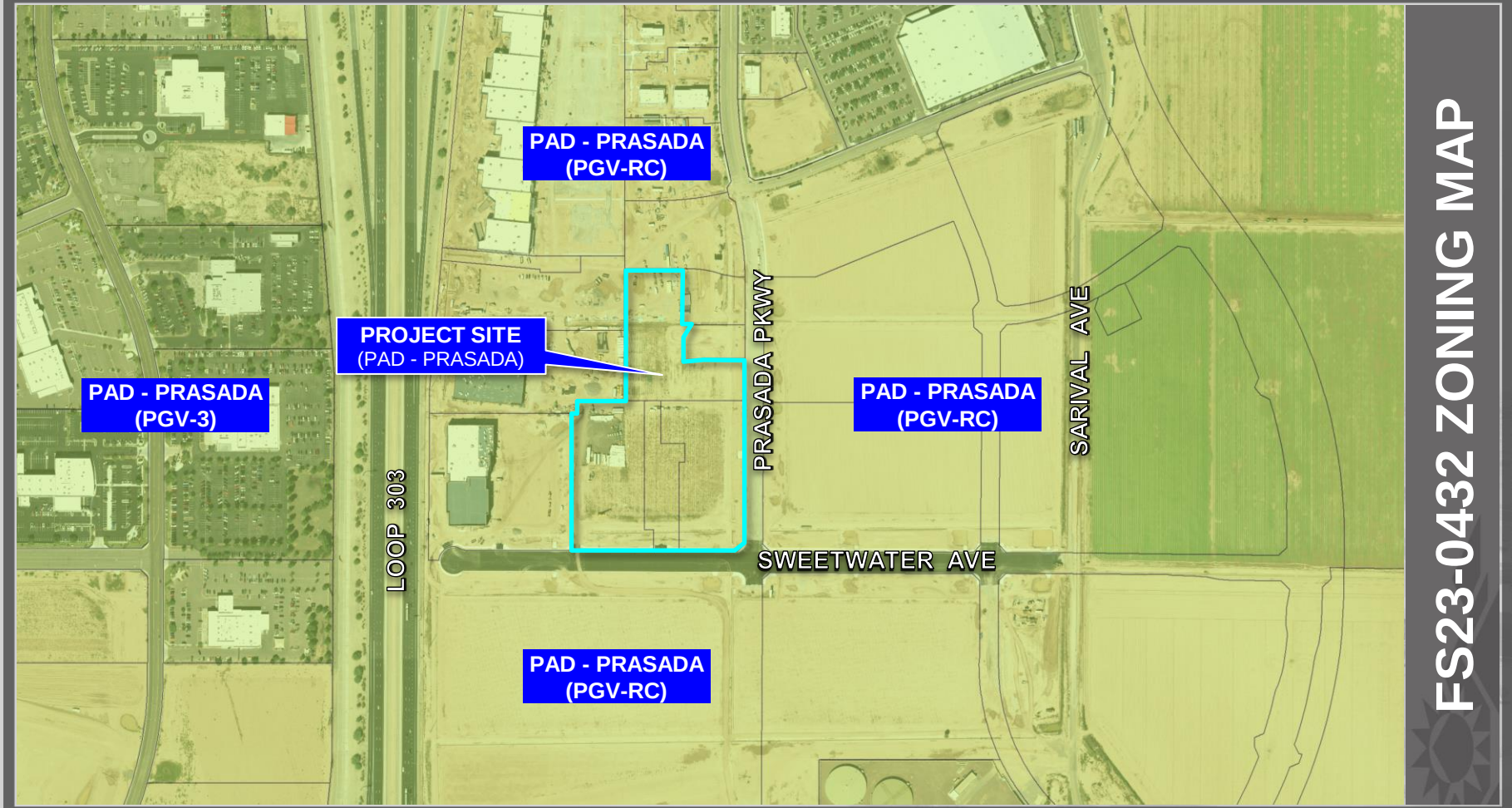
This project was routed to both Luke Air Force Base and the Maricopa Water District for review. Both agencies have indicated no objections.

Attachments:

01 Vicinity Map
02 Zoning Map
03 Final Plat
04 Plat Exhibit
PPT



FS23-0432 VICINITY MAP



FS23-0432 ZONING MAP

REPLAT OF LOTS 1, 2 AND 3 OF "REPLAT OF LOTS 4 AND 5" AS RECORDED IN BOOK 1731 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA, AND LOT 4 OF "REPLAT OF LOTS 1 AND 3" AS RECORDED IN BOOK 1733, PAGE 5, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
) ss
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE: SIMONCRE UTE III, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS SUBDIVIDED UNDER THE NAME "REPLAT OF LOTS 1, 2 AND 3 OF "REPLAT OF LOTS 4 AND 5" AS RECORDED IN BOOK 1731, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA, AND LOT 4 OF "REPLAT OF LOTS 1 AND 3" AS RECORDED IN BOOK 1733, PAGE 5, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA" AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR "REPLAT OF LOTS 1, 2 AND 3 OF "REPLAT OF LOTS 4 AND 5" AS RECORDED IN BOOK 1731, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA, AND LOT 4 OF "REPLAT OF LOTS 1 AND 3" AS RECORDED IN BOOK 1733, PAGE 5, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

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

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

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

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 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 ASSOCIATION FOR THE PURPOSES OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

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

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL 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

GRANTOR SHALL NOT ERECT OR CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED ANY BUILDING, STRUCTURE OR SIMILAR IMPROVEMENT WITHIN THE LIMITS OF THE EASEMENT GRANTED HEREIN, GRANTOR SHALL NOT, NOR PERMIT, THE GRADE OVER GRANTEE'S FACILITIES TO BE SUBSTANTIALLY ALTERED WITHOUT, IN EACH INSTANCE, THE PRIOR WRITTEN CONSENT OF GRANTEE, AND GRANTOR AGREES THAT NO OTHER PIPES OR CONDUITS SHALL BE PLACED WITHIN THE PREMISES SUBJECT TO THE EASEMENT GRANTED HEREIN, EXCEPT PIPES CROSSING GRANTEE'S FACILITIES AT RIGHT ANGLES, IN WHICH CASE, A MINIMUM VERTICAL DISTANCE OF TWO (2) FEET (AS MEASURED FROM THE CLOSEST POINTS ON THE OUTSIDE EDGES) SHALL BE MAINTAINED BETWEEN GRANTEE'S FACILITIES AND SUCH OTHER PIPES OR CONDUITS.

UNLESS GRANTEE EXPRESSLY CONSENTS IN WRITING OTHERWISE, ANY AND ALL SEWER PIPES CROSSING THE EASEMENT GRANTED HEREIN SHALL BE LAID BELOW GRANTEE'S FACILITIES. HOWEVER, GRANTOR SHALL HAVE THE RIGHT TO CONSTRUCT AND ERECT FENCES, TO INSTALL LANDSCAPING, PARKING FACILITIES AND DRIVEWAYS, AND TO ESTABLISH OTHER USES WHICH ARE NOT INCONSISTENT WITH USES WITHIN THE LIMITS OF SAID EASEMENT IN A MANNER WHICH WILL NOT UNREASONABLY INTERFERE WITH GRANTEE'S ACCESS TO THE FACILITIES.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULLY AUTHORIZED OFFICER.

SIMONCRE UTE III, LLC
AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____
NAME: JOSHUA SIMON
TITLE: MANAGER
DATE: _____

ACKNOWLEDGMENT

STATE OF _____)
) ss
COUNTY OF _____)

ON _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JOSHUA SIMON, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

_____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

LENDER

ZIONS BANCORPORATION, N.A. DBA NATIONAL BANK OF ARIZONA

BY: _____ DATE: _____

NAME: BRONSON NAAB TITLE: SENIOR VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF _____)
) ss
COUNTY OF _____)

ON _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED BRONSON NAAB, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

_____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

RELEASE OF LIABILITY

SIMONCRE UTE III, 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.

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 LOCATED WITHIN THE RIGHT OF WAY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY, UNTIL SUCH TIME THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.

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

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.

PLAT NOTES

THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE OWNER.
THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS, AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
LANDSCAPING MAINTENANCE OF THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

NO DEDICATIONS ARE OCCURRING AS PART OF THIS PLAT.

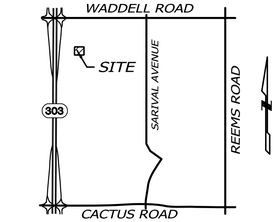
NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.

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 PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE X DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1660L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

BASIS OF BEARINGS

THE BASIS OF BEARING IS THE MONUMENT LINE OF WADDELL ROAD, ALSO BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 13, USING A BEARING OF SOUTH 89 DEGREES 42 MINUTES 19 SECONDS EAST, PER THE FINAL PLAT OF "PRASADA – PHASE 1B NORTH", BOOK 1011 OF MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY, ARIZONA.



VICINITY MAP
NOT TO SCALE

ZONING

PLANNED AREA DEVELOPMENT (PAD)

DESCRIPTION

LOTS 1, 2 AND 3, "REPLAT OF LOTS 4 AND 5" AS RECORDED IN BOOK 1731, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA, TOGETHER WITH LOT 4, "REPLAT OF LOTS 1 AND 3" AS RECORDED IN BOOK 1733, PAGE 5, RECORDS OF MARICOPA COUNTY, ARIZONA.

SURVEYOR

SUPERIOR SURVEYING SERVICES INC.
2122 W. LONE CACTUS DRIVE, SUITE 11
PHOENIX, AZ 85027
PHONE: (623)869-0223
FAX: (623)869-0726
CONTACT: JAMES M. WILLIAMSON

AREA

LOT NO.	AREA
LOT 1	67,580 SQ. FT. 1.551 ACRES
LOT 2	203,459 SQ. FT. 4.671 ACRES
LOT 3	175,278 SQ. FT. 4.024 ACRES
LOT 4	80,162 SQ. FT. 1.840 ACRES
TOTAL	526,479 SQ. FT. 12.086 ACRES

OWNER

SIMONCRE UTE III, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY
6900 E. 2ND STREET
SCOTTSDALE, AZ 85251

APPROVALS

CITY OF SURPRISE ENGINEER APPROVAL

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

APPROVED _____
CITY ENGINEER DATE

CITY OF SURPRISE COUNCIL APPROVAL

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

THIS _____ DAY OF _____, 2023.

ATTEST: _____
MAYOR DATE

_____
CITY CLERK DATE

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

OCTOBER 6, 2023
JAMES M. WILLIAMSON
R.L.S. 76041
2122 W. LONE CACTUS DRIVE, SUITE 11
PHOENIX, AZ 85027

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
76041
JAMES M.
WILLIAMSON
10/6/23
RENEWAL DATE

—FOR REVIEW—
NOT FOR
CONSTRUCTION
OR RECORDING

CASE NUMBER: FS23-0432

REPLAT
NWC SWEETWATER AVENUE & PRASADA PARKWAY
SURPRISE, ARIZONA 85388

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR SURVEYING SERVICES, INC.

DWN: LE CHK: JW
SHEET 1 OF 3
DATE: 10/6/23
JOB: 202209074

NOTICE OF INTERGOVERNMENTAL AGREEMENT

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

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

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

NOTICE OF PRASADA PHASE 1B DEVELOPMENT AGREEMENT

LANDOWNER HAS ENTERED INTO A PRASADA PHASE 1B DEVELOPMENT AGREEMENT DATED OCTOBER 8, 2007 (AGREEMENT) WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON OCTOBER 9, 2007, AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCKET #2007-1103870. 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, THEY 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 5 TRIAD CENTER, SUITE 325, SALT LAKE CITY, UT 84180, AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 7 AND SECTION 9, UPON REASONABLE REQUEST.

DATED THIS ____ DAY OF _____, 2023.

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

BY: _____
CHRISTINE CAIN
ITS: PROPERTY AND CONTRACTS MANAGER

ATTEST:

BY: _____
GLEN VORTHERMS
ITS: ASSISTANT SECRETARY

ATTEST:

SIMONCRE UTE III, LLC
AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____
NAME: JOSHUA SIMON

—FOR REVIEW—
NOT FOR CONSTRUCTION OR RECORDING

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
26041
JAMES R. WILLIAMSON
10/6/23
ARIZONA U.S.A.

CASE NUMBER: FS23-0432

REPLAT
NWC SWEETWATER AVENUE & PRASADA PARKWAY
SURPRISE, ARIZONA 85388

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR SURVEYING SERVICES, INC.

DWN: LE CHK: JW
SHEET 2 OF 3
DATE: 10/6/23
JOB: 202209074

NORTH 1/4 CORNER SECTION 13, T-3N, R-2W
FOUND 3" ARIZONA DEPARTMENT OF TRANSPORTATION
ALUMINUM CAP IN HANDHOLE (0.60' DOWN)

S 89°42'19" E (BASIS OF BEARINGS)
1300.82'

WADDELL ROAD

2629.67'

NORTHEAST CORNER
SECTION 13, T-3N, R-2W
FOUND 3" CITY OF SURPRISE
BRASS CAP IN HANDHOLE
W/ NO PUNCH MARK
(0.60' DOWN)

1328.85'

PRASADA PARKWAY

60 30 0 60 120 180
SCALE IN FEET
SCALE : 1" = 60'

LEGEND

BOUNDARY LINE	FOUND 3" CITY OF SURPRISE BRASS CAP IN HANDHOLE (0.6' DOWN) (UNLESS OTHERWISE NOTED)
CENTER LINE OR MONUMENT LINE	CALCULATED POSITION NO MONUMENT FOUND OR SET
EXISTING EASEMENT LINE	A.P.N. ASSESSORS PARCEL NUMBER
SET 1/2" REBAR WITH ALUMINUM CAP STAMPED "WILLIAMSON 76041"	M.C.R. MARICOPA COUNTY RECORDS
SET NAIL & WASHER STAMPED STAMPED "WILLIAMSON 76041"	BK. BOOK
FOUND 3-1/2" ARIZONA DEPARTMENT OF TRANSPORTATION ALUMINUM CAP STAMPED "21782 2016"	PG. PAGE
FOUND 3-1/2" ARIZONA DEPARTMENT OF TRANSPORTATION ALUMINUM CAP WITH ILLEGIBLE STAMP	R/W RIGHT OF WAY
	(R) RECORD PER BK. 1689, PG. 33, M.C.R.
	(M) MEASURED

LOT 5
VILLAGE AT PRASADA LOT 4 REPLAT
BK. 1689, PG. 28, M.C.R.
A.P.N. 501-11-964

EPCOR WATER LINE EASEMENT
PER BK. 1689, PG. 33, M.C.R.

N 90°00'00" W 246.43'
223.99'
22.44'

12' EPCOR WATERLINE EASEMENT
PER 2023-0519468, M.C.R.

N 00°00'00" E (R)
N 00°00'06" W (M)
234.90' (R)
234.92' (M)

N 00°04'16" E 213.47'

LOT 4
80,162 SQ. FT.
1.840 ACRES

L3

20' MULTI-USE EASEMENT
PER BK. 1628, PG. 16, M.C.R.

291.33'
1063.17"

L4

PORTION OF LOT 3
VILLAGE AT PRASADA LOT 4 REPLAT
BK. 1689, PG. 33, M.C.R.
A.P.N. 501-11-966

LOT 1
VILLAGE AT PRASADA LOT 4 REPLAT
BK. 1689, PG. 33, M.C.R.
A.P.N. 501-11-964

N 00°02'11" W
89.17'

12' EPCOR WATERLINE EASEMENT
PER 2023-0519468, M.C.R.

L13 L14

S 89°59'52" W
163.34'

35.00'

134.65'
92.42'
68.75'
14.94'

266.77' (R)
266.79' (M)
120.09'

L12

L11

39.97'
17.26'

L10

L9

N 00°00'00" E (R)
N 00°00'06" W (M)
146.70'

158.79'
158.79'

PRASADA PARKWAY

N 90°00'00" E (R)
S 89°59'51" E (M)
185.28'

L2

35.00'

N 00°23'34" E 2637.74'
2080.41'

S 90°00'00" W (R)
N 89°59'51" W (M)
541.10'

L1

N 89°59'51" W
171.33'

505.76'

S 00°02'59" E 236.60'

LOT 2
203,459 SQ. FT.
4.671 ACRES

12' EPCOR WATERLINE EASEMENT
PER 2023-0519468, M.C.R.

L15

545.60' (R)
545.53' (M)

L16

L17

60' NO-BUILD EASEMENT
PER BK. 1628, PG. 16, M.C.R.

LOT 1
67,580 SQ. FT.
1.551 ACRES

20' MULTI-USE EASEMENT
PER BK. 1628, PG. 16, M.C.R.

545.53'
545.63'

520.32' (R)
520.28' (M)

ARIZONA STATE ROUTE 303

LOT 3
VILLAGE AT PRASADA
BK. 1628, PG. 16, M.C.R.
A.P.N. 501-11-956

LOT 3
175,278 SQ. FT.
4.024 ACRES

20' MWD LATERAL 6 SUBLATERAL F
EASEMENT AND PIPELINE
PER BK. 1689, PG. 33, M.C.R.

557.34'

N 00°00'00" E (R)
N 00°03'08" W (M)

S 00°02'59" E 336.10'

S 00°14'18" W

35'
R/W

N 00°00'00" W (R)
N 00°00'09" E (M)

L8

L7

L6

L5

20' MULTI-USE EASEMENT
PER BOOK 1011, PG. 40 AND
BK. 1477, PG. 13, M.C.R.

N 89°45'42" W
313.58'
98.18'
1039.58'
219.99'

FOUND NAIL WITH
NO IDENTIFICATION

67.42'

CENTER OF
SECTION 13
T-3N, R-2W

171.30'

41.30'

503.65'
N 89°45'42" W

40.00'

40'
R/W

694.00'
1410.25'

LOT 2
PRASADA PHASE 1B SOUTH COMMERCIAL
BK. 954, PG. 50, M.C.R.
A.P.N. 501-40-960A

SWEETWATER AVENUE

LINE	BEARING	DISTANCE
L1	S 00°00'00" W (R) S 89°59'51" E (M)	18.19'
L2	N 00°00'00" E (R) N 00°00'09" E (M)	49.90'
L3	N 89°55'44" W	29.23'
L4	S 29°57'49" W	52.44'
L5	S 45°17'25" W	38.74'
L6	N 89°50'34" W	35.00'
L7	S 00°00'00" W (R) S 00°03'08" E (M)	78.77'
L8	N 90°00'00" E (R) S 89°56'52" W (M)	35.00'
L9	N 89°51'05" W	5.18'
L10	S 00°00'00" E	59.66'
L11	N 89°45'04" E	57.23'
L12	S 00°00'00" E	73.87'
L13	N 89°59'58" W	134.65'
L14	N 85°42'35" E	161.23'
L15	S 89°49'32" W	92.00'
L16	S 00°02'59" E	72.36'
L17	N 89°56'45" E	21.26'

—FOR REVIEW—
NOT FOR CONSTRUCTION OR RECORDING

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
76041
JAMES N. WILLIAMSON
10/6/23
ARIZONA U.S.A.

REPLAT
NWC SWEETWATER AVENUE & PRASADA PARKWAY
SURPRISE, ARIZONA 85388

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DWN: LE CHK: JW
SHEET 3 OF 3
DATE: 10/6/23
JOB: 202209074

CASE NUMBER: FS23-0432


LOT 4
(1.840 AC)
LOT 2
(4.671 AC)
LOT 3
(4.024 AC)
LOT 1
(1.551 AC)
LOOP 303
PRASADA PKWY
SWEETWATER AVE
FS23-0432 PLAT EXHIBIT

SURPRISE
ARIZONA

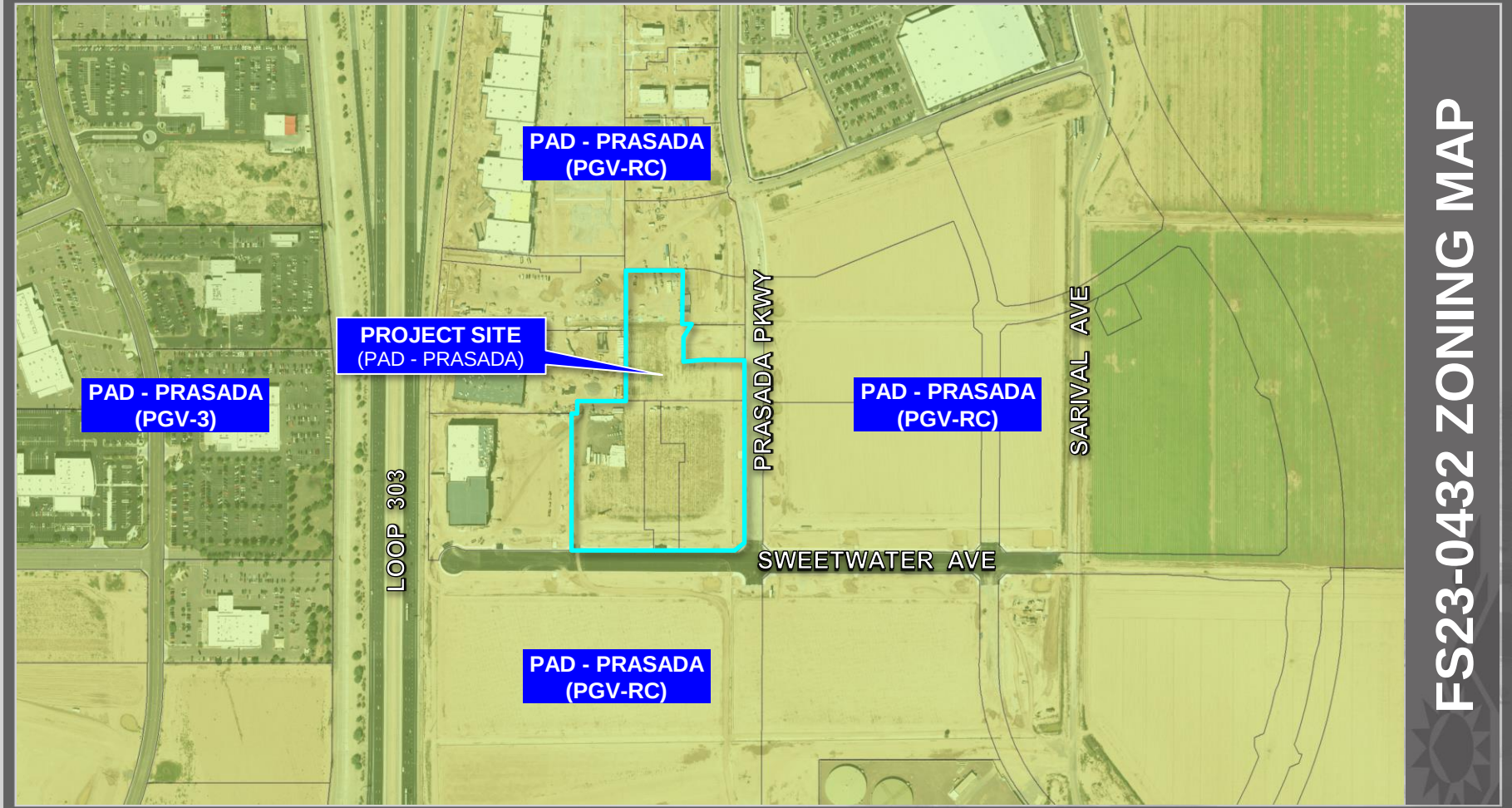
FS23-0432
Replat Of Lots 1, 2, 3 of Lots 4 & 5
Final Plat

City Council

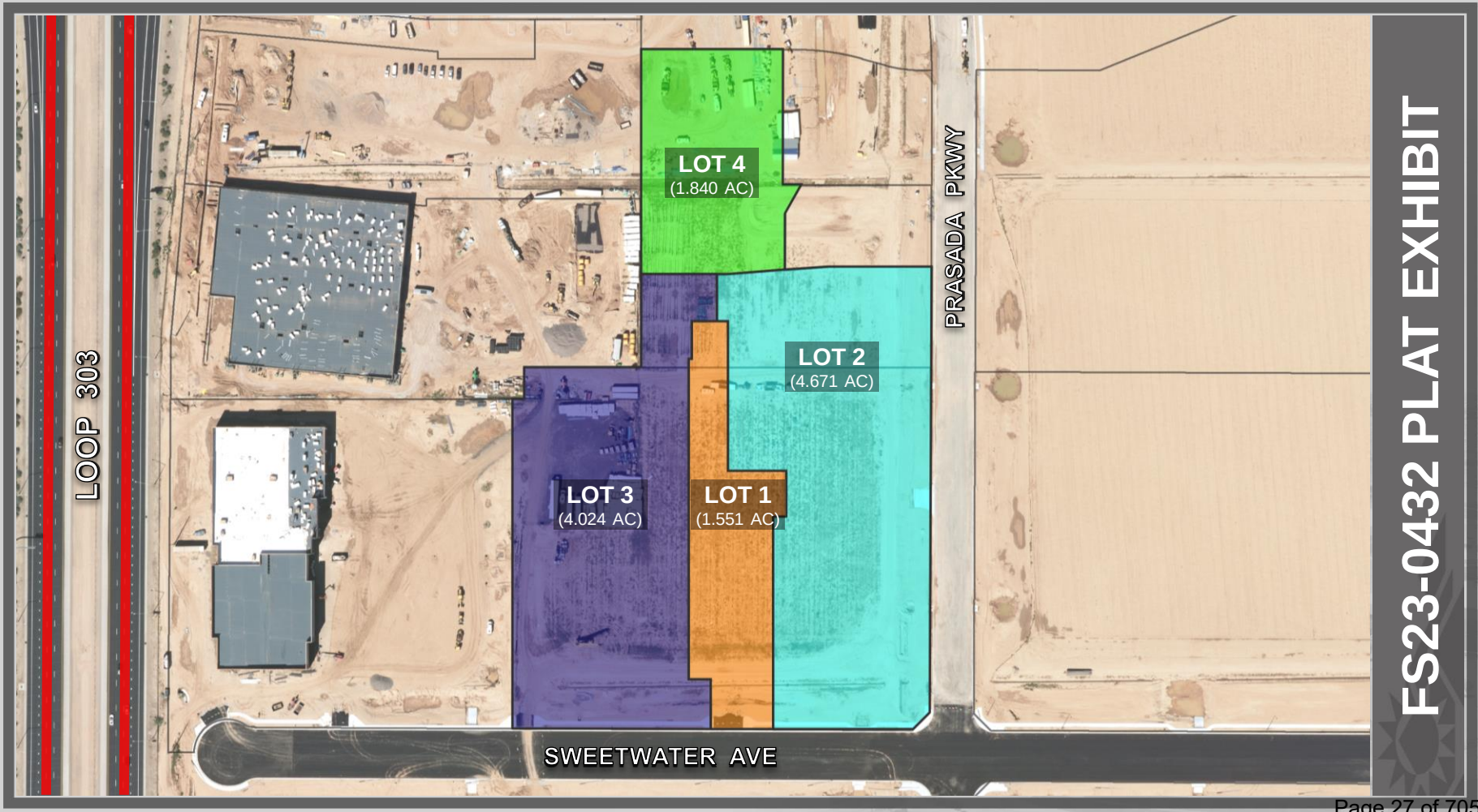
January 16, 2024

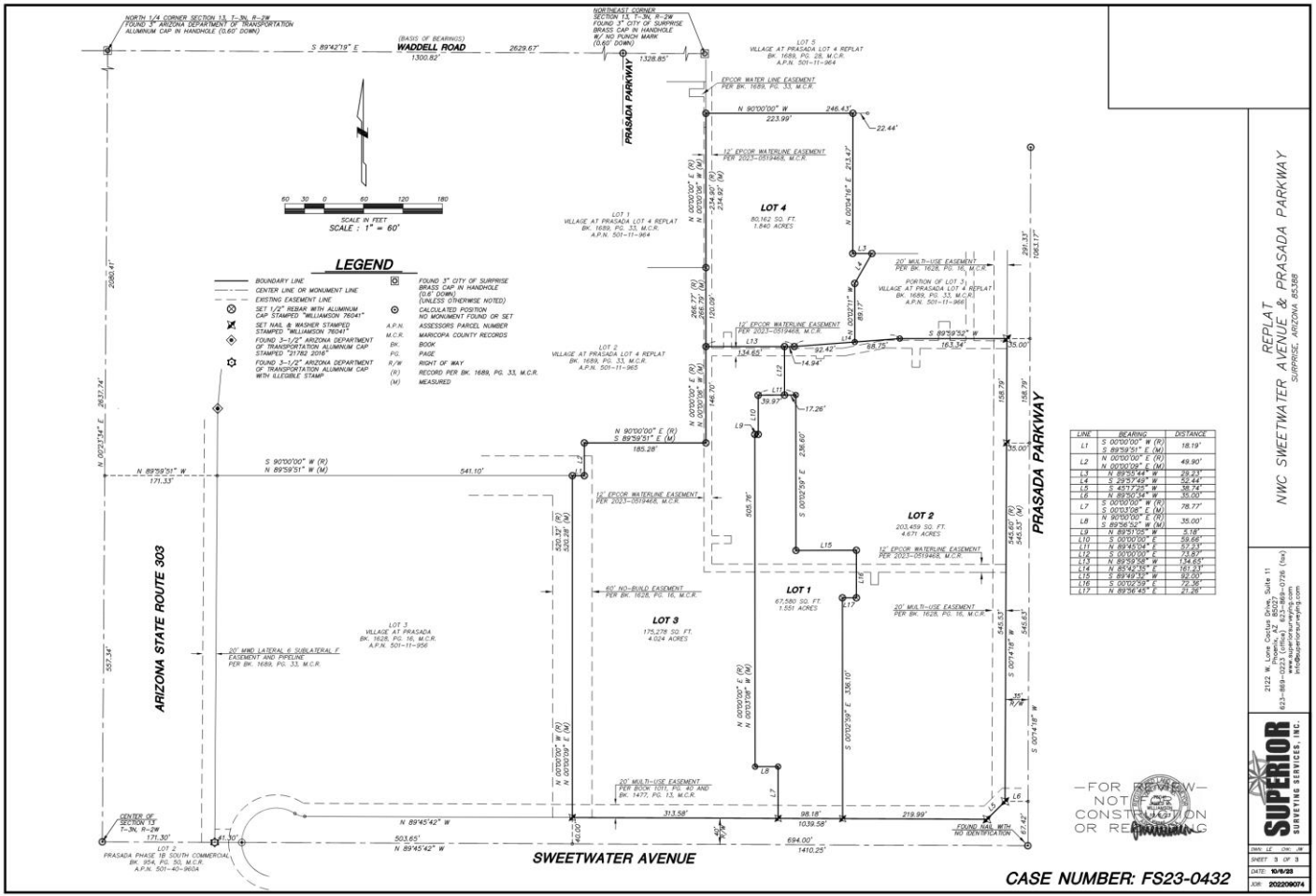


FS23-0432 VICINITY MAP



FS23-0432 ZONING MAP


LOT 4
(1.840 AC)
LOT 2
(4.671 AC)
LOT 3
(4.024 AC)
LOT 1
(1.551 AC)
LOOP 303
PRASADA PKWY
SWEETWATER AVE
FS23-0432 PLAT EXHIBIT



LINE	BEARING	DISTANCE
L1	S 00°00'00" W (R) / S 89°59'51" E (M)	18.19'
L2	N 00°00'00" E (R) / N 00°00'09" E (M)	49.90'
L3	N 89°55'44" W	39.23'
L4	S 29°57'49" W	52.44'
L5	S 45°17'25" W	38.74'
L6	N 89°40'58" W	35.00'
L7	S 00°00'00" W (R) / S 00°03'08" E (M)	78.77'
L8	N 90°00'00" E (R) / S 89°56'52" W (M)	35.00'
L9	N 89°51'08" W	5.18'
L10	S 00°00'00" E	59.66'
L11	N 89°45'04" E	53.51'
L12	S 00°00'00" E	71.50'
L13	N 89°59'52" W	134.65'
L14	N 89°43'18" E	161.51'
L15	S 89°49'39" W	92.00'
L16	S 00°02'59" E	72.36'
L17	N 89°56'45" E	21.26'

—FOR REVIEW— NOT FOR CONSTRUCTION OR RECORDING

REPLAT
NWC SWEETWATER AVENUE & PRASADA PARKWAY
SURPRISE, ARIZONA 85388

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
mail@superiorsurveying.com

SUPERIOR SURVEYING SERVICES, INC.

DWN: LC CHK: AM
SHEET 9 OF 9
DATE: 10/6/23
JOB: 20220907A

FS23-0432 FINAL PLAT

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 16, 2024 Contact Person: Leslie Carnie
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:
Consideration and action pertaining to approval of the Final Plat entitled, "Final Plat MEL" and dated October 02, 2023, a property generally located on the southeast corner of Jomax Road and 239th Avenue; Case FS23-0641.

Motion:
I move to approve the Plat entitled, "Final Plat MEL" and dated October 02, 2023.

Background:
Richard Egly, with Platinum Home Builders, seeks approval of a Final Plat to subdivide an approximate 10.36-acre lot into 5 smaller lots on a site generally located on the southeast corner of Jomax Road and 239th Avenue.

Objective Analysis:
Approval of the proposed Final Plat will subdivide an approximate 10.36-acre lot into 5 smaller lots for single-family home development. Approximately 0.83 acres are dedicated as ROW.

Policy Compliant:
The proposed Final Plat is consistent with the Surprise General Plan 2035 and the City of Surprise Land Development Ordinance.

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

Budget Impact:
There is no anticipated budget impact related to this item.

FTE Impact:
This item does not have an impact on current staffing levels.

ATTACHMENTS:

1. 00 - FS23-0641 - MEL Final Plat Staff Report
2. 01 – FS23-0641 MEL Final Plat – Vicinity Map
3. 02 – FS23-0641 MEL Final Plat – Zoning Map
4. 03 – FS23-0641 MEL Final Plat – Final Plat
5. 04 – FS23-0641 MEL Final Plat – Plat Exhibit
6. 05 – FS23-0641 MEL Final Plat – Luke Letter
7. FS23-0641 MEL- Final Plat - Presentation

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case:	**FS23-0641**
Project Name:	MEL- Final Plat
Council District:	1 – Acacia
City Council Date:	**January 16, 2024**
Planner:	Leslie Carnie, Planner II

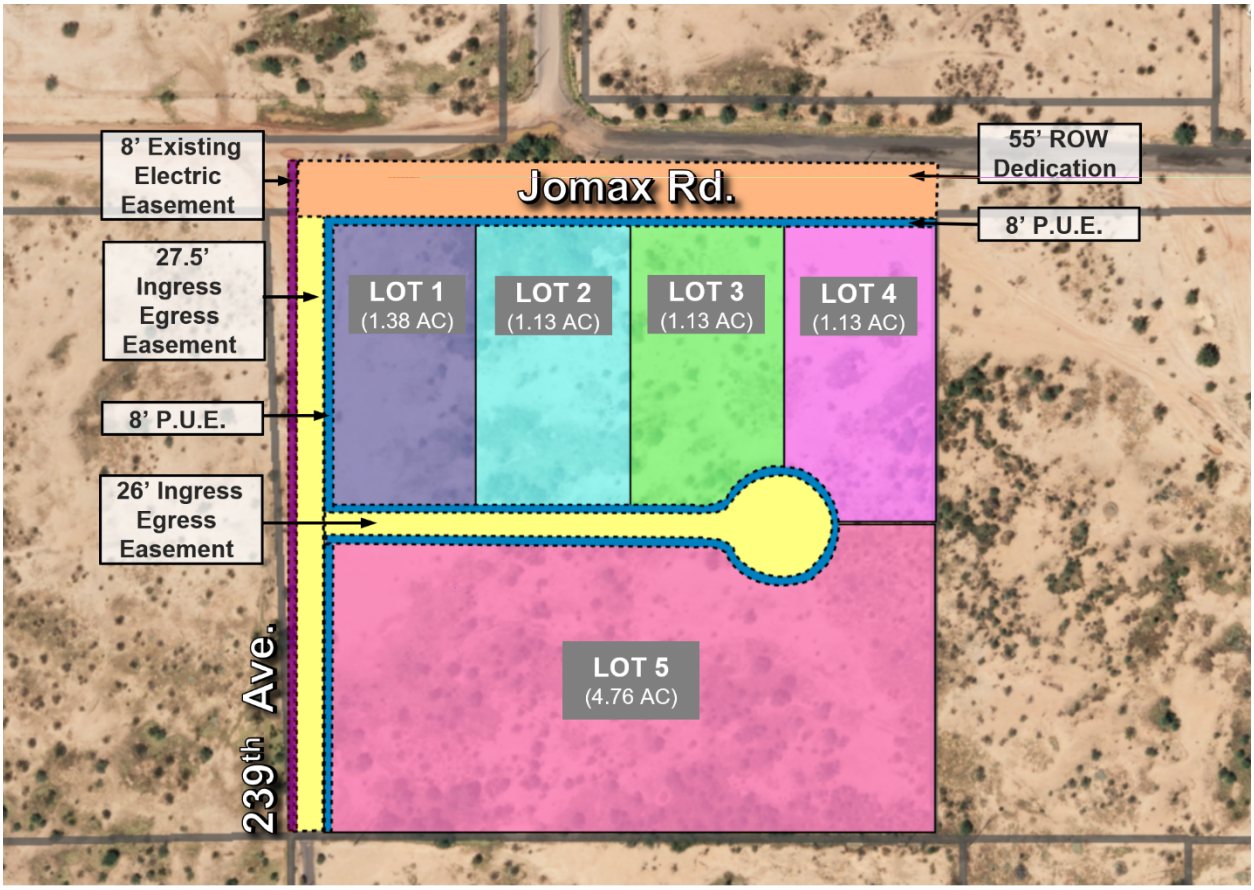
Owner:	Richard Alan Egly Trust of 2020
Applicant:	Richard Egly with Platinum Home Builders
Request:	Final Plat to subdivide one (1) parcel approx. 10.36-acre parcel into five (5) lots.
Site Location:	Generally located on the southeast corner of Jomax Rd. and 239th Ave.
Site Size:	Approximately 10.36 gross acres

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Surprise Land Development Ordinance.

Additional Information:

Richard Egly, with Platinum Home Builders, requests approval of a Final Plat entitled “MEL” dated October 02, 2023. The subject parcel is zoned Rural Residential (RR) and generally located on the southeast corner of Jomax Rd. and 239th Ave. The proposed Final Plat subdivides one (1) vacant parcel of approximately 10.36 gross acres into five (5) lots.



Lots 1 through 5 of the proposed Final Plat meet the development standards of the Rural Residential (RR) zoning district as outlined in Table 106-2b of the City of Surprise Land Development Ordinance. Lots 1 through 5 meet or exceed the minimum lot area and minimum lot width requirements. The 8’ APS Electric Easement with existing powerlines, on the west boundary of the parent parcel, prohibits the dedication of 239th Ave for ROW. The Final Plat is noted for future dedication should the City wish to construct 239th Ave.

Table 106-2b – Rural Residential (RR) Zoning District	
Min. lot area (sf)	≥ 43,560
Min. lot width	130
Min. front setback (ft)	30
Min. rear setback[1] (ft)	30
Min. side setback[1] (ft)	20
Min. street side setback[1] (ft)	20
Max. bldg. height (ft)	40
Lot coverage	25%
Open space (% of gross acres of residential development)[2]	10%

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

The area for each parcel is shown below:

- Lot 1 – approximately 1.38 acres
- Lot 2 – approximately 1.13 acres
- Lot 3 – approximately 1.13 acres
- Lot 4 – approximately 1.13 acres
- Lot 5 – approximately 4.76 acres

The proposed Final Plat dedicates the following:

- 26’ Ingress/Egress easement along:
  The southern boundary of Lots 1,2,3, & 4
  The northern boundary of Lot 5

- 27.5’ Ingress/Egress easement for 239th Ave. alignment.

- 8’ public utility easement (P.U.E.) along:
  The western boundary of Lots 1 and 5
  The southern boundary of Lots 1,2,3, & 4
  The northern boundary of all 5 Lots.

- 55’ ROW Dedication for Jomax Rd.

General Plan Conformance:

The proposed Final Plat was reviewed against the goals, polices, recommendations, and guidelines of the City of Surprise General Plan 2035. The proposed Final Plat is consistent with the General Plan in some of the following ways:

This project is located within the Neighborhood Character Area of the General Plan. The proposed lot split adheres to the design guidelines of the character area which allows for residential development.

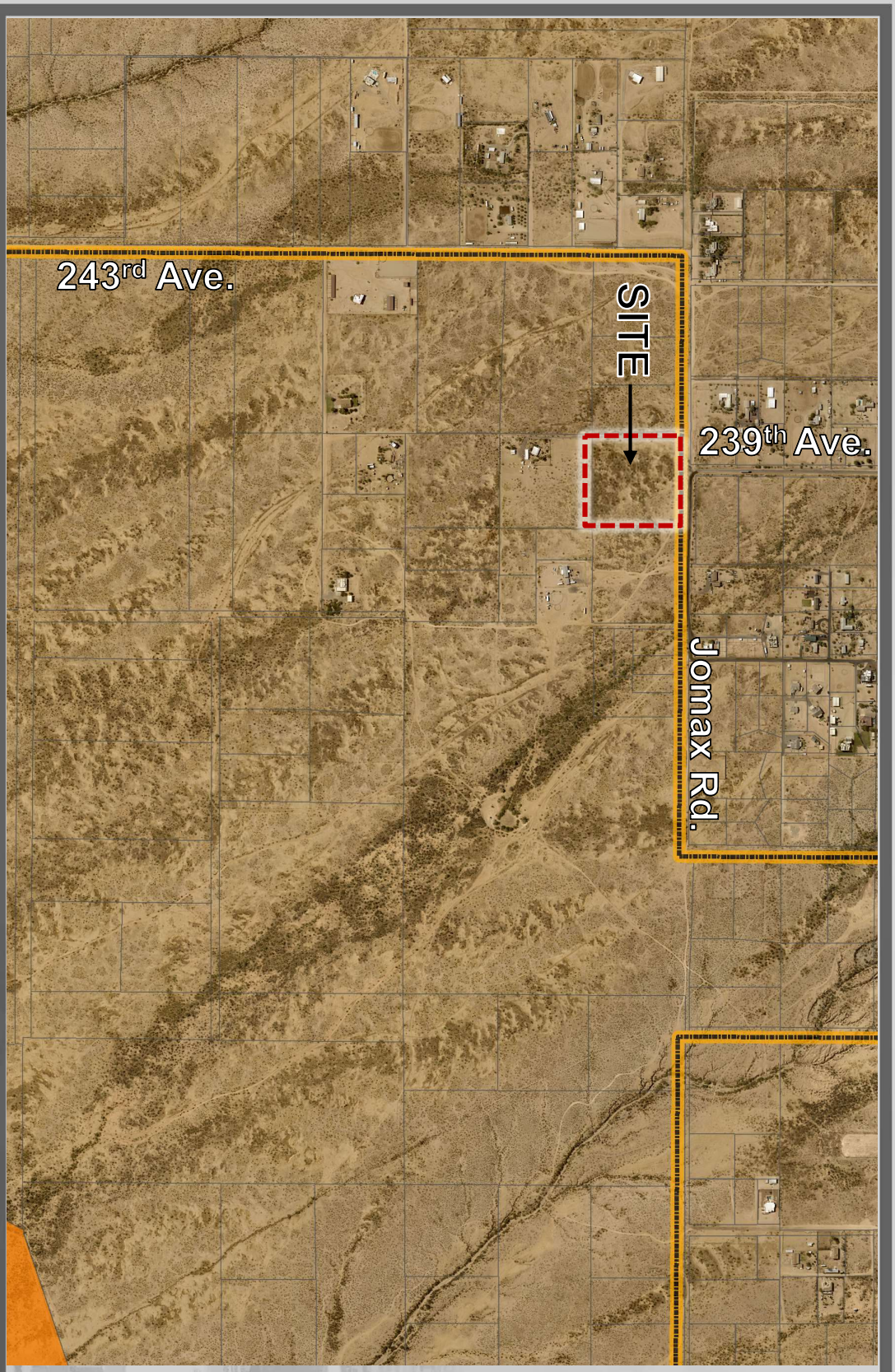
This project maintains compatibility with the quality of existing land uses in the surrounding area in that it continues the Rural Residential development pattern established in the vicinity of this parcel.

Reviewing Agencies:

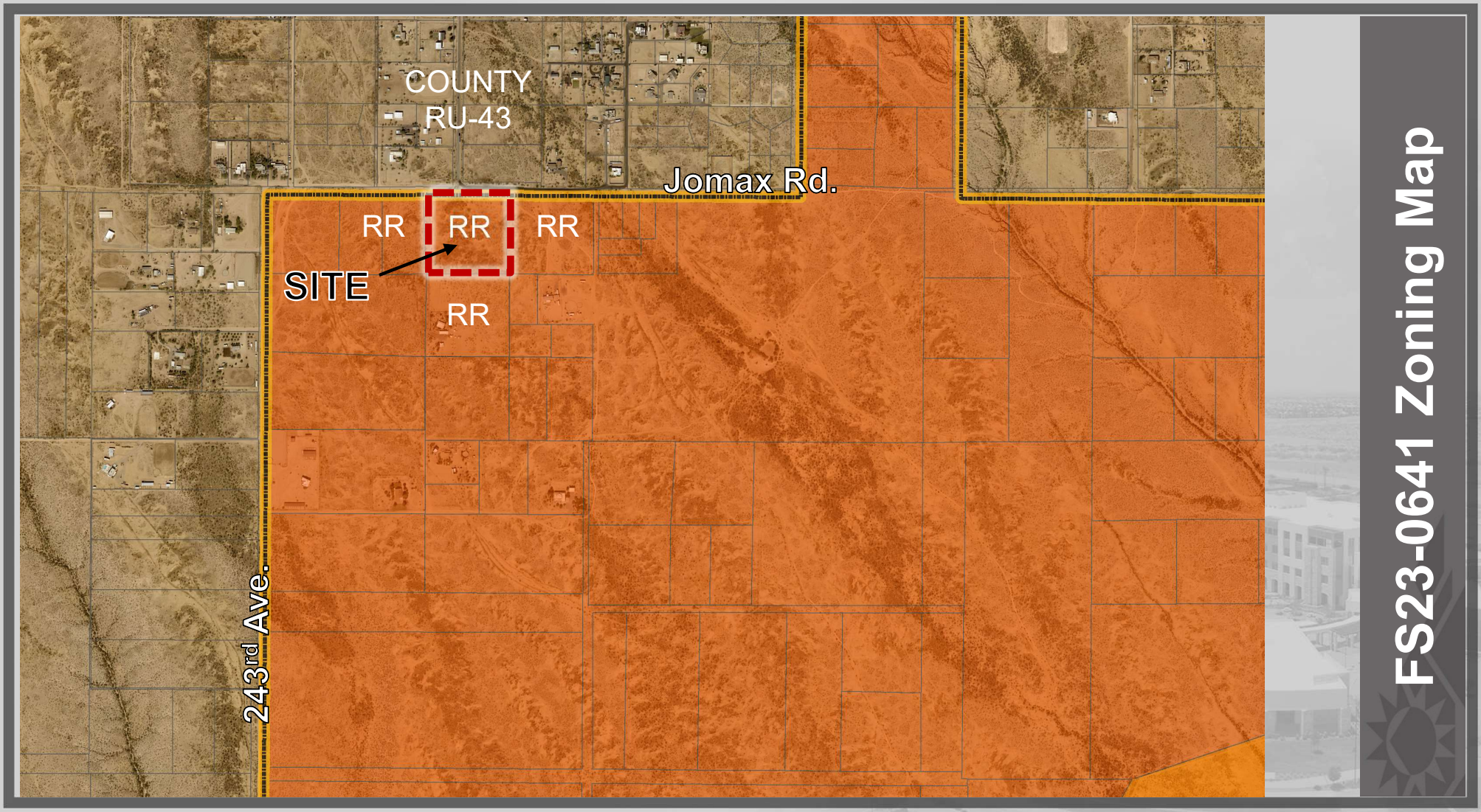
This project was routed to both Luke Air Force Base and the Maricopa Water District for review. Both agencies have indicated no objections.

Attachments:

01 Vicinity Map
02 Zoning Map
03 Final Plat
04 Plat Exhibit
05 Luke Letter
PPT



FS23-0641 Vicinity Map


COUNTY
RU-43
Jomax Rd.
RR
RR
RR
SITE
RR
243rd Ave.
FS23-0641 Zoning Map

FINAL PLAT
"MEL"
A PORTION OF NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 3 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 RICHARD A EGLY TRUST OF 2020 , "OWNER", HAS SUBDIVIDED UNDER THE NAME MEL, A SUBDIVISION LOCATED IN A PORTION OF NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 3 WEST, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF MEL AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

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

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

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

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

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

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

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

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

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

RICHARD A EGLY TRUST OF 2020

BY: _____

ITS: _____

DEDICATION ACKNOWLEDGEMENT:

STATE OF ARIZONA}

COUNTY OF MARICOPA}

ON THIS _____ DAY OF _____, 2023 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF; I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: _____
NOTARY PUBLIC MY COMMISSION EXPIRES

APPROVALS

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

APPROVED _____
CITY ENGINEER DATE

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

ATTEST:

_____
MAYOR DATE

_____
CITY CLERK DATE

SURVEYORS NOTES

1. MONUMENTS FOUND DURING THIS FIELD SURVEY WERE ACCEPTED UNLESS OTHERWISE NOTED HEREIN.

3. IT IS RECOMMENDED THAT THE CLIENT RETAIN LEGAL CONSULTATION TO THOROUGHLY EXAMINE TITLE FOR ANY CLAIMS, DEFECTS OR LIABILITY UNDISCLOSED BY THIS SURVEY.

4. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUE AT THE SURVEY DATE WITH ITS ORIGINAL SEAL TO ENSURE THE ACCURACY OF THE INFORMATION AND TO FURTHER ENSURE THAT NO CHANGES, ALTERATIONS OR MODIFICATIONS HAVE BEEN MADE.

5. THIS SURVEY WAS PERFORMED USING GPS (GLOBAL POSITIONING SYSTEMS) TO OPTIMIZE THE RELATIVE POSITIONING OF FOUND CORNERS. EXTREME CARE HAS BEEN TAKEN TO PRODUCE SURFACE MEASUREMENTS OF THE MONUMENTS FOUND.

6. ALL BEARINGS AND DISTANCES SHOWN ARE MEASURED (M) FROM MONUMENT TO MONUMENT UNLESS OTHERWISE NOTED.

7. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO OR OBTAINED BY THIS SURVEYOR. NO ABSTRACT OF TITLE WAS FURNISHED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.

PUBLIC NOTICE

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

RELEASE OF LIABILITY

RICHARD A EGLY TRUST OF 2020 "OWNER" DOES HEREBY (1) RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE USAF AND THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND ITS AUXILIARY FIELDS. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

RELEASE OF LIABILITY

RICHARD A EGLY TRUST OF 2020 ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS DEPICTED ON THIS PLAT UNTIL SUCH TIME THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL. THE MAINTENANCE OF THE AREA WITHIN ANY NEWLY DEDICATED RIGHT-OF-WAY AS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNER/OR SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDARY OF SAID PLAT UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARD AND ACCEPTED BY THE CITY OF SURPRISE.

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

NOTES

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

THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE OWNER.

THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS, AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY.

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

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

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

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

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1180M, WITH A DATE OF IDENTIFICATION OF 11/4/2015, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

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

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

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

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

DEVELOPMENT WITHIN THE DESIGNATED FLOOD WAY IS PROHIBITED.

THE OWNERS AGREES TO DEDICATE THE AREA OF PUBLIC ACCESS EASEMENT TO THE CITY OF SURPRISE FOR PUBLIC ROADWAY PURPOSES, IF AND WHEN, THE CITY REQUESTS THE DEDICATION FOR THIS PURPOSE.

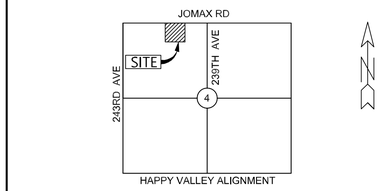
AT THE TIME OF BUILDING PERMIT, THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR IMPROVING AND MAINTAINING THE ADJACENT SEGMENTS OF THE ROAD TO MCDOT RURAL ROAD STANDARDS AND MEET FIRE DEPARTMENT REQUIREMENTS.

DRAINAGE STATEMENT: UPON DEVELOPMENT THE ENGINEER SHOULD SHOW THE DELINEATION OF EFFECTIVE FLOODPLAIN AND FLOODWAY (BOUNDARY) ON THE PROPERTY, THE WATER SURFACE ELEVATION (FE) IN THE WASH, AND THE REGULATED FLOW RATE OF THE WASH. THE FUTURE DEVELOPMENT OF THE LOTS NEEDS TO MEET THE REQUIREMENTS OF CITY OF SURPRISE CODE SDO SECTION 104-1.5.A.4C AND/OR EDS 5.1.7.

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

THE OWNERS AGREE TO DEDICATE THE AREA OF 27.5 INGRESS/EGRESS (239TH AVE ALIGNMENT) TO THE CITY OF SURPRISE FOR PUBLIC ROADWAY PURPOSES, IF AND WHEN, THE CITY REQUESTS THE DEDICATION FOR THIS PURPOSE.

COMPLIANCE WITH ALL APPLICABLE LAWS IS REQUIRED, INCLUDING BUT NOT LIMITED TO A.R.S. §§ 45-576 AND 32-2101. PLEASE BE ADVISED, IF AN ADDITIONAL PARCEL SPLIT RESULTING IN SIX OR MORE TOTAL LOTS FROM THE ORIGINAL LOT OCCURS WITHIN 10 YEARS OF THIS PLAT RECORDATION, THE CITY WILL REQUIRE THE SUBDIVISION TO PROVIDE PROOF OF RECEIVING A CAWS. CONTACT THE ARIZONA DEPARTMENT OF WATER RESOURCES FOR INFORMATION ON OBTAINING A CAWS.



VICINITY MAP N.T.S.

OWNER

MACH AARON/REBEKAH
18527 W TURQUOISE AVE.
WADDELL, AZ. 85355

BASIS OF BEARING

THE EAST LINE OF THE NORTHWEST QUARTER SECTION 4, TOWNSHIP 4 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

BEARING = S 00°23'17" W (BK. 1735 PG. 39)

PARENT PARCEL

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

EXCEPT ALL OF THE MINERAL, OIL AND GAS UNDERLYING, BELONGING TO, OR HEREINAFTER DISCOVERED ON SAID LAND, AS SET FORTH IN DEED RECORDED IN BOOK 418 OF DEEDS, PAGE 588.

SITE AREA

Area	Sq. Feet	Acres
LOT 1	60324.89±	1.38±
LOT 2	49112.89±	1.13±
LOT 3	49079.92±	1.13±
LOT 4	49048.09±	1.13±
LOT 5	207545.69±	4.76±
R/W	36303.54±	0.83±
Total	451415.01±	10.36±

ZONING

RURAL RESIDENTIAL (RR)

REFERENCE DOCUMENTS

G.L.O. PLAT DATED APRIL 1 1919, T.4N, R.3W G. & S. R. M. AZ.
BOOK 522, PAGE 3, M.C.R.
BOOK 524, PAGE 024, M.C.R.
BOOK 659, PAGE 26, M.C.R.
BOOK 684, PAGE 42, M.C.R.
BOOK 1530, PAGE 23, M.C.R.
BOOK 1624, PAGE 28, M.C.R.
BOOK 1681, PAGE 7, M.C.R.
BOOK 1725, PAGE 39, M.C.R.
BOOK 1735, PAGE 22, M.C.R.

LAND SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND MAPPED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF JULY 2023, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



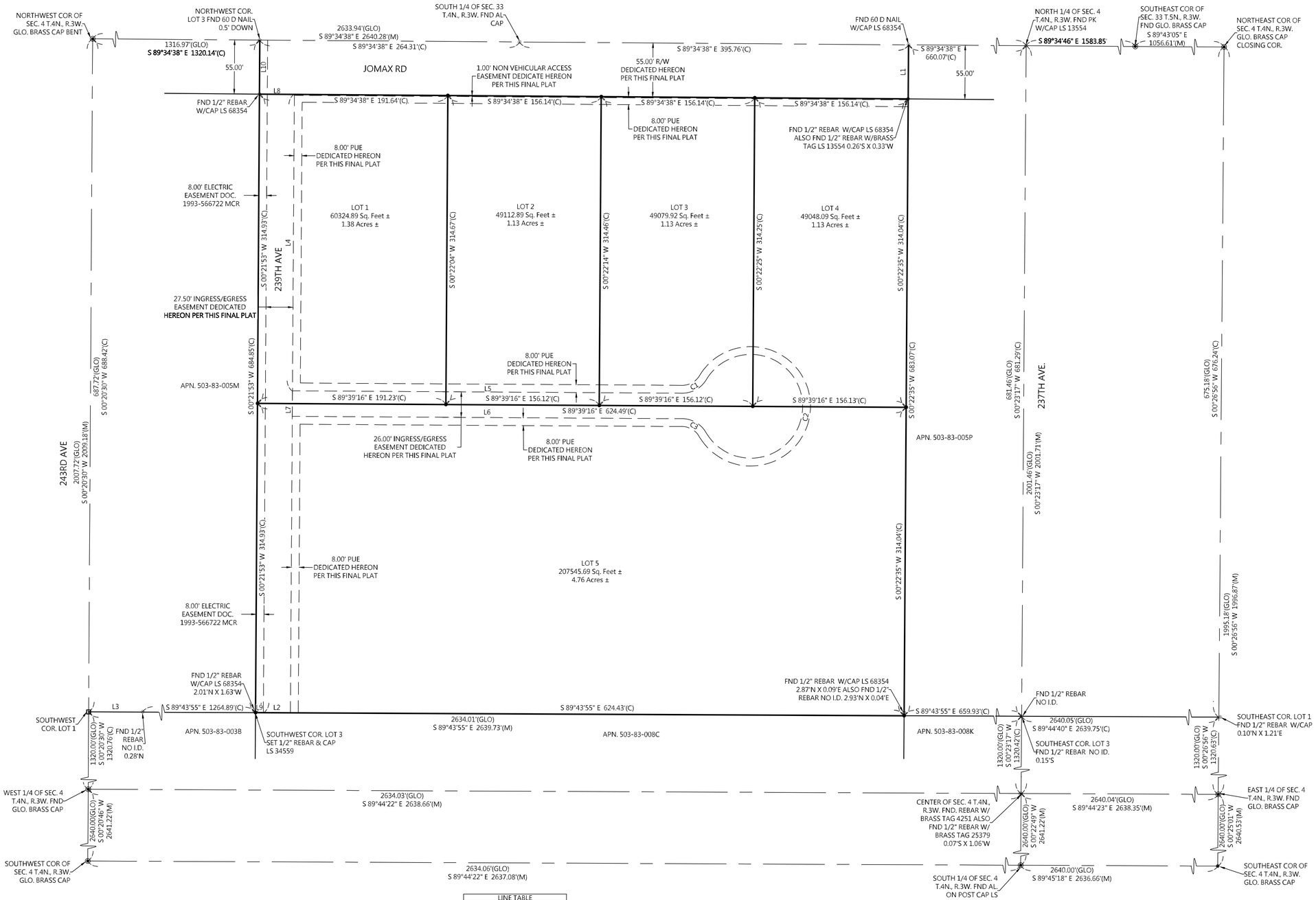
REGISTRATION NO. 34559, AZ.
REGISTERED LAND SURVEYOR

FS23-0641

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

REVISIONS:	DESIGN BY: N/A
	DRAWN BY: MMM
REV. 1	SCALE: N/A
	DATE: 11/17/23
REV. 2	JOB NO. 23-058
REV. 3	
REV. 4	1 of 2

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



GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

1 inch = 50 ft.

LINETYPE LEGEND (TYPICAL)

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

SYMBOL LEGEND (TYPICAL)

- BRASS CAP FLUSH (OR AS NOTED)
- BRASS CAP IN HANDHOLE (OR AS NOTED)
- FOUND REBAR (OR AS NOTED)
- SET 1/2" REBAR W/ CAP LS # 34559 (OR AS NOTED)
- NOTHING FOUND OR SET

ABBREVIATIONS LEGEND

SEC	SECTION
T # R #	TOWNSHIP # RANGE #
G. & S.R.M.	GILA AND SALT RIVER MERIDIAN
DOC # PG #	DOCKET # PAGE #
MCR	MARICOPA COUNTY RECORDER
LS	LAND SURVEYOR
(R)	RECORD DATA
(M)	MEASURED DATA
(C)	CALCULATED DATA
APN	ASSESSOR'S PARCEL NUMBER
PUE	PUBLIC UTILITY EASEMENT
FND	FOUND
R/W	RIGHT-OF-WAY
SRP	SALT RIVER PROJECT
AL.	ALUMINUM CAP
R.R.	RAIL ROAD

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
34559
PAUL M. MILLER
Date 11/17/23
Signed
ARIZONA, U.S.A.
EXPIRES 3/31/24

REGISTRATION NO. 34559, AZ.
REGISTERED LAND SURVEYOR

FS23-0641

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°22'35" W	55.00'(C)
L2	S 89°43'55" E	27.50'(C)
L3	S 89°43'55" E	54.97'(C)
L4	S 00°21'53" W	301.89'(C)
L5	S 89°39'16" E	396.74'(C)
L6	N 89°39'16" W	396.75'(C)
L7	N 00°21'53" E	26.00'(C)
L8	S 89°34'38" E	35.50'(C)
L9	S 89°43'55" E	8.00'(C)
L10	S 00°21'53" W	55.00'(C)

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	28.00'(C)	29.08'(C)	59°30'27"	N 60°35'30" E	27.79'(C)
C2	52.80'(C)	275.55'(C)	299°00'54"	N 00°20'44" E	53.58'(C)
C3	28.00'(C)	29.08'(C)	59°30'27"	S 59°54'03" E	27.79'(C)

FINAL PLAT

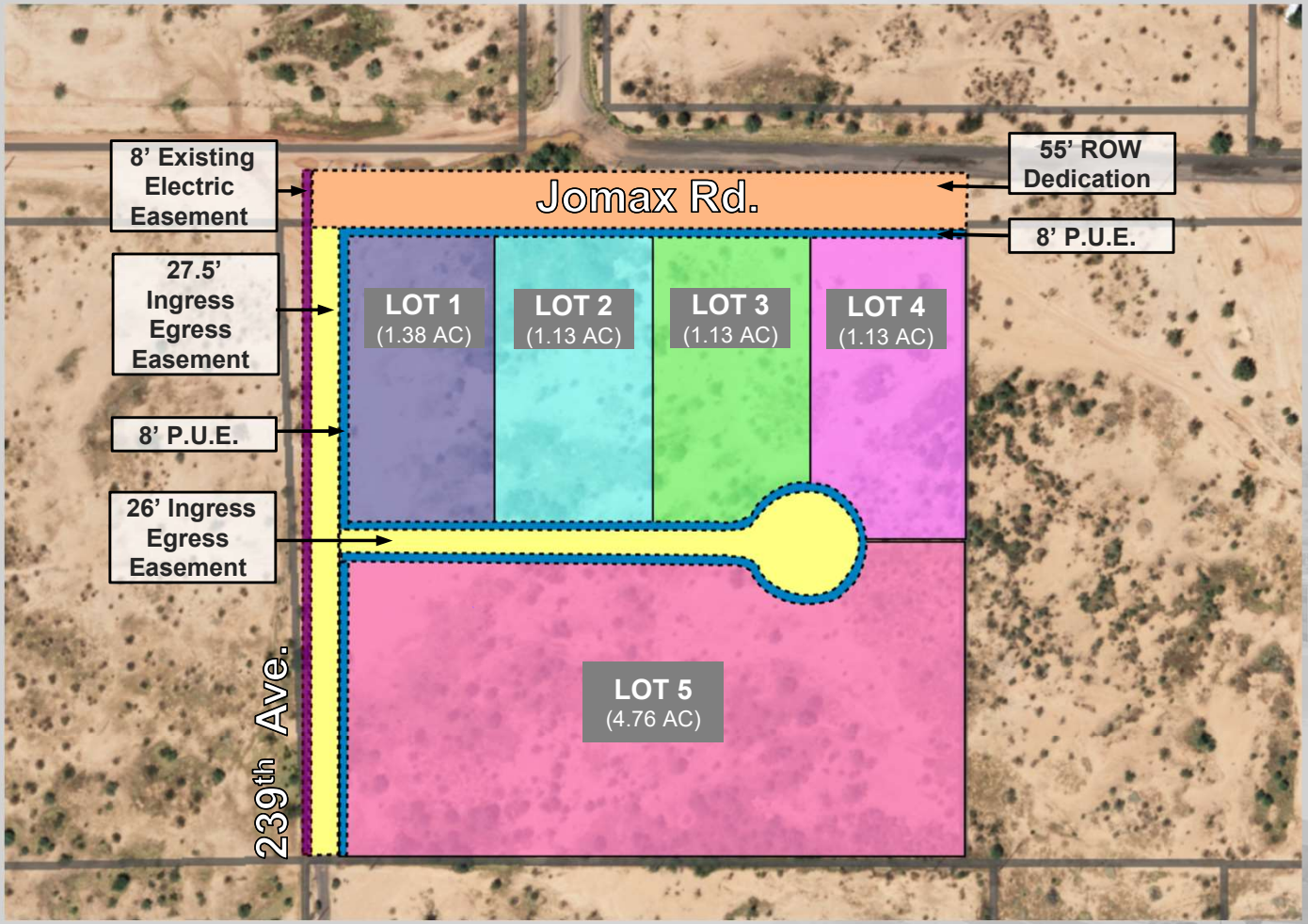
"MEL"

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

REVISIONS:	DESIGN BY: N/A
	DRAWN BY: MMM
REV. 1	SCALE: 1"=50'
	DATE: 11/17/23
REV. 2	JOB NO. 23-058
REV. 3	
REV. 4	2 of 2

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

FS23-0641 Plat Exhibit



DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

11 August 2023

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

Ms. Tierney Farago
Development Services Specialist
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS23-0641; MEL Project (APN: 503-83-006B)

Dear Ms. Farago

Thank you for the opportunity to provide comments on the final site application for the MEL Project lot split. The site is located on approximately 9.5 acres at the SEC of 239th Avenue and Jomax in Surprise, AZ. The application proposes dividing the parcel into five residential lots of over 1 acre each. The site is 0.5 miles outside the Luke AFB Aux-1 2004 65 Ldn, "high noise or accident potential zone" as identified by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence, Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/ac from the 65 Ldn to 1/2 mile, a maximum of 4 du/ac from 1/2 to 1 mile, and a maximum of 6 du/ac from 1 to 3 miles. The proposal for the property as stated in the narrative, consisting of 1 du/ac each on four parcels and 1 du/4.57ac on the remaining lot meets the GDC.

As described in the application, this project will not negatively impact the flying operations at Luke AFB. Since the site will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 170 over flights per day. We also recommend a strong notification program on the part of the applicant to inform any potential occupant(s) about Luke AFB operations.

If there are any questions, please contact Senior Planner, Ms. Jenn Rahn at (623) 856-9981.

Sincerely

TOALE.CHRISTOPHER.P.1039696165 Digitally signed by TOALE.CHRISTOPHER.P.1039696165 Date: 2023.08.11 12:22:09 -07'00'

CHRISTOPHER P. TOALE

cc:
Colonel Keagan L. McLeese, Deputy Commander, 56th Fighter Wing
Ms. Demetria Themistocles, GS-13, General Law Attorney, 56th Fighter Wing
Mr. Timothy A. Forero, GS-13, General Law Attorney, 56th Fighter Wing

SURPRISE
ARIZONA

FS23-0641

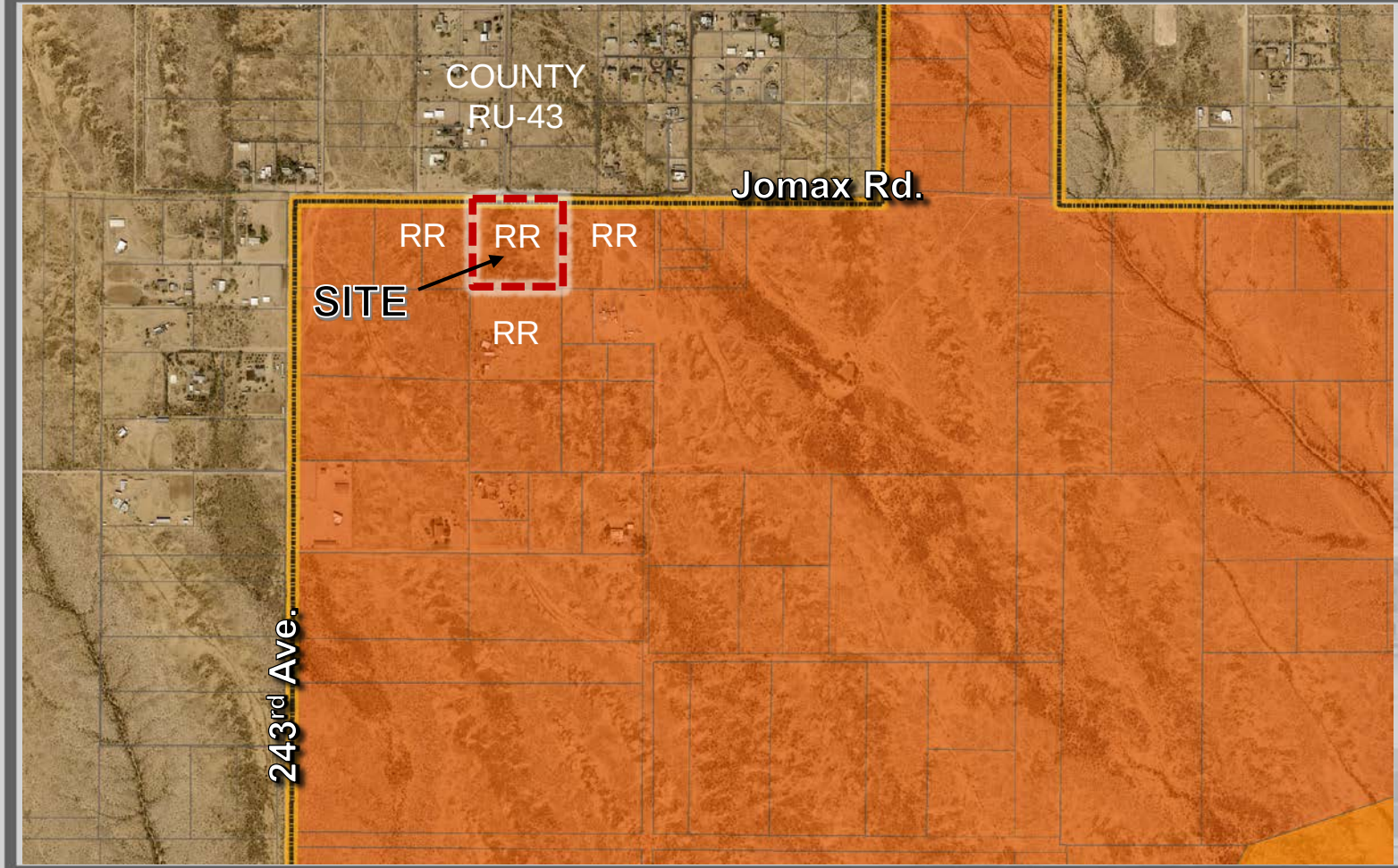
MEL

Final Plat

City Council

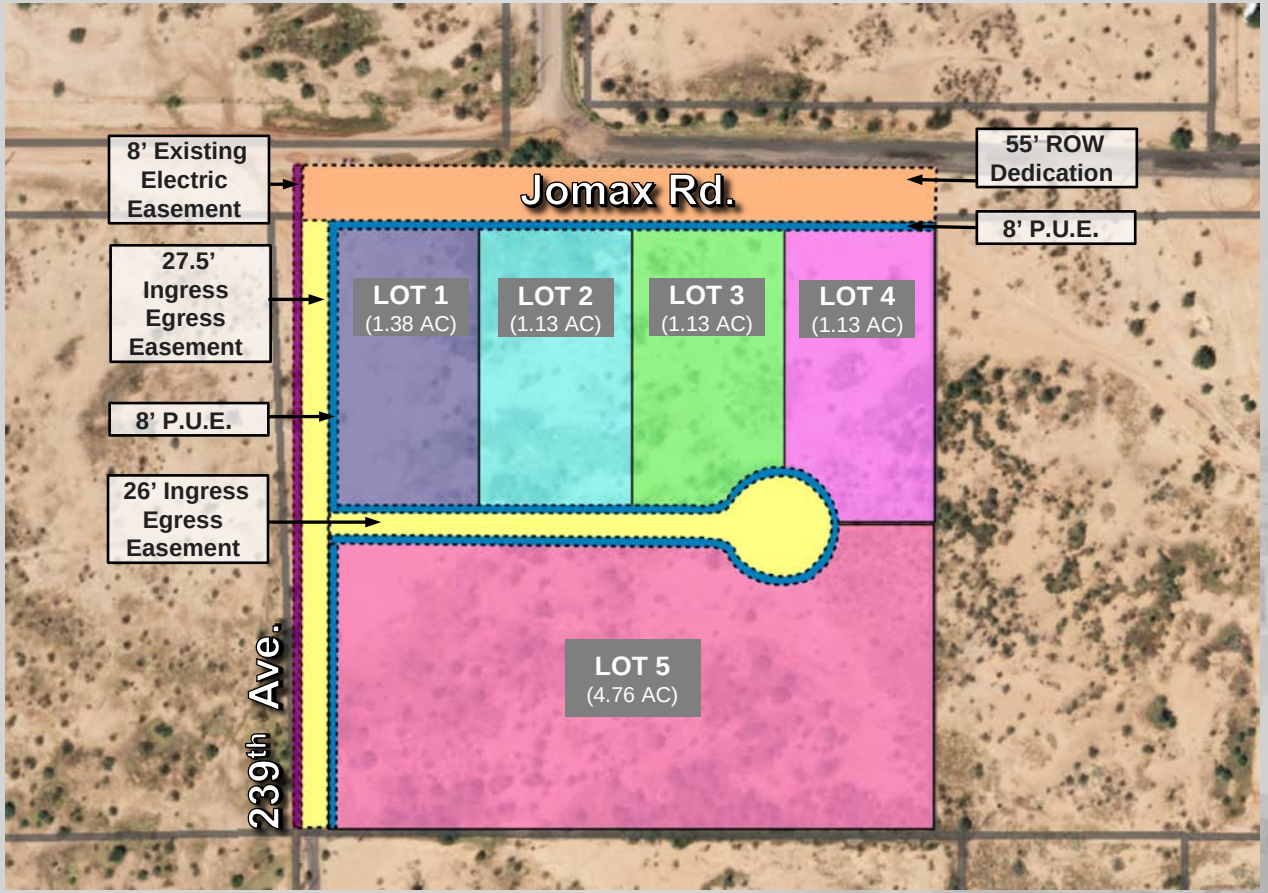
January 16, 2024

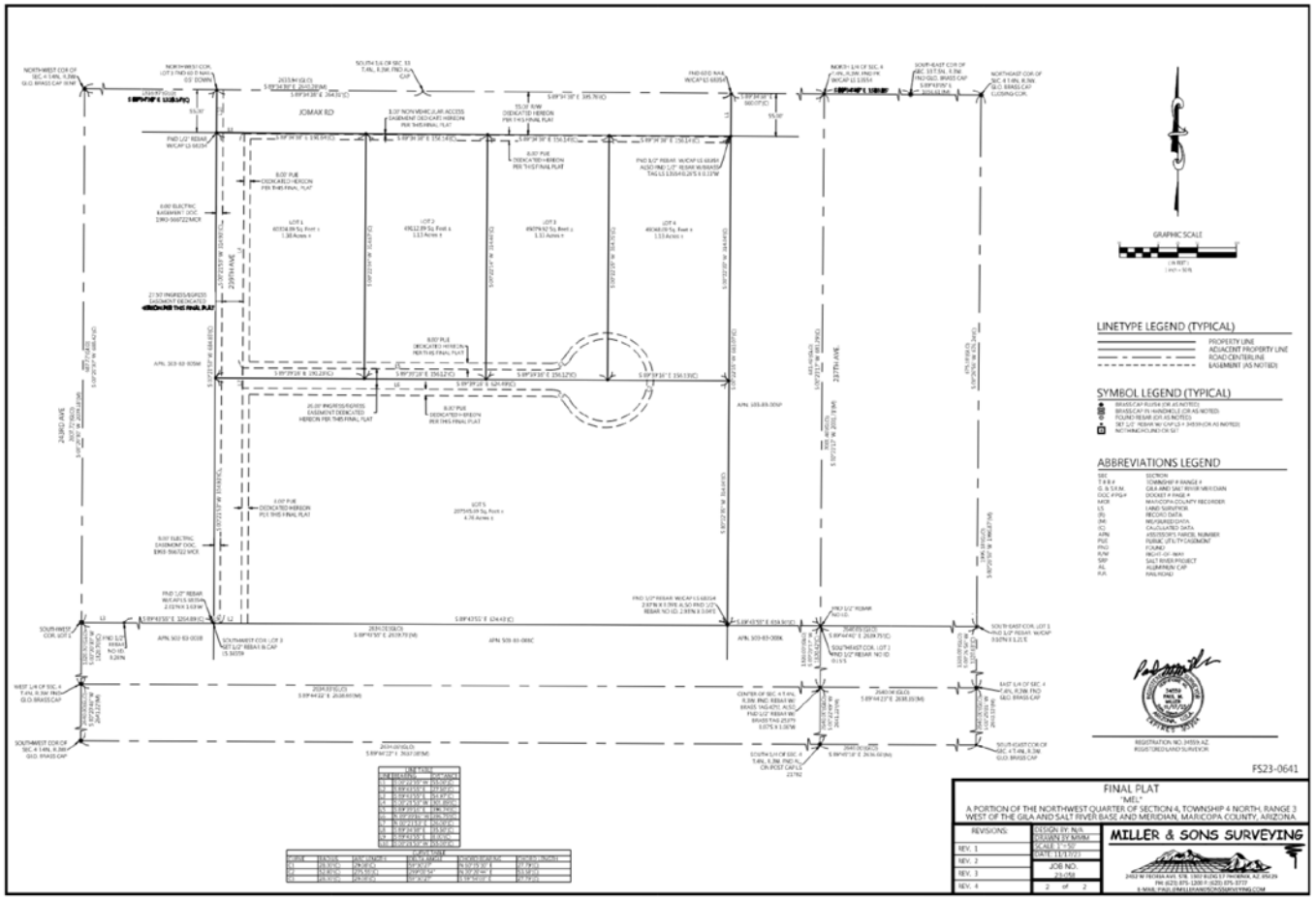
FS23-0641 Vicinity Map



FS23-0641 Zoning Map

FS23-0641 Plat Exhibit





FS23-0641 Final Plat

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 16, 2024 Contact Person: Tanner Wessel
Submitting Department: Community Development District: District 3
Staff Recommendations: None

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

Agenda Wording:
Consideration and action pertaining to approval of the Final Plat entitled, "Toll at Prasada, Unit H – Phase 3 Lots 1730 & 1731 & Tracts H-B & H-D" and dated October 25, 2023, a property located west of Cotton Lane, between Cactus Road and Peoria Avenue; Case FS23-0813.

Motion:
I move to approve the Final Plat entitled, "Toll at Prasada, Unit H – Phase 3 Lots 1730 & 1731 & Tracts H-B & H-D" and dated October 25, 2023.

Background:
James Rogers of EPS Group Inc. seeks approval of a Final Plat for Unit H of the Toll at Prasada development. This Final Plat proposes adjusting the lot lines of Lots 1730 and 1731, as well as the lot lines for Tracts H-B and H-D. Lots 1730 and 1731 will be recategorized from D2 to D1 lot types.

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

Policy Compliant:
The proposed Final Plat is consistent with the Surprise General Plan 2035 and the City of Surprise Land Development Ordinance.

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

Budget Impact:
There is no anticipated budget impact related to this item.

FTE Impact:
This item does not have an impact on current staffing levels.

ATTACHMENTS:

1. 00-FS23-0813 Toll At Prasada Unit H Replat - Staff Report
2. 01-FS23-0813 Toll At Prasada Unit H Replat - Vicinity Map
3. 02-FS23-0813 Toll At Prasada Unit H Replat - Zoning Map
4. 03-FS23-0813 Toll At Prasada Unit H Replat - Final Plat
5. 04-FS23-0813 Toll At Prasada Unit H Replat - Landscape Plan
6. 05-FS23-0813 Toll At Prasada Unit H Replat - Luke AFB Letter
7. FS23-0813 Toll At Prasada Unit H Replat - CC Presentation

SURPRISE
ARIZONA

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case:	**FS23-0813**
Project Name:	Toll at Prasada Unit H Replat
Council District:	3 – Mesquite
Meeting Date:	**January 16, 2024**
Planner:	Tanner Wessel, Planner II

Owner:	Toll Prasada, LLC
Applicant:	Aaron Insco of Toll Brothers Arizona
Request:	Final Plat for Lots 1730 and 1731 located within Unit H of the Toll at Prasada development located within the Prasada PAD
Site Location:	Generally located west of Cotton Lane, between Cactus Road and Peoria Avenue
Site Size:	Approximately 1.11 gross acres
Density:	4.42 gross DU/AC* **Density for all of Unit H*
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035

Findings:

- The proposed Final Plat is consistent with the Prasada PAD.
- The proposed Final Plat is consistent with the Preliminary Plat approved under case FS21-080.
- The proposed Final Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

Alternative Actions:

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

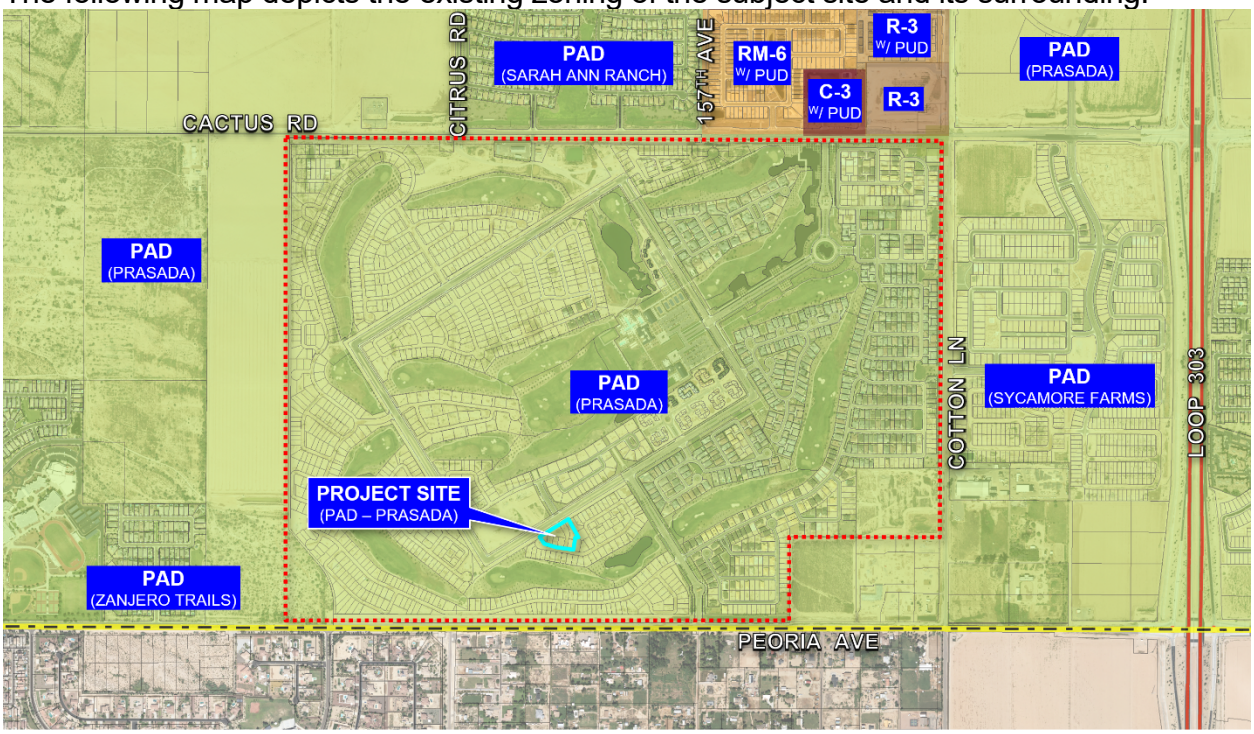
Deny – Denial of the requested Final Plat will prevent the applicant from subdividing the property as proposed.

PROJECT DESCRIPTION:

The subject request involves a Final Plat for a portion of Unit H of the Toll at Prasada development (AKA Sterling Grove). The Final Plat proposes adjusting the lot lines of Lots 1730 and 1731, as well as Tracts H-B and H-D.

EXISTING ZONING:

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



Prasada PAD Residential	Prasada PAD Residential	Prasada PAD Residential
Prasada PAD Residential	**Prasada PAD Residential**	Prasada PAD Residential
Prasada PAD Residential	Prasada PAD Residential	Prasada PAD Residential

BACKGROUND:

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

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

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

April 17, 2018: The City Council approved the original Preliminary Plat for Toll at Prasada under case FS17-394.

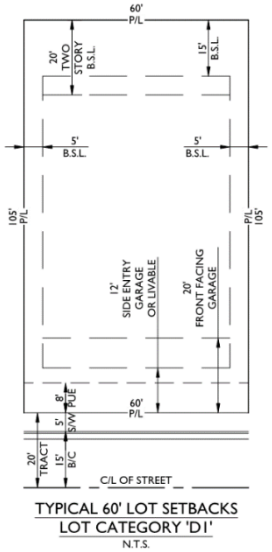
January 15, 2019: The City Council approved the Final Plat for Toll at Prasada Phase I Infrastructure under case FS18-290.

September 7, 2021: The City Council approved the Preliminary Plat for Toll at Prasada Unit H under case FS21-080.

December 7, 2021: The City Council approved the Final Plat for Toll at Prasada Unit H under case FS21-561.

ANALYSIS AND DISCUSSION

Lots 1730 and 1731 are located within Unit H of the Toll at Prasada development which encompasses approximately 13.59 gross acres and has an overall gross density of 4.42 DU/AC. This Final Plat affects approximately 1.11 gross acres of the overall 13.59 acres of Unit H and does not propose any changes to the overall unit count or density of Unit H. Instead, this plat proposes adjusting the lot lines of Lots 1730 and 1731 to allow for the lots to be recategorized from the D2 (shallow-wide) lot type to the D1 (traditional) lot type. The proposed lot configurations for the lots are consistent with the approved PAD zoning, see below.



TYPICAL 60' LOT SETBACKS
LOT CATEGORY 'D1'
N.T.S.

Additionally, this plat proposes expanding the boundaries of Tracts H-B and H-D to be adjacent to Lots 1730 and 1731, respectively. The new landscape tract areas will be landscaped in accordance with the Prasada PAD and will have a plant palette that is consistent with the rest of the Sterling Grove community.

UTILITY AND SERVICES TABLE:

Electric:	Arizona Public Service
Water:	EPCOR
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	Southwest Gas
Irrigation:	Maricopa Water District
Schools:	Dysart USD

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/AC or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. This Final Plat does not propose any changes to the overall density of Unit H which is currently 4.42 gross DU/AC; the project most closely aligns with the Suburban Neighborhood type and is consistent with the General Plan in this regard. The site also lies within the 0-6 DU/AC ribbon of the Luke Air Force Base Graduated Density Concept (GDC); however, the site is integral to the larger Sterling Grove project, which is approved for 2,207 lots overall and meets the guidance offered by the GDC.

REVIEWING AGENCIES:

In addition to the standard City reviewing agencies, Luke Air Force Base and the Maricopa Water District, were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

SUMMARY:

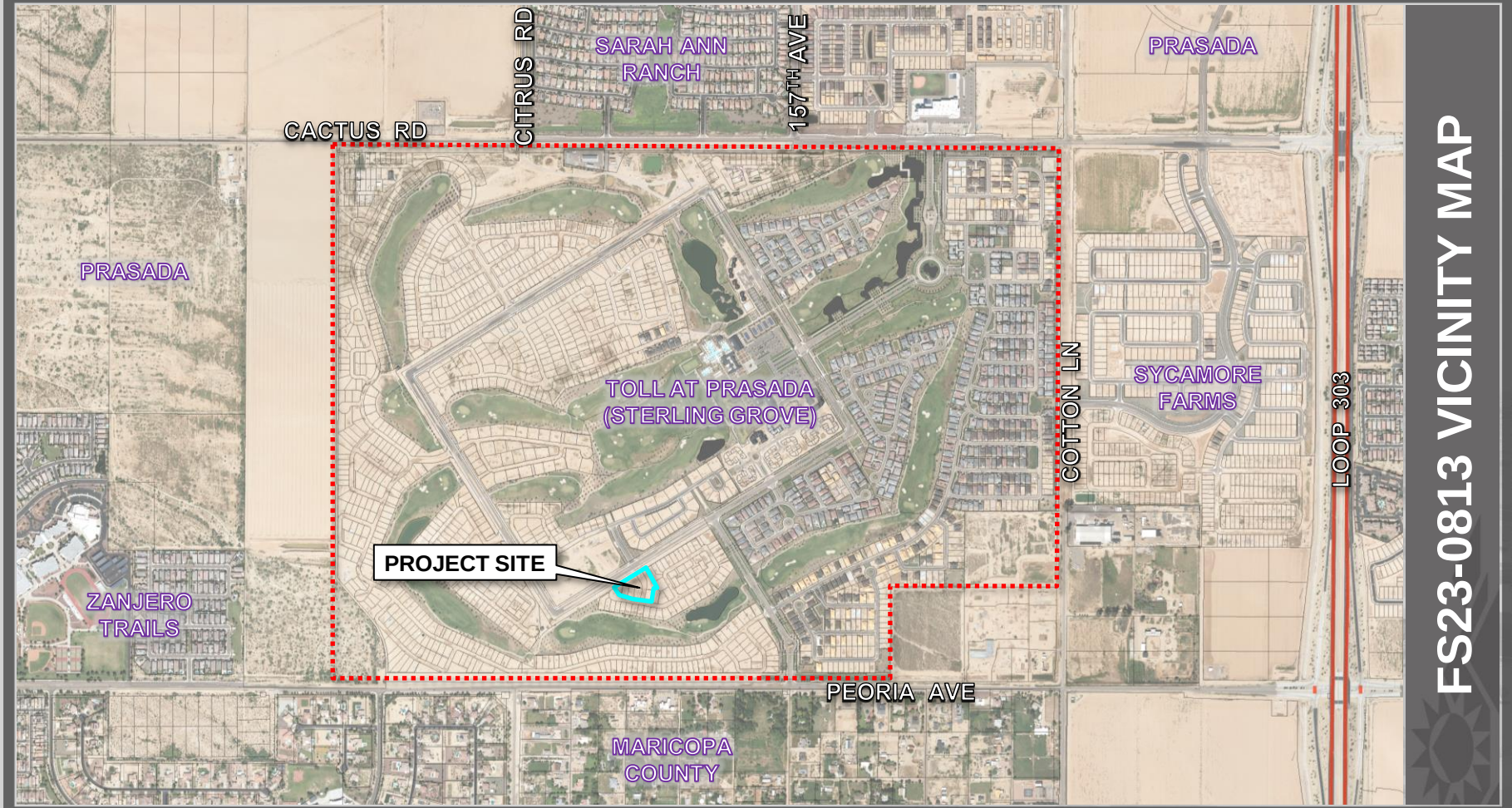
Staff concludes the subject Final Plat is consistent with the Prasada PAD and the applicable requirements of the City of Surprise Land Development Ordinance. All City reviewing departments have reviewed the request and expressed no concerns.

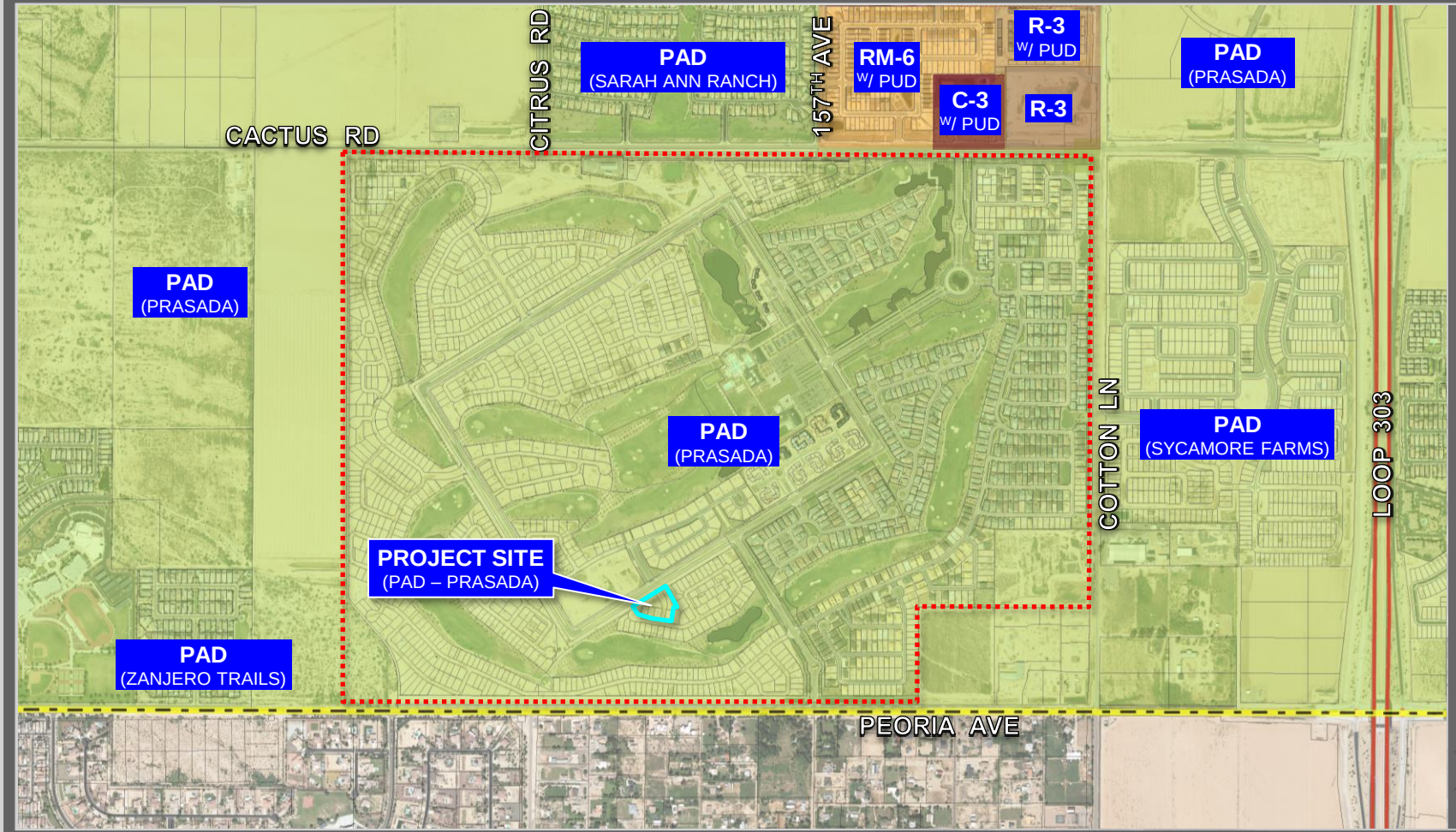
FINDINGS:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Prasada PAD.
- The reviewing agencies have indicated no objections.

ATTACHMENTS:

01 Vicinity Map
02 Zoning Map
03 Final Plat
04 Landscape Plans
05 Luke AFB Letter
PowerPoint


FS23-0813 VICINITY MAP
CACTUS RD
CITRUS RD
SARAH ANN RANCH
157TH AVE
PRASADA
PRASADA
TOLL AT PRASADA (STERLING GROVE)
COTTON LN
SYCAMORE FARMS
LOOP 303
PROJECT SITE
ZANJERO TRAILS
PEORIA AVE
MARICOPA COUNTY

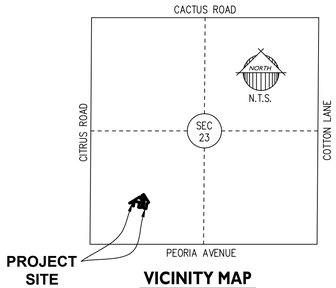

CACTUS RD
CITRUS RD
157TH AVE
COTTON LN
LOOP 303
PEORIA AVE
PAD
(SARAH ANN RANCH)
RM-6
W/ PUD
R-3
W/ PUD
C-3
W/ PUD
R-3
PAD
(PRASADA)
PAD
(PRASADA)
PAD
(PRASADA)
PAD
(SYCAMORE FARMS)
PAD
(ZANJERO TRAILS)
PROJECT SITE
(PAD – PRASADA)
FS23-0813 ZONING MAP

Final Plat

Toll at Prasada, Unit H - Phase 3

Lots 1730 & 1731 & Tracts H-B & H-D

BEING A REPLAT OF LOTS 1730 & 1731 & TRACTS H–B & H–D
OF THE FINAL PLAT OF "TOLL AT PRASADA, UNIT H – PHASE 3",
AS RECORDED IN BOOK 1634 OF MAPS, PAGE 21, M.C.R.,
SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23,
TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN
MARICOPA COUNTY, ARIZONA



VICINITY MAP

DEDICATION

STATE OF ARIZONA }
} SS
COUNTY OF MARICOPA }

KNOW ALL PERSONS BY THESE PRESENTS: THAT TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY, "OWNER", HAS SUBDIVIDED UNDER THE NAME TOLL AT PRASADA, UNIT H – PHASE 3 LOTS 1730 & 1731 TRACTS H–B & H–D, BEING A RE–PLAT OF LOTS 1730 & 1731 & TRACTS H–B & H–D OF THE FINAL PLAT OF "TOLL AT PRASADA, UNIT H – PHASE 3", AS RECORDED IN BOOK 1634 OF MAPS, PAGE 21, M.C.R., SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF TOLL AT PRASADA, UNIT H – PHASE 3 LOTS 1730 & 1731 TRACTS H–B & H–D AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET AND EASEMENT CONSTITUTING THE SAME, AND THAT EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR AND NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

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

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

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

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

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

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

TRACTS "H–B & H–D" ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE HOMEOWNERS ASSOCIATION, AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS. SAID HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING SAID TRACTS.

IN WITNESS WHEREOF, 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 _____, 202_.

TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY _____ DATE _____

ITS _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
} SS
COUNTY OF MARICOPA }

ON THIS _____ DAY OF _____, 202_ BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

_____
NOTARY PUBLIC DATE

_____
MY COMMISSION EXPIRES:

NOTICE OF PRASADA PRE-ANNEXATION DEVELOPMENT AGREEMENT

OWNER'S PREDECESSOR, SUBURBAN LAND RESERVE, INC., A UTAH CORPORATION, FULTON HOMES CORPORATION, AN ARIZONA CORPORATION, AND WESTCOR/SURPRISE LLC, AN ARIZONA LIMITED LIABILITY COMPANY HAVE ENTERED INTO A PRE–ANNEXATION1 DEVELOPMENT AGREEMENT DATED SEPTEMBER 12, 2006 ("AGREEMENT") WITH CITY OF SURPRISE, AN ARIZONA MUNICIPAL CORPORATION, FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON SEPTEMBER 19, 2006, AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCUMENT NO. 20061238109. AGREEMENT WAS RECENTLY AMENDED AND RECORDED ON JULY 20, 2018, AT THE MARICOPA COUNTY RECORDER'S OFFICE DOCUMENT NO. 20180551464. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT.

NOTICE OF INTERGOVERNMENTAL AGREEMENT

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

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

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

PUBLIC NOTICE

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

RELEASE OF LIABILITY

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

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

EPCOR PLAT DEDICATION

EXCEPT AS TO ANY AREAS SUBJECT TO THE EASEMENT OR EASEMENTS GRANTED TO MARICOPA WATER DISTRICT, AS DEPICTED ON THIS PLAT AND RECORDED IN THE OFFICE OF THE RECORDER, MARICOPA COUNTY, ARIZONA, A PERPETUAL WATER EASEMENT AS DESCRIBED IN THIS PLAT IS GRANTED TO EPCOR WATER ARIZONA INC., AND ITS SUCCESSORS AND ASSIGNS (COLLECTIVELY "GRANTEE"), TO CONSTRUCT, OPERATE, AND MAINTAIN WATER LINES AND APPURTENANT FACILITIES (COLLECTIVELY, "FACILITIES") UPON, ACROSS, OVER AND UNDER THE SURFACE OF THE EASEMENTS, TOGETHER WITH THE RIGHT TO OPERATE, REPAIR, REPLACE, MAINTAIN, AND REMOVE THE FACILITIES FROM THE PREMISES; TO ADD OR TO ALTER THE FACILITIES, AND TO PROVIDE GRANTEE WITH REASONABLE INGRESS AND EGRESS TO THE FACILITIES. GRANTEE WILL HAVE UNRESTRICTED ACCESS TO THE EASEMENT FOR THE ACTIVITIES DESCRIBED ABOVE AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION PRIOR TO ACCESSING THE EASEMENT WILL NOT BE REQUIRED.

GRANTOR SHALL NOT ERECT OR CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED ANY BUILDING, STRUCTURE OR SIMILAR IMPROVEMENT WITHIN THE LIMITS OF THE EASEMENT GRANTED HEREIN. GRANTOR SHALL NOT, NOR PERMIT, THE GRADE OVER GRANTEE'S FACILITIES TO BE SUBSTANTIALLY ALTERED WITHOUT, IN EACH INSTANCE, THE PRIOR WRITTEN CONSENT OF GRANTEE, AND GRANTOR AGREES THAT NO OTHER PIPES OR CONDUITS SHALL BE PLACED WITHIN THE PREMISES SUBJECT TO THE EASEMENT GRANTED HEREIN, EXCEPT PIPES CROSSING GRANTEE'S FACILITIES AT RIGHT ANGLES, IN WHICH CASE, A MINIMUM VERTICAL DISTANCE OF TWO (2) FEET (AS MEASURED FROM THE CLOSEST POINTS ON THE OUTSIDE EDGES) SHALL BE MAINTAINED BETWEEN GRANTEE'S FACILITIES AND SUCH OTHER PIPES OR CONDUITS. UNLESS GRANTEE EXPRESSLY CONSENTS IN WRITING OTHERWISE, ANY AND ALL SEWER PIPES CROSSING THE EASEMENT GRANTED HEREIN SHALL BE LAID BELOW GRANTEE'S FACILITIES. HOWEVER, GRANTOR SHALL HAVE THE RIGHT TO CONSTRUCT AND ERECT FENCES, TO INSTALL LANDSCAPING, PARKING FACILITIES AND DRIVEWAYS, AND TO ESTABLISH OTHER USES THAT ARE NOT INCONSISTENT WITH USES WITHIN THE LIMITS OF SAID EASEMENT IN A MANNER THAT WILL NOT UNREASONABLY INTERFERE WITH GRANTEE'S ACCESS TO THE FACILITIES.

LEGAL DESCRIPTION

SEE SHEET 2.

GENERAL NOTES

1. SPRINKLERS ARE REQUIRED IN ALL ONE AND TWO FAMILY DWELLINGS BUILT IN AREAS WHICH DO NOT HAVE AN ADEQUATE WATER SUPPLY.
2. NO ON–SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
3. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "ZONE X SHADED AND ZONE A," BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1660L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
4. 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."
5. 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.
6. PURSUANT TO A.R.S. § 42–11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.
7. THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE OWNER.
8. THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS–OF–WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS, AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
9. LANDSCAPE MAINTENANCE OF THE MEDIANS WITHIN THE PUBLIC RIGHT–OF–WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.
10. THE PROPERTY CONTAINED WITHIN THIS PLAT IS ZONED PAD PER CITY OF SURPRISE CASE FS17–587 OR AS SUBSEQUENTLY AMENDED.
11. THIS FINAL PLAT IS IN CONFORMANCE WITH THE PRELIMINARY PLAT AS APPROVED BY THE CITY OF SURPRISE UNDER CASE FS21–080.

AREA SUMMARY TABLE

DESCRIPTION	AREA (SF)	AREA (ACRES)
LOTS 1730 & 1731 (2 LOTS)	14,383	0.3302
TRACTS H–B & H–D (2 TRACTS)	33,816	0.7763
GROSS AREA	48,199	1.1065

100 YEAR ASSURED WATER SUPPLY

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

27–701007.0000 — CERTIFICATE NUMBER
11/14/2018 — DATE

BASIS OF BEARING

THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST, BEARING SOUTH 00 DEGREES 24 MINUTES 11 SECONDS WEST PER GDACS 661–18 MCR.

NOTICE OF TOLL AT PRASADA DEVELOPMENT AND WATER DELIVERY AGREEMENT

LANDOWNER ENTERED INTO THE TOLL AT PRASADA DEVELOPMENT AND WATER DELIVERY AGREEMENT DATED JANUARY 2, 2019 ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON JANUARY 3, 2019, AT THE MARICOPA COUNTY RECORDERS' OFFICE AT 2019–0002436. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF TOLL PRASADA LLC, AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 7 AND SECTION 9, UPON REASONABLE REQUEST.

DATED THIS _____ DAY OF _____, 202_.

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

ATTEST:

BY: _____ BY: _____
CHRISTINE CAIN GLEN VORTHERMS

ITS: PROPERTY & CONTRACTS MANAGER ITS: ASSISTANT SECRETARY

TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____ _____

ITS: _____

ENGINEER

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

OWNER/DEVELOPER

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

SHEET INDEX

1 COVER SHEET
2 LOT AREA TABLE, TRACT AREA & USAGE TABLE, CURVE TABLE, LINE TABLE & FINAL PLAT PLAN SHEET

HOMEOWNERS ASSOCIATION RATIFICATION

KNOW ALL MEN BY THESE PRESENTS: THAT STERLING GROVE COMMUNITY ASSOCIATION, INC., AN ARIZONA NON–PROFIT CORPORATION, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS PLAT FOR "TOLL AT PRASADA, UNIT H – PHASE 3 LOTS 1730 & 1731 TRACTS H–B & H–D" AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS PLAT.

IN WITNESS WHEREOF, STERLING GROVE COMMUNITY ASSOCIATION, INC. HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 202_.

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

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
} SS
COUNTY OF MARICOPA }

ON THIS _____ DAY OF _____, 202_ BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

_____
NOTARY PUBLIC DATE

_____
MY COMMISSION EXPIRES:

CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 202_, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED _____ _____
CITY ENGINEER DATE

CITY OF SURPRISE COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA, THIS _____ DAY OF _____, 202_.

ATTEST:

_____ _____
MAYOR DATE

_____ _____
CITY CLERK DATE

CERTIFICATION

I, ROBERT A. JOHNSTON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF AUGUST, 2023; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL MONUMENTS ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ROBERT A. JOHNSTON, RLS 37495
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, STE. 120
MESA, ARIZONA 85201
PHONE: (480) 503–2250
FAX: (480) 503–2258

DATE OF PREPARATION: 08/24/23 (REVISED OCTOBER 25, 2023)

CASE NUMBER: FS23-0813

EPS GROUP
1130 N. Alma School Rd., Ste. 120
Mesa, AZ 85201
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

Toll at Prasada, Unit H - Phase 3
Lots 1730 & 1731 & Tracts H-B & H-D Re-plat
SURPRISE, ARIZONA

Project:

Final Plat

Revisions:
10/25/2023 CITY 1ST REVIEW COMMENTS

Designer: RAJ
Drawn by: TJP

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A.
JOHNSTON
Date Signed 10-25-2023

Job No.
16-339

FP01

Sheet No.
1
of 2

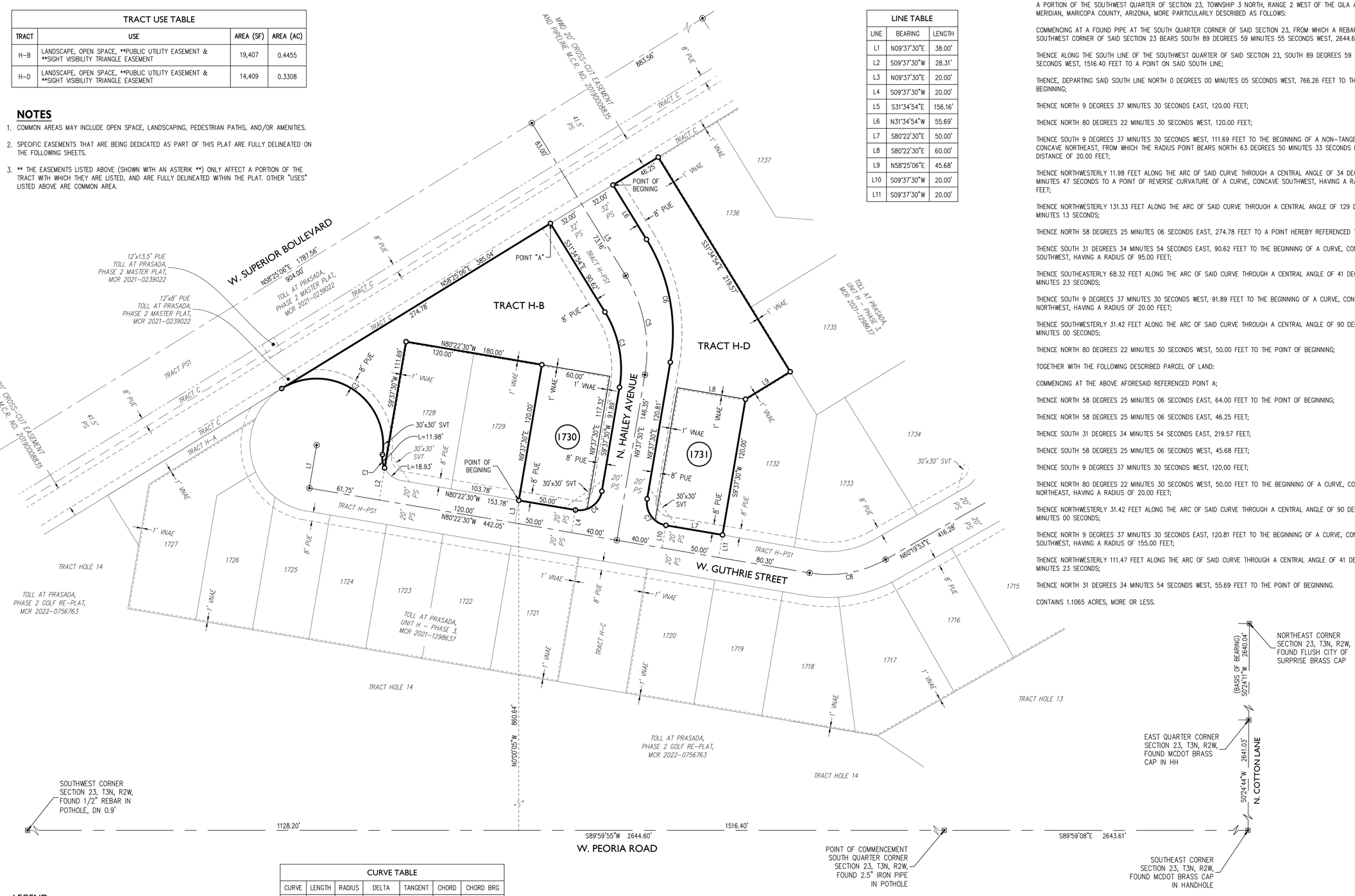
tprotonentis Oct 25, 2023 9:07am S:\Projects\2016\16-339\Legal Survey\Dwgs\Final Plats\Phase 3\Unit H – Re-plat – Lots 1730 & 1731 & TRACTS H–B & H–D\16-339 – Ph3 – Unit H – Re-plat – Lots 1730 & 1731 & TRACTS H–B & H–D.dwg

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
H–B	LANDSCAPE, OPEN SPACE, **PUBLIC UTILITY EASEMENT & **SIGHT VISIBILITY TRIANGLE EASEMENT	19,407	0.4455
H–D	LANDSCAPE, OPEN SPACE, **PUBLIC UTILITY EASEMENT & **SIGHT VISIBILITY TRIANGLE EASEMENT	14,409	0.3308

NOTES

1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS, AND/OR AMENITIES.
2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.
3. ** THE EASEMENTS LISTED ABOVE (SHOWN WITH AN ASTERIK **) ONLY AFFECT A PORTION OF THE TRACT WITH WHICH THEY ARE LISTED, AND ARE FULLY DELINEATED WITHIN THE PLAT. OTHER "USES" LISTED ABOVE ARE COMMON AREA.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N09°37'30"E	38.00'
L2	S09°37'30"W	28.31'
L3	N09°37'30"E	20.00'
L4	S09°37'30"W	20.00'
L5	S31°34'54"E	156.16'
L6	N31°34'54"W	55.69'
L7	S80°22'30"E	50.00'
L8	S80°22'30"E	60.00'
L9	N58°25'06"E	45.68'
L10	S09°37'30"W	20.00'
L11	S09°37'30"W	20.00'



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	30.90'	20.00'	88°31'51"	19.49'	27.92'	S36°06'35"E
C2	131.33'	58.00'	129°44'14"	123.64'	105.02'	N56°42'47"W
C3	68.32'	95.00'	41°12'23"	35.71'	66.86'	N10°58'42"W
C4	31.42'	20.00'	90°00'00"	20.00'	28.28'	N54°37'30"E
C5	89.90'	125.00'	41°12'23"	46.99'	87.97'	N10°58'42"W
C6	111.47'	155.00'	41°12'23"	58.27'	109.09'	N10°58'42"W
C7	31.42'	20.00'	90°00'00"	20.00'	28.28'	S35°22'30"E
C8	68.58'	100.00'	39°17'37"	35.70'	67.24'	N79°58'41"E

LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	CATEGORY
1730	7,191	0.1651	D1
1731	7,191	0.1651	D1

LEGEND

▣	FOUND MONUMENT, AS NOTED
o	CORNER OF SUBDIVISION
⊙	BRASS CAP TO BE SET AT CONSTRUCTION
R/W	RIGHT-OF-WAY
M.C.R.	MARICOPA COUNTY RECORDER
PS	PRIVATE STREET
SVT	SIGHT VISIBILITY TRIANGLE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
(1401)	INDICATES STARTING AND ENDING LOT NUMBERING

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND PIPE AT THE SOUTH QUARTER CORNER OF SAID SECTION 23, FROM WHICH A REBAR AT THE SOUTHWEST CORNER OF SAID SECTION 23 BEARS SOUTH 89 DEGREES 59 MINUTES 55 SECONDS WEST, 2644.60 FEET;

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, SOUTH 89 DEGREES 59 MINUTES 55 SECONDS WEST, 1516.40 FEET TO A POINT ON SAID SOUTH LINE;

THENCE, DEPARTING SAID SOUTH LINE NORTH 0 DEGREES 00 MINUTES 05 SECONDS WEST, 766.26 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 9 DEGREES 37 MINUTES 30 SECONDS EAST, 120.00 FEET;

THENCE NORTH 80 DEGREES 22 MINUTES 30 SECONDS WEST, 120.00 FEET;

THENCE SOUTH 9 DEGREES 37 MINUTES 30 SECONDS WEST, 111.69 FEET TO THE BEGINNING OF A NON–TANGENT CURVE, CONCAVE NORTHEAST, FROM WHICH THE RADIUS POINT BEARS NORTH 63 DEGREES 50 MINUTES 33 SECONDS EAST A DISTANCE OF 20.00 FEET;

THENCE NORTHWESTERLY 11.98 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34 DEGREES 18 MINUTES 47 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 58.00 FEET;

THENCE NORTHWESTERLY 131.33 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 129 DEGREES 44 MINUTES 13 SECONDS;

THENCE NORTH 58 DEGREES 25 MINUTES 06 SECONDS EAST, 274.78 FEET TO A POINT HEREBY REFERENCED TO AS POINT A;

THENCE SOUTH 31 DEGREES 34 MINUTES 54 SECONDS EAST, 90.62 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 95.00 FEET;

THENCE SOUTHEASTERLY 68.32 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41 DEGREES 12 MINUTES 23 SECONDS;

THENCE SOUTH 9 DEGREES 37 MINUTES 30 SECONDS WEST, 91.89 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 20.00 FEET;

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

THENCE NORTH 80 DEGREES 22 MINUTES 30 SECONDS WEST, 50.00 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE ABOVE AFORESAID REFERENCED POINT A;

THENCE NORTH 58 DEGREES 25 MINUTES 06 SECONDS EAST, 64.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 58 DEGREES 25 MINUTES 06 SECONDS EAST, 46.25 FEET;

THENCE SOUTH 31 DEGREES 34 MINUTES 54 SECONDS EAST, 219.57 FEET;

THENCE SOUTH 58 DEGREES 25 MINUTES 06 SECONDS WEST, 45.68 FEET;

THENCE SOUTH 9 DEGREES 37 MINUTES 30 SECONDS WEST, 120.00 FEET;

THENCE NORTH 80 DEGREES 22 MINUTES 30 SECONDS WEST, 50.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 20.00 FEET;

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

THENCE NORTH 9 DEGREES 37 MINUTES 30 SECONDS EAST, 120.81 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 155.00 FEET;

THENCE NORTHWESTERLY 111.47 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41 DEGREES 12 MINUTES 23 SECONDS;

THENCE NORTH 31 DEGREES 34 MINUTES 54 SECONDS WEST, 55.69 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.1065 ACRES, MORE OR LESS.

EPS GROUP
1130 N. Alma School Rd., Ste. 120
Mesa, AZ 85201
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

Project: Toll at Prasada, Unit H - Phase 3
Lots 1730 & 1731 & Tracts H-B & H-D Re-plat
SURPRISE, ARIZONA

Final Plat

Revisions:
10/25/2023 CITY 1ST REVIEW COMMENTS

Designer: RAJ
Drawn by: TJP

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A.
JOHNSTON JR.
Date Signed 10-25-23

Job No.
16-339

FP02

Sheet No.
2
of 2

CASE NUMBER: FS23-0813

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Prasada - Unit H

WEST OF COTTON LANE , SOUTH OF CACTUS ROAD.
CITY OF SURPRISE PRE-PLAT LANDSCAPE PLANS

GENERAL NOTES:

1. THESE CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. IT IS THE GOAL OF THE DOCUMENTS THAT THE WORK IS TO BE COMPLETED WITHOUT CHANGE ORDERS. ALL QUANTITIES SHOWN IN THE DOCUMENTS ARE ESTIMATES ONLY AND ARE NOT GUARANTEED; THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER TO FULFILL THE INTENT OF THE DESIGN DRAWINGS.
2. INTERPRETATION OF THE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE "AUTHOR" OR "ARCHITECT/ENGINEER-OF-RECORD" OF THE RESPECTIVE DOCUMENT AND SHALL BE CONSIDERED FINAL. ANY POSSIBLE AMBIGUITY SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE "ARCHITECT/ENGINEER-OF-RECORD" PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE "ARCHITECT/ENGINEER-OF-RECORD" AS THE CORRECT AND FINAL INTERPRETATION.
3. ANY INCIDENTAL INSTALLATION PROCEDURE, MATERIAL OR EQUIPMENT, NOT MENTIONED IN THESE CONSTRUCTION DOCUMENTS, THE SPECIFICATIONS NOR SHOWN ON THE PLANS, WHICH MAY BE NECESSARY FOR COMPLETION AND SATISFACTORY OPERATION OF THE DESIGN SYSTEM SHALL BE FURNISHED AND INSTALLED (AS BASED ON INDUSTRY STANDARDS) AS THOUGH SHOWN OR PROVIDED FOR.
4. EXISTING CONDITIONS AND BASE INFORMATION ARE BASED ON PLANS PREPARED BY: CIVIL ENGINEER.
5. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD A CONFLICT ARISE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
7. FOR UNDERGROUND UTILITY COORDINATION AND 48 HOURS PRIOR TO START OF CONSTRUCTION (DEPENDING ON AREA OR JURISDICTION), THE CONTRACTOR SHALL CONTACT:
   A) BLUE STAKE (ARIZONA) 1-800-782-5348
   B) UNDERGROUND SERVICES ALERT (USA) 1-800-227-2600
   C) ARIZONA PUBLIC SERVICE 1-800-240-2014
8. THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND THE CHANGE ORDERS AS ASSOCIATED WITH THESE CONSTRUCTION DOCUMENTS.
9. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THESE CONSTRUCTION DOCUMENTS OR SHOULD THERE BE ANY DISCREPANCIES, HE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING FURTHER.
10. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND PER GOVERNING CODES AND/OR ORDINANCES.
11. THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS PRIOR TO THE START OF WORK.
13. BEFORE WORK BEGINS ON THE PROJECT, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
14. THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF WORK.
15. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
16. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAWS AND/OR REGULATIONS PERTAINING TO THE PROJECT.
17. THE CONTRACTOR SHALL PROPERLY COORDINATE HIS WORK WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
18. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT CONSTRUCTION.
19. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS. DAMAGE OCCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
20. MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK BY OTHERS. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.

PLANTING GENERAL NOTES:

1. THE CONTRACTOR SHALL REVIEW PLANTING PLAN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS HE DEEMS UNACCEPTABLE. SEE SPECIFICATIONS.
3. THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANT MATERIAL AS SPECIFIED ON THE PLANTING PLANS, HOWEVER, SHOULD THE PLANT MATERIAL BE TEMPORARILY UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL 5 GALLON NURSERY BUCKETS WITH IRRIGATION AT EACH PLANT LOCATION. AS THE PLANT MATERIAL BECOMES AVAILABLE, THE 5 GALLON BUCKETS SHALL BE REMOVED AND PLANT MATERIAL INSTALLED.
4. ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY DESIGN/BUILDER AND/OR THE LANDSCAPE ARCHITECT.
5. LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS.
6. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
7. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE.
8. WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT, SEE HARDPAN DETAIL.
9. REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
10. TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS / FIRE HYDRANTS, 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM WALKS, CURBS AND WALLS. SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALKS.
11. ALL SPECIMEN TREES, SHRUBS AND CACTI SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
12. THE CONTRACTOR SHALL INSTALL "SHAWTOWN ROOT BARRIER PANELS" (OR APPROVED EQUAL) AT ALL TREES WITHIN 2'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
13. THE CONTRACTOR SHALL INSTALL ARBOR GUARDS AT ALL TREES LOCATED IN TURF AREAS.
14. ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
15. ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
16. THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION.
17. CACTI SHALL BE PLANTED A MINIMUM OF 3'-0" AWAY FROM ALL PEDESTRIAN ROUTES.
18. CACTI SHALL BE WELL ROOTED AND NON-SCARRED.
19. PLANT MATERIAL MARKED 'SALVAGE' SHALL BE SELECTED FROM ON-SITE SALVAGE INVENTORY. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
20. IN DISTURBED AREAS INDICATED TO RECEIVE REVEGETATION HYDROSEED AND/OR PLANTING, THE CONTRACTOR SHALL MATCH EXISTING NATURAL DESERT STONE GROUND COVER CONDITIONS ADJACENT TO THE PROJECT.
21. NATIVE REVEGETATION AREAS AND PLANTER BEDS SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD DEBRIS.
22. THE CONTRACTOR SHALL PROVIDE A 50'-0" BY 50'-0" TYPICAL MOCK-UP OF NATIVE REVEGETATION AREAS FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
23. ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.

INERT GENERAL NOTES:

ANGULAR GRANITE RIP-RAP

1. INSTALL GRANITE RIP-RAP IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS (TYPICAL). REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR COLOR AND SIZE OF GRANITE RIP-RAP.
2. THE CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
3. THE CONTRACTOR SHALL REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.

DECOMPOSED GRANITE

1. DECOMPOSED GRANITE IS REQUIRED IN ALL PLANTING AREAS, EXCEPT AREAS OF TURF AND GRANITE RIP-RAP, AND SHALL EXTEND UNDER PLANT MATERIAL UNLESS NOTED OTHERWISE ON PLANS. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND.
2. ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF DECOMPOSED GRANITE, THROUGHOUT (TYPICAL).
3. CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

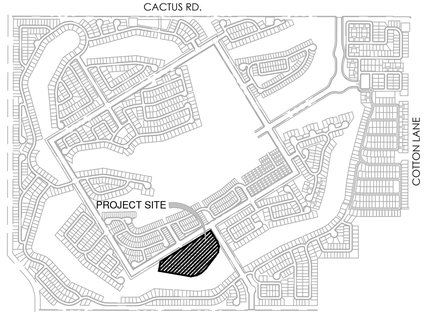
IRRIGATION GENERAL NOTES:

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL.
2. THE LANDSCAPE CONTRACTOR SHALL SUBMIT FULL PIPING PLANS, AFTER FIELD VERIFICATION, DEPICTING POINT OF CONNECTION, METER LOCATION AND SIZE, BACKFLOW PREVENTER LOCATION AND SIZE, AND PIPE ROUTING AND SIZES.
3. THE LANDSCAPE CONTRACTOR SHALL INSTALL THE SPECIFIED SYSTEM IN ACCORDANCE WITH THE ATTACHED SCHEDULES, NOTES, DETAILS, AND SPECIFICATIONS.
4. THE LANDSCAPE CONTRACTOR TO SITE VERIFY PRESSURE AND NOTIFY LANDSCAPE ARCHITECT OF ANY DIFFERENCES PRIOR TO INSTALLATION OR ORDERING OF MATERIALS. IF CONTRACTOR FAILS TO NOTIFY LANDSCAPE ARCHITECT, HE IS FINANCIALLY RESPONSIBLE FOR ANY NECESSARY SYSTEM ALTERATIONS THAT RESULT.
5. THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY EXISTING TAP LOCATIONS. INSTALL NEW METERS PER THE ATTACHED IRRIGATION SCHEDULE.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ASPHALT AND CONCRETE AS REQUIRED FOR SLEEVE INSTALLATION ACCORDING TO THE IRRIGATION SCHEDULE.
7. CONTROLLER TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. CONTROLLER SIZE AND QUANTITIES TO BE DETERMINED BY THE VALVE REQUIREMENTS AND POINTS OF CONNECTION. INSTALL ONE (1) CONTROLLER AT EACH POINT OF CONNECTION.
8. INSTALL PVC MAINLINE AND LATERALS ACCORDING TO THE IRRIGATION AND PIPING SCHEDULES.
9. ALL VALVE FLOWS SHALL NOT EXCEED MANUFACTURER'S SPECIFICATIONS.
10. VALVE BOXES SHALL BE SQUARE TO ADJACENT WALKS OR CURBS AND FLUSH WITH THE FINAL GRADE.
11. WORK SHALL CONFORM TO ALL CONSTRUCTION CODES AND REGULATIONS.
12. THE LANDSCAPE CONTRACTOR SHALL INSTALL GREEN VALVE BOXES IN TURF AREAS AND TAN VALVE BOXES IN DECOMPOSED GRANITE AREAS (TYPICAL).
13. REFER TO THE IRRIGATION NOTES FOR THE CALCULATED PRESSURE AT THE WATER METER. REFER TO NOTE #4 IF PRESSURE DIFFERS FROM THAT NOTED.
14. THE LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING ON PROJECT TO VERIFY INSTALLATION CONDITIONS.
15. PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL CONTACT BLUE STAKE TO VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES THAT MAY BE EFFECTED BY HIS WORK, AND HE SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF HIS IRRIGATION INSTALLATION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER AND/OR THE OWNER'S REPRESENTATIVE FOR ANY DESIGN CHANGES MADE AS A RESULT OF DEVIATION BY THE CONTRACTOR FROM THE PLANS AND SPECIFICATIONS OR DUE TO ERRORS, FAULTY MATERIAL OR FAULTY WORKMANSHIP.
17. INSTALL ALL MAINLINES WITH A MINIMUM OF 20" OF COVER.
18. INSTALL ALL LATERALS WITH A MINIMUM OF 12" OF COVER.
19. ALL PIPE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND ASTM STANDARD D 2774.
20. ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. USE LIQUID TEFLON ON METAL PIPE THREADS ONLY.
21. FLUSHING OF ALL LINES PRIOR TO INSTALLATION OF SPRINKLERS AND EMITTERS IS REQUIRED.
22. INSTALL ALL SPRINKLERS, EMITTERS, AND RELATED MATERIAL PER IRRIGATION SYSTEM SPECIFICATIONS AND DETAILS.
23. INSTALL ALL ELECTRICAL JOINTS WITH 3-M WATERPROOF CONNECTORS.
24. ALL ELECTRICAL CONNECTIONS SHALL BE MADE AT THE REMOTE CONTROL VALVE BOXES, CONTROLLER ENCLOSURES AND VALVE BOXES SPECIFICALLY FOR ELECTRICAL CONNECTIONS.
25. A CERTIFIED ELECTRICIAN SHALL BE RESPONSIBLE FOR INSTALLING ALL WIRING FROM THE CIRCUIT BREAKER AT THE 120 VOLT SOURCE LOCATION TO AUTOMATIC CONTROLLER.
26. ALL 120 VOLT VOLT POWER WIRE TO BE INSTALLED PER LOCAL CODE AND THE N.E.C.
27. INSTALL ALL VALVE WIRING IN MAINLINE TRENCH AS DETAILED.
28. INSTALL ALL REMOTE CONTROL VALVES AT HEIGHT INDICATED ON DETAILS, AS HIGH AS POSSIBLE BUT ALLOWING CLEARANCE BETWEEN VALVE BOX LID AND FLOW CONTROL HANDLE ON REMOTE CONTROL VALVE.
29. INSTALL ALL MAINLINE GATE VALVES IN A ROUND PLASTIC VALVE BOX PER DETAILS.
30. ALL PVC SOLVENT WELD FITTINGS SHALL BE LASCO OR APPROVED EQUAL.
31. THE MAINLINE, LATERAL PIPE, AND VALVES ARE SHOWN **SCHEMATICALLY** AND SHALL BE **INSTALLED WITHIN THE LANDSCAPE AREA, OUTSIDE R.O.W. AND P.U.E.**, ADJACENT TO SIDEWALK OR CURB AND OFFSET 18" WHEREVER POSSIBLE.
32. SUPPLY THE FOLLOWING MATERIAL TO THE OWNER:
   A) TWO WRENCHES FOR DISASSEMBLY AND ADJUSTING OF EACH TYPE OF SPRINKLER HEAD AND VALVE SUPPLIED.
   B) TWO KEYS FOR EACH OF THE CONTROLLERS.
   C) TWO COUPLERS WITH MATCHING HOSE BIBS AND SHUT-OFF VALVE.
   D) TWO VALVE BOX KEYS.
33. ALL MAINLINE FITTINGS FOR PIPE 3" AND LARGER SHALL BE CAST OR DUCTILE IRON FOR PVC; SCHEDULE 80 PVC FOR 2 1/2" AND SMALLER.
34. ALL MAINLINE PIPE SHALL BE A MINIMUM OF SCHEDULE 40.
35. SLEEVES SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE LINE SIZE.
36. ALL MAINLINE AND IRRIGATION EQUIPMENT SHALL BE PLACED IN THE LANDSCAPED AREAS.
37. CONTROLLER WIRES THAT ARE DIRECT BURIED SHALL BE #14 OR BETTER, BUNDLED OR WRAPPED A MINIMUM OF EVERY TWELVE (12') FEET. DURING INSTALLATION WIRES SHALL HAVE A 24" LOOP TIED IN ALL DIRECTION CHANGES GREATER THAT 30 DEGREES AND BE UNTIED PRIOR TO TRENCH FILL IN.
38. DRIP SYSTEM FLUSH CAPS SHALL BE PLACED IN A VALVE BOX AT THE END OF ALL DRIP LATERAL RUNS, AS DESCRIBED ON THE DRAWINGS.
39. ALL VALVES, PRESSURE REGULATORS AND OTHER DEVICES SHALL BE PLACED IN AN APPROPRIATELY SIZED VALVE BOX WITH A MINIMUM OF TWO (2') INCHES OF PEA GRAVEL.
40. PRIOR TO PLACING ANY IRRIGATION SYSTEM IN SERVICE, AN ARIZONA CERTIFIED BACKFLOW DEVICE TESTER SHALL TEST THE BACKFLOW PREVENTION DEVICE AND GIVE A COPY OF THE PASSED TEST RESULTS TO THE MARICOPA COUNTY INSPECTOR OR MAIL IT TO THE MARICOPA COUNTY DEPARTMENT OF PUBLIC WORKS INSPECTION STATION.
41. AFTER INITIAL TESTING, ALL BACKFLOW DEVICES SHALL BE TESTED ANNUALLY.
42. BACKFLOW DEVICES SHALL BE A MINIMUM OF TWO (2') FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER SERVICE LINE.
43. ALL BACKFLOW PREVENTION DEVICES SHALL HAVE A MINIMUM 24"x36"x4" CLASS B CONCRETE SLAB WITH PIPE SLEEVES. IF A SECURITY CAGE IS INSTALLED, CONCRETE SHALL BE SIX (6") INCHES LARGER ON ALL SIDES THAN THE SECURITY CAGE.
44. ALL PIPE CROSSINGS IN THE RIGHT-OF-WAY SHALL BE MARKED ON EACH SIDE OF THE CURB WITH A NON-DESTRUCTIBLE MARKING.

GRADING GENERAL NOTES:

1. CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. REVIEW ENGINEERS PLAN FOR DRAINAGE.
2. FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT.
3. LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING.
4. GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:
   A) FINE GRADING OF EXISTING ROUGH GRADES IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREA.
   B) IMPORTING AND PLACING "OFF-SITE 3/8" MINUS TOPSOIL" IN THE FOLLOWING AREAS:
      i) TURF, AND ANNUAL AREAS (6" DEPTH).
      ii) PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
5. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CALICHE ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER. THE OWNER AND CONTRACTOR SHALL COORDINATE A SUITABLE LOCATION ON SITE TO DISPOSE OF THE CALICHE MATERIAL. SHOULD A SUITABLE LOCATION ON SITE NOT EXIST, THE OWNER SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH REMOVAL AND DISPOSAL OF THE CALICHE.
6. FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1.5" BELOW ADJACENT PAVING UNLESS NOTED OTHERWISE.
7. REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDULATING GROUND PLANE.

SITE MAP:



CITY OF SURPRISE LANDSCAPE NOTES:

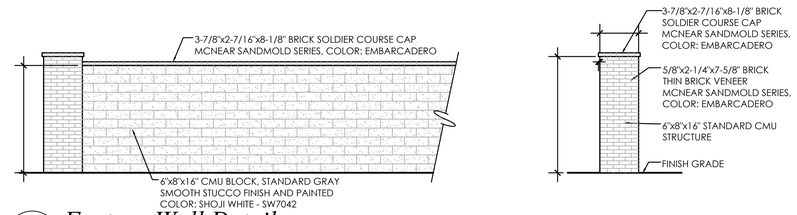
1. ALL LANDSCAPE AND IRRIGATION INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR OTHER CITY MAINTAINED AREAS SHALL BE INSTALLED PER THE APPROVED PLANS, ALL LANDSCAPING APPROVED AS A PART OF THE SITE PLAN PROCESS SHALL BE INSTALLED PER THE APPROVED PLANS. ANY DEVIATIONS TO THE APPROVED PLANS REQUIRED CITY APPROVAL.
2. PERMITS ARE REQUIRED FOR ELECTRICAL CONNECTIONS, INCLUDING ELECTRIC METER INSTALLATION, BACKFLOW PREVENTERS, AND WORK WITHIN THE CITY RIGHT-OF-WAY OR CITY DEDICATED PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THESE PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.
3. ALL IRRIGATION LINES, 1 INCH OR GREATER, WITHIN THE RIGHT-OF-WAY SHALL BE SHOWN ON THE WATER PLANS. A PERMIT IS REQUIRED FOR THIS WORK AND IS SUBJECT TO INSPECTION BY THE CITY OF SURPRISE CIVIL INSPECTOR.
4. ONLY PLANTS ON THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) PHOENIX ACTIVE MANAGEMENT AREA LOW WATER USE DROUGHT TOLERANT PLANT LIST ARE TO BE USED WITHIN CITY RIGHTS-OF-WAY.
5. ALL TREES WILL BE MEASURED AND HAVE A MINIMUM CALIPER SIZE AS DEFINED IN THE ARIZONA NURSERY ASSOCIATION'S CONTAINER GROWN TREE GUIDE. IN NO CASE WILL THE CALIPER BE LESS THAN 2 INCHES (MEASURED 18 INCHES FROM THE GROUND). THE HEIGHT OF THE TREE SHALL BE A MINIMUM OF 7 FEET.
6. THE COMMUNITY DEVELOPMENT PLANNING DIVISION AND PUBLIC WORKS LANDSCAPE DIVISION MAY SELECT AND TAG TREES AT THE NURSERY LOCATION AND WILL REVIEW AT PROJECT SITE PRIOR TO INSTALLATION.
7. **ALL MEDIANS ARE TO BE DECOMPOSED GRANITE, UNLESS OTHERWISE APPROVED; AND SHALL BE FINISH GRADED TO SLOPE FROM THE CURB LINE TO THE PLANTS. MEDIAN NOSES LESS THAN 3-FOOT WIDE ARE TO HAVE 1 1/2" - 3" DECOMPOSED GRANITE (PIT RUN ROCK) MIX.**
8. **TREE ROOT BARRIERS ARE REQUIRED WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS. REFERENCE EDS 8-14**
9. **ALL TREES ARE TO BE LOCATED A MINIMUM OF 12 FEET FROM THE WALLS FOR WELL SITES, WATER SUPPLY FACILITIES, LIFT STATIONS, AND WATER RECLAMATION FACILITIES.**
10. **TREES LOCATED IN MEDIANS MAY BE ALLOWED A MINIMUM OF SEVEN FEET FROM THE CURB. TREES MUST BE CENTERED IN MEDIANS LESS THAN 14' WIDE.**
11. **ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY FIRE HYDRANT, WATER METER, OR VAULT.**
12. **LANDSCAPING, AT FULL GROWTH, SHALL NOT IMPEDE PEDESTRIAN OR VEHICULAR TRAFFIC. ALL LANDSCAPING SHOWN ON PLANS SHALL BE SHOWN MATURE SIZE.**
13. **TREES CANNOT BE REMOVED FROM THE RIGHT-OF-WAY WITHOUT WRITTEN AUTHORIZATION FROM THE PUBLIC WORKS AND COMMUNITY DEVELOPMENT DEPARTMENTS.**
14. **THE TYPE, COLOR, AND SIZE OF BRICK PAVERS THAT MAY BE USED FOR CITY MEDIANS IN THE CITY OF SURPRISE RIGHT-OF-WAY SHALL BE APPROVED BY THE COMMUNITY DEVELOPMENT PLANNING DIVISION.**
15. **UTILITY BOXES, METERS, VAULTS, ETC. ARE TO BE LOCATED IN THE RIGHT-OF-WAY OR UTILITY EASEMENT ALONG THE SIDES OF THE ROADS AND NEVER IN THE MEDIAN. HOWEVER, IRRIGATION VALVE BOXES MAY BE LOCATED IN THE MEDIAN PLANTING AREA.**
16. **DEVELOPERS SHALL USE ONLY IRRIGATION EQUIPMENT THAT IS COMPATIBLE WITH THE EXISTING EQUIPMENT. THE DEVELOPER SHALL REFER TO THE CITY OF SURPRISE FOR THE APPROVED LIST OF EQUIPMENT. EQUIPMENT MANUFACTURED BY HUNTER INDUSTRIES, IS COMPATIBLE WITH THE CITY'S INVENTORY AND HUNTER EQUIPMENT, OR AN APPROVED EQUAL, SHALL BE USED. SOLAR CONTROLLERS ARE PREFERRED AND SHALL BE DIG, LEIT SERIES, POST MOUNTED SOLAR CONTROLLER OR AN APPROVED EQUAL.**
17. **ALL CONTROLLERS, METERS, ETC. MUST BE ENCLOSED BY LOCKING PROTECTIVE COVERS AND SCREENED FROM VIEW.**
18. **ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.**
19. **MARKING TAPE LABELED AS "RECLAIMED WATER" IS REQUIRED ON IRRIGATION SYSTEMS THAT USE OR MAY USE RECLAIMED WATER IN THE FUTURE.**
20. **PURPLE MARKER BALLS SHALL BE INSTALLED ON ALL IRRIGATION MAINLINES FOUR INCHES AND LARGER WITHIN THE PUBLIC RIGHT-OF-WAY AT ALL FITTINGS AND EVERY 200 FEET IF THE DISTANCE BETWEEN FITTINGS IS GREATER THAN 200 FEET.**
21. **LANDSCAPE AREAS THAT ARE TO BE MAINTAINED BY THE CITY SHALL HAVE SEPARATE WATER METERS AND ELECTRIC OR SOLAR CONTROLLERS, AS APPROVED BY THE CITY.**
22. **A CITY APPROVED BACKFLOW PREVENTER IS REQUIRED FOR IRRIGATION SERVICES, FOR POTABLE WATER, NON-POTABLE WATER AND RECLAIMED WATER AND SHALL MEET EPA LOW LEAD STANDARDS.**
23. **ALL IRRIGATION MAINLINES AND LATERALS SHALL BE SCHEDULE 40; ALL RISERS, TEES, AND OTHER FIXTURES SHALL BE SCHEDULE 80 IN THE RIGHT-OF-WAY. ALL IRRIGATION MAINLINES IN THE RIGHT-OF-WAY SHALL BE SLEEVED. THE MINIMUM SLEEVE SIZE IS 5 INCHES.**
24. **ALL TREES WITH AN UPRIGHT GROWTH HABIT, SUCH AS OAK AND ELM TREES, WHICH ARE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR ADJACENT TO A PEDESTRIAN PATH, SHALL HAVE THEIR MAIN LEADERS INTACT.**
25. **THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.**

CITY OF SURPRISE ENGINEERING NOTES:

1. ALL SVT'S WILL COMPLY WITH EDS DETAIL 4-01 AND 4-02
2. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01, SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02. TREES, SHRUBS, AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES, PER SURPRISE EDS DETAIL 4-01

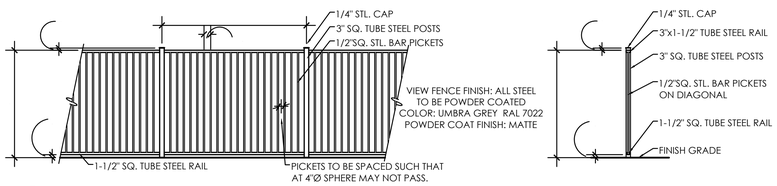
HARDSCAPE GENERAL NOTES:

1. FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
2. REFER TO CIVIL PLANS PREPARED BY GOOKIN ENGINEERS FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROLS.
3. ALL DETAILS SHALL BE REVIEWED BY A STRUCTURAL ENGINEER AND MODIFIED (IF NECESSARY) PRIOR TO CONSTRUCTION.
4. ALL DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE CIVIL PLAN SUBMITTED BY GOOKIN ENGINEERS. SHOULD DISCREPANCIES OCCUR, FIELD REVISIONS SHALL BE REQUIRED.
5. THE CONTRACTOR SHALL HAVE SIDEWALK SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. IN ADDITION TO SUBMITTING MATERIAL SAMPLES OF ALL SITE RELATED MATERIALS, THE CONTRACTOR SHALL PREPARE A 4'X4' SAMPLE PANEL FOR EACH TYPE OF CONSTRUCTION, I.E., A) CONCRETE PAVERS, B) EXPOSED AGGREGATE PAVING, C) INTEGRAL COLORED CONCRETE, ETC., FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO FINAL CONSTRUCTION.
7. UNLESS NOTED OTHERWISE ON CONSTRUCTION DOCUMENTS OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" WIDE, 4" THICK, 3,000 PSI CONCRETE ON COMPACTED BASE WITH CONSTRUCTION JOINTS AT 5'-0" ON CENTER AND EXPANSION JOINTS AT 20'-0" ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SKID FINISH WITH 1/2" RADIUS TOOLED EDGES.
8. RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
9. THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRES



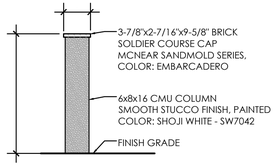
FW *Feature Wall Details*

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



VF *View Fence Details*

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



DFC *Dually Wall Feature Column*

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

UNIT H WALL PLAN

Scale: 1" = 60'-0"

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PROFESSIONAL LANDSCAPE ARCHITECT
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RUSSELL E. GREEY
Not Signed 1-03-2023
ARIZONA, U.S.A.
Expires 12/31/24

PRASADA
Parcel H
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

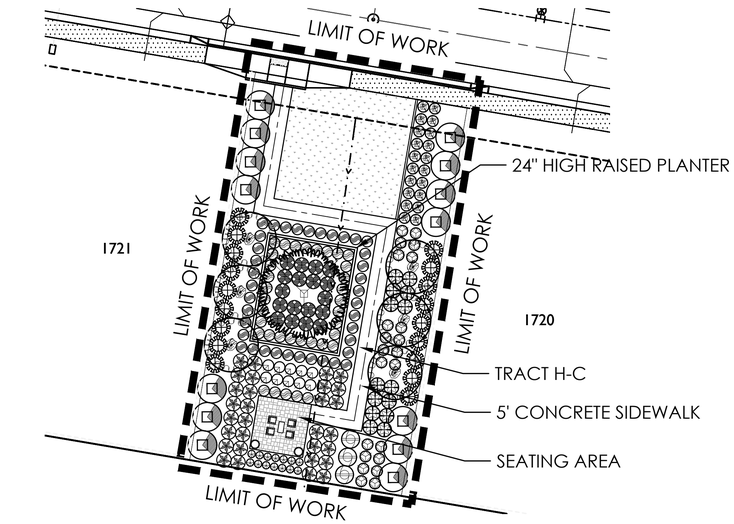
revisions:
1 11-03-2023 Replat - Added Tracts
2
3

project #: TOL 241
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 11.03.2023
drawing: Wall Plan

sheet #
L1.1

FS23-0813

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PARCEL H PLANTING PLAN - L3.1b

0' 20' 40' 60'

Scale: 1" = 20'-0"

NOTE: Sight distance requirements on arterials and collectors will adhere to City of Surprise Detail 4-01. Sight visibility within the unobstructed view easement area and in front of stop signs must meet or exceed requirements in Surprise details 4-01 and 4-02

PARCEL H PLANTING PLAN - L3.1a

0' 20' 40' 60'

Scale: 1" = 20'-0"

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty
Trees			
	Fraxinus velutina Arizona Ash	48" Box	2
	Olea europaea 'Swan Hill' Swan Hill Olive	36" Box	4
	Pistacia lentiscus Mastic Tree	36" Box	9
	Pistacia x 'Red Push' Red Push Pistache	36" Box	14
	Quercus virginiana Southern Live Oak	48" Box	5
	Prosopis velutina Native Mesquite	24" Box	3
	Schinus terebinthifolius Brazilian Pepper Tree	36" Box	3
	Tipuana tipu Tipu Tree	36" Box	21
	Vitex agnus-castus Chaste Tree	36" Box	10
Shrubs			
	Bougainvillea 'Rosenka' Bougainvillea	5 gal.	10
	Buxus microphylla japonica Boxwood	5 gal.	148
	Calliandra eriophylla Pink Fairy Duster	5 gal.	13
	Callistemon viminalis 'Little John' Bottlebrush	5 gal.	22
	Dodonaea viscosa Hop Bush	5 gal.	124
	Eremophila maculata 'Valentine' Valentine Shrub	5 gal.	18
	Justicia californica 'Yellow' Yellow Chuparosa	5 gal.	6
	Justicia spicigera Mexican Honeysuckle	5 gal.	92
	Leucophyllum langamaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	102
	Nerium oleander 'Petite Pink' Petite Pink Oleander	5 gal.	19
	Ruellia brittoniana Purple Ruellia	5 gal.	76
	Salvia greggii Autumn Sage	5 gal.	34
	Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.	21
	Tecoma stans Yellow Bells	5 gal.	35
	Viguiera deltoidea Goldeneye	5 gal.	8
Groundcovers			
	Lantana camara 'Dallas Red' Dallas Red Lantana	1 gal.	27
	Lantana montevidensis Purple Trailing Lantana	1 gal.	90
	Lantana 'New Gold' New Gold Lantana	1 gal.	199
	Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	1 gal.	223
	Teucrium chamaedrys Germander	1 gal.	14
	Wedelia trilobata Yellow Dot	1 gal.	61
Accents / Vines			
	Hesperaloe funifera Giant Hesperaloe	5 gal.	22
	Hesperaloe parviflora-red Red Yucca	5 gal.	71
	Muhlenbergia capillaris 'Regal Mist' Regal Mist TM	5 gal.	30
	Rosa x 'PRObril' Brilliant Pink Iceberg Rose	5 Gal.	112
	Rosa x 'NOA97400A' Amber Groundcover Rose	5 gal.	100

MASS PLANTING

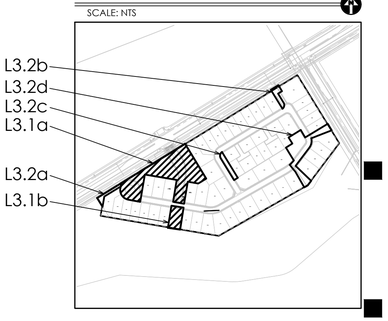
SODDED GRASS

INERTS

Sym.	Description
	DECOMPOSED GRANITE.

KEY MAP

SCALE: NTS



GREEY | PICKETT
landscape architecture | community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0009f



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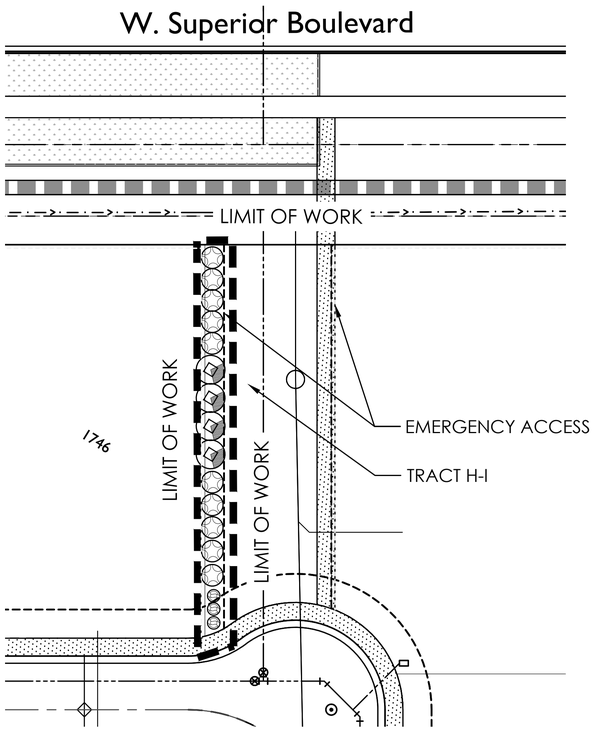
revisions:
△ *09-01-2023 Replat - Added Tracts*

project #: *TOL 241*
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date: *09.01.2023*
drawing: *Planting Plan*

sheet #
L3.1

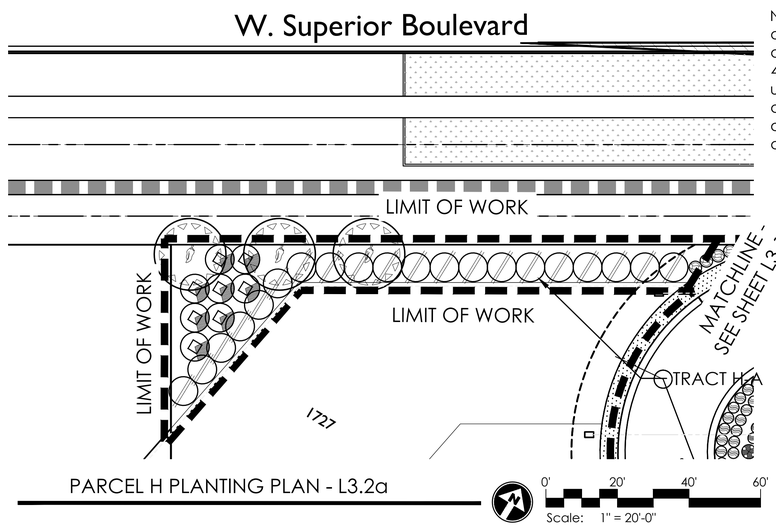
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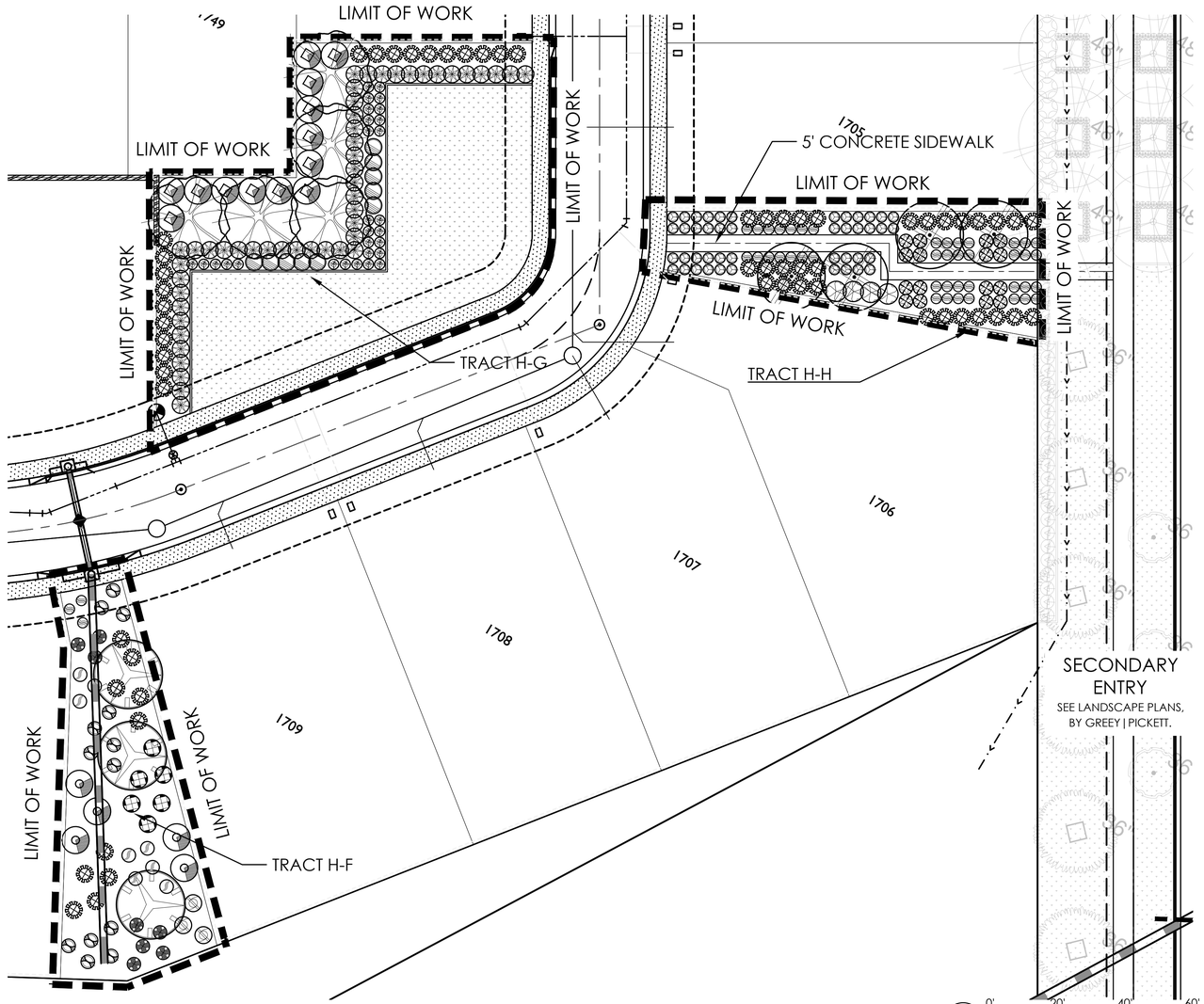
PARCEL H PLANTING PLAN - L3.2b

Scale: 1" = 20'-0"



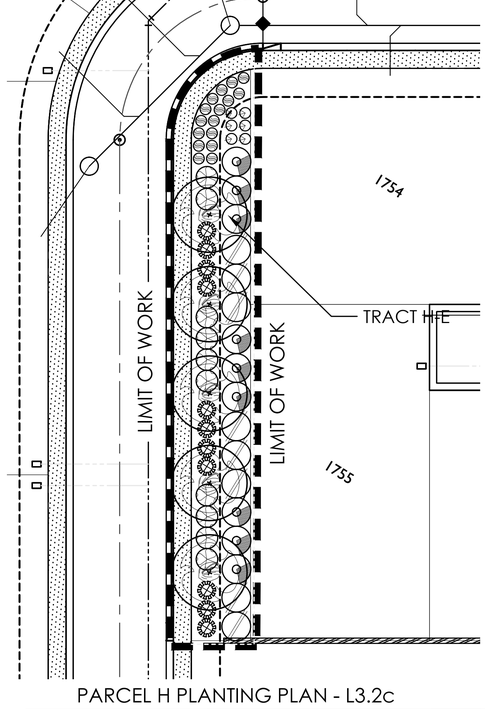
PARCEL H PLANTING PLAN - L3.2a

Scale: 1" = 20'-0"



PARCEL H PLANTING PLAN - L3.2d

Scale: 1" = 20'-0"



PARCEL H PLANTING PLAN - L3.2c

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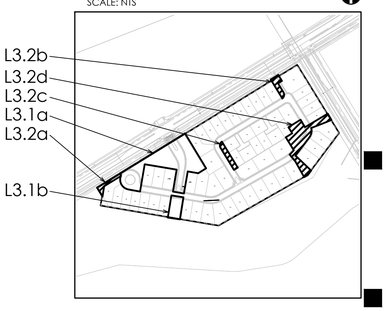
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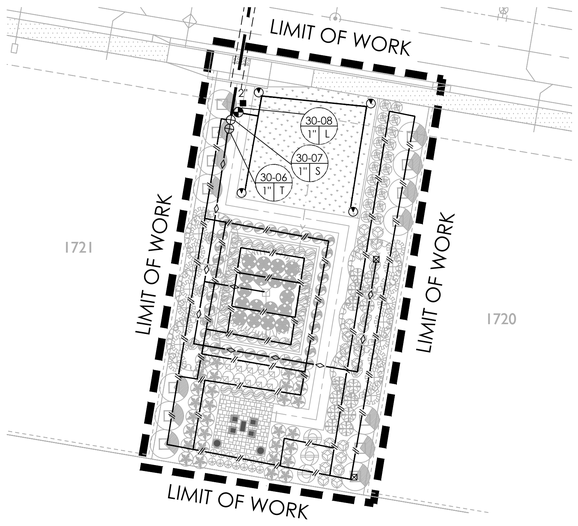
revisions:
09-01-2023 Replat - Added Tracts

project #: TOL 241
scale: 1" = 20'-0"
issued for: REVIEW
drawn by: TEAM
date: 09.01.2023
drawing: Planting Plan

sheet # L3.2

FS21-561

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PARCEL H IRRIGATION PLAN - L4.1b

Scale: 1" = 20'-0"

CLASS 200 PVC PIPE--HOA MAINLINE IN LANDSCAPE COMMON AREAS. RUBBER-RING WITH DUCTILE IRON FITTINGS AND TAPS. 2" AND SMALLER SOLVENT WELD CLASS 200 PVC. PURPLE COLOR, TAPED TO INDICATE RECLAIMED WATER USE, AND TRACER WIRE.

CLASS 200 PVC PIPE--COTON LANE FRONTAGE. 2" AND SMALLER SOLVENT WELD CLASS 200 PVC. PURPLE COLOR, TAPED TO INDICATE RECLAIMED WATER USE, AND TRACER WIRE.

CLASS 200 PVC PIPE--TURF LATERALS. SOLVENT WELD. PURPLE COLOR TO INDICATE RECLAIMED WATER USE.

1/2" CLASS 315 PVC PIPE-TO TREE EMITTERS. SOLVENT WELD. PURPLE COLOR TO INDICATED RECLAIMED WATER USE.

1/2" CLASS 315 PVC PIPE-TO SHRUB EMITTERS. SOLVENT WELD. PURPLE COLOR TO INDICATED RECLAIMED WATER USE.

SCHEDULE 40 PVC SLEEVING MATERIAL

10.) CONTRACTOR SHALL PROVIDE THREE #44-K RAIN BIRD QUICK-COUPLER KEYS WITH SH-1 HOSE SWIVELS.

11.) ALL VALVE BOXES FOR NON-POTABLE SYSTEM SHALL BE PURPLE. ALL SPRINKLER CAPS, VALVE HANDLES, AND QUICK-COUPLER COVERS SHALL ALSO BE PURPLE FOR NON-POTABLE WATER.

12.) CONTRACTOR SHALL COMPLETE THE FOLLOWING PRIOR TO FINAL WALK-THROUGH:
- A. CONSTRUCTION RECORD (AS-BUILT) DRAWINGS.
- B. CONTROLLER DATA SHEETS, INCLUDING IN DIGITAL FORMAT.
- D. CONFIRMATION OF COMMUNICATION BETWEEN INTERNET & SATELLITES.

13.) RECLAIMED WATER WARNING SIGNS SHALL BE LOCATED AT PEDESTRIAN ENTRANCE / ACCESS POINTS AND SPACED NOT MORE THAN 100 YARDS APART ALONG FRONTAGE. THESE SIGNS WILL BE AT LEAST SIX INCHES SQUARE WITH BLACK LETTERING ON A PURPLE BACKGROUND. THEY WILL BE LABELED "WARNING: RECLAIMED WATER - DO NOT DRINK."

14.) AN 18 GAGE, BLUE TRACER WIRE SHALL BE INSTALLED WITH 2 INCH AND LARGER MAIN LINES; 6 INCHES OF WHICH SHALL BE COILED INSIDE THE CONTROLLER.

15.) THESE IRRIGATION CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS, AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. THEREFORE, ALL IRRIGATION ELEMENTS GRAPHICALLY REPRESENTED IN THESE CONSTRUCTION DOCUMENTS ARE SCHEMATIC. FIELD MODIFICATIONS MAY OCCUR IN ORDER TO FULFILL THE DESIGN INTENT OF THE DRAWINGS. 4CONTRACTOR SHALL CONSULT WITH IRRIGATION DESIGNER AND PREPARE AS-BUILT PLANS SHOULD FIELD MODIFICATIONS BE NECESSARY.

16.) VALVE KEY:

PARCEL H IRRIGATION PLAN - L4.1a

Scale: 1" = 20'-0"

IRRIGATION SCHEDULE

XBT-10-6 RAIN BIRD MULTI-OUTLET EMITTER (ONE PER 6 SHRUBS--NOT SHOWN) (1.0 GPH @ 20 PSI PER PLANT)

XBT-10-6 RAIN BIRD MULTI-OUTLET EMITTER (1 PER 24" BOX TREE--NOT SHOWN) (6.0 GPH @ 20 PSI)

XBT-20-6 RAIN BIRD MULTI-OUTLET EMITTER (1 PER 36" BOX TREE--NOT SHOWN) (12.0 GPH @ 20 PSI)

- F4-PC-SS-NP-8P RAIN BIRD ROTARY SPRINKLER (7.4 GPM @ 50 PSI)
- F4-PC-SS-NP-12P RAIN BIRD ROTARY SPRINKLER (11.0 GPM @ 50 PSI)
- F4-FC-SS-NP-12P RAIN BIRD ROTARY SPRINKLER (11.0 GPM @ 50 PSI)
- 5004-+-PC-SAM-NP-SS-1.5LA RAIN BIRD ROTARY SPRINKLER (1.76 GPM @ 55 PSI)
- 5004-+-PC-SAM-NP-SS-3.0LA RAIN BIRD ROTARY SPRINKLER (3.41 GPM @ 55 PSI)
- 5004-+-FC-SAM-NP-SS-3.0LA RAIN BIRD ROTARY SPRINKLER (3.41 GPM @ 55 PSI)
- 3504-PC-SAM-NP-1.0 RAIN BIRD ROTARY SPRINKLER (1.06 GPM @ 45 PSI)
- 3504-PC-SAM-NP-2.0 RAIN BIRD ROTARY SPRINKLER (1.93 GPM @ 45 PSI)
- 3504-FC-SAM-NP-4.0 RAIN BIRD ROTARY SPRINKLER (4.13 GPM @ 45 PSI)
- RD-04-SAM-PRS-NP-12Q RAIN BIRD POP-UP LAWN SPRINKLER (0.6 GPM @ 25 PSI)
- RD-04-SAM-PRS-NP-12H RAIN BIRD POP-UP LAWN SPRINKLER (1.2 GPM @ 25 PSI)
- RD-04-SAM-PRS-NP-12F RAIN BIRD POP-UP LAWN SPRINKLER (2.4 GPM @ 25 PSI)
- PESB-R-PRS-D SERIES RAIN BIRD ELECTRIC VALVE w/ PRESSURE REGULATOR SET AT 55 PSI
- 100-PESB-R RAIN BIRD ELECTRIC VALVE FOR EMITTER SYSTEM INCLUDES: RBY100MPTX RAIN BIRD WYE STRAINER (200 MESH); AND PSI-M40X-100 RAIN BIRD PRESSURE REGULATOR.
- ESP12LXME-LXMM-LXMMPED RAIN BIRD ELECTRIC CONTROLLER WITH ESPLXMSM12 STATION MODULES, NCC-3GUSA CELLULAR CARTRIDGE, AND WR2-48 RAIN-FREEZE SENSOR AND CONTROLLER INTERFACE (w/ 48-HOUR HOLD); INCLUDING IQEXTANT ANTENNA COMPATIBLE WITH RAIN BIRD IQ CLOUD-BASED CENTRAL CONTROL SYSTEM
- IC-10A-2" CRISPIN AIR-RELIEF VALVE
- 44-NP RAIN BIRD 1" QUICK-COUPLER VALVE
- AWWA CAST IRON, RUBBER-RING MAIN LINE ISOLATION GATE VALVE; T-113K NIBCO BRASS WITH CROSS HANDLE FOR 2" & SMALLER
- #100-2" CHAMPION MANUAL DRAIN VALVE
- MHT-3/4" --MANUAL DRIP FLUSH DEVICE

NOTE:

1.) IRRIGATION WATER SOURCE SHALL BE HOA POND AND PUMP STATION, TO SUPPLY 2200 GPM AT 110 PSI DISCHARGE.

2.) ALL 24-VOLT WIRING SHALL BE #14 UFUL DIRECT-BURIAL, SOLID COPPER.

3.) IRRIGATION MAINLINE PIPES SHALL DIP 2'-0" MINIMUM UNDER POTABLE WATERLINES WHEREVER CROSSINGS OCCUR.

4.) ALL PIPE AND WIRING UNDER PAVED SURFACES SHALL BE IN SCHEDULE 40 PVC SLEEVES, WHETHER OR NOT SHOWN. INSTALL WIRE SLEEVE ADJACENT TO PIPE SLEEVE AT PAVED CROSSINGS.

5.) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL PERMITS AND FOLLOW ALL STANDARDS WHETHER OR NOT SHOWN.

6.) LOCATE PURPLE VALVE BOXES IN PLANTER AREAS--NOT IN TURF. VALVE BOXES SHALL NOT DISPLACE PLANTS.

7.) CONTRACTOR SHALL FLAG VALVE BOX LOCATIONS FOR REVIEW AND APPROVAL BY COATES IRRIGATION. IF CONTRACTOR FAILS TO HAVE LOCATIONS REVIEWED, HE SHALL RELOCATE THEM AT HIS SOLE COST.

8.) CONTRACTOR SHALL COORDINATE WATERING REQUIREMENTS WITH OWNER AT ALL TIMES, & ENSURE THAT SUFFICIENT WATER IS AVAILABLE.

9.) CONTRACTOR SHALL GIVE 24-HOUR NOTIFICATION TO OWNER OF INTENT TO CONNECT INTO EXISTING SYSTEM. OWNER SHALL BE NOTIFIED IMMEDIATELY OF ANY MAINLINE BREAKS OR DAMAGE TO THE EXISTING IRRIGATION SYSTEM.

PIPE SIZING SCHEDULE:

CLASS 200 & SCHEDULE 40 PVC

GPM	SIZE
0-4	1/2"
5-8	3/4"
9-13	1"
14-20	1-1/4"
21-30	1-1/2"
31-53	2"
54-75	2-1/2"
76-115	3"

NOTE: MINIMUM PIPE SIZE TO EACH SPRINKLER SHALL BE THE SIZE OF THE SPRINKLER HEAD INLET.

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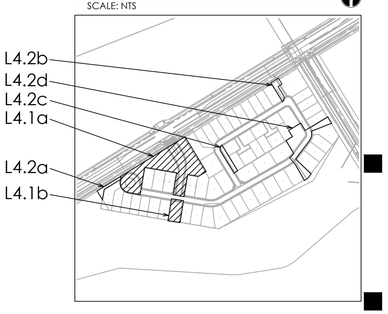
REGISTERED LANDSCAPE ARCHITECT
28448
RUSSELL E. GREEY
Registered 09-07-2006
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Expires 12/31/21

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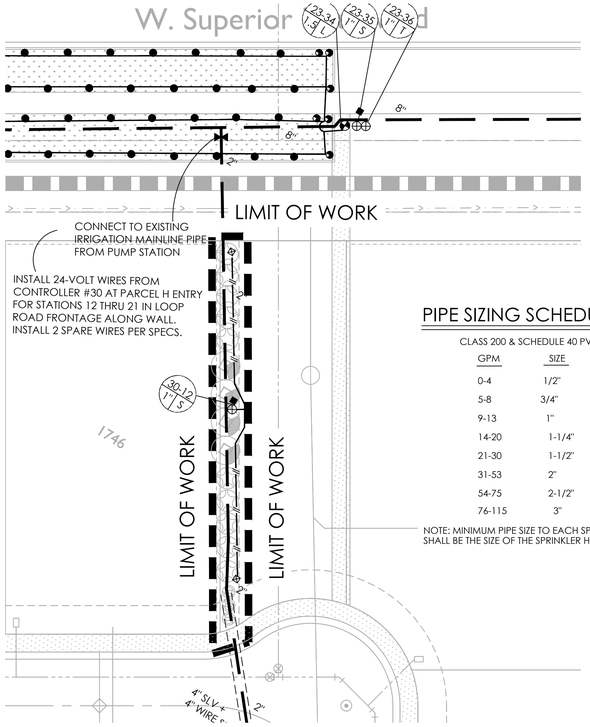


project #: TOL 241
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date: 09.01.2023
drawing: Irrigation Plan

sheet # L4.1
5 of 11

FS21-561

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PARCEL H IRRIGATION PLAN - L4.2b

0' 20' 40' 60'

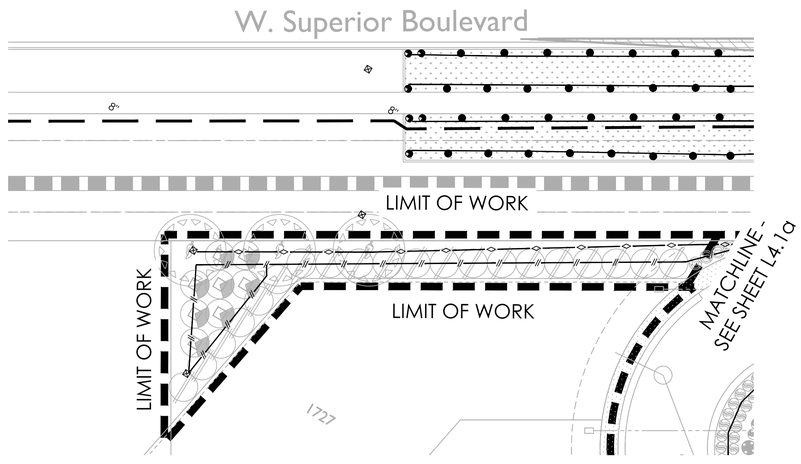
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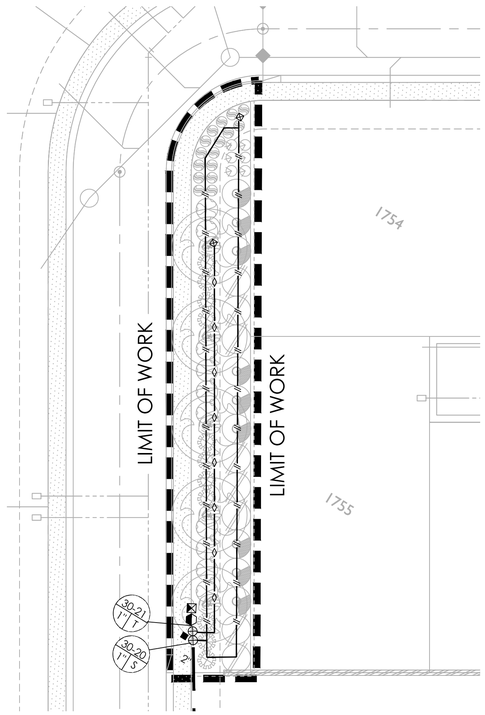
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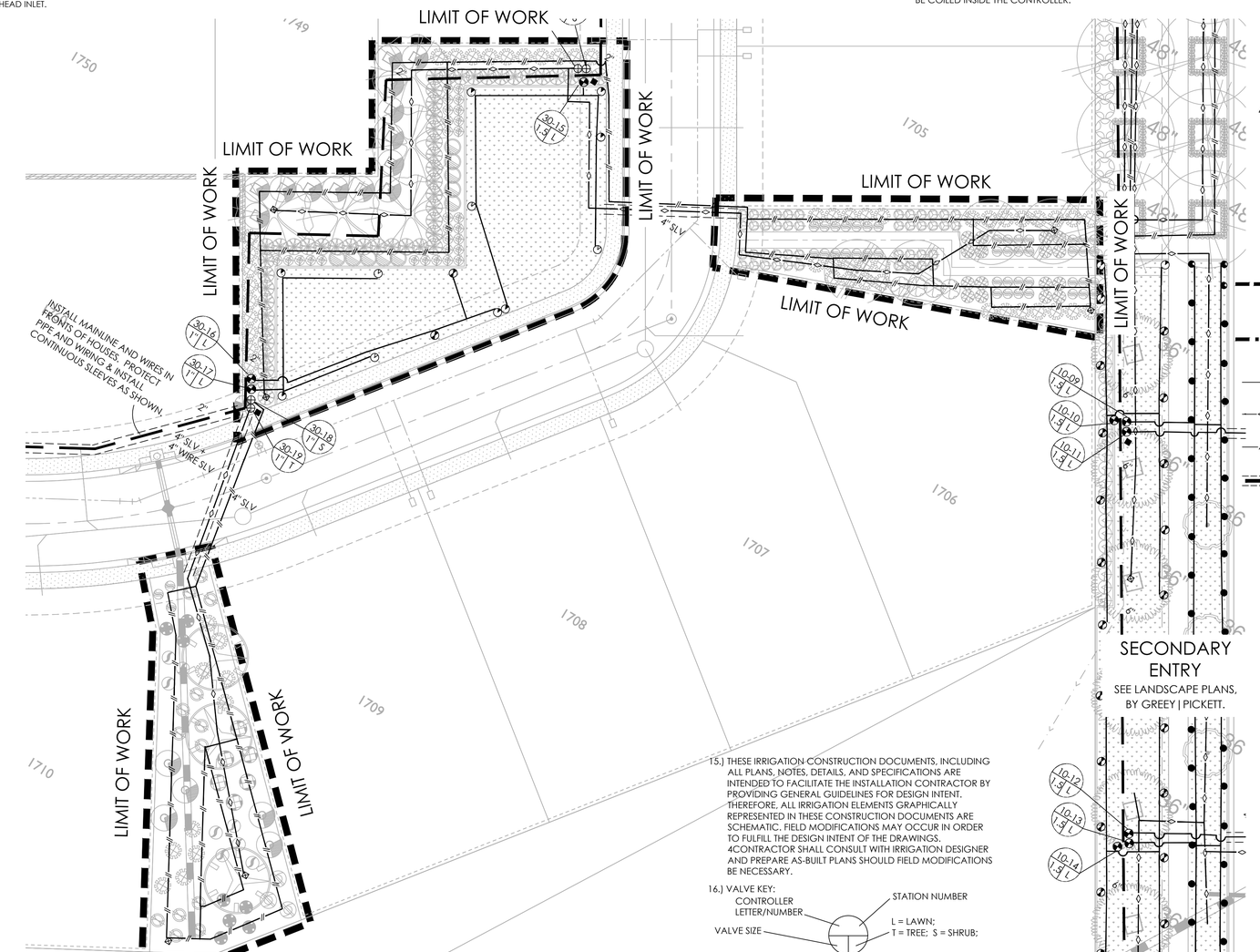
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IRRIGATION SCHEDULE

XBT-10-6 RAIN BIRD MULTI-OUTLET EMITTER (ONE PER 6 SHRUBS--NOT SHOWN) (1.0 GPH @ 20 PSI PER PLANT)

XBT-10-6 RAIN BIRD MULTI-OUTLET EMITTER (1 PER 24" BOX TREE--NOT SHOWN) (6.0 GPH @ 20 PSI)

XBT-20-6 RAIN BIRD MULTI-OUTLET EMITTER (1 PER 36" BOX TREE--NOT SHOWN) (12.0 GPH @ 20 PSI)

- F4-PC-SS-NP-8P RAIN BIRD ROTARY SPRINKLER (7.4 GPM @ 50 PSI)
- F4-PC-SS-NP-12P RAIN BIRD ROTARY SPRINKLER (11.0 GPM @ 50 PSI)
- F4-FC-SS-NP-12P RAIN BIRD ROTARY SPRINKLER (11.0 GPM @ 50 PSI)
- 5004-+-PC-SAM-NP-SS-1.5LA RAIN BIRD ROTARY SPRINKLER (1.76 GPM @ 55 PSI)
- 5004-+-PC-SAM-NP-SS-3.0LA RAIN BIRD ROTARY SPRINKLER (3.41 GPM @ 55 PSI)
- 5004-+-FC-SAM-NP-SS-3.0LA RAIN BIRD ROTARY SPRINKLER (3.41 GPM @ 55 PSI)
- 3504-PC-SAM-NP-1.0 RAIN BIRD ROTARY SPRINKLER (1.06 GPM @ 45 PSI)
- 3504-PC-SAM-NP-2.0 RAIN BIRD ROTARY SPRINKLER (1.93 GPM @ 45 PSI)
- 3504-FC-SAM-NP-4.0 RAIN BIRD ROTARY SPRINKLER (4.13 GPM @ 45 PSI)
- RD-04-SAM-PRS-NP-12Q RAIN BIRD POP-UP LAWN SPRINKLER (0.6 GPM @ 25 PSI)
- RD-04-SAM-PRS-NP-12H RAIN BIRD POP-UP LAWN SPRINKLER (1.2 GPM @ 25 PSI)
- RD-04-SAM-PRS-NP-12F RAIN BIRD POP-UP LAWN SPRINKLER (2.4 GPM @ 25 PSI)
- PESB-R-PRS-D SERIES RAIN BIRD ELECTRIC VALVE w/ PRESSURE REGULATOR SET AT 55 PSI
- 100-PESB-R RAIN BIRD ELECTRIC VALVE FOR EMITTER SYSTEM INCLUDES: RBY100MPTX RAIN BIRD WYE STRAINER (200 MESH); AND PSI-M40X-100 RAIN BIRD PRESSURE REGULATOR.
- ESP12LXME-LXMM-LXMMPED RAIN BIRD ELECTRIC CONTROLLER WITH ESPLXMSM12 STATION MODULES, NCC-3GUSA CELLULAR CARTRIDGE, AND WR2-48 RAIN-FREEZE SENSOR AND CONTROLLER INTERFACE (w/ 48-HOUR HOLD); INCLUDING IQEXTANT ANTENNA COMPATIBLE WITH RAIN BIRD IQ CLOUD-BASED CENTRAL CONTROL SYSTEM
- IC-10A-2" CRISPIN AIR-RELIEF VALVE
- 44-NP RAIN BIRD 1" QUICK-COUPLER VALVE
- AWWA CAST IRON, RUBBER-RING MAIN LINE ISOLATION GATE VALVE; T-113K NIBCO BRASS WITH CROSS HANDLE FOR 2" & SMALLER
- #100-2" CHAMPION MANUAL DRAIN VALVE
- MHT-3/4" --MANUAL DRIP FLUSH DEVICE
- CLASS 200 PVC PIPE--HOA MAINLINE IN LANDSCAPE COMMON AREAS. RUBBER-RING WITH DUCTILE IRON FITTINGS AND TAPS. 2" AND SMALLER SOLVENT WELD CLASS 200 PVC. PURPLE COLOR, TAPED TO INDICATE RECLAIMED WATER USE, AND TRACER WIRE.
- CLASS 200 PVC PIPE--COTON LANE FRONTAGE. 2" AND SMALLER SOLVENT WELD CLASS 200 PVC. PURPLE COLOR, TAPED TO INDICATE RECLAIMED WATER USE, AND TRACER WIRE.
- CLASS 200 PVC PIPE--TURF LATERALS. SOLVENT WELD. PURPLE COLOR TO INDICATE RECLAIMED WATER USE.
- 1/2" CLASS 315 PVC PIPE-TO TREE EMITTERS. SOLVENT WELD. PURPLE COLOR TO INDICATED RECLAIMED WATER USE.
- 1/2" CLASS 315 PVC PIPE-TO SHRUB EMITTERS. SOLVENT WELD. PURPLE COLOR TO INDICATED RECLAIMED WATER USE.
- SCHEDULE 40 PVC SLEEVING MATERIAL

NOTE:

1.) IRRIGATION WATER SOURCE SHALL BE HOA POND AND PUMP STATION, TO SUPPLY 2200 GPM AT 110 PSI DISCHARGE.

2.) ALL 24-VOLT WIRING SHALL BE #14 UFUL DIRECT-BURIAL, SOLID COPPER.

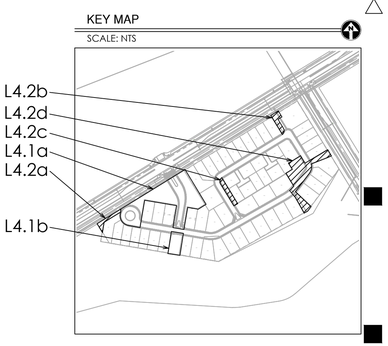
3.) IRRIGATION MAINLINE PIPES SHALL DIP 2'-0" MINIMUM UNDER POTABLE WATERLINES WHEREVER CROSSINGS OCCUR.

4.) ALL PIPE AND WIRING UNDER PAVED SURFACES SHALL BE IN SCHEDULE 40 PVC SLEEVES, WHETHER OR NOT SHOWN. INSTALL WIRE SLEEVE ADJACENT TO PIPE SLEEVE AT PAVED CROSSINGS.

5.) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL PERMITS AND FOLLOW ALL STANDARDS WHETHER OR NOT SHOWN.

SECONDARY ENTRY
SEE LANDSCAPE PLANS, BY GREEY | PICKETT.

KEY MAP
SCALE: NTS



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REGISTERED LANDSCAPE ARCHITECT
28448
RUSSELL E. GREEY
My Registered 09/30/2023
ARIZONA U.S.A.
Expires 12/31/21

PRASADA
Parcel H
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

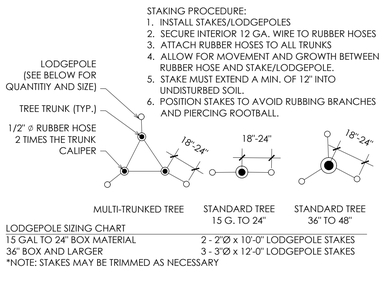
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△ 09-01-2023 Replat - Added Tracts
△
△

project #: TOL 241
scale: 1" = 20'-0"
issued for: REVIEW
drawn by: TEAM
date: 09.01.2023
drawing: Irrigation Plan

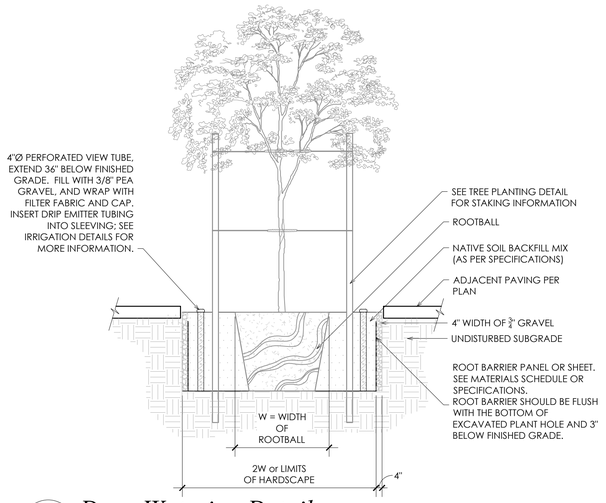
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L4.2
6 of 11

FS21-561

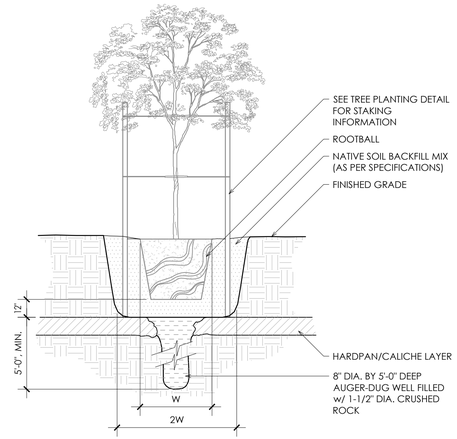
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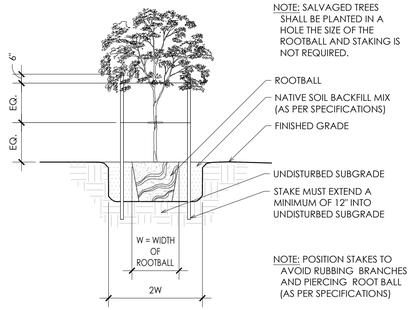
4 *Tree Staking Diagram*
Scale: *NTS*



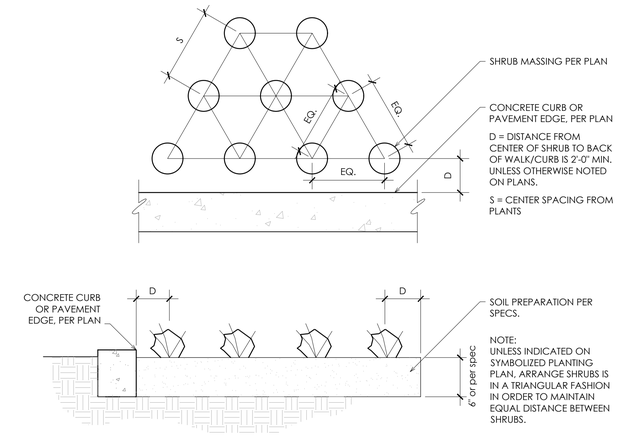
3 *Deep Watering Detail*
Scale: *NTS*



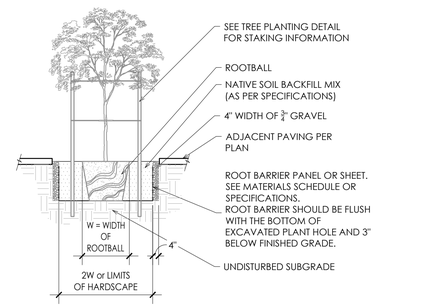
2 *Hard Pan Planting*
Scale: *NTS*



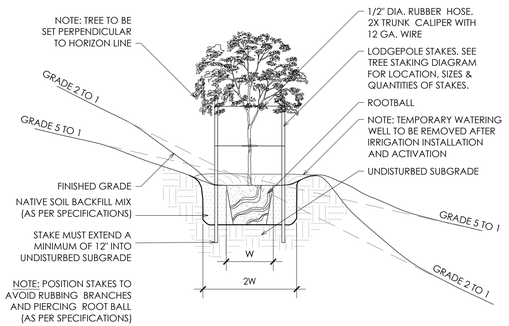
1 *Tree Planting Detail*
Scale: *NTS*



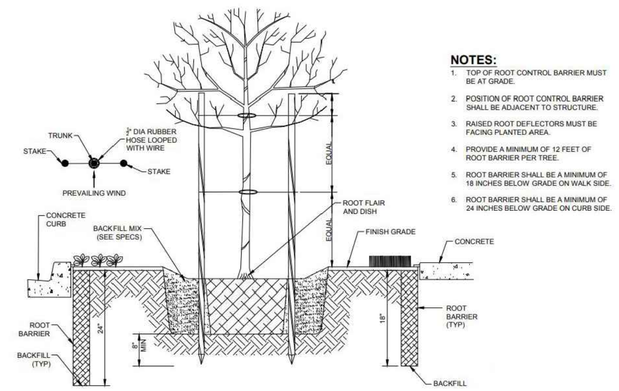
7 *Plant Spacing Detail*
Scale: *NTS*



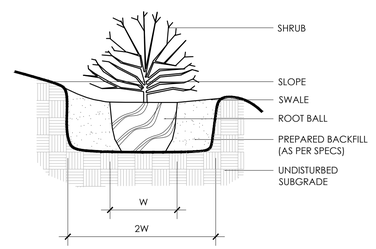
6 *Root Barrier Detail*
Scale: *NTS*



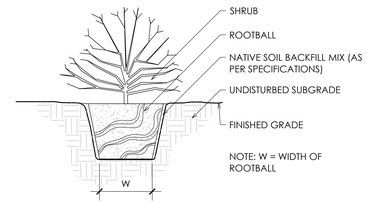
5 *Tree Planting on Slope Detail*
Scale: *NTS*



10 *Root Barrier*
Scale: *NTS*



9 *Shrub Planting on Slope*
Scale: *NTS*



8 *Shrub Planting Detail*
Scale: *NTS*

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REGISTERED LANDSCAPE ARCHITECT
28448
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PRASADA
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AMERICA'S LUXURY HOME BUILDER®

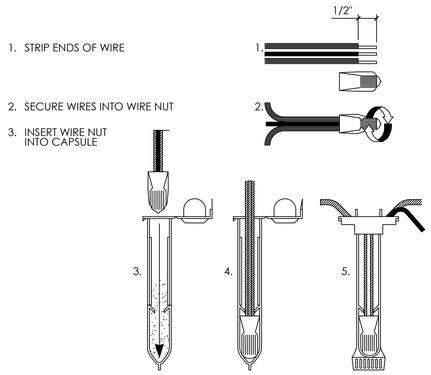
revisions:
1 09-01-2023 Replat - Added Tracts

project #: TOL 241
scale: As Noted
issued for: REVIEW
drawn by: TEAM
date: 09.01.2023
drawing: Planting Details

sheet # L7.1

FS21-561

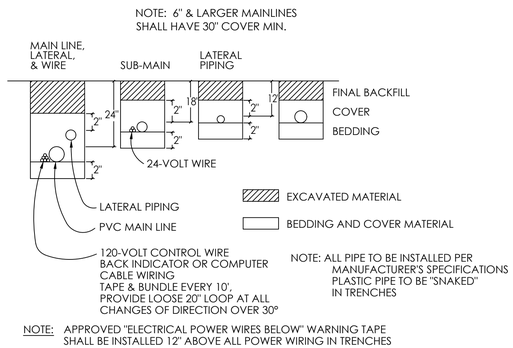
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1. STRIP ENDS OF WIRE
2. SECURE WIRES INTO WIRE NUT
3. INSERT WIRE NUT INTO CAPSULE
4. PUSH WIRE NUT TO BOTTOM OF CAPSULE
5. CLOSE COVER OF CAPSULE, SEPARATING WIRES INTO CHANNELS

NOTE: VISUALLY CHECK THAT CONNECTOR IS BELOW LOCKING "FINGERS"

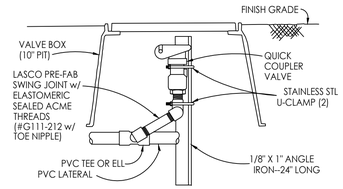
DIRECT-BURY WIRE SPLICE



NOTE: APPROVED "ELECTRICAL POWER WIRES BELOW" WARNING TAPE SHALL BE INSTALLED 12" ABOVE ALL POWER WIRING IN TRENCHES

TRENCHING DETAIL

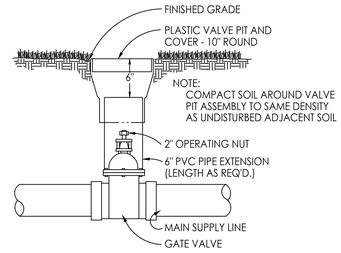
ALL VALVE BOXES SHALL BE RAIN BIRD VB-SERIES



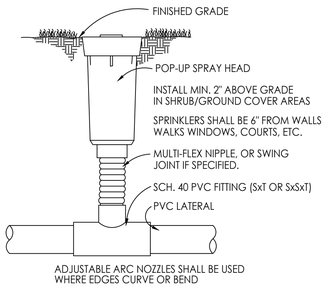
NOTES
1. EACH QUICK COUPLER SHALL BE IN A SEPARATE VALVE BOX
2. PROVIDE (1) QUICK COUPLER KEY FOR EACH SIX QUICK COUPLER VALVES.
3. PLACE 4"-6" DEPTH PEA GRAVEL UNDER VALVE BOX.
4. QUICK COUPLER SHALL HAVE LOCKING RUBBER COVER

QUICK-COUPLER VALVE IN BOX

ALL VALVE BOXES SHALL BE RAIN BIRD VB-SERIES



GATE VALVE ASSEMBLY

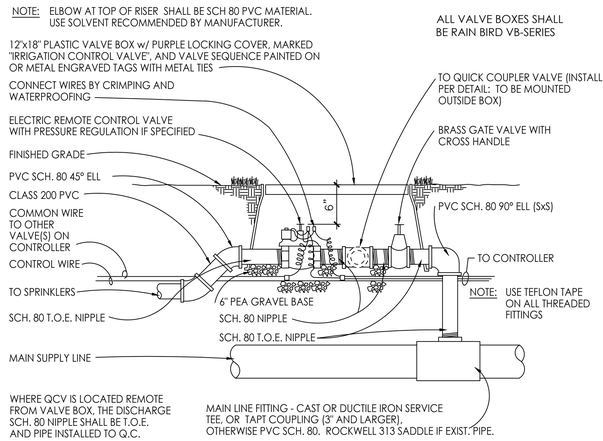


ADJUSTABLE ARC NOZZLES SHALL BE USED WHERE EDGES CURVE OR BEND

POP-UP SPRAY HEAD

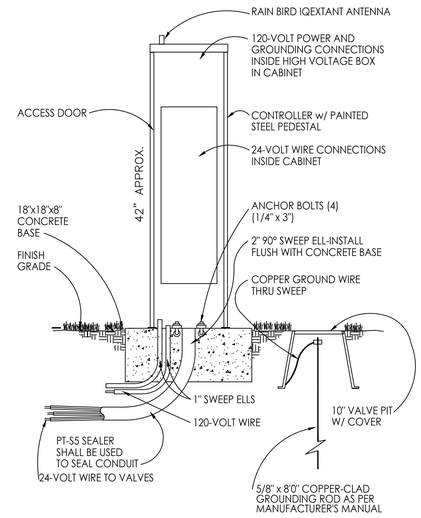
NOTE: ELBOW AT TOP OF RISER SHALL BE SCH 80 PVC MATERIAL. USE SOLVENT RECOMMENDED BY MANUFACTURER.

ALL VALVE BOXES SHALL BE RAIN BIRD VB-SERIES



REMOTE CONTROL VALVE ASSEMBLY

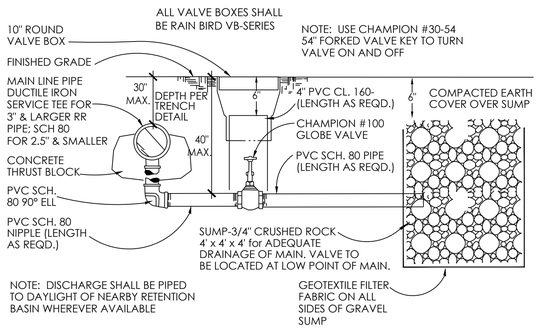
NOTES & REQUIREMENTS
1. ALL WIRING TO BE INSTALLED PER LOCAL CODE.
2. SEE MANUAL FOR MOUNTING INSTRUCTIONS.
3. RAIN BIRD NCC-3GUSA CELLULAR COMMUNICATION CARTRIDGE TO BE MOUNTED INSIDE PEDESTAL. INSTALL CABLE (INCLUDED) TO ANTENNA.



PEDESTAL-MOUNT CONTROLLER

(CLOUD COMMUNICATION)

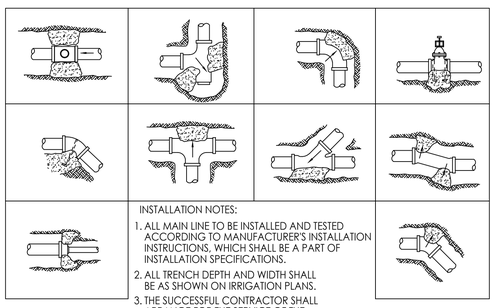
ALL VALVE BOXES SHALL BE RAIN BIRD VB-SERIES



NOTE: USE CHAMPION #30-54 54" FORKED VALVE KEY TO TURN VALVE ON AND OFF

NOTE: DISCHARGE SHALL BE PIPED TO DAYLIGHT OF NEARBY RETENTION BASIN WHEREVER AVAILABLE

MANUAL DRAIN VALVE ASSEMBLY



INSTALLATION NOTES:
1. ALL MAIN LINE TO BE INSTALLED AND TESTED ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS, WHICH SHALL BE A PART OF INSTALLATION SPECIFICATIONS.
2. ALL TRENCH DEPTH AND WIDTH SHALL BE AS SHOWN ON IRRIGATION PLANS.
3. THE SUCCESSFUL CONTRACTOR SHALL ARRANGE FOR THE SERVICE OF THE MANUFACTURER'S QUALIFIED INSTRUCTOR.
4. ALL FITTINGS INCLUDING VALVE TAPS FOR RUBBER-RING PIPE SHALL BE CAST OR DUCTILE IRON FOR PVC, AND SHALL BE THRUST-BLOCKED; SADDLES ON APPROVAL ONLY.

TYPICAL THRUST BLOCK FOR BELL & RING PIPE

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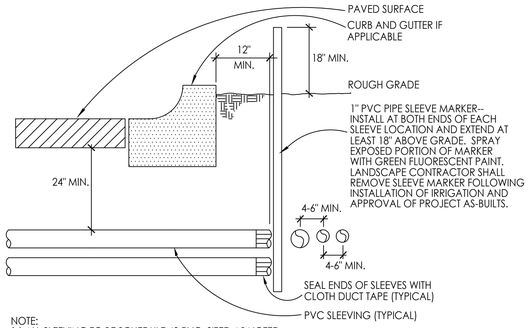
revisions:
△ 09-01-2023 Replat - Added Tracts
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project #: TOL 241
scale: None
issued for: REVIEW
drawn by: TEAM
date: 09.01.2023
drawing: Irrigation Details

sheet #
L7.2
8 of 11

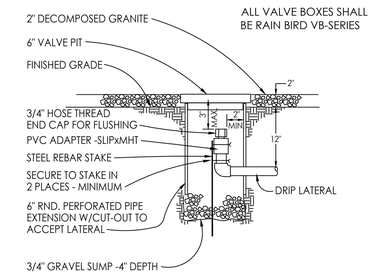
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NOTE:
1.) ALL SLEEVING TO BE SCHEDULE 40 PVC, SIZED AS NOTED.
2.) INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.

TYPICAL SLEEVING DETAIL

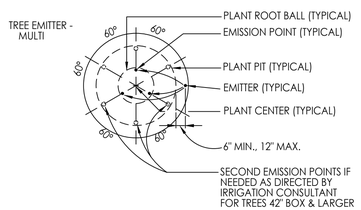


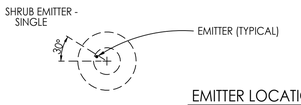
DRIP SYSTEM FLUSH PLUG

NOTE: ALL EMISSION POINTS SHALL BE LOCATED ON UPHILL SIDE OF PLANT MATERIAL. ONE EMISSION POINT SHALL BE DIRECTLY TO PLANT BALL AS INDICATED. ADDITIONAL EMISSION POINTS SHALL BE WITHIN PLANT PIT PERIMETER - 18" FROM TREE CENTER FOR TYP. 24" BOX TREE.

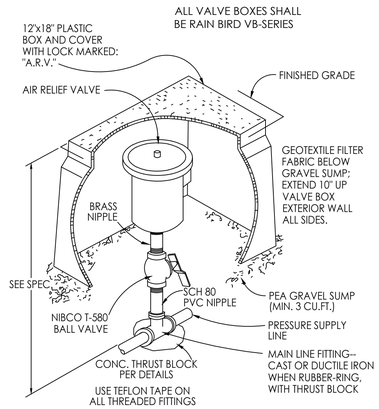
TREE SIZE	DISTANCE FROM TRUNK 1st 6 TUBES	DISTANCE FROM TRUNK 2nd 6 TUBES	EMITTER TYPE
15 G	3-12"		1-1 GPH
24"	4-18"		1-1 GPH
30"	6-21"		1-1 GPH
36"	6-24"		1-2 GPH
42"	6-27"		1-2 GPH
48"	6-12"	4-30"	2-2 GPH
54"	6-15"	5-33"	2-2 GPH
60"	6-18"	6-36"	2-2 GPH
72"	6-20"	6-42"	3-2 GPH

THIS IS A WATERING GUIDE ONLY. SITE, SOIL AND PLANT CONDITIONS VARY GREATLY. CONTRACTOR MUST OBSERVE THE PLANT MATERIAL AND MAKE ADJUSTMENTS AS NECESSARY FOR THE WELL-BEING OF THE PLANTS.

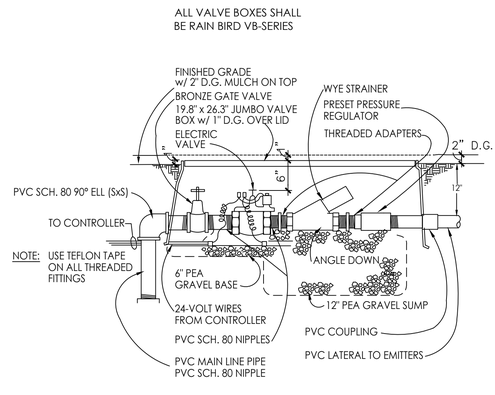




EMITTER LOCATION

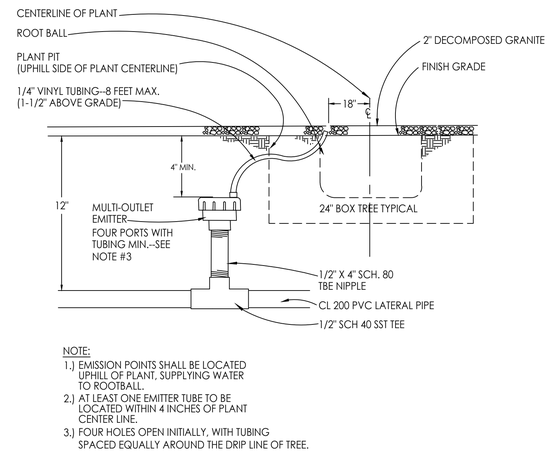


AIR RELIEF VALVE ASSEMBLY



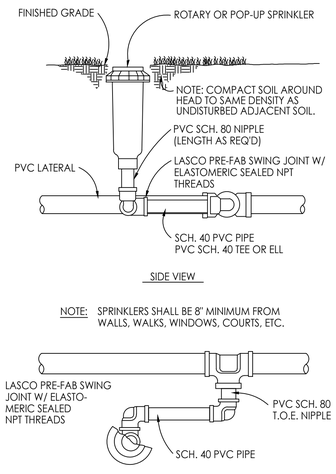
EMITTER VALVE MANIFOLD

FOR RECLAIMED WATER SYSTEMS



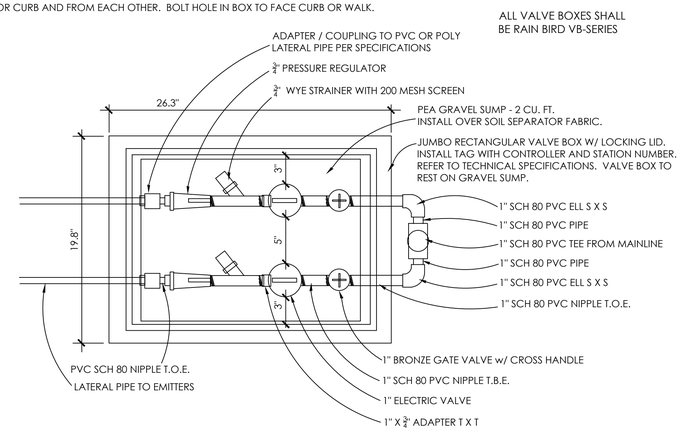
NOTE:
1.) EMISSION POINTS SHALL BE LOCATED UPHILL OF PLANT, SUPPLYING WATER TO ROOTBALL.
2.) AT LEAST ONE EMITTER TUBE TO BE LOCATED WITHIN 4 INCHES OF PLANT CENTER LINE.
3.) FOUR HOLES OPEN INITIALLY, WITH TUBING SPACED EQUALLY AROUND THE DRIP LINE OF TREE.

MULTI-OUTLET EMITTER



TURF SWING JOINT RISER ASSEMBLY

NOTE:
INSTALL ASSEMBLY TO REST ON GRAVEL SUMP. SUMP TO BE LINED WITH ONE CONTINUOUS PIECE OF GEOTEXTILE FILTER FABRIC EXTENDING FABRIC 10" UP ALL EXTERIOR SIDES OF VALVE BOX. VALVE BOX TO BE SET FLUSH WITH FINISH GRADE. ENTIRE VALVE ASSEMBLY TO BE CONTAINED AND CENTERED WITHIN VALVE BOX. NO PART OF ASSEMBLY TO CONTACT BOX LID. PROVIDE 12" DIAMETER LOOP (MIN.) OF SPARE WIRES FROM CONTROLLER INSIDE EACH VALVE BOX. VALVE BOXES TO BE SPACED EVENLY FROM WALK OR CURB AND FROM EACH OTHER. BOLT HOLE IN BOX TO FACE CURB OR WALK.



DRIP VALVE ASSEMBLY

2 VALVES / BOX TOP VIEW NTS

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AMERICA'S LUXURY HOME BUILDER

revisions:
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2
3

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SECTION - 02900 LANDSCAPE

PART 1 - GENERAL

1.01 WORK INCLUDED

*Landscape finish grading.

* Soil preparation

*Tree supports

*Planting

*Watering

*Maintenance

Definitions:
Owner's representative - an authorized agent determined by owner to act on their behalf, in some cases the Landscape Architect may be the owner representative as outlined in these specs.
Plants - all shrubs and cacti other than trees, saguaros, ocotillos, palms and turf.
Plant Material - all trees, saguaros, ocotillos, palms, shrubs, cacti, ground cover, and other plants.

1.02 RELATED WORK

Contractor : Minimum 5 years experience in supply and installation of landscape materials. A Foreman with a minimum of 5 years experience in related work shall be on site at all times.

1.03 SOURCE QUALITY CONTROL

Provide certificates of inspection for all materials as required by law or regulation.

Package standard materials with manufacturers certified analysis. Provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Chemists for all other material.

Provide trees and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, undamaged, vigorous stock grown under climatic conditions similar to conditions at project site and free of disease, insects, eggs, larvae and defects such as sun-scald, knots, injuries, abrasions or disfigurements. Provide trees and shrubs of the sizes indicated. Trees and shrubs of sizes larger than those indicated may be used provided roots, root ball, staking and planting pits are increased proportionately.

1.04 REFERENCE STANDARDS

ANSI 60.1 - American Standards for Nursery Stock.

1.05 SAMPLES

Submit the following material samples to Owner's Representative a minimum of 48 hours prior to start of work.

a. Topsoil for backfill mix (trees and shrubs).
b. Wood Shavings/Mulch.
c. Tree supports.
d. Decomposed granite.
e. Boulders.

The Owner's Representative reserves the right to take and analyze samples of materials for conformity to Specification at any time. Furnish samples upon request by Owner's Representative. Rejected materials shall be immediately removed from the site and replaced at the contractors additional expense.

Submit samples of decomposed granite for approval of graduation and color. Sample shall be representative of variations within size and color to be provided.

1.06 PRODUCT DATA

Submit to Owner's Representative a minimum of 48 hours prior to start of work manufacturers comprehensive product description, including specifications and installation instructions.

1.07 CERTIFICATES AND TEST REPORTS

Provide and pay for all materials testing. Testing agency shall be acceptable to the Landscape Architect. Submit to Owner's Representative a minimum of 48 hours prior to start of work 2 copies of certificates of inspection as required by governmental authorities, and manufacturers' vendors certified analysis for soil amendments, fertilizer materials, and chemicals. Submit other data substantiation that materials comply with specified requirements.
Certificates are required to determine the quality and quantity of all specified soil amendments.

Materials certification to be submitted include, but are not limited to: Topsoil source and nutrient analysis, mulch, fertilizers/soil amendments/chemicals. Test representative material samples proposed for use. Provide the following data:

a. Topsoil and planting backfill.
b. Soil PH.
c. Particle size, percentage soil texture.
d. Percentage organic material.
e. Percolation rate.
f. Nutrient level analysis.
g. All macro, secondary and micro nutrient salinity.
h. ESP.
i. Free lime.

Recommendations on type and quantity of amendments required to bring levels into acceptable ranges as detailed in Part 2 - Products of Materials of these specifications.

Separate recommendations to be submitted for each crop. Crop to be identified as:
a. Irrigated trees and shrubs.
b. Turf.

1.08 MAINTENANCE DATA

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

1.09 PRODUCT DELIVERY, STORAGE AND HANDLING

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

Provide protective covers to plant life and trees during delivery. Do not prune trees prior to delivery. Do not bend-tie trees or shrubs in such a manner as to cause damage or destroy shape. Deliver materials after preparation for planting have been completed. Plant immediately. If planting is delayed for more than 6 hours after delivery, set plant material in shade, protect from weather and mechanical damage and keep roots moist.

Do not remove container grown stock including ground cover, from containers until planting time.

1.10 SITE CONDITIONS

Determine location of underground utilities. Execute work as required to prevent damage.

Maintain grade stakes set by others until directed otherwise.

Protect all existing plant life not scheduled for removal. If any plant material that is to remain is damaged, the Contractor, at his expense, will pay for a replacement plant of the same size and species (to be approved by Owner's Representative).

Protect existing utilities, paving and other facilities from damage during landscaping operation.

Coordinate with other contractors.

1.11 WARRANTY

Submit warranty to Owner's Representative.

Trees, Palm Trees, Saguaros and Ocotillos:
Warrant that trees, palm trees, saguaros and ocotillos will be alive and in good health for a period of 1 year after acceptance except for defects resulting from neglect by Owner, abuse or damage by others.

Owner must follow Contractors maintenance schedule and provide current maintenance log to Owner's Representative.

Remove and replace dead, unhealthy or girdled trees, palm trees, saguaros and ocotillos that lose original form and size during warranty period with material equal to that specified. Replace any material which does not meet requirements within fifteen days of notification. All replacement trees, palm trees, saguaros and ocotillos shall be subject to an additional one year maintenance period.

Shrubs and Other Plantings:
Guarantee all other planting will be alive and in satisfactory condition for a period of 90 days from date of acceptance or will be replaced at no additional cost to the Owner. All plant material shall be maintained in a healthy, sturdy condition during the warranty period by the Contractor.

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

PART 2 - PRODUCTS AND MATERIALS

2.01 FILL MATERIALS

Provide dry, loose material for fill, backfill, planting backfill and topsoil for planter beds. Frozen or muddy soils are not acceptable. Salts not to exceed 1500 ppm, and material shall be free of debris, noxious weeds, ingredients or objects detrimental to healthy plant growth. Topsoil: Screened, fertile, friable, from well drained arable land, free of nut grass, refuse, roots, heavy clay, noxious weeds or any material toxic to plant growth; contents as follows:

a. Silt: 20-45 %
b. Clay: 15-20 %
c. Sand: 30-60 %
d. Organic Material (natural or otherwise): 2 % minimum
e. pH: 7.0-8.3
f. Soluble salts: 1,500 ppm.
g. Nutrients: enough to bring levels up to acceptable plant growth.

Percolation rate shall be between 3 to 4 inches per hour.
Existing top soil may be used provided it meets these requirements.

2.02 COMMERCIAL GRADE FERTILIZERS

Agri-Sul, Dispersul - use only for sulfur
Agriculture grade gypsum

2.03 SOIL AMENDMENTS

Wood shavings: nitrogen stabilized fir or pine shavings containing 0.75% total nitrogen and 0.1 to 0.15% total iron, and under 60 ppm total manganese; composted, leached and aged for a minimum of 10 to 12 months; ph factor, 4.0 to 4.5. no soil amendments are required for salvaged plant material and cacti unless otherwise specified.

2.04 TREE SUPPORTS

Tree Stakes: Copper napthenate impregnated lodge pole 10 feet in length for 5 gallon and 15 gallon, and 12 feet in length for 24 inch box and larger. No tree stakes are required for salvaged plant material.

Tree Ties: Provide a minimum of two per tree; No. 10 gauge, pliable, zinc coated iron wire. Cover wire with hose, cover as specified, where it contacts tree.

Hose Covering: 1/2 inch minimum diameter; 2-ply reinforced rubber, new garden hose.

Tree Guards: 'ArborGard+' by Deep Root, or equal.

Tree Guys: Minimum 3 per tree; No. 10 galvanized wire. Cover wire with hose where it contacts tree for 24, 30 and 36 box tree.

Anchors (Deadmen): 2 inch x 4 inch x 3 feet long; construction grade redwood.

Signals (Flags): For guy wires, 1/2 inch diameter, white or orange plastic tubing 5 feet long over each guy used.

2.05 HERBICIDES

Pre-emergent and contact Herbicides:

Pre-emergent herbicide shall be Surflan as manufactured by Dow/Elanco Chemical Company.

Contact herbicide shall be Round-up as manufactured by Monsanto.

2.06 PLANTING MATERIAL

Plant Material: Healthy, shapely and well rooted. Roots shall show no evidence of having been restricted or deformed at any time. All plants shall be representative of their normal species and variety. They shall have normally developed branch systems. Plants shall be free from disfiguring knots, sun scald injuries and abrasions of bark. Plants not meeting these requirements shall be considered defective and shall be replaced immediately. All plants shall be true to name and shall be tagged, one of each variety. All plant material shall be grown in nurseries inspected by the State Department of Agriculture unless otherwise approved by the Owner's Representative.

Provide "Specimen" plants with a special height, shape or character. Tag at the source of supply prior to notifying Landscape Architect for inspection. The Landscape Architect shall inspect selections at source of supply for suitability and adaptability to selected location. When specimen plants cannot be purchased locally, provide sufficient photographs of proposed material for approval.

Plants may be inspected and approved at place of growth for compliance with specification requirements for quality, size, and variety. Such approval shall not impair the right of inspection and rejection upon delivery at the site or during the progress of the work.

2.07 TURF SOD

As noted on plans.

2.08 DECOMPOSED GRANITE

Decomposed granite coverage shall be a minimum 2-inch thickness unless noted otherwise on plans. Decomposed granite shall be the size and color as specified on plans, and shall be taken from a single quarry.

2.09 BOULDERS

Boulders are to be Surface Select or as noted on the plans. Boulder size as noted on the plans and approved by the Owner's Representative. Boulders are to be harvested, delivered and placed in a manner to avoid marking, scraping or damaging the natural condition of the boulder. All scarred boulders are to be treated with Permeon (or equal) to provide a natural appearance of the desert varnish.

2.09 SEED MIXTURE

As noted on plans.

PART 3 - EXECUTION

3.01 GENERAL

Install in accordance with the methods, techniques and specifications of each representative manufacturer. If a conflict occurs between manufacturers and these specifications, consult with Owner's Representative for a decision.

Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

3.02 BACKFILL, IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

Inspect the integrity of all damp-proofing and water-proofing membranes which occur over, on or against any construction to be fully or partially concealed by earthwork prior to the placement of any imported soil, backfill, gravel fill or sub-base.

Correct defects prior to proceeding with the work.

3.03 TOPSOIL

Import additional topsoil only as required to bring planting areas up to finish grade. Spread and cultivate soil so that no settling takes place at any time.

3.04 LANDSCAPE FINE GRADING

Allow for the addition of soil amendments, conditioners and any specified top dressing when determining and executing finish grade.

Set finish grade 1-1/2 inches below adjacent paving, curb and headers for shrubs and ground cover beds and areas or as required for installation of decomposed granite or turf sod.

At all planting areas, make entire area smooth and even to finish grade. Cultivate all areas so that there are no bumps or hallows, and the area drains as indicated. Grade and maintain all flow lines, designated or not, to allow free flow of surface water. Cultivate entire area to a depth of 6 inches minimum and remove all rock in excess of 1-1/2 inches diameter, all building rubble, building construction material, waste and any other material that will impair satisfactory growth.

3.05 DECOMPOSED GRANITE

Place 2-inches unless otherwise noted, in all planting areas. Decomposed granite shall extend below all plant material, trees, and cactus. Decomposed granite finish grade 1-1/-inch below adjacent paving, curbs, and headers.

3.06 HERBICIDE APPLICATION

Apply pre-emergent herbicides in accordance with manufacturer's instructions.

Apply contact herbicides in accordance with manufacturer's recommendations. Prior to application, moisten areas for fourteen days to encourage weed germination and growth. Apply before weeds attain a height of 6 inches. Remove taller weeds manually.

Areas to be landscaped shall be maintained in a weed-free condition at all times during construction and maintenance period.

Do not apply pre-emergent herbicides at locations of revegetation seeding. The contractor shall manually remove invasive weeds within these areas.

3.07 TREE SUPPORT

Guyed Trees: Guy trees as shown immediately after planting as shown on the drawings.
Staked Trees: Stake trees as shown on the drawings within 48-hours of planting.

Tree supports shall be installed to prevent lodging, yet allow for trunk movement. Hoses that encircle trunks shall be large enough to allow for normal growth of the trunk during the first year without girdling.

3.08 TREES, SHRUBS, AND VINES

Layout locations with stakes or gypsum. Coordinate with Owner's Representative to assure appropriate location, prior to installation.

Test drainage of plant beds and pits by filling with water. Notify Owner's Representative of areas where water is retained more than 24 hours.

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

Do not expose roots to air except during transplanting. Set up of plants at same level when planted as in the container. Cut plant containers on 2 sides without injuring root ball and carefully remove plant. Do not cut container with spade. Damaged plants will be rejected.

Dig pits with perpendicular sides to a minimum of 2 to 3 times the width (see details) of the root ball for containerized trees and shrubs. Dig pits only as deep as the root ball to prevent settling of the tree or shrub.

Place rootball of vines as close to structure or support system as possible. If rootball can't be placed closer than 12" notify Owner's Representative of situation for inspection and remedy.

Tie vines to trellis supports if applicable with green plant tape and remove any staking supplied with plant material.

Planting Mixture: One part wood shavings Two parts excavated soil amended to meet standards in Part 2.

Mix thoroughly outside the hole before start of backfilling.

Tree Guard: Install tree guard on all trees located in turf areas per manufacturer's recommendations.

3.09 BACKFILLING

Backfill plant pits and form shallow basin around the plant to hold enough water to saturate the root ball and backfill (only form basins if specified on detail). Water plants immediately after planting and allow backfill to settle in plant pit. Do not water saguaros after planting. Do not raise basin rim above surrounding grade.

Puddle planting mixture when pit is 2/3 full of plant mix. Continue back filling to within 1 inch of surrounding grade.

Finish grade to 2 inches below headers or concrete work.

Top dress planting areas with 2 inches of top dressing after planting.

Treat all planting areas with a pre-emergent.

3.10 GROUND COVER

At time of transplanting, soil in flats shall be sufficient so as not to fall apart when lifting plants. Plant each plant with its proportionate amount of the flat soil in a manner that will ensure a minimum disturbance to the root structure.

Plant flat material sufficiently deep to cover all roots. Firmly tamp the earth around each plant to force out large air pockets.

3.11 TURF SOD

Soil Preparation: Provide soil with an organic matter content of 25-percent to 30-percent. Cultivate entire area to a depth of 6" minimum and remove all rock in excess of 1 1/2", all building rubble, building construction material waste and any other material that will impair satisfactory growth. This top 6" must meet the topsoil requirements noted in Section 2.01.

Soil Amendments: Prior to rototilling, apply gypsum at a rate of 100 lbs per 1,000 sf, phosphate at a rate of 2 lbs per 1,000 sf. , and soil sulfur at 5 lbs per 1,000 sf. Rototill into soil.

Install sod along the straightest edge of turf area. Stagger joints in a brick-like pattern. Avoid gaps and overlapping. Place sod diagonally across, to avoid sliding. Water sod at least every 30 min. during installation. Finish by watering lightly and roll in two directions w/sod roller.

3.12 WATERING

Water all plants immediately after planting, except for saguaros, with hose in planting hole until material about the roots is completely saturated from the bottom of the hole to the top of the ground to avoid drying out until the entire planted area is thoroughly watered and the soil soaked to the full depth of each plant hole. Water stream shall not cause damage to planting hole or plant. Keep exposed roots wet by means of moist sawdust, peat moss or burlap at all times during planting operation. Repeat watering as often as necessary to keep the ground moist but not soaked, well below the root system of the plants.

3.13 CLEAN UP

Keep all areas clean and orderly during and after execution of work. Burning of trash is not permitted.

3.14 ADJUSTMENT

Prune each tree and shrub to preserve the natural character of the plant per American Standards for Nursery stock, as published by the American Association of Nurserymen. Prune only as directed by Owner's Representative and Landscape Architect to remove deadwood, suckers, or broken or badly bruised branches. Replace all plants damaged by excessive pruning, planting operations or construction damage.

3.15 MAINTENANCE PERIOD

When the Owner's Representative and Landscape Architect determine the work to be substantially complete in accordance with the Conditions of the Contract, Contractor will be advised, in writing, that the maintenance period is to begin.

Landscape contractor shall be responsible for maintenance of landscaped areas for a period of 90 days. Maintenance includes watering, trimming, weeding and cultivating of beds.

Landscape contractor, in order to protect his guarantee, shall give typewritten to Owner, a complete maintenance instruction booklet on the care and feeding of the landscape.

Contractor shall request, in writing, a Final Inspection with Landscape Architect at the completion of the maintenance period. If the Owner's Representative determines the work is satisfactory, the maintenance period will end on the date of the Final Inspection. If the maintenance is unsatisfactory, the maintenance period will be extended, at the Contractors expense, until such time as all corrections are made and the work is inspected and approved by the Owner's Representative and Landscape Architect. Retention will not be released until Final inspection is made and approval issued by the Owner's Representative.

3.16 FIELD QUALITY CONTROL

Notify Owner's Representative of the requirement for inspection at least 48 hours in advance. Inspections are required, but not limited to, the following:

- Inspection and acceptance of plant material prior to shipping.
- At completion of rough grade and boulder placement
- At completion of landscape finish grading and soil preparation, prior to planting.
- At installation of irrigation system, prior to backfilling trenches and planting.
- During installation of specimen tree, or other specimen plant material.
- After staking locations for plant holes, but prior to planting; for approval.
- During the planting process.
- During the placement and aiming of all light fixtures.
- At Substantial Completion of the Work.
- During warranty period to observe maintenance procedures.
- At final Completion of the Work.

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Toll Brothers
AMERICA'S LUXURY HOME BUILDER

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1 *09-01-2023* *Replat - Added Tracts*

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IRRIGATION SPECIFICATIONS

PART I - GENERAL

1.01 WORK INCLUDED

Work of this Section generally includes a provision of an underground irrigation system including the following:

1. Trenching, stockpiling excavation materials, and refilling trenches.
2. Complete systems including but not limited to piping, pump station, assemblies, valves, fittings, heads, controller wiring, and final adjustments to ensure efficient coverage as determined by Architect.
3. Water connections.
4. Replacements of unsatisfactory materials.
5. Clean-up, inspection, and approval.
6. Tests.

1.02 REFERENCES

Perform Work in accordance with requirement of Conditions of the Contract and Division 01 - General Requirements as well as provisions of all applicable laws, codes, ordinances, rules and regulations. Conform to requirements of reference information listed below, except where more stringent requirements are shown or specified in Contract Documents.

1. American Society for Testing and Materials (ASTM) - Specifications and Test Methods specifically referenced in this section.
2. Underwriters Laboratories (UL) - UL Wires and Cables.

1.03 QUALITY ASSURANCE

Installer Qualifications - Installer shall have had considerable experience and demonstrated ability in the installation of irrigation system(s) of specified type(s) in a neat, orderly, and responsible manner in accordance with recognized standards of workmanship. To demonstrate ability, experience, and financial stability necessary for this project, submit if requested by Consultant, prior to contract award the following:

1. List of 3 projects completed in the last 2 years of similar complexity to this Project. Description of projects shall include:
   a. Name of project.
   b. Location.
   c. Owner.
   d. Brief description of work and project budget.
2. Current company financial statement.

Special Requirements:

a. Tolerances - Specified depths of pressure supply lines and laterals and pitch of pipes are minimums. Settlement of trenches is cause for removal of finish grade treatment, refilling, recompaction, and repair of finished grade treatment.

b. Coordination with Other Contracts - Protect, maintain, and coordinate Work with Tasks under other sections.

c. Damage to Other Improvements - Contractor shall replace or repair damage to grading, soil preparation, seeding, sodding, or planting done under other Sections during work associated with installation of irrigation system at no additional cost to the Owner.

d. Work involving substantial plumbing for installation of backflow preventers, copper service, and related work shall be executed by licensed and bonded plumber(s), performed in accordance with all prevailing codes and regulations.

e. Work involving connection to, installation, or extension of 120 volt or greater electrical service shall be executed by a licensed and bonded electrician, performed in accordance with all prevailing codes and regulations.

1.04 SUBMITTALS

Prepare and make submittals in accordance with conditions of the Contract prior to installation.

STAKING, CONSTRUCTION RECORD DRAWINGS, AND PROGRAMMING:

1. Coates Irrigation Consultants Inc. (CICI) shall stake the locations of all sprinklers 25-feet in radius or greater with the assistance of Contractor (refer to Section 3.02-1, and contact CICI prior to Bid for staking fees). CICI shall use the GPS collection method to record the rotary sprinklers, mainline routing, electric and gate valves, and controllers; and provide plan copy to Contractor. Contractor shall draw lateral piping, controller station numbers, and all other record information on the Field Record. At end of every day, revise Field Record for all work accomplished that day in RED ink. The Field Record Plan(s) shall be available at the Project Site for review. Upon completion of Project, Contractor shall submit Field Record Plan for review, prior to final acceptance.

   Record plans shall be to same scale and in the same format as designed plans.

2. Following approval of Field Record Plan by the Architect and Consultant, the Contractor shall submit the Field Record Plan with ALL changes, additions, and modifications performed during the project installation to Consultant. Consultant (CICI) shall create a digital Construction Record from the information provided by Contractor. The digital Construction Record file shall be generated as follows:
   a. PDF: Contractor shall contract with Coates Irrigation Consultants Inc. (CICI) to combine all Field Record information and GPS data for locations of water source(s), mainline routing, valves, controllers, and basic features to correspond with the site plan. This digital file shall be placed into sheet form as required, and Portable Document Format (PDF) files created as the Construction Record. Contractor shall contact CICI prior to Bid for fees for GPS data collection and creation of digital Construction Record.

3. Consultant will not certify any pay request submitted by the Contractor if the Field Record drawings are not current, and processing of pay request will not occur until Field Records are updated.

4. Consultant (CICI) shall collect the field controller data for programming purposes, if Contractor is unable to collect data or if the process delays project completion. Contractor shall contact CICI for fees for data collection.

5. Consultant (CICI) shall observe contractor's installation progress; contact CICI for observation fees prior to bid.

6. Prior to scheduling walk-through for substantial completion, Contractor is to submit all Field Record information to the Consultant for approval.

7. Contractor shall also provide both a hard copy and Electronic Form version of the Controller Data Sheets to the Consultant. Hard copy and Electronic Forms shall be provided to the Contractor by Coates Irrigation Consultants Inc.

CONTROLLER CHARTS - Do not prepare controller charts until Construction Record (as-built) drawings have been approved by the Consultant.

1. Provide controller chart, automatic controller.
2. Controller drawing may be same size reproduction of the record drawing, if scale permits fitting them inside the controller door without folding drawing. If photo reduction prints are required, keep reproduction to maximum size possible to retain full legibility. Chart may also be Controller Data Sheet as for central-satellite systems, if approved by Consultant.
3. Controller chart shall be bond print of actual as-built system, showing area covered by that controller; or Controller Data Sheet showing information on each station, and with complete description of each station's location.
4. Identify area of coverage of each remote control valve, using a distinctly different pastel color for each zone. Highlight heads, lateral piping, and control valves.
5. Following review of controller drawings by Consultant, hermetically seal each chart between two layers of 20 mm thick clear plastic.
6. Controller chart shall be completed and approved by Consultant prior to final completion walk-through of irrigation system.
7. Attach approved controller chart to inside of each controller door using self adhesive Velcro strips.

CONTROL SYSTEM PROCEDURES:

1. Contractor shall be responsible to provide and install all specified control equipment to result in a complete and working system, whether or not all appurtenances are shown on plans. System shall include controllers; all grounding and surge protection; and electrical control wiring.

2. Following installation of each controller, contractor shall record all station data on a "Data Sheet" provided by the Consultant. This data shall include the type and quantity of irrigation devices on each station, nozzle type, arc, area of control (turf, trees, shrubs, etc.), valve size, gpm, location, etc. as shown on the Data Sheet.

3. Prior to final walk-through for each area of the project, contractor shall confirm that the following has been accomplished:
   a. Construction record drawings per 1.04.1.
   b. Data Sheets for Controllers.

4. Consultant (CICI) shall provide the following programming services: station data, hydraulic tree, and programs and schedules in the irrigation computer. CICI shall not provide a visual, interactive map. Contractor shall contact CICI for fees for programming services prior to bid.

5. Product Warranty: Warranty" includes the following:
   a. Manufacturer's stated warranties shall apply on all products.
   b. It shall insure that an authorized representative will be at the job site within 24 hours of notification of a product problem.
   c. Warranty includes a one-year minimum product and labor warranty. If the product fails to meet project specifications, and the manufacturer's representative is unable to resolve the deficiency, the product will be replaced at no cost to the client with the product of their choice. This includes Contractor's labor for product replacement at their normal hourly rates.
   d. In the event of a product problem, and the Consultant is required to spend additional time not covered by their contract as a result of this problem, then the manufacturer will reimburse the Consultant for time and materials at their normal hourly rates.

   *Project Qualifications:
   a. The Consultant must be currently certified as an irrigation designer by the Irrigation Association, the American Society of Irrigation Consultants, or licensed in the project state to practice landscape architecture which includes irrigation design.
   b. The project must consist entirely of one manufacturer's products where applicable (i.e.: excluding pipe, fittings, & wiring). If any competitive products are INSTALLED on the project, the warranty will be the standard trade warranty as delineated in the manufacturer's product catalog.
   c. The manufacturer's representative must be notified in the event of a product problem at least twenty-four (24) hours prior to an in-field meeting.
   d. Installation must be certified by authorized representative in conformance to plans.

Operation Manual:

Submit 3 sets of Operations Manual to Consultant for approval, prior to scheduling the final completion walk-through. Manual is to include the following in a 1 x 3 ring binder:

1. Index sheet stating project name, and listing Contractor name, address, phone number, and contact person. Include same information for Primary Sub-Contractors.
2. Manufacturer cut sheets for all material components of irrigation system. Highlight or circle specific models or items.

1.05 DELIVERY, STORAGE and HANDLING

Deliver, unload, store and handle materials, packaging, bundling, products, in dry conditions,or a weatherproof manner, to prevent damage, breakage, deterioration, intrusion, ignition, and vandalism. Deliver in original unopened packaging containers prominently displaying manufacturer name, volume, quantity, contents, instructions, and conformance to local, state, and federal law. Remove and replace cracked, broken, or contaminated items or elements prematurely exposed to moisture, inclement weather, snow, ice, temperature extremes, fire, or job site damage.

Handling of PVC Pipe - Exercise care in handling, loading and storing of PVC pipe. All PVC pipe shall be transported in a vehicle which allows the entire length of pipe to lie flat so as not to subject it to undue bending or concentrated external loads. All sections of pipe that have been dented or damaged shall be discarded, and if installed, shall be removed and replaced with new piping.

1.06 JOBSITE CONDITIONS

Protection of Property:

1. Preserve and protect all trees, plants, monuments, structures, and paved areas from damage due to Work in this Section. In the event damage does occur, all damage to inanimate items shall be completely repaired or replaced to the satisfaction of the Owner. All injuries to living plants shall be repaired by the Owner, and all costs of such repairs shall be charged to and paid by the Contractor.

2. Protect buildings, walks, walls, and other property from damage. Flare and barricade open ditches. Damage caused to asphalt, concrete, or other building material surfaces shall be repaired or replaced at no cost to the Owner. Restore disturbed areas to original condition.

Existing Trees:

1. All trenching or other Work under limb spread of any and all evergreens or low branching deciduous material shall be done by hand or by other methods so as to prevent damage to limbs or branches.

2. Where it is necessary to excavate adjacent to existing trees, use all possible care to avoid injury to trees, and tree roots. Excavation in areas where 2 inch and larger roots occur shall be done by hand. Roots 2 inches and larger in diameter, except directly in the path of pipe conduit, shall be tunneled under and shall be heavily wrapped with burlap to prevent scarring or excessive drying. Where a trenching machine is operated close to trees having roots smaller than 2 inches in diameter, the wall of the trench adjacent to the tree shall be hand trimmed, making clean cuts through roots. Roots 1 inch and larger in diameter shall be painted with two coats of "Tree Seal". Trenches adjacent to trees shall be closed within 24 hours, and when this is not possible, the side of the trench adjacent to the tree shall be kept shaded with moistened burlap or canvas.

Protection and Repair of Underground Lines:

1.Request proper utility company to stake exact location (including depth) of all underground utilities. Take whatever precautions necessary to protect these underground lines from damage. In the event damage does occur, all damages shall be repaired by Contractor unless other arrangements have been made.

Replacement of Paving and Curbs - Where trenches and lines cross existing roadways, paths, curbing, etc., damage to these shall be kept to a minimum and shall be restored to original condition.

1.07 WARRANTY/GUARANTY

Contractor shall warrant materials against defects for a period of one year from the date of Substantial Completion. Contractor shall guarantee workmanship for similar period. Contractor shall be responsible for coordinating material warranty items with the manufacturer/distributor.

Settling of backfilled trenches which may occur during guaranty period shall be repaired by Contractor at no expense to the Owner, including complete restoration of damaged property.

Expenses due to vandalism before substantial completion shall be borne by Contractor.

Owner or representative maintenance company will maintain turf and planting areas during warranty period, so as not to hamper proper operation of the irrigation system.

1.08 MAINTENANCE

Furnish the following maintenance items to Owner prior to final Acceptance:
1. 2 sets of special tools required for moving, disassembling, and adjusting each type of sprinkler head and valve supplied on this project.
2. 2 keys for each automatic controller.
3. 3 quick coupler keys and matching hose swivels.

1.09 EXTRA STOCK

In addition to installed system furnish the following items to Owner:
1. 4 per 100 installed drip emitters of each type used.
2. 2 pop-up heads of each type used.

PART II - PRODUCTS

2.01 MATERIALS

General Piping:

Note: All piping for reclaimed water systems shall be purple colored, or wrapped with reclaimed "sock" or reclaimed marking tape, and main lines shall have detectable reclaimed marking tape in trench 12" above top of pipe.

1. Pressure Supply Lines (downstream of backflow prevention units) - Class 200 PVC, Solvent Weld Belled End for 2-1/2" and smaller, and rubber-ring joint for 3" and larger with ductile iron fittings.
2. Non-pressure lines - Class 200 PVC, Solvent Weld Belled End.
3. Drip Piping - 1/2" Class 315 PVC, Solvent Weld unless otherwise specified on plans.
4. Emitter Tubing - by emitter manufacturer.

Plastic Pipe and Fittings:

1. Identification Markings:

a. All pipe to be identified with following indelible markings:
   1) Manufacturer's Name.
   2) Nominal pipe size.
   3) Schedule or class.
   4) Pressure Rating.
   5) NSF (National Sanitation Foundation) seal of approval.
   6) Date of extrusion.

b. All fittings including valve taps for rubber-ring pipe shall be cast or ductile iron, rubber-ring joint for PVC. Ductile iron fittings shall have the following characteristics:
   1) All ductile iron fittings and joint restraints shall have a fusion bonded epoxy coating on interior and exterior of the product surface, average of 10-12 mm thickness. Epoxy coating shall conform to the requirements of CSA Z245.20-20 and NSF 61 for water services. Tar/bitumen coating will not be approved.
   2) All ductile iron pipe fittings, joint restraints, lateral isolation valves and mainline isolation gate valves shall be of the same manufacture which offers a 10-year warranty on products and replacement labor costs. Prior to installation, manufacturer shall provide documentation stating the above warranty information.

2. Solvent Weld Pipe - Manufactured from virgin polyvinyl chloride (PVC) compound in accordance with ASTM D2241 and ASTM D1784: cell classification 12245-B, Type 1, Grade 1.
   a. Fittings - Standard weight, Schedule 40, injection molded PVC; complying with ASTM D1784 and D2466, cell classification 12454-B.
      1) Threads - Injection molded type (where required).
      2) Tees and ells - Side gated.
   b. Threaded Nipples - ASTM D2464, Schedule 80 with molded threads.
   c. Joint Cement and Primer - Type as recommended by manufacturer of pipe and fittings.

Low Pressure/Volume Systems:

1. Emitters as indicated on drawings.
2. Drip Piping - manufactured of polyvinyl chloride compound conforming to ASTM D2241 and ASTM D1784, Type 1, Grade 1.
3. Fittings - Schedule 40 PVC, or as recommended by piping manufacturer.
4. Drip Valve Assembly - Type and size shown on drawings.
   a. Wye Strainer - Plastic/Fiberglass construction with 150 mesh nylon screen and blow out assembly.
   b. Control Valve - 2-way, solenoid pilot operated type made of synthetic, non-corrosive material; diaphragm-activated and slow closing. Include freely pivoted seat seal; retained (mounted) without attachment to diaphragm.
   c. Pressure Regulator - Plastic/Fiberglass construction, preset type with pressure setting per drawings.

Copper Pipe and Fittings:

1. Copper Pipe - Type K hard tempered.
2. Fittings - Wrought copper, solder joint type.
3. Joints - Soldered with solder, 45% silver, 15% copper, 16% zinc, and 24% cadmium and solids at 1125 F and liquids at 1145F.

Brass Pipe and Fittings:

1. Brass Pipe - 85% red brass, AMSI Schedule 40 screwed pipe.
2. Fittings - Medium brass, screwed 125 pound class.

Quick Coupling Valves - Brass two-piece body designed for working pressure of 150 psi, operable with quick coupler. Equip quick coupler with locking rubber cover (purple for reclaimed water if specified).

Valve Boxes:

Note: All box covers for reclaimed water systems shall be purple colored, and marked for reclaimed. Otherwise, valve box color to be selected based upon a review of the location and adjacent material by Owner and Landscape Architect prior to installation.

1.Drip Line Blow-out Stubs, and Wire Stub Box - Rain Bird #VB-10RND.
2. 1-inch through 2-inch Control Valves - Rain Bird #VB-STD.
3. Drip Valve Assemblies - Rain Bird #VB-JMB.
4. Control Wiring Splices - Rain Bird #VB-10RND.
5. Main Line Gate Valves - Rain Bird #VB-10RND.
6. Air-Relief Valves - Rain Bird #VB-STD.
7. Manual Drain Valves - Rain Bird #VB-STD.
8. Pressure Reducing Valves - As shown on detail.

Electrical Control Wiring:

1. Low Voltage:
   a. Electrical Control Wire - AWG UF UL approved No. 14 gauge direct-burial copper wire for all control wires, and No. 14 gauge direct-burial copper wire for all common wires.
   b. Wire Colors:
      1) Control Wires - Red.
      2) Common Wires - White.
      3) Master Valve Wires - Blue and yellow.
      4) Future Wires - Same as control and common wire (labeled at terminations). Two per controller unless noted, at each extreme end.
   c. If multiple controllers are utilized, and wire paths of different controllers cross each other, both common and control wires from each controller shall be different colors approved by Consultant.
   d. Wire connections for all valve and solenoid locations shall be UL 486D approved direct-bury wire connectors for wet / damp locations, rated up to 600 volts, as manufactured by Rain Bird model DB Series Wire Connector, or approved similar dry splice method. Wire connectors shall provide strain relief and have the wire nut / spring integrated into the housing. All 24-volt wire splices shall conform to National Electric Code (NEC) standards and all state, local and federal codes.
2. High Voltage - Type required by local codes and ordinances, of proper size to accommodate needs of equipment serviced.

Sprinkler Heads - As shown on drawings. Purple caps or nozzles for Reclaimed Water use.

Electric Control Valves - As noted on drawings. Purple handles for Reclaimed Water use. Install pressure regulating devices where specified on plans.

Pipe bedding material - Construction grade sand approved by Consultant.

Automatic Controller - As shown on drawings.

Backflow Preventer - As shown on drawings.

Manual Drain Valve - As shown on drawings.

Air-Relief Valve - As shown on drawings.

Pressure Reducing Valve - As shown on drawings.

Master Control Valve - As shown on drawings.

Flow Sensor and Monitor or Transmitter - As shown on drawings.

Pump Station - As shown on drawings.

PART III - EXECUTION

3.01 INSPECTION

Examine areas and conditions under which Work of this Section is to be performed. Do not proceed with Work until unsatisfactory conditions have been corrected.

Grading operations, with the exception of final grading, shall be completed and approved by Owner prior to staking or installation of any portion of irrigation system except sleeving.

3.02 PREPARATION

Staking shall Occur as Follows:

1. For all projects with rotary sprinklers spaced at twenty-five feet (25') or greater, Consultant (CICI) shall lay out the sprinklers using wire flags with assistance from Contractor. Contractor shall contact CICI prior to Bid for Consultant's staking fees. For all projects or area segments with smaller sprinklers, Contractor shall lay out sprinklers and contact Consultant for review.
2. Mark with powdered lime or marking paint routing of pressure supply lines, and flag heads and control valve locations for first series of zones as directed by Consultant. Contact Consultant a minimum of 48 hours in advance and request a review of staking. Consultant will review staking and direct changes if required. Staking review does not relieve installer from coverage problems due to improper placement of heads after staking.

Install sleeving under all asphalt paving and concrete walks, prior to the installation of concrete or paving operations, to accommodate piping and wiring. Compact backfill around sleeves to 95% Standard Proctor Density within 2% of optimum moisture content in accordance with ASTM D1557.

Trenching - Trench excavation shall follow, as much as possible, layout shown on Drawings. Dig trenches straight, and support the pipe continuously on the bottom of trench. Trench bottom shall be clean and smooth with all rock and organic debris removed. Pressure supply line trenches shall be over-excavated as required to allow for bedding material. Trench depth shall be uniform as required to meet minimum depth requirements for the type of piping being installed.

1. Clearances:
   a. Piping smaller than 3 inches - Trenches shall have a minimum width of 7 inches. 12 inches for 3" and larger pipe.
   b. Line clearance - Provide not less than 6 inches of clearance between each line, and not less than 12 inches of clearance between lines of other trades.
   c. For Reclaimed Water systems, 2-foot vertical (below) and 6-foot horizontal separations from potable lines are required per industry standards.
2. Pipe and Wire Depth:
   a. Pressure Supply Piping - 24 inches from top of pipe (30 inches where 6" and larger pipe is on project).
   b. Non-pressure piping - 12 inches from top of pipe.
   c. Control Wiring - Side and bottom of pressure supply line.
   d. Drip piping - 12 inches from top of pipe.
   e. Emitter tubing - 12 inches from top of pipe (non slope plantings). 4 inches from the top of pipe (slopes 2:1 or greater).

3. Boring will be permitted only where pipe must pass under obstruction(s) which cannot be removed, and must be approved by Consultant if not specifically indicated on construction drawings. Final density of backfill shall match that of surrounding soil. Use of sleeves of suitable diameter is acceptable if installed first by jacking or boring, and pipe laid through sleeves. Observe same precautions as though pipe were installed in open trench.

3.03 INSTALLATION

Locate other equipment as near as possible to location designated on construction drawings. Deviations shall be approved by Consultant prior to installation.

PVC Piping:

1. Snake pipe in trench as much as possible to allow for expansion and contraction.

2. When pipe laying is not in progress, or at end of each day, close pipe ends with tight plug or cap. (Perform work in accordance with good practices prevailing in piping trades).

3. Coordinate pressure supply line installation with required bedding operations. Concrete thrust blocks or steel joint restraints shall be utilized for all rubber-ring joint fittings per industry standards. In sandy soil, mechanical joint fittings shall be used with thrust blocks.

4. Stake all above-grade PVC piping per details.

5. Use 45-degree ells when making perpendicular crossings of above-grade PVC piping, to depress bottom pipe.

6. Lay pipe and make all plastic-to-plastic joints in accordance with manufacturer's recommendations.

Drip Piping:

1. Install fitting connections per manufacturer's recommendations.
2. Use threaded risers and Sch. 40 or Sch 80 fittings per details when making connections in drip piping for emitters and fittings.
3. Install drip line blow-out stubs at all dead ends of drip piping.
4. Any deviations from drip pipe routing shown on drawings must be approved by consultant prior to installation.

Control Wiring

1. Low Voltage Wiring:
   a. Bury control wiring between controller and electric valves in pressure supply line trenches, with wires consistently located below and to one side of pipe, on top of initial pipe bedding, or in separate trenches.
   b. Bundle all 24-volt wires at 10-foot intervals with electrical or duct tape.
   c. Provide an expansion loop at pressure supply line angle fittings, every electric control valve location (in valve box), and at minimum 500 feet intervals. Form expansion loop by wrapping wire at least 8 times around a 1-inch pipe and withdrawing pipe.
   d. Make splices and electric control valve connections using SureSplice SK 12-14 connectors or similar dry splice method.
   e. Install control wire splices not occurring at control valve in a separate splice valve box.
   f. Install one control wire for each control valve.
   g. Run 2 spare #14-1 control wires from controller pedestal to last electric control valve operated by controller on each and every leg of pressure supply line. Label spare wires at controller and wire stub box. Loop a minimum of 24" from all spare wires inside every control valve box operated by controller.
   h. Run all future control wires from controller pedestal to point indicated on drawings. Coil a minimum of ten (10) feet at termination and install in 10" round valve box. Label all wires at termination.

2. High Voltage Wiring for Automatic Controller
   a. Provide 120-volt power connection to automatic controller.

Automatic Controller:

1. Install controller in accordance with manufacturer's instructions as detailed and where shown on Drawings.
2. Connect remote control valves to controller in numerical sequence as shown on Drawings.
3. Final location of controller shall be approved by Consultant prior to installation.
4. Each controller shall have a dedicated separate ground wire and surge protection.
5. Above-ground conduit shall be rigid galvanized with appropriate fittings. Below-ground conduit shall be Schedule 40 PVC.

Quick Coupler Valves:

Install quick couplers on double swing-joint assemblies of Schedule 80 PVC piping; flush to grade. Angled nipple relative to pressure supply line shall be no more than 45 degrees and no less than 10 degrees. Install quick coupler as detailed.

Drip Valve Assemblies - Install drip valve assembly as detailed.

Drip Emitters - Install drip emitters as detailed.

Valve Boxes:

1. Install one valve box for each type of valve installed as detailed flush with grade for all sodded areas, and above-grade for all seeded areas.
2. Valve box extensions are not acceptable, except for master valve and flow sensor.
3. Install gravel sump after compaction of all trenches. Valve box to rest on gravel sump. Place final portion of gravel inside valve box after valve box is backfilled and compacted.
4. Install "Christy" stainless steel or 2.5" x 5" plastic valve label tags for each valve box (1-800-258-4583). Entire controller & station number shall be printed on each tag. Letter and number size shall be no smaller than 1/8 inch and no greater than 1/4 inches. Label each valve box as follows:
   a. Control valves - Controller letter and station number.
   b. Quick Coupler Valves - Label "QCV."
   c. Wire Splices - Label wire splices with the letters "W.S."
   d. Drip Piping Blow-out Stubs - Controller letter and station number of each drip piping blow-out.
   e. Gate Valves - Label with letters "GV" typical.
   f. Air-Relief Valves - Label with letters "ARV" typical.
   g. Manual Drain Valve - Label with letters "MDV."
   h. Pressure Reducing Valves - Label with letters "PRV" typical.
   i. Flow Sensors - Label with letters "FS" typical.
5. Valve box color to be selected based upon a review of the location and adjacent material by Owner and Landscape Architect prior to installation. These guidelines are typical of all installations unless water source is effluent. In that case all valve boxes no matter the location are to be purple in color and meet all applicable codes and ordinances.

Backflow Preventer - Install as detailed on Drawings.

Pump Station- Install as detailed on Drawings.

Electric Control Valves:

Install top of cross handle a maximum of 3 inches below finished grade where shown on Drawings and as detailed. When grouped together, allow a minimum of 12 inches between valve box sides. Space control valves accordingly. Install each remote control valve in a separate valve box. Install valve boxes flush with grade. When parallel to roadway, sidewalk or other permanent element or structure, control valve and box are to be installed perpendicular to element or structure, spaced equally. For athletic areas such as football fields where concrete curbs exists, place electric valves within one foot of curb.

Main Line Gate Valves - Install as detailed on Drawings.

Air-Relief Valves - Install as detailed on Drawings.

Control Wiring:

1. All control wiring to be laid to bottom and side of pressure supply line trench. Separate wire trenches will not be allowed unless approved by Consultant prior to installation.

Backfilling - Do not begin backfilling operation until required system tests have been completed. Backfill shall not be done in freezing weather except with prior written approval by Consultant. Leave trenches slightly mounded to allow for settlement after backfilling is complete. Trenches shall be finished graded prior to walk-through of system by Consultant.

1. All pressure supply lines shall be bedded with construction grade sand 4 inches below invert of pipe, to 6" above top of pipe and width of trench when site conditions are rocky or otherwise unfavorable.
2. Materials - Excavated material is generally considered satisfactory for backfilling purposes after completing bedding requirements. Backfill materials shall be free of rubbish, vegetative matter, frozen materials, and stones larger than 2 inches in maximum dimension. Do not mix subsoil with topsoil. Material not suitable for backfill shall be hauled away. Contractor shall be responsible for providing suitable backfill if excavated material is unacceptable, or not sufficient to meet backfill, compaction, and final grade requirements.
3. Do not leave trenches open for a period of more than 48 hours. Open excavations shall be protected in accordance with OSHA regulations.
4. Compact backfill to 90% maximum density in 6" lifts, determined in accordance with ASTM D155-7 utilizing the following methods:
   a.Mechanical tamping.
   b.Puddling or ponding. Puddling or ponding and/or jetting is prohibited within 10'-0" of building or foundation walls.

Piping Under Paving:

1. Provide for a minimum cover of 24 inches between the top of the pipe and the bottom of the aggregate base for all pressure and non-pressure piping installed under asphalt concrete or concrete paving. Provide sleeving as required by municipality, or as shown on plans.
2. Piping shall be bedded with construction grade sand - 6 inches below pipe to 6 inches above pipe and the width of the trench.
3. Compact backfill material in 6-inch lifts at 95% maximum density determined in accordance with ASTM D1557 using manual or mechanical tamping devices.
4. Set in place, cap, and pressure test all piping under paving, in presence of Consultant or Owner prior to backfilling and paving operations.
5. Piping under existing walk or concrete pavement shall be done by jacking, boring, or hydraulic driving, but where cutting or breaking of walks and/or concrete is necessary, it shall be done and replaced at no cost to the Owner. Obtain permission and prior approval from Owner to cut or break walks and / or concrete.

3.04 FIELD QUALITY CONTROL

Flushing - After piping, risers, and valves are in place and connected, but prior to installation of emitter heads, quick coupler valves, and air relief valves, thoroughly flush piping system under full head of water pressure from dead end fittings. Maintain flushing for 5 minutes through furthestmost valves. Cap riser after flushing.

Testing - Conduct tests in presence of Consultant. Arrange for presence of Consultant a minimum of 48 hours in advance of testing. Supply force pump and all other test equipment.

1. After backfilling, and installation of all control valves & quick coupler valves, fill pressure supply line with water, and pressurize to 40 PSI over the designated static pressure or 120 PSI, whichever is greater, for a period of 2 hours.
2. Leakage, Pressure Loss - Test is acceptable if no leakage or loss of pressure is evident during test period.
3. Leaks - Detect and repair leaks.
4. Retest system until pressure can be maintained for the duration of the test.
5. Before final acceptance, pressure supply line shall remain under pressure for a period of 48 hours.

Walk-Through for Substantial Completion:

1. Arrange for Consultant's presence a minimum of 48 hours in advance of walk-through.
2. Entire System shall be completely installed and operational prior to scheduling of walk-through. All sodded areas are to be complete with head height and valve boxes adjusted accordingly.
3. Operate each zone in its entirety for Consultant at time of walk-through, and open all valve boxes.
4. Consultant shall generate a list of items to be corrected prior to Final Completion ("Punch List").
5. Furnish all materials and perform all Work required to correct all inadequacies due to deviations from Contract Documents, and as directed by Consultant.
6. During walk-through, expose all drip emitters and sprinklers under operations for observation by Consultant to demonstrate that they are performing and installed as designed; prior to placing of all mulch material. Schedule separate walk-through if necessary.

Walk-Through for Final Completion:

1. Arrange for Consultant's presence a minimum of 48 hours in advance of walk-through.
2. Show evidence to Consultant that Owner has received all accessories, charts, record drawings, and equipment as required before Final Completion walk-through is scheduled.
3. Operate each zone identified as deficient at substantial completion walk-through for Consultant to review at time of final completion walk-through to ensure correction of all incomplete items.
4. Items deemed not acceptable by Consultant shall be reworked to the complete satisfaction of Consultant.
5. If after request to Consultant for a walk-through for Final Completion of the irrigation system, Consultant finds items during walk-through to be deficient, Contractor shall be charged for all subsequent walk-throughs. Funds will be withheld from final payment and/or retainage to Contractor, in amount equal to additional time and expenses required by Consultant to conduct and document further walk-throughs as deemed necessary to ensure compliance with Contract Documents.

3.05 ADJUSTING

Upon substantial completion of installation, fine-tune entire system by regulating valves, adjusting spray patterns and break-up arms/screws, and setting pressure reducing valves or throttling electric valve flow control stems to proper pressure settings to provide optimum and efficient coverage. Flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto walks, roadways, and buildings as much as possible. Heads of same type shall be operating at same pressure +/- 7%.

If it is determined that irrigation adjustments will provide proper and more adequate coverage, make such adjustments prior to Final Acceptance, as directed, at no additional cost to Owner. Adjustments may also include changes in nozzle sizes, degrees of arc, and control valve throttling.

All sprinkler heads shall be set perpendicular to finish grade unless otherwise designated.

Areas which do not conform to designated operation requirements due to unauthorized changes or poor installation practices shall be immediately corrected at no additional cost to the Owner.

3.06 CLEANING

Maintain continuous cleaning operation throughout duration of Work. All trash or debris generated by installation of irrigation system shall be properly disposed of by Contractor off-site.

GREEY | PICKETT
landscape architecture | community design
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PRASADA
Parcel H
SURPRISE, ARIZONA

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RUSSELL E. GREEY
Date Signed 09/01/2023
ARIZONA, U.S.A.
Expires 12/31/24

revisions:
1 09-01-2023 Replat - Added Tracts
2
3

project #: TOL 241
scale: None
issued for: REVIEW
drawn by: TEAM
date: 09.01.2023
drawing: Irrigation Specifications

sheet #
L8.2
11 of 11

FS21-561

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Tanner Wessel

From: RAHN, JENNIFER L CIV USAF AETC 56 FW/CVE <jennifer.rahn@us.af.mil>
Sent: Thursday, September 14, 2023 2:40 PM
To: Tierney Farago
Cc: 56 FW/CIT Community Initiative
Subject: RE: FS23-0813 Toll At Prasada Unit H Replat New Digital Submittal 09.06.23

Importance: High

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Good afternoon Ms. Farago,

Thank you for the opportunity to provide comments on the re-plat application for Toll at Prasada Unit H. This proposal requests a re-plat of two lots to traditional lots. It should be noted that these lot numbers differ from the site plan presented in FS21-080. It does not appear that the overall number of lots in Unit H will change with this proposal. The site falls approximately 2.55 miles outside the Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described in the application, this request will not have a negative impact on Luke AFB Flight Operations. Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 170 over flights per day. We a strong notification program on the part of the county to inform the future tenant(s) about Luke AFB operations.

Respectfully,

Jenn Rahn
Senior Planner, Community Initiatives Team
56th Fighter Wing
Luke AFB AZ 85309
Office: 623-856-9981
DSN: 896-9981

From: Tierney Farago <Tierney.Farago@surpriseaz.gov>
Sent: Wednesday, September 6, 2023 1:14 PM
To: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>; Afshin Ahouraiyan (Flood Control District of Maricopa County) <Afshin.Ahouraiyan@Maricopa.Gov>; Alex Garza (Maricopa Assoc of Governments) <AGarza@azmag.gov>; Aspasia Angelou (Nadaburg School District) <aangelou@nadaburgsd.org>; Barbara J Remondini, Ph.D. (Wickenburg School District) <bremondini@wusd9.org>; Bryce Christo (bchristo@cityofelmirage.org) <bchristo@cityofelmirage.org>; Chris Cain (Maricopa Water District) <chrisc@mwdaz.com>; Darren Gerard <Darren.Gerard@maricopa.gov>; Debbie Trasancos (Maricopa Water District) <debbiet@mwdaz.com>; Douglas Kirkland (Epcor) <dkirkland@epcor.com>; Ernest (USPS) <Ernest.L.James@usps.gov>; Eva Pierce <eva.pierce@dysart.org>; Ibeth - USPS <Ibeth.L.Roman@usps.gov>; Jerome Choy (ADOT) <jchoy@azdot.gov>; John Willett (City of Buckeye) <jwillett@buckeyeaz.gov>; Jorge Gastelum (City of El Mirage) <jgastelum@cityofelmirage.org>; Judy Lopez - Beardsley

Water Company <managefnm365@aol.com>; Kevin Shipman <kevin.shipman@dysart.org>; Leslie - MWD <lesliej@mwdaz.com>; Mark Frago <fragom@mail.maricopa.gov>; Mary Orta - Surprise Chamber <mary.orta@surpriseregionalchamber.com>; MCDOT <MCDOTPlanning@maricopa.gov>; Raoul Sada - Surprise Chamber <raoul@surpriseregionalchamber.com>; Rovell Foggy (Liberty Utilities) <Rovell.Foggy@libertyutilities.com>; Victor.Schaum <Victor.Schaum@cox.com>; Yvonne Aguirre <yvonne.aguirre@swgas.com>
Cc: Nichole Flores <Nichole.Flores@surpriseaz.gov>
Subject: [Non-DoD Source] FS23-0813 Toll At Prasada Unit H Replat New Digital Submittal 09.06.23

Good afternoon,

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

Please feel free to contact us with any questions.

Thanks,

TIERNEY FARAGO
Planning Project Coordinator
City of Surprise | Community Development
16000 N. Civic Center Plaza
Surprise, AZ 85374
623-222-3154

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

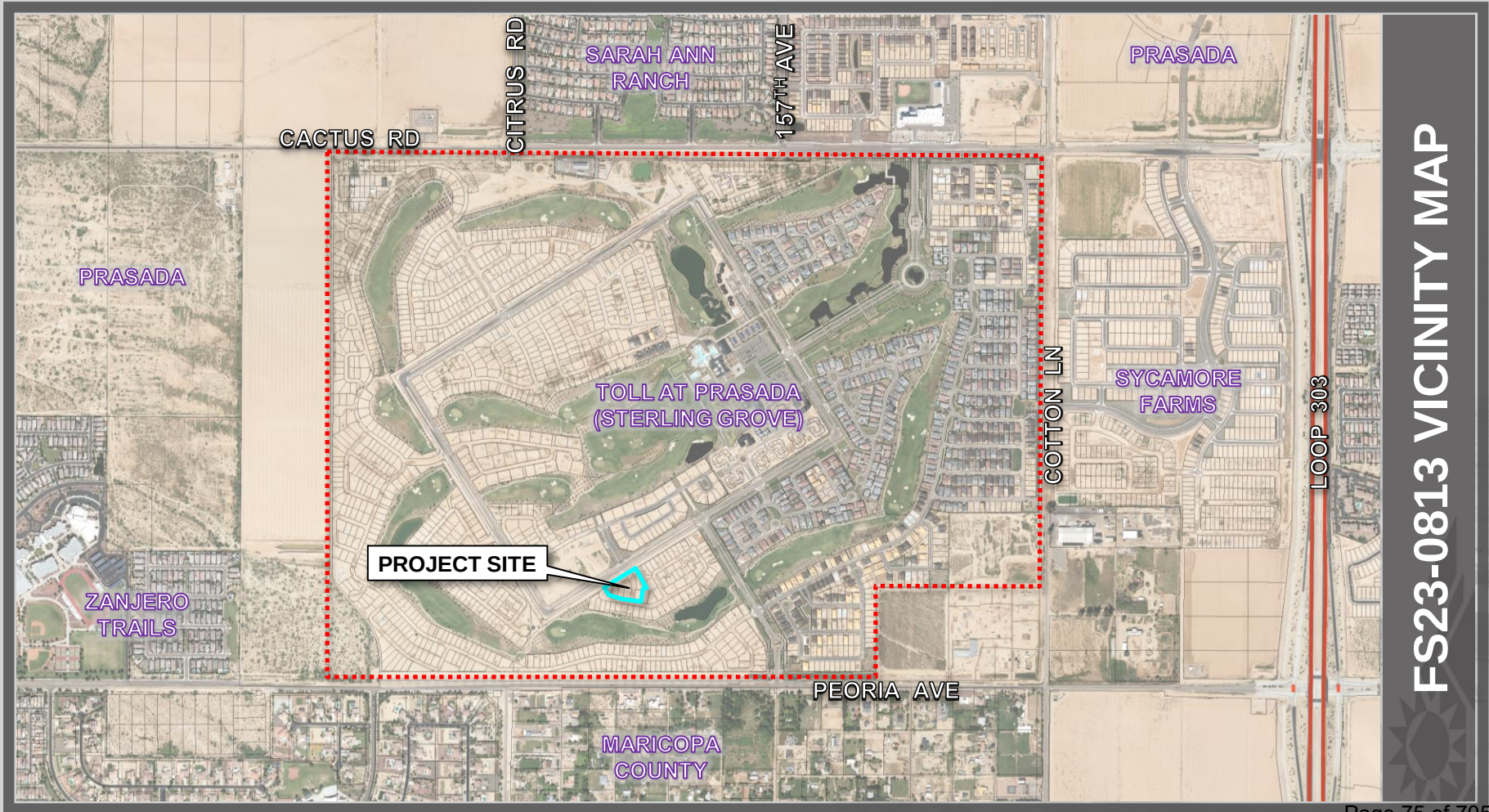
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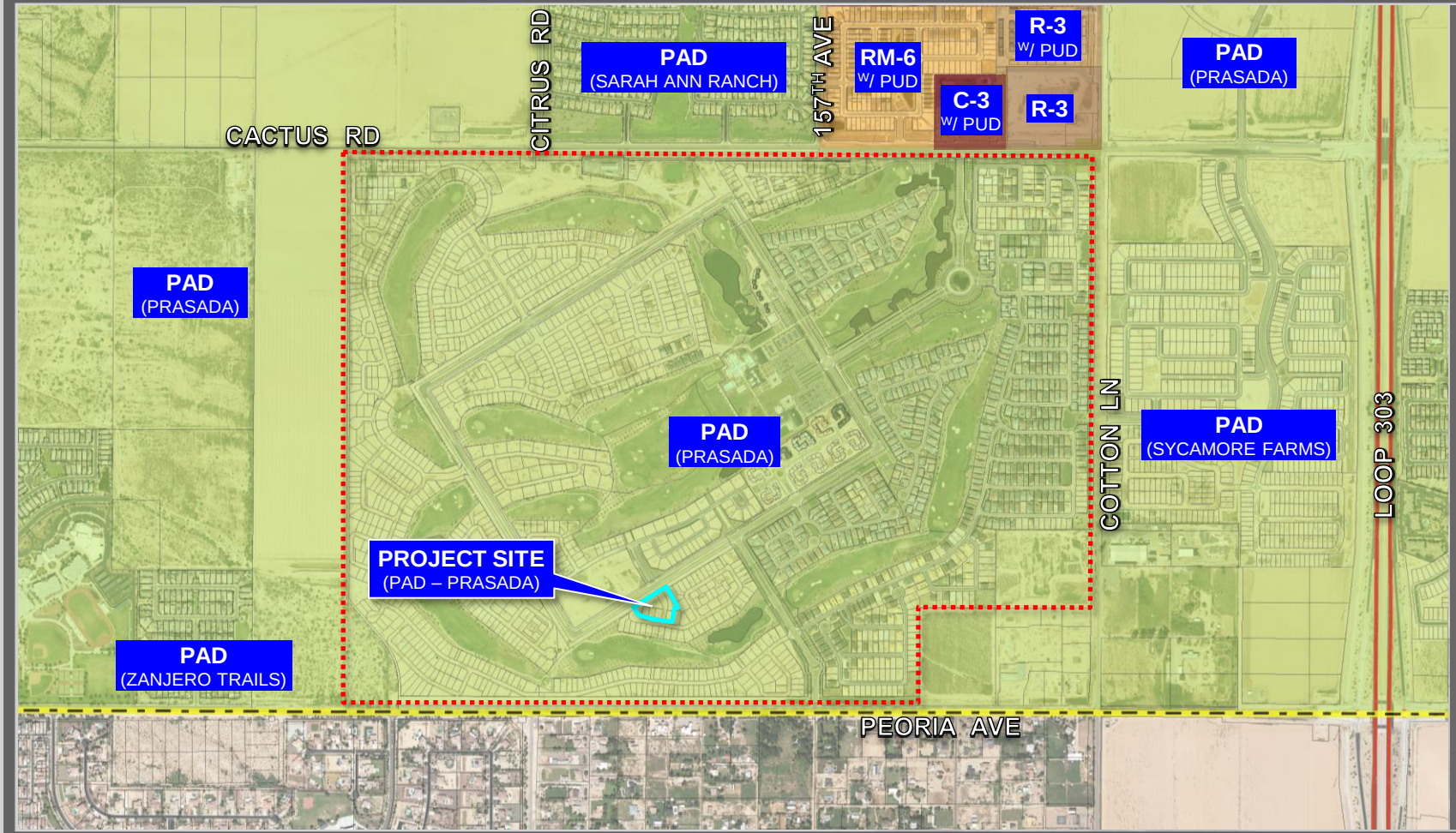
SURPRISE
ARIZONA

FS23-0813
Toll at Prasada Unit H Replat
Final Plat

City Council

January 16, 2024


FS23-0813 VICINITY MAP
CACTUS RD
CITRUS RD
SARAH ANN RANCH
157TH AVE
PRASADA
PRASADA
TOLL AT PRASADA (STERLING GROVE)
COTTON LN
SYCAMORE FARMS
LOOP 303
PROJECT SITE
ZANJERO TRAILS
PEORIA AVE
MARICOPA COUNTY


CACTUS RD
CITRUS RD
157TH AVE
COTTON LN
LOOP 303
PEORIA AVE
PAD
(SARAH ANN RANCH)
RM-6
W/ PUD
R-3
W/ PUD
C-3
W/ PUD
R-3
PAD
(PRASADA)
PAD
(PRASADA)
PAD
(PRASADA)
PAD
(SYCAMORE FARMS)
PROJECT SITE
(PAD – PRASADA)
PAD
(ZANJERO TRAILS)
FS23-0813 ZONING MAP

FS23-0813 BACKGROUND

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

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

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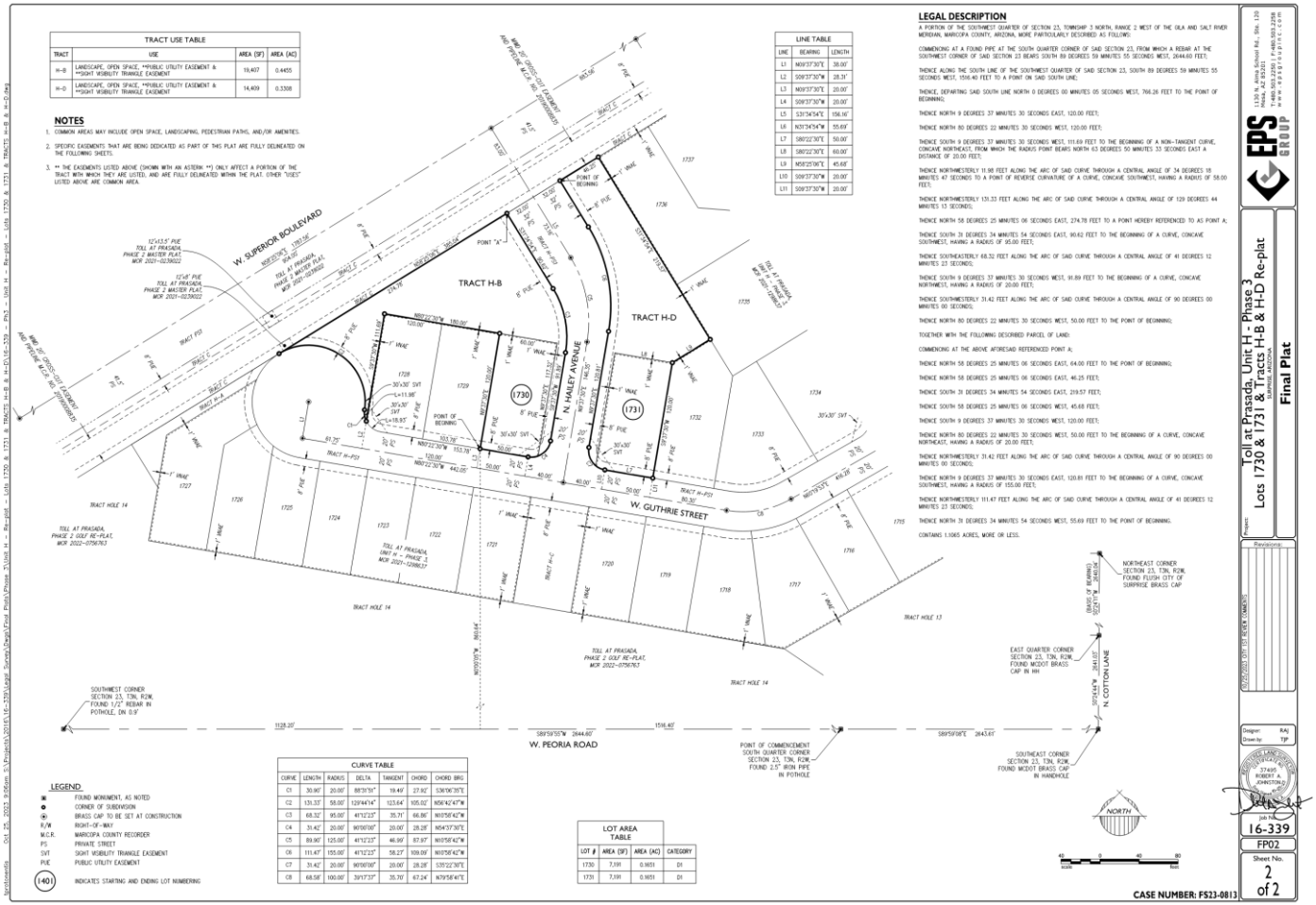
FS23-0813 BACKGROUND

January 15, 2019: The City Council approved the Final Plat for Toll at Prasada Phase I infrastructure under case FS18-290

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

September 7, 2021: The City Council approved the Preliminary Plat for Toll at Prasada Unit H under case FS21-080

December 7, 2021: The City Council approved the Final Plat for Toll at Prasada Unit H under case FS21-561


TRACT USE TABLE
TRACT | USE | AREA (SF) | AREA (AC)
H-B | LANDSCAPE, OPEN SPACE, **PUBLIC UTILITY EASEMENT & **SIGHT VISIBILITY TRIANGLE EASEMENT | 19,407 | 0.4455
H-D | LANDSCAPE, OPEN SPACE, **PUBLIC UTILITY EASEMENT & **SIGHT VISIBILITY TRIANGLE EASEMENT | 14,409 | 0.3308
NOTES
1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS, AND/OR AMENITIES.
2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.
3. ** THE EASEMENTS LISTED ABOVE (SHOWN WITH AN ASTERIK '**') ONLY AFFECT A PORTION OF THE TRACT WITH WHICH THEY ARE LISTED, AND ARE FULLY DELINEATED WITHIN THE PLAT. OTHER "USES" LISTED ABOVE ARE COMMON AREA.
LINE TABLE
LINE | BEARING | LENGTH
L1 | N09°37'30"E | 38.00'
L2 | S09°37'30"W | 28.31'
L3 | N09°37'30"E | 20.00'
L4 | S09°37'30"W | 20.00'
L5 | S31°54'54"E | 156.16'
L6 | N31°54'54"W | 55.69'
L7 | S80°22'30"E | 50.00'
L8 | S80°22'30"E | 60.00'
L9 | N58°25'06"E | 45.68'
L10 | S09°37'30"W | 20.00'
L11 | S09°37'30"W | 20.00'
LEGAL DESCRIPTION
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND PIPE AT THE SOUTH QUARTER CORNER OF SAID SECTION 23, FROM WHICH A REBAR AT THE SOUTHWEST CORNER OF SAID SECTION 23 BEARS SOUTH 89 DEGREES 59 MINUTES 55 SECONDS WEST, 2644.60 FEET;
THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, SOUTH 89 DEGREES 59 MINUTES 55 SECONDS WEST, 1516.40 FEET TO A POINT ON SAID SOUTH LINE;
THENCE, DEPARTING SAID SOUTH LINE NORTH 0 DEGREES 00 MINUTES 05 SECONDS WEST, 766.26 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 9 DEGREES 37 MINUTES 30 SECONDS EAST, 120.00 FEET;
THENCE NORTH 80 DEGREES 22 MINUTES 30 SECONDS WEST, 120.00 FEET;
THENCE SOUTH 9 DEGREES 37 MINUTES 30 SECONDS WEST, 111.69 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEAST, FROM WHICH THE RADIUS POINT BEARS NORTH 63 DEGREES 50 MINUTES 33 SECONDS EAST A DISTANCE OF 20.00 FEET;
THENCE NORTHWESTERLY 11.98 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34 DEGREES 18 MINUTES 47 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 58.00 FEET;
THENCE NORTHWESTERLY 131.33 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 129 DEGREES 44 MINUTES 13 SECONDS;
THENCE NORTH 58 DEGREES 25 MINUTES 06 SECONDS EAST, 274.78 FEET TO A POINT HEREBY REFERENCED TO AS POINT A;
THENCE SOUTH 31 DEGREES 34 MINUTES 54 SECONDS EAST, 90.62 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 95.00 FEET;
THENCE SOUTHEASTERLY 68.52 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41 DEGREES 12 MINUTES 23 SECONDS;
THENCE SOUTH 9 DEGREES 37 MINUTES 30 SECONDS WEST, 91.89 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 20.00 FEET;
THENCE SOUTHWESTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;
THENCE NORTH 80 DEGREES 22 MINUTES 30 SECONDS WEST, 50.00 FEET TO THE POINT OF BEGINNING;
TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:
COMMENCING AT THE ABOVE AFORESAID REFERENCED POINT A;
THENCE NORTH 58 DEGREES 25 MINUTES 06 SECONDS EAST, 64.00 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 58 DEGREES 25 MINUTES 06 SECONDS EAST, 46.25 FEET;
THENCE SOUTH 31 DEGREES 34 MINUTES 54 SECONDS EAST, 219.57 FEET;
THENCE SOUTH 58 DEGREES 25 MINUTES 06 SECONDS WEST, 45.68 FEET;
THENCE SOUTH 9 DEGREES 37 MINUTES 30 SECONDS WEST, 120.00 FEET;
THENCE NORTH 80 DEGREES 22 MINUTES 30 SECONDS WEST, 50.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 20.00 FEET;
THENCE NORTHWESTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;
THENCE NORTH 9 DEGREES 37 MINUTES 30 SECONDS EAST, 120.01 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 155.00 FEET;
THENCE NORTHWESTERLY 111.47 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41 DEGREES 12 MINUTES 23 SECONDS;
THENCE NORTH 31 DEGREES 34 MINUTES 54 SECONDS WEST, 55.69 FEET TO THE POINT OF BEGINNING.
CONTAINS 1.1065 ACRES, MORE OR LESS.
W. SUPERIOR BOULEVARD
TRACT H-B
TRACT H-D
N. HALEY AVENUE
W. GUTHRIE STREET
W. PEORIA ROAD
POINT "A"
POINT OF BEGINNING
TRACT H-P/I
TRACT H-P/I
TRACT H-C
TRACT H-C
TRACT H-P/I
TRACT H-P/I
TRACT HOLE 14
TRACT HOLE 13
TOLL AT PRASADA, PHASE 2 GOLF RE-PLAT, MCR 2022-0756763
TOLL AT PRASADA, UNIT H – PHASE 3, MCR 2021-1288837
SOUTHWEST CORNER SECTION 23, T3N, R2W, FOUND 1/2" REBAR IN POTHOLE, DN 0.9'
NORTHEAST CORNER SECTION 23, T3N, R2W, FOUND FLUSH CITY OF SURPRISE BRASS CAP
EAST QUARTER CORNER SECTION 23, T3N, R2W, FOUND MCDOT BRASS CAP IN HH
SOUTHEAST CORNER SECTION 23, T3N, R2W, FOUND MCDOT BRASS CAP IN HANDHOLE
POINT OF COMMENCEMENT SOUTH QUARTER CORNER SECTION 23, T3N, R2W, FOUND 2.5" IRON PIPE IN POTHOLE
SPRAGUE ALIGNMENT N. COTTON LANE
BASIS OF BEARING (GRID N 00°00'05" W 2644.60')
1128.20'
1516.40'
S89°59'55"W 2644.60'
S89°59'08"E 2643.61'
CURVE TABLE
CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD BRG
C1 | 30.96' | 20.00' | 88°39'51" | 19.49' | 27.92' | S36°06'35"E
C2 | 131.33' | 58.00' | 129°44'14" | 123.64' | 105.02' | N56°42'47"W
C3 | 68.52' | 95.00' | 41°19'23" | 35.71' | 66.86' | N10°58'42"W
C4 | 31.42' | 20.00' | 90°00'00" | 20.00' | 28.28' | N54°37'30"E
C5 | 89.90' | 125.00' | 41°12'23" | 46.99' | 87.97' | N10°58'42"W
C6 | 111.47' | 155.00' | 41°12'23" | 58.27' | 109.09' | N10°58'42"W
C7 | 31.42' | 20.00' | 90°00'00" | 20.00' | 28.28' | S35°22'30"E
C8 | 68.58' | 100.00' | 39°17'37" | 35.70' | 67.24' | N79°58'41"E
LOT AREA TABLE
LOT # | AREA (SF) | AREA (AC) | CATEGORY
1730 | 7,191 | 0.1651 | D1
1731 | 7,191 | 0.1651 | D1
LEGEND
FOUND MONUMENT, AS NOTED
CORNER OF SUBDIVISION
BRASS CAP TO BE SET AT CONSTRUCTION
R/W – RIGHT-OF-WAY
M.C.R. – MARICOPA COUNTY RECORDER
PS – PRIVATE STREET
SVT – SIGHT VISIBILITY TRIANGLE EASEMENT
PUE – PUBLIC UTILITY EASEMENT
(140) INDICATES STARTING AND ENDING LOT NUMBERING
NORTH
40 0 40 80
Scale
Feet
CASE NUMBER: FS23-0813
EPS GROUP
1130 N. Alma School Rd., Ste. 120 Mesa, AZ 85201
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
Toll at Prasada, Unit H - Phase 3
Lots 1730 & 1731 & Tracts H-B & H-D Re-plat
SURPRISE, ARIZONA
Final Plat
Revisions
Designer: KAJ
Drawn by: TJP
Job No. 16-339
FP02
Sheet No. 2 of 2
FS23-0813 FINAL PLAT
Oct. 25, 2023, brittonm S:\Projects\2016\16-339\Land Survey\Dwgs\Final Plats\Phase 3\Unit H – Re-plat – Lots 1730 & 1731 & TRACTS H-B & H-D\16-339 – Ph3 – Unit H – Re-plat – Lots 1730 & 1731 & TRACTS H-B & H-D.dwg

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 16, 2024 Contact Person: Tanner Wessel
Submitting Department: Community Development District: District 3
Staff Recommendations:

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

Agenda Wording:
Consideration and action pertaining to approval of the Final Plat entitled, "Toll at Prasada, Phase I Unit A Lots 392 & 393 & Tract A" and dated October 25, 2023, a property located west of Cotton Lane, between Cactus Road and Peoria Avenue; Case FS23-0814.

Motion:
I move to approve the Final Plat entitled, "Toll at Prasada, Phase I Unit A Lots 392 & 393 & Tract A" and dated October 25, 2023.

Background:
James Rogers of EPS Group Inc. seeks approval of a Final Plat for Unit A of the Toll at Prasada development. This Final Plat proposes adjusting the lot lines of Lots 392 and 393 and creating a new landscape tract adjacent to both lots. Lots 392 and 393 will be recategorized from D2 to C lot types.

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

Policy Compliant:
The proposed Final Plat is consistent with the Surprise General Plan 2035 and the City of Surprise Land Development Ordinance.

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

Budget Impact:
There is no anticipated budget impact related to this item.

FTE Impact:
This item does not have an impact on current staffing levels.

ATTACHMENTS:

1. 00-FS23-0814 Toll At Prasada Lots 392 & 393 Replat - Staff Report
2. 01-FS23-0814 Toll At Prasada Lots 392 & 393 Replat - Vicinity Map
3. 02-FS23-0814 Toll At Prasada Lots 392 & 393 Replat - Zoning Map
4. 03-FS23-0814 Toll At Prasada Lots 392 & 393 Replat - Final Plat
5. 04-FS23-0814 Toll At Prasada Lots 392 & 393 Replat - Landscape Plan
6. 05-FS23-0814 Toll at Prasada Lots 392 & 393 Replat - Luke AFB Letter
7. FS23-0814 Toll At Prasada Lots 392 & 393 Replat - CC Presentation

SURPRISE
ARIZONA

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case:	**FS23-0814**
Project Name:	Toll at Prasada Lots 392 & 393
Council District:	3 – Mesquite
Meeting Date:	**January 16, 2024**
Planner:	Tanner Wessel, Planner II

Owner:	Toll Prasada, LLC
Applicant:	Aaron Insco of Toll Brothers Arizona
Request:	Final Plat for Lots 392 and 393 located within Unit A of the Toll at Prasada development located within the Prasada PAD
Site Location:	Generally located west of Cotton Lane, between Cactus Road and Peoria Avenue
Site Size:	Approximately 0.40 gross acres
Density:	4.31 gross DU/AC* **Density for all of Unit A*
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035

Findings:

- The proposed Final Plat is consistent with the Prasada PAD.
- The proposed Final Plat is consistent with the Preliminary Plat approved under case FS17-394.
- The proposed Final Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

Alternative Actions:

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

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

PROJECT DESCRIPTION:

The subject request involves a Final Plat for a portion of Unit A of the Toll at Prasada development (AKA Sterling Grove). The Final Plat proposes adjusting the lot lines of lots 392 and 393 and creates a new landscape tract adjacent to both lots.

EXISTING ZONING:

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



Prasada PAD Residential	Prasada PAD Residential	Prasada PAD Residential
Prasada PAD Residential	**Prasada PAD** **Residential**	Prasada PAD Residential
Prasada PAD Residential	Prasada PAD Residential	Prasada PAD Residential

BACKGROUND:

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

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

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

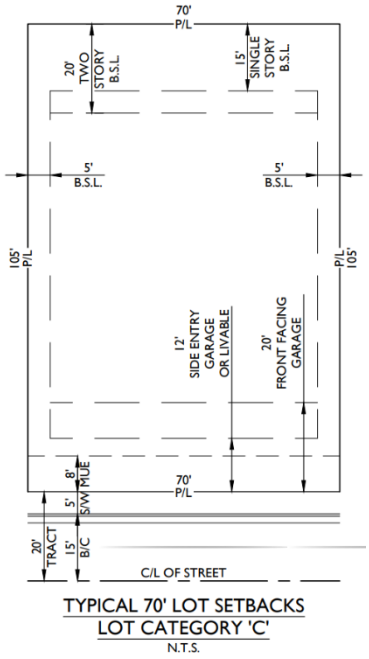
April 17, 2018: The City Council approved the original Preliminary Plat for Toll at Prasada under case FS17-394.

January 15, 2019: The City Council approved the Final Plat for Toll at Prasada Phase I Infrastructure under case FS18-290.

March 5, 2019: The City Council approved the Final Plat for Toll at Prasada Phase I Unit A under case FS18-260.

ANALYSIS AND DISCUSSION

Lots 392 and 393 are located within Unit A of the Toll at Prasada development which encompasses approximately 32.74 gross acres and has an overall gross density of 4.31 DU/AC. This Final Plat only affects approximately 0.40 gross acres of the overall 32.74 acres of Unit A and does not propose any changes to the overall unit count or density of Unit A. Instead, this plat proposes adjusting the lot lines of Lots 392 and 393 to allow for the lots to be recategorized from the D2 (shallow-wide) lot type to the C (traditional) lot type. The proposed lot configurations for the lots are consistent with the approved PAD zoning, see below.



TYPICAL 70' LOT SETBACKS
LOT CATEGORY 'C'
N.T.S.

Additionally, the plat also proposes a new 9-foot-wide landscape tract adjacent to Lots 392 and 393. These landscape tracts will be landscaped in accordance with the Prasada PAD and will have a plant palette that is consistent with the rest of the Sterling Grove community.

UTILITY AND SERVICES TABLE:

Electric:	Arizona Public Service
Water:	EPCOR
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	Southwest Gas
Irrigation:	Maricopa Water District
Schools:	Dysart USD

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/AC or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. This Final Plat does not propose any changes to the overall density of Unit A which is currently 4.31 gross DU/AC; the project most closely aligns with the Suburban Neighborhood type and is consistent with the General Plan in this regard. The site also lies within the 0-6 DU/AC ribbon of the Luke Air Force Base Graduated Density Concept (GDC); however, the site is integral to the larger Sterling Grove project, which is approved for 2,207 lots overall and meets the guidance offered by the GDC.

REVIEWING AGENCIES:

In addition to the standard city reviewing agencies, Luke Air Force Base and the Maricopa Water District, were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

SUMMARY:

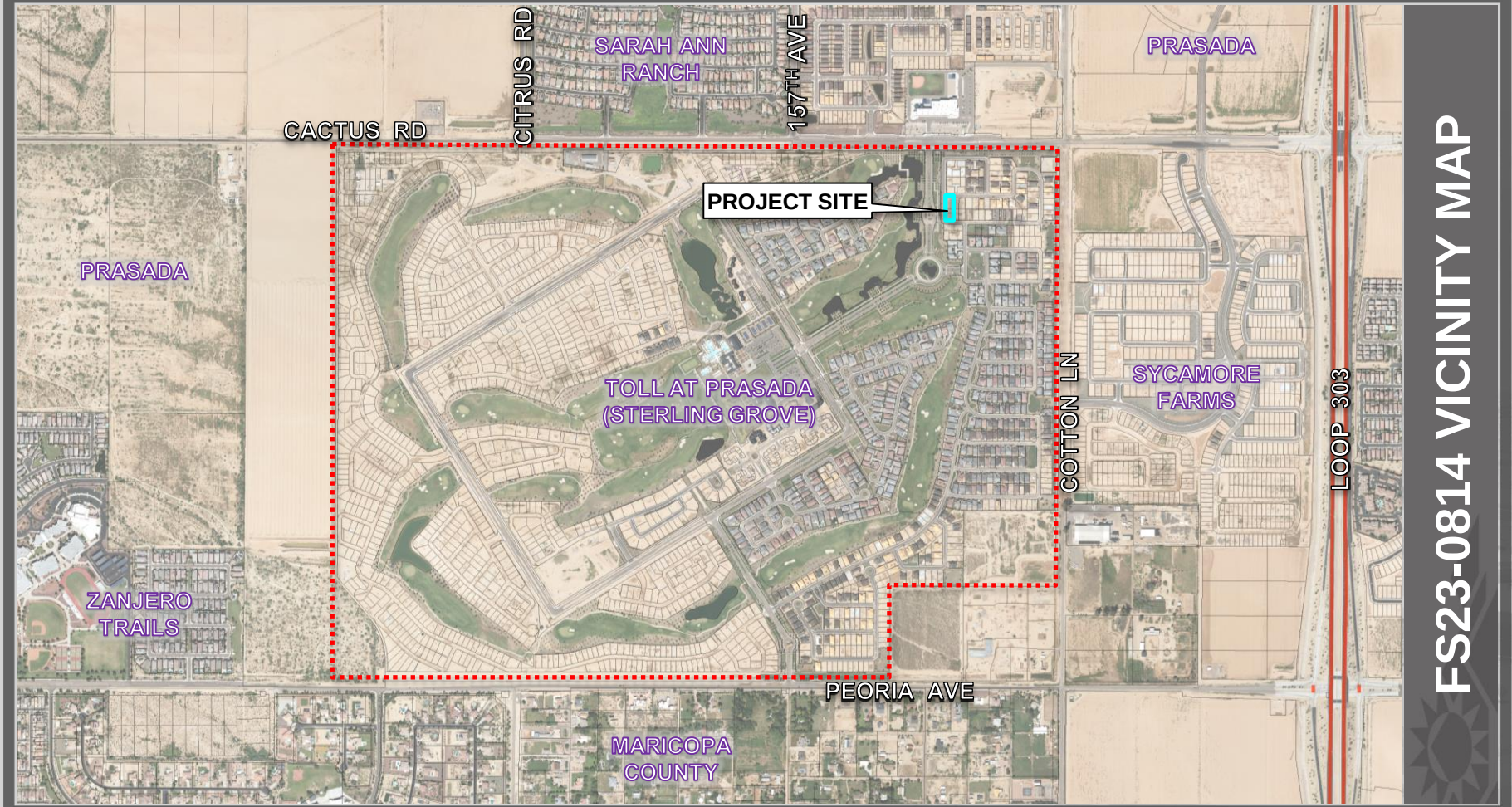
Staff concludes the subject Final Plat is consistent with the Prasada PAD and the applicable requirements of the City of Surprise Land Development Ordinance. All City reviewing departments have reviewed the request and expressed no concerns.

FINDINGS:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Prasada PAD.
- The reviewing agencies have indicated no objections.

ATTACHMENTS:

01 Vicinity Map
02 Zoning Map
03 Final Plat
04 Landscape Plans
05 Luke AFB Letter
PowerPoint


FS23-0814 VICINITY MAP
PROJECT SITE
CACTUS RD
CITRUS RD
157TH AVE
SARAH ANN RANCH
PRASADA
PRASADA
TOLL AT PRASADA (STERLING GROVE)
COTTON LN
SYCAMORE FARMS
LOOP 303
ZANJERO TRAILS
PEORIA AVE
MARICOPA COUNTY

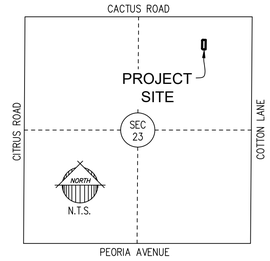

CACTUS RD
CITRUS RD
157TH AVE
PAD
(SARAH ANN RANCH)
RM-6
W/ PUD
R-3
W/ PUD
C-3
W/ PUD
R-3
PAD
(PRASADA)
PROJECT SITE
(PAD – PRASADA)
PAD
(PRASADA)
PAD
(PRASADA)
COTTON LN
PAD
(SYCAMORE FARMS)
LOOP 303
PAD
(ZANJERO TRAILS)
PEORIA AVE
FS23-0814 ZONING MAP

Final Plat

Toll at Prasada, Phase I Unit A

Lots 392 & 393 & Tract A

BEING A REPLAT OF LOTS 392 & 393
OF THE FINAL PLAT OF "TOLL AT PRASADA, PHASE I UNIT A
LOTS 332–340, 362–364, 390–395 & TRACT A",
AS RECORDED IN BOOK 1648 OF MAPS, PAGE 29, M.C.R.,
SITUATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 23,
TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN
MARICOPA COUNTY, ARIZONA



VICINITY MAP

DEDICATION

STATE OF ARIZONA }
} SS
COUNTY OF MARICOPA }

KNOW ALL PERSONS BY THESE PRESENTS: THAT TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY, "OWNER", HAS SUBDIVIDED UNDER THE NAME TOLL AT PRASADA, PHASE 1 UNIT A LOTS 392 & 393 & TRACT A, BEING A RE–PLAT OF LOTS 392 & 393 OF THE FINAL PLAT OF "TOLL AT PRASADA, PHASE I UNIT A LOTS 332–340, 362–364, 390–395 & TRACT A", AS RECORDED IN BOOK 1648 OF MAPS, PAGE 29, M.C.R., SITUATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF TOLL AT PRASADA, PHASE 1 UNIT A LOTS 392 & 393 & TRACT A AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET AND EASEMENT CONSTITUTING THE SAME, AND THAT EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR AND NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

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

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

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

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

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

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

TRACT "A" IS NOT DEDICATED TO THE PUBLIC, BUT IS PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE HOMEOWNERS ASSOCIATION, AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS. SAID HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING SAID TRACTS.

IN WITNESS WHEREOF, 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 _____, 202_.

TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY _____ DATE _____

ITS _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
} SS
COUNTY OF MARICOPA }

ON THIS ____ DAY OF _____, 202_ BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

_____
NOTARY PUBLIC DATE

_____
MY COMMISSION EXPIRES:

NOTICE OF PRASADA PRE-ANNEXATION DEVELOPMENT AGREEMENT

OWNER'S PREDECESSOR, SUBURBAN LAND RESERVE, INC., A UTAH CORPORATION, FULTON HOMES CORPORATION, AN ARIZONA CORPORATION, AND WESTCOR/SURPRISE LLC, AN ARIZONA LIMITED LIABILITY COMPANY HAVE ENTERED INTO A PRE–ANNEXATION1 DEVELOPMENT AGREEMENT DATED SEPTEMBER 12, 2006 ("AGREEMENT") WITH CITY OF SURPRISE, AN ARIZONA MUNICIPAL CORPORATION, FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON SEPTEMBER 19, 2006, AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCUMENT NO. 20061238109. AGREEMENT WAS RECENTLY AMENDED AND RECORDED ON JULY 20, 2018, AT THE MARICOPA COUNTY RECORDER'S OFFICE DOCUMENT NO. 20180551464. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT.

NOTICE OF INTERGOVERNMENTAL AGREEMENT

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

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

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

PUBLIC NOTICE

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

RELEASE OF LIABILITY

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

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

EPCOR PLAT DEDICATION

EXCEPT AS TO ANY AREAS SUBJECT TO THE EASEMENT OR EASEMENTS GRANTED TO MARICOPA WATER DISTRICT, AS DEPICTED ON THIS PLAT AND RECORDED IN THE OFFICE OF THE RECORDER, MARICOPA COUNTY, ARIZONA, A PERPETUAL WATER EASEMENT AS DESCRIBED IN THIS PLAT IS GRANTED TO EPCOR WATER ARIZONA INC., AND ITS SUCCESSORS AND ASSIGNS (COLLECTIVELY "GRANTEE"), TO CONSTRUCT, OPERATE, AND MAINTAIN WATER LINES AND APPURTENANT FACILITIES (COLLECTIVELY, "FACILITIES") UPON, ACROSS, OVER AND UNDER THE SURFACE OF THE EASEMENTS, TOGETHER WITH THE RIGHT TO OPERATE, REPAIR, REPLACE, MAINTAIN, AND REMOVE THE FACILITIES FROM THE PREMISES; TO ADD OR TO ALTER THE FACILITIES, AND TO PROVIDE GRANTEE WITH REASONABLE INGRESS AND EGRESS TO THE FACILITIES. GRANTEE WILL HAVE UNRESTRICTED ACCESS TO THE EASEMENT FOR THE ACTIVITIES DESCRIBED ABOVE AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION PRIOR TO ACCESSING THE EASEMENT WILL NOT BE REQUIRED.

GRANTOR SHALL NOT ERECT OR CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED ANY BUILDING, STRUCTURE OR SIMILAR IMPROVEMENT WITHIN THE LIMITS OF THE EASEMENT GRANTED HEREIN. GRANTOR SHALL NOT, NOR PERMIT, THE GRADE OVER GRANTEE'S FACILITIES TO BE SUBSTANTIALLY ALTERED WITHOUT, IN EACH INSTANCE, THE PRIOR WRITTEN CONSENT OF GRANTEE, AND GRANTOR AGREES THAT NO OTHER PIPES OR CONDUITS SHALL BE PLACED WITHIN THE PREMISES SUBJECT TO THE EASEMENT GRANTED HEREIN, EXCEPT PIPES CROSSING GRANTEE'S FACILITIES AT RIGHT ANGLES, IN WHICH CASE, A MINIMUM VERTICAL DISTANCE OF TWO (2) FEET (AS MEASURED FROM THE CLOSEST POINTS ON THE OUTSIDE EDGES) SHALL BE MAINTAINED BETWEEN GRANTEE'S FACILITIES AND SUCH OTHER PIPES OR CONDUITS. UNLESS GRANTEE EXPRESSLY CONSENTS IN WRITING OTHERWISE, ANY AND ALL SEWER PIPES CROSSING THE EASEMENT GRANTED HEREIN SHALL BE LAID BELOW GRANTEE'S FACILITIES. HOWEVER, GRANTOR SHALL HAVE THE RIGHT TO CONSTRUCT AND ERECT FENCES, TO INSTALL LANDSCAPING, PARKING FACILITIES AND DRIVEWAYS, AND TO ESTABLISH OTHER USES THAT ARE NOT INCONSISTENT WITH USES WITHIN THE LIMITS OF SAID EASEMENT IN A MANNER THAT WILL NOT UNREASONABLY INTERFERE WITH GRANTEE'S ACCESS TO THE FACILITIES.

LEGAL DESCRIPTION

SEE SHEET 2.

GENERAL NOTES

1. SPRINKLERS ARE REQUIRED IN ALL ONE AND TWO FAMILY DWELLINGS BUILT IN AREAS WHICH DO NOT HAVE AN ADEQUATE WATER SUPPLY.
2. NO ON–SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
3. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "ZONE X SHADED AND ZONE A," BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1660L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
4. 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."
5. 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.
6. PURSUANT TO A.R.S. § 42–11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.
7. THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE OWNER.
8. THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS–OF–WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS, AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
9. LANDSCAPE MAINTENANCE OF THE MEDIANS WITHIN THE PUBLIC RIGHT–OF–WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.
10. THE PROPERTY CONTAINED WITHIN THIS PLAT IS ZONED PAD PER CITY OF SURPRISE CASE FS17–587 OR AS SUBSEQUENTLY AMENDED.
11. THIS FINAL PLAT IS IN CONFORMANCE WITH THE PRELIMINARY PLAT AS APPROVED BY THE CITY OF SURPRISE UNDER CASE FS17–394.

AREA SUMMARY TABLE		
DESCRIPTION	AREA (SF)	AREA (ACRES)
LOTS 392 & 393 (2 LOTS)	15,383	0.3532
TRACT A (1 TRACT)	2,046	0.0470
GROSS AREA	17,428	0.4001

100 YEAR ASSURED WATER SUPPLY

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

27–701007.0000 11/14/2018
CERTIFICATE NUMBER DATE

BASIS OF BEARING

THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST, BEARING SOUTH 00 DEGREES 24 MINUTES 11 SECONDS WEST PER GDACS 661–18 MCR.

NOTICE OF TOLL AT PRASADA DEVELOPMENT AND WATER DELIVERY AGREEMENT

LANDOWNER ENTERED INTO THE TOLL AT PRASADA DEVELOPMENT AND WATER DELIVERY AGREEMENT DATED JANUARY 2, 2019 ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON JANUARY 3, 2019, AT THE MARICOPA COUNTY RECORDERS' OFFICE AT 2019–0002436. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF TOLL PRASADA LLC, AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 7 AND SECTION 9, UPON REASONABLE REQUEST.

DATED THIS _____ DAY OF _____, 202_.

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

ATTEST:

BY: _____ BY: _____
CHRISTINE CAIN GLEN VORTHERMS

ITS: PROPERTY & CONTRACTS MANAGER ITS: ASSISTANT SECRETARY

TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____ _____

ITS: _____

ENGINEER

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

OWNER/DEVELOPER

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

SHEET INDEX

1 COVER SHEET
2 LOT AREA TABLE, TRACT AREA & USAGE TABLE, CURVE TABLE, LINE TABLE & FINAL PLAT PLAN SHEET

HOMEOWNERS ASSOCIATION RATIFICATION

KNOW ALL MEN BY THESE PRESENTS: THAT STERLING GROVE COMMUNITY ASSOCIATION, INC., AN ARIZONA NON–PROFIT CORPORATION, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS PLAT FOR "TOLL AT PRASADA, PHASE 1 UNIT A LOTS 392 & 393 & TRACT A" AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS PLAT.

IN WITNESS WHEREOF, STERLING GROVE COMMUNITY ASSOCIATION, INC. HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF_____, 202_.

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

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
} SS
COUNTY OF MARICOPA }

ON THIS ____ DAY OF _____, 202_ BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

_____
NOTARY PUBLIC DATE

_____
MY COMMISSION EXPIRES:

CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 202_, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED _____ _____
CITY ENGINEER DATE

CITY OF SURPRISE COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA, THIS _____ DAY OF _____, 202_.

ATTEST:

_____ _____
MAYOR DATE

_____ _____
CITY CLERK DATE

CERTIFICATION

I, ROBERT A. JOHNSTON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF AUGUST, 2023; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL MONUMENTS ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ROBERT A. JOHNSTON, RLS 37495
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, STE. 120
MESA, ARIZONA 85201
PHONE: (480) 503–2250
FAX: (480) 503–2258

DATE OF PREPARATION: 08/24/23 (REVISED OCTOBER 25, 2023)

CASE NUMBER: FS23-0814

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

Toll at Prasada, Phase I Unit A
Lots 392 & 393 & Tract A Re-plat
SURPRISE, ARIZONA

Final Plat

Project:

Revisions:
10/25/2023 CITY 1ST REVIEW COMMENTS

Designer: RAJ
Drawn by: TJP

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A.
JOHNSTON
Date Signed 10/25/23

Job No.
16-339
FP01

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LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	CATEGORY
392	7,691	0.1766	C
393	7,691	0.1766	C

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°35'49"E
C2	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°24'11"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°24'11"E	20.00'
L2	N89°35'49"W	60.00'
L3	S89°35'49"E	60.00'
L4	S00°24'11"W	20.00'
L5	S00°24'11"W	20.00'
L6	N89°35'49"W	20.00'
L7	N89°35'49"W	20.00'
L8	N00°24'11"E	20.00'

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE, OPEN SPACE, **PUBLIC UTILITY EASEMENT & **SIGHT VISIBILITY TRIANGLE EASEMENT	2,046	0.0470

NOTES

1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS, AND/OR AMENITIES.
2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.
3. ** THE EASEMENTS LISTED ABOVE (SHOWN WITH AN ASTERIK **) ONLY AFFECT A PORTION OF THE TRACT WITH WHICH THEY ARE LISTED, AND ARE FULLY DELINEATED WITHIN THE PLAT. OTHER "USES" LISTED ABOVE ARE COMMON AREA.

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FLUSH CITY OF SURPRISE BRASS CAP AT THE NORTHEAST CORNER OF SAID SECTION 23, FROM WHICH A MCDOT BRASS CAP IN HANDHOLE AT THE EAST QUARTER CORNER OF SAID SECTION 23 BEARS SOUTH 0 DEGREES 24 MINUTES 11 SECONDS WEST, 2640.04 FEET;

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, SOUTH 0 DEGREES 24 MINUTES 11 SECONDS WEST, 547.38 FEET TO A POINT ON SAID EAST LINE;

THENCE, DEPARTING SAID EAST LINE NORTH 89 DEGREES 35 MINUTES 49 SECONDS WEST, 1080.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 0 DEGREES 24 MINUTES 11 SECONDS WEST, 220.00 FEET;

THENCE NORTH 89 DEGREES 35 MINUTES 49 SECONDS WEST, 60.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 20.00 FEET;

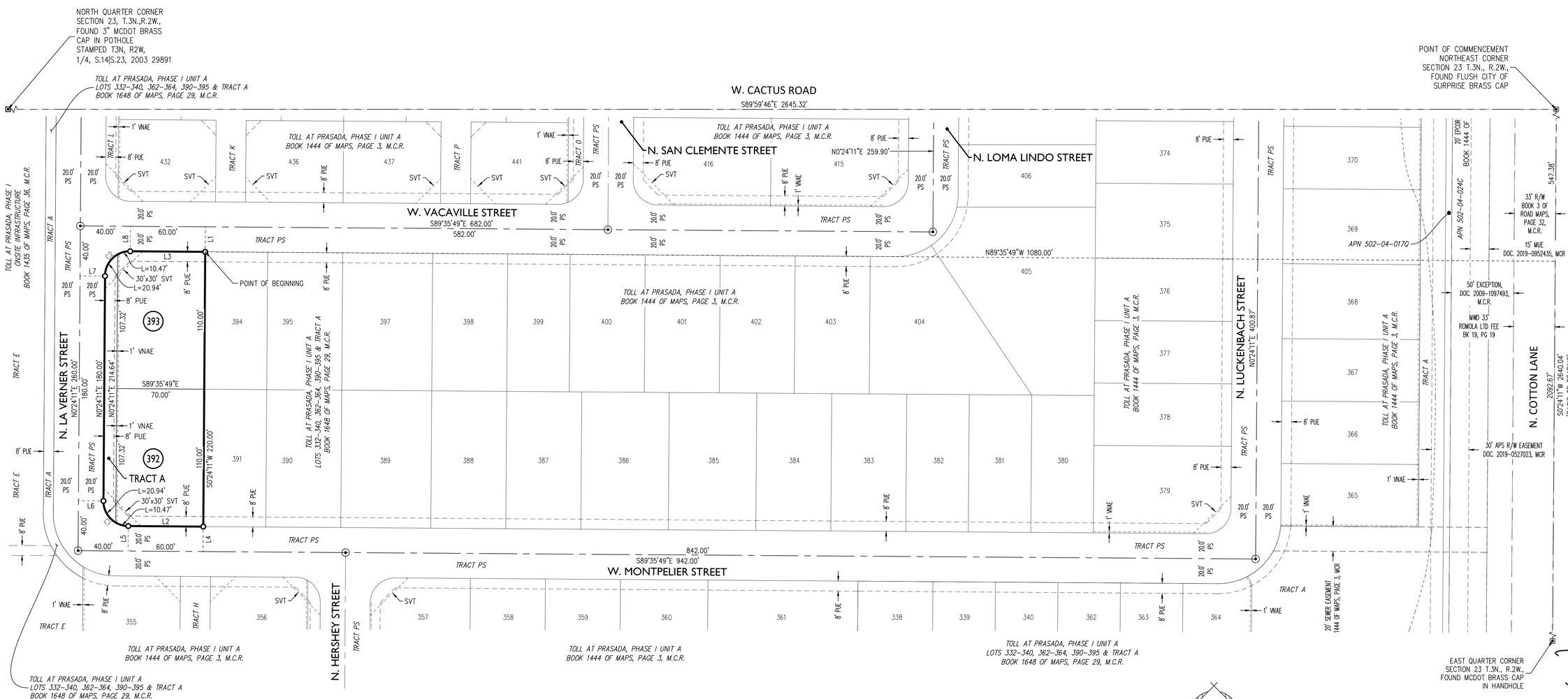
THENCE NORTHWESTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;

THENCE NORTH 0 DEGREES 24 MINUTES 11 SECONDS EAST, 180.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 20.00 FEET;

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

THENCE SOUTH 89 DEGREES 35 MINUTES 49 SECONDS EAST, 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.4001 ACRES, MORE OR LESS.



LEGEND

▣	FOUND MONUMENT, AS NOTED	PS	PRIVATE STREET
o	CORNER OF SUBDIVISION	SVT	SIGHT VISIBILITY TRIANGLE EASEMENT
⊙	BRASS CAP TO BE SET AT CONSTRUCTION	PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY		
M.C.R.	MARICOPA COUNTY RECORDER	(1401)	INDICATES STARTING AND ENDING LOT NUMBERING

NORTH

scale 40 0 40 80 feet

CASE NUMBER: FS23-0814

EPS GROUP
1130 N. Alma School Rd., Ste. 120
Mesa, AZ 85201
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

Toll at Prasada, Phase I Unit A
Lots 392 & 393 & Tract A Re-plat
SURPRISE, ARIZONA

Final Plat

Project:

Revisions:

10/25/2023 CITY 1ST REVIEW COMMENTS

Designer: RAJ
Drawn by: TJP

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A. JOHNSTON
Date Signed 10/25/23

Job No.
16-339

FP02

Sheet No.
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of 2

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Prasada - Phase 1 Unit A

WEST OF COTTON LANE , SOUTH OF CACTUS ROAD.
CITY OF SURPRISE LANDSCAPE CONSTRUCTION DOCUMENTS

GENERAL NOTES:

1. THESE CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. IT IS THE GOAL OF THE DOCUMENTS THAT THE WORK IS TO BE COMPLETED WITHOUT CHANGE ORDERS. ALL QUANTITIES SHOWN IN THE DOCUMENTS ARE ESTIMATES ONLY AND ARE NOT GUARANTEED; THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER TO FULFILL THE INTENT OF THE DESIGN DRAWINGS.
2. INTERPRETATION OF THE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE "AUTHOR" OR "ARCHITECT/ENGINEER-OF-RECORD" OF THE RESPECTIVE DOCUMENT AND SHALL BE CONSIDERED FINAL. ANY POSSIBLE AMBIGUITY SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE "ARCHITECT/ENGINEER-OF-RECORD" PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE "ARCHITECT/ENGINEER-OF-RECORD" AS THE CORRECT AND FINAL INTERPRETATION.
3. ANY INCIDENTAL INSTALLATION PROCEDURE, MATERIAL OR EQUIPMENT, NOT MENTIONED IN THESE CONSTRUCTION DOCUMENTS, THE SPECIFICATIONS NOR SHOWN ON THE PLANS, WHICH MAY BE NECESSARY FOR COMPLETION AND SATISFACTORY OPERATION OF THE DESIGN SYSTEM SHALL BE FURNISHED AND INSTALLED (AS BASED ON INDUSTRY STANDARDS) AS THOUGH SHOWN OR PROVIDED FOR.
4. EXISTING CONDITIONS AND BASE INFORMATION ARE BASED ON PLANS PREPARED BY: CIVIL ENGINEER.
5. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD A CONFLICT ARISE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
7. FOR UNDERGROUND UTILITY COORDINATION AND 48 HOURS PRIOR TO START OF CONSTRUCTION (DEPENDING ON AREA OR JURISDICTION), THE CONTRACTOR SHALL CONTACT:
   A) BLUE STAKE (ARIZONA) 1-800-782-5348
   B) UNDERGROUND SERVICES ALERT (USA) 1-800-227-2600
   C) NEVADA OVERHEAD UTILITIES (NEVADA) 1-702-593-6111
8. THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND THE CHANGE ORDERS AS ASSOCIATED WITH THESE CONSTRUCTION DOCUMENTS.
9. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THESE CONSTRUCTION DOCUMENTS OR SHOULD THERE BE ANY DISCREPANCIES, HE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING FURTHER.
10. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND PER GOVERNING CODES AND/OR ORDINANCES.
11. THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS PRIOR TO THE START OF WORK.
13. BEFORE WORK BEGINS ON THE PROJECT, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
14. THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF WORK.
15. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
16. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAWS AND/OR REGULATIONS PERTAINING TO THE PROJECT.
17. THE CONTRACTOR SHALL PROPERLY COORDINATE HIS WORK WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
18. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT CONSTRUCTION.
19. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS. DAMAGE OCCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
20. MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK BY OTHERS. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.

PLANTING GENERAL NOTES:

1. THE CONTRACTOR SHALL REVIEW PLANTING PLAN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS HE DEEMS UNACCEPTABLE. SEE SPECIFICATIONS.
3. THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANT MATERIAL AS SPECIFIED ON THE PLANTING PLANS. HOWEVER, SHOULD THE PLANT MATERIAL BE TEMPORARILY UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL 5 GALLON NURSERY BUCKETS WITH IRRIGATION AT EACH PLANT LOCATION. AS THE PLANT MATERIAL BECOMES AVAILABLE, THE 5 GALLON BUCKETS SHALL BE REMOVED AND PLANT MATERIAL INSTALLED.
4. ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY DESIGN/BUILDER AND/OR THE LANDSCAPE ARCHITECT.
5. LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND WATER CONSTRUCTIONS.
6. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
7. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE.
8. WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT, SEE HARDPAN DETAIL.
9. REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
10. TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS / FIRE HYDRANTS, 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM WALKS, CURBS AND WALLS. SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALKS.
11. ALL SPECIMEN TREES, SHRUBS AND CACTI SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
12. THE CONTRACTOR SHALL INSTALL "SHAWTOWN ROOT BARRIER PANELS" (OR APPROVED EQUAL) AT ALL TREES WITHIN 7'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
13. THE CONTRACTOR SHALL INSTALL ARBOR GUARDS AT ALL TREES LOCATED IN TURF AREAS.
14. ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
15. ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
16. THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION.
17. CACTI SHALL BE PLANTED A MINIMUM OF 3'-0" AWAY FROM ALL PEDESTRIAN ROUTES.
18. CACTI SHALL BE WELL ROOTED AND NON-SCARRED.
19. PLANT MATERIAL MARKED 'SALVAGE' SHALL BE SELECTED FROM ON-SITE SALVAGE INVENTORY. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
20. IN DISTURBED AREAS INDICATED TO RECEIVE REVEGETATION HYDROSEED AND/OR PLANTING, THE CONTRACTOR SHALL MATCH EXISTING NATURAL DESERT STONE GROUND COVER CONDITIONS ADJACENT TO THE PROJECT.
21. NATIVE REVEGETATION AREAS AND PLANTER BEDS SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD DEBRIS.
22. THE CONTRACTOR SHALL PROVIDE A 50'-0" BY 50'-0" TYPICAL MOCK-UP OF NATIVE REVEGETATION AREAS FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
23. ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.

INERT GENERAL NOTES:

ANGULAR GRANITE RIP-RAP

1. INSTALL GRANITE RIP-RAP IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS (TYPICAL). REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR COLOR AND SIZE OF GRANITE RIP-RAP.
2. THE CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
3. THE CONTRACTOR SHALL REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.

DECOMPOSED GRANITE

1. DECOMPOSED GRANITE IS REQUIRED IN ALL PLANTING AREAS, EXCEPT AREAS OF TURF AND GRANITE RIP-RAP, AND SHALL EXTEND UNDER PLANT MATERIAL UNLESS NOTED OTHERWISE ON PLANS. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND.
2. ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF DECOMPOSED GRANITE, THROUGHOUT (TYPICAL).
3. CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

IRRIGATION GENERAL NOTES:

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL.
2. THE LANDSCAPE CONTRACTOR SHALL SUBMIT FULL PIPING PLANS, AFTER FIELD VERIFICATION, DEPICTING POINT OF CONNECTION, METER LOCATION AND SIZE, BACKFLOW PREVENTER LOCATION AND SIZE, AND PIPE ROUTING AND SIZES.
3. THE LANDSCAPE CONTRACTOR SHALL INSTALL THE SPECIFIED SYSTEM IN ACCORDANCE WITH THE ATTACHED SCHEDULES, NOTES, DETAILS, AND SPECIFICATIONS.
4. THE LANDSCAPE CONTRACTOR TO SITE VERIFY PRESSURE AND NOTIFY LANDSCAPE ARCHITECT OF ANY DIFFERENCES PRIOR TO INSTALLATION OR ORDERING OF MATERIALS. IF CONTRACTOR FAILS TO NOTIFY LANDSCAPE ARCHITECT, HE IS FINANCIALLY RESPONSIBLE FOR ANY NECESSARY SYSTEM ALTERATIONS THAT RESULT.
5. THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY EXISTING TAP LOCATIONS. INSTALL NEW METERS PER THE ATTACHED IRRIGATION SCHEDULE.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ASPHALT AND CONCRETE AS REQUIRED FOR SLEEVE INSTALLATION ACCORDING TO THE IRRIGATION SCHEDULE.
7. CONTROLLER TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. CONTROLLER SIZE AND QUANTITIES TO BE DETERMINED BY THE VALVE REQUIREMENTS AND POINTS OF CONNECTION. INSTALL ONE (1) CONTROLLER AT EACH POINT OF CONNECTION.
8. INSTALL PVC MAINLINE AND LATERALS ACCORDING TO THE IRRIGATION AND PIPING SCHEDULES.
9. ALL VALVE FLOWS SHALL NOT EXCEED MANUFACTURER'S SPECIFICATIONS.
10. VALVE BOXES SHALL BE SQUARE TO ADJACENT WALKS OR CURBS AND FLUSH WITH THE FINAL GRADE.
11. WORK SHALL CONFORM TO ALL CONSTRUCTION CODES AND REGULATIONS.
12. THE LANDSCAPE CONTRACTOR SHALL INSTALL GREEN VALVE BOXES IN TURF AREAS AND TAN VALVE BOXES IN DECOMPOSED GRANITE AREAS (TYPICAL).
13. REFER TO THE IRRIGATION NOTES FOR THE CALCULATED PRESSURE AT THE WATER METER. REFER TO NOTE #4 IF PRESSURE DIFFERS FROM THAT NOTED.
14. THE LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING ON PROJECT TO VERIFY INSTALLATION CONDITIONS.
15. PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL CONTACT BLUE STAKE TO VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES THAT MAY BE EFFECTED BY HIS WORK, AND HE SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF HIS IRRIGATION INSTALLATION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER AND/OR THE OWNER'S REPRESENTATIVE FOR ANY DESIGN CHANGES MADE AS A RESULT OF DEVIATION BY THE CONTRACTOR FROM THE PLANS AND SPECIFICATIONS OR DUE TO ERRORS, FAULTY MATERIAL OR FAULTY WORKMANSHIP.
17. INSTALL ALL MAINLINES WITH A MINIMUM OF 20" OF COVER.
18. INSTALL ALL LATERALS WITH A MINIMUM OF 12" OF COVER.
19. ALL PIPE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND ASTM STANDARD D 2774.
20. ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER, USE LIQUID TEFLON ON METAL PIPE THREADS ONLY.
21. FLUSHING OF ALL LINES PRIOR TO INSTALLATION OF SPRINKLERS AND EMITTERS IS REQUIRED.
22. INSTALL ALL SPRINKLERS, EMITTERS, AND RELATED MATERIAL PER IRRIGATION SYSTEM SPECIFICATIONS AND DETAILS.
23. INSTALL ALL ELECTRICAL JOINTS WITH 3-M WATERPROOF CONNECTORS.
24. ALL ELECTRICAL CONNECTIONS SHALL BE MADE AT THE REMOTE CONTROL VALVE BOXES. CONTROLLER ENCLOSURES AND VALVE BOXES SPECIFICALLY FOR ELECTRICAL CONNECTIONS.
25. A CERTIFIED ELECTRICIAN SHALL BE RESPONSIBLE FOR INSTALLING ALL WIRING FROM THE CIRCUIT BREAKER AT THE 120 VOLT SOURCE LOCATION TO AUTOMATIC CONTROLLER.
26. ALL 120 VOLT VOLT POWER WIRE TO BE INSTALLED PER LOCAL CODE AND THE N.E.C.
27. INSTALL ALL VALVE WIRING IN MAINLINE TRENCH AS DETAILED.
28. INSTALL ALL REMOTE CONTROL VALVES AT HEIGHT INDICATED ON DETAILS, AS HIGH AS POSSIBLE BUT ALLOWING CLEARANCE BETWEEN VALVE BOX LID AND FLOW CONTROL HANDLE ON REMOTE CONTROL VALVE.
29. INSTALL ALL MAINLINE GATE VALVES IN A ROUND PLASTIC VALVE BOX PER DETAILS.
30. ALL PVC SOLVENT WELD FITTINGS SHALL BE LASCO OR APPROVED EQUAL.
31. THE MAINLINE, LATERAL PIPE, AND VALVES ARE SHOWN **SCHEMATICALLY** AND SHALL BE **INSTALLED WITHIN THE LANDSCAPE AREA, OUTSIDE R.O.W. AND P.U.E.**, ADJACENT TO SIDEWALK OR CURB AND OFFSET 18" WHEREVER POSSIBLE.
32. SUPPLY THE FOLLOWING MATERIAL TO THE OWNER:
   A) TWO WRENCHES FOR DISASSEMBLY AND ADJUSTING OF EACH TYPE OF SPRINKLER HEAD AND VALVE SUPPLIED.
   B) TWO KEYS FOR EACH OF THE CONTROLLERS.
   C) TWO COUPLERS WITH MATCHING HOSE BIBS AND SHUT-OFF VALVE.
   D) TWO VALVE BOX KEYS.
33. ALL MAINLINE FITTINGS FOR PIPE 3" AND LARGER SHALL BE CAST OR DUCTILE IRON FOR PVC: SCHEDULE 80 PVC: FOR 2 1/2" AND SMALLER.
34. ALL MAINLINE PIPE SHALL BE A MINIMUM OF SCHEDULE 40.
35. SLEEVES SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE LINE SIZE.
36. ALL MAINLINE AND IRRIGATION EQUIPMENT SHALL BE PLACED IN THE LANDSCAPED AREAS.
37. CONTROLLER WIRES THAT ARE DIRECT BURIED SHALL BE #14 OR BETTER, BUNDLED OR WRAPPED A MINIMUM OF EVERY TWELVE (12') FEET. DURING INSTALLATION WIRES SHALL HAVE A 24" LOOP TIED IN ALL DIRECTION CHANGES GREATER THAT 30 DEGREES AND BE UNTIED PRIOR TO TRENCH FILL IN.
38. DRIP SYSTEM FLUSH CAPS SHALL BE PLACED IN A VALVE BOX AT THE END OF ALL DRIP LATERAL RUNS, AS DESCRIBED ON THE DRAWINGS.
39. ALL VALVES, PRESSURE REGULATORS AND OTHER DEVICES SHALL BE PLACED IN AN APPROPRIATELY SIZED VALVE BOX WITH A MINIMUM OF TWO (2') INCHES OF PEA GRAVEL.
40. PRIOR TO PLACING ANY IRRIGATION SYSTEM IN SERVICE, AN ARIZONA CERTIFIED BACKFLOW DEVICE TESTER SHALL TEST THE BACKFLOW PREVENTION DEVICE AND GIVE A COPY OF THE PASSED TEST RESULTS TO THE MARICOPA COUNTY INSPECTOR OR MAIL IT TO THE MARICOPA COUNTY DEPARTMENT OF PUBLIC WORKS INSPECTION STATION.
41. AFTER INITIAL TESTING, ALL BACKFLOW DEVICES SHALL BE TESTED ANNUALLY.
42. BACKFLOW DEVICES SHALL BE A MINIMUM OF TWO (2') FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER SERVICE LINE.
43. ALL BACKFLOW PREVENTION DEVICES SHALL HAVE A MINIMUM 24"X36"X4" CLASS B CONCRETE SLAB WITH PIPE SLEEVES. IF A SECURITY CAGE IS INSTALLED, CONCRETE SHALL BE SIX (6') INCHES LARGER ON ALL SIDES THAN THE SECURITY CAGE.
44. ALL PIPE CROSSINGS IN THE RIGHT-OF-WAY SHALL BE MARKED ON EACH SIDE OF THE CURB WITH A NON-DESTRUCTIBLE MARKING.

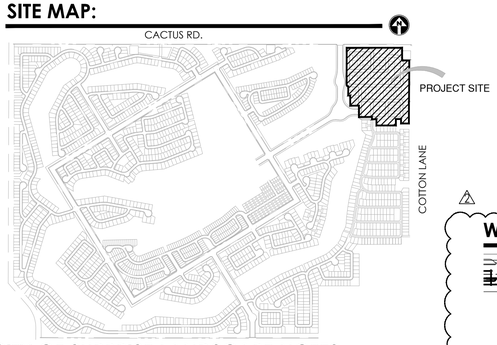
GRADING GENERAL NOTES:

1. CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. REVIEW ENGINEERS PLAN FOR DRAINAGE.
2. FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT.
3. LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING.
4. GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:
   A) FINE GRADING OF EXISTING ROUGH GRADES IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREA.
   B) IMPORTING AND PLACING "OFF-SITE 3/8" MINUS TOPSOIL" IN THE FOLLOWING AREAS:
      i) TURF, AND ANNUAL AREAS (6" DEPTH).
      ii) PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
5. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CALICHE ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER. THE OWNER AND CONTRACTOR SHALL COORDINATE A SUITABLE LOCATION ON SITE TO DISPOSE OF THE CALICHE MATERIAL. SHOULD A SUITABLE LOCATION ON SITE NOT EXIST, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH REMOVAL AND DISPOSAL OF THE CALICHE.
6. FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1.5" BELOW ADJACENT PAVING UNLESS NOTED OTHERWISE.
7. REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDULATING GROUND PLANE.

CITY OF SURPRISE ENGINEERING NOTES:

1. ALL SVT'S WILL COMPLY WITH EDS DETAIL 4-01 AND 4-02
2. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02. TREES, SHRUBS, AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES, PER SURPRISE EDS DETAIL 4-01.

SITE MAP:

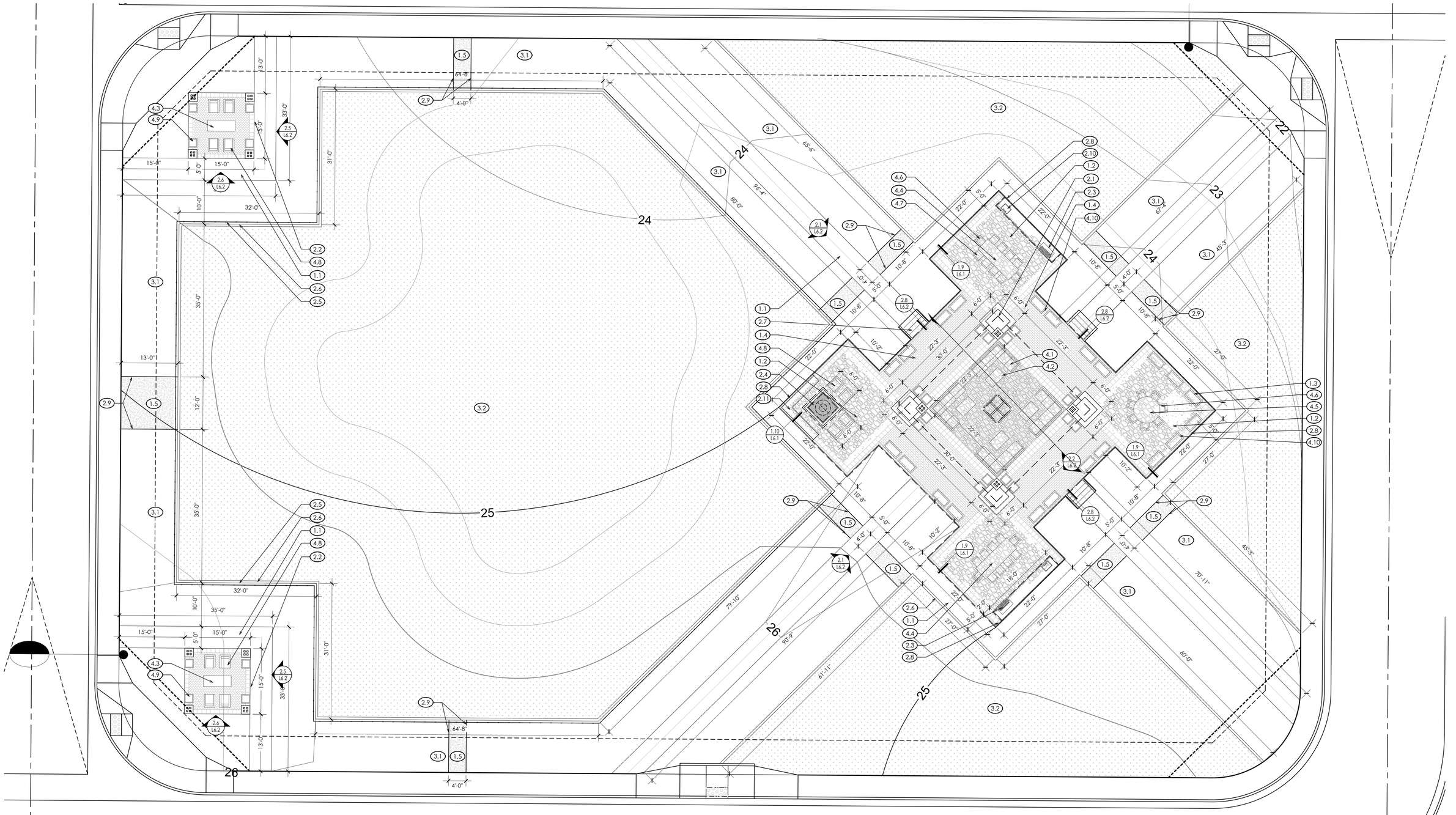


CITY OF SURPRISE LANDSCAPE NOTES:

1. ALL LANDSCAPE AND IRRIGATION INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR OTHER CITY MAINTAINED AREAS SHALL BE INSTALLED PER THE APPROVED PLANS. ALL LANDSCAPING APPROVED AS A PART OF THE SITE PLAN PROCESS SHALL BE INSTALLED PER THE APPROVED PLANS. ANY DEVIATIONS TO THE APPROVED PLANS REQUIRED CITY APPROVAL.
2. PERMITS ARE REQUIRED FOR ELECTRICAL CONNECTIONS, INCLUDING ELECTRIC METER INSTALLATION, BACKFLOW PREVENTERS, AND WORK WITHIN THE CITY RIGHT-OF-WAY OR CITY DEDICATED PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THESE PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.
3. ALL IRRIGATION LINES, 1 INCH OR GREATER, WITHIN THE RIGHT-OF-WAY SHALL BE SHOWN ON THE WATER PLANS. A PERMIT IS REQUIRED FOR THIS WORK AND IS SUBJECT TO INSPECTION BY THE CITY OF SURPRISE CIVIL INSPECTOR.
4. ONLY PLANTS ON THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) PHOENIX ACTIVE MANAGEMENT AREA LOW WATER USE DROUGHT TOLERANT PLANT LIST ARE TO BE USED WITHIN CITY RIGHTS-OF-WAY.
5. ALL TREES WILL BE MEASURED AND HAVE A MINIMUM CALIPER SIZE AS DEFINED IN THE ARIZONA NURSERY ASSOCIATION'S CONTAINER GROWN TREE GUIDE. IN NO CASE WILL THE CALIPER BE LESS THAN 2 INCHES (MEASURED 18 INCHES FROM THE GROUND). THE HEIGHT OF THE TREE SHALL BE A MINIMUM OF 7 FEET.
6. THE COMMUNITY DEVELOPMENT PLANNING DIVISION AND PUBLIC WORKS LANDSCAPE DIVISION MAY SELECT AND TAG TREES AT THE NURSERY LOCATION AND WILL REVIEW AT PROJECT SITE PRIOR TO INSTALLATION.
7. **ALL MEDIANS ARE TO BE DECOMPOSED GRANITE, UNLESS OTHERWISE APPROVED; AND SHALL BE FINISH GRADED TO SLOPE FROM THE CURB LINE TO THE PLANTS. MEDIAN NOSES LESS THAN 3-FOOT WIDE ARE TO HAVE 1 1/2" - 3" DECOMPOSED GRANITE (PIT RUN ROCK) MIX.**
8. **TREE ROOT BARRIERS ARE REQUIRED WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS. REFERENCE EDS 8-14**
9. **ALL TREES ARE TO BE LOCATED A MINIMUM OF 12 FEET FROM THE WALLS FOR WELL SITES, WATER SUPPLY FACILITIES, LIFT STATIONS, AND WATER RECLAMATION FACILITIES.**
10. TREES LOCATED IN MEDIANS MAY BE ALLOWED A MINIMUM OF SEVEN FEET FROM THE CURB. TREES MUST BE CENTERED IN MEDIANS LESS THAN 14' WIDE.
11. ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY FIRE HYDRANT, WATER METER, OR VAULT.
12. LANDSCAPING, AT FULL GROWTH, SHALL NOT IMPEDE PEDESTRIAN OR VEHICULAR TRAFFIC. ALL LANDSCAPING SHOWN ON PLANS SHALL BE SHOWN MATURE SIZE.
13. TREES CANNOT BE REMOVED FROM THE RIGHT-OF-WAY WITHOUT WRITTEN AUTHORIZATION FROM THE PUBLIC WORKS AND COMMUNITY DEVELOPMENT DEPARTMENTS.
14. THE TYPE, COLOR, AND SIZE OF BRICK PAVERS THAT MAY BE USED FOR CITY MEDIANS IN THE CITY OF SURPRISE RIGHT-OF-WAY SHALL BE APPROVED BY THE COMMUNITY DEVELOPMENT PLANNING DIVISION.
15. UTILITY BOXES, METERS, VAULTS, ETC. ARE TO BE LOCATED IN THE RIGHT-OF-WAY OR UTILITY EASEMENT ALONG THE SIDES OF THE ROADS AND NEVER IN THE MEDIAN. HOWEVER, IRRIGATION VALVE BOXES MAY BE LOCATED IN THE MEDIAN PLANTING AREA.
16. DEVELOPERS SHALL USE ONLY IRRIGATION EQUIPMENT THAT IS COMPATIBLE WITH THE EXISTING EQUIPMENT. THE DEVELOPER SHALL REFER TO THE CITY OF SURPRISE FOR THE APPROVED LIST OF EQUIPMENT. EQUIPMENT MANUFACTURED BY HUNTER INDUSTRIES, IS COMPATIBLE WITH THE CITY'S INVENTORY AND HUNTER EQUIPMENT, OR AN APPROVED EQUAL, SHALL BE USED. SOLAR CONTROLLERS ARE PREFERRED AND SHALL BE DIG, LEIT SERIES, POST MOUNTED SOLAR CONTROLLER OR AN APPROVED EQUAL.
17. ALL CONTROLLERS, METERS, ETC. MUST BE ENCLOSED BY LOCKING PROTECTIVE COVERS AND SCREENED FROM VIEW.
18. ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.
19. MARKING TAPE LABELED AS "RECLAIMED WATER" IS REQUIRED ON IRRIGATION SYSTEMS THAT USE OR MAY USE RECLAIMED WATER IN THE FUTURE.
20. PURPLE MARKER BALLS SHALL BE INSTALLED ON ALL IRRIGATION MAINLINES FOUR INCHES AND LARGER WITHIN THE PUBLIC RIGHT-OF-WAY AT ALL FITTINGS AND EVERY 200 FEET IF THE DISTANCE BETWEEN FITTINGS IS GREATER THAN 200 FEET
21. LANDSCAPE AREAS THAT ARE TO BE MAINTAINED BY THE CITY SHALL HAVE SEPARATE WATER METERS AND ELECTRIC OR SOLAR CONTROLLERS, AS APPROVED BY THE CITY.
22. A CITY APPROVED BACKFLOW PREVENTER IS REQUIRED FOR IRRIGATION SERVICES, FOR POTABLE WATER, NON-POTABLE WATER AND RECLAIMED WATER AND SHALL MEET EPA LOW LEAD STANDARDS.
23. ALL IRRIGATION MAINLINES AND LATERALS SHALL BE SCHEDULE 40, ALL RISERS, TEES, AND OTHER FIXTURES SHALL BE SCHEDULE 80 IN THE RIGHT-OF-WAY. ALL IRRIGATION MAINLINES IN THE RIGHT-OF-WAY SHALL BE SLEEVED. THE MINIMUM SLEEVE SIZE IS 6 INCHES.
24. ALL TREES WITH AN UPRIGHT GROWTH HABIT, SUCH AS OAK AND ELM TREES, WHICH ARE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR ADJACENT TO A PEDESTRIAN PATH, SHALL HAVE THEIR MAIN LEADERS INTACT.

HARDSCAPE GENERAL NOTES:

1. FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
2. REFER TO CIVIL PLANS PREPARED BY GOOKIN ENGINEERS FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROLS.
3. ALL DETAILS SHALL BE REVIEWED BY A STRUCTURAL ENGINEER AND MODIFIED (IF NECESSARY) PRIOR TO CONSTRUCTION.
4. ALL DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE CIVIL PLAN SUBMITTED BY GOOKIN ENGINEERS. SHOULD DISCREPANCIES OCCUR, FIELD REVISIONS SHALL BE REQUIRED.
5. THE CONTRACTOR SHALL HAVE SIDEWALK SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. IN ADDITION TO SUBMITTING MATERIAL SAMPLES OF ALL SITE RELATED MATERIALS, THE CONTRACTOR SHALL PREPARE A 4'X4' SAMPLE PANEL FOR EACH TYPE OF CONSTRUCTION, I.E., A) CONCRETE PAVERS, B) EXPOSED AGGREGATE PAVING, C) INTEGRAL COLORED CONCRETE, ETC., FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO FINAL CONSTRUCTION.
7. UNLESS NOTED OTHERWISE ON CONSTRUCTION DOCUMENTS OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" WIDE, 4" THICK, 3,000 PSI CONCRETE ON COMPACTED BASE WITH CONSTRUCTION JOINTS AT 5'-0" ON CENTER AND EXPANSION JOINTS AT 20'-0" ON CENTER, SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SKID FINISH WITH 1/2" RADIUS TOOLED EDGES.
8. RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
9. THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. SHOULD DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S AUT



L2.1 UNIT A LAYOUT PLAN

Scale: 1" = 10'-0"

KEY NOTES:

1.1 COMMUNITY SIDEWALK
BRUSHED CONCRETE;
COLOR: STANDARD GRAY

1.2 CONCRETE SLAB
ACID WASH CONCRETE
DAVIS COLOR: SIERRA

1.3 CONCRETE PAVERS BAND
BELGARD, 12x12, CATALINA - 60MM
COLOR: STANDARD GRAY

1.4 BRICK PAVERS
MCNEAR FULL BRICK, SOLDIER COURSE
COLOR: EMBARCADERO

1.5 DG PATH
1/4" MINUS TO MATCH COMMUNITY

2.1 PARK SHADE RAMADA
30'X30'
REFER TO DETAILS ON SHEETS L6.1-6.2

2.2 PARK SHADE RAMADA
15'X15'
REFER TO DETAILS ON SHEETS L6.1-6.2

2.3 BBQ
COYOTE 42" C-SERIES GRILL C2C42
MCNEAR FULL BRICK
C-EMBARCADERO
COUNTER TOP: ACID WASH CONCRETE
C-SIERRA
REFER TO DETAILS ON SHEETS L6.1-6.2

2.4 FIRE PIT
MCNEAR FULL BRICK
C-EMBARCADERO
CAP : ACID WASH CONCRETE C-SIERRA
REFER TO DETAILS ON SHEETS L6.1-6.2

2.5 DOG PARK FENCE
TO BE INSTALLED AT A LATER DATE
REFER TO DETAILS ON SHEETS L6.1-6.2

2.6 CONCRETE HEADER
COLOR: STANDARD GRAY

2.7 CONCRETE STEPS
ACID WASH; DAVIS COLOR: SIERRA
REFER TO DETAILS ON SHEETS L6.1-6.2

2.8 RETAINING WALL
REFER TO DETAIL ON SHEET L6.1

2.9 STEEL HEADER
REFER TO DETAIL ON SHEET L6.1

2.10 COOLER
COYOTE DROP-IN COOLER CDIC

2.11 SEAT WALL
SEE DETAIL ON SHEET L6.1

3.1 PLANTING AREA
REFER TO PLANTING PLANS

3.2 SODDED GRASS:
REFER TO PLANTING PLANS

4.1 SECTIONAL
RESTORATION HARDWARE COSTA TEAK CLASSIC
RIGHT/LEFT ARM L-SECTIONAL

4.2 COFFEE TABLE 30x48
RESTORATION HARDWARE COSTA TEAK
RECTANGULAR COFFEE TABLE 48"x30"

4.3 COFFEE TABLE 30x76
RESTORATION HARDWARE COSTA TEAK
RECTANGULAR COFFEE TABLE 30"x76"

4.4 DINING TABLE
RESTORATION HARDWARE COSTA TEAK
RECTANGULAR DINING TABLE 120"x40"

4.5 ROUND TABLE
RESTORATION HARDWARE COSTA TEAK
ROUND DINING TABLE 72" DIA.

4.6 ARMCHAIR
RESTORATION HARDWARE
COSTA TEAK ARMCHAIR

4.7 SIDE CHAIR
RESTORATION HARDWARE COSTA TEAK SIDE CHAIR

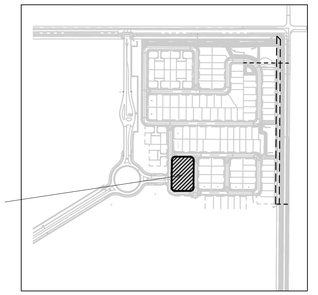
4.8 LOUNGE CHAIR
RESTORATION HARDWARE COSTA TEAK CLASSIC
LOUNGE CHAIR

4.9 POT
RESTORATION HARDWARE MATERA PLANTER
24"x24"; C - BRASS

4.10 PLANTER
JAY SCOTTS GRANADA RECTANGULAR
PLANTER BOX 70150; C-BRONZE

NOTES:
1. SURVEY TO VERIFY LOT PROPERTY LINE WITH LAYOUT.
2. LOT LINES BEYOND WALLS TO BE DETERMINED.
3. PROPERTY WALLS AND GATE PER COMMUNITY DESIGN STANDARDS
4. ALL FURNITURE IS SHOWN AS SUGGESTION ONLY. ALL FURNITURE FINAL SELECTION AND PLACEMENT BY INTERIOR DESIGNER.
5. PROVIDE GAS SHUT-OFF PER PLUMBING CODE FOR ALL GAS FIXTURES

KEY MAP
SCALE: NTS



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scottsdale, arizona 85251
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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
66419
LOGAN S. SOWERS
Date Signed 05-01-2023
ARIZONA U.S.A.
Expires 06/30/24

PRASADA
Phase 1 Unit A
Landscape Construction Documents
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

revisions:
1 *11-11-2022*
Replat Landscape Edits
2 *09-01-2023*
Replat - Added Tracts

project #:
TOL 154
scale:
1" = 10'-0"
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REVIEW
drawn by:
TEAM
date:
09.01.2023
drawing:
Layout Plan

sheet #
L2.1
02 of 17

FS22-1181

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MATCHLINE - SEE SHEET L3.2a

MAILBOX A1
47 UNITS

MATCHLINE - SEE SHEET L3.1a

393

392

LIMIT OF WORK

MATCHLINE - SEE SHEET L3.1b

PRASADA - PHASE 1 UNIT A

LANDSCAPE PLAN - L3.1a

0' 20' 40' 60'

Scale: 1" = 20'-0"

PRASADA - PHASE 1 UNIT A

LANDSCAPE PLAN - L3.1b

0' 20' 40' 60'

Scale: 1" = 20'-0"

PRASADA - PHASE 1 UNIT A

LANDSCAPE PLAN - L3.1c

0' 20' 40' 60'

Scale: 1" = 20'-0"

PRASADA - PHASE 1 UNIT A

LANDSCAPE PLAN - L3.1d

0' 20' 40' 60'

Scale: 1" = 20'-0"

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty
Trees			
	Acacia aneura Mulga Acacia	36" Box	42
	Fraxinus velutina Arizona Ash	60" Box 48" Box	3 9
	Fraxinus velutina 'Rio-Grande' Fan-Tex Ash	36" Box	19
	Olea europaea 'Swan Hill' Swan Hill Olive	48" Box 36" Box	32 3
	Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	36" Box 24" Box	1 5
	Pistacia x 'Red Push' Red Push Pistache	48" Box 36" Box	6 7
	Prosopis velutina Native Mesquite	36" Box 24" Box	4 1
	Pyrus calleryana Bradford Pear	48" Box	6
	Pyrus kawakamii Evergreen Pear	24" Box	52
	Quercus virginiana Southern Live Oak	36" Box	3
	Schinus terebinthifolius Brazilian Pepper Tree	36" Box	24
	Sophora secundiflora Texas Mountain Laurel	36" Box	23
	Tipuana tipu Tipu	60" Box 48" Box 36" Box 24" Box	28 9 8
	Vitex agnus-castus Chaste Tree	36" Box	2
Accents			
	Bulbine frutescens 'Hallmark' Hallmark Orange Bulbine	1 gal.	62
	Dietes vegeta Fortnight Lily	1 gal.	40
	Hesperaloe funifera Giant Hesperaloe	5 gal.	26
	Hesperaloe parviflora-red Red Yucca	5 gal.	318
Shrubs			
	Bougainvillea 'Rosenka' Bougainvillea	5 gal.	16
	Bougainvillea 'Temple Fire' Bougainvillea	5 gal.	416
	Buxus microphylla japonica Boxwood	5 gal.	37
	Calliandra californica Red Fairy Duster	5 gal.	97
	Calliandra eriophylla Pink Fairy Duster	5 gal.	47
	Callistemon viminalis 'Little John' Bottlebrush	5 gal.	355
	Carissa macrocarpa 'Boxwood Beauty' Boxwood Beauty Carissa	5 gal.	100
	Convolvulus cneorum Bush Morning Glory	1 gal.	179
	Cordia parvifolia Little Leaf Cordia	5 gal.	51
	Dodonaea viscosa Hop Bush	5 gal.	120
	Eremophila hygrophana 'Blue Bells' Blue Bells Eremophila	5 gal.	11
	Eremophila maculata 'Valentine' Valentine Shrub	5 gal.	161
	Euryops pectinatus 'Viridis' Euryops Daisy	5 gal.	85
	Justicia californica 'Yellow' Yellow Chuparosa	5 gal.	81
	Justicia spicigera Mexican Honeysuckle	5 gal.	96
	Leucophyllum candidum 'Thunder Cloud' Thunder Cloud Sage	5 gal.	25
	Leucophyllum frutescens 'White Cloud' White Cloud Sage	5 gal.	118
	Leucophyllum langamaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	255
	Leucophyllum zygophyllum Blue Ranger	5 gal.	26
	Myrtus communis 'Compacta' Compact Myrtle	5 gal.	96
	Nerium oleander 'Petite Pink' Petite Pink Oleander	15 gal.	28
	Rhaphiolepis indica 'Pink Lady' Indian Hawthorne	5 gal.	30
	Rosa iceburg Iceburg Rose	5 Gal.	110
	Rose - AF Upright Tree Rose	15 Gal.	8
	Rosmarinus officinalis 'Tuscan Blue' Upright Rosemary	5 gal.	35
	Ruellia brittoniana Purple Flower Ruellia	5 gal.	146
	Ruellia peninsularis Desert Ruellia	5 gal.	32
	Salvia chamaedryoides Germander Sage	15 gal.	11
	Salvia clevelandii Chaparral Sage	5 gal.	87
	Salvia greggii Autumn Sage	5 gal.	5
	Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.	147
	Tecoma stans Yellow Bells	5 gal.	94
Groundcovers			
	Chrysactinia mexicana Damianita	1 gal.	175
	Lantana camara 'Carnival' Carnival Lantana	1 gal.	92
	Lantana camara 'Dallas Red' Dallas Red Lantana	1 gal.	259
	Lantana 'New Gold' New Gold Lantana	1 gal.	240

MASS PLANTING

SODDED GRASS

INERTS

Sym.	Description
	DECOMPOSED GRANITE.

KEY MAP

SCALE: NTS

L3.1a
L3.2a
L3.1c
L3.1b
L3.2b
L3.1d
L3.3b
L3.3a
L3.4
L3.3c

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PRASADA
Phase 1 Unit A
Landscape Construction Documents
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

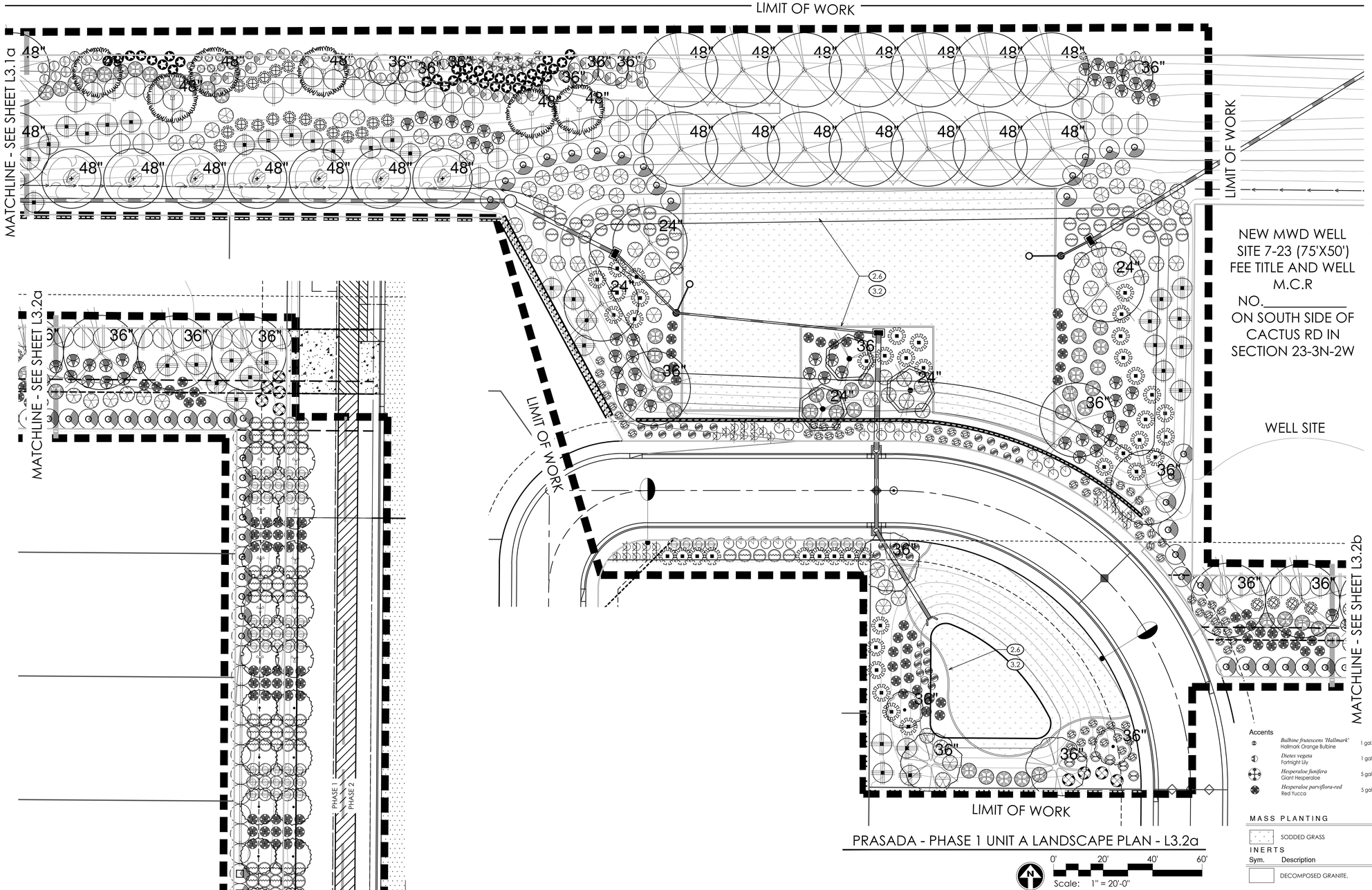
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1 11-11-2022 Replat Landscape Edits
2 09-01-2023 Replat - Added Tracts

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scale: 1" = 20'-0"
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drawn by: TEAM
date: 09.01.2023
drawing: Landscape Plan

sheet #
L3.1
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PRASADA - PHASE 1 UNIT A LANDSCAPE PLAN - L3.2b

0' 20' 40' 60'

Scale: 1" = 20'-0"

PRASADA - PHASE 1 UNIT A LANDSCAPE PLAN - L3.2a

0' 20' 40' 60'

Scale: 1" = 20'-0"

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty
Trees			
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	Fraxinus velutina 'Rio-Grande' Fan-Tex Ash	36" Box	19
	Olea europaea 'Swan Hill' Swan Hill Olive	48" Box 36" Box	32 3
	Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	36" Box 24" Box	1 5
	Pistacia x 'Red Push' Red Push Pistache	48" Box 36" Box	6 7
	Prosopis velutina Native Mesquite	36" Box 24" Box	4 1
	Pyrus calleryana Bradford Pear	48" Box	6
	Pyrus kawakamii Evergreen Pear	24" Box	52
	Quercus virginiana Southern Live Oak	36" Box	3
	Schinus terebinthifolius Brazilian Pepper Tree	36" Box	24
	Sophora secundiflora Texas Mountain Laurel	36" Box	23
	Tipuana tipu Tipu	60" Box 48" Box 36" Box 24" Box	28 9 8
	Vitex agnus-castus Chaste Tree	36" Box	2
Shrubs			
	Bougainvillea 'Rosenka' Bougainvillea	5 gal.	16
	Bougainvillea 'Temple Fire' Bougainvillea	5 gal.	416
	Buxus microphylla japonica Boxwood	5 gal.	37
	Calliandra californica Red Fairy Duster	5 gal.	97
	Calliandra eriophylla Pink Fairy Duster	5 gal.	47
	Callistemon viminalis 'Little John' Bottlebrush	5 gal.	355
	Carissa macrocarpa 'Boxwood Beauty' Boxwood Beauty Carissa	5 gal.	100
	Convolvulus cneorum Bush Morning Glory	1 gal.	179
	Cordia parvifolia Little Leaf Cordia	5 gal.	51
	Dodonaea viscosa Hop Bush	5 gal.	120
	Eremophila hygrophana 'Blue Bells' Blue Bells Eremophila	5 gal.	11
	Eremophila maculata 'Valentine' Valentine Shrub	5 gal.	161
	Euryops pectinatus 'Viridis' Euryops Daisy	5 gal.	85
	Justicia californica 'Yellow' Yellow Chuparosa	5 gal.	81
	Justicia spicigera Mexican Honeysuckle	5 gal.	96
	Leucophyllum candidum 'Thunder Cloud' Thunder Cloud Sage	5 gal.	25
	Leucophyllum frutescens 'White Cloud' White Cloud Sage	5 gal.	118
	Leucophyllum langamaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	255
	Leucophyllum zygophyllum Blue Ranger	5 gal.	25
	Myrtus communis 'Compacta' Compact Myrtle	5 gal.	96
	Nerium oleander 'Petite Pink' Petite Pink Oleander	15 gal.	28
	Rhaphiolepis indica 'Pink Lady' Indian Hawthorne	5 gal.	30
	Rosa iceburg Iceburg Rose	5 Gal.	110
	Rose - AF Upright Tree Rose	15 Gal.	8
	Rosmarinus officinalis 'Tuscan Blue' Upright Rosemary	5 gal.	35
	Ruellia brittoniana Purple Flower Ruellia	5 gal.	146
	Ruellia peninsularis Desert Ruellia	5 gal.	32
	Salvia chamaedryoides Germander Sage	15 gal.	11
	Salvia clevelandii Chaparral Sage	5 gal.	87
	Salvia greggii Autumn Sage	5 gal.	5
	Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.	147
	Tecoma stans Yellow Bells	5 gal.	94
Groundcovers			
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	Lantana camara 'Carnival' Carnival Lantana	1 gal.	92
	Lantana camara 'Dallas Red' Dallas Red Lantana	1 gal.	259
	Lantana 'New Gold' New Gold Lantana	1 gal.	240
Accents			
	Bulbine frutescens 'Hallmark' Hallmark Orange Bulbine	1 gal.	62
	Dietes vegeta Fortnight Lily	1 gal.	40
	Hesperaloe funifera Giant Hesperaloe	5 gal.	26
	Hesperaloe parviflora-red Red Yucca	5 gal.	318

MASS PLANTING

SODDED GRASS

INERTS

Sym.	Description
	DECOMPOSED GRANITE.

KEY MAP

SCALE: NTS

GREEY | PICKETT
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scottsdale, arizona 85251
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PRASADA
Phase 1 Unit A
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SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

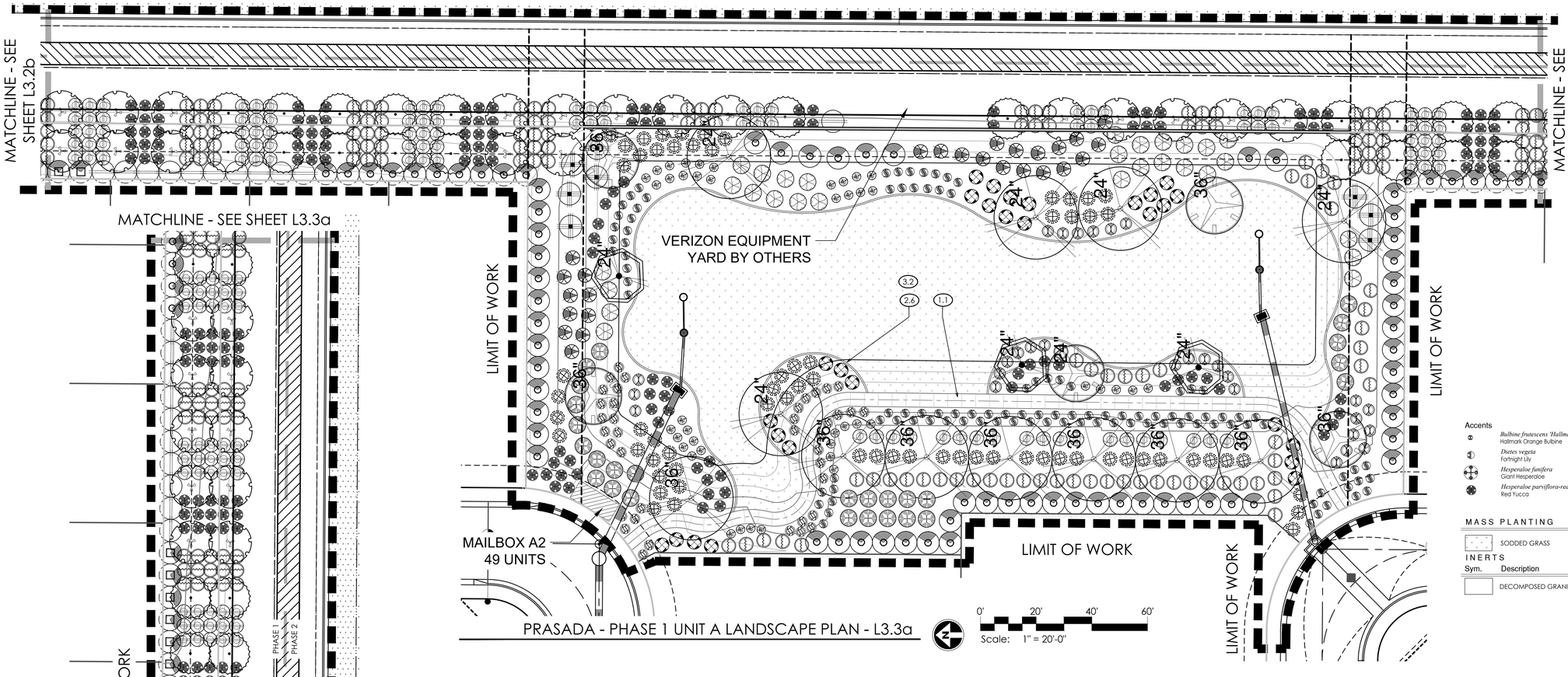
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Replat - Added Tracts

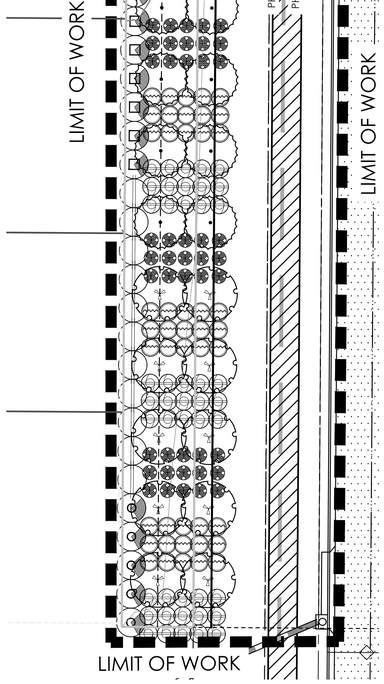
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REVIEW
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TEAM
date:
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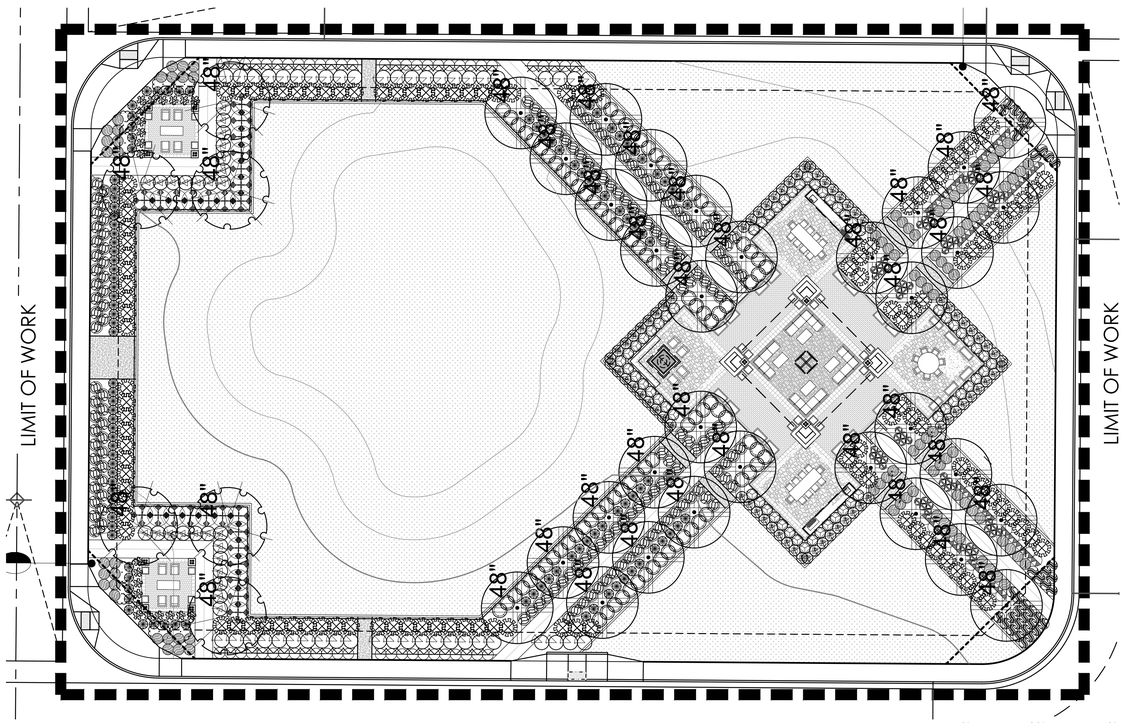
sheet #
L3.2
04 of 17

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PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty
Trees			
	Acacia aneura Mulga Acacia	36" Box	42
	Fraxinus velutina Arizona Ash	60" Box 48" Box	3 9
	Fraxinus velutina 'Rio-Grande' Fan-Tex Ash	36" Box	19
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	Prosopis velutina Native Mesquite	36" Box 24" Box	4 1
	Pyrus calleryana Bradford Pear	48" Box	6
	Pyrus kawakamii Evergreen Pear	24" Box	52
	Quercus virginiana Southern Live Oak	36" Box	3
	Schinus terebinthifolius Brazilian Pepper Tree	36" Box	24
	Sophora secundiflora Texas Mountain Laurel	36" Box	23
	Tipuana tipu Tipu	60" Box 48" Box 36" Box 24" Box	28 9 8
	Vitex agnus-castus Chaste Tree	36" Box	2
Shrubs			
	Bougainvillea 'Rosenka' Bougainvillea	5 gal.	16
	Bougainvillea 'Temple Fire' Bougainvillea	5 gal.	416
	Buxus microphylla japonica Boxwood	5 gal.	37
	Calliandra californica Red Fairy Duster	5 gal.	97
	Calliandra eriophylla Pink Fairy Duster	5 gal.	47
	Callistemon viminalis 'Little John' Bottlebrush	5 gal.	355
	Carissa macrocarpa 'Boxwood Beauty' Boxwood Beauty Carissa	5 gal.	100
	Convolvulus cneorum Bush Morning Glory	1 gal.	179
	Cordia parvifolia Little Leaf Cordia	5 gal.	51
	Dodonaea viscosa Hop Bush	5 gal.	120
	Eremophila hygrophana 'Blue Bells' Blue Bells Eremophila	5 gal.	11
	Eremophila maculata 'Valentine' Valentine Shrub	5 gal.	161
	Euryops pectinatus 'Viridis' Euryops Daisy	5 gal.	85
	Justicia californica 'Yellow' Yellow Chuparosa	5 gal.	81
	Justicia spicigera Mexican Honeysuckle	5 gal.	96
	Leucophyllum candidum 'Thunder Cloud' Thunder Cloud Sage	5 gal.	25
	Leucophyllum frutescens 'White Cloud' White Cloud Sage	5 gal.	118
	Leucophyllum langamaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	255
	Leucophyllum zygophyllum Blue Ranger	5 gal.	96
	Myrtus communis 'Compacta' Compact Myrtle	5 gal.	96
	Nerium oleander 'Petite Pink' Petite Pink Oleander	15 gal.	28
	Rhaphiolepis indica 'Pink Lady' Indian Hawthorne	5 gal.	30
	Rosa iceburg Iceburg Rose	5 Gal.	110
	Rose - AF Upright Tree Rose	15 Gal.	8
	Rosmarinus officinalis 'Tuscan Blue' Upright Rosemary	5 gal.	35
	Ruellia brittoniana Purple Flower Ruellia	5 gal.	146
	Ruellia peninsularis Desert Ruellia	5 gal.	32
	Salvia chamaedryoides Germander Sage	15 gal.	11
	Salvia clevelandii Chaparral Sage	5 gal.	87
	Salvia greggii Autumn Sage	5 gal.	5
	Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.	147
	Tecoma stans Yellow Bells	5 gal.	94
Groundcovers			
	Chrysactinia mexicana Damianita	1 gal.	175
	Lantana camara 'Carnival' Carnival Lantana	1 gal.	92
	Lantana camara 'Dallas Red' Dallas Red Lantana	1 gal.	259
	Lantana 'New Gold' New Gold Lantana	1 gal.	240
Accents			
	Bulbine frutescens 'Hallmark' Hallmark Orange Bulbine	1 gal.	62
	Dietes vegeta Fortnight Lily	1 gal.	40
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	Hesperaloe parviflora-red Red Yucca	5 gal.	318

MASS PLANTING

SODDED GRASS

INERTS

Sym.	Description
	DECOMPOSED GRANITE.

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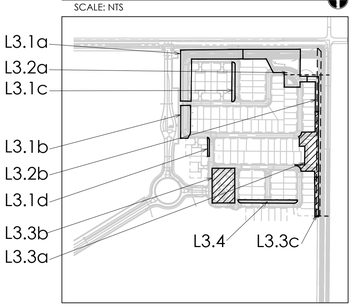
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KEY MAP
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PLANT MATERIALS LEGEND

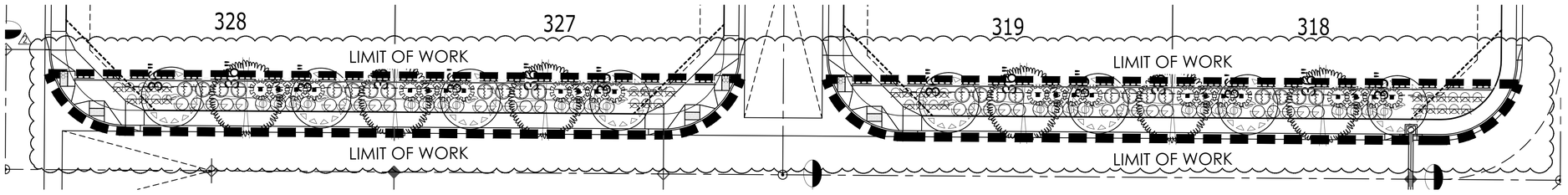
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MASS PLANTING

SODDED GRASS

INERTS

Sym.	Description
	DECOMPOSED GRANITE.



PRASADA - PHASE 1 UNIT A LANDSCAPE PLAN - L3.4

0' 20' 40' 60'

Scale: 1" = 20'-0"

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480.609.0009p 480.609.0009f

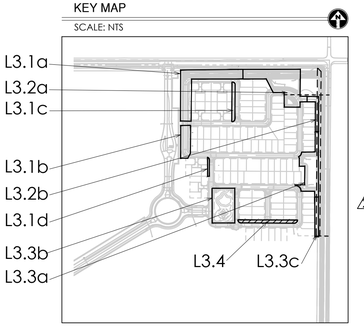
PROFESSIONAL LANDSCAPE ARCHITECT
CERTIFICATE NO.
66419
LOGAN S. SOWERS
Date Signed 09-01-2023
ARIZONA, U.S.A.
Expires 06/30/24

PRASADA
Phase 1 Unit A
Landscape Construction Documents
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

revisions:
1 *11-11-2022*
Replat Landscape Edits
2 *09-01-2023*
Replat - Added Tracts

KEY MAP
SCALE: NTS

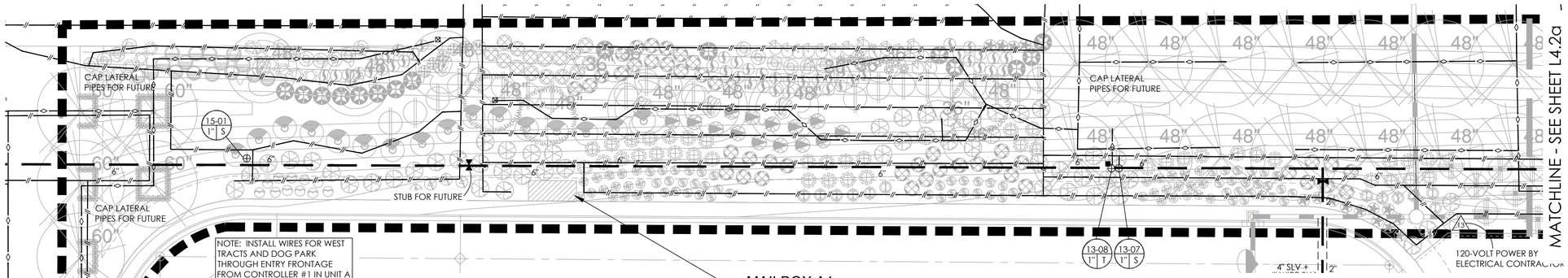


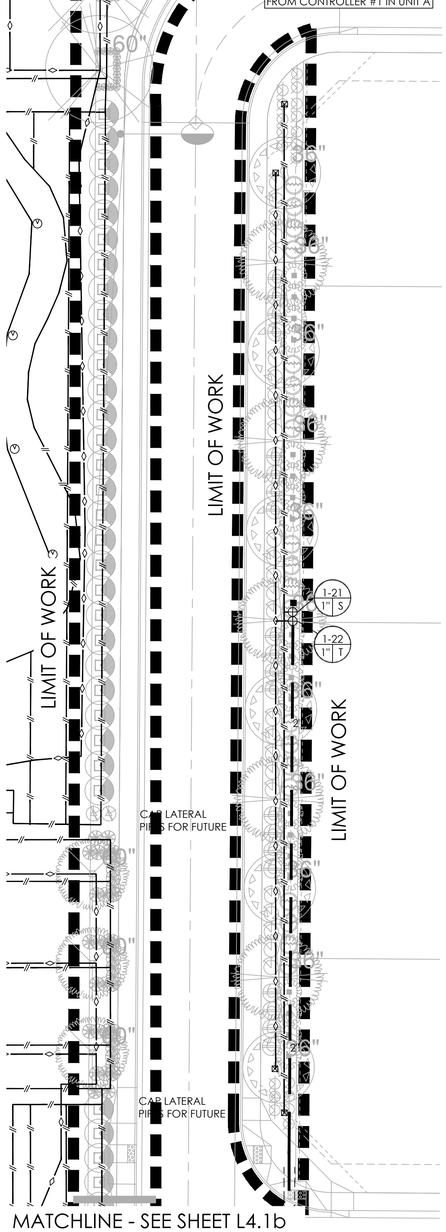
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TOL 154
scale:
1" = 20'-0"
issued for:
REVIEW
drawn by:
TEAM
date:
09.01.2023
drawing:
Landscape Plan

sheet #
L3.4
06 of 17

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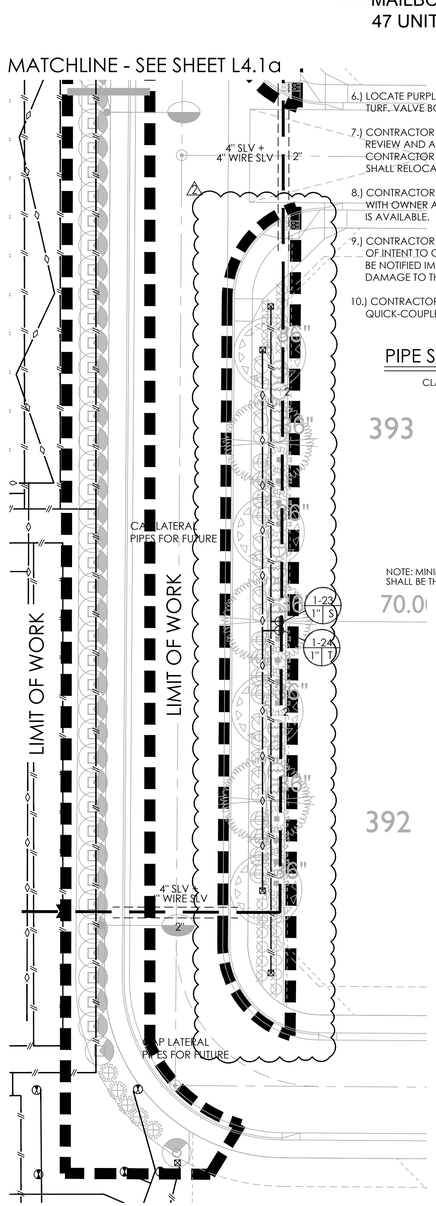


PRASADA - PHASE 1 UNIT A

IRRIGATION PLAN - L4.1a

0' 20' 40' 60'

Scale: 1" = 20'-0"



6.) LOCATE PURPLE VALVE BOXES IN PLANTER AREAS--NOT IN TURF. VALVE BOXES SHALL NOT DISPLACE PLANTS.

7.) CONTRACTOR SHALL FLAG VALVE BOX LOCATIONS FOR REVIEW AND APPROVAL BY COATES IRRIGATION. IF CONTRACTOR FAILS TO HAVE LOCATIONS REVIEWED, HE SHALL RELOCATE THEM AT HIS SOLE COST.

8.) CONTRACTOR SHALL COORDINATE WATERING REQUIREMENTS WITH OWNER AT ALL TIMES, & ENSURE THAT SUFFICIENT WATER IS AVAILABLE.

9.) CONTRACTOR SHALL GIVE 24-HOUR NOTIFICATION TO OWNER OF INTENT TO CONNECT INTO EXISTING SYSTEM. OWNER SHALL BE NOTIFIED IMMEDIATELY OF ANY MAINLINE BREAKS OR DAMAGE TO THE EXISTING IRRIGATION SYSTEM.

10.) CONTRACTOR SHALL PROVIDE THREE #44-K RAIN BIRD QUICK-COUPLER KEYS WITH SH-1 HOSE SWIVELS.

PIPE SIZING SCHEDULE:

CLASS 200 & SCHEDULE 40 PVC

GPM	SIZE
0-4	1/2"
5-8	3/4"
9-13	1"
14-20	1-1/4"
21-30	1-1/2"
31-53	2"
54-75	2-1/2"
76-115	3"

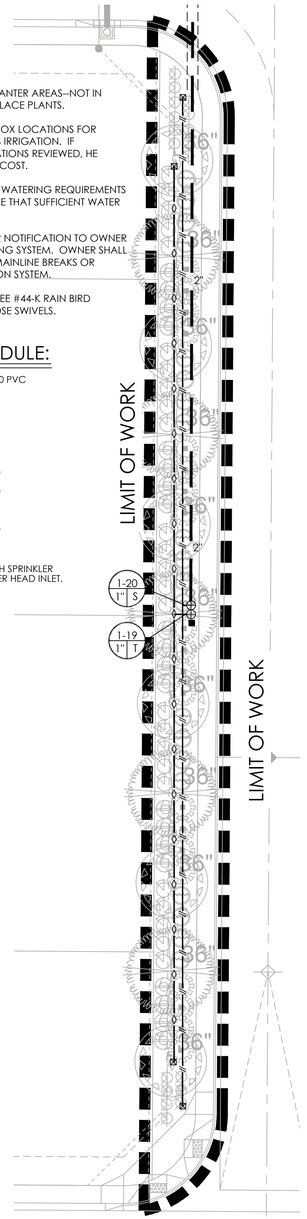
NOTE: MINIMUM PIPE SIZE TO EACH SPRINKLER SHALL BE THE SIZE OF THE SPRINKLER HEAD INLET.

PRASADA - PHASE 1 UNIT A

IRRIGATION PLAN - L4.1b

0' 20' 40' 60'

Scale: 1" = 20'-0"



PRASADA - PHASE 1 UNIT A

IRRIGATION PLAN - L4.1c

0' 20' 40' 60'

Scale: 1" = 20'-0"

11.) ALL VALVE BOXES FOR NON-POTABLE SYSTEM SHALL BE PURPLE. ALL SPRINKLER CAPS, VALVE HANDLES, AND QUICK-COUPLER COVERS SHALL ALSO BE PURPLE FOR NON-POTABLE WATER.

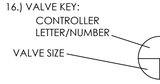
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A. CONSTRUCTION RECORD (AS-BUILT) DRAWINGS.
B. CONTROLLER DATA SHEETS, INCLUDING IN DIGITAL FORMAT.
D. CONFIRMATION OF COMMUNICATION BETWEEN INTERNET & SATELLITES.

13.) RECLAIMED WATER WARNING SIGNS SHALL BE LOCATED AT PEDESTRIAN ENTRANCE / ACCESS POINTS AND SPACED NOT MORE THAN 100 YARDS APART ALONG FRONTAGE. THESE SIGNS WILL BE AT LEAST SIX INCHES SQUARE WITH BLACK LETTERING ON A PURPLE BACKGROUND. THEY WILL BE LABELED "WARNING: RECLAIMED WATER - DO NOT DRINK."

14.) AN 18 GAGE, BLUE TRACER WIRE SHALL BE INSTALLED WITH 2 INCH AND LARGER MAIN LINES; 6 INCHES OF WHICH SHALL BE COILED INSIDE THE CONTROLLER.

15.) THESE IRRIGATION CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS, AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. THEREFORE, ALL IRRIGATION ELEMENTS GRAPHICALLY REPRESENTED IN THESE CONSTRUCTION DOCUMENTS ARE SCHEMATIC. FIELD MODIFICATIONS MAY OCCUR IN ORDER TO FULFILL THE DESIGN INTENT OF THE DRAWINGS. 4CONTRACTOR SHALL CONSULT WITH IRRIGATION DESIGNER AND PREPARE AS-BUILT PLANS SHOULD FIELD MODIFICATIONS BE NECESSARY.

16.) VALVE KEY:



PRASADA - PHASE 1 UNIT A

IRRIGATION PLAN - L4.1d

0' 20' 40' 60'

Scale: 1" = 20'-0"

IRRIGATION SCHEDULE

XBT-10-6 RAIN BIRD MULTI-OUTLET EMITTER (ONE PER 6 SHRUBS--NOT SHOWN) (1.0 GPH @ 20 PSI PER PLANT)

XBT-10-6 RAIN BIRD MULTI-OUTLET EMITTER (1 PER 24" BOX TREE--NOT SHOWN) (6.0 GPH @ 20 PSI)

XBT-20-6 RAIN BIRD MULTI-OUTLET EMITTER (1 PER 36" BOX TREE--NOT SHOWN) (12.0 GPH @ 20 PSI)

F4-PC-SS-NP-8P RAIN BIRD ROTARY SPRINKLER (7.4 GPM @ 50 PSI)

F4-PC-SS-NP-12P RAIN BIRD ROTARY SPRINKLER (11.0 GPM @ 50 PSI)

F4-FC-SS-NP-12P RAIN BIRD ROTARY SPRINKLER (11.0 GPM @ 50 PSI)

5004-+-PC-SAM-NP-SS-1.5LA RAIN BIRD ROTARY SPRINKLER (1.76 GPM @ 55 PSI)

5004-+-PC-SAM-NP-SS-3.0LA RAIN BIRD ROTARY SPRINKLER (3.41 GPM @ 55 PSI)

5004-+-FC-SAM-NP-SS-3.0LA RAIN BIRD ROTARY SPRINKLER (3.41 GPM @ 55 PSI)

3504-PC-SAM-NP-1.0 RAIN BIRD ROTARY SPRINKLER (1.06 GPM @ 45 PSI)

3504-PC-SAM-NP-2.0 RAIN BIRD ROTARY SPRINKLER (1.93 GPM @ 45 PSI)

3504-FC-SAM-NP-4.0 RAIN BIRD ROTARY SPRINKLER (4.13 GPM @ 45 PSI)

RD-04-SAM-PRS-NP-12Q RAIN BIRD POP-UP LAWN SPRINKLER (0.6 GPM @ 25 PSI)

RD-04-SAM-PRS-NP-12H RAIN BIRD POP-UP LAWN SPRINKLER (1.2 GPM @ 25 PSI)

RD-04-SAM-PRS-NP-12F RAIN BIRD POP-UP LAWN SPRINKLER (2.4 GPM @ 25 PSI)

PESB-R-PRS-D SERIES RAIN BIRD ELECTRIC VALVE w/ PRESSURE REGULATOR SET AT 55 PSI

100-PESB-R RAIN BIRD ELECTRIC VALVE FOR EMITTER SYSTEM INCLUDES: RBY100MPTX RAIN BIRD WYE STRAINER (200 MESH); AND PSI-M40X-100 RAIN BIRD PRESSURE REGULATOR.

ESP12LXME-LXMM-LXMMPED RAIN BIRD ELECTRIC CONTROLLER WITH ESPLXMSM12 STATION MODULES, NCC-3GUSA CELLULAR CARTRIDGE, AND WR2-48 RAIN-FREEZE SENSOR AND CONTROLLER INTERFACE (w/ 48-HOUR HOLD); INCLUDING IQEXTANT ANTENNA COMPATIBLE WITH RAIN BIRD IQ CLOUD-BASED CENTRAL CONTROL SYSTEM

IC-10A-2" CRISPIN AIR-RELIEF VALVE

44-NP RAIN BIRD 1" QUICK-COUPLER VALVE

AWWA CAST IRON, RUBBER-RING MAIN LINE ISOLATION GATE VALVE; T-113K NIBCO BRASS WITH CROSS HANDLE FOR 2" & SMALLER

#100-2" CHAMPION MANUAL DRAIN VALVE

MHT-3/4" --MANUAL DRIP FLUSH DEVICE

CLASS 200 PVC PIPE--HOA MAINLINE IN LANDSCAPE COMMON AREAS. RUBBER-RING WITH DUCTILE IRON FITTINGS AND TAPS. 2" AND SMALLER SOLVENT WELD CLASS 200 PVC. PURPLE COLOR, TAPED TO INDICATE RECLAIMED WATER USE, AND TRACER WIRE.

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CLASS 200 PVC PIPE--TURF LATERALS. SOLVENT WELD. PURPLE COLOR TO INDICATE RECLAIMED WATER USE.

1/2" CLASS 315 PVC PIPE-TO TREE EMITTERS. SOLVENT WELD. PURPLE COLOR TO INDICATED RECLAIMED WATER USE.

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SCHEDULE 40 PVC SLEEVING MATERIAL

NOTE:

1.) IRRIGATION WATER SOURCE SHALL BE HOA POND AND PUMP STATION, TO SUPPLY 2200 GPM AT 110 PSI DISCHARGE.

2.) ALL 24-VOLT WIRING SHALL BE #14 UFUL DIRECT-BURIAL, SOLID COPPER.

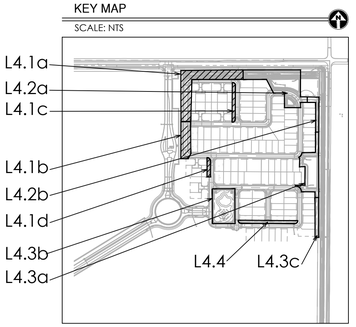
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KEY MAP

SCALE: NTS



GREEY | PICKETT
landscape architecture | community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0009f

REGISTERED LANDSCAPE ARCHITECT
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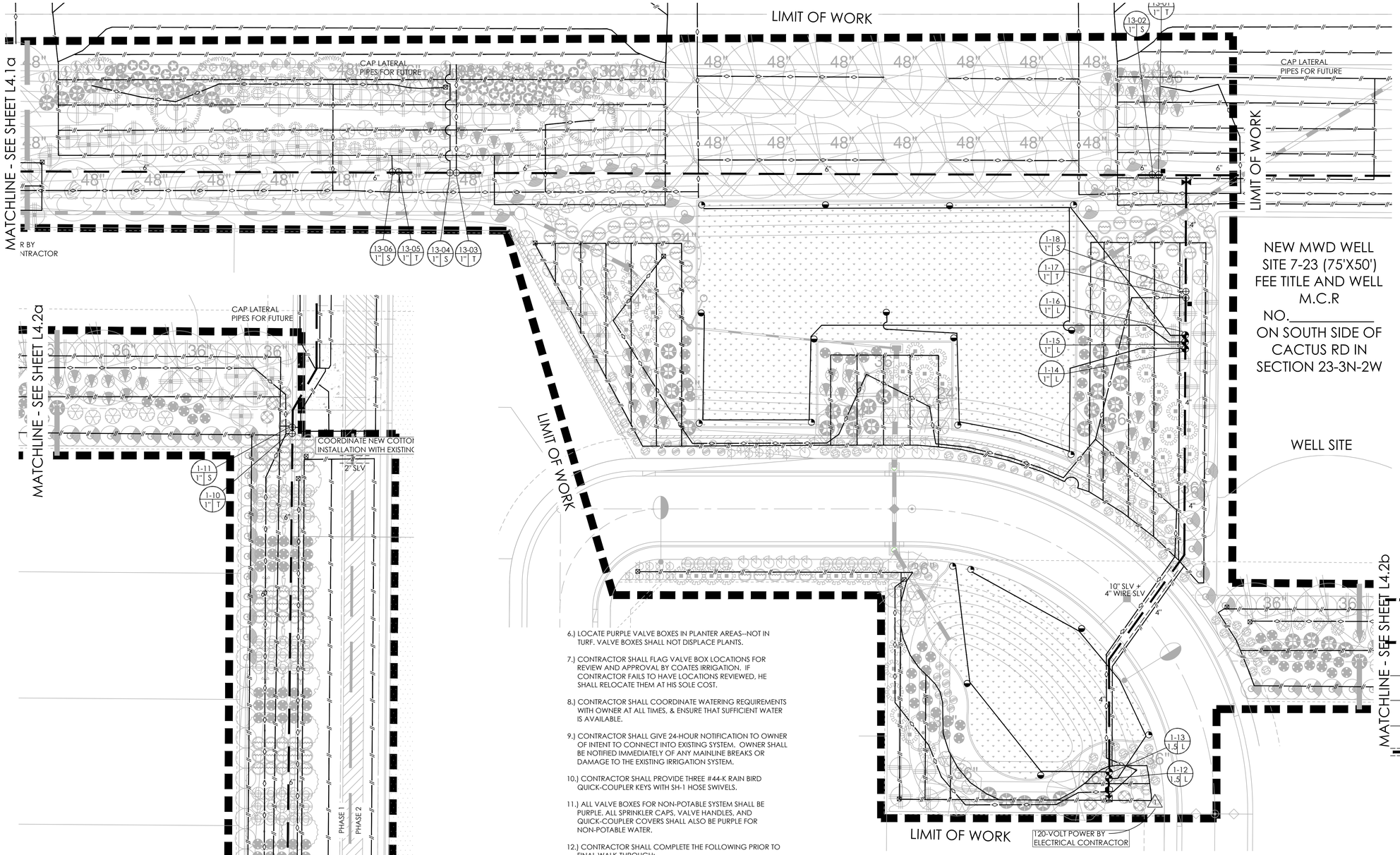
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issued for: REVIEW
drawn by: TEAM
date: 09.01.2023
drawing: Irrigation Plan

sheet #
L4.1
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PRASADA - PHASE 1 UNIT A IRRIGATION PLAN - L4.2b

PRASADA - PHASE 1 UNIT A IRRIGATION PLAN - L4.2a

Scale: 1" = 20'-0"

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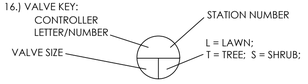
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16.) VALVE KEY:



PIPE SIZING SCHEDULE:

CLASS 200 & SCHEDULE 40 PVC

GPM	SIZE
0-4	1/2"
5-8	3/4"
9-13	1"
14-20	1-1/4"
21-30	1-1/2"
31-53	2"
54-75	2-1/2"
76-115	3"

NOTE: MINIMUM PIPE SIZE TO EACH SPRINKLER SHALL BE THE SIZE OF THE SPRINKLER HEAD INLET.

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- SCHEDULE 40 PVC SLEEVING MATERIAL

NOTE:

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2.) ALL 24-VOLT WIRING SHALL BE #14 UFUL DIRECT-BURIAL, SOLID COPPER.

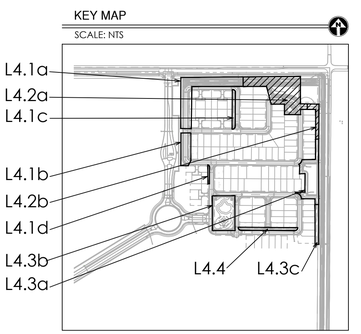
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REGISTERED LANDSCAPE ARCHITECT
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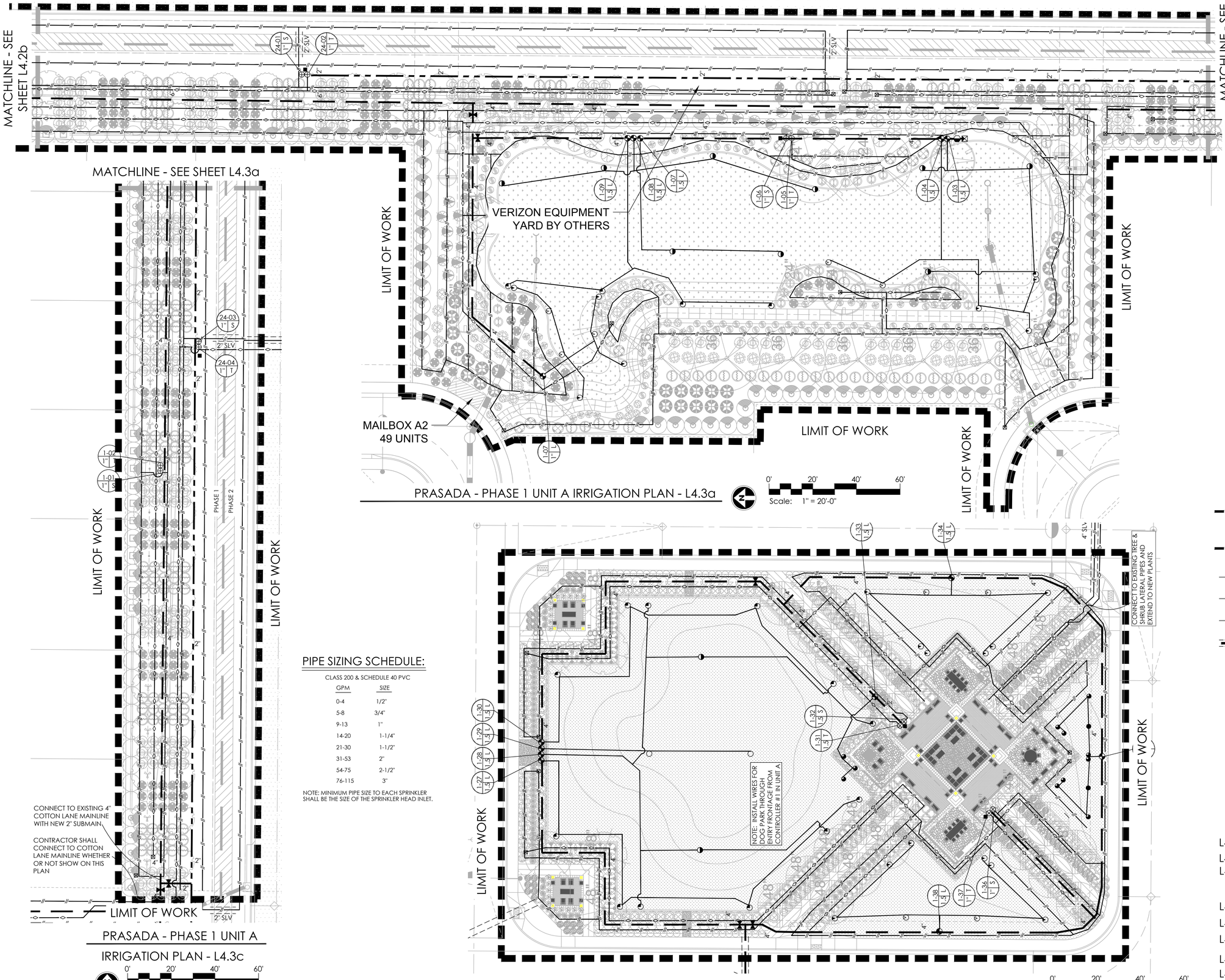
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project #: TOL 154
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issued for: REVIEW
drawn by: TEAM
date: 09.01.2023
drawing: Irrigation Plan

sheet # L4.2
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PRASADA - PHASE 1 UNIT A IRRIGATION PLAN - L4.3a

PRASADA - PHASE 1 UNIT A IRRIGATION PLAN - L4.3c

PRASADA - PHASE 1 UNIT A IRRIGATION PLAN - L4.3b

0' 20' 40' 60'
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- 100-PESB-R RAIN BIRD ELECTRIC VALVE FOR EMITTER SYSTEM INCLUDES: RBY100MPTX RAIN BIRD WYE STRAINER (200 MESH); AND PSI-M40X-100 RAIN BIRD PRESSURE REGULATOR.
- ESP12LXME-LXMM-LXMMPED RAIN BIRD ELECTRIC CONTROLLER WITH ESPLXMSM12 STATION MODULES, NCC-3GUSA CELLULAR CARTRIDGE, AND WR2-48 RAIN-FREEZE SENSOR AND CONTROLLER INTERFACE (w/ 48-HOUR HOLD); INCLUDING IQEXTANT ANTENNA COMPATIBLE WITH RAIN BIRD IQ CLOUD-BASED CENTRAL CONTROL SYSTEM
- IC-10A-2" CRISPIN AIR-RELIEF VALVE
- 44-NP RAIN BIRD 1" QUICK-COUPLER VALVE
- AWWA CAST IRON, RUBBER-RING MAIN LINE ISOLATION GATE VALVE; T-113K NIBCO BRASS WITH CROSS HANDLE FOR 2" & SMALLER
- #100-2" CHAMPION MANUAL DRAIN VALVE
- MHT-3/4" --MANUAL DRIP FLUSH DEVICE
- CLASS 200 PVC PIPE--HOA MAINLINE IN LANDSCAPE COMMON AREAS. RUBBER-RING WITH DUCTILE IRON FITTINGS AND TAPS. 2" AND SMALLER SOLVENT WELD CLASS 200 PVC. PURPLE COLOR. TAPED TO INDICATE RECLAIMED WATER USE, AND TRACER WIRE.
- CLASS 200 PVC PIPE--COTON LANE FRONTAGE. 2" AND SMALLER SOLVENT WELD CLASS 200 PVC. PURPLE COLOR, TAPED TO INDICATE RECLAIMED WATER USE, AND TRACER WIRE.
- CLASS 200 PVC PIPE--TURF LATERALS. SOLVENT WELD. PURPLE COLOR TO INDICATE RECLAIMED WATER USE.
- 1/2" CLASS 315 PVC PIPE-TO TREE EMITTERS. SOLVENT WELD. PURPLE COLOR TO INDICATED RECLAIMED WATER USE.
- 1/2" CLASS 315 PVC PIPE-TO SHRUB EMITTERS. SOLVENT WELD. PURPLE COLOR TO INDICATED RECLAIMED WATER USE.
- SCHEDULE 40 PVC SLEEVING MATERIAL

NOTE:

1.) IRRIGATION WATER SOURCE SHALL BE HOA POND AND PUMP STATION, TO SUPPLY 2200 GPM AT 110 PSI DISCHARGE.

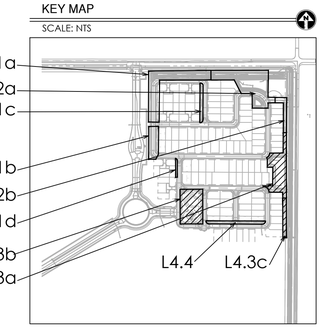
2.) ALL 24-VOLT WIRING SHALL BE #14 UFUL DIRECT-BURIAL, SOLID COPPER.

3.) IRRIGATION MAINLINE PIPES SHALL DIP 2'-0" MINIMUM UNDER POTABLE WATERLINES WHEREVER CROSSINGS OCCUR.

4.) ALL PIPE AND WIRING UNDER PAVED SURFACES SHALL BE IN SCHEDULE 40 PVC SLEEVES, WHETHER OR NOT SHOWN. INSTALL WIRE SLEEVE ADJACENT TO PIPE SLEEVE AT PAVED CROSSINGS.

5.) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL PERMITS AND FOLLOW ALL STANDARDS WHETHER OR NOT SHOWN.

KEY MAP
SCALE: NTS



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landscape architecture | community design
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PROFESSIONAL LANDSCAPE ARCHITECT
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PRASADA
Phase 1 Unit A
Landscape Construction Documents
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

revisions:
1 11-11-2022 Replat Landscape Edits
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project #: TOL 154
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drawing: Irrigation Plan

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PIPE SIZING SCHEDULE:

CLASS 200 & SCHEDULE 40 PVC

GPM	SIZE
0-4	1/2"
5-8	3/4"
9-13	1"
14-20	1-1/4"
21-30	1-1/2"
31-53	2"
54-75	2-1/2"
76-115	3"

NOTE: MINIMUM PIPE SIZE TO EACH SPRINKLER SHALL BE THE SIZE OF THE SPRINKLER HEAD INLET.

6.) LOCATE PURPLE VALVE BOXES IN PLANTER AREAS--NOT IN TURF. VALVE BOXES SHALL NOT DISPLACE PLANTS.

7.) CONTRACTOR SHALL FLAG VALVE BOX LOCATIONS FOR REVIEW AND APPROVAL BY COATES IRRIGATION. IF CONTRACTOR FAILS TO HAVE LOCATIONS REVIEWED, HE SHALL RELOCATE THEM AT HIS SOLE COST.

8.) CONTRACTOR SHALL COORDINATE WATERING REQUIREMENTS WITH OWNER AT ALL TIMES, & ENSURE THAT SUFFICIENT WATER IS AVAILABLE.

9.) CONTRACTOR SHALL GIVE 24-HOUR NOTIFICATION TO OWNER OF INTENT TO CONNECT INTO EXISTING SYSTEM. OWNER SHALL BE NOTIFIED IMMEDIATELY OF ANY MAINLINE BREAKS OR DAMAGE TO THE EXISTING IRRIGATION SYSTEM.

10.) CONTRACTOR SHALL PROVIDE THREE #44-K RAIN BIRD QUICK-COUPLER KEYS WITH SH-1 HOSE SWIVELS.

11.) ALL VALVE BOXES FOR NON-POTABLE SYSTEM SHALL BE PURPLE. ALL SPRINKLER CAPS, VALVE HANDLES, AND QUICK-COUPLER COVERS SHALL ALSO BE PURPLE FOR NON-POTABLE WATER.

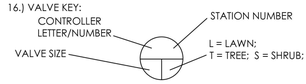
12.) CONTRACTOR SHALL COMPLETE THE FOLLOWING PRIOR TO FINAL WALK-THROUGH:
A. CONSTRUCTION RECORD (AS-BUILT) DRAWINGS.
B. CONTROLLER DATA SHEETS, INCLUDING IN DIGITAL FORMAT.
D. CONFIRMATION OF COMMUNICATION BETWEEN INTERNET & SATELLITES.

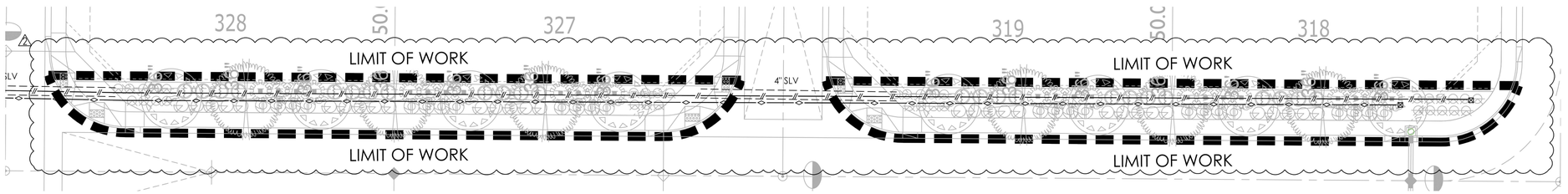
13.) RECLAIMED WATER WARNING SIGNS SHALL BE LOCATED AT PEDESTRIAN ENTRANCE / ACCESS POINTS AND SPACED NOT MORE THAN 100 YARDS APART ALONG FRONTAGE. THESE SIGNS WILL BE AT LEAST SIX INCHES SQUARE WITH BLACK LETTERING ON A PURPLE BACKGROUND. THEY WILL BE LABELED "WARNING: RECLAIMED WATER - DO NOT DRINK."

14.) AN 18 GAGE, BLUE TRACER WIRE SHALL BE INSTALLED WITH 2 INCH AND LARGER MAIN LINES; 6 INCHES OF WHICH SHALL BE COILED INSIDE THE CONTROLLER.

15.) THESE IRRIGATION CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS, AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. THEREFORE, ALL IRRIGATION ELEMENTS GRAPHICALLY REPRESENTED IN THESE CONSTRUCTION DOCUMENTS ARE SCHEMATIC. FIELD MODIFICATIONS MAY OCCUR IN ORDER TO FULFILL THE DESIGN INTENT OF THE DRAWINGS. 4CONTRACTOR SHALL CONSULT WITH IRRIGATION DESIGNER AND PREPARE AS-BUILT PLANS SHOULD FIELD MODIFICATIONS BE NECESSARY.

16.) VALVE KEY:





PRASADA - PHASE 1 UNIT A IRRIGATION PLAN - L4.4

0' 20' 40' 60'

Scale: 1" = 20'-0"

IRRIGATION SCHEDULE

XBT-10-6 RAIN BIRD MULTI-OUTLET EMITTER (ONE PER 6 SHRUBS--NOT SHOWN) (1.0 GPH @ 20 PSI PER PLANT)

XBT-10-6 RAIN BIRD MULTI-OUTLET EMITTER (1 PER 24" BOX TREE--NOT SHOWN) (6.0 GPH @ 20 PSI)

XBT-20-6 RAIN BIRD MULTI-OUTLET EMITTER (1 PER 36" BOX TREE--NOT SHOWN) (12.0 GPH @ 20 PSI)

- F4-PC-SS-NP-8P RAIN BIRD ROTARY SPRINKLER (7.4 GPM @ 50 PSI)
- F4-PC-SS-NP-12P RAIN BIRD ROTARY SPRINKLER (11.0 GPM @ 50 PSI)
- F4-FC-SS-NP-12P RAIN BIRD ROTARY SPRINKLER (11.0 GPM @ 50 PSI)
- 5004-+-PC-SAM-NP-SS-1.5LA RAIN BIRD ROTARY SPRINKLER (1.76 GPM @ 55 PSI)
- 5004-+-PC-SAM-NP-SS-3.0LA RAIN BIRD ROTARY SPRINKLER (3.41 GPM @ 55 PSI)
- 5004-+-FC-SAM-NP-SS-3.0LA RAIN BIRD ROTARY SPRINKLER (3.41 GPM @ 55 PSI)
- 3504-PC-SAM-NP-1.0 RAIN BIRD ROTARY SPRINKLER (1.06 GPM @ 45 PSI)
- 3504-PC-SAM-NP-2.0 RAIN BIRD ROTARY SPRINKLER (1.93 GPM @ 45 PSI)
- 3504-FC-SAM-NP-4.0 RAIN BIRD ROTARY SPRINKLER (4.13 GPM @ 45 PSI)
- RD-04-SAM-PRS-NP-12Q RAIN BIRD POP-UP LAWN SPRINKLER (0.6 GPM @ 25 PSI)
- RD-04-SAM-PRS-NP-12H RAIN BIRD POP-UP LAWN SPRINKLER (1.2 GPM @ 25 PSI)
- RD-04-SAM-PRS-NP-12F RAIN BIRD POP-UP LAWN SPRINKLER (2.4 GPM @ 25 PSI)
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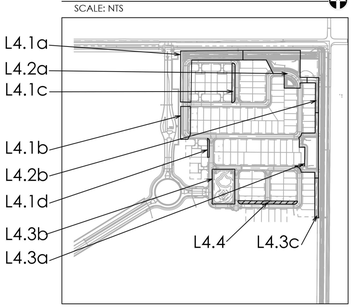
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CERTIFICATE NO.
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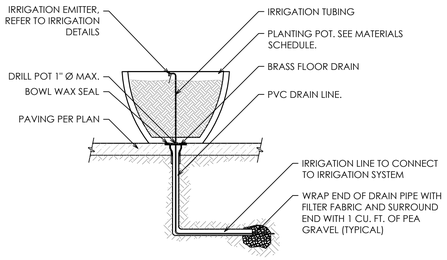
revisions:
1 *11-11-2022* *Replat Landscape Edits*
2 *09-01-2023* *Replat - Added Tracts*
3

project #: *TOL 154*
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issued for: *REVIEW*
drawn by: *TEAM*
date: *09.01.2023*
drawing: *Irrigation Plan*

sheet #
L4.4
10 of 17

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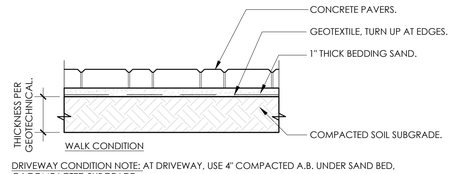
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1.5 Typ. Planter Pot Detail
Scale: 1/2" = 1'-0"

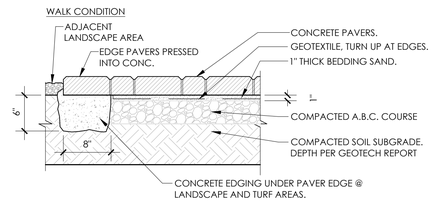
1.4 Reserved
Scale: 1" = 1'-0"

1.3 Reserved
Scale: 1" = 1'-0"

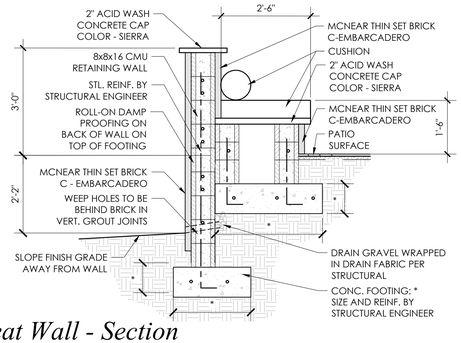


DRIVEWAY CONDITION NOTE: AT DRIVEWAY, USE 4" COMPACTED A.B. UNDER SAND BED, O/ COMPACTED SUBGRADE.

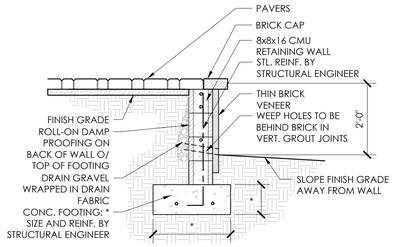
1.2 Typ. Concrete Paver Field Detail
Scale: 1" = 1'-0"



1.1 Typ. Concrete Paver Edge Detail
Scale: 1" = 1'-0"



1.10 Seat Wall - Section
Scale: 1/2" = 1'-0"



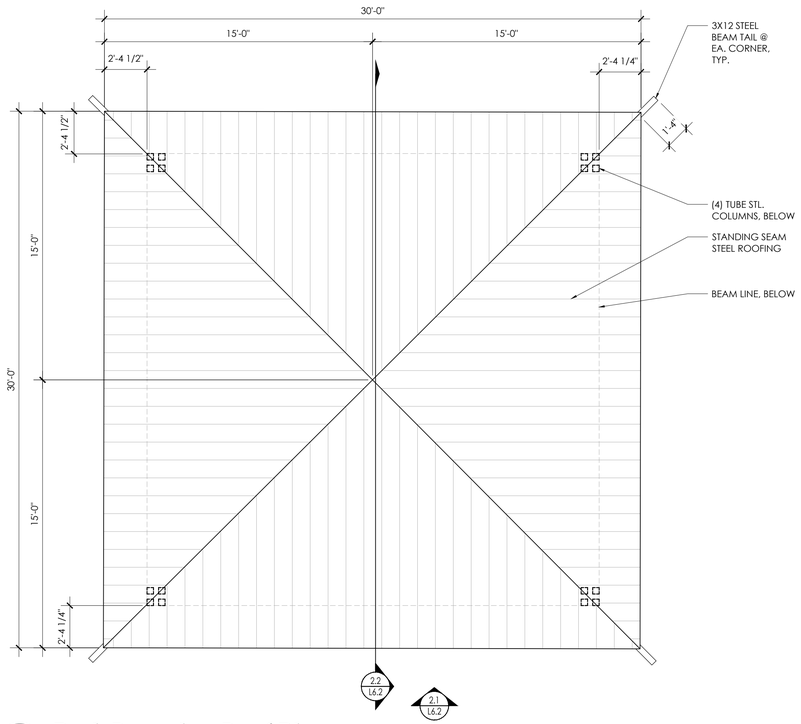
1.9 Retaining Wall - Section
Scale: 1/2" = 1'-0"

1.8 Reserved
Scale: 1/2" = 1'-0"

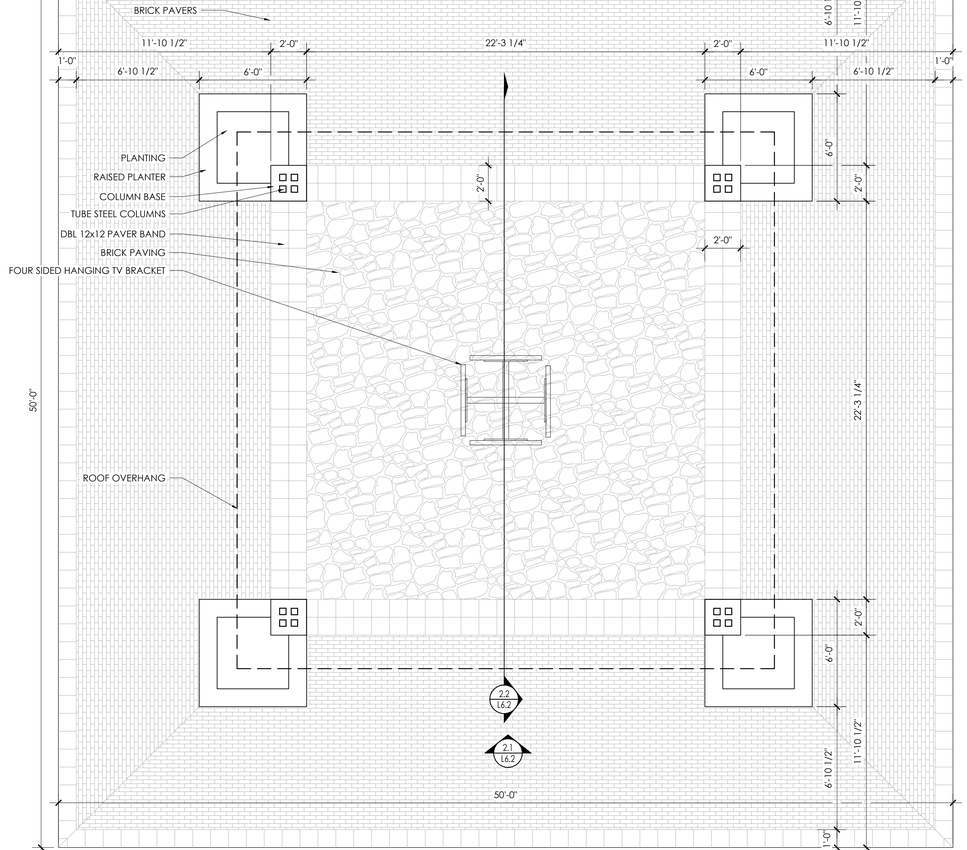
1.7 Reserved
Scale: 1/2" = 1'-0"

1.6 Reserved
Scale: 1" = 1'-0"

NOTE: FINAL SIZES (FOOTER / REINFORCEMENT / STRUCTURAL STEEL / SPANS / CONNECTIONS ETC.) PER STRUCTURAL ENGINEERING PLANS AND CALCS.



1.10 Park Ramada - Roof Plan
Scale: 1/4" = 1'-0"



1.9 Park Ramada - Floor Plan
Scale: 1/4" = 1'-0"

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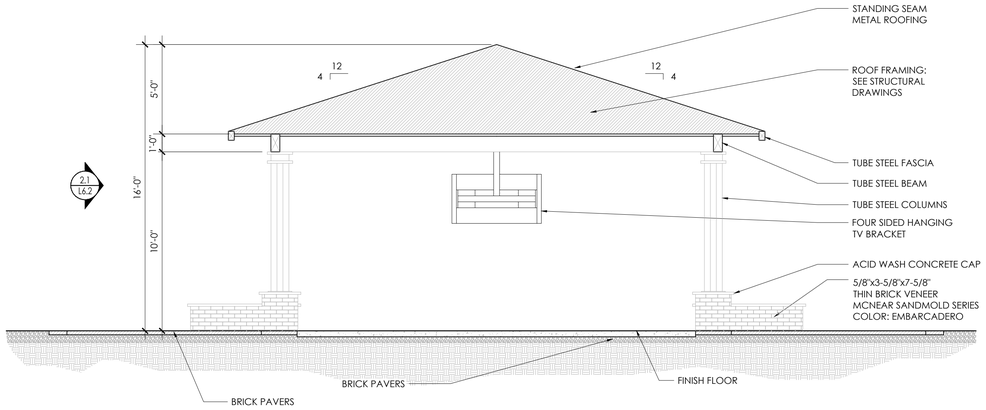
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drawing: Details

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L6.1
11 of 17

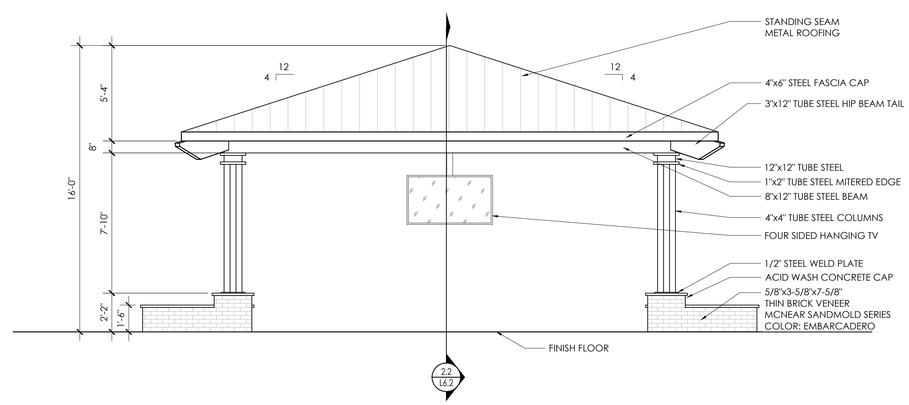
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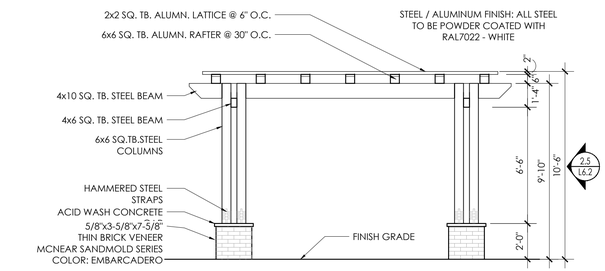
2.2 Park Ramada - Section

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



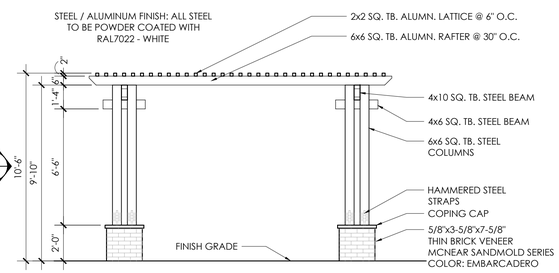
2.1 Park Ramada - Typ. Elevation

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



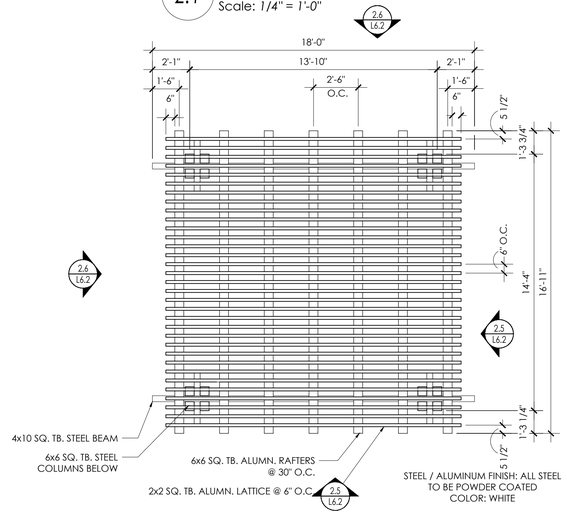
2.6 Park Trellis - Street Side Elevation

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



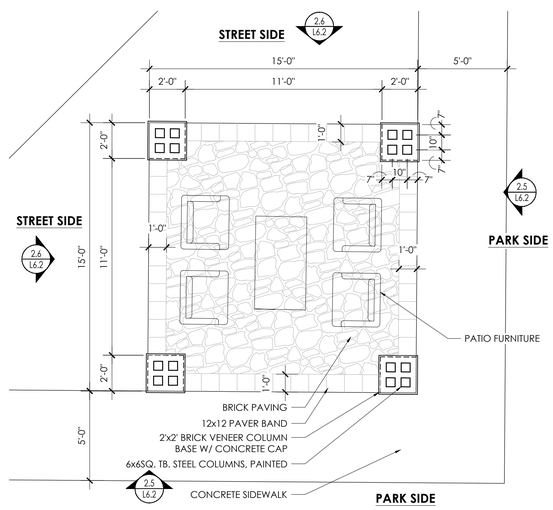
2.5 Park Trellis - Park Side Elevation

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



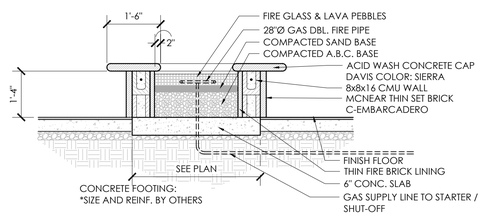
2.4 Park Trellis - Roof Plan

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



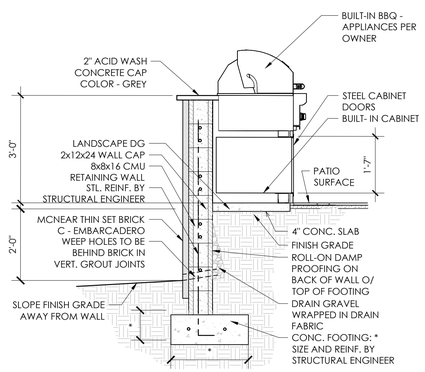
2.3 Park Trellis - Floor Plan

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



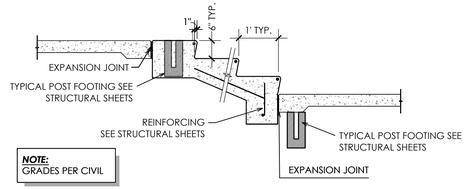
2.10 Fire Pit Section

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



2.9 BBQ Section

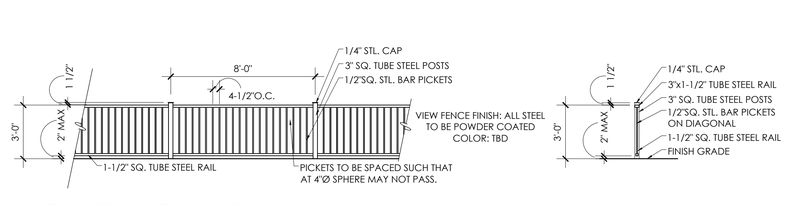
Scale: 1/2" = 1'-0"



2.8 Typ. Concrete Step

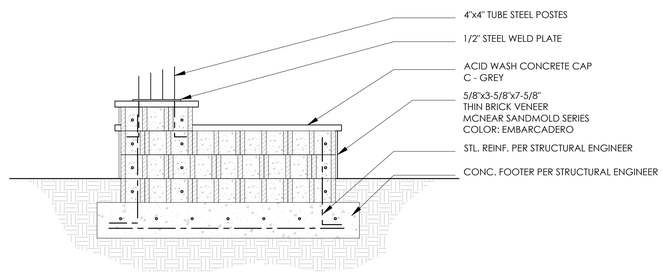
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2.7 Dog Park Fence Details TO BE INSTALLED AT A LATER DATE

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



2.11 Park Ramada Post Base Detail

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

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AMERICA'S LUXURY HOME BUILDER
Landscape Architect

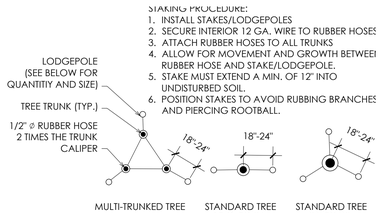
revisions:
1 11-11-2022 Replat Landscape Edits
2 09-01-2023 Replat - Added Tracts

project #: TOL 154
scale: As Noted
issued for: REVIEW
drawn by: TEAM
date: 09.01.2023
drawing: Details

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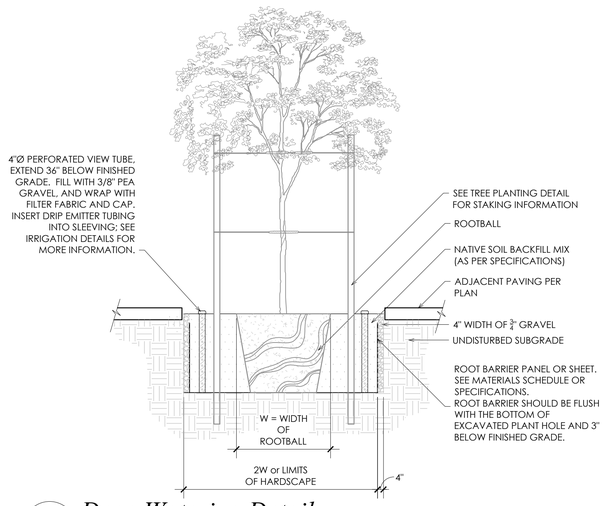


LODGEPOLE SIZING CHART	
15 GAL TO 24" BOX MATERIAL	2 - 2"Ø x 10'-0" LODGEPOLE STAKES
36" BOX AND LARGER	3 - 3"Ø x 12'-0" LODGEPOLE STAKES

*NOTE: STAKES MAY BE TRIMMED AS NECESSARY

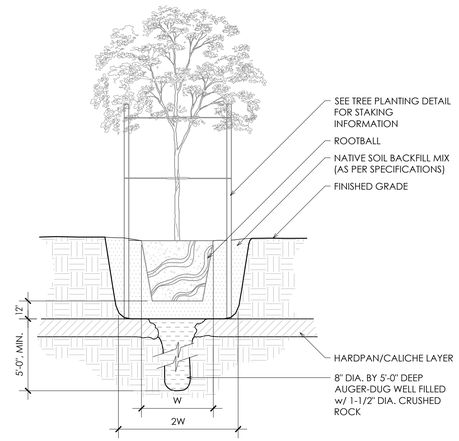
4 Tree Staking Diagram

Scale: *NTS*



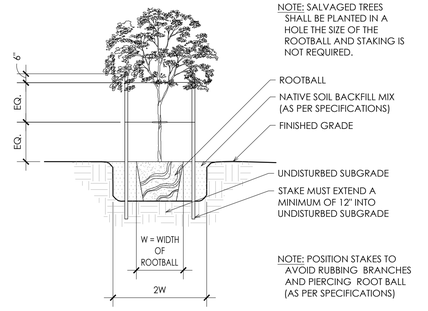
3 Deep Watering Detail

Scale: *NTS*



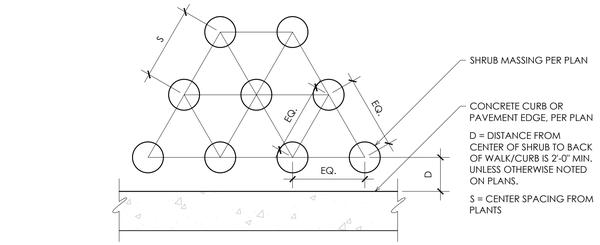
2 Hard Pan Planting

Scale: *NTS*



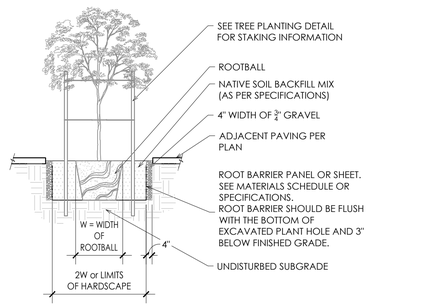
1 Tree Planting Detail

Scale: *NTS*



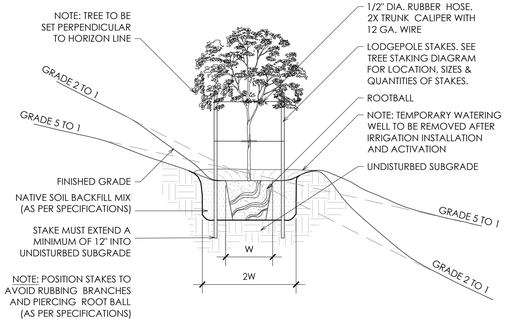
7 Plant Spacing Detail

Scale: *NTS*



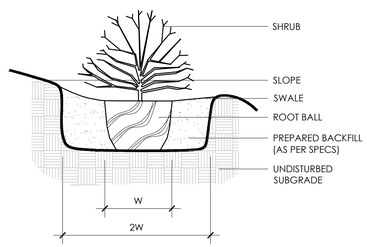
6 Root Barrier Detail

Scale: *NTS*



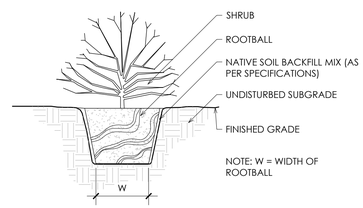
5 Tree Planting on Slope Detail

Scale: *NTS*



9 Shrub Planting on Slope

Scale: *NTS*



8 Shrub Planting Detail

Scale: *NTS*

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Phase 1 Unit A
Landscape Construction Documents
SURPRISE, ARIZONA

Toll Brothers
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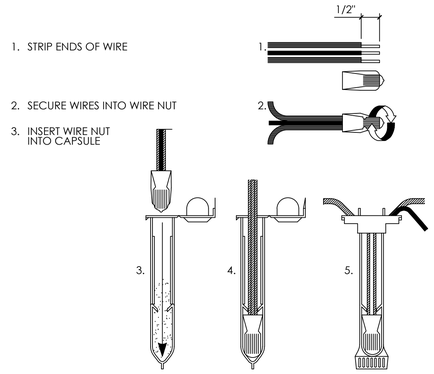
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scale: *As Noted*
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date: *09.01.2023*
drawing: *Planting Details*

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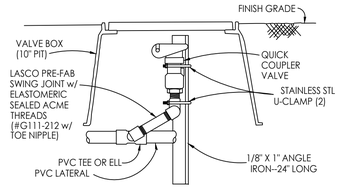


1. STRIP ENDS OF WIRE
2. SECURE WIRES INTO WIRE NUT
3. INSERT WIRE NUT INTO CAPSULE
4. PUSH WIRE NUT TO BOTTOM OF CAPSULE
5. CLOSE COVER OF CAPSULE, SEPARATING WIRES INTO CHANNELS

NOTE: VISUALLY CHECK THAT CONNECTOR IS BELOW LOCKING "FINGERS"

DIRECT-BURY WIRE SPLICE

ALL VALVE BOXES SHALL BE RAIN BIRD VB-SERIES

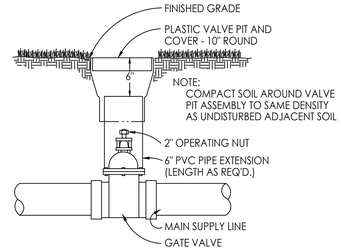


NOTES

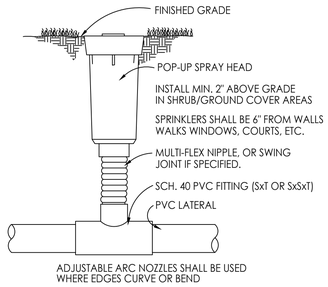
1. EACH QUICK COUPLER SHALL BE IN A SEPARATE VALVE BOX
2. PROVIDE (1) QUICK COUPLER KEY FOR EACH SIX QUICK COUPLER VALVES.
3. PLACE 4"-6" DEPTH PEA GRAVEL UNDER VALVE BOX.
4. QUICK COUPLER SHALL HAVE LOCKING RUBBER COVER

QUICK-COUPLER VALVE IN BOX

ALL VALVE BOXES SHALL BE RAIN BIRD VB-SERIES

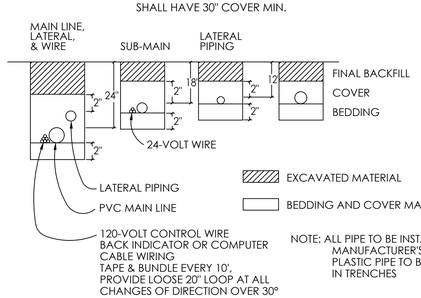


GATE VALVE ASSEMBLY



POP-UP SPRAY HEAD

NOTE: 6" & LARGER MAINLINES SHALL HAVE 30" COVER MIN.

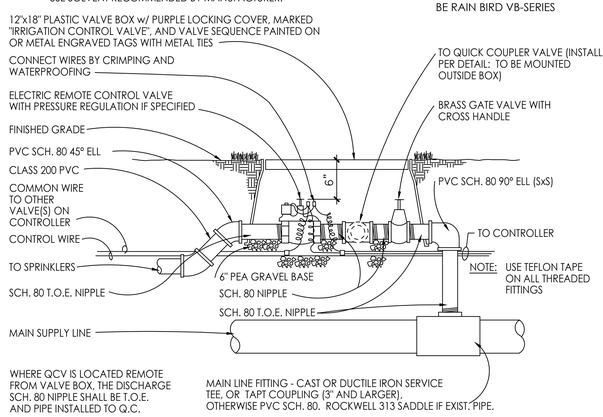


NOTE: APPROVED "ELECTRICAL POWER WIRES BELOW" WARNING TAPE SHALL BE INSTALLED 12" ABOVE ALL POWER WIRING IN TRENCHES

TRENCHING DETAIL

NOTE: ELBOW AT TOP OF RISER SHALL BE SCH 80 PVC MATERIAL. USE SOLVENT RECOMMENDED BY MANUFACTURER.

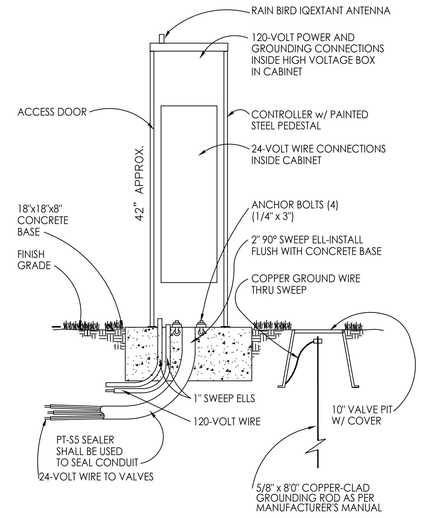
ALL VALVE BOXES SHALL BE RAIN BIRD VB-SERIES



REMOTE CONTROL VALVE ASSEMBLY

NOTES & REQUIREMENTS

1. ALL WIRING TO BE INSTALLED PER LOCAL CODE.
2. SEE MANUAL FOR MOUNTING INSTRUCTIONS.
3. RAIN BIRD NCC-3GUSA CELLULAR COMMUNICATION CARTRIDGE TO BE MOUNTED INSIDE PEDESTAL. INSTALL CABLE (INCLUDED) TO ANTENNA.

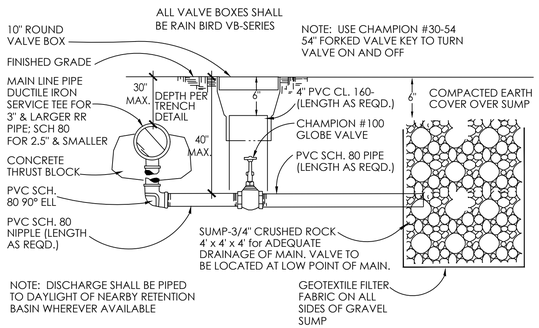


PEDESTAL-MOUNT CONTROLLER

(CLOUD COMMUNICATION)

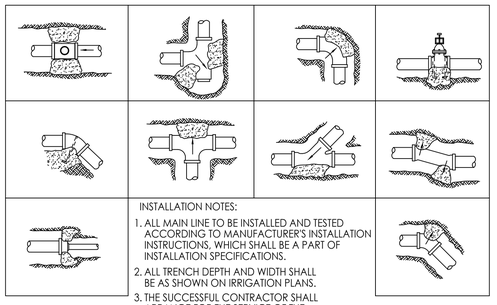
ALL VALVE BOXES SHALL BE RAIN BIRD VB-SERIES

NOTE: USE CHAMPION #30-54 54" FORKED VALVE KEY TO TURN VALVE ON AND OFF



NOTE: DISCHARGE SHALL BE PIPED TO DAYLIGHT OF NEARBY RETENTION BASIN WHEREVER AVAILABLE

MANUAL DRAIN VALVE ASSEMBLY



INSTALLATION NOTES:

1. ALL MAIN LINE TO BE INSTALLED AND TESTED ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS, WHICH SHALL BE A PART OF INSTALLATION SPECIFICATIONS.
2. ALL TRENCH DEPTH AND WIDTH SHALL BE AS SHOWN ON IRRIGATION PLANS.
3. THE SUCCESSFUL CONTRACTOR SHALL ARRANGE FOR THE SERVICE OF THE MANUFACTURER'S QUALIFIED INSTRUCTOR.
4. ALL FITTINGS INCLUDING VALVE TAPS FOR RUBBER-RING PIPE SHALL BE CAST OR DUCTILE IRON FOR PVC, AND SHALL BE THRUST-BLOCKED; SADDLES ON APPROVAL ONLY.

TYPICAL THRUST BLOCK FOR BELL & RING PIPE

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ARIZONA STATE BOARD OF TECHNICAL REGISTRATION
CERTIFICATE NO.
66419
LOGAN S. SOWERS
Date Signed 08/01/2022
ARIZONA, U.S.A.
Expires 06/30/24

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Phase 1 Unit A
Landscape Construction Documents
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

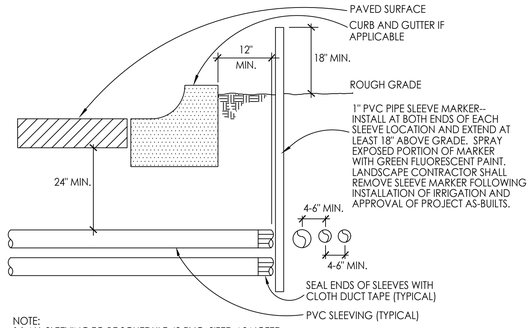
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3

project #: TOL 154
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drawing: Irrigation Details

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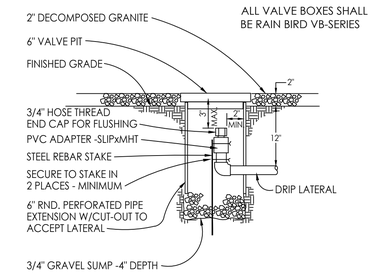
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NOTE:
1.) ALL SLEEVING TO BE SCHEDULE 40 PVC, SIZED AS NOTED.
2.) INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.

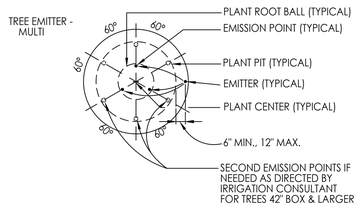
TYPICAL SLEEVING DETAIL



DRIP SYSTEM FLUSH PLUG

NOTE: ALL EMISSION POINTS SHALL BE LOCATED ON UPHILL SIDE OF PLANT MATERIAL. ONE EMISSION POINT SHALL BE DIRECTLY TO PLANT BALL AS INDICATED. ADDITIONAL EMISSION POINTS SHALL BE WITHIN PLANT PIT PERIMETER - 18" FROM TREE CENTER FOR TYP. 24" BOX TREE.

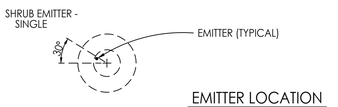
TREE EMITTER - MULTI



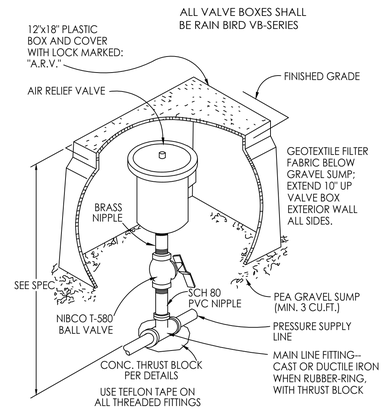
TREE SIZE	DISTANCE FROM TRUNK 1st 6 TUBES	DISTANCE FROM TRUNK 2nd 6 TUBES	EMITTER TYPE
15 G	3-12"		1-1 GPH
24"	4-18"		1-1 GPH
30"	6-21"		1-1 GPH
36"	6-24"		1-2 GPH
42"	6-27"		1-2 GPH
48"	6-12"	4-30"	2-2 GPH
54"	6-15"	5-33"	2-2 GPH
60"	6-18"	6-36"	2-2 GPH
72"	6-20"	6-42"	3-2 GPH

THIS IS A WATERING GUIDE ONLY. SITE, SOIL AND PLANT CONDITIONS VARY GREATLY. CONTRACTOR MUST OBSERVE THE PLANT MATERIAL AND MAKE ADJUSTMENTS AS NECESSARY FOR THE WELL-BEING OF THE PLANTS.

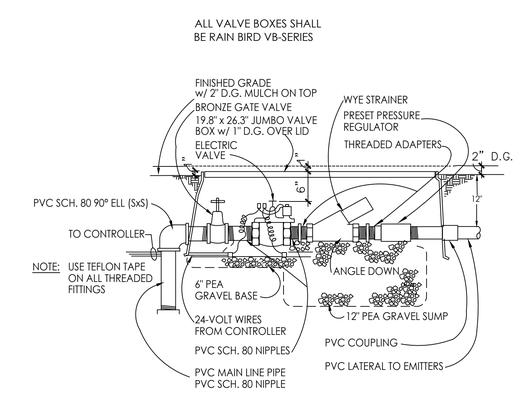
SHRUB EMITTER - SINGLE



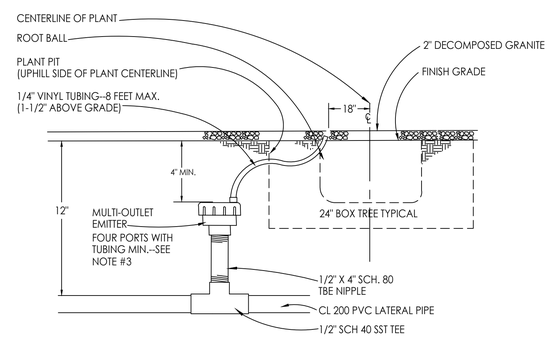
EMITTER LOCATION



AIR RELIEF VALVE ASSEMBLY

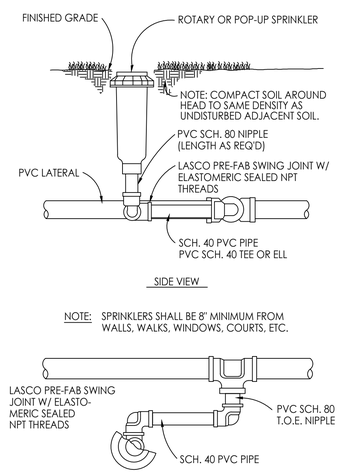


EMITTER VALVE MANIFOLD
FOR RECLAIMED WATER SYSTEMS



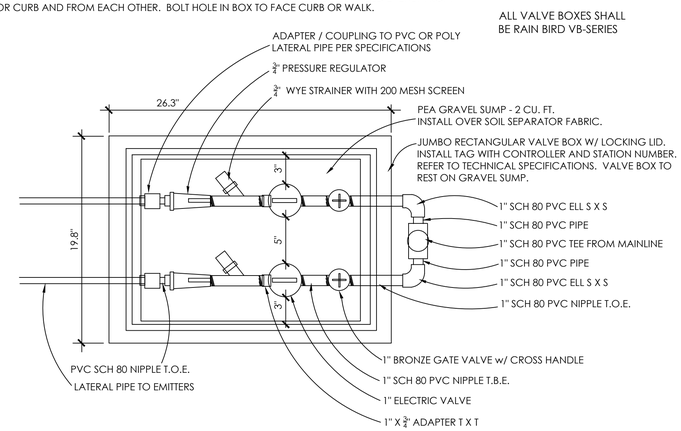
NOTE:
1.) EMISSION POINTS SHALL BE LOCATED UPHILL OF PLANT, SUPPLYING WATER TO ROOTBALL.
2.) AT LEAST ONE EMITTER TUBE TO BE LOCATED WITHIN 4 INCHES OF PLANT CENTER LINE.
3.) FOUR HOLES OPEN INITIALLY, WITH TUBING SPACED EQUALLY AROUND THE DRIP LINE OF TREE.

MULTI-OUTLET EMITTER



TURF SWING JOINT RISER ASSEMBLY

NOTE:
INSTALL ASSEMBLY TO REST ON GRAVEL SUMP. SUMP TO BE LINED WITH ONE CONTINUOUS PIECE OF GEOTEXTILE FILTER FABRIC EXTENDING FABRIC 10" UP ALL EXTERIOR SIDES OF VALVE BOX. VALVE BOX TO BE SET FLUSH WITH FINISH GRADE. ENTIRE VALVE ASSEMBLY TO BE CONTAINED AND CENTERED WITHIN VALVE BOX. NO PART OF ASSEMBLY TO CONTACT BOX LID. PROVIDE 12" DIAMETER LOOP (MIN.) OF SPARE WIRES FROM CONTROLLER INSIDE EACH VALVE BOX. VALVE BOXES TO BE SPACED EVENLY FROM WALK OR CURB AND FROM EACH OTHER. BOLT HOLE IN BOX TO FACE CURB OR WALK.



DRIP VALVE ASSEMBLY
2 VALVES / BOX TOP VIEW NTS

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REGISTERED LANDSCAPE ARCHITECT
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ARIZONA, U.S.A.
Expires 06/30/24

PRASADA
Phase 1 Unit A
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SURPRISE, ARIZONA

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SECTION - 02900 LANDSCAPE

PART 1 - GENERAL

1.01 WORK INCLUDED

*Landscape finish grading.

* Soil preparation

*Tree supports

*Planting

*Watering

*Maintenance

Definitions:
Owner's representative - an authorized agent determined by owner to act on their behalf, in some cases the Landscape Architect may be the owner representative as outlined in these specs.
Plants - all shrubs and cacti other than trees, saguaros, ocotillos, palms and turf.
Plant Material - all trees, saguaros, ocotillos, shrubs, cacti, ground cover, and other plants.

1.02 RELATED WORK

Contractor : Minimum 5 years experience in supply and installation of landscape materials. A Foreman with a minimum of 5 years experience in related work shall be on site at all times.

1.03 SOURCE QUALITY CONTROL

Provide certificates of inspection for all materials as required by law or regulation.

Package standard materials with manufacturers certified analysis. Provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Chemists for all other material.

Provide trees and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, undamaged, vigorous stock grown under climatic conditions similar to conditions at project site and free of disease, insects, eggs, larvae and defects such as sun-scald, knots, injuries, abrasions or disfigurements. Provide trees and shrubs of the sizes indicated. Trees and shrubs of sizes larger than those indicated may be used provided roots, root ball, staking and planting pits are increased proportionately.

1.04 REFERENCE STANDARDS

ANSI 60.1 - American Standards for Nursery Stock.

1.05 SAMPLES

Submit the following material samples to Owner's Representative a minimum of 48 hours prior to start of work.

a. Topsoil for backfill mix (trees and shrubs).
b. Wood Shavings/Mulch.
c. Tree supports.
d. Decomposed granite.

The Owner's Representative reserves the right to take and analyze samples of materials for conformity to Specification at any time. Furnish samples upon request by Owner's Representative. Rejected materials shall be immediately removed from the site and replaced at the contractors additional expense.

Submit samples of decomposed granite for approval of graduation and color. Sample shall be representative of variations within size and color to be provided.

1.06 PRODUCT DATA

Submit to Owner's Representative a minimum of 48 hours prior to start of work manufacturers comprehensive product description, including specifications and installation instructions.

1.07 CERTIFICATES AND TEST REPORTS

Provide and pay for all materials testing. Testing agency shall be acceptable to the Landscape Architect. Submit to Owner's Representative a minimum of 48 hours prior to start of work 2 copies of certificates of inspection as required by governmental authorities, and manufacturers' vendors certified analysis for soil amendments, fertilizer materials, and chemicals. Submit other data substantiation that materials comply with specified requirements.
Certificates are required to determine the quality and quantity of all specified soil amendments.

Materials certification to be submitted include, but are not limited to: Topsoil source and nutrient analysis, mulch, fertilizers/soil amendments/chemicals. Test representative material samples proposed for use. Provide the following data:

a. Topsoil and planting backfill.
b. Soil PH.
c. Particle size, percentage soil texture.
d. Percentage organic material.
e. Percolation rate.
f. Nutrient level analysis.
g. All macro, secondary and micro nutrient salinity.
h. ESP.
i. Free lime.

Recommendations on type and quantity of amendments required to bring levels into acceptable ranges as detailed in Part 2 - Products of Materials of these specifications.

Separate recommendations to be submitted for each crop. Crop to be identified as:
a. Irrigated trees and shrubs.
b. Turf.

1.08 MAINTENANCE DATA

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

1.09 PRODUCT DELIVERY, STORAGE AND HANDLING

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

Provide protective covers to plant life and trees during delivery. Do not prune trees prior to delivery. Do not bend-tie trees or shrubs in such a manner as to cause damage or destroy shape. Deliver materials after preparation for planting have been completed. Plant immediately. If planting is delayed for more than 6 hours after delivery, set plant material in shade, protect from weather and mechanical damage and keep roots moist.

Do not remove container grown stock including ground cover, from containers until planting time.

1.10 SITE CONDITIONS

Determine location of underground utilities. Execute work as required to prevent damage.

Maintain grade stakes set by others until directed otherwise.

Protect all existing plant life not scheduled for removal. If any plant material that is to remain is damaged, the Contractor, at his expense, will pay for a replacement plant of the same size and species (to be approved by Owner's Representative).

Protect existing utilities, paving and other facilities from damage during landscaping operation.

Coordinate with other contractors.

1.11 WARRANTY

Submit warranty to Owner's Representative.

Trees, Saguaros and Ocotillos:
Warrant that trees, palm trees, saguaros and ocotillos will be alive and in good health for a period of 1 year after acceptance except for defects resulting from neglect by Owner, abuse or damage by others.

Owner must follow Contractors maintenance schedule and provide current maintenance log to Owner's Representative.

Remove and replace dead, unhealthy or girdled trees, saguaros and ocotillos that lose original form and size during warranty period with material equal to that specified. Replace any material which does not meet requirements within fifteen days of notification. All replacement trees, saguaros and ocotillos shall be subject to an additional one year maintenance period.

Shrubs and Other Plantings:
Guarantee all other planting will be alive and in satisfactory condition for a period of 90 days from date of acceptance or will be replaced at no additional cost to the Owner. All plant material shall be maintained in a healthy, sturdy condition during the warranty period by the Contractor.

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

PART 2 - PRODUCTS AND MATERIALS

2.01 FILL MATERIALS

Provide dry, loose material for fill, backfill, planting backfill and topsoil for planter beds. Frozen or muddy soils are not acceptable. Salts not to exceed 1500 ppm, and material shall be free of debris, noxious weeds, ingredients or objects detrimental to healthy plant growth. Topsoil: Screened, fertile, friable, from well drained arable land, free of nut grass, refuse, roots, heavy clay, noxious weeds or any material toxic to plant growth; contents as follows:

a. Silt: 20-45 %
b. Clay: 15-20 %
c. Sand: 30-60 %
d. Organic Material (natural or otherwise): 2 % minimum
e. pH: 7.0-8.3
f. Soluble salts: 1,500 ppm.
g. Nutrients: enough to bring levels up to acceptable plant growth.

Percolation rate shall be between 3 to 4 inches per hour.
Existing top soil may be used provided it meets these requirements.

2.02 COMMERCIAL GRADE FERTILIZERS

Agri-Sul, Dispersul - use only for sulfur
Agriculture grade gypsum

2.03 SOIL AMENDMENTS

Wood shavings: nitrogen stabilized fir or pine shavings containing 0.75% total nitrogen and 0.1 to 0.15% total iron, and under 60 ppm total manganese; composted, leached and aged for a minimum of 10 to 12 months; ph factor, 4.0 to 4.5. no soil amendments are required for salvaged plant material and cacti unless otherwise specified.

2.04 TREE SUPPORTS

Tree Stakes: Copper napthenate impregnated lodge pole 10 feet in length for 5 gallon and 15 gallon, and 12 feet in length for 24 inch box and larger. No tree stakes are required for salvaged plant material.

Tree Ties: Provide a minimum of two per tree; No. 10 gauge, pliable, zinc coated iron wire. Cover wire with hose, cover as specified, where it contacts tree.

Hose Covering: 1/2 inch minimum diameter; 2-ply reinforced rubber, new garden hose.

Tree Guards: 'ArborGard+' by Deep Root, or equal.

Tree Guys: Minimum 3 per tree; No. 10 galvanized wire. Cover wire with hose where it contacts tree for 24, 30 and 36 box tree.

Anchors (Deadmen): 2 inch x 4 inch x 3 feet long; construction grade redwood.

Signals (Flags): For guy wires, 1/2 inch diameter, white or orange plastic tubing 5 feet long over each guy used.

2.05 HERBICIDES

Pre-emergent and contact Herbicides:

Pre-emergent herbicide shall be Surflan as manufactured by Dow/Elanco Chemical Company.

Contact herbicide shall be Round-up as manufactured by Monsanto.

2.06 PLANTING MATERIAL

Plant Material: Healthy, shapely and well rooted. Roots shall show no evidence of having been restricted or deformed at any time. All plants shall be representative of their normal species and variety. They shall have normally developed branch systems. Plants shall be free from disfiguring knots, sun scald injuries and abrasions of bark. Plants not meeting these requirements shall be considered defective and shall be replaced immediately. All plants shall be true to name and shall be tagged, one of each variety. All plant material shall be grown in nurseries inspected by the State Department of Agriculture unless otherwise approved by the Owner's Representative.

Provide "Specimen" plants with a special height, shape or character. Tag at the source of supply prior to notifying Landscape Architect for inspection. The Landscape Architect shall inspect selections at source of supply for suitability and adaptability to selected location. When specimen plants cannot be purchased locally, provide sufficient photographs of proposed material for approval.

Plants may be inspected and approved at place of growth for compliance with specification requirements for quality, size, and variety. Such approval shall not impair the right of inspection and rejection upon delivery at the site or during the progress of the work.

2.07 TURF SOD

As noted on plans.

2.08 DECOMPOSED GRANITE

Decomposed granite coverage shall be a minimum 2-inch thickness unless noted otherwise on plans. Decomposed granite shall be the size and color as specified on plans, and shall be taken from a single quarry.

2.09 SEED MIXTURE

As noted on plans.

PART 3 - EXECUTION

3.01 GENERAL

Install in accordance with the methods, techniques and specifications of each representative manufacturer. If a conflict occurs between manufacturers and these specifications, consult with Owner's Representative for a decision.

Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

3.02 BACKFILL, IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

Inspect the integrity of all damp-proofing and water-proofing membranes which occur over, on or against any construction to be fully or partially concealed by earthwork prior to the placement of any imported soil, backfill, gravel fill or sub-base.

Correct defects prior to proceeding with the work.

3.03 TOPSOIL

Import additional topsoil only as required to bring planting areas up to finish grade. Spread and cultivate soil so that no settling takes place at any time.

3.04 LANDSCAPE FINE GRADING

Allow for the addition of soil amendments, conditioners and any specified top dressing when determining and executing finish grade.

Set finish grade 1-1/2 inches below adjacent paving, curb and headers for shrubs and ground cover beds and areas or as required for installation of decomposed granite or turf sod.

At all planting areas, make entire area smooth and even to finish grade. Cultivate all areas so that there are no bumps or hollows, and the area drains as indicated. Grade and maintain all flow lines, designated or not, to allow free flow of surface water. Cultivate entire area to a depth of 6 inches minimum and remove all rock in excess of 1-1/2 inches diameter, all building rubble, building construction material, waste and any other material that will impair satisfactory growth.

3.05 DECOMPOSED GRANITE

Place 2-inches unless otherwise noted, in all planting areas. Decomposed granite shall extend below all plant material, trees, and cactus. Decomposed granite finish grade 1-1/-inch below adjacent paving, curbs, and headers.

3.06 HERBICIDE APPLICATION

Apply pre-emergent herbicides in accordance with manufacturer's instructions.

Apply contact herbicides in accordance with manufacturer's recommendations. Prior to application, moisten areas for fourteen days to encourage weed germination and growth. Apply before weeds attain a height of 6 inches. Remove taller weeds manually.

Areas to be landscaped shall be maintained in a weed-free condition at all times during construction and maintenance period.

Do not apply pre-emergent herbicides at locations of revegetation seeding. The contractor shall manually remove invasive weeds within these areas.

3.07 TREE SUPPORT

Guyed Trees: Guy trees as shown immediately after planting as shown on the drawings.
Staked Trees: Stake trees as shown on the drawings within 48-hours of planting.

Tree supports shall be installed to prevent lodging, yet allow for trunk movement. Hoses that encircle trunks shall be large enough to allow for normal growth of the trunk during the first year without girdling.

3.08 TREES, SHRUBS, AND CACTI

Layout locations with stakes or gypsum. Coordinate with Owner's Representative to assure appropriate location, prior to installation.

Test drainage of plant beds and pits by filling with water. Notify Owner's Representative of areas where water is retained more than 24 hours.

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

Do not expose roots to air except during transplanting. Set up of plants at same level when planted as in the container. Cut plant containers on 2 sides without injuring root ball and carefully remove plant. Do not cut container with spade. Damaged plants will be rejected.

Dig pits with perpendicular sides to a minimum of 2 to 3 times the width (see details) of the root ball for containerized trees and shrubs. Dig pits only as deep as the root ball to prevent settling of the tree or shrub.

Place rootball of vines as close to structure or support system as possible. If rootball can't be placed closer than 12" notify Owner's Representative of situation for inspection and remedy.

Planting Mixture: One part wood shavings Two parts excavated soil amended to meet standards in Part 2.

Mix thoroughly outside the hole before start of backfilling.

Tree Guard: Install tree guard on all trees located in turf areas per manufacturer's recommendations.

3.09 BACKFILLING

Backfill plant pits and form shallow basin around the plant to hold enough water to saturate the root ball and backfill (only form basins if specified on detail). Water plants immediately after planting and allow backfill to settle in plant pit. Do not water saguaros after planting. Do not raise basin rim above surrounding grade.

Puddle planting mixture when pit is 2/3 full of plant mix. Continue back filling to within 1 inch of surrounding grade.

Finish grade to 2 inches below headers or concrete work.

Top dress planting areas with 2 inches of top dressing after planting.

Treat all planting areas with a pre-emergent.

3.10 GROUND COVER

At time of transplanting, soil in flats shall be sufficient so as not to fall apart when lifting plants. Plant each plant with its proportionate amount of the flat soil in a manner that will ensure a minimum disturbance to the root structure.

Plant flat material sufficiently deep to cover all roots. Firmly tamp the earth around each plant to force out large air pockets.

3.11 TURF SOD

Soil Preparation: Provide soil with an organic matter content of 25-percent to 30-percent. Cultivate entire area to a depth of 6" minimum and remove all rock in excess of 1 1/2", all building rubble, building construction material waste and any other material that will impair satisfactory growth. This top 6" must meet the topsoil requirements noted in Section 2.01.

Soil Amendments: Prior to rototilling, apply gypsum at a rate of 100 lbs per 1,000 sf, phosphate at a rate of 2 lbs per 1,000 sf. , and soil sulfur at 5 lbs per 1,000 sf. Rototill into soil.

Install sod along the straightest edge of turf area. Stagger joints in a brick-like pattern. Avoid gaps and overlapping. Place sod diagonally across, to avoid sliding. Water sod at least every 30 min. during installation. Finish by watering lightly and roll in two directions w/sod roller.

3.12 WATERING

Water all plants immediately after planting, except for saguaros, with hose in planting hole until material about the roots is completely saturated from the bottom of the hole to the top of the ground to avoid drying out until the entire planted area is thoroughly watered and the soil soaked to the full depth of each plant hole. Water stream shall not cause damage to planting hole or plant. Keep exposed roots wet by means of moist sawdust, peat moss or burlap at all times during planting operation. Repeat watering as often as necessary to keep the ground moist but not soaked, well below the root system of the plants.

3.13 CLEAN UP

Keep all areas clean and orderly during and after execution of work. Burning of trash is not permitted.

3.14 ADJUSTMENT

Prune each tree and shrub to preserve the natural character of the plant per American Standards for Nursery stock, as published by the American Association of Nurserymen. Prune only as directed by Owner's Representative and Landscape Architect to remove deadwood, suckers, or broken or badly bruised branches. Replace all plants damaged by excessive pruning, planting operations or construction damage.

3.15 MAINTENANCE PERIOD

When the Owner's Representative and Landscape Architect determine the work to be substantially complete in accordance with the Conditions of the Contract, Contractor will be advised, in writing, that the maintenance period is to begin.

Landscape contractor shall be responsible for maintenance of landscaped areas for a period of 90 days. Maintenance includes watering, trimming, weeding and cultivating of beds.

Landscape contractor, in order to protect his guarantee, shall give typewritten to Owner, a complete maintenance instruction booklet on the care and feeding of the landscape.

Contractor shall request, in writing, a Final Inspection with Landscape Architect at the completion of the maintenance period. If the Owner's Representative determines the work is satisfactory, the maintenance period will end on the date of the Final Inspection. If the maintenance is unsatisfactory, the maintenance period will be extended, at the Contractors expense, until such time as all corrections are made and the work is inspected and approved by the Owner's Representative and Landscape Architect. Retention will not be released until Final inspection is made and approval issued by the Owner's Representative.

3.16 FIELD QUALITY CONTROL

Notify Owner's Representative of the requirement for inspection at least 48 hours in advance. Inspections are required, but not limited to, the following:

- Inspection and acceptance of plant material prior to shipping.
- At completion of rough grade and boulder placement
- At completion of landscape finish grading and soil preparation, prior to planting.
- At installation of irrigation system, prior to backfilling trenches and planting.
- During installation of specimen tree, or other specimen plant material.
- After staking locations for plant holes, but prior to planting; for approval.
- During the planting process.
- During the placement and aiming of all light fixtures.
- At Substantial Completion of the Work.
- During warranty period to observe maintenance procedures.
- At final Completion of the Work.

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PROFESSIONAL LANDSCAPE ARCHITECT
CERTIFICATE NO.
66419
LOGAN S. SOWERS
Date Signed 09-01-2023
ARIZONA, U.S.A.
Expires 06/30/24

PRASADA
Phase 1 Unit A
Landscape Construction Documents
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

revisions:
1 11-11-2022 Replat Landscape Edits
2 09-01-2023 Replat - Added Tracts

project #: TOL 154
scale: NTS
issued for: REVIEW
drawn by: TEAM
date: 09.01.2023
drawing: Landscape Specs

sheet #
L8.1
16 of 17

FS22-1181

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IRRIGATION SPECIFICATIONS

PART I - GENERAL

1.01 WORK INCLUDED

Work of this Section generally includes a provision of an underground irrigation system including the following:

1. Trenching, stockpiling excavation materials, and refilling trenches.
2. Complete systems including but not limited to piping, pump station, assemblies, valves, fittings, heads, controller wiring, and final adjustments to ensure efficient coverage as determined by Architect.
3. Water connections.
4. Replacements of unsatisfactory materials.
5. Clean-up, inspection, and approval.
6. Tests.

1.02 REFERENCES

Perform Work in accordance with requirement of Conditions of the Contract and Division 01 - General Requirements as well as provisions of all applicable laws, codes, ordinances, rules and regulations. Conform to requirements of reference information listed below, except where more stringent requirements are shown or specified in Contract Documents.

1. American Society for Testing and Materials (ASTM) - Specifications and Test Methods specifically referenced in this section.
2. Underwriters Laboratories (UL) - UL Wires and Cables.

1.03 QUALITY ASSURANCE

Installer Qualifications - Installer shall have had considerable experience and demonstrated ability in the installation of irrigation system(s) of specified type(s) in a neat, orderly, and responsible manner in accordance with recognized standards of workmanship. To demonstrate ability, experience, and financial stability necessary for this project, submit if requested by Consultant, prior to contract award the following:

1. List of 3 projects completed in the last 2 years of similar complexity to this Project. Description of projects shall include:
   a. Name of project.
   b. Location.
   c. Owner.
   d. Brief description of work and project budget.
2. Current company financial statement.

Special Requirements:

a. Tolerances - Specified depths of pressure supply lines and laterals and pitch of pipes are minimums. Settlement of trenches is cause for removal of finish grade treatment, refilling, recompaction, and repair of finished grade treatment.

b. Coordination with Other Contracts - Protect, maintain, and coordinate Work with Tasks under other sections.

c. Damage to Other Improvements - Contractor shall replace or repair damage to grading, soil preparation, seeding, sodding, or planting done under other Sections during work associated with installation of irrigation system at no additional cost to the Owner.

d. Work involving substantial plumbing for installation of backflow preventers, copper service, and related work shall be executed by licensed and bonded plumber(s), performed in accordance with all prevailing codes and regulations.

e. Work involving connection to, installation, or extension of 120 volt or greater electrical service shall be executed by a licensed and bonded electrician, performed in accordance with all prevailing codes and regulations.

1.04 SUBMITTALS

Prepare and make submittals in accordance with conditions of the Contract prior to installation.

STAKING, CONSTRUCTION RECORD DRAWINGS, AND PROGRAMMING:

1. Coates Irrigation Consultants Inc. (CICI) shall stake the locations of all sprinklers 25-feet in radius or greater with the assistance of Contractor (refer to Section 3.02-1, and contact CICI prior to Bid for staking fees). CICI shall use the GPS collection method to record the rotary sprinklers, mainline routing, electric and gate valves, and controllers; and provide plan copy to Contractor. Contractor shall draw lateral piping, controller station numbers, and all other record information on the Field Record. At end of every day, revise Field Record for all work accomplished that day in RED ink. The Field Record Plan(s) shall be available at the Project Site for review. Upon completion of Project, Contractor shall submit Field Record Plan for review, prior to final acceptance.

   Record plans shall be to same scale and in the same format as designed plans.

2. Following approval of Field Record Plan by the Architect and Consultant, the Contractor shall submit the Field Record Plan with ALL changes, additions, and modifications performed during the project installation to Consultant. Consultant (CICI) shall create a digital Construction Record from the information provided by Contractor. The digital Construction Record file shall be generated as follows:
   a. PDF: Contractor shall contract with Coates Irrigation Consultants Inc. (CICI) to combine all Field Record information and GPS data for locations of water source(s), mainline routing, valves, controllers, and basic features to correspond with the site plan. This digital file shall be placed into sheet form as required, and Portable Document Format (PDF) files created as the Construction Record. Contractor shall contact CICI prior to Bid for fees for GPS data collection and creation of digital Construction Record.

3. Consultant will not certify any pay request submitted by the Contractor if the Field Record drawings are not current, and processing of pay request will not occur until Field Records are updated.

4. Consultant (CICI) shall collect the field controller data for programming purposes, if Contractor is unable to collect data or if the process delays project completion. Contractor shall contact CICI for fees for data collection.

5. Consultant (CICI) shall observe contractor's installation progress; contact CICI for observation fees prior to bid.

6. Prior to scheduling walk-through for substantial completion, Contractor is to submit all Field Record information to the Consultant for approval.

7. Contractor shall also provide both a hard copy and Electronic Form version of the Controller Data Sheets to the Consultant. Hard copy and Electronic Forms shall be provided to the Contractor by Coates Irrigation Consultants Inc.

CONTROLLER CHARTS - Do not prepare controller charts until Construction Record (as-built) drawings have been approved by the Consultant.

1. Provide controller chart, automatic controller.
2. Controller drawing may be same size reproduction of the record drawing, if scale permits fitting them inside the controller door without folding drawing. If photo reduction prints are required, keep reproduction to maximum size possible to retain full legibility. Chart may also be Controller Data Sheet as for central-satellite systems, if approved by Consultant.
3. Controller chart shall be bond print of actual as-built system, showing area covered by that controller; or Controller Data Sheet showing information on each station, and with complete description of each station's location.
4. Identify area of coverage of each remote control valve, using a distinctly different pastel color for each zone. Highlight heads, lateral piping, and control valves.
5. Following review of controller drawings by Consultant, hermetically seal each chart between two layers of 20 mm thick clear plastic.
6. Controller chart shall be completed and approved by Consultant prior to final completion walk-through of irrigation system.
7. Attach approved controller chart to inside of each controller door using self adhesive Velcro strips.

CONTROL SYSTEM PROCEDURES:

1. Contractor shall be responsible to provide and install all specified control equipment to result in a complete and working system, whether or not all appurtenances are shown on plans. System shall include controllers; all grounding and surge protection; and electrical control wiring.

2. Following installation of each controller, contractor shall record all station data on a "Data Sheet" provided by the Consultant. This data shall include the type and quantity of irrigation devices on each station, nozzle type, arc, area of control (turf, trees, shrubs, etc.), valve size, gpm, location, etc. as shown on the Data Sheet.

3. Prior to final walk-through for each area of the project, contractor shall confirm that the following has been accomplished:
   a. Construction record drawings per 1.04.1.
   b. Data Sheets for Controllers.

4. Consultant (CICI) shall provide the following programming services: station data, hydraulic tree, and programs and schedules in the irrigation computer. CICI shall not provide a visual, interactive map. Contractor shall contact CICI for fees for programming services prior to bid.

5. Product Warranty: Warranty" includes the following:
   a. Manufacturer's stated warranties shall apply on all products.
   b. It shall insure that an authorized representative will be at the job site within 24 hours of notification of a product problem.
   c. Warranty includes a one-year minimum product and labor warranty. If the product fails to meet project specifications, and the manufacturer's representative is unable to resolve the deficiency, the product will be replaced at no cost to the client with the product of their choice. This includes Contractor's labor for product replacement at their normal hourly rates.
   d. In the event of a product problem, and the Consultant is required to spend additional time not covered by their contract as a result of this problem, then the manufacturer will reimburse the Consultant for time and materials at their normal hourly rates.

   *Project Qualifications:

   a. The Consultant must be currently certified as an irrigation designer by the Irrigation Association, the American Society of Irrigation Consultants, or licensed in the project state to practice landscape architecture which includes irrigation design.
   b. The project must consist entirely of one manufacturer's products where applicable (i.e.: excluding pipe, fittings, & wiring). If any competitive products are INSTALLED on the project, the warranty will be the standard trade warranty as delineated in the manufacturer's product catalog.
   c. The manufacturer's representative must be notified in the event of a product problem at least twenty-four (24) hours prior to an in-field meeting.
   d. Installation must be certified by authorized representative in conformance to plans.

Operation Manual:

Submit 3 sets of Operations Manual to Consultant for approval, prior to scheduling the final completion walk-through. Manual is to include the following in a 1 x 3 ring binder:

1. Index sheet stating project name, and listing Contractor name, address, phone number, and contact person. Include same information for Primary Sub-Contractors.
2. Manufacturer cut sheets for all material components of irrigation system. Highlight or circle specific models or items.

1.05 DELIVERY, STORAGE and HANDLING

Deliver, unload, store and handle materials, packaging, bundling, products, in dry conditions,or a weatherproof manner, to prevent damage, breakage, deterioration, intrusion, ignition, and vandalism. Deliver in original unopened packaging containers prominently displaying manufacturer name, volume, quantity, contents, instructions, and conformance to local, state, and federal law. Remove and replace cracked, broken, or contaminated items or elements prematurely exposed to moisture, inclement weather, snow, ice, temperature extremes, fire, or job site damage.

Handling of PVC Pipe - Exercise care in handling, loading and storing of PVC pipe. All PVC pipe shall be transported in a vehicle which allows the entire length of pipe to lie flat so as not to subject it to undue bending or concentrated external loads. All sections of pipe that have been dented or damaged shall be discarded, and if installed, shall be removed and replaced with new piping.

1.06 JOBSITE CONDITIONS

Protection of Property:

1. Preserve and protect all trees, plants, monuments, structures, and paved areas from damage due to Work in this Section. In the event damage does occur, all damage to inanimate items shall be completely repaired or replaced to the satisfaction of the Owner. All injuries to living plants shall be repaired by the Owner, and all costs of such repairs shall be charged to and paid by the Contractor.

2. Protect buildings, walks, walls, and other property from damage. Flare and barricade open ditches. Damage caused to asphalt, concrete, or other building material surfaces shall be repaired or replaced at no cost to the Owner. Restore disturbed areas to original condition.

Existing Trees:

1. All trenching or other Work under limb spread of any and all evergreens or low branching deciduous material shall be done by hand or by other methods so as to prevent damage to limbs or branches.

2. Where it is necessary to excavate adjacent to existing trees, use all possible care to avoid injury to trees, and tree roots. Excavation in areas where 2 inch and larger roots occur shall be done by hand. Roots 2 inches and larger in diameter, except directly in the path of pipe conduit, shall be tunneled under and shall be heavily wrapped with burlap to prevent scarring or excessive drying. Where a trenching machine is operated close to trees having roots smaller than 2 inches in diameter, the wall of the trench adjacent to the tree shall be hand trimmed, making clean cuts through roots. Roots 1 inch and larger in diameter shall be painted with two coats of "Tree Seal". Trenches adjacent to trees shall be closed within 24 hours, and when this is not possible, the side of the trench adjacent to the tree shall be kept shaded with moistened burlap or canvas.

Protection and Repair of Underground Lines:

1.Request proper utility company to stake exact location (including depth) of all underground utilities. Take whatever precautions necessary to protect these underground lines from damage. In the event damage does occur, all damages shall be repaired by Contractor unless other arrangements have been made.

Replacement of Paving and Curbs - Where trenches and lines cross existing roadways, paths, curbing, etc., damage to these shall be kept to a minimum and shall be restored to original condition.

1.07 WARRANTY/GUARANTY

Contractor shall warrant materials against defects for a period of one year from the date of Substantial Completion. Contractor shall guarantee workmanship for similar period. Contractor shall be responsible for coordinating material warranty items with the manufacturer/distributor.

Settling of backfilled trenches which may occur during guaranty period shall be repaired by Contractor at no expense to the Owner, including complete restoration of damaged property.

Expenses due to vandalism before substantial completion shall be borne by Contractor.

Owner or representative maintenance company will maintain turf and planting areas during warranty period, so as not to hamper proper operation of the irrigation system.

1.08 MAINTENANCE

Furnish the following maintenance items to Owner prior to final Acceptance:

1. 2 sets of special tools required for moving, disassembling, and adjusting each type of sprinkler head and valve supplied on this project.
2. 2 keys for each automatic controller.
3. 3 quick coupler keys and matching hose swivels.

1.09 EXTRA STOCK

In addition to installed system furnish the following items to Owner:

1. 4 per 100 installed drip emitters of each type used.
2. 2 pop-up heads of each type used.

PART II - PRODUCTS

2.01 MATERIALS

General Piping:

Note: All piping for reclaimed water systems shall be purple colored, or wrapped with reclaimed "sock" or reclaimed marking tape, and main lines shall have detectable reclaimed marking tape in trench 12" above top of pipe.

1. Pressure Supply Lines (downstream of backflow prevention units) - Class 200 PVC, Solvent Weld Belled End for 2-1/2" and smaller, and rubber-ring joint for 3" and larger with ductile iron fittings.
2. Non-pressure lines - Class 200 PVC, Solvent Weld Belled End.
3. Drip Piping - 1/2" Class 315 PVC, Solvent Weld unless otherwise specified on plans.
4. Emitter Tubing - by emitter manufacturer.

Plastic Pipe and Fittings:

1. Identification Markings:

a. All pipe to be identified with following indelible markings:
   1) Manufacturer's Name.
   2) Nominal pipe size.
   3) Schedule or class.
   4) Pressure Rating.
   5) NSF (National Sanitation Foundation) seal of approval.
   6) Date of extrusion.

b. All fittings including valve taps for rubber-ring pipe shall be cast or ductile iron, rubber-ring joint for PVC. Ductile iron fittings shall have the following characteristics:
   1) All ductile iron fittings and joint restraints shall have a fusion bonded epoxy coating on interior and exterior of the product surface, average of 10-12 mm thickness. Epoxy coating shall conform to the requirements of CSA Z245.20-20 and NSF 61 for water services. Tar/bitumen coating will not be approved.
   2) All ductile iron pipe fittings, joint restraints, lateral isolation valves and mainline isolation gate valves shall be of the same manufacture which offers a 10-year warranty on products and replacement labor costs. Prior to installation, manufacturer shall provide documentation stating the above warranty information.

2. Solvent Weld Pipe - Manufactured from virgin polyvinyl chloride (PVC) compound in accordance with ASTM D2241 and ASTM D1784: cell classification 12245-B, Type 1, Grade 1.
   a. Fittings - Standard weight, Schedule 40, injection molded PVC; complying with ASTM D1784 and D2466, cell classification 12454-B.
      1) Threads - Injection molded type (where required).
      2) Tees and ells - Side gated.
   b. Threaded Nipples - ASTM D2464, Schedule 80 with molded threads.
   c. Joint Cement and Primer - Type as recommended by manufacturer of pipe and fittings.

Low Pressure/Volume Systems:

1. Emitters as indicated on drawings.
2. Drip Piping - manufactured of polyvinyl chloride compound conforming to ASTM D2241 and ASTM D1784, Type 1, Grade 1.
3. Fittings - Schedule 40 PVC, or as recommended by piping manufacturer.
4. Drip Valve Assembly - Type and size shown on drawings.
   a. Wye Strainer - Plastic/Fiberglass construction with 150 mesh nylon screen and blow out assembly.
   b. Control Valve - 2-way, solenoid pilot operated type made of synthetic, non-corrosive material; diaphragm-activated and slow closing. Include freely pivoted seat seal; retained (mounted) without attachment to diaphragm.
   c. Pressure Regulator - Plastic/Fiberglass construction, preset type with pressure setting per drawings.

Copper Pipe and Fittings:

1. Copper Pipe - Type K hard tempered.
2. Fittings - Wrought copper, solder joint type.
3. Joints - Soldered with solder, 45% silver, 15% copper, 16% zinc, and 24% cadmium and solids at 1125 F and liquids at 1145F.

Brass Pipe and Fittings:

1. Brass Pipe - 85% red brass, AMSI Schedule 40 screwed pipe.
2. Fittings - Medium brass, screwed 125 pound class.

Quick Coupling Valves - Brass two-piece body designed for working pressure of 150 psi, operable with quick coupler. Equip quick coupler with locking rubber cover (purple for reclaimed water if specified).

Valve Boxes:

Note: All box covers for reclaimed water systems shall be purple colored, and marked for reclaimed. Otherwise, valve box color to be selected based upon a review of the location and adjacent material by Owner and Landscape Architect prior to installation.

1.Drip Line Blow-out Stubs, and Wire Stub Box - Rain Bird #VB-10RND.
2. 1-inch through 2-inch Control Valves - Rain Bird #VB-STD.
3. Drip Valve Assemblies - Rain Bird #VB-JMB.
4. Control Wiring Splices - Rain Bird #VB-10RND.
5. Main Line Gate Valves - Rain Bird #VB-10RND.
6. Air-Relief Valves - Rain Bird #VB-STD.
7. Manual Drain Valves - Rain Bird #VB-STD.
8. Pressure Reducing Valves - As shown on detail.

Electrical Control Wiring:

1. Low Voltage:
   a. Electrical Control Wire - AWG UF UL approved No. 14 gauge direct-burial copper wire for all control wires, and No. 14 gauge direct-burial copper wire for all common wires.
   b. Wire Colors:
      1) Control Wires - Red.
      2) Common Wires - White.
      3) Master Valve Wires - Blue and yellow.
      4) Future Wires - Same as control and common wire (labeled at terminations). Two per controller unless noted, at each extreme end.
   c. If multiple controllers are utilized, and wire paths of different controllers cross each other, both common and control wires from each controller shall be different colors approved by Consultant.
   d. Wire connections for all valve and solenoid locations shall be UL 486D approved direct-bury wire connectors for wet / damp locations, rated up to 600 volts, as manufactured by Rain Bird model DB Series Wire Connector, or approved similar dry splice method. Wire connectors shall provide strain relief and have the wire nut / spring integrated into the housing. All 24-volt wire splices shall conform to National Electric Code (NEC) standards and all state, local and federal codes.
2. High Voltage - Type required by local codes and ordinances, of proper size to accommodate needs of equipment serviced.

Sprinkler Heads - As shown on drawings. Purple caps or nozzles for Reclaimed Water use.

Electric Control Valves - As noted on drawings. Purple handles for Reclaimed Water use. Install pressure regulating devices where specified on plans.

Pipe bedding material - Construction grade sand approved by Consultant.

Automatic Controller - As shown on drawings.

Backflow Preventer - As shown on drawings.

Manual Drain Valve - As shown on drawings.

Air-Relief Valve - As shown on drawings.

Pressure Reducing Valve - As shown on drawings.

Master Control Valve - As shown on drawings.

Flow Sensor and Monitor or Transmitter - As shown on drawings.

Pump Station - As shown on drawings.

PART III - EXECUTION

3.01 INSPECTION

Examine areas and conditions under which Work of this Section is to be performed. Do not proceed with Work until unsatisfactory conditions have been corrected.

Grading operations, with the exception of final grading, shall be completed and approved by Owner prior to staking or installation of any portion of irrigation system except sleeving.

3.02 PREPARATION

Staking shall Occur as Follows:

1. For all projects with rotary sprinklers spaced at twenty-five feet (25') or greater, Consultant (CICI) shall lay out the sprinklers using wire flags with assistance from Contractor. Contractor shall contact CICI prior to Bid for Consultant's staking fees. For all projects or area segments with smaller sprinklers, Contractor shall lay out sprinklers and contact Consultant for review.
2. Mark with powdered lime or marking paint routing of pressure supply lines, and flag heads and control valve locations for first series of zones as directed by Consultant. Contact Consultant a minimum of 48 hours in advance and request a review of staking. Consultant will review staking and direct changes if required. Staking review does not relieve installer from coverage problems due to improper placement of heads after staking.

Install sleeving under all asphalt paving and concrete walks, prior to the installation of concrete or paving operations, to accommodate piping and wiring. Compact backfill around sleeves to 95% Standard Proctor Density within 2% of optimum moisture content in accordance with ASTM D1557.

Trenching - Trench excavation shall follow, as much as possible, layout shown on Drawings. Dig trenches straight, and support the pipe continuously on the bottom of trench. Trench bottom shall be clean and smooth with all rock and organic debris removed. Pressure supply line trenches shall be over-excavated as required to allow for bedding material. Trench depth shall be uniform as required to meet minimum depth requirements for the type of piping being installed.

1. Clearances:
   a. Piping smaller than 3 inches - Trenches shall have a minimum width of 7 inches. 12 inches for 3" and larger pipe.
   b. Line clearance - Provide not less than 6 inches of clearance between each line, and not less than 12 inches of clearance between lines of other trades.
   c. For Reclaimed Water systems, 2-foot vertical (below) and 6-foot horizontal separations from potable lines are required per industry standards.
2. Pipe and Wire Depth:
   a. Pressure Supply Piping - 24 inches from top of pipe (30 inches where 6" and larger pipe is on project).
   b. Non-pressure piping - 12 inches from top of pipe.
   c. Control Wiring - Side and bottom of pressure supply line.
   d. Drip piping - 12 inches from top of pipe.
   e. Emitter tubing - 12 inches from top of pipe (non slope plantings). 4 inches from the top of pipe (slopes 2:1 or greater).

3. Boring will be permitted only where pipe must pass under obstruction(s) which cannot be removed, and must be approved by Consultant if not specifically indicated on construction drawings. Final density of backfill shall match that of surrounding soil. Use of sleeves of suitable diameter is acceptable if installed first by jacking or boring, and pipe laid through sleeves. Observe same precautions as though pipe were installed in open trench.

3.03 INSTALLATION

Locate other equipment as near as possible to location designated on construction drawings. Deviations shall be approved by Consultant prior to installation.

PVC Piping:

1. Snake pipe in trench as much as possible to allow for expansion and contraction.
2. When pipe laying is not in progress, or at end of each day, close pipe ends with tight plug or cap. (Perform work in accordance with good practices prevailing in piping trades).
3. Coordinate pressure supply line installation with required bedding operations. Concrete thrust blocks or steel joint restraints shall be utilized for all rubber-ring joint fittings per industry standards. In sandy soil, mechanical joint fittings shall be used with thrust blocks.
4. Stake all above-grade PVC piping per details.
5. Use 45-degree ells when making perpendicular crossings of above-grade PVC piping, to depress bottom pipe.
6. Lay pipe and make all plastic-to-plastic joints in accordance with manufacturer's recommendations.

Drip Piping:

1. Install fitting connections per manufacturer's recommendations.
2. Use threaded risers and Sch. 40 or Sch 80 fittings per details when making connections in drip piping for emitters and fittings.
3. Install drip line blow-out stubs at all dead ends of drip piping.
4. Any deviations from drip pipe routing shown on drawings must be approved by consultant prior to installation.

Control Wiring

1. Low Voltage Wiring:
   a. Bury control wiring between controller and electric valves in pressure supply line trenches, with wires consistently located below and to one side of pipe, on top of initial pipe bedding, or in separate trenches.
   b. Bundle all 24-volt wires at 10-foot intervals with electrical or duct tape.
   c. Provide an expansion loop at pressure supply line angle fittings, every electric control valve location (in valve box), and at minimum 500 feet intervals. Form expansion loop by wrapping wire at least 8 times around a 1-inch pipe and withdrawing pipe.
   d. Make splices and electric control valve connections using SureSplice SK 12-14 connectors or similar dry splice method.
   e. Install control wire splices not occurring at control valve in a separate splice valve box.
   f. Install one control wire for each control valve.
   g. Run 2 spare #14-1 control wires from controller pedestal to last electric control valve operated by controller on each and every leg of pressure supply line. Label spare wires at controller and wire stub box. Loop a minimum of 24" from all spare wires inside every control valve box operated by controller.
   h. Run all future control wires from controller pedestal to point indicated on drawings. Coil a minimum of ten (10) feet at termination and install in 10" round valve box. Label all wires at termination.
2. High Voltage Wiring for Automatic Controller
   a. Provide 120-volt power connection to automatic controller.

Automatic Controller:

1. Install controller in accordance with manufacturer's instructions as detailed and where shown on Drawings.
2. Connect remote control valves to controller in numerical sequence as shown on Drawings.
3. Final location of controller shall be approved by Consultant prior to installation.
4. Each controller shall have a dedicated separate ground wire and surge protection.
5. Above-ground conduit shall be rigid galvanized with appropriate fittings. Below-ground conduit shall be Schedule 40 PVC.

Quick Coupler Valves:

Install quick couplers on double swing-joint assemblies of Schedule 80 PVC piping; flush to grade. Angled nipple relative to pressure supply line shall be no more than 45 degrees and no less than 10 degrees. Install quick coupler as detailed.

Drip Valve Assemblies - Install drip valve assembly as detailed.

Drip Emitters - Install drip emitters as detailed.

Valve Boxes:

1. Install one valve box for each type of valve installed as detailed flush with grade for all sodded areas, and above-grade for all seeded areas.
2. Valve box extensions are not acceptable, except for master valve and flow sensor.
3. Install gravel sump after compaction of all trenches. Valve box to rest on gravel sump. Place final portion of gravel inside valve box after valve box is backfilled and compacted.
4. Install "Christy" stainless steel or 2.5" x 5" plastic valve label tags for each valve box (1-800-258-4583). Entire controller & station number shall be printed on each tag. Letter and number size shall be no smaller than 1/8 inch and no greater than 1/4 inches. Label each valve box as follows:
   a. Control valves - Controller letter and station number.
   b. Quick Coupler Valves - Label "QCV."
   c. Wire Splices - Label wire splices with the letters "W.S."
   d. Drip Piping Blow-out Stubs - Controller letter and station number of each drip piping blow-out.
   e. Gate Valves - Label with letters "GV" typical.
   f. Air-Relief Valves - Label with letters "ARV" typical.
   g. Manual Drain Valve - Label with letters "MDV."
   h. Pressure Reducing Valves - Label with letters "PRV" typical.
   i. Flow Sensors - Label with letters "FS" typical.
5. Valve box color to be selected based upon a review of the location and adjacent material by Owner and Landscape Architect prior to installation. These guidelines are typical of all installations unless water source is effluent. In that case all valve boxes no matter the location are to be purple in color and meet all applicable codes and ordinances.

Backflow Preventer - Install as detailed on Drawings.

Pump Station- Install as detailed on Drawings.

Electric Control Valves:

Install top of cross handle a maximum of 3 inches below finished grade where shown on Drawings and as detailed. When grouped together, allow a minimum of 12 inches between valve box sides. Space control valves accordingly. Install each remote control valve in a separate valve box. Install valve boxes flush with grade. When parallel to roadway, sidewalk or other permanent element or structure, control valve and box are to be installed perpendicular to element or structure, spaced equally. For athletic areas such as football fields where concrete curbs exists, place electric valves within one foot of curb.

Main Line Gate Valves - Install as detailed on Drawings.

Air-Relief Valves - Install as detailed on Drawings.

Control Wiring:

1. All control wiring to be laid to bottom and side of pressure supply line trench. Separate wire trenches will not be allowed unless approved by Consultant prior to installation.

Backfilling - Do not begin backfilling operation until required system tests have been completed. Backfill shall not be done in freezing weather except with prior written approval by Consultant. Leave trenches slightly mounded to allow for settlement after backfilling is complete. Trenches shall be finished graded prior to walk-through of system by Consultant.

1. All pressure supply lines shall be bedded with construction grade sand 4 inches below invert of pipe, to 6" above top of pipe and width of trench when site conditions are rocky or otherwise unfavorable.
2. Materials - Excavated material is generally considered satisfactory for backfilling purposes after completing bedding requirements. Backfill materials shall be free of rubbish, vegetative matter, frozen materials, and stones larger than 2 inches in maximum dimension. Do not mix subsoil with topsoil. Material not suitable for backfill shall be hauled away. Contractor shall be responsible for providing suitable backfill if excavated material is unacceptable, or not sufficient to meet backfill, compaction, and final grade requirements.
3. Do not leave trenches open for a period of more than 48 hours. Open excavations shall be protected in accordance with OSHA regulations.
4. Compact backfill to 90% maximum density in 6" lifts, determined in accordance with ASTM D155-7 utilizing the following methods:
   a.Mechanical tamping.
   b.Puddling or ponding. Puddling or ponding and/or jetting is prohibited within 10'-0" of building or foundation walls.

Piping Under Paving:

1. Provide for a minimum cover of 24 inches between the top of the pipe and the bottom of the aggregate base for all pressure and non-pressure piping installed under asphalt concrete or concrete paving. Provide sleeving as required by municipality, or as shown on plans.
2. Piping shall be bedded with construction grade sand - 6 inches below pipe to 6 inches above pipe and the width of the trench.
3. Compact backfill material in 6-inch lifts at 95% maximum density determined in accordance with ASTM D1557 using manual or mechanical tamping devices.
4. Set in place, cap, and pressure test all piping under paving, in presence of Consultant or Owner prior to backfilling and paving operations.
5. Piping under existing walk or concrete pavement shall be done by jacking, boring, or hydraulic driving, but where cutting or breaking of walks and/or concrete is necessary, it shall be done and replaced at no cost to the Owner. Obtain permission and prior approval from Owner to cut or break walks and / or concrete.

3.04 FIELD QUALITY CONTROL

Flushing - After piping, risers, and valves are in place and connected, but prior to installation of emitter heads, quick coupler valves, and air relief valves, thoroughly flush piping system under full head of water pressure from dead end fittings. Maintain flushing for 5 minutes through furthestmost valves. Cap riser after flushing.

Testing - Conduct tests in presence of Consultant. Arrange for presence of Consultant a minimum of 48 hours in advance of testing. Supply force pump and all other test equipment.

1. After backfilling, and installation of all control valves & quick coupler valves, fill pressure supply line with water, and pressurize to 40 PSI over the designated static pressure or 120 PSI, whichever is greater, for a period of 2 hours.
2. Leakage, Pressure Loss - Test is acceptable if no leakage or loss of pressure is evident during test period.
3. Leaks - Detect and repair leaks.
4. Retest system until pressure can be maintained for the duration of the test.
5. Before final acceptance, pressure supply line shall remain under pressure for a period of 48 hours.

Walk-Through for Substantial Completion:

1. Arrange for Consultant's presence a minimum of 48 hours in advance of walk-through.
2. Entire System shall be completely installed and operational prior to scheduling of walk-through. All sodded areas are to be complete with head height and valve boxes adjusted accordingly.
3. Operate each zone in its entirety for Consultant at time of walk-through, and open all valve boxes.
4. Consultant shall generate a list of items to be corrected prior to Final Completion ("Punch List").
5. Furnish all materials and perform all Work required to correct all inadequacies due to deviations from Contract Documents, and as directed by Consultant.
6. During walk-through, expose all drip emitters and sprinklers under operations for observation by Consultant to demonstrate that they are performing and installed as designed; prior to placing of all mulch material. Schedule separate walk-through if necessary.

Walk-Through for Final Completion:

1. Arrange for Consultant's presence a minimum of 48 hours in advance of walk-through.
2. Show evidence to Consultant that Owner has received all accessories, charts, record drawings, and equipment as required before Final Completion walk-through is scheduled.
3. Operate each zone identified as deficient at substantial completion walk-through for Consultant to review at time of final completion walk-through to ensure correction of all incomplete items.
4. Items deemed not acceptable by Consultant shall be reworked to the complete satisfaction of Consultant.
5. If after request to Consultant for a walk-through for Final Completion of the irrigation system, Consultant finds items during walk-through to be deficient, Contractor shall be charged for all subsequent walk-throughs. Funds will be withheld from final payment and/or retainage to Contractor, in amount equal to additional time and expenses required by Consultant to conduct and document further walk-throughs as deemed necessary to ensure compliance with Contract Documents.

3.05 ADJUSTING

Upon substantial completion of installation, fine-tune entire system by regulating valves, adjusting spray patterns and break-up arms/screws, and setting pressure reducing valves or throttling electric valve flow control stems to proper pressure settings to provide optimum and efficient coverage. Flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto walks, roadways, and buildings as much as possible. Heads of same type shall be operating at same pressure +/- 7%.

If it is determined that irrigation adjustments will provide proper and more adequate coverage, make such adjustments prior to Final Acceptance, as directed, at no additional cost to Owner. Adjustments may also include changes in nozzle sizes, degrees of arc, and control valve throttling.

All sprinkler heads shall be set perpendicular to finish grade unless otherwise designated.

Areas which do not conform to designated operation requirements due to unauthorized changes or poor installation practices shall be immediately corrected at no additional cost to the Owner.

3.06 CLEANING

Maintain continuous cleaning operation throughout duration of Work. All trash or debris generated by installation of irrigation system shall be properly disposed of by Contractor off-site.

GREEY | PICKETT
landscape architecture | community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0099p 480.609.0099f

PRASADA
Phase 1 Unit A
Landscape Construction Documents
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

REGISTERED LANDSCAPE ARCHITECT
66419
LOGAN S. SOWERS
Not Valid w/o Original Signature
ARIZONA, USA
Expires 06/30/24

revisions:
1 11-11-2022 Replat Landscape Edits
2 09-01-2023 Replat - Added Tracts

project #: TOL 154
scale: None
issued for: REVIEW
drawn by: TEAM
date: 09.01.2023
drawing: Irrigation Specifications

sheet #
L8.2
17 of 17

FS22-1181

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Tanner Wessel

From: RAHN, JENNIFER L CIV USAF AETC 56 FW/CVE <jennifer.rahn@us.af.mil>
Sent: Thursday, September 14, 2023 4:16 PM
To: Tierney Farago
Cc: 56 FW/CIT Community Initiative
Subject: RE: FS23-0814 Toll At Prasada Lots 392 & 393 Replat New Digital Submittal 09.06.23

Importance: High

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Good afternoon Ms. Farago,

Thank you for the opportunity to provide comments on the re-plat application for Toll at Prasada Lots 392 & 393. This proposal requests a re-plat of two lots to traditional lots with the addition of a 10ft wide HOA managed tract. The two lots are within the Prasada community located at the southwest corner of Cactus Road and Cotton Lane in Surprise, AZ. The site falls approximately 2.31 miles outside the Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described in the application, this request will not have a negative impact on Luke AFB Flight Operations. Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 170 over flights per day. We a strong notification program on the part of the county to inform the future occupant(s) about Luke AFB operations.

Respectfully,

Jenn Rahn
Senior Planner, Community Initiatives Team
56th Fighter Wing
Luke AFB AZ 85309
Office: 623-856-9981
DSN: 896-9981

From: Tierney Farago <Tierney.Farago@surpriseaz.gov>
Sent: Wednesday, September 6, 2023 1:46 PM
To: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>; Afshin Ahouraiyan (Flood Control District of Maricopa County) <Afshin.Ahouraiyan@Maricopa.Gov>; Alex Garza (Maricopa Assoc of Governments) <AGarza@azmag.gov>; Aspasia Angelou (Nadaburg School District) <aangelou@nadaburgsd.org>; Barbara J Remondini, Ph.D. (Wickenburg School District) <bremondini@wusd9.org>; Bryce Christo (bchristo@cityofelmirage.org) <bchristo@cityofelmirage.org>; Chris Cain (Maricopa Water District) <chrisc@mwdaz.com>; Darren Gerard <Darren.Gerard@maricopa.gov>; Debbie Trasancos (Maricopa Water District) <debbiet@mwdaz.com>; Douglas Kirkland (Epcor) <dkirkland@epcor.com>; Ernest (USPS) <Ernest.L.James@usps.gov>; Eva Pierce <eva.pierce@dysart.org>; Ibeth - USPS <Ibeth.L.Roman@usps.gov>; Jerome Choy (ADOT) <jchoy@azdot.gov>; John Willett (City of Buckeye) <jwillett@buckeyeaz.gov>; Jorge Gastelum (City of El Mirage) <jgastelum@cityofelmirage.org>; Judy Lopez - Beardsley

Water Company <managefnm365@aol.com>; Kevin Shipman <kevin.shipman@dysart.org>; Leslie - MWD <lesliej@mwdaz.com>; Mark Frago <fragom@mail.maricopa.gov>; Mary Orta - Surprise Chamber <mary.orta@surpriseregionalchamber.com>; MCDOT <MCDOTPlanning@maricopa.gov>; Raoul Sada - Surprise Chamber <raoul@surpriseregionalchamber.com>; Rovell Foggy (Liberty Utilities) <Rovell.Foggy@libertyutilities.com>; Victor.Schaum <Victor.Schaum@cox.com>; Yvonne Aguirre <yvonne.aguirre@swgas.com>
Cc: Nichole Flores <Nichole.Flores@surpriseaz.gov>
Subject: [Non-DoD Source] FS23-0814 Toll At Prasada Lots 392 & 393 Replat New Digital Submittal 09.06.23

Good afternoon,

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

Please feel free to contact us with any questions.

Thanks,

TIERNEY FARAGO
Planning Project Coordinator
City of Surprise | Community Development
16000 N. Civic Center Plaza
Surprise, AZ 85374
623-222-3154

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

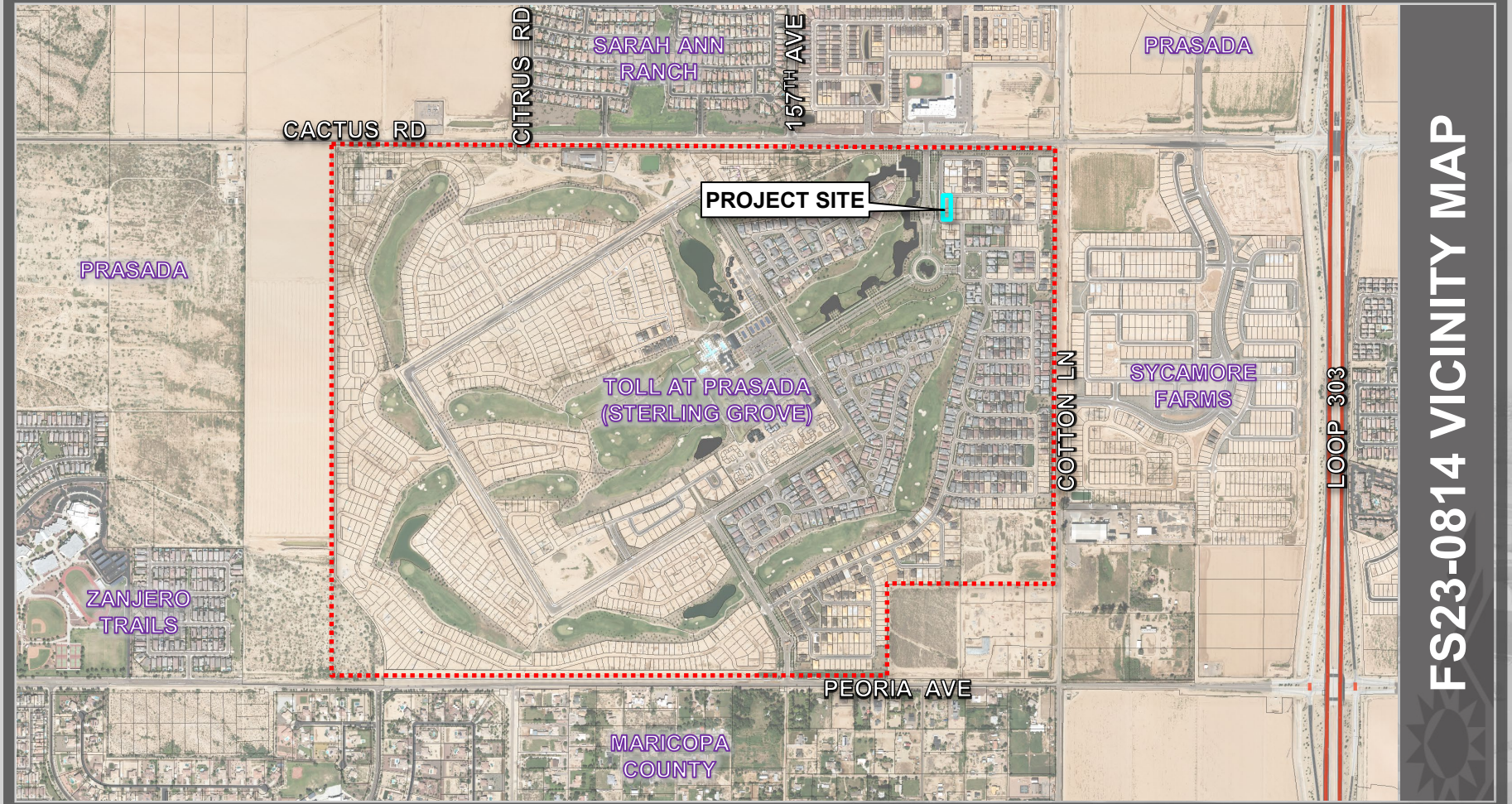
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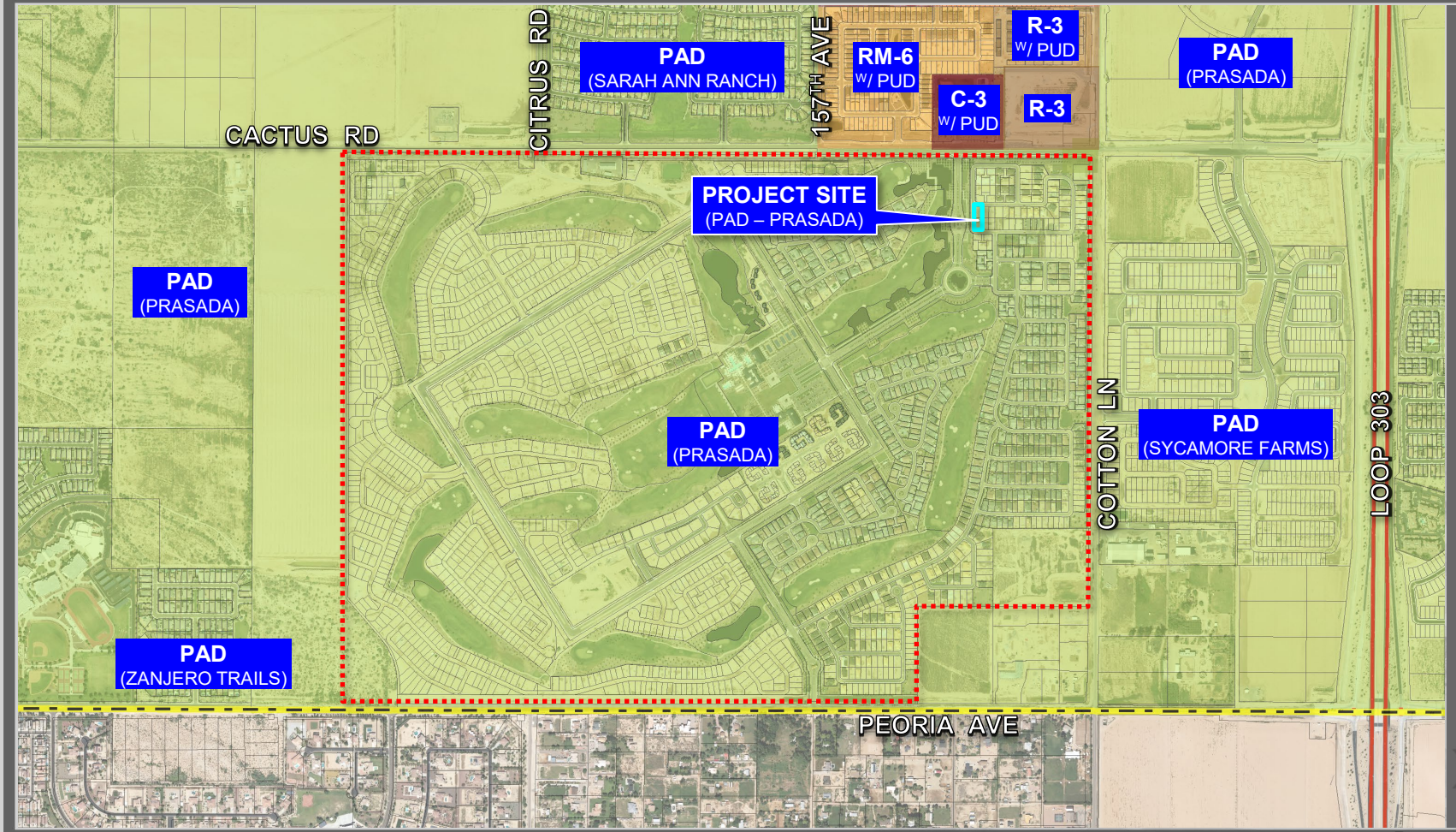
SURPRISE
ARIZONA

FS23-0814
Toll at Prasada Lots 392 & 393
Final Plat

City Council

January 16, 2024


FS23-0814 VICINITY MAP
CACTUS RD
CITRUS RD
SARAH ANN RANCH
157TH AVE
PRASADA
PROJECT SITE
PRASADA
TOLL AT PRASADA (STERLING GROVE)
COTTON LN
SYCAMORE FARMS
LOOP 303
ZANJERO TRAILS
PEORIA AVE
MARICOPA COUNTY


CACTUS RD
CITRUS RD
157TH AVE
PAD
(SARAH ANN RANCH)
RM-6
W/ PUD
R-3
W/ PUD
C-3
W/ PUD
R-3
PAD
(PRASADA)
PROJECT SITE
(PAD – PRASADA)
PAD
(PRASADA)
PAD
(PRASADA)
COTTON LN
PAD
(SYCAMORE FARMS)
LOOP 303
PAD
(ZANJERO TRAILS)
PEORIA AVE
FS23-0814 ZONING MAP

FS23-0814 BACKGROUND

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

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

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

April 17, 2018: The City Council approved the original Preliminary Plat for Toll at Prasada under case FS17-394

FS23-0814 BACKGROUND

January 15, 2019: The City Council approved the Final Plat for Toll at Prasada Phase I infrastructure under case FS18-290

March 5, 2019: The City Council approved the Final Plat for Toll at Prasada Phase I Unit A under case FS18-260

LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	CATEGORY
392	7,691	0.1766	C
393	7,691	0.1766	C

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°35'49"E
C2	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°24'11"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°24'11"E	20.00'
L2	N89°35'49"W	60.00'
L3	S89°35'49"E	60.00'
L4	S00°24'11"W	20.00'
L5	S00°24'11"W	20.00'
L6	N89°35'49"W	20.00'
L7	N89°35'49"W	20.00'
L8	N00°24'11"E	20.00'

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE, OPEN SPACE, **PUBLIC UTILITY EASEMENT & **SIGHT VISIBILITY TRIANGLE EASEMENT	2,046	0.0470

NOTES

1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS, AND/OR AMENITIES.
2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.
3. ** THE EASEMENTS LISTED ABOVE (SHOWN WITH AN ASTERIK **) ONLY AFFECT A PORTION OF THE TRACT WITH WHICH THEY ARE LISTED, AND ARE FULLY DELINEATED WITHIN THE PLAT. OTHER "USES" LISTED ABOVE ARE COMMON AREA.

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FLUSH CITY OF SURPRISE BRASS CAP AT THE NORTHEAST CORNER OF SAID SECTION 23, FROM WHICH A MCDOT BRASS CAP IN HANDHOLE AT THE EAST QUARTER CORNER OF SAID SECTION 23 BEARS SOUTH 0 DEGREES 24 MINUTES 11 SECONDS WEST, 2640.04 FEET;

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, SOUTH 0 DEGREES 24 MINUTES 11 SECONDS WEST, 547.38 FEET TO A POINT ON SAID EAST LINE;

THENCE, DEPARTING SAID EAST LINE NORTH 89 DEGREES 35 MINUTES 49 SECONDS WEST, 1080.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 0 DEGREES 24 MINUTES 11 SECONDS WEST, 220.00 FEET;

THENCE NORTH 89 DEGREES 35 MINUTES 49 SECONDS WEST, 60.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 20.00 FEET;

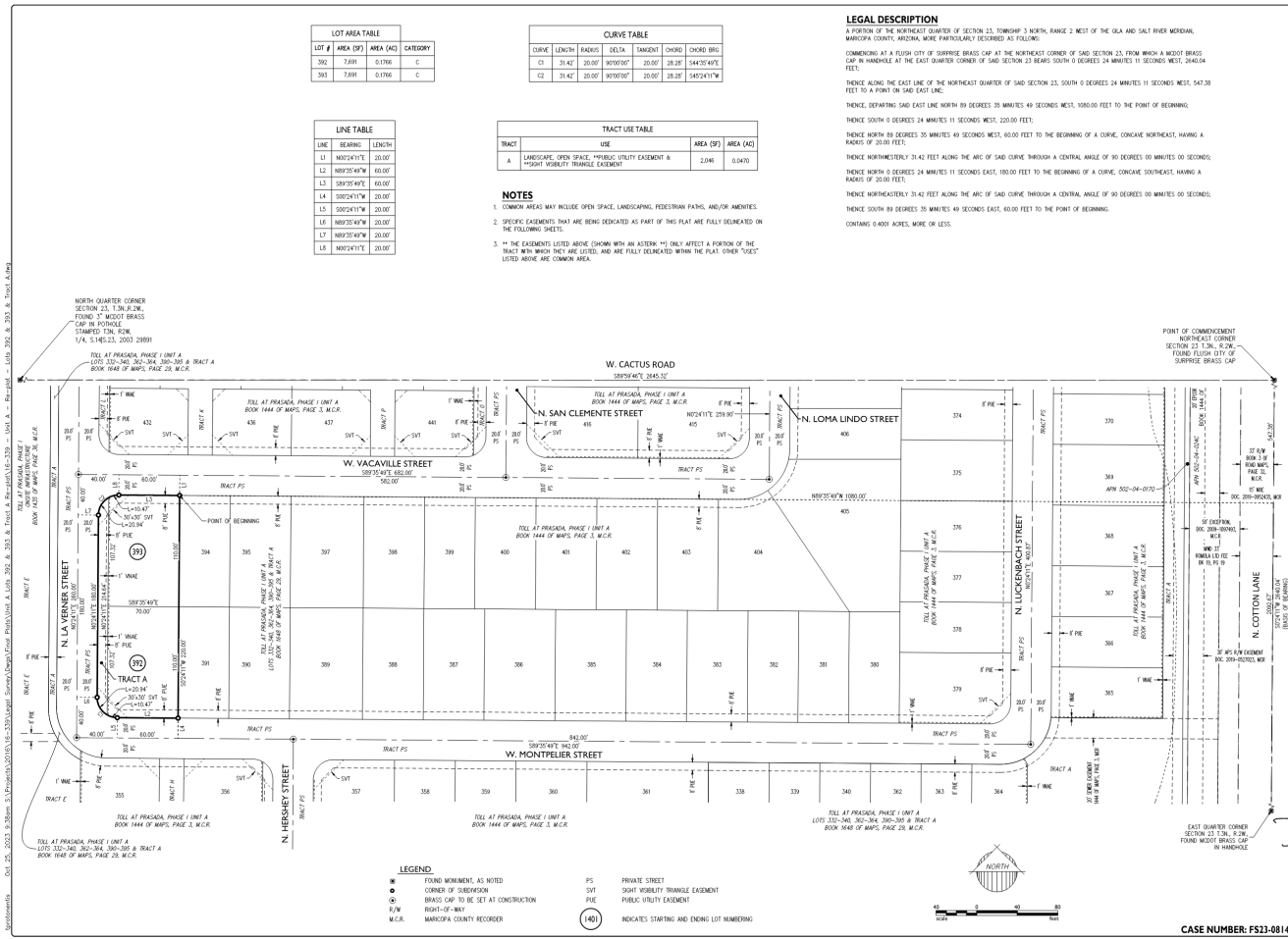
THENCE NORTHWESTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;

THENCE NORTH 0 DEGREES 24 MINUTES 11 SECONDS EAST, 180.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 20.00 FEET;

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

THENCE SOUTH 89 DEGREES 35 MINUTES 49 SECONDS EAST, 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.4001 ACRES, MORE OR LESS.



LEGEND

◉	FOUND MONUMENT, AS NOTED	PS	PRIVATE STREET
○	CORNER OF SUBDIVISION	SVT	SIGHT VISIBILITY TRIANGLE EASEMENT
⊙	BRASS CAP TO BE SET AT CONSTRUCTION	PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY	(1401)	INDICATES STARTING AND ENDING LOT NUMBERING
M.C.R.	MARICOPA COUNTY RECORDER		

NORTH

Scale: 40 0 40 80 Feet

CASE NUMBER: FS23-0814

EPS GROUP
1130 N. Alma School Rd., Ste. 120
Mesa, AZ 85201
w.eps-group.com
480.503.2250 | phx@eps-group.com

Toll at Prasada, Phase I Unit A
Lots 392 & 393 & Tract A Re-plat

Final Plat

Project:

Revisions:

Designer:	RAJ
Drawn by:	TJP

Job No.: 16-339

FP02

Sheet No.: 2 of 2

FS23-0814 FINAL PLAT

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 16, 2024 Contact Person: Tanner Wessel
Submitting Department: Community Development District: District 3
Staff Recommendations:

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

Agenda Wording:
Consideration and action pertaining to approval of the Final Plat entitled, "Toll at Prasada, Unit Q – Phase 3 – SF Lots 2424 & 2425 & Tract A" and dated October 25, 2023, a property located west of Cotton Lane, between Cactus Road and Peoria Avenue; Case FS23-0821.

Motion:
I move to approve the Final Plat entitled, "Toll at Prasada, Unit Q – Phase 3 – SF Lots 2424 & 2425 & Tract A" and dated October 25, 2023.

Background:
James Rogers of EPS Group Inc seeks approval of a Final Plat for Unit Q of the Toll at Prasada development. This Final Plat proposes adjusting the lot lines of lots 2424 and 2425 and creating a new landscape tract adjacent to both lots. Lots 2424 and 2425 will be recategorized from D2 to D1 lot types.

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

Policy Compliant:
The proposed Final Plat is consistent with the Surprise General Plan 2035 and the City of Surprise Land Development Ordinance.

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

Budget Impact:
There is no anticipated budget impact related to this item.

FTE Impact:
This item does not have an impact on current staffing levels.

ATTACHMENTS:

1. 00-FS23-0821 Toll At Prasada Replat Of Unit Q Final Plat - Staff Report
2. 01-FS23-0821 Toll At Prasada Replat Of Unit Q Final Plat - Vicinity Map
3. 02-FS23-0821 Toll At Prasada Replat Of Unit Q Final Plat - Zoning Map
4. 03-FS23-0821 Toll at Prasada Replat of Unit Q Final Plat - Final Plat
5. 04-FS23-0821 Toll at Prasada Replat of Unit Q Final Plat - Landscape Plan
6. 05-FS23-0821 Toll at Prasada Replat of Unit Q Final Plat - Luke AFB Letter
7. FS23-0821 Toll At Prasada Replat Of Unit Q Final Plat - CC Presentation

SURPRISE
ARIZONA

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case:	**FS23-0821**
Project Name:	Toll at Prasada Replat of Unit Q Final Plat
Council District:	3 – Mesquite
Meeting Date:	**January 16, 2024**
Planner:	Tanner Wessel, Planner II

Owner:	Toll Prasada, LLC
Applicant:	Aaron Insco of Toll Brothers Arizona
Request:	Final Plat for Lots 2424 & 2425 located within Unit Q – Phase 3 of the Toll at Prasada development located within the Prasada PAD
Site Location:	Generally located west of Cotton Lane, between Cactus Road and Peoria Avenue
Site Size:	Approximately 0.37 gross acres
Density:	3.74 gross DU/AC* **Density for all of Unit Q – Phase 3*
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035

Findings:

- The proposed Final Plat is consistent with the Prasada PAD.
- The proposed Final Plat is consistent with the Preliminary Plat approved under case FS21-710.
- The proposed Final Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

Alternative Actions:

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

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

PROJECT DESCRIPTION:

The subject request involves a Final Plat for Lots 2424 and 2425 of the Toll at Prasada development (AKA Sterling Grove). The Final Plat proposes adjusting the lot lines of Lots 2424 and 2425 and creates a new landscape tract adjacent to both lots.

EXISTING ZONING:

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



Prasada PAD Residential	Prasada PAD Residential	Prasada PAD Residential
Prasada PAD Residential	**Prasada PAD Residential**	Prasada PAD Residential
Prasada PAD Residential	Prasada PAD Residential	Prasada PAD Residential

BACKGROUND:

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

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

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

April 17, 2018: The City Council approved the original Preliminary Plat for Toll at Prasada under case FS17-394.

January 15, 2019: The City Council approved the Final Plat for Toll at Prasada Phase I Infrastructure under case FS18-290.

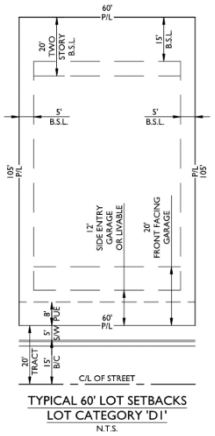
August 6, 2019: The City Council approved the Final Plat for Toll at Prasada Phase 2 Infrastructure under case FS19-061.

June 2, 2022: Planning and Zoning Commission approved the Preliminary Plat for Toll at Prasada Unit Q – Phase 3 under case FS21-710.

April 18, 2023: The City Council approved the Final Plat for Toll at Prasada Unit Q – Phase 3 under case FS22-0974.

ANALYSIS AND DISCUSSION

Lots 2424 and 2425 are located within Unit Q – Phase 3 of the Toll at Prasada development which encompasses approximately 8.01 gross acres and has an overall gross density of 3.74 DU/AC. This Final Plat affects approximately 0.37 gross acres of the overall 8.01 acres of Unit Q – Phase 3 and does not propose any changes to the overall unit count or density of Unit Q. Instead, this plat proposes adjusting the lot lines of Lots 2424 and 2425 to allow for both lots to be recategorized from the D2 (shallow-wide) lot type to the D1 (traditional) lot type. The proposed lot configuration for Lots 2424 and 2425 are consistent with the approved PAD zoning, see below.



TYPICAL 60' LOT SETBACKS
LOT CATEGORY 'D1'
N.T.S.

Additionally, this plat proposes a 9-foot-wide landscape tract adjacent to Lots 2424 and 2425, along Point Loma Drive. This landscape tract will be landscaped in accordance with the Prasada PAD and will have a plant palette that is consistent with the rest of the Sterling Grove community.

UTILITY AND SERVICES TABLE:

Electric:	Arizona Public Service
Water:	EPCOR
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	Southwest Gas
Irrigation:	Maricopa Water District
Schools:	Dysart USD

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/AC or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. This Final Plat does not propose any changes to the overall density of Unit Q – Phase 3 which is currently 3.74 gross DU/AC; the project most closely aligns with the Suburban Neighborhood type and is consistent with the General Plan in this regard. The site also lies within the 0-6 DU/AC ribbon of the Luke Air Force Base Graduated Density Concept (GDC); however, the site is integral to the larger Sterling Grove project, which is approved for 2,207 lots overall and meets the guidance offered by the GDC.

REVIEWING AGENCIES:

In addition to the standard City reviewing agencies, Luke Air Force Base and the Maricopa Water District, were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

SUMMARY:

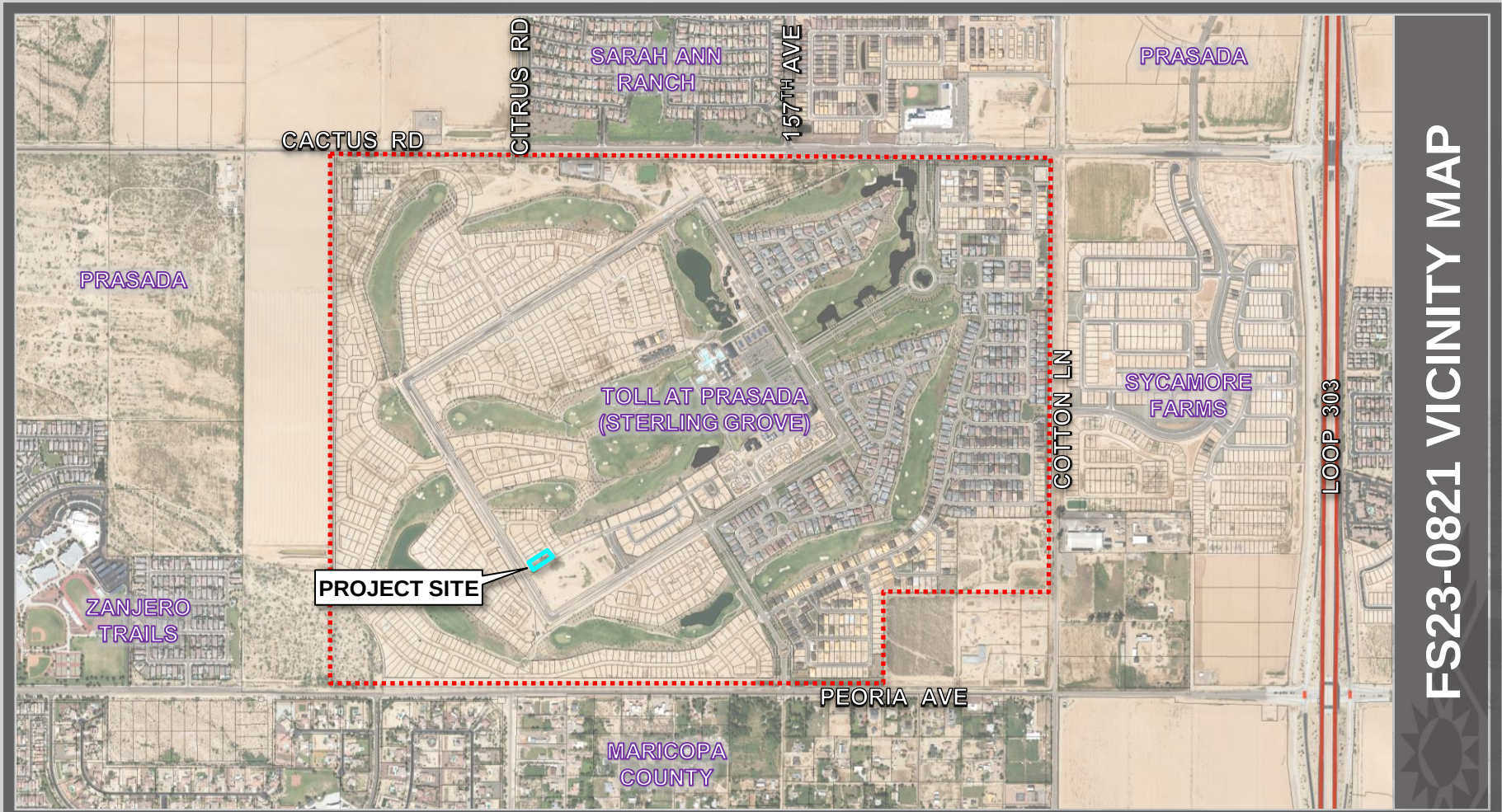
Staff concludes the subject Final Plat is consistent with the Prasada PAD and the applicable requirements of the City of Surprise Land Development Ordinance. All City reviewing departments have reviewed the request and expressed no concerns.

FINDINGS:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Prasada PAD.

- The reviewing agencies have indicated no objections.

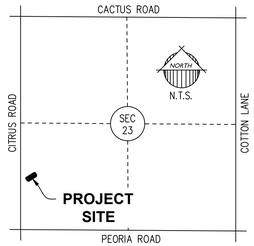
ATTACHMENTS:
01 Vicinity Map
02 Zoning Map
03 Final Plat
04 Landscape Plans
05 Luke AFB Letter
PowerPoint


FS23-0821 VICINITY MAP
CACTUS RD
CITRUS RD
SARAH ANN RANCH
157TH AVE
PRASADA
PRASADA
TOLL AT PRASADA (STERLING GROVE)
COTTON LN
SYCAMORE FARMS
LOOP 303
PROJECT SITE
ZANJERO TRAILS
PEORIA AVE
MARICOPA COUNTY


CACTUS RD
CITRUS RD
157TH AVE
COTTON LN
LOOP 303
PEORIA AVE
PAD
(SARAH ANN RANCH)
RM-6
W/ PUD
R-3
W/ PUD
C-3
W/ PUD
R-3
PAD
(PRASADA)
PAD
(PRASADA)
PAD
(PRASADA)
PAD
(SYCAMORE FARMS)
PROJECT SITE
(PAD – PRASADA)
PAD
(ZANJERO TRAILS)
FS23-0821 ZONING MAP

Final Plat
TOLL AT PRASADA, Unit Q - Phase 3 - SF
Lots 2424 & 2425 & Tract A

BEING A RE-PLAT OF LOTS 2424 & 2425, TOLL AT PRASADA, UNIT Q – PHASE 3 –SF
AS RECORDED IN BOOK 1733 OF MAPS, PAGE 3, M.C.R.
SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23,
TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN
MARICOPA COUNTY, ARIZONA



VICINITY MAP

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS: THAT TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY, "OWNER", HAS SUBDIVIDED UNDER THE NAME TOLL AT PRASADA, UNIT Q – PHASE 3 – SF LOTS 2424 & 2425 & TRACT A, BEING A RE-PLAT OF LOTS 2424 & 2425, TOLL AT PRASADA, UNIT Q – PHASE 3 –SF AS RECORDED IN BOOK 1733 OF MAPS, PAGE 3, M.C.R. SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF TOLL AT PRASADA, UNIT Q – PHASE 3 – SF LOTS 2424 & 2425 & TRACT A AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET AND EASEMENT CONSTITUTING THE SAME, AND THAT EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR AND NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

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

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

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

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

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

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

OWNER HEREBY GRANTS TO THE PUBLIC A PERPETUAL NON-EXCLUSIVE PUBLIC UTILITY ACCESS IN, UPON, OVER, UNDER, THROUGH, AND ACROSS THE AREAS DESIGNATED AS PRIVATE STREET TRACTS.

TRACT "A" IS NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE HOMEOWNERS ASSOCIATION, AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS. SAID HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING SAID TRACTS.

IN WITNESS WHEREOF, OWNERS HAVE HEREUNTO CAUSED ITS CORPORATE NAMES TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 202_.

TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY _____ DATE _____

ITS _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 202_ BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

_____
NOTARY PUBLIC DATE

_____
MY COMMISSION EXPIRES:

NOTICE OF PRASADA PRE-ANNEXATION DEVELOPMENT AGREEMENT

OWNER'S PREDECESSOR, SUBURBAN LAND RESERVE, INC., A UTAH CORPORATION, FULTON HOMES CORPORATION, AN ARIZONA CORPORATION, AND WESTCOR/SURPRISE LLC, AN ARIZONA LIMITED LIABILITY COMPANY HAVE ENTERED INTO A PRE-ANNEXATION1 DEVELOPMENT AGREEMENT DATED SEPTEMBER 12, 2006 ("AGREEMENT") WITH CITY OF SURPRISE, AN ARIZONA MUNICIPAL CORPORATION, FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON SEPTEMBER 19, 2006, AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCUMENT NO. 20061238109. AGREEMENT WAS RECENTLY AMENDED AND RECORDED ON JULY 20, 2018, AT THE MARICOPA COUNTY RECORDER'S OFFICE DOCUMENT NO. 20180551464. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT.

NOTICE OF INTERGOVERNMENTAL AGREEMENT

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

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

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

PUBLIC NOTICE

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

RELEASE OF LIABILITY

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

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

EPCOR PLAT DEDICATION

EXCEPT AS TO ANY AREAS SUBJECT TO THE EASEMENT OR EASEMENTS GRANTED TO MARICOPA WATER DISTRICT, AS DEPICTED ON THIS PLAT AND RECORDED IN THE OFFICE OF THE RECORDER, MARICOPA COUNTY, ARIZONA, A PERPETUAL WATER EASEMENT AS DESCRIBED IN THIS PLAT IS GRANTED TO EPCOR WATER ARIZONA INC., AND ITS SUCCESSORS AND ASSIGNS (COLLECTIVELY "GRANTEE"), TO CONSTRUCT, OPERATE, AND MAINTAIN WATER LINES AND APPURTENANT FACILITIES (COLLECTIVELY, "FACILITIES") UPON, ACROSS, OVER AND UNDER THE SURFACE OF THE EASEMENTS, TOGETHER WITH THE RIGHT TO OPERATE, REPAIR, REPLACE, MAINTAIN, AND REMOVE THE FACILITIES FROM THE PREMISES; TO ADD OR TO ALTER THE FACILITIES, AND TO PROVIDE GRANTEE WITH REASONABLE INGRESS AND EGRESS TO THE FACILITIES. GRANTEE WILL HAVE UNRESTRICTED ACCESS TO THE EASEMENT FOR THE ACTIVITIES DESCRIBED ABOVE AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION PRIOR TO ACCESSING THE EASEMENT WILL NOT BE REQUIRED.

GRANTOR SHALL NOT ERECT OR CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED ANY BUILDING, STRUCTURE OR SIMILAR IMPROVEMENT WITHIN THE LIMITS OF THE EASEMENT GRANTED HEREIN. GRANTOR SHALL NOT, NOR PERMIT, THE GRADE OVER GRANTEE'S FACILITIES TO BE SUBSTANTIALLY ALTERED WITHOUT, IN EACH INSTANCE, THE PRIOR WRITTEN CONSENT OF GRANTEE, AND GRANTOR AGREES THAT NO OTHER PIPES OR CONDUITS SHALL BE PLACED WITHIN THE PREMISES SUBJECT TO THE EASEMENT GRANTED HEREIN, EXCEPT PIPES CROSSING GRANTEE'S FACILITIES AT RIGHT ANGLES, IN WHICH CASE, A MINIMUM VERTICAL DISTANCE OF TWO (2) FEET (AS MEASURED FROM THE CLOSEST POINTS ON THE OUTSIDE EDGES) SHALL BE MAINTAINED BETWEEN GRANTEE'S FACILITIES AND SUCH OTHER PIPES OR CONDUITS. UNLESS GRANTEE EXPRESSLY CONSENTS IN WRITING OTHERWISE, ANY AND ALL SEWER PIPES CROSSING THE EASEMENT GRANTED HEREIN SHALL BE LAID BELOW GRANTEE'S FACILITIES. HOWEVER, GRANTOR SHALL HAVE THE RIGHT TO CONSTRUCT AND ERECT FENCES, TO INSTALL LANDSCAPING, PARKING FACILITIES AND DRIVEWAYS, AND TO ESTABLISH OTHER USES THAT ARE NOT INCONSISTENT WITH USES WITHIN THE LIMITS OF SAID EASEMENT IN A MANNER THAT WILL NOT UNREASONABLY INTERFERE WITH GRANTEE'S ACCESS TO THE FACILITIES.

GENERAL NOTES

1. SPRINKLERS ARE REQUIRED IN ALL ONE AND TWO FAMILY DWELLINGS BUILT IN AREAS WHICH DO NOT HAVE AN ADEQUATE WATER SUPPLY.
2. NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
3. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "ZONE X SHADED," BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1660L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
4. 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."
5. 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.
6. PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.
7. THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE OWNER.
8. THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS, AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
9. LANDSCAPE MAINTENANCE OF THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.
10. ZONING OF THE PROPERTY IS PER SURPRISE ZONING CASE FS17-587 OR AS SUBSEQUENTLY AMENDED.
11. THE FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAN AS APPROVED UNDER CITY OF SURPRISE CASE FS21-710.

AREA SUMMARY TABLE

DESCRIPTION	AREA (SF)	AREA (ACRES)
LOTS 2424 & 2425 (2 LOTS)	13,783	0.3164
TRACT A (1 TRACT)	2,146	0.0493
GROSS AREA	15,928	0.3657

100 YEAR ASSURED WATER SUPPLY

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

27-701007.0000 11/14/2018
CERTIFICATE NUMBER DATE

BASIS OF BEARING

THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST, BEARING SOUTH 00 DEGREES 24 MINUTES 11 SECONDS WEST PER GDACS 661-18 MCR.

NOTICE OF TOLL AT PRASADA DEVELOPMENT AND WATER DELIVERY AGREEMENT

LANDOWNER ENTERED INTO THE TOLL AT PRASADA DEVELOPMENT AND WATER DELIVERY AGREEMENT DATED JANUARY 2, 2019 ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON JANUARY 3, 2019, AT THE MARICOPA COUNTY RECORDERS' OFFICE AT 2019-0002436. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF TOLL PRASADA LLC, AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 7 AND SECTION 9, UPON REASONABLE REQUEST.

DATED THIS _____ DAY OF _____, 202_.

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

BY: _____ BY: _____
CHRISTINE CAIN GLEN VORTHERMS

ITS: PROPERTY & CONTRACTS MANAGER ITS: ASSISTANT SECRETARY

TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____ _____

ITS: _____

ENGINEER

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

OWNER/DEVELOPER

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

SHEET INDEX

1 COVER SHEET
2 LOT AREA TABLE, TRACT AREA & USAGE TABLE, CURVE TABLE, LINE TABLE & FINAL PLAT PLAN SHEET

HOMEOWNERS ASSOCIATION RATIFICATION

KNOW ALL MEN BY THESE PRESENTS: THAT STERLING GROVE COMMUNITY ASSOCIATION, INC., AN ARIZONA NONPROFIT CORPORATION, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS PLAT FOR "TOLL AT PRASADA, UNIT Q – PHASE 3 – SF LOTS 2424 & 2425 & TRACT A" AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS PLAT.

IN WITNESS WHEREOF, STERLING GROVE COMMUNITY ASSOCIATION, INC. HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF_____, 202_.

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

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 202_ BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

_____
NOTARY PUBLIC DATE

_____
MY COMMISSION EXPIRES:

CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 202_, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED _____ _____
CITY ENGINEER DATE

CITY OF SURPRISE COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA, THIS _____ DAY OF _____, 202_.

ATTEST:

_____ _____
MAYOR DATE

_____ _____
CITY CLERK DATE

CERTIFICATION

I, ROBERT A. JOHNSTON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF AUGUST, 2023; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL MONUMENTS ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ROBERT A. JOHNSTON, RLS 37495
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, STE. 120
MESA, ARIZONA 85201
PHONE: (480) 503-2250
FAX: (480) 503-2258

DATE OF PREPARATION: 08/25/23 (REVISED OCTOBER 25, 2023)

CASE NUMBER: FS23-0821

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

EPS GROUP

Project: Toll at Prasada, Unit Q - Phase 3 - SF
Lots 2424 & 2425 & Tract A Re-plat
SURPRISE, ARIZONA

Final Plat

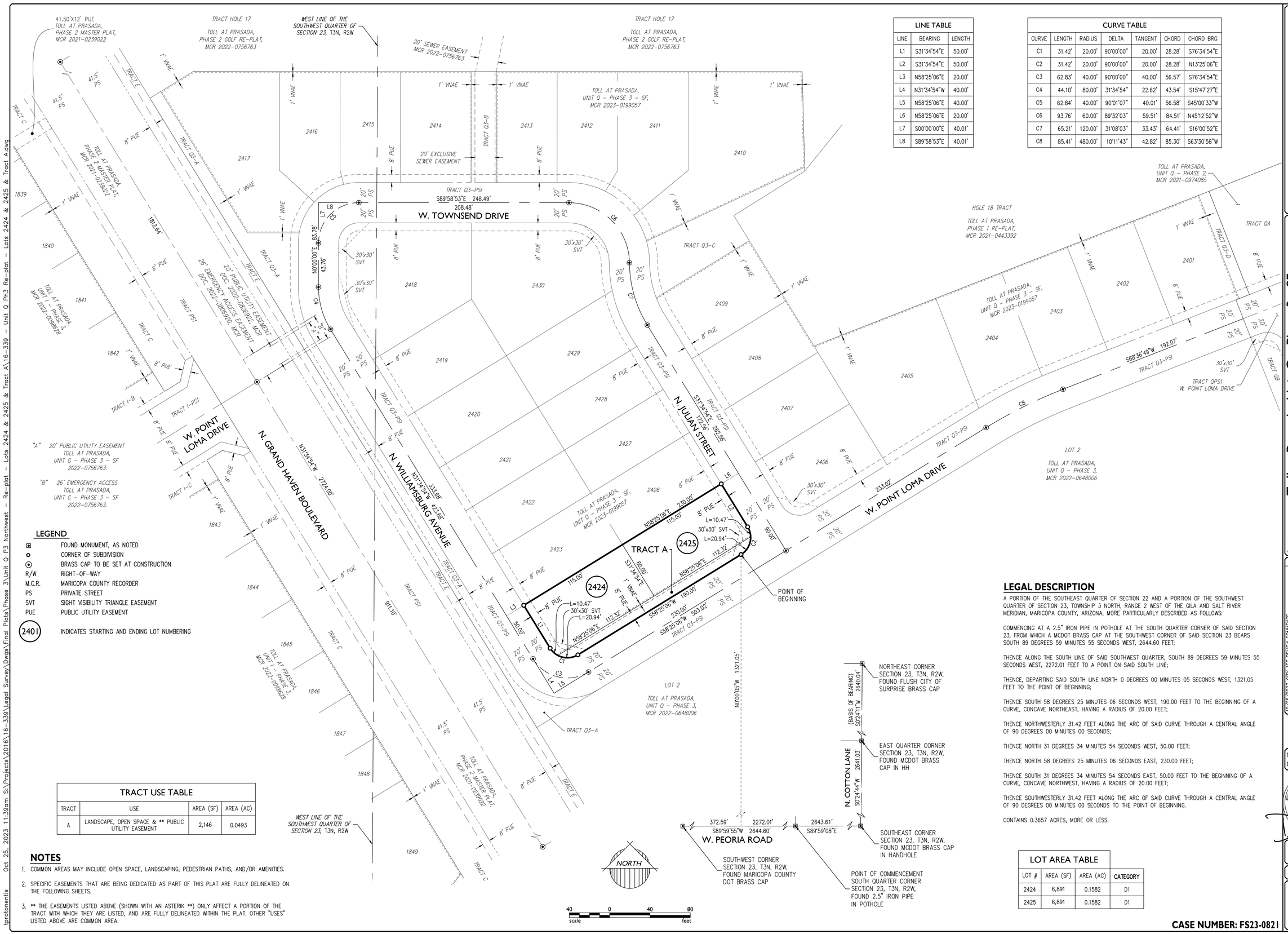
Revisions:
10/25/2023 CITY 1ST REVIEW COMMENTS

Designer: RAJ
Drawn by: TJP

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A.
JOHNSTON
Date Signed 10-25-23

Job No. 16-339
FP01
Sheet No. 1 of 2

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LINE TABLE		
LINE	BEARING	LENGTH
L1	S31°34'54"E	50.00'
L2	S31°34'54"E	50.00'
L3	N58°25'06"E	20.00'
L4	N31°34'54"W	40.00'
L5	N58°25'06"E	40.00'
L6	N58°25'06"E	20.00'
L7	S00°00'00"E	40.01'
L8	S89°58'53"E	40.01'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	31.42'	20.00'	90°00'00"	20.00'	28.28'	S76°34'54"E
C2	31.42'	20.00'	90°00'00"	20.00'	28.28'	N13°25'06"E
C3	62.83'	40.00'	90°00'00"	40.00'	56.57'	S76°34'54"E
C4	44.10'	80.00'	31°34'54"	22.62'	43.54'	S15°47'27"E
C5	62.84'	40.00'	90°01'07"	40.01'	56.58'	S45°00'33"W
C6	93.76'	60.00'	89°32'03"	59.51'	84.51'	N45°12'52"W
C7	65.21'	120.00'	31°08'03"	33.43'	64.41'	S16°00'52"E
C8	85.41'	480.00'	10°11'43"	42.82'	85.30'	S63°30'58"W

LEGEND

▣	FOUND MONUMENT, AS NOTED
○	CORNER OF SUBDIVISION
⊙	BRASS CAP TO BE SET AT CONSTRUCTION
R/W	RIGHT-OF-WAY
M.C.R.	MARICOPA COUNTY RECORDER
PS	PRIVATE STREET
SVT	SIGHT VISIBILITY TRIANGLE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
(2401)	INDICATES STARTING AND ENDING LOT NUMBERING

"A" 20' PUBLIC UTILITY EASEMENT TOLL AT PRASADA, UNIT G - PHASE 3 - SF 2022-0756763.

"B" 26' EMERGENCY ACCESS TOLL AT PRASADA, UNIT G - PHASE 3 - SF 2022-0756763.

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE, OPEN SPACE & ** PUBLIC UTILITY EASEMENT	2,146	0.0493

NOTES

1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS, AND/OR AMENITIES.
2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.
3. ** THE EASEMENTS LISTED ABOVE (SHOWN WITH AN ASTERIK **) ONLY AFFECT A PORTION OF THE TRACT WITH WHICH THEY ARE LISTED, AND ARE FULLY DELINEATED WITHIN THE PLAT. OTHER "USES" LISTED ABOVE ARE COMMON AREA.

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22 AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 2.5" IRON PIPE IN POTHOLE AT THE SOUTH QUARTER CORNER OF SAID SECTION 23, FROM WHICH A MCDOT BRASS CAP AT THE SOUTHWEST CORNER OF SAID SECTION 23 BEARS SOUTH 89 DEGREES 59 MINUTES 55 SECONDS WEST, 2644.60 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SOUTH 89 DEGREES 59 MINUTES 55 SECONDS WEST, 2272.01 FEET TO A POINT ON SAID SOUTH LINE;

THENCE, DEPARTING SAID SOUTH LINE NORTH 0 DEGREES 00 MINUTES 05 SECONDS WEST, 1321.05 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 58 DEGREES 25 MINUTES 06 SECONDS WEST, 190.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 20.00 FEET;

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

THENCE NORTH 31 DEGREES 34 MINUTES 54 SECONDS WEST, 50.00 FEET;

THENCE NORTH 58 DEGREES 25 MINUTES 06 SECONDS EAST, 230.00 FEET;

THENCE SOUTH 31 DEGREES 34 MINUTES 54 SECONDS EAST, 50.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHWESTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS TO THE POINT OF BEGINNING.

CONTAINS 0.3657 ACRES, MORE OR LESS.

LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	CATEGORY
2424	6,891	0.1582	D1
2425	6,891	0.1582	D1

CASE NUMBER: FS23-0821

EPS GROUP
1130 N Alma School Rd., Suite 120
Mesa, AZ 85201
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

Project: Toll at Prasada, Unit Q - Phase 3 - SF
Lots 2424 & 2425 & Tract A Re-plat
SURPRISE, ARIZONA

Final Plat

Revisions:
10/25/2023 CITY 1ST REVIEW COMMENTS

Designer: RAJ
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REGISTERED LAND SURVEYOR
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37495
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Date Signed 10-25-23

Job No.
16-339
FP03
Sheet No.
2
of 2

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Prasada - Unit Q Phase 3 - SF

WEST OF COTTON LANE , SOUTH OF CACTUS ROAD.
CITY OF SURPRISE LANDSCAPE PLANS

GENERAL NOTES:

1. THESE CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. IT IS THE GOAL OF THE DOCUMENTS THAT THE WORK IS TO BE COMPLETED WITHOUT CHANGE ORDERS. ALL QUANTITIES SHOWN IN THE DOCUMENTS ARE ESTIMATES ONLY AND ARE NOT GUARANTEED; THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER TO FULFILL THE INTENT OF THE DESIGN DRAWINGS.
2. INTERPRETATION OF THE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE "AUTHOR" OR "ARCHITECT/ENGINEER-OF-RECORD" OF THE RESPECTIVE DOCUMENT AND SHALL BE CONSIDERED FINAL. ANY POSSIBLE AMBIGUITY SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE "ARCHITECT/ENGINEER-OF-RECORD" PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE "ARCHITECT/ENGINEER-OF-RECORD" AS THE CORRECT AND FINAL INTERPRETATION.
3. ANY INCIDENTAL INSTALLATION PROCEDURE, MATERIAL OR EQUIPMENT, NOT MENTIONED IN THESE CONSTRUCTION DOCUMENTS, THE SPECIFICATIONS NOR SHOWN ON THE PLANS, WHICH MAY BE NECESSARY FOR COMPLETION AND SATISFACTORY OPERATION OF THE DESIGN SYSTEM SHALL BE FURNISHED AND INSTALLED (AS BASED ON INDUSTRY STANDARDS) AS THOUGH SHOWN OR PROVIDED FOR.
4. EXISTING CONDITIONS AND BASE INFORMATION ARE BASED ON PLANS PREPARED BY: CIVIL ENGINEER.
5. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD A CONFLICT ARISE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
7. FOR UNDERGROUND UTILITY COORDINATION AND 48 HOURS PRIOR TO START OF CONSTRUCTION (DEPENDING ON AREA OR JURISDICTION), THE CONTRACTOR SHALL CONTACT:
   A) BLUE STAKE (ARIZONA) 1-800-782-5348
   B) UNDERGROUND SERVICES ALERT (USA) 1-800-227-2600
   C) ARIZONA PUBLIC SERVICE 1-800-240-2014
8. THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND THE CHANGE ORDERS AS ASSOCIATED WITH THESE CONSTRUCTION DOCUMENTS.
9. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THESE CONSTRUCTION DOCUMENTS OR SHOULD THERE BE ANY DISCREPANCIES, HE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING FURTHER.
10. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND PER GOVERNING CODES AND/OR ORDINANCES.
11. THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS PRIOR TO THE START OF WORK.
13. BEFORE WORK BEGINS ON THE PROJECT, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
14. THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF WORK.
15. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
16. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAWS AND/OR REGULATIONS PERTAINING TO THE PROJECT.
17. THE CONTRACTOR SHALL PROPERLY COORDINATE HIS WORK WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
18. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT CONSTRUCTION.
19. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS. DAMAGE OCCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
20. MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK BY OTHERS. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.

PLANTING GENERAL NOTES:

1. THE CONTRACTOR SHALL REVIEW PLANTING PLAN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS HE DEEMS UNACCEPTABLE. SEE SPECIFICATIONS.
3. THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANT MATERIAL AS SPECIFIED ON THE PLANTING PLANS, HOWEVER, SHOULD THE PLANT MATERIAL BE TEMPORARILY UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL 5 GALLON NURSERY BUCKETS WITH IRRIGATION AT EACH PLANT LOCATION. AS THE PLANT MATERIAL BECOMES AVAILABLE, THE 5 GALLON BUCKETS SHALL BE REMOVED AND PLANT MATERIAL INSTALLED.
4. ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY DESIGN/BUILDER AND/OR THE LANDSCAPE ARCHITECT.
5. LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS.
6. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
7. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE.
8. WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT, SEE HARDPAN DETAIL.
9. REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
10. TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS / FIRE HYDRANTS, 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM WALKS, CURBS AND WALLS. SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALKS.
11. ALL SPECIMEN TREES, SHRUBS AND CACTI SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
12. THE CONTRACTOR SHALL INSTALL "SHAWTOWN ROOT BARRIER PANELS" (OR APPROVED EQUAL) AT ALL TREES WITHIN 7'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
13. THE CONTRACTOR SHALL INSTALL ARBOR GUARDS AT ALL TREES LOCATED IN TURF AREAS.
14. ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
15. ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
16. THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION.
17. CACTI SHALL BE PLANTED A MINIMUM OF 3'-0" AWAY FROM ALL PEDESTRIAN ROUTES.
18. CACTI SHALL BE WELL ROOTED AND NON-SCARRED.
19. PLANT MATERIAL MARKED 'SALVAGE' SHALL BE SELECTED FROM ON-SITE SALVAGE INVENTORY. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
20. IN DISTURBED AREAS INDICATED TO RECEIVE REVEGETATION HYDROSEED AND/OR PLANTING, THE CONTRACTOR SHALL MATCH EXISTING NATURAL DESERT STONE GROUND COVER CONDITIONS ADJACENT TO THE PROJECT.
21. NATIVE REVEGETATION AREAS AND PLANTER BEDS SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD DEBRIS.
22. THE CONTRACTOR SHALL PROVIDE A 50'-0" BY 50'-0" TYPICAL MOCK-UP OF NATIVE REVEGETATION AREAS FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
23. ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.

INERT GENERAL NOTES:

ANGULAR GRANITE RIP-RAP

1. INSTALL GRANITE RIP-RAP IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS (TYPICAL). REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR COLOR AND SIZE OF GRANITE RIP-RAP.
2. THE CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
3. THE CONTRACTOR SHALL REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.

DECOMPOSED GRANITE

1. DECOMPOSED GRANITE IS REQUIRED IN ALL PLANTING AREAS, EXCEPT AREAS OF TURF AND GRANITE RIP-RAP, AND SHALL EXTEND UNDER PLANT MATERIAL UNLESS NOTED OTHERWISE ON PLANS. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND.
2. ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF DECOMPOSED GRANITE, THROUGHOUT (TYPICAL).
3. CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

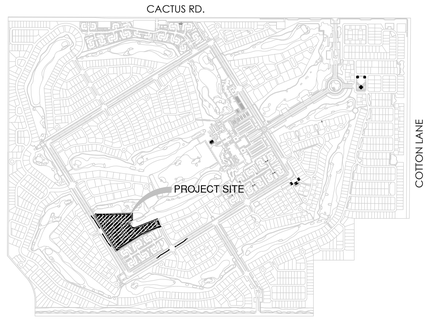
IRRIGATION GENERAL NOTES:

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL.
2. THE LANDSCAPE CONTRACTOR SHALL SUBMIT FULL PIPING PLANS, AFTER FIELD VERIFICATION, DEPICTING POINT OF CONNECTION, METER LOCATION AND SIZE, BACKFLOW PREVENTER LOCATION AND SIZE, AND PIPE ROUTING AND SIZES.
3. THE LANDSCAPE CONTRACTOR SHALL INSTALL THE SPECIFIED SYSTEM IN ACCORDANCE WITH THE ATTACHED SCHEDULES, NOTES, DETAILS, AND SPECIFICATIONS.
4. THE LANDSCAPE CONTRACTOR TO SITE VERIFY PRESSURE AND NOTIFY LANDSCAPE ARCHITECT OF ANY DIFFERENCES PRIOR TO INSTALLATION OR ORDERING OF MATERIALS. IF CONTRACTOR FAILS TO NOTIFY LANDSCAPE ARCHITECT, HE IS FINANCIALLY RESPONSIBLE FOR ANY NECESSARY SYSTEM ALTERATIONS THAT RESULT.
5. THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY EXISTING TAP LOCATIONS. INSTALL NEW METERS PER THE ATTACHED IRRIGATION SCHEDULE.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ASPHALT AND CONCRETE AS REQUIRED FOR SLEEVE INSTALLATION ACCORDING TO THE IRRIGATION SCHEDULE.
7. CONTROLLER TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. CONTROLLER SIZE AND QUANTITIES TO BE DETERMINED BY THE VALVE REQUIREMENTS AND POINTS OF CONNECTION. INSTALL ONE (1) CONTROLLER AT EACH POINT OF CONNECTION.
8. INSTALL PVC MAINLINE AND LATERALS ACCORDING TO THE IRRIGATION AND PIPING SCHEDULES.
9. ALL VALVE FLOWS SHALL NOT EXCEED MANUFACTURER'S SPECIFICATIONS.
10. VALVE BOXES SHALL BE SQUARE TO ADJACENT WALKS OR CURBS AND FLUSH WITH THE FINAL GRADE.
11. WORK SHALL CONFORM TO ALL CONSTRUCTION CODES AND REGULATIONS.
12. THE LANDSCAPE CONTRACTOR SHALL INSTALL GREEN VALVE BOXES IN TURF AREAS AND TAN VALVE BOXES IN DECOMPOSED GRANITE AREAS (TYPICAL).
13. REFER TO THE IRRIGATION NOTES FOR THE CALCULATED PRESSURE AT THE WATER METER. REFER TO NOTE #4 IF PRESSURE DIFFERS FROM THAT NOTED.
14. THE LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING ON PROJECT TO VERIFY INSTALLATION CONDITIONS.
15. PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL CONTACT BLUE STAKE TO VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES THAT MAY BE EFFECTED BY HIS WORK, AND HE SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF HIS IRRIGATION INSTALLATION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER AND/OR THE OWNER'S REPRESENTATIVE FOR ANY DESIGN CHANGES MADE AS A RESULT OF DEVIATION BY THE CONTRACTOR FROM THE PLANS AND 3D SPECIFICATIONS OR DUE TO ERRORS, FAULTY MATERIAL OR FAULTY WORKMANSHIP.
17. INSTALL ALL MAINLINES WITH A MINIMUM OF 20" OF COVER.
18. INSTALL ALL LATERALS WITH A MINIMUM OF 12" OF COVER.
19. ALL PIPE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND ASTM STANDARD D 2774.
20. ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. USE LIQUID TEFLON ON METAL PIPE THREADS ONLY.
21. FLUSHING OF ALL LINES PRIOR TO INSTALLATION OF SPRINKLERS AND EMITTERS IS REQUIRED.
22. INSTALL ALL SPRINKLERS, EMITTERS, AND RELATED MATERIAL PER IRRIGATION SYSTEM SPECIFICATIONS AND DETAILS.
23. INSTALL ALL ELECTRICAL JOINTS WITH 3-M WATERPROOF CONNECTORS.
24. ALL ELECTRICAL CONNECTIONS SHALL BE MADE AT THE REMOTE CONTROL VALVE BOXES, CONTROLLER ENCLOSURES AND VALVE BOXES SPECIFICALLY FOR ELECTRICAL CONNECTIONS.
25. A CERTIFIED ELECTRICIAN SHALL BE RESPONSIBLE FOR INSTALLING ALL WIRING FROM THE CIRCUIT BREAKER AT THE 120 VOLT SOURCE LOCATION TO AUTOMATIC CONTROLLER.
26. ALL 120 VOLT VOLT POWER WIRE TO BE INSTALLED PER LOCAL CODE AND THE N.E.C.
27. INSTALL ALL VALVE WIRING IN MAINLINE TRENCH AS DETAILED.
28. INSTALL ALL REMOTE CONTROL VALVES AT HEIGHT INDICATED ON DETAILS, AS HIGH AS POSSIBLE BUT ALLOWING CLEARANCE BETWEEN VALVE BOX LID AND FLOW CONTROL HANDLE ON REMOTE CONTROL VALVE.
29. INSTALL ALL MAINLINE GATE VALVES IN A ROUND PLASTIC VALVE BOX PER DETAILS.
30. ALL PVC SOLVENT WELD FITTINGS SHALL BE LASCO OR APPROVED EQUAL.
31. THE MAINLINE, LATERAL PIPE, AND VALVES ARE SHOWN SCHEMATICALLY AND SHALL BE INSTALLED WITHIN THE LANDSCAPE AREA, OUTSIDE R.O.W. AND P.U.E., ADJACENT TO SIDEWALK OR CURB AND OFFSET 18" WHEREVER POSSIBLE.
32. SUPPLY THE FOLLOWING MATERIAL TO THE OWNER:
   A) TWO WRENCHES FOR DISASSEMBLY AND ADJUSTING OF EACH TYPE OF SPRINKLER HEAD AND VALVE SUPPLIED.
   B) TWO KEYS FOR EACH OF THE CONTROLLERS.
   C) TWO COUPLERS WITH MATCHING HOSE BIBS AND SHUT-OFF VALVE.
   D) TWO VALVE BOX KEYS.
33. ALL MAINLINE FITTINGS FOR PIPE 3" AND LARGER SHALL BE CAST OR DUCTILE IRON FOR PVC: SCHEDULE 80 PVC FOR 2 1/2" AND SMALLER.
34. ALL MAINLINE PIPE SHALL BE A MINIMUM OF SCHEDULE 40.
35. SLEEVES SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE LINE SIZE.
36. ALL MAINLINE AND IRRIGATION EQUIPMENT SHALL BE PLACED IN THE LANDSCAPED AREAS.
37. CONTROLLER WIRES THAT ARE DIRECT BURIED SHALL BE #14 OR BETTER, BUNDLED OR WRAPPED A MINIMUM OF EVERY TWELVE (12') FEET. DURING INSTALLATION WIRES SHALL HAVE A 24" LOOP TIED IN ALL DIRECTION CHANGES GREATER THAT 30 DEGREES AND BE UNTIED PRIOR TO TRENCH FILL IN.
38. DRIP SYSTEM FLUSH CAPS SHALL BE PLACED IN A VALVE BOX AT THE END OF ALL DRIP LATERAL RUNS, AS DESCRIBED ON THE DRAWINGS.
39. ALL VALVES, PRESSURE REGULATORS AND OTHER DEVICES SHALL BE PLACED IN AN APPROPRIATELY SIZED VALVE BOX WITH A MINIMUM OF TWO (2') INCHES OF PEA GRAVEL.
40. PRIOR TO PLACING ANY IRRIGATION SYSTEM IN SERVICE, AN ARIZONA CERTIFIED BACKFLOW DEVICE TESTER SHALL TEST THE BACKFLOW PREVENTION DEVICE AND GIVE A COPY OF THE PASSED TEST RESULTS TO THE MARICOPA COUNTY INSPECTOR OR MAIL IT TO THE MARICOPA COUNTY DEPARTMENT OF PUBLIC WORKS INSPECTION STATION.
41. AFTER INITIAL TESTING, ALL BACKFLOW DEVICES SHALL BE TESTED ANNUALLY.
42. BACKFLOW DEVICES SHALL BE A MINIMUM OF TWO (2') FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER SERVICE LINE.
43. ALL BACKFLOW PREVENTION DEVICES SHALL HAVE A MINIMUM 24"x36"x4" CLASS B CONCRETE SLAB WITH PIPE SLEEVES. IF A SECURITY CAGE IS INSTALLED, CONCRETE SHALL BE SIX (6') INCHES LARGER ON ALL SIDES THAN THE SECURITY CAGE.
44. ALL PIPE CROSSINGS IN THE RIGHT-OF-WAY SHALL BE MARKED ON EACH SIDE OF THE CURB WITH A NON-DESTRUCTIBLE MARKING.

GRADING GENERAL NOTES:

1. CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. REVIEW ENGINEERS PLAN FOR DRAINAGE.
2. FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT.
3. LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING.
4. GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:
   A) FINE GRADING OF EXISTING ROUGH GRADES IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREA.
   B) IMPORTING AND PLACING "OFF-SITE 3/8" MINUS TOPSOIL" IN THE FOLLOWING AREAS:
      i) TURF, AND ANNUAL AREAS (6" DEPTH).
      ii) PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
5. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CALICHE ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER. THE OWNER AND CONTRACTOR SHALL COORDINATE A SUITABLE LOCATION ON SITE TO DISPOSE OF THE CAUCHE MATERIAL. SHOULD A SUITABLE LOCATION ON SITE NOT EXIST, THE OWNER SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH REMOVAL AND DISPOSAL OF THE CALICHE.
6. FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1.5" BELOW ADJACENT PAVING UNLESS NOTED OTHERWISE.
7. REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDULATING GROUND PLANE.

SITE MAP:



CITY OF SURPRISE LANDSCAPE NOTES:

1. ALL LANDSCAPE AND IRRIGATION INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR OTHER CITY MAINTAINED AREAS SHALL BE INSTALLED PER THE APPROVED PLANS, ALL LANDSCAPING APPROVED AS A PART OF THE SITE PLAN PROCESS SHALL BE INSTALLED PER THE APPROVED PLANS. ANY DEVIATIONS TO THE APPROVED PLANS REQUIRED CITY APPROVAL.
2. PERMITS ARE REQUIRED FOR ELECTRICAL CONNECTIONS, INCLUDING ELECTRIC METER INSTALLATION, BACKFLOW PREVENTERS, AND WORK WITHIN THE CITY RIGHT-OF-WAY OR CITY DEDICATED PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THESE PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.
3. ALL IRRIGATION LINES, 1 INCH OR GREATER, WITHIN THE RIGHT-OF-WAY SHALL BE SHOWN ON THE WATER PLANS. A PERMIT IS REQUIRED FOR THIS WORK AND IS SUBJECT TO INSPECTION BY THE CITY OF SURPRISE CIVIL INSPECTOR.
4. ONLY PLANTS ON THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) PHOENIX ACTIVE MANAGEMENT AREA LOW WATER USE DROUGHT TOLERANT PLANT LIST ARE TO BE USED WITHIN CITY RIGHTS-OF-WAY.
5. ALL TREES WILL BE MEASURED AND HAVE A MINIMUM CALIPER SIZE AS DEFINED IN THE ARIZONA NURSERY ASSOCIATION'S CONTAINER GROWN TREE GUIDE. IN NO CASE WILL THE CALIPER BE LESS THAN 2 INCHES (MEASURED 18 INCHES FROM THE GROUND). THE HEIGHT OF THE TREE SHALL BE A MINIMUM OF 7 FEET.
6. THE COMMUNITY DEVELOPMENT PLANNING DIVISION AND PUBLIC WORKS LANDSCAPE DIVISION MAY SELECT AND TAG TREES AT THE NURSERY LOCATION AND WILL REVIEW AT PROJECT SITE PRIOR TO INSTALLATION.
7. ALL MEDIANS ARE TO BE DECOMPOSED GRANITE, UNLESS OTHERWISE APPROVED; AND SHALL BE FINISH GRADED TO SLOPE FROM THE CURB LINE TO THE PLANTS. MEDIAN NOSES LESS THAN 3-FOOT WIDE ARE TO HAVE 1 1/2" - 3" DECOMPOSED GRANITE (PIT RUN ROCK) MIX.
8. TREE ROOT BARRIERS ARE REQUIRED WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS. REFERENCE EDS 8-14
9. ALL TREES ARE TO BE LOCATED A MINIMUM OF 12 FEET FROM THE WALLS FOR WELL SITES, WATER SUPPLY FACILITIES, LIFT STATIONS, AND WATER RECLAMATION FACILITIES.
10. TREES LOCATED IN MEDIANS MAY BE ALLOWED A MINIMUM OF SEVEN FEET FROM THE CURB. TREES MUST BE CENTERED IN MEDIANS LESS THAN 14' WIDE.
11. ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY FIRE HYDRANT, WATER METER, OR VAULT.
12. LANDSCAPING, AT FULL GROWTH, SHALL NOT IMPEDE PEDESTRIAN OR VEHICULAR TRAFFIC. ALL LANDSCAPING SHOWN ON PLANS SHALL BE SHOWN MATURE SIZE.
13. TREES CANNOT BE REMOVED FROM THE RIGHT-OF-WAY WITHOUT WRITTEN AUTHORIZATION FROM THE PUBLIC WORKS AND COMMUNITY DEVELOPMENT DEPARTMENTS.
14. THE TYPE, COLOR, AND SIZE OF BRICK PAVERS THAT MAY BE USED FOR CITY MEDIANS IN THE CITY OF SURPRISE RIGHT-OF-WAY SHALL BE APPROVED BY THE COMMUNITY DEVELOPMENT PLANNING DIVISION.
15. UTILITY BOXES, METERS, VAULTS, ETC. ARE TO BE LOCATED IN THE RIGHT-OF-WAY OR UTILITY EASEMENT ALONG THE SIDES OF THE ROADS AND NEVER IN THE MEDIAN. HOWEVER, IRRIGATION VALVE BOXES MAY BE LOCATED IN THE MEDIAN PLANTING AREA.
16. DEVELOPERS SHALL USE ONLY IRRIGATION EQUIPMENT THAT IS COMPATIBLE WITH THE EXISTING EQUIPMENT. THE DEVELOPER SHALL REFER TO THE CITY OF SURPRISE FOR THE APPROVED LIST OF EQUIPMENT. EQUIPMENT MANUFACTURED BY HUNTER INDUSTRIES, IS COMPATIBLE WITH THE CITY'S INVENTORY AND HUNTER EQUIPMENT, OR AN APPROVED EQUAL, SHALL BE USED. SOLAR CONTROLLERS ARE PREFERRED AND SHALL BE DIG, LEIT SERIES, POST MOUNTED SOLAR CONTROLLER OR AN APPROVED EQUAL.
17. ALL CONTROLLERS, METERS, ETC. MUST BE ENCLOSED BY LOCKING PROTECTIVE COVERS AND SCREENED FROM VIEW.
18. ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.
19. MARKING TAPE LABELED AS "RECLAIMED WATER" IS REQUIRED ON IRRIGATION SYSTEMS THAT USE OR MAY USE RECLAIMED WATER IN THE FUTURE.
20. PURPLE MARKER BALLS SHALL BE INSTALLED ON ALL IRRIGATION MAINLINES FOUR INCHES AND LARGER WITHIN THE PUBLIC RIGHT-OF-WAY AT ALL FITTINGS AND EVERY 200 FEET IF THE DISTANCE BETWEEN FITTINGS IS GREATER THAN 200 FEET.
21. LANDSCAPE AREAS THAT ARE TO BE MAINTAINED BY THE CITY SHALL HAVE SEPARATE WATER METERS AND ELECTRIC OR SOLAR CONTROLLERS, AS APPROVED BY THE CITY.
22. A CITY APPROVED BACKFLOW PREVENTER IS REQUIRED FOR IRRIGATION SERVICES, FOR POTABLE WATER, NON-POTABLE WATER AND RECLAIMED WATER AND SHALL MEET EPA LOW LEAD STANDARDS.
23. ALL IRRIGATION MAINLINES AND LATERALS SHALL BE SCHEDULE 40, ALL RISERS, TEES, AND OTHER FIXTURES SHALL BE SCHEDULE 80 IN THE RIGHT-OF-WAY. ALL IRRIGATION MAINLINES IN THE RIGHT-OF-WAY SHALL BE SLEEVED. THE MINIMUM SLEEVE SIZE IS 5 INCHES.
24. ALL TREES WITH AN UPRIGHT GROWTH HABIT, SUCH AS OAK AND ELM TREES, WHICH ARE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR ADJACENT TO A PEDESTRIAN PATH, SHALL HAVE THEIR MAIN LEADERS INTACT.
25. THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.

CITY OF SURPRISE ENGINEERING NOTES:

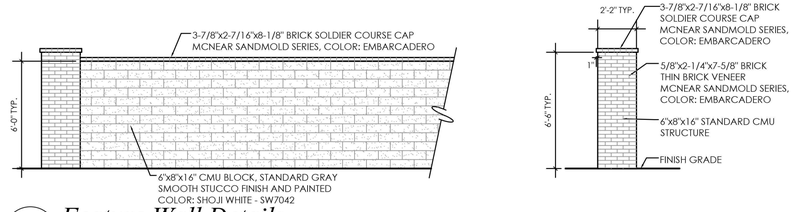
1. ALL SVT'S WILL COMPLY WITH EDS DETAIL 4-01 AND 4-02
2. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02. TREES, SHRUBS, AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES, PER SURPRISE EDS DETAIL 4-01.

HARDSCAPE GENERAL NOTES:

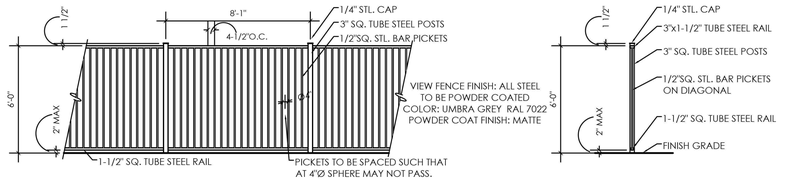
1. FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
2. REFER TO CIVIL PLANS PREPARED BY EPS GROUP ENGINEERS FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROLS.
3. ALL DETAILS SHALL BE REVIEWED BY A STRUCTURAL ENGINEER AND MODIFIED (IF NECESSARY) PRIOR TO CONSTRUCTION.
4. ALL DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE CIVIL PLAN SUBMITTED BY EPS GROUP ENGINEERS. SHOULD DISCREPANCIES OCCUR, FIELD REVISIONS SHALL BE REQUIRED.
5. THE CONTRACTOR SHALL HAVE SIDEWALK SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. IN ADDITION TO SUBMITTING MATERIAL SAMPLES OF ALL SITE RELATED MATERIALS, THE CONTRACTOR SHALL PREPARE A 4'X4' SAMPLE PANEL FOR EACH TYPE OF CONSTRUCTION, I.E., A) CONCRETE PAVERS, B) EXPOSED AGGREGATE PAVING, C) INTEGRAL COLORED CONCRETE, ETC., FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO FINAL CONSTRUCTION.
7. UNLESS NOTED OTHERWISE ON CONSTRUCTION DOCUMENTS OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" WIDE, 4" THICK, 3,000 PSI CONCRETE ON COMPACTED BASE WITH CONSTRUCTION JOINTS AT 5'-0" ON CENTER AND EXPANSION JOINTS AT 20'-0" ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SKID FINISH WITH 1/2" RADIUS TOOLED EDGES.
8. RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
9. THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. SHOULD DISCREPANCIES EXIST, CONTRACTOR

WALL LEGEND UNIT Q PH.3B SINGLE FAMILY

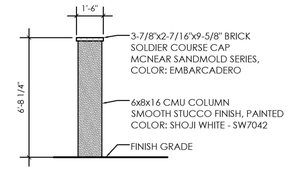
- - - FEATURE WALL (1,133 LF)
..... FULL VIEW FENCE (1,165 LF)
● DUALLY WALL COLUMN (14)
■ FEATURE WALL COLUMN (21)



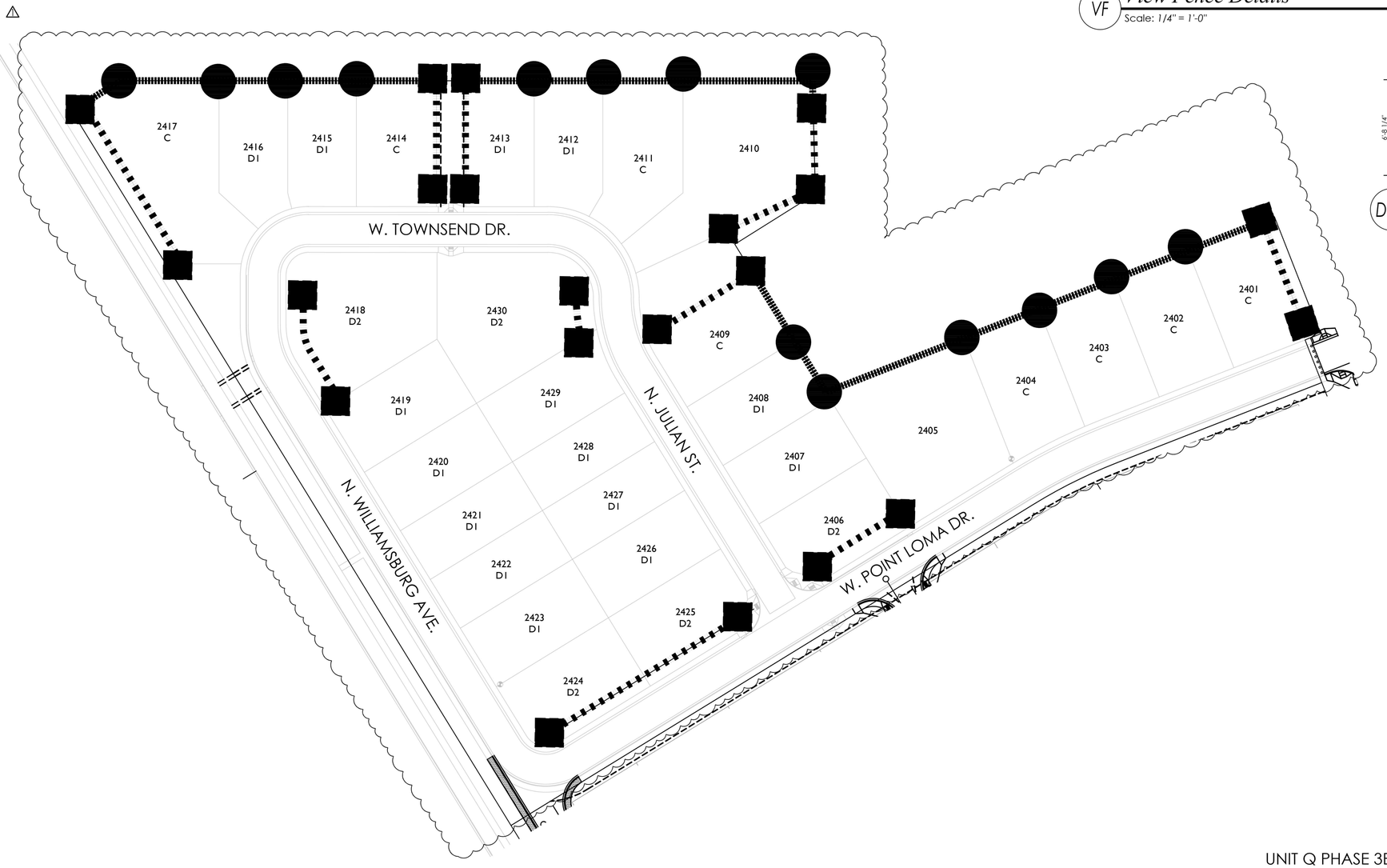
FW *Feature Wall Details*
Scale: 1/4" = 1'-0"



VF *View Fence Details*
Scale: 1/4" = 1'-0"



DFC *Dually Wall Feature Column*
Scale: 1/4" = 1'-0"



UNIT Q PHASE 3B WALL PLAN

0' 50' 100' 150'
Scale: 1" = 50'-0"

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PROFESSIONAL LANDSCAPE ARCHITECT
CERTIFICATE NO.
66419
LOGAN S. SOWERS
ARIZONA U.S.A.
EXPIRES 06-30-24

STERLING GROVE
UNIT Q - PHASE 3 - SF
LANDSCAPE CONSTRUCTION DOCUMENTS
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

REVISIONS:
1 11-03-2023
Replat - Added Tracts

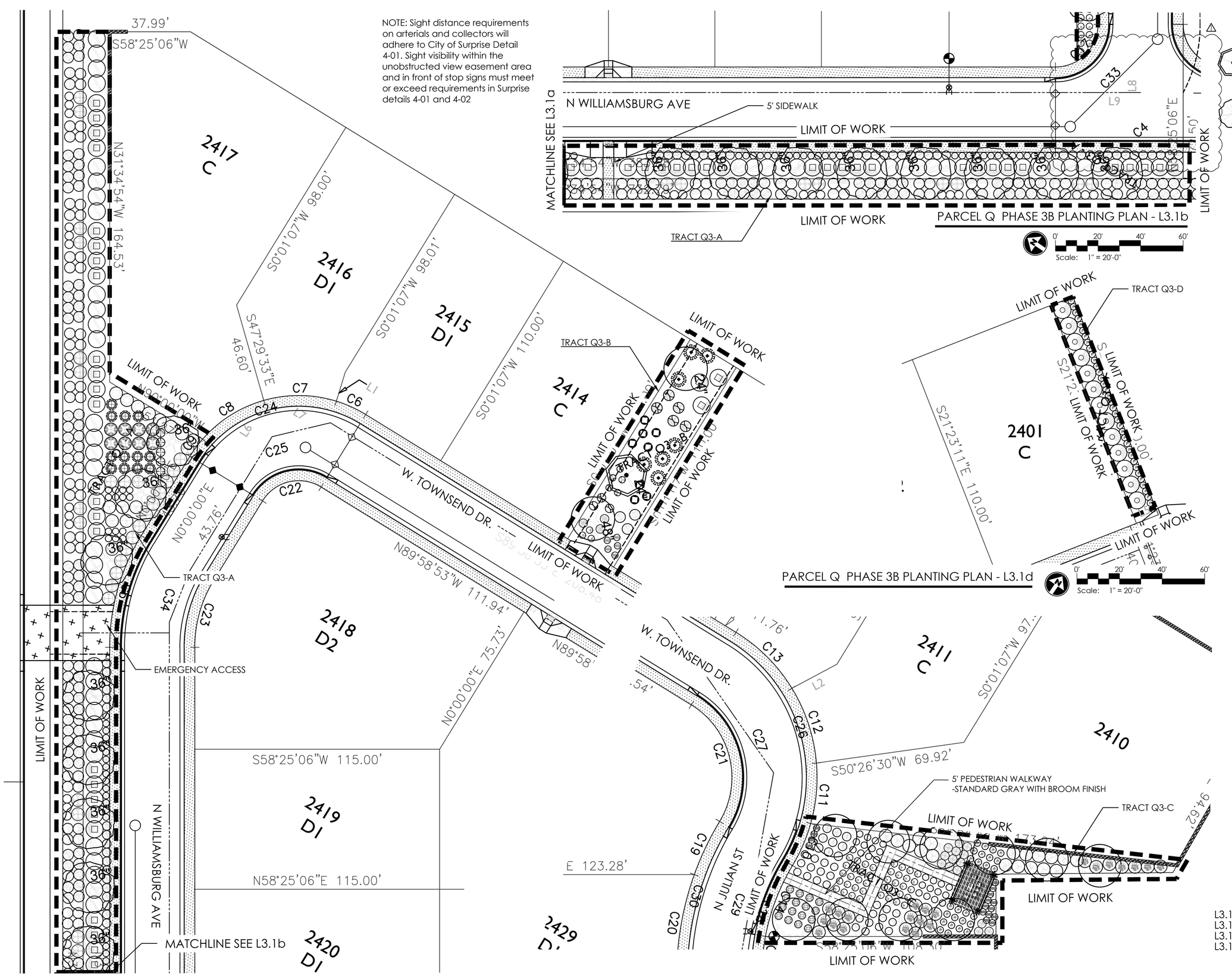
PROJECT #:
TOL269
SCALE:
AS SHOWN
ISSUED FOR:
REVIEW
DRAWN BY:
TEAM
DATE:
11.03.2023
DRAWING:
WALL PLAN

SHEET:
L1.1

PAGE:
02 **OF** 11
FS23-0821

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NOTE: Sight distance requirements on arterials and collectors will adhere to City of Surprise Detail 4-01. Sight visibility within the unobstructed view easement area and in front of stop signs must meet or exceed requirements in Surprise details 4-01 and 4-02



PRASADA PARCEL Q PHASE 3B

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty
Trees			
	Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	24" Box	1
	Prosopis velutina Native Mesquite	48" Box 24" Box	1 1
	Quercus virginiana Southern Live Oak	36" Box	22
	Schinus terebinthifolius Brazilian Pepper Tree	36" Box	10
Shrubs			
	Bougainvillea 'Rosenka' Bougainvillea	5 gal.	100
	Calliandra californica Red Fairy Duster	5 gal.	5
	Calliandra eriophylla Pink Fairy Duster	5 gal.	3
	Callistemon viminalis 'Little John' Bottlebrush	5 gal.	133
	Dalea frutescens Black Dalea	5 gal.	8
	Dodonaea viscosa Hop Bush	5 gal.	47
	Eremophila maculata 'Valentine' Valentine Shrub	5 gal.	24
	Eremophila hygrophana 'Blue Bells' Blue Bells Eremophila	5 gal.	23
	Ericameria laricifolia Turpentine Bush	5 gal.	5
	Justicia spicigera Mexican Honeysuckle	5 gal.	38
	Leucophyllum frutescens 'White Cloud' White Cloud Sage	5 gal.	7
	Leucophyllum langamaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	27
	Myrtus communis 'Compacta' Compact Myrtle	5 gal.	30
	Nerium oleander 'Petite Pink' Petite Pink Oleander	5 gal.	8
	Noltina microcarpa Bear Grass	5 gal.	22
	Ruellia brittoniana Purple Ruellia	5 gal.	62
	Ruellia peninsularis Desert Ruellia	5 gal.	73
	Russelia equisetiformis Coral Fountain	5 gal.	53
	Salvia clevelandii Chaparral Sage	5 gal.	8
	Salvia greggii Autumn Sage	5 gal.	5
	Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.	13
	Tecoma stans Yellow Bells	5 gal.	52
Groundcovers			
	Lantana camara 'Dallas Red' Dallas Red Lantana	1 gal.	16
	Lantana montevidensis Purple Trailing Lantana	1 gal.	16
	Lantana 'New Gold' New Gold Lantana	1 gal.	5
	Rosmarimus officinalis 'Prostratus' Dwarf Rosemary	1 gal.	77
Accents / Vines			
	Hesperaloe funifera Giant Hesperaloe	5 gal.	39
	Hesperaloe parviflora-red Red Yucca	5 gal.	3
	Hesperaloe parviflora-yellow Yellow Hesperaloe	5 gal.	14

INERTS

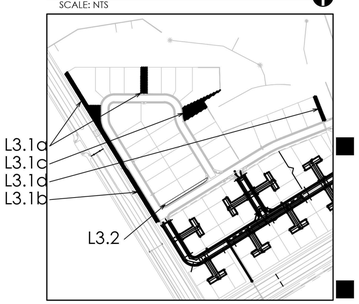
Sym.	Description
	DECOMPOSED GRANITE. PRASADA BLEND

HARDSCAPE

Sym.	Description
	CONCRETE SLAB C-STANDARD GRAY BROOM FINISH
	BELGARD HOLLAND H-BONE PAVERS C-TUSCANA
	BELGARD CATALINA 3-PIECE CONCRETE PAVERS C-AVIGNON

KEY MAP

SCALE: NTS



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STERLING GROVE
UNIT Q - PHASE 3 - SF
LANDSCAPE CONSTRUCTION DOCUMENTS
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

REVISIONS:
11-03-2023 Replat - Added Tracts

PROJECT #: TOL269
SCALE: 1"=20'-0"
ISSUED FOR: REVIEW
DRAWN BY: TEAM
DATE: 11.03.2023
DRAWING: LANDSCAPE PLAN

SHEET: L3.1

PAGE: 03 OF 11

FS23-0821

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PRASADA PARCEL Q PHASE 3B

PLANT MATERIALS LEGEND

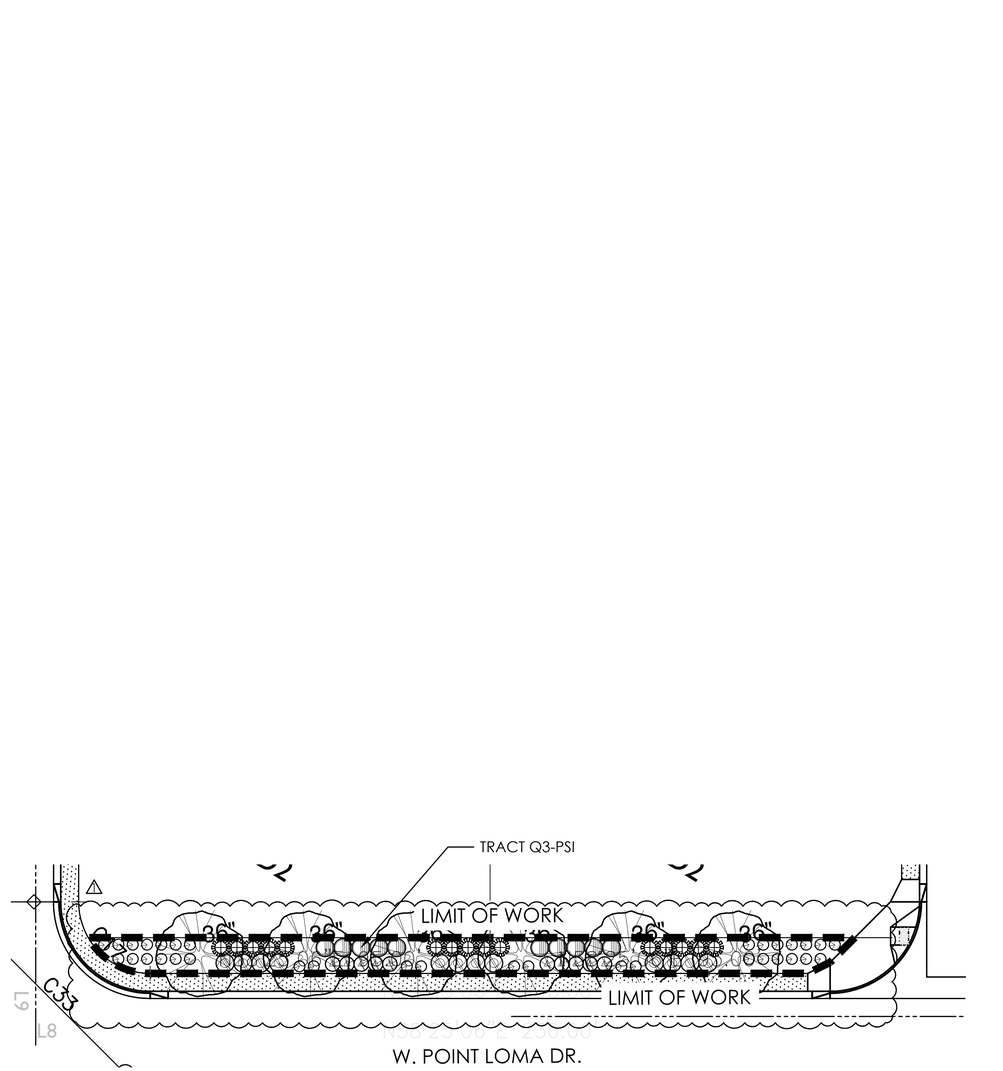
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	Hesperaloe parviflora-yellow Yellow Hesperaloe	5 gal.	14

INERTS

Sym.	Description
	DECOMPOSED GRANITE, PRASADA BLEND

HARDSCAPE

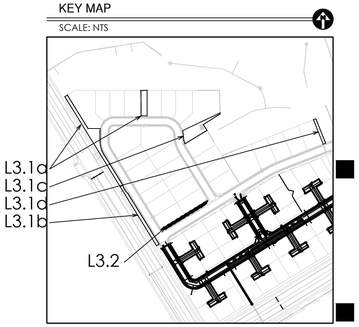
Sym.	Description
	CONCRETE SLAB C-STANDARD GRAY BROOM FINISH
	BELGARD HOLLAND H-BONE PAVERS C-TUSCANA
	BELGARD CATALINA 3-PIECE CONCRETE PAVERS C-AVIGNON



PARCEL Q PHASE 3B PLANTING PLAN - L3.2

0' 20' 40' 60'
Scale: 1" = 20'-0"

KEY MAP
SCALE: NTS



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ISSUED FOR: REVIEW
DRAWN BY: TEAM
DATE: 11.03.2023
DRAWING: LANDSCAPE PLAN

SHEET: L3.2

PAGE: 04 **OF** 11
FS23-0821

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NOTE:

1.) IRRIGATION WATER SOURCE SHALL BE HOA POND AND PUMP STATION, TO SUPPLY 2200 GPM AT 110 PSI DISCHARGE.

2.) ALL 24-VOLT WIRING SHALL BE #14 UFUL DIRECT-BURIAL, SOLID COPPER.

3.) IRRIGATION MAINLINE PIPES SHALL DIP 2'-0" MINIMUM UNDER POTABLE WATERLINES WHEREVER CROSSINGS OCCUR.

4.) ALL PIPE AND WIRING UNDER PAVED SURFACES SHALL BE IN SCHEDULE 40 PVC SLEEVES, WHETHER OR NOT SHOWN. INSTALL WIRE SLEEVE ADJACENT TO PIPE SLEEVE AT PAVED CROSSINGS.

5.) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL PERMITS AND FOLLOW ALL STANDARDS WHETHER OR NOT SHOWN.

6.) LOCATE PURPLE VALVE BOXES IN PLANTER AREAS--NOT IN TURF. VALVE BOXES SHALL NOT DISPLACE PLANTS.

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9.) CONTRACTOR SHALL GIVE 24-HOUR NOTIFICATION TO OWNER OF INTENT TO CONNECT INTO EXISTING SYSTEM. OWNER SHALL BE NOTIFIED IMMEDIATELY OF ANY MAINLINE BREAKS OR DAMAGE TO THE EXISTING IRRIGATION SYSTEM.

10.) CONTRACTOR SHALL PROVIDE THREE #44-K RAIN BIRD QUICK-COUPLER KEYS WITH SH-1 HOSE SWIVELS.

11.) ALL VALVE BOXES FOR NON-POTABLE SYSTEM SHALL BE PURPLE. ALL SPRINKLER CAPS, VALVE HANDLES, AND QUICK-COUPLER COVERS SHALL ALSO BE PURPLE FOR NON-POTABLE WATER.

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13.) RECLAIMED WATER WARNING SIGNS SHALL BE LOCATED AT PEDESTRIAN ENTRANCE / ACCESS POINTS AND SPACED NOT MORE THAN 100 YARDS APART ALONG FRONTAGE. THESE SIGNS WILL BE AT LEAST SIX INCHES SQUARE WITH BLACK LETTERING ON A PURPLE BACKGROUND. THEY WILL BE LABELED "WARNING: RECLAIMED WATER - DO NOT DRINK."

14.) AN 18 GAGE, BLUE TRACER WIRE SHALL BE INSTALLED WITH 2 INCH AND LARGER MAIN LINES: 6 INCHES OF WHICH SHALL BE COILED INSIDE THE CONTROLLER.

15.) THESE IRRIGATION CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS, AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. THEREFORE, ALL IRRIGATION ELEMENTS GRAPHICALLY REPRESENTED IN THESE CONSTRUCTION DOCUMENTS ARE SCHEMATIC. FIELD MODIFICATIONS MAY OCCUR IN ORDER TO FULFILL THE DESIGN INTENT OF THE DRAWINGS. 4CONTRACTOR SHALL CONSULT WITH IRRIGATION DESIGNER AND PREPARE AS-BUILT PLANS SHOULD FIELD MODIFICATIONS BE NECESSARY.

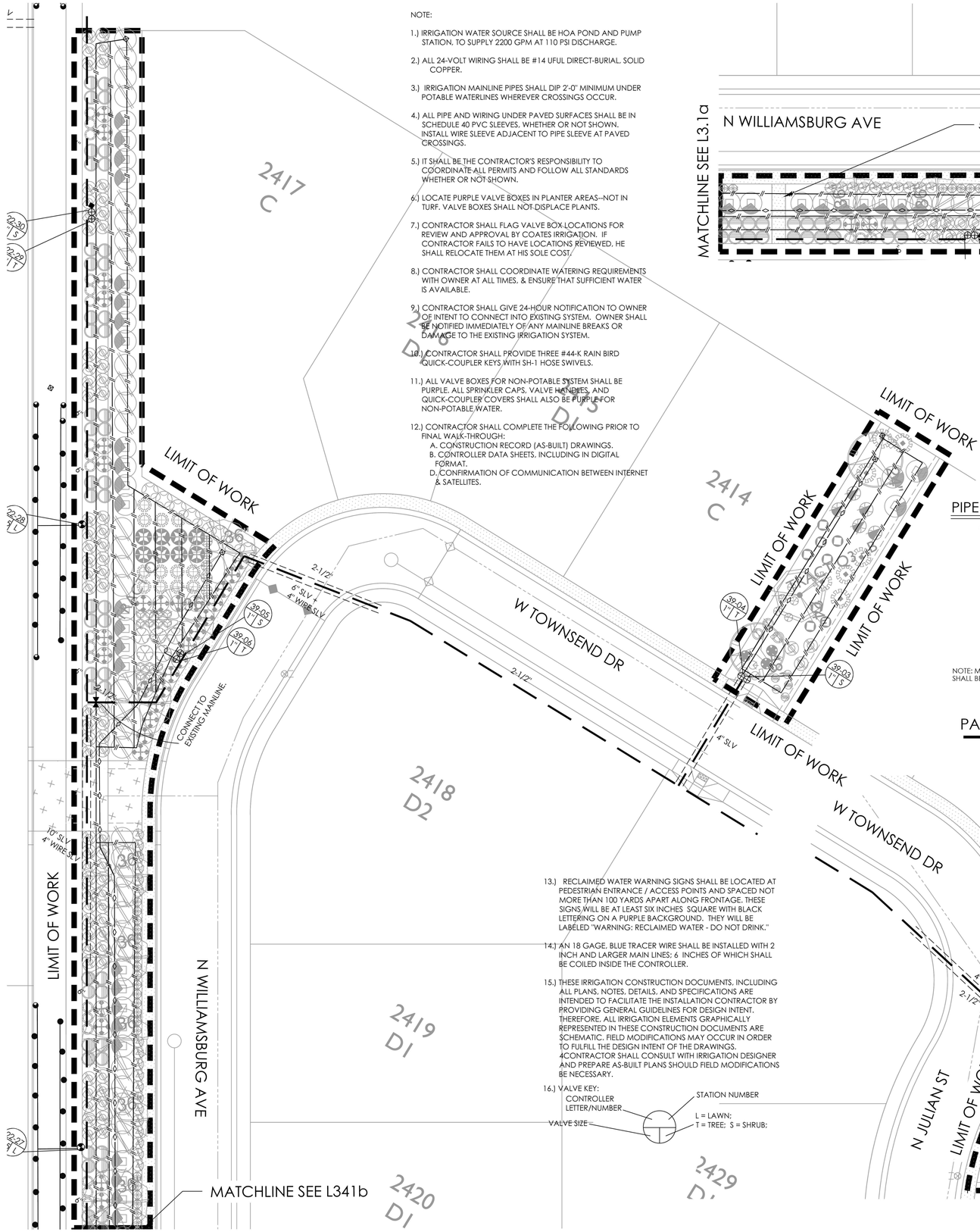
16.) VALVE KEY:
CONTROLLER LETTER/NUMBER — STATION NUMBER
VALVE SIZE — L = LAWN; T = TREE; S = SHRUB;

PIPE SIZING SCHEDULE:

CLASS 200 & SCHEDULE 40 PVC

GPM	SIZE
0-4	1/2"
5-8	3/4"
9-13	1"
14-20	1-1/4"
21-30	1-1/2"
31-53	2"
54-75	2-1/2"
76-115	3"

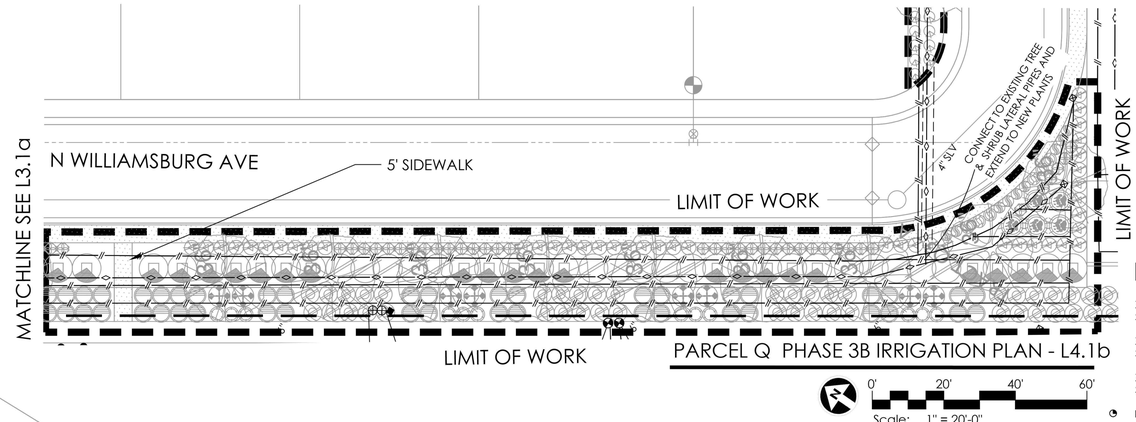
NOTE: MINIMUM PIPE SIZE TO EACH SPRINKLER SHALL BE THE SIZE OF THE SPRINKLER HEAD INLET.



PARCEL Q PHASE 3B IRRIGATION PLAN - L4.1a

0' 20' 40' 60'

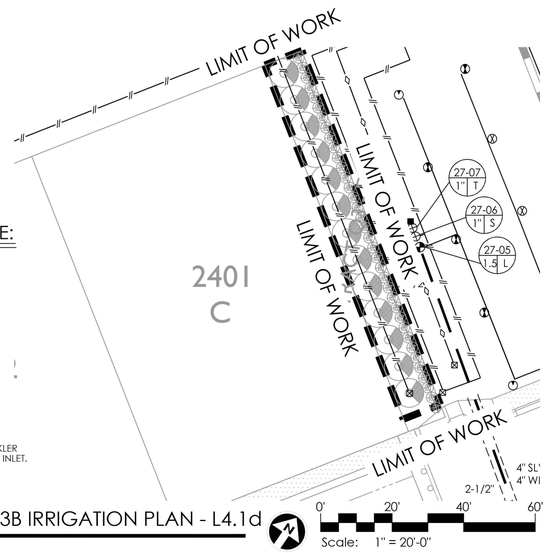
Scale: 1" = 20'-0"



PARCEL Q PHASE 3B IRRIGATION PLAN - L4.1b

0' 20' 40' 60'

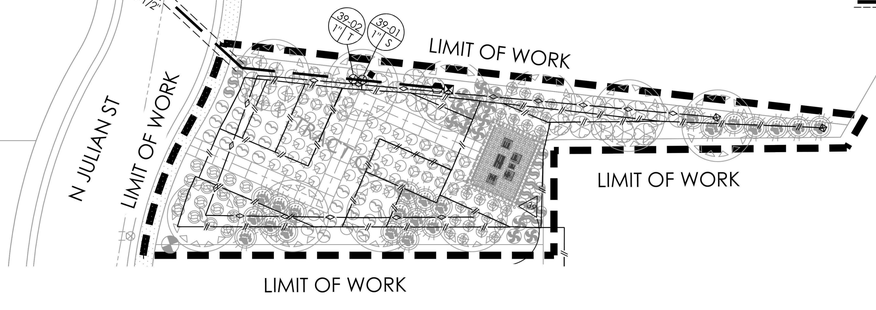
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PARCEL Q PHASE 3B IRRIGATION PLAN - L4.1d

0' 20' 40' 60'

Scale: 1" = 20'-0"



PARCEL Q PHASE 3B IRRIGATION PLAN - L4.1c

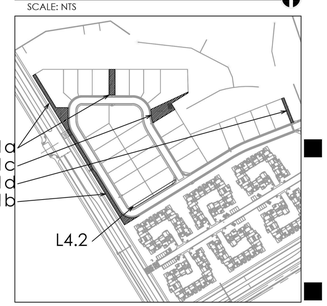
0' 20' 40' 60'

Scale: 1" = 20'-0"

IRRIGATION SCHEDULE

- XBT-10-6 RAIN BIRD MULTI-OUTLET EMITTER (ONE PER 6 SHRUBS--NOT SHOWN) (1.0 GPH @ 20 PSI PER PLANT)
- XBT-10-6 RAIN BIRD MULTI-OUTLET EMITTER (1 PER 24" BOX TREE--NOT SHOWN) (6.0 GPH @ 20 PSI)
- XBT-20-6 RAIN BIRD MULTI-OUTLET EMITTER (1 PER 36" BOX TREE--NOT SHOWN) (12.0 GPH @ 20 PSI)
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- PESB-R-PRS-D SERIES RAIN BIRD ELECTRIC VALVE w/ PRESSURE REGULATOR SET AT 55 PSI
- 100-PESB-R RAIN BIRD ELECTRIC VALVE FOR EMITTER SYSTEM INCLUDES: RBY100MPTX RAIN BIRD WYE STRAINER (200 MESH); AND PSI-M40X-100 RAIN BIRD PRESSURE REGULATOR.
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- 1/2" CLASS 315 PVC PIPE-TO SHRUB EMITTERS. SOLVENT WELD. PURPLE COLOR TO INDICATED RECLAIMED WATER USE.
- SCHEDULE 40 PVC SLEEVING MATERIAL

KEY MAP
SCALE: NTS



GREEY | PICKETT
landscape architecture | community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
P.480.609.0009 F.480.609.0068

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATION
66419
LOGAN S. SOWERS
ARIZONA U.S.A.
EXPIRES 06-30-25

STERLING GROVE
UNIT Q - PHASE 3 - SF
LANDSCAPE CONSTRUCTION DOCUMENTS
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

REVISIONS:
11-03-2023 Replat - Added Tracts

PROJECT #: TOL269
SCALE: 1"=20'-0"
ISSUED FOR: REVIEW
DRAWN BY: TEAM
DATE: 11.03.2023
DRAWING: IRRIGATION PLAN
SHEET: L4.1
PAGE: 05 OF 11
FS23-0821

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PIPE SIZING SCHEDULE:

CLASS 200 & SCHEDULE 40 PVC

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5-8	3/4"
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14-20	1-1/4"
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31-53	2"
54-75	2-1/2"
76-115	3"

NOTE: MINIMUM PIPE SIZE TO EACH SPRINKLER SHALL BE THE SIZE OF THE SPRINKLER HEAD INLET.

NOTE:

1.) IRRIGATION WATER SOURCE SHALL BE HOA POND AND PUMP STATION, TO SUPPLY 2200 GPM AT 110 PSI DISCHARGE.

2.) ALL 24-VOLT WIRING SHALL BE #14 UFUL DIRECT-BURIAL, SOLID COPPER.

3.) IRRIGATION MAINLINE PIPES SHALL DIP 2'-0" MINIMUM UNDER POTABLE WATERLINES WHEREVER CROSSINGS OCCUR.

4.) ALL PIPE AND WIRING UNDER PAVED SURFACES SHALL BE IN SCHEDULE 40 PVC SLEEVES, WHETHER OR NOT SHOWN. INSTALL WIRE SLEEVE ADJACENT TO PIPE SLEEVE AT PAVED CROSSINGS.

5.) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL PERMITS AND FOLLOW ALL STANDARDS WHETHER OR NOT SHOWN.

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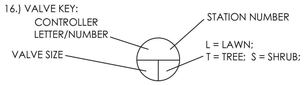
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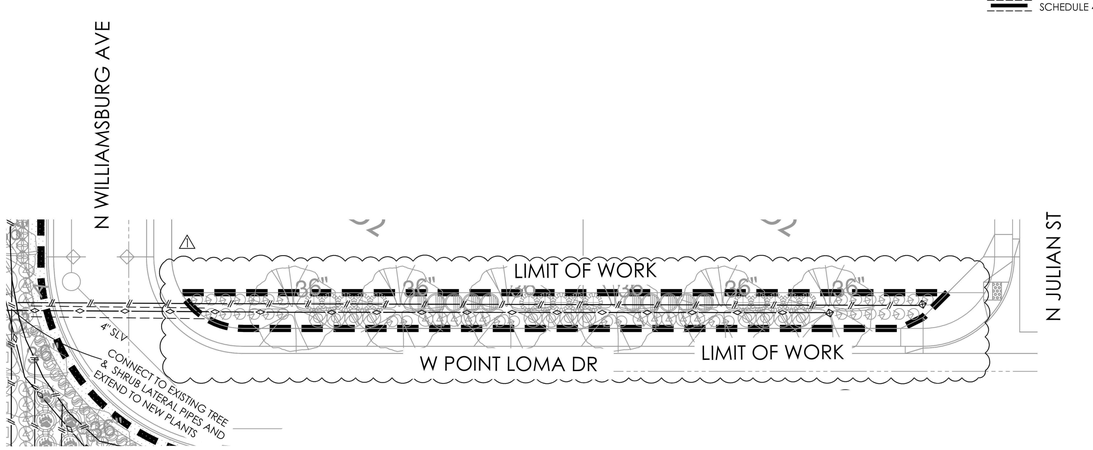
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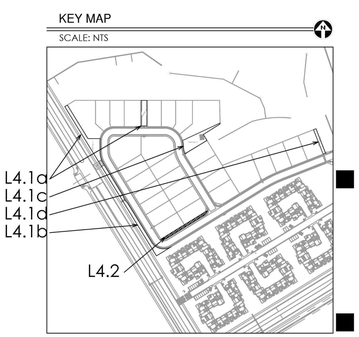
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- SCHEDULE 40 PVC SLEEVING MATERIAL



PARCEL Q PHASE 3B IRRIGATION PLAN - L4.2

Scale: 1" = 20'-0"



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P.480.609.0009 F.480.609.0068

REGISTERED LANDSCAPE ARCHITECT
66419
LOGAN S. SOWERS
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EXPIRES 06-30-24

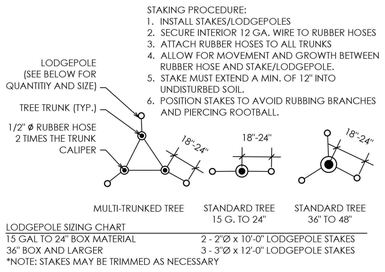
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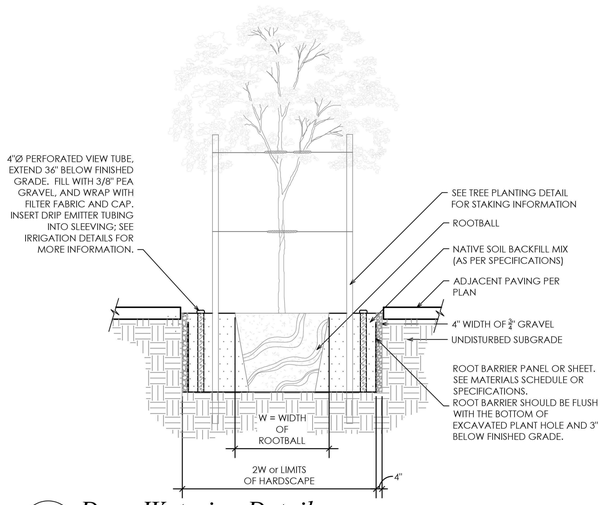
REVISIONS:
1 11-03-2023 Replat - Added Tracts

PROJECT #: TOL269
SCALE: 1"=20'-0"
ISSUED FOR: REVIEW
DRAWN BY: TEAM
DATE: 11.03.2023
DRAWING: IRRIGATION PLAN
SHEET: L4.2
PAGE: 06 OF 11
FS23-0821

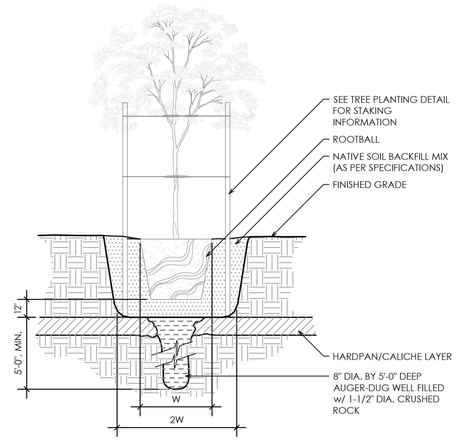
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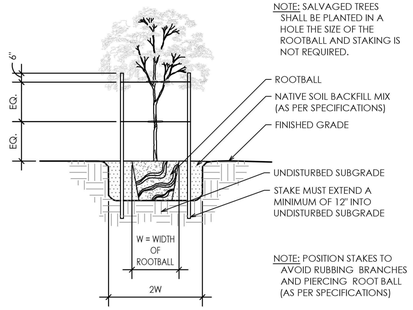
4 *Tree Staking Diagram*
Scale: *NTS*



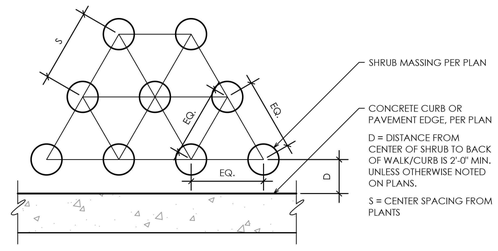
3 *Deep Watering Detail*
Scale: *NTS*

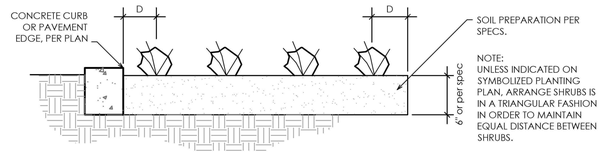


2 *Hard Pan Planting*
Scale: *NTS*

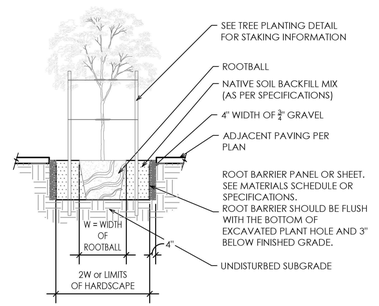


1 *Tree Planting Detail*
Scale: *NTS*

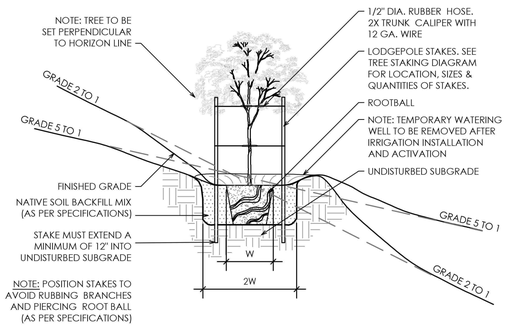




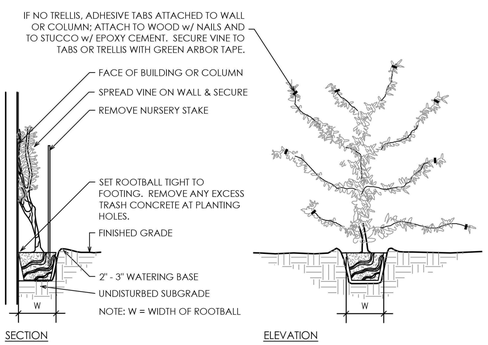
7 *Plant Spacing Detail*
Scale: *NTS*



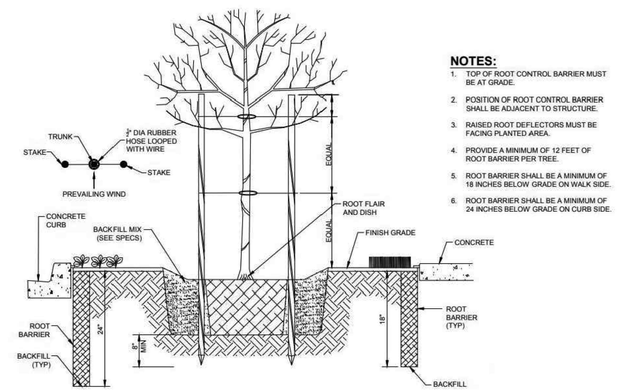
6 *Root Barrier Detail*
Scale: *NTS*



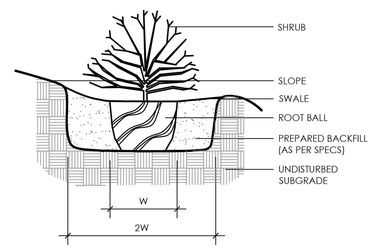
5 *Tree Planting on Slope Detail*
Scale: *NTS*



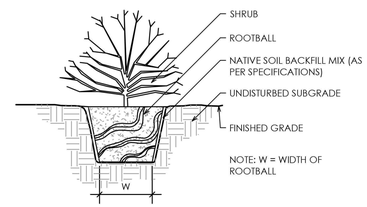
11 *Vine Planting Detail*
Scale: *NTS*



10 *Root Barrier*
Scale: *NTS*



9 *Shrub Planting on Slope*
Scale: *NTS*



8 *Shrub Planting Detail*
Scale: *NTS*

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STERLING GROVE
UNIT Q - PHASE 3 - SF
LANDSCAPE CONSTRUCTION DOCUMENTS
SURPRISE , ARIZONA

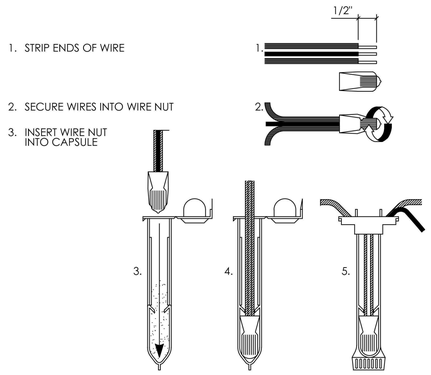
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REVISIONS:
1 11-03-2023
Replat - Added Tracts
2
3

PROJECT #: TOL269
SCALE: *NTS*
ISSUED FOR: REVIEW
DRAWN BY: TEAM
DATE: 11.03.2023
DRAWING: LANDSCAPE DETAILS

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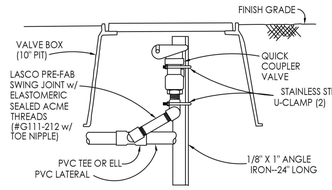


1. STRIP ENDS OF WIRE
2. SECURE WIRES INTO WIRE NUT
3. INSERT WIRE NUT INTO CAPSULE
4. PUSH WIRE NUT TO BOTTOM OF CAPSULE
5. CLOSE COVER OF CAPSULE, SEPARATING WIRES INTO CHANNELS

NOTE: VISUALLY CHECK THAT CONNECTOR IS BELOW LOCKING "FINGERS"

DIRECT-BURY WIRE SPLICE

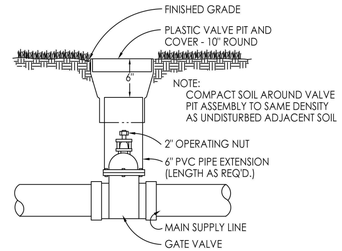
ALL VALVE BOXES SHALL BE RAIN BIRD VB-SERIES



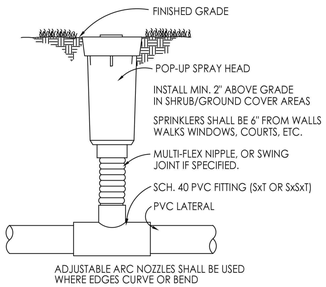
NOTES
1. EACH QUICK COUPLER SHALL BE IN A SEPARATE VALVE BOX
2. PROVIDE (1) QUICK COUPLER KEY FOR EACH SIX QUICK COUPLER VALVES.
3. PLACE 4"-6" DEPTH PEA GRAVEL UNDER VALVE BOX.
4. QUICK COUPLER SHALL HAVE LOCKING RUBBER COVER

QUICK-COUPLER VALVE IN BOX

ALL VALVE BOXES SHALL BE RAIN BIRD VB-SERIES

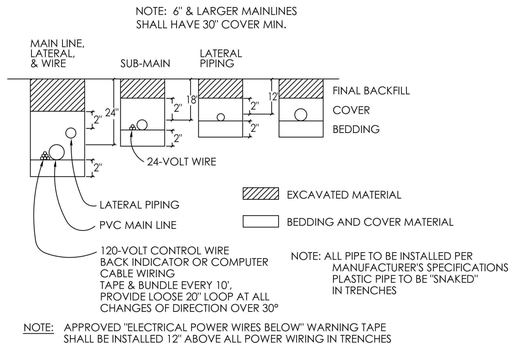


GATE VALVE ASSEMBLY



ADJUSTABLE ARC NOZZLES SHALL BE USED WHERE EDGES CURVE OR BEND

POP-UP SPRAY HEAD

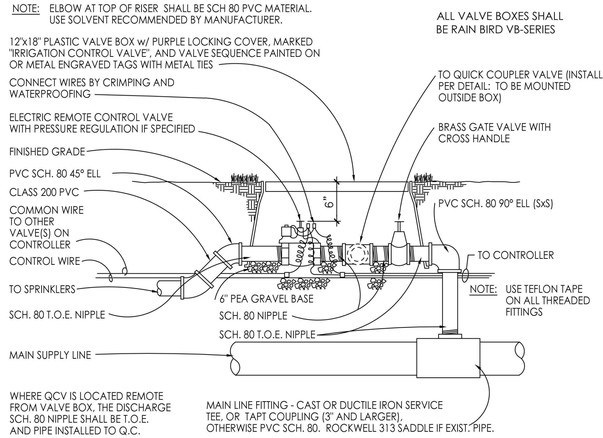


NOTE: APPROVED "ELECTRICAL POWER WIRES BELOW" WARNING TAPE SHALL BE INSTALLED 12" ABOVE ALL POWER WIRING IN TRENCHES

TRENCHING DETAIL

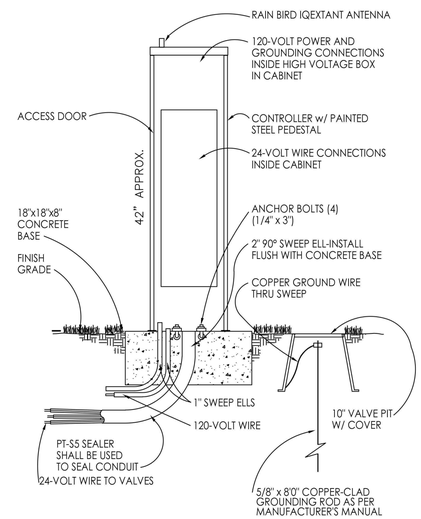
NOTE: ELBOW AT TOP OF RISER SHALL BE SCH 80 PVC MATERIAL. USE SOLVENT RECOMMENDED BY MANUFACTURER.

ALL VALVE BOXES SHALL BE RAIN BIRD VB-SERIES



REMOTE CONTROL VALVE ASSEMBLY

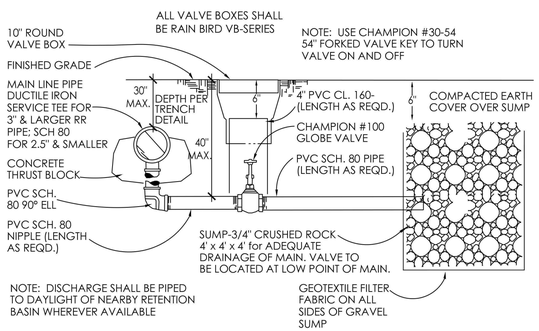
NOTES & REQUIREMENTS
1. ALL WIRING TO BE INSTALLED PER LOCAL CODE.
2. SEE MANUAL FOR MOUNTING INSTRUCTIONS.
3. RAIN BIRD NCC-3GUSA CELLULAR COMMUNICATION CARTRIDGE TO BE MOUNTED INSIDE PEDESTAL. INSTALL CABLE (INCLUDED) TO ANTENNA.



PEDESTAL-MOUNT CONTROLLER

(CLOUD COMMUNICATION)

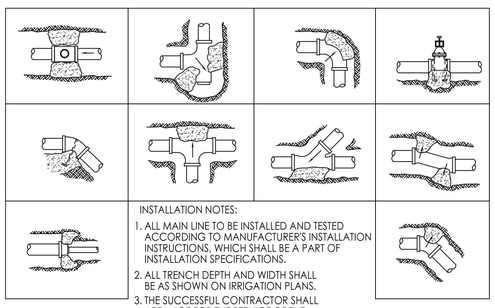
ALL VALVE BOXES SHALL BE RAIN BIRD VB-SERIES



NOTE: USE CHAMPION #30-54 54" FORKED VALVE KEY TO TURN VALVE ON AND OFF

NOTE: DISCHARGE SHALL BE PIPED TO DAYLIGHT OF NEARBY RETENTION BASIN WHEREVER AVAILABLE

MANUAL DRAIN VALVE ASSEMBLY



INSTALLATION NOTES:
1. ALL MAIN LINE TO BE INSTALLED AND TESTED ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS, WHICH SHALL BE A PART OF INSTALLATION SPECIFICATIONS.
2. ALL TRENCH DEPTH AND WIDTH SHALL BE AS SHOWN ON IRRIGATION PLANS.
3. THE SUCCESSFUL CONTRACTOR SHALL ARRANGE FOR THE SERVICE OF THE MANUFACTURER'S QUALIFIED INSTRUCTOR.
4. ALL FITTINGS INCLUDING VALVE TAPS FOR RUBBER-RING PIPE SHALL BE CAST OR DUCTILE IRON FOR PVC, AND SHALL BE THRUST-BLOCKED; SADDLES ON APPROVAL ONLY.

TYPICAL THRUST BLOCK FOR BELL & RING PIPE

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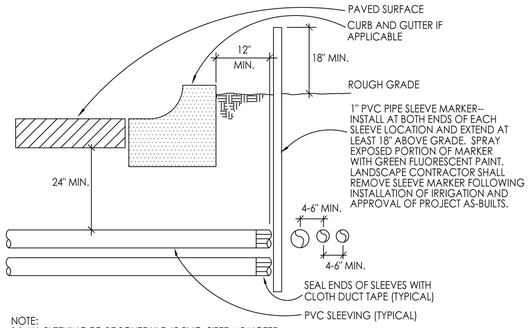
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REVISIONS:
1 11-03-2023
Replat - Added Tracts

PROJECT #:
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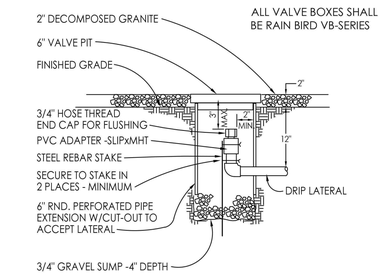
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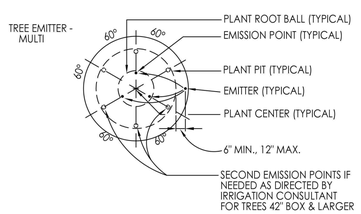
NOTE:
1.) ALL SLEEVING TO BE SCHEDULE 40 PVC, SIZED AS NOTED.
2.) INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.

TYPICAL SLEEVING DETAIL



DRIP SYSTEM FLUSH PLUG

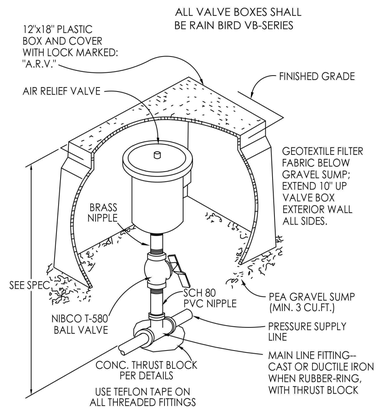
NOTE: ALL EMISSION POINTS SHALL BE LOCATED ON UPHILL SIDE OF PLANT MATERIAL. ONE EMISSION POINT SHALL BE DIRECTLY TO PLANT BALL AS INDICATED. ADDITIONAL EMISSION POINTS SHALL BE WITHIN PLANT PIT PERIMETER - 18" FROM TREE CENTER FOR TYP. 24" BOX TREE.



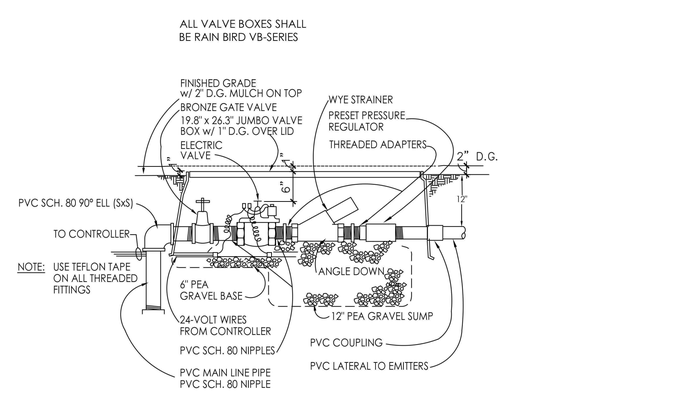
TREE SIZE	DISTANCE FROM TRUNK 1st 6 TUBES	DISTANCE FROM TRUNK 2nd 6 TUBES	EMITTER TYPE
15 G	3-12"		1-1 GPH
24"	4-18"		1-1 GPH
30"	6-21"		1-1 GPH
36"	6-24"		1-2 GPH
42"	6-27"		1-2 GPH
48"	6-12"	4-30"	2-2 GPH
54"	6-15"	5-33"	2-2 GPH
60"	6-18"	6-36"	2-2 GPH
72"	6-20"	6-42"	3-2 GPH

THIS IS A WATERING GUIDE ONLY. SITE, SOIL AND PLANT CONDITIONS VARY GREATLY. CONTRACTOR MUST OBSERVE THE PLANT MATERIAL AND MAKE ADJUSTMENTS AS NECESSARY FOR THE WELL-BEING OF THE PLANTS.

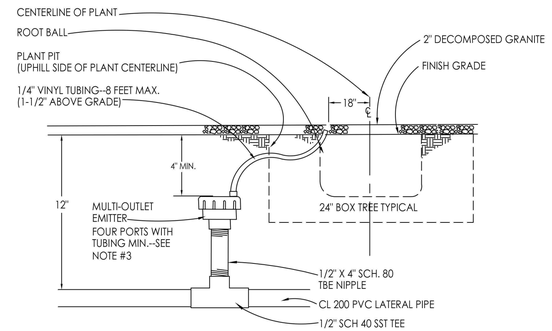
EMITTER LOCATION



AIR RELIEF VALVE ASSEMBLY

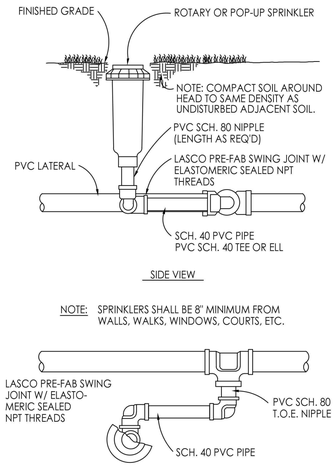


EMITTER VALVE MANIFOLD
FOR RECLAIMED WATER SYSTEMS



NOTE:
1.) EMISSION POINTS SHALL BE LOCATED UPHILL OF PLANT, SUPPLYING WATER TO ROOTBALL.
2.) AT LEAST ONE EMITTER TUBE TO BE LOCATED WITHIN 4 INCHES OF PLANT CENTER LINE.
3.) FOUR HOLES OPEN INITIALLY, WITH TUBING SPACED EQUALLY AROUND THE DRIP LINE OF TREE.

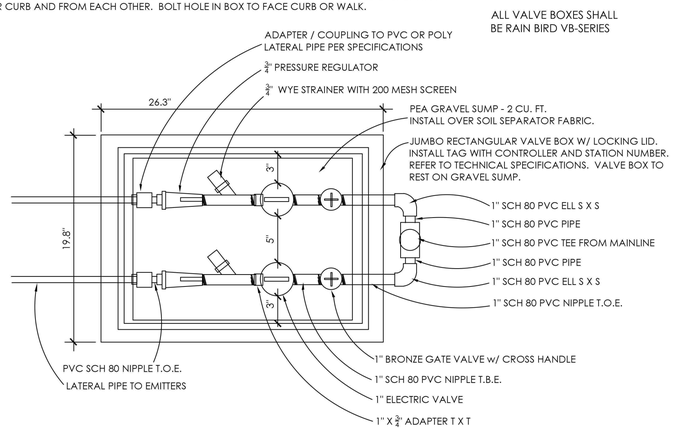
MULTI-OUTLET EMITTER



ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE

TURF SWING JOINT RISER ASSEMBLY

NOTE:
INSTALL ASSEMBLY TO REST ON GRAVEL SUMP. SUMP TO BE LINED WITH ONE CONTINUOUS PIECE OF GEOTEXTILE FILTER FABRIC EXTENDING FABRIC 10" UP ALL EXTERIOR SIDES OF VALVE BOX. VALVE BOX TO BE SET FLUSH WITH FINISH GRADE. ENTIRE VALVE ASSEMBLY TO BE CONTAINED AND CENTERED WITHIN VALVE BOX. NO PART OF ASSEMBLY TO CONTACT BOX LID. PROVIDE 12" DIAMETER LOOP (MIN.) OF SPARE WIRES FROM CONTROLLER INSIDE EACH VALVE BOX. VALVE BOXES TO BE SPACED EVENLY FROM WALK OR CURB AND FROM EACH OTHER. BOLT HOLE IN BOX TO FACE CURB OR WALK.



DRIP VALVE ASSEMBLY
2 VALVES / BOX TOP VIEW NTS

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REVISIONS:
1 11-03-2023 Replat - Added Tracts
2
3

PROJECT #: TOL269
SCALE: *NONE*
ISSUED FOR: REVIEW
DRAWN BY: TEAM
DATE: 11.03.2023
DRAWING: IRRIGATION DETAILS

SHEET: L7.3
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SECTION - 02900 LANDSCAPE

PART 1 - GENERAL

1.01 WORK INCLUDED

*Landscape finish grading.

* Soil preparation

*Tree supports

*Planting

*Watering

*Maintenance

Definitions:
Owner's representative - an authorized agent determined by owner to act on their behalf, in some cases the Landscape Architect may be the owner representative as outlined in these specs.
Plants - all shrubs and cacti other than trees, saguaros, ocotillos, palms and turf.
Plant Material - all trees, saguaros, ocotillos, palms, shrubs, cacti, ground cover, and other plants.

1.02 RELATED WORK

Contractor : Minimum 5 years experience in supply and installation of landscape materials. A Foreman with a minimum of 5 years experience in related work shall be on site at all times.

1.03 SOURCE QUALITY CONTROL

Provide certificates of inspection for all materials as required by law or regulation.

Package standard materials with manufacturers certified analysis. Provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Chemists for all other material.

Provide trees and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, undamaged, vigorous stock grown under climatic conditions similar to conditions at project site and free of disease, insects, eggs, larvae and defects such as sun-scald, knots, injuries, abrasions or disfigurements. Provide trees and shrubs of the sizes indicated. Trees and shrubs of sizes larger than those indicated may be used provided roots, root ball, staking and planting pits are increased proportionately.

1.04 REFERENCE STANDARDS

ANSI 60.1 - American Standards for Nursery Stock.

1.05 SAMPLES

Submit the following material samples to Owner's Representative a minimum of 48 hours prior to start of work.

a. Topsoil for backfill mix (trees and shrubs).
b. Wood Shavings/Mulch.
c. Tree supports.
d. Decomposed granite.
e. Boulders.

The Owner's Representative reserves the right to take and analyze samples of materials for conformity to Specification at any time. Furnish samples upon request by Owner's Representative. Rejected materials shall be immediately removed from the site and replaced at the contractors additional expense.

Submit samples of decomposed granite for approval of graduation and color. Sample shall be representative of variations within size and color to be provided.

1.06 PRODUCT DATA

Submit to Owner's Representative a minimum of 48 hours prior to start of work manufacturers comprehensive product description, including specifications and installation instructions.

1.07 CERTIFICATES AND TEST REPORTS

Provide and pay for all materials testing. Testing agency shall be acceptable to the Landscape Architect. Submit to Owner's Representative a minimum of 48 hours prior to start of work 2 copies of certificates of inspection as required by governmental authorities, and manufacturers' vendors certified analysis for soil amendments, fertilizer materials, and chemicals. Submit other data substantiation that materials comply with specified requirements.
Certificates are required to determine the quality and quantity of all specified soil amendments.

Materials certification to be submitted include, but are not limited to: Topsoil source and nutrient analysis, mulch, fertilizers/soil amendments/chemicals.
Test representative material samples proposed for use. Provide the following data:

a. Topsoil and planting backfill.
b. Soil PH.
c. Particle size, percentage soil texture.
d. Percentage organic material.
e. Percolation rate.
f. Nutrient level analysis.
g. All macro, secondary and micro nutrient salinity.
h. ESP.
i. Free lime.

Recommendations on type and quantity of amendments required to bring levels into acceptable ranges as detailed in Part 2 - Products of Materials of these specifications.

Separate recommendations to be submitted for each crop. Crop to be identified as:
a. Irrigated trees and shrubs.
b. Turf.

1.08 MAINTENANCE DATA

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

1.09 PRODUCT DELIVERY, STORAGE AND HANDLING

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

Provide protective covers to plant life and trees during delivery. Do not prune trees prior to delivery. Do not bend-tie trees or shrubs in such a manner as to cause damage or destroy shape. Deliver materials after preparation for planting have been completed. Plant immediately. If planting is delayed for more than 6 hours after delivery, set plant material in shade, protect from weather and mechanical damage and keep roots moist.

Do not remove container grown stock including ground cover, from containers until planting time.

1.10 SITE CONDITIONS

Determine location of underground utilities. Execute work as required to prevent damage.

Maintain grade stakes set by others until directed otherwise.

Protect all existing plant life not scheduled for removal. If any plant material that is to remain is damaged, the Contractor, at his expense, will pay for a replacement plant of the same size and species (to be approved by Owner's Representative).

Protect existing utilities, paving and other facilities from damage during landscaping operation.

Coordinate with other contractors.

1.11 WARRANTY

Submit warranty to Owner's Representative.

Trees, Palm Trees, Saguaros and Ocotillos:
Warrant that trees, palm trees, saguaros and ocotillos will be alive and in good health for a period of 1 year after acceptance except for defects resulting from neglect by Owner, abuse or damage by others.

Owner must follow Contractors maintenance schedule and provide current maintenance log to Owner's Representative.

Remove and replace dead, unhealthy or girdled trees, palm trees, saguaros and ocotillos that lose original form and size during warranty period with material equal to that specified. Replace any material which does not meet requirements within fifteen days of notification. All replacement trees, palm trees, saguaros and ocotillos shall be subject to an additional one year maintenance period.

Shrubs and Other Plantings:
Guarantee all other planting will be alive and in satisfactory condition for a period of 90 days from date of acceptance or will be replaced at no additional cost to the Owner. All plant material shall be maintained in a healthy, sturdy condition during the warranty period by the Contractor.

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

PART 2 - PRODUCTS AND MATERIALS

2.01 FILL MATERIALS

Provide dry, loose material for fill, backfill, planting backfill and topsoil for planter beds. Frozen or muddy soils are not acceptable. Salts not to exceed 1500 ppm, and material shall be free of debris, noxious weeds, ingredients or objects detrimental to healthy plant growth. Topsoil: Screened, fertile, friable, from well drained arable land, free of nut grass, refuse, roots, heavy clay, noxious weeds or any material toxic to plant growth; contents as follows:

a. Silt: 20-45 %
b. Clay: 15-20 %
c. Sand: 30-60 %
d. Organic Material (natural or otherwise): 2 % minimum
e. pH: 7.0-8.3
f. Soluble salts: 1,500 ppm.
g. Nutrients: enough to bring levels up to acceptable plant growth.

Percolation rate shall be between 3 to 4 inches per hour.
Existing top soil may be used provided it meets these requirements.

2.02 COMMERCIAL GRADE FERTILIZERS

Agri-Sul, Dispersul - use only for sulfur
Agriculture grade gypsum

2.03 SOIL AMENDMENTS

Wood shavings: nitrogen stabilized fir or pine shavings containing 0.75% total nitrogen and 0.1 to 0.15% total iron, and under 60 ppm total manganese; composted, leached and aged for a minimum of 10 to 12 months; ph factor, 4.0 to 4.5. no soil amendments are required for salvaged plant material and cacti unless otherwise specified.

2.04 TREE SUPPORTS

Tree Stakes: Copper napthenate impregnated lodge pole 10 feet in length for 5 gallon and 15 gallon, and 12 feet in length for 24 inch box and larger. No tree stakes are required for salvaged plant material.

Tree Ties: Provide a minimum of two per tree; No. 10 gauge, pliable, zinc coated iron wire. Cover wire with hose, cover as specified, where it contacts tree.

Hose Covering: 1/2 inch minimum diameter; 2-ply reinforced rubber, new garden hose.

Tree Guards: 'ArborGard+' by Deep Root, or equal.

Tree Guys: Minimum 3 per tree; No. 10 galvanized wire. Cover wire with hose where it contacts tree for 24, 30 and 36 box tree.

Anchors (Deadmen): 2 inch x 4 inch x 3 feet long; construction grade redwood.

Signals (Flags): For guy wires, 1/2 inch diameter, white or orange plastic tubing 5 feet long over each guy used.

2.05 HERBICIDES

Pre-emergent and contact Herbicides:

Pre-emergent herbicide shall be Surflan as manufactured by Dow/Elanco Chemical Company.

Contact herbicide shall be Round-up as manufactured by Monsanto.

2.06 PLANTING MATERIAL

Plant Material: Healthy, shapely and well rooted. Roots shall show no evidence of having been restricted or deformed at any time. All plants shall be representative of their normal species and variety. They shall have normally developed branch systems. Plants shall be free from disfiguring knots, sun scald injuries and abrasions of bark. Plants not meeting these requirements shall be considered defective and shall be replaced immediately. All plants shall be true to name and shall be tagged, one of each variety. All plant material shall be grown in nurseries inspected by the State Department of Agriculture unless otherwise approved by the Owner's Representative.

Provide "Specimen" plants with a special height, shape or character. Tag at the source of supply prior to notifying Landscape Architect for inspection. The Landscape Architect shall inspect selections at source of supply for suitability and adaptability to selected location. When specimen plants cannot be purchased locally, provide sufficient photographs of proposed material for approval.

Plants may be inspected and approved at place of growth for compliance with specification requirements for quality, size, and variety. Such approval shall not impair the right of inspection and rejection upon delivery at the site or during the progress of the work.

2.07 TURF SOD

As noted on plans.

2.08 DECOMPOSED GRANITE

Decomposed granite coverage shall be a minimum 2-inch thickness unless noted otherwise on plans. Decomposed granite shall be the size and color as specified on plans, and shall be taken from a single quarry.

2.09 BOULDERS

Boulders are to be Surface Select or as noted on the plans. Boulder size as noted on the plans and approved by the Owner's Representative. Boulders are to be harvested, delivered and placed in a manner to avoid marking, scraping or damaging the natural condition of the boulder. All scarred boulders are to be treated with Permeon (or equal) to provide a natural appearance of the desert varnish.

2.09 SEED MIXTURE

As noted on plans.

PART 3 - EXECUTION

3.01 GENERAL

Install in accordance with the methods, techniques and specifications of each representative manufacturer. If a conflict occurs between manufacturers and these specifications, consult with Owner's Representative for a decision.

Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

3.02 BACKFILL, IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

Inspect the integrity of all damp-proofing and water-proofing membranes which occur over, on or against any construction to be fully or partially concealed by earthwork prior to the placement of any imported soil, backfill, gravel fill or sub-base.

Correct defects prior to proceeding with the work.

3.03 TOPSOIL

Import additional topsoil only as required to bring planting areas up to finish grade. Spread and cultivate soil so that no settling takes place at any time.

3.04 LANDSCAPE FINE GRADING

Allow for the addition of soil amendments, conditioners and any specified top dressing when determining and executing finish grade.

Set finish grade 1-1/2 inches below adjacent paving, curb and headers for shrubs and ground cover beds and areas or as required for installation of decomposed granite or turf sod.

At all planting areas, make entire area smooth and even to finish grade. Cultivate all areas so that there are no bumps or hollows, and the area drains as indicated. Grade and maintain all flow lines, designated or not, to allow free flow of surface water. Cultivate entire area to a depth of 6 inches minimum and remove all rock in excess of 1-1/2 inches diameter, all building rubble, building construction material, waste and any other material that will impair satisfactory growth.

3.05 DECOMPOSED GRANITE

Place 2-inches unless otherwise noted, in all planting areas. Decomposed granite shall extend below all plant material, trees, and cactus. Decomposed granite finish grade 1-1/-inch below adjacent paving, curbs, and headers.

3.06 HERBICIDE APPLICATION

Apply pre-emergent herbicides in accordance with manufacturer's instructions.

Apply contact herbicides in accordance with manufacturer's recommendations. Prior to application, moisten areas for fourteen days to encourage weed germination and growth. Apply before weeds attain a height of 6 inches. Remove taller weeds manually.

Areas to be landscaped shall be maintained in a weed-free condition at all times during construction and maintenance period.

Do not apply pre-emergent herbicides at locations of revegetation seeding. The contractor shall manually remove invasive weeds within these areas.

3.07 TREE SUPPORT

Guyed Trees: Guy trees as shown immediately after planting as shown on the drawings.
Staked Trees: Stake trees as shown on the drawings within 48-hours of planting.

Tree supports shall be installed to prevent lodging, yet allow for trunk movement. Hoses that encircle trunks shall be large enough to allow for normal growth of the trunk during the first year without girdling.

3.08 TREES, SHRUBS, AND VINES

Layout locations with stakes or gypsum. Coordinate with Owner's Representative to assure appropriate location, prior to installation.

Test drainage of plant beds and pits by filling with water. Notify Owner's Representative of areas where water is retained more than 24 hours.

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

Do not expose roots to air except during transplanting. Set up of plants at same level when planted as in the container. Cut plant containers on 2 sides without injuring root ball and carefully remove plant. Do not cut container with spade. Damaged plants will be rejected.

Dig pits with perpendicular sides to a minimum of 2 to 3 times the width (see details) of the root ball for containerized trees and shrubs. Dig pits only as deep as the root ball to prevent settling of the tree or shrub.

Place rootball of vines as close to structure or support system as possible. If rootball can't be placed closer than 12" notify Owner's Representative of situation for inspection and remedy.

Tie vines to trellis supports if applicable with green plant tape and remove any staking supplied with plant material.

Planting Mixture: One part wood shavings Two parts excavated soil amended to meet standards in Part 2.

Mix thoroughly outside the hole before start of backfilling.

Tree Guard: Install tree guard on all trees located in turf areas per manufacturer's recommendations.

3.09 BACKFILLING

Backfill plant pits and form shallow basin around the plant to hold enough water to saturate the root ball and backfill (only form basins if specified on detail). Water plants immediately after planting and allow backfill to settle in plant pit. Do not water saguaros after planting. Do not raise basin rim above surrounding grade.

Puddle planting mixture when pit is 2/3 full of plant mix. Continue back filling to within 1 inch of surrounding grade.

Finish grade to 2 inches below headers or concrete work.

Top dress planting areas with 2 inches of top dressing after planting.

Treat all planting areas with a pre-emergent.

3.10 GROUND COVER

At time of transplanting, soil in flats shall be sufficient so as not to fall apart when lifting plants. Plant each plant with its proportionate amount of the flat soil in a manner that will ensure a minimum disturbance to the root structure.

Plant flat material sufficiently deep to cover all roots. Firmly tamp the earth around each plant to force out large air pockets.

3.11 TURF SOD

Soil Preparation: Provide soil with an organic matter content of 25-percent to 30-percent. Cultivate entire area to a depth of 6" minimum and remove all rock in excess of 1 1/2", all building rubble, building construction material waste and any other material that will impair satisfactory growth. This top 6" must meet the topsoil requirements noted in Section 2.01.

Soil Amendments: Prior to rototilling, apply gypsum at a rate of 100 lbs per 1,000 sf, phosphate at a rate of 2 lbs per 1,000 sf. , and soil sulfur at 5 lbs per 1,000 sf. Rototill into soil.

Install sod along the straightest edge of turf area. Stagger joints in a brick-like pattern. Avoid gaps and overlapping. Place sod diagonally across, to avoid sliding. Water sod at least every 30 min. during installation. Finish by watering lightly and roll in two directions w/sod roller.

3.12 WATERING

Water all plants immediately after planting, except for saguaros, with hose in planting hole until material about the roots is completely saturated from the bottom of the hole to the top of the ground to avoid drying out until the entire planted area is thoroughly watered and the soil soaked to the full depth of each plant hole. Water stream shall not cause damage to planting hole or plant. Keep exposed roots wet by means of moist sawdust, peat moss or burlap at all times during planting operation. Repeat watering as often as necessary to keep the ground moist but not soaked, well below the root system of the plants.

3.13 CLEAN UP

Keep all areas clean and orderly during and after execution of work. Burning of trash is not permitted.

3.14 ADJUSTMENT

Prune each tree and shrub to preserve the natural character of the plant per American Standards for Nursery stock, as published by the American Association of Nurserymen. Prune only as directed by Owner's Representative and Landscape Architect to remove deadwood, suckers, or broken or badly bruised branches. Replace all plants damaged by excessive pruning, planting operations or construction damage.

3.15 MAINTENANCE PERIOD

When the Owner's Representative and Landscape Architect determine the work to be substantially complete in accordance with the Conditions of the Contract, Contractor will be advised, in writing, that the maintenance period is to begin.

Landscape contractor shall be responsible for maintenance of landscaped areas for a period of 90 days. Maintenance includes watering, trimming, weeding and cultivating of beds.

Landscape contractor, in order to protect his guarantee, shall give typewritten to Owner, a complete maintenance instruction booklet on the care and feeding of the landscape.

Contractor shall request, in writing, a Final Inspection with Landscape Architect at the completion of the maintenance period. If the Owner's Representative determines the work is satisfactory, the maintenance period will end on the date of the Final Inspection. If the maintenance is unsatisfactory, the maintenance period will be extended, at the Contractors expense, until such time as all corrections are made and the work is inspected and approved by the Owner's Representative and Landscape Architect. Retention will not be released until Final inspection is made and approval issued by the Owner's Representative.

3.16 FIELD QUALITY CONTROL

Notify Owner's Representative of the requirement for inspection at least 48 hours in advance. Inspections are required, but not limited to, the following:

- Inspection and acceptance of plant material prior to shipping.
- At completion of rough grade and boulder placement
- At completion of landscape finish grading and soil preparation, prior to planting.
- At installation of irrigation system, prior to backfilling trenches and planting.
- During installation of specimen tree, or other specimen plant material.
- After staking locations for plant holes, but prior to planting; for approval.
- During the planting process.
- During the placement and aiming of all light fixtures.
- At Substantial Completion of the Work.
- During warranty period to observe maintenance procedures.
- At final Completion of the Work.

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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE
66419
LOGAN S. SOWERS
ARIZONA U.S.A.
EXPIRES 06-30-24

STERLING GROVE
UNIT Q - PHASE 3 - SF
LANDSCAPE CONSTRUCTION DOCUMENTS
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

REVISIONS:
1 11-03-2023
Replat - Added Tracts
2
3

PROJECT #:
TOL269
SCALE:
NTS
ISSUED FOR:
REVIEW
DRAWN BY:
TEAM
DATE:
11.03.2023
DRAWING:
LANDSCAPE SPEC'S

SHEET:
L8.1
PAGE:
10 **OF** 11
FS23-0821

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IRRIGATION SPECIFICATIONS

PART I - GENERAL

1.01 WORK INCLUDED

Work of this Section generally includes a provision of an underground irrigation system including the following:

1. Trenching, stockpiling excavation materials, and refilling trenches.
2. Complete systems including but not limited to piping, pump station, assemblies, valves, fittings, heads, controller wiring, and final adjustments to ensure efficient coverage as determined by Architect.
3. Water connections.
4. Replacements of unsatisfactory materials.
5. Clean-up, inspection, and approval.
6. Tests.

1.02 REFERENCES

Perform Work in accordance with requirement of Conditions of the Contract and Division 01 - General Requirements as well as provisions of all applicable laws, codes, ordinances, rules and regulations. Conform to requirements of reference information listed below, except where more stringent requirements are shown or specified in Contract Documents.

1. American Society for Testing and Materials (ASTM) - Specifications and Test Methods specifically referenced in this section.
2. Underwriters Laboratories (UL) - UL Wires and Cables.

1.03 QUALITY ASSURANCE

Installer Qualifications - Installer shall have had considerable experience and demonstrated ability in the installation of irrigation system(s) of specified type(s) in a neat, orderly, and responsible manner in accordance with recognized standards of workmanship. To demonstrate ability, experience, and financial stability necessary for this project, submit if requested by Consultant, prior to contract award the following:

1. List of 3 projects completed in the last 2 years of similar complexity to this Project. Description of projects shall include:
   a. Name of project.
   b. Location.
   c. Owner.
   d. Brief description of work and project budget.
2. Current company financial statement.

Special Requirements:

a. Tolerances - Specified depths of pressure supply lines and laterals and pitch of pipes are minimums. Settlement of trenches is cause for removal of finish grade treatment, refilling, recompaction, and repair of finished grade treatment.

b. Coordination with Other Contracts - Protect, maintain, and coordinate Work with Tasks under other sections.

c. Damage to Other Improvements - Contractor shall replace or repair damage to grading, soil preparation, seeding, sodding, or planting done under other Sections during work associated with installation of irrigation system at no additional cost to the Owner.

d. Work involving substantial plumbing for installation of backflow preventers, copper service, and related work shall be executed by licensed and bonded plumber(s), performed in accordance with all prevailing codes and regulations.

e. Work involving connection to, installation, or extension of 120 volt or greater electrical service shall be executed by a licensed and bonded electrician, performed in accordance with all prevailing codes and regulations.

1.04 SUBMITTALS

Prepare and make submittals in accordance with conditions of the Contract prior to installation.

STAKING, CONSTRUCTION RECORD DRAWINGS, AND PROGRAMMING:

1. Coates Irrigation Consultants Inc. (CICI) shall stake the locations of all sprinklers 25-feet in radius or greater with the assistance of Contractor (refer to Section 3.02-1, and contact CICI prior to Bid for staking fees). CICI shall use the GPS collection method to record the rotary sprinklers, mainline routing, electric and gate valves, and controllers; and provide plan copy to Contractor. Contractor shall draw lateral piping, controller station numbers, and all other record information on the Field Record. At end of every day, revise Field Record for all work accomplished that day in RED ink. The Field Record Plan(s) shall be available at the Project Site for review. Upon completion of Project, Contractor shall submit Field Record Plan for review, prior to final acceptance.

   Record plans shall be to same scale and in the same format as designed plans.

2. Following approval of Field Record Plan by the Architect and Consultant, the Contractor shall submit the Field Record Plan with ALL changes, additions, and modifications performed during the project installation to Consultant. Consultant (CICI) shall create a digital Construction Record from the information provided by Contractor. The digital Construction Record file shall be generated as follows:
   a. PDF: Contractor shall contract with Coates Irrigation Consultants Inc. (CICI) to combine all Field Record information and GPS data for locations of water source(s), mainline routing, valves, controllers, and basic features to correspond with the site plan. This digital file shall be placed into sheet form as required, and Portable Document Format (PDF) files created as the Construction Record. Contractor shall contact CICI prior to Bid for fees for GPS data collection and creation of digital Construction Record.

3. Consultant will not certify any pay request submitted by the Contractor if the Field Record drawings are not current, and processing of pay request will not occur until Field Records are updated.

4. Consultant (CICI) shall collect the field controller data for programming purposes, if Contractor is unable to collect data or if the process delays project completion. Contractor shall contact CICI for fees for data collection.

5. Consultant (CICI) shall observe contractor's installation progress; contact CICI for observation fees prior to bid.

6. Prior to scheduling walk-through for substantial completion, Contractor is to submit all Field Record information to the Consultant for approval.

7. Contractor shall also provide both a hard copy and Electronic Form version of the Controller Data Sheets to the Consultant. Hard copy and Electronic Forms shall be provided to the Contractor by Coates Irrigation Consultants Inc.

CONTROLLER CHARTS - Do not prepare controller charts until Construction Record (as-built) drawings have been approved by the Consultant.

1. Provide controller chart, automatic controller.
2. Controller drawing may be same size reproduction of the record drawing, if scale permits fitting them inside the controller door without folding drawing. If photo reduction prints are required, keep reproduction to maximum size possible to retain full legibility. Chart may also be Controller Data Sheet as for central-satellite systems, if approved by Consultant.
3. Controller chart shall be bond print of actual as-built system, showing area covered by that controller; or Controller Data Sheet showing information on each station, and with complete description of each station's location.
4. Identify area of coverage of each remote control valve, using a distinctly different pastel color for each zone. Highlight heads, lateral piping, and control valves.
5. Following review of controller drawings by Consultant, hermetically seal each chart between two layers of 20 mm thick clear plastic.
6. Controller chart shall be completed and approved by Consultant prior to final completion walk-through of irrigation system.
7. Attach approved controller chart to inside of each controller door using self adhesive Velcro strips.

CONTROL SYSTEM PROCEDURES:

1. Contractor shall be responsible to provide and install all specified control equipment to result in a complete and working system, whether or not all appurtenances are shown on plans. System shall include controllers; all grounding and surge protection; and electrical control wiring.

2. Following installation of each controller, contractor shall record all station data on a "Data Sheet" provided by the Consultant. This data shall include the type and quantity of irrigation devices on each station, nozzle type, arc, area of control (turf, trees, shrubs, etc.), valve size, gpm, location, etc. as shown on the Data Sheet.
3. Prior to final walk-through for each area of the project, contractor shall confirm that the following has been accomplished:
   a. Construction record drawings per 1.04.1.
   b. Data Sheets for Controllers.

4. Consultant (CICI) shall provide the following programming services; station data, hydraulic tree, and programs and schedules in the irrigation computer. CICI shall not provide a visual, interactive map. Contractor shall contact CICI for fees for programming services prior to bid.

5. Product Warranty: Warranty" includes the following:
   a. Manufacturer's stated warranties shall apply on all products.
   b. It shall insure that an authorized representative will be at the job site within 24 hours of notification of a product problem.
   c. Warranty includes a one-year minimum product and labor warranty. If the product fails to meet project specifications, and the manufacturer's representative is unable to resolve the deficiency, the product will be replaced at no cost to the client with the product of their choice. This includes Contractor's labor for product replacement at their normal hourly rates.
   d. In the event of a product problem, and the Consultant is required to spend additional time not covered by their contract as a result of this problem, then the manufacturer will reimburse the Consultant for time and materials at their normal hourly rates.

   *Project Qualifications:

   a. The Consultant must be currently certified as an irrigation designer by the Irrigation Association, the American Society of Irrigation Consultants, or licensed in the project state to practice landscape architecture which includes irrigation design.
   b. The project must consist entirely of one manufacturer's products where applicable (i.e.: excluding pipe, fittings, & wiring). If any competitive products are INSTALLED on the project, the warranty will be the standard trade warranty as delineated in the manufacturer's product catalog.
   c. The manufacturer's representative must be notified in the event of a product problem at least twenty-four (24) hours prior to an in-field meeting.
   d. Installation must be certified by authorized representative in conformance to plans.

Operation Manual:

Submit 3 sets of Operations Manual to Consultant for approval, prior to scheduling the final completion walk-through. Manual is to include the following in a 1 x 3 ring binder:

1. Index sheet stating project name, and listing Contractor name, address, phone number, and contact person. Include same information for Primary Sub-Contractors.
2. Manufacturer cut sheets for all material components of irrigation system. Highlight or circle specific models or items.

1.05 DELIVERY, STORAGE and HANDLING

Deliver, unload, store and handle materials, packaging, bundling, products, in dry conditions,or a weatherproof manner, to prevent damage, breakage, deterioration, intrusion, ignition, and vandalism. Deliver in original unopened packaging containers prominently displaying manufacturer name, volume, quantity, contents, instructions, and conformance to local, state, and federal law. Remove and replace cracked, broken, or contaminated items or elements prematurely exposed to moisture, inclement weather, snow, ice, temperature extremes, fire, or job site damage.

Handling of PVC Pipe - Exercise care in handling, loading and storing of PVC pipe. All PVC pipe shall be transported in a vehicle which allows the entire length of pipe to lie flat so as not to subject it to undue bending or concentrated external loads. All sections of pipe that have been dented or damaged shall be discarded, and if installed, shall be removed and replaced with new piping.

1.06 JOBSITE CONDITIONS

Protection of Property:

1. Preserve and protect all trees, plants, monuments, structures, and paved areas from damage due to Work in this Section. In the event damage does occur, all damage to inanimate items shall be completely repaired or replaced to the satisfaction of the Owner. All injuries to living plants shall be repaired by the Owner, and all costs of such repairs shall be charged to and paid by the Contractor.

2. Protect buildings, walks, walls, and other property from damage. Flare and barricade open ditches. Damage caused to asphalt, concrete, or other building material surfaces shall be repaired or replaced at no cost to the Owner. Restore disturbed areas to original condition.

Existing Trees:

1. All trenching or other Work under limb spread of any and all evergreens or low branching deciduous material shall be done by hand or by other methods so as to prevent damage to limbs or branches.

2. Where it is necessary to excavate adjacent to existing trees, use all possible care to avoid injury to trees, and tree roots. Excavation in areas where 2 inch and larger roots occur shall be done by hand. Roots 2 inches and larger in diameter, except directly in the path of pipe conduit, shall be tunneled under and shall be heavily wrapped with burlap to prevent scarring or excessive drying. Where a trenching machine is operated close to trees having roots smaller than 2 inches in diameter, the wall of the trench adjacent to the tree shall be hand trimmed, making clean cuts through roots. Roots 1 inch and larger in diameter shall be painted with two coats of "Tree Seal". Trenches adjacent to trees shall be closed within 24 hours, and when this is not possible, the side of the trench adjacent to the tree shall be kept shaded with moistened burlap or canvas.

Protection and Repair of Underground Lines:

1.Request proper utility company to stake exact location (including depth) of all underground utilities. Take whatever precautions necessary to protect these underground lines from damage. In the event damage does occur, all damages shall be repaired by Contractor unless other arrangements have been made.

Replacement of Paving and Curbs - Where trenches and lines cross existing roadways, paths, curbing, etc., damage to these shall be kept to a minimum and shall be restored to original condition.

1.07 WARRANTY/GUARANTY

Contractor shall warrant materials against defects for a period of one year from the date of Substantial Completion. Contractor shall guarantee workmanship for similar period. Contractor shall be responsible for coordinating material warranty items with the manufacturer/distributor.

Settling of backfilled trenches which may occur during guaranty period shall be repaired by Contractor at no expense to the Owner, including complete restoration of damaged property.

Expenses due to vandalism before substantial completion shall be borne by Contractor.

Owner or representative maintenance company will maintain turf and planting areas during warranty period, so as not to hamper proper operation of the irrigation system.

1.08 MAINTENANCE

Furnish the following maintenance items to Owner prior to final Acceptance:
1. 2 sets of special tools required for moving, disassembling, and adjusting each type of sprinkler head and valve supplied on this project.
2. 2 keys for each automatic controller.
3. 3 quick coupler keys and matching hose swivels.

1.09 EXTRA STOCK

In addition to installed system furnish the following items to Owner:
1. 4 per 100 installed drip emitters of each type used.
2. 2 pop-up heads of each type used.

PART II - PRODUCTS

2.01 MATERIALS

General Piping:

Note: All piping for reclaimed water systems shall be purple colored, or wrapped with reclaimed "sock" or reclaimed marking tape, and main lines shall have detectable reclaimed marking tape in trench 12" above top of pipe.

1. Pressure Supply Lines (downstream of backflow prevention units) - Class 200 PVC, Solvent Weld Belled End for 2-1/2" and smaller, and rubber-ring joint for 3" and larger with ductile iron fittings.
2. Non-pressure lines - Class 200 PVC, Solvent Weld Belled End.
3. Drip Piping - 1/2" Class 315 PVC, Solvent Weld unless otherwise specified on plans.
4. Emitter Tubing - by emitter manufacturer.

Plastic Pipe and Fittings:

1. Identification Markings:

a. All pipe to be identified with following indelible markings:
   1) Manufacturer's Name.
   2) Nominal pipe size.
   3) Schedule or class.
   4) Pressure Rating.
   5) NSF (National Sanitation Foundation) seal of approval.
   6) Date of extrusion.

b. All fittings including valve taps for rubber-ring pipe shall be cast or ductile iron, rubber-ring joint for PVC. Ductile iron fittings shall have the following characteristics:
   1) All ductile iron fittings and joint restraints shall have a fusion bonded epoxy coating on interior and exterior of the product surface, average of 10-12 mm thickness. Epoxy coating shall conform to the requirements of CSA Z245.20-20 and NSF 61 for water services. Tar/bitumen coating will not be approved.
   2) All ductile iron pipe fittings, joint restraints, lateral isolation valves and mainline isolation gate valves shall be of the same manufacture which offers a 10-year warranty on products and replacement labor costs. Prior to installation, manufacturer shall provide documentation stating the above warranty information.

2. Solvent Weld Pipe - Manufactured from virgin polyvinyl chloride (PVC) compound in accordance with ASTM D2241 and ASTM D1784: cell classification 12245-B, Type 1, Grade 1.
   a. Fittings - Standard weight, Schedule 40, injection molded PVC; complying with ASTM D1784 and D2466, cell classification 12454-B.
      1) Threads - Injection molded type (where required).
      2) Tees and ells - Side gated.
   b. Threaded Nipples - ASTM D2464, Schedule 80 with molded threads.
   c. Joint Cement and Primer - Type as recommended by manufacturer of pipe and fittings.

Low Pressure/Volume Systems:

1. Emitters as indicated on drawings.
2. Drip Piping - manufactured of polyvinyl chloride compound conforming to ASTM D2241 and ASTM D1784, Type 1, Grade 1.
3. Fittings - Schedule 40 PVC, or as recommended by piping manufacturer.
4. Drip Valve Assembly - Type and size shown on drawings.
   a. Wye Strainer - Plastic/Fiberglass construction with 150 mesh nylon screen and blow out assembly.
   b. Control Valve - 2-way, solenoid pilot operated type made of synthetic, non-corrosive material; diaphragm-activated and slow closing. Include freely pivoted seat seal; retained (mounted) without attachment to diaphragm.
   c. Pressure Regulator - Plastic/Fiberglass construction, preset type with pressure setting per drawings.

Copper Pipe and Fittings:

1. Copper Pipe - Type K hard tempered.
2. Fittings - Wrought copper, solder joint type.
3. Joints - Soldered with solder, 45% silver, 15% copper, 16% zinc, and 24% cadmium and solids at 1125 F and liquids at 1145F.

Brass Pipe and Fittings:

1. Brass Pipe - 85% red brass, AMSI Schedule 40 screwed pipe.
2. Fittings - Medium brass, screwed 125 pound class.

Quick Coupling Valves - Brass two-piece body designed for working pressure of 150 psi, operable with quick coupler. Equip quick coupler with locking rubber cover (purple for reclaimed water if specified).

Valve Boxes:

Note: All box covers for reclaimed water systems shall be purple colored, and marked for reclaimed. Otherwise, valve box color to be selected based upon a review of the location and adjacent material by Owner and Landscape Architect prior to installation.

1.Drip Line Blow-out Stubs, and Wire Stub Box - Rain Bird #VB-10RND.
2. 1-inch through 2-inch Control Valves - Rain Bird #VB-STD.
3. Drip Valve Assemblies - Rain Bird #VB-JMB.
4. Control Wiring Splices - Rain Bird #VB-10RND.
5. Main Line Gate Valves - Rain Bird #VB-10RND.
6. Air-Relief Valves - Rain Bird #VB-STD.
7. Manual Drain Valves - Rain Bird #VB-STD.
8. Pressure Reducing Valves - As shown on detail.

Electrical Control Wiring:

1. Low Voltage:
   a. Electrical Control Wire - AWG UF UL approved No. 14 gauge direct-burial copper wire for all control wires, and No. 14 gauge direct-burial copper wire for all common wires.
   b. Wire Colors:
      1) Control Wires - Red.
      2) Common Wires - White.
      3) Master Valve Wires - Blue and yellow.
      4) Future Wires - Same as control and common wire (labeled at terminations). Two per controller unless noted, at each extreme end.
   c. If multiple controllers are utilized, and wire paths of different controllers cross each other, both common and control wires from each controller shall be different colors approved by Consultant.
   d. Wire connections for all valve and solenoid locations shall be UL 486D approved direct-bury wire connectors for wet / damp locations, rated up to 600 volts, as manufactured by Rain Bird model DB Series Wire Connector, or approved similar dry splice method. Wire connectors shall provide strain relief and have the wire nut / spring integrated into the housing. All 24-volt wire splices shall conform to National Electric Code (NEC) standards and all state, local and federal codes.
2. High Voltage - Type required by local codes and ordinances, of proper size to accommodate needs of equipment serviced.

Sprinkler Heads - As shown on drawings. Purple caps or nozzles for Reclaimed Water use.

Electric Control Valves - As noted on drawings. Purple handles for Reclaimed Water use. Install pressure regulating devices where specified on plans.

Pipe bedding material - Construction grade sand approved by Consultant.

Automatic Controller - As shown on drawings.

Backflow Preventer - As shown on drawings.

Manual Drain Valve - As shown on drawings.

Air-Relief Valve - As shown on drawings.

Pressure Reducing Valve - As shown on drawings.

Master Control Valve - As shown on drawings.

Flow Sensor and Monitor or Transmitter - As shown on drawings.

Pump Station - As shown on drawings.

PART III - EXECUTION

3.01 INSPECTION

Examine areas and conditions under which Work of this Section is to be performed. Do not proceed with Work until unsatisfactory conditions have been corrected.

Grading operations, with the exception of final grading, shall be completed and approved by Owner prior to staking or installation of any portion of irrigation system except sleeving.

3.02 PREPARATION

Staking shall Occur as Follows:

1. For all projects with rotary sprinklers spaced at twenty-five feet (25') or greater, Consultant (CICI) shall lay out the sprinklers using wire flags with assistance from Contractor. Contractor shall contact CICI prior to Bid for Consultant's staking fees. For all projects or area segments with smaller sprinklers, Contractor shall lay out sprinklers and contact Consultant for review.
2. Mark with powdered lime or marking paint routing of pressure supply lines, and flag heads and control valve locations for first series of zones as directed by Consultant. Contact Consultant a minimum of 48 hours in advance and request a review of staking. Consultant will review staking and direct changes if required. Staking review does not relieve installer from coverage problems due to improper placement of heads after staking.

Install sleeving under all asphalt paving and concrete walks, prior to the installation of concrete or paving operations, to accommodate piping and wiring. Compact backfill around sleeves to 95% Standard Proctor Density within 2% of optimum moisture content in accordance with ASTM D1557.

Trenching - Trench excavation shall follow, as much as possible, layout shown on Drawings. Dig trenches straight, and support the pipe continuously on the bottom of trench. Trench bottom shall be clean and smooth with all rock and organic debris removed. Pressure supply line trenches shall be over-excavated as required to allow for bedding material. Trench depth shall be uniform as required to meet minimum depth requirements for the type of piping being installed.

1. Clearances:
   a. Piping smaller than 3 inches - Trenches shall have a minimum width of 7 inches. 12 inches for 3" and larger pipe.
   b. Line clearance - Provide not less than 6 inches of clearance between each line, and not less than 12 inches of clearance between lines of other trades.
   c. For Reclaimed Water systems, 2-foot vertical (below) and 6-foot horizontal separations from potable lines are required per industry standards.
2. Pipe and Wire Depth:
   a. Pressure Supply Piping - 24 inches from top of pipe (30 inches where 6" and larger pipe is on project).
   b. Non-pressure piping - 12 inches from top of pipe.
   c. Control Wiring - Side and bottom of pressure supply line.
   d. Drip piping - 12 inches from top of pipe.
   e. Emitter tubing - 12 inches from top of pipe (non slope plantings). 4 inches from the top of pipe (slopes 2:1 or greater).

3. Boring will be permitted only where pipe must pass under obstruction(s) which cannot be removed, and must be approved by Consultant if not specifically indicated on construction drawings. Final density of backfill shall match that of surrounding soil. Use of sleeves of suitable diameter is acceptable if installed first by jacking or boring, and pipe laid through sleeves. Observe same precautions as though pipe were installed in open trench.

3.03 INSTALLATION

Locate other equipment as near as possible to location designated on construction drawings. Deviations shall be approved by Consultant prior to installation.

PVC Piping:

1. Snake pipe in trench as much as possible to allow for expansion and contraction.
2. When pipe laying is not in progress, or at end of each day, close pipe ends with tight plug or cap. (Perform work in accordance with good practices prevailing in piping trades).
3. Coordinate pressure supply line installation with required bedding operations. Concrete thrust blocks or steel joint restraints shall be utilized for all rubber-ring joint fittings per industry standards. In sandy soil, mechanical joint fittings shall be used with thrust blocks.
4. Stake all above-grade PVC piping per details.
5. Use 45-degree ells when making perpendicular crossings of above-grade PVC piping, to depress bottom pipe.
6. Lay pipe and make all plastic-to-plastic joints in accordance with manufacturer's recommendations.

Drip Piping:

1. Install fitting connections per manufacturer's recommendations.
2. Use threaded risers and Sch. 40 or Sch 80 fittings per details when making connections in drip piping for emitters and fittings.
3. Install drip line blow-out stubs at all dead ends of drip piping.
4. Any deviations from drip pipe routing shown on drawings must be approved by consultant prior to installation.

Control Wiring

1. Low Voltage Wiring:
   a. Bury control wiring between controller and electric valves in pressure supply line trenches, with wires consistently located below and to one side of pipe, on top of initial pipe bedding, or in separate trenches.
   b. Bundle all 24-volt wires at 10-foot intervals with electrical or duct tape.
   c. Provide an expansion loop at pressure supply line angle fittings, every electric control valve location (in valve box), and at minimum 500 feet intervals. Form expansion loop by wrapping wire at least 8 times around a 1-inch pipe and withdrawing pipe.
   d. Make splices and electric control valve connections using SureSplice SK 12-14 connectors or similar dry splice method.
   e. Install control wire splices not occurring at control valve in a separate splice valve box.
   f. Install one control wire for each control valve.
   g. Run 2 spare #14-1 control wires from controller pedestal to last electric control valve operated by controller on each and every leg of pressure supply line. Label spare wires at controller and wire stub box. Loop a minimum of 24" from all spare wires inside every control valve box operated by controller.
   h. Run all future control wires from controller pedestal to point indicated on drawings. Coil a minimum of ten (10) feet at termination and install in 10" round valve box. Label all wires at termination.
2. High Voltage Wiring for Automatic Controller
   a. Provide 120-volt power connection to automatic controller.

Automatic Controller:

1. Install controller in accordance with manufacturer's instructions as detailed and where shown on Drawings.
2. Connect remote control valves to controller in numerical sequence as shown on Drawings.
3. Final location of controller shall be approved by Consultant prior to installation.
4. Each controller shall have a dedicated separate ground wire and surge protection.
5. Above-ground conduit shall be rigid galvanized with appropriate fittings. Below-ground conduit shall be Schedule 40 PVC.

Quick Coupler Valves:

Install quick couplers on double swing-joint assemblies of Schedule 80 PVC piping; flush to grade. Angled nipple relative to pressure supply line shall be no more than 45 degrees and no less than 10 degrees. Install quick coupler as detailed.

Drip Valve Assemblies - Install drip valve assembly as detailed.

Drip Emitters - Install drip emitters as detailed.

Valve Boxes:

1. Install one valve box for each type of valve installed as detailed flush with grade for all sodded areas, and above-grade for all seeded areas.
2. Valve box extensions are not acceptable, except for master valve and flow sensor.
3. Install gravel sump after compaction of all trenches. Valve box to rest on gravel sump. Place final portion of gravel inside valve box after valve box is backfilled and compacted.
4. Install "Christy" stainless steel or 2.5" x 5" plastic valve label tags for each valve box (1-800-258-4583). Entire controller & station number shall be printed on each tag. Letter and number size shall be no smaller than 1/8 inch and no greater than 1/4 inches. Label each valve box as follows:
   a. Control valves - Controller letter and station number.
   b. Quick Coupler Valves - Label "QCV."
   c. Wire Splices - Label wire splices with the letters "W.S."
   d. Drip Piping Blow-out Stubs - Controller letter and station number of each drip piping blow-out.
   e. Gate Valves - Label with letters "GV" typical.
   f. Air-Relief Valves - Label with letters "ARV" typical.
   g. Manual Drain Valve - Label with letters "MDV."
   h. Pressure Reducing Valves - Label with letters "PRV" typical.
   i. Flow Sensors - Label with letters "FS" typical.
5. Valve box color to be selected based upon a review of the location and adjacent material by Owner and Landscape Architect prior to installation. These guidelines are typical of all installations unless water source is effluent. In that case all valve boxes no matter the location are to be purple in color and meet all applicable codes and ordinances.

Backflow Preventer - Install as detailed on Drawings.

Pump Station- Install as detailed on Drawings.

Electric Control Valves:

Install top of cross handle a maximum of 3 inches below finished grade where shown on Drawings and as detailed. When grouped together, allow a minimum of 12 inches between valve box sides. Space control valves accordingly. Install each remote control valve in a separate valve box. Install valve boxes flush with grade. When parallel to roadway, sidewalk or other permanent element or structure, control valve and box are to be installed perpendicular to element or structure, spaced equally. For athletic areas such as football fields where concrete curbs exists, place electric valves within one foot of curb.

Main Line Gate Valves - Install as detailed on Drawings.

Air-Relief Valves - Install as detailed on Drawings.

Control Wiring:

1. All control wiring to be laid to bottom and side of pressure supply line trench. Separate wire trenches will not be allowed unless approved by Consultant prior to installation.

Backfilling - Do not begin backfilling operation until required system tests have been completed. Backfill shall not be done in freezing weather except with prior written approval by Consultant. Leave trenches slightly mounded to allow for settlement after backfilling is complete. Trenches shall be finished graded prior to walk-through of system by Consultant.

1. All pressure supply lines shall be bedded with construction grade sand 4 inches below invert of pipe, to 6" above top of pipe and width of trench when site conditions are rocky or otherwise unfavorable.
2. Materials - Excavated material is generally considered satisfactory for backfilling purposes after completing bedding requirements. Backfill materials shall be free of rubbish, vegetative matter, frozen materials, and stones larger than 2 inches in maximum dimension. Do not mix subsoil with topsoil. Material not suitable for backfill shall be hauled away. Contractor shall be responsible for providing suitable backfill if excavated material is unacceptable, or not sufficient to meet backfill, compaction, and final grade requirements.
3. Do not leave trenches open for a period of more than 48 hours. Open excavations shall be protected in accordance with OSHA regulations.
4. Compact backfill to 90% maximum density in 6" lifts, determined in accordance with ASTM D155-7 utilizing the following methods:
   a.Mechanical tamping
   b.Puddling or ponding. Puddling or ponding and/or jetting is prohibited within 10'-0" of building or foundation walls.

Piping Under Paving:

1. Provide for a minimum cover of 24 inches between the top of the pipe and the bottom of the aggregate base for all pressure and non-pressure piping installed under asphalt concrete or concrete paving. Provide sleeving as required by municipality, or as shown on plans.
2. Piping shall be bedded with construction grade sand - 6 inches below pipe to 6 inches above pipe and the width of the trench.
3. Compact backfill material in 6-inch lifts at 95% maximum density determined in accordance with ASTM D1557 using manual or mechanical tamping devices.
4. Set in place, cap, and pressure test all piping under paving, in presence of Consultant or Owner prior to backfilling and paving operations.
5. Piping under existing walk or concrete pavement shall be done by jacking, boring, or hydraulic driving, but where cutting or breaking of walks and/or concrete is necessary, it shall be done and replaced at no cost to the Owner. Obtain permission and prior approval from Owner to cut or break walks and / or concrete.

3.04 FIELD QUALITY CONTROL

Flushing - After piping, risers, and valves are in place and connected, but prior to installation of emitter heads, quick coupler valves, and air relief valves, thoroughly flush piping system under full head of water pressure from dead end fittings. Maintain flushing for 5 minutes through furthestmost valves. Cap riser after flushing.

Testing - Conduct tests in presence of Consultant. Arrange for presence of Consultant a minimum of 48 hours in advance of testing. Supply force pump and all other test equipment.

1. After backfilling, and installation of all control valves & quick coupler valves, fill pressure supply line with water, and pressurize to 40 PSI over the designated static pressure or 120 PSI, whichever is greater, for a period of 2 hours.
2. Leakage, Pressure Loss - Test is acceptable if no leakage or loss of pressure is evident during test period.
3. Leaks - Detect and repair leaks.
4. Retest system until pressure can be maintained for the duration of the test.
5. Before final acceptance, pressure supply line shall remain under pressure for a period of 48 hours.

Walk-Through for Substantial Completion:

1. Arrange for Consultant's presence a minimum of 48 hours in advance of walk-through.
2. Entire System shall be completely installed and operational prior to schedule of walk-through. All sodded areas are to be complete with head height and valve boxes adjusted accordingly.
3. Operate each zone in its entirety for Consultant at time of walk-through, and open all valve boxes.
4. Consultant shall generate a list of items to be corrected prior to Final Completion ("Punch List").
5. Furnish all materials and perform all Work required to correct all inadequacies due to deviations from Contract Documents, and as directed by Consultant.
6. During walk-through, expose all drip emitters and sprinklers under operations for observation by Consultant to demonstrate that they are performing and installed as designed; prior to placing of all mulch material. Schedule separate walk-through if necessary.

Walk-Through for Final Completion:

1. Arrange for Consultant's presence a minimum of 48 hours in advance of walk-through.
2. Show evidence to Consultant that Owner has received all accessories, charts, record drawings, and equipment as required before Final Completion walk-through is scheduled.
3. Operate each zone identified as deficient at substantial completion walk-through for Consultant to review at time of final completion walk-through to ensure correction of all incomplete items.
4. Items deemed not acceptable by Consultant shall be reworked to the complete satisfaction of Consultant.
5. If after request to Consultant for a walk-through for Final Completion of the irrigation system, Consultant finds items during walk-through to be deficient, Contractor shall be charged for all subsequent walk-throughs. Funds will be withheld from final payment and/or retainage to Contractor, in amount equal to additional time and expenses required by Consultant to conduct and document further walk-throughs as deemed necessary to ensure compliance with Contract Documents.

3.05 ADJUSTING

Upon substantial completion of installation, fine-tune entire system by regulating valves, adjusting spray patterns and break-up arms/screws, and setting pressure reducing valves or throttling electric valve flow control stems to proper pressure settings to provide optimum and efficient coverage. Flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto walks, roadways, and buildings as much as possible. Heads of same type shall be operating at same pressure +/- 7%.

If it is determined that irrigation adjustments will provide proper and more adequate coverage, make such adjustments prior to Final Acceptance, as directed, at no additional cost to Owner. Adjustments may also include changes in nozzle sizes, degrees of arc, and control valve throttling.

All sprinkler heads shall be set perpendicular to finish grade unless otherwise designated.

Areas which do not conform to designated operation requirements due to unauthorized changes or poor installation practices shall be immediately corrected at no additional cost to the Owner.

3.06 CLEANING

Maintain continuous cleaning operation throughout duration of Work. All trash or debris generated by installation of irrigation system shall be properly disposed of by Contractor off-site.

GREEY | PICKETT
landscape architecture | community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
P.480.609.0009 F.480.609.0068

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
66419
LOGAN S SOWERS
ARIZONA U.S.A.
EXPIRES 06-30-25

STERLING GROVE
UNIT Q - PHASE 3 - SF
LANDSCAPE CONSTRUCTION DOCUMENTS
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

REVISIONS:
1 11-03-2023 Replat - Added Tracts
2
3

PROJECT #: TOL269
SCALE: NONE
ISSUED FOR: REVIEW
DRAWN BY: TEAM
DATE: 11.03.2023
DRAWING: IRRIGATION SPECIFICATIONS
SHEET: L8.2
PAGE: 11 OF 11
FS23-0821

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Tanner Wessel

From: RAHN, JENNIFER L CIV USAF AETC 56 FW/CVE <jennifer.rahn@us.af.mil>
Sent: Friday, September 15, 2023 2:56 PM
To: Tierney Farago
Cc: 56 FW/CIT Community Initiative
Subject: RE: FS23-0821 Toll At Prasada Replat Of Unit Q New Digital Submittal 09.08.23

Importance: High

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Good afternoon Ms. Farago,

Thank you for the opportunity to provide comments on the re-plat application for Toll at Prasada Unit Q. This proposal requests a re-plat of two lots to traditional lots. The overall number of lots in Unit Q will not change with this proposal. The site falls approximately 2.73 miles outside the Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described in the application, this request will not have a negative impact on Luke AFB Flight Operations. Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 170 over flights per day. We a strong notification program on the part of the county to inform the future tenant(s) about Luke AFB operations.

Respectfully,

Jenn Rahn
Senior Planner, Community Initiatives Team
56th Fighter Wing
Luke AFB AZ 85309
Office: 623-856-9981
DSN: 896-9981

From: Tierney Farago <Tierney.Farago@surpriseaz.gov>
Sent: Friday, September 8, 2023 1:36 PM
To: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>; Afshin Ahouraiyan (Flood Control District of Maricopa County) <Afshin.Ahouraiyan@Maricopa.Gov>; Alex Garza (Maricopa Assoc of Governments) <AGarza@azmag.gov>; Aspasia Angelou (Nadaburg School District) <aangelou@nadaburgsd.org>; Barbara J Remondini, Ph.D. (Wickenburg School District) <bremondini@wusd9.org>; Bryce Christo (bchristo@cityofelmirage.org) <bchristo@cityofelmirage.org>; Chris Cain (Maricopa Water District) <chrisc@mwdaz.com>; Darren Gerard <Darren.Gerard@maricopa.gov>; Debbie Trasancos (Maricopa Water District) <debbiet@mwdaz.com>; Douglas Kirkland (Epcor) <dkirkland@epcor.com>; Ernest (USPS) <Ernest.L.James@usps.gov>; Eva Pierce <eva.pierce@dysart.org>; Ibeth - USPS <Ibeth.L.Roman@usps.gov>; Jerome Choy (ADOT) <jchoy@azdot.gov>; John Willett (City of Buckeye) <jwillett@buckeyeaz.gov>; Jorge Gastelum (City of El Mirage) <jgastelum@cityofelmirage.org>; Judy Lopez - Beardsley Water Company <managefnm365@aol.com>; Kevin Shipman <kevin.shipman@dysart.org>; Leslie - MWD

<lesliej@mwdaz.com>; Mark Frago <fragom@mail.maricopa.gov>; Mary Orta - Surprise Chamber <mary.orta@surpriseregionalchamber.com>; MCDOT <MCDOTPlanning@maricopa.gov>; Raoul Sada - Surprise Chamber <raoul@surpriseregionalchamber.com>; Rovell Foggy (Liberty Utilities) <Rovell.Foggy@libertyutilities.com>; Victor.Schaum <Victor.Schaum@cox.com>; Yvonne Aguirre <yvonne.aguirre@swgas.com>
Cc: Nichole Flores <Nichole.Flores@surpriseaz.gov>
Subject: [Non-DoD Source] FS23-0821 Toll At Prasada Replat Of Unit Q New Digital Submittal 09.08.23

Good afternoon,

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

Please feel free to contact us with any questions.

Thanks,

TIERNEY FARAGO
Planning Project Coordinator
City of Surprise | Community Development
16000 N. Civic Center Plaza
Surprise, AZ 85374
623-222-3154

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

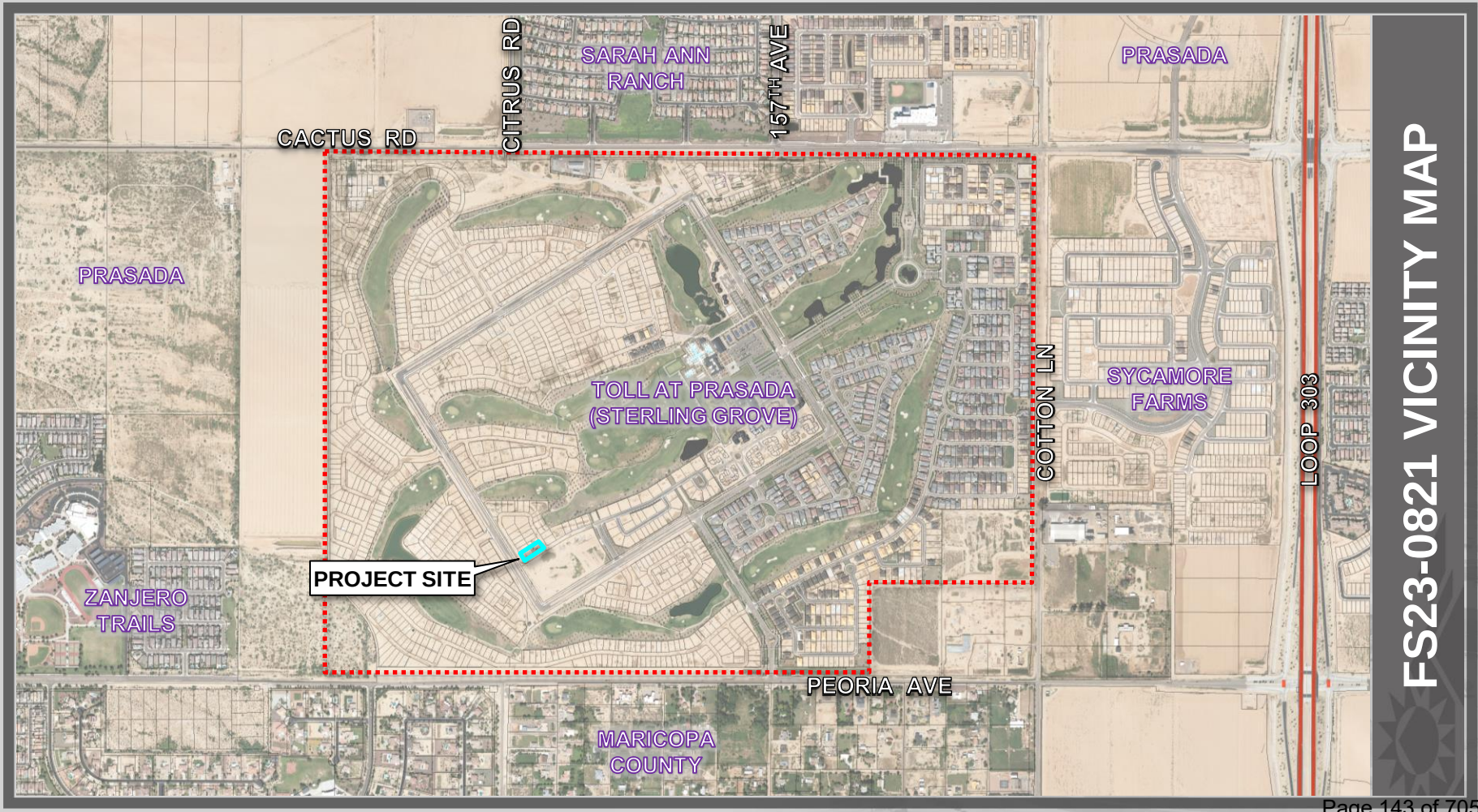
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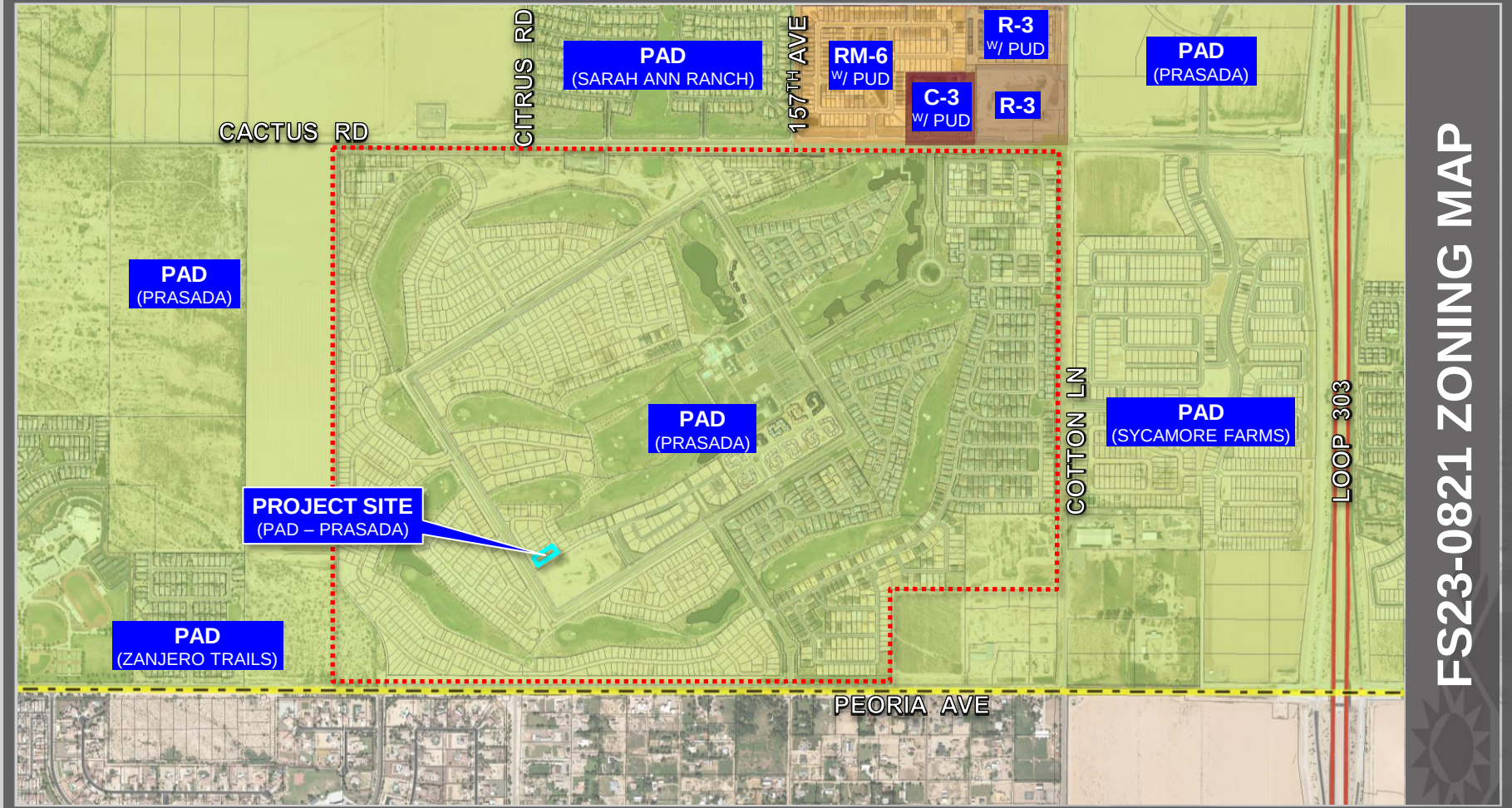
SURPRISE
ARIZONA

FS23-0821
Toll at Prasada Replat of Unit Q Final Plat

City Council

January 16, 2024


FS23-0821 VICINITY MAP
CACTUS RD
CITRUS RD
SARAH ANN RANCH
157TH AVE
PRASADA
PRASADA
TOLL AT PRASADA (STERLING GROVE)
COTTON LN
SYCAMORE FARMS
LOOP 303
PROJECT SITE
ZANJERO TRAILS
PEORIA AVE
MARICOPA COUNTY


FS23-0821 ZONING MAP
CACTUS RD
CITRUS RD
157TH AVE
COTTON LN
LOOP 303
PEORIA AVE
PAD
(SARAH ANN RANCH)
RM-6
W/ PUD
R-3
W/ PUD
C-3
W/ PUD
R-3
PAD
(PRASADA)
PAD
(PRASADA)
PAD
(PRASADA)
PAD
(SYCAMORE FARMS)
PROJECT SITE
(PAD – PRASADA)
PAD
(ZANJERO TRAILS)

FS23-0821 BACKGROUND

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

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

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

April 17, 2018: The City Council approved the original Preliminary Plat for Toll at Prasada under case FS17-394

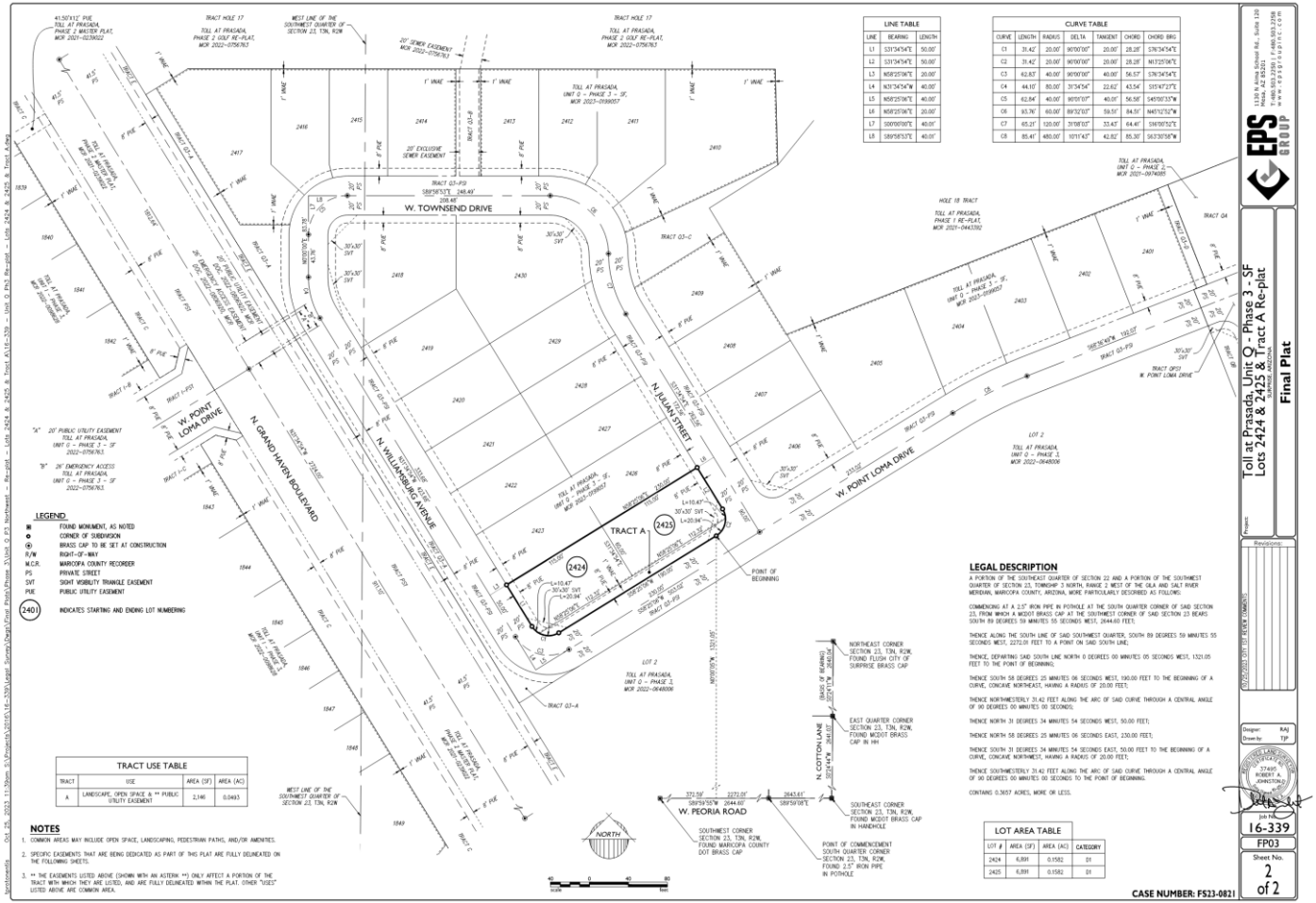
FS23-0821 BACKGROUND

January 15, 2019: The City Council approved the Final Plat for Toll at Prasada Phase I infrastructure under case FS18-290

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

June 02, 2022: Planning and Zoning Commission approved the Preliminary Plat for Toll at Prasada Unit Q - Phase 3 under case FS21-710

April 18, 2023: The City Council approved the Final Plat for Toll at Prasada Unit Q – Phase 3 under case FS22-0974



FS23-0821 FINAL PLAT

EPS GROUP
3153 N. Arma School Rd., Suite 120
Flagstaff, AZ 86001
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

Project: Toll at Prasada, Unit Q - Phase 3 - SF
Lots 2424 & 2425 & Tract A Re-plat
SURPRISE, ARIZONA
Final Plat

Revisions:
ALL REVISIONS TO BE REVIEWED BY ENGINEER

Designer: RAJ
Drawn by: TJP

ARIZONA LAND SURVEYOR
CERTIFICATE NO.
37489
ROBERT A. JOHNSTON
EXPIRES 09/30/2024

Job No.
16-339
FP03
Sheet No.
2
of 2

Oct. 25, 2023 11:39am S:\Projects\2016\16-339\Legal Survey\Dwgs\Final Plats\Phase 3\Unit Q Ph3 Northwest - Re-plat - Lots 2424 & 2425 & Tract A\16-339 - Unit Q Ph3 Re-plat - Lots 2424 & 2425 & Tract A.dwg

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 16, 2024 Contact Person: Tanner Wessel
Submitting Department: Community Development District: District 3
Staff Recommendations:

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

Agenda Wording:
Consideration and action pertaining to approval of the Final Plat entitled, "Toll at Prasada, Phase I Unit A Lots 318, 319, 327, 328, 357 & Tracts A, B, & C" and dated October 25, 2023, a property located west of Cotton Lane, between Cactus Road and Peoria Avenue; Case FS23-0822.

Motion:
I move to approve the Final Plat entitled, "Toll at Prasada, Phase I Unit A Lots 318, 319, 327, 328, 357 & Tracts A, B, & C" and dated October 25, 2023.

Background:
James Rogers of EPS Group Inc seeks approval of a Final Plat for Unit A of the Toll at Prasada development. This Final Plat proposes adjusting the lot lines of Lots 318, 319, 327, 328, and 357 and creating three new landscape tracts adjacent to said lots.

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

Policy Compliant:
The proposed Final Plat is consistent with the Surprise General Plan 2035 and the City of Surprise Land Development Ordinance.

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

Budget Impact:
There is no anticipated budget impact related to this item.

FTE Impact:
This item does not have an impact on current staffing levels.

ATTACHMENTS:

1. 00-FS23-0822 Toll At Prasada Replat Of Unit A - Staff Report
2. 01-FS23-0822 Toll At Prasada Replat Of Unit A - Vicinity Map
3. 02-FS23-0822 Toll At Prasada Replat Of Unit A - Zoning Map
4. 03-FS23-0822 Toll At Prasada Replat Of Unit A - Final Plat
5. 04-FS23-0822 Toll At Prasada Replat Of Unit A - Landscape Plan
6. 05-FS23-0822 Toll At Prasada Replat Of Unit A - Luke AFB
7. FS23-0822 Toll At Prasada Replat Of Unit A - CC Presentation

SURPRISE
ARIZONA

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case:	**FS23-0822**
Project Name:	Toll at Prasada Replat of Unit A Final Plat
Council District:	3 – Mesquite
Meeting Date:	**January 16, 2024**
Planner:	Tanner Wessel, Planner II

Owner:	Toll Prasada, LLC
Applicant:	Aaron Insco of Toll Brothers Arizona
Request:	Final Plat for Lots 318, 319, 327, 328, and 357 located within Unit A of the Toll at Prasada development located within the Prasada PAD
Site Location:	Generally located west of Cotton Lane, between Cactus Road and Peoria Avenue
Site Size:	Approximately 0.80 gross acres
Density:	4.31 gross DU/AC* **Density for all of Unit A*
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035

Findings:

- The proposed Final Plat is consistent with the Prasada PAD.
- The proposed Final Plat is consistent with the Preliminary Plat approved under case FS17-394.
- The proposed Final Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

Alternative Actions:

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

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

PROJECT DESCRIPTION:

The subject request involves a Final Plat for a portion of Unit A of the Toll at Prasada development (AKA Sterling Grove). The Final Plat proposes adjusting the lot lines of lots 318, 319, 327, 328, and 357 and creates three (3) new landscape tracts.

EXISTING ZONING:

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



Prasada PAD Residential	Prasada PAD Residential	Prasada PAD Residential
Prasada PAD Residential	**Prasada PAD Residential**	Prasada PAD Residential
Prasada PAD Residential	Prasada PAD Residential	Prasada PAD Residential

BACKGROUND:

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

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

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

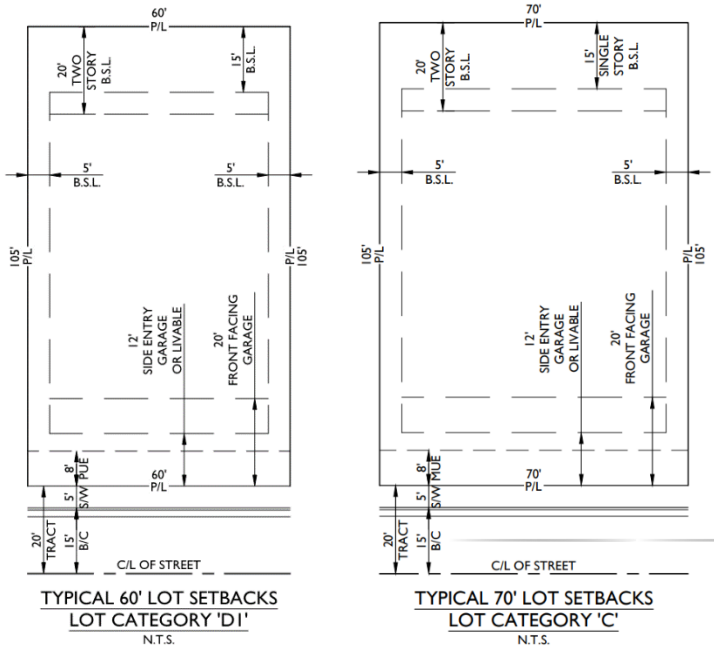
April 17, 2018: The City Council approved the original Preliminary Plat for Toll at Prasada under case FS17-394.

January 15, 2019: The City Council approved the Final Plat for Toll at Prasada Phase I Infrastructure under case FS18-290.

March 5, 2019: The City Council approved the Final Plat for Toll at Prasada Phase I Unit A under case FS18-260.

ANALYSIS AND DISCUSSION

Lots 318, 319, 327, 328, and 357 are located within Unit A of the Toll at Prasada development which encompasses approximately 32.74 gross acres and has an overall gross density of 4.31 DU/AC. This Final Plat only affects approximately 0.80 gross acres of the overall 32.74 acres of Unit A and does not propose any changes to the overall unit count or density of Unit A. Instead, this plat proposes adjusting the lot lines to recategorize Lots 318, 319, 327 and 328 from the D2 (shallow-wide) lot type to the D1 (traditional) lot type, and Lot 357 from D2 to the type C lot type. The proposed lot configurations for the lots are consistent with the approved PAD zoning, see below.



Additionally, this plat proposes three (3) new 8-foot-wide landscape tract adjacent to Lots 318 and 319, 327 and 328, and 357. These landscape tracts will be landscaped in accordance with the Prasada PAD and will have a plant palette that is consistent with the rest of the Sterling Grove community.

UTILITY AND SERVICES TABLE:

Electric:	Arizona Public Service
Water:	EPCOR
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	Southwest Gas
Irrigation:	Maricopa Water District
Schools:	Dysart USD

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/AC or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. This Final Plat does not propose any changes to the overall density of Unit A which is currently 4.31 gross DU/AC; the project most closely aligns with the Suburban Neighborhood type and is consistent with the General Plan in this regard. The site also lies within the 0-6 DU/AC ribbon of the Luke Air Force Base Graduated Density Concept (GDC); however, the site is integral to the larger Sterling Grove project, which is approved for 2,207 lots overall and meets the guidance offered by the GDC.

REVIEWING AGENCIES:

In addition to the standard City reviewing agencies, Luke Air Force Base and the Maricopa Water District, were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

SUMMARY:

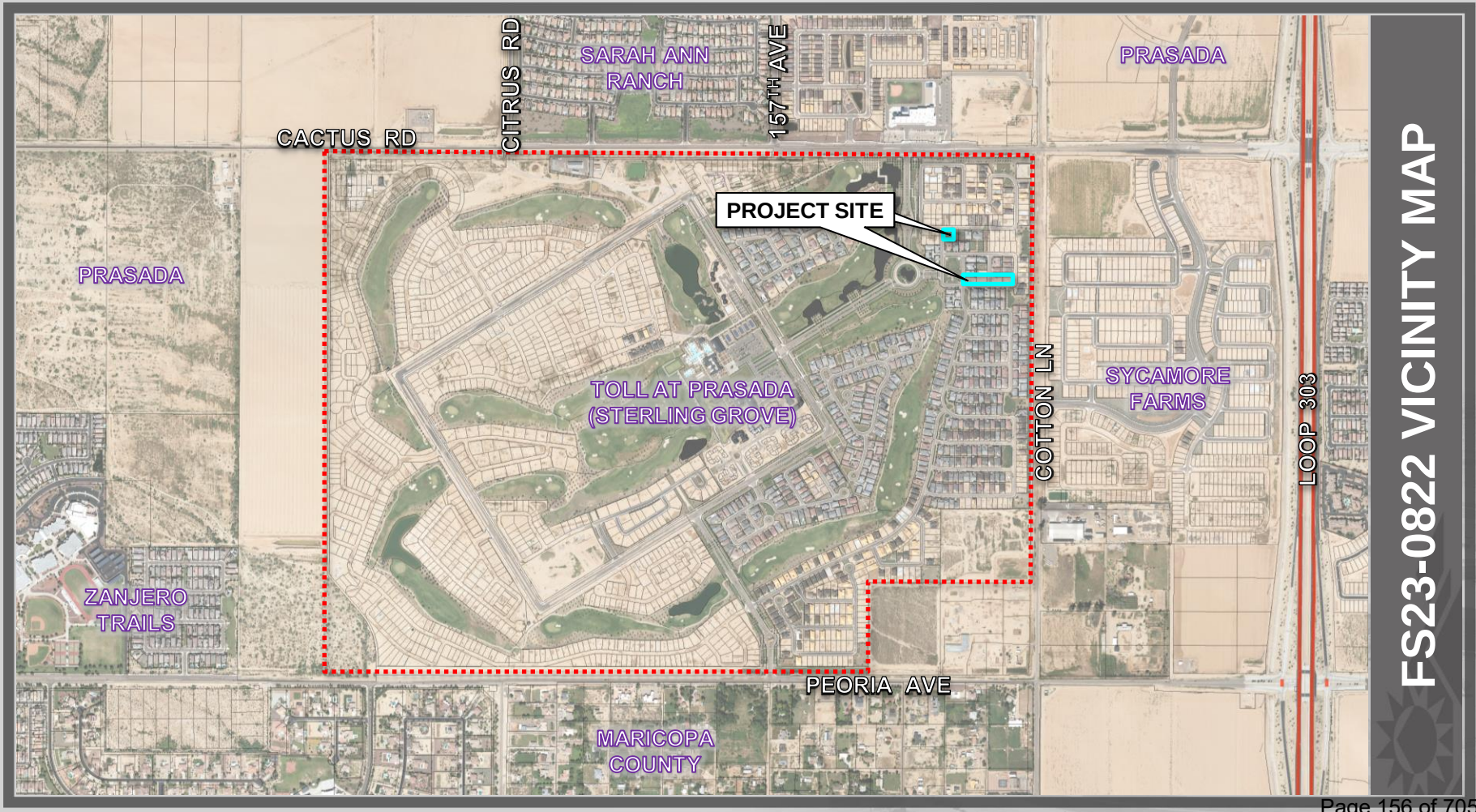
Staff concludes the subject Final Plat is consistent with the Prasada PAD and the applicable requirements of the City of Surprise Land Development Ordinance. All City reviewing departments have reviewed the request and expressed no concerns.

FINDINGS:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Prasada PAD.
- The reviewing agencies have indicated no objections.

ATTACHMENTS:

01 Vicinity Map
02 Zoning Map
03 Final Plat
04 Landscape Plans
05 Luke AFB Letter
PowerPoint


FS23-0822 VICINITY MAP
PROJECT SITE
CACTUS RD
CITRUS RD
157TH AVE
SARAH ANN RANCH
PRASADA
PRASADA
TOLL AT PRASADA (STERLING GROVE)
COTTON LN
SYCAMORE FARMS
LOOP 303
ZANJERO TRAILS
PEORIA AVE
MARICOPA COUNTY

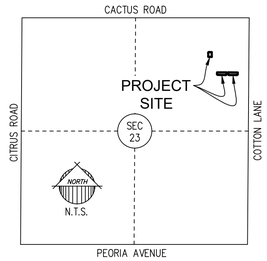

FS23-0822 ZONING MAP
CACTUS RD
CITRUS RD
157TH AVE
PAD
(SARAH ANN RANCH)
RM-6
W/ PUD
R-3
W/ PUD
C-3
W/ PUD
R-3
PAD
(PRASADA)
PROJECT SITE
(PAD – PRASADA)
PAD
(PRASADA)
PAD
(PRASADA)
COTTON LN
PAD
(SYCAMORE FARMS)
LOOP 303
PAD
(ZANJERO TRAILS)
PEORIA AVE

Final Plat

Toll at Prasada, Phase I Unit A

Lots 318, 319, 327, 328 & 357 & Tracts A, B & C

BEING A REPLAT OF LOTS 318, 319, 327, 328 & 357
OF THE FINAL PLAT OF "TOLL AT PRASADA, PHASE I UNIT A",
AS RECORDED IN BOOK 1444 OF MAPS, PAGE 3, M.C.R.,
SITUATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 23,
TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN
MARICOPA COUNTY, ARIZONA



VICINITY MAP

DEDICATION

STATE OF ARIZONA }
} SS
COUNTY OF MARICOPA }

KNOW ALL PERSONS BY THESE PRESENTS: THAT TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY, "OWNER", HAS SUBDIVIDED UNDER THE NAME TOLL AT PRASADA, PHASE 1 UNIT A LOTS 318, 319, 327, 328 & 357 & TRACTS A, B & C, BEING A REPLAT OF LOTS 318, 319, 327, 328 & 357 OF THE FINAL PLAT OF "TOLL AT PRASADA, PHASE I UNIT A", AS RECORDED IN BOOK 1444 OF MAPS, PAGE 3, M.C.R., SITUATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF TOLL AT PRASADA, PHASE 1 UNIT A LOTS 318, 319, 327, 328 & 357 & TRACTS A, B & C AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET AND EASEMENT CONSTITUTING THE SAME, AND THAT EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR AND NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

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

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

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

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

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

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

OWNER HEREBY GRANTS TO THE PUBLIC A PERPETUAL NON-EXCLUSIVE PUBLIC UTILITY ACCESS IN, UPON, OVER, UNDER, THROUGH, AND ACROSS THE AREAS DESIGNATED AS PRIVATE STREET TRACTS.

TRACTS "A, B & C" ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE HOMEOWNERS ASSOCIATION, AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS. SAID HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING SAID TRACTS.

IN WITNESS WHEREOF, OWNERS HAVE HEREUNTO CAUSED ITS CORPORATE NAMES TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 202_.

TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY _____ DATE _____

ITS _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
} SS
COUNTY OF MARICOPA }

ON THIS ____ DAY OF _____, 202_ BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

_____
NOTARY PUBLIC DATE

_____
MY COMMISSION EXPIRES:

NOTICE OF PRASADA PRE-ANNEXATION DEVELOPMENT AGREEMENT

OWNER'S PREDECESSOR, SUBURBAN LAND RESERVE, INC., A UTAH CORPORATION, FULTON HOMES CORPORATION, AN ARIZONA CORPORATION, AND WESTCOR/SURPRISE LLC, AN ARIZONA LIMITED LIABILITY COMPANY HAVE ENTERED INTO A PRE-ANNEXATION1 DEVELOPMENT AGREEMENT DATED SEPTEMBER 12, 2006 ("AGREEMENT") WITH CITY OF SURPRISE, AN ARIZONA MUNICIPAL CORPORATION, FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON SEPTEMBER 19, 2006, AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCUMENT NO. 20061238109. AGREEMENT WAS RECENTLY AMENDED AND RECORDED ON JULY 20, 2018, AT THE MARICOPA COUNTY RECORDER'S OFFICE DOCUMENT NO. 20180551464. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT.

NOTICE OF INTERGOVERNMENTAL AGREEMENT

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

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

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

PUBLIC NOTICE

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

RELEASE OF LIABILITY

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

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

EPCOR PLAT DEDICATION

EXCEPT AS TO ANY AREAS SUBJECT TO THE EASEMENT OR EASEMENTS GRANTED TO MARICOPA WATER DISTRICT, AS DEPICTED ON THIS PLAT AND RECORDED IN THE OFFICE OF THE RECORDER, MARICOPA COUNTY, ARIZONA, A PERPETUAL WATER EASEMENT AS DESCRIBED IN THIS PLAT IS GRANTED TO EPCOR WATER ARIZONA INC., AND ITS SUCCESSORS AND ASSIGNS (COLLECTIVELY "GRANTEE"), TO CONSTRUCT, OPERATE, AND MAINTAIN WATER LINES AND APPURTENANT FACILITIES (COLLECTIVELY, "FACILITIES") UPON, ACROSS, OVER AND UNDER THE SURFACE OF THE EASEMENTS, TOGETHER WITH THE RIGHT TO OPERATE, REPAIR, REPLACE, MAINTAIN, AND REMOVE THE FACILITIES FROM THE PREMISES; TO ADD OR TO ALTER THE FACILITIES, AND TO PROVIDE GRANTEE WITH REASONABLE INGRESS AND EGRESS TO THE FACILITIES. GRANTEE WILL HAVE UNRESTRICTED ACCESS TO THE EASEMENT FOR THE ACTIVITIES DESCRIBED ABOVE AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION PRIOR TO ACCESSING THE EASEMENT WILL NOT BE REQUIRED.

GRANTOR SHALL NOT ERECT OR CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED ANY BUILDING, STRUCTURE OR SIMILAR IMPROVEMENT WITHIN THE LIMITS OF THE EASEMENT GRANTED HEREIN. GRANTOR SHALL NOT, NOR PERMIT, THE GRADE OVER GRANTEE'S FACILITIES TO BE SUBSTANTIALLY ALTERED WITHOUT, IN EACH INSTANCE, THE PRIOR WRITTEN CONSENT OF GRANTEE, AND GRANTOR AGREES THAT NO OTHER PIPES OR CONDUITS SHALL BE PLACED WITHIN THE PREMISES SUBJECT TO THE EASEMENT GRANTED HEREIN, EXCEPT PIPES CROSSING GRANTEE'S FACILITIES AT RIGHT ANGLES, IN WHICH CASE, A MINIMUM VERTICAL DISTANCE OF TWO (2) FEET (AS MEASURED FROM THE CLOSEST POINTS ON THE OUTSIDE EDGES) SHALL BE MAINTAINED BETWEEN GRANTEE'S FACILITIES AND SUCH OTHER PIPES OR CONDUITS. UNLESS GRANTEE EXPRESSLY CONSENTS IN WRITING OTHERWISE, ANY AND ALL SEWER PIPES CROSSING THE EASEMENT GRANTED HEREIN SHALL BE LAID BELOW GRANTEE'S FACILITIES. HOWEVER, GRANTOR SHALL HAVE THE RIGHT TO CONSTRUCT AND ERECT FENCES, TO INSTALL LANDSCAPING, PARKING FACILITIES AND DRIVEWAYS, AND TO ESTABLISH OTHER USES THAT ARE NOT INCONSISTENT WITH USES WITHIN THE LIMITS OF SAID EASEMENT IN A MANNER THAT WILL NOT UNREASONABLY INTERFERE WITH GRANTEE'S ACCESS TO THE FACILITIES.

LEGAL DESCRIPTION

SEE SHEET 2.

GENERAL NOTES

1. SPRINKLERS ARE REQUIRED IN ALL ONE AND TWO FAMILY DWELLINGS BUILT IN AREAS WHICH DO NOT HAVE AN ADEQUATE WATER SUPPLY.
2. NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
3. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "ZONE X SHADED AND ZONE A," BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1660L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
4. 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."
5. 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.
6. PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.
7. THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE OWNER.
8. THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS, AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
9. LANDSCAPE MAINTENANCE OF THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.
10. THE PROPERTY CONTAINED WITHIN THIS PLAT IS ZONED PAD PER CITY OF SURPRISE CASE FS17-587 OR AS SUBSEQUENTLY AMENDED.
11. THIS FINAL PLAT IS IN CONFORMANCE WITH THE PRELIMINARY PLAT AS APPROVED BY THE CITY OF SURPRISE UNDER CASE FS17-394.

AREA SUMMARY TABLE		
DESCRIPTION	AREA (SF)	AREA (ACRES)
LOTS 318, 319, 327, 328 & 357 (5 LOTS)	29,870	0.6859
TRACTS A, B & C (3 TRACTS)	4,901	0.1126
GROSS AREA	34,771	0.7982

100 YEAR ASSURED WATER SUPPLY

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

27-701007.0000 11/14/2018
CERTIFICATE NUMBER DATE

BASIS OF BEARING

THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST, BEARING SOUTH 00 DEGREES 24 MINUTES 11 SECONDS WEST PER GDACS 661-18 MCR.

NOTICE OF TOLL AT PRASADA DEVELOPMENT AND WATER DELIVERY AGREEMENT

LANDOWNER ENTERED INTO THE TOLL AT PRASADA DEVELOPMENT AND WATER DELIVERY AGREEMENT DATED JANUARY 2, 2019 ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON JANUARY 3, 2019, AT THE MARICOPA COUNTY RECORDERS' OFFICE AT 2019-0002436. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF TOLL PRASADA LLC, AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 7 AND SECTION 9, UPON REASONABLE REQUEST.

DATED THIS _____ DAY OF _____, 202_.

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

BY: _____ BY: _____
CHRISTINE CAIN GLEN VORTHERMS

ITS: PROPERTY & CONTRACTS MANAGER ITS: ASSISTANT SECRETARY

TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____ _____

ITS: _____

ENGINEER

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

OWNER/DEVELOPER

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

SHEET INDEX

1 COVER SHEET
2 LOT AREA TABLE, TRACT AREA & USAGE TABLE, CURVE TABLE, LINE TABLE & FINAL PLAT PLAN SHEET

HOMEOWNERS ASSOCIATION RATIFICATION

KNOW ALL MEN BY THESE PRESENTS: THAT STERLING GROVE COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS PLAT FOR "TOLL AT PRASADA, PHASE 1 UNIT A LOTS 318, 319, 327, 328 & 357 & TRACTS A, B & C" AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS PLAT.

IN WITNESS WHEREOF, STERLING GROVE COMMUNITY ASSOCIATION, INC. HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF_____, 202_.

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

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
} SS
COUNTY OF MARICOPA }

ON THIS ____ DAY OF _____, 202_ BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

_____
NOTARY PUBLIC DATE

_____
MY COMMISSION EXPIRES:

CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 202_, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED _____ _____
CITY ENGINEER DATE

CITY OF SURPRISE COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA, THIS _____ DAY OF _____, 202_.

ATTEST:

_____ _____
MAYOR DATE

_____ _____
CITY CLERK DATE

CERTIFICATION

I, ROBERT A. JOHNSTON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF AUGUST, 2023; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL MONUMENTS ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ROBERT A. JOHNSTON, RLS 37495
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, STE. 120
MESA, ARIZONA 85201
PHONE: (480) 503-2250
FAX: (480) 503-2258

DATE OF PREPARATION: 08/28/23 (REVISED OCTOBER 25, 2023)

CASE NUMBER: FS23-0822

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

Project: Toll at Prasada, Phase I Unit A
Lots 318, 319, 327, 328 & 357 & Tracts A, B & C Re-plat
SURPRISE, ARIZONA

Final Plat

Revisions:
10/25/2023 CITY 1ST REVIEW COMMENTS

Designer: RAJ
Drawn by: TJP

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A. JOHNSTON
Date Signed 10-25-23

Job No.
16-339

FP01

Sheet No.
1
of 2

tprotonentis Oct 25, 2023 10:58am S:\Projects\2016\16-339\Legal Survey\Dwgs\Final Plats\Unit A Lots 318, 319, 327, 328 357 392 393 & Tracts A, B & C.dwg
Tracts A, B & C Re-plat\16-339 - UNIT A REPLAT 318 319 327 328 357 392 393 & Tracts A, B & C.dwg

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FLUSH CITY OF SURPRISE BRASS CAP AT THE NORTHEAST CORNER OF SAID SECTION 23, FROM WHICH A MCDOT BRASS CAP IN HANDHOLE AT THE EAST QUARTER CORNER OF SAID SECTION 23 BEARS SOUTH 0 DEGREES 24 MINUTES 11 SECONDS WEST, 2640.04 FEET;

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, SOUTH 0 DEGREES 24 MINUTES 11 SECONDS WEST, 1277.38 FEET TO A POINT ON SAID EAST LINE;

THENCE, DEPARTING SAID EAST LINE NORTH 89 DEGREES 35 MINUTES 49 SECONDS WEST, 258.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 0 DEGREES 24 MINUTES 11 SECONDS WEST, 40.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 20.00 FEET;

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

THENCE NORTH 89 DEGREES 35 MINUTES 49 SECONDS WEST, 180.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 20.00 FEET;

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

THENCE NORTH 0 DEGREES 24 MINUTES 11 SECONDS EAST, 40.00 FEET TO A POINT HEREBY REFERENCED TO AS POINT A;

THENCE SOUTH 89 DEGREES 35 MINUTES 49 SECONDS EAST, 220.00 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE ABOVE AFORESAID REFERENCED POINT A;

THENCE NORTH 89 DEGREES 35 MINUTES 49 SECONDS WEST, 40.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 0 DEGREES 24 MINUTES 11 SECONDS WEST, 40.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 20.00 FEET;

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

THENCE NORTH 89 DEGREES 35 MINUTES 49 SECONDS WEST, 180.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 20.00 FEET;

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

THENCE NORTH 0 DEGREES 24 MINUTES 11 SECONDS EAST, 40.00 FEET TO A POINT HEREBY REFERENCED TO AS POINT B;

THENCE SOUTH 89 DEGREES 35 MINUTES 49 SECONDS EAST, 220.00 FEET TO THE POINT OF BEGINNING.

COMMENCING AT THE ABOVE AFORESAID REFERENCED POINT B;

THENCE NORTH 89 DEGREES 35 MINUTES 49 SECONDS WEST, 20.00 FEET;

THENCE NORTH 0 DEGREES 24 MINUTES 11 SECONDS EAST, 230.00 FEET;

THENCE NORTH 89 DEGREES 35 MINUTES 49 SECONDS WEST, 208.00 FEET;

THENCE NORTH 0 DEGREES 24 MINUTES 11 SECONDS EAST, 130.00 FEET;

THENCE SOUTH 89 DEGREES 35 MINUTES 49 SECONDS EAST, 20.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 0 DEGREES 24 MINUTES 11 SECONDS EAST, 90.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 20.00 FEET;

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

THENCE SOUTH 89 DEGREES 35 MINUTES 49 SECONDS EAST, 60.00 FEET;

THENCE SOUTH 0 DEGREES 24 MINUTES 11 SECONDS WEST, 110.00 FEET;

THENCE NORTH 89 DEGREES 35 MINUTES 49 SECONDS WEST, 80.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.7982 ACRES, MORE OR LESS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°24'11"E	40.00'
L2	S00°24'11"W	40.00'
L3	N89°35'49"W	20.00'
L4	N00°24'11"E	20.00'
L5	N00°24'11"E	20.00'
L6	N00°24'11"E	40.00'
L7	N89°35'49"W	40.00'
L8	N89°35'49"W	20.00'
L9	N89°35'49"W	20.00'
L10	N89°35'49"W	20.00'
L11	N89°35'49"W	20.00'
L12	N00°24'11"E	20.00'

LINE TABLE		
LINE	BEARING	LENGTH
L13	N00°24'11"E	20.00'
L14	S00°24'11"W	40.00'
L15	S89°35'49"E	20.00'
L16	S89°35'49"E	20.00'
L17	N00°24'11"E	40.00'
L18	S89°35'49"E	20.00'
L19	S89°35'49"E	20.00'
L20	N00°24'11"E	20.00'
L21	N00°24'11"E	20.00'
L22	S89°35'49"E	60.00'
L23	S00°24'11"W	40.00'
L24	N00°24'11"E	106.00'

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE, OPEN SPACE, **PUBLIC UTILITY EASEMENT & **SIGHT VISIBILITY TRIANGLE EASEMENT	809	0.0186
B	LANDSCAPE, OPEN SPACE, **PUBLIC UTILITY EASEMENT & **SIGHT VISIBILITY TRIANGLE EASEMENT	2,046	0.0470
C	LANDSCAPE, OPEN SPACE, **PUBLIC UTILITY EASEMENT & **SIGHT VISIBILITY TRIANGLE EASEMENT	2,046	0.0470

NOTES

1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS, AND/OR AMENITIES.
2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.
3. ** THE EASEMENTS LISTED ABOVE (SHOWN WITH AN ASTERIK **) ONLY AFFECT A PORTION OF THE TRACT WITH WHICH THEY ARE LISTED, AND ARE FULLY DELINEATED WITHIN THE PLAT. OTHER "USES" LISTED ABOVE ARE COMMON AREA.

LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	CATEGORY
318	5,491	0.1261	D1
319	5,491	0.1261	D1
327	5,491	0.1261	D1
328	5,491	0.1261	D1
357	7,905	0.1815	C

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°24'11"E
C2	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°35'49"E
C3	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°24'11"E
C4	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°35'49"E
C5	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°24'11"W

LEGEND

- FOUND MONUMENT, AS NOTED
- CORNER OF SUBDIVISION
- BRASS CAP TO BE SET AT CONSTRUCTION
- R/W — RIGHT-OF-WAY
- M.C.R. — MARICOPA COUNTY RECORDER
- PS — PRIVATE STREET
- SVT — SIGHT VISIBILITY TRIANGLE EASEMENT
- PUE — PUBLIC UTILITY EASEMENT
- (1401) — INDICATES STARTING AND ENDING LOT NUMBERING

NORTH

scale 40 0 40 80 feet

CASE NUMBER: FS23-0822

EPS GROUP
1130 N. Alma School Rd., Ste. 120
Mesa, AZ 85201
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

Project: Toll at Prasada, Phase I Unit A
Lots 318, 319, 327, 328 & 357 & Tracts A, B & C Re-plat
SURPRISE, ARIZONA

Final Plat

Revisions:
10/25/2023 CITY 1ST REVIEW COMMENTS

Designer: RAJ
Drawn by: TJP

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A.
JOHNSTON
Date Signed 12-15-23

Job No.
16-339
FP02
Sheet No.
2
of 2

tprotonentis Oct 25, 2023 10:57am S:\Projects\2016\16-339\Legal Survey\Dwgs\Final Plats\Unit A Lots 318, 319, 327, 328 & 357 & Tracts A, B & C Re-plat\16-339 – UNIT A REPLAT 318 319 327 328 357 392 393 & Tracts A, B & C.dwg

Prasada - Phase 1 Unit A

WEST OF COTTON LANE , SOUTH OF CACTUS ROAD.
CITY OF SURPRISE LANDSCAPE CONSTRUCTION DOCUMENTS

GENERAL NOTES:

1. THESE CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. IT IS THE GOAL OF THE DOCUMENTS THAT THE WORK IS TO BE COMPLETED WITHOUT CHANGE ORDERS. ALL QUANTITIES SHOWN IN THE DOCUMENTS ARE ESTIMATES ONLY AND ARE NOT GUARANTEED; THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER TO FULFILL THE INTENT OF THE DESIGN DRAWINGS.
2. INTERPRETATION OF THE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE "AUTHOR" OR "ARCHITECT/ENGINEER-OF-RECORD" OF THE RESPECTIVE DOCUMENT AND SHALL BE CONSIDERED FINAL. ANY POSSIBLE AMBIGUITY SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE "ARCHITECT/ENGINEER-OF-RECORD" PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE "ARCHITECT/ENGINEER-OF-RECORD" AS THE CORRECT AND FINAL INTERPRETATION.
3. ANY INCIDENTAL INSTALLATION PROCEDURE, MATERIAL OR EQUIPMENT, NOT MENTIONED IN THESE CONSTRUCTION DOCUMENTS, THE SPECIFICATIONS NOR SHOWN ON THE PLANS, WHICH MAY BE NECESSARY FOR COMPLETION AND SATISFACTORY OPERATION OF THE DESIGN SYSTEM SHALL BE FURNISHED AND INSTALLED (AS BASED ON INDUSTRY STANDARDS) AS THOUGH SHOWN OR PROVIDED FOR.
4. EXISTING CONDITIONS AND BASE INFORMATION ARE BASED ON PLANS PREPARED BY: CIVIL ENGINEER.
5. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD A CONFLICT ARISE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
7. FOR UNDERGROUND UTILITY COORDINATION AND 48 HOURS PRIOR TO START OF CONSTRUCTION (DEPENDING ON AREA OR JURISDICTION), THE CONTRACTOR SHALL CONTACT:
   A) BLUE STAKE (ARIZONA) 1-800-782-5348
   B) UNDERGROUND SERVICES ALERT (USA) 1-800-227-2600
   C) NEVADA OVERHEAD UTILITIES (NEVADA) 1-702-593-6111
8. THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND THE CHANGE ORDERS AS ASSOCIATED WITH THESE CONSTRUCTION DOCUMENTS.
9. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THESE CONSTRUCTION DOCUMENTS OR SHOULD THERE BE ANY DISCREPANCIES, HE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING FURTHER.
10. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND PER GOVERNING CODES AND/OR ORDINANCES.
11. THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS PRIOR TO THE START OF WORK.
13. BEFORE WORK BEGINS ON THE PROJECT, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
14. THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF WORK.
15. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
16. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAWS AND/OR REGULATIONS PERTAINING TO THE PROJECT.
17. THE CONTRACTOR SHALL PROPERLY COORDINATE HIS WORK WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
18. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT CONSTRUCTION.
19. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS. DAMAGE OCCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
20. MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK BY OTHERS. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.

PLANTING GENERAL NOTES:

1. THE CONTRACTOR SHALL REVIEW PLANTING PLAN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS HE DEEMS UNACCEPTABLE. SEE SPECIFICATIONS.
3. THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANT MATERIAL AS SPECIFIED ON THE PLANTING PLANS. HOWEVER, SHOULD THE PLANT MATERIAL BE TEMPORARILY UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL 5 GALLON NURSERY BUCKETS WITH IRRIGATION AT EACH PLANT LOCATION. AS THE PLANT MATERIAL BECOMES AVAILABLE, THE 5 GALLON BUCKETS SHALL BE REMOVED AND PLANT MATERIAL INSTALLED.
4. ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY DESIGN/BUILDER AND/OR THE LANDSCAPE ARCHITECT.
5. LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND WATER CONSTRUCTIONS.
6. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
7. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE.
8. WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT, SEE HARDPAN DETAIL.
9. REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
10. TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS / FIRE HYDRANTS, 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM WALKS, CURBS AND WALLS. SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALKS.
11. ALL SPECIMEN TREES, SHRUBS AND CACTI SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
12. THE CONTRACTOR SHALL INSTALL "SHAWTOWN ROOT BARRIER PANELS" (OR APPROVED EQUAL) AT ALL TREES WITHIN 7'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
13. THE CONTRACTOR SHALL INSTALL ARBOR GUARDS AT ALL TREES LOCATED IN TURF AREAS.
14. ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
15. ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
16. THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION.
17. CACTI SHALL BE PLANTED A MINIMUM OF 3'-0" AWAY FROM ALL PEDESTRIAN ROUTES.
18. CACTI SHALL BE WELL ROOTED AND NON-SCARRED.
19. PLANT MATERIAL MARKED 'SALVAGE' SHALL BE SELECTED FROM ON-SITE SALVAGE INVENTORY. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
20. IN DISTURBED AREAS INDICATED TO RECEIVE REVEGETATION HYDROSEED AND/OR PLANTING, THE CONTRACTOR SHALL MATCH EXISTING NATURAL DESERT STONE GROUND COVER CONDITIONS ADJACENT TO THE PROJECT.
21. NATIVE REVEGETATION AREAS AND PLANTER BEDS SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD DEBRIS.
22. THE CONTRACTOR SHALL PROVIDE A 50'-0" BY 50'-0" TYPICAL MOCK-UP OF NATIVE REVEGETATION AREAS FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
23. ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.

INERT GENERAL NOTES:

ANGULAR GRANITE RIP-RAP

1. INSTALL GRANITE RIP-RAP IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS (TYPICAL). REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR COLOR AND SIZE OF GRANITE RIP-RAP.
2. THE CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
3. THE CONTRACTOR SHALL REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.

DECOMPOSED GRANITE

1. DECOMPOSED GRANITE IS REQUIRED IN ALL PLANTING AREAS, EXCEPT AREAS OF TURF AND GRANITE RIP-RAP, AND SHALL EXTEND UNDER PLANT MATERIAL UNLESS NOTED OTHERWISE ON PLANS. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND.
2. ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF DECOMPOSED GRANITE, THROUGHOUT (TYPICAL).
3. CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

IRRIGATION GENERAL NOTES:

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL.
2. THE LANDSCAPE CONTRACTOR SHALL SUBMIT FULL PIPING PLANS, AFTER FIELD VERIFICATION, DEPICTING POINT OF CONNECTION, METER LOCATION AND SIZE, BACKFLOW PREVENTER LOCATION AND SIZE, AND PIPE ROUTING AND SIZES.
3. THE LANDSCAPE CONTRACTOR SHALL INSTALL THE SPECIFIED SYSTEM IN ACCORDANCE WITH THE ATTACHED SCHEDULES, NOTES, DETAILS, AND SPECIFICATIONS.
4. THE LANDSCAPE CONTRACTOR TO SITE VERIFY PRESSURE AND NOTIFY LANDSCAPE ARCHITECT OF ANY DIFFERENCES PRIOR TO INSTALLATION OR ORDERING OF MATERIALS. IF CONTRACTOR FAILS TO NOTIFY LANDSCAPE ARCHITECT, HE IS FINANCIALLY RESPONSIBLE FOR ANY NECESSARY SYSTEM ALTERATIONS THAT RESULT.
5. THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY EXISTING TAP LOCATIONS. INSTALL NEW METERS PER THE ATTACHED IRRIGATION SCHEDULE.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ASPHALT AND CONCRETE AS REQUIRED FOR SLEEVE INSTALLATION ACCORDING TO THE IRRIGATION SCHEDULE.
7. CONTROLLER TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. CONTROLLER SIZE AND QUANTITIES TO BE DETERMINED BY THE VALVE REQUIREMENTS AND POINTS OF CONNECTION. INSTALL ONE (1) CONTROLLER AT EACH POINT OF CONNECTION.
8. INSTALL PVC MAINLINE AND LATERALS ACCORDING TO THE IRRIGATION AND PIPING SCHEDULES.
9. ALL VALVE FLOWS SHALL NOT EXCEED MANUFACTURER'S SPECIFICATIONS.
10. VALVE BOXES SHALL BE SQUARE TO ADJACENT WALKS OR CURBS AND FLUSH WITH THE FINAL GRADE.
11. WORK SHALL CONFORM TO ALL CONSTRUCTION CODES AND REGULATIONS.
12. THE LANDSCAPE CONTRACTOR SHALL INSTALL GREEN VALVE BOXES IN TURF AREAS AND TAN VALVE BOXES IN DECOMPOSED GRANITE AREAS (TYPICAL).
13. REFER TO THE IRRIGATION NOTES FOR THE CALCULATED PRESSURE AT THE WATER METER. REFER TO NOTE #4 IF PRESSURE DIFFERS FROM THAT NOTED.
14. THE LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING ON PROJECT TO VERIFY INSTALLATION CONDITIONS.
15. PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL CONTACT BLUE STAKE TO VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES THAT MAY BE EFFECTED BY HIS WORK, AND HE SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF HIS IRRIGATION INSTALLATION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER AND/OR THE OWNER'S REPRESENTATIVE FOR ANY DESIGN CHANGES MADE AS A RESULT OF DEVIATION BY THE CONTRACTOR FROM THE PLANS AND SPECIFICATIONS OR DUE TO ERRORS, FAULTY MATERIAL OR FAULTY WORKMANSHIP.
17. INSTALL ALL MAINLINES WITH A MINIMUM OF 20" OF COVER.
18. INSTALL ALL LATERALS WITH A MINIMUM OF 12" OF COVER.
19. ALL PIPE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND ASTM STANDARD D 2774.
20. ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER, USE LIQUID TEFLON ON METAL PIPE THREADS ONLY.
21. FLUSHING OF ALL LINES PRIOR TO INSTALLATION OF SPRINKLERS AND EMITTERS IS REQUIRED.
22. INSTALL ALL SPRINKLERS, EMITTERS, AND RELATED MATERIAL PER IRRIGATION SYSTEM SPECIFICATIONS AND DETAILS.
23. INSTALL ALL ELECTRICAL JOINTS WITH 3-M WATERPROOF CONNECTORS.
24. ALL ELECTRICAL CONNECTIONS SHALL BE MADE AT THE REMOTE CONTROL VALVE BOXES. CONTROLLER ENCLOSURES AND VALVE BOXES SPECIFICALLY FOR ELECTRICAL CONNECTIONS.
25. A CERTIFIED ELECTRICIAN SHALL BE RESPONSIBLE FOR INSTALLING ALL WIRING FROM THE CIRCUIT BREAKER AT THE 120 VOLT SOURCE LOCATION TO AUTOMATIC CONTROLLER.
26. ALL 120 VOLT VOLT POWER WIRE TO BE INSTALLED PER LOCAL CODE AND THE N.E.C.
27. INSTALL ALL VALVE WIRING IN MAINLINE TRENCH AS DETAILED.
28. INSTALL ALL REMOTE CONTROL VALVES AT HEIGHT INDICATED ON DETAILS, AS HIGH AS POSSIBLE BUT ALLOWING CLEARANCE BETWEEN VALVE BOX LID AND FLOW CONTROL HANDLE ON REMOTE CONTROL VALVE.
29. INSTALL ALL MAINLINE GATE VALVES IN A ROUND PLASTIC VALVE BOX PER DETAILS.
30. ALL PVC SOLVENT WELD FITTINGS SHALL BE LASCO OR APPROVED EQUAL.
31. THE MAINLINE, LATERAL PIPE, AND VALVES ARE SHOWN **SCHEMATICALLY** AND SHALL BE **INSTALLED WITHIN THE LANDSCAPE AREA, OUTSIDE R.O.W. AND P.U.E.**, ADJACENT TO SIDEWALK OR CURB AND OFFSET 18" WHEREVER POSSIBLE.
32. SUPPLY THE FOLLOWING MATERIAL TO THE OWNER:
   A) TWO WRENCHES FOR DISASSEMBLY AND ADJUSTING OF EACH TYPE OF SPRINKLER HEAD AND VALVE SUPPLIED.
   B) TWO KEYS FOR EACH OF THE CONTROLLERS.
   C) TWO COUPLERS WITH MATCHING HOSE BIBS AND SHUT-OFF VALVE.
   D) TWO VALVE BOX KEYS.
33. ALL MAINLINE FITTINGS FOR PIPE 3" AND LARGER SHALL BE CAST OR DUCTILE IRON FOR PVC: SCHEDULE 80 PVC: FOR 2 1/2" AND SMALLER.
34. ALL MAINLINE PIPE SHALL BE A MINIMUM OF SCHEDULE 40.
35. SLEEVES SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE LINE SIZE.
36. ALL MAINLINE AND IRRIGATION EQUIPMENT SHALL BE PLACED IN THE LANDSCAPED AREAS.
37. CONTROLLER WIRES THAT ARE DIRECT BURIED SHALL BE #14 OR BETTER, BUNDLED OR WRAPPED A MINIMUM OF EVERY TWELVE (12') FEET. DURING INSTALLATION WIRES SHALL HAVE A 24" LOOP TIED IN ALL DIRECTION CHANGES GREATER THAT 30 DEGREES AND BE UNTIED PRIOR TO TRENCH FILL IN.
38. DRIP SYSTEM FLUSH CAPS SHALL BE PLACED IN A VALVE BOX AT THE END OF ALL DRIP LATERAL RUNS, AS DESCRIBED ON THE DRAWINGS.
39. ALL VALVES, PRESSURE REGULATORS AND OTHER DEVICES SHALL BE PLACED IN AN APPROPRIATELY SIZED VALVE BOX WITH A MINIMUM OF TWO (2') INCHES OF PEA GRAVEL.
40. PRIOR TO PLACING ANY IRRIGATION SYSTEM IN SERVICE, AN ARIZONA CERTIFIED BACKFLOW DEVICE TESTER SHALL TEST THE BACKFLOW PREVENTION DEVICE AND GIVE A COPY OF THE PASSED TEST RESULTS TO THE MARICOPA COUNTY INSPECTOR OR MAIL IT TO THE MARICOPA COUNTY DEPARTMENT OF PUBLIC WORKS INSPECTION STATION.
41. AFTER INITIAL TESTING, ALL BACKFLOW DEVICES SHALL BE TESTED ANNUALLY.
42. BACKFLOW DEVICES SHALL BE A MINIMUM OF TWO (2') FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER SERVICE LINE.
43. ALL BACKFLOW PREVENTION DEVICES SHALL HAVE A MINIMUM 24"X36"X4" CLASS B CONCRETE SLAB WITH PIPE SLEEVES. IF A SECURITY CAGE IS INSTALLED, CONCRETE SHALL BE SIX (6') INCHES LARGER ON ALL SIDES THAN THE SECURITY CAGE.
44. ALL PIPE CROSSINGS IN THE RIGHT-OF-WAY SHALL BE MARKED ON EACH SIDE OF THE CURB WITH A NON-DESTRUCTIBLE MARKING.

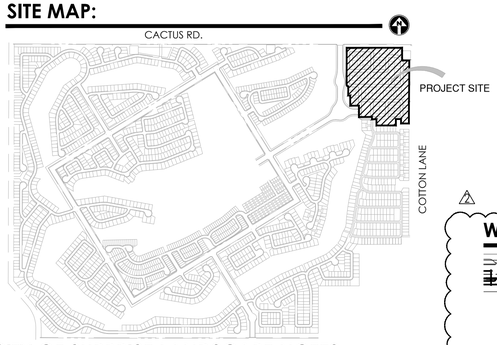
GRADING GENERAL NOTES:

1. CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. REVIEW ENGINEERS PLAN FOR DRAINAGE.
2. FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT.
3. LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING.
4. GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:
   A) FINE GRADING OF EXISTING ROUGH GRADES IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREA.
   B) IMPORTING AND PLACING "OFF-SITE 3/8" MINUS TOPSOIL" IN THE FOLLOWING AREAS:
      i) TURF, AND ANNUAL AREAS (6" DEPTH).
      ii) PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
5. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CALICHE ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER. THE OWNER AND CONTRACTOR SHALL COORDINATE A SUITABLE LOCATION ON SITE TO DISPOSE OF THE CALICHE MATERIAL. SHOULD A SUITABLE LOCATION ON SITE NOT EXIST, THE OWNER SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH REMOVAL AND DISPOSAL OF THE CALICHE.
6. FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1.5" BELOW ADJACENT PAVING UNLESS NOTED OTHERWISE.
7. REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDULATING GROUND PLANE.

CITY OF SURPRISE ENGINEERING NOTES:

1. ALL SVT'S WILL COMPLY WITH EDS DETAIL 4-01 AND 4-02
2. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02. TREES, SHRUBS, AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES, PER SURPRISE EDS DETAIL 4-01.

SITE MAP:

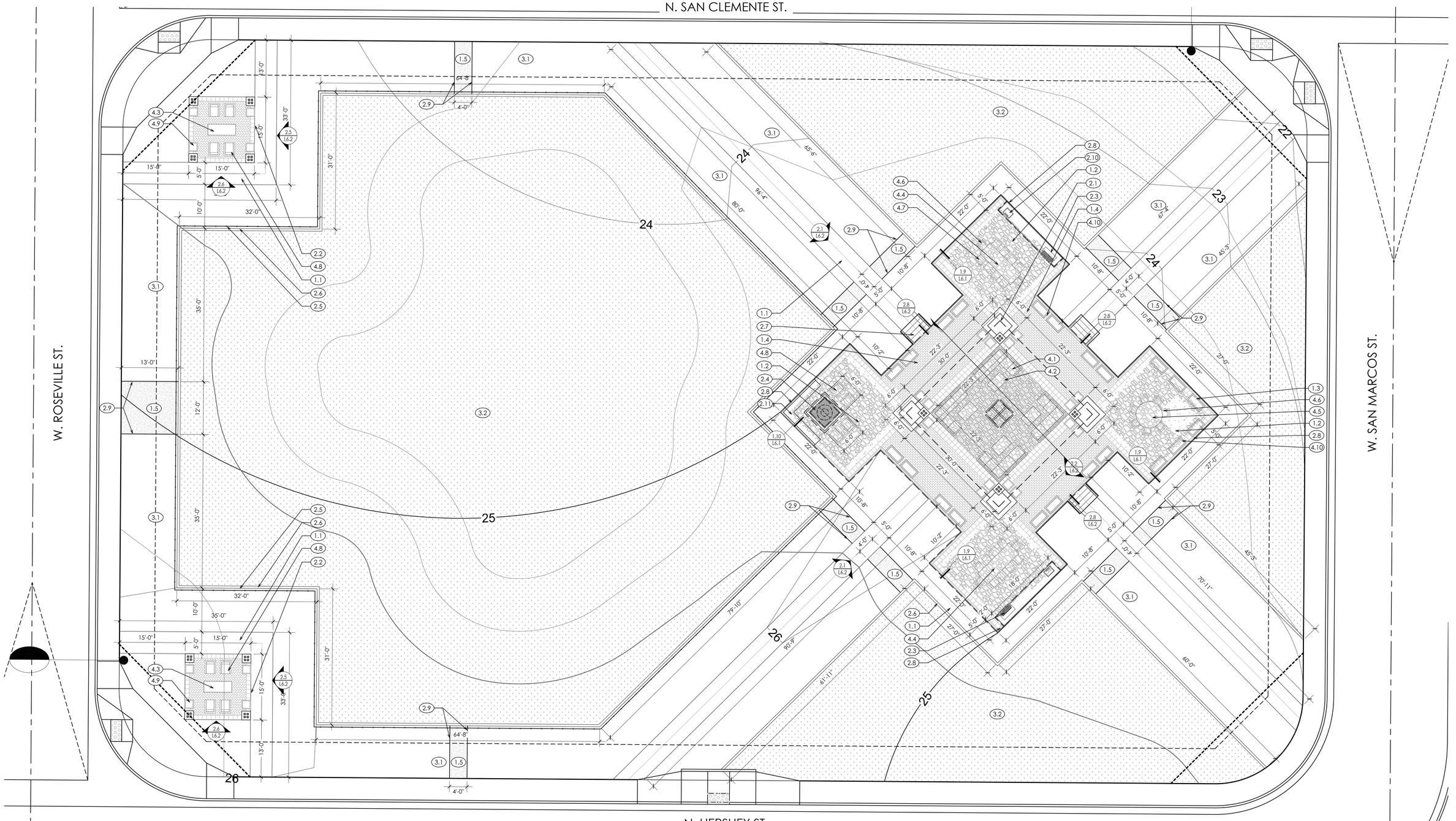


CITY OF SURPRISE LANDSCAPE NOTES:

1. ALL LANDSCAPE AND IRRIGATION INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR OTHER CITY MAINTAINED AREAS SHALL BE INSTALLED PER THE APPROVED PLANS. ALL LANDSCAPING APPROVED AS A PART OF THE SITE PLAN PROCESS SHALL BE INSTALLED PER THE APPROVED PLANS. ANY DEVIATIONS TO THE APPROVED PLANS REQUIRED CITY APPROVAL.
2. PERMITS ARE REQUIRED FOR ELECTRICAL CONNECTIONS, INCLUDING ELECTRIC METER INSTALLATION, BACKFLOW PREVENTERS, AND WORK WITHIN THE CITY RIGHT-OF-WAY OR CITY DEDICATED PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THESE PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.
3. ALL IRRIGATION LINES, 1 INCH OR GREATER, WITHIN THE RIGHT-OF-WAY SHALL BE SHOWN ON THE WATER PLANS. A PERMIT IS REQUIRED FOR THIS WORK AND IS SUBJECT TO INSPECTION BY THE CITY OF SURPRISE CIVIL INSPECTOR.
4. ONLY PLANTS ON THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) PHOENIX ACTIVE MANAGEMENT AREA LOW WATER USE DROUGHT TOLERANT PLANT LIST ARE TO BE USED WITHIN CITY RIGHTS-OF-WAY.
5. ALL TREES WILL BE MEASURED AND HAVE A MINIMUM CALIPER SIZE AS DEFINED IN THE ARIZONA NURSERY ASSOCIATION'S CONTAINER GROWN TREE GUIDE. IN NO CASE WILL THE CALIPER BE LESS THAN 2 INCHES (MEASURED 18 INCHES FROM THE GROUND). THE HEIGHT OF THE TREE SHALL BE A MINIMUM OF 7 FEET.
6. THE COMMUNITY DEVELOPMENT PLANNING DIVISION AND PUBLIC WORKS LANDSCAPE DIVISION MAY SELECT AND TAG TREES AT THE NURSERY LOCATION AND WILL REVIEW AT PROJECT SITE PRIOR TO INSTALLATION.
7. **ALL MEDIANS ARE TO BE DECOMPOSED GRANITE, UNLESS OTHERWISE APPROVED; AND SHALL BE FINISH GRADED TO SLOPE FROM THE CURB LINE TO THE PLANTS. MEDIAN NOSES LESS THAN 3-FOOT WIDE ARE TO HAVE 1 1/2" - 3" DECOMPOSED GRANITE (PIT RUN ROCK) MIX.**
8. **TREE ROOT BARRIERS ARE REQUIRED WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS. REFERENCE EDS 8-14**
9. **ALL TREES ARE TO BE LOCATED A MINIMUM OF 12 FEET FROM THE WALLS FOR WELL SITES, WATER SUPPLY FACILITIES, LIFT STATIONS, AND WATER RECLAMATION FACILITIES.**
10. TREES LOCATED IN MEDIANS MAY BE ALLOWED A MINIMUM OF SEVEN FEET FROM THE CURB. TREES MUST BE CENTERED IN MEDIANS LESS THAN 14' WIDE.
11. ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY FIRE HYDRANT, WATER METER, OR VAULT.
12. LANDSCAPING, AT FULL GROWTH, SHALL NOT IMPEDE PEDESTRIAN OR VEHICULAR TRAFFIC. ALL LANDSCAPING SHOWN ON PLANS SHALL BE SHOWN MATURE SIZE.
13. TREES CANNOT BE REMOVED FROM THE RIGHT-OF-WAY WITHOUT WRITTEN AUTHORIZATION FROM THE PUBLIC WORKS AND COMMUNITY DEVELOPMENT DEPARTMENTS.
14. THE TYPE, COLOR, AND SIZE OF BRICK PAVERS THAT MAY BE USED FOR CITY MEDIANS IN THE CITY OF SURPRISE RIGHT-OF-WAY SHALL BE APPROVED BY THE COMMUNITY DEVELOPMENT PLANNING DIVISION.
15. UTILITY BOXES, METERS, VAULTS, ETC. ARE TO BE LOCATED IN THE RIGHT-OF-WAY OR UTILITY EASEMENT ALONG THE SIDES OF THE ROADS AND NEVER IN THE MEDIAN. HOWEVER, IRRIGATION VALVE BOXES MAY BE LOCATED IN THE MEDIAN PLANTING AREA.
16. DEVELOPERS SHALL USE ONLY IRRIGATION EQUIPMENT THAT IS COMPATIBLE WITH THE EXISTING EQUIPMENT. THE DEVELOPER SHALL REFER TO THE CITY OF SURPRISE FOR THE APPROVED LIST OF EQUIPMENT. EQUIPMENT MANUFACTURED BY HUNTER INDUSTRIES, IS COMPATIBLE WITH THE CITY'S INVENTORY AND HUNTER EQUIPMENT, OR AN APPROVED EQUAL, SHALL BE USED. SOLAR CONTROLLERS ARE PREFERRED AND SHALL BE DIG, LEIT SERIES, POST MOUNTED SOLAR CONTROLLER OR AN APPROVED EQUAL.
17. ALL CONTROLLERS, METERS, ETC. MUST BE ENCLOSED BY LOCKING PROTECTIVE COVERS AND SCREENED FROM VIEW.
18. ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.
19. MARKING TAPE LABELED AS "RECLAIMED WATER" IS REQUIRED ON IRRIGATION SYSTEMS THAT USE OR MAY USE RECLAIMED WATER IN THE FUTURE.
20. PURPLE MARKER BALLS SHALL BE INSTALLED ON ALL IRRIGATION MAINLINES FOUR INCHES AND LARGER WITHIN THE PUBLIC RIGHT-OF-WAY AT ALL FITTINGS AND EVERY 200 FEET IF THE DISTANCE BETWEEN FITTINGS IS GREATER THAN 200 FEET
21. LANDSCAPE AREAS THAT ARE TO BE MAINTAINED BY THE CITY SHALL HAVE SEPARATE WATER METERS AND ELECTRIC OR SOLAR CONTROLLERS, AS APPROVED BY THE CITY.
22. A CITY APPROVED BACKFLOW PREVENTER IS REQUIRED FOR IRRIGATION SERVICES, FOR POTABLE WATER, NON-POTABLE WATER AND RECLAIMED WATER AND SHALL MEET EPA LOW LEAD STANDARDS.
23. ALL IRRIGATION MAINLINES AND LATERALS SHALL BE SCHEDULE 40, ALL RISERS, TEES, AND OTHER FIXTURES SHALL BE SCHEDULE 80 IN THE RIGHT-OF-WAY. ALL IRRIGATION MAINLINES IN THE RIGHT-OF-WAY SHALL BE SLEEVED. THE MINIMUM SLEEVE SIZE IS 6 INCHES.
24. ALL TREES WITH AN UPRIGHT GROWTH HABIT, SUCH AS OAK AND ELM TREES, WHICH ARE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR ADJACENT TO A PEDESTRIAN PATH, SHALL HAVE THEIR MAIN LEADERS INTACT.

HARDSCAPE GENERAL NOTES:

1. FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
2. REFER TO CIVIL PLANS PREPARED BY GOOKIN ENGINEERS FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROLS.
3. ALL DETAILS SHALL BE REVIEWED BY A STRUCTURAL ENGINEER AND MODIFIED (IF NECESSARY) PRIOR TO CONSTRUCTION.
4. ALL DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE CIVIL PLAN SUBMITTED BY GOOKIN ENGINEERS. SHOULD DISCREPANCIES OCCUR, FIELD REVISIONS SHALL BE REQUIRED.
5. THE CONTRACTOR SHALL HAVE SIDEWALK SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. IN ADDITION TO SUBMITTING MATERIAL SAMPLES OF ALL SITE RELATED MATERIALS, THE CONTRACTOR SHALL PREPARE A 4'X4' SAMPLE PANEL FOR EACH TYPE OF CONSTRUCTION, I.E., A) CONCRETE PAVERS, B) EXPOSED AGGREGATE PAVING, C) INTEGRAL COLORED CONCRETE, ETC., FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO FINAL CONSTRUCTION.
7. UNLESS NOTED OTHERWISE ON CONSTRUCTION DOCUMENTS OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" WIDE, 4" THICK, 3,000 PSI CONCRETE ON COMPACTED BASE WITH CONSTRUCTION JOINTS AT 5'-0" ON CENTER AND EXPANSION JOINTS AT 20'-0" ON CENTER, SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SKID FINISH WITH 1/2" RADIUS TOOLED EDGES.
8. RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
9. THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. SHOULD DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZ



KEY NOTES:

1.1 COMMUNITY SIDEWALK
BRUSHED CONCRETE;
COLOR: STANDARD GRAY

1.2 CONCRETE SLAB
ACID WASH CONCRETE
DAVIS COLOR: SIERRA

1.3 CONCRETE PAVERS BAND
BELGARD, 12x12, CATALINA - 60MM
COLOR: STANDARD GRAY

1.4 BRICK PAVERS
MCNEAR FULL BRICK, SOLDIER COURSE
COLOR: EMBARCADERO

1.5 DG PATH
1/4" MINUS TO MATCH COMMUNITY

2.1 PARK SHADE RAMADA
30'X30'
REFER TO DETAILS ON SHEETS L6.1-6.2

2.2 PARK SHADE RAMADA
15'X15'
REFER TO DETAILS ON SHEETS L6.1-6.2

2.3 BBQ
COYOTE 42" C-SERIES GRILL C2C42
MCNEAR FULL BRICK
C-EMBARCADERO
COUNTER TOP: ACID WASH CONCRETE
C-SIERRA
REFER TO DETAILS ON SHEETS L6.1-6.2

2.4 FIRE PIT
MCNEAR FULL BRICK
C-EMBARCADERO
CAP : ACID WASH CONCRETE C-SIERRA
REFER TO DETAILS ON SHEETS L6.1-6.2

2.5 DOG PARK FENCE
TO BE INSTALLED AT A LATER DATE
REFER TO DETAILS ON SHEETS L6.1-6.2

2.6 CONCRETE HEADER
COLOR: STANDARD GRAY

2.7 CONCRETE STEPS
ACID WASH; DAVIS COLOR: SIERRA
REFER TO DETAILS ON SHEETS L6.1-6.2

2.8 RETAINING WALL
REFER TO DETAIL ON SHEET L6.1

2.9 STEEL HEADER
REFER TO DETAIL ON SHEET L6.1

2.10 COOLER
COYOTE DROP-IN COOLER CDIC

2.11 SEAT WALL
SEE DETAIL ON SHEET L6.1

3.1 PLANTING AREA
REFER TO PLANTING PLANS

3.2 SODDED GRASS:
REFER TO PLANTING PLANS

4.1 SECTIONAL
RESTORATION HARDWARE COSTA TEAK CLASSIC
RIGHT/LEFT ARM L-SECTIONAL

4.2 COFFEE TABLE 30x48
RESTORATION HARDWARE COSTA TEAK
RECTANGULAR COFFEE TABLE 48"x30"

4.3 COFFEE TABLE 30x76
RESTORATION HARDWARE COSTA TEAK
RECTANGULAR COFFEE TABLE 30"x76"

4.4 DINING TABLE
RESTORATION HARDWARE COSTA TEAK
RECTANGULAR DINING TABLE 120"x40"

4.5 ROUND TABLE
RESTORATION HARDWARE COSTA TEAK
ROUND DINING TABLE 72" DIA.

4.6 ARMCHAIR
RESTORATION HARDWARE
COSTA TEAK ARMCHAIR

4.7 SIDE CHAIR
RESTORATION HARDWARE COSTA TEAK SIDE CHAIR

4.8 LOUNGE CHAIR
RESTORATION HARDWARE COSTA TEAK CLASSIC
LOUNGE CHAIR

4.9 POT
RESTORATION HARDWARE MATERA PLANTER
24"x24"; C - BRASS

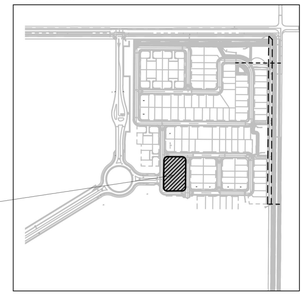
4.10 PLANTER
JAY SCOTTS GRANADA RECTANGULAR
PLANTER BOX 70150; C-BRONZE

L2.1 UNIT A LAYOUT PLAN

Scale: 1" = 10'-0"

NOTES:
1. SURVEY TO VERIFY LOT PROPERTY LINE WITH LAYOUT.
2. LOT LINES BEYOND WALLS TO BE DETERMINED.
3. PROPERTY WALLS AND GATE PER COMMUNITY DESIGN STANDARDS
4. ALL FURNITURE IS SHOWN AS SUGGESTION ONLY. ALL FURNITURE FINAL SELECTION AND PLACEMENT BY INTERIOR DESIGNER.
5. PROVIDE GAS SHUT-OFF PER PLUMBING CODE FOR ALL GAS FIXTURES

KEY MAP
SCALE: NTS



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TIMOTHY GREEY LANDSCAPE ARCHITECT
CERTIFICATE NO.
66419
LOGAN S. SOWERS
Date Signed 11-03-2023
ARIZONA, U.S.A.
Expires 06/30/24

PRASADA
Phase 1 Unit A
Landscape Construction Documents
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

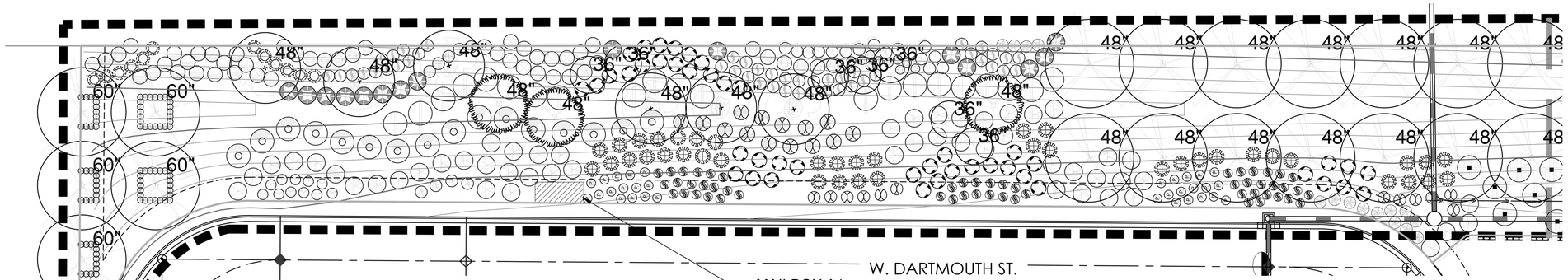
revisions:
1 *11-11-2022*
Replat Landscape Edits
2 *11-03-2023*
Replat - Added Tracts

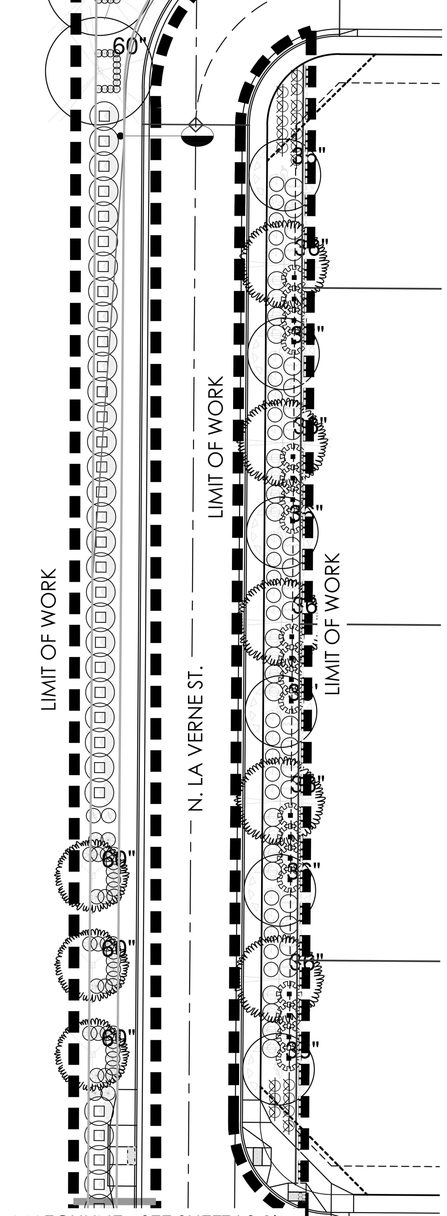
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TOL 154
scale:
1" = 10'-0"
issued for:
REVIEW
drawn by:
TEAM
date:
11.03.2023
drawing:
Layout Plan

sheet #
L2.1
02 of 17

FS23-0822

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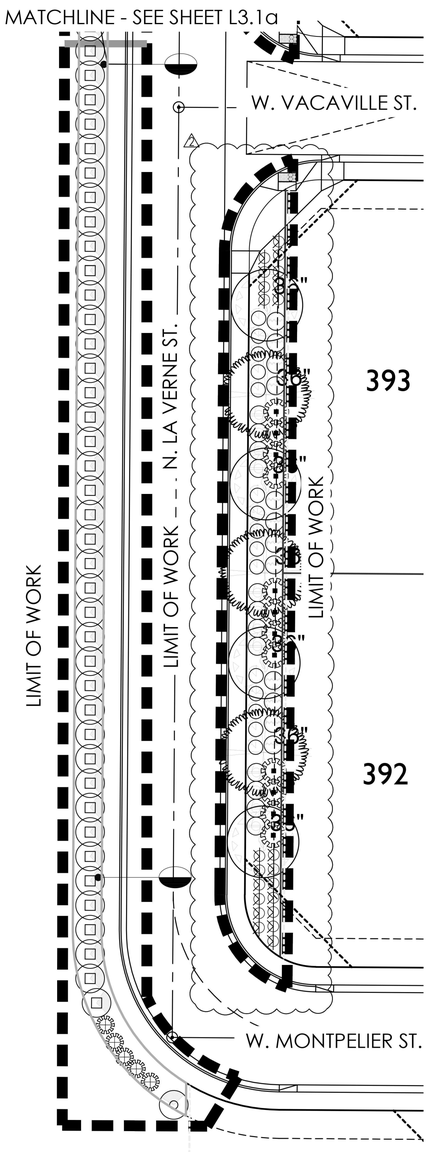


PRASADA - PHASE 1 UNIT A

LANDSCAPE PLAN - L3.1a

0' 20' 40' 60'

Scale: 1" = 20'-0"

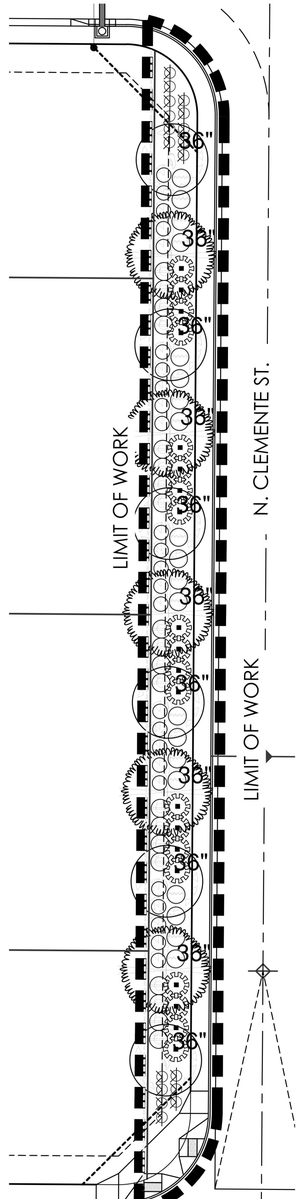


PRASADA - PHASE 1 UNIT A

LANDSCAPE PLAN - L3.1b

0' 20' 40' 60'

Scale: 1" = 20'-0"

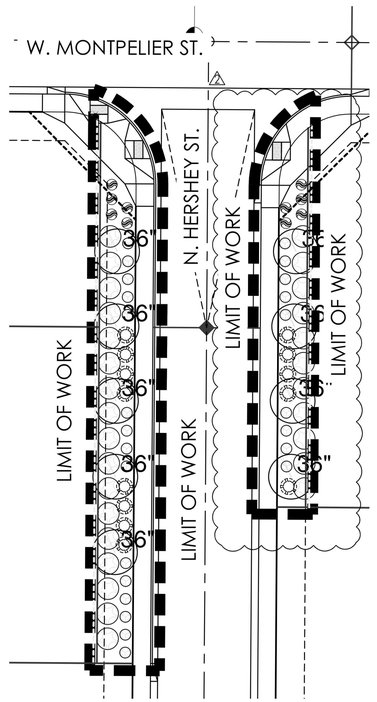


PRASADA - PHASE 1 UNIT A

LANDSCAPE PLAN - L3.1c

0' 20' 40' 60'

Scale: 1" = 20'-0"



PRASADA - PHASE 1 UNIT A

LANDSCAPE PLAN - L3.1d

0' 20' 40' 60'

Scale: 1" = 20'-0"

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty
Trees			
	Acacia aneura Mulga Acacia	36" Box	42
	Fraxinus velutina Arizona Ash	60" Box 48" Box	3 9
	Fraxinus velutina 'Rio-Grande' Fan-Tex Ash	36" Box	19
	Olea europaea 'Swan Hill' Swan Hill Olive	48" Box 36" Box	32 3
	Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	36" Box 24" Box	1 5
	Pistacia x 'Red Push' Red Push Pistache	48" Box 36" Box	6 7
	Prosopis velutina Native Mesquite	36" Box 24" Box	4 1
	Pyrus calleryana Bradford Pear	48" Box	6
	Pyrus kawakamii Evergreen Pear	24" Box	52
	Quercus virginiana Southern Live Oak	36" Box	3
	Schinus terebinthifolius Brazilian Pepper Tree	36" Box	24
	Sophora secundiflora Texas Mountain Laurel	36" Box	23
	Tipuana tipu Tipu	60" Box 48" Box 36" Box 24" Box	28 9 8
	Vitex agnus-castus Chaste Tree	36" Box	2
Accents			
	Bulbine frutescens 'Hallmark' Hallmark Orange Bulbine	1 gal.	62
	Dietes vegeta Fortnight Lily	1 gal.	40
	Hesperaloe funifera Giant Hesperaloe	5 gal.	26
	Hesperaloe parviflora-red Red Yucca	5 gal.	318
Shrubs			
	Bougainvillea 'Rosenka' Bougainvillea	5 gal.	16
	Bougainvillea 'Temple Fire' Bougainvillea	5 gal.	416
	Buxus microphylla japonica Boxwood	5 gal.	37
	Calliandra californica Red Fairy Duster	5 gal.	97
	Calliandra eriophylla Pink Fairy Duster	5 gal.	47
	Callistemon viminalis 'Little John' Bottlebrush	5 gal.	355
	Carissa macrocarpa 'Boxwood Beauty' Boxwood Beauty Carissa	5 gal.	100
	Convolvulus cneorum Bush Morning Glory	1 gal.	179
	Cordia parvifolia Little Leaf Cordia	5 gal.	51
	Dodonaea viscosa Hop Bush	5 gal.	120
	Eremophila hygrophana 'Blue Bells' Blue Bells Eremophila	5 gal.	11
	Eremophila maculata 'Valentine' Valentine Shrub	5 gal.	161
	Euryops pectinatus 'Viridis' Euryops Daisy	5 gal.	85
	Justicia californica 'Yellow' Yellow Chuparosa	5 gal.	81
	Justicia spicigera Mexican Honeysuckle	5 gal.	96
	Leucophyllum candidum 'Thunder Cloud' Thunder Cloud Sage	5 gal.	25
	Leucophyllum frutescens 'White Cloud' White Cloud Sage	5 gal.	118
	Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	255
	Leucophyllum zygophyllum Blue Ranger	5 gal.	29
	Myrtus communis 'Compacta' Compact Myrtle	5 gal.	96
	Nerium oleander 'Petite Pink' Petite Pink Oleander	15 gal.	28
	Rhaphiolepis indica 'Pink Lady' Indian Hawthorne	5 gal.	30
	Rosa iceburg Iceburg Rose	5 Gal.	110
	Rose - AF Upright Tree Rose	15 Gal.	8
	Rosmarinus officinalis 'Tuscan Blue' Upright Rosemary	5 gal.	35
	Ruellia brittoniana Purple Flower Ruellia	5 gal.	146
	Ruellia peninsularis Desert Ruellia	5 gal.	32
	Salvia chamaedryoides Germander Sage	15 gal.	11
	Salvia clevelandii Chaparral Sage	5 gal.	87
	Salvia greggii Autumn Sage	5 gal.	5
	Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.	147
	Tecoma stans Yellow Bells	5 gal.	94
Groundcovers			
	Chrysactinia mexicana Damianita	1 gal.	175
	Lantana camara 'Carnival' Carnival Lantana	1 gal.	92
	Lantana camara 'Dallas Red' Dallas Red Lantana	1 gal.	259
	Lantana 'New Gold' New Gold Lantana	1 gal.	240

MASS PLANTING

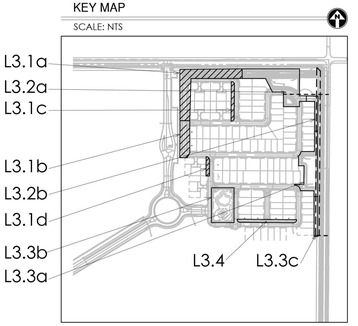
SODDED GRASS

INERTS

Sym.	Description
	DECOMPOSED GRANITE.

KEY MAP

SCALE: NTS



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Professional Landscape Architect
Certificate No.
66419
LOGAN S. SOWERS
Date Signed 11-03-2023
Arizona U.S.A.
Expires 06/30/24

PRASADA
Phase 1 Unit A
Landscape Construction Documents
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

revisions:
1 11-11-2022 Replat Landscape Edits
2 11-03-2023 Replat - Added Tracts

project #: TOL 154
scale: 1" = 20'-0"
issued for: REVIEW
drawn by: TEAM
date: 11.03.2023
drawing: Landscape Plan

sheet #
L3.1
03 of 17

FS23-0822

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LIMIT OF WORK

MATCHLINE - SEE SHEET L3.1a

MATCHLINE - SEE SHEET L3.2a

MATCHLINE - SEE SHEET L3.3a

LIMIT OF WORK

NEW MWD WELL
SITE 7-23 (75'X50')
FEE TITLE AND WELL
M.C.R
NO._____
ON SOUTH SIDE OF
CACTUS RD IN
SECTION 23-3N-2W

WELL SITE

W. TELLURIDE DR.

LIMIT OF WORK

MATCHLINE - SEE SHEET L3.2b

LIMIT OF WORK

PHASE 1
PHASE 2

PRASADA - PHASE 1 UNIT A LANDSCAPE PLAN - L3.2b

0' 20' 40' 60'

Scale: 1" = 20'-0"

PRASADA - PHASE 1 UNIT A LANDSCAPE PLAN - L3.2a

0' 20' 40' 60'

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	Hesperaloe funifera Giant Hesperaloe	5 gal.	26
	Hesperaloe parviflora-red Red Yucca	5 gal.	318

MASS PLANTING

SODDED GRASS

INERTS

Sym.	Description
	DECOMPOSED GRANITE.

KEY MAP

SCALE: NTS

L3.1a
L3.2a
L3.1c
L3.1b
L3.2b
L3.1d
L3.3b
L3.3a
L3.4
L3.3c

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scottsdale, arizona 85251
480.609.0009p 480.609.0004f

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
66419
LOGAN S. SOWERS
Date Signed 11-03-2023
ARIZONA, U.S.A.
Expires 06/30/24

PRASADA
Phase 1 Unit A
Landscape Construction Documents
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

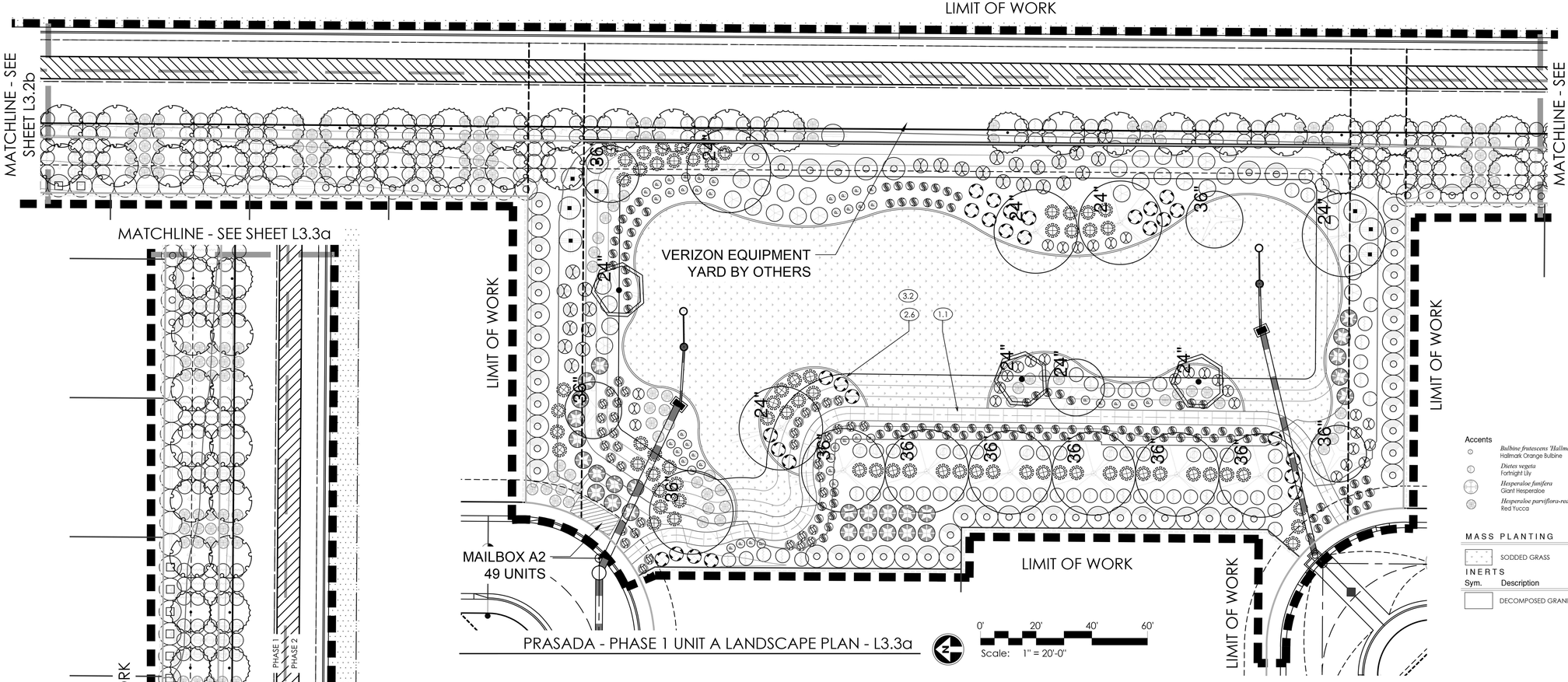
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1 *11-11-2022*
Replat Landscape Edits
2 *11-03-2023*
Replat - Added Tracts

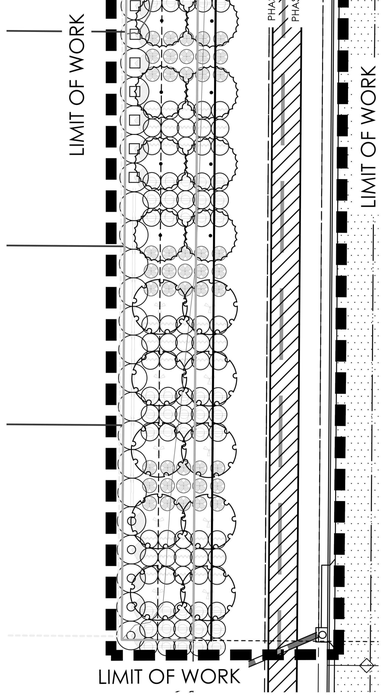
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REVIEW
drawn by:
TEAM
date:
11.03.2023
drawing:
Landscape Plan

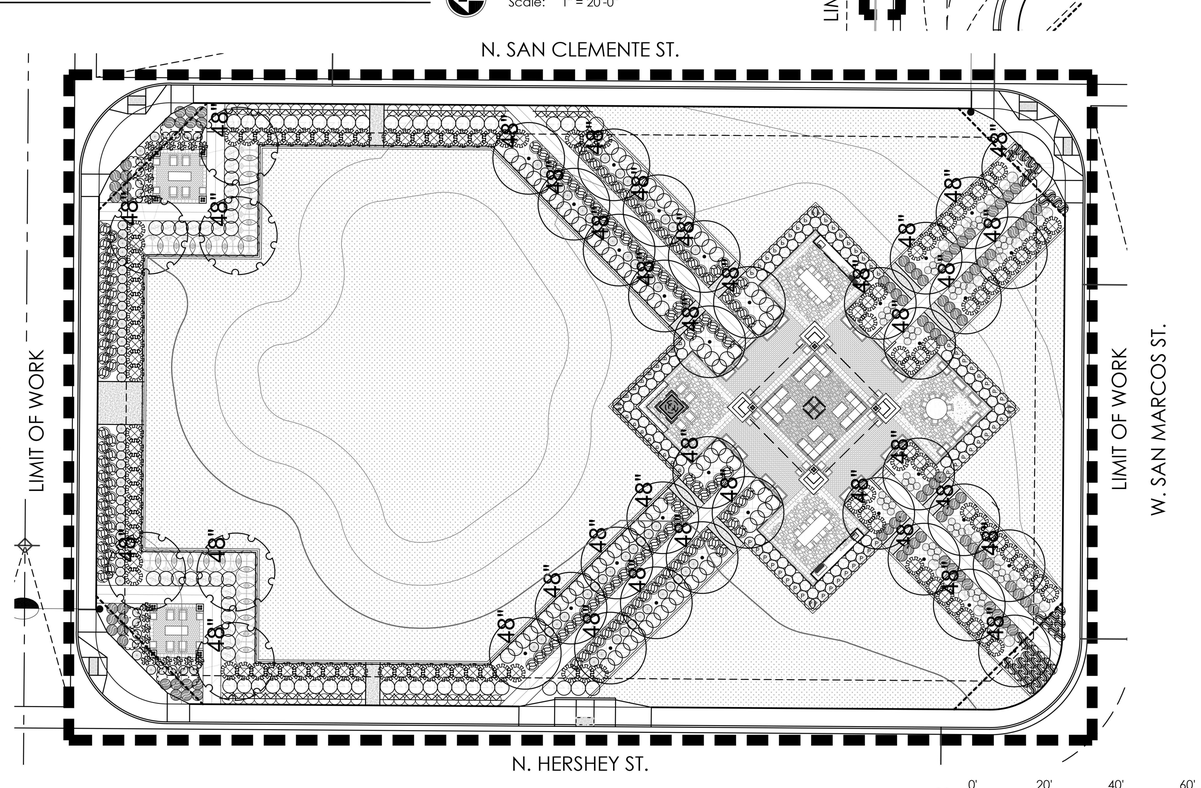
sheet #
L3.2
04 of 17

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PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty
Trees			
	Acacia aneura Mulga Acacia	36" Box	42
	Fraxinus velutina Arizona Ash	60" Box 48" Box	3 9
	Fraxinus velutina 'Rio-Grande' Fan-Tex Ash	36" Box	19
	Olea europaea 'Swan Hill' Swan Hill Olive	48" Box 36" Box	32 3
	Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	36" Box 24" Box	1 5
	Pistacia x 'Red Push' Red Push Pistache	48" Box 36" Box	6 7
	Prosopis velutina Native Mesquite	36" Box 24" Box	4 1
	Pyrus calleryana Bradford Pear	48" Box	6
	Pyrus kawakamii Evergreen Pear	24" Box	52
	Quercus virginiana Southern Live Oak	36" Box	3
	Schinus terebinthifolius Brazilian Pepper Tree	36" Box	24
	Sophora secundiflora Texas Mountain Laurel	36" Box	23
	Tipuana tipu Tipu	60" Box 48" Box 36" Box 24" Box	6 28 9 8
	Vitex agnus-castus Chaste Tree	36" Box	2
Shrubs			
	Bougainvillea 'Rosenka' Bougainvillea	5 gal.	16
	Bougainvillea 'Temple Fire' Bougainvillea	5 gal.	416
	Buxus microphylla japonica Boxwood	5 gal.	37
	Calliandra californica Red Fairy Duster	5 gal.	97
	Calliandra eriophylla Pink Fairy Duster	5 gal.	47
	Callistemon viminalis 'Little John' Bottlebrush	5 gal.	355
	Carissa macrocarpa 'Boxwood Beauty' Boxwood Beauty Carissa	5 gal.	100
	Convolvulus cneorum Bush Morning Glory	1 gal.	179
	Cordia parvifolia Little Leaf Cordia	5 gal.	51
	Dodonaea viscosa Hop Bush	5 gal.	120
	Eremophila hygrophana 'Blue Bells' Blue Bells Eremophila	5 gal.	11
	Eremophila maculata 'Valentine' Valentine Shrub	5 gal.	161
	Euryops pectinatus 'Viridis' Euryops Daisy	5 gal.	85
	Justicia californica 'Yellow' Yellow Chuparosa	5 gal.	81
	Justicia spicigera Mexican Honeysuckle	5 gal.	96
	Leucophyllum candidum 'Thunder Cloud' Thunder Cloud Sage	5 gal.	25
	Leucophyllum frutescens 'White Cloud' White Cloud Sage	5 gal.	118
	Leucophyllum langamaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	255
	Leucophyllum zygophyllum Blue Ranger	5 gal.	30
	Myrtus communis 'Compacta' Compact Myrtle	5 gal.	96
	Nerium oleander 'Petite Pink' Petite Pink Oleander	15 gal.	28
	Rhaphiolepis indica 'Pink Lady' Indian Hawthorne	5 gal.	30
	Rosa iceburg Iceburg Rose	5 Gal.	110
	Rosa - 'AF' Upright Tree Rose	15 Gal.	8
	Rosmarinus officinalis 'Tuscan Blue' Upright Rosemary	5 gal.	35
	Ruellia brittoniana Purple Flower Ruellia	5 gal.	146
	Ruellia peninsularis Desert Ruellia	5 gal.	32
	Salvia chamaedryoides Germander Sage	15 gal.	11
	Salvia clevelandii Chaparral Sage	5 gal.	87
	Salvia greggii Autumn Sage	5 gal.	5
	Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.	142
	Tecoma stans Yellow Bells	5 gal.	94
Groundcovers			
	Chrysactinia mexicana Damianita	1 gal.	175
	Lantana camara 'Carnival' Carnival Lantana	1 gal.	92
	Lantana camara 'Dallas Red' Dallas Red Lantana	1 gal.	259
	Lantana 'New Gold' New Gold Lantana	1 gal.	240
Accents			
	Bulbine frutescens 'Hallmark' Hallmark Orange Bulbine	1 gal.	62
	Dietes vegeta Fortnight Lily	1 gal.	40
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INERTS

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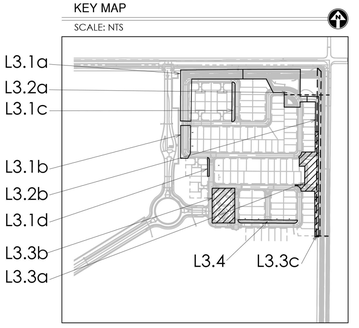
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PRASADA
Phase 1 Unit A
Landscape Construction Documents
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

revisions:
1 *11-11-2022* *Replat Landscape Edits*
2 *11-03-2023* *Replat - Added Tracts*

KEY MAP
SCALE: NTS



project #: *TOL 154*
scale: *1" = 20'-0"*
issued for: *REVIEW*
drawn by: *TEAM*
date: *11.03.2023*
drawing: *Landscape Plan*

sheet #
L3.3
05 of 17
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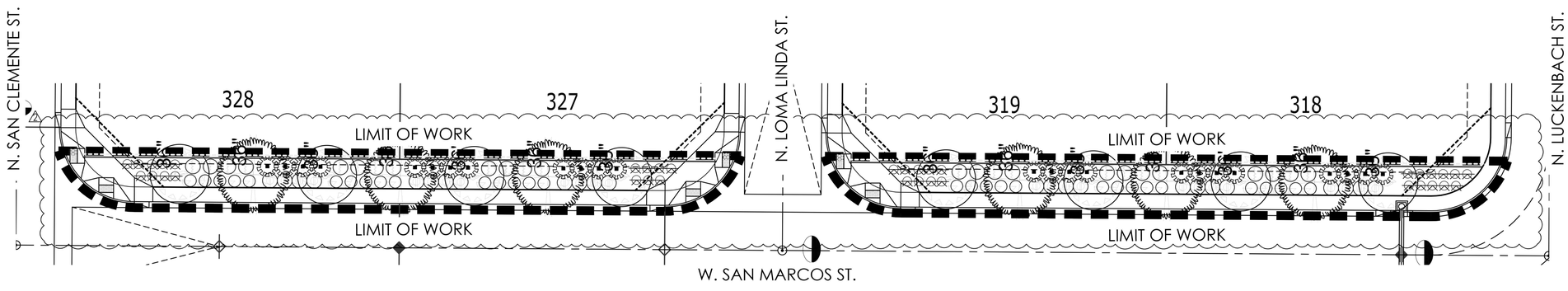
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MASS PLANTING

SODDED GRASS

INERTS

Sym.	Description
	DECOMPOSED GRANITE.



PRASADA - PHASE 1 UNIT A LANDSCAPE PLAN - L3.4

0' 20' 40' 60'

Scale: 1" = 20'-0"

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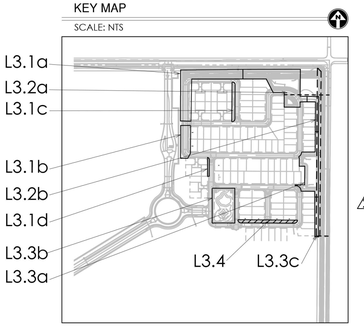
PREPARED BY LANDSCAPE ARCHITECT
CERTIFICATE NO.
66419
LOGAN S. SOWERS
Date Signed 11-03-2023
ARIZONA, U.S.A.
Expires 06/30/24

PRASADA
Phase 1 Unit A
Landscape Construction Documents
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

revisions:
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2 11-03-2023 Replat - Added Tracts

KEY MAP
SCALE: NTS

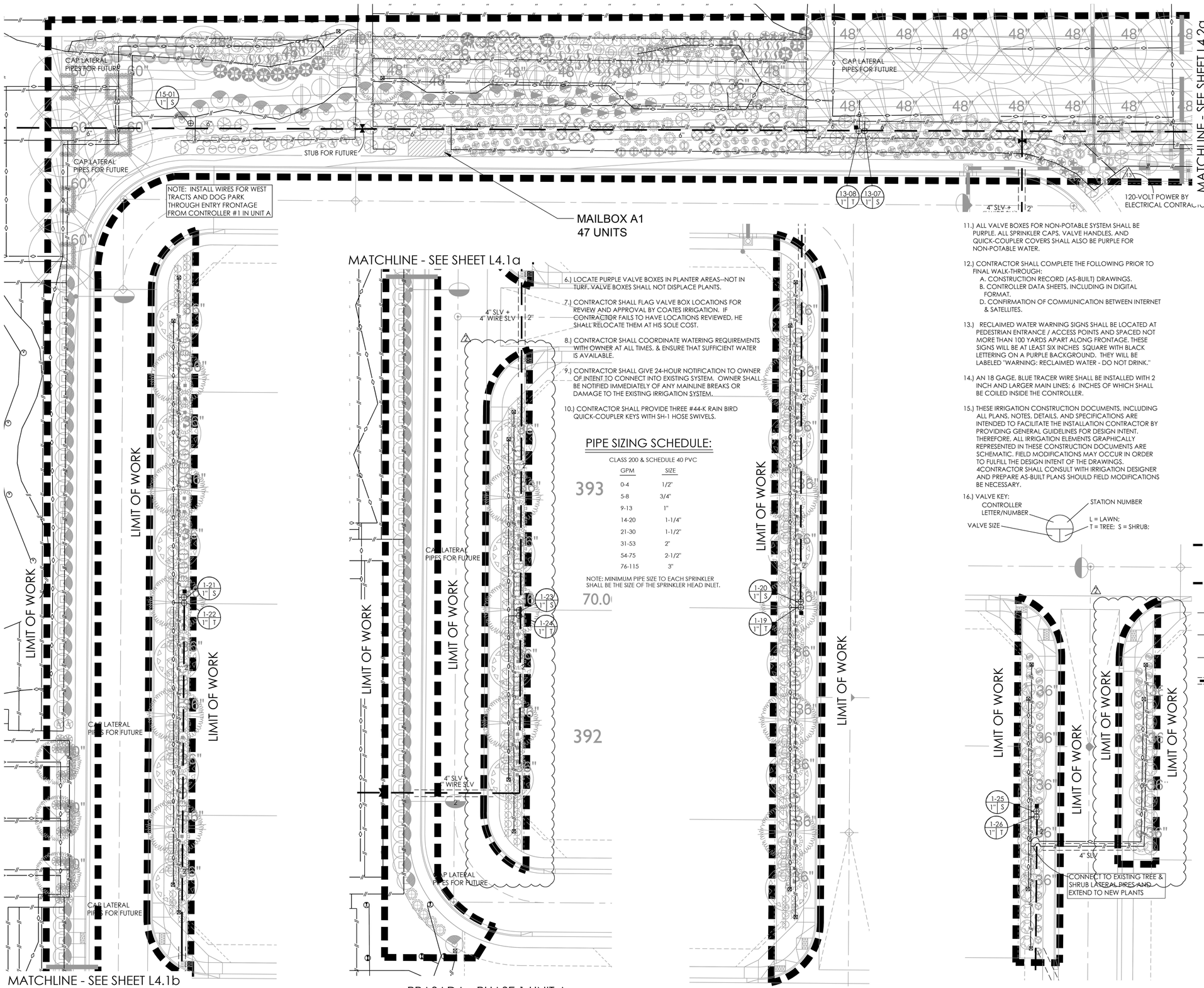


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drawn by: TEAM
date: 11.03.2023
drawing: Landscape Plan

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6.) LOCATE PURPLE VALVE BOXES IN PLANTER AREAS--NOT IN TURF. VALVE BOXES SHALL NOT DISPLACE PLANTS.

7.) CONTRACTOR SHALL FLAG VALVE BOX LOCATIONS FOR REVIEW AND APPROVAL BY CODATES IRRIGATION. IF CONTRACTOR FAILS TO HAVE LOCATIONS REVIEWED, HE SHALL RELOCATE THEM AT HIS SOLE COST.

8.) CONTRACTOR SHALL COORDINATE WATERING REQUIREMENTS WITH OWNER AT ALL TIMES. & ENSURE THAT SUFFICIENT WATER IS AVAILABLE.

9.) CONTRACTOR SHALL GIVE 24-HOUR NOTIFICATION TO OWNER OF INTENT TO CONNECT INTO EXISTING SYSTEM. OWNER SHALL BE NOTIFIED IMMEDIATELY OF ANY MAINLINE BREAKS OR DAMAGE TO THE EXISTING IRRIGATION SYSTEM.

10.) CONTRACTOR SHALL PROVIDE THREE #44-K RAIN BIRD QUICK-COUPLER KEYS WITH SH-1 HOSE SWIVELS.

PIPE SIZING SCHEDULE:

CLASS 200 & SCHEDULE 40 PVC

GPM	SIZE
0-4	1/2"
5-8	3/4"
9-13	1"
14-20	1-1/4"
21-30	1-1/2"
31-53	2"
54-75	2-1/2"
76-115	3"

393

NOTE: MINIMUM PIPE SIZE TO EACH SPRINKLER SHALL BE THE SIZE OF THE SPRINKLER HEAD INLET.

11.) ALL VALVE BOXES FOR NON-POTABLE SYSTEM SHALL BE PURPLE. ALL SPRINKLER CAPS, VALVE HANDLES, AND QUICK-COUPLER COVERS SHALL ALSO BE PURPLE FOR NON-POTABLE WATER.

12.) CONTRACTOR SHALL COMPLETE THE FOLLOWING PRIOR TO FINAL WALK-THROUGH:
- A. CONSTRUCTION RECORD (AS-BUILT) DRAWINGS.
- B. CONTROLLER DATA SHEETS, INCLUDING IN DIGITAL FORMAT.
- D. CONFIRMATION OF COMMUNICATION BETWEEN INTERNET & SATELLITES.

13.) RECLAIMED WATER WARNING SIGNS SHALL BE LOCATED AT PEDESTRIAN ENTRANCE / ACCESS POINTS AND SPACED NOT MORE THAN 100 YARDS APART ALONG FRONTAGE. THESE SIGNS WILL BE AT LEAST SIX INCHES SQUARE WITH BLACK LETTERING ON A PURPLE BACKGROUND. THEY WILL BE LABELED "WARNING: RECLAIMED WATER - DO NOT DRINK."

14.) AN 18 GAGE, BLUE TRACER WIRE SHALL BE INSTALLED WITH 2 INCH AND LARGER MAIN LINES; 6 INCHES OF WHICH SHALL BE COILED INSIDE THE CONTROLLER.

15.) THESE IRRIGATION CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS, AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. THEREFORE, ALL IRRIGATION ELEMENTS GRAPHICALLY REPRESENTED IN THESE CONSTRUCTION DOCUMENTS ARE SCHEMATIC. FIELD MODIFICATIONS MAY OCCUR IN ORDER TO FULFILL THE DESIGN INTENT OF THE DRAWINGS. 4CONTRACTOR SHALL CONSULT WITH IRRIGATION DESIGNER AND PREPARE AS-BUILT PLANS SHOULD FIELD MODIFICATIONS BE NECESSARY.

16.) VALVE KEY:

IRRIGATION SCHEDULE

	XBT-10-6 RAIN BIRD MULTI-OUTLET EMITTER (ONE PER 6 SHRUBS--NOT SHOWN) (1.0 GPH @ 20 PSI PER PLANT)
	XBT-10-6 RAIN BIRD MULTI-OUTLET EMITTER (1 PER 24" BOX TREE--NOT SHOWN) (6.0 GPH @ 20 PSI)
	XBT-20-6 RAIN BIRD MULTI-OUTLET EMITTER (1 PER 36" BOX TREE--NOT SHOWN) (12.0 GPH @ 20 PSI)
	F4-PC-SS-NP-8P RAIN BIRD ROTARY SPRINKLER (7.4 GPM @ 50 PSI)
	F4-PC-SS-NP-12P RAIN BIRD ROTARY SPRINKLER (11.0 GPM @ 50 PSI)
	F4-FC-SS-NP-12P RAIN BIRD ROTARY SPRINKLER (11.0 GPM @ 50 PSI)
	5004-+-PC-SAM-NP-SS-1.5LA RAIN BIRD ROTARY SPRINKLER (1.76 GPM @ 55 PSI)
	5004-+-PC-SAM-NP-SS-3.0LA RAIN BIRD ROTARY SPRINKLER (3.41 GPM @ 55 PSI)
	5004-+-FC-SAM-NP-SS-3.0LA RAIN BIRD ROTARY SPRINKLER (3.41 GPM @ 55 PSI)
	3504-PC-SAM-NP-1.0 RAIN BIRD ROTARY SPRINKLER (1.06 GPM @ 45 PSI)
	3504-PC-SAM-NP-2.0 RAIN BIRD ROTARY SPRINKLER (1.93 GPM @ 45 PSI)
	3504-FC-SAM-NP-4.0 RAIN BIRD ROTARY SPRINKLER (4.13 GPM @ 45 PSI)
	RD-04-SAM-PRS-NP-12Q RAIN BIRD POP-UP LAWN SPRINKLER (0.6 GPM @ 25 PSI)
	RD-04-SAM-PRS-NP-12H RAIN BIRD POP-UP LAWN SPRINKLER (1.2 GPM @ 25 PSI)
	RD-04-SAM-PRS-NP-12F RAIN BIRD POP-UP LAWN SPRINKLER (2.4 GPM @ 25 PSI)
	PESB-R-PRS-D SERIES RAIN BIRD ELECTRIC VALVE w/ PRESSURE REGULATOR SET AT 55 PSI
	100-PESB-R RAIN BIRD ELECTRIC VALVE FOR EMITTER SYSTEM INCLUDES: RBY100MPTX RAIN BIRD WYE STRAINER (200 MESH); AND PSI-M40X-100 RAIN BIRD PRESSURE REGULATOR.
	ESP12LXME-LXMM-LXMMPED RAIN BIRD ELECTRIC CONTROLLER WITH ESPLXMSM12 STATION MODULES. NCC-3GUSA CELLULAR CARTRIDGE. AND WR2-48 RAIN-FREEZE SENSOR AND CONTROLLER INTERFACE (w/ 48-HOUR HOLD); INCLUDING IQEXTANT ANTENNA COMPATIBLE WITH RAIN BIRD IQ CLOUD-BASED CENTRAL CONTROL SYSTEM
	IC-10A-2" CRISPIN AIR-RELIEF VALVE
	44-NP RAIN BIRD 1" QUICK-COUPLER VALVE
	AWWA CAST IRON, RUBBER-RING MAIN LINE ISOLATION GATE VALVE; T-113K NIBCO BRASS WITH CROSS HANDLE FOR 2" & SMALLER
	#100-2" CHAMPION MANUAL DRAIN VALVE
	MHT-3/4" --MANUAL DRIP FLUSH DEVICE
	CLASS 200 PVC PIPE--HOA MAINLINE IN LANDSCAPE COMMON AREAS. RUBBER-RING WITH DUCTILE IRON FITTINGS AND TAPS. 2" AND SMALLER SOLVENT WELD CLASS 200 PVC. PURPLE COLOR. TAPED TO INDICATE RECLAIMED WATER USE, AND TRACER WIRE.
	CLASS 200 PVC PIPE--COTON LANE FRONTAGE. 2" AND SMALLER SOLVENT WELD CLASS 200 PVC. PURPLE COLOR, TAPED TO INDICATE RECLAIMED WATER USE, AND TRACER WIRE.
	CLASS 200 PVC PIPE--TURF LATERALS. SOLVENT WELD. PURPLE COLOR TO INDICATE RECLAIMED WATER USE.
	1/2" CLASS 315 PVC PIPE-TO TREE EMITTERS. SOLVENT WELD. PURPLE COLOR TO INDICATED RECLAIMED WATER USE.
	1/2" CLASS 315 PVC PIPE-TO SHRUB EMITTERS. SOLVENT WELD. PURPLE COLOR TO INDICATED RECLAIMED WATER USE.
	SCHEDULE 40 PVC SLEEVING MATERIAL

NOTE:

1.) IRRIGATION WATER SOURCE SHALL BE HOA POND AND PUMP STATION, TO SUPPLY 2200 GPM AT 110 PSI DISCHARGE.

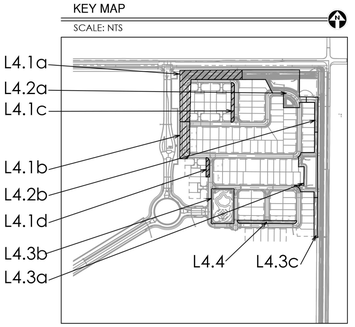
2.) ALL 24-VOLT WIRING SHALL BE #14 UFUL DIRECT-BURIAL, SOLID COPPER.

3.) IRRIGATION MAINLINE PIPES SHALL DIP 2'-0" MINIMUM UNDER POTABLE WATERLINES WHEREVER CROSSINGS OCCUR.

4.) ALL PIPE AND WIRING UNDER PAVED SURFACES SHALL BE IN SCHEDULE 40 PVC SLEEVES, WHETHER OR NOT SHOWN. INSTALL WIRE SLEEVE ADJACENT TO PIPE SLEEVE AT PAVED CROSSINGS.

5.) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL PERMITS AND FOLLOW ALL STANDARDS WHETHER OR NOT SHOWN.

KEY MAP
SCALE: NTS



PRASADA - PHASE 1 UNIT A
IRRIGATION PLAN - L4.1a
0' 20' 40' 60'
Scale: 1" = 20'-0"

PRASADA - PHASE 1 UNIT A
IRRIGATION PLAN - L4.1b
0' 20' 40' 60'
Scale: 1" = 20'-0"

PRASADA - PHASE 1 UNIT A
IRRIGATION PLAN - L4.1c
0' 20' 40' 60'
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PRASADA - PHASE 1 UNIT A
IRRIGATION PLAN - L4.1d
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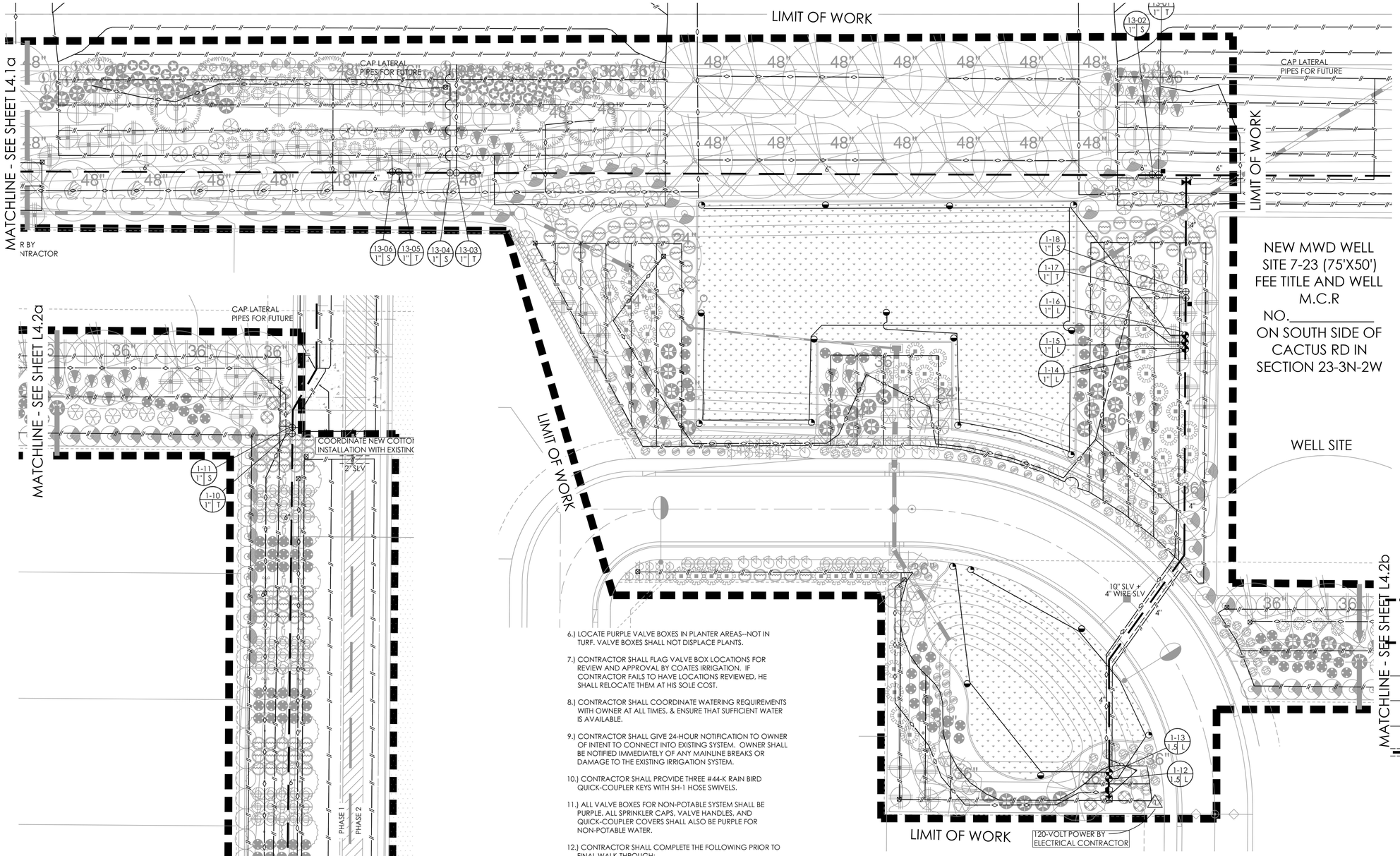
revisions:
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date: 11.03.2023
drawing: Irrigation Plan

sheet #
L4.1
07 of 17

FS23-0822

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PRASADA - PHASE 1 UNIT A IRRIGATION PLAN - L4.2b

0' 20' 40' 60'

Scale: 1" = 20'-0"

PRASADA - PHASE 1 UNIT A IRRIGATION PLAN - L4.2a

0' 20' 40' 60'

Scale: 1" = 20'-0"

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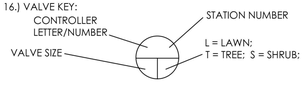
12.) CONTRACTOR SHALL COMPLETE THE FOLLOWING PRIOR TO FINAL WALK-THROUGH:
- A. CONSTRUCTION RECORD (AS-BUILT) DRAWINGS.
- B. CONTROLLER DATA SHEETS, INCLUDING IN DIGITAL FORMAT.
- D. CONFIRMATION OF COMMUNICATION BETWEEN INTERNET & SATELLITES.

13.) RECLAIMED WATER WARNING SIGNS SHALL BE LOCATED AT PEDESTRIAN ENTRANCE / ACCESS POINTS AND SPACED NOT MORE THAN 100 YARDS APART ALONG FRONTAGE. THESE SIGNS WILL BE AT LEAST SIX INCHES SQUARE WITH BLACK LETTERING ON A PURPLE BACKGROUND. THEY WILL BE LABELED "WARNING: RECLAIMED WATER - DO NOT DRINK."

14.) AN 18 GAGE, BLUE TRACER WIRE SHALL BE INSTALLED WITH 2 INCH AND LARGER MAIN LINES; 6 INCHES OF WHICH SHALL BE COILED INSIDE THE CONTROLLER.

15.) THESE IRRIGATION CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS, AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. THEREFORE, ALL IRRIGATION ELEMENTS GRAPHICALLY REPRESENTED IN THESE CONSTRUCTION DOCUMENTS ARE SCHEMATIC. FIELD MODIFICATIONS MAY OCCUR IN ORDER TO FULFILL THE DESIGN INTENT OF THE DRAWINGS. 4CONTRACTOR SHALL CONSULT WITH IRRIGATION DESIGNER AND PREPARE AS-BUILT PLANS SHOULD FIELD MODIFICATIONS BE NECESSARY.

16.) VALVE KEY:



PIPE SIZING SCHEDULE:

CLASS 200 & SCHEDULE 40 PVC

GPM	SIZE
0-4	1/2"
5-8	3/4"
9-13	1"
14-20	1-1/4"
21-30	1-1/2"
31-53	2"
54-75	2-1/2"
76-115	3"

NOTE: MINIMUM PIPE SIZE TO EACH SPRINKLER SHALL BE THE SIZE OF THE SPRINKLER HEAD INLET.

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XBT-10-6 RAIN BIRD MULTI-OUTLET EMITTER (ONE PER 6 SHRUBS--NOT SHOWN) (1.0 GPH @ 20 PSI PER PLANT)

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1.) IRRIGATION WATER SOURCE SHALL BE HOA POND AND PUMP STATION, TO SUPPLY 2200 GPM AT 110 PSI DISCHARGE.

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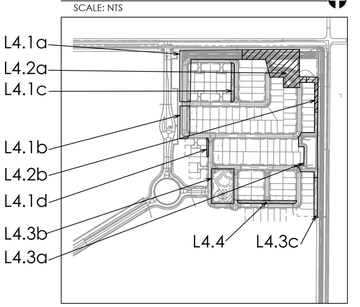
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KEY MAP

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GREEY | PICKETT
landscape architecture | community design
7144 e stetson drive, suite 205
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480.609.0009p 480.609.0009f

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CERTIFICATE NO.
66419
LOGAN S. SOWERS
Date Signed 11-03-2023
ARIZONA, USA
Expires 06/30/24

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Phase 1 Unit A
Landscape Construction Documents
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

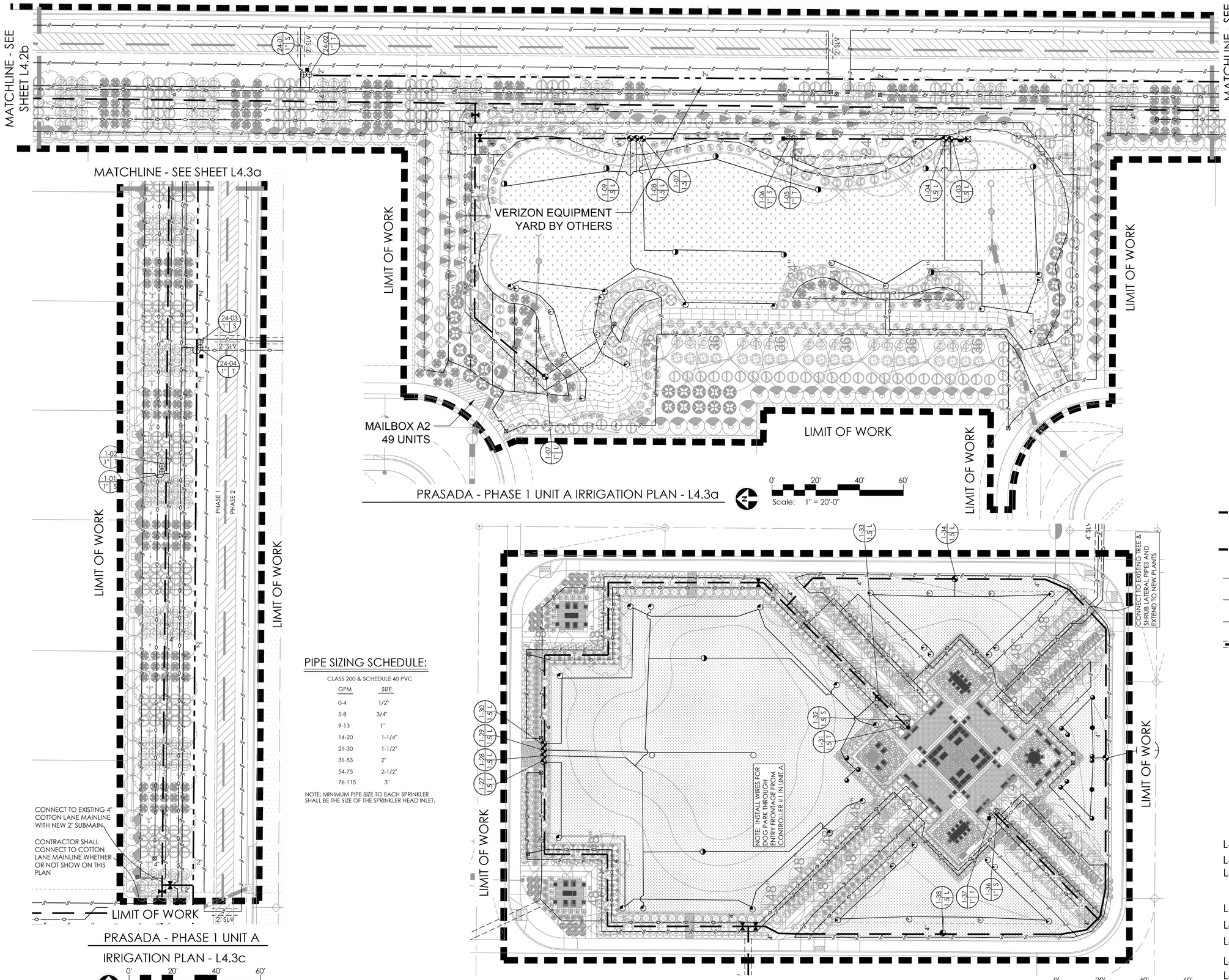
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drawing: Irrigation Plan

sheet #
L4.2
08 of 17

FS23-0822

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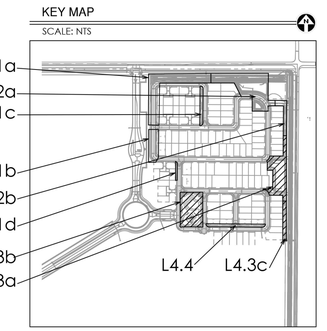
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PRASADA
Phase 1 Unit A
Landscape Construction Documents
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

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09 of 17

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NOTE: MINIMUM PIPE SIZE TO EACH SPRINKLER SHALL BE THE SIZE OF THE SPRINKLER HEAD INLET.

6.) LOCATE PURPLE VALVE BOXES IN PLANTER AREAS--NOT IN TURF. VALVE BOXES SHALL NOT DISPLACE PLANTS.

7.) CONTRACTOR SHALL FLAG VALVE BOX LOCATIONS FOR REVIEW AND APPROVAL BY COATES IRRIGATION. IF CONTRACTOR FAILS TO HAVE LOCATIONS REVIEWED, HE SHALL RELOCATE THEM AT HIS SOLE COST.

8.) CONTRACTOR SHALL COORDINATE WATERING REQUIREMENTS WITH OWNER AT ALL TIMES, & ENSURE THAT SUFFICIENT WATER IS AVAILABLE.

9.) CONTRACTOR SHALL GIVE 24-HOUR NOTIFICATION TO OWNER OF INTENT TO CONNECT INTO EXISTING SYSTEM. OWNER SHALL BE NOTIFIED IMMEDIATELY OF ANY MAINLINE BREAKS OR DAMAGE TO THE EXISTING IRRIGATION SYSTEM.

10.) CONTRACTOR SHALL PROVIDE THREE #44-K RAIN BIRD QUICK-COUPLER KEYS WITH SH-1 HOSE SWIVELS.

11.) ALL VALVE BOXES FOR NON-POTABLE SYSTEM SHALL BE PURPLE. ALL SPRINKLER CAPS, VALVE HANDLES, AND QUICK-COUPLER COVERS SHALL ALSO BE PURPLE FOR NON-POTABLE WATER.

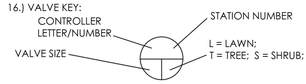
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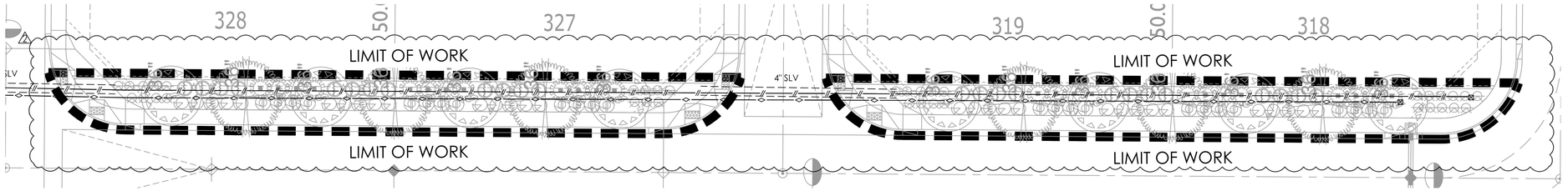
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16.) VALVE KEY:





PRASADA - PHASE 1 UNIT A IRRIGATION PLAN - L4.4

0' 20' 40' 60'
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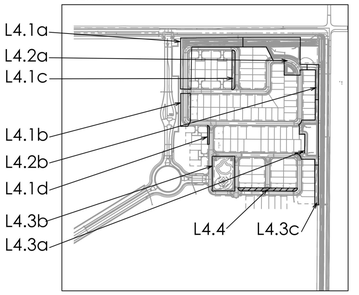
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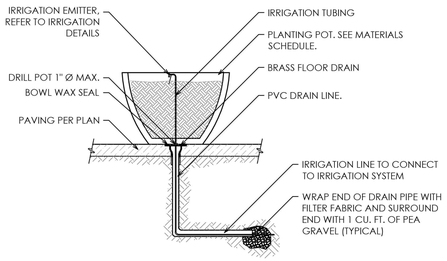
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1.5 Typ. Planter Pot Detail

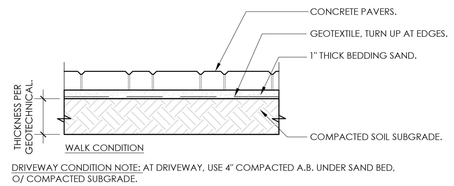
Scale: 1/2" = 1'-0"

1.4 Reserved

Scale: 1" = 1'-0"

1.3 Reserved

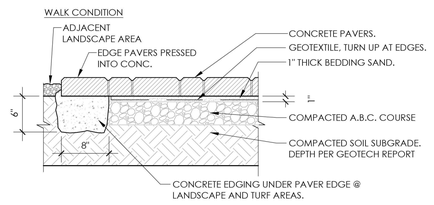
Scale: 1" = 1'-0"



DRIVEWAY CONDITION NOTE: AT DRIVEWAY, USE 4" COMPACTED A.B. UNDER SAND BED, O/ COMPACTED SUBGRADE.

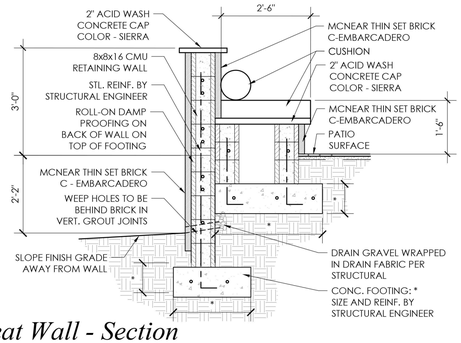
1.2 Typ. Concrete Paver Field Detail

Scale: 1" = 1'-0"



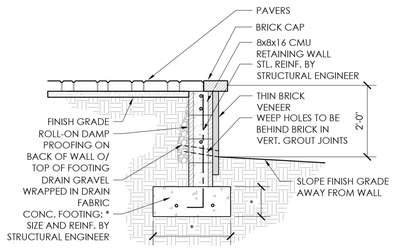
1.1 Typ. Concrete Paver Edge Detail

Scale: 1" = 1'-0"



1.10 Seat Wall - Section

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



1.9 Retaining Wall - Section

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

1.8 Reserved

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

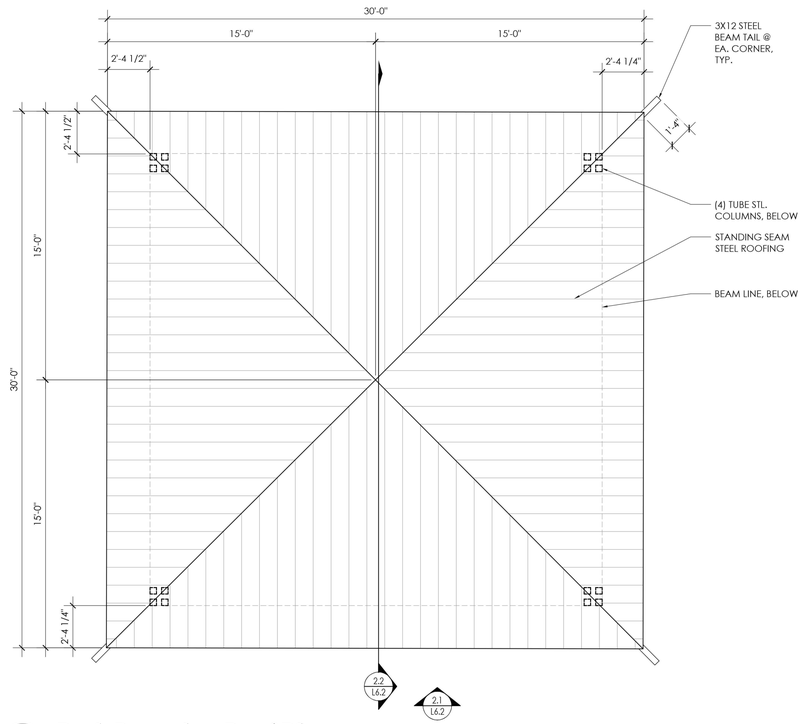
1.7 Reserved

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

1.6 Reserved

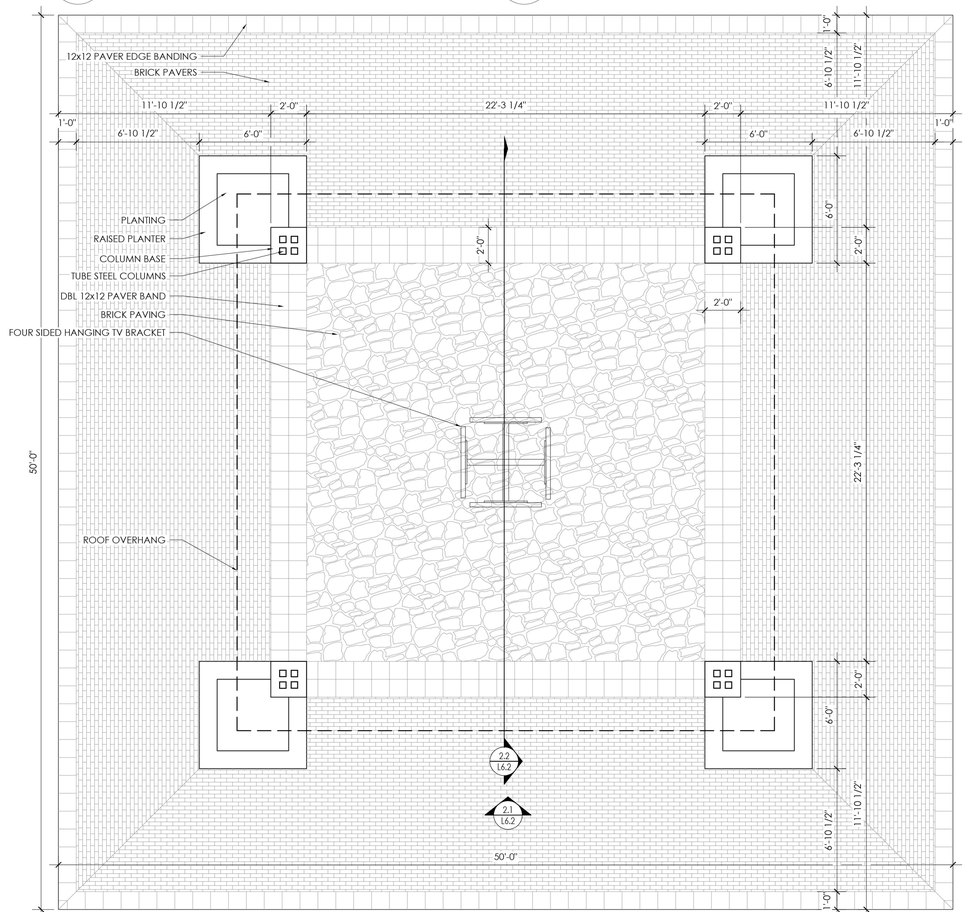
Scale: 1" = 1'-0"

NOTE: FINAL SIZES (FOOTER / REINFORCEMENT / STRUCTURAL STEEL / SPANS / CONNECTIONS ETC.) PER STRUCTURAL ENGINEERING PLANS AND CALCS.



1.10 Park Ramada - Roof Plan

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



1.9 Park Ramada - Floor Plan

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

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Expires 06/30/24

PRASADA
Phase 1 Unit A
Landscape Construction Documents
SURPRISE, ARIZONA

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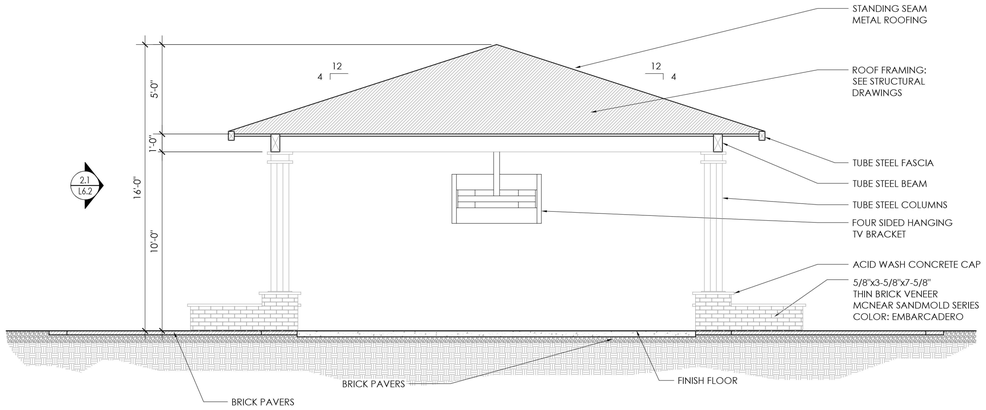
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2 *11-03-2023 Replat - Added Tracts*

project #: *TOL 154*
scale: *As Noted*
issued for: *REVIEW*
drawn by: *TEAM*
date: *11.03.2023*
drawing: *Details*

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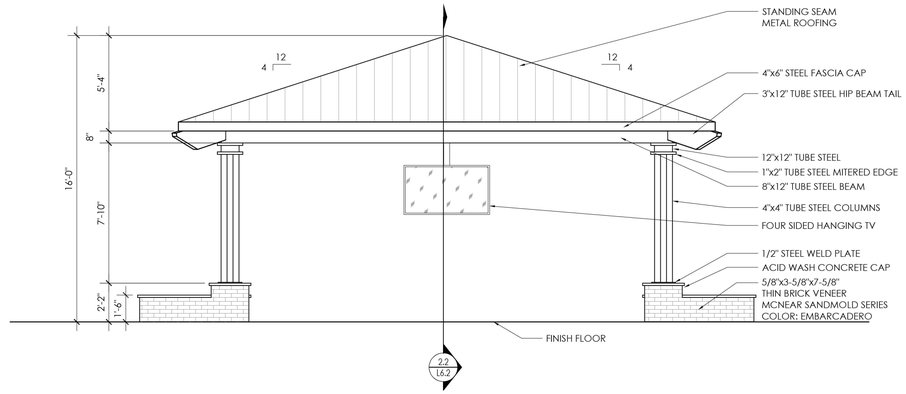
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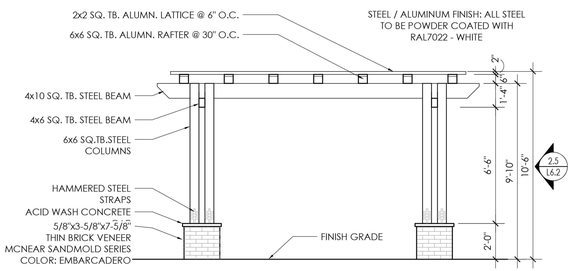
2.2 Park Ramada - Section

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



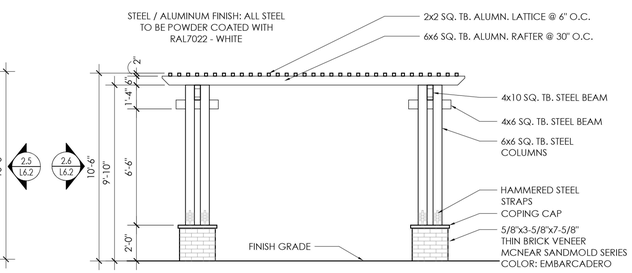
2.1 Park Ramada - Typ. Elevation

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



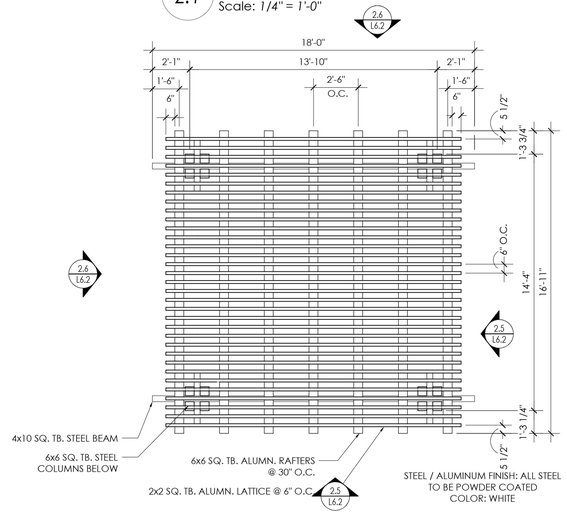
2.6 Park Trellis - Street Side Elevation

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



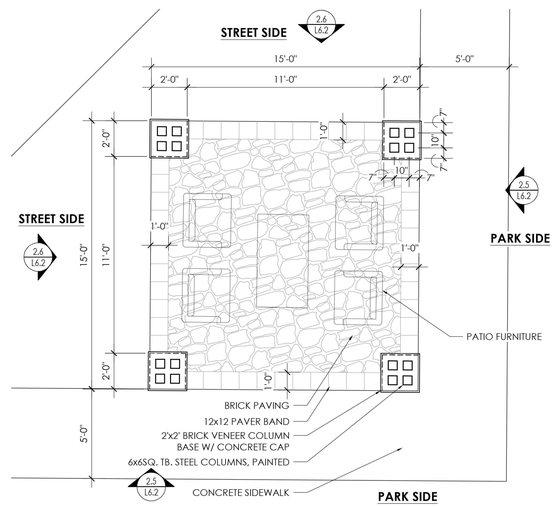
2.5 Park Trellis - Park Side Elevation

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



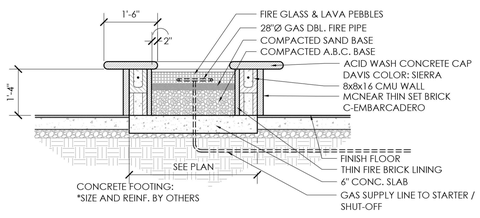
2.4 Park Trellis - Roof Plan

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



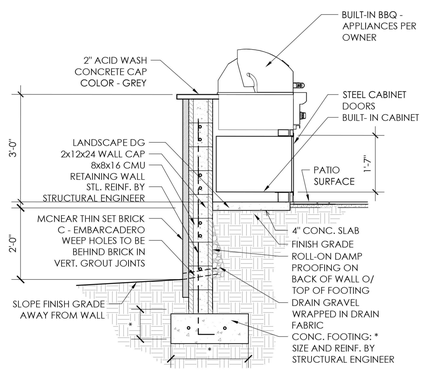
2.3 Park Trellis - Floor Plan

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



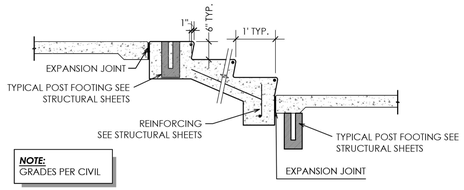
2.10 Fire Pit Section

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



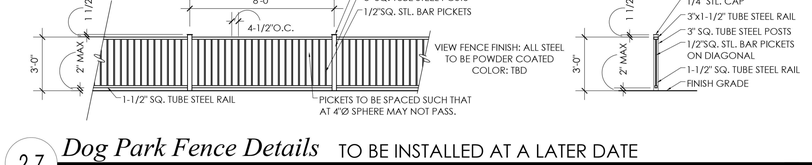
2.9 BBQ Section

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



2.8 Typ. Concrete Step

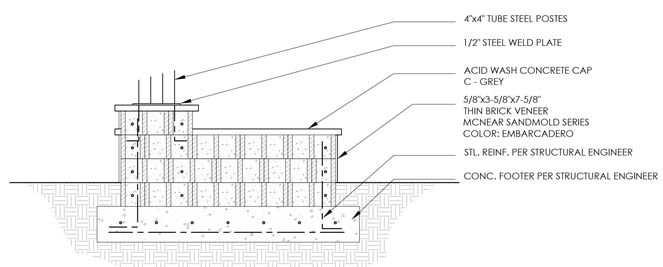
Scale: 1/2" = 1'-0"



2.7 Dog Park Fence Details TO BE INSTALLED AT A LATER DATE

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

NOTE: FINAL SIZES (FOOTER / REINFORCEMENT / STRUCTURAL STEEL / SPANS / CONNECTIONS ETC.) PER STRUCTURAL ENGINEERING PLANS AND CALCS.



2.11 Park Ramada Post Base Detail

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

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Expires 06/30/24

PRASADA
Phase 1 Unit A
Landscape Construction Documents
SURPRISE, ARIZONA

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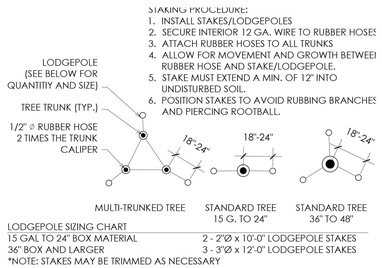
revisions:
1 11-11-2022 Replat Landscape Edits
2 11-03-2023 Replat - Added Tracts

project #: TOL 154
scale: As Noted
issued for: REVIEW
drawn by: TEAM
date: 11.03.2023
drawing: Details

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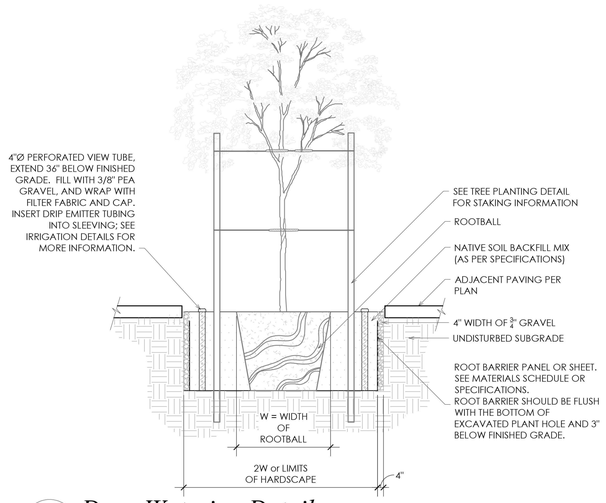
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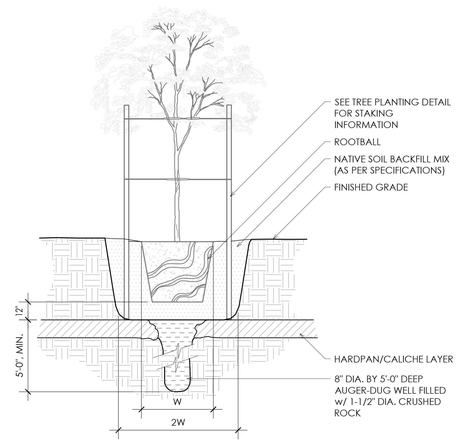
4 Tree Staking Diagram

Scale: *NTS*



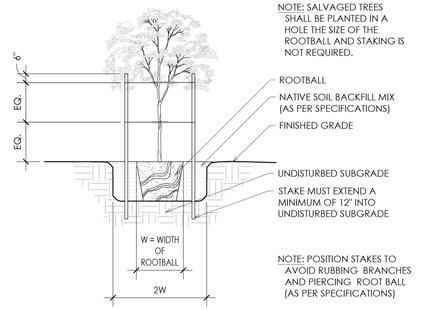
3 Deep Watering Detail

Scale: *NTS*



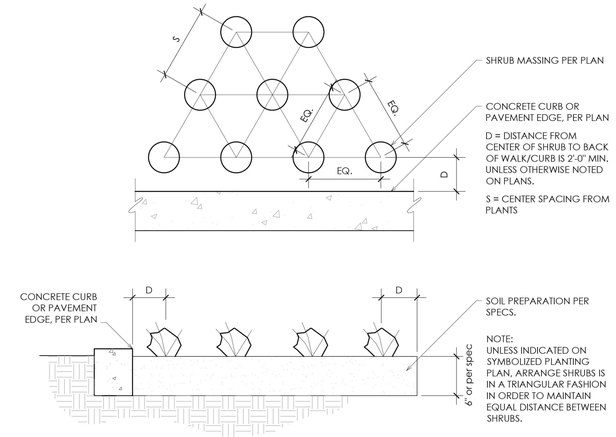
2 Hard Pan Planting

Scale: *NTS*



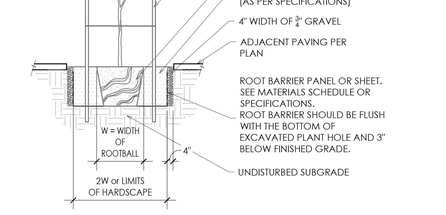
1 Tree Planting Detail

Scale: *NTS*



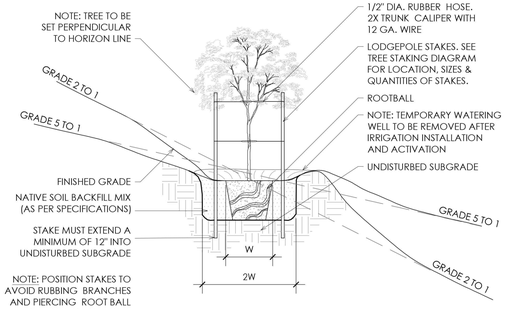
7 Plant Spacing Detail

Scale: *NTS*



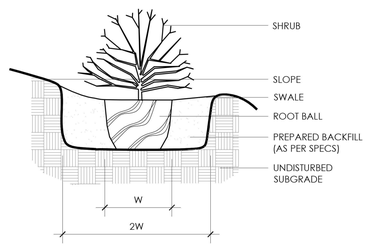
6 Root Barrier Detail

Scale: *NTS*



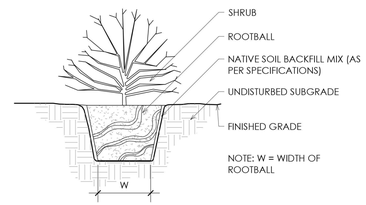
5 Tree Planting on Slope Detail

Scale: *NTS*



9 Shrub Planting on Slope

Scale: *NTS*



8 Shrub Planting Detail

Scale: *NTS*

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Date Signed 11-03-2023
ARIZONA, U.S.A.
Expires 06/30/24

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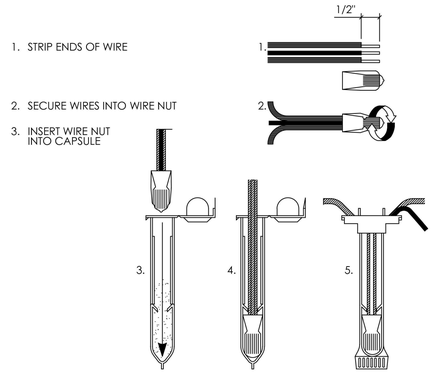
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2 *11-03-2023 Replat - Added Tracts*

project #: *TOL 154*
scale: *As Noted*
issued for: *REVIEW*
drawn by: *TEAM*
date: *11.03.2023*
drawing: *Planting Details*

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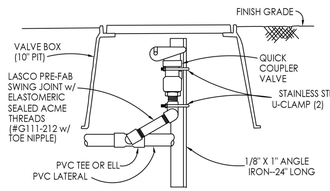
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1. STRIP ENDS OF WIRE
2. SECURE WIRES INTO WIRE NUT
3. INSERT WIRE NUT INTO CAPSULE
4. PUSH WIRE NUT TO BOTTOM OF CAPSULE
5. CLOSE COVER OF CAPSULE, SEPARATING WIRES INTO CHANNELS

NOTE: VISUALLY CHECK THAT CONNECTOR IS BELOW LOCKING "FINGERS"

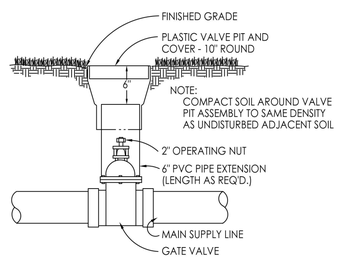
DIRECT-BURY WIRE SPLICE



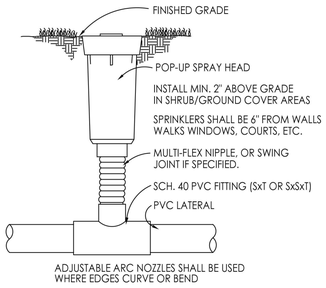
NOTES

1. EACH QUICK COUPLER SHALL BE IN A SEPARATE VALVE BOX
2. PROVIDE (1) QUICK COUPLER KEY FOR EACH SIX QUICK COUPLER VALVES.
3. PLACE 4"-6" DEPTH PEA GRAVEL UNDER VALVE BOX.
4. QUICK COUPLER SHALL HAVE LOCKING RUBBER COVER

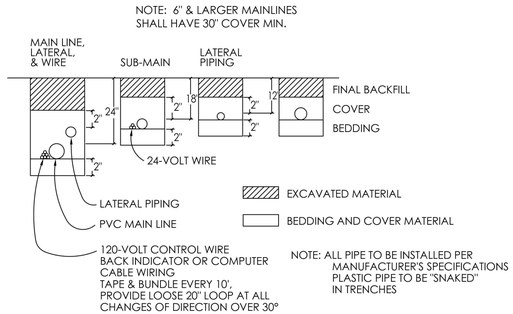
QUICK-COUPLER VALVE IN BOX



GATE VALVE ASSEMBLY

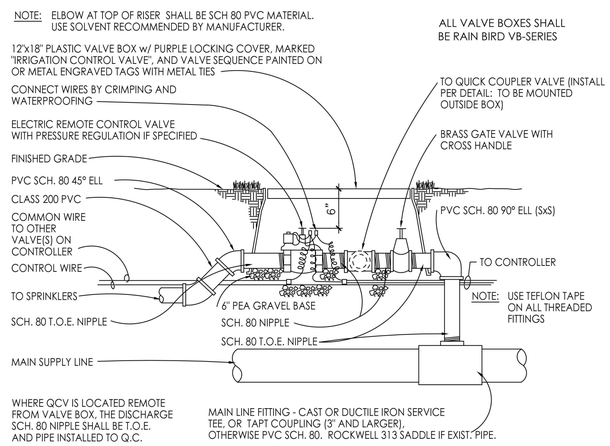


POP-UP SPRAY HEAD

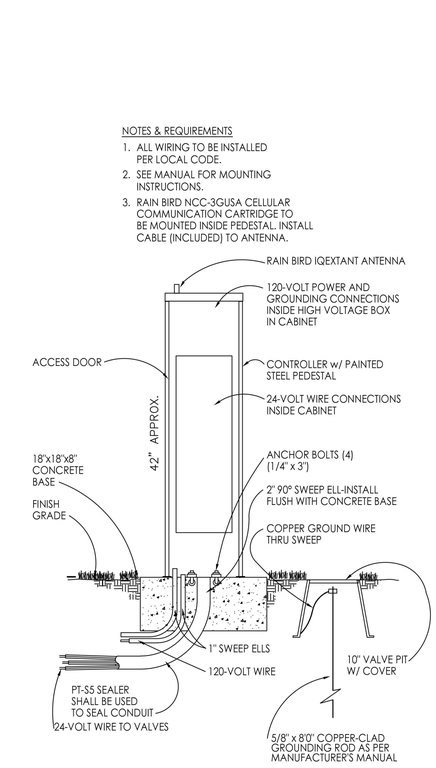


NOTE: APPROVED "ELECTRICAL POWER WIRES BELOW" WARNING TAPE SHALL BE INSTALLED 12" ABOVE ALL POWER WIRING IN TRENCHES

TRENCHING DETAIL

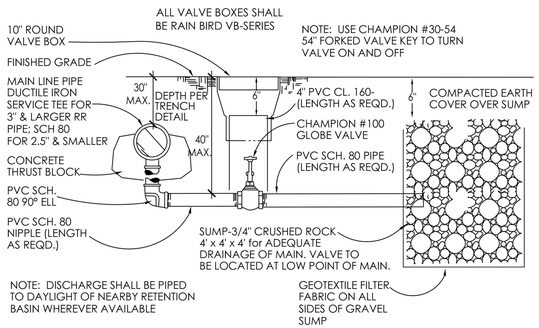


REMOTE CONTROL VALVE ASSEMBLY

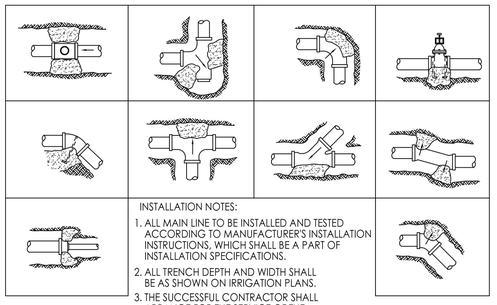


PEDESTAL-MOUNT CONTROLLER

(CLOUD COMMUNICATION)



MANUAL DRAIN VALVE ASSEMBLY



INSTALLATION NOTES:

1. ALL MAIN LINE TO BE INSTALLED AND TESTED ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS, WHICH SHALL BE A PART OF INSTALLATION SPECIFICATIONS.
2. ALL TRENCH DEPTH AND WIDTH SHALL BE AS SHOWN ON IRRIGATION PLANS.
3. THE SUCCESSFUL CONTRACTOR SHALL ARRANGE FOR THE SERVICE OF THE MANUFACTURER'S QUALIFIED INSTRUCTOR.
4. ALL FITTINGS INCLUDING VALVE TAPS FOR RUBBER-RING PIPE SHALL BE CAST OR DUCTILE IRON FOR PVC, AND SHALL BE THRUST-BLOCKED; SADDLES ON APPROVAL ONLY.

TYPICAL THRUST BLOCK FOR BELL & RING PIPE

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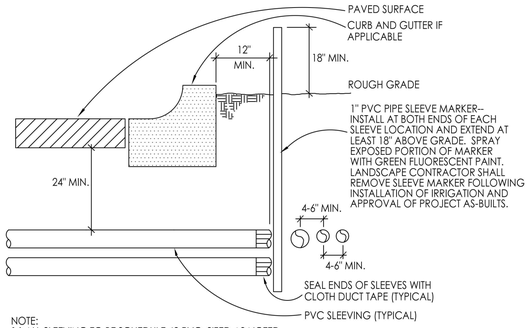
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1 11-11-2022 Replat Landscape Edits
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project #: TOL 154
scale: None
issued for: REVIEW
drawn by: TEAM
date: 11.03.2023
drawing: Irrigation Details

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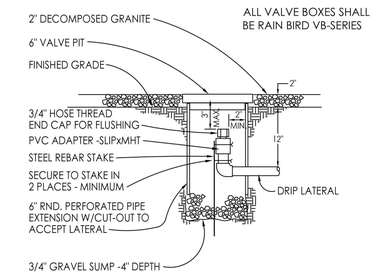
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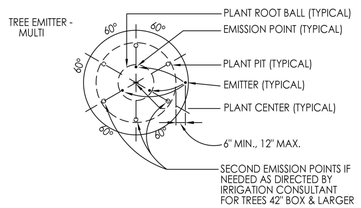
NOTE:
1.) ALL SLEEVING TO BE SCHEDULE 40 PVC, SIZED AS NOTED.
2.) INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.

TYPICAL SLEEVING DETAIL



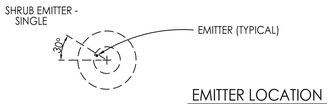
DRIP SYSTEM FLUSH PLUG

NOTE: ALL EMISSION POINTS SHALL BE LOCATED ON UPHILL SIDE OF PLANT MATERIAL. ONE EMISSION POINT SHALL BE DIRECTLY TO PLANT BALL AS INDICATED. ADDITIONAL EMISSION POINTS SHALL BE WITHIN PLANT PIT PERIMETER - 18" FROM TREE CENTER FOR TYP. 24" BOX TREE.

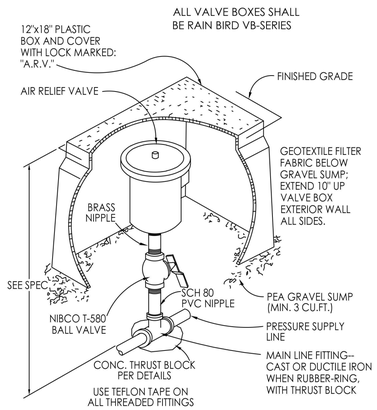


TREE SIZE	DISTANCE FROM TRUNK 1st 6 TUBES	DISTANCE FROM TRUNK 2nd 6 TUBES	EMITTER TYPE
15 G	3-12"		1-1 GPH
24"	4-18"		1-1 GPH
30"	6-21"		1-1 GPH
36"	6-24"		1-2 GPH
42"	6-27"		1-2 GPH
48"	6-12"	4-30"	2-2 GPH
54"	6-15"	5-33"	2-2 GPH
60"	6-18"	6-36"	2-2 GPH
72"	6-20"	6-42"	3-2 GPH

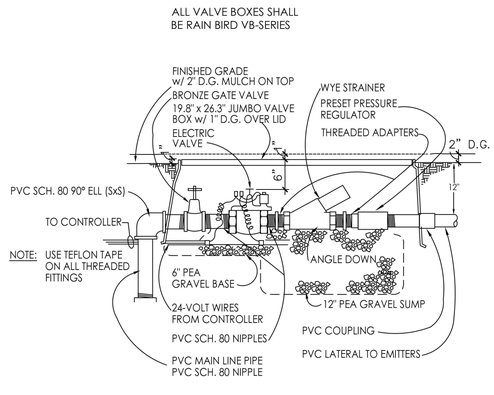
THIS IS A WATERING GUIDE ONLY. SITE, SOIL AND PLANT CONDITIONS VARY GREATLY. CONTRACTOR MUST OBSERVE THE PLANT MATERIAL AND MAKE ADJUSTMENTS AS NECESSARY FOR THE WELL-BEING OF THE PLANTS.



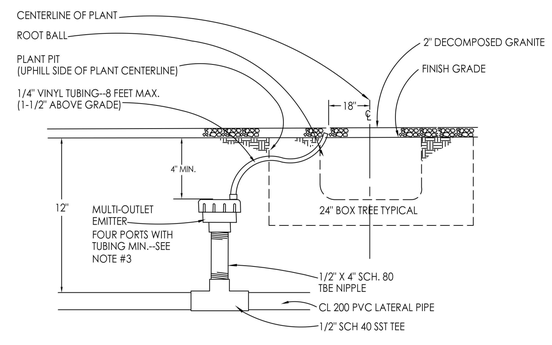
EMITTER LOCATION



AIR RELIEF VALVE ASSEMBLY

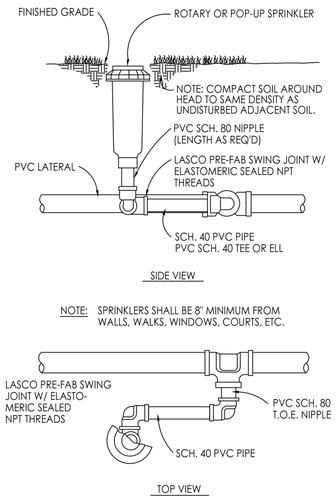


EMITTER VALVE MANIFOLD
FOR RECLAIMED WATER SYSTEMS



NOTE:
1.) EMISSION POINTS SHALL BE LOCATED UPHILL OF PLANT, SUPPLYING WATER TO ROOTBALL.
2.) AT LEAST ONE EMITTER TUBE TO BE LOCATED WITHIN 4 INCHES OF PLANT CENTER LINE.
3.) FOUR HOLES OPEN INITIALLY, WITH TUBING SPACED EQUALLY AROUND THE DRIP LINE OF TREE.

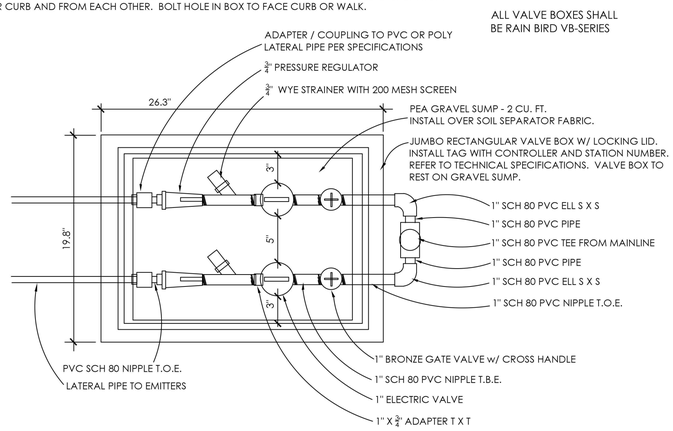
MULTI-OUTLET EMITTER



ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE

TURF SWING JOINT RISER ASSEMBLY

NOTE:
INSTALL ASSEMBLY TO REST ON GRAVEL SUMP. SUMP TO BE LINED WITH ONE CONTINUOUS PIECE OF GEOTEXTILE FILTER FABRIC EXTENDING FABRIC 10" UP ALL EXTERIOR SIDES OF VALVE BOX. VALVE BOX TO BE SET FLUSH WITH FINISH GRADE. ENTIRE VALVE ASSEMBLY TO BE CONTAINED AND CENTERED WITHIN VALVE BOX. NO PART OF ASSEMBLY TO CONTACT BOX LID. PROVIDE 12" DIAMETER LOOP (MIN.) OF SPARE WIRES FROM CONTROLLER INSIDE EACH VALVE BOX. VALVE BOXES TO BE SPACED EVENLY FROM WALK OR CURB AND FROM EACH OTHER. BOLT HOLE IN BOX TO FACE CURB OR WALK.



DRIP VALVE ASSEMBLY
2 VALVES / BOX TOP VIEW NTS

GREEY | PICKETT
landscape architecture | community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0009f

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
66419
LOGAN S. SOWERS
Date Signed 11-03-2023
ARIZONA, U.S.A.
Expires 06/30/24

PRASADA
Phase 1 Unit A
Landscape Construction Documents
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

revisions:
1 11-11-2022 Replat Landscape Edits
2 11-03-2023 Replat - Added Tracts
3

project #: TOL 154
scale: None
issued for: REVIEW
drawn by: TEAM
date: 11.03.2023
drawing: Irrigation Details

sheet #
L7.3
15 of 17

FS23-0822

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SECTION - 02900 LANDSCAPE

PART 1 - GENERAL

1.01 WORK INCLUDED

*Landscape finish grading.

* Soil preparation

*Tree supports

*Planting

*Watering

*Maintenance

Definitions:
Owner's representative - an authorized agent determined by owner to act on their behalf, in some cases the Landscape Architect may be the owner representative as outlined in these specs.
Plants - all shrubs and cacti other than trees, saguaros, ocotillos, palms and turf.
Plant Material - all trees, saguaros, ocotillos, shrubs, cacti, ground cover, and other plants.

1.02 RELATED WORK

Contractor : Minimum 5 years experience in supply and installation of landscape materials. A Foreman with a minimum of 5 years experience in related work shall be on site at all times.

1.03 SOURCE QUALITY CONTROL

Provide certificates of inspection for all materials as required by law or regulation.

Package standard materials with manufacturers certified analysis. Provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Chemists for all other material.

Provide trees and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, undamaged, vigorous stock grown under climatic conditions similar to conditions at project site and free of disease, insects, eggs, larvae and defects such as sun-scald, knots, injuries, abrasions or disfigurements. Provide trees and shrubs of the sizes indicated. Trees and shrubs of sizes larger than those indicated may be used provided roots, root ball, staking and planting pits are increased proportionately.

1.04 REFERENCE STANDARDS

ANSI 60.1 - American Standards for Nursery Stock.

1.05 SAMPLES

Submit the following material samples to Owner's Representative a minimum of 48 hours prior to start of work.

a. Topsoil for backfill mix (trees and shrubs).
b. Wood Shavings/Mulch.
c. Tree supports.
d. Decomposed granite.

The Owner's Representative reserves the right to take and analyze samples of materials for conformity to Specification at any time. Furnish samples upon request by Owner's Representative. Rejected materials shall be immediately removed from the site and replaced at the contractors additional expense.

Submit samples of decomposed granite for approval of graduation and color. Sample shall be representative of variations within size and color to be provided.

1.06 PRODUCT DATA

Submit to Owner's Representative a minimum of 48 hours prior to start of work manufacturers comprehensive product description, including specifications and installation instructions.

1.07 CERTIFICATES AND TEST REPORTS

Provide and pay for all materials testing. Testing agency shall be acceptable to the Landscape Architect. Submit to Owner's Representative a minimum of 48 hours prior to start of work 2 copies of certificates of inspection as required by governmental authorities, and manufacturers' vendors certified analysis for soil amendments, fertilizer materials, and chemicals. Submit other data substantiation that materials comply with specified requirements.
Certificates are required to determine the quality and quantity of all specified soil amendments.

Materials certification to be submitted include, but are not limited to: Topsoil source and nutrient analysis, mulch, fertilizers/soil amendments/chemicals. Test representative material samples proposed for use. Provide the following data:

a. Topsoil and planting backfill.
b. Soil PH.
c. Particle size, percentage soil texture.
d. Percentage organic material.
e. Percolation rate.
f. Nutrient level analysis.
g. All macro, secondary and micro nutrient salinity.
h. ESP.
i. Free lime.

Recommendations on type and quantity of amendments required to bring levels into acceptable ranges as detailed in Part 2 - Products of Materials of these specifications.

Separate recommendations to be submitted for each crop. Crop to be identified as:
a. Irrigated trees and shrubs.
b. Turf.

1.08 MAINTENANCE DATA

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

1.09 PRODUCT DELIVERY, STORAGE AND HANDLING

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

Provide protective covers to plant life and trees during delivery. Do not prune trees prior to delivery. Do not bend-tie trees or shrubs in such a manner as to cause damage or destroy shape. Deliver materials after preparation for planting have been completed. Plant immediately. If planting is delayed for more than 6 hours after delivery, set plant material in shade, protect from weather and mechanical damage and keep roots moist.

Do not remove container grown stock including ground cover, from containers until planting time.

1.10 SITE CONDITIONS

Determine location of underground utilities. Execute work as required to prevent damage.

Maintain grade stakes set by others until directed otherwise.

Protect all existing plant life not scheduled for removal. If any plant material that is to remain is damaged, the Contractor, at his expense, will pay for a replacement plant of the same size and species (to be approved by Owner's Representative).

Protect existing utilities, paving and other facilities from damage during landscaping operation.

Coordinate with other contractors.

1.11 WARRANTY

Submit warranty to Owner's Representative.

Trees, Saguaros and Ocotillos:
Warrant that trees, palm trees, saguaros and ocotillos will be alive and in good health for a period of 1 year after acceptance except for defects resulting from neglect by Owner, abuse or damage by others.

Owner must follow Contractors maintenance schedule and provide current maintenance log to Owner's Representative.

Remove and replace dead, unhealthy or girdled trees, saguaros and ocotillos that lose original form and size during warranty period with material equal to that specified. Replace any material which does not meet requirements within fifteen days of notification. All replacement trees, saguaros and ocotillos shall be subject to an additional one year maintenance period.

Shrubs and Other Plantings:
Guarantee all other planting will be alive and in satisfactory condition for a period of 90 days from date of acceptance or will be replaced at no additional cost to the Owner. All plant material shall be maintained in a healthy, sturdy condition during the warranty period by the Contractor.

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

PART 2 - PRODUCTS AND MATERIALS

2.01 FILL MATERIALS

Provide dry, loose material for fill, backfill, planting backfill and topsoil for planter beds. Frozen or muddy soils are not acceptable. Salts not to exceed 1500 ppm, and material shall be free of debris, noxious weeds, ingredients or objects detrimental to healthy plant growth. Topsoil: Screened, fertile, friable, from well drained arable land, free of nut grass, refuse, roots, heavy clay, noxious weeds or any material toxic to plant growth; contents as follows:

a. Silt: 20-45 %
b. Clay: 15-20 %
c. Sand: 30-60 %
d. Organic Material (natural or otherwise): 2 % minimum
e. pH: 7.0-8.3
f. Soluble salts: 1,500 ppm.
g. Nutrients: enough to bring levels up to acceptable plant growth.

Percolation rate shall be between 3 to 4 inches per hour.
Existing top soil may be used provided it meets these requirements.

2.02 COMMERCIAL GRADE FERTILIZERS

Agri-Sul, Dispersul - use only for sulfur
Agriculture grade gypsum

2.03 SOIL AMENDMENTS

Wood shavings: nitrogen stabilized fir or pine shavings containing 0.75% total nitrogen and 0.1 to 0.15% total iron, and under 60 ppm total manganese; composted, leached and aged for a minimum of 10 to 12 months; ph factor, 4.0 to 4.5. no soil amendments are required for salvaged plant material and cacti unless otherwise specified.

2.04 TREE SUPPORTS

Tree Stakes: Copper napthenate impregnated lodge pole 10 feet in length for 5 gallon and 15 gallon, and 12 feet in length for 24 inch box and larger. No tree stakes are required for salvaged plant material.

Tree Ties: Provide a minimum of two per tree; No. 10 gauge, pliable, zinc coated iron wire. Cover wire with hose, cover as specified, where it contacts tree.

Hose Covering: 1/2 inch minimum diameter; 2-ply reinforced rubber, new garden hose.

Tree Guards: 'ArborGard+' by Deep Root, or equal.

Tree Guys: Minimum 3 per tree; No. 10 galvanized wire. Cover wire with hose where it contacts tree for 24, 30 and 36 box tree.

Anchors (Deadmen): 2 inch x 4 inch x 3 feet long; construction grade redwood.

Signals (Flags): For guy wires, 1/2 inch diameter, white or orange plastic tubing 5 feet long over each guy used.

2.05 HERBICIDES

Pre-emergent and contact Herbicides:

Pre-emergent herbicide shall be Surflan as manufactured by Dow/Elanco Chemical Company.

Contact herbicide shall be Round-up as manufactured by Monsanto.

2.06 PLANTING MATERIAL

Plant Material: Healthy, shapely and well rooted. Roots shall show no evidence of having been restricted or deformed at any time. All plants shall be representative of their normal species and variety. They shall have normally developed branch systems. Plants shall be free from disfiguring knots, sun scald injuries and abrasions of bark. Plants not meeting these requirements shall be considered defective and shall be replaced immediately. All plants shall be true to name and shall be tagged, one of each variety. All plant material shall be grown in nurseries inspected by the State Department of Agriculture unless otherwise approved by the Owner's Representative.

Provide "Specimen" plants with a special height, shape or character. Tag at the source of supply prior to notifying Landscape Architect for inspection. The Landscape Architect shall inspect selections at source of supply for suitability and adaptability to selected location. When specimen plants cannot be purchased locally, provide sufficient photographs of proposed material for approval.

Plants may be inspected and approved at place of growth for compliance with specification requirements for quality, size, and variety. Such approval shall not impair the right of inspection and rejection upon delivery at the site or during the progress of the work.

2.07 TURF SOD

As noted on plans.

2.08 DECOMPOSED GRANITE

Decomposed granite coverage shall be a minimum 2-inch thickness unless noted otherwise on plans. Decomposed granite shall be the size and color as specified on plans, and shall be taken from a single quarry.

2.09 SEED MIXTURE

As noted on plans.

PART 3 - EXECUTION

3.01 GENERAL

Install in accordance with the methods, techniques and specifications of each representative manufacturer. If a conflict occurs between manufacturers and these specifications, consult with Owner's Representative for a decision.

Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

3.02 BACKFILL, IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

Inspect the integrity of all damp-proofing and water-proofing membranes which occur over, on or against any construction to be fully or partially concealed by earthwork prior to the placement of any imported soil, backfill, gravel fill or sub-base.

Correct defects prior to proceeding with the work.

3.03 TOPSOIL

Import additional topsoil only as required to bring planting areas up to finish grade. Spread and cultivate soil so that no settling takes place at any time.

3.04 LANDSCAPE FINE GRADING

Allow for the addition of soil amendments, conditioners and any specified top dressing when determining and executing finish grade.

Set finish grade 1-1/2 inches below adjacent paving, curb and headers for shrubs and ground cover beds and areas or as required for installation of decomposed granite or turf sod.

At all planting areas, make entire area smooth and even to finish grade. Cultivate all areas so that there are no bumps or hollows, and the area drains as indicated. Grade and maintain all flow lines, designated or not, to allow free flow of surface water. Cultivate entire area to a depth of 6 inches minimum and remove all rock in excess of 1-1/2 inches diameter, all building rubble, building construction material, waste and any other material that will impair satisfactory growth.

3.05 DECOMPOSED GRANITE

Place 2-inches unless otherwise noted, in all planting areas. Decomposed granite shall extend below all plant material, trees, and cactus. Decomposed granite finish grade 1-1/-inch below adjacent paving, curbs, and headers.

3.06 HERBICIDE APPLICATION

Apply pre-emergent herbicides in accordance with manufacturer's instructions.

Apply contact herbicides in accordance with manufacturer's recommendations. Prior to application, moisten areas for fourteen days to encourage weed germination and growth. Apply before weeds attain a height of 6 inches. Remove taller weeds manually.

Areas to be landscaped shall be maintained in a weed-free condition at all times during construction and maintenance period.

Do not apply pre-emergent herbicides at locations of revegetation seeding. The contractor shall manually remove invasive weeds within these areas.

3.07 TREE SUPPORT

Guyed Trees: Guy trees as shown immediately after planting as shown on the drawings.
Staked Trees: Stake trees as shown on the drawings within 48-hours of planting.

Tree supports shall be installed to prevent lodging, yet allow for trunk movement. Hoses that encircle trunks shall be large enough to allow for normal growth of the trunk during the first year without girdling.

3.08 TREES, SHRUBS, AND CACTI

Layout locations with stakes or gypsum. Coordinate with Owner's Representative to assure appropriate location, prior to installation.

Test drainage of plant beds and pits by filling with water. Notify Owner's Representative of areas where water is retained more than 24 hours.

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

Do not expose roots to air except during transplanting. Set up of plants at same level when planted as in the container. Cut plant containers on 2 sides without injuring root ball and carefully remove plant. Do not cut container with spade. Damaged plants will be rejected.

Dig pits with perpendicular sides to a minimum of 2 to 3 times the width (see details) of the root ball for containerized trees and shrubs. Dig pits only as deep as the root ball to prevent settling of the tree or shrub.

Place rootball of vines as close to structure or support system as possible. If rootball can't be placed closer than 12" notify Owner's Representative of situation for inspection and remedy.

Planting Mixture: One part wood shavings Two parts excavated soil amended to meet standards in Part 2.

Mix thoroughly outside the hole before start of backfilling.

Tree Guard: Install tree guard on all trees located in turf areas per manufacturer's recommendations.

3.09 BACKFILLING

Backfill plant pits and form shallow basin around the plant to hold enough water to saturate the root ball and backfill (only form basins if specified on detail). Water plants immediately after planting and allow backfill to settle in plant pit. Do not water saguaros after planting. Do not raise basin rim above surrounding grade.

Puddle planting mixture when pit is 2/3 full of plant mix. Continue back filling to within 1 inch of surrounding grade.

Finish grade to 2 inches below headers or concrete work.

Top dress planting areas with 2 inches of top dressing after planting.

Treat all planting areas with a pre-emergent.

3.10 GROUND COVER

At time of transplanting, soil in flats shall be sufficient so as not to fall apart when lifting plants. Plant each plant with its proportionate amount of the flat soil in a manner that will ensure a minimum disturbance to the root structure.

Plant flat material sufficiently deep to cover all roots. Firmly tamp the earth around each plant to force out large air pockets.

3.11 TURF SOD

Soil Preparation: Provide soil with an organic matter content of 25-percent to 30-percent. Cultivate entire area to a depth of 6" minimum and remove all rock in excess of 1 1/2", all building rubble, building construction material waste and any other material that will impair satisfactory growth. This top 6" must meet the topsoil requirements noted in Section 2.01.

Soil Amendments: Prior to rototilling, apply gypsum at a rate of 100 lbs per 1,000 sf, phosphate at a rate of 2 lbs per 1,000 sf. , and soil sulfur at 5 lbs per 1,000 sf. Rototill into soil.

Install sod along the straightest edge of turf area. Stagger joints in a brick-like pattern. Avoid gaps and overlapping. Place sod diagonally across, to avoid sliding. Water sod at least every 30 min. during installation. Finish by watering lightly and roll in two directions w/sod roller.

3.12 WATERING

Water all plants immediately after planting, except for saguaros, with hose in planting hole until material about the roots is completely saturated from the bottom of the hole to the top of the ground to avoid drying out until the entire planted area is thoroughly watered and the soil soaked to the full depth of each plant hole. Water stream shall not cause damage to planting hole or plant. Keep exposed roots wet by means of moist sawdust, peat moss or burlap at all times during planting operation. Repeat watering as often as necessary to keep the ground moist but not soaked, well below the root system of the plants.

3.13 CLEAN UP

Keep all areas clean and orderly during and after execution of work. Burning of trash is not permitted.

3.14 ADJUSTMENT

Prune each tree and shrub to preserve the natural character of the plant per American Standards for Nursery stock, as published by the American Association of Nurserymen. Prune only as directed by Owner's Representative and Landscape Architect to remove deadwood, suckers, or broken or badly bruised branches. Replace all plants damaged by excessive pruning, planting operations or construction damage.

3.15 MAINTENANCE PERIOD

When the Owner's Representative and Landscape Architect determine the work to be substantially complete in accordance with the Conditions of the Contract, Contractor will be advised, in writing, that the maintenance period is to begin.

Landscape contractor shall be responsible for maintenance of landscaped areas for a period of 90 days. Maintenance includes watering, trimming, weeding and cultivating of beds.

Landscape contractor, in order to protect his guarantee, shall give typewritten to Owner, a complete maintenance instruction booklet on the care and feeding of the landscape.

Contractor shall request, in writing, a Final Inspection with Landscape Architect at the completion of the maintenance period. If the Owner's Representative determines the work is satisfactory, the maintenance period will end on the date of the Final Inspection. If the maintenance is unsatisfactory, the maintenance period will be extended, at the Contractors expense, until such time as all corrections are made and the work is inspected and approved by the Owner's Representative and Landscape Architect. Retention will not be released until Final inspection is made and approval issued by the Owner's Representative.

3.16 FIELD QUALITY CONTROL

Notify Owner's Representative of the requirement for inspection at least 48 hours in advance. Inspections are required, but not limited to, the following:

- Inspection and acceptance of plant material prior to shipping.
- At completion of rough grade and boulder placement
- At completion of landscape finish grading and soil preparation, prior to planting.
- At installation of irrigation system, prior to backfilling trenches and planting.
- During installation of specimen tree, or other specimen plant material.
- After staking locations for plant holes, but prior to planting; for approval.
- During the planting process.
- During the placement and aiming of all light fixtures.
- At Substantial Completion of the Work.
- During warranty period to observe maintenance procedures.
- At final Completion of the Work.

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date: *11.03.2023*
drawing: *Landscape Specs*

sheet #
L8.1
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IRRIGATION SPECIFICATIONS

PART I - GENERAL

1.01 WORK INCLUDED

Work of this Section generally includes a provision of an underground irrigation system including the following:

1. Trenching, stockpiling excavation materials, and refilling trenches.
2. Complete systems including but not limited to piping, pump station, assemblies, valves, fittings, heads, controller wiring, and final adjustments to ensure efficient coverage as determined by Architect.
3. Water connections.
4. Replacements of unsatisfactory materials.
5. Clean-up, inspection, and approval.
6. Tests.

1.02 REFERENCES

Perform Work in accordance with requirement of Conditions of the Contract and Division 01 - General Requirements as well as provisions of all applicable laws, codes, ordinances, rules and regulations. Conform to requirements of reference information listed below, except where more stringent requirements are shown or specified in Contract Documents.

1. American Society for Testing and Materials (ASTM) - Specifications and Test Methods specifically referenced in this section.
2. Underwriters Laboratories (UL) - UL Wires and Cables.

1.03 QUALITY ASSURANCE

Installer Qualifications - Installer shall have had considerable experience and demonstrated ability in the installation of irrigation system(s) of specified type(s) in a neat, orderly, and responsible manner in accordance with recognized standards of workmanship. To demonstrate ability, experience, and financial stability necessary for this project, submit if requested by Consultant, prior to contract award the following:

1. List of 3 projects completed in the last 2 years of similar complexity to this Project. Description of projects shall include:
   a. Name of project.
   b. Location.
   c. Owner.
   d. Brief description of work and project budget.
2. Current company financial statement.

Special Requirements:

a. Tolerances - Specified depths of pressure supply lines and laterals and pitch of pipes are minimums. Settlement of trenches is cause for removal of finish grade treatment, refilling, recompaction, and repair of finished grade treatment.

b. Coordination with Other Contracts - Protect, maintain, and coordinate Work with Tasks under other sections.

c. Damage to Other Improvements - Contractor shall replace or repair damage to grading, soil preparation, seeding, sodding, or planting done under other Sections during work associated with installation of irrigation system at no additional cost to the Owner.

d. Work involving substantial plumbing for installation of backflow preventers, copper service, and related work shall be executed by licensed and bonded plumber(s), performed in accordance with all prevailing codes and regulations.

e. Work involving connection to, installation, or extension of 120 volt or greater electrical service shall be executed by a licensed and bonded electrician, performed in accordance with all prevailing codes and regulations.

1.04 SUBMITTALS

Prepare and make submittals in accordance with conditions of the Contract prior to installation.

STAKING, CONSTRUCTION RECORD DRAWINGS, AND PROGRAMMING:

1. Coates Irrigation Consultants Inc. (CICI) shall stake the locations of all sprinklers 25-feet in radius or greater with the assistance of Contractor (refer to Section 3.02-1, and contact CICI prior to Bid for staking fees). CICI shall use the GPS collection method to record the rotary sprinklers, mainline routing, electric and gate valves, and controllers; and provide plan copy to Contractor. Contractor shall draw lateral piping, controller station numbers, and all other record information on the Field Record. At end of every day, revise Field Record for all work accomplished that day in RED ink. The Field Record Plan(s) shall be available at the Project Site for review. Upon completion of Project, Contractor shall submit Field Record Plan for review, prior to final acceptance.

   Record plans shall be to same scale and in the same format as designed plans.

2. Following approval of Field Record Plan by the Architect and Consultant, the Contractor shall submit the Field Record Plan with ALL changes, additions, and modifications performed during the project installation to Consultant. Consultant (CICI) shall create a digital Construction Record from the information provided by Contractor. The digital Construction Record file shall be generated as follows:
   a. PDF: Contractor shall contract with Coates Irrigation Consultants Inc. (CICI) to combine all Field Record information and GPS data for locations of water source(s), mainline routing, valves, controllers, and basic features to correspond with the site plan. This digital file shall be placed into sheet form as required, and Portable Document Format (PDF) files created as the Construction Record. Contractor shall contact CICI prior to Bid for fees for GPS data collection and creation of digital Construction Record.

3. Consultant will not certify any pay request submitted by the Contractor if the Field Record drawings are not current, and processing of pay request will not occur until Field Records are updated.

4. Consultant (CICI) shall collect the field controller data for programming purposes, if Contractor is unable to collect data or if the process delays project completion. Contractor shall contact CICI for fees for data collection.

5. Consultant (CICI) shall observe contractor's installation progress; contact CICI for observation fees prior to bid.

6. Prior to scheduling walk-through for substantial completion, Contractor is to submit all Field Record information to the Consultant for approval.

7. Contractor shall also provide both a hard copy and Electronic Form version of the Controller Data Sheets to the Consultant. Hard copy and Electronic Forms shall be provided to the Contractor by Coates Irrigation Consultants Inc.

CONTROLLER CHARTS - Do not prepare controller charts until Construction Record (as-built) drawings have been approved by the Consultant.

1. Provide controller chart, automatic controller.
2. Controller drawing may be same size reproduction of the record drawing, if scale permits fitting them inside the controller door without folding drawing. If photo reduction prints are required, keep reproduction to maximum size possible to retain full legibility. Chart may also be Controller Data Sheet as for central-satellite systems, if approved by Consultant.
3. Controller chart shall be bond print of actual as-built system, showing area covered by that controller; or Controller Data Sheet showing information on each station, and with complete description of each station's location.
4. Identify area of coverage of each remote control valve, using a distinctly different pastel color for each zone. Highlight heads, lateral piping, and control valves.
5. Following review of controller drawings by Consultant, hermetically seal each chart between two layers of 20 mm thick clear plastic.
6. Controller chart shall be completed and approved by Consultant prior to final completion walk-through of irrigation system.
7. Attach approved controller chart to inside of each controller door using self adhesive Velcro strips.

CONTROL SYSTEM PROCEDURES:

1. Contractor shall be responsible to provide and install all specified control equipment to result in a complete and working system, whether or not all appurtenances are shown on plans. System shall include controllers; all grounding and surge protection; and electrical control wiring.

2. Following installation of each controller, contractor shall record all station data on a "Data Sheet" provided by the Consultant. This data shall include the type and quantity of irrigation devices on each station, nozzle type, arc, area of control (turf, trees, shrubs, etc.), valve size, gpm, location, etc. as shown on the Data Sheet.
3. Prior to final walk-through for each area of the project, contractor shall confirm that the following has been accomplished:
   a. Construction record drawings per 1.04.1.
   b. Data Sheets for Controllers.

4. Consultant (CICI) shall provide the following programming services: station data, hydraulic tree, and programs and schedules in the irrigation computer. CICI shall not provide a visual, interactive map. Contractor shall contact CICI for fees for programming services prior to bid.

5. Product Warranty: Warranty" includes the following:
   a. Manufacturer's stated warranties shall apply on all products.
   b. It shall insure that an authorized representative will be at the job site within 24 hours of notification of a product problem.
   c. Warranty includes a one-year minimum product and labor warranty. If the product fails to meet project specifications, and the manufacturer's representative is unable to resolve the deficiency, the product will be replaced at no cost to the client with the product of their choice. This includes Contractor's labor for product replacement at their normal hourly rates.
   d. In the event of a product problem, and the Consultant is required to spend additional time not covered by their contract as a result of this problem, then the manufacturer will reimburse the Consultant for time and materials at their normal hourly rates.

   *Project Qualifications:

   a. The Consultant must be currently certified as an irrigation designer by the Irrigation Association, the American Society of Irrigation Consultants, or licensed in the project state to practice landscape architecture which includes irrigation design.
   b. The project must consist entirely of one manufacturer's products where applicable (i.e.: excluding pipe, fittings, & wiring). If any competitive products are INSTALLED on the project, the warranty will be the standard trade warranty as delineated in the manufacturer's product catalog.
   c. The manufacturer's representative must be notified in the event of a product problem at least twenty-four (24) hours prior to an in-field meeting.
   d. Installation must be certified by authorized representative in conformance to plans.

Operation Manual:

Submit 3 sets of Operations Manual to Consultant for approval, prior to scheduling the final completion walk-through. Manual is to include the following in a 1 x 3 ring binder:

1. Index sheet stating project name, and listing Contractor name, address, phone number, and contact person. Include same information for Primary Sub-Contractors.
2. Manufacturer cut sheets for all material components of irrigation system. Highlight or circle specific models or items.

1.05 DELIVERY, STORAGE and HANDLING

Deliver, unload, store and handle materials, packaging, bundling, products, in dry conditions,or a weatherproof manner, to prevent damage, breakage, deterioration, intrusion, ignition, and vandalism. Deliver in original unopened packaging containers prominently displaying manufacturer name, volume, quantity, contents, instructions, and conformance to local, state, and federal law. Remove and replace cracked, broken, or contaminated items or elements prematurely exposed to moisture, inclement weather, snow, ice, temperature extremes, fire, or job site damage.

Handling of PVC Pipe - Exercise care in handling, loading and storing of PVC pipe. All PVC pipe shall be transported in a vehicle which allows the entire length of pipe to lie flat so as not to subject it to undue bending or concentrated external loads. All sections of pipe that have been dented or damaged shall be discarded, and if installed, shall be removed and replaced with new piping.

1.06 JOBSITE CONDITIONS

Protection of Property:

1. Preserve and protect all trees, plants, monuments, structures, and paved areas from damage due to Work in this Section. In the event damage does occur, all damage to inanimate items shall be completely repaired or replaced to the satisfaction of the Owner. All injuries to living plants shall be repaired by the Owner, and all costs of such repairs shall be charged to and paid by the Contractor.

2. Protect buildings, walks, walls, and other property from damage. Flare and barricade open ditches. Damage caused to asphalt, concrete, or other building material surfaces shall be repaired or replaced at no cost to the Owner. Restore disturbed areas to original condition.

Existing Trees:

1. All trenching or other Work under limb spread of any and all evergreens or low branching deciduous material shall be done by hand or by other methods so as to prevent damage to limbs or branches.

2. Where it is necessary to excavate adjacent to existing trees, use all possible care to avoid injury to trees, and tree roots. Excavation in areas where 2 inch and larger roots occur shall be done by hand. Roots 2 inches and larger in diameter, except directly in the path of pipe conduit, shall be tunneled under and shall be heavily wrapped with burlap to prevent scarring or excessive drying. Where a trenching machine is operated close to trees having roots smaller than 2 inches in diameter, the wall of the trench adjacent to the tree shall be hand trimmed, making clean cuts through roots. Roots 1 inch and larger in diameter shall be painted with two coats of "Tree Seal". Trenches adjacent to trees shall be closed within 24 hours, and when this is not possible, the side of the trench adjacent to the tree shall be kept shaded with moistened burlap or canvas.

Protection and Repair of Underground Lines:

1.Request proper utility company to stake exact location (including depth) of all underground utilities. Take whatever precautions necessary to protect these underground lines from damage. In the event damage does occur, all damages shall be repaired by Contractor unless other arrangements have been made.

Replacement of Paving and Curbs - Where trenches and lines cross existing roadways, paths, curbing, etc., damage to these shall be kept to a minimum and shall be restored to original condition.

1.07 WARRANTY/GUARANTY

Contractor shall warrant materials against defects for a period of one year from the date of Substantial Completion. Contractor shall guarantee workmanship for similar period. Contractor shall be responsible for coordinating material warranty items with the manufacturer/distributor.

Settling of backfilled trenches which may occur during guaranty period shall be repaired by Contractor at no expense to the Owner, including complete restoration of damaged property.

Expenses due to vandalism before substantial completion shall be borne by Contractor.

Owner or representative maintenance company will maintain turf and planting areas during warranty period, so as not to hamper proper operation of the irrigation system.

1.08 MAINTENANCE

Furnish the following maintenance items to Owner prior to final Acceptance:
1. 2 sets of special tools required for moving, disassembling, and adjusting each type of sprinkler head and valve supplied on this project.
2. 2 keys for each automatic controller.
3. 3 quick coupler keys and matching hose swivels.

1.09 EXTRA STOCK

In addition to installed system furnish the following items to Owner:
1. 4 per 100 installed drip emitters of each type used.
2. 2 pop-up heads of each type used.

PART II - PRODUCTS

2.01 MATERIALS

General Piping:

Note: All piping for reclaimed water systems shall be purple colored, or wrapped with reclaimed "sock" or reclaimed marking tape, and main lines shall have detectable reclaimed marking tape in trench 12" above top of pipe.

1. Pressure Supply Lines (downstream of backflow prevention units) - Class 200 PVC, Solvent Weld Belled End for 2-1/2" and smaller, and rubber-ring joint for 3" and larger with ductile iron fittings.
2. Non-pressure lines - Class 200 PVC, Solvent Weld Belled End.
3. Drip Piping - 1/2" Class 315 PVC, Solvent Weld unless otherwise specified on plans.
4. Emitter Tubing - by emitter manufacturer.

Plastic Pipe and Fittings:

1. Identification Markings:

a. All pipe to be identified with following indelible markings:
   1) Manufacturer's Name.
   2) Nominal pipe size.
   3) Schedule or class.
   4) Pressure Rating.
   5) NSF (National Sanitation Foundation) seal of approval.
   6) Date of extrusion.

b. All fittings including valve taps for rubber-ring pipe shall be cast or ductile iron, rubber-ring joint for PVC. Ductile iron fittings shall have the following characteristics:
   1) All ductile iron fittings and joint restraints shall have a fusion bonded epoxy coating on interior and exterior of the product surface, average of 10-12 mm thickness. Epoxy coating shall conform to the requirements of CSA Z245.20-20 and NSF 61 for water services. Tar/bitumen coating will not be approved.
   2) All ductile iron pipe fittings, joint restraints, lateral isolation valves and mainline isolation gate valves shall be of the same manufacture which offers a 10-year warranty on products and replacement labor costs. Prior to installation, manufacturer shall provide documentation stating the above warranty information.

2. Solvent Weld Pipe - Manufactured from virgin polyvinyl chloride (PVC) compound in accordance with ASTM D2241 and ASTM D1784: cell classification 12245-B, Type 1, Grade 1.
   a. Fittings - Standard weight, Schedule 40, injection molded PVC; complying with ASTM D1784 and D2466, cell classification 12454-B.
      1) Threads - Injection molded type (where required).
      2) Tees and ells - Side gated.
   b. Threaded Nipples - ASTM D2464, Schedule 80 with molded threads.
   c. Joint Cement and Primer - Type as recommended by manufacturer of pipe and fittings.

Low Pressure/Volume Systems:

1. Emitters as indicated on drawings.
2. Drip Piping - manufactured of polyvinyl chloride compound conforming to ASTM D2241 and ASTM D1784, Type 1, Grade 1.
3. Fittings - Schedule 40 PVC, or as recommended by piping manufacturer.
4. Drip Valve Assembly - Type and size shown on drawings.
   a. Wye Strainer - Plastic/Fiberglass construction with 150 mesh nylon screen and blow out assembly.
   b. Control Valve - 2-way, solenoid pilot operated type made of synthetic, non-corrosive material; diaphragm-activated and slow closing. Include freely pivoted seat seal; retained (mounted) without attachment to diaphragm.
   c. Pressure Regulator - Plastic/Fiberglass construction, preset type with pressure setting per drawings.

Copper Pipe and Fittings:

1. Copper Pipe - Type K hard tempered.
2. Fittings - Wrought copper, solder joint type.
3. Joints - Soldered with solder, 45% silver, 15% copper, 16% zinc, and 24% cadmium and solids at 1125 F and liquids at 1145F.

Brass Pipe and Fittings:

1. Brass Pipe - 85% red brass, AMSI Schedule 40 screwed pipe.
2. Fittings - Medium brass, screwed 125 pound class.

Quick Coupling Valves - Brass two-piece body designed for working pressure of 150 psi, operable with quick coupler. Equip quick coupler with locking rubber cover (purple for reclaimed water if specified).

Valve Boxes:

Note: All box covers for reclaimed water systems shall be purple colored, and marked for reclaimed. Otherwise, valve box color to be selected based upon a review of the location and adjacent material by Owner and Landscape Architect prior to installation.

1.Drip Line Blow-out Stubs, and Wire Stub Box - Rain Bird #VB-10RND.
2. 1-inch through 2-inch Control Valves - Rain Bird #VB-STD.
3. Drip Valve Assemblies - Rain Bird #VB-JMB.
4. Control Wiring Splices - Rain Bird #VB-10RND.
5. Main Line Gate Valves - Rain Bird #VB-10RND.
6. Air-Relief Valves - Rain Bird #VB-STD.
7. Manual Drain Valves - Rain Bird #VB-STD.
8. Pressure Reducing Valves - As shown on detail.

Electrical Control Wiring:

1. Low Voltage:
   a. Electrical Control Wire - AWG UF UL approved No. 14 gauge direct-burial copper wire for all control wires, and No. 14 gauge direct-burial copper wire for all common wires.
   b. Wire Colors:
      1) Control Wires - Red.
      2) Common Wires - White.
      3) Master Valve Wires - Blue and yellow.
      4) Future Wires - Same as control and common wire (labeled at terminations). Two per controller unless noted, at each extreme end.
   c. If multiple controllers are utilized, and wire paths of different controllers cross each other, both common and control wires from each controller shall be different colors approved by Consultant.

   d. Wire connections for all valve and solenoid locations shall be UL 486D approved direct-bury wire connectors for wet / damp locations, rated up to 600 volts, as manufactured by Rain Bird model DB Series Wire Connector, or approved similar dry splice method. Wire connectors shall provide strain relief and have the wire nut / spring integrated into the housing. All 24-volt wire splices shall conform to National Electric Code (NEC) standards and all state, local and federal codes.
2. High Voltage - Type required by local codes and ordinances, of proper size to accommodate needs of equipment serviced.

Sprinkler Heads - As shown on drawings. Purple caps or nozzles for Reclaimed Water use.

Electric Control Valves - As noted on drawings. Purple handles for Reclaimed Water use. Install pressure regulating devices where specified on plans.

Pipe bedding material - Construction grade sand approved by Consultant.

Automatic Controller - As shown on drawings.

Backflow Preventer - As shown on drawings.

Manual Drain Valve - As shown on drawings.

Air-Relief Valve - As shown on drawings.

Pressure Reducing Valve - As shown on drawings.

Master Control Valve - As shown on drawings.

Flow Sensor and Monitor or Transmitter - As shown on drawings.

Pump Station - As shown on drawings.

PART III - EXECUTION

3.01 INSPECTION

Examine areas and conditions under which Work of this Section is to be performed. Do not proceed with Work until unsatisfactory conditions have been corrected.

Grading operations, with the exception of final grading, shall be completed and approved by Owner prior to staking or installation of any portion of irrigation system except sleeving.

3.02 PREPARATION

Staking shall Occur as Follows:

1. For all projects with rotary sprinklers spaced at twenty-five feet (25') or greater, Consultant (CICI) shall lay out the sprinklers using wire flags with assistance from Contractor. Contractor shall contact CICI prior to Bid for Consultant's staking fees. For all projects or area segments with smaller sprinklers, Contractor shall lay out sprinklers and contact Consultant for review.

2. Mark with powdered lime or marking paint routing of pressure supply lines, and flag heads and control valve locations for first series of zones as directed by Consultant. Contact Consultant a minimum of 48 hours in advance and request a review of staking. Consultant will review staking and direct changes if required. Staking review does not relieve installer from coverage problems due to improper placement of heads after staking.

Install sleeving under all asphalt paving and concrete walks, prior to the installation of concrete or paving operations, to accommodate piping and wiring. Compact backfill around sleeves to 95% Standard Proctor Density within 2% of optimum moisture content in accordance with ASTM D1557.

Trenching - Trench excavation shall follow, as much as possible, layout shown on Drawings. Dig trenches straight, and support the pipe continuously on the bottom of trench. Trench bottom shall be clean and smooth with all rock and organic debris removed. Pressure supply line trenches shall be over-excavated as required to allow for bedding material. Trench depth shall be uniform as required to meet minimum depth requirements for the type of piping being installed.

1. Clearances:
   a. Piping smaller than 3 inches - Trenches shall have a minimum width of 7 inches. 12 inches for 3" and larger pipe.
   b. Line clearance - Provide not less than 6 inches of clearance between each line, and not less than 12 inches of clearance between lines of other trades.
   c. For Reclaimed Water systems, 2-foot vertical (below) and 6-foot horizontal separations from potable lines are required per industry standards.
2. Pipe and Wire Depth:
   a. Pressure Supply Piping - 24 inches from top of pipe (30 inches where 6" and larger pipe is on project).
   b. Non-pressure piping - 12 inches from top of pipe.
   c. Control Wiring - Side and bottom of pressure supply line.
   d. Drip piping - 12 inches from top of pipe.
   e. Emitter tubing - 12 inches from top of pipe (non slope plantings). 4 inches from the top of pipe (slopes 2:1 or greater).

3. Boring will be permitted only where pipe must pass under obstruction(s) which cannot be removed, and must be approved by Consultant if not specifically indicated on construction drawings. Final density of backfill shall match that of surrounding soil. Use of sleeves of suitable diameter is acceptable if installed first by jacking or boring, and pipe laid through sleeves. Observe same precautions as though pipe were installed in open trench.

3.03 INSTALLATION

Locate other equipment as near as possible to location designated on construction drawings. Deviations shall be approved by Consultant prior to installation.

PVC Piping:

1. Snake pipe in trench as much as possible to allow for expansion and contraction.

2. When pipe laying is not in progress, or at end of each day, close pipe ends with tight plug or cap. (Perform work in accordance with good practices prevailing in piping trades).

3. Coordinate pressure supply line installation with required bedding operations. Concrete thrust blocks or steel joint restraints shall be utilized for all rubber-ring joint fittings per industry standards. In sandy soil, mechanical joint fittings shall be used with thrust blocks.

4. Stake all above-grade PVC piping per details.

5. Use 45-degree ells when making perpendicular crossings of above-grade PVC piping, to depress bottom pipe.

6. Lay pipe and make all plastic-to-plastic joints in accordance with manufacturer's recommendations.

Drip Piping:

1. Install fitting connections per manufacturer's recommendations.
2. Use threaded risers and Sch. 40 or Sch 80 fittings per details when making connections in drip piping for emitters and fittings.
3. Install drip line blow-out stubs at all dead ends of drip piping.
4. Any deviations from drip pipe routing shown on drawings must be approved by consultant prior to installation.

Control Wiring

1. Low Voltage Wiring:
   a. Bury control wiring between controller and electric valves in pressure supply line trenches, with wires consistently located below and to one side of pipe, on top of initial pipe bedding, or in separate trenches.
   b. Bundle all 24-volt wires at 10-foot intervals with electrical or duct tape.
   c. Provide an expansion loop at pressure supply line angle fittings, every electric control valve location (in valve box), and at minimum 500 feet intervals. Form expansion loop by wrapping wire at least 8 times around a 1-inch pipe and withdrawing pipe.
   d. Make splices and electric control valve connections using SureSplice SK 12-14 connectors or similar dry splice method.
   e. Install control wire splices not occurring at control valve in a separate splice valve box.

   f. Install one control wire for each control valve.
   g. Run 2 spare #14-1 control wires from controller pedestal to last electric control valve operated by controller on each and every leg of pressure supply line. Label spare wires at controller and wire stub box. Loop a minimum of 24" from all spare wires inside every control valve box operated by controller.

   h. Run all future control wires from controller pedestal to point indicated on drawings. Coil a minimum of ten (10) feet at termination and install in 10" round valve box. Label all wires at termination.

2. High Voltage Wiring for Automatic Controller
   a. Provide 120-volt power connection to automatic controller.

Automatic Controller:

1. Install controller in accordance with manufacturer's instructions as detailed and where shown on Drawings.
2. Connect remote control valves to controller in numerical sequence as shown on Drawings.
3. Final location of controller shall be approved by Consultant prior to installation.
4. Each controller shall have a dedicated separate ground wire and surge protection.
5. Above-ground conduit shall be rigid galvanized with appropriate fittings. Below-ground conduit shall be Schedule 40 PVC.

Quick Coupler Valves:

Install quick couplers on double swing-joint assemblies of Schedule 80 PVC piping; flush to grade. Angled nipple relative to pressure supply line shall be no more than 45 degrees and no less than 10 degrees. Install quick coupler as detailed.

Drip Valve Assemblies - Install drip valve assembly as detailed.

Drip Emitters - Install drip emitters as detailed.

Valve Boxes:

1. Install one valve box for each type of valve installed as detailed flush with grade for all sodded areas, and above-grade for all seeded areas.
2. Valve box extensions are not acceptable, except for master valve and flow sensor.
3. Install gravel sump after compaction of all trenches. Valve box to rest on gravel sump. Place final portion of gravel inside valve box after valve box is backfilled and compacted.
4. Install "Christy" stainless steel or 2.5" x 5" plastic valve label tags for each valve box (1-800-258-4583). Entire controller & station number shall be printed on each tag. Letter and number size shall be no smaller than 1/8 inch and no greater than 1/4 inches. Label each valve box as follows:
   a. Control valves - Controller letter and station number.
   b. Quick Coupler Valves - Label "QCV."
   c. Wire Splices - Label wire splices with the letters "W.S."
   d. Drip Piping Blow-out Stubs - Controller letter and station number of each drip piping blow-out.
   e. Gate Valves - Label with letters "GV" typical.
   f. Air-Relief Valves - Label with letters "ARV" typical.
   g. Manual Drain Valve - Label with letters "MDV."
   h. Pressure Reducing Valves - Label with letters "PRV" typical.
   i. Flow Sensors - Label with letters "FS" typical.
5. Valve box color to be selected based upon a review of the location and adjacent material by Owner and Landscape Architect prior to installation. These guidelines are typical of all installations unless water source is effluent. In that case all valve boxes no matter the location are to be purple in color and meet all applicable codes and ordinances.

Backflow Preventer - Install as detailed on Drawings.

Pump Station- Install as detailed on Drawings.

Electric Control Valves:

Install top of cross handle a maximum of 3 inches below finished grade where shown on Drawings and as detailed. When grouped together, allow a minimum of 12 inches between valve box sides. Space control valves accordingly. Install each remote control valve in a separate valve box. Install valve boxes flush with grade. When parallel to roadway, sidewalk or other permanent element or structure, control valve and box are to be installed perpendicular to element or structure, spaced equally. For athletic areas such as football fields where concrete curbs exists, place electric valves within one foot of curb.

Main Line Gate Valves - Install as detailed on Drawings.

Air-Relief Valves - Install as detailed on Drawings.

Control Wiring:

1. All control wiring to be laid to bottom and side of pressure supply line trench. Separate wire trenches will not be allowed unless approved by Consultant prior to installation.

Backfilling - Do not begin backfilling operation until required system tests have been completed. Backfill shall not be done in freezing weather except with prior written approval by Consultant. Leave trenches slightly mounded to allow for settlement after backfilling is complete. Trenches shall be finished graded prior to walk-through of system by Consultant.

1. All pressure supply lines shall be bedded with construction grade sand 4 inches below invert of pipe, to 6" above top of pipe and width of trench when site conditions are rocky or otherwise unfavorable.
2. Materials - Excavated material is generally considered satisfactory for backfilling purposes after completing bedding requirements. Backfill materials shall be free of rubbish, vegetative matter, frozen materials, and stones larger than 2 inches in maximum dimension. Do not mix subsoil with topsoil. Material not suitable for backfill shall be hauled away. Contractor shall be responsible for providing suitable backfill if excavated material is unacceptable, or not sufficient to meet backfill, compaction, and final grade requirements.
3. Do not leave trenches open for a period of more than 48 hours. Open excavations shall be protected in accordance with OSHA regulations.
4. Compact backfill to 90% maximum density in 6" lifts, determined in accordance with ASTM D155-7 utilizing the following methods:
   a.Mechanical tamping
   b.Puddling or ponding. Puddling or ponding and/or jetting is prohibited within 10'-0" of building or foundation walls.

Piping Under Paving:

1. Provide for a minimum cover of 24 inches between the top of the pipe and the bottom of the aggregate base for all pressure and non-pressure piping installed under asphalt concrete or concrete paving. Provide sleeving as required by municipality, or as shown on plans.
2. Piping shall be bedded with construction grade sand - 6 inches below pipe to 6 inches above pipe and the width of the trench.
3. Compact backfill material in 6-inch lifts at 95% maximum density determined in accordance with ASTM D1557 using manual or mechanical tamping devices.
4. Set in place, cap, and pressure test all piping under paving, in presence of Consultant or Owner prior to backfilling and paving operations.
5. Piping under existing walk or concrete pavement shall be done by jacking, boring, or hydraulic driving, but where cutting or breaking of walks and/or concrete is necessary, it shall be done and replaced at no cost to the Owner. Obtain permission and prior approval from Owner to cut or break walks and / or concrete.

3.04 FIELD QUALITY CONTROL

Flushing - After piping, risers, and valves are in place and connected, but prior to installation of emitter heads, quick coupler valves, and air relief valves, thoroughly flush piping system under full head of water pressure from dead end fittings. Maintain flushing for 5 minutes through furthestmost valves. Cap riser after flushing.

Testing - Conduct tests in presence of Consultant. Arrange for presence of Consultant a minimum of 48 hours in advance of testing. Supply force pump and all other test equipment.

1. After backfilling, and installation of all control valves & quick coupler valves, fill pressure supply line with water, and pressurize to 40 PSI over the designated static pressure or 120 PSI, whichever is greater, for a period of 2 hours.
2. Leakage, Pressure Loss - Test is acceptable if no leakage or loss of pressure is evident during test period.
3. Leaks - Detect and repair leaks.
4. Retest system until pressure can be maintained for the duration of the test.
5. Before final acceptance, pressure supply line shall remain under pressure for a period of 48 hours.

Walk-Through for Substantial Completion:

1. Arrange for Consultant's presence a minimum of 48 hours in advance of walk-through.
2. Entire System shall be completely installed and operational prior to scheduling of walk-through. All sodded areas are to be complete with head height and valve boxes adjusted accordingly.
3. Operate each zone in its entirety for Consultant at time of walk-through, and open all valve boxes.
4. Consultant shall generate a list of items to be corrected prior to Final Completion ("Punch List").
5. Furnish all materials and perform all Work required to correct all inadequacies due to deviations from Contract Documents, and as directed by Consultant.
6. During walk-through, expose all drip emitters and sprinklers under operations for observation by Consultant to demonstrate that they are performing and installed as designed; prior to placing of all mulch material. Schedule separate walk-through if necessary.

Walk-Through for Final Completion:

1. Arrange for Consultant's presence a minimum of 48 hours in advance of walk-through.
2. Show evidence to Consultant that Owner has received all accessories, charts, record drawings, and equipment as required before Final Completion walk-through is scheduled.
3. Operate each zone identified as deficient at substantial completion walk-through for Consultant to review at time of final completion walk-through to ensure correction of all incomplete items.
4. Items deemed not acceptable by Consultant shall be reworked to the complete satisfaction of Consultant.
5. If after request to Consultant for a walk-through for Final Completion of the irrigation system, Consultant finds items during walk-through to be deficient, Contractor shall be charged for all subsequent walk-throughs. Funds will be withheld from final payment and/or retainage to Contractor, in amount equal to additional time and expenses required by Consultant to conduct and document further walk-throughs as deemed necessary to ensure compliance with Contract Documents.

3.05 ADJUSTING

Upon substantial completion of installation, fine-tune entire system by regulating valves, adjusting spray patterns and break-up arms/screws, and setting pressure reducing valves or throttling electric valve flow control stems to proper pressure settings to provide optimum and efficient coverage. Flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto walks, roadways, and buildings as much as possible. Heads of same type shall be operating at same pressure +/- 7%.

If it is determined that irrigation adjustments will provide proper and more adequate coverage, make such adjustments prior to Final Acceptance, as directed, at no additional cost to Owner. Adjustments may also include changes in nozzle sizes, degrees of arc, and control valve throttling.

All sprinkler heads shall be set perpendicular to finish grade unless otherwise designated.

Areas which do not conform to designated operation requirements due to unauthorized changes or poor installation practices shall be immediately corrected at no additional cost to the Owner.

3.06 CLEANING

Maintain continuous cleaning operation throughout duration of Work. All trash or debris generated by installation of irrigation system shall be properly disposed of by Contractor off-site.

GREEY | PICKETT
landscape architecture | community design
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scottsdale, arizona 85251
480.609.0009p 480.609.0009f

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
66419
LOGAN S. SOWERS
Date Signed 11-03-2023
ARIZONA, U.S.A.
Expires 06/30/24

PRASADA
Phase 1 Unit A
Landscape Construction Documents
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

revisions:
1 11-11-2022 Replat Landscape Edits
2 11-03-2023 Replat - Added Tracts
3

project #: TOL 154
scale: None
issued for: REVIEW
drawn by: TEAM
date: 11.03.2023
drawing: Irrigation Specifications

sheet # L8.2
17 of 17

FS23-0822

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Tanner Wessel

From: RAHN, JENNIFER L CIV USAF AETC 56 FW/CVE <jennifer.rahn@us.af.mil>
Sent: Friday, September 15, 2023 3:02 PM
To: Tierney Farago
Cc: 56 FW/CIT Community Initiative
Subject: RE: FS23-0822 Toll At Prasada Replat Of Unit A New Digital Submittal 09.08.23

Importance: High

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Good afternoon Ms. Farago,

Thank you for the opportunity to provide comments on the re-plat application for Toll at Prasada Unit A. This proposal requests a re-plat of five lots to traditional lots. The overall number of lots in Unit A will not change with this proposal. The site falls approximately 2.1 miles outside the Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described in the application, this request will not have a negative impact on Luke AFB Flight Operations. Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 170 over flights per day. We a strong notification program on the part of the county to inform the future tenant(s) about Luke AFB operations.

Respectfully,

Jenn Rahn
Senior Planner, Community Initiatives Team
56th Fighter Wing
Luke AFB AZ 85309
Office: 623-856-9981
DSN: 896-9981

From: Tierney Farago <Tierney.Farago@surpriseaz.gov>
Sent: Friday, September 8, 2023 1:54 PM
To: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>; Afshin Ahouraiyan (Flood Control District of Maricopa County) <Afshin.Ahouraiyan@Maricopa.Gov>; Alex Garza (Maricopa Assoc of Governments) <AGarza@azmag.gov>; Aspasia Angelou (Nadaburg School District) <aangelou@nadaburgsd.org>; Barbara J Remondini, Ph.D. (Wickenburg School District) <bremondini@wusd9.org>; Bryce Christo (bchristo@cityofelmirage.org) <bchristo@cityofelmirage.org>; Chris Cain (Maricopa Water District) <chrisc@mwdaz.com>; Darren Gerard <Darren.Gerard@maricopa.gov>; Debbie Trasancos (Maricopa Water District) <debbiet@mwdaz.com>; Douglas Kirkland (Epcor) <dkirkland@epcor.com>; Ernest (USPS) <Ernest.L.James@usps.gov>; Eva Pierce <eva.pierce@dysart.org>; Ibeth - USPS <Ibeth.L.Roman@usps.gov>; Jerome Choy (ADOT) <jchoy@azdot.gov>; John Willett (City of Buckeye) <jwillett@buckeyeaz.gov>; Jorge Gastelum (City of El Mirage) <jgastelum@cityofelmirage.org>; Judy Lopez - Beardsley Water Company <managefnm365@aol.com>; Kevin Shipman <kevin.shipman@dysart.org>; Leslie - MWD

<lesliej@mwdaz.com>; Mark Frago <fragom@mail.maricopa.gov>; Mary Orta - Surprise Chamber <mary.orta@surpriseregionalchamber.com>; MCDOT <MCDOTPlanning@maricopa.gov>; Raoul Sada - Surprise Chamber <raoul@surpriseregionalchamber.com>; Rovell Foggy (Liberty Utilities) <Rovell.Foggy@libertyutilities.com>; Victor.Schaum <Victor.Schaum@cox.com>; Yvonne Aguirre <yvonne.aguirre@swgas.com>
Cc: Nichole Flores <Nichole.Flores@surpriseaz.gov>
Subject: [Non-DoD Source] FS23-0822 Toll At Prasada Replat Of Unit A New Digital Submittal 09.08.23

Good afternoon,

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

Please feel free to contact us with any questions.

Thanks,

TIERNEY FARAGO
Planning Project Coordinator
City of Surprise | Community Development
16000 N. Civic Center Plaza
Surprise, AZ 85374
623-222-3154

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

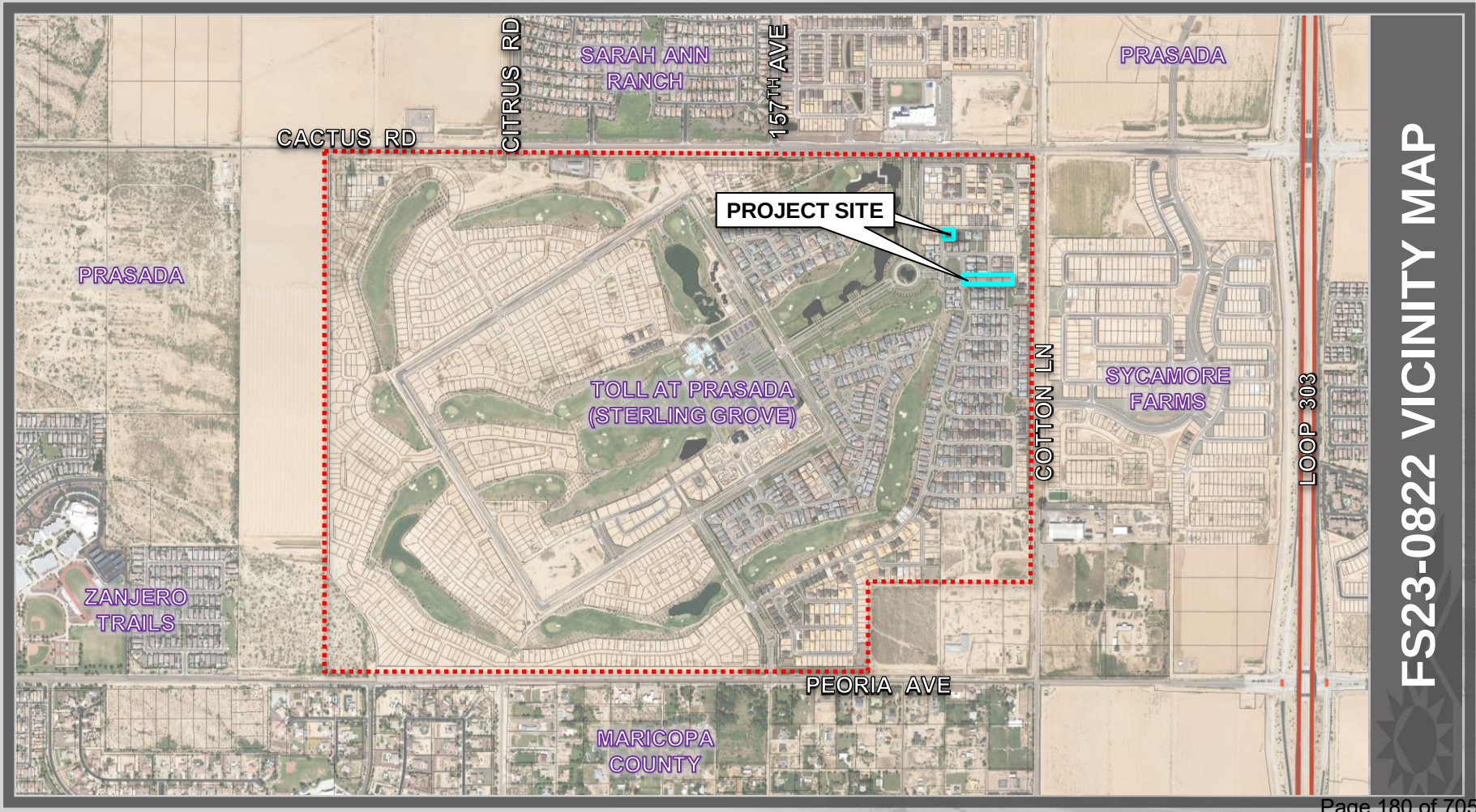
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SURPRISE
ARIZONA

FS23-0822
Toll at Prasada Replat of Unit A Final Plat

City Council

January 16, 2024


FS23-0822 VICINITY MAP
PROJECT SITE
CACTUS RD
CITRUS RD
157TH AVE
SARAH ANN RANCH
PRASADA
PRASADA
TOLL AT PRASADA (STERLING GROVE)
COTTON LN
SYCAMORE FARMS
LOOP 303
ZANJERO TRAILS
PEORIA AVE
MARICOPA COUNTY


FS23-0822 ZONING MAP
CACTUS RD
CITRUS RD
157TH AVE
PAD
(SARAH ANN RANCH)
RM-6
W/ PUD
R-3
W/ PUD
C-3
W/ PUD
R-3
PAD
(PRASADA)
PROJECT SITE
(PAD – PRASADA)
PAD
(PRASADA)
PAD
(PRASADA)
COTTON LN
PAD
(SYCAMORE FARMS)
LOOP 303
PAD
(ZANJERO TRAILS)
PEORIA AVE

FS23-0822 BACKGROUND

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

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

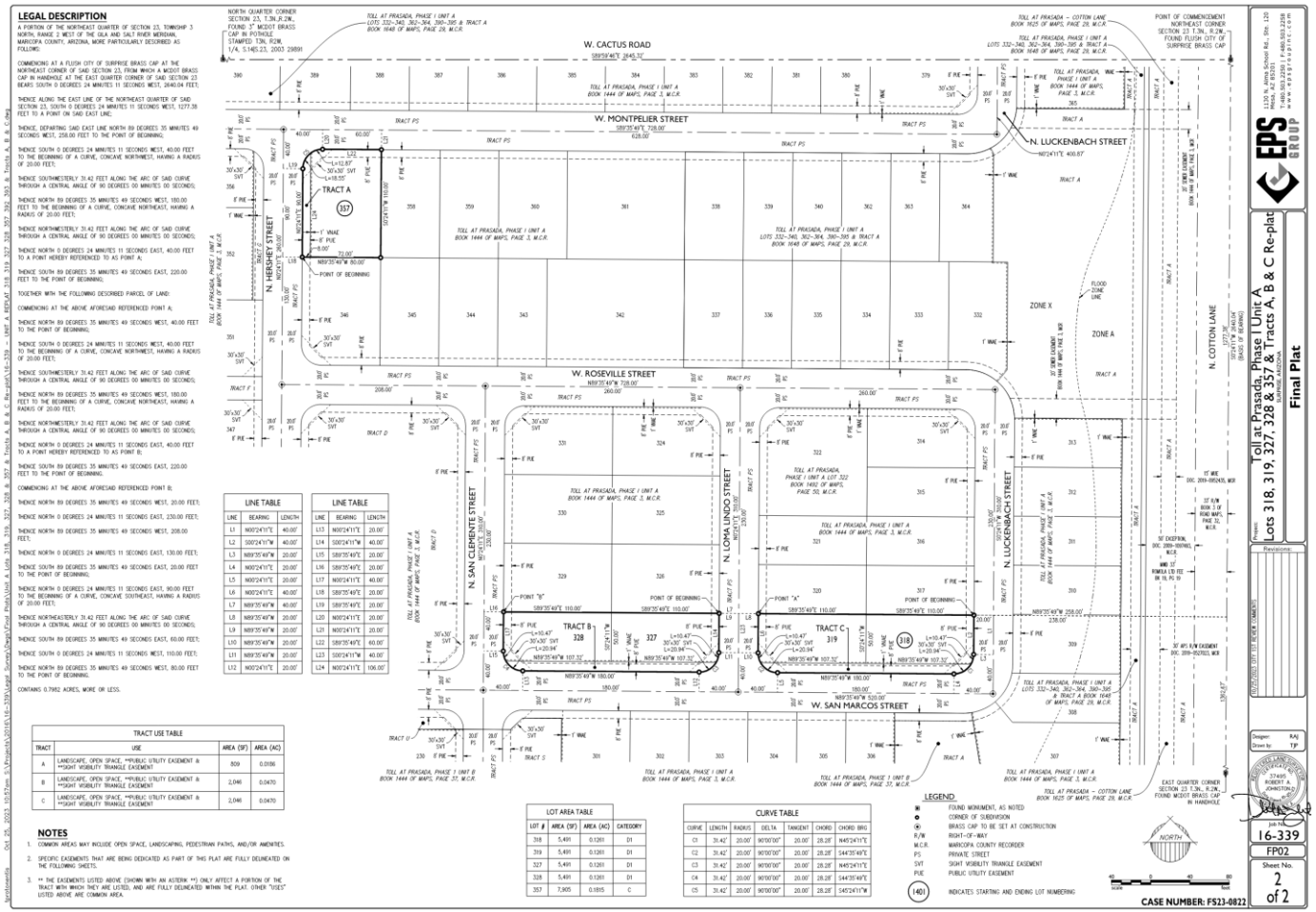
February 12, 2018: Staff approved a Minor Amendment to the Toll Brothers portion of the Prasada Lake Village under case FS17-587 for the purpose of revising specific development standards related to the Toll Brothers development

April 17, 2018: The City Council approved the original Preliminary Plat for Toll at Prasada under case FS17-394

FS23-0822 BACKGROUND

January 15, 2019: The City Council approved the Final Plat for Toll at Prasada Phase I infrastructure under case FS18-290

March 5, 2019: The City Council approved the Final Plat for Toll at Prasada Phase I Unit A under case FS18-260


LEGAL DESCRIPTION
A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FLUSH CITY OF SURPRISE BRASS CAP AT THE NORTHEAST CORNER OF SAID SECTION 23, FROM WHICH A MCDOT BRASS CAP IN HANDHOLE AT THE EAST QUARTER CORNER OF SAID SECTION 23 BEARS SOUTH 0 DEGREES 24 MINUTES 11 SECONDS WEST, 2640.04 FEET;
THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, SOUTH 0 DEGREES 24 MINUTES 11 SECONDS WEST, 1277.38 FEET TO A POINT ON SAID EAST LINE;
THENCE, DEPARTING SAID EAST LINE NORTH 89 DEGREES 35 MINUTES 49 SECONDS WEST, 258.00 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 0 DEGREES 24 MINUTES 11 SECONDS WEST, 40.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 20.00 FEET;
THENCE SOUTHWESTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;
THENCE NORTH 89 DEGREES 35 MINUTES 49 SECONDS WEST, 180.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 20.00 FEET;
THENCE NORTHWESTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;
THENCE NORTH 0 DEGREES 24 MINUTES 11 SECONDS EAST, 40.00 FEET TO A POINT HEREBY REFERENCED TO AS POINT A;
THENCE SOUTH 89 DEGREES 35 MINUTES 49 SECONDS EAST, 220.00 FEET TO THE POINT OF BEGINNING;
TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:
COMMENCING AT THE ABOVE AFOREAID REFERENCED POINT A;
THENCE NORTH 89 DEGREES 35 MINUTES 49 SECONDS WEST, 40.00 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 0 DEGREES 24 MINUTES 11 SECONDS WEST, 40.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 20.00 FEET;
THENCE SOUTHWESTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;
THENCE NORTH 89 DEGREES 35 MINUTES 49 SECONDS WEST, 180.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 20.00 FEET;
THENCE NORTHWESTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;
THENCE NORTH 0 DEGREES 24 MINUTES 11 SECONDS EAST, 40.00 FEET TO A POINT HEREBY REFERENCED TO AS POINT B;
THENCE SOUTH 89 DEGREES 35 MINUTES 49 SECONDS EAST, 220.00 FEET TO THE POINT OF BEGINNING.
COMMENCING AT THE ABOVE AFOREAID REFERENCED POINT B;
THENCE NORTH 89 DEGREES 35 MINUTES 49 SECONDS WEST, 20.00 FEET;
THENCE NORTH 0 DEGREES 24 MINUTES 11 SECONDS EAST, 230.00 FEET;
THENCE NORTH 89 DEGREES 35 MINUTES 49 SECONDS WEST, 208.00 FEET;
THENCE NORTH 0 DEGREES 24 MINUTES 11 SECONDS EAST, 130.00 FEET;
THENCE SOUTH 89 DEGREES 35 MINUTES 49 SECONDS EAST, 20.00 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 0 DEGREES 24 MINUTES 11 SECONDS EAST, 90.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 20.00 FEET;
THENCE NORTHEASTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;
THENCE SOUTH 89 DEGREES 35 MINUTES 49 SECONDS EAST, 60.00 FEET;
THENCE SOUTH 0 DEGREES 24 MINUTES 11 SECONDS WEST, 110.00 FEET;
THENCE NORTH 89 DEGREES 35 MINUTES 49 SECONDS WEST, 80.00 FEET TO THE POINT OF BEGINNING.
CONTAINS 0.7952 ACRES, MORE OR LESS.
NOTES
1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS, AND/OR AMENITIES.
2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.
3. ** THE EASEMENTS LISTED ABOVE (SHOWN WITH AN ASTERIK **) ONLY AFFECT A PORTION OF THE TRACT WITH WHICH THEY ARE LISTED, AND ARE FULLY DELINEATED WITHIN THE PLAT. OTHER "USES" LISTED ABOVE ARE COMMON AREA.
TRACT USE TABLE
TRACT | USE | AREA (SF) | AREA (AC)
A | LANDSCAPE, OPEN SPACE, **PUBLIC UTILITY EASEMENT & **SIGHT VISIBILITY TRIANGLE EASEMENT | 809 | 0.0186
B | LANDSCAPE, OPEN SPACE, **PUBLIC UTILITY EASEMENT & **SIGHT VISIBILITY TRIANGLE EASEMENT | 2,046 | 0.0470
C | LANDSCAPE, OPEN SPACE, **PUBLIC UTILITY EASEMENT & **SIGHT VISIBILITY TRIANGLE EASEMENT | 2,046 | 0.0470
LINE TABLE
LINE | BEARING | LENGTH
L1 | N00°24'11"E | 40.00'
L2 | S00°24'11"W | 40.00'
L3 | N89°35'49"W | 20.00'
L4 | N00°24'11"E | 20.00'
L5 | N00°24'11"E | 40.00'
L6 | N00°24'11"E | 40.00'
L7 | N89°35'49"W | 40.00'
L8 | N89°35'49"W | 20.00'
L9 | N89°35'49"W | 20.00'
L10 | N89°35'49"W | 20.00'
L11 | N89°35'49"W | 20.00'
L12 | N00°24'11"E | 20.00'
LINE TABLE
LINE | BEARING | LENGTH
L13 | N00°24'11"E | 20.00'
L14 | S00°24'11"W | 40.00'
L15 | S89°35'49"E | 20.00'
L16 | S89°35'49"E | 20.00'
L17 | N00°24'11"E | 40.00'
L18 | S89°35'49"E | 20.00'
L19 | S89°35'49"E | 20.00'
L20 | N00°24'11"E | 20.00'
L21 | N00°24'11"E | 20.00'
L22 | S89°35'49"E | 60.00'
L23 | S00°24'11"W | 40.00'
L24 | N00°24'11"E | 106.00'
LOT AREA TABLE
LOT # | AREA (SF) | AREA (AC) | CATEGORY
318 | 5,491 | 0.1261 | D1
319 | 5,491 | 0.1261 | D1
327 | 5,491 | 0.1261 | D1
328 | 5,491 | 0.1261 | D1
357 | 7,905 | 0.1815 | C
CURVE TABLE
CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD BRG
C1 | 31.42' | 20.00' | 90°00'00" | 20.00' | 28.28' | N45°24'11"E
C2 | 31.42' | 20.00' | 90°00'00" | 20.00' | 28.28' | S44°35'49"E
C3 | 31.42' | 20.00' | 90°00'00" | 20.00' | 28.28' | N45°24'11"E
C4 | 31.42' | 20.00' | 90°00'00" | 20.00' | 28.28' | S44°35'49"E
C5 | 31.42' | 20.00' | 90°00'00" | 20.00' | 28.28' | S45°24'11"W
LEGEND
FOUND MONUMENT, AS NOTED
CORNER OF SUBDIVISION
BRASS CAP TO BE SET AT CONSTRUCTION
R/W RIGHT-OF-WAY
M.C.R. MARICOPA COUNTY RECORDER
PS PRIVATE STREET
SVT SIGHT VISIBILITY TRIANGLE EASEMENT
PUE PUBLIC UTILITY EASEMENT
(1401) INDICATES STARTING AND ENDING LOT NUMBERING
CASE NUMBER: FS23-0822
W. CACTUS ROAD
W. MONTPELIER STREET
W. ROSEVILLE STREET
W. SAN MARCOS STREET
N. HERBERT STREET
N. SAN CLEMENTE STREET
N. LOMA LINDO STREET
N. LUCKENBACH STREET
N. COTTON LANE
TRACT A
TRACT B
TRACT C
TRACT D
TRACT F
TRACT G
TRACT S
TRACT PS
TRACT A
TRACT A
TRACT A

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 16, 2024 Contact Person: Lloyd Abrams
Submitting Department: Community Development District: District 4
Staff Recommendations:

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

Agenda Wording:
Consideration and action pertaining to the grant of a Utility Easement to APS to service the Multi-Generational Community Center at Hollyhock Street and Santa Fe Drive.

Motion:
I move to grant a utility easement to APS under the terms and conditions contained in the City of Surprise-APS Utility Easement.

Background:
The City is developing a Multi-Generational Community Center near the Heritage Senior Apartments, Hollyhock Pool, Senior Center and apartment complex in the City's Original Town Site. To ensure the facility has adequate electricity, the City of Surprise needs to grant an easement to APS to run additional lines to the future Multigenerational Community Center near the Hollyhock pool.

Objective Analysis:
The Utility Easement will allow additional lines to run across City property to support the additional development.

Policy Compliant:
Approval of this item is policy compliant.

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

Budget Impact:
There is no anticipated budget impact related to this item.

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

ATTACHMENTS:

1. APS Easement w legal
2. Multigenerational Community Center APS Line Easement - CC 01.16.24

SE-2-3N-1W
33.626602, -112.331525
APN 501-80-038B
CCW-23-238
WA727192
SER/RLM

CITY OF SURPRISE-APS
UTILITY EASEMENT

THE CITY OF SURPRISE, an Arizona municipal corporation, (hereinafter called "Grantor"), is the owner of the following described real property located in Maricopa County, Arizona (hereinafter called "Grantor's Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Grantor, for and in consideration of One Dollar ($1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to **ARIZONA PUBLIC SERVICE COMPANY**, an Arizona corporation, (hereinafter called "Grantee"), and to its successors and assigns, a non-exclusive right, privilege, and easement, 8 feet in width or as further described in attached exhibits at locations and elevations, in, upon, over, under, through and across, a portion of Grantor's Property described as follows (herein called the "Easement Premises"):

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Grantee is hereby granted the right to: construct, reconstruct, replace, repair, operate and maintain electrical lines, together with appurtenant facilities and fixtures for use in connection therewith, for the transmission and distribution of electricity to, through, across, and beyond Grantor's Property; and install, operate and maintain telecommunication wires, cables, conduits, fixtures and facilities solely for Grantee's own use incidental to supplying electricity (said electrical and telecommunication lines, facilities and fixtures collectively herein called "Grantee Facilities"). Grantee Facilities shall consist of underground electric lines and appurtenant facilities including pad mounted equipment. In no event may any overhead electric lines and associated overhead equipment be installed unless in an emergency to restore power. Grantee shall at all times have the right of full and free ingress and egress to and along the Easement Premises for the purposes herein specified.

Grantee is hereby granted the right, but not the obligation, to trim, prune, cut, and clear away trees, brush, shrubs, or other vegetation on, or adjacent to, the Easement Premises whenever in Grantee's judgment the same shall be necessary for the convenient and safe exercise of the rights herein granted.

Grantor shall not locate, erect or construct, or permit to be located, erected or constructed, any building or other structure or drill any well within the limits of the Easement Premises; nor shall Grantor plant or permit to be planted any trees within the limits of the Easement Premises without the prior written consent of Grantee. However, Grantor reserves all other rights, interests and uses of the Easement Premises that are not inconsistent with Grantee's easement rights herein conveyed and which do not interfere with or endanger any of the Grantee Facilities, including, without limitation, granting others the right to use all or portions of the Easement Premises for utility or roadway purposes and constructing improvements within the Easement Premises such as paving, sidewalks, landscaping, driveways, and curbing. Notwithstanding the foregoing, Grantor shall not have the right to lower by more than one foot or raise by more than two feet the surface grade of the Easement Premises without the prior written consent of Grantee, and in no event shall a change in the grade compromise Grantee's minimum cover requirements or interfere with Grantee's operation, maintenance or repair.

Grantee shall not have the right to use the Easement Premises to store gasoline or petroleum products, hazardous or toxic substances, or flammable materials; provided however, that this prohibition shall not apply to any material, equipment or substance contained in, or a part of, the Grantee Facilities, provided that Grantee must comply with all applicable federal, state and local laws and regulations in connection therewith. Additionally, the Easement Premises may not be used for the storage of construction-related materials or to park or store construction-related vehicles or equipment except on a temporary basis to construct, reconstruct, replace, repair, operate, or maintain the Grantee Facilities.

Grantor shall maintain clear areas that extend: 1) 3 feet from and around all edges of all switching cabinet pads and 2 feet from and around all edges of all transformer pads and other equipment pads, and 2) a clear operational area that extends 10 feet immediately in front of all transformer, switching cabinet and other equipment openings, and 3) a 6 feet by 6 feet hot-stick operating area off the front left corner of all transformers. No obstructions, trees, shrubs, large landscape rocks, fences, fixtures, or permanent structures shall be placed by Grantor within said clear areas; nor shall Grantor install landscape irrigation or sprinkler systems within said clear areas. Landscape irrigation or sprinkler systems installed adjacent to the clear areas shall be installed and maintained so that the transformers, switching cabinets or any other equipment do not get wet by spray or irrigation.

By accepting and utilizing this easement, Grantee agrees that following any installation, excavation, maintenance, repair, or other work by Grantee within the Easement Premises, the affected area will be restored by Grantee to as close to original condition as is reasonably practicable, at the expense of Grantee; and that Grantee shall indemnify Grantor, to the extent required by law, for any loss, cost or damage incurred by Grantor as a result of any negligent installation, excavation, maintenance, repair or other work performed by Grantee within the Easement Premises.

Grantee shall exercise reasonable care to avoid damage to the Easement Premises and all improvements thereon and agrees that following any installation, excavation, maintenance, repair, or other work by Grantee within the Easement Premises, the affected area, including without limitation, all pavement, landscaping, cement, and other improvements permitted within the Easement Premises pursuant to this easement will be restored by Grantee to as close to original condition as is reasonably possible, at the expense of Grantee.

Grantor reserves the right to require the relocation of Grantee Facilities to a new location within Grantor's Property; provided however, that: (1) Grantor pays the entire cost of redesigning and relocating Grantee Facilities; and (2) Grantor provides Grantee with a new easement in a form and location acceptable to Grantee and at no cost to Grantee. Upon the acceptance by Grantee of a new easement and after the relocation of Grantee Facilities to the new easement area, Grantee shall abandon its rights to use the Easement Premises granted in this easement. The easement granted herein shall not be deemed abandoned except upon Grantee's execution and recording of a formal instrument abandoning the easement.

If any of Grantee's electric facilities in this easement are not being used or are determined not to be useful, Grantor may request that the facilities that are no longer needed be removed and that portion of the easement be abandoned. Grantee will execute and record a formal instrument abandoning the easement, or a portion thereof. Any facilities that are determined to still be needed for Grantee's electrical system can be relocated pursuant to the above relocation requirements.

Grantee shall not have the right to transfer, convey or assign its interests in this easement to any individual, corporation, or other entity (other than to an affiliated entity of Grantee or an entity that acquires from Grantee substantially all of Grantee's electric distribution facilities within the area of Grantor's Property) without the prior written consent of Grantor, which consent shall not be unreasonably withheld. Grantee shall notify Grantor of the transfer, conveyance or assignment of any rights granted herein.

The covenants and provisions herein set forth shall extend and inure in favor and to the benefit of, and shall be binding on the heirs, administrators, executors, successors in ownership and estate, assigns and lessees of Grantor and Grantee.

[THE REST OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, **THE CITY OF SURPRISE**, an Arizona municipal corporation, has caused this Utility Easement to be executed by its duly authorized representative, this __ day of_____, 202__.

THE CITY OF SURPRISE,
a municipal corporation in the State of Arizona

By: _____
Printed Name

Its: _____
Title

_____
Signature

STATE OF _____ }
} ss.
County of _____ }

This instrument was acknowledged before me this ____ day of _____, 202__

by_____of THE CITY OF SURPRISE.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

Notary Seal:

_____
Notary Public Signature

EXHIBIT "A"

(LEGAL DESCRIPTION OF GRANTOR'S PROPERTY)
AS RECORDED IN INSTRUMENT NUMBER 1966-0078292 M.C.R.

THE EAST 165' OF THE SOUTH 5/8THS OF THE EAST HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN; EXCEPT THAT PART LYING SOUTHWESTERLY OF AND ADJACENT TO A LINE PARALLELTO AND DISTANT FROM THE CENTER LINE OF THE SANTA FE RAILROAD RIGHT-OF-WAY.

December 8, 2023

LEGAL DESCRIPTION FOR
THE CITY OF SURPRISE
ARIZONA PUBLIC SERVICE
EASEMENT AREA

THAT PART OF THE EAST 165 FEET OF THE SOUTH 5/8THS OF THE EAST HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERDIAN, MARICOPA COUNTY, ARIZONA, AS RECORDED IN DOC. NO. 1966-0078292, MARICOPA COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

COMMENCING AT THE BRASS CAP MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 2, FROM WHICH THE CALCULATED POSITION MARKING THE CENTER OF SAID SECTION 2, BEARS NORTH 00°06'15" EAST, A DISTANCE OF 2660.00 FEET;

THENCE NORTH 00°06'15" EAST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 1,102.98 FEET;

THENCE SOUTH 89°53'45" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 30.00 FEET;

THENCE SOUTH 46°38'19" EAST, ALONG THE NORTH RIGHT OF WAY LINE OF SANTA FE DRIVE AS DESCRIBED IN BOOK 1755, PAGE 27, MARICOPA COUNTY RECORDS, A DISTANCE OF 640.07 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY;

THENCE SOUTH 46°38'19" EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 73.36 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 43"24'58" EAST, DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 11.28 FEET TO A POINT ON A LINE THAT IS PARALELL WITH AND 11.28 FEET NORTHEASTERLY OF SAID RIGHT OF WAY LINE;

THENCE SOUTH 46°38'19" EAST, ALONG SAID PARALELL LINE, A DISTANCE OF 26.17 FEET;

THENCE SOUTH 43°24'58" WEST, DEPARTING SAID PARALELL LINE, A DISTANCE OF 11.28 FEET, SAID POINT HEREINAFTER BEING REFERRED TO AS POINT "A"

THENCE NORTH 46°38'19" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 26.17 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 1 CONTAINS 295 SQ. FT. OR 0.007 ACRES, MORE OR LESS.



Sheet 1 of 4

PARCEL 2

COMMENCING AT THE AFOREMENTIONED POINT "A";

THENCE SOUTH 47°38'19" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 20.51 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 78°02'46" EAST, DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 20.65 FEET;

THENCE NORTH 08°52'40" EAST, A DISTANCE OF 23.63 FEET;
THENCE NORTH 10"56'54" EAST, A DISTANCE OF 169.31 FEET;
THENCE NORTH 03°19'49" EAST, A DISTANCE OF 62.19 FEET;
THENCE NORTH 00°23'30" WEST, A DISTANCE OF 453.50 FEET;
THENCE NORTH 89°48'39" WEST, A DISTANCE OF 121.49 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 18.25 FEET;
THENCE SOUTH 89°48'39" EAST, A DISTANCE OF 38.05 FEET;
THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 10.35 FEET;
THENCE SOUTH 89"48'39" EAST, A DISTANCE OF 91.38 FEET;
THENCE SOUTH 00"23'30" EAST, A DISTANCE OF 461.68 FEET;
THENCE SOUTH 03"19'49" WEST, A DISTANCE OF 62.98 FEET;
THENCE SOUTH 10"56'54" WEST, A DISTANCE OF 169.69 FEET;
THENCE SOUTH 08°52'40" WEST, A DISTANCE OF 29.00 FEET;

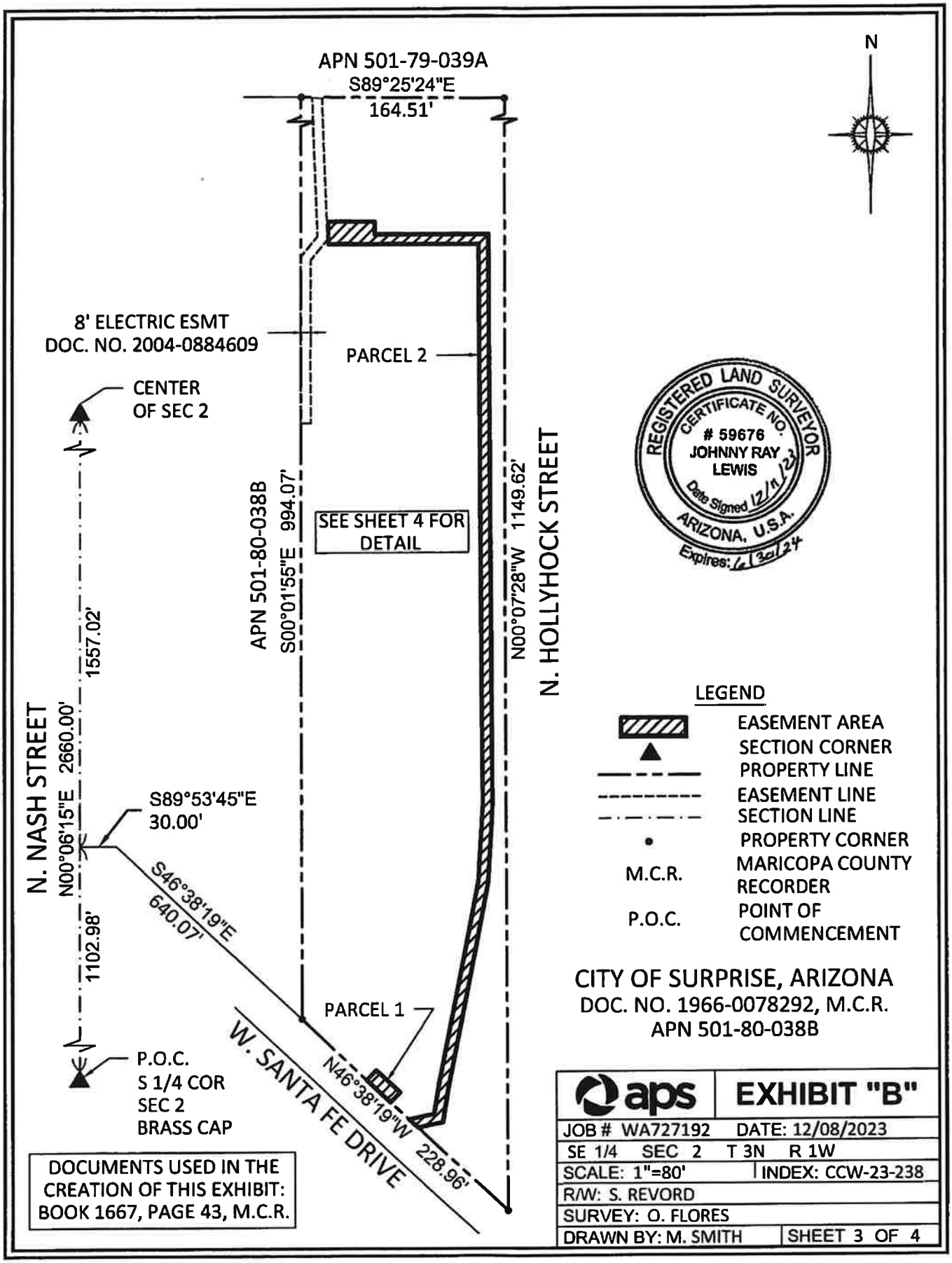
THENCE SOUTH 78"02'46" WEST, A DISTANCE OF 20.63 FEET TO A POINT ON SAID RIGHT OF WAY LINE;

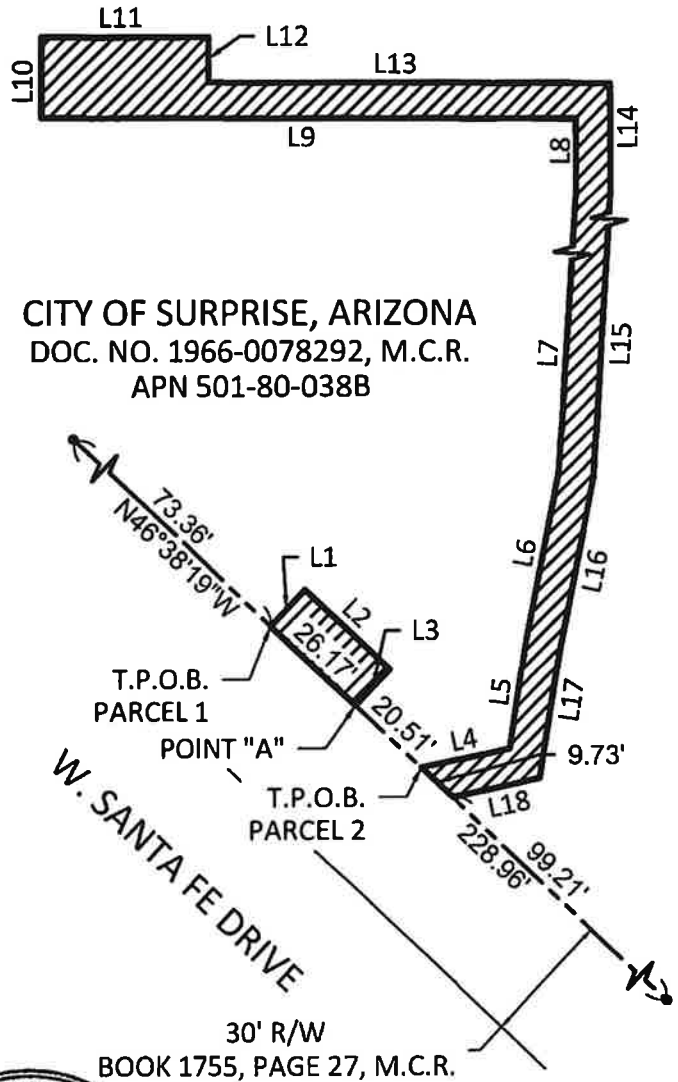
THENCE NORTH 46°38'19" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 9.73 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2 CONTAINS 7,287 SQ. FT. OR 0.167 ACRES, MORE OR LESS.



Sheet 2 of 4


N
APN 501-79-039A
S89°25'24"E
164.51'
8' ELECTRIC ESMT
DOC. NO. 2004-0884609
PARCEL 2
CENTER
OF SEC 2
APN 501-80-038B
S00°01'55"E 994.07'
SEE SHEET 4 FOR
DETAIL
N00°07'28"W 1149.62'
N. HOLLYHOCK STREET
N. NASH STREET
N00°06'15"E 2660.00'
1557.02'
S89°53'45"E
30.00'
S46°38'19"E
640.07'
1102.98'
PARCEL 1
P.O.C.
S 1/4 COR
SEC 2
BRASS CAP
W. SANTA FE DRIVE
N46°38'19"W 228.96'
DOCUMENTS USED IN THE
CREATION OF THIS EXHIBIT:
BOOK 1667, PAGE 43, M.C.R.
REGISTERED LAND SURVEYOR
CERTIFICATE NO.
59676
JOHNNY RAY
LEWIS
Date Signed 12/11/23
ARIZONA, U.S.A.
Expires: 12/31/24
LEGEND
EASEMENT AREA
SECTION CORNER
PROPERTY LINE
EASEMENT LINE
SECTION LINE
PROPERTY CORNER
M.C.R. MARICOPA COUNTY RECORDER
P.O.C. POINT OF COMMENCEMENT
CITY OF SURPRISE, ARIZONA
DOC. NO. 1966-0078292, M.C.R.
APN 501-80-038B
aps
EXHIBIT "B"
JOB # WA727192 DATE: 12/08/2023
SE 1/4 SEC 2 T 3N R 1W
SCALE: 1"=80' INDEX: CCW-23-238
R/W: S. REVORD
SURVEY: O. FLORES
DRAWN BY: M. SMITH SHEET 3 OF 4



LINE TABLE		
NO.	BEARING	LENGTH
L1	N43°24'58"E	11.28
L2	S46°38'19"E	26.17
L3	S43°24'58"W	11.28
L4	N78°02'46"E	20.65
L5	N8°52'40"E	23.63
L6	N10°56'54"E	169.31
L7	N3°19'49"E	62.19
L8	N0°23'30"W	453.50
L9	N89°48'39"W	121.49
L10	N0°00'00"E	18.25
L11	S89°48'39"E	38.05
L12	S0°00'00"E	10.25
L13	S89°48'39"E	91.38
L14	S0°23'30"E	461.68
L15	S3°19'49"W	62.98
L16	S10°56'54"W	169.69
L17	S8°52'40"W	29.00
L18	S78°02'46"W	20.63

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
59676
JOHNNY RAY LEWIS
Date Signed 12/11/23
ARIZONA, U.S.A.
Expires: 6/30/24

EASEMENT AREAS:
PARCEL 1 CONTAINS 295 SQ. FT. OR 0.007 ACRES, MORE OR LESS.
PARCEL 2 CONTAINS 7,287 SQ. FT. OR 0.167 ACRES, MORE OR LESS.

LEGEND

	EASEMENT AREA
	PROPERTY LINE
•	PROPERTY CORNER
M.C.R.	MARICOPA COUNTY RECORDER
T.P.O.B.	TRUE POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMNT

N

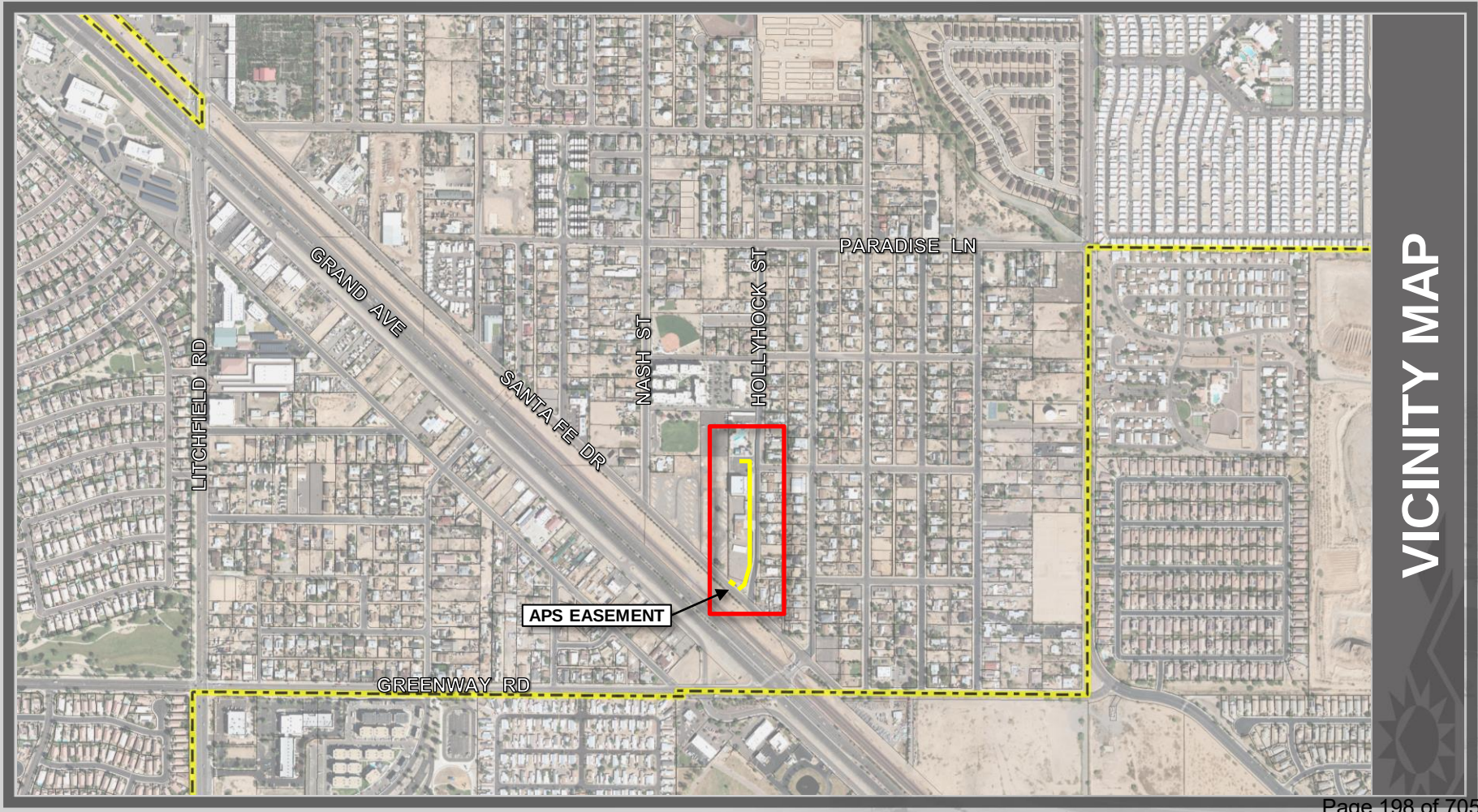
aps **EXHIBIT "B"**

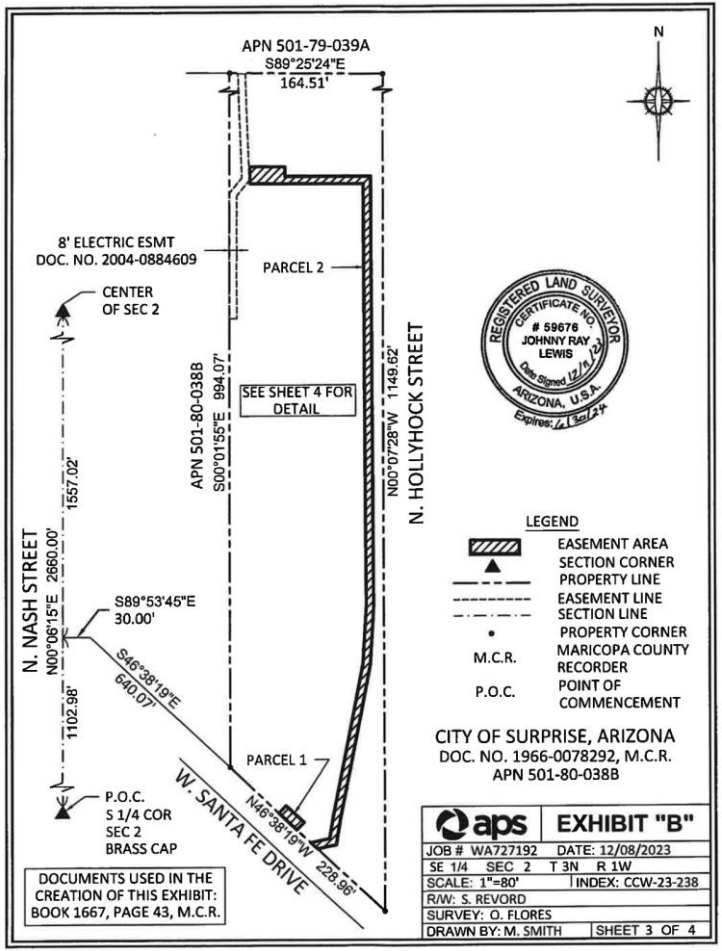
JOB # WA727192	DATE: 12/08/2023
SE 1/4 SEC 2 T 3N R 1W	
SCALE: 1"=20'	INDEX: CCW-23-238
R/W: S. REVORD	
SURVEY: O. FLORES	
DRAWN BY: M. SMITH	SHEET 4 OF 4

SURPRISE
ARIZONA

Multigenerational Community Center
APS Line Easement

City Council – January 16, 2024


VICINITY MAP
GRAND AVE
SANTA FE DR
LITCHFIELD RD
NASH ST
HOLLYHOCK ST
PARADISE LN
GREENWAY RD
APS EASEMENT


APN 501-79-039A
S89°25'24"E
164.51'
N
8' ELECTRIC ESMT
DOC. NO. 2004-0884609
PARCEL 2
CENTER
OF SEC 2
SEE SHEET 4 FOR
DETAIL
APN 501-80-038B
S00°01'55"E 994.07'
N00°07'28"W 1149.62'
N. HOLLYHOCK STREET
REGISTERED LAND SURVEYOR
CERTIFICATE NO.
59676
JOHNNY RAY
LEWIS
Date Signed 12/8/23
ARIZONA, U.S.A.
Expires: 6/30/24
N. NASH STREET
N00°06'15"E 2660.00'
1557.02'
S89°53'45"E
30.00'
S46°38'19"E
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PARCEL 1
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S 1/4 COR
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BRASS CAP
W. SANTA FE DRIVE
N46°38'19"W 228.96'
DOCUMENTS USED IN THE
CREATION OF THIS EXHIBIT:
BOOK 1667, PAGE 43, M.C.R.
LEGEND
EASEMENT AREA
SECTION CORNER
PROPERTY LINE
EASEMENT LINE
SECTION LINE
PROPERTY CORNER
M.C.R.
MARICOPA COUNTY
RECORDER
P.O.C.
POINT OF
COMMENCEMENT
CITY OF SURPRISE, ARIZONA
DOC. NO. 1966-0078292, M.C.R.
APN 501-80-038B
aps
EXHIBIT "B"
JOB # WA727192 DATE: 12/08/2023
SE 1/4 SEC 2 T 3N R 1W
SCALE: 1"=80' INDEX: CCW-23-238
R/W: S. REVORD
SURVEY: O. FLORES
DRAWN BY: M. SMITH
SHEET 3 OF 4

EXHIBIT

SURPRISE
ARIZONA

QUESTIONS / COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 16, 2024 Contact Person: Lloyd Abrams
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:
Consideration and action pertaining to acceptance of a Quit Claim Deed for dedication of Right of Way from the Kamarata Trust and Paloma Creek Water Coordinator, LLC, along Happy Valley and 147th avenue.

Motion:
I move to accept the Quit Claim Deed from the Kamarata Trust and Paloma Creek Water Coordinator, LLC.

Background:
The Right of Way being dedicated is in association with the road improvements being done by the developer to improve Happy Valley Road to access the surrounding developments in this area. The additional right of way will allow for road and drainage improvements along Happy Valley.

Objective Analysis:
The planned development needs the right of way to put in additional roadway and improvements to access the Rancho Mercado Development and surrounding area.

Policy Compliant:
Approval of this item is policy compliant.

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

Budget Impact:
There is currently no budgetary impact related to approval of this item. The City will plan for future O&M when the road is in place and is accepted by the City.

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

ATTACHMENTS:

1. signed QCD RW
2. Kamarata correct deed

When Recorded Mail To:

City Clerk
City of Surprise
16000 N Civic Center Plaza
Surprise, AZ 85374

Exempt from filing an
Affidavit of legal value
A.R.S. §11-1134(A)(3)

QUIT CLAIM DEED

For the consideration of One Dollar ($1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

Kamatra Family Trust, and Paloma Creek Water Coordinator, LLC ("Grantors")

Does hereby quitclaim to the City of Surprise, an Arizona municipal corporation, all of Grantor's right, title, and interest in the real property as legally described in Exhibit A and C and depicted in Exhibit B and D.

Dated this 11Th day of October, 2023.

GRANTOR:
Kamatra Family Trust

By: Arlene Kamarata

STATE OF ARIZONA)
)ss.
County of Maricopa)

This instrument was acknowledged and executed before me this 11Th day of OCTOBER, 2023, by ARLENE KAMARATA

My Commission Expires:
8/1/2026

NOTARY PUBLIC

OFFICIAL SEAL
RENAE LINDLEY
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMM# 635415
My Comm. Expires August 1, 2026

GRANTOR:
Paloma Creek Water Coordinator, LLC

By: _____

STATE OF ARIZONA)
)ss.
County of Maricopa)

This instrument was acknowledged and executed before me this 17th day of OCTOBER, 2023, by JOHN WITTLOCK

My Commission Expires:
8/1/2026

_____
NOTARY PUBLIC

OFFICIAL SEAL
RENAE LINDLEY
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
Comm# 635415
My Comm. Expires August 1, 2026

GRANTEE:

CITY OF SURPRISE,
An Arizona municipal corporation

By: _____
Skip Hall
Its: Mayor

Attest:

_____
Kristi Passarelli, City Clerk

STATE OF ARIZONA)
)SS.
County of Maricopa)

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

_____
Notary Public

My Commission Expires:

ATWELL

ONE COMPANY.
INFINITE SOLUTIONS.

EXHIBIT A

LEGAL DESCRIPTION

"PARCEL 1"
KAMARATA RANCH MINOR LAND DIVISION
BK 1669, PG 11, MCR
CITY OF SURPRISE, ARIZONA

LOCATED WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND PK NAIL WITH TAG STAMPED 22282, ACCEPTED AS THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST FROM WHICH A FOUND ALUMINUM CAP IN HANDHOLE STAMPED 1/4, 5/8, 2003 LS 35832, ACCEPTED AS THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, THEREOF BEARS N89°36'55"W A DISTANCE OF 2626.94 FEET;

THENCE, ALONG THE NORTH LINE OF SAID SECTION 8, N89°36'55"W A DISTANCE OF 1084.00 FEET;

THENCE, LEAVING THE NORTH LINE OF SAID SECTION 8, S00°00'00"E A DISTANCE OF 68.00 FEET TO THE **POINT OF BEGINNING**;

THENCE, S89°36'55"E A DISTANCE OF 95.00 FEET;

THENCE, S45°23'05"W A DISTANCE OF 28.28 FEET;

THENCE, N89°36'55"W A DISTANCE OF 55.00 FEET;

THENCE, N44°36'55"W A DISTANCE OF 28.28 FEET TO THE **POINT OF BEGINNING**.



ATWELL

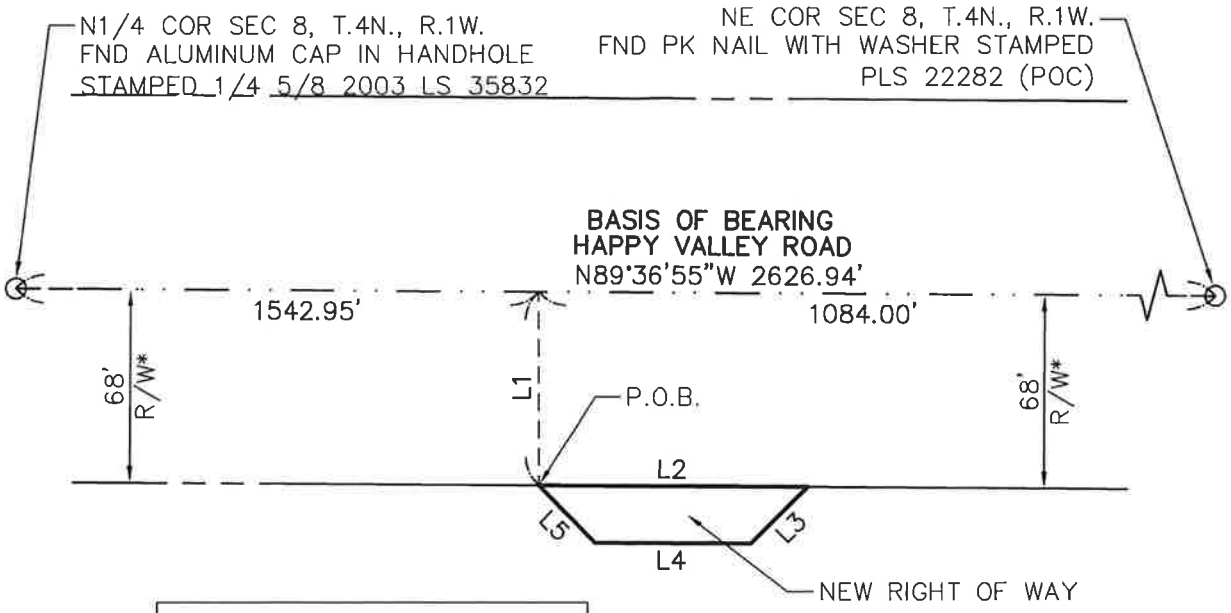
ONE COMPANY.
INFINITE SOLUTIONS.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 1,500 SQUARE FEET OR 0.03 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 REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY OTHER LAND DIVISION RESTRICTIONS.

PREPARED BY:
ATWELL, LLC
4700 E. SOUTHERN AVENUE
MESA, ARIZONA 85206
PROJECT NO. 19000853
DATE AUGUST 21ST, 2023





LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°00'00"E	68.00'
L2	S89°36'55"E	95.00'
L3	S45°23'05"W	28.28'
L4	N89°36'55"W	55.00'
L5	N44°36'55"W	28.28'

PARCEL 1
KAMARATA RANCH
MINOR LAND DIVISION
BK 1669, PG 11, MCR

RW* PER
KAMARATA RANCH
MINOR LAND DIVISION
BK 1669, PG 11, MCR





Scale: 1"=60'

JOB NO. 19000853 DATE: 08-21-2023 SHEET 3 OF 3

ATWELL
866.850.4200 www.atwell-group.com
4700 E. SOUTHERN AVENUE
MESA, AZ 85206
480.218.8831

EXHIBIT B
DEPICTION
"PARCEL 1"
KAMARATA RANCH MINOR LAND DIVISION
BK 1669, PG 11, MCR
CITY OF SURPRISE, ARIZONA

K:\19000853\DWG\SURVEY\EXHIBITS\RIGHT OF WAY\RIGHT OF WAY 1\19000853 KAMARATA RW ESMT 1.DWG SAVE DATE: 8/20/2023 10:17 AM PLOT DATE: 8/21/2023 5:55 AM

ATWELL

ONE COMPANY.
INFINITE SOLUTIONS.

EXHIBIT C

LEGAL DESCRIPTION

"PARCEL 1"
KAMARATA RANCH MINOR LAND DIVISION
BK 1669, PG 11, MCR
CITY OF SURPRISE, ARIZONA

LOCATED WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE, ALONG THE NORTH LINE OF SAID SECTION 8, N89°36'55"W A DISTANCE OF 364.15 FEET;

THENCE, LEAVING THE NORTH LINE OF SAID SECTION 8, S00°23'05"W A DISTANCE OF 68.00 FEET TO THE **POINT OF BEGINNING**;
THENCE, S89°36'55"E A DISTANCE OF 324.74 FEET;

THENCE, S00°06'42"E A DISTANCE OF 30.00 FEET;

THENCE, N44°51'48"W A DISTANCE OF 28.41 FEET;

THENCE, N89°36'55"W A DISTANCE OF 304.82 FEET;

THENCE, N00°23'05"E A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING**.



ATWELL

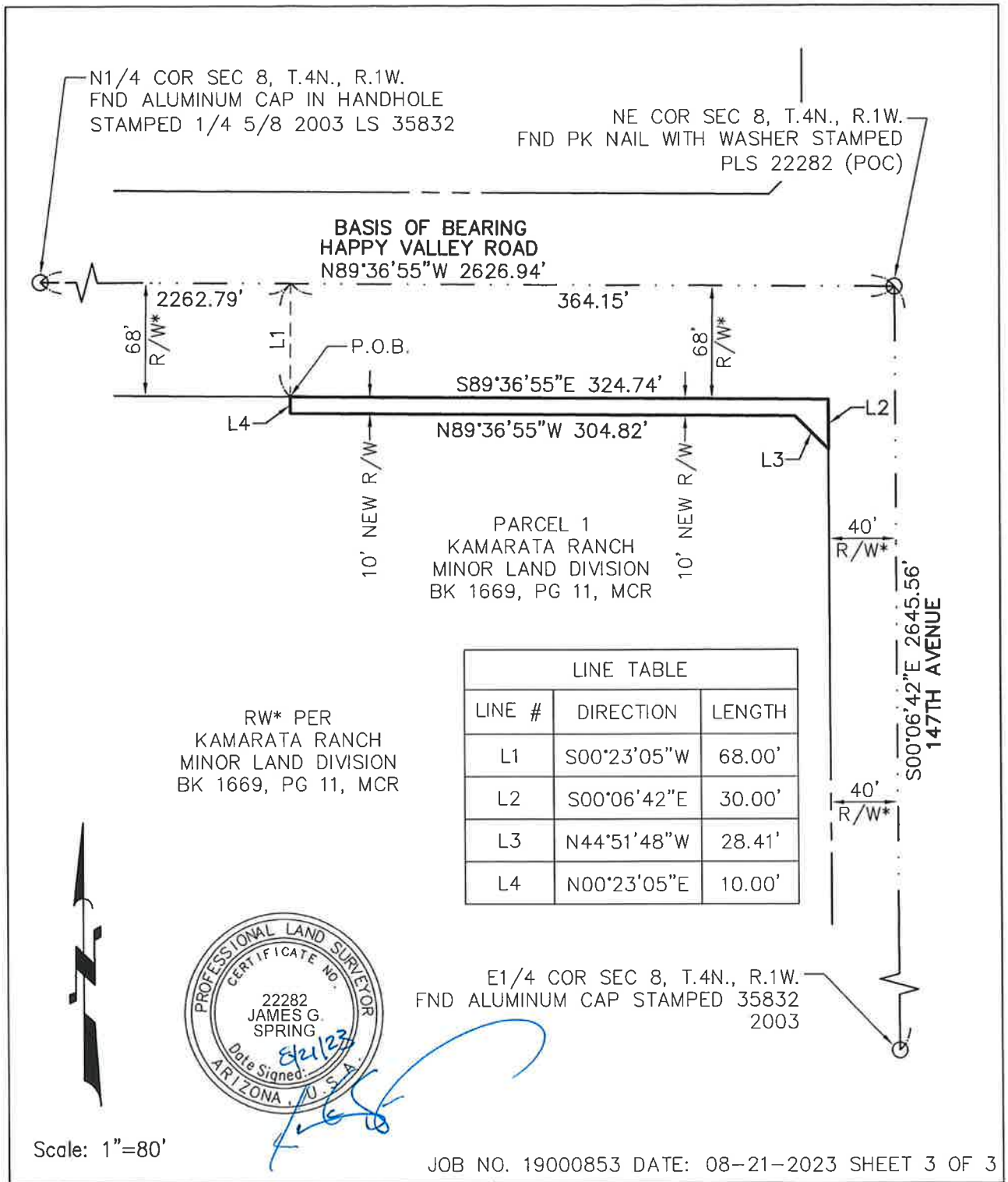
ONE COMPANY.
INFINITE SOLUTIONS.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 3,448 SQUARE FEET OR 0.08 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 REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY OTHER LAND DIVISION RESTRICTIONS.

PREPARED BY:
ATWELL, LLC
4700 E. SOUTHERN AVENUE
MESA, ARIZONA 85206
PROJECT NO. 19000853
DATE AUGUST 21ST, 2023





LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°23'05"W	68.00'
L2	S00°06'42"E	30.00'
L3	N44°51'48"W	28.41'
L4	N00°23'05"E	10.00'

JOB NO. 19000853 DATE: 08-21-2023 SHEET 3 OF 3

ATWELL
866.850.4200 www.atwell-group.com
4700 E. SOUTHERN AVENUE
MESA, AZ 85206
480.218.8831

EXHIBIT D
DEPICTION
"PARCEL 1"
KAMARATA RANCH MINOR LAND DIVISION
BK 1669, PG 11, MCR
CITY OF SURPRISE, ARIZONA

K:\19000853\DWG\SURVEY\EXHIBITS\RIGHT OF WAY\RIGHT OF WAY 2\19000853 KAMARATA RW ESMT 2.DWG SAVE DATE: 8/21/2023 5:56 AM PLOT DATE: 8/21/2023 5:59 AM

When Recorded Mail To:

City Clerk
City of Surprise
16000 N Civic Center Plaza
Surprise, AZ 85374

Exempt from filing an
Affidavit of legal value
A.R.S. §11-1134(A)(3)

QUIT CLAIM DEED

For the consideration of One Dollar ($1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

Kamarata Family Trust, and Paloma Creek Water Coordinator, LLC ("Grantors")

Does hereby quitclaim to the City of Surprise, an Arizona municipal corporation, all of Grantor's right, title, and interest in the real property as legally described in Exhibit A and C and depicted in Exhibit B and D.

Dated this 4th day of JANUARY, 2024.

GRANTOR:
Kamarata Family Trust

By: Arlene Kamarata

STATE OF ARIZONA)
)ss.
County of Maricopa)

This instrument was acknowledged and executed before me this 4th day of JANUARY, 2024, by ARLENE KAMARATA

My Commission Expires: 8/1/2026

Renae Lindley
NOTARY PUBLIC

OFFICIAL SEAL
RENAE LINDLEY
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
Comm. 636415
My Comm. Expires August 1, 2026

GRANTOR:
Paloma Creek Water Coordinator, LLC

By: _____

STATE OF ARIZONA)
)ss.
County of Maricopa)

This instrument was acknowledged and executed before me this 11th day of OCTOBER, 2023, by JOHN WITTROCK

My Commission Expires:
8/1/2026

_____
NOTARY PUBLIC

OFFICIAL SEAL
RENAE LINDLEY
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMM# 635415
My Comm. Expires August 1, 2026

GRANTEE:

CITY OF SURPRISE,
An Arizona municipal corporation

By: _____
Skip Hall
Its: Mayor

Attest:

_____
Kristi Passarelli, City Clerk

STATE OF ARIZONA)
)SS.
County of Maricopa)

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

_____
Notary Public

My Commission Expires:

ATWELL

ONE COMPANY.
INFINITE SOLUTIONS.

EXHIBIT A

LEGAL DESCRIPTION
"PARCEL 1"
KAMARATA RANCH MINOR LAND DIVISION
BK 1669, PG 11, MCR
CITY OF SURPRISE, ARIZONA

LOCATED WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE, ALONG THE NORTH LINE OF SAID SECTION 8, N89°36'55"W A DISTANCE OF 1084.00 FEET;

THENCE, LEAVING THE NORTH LINE OF SAID SECTION 8, S00°00'00"E A DISTANCE OF 68.00 FEET TO THE **POINT OF BEGINNING;**

THENCE, S89°36'55"E A DISTANCE OF 95.00 FEET;

THENCE, S45°23'05"W A DISTANCE OF 28.28 FEET;

THENCE, N89°36'55"W A DISTANCE OF 55.00 FEET;

THENCE, N44°36'55"W A DISTANCE OF 28.28 FEET TO THE **POINT OF BEGINNING.**



ATWELL

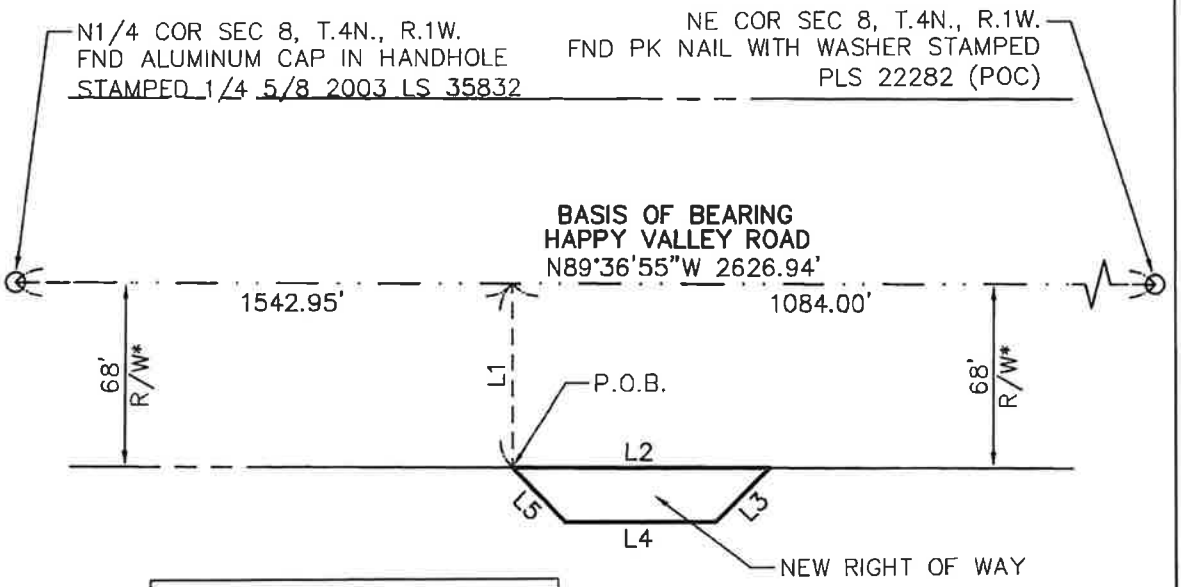
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INFINITE SOLUTIONS.

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THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE ANY SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY OTHER LAND DIVISION RESTRICTIONS.

PREPARED BY:
ATWELL, LLC
4700 E. SOUTHERN AVENUE
MESA, ARIZONA 85206
PROJECT NO. 19000853
DATE AUGUST 21ST, 2023





LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°00'00"E	68.00'
L2	S89°36'55"E	95.00'
L3	S45°23'05"W	28.28'
L4	N89°36'55"W	55.00'
L5	N44°36'55"W	28.28'

PARCEL 1
KAMARATA RANCH
MINOR LAND DIVISION
BK 1669, PG 11, MCR

RW* PER
KAMARATA RANCH
MINOR LAND DIVISION
BK 1669, PG 11, MCR

PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO.
22282
JAMES G.
SPRING
Date Signed: 8/21/23
ARIZONA, U.S.A.

Scale: 1"=60'

JOB NO. 19000853 DATE: 08-21-2023 SHEET 3 OF 3

ATWELL
866.850.4200 www.atwell-group.com
4700 E. SOUTHERN AVENUE
MESA, AZ 85206
480.218.8831

EXHIBIT B
DEPICTION
"PARCEL 1"
KAMARATA RANCH MINOR LAND DIVISION
BK 1669, PG 11, MCR
CITY OF SURPRISE, ARIZONA

K:\19000853\DWG\SURVEY\EXHIBITS\RIGHT OF WAY\RIGHT OF WAY 1\19000853 KAMARATA RW ESMT 1.DWG SAVE DATE: 8/20/2023 10:17 AM PLOT DATE: 8/21/2023 5:55 AM

ATWELL

ONE COMPANY.
INFINITE SOLUTIONS.

EXHIBIT C

LEGAL DESCRIPTION
"PARCEL 1"
KAMARATA RANCH MINOR LAND DIVISION
BK 1669, PG 11, MCR
CITY OF SURPRISE, ARIZONA

LOCATED WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

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COMMENCING AT A FOUND PK NAIL WITH TAG STAMPED 22282, ACCEPTED AS THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST FROM WHICH A FOUND ALUMINUM CAP IN HANDHOLE STAMPED 1/4, 5/8, 2003 LS 35832, ACCEPTED AS THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, THEREOF BEARS N89°36'55"W A DISTANCE OF 2626.94 FEET;

THENCE, ALONG THE NORTH LINE OF SAID SECTION 8, N89°36'55"W A DISTANCE OF 364.15 FEET;

THENCE, LEAVING THE NORTH LINE OF SAID SECTION 8, S00°23'05"W A DISTANCE OF 68.00 FEET TO THE **POINT OF BEGINNING**;
THENCE, S89°36'55"E A DISTANCE OF 324.74 FEET;

THENCE, S00°06'42"E A DISTANCE OF 30.00 FEET;

THENCE, N44°51'48"W A DISTANCE OF 28.41 FEET;

THENCE, N89°36'55"W A DISTANCE OF 304.82 FEET;

THENCE, N00°23'05"E A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING**.



ATWELL

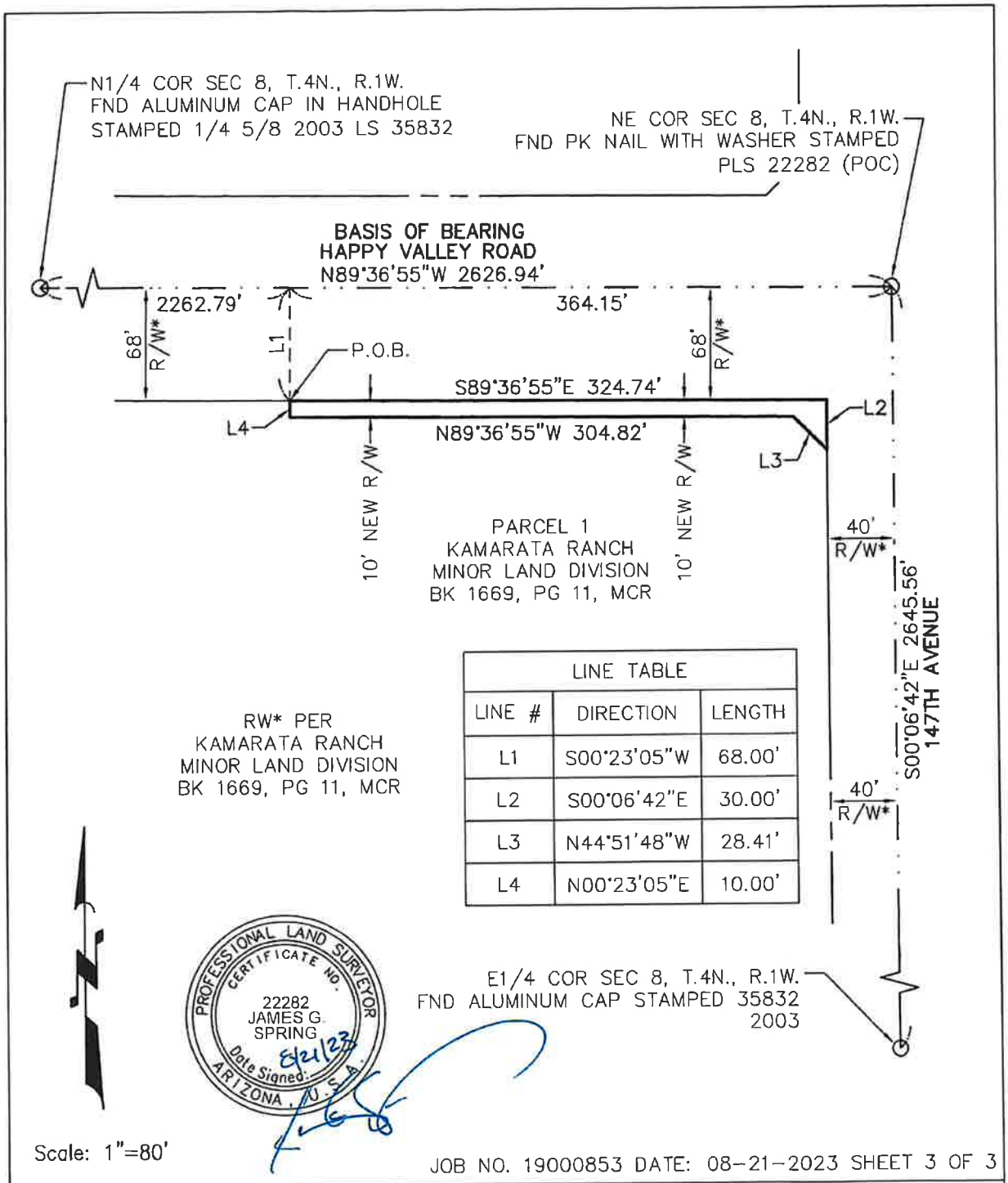
ONE COMPANY.
INFINITE SOLUTIONS.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 3,448 SQUARE FEET OR 0.08 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 REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY OTHER LAND DIVISION RESTRICTIONS.

PREPARED BY:
ATWELL, LLC
4700 E. SOUTHERN AVENUE
MESA, ARIZONA 85206
PROJECT NO. 19000853
DATE AUGUST 21ST, 2023





ATWELL
866.850.4200 www.atwell-group.com
4700 E. SOUTHERN AVENUE
MESA, AZ 85206
480.218 8831

EXHIBIT D
DEPICTION
"PARCEL 1"
KAMARATA RANCH MINOR LAND DIVISION
BK 1669, PG 11, MCR
CITY OF SURPRISE, ARIZONA

K:\19000853\DWG\SURVEY\EXHIBITS\RIGHT OF WAY\RIGHT OF WAY 2\19000853 KAMARATA RW ESMT 2.DWG SAVE DATE: 8/21/2023 5:56 AM PLOT DATE: 8/21/2023 5:59 AM

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 16, 2024
Submitting Department: Public Works
Staff Recommendations:

Contact Person: Kristin Tytler, Department Director
District: District 3

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

Agenda Wording:
Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at Paradisi Parcel I, generally located at the northwest corner of West Peoria Avenue and North Sarival Avenue; Resolution # 2024-09.

Motion:
I move to approve Resolution #2024-09.

Background:
The Public Works Department conducted the final inspection of the public improvements to Paradisi Parcel I on or about September 20, 2023, totaling 29,958 SY (approximately 5,190 LF) and determined that the infrastructure was compliant and acceptable to the city. The infrastructure includes asphalt pavement, storm drains and wastewater lines. Domestic water lines are located within the Epcor Water jurisdiction.

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

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

Financial Impact:
Acceptance of street, sewer and storm drain infrastructure increases the city's asset base and adds to future maintenance commitments. The total acceptance value of the infrastructure included with this item is $1,303,286.55.

Budget Impact:

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

FTE Impact:

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

ATTACHMENTS:

1. 01_Resolution 2024-09 -Infrastructure Acceptance-2024_FINAL
2. 02_Notice of Completion Paradisi Parcel I
3. 03_Inspector Project Sign Off Paradisi Parcel I
4. 04_Linear Foot Verification Paradisi Parcel I

RESOLUTION # 2024-09

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, TO CONDITIONALLY ACCEPT THE PUBLIC IMPROVEMENTS AND COMMENCE MAINTENANCE AFTER TWO YEAR WARRANTY AT PARADISI PARCEL I GENERALLY LOCATED AT THE NORTHWEST CORNER OF WEST PEORIA AVENUE AND NORTH SARIVAL AVENUE ROADS.

WHEREAS, the Mayor and City Council of the City of Surprise approved a final plat entitled “Final Plat Sycamore Farms (Paradisi) – Parcel I” on, June 1, 2021;

WHEREAS, as a condition of the preliminary plat, approval of the final plat, and in compliance with the City Code, the developer installed certain public improvements, including roadway improvements which consist of concrete sidewalks, curbs and gutters, as well as asphalt/paving, and the developer also installed sewer lines and drainage infrastructure. The roadway improvements, sewer lines and drainage infrastructure are all collectively referred to as “Public Improvements”;

WHEREAS, Brightland Homes of Arizona, LLC the developer of Paradisi Parcel I, dedicated to the City the Public Improvements, generally located at the northwest corner of West Peoria Avenue and North Sarival Avenue;

WHEREAS, on or about September 20, 2023, the City of Surprise Public Works Department Engineering Division completed an inspection of the Public Improvements described in this resolution and found the improvements to be in substantial compliance with the approved plans and specifications;

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

WHEREAS, after the conclusion of the two-year warranty period, the City of Surprise will release the warranty and begin maintenance of the Public Improvements.

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

Section 1. The City of Surprise conditionally accepts the Public Improvements generally located as depicted on the map attached as Exhibit A and listed on Exhibit B.

Section 2. Upon final acceptance by the City Engineer, the City Council hereby directs the City to release warranty and begin maintenance of the Public Improvements.

SIGNATURES ON THE FOLLOWING PAGE

APPROVED AND ADOPTED this _____day of _____, 2024.

Skip Hall, Mayor

Attest:

Kristi Passarelli, City Clerk

Approved as to form:

Robert Wingo, City Attorney

Exhibit A

Map of Infrastructure

EXHIBIT A

Paradisi Parcel I

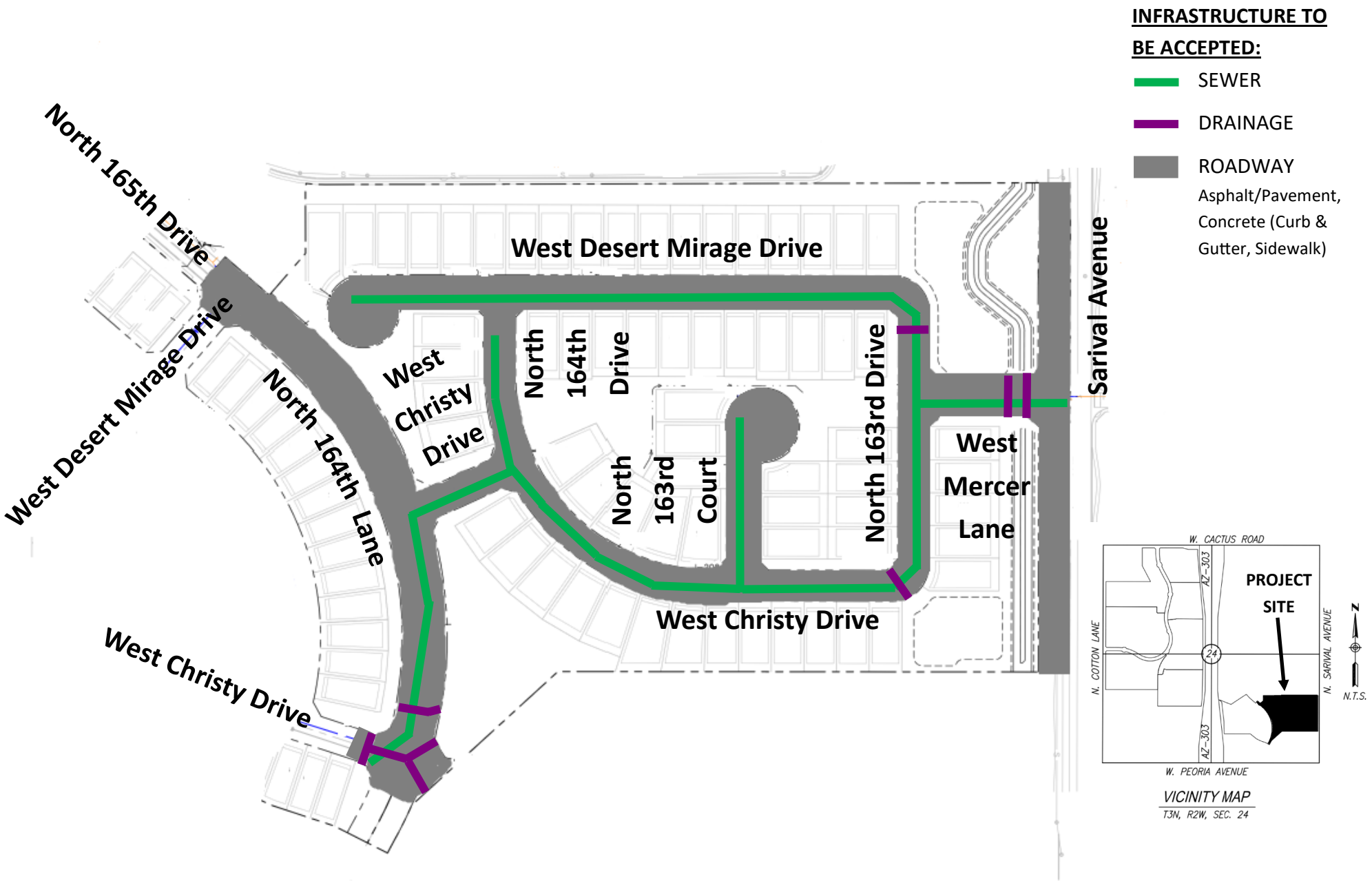


EXHIBIT B

List and Cost of Improvements

EXHIBIT B

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

Memorandum

To: City of Surprise City Council

From: Public Works – Engineering Services

Date: 11/28/2023

Re: Paradisi Parcel I

The public improvements for the above project have been completed and are tentatively scheduled for conditional acceptance by Council. The amounts for the infrastructure have been provided by a third party and not the City of Surprise. The following are the infrastructure improvements included with this acceptance and the corresponding valuation that the City will be accepting:

City Paving	$408,137.80
City Concrete	$439,940.00
City Sewer	$307,408.75
City Drainage	$147,800.00
Total	**$1,303,286.55**

SURPRISE
ARIZONA

PUBLIC WORKS
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623·222·6000

October 12, 2023

Brightland Homes of Arizona, LLC
1501 W Fountainhead Parkway
Suite 150
Tempe, AZ 85282

RE: NOTICE OF COMPLETION AND COUNCIL ACTION REQUIREMENT FOR PARADISI PARCEL I – FS20-599

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

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

*For the Warranty Assurance, a notice of the required assurance amount and acceptable formats will be sent via email once actual construction costs have been submitted by the applicant.

The warranty period starts upon council acceptance for a period of two (2) years; please ensure warranty assurance will not expire prior to this date. The applicant will be notified of the council date as soon as it is scheduled and the warranty financial assurance is required to be submitted to the city 10 calendar days prior to the council date. If a warranty financial assurance is not received within 10 calendar days, council action and start of the warranty period will be delayed, at a minimum, an additional two (2) weeks.

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

If you have any questions or concerns, you can reach me at 623-222-6148 or at nuning.lemka@surpriseaz.gov.

Sincerely,

Nuning Lemka

Nuning Lemka, P.E.
City Engineer

cc: Ravi Sharma, PW Engineering Manager
Eric Boyles, Transportation Director
Michael Boule, Water Resource Management
Robert Fields, PW Field Engineering Supervisor
Amanda Correia, Finance
Warren Bert, GIS

SURPRISE
ARIZONA

PROJECT SIGN OFF FORM

PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: 9-20-23 ___ Commercial ___ Commercial w/Offsite x Residential

x COMPLETION ACCEPTANCE (End of Construction) ___ FINAL ACCEPTANCE (End of Warranty)

6-28-23 Date of Punch-List Walk 8-10-23 Date Punch-List Completed

---

Case Number: FS20-599

Project Name: Paradisi Parcel I

Project Developer/Builder: (Name/Email, Address)

Gehan Homes

1501 W FountainHead PKW 150,Tempe AZ 85282

Permit No:	E21P-0019	**Permit Type:**	Gradeing
Permit No:	E21P-0020	**Permit Type:**	SWPPP
Permit No:	E21P-0067	**Permit Type:**	Concrete
Permit No:	E21P-0068	**Permit Type:**	Dry Well
Permit No:	E21P-0069	**Permit Type:**	Storm Drain
Permit No:	E21P-0070	**Permit Type:**	Paving
Permit No:	E21P-0071	**Permit Type:**	Sewer
Permit No:	E21P-0072	**Permit Type:**	Traffic
Permit No:	E21P-0073	**Permit Type:**	Private Water
Permit No:		**Permit Type:**	

Additional Comments:

SUPPORTING DOCUMENTATION REQUIRED:

- [x] Copy of Punch List
- [x] Final Certification Letter from Engineer of Record
- [x] Complete Geotechnical Testing Packet
- [x] Sewer Pressure Testing Results
- [x] Sewer Manhole Vacuum Testing Certification
- [x] Sewer Manhole Insecticide Certification
- [x] Sewer Videos with Operators Notes (inc. re-videos)
- [x] AOC
- [x] Asphalt Concrete Ticket w/ Name of Contractor
- [x] As built Documents (PDF copy)
- [x] Updated asbuilt CAD files
- [ ] Fireline Sign-off (commercial)

Other _____ (Specify)

APPROVAL:

Civil Inspector: _____ **Date:** 9-20-23

Civil Engineering Supervisor: _____ **Date:** 9/20/23

	A	B	C	D	E	K	L	M	N	O	P	Q	R	S
1	FS Case	Project Name	Private/Public	Classification	Roadway	Median Width (ft)	Length (ft)	Length (mile)	Length (Nearest 1/4 mile)	Lane Miles	Width (pavement)	Pavement Area (ft	Pavement Area (S	Inspecto
11	20-599	Paradisi Parcel I	Public	Local	W. Desert Mirage Drive	0	985.7	0.19	0.25	0.37	31	30,557	3,395	9/20/
12	20-599	Paradisi Parcel I	Public	Local	W. Christy Drive	0	227.5	0.04	0.25	0.09	31	7,053	784	9/20/
13	20-599	Paradisi Parcel I	Public	Local	W. Christy Drive	0	756.7	0.14	0.25	0.29	31	23,458	2,606	9/20/
14	20-599	Paradisi Parcel I	Public	Local	W. Mercer Lane	0	275.3	0.05	0.25	0.10	31	8,534	948	9/20/
15	20-599	Paradisi Parcel I	Public	Collector	N. 164th Lane	14	960.1	0.18	0.25	0.36	52	49,925	5,547	9/20/
16	20-599	Paradisi Parcel I	Public	Local	N. 164th Drive	0	310.6	0.06	0.25	0.12	31	9,629	1,070	9/20/
17	20-599	Paradisi Parcel I	Public	Local	N. 163rd Court	0	304.1	0.06	0.25	0.12	31	9,427	1,047	9/20/
18	20-599	Paradisi Parcel I	Public	Local	N. 163rd Drive	0	502.8	0.10	0.25	0.19	31	15,587	1,732	9/20/
19	20-599	Paradisi Parcel I	Public	Arterial	Sarival Avenue	16	138.4	0.03	0.25	0.03	29	4,015	446	9/20/
20	20-599	Paradisi Parcel I	Public	Arterial	Sarival Avenue	4	176.2	0.03	0.25	0.03	52	68,728	7,636	9/20/
21	20-599	Paradisi Parcel I	Public	Arterial	Sarival Avenue	0	552.8	0.10	0.25	0.10	37.5	42,709	4,745	9/20/
57						**Total**	**5190.2**					**Total**	**29,958**	
58														

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 16, 2024
Submitting Department: City Clerk
Staff Recommendations:

Contact Person: Kristi Passarelli, City Clerk
District: District 3

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

Agenda Wording:
Consideration and action pertaining to a recommendation to the Arizona Department of Liquor Licenses and Control (DLLC) on Application No. 264174, requested by Richard Joseph Velenti, for Portillo's Hot Dogs for Series 12 Liquor License. Portillo's Hot Dogs is located at 16320 W Waddell Road, Surprise, AZ 85379.

Motion:
I move to recommend approval of application No. 264174 to the Arizona Department of Liquor Licenses and Control.

Background:
The City has received an application for a new Series 12 liquor license for Portillo's Hot Dogs is located at 16320 W Waddell Road, Surprise, AZ 85379. The City Clerk's Office has posted the appropriate notice as required by law. No written arguments in favor of or opposed to the issuance of the license have been received by the Clerk's Office within the twenty days after the date of posting the notice.

The application has also been disseminated to the Community Development Department, Finance Department, Surprise Police Department, and Surprise Fire and Medical Department for review. Those departments have submitted memoranda which are attached to this item.

Objective Analysis:
Pursuant to state law, the City Council shall enter an order recommending approval or disapproval within sixty days after the filing of the application and shall file a certified copy of the order with the director. If the City Council recommends approval of the license a hearing before the state Liquor License Board is not required unless the director, the board or any aggrieved party requests a hearing on the grounds that the public convenience and the best interest of the community will not be substantially served if a license is issued. If the recommendation is for disapproval, a statement of the specific reasons containing a summary of the testimony or other evidence supporting the recommendation for disapproval shall be attached to the order and the state Liquor License Board will hold a hearing.

Policy Compliant:
The Liquor License process is controlled by state law. The steps taken by the City Clerk's Office and

this public hearing comply with, and fulfill the City's legal obligation under, applicable state law.

Financial Impact:
None

Budget Impact:
None

FTE Impact:
None

ATTACHMENTS:
1. Finance - Portillo's Hot Dogs - 16320 W WADDELL RD
2. Fire - 16320 W Waddell Portillos Liquor License
3. CD - PORTILLO'S REPORT
4. PORTILLO'S MAP
5. PD - Portillo's Hot Dogs

SURPRISE
ARIZONA

MEMO

Date: 12/19/2023

To: Kristi Passarelli, City Clerk

Charles Vasquez, Deputy City Clerk

From: Ellie Gomez, Business Compliance Specialist

RE: Liquor License Application – PORTILLO'S HOT DOGS

Business License Status:

☑ Application link emailed on 12/19/23 .

☐ License # , current and valid for .

☐ Applied for license but is still pending and waiting on customer to provide additional information or documents.

Finance Department
Revenue Division
16000 N. Civic Center Plaza
Surprise, AZ 85374-7470
Business.license@surpriseaz.gov

12/19/2023

PORTILLO'S HOT DOGS
16320 W WADDELL RD
SURPRISE, AZ 85379

Re: Business License Requirement

To Whom It May Concern:

The Revenue Division has received notification that a liquor license application has been received on behalf of your company.

The City of Surprise requires that all businesses located within the City of Surprise have a City of Surprise business license prior to the start of their operations. Please be sure to apply for your business license at least 3 weeks prior to the opening of your business.

You can apply online at https://primeweb.surpriseaz.gov/ . City of Surprise Business License applications and supplemental forms are available online at https://www.surpriseaz.gov/407/Business-License-Application-Supplementa. License Fees will be billed upon approval of your license application.

For additional information, please visit the City of Surprise website at www.surpriseaz.gov.

If you have any questions, please email our office at business.license@surpriseaz.gov .

Respectfully,
Revenue Division

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

December 18, 2023

To: Charles Vasquez, Deputy City Clerk

From: Keith Tanner, Fire Marshal

Subject: Liquor License Application

Applicant: Portillo's Hod Dogs
16320 W Waddell, Surprise, AZ 85379

The Surprise Fire-Medical Department has been involved with the pre-construction / plan review process at the above referenced location within the last few months to ensure compliance with the applicable fire codes within the tenant space and building. Since construction work is still ongoing, there are no known fire code violations. 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

COMMUNITY DEVELOPMENT DEPARTMENT

SURPRISE
ARIZONA

Date: January 4, 2024

To: Kristi Passarelli, City Clerk

From: Lloyd Abrams, Community Development Director
James Stewart, Zoning Specialist

Re: Liquor License Application for:

Agent, Richard Joseph Valenti
Portillo's Hot Dogs
16320 W. Waddell Rd.
Surprise, Arizona 85379

Series 12 (New Application - Restaurant)- Application # 264174

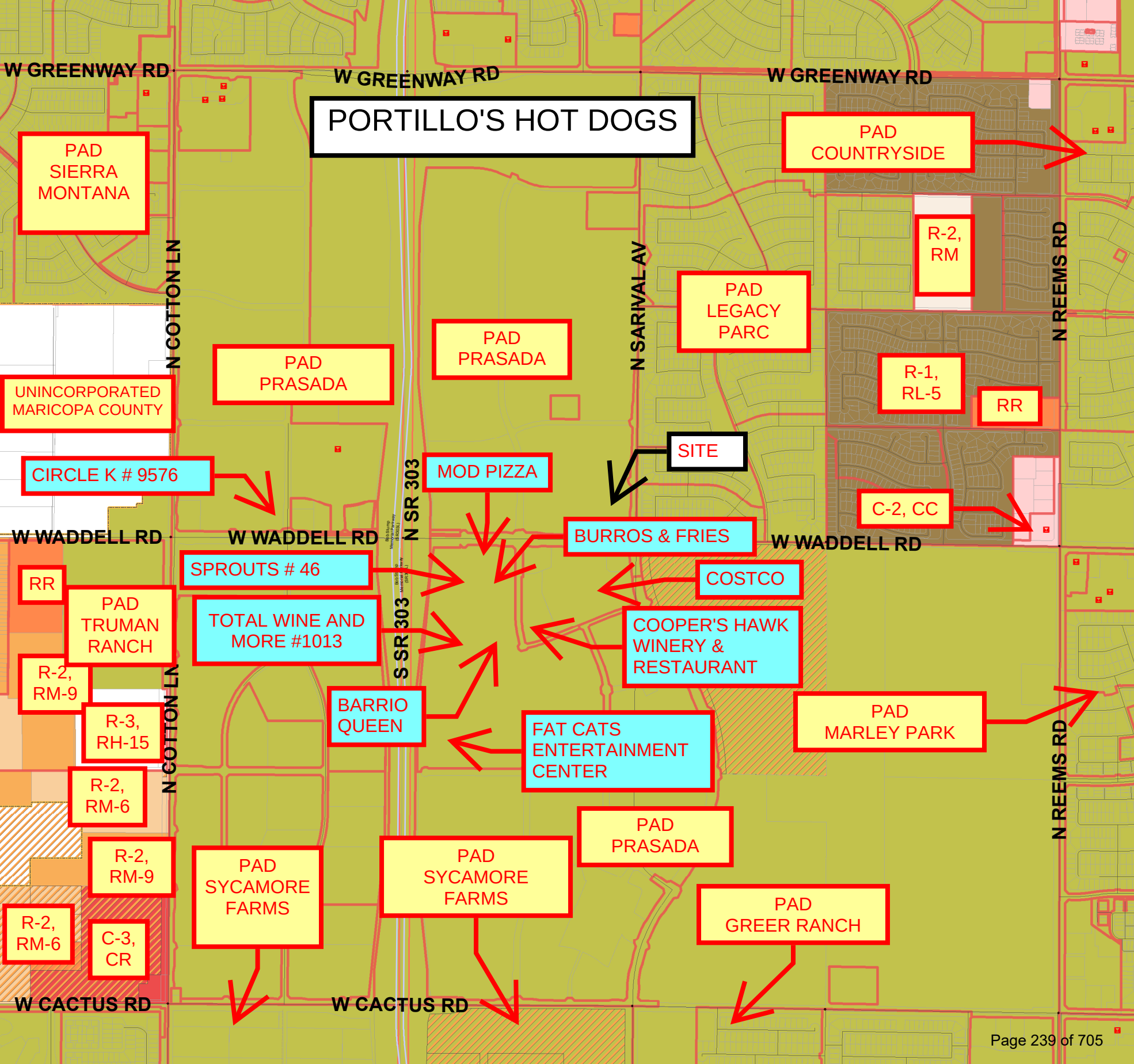
The number and series of licenses in close proximity to the subject site are:

1. Walmart # 5429 (Series 9) – 14111 N. Prasada Gateway Ave.
2. Circle K Store (Series 10) – 16934 W. Waddell Rd. (NEW APPLICATION)
3. CVS Pharmacy # 5530 (Series 9) – 15300 N. Cotton Ln.
4. Fry's Marketplace # 680 (Series 9) – 15215 N. Cotton Ln.
5. 1 Brothers Pizza (Series 12) – 16995 W. Greenway Rd.
6. Frederico's Mexican Food (Series 12) – 16995 W Greenway Rd. #100
7. Ben's Pizza (Series 12) – 16630 W. Greenway Rd. # 326 (EXPIRED)
8. Big Buddha (Series 12) – 16572 W. Greenway Rd. #115
9. CVS Pharmacy # 5477 (Series # 9) – 15474 W Greenway Rd.
10. Barro's Pizza (Series 12) – 15403 W. Greenway Rd. #104
11. Wal-Mart Neighborhood Market # 4218 (Series 9) – 15431 W. Greenway Rd.
12. Walgreens # 7933 (Series 9) – 15514 W. Waddell Rd.
13. 4 Sons Food Store (Series 10) – 15445 W. Waddell Rd.
14. Bashas' # 137 (Series 9) – 15367 W. Waddell Rd.
15. Vogue Bistro (Series 12) – 15411 W. Waddell Rd. # 108
16. ARCO AM/PM (Series 10) – 15433 W. Cactus Rd. (EXPIRED)
17. Costco Wholesale #1375 (Series 09) – 16385 W. Waddell Rd.
18. Cooper's Hawk Winery & Restaurant (Series 12) – 16470 W. Alexandria Wy.
19. Fat Cats Entertainment Center (Series 6) – 13100 N. Prasada Pkwy.
20. Barrio Queen (Series 12) – 13434 N. Prasada Pkwy.
21. Total Wine and More #1013 (Series 9) – 13440 N. Prasada Pkwy.
22. Sprouts Farmers Market # 46 (Series 10) – 13650 N. Prasada Pkwy.
23. MOD Pizza (Series 12) – 13668 N. Prasada Pkwy. # 100
24. Burros & Fries (Series 12) – 13544 N. Prasada Pkwy. #101

The immediate area is comprised of commercial zoning. The property is zoned PAD, Prasada (Commercial) which is consistent with the proposed use.

Commercial and residential growth is expected.

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.


PORTILLO'S HOT DOGS
W GREENWAY RD
W GREENWAY RD
W GREENWAY RD
PAD SIERRA MONTANA
PAD COUNTRYSIDE
R-2, RM
N COTTON LN
N SARIVAL AV
N REEMS RD
PAD LEGACY PARC
PAD PRASADA
PAD PRASADA
R-1, RL-5
RR
UNINCORPORATED MARICOPA COUNTY
SITE
CIRCLE K # 9576
MOD PIZZA
N SR 303
C-2, CC
W WADDELL RD
W WADDELL RD
BURROS & FRIES
W WADDELL RD
SPROUTS # 46
COSTCO
RR
PAD TRUMAN RANCH
TOTAL WINE AND MORE #1013
COOPER'S HAWK WINERY & RESTAURANT
S SR 303
R-2, RM-9
BARRIO QUEEN
PAD MARLEY PARK
R-3, RH-15
FAT CATS ENTERTAINMENT CENTER
N COTTON LN
R-2, RM-6
PAD PRASADA
N REEMS RD
R-2, RM-9
PAD SYCAMORE FARMS
PAD SYCAMORE FARMS
PAD GREER RANCH
R-2, RM-6
C-3, CR
W CACTUS RD
W CACTUS RD

S U R P R I S E P O L I C E D E P A R T M E N T
L I Q U O R L I C E N S E A P P L I C A T I O N R E V I E W

REFERENCE: DATE: January 4, 2024

Application Number - 264174
New Series #12 – Restaurant

APPLICANT:

Portillo's Hot Dogs
16320 W Waddell Road
Surprise, Arizona 85379

FINDINGS:

1) **Evidence concerning the nature of the proposed business, its potential market and its likely customers.**
Portillo's Hot Dogs is a large chain "diner" type restaurant predominantly in the Midwest and is appears to be spreading across the country. They specialize in "Chicago style foods", including hot dogs, hamburgers, specialty sandwiches and similar type foods. The potential market should be residents of all ages from Surprise and the west valley. Catering services are also offered. There is projected seating for 233 persons, plus a patio area, but no specific bar area. No entertainment is scheduled for the restaurant.

2) **Effect of vehicular traffic in proximity.**
The entire Prasada development has been engineered to have plenty of ingress and egress locations throughout the entire retail area. Waddell has already been enhanced to take the increased traffic and Sarival is scheduled to have improvements as well.

3) **The history for the past five years of liquor violations and reported criminal activity at the proposed premises provided that the applicant has received a detailed report of such activity at least 20 days before the hearing.**
N/A. New construction.

4) **Comparison of hours of operation of the proposed premises to the existing businesses in proximity.**
There are six other Potillo's restaurants in the valley, and they all have the same hours of operation. They are opened every day from 10:30 AM to 10:30 AM during the week and open until 11 PM on Friday and Saturday nights. There are no other businesses currently open in the Prasada North retail plaza, which is currently under construction. Across Waddell to the south is the new Prasada retail plaza, which contains several newer restaurants including Cooper's Hawk Winery and Restaurant (series 12) has the hours of 11 AM to 9 PM every day, with exception of Fridays and Saturdays when they close at 10 PM. Barrio Queen Restaurant (Series 12) also closes by 11 PM on weekends. There are several new retail businesses in the expanding Prasada retail area, including fast casual eateries that all close approximately at the same time. Fat Cats Family Entertainment Center (Series 6) is in the vicinity as well and is from 10 AM to 11 PM every day.

5) **Appropriateness of series license requested.**
A series 12 license is appropriate for Portillo's, per Arizona state guidelines for restaurants.

Submitted by Officer Chris Tovar #2059

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 16, 2024 Contact Person: Leslie Carnie
Submitting Department: Community Development District: District 5
Staff Recommendations:

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

Agenda Wording:
Consideration and action pertaining to approval of a rezone and release of deed restrictions for an approximately 12 acre parcel from Neighborhood Commercial with Planned Unit Development Overlay (C-1 PUD) and Rural Residential (RR) to Residential High Density (R-3), for a property generally located on the northeast corner of Reems Road and Tierra Buena Lane; Ordinance #2024-01.

Motion:
I move to approve Ordinance #2024-01.

Background:
Benjamin Graff of Quarles & Brady, LLC proposes to rezone approximately 12 acres to R-3 to allow for the development of a 168-unit "age in place" retirement community comprised of independent living, assisted living, and memory care units. The site is located on the northeast corner of Reems Rd. and Tierra Buena Ln.

Objective Analysis:
The rezone to R-3 satisfies the requirements set forth in the City of Surprise Land Development Ordinance (LDO). All City reviewing departments have reviewed the request and expressed no concerns.

Policy Compliant:
The requested rezone is consistent with the Commerce and Office Character and Transit Orientated Development District areas of the General plan.

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

Budget Impact:
There is no anticipated budget impact related to this item.
FTE Impact:

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

ATTACHMENTS:

1. 00-FS22-0858 The Pointe at Surprise- Staff Report 01.16.24 CC
2. 01 – FS22-0858 The Pointe at Surprise– Vicinity Map
3. 02 – FS22-0858 The Pointe at Surprise– Zoning Map
4. 03 – FS22-0858 The Pointe at Surprise– Proposed Zoning Map
5. 04 – FS22-0858 The Pointe at Surprise– Zoning Document
6. 05 – FS22-0858 The Pointe at Surprise– Project Narrative
7. 06 – FS22-0858 The Pointe at Surprise– Luke AFB comments
8. 07 – FS22-0858 The Pointe at Surprise– Citizen Outreach Report_Redacted
9. 08 – FS22-0858 The Pointe at Surprise– Affidavit of Site Posting
10. 09- FS22-0858 - The Pointe at Surprise Rezone Ordinance
11. FS22-0858 The Pointe at Surprise - 01.16.24 CC Presentation

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ZONE CHANGE

REPORT TO CITY COUCIL

Case:	FS22-0858
Project Name:	The Pointe at Surprise
Council District:	5 - Palm
Meeting Date:	January 16, 2024
Planner:	Leslie Carnie
Owner:	**Goldstream Development, LLC**
Applicant:	Benjamin Graff with Quarles & Brady, LLC
Request:	A Zone Change of approximately 12 gross acres from Neighborhood Commercial with Planned Unit Development Overlay (C-1 PUD) and Rural Residential (RR) to Residential High Density (R-3) and release of Deed Restriction previously recorded against Lot 1 of Mariposa Acres (APN 501-19-063). Case #FS22-0858
Site Location:	Generally located on the northeast corner of Reems Rd. and Tierra Buena Ln.
Site Size:	12 gross acres (approx.)
Density:	13.9 du/ac
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035.
Support/Opposition:	Citizen Participation Meetings were held October 25, 2022, and November 02, 2022. Refer to attached Citizen Participation Report.

Commission

Recommendation: The Planning and Zoning Commission recommended the Mayor and City Council release the Deed Restriction and approve the proposed rezone from Neighborhood Commercial with Planned Unit Development Overlay (C-1 PUD) and Rural Residential (RR) to Residential High Density (R-3).

Project Description:

Benjamin Graff with Quarles & Brady, LLC requests a Zone Change of approximately 12 gross acres from Neighborhood Commercial with Planned Unit Development Overlay (C-1 PUD) and Rural Residential (RR) to Residential High Density (R-3) to allow the development of an "age in place" retirement community on a site generally located on the northeast corner of Reems Rd. and Tierra Buena Ln.

Background:

April 26, 1984: The subject parcels (A.P.N. 501-19-063, 501-19-064, 501-17-028A, 501-17-028E, and 501-17-006G) were annexed into the City of Surprise.

August 19, 2014: The Mayor and City Council approved a Zone Change of 1.64 acres from Rural Residential (RR/R1-43) to Medium Density Zoning (RM-12) and a Final Plat for the area known as "Mariposa Acres" (approximately ±4 gross acres comprised of Lot 1, Lot 2 and 0.46 acres of ROW) under case FS12-168.

September 01, 2015: The Mayor and City Council approved a 1- year Final Plat extension and applied a deed restriction limiting the use on Lot 1 to a "Senior Housing development of 16 or fewer units" under case FS12-168.

March 28, 2016: The Mayor and City Council approved a Zone Change of 15.76 acres of the Paradise Acres area, which included the original ±4 acres of Mariposa Acres and additional adjacent acreage, from Rural Residential (RR/R1-43) and Medium Density Residential (RM-12), to Neighborhood Commercial (C-1) with a PUD Overlay under case FS16-153

July 01, 2021: A Concept Review meeting was held for the subject project under case CR21-316.

June 21, 2022: The applicant filed a request for a Zone Change, Site Plan and Final Plat under case FS22-0858.

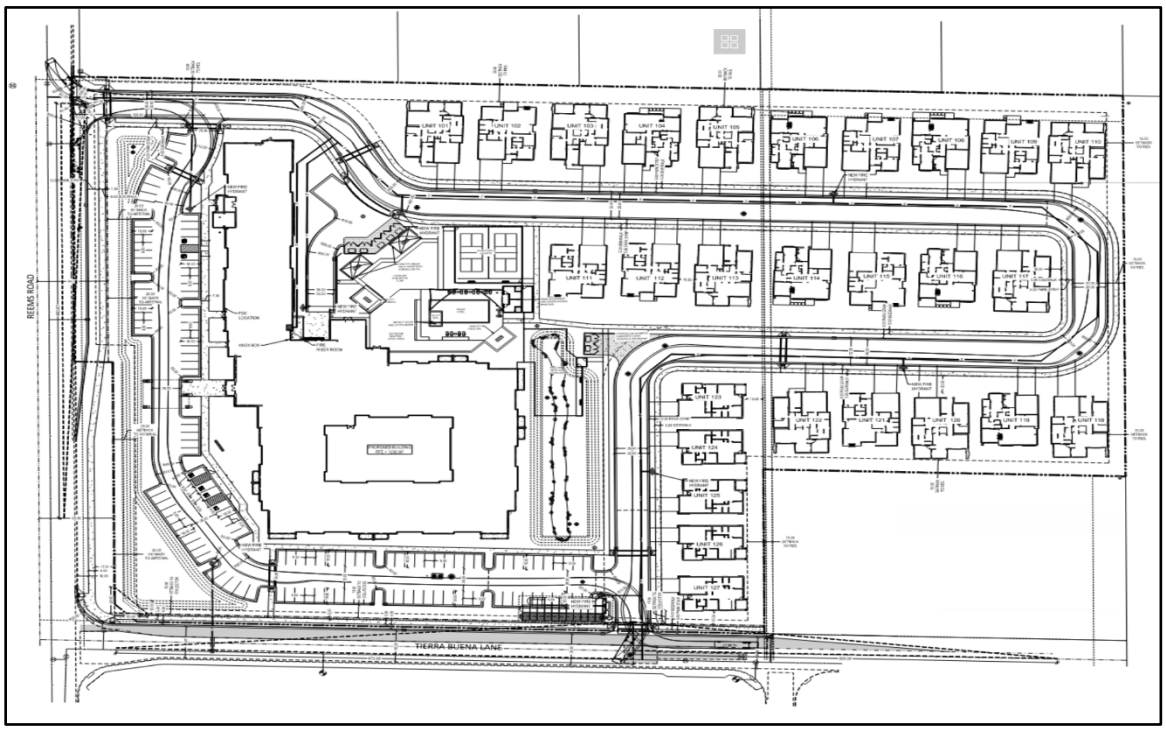
October 25, 2022: The applicant held an In-Person Citizen Outreach Meeting to discuss the project.

November 02, 2022: The applicant held a Virtual Citizen Outreach Meeting to discuss the project.

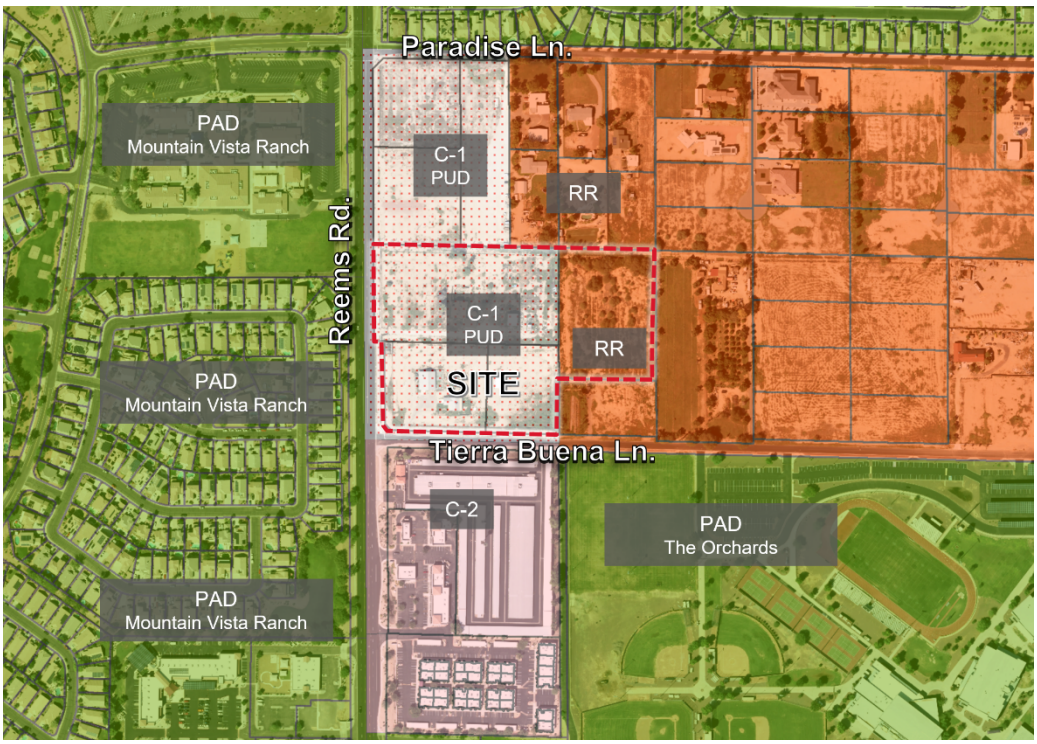
Analysis and Discussion:

The applicant requests a rezone of approximately 12 gross acres (a portion of the ±15.76 acres from Paradise Acres, from C-1 PUD and RR to R-3 to allow for the development of a 168-unit "age in place" retirement community. The main three-story senior living facility will offer independent, assisted living, and memory care units. The building is buffered by 27 single family style active adult cottages. Full access to the site is provided from Reems Rd. and Tierra Buena Ln. A Final Plat and Site Plan have been submitted for concurrent review under the subject case number.

Five parcels (A.P.N. 501-19-063, 501-19-064, 501-17-028A, 501-17-028E, and 501-17-006G) totaling approximately 12 gross acres will be combined to create the zoning and project boundaries. In 2015 the City placed deed restriction on parcel 501-17-063, Lot 1, of the Mariposa Acres Final Plat approval (case FS12-168). The deed restriction was to ensure that the use for the approximate 2.37-acre parcel would be a "Senior Housing development" with no more than 16 units. To integrate this parcel into the larger Surprise Pointe development, the applicant is requesting that City Council lift the deed restriction.



Existing Zoning



Proposed Zoning



The development of the project site is subject to review and approval of a comprehensive site plan, in which the site design, architecture, parking, setbacks, and landscaping will be reviewed in accordance with the requirements prescribed by the City's LDO requirements and the adopted Planning and Engineering Design Standards (PEDS). The table below reflects the current LDO requirements for the R-3 Zoning District.

Table 106-2e—Residential High Density (R-3) Zoning District			
Net Density (du/ac)	**8-11.9**	**12-14.9**	**15+**
Min. setback to arterial ROW (ft)[2]	20	20	20
Min. setback to collector and local ROW (ft)[2]	15	15	15
Min. setback adjacent to residential zoning (ft)	10	15	20
Min. setback adjacent to non-residential zoning (ft)	20	20	20
Max. bldg. height[1] (ft)	45	50	60
Open space (sf/du)	150	150	150
Notes: 1. The *height* of any *structure*, or portions thereof, shall not exceed 30 feet in *height* measured at the *setback* line when *adjacent* to *single-family*, *two-family*, *three-family development parcels.* The *height* of the *accessory structure* may increase at a ratio of one foot vertical for every one foot horizontal as measured relative to the property line to a maximum *height* equal to the *zoning*. 2. *Setback* may be reduced to ten feet along collector or local *right-of-way* for units that open to the *street* and exclude a perimeter wall.			

Utility and Services Table:

Electric:	APS
Water:	CITY OF SURPRISE
School District	DYSART UNIFIED

Conformance with Adopted Plans:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports the development of high-density residential projects. The Neighborhood Character Area permits low, medium, and high-density residential projects with no limit on density. The proposed 13.9 du/ac is in conformance with the higher density housing of the Urban Neighborhoods that are encouraged along arterial roadways. The proposed project adjusts densities within the site to provide a gradual transition to surrounding uses.

Reviewing Agencies:

In addition to the standard City internal reviewing departments and Luke Air Force Base, the Maricopa Water District, and ADOT were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

Citizen Outreach:

Two outreach meetings were held: an in-person meeting on October 25, 2022, and a virtual meeting on November 02, 2022. Attendees in attendance were interested in learning more about the project and expressed support of the development. A summary of these meetings can be found in the attached Citizen Outreach Report.

Summary:

Staff believes the proposed Zone Change is consistent with the manner and intent of the Surprise Municipal Code. If approved, the site will be allowed to be developed in accordance with the requirements of the City of Surprise.

Findings:

- The proposed Zone Change is consistent with the Surprise General Plan 2035.
- The proposed Zone Change demonstrates compliance with the criteria set forth in the Surprise Municipal Code.
- The reviewing agencies have indicated no objections to the request.

Staff's Recommendation:

The Planning and Zoning Commission recommended the Mayor and City Council release the Deed Restriction and approve the proposed rezone from Neighborhood Commercial with Planned Unit Development Overlay (C-1 PUD) and Rural Residential (RR) to Residential High Density (R-3), subject to stipulations 'a' and 'b' as outlined below.

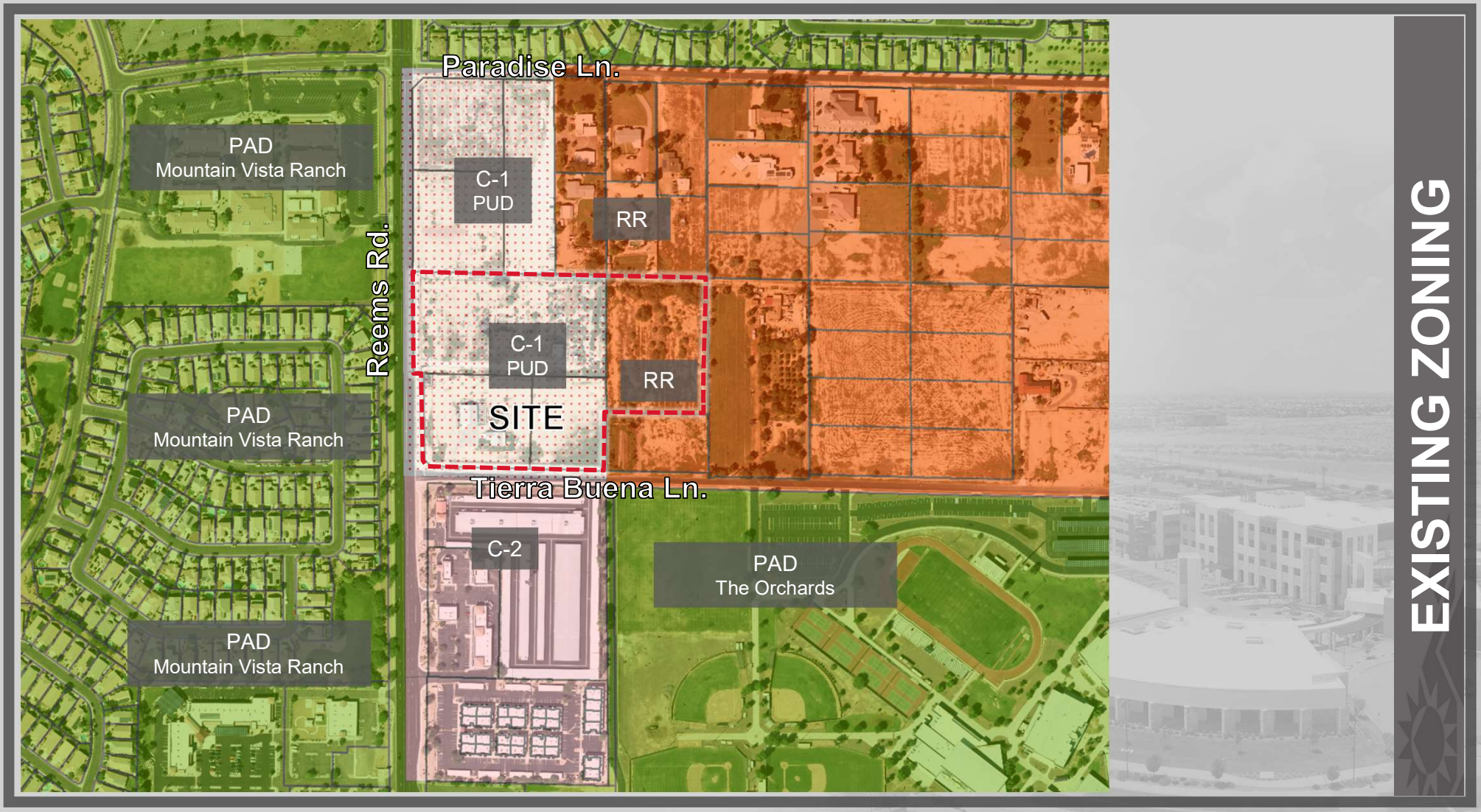
a. Development and use of the site shall be consistent with the Zone Change narrative entitled "Age-In-Place Senior Living Development", prepared by Quarles & Brady, and stamped received October 25, 2023.

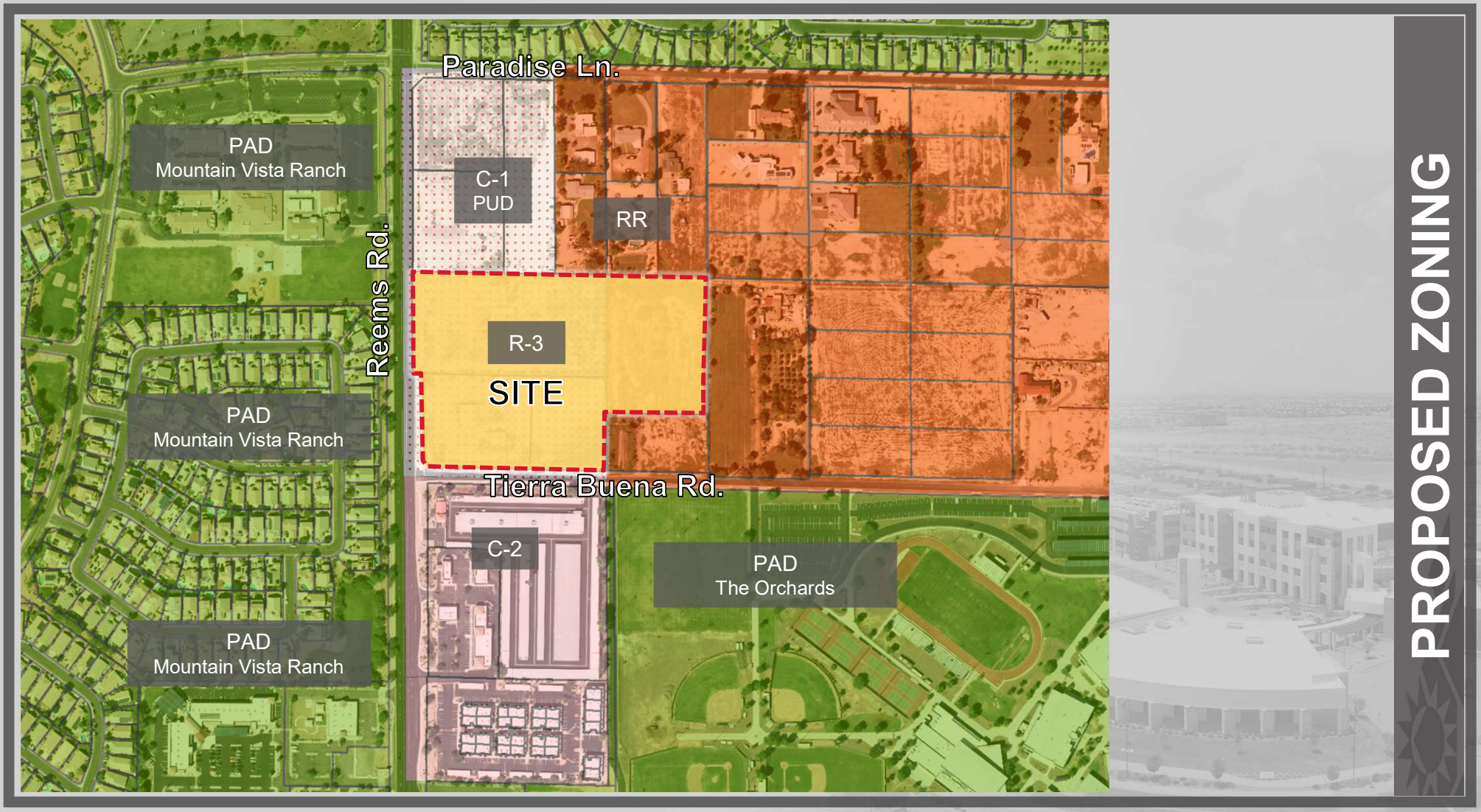
b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

Attachments:

01 Vicinity Map
02 Existing Zoning Map
03 Proposed Zoning Map
04 Zoning Document
05 Project Narrative
06 Luke AFB comments
07 Citizen Outreach Report
08 Affidavit of Site Posting
09 Draft Ordinance
PPT


Bell Rd.
Reems Rd.
Radiant Church
The Orchards
Paradise Ln.
Parkview Pl.
Paradise Honors Elementary School
SITE
Tierra Buena Ln.
Pointe West Plaza
Valley Vista High School
Greenway Rd.
VICINITY MAP


Paradise Ln.
PAD
Mountain Vista Ranch
C-1
PUD
RR
Reems Rd.
C-1
PUD
RR
SITE
PAD
Mountain Vista Ranch
Tierra Buena Ln.
C-2
PAD
The Orchards
PAD
Mountain Vista Ranch
EXISTING ZONING


PROPOSED ZONING
Paradise Ln.
PAD
Mountain Vista Ranch
C-1
PUD
RR
Reems Rd.
R-3
SITE
PAD
Mountain Vista Ranch
Tierra Buena Rd.
C-2
PAD
The Orchards
PAD
Mountain Vista Ranch

GOLD STREAM

Rezone Document

Replat
Rezone
Site Plan
Age-In-Place Senior Living Development
Development Review Application Case No. FS22-0588

Prepared By:

Benjamin W. Graff, Esq.
Quarles & Brady LLP
2 N. Central Ave.
Phoenix, AZ 85004

First Submittal Date: June 15, 2022
Second Submittal Date: May 2, 2023
Third Submittal Date: September 5, 2023
Fourth Submittal Date: October 24, 2023

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SITE LOCATION MAP



GOLD STREAM

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REZONE DOCUMENT NARRATIVE OF REQUEST

INTRODUCTION

The law firm of Quarles & Brady LLP submits this development application on behalf of Gold Stream Development, LLC (the "Applicant"). The Applicant intends to develop The Pointe at Surprise Retirement Living Community ("The Pointe") as a 12-acre, assisted and independent senior living facility. The Pointe will be a single-phase development, allowing a complete "age-in-place" retirement living community. The Pointe will consist of 168 units, comprised of a diversified campus containing independent living, assisted living, and memory care as well as a collection of detached, active adult Cottages ("Cottages") which essentially function as a small single-family home community.

PROPERTY INFORMATION AND REQUEST OVERVIEW

The Pointe will be located along the East side of Reems Road and on the North side of Tierra Buena Road in Surprise, AZ (the "Property"). The Property currently consists of five separate parcels (APNs 501-19-063, 501-19-064, 501-17-028A, 501-17-028E, and 501-17-006G) and will require a Final Plat to combine the parcels, creating a single parcel for The Pointe.

The Property is currently split between the western parcels zoned Neighborhood Commercial Planned Unit Development ("C-1 PUD") and the eastern parcels which are zoned Rural Residential ("RR"). The C-1 PUD portion of the Property contains nonconforming residential homes. Below are the gross area calculations for each parcel and affiliated zoning district.

Parcel	Area	Zoning District
APN 501-17-006G	206,266 sf / 4.7352 ac	C1-PUD
APN 501-19-063	103,362 sf / 2.3729 ac	C1-PUD
APN 501-19-064	75,423 sf / 1.6856 ac	C1-PUD
APN 501-17-028A	72,431 sf / 1.6628 ac	RR
APN 501-17-028E	72,463 sf / 1.6635 ac	RR

A Final Plat was recorded in 2014 under Case No. FS12-168 to dedicate right-of-way ("ROW") and create parcels 501-19-063 and 501-19-064. The RR portion of the Property is currently vacant. A Survey Map was recorded in 2019 under Case No. FS19-159 to create Parcel No. 509-01-167 and dedicate an access easement for the adjacent parcels to the north.

The Applicant is requesting to rezone the entire 12 acres from RR and C-1 PUD to Residential High Density ("R-3") with a maximum density of 13.9 dwelling units per acre ("du/ac") to develop the proposed age-in-place retirement community with a total of 168 units within a single lot. The proposed zoning map is shown below. The request does not ask for the maximum density over 15-20 du/ac permitted within R-3, but rather only 13.9 du/ac. The Project Narrative provided with this Development Review application submittal provides additional information regarding the proposed development and operations of the facility.

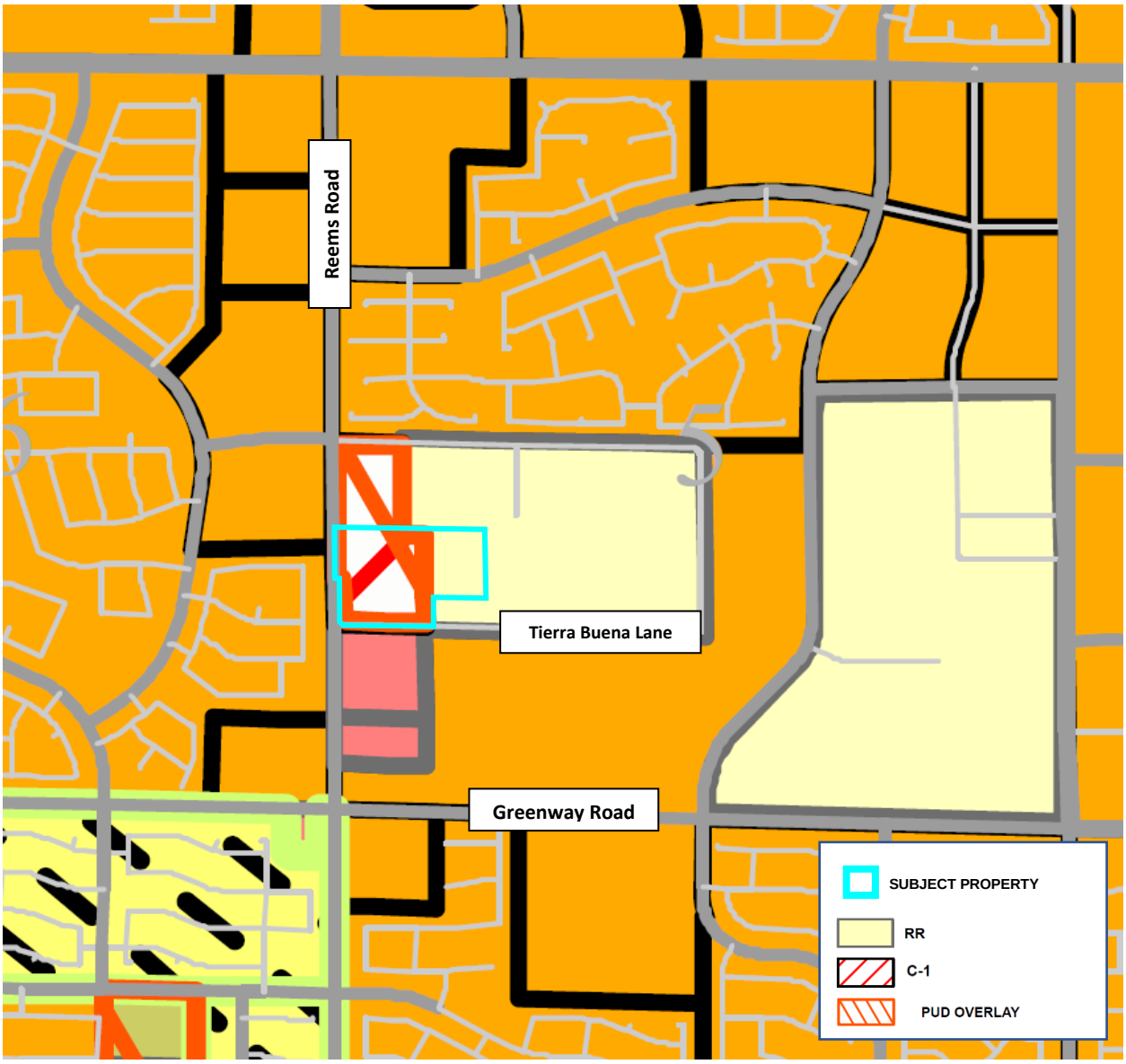
Development Standards

The City of Surprise Land Development Ordinance ("LDO") identifies the development standards in the R-3 zoning according to the density of the given project. The Pointe site plan complies with the development standards outlined in the LDO. The rezoning request is for a density of 13.9 du/ac aligning with the 12-14.9 du/ac column of Table 106-2e, while falling below the maximum density permitted.

Deed Restriction

The Surprise City Council's prior 2015 approval of senior living uses on the Property demonstrates senior living uses are an appropriate use for the site. On August 4, 2015, the applicant requested a time extension for the final plat, and the City Council approved the request on September 1, 2015, with the condition a deed restriction would be recorded for that parcel number 501-19-063 to prevent uses to occur on the property aside from senior housing. Since the applicant at the time proposed 15 senior living units, the deed restriction reflected this request by stating the parcel will only be used for "a senior housing development of 16 or fewer units and shall not be used for non-senior apartments, except that up to an additional two apartments may be occupied by non-senior employees of the facility." Therefore, in addition to the rezoning request, this application is allow being processed in coordination with City Staff to ensure the deed restriction is removed as part of the City Council's final approval of the rezoning and site plan.

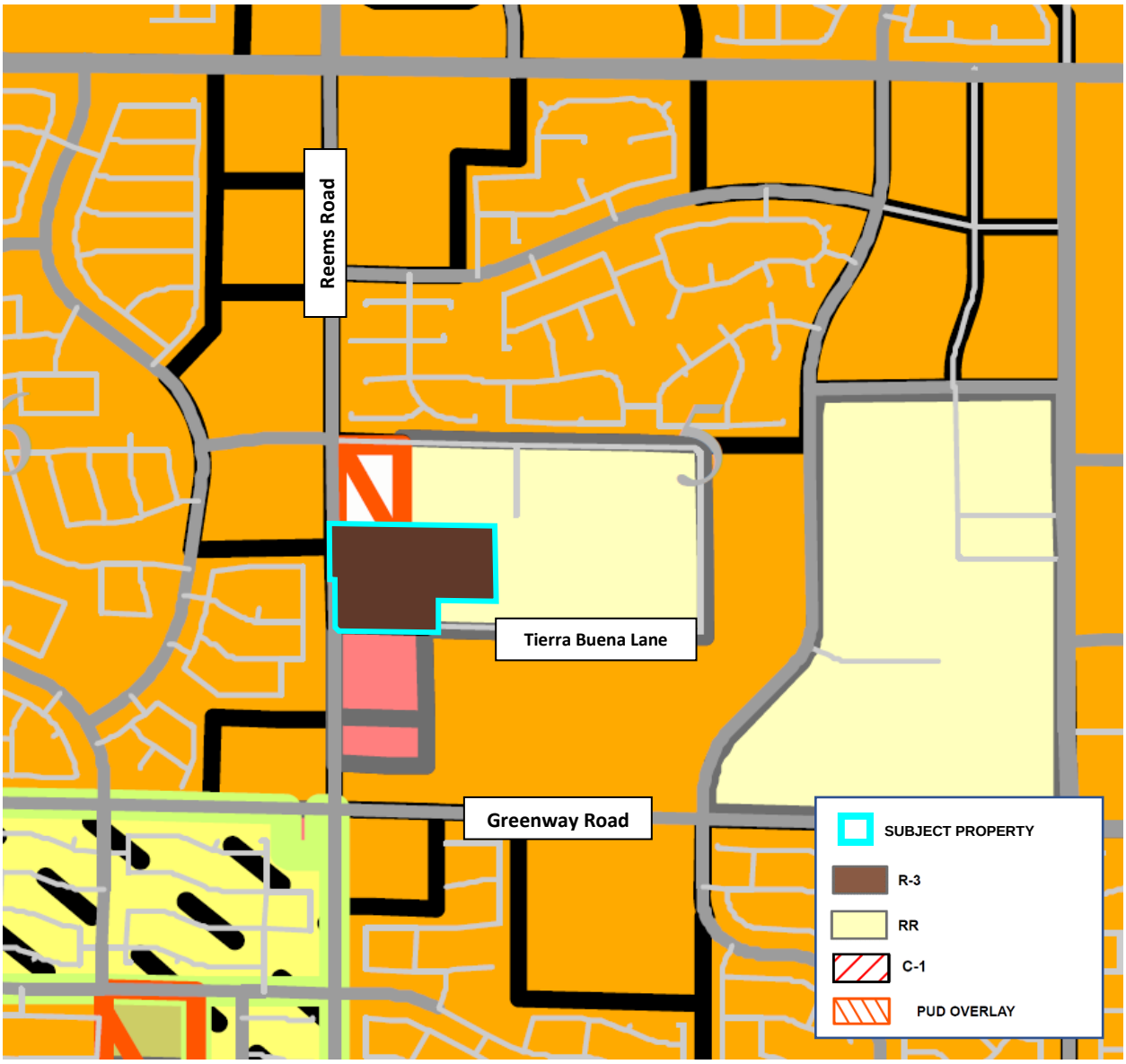
EXISTING ZONING MAP



GOLD STREAM

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PROPOSED ZONING MAP



GOLD STREAM

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GENERAL PLAN 2035 COMPLIANCE

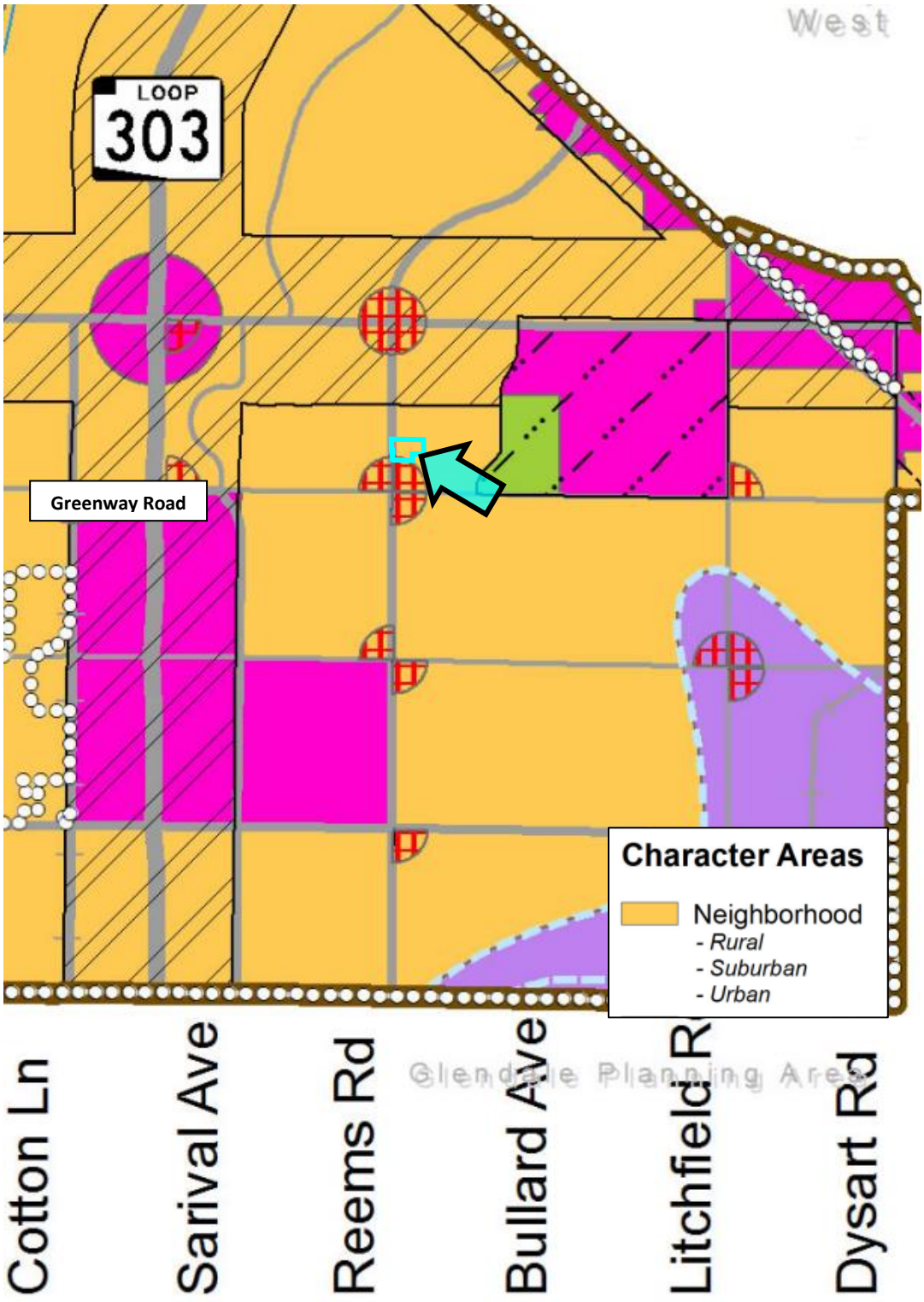
The Surprise General Plan 2035 ("GP2035") designates the Property under the Neighborhood Character Area which allows for multiple residential zoning districts based on Development Type, such as Urban, Suburban, Rural, and Commercial. The GP2035 encourages a mixture of housing options and allows for transitions between different densities and Development Types.

While the Property does not have an official Development Type designation, the adjacent Development Types include Rural to the North and East, Commercial to the South, and Suburban to the West. The applicant's proposal is consistent with the Urban Development Type based on the multi-family land use, exceeding 8 du/ac, and mixture of housing types. Special care was taken with the layout and design to provide a density transition from the adjacent large lot subdivisions to the commercial zoning with medical uses immediately south of the Property.

Aesthetics and built form guidelines outlined in the Urban Development Type of the GP2035, as listed below, were carefully considered and are incorporated into The Pointe site plan and elevations.

- Buildings should be articulated with varied massing and enhanced architectural details.
- Development patterns should promote a more human scale that places emphasis on the mixing of land uses in a pedestrian friendly way. Urban residential uses should be designed around some type of neighborhood center or focus area, such as a school complex, civic amenity, community park or commercial services.
- All single-family attached or multi-family buildings should have shallow to moderate front setbacks. Individual multi-family buildings shall also be separated by ample space for pedestrian walkways and landscaping.
- All residential development should include active and passive open space areas designed, located, and oriented to provide high pedestrian accessibility within and around the development, connections to adjacent development, and buffer between less developed and more urban developed areas.

GENERAL PLAN LAND USE MAP



GOLD STREAM

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LEGAL DESCRIPTION OF PROPERTY

THE NORTH 220.00 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; AND

THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 220.00 FEET THEREOF; AND EXCEPT THE SOUTH 220.00 FEET THEREOF; AND

THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION FIVE (5) TOWNSHIP THREE (3) NORTH, RANGE ONE (1) WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN;

EXCEPT THE WEST THIRTY-THREE (33) FEET THEREOF; AND

LOTS 1 AND 2, MARIPOSA ACRES, ACCORDING TO BOOK 1231 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA.

GOLD STREAM

Project Narrative

Replat
Rezone
Site Plan
Age-In-Place Senior Living Development
Development Review Application Case No. FS22-0588

Prepared By:

Quarles

Benjamin W. Graff, Esq.
Quarles & Brady LLP
2 N. Central Ave.
Phoenix, AZ 85004

First Submittal Date: June 15, 2022
Second Submittal Date: May 2, 2023
Third Submittal Date: September 5, 2023

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OPERATIONS OVERVIEW, PROGRAM SERVICES, & MANAGEMENT	TAB E
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DEVELOPMENT TEAM

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PROJECT NARRATIVE

INTRODUCTION AND PROJECT OVERVIEW

The law firm of Quarles & Brady LLP submits this development application on behalf of Gold Stream Development, LLC (the "Applicant"). The Applicant intends to develop The Pointe at Surprise Retirement Living Community ("The Pointe") as a 12-acre, assisted and independent senior living facility. The Pointe will be a single-phase development, allowing a complete "age-in-place" retirement living community.

Throughout the process of planning and designing The Pointe, the Applicant has ensured the development will be compatible with the surrounding neighborhood and contribute to the community. The Applicant has also worked closely with the City of Surprise throughout the design process, including participating in a Concept Review meeting (Case No. CR21-316) and updating the site plan and design to respond to City Staff comments and recommendations. The development team implemented suggestions from the City on use, access, parking, landscaping, setbacks, and facade. The Pointe will consist of 168 units, comprised of a diversified campus containing independent living, assisted living, and memory care as well as a collection of detached, active adult Cottages ("Cottages") which essentially function as a small single-family home community. See Site Plan Attached at **TAB A**.

PROPERTY INFORMATION AND EXISTING ZONING ENTITLEMENTS

The Pointe will be located along the East side of Reems Road, on the North side of Tierra Buena Road in Surprise, AZ (the "Property"). The Property currently consists of five separate parcels (APNs 501-19-063, 501-19-064, 501-17-028A, 501-17-028E, and 501-17-006G) and will require a Final Plat to combine the parcels, creating a single parcel for The Pointe. See Maps Attached at **TAB B**.

Existing Zoning & Prior Approvals

The Property is currently split between the western parcels zoned Neighborhood Commercial Planned Unit Development ("C-1 PUD") and the eastern parcels which are zoned Rural Residential ("RR"). The C-1 PUD portion (approximately 385,051 square feet) of the Property contains nonconforming residential homes. A Final Plat was recorded in 2014 under Case No. FS12-168 to dedicate right-of-way ("ROW") and create parcels 501-19-063 and 501-19-064. The RR portion (approximately 144,894 square feet) of the Property is currently vacant. A Survey Map was recorded in 2019 under Case No. FS19-159 to create Parcel No. 509-01-167 and dedicate an access easement for the adjacent parcels to the north.

In 2014, the owner requested to rezone a portion of the Property from RR to a medium density zoning district to allow an assisted living facility, similar to the use currently being proposed. The prior case also proposed a commercial component. Members of the public at the time strongly encouraged senior housing and assisted living facility uses on the site but opposed any commercial uses on the Property as they were deemed as incompatible with the existing

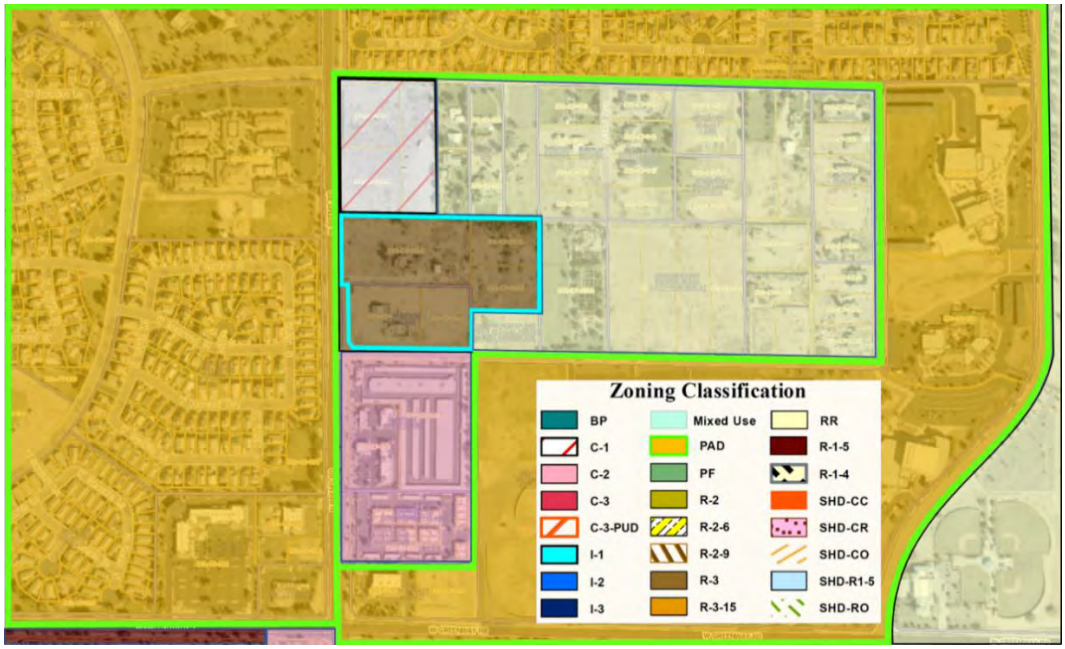
neighborhood. The prior owner removed the proposed commercial uses after a neighborhood meeting, and as a result, the City Council approved the request for a rezone with stipulations on August 18, 2014.

City Council's prior approval of senior living uses on the Property demonstrates senior living uses are an appropriate use for the site. On August 4, 2015, the applicant requested a time extension for the final plat, and the City Council approved the request on September 1, 2015 with the condition a deed restriction would be recorded for that parcel number 501-19-063 to prevent uses to occur on the property aside from senior housing. Since the applicant at the time proposed 15 senior living units, the deed restriction imposed the parcel will only be used for "a senior housing development of 16 or fewer units and shall not be used for non-senior apartments, except that up to an additional two apartments may be occupied by non-senior employees of the facility." Therefore, in addition to the rezoning request, this application is allow being processed in coordination with City Staff to ensure the deed restriction is removed as part of the City Council's final approval of the rezoning and site plan.

PROPOSED REZONING AND SITE PLAN

Rezoning

The Applicant is requesting to rezone the entire 12 acres from RR and C-1 PUD to Residential High Density ("R-3") with a maximum density of 13.9 dwelling units per acre ("du/ac") to develop the proposed age-in-place retirement community with a total of 168 units within a single lot. The proposed zoning map is shown below. The request does not ask for the maximum density over 15-20 du/ac permitted within R-3, but rather only 13.9 du/ac.



Proposed Zoning District

GOLD STREAM

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Site Plan

It is important to emphasize this is not a standard multifamily rental development. Instead, The Pointe is a retirement living community which provides a continuum of care for seniors including active adult Cottages, independent living units, assisted living units, and memory care units. The overall site plan incorporates two core components: the main senior living facility and the detached, active adult Cottages, which function as a small, low-intensity single-family home community within the Pointe. This site is designed to allow current Surprise residents to move to this location at the early stages of retirement and to age in place as their needs may change during the later years of life.

A. Senior Living Facility (West half of The Pointe)

- This component of the overall community will host a three-story senior living facility offering independent living (88 units), assisted living (38 units) and memory care facilities (14 Units). The three-story portion of the development is located against Reems Road and over 220 feet away from the existing neighbors on Parcel No. 509-01-167 and 549 feet away from Parcel No. 501-17-029A on the east side of the Property. Each specialized living area will comprise a separate wing of the western building, but all will be connected to a common core area. This design is visually appealing as it breaks up the building's mass into multiple, smaller wings and creates beneficial and walkable outdoor open space. The building is buffered by single story active adult Cottages between the main facility and existing adjacent neighborhood to the north.
- Parking - 74 stalls for the senior facility
- Three story – Maximum 60 feet (46'-0")

B. Detached, Active Adult Cottages (27 homes on the east half of The Pointe)

- Residents of the 27 active adult Cottages are members of The Pointe with full access to all amenities of the main senior living facility. The full integration of these homes into the overall Pointe community creates a seamless transition from the adjacent residential neighborhood and an ideal buffer between existing adjacent homes and the main senior living building.
- Parking – Four spaces per home (2 garage, 2 driveway) 108 total parking spaces
- Single Story Homes– Maximum 18 feet
- Amenities include a clubhouse with swimming pool, lounging areas, BBQ, sports courts, a dog run, dining and meals, housekeeping, salon, gym, theater, and full access to numerous daily activities within the main facility.
- The Applicant may propose a Condominium Plat with the City of Surprise to provide an ownership option within The Pointe community in the future.
- Active seniors living within the Cottages have the opportunity to move into an independent living, assisted living, or memory care unit as they age and their

needs change. This ensures current City of Surprise residents who want to stay within the City they call home as they age have viable living options.

This retirement living development provides an attractive gradual land-use transition for the existing neighborhood. The design was created to provide a benefit to our existing neighbors and a soft transition from the single-story Cottages to the denser assisted/memory care facility. The community plan is designed to provide a substantial amount of open space. The active adult lots, main building, and clubhouse footprints include 163,000 square feet of total open space. The size of the entire site is 527,945 square feet, meaning that approximately 30% of the property's square footage is dedicated to open space. There will also be walking trails throughout the community which will connect to the City's existing system.

Development Standards

The City of Surprise Land Development Ordinance ("LDO") identifies the development standards in the R-3 zoning according to the density of the given project. The Pointe site plan complies with the development standards outlined in the LDO. See Site Plan Attached at **TAB A.** The rezoning request is for a density of 13.9 du/ac aligning with the 12-14.9 du/ac column of Table 106-2e, as shown below.

Table 106-2e - Residential High Density (R-3) Zoning district			
Net Density (du/ac)	8-11.9	12-14.9	15+
Min. Setback to Arterial ROW (ft) 2	20	20	20
M in. Setback to Collector and Local ROW (ft) 2	15	15	15
Min. Setback Adjacent to Residential Zoning (ft)	10	15	20
Min. Setback Adjacent to Non-Residential Zoning (ft)	20	20	20
Max. Bldg. Height1 (ft)	45	50	60
Open space (sf/du)	150	150	150

Notes:

1. The *height* of any *structure,* or port ions thereof, shall not exceed thirty feet (30') in *height* measured at the *setback* line when *adjacent* to *Single-family, Two-family, Three-family development parcels.* The *height of* the *accessory structure* may increase at a rat io of one foot vertical for every one-foot horizon t al (1' :1') as measured relative to the property line to a maximum *height* equal to the *zoning.*
2. *Setback* may be reduced to 10' along Collector or Local *right-of-way* for units that open to the *street* and exclude a perimeter wall.

General Plan 2035 Compliance

The Surprise General Plan 2035 ("GP2035") designates the Property under the Neighborhood Character Area which allows for multiple residential zoning districts based on Development Type, such as Urban, Suburban, Rural, and Commercial. The GP2035 encourages a mixture of housing options and allows for transitions between different densities and Development Types.

While the Property does not have an official Development Type designation, the adjacent Development Types include Rural to the North and East, Commercial to the South, and Suburban to the West. The applicant's proposal is consistent with the Urban Development Type based on the multi-family land use, exceeding 8 du/ac, and mixture of housing types. Special care was taken

with the layout and design to provide a density transition from the adjacent large lot subdivisions to the commercial zoning with medical uses immediately south of the Property.

Aesthetics and built form guidelines outlined in the Urban Development Type of the GP2035, as listed below, were carefully considered and are incorporated into The Pointe site plan and elevations. See Elevations Attached at **TAB C**.

- Buildings should be articulated with varied massing and enhanced architectural details.
- Development patterns should promote a more human scale that places emphasis on the mixing of land uses in a pedestrian friendly way. Urban residential uses should be designed around some type of neighborhood center or focus area, such as a school complex, civic amenity, community park or commercial services.
- All single-family attached or multi-family buildings should have shallow to moderate front setbacks. Individual multi-family buildings shall also be separated by ample space for pedestrian walkways and landscaping.
- All residential development should include active and passive open space areas designed, located, and oriented to provide high pedestrian accessibility within and around the development, connections to adjacent development, and buffer between less developed and more urban developed areas.

PROJECT COMPATIBILITY AND ECONOMIC ANALYSIS

The Property is appropriate for an infill development fulfilling the need for an age-in-place community within the City of Surprise. While the current zoning would technically allow for commercial uses, there is prior and existing neighborhood opposition to any commercial uses on the Property. Per the Community Development Staff Report for Case No. FS12-168 dated July 10, 2014, a rezoning request was proposed on a portion of the Property to include both a senior living facility and commercial uses. Per the staff report, when the applicant held a neighborhood meeting:

> "Approximately 20 residents attended the meeting and voiced concern over the original intent of rezoning the parcel along Reems Road to community commercial citing potential issues with vehicular and pedestrian traffic from the high school to the east."

The residents at the time supported the senior living community and only opposed the commercial uses. Therefore, Case No. FS12-168 was revised to eliminate the commercial component. The proposed senior living use was supported by the neighborhood and approved by the City Council, demonstrating senior living as a compatible use for the site. See Case No. FS12-168 Staff Report Attached **TAB D**. More recently on October 25, 2022, the Development Team held an in-person neighborhood meeting where nearby property owners who were in attendance voice support for the proposed age-in-place community and overall design. The owners expressed similar concern for the potential of commercial uses on the site due to significant increases in traffic and the incompatible location for a commercial or retail use, especially being so close to the nearby High School. The Pointe will allow aging members of the Surprise community to live near their families and provide potential opportunities to engage with the nearby school. Based on

existing and prior neighborhood input, it appears the neighborhood supports senior communities for the Property and deems the Property unsuitable for commercial uses.

Additionally, the unique shape of the Property has and will continue to hinder the viability of a typical commercial or business center constructed adjacent to large lot, single-family residential homes. Most importantly, the Property is not a prime corner commercial lot but is instead located between Greenway Road and Bell Road, again making it less viable for traditional commercial development. The commercial portion of the Property is currently zoned C-1 PUD, which offers the most limited options for commercial uses compared to other commercial districts in the City of Surprise. This portion of the Property has no record of ever sustaining a viable commercial business over the past 10 years, proving its inability to support a commercial use. The Property has proven to be an unsuitable candidate for a typical retail or commercial development, whereas The Pointe will meet the need for an upscale, age-in-place retirement community.

The Applicant's development team is aware and respectful of the City's broader goal to protect and develop commercially zoned land for retail/commercial uses. However, The Pointe has a number of characteristics which differentiate it from a typical commercial to residential rezone. While a standard residential rezone project may ultimately have minimal employment impact past its initial construction/development, The Pointe will be a long-term job creator. The Pointe will provide more job opportunities for Surprise residents than a typical multifamily development, as specialized full-time staff will be needed. In order to operate its various facilities, including its memory care and assisted living units, The Pointe will employ a team of medical professionals including registered nurses (RN) and certified nursing assistants (CNA), direct support staff, activities and recreation coordinators, interdisciplinary staff including barbers, hair stylists and chefs, and community/ancillary service team members. In total, The Pointe is anticipated to have a staff of approximately 60 Full Time Equivalent employees once it is operating at capacity.

Based on previous City approvals for senior uses on the site, the proposed age-in-place community implements the supported and planned use for the Property and neighborhood. The age-in-place community will have less traffic impact than a traditional multifamily apartment complex, due to the lack of car ownership and less frequent use of individual vehicles. The proposed use is also akin to lower intensity commercial uses as the memory care and assisted living facility will provide support services to the residents in the community. The site is ideal for a senior living housing community integrated with the surrounding community and fits within the scale of the area of Surprise. Additionally, with the number of active independent-living senior adults, these additional rooftops will provide customers for surrounding commercial uses. The Pointe is properly placed on the outer edge of the neighborhood, serving as an ideal transition between the adjacent homes to the east and the commercial properties to the south. The Pointe provides a development that integrates well into the community using design elements, transitions the intensity of residential, and creates a sense of place for future residents. In sum:

a. Within this area of Surprise, the Property is an appropriate location for a senior living development.
    i. The commercially zoned portion of the Property has been historically rejected by commercial developers and will remain vacant unless the permitted uses can

be updated and revitalized. Prior to Gold Stream's purchase of the Property, the prior owner tirelessly marketed the Property for commercial/retail uses with no success.

ii. The single-story Cottages will serve as a buffer between the main facility and the large lot subdivision.

iii. Neighboring property owners have voiced significant support for the project's proposed uses, while past case history document opposition to commercial uses on the Property.

b. The mix of uses will further enhance the purpose and intent of the Neighborhood Character Area.
   i. The Pointe represents a high-quality development that will add to the senior housing options serving aging members of City of Surprise families.

c. The sense of place is a key component to the overall design.
   i. Residents within The Pointe will have a community experience with access to all the services available on site and the collection of amenities throughout the Property.
   ii. Site design that encourages a neighborhood community, while being within a close proximity to nearby shopping and medical facilities, will provide to be an economic driver for this area.

d. The development quality will meet or exceed existing development within the surrounding area.
   i. The architectural design provides an enhanced visual appeal with stone veneer, a modern color scheme, creative roof lines and robust landscaping along Reems Road and Tierra Buena Lane, which is a vast improvement from the current vacant site.
   ii. The Cottages are designed as single-story units with a design style that matches the main facility.

e. Senior housing will be a positive benefit and low intensity use for the surrounding community with a low traffic impact.
   i. Typical vehicle ownership and trip generation associated with senior housing is significantly less than commercial property or a typical multifamily rental development.
   ii. With frontage on Reems Road, the existing neighborhood adjacent to The Pointe will not encounter additional congestions or cut-through traffic.

NEIGHBORHOOD MEETINGS

A neighborhood meeting was held on June 30th, 2021, at Hilton Garden Inn to introduce the project to the surrounding community. The meeting was well-attended, and neighbors were vocal in support of this project being developed within their neighborhood. After submitting the formal development application, the Development Team then held an additional in-person neighborhood meeting on October 25, 2022, at Countryside Elementary and a virtual neighborhood meeting on November 2, 2022, to discuss the current rezoning request. One property owner attended both the in-person and virtual neighborhood meeting, with three other nearby property owners attending the in-person meeting. All owners expressed favorable and positive

support for the project. After learning about the project, none of the attendees expressed any reservations or concerns about the project at this time. The Development Team will submit a citizen participation summary as part of the final rezoning packet to be presented to the Planning and Zoning Commission and City Council.

In recent months, a couple of the adjacent property owners have reached out to discuss whether Gold Stream is willing to make off-site improvements to the local flood irrigation channels that connect through the Gold Stream Property. While this request from the neighbors is outside of the request before the City, Gold Stream is working with these neighbors on possible improvements to accommodate their requests. Gold Stream will provide improvements to the onsite flood irrigation by installing new underground pipes to ensure improved access for the downstream neighbors. We will keep the City updated on these discussions.

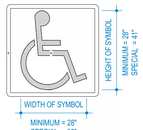
OPERATIONS OVERVIEW

The Pointe Retirement Living Community provides a full-service continuum of care for older adults wishing to enjoy a healthy and quality lifestyle. The Pointe at Surprise Retirement Living Community will offer active adult Cottages, Independent Living, Assisted Living and Memory Care Services to its residents along with an assortment of amenities, support services, and recreational activities. Additional information on the operations, program services, and management can be reviewed at **TAB E.**

CONCLUSION

The Pointe will be a beneficial and compatible development within the Surprise community. In part because it was designed with significant consideration for the existing character of the surrounding area, The Pointe will blend into the community while also providing the City with a centralized, supportive housing option for seniors who want to take advantage of the independent living Cottages or who may require assistance with daily tasks and will benefit from the assisted living option. These Surprise citizens will live within a cohesive community and will be able to age-in-place at their own pace and in the comfort of a tastefully designed facility. The approval of the rezoning case and proposed development will demonstrate a further commitment by the City of Surprise to its aging population.

TAB A



NOTE:
BLUE BACKGROUND & WHITE BORDER ARE OPTIONAL

ACCESSIBLE PARKING SPACE MARKING



FIRE LANE SIGN

1 SIGNAGE DETAILS
3" = 1'-0"

GENERAL NOTES: ARCHITECTURAL SITE PLAN:

1. AN ERRC RADIO SURVEY TEST WILL BE CONDUCTED PRIOR TO C OF O. IF THE TEST FAILS AN ERRC RADIO SYSTEM SHALL BE INSTALLD. - IFC 510.

KEY NOTES: ARCHITECTURAL SITE PLAN:

1	DUMPSTER ENCLOSURE	8	FIRE RISER ROOM
2	ACCESSIBLE ROUTE	9	KNOX BOX
3	SITE AMENITY - POOL HOUSE	10	SITE FENCE
4	SITE AMENITY - POOL	11	SITE WALL
5	PICKELBALL COURT	12	FDC
6	DOG PARK	13	FIRE HYDRANT
7	FIRE PIT		

SITE DATA:

CURRENT ZONE: PAD
PROPOSED ZONE: R-3

TOTAL SITE AREA 527,945sf (12.12 ac)

ALLOWABLE DENSITY (DU/AC) 21.12x14.9 = **180 DU**

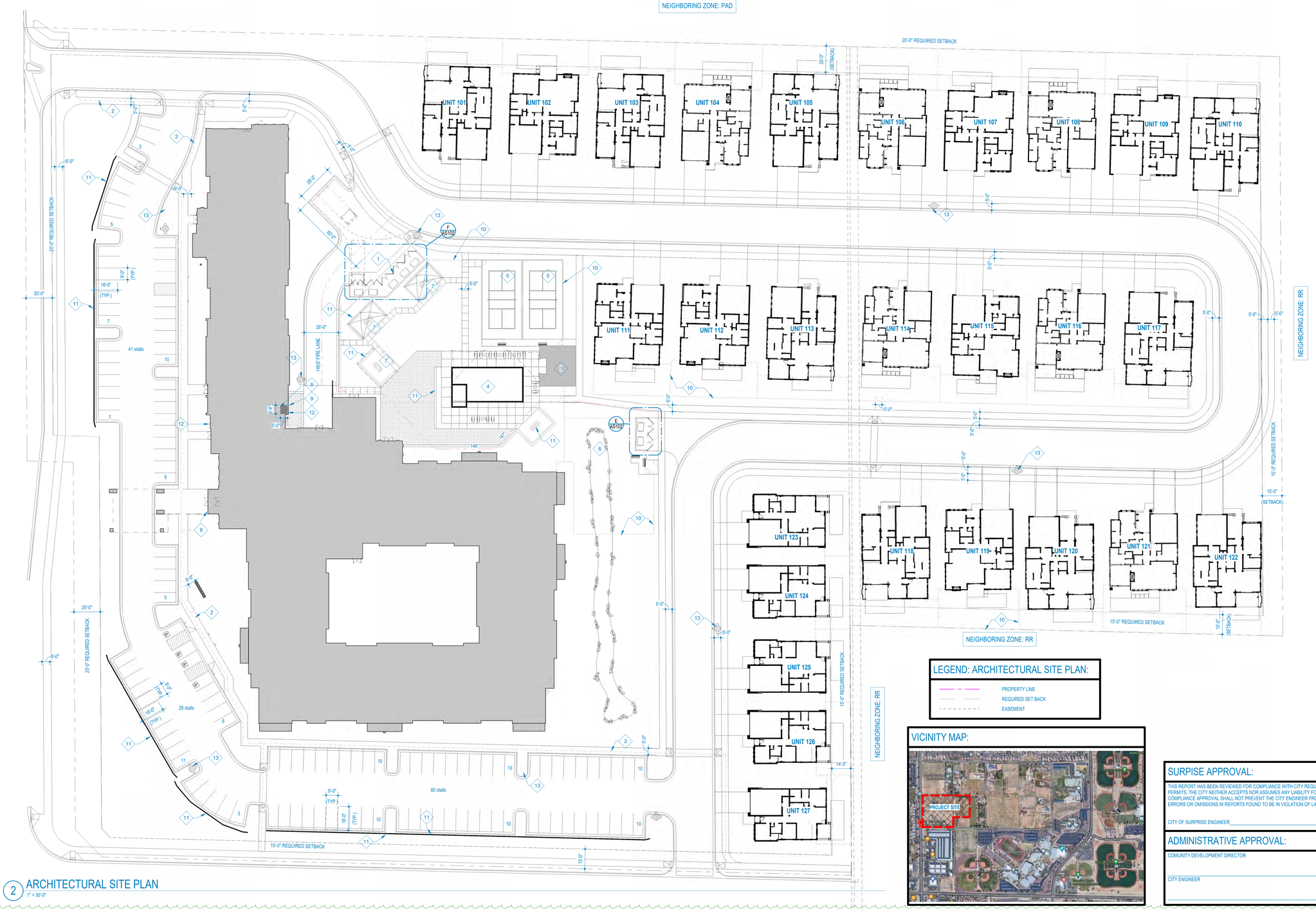
OF DWELLING UNITS PROVIDED:
ASSISTED LIVING: 141
COTTAGES 27
TOTAL **168**

ACTUAL DENSITY 168/12.12= **13.9du**

ASSISTED LIVING CENTER		RESIDENTIAL		POOL HOUSE	
BUILDING AREA:		BUILDING AREA:		BUILDING AREA:	
1ST FLOOR:	59,859 SF	22 HOMES x 3,075 SF = 67,650 SF		775 SF	
2ND FLOOR:	58,214 SF	5 HOMES x 3,650 SF = 18,250 SF			
3RD FLOOR:	58,214 SF	TOTAL:	85,900 SF		
TOTAL:	176,287 SF				
BUILDING HEIGHT:	46'-0"	BUILDING HEIGHT:	15'-0"	BUILDING HEIGHT:	11'-0"
CONSTRUCTION TYPE:	5A	CONSTRUCTION TYPE:	5B	CONSTRUCTION TYPE:	5B
OCCUPANCY TYPE:	MIXED USE I-1, R-2, & B	OCCUPANCY TYPE:	R-3	OCCUPANCY TYPE:	U
PARKING:		PARKING:		PARKING:	
REQUIRED:		REQUIRED:	2 / DWELLING UNIT (2 x 27) = 54 STALLS	N/A	
MCIAL UNIT	.5 / UNIT x 53 UNIT = 26.5 STALLS				
IL 1BED & STUDIO	1 / UNIT x 73 UNIT = 73 STALLS				
IL 2BED	2 / UNIT x 15 UNIT = 30 STALLS				
TOTAL:	141 UNITS = 130 STALLS				
PROVIDED:		PROVIDED:	2 PER GARAGE & 2 PER DRIVEWAY 27 HOMES x 4 STALLS = 108 SPACES		
NON-ADA	= 124 STALLS				
ADA	= 06 STALLS				
	130 STALLS				
PHASE:	NO PHASING				
SITE COVERAGE:	14% BUILDING COVERAGE				

TECHNICAL CODES:

2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL FUEL GAS CODE
2021 PLUMBING CODE
2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2020 NATHIONAL ELECTRICAL CODE
ICC A117.1-2009
CITY OF SURPRISE ORDINANCE 2019-031
Code: City of Surprise Land Development Ordinance
Chapter 106-2



2 ARCHITECTURAL SITE PLAN
1" = 30'-0"

LEGEND: ARCHITECTURAL SITE PLAN:

PROPERTY LINE
REQUIRED SET BACK
EASEMENT

VICINITY MAP:

SURPISE APPROVAL:

THIS REPORT 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 REPORTS FOUND TO BE IN VIOLATION OF LAWS OR ORDINANCES.

CITY OF SURPRISE ENGINEER _____ DATE _____

ADMINISTRATIVE APPROVAL:

COMUNITY DEVELOPMENT DIRECTOR

_____ DATE _____

CITY ENGINEER

_____ DATE _____

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SEAL:



project: The Pointe at Surprise
SURPRISE, AZ

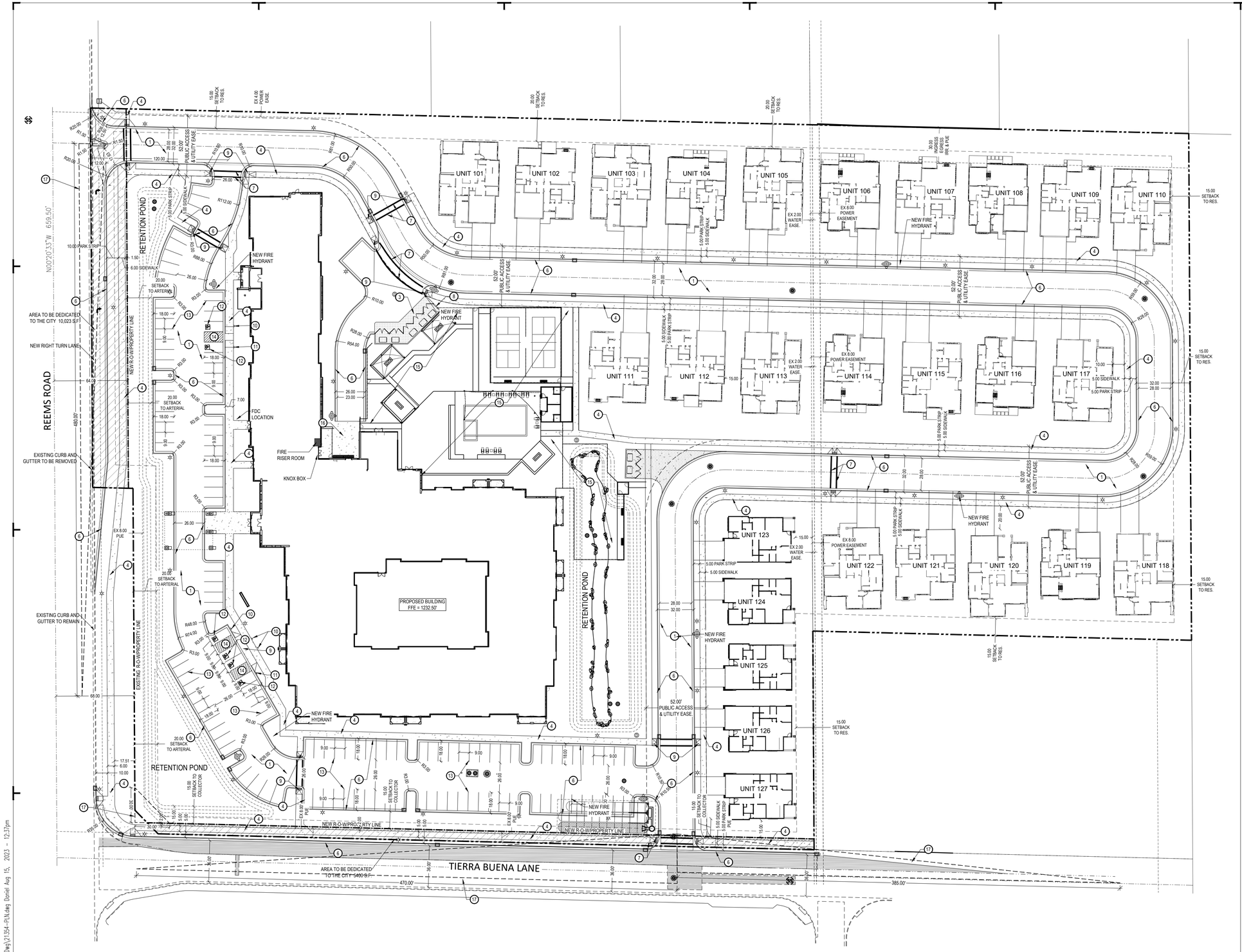
project no: 21012
date: 2023.03.17
revisions:
1 08.14.2023 CITY CMTS

sheet: ARCHITECTURAL SITE PLAN

AS101

FS22-0858

Plot Date: 8/14/2023 4:37:02 PM



NORTH

SCALE: 1" = 40'

0 20' 40' 80' 120'

DESCRIPTION	AREA	%
HARDSCAPE	150,737 SQFT	29%
LANDSCAPE	305,456 SQFT	58%
BUILDINGS	71,750 SQFT	14%
TOTAL	527,946 SQFT	100%

GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.

ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET C5.01.
2. UTILITY POTHOLE REPAIR, SEE MAG DETAIL 212, SHEET C5.01.
3. CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'C1', SHEET C5.01.
4. CONCRETE SIDEWALK, SEE MAG DETAIL 230, SHEET C5.01.
5. 24" CONCRETE VERTICAL CURB AND GUTTER. SEE MAG DETAIL 220-1, SHEET C5.01.
6. 12" WIDE SOLID WHITE PEDESTRIAN CROSSWALK
7. DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
8. ADA RAMP WITH DETECTABLE WARNING SURFACE. SEE DETAIL 'A3', 'B3', & 'C3', SHEET C5.01.
9. ADA PARKING SIGN. SEE DETAIL 'C4', SHEET C5.01.
10. VAN ACCESSIBLE ADA PARKING SIGN. SEE DETAIL 'C4', SHEET C5.01.
11. PAINTED ADA SYMBOL. SEE DETAIL 'B4', SHEET C5.01.
12. 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
13. 4" WIDE SOLID YELLOW PEDESTRIAN STRIPE LINES.
14. SITE AMENITIES, SEE ARCHITECTURAL / LANDSCAPE PLANS FOR DETAILS.
15. LOADING / UNLOADING / DELIVERY AREA.
16. NO PARKING FIRE LANE SIGN, PER CURRENT CITY OF SURPRISE STANDARD DETAIL 4-211, SEE SHEET C5.01.
17. SIGHT DISTANCE TRIANGLES. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02. TREES, SHRUBS, AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, NEEDLES, OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES, PER SURPRISE EDS DETAIL 4-01.

AREA TO BE DEDICATED TO THE CITY OF SURPRISE

MATERIALS QUANTITIES TABLE

OFFSITE - ITEMS

TYPE	QUANTITY
ASPHALT PAVEMENT	S.F.
CONCRETE PAVEMENT	S.F.
CONCRETE SIDEWALK	L.F.
24" CONCRETE VERTICAL CURB AND GUTTER	L.F.

ADMINISTRATIVE APPROVAL

COMMUNITY DEVELOPMENT DIRECTOR — DATE

CITY ENGINEER — DATE

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Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

Registered Professional Engineer
CERTIFICATE NO.
75550
DANIEL J. CANNING
Date Signed 08-15-23
ARIZONA U.S.A.

SURPRISE ASSISTED LIVING FACILITY

REEMS ROAD AND TIERRA BUENA LANE
SURPRISE, ARIZONA

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO:	21354
DRAWN BY:	DJC
CHECKED BY:	RJP
DATE:	12/07/2022
FS CASE NUMBER:	FS22-0858

CIVIL SITE PLAN

C1.01

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811 BLUE STAKE, INC.
Call 811 or click Arizona811.com

S:\2021Files\21354\Civil\Prod Dwg\21354-PLN.dwg Daniel Aug 15, 2023 - 12:27pm

TAB B

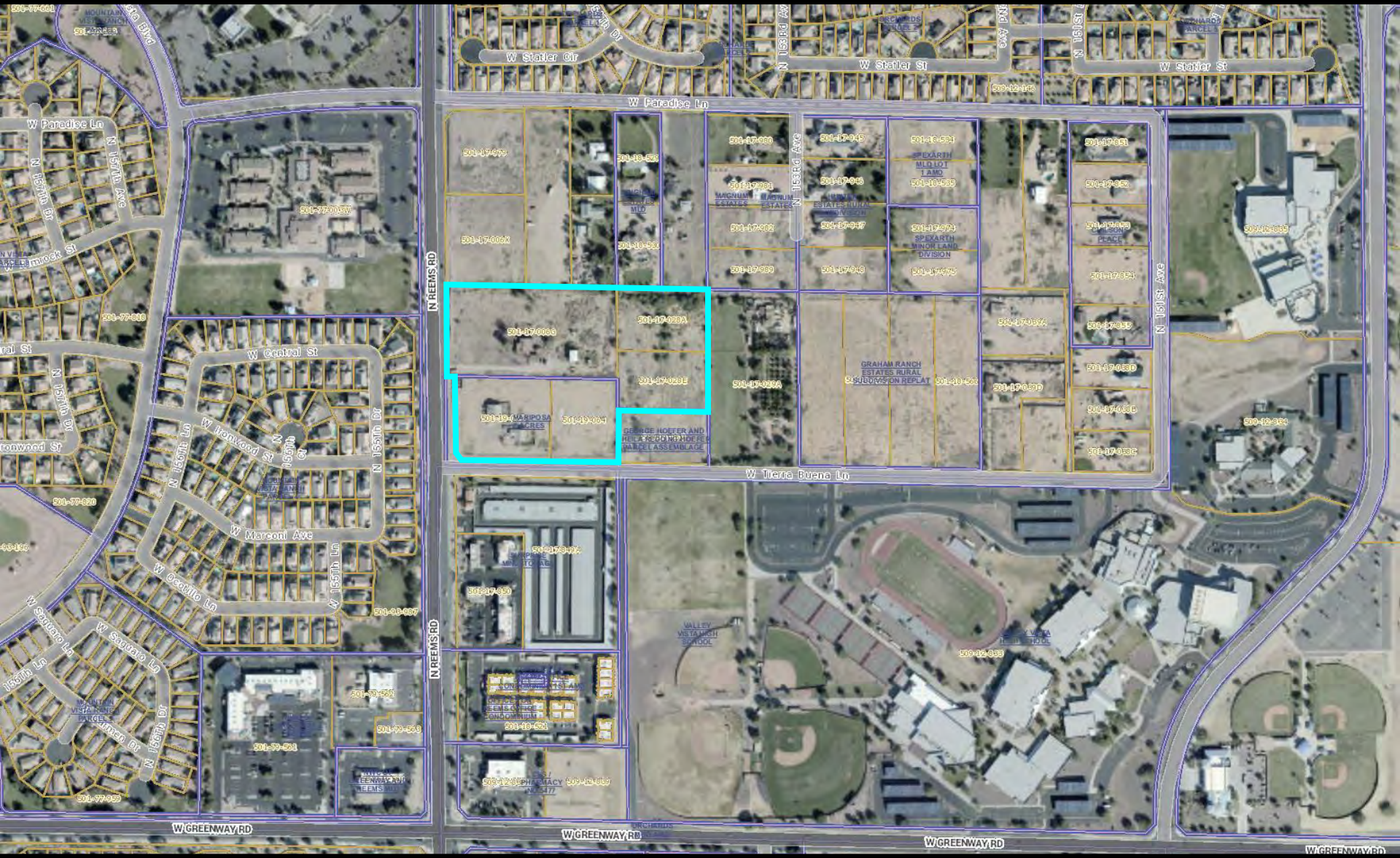
AERIAL MAP



Quarles

PARCEL NUMBERS: 501-19-063, 501-19-064,
501-17-028A, 501-17-028E, and 501-17-006G

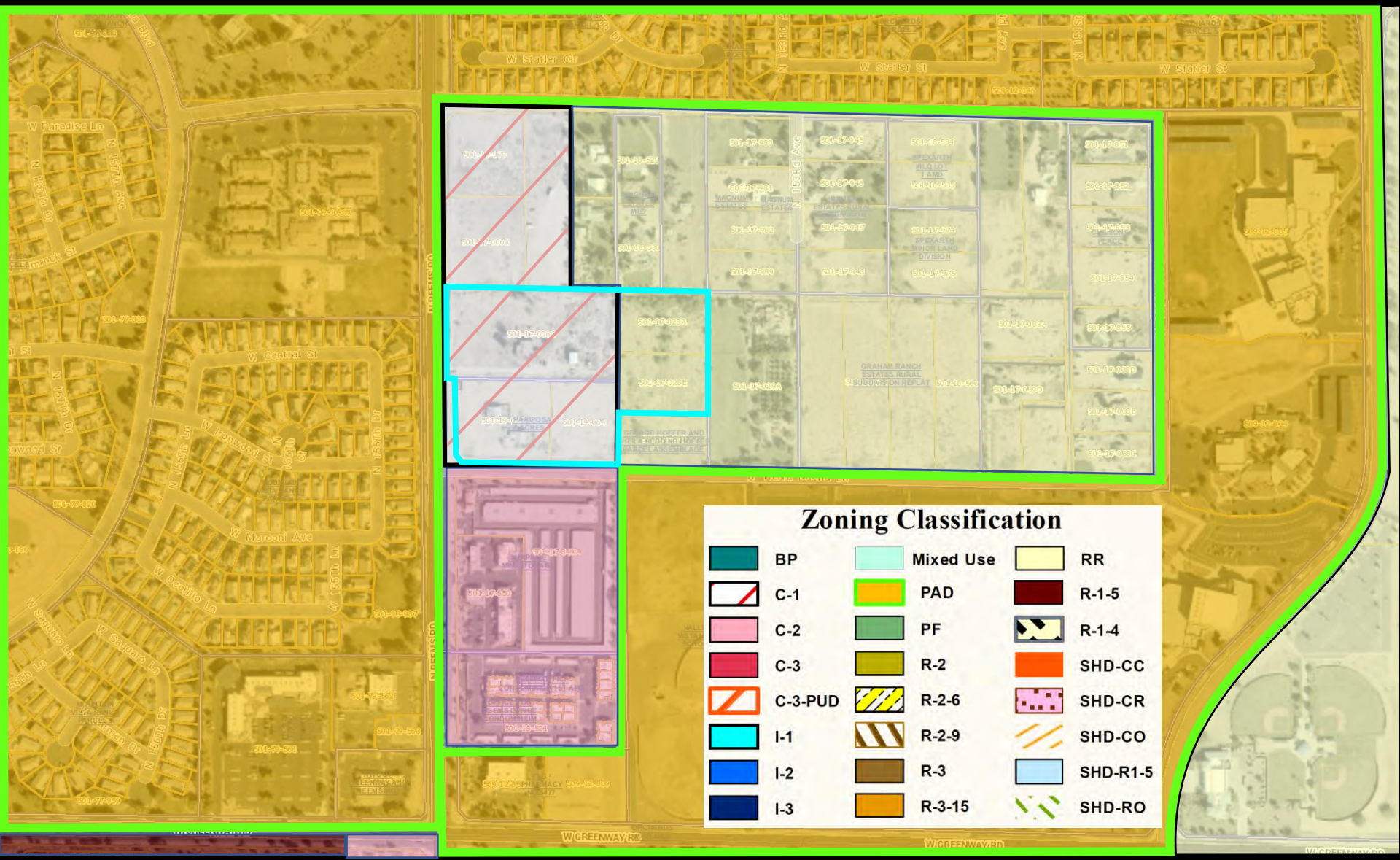
AERIAL MAP



PARCEL NUMBERS: 501-19-063, 501-19-064, 501-17-028A, 501-17-028E, and 501-17-006G

Quarles

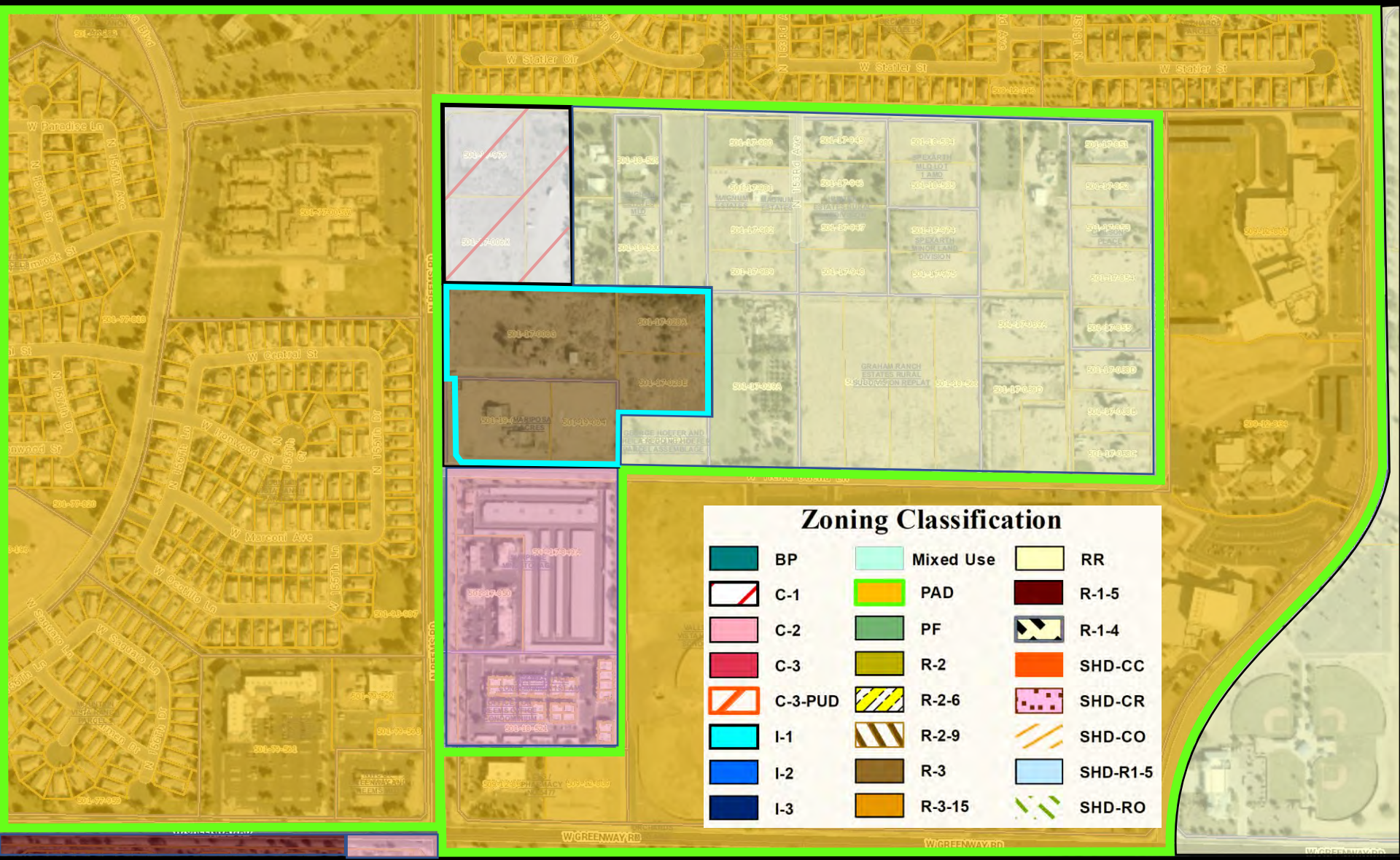
CURRENT ZONING MAP



Quarles

PARCEL NUMBERS: 501-19-063, 501-19-064, 501-17-028A, 501-17-028E, and 501-17-006G

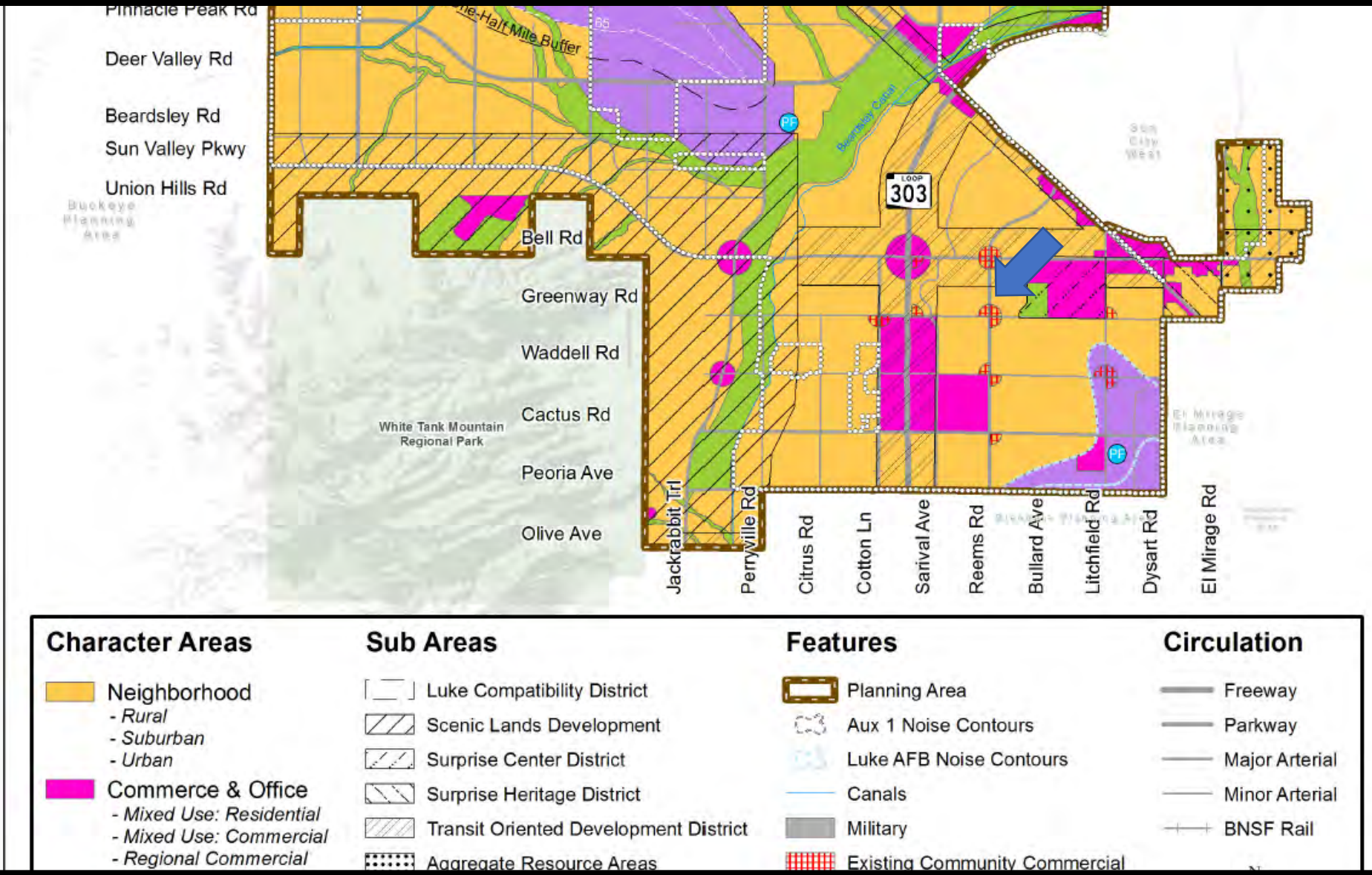
PROPOSED ZONING MAP



Quarles

PARCEL NUMBERS: 501-19-063, 501-19-064,
501-17-028A, 501-17-028E, and 501-17-006G

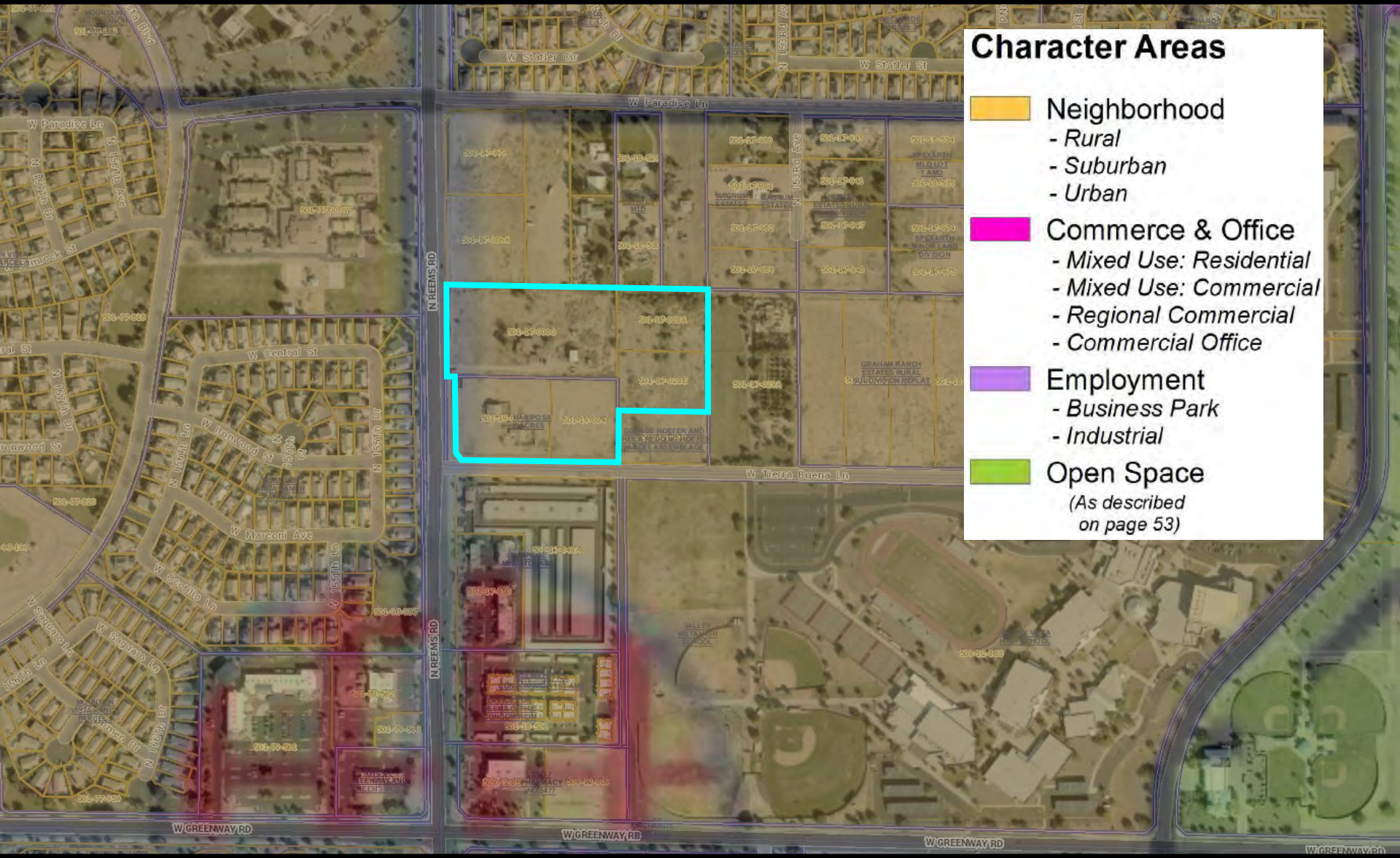
GENERAL PLAN MAP
NEIGHBORHOOD CHARACTER AERA



PARCEL NUMBERS: 501-19-063, 501-19-064, 501-17-028A, 501-17-028E, and 501-17-006G

Quarles

GENERAL PLAN MAP



Quarles

PARCEL NUMBERS: 501-19-063, 501-19-064, 501-17-028A, 501-17-028E, and 501-17-006G

CITY COUNCIL DISTRICT NO. 5 – COUNCILMEMBER JACK HASTINGS



Quarles

PARCEL NUMBERS: 501-19-063, 501-19-064,
501-17-028A, 501-17-028E, and 501-17-006G

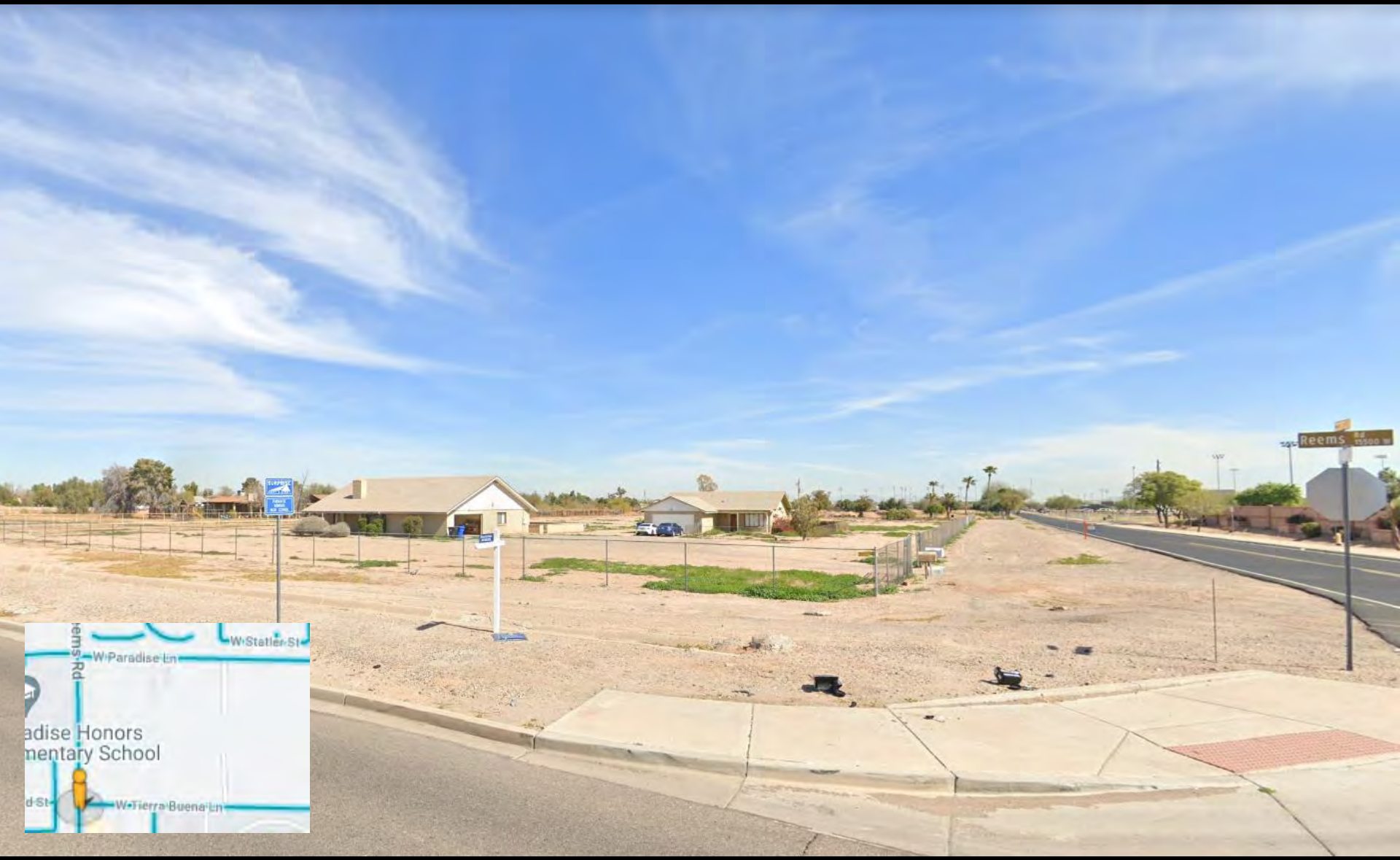
PHOTOGRAPHIC ELEVATIONS



Quarles

PARCEL NUMBERS: 501-19-063, 501-19-064, 501-17-028A, 501-17-028E, and 501-17-006G

GOOGLE STREET VIEW



Quarles

PARCEL NUMBERS: 501-19-063, 501-19-064,
501-17-028A, 501-17-028E, and 501-17-006G

TAB C

KEY NOTES: ELEVATIONS

1	LOCATION OF MECHANICAL EQUIPMENT BEHIND PARAPET
2	MECHANICAL SCREEN

MATERIALS LEGEND:

B1	DRYVIT NEW BRICK COLOR: CORINTH	M1	LUX METAL PANEL COLOR: TERRA COTTA
E1	DRYVIT EIFS COLOR: GOSSAMER VEIL	S1	UINTAH LEDGESTONE COLOR: MIDNIGHT
E2	DRYVIT EIFS COLOR: BLACK MAGIC		

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SEAL:





1 Elevation North
1/16" = 1'-0"



2 Elevation - East
1/16" = 1'-0"



3 Elevation South
1/16" = 1'-0"



4 Elevation West
1/16" = 1'-0"

SURPISE APPROVAL:

THIS REPORT 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 REPORTS FOUND TO BE IN VIOLATION OF LAWS OR ORDINANCES.

CITY OF SURPRISE ENGINEER _____ DATE _____

ADMINISTRATIVE APPROVAL:

COMUNITY DEVELOPMENT DIRECTOR

_____ DATE _____

CITY ENGINEER

_____ DATE _____

project: The Pointe at Surprise
SURPRISE, AZ

project no: 21012

date: 2023.03.17

revisions:

sheet: ASSISTED LIVING CENTER ELEVATIONS

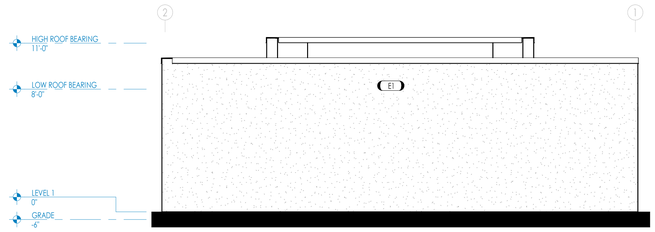
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FS22-0858

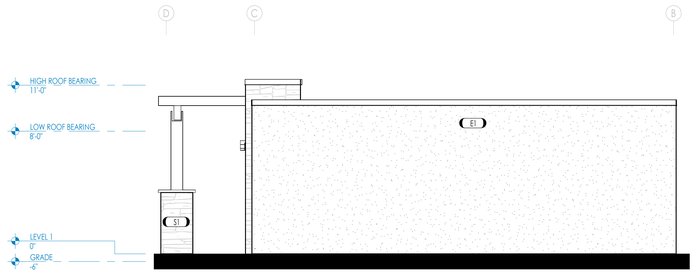
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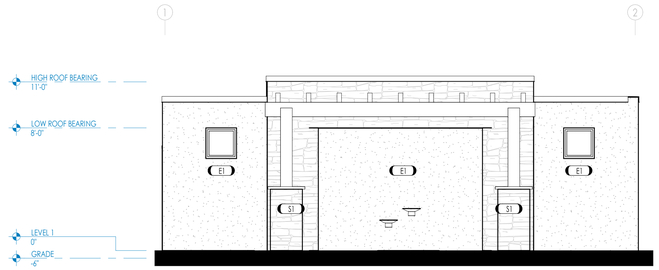
B1	DRYVIT NEW BRICK COLOR: CORINTH	M1	LUX METAL PANEL COLOR: TERRA COTTA
E1	DRYVIT EIFS COLOR: GOSSAMER VEIL	S1	UINTAH LEDGESTONE COLOR: MIDNIGHT
E2	DRYVIT EIFS COLOR: BLACK MAGIC		



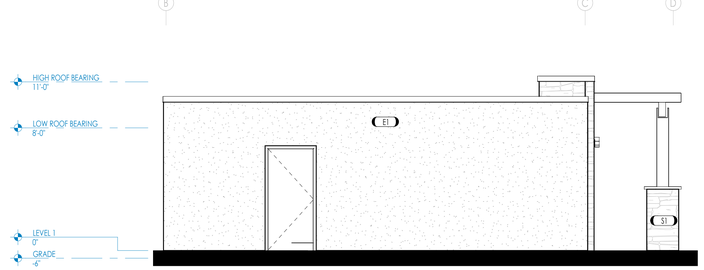
3 EAST ELEVATION
1/4" = 1'-0"



4 SOUTH ELEVATION
1/4" = 1'-0"



5 WEST ELEVATION
1/4" = 1'-0"



6 NORTH ELEVATION
1/4" = 1'-0"

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SEAL:



project: The Pointe at Surprise
SURPRISE, AZ

project no: 21012

date: 2023.03.27

revisions:

SURPISE APPROVAL:

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CITY OF SURPRISE ENGINEER _____ DATE _____

ADMINISTRATIVE APPROVAL:

COMUNITY DEVELOPMENT DIRECTOR

_____ DATE _____

CITY ENGINEER

_____ DATE _____

FS22-0858

sheet: POOL HOUSE ELEVATIONS

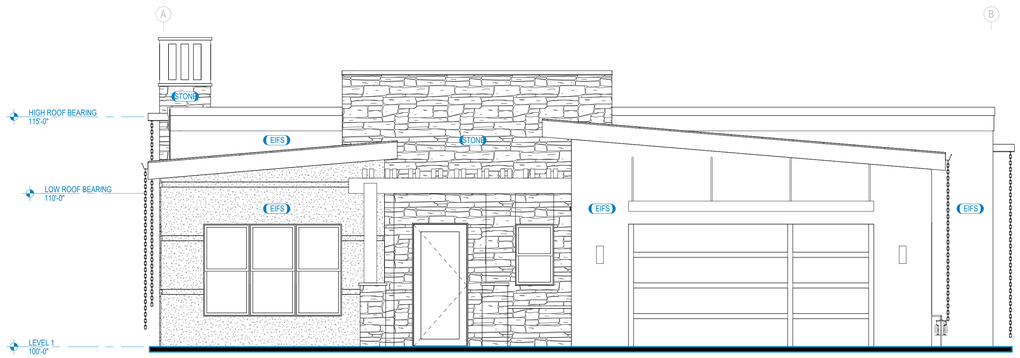
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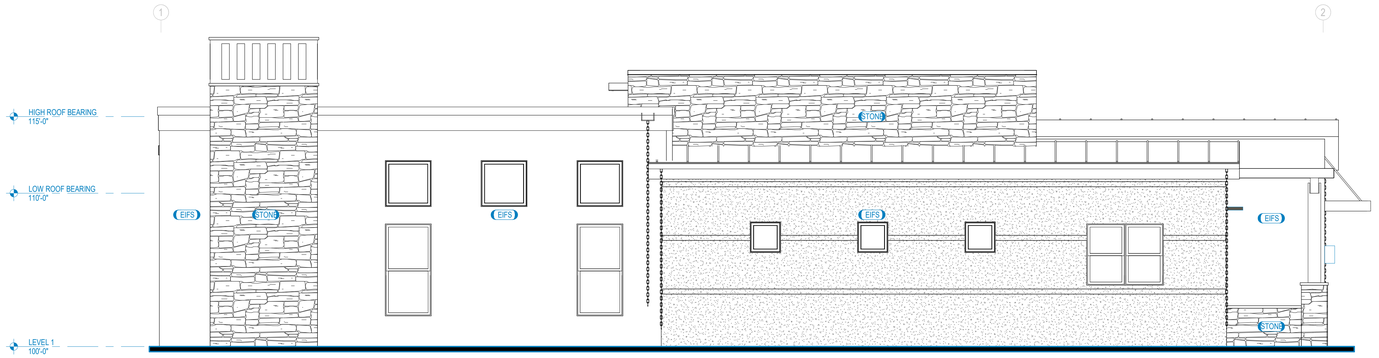
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STONE:	MOUNTAIN LEDGE PANELS BOW VALLEY	SW 9165	GOSSAMER VEIL
TILE:	ARIZONA TILE ARDESIA BLACK	SW 9620	PRELUDE
OPTION 2:			
STONE:	UINTAH LEDGESTONE SLATE		
TILE:	ARIZONA TILE ATHEA GREY		
OPTION 3:			
STONE:	MOUNTAIN LEDGE PANELS RUSSET		
TILE:	ARIZONA TILE TIVOLI BEIGE		

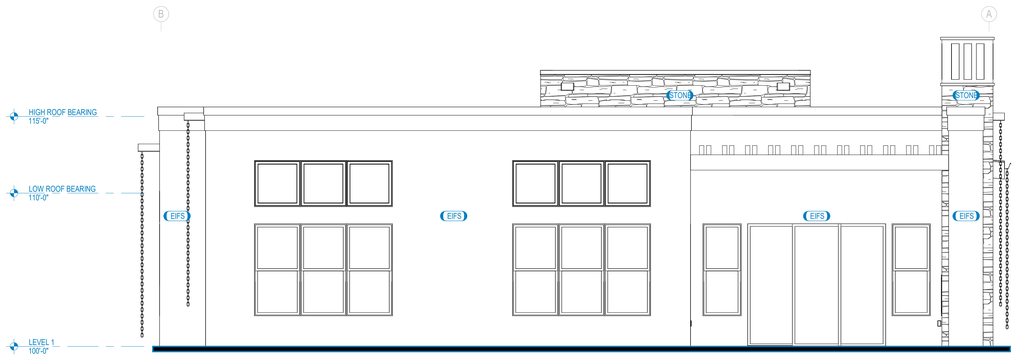
NOTE:
RESIDENTIAL HOMES WILL UTILIZE A COMBINATION OF THE EIFS / STUCCO COLORS WITH (1) OF THE STONE & TILE OPTION SETS. COLORS & OPTION SETS WILL BE VARIED THROUGHOUT THE SINGLE FAMILY HOMES.



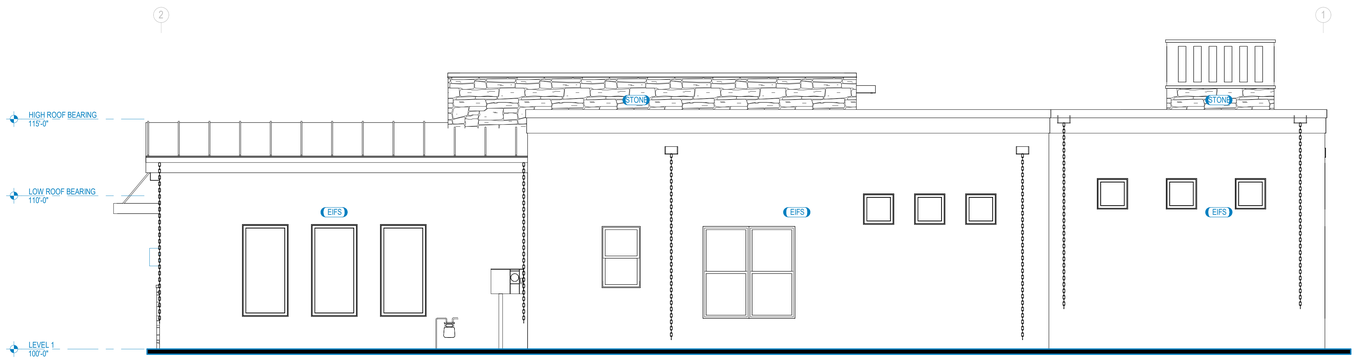
1 FRONT ELEVATION
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2 LEFT ELEVATION
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"



4 RIGHT ELEVATION
1/4" = 1'-0"

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LUND
ARIZONA, U.S.A.

project: The Pointe at Surprise - Residential_Eagle Peak
SNOW CANYON SF HOMES

project no: 21012
date: 2023.03.27
revisions:

FS22-0858

sheet:
RESIDENTIAL EXTERIOR ELEVATIONS

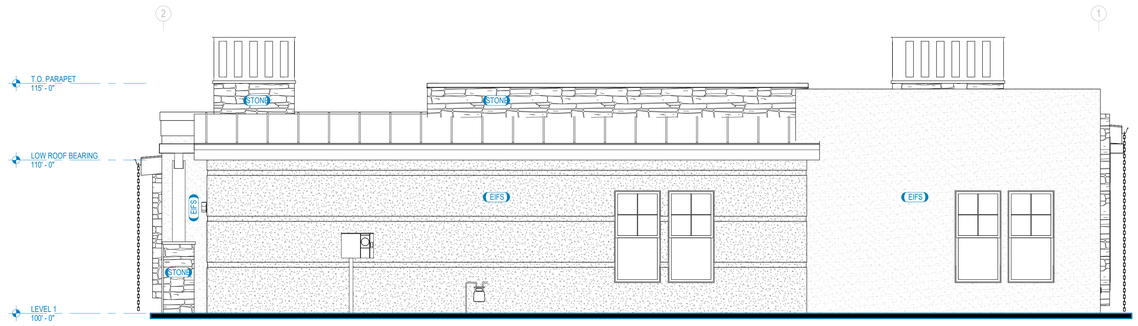
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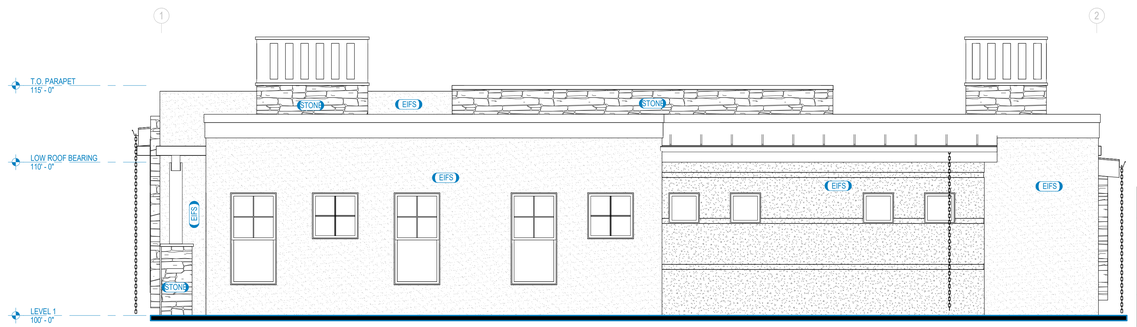
1 FRONT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"



MATERIALS LEGEND:

STONE / TILE OPTIONS:

OPTION 1:
- STONE: MOUNTAIN LEDGE PANELS BOW VALLEY
- TILE: ARIZONA TILE ARDESIA BLACK

OPTION 2:
- STONE: UINTAH LEDGESTONE SLATE
- TILE: ARIZONA TILE ATHEA GREY

OPTION 3:
- STONE: MOUNTAIN LEDGE PANELS RUSSET
- TILE: ARIZONA TILE TIVOLI BEIGE

EIFS / STUCCO OPTIONS:

- SW 7598 SIERRA REDWOOD
- SW 9165 GOSSAMER VEIL
- SW 9620 PRELUDE

NOTE:

RESIDENTIAL HOMES WILL UTILIZE A COMBINATION OF THE EIFS / STUCCO COLORS WITH (1) OF THE STONE & TILE OPTION SETS. COLORS & OPTION SETS WILL BE VARIED THROUGHOUT THE SINGLE FAMILY HOMES

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COMMUNITY DEVELOPMENT DIRECTOR

_____ DATE _____

CITY ENGINEER

_____ DATE _____

project: The Pointe at Surprise - Residential_Gunlock
SURPRISE, AZ

project no: 21012

date: 2023.03.27

revisions:

FS22-0858

sheet: RESIDENTIAL EXTERIOR ELEVATIONS

CE-4

FS22-0858

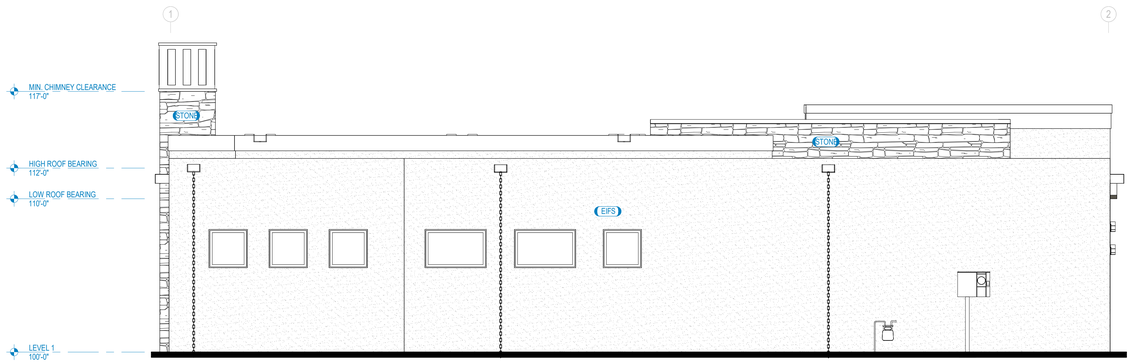
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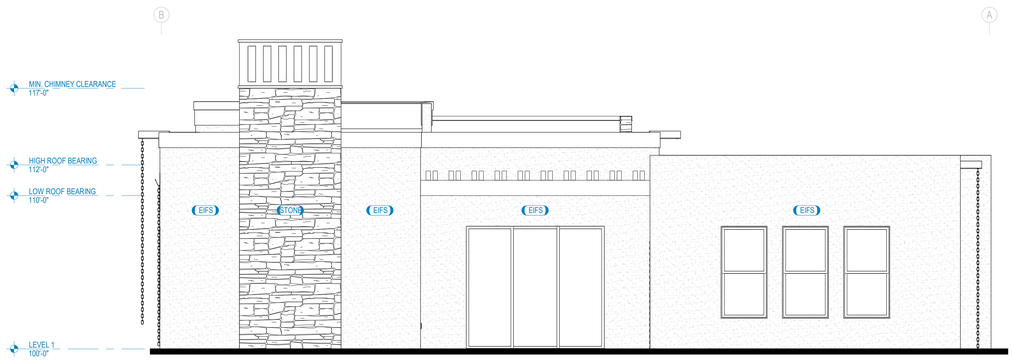
STONE / TILE OPTIONS:		EIFS / STUCCO OPTIONS:	
OPTION 1:		SW 7598	SIERRA REDWOOD
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OPTION 2:			
STONE:	UINTAH LEDGESTONE SLATE		
TILE:	ARIZONA TILE ATHEA GREY		
OPTION 3:		NOTE:	
STONE:	MOUNTAIN LEDGE PANELS RUSSET	RESIDENTIAL HOMES WILL UTILIZE A COMBINATION OF THE EIFS / STUCCO COLORS WITH (1) OF THE STONE & TILE OPTION SETS. COLORS & OPTION SETS WILL BE VARIED THROUGHOUT THE SINGLE FAMILY HOMES	
TILE:	ARIZONA TILE TIVOLI BEIGE		



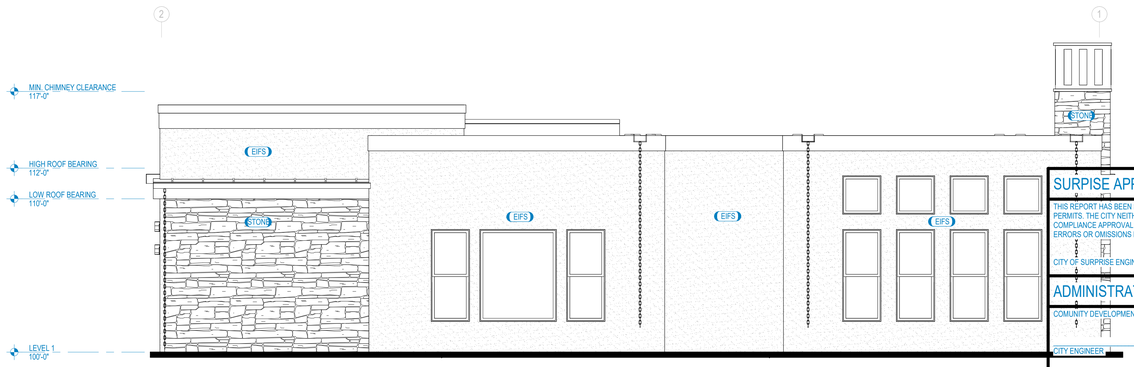
1 FRONT ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
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ARIZONA, U.S.A.

project: The Pointe at Surprise - Residential_Iron Mountain
SURPRISE, AZ

project no: 21012

date: 2023.03.27

revisions:

FS22-0858

sheet: RESIDENTIAL EXTERIOR ELEVATIONS

CE-5

FS22-0858

Plot Date: 3/28/2023 2:42:24 PM

TAB D

CITY OF SURPRISE
Planning and Zoning Commission Agenda
16000 N. Civic Center Plaza
Surprise, AZ 85374

Thursday, July 10, 2014 @ 6:00 PM
COUNCIL CHAMBERS

Back Print

CALL TO ORDER.

A. Roll Call

B. Pledge of Allegiance

C. Current Events and Reports – Pursuant to A.R.S. §38-431.02(k) the chief administrator, presiding officer or a member of a public body may present a brief summary of current events without listing in the agenda the specific matters to be summarized, provided that 1) The summary is listed on the agenda; and 2) The public body does not propose, discuss, deliberate or take legal action at that meeting on any matter in the summary unless the specific matter is properly noticed for legal action.

D. Staff Reports

Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

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

Note: A.R.S. 38-431.01(H) - During this time members of the public may address the Board\Commission on any item not on the agenda. At the conclusion of the open call, the Board\Commission 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.

E. 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 Board\Commission. There will be no separate discussion on these items unless a board member or commissioner requests, in which event the item will be removed from the consent agenda and considered in its normal sequence on the agenda.

CONSENT AGENDA:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

ITEM #	DISTRICT #	ITEM DESCRIPTION	STAFF RECOMMENDATION/ PRESENTED BY

#1	District Internal	**Consideration and action on the June 5, 2014 Planning and Zoning Commission minutes.**	Approve Deb Perry, Community Development

REGULAR AGENDA ITEM - PUBLIC HEARING:

ITEM #	DISTRICT #	ITEM DESCRIPTION	STAFF RECOMMENDATION/ PRESENTED BY
#2	District 1	**Consideration and action on a renewal of a Conditional Use Permit for a Wireless Communications Facility at New Song United Methodist Church located at located at 16301 West Bell Road.**	Approve Hobart Wingard, Community Development
#3	District 5	**Consideration and action on a recommendation to rezone property from Rural Residential (RR) to Medium Density Residential (RM-12) and action on site plan approval for Mariposa Acres located at 15851 West Tierra Buena Lane.**	Approve Hobart Wingard, Community Development

OTHER BUSINESS:

#4	District Citywide	**Presentation and discussion regarding the city's draft Access Management Plan.**	No Action Martin Lucero, Community Development
#5	District Internal	**Discussion for future agenda items.**	No Action Lloyd Abrams, Community Development

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: July 2, 2014 at 3:45 PM

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

CITY OF SURPRISE
Planning and Zoning Commission

July 10, 2014 @ 6:00:00 PM

Back Print

Board Meeting Date:	July 10, 2014	Contact Person:	Hobart Wingard, Community Development
Submitting Department:	CD Boards and Commissions	District:	5
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion

Agenda Wording:

Consideration and action on a recommendation to rezone property from Rural Residential (RR) to Medium Density Residential (RM-12) and action on site plan approval for Mariposa Acres located at 15851 West Tierra Buena Lane.

Motion:

1. I move to recommend approval to the Mayor and Council a rezone of the property from Rural Residential to Medium Density Residential AND 2. I also move to approve a site plan for Mariposa Acres, subject to conditions a and b and adopt the findings as presented in the staff report.

Background:

The proposed Mariposa Acres project is seeking a rezone to facilitate an assisted living facility. The rezone, which is limited to the eastern 1.5 acres of the property, will change the property from rural residential (RR) to a medium density zoning district (RM-12).

Financial Impact Statement:

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

ATTACHMENTS:

Click to download

- ☐ Staff Report
- ☐ Vicinity Map
- ☐ Rezone Document
- ☐ Site Plan
- ☐ Landscape Document

☐ Citizen Review Report

External Attachment Links:

Meeting Requirements:

Powerpoint	x	Video		White Board		Other	x

Presentation Speaker Names (spelling and titles for TV captions):

Hobart Wingard, Planner, Community Development

COMMUNITY DEVELOPMENT

Date: July 10, 2014

To: Planning and Zoning Commission

From: Chris Boyd, Interim Director
Lloyd Abrams, GIS Division Manager
Hobart Wingard, Planner
hobart.wingard@surpriseaz.gov 623-222-3156

Re: FS12-168 – Mariposa Acres

Application Summary

The applicant is requesting a rezone and site plan approval for a proposed assisted living project known as Moonlight Manor.

Location

The subject project is at 15851 West Tierra Buena Lane, approximately 3,600 feet south of the intersection of Bell and Reems Roads.

History

- The subject parcel was annexed into the city on June 20, 1984.

Project Summary

The proposed Mariposa Acres project is seeking a rezone to facilitate an assisted living facility. The rezone, which is limited to the eastern 1.5 acres of the 4.5 acre property, will change the property from rural residential (RR) to a medium density zoning district (RM-12). An associated final plat will subdivide the proposed zoning districts into two (2) separate parcels.

The General Plan identifies this area as Low Density Residential allowing three (3) to five (5) dwelling units per acre. This land use permits a mix of single-family, duplexes, townhouses, and low rise apartments provided the overall density of the area does not exceed five (5) units per acre. The existing gross density of this rural area is approximately 0.6 dwelling units per acre.

The intent of the project is to provide a 15-bed assisted care home. The proposed 20,592-square-foot, 2-story structure will have a southwestern theme utilizing materials such as

stone, wood, stucco, and steel. To further enhance the aesthetics, a concrete paver entry drive will be provided.

Two (2) points of vehicular access will be provided from Tierra Buena Lane. The western access point will serve as a shared access for any future use located on that side of the property. A temporary fire access road will be provided along the western edge of the property until which time the western property is developed and a full shared access drive is installed. Parking calculations based on the development code require a minimum of eight (8) vehicle spaces while the facility is providing parking for nine (9) vehicles, excluding the garage vehicle storage area.

Landscaping will be a variety of desert tolerant plant materials that are consistent with the landscape palate of the surrounding developed parcels. Landscape screening walls will be provided along the parking area that fronts Tierra Buena Lane.

Citizen Review Meetings

A citizen review meeting was held on June 27, 2012 at the Holiday Inn Express located at 16540 North Bullard Lane. Approximately 20 residents attended the meeting and voiced concern over the original intent of rezoning the parcel along Reems Road to community commercial citing potential issues with vehicular and pedestrian traffic from the high school to the east.

At the time of the meeting, the plan for the assisted living facility was not opposed by the residents. Since the meeting, the applicant has revised their request to rezone only a portion of the parcel to medium density residential and eliminate the commercial component.

At the request of the Planning and Zoning Commission, an additional citizen review meeting was held on June 24, 2014. A Citizen Participation Report is attached.

Findings of Fact

1. Staff finds that the proposed rezone and site plan complies with the Surprise Municipal Code.
   - *This assisted living facility provides pedestrian and vehicular access, parking, landscaping, lighting, and signage*
   - *This assisted living facility provides various housing opportunities for individual lifestyles.*

2. Staff finds that the proposed rezone and site plan complies with the Surprise General Plan.
   - *This assisted living facility will provide infill and diversity of housing.*

Recommendation

Staff recommends approval of the Mariposa project, subject to the following conditions:

1. Recommendation to approve rezoning the eastern 1.5 acres of the 4.5 acre property from Rural Residential (RR) to Medium Density Residential (RM-12); and

2. Approval of the Site Plan, subject to the following conditions:

   a. Site plan approval is contingent upon Council approval of a rezoning ordinance and final plat for this assisted living facility; and

   b. Applicant will revise, subject to city staff approval, the site plan prepared by Silver Leaf Designs LLC and City Spaces Architecture dated September 13, 2013, to update the construction type and occupancy classifications and obtain city approval prior to approval of any civil construction document and/or acceptance of any building permit application.

Attachments

Vicinity Map, Rezoning Document, Site Plan, Landscape Plan, Elevations, and Citizen Participation Report

VICINITY MAP – FS12-168



VICINITY MAP – FS12-168



Rezone Documents

Request for rezone of parcel number 501-17-957, 15853 Reems Rd. which is on the NEC of Tierra Buena and Reems Rd., Surprise. The 4 acre parcel is presently zoned (RR) Rural Residential. We are requesting a zone change for the East 1.5 acre portion to (RM) Residential Medium Density to accommodate a 15 resident assisted care home. The balance of the property, 2.5 acres, will remain (RR) Rural Residential. A final plat is being processed concurrently along the rezone limit.

Surrounding Parcels

The adjacent parcels are zoned (RR), with single family residential to the West and commercial (mini storage and retail) south of this parcel.

- A high school and grade school are also in close proximity. An existing residential setting care facility with 10 residents is located approximately 2000 feet Northeast of this location. Moonlight Manor, is presently full with a waiting list. For this reason we feel there is need for an additional care home with the same quality and appearance as Moonlight Manor. The zone change will allow for an assisted care home.

Proposed Zoning - Residential medium density (RM-12)

The purpose of the residential medium density (RM) zoning district is to provide for a mixture of medium density residential uses including single-family detached and attached dwellings, duplexes or other types of medium density housing together with schools, parks, and other public services necessary for an urban residential environment. The district is designed to allow maximum flexibility while maintaining an environment compatible with adjoining neighborhoods.

Existing Zoning - Residential Ranch (RR)

Purpose. The purpose of the residential ranch (RR) zoning district is to preserve aspects of the city's rural heritage through preservation of existing working farms, ranches, and open areas. The RR district protects and preserves valuable open space, natural resources, and rural areas such as rangeland and existing agricultural lands through fostering orderly growth in rural areas to prevent urban and rural land use conflicts. This district should promote an organized, efficient pattern of development by providing conditions conducive to continued land and rural purposes in appropriate locations, thereby reducing economic pressure which would otherwise lead to a scattered, inefficient and inconvenient pattern of urban activities.

General Plan 2035

The growth element called for in the General plan requires focus on using infill lots for developing growth. This conforms utilizing existing transportation, utilities and neighborhood compatibility. The housing element requires the promoting of diverse housing stock for the needs of the community. This zone change will provide for senior citizens that are a large population of Surprise.

The energy element in the General plan encourages the use of renewable energy and efficient energy use. This project complies as solar energy will provide electricity for heating/cooling and electric use.

The existing sewer and water are in place. The street is improved with asphalt pavement that will be widened next to the rezoned property.

Citizens Review Committee

A neighborhood meeting was held on June 27. 2012 at the Holiday Inn, 16540 N, Bullard Ave. Surprise. Prior to the meeting the subject property had been posted with "Notice of Public Hearing" signs both on Reems and Tierra Buena. In addition all properties located within 300' radius of the property were notified by mail and was newspaper published. Representatives of the owner also went door to door to visit with the neighborhood residents to discuss the plan and meeting. Approximately 20 citizens attended the meeting.

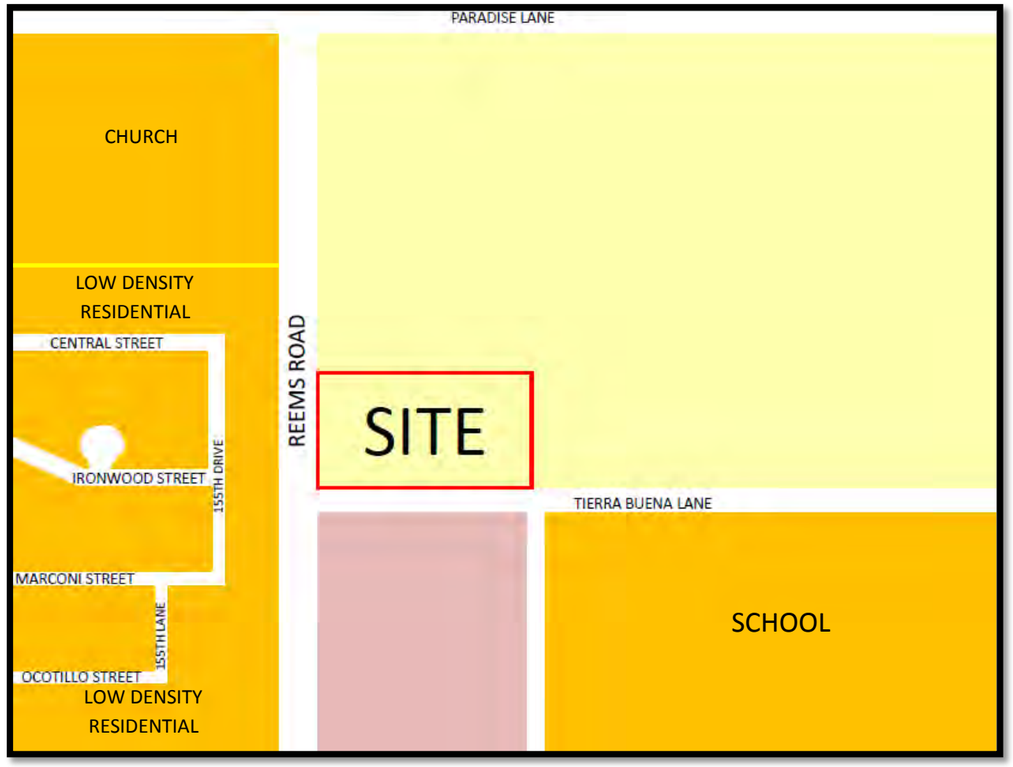
The plan at that meeting called for a PUD overlay with the East 1.5 acre portion to be rezoned to medium density residential to accommodate a 15 unit assisted care facility, with the West 2.5 acres to be rezoned to neighborhood commercial.

Several of the citizens voiced concerns about the commercial component and the impact of noise and traffic that might be generated. The plan for the assisted care facility was not challenged and the citizens were very receptive of adding this to the neighborhood.

The plan was adjusted to request a rezone to accommodate the assisted care facility on the East 1.5 acre portion and leave the West 2.5 acres unchanged until such time as a compatible use can be found.

EXISTING

RR-RURAL RESIDENTIAL

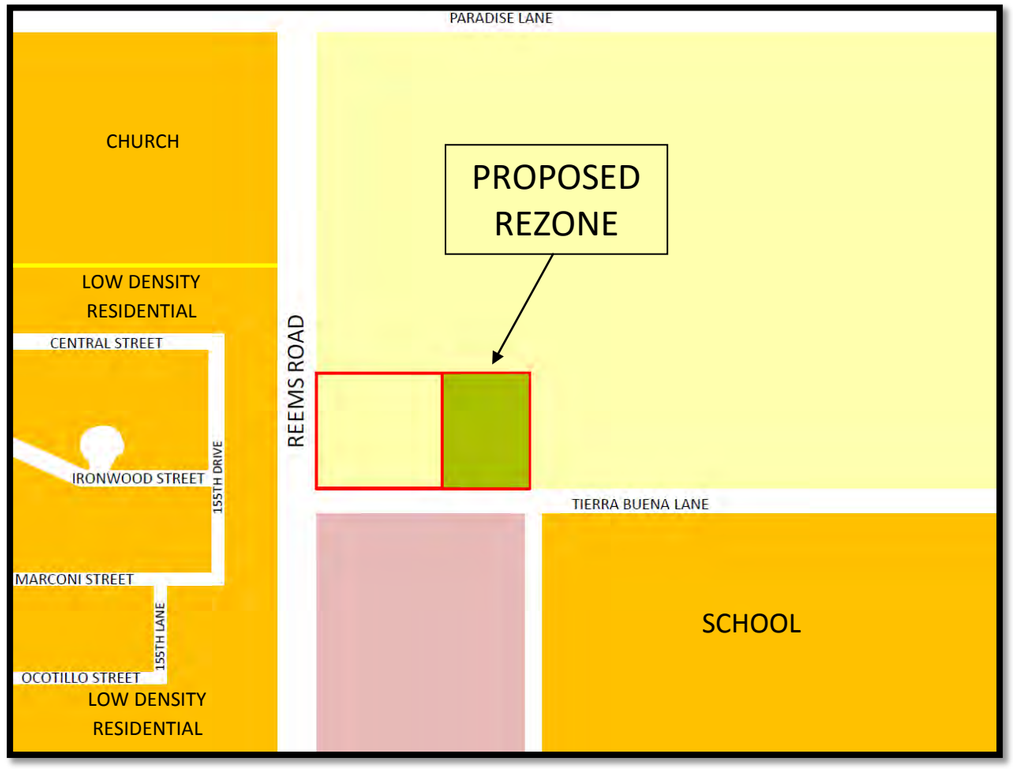


LEGEND

- RR- RURAL RESIDENTIAL
- CC- COMMUNITY COMMERCIAL
- PAD- PLANNED AREA DEVELOPMENT

PROPOSED

RM- RESIDENTIAL
MEDIUM DENSITY



LEGEND

- RR- RURAL RESIDENTIAL
- RM-RESIDENTIAL MEDIUM DENSITY
- CC- COMMUNITY COMMERCIAL
- PAD- PLANNED AREA DEVELOPMENT

LEGAL DESCRIPTION
FOR MARIPOSA ACRES LOT 2

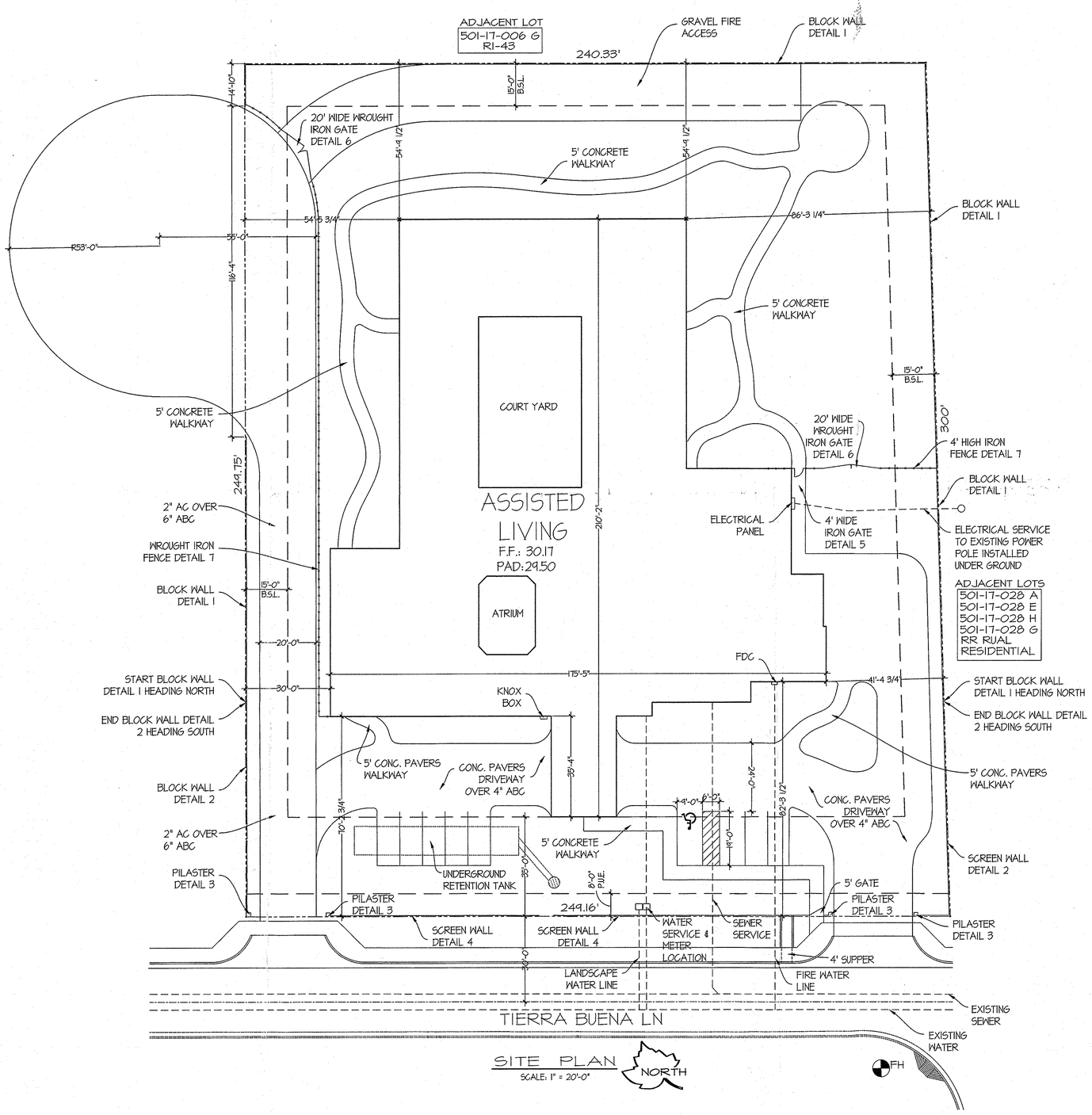
THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5, BEING MARKED BY A BRASS CAP FLUSH WITH PAVEMENT LYING SOUTH 00°20'33" EAST (BASIS OF BEARINGS) 2637.98 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 5, BEING MARKED BY A BRASS CAP FLUSH WITH PAVEMENT;

THENCE NORTH 00°20'33" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 5, A DISTANCE OF 1318.99 FEET TO THE INTERSECTION OF REEMS ROAD AND TIERRA BUENA LANE;
THENCE SOUTH 88°36'24" EAST 33.02 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 00°20'33" WEST PARALLEL WITH AND 33.02 FEET EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, 329.76 FEET;
THENCE SOUTH 88°38'18" EAST 384.98 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 88°38'18 EAST 240.41 FEET;
THENCE SOUTH 00°19'29" EAST 315.09 FEET;
THENCE NORTH 88°36'24" WEST 249.24 FEET;
THENCE NORTH 01°21'42" EAST 314.83 FEET TO THE POINT OF BEGINNING.

Mariposa Acres

Assisted Living Facility



SITE PLAN
SCALE: 1" = 20'-0"
NORTH

JOB CONTACT INFORMATION

DEVELOPER:	HCH CONTRACTING LLC P.O. BOX 734 WADDEL AZ 85355 623.535.9134 OFFICE ROC# 197428
DESIGNER:	SILVER LEAF DESIGN LLC 17778 W. VENTURA ST. SURPRISE AZ 85388 623.694.0756 OFFICE
ARCHITECT:	CITY SPACE ARCHITECTURE 8439 W. DALEY LANE SUITE 100 PEORIA AZ 85383 602.710.2515 OFFICE
LANDSCAPE ARCHITECT:	PHILLIP R. RYAN LANDSCAPE ARCHITECT P.C. 515 W. CHANDLER BLVD., SUITE 229 CHANDLER AZ 85225 480.899.5813 OFFICE
ENGINEER:	ALLEN CONSULTING ENGINEERS, INC. 2550 N. THUNDERBIRD CIR. SUITE 111 MESA AZ 85215 480.844.1666 OFFICE

PROPERTY INFORMATION

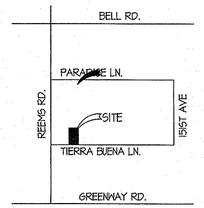
OWNER:	KING OVER PASS LLC
PARCEL NO.:	501-17-457
ADDRESS:	-
LEGAL DESCRIPTION:	SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
ZONING:	RESIDENTIAL MEDIUM DENSITY
CONSTRUCTION TYPE:	I-2
OCCUPANCY CLASSIFICATION	V-A FIRE SPRINKLER
SETBACKS:	FRONT: 35 FT, BACK: 15 FT, SIDES: 15 FT
LOT SIZE:	73,423 SQ FT
UNDER ROOF:	20,592 SQ FT
COVERAGE:	28.0%

PARKING CALCULATION

15 BEDROOM X 0.5 SPACES = 8 REQUIRED PARKING SPACES
1 ACCESSIBLE PARKING

BUILDING CODES & AMENDMENTS

INTERNATIONAL BUILDING CODE 2006
INTERNATIONAL FIRE CODE 2006
INTERNATIONAL RESIDENTIAL CODE 2006
INTERNATIONAL MECHANICAL CODE 2006
INTERNATIONAL PLUMBING CODE 2006
INTERNATIONAL ENERGY CONSERVATION CODE 2006
INTERNATIONAL FUEL GAS CODE 2006
INTERNATIONAL ELECTRICAL CODE 2006
NATIONAL ELECTRICAL CODE 2005
ORDINANCE #07-08 LOCAL AMENDMENTS



VICINITY MAP
SCALE: N.T.S.
NORTH

SILVER LEAF DESIGNS LLC
chad@silverleafaz.com
623.694.0756

REGISTERED ARCHITECT
CERTIFICATE NO.
37166
GRANT D. CALL
Date Signed 9-27-13
ARIZONA, U.S.A.
Expires 3-31-14

CITY SPACES
architecture
8439 WEST DALEY LN. PEORIA, AZ 85383
PHONE 266-7777 www.cityspaces.net

MARIPOSA ACRES

SITE PLAN

RECEIVED
SEP 30 2013

DATE: 9.13.13
SCALE: 1"=20'-0"
DRAWN BY: CRK

SP1

SHEET NO.



Preliminary Landscape Plan
Scale 1:20

20 10 0 20
GRAPHIC SCALE

NORTH

PLANT SCHEDULE:

	PISTACHIA CHINENSIS CHINESE PISTACHE	24" BOX	# 5 TOTAL
	PISTACHIA CHINENSIS CHINESE PISTACHE	15 GALLON	# 5 TOTAL
	ACACIA SALICINA WILLOW ACACIA	24" BOX	# 17 TOTAL
	FICUS NITIDA INDIAN LAUREL FIG	15 GALLON	2 TOTAL
	PHOENIX ROEBELINI PYGMY DATE PALM	15 OR 7 GALLON (SEE PLAN) 2-3 TRUNK	11 TOTAL
	CHAMEROPS HUMILIS MEDITERRANEAN FAN PALM	15 GALLON FULL, PAST CAN	# 9 TOTAL
	TECOMA STANS ORANGE JUBILEE	5 GALLON FULL, PAST CAN	21 TOTAL
	LEUCOPHYLLUM CANDIDUM 'THUNDERCLOUD' THUNDERCLOUD SAGE	5 GALLON FULL, PAST CAN	# 76 TOTAL
	EREMOPHYLLA MACULATA 'RED HOT' VALENTINE BUSH	5 GALLON FULL, PAST CAN	# 43 TOTAL
	RHAPIOLEPSIS INDICA 'P.B.' PINK BALLERINA INDIA HAWTHORNE	5 GALLON FULL, PAST CAN	7 TOTAL
	CALLISTEMON VIMINALIS 'LITTLE JOHN' DWARF BOTTLE BRUSH	5 GALLON FULL, PAST CAN	# 57 TOTAL
	CONVOLVULUS CNEORUM BUSH MORNING GLORY	5 GALLON FULL, PAST CAN	# 20 TOTAL
	LANTANA MONTIVIDENSIS 'IRENE' RED LANTANA	1 GALLON FULL, PAST CAN	# 32 TOTAL
	LANTANA MONTIVIDENSIS 'T.P.' TRAILING PURPLE LANTANA	1 GALLON FULL, PAST CAN	# 48 TOTAL
	RUELLIA BRITTONIANA 'KATIE' KATIE RUELLIA	1 GALLON FULL, PAST CAN	# 42 TOTAL
	HESPERALOE PARVIFOLIA RED YUCCA	1 GALLON FULL, PAST CAN	# 7 TOTAL

PLANTS WITH ASTERISKS ARE ON THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE LIST. (THERE ARE 93% TREES AND 90% PALMS AND SHRUBS THAT ARE CONSIDERED LOW WATER USE).

PLAN KEY NOTES:

1. SEEDED LAWN
2. PAVESTONE PAVERS OVER 4" COMPACTED ABC SUBBASE
3. 6"x6" CONCRETE HEADER
4. PORTE COCHERE
5. 5' WIDE CONCRETE SIDEWALK
6. DECORATIVE 6' CMU WALL PER ARCH. DWGS.
7. DECORATIVE CMU COLUMN PER ARCH. DWGS.
8. METAL FENCE PER ARCH. DWGS.
9. SCREEN WALL PER ARCH. DWGS.
10. PEDESTRIAN GATE
11. BOULDER WATER FEATURE
12. GUNITE POND
13. FLAGSTONE PAVING
14. FOUNTAIN PER DWG THIS SHEET
15. KNOX BOX
16. RAISED PLANTER
17. 6' BENCH
18. POTTED PLANT
19. TABLE & CHAIRS
20. SYNTHETIC TURF
21. ANNUALS FROM 4" POTS BY SEASON
22. SIGHT DISTANCE LINE PER SURPRISE STD. DETAIL NO. 4-01
23. METAL FENCE AND GATE
24. INSTALL 2" DEEP, ½" SCREENED "CHEROKEE" DECOMPOSED GRANITE

BOULDER SCHEDULE:

- (A) 4'x4'x30" DEEP (BURY 12")
- (B) 3'x3'x24" DEEP (BURY 9")
- (C) 2'x2'x18" DEEP (BURY 6")



PHOENIX PRECAST PRODUCTS
TUSCANY SERIES TIERED FOUNTAIN
MODEL TUSF472412T

MARIPOSA ACRES
ASSISTED LIVING
SURPRISE, ARIZONA

REGISTERED LANDSCAPE ARCHITECT
14001
PHILLIP R. RYAN
Date Signed
ARIZONA, U.S.A.
Expires 03/31/16

DRAWING TITLE
LANDSCAPE PLAN

phillip r. ryan
landscape architect p.c.
landscape architecture & planning
575 w. chandler blvd., suite 229
chandler, arizona 85225
(480) 899-5813 fax (480) 963-3674

L-1
PROJECT NO.

Rezone Documents

Request for rezone of parcel number 501-17-957, 15853 Reems Rd. which is on the NEC of Tierra Buena and Reems Rd., Surprise. The 4 acre parcel is presently zoned (RR) Rural Residential. We are requesting a zone change for the East 1.5 acre portion to (RM) Residential Medium Density to accommodate a 15 resident assisted care home. The balance of the property, 2.5 acres, will remain (RR) Rural Residential. A final plat is being processed concurrently along the rezone limit.

Surrounding Parcels

The adjacent parcels are zoned (RR), with single family residential to the West and commercial (mini storage and retail) south of this parcel.

- A high school and grade school are also in close proximity. An existing residential setting care facility with 10 residents is located approximately 2000 feet Northeast of this location. Moonlight Manor, is presently full with a waiting list. For this reason we feel there is need for an additional care home with the same quality and appearance as Moonlight Manor. The zone change will allow for an assisted care home.

Proposed Zoning - Residential medium density (RM-12)

The purpose of the residential medium density (RM) zoning district is to provide for a mixture of medium density residential uses including single-family detached and attached dwellings, duplexes or other types of medium density housing together with schools, parks, and other public services necessary for an urban residential environment. The district is designed to allow maximum flexibility while maintaining an environment compatible with adjoining neighborhoods.

Existing Zoning - Residential Ranch (RR)

Purpose. The purpose of the residential ranch (RR) zoning district is to preserve aspects of the city's rural heritage through preservation of existing working farms, ranches, and open areas. The RR district protects and preserves valuable open space, natural resources, and rural areas such as rangeland and existing agricultural lands through fostering orderly growth in rural areas to prevent urban and rural land use conflicts. This district should promote an organized, efficient pattern of development by providing conditions conducive to continued land and rural purposes in appropriate locations, thereby reducing economic pressure which would otherwise lead to a scattered, inefficient and inconvenient pattern of urban activities.

General Plan 2035

The growth element called for in the General plan requires focus on using infill lots for developing growth. This conforms utilizing existing transportation, utilities and neighborhood compatibility. The housing element requires the promoting of diverse housing stock for the needs of the community. This zone change will provide for senior citizens that are a large population of Surprise.

The energy element in the General plan encourages the use of renewable energy and efficient energy use. This project complies as solar energy will provide electricity for heating/cooling and electric use.

The existing sewer and water are in place. The street is improved with asphalt pavement that will be widened next to the rezoned property.

Citizens Review Committee

A neighborhood meeting was held on June 27. 2012 at the Holiday Inn, 16540 N, Bullard Ave. Surprise. Prior to the meeting the subject property had been posted with "Notice of Public Hearing" signs both on Reems and Tierra Buena. In addition all properties located within 300' radius of the property were notified by mail and was newspaper published. Representatives of the owner also went door to door to visit with the neighborhood residents to discuss the plan and meeting. Approximately 20 citizens attended the meeting.

The plan at that meeting called for a PUD overlay with the East 1.5 acre portion to be rezoned to medium density residential to accommodate a 15 unit assisted care facility, with the West 2.5 acres to be rezoned to neighborhood commercial.

Several of the citizens voiced concerns about the commercial component and the impact of noise and traffic that might be generated. The plan for the assisted care facility was not challenged and the citizens were very receptive of adding this to the neighborhood.

The plan was adjusted to request a rezone to accommodate the assisted care facility on the East 1.5 acre portion and leave the West 2.5 acres unchanged until such time as a compatible use can be found.

Citizens Review Meeting

A second neighborhood meeting was held June 24, 2014 at the Holiday Inn located at 16540 North Bullard Avenue in Surprise. Prior to the meeting the subject property had been posted with "Notice of Public Hearing" signs on both Reems and Tierra Buena. In addition, all properties located within 300' radius of the property were notified by mail, and was also published in the newspaper.

Gene Stumvoll & Bob Saling from Award Realty reviewed the new plan which called for rezoning lot 2 of Mariposa Acres to Medium Density Zoning to accommodate a 15 unit assisted care facility, with the West 2.5 acres to remain rural residential. Discussion as to the design, operations of the Assisted Living Home was held. Questions as to enough parking was gone over. The home has the required spaces plus three more in the 3 car garage.

The history of this was reviewed as to the prior zone change request which called for rezoning of the front 2.5 acres to be commercial. Opposition to this by a few people that were concerned about their neighborhood cause us to drop the request of the 2.5 acres and make these changes.

Question and answer session continued and an orderly session lasted for over ½ hour. Five properties in the area were represented & the consensus was that the facility would be a nice addition to the neighborhood, the concern by 3 of the owners was the potential of further rezoning to meduim density that would allow for higher density and apartments in the future. These parties were outside of the 300 foot area.

One property owner within the 300 feet gave a discussion that he was in favor to this change .

Gene Stumvoll and Bob Saling
Award Realty Inc.

TAB E

GOLD STREAM – THE POINTE AT SURPRISE

OPERATIONS OVERVIEW

The Pointe Retirement Living Community provides a full-service continuum of care for older adults wishing to enjoy a healthy and quality lifestyle. This section intends to help illustrate and characterize the senior living facility and showcase the services and amenities future residents will experience.

I. *Resident Profile*

The Pointe at Surprise Retirement Living Community will offer active adult Cottages, Independent Living, Assisted Living and Memory Care Services to its residents. Many independent seniors opt for the convenience and lifestyle benefits, and amenities offered by a Full-Service Senior Living Community. Most seniors also desire the assurance that additional services will be available as their needs change over time. Our typical resident will be a moderate to upper income senior, over the age of 65, who are either unwilling or unable to live independently. Other, more active and independent residents will be able to live within one of the Cottages, which essentially function as single-family homes with the benefit of, and direct connection to, the services and amenities provided by the overall Pointe community.

Resident needs vary from basic support services (meals, housekeeping, social activities, transportation, and laundry) to more comprehensive care (medication assistance, personal care for activities of daily living and on-going non-skilled health services). Many residents have chronic conditions such as Parkinson's, diabetes, degenerative joint disease, congestive heart disease, stroke, etc., which limit their physical capabilities, including mobility.

II. *Philosophy of Services*

The philosophy underlying the approach to services is to focus upon upholding prevailing American cultural norms that are valued by those for whom we seek to provide housing and care. The main principles of Senior Living are listed below.

1. Individuality is defined as recognizing variability in human need and flexibility to organize services in response. Individuality is supported in the physical environment by providing a range of services to meet differing needs.
2. Independence is defined as supporting resident capabilities and facilitating use of those abilities to the broadest extent possible. Independence is supported in the physical environment by creating barrier free structures and careful design of assistive devices. It is supported programmatically by determining systematic areas of competence for which the individual can retain responsibility and providing support to enhance areas of functional disability.
3. Dignity is defined as providing support in such a way as to validate the self-worth of the individual. Dignity is supported in the physical environment by designing a structure that

allows supportive services to be provided in the resident's living unit or a private area designated for that purpose. It is supported programmatically by program policies and procedures that provide special training for staff and services to be responsive to attitudes, beliefs, and values.

4. Choice is defined as creating viable options for residents to enable them to exercise greater control over their lives. Choice is supported in the physical environment by providing sufficient private and common space to provide opportunities for selecting where and how to spend time. It is supported programmatically by program policies and procedures that encourage resident selection of services used and scheduling of services in response to resident preferences.

5. Privacy is defined as designated areas and time which are not shared and over which the resident maintains a large degree of control. Privacy is supported in the physical environment by designing living space that is not shared, except by personal choice, with others.

6. Home is defined, as a living environment that creates to the extent possible the atmosphere that most closely resembles the personal definition of a socially and spatially cohesive unit. Home is supported in the physical environment by the use of residential building codes, materials and furnishing whenever possible to replace commercial or institutional ones.

III. *Program Components*

In addition to private housing accommodations residents of the community will enjoy the following Basic Services:

- Experienced Professional Management
- Orientation: Support & Move-in Coordination
- Personalized Service Plans for each resident
- 24-hour staffing and medical monitoring
- Private accommodations with private bath
- Accessible, "Senior Friendly" Building design
- Weekly Housekeeping
- Personal laundry and linen service
- Dietitian approved menus
- Specialized Diets available.
- Individual, small and larger group activities
- Part time professional Activities coordinator
- Medication Administration (in licensed unit)
- On Site Professional Pharmacy Service
- Hair Salon
- Library
- Scheduled Transportation Service
- Cable TV
- All Utilities except telephone
- Ongoing Needs Assessment
- Memory Care Services

PROGRAM SERVICES

We have divided our program components into three categories: General Services, Support Services, and Special Needs Services. All services are clearly delineated in the Resident Handbook, Residency (Rental) Agreement, and resident Negotiated Service Plan.

I. *General Services*

Basic services include meals, housekeeping, and laundry and maintenance activities. The on-site manager will have overall responsibility the coordination of these services. Technical assistance will be provided by the Management Agent and with selected services subcontracted in the community.

1. Meals.

   Three meals a day are offered in the dining room, including special diets, if required, to meet the resident's needs. The dining room shall be designed to seat all residents simultaneously. Located in the core area of the building, the dining room will be designed to provide smaller, more intimate eating areas to accommodate resident preferences and needs. Dining service will be available 7 days per week. It will operate from approximately 7:30 a.m. to 6:30 p.m. daily, with meal service available to the residents from 7:30 to 9:00 a.m., 11:30 a.m. to 1:00 p.m. and 5:00 to 6:30 p.m. Snacks will be prepared daily for residents.

   Care will be taken to plan for maximum choice and flexibility in dining services. Menu planning will be monitored by a registered dietitian. The dietitian will be a contracted consultant, averaging one hour per week to review menus, provide nutrition counseling and education and staff training. Cycle menus may be used, with special adaptations when needed to meet the dietary need and preferences of the residents. Calorie counts, nutritional supplements, physician ordered snacks and room tray service for residents who are ill, will be available.

2. Housekeeping/Laundry.

   Housekeeping services to the resident apartments are provided weekly in the core service package. This service includes vacuuming; dusting, bed changing, bathroom cleaning and kitchen clean up. For more impaired individuals a more frequent schedule is available, at an additional cost to ensure the resident's needs are being met and the property is maintained.

3. Maintenance.

   Maintenance service for the building and for resident apartments will be provided primarily using contract labor. Interior and exterior window cleaning, landscape work, elevator

maintenance, water pressure testing, alarm monitoring, pest control and the like will be subcontracted. One full time maintenance person is budgeted at full occupancy.

II. *Support Services*

Support Services include personal and selected nursing care, social and recreational services, transportation and ancillary services needed to support the resident. The proposed on-site manager, Gold Stream Retirement Communities has the overall responsibility for the coordination of these services.

1. Personal Care and Nursing Services.

   All care services are planned with the understanding that residents' individual needs can change over time. In planning and providing services we always consider the unique interests, attributes, abilities, and overall health status of each resident. Gold Stream Retirement Communities utilizes a comprehensive, web based, care management software program, www.alwizard.com, to accurately and efficiently assess residents care needs and develop-maintain up to date service plans for all residents.

   A Licensed Nurse will coordinate resident care and services. Prior to move-in, a standardized assessment of resident health status and functional ability is completed.

   Direct care staff will be responsible for most of the personal care provided to residents after receiving orientation to project policies and procedures, as well as specific skills development related to personal care tasks. By paying prevailing wages, offering health care benefits and extensive training, we anticipate being able to reduce some of the problems typically associated with the available labor pool for these positions.

   In addition to the care coordinator, the project will have signed agreements with a physician and pharmacist to provide training and technical assistance to direct care staff. Ancillary health care services (e.g. hospice care, hospitalization, physical therapy, skilled nursing care, etc.) will be coordinated through transfer agreements, preferred provider arrangements, and contracted fee-for-services agreements.

   a. Medication Management.

      Pharmaceutical services will be subcontracted with an institutional pharmacy that will in turn provide all equipment and systems necessary for the legal, safe, and proper ordering, storage, administration, and documentation of medications. Medications will be stored in the administration and/or wellness areas. This area has been designed with locking cupboards, a refrigerator and a washing sink to facilitate safe storage and dispersal of medications.

   b. Personal Care for Activities of Daily Living.

Personal care staff will be scheduled and dispatched from the area marked administration adjacent to the lobby on the first floor of the facility. Virtually all personal care services will be provided in the resident's apartment. These services include bathing, dressing, personal hygiene, toileting, grooming, eating, ambulation and other assistance needed to maintain resident functioning.

A complete record of the resident's needs and preferences is maintained in the care coordination area. Resident records may include but are not limited to the following: physician evaluation, medical histories, treatment and medication orders, lab and x-ray information, nursing assessments, vaccine records, vital records, service plan and other relevant information to assist direct care staff and consulting professionals in the provision of services to the resident.

c. Routine Nursing Services

The facility is not designed or licensed for those needing continuous skilled nursing care. The project will however coordinate the provision of short-term or intermittent (non-skilled) nursing care through duly qualified community-based providers. The facilities direct care staff, as allowable by state regulation, will provide routine nursing care.

2. Social and Recreational Services

The underlying philosophy of a continuum-of-care community living emphasizes the importance of social and recreational services to the wellbeing of the resident. To that end, the staff will be trained to assess resident needs, particularly in the area of behavior management services. To facilitate social-recreational opportunities, several design features have been incorporated into the building.

a. Social Services

An interdisciplinary team, including representatives from all departments located on the Organizational Chart, will provide initial contact with the resident during the move-in process. The General Manager will be the primary contact with the family, and/or additional concerned professionals, to provide continuity over time as issues and concerns arise.

b. Recreational Activities

The Pointe Retirement Living Community Senior Living will provide residents with opportunities social, educational, recreational, and spiritual activities. The Activity Director will conduct a social assessment as a part of the move-in process and the results will be incorporated into the services plan. Planning, organizing and implementing group activities will be the responsibility of the direct care staff designated to function as activity aides, while individual resident activities will be

the responsibility of the assigned staff person. The goal will be to provide opportunities for the residents to participate as fully in community life as they wish. Regular group features will include Resident Council, family nights, family/resident newsletters, religious services, pet and horticulture therapy programs, as well as visiting entertainers from the surrounding community.

3. Transportation

Scheduled and emergency transportation to activities and medical appointments, within a specific zone will be provided in each resident's basic service plan. Ancillary transportation services will be coordinated through community-based providers. In many cases, family, volunteers, or caseworkers will provide medical transportation.

4. Ancillary Services

The Activity Director, together with the interdisciplinary team, will coordinate the provision of all ancillary services, including non-emergency medical care.

a. Medical Care.

Physicians will be encouraged to make house calls whenever possible. All residents will be examined by their designated Primary Care Physician prior to move-in and at lease annually thereafter. Access to specialty medical services such as dental, lab, x-ray, etc. will be coordinated as needed.

b. Banking, Salon, Shopping, Mail, Educational Services

Resident Banking Services will be provided to create access to resident's personal funds. Each resident will have his/her own locking mailbox. Salon services will be provided in an on-site beauty salon through a contract with a local cosmetologist.

c. Health and Wellness Program

I. Objectives for the Community Wellness Program:

To provide an environment and service for the residents that will promote:

1. As high a level of physical health as possible for as long as possible.
2. As high a level of mental health and alertness as possible.
3. The maintenance of social relationships with friends and family.
4. The acceptance of loss and the coping with and enjoying what they have.
5. Being at peace with the past, having meaning and enjoyment in the present and hope for the future.

II. Implementation Plan for Community Wellness Program:

The Community will make various services available to the residents. The residents will have a choice whether to participate in them or not. With the choice of the resident, they may be included in the resident's service plan.

The following services and programs will be available for the promotion of the health and wellbeing of the resident.

A. Health Screening and Evaluation Program
B Diet and Nutrition
C. Exercise Program
D. Counseling Referral Program
E. Mental Alertness Program
F. Spiritual Life Enhancement Program

Education on topics of health, wellness and topics of interest to seniors aging will be featured for staff and families, as well as the residents. Educational opportunities will be provided family and residents. Community groups will be encouraged to use the project for training and meetings.

MANAGEMENT OF THE PROJECT

Gold Stream Retirement Communities, the proposed Management Agent is responsible for setting standards of performance, quality, productivity and conduct; and for performing accounting and human resources functions. Additionally, the agent is responsible for making available any and all resources, advice, consent, and capital required for optimum day to day operating performance of the community. The primary objective of the management company is to enhance the long-term efficiency and effectiveness of the facility.

TAB F

LEGAL DESCRIPTION

THE NORTH 220.00 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; AND

THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 220.00 FEET THEREOF; AND EXCEPT THE SOUTH 220.00 FEET THEREOF; AND

THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION FIVE (5) TOWNSHIP THREE (3) NORTH, RANGE ONE (1) WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN;

EXCEPT THE WEST THIRTY-THREE (33) FEET THEREOF; AND

LOTS 1 AND 2, MARIPOSA ACRES, ACCORDING TO BOOK 1231 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA.

From:	JAMES, MARK C GS-12 USAF AETC 56 FW/CVE
To:	Lorraine Nevarez
Cc:	56 FW/CIT Community Initiative
Subject:	RE: CR21-316 The Pointe at Surprise - Luke AFB
Date:	Wednesday, May 19, 2021 9:02:24 AM

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Lorraine,

Thank you for allowing Luke AFB to make comments on The Pointe at Surprise Concept Review application. This application is to develop a retirement community that will consist of a two story main facility building with independent apartments, assisted living units, memory care units. Also, there will be two 3-plex independent units with 20 active adult 55+ single family homes with a clubhouse, pool and other amenities. The site is located at Reems Road & Tierra Buena Lane in Surprise, AZ. It is 1.8 miles outside the Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/ac from the 65 Ldn to 1/2 mile, a maximum of 4 du/ac from 1/2 to 1 mile, and a maximum of 6 du/ac from 1 to 3 miles. This project does not state an overall dwellings per acre density as of this point; however, the City of Surprise requested that Luke AFB use the Orchards Pad with a total of 2,053 dwellings authorized. By completing this development as proposed, the City of Surprise guarantees the overall dwellings will not exceed 2,053 in the Orchards PAD area.

As described in the application, this request should not have a negative impact on Luke AFB Flight Operations. However, Luke AFB reserves the right to review/comment on final plans submitted to Surprise. Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights per day, as low as 1,500 feet above the ground. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform the tenant about Luke AFB operations.

Respectfully,

Mark

Mark James
Planning Manager, Community Initiatives Team
Luke AFB AZ 85309
Office: 623-856-9981

DSN: 896-9981

-----Original Appointment-----
From: Lorraine Nevarez <Lorraine.Nevarez@surpriseaz.gov>
Sent: Friday, April 23, 2021 3:38 PM
To: Amy Peterson; Brigham Bennett; Chris Boyd; Chris Knight; Christine Nunez; Cindy Coen; Dana Owsiany; David Mobley; Ellen VanRiper; Gladys Nkeze; Heather Donaldson; Hobart Wingard; Jacob Moreno; James Stewart; Jamie Sullivan; Jeffery Martin; Jeffrey Rallo; Jennifer Davidson; Joe Garza; John McFarland; Johnathan Futch; Joseph Zak; Joshua Mike; Joshua Vig; Keith Tanner; Kristin Tytler; Lana Collins; LariBeth Kirkendall; Laurie Lineberry; Lloyd Abrams; Luis Lopez; Luke Korpi; Maolin Zheng; Marcia Sorensen; Martin Lucero; Michael Boule; Mike Gent; Nichole Flores; Nuning Lemka; Paul Frie; Randy De La Garza; Renee Fugiel; Robert Kuhfuss; Ron Dry; Sergio Angulo; Shirley Phan; Sophie Cole; Stephen Chang; Tiffany Copp; Todd Halverson; Todd Wuellner; Tracie Busby; Tracy Mills; Travis Samuelson; Warren Bert; Greg Welch
Cc: 56 FW/CIT Community Initiative; Afshin Ahouraiyan (Maricopa); Bob Woodring - TEMPX; Chris Cain - MWD; Daniel Trujillo; Debbie Trasancos - MWD; Donna Miller; Ernest (USPS); Ibeth - USPS; Jerome Choy - ADOT; Leslie - MWD; Lynndsay O'Neill, AICP, CFM; Mark Frago; Mary Orta - Surprise Chamber; Peter Hughes - FCDX; Raoul Sada - Surprise Chamber; Sandy Simmons; Vern Wolfley - MAG; Victor.Schaum; Yvonne Aguirre
Subject: [Non-DoD Source] CR21-316 The Pointe at Surprise
When: Thursday, July 1, 2021 8:45 AM-9:30 AM (UTC-07:00) Arizona.
Where: Webex Meeiting/#Conference Room - CH 1F N1-150 Lobby

CR21-316 The Pointe at Surprise
Reems Road & Tierra Buena Lane
APN: 501-17-006G, 501-17-028A, 501-17-028E, 501-19-063, 501-19-064

SCOPE
A retirement community that will consist of a two story main facility building with independent apartments, assisted living units, memory care units. We will also have two 3-plex independent, with 20 active adult 55+ single family homes with a clubhouse, pool and other amenities. Two phase project. Main building and 3-plex and 2nd phase will be active adult homes.

QUESTIONS
Next steps for zone change

-- Do not delete or change any of the following text. --

When it's time, join your Webex meeting here.

Join meeting

More ways to join:

Join from the meeting link

https://surpriseaz.webex.com/surpriseaz/j.php?MTID=macf6d4eabca373a4dd1eeacddaf62c92

Join by meeting number

Meeting number (access code): 187 077 6456

Meeting password: 5FbBwYeWd68

Tap to join from a mobile device (attendees only)

+1-408-418-9388,,1870776456## United States Toll

+1-602-666-0783,,1870776456## United States Toll (Phoenix)

Join by phone

+1-408-418-9388 United States Toll

+1-602-666-0783 United States Toll (Phoenix)

Global call-in numbers

Join from a video system or application

Dial 1870776456@surpriseaz.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Join using Microsoft Lync or Microsoft Skype for Business

Dial 1870776456.surpriseaz@lync.webex.com

If you are a host, click here to view host information.

Need help? Go to https://help.webex.com

This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.
0.1

23 Apr 2021 22:38:12 -0000

CITIZEN PARTICIPATION REPORT

Gold Stream Development LLC
APN's: 501-19-063, 501-19-064, 501-17-028A, 501-17-028E, & 501-17-006G
Northeast Corner of Reems Road and Tierra Buena Lane
Surprise, AZ 85374
Case No. FS22-0858

Prepared By:

Benjamin W. Graff, Esq.
Quarles & Brady LLP
2 N. Central Ave.
Phoenix, AZ 85004

Submitted to:

City of Surprise
Community Development
16000 N. Civic Center Plaza
Surprise, AZ 85374

Citizen Participation Plan Submittal: June 10, 2022
Citizen Participation Report Submittal: November 22, 2023

Development Description

The law firm of Quarles & Brady LLP submits this Citizen Participation Report (“CPR”) on behalf of Gold Stream Development, LLC (the "Applicant"). The Applicant intends to develop the Pointe at Surprise Retirement Living Community (the "Pointe") as a 12-acre multi-family development. The Pointe will be a single-phase development, allowing a complete "age in place" retirement living community. The purpose of this Citizen Participation Report is to demonstrate how the Applicant engaged and informed citizens, property owners, neighborhood associations, agencies, and businesses in the vicinity of the proposed development.

The Pointe will be located along East side of Reems Road, on the North side of Tierra Buena Rd in Surprise, AZ (the "Property"). The Property currently consists of five separate parcels (APNs 501-19-063, 501-19-064, 501-17-028A, 501-17-028E, and 501-17-006G) and will require a Final Plat to combine the parcels, creating a single parcel for the Pointe. See Aerial and Zoning Maps Attached at **Tab A.**

The Property is currently split between the western parcels zoned Neighborhood Commercial Planned Unit Development ("C-1 PUD") and the eastern parcels zoned Rural Residential ("RR"). The C-1 PUD portion of the Property contains nonconforming residential homes. The RR portion of the Property is currently vacant. The Applicant is requesting to rezone the entire 12 acres to Residential High Density ("R-3") with a density limitation of 13.9 dwelling units per acre ("du/ac") to develop the proposed retirement community. The development will include a total of 168 units comprised of a central facility containing independent living, assisted living, and memory care as well as a collection of detached, independent living units. Planning and designing the Pointe included great consideration to provide a quality development designed to fit in with the surrounding neighborhoods and contribute to the community.

I. Neighborhood Meetings and Notification Technique

The Applicant initially held a neighborhood meeting during the early due diligence phase on June 30th, 2021, at Hilton Garden Inn to introduce the proposed development. The meeting was well-attended, and neighbors were vocal in support of the proposed development in their neighborhood.

The City of Surprise required an additional in-person and virtual neighborhood meeting in 2022 for the rezoning request. After submitting the formal development application, the Development Team held an additional in-person neighborhood meeting on October 25, 2022, at Countryside Elementary School and a virtual neighborhood meeting on November 2, 2022, to discuss the current rezoning request. The in-person meeting had a sign-in sheet station, three sets of exhibit stations displaying the development plans, and was set-up in a gallery, open-house format. The virtual neighborhood meeting was held using the Zoom platform in a presentation format. Multiple individuals from the Applicant team attended both meetings to help answer and address any questions.

On October 10, 2022, 15-days prior to the neighborhood meetings, the Applicant team posted two physical notification signs on the Property, one facing Tierra Buena Lane, and one

facing Reems Road. See Sign Affidavit Attached at **Tab B**. The notification sign met all sign requirements as outlined by the City of Surprise and listed both the in-person and virtual neighborhood meetings, and that the Planning and Zoning Commission and City Council meetings were pending. Per correspondence with City Staff, the City of Surprise sent the post card notifications to nearby property owners, neighborhood associations, and other parties of interest, and posted the legal advertisement in the Surprise Today newspaper on October 8, 2022, and October 12, 2022. See Emails with City Staff, Legal Ad, and Mailing List Attached at **Tab C.**

City Staff has since provided the meeting dates for the Planning and Zoning Commission hearing (December 21, 2023) and City Council hearing (January 16, 2024). On November 20, 2023, the Applicant updated the two physical notification signs on the Property with the hearing dates. See Updated Sign Affidavit Attached at **Tab B.** The Applicant will coordinate with City Staff to ensure the proper post card and newspaper notifications are delivered and posted at least 15 calendar days prior to the hearings.

II. Summary of Discussions with the Public

One property owner, Marvin Orsborn ([redacted]) attended both the in-person and virtual neighborhood meeting, with three other nearby property owners attending the in-person meeting (George Hoefer and Sheila Redding-Hoefer at [redacted] and William "Bill" Maley at [redacted]). See In-Person Meeting Sign-In Sheet Attached at **Tab D.** All owners expressed favorable and positive support for the development at the meetings. After learning about the development, none of the attendees expressed any reservations or concerns about the development at that time. In fact, the owners voiced the proposed use is better suited for the site than a typical commercial use.

Since the neighborhood meetings, the Applicant team has been in contact with multiple nearby property owners from November 2022 through March 2023, then reached out to interested property owners to update them on the proposed development within the past few weeks (November 2023) after receiving the hearing dates from City Staff.

Mr. Maley and Mr. Orsborn, who attended the previous neighborhood meetings, have reached out to discuss whether Gold Stream is willing to make off-site improvements to the local flood irrigation channels that connect through the Gold Stream Property. While this request from the neighbors is outside of the request before the City, Gold Stream was unable to secure the authority or approval to complete off-site flood irrigation improvements. The Development Team has worked with these neighbors to understand the flood irrigation issues. Gold Stream is committed to providing improvements within the Property to ensure the same quality and quantity of flood irrigation is provided to both Mr. Maley and Mr. Orsborn's properties. The Applicant team and Gold Stream will continue to keep the City updated on any proposed irrigation lines.

The Applicant has also been in contact and reached out the multiple nearby property owners to provide updates on the development and received overall support for the development from these property owners. Below is a summary of property owners in contact and dates contacted. We have received two support letters from nearby property owners and anticipate more support letters prior to the public meetings. See Support Letters Attached at **Tab E.**

Property Owner(s)	Owner Address	Date(s) Contacted
Marvin Orsborn	[redacted]	October 25, 2022; November 2, 2022; December 14, 2022; December 30, 2022; March 16, 2023
William “Bill” Maley	[redacted]	October 25, 2022; November 2, 2022; March 16, 2023; November 14, 2023
George Hoefer and Sheila Redding-Hoefer	[redacted]	October 25, 2022; November 2, 2022; Attempted to contact in December 2022 and no response since.
Eric Anderson	[redacted]	November 16, 2022; November 20, 2023; December 14, 2022; December 28, 2022; December 30, 2022; November 20, 2023
Roger Diaz	[redacted]	December 14, 2022; November 17, 2023
Charlie Foster	[redacted]	December 15, 2022; Attempted to contact since February 2023 and again November 2023 with no response
Michael Hofmann	[redacted]	November 2, 2022; February 10, 2023; March 16, 2023; November 20, 2023
Donna Lundberg	[redacted]	November 20, 2023
Bob Spexarth	[redacted]	November 20, 2023

The Pointe will allow aging members of the Surprise community to live near their families and provide potential opportunities to engage with the nearby school. Based on existing and prior neighborhood input, it appears the neighborhood supports senior communities for the Property and deems the Property unsuitable for other commercial uses. The Applicant will continue to communicate with nearby property owners to address any other questions or concerns. The Applicant will also continue to inform City Staff of any updates from the public, and coordinate with City Staff to ensure the proper post card and newspaper notifications are delivered and posted at least 15 calendar days prior to the hearings in compliance with all citizen review process notification requirements. It is the Applicant's understanding City Staff will be responsible for arranging and delivering letter notifications and newspaper notifications to the appropriate nearby property owners and community groups of interest.

TAB A

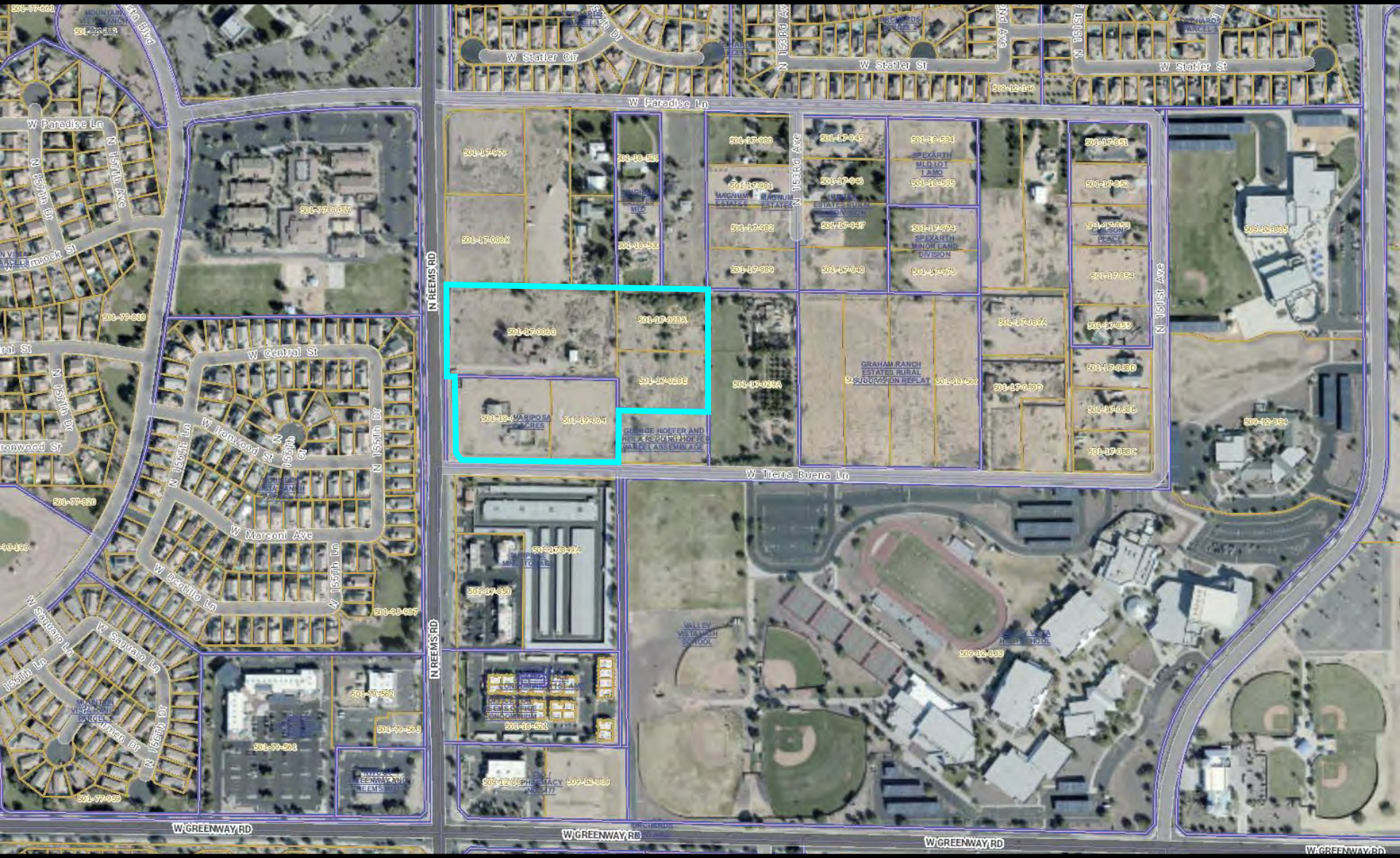
AERIAL MAP



Quarles

PARCEL NUMBERS: 501-19-063, 501-19-064,
501-17-028A, 501-17-028E, and 501-17-006G

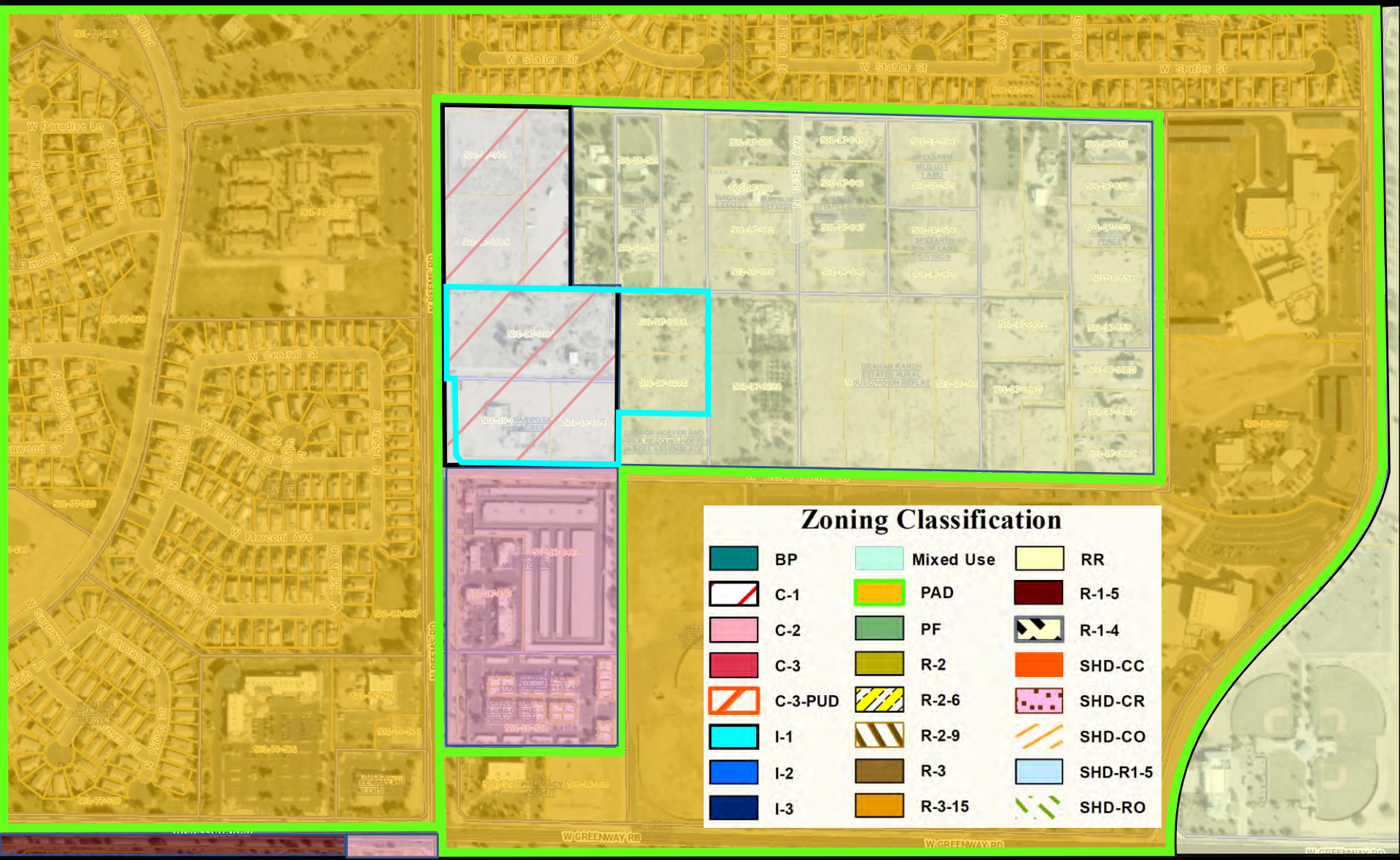
AERIAL MAP



PARCEL NUMBERS: 501-19-063, 501-19-064, 501-17-028A, 501-17-028E, and 501-17-006G

Quarles

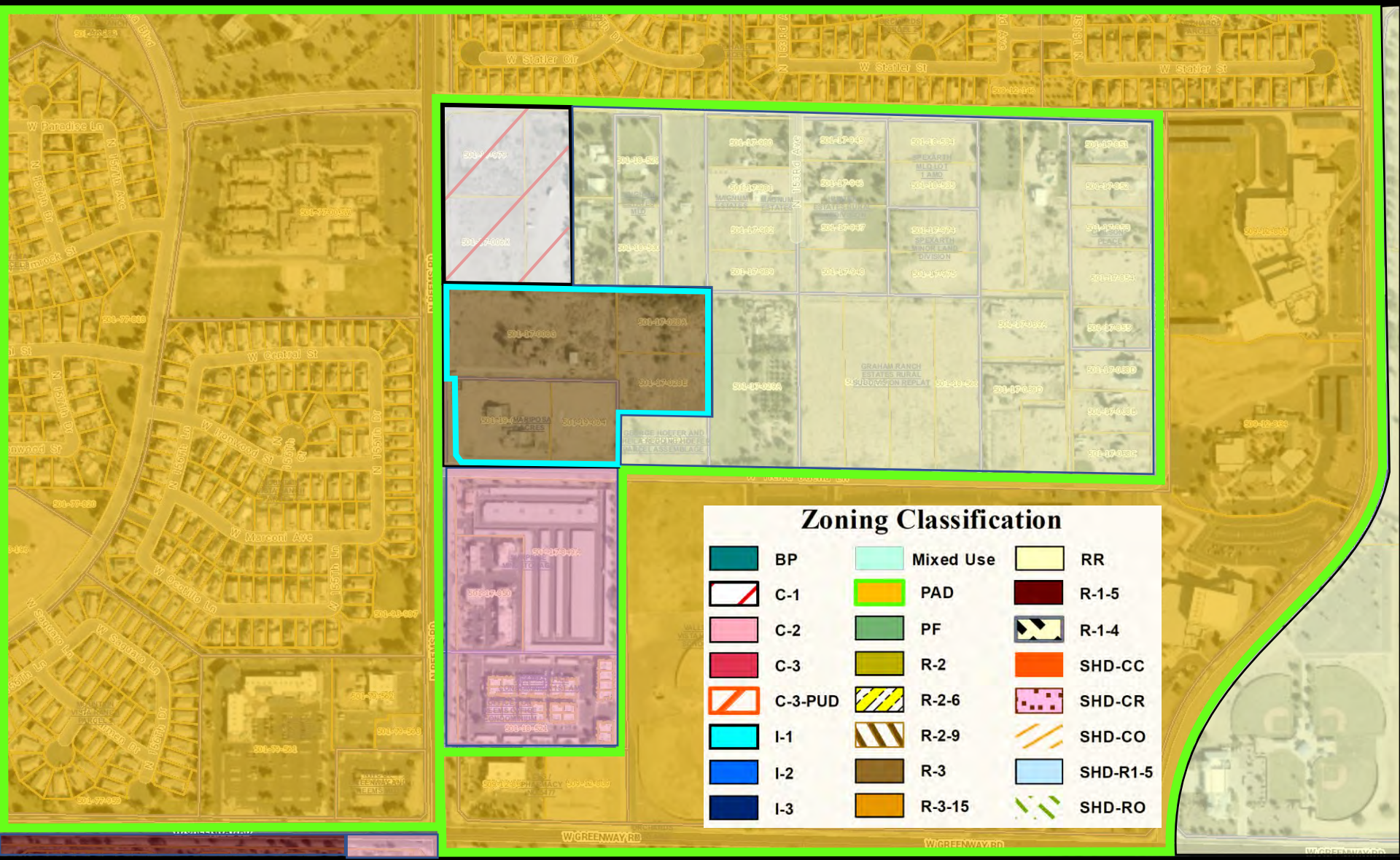
CURRENT ZONING MAP



Quarles

PARCEL NUMBERS: 501-19-063, 501-19-064, 501-17-028A, 501-17-028E, and 501-17-006G

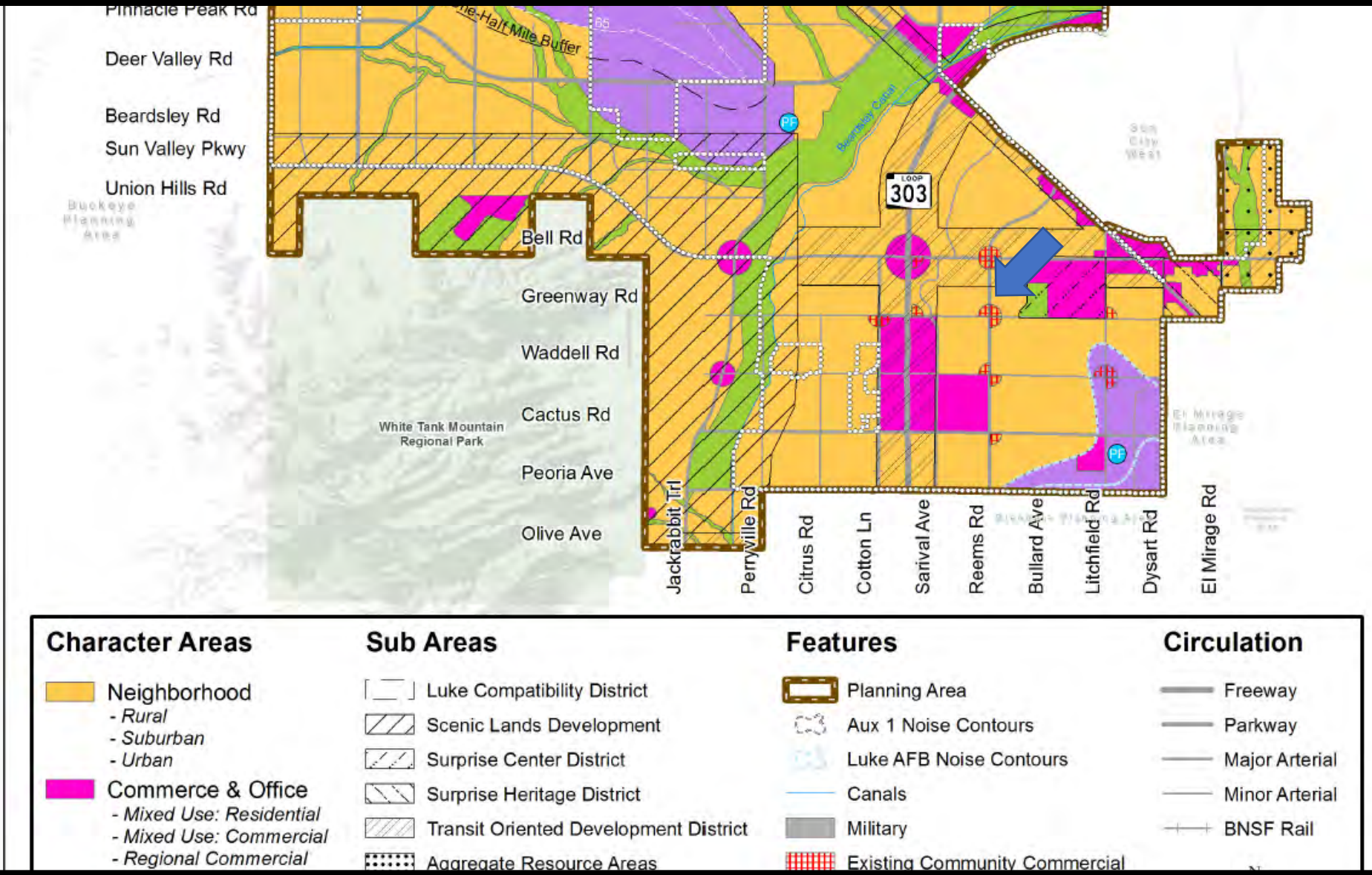
PROPOSED ZONING MAP



Quarles

PARCEL NUMBERS: 501-19-063, 501-19-064,
501-17-028A, 501-17-028E, and 501-17-006G

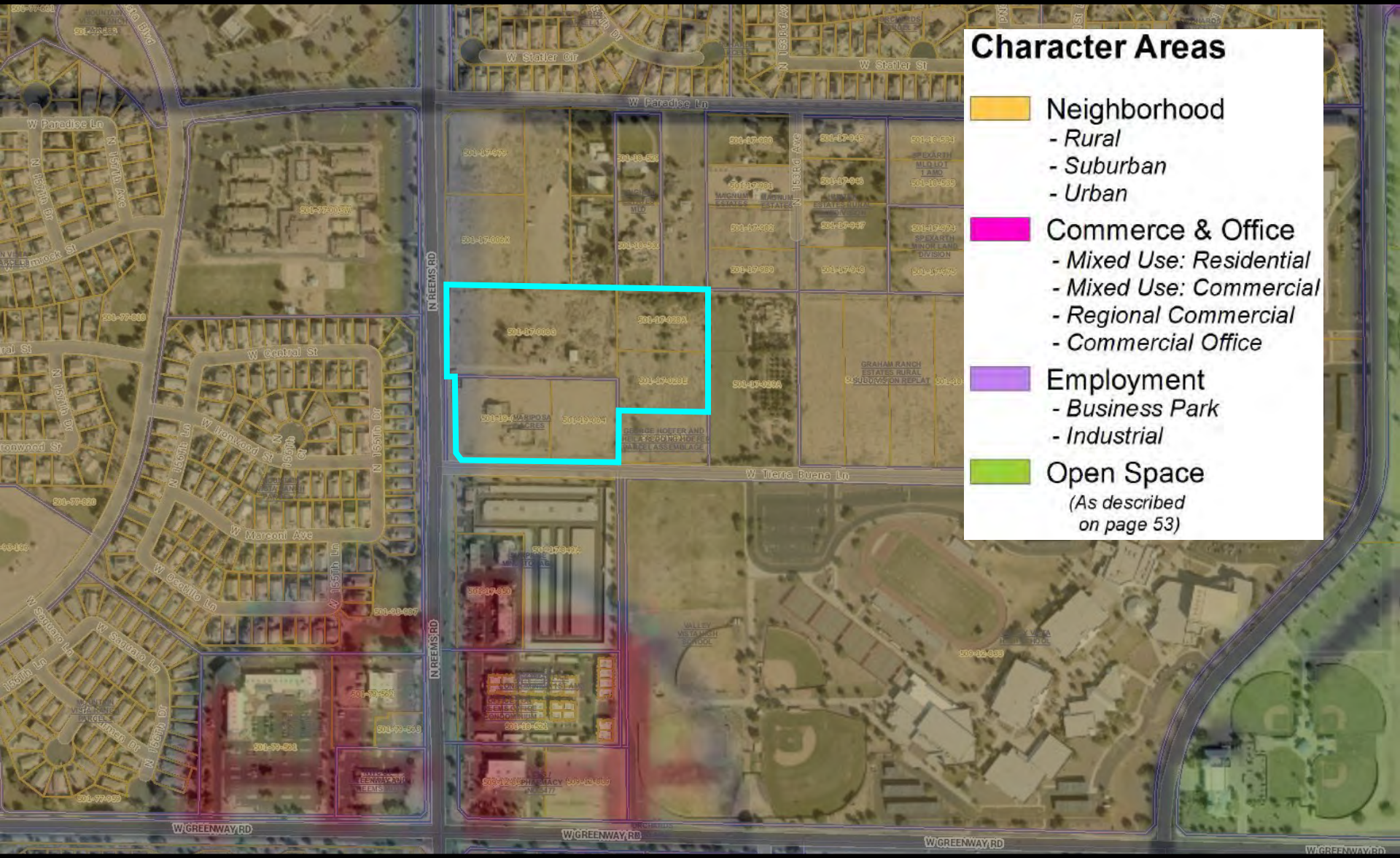
GENERAL PLAN MAP
NEIGHBORHOOD CHARACTER AERA



PARCEL NUMBERS: 501-19-063, 501-19-064, 501-17-028A, 501-17-028E, and 501-17-006G

Quarles

GENERAL PLAN MAP



Quarles

PARCEL NUMBERS: 501-19-063, 501-19-064, 501-17-028A, 501-17-028E, and 501-17-006G

CITY COUNCIL DISTRICT NO. 5 – COUNCILMEMBER JACK HASTINGS



Quarles

PARCEL NUMBERS: 501-19-063, 501-19-064,
501-17-028A, 501-17-028E, and 501-17-006G

PHOTOGRAPHIC ELEVATIONS



Quarles

PARCEL NUMBERS: 501-19-063, 501-19-064, 501-17-028A, 501-17-028E, and 501-17-006G

TAB B

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS22-0858

Applicant Name: Quarles & Brady

Location: SEC Reems Rd & Tierra Buena Ln

Date Site Posted: 10/10/22

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior to** the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Meghan Liggett — 10/10/22

Applicant/Representative Signature — Date

This instrument was acknowledged before me on 10/10/22, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024

MaryBeth Conrad
Notary Public

10-25-24
My commission expires

*Return completed and notarized **affidavit** and all relevant **photo**s to the Planning and Zoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).*


Notice of Public Hearing
City of Surprise
In-Person and Virtual
Neighborhood Meeting
In Person: October 25, 2022
Time: 6:00 P.M.
Location: Countryside Elementary
15034 N Parkview Pl Surprise, AZ 85379
Virtual: November 2, 2022
Time: 6:00 P.M.
Link: https://us06web.zoom.us/j/81005214673?pwd=VnRrcjBXVXNjRmNUZ1cvdVYvY3pFUT09
Meeting ID: 810 0521 4673 Passcode: 473668
Phone/Audio: (669) 444-9171
Planning & Zoning
Date: TBD
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374
City Council
Date: TBD
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374
Case number: FS22-0858
Project Description: Rezoning from C-1 PUD and RR to R-3 to allow an age in place senior living development on approx. 12-acres generally located at the Northeast corner of Reems Road and Tierra Buena Lane.
Please call to confirm dates: 623-222-3011
Surpriseaz.gov
W Bell Rd
N Reems Rd
W Paradise Ln
N 151st Ave
N Parkview Pl
N Ballard Ave
Subject Property
W Tierra Buena Ln
W Greenway Rd
Maps
Oct 10, 2022 09:44AM
16005 N Reems Rd
Maricopa County


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In Person: October 25, 2022
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N Reems Rd
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N 151st Ave
N Parkview Pl
N Bullard Ave
Subject Property
W Tierra Buena Ln
W Greenway Rd
W. PARADISE LN
W. TIERRA BUENA LN
Maps
GREENWAY MARKETPLACE
Oct 10, 2022 09:10AM
15853 N Reems Rd
Maricopa County


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15853 N Reems Rd
Maricopa County

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AFFIDAVIT OF POSTING

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Applicant Name: Quarles & Brady

Location: Reems Rd & Tierra Buena Ln

Date Site Posted: 11/20/23

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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.

Applicant/Representative Signature — Date: 11.20.2023

This instrument was acknowledged before me on 11/20/23, by Patrick Anspaugh I witness whereof I hereunto set my hand and official seal.

JESSE SIMPSON
Notary Public - Arizona
Maricopa County
Commission # 650315
My Comm. Expires May 31, 2027

Notary Public

5/31/27
My commission expires

*Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).*

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Meeting ID: 810 0521 4673 Passcode: 473668
Phone/Audio: (669) 444-9171

Planning & Zoning

Date: December 21, 2023
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

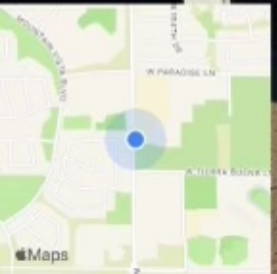
Date: January 16, 2024
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374



Case number: FS22-0858

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November 20, 2023 at 9:09 AM
16005 N Reems Rd
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting	Planning & Zoning	City Council
In Person: October 25, 2022	Date: December 21, 2023	Date: January 16, 2024
Time: 6:00 P.M.	Time: 6:00 P.M.	Time: 6:00 P.M.
Location: Countryside Elementary 15034 N Parkview Pl Surprise, AZ 85379	Location: 16000 N Civic Center Plaza Surprise, AZ 85374	Location: 16000 N Civic Center Plaza Surprise, AZ 85374
Virtual: November 2, 2022		
Time: 6:00 P.M.		

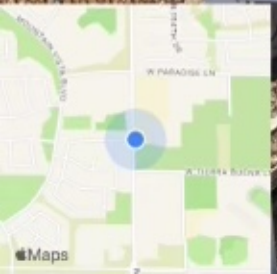
Link: https://us06web.zoom.us/j/81005214673?pwd=VnRrcjBXVXNjRmNUZ1cvdVYvY3pFUT09
Meeting ID: 810 0521 4673 Passcode: 473668
Phone/Audio: (669) 444-9171

Case number: FS22-0858



Project Description: Rezoning from C-1 PUD and RR to R-3 to allow an age in place senior living development on approx. 12-acres generally located at the Northeast corner of Reems Road and Tierra Buena Lane.

Please call to confirm dates: 623-222-3011 Surpriseaz.gov



November 20, 2023 at 9:08 AM
16005 N Reems Rd
Maricopa County


Notice of Public Hearing
City of Surprise
In-Person and Virtual
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Paradise Honors Elementary
Maps
November 20, 2023 at 12:18 PM
15853 N Reems Rd
Surprise AZ 85374


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TAB C

DEVELOPMENT PROJECT
NEIGHBORHOOD MEETING

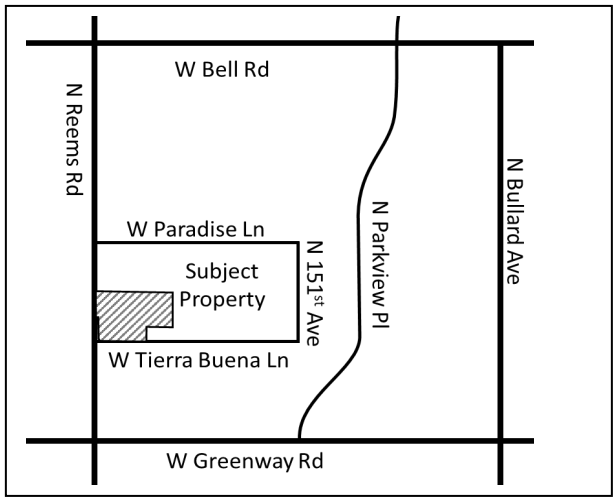
Please be advised, Benjamin Graff of Quarles & Brady, LLP will host a Neighborhood Meeting to discuss the project referenced below. Any member of the public may participate in this conversation as it pertains to this project by utilizing the access information provided under Meeting Details below. According to Surprise Municipal Code, the applicant is required to host a Neighborhood Meeting to present their project to the public while soliciting feedback and providing answers to questions. Please note, the City of Surprise is not the host of this meeting; however, the assigned City Planner will be available to provide information as needed in response to inquiries received from residents.

Applicant: Benjamin Graff (602) 229-5683, Benjamin.Graff@Quarles.com
City of Surprise Planner: Leslie Carnie, (623) 222-3153, Leslie.Carnie@surpriseaz.gov

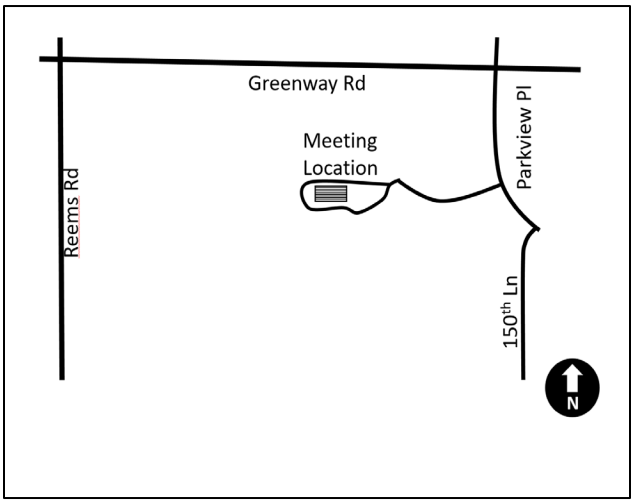
NEIGHBORHOOD MEETING DETAILS

	In Person	Virtual
DATE:	**Tuesday, Oct. 25, 2022**	**Wednesday, Nov. 02, 2022**
TIME:	6:00 PM	6:00 PM
LOCATION:	Countryside Elementary School 15034 N Parkview Place Surprise, AZ 85379	Virtual Meeting Link URL: https://us06web.zoom.us/j/81005214673?pwd=VnRrcjBXVXNjRmNUZ1cvdVYvY3pFUT09 Meeting ID: 810 0521 4673 Passcode: 473668 Phone/Audio: (669) 444-9171

Project Location



Meeting Location



PROJECT DESCRIPTION:
Rezone from C-1 PUD and RR to R-3 to allow an age in place senior living development on approx. 12-acres generally located at the Northeast corner of Reems Road and Tierra Buena Lane. Surprise Planning Case FS22-0858.

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
ADVISORY BOARD OF THE ARIZONA DISTRICT CHURCH	[redacted]	CHANDLER	AZ	85224
HILLER LANCE LAROY & PENNY LYNN		SURPRISE	AZ	85374
VIVIDRA LLC		LITCHFIELD PARK	AZ	85340
AMPARO CONTRERAS LIVING TRUST/CONTRERAS ALBERTO		SURPRISE	AZ	85374
HOFMANN MICHAEL		SURPRIZE	AZ	85374
PARAGON MANAGEMENT INC		SURPRISE	AZ	85374
BRITTS GARRETT		SURPRISE	AZ	85374
COOK WILLIAM F/HELEN I		ISSAQUAH	WA	98027
HOCHSTADT WILLIAM D/LAURETTA M		SURPRISE	AZ	85374
MASON EDITH A		SURPRISE	AZ	85374
PULKRABEK TRENT A/JULIE V		SURPRISE	AZ	85374
AVILA PEDRO LUIS ZAMORA/SANCHEZ ANA KARINA		SURPRISE	AZ	85374
RUFF ERIN		SURPRISE	AZ	85374
NIGRELLI SHANE		SURPRISE	AZ	85374
MCCARTHY MYLES P		SURPRISE	AZ	85374
MATTHEWS STEVEN F/MARIA C TR		WOODINVILLE	WA	98072
BLACKFORD BARBRA		SURPRISE	AZ	85374
EISENTRAUT DON/REEDANNE		KINTNERSVILLE	PA	18930
ANDERSON DAWN J		ANCHORAGE	AK	99516
MOUNTAIN VISTA RANCH OWNERS ASSOCIATION INC		PHOENIX	AZ	85016
MALEY WILLIAM/QUYNH NHU		SURPRISE	AZ	85379
ORSBORN MARVIN W/NATHAN		SURPRISE	AZ	85374
AMPARO CONTRERAS LIVING TRUST/CONTRERAS ALBERTO		SURPRISE	AZ	85374
MICULA DANIELA O		EL MIRAGE	AZ	85335
MALEY WILLIAM/QUYNH NHU		SURPRISE	AZ	85379

From: Leslie Carnie <Leslie.Carnie@surpriseaz.gov>
Sent: Wednesday, October 5, 2022 3:46:52 PM
To: Mike, Josh J. <josh.mike@quarles.com>
Subject: RE: FS22-0858 Pointe at Surprise Notice of Decision 09.02.22 [QBLLP-ACTIVE.FID41401173]

Hi Josh,

Because the public hearing is only required for the rezone, I would remove the site plan review language from the description.

Thank you,

Leslie Carnie, Planner II
City of Surprise|Community Development
16000 N. Civic Center Plaza|Surprise, AZ 85374
Office: 623.222.3153| Fax: 623-222-3001

SURPRISE
ARIZONA

From: Mike, Josh J. <josh.mike@quarles.com>
Sent: Wednesday, October 5, 2022 3:38 PM
To: Leslie Carnie <Leslie.Carnie@surpriseaz.gov>
Subject: Re: FS22-0858 Pointe at Surprise Notice of Decision 09.02.22 [QBLLP-ACTIVE.FID41401173]

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Thank you for confirming.

Please verify the language on the site posting. Let me know if anything needs to be revised or added before sending it to the Sign Company.

Thanks
Josh

Get Outlook for Android [secure-web.cisco.com] [secure-web.cisco.com]

From: Leslie Carnie <Leslie.Carnie@surpriseaz.gov>
Sent: Wednesday, October 5, 2022 3:32:21 PM
To: Mike, Josh J. <josh.mike@quarles.com>
Subject: RE: FS22-0858 Pointe at Surprise Notice of Decision 09.02.22 [QBLLP-ACTIVE.FID41401173]

Hi Josh,

The ad is set to run Sat 10/8 and Wed 10/12.

Leslie Carnie, Planner II
City of Surprise|Community Development
16000 N. Civic Center Plaza|Surprise, AZ 85374
Office: 623.222.3153| Fax: 623-222-3001

SURPRISE
ARIZONA

From: Mike, Josh J. <josh.mike@quarles.com>
Sent: Wednesday, October 5, 2022 1:55 PM
To: Leslie Carnie <Leslie.Carnie@surpriseaz.gov>
Subject: Re: FS22-0858 Pointe at Surprise Notice of Decision 09.02.22 [QBLLP-ACTIVE.FID41401173]

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Hello Leslie,

Following up on our phone call from earlier this morning. Have you been able to confirm the newspaper posting date for Friday or saturday?

I would like to know if we can proceed with the meeting date as planned and run with the sign language as drafted.

Thanks
Josh

Get Outlook for Android [secure-web.cisco.com] [secure-web.cisco.com] [secure-web.cisco.com]

From: Leslie Carnie <Leslie.Carnie@surpriseaz.gov>
Sent: Wednesday, October 5, 2022 12:06:54 PM
To: Mike, Josh J. <josh.mike@quarles.com>
Subject: RE: FS22-0858 Pointe at Surprise Notice of Decision 09.02.22 [QBLLP-ACTIVE.FID41401173]

Hi Mike,

The earliest date I can run the ad in the Surprise Today paper is going to be Wed. 10/12 if I can get the proof to them by 2:00 pm today. That will not give us the 15 days required for the legal ad. We can still have the meeting that week but it will have to be on Thursday 10/27 to meet the requirements. If you can confirm that the 27th will work at the same venue I can get the legal ad sent over to the paper ASAP.

TAB D

SIGN-IN SHEET

CITY OF SURPRISE PLANNING AND ZONING CASE NO. FS22-0858
DATE/TIME: OCTOBER 25, 2022 AT 6:00 P.M.
LOCATION: COUNTRYSIDE ELEMENTARY SCHOOL
15034 N. PARKVIEW PLACE, SURPRISE, AZ 85379

	NAME	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
1.	WILLIAM MALAY	[redacted]	[redacted]	[redacted]
2.	MARVIN ORSBORN			
3.	George Hoefer			
4.	S. REDDING-Hoefer			
5.				
6.				
7.				
8.				
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15.				
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18.				
19.				
20.				

TAB E

City of Surprise Planning & Zoning
Attn: Lloyd Abrams, Community Development Director
16000 N Civic Center Plaza
Surprise, AZ 85374

Re: Letter of Support for Zoning Case No. FS22-0858; The Pointe at Surprise

Dear Mr. Abrams,

I am writing today regarding zoning case no. FS22-0858 and the proposed retirement living community to be located at Tierra Buena Lane and Reems Road. I own a neighboring parcel of land ([redacted], so the proposed development directly impacts me. I have taken the time to review the development with the Applicant, Quarles & Brady LLP, including Applicant's request to rezone from C-1/RR to R-3. I believe the proposed development will provide significant benefits to the surrounding area, including meeting a need for an upscale senior living community in Surprise. The development appears to be very compatible with the area. I do not believe a commercial development with more intense traffic impacts would be a good fit for this site and I was happy to learn that this type of retirement community generates far less traffic that commercial or traditional multifamily uses. I appreciate the City of Surprise listening to my input.

Please accept this letter as a record of my full support of this application and Case FS22-0858.

Sincerely yours,

Eric Andersen
[redacted]

City of Surprise Planning & Zoning
Attn: Lloyd Abrams, Community Development Director
16000 N Civic Center Plaza
Surprise, AZ 85374

Re: Letter of Support for Zoning Case No. FS22-0858; The Pointe at Surprise

Dear Mr. Abrams,

I am writing the City in regard to Rezoning Case No. FS22-0858 and the proposed retirement and assisted living development to be located at Tierra Buena Lane and Reems Road, known as The Pointe at Surprise. I own a parcel of land in the neighborhood adjacent to the site and I was very happy to see that the developer kept the surrounding neighbors in mind when designing the proposed development

I have taken the time to review the proposed site plan and speak with the applicant's development team. I am in favor of the proposed retirement and assisted living development instead of any other traditional multifamily or any type of traffic-heavy commercial use on this land, as I do not believe that would be compatible with the area.

Please accept this letter as my full support of this application and Case FS22-0858.

Sincerely yours,

Roger Díaz
Signature

Roger DIAZ
Name

[redacted]
Address

04-19-2023
Date

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS22-0858

Applicant Name: Quarles & Brady

Location: Reems Rd & Tierra Buena Ln

Date Site Posted: 11/20/23

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior to** the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

[signature] 11.20.2023

Applicant/Representative Signature Date

This instrument was acknowledged before me on 11/20/23, by Patrick Anspaugh I witness whereof I hereunto set my hand and official seal.

JESSE SIMPSON
Notary Public - Arizona
Maricopa County
Commission # 650315
My Comm. Expires May 31, 2027

[signature]
Notary Public

5/31/27
My commission expires

*Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).*

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

In Person: October 25, 2022
Time: 6:00 P.M.
Location: Countryside Elementary
15034 N Parkview Pl Surprise, AZ 85379

Virtual: November 2, 2022
Time: 6:00 P.M.
Link: https://us06web.zoom.us/j/81005214673?pwd=VnRrcjBXVXNjRmNUZ1cvdVYvY3pFUT09
Meeting ID: 810 0521 4673 Passcode: 473668
Phone/Audio: (669) 444-9171

Planning & Zoning

Date: December 21, 2023
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

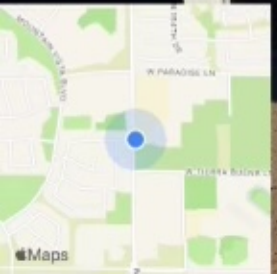
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Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374



Case number: FS22-0858

Project Description: Rezoning from C-1 PUD and RR to R-3 to allow an age in place senior living development on approx. 12-acres generally located at the Northeast corner of Reems Road and Tierra Buena Lane.

Please call to confirm dates: 623-222-3011 Surpriseaz.gov



November 20, 2023 at 9:09 AM
16005 N Reems Rd
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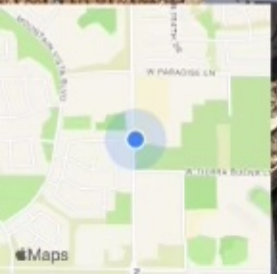
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ORDINANCE # 2024-01

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A REZONE OF APPROXIMATELY 12 ACRES FROM NEIGHBORHOOD COMMERCIAL WITH PLANNED UNIT DEVELOPMENT OVERLAY (C-1 PUD) AND RURAL RESIDENTIAL (RR), TO RESIDENTIAL HIGH DENSITY (R-3), AND APPROVING THE RELEASE OF AN EXISTING DEED RESTRICTION FOR A SITE GENERALLY LOCATED ON THE NORTHEAST CORNER OF REEMS RD. AND TIERRA BUENA LN.

WHEREAS, this Ordinance was properly noticed for public hearing and the necessary hearings and opportunity for public input were completed;

WHEREAS, the subject site is located on the northeast corner of Reems Road and Tierra Buena Lane;

WHEREAS, the subject site is approximately 12 acres and is currently zoned Neighborhood Commercial with Planned Unit Overlay Development (C-1 PUD) and Rural Residential (RR);

WHEREAS, in 2015, the City Council placed a deed restriction on a portion of the subject site to ensure that the approximate 2.37-acre parcel would be a “Senior Housing development” with no more than 16 units;

WHEREAS, in order to integrate the use of the entire parcel, including the 2.37 acre parcel with the existing deed restriction, the subject site requires modification of the applicable zoning regulations, including the removal of the deed restriction;

WHEREAS, the proposed Rezone to Residential High Density (R-3), satisfies the requirements set forth in the City of Surprise Land Development Ordinance (LDO);

WHEREAS, this Rezone is in harmony with the purposes and intent of the zoning ordinance and the Surprise General Plan; and

WHEREAS, on December 21, 2023, the Planning and Zoning Commission recommended that the Rezone for The Pointe at Surprise be approved.

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

Section 1. *Removal of Deed Restriction.* The deed restriction previously placed on parcel 501-17-063, Lot 1, of the Mariposa Acres Final Plat approval (case# FS12-168)

to ensure that the use for the approximate 2.37-acre parcel would be a “Senior Housing development” with no more than 16 units, is hereby removed in order to integrate this parcel into the larger “The Pointe at Surprise” development;

Section 2. *Rezoning.* The parcel legally described on ***Exhibit A*** and depicted on ***Exhibit B***, known as “The Pointe at Surprise,” is rezoned from Neighborhood Commercial with Planned Unit Development overlay (C-1 PUD) and Rural Residential (RR), to Residential High Density (R-3) subject to the following stipulations:

a. Development and use of the site shall be consistent with the Zone Change narrative entitled “Age-In-Place Senior Living Development”, prepared by Quarles & Brady, and stamped received October 25, 2023.
b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

Section 3. *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 4. *Codification.* This Ordinance is not of a general nature and shall not be codified.

Section 5. *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 6. *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 7. *Effective Date.* This ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED this_____day of _____2024.

_____
Skip Hall, Mayor

Attest:

_____
Kristi Passarelli, City Clerk

Approved as to form:

_____
Robert Wingo, City Attorney

EXIBIT A

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5, FROM WHICH POINT THE WEST QUARTER CORNER OF SAID SECTION 5 BEARS NORTH 00°20'33" WEST (BASIS OF BEARINGS), A DISTANCE OF 2637.98 FEET;

THENCE NORTH 00°20'33" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1318.99 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 00°20'33" WEST, ALONG SAID WEST LINE, A DISTANCE OF 659.49 FEET;

THENCE SOUTH 88°40'12" EAST, A DISTANCE OF 987.75 FEET;

THENCE SOUTH 00°18'58" EAST, A DISTANCE OF 440.48 FEET;

THENCE NORTH 88°36'24" WEST, A DISTANCE OF 329.19 FEET;

THENCE SOUTH 00°19'29" EAST, A DISTANCE OF 190.08 FEET;

THENCE SOUTH 01°23'36" WEST, A DISTANCE OF 30.00 FEET;

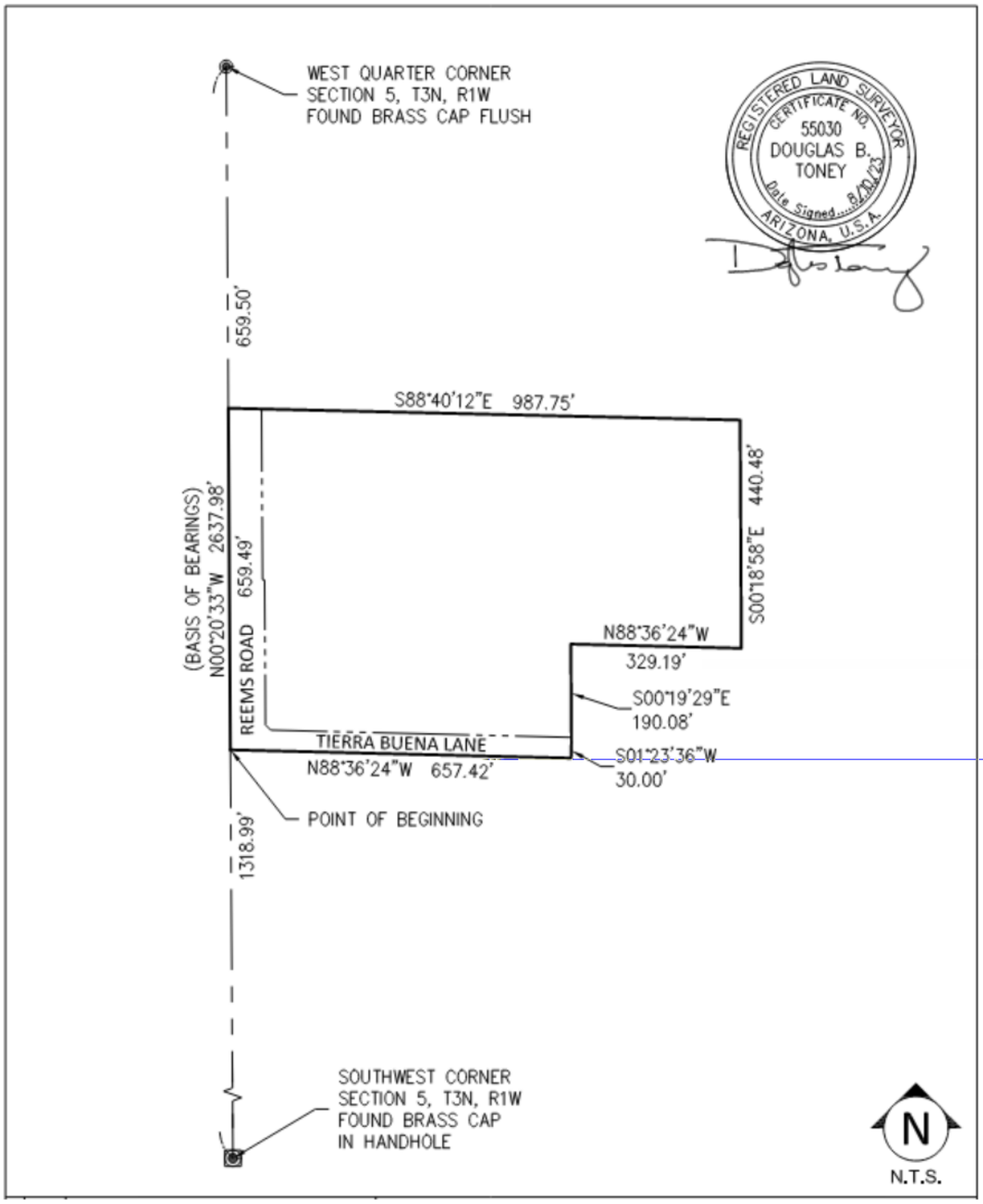
THENCE NORTH 88°36'24" WEST, A DISTANCE OF 657.42 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 579,147 SQ.FT. OR 62.5933 ACRES, MORE OR LESS.



Bowman • 1600 N Desert Drive, #210 • Tempe, Arizona 85288 • P: 480.629.8830

EXIBIT B



Ordinance No. 2024-01
RFLS #9224

SURPRISE
ARIZONA

FS22-0858
The Pointe at Surprise
Zone Change

City Council

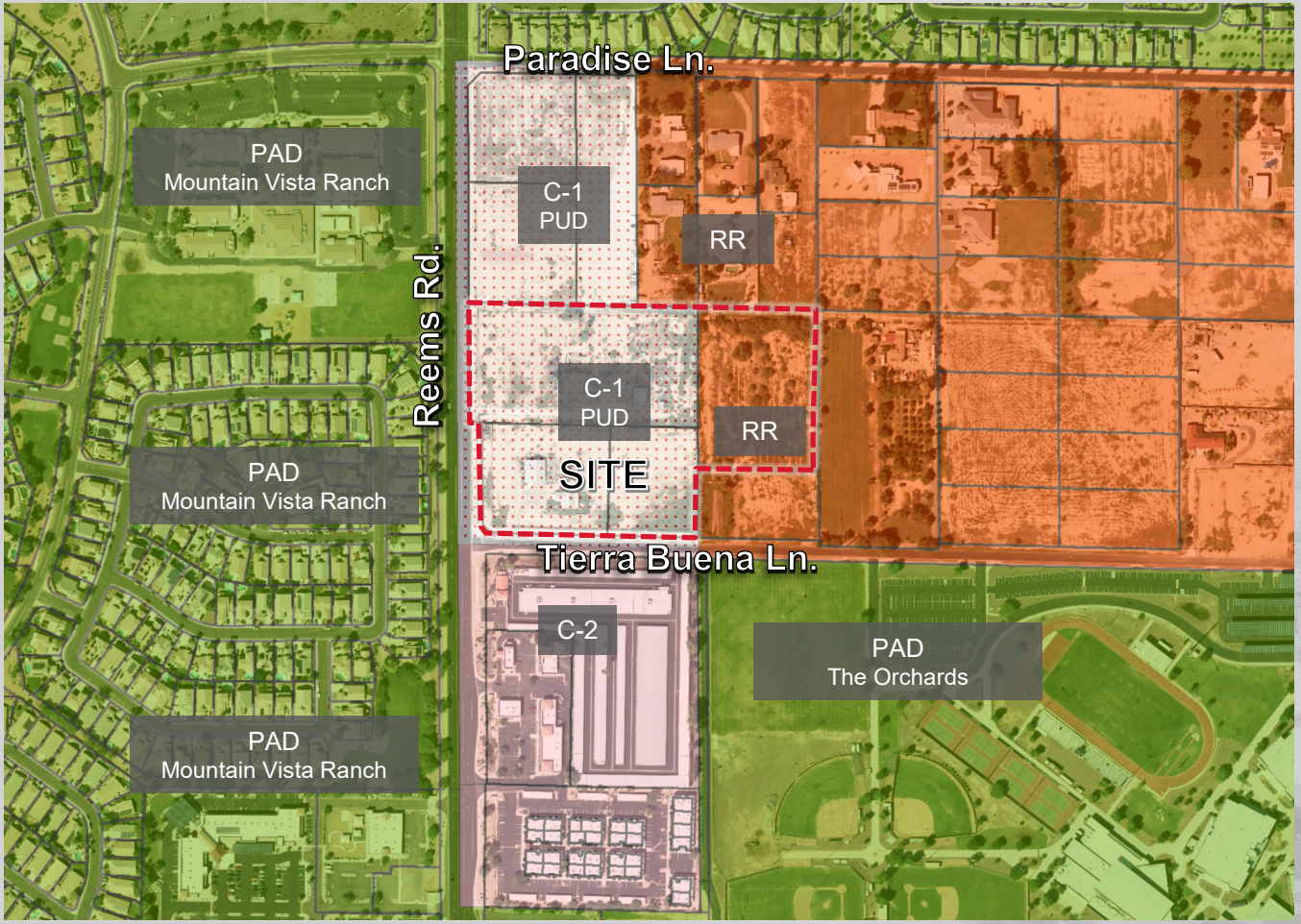
January 16, 2024



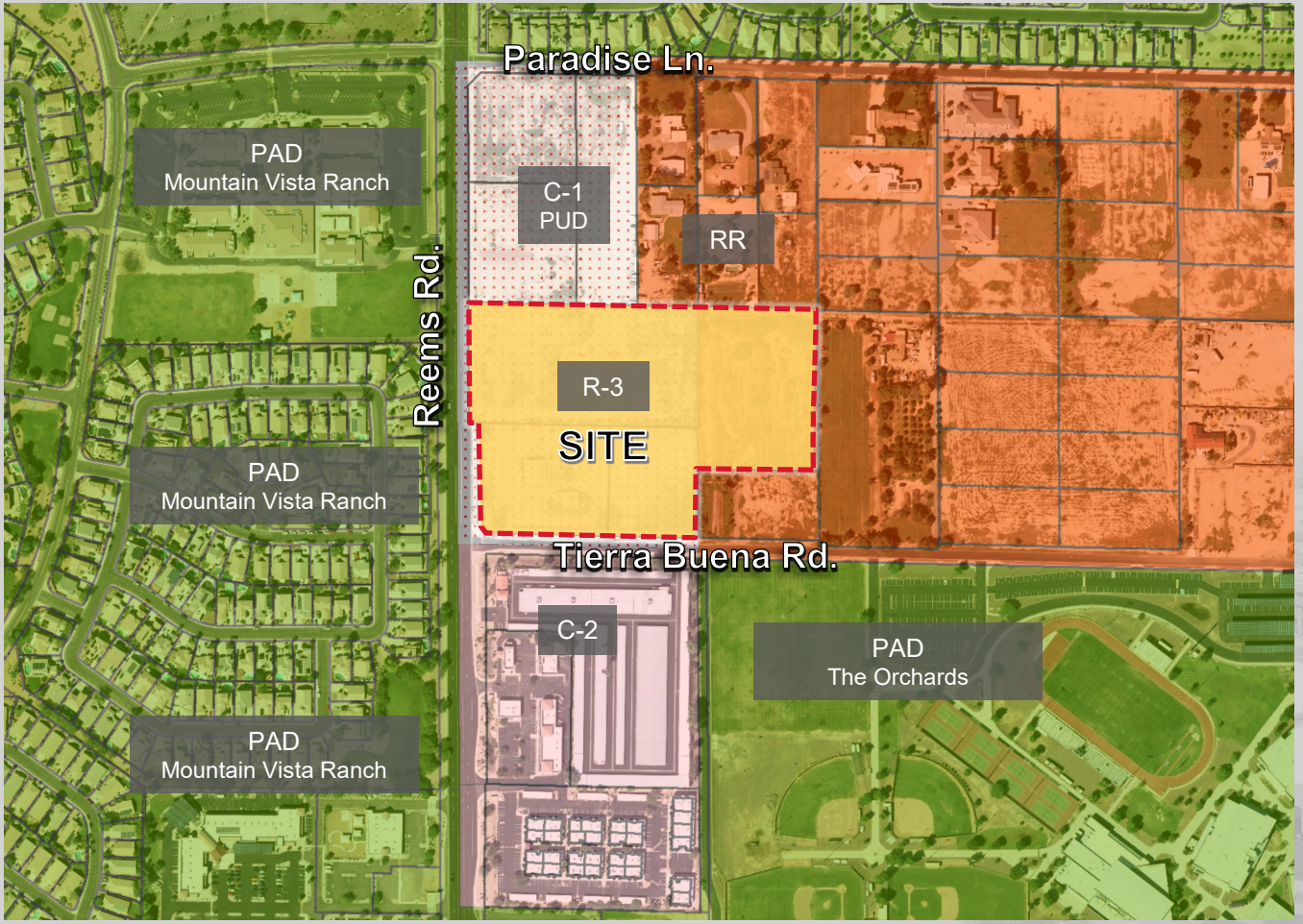
VICINITY MAP

BACKGROUND

- **April 26, 1984:** The subject parcels were annexed into the City of Surprise.
- **August 19, 2014:** The Mayor and City Council approved a Zone Change of 1.5 acres from Rural Residential (RR/R1-43) to Medium Density Zoning (RM-12) and a Final Plat for the area known as “Mariposa Acres” under case FS12-168.
- **September 01, 2015:** The Mayor and City Council approved a 1-year Final Plat extension and a deed restriction limiting the Use on Lot 1 to a “Senior Housing development of 16 or fewer units” under case FS12-168
- **March 28, 2016:** The Mayor and City Council approved a Zone Change of 15.76 acres of the Paradise Acres area from Rural Residential (RR/R1-43) and Medium Density Residential (RM-12) to Neighborhood Commercial (C-1) with a PUD Overlay under case FS16-153
- **June 21, 2022:** The applicant filed a request for a Zone Change, Site Plan and Final Plat under case FS22-0858.



EXISTING ZONING

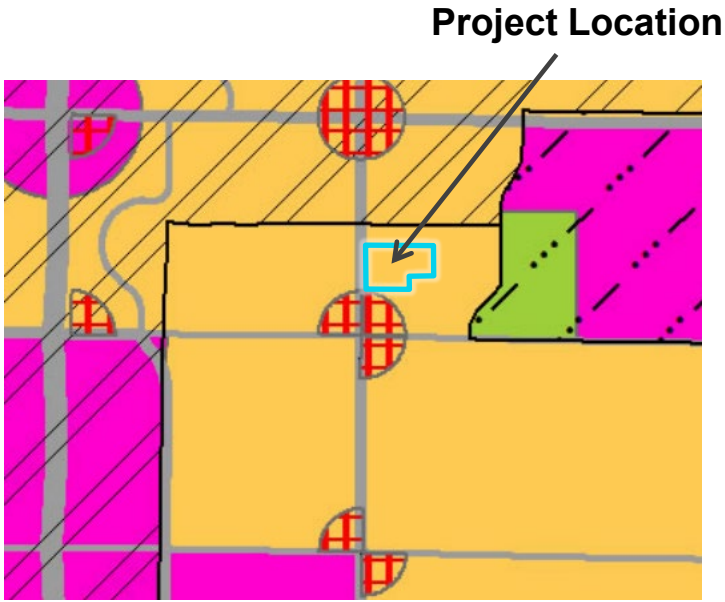


PROPOSED ZONING

Table 106-2e—Residential High Density (R-3) Zoning District			
Net Density (du/ac)	**8-11.9**	**12-14.9**	**15+**
Min. setback to arterial ROW (ft)[2]	20	20	20
Min. setback to collector and local ROW (ft)[2]	15	15	15
Min. setback adjacent to residential zoning (ft)	10	15	20
Min. setback adjacent to non-residential zoning (ft)	20	20	20
Max. bldg. height[1] (ft)	45	50	60
Open space (sf/du)	150	150	150

Notes:

1. The *height* of any *structure*, or portions thereof, shall not exceed 30 feet in *height* measured at the *setback* line when *adjacent* to *single-family*, *two-family*, *three-family development parcels.* The *height* of the *accessory structure* may increase at a ratio of one foot vertical for every one foot horizontal as measured relative to the property line to a maximum *height* equal to the *zoning*.
2. *Setback* may be reduced to ten feet along collector or local *right-of-way* for units that open to the *street* and exclude a perimeter wall.



Character Areas

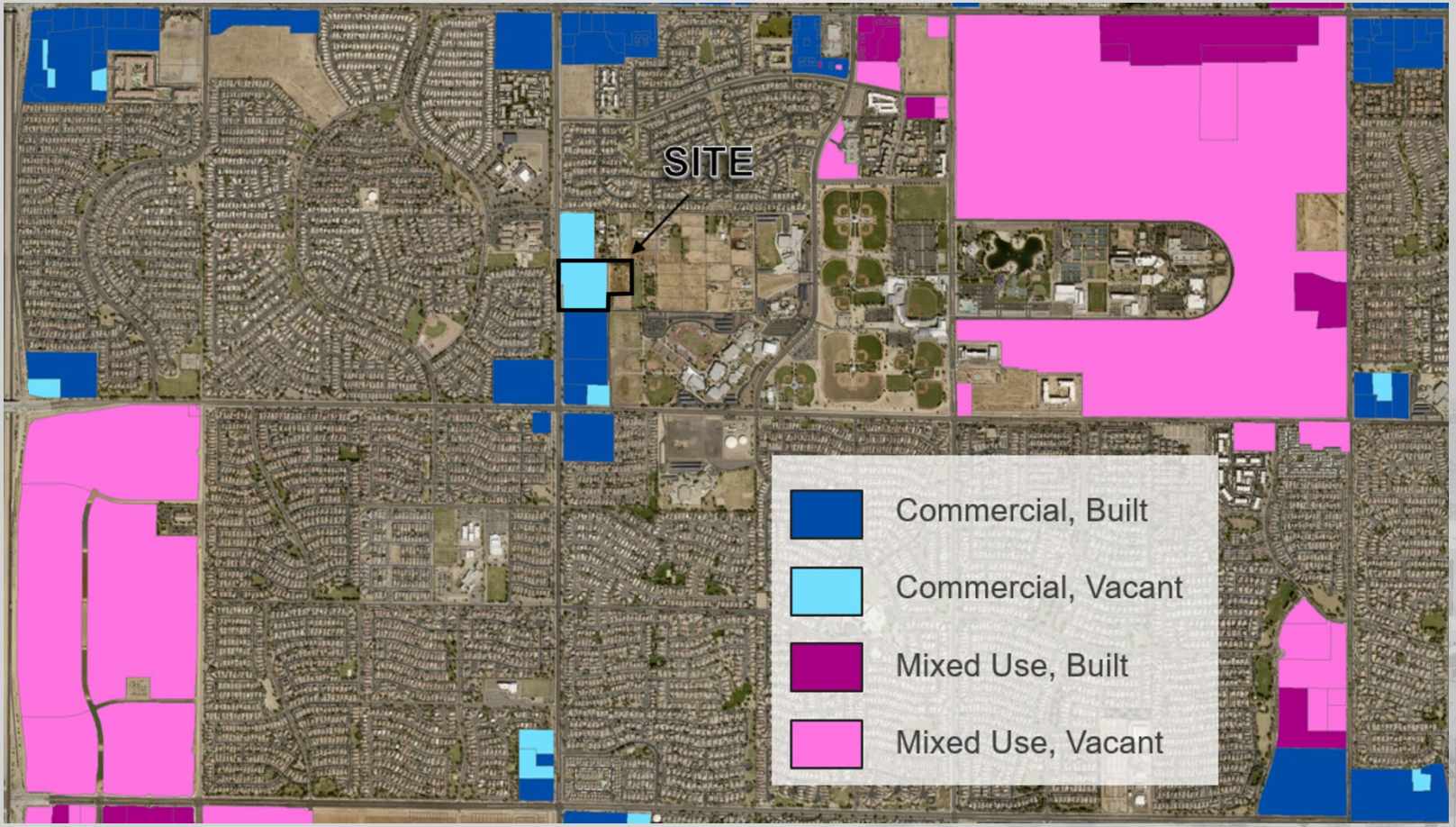
- Neighborhood
  - *Rural*
  - *Suburban*
  - *Urban*
- Commerce & Office
  - *Mixed Use: Residential*
  - *Mixed Use: Commercial*
  - *Regional Commercial*
  - *Commercial Office*
- Employment
  - *Business Park*
  - *Industrial*
- Open Space
  (As described on page 53)

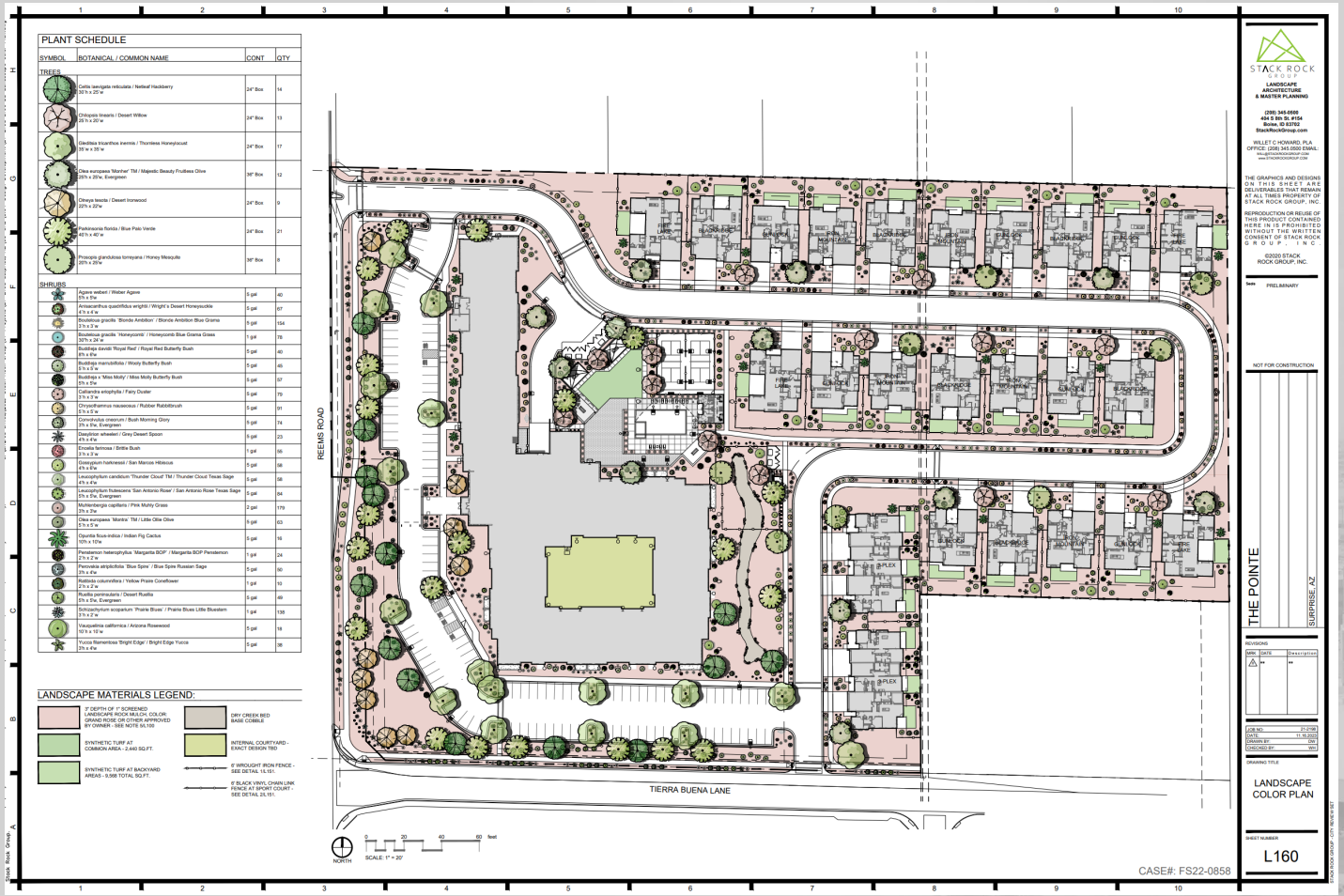
Sub Areas

- Luke Compatibility District
- Scenic Lands Development
- Surprise Center District
- Surprise Heritage District
- Transit Oriented Development District
- Aggregate Resource Areas

- The Neighborhood Character area supports Urban Neighborhoods with higher densities along arterial roadways.
- The proposed project adjusts densities within the site to provide a gradual transition to surrounding uses.

EXISTING COMMERCIAL





CONCEPTUAL PLAN

OUTREACH

- Site Posting, 300’ Mailers, Newspaper Publishings, Project Website
- Citizen Participation Meetings:

1. In-Person: October 25, 2022
   - 29 attendees
2. Virtual: November 02, 2022
   - 2 attendees

- Questions and Comments

  - Clarification on Development Details
  - Overall Support for the Project

RECOMMENDATION

The Planning and Zoning Commission recommended the Mayor and City Council release the Deed Restriction and approve the proposed rezone subject to stipulations ‘a’ through ‘b’.

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



STIPULATIONS

a. Development and use of the site shall be consistent with the Zone Change narrative entitled “Age-In-Place Senior Living Development”, prepared by Quarles & Brady, and stamped received October 25, 2023.

b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 16, 2024 Contact Person: Chris Sexton
Submitting Department: Community Development District: Citywide
Staff Recommendations:

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

Agenda Wording:
Consideration and action pertaining to a Zoning Text Amendment (ZTA) to amend the Surprise Land Development Ordinance (LDO) by removing the development standard restricting marijuana facilities to having a single entrance, thereby bringing the Land Development Ordinance into compliance with Arizona Revised Statutes; Ordinance #2024-02.

Motion:
I move to approve Ordinance #2024-02.

Background:
The applicant, Lindsay Schube of Gammage and Burnham, initiated the ZTA to the LDO to remove an existing development standard related to marijuana facilities. The LDO currently limits the number of entrances to a marijuana facility to a single entrance. The applicant proposed to remove this limitation in the LDO per Arizona Revised Statutes (A.R.S.) §36-2806(c).

Objective Analysis:
This amendment clarifies, updates, and aligns the City of Surprise Land Development Ordinance as it relates to marijuana facilities with state requirements.

Policy Compliant:
The Zoning Text Amendment is consistent with City and Council Policies.

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

Budget Impact:
There is no anticipated budget impact related to this item.

FTE Impact:
This item does not have an impact on current staffing levels.

ATTACHMENTS:

1. 00-FS23-0512 Bella Fiesta Pad B - ZTA - Staff Report
2. 01-FS23-0512 Bella Fiesta Pad B - ZTA - Legislative Edit
3. 02-FS23-0512 Bella Fiesta Pad B - ZTA - Narrative Report
4. 03-FS23-0512 Bella Fiesta Pad B - ZTA Public Outreach Place Holder (1)
5. 04-FS23-0512 Bella Fiesta Pad B - ZTA - Legal Ad and Affidavit
6. 05-FS23-0512 Ord 2024-02 Bella Fiesta Pad B - ZTA final
7. FS23-0512 Bella Fiesta Pad B - ZTA - PowerPoint

ZONING TEXT AMENDMENT

REPORT TO THE CITY COUNCIL

Case:	**FS23-0512**
Project Name:	Bella Fiesta Pad B - Zone Text Amendment
Council District:	Citywide
Meeting Date:	**January 16, 2024**
Planner:	Chris Sexton, Planner II

Applicant:	Lindsay Schube with Gammage & Burnham, PLC
Request:	Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinances (LDO) to remove an existing development standard relating to a marijuana facility that restricts facilities to a single entrance.
Location:	Citywide
Support/Opposition:	None known.
Commission Recommendation:	At the time of this staff report, the Zoning Text Amendment (ZTA) has not been heard by the Planning and Commission.

PROJECT DESCRIPTION:

Lindsay Schube with Gammage and Burnham, PLC initiated this ZTA to the LDO to remove an existing development standard relating to a marijuana facility that restricts facilities to a single entrance.

BACKGROUND:

The applicant, Lindsay Schube with Gammage and Burnham, PLC, initiated the ZTA to the LDO to remove an existing development standard related to marijuana facilities. The LDO currently limits the number of entrances to a marijuana facility to a single entrance. The applicant proposes to remove this limitation in the LDO per Arizona Revised Statutes (A.R.S) § 36-2806(C) and 36-2858(D)(4).

ANALYSIS AND DISCUSSION:

ARS §36-2806(C) was amended in 2021 to remove the provision requiring a single entrance for a medical marijuana dispensary. Additionally, A.R.S. §36-2858(D)(4)(c) specifically states that a dual licensee is not required to have a single entrance. The LDO should be updated to accurately reflect the state statutes regarding secure entrances for marijuana dispensaries. The proposed text amendment will reflect the changes in A.R.S. § 36-2858(D)(4)(c).

Amending Section §106-10.27(B)(14) of the LDO has an additional safety benefit. The removal of a single entrance requirement will better protect the security of patrons, staff and the product by eliminating the funneling of these parties through one primary entrance. Further, the addition of multiple entrances allows secure deliveries through one entrance with patron access through a separate entrance.

The proposed change is outlined in the attached Legislative Edit.

The affected code section for the proposed amendment includes:

- 106-10.27(B)(14) Use Specific Standards

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The subject request is consistent with the Surprise General Plan 2035.

CITIZEN PARTICIPATION:

An outreach meeting was held at the Hilton Garden Inn on Monday, November 13, 2023, at 6:00PM. There were no members of the public in attendance. A summary of the outreach meeting is provided in the attached Citizen Participation Report.

SUMMARY:

The proposed Zoning Text Amendment to the Land Development Ordinance (LDO) will remove an existing development standard relating to a marijuana facility that restricts facilities to a single entrance and will align the city's Land Development Ordinance with A.R.S. § 36-2806(C) and 36-2858(D)(4).

COMMISSION RECOMMENDATION:

This Zoning Text Amendment (ZTA) is scheduled for a Planning and Zoning Commission public hearing on January 4, 2024. The Planning and Zoning Commission has not heard this item at the time the report was prepared. The recommendation will be provided at the City Council meeting on January 16, 2024.

ATTACHMENTS:

01 Legislative Edit
02 Narrative
03 Citizen Outreach Report

89 04 Legal Ad
90 05 Ordinance
91 PPT

Zoning Text Amendment to the Land Development Ordinance (FS23-0512)

Edits in red are deletions; edits highlighted are additions

Sec. 106-10.27. Marijuana facility uses.

A. All *marijuana facility uses* shall comply with laws pursuant to the Arizona Revised Statutes and all regulations issued by *DHS*. The following provisions will not be construed as permitting any *use* or act which is otherwise prohibited or made punishable by law.

B. Any *marijuana facility* shall meet the following requirements:

1. Be located in a permanent *building* and may not be located in a trailer, cargo container, storage unit, or motor vehicle.
2. The *business* location shall not exceed a maximum size of two thousand five hundred (2,500) gross square feet, except that a co-located *medical marijuana dispensary* and *marijuana retail establishment* operated by a *dual licensee* may be a maximum size of five thousand (5,000) gross square feet.
3. May have a drive-through service per **Section 106-10.17**.
4. Not emit dust, fumes, vapors, or odors into the environment.
5. Not provide *off-site* delivery of *marijuana* or *marijuana products*.
6. Prohibit *consumption* of *marijuana* on the premises.
7. Not have outdoor seating areas.
8. Disposal of *marijuana* remnants, by-products, and/or infused products shall not to be placed within exterior refuse containers.
9. The secure storage area for the *marijuana* stored at a *marijuana facility* operated by a *dual licensee* shall not exceed twenty (20) percent of the maximum gross floor area of the *marijuana facility*.
10. The permitted hours of operation of a *marijuana facility* operated by a *dual licensee* shall be limited to 8:00 a.m. to 9:00 p.m.
11. The operator of a *marijuana facility* shall provide unrestricted access to city code enforcement officers or police officers who request admission for the purpose of determining compliance with these standards.
12. Within a *marijuana facility* there shall be a secure storage area sufficient to deter and prevent theft.
13. All *marijuana* and *marijuana products* shall be securely locked within the secure storage area at any time the *medical marijuana dispensary* or *marijuana facility* operated by a *dual licensee* is not open for business.
14. A *medical marijuana dispensary* or *marijuana facility* operated by a *dual licensee* shall have ~~only one (1)~~ secure entrances to the building and shall be required to implement appropriate security measures to deter and prevent the theft of marijuana, and to reasonably regulate customer access to the premises including access into areas containing marijuana pursuant to A.R.S. §§36-2806(C) and 36-2858(D)(4). ~~and any other doors required for exiting shall be locked to the outside and have an alarm that sounds when opened from the inside.~~
15. A *marijuana facility* shall have an alarm system with a redundant power supply and circuitry to prevent deactivation.
16. A *marijuana facility* shall have a video surveillance system that at all times records all interior areas and the exterior perimeter.

17. A *marijuana facility* shall have adequate exterior security light, which also complies with **Chapter 107, Article 3** of this ordinance.

18. The operator of a *marijuana facility* shall develop and maintain a security plan which demonstrates compliance with all of the minimum standards specified herein.

C. Any *marijuana facility* shall meet the following minimum separations, measured in a straight line from the boundary of the *parcel* containing the *marijuana facility* location to the boundary of the *parcel* containing any *uses* as listed below (see **Table 106-10c**). If either the *marijuana facility* or buffered *use* is in a *commerce center* development, the separation requirements shall be measured from the boundary of the *commerce center*.

D. *Marijuana retail establishments* are prohibited, except that a *marijuana retail establishment* is permitted when it is operated in the same building on the same property with a *medical marijuana dispensary* by a *dual licensee* who has an active, valid *medical marijuana dispensary* registration from *DHS* as well as a *marijuana retail establishment* license issued by *DHS*.

E. A *marijuana facility* lawfully operating is not rendered in violation of these provisions by the subsequent location of a new use established closer than the outlined below in **Table 106-10c**.

Table 106-10c—Separation Distances for any Marijuana Facility	
Land Use	**Marijuana Facility**
From any parcels that are residentially zoned or designated residential land use within an approved pad	500 feet
From any place of worship	500 feet
From any dwelling unit	500 feet
From any public or private charter, primary, or secondary school	1,500 feet
From any public or private day care, preschool, or kindergarten facility	1,500 feet
From any public park or playground or usable open space	1,500 feet
From any entertainment establishment	1,500 feet
From any other *marijuana facility* of any type	3,000 feet
From any sexually oriented business	3,000 feet
From any residential substance abuse facility	3,000 feet

F. Medical *marijuana* designated caregiver *cultivation* and qualifying patient *cultivation* locations shall further comply with the follow requirements:

1. *Cultivation* locations will be an enclosed, locked facility such as a closet, room, greenhouse or other *building* that does not exceed fifty (50) square feet of *cultivation* space.

2. *Cultivation* locations will not be visible from beyond the boundaries of the property on which the *cultivation* location is situated.

3. Medical *marijuana cultivation* as an *accessory use* to the qualifying patient primary residence will only be permitted if the residence is located at least twenty-five (25) miles from a *medical marijuana dispensary*.

(Ord. No. 2021-24 , § 1(Exh. A), 11-16-21)

Editor's note(s)—Ord. No. 2021-24 , § 1(Exh. A), adopted November 16, 2021, changed the title of § 106-10.27 from "medical marijuana uses" to "marijuana facility uses."

Text Amendment to the City of Surprise Land Development Ordinance:

Existing Section 106-10.27(B)(14):

14. A *medical marijuana dispensary* or *marijuana facility* operated by a *dual licensee* shall have only one (1) secure entrance to the building and any other doors required for exiting shall be locked to the outside and have an alarm that sounds when opened from the inside.

Proposed Section 106-10.27(B)(14):

14. A *medical marijuana dispensary* or *marijuana facility* operated by a *dual licensee* shall have ~~only one (1)~~ secure entrances to the building and implement appropriate security measures to deter and prevent the theft of marijuana and unauthorized entrance into areas containing marijuana pursuant to A.R.S. § 36-2806(c). ~~and any other doors required for exiting shall be locked to the outside and have an alarm that sounds when opened from the inside.~~

Text Amendment
Citizen Participation Report
FS23-0512

This Citizen Participation Report has been prepared for a Text Amendment application ("Application") for a minor revision to the LDO to reflect the same requirements as AZDHS for secure entrances, removing the limitation to only one (1) entrance, per below:

Text Amendment to the City of Surprise Land Development Ordinance:

Existing Section 106-10.27(B)(14):

14. A *medical marijuana dispensary* or *marijuana facility* operated by a *dual licensee* shall have only one (1) secure entrance to the building and any other doors required for exiting shall be locked to the outside and have an alarm that sounds when opened from the inside.

Proposed Section 106-10.27(B)(14):

14. A *medical marijuana dispensary* or *marijuana facility* operated by a *dual licensee* shall have ~~only one (1)~~ secure entrances to the building and implement appropriate security measures to deter and prevent the theft of marijuana and unauthorized entrance into areas containing marijuana pursuant to A.R.S. § 36-2806(c). ~~and any other doors required for exiting shall be locked to the outside and have an alarm that sounds when opened from the inside.~~

As prepared, the Citizen Participation Report meets the City's Citizen Participation requirements and the recommended notification area as identified by the Planning department.

OVERVIEW OF ELEMENTS OF CITIZEN NOTIFICATION

- On or around October 30, 2023, the City of Surprise posted the legal notice and neighborhood meeting information for the Text Amendment.

- On Monday, November 13, 2023, G&B hosted a neighborhood open house meeting at the Hilton Garden Inn. The meeting was set up as an open house at 6:00pm with a brief presentation prepared on the Text Amendment request. In addition to the development team and City staff there were no community members present.

No citizen, individual or group, has reached out with any questions regarding this proposal. Should any interested individuals raise any concerns between now and the date of the hearings, the Project Team will make every effort to address those concern in the appropriate manner, such as, but not limited, to personal visits, phone calls, or other acceptable means. Members of the Project Team are committed to working with the City of Surprise, surrounding neighbors, and any interested parties to ensure the compatibility and success of this application.

CITY OF SURPRISE
PUBLIC NOTICE

Take notice that at the date, time, and place listed below, the City of Surprise Planning and Zoning Commission will hold a Public Hearing at the request of Ms. Lindsay Schube relating to a proposed zoning text amendment to the Surprise Land Development Ordinance (case FS23-0512) and seeks to remove an existing development standard related to marijuana facilities. The LDO currently limits the number of entrances to a marijuana facility to a single entrance. The applicant proposed to remove this limitation in the LDO per Arizona Revised Statutes (A.R.S.) §36-2806(c).

Community Development Department may be contacted prior to the scheduled meeting for additional information. City of Surprise Planner: Chris Sexton 623-222-3134, Christina.sexton@surpriseaz.gov.

Planning and Zoning Commission	**City Council**
Date: January 4, 2024	**Date: January 16, 2024**
Time: 6:00 p.m.	**Time: 6:00 p.m.**
Place: Surprise City Hall	**Place: Surprise City Hall**
16000 N. Civic Center Plaza	**16000 N. Civic Center Plaza**
Surprise, AZ 85374	**Surprise, AZ 85374**

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At this meeting, any member of the public may appear and be heard relative to this request or may submit written comments at any time prior to the Public Hearing. To submit email comments, including Call to the Public for non-agenda items, please email pandzcomments@surpriseaz.gov prior to the start of the meeting, which is 6 p.m. Please check the agenda for exact times. Only comments received prior to the start of the meeting will be considered and included in the record. Any interested party may obtain an agenda 24 hours prior to the Public Hearing at the Surprise City Hall. Please contact Christina Sexton at 623-222-3134 or at christina.sexton@surpriseaz.gov for more information regarding this request. Please note that this item will be placed on the next available agenda should the meeting be canceled or quorum be lost.

INDEPENDENT
NEWSMEDIA
17220 N. Boswell Blvd., Ste. 230, Sun City, AZ 85373 • 623-972-6101

State of Arizona:

County of Maricopa:

Affidavit of Publication

I Charlene Bisson, Arizona President/CEO of Independent Newsmedia Inc. USA, am authorized to make this affidavit of publication. Under oath, I state that the following is true and correct.

The Daily Independent is a newspaper which is published daily, is of general circulation and is in compliance with the Arizona Revised Statutes 10-140.34 & 39-201 A & B. I solemnly swear that the notice was published in the regular and entire section of the said newspaper and not in any supplement. The below listed advertisement appeared in the following issue (s)
12/15/23, 12/20/23

Charlene Bisson

TERRI L RODGERS
Notary Public, State of Arizona
Maricopa County
Commission # 588644
My Commission Expires
September 26, 2024

Sworn to and subscribed before me this 20th Day of December, A.D., 2023

Ad Caption: FS23-0512
Ad Number: 630221
Total Cost:$418.00

Public Notice Public Notice Public Notice Public Notice Public Notice Public Notice Public Notice Public Notice

DEVELOPMENT PROJECT NEIGHBORHOOD MEETING

Please be advised, Daniel Lerma with Upward Architects will host a Neighborhood Meeting to discuss the project referenced below. Any member of the public may participate in this conversation as it pertains to this project by utilizing the access information provided under Meeting Details below. According to Surprise Municipal Code, the applicant is required to host a Neighborhood Meeting to present their project to the public while soliciting feedback and providing answers to questions. Please note, the City of Surprise is not the host of this meeting; however, the assigned City Planner will be available to provide information as needed in response to inquiries received from residents.

Applicant:
Daniel Lerma with Upward Architects,
(602) 753-5222, daniel@upwardarchitects.com

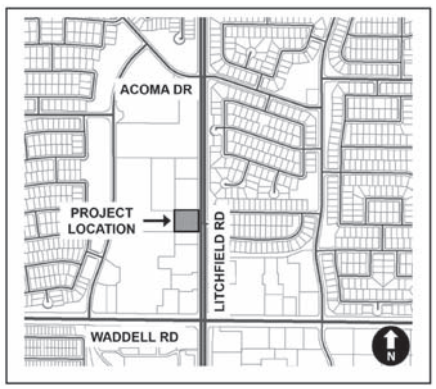
City of Surprise Planner:
Leslie Carnie, (623) 222-3153,
Leslie.Carnie@surpriseaz.gov

NEIGHBORHOOD MEETING DETAILS

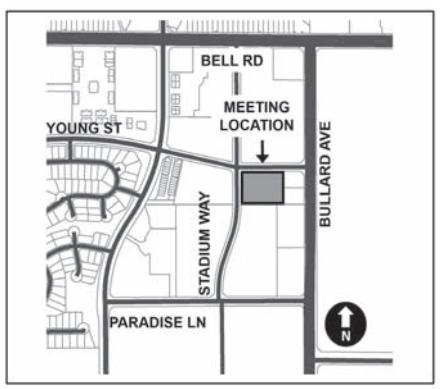
In Person

DATE: December 20, 2023
TIME:6:00 PM
LOCATION:
Hilton Garden Inn
16601 N. Stadium Way
Surprise, AZ. 85374

Project Location



Meeting Location



PROJECT DESCRIPTION:
A Comprehensive Sign Program for a proposed commerce center generally located north of the northwest corner of Litchfield Rd. and Waddell Rd. Surprise Planning Case # FS23-0853

Publish: Surprise Independent, December 20, 2023/630050

CITY OF SURPRISE PUBLICE NOTICE

Take notice that at the date, time, and place listed below, the City of Surprise Planning and Zoning Commission and City Council will hold a Public Hearings at the request of, Benjamin Graff relating to the Zone Change of approximately 12 acres from Neighborhood Commercial with Planned Unit Development Overlay (C-1 PUD) and Rural Residential (RR) to Residential High Density (R-3) to allow for the development of an "age in place" retirement community on a site generally located on the northeast corner of Reems Rd. and Tierra Buena Ln. Surprise Case #FS22-0858.

PROJECT LOCATION



Community Development Department may be contacted prior to the scheduled meeting for additional information. City of Surprise Planner: Leslie Carnie 623-222-3153, leslie.carnie@surpriseaz.gov.

Planning and Zoning Commission
Date: December 21, 2023
Time: 6:00 p.m.
Place: Surprise City Hall
16000 N. Civic Center Plaza
Surprise, AZ 85374

City Council Meeting
Date: January 16, 2024
Time: 6:00 p.m.
Place: Surprise City Hall
16000 N. Civic Center Plaza
Surprise, AZ 85374

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At this meeting, any member of the public may appear and be heard relative to this request or may submit written comments at any time prior to the Public Hearing. To submit email comments, including Call to the Public for non-agenda items, please email pandzcomments@surpriseaz.gov prior to the start of the meeting, which is 6 p.m. Please check the agenda for exact times. Only comments received prior to the start of the meeting will be considered and included in the record. Any interested party may obtain an agenda 24 hours prior to the Public Hearing at the Surprise City Hall. Please note that this item will be placed on the next available agenda should the meeting be canceled, or quorum be lost.

Publish: Surprise Independent, December 20, 2023/630049

CITY OF SURPRISE PUBLIC NOTICE

Take notice that at the date, time, and place listed below, the City of Surprise Planning and Zoning Commission will hold a Public Hearing at the request of Ms. Lindsay Schube relating to a proposed zoning text amendment to the Surprise Land Development Ordinance (case FS23-0512) and seeks to remove an existing development standard related to marijuana facilities. The LDO currently limits the number of entrances to a marijuana facility to a single entrance. The applicant proposed to remove this limitation in the LDO per Arizona Revised Statutes (A.R.S.) §36-2806(c).

Community Development Department may be contacted prior to the scheduled meeting for additional information. City of Surprise Planner: Chris Sexton 623-222-3134, Christina.sexton@surpriseaz.gov.

Planning and Zoning Commission
Date: January 4, 2024
Time: 6:00 p.m.
Place: Surprise City Hall
16000 N. Civic Center Plaza
Surprise, AZ 85374

City Council
Date: January 16, 2024
Time: 6:00 p.m.
Place: Surprise City Hall
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Surprise, AZ 85374

The City of Surprise streams and broadcasts its City Council meetings. Watch live on Cox channel 11, www.surpriseaz.gov/surprisetv, or the Surprise City Gov Facebook page at www.facebook.com/cityofsurprise.

At this meeting, any member of the public may appear and be heard relative to this request or may submit written comments at any time prior to the Public Hearing. To submit email comments, including Call to the Public for non-agenda items, please email pandzcomments@surpriseaz.gov prior to the start of the meeting, which is 6 p.m. Please check the agenda for exact times. Only comments received prior to the start of the meeting will be considered and included in the record. Any interested party may obtain an agenda 24 hours prior to the Public Hearing at the Surprise City Hall. Please contact Christina Sexton at 623-222-3134 or at christina.sexton@surpriseaz.gov for more information regarding this request. Please note that this item will be placed on the next available agenda should the meeting be canceled or quorum be lost.

Publish: Daily Independent, December 15, Surprise Independent, December 20, 2023/630221

ZONING TEXT AMENDMENT NEIGHBORHOOD MEETING

Please be advised that the City of Surprise will host a Neighborhood Meeting to discuss the Zoning Text Amendment (ZTA) to the Land Development Ordinances (LDO) referenced below. Any member of the public may participate in the conversation as it pertains to this project by attending in person. According to Surprise Municipal Code, we are required to host a Neighborhood Meeting to present the proposal to the public while soliciting feedback and providing answers to questions.

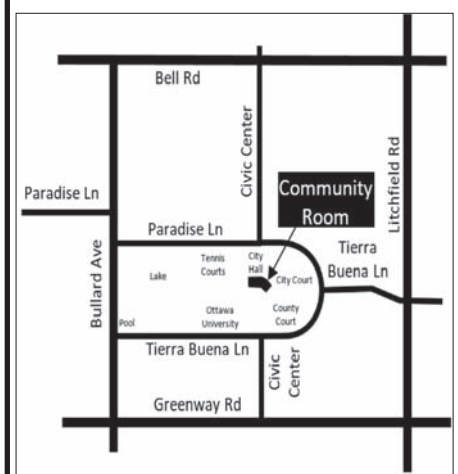
Applicant:
City of Surprise

City of Surprise Planner:
Jani Wertin; 623-222-3151;
jani.wertin@surpriseaz.gov

NEIGHBORHOOD MEETING DETAILS

DATE: Wednesday, January 10, 2024
TIME: 6:00 PM
PHYSICAL LOCATION:
City of Surprise
Community Room
16000 N. Civic Center Plaza
Surprise, AZ 85374

MEETING LOCATION



PROJECT DESCRIPTION:
A Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinances (LDO) in order to provide clarification and remove conflicts with other sections of the LDO, Case # FS23-1057.

Publish: Daily Independent, December 22, Surprise Independent, December 20, 2023/630090

ORDINANCE # 2024-02

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A TEXT AMENDMENT TO CHAPTER 106 ARTICLE X SEC. 106-10.27 OF THE SURPRISE LAND DEVELOPMENT ORDINANCE TO REMOVE AN EXISTIN DEVELOPMENT STANDARD RELATING TO A MARIJUANA FACILITY THAT RESTRICTS FACILITIES TO A SINGLE ENTRANCE.

WHEREAS, this Ordinance was properly noticed for public hearing and the necessary hearings and opportunity for public input were completed;

WHEREAS, the applicant seeks to amend Chapter 106, Article X, Sec. 106-10.27 to the Surprise Land Development Ordinance regarding the development standard for Marijuana Facilities; and

WHEREAS, on January 4, 2024, the Planning and Zoning Commission recommended approval of the proposed Text Amendment to the Surprise Land Development Ordinance for to remove an existing development standard restricting marijuana facilities to a single entrance.

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

Section 1. Chapter 106, Article X, Sec. 106-10.27 of the Surprise Land Development Ordinance is hereby amended 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 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 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 and shall the added to the Surprise Code of Ordinances at that time.

SIGNATURES ON THE FOLLOWING PAGE

PASSED AND ADOPTED this _____ day of _____, 2024.

Skip Hall, Mayor

Attest:

Kristi Passarelli, City Clerk

Approved as to form:

Robert Wingo, City Attorney

EXHIBIT A

Ordinance No. 2024-02

Zoning Text Amendment - Section 106-10.27(B)(14):

A medical marijuana dispensary or marijuana facility operated by a dual licensee shall have ~~only one (1)~~ secure entrances to the building and shall be required to implement appropriate security measures to deter and prevent the theft of marijuana, and to reasonably regulate customer access to the premises including access into areas containing marijuana pursuant to A.R.S. §§36-2806(C) and 36- 2858(D)(4). ~~and any other doors required for exiting shall be locked to the outside and have an alarm that sounds when opened from the inside.~~

SURPRISE
ARIZONA

FS23-0512
Bella Fiesta Pad B
Zoning Text Amendment

City Council

January 16, 2024

BACKGROUND

Zoning Text Amendment to reflect the current A.R.S. §36-2806(c)

- Eliminate the provision of a single entrance

LEGISLATIVE EDIT

Section 106-10.27(B)(14)

A *medical marijuana dispensary* or *marijuana facility* operated by a *dual licensee* shall have ~~only one (1)~~ secure entrances to the building and shall be required to implement appropriate security measures to deter and prevent the theft of marijuana, and to reasonably regulate customer access to the premises including access into areas containing marijuana pursuant to A.R.S. §§36-2806(C) and 36-2858(D)(4). ~~and any other doors required for exiting shall be locked to the outside and have an alarm that sounds when opened from the inside.~~

CITIZEN PARTICIPATION

Neighborhood Outreach Meeting:

- November 13, 2023
  - Held at the Hilton Garden Inn
  - No attendees
  - No input generated

Planning & Zoning Commission recommendation:

- The Planning and Zoning Commission has not heard this item at the time the report was prepared. The recommendation will be provided at the City Council meeting of January 16, 2024.

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 16, 2024 Contact Person: Chris Sextion
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:
Consideration and action pertaining to the abandonment of the Final Plat entitled, "Final Plat for Legacy Village" a property generally located north of Jomax Road and east of 163rd Avenue; Resolution #2024-03.

Motion:
I move to approve Resolution #2024-03.

Background:
Frank Koo with Wood Patel and Associates seeks the abandonment of a Final Plat entitled "Final Plat for Legacy Village" recorded at the Maricopa County Recorder's Office as #2009-0836865 (M.C.R. 1038-50). The Legacy Village Final Plat was approved by the City of Surprise City Council on September 13, 2007. The Legacy Village Final Plat was never constructed as platted and the proposed development has been redesigned, renamed and will be re-platted as Visara Phase I, which includes the relocation of six streets: Yellowstone Drive, Carlsbad Place, 160th Drive, 161st Drive, 162nd Lane, and Glacier Drive.
The Visara Development Agreement was approved by the City Council on November 21, 2023, attesting the property owner's intent to develop the property and replat Legacy Village. The abandonment adheres to the requirements of A.R.S. Section 28-7201, et seq. that grants the City the right to dispose of a public roadway(s) or portions thereof that are no longer necessary for public use. Additionally, the Land Development Ordinance, specifically Section 108-1.7, outlines the City's process to abandon the subdivision and other real property interests.

Objective Analysis:
Approval of the abandonment of the Legacy Village Final Plat will allow the applicant the ability to replat a proposed development that will be redesigned and renamed as Visara Phase 1.

Policy Compliant:
The proposed abandonment of the Final Plat is consistent with the Surprise General Plan 2035 and the City of Surprise Land Development Ordinance.

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

Budget Impact:
There is no anticipated budget impact related to this item.
FTE Impact:
This item does not have an impact on current staffing levels.

ATTACHMENTS:
1. 00 Abandonment of Legacy Village Final Plat - Resolution.1
2. Abandonment of Legacy Village Final Plat - Final Plat CC PowerPoint

---

RESOLUTION # 2024-03

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, ABANDONING A FINAL PLAT ENTITLED "FINAL PLAT FOR LEGACY VILLAGE," GENERALLY LOCATED NORTH OF JOMAX RD. AND EAST OF 163RD AVE.

WHEREAS, A.R.S. Section 28-7201, et seq. and provide that a City may dispose of a public roadway(s) or portions thereof that is no longer necessary for public use.

WHEREAS, Land Development Ordinance Section 108-1.7 and other applicable laws provide that the City may abandon the subdivision and other real property interests such as public rights-of-ways, easements, and sight visibility triangles.

WHEREAS, the proposed abandonment of the final plat of Legacy Village as depicted in Exhibit A attached hereto complies with the Surprise General Plan and Municipal Code.

WHEREAS, the City Council finds that, subject to the conditions, requirements, reservations and limitations of this resolution, the Abandonment rights-of-way are no longer necessary for public use.

WHEREAS, it is necessary for the preservation of the peace, health, and safety of the City of Surprise, an emergency is declared to exist, and this resolution shall be effective immediately upon its passage and adoption.

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

Section 1. Abandonment. Subject to the reservations and conditions below, City's interest comprising the Abandonment Rights-of-way are hereby abandoned.

Section 2. Effective Date. This resolution is necessary for the preservation of the peace, health, and safety of the City of Surprise, an emergency is declared to exist, and this resolution shall be effective immediately upon its passage and adoption.

APPROVED AND ADOPTED this_____day of _____2024.

_____
Skip Hall, Mayor

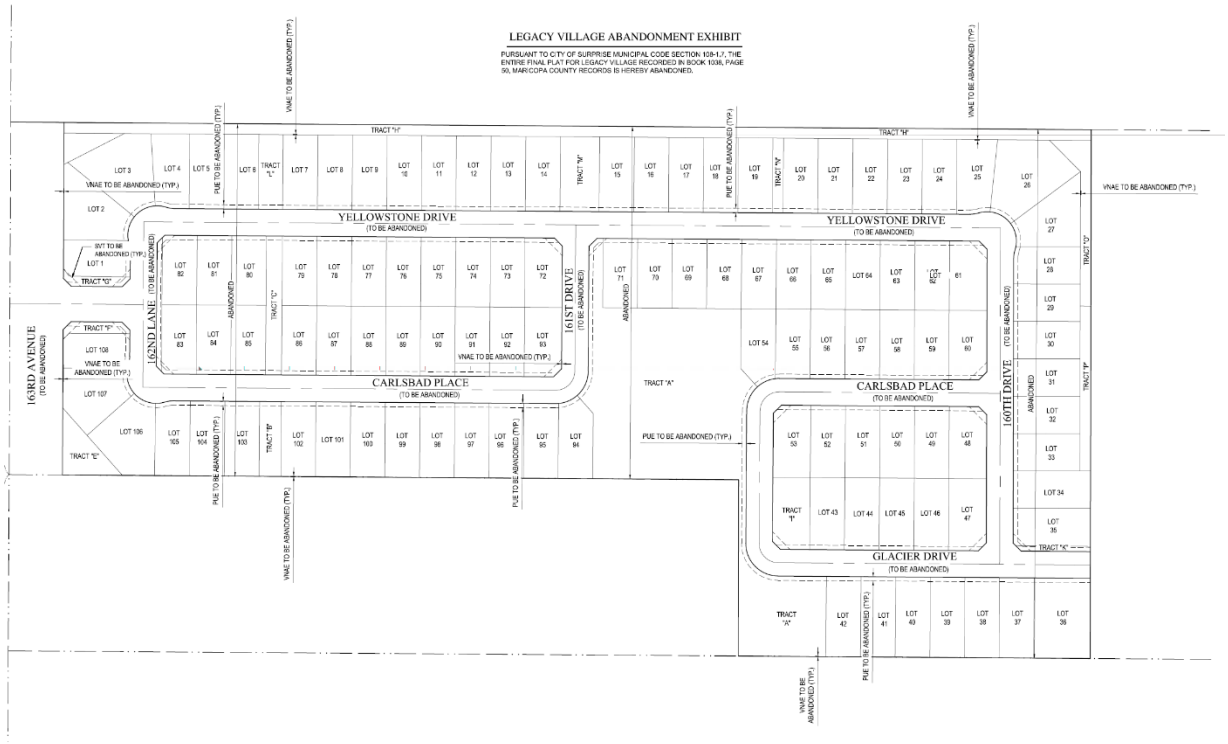
Attest:

Approved as to form:

Kristi Passarelli, City Clerk

Robert Wingo, City Attorney

EXHIBIT “A”



SURPRISE
ARIZONA

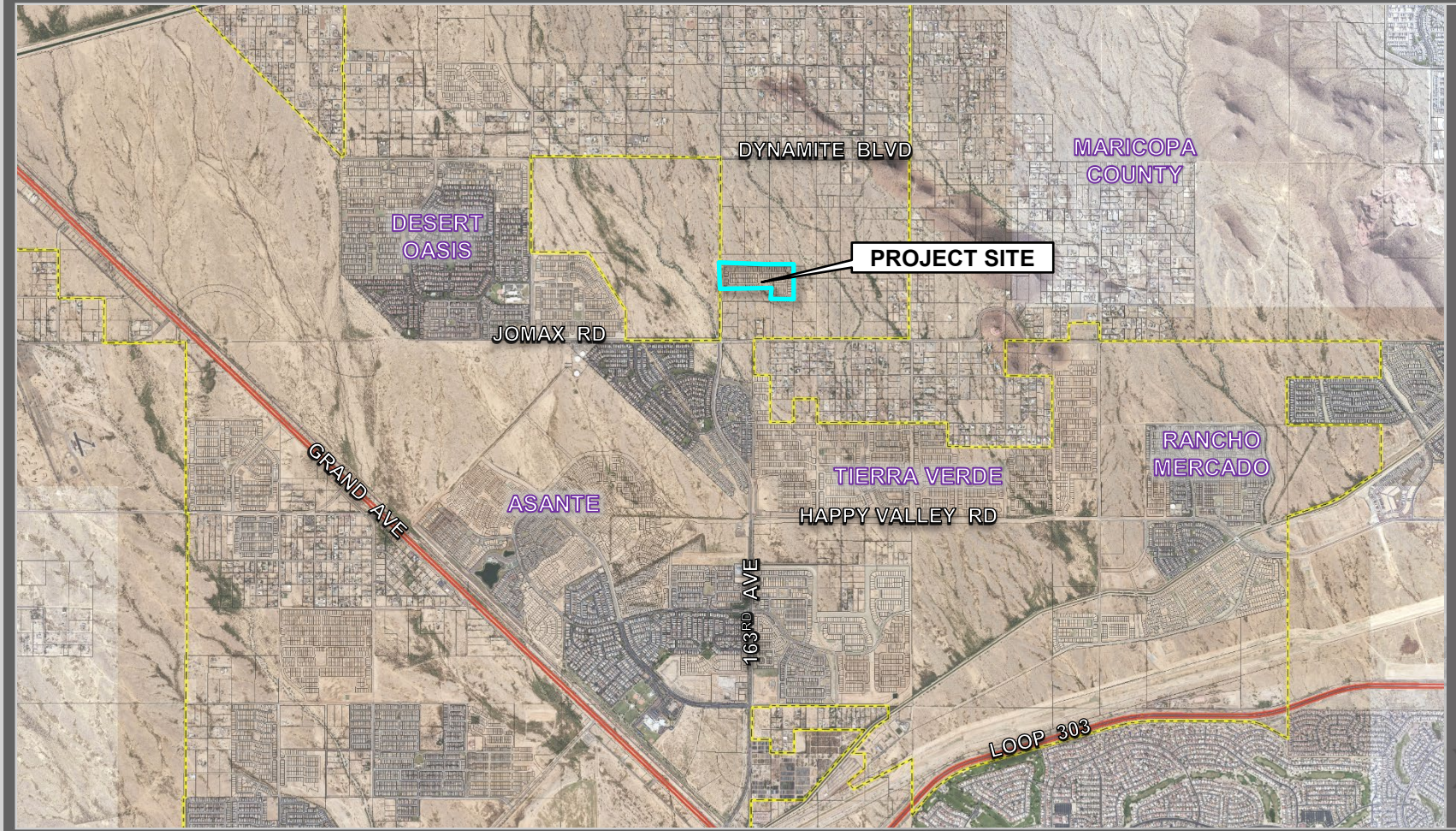
ABANDONMENT OF LEGACY VILLAGE FINAL PLAT

City Council

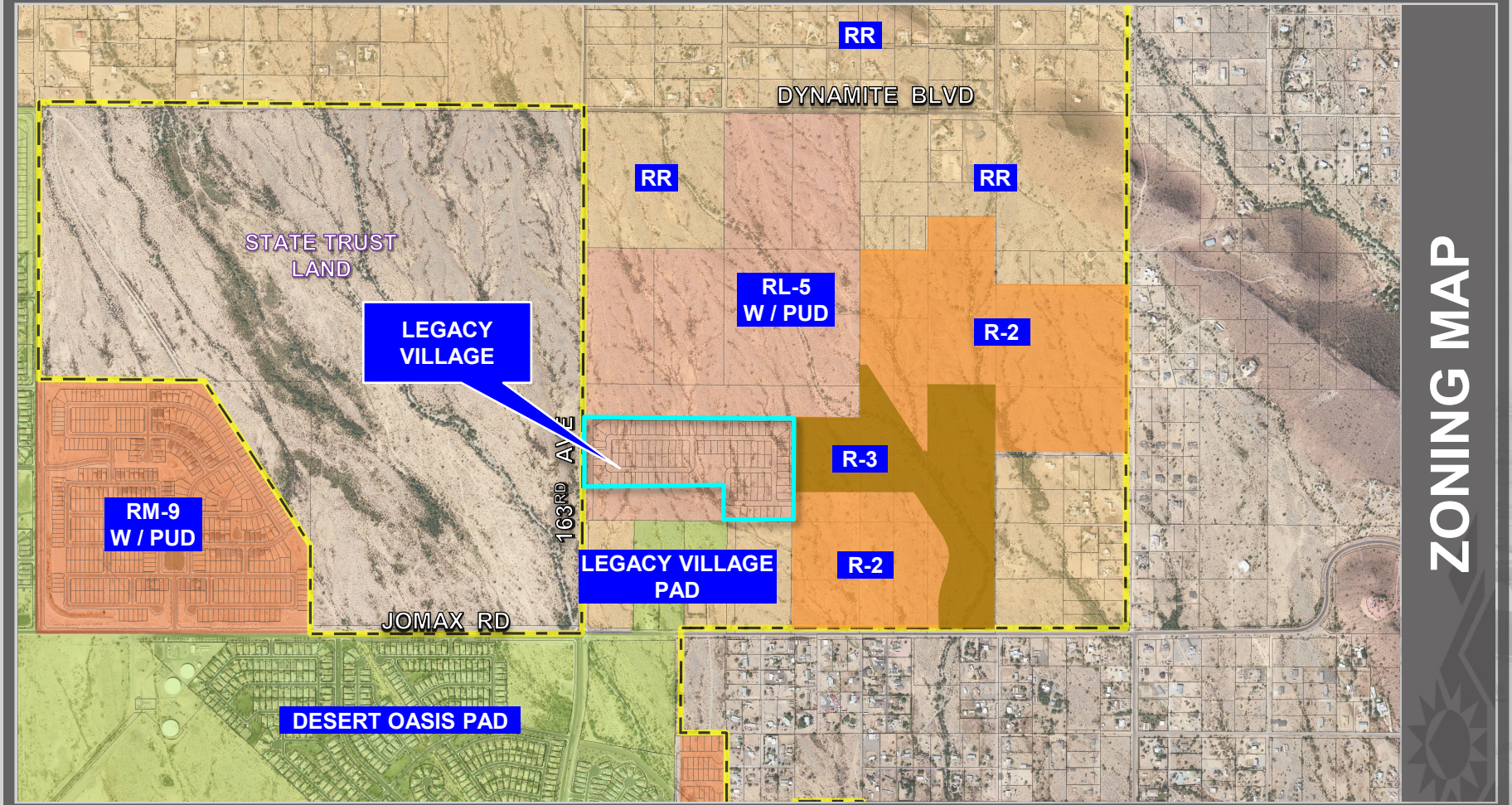
January 16, 2024

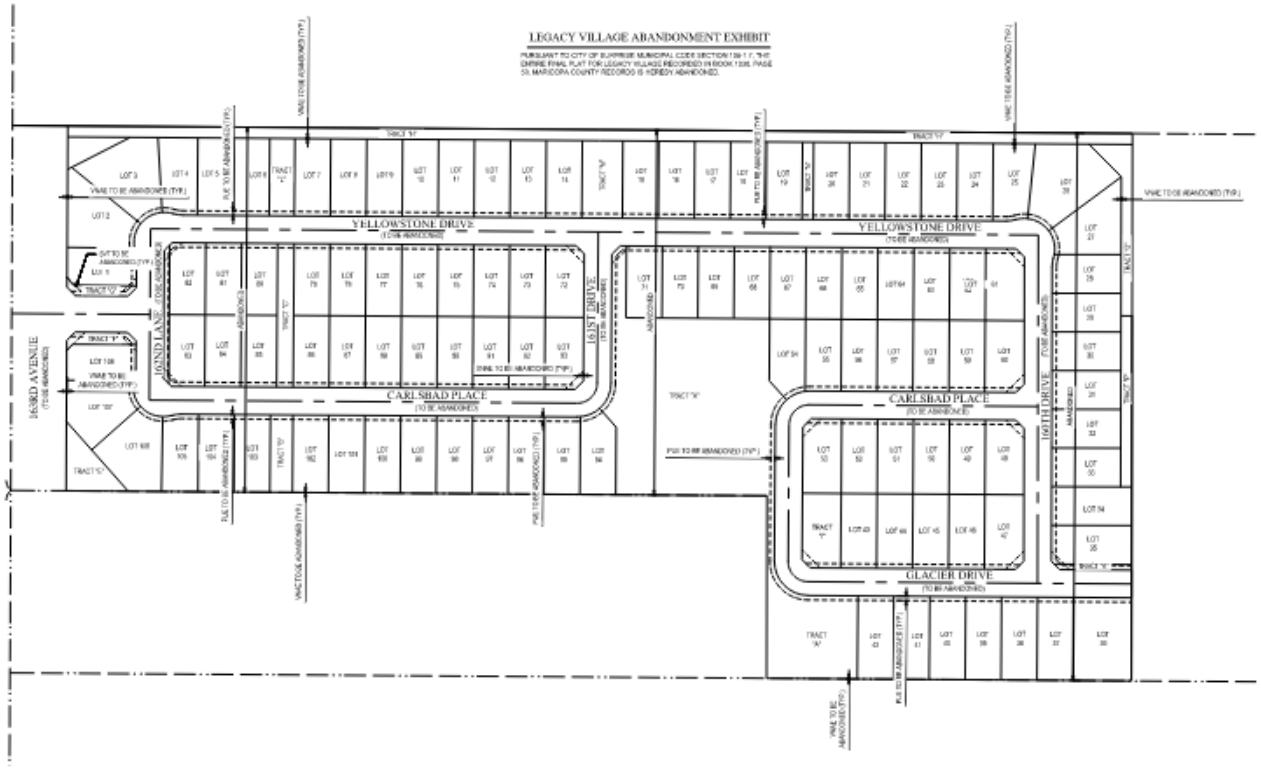
BACKGROUND

- **November 3, 1988:** The subject parcels were annexed into the City under Ordinance 88-24.
- **September 13, 2007:** City Council approved the Legacy Village Final Plat under case FP07-020.
- **September 21, 2021:** City Council approved a Zone Change of approximately 187 acres from Rural Residential (RR) to Residential Low Density (RL-5).
- **July 27, 2022:** An application was submitted for the subject case, FS22-1028.
- **September 1, 2022:** Planning and Zoning Commission approved the Preliminary Plat under case FS21-829.



VICINITY MAP


RR
DYNAMITE BLVD
RR
RR
STATE TRUST LAND
RL-5 W / PUD
R-2
LEGACY VILLAGE
163RD AVE
R-3
RM-9 W / PUD
LEGACY VILLAGE PAD
R-2
JOMAX RD
DESERT OASIS PAD
ZONING MAP



ABANDONMENT OF LEGACY VILLAGE FINAL PLAT

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 16, 2024

Contact Person: Andrea Davis, DIRECTOR - FINANCE

Submitting Department: Finance

District: Citywide

Staff Recommendations: None

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

Agenda Wording:

Public hearing, presentation and discussion pertaining to the Land Use Assumptions (LUA) and Infrastructure Improvements Plan (IIP).

Motion:

None; discussion only

Background:

In accordance with Arizona Revised Statutes (A.R.S.) § 9-463.05, municipalities in Arizona may assess development impact fees (DIF) to offset growth-related infrastructure costs for necessary public services. The development fees must be based on Land Use Assumptions (LUA) and an Infrastructure Improvements Plan (IIP).

This public hearing provides an opportunity for the City to receive and consider comments from members of the public before City Council takes official action on the LUA and IIP on February 20, 2024.

Objective Analysis:

Updating development impact fees ensures compliance with state mandates and provides the City with resources to meet the demand for public services and infrastructure as the City grows.

Policy Compliant:

This item is consistent with City and Council policy.

Financial Impact:

None at this time; however, topics covered in this presentation could lead to future actions which may have a financial impact.

Budget Impact:

None at this time; however, topics covered in this presentation could lead to future actions which may have a budgetary impact.

FTE Impact:

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

ATTACHMENTS:

1. Notice of Public Hearing #1 FINAL
2. DRAFT Surprise LUA IIP & Fees 11.13.23 FINAL
3. DIF LUA IIF Public hearing 1.16

Notice of Public Hearing on Land Use Assumptions and Infrastructure Improvement Plan

Pursuant to Arizona Revised Statutes (A.R.S.) § 9-463.05, notice is hereby given that the City of Surprise will hold a public hearing to discuss, review, and determine whether to amend the Land Use Assumptions (LUA) and Infrastructure Improvement Plan (IIP) associated with the development impact fees charged by the City. The public hearing will be held at the Regular City Council Meeting on January 16, 2024, at 6:00 p.m. at the Surprise City Council Chambers, 16000 N. Civic Center Plaza, Surprise, AZ 85374.

The City Council will consider and take action pertaining to the adoption of the amendments to the LUA and IIP at the Regular City Council Meeting on February 20, 2024, at 6:00 p.m. at the Surprise City Council Chambers, 16000 N. Civic Center Plaza, Surprise, AZ 85374.

A separate public hearing on potential changes to the development impact fees will be considered after the City Council has approved or disapproved amendments to the LUA and IIP. A copy of the proposed LUA and IIP is published on the City of Surprise's website at surpriseaz.gov/Notices.

DRAFT

Land Use Assumptions, Infrastructure Improvements Plan, and Development Fee Report

Prepared for:

Surprise, Arizona

November 13, 2023

4701 Sangamore Road

Suite S240

Bethesda, MD 20816

301.320.6900

www.TischlerBise.com

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EXECUTIVE SUMMARY

The City of Surprise, Arizona, contracted with TischlerBise to document land use assumptions, prepare the Infrastructure Improvements Plan (hereinafter referred to as the "IIP"), and update development fees pursuant to Arizona Revised Statutes ("ARS") § 9-436.05 (hereafter referred to as the "Enabling Legislation"). Municipalities in Arizona may assess development fees to offset infrastructure costs to a municipality for necessary public services. The development fees must be based on an Infrastructure Improvements Plan and Land Use Assumptions. The IIP for each type of infrastructure is in the middle section of this document. The proposed development fees are displayed in the Development Fee Report in the next section.

Development fees are one-time payments used to construct system improvements needed to accommodate new development. The fee represents future development's proportionate share of infrastructure costs. Development fees may be used for infrastructure improvements or debt service for growth related infrastructure. In contrast to general taxes, development fees may not be used for operations, maintenance, replacement, or correcting existing deficiencies. This update of Surprise's Infrastructure Improvements Plan and associated update to its development fees includes the following necessary public services:

1. Fire Facilities
2. Parks and Recreational Facilities
3. Police Facilities
4. Street Facilities
5. Water Facilities
6. Water Resource Facilities
7. Wastewater Facilities

This plan includes all necessary elements required to be in full compliance with SB 1525.

ARIZONA DEVELOPMENT FEE ENABLING LEGISLATION

The Enabling Legislation governs how development fees are calculated for municipalities in Arizona.

Necessary Public Services

Under the requirements of the Enabling Legislation, development fees may only be used for construction, acquisition or expansion of public facilities that are necessary public services. "Necessary public service" means any of the following categories of facilities that have a life expectancy of three or more years and that are owned and operated on behalf of the municipality: water, wastewater, storm water, library, street, fire, police, and parks and recreational. Additionally, a necessary public service includes any facility that was financed before June 1, 2011, and that meets the following requirements:

1. Development fees were pledged to repay debt service obligations related to the construction of the facility.
2. After August 1, 2014, any development fees collected are used solely for the payment of principal and interest on the portion of the bonds, notes, or other debt service obligations issued before June 1, 2011, to finance construction of the facility.

Infrastructure Improvements Plan

Development fees must be calculated pursuant to an IIP. For each necessary public service that is the subject of a development fee, by law, the IIP shall include the following seven elements:

1. A description of the existing necessary public services in the service area and the costs to update, improve, expand, correct or replace those necessary public services to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards, which shall be prepared by qualified professionals licensed in this state, as applicable.
2. An analysis of the total capacity, the level of current usage and commitments for usage of capacity of the existing necessary public services, which shall be prepared by qualified professionals licensed in this state, as applicable.
3. A description of all or the parts of the necessary public services or facility expansions and their costs necessitated by and attributable to development in the service area based on the approved Land Use Assumptions, including a forecast of the costs of infrastructure, improvements, real property, financing, engineering and architectural services, which shall be prepared by qualified professionals licensed in this state, as applicable.
4. A table establishing the specific level or quantity of use, consumption, generation or discharge of a service unit for each category of necessary public services or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, and industrial.
5. The total number of projected service units necessitated by and attributable to new development in the service area based on the approved Land Use Assumptions and calculated pursuant to generally accepted engineering and planning criteria.
6. The projected demand for necessary public services or facility expansions required by new service units for a period not to exceed ten years.
7. A forecast of revenues generated by new service units other than development fees, which shall include estimated state-shared revenue, highway users revenue, federal revenue, ad valorem property taxes, construction contracting or similar excise taxes and the capital recovery portion of utility fees attributable to development based on the approved Land Use Assumptions and a plan to include these contributions in determining the extent of the burden imposed by the development.

Qualified Professionals

The IIP must be developed by qualified professionals using generally accepted engineering and planning practices. A qualified professional is defined as “a professional engineer, surveyor, financial analyst or planner providing services within the scope of the person’s license, education, or experience.” TischlerBise is a fiscal, economic, and planning consulting firm specializing in the cost of growth services. Our services include development fees, fiscal impact analysis, infrastructure financing analyses, user fee/cost of service studies, capital improvement plans, and fiscal software. TischlerBise has prepared over 800 development fee studies over the past 30 years for local governments across the United States.

Conceptual Development Fee Calculation

In contrast to project-level improvements, development fees fund growth-related infrastructure that will benefit multiple development projects, or the entire service area (usually referred to as system improvements). The first step is to determine an appropriate demand indicator for the particular type of infrastructure. The demand indicator measures the number of service units for each unit of development. For example, an appropriate indicator of the demand for parks is population growth and the increase in population can be estimated from the average number of persons per housing unit. The second step in the development fee formula is to determine infrastructure improvement units per service unit, typically called level-of-service (LOS) standards. In keeping with the park example, a common LOS standard is improved park acres per thousand people. The third step in the development fee formula is the cost of various infrastructure units. To complete the park example, this part of the formula would establish a cost per acre for land acquisition and/ or park amenities.

Evaluation of Credits/Offsets

Regardless of the methodology, a consideration of credits/offsets is integral to the development of a legally defensible development fee. There are two types of credits/offsets that should be addressed in development fee studies and ordinances. The first is a revenue credit/offset due to possible double payment situations, which could occur when other revenues may contribute to the capital costs of infrastructure covered by the development fee. This type of credit/offset is integrated into the fee calculation, thus reducing the fee amount. The second is a site-specific credit or developer reimbursement for dedication of land or construction of system improvements. This type of credit is addressed in the administration and implementation of the development fee program. For ease of administration, TischlerBise normally recommends developer reimbursements for system improvements.

Introduction to Development Fees

Development fees are one-time payments used to fund capital improvements necessitated by future development. Development fees have been utilized by local governments in various forms for at least fifty years. Development fees do have limitations and should not be regarded as the total solution for infrastructure financing needs. Rather, they should be considered one component of a comprehensive portfolio to ensure adequate provision of public facilities with the goal of maintaining current levels of service in a community. Any community considering facility fees should note the following limitations:

1) Fees can only be used to finance capital infrastructure and cannot be used to finance ongoing operations and / or maintenance and rehabilitation costs.
2) Fees cannot be deposited in the General Fund. The funds must be accounted for separately in individual accounts and earmarked for the capital expenses for which they were collected.
3) Fees cannot be used to correct existing infrastructure deficiencies unless there is a funding plan in place to correct the deficiency for all current residents and businesses in the community.

REQUIRED FINDINGS

There are three reasonable relationship requirements for development fees that are closely related to "rational nexus" or "reasonable relationship" requirements enunciated by a number of state courts. Although the term "dual rational nexus" is often used to characterize the standard by which courts evaluate the validity of development fees under the U. S. Constitution, we prefer a more rigorous formulation that recognizes three elements: "impact or need," "benefit," and "proportionality." The dual rational nexus test explicitly addresses only the first two, although proportionality is reasonably implied, and was specifically mentioned by the U.S. Supreme Court in the *Dolan* case. The reasonable relationship language of the statute is considered less strict than the rational nexus standard used by many courts. Individual elements of the nexus standard are discussed further in the following paragraphs.

Demonstrating an Impact. All future development in a community creates additional demands on some, or all, public facilities provided by local government. If the supply of facilities is not increased to satisfy that additional demand, the quality or availability of public services for the entire community will deteriorate. Development fees may be used to recover the cost of development-related facilities, but only to the extent that the need for facilities is a consequence of development that is subject to the fees. The *Nollan* decision reinforced the principle that development exactions may be used only to mitigate conditions created by the developments upon which they are imposed. That principle clearly applies to development fees. In this study, the impact of development on improvement needs is analyzed in terms of quantifiable relationships between various types of development and the demand for specific facilities, based on applicable level-of-service standards.

Demonstrating a Benefit. A sufficient benefit relationship requires that development fee revenues be segregated from other funds and expended only on the facilities for which the fees were charged. Fees must be expended in a timely manner and the facilities funded by the fees must serve the development paying the fees. However, nothing in the U.S. Constitution or the State enabling Act authorizing development fees requires that facilities funded with fee revenues be available *exclusively* to development paying the fees. In other words, existing development may benefit from these improvements as well.

Procedures for the earmarking and expenditure of fee revenues are typically mandated by the State Enabling Legislation, as are procedures to ensure that the fees are expended expeditiously or refunded. All requirements are intended to ensure that developments benefit from the fees they are required to pay. Thus, an adequate showing of benefit must address procedural as well as substantive issues.

Demonstrating Proportionality. The requirement that exactions be proportional to the impacts of development was clearly stated by the U.S. Supreme Court in the *Dolan* case (although the relevance of that decision to development fees has been debated) and is logically necessary to establish a proper nexus. Proportionality is established through the procedures used to identify development-related facility costs, and in the methods used to calculate development fees for various types of facilities and categories of development. The demand for facilities is measured in terms of relevant and measurable attributes of development.

DEVELOPMENT FEE REPORT

Development fees for the necessary public services made necessary by new development must be based on the same level of service (LOS) provided to existing development in the service area. There are three basic methodologies used to calculate development fees. They examine the past, present, and future status of infrastructure. The objective of evaluating these different methodologies is to determine the best measure of the demand created by new development for additional infrastructure capacity. Each methodology has advantages and disadvantages in a particular situation and can be used simultaneously for different cost components.

Reduced to its simplest terms, the process of calculating development fees involves two main steps: (1) determining the cost of development-related capital improvements and (2) allocating those costs equitably to various types of development. In practice, though, the calculation of development fees can become quite complicated because of the many variables involved in defining the relationship between development and the need for facilities within the designated service area. The following paragraphs discuss basic methodologies for calculating development fees and how those methodologies can be applied.

- **Cost Recovery** (past improvements) - The rationale for recoupment, often called cost recovery, is that new development is paying for its share of the useful life and remaining capacity of facilities already built, or land already purchased, from which new growth will benefit. This methodology is often used for utility systems that must provide adequate capacity before new development can take place.

- **Incremental Expansion** (concurrent improvements) - The incremental expansion methodology documents current LOS standards for each type of public facility, using both quantitative and qualitative measures. This approach assumes there are no existing infrastructure deficiencies or surplus capacity in infrastructure. New development is only paying its proportionate share for growth-related infrastructure. Revenue will be used to expand or provide additional facilities, as needed, to accommodate new development. An incremental expansion cost method is best suited for public facilities that will be expanded in regular increments to keep pace with development.

- **Plan-Based** (future improvements) - The plan-based methodology allocates costs for a specified set of improvements to a specified amount of development. Improvements are typically identified in a long-range facility plan and development potential is identified by a land use plan. There are two basic options for determining the cost per demand unit: (1) total cost of a public facility can be divided by total demand units (average cost), or (2) the growth-share of the public facility cost can be divided by the net increase in demand units over the planning timeframe (marginal cost).

DEVELOPMENT FEE COMPONENTS

Shown below, Figure 1 summarizes service areas, methodologies, and infrastructure cost components.

Figure 1: Proposed Development Fee Service Areas, Methodologies, and Cost Components

Necessary Public Service	Service Area	Cost Recovery	Incremental Expansion	Plan-Based	Cost Allocation
Fire Facilities	Citywide	N/A	Primary Apparatus, Secondary Apparatus	Fire Stations, Fire Facilities, Development Fee Report	Population, Vehicle Trips
Parks and Recreational Facilities	Citywide	N/A	Park Land, Park Amenities, Recreation Facilities, Pools	Development Fee Report	Population, Jobs
Police Facilities	Citywide	N/A	Police Facilities Land, Police Vehicles, Police Equipment	Police Facilities, Development Fee Report	Population, Vehicle Trips
Street Facilities	North	N/A	N/A	Major Roadway Improvements, Development Fee Report	Equivalent Demand Unit (EDU)
	South	N/A	N/A	Major Roadway Improvements, Development Fee Report	Equivalent Demand Unit (EDU)
	West	N/A	N/A	Major Roadway Improvements, Development Fee Report	Equivalent Demand Unit (EDU)
Water Facilities	SPA 1	Water Infrastructure	N/A	Water Infrastructure, Development Fee Report	Average Day Gallons
	SPA 2	N/A	N/A	Water Infrastructure, Development Fee Report	Average Day Gallons
	SPA 3	N/A	N/A	Water Infrastructure, Development Fee Report	Average Day Gallons
	SPA 4	N/A	N/A	Water Infrastructure, Development Fee Report	Average Day Gallons
Water Resource Facilities	Citywide	N/A	N/A	Water Resource, Development Fee Report	Acre-Feet
Wastewater Facilities	SPA 1	Wastewater Infrastructure	N/A	Wastewater Infrastructure, Development Fee Report	Average Day Gallons
	SPA 2	N/A	N/A	Wastewater Infrastructure, Development Fee Report	Average Day Gallons
	SPA 3	N/A	N/A	Wastewater Infrastructure, Development Fee Report	Average Day Gallons
	SPA 4	N/A	N/A	Wastewater Infrastructure, Development Fee Report	Average Day Gallons
	SPA 5	N/A	N/A	Wastewater Infrastructure, Development Fee Report	Average Day Gallons

CURRENT DEVELOPMENT FEES

Current development fees are assessed per dwelling unit for residential development and per 1,000 square feet of floor area for nonresidential development. Current development fees for water, water resource, and wastewater are assessed by meter size.

Citywide

Figure 2: Current Development Fees by Development Type

Residential Fees per Unit						
Development Type	Fire	General Government	Parks & Recreational	Police	Street	Total
Single Family	$789	$208	$1,060	$385	$0	$2,442
Multi-Family	$481	$143	$647	$235	$0	$1,506
Mobile Home	$442	$132	$594	$216	$0	$1,384

Nonresidential Fees per 1,000 Square Feet						
Development Type	Fire	General Government	Parks & Recreational	Police	Street	Total
Industrial	$166	$49	$32	$81	$0	$328
Warehouse	$95	$28	$32	$46	$0	$201
Retail/Commercial	$876	$261	$32	$427	$0	$1,596
Office	$497	$148	$74	$243	$0	$962
Public/Institutional	$308	$92	$85	$150	$0	$635

SPA 1

Figure 3: Current Development Fees by Meter Size

Fees per Meter - SPA 1				
Meter Size	Water	Water Resource	Wastewater	Current Fees
0.75-inch	$2,985	$2,279	$2,192	$7,456
1.00-inch	$4,985	$3,806	$3,661	$12,452
1.50-inch	$9,940	$7,589	$7,299	$24,828
2.00-inch	$15,910	$12,147	$11,683	$39,740
3.00-inch	$31,850	$24,317	$23,389	$79,556
4.00-inch	$49,760	$37,991	$36,541	$124,292
6.00-inch	$99,490	$75,959	$73,059	$248,508
8.00-inch	$159,190	$121,539	$116,899	$397,628

SPA 2

Figure 4: Current Development Fees by Meter Size

Fees per Meter - SPA 2				
Meter Size	Water	Water Resource	Wastewater	Current Fees
0.75-inch	$2,836	$2,279	$2,544	$7,659
1.00-inch	$4,736	$3,806	$4,248	$12,790
1.50-inch	$9,444	$7,589	$8,472	$25,505
2.00-inch	$15,116	$12,147	$13,560	$40,823
3.00-inch	$30,260	$24,317	$27,144	$81,721
4.00-inch	$47,276	$37,991	$42,408	$127,675
6.00-inch	$94,524	$75,959	$84,792	$255,275
8.00-inch	$151,244	$121,539	$135,672	$408,455

SPA 3

Figure 5: Current Development Fees by Meter Size

Fees per Meter - SPA 3				
Meter Size	Water	Water Resource	Wastewater	Current Fees
0.75-inch	$2,486	$2,279	$0	$4,765
1.00-inch	$4,152	$3,806	$0	$7,958
1.50-inch	$8,278	$7,589	$0	$15,867
2.00-inch	$13,250	$12,147	$0	$25,397
3.00-inch	$26,526	$24,317	$0	$50,843
4.00-inch	$41,442	$37,991	$0	$79,433
6.00-inch	$82,858	$75,959	$0	$158,817
8.00-inch	$132,578	$121,539	$0	$254,117

SPA 4

Figure 6: Current Development Fees by Meter Size

Fees per Meter - SPA 4				
Meter Size	Water	Water Resource	Wastewater	Current Fees
0.75-inch	$0	$2,279	$0	$2,279
1.00-inch	$0	$3,806	$0	$3,806
1.50-inch	$0	$7,589	$0	$7,589
2.00-inch	$0	$12,147	$0	$12,147
3.00-inch	$0	$24,317	$0	$24,317
4.00-inch	$0	$37,991	$0	$37,991
6.00-inch	$0	$75,959	$0	$75,959
8.00-inch	$0	$121,539	$0	$121,539

SPA 5

Figure 7: Current Development Fees by Meter Size

Fees per Meter - SPA 5				
Meter Size	Water	Water Resource	Wastewater	Current Fees
0.75-inch	$0	$2,279	$0	$2,279
1.00-inch	$0	$3,806	$0	$3,806
1.50-inch	$0	$7,589	$0	$7,589
2.00-inch	$0	$12,147	$0	$12,147
3.00-inch	$0	$24,317	$0	$24,317
4.00-inch	$0	$37,991	$0	$37,991
6.00-inch	$0	$75,959	$0	$75,959
8.00-inch	$0	$121,539	$0	$121,539

PROPOSED DEVELOPMENT FEES

Proposed development fees will be assessed per dwelling unit for residential development and per 1,000 square feet of floor area for nonresidential development. Proposed development fees for water, water resource, and wastewater will be assessed by meter size.

The proposed fees represent the maximum allowable fees. Surprise may adopt fees that are less than the amounts shown; however, a reduction in development fee revenue will necessitate an increase in other revenues, a decrease in planned capital improvements, and/or a decrease in level-of-service standards. All costs in the Development Fee Report represent current dollars with no assumed inflation over time. If costs change significantly over time, development fees should be recalculated.

Calculations throughout this report are based on an analysis conducted using Excel software. Most results are discussed in the report using two, three, and four decimal places, which represent rounded figures. However, the analysis itself uses figures carried to their ultimate decimal places; therefore, the sums and products generated in the analysis may not equal the sum or product if the reader replicates the calculation with the factors shown in the report (due to the rounding of figures shown, not in the analysis).

South Street Service Area

Figure 8: Proposed Development Fees by Development Type

Residential Fees per Unit						
Development Type	Fire	General Government[1]	Parks & Recreational	Police	Street (South)	Total
Single Family	$2,247	$208	$2,398	$738	$1,208	$6,799
Multi-Family	$1,376	$143	$1,468	$452	$858	$4,297
Mobile Home	$949	$132	$1,013	$312	$918	$3,324

Nonresidential Fees per 1,000 Square Feet						
Development Type	Fire	General Government[1]	Parks & Recreational	Police	Street (South)	Total
Industrial	$684	$49	$143	$435	$205	$1,516
Warehouse	$347	$28	$42	$221	$109	$747
Retail/Commercial	$4,129	$261	$263	$2,626	$1,305	$8,584
Office	$1,979	$148	$402	$1,258	$616	$4,403
Public/Institutional	$1,369	$92	$252	$871	$423	$3,007

1. Grandfathered fee not calculated in this report

North Street Service Area

Figure 9: Proposed Development Fees by Development Type

Residential Fees per Unit						
Development Type	Fire	General Government[1]	Parks & Recreational	Police	Street (North)	Total
Single Family	$2,247	$208	$2,398	$738	$527	$6,118
Multi-Family	$1,376	$143	$1,468	$452	$374	$3,813
Mobile Home	$949	$132	$1,013	$312	$400	$2,806

Nonresidential Fees per 1,000 Square Feet						
Development Type	Fire	General Government[1]	Parks & Recreational	Police	Street (North)	Total
Industrial	$684	$49	$143	$435	$90	$1,401
Warehouse	$347	$28	$42	$221	$47	$685
Retail/Commercial	$4,129	$261	$263	$2,626	$569	$7,848
Office	$1,979	$148	$402	$1,258	$269	$4,056
Public/Institutional	$1,369	$92	$252	$871	$184	$2,768

1. Grandfathered fee not calculated in this report

West Street Service Area

Figure 10: Proposed Development Fees by Development Type

Residential Fees per Unit						
Development Type	Fire	General Government[1]	Parks & Recreational	Police	Street (West)	Total
Single Family	$2,247	$208	$2,398	$738	$2,331	$7,922
Multi-Family	$1,376	$143	$1,468	$452	$1,655	$5,094
Mobile Home	$949	$132	$1,013	$312	$1,772	$4,178

Nonresidential Fees per 1,000 Square Feet						
Development Type	Fire	General Government[1]	Parks & Recreational	Police	Street (West)	Total
Industrial	$684	$49	$143	$435	$396	$1,707
Warehouse	$347	$28	$42	$221	$210	$848
Retail/Commercial	$4,129	$261	$263	$2,626	$2,518	$9,797
Office	$1,979	$148	$402	$1,258	$1,189	$4,976
Public/Institutional	$1,369	$92	$252	$871	$816	$3,400

1. Grandfathered fee not calculated in this report

Outside Street Service Area

Figure 11: Proposed Development Fees by Development Type

Residential Fees per Unit						
Development Type	Fire	General Government[1]	Parks & Recreational	Police	Street (Outside)	Total
Single Family	$2,247	$208	$2,398	$738	$0	$5,591
Multi-Family	$1,376	$143	$1,468	$452	$0	$3,439
Mobile Home	$949	$132	$1,013	$312	$0	$2,406

Nonresidential Fees per 1,000 Square Feet						
Development Type	Fire	General Government[1]	Parks & Recreational	Police	Street (Outside)	Total
Industrial	$684	$49	$143	$435	$0	$1,311
Warehouse	$347	$28	$42	$221	$0	$638
Retail/Commercial	$4,129	$261	$263	$2,626	$0	$7,279
Office	$1,979	$148	$402	$1,258	$0	$3,787
Public/Institutional	$1,369	$92	$252	$871	$0	$2,584

1. Grandfathered fee not calculated in this report

SPA 1

Figure 12: Proposed Development Fees by Meter Size

Fees per Meter - SPA 1				
Meter Size	Water	Water Resource	Wastewater	Proposed Fees
0.75-inch	$4,291	$2,880	$3,018	$10,189
1.00-inch	$7,166	$4,810	$5,040	$17,016
1.50-inch	$14,290	$9,591	$10,049	$33,930
2.00-inch	$22,872	$15,352	$16,084	$54,308
3.00-inch	$45,787	$30,732	$32,199	$108,718
4.00-inch	$71,534	$48,013	$50,305	$169,852
6.00-inch	$143,026	$95,998	$100,580	$339,604
8.00-inch	$228,850	$153,602	$160,934	$543,386

SPA 2

Figure 13: Proposed Development Fees by Meter Size

Fees per Meter - SPA 2				
Meter Size	Water	Water Resource	Wastewater	Proposed Fees
0.75-inch	$5,702	$2,880	$8,495	$17,077
1.00-inch	$9,523	$4,810	$14,186	$28,519
1.50-inch	$18,989	$9,591	$28,287	$56,867
2.00-inch	$30,394	$15,352	$45,276	$91,022
3.00-inch	$60,845	$30,732	$90,636	$182,213
4.00-inch	$95,059	$48,013	$141,603	$284,675
6.00-inch	$190,061	$95,998	$283,122	$569,181
8.00-inch	$304,109	$153,602	$453,012	$910,723

SPA 3

Figure 14: Proposed Development Fees by Meter Size

Fees per Meter - SPA 3				
Meter Size	Water	Water Resource	Wastewater	Proposed Fees
0.75-inch	$2,259	$2,880	$9,225	$14,364
1.00-inch	$3,773	$4,810	$15,406	$23,989
1.50-inch	$7,523	$9,591	$30,720	$47,834
2.00-inch	$12,042	$15,352	$49,171	$76,565
3.00-inch	$24,106	$30,732	$98,434	$153,272
4.00-inch	$37,661	$48,013	$153,786	$239,460
6.00-inch	$75,299	$95,998	$307,479	$478,776
8.00-inch	$120,483	$153,602	$491,985	$766,070

SPA 4

Figure 15: Proposed Development Fees by Meter Size

Fees per Meter - SPA 4				
Meter Size	Water	Water Resource	Wastewater	Proposed Fees
0.75-inch	$1,933	$2,880	$7,726	$12,539
1.00-inch	$3,228	$4,810	$12,902	$20,940
1.50-inch	$6,436	$9,591	$25,727	$41,754
2.00-inch	$10,302	$15,352	$41,179	$66,833
3.00-inch	$20,623	$30,732	$82,435	$133,790
4.00-inch	$32,220	$48,013	$128,791	$209,024
6.00-inch	$64,420	$95,998	$257,504	$417,922
8.00-inch	$103,076	$153,602	$412,022	$668,700

SPA 5

Figure 16: Proposed Development Fees by Meter Size

Fees per Meter - SPA 5				
Meter Size	Water	Water Resource	Wastewater	Proposed Fees
0.75-inch	-	$2,880	$7,726	$10,606
1.00-inch	-	$4,810	$12,902	$17,712
1.50-inch	-	$9,591	$25,727	$35,318
2.00-inch	-	$15,352	$41,179	$56,531
3.00-inch	-	$30,732	$82,435	$113,167
4.00-inch	-	$48,013	$128,791	$176,804
6.00-inch	-	$95,998	$257,504	$353,502
8.00-inch	-	$153,602	$412,022	$565,624

Difference Between Proposed and Current Development Fees

This section of the report includes the differences between the proposed and current development fees.

South Street Service Area

Figure 17: Difference Between Proposed and Current Development Fees by Development Type

Residential Fees per Unit						
Development Type	Fire	General Government	Parks & Recreational	Police	Street (South)	Difference
Single Family	$1,458	$0	$1,338	$353	$1,208	$4,357
Multi-Family	$895	$0	$821	$217	$858	$2,791
Mobile Home	$507	$0	$419	$96	$918	$1,940

Nonresidential Fees per 1,000 Square Feet						
Development Type	Fire	General Government	Parks & Recreational	Police	Street (South)	Difference
Industrial	$518	$0	$111	$354	$205	$1,188
Warehouse	$252	$0	$10	$175	$109	$546
Retail/Commercial	$3,253	$0	$231	$2,199	$1,305	$6,988
Office	$1,482	$0	$328	$1,015	$616	$3,441
Public/Institutional	$1,061	$0	$167	$721	$423	$2,372

North Street Service Area

Figure 18: Difference Between Proposed and Current Development Fees by Development Type

Residential Fees per Unit						
Development Type	Fire	General Government	Parks & Recreational	Police	Street (North)	Difference
Single Family	$1,458	$0	$1,338	$353	$527	$3,676
Multi-Family	$895	$0	$821	$217	$374	$2,307
Mobile Home	$507	$0	$419	$96	$400	$1,422

Nonresidential Fees per 1,000 Square Feet						
Development Type	Fire	General Government	Parks & Recreational	Police	Street (North)	Difference
Industrial	$518	$0	$111	$354	$90	$1,073
Warehouse	$252	$0	$10	$175	$47	$484
Retail/Commercial	$3,253	$0	$231	$2,199	$569	$6,252
Office	$1,482	$0	$328	$1,015	$269	$3,094
Public/Institutional	$1,061	$0	$167	$721	$184	$2,133

West Street Service Area

Figure 19: Difference Between Proposed and Current Development Fees by Development Type

Residential Fees per Unit						
Development Type	Fire	General Government	Parks & Recreational	Police	Street (West)	Difference
Single Family	$1,458	$0	$1,338	$353	$2,331	$5,480
Multi-Family	$895	$0	$821	$217	$1,655	$3,588
Mobile Home	$507	$0	$419	$96	$1,772	$2,794

Nonresidential Fees per 1,000 Square Feet						
Development Type	Fire	General Government	Parks & Recreational	Police	Street (West)	Difference
Industrial	$518	$0	$111	$354	$396	$1,379
Warehouse	$252	$0	$10	$175	$210	$647
Retail/Commercial	$3,253	$0	$231	$2,199	$2,518	$8,201
Office	$1,482	$0	$328	$1,015	$1,189	$4,014
Public/Institutional	$1,061	$0	$167	$721	$816	$2,765

Outside Street Service Area

Figure 20: Difference Between Proposed and Current Development Fees by Development Type

Residential Fees per Unit						
Development Type	Fire	General Government	Parks & Recreational	Police	Street (Outside)	Difference
Single Family	$1,458	$0	$1,338	$353	$0	$3,149
Multi-Family	$895	$0	$821	$217	$0	$1,933
Mobile Home	$507	$0	$419	$96	$0	$1,022

Nonresidential Fees per 1,000 Square Feet						
Development Type	Fire	General Government	Parks & Recreational	Police	Street (Outside)	Difference
Industrial	$518	$0	$111	$354	$0	$983
Warehouse	$252	$0	$10	$175	$0	$437
Retail/Commercial	$3,253	$0	$231	$2,199	$0	$5,683
Office	$1,482	$0	$328	$1,015	$0	$2,825
Public/Institutional	$1,061	$0	$167	$721	$0	$1,949

SPA 1

Figure 21: Difference Between Proposed and Current Development Fees by Meter Size

Fees per Meter - SPA 1				
Meter Size	Water	Water Resource	Wastewater	Difference
0.75-inch	$1,306	$601	$826	$2,733
1.00-inch	$2,181	$1,004	$1,379	$4,564
1.50-inch	$4,350	$2,002	$2,750	$9,102
2.00-inch	$6,962	$3,205	$4,401	$14,568
3.00-inch	$13,937	$6,415	$8,810	$29,162
4.00-inch	$21,774	$10,022	$13,764	$45,560
6.00-inch	$43,536	$20,039	$27,521	$91,096
8.00-inch	$69,660	$32,063	$44,035	$145,758

SPA 2

Figure 22: Difference Between Proposed and Current Development Fees by Meter Size

Fees per Meter - SPA 2				
Meter Size	Water	Water Resource	Wastewater	Difference
0.75-inch	$2,866	$601	$5,951	$9,418
1.00-inch	$4,787	$1,004	$9,938	$15,729
1.50-inch	$9,545	$2,002	$19,815	$31,362
2.00-inch	$15,278	$3,205	$31,716	$50,199
3.00-inch	$30,585	$6,415	$63,492	$100,492
4.00-inch	$47,783	$10,022	$99,195	$157,000
6.00-inch	$95,537	$20,039	$198,330	$313,906
8.00-inch	$152,865	$32,063	$317,340	$502,268

SPA 3

Figure 23: Difference Between Proposed and Current Development Fees by Meter Size

Fees per Meter - SPA 3				
Meter Size	Water	Water Resource	Wastewater	Difference
0.75-inch	($227)	$601	$9,225	$9,599
1.00-inch	($379)	$1,004	$15,406	$16,031
1.50-inch	($755)	$2,002	$30,720	$31,967
2.00-inch	($1,208)	$3,205	$49,171	$51,168
3.00-inch	($2,420)	$6,415	$98,434	$102,429
4.00-inch	($3,781)	$10,022	$153,786	$160,027
6.00-inch	($7,559)	$20,039	$307,479	$319,959
8.00-inch	($12,095)	$32,063	$491,985	$511,953

SPA 4

Figure 24: Difference Between Proposed and Current Development Fees by Meter Size

Fees per Meter - SPA 4				
Meter Size	Water	Water Resource	Wastewater	Difference
0.75-inch	$1,933	$601	$7,726	$10,260
1.00-inch	$3,228	$1,004	$12,902	$17,134
1.50-inch	$6,436	$2,002	$25,727	$34,165
2.00-inch	$10,302	$3,205	$41,179	$54,686
3.00-inch	$20,623	$6,415	$82,435	$109,473
4.00-inch	$32,220	$10,022	$128,791	$171,033
6.00-inch	$64,420	$20,039	$257,504	$341,963
8.00-inch	$103,076	$32,063	$412,022	$547,161

SPA 5

Figure 25: Difference Between Proposed and Current Development Fees by Meter Size

Fees per Meter - SPA 5				
Meter Size	Water	Water Resource	Wastewater	Difference
0.75-inch	-	$601	$7,726	$8,327
1.00-inch	-	$1,004	$12,902	$13,906
1.50-inch	-	$2,002	$25,727	$27,729
2.00-inch	-	$3,205	$41,179	$44,384
3.00-inch	-	$6,415	$82,435	$88,850
4.00-inch	-	$10,022	$128,791	$138,813
6.00-inch	-	$20,039	$257,504	$277,543
8.00-inch	-	$32,063	$412,022	$444,085

LAND USE ASSUMPTIONS

Arizona's Development Fee Act requires the preparation of Land Use Assumptions, which are defined in Arizona Revised Statutes § 9-463.05(T)(6) as:

> *"projections of changes in land uses, densities, intensities and population for a specified service area over a period of at least ten years and pursuant to the General Plan of the municipality."*

The estimates and projections of residential and nonresidential development in this *Land Use Assumptions* document are for all areas within Surprise. The current demographic estimates and future development projections will be used in the Infrastructure Improvements Plan (IIP) and in the calculation of development fees. Current demographic data estimates for 2023 are used in calculating levels of service (LOS) provided to existing development in Surprise. Arizona's Enabling Legislation requires fees to be updated at least every five years and limits the IIP to a maximum of 10 years.

The Infrastructure Improvements Plan (IIP) and the Development Fee Report include multiple service areas. The Fire Facilities IIP, the Parks and Recreational Facilities IIP, and the Police Facilities IIP use a citywide service area. The service area for the Street Facilities IIP is shown in Figure L1. The service area for the Water Facilities IIP, the Water Resource Facilities IIP, and the Wastewater Facilities IIP is shown in Figure L2.

SUMMARY OF GROWTH INDICATORS

Key land use assumptions include population, housing units, and employment projections. TischlerBise projects future development using data provided by the Maricopa Association of Governments (MAG). Development projections are summarized in Figure L20 through Figure L23. These projections will be used to estimate fee revenue and to indicate the anticipated need for growth-related infrastructure. However, development fee methodologies are designed to reduce sensitivity to development projections in the determination of the proportionate share fee amounts. If actual development occurs at a slower rate than projected, fee revenue will decline, but so will the need for growth-related infrastructure. In contrast, if development occurs at a faster rate than anticipated, fee revenue will increase, but Surprise will also need to accelerate infrastructure improvements to keep pace with the actual rate of development. During the next 10 years, residential development projections indicate a population increase of 83,656 persons in 35,921 housing units, and nonresidential development projections indicate an employment increase of 16,444 jobs in approximately 8,542,000 square feet of floor area.

Figure L1: Street Development Fee Service Area

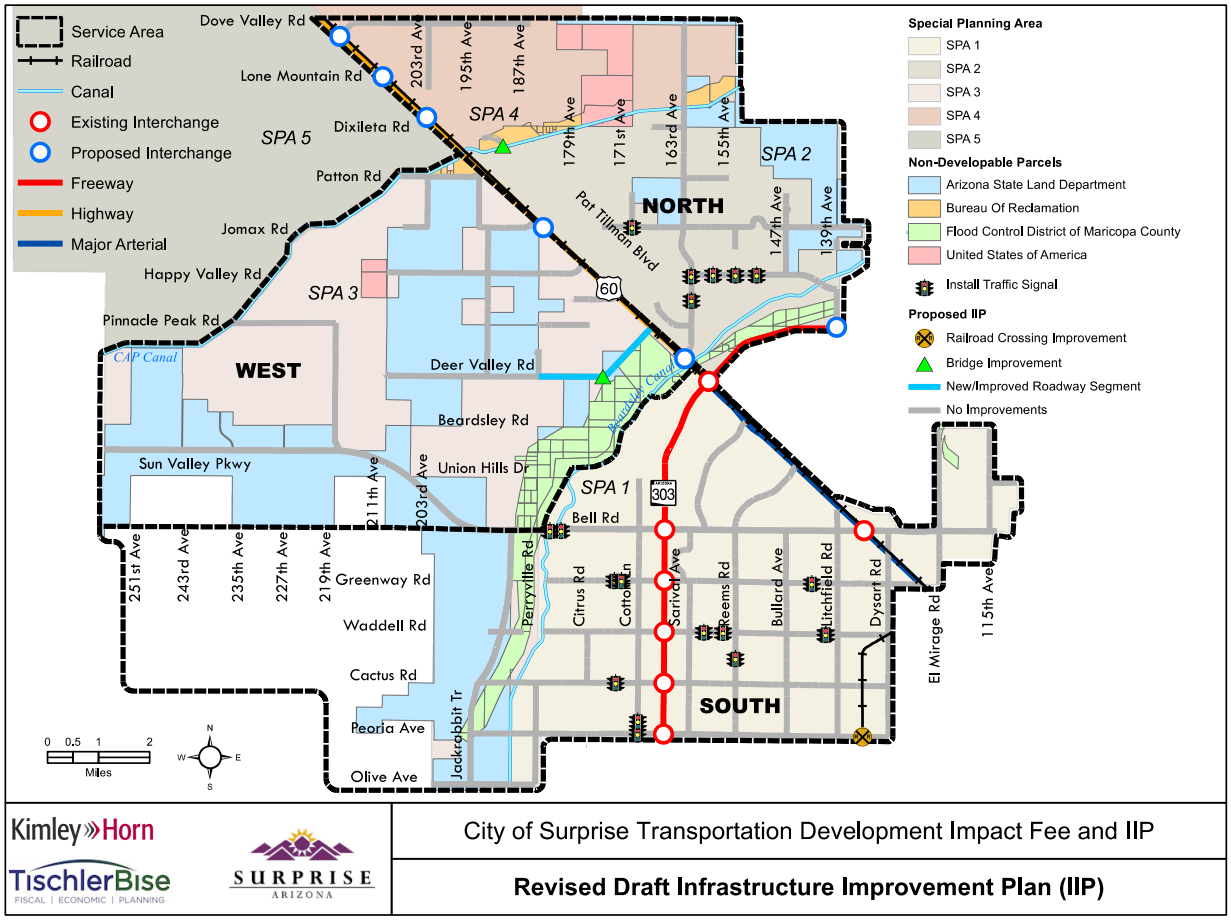


Figure L2: Utility Development Impact Fee Service Area

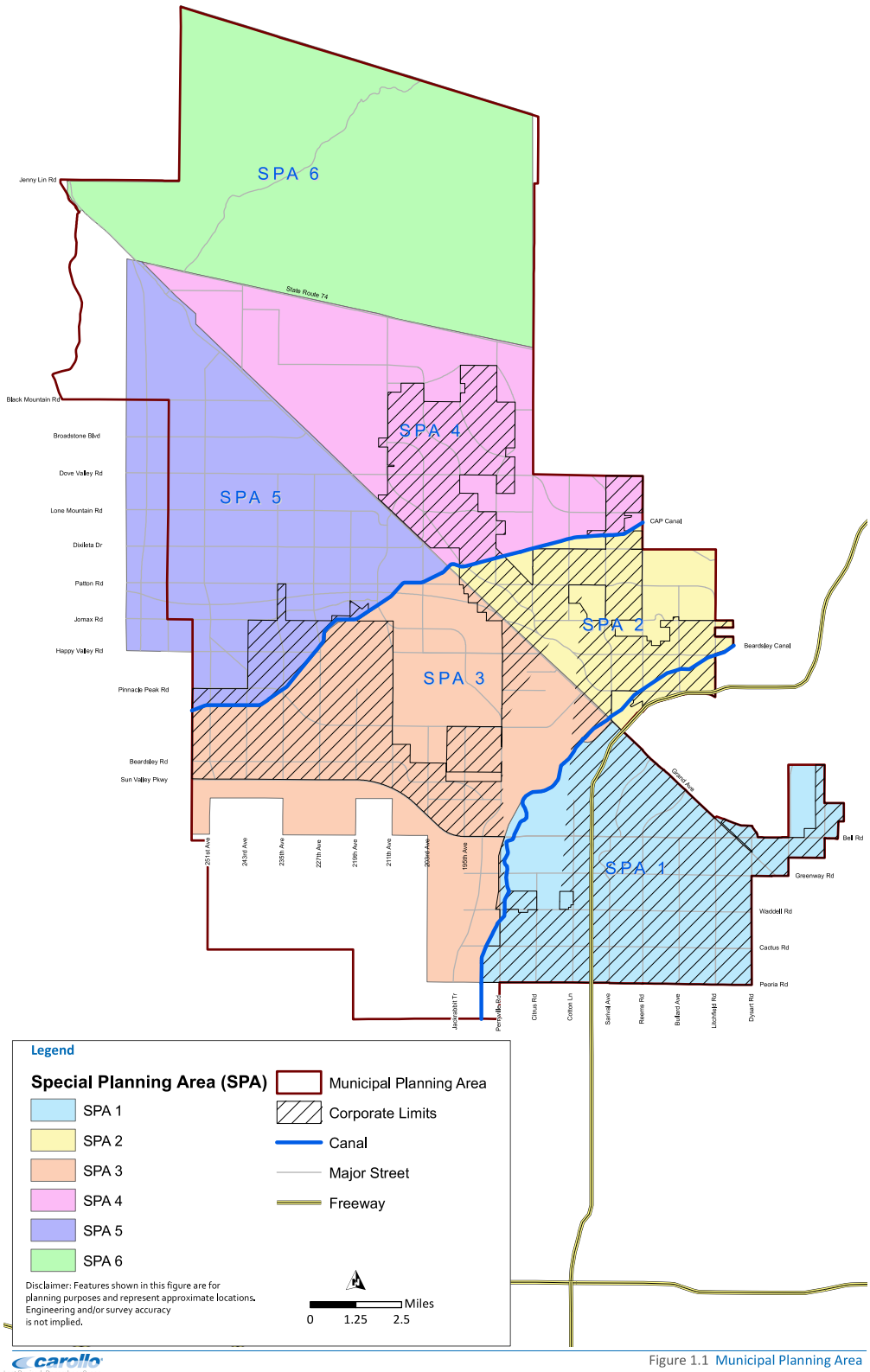


Figure 1.1 Municipal Planning Area

RESIDENTIAL DEVELOPMENT

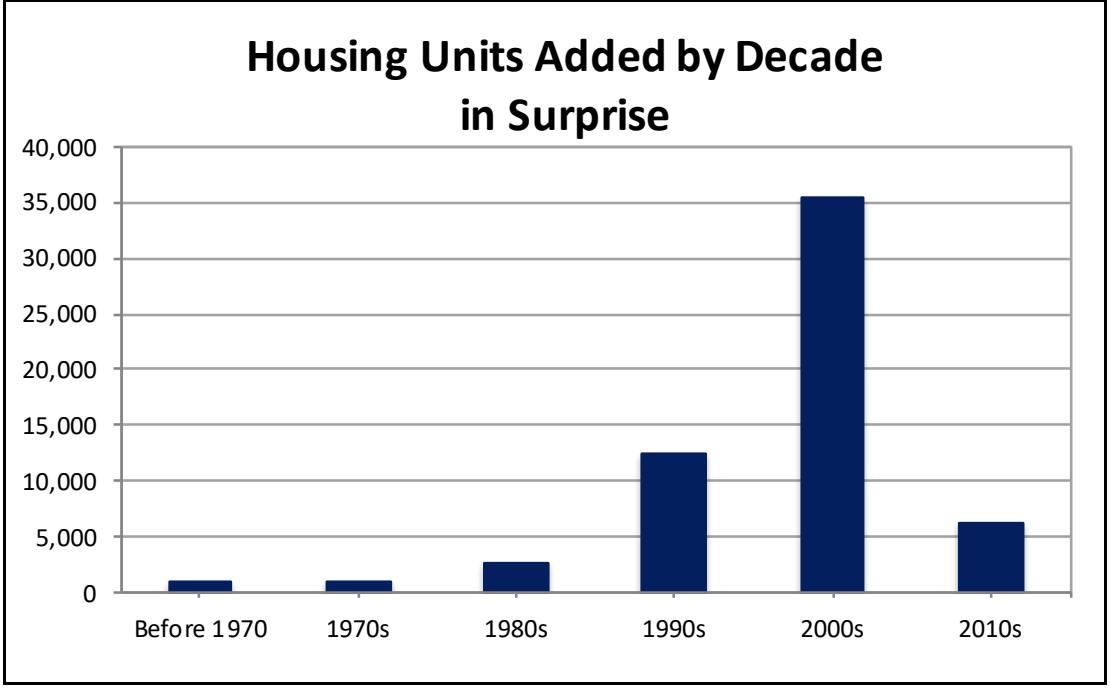
This section details current estimates and future projections of residential development including population and housing units.

Recent Residential Construction

Development fees require an analysis of current levels of service. For residential development, current levels of service are determined using estimates of population and housing units. Shown below, Figure L3 indicates the estimated number of housing units added by decade according to data obtained from the U.S. Census Bureau. In the previous decade, Surprise's housing stock grew by an average of 625 housing units per year.

Figure L3: Housing Units by Decade

Census 2010 Housing Units	52,586	Surprise's housing stock grew by an average of 625 housing units per year from 2010 to 2020.
Census 2020 Housing Units	58,831	
New Housing Units 2010 to 2020	6,245	



Source: U.S. Census Bureau, Census 2020 Summary File 1, Census 2010 Summary File 1, 2017-2021 5-Year American Community Survey (for 2000s and earlier, adjusted to yield total units in 2010).

Occupancy Factors

According to the U.S. Census Bureau, a household is a housing unit occupied by year-round residents. Development fees often use per capita standards and persons per housing unit (PPHU) or persons per household (PPH) to derive proportionate share fee amounts. When fee calculations use PPHU, infrastructure standards are derived using year-round population. When fee calculations use PPH, the development fee methodology assumes a higher percentage of housing units will be occupied, thus requiring seasonal or peak population to be used when deriving infrastructure standards. TischlerBise recommends that development fees for residential development use persons per housing unit.

Residential development fees group housing units into three categories. Single-family units include detached and attached units. Multi-family units include duplexes and structures with two or more units on an individual parcel of land. Mobile home units include mobile homes and recreational vehicles. Figure L4 below shows the occupancy estimates for Surprise based on 2017-2021 American Community Survey 5-Year Estimates. Single-family units averaged 2.58 persons per housing unit, multi-family units averaged 1.58 persons per housing unit, and mobile home units averaged 1.09 persons per housing unit. The estimates shown below are used only to calculate occupancy factors and may not match population and housing unit estimates shown throughout this report.

Figure L4: Occupancy Factors

Housing Type	Persons	Households	Persons per Household	Housing Units	Persons per Housing Unit	Housing Mix	Vacancy Rate
Single Family[1]	130,567	46,291	2.82	50,626	**2.58**	86.6%	8.56%
Multi-Family[2]	7,708	4,089	1.89	4,865	**1.58**	8.3%	15.95%
Mobile Home[3]	3,256	1,825	1.78	2,992	**1.09**	5.1%	39.00%
Total	141,531	52,205	2.71	58,483	**2.42**	100.0%	10.73%

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

1. Includes detached and attached (i.e., townhouses) units.
2. Includes dwellings in structures with two or more units.
3. Includes mobile homes and RV units.

Residential Estimates

According to estimates published by the U.S. Census Bureau, Surprise's 2020 population included 141,758 persons living in 58,831 housing units. The Maricopa Association of Governments (MAG) released updated socioeconomic projections in June 2023. Using traffic analysis zone (TAZ) data provided by MAG, and occupancy factors shown in Figure L4, existing residential development in 2023 included 172,866 persons living in 73,013 housing units.

Figure L5: Residential Estimates

Surprise, Arizona	2020	2023
	Census[1]	Base Year
Population	141,758	172,866
Housing Units	58,831	73,013

1. U.S. Census Bureau, 2020
2. TischlerBise calculation using Maricopa Association of Governments (MAG) housing unit projections and ACS occupancy factors.

Residential Projections

Population and housing unit projections illustrate the possible future pace of service demands, revenues, and expenditures. To the extent these factors change, the projected need for infrastructure will also change. If development occurs at a faster rate than projected, the demand for infrastructure will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will decrease at a corresponding rate. For this study, the analysis assumes the occupancy factors shown in Figure L4 will remain constant throughout the 10-year projection period.

Citywide Projections

TischlerBise projects residential development using housing unit data provided by the Maricopa Association of Governments (MAG) and data provided by Community Development Department staff (multi-family development in SPA 1 and SPA 2 only). To project housing units from 2023 to 2030, TischlerBise applies a straight-line projection from MAG 2020 housing unit estimates to MAG 2030 housing unit projections. To project housing units from 2030 to 2033, TischlerBise applies a straight-line projection from MAG 2030 housing unit projections to MAG 2040 housing unit projections. For multi-family development in SPA 1 and SPA 2, the analysis uses data provided by Community Development Department staff (instead of MAG data) that reflects multi-family development currently in the development pipeline. Based on these assumptions, 10-year projections include an increase of 35,921 housing units.

To convert housing units to population, the analysis multiplies occupancy factors shown in Figure L4 to the housing unit projections shown below. For example, the 10-year increase of 27,023 single-family units multiplied by 2.58 persons per housing unit equals 69,718 persons in new single-family units. Based on these assumptions, the 10-year projections include an increase of 83,656 persons.

Figure L6: Residential Projections

Surprise, Arizona	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	10-Year
	Base	1	2	3	4	5	6	7	8	9	10	Increase
Population												
Single-Family	153,323	160,839	168,354	175,870	183,386	190,901	198,417	205,932	211,636	217,339	223,042	69,718
Multi-Family	16,194	17,552	18,910	20,268	21,626	22,984	24,342	25,700	27,087	28,474	29,862	13,667
Mobile Home	3,349	3,378	3,407	3,436	3,465	3,494	3,523	3,552	3,575	3,597	3,619	270
Total	**172,866**	**181,769**	**190,671**	**199,574**	**208,477**	**217,380**	**226,282**	**235,185**	**242,297**	**249,410**	**256,522**	**83,656**
Housing Units												
Single-Family	59,934	62,847	65,760	68,673	71,586	74,499	77,412	80,325	82,536	84,746	86,957	27,023
Multi-Family	9,973	10,833	11,692	12,552	13,411	14,271	15,130	15,990	16,868	17,746	18,624	8,650
Mobile Home	3,106	3,133	3,159	3,186	3,213	3,239	3,266	3,293	3,313	3,333	3,354	248
Total	**73,013**	**76,813**	**80,612**	**84,411**	**88,210**	**92,010**	**95,809**	**99,608**	**102,717**	**105,825**	**108,934**	**35,921**

Street Service Area Projections

The following figures include residential development projections associated with the street development fee service area. TischlerBise projects future residential development for each subarea using the same methodology as the citywide development projections.

Figure L7: Residential Projections – Street Development Fee Service Area (North)

Street Development Fee Service Area - North	2023 Base	2024 1	2025 2	2026 3	2027 4	2028 5	2029 6	2030 7	2031 8	2032 9	2033 10	10-Year Increase
Population												
Single-Family	16,684	20,247	23,809	27,371	30,934	34,496	38,058	41,620	44,651	47,681	50,711	34,027
Multi-Family	819	1,225	1,632	2,038	2,444	2,850	3,256	3,662	4,067	4,472	4,878	4,058
Mobile Home	191	205	219	232	246	260	274	288	299	311	323	132
Total	**17,695**	**21,677**	**25,659**	**29,641**	**33,623**	**37,606**	**41,588**	**45,570**	**49,017**	**52,465**	**55,912**	**38,217**
Housing Units												
Single-Family	6,489	7,870	9,250	10,631	12,012	13,393	14,773	16,154	17,329	18,503	19,678	13,189
Multi-Family	295	552	809	1,066	1,323	1,580	1,837	2,094	2,350	2,607	2,863	2,569
Mobile Home	177	189	202	215	227	240	253	265	276	287	298	121
Total	**6,960**	**8,611**	**10,261**	**11,911**	**13,562**	**15,212**	**16,863**	**18,513**	**19,955**	**21,397**	**22,838**	**15,878**

Figure L8: Residential Projections – Street Development Fee Service Area (South)

Street Development Fee Service Area - South	2023 Base	2024 1	2025 2	2026 3	2027 4	2028 5	2029 6	2030 7	2031 8	2032 9	2033 10	10-Year Increase
Population												
Single-Family	127,038	128,587	130,137	131,686	133,235	134,785	136,334	137,883	138,432	138,980	139,528	12,490
Multi-Family	15,171	16,102	17,033	17,964	18,895	19,827	20,758	21,689	22,620	23,551	24,482	9,311
Mobile Home	3,070	3,076	3,082	3,088	3,094	3,100	3,106	3,112	3,114	3,116	3,119	48
Total	**145,279**	**147,766**	**150,252**	**152,739**	**155,225**	**157,711**	**160,198**	**162,684**	**164,166**	**165,647**	**167,129**	**21,849**
Housing Units												
Single-Family	49,777	50,378	50,978	51,579	52,179	52,780	53,380	53,981	54,193	54,406	54,618	4,841
Multi-Family	9,639	10,229	10,818	11,407	11,996	12,586	13,175	13,764	14,354	14,943	15,532	5,893
Mobile Home	2,852	2,857	2,863	2,868	2,874	2,879	2,885	2,890	2,892	2,894	2,896	44
Total	**62,268**	**63,464**	**64,659**	**65,854**	**67,050**	**68,245**	**69,440**	**70,636**	**71,439**	**72,243**	**73,047**	**10,779**

Figure L9: Residential Projections – Street Development Fee Service Area (West)

Street Development Fee Service Area - West	2023 Base	2024 1	2025 2	2026 3	2027 4	2028 5	2029 6	2030 7	2031 8	2032 9	2033 10	10-Year Increase
Population												
Single-Family	9,601	12,005	14,409	16,813	19,217	21,621	24,025	26,429	28,553	30,678	32,802	23,201
Multi-Family	204	224	245	266	287	308	329	349	400	451	502	298
Mobile Home	88	97	106	115	125	134	143	153	161	169	177	90
Total	**9,892**	**12,326**	**14,760**	**17,194**	**19,628**	**22,063**	**24,497**	**26,931**	**29,114**	**31,298**	**33,482**	**23,590**
Housing Units												
Single-Family	3,668	4,600	5,532	6,463	7,395	8,327	9,259	10,190	11,014	11,837	12,661	8,993
Multi-Family	40	53	66	79	92	106	119	132	164	196	228	189
Mobile Home	77	86	94	103	111	120	129	137	145	152	160	82
Total	**3,785**	**4,738**	**5,692**	**6,645**	**7,599**	**8,552**	**9,506**	**10,459**	**11,323**	**12,186**	**13,049**	**9,264**

NONRESIDENTIAL DEVELOPMENT

This section details current estimates and future projections of nonresidential development including jobs and nonresidential floor area.

Nonresidential Demand Factors

TischlerBise uses the term jobs to refer to employment by place of work. In Figure L10, gray shading indicates the nonresidential development prototypes used to derive employment densities. For nonresidential development, TischlerBise uses data published in Trip Generation, Institute of Transportation Engineers, 11th Edition (2021). The prototype for industrial development is Industrial Park (ITE 130) with 864 square feet of floor area per employee. For warehouse development, the proxy is Warehousing (ITE 150) with 2,953 square feet of floor area per employee. Public/institutional development uses Nursing Home (ITE 620) with 490 square feet of floor area per employee. For office development, the proxy is General Office (ITE 710) with 307 square feet of floor area per employee. The prototype for retail/commercial development is Shopping Center (ITE 820) with 471 square feet of floor area per employee.

Figure L10: Nonresidential Demand Units

ITE Code	Land Use / Size	Demand Unit	Wkdy Trip Ends Per Dmd Unit[1]	Wkdy Trip Ends Per Employee[1]	Employees per Dmd Unit	Square Feet Per Employee
110	Light Industrial	1,000 Sq Ft	4.87	3.10	1.57	637
130	Industrial Park	1,000 Sq Ft	3.37	2.91	1.16	864
140	Manufacturing	1,000 Sq Ft	4.75	2.51	1.89	528
150	Warehousing	1,000 Sq Ft	1.71	5.05	0.34	2,953
310	Hotel	room	7.99	14.34	0.56	na
520	Elementary School	student	2.27	22.50	0.10	na
525	High School	student	1.94	21.95	0.09	na
540	Community College	student	1.15	14.61	0.08	na
565	Day Care	student	4.09	21.38	0.19	na
610	Hospital	1,000 Sq Ft	10.77	3.77	2.86	350
620	Nursing Home	1,000 Sq Ft	6.75	3.31	2.04	490
710	General Office (avg size)	1,000 Sq Ft	10.84	3.33	3.26	307
720	Medical-Dental Office	1,000 Sq Ft	36.00	8.71	4.13	242
730	Government Office	1,000 Sq Ft	22.59	7.45	3.03	330
750	Office Park	1,000 Sq Ft	11.07	3.54	3.13	320
760	Research & Dev Center	1,000 Sq Ft	11.08	3.37	3.29	304
770	Business Park	1,000 Sq Ft	12.44	4.04	3.08	325
820	Shopping Center (avg size)	1,000 Sq Ft	37.01	17.42	2.12	471

1. Trip Generation, Institute of Transportation Engineers, 11th Edition (2021).

Nonresidential Estimates

The Maricopa Association of Governments (MAG) released updated socioeconomic projections in June 2023. According to MAG estimates, site-based employment included 22,366 jobs in 2020. According to data provided by the Maricopa County Tax Assessor, nonresidential development included 20,327,059 square feet of floor area in 2020. To estimate employment in 2023, TischlerBise applied a straight-line projection from MAG 2020 employment estimates to MAG 2030 employment projections. To estimate nonresidential floor area in 2023, TischlerBise used a combination of recently completed projects and ITE employment density factors. For 2023, projected nonresidential development includes 27,035 jobs and 25,386,225 square feet of nonresidential floor area.

Figure L11: Nonresidential Estimates

Industry Type	2020 Jobs[1]	Percent of Total Jobs	2020 Estimated Floor Area[2]
Industrial	1,864	8%	822,847
Warehouse	389	2%	4,423,342
Retail/Commercial	11,555	52%	6,670,736
Office	5,739	26%	2,056,628
Public/Institutional	2,819	13%	6,353,506
Total	22,366	100%	20,327,059

1. Socioeconomic Projections (June 2023), Maricopa Association of Governments (MAG).
2. Maricopa County Tax Assessor, 2020.

Industry Type	2023 Jobs[1]	Percent of Total Jobs	2023 Estimated Floor Area[1]
Industrial	2,603	10%	2,097,956
Warehouse	542	2%	5,332,128
Retail/Commercial	12,309	46%	7,380,433
Office	7,920	29%	3,396,615
Public/Institutional	3,661	14%	7,179,094
Total	27,035	100%	25,386,225

1. TischlerBise estimate.

Nonresidential Projections

Employment and floor area projections are used to illustrate the possible future pace of service demands, revenues, and expenditures. To the extent these factors change, the projected need for infrastructure will also change. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease.

Citywide Projections

TischlerBise projects nonresidential development using employment data, by development type, provided by the Maricopa Association of Governments (MAG). To project employment from 2023 to 2030, TischlerBise applies a straight-line projection from MAG 2020 employment estimates to MAG 2030 employment projections. To project employment from 2030 to 2033, TischlerBise applies a straight-line projection from MAG 2030 employment projections to MAG 2040 employment projections. Based on these assumptions, 10-year projections include an increase of 16,444 jobs citywide. To convert employment to nonresidential floor area, the analysis multiplies nonresidential demand factors shown in Figure L10 by the employment projections shown below. For example, the 10-year increase of 2,245 industrial jobs multiplied by 864 square feet per industrial job equals approximately 1,938,000 square feet of additional industrial development. Based on these assumptions, 10-year projections include an increase of approximately 8,542,000 square feet of nonresidential floor area citywide.

Figure L12: Nonresidential Projections

Surprise, Arizona	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	10-Year
	Base	1	2	3	4	5	6	7	8	9	10	Increase
Employment												
Industrial	2,603	2,849	3,095	3,341	3,587	3,833	4,079	4,326	4,500	4,673	4,847	2,245
Warehouse	542	594	645	696	748	799	850	901	938	974	1,010	468
Retail/Commercial	12,309	12,560	12,812	13,063	13,314	13,565	13,817	14,068	14,541	15,014	15,486	3,178
Office	7,920	8,647	9,374	10,101	10,828	11,555	12,282	13,009	13,950	14,890	15,831	7,911
Public/Institutional	3,661	3,941	4,222	4,503	4,783	5,064	5,344	5,625	5,852	6,078	6,305	2,644
Total	**27,035**	**28,591**	**30,148**	**31,704**	**33,260**	**34,816**	**36,373**	**37,929**	**39,779**	**41,629**	**43,479**	**16,444**
Nonres. Sq Ft (x1,000)												
Industrial	2,098	2,310	2,523	2,736	2,948	3,161	3,373	3,586	3,736	3,886	4,036	1,938
Warehouse	5,332	5,484	5,635	5,787	5,938	6,089	6,241	6,392	6,499	6,606	6,714	1,381
Retail/Commercial	7,380	7,499	7,617	7,735	7,854	7,972	8,090	8,208	8,431	8,653	8,876	1,496
Office	3,397	3,620	3,843	4,067	4,290	4,513	4,737	4,960	5,249	5,538	5,827	2,430
Public/Institutional	7,179	7,317	7,454	7,592	7,729	7,867	8,005	8,142	8,253	8,364	8,475	1,296
Total	**25,386**	**26,229**	**27,073**	**27,916**	**28,759**	**29,602**	**30,445**	**31,289**	**32,168**	**33,048**	**33,928**	**8,542**

Street Service Area Projections

The following figures include nonresidential development projections associated with the street development fee service area. TischlerBise projects future nonresidential development for each subarea using the same methodology as the citywide development projections.

Figure L13: Nonresidential Projections – Street Development Fee Service Area (North)

Street Development Fee Service Area - North	2023 Base	2024 1	2025 2	2026 3	2027 4	2028 5	2029 6	2030 7	2031 8	2032 9	2033 10	10-Year Increase
Employment												
Industrial	42	54	67	80	93	105	118	131	142	153	164	122
Warehouse	9	11	14	17	19	22	25	27	30	32	34	25
Retail/Commercial	174	227	280	333	386	440	493	546	735	923	1,112	939
Office	287	368	449	529	610	691	772	853	1,232	1,611	1,990	1,703
Public/Institutional	440	526	612	698	784	871	957	1,043	1,154	1,264	1,375	935
Total	**950**	**1,186**	**1,422**	**1,657**	**1,893**	**2,129**	**2,364**	**2,600**	**3,292**	**3,983**	**4,675**	**3,724**
Nonres. Sq Ft (x1,000)												
Industrial	66	77	88	99	110	121	132	143	153	162	172	106
Warehouse	47	55	63	71	78	86	94	102	109	116	122	75
Retail/Commercial	181	206	231	256	281	306	331	356	445	534	622	442
Office	149	174	199	224	249	273	298	323	439	556	672	523
Public/Institutional	617	659	701	743	786	828	870	913	967	1,021	1,075	459
Total	**1,060**	**1,171**	**1,282**	**1,393**	**1,504**	**1,615**	**1,726**	**1,837**	**2,112**	**2,388**	**2,664**	**1,604**

Figure L14: Nonresidential Projections – Street Development Fee Service Area (South)

Street Development Fee Service Area - South	2023 Base	2024 1	2025 2	2026 3	2027 4	2028 5	2029 6	2030 7	2031 8	2032 9	2033 10	10-Year Increase
Employment												
Industrial	2,516	2,749	2,982	3,215	3,448	3,681	3,914	4,147	4,301	4,456	4,610	2,094
Warehouse	524	573	621	670	719	767	816	864	896	929	961	436
Retail/Commercial	12,040	12,223	12,406	12,589	12,772	12,956	13,139	13,322	13,491	13,660	13,830	1,790
Office	7,347	7,914	8,482	9,049	9,617	10,184	10,752	11,319	11,763	12,207	12,650	5,304
Public/Institutional	2,906	2,999	3,093	3,186	3,280	3,373	3,467	3,560	3,585	3,609	3,634	728
Total	**25,332**	**26,458**	**27,584**	**28,709**	**29,835**	**30,961**	**32,086**	**33,212**	**34,036**	**34,860**	**35,685**	**10,353**
Nonres. Sq Ft (x1,000)												
Industrial	2,030	2,231	2,432	2,633	2,834	3,036	3,237	3,438	3,571	3,705	3,838	1,808
Warehouse	5,281	5,424	5,568	5,711	5,855	5,998	6,141	6,285	6,380	6,475	6,570	1,289
Retail/Commercial	7,128	7,214	7,300	7,386	7,473	7,559	7,645	7,731	7,811	7,891	7,970	843
Office	3,103	3,277	3,451	3,626	3,800	3,974	4,149	4,323	4,459	4,596	4,732	1,629
Public/Institutional	6,246	6,292	6,337	6,383	6,429	6,475	6,521	6,567	6,579	6,591	6,603	357
Total	**23,787**	**24,438**	**25,089**	**25,740**	**26,391**	**27,042**	**27,693**	**28,344**	**28,800**	**29,257**	**29,713**	**5,926**

Figure L15: Nonresidential Projections – Street Development Fee Service Area (West)

Street Development Fee Service Area - West	2023 Base	2024 1	2025 2	2026 3	2027 4	2028 5	2029 6	2030 7	2031 8	2032 9	2033 10	10-Year Increase
Employment												
Industrial	45	46	46	46	47	47	48	48	56	65	73	28
Warehouse	9	9	10	10	10	10	10	10	12	14	15	6
Retail/Commercial	96	111	126	140	155	170	185	200	315	430	545	449
Office	287	365	444	523	601	680	758	837	955	1,073	1,190	904
Public/Institutional	316	417	518	618	719	820	921	1,022	1,113	1,205	1,296	981
Total	**753**	**948**	**1,143**	**1,337**	**1,532**	**1,727**	**1,922**	**2,117**	**2,451**	**2,786**	**3,120**	**2,367**
Nonres. Sq Ft (x1,000)												
Industrial	2	3	3	3	4	4	4	5	12	19	27	24
Warehouse	4	4	4	5	5	5	6	6	11	16	21	17
Retail/Commercial	72	79	86	93	100	107	114	121	175	229	283	211
Office	145	169	193	217	241	266	290	314	350	386	422	278
Public/Institutional	317	366	416	465	515	564	614	663	708	753	797	481
Total	**540**	**621**	**702**	**783**	**865**	**946**	**1,027**	**1,108**	**1,256**	**1,404**	**1,551**	**1,011**

AVERAGE WEEKDAY VEHICLE TRIPS

Surprise will use average weekday vehicle trips (AWVT) for fire facilities fees and police facilities fees. Components used to determine AWVT include average weekday vehicle trip generation rates, adjustments for commuting patterns, and adjustments for pass-by trips.

Residential Trip Generation Rates

For residential development, TischlerBise uses trip generation rates published in Trip Generation, Institute of Transportation Engineers, 11th Edition (2021). For single-family development, the proxy is Single Family Detached Housing (ITE 210), and this type of development generates 9.43 average weekday vehicle trip ends per unit. For multi-family development, the proxy is Multifamily Housing Low-Rise (ITE 220), and this type of development generates 6.74 average weekday vehicle trip ends per unit. For mobile home development, the proxy is Mobile Home Park (ITE 240), and this type of development generates 7.12 average weekday vehicle trip ends per unit.

Nonresidential Trip Generation Rates

For nonresidential development, TischlerBise uses trip generation rates published in Trip Generation, Institute of Transportation Engineers, 11th Edition (2021). The prototype for industrial development is Industrial Park (ITE 130) which generates 3.37 average weekday vehicle trip ends per 1,000 square feet of floor area. For warehouse development, the proxy is Warehousing (ITE 150), and it generates 1.71 average weekday vehicle trip ends per 1,000 square feet of floor area. Public/institutional development uses Nursing Home (ITE 620) and generates 6.75 average weekday vehicle trip ends per 1,000 square feet of floor area. For office development, the proxy is General Office (ITE 710), and it generates 10.84 average weekday vehicle trip ends per 1,000 square feet of floor area. The prototype for retail/commercial development is Shopping Center (ITE 820) which generates 37.01 average weekday vehicle trips per 1,000 square feet of floor area.

Figure L16: Average Weekday Vehicle Trip Ends by Land Use

ITE Code	Land Use / Size	Demand Unit	Wkdy Trip Ends Per Dmd Unit[1]	Wkdy Trip Ends Per Employee[1]	Employees per Dmd Unit	Square Feet Per Employee
110	Light Industrial	1,000 Sq Ft	4.87	3.10	1.57	637
130	Industrial Park	1,000 Sq Ft	3.37	2.91	1.16	864
140	Manufacturing	1,000 Sq Ft	4.75	2.51	1.89	528
150	Warehousing	1,000 Sq Ft	1.71	5.05	0.34	2,953
310	Hotel	room	7.99	14.34	0.56	na
565	Day Care	student	4.09	21.38	0.19	na
610	Hospital	1,000 Sq Ft	10.77	3.77	2.86	350
620	Nursing Home	1,000 Sq Ft	6.75	3.31	2.04	490
710	General Office (avg size)	1,000 Sq Ft	10.84	3.33	3.26	307
720	Medical-Dental Office	1,000 Sq Ft	36.00	8.71	4.13	242
730	Government Office	1,000 Sq Ft	22.59	7.45	3.03	330
750	Office Park	1,000 Sq Ft	11.07	3.54	3.13	320
760	Research & Dev Center	1,000 Sq Ft	11.08	3.37	3.29	304
770	Business Park	1,000 Sq Ft	12.44	4.04	3.08	325
820	Shopping Center (avg size)	1,000 Sq Ft	37.01	17.42	2.12	471

1. Trip Generation, Institute of Transportation Engineers, 11th Edition (2021).

Trip Rate Adjustments

To calculate vehicle trips, trip generation rates require an adjustment factor to avoid double counting each trip at both the origin and destination points. Therefore, the trip adjustment factor is 50 percent.

Commuter Trip Adjustment

Residential development has a larger trip adjustment factor of 64 percent to account for commuters leaving Surprise for work. According to the 2009 National Household Travel Survey (see Table 30) weekday work trips are typically 31 percent of production trips (i.e., all out-bound trips, which are 50 percent of all trip ends). As shown in Figure L17, the U.S. Census Bureau's OnTheMap web application indicates 90 percent of resident workers traveled outside of Surprise for work in 2019. In combination, these factors (0.31 x 0.50 x 0.90 = 0.14) support the additional 14 percent allocation of trips to residential development.

Figure L17: Commuter Trip Adjustment

Trip Adjustment Factor for Commuters	
Employed Residents	55,711
Residents Living and Working in Surprise	5,624
Residents Commuting Outside Surprise for Work	50,087
Percent Commuting out of Surprise	90%
Additional Production Trips[1]	14%
Residential Trip Adjustment Factor	64%

Source: U.S. Census Bureau, OnTheMap Application (version 6.8.1) and LEHD Origin-Destination Employment Statistics, 2019.

1. According to the National Household Travel Survey (2009)*, published in December 2011 (see Table 30), home-based work trips are typically 30.99 percent of "production" trips, in other words, out-bound trips (which are 50 percent of all trip ends). Also, LED OnTheMap data from 2019 indicate that 90 percent of Surprise's workers travel outside the city for work. In combination, these factors (0.3099 x 0.50 x 0.90 = 0.139) account for 14 percent of additional production trips. The total adjustment factor for residential includes attraction trips (50 percent of trip ends) plus the journey-to-work commuting adjustment (14 percent of production trips) for a total of 64 percent.
*http://nhts.ornl.gov/publications.shtml ; Summary of Travel Trends - Table "Daily Travel Statistics by Weekday vs. Weekend"

Adjustment for Primary Trips

For retail/commercial and office development, the primary trip factor is less than 100 percent because these types of development attract vehicles as they pass by on arterial and collector roads. For example, when someone stops at a convenience store on the way home from work, the convenience store is not the primary destination. For retail/commercial development, ITE data indicate 45 percent of the vehicles that enter are passing by on their way to some other primary destination. The remaining 55 percent of attraction trips have the retail/commercial site as their primary destination. Because attraction trips are half of all trips, the retail/commercial trip adjustment factor is 55 percent multiplied by 50 percent, or approximately 28 percent of the trip ends. For office development, 90 percent of attraction trips are assumed to be primary trips based on detailed studies conducted as part of Tindale-Oliver 2016 Hillsborough County Mobility Fee Study. Because attraction trips are half of all trips, the office trip adjustment factor is 90 percent multiplied by 50 percent, or 45 percent of the trip ends.

Average Weekday Vehicle Trip Estimate

Shown below in Figure L18, multiplying average weekday vehicle trip ends and trip adjustment factors (discussed on the previous page) by Surprise's existing development units provides the average weekday vehicle trips generated by existing development. As shown below, Surprise's existing citywide development generates 542,897 vehicle trips on an average weekday.

Figure L18: Average Weekday Vehicle Trips by Land Use

Development Type	Development Unit	ITE Code	Avg Wkday VTE	Trip Adjustment	2023 Dev Units	2023 Veh Trips
Single Family	HU	210	9.43	64%	59,934	361,715
Multi-Family	HU	220	6.74	64%	9,973	43,021
Mobile Home	HU	240	7.12	64%	3,106	14,153
Industrial	KSF	130	3.37	50%	2,098	3,535
Warehouse	KSF	150	1.71	50%	5,332	4,559
Retail/Commercial	KSF	820	37.01	28%	7,380	75,116
Office	KSF	710	10.84	45%	3,397	16,569
Public/Institutional	KSF	620	6.75	50%	7,179	24,229
Total						542,897

Average Weekday Vehicle Trip Projections

Shown below, Figure L19 includes a projection of citywide vehicle trips. TischlerBise uses the nonresidential projections shown below for the fire and police service areas.

Figure L19: Average Weekday Vehicle Trip Projections

Surprise, Arizona		Base	1	2	3	4	5	6	7	8	9	10	10-Year
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Increase
Development	Single Family Units	59,934	62,847	65,760	68,673	71,586	74,499	77,412	80,325	82,536	84,746	86,957	27,023
	Multi-Family Units	9,973	10,833	11,692	12,552	13,411	14,271	15,130	15,990	16,868	17,746	18,624	8,650
	Mobile Home Units	3,106	3,133	3,159	3,186	3,213	3,239	3,266	3,293	3,313	3,333	3,354	248
	Industrial KSF	2,098	2,310	2,523	2,736	2,948	3,161	3,373	3,586	3,736	3,886	4,036	1,938
	Warehouse KSF	5,332	5,484	5,635	5,787	5,938	6,089	6,241	6,392	6,499	6,606	6,714	1,381
	Retail/Commercial KSF	7,380	7,499	7,617	7,735	7,854	7,972	8,090	8,208	8,431	8,653	8,876	1,496
	Office KSF	3,397	3,620	3,843	4,067	4,290	4,513	4,737	4,960	5,249	5,538	5,827	2,430
	Public/Institutional KSF	7,179	7,317	7,454	7,592	7,729	7,867	8,005	8,142	8,253	8,364	8,475	1,296
Average Weekday Vehicle Trips	Single-Family Trips	361,715	379,295	396,876	414,457	432,037	449,618	467,199	484,779	498,120	511,461	524,802	163,087
	Multi-Family Trips	43,021	46,729	50,436	54,144	57,851	61,559	65,266	68,974	72,761	76,548	80,335	37,314
	Mobile Home Trips	14,153	14,274	14,396	14,518	14,640	14,761	14,883	15,005	15,097	15,190	15,282	1,130
	Residential Trips	418,888	440,298	461,708	483,118	504,528	525,938	547,348	568,758	585,978	603,199	620,419	201,531
	Industrial Trips	3,535	3,893	4,251	4,609	4,967	5,326	5,684	6,042	6,295	6,548	6,801	3,266
	Warehouse Trips	4,559	4,688	4,818	4,947	5,077	5,206	5,336	5,465	5,557	5,649	5,740	1,181
	Retail/Commercial Trips	75,116	76,320	77,524	78,728	79,932	81,135	82,339	83,543	85,808	88,073	90,338	15,222
	Office Trips	16,569	17,658	18,748	19,837	20,926	22,016	23,105	24,195	25,604	27,013	28,423	11,854
	Public/Institutional Trips	24,229	24,694	25,158	25,623	26,087	26,551	27,016	27,480	27,855	28,230	28,605	4,375
	Nonresidential Trips	124,008	127,254	130,499	133,744	136,989	140,235	143,480	146,725	151,119	155,513	159,906	35,898
	Total Vehicle Trips	**542,897**	**567,552**	**592,207**	**616,862**	**641,517**	**666,173**	**690,828**	**715,483**	**737,097**	**758,711**	**780,325**	**237,429**

DEVELOPMENT PROJECTIONS

Citywide Projections

Provided below is a summary of development projections used in the Development Fee Report. Base year estimates for 2023 are used in the fee calculations. Development projections are used to illustrate a possible future pace of demand for service units and cash flows resulting from revenues and expenditures associated with those demands.

Figure L20: Development Projections

Surprise, Arizona	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	10-Year
	Base	1	2	3	4	5	6	7	8	9	10	Increase
Population												
Single-Family	153,323	160,839	168,354	175,870	183,386	190,901	198,417	205,932	211,636	217,339	223,042	69,718
Multi-Family	16,194	17,552	18,910	20,268	21,626	22,984	24,342	25,700	27,087	28,474	29,862	13,667
Mobile Home	3,349	3,378	3,407	3,436	3,465	3,494	3,523	3,552	3,575	3,597	3,619	270
Total	**172,866**	**181,769**	**190,671**	**199,574**	**208,477**	**217,380**	**226,282**	**235,185**	**242,297**	**249,410**	**256,522**	**83,656**
Housing Units												
Single-Family	59,934	62,847	65,760	68,673	71,586	74,499	77,412	80,325	82,536	84,746	86,957	27,023
Multi-Family	9,973	10,833	11,692	12,552	13,411	14,271	15,130	15,990	16,868	17,746	18,624	8,650
Mobile Home	3,106	3,133	3,159	3,186	3,213	3,239	3,266	3,293	3,313	3,333	3,354	248
Total	**73,013**	**76,813**	**80,612**	**84,411**	**88,210**	**92,010**	**95,809**	**99,608**	**102,717**	**105,825**	**108,934**	**35,921**
Employment												
Industrial	2,603	2,849	3,095	3,341	3,587	3,833	4,079	4,326	4,500	4,673	4,847	2,245
Warehouse	542	594	645	696	748	799	850	901	938	974	1,010	468
Retail/Commercial	12,309	12,560	12,812	13,063	13,314	13,565	13,817	14,068	14,541	15,014	15,486	3,178
Office	7,920	8,647	9,374	10,101	10,828	11,555	12,282	13,009	13,950	14,890	15,831	7,911
Public/Institutional	3,661	3,941	4,222	4,503	4,783	5,064	5,344	5,625	5,852	6,078	6,305	2,644
Total	**27,035**	**28,591**	**30,148**	**31,704**	**33,260**	**34,816**	**36,373**	**37,929**	**39,779**	**41,629**	**43,479**	**16,444**
Nonres. Sq Ft (x1,000)												
Industrial	2,098	2,310	2,523	2,736	2,948	3,161	3,373	3,586	3,736	3,886	4,036	1,938
Warehouse	5,332	5,484	5,635	5,787	5,938	6,089	6,241	6,392	6,499	6,606	6,714	1,381
Retail/Commercial	7,380	7,499	7,617	7,735	7,854	7,972	8,090	8,208	8,431	8,653	8,876	1,496
Office	3,397	3,620	3,843	4,067	4,290	4,513	4,737	4,960	5,249	5,538	5,827	2,430
Public/Institutional	7,179	7,317	7,454	7,592	7,729	7,867	8,005	8,142	8,253	8,364	8,475	1,296
Total	**25,386**	**26,229**	**27,073**	**27,916**	**28,759**	**29,602**	**30,445**	**31,289**	**32,168**	**33,048**	**33,928**	**8,542**

Street Service Area Projections

TischlerBise uses these projections as the basis for the street facilities development fees.

Figure L21: Development Projections – Street Development Fee Service Area (North)

Street Development Fee Service Area - North	2023 Base	2024 1	2025 2	2026 3	2027 4	2028 5	2029 6	2030 7	2031 8	2032 9	2033 10	10-Year Increase
Population												
Single-Family	16,684	20,247	23,809	27,371	30,934	34,496	38,058	41,620	44,651	47,681	50,711	34,027
Multi-Family	819	1,225	1,632	2,038	2,444	2,850	3,256	3,662	4,067	4,472	4,878	4,058
Mobile Home	191	205	219	232	246	260	274	288	299	311	323	132
Total	**17,695**	**21,677**	**25,659**	**29,641**	**33,623**	**37,606**	**41,588**	**45,570**	**49,017**	**52,465**	**55,912**	**38,217**
Housing Units												
Single-Family	6,489	7,870	9,250	10,631	12,012	13,393	14,773	16,154	17,329	18,503	19,678	13,189
Multi-Family	295	552	809	1,066	1,323	1,580	1,837	2,094	2,350	2,607	2,863	2,569
Mobile Home	177	189	202	215	227	240	253	265	276	287	298	121
Total	**6,960**	**8,611**	**10,261**	**11,911**	**13,562**	**15,212**	**16,863**	**18,513**	**19,955**	**21,397**	**22,838**	**15,878**
Employment												
Industrial	42	54	67	80	93	105	118	131	142	153	164	122
Warehouse	9	11	14	17	19	22	25	27	30	32	34	25
Retail/Commercial	174	227	280	333	386	440	493	546	735	923	1,112	939
Office	287	368	449	529	610	691	772	853	1,232	1,611	1,990	1,703
Public/Institutional	440	526	612	698	784	871	957	1,043	1,154	1,264	1,375	935
Total	**950**	**1,186**	**1,422**	**1,657**	**1,893**	**2,129**	**2,364**	**2,600**	**3,292**	**3,983**	**4,675**	**3,724**
Nonres. Sq Ft (x1,000)												
Industrial	66	77	88	99	110	121	132	143	153	162	172	106
Warehouse	47	55	63	71	78	86	94	102	109	116	122	75
Retail/Commercial	181	206	231	256	281	306	331	356	445	534	622	442
Office	149	174	199	224	249	273	298	323	439	556	672	523
Public/Institutional	617	659	701	743	786	828	870	913	967	1,021	1,075	459
Total	**1,060**	**1,171**	**1,282**	**1,393**	**1,504**	**1,615**	**1,726**	**1,837**	**2,112**	**2,388**	**2,664**	**1,604**

Figure L22: Development Projections – Street Development Fee Service Area (South)

Street Development Fee Service Area - South	2023 Base	2024 1	2025 2	2026 3	2027 4	2028 5	2029 6	2030 7	2031 8	2032 9	2033 10	10-Year Increase
Population												
Single-Family	127,038	128,587	130,137	131,686	133,235	134,785	136,334	137,883	138,432	138,980	139,528	12,490
Multi-Family	15,171	16,102	17,033	17,964	18,895	19,827	20,758	21,689	22,620	23,551	24,482	9,311
Mobile Home	3,070	3,076	3,082	3,088	3,094	3,100	3,106	3,112	3,114	3,116	3,119	48
Total	**145,279**	**147,766**	**150,252**	**152,739**	**155,225**	**157,711**	**160,198**	**162,684**	**164,166**	**165,647**	**167,129**	**21,849**
Housing Units												
Single-Family	49,777	50,378	50,978	51,579	52,179	52,780	53,380	53,981	54,193	54,406	54,618	4,841
Multi-Family	9,639	10,229	10,818	11,407	11,996	12,586	13,175	13,764	14,354	14,943	15,532	5,893
Mobile Home	2,852	2,857	2,863	2,868	2,874	2,879	2,885	2,890	2,892	2,894	2,896	44
Total	**62,268**	**63,464**	**64,659**	**65,854**	**67,050**	**68,245**	**69,440**	**70,636**	**71,439**	**72,243**	**73,047**	**10,779**
Employment												
Industrial	2,516	2,749	2,982	3,215	3,448	3,681	3,914	4,147	4,301	4,456	4,610	2,094
Warehouse	524	573	621	670	719	767	816	864	896	929	961	436
Retail/Commercial	12,040	12,223	12,406	12,589	12,772	12,956	13,139	13,322	13,491	13,660	13,830	1,790
Office	7,347	7,914	8,482	9,049	9,617	10,184	10,752	11,319	11,763	12,207	12,650	5,304
Public/Institutional	2,906	2,999	3,093	3,186	3,280	3,373	3,467	3,560	3,585	3,609	3,634	728
Total	**25,332**	**26,458**	**27,584**	**28,709**	**29,835**	**30,961**	**32,086**	**33,212**	**34,036**	**34,860**	**35,685**	**10,353**
Nonres. Sq Ft (x1,000)												
Industrial	2,030	2,231	2,432	2,633	2,834	3,036	3,237	3,438	3,571	3,705	3,838	1,808
Warehouse	5,281	5,424	5,568	5,711	5,855	5,998	6,141	6,285	6,380	6,475	6,570	1,289
Retail/Commercial	7,128	7,214	7,300	7,386	7,473	7,559	7,645	7,731	7,811	7,891	7,970	843
Office	3,103	3,277	3,451	3,626	3,800	3,974	4,149	4,323	4,459	4,596	4,732	1,629
Public/Institutional	6,246	6,292	6,337	6,383	6,429	6,475	6,521	6,567	6,579	6,591	6,603	357
Total	**23,787**	**24,438**	**25,089**	**25,740**	**26,391**	**27,042**	**27,693**	**28,344**	**28,800**	**29,257**	**29,713**	**5,926**

Figure L23: Development Projections – Street Development Fee Service Area (West)

Street Development Fee Service Area - West	2023 Base	2024 1	2025 2	2026 3	2027 4	2028 5	2029 6	2030 7	2031 8	2032 9	2033 10	10-Year Increase
Population												
Single-Family	9,601	12,005	14,409	16,813	19,217	21,621	24,025	26,429	28,553	30,678	32,802	23,201
Multi-Family	204	224	245	266	287	308	329	349	400	451	502	298
Mobile Home	88	97	106	115	125	134	143	153	161	169	177	90
Total	**9,892**	**12,326**	**14,760**	**17,194**	**19,628**	**22,063**	**24,497**	**26,931**	**29,114**	**31,298**	**33,482**	**23,590**
Housing Units												
Single-Family	3,668	4,600	5,532	6,463	7,395	8,327	9,259	10,190	11,014	11,837	12,661	8,993
Multi-Family	40	53	66	79	92	106	119	132	164	196	228	189
Mobile Home	77	86	94	103	111	120	129	137	145	152	160	82
Total	**3,785**	**4,738**	**5,692**	**6,645**	**7,599**	**8,552**	**9,506**	**10,459**	**11,323**	**12,186**	**13,049**	**9,264**
Employment												
Industrial	45	46	46	46	47	47	48	48	56	65	73	28
Warehouse	9	9	10	10	10	10	10	10	12	14	15	6
Retail/Commercial	96	111	126	140	155	170	185	200	315	430	545	449
Office	287	365	444	523	601	680	758	837	955	1,073	1,190	904
Public/Institutional	316	417	518	618	719	820	921	1,022	1,113	1,205	1,296	981
Total	**753**	**948**	**1,143**	**1,337**	**1,532**	**1,727**	**1,922**	**2,117**	**2,451**	**2,786**	**3,120**	**2,367**
Nonres. Sq Ft (x1,000)												
Industrial	2	3	3	3	4	4	4	5	12	19	27	24
Warehouse	4	4	4	5	5	5	6	6	11	16	21	17
Retail/Commercial	72	79	86	93	100	107	114	121	175	229	283	211
Office	145	169	193	217	241	266	290	314	350	386	422	278
Public/Institutional	317	366	416	465	515	564	614	663	708	753	797	481
Total	**540**	**621**	**702**	**783**	**865**	**946**	**1,027**	**1,108**	**1,256**	**1,404**	**1,551**	**1,011**

FIRE FACILITIES

ARS § 9-463.05 (T)(7)(f) defines the eligible facilities and assets for the Fire Facilities IIP:

> *"Fire and police facilities, including all appurtenances, equipment and vehicles. Fire and police facilities do not include a facility or portion of a facility that is used to replace services that were once provided elsewhere in the municipality, vehicles and equipment used to provide administrative services, helicopters or airplanes or a facility that is used for training firefighters or officers from more than one station or substation."*

The Fire Facilities IIP includes components for fire stations, fire facilities, primary apparatus, support apparatus, and the cost of preparing the Fire Facilities IIP and related development fee report. The plan-based methodology is used for fire stations, fire facilities, and the development fee report. The incremental expansion methodology is used for primary apparatus and support apparatus.

PROPORTIONATE SHARE

ARS § 9-463.05 (B)(3) states that the development fee shall not exceed a proportionate share of the cost of necessary public services needed to accommodate new development. The Fire Facilities IIP and development fees will allocate the cost of fire services between residential and nonresidential based on fire calls for service. Based on call data for FY2020 – FY2022, residential development generates approximately 75 percent of fire calls for service and nonresidential development accounts for the remaining 25 percent.

Figure F1: Proportionate Share

Description	FY 2020	FY 2021	FY 2022	Total
Residential	10,082	11,784	12,369	34,235
Nonresidential	3,684	3,424	4,190	11,298
Total	13,766	15,208	16,559	45,533

Description	FY 2020	FY 2021	FY 2022	Total
Residential	73%	77%	75%	75%
Nonresidential	27%	23%	25%	25%
Total	100%	100%	100%	100%

Source: Surprise Fire Department

The proportionate share of costs attributable to residential development will be allocated to population and then converted to an appropriate amount by type of housing unit. Since nonresidential calls for service were unavailable by specific nonresidential use, TischlerBise recommends using vehicle trips as the nonresidential demand indicator for fire services. Trip generation rates are highest for retail/commercial development and lowest for industrial development. Office and public/institutional trip generation rates fall between the other two categories. This ranking of trip generation rates is consistent with the relative demand for fire services from nonresidential development.

SERVICE AREA

Surprise's Fire Department strives to provide a uniform response time within the city limits; therefore, there is a single service area for the Fire Facilities IIP.

Ratio of Service Unit to Development Unit

ARS § 9-463.05(E)(4) requires:

> *"A table establishing the specific level or quantity of use, consumption, generation or discharge of a service unit for each category of necessary public services or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial and industrial."*

Figure F2 displays the demand indicators for residential and nonresidential land uses. For residential development, the table displays the number of persons per housing unit. For nonresidential development, the table displays the number of average weekday vehicle trips per thousand square feet of floor area.

Figure F2: Ratio of Service Unit to Development Unit

Residential Development	
Development Type	Persons per Housing Unit[1]
Single-Family	2.58
Multi-Family	1.58
Mobile Home	1.09

Nonresidential Development			
Development Type	AWVTE per 1,000 Sq Ft[1]	Trip Rate Adjustment	AWVT per 1,000 Sq Ft[1]
Industrial	3.37	50%	1.69
Warehouse	1.71	50%	0.86
Retail/Commercial	37.01	28%	10.18
Office	10.84	45%	4.88
Public/Institutional	6.75	50%	3.38

1. See Land Use Assumptions

Analysis of Capacity, Usage, and Costs of Existing Public Services

ARS § 9-463.05(E)(1) requires:

> *"A description of the existing necessary public services in the service area and the costs to upgrade, update, improve, expand, correct or replace those necessary public services to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards, which shall be prepared by qualified professionals licensed in this state, as applicable."*

ARS § 9-463.05(E)(2) requires:

> *"An analysis of the total capacity, the level of current usage and commitments for usage of capacity of the existing necessary public services, which shall be prepared by qualified professionals licensed in this state, as applicable."*

Fire Stations – Plan-Based

Surprise currently provides 109,621 square feet of fire stations to existing development, and Surprise plans to construct additional fire stations to serve future development.

Figure F3: Existing Fire Stations

Description	Square Feet
Fire Station 301	15,531
Fire Station 302	7,000
Fire Station 303	13,632
Fire Station 304	20,824
Fire Station 305	16,472
Fire Station 306	10,145
Fire Station 307	10,145
Fire Station 308	15,872
Total	109,621

Source: Surprise Fire Department

Surprise plans to use future development fee revenue to repay the outstanding obligation related to Fire Station 303. The total obligation for Fire Station 303 is $94,005, and the outstanding obligation is $3,788. Based on a cost of approximately $7 per square foot ($94,005 total obligation / 13,632 total square feet), the proportionate share of Fire Station 303 related to the outstanding obligation is 549 square feet ($3,788 outstanding obligation / $7 per square foot).

Figure F4: Fire Station 303 Obligation

Fire Station 303	Square Feet	Obligation[1]	Cost per Sq Ft
Outstanding Obligation	549	$3,788	$7
Retired Obligation	13,083	$90,217	$7
Total	13,632	$94,005	$7

Source: Surprise Fire Department

1. Surprise Finance Department

As shown below in Figure F5, Surprise plans to repay outstanding obligations related to Fire Station 303 and to construct 54,000 square feet of fire stations during the next 10 years. The total cost is $70,503,788, and the associated floor area is 54,549 square feet. Based on these projects, the analysis uses a cost of $1,292 per square foot for fire stations ($70,503,788 total cost / 54,549 total square feet).

Figure F5: Fire Station Cost Factors

Description	Square Feet	Cost	Cost per Sq Ft
Fire Station 303	549	$3,788	$7
Future Fire Station	16,000	$18,000,000	$1,125
Future Fire Station	16,000	$21,000,000	$1,313
Future Fire Station	22,000	$31,500,000	$1,432
Total	54,549	$70,503,788	$1,292

Source: Surprise Fire Department

Surprise plans to provide 163,621 square feet of fire stations to all development in 2033. To allocate the proportionate share of demand for fire stations to residential and nonresidential development, this analysis uses proportionate share factors shown in Figure F1. The planned level of service for residential development is 0.4796 square feet per person (163,621 total square feet X 75 percent residential share / 256,522 persons). The planned nonresidential level of service is 0.2539 square feet per vehicle trip (163,621 total square feet X 25 percent nonresidential share / 159,926 vehicle trips).

Based on the outstanding obligations for Fire Station 303 and the construction cost estimates for future fire stations shown in Figure F5, the analysis uses a cost of $1,292 per square foot ($70,503,788 total cost / 54,549 total square feet). For fire stations, the cost is $619.85 per person (0.4796 square feet per person X $1,292 per square foot) and $328.15 per vehicle trip (0.2539 square feet per vehicle trip X $1,292 per square foot).

Figure F6: Planned Level of Service

Cost Factors	
Cost per Square Foot	$1,292

Level-of-Service (LOS) Standards	
Existing Square Feet[1]	109,072
Cost Recovery Square Feet[2]	549
Planned Square Feet	54,000
Total Square Feet	163,621
Residential	
Residential Share	75%
2033 Population	256,522
Square Feet per Person	0.4796
Cost per Person	$619.85
Nonresidential	
Nonresidential Share	25%
2033 Vehicle Trips	159,906
Square Feet per Vehicle Trip	0.2539
Cost per Vehicle Trip	$328.15

Source: Surprise Fire Department

1. Excludes share related to outstanding obligations
2. Fire Station 303 share of outstanding obligations

Fire Facilities – Plan-Based

Surprise currently provides 25,000 square feet of fire facilities to existing development, and Surprise plans to construct additional fire facilities to serve future development.

Figure F7: Existing Fire Facilities

Description	Square Feet
Public Safety Building (share)	10,000
Evidence & Readiness Center	15,000
Total	25,000

Source: Surprise Fire Department

Surprise plans to use future development fee revenue to repay the outstanding obligation related to the Public Safety Building. The total obligation is $1,563,515, and the outstanding obligation is $63,023. Based on a cost of approximately $156 per square foot ($1,563,515 total obligation / 10,000 total square feet), the proportionate share of the Public Safety Building related to the outstanding obligation is 403 square feet ($63,023 outstanding obligation / $156 per square foot).

Figure F8: Public Safety Building Obligation

Public Safety Building	Square Feet	Obligation[1]	Cost per Sq Ft
Outstanding Obligation	403	$63,023	$156
Retired Obligation	9,597	$1,500,492	$156
Total	10,000	$1,563,515	$156

Source: Surprise Fire Department

1. Surprise Finance Department

As shown below in Figure F9, Surprise plans to repay outstanding obligations related to the Public Safety Building and to construct a Public Safety Administration and Operations facility during the next 10 years. The planned Public Safety Administration and Operations facility is 90,000 square feet, and it will replace the existing Public Safety Building for a net increase of 80,000 square feet (90,000 planned square feet – 10,000 existing square feet). The total cost of planned fire facilities is $100,063,023, and the associated floor area is 90,403 square feet. Based on these projects, the analysis uses a cost of $1,107 per square foot for fire facilities ($100,063,023 total cost / 90,403 total square feet). The planned Public Safety Administration and Operations facility will serve all development in Surprise through 2043.

Figure F9: Fire Facilities Cost Factors

Description	Square Feet	Cost	Cost per Sq Ft
Public Safety Building	403	$63,023	$156
Public Safety Admin & Ops	90,000	$100,000,000	$1,111
Total	90,403	$100,063,023	$1,107

Source: Surprise Fire Department

Surprise plans to provide 105,000 square feet of fire facilities to serve all development in 2043. To allocate the proportionate share of demand for fire facilities to residential and nonresidential development, this analysis uses proportionate share factors shown in Figure F1. The planned level of service for residential development is 0.2499 square feet per person (105,000 total square feet X 75 percent residential share / 315,975 persons). The planned nonresidential level of service is 0.1278 square feet per vehicle trip (105,000 total square feet X 25 percent nonresidential share / 203,844 vehicle trips).

Based on the outstanding obligations for the Public Safety Building and the construction cost estimate for the future Public Safety Administration and Operations facility shown in Figure F9, the analysis uses a cost of $1,107 per square foot ($100,063,023 total cost / 90,403 total square feet). For fire facilities, the cost is $276.55 per person (0.2499 square feet per person X $1,107 per square foot) and $141.47 per vehicle trip (0.1278 square feet per vehicle trip X $1,107 per square foot).

Figure F10: Planned Level of Service

Cost Factors	
Cost per Square Foot	$1,107

Level-of-Service (LOS) Standards	
Existing Square Feet[1]	24,597
Cost Recovery Square Feet[2]	403
Planned Square Feet	90,000
Replacement Square Feet[3]	(10,000)
Total Square Feet	105,000
Residential	
Residential Share	75%
2043 Population	315,975
Square Feet per Person	0.2499
Cost per Person	$276.55
Nonresidential	
Nonresidential Share	25%
2043 Vehicle Trips	203,844
Square Feet per Vehicle Trip	0.1278
Cost per Vehicle Trip	$141.47

Source: Surprise Fire Department

1. Excludes share related to outstanding obligations
2. Public Safety Building share of outstanding obligations
3. The Public Safety Administration and Operations facility will replace the existing Public Safety Building

Primary Apparatus – Incremental Expansion

Surprise currently serves existing development with 12 primary apparatus, and Surprise plans to acquire additional primary apparatus to serve future development. To allocate the proportionate share of demand for primary apparatus to residential and nonresidential development, this analysis uses proportionate share factors shown in Figure F1. The existing level of service for residential development is 0.00005 units per person (12 units X 75 percent residential share / 172,866 persons). The nonresidential level of service is 0.00002 units per vehicle trip (12 units X 25 percent nonresidential share / 124,008 vehicle trips).

Based on the replacement cost of the existing primary apparatus fleet, the analysis uses $1,408,333 per unit ($16,900,000 total cost / 12 units) as a proxy for future primary apparatus costs. For primary apparatus, the cost is $73.51 per person (0.00005 units per person X $1,408,333 per unit) and $33.82 per vehicle trip (0.00002 units per vehicle trip X $1,408,333 per unit).

Figure F11: Existing Level of Service

Description	Units	Unit Cost	Total Cost
Engine	11	$1,300,000	$14,300,000
Ladder Truck	1	$2,600,000	$2,600,000
Total	12	$1,408,333	$16,900,000

Cost Factors	
Weighted Average per Unit	$1,408,333

Level-of-Service (LOS) Standards	
Existing Units	12
Residential	
Residential Share	75%
2023 Population	172,866
Units per Person	0.00005
Cost per Person	$73.51
Nonresidential	
Nonresidential Share	25%
2023 Vehicle Trips	124,008
Units per Vehicle Trip	0.00002
Cost per Vehicle Trip	$33.82

Source: Surprise Fire Department

Support Apparatus – Incremental Expansion

Surprise currently serves existing development with 10 support apparatus, and Surprise plans to acquire additional support apparatus to serve future development. To allocate the proportionate share of demand for support apparatus to residential and nonresidential development, this analysis uses proportionate share factors shown in Figure F1. The existing level of service for residential development is 0.00004 units per person (10 units X 75 percent residential share / 172,866 persons). The nonresidential level of service is 0.00002 units per vehicle trip (10 units X 25 percent nonresidential share / 124,008 vehicle trips).

Based on the replacement cost of the existing support apparatus fleet, the analysis uses $419,000 per unit ($4,190,000 total cost / 10 units) as a proxy for future support apparatus costs. For support apparatus, the cost is $18.22 per person (0.00004 units per person X $419,000 per unit) and $8.38 per vehicle trip (0.00002 units per vehicle trip X $419,000 per unit).

Figure F12: Existing Level of Service

Description	Units	Unit Cost	Total Cost
Brush Truck	2	$450,000	$900,000
Tanker	1	$350,000	$350,000
Ambulance	5	$550,000	$2,750,000
BC Response Vehicle	2	$95,000	$190,000
Total	10	$419,000	$4,190,000

Cost Factors	
Weighted Average per Unit	$419,000

Level-of-Service (LOS) Standards	
Existing Units	10
Residential	
Residential Share	75%
2023 Population	172,866
Units per Person	0.00004
Cost per Person	$18.22
Nonresidential	
Nonresidential Share	25%
2023 Vehicle Trips	124,008
Units per Vehicle Trip	0.00002
Cost per Vehicle Trip	$8.38

Source: Surprise Fire Department

Development Fee Report – Plan-Based

The cost to prepare the Fire Facilities IIP and related development fee report totals $16,230. Surprise plans to update its report every five years. Based on this cost, proportionate share, and five-year projections of future development from the *Land Use Assumptions* document, the cost is $0.27 per person and $0.25 per vehicle trip.

Figure F13: IIP and Development Fee Report

Necessary Public Service	Cost	Proportionate Share		Service Unit	5-Year Change	Cost per Service Unit
Fire	$16,230	Residential	75%	Population	44,514	$0.27
		Nonresidential	25%	Vehicle Trips	16,226	$0.25

PROJECTED DEMAND FOR SERVICES AND COSTS

ARS § 9-463.05(E)(5) requires:

> *"The total number of projected service units necessitated by and attributable to new development in the service area based on the approved land use assumptions and calculated pursuant to generally accepted engineering and planning criteria."*

ARS § 9-463.05(E)(6) requires:

> *"The projected demand for necessary public services or facility expansions required by new service units for a period not to exceed ten years."*

As shown in the *Land Use Assumptions* document, Surprise's population is expected to increase by 83,656 persons and nonresidential vehicle trips are expected to increase by 35,898 trips over the next 10 years. To reach the planned level of service, Surprise will need to construct 54,000 square feet of fire stations and 90,000 square feet of fire facilities over the next 10 years. To maintain the existing level of service, Surprise will need to expand the apparatus fleet by approximately five primary units and approximately four support units over the next 10 years. The following pages include a more detailed projection of demand for services and costs for the Fire Facilities IIP.

Fire Stations – Plan-Based

Surprise will use development fees to repay obligations associated with Fire Station 303 and to construct additional fire stations over the next 10 years. Based on a projected population increase of 83,656 persons, future residential development demands approximately 40,120 square feet of planned fire facilities (83,656 additional persons X 0.4796 square feet per person). With projected nonresidential growth of 35,898 vehicle trips, future nonresidential development demands approximately 9,114 square feet of planned fire facilities (35,898 additional vehicle trips X 0.2539 square feet per vehicle trip). Future development demands 49,234 square feet of fire facilities at a cost of $63,633,980 (49,233.8 square feet X $1,292 per square foot). The remaining cost of $6,869,808 represents existing development's share of planned fire stations ($70,503,788 total fire stations cost - $63,633,980 growth cost).

Figure F14: Projected Demand

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Fire Stations	0.4796 Square Feet	per Person	$1,292
	0.2539 Square Feet	per Vehicle Trip	

Demand for Fire Stations					
Year	Population	Vehicle Trips	Square Feet		
			Residential	Nonresidential	Total
2023	172,866	124,008	82,902.5	31,484.7	114,387.2
2024	181,769	127,254	87,172.1	32,308.6	119,480.7
2025	190,671	130,499	91,441.6	33,132.6	124,574.2
2026	199,574	133,744	95,711.1	33,956.5	129,667.7
2027	208,477	136,989	99,980.7	34,780.5	134,761.1
2028	217,380	140,235	104,250.2	35,604.4	139,854.6
2029	226,282	143,480	108,519.8	36,428.3	144,948.1
2030	235,185	146,725	112,789.3	37,252.3	150,041.6
2031	242,297	151,119	116,200.2	38,367.8	154,568.1
2032	249,410	155,513	119,611.2	39,483.4	159,094.5
2033	256,522	159,906	123,022.1	40,598.9	163,621.0
10-Yr Increase	83,656	35,898	40,119.6	9,114.2	49,233.8

Growth-Related Expenditures	$51,853,982	$11,779,998	$63,633,980
Non-Growth Expenditures	$1,155,861	$5,713,947	$6,869,808
Total Expenditures	$53,009,843	$17,493,945	$70,503,788

Fire Facilities – Plan-Based

Surprise will use development fees to repay obligations associated with the Public Safety Building and to construct the Public Safety Administration and Operations facility within the next 10 years. Based on a 20-year projected population increase of 143,109 persons, future residential development demands approximately 35,756 square feet of planned fire facilities (143,109 additional persons X 0.2499 square feet per person). With a 20-year projected increase of 79,836 vehicle trips, future nonresidential development demands approximately 10,204 square feet of planned fire facilities (79,836 additional vehicle trips X 0.1278 square feet per vehicle trip). Future development demands approximately 45,960 square feet of fire facilities at a cost of $50,870,851 (45,959.8 square feet X $1,107 per square foot). The remaining cost of $49,192,172 represents existing development's share of planned fire facilities ($100,063,023 total fire facilities cost - $50,870,851 growth cost).

Figure F15: Projected Demand

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Fire Facilities	0.2499 Square Feet	per Person	$1,107
	0.1278 Square Feet	per Vehicle Trip	

Demand for Fire Facilities					
Year	Population	Vehicle Trips	Square Feet		
			Residential	Nonresidential	Total
2023	172,866	124,008	43,190.6	15,849.6	59,040.2
2024	181,769	127,254	45,415.0	16,264.3	61,679.3
2025	190,671	130,499	47,639.3	16,679.1	64,318.4
2026	199,574	133,744	49,863.7	17,093.9	66,957.6
2027	208,477	136,989	52,088.0	17,508.7	69,596.7
2028	217,380	140,235	54,312.4	17,923.4	72,235.8
2029	226,282	143,480	56,536.7	18,338.2	74,875.0
2030	235,185	146,725	58,761.1	18,753.0	77,514.1
2031	242,297	151,119	60,538.1	19,314.6	79,852.7
2032	249,410	155,513	62,315.1	19,876.1	82,191.3
2033	256,522	159,906	64,092.2	20,437.7	84,529.9
2038	286,249	181,875	71,519.4	23,245.6	94,764.9
2043	315,975	203,844	78,946.6	26,053.4	105,000.0
20-Yr Increase	143,109	79,836	35,756.0	10,203.8	45,959.8

Growth-Related Expenditures	$39,576,667	$11,294,183	$50,870,851
Non-Growth Expenditures	$35,657,945	$13,534,228	$49,192,172
Total Expenditures	$75,234,612	$24,828,411	$100,063,023

Primary Apparatus – Incremental Expansion

Surprise plans to maintain its level of service for primary apparatus over the next 10 years. Based on a projected population increase of 83,656 persons, future residential development demands approximately four primary apparatus (83,656 additional persons X 0.00005 units per person). With projected nonresidential growth of 35,898 vehicle trips, future nonresidential development demands approximately one primary apparatus (35,898 additional vehicle trips X 0.00002 units per vehicle trip). Future development demands approximately five primary apparatus at a cost of $7,363,111 (5.2 units X $1,408,333 per unit). Surprise may use development fees to expand its primary apparatus fleet.

Figure F16: Projected Demand

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Primary Apparatus	0.00005 Units	per Person	$1,408,333
	0.00002 Units	per Vehicle Trip	

Demand for Primary Apparatus					
Year	Population	Vehicle Trips	Units		
			Residential	Nonresidential	Total
2023	172,866	124,008	9.0	3.0	12.0
2024	181,769	127,254	9.5	3.1	12.5
2025	190,671	130,499	10.0	3.1	13.1
2026	199,574	133,744	10.4	3.2	13.6
2027	208,477	136,989	10.9	3.3	14.2
2028	217,380	140,235	11.3	3.4	14.7
2029	226,282	143,480	11.8	3.4	15.3
2030	235,185	146,725	12.3	3.5	15.8
2031	242,297	151,119	12.6	3.6	16.3
2032	249,410	155,513	13.0	3.7	16.8
2033	256,522	159,906	13.4	3.8	17.2
10-Yr Increase	83,656	35,898	4.4	0.9	5.2

Growth-Related Expenditures	$6,149,213	$1,213,898	$7,363,111

Support Apparatus – Incremental Expansion

Surprise plans to maintain its level of service for support apparatus over the next 10 years. Based on a projected population increase of 83,656 persons, future residential development demands approximately four support apparatus (83,656 additional persons X 0.00004 units per person). With projected nonresidential growth of 35,898 vehicle trips, future nonresidential development demands approximately one support apparatus (35,898 additional vehicle trips X 0.00002 units per vehicle trip). Future development demands approximately four support apparatus at a cost of $1,825,529 (4.4 units X $419,000 per unit). Surprise may use development fees to expand its support apparatus fleet.

Figure F17: Projected Demand

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Support Apparatus	0.00004 Units	per Person	$419,000
	0.00002 Units	per Vehicle Trip	

Demand for Support Apparatus					
Year	Population	Vehicle Trips	Units		
			Residential	Nonresidential	Total
2023	172,866	124,008	7.5	2.5	10.0
2024	181,769	127,254	7.9	2.5	10.5
2025	190,671	130,499	8.3	2.6	10.9
2026	199,574	133,744	8.7	2.7	11.4
2027	208,477	136,989	9.1	2.7	11.8
2028	217,380	140,235	9.5	2.8	12.3
2029	226,282	143,480	9.8	2.9	12.7
2030	235,185	146,725	10.2	2.9	13.2
2031	242,297	151,119	10.5	3.0	13.6
2032	249,410	155,513	10.8	3.1	14.0
2033	256,522	159,906	11.2	3.2	14.4
10-Yr Increase	83,656	35,898	3.6	0.7	4.4

Growth-Related Expenditures	$1,524,568	$300,961	$1,825,529

Fire Facilities Development Fees

Revenue Credit/Offset

A revenue credit/offset is necessary for development fees, because Surprise's construction transaction privilege tax rate exceeds the amount of the transaction privilege tax rate imposed on the majority of other transaction privilege tax classifications. Appendix A contains the forecast of revenues required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)).

Fire Facilities Development Fees

Infrastructure components and cost factors for fire facilities are summarized in the upper portion of Figure F18. The cost per service unit for fire facilities is $870.85 per person and $405.65 per vehicle trip.

Fire facilities development fees for residential development are assessed according to the number of persons per housing unit. The fee of $2,247 for a single-family unit is calculated using a cost per service unit of $870.85 per person multiplied by a demand unit of 2.58 persons per housing unit.

Nonresidential development fees are calculated using vehicle trips as the service unit. The fee of $684 per 1,000 square feet of industrial development is derived from a cost per service unit of $405.65 per vehicle trip multiplied by a demand unit of 1.69 vehicle trips per 1,000 square feet.

Figure F18: Fire Facilities Development Fees

Fee Component	Cost per Person	Cost per Trip
Fire Stations	$619.85	$328.15
Fire Facilities	$276.55	$141.47
Primary Apparatus	$73.51	$33.82
Support Apparatus	$18.22	$8.38
Development Fee Report	$0.27	$0.25
Excess Construction Sales Tax	($117.55)	($106.42)
Total	$870.85	$405.65

Residential Fees per Unit				
Development Type	Persons per Housing Unit[1]	Proposed Fees	Current Fees	Difference
Single-Family	2.58	$2,247	$789	$1,458
Multi-Family	1.58	$1,376	$481	$895
Mobile Home	1.09	$949	$442	$507

Nonresidential Fees per 1,000 Square Feet				
Development Type	AWVT per 1,000 Sq Ft[1]	Proposed Fees	Current Fees	Difference
Industrial	1.69	$684	$166	$518
Warehouse	0.86	$347	$95	$252
Retail/Commercial	10.18	$4,129	$876	$3,253
Office	4.88	$1,979	$497	$1,482
Public/Institutional	3.38	$1,369	$308	$1,061

1. See Land Use Assumptions

Fire Facilities Development Fee Revenue

Appendix A contains the forecast of revenues required by Arizona's enabling legislation (ARS § 9-463.05(E)(7)). In accordance with state law, this report includes an IIP for fire facilities needed to accommodate future development. Projected fee revenue shown in Figure F19 is based on the development projections in the *Land Use Assumptions* document and the updated fire facilities development fees. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase and development fee revenue will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease, along with development fee revenue. Projected development fee revenue over the next 20 years equals $116,746,533 and total projected expenditures equal $172,812,463. The remaining balance represents existing development's share of planned costs for fire stations and fire facilities.

Figure F19: Fire Facilities Development Fee Revenue

Fee Component	Growth Share		Existing Share	Total
	Years 1-10	Years 11-20		
Fire Stations	$63,633,980	$0	$6,869,808	$70,503,788
Fire Facilities	$28,213,394	$22,657,457	$49,192,172	$100,063,023
Primary Apparatus	$7,363,111	$0	$0	$7,363,111
Support Apparatus	$1,825,529	$0	$0	$1,825,529
Development Fee Report	$16,230	$0	$0	$16,230
Excess Constr. Sales Tax	($6,959,218)	$0	$0	($6,959,218)
Total	$94,093,025	$22,657,457	$56,061,981	$172,812,463

Year		Single Family $2,247 per unit	Multi-Family $1,376 per unit	Mobile Home $949 per unit	Industrial $684 per 1,000 sq ft	Warehouse $347 per 1,000 sq ft	Ret/Comm $4,129 per 1,000 sq ft	Office $1,979 per 1,000 sq ft	Public/Inst $1,369 per 1,000 sq ft
		Hsg Unit	Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF	KSF
Base	2023	59,934	9,973	3,106	2,098	5,332	7,380	3,397	7,179
Year 1	2024	62,847	10,833	3,133	2,310	5,484	7,499	3,620	7,317
Year 2	2025	65,760	11,692	3,159	2,523	5,635	7,617	3,843	7,454
Year 3	2026	68,673	12,552	3,186	2,736	5,787	7,735	4,067	7,592
Year 4	2027	71,586	13,411	3,213	2,948	5,938	7,854	4,290	7,729
Year 5	2028	74,499	14,271	3,239	3,161	6,089	7,972	4,513	7,867
Year 6	2029	77,412	15,130	3,266	3,373	6,241	8,090	4,737	8,005
Year 7	2030	80,325	15,990	3,293	3,586	6,392	8,208	4,960	8,142
Year 8	2031	82,536	16,868	3,313	3,736	6,499	8,431	5,249	8,253
Year 9	2032	84,746	17,746	3,333	3,886	6,606	8,653	5,538	8,364
Year 10	2033	86,957	18,624	3,354	4,036	6,714	8,876	5,827	8,475
10-Year Increase		27,023	8,650	248	1,938	1,381	1,496	2,430	1,296
Projected Revenue		$64,484,622	$12,708,924	$245,106	$1,481,270	$535,768	$7,151,764	$5,488,566	$1,992,855

Projected Fee Revenue (Years 1-10)	$94,088,874
Projected Fee Revenue (Years 11-20)	$22,657,659
Total Expenditures	$172,812,463

10-Year Capital Plan

The figure shown below includes potential fire capital expenditures during the next 10 years. The list of potential capital expenditures is representational of future growth-related fire capital expenditures.

Figure F20: Fire Facilities Capital Plan

Project Type	Description	Fiscal Year	Cost
CIP	Fire Station	2024	$18,000,000
CIP	Ambulance (x2)	2024	$1,100,000
CIP	Ladder Truck	2028	$2,508,000
CIP	Fire Station	2026-2028	$21,000,000
CIP	Fire Station	2030+	$31,500,000
CIP	Public Safety Admin & Ops	2030+	$100,000,000
Debt Service	Fire Station 303	2024	$3,788
Debt Service	Public Safety Building (share)	2024	$63,023
Study Cost	Development Fee Update	2024-2029	$16,230
Total			$174,191,041

PARKS AND RECREATIONAL FACILITIES IIP

ARS § 9-463.05 (T)(7)(g) defines the facilities and assets that can be included in the Parks and Recreational Facilities IIP:

> *"Neighborhood parks and recreational facilities on real property up to thirty acres in area, or parks and recreational facilities larger than thirty acres if the facilities provide a direct benefit to the development. Park and recreational facilities do not include vehicles, equipment or that portion of any facility that is used for amusement parks, aquariums, aquatic centers, auditoriums, arenas, arts and cultural facilities, bandstand and orchestra facilities, bathhouses, boathouses, clubhouses, community centers greater than three thousand square feet in floor area, environmental education centers, equestrian facilities, golf course facilities, greenhouses, lakes, museums, theme parks, water reclamation or riparian areas, wetlands, zoo facilities or similar recreational facilities, but may include swimming pools."*

The Parks and Recreational Facilities IIP includes components for park land, park amenities, recreation facilities, pools, and the cost of preparing the Parks and Recreational Facilities IIP and related Development Fee Report. The incremental expansion methodology is used for park land, park amenities, recreation facilities, and pools. The plan-based methodology is used for the Development Fee Report.

PROPORTIONATE SHARE

ARS § 9-463.05 (B)(3) states that the development fee shall not exceed a proportionate share of the cost of necessary public services needed to accommodate new development. The Parks and Recreational Facilities IIP and development fees allocate the cost of necessary public services between residential and nonresidential based on functional population. The Arizona Office of Economic Opportunity estimates Surprise's 2019 population equal to 136,194 persons. Based on 2019 estimates from the U.S. Census Bureau's OnTheMap web application, 16,952 inflow commuters traveled to Surprise for work in 2019. The proportionate share is based on cumulative impact hours per year with a resident potentially impacting parks and recreational facilities 8,760 hours per year and an inflow commuter potentially impacting parks and recreational facilities 1,600 hours per year. For parks and recreational facilities, residential development generates 98 percent of demand and nonresidential development generates the remaining two percent of demand.

Figure PR1: Proportionate Share

Development Type	Service Unit	Impact Days per Year	Total Impact Hours per Year	Proportionate Share
Residential	136,194 residents	8,760 hours	1,193,059,440	98%
Nonresidential	16,952 inflow commuters	1,600 hours	27,123,200	2%
Total			1,220,182,640	100%

Residential Impact: 8,760 hours per year (24 hours per day X 365 days per year)

Nonresidential Impact: 1,600 hours per year (8 hours per day X 4 days per week X 50 weeks per year)

SERVICE AREA

Surprise provides access to parks and recreational facilities throughout the city; therefore, there is a single service area for the Parks and Recreational Facilities IIP.

Ratio of Service Unit to Development Unit

ARS § 9-463.05(E)(4) requires:

> *"A table establishing the specific level or quantity of use, consumption, generation or discharge of a service unit for each category of necessary public services or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial and industrial."*

Figure PR2 displays the demand indicators for residential and nonresidential land uses. For residential development, the table displays the number of persons per housing unit. For nonresidential development, the table displays the number of jobs per thousand square feet of floor area.

Figure PR2: Ratio of Service Unit to Development Unit

Residential Development	
Development Type	Persons per Housing Unit[1]
Single-Family	2.58
Multi-Family	1.58
Mobile Home	1.09

Nonresidential Development	
Development Type	Jobs per 1,000 Sq Ft[1]
Industrial	1.16
Warehouse	0.34
Retail/Commercial	2.12
Office	3.26
Public/Institutional	2.04

1. See Land Use Assumptions

Analysis of Capacity, Usage, and Costs of Existing Public Services

ARS § 9-463.05(E)(1) requires:

> *"A description of the existing necessary public services in the service area and the costs to upgrade, update, improve, expand, correct or replace those necessary public services to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards, which shall be prepared by qualified professionals licensed in this state, as applicable."*

ARS § 9-463.05(E)(2) requires:

> *"An analysis of the total capacity, the level of current usage and commitments for usage of capacity of the existing necessary public services, which shall be prepared by qualified professionals licensed in this state, as applicable."*

Park Land – Incremental Expansion

Surprise currently provides 386.15 acres of park land and plans to acquire additional park land to serve future development. Surprise Recreation Campus includes the Spring Training Campus, and this analysis excludes the portion of the park that includes the Spring Training Campus. The analysis includes 306.55 acres of eligible park land.

Figure PR3: Existing Park Land

Description	Total Acres	Eligible Acres
Bicentennial Park / Lizard Run	17.94	17.94
DreamCatcher Park	4.14	4.14
Gaines Park (North and South)	4.20	4.20
Heritage (Marley) Park North	12.01	12.01
Heritage (Marley) Park South	15.61	15.61
Section 10 / Pocket Park	1.02	1.02
Mark Coronado Park	7.55	7.55
Sierra Montana Park	9.42	9.42
Surprise Community Park[1]	30.80	30.80
Dick McComb Park East	21.94	21.94
Dick McComb Park West	30.00	30.00
Johnson Townhome Park	0.60	0.60
Surprise Tennis / Racquet Complex	22.76	22.76
Veramonte Park	8.58	8.58
Youth Baseball Complex	4.60	4.60
Asante Community Park	53.80	53.80
Stonebrook Park	3.19	3.19
3 Star Park	0.94	0.94
The Fields at Countryside	12.20	12.20
Surprise Recreation Campus[2]	124.85	45.25
Total	386.15	306.55

Source: Surprise Parks and Recreation Department

1. Excludes library and aquatics center

2. Eligible Acres: Excludes Spring Training Campus

To allocate the proportionate share of demand for park land to residential and nonresidential development, this analysis uses the proportionate share shown in Figure PR1. The existing level of service for residential development is 0.00174 acres per person (306.55 eligible acres X 98 percent residential share / 172,866 persons). For nonresidential development, the existing level of service is 0.00023 acres per job (306.55 eligible acres X two percent nonresidential share / 27,035 jobs).

Based on estimates provided by the Surprise Finance Department, the cost to acquire park land is $180,000 per acre. For park land, the cost is $312.82 per person (0.00174 acres per person X $180,000 per acre) and $40.82 per job (0.00023 acres per job X $180,000 per acre).

Figure PR4: Existing Level of Service

Cost Factors	
Cost per Acre - Land Acquisition	$180,000

Level-of-Service (LOS) Standards	
Eligible Acres	306.55
Residential	
Residential Share	98%
2023 Population	172,866
Eligible Acres per Person	0.00174
Cost per Person	$312.82
Nonresidential	
Nonresidential Share	2%
2023 Jobs	27,035
Eligible Acres per Job	0.00023
Cost per Job	$40.82

Source: Surprise Parks and Recreation Department

Park Amenities – Incremental Expansion

Surprise currently provides 179.5 park amenities in its existing parks and plans to construct additional park amenities to serve future development. Based on costs provided by Surprise's Parks and Recreation Department to construct recent park amenities, the total cost of existing park amenities is $65,563,295.

Figure PR5: Existing Park Amenities

Description	Units	Unit Cost	Total Cost
Baseball Field, Lighted	4.0	$777,793	$3,111,171
Baseball/Softball Field, Not Lighted	2.0	$340,613	$681,226
Softball Field, Adult, Lighted	10.0	$775,057	$7,750,570
Multi-Purpose Field, Not Lighted	7.5	$112,860	$846,450
Multi-Purpose Field, Lighted	14.0	$776,862	$10,876,069
Soccer Field, Lighted	2.0	$1,558,162	$3,116,324
Basketball Court, Lighted	5.5	$223,020	$1,226,610
Basketball Court, Not Lighted	3.5	$113,280	$396,480
Tennis Court, Lighted	25.0	$152,100	$3,802,500
Pickleball Court	16.0	$105,565	$1,689,045
Sand Volleyball Court	7.0	$83,333	$583,333
Single Picnic Ramada (12' x 12')	22.0	$56,250	$1,237,500
Double Picnic Ramada (12' x 24')	11.0	$93,750	$1,031,250
Pavillion (24' x 24')	1.0	$259,600	$259,600
Playground, Small (40' x 50')	8.0	$534,000	$4,272,000
Playground, Large (80' x 100')	6.0	$704,000	$4,224,000
Dog Park	2.0	$702,000	$1,404,000
Restroom	12.0	$534,404	$6,412,852
Restroom / Concession Facilities	3.0	$787,500	$2,362,500
Splash Pad	3.0	$800,000	$2,400,000
Skate Park at Dick McComb Park	1.0	$750,000	$750,000
Paved Parking Lot	13.0	$521,380	$6,777,936
Lizard Run Pedestrian Bridge	1.0	$351,878	$351,878
Total	179.5	$365,255	$65,563,295

Source: Surprise Parks and Recreation Department

To allocate the proportionate share of demand for park amenities to residential and nonresidential development, this analysis uses the proportionate share shown in Figure PR1. The existing level of service for residential development is 0.00102 units per person (179.5 units X 98 percent residential share / 172,866 persons). For nonresidential development, the existing level of service is 0.00013 units per job (179.5 units X two percent nonresidential share / 27,035 jobs).

Based on the total cost of existing park amenities, the weighted average cost for existing park amenities is $365,255 per unit ($65,563,295 total cost / 179.5 units). For park amenities, the cost is $371.69 per person (0.00102 units per person X $365,255 per unit) and $48.50 per job (0.00013 units per job X $365,255 per unit).

Figure PR6: Existing Level of Service

Cost Factors	
Weighted Average per Unit	$365,255

Level-of-Service (LOS) Standards	
Existing Units	179.5
Residential	
Residential Share	98%
2023 Population	172,866
Units per Person	0.00102
Cost per Person	$371.69
Nonresidential	
Nonresidential Share	2%
2023 Jobs	27,035
Units per Job	0.00013
Cost per Job	$48.50

Source: Surprise Parks and Recreation Department

Recreation Facilities – Incremental Expansion

Surprise currently provides 43,400 square feet of recreation facilities and plans to construct additional recreation facilities to serve future development. The Enabling Legislation limits recreation facilities to "three thousand square feet that provide a direct benefit to development." To comply with the Enabling Legislation, Surprise will use 12,000 square feet in the level-of-service standards.

To allocate the proportionate share of demand for recreation facilities to residential and nonresidential development, this analysis uses proportionate share shown in Figure PR1. The level of service for residential development is 0.0680 eligible square feet per person (12,000 eligible square feet X 98 percent residential share / 172,866 persons). The nonresidential level of service is 0.0089 eligible square feet per job (12,000 eligible square feet X two percent nonresidential share / 27,035 jobs).

Surprise provided a construction cost of $600 per square foot. For recreation facilities, the cost is $40.82 per person (0.0680 eligible square feet per person X $600 per square foot) and $5.33 per job (0.0089 eligible square feet per job X $600 per square foot).

Figure PR7: Existing Level of Service

Description	Total Square Feet	Eligible Square Feet
Villanueva Gym	10,100	3,000
Tennis and Racquet Complex	9,300	3,000
Countryside Recreation Center	14,000	3,000
Sierra Montana Recreation Center	10,000	3,000
Total	43,400	12,000

Cost Factors	
Cost per Square Foot	$600

Level-of-Service (LOS) Standards	
Eligible Square Feet	12,000
Residential	
Residential Share	98%
2023 Population	172,866
Eligible Square Feet per Person	0.0680
Cost per Person	$40.82
Nonresidential	
Nonresidential Share	2%
2023 Jobs	27,035
Eligible Square Feet per Job	0.0089
Cost per Job	$5.33

Source: Surprise Parks and Recreation Department

Pools – Incremental Expansion

Surprise currently provides existing development with two pools and plans to construct an additional pool to serve future development. The legislation for Senate Bill 1525 prohibits aquatic centers but allows swimming pools, however no definition is provided in the Enabling Legislation. The City of Chandler's System Development Fee Update (2018) references the Arizona League of Cities and Towns proposed definition of an aquatic center to provide clarification:

> "*An aquatic center is a facility designed to host non-recreational competitive functions generally occurring within water; including, not limited to, water polo games, swimming meets, and diving events. Such facility may be indoors, outdoors, or any combination thereof, and includes all necessary supporting amenities, including but not limited to, locker rooms, offices, snack bars, bleacher seating, and shade structures.*"

The pool will be designed and built in alignment with the Arizona League of Cities and Towns language. As a necessary function of the pool, the construction of a new building could be needed that may include changing rooms, restrooms, storage for pool equipment and chemicals, concession area, parking, etc.

Figure PR8: Existing Pools

Description	Units
Hollyhock Pool	1
Surprise Aquatic Center	1
Total	2

Source: Surprise Parks and Recreation Department

To allocate the proportionate share of demand for pools to residential and nonresidential development, this analysis uses the proportionate share shown in Figure PR1. The existing level of service for residential development is 0.000011 units per person (two units X 98 percent residential share / 172,866 persons). For nonresidential development, the existing level of service is 0.000001 units per job (two units X two percent nonresidential share / 27,035 jobs).

Based on costs provided by Surprise's Parks and Recreation Department, the cost to construct a pool is $33,000,000. For pools, the cost is $374.16 per person (0.000011 units per person X $33,000,000 per unit) and $48.83 per job (0.000001 units per job X $33,000,000 per unit).

Figure PR9: Existing Level of Service

Cost Factors	
New Community Pool	$33,000,000

Level-of-Service (LOS) Standards	
Existing Pools	2
Residential	
Residential Share	98%
2023 Population	172,866
Pools per Person	0.000011
Cost per Person	$374.16
Nonresidential	
Nonresidential Share	2%
2023 Jobs	27,035
Pools per Job	0.000001
Cost per Job	$48.83

Source: Surprise Parks and Recreation Department

Development Fee Report – Plan-Based

The cost to prepare the Parks and Recreational Facilities IIP and development fees totals $15,000. Surprise plans to update its report every five years. Based on this cost, proportionate share, and five-year projections of new development from the *Land Use Assumptions* document, the cost is $0.33 per person and $0.04 per job.

Figure PR10: IIP and Development Fee Report

Necessary Public Service	Cost	Proportionate Share		Service Unit	5-Year Change	Cost per Service Unit
Parks and Recreational	$15,000	Residential	98%	Population	44,514	$0.33
		Nonresidential	2%	Jobs	7,782	$0.04

PROJECTED DEMAND FOR SERVICES AND COSTS

ARS § 9-463.05(E)(5) requires:

> *"The total number of projected service units necessitated by and attributable to new development in the service area based on the approved land use assumptions and calculated pursuant to generally accepted engineering and planning criteria."*

ARS § 9-463.05(E)(6) requires:

> *"The projected demand for necessary public services or facility expansions required by new service units for a period not to exceed ten years."*

As shown in the *Land Use Assumptions* document, Surprise's population is projected to increase by 83,656 persons and employment is expected to increase by 16,444 jobs over the next 10 years. To maintain the existing levels of service, Surprise will need to acquire approximately 149 acres of park land, construct approximately 87 park amenities, construct approximately 5,800 square feet of recreation facilities, and construct approximately one pool over the next 10 years. The following pages include a more detailed projection of demand for services and costs for the Parks and Recreational Facilities IIP.

Park Land – Incremental Expansion

Surprise plans to maintain its existing level of service for park land over the next 10 years. Based on a projected population increase of 83,656 persons, future residential development demands approximately 145.4 acres of park land (83,656 additional persons X 0.00174 eligible acres per person). With projected employment growth of 16,444 jobs, future nonresidential development demands approximately 3.7 acres of park land (16,444 additional jobs X 0.00023 eligible acres per job). Future development demands 149.11 additional acres of park land at a cost of $26,840,352 (149.11 acres X $180,000 per acre). Surprise may use development fees to acquire additional park land.

Figure PR11: Projected Demand

Type of Infrastructure	Level of Service	Demand Unit	Cost per Acre
Park Land	0.00174 Eligible Acres	per Person	$180,000
	0.00023 Eligible Acres	per Job	

Demand for Park Land					
Year	Population	Jobs	Eligible Acres		
			Residential	Nonresidential	Total
2023	172,866	27,035	300.42	6.13	306.55
2024	181,769	28,591	315.89	6.48	322.37
2025	190,671	30,148	331.36	6.84	338.20
2026	199,574	31,704	346.83	7.19	354.02
2027	208,477	33,260	362.31	7.54	369.85
2028	217,380	34,816	377.78	7.90	385.67
2029	226,282	36,373	393.25	8.25	401.50
2030	235,185	37,929	408.72	8.60	417.32
2031	242,297	39,779	421.08	9.02	430.10
2032	249,410	41,629	433.44	9.44	442.88
2033	256,522	43,479	445.80	9.86	455.66
10-Yr Increase	83,656	16,444	145.38	3.73	149.11

Growth-Related Expenditures	$26,169,095	$671,258	$26,840,352

Park Amenities – Incremental Expansion

Surprise plans to maintain its existing level of service for park amenities over the next 10 years. Based on a projected population increase of 83,656 persons, future residential development demands approximately 85.1 park amenities (83,656 additional persons X 0.00102 amenities per person). With projected employment growth of 16,444 jobs, future nonresidential development demands approximately 2.2 park amenities (16,444 additional jobs X 0.00013 amenities per job). Future development demands 87.3 additional park amenities at a cost of $31,891,515 (87.3 amenities X $365,255 per amenity). Surprise may use development fees to construct additional park amenities.

Figure PR12: Projected Demand

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Park Amenities	0.00102 Units	per Person	$365,255
	0.00013 Units	per Job	

Demand for Park Amenities					
Year	Population	Jobs	Units		
			Residential	Nonresidential	Total
2023	172,866	27,035	175.9	3.6	179.5
2024	181,769	28,591	185.0	3.8	188.8
2025	190,671	30,148	194.0	4.0	198.0
2026	199,574	31,704	203.1	4.2	207.3
2027	208,477	33,260	212.1	4.4	216.6
2028	217,380	34,816	221.2	4.6	225.8
2029	226,282	36,373	230.3	4.8	235.1
2030	235,185	37,929	239.3	5.0	244.4
2031	242,297	39,779	246.6	5.3	251.8
2032	249,410	41,629	253.8	5.5	259.3
2033	256,522	43,479	261.0	5.8	266.8
10-Yr Increase	83,656	16,444	85.1	2.2	87.3

Growth-Related Expenditures	$31,093,932	$797,583	$31,891,515

Recreation Facilities – Incremental Expansion

Surprise plans to maintain its eligible level of service for recreation over the next 10 years. Based on a projected population increase of 83,656 persons, future residential development demands approximately 5,691 square feet of recreation facilities (83,656 additional persons X 0.0680 eligible square feet per person). With projected employment growth of 16,444 jobs, future nonresidential development demands approximately 146 square feet of recreation facilities (16,444 additional jobs X 0.0089 eligible square feet per job). Future development demands approximately 5,837.1 square feet of recreation facilities at a cost of $3,502,248 (5,837.1 square feet X $600 per square foot). Surprise may use development fees to construct additional recreation facilities.

Figure PR13: Projected Demand

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Recreation Facilities	0.0680 Eligible Sq Ft	per Person	$600
	0.0089 Eligible Sq Ft	per Job	

Demand for Recreation Facilities					
Year	Population	Jobs	Eligible Square Feet		
			Residential	Nonresidential	Total
2023	172,866	27,035	11,760.0	240.0	12,000.0
2024	181,769	28,591	12,365.6	253.8	12,619.5
2025	190,671	30,148	12,971.3	267.6	13,238.9
2026	199,574	31,704	13,576.9	281.4	13,858.4
2027	208,477	33,260	14,182.6	295.3	14,477.9
2028	217,380	34,816	14,788.2	309.1	15,097.3
2029	226,282	36,373	15,393.9	322.9	15,716.8
2030	235,185	37,929	15,999.5	336.7	16,336.3
2031	242,297	39,779	16,483.4	353.1	16,836.5
2032	249,410	41,629	16,967.2	369.6	17,336.8
2033	256,522	43,479	17,451.1	386.0	17,837.1
10-Yr Increase	83,656	16,444	5,691.1	146.0	5,837.1

Growth-Related Expenditures	$3,414,659	$87,589	$3,502,248

Pools – Incremental Expansion

Surprise plans to maintain its existing level of service for pools over the next 10 years. Based on a projected population increase of 83,656 persons, future residential development demands approximately 0.95 pools (83,656 additional persons X 0.000011 pools per person). With projected employment growth of 16,444 jobs, future nonresidential development demands approximately 0.02 pools (16,444 additional jobs X 0.000001 pools per job). Future development demands 0.97 pools at a cost of $32,103,939 (0.97 pools X $33,000,000 per pool). Surprise may use development fees to construct additional pools.

Figure PR14: Projected Demand

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Pools	0.000011 Pools	per Person	$33,000,000
	0.000001 Pools	per Job	

Demand for Pools					
Year	Population	Jobs	Pools		
			Residential	Nonresidential	Total
2023	172,866	27,035	1.96	0.04	2.00
2024	181,769	28,591	2.06	0.04	2.10
2025	190,671	30,148	2.16	0.04	2.21
2026	199,574	31,704	2.26	0.05	2.31
2027	208,477	33,260	2.36	0.05	2.41
2028	217,380	34,816	2.46	0.05	2.52
2029	226,282	36,373	2.57	0.05	2.62
2030	235,185	37,929	2.67	0.06	2.72
2031	242,297	39,779	2.75	0.06	2.81
2032	249,410	41,629	2.83	0.06	2.89
2033	256,522	43,479	2.91	0.06	2.97
10-Yr Increase	83,656	16,444	0.95	0.02	0.97

Growth-Related Expenditures	$31,301,043	$802,896	$32,103,939

Parks and Recreational Facilities Development Fees

Revenue Credit/Offset

A revenue credit/offset is necessary for development fees, because Surprise's construction transaction privilege tax rate exceeds the amount of the transaction privilege tax rate imposed on the majority of other transaction privilege tax classifications. Appendix A contains the forecast of revenues required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)).

Parks and Recreational Facilities Development Fees

Infrastructure components and cost factors for parks and recreational facilities are summarized in the upper portion of Figure PR15. The cost per service unit is $929.34 per person and $123.62 per job.

Parks and recreational facilities fees for residential development are assessed according to the number of persons per housing unit. The fee of $2,398 for a single-family unit is calculated using a cost per service unit of $929.34 per person multiplied by a demand unit of 2.58 persons per housing unit.

Nonresidential development fees are calculated using jobs as the service unit. The fee of $143 per 1,000 square feet of industrial development is derived from a cost per service unit of $123.62 per job multiplied by a demand unit of 1.16 jobs per 1,000 square feet.

Figure PR15: Parks and Recreational Facilities Development Fees

Fee Component	Cost per Person	Cost per Job
Park Land	$312.82	$40.82
Park Amenities	$371.69	$48.50
Recreation Facilities	$40.82	$5.33
Pools	$374.16	$48.83
Development Fee Report	$0.33	$0.04
Excess Construction Sales Tax	($170.48)	($19.90)
Total	$929.34	$123.62

Residential Fees per Unit						
Development Type	Persons per Housing Unit[1]	Proposed Fees	Adopted Fees[2]	Difference (from adopted)	Current Fees	Difference (from current)
Single-Family	2.58	$2,398	$1,845	$553	$1,060	$1,338
Multi-Family	1.58	$1,468	$1,227	$241	$647	$821
Mobile Home	1.09	$1,013	$1,289	($276)	$594	$419

Nonresidential Fees per 1,000 Square Feet						
Development Type	Jobs per 1,000 Sq Ft[1]	Proposed Fees	Adopted Fees[2]	Difference (from adopted)	Current Fees	Difference (from current)
Industrial	1.16	$143	$32	$111	$32	$111
Warehouse	0.34	$42	$32	$10	$32	$10
Retail/Commercial	2.12	$263	$32	$231	$32	$231
Office	3.26	$402	$74	$328	$74	$328
Public/Institutional	2.04	$252	$85	$167	$85	$167

1. See Park Land Use Assumptions

2. Adopted fees for residential development include a grandfathered park fee that has been retired

PARKS AND RECREATIONAL FACILITIES DEVELOPMENT FEE REVENUE

Appendix A contains the forecast of revenues required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)). In accordance with state law, this report includes an IIP for parks and recreational facilities needed to accommodate new development. Projected fee revenue shown in Figure PR16 is based on the development projections in the *Land Use Assumptions* document and the updated development fees for parks and recreational facilities shown in Figure PR15. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase and development fee revenue will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease, along with development fee revenue. Projected development fee revenue equals $86,609,301, and projected expenditures equal $86,609,339.

Figure PR16: Parks and Recreational Facilities Development Fee Revenue

Fee Component	Growth Share	Existing Share	Total
Park Land	$26,840,352	$0	$26,840,352
Park Amenities	$31,891,515	$0	$31,891,515
Recreation Facilities	$3,502,248	$0	$3,502,248
Pools	$32,103,939	$0	$32,103,939
Development Fee Report	$15,000	$0	$15,000
Excess Constr. Sales Tax	($7,743,715)	$0	($7,743,715)
Total	$86,609,339	$0	$86,609,339

	Single Family $2,398 per unit	Multi-Family $1,468 per unit	Mobile Home $1,013 per unit	Industrial $143 per 1,000 sq ft	Warehouse $42 per 1,000 sq ft	Ret/Comm $263 per 1,000 sq ft	Office $402 per 1,000 sq ft	Public/Inst $252 per 1,000 sq ft
Year	Hsg Unit	Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF	KSF
Base 2023	59,934	9,973	3,106	2,098	5,332	7,380	3,397	7,179
Year 1 2024	62,847	10,833	3,133	2,310	5,484	7,499	3,620	7,317
Year 2 2025	65,760	11,692	3,159	2,523	5,635	7,617	3,843	7,454
Year 3 2026	68,673	12,552	3,186	2,736	5,787	7,735	4,067	7,592
Year 4 2027	71,586	13,411	3,213	2,948	5,938	7,854	4,290	7,729
Year 5 2028	74,499	14,271	3,239	3,161	6,089	7,972	4,513	7,867
Year 6 2029	77,412	15,130	3,266	3,373	6,241	8,090	4,737	8,005
Year 7 2030	80,325	15,990	3,293	3,586	6,392	8,208	4,960	8,142
Year 8 2031	82,536	16,868	3,313	3,736	6,499	8,431	5,249	8,253
Year 9 2032	84,746	17,746	3,333	3,886	6,606	8,653	5,538	8,364
Year 10 2033	86,957	18,624	3,354	4,036	6,714	8,876	5,827	8,475
10-Year Increase	27,023	8,650	248	1,938	1,381	1,496	2,430	1,296
Projected Revenue	$70,260,883	$13,871,411	$272,304	$297,580	$62,022	$430,954	$1,062,807	$351,340

Projected Fee Revenue	$86,609,301
Total Expenditures	$86,609,339

10-Year Capital Plan

The figure shown below includes potential parks and recreational capital expenditures during the next 10 years. The list of potential capital expenditures is representational of future growth-related parks and recreational capital expenditures.

Figure PR17: Parks and Recreational Facilities Capital Plan

Project Type	Description	Fiscal Year	Cost
CIP	Community Pool	2024	$35,000,000
CIP	City Park Improvements	2025-2028	$6,500,000
CIP	McMicken Park - Design	2025	$2,700,000
CIP	New Park - Perryville & Cactus	2024	$8,836,800
CIP	New Park - Perryville & Cactus	2024	$8,836,800
CIP	Park West Surprise (SPA 1)	2028-2032	$15,000,000
CIP	Park North Surprise (SPA 2)	2028-2032	$25,000,000
CIP	Park Northwest Surprise (SPA 3)	2028-2032	$15,000,000
CIP	Trails	2028-2032	$10,000,000
Dev Credit	Asante Park	2024-2033	$3,877,407
Study Cost	Development Fee Update	2024-2029	$15,000
Total			$130,766,007

Source: Surprise Parks and Recreation Department

POLICE FACILITIES IIP

ARS § 9-463.05 (T)(7)(f) defines the eligible facilities and assets for the Police Facilities IIP:

> *"Fire and police facilities, including all appurtenances, equipment and vehicles. Fire and police facilities do not include a facility or portion of a facility that is used to replace services that were once provided elsewhere in the municipality, vehicles and equipment used to provide administrative services, helicopters or airplanes or a facility that is used for training firefighters or officers from more than one station or substation."*

The Police Facilities IIP includes components for police facilities, police facilities land, police vehicles, police equipment, and the cost of preparing the Police Facilities IIP and related Development Fee Report. The incremental expansion methodology, based on the current level of service, is used for police facilities land, police vehicles, and police equipment. The plan-based methodology is used for police facilities and the Development Fee Report.

PROPORTIONATE SHARE

ARS § 9-463.05 (B)(3) states that the development fee shall not exceed a proportionate share of the cost of necessary public services needed to accommodate new development. The Police Facilities IIP and development fees will allocate the cost of police infrastructure between residential and nonresidential using calls for service. Based on FY2020-FY2022 call data provided by the Surprise Police Department, residential development accounts for approximately 61 percent of demand and nonresidential development accounts for the remaining 39 percent of demand.

Figure P1: Proportionate Share

Description	FY 2020	FY 2021	FY 2022	Total
Residential	30,742	29,529	29,151	89,422
Nonresidential	20,089	19,238	18,838	58,165
Total	50,831	48,767	47,989	147,587

Description	FY 2020	FY 2021	FY 2022	Total
Residential	60%	61%	61%	61%
Nonresidential	40%	39%	39%	39%
Total	100%	100%	100%	100%

Source: Surprise Police Department

The proportionate share of costs attributable to residential development will be allocated to population and then converted to an appropriate amount by type of housing unit. Since nonresidential calls for service were unavailable by specific nonresidential use, TischlerBise recommends using vehicle trips as the nonresidential demand indicator for police services. Trip generation rates are highest for retail/commercial development and lowest for industrial development. Office and public/institutional trip generation rates fall between the other two categories. This ranking of trip generation rates is consistent with the relative demand for police services from nonresidential development.

Service Area

Surprise's Police Department strives to provide a uniform response time within the city limits; therefore, there is a single service area for the Police Facilities IIP.

Ratio of Service Unit to Development Unit

ARS § 9-463.05(E)(4) requires:

> *"A table establishing the specific level or quantity of use, consumption, generation or discharge of a service unit for each category of necessary public services or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial and industrial."*

Figure P2 displays the demand indicators for residential and nonresidential land uses. For residential development, the table displays the persons per housing unit. For nonresidential development, the table displays the number of average weekday vehicle trips generated per thousand square feet of floor area.

Figure P2: Ratio of Service Unit to Development Unit

Residential Development	
Development Type	Persons per Housing Unit[1]
Single-Family	2.58
Multi-Family	1.58
Mobile Home	1.09

Nonresidential Development			
Development Type	AWVTE per 1,000 Sq Ft[1]	Trip Rate Adjustment	AWVT per 1,000 Sq Ft[1]
Industrial	3.37	50%	1.69
Warehouse	1.71	50%	0.86
Retail/Commercial	37.01	28%	10.18
Office	10.84	45%	4.88
Public/Institutional	6.75	50%	3.38

1. See Land Use Assumptions

Analysis of Capacity, Usage, and Costs of Existing Public Services

ARS § 9-463.05(E)(1) requires:

> *"A description of the existing necessary public services in the service area and the costs to upgrade, update, improve, expand, correct or replace those necessary public services to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards, which shall be prepared by qualified professionals licensed in this state, as applicable."*

ARS § 9-463.05(E)(2) requires:

> *"An analysis of the total capacity, the level of current usage and commitments for usage of capacity of the existing necessary public services, which shall be prepared by qualified professionals licensed in this state, as applicable."*

Police Facilities – Plan-Based

Surprise currently provides 70,844 square feet of police facilities to existing development, and Surprise plans to construct additional police facilities to serve future development.

Figure P3: Existing Police Facilities

Description	Square Feet	Acres
Public Safety Building (share)	42,500	7.82
Evidence & Readiness Center	27,944	4.54
Techcelerator Police Storage	400	0.00
Total	70,844	12.36

Source: Surprise Police Department

Surprise plans to use future development fee revenue to repay the outstanding obligation related to the Public Safety Building. The total obligation is $2,786,022, and the outstanding obligation is $135,214. Based on a cost of approximately $65 per square foot ($2,768,022 total obligation / 42,500 total square feet), the proportionate share of the Public Safety Building related to the outstanding obligation is 2,076 square feet ($135,214 outstanding obligation / $65 per square foot).

Figure P4: Public Safety Building Obligation

Public Safety Building	Square Feet	Obligation[1]	Cost per Sq Ft
Outstanding Debt	2,076	$135,214	$65
Retired Debt	40,424	$2,632,808	$65
Total	42,500	$2,768,022	$65

Source: Surprise Police Department

1. Surprise Finance Department

As shown below in Figure P5, Surprise plans to repay outstanding obligations related to the Public Safety Building and to construct 60,000 square feet of police facilities during the next 10 years. The total cost is $48,135,214, and the associated floor area is 62,076 square feet. Based on these projects, the analysis uses a cost of $775 per square foot for police facilities ($48,135,214 total cost / 62,076 total square feet). The planned police facilities will serve all development in Surprise through 2038.

Figure P5: Police Facilities Cost Factors

Description	Square Feet	Cost	Cost per Sq Ft
Public Safety Building (share)	2,076	$135,214	$65
Future Police Substation	30,000	$22,000,000	$733
Future Police Substation	30,000	$26,000,000	$867
Total	62,076	$48,135,214	$775

Source: Surprise Police Department

Surprise plans to provide 130,844 square feet of police facilities to all development in 2038. To allocate the proportionate share of demand for police facilities to residential and nonresidential development, this analysis uses proportionate share factors shown in Figure P1. The planned level of service for residential development is 0.2770 square feet per person (130,844 total square feet X 61 percent residential share / 286,249 persons). The planned nonresidential level of service is 0.2835 square feet per vehicle trip (130,844 total square feet X 39 percent nonresidential share / 181,875 vehicle trips).

Based on the outstanding obligations for the Public Safety Building and the construction cost estimates for future police facilities shown in Figure P5, the analysis uses a cost of $775 per square foot ($48,135,214 total cost / 62,076 total square feet). For police facilities, the cost is $214.76 per person (0.2770 square feet per person X $775 per square foot) and $219.85 per vehicle trip (0.2835 square feet per vehicle trip X $775 per square foot).

Figure P6: Planned Level of Service

Cost Factors	
Cost per Square Foot	$775

Level-of-Service (LOS) Standards	
Existing Square Feet[1]	68,768
Cost Recovery Square Feet[2]	2,076
Planned Square Feet	60,000
Total Square Feet	130,844
Residential	
Residential Share	61%
2038 Population	286,249
Square Feet per Person	0.2770
Cost per Person	$214.76
Nonresidential	
Nonresidential Share	39%
2038 Vehicle Trips	181,875
Square Feet per Vehicle Trip	0.2835
Cost per Vehicle Trip	$219.85

Source: Surprise Police Department

1. Excludes share related to outstanding obligations
2. Public Safety Building share of outstanding obligations

Police Facilities Land – Incremental Expansion

Surprise police facilities currently occupy 12.36 acres of land, and Surprise plans to acquire additional land for police facilities to serve future development. To allocate the proportionate share of demand for land to residential and nonresidential development, this analysis uses calls for service outlined in Figure P1. The existing level of service for residential development is 0.00004 acres per person (12.36 acres X 61 percent residential share / 172,866 persons). The nonresidential level of service is 0.00004 acres per vehicle trip (12.36 acres X 39 percent nonresidential share / 124,008 vehicle trips).

Based on the weighted average cost of potential land acquisitions provided by the Surprise Police Department, the land acquisition cost is $162,000 per acre ($810,000 total cost / 5.0 acres). For police facilities land, the cost is $7.02 per person (0.00004 acres per person X $162,000 per acre) and $6.36 per vehicle trip (0.00004 acres per vehicle trip X $162,000 per acre).

Figure P7: Existing Level of Service

Cost Factors	
Cost per Acre	$162,000

Level-of-Service (LOS) Standards	
Existing Acres	12.36
Residential	
Residential Share	61%
2023 Population	172,866
Acres per Person	0.00004
Cost per Person	$7.02
Nonresidential	
Nonresidential Share	39%
2023 Vehicle Trips	124,008
Acres per Vehicle Trip	0.00004
Cost per Vehicle Trip	$6.36

Source: Surprise Police Department

Description	Acres	Cost	Cost per Acre
Land - Police Facilities	3.00	$500,000	$166,667
Land - Police Facilities	2.00	$310,000	$155,000
Total	5.00	$810,000	$162,000

Source: Surprise Police Department

Police Vehicles – Incremental Expansion

Surprise has 142 police vehicles in its existing fleet with a total cost of $13,274,500, and Surprise plans to acquire additional police vehicles to serve future development. The weighted average cost of the existing fleet is $93,482 per unit ($13,274,500 total cost / 142 units).

Figure P8: Existing Police Vehicles

Description	Units	Unit Cost	Total Cost
Patrol Vehicle (marked units)	66	$89,000	$5,874,000
Police Heavy Van	1	$225,000	$225,000
CID and Unmarked Vehicles	27	$66,500	$1,795,500
MCC and old MCC	2	$1,000,000	$2,000,000
Motor's	9	$39,000	$351,000
BearCat	1	$450,000	$450,000
Side by Side	2	$25,000	$50,000
Side by Side (Ranger)	1	$20,000	$20,000
Motor's - Unmarked	3	$60,000	$180,000
K9	5	$90,000	$450,000
Animal Control	3	$75,000	$225,000
CP Vehicle	5	$89,000	$445,000
Patrol Lieutenant vehicles	6	$75,000	$450,000
ASD Commander & LT	2	$66,500	$133,000
POD Commander	2	$66,500	$133,000
Property & Evidence vans	2	$72,000	$144,000
TSD Commander & LT	2	$66,500	$133,000
Property & Evidence vans	2	$72,000	$144,000
Crime Scene Van	1	$72,000	$72,000
Total	142	$93,482	$13,274,500

Source: Surprise Police Department

To allocate the proportionate share of demand for police vehicles to residential and nonresidential development, this analysis uses calls for service outlined in Figure P1. The existing level of service for residential development is 0.0005 units per person (142 vehicles X 61 percent residential share / 172,866 persons). The nonresidential level of service is 0.0005 units per vehicle trip (142 vehicles X 39 percent nonresidential share / 124,008 vehicle trips).

Based on the total cost of existing police vehicles, the weighted average cost for a new police vehicle is $93,482 per vehicle ($13,274,500 total cost / 142 units). For police vehicles, the cost is $46.53 per person (0.0005 units per person X $93,482 per vehicle) and $42.19 per vehicle trip (0.0005 units per vehicle trip X $93,482 per vehicle).

Figure P9: Existing Level of Service

Cost Factors	
Weighted Average per Unit	$93,482

Level-of-Service (LOS) Standards	
Existing Units	142
Residential	
Residential Share	61%
2023 Population	172,866
Units per Person	0.0005
Cost per Person	$46.53
Nonresidential	
Nonresidential Share	39%
2023 Vehicle Trips	124,008
Units per Vehicle Trip	0.0005
Cost per Vehicle Trip	$42.19

Source: Surprise Police Department

Police Equipment – Incremental Expansion

Surprise has 1,324 units of police equipment with a total cost of $13,614,115, and Surprise plans to acquire additional units to serve future development. To allocate the proportionate share of demand for police equipment to residential and nonresidential development, this analysis uses calls for service outlined in Figure P1. The existing level of service for residential development is 0.0046 units per person (1,324 units X 61 percent residential share / 172,866 persons). The nonresidential level of service is 0.0042 units per vehicle trip (1,324 units X 39 percent nonresidential share / 124,008 vehicle trips).

Based on the total cost of existing police equipment, the weighted average cost for a new unit is $10,823 per unit ($13,614,115 total cost / 1,324 units). For police equipment, the cost is $47.72 per person (0.0046 units per person X $10,283 per unit) and $43.27 per vehicle trip (0.0042 units per vehicle trip X $10,283 per unit).

Figure P10: Existing Level of Service

Cost Factors	
Existing Equipment (Units)	1,324
Existing Equipment (Cost)	$13,614,115
Weighted Average per Unit	$10,283

Level-of-Service (LOS) Standards	
Existing Units	1,324
Residential	
Residential Share	61%
2023 Population	172,866
Units per Person	0.0046
Cost per Person	$47.72
Nonresidential	
Nonresidential Share	39%
2023 Vehicle Trips	124,008
Units per Vehicle Trip	0.0042
Cost per Vehicle Trip	$43.27

Source: Surprise Police Department

Development Fee Report – Plan-Based

The cost to prepare the Police Facilities IIP and related Development Fee Report totals $16,230. Surprise plans to update its report every five years. Based on this cost, proportionate share, and five-year projections of new residential and nonresidential development from the *Land Use Assumptions* document, the cost is $0.22 per person and $0.39 per vehicle trip.

Figure P11: IIP and Development Fee Report

Necessary Public Service	Cost	Proportionate Share		Service Unit	5-Year Change	Cost per Service Unit
Police	$16,230	Residential	61%	Population	44,514	$0.22
		Nonresidential	39%	Vehicle Trips	16,226	$0.39

PROJECTED DEMAND FOR SERVICES AND COSTS

ARS § 9-463.05(E)(5) requires:

> *"The total number of projected service units necessitated by and attributable to new development in the service area based on the approved land use assumptions and calculated pursuant to generally accepted engineering and planning criteria."*

ARS § 9-463.05(E)(6) requires:

> *"The projected demand for necessary public services or facility expansions required by new service units for a period not to exceed ten years."*

As shown in the *Land Use Assumptions* document, Surprise's population is expected to increase by 83,656 persons and nonresidential vehicle trips are expected to increase by 35,898 vehicle trips over the next 10 years. To reach the planned level of service, Surprise will construct 60,000 square feet of police facilities over the next 10 years. To maintain the existing levels of service, Surprise will need to acquire approximately five acres of land, 58 police vehicles, and 539 units of police equipment over the next 10 years. The following pages include a more detailed projection of demand for services and costs for the Police Facilities IIP.

Police Facilities – Plan-Based

Surprise will use development fees to repay obligations associated with the Public Safety Building and to construct police facilities within the next 10 years. Based on a 15-year projected population increase of 113,383 persons, future residential development demands approximately 31,402 square feet of planned police facilities (113,383 additional persons X 0.2770 square feet per person). With a 15-year projected increase of 57,867 vehicle trips, future nonresidential development demands approximately 16,407 square feet of planned police facilities (57,867 additional vehicle trips X 0.2835 square feet per vehicle trip). Future development demands approximately 47,809 square feet of police facilities at a cost of $37,071,899 (47,808.6 square feet X $775 per square foot). The remaining cost of $11,063,315 represents existing development's share of planned police facilities ($48,135,214 total police facilities cost - $37,071,899 growth cost).

Figure P12: Projected Demand

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Police Facilities	0.2770 Square Feet	per Person	$775
	0.2835 Square Feet	per Vehicle Trip	

Demand for Police Facilities					
Year	Population	Vehicle Trips	Square Feet		
			Residential	Nonresidential	Total
2023	172,866	124,008	47,875.8	35,159.7	83,035.4
2024	181,769	127,254	50,341.4	36,079.8	86,421.2
2025	190,671	130,499	52,807.1	36,999.9	89,807.0
2026	199,574	133,744	55,272.7	37,920.0	93,192.7
2027	208,477	136,989	57,738.3	38,840.1	96,578.5
2028	217,380	140,235	60,204.0	39,760.2	99,964.2
2029	226,282	143,480	62,669.6	40,680.3	103,350.0
2030	235,185	146,725	65,135.3	41,600.5	106,735.7
2031	242,297	151,119	67,105.1	42,846.2	109,951.3
2032	249,410	155,513	69,074.9	44,092.0	113,166.8
2033	256,522	159,906	71,044.6	45,337.7	116,382.4
2034	262,467	164,300	72,691.2	46,583.5	119,274.7
2035	268,413	168,694	74,337.8	47,829.2	122,167.0
2036	274,358	173,088	75,984.4	49,075.0	125,059.3
2037	280,303	177,482	77,630.9	50,320.7	127,951.7
2038	286,249	181,875	79,277.5	51,566.5	130,844.0
15-Yr Increase	113,383	57,867	31,401.7	16,406.8	47,808.6

Growth-Related Expenditures	$24,349,663	$12,722,236	$37,071,899
Non-Growth Expenditures	$4,815,149	$6,248,166	$11,063,315
Total Expenditures	$29,164,812	$18,970,402	$48,135,214

Police Facilities Land – Incremental Expansion

Surprise plans to maintain its existing level of service for police facilities land over the next 10 years. Based on a projected population increase of 83,656 persons, future residential development demands an additional 3.62 acres of land (83,656 additional persons X 0.00004 acres per person). With a 10-year projected increase of 35,898 vehicle trips, future nonresidential development demands an additional 1.41 acres of land (35,898 additional vehicle trips X 0.00004 acres per vehicle trip). Future development demands 5.04 acres of land at a cost of $815,678 (5.04 acres X $162,000 per acre). Surprise may use development fees to acquire additional land for police facilities.

Figure P13: Projected Demand

Type of Infrastructure	Level of Service	Demand Unit	Cost per Acre
Police Facilities Land	0.00004 Acres	per Person	$162,000
	0.00004 Acres	per Vehicle Trip	

Demand for Police Facilities Land					
Year	Population	Vehicle Trips	Acres		
			Residential	Nonresidential	Total
2023	172,866	124,008	7.49	4.87	12.36
2024	181,769	127,254	7.88	5.00	12.88
2025	190,671	130,499	8.26	5.13	13.39
2026	199,574	133,744	8.65	5.25	13.90
2027	208,477	136,989	9.03	5.38	14.41
2028	217,380	140,235	9.42	5.51	14.93
2029	226,282	143,480	9.80	5.64	15.44
2030	235,185	146,725	10.19	5.76	15.95
2031	242,297	151,119	10.50	5.94	16.44
2032	249,410	155,513	10.81	6.11	16.92
2033	256,522	159,906	11.11	6.28	17.40
10-Yr Increase	83,656	35,898	3.62	1.41	5.04

Growth-Related Expenditures	$587,204	$228,474	$815,678

Police Vehicles – Incremental Expansion

Surprise plans to maintain its existing level of service for police vehicles over the next 10 years. Based on a projected population increase of 83,656 persons, future residential development demands approximately 42 police vehicles (83,656 additional persons X 0.0005 vehicles per person). With a 10-year projected increase of 35,898 vehicle trips, future nonresidential development demands approximately 16 police vehicles (35,898 additional vehicle trips X 0.0005 vehicles per vehicle trip). Future development demands approximately 58 police vehicles at a cost of $5,406,712 (57.8 units X $93,482 per vehicle). Surprise may use development fees to expand its police vehicle fleet.

Figure P14: Projected Demand

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Police Vehicles	0.0005 Units	per Person	$93,482
	0.0005 Units	per Vehicle Trip	

Demand for Police Vehicles					
Year	Population	Vehicle Trips	Units		
			Residential	Nonresidential	Total
2023	172,866	124,008	86.0	56.0	142.0
2024	181,769	127,254	90.5	57.4	147.9
2025	190,671	130,499	94.9	58.9	153.8
2026	199,574	133,744	99.3	60.4	159.7
2027	208,477	136,989	103.8	61.8	165.6
2028	217,380	140,235	108.2	63.3	171.5
2029	226,282	143,480	112.6	64.8	177.4
2030	235,185	146,725	117.1	66.2	183.3
2031	242,297	151,119	120.6	68.2	188.8
2032	249,410	155,513	124.1	70.2	194.3
2033	256,522	159,906	127.7	72.2	199.8
10-Yr Increase	83,656	35,898	41.6	16.2	57.8

Growth-Related Expenditures	$3,892,273	$1,514,440	$5,406,712

Police Equipment – Incremental Expansion

Surprise plans to maintain its existing level of service for police equipment over the next 10 years. Based on a projected population increase of 83,656 persons, future residential development demands approximately 388 units of police equipment (83,656 additional persons X 0.0046 units per person). With a 10-year projected increase of 35,898 vehicle trips, future nonresidential development demands approximately 151 units of police equipment (35,898 additional vehicle trips X 0.0042 units per vehicle trip). Future development demands approximately 539 units of equipment at a cost of $5,545,038 (539.3 units X $10,283 per unit). Surprise may use development fees to acquire additional police equipment.

Figure P15: Projected Demand

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Police Equipment	0.0046 Units	per Person	$10,283
	0.0042 Units	per Vehicle Trip	

Demand for Police Equipment					
Year	Population	Vehicle Trips	Units		
			Residential	Nonresidential	Total
2023	172,866	124,008	802.2	521.8	1,324.0
2024	181,769	127,254	843.5	535.5	1,379.0
2025	190,671	130,499	884.8	549.1	1,433.9
2026	199,574	133,744	926.1	562.8	1,488.9
2027	208,477	136,989	967.5	576.4	1,543.9
2028	217,380	140,235	1,008.8	590.1	1,598.8
2029	226,282	143,480	1,050.1	603.7	1,653.8
2030	235,185	146,725	1,091.4	617.4	1,708.8
2031	242,297	151,119	1,124.4	635.9	1,760.3
2032	249,410	155,513	1,157.4	654.4	1,811.8
2033	256,522	159,906	1,190.4	672.8	1,863.3
10-Yr Increase	83,656	35,898	388.2	151.1	539.3
Growth-Related Expenditures			$3,991,853	$1,553,185	$5,545,038

POLICE FACILITIES DEVELOPMENT FEES

Revenue Credit/Offset

A revenue credit/offset is necessary for development fees, because Surprise's construction transaction privilege tax rate exceeds the amount of the transaction privilege tax rate imposed on the majority of other transaction privilege tax classifications. Appendix A contains the forecast of revenues required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)).

Police Facilities Development Fees

Infrastructure components and cost factors for police facilities are summarized in the upper portion of Figure P16. The cost per service unit for police facilities is $285.94 per person and $257.98 per vehicle trip.

Police facilities development fees for residential development are assessed according to the number of persons per housing unit. The fee of $738 for single-family unit is calculated using a cost per service unit of $285.94 per person multiplied by a demand unit of 2.58 persons per housing unit.

Nonresidential development fees are calculated using vehicle trips as the service unit. The fee of $435 per 1,000 square feet of industrial development is derived from a cost per service unit of $257.98 per vehicle trip multiplied by a demand unit of 1.69 vehicle trips per 1,000 square feet.

Figure P16: Police Facilities Development Fees

Fee Component	Cost per Person	Cost per Trip
Police Facilities	$214.76	$219.85
Police Facilities Land	$7.02	$6.36
Police Vehicles	$46.53	$42.19
Police Equipment	$47.72	$43.27
Development Fee Report	$0.22	$0.39
Excess Construction Sales Tax	($30.31)	($54.08)
Total	$285.94	$257.98

Residential Fees per Unit				
Development Type	Persons per Housing Unit[1]	Proposed Fees	Current Fees	Difference
Single-Family	2.58	$738	$385	$353
Multi-Family	1.58	$452	$235	$217
Mobile Home	1.09	$312	$216	$96

Nonresidential Fees per 1,000 Square Feet				
Development Type	AWVT per 1,000 Sq Ft[1]	Proposed Fees	Current Fees	Difference
Industrial	1.69	$435	$81	$354
Warehouse	0.86	$221	$46	$175
Retail/Commercial	10.18	$2,626	$427	$2,199
Office	4.88	$1,258	$243	$1,015
Public/Institutional	3.38	$871	$150	$721

1. See Land Use Assumptions

Police Facilities Development Fee Revenue

Appendix A contains revenue forecasts required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)). Projected fee revenue shown in Figure P17 is based on the development projections in the *Land Use Assumptions* document and the updated police facilities development fees. If development occurs faster than projected, the demand for infrastructure will increase along with development fee revenue. If development occurs slower than projected, the demand for infrastructure will decrease and development fee revenue will decrease at a similar rate. Projected development fee revenue over the next 15 years equals $46,628,741, and projected expenditures equal $57,692,190. The remaining balance represents existing development's share of planned costs for police facilities.

Figure P17: Police Facilities Development Fee Revenue

Fee Component	Growth Share		Existing Share	Total
	Years 1-10	Years 11-15		
Police Facilities	$25,857,996	$11,213,903	$11,063,315	$48,135,214
Police Facilities Land	$815,678	$0	$0	$815,678
Police Vehicles	$5,406,712	$0	$0	$5,406,712
Police Equipment	$5,545,038	$0	$0	$5,545,038
Development Fee Report	$16,230	$0	$0	$16,230
Excess Constr. Sales Tax	($2,226,682)	$0	$0	($2,226,682)
Total	$35,414,972	$11,213,903	$11,063,315	$57,692,190

Year		Single Family $738 per unit Hsg Unit	Multi-Family $452 per unit Hsg Unit	Mobile Home $312 per unit Hsg Unit	Industrial $435 per 1,000 sq ft KSF	Warehouse $221 per 1,000 sq ft KSF	Ret/Comm $2,626 per 1,000 sq ft KSF	Office $1,258 per 1,000 sq ft KSF	Public/Inst $871 per 1,000 sq ft KSF
Base	2023	59,934	9,973	3,106	2,098	5,332	7,380	3,397	7,179
Year 1	2024	62,847	10,833	3,133	2,310	5,484	7,499	3,620	7,317
Year 2	2025	65,760	11,692	3,159	2,523	5,635	7,617	3,843	7,454
Year 3	2026	68,673	12,552	3,186	2,736	5,787	7,735	4,067	7,592
Year 4	2027	71,586	13,411	3,213	2,948	5,938	7,854	4,290	7,729
Year 5	2028	74,499	14,271	3,239	3,161	6,089	7,972	4,513	7,867
Year 6	2029	77,412	15,130	3,266	3,373	6,241	8,090	4,737	8,005
Year 7	2030	80,325	15,990	3,293	3,586	6,392	8,208	4,960	8,142
Year 8	2031	82,536	16,868	3,313	3,736	6,499	8,431	5,249	8,253
Year 9	2032	84,746	17,746	3,333	3,886	6,606	8,653	5,538	8,364
Year 10	2033	86,957	18,624	3,354	4,036	6,714	8,876	5,827	8,475
10-Year Increase		27,023	8,650	248	1,938	1,381	1,496	2,430	1,296
Projected Revenue		$20,902,412	$4,114,871	$81,010	$921,638	$333,351	$4,421,008	$3,401,941	$1,238,578

Projected Fee Revenue (Years 1-10)	$35,414,808
Projected Fee Revenue (Years 11-15)	$11,213,933
Total Expenditures	$57,692,190

10-Year Capital Plan

The figure shown below includes potential police capital expenditures during the next 10 years. The list of potential capital expenditures is representational of future growth-related police capital expenditures.

Figure P18: Police Facilities Capital Plan

Project Type	Description	Fiscal Year	Cost
CIP	Police Substation	2025	$24,121,799
CIP	Police Substation	2026-2028	$28,850,000
CIP	Patrol Take Home Vehicles	2024	$2,931,200
CIP	Armored Surveillance Van	2024	$200,000
Debt Service	Public Safety Building (share)	2024	$135,214
Study Cost	Development Fee Update	2024-2029	$16,230
Total			$56,254,443

STREET FACILITIES IIP

ARS § 9-463.05 (T)(7)(e) defines the eligible facilities and assets for the Street Facilities IIP:

> *"Street facilities located in the service area, including arterial or collector streets or roads that have been designated on an officially adopted plan of the municipality, traffic signals and rights-of-way and improvements thereon."*

The Street Facilities IIP includes components for major roadway improvements and the cost of preparing the Street Facilities IIP and related Development Fee Report. The plan-based methodology is used for major roadway improvements and the Development Fee Report.

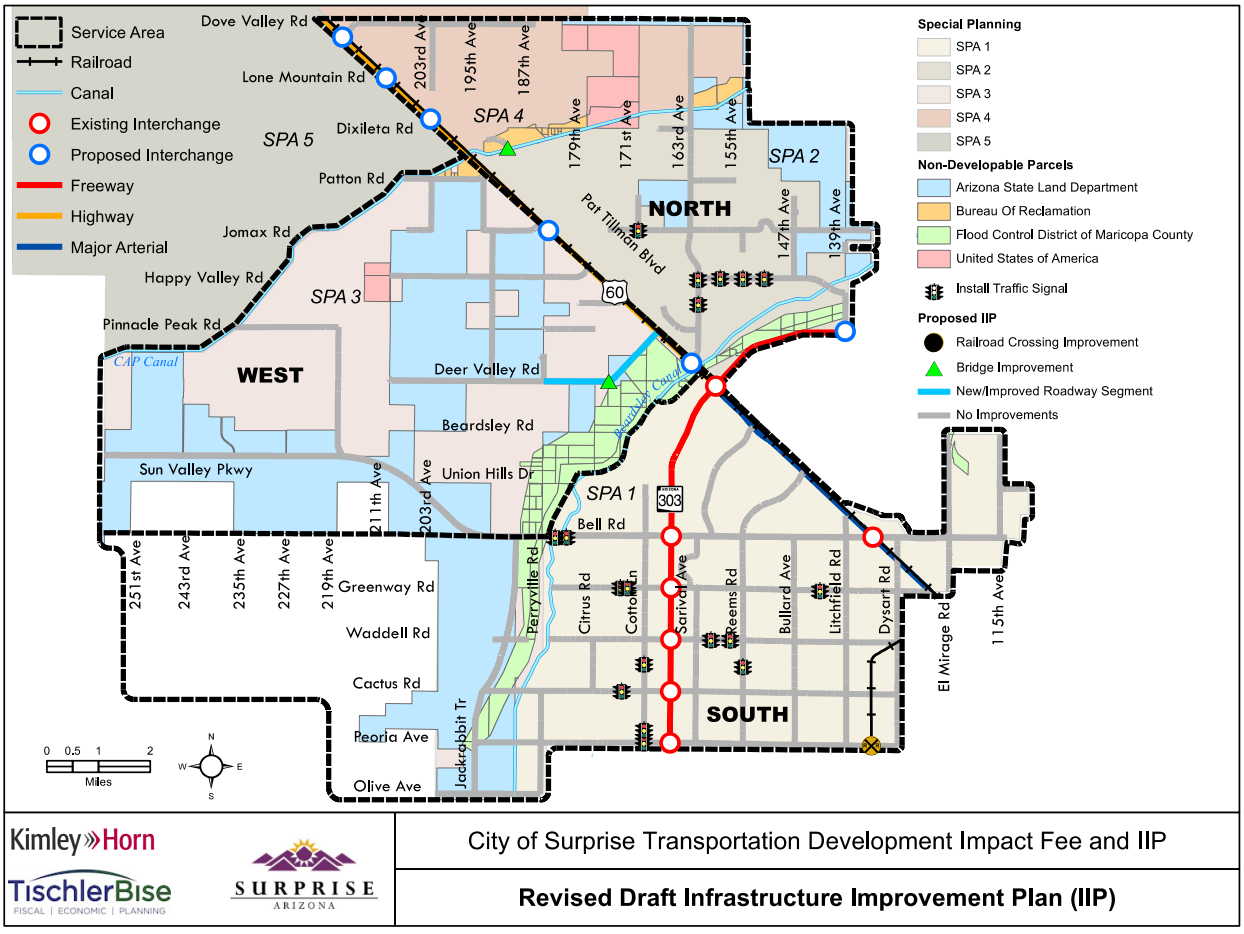
PROPORTIONATE SHARE

ARS § 9-463.05 (B)(3) states that the development fee shall not exceed a proportionate share of the cost of necessary public services needed to accommodate new development. The Street Facilities IIP and development fees will allocate the cost of necessary public services between residential and nonresidential based on trip generation rates, trip adjustment factors, and trip lengths.

SERVICE AREA

As shown in Figure S1, there are three service areas for the Street Facilities IIP: south, north, and west.

Figure S1: Street Development Impact Fee Service Area



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City of Surprise Transportation Development Impact Fee and IIP

Revised Draft Infrastructure Improvement Plan (IIP)

RATIO OF SERVICE UNIT TO DEVELOPMENT UNIT

ARS § 9-463.05(E)(4) requires:

> *"A table establishing the specific level or quantity of use, consumption, generation or discharge of a service unit for each category of necessary public services or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial and industrial."*

Surprise will use an equivalent demand unit (EDU), based on vehicle miles traveled (VMT), as the demand unit for street facilities fees. Components used to determine VMT include average weekday vehicle trip generation rates, adjustments for commuting patterns and pass-by trips, and trip length weighting factors.

Residential Trip Generation Rates

For residential development, TischlerBise uses trip generation rates published in Trip Generation, Institute of Transportation Engineers, 11th Edition (2021). For single-family development, the proxy is Single Family Detached Housing (ITE 210), and this type of development generates 9.43 average weekday vehicle trip ends per unit. For multi-family development, the proxy is Multifamily Housing Low-Rise (ITE 220), and this type of development generates 6.74 average weekday vehicle trip ends per unit. For mobile home development, the proxy is Mobile Home Park (ITE 240), and this type of development generates 7.12 average weekday vehicle trip ends per unit.

Nonresidential Trip Generation Rates

For nonresidential development, TischlerBise uses trip generation rates published in Trip Generation, Institute of Transportation Engineers, 11th Edition (2021). The prototype for industrial development is Industrial Park (ITE 130) which generates 3.37 average weekday vehicle trip ends per 1,000 square feet of floor area. For warehouse development, the prototype is Warehousing (ITE 150), and it generates 1.71 average weekday vehicle trip ends per 1,000 square feet of floor area. The prototype for retail / commercial development is Shopping Center (ITE 820) which generates 37.01 average weekday vehicle trips per 1,000 square feet of floor area. For office development, the prototype is General Office (ITE 710), and it generates 10.84 average weekday vehicle trip ends per 1,000 square feet of floor area. The prototype for public / institutional development is Nursing Home (ITE 620), and it generates 6.75 average weekday vehicle trip ends per 1,000 square feet of floor area.

Trip Rate Adjustments

To calculate street facilities fees, trip generation rates require an adjustment factor to avoid double counting each trip at both the origin and destination points. Therefore, the basic trip adjustment factor is 50 percent. As discussed further in this section, the development fee methodology includes additional adjustments to make the fees proportionate to the infrastructure demand for particular types of development.

Commuter Trip Adjustment

Residential development has a larger trip adjustment factor of 64 percent to account for commuters leaving Surprise for work. According to the 2009 National Household Travel Survey (see Table 30) weekday work trips are typically 31 percent of production trips (i.e., all out-bound trips, which are 50 percent of all trip ends). As shown in Figure S2, the U.S. Census Bureau's OnTheMap web application indicates 90 percent of resident workers traveled outside of Surprise for work in 2019. In combination, these factors (0.31 x 0.50 x 0.90 = 0.14) support the additional 14 percent allocation of trips to residential development.

Figure S2: Commuter Trip Adjustment

Trip Adjustment Factor for Commuters	
Employed Residents	55,711
Residents Living and Working in Surprise	5,624
Residents Commuting Outside Surprise for Work	50,087
Percent Commuting out of Surprise	90%
Additional Production Trips[1]	14%
Residential Trip Adjustment Factor	64%

Source: U.S. Census Bureau, OnTheMap Application (version 6.8.1) and LEHD Origin-Destination Employment Statistics, 2019.

1. According to the National Household Travel Survey (2009)*, published in December 2011 (see Table 30), home-based work trips are typically 30.99 percent of "production" trips, in other words, out-bound trips (which are 50 percent of all trip ends). Also, LED OnTheMap data from 2019 indicate that 90 percent of Surprise's workers travel outside the city for work. In combination, these factors (0.3099 x 0.50 x 0.90 = 0.139) account for 14 percent of additional production trips. The total adjustment factor for residential includes attraction trips (50 percent of trip ends) plus the journey-to-work commuting adjustment (14 percent of production trips) for a total of 64 percent.
*http://nhts.ornl.gov/publications.shtml ; Summary of Travel Trends - Table "Daily Travel Statistics by Weekday vs. Weekend"

Adjustment for Pass-By Trips

Primary trips are defined as trips that are not pass-by trips. 100 percent of residential, industrial, warehouse, and public / institutional trips are assumed to be primary trips. For retail / commercial development and office development, the trip adjustment factor is less than 50 percent because these types of development attract vehicles as they pass by on arterial and collector roads. For example, when someone stops at a convenience store on the way home from work, the convenience store is not the primary destination. For the average shopping center, ITE data indicate 45 percent of the vehicles that enter are passing by on their way to some other primary destination. The remaining 55 percent of attraction trips have the retail / commercial site as their primary destination. Because attraction trips are half of all trips, the trip adjustment factor is 55 percent multiplied by 50 percent, or approximately 28 percent of the trip ends. For office development, data published by Tindale-Oliver in the 2016 Hillsborough County Mobility Fee Study indicate 10 percent of the vehicles that enter are passing by on their way to some other primary destination. The remaining 90 percent of attraction trips have the office site as their primary destination. Because attraction trips are half of all trips, the trip adjustment factor is 90 percent multiplied by 50 percent, or approximately 45 percent of the trip ends.

Trip Length Weighting Factor

The development fee methodology includes a percentage adjustment, or weighting factor, to account for trip length variation by type of land use. As documented in Table 6a, Table 6b, and Table 6c of the 2017 National Household Travel Survey, the average trip length for all purposes equals 10.50 miles. Vehicle trips from residential development are approximately 117 percent of the average trip length. The residential trip length adjustment factor includes data on home-based work trips, social, and recreational purposes. Conversely, shopping trips associated with retail / commercial development are roughly 75 percent of the average trip length while other nonresidential development typically accounts for trips that are 73 percent of the average for all trips.

Equivalent Demand Units

The Street Facilities IIP and development fees use an equivalent demand unit (EDU) to compare demand between land uses. An EDU represents demand generated by an average single-family unit, and the EDUs shown below represent demand generated per development unit for each land use. The development unit for residential development is a dwelling unit, and the development unit for nonresidential development is 1,000 square feet of floor area (KSF). This analysis uses trip generation rates published in Trip Generation, Institute of Transportation Engineers, 11th Edition (2021).

Figure S3: Ratio of Service Unit to Development Unit

Land Use[1]	Develop-ment Unit[2]	Trip Generation Calculations					Traffic Impact Calculations			EDU[7] Factor
		Total Daily Trip Rate (veh/day)	% Primary Trips[3]	Trip End Split[4]	Combined Trip Adj. Factor	Adjusted Daily Trip Rate (veh/day)	Average Trip Length Weighting Factor[5]	Average Trip Length (miles)[5]	Daily Travel Demand (VMT)[6]	
Single-Family Detached (ITE LUC 210)	DWU	9.43	100%	64%	64%	6.04	117%	12.30	74.23	**1.00**
Multi-Family (ITE LUC 220)	DWU	6.74	100%	64%	64%	4.31	117%	12.30	53.06	**0.71**
Mobile Home (ITE LUC 240)	DWU	7.12	100%	64%	64%	4.56	117%	12.30	56.05	**0.76**
Industrial (ITE LUC 130)	KSF	3.37	100%	50%	50%	1.69	73%	7.70	12.97	**0.17**
Warehouse (ITE LUC 150)	KSF	1.71	100%	50%	50%	0.86	73%	7.70	6.58	**0.09**
Retail/Commercial (ITE LUC 820)	KSF	37.01	55%	50%	28%	10.18	75%	7.90	80.40	**1.08**
Office (ITE LUC 710)	KSF	10.84	90%	50%	45%	4.88	73%	7.70	37.56	**0.51**
Public/Institutional (ITE LUC 620)	KSF	6.75	100%	50%	50%	3.38	73%	7.70	25.99	**0.35**

1. ITE LUC stands for Institute of Transportation Engineers (ITE) *Trip Generation, 11th Ed.* Land Use Code (LUC). ITE is the source of the unadjusted trip generation rates used in this study.
2. Units of measure used for trip generation and impact fee calculations include "DWU" (Residential Dwelling Unit) and "KSF" (1,000 square feet).
3. % Primary Trips refers to the portion of trips that are not pass-by trips. 100% of residential, industrial, warehouse, and public/institutional trips are assumed to be primary trips. 55% of retail/commercial trips are assumed to be primary trips based on ITE Trip Generation Handbook, 3rd Ed. data indicating 45% pass-by traffic trips are typical during the PM peak hour. 90% of office trips are assumed to be primary trips based on detailed studies conducted as part of Tindale-Oliver 2016 Hillsborough County Mobility Fee Study.
4. Trip End is a term used to recognize that a single trip made from one land use to another is considered both an inbound trip generated by (i.e. attracted to) the land use defining the trip's termination point, and an outbound trip generated (i.e. produced) by the trip's origination point. These two trip ends only impact the travel route between them one time. To avoid double counting, it is necessary to discount those outbound/production trips that terminate internal to the service area. Production trips that terminate outside the service area should not be discounted, as they will not have been also recognized as an inbound trip for other development internal to the service area. Residential land uses account for >50% of trip ends because in Surprise, 90% of residents travel outside Surprise for work per the U.S. Census 2017 OnTheMap Inflow/Outflow Report. Work trips account for 31% of outbound trips per Table 30 in the FHWA 2017 National Household Travel Survey. Multiplying those two numbers by the 50% of trips that are outbound and then adding them to the 50% of trips that are inbound results in a total trip end split of 64% for residential land uses.
5. Average trip length value of 10.5 and trip length weighting factors were derived from Table 6b of the FHWA 2017 National Household Travel Survey.
6. VMT stands for vehicle miles traveled. One vehicle using one mile of road to complete a trip is equal to one vehicle-mile of demand.
7. EDU = Equivalent Demand Unit; the number of single-family residential DWU trips it would take to cause the same travel demand impact of a single development unit of any other type.

PROJECTED DEMAND FOR SERVICES AND COSTS

ARS § 9-463.05(E)(5) requires:

> *"The total number of projected service units necessitated by and attributable to new development in the service area based on the approved land use assumptions and calculated pursuant to generally accepted engineering and planning criteria."*

ARS § 9-463.05(E)(6) requires:

> *"The projected demand for necessary public services or facility expansions required by new service units for a period not to exceed ten years."*

The estimates and projections outlined in this section represent the EDUs used in the development of the Street Facilities IIP. To calculate EDUs, the analysis applies the EDU factors shown in Figure S3 to the development projections outlined in the *Land Use Assumptions* document.

Equivalent Demand Units

South Service Area

Existing development in the south service area represents 71,074 EDUs in the 2023 base year. Over the next 10 years, projected growth generates an additional 11,348 EDUs. In 2043, the anticipated ultimate buildout of the road network, projected development equals 86,959 EDUs.

Figure S4: Projected Equivalent Demand Units – South Service Area

South Equivalent Demand Units (EDU)				
Land Use	Existing (2023)	Growth (2023-2033)	Total (2033)	Ultimate (2043)
Single-Family Residential	49,777	4,841	54,618	56,743
Multi-Family Residential	6,844	4,184	11,028	11,514
Mobile Home	2,167	34	2,201	2,216
Industrial	345	307	652	879
Warehouse	475	116	591	677
Retail/Commercial	7,698	910	8,608	9,468
Office	1,582	831	2,413	3,109
Public/Institutional	2,186	125	2,311	2,353
Total, South	**71,074**	**11,348**	**82,422**	**86,959**

North Service Area

Existing development in the north service area represents 7,334 EDUs in the 2023 base year. Over the next 10 years, projected growth generates an additional 16,035 EDUs. In 2043, the anticipated ultimate buildout of the road network, projected development equals 37,233 EDUs.

Figure S5: Projected Equivalent Demand Units – North Service Area

North Equivalent Demand Units (EDU)				
Land Use	Existing (2023)	Growth (2023-2033)	Total (2033)	Ultimate (2043)
Single-Family Residential	6,489	13,189	19,678	31,423
Multi-Family Residential	209	1,824	2,033	2,307
Mobile Home	134	92	226	308
Industrial	11	18	29	45
Warehouse	4	7	11	17
Retail/Commercial	195	477	672	1,631
Office	76	267	343	936
Public/Institutional	216	161	377	566
Total, North	**7,334**	**16,035**	**23,369**	**37,233**

West Service Area

Existing development in the west service area represents 4,018 EDUs in the 2023 base year. Over the next 10 years, projected growth generates an additional 9,734 EDUs. In 2043, the anticipated ultimate buildout of the road network, projected development equals 23,215 EDUs.

Figure S6: Projected Equivalent Demand Units – West Service Area

West Equivalent Demand Units (EDU)				
Land Use	Existing (2023)	Growth (2023-2033)	Total (2033)	Ultimate (2043)
Single-Family Residential	3,668	8,993	12,661	20,896
Multi-Family Residential	28	134	162	390
Mobile Home	59	63	122	179
Industrial	0	4	4	17
Warehouse	0	2	2	7
Retail/Commercial	78	228	306	890
Office	74	142	216	400
Public/Institutional	111	168	279	436
Total, West	**4,018**	**9,734**	**13,752**	**23,215**

Proportionate Share

ARS § 9-463.05 (B)(3) states that the development fee shall not exceed a proportionate share of the cost of necessary public services needed to accommodate new development. The analysis uses an equity calculation to ensure the level of service used to calculate development fees does not exceed the existing level of service. This involves comparing the proportional relationship between the existing, growth (10-year), and ultimate roadway capacities to the existing, growth (10-year), and ultimate EDUs. If the growth share of EDUs divided by the growth share of capacity equals a ratio of one, future development will pay its proportionate share of planned major roadway improvements. If the ratio is less than one, development fees must be adjusted to ensure future development does not pay more than its proportionate share of planned major roadway improvements. If the ratio is greater than one, additional major roadway improvements may be added to the Street Facilities IIP.

South Service Area

As shown below, the City of Surprise can construct up to 498,358 vehicle miles of capacity in the south service area without exceeding the 10-year share of EDUs. The Street Facilities IIP for the south service area will not exceed this amount.

Figure S7: Projected Demand and LOS C Capacity – South Service Area

South	LOS C Capacity (vehicle-miles)	LOS C Capacity % of Ultimate (2043)	EDUs	EDUs % of Ultimate (2043)	EDU % / Capacity % Ratio
Existing (2023) Major Roadways	1,908,248	50.0%	71,074	81.7%	1.64
10-Year IIP (2023-2033) Major Roadways	498,358	13.0%	11,348	13.0%	1.00
Ultimate (2043) Major Roadways	3,818,888	100.0%	86,959	100.0%	1.00

North Service Area

The City of Surprise can construct up to 1,340,856 vehicle miles of capacity in the north service area without exceeding the 10-year share of EDUs. The Street Facilities IIP for the north service area will not exceed this amount.

Figure S8: Projected Demand and LOS C Capacity – North Service Area

North	LOS C Capacity (vehicle-miles)	LOS C Capacity % of Ultimate (2043)	EDUs	EDUs % of Ultimate (2043)	EDU % / Capacity % Ratio
Existing (2023) Major Roadways	272,739	8.8%	7,334	19.7%	2.25
10-Year IIP (2023-2033) Major Roadways	1,340,856	43.1%	16,035	43.1%	1.00
Ultimate (2043) Major Roadways	3,113,446	100.0%	37,233	100.0%	1.00

West Service Area

As shown below, the City of Surprise can construct up to 1,264,331 vehicle miles of capacity in the west service area without exceeding the 10-year share of EDUs. The Street Facilities IIP for the west service area will not exceed this amount.

Figure S9: Projected Demand and LOS C Capacity – West Service Area

West	LOS C Capacity (vehicle-miles)	LOS C Capacity % of Ultimate (2043)	EDUs	EDUs % of Ultimate (2043)	EDU % / Capacity % Ratio
Existing (2023) Major Roadways	412,441	13.7%	4,018	17.3%	1.27
10-Year IIP (2023-2033) Major Roadways	1,264,331	41.9%	9,734	41.9%	1.00
Ultimate (2043) Major Roadways	3,015,353	100.0%	23,215	100.0%	1.00

Equity Evaluation

Once the City of Surprise determined the improvements to include in the Street Facilities IIP, the next step was to perform an equity check to confirm that the capacity added by the improvements was proportional to EDU growth. Figure S10 compares the maximum allowable IIP capacity increase to the Street Facilities IIP capacity increase. With the increase in capacity from the Street Facilities IIP being less than the maximum allowable IIP capacity, there is no need to adjust the Street Facilities IIP for excess capacity. Appendix F includes a detailed list of planned major roadway improvements, by service area, included in the Streets Facilities IIP.

Figure S10: Capacity Comparison

Service Area	Maximum Allowable IIP Increase in Vehicle-Miles of LOS C Capacity	IIP Segments Increase in Vehicle-Miles of LOS C Capacity
South	498,358	6,341
North	1,340,856	11,455
West	1,264,331	94,699
Total	3,103,545	112,494

Note: Priority increases in capacity exclude improvements that do not increase the number of through lanes

Analysis of Capacity, Usage, and Costs of Existing Public Services

ARS § 9-463.05(E)(1) requires:

> *"A description of the existing necessary public services in the service area and the costs to upgrade, update, improve, expand, correct or replace those necessary public services to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards, which shall be prepared by qualified professionals licensed in this state, as applicable."*

ARS § 9-463.05(E)(2) requires:

> *"An analysis of the total capacity, the level of current usage and commitments for usage of capacity of the existing necessary public services, which shall be prepared by qualified professionals licensed in this state, as applicable."*

Roadway Capacity

The City of Surprise General Plan 2035 outlines vehicle capacity by functional classification and identifies LOS C as the desired level of service for its road network. The Street Facilities IIP uses LOS C for roadways with medians and applies a five-percent reduction to LOS C for roadways with a two-way left-turn lane.

Figure S11: Roadway Capacity

Roadway Type	# of Travel Lanes	LOS A	LOS B	LOS C	LOS C w/ TWLTL*	LOS D	LOS E
Freeways	4	47,940	55,930	63,920	-	71,910	79,900
	6	73,980	86,310	98,640	-	110,970	123,300
	8	100,080	116,760	133,440	-	150,120	166,800
	10	126,180	147,210	168,240	-	189,270	210,300
Limited Access Parkway	4	29,280	34,160	39,040	-	43,920	48,800
	6	43,740	51,030	58,320	-	65,610	72,900
	8	57,960	67,620	77,280	-	86,940	96,600
Major Arterial	5	30,480	35,560	40,640	38,610	45,720	50,800
	6	36,480	42,560	48,640	46,210	54,720	60,800
Minor Arterial	3	12,960	15,120	17,280	16,420	19,440	21,600
	4	21,540	25,130	28,720	27,280	32,310	35,900
Major Collector	2	5,100	5,950	6,800	6,460	7,650	8,500
	3	8,520	9,940	11,360	10,790	12,780	14,200
	4	10,560	12,320	14,080	13,380	15,840	17,600
Minor Collector	2	3,360	3,920	4,480	-	5,040	5,600
Local Street	2	1,200	1,400	1,600	-	1,800	2,000

*Capacity reduction of 5% assumed for Major Collectors, Minor Arterials, and Major Arterials if road has two-way left-turn lane (TWLTL) instead of median per City of Surprise General Plan 2035, desired LOS level is LOS C

Major Roadway Network

Shown below in Figure S12, Kimley-Horn provided an inventory of existing and planned major roadway segments. The existing major roadway network consists of 134.78 centerline miles and 2,593,428 vehicle miles of capacity (VMC). The ultimate major roadway network will include 248.75 centerline miles and 9,947,687 VMC. See Appendix E for a detailed inventory.

Figure S12: Major Roadway Network

Service Area	Existing Major Street Network Centerline Length (miles)	Ultimate Major Street Network Centerline Length (miles)	Existing Vehicle-Miles of LOS C Capacity	Ultimate Vehicle-Miles of LOS C Capacity
South	79.64	95.37	1,908,248	3,818,888
North	25.82	79.79	272,739	3,113,446
West	29.32	73.59	412,441	3,015,353
Total	134.78	248.75	2,593,428	9,947,687

Major Roadway Construction Costs

Shown below, Figure S13 includes typical major roadway construction costs used in the Street Facilities IIP for one mile of minor arterial, major arterial, and parkway. State statutes regarding development fees indicate costs must be related to improvements needed to accommodate growth. For street facilities development fees, agencies typically interpret this to mean that any items related to increasing roadway capacity can be included. Items not related to roadway capacity, such as sidewalks, streetlights, storm drains, and contractor mobilization are usually excluded. Since right-of-way is often dedicated by developers, right-of-way costs are excluded from the development fee calculations. Figure S13 shows the proposed bid items, quantities, and unit costs for one mile of minor arterial (four lanes), major arterial (six lanes), and parkway (six lanes) included in the development fee calculations.

Some roadway segments have additional constraints or improvement needs beyond the typical major roadway sections. For example, relocating a large power pole or well, or constructing a large box culvert, increases the cost of an improvement project. These costs could be present on some of the roadway segments included in the Street Facilities IIP and will be added on top of the typical costs on a segment-by-segment basis depending on the needs of each segment. Appendix D includes a detailed breakdown of unit costs used in the Street Facilities IIP.

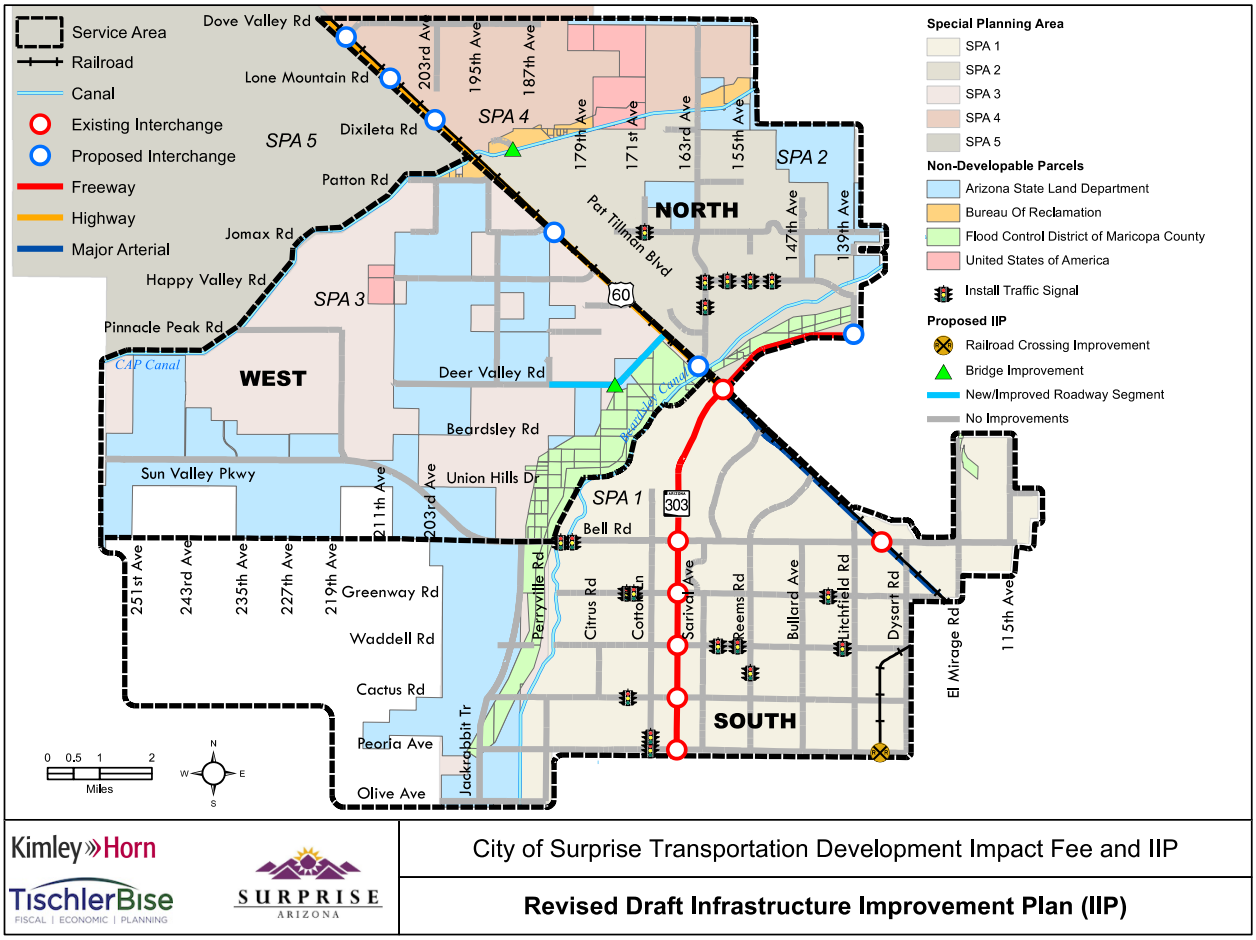
Figure S13: Roadway Construction Costs

Cross-Section Type		Capacity (veh/day)	Total Roadway Construction Cost (per mile)	IIP Costs Only Roadway Construction Cost (per mile)
Number of Lanes	Functional Classification			
4	Minor Arterial	28,720	$20,553,361	$7,129,093
6	Major Arterial	48,640	$23,837,737	$8,607,195
6	Parkway	58,320	$30,995,772	$10,345,954

Major Roadway Improvements – Plan-Based

The map in Figure S14 shows the planned major roadway improvements included in the Street Facilities IIP. The street facilities development fees use a plan-based methodology to allocate costs related to major roadway improvements to future development during the next 10 years. City staff identified major roadway improvements within the city limits that provide a regional benefit and were unlikely to be constructed by a developer through the City's half-street improvement requirements (e.g., canal and drainageway bridges, and at-grade railroad crossings). City staff also identified traffic signals needed to serve future development within the next 10 years. The traffic signal component of the street facilities development fees will replace the existing in-lieu fee for traffic signals. The Street Facilities IIP also includes improvements to the north half of Deer Valley Road between US 60 and 187th Avenue. Appendix F includes a detailed list of planned major roadway improvements, by service area, included in the Streets Facilities IIP.

Figure S14: Planned Major Roadway Improvements



The following figure provides the total construction cost of planned major roadway improvements included in the Street Facilities IIP. The costs shown in Figure S15 are based on the construction costs detailed in Appendix D and the planned improvements identified in Figure S14. Detailed descriptions and cost estimates for each major roadway improvement included in the Street Facilities IIP can be found in Appendix F.

Figure S15: Planned Major Roadway Improvements Costs

Street Segment			South IIP Scope of Improvements	Preliminary Estimate of IIP Roadway Construction Cost
Description	From	To		
Peoria Ave	Railroad Crossing	Railroad Crossing	widen at-grade railroad crossing to 4 lanes	$5,086,552
Traffic Signals*			install traffic signals at 12 locations	$11,007,000
Total, South				**$16,093,552**

*See Appendix F for more detail

Street Segment			North IIP Scope of Improvements	Preliminary Estimate of IIP Roadway Construction Cost
Description	From	To		
Pat Tillman Blvd	CAP Canal	CAP Canal	6-lane bridge over CAP Canal	$6,309,904
Traffic Signals*			install traffic signals at 6 locations	$5,504,000
Total, North				**$11,813,904**

*See Appendix F for more detail

Street Segment			West IIP Scope of Improvements	Preliminary Estimate of IIP Roadway Construction Cost
Description	From	To		
Deer Valley Rd	US 60 / Grand Ave	178th Ave	construct north half-street improvements (3 westbound lanes) with 4 culvert extensions	$6,750,796
Deer Valley Rd	178th Ave	187th Ave	construct north half-street improvements (3 westbound lanes) with 3-lane bridge over wash and 1 culvert extension	$17,985,943
Total, West				**$24,736,739**

Development Fee Report – Plan-Based

The cost to prepare the Street Facilities IIP and related Development Fee Report totals $228,950. Surprise plans to update its report every five years. Based on this cost, proportionate share, and five-year projections of new residential and nonresidential development from the *Land Use Assumptions* document, the cost is $11.79 per EDU.

Figure S16: IIP and Development Fee Report

Necessary Public Service	Cost	Proportionate Share		Service Unit	5-Year Change	Cost per Service Unit
Street	$228,950	All Development	100%	EDU	19,417	$11.79

STREET FACILITIES DEVELOPMENT FEES

Revenue Credit/Offset

A revenue credit/offset is necessary for development fees, because Surprise's construction transaction privilege tax rate exceeds the amount of the transaction privilege tax rate imposed on the majority of other transaction privilege tax classifications. Appendix A contains the forecast of revenues required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)).

South Service Area

Infrastructure components and cost factors for street facilities in the south service area are summarized in the upper portion of Figure S17. The cost per service unit for street facilities is $1,208.30 per EDU.

Street facilities development fees for residential development are assessed according to the number of EDUs per housing unit. The fee of $1,208 for a single-family unit is calculated using a cost per service unit of $1,208.30 per EDU multiplied by a demand unit of 1.00 EDU per housing unit.

Street facilities development fees for nonresidential development are assessed according to the number of EDUs per 1,000 square feet. The fee of $205 per 1,000 square feet of industrial development is derived from a cost per service unit of $1,208.30 per EDU multiplied by a demand unit of 0.17 EDUs per 1,000 square feet.

Figure S17: Street Facilities Development Fees

Fee Component	Cost per EDU
Major Roadway Improvements	$1,418.18
Development Fee Report	$11.79
Excess Construction Sales Tax	($221.67)
Total	$1,208.30

Residential Fees per Unit				
Development Type	EDU per Unit[1]	Proposed Fees	Current Fees	Difference
Single-Family	1.00	$1,208	$0	$1,208
Multi-Family	0.71	$858	$0	$858
Mobile Home	0.76	$918	$0	$918

Nonresidential Fees per 1,000 Square Feet				
Development Type	EDU per 1,000 Sq Ft[1]	Proposed Fees	Current Fees	Difference
Industrial	0.17	$205	$0	$205
Warehouse	0.09	$109	$0	$109
Retail/Commercial	1.08	$1,305	$0	$1,305
Office	0.51	$616	$0	$616
Public/Institutional	0.35	$423	$0	$423

1. See Land Use Assumptions

North Service Area

Infrastructure components and cost factors for street facilities in the north service area are summarized in the upper portion of Figure S18. The cost per service unit for street facilities is $526.88 per EDU.

Street facilities development fees for residential development are assessed according to the number of EDUs per housing unit. The fee of $527 for a single-family unit is calculated using a cost per service unit of $526.88 per EDU multiplied by a demand unit of 1.00 EDU per housing unit.

Street facilities development fees for nonresidential development are assessed according to the number of EDUs per 1,000 square feet. The fee of $90 per 1,000 square feet of industrial development is derived from a cost per service unit of $526.88 per EDU multiplied by a demand unit of 0.17 EDUs per 1,000 square feet.

Figure S18: Street Facilities Development Fees

Fee Component	Cost per EDU
Major Roadway Improvements	$736.76
Development Fee Report	$11.79
Excess Construction Sales Tax	($221.67)
Total	$526.88

Residential Fees per Unit				
Development Type	EDU per Unit[1]	Proposed Fees	Current Fees	Difference
Single-Family	1.00	$527	$0	$527
Multi-Family	0.71	$374	$0	$374
Mobile Home	0.76	$400	$0	$400

Nonresidential Fees per 1,000 Square Feet				
Development Type	EDU per 1,000 Sq Ft[1]	Proposed Fees	Current Fees	Difference
Industrial	0.17	$90	$0	$90
Warehouse	0.09	$47	$0	$47
Retail/Commercial	1.08	$569	$0	$569
Office	0.51	$269	$0	$269
Public/Institutional	0.35	$184	$0	$184

1. See Land Use Assumptions

West Service Area

Infrastructure components and cost factors for street facilities in the west service area are summarized in the upper portion of Figure S19. The cost per service unit for street facilities is $2,331.39 per EDU.

Street facilities development fees for residential development are assessed according to the number of EDUs per housing unit. The fee of $2,331 for a single-family unit is calculated using a cost per service unit of $2,331.39 per EDU multiplied by a demand unit of 1.00 EDU per housing unit.

Street facilities development fees for nonresidential development are assessed according to the number of EDUs per 1,000 square feet. The fee of $396 per 1,000 square feet of industrial development is derived from a cost per service unit of $2,331.39 per EDU multiplied by a demand unit of 0.17 EDUs per 1,000 square feet.

Figure S19: Street Facilities Development Fees

Fee Component	Cost per EDU
Major Roadway Improvements	$2,541.27
Development Fee Report	$11.79
Excess Construction Sales Tax	($221.67)
Total	$2,331.39

Residential Fees per Unit				
Development Type	EDU per Unit[1]	Proposed Fees	Current Fees	Difference
Single-Family	1.00	$2,331	$0	$2,331
Multi-Family	0.71	$1,655	$0	$1,655
Mobile Home	0.76	$1,772	$0	$1,772

Nonresidential Fees per 1,000 Square Feet				
Development Type	EDU per 1,000 Sq Ft[1]	Proposed Fees	Current Fees	Difference
Industrial	0.17	$396	$0	$396
Warehouse	0.09	$210	$0	$210
Retail/Commercial	1.08	$2,518	$0	$2,518
Office	0.51	$1,189	$0	$1,189
Public/Institutional	0.35	$816	$0	$816

1. See Land Use Assumptions

Street Facilities Development Fee Revenue

Appendix A contains revenue forecasts required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)).

South Service Area

Projected fee revenue shown in Figure S20 is based on the development projections in the *Land Use Assumptions* document and the updated street facilities development fees. If development occurs faster than projected, the demand for infrastructure will increase along with development fee revenue. If development occurs slower than projected, the demand for infrastructure will decrease and development fee revenue will decrease at a similar rate. Projected development fee revenue over the next 10 years equals $14,762,275, and projected expenditures equal $14,762,278.

Figure S20: Street Facilities Development Fee Revenue

Fee Component	Growth Share	Existing Share	Total
Major Roadway Improvements	$16,093,552	$0	$16,093,552
Development Fee Report	$74,792	$0	$74,792
Excess Construction Sales Tax	($1,406,065)		($1,406,065)
Total	$14,762,278	$0	$14,762,278

		Single Family $1,208 per unit	Multi-Family $858 per unit	Mobile Home $918 per unit	Industrial $205 per 1,000 sq ft	Warehouse $109 per 1,000 sq ft	Ret/Comm $1,305 per 1,000 sq ft	Office $616 per 1,000 sq ft	Public/Inst $423 per 1,000 sq ft
Year		Hsg Unit	Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF	KSF
Base	2023	49,777	9,639	2,852	2,030	5,281	7,128	3,103	6,246
Year 1	2024	50,378	10,229	2,857	2,231	5,424	7,214	3,277	6,292
Year 2	2025	50,978	10,818	2,863	2,432	5,568	7,300	3,451	6,337
Year 3	2026	51,579	11,407	2,868	2,633	5,711	7,386	3,626	6,383
Year 4	2027	52,179	11,996	2,874	2,834	5,855	7,473	3,800	6,429
Year 5	2028	52,780	12,586	2,879	3,036	5,998	7,559	3,974	6,475
Year 6	2029	53,380	13,175	2,885	3,237	6,141	7,645	4,149	6,521
Year 7	2030	53,981	13,764	2,890	3,438	6,285	7,731	4,323	6,567
Year 8	2031	54,193	14,354	2,892	3,571	6,380	7,811	4,459	6,579
Year 9	2032	54,406	14,943	2,894	3,705	6,475	7,891	4,596	6,591
Year 10	2033	54,618	15,532	2,896	3,838	6,570	7,970	4,732	6,603
10-Year Increase		4,841	5,893	44	1,808	1,289	843	1,629	357
Projected Revenue		$6,235,364	$5,494,636	$43,014	$400,086	$150,960	$1,192,710	$1,085,150	$160,356

Projected Fee Revenue	$14,762,275
Total Expenditures	$14,762,278

North Service Area

Projected fee revenue shown in Figure S21 is based on the development projections in the *Land Use Assumptions* document and the updated street facilities development fees. If development occurs faster than projected, the demand for infrastructure will increase along with development fee revenue. If development occurs slower than projected, the demand for infrastructure will decrease and development fee revenue will decrease at a similar rate. Projected development fee revenue over the next 10 years equals $10,102,293, and projected expenditures equal $10,103,586.

Figure S21: Street Facilities Development Fee Revenue

Fee Component	Growth Share	Existing Share	Total
Major Roadway Improvements	$11,813,904	$0	$11,813,904
Development Fee Report	$96,087	$0	$96,087
Excess Construction Sales Tax	($1,806,405)		($1,806,405)
Total	$10,103,586	$0	$10,103,586

Year		Single Family $527 per unit	Multi-Family $374 per unit	Mobile Home $400 per unit	Industrial $90 per 1,000 sq ft	Warehouse $47 per 1,000 sq ft	Ret/Comm $569 per 1,000 sq ft	Office $269 per 1,000 sq ft	Public/Inst $184 per 1,000 sq ft
		Hsg Unit	Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF	KSF
Base	2023	6,489	295	177	66	47	181	149	617
Year 1	2024	7,870	552	189	77	55	206	174	659
Year 2	2025	9,250	809	202	88	63	231	199	701
Year 3	2026	10,631	1,066	215	99	71	256	224	743
Year 4	2027	12,012	1,323	227	110	78	281	249	786
Year 5	2028	13,393	1,580	240	121	86	306	273	828
Year 6	2029	14,773	1,837	253	132	94	331	298	870
Year 7	2030	16,154	2,094	265	143	102	356	323	913
Year 8	2031	17,329	2,350	276	153	109	445	439	967
Year 9	2032	18,503	2,607	287	162	116	534	556	1,021
Year 10	2033	19,678	2,863	298	172	122	622	672	1,075
10-Year Increase		13,189	2,569	121	106	75	442	523	459
Projected Revenue		$8,267,995	$1,152,110	$57,643	$11,256	$4,232	$323,111	$183,215	$102,731

Projected Fee Revenue	$10,102,293
Total Expenditures	$10,103,586

West Service Area

Projected fee revenue shown in Figure S22 is based on the development projections in the *Land Use Assumptions* document and the updated street facilities development fees. If development occurs faster than projected, the demand for infrastructure will increase along with development fee revenue. If development occurs slower than projected, the demand for infrastructure will decrease and development fee revenue will decrease at a similar rate. Projected development fee revenue over the next 10 years equals $23,699,389, and projected expenditures equal $23,703,076.

Figure S22: Street Facilities Development Fee Revenue

Fee Component	Growth Share	Existing Share	Total
Major Roadway Improvements	$24,736,739	$0	$24,736,739
Development Fee Report	$58,072	$0	$58,072
Excess Construction Sales Tax	($1,091,735)		($1,091,735)
Total	$23,703,076	$0	$23,703,076

Year		Single Family $2,331 per unit	Multi-Family $1,655 per unit	Mobile Home $1,772 per unit	Industrial $396 per 1,000 sq ft	Warehouse $210 per 1,000 sq ft	Ret/Comm $2,518 per 1,000 sq ft	Office $1,189 per 1,000 sq ft	Public/Inst $816 per 1,000 sq ft
		Hsg Unit	Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF	KSF
Base	2023	3,668	40	77	2	4	72	145	317
Year 1	2024	4,600	53	86	3	4	79	169	366
Year 2	2025	5,532	66	94	3	4	86	193	416
Year 3	2026	6,463	79	103	3	5	93	217	465
Year 4	2027	7,395	92	111	4	5	100	241	515
Year 5	2028	8,327	106	120	4	5	107	266	564
Year 6	2029	9,259	119	129	4	6	114	290	614
Year 7	2030	10,190	132	137	5	6	121	314	663
Year 8	2031	11,014	164	145	12	11	175	350	708
Year 9	2032	11,837	196	152	19	16	229	386	753
Year 10	2033	12,661	228	160	27	21	283	422	797
10-Year Increase		8,993	189	82	24	17	211	278	481
Projected Revenue		$21,875,405	$330,788	$151,555	$10,305	$3,864	$571,156	$346,837	$409,479

Projected Fee Revenue	$23,699,389
Total Expenditures	$23,703,076

10-Year Capital Plan

The figure shown below includes planned street capital expenditures during the next 10 years.

Figure S23: Street Facilities Capital Plan

Project Type	Description	Fiscal Year	Cost
CIP	Peoria Ave: Solar Canyon Way to 136th Ave (RR Crossing)	2024-2033	$5,086,552
CIP	Cactus Road at Magnolia Drive	2024-2033	$917,250
CIP	Greenway Road at 175th Avenue	2024-2033	$917,250
CIP	Greenway Road at Verde Vista Drive	2024-2033	$917,250
CIP	Sweetwater Avenue at Cotton Lane	2024-2033	$917,250
CIP	Greenway Road at Civic Center Road	2024-2033	$917,250
CIP	Peoria Avenue at Cotton Lane	2024-2033	$917,250
CIP	Sweetwater Avenue at Reems Road	2024-2033	$917,250
CIP	Waddell Road at 157th Avenue	2024-2033	$917,250
CIP	Waddell Road at Legacy Park Way	2024-2033	$917,250
CIP	Bell Road at 183rd Avenue	2024-2033	$917,250
CIP	Bell Road at Bell Point Boulevard	2024-2033	$917,250
CIP	Cotton Lane at 1/4 mile north of Peoria Ave	2024-2033	$917,250
Study Cost	Development Fee Update	2024-2029	$74,792
Subtotal, South			$16,168,344
CIP	Pat Tillman Blvd: Asante Blvd to CAP Canal (Bridge)	2024-2033	$3,154,952
CIP	Pat Tillman Blvd: CAP Canal to Dove Valley Rd (Bridge)	2024-2033	$3,154,952
CIP	151st Avenue at Happy Valley Road	2024-2033	$917,333
CIP	155th Avenue at Happy Valley Road	2024-2033	$917,333
CIP	159th Avenue at Happy Valley Road	2024-2033	$917,333
CIP	163rd Avenue at Asante Boulevard	2024-2033	$917,333
CIP	163rd Avenue at Happy Valley Road	2024-2033	$917,333
CIP	171st Avenue at Jomax Road	2024-2033	$917,333
Study Cost	Development Fee Update	2024-2029	$96,087
Subtotal, North			$11,909,991
CIP	Deer Valley Rd: US 60/Grand Ave to 178th Ave	2024-2033	$6,750,796
CIP	Deer Valley Rd: 178th Ave to 195th Ave	2024-2033	$17,985,943
Study Cost	Development Fee Update	2024-2029	$58,072
Subtotal, West			$24,794,811
Total			$52,873,145

WATER FACILITIES IIP

ARS § 9-463.05 (T)(7)(a) defines the eligible facilities and assets for the Water Facilities IIP:

> *"Water facilities, including the supply, transportation, treatment, purification and distribution of water, and any appurtenances for those facilities."*

The Water Facilities IIP includes components for wells, arsenic treatment, booster pump stations, storage tanks, water lines, land, and the cost of preparing the Water Facilities IIP and related Development Fee Report. SPA 1 uses a combined cost recovery and plan-based methodology. SPA 2 and SPA 3 use a plan-based methodology.

PROPORTIONATE SHARE

ARS § 9-463.05 (B)(3) states that the development fee shall not exceed a proportionate share of the cost of necessary public services needed to accommodate new development. The Water Facilities IIP and development fees will allocate the cost of necessary public services between both residential and nonresidential development using max day demand factors.

SERVICE AREA

As shown in Figure W1, the City's Municipal Planning Area (MPA) is divided into six Special Planning Areas (SPAs). The SPAs are separated by major geographic barriers - Grand Avenue/BNSF Railroad line, the Beardsley Canal, the Central Arizona Project (CAP) Canal, and SR 74. The SPA borders form natural boundaries for the water service areas. Surprise will assess water facilities development fees in SPA 1, SPA 2, SPA 3, and SPA 4.

The City's existing water facilities consist of three separate systems located in SPA 1, SPA 2, and SPA 3 with limited potential for interconnection. The existing service areas are acceptable for these facilities as they are defined as the incorporated area, or City utility service area, and may be expanded in the future within the respective SPAs. The water system relies on groundwater, which is pumped to the surface by wells. The wells are connected by transmission lines that convey the water to a water supply facility (WSF), where the water is treated, stored in tanks, and pumped into a system of pressurized distribution lines. The WSFs are interconnected within SPAs where practical to provide emergency backup. It is reasonable to use the SPAs as water service areas.

The City is not the only water provider in its planning area. In addition to individual developments that use on-site wells and do not connect to the City's distribution system, there are also several private water providers.

Figure W1: Water Facilities Development Fee Service Area

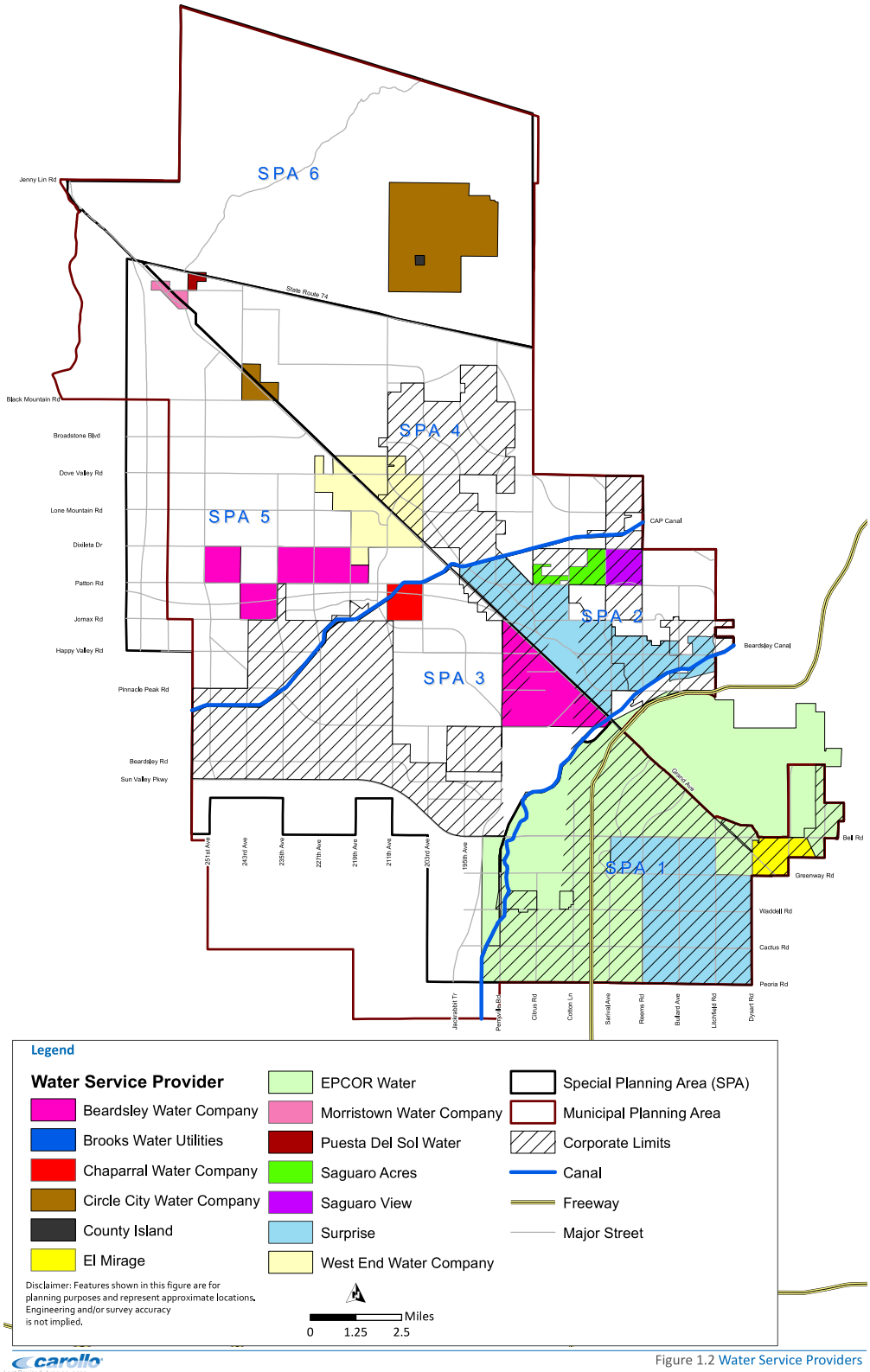


Figure 1.2 Water Service Providers

RATIO OF SERVICE UNIT TO DEVELOPMENT UNIT

ARS § 9-463.05(E)(4) requires:

> *"A table establishing the specific level or quantity of use, consumption, generation or discharge of a service unit for each category of necessary public services or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial and industrial."*

To calculate water and wastewater development fees, the demand associated with different types of customers must be expressed in a common unit of measurement called a service unit. The service unit for the City's water and wastewater fees is an equivalent demand unit (EDU). An EDU is a single-family dwelling unit, or its equivalent in terms of water demand, defined as the potential demand resulting from a 0.75-inch diameter or smaller meter. According to the 2022 Water Resource Master Plan, average day demand from a single-family unit is 320 gallons. The analysis uses average day demand of 320 gallons per EDU.

The number of water service units associated with meters larger than 0.75 inches is determined by the capacity of the water meter relative to the capacity of a 0.75-inch meter. Figure W2 presents EDU multipliers for various meter sizes based on meter capacities from the American Water Works Association.

Figure W2: Ratio of Service Unit to Development Unit

Demand per Equivalent Demand Unit	
Development Type	Average Day Demand[1]
Single Family (EDU)	320

Demand per Equivalent Demand Unit		
Meter Size	Capacity Ratio[2]	Average Day Demand
0.75-inch	1.00	320
1.00-inch	1.67	534
1.50-inch	3.33	1,066
2.00-inch	5.33	1,706
3.00-inch	10.67	3,414
4.00-inch	16.67	5,334
6.00-inch	33.33	10,666
8.00-inch	53.33	17,066

1. 2022 Water Resource Master Plan
2. AWWA Manual of Water Supply Practices M-1, 7th Edition

Analysis of Capacity, Usage, and Costs of Existing Public Services

ARS § 9-463.05(E)(2) requires:

> *"An analysis of the total capacity, the level of current usage and commitments for usage of capacity of the existing necessary public services, which shall be prepared by qualified professionals licensed in this state, as applicable."*

Existing Demand

Using water demand factors from the 2022 Water Resource Master Plan, average day demand from Surprise water customers in 2023 is approximately 10.11 million gallons.

Figure W3: Existing Demand

Year	Average Day Demand (mgd)				Equivalent Demand Units (EDU)			
	SPA 1	SPA 2	SPA 3	Total	SPA 1	SPA 2	SPA 3	Total
Base 2023	7.51	1.93	0.67	10.11	23,469	6,037	2,080	31,586

Level of service (LOS) generally refers to the ratio of capacity to demand. One of the principles of development fee analysis is that future development should not be required to pay for a higher LOS than existing development currently receives. Consequently, it is important to determine the existing LOS.

For water facilities, the capacity of water production facilities is generally used as reflective of the capacity of the entire water system. However, some components of the system may have more capacity or less capacity than needed for full utilization of production facilities. The existing water system consists of wells, water supply facilities (WSFs) consisting of booster pump stations, storage tanks, and water treatment facilities serving a group of wells, transmission lines from wells to WSFs, distribution lines from WSFs to customers, and land for wells and WSFs.

Wells

Existing well production capacity is summarized in Figure W4. Total capacity of individual wells is shown in acre-feet per year (ac-ft/yr) and millions of gallons per day (MGD). The City's design criteria indicate the capacity of a system of wells should be measured in terms of firm capacity (total capacity less the capacity of the largest well) to account for the eventuality that a well may be out of service. Firm capacity is determined at the level of the group of wells served by a water supply facility. Existing well firm capacity is 19.56 million gallons for SPA 1, 5.72 million gallons for SPA 2, and 2.45 million gallons for SPA 3.

Figure W4: Existing Well Firm Capacity

Description	Max Permitted Volume (ac-ft/yr)	Max Permitted Volume (mgd)	Firm Capacity
SPA 1			
Mountain Vista Ranch Water Supply Facility			
Mountain Vista Ranch 1	4,032	3.60	n/a
Mountain Vista Ranch 2	2,178	1.94	1.94
Subtotal, Mountain Vista Ranch WSF	6,210	5.54	1.94
Ashton Ranch Water Supply Facility			
Ashton Ranch 1	3,064	2.74	2.74
Orchards	4,816	4.30	n/a
Surprise Center	1,460	1.30	1.30
Royal Ranch	1,872	1.67	1.67
Sierra Verde	2,100	1.88	1.88
Subtotal, Ashton Ranch WSF	13,312	11.89	7.59
Roseview Water Supply Facility			
Roseview	839	0.75	n/a
Litchfield Manor	710	0.63	0.63
Subtotal, Roseview WSF	1,549	1.38	0.63
Rancho Gabriela Water Supply Facility			
Rancho Gabriela 1	1,290	1.15	1.15
Rancho Gabriela 2	971	0.87	0.87
Surprise Pointe	1,210	1.08	1.08
Summit	2,903	2.59	2.59
Marley Park 1	4,032	3.60	n/a
Marley Park 2	928	0.83	0.83
Marley Park 3	3,226	2.88	2.88
Subtotal, Rancho Gabriela WSF	14,560	13.00	9.40
Subtotal, SPA 1	**35,631**	**31.81**	**19.56**
SPA 2			
Desert Oasis Water Supply Facility			
Desert Oasis 1	1,258	1.12	1.12
Desert Oasis 2	1,291	1.15	1.15
Asante 1	1,935	1.73	n/a
Asante 4	1,435	1.28	1.28
Subtotal, Desert Oasis WSF	5,919	5.28	3.56
Rancho Mercado Water Supply Facility			
Rancho Mercado 1	2,421	2.16	2.16
Rancho Mercado 2	2,421	2.16	n/a
Subtotal, Rancho Mercado WSF	4,842	4.32	2.16
Subtotal, SPA 2	**10,761**	**9.61**	**5.72**
SPA 3			
West Deer Valley Water Supply Facility			
Buena Vista 1	2,870	2.56	n/a
Buena Vista 2	2,742	2.45	2.45
Subtotal, West Deer Valley WSF	5,612	5.01	2.45
Subtotal, SPA 3	**5,612**	**5.01**	**2.45**
Total	**52,004**	**46.43**	**27.73**

Source: 2022 Water Resource Master Plan, Table 4.1

Firm capacity deals with the reliability of the well system to produce water. That capacity must be adequate to accommodate periods of peak water demand. The City's water design criteria require firm capacity be adequate to accommodate max day demand (two times average day demand). The existing levels of service for wells in SPA 1, SPA 2, and SPA 3 are summarized in Figure W5. Each SPA has enough capacity to accommodate current max day demand.

Figure W5: Existing Well Level of Service

Existing Level of Service for Wells	SPA 1	SPA 2	SPA 3	Total
Average Day Demand (mgd), 2023	7.51	1.93	0.67	10.11
x Peaking Factor[1]	2.00	2.00	2.00	2.00
Max Day Demand (mgd), 2023	15.02	3.86	1.33	20.21
Long-Term Firm Capacity (mgd)	19.56	5.72	2.45	27.73
– Max Day Demand (mgd), 2023	(15.02)	(3.86)	(1.33)	(20.21)
Excess Capacity (mgd)	4.54	1.86	1.12	7.52
÷ Long-Term Firm Capacity (mgd)	19.56	5.72	2.45	27.73
Percent Excess Capacity	23.2%	32.5%	45.7%	27.1%

1. 2022 Water Resource Master Plan

Other System Components

SPA 1 is the service area with the most developed water system, while SPA 2 and SPA 3 have smaller systems. Figure W6 shows quantities for other system components of the existing water systems in the three SPAs (line costs per foot generally increase proportionally with the inches of pipe diameter, making inch-feet a reasonable summary unit for comparison). The quantities are then converted into quantities per MGD of well capacity. Arsenic treatment has been omitted from this analysis, because the need for treatment varies by location.

Figure W6: Existing Level of Service for Other System Components

Description	Unit	Existing Quantity			Quantity per Well MGD		
		SPA 1	SPA 2	SPA 3	SPA 1	SPA 2	SPA 3
Wells	mgd	19.56	5.72	2.45	1.00	1.00	1.00
Booster Pump Stations	mgd	43.78	21.60	4.87	2.24	3.78	1.99
Storage Tanks	mg	12.87	5.02	1.50	0.66	0.88	0.61
Water Lines	in.-ft (000s)	5,644	1,525	255	288.50	266.75	104.02
Land	acres	31.56	5.05	5.00	1.61	0.88	2.04

PROJECTED DEMAND FOR SERVICES AND COSTS

ARS § 9-463.05(E)(1) requires:

> *"A description of the existing necessary public services in the service area and the costs to upgrade, update, improve, expand, correct or replace those necessary public services to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards, which shall be prepared by qualified professionals licensed in this state, as applicable."*

ARS § 9-463.05(E)(5) requires:

> *"The total number of projected service units necessitated by and attributable to new development in the service area based on the approved land use assumptions and calculated pursuant to generally accepted engineering and planning criteria."*

ARS § 9-463.05(E)(6) requires:

> *"The projected demand for necessary public services or facility expansions required by new service units for a period not to exceed ten years."*

Projected Demand

Shown below, Figure W7 includes projected average day demand over the next 10 years. The analysis uses projected average day water demand from the 2022 Water Resource Master Plan. Projected average day demand increases by approximately 7.17 million gallons over the next 10 years.

Figure W7: Projected Demand

Year		Average Day Demand (mgd)				Equivalent Demand Units (EDU)			
		SPA 1	SPA 2	SPA 3	Total	SPA 1	SPA 2	SPA 3	Total
Base	2023	7.51	1.93	0.67	10.11	23,469	6,037	2,080	31,586
1	2024	7.88	2.42	0.70	11.00	24,613	7,573	2,185	34,372
2	2025	8.24	2.92	0.73	11.89	25,757	9,110	2,291	37,158
3	2026	8.50	3.41	0.78	12.68	26,550	10,645	2,424	39,619
4	2027	8.75	3.90	0.82	13.47	27,344	12,181	2,556	42,081
5	2028	9.00	4.39	0.86	14.25	28,137	13,716	2,689	44,542
6	2029	9.26	4.88	0.90	15.04	28,931	15,251	2,822	47,004
7	2030	9.51	5.37	0.95	15.83	29,724	16,786	2,955	49,465
8	2031	9.56	5.63	1.12	16.31	29,879	17,604	3,487	50,970
9	2032	9.61	5.89	1.29	16.79	30,034	18,421	4,020	52,474
10	2033	9.66	6.16	1.46	17.27	30,188	19,239	4,552	53,979
10-Yr Increase		2.15	4.22	0.79	7.17	6,719	13,202	2,472	22,393

Shown below, Figure W8 shows the projected 2033 level of service for wells in each SPA. Based on projected max day demand and existing firm capacity, SPA 1 will have 0.24 million gallons of available capacity, SPA 2 will have a deficit of 6.59 million gallons, and SPA 3 will have a deficit of 0.46 million gallons.

Figure W8: Future Well Level of Service

Future Level of Service for Wells	SPA 1	SPA 2	SPA 3	Total
Average Day Demand (mgd), 2033	9.66	6.16	1.46	17.27
x Peaking Factor[1]	2.00	2.00	2.00	2.00
Max Day Demand (mgd), 2033	19.32	12.31	2.91	34.55
Long-Term Firm Capacity (mgd)	19.56	5.72	2.45	27.73
– Max Day Demand (mgd), 2033	(19.32)	(12.31)	(2.91)	(34.55)
Excess Capacity (mgd)	0.24	(6.59)	(0.46)	(6.82)
÷ Long-Term Firm Capacity (mgd)	19.56	5.72	2.45	27.73
Percent Excess Capacity	1.3%	-115.3%	-18.9%	-24.6%

1. 2022 Water Resource Master Plan

SPA 1 – Cost Recovery / Plan-Based

This analysis uses a hybrid cost recovery and plan-based methodology for SPA 1, because the existing system has some excess capacity available to serve new customers. Existing water facilities in SPA 1 are summarized below. Unit costs for the system components are based on a combination of estimates in the City's 2009 Water Master Plan, recent construction costs, and planned construction costs. Current system value is the product of existing quantity times the unit cost. The SPA 1 system value equals $325,422,008.

Figure W9: SPA 1 Cost Factors

SPA 1				
Description	Unit	Existing	Unit Cost	System Value
Wells	each	16.00	$6,000,000	$96,000,000
Arsenic Treatment	mgd	20.01	$2,777,778	$55,583,333
Booster Pump Stations	mgd	43.78	$1,049,383	$45,941,975
Storage Tanks, < 2.5 mg	mg	9.37	$2,333,333	$21,863,333
Storage Tanks, 2.5 - < 4.0 mg	mg	3.50	$2,053,058	$7,185,703
Storage Tanks, 4.0 - < 7.5 mg	mg	0.00	$1,586,123	$0
Water Lines, 10"	linear ft	22,695	$169	$3,835,455
Water Lines, 12"	linear ft	217,035	$202	$43,841,070
Water Lines, 16"	linear ft	89,911	$270	$24,275,970
Water Lines, 20"	linear ft	39,032	$392	$15,300,544
Water Lines, 24"	linear ft	14,521	$416	$6,040,736
Water Lines, 30"	linear ft	8,178	$516	$4,219,848
Land	acres	31.56	$42,270	$1,334,041
Total				**$325,422,008**

Source: Surprise Water Resource Management Department

SPA 2 – Plan-Based

This analysis uses a plan-based methodology for SPA 2, because the future system does not have enough excess capacity available to serve new customers. Existing water facilities in SPA 2 are summarized below. Unit costs for the system components are based on a combination of estimates in the City's 2009 Water Master Plan, recent construction costs, and planned construction costs. Current system value is the product of existing quantity times the unit cost. The SPA 2 system value equals $120,324,940.

Figure W10: SPA 2 Cost Factors

SPA 2				
Description	Unit	Existing	Unit Cost	System Value
Wells	each	6.00	$6,000,000	$36,000,000
Arsenic Treatment	mgd	8.64	$2,777,778	$24,000,000
Booster Pump Stations	mgd	21.60	$1,049,383	$22,666,667
Storage Tanks, < 2.5 mg	mg	5.02	$2,333,333	$11,713,333
Storage Tanks, 2.5 - < 4.0 mg	mg	0	$2,053,058	$0
Storage Tanks, 4.0 - < 7.5 mg	mg	0	$1,586,123	$0
Water Lines, 10"	linear ft	2,644	$169	$446,836
Water Lines, 12"	linear ft	38,358	$202	$7,748,316
Water Lines, 16"	linear ft	63,934	$270	$17,262,180
Water Lines, 20"	linear ft	0	$392	$0
Water Lines, 24"	linear ft	659	$416	$274,144
Water Lines, 30"	linear ft	0	$516	$0
Land	acres	5.05	$42,270	$213,464
Total				**$120,324,940**

Source: Surprise Water Resource Management Department

SPA 3 – Plan-Based

This analysis uses a plan-based methodology for SPA 3, because the future system does not have enough excess capacity available to serve new customers. Existing water facilities in SPA 3 are summarized below. Unit costs for the system components are based on a combination of estimates in the City's 2009 Water Master Plan, recent construction costs, and planned construction costs. Current system value is the product of existing quantity times the unit cost. The SPA 3 system value equals $25,166,002.

Figure W11: SPA 3 Cost Factors

SPA 3				
Description	Unit	Existing	Unit Cost	System Value
Wells	each	2.00	$6,000,000	$12,000,000
Arsenic Treatment	mgd	0.00	$2,777,778	$0
Booster Pump Stations	mgd	4.87	$1,049,383	$5,110,494
Storage Tanks, < 2.5 mg	mg	1.50	$2,333,333	$3,500,000
Storage Tanks, 2.5 - < 4.0 mg	mg	0	$2,053,058	$0
Storage Tanks, 4.0 - < 7.5 mg	mg	0	$1,586,123	$0
Water Lines, 10"	linear ft	20	$169	$3,380
Water Lines, 12"	linear ft	108	$202	$21,816
Water Lines, 16"	linear ft	9,343	$270	$2,522,610
Water Lines, 20"	linear ft	0	$392	$0
Water Lines, 24"	linear ft	4,080	$416	$1,697,280
Water Lines, 30"	linear ft	192	$516	$99,072
Land	acres	5.00	$42,270	$211,350
Total				**$25,166,002**

Source: Surprise Water Resource Management Department

Cost per Gallon

The cost per gallon is calculated as system value divided by well capacity. The cost is $16.63 per gallon in SPA 1, $21.04 per gallon in SPA 2, and $10.28 per gallon in SPA 3.

Figure W12: Cost per Gallon

Description	System Value			Well Capacity (mgd)			Cost per Gallon		
	SPA 1	SPA 2	SPA 3	SPA 1	SPA 2	SPA 3	SPA 1	SPA 2	SPA 3
Wells	$96,000,000	$36,000,000	$12,000,000	19.56	5.72	2.45	$4.91	$6.29	$4.90
Arsenic Treatment	$55,583,333	$24,000,000	$0	19.56	5.72	2.45	$2.84	$4.20	$0.00
Booster Pump Stations	$45,941,975	$22,666,667	$5,110,494	19.56	5.72	2.45	$2.35	$3.96	$2.09
Storage Tanks	$29,049,036	$11,713,333	$3,500,000	19.56	5.72	2.45	$1.48	$2.05	$1.43
Water Lines	$97,513,623	$25,731,476	$4,344,158	19.56	5.72	2.45	$4.98	$4.50	$1.77
Land	$1,334,041	$213,464	$211,350	19.56	5.72	2.45	$0.07	$0.04	$0.09
Total	$325,422,008	$120,324,940	$25,166,002	n/a	n/a	n/a	$16.63	$21.04	$10.28

SPA 4 – Plan-Based

This analysis uses a plan-based methodology for SPA 4. Developers will construct WSFs and wells for Marisol Ranch and Sunhaven in SPA 4. The planned facilities will cost $30,000,000 and provide 3.24 mgd of well capacity. The analysis uses a cost of $9.26 per gallon ($30,000,000 cost / 3.24 mgd) for SPA 4.

Figure W13: SPA 4 Cost Factors

Description	Cost	Well Capacity (mgd)	Cost per Gallon
Marisol Ranch WSF and Wells	$15,000,000	1.62	$9.26
Sunhaven WSF and Wells	$15,000,000	1.62	$9.26
Total	$30,000,000	3.24	$9.26

Source: Surprise Water Resource Management Department

Development Fee Report – Plan-Based

The cost to prepare the Water Facilities IIP and related Development Fee Report totals $30,000. Surprise plans to update its report every five years. Based on this cost, proportionate share, and five-year projections in Figure W7, the cost is $0.01 per gallon.

Figure W14: IIP and Development Fee Report

Necessary Public Service	Cost	Proportionate Share		Service Unit	5-Year Change	Cost per Service Unit
Water	$30,000	All Development	100%	Avg Gallons	4,336,702	$0.01

WATER FACILITIES DEVELOPMENT FEES

Revenue Credit/Offset

A revenue credit/offset is necessary for development fees, because Surprise's construction transaction privilege tax rate exceeds the amount of the transaction privilege tax rate imposed on the majority of other transaction privilege tax classifications. Appendix A contains the forecast of revenues required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)).

SPA 1

The cost per service unit is $13.41 per gallon for water facilities development fees in SPA 1, and Surprise will assess water facilities development fees by meter size. The base 0.75-inch meter is equivalent to a single-family unit, and a capacity ratio is used to convert the base meter fee proportionately for larger meters. The capacity ratios are calculated based on data published in *AWWA Manual of Water Supply Practices M-1, 7th Edition*.

The 0.75-inch fee (single-family fee) of $4,291 is calculated using a cost per service unit of $13.41 per gallon, multiplied by 320 average day gallons, multiplied by a capacity ratio of 1.00. For meters larger than 0.75 inches, the fee is calculated using a cost per service unit of $13.41 per gallon, multiplied by 320 average day gallons, multiplied by the associated capacity ratio.

Figure W15: Water Facilities Development Fees

Fee Component	Cost per Gallon
Wells	$4.91
Arsenic Treatment	$2.84
Booster Pump Stations	$2.35
Storage Tanks	$1.48
Water Lines	$4.98
Land	$0.07
Development Fee Report	$0.01
Excess Construction Sales Tax	($3.23)
Total	$13.41

Development Type	Average Day Gallons
Single Family (EDU)	320

Fees per Meter				
Meter Size	Capacity Ratio[1]	Proposed Fees	Current Fees	Difference
0.75-inch	1.00	$4,291	$2,985	$1,306
1.00-inch	1.67	$7,166	$4,985	$2,181
1.50-inch	3.33	$14,290	$9,940	$4,350
2.00-inch	5.33	$22,872	$15,910	$6,962
3.00-inch	10.67	$45,787	$31,850	$13,937
4.00-inch	16.67	$71,534	$49,760	$21,774
6.00-inch	33.33	$143,026	$99,490	$43,536
8.00-inch	53.33	$228,850	$159,190	$69,660

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SPA 2

The cost per service unit is $17.82 per gallon for water facilities development fees in SPA 2, and Surprise will assess water facilities development fees by meter size. The base 0.75-inch meter is equivalent to a single-family unit, and a capacity ratio is used to convert the base meter fee proportionately for larger meters. The capacity ratios are calculated based on data published in *AWWA Manual of Water Supply Practices M-1, 7th Edition*.

The 0.75-inch fee (single-family fee) of $5,702 is calculated using a cost per service unit of $17.82 per gallon, multiplied by 320 average day gallons, multiplied by a capacity ratio of 1.00. For meters larger than 0.75 inches, the fee is calculated using a cost per service unit of $17.82 per gallon, multiplied by 320 average day gallons, multiplied by the associated capacity ratio.

Figure W16: Water Facilities Development Fees

Fee Component	Cost per Gallon
Wells	$6.29
Arsenic Treatment	$4.20
Booster Pump Stations	$3.96
Storage Tanks	$2.05
Water Lines	$4.50
Land	$0.04
Development Fee Report	$0.01
Excess Construction Sales Tax	($3.23)
Total	$17.82

Development Type	Average Day Gallons
Single Family (EDU)	320

Fees per Meter				
Meter Size	Capacity Ratio[1]	Proposed Fees	Current Fees	Difference
0.75-inch	1.00	$5,702	$2,836	$2,866
1.00-inch	1.67	$9,523	$4,736	$4,787
1.50-inch	3.33	$18,989	$9,444	$9,545
2.00-inch	5.33	$30,394	$15,116	$15,278
3.00-inch	10.67	$60,845	$30,260	$30,585
4.00-inch	16.67	$95,059	$47,276	$47,783
6.00-inch	33.33	$190,061	$94,524	$95,537
8.00-inch	53.33	$304,109	$151,244	$152,865

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SPA 3

The cost per service unit is $7.06 per gallon for water facilities development fees in SPA 3, and Surprise will assess water facilities development fees by meter size. The base 0.75-inch meter is equivalent to a single-family unit, and a capacity ratio is used to convert the base meter fee proportionately for larger meters. The capacity ratios are calculated based on data published in *AWWA Manual of Water Supply Practices M-1, 7th Edition*.

The 0.75-inch fee (single-family fee) of $2,259 is calculated using a cost per service unit of $7.06 per gallon, multiplied by 320 average day gallons, multiplied by a capacity ratio of 1.00. For meters larger than 0.75 inches, the fee is calculated using a cost per service unit of $7.06 per gallon, multiplied by 320 average day gallons, multiplied by the associated capacity ratio.

Figure W17: Water Facilities Development Fees

Fee Component	Cost per Gallon
Wells	$4.90
Arsenic Treatment	$0.00
Booster Pump Stations	$2.09
Storage Tanks	$1.43
Water Lines	$1.77
Land	$0.09
Development Fee Report	$0.01
Excess Construction Sales Tax	($3.23)
Total	$7.06

Development Type	Average Day Gallons
Single Family (EDU)	320

Fees per Meter				
Meter Size	Capacity Ratio[1]	Proposed Fees	Current Fees	Difference
0.75-inch	1.00	$2,259	$2,486	($227)
1.00-inch	1.67	$3,773	$4,152	($379)
1.50-inch	3.33	$7,523	$8,278	($755)
2.00-inch	5.33	$12,042	$13,250	($1,208)
3.00-inch	10.67	$24,106	$26,526	($2,420)
4.00-inch	16.67	$37,661	$41,442	($3,781)
6.00-inch	33.33	$75,299	$82,858	($7,559)
8.00-inch	53.33	$120,483	$132,578	($12,095)

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SPA 4

The cost per service unit is $6.04 per gallon for water facilities development fees in SPA 4, and Surprise will assess water facilities development fees by meter size. The base 0.75-inch meter is equivalent to a single-family unit, and a capacity ratio is used to convert the base meter fee proportionately for larger meters. The capacity ratios are calculated based on data published in *AWWA Manual of Water Supply Practices M-1, 7th Edition*.

The 0.75-inch fee (single-family fee) of $1,933 is calculated using a cost per service unit of $6.04 per gallon, multiplied by 320 average day gallons, multiplied by a capacity ratio of 1.00. For meters larger than 0.75 inches, the fee is calculated using a cost per service unit of $6.04 per gallon, multiplied by 320 average day gallons, multiplied by the associated capacity ratio.

Figure W18: Water Facilities Development Fees

Fee Component	Cost per Gallon
Planned WSFs and Wells	$9.26
Development Fee Report	$0.01
Excess Construction Sales Tax	($3.23)
Total	$6.04

Development Type	Average Day Gallons
Single Family (EDU)	320

Fees per Meter				
Meter Size	Capacity Ratio[1]	Proposed Fees	Current Fees	Difference
0.75-inch	1.00	$1,933	$0	$1,933
1.00-inch	1.67	$3,228	$0	$3,228
1.50-inch	3.33	$6,436	$0	$6,436
2.00-inch	5.33	$10,302	$0	$10,302
3.00-inch	10.67	$20,623	$0	$20,623
4.00-inch	16.67	$32,220	$0	$32,220
6.00-inch	33.33	$64,420	$0	$64,420
8.00-inch	53.33	$103,076	$0	$103,076

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WATER FACILITIES DEVELOPMENT FEE REVENUE

Appendix A contains revenue forecasts required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)). Projected fee revenue shown in Figure W19 is based on EDU projections in Figure W7 and the updated water facilities development fees. If development occurs faster than projected, the demand for infrastructure will increase along with development fee revenue. If development occurs slower than projected, the demand for infrastructure will decrease and development fee revenue will decrease at a similar rate. Projected development fee revenue over the next 10 years equals $30,943,093 in SPA 1, $80,966,520 in SPA 2, and $7,503,248 in SPA 3.

Figure W19: Water Facilities Development Fees Revenue

Fee Component	SPA 1	SPA 2	SPA 3
Water Facilities	$35,758,253	$88,886,555	$8,131,475
Development Fee Report	$10,335	$16,999	$1,348
Excess Construction Sales Tax	($4,825,495)	($7,937,034)	($629,575)
Total	$30,943,093	$80,966,520	$7,503,248

		SPA 1 $4,291 per EDU	SPA 2 $5,702 per EDU	SPA 3 $2,259 per EDU
Year		EDU	EDU	EDU
Base	2023	23,469	6,037	2,080
Year 1	2024	24,613	7,573	2,185
Year 2	2025	25,757	9,110	2,291
Year 3	2026	26,550	10,645	2,424
Year 4	2027	27,344	12,181	2,556
Year 5	2028	28,137	13,716	2,689
Year 6	2029	28,931	15,251	2,822
Year 7	2030	29,724	16,786	2,955
Year 8	2031	29,879	17,604	3,487
Year 9	2032	30,034	18,421	4,020
Year 10	2033	30,188	19,239	4,552
10-Year Increase		6,719	13,202	2,472
Projected Revenue		$30,943,093	$80,966,520	$7,503,248

Projected Fee Revenue	$119,412,861
Total Expenditures	$119,412,861

10-Year Capital Plan

The figure shown below includes planned water capital expenditures during the next 10 years.

Figure W19: Water Facilities Capital Plan

Project Type	Description	Fiscal Year	Cost
CIP	SPA 1 Rancho Gabriela Agriculture Well	2030-2031	$3,442,300
CIP	SPA 1 Rancho Gabriela Arsenic Expansion	2026-2028	$2,895,000
Dev Agreement	Marley Park #3	2024-2033	$2,500,000
Dev Agreement	WSF Expansion 2B	2024-2033	$1,785,998
Dev Agreement	Well, WSF Expansion, Lines	2024-2033	$1,824,840
Dev Agreement	Section 15 Arsenic	2024-2033	$2,510,434
Study Cost	Development Fee Update	2024-2029	$10,335
Subtotal, SPA 1			$14,968,907
CIP	Rancho Mercado WSF Phase II	2026-2028	$1,900,000
CIP	Rancho Mercado Well 3	2026-2027	$4,621,000
CIP	Rancho Mercado Well 2	2024	$3,000,000
CIP	Desert Oasis WSF (Arsenic / Tank capacity)	2024	$2,523,100
Dev Agreement	Asante Wells 1-4	2024-2028	$24,000,000
Dev Agreement	Zone 2A BPS and Arsenic Treatment	2026-2033	$27,766,359
Dev Agreement	Desert Oasis WSF Phase I Reservoir Expansion	2026-2033	$8,021,337
Dev Agreement	Zone 3A BPS and Arsenic Treatment	2026-2033	$15,390,621
Dev Agreement	Desert Oasis WSF Phase II Reservoir Expansion	2026-2033	$8,931,839
Study Cost	Development Fee Update	2024-2029	$16,999
Subtotal, SPA 2			$96,171,255
Dev Agreement	Surprise Foothills WSF and Wells	2024-2030	$25,000,000
Study Cost	Development Fee Update	2024-2029	$1,348
Subtotal, SPA 3			$25,001,348
Dev Agreement	Sunhaven WSF and Wells	2027	$15,000,000
Dev Agreement	Marisol Ranch WSF and Wells	2027	$15,000,000
Study Cost	Development Fee Update	2024-2029	$1,318
Subtotal, SPA 4			$30,001,318
Total			$166,142,828

WATER RESOURCE FACILITIES IIP

ARS § 9-463.05 (T)(7)(a) defines the eligible facilities and assets for the Water Facilities IIP:

> *"Water facilities, including the supply, transportation, treatment, purification and distribution of water, and any appurtenances for those facilities."*

The Water Resource Facilities IIP includes components for acquisition of water resources and the cost of preparing the Water Resource Facilities IIP and related Development Fee Report. The plan-based methodology is used for water resource and the Development Fee Report.

PROPORTIONATE SHARE

ARS § 9-463.05 (B)(3) states that the development fee shall not exceed a proportionate share of the cost of necessary public services needed to accommodate new development. The Water Resource Facilities IIP and development fees will allocate the cost of necessary public services between both residential and nonresidential development using annual demand factors.

SERVICE AREA

The City of Surprise is an assured water service provider within its water service area, which is shown in Figure WR1. The City is allowed to treat and deliver no more than its total demonstrated 100-year supply. Because this requirement applies to the entire area served by the City water system, a single, citywide service area is appropriate for its Water Resource Facilities Development Fee.

Figure WR1: Water Resource Facilities Development Fee Service Area

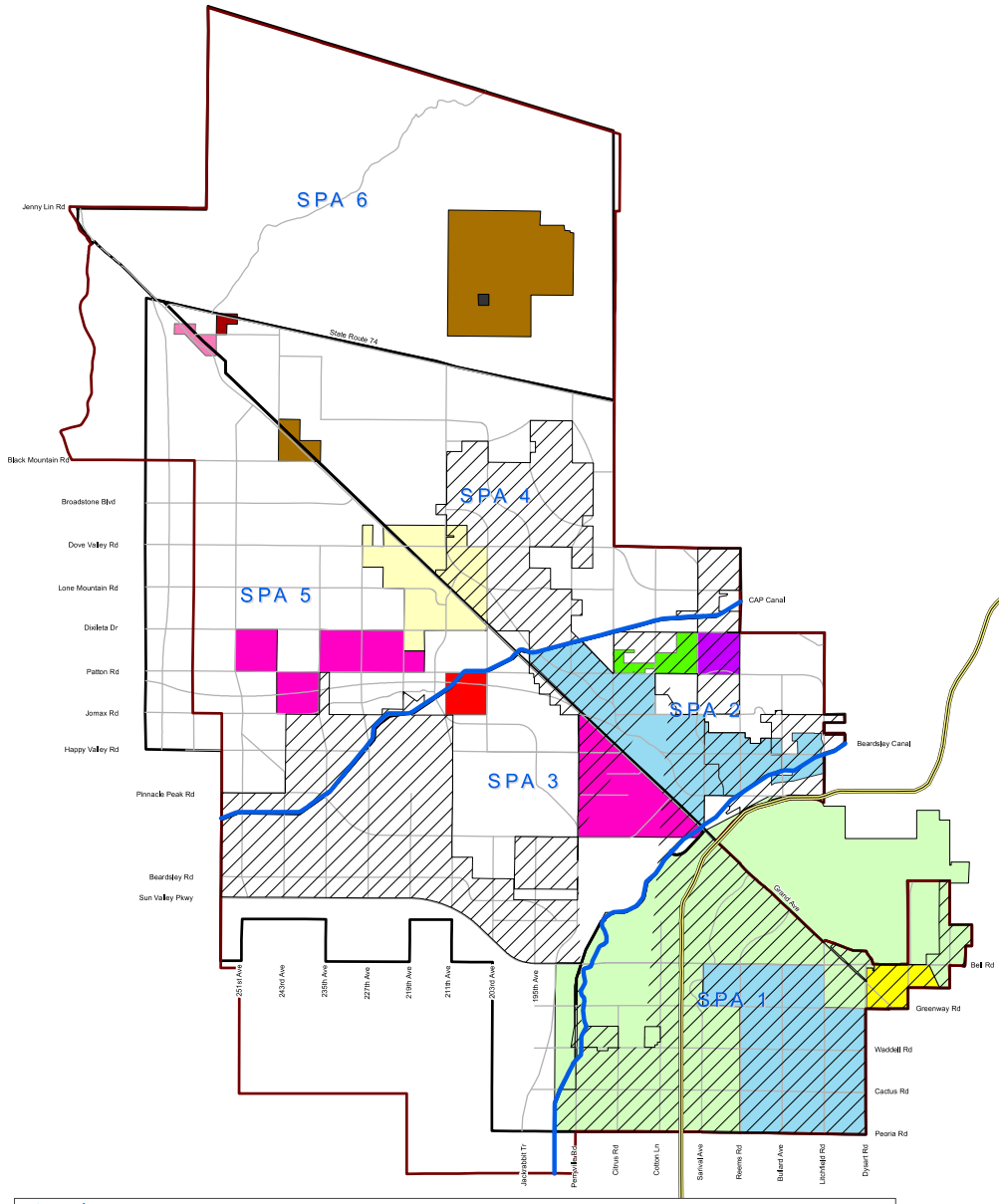


Figure 1.2 Water Service Providers

RATIO OF SERVICE UNIT TO DEVELOPMENT UNIT

ARS § 9-463.05(E)(4) requires:

> *"A table establishing the specific level or quantity of use, consumption, generation or discharge of a service unit for each category of necessary public services or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial and industrial."*

Future development places demand on the City's available water resources. However, some of the water used by new customers is returned to the City in the form of wastewater influent flows to its water reclamation facilities (WRFs). Surprise plans to ultimately reclaim all treated effluent for either direct reuse, for recharge, or for long-term storage credits. Shown below in Figure WR2, the 2022 Water Resource Master Plan indicates 42 percent of water is returned in the form of wastewater influent, with the remainder used for irrigation or other uses. Surprise can reclaim or recharge 90 percent of its wastewater influent, which means 37.8 percent of water use can be reclaimed or recharged (42.0 percent water returned as wastewater influent X 90 percent efficiency factor = 37.8 percent reclaimed or recharged). The remaining 62.2 percent of water use that is not recoverable for reuse or recharge is used to determine the water resource demand of a new customer.

Figure WR2: Water Recovery Factor

Water Recovery Factor	
Water Returned as Wastewater Influent	42.0%
x Efficiency Factor (Influent / Effluent Ratio)	90.0%
Water Reclaimed / Recharged	37.8%
Water Not Reclaimed / Recharged	62.2%
Total Water Use	100.0%

Source: 2022 Water Resource Master Plan

To deliver water, Surprise must demonstrate sufficient 100-year renewable supply to accommodate existing demand and 10-year demand. Surprise currently has a demonstrated 100-year supply for current customers, as well as some excess capacity, but will need to dramatically expand its water resource portfolio in the future to accommodate future development. If growth is to pay for its share of water resources, future development will pay a development fee sufficient to acquire their own 100-year supply. However, the adopted Water Acquisition Policy states that "To ensure enough reserves are in place to meet present and future water demands … the City will maintain a minimum balance … equal to 15 years or 15 times the City's service area net demand ."

As shown in Figure WR3, average day water resource demand is 199 gallons (320 average day gallons X 62.2 percent of water not reclaimed or recharged) per equivalent demand unit (EDU), and annual water resource demand is 72,635 gallons (199 average day gallons X 365 days) or 0.2229 acre-feet (72,635 gallons / 325,851 gallons per acre-foot). For a 15-year supply, long-term water resource demand is 3.3435 acre-feet per EDU (0.2229 acre-feet per year X 15 years).

Figure WR3: Long-Term Water Resource Demand per EDU

Water Resource Demand per EDU	
Average Day Demand (gallons)	320
x Percent of Water Not Reclaimed / Recharged	62.2%
Average Day Water Resource Demand (gallons)	199
x Days per Year	365
Annual Water Resource Demand (gallons)	72,635
÷ Gallons per Acre-Foot	325,851
Annual Water Resource Demand (acre-feet)	0.2229
x Years	15
Long-Term Water Resource Demand (acre-feet)	3.3435

Source: 2022 Water Resource Master Plan

Water resource development fees are assessed by meter size, and the analysis uses long-term water resource demand from single-family units equal to 3.3435 acre-feet as the demand factor for a 0.75-inch meter. For meters larger than 0.75 inches, long-term water resource demand is calculated by multiplying long-term water resource demand from existing single-family units by the capacity ratio for the corresponding meter size. Figure WR4 displays the demand indicators by meter size.

Figure WR4: Ratio of Service Unit to Development Unit

Demand per Unit	
Development Type	Long-Term Demand (AF)
Single Family (EDU)	3.3435

Demand per Meter		
Meter Size	Capacity Ratio[1]	Long-Term Demand (AF)
0.75-inch	1.00	3.3435
1.00-inch	1.67	5.5836
1.50-inch	3.33	11.1339
2.00-inch	5.33	17.8209
3.00-inch	10.67	35.6751
4.00-inch	16.67	55.7361
6.00-inch	33.33	111.4389
8.00-inch	53.33	178.3089

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Analysis of Capacity, Usage, and Costs of Existing Public Services

ARS § 9-463.05(E)(2) requires:

> *"An analysis of the total capacity, the level of current usage and commitments for usage of capacity of the existing necessary public services, which shall be prepared by qualified professionals licensed in this state, as applicable."*

Existing Demand

Applying the water resource demand factor of 62.2 percent shown in Figure WR2 to annual water demand from the 2022 Water Resource Master Plan results in existing water resource demand of approximately 7,041 acre-feet per year.

Figure WR5: Existing Demand

Year	Annual Water Resource Demand (AFY)			
	SPA 1	SPA 2	SPA 3	Total
Base 2023	5,232	1,346	464	7,041

Source: TischlerBise calculation based on 62.2 percent of annual water demand

PROJECTED DEMAND FOR SERVICES AND COSTS

ARS § 9-463.05(E)(1) requires:

> *"A description of the existing necessary public services in the service area and the costs to upgrade, update, improve, expand, correct or replace those necessary public services to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards, which shall be prepared by qualified professionals licensed in this state, as applicable."*

ARS § 9-463.05(E)(5) requires:

> *"The total number of projected service units necessitated by and attributable to new development in the service area based on the approved land use assumptions and calculated pursuant to generally accepted engineering and planning criteria."*

ARS § 9-463.05(E)(6) requires:

> *"The projected demand for necessary public services or facility expansions required by new service units for a period not to exceed ten years."*

Projected Demand

Figure WR6 includes projected annual water resource demand over the next 10 years. To project future annual water resource demand, the analysis applies the water resource demand factor of 62.2 percent shown in Figure WR2 to projected annual water demand projections from the 2022 Water Resource Master Plan. Projected demand increases by 4,992 acre-feet over the next 10 years.

Figure WR6: Projected Demand

Year		Annual Water Resource Demand (AFY)				Equivalent Demand Units (EDU)			
		SPA 1	SPA 2	SPA 3	Total	SPA 1	SPA 2	SPA 3	Total
Base	2023	5,232	1,346	464	7,041	23,471	6,037	2,080	31,588
1	2024	5,487	1,688	487	7,662	24,615	7,574	2,186	34,375
2	2025	5,742	2,031	511	8,283	25,759	9,111	2,291	37,161
3	2026	5,919	2,373	540	8,832	26,553	10,646	2,424	39,623
4	2027	6,095	2,715	570	9,381	27,346	12,182	2,557	42,084
5	2028	6,272	3,058	599	9,929	28,140	13,717	2,689	44,546
6	2029	6,449	3,400	629	10,478	28,933	15,252	2,822	47,008
7	2030	6,626	3,742	659	11,027	29,727	16,788	2,955	49,470
8	2031	6,661	3,924	777	11,362	29,882	17,605	3,488	50,974
9	2032	6,695	4,106	896	11,698	30,036	18,423	4,020	52,479
10	2033	6,730	4,289	1,015	12,033	30,191	19,240	4,552	53,984
10-Yr Increase		1,498	2,943	551	4,992	6,720	13,203	2,472	22,395

Source: TischlerBise calculation based on 62.2 percent of annual water demand

Water Resource – Plan-Based

The City of Surprise plans to acquire additional water resources to meet demand from future development. The average cost of recent and potential water resource acquisitions is $1,091 per acre-foot. The analysis uses this cost as a proxy for future water resource acquisition costs.

Figure WR7: Water Resource Acquisition Costs

Description	Cost per Acre-Foot
Extinguishment Credits	$315
Tribal Lease of LTSC	$500
CAGRD	$850
Bartlett Dam Estimate	$2,700
Average	$1,091

Source: Surprise Water Resource Management Department

Development Fee Report – Plan-Based

The cost to prepare the Water Resource Facilities IIP and related Development Fee Report totals $12,000. Surprise plans to update its report every five years. Based on this cost, proportionate share, and five-year projections of long-term annual water resource demand, the cost is $0.28 per acre-foot.

Figure WR8: IIP and Development Fee Report

Necessary Public Service	Cost	Proportionate Share		Service Unit	5-Year Change	Cost per Service Unit
Water Resource	$12,000	All Development	100%	Acre-Feet	43,325	$0.28

WATER RESOURCE FACILITIES DEVELOPMENT FEES

Revenue Credit/Offset

A revenue credit/offset is necessary for development fees, because Surprise's construction transaction privilege tax rate exceeds the amount of the transaction privilege tax rate imposed on the majority of other transaction privilege tax classifications. Appendix A contains the forecast of revenues required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)).

Water Resource Facilities Development Fees

The cost per service unit is $861.44 per acre-foot for water resource facilities development fees, and Surprise will assess water resource facilities development fees by meter size. The base 0.75-inch meter is equivalent to a single-family unit, and a capacity ratio is used to convert the base meter fee proportionately for larger meters. The capacity ratios are calculated based on data published in *AWWA Manual of Water Supply Practices M-1, 7th Edition*.

The 0.75-inch fee (single-family fee) of $2,880 is calculated using a cost per service unit of $861.44 per acre-foot, multiplied by 3.3435 acre-feet, multiplied by a capacity ratio of 1.00. For meters larger than 0.75 inches, the fee is calculated using a cost per service unit of $861.44 per acre-foot, multiplied by 3.3435 acre-feet, multiplied by the associated capacity ratio.

Figure WR9: Water Resource Facilities Development Fees

Fee Component	Cost per AF
Water Resource	$1,091.00
Development Fee Report	$0.28
Excess Construction Sales Tax	($229.84)
Total	$861.44

Development Type	Long-Term Demand (AF)
Single Family (EDU)	3.3435

Fees per Meter				
Meter Size	Capacity Ratio[1]	Proposed Fees	Current Fees	Difference
0.75-inch	1.00	$2,880	$2,279	$601
1.00-inch	1.67	$4,810	$3,806	$1,004
1.50-inch	3.33	$9,591	$7,589	$2,002
2.00-inch	5.33	$15,352	$12,147	$3,205
3.00-inch	10.67	$30,732	$24,317	$6,415
4.00-inch	16.67	$48,013	$37,991	$10,022
6.00-inch	33.33	$95,998	$75,959	$20,039
8.00-inch	53.33	$153,602	$121,539	$32,063

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Water Resource Facilities Development Fee Revenue

Appendix A contains revenue forecasts required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)). Projected fee revenue shown in Figure WR10 is based on EDU projections in Figure WR6 and the updated water resource facilities development fees. If development occurs faster than projected, the demand for infrastructure will increase along with development fee revenue. If development occurs slower than projected, the demand for infrastructure will decrease and development fee revenue will decrease at a similar rate. Projected development fee revenue over the next 10 years equals $71,746,841, and projected expenditures equal $71,747,432.

Figure WR10: Water Resource Facilities Development Fees Revenue

Fee Component	Growth Share	Existing Share	Total
Water Resource	$81,692,823	$0	$81,692,823
Development Fee Report	$12,000	$0	$12,000
Excess Construction Sales Tax	($9,957,391)	$0	($9,957,391)
Total	$71,747,432	$0	$71,747,432

		SPA 1 $2,880 per EDU	SPA 2 $2,880 per EDU	SPA 3 $2,880 per EDU
Year		EDU	EDU	EDU
Base	2023	23,471	6,037	2,080
Year 1	2024	24,615	7,574	2,186
Year 2	2025	25,759	9,111	2,291
Year 3	2026	26,553	10,646	2,424
Year 4	2027	27,346	12,182	2,557
Year 5	2028	28,140	13,717	2,689
Year 6	2029	28,933	15,252	2,822
Year 7	2030	29,727	16,788	2,955
Year 8	2031	29,882	17,605	3,488
Year 9	2032	30,036	18,423	4,020
Year 10	2033	30,191	19,240	4,552
10-Year Increase		6,720	13,203	2,472
Projected Revenue		$20,929,489	$42,267,647	$8,549,705

Projected Fee Revenue	$71,746,841
Total Expenditures	$71,747,432

10-Year Capital Plan

The figure shown below includes potential water resource capital expenditures during the next 10 years.

Figure WR11: Water Resource Facilities Capital Plan

Project Type	Description	Fiscal Year	Cost
CIP	Water Acquisitions	2024-2028	$28,000,000
CIP	Circle City Water Acquisition (legal)	2024	$575,000
CIP	Circle City Water Acquisition	2025-2029	$15,000,000
Study Cost	Development Fee Update	2024-2029	$12,000
Total			$43,587,000

WASTEWATER FACILITIES IIP

ARS § 9-463.05 (T)(7)(b) defines the eligible facilities and assets for the Wastewater Facilities IIP:

> *"Wastewater facilities, including collection, interception, transportation, treatment and disposal of wastewater, and any appurtenances for those facilities."*

The Wastewater Facilities IIP includes components for water reclamation facilities (WRFs), land, wastewater lines, reclaimed lines, recharge basins, other wastewater improvements (lift stations, reclaimed booster stations, vadose zone wells, and monitoring wells), and the cost of preparing the Wastewater Facilities IIP and related Development Fee Report. SPA 1 uses a combined cost recovery and plan-based methodology, and the remaining SPA 2, SPA 3, SPA 4, and SPA 5 use a plan-based methodology.

PROPORTIONATE SHARE

ARS § 9-463.05 (B)(3) states that the development fee shall not exceed a proportionate share of the cost of necessary public services needed to accommodate new development. The Wastewater Facilities IIP and development fees will allocate the cost of necessary public services between both residential and nonresidential development using max day demand factors.

SERVICE AREA

As shown in Figure WW1, there are six service areas for the Wastewater Facilities IIP. The City's Municipal Planning Area (MPA) is divided into six Special Planning Areas (SPAs). The SPAs are separated by major geographic barriers - Grand Avenue/BNSF Railroad line, the Beardsley Canal, the Central Arizona Project (CAP) Canal, and SR 74. The SPA borders form natural boundaries for the wastewater service areas. Surprise will assess wastewater facilities development fees in SPA 1, SPA 2, SPA 3, SPA 4, and SPA 5.

Surprise is the primary service provider for all its Municipal Planning Area (MPA), except for a small area that is served by EPCOR, a private utility. Surprise currently provides wastewater service to most of the developed areas of SPA 1, SPA 2, and SPA 3. Surprise entered into an annexation development agreement with a developer in SPA 2 and SPA 3, and the developer built a water reclamation facility. Based on the terms of the annexation development agreement, parties subject to the agreement will not pay development fees related to wastewater infrastructure. Although most future development within SPA 2 and SPA 3 is a party to the annexation development agreement, the analysis includes a wastewater development fee for future development within SPA 2 and SPA 3 that is not a party to the annexation development agreement.

SPA 4 and SPA 5 will be served by a common water reclamation facility, so the analysis uses the same wastewater development fee for future development in SPA 4 and SPA 5. The analysis does not include a wastewater development fee for SPA 6.

Figure WW1: Wastewater Facilities Development Fee Service Area

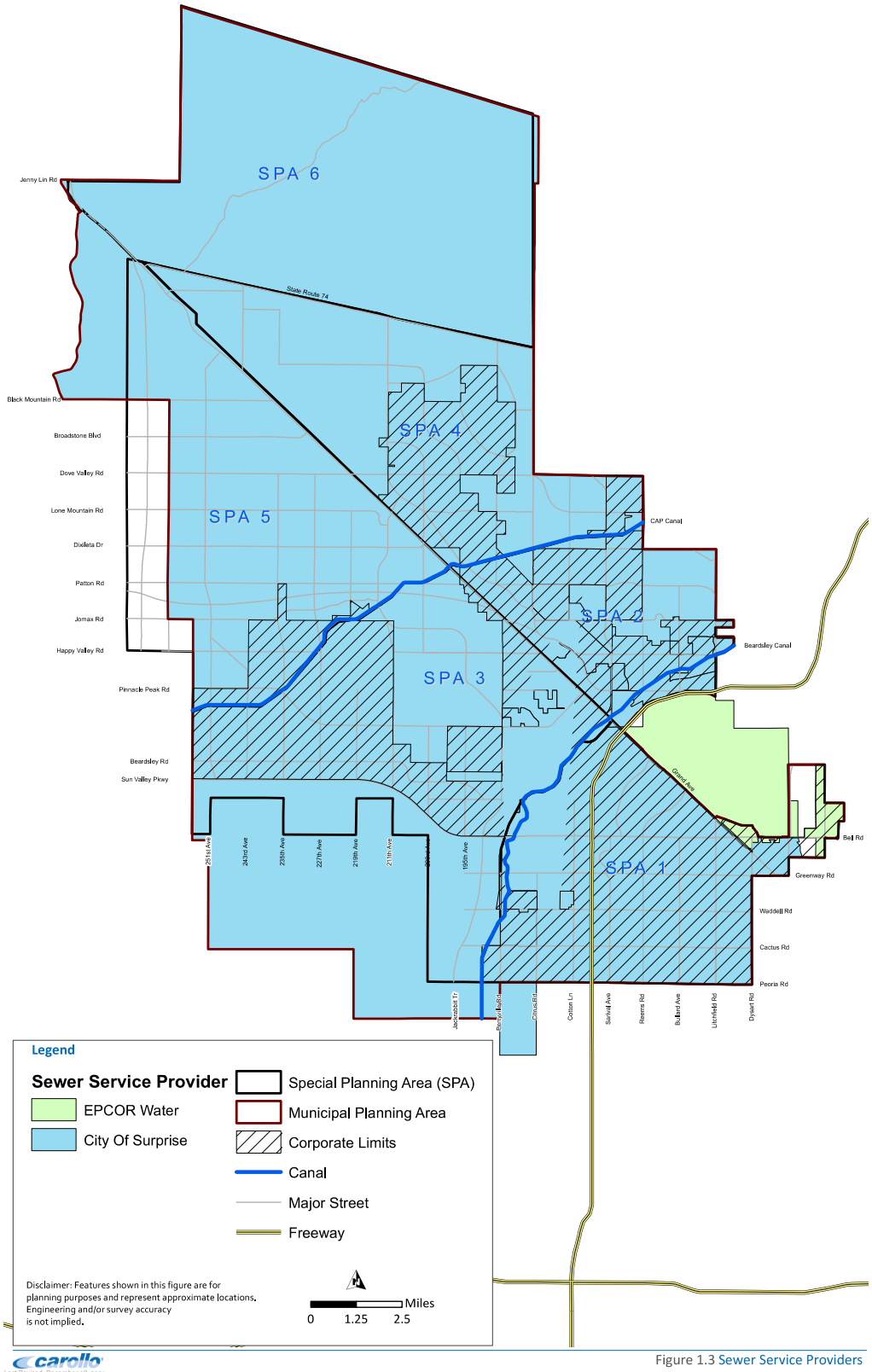


Figure 1.3 Sewer Service Providers

Ratio of Service Unit to Development Unit

ARS § 9-463.05(E)(4) requires:

> *"A table establishing the specific level or quantity of use, consumption, generation or discharge of a service unit for each category of necessary public services or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial and industrial."*

To calculate water and wastewater development fees, the demand associated with different types of customers must be expressed in a common unit of measurement called a service unit. The service unit for the City's water and wastewater fees is an equivalent demand unit (EDU). An EDU is a single-family dwelling unit, or its equivalent in terms of water demand, defined as the potential demand resulting from a 0.75-inch diameter or smaller meter.

The number of wastewater service units associated with meters larger than 0.75 inches is determined by the capacity of the meter relative to the capacity of a 0.75-inch meter. Figure WW2 presents EDU multipliers for various meter sizes based on meter capacities from the American Water Works Association. According to the 2022 Water Resource Master Plan, average day flow from a single-family unit is 210 gallons, so the analysis uses average day flow of 210 gallons per EDU.

Figure WW2: Ratio of Service Unit to Development Unit

Demand per Equivalent Demand Unit	
Development Type	Average Day Demand[1]
Single Family (EDU)	210

Demand per Equivalent Demand Unit		
Meter Size	Capacity Ratio[2]	Average Day Demand
0.75-inch	1.00	210
1.00-inch	1.67	351
1.50-inch	3.33	699
2.00-inch	5.33	1,119
3.00-inch	10.67	2,241
4.00-inch	16.67	3,501
6.00-inch	33.33	6,999
8.00-inch	53.33	11,199

1. 2022 Water Resource Master Plan
2. AWWA Manual of Water Supply Practices M-1, 7th Edition

Analysis of Capacity, Usage, and Costs of Existing Public Services

ARS § 9-463.05(E)(2) requires:

> *"An analysis of the total capacity, the level of current usage and commitments for usage of capacity of the existing necessary public services, which shall be prepared by qualified professionals licensed in this state, as applicable."*

Existing Flow

Using wastewater flow factors from the 2022 Water Resource Master Plan, average day flow from Surprise wastewater customers in 2023 is approximately 11.83 million gallons. Existing wastewater service units are estimated based on existing wastewater flow and the service unit multipliers described in the previous section of this report. As shown below, the City's current wastewater customer base amounts to 56,332 service units (EDUs).

Figure WW3: Existing Flow

Year	Average Day Flow (mgd)				Service Units (EDUs)			
	SPA 1	SPA 2	SPA 3	Total	SPA 1	SPA 2	SPA 3	Total
Base 2023	10.54	0.77	0.52	11.83	50,201	3,674	2,458	56,332

Level of service (LOS) generally refers to the ratio of capacity to demand. One of the principles of development fee analysis is that future development should not be required to pay for a higher LOS than existing development currently receives. Consequently, it is important to determine the existing LOS.

The capacity of water reclamation facilities (WRFs) is generally reflective of the capacity of the entire wastewater system. However, other components of the system may have more capacity or less capacity than needed for full utilization of WRFs and will be evaluated separately. The capacities of the existing WRFs are summarized in Figure WW4.

Figure WW4: Existing Water Reclamation Facility Capacity

Description	Status	Total Capacity (mgd)
SPA 1		
Plant 1	Existing (Inactive)	0.8
Plant 2	Existing (Inactive)	2.7
Plant 3	Existing	4.8
Plant 4	Existing	4.0
Plant 5	Existing	4.0
Subtotal, SPA 1		**16.3**
SPA 2		
Plant 1	Existing	1.2
Plant 2	Existing	2.0
Subtotal, SPA 2		**3.2**
SPA 3		
Plant 1	Existing	1.8
Subtotal, SPA 3		**1.8**
Total		**21.3**

Source: 2022 Integrated Water Master Plan

The existing levels of service for WRFs in SPA 1, SPA 2, and SPA 3 are summarized in Figure WW5. Each SPA has enough capacity to accommodate current average day flow.

Figure WW5: Existing WRF Level of Service

Existing Level of Service for WRFs	SPA 1	SPA 2	SPA 3	Total
Existing Treatment Capacity (mgd)	16.30	3.20	1.80	21.30
- Average Day Influent Flow (mgd), 2023	(10.54)	(0.77)	(0.52)	(11.83)
Available Capacity (mgd)	5.76	2.43	1.28	9.47
Capacity Used, 2023	64.7%	24.1%	28.7%	55.5%

Other System Components

SPA 1 is the service area with the most developed wastewater system. Figure WW6 includes quantities for WRF and non-WRF components for SPA 1, SPA 2, and SPA 3. Line costs per foot generally increase proportionally with the inches in diameter of the pipe, making inch-feet a reasonable summary unit for comparison. The component quantities are then converted into quantities per MGD of WRF capacity.

In the existing SPA 2 system, WRF land, wastewater collection lines, and recharge basins are somewhat undersized for full utilization of existing WRF capacity, while reclaimed lines are oversized. In the existing SPA 3 system, reclaimed lines are somewhat undersized for full utilization of existing WRF capacity, while WRF land, wastewater collection lines, and recharge basins are oversized.

Figure WW6: Existing Level of Service for Other System Components

Description	Unit	Existing Quantity			Quantity per WRF MGD		
		SPA 1	SPA 2	SPA 3	SPA 1	SPA 2	SPA 3
WRFs	mgd	16.30	3.20	1.80	1.00	1.00	1.00
WRF land	acres	174.45	23.94	140.31	11	7	78
Wastewater Lines	1,000 in.-ft	8,593	1,209	1,182	527	378	657
Reclaimed Lines	1,000 in.-ft	1,808	476	0	111	149	0
Recharge Basins	acres	25.50	1.06	8.30	1.56	0.33	4.61

Source: Surprise Water Resource Management Department

PROJECTED DEMAND FOR SERVICES AND COSTS

ARS § 9-463.05(E)(1) requires:

> *"A description of the existing necessary public services in the service area and the costs to upgrade, update, improve, expand, correct or replace those necessary public services to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards, which shall be prepared by qualified professionals licensed in this state, as applicable."*

ARS § 9-463.05(E)(5) requires:

> *"The total number of projected service units necessitated by and attributable to new development in the service area based on the approved land use assumptions and calculated pursuant to generally accepted engineering and planning criteria."*

ARS § 9-463.05(E)(6) requires:

> *"The projected demand for necessary public services or facility expansions required by new service units for a period not to exceed ten years."*

Projected Flow

Shown below, Figure WW7 includes projected average day flow over the next 10 years from the 2022 Water Resource Master Plan.

Figure WW7: Projected Flow

Year		Average Day Flow (mgd)				Service Units (EDUs)			
		SPA 1	SPA 2	SPA 3	Total	SPA 1	SPA 2	SPA 3	Total
Base	2023	10.54	0.77	0.52	11.83	50,201	3,674	2,458	56,332
1	2024	10.88	0.97	0.62	12.47	51,827	4,615	2,949	59,391
2	2025	11.23	1.17	0.72	13.11	53,454	5,557	3,440	62,450
3	2026	11.55	1.37	0.79	13.70	55,002	6,502	3,745	65,249
4	2027	11.88	1.56	0.85	14.29	56,551	7,447	4,050	68,047
5	2028	12.20	1.76	0.91	14.88	58,099	8,391	4,356	70,846
6	2029	12.53	1.96	0.98	15.47	59,648	9,336	4,661	73,644
7	2030	12.85	2.16	1.04	16.05	61,196	10,281	4,966	76,443
8	2031	12.96	2.26	1.12	16.35	61,729	10,775	5,352	77,856
9	2032	13.08	2.37	1.21	16.65	62,262	11,269	5,738	79,270
10	2033	13.19	2.47	1.29	16.94	62,796	11,763	6,124	80,683
10-Yr Increase		2.64	1.70	0.77	5.11	12,595	8,089	3,667	24,351

Surprise must begin planning and design of treatment capacity expansion when utilization reaches 80 percent of available capacity and must begin construction when utilization reaches 90 percent of available capacity. Shown below, Figure WW8 shows the projected 2033 level of service for WRFs in each SPA. Based on projected average day flow in 2033 and existing capacity, SPA 1 will exceed 80 percent capacity utilization (the 2022 Water Resource Master Plan identifies buildout demand of 15.8 MGD), SPA 2 will exceed 77 percent capacity utilization (80 percent capacity utilization in 2034), and SPA 3 will exceed 71 percent capacity utilization (80 percent capacity utilization in 2035).

Figure WW8: Future WRF Level of Service

Future Level of Service for WRFs	SPA 1	SPA 2	SPA 3	Total
Existing Treatment Capacity (mgd)	16.30	3.20	1.80	21.30
- Average Day Influent Flow (mgd), 2033	(13.19)	(2.47)	(1.29)	(16.94)
Available Capacity (mgd)	3.11	0.73	0.51	4.36
Capacity Used, 2033	80.9%	77.2%	71.4%	79.5%

SPA 1 – Cost Recovery / Plan-Based

This analysis uses a hybrid cost recovery and plan-based methodology for SPA 1, because the existing system has some excess capacity available to serve new customers. Existing wastewater facilities in SPA 1 are summarized below. Unit costs for the system components are based on a combination of estimates in the City's 2009 Water Master Plan, recent construction costs, and planned construction costs. Current system value is the product of existing quantity times the unit cost. The SPA 1 system value equals $347,665,492.

Figure WW9: SPA 1 Cost Factors

SPA 1				
Description	Unit	Existing	Unit Cost	System Value
WRFs, 13<18 mgd	mgd	16.30	$10,887,960	$177,473,748
Lift Stations	mgd	4.70	$1,116,979	$5,249,801
WRF Land	acres	174.45	$42,270	$7,374,002
Wastewater Lines, 10"	linear ft	111,230	$135	$15,016,050
Wastewater Lines, 12"	linear ft	125,705	$159	$19,987,095
Wastewater Lines, 15"	linear ft	81,631	$186	$15,183,366
Wastewater Lines, 18"	linear ft	45,970	$223	$10,251,310
Wastewater Lines, 21"	linear ft	16,195	$265	$4,291,675
Wastewater Lines, 24"	linear ft	48,572	$287	$13,940,164
Wastewater Lines, 27"	linear ft	23,196	$314	$7,283,544
Wastewater Lines, 30"	linear ft	30,656	$342	$10,484,352
Wastewater Lines, 36"	linear ft	4,843	$397	$1,922,671
Wastewater Lines, 42"	linear ft	10,645	$452	$4,811,540
Wastewater Lines, 48"	linear ft	5,138	$507	$2,604,966
Reclaimed Lines, 10"	linear ft	550	$169	$92,950
Reclaimed Lines, 12"	linear ft	29,050	$202	$5,868,100
Reclaimed Lines, 16"	linear ft	21,600	$270	$5,832,000
Reclaimed Lines, 20"	linear ft	33,530	$392	$13,143,760
Reclaimed Lines, 24"	linear ft	6,180	$416	$2,570,880
Reclaimed Lines, 30"	linear ft	9,650	$516	$4,979,400
Reclaimed Booster Stations, 1-3	mgd	16.56	$359,764	$5,957,692
Vadose Zone Wells	each	20	$350,000	$7,000,000
Monitoring Well	each	2	$495,713	$991,426
Recharge Basins	acres	25.50	$210,000	$5,355,000
Total				**$347,665,492**

Source: Surprise Water Resource Management Department

SPA 2 – Plan-Based

This analysis uses a plan-based methodology for SPA 2. Surprise entered into an annexation development agreement with a developer in SPA 2, and the developer built a water reclamation facility. Based on the terms of the annexation development agreement, parties subject to the agreement will not pay development fees related to wastewater infrastructure. Although most future development within SPA 2 is a party to the annexation development agreement, the analysis includes a wastewater development fee for future development within SPA 2 that is not a party to the annexation development agreement.

Existing wastewater facilities in SPA 2 are summarized below. Unit costs for the system components are based on a combination of estimates in the City's 2009 Water Master Plan, recent construction costs, and planned construction costs. Current system value is the product of existing quantity times the unit cost. The SPA 2 system value equals $151,671,552.

Figure WW10: SPA 2 Cost Factors

SPA 2				
Description	Unit	Existing	Unit Cost	System Value
WRFs, <7 mgd	mgd	3.20	$39,095,375	$125,105,200
Lift Stations	mgd	0.00	$1,116,979	$0
WRF Land	acres	23.94	$42,270	$1,011,944
Wastewater Lines, 10"	linear ft	7,351	$135	$992,385
Wastewater Lines, 12"	linear ft	5,605	$159	$891,195
Wastewater Lines, 15"	linear ft	12,157	$186	$2,261,202
Wastewater Lines, 18"	linear ft	9,329	$223	$2,080,367
Wastewater Lines, 21"	linear ft	0	$265	$0
Wastewater Lines, 24"	linear ft	11,679	$287	$3,351,873
Wastewater Lines, 27"	linear ft	0	$314	$0
Wastewater Lines, 30"	linear ft	13,921	$342	$4,760,982
Wastewater Lines, 36"	linear ft	558	$397	$221,526
Wastewater Lines, 42"	linear ft	0	$452	$0
Wastewater Lines, 48"	linear ft	0	$507	$0
Reclaimed Lines, 10"	linear ft	0	$169	$0
Reclaimed Lines, 12"	linear ft	12,813	$202	$2,588,246
Reclaimed Lines, 16"	linear ft	20,158	$270	$5,442,606
Reclaimed Lines, 20"	linear ft	0	$392	$0
Reclaimed Lines, 24"	linear ft	0	$416	$0
Reclaimed Lines, 30"	linear ft	0	$516	$0
Reclaimed Booster Stations, 1-3	mgd	0.00	$359,764	$0
Vadose Zone Wells	each	5	$350,000	$1,750,000
Monitoring Well	each	2	$495,713	$991,426
Recharge Basins	acres	1.06	$210,000	$222,600
Total				**$151,671,552**

Source: Surprise Water Resource Management Department

SPA 3 – Plan-Based

This analysis uses a plan-based methodology for SPA 3. Surprise entered into an annexation development agreement with a developer in SPA 3, and the developer built a water reclamation facility. Based on the terms of the annexation development agreement, parties subject to the agreement will not pay development fees related to wastewater infrastructure. Although most future development within SPA 3 is a party to the annexation development agreement, the analysis includes a wastewater development fee for future development within SPA 3 that is not a party to the annexation development agreement.

Existing wastewater facilities in SPA 3 are summarized below. Unit costs for the system components are based on a combination of estimates in the City's 2009 Water Master Plan, recent construction costs, and planned construction costs. Current system value is the product of existing quantity times the unit cost. The SPA 3 system value equals $91,600,604.

Figure WW11: SPA 3 Cost Factors

SPA 3				
Description	Unit	Existing	Unit Cost	System Value
WRFs, <7 mgd	mgd	1.80	$39,095,375	$70,371,675
Lift Stations	mgd	0.00	$1,116,979	$0
WRF Land	acres	140.31	$42,270	$5,930,904
Wastewater Lines, 10"	linear ft	50	$135	$6,683
Wastewater Lines, 12"	linear ft	4,009	$159	$637,431
Wastewater Lines, 15"	linear ft	8,347	$186	$1,552,542
Wastewater Lines, 18"	linear ft	0	$223	$0
Wastewater Lines, 21"	linear ft	0	$265	$0
Wastewater Lines, 24"	linear ft	2,644	$287	$758,828
Wastewater Lines, 27"	linear ft	0	$314	$0
Wastewater Lines, 30"	linear ft	15,875	$342	$5,429,250
Wastewater Lines, 36"	linear ft	12,987	$397	$5,155,839
Wastewater Lines, 42"	linear ft	23	$452	$10,396
Wastewater Lines, 48"	linear ft	8	$507	$4,056
Reclaimed Lines, 10"	linear ft	0	$169	$0
Reclaimed Lines, 12"	linear ft	0	$202	$0
Reclaimed Lines, 16"	linear ft	0	$270	$0
Reclaimed Lines, 20"	linear ft	0	$392	$0
Reclaimed Lines, 24"	linear ft	0	$416	$0
Reclaimed Lines, 30"	linear ft	0	$516	$0
Reclaimed Booster Stations, 1-3	mgd	0.00	$359,764	$0
Vadose Zone Wells	each	0	$350,000	$0
Monitoring Well	each	0	$495,713	$0
Recharge Basins	acres	8.30	$210,000	$1,743,000
Total				**$91,600,604**

Source: Surprise Water Resource Management Department

SPA 4 / SPA 5 – Plan-Based

This analysis uses a plan-based methodology for SPA 4 and SPA 5. Surprise plans to construct a combined WRF for SPA 4 and SPA 5. The planned facility will cost $17,500,000 and provide 0.40 mgd of treatment capacity. The analysis uses a cost of $43.75 per gallon ($17,500,000 cost / 0.40 mgd) for SPA 4 and SPA 5.

Figure WW12: SPA 4 / SPA 5 Cost Factors

Description	Cost	WRF Capacity (mgd)	Cost per Gallon
SPA 4/5 Combined WRF	$17,500,000	0.40	$43.75

Source: Surprise Water Resource Management Department

Cost per Gallon

The cost per gallon is calculated as system value divided by WRF capacity. The cost is $21.33 per gallon in SPA 1, $47.41 per gallon in SPA 2, and $50.89 per gallon in SPA 3.

Figure WW13: Cost per Gallon

Description	System Value			WRF Capacity (mgd)			Cost per Gallon		
	SPA 1	SPA 2	SPA 3	SPA 1	SPA 2	SPA 3	SPA 1	SPA 2	SPA 3
WRFs	$177,473,748	$125,105,200	$70,371,675	16.30	3.20	1.80	$10.89	$39.10	$39.10
WRF land	$7,374,002	$1,011,944	$5,930,904	16.30	3.20	1.80	$0.45	$0.32	$3.29
Wastewater Lines	$105,776,733	$14,559,530	$13,555,025	16.30	3.20	1.80	$6.49	$4.55	$7.53
Reclaimed Lines	$32,487,090	$8,030,852	$0	16.30	3.20	1.80	$1.99	$2.51	$0.00
Recharge Basins	$5,355,000	$222,600	$1,743,000	16.30	3.20	1.80	$0.33	$0.07	$0.97
Other*	$19,198,919	$2,741,426	$0	16.30	3.20	1.80	$1.18	$0.86	$0.00
Total	$347,665,492	$151,671,552	$91,600,604	n/a	n/a	n/a	$21.33	$47.41	$50.89

*Includes lift stations, reclaimed booster stations, and vadose zone/monitoring wells.

Source: WRF capacity used for all components; cost per gallon is system value divided by capacity.

Development Fee Report – Plan-Based

The cost to prepare the Wastewater Facilities IIP and related Development Fee Report totals $30,000. Surprise plans to update its report every five years. Based on this cost, proportionate share, and five-year projections in Figure WW7, the cost is $0.01 per gallon.

Figure WW14: IIP and Development Fee Report

Necessary Public Service	Cost	Proportionate Share		Service Unit	5-Year Change	Cost per Service Unit
Wastewater	$30,000	All Development	100%	Avg Gallons	3,277,750	$0.01

WASTEWATER FACILITIES DEVELOPMENT FEES

Revenue Credit/Offset

A revenue credit/offset is necessary for development fees, because Surprise's construction transaction privilege tax rate exceeds the amount of the transaction privilege tax rate imposed on the majority of other transaction privilege tax classifications. Appendix A contains the forecast of revenues required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)).

SPA 1

The cost per service unit is $14.37 per gallon for wastewater facilities development fees in SPA 1, and Surprise will assess wastewater facilities development fees by meter size. The base 0.75-inch meter is equivalent to a single-family unit, and a capacity ratio is used to convert the base meter fee proportionately for larger meters. The capacity ratios are calculated based on data published in *AWWA Manual of Water Supply Practices M-1, 7th Edition*.

The 0.75-inch fee (single-family fee) of $3,018 is calculated using a cost per service unit of $14.37 per gallon, multiplied by 210 average day gallons, multiplied by a capacity ratio of 1.00. For meters larger than 0.75 inches, the fee is calculated using a cost per service unit of $14.37 per gallon, multiplied by 210 average day gallons, multiplied by the associated capacity ratio.

Figure WW15: Wastewater Facilities Development Fees

Fee Component	Cost per Gallon
WRFs	$10.89
WRF land	$0.45
Wastewater Lines	$6.49
Reclaimed Lines	$1.99
Recharge Basins	$0.33
Other	$1.18
Development Fee Report	$0.01
Excess Construction Sales Tax	($6.97)
Total	$14.37

Development Type	Average Day Gallons
Single Family (EDU)	210

Fees per Meter				
Meter Size	Capacity Ratio[1]	Proposed Fees	Current Fees	Difference
0.75-inch	1.00	$3,018	$2,192	$826
1.00-inch	1.67	$5,040	$3,661	$1,379
1.50-inch	3.33	$10,049	$7,299	$2,750
2.00-inch	5.33	$16,084	$11,683	$4,401
3.00-inch	10.67	$32,199	$23,389	$8,810
4.00-inch	16.67	$50,305	$36,541	$13,764
6.00-inch	33.33	$100,580	$73,059	$27,521
8.00-inch	53.33	$160,934	$116,899	$44,035

1. AWWA Manual of Water Supply Practices M-1, 7th Edition

SPA 2

The cost per service unit is $40.45 per gallon for wastewater facilities development fees in SPA 2, and Surprise will assess wastewater facilities development fees by meter size. The base 0.75-inch meter is equivalent to a single-family unit, and a capacity ratio is used to convert the base meter fee proportionately for larger meters. The capacity ratios are calculated based on data published in *AWWA Manual of Water Supply Practices M-1, 7th Edition*.

The 0.75-inch fee (single-family fee) of $8,495 is calculated using a cost per service unit of $40.45 per gallon, multiplied by 210 average day gallons, multiplied by a capacity ratio of 1.00. For meters larger than 0.75 inches, the fee is calculated using a cost per service unit of $40.45 per gallon, multiplied by 210 average day gallons, multiplied by the associated capacity ratio.

Figure WW16: Wastewater Facilities Development Fees

Fee Component	Cost per Gallon
WRFs	$39.10
WRF land	$0.32
Wastewater Lines	$4.55
Reclaimed Lines	$2.51
Recharge Basins	$0.07
Other	$0.86
Development Fee Report	$0.01
Excess Construction Sales Tax	($6.97)
Total	$40.45

Development Type	Average Day Gallons
Single Family (EDU)	210

Fees per Meter				
Meter Size	Capacity Ratio[1]	Proposed Fees	Current Fees	Difference
0.75-inch	1.00	$8,495	$2,544	$5,951
1.00-inch	1.67	$14,186	$4,248	$9,938
1.50-inch	3.33	$28,287	$8,472	$19,815
2.00-inch	5.33	$45,276	$13,560	$31,716
3.00-inch	10.67	$90,636	$27,144	$63,492
4.00-inch	16.67	$141,603	$42,408	$99,195
6.00-inch	33.33	$283,122	$84,792	$198,330
8.00-inch	53.33	$453,012	$135,672	$317,340

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SPA 3

The cost per service unit is $43.93 per gallon for wastewater facilities development fees in SPA 3, and Surprise will assess wastewater facilities development fees by meter size. The base 0.75-inch meter is equivalent to a single-family unit, and a capacity ratio is used to convert the base meter fee proportionately for larger meters. The capacity ratios are calculated based on data published in *AWWA Manual of Water Supply Practices M-1, 7th Edition*.

The 0.75-inch fee (single-family fee) of $9,225 is calculated using a cost per service unit of $43.93 per gallon, multiplied by 210 average day gallons, multiplied by a capacity ratio of 1.00. For meters larger than 0.75 inches, the fee is calculated using a cost per service unit of $43.93 per gallon, multiplied by 210 average day gallons, multiplied by the associated capacity ratio.

Figure WW17: Wastewater Facilities Development Fees

Fee Component	Cost per Gallon
WRFs	$39.10
WRF land	$3.29
Wastewater Lines	$7.53
Reclaimed Lines	$0.00
Recharge Basins	$0.97
Other	$0.00
Development Fee Report	$0.01
Excess Construction Sales Tax	($6.97)
Total	$43.93

Development Type	Average Day Gallons
Single Family (EDU)	210

Fees per Meter				
Meter Size	Capacity Ratio[1]	Proposed Fees	Current Fees	Difference
0.75-inch	1.00	$9,225	$0	$9,225
1.00-inch	1.67	$15,406	$0	$15,406
1.50-inch	3.33	$30,720	$0	$30,720
2.00-inch	5.33	$49,171	$0	$49,171
3.00-inch	10.67	$98,434	$0	$98,434
4.00-inch	16.67	$153,786	$0	$153,786
6.00-inch	33.33	$307,479	$0	$307,479
8.00-inch	53.33	$491,985	$0	$491,985

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SPA 4

The cost per service unit is $36.79 per gallon for wastewater facilities development fees in SPA 4, and Surprise will assess wastewater facilities development fees by meter size. The base 0.75-inch meter is equivalent to a single-family unit, and a capacity ratio is used to convert the base meter fee proportionately for larger meters. The capacity ratios are calculated based on data published in *AWWA Manual of Water Supply Practices M-1, 7th Edition*.

The 0.75-inch fee (single-family fee) of $7,726 is calculated using a cost per service unit of $36.79 per gallon, multiplied by 210 average day gallons, multiplied by a capacity ratio of 1.00. For meters larger than 0.75 inches, the fee is calculated using a cost per service unit of $36.79 per gallon, multiplied by 210 average day gallons, multiplied by the associated capacity ratio.

Figure WW18: Wastewater Facilities Development Fees

Fee Component	Cost per Gallon
SPA 4/5 Combined WRF	$43.75
Development Fee Report	$0.01
Excess Construction Sales Tax	($6.97)
Total	$36.79

Development Type	Average Day Gallons
Single Family (EDU)	210

Fees per Meter				
Meter Size	Capacity Ratio[1]	Proposed Fees	Current Fees	Difference
0.75-inch	1.00	$7,726	$0	$7,726
1.00-inch	1.67	$12,902	$0	$12,902
1.50-inch	3.33	$25,727	$0	$25,727
2.00-inch	5.33	$41,179	$0	$41,179
3.00-inch	10.67	$82,435	$0	$82,435
4.00-inch	16.67	$128,791	$0	$128,791
6.00-inch	33.33	$257,504	$0	$257,504
8.00-inch	53.33	$412,022	$0	$412,022

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SPA 5

The cost per service unit is $36.79 per gallon for wastewater facilities development fees in SPA 5, and Surprise will assess wastewater facilities development fees by meter size. The base 0.75-inch meter is equivalent to a single-family unit, and a capacity ratio is used to convert the base meter fee proportionately for larger meters. The capacity ratios are calculated based on data published in *AWWA Manual of Water Supply Practices M-1, 7th Edition*.

The 0.75-inch fee (single-family fee) of $7,726 is calculated using a cost per service unit of $36.79 per gallon, multiplied by 210 average day gallons, multiplied by a capacity ratio of 1.00. For meters larger than 0.75 inches, the fee is calculated using a cost per service unit of $36.79 per gallon, multiplied by 210 average day gallons, multiplied by the associated capacity ratio.

Figure WW19: Wastewater Facilities Development Fees

Fee Component	Cost per Gallon
SPA 4/5 Combined WRF	$43.75
Development Fee Report	$0.01
Excess Construction Sales Tax	($6.97)
Total	$36.79

Development Type	Average Day Gallons
Single Family (EDU)	210

Fees per Meter				
Meter Size	Capacity Ratio[1]	Proposed Fees	Current Fees	Difference
0.75-inch	1.00	$7,726	$0	$7,726
1.00-inch	1.67	$12,902	$0	$12,902
1.50-inch	3.33	$25,727	$0	$25,727
2.00-inch	5.33	$41,179	$0	$41,179
3.00-inch	10.67	$82,435	$0	$82,435
4.00-inch	16.67	$128,791	$0	$128,791
6.00-inch	33.33	$257,504	$0	$257,504
8.00-inch	53.33	$412,022	$0	$412,022

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WASTEWATER FACILITIES DEVELOPMENT FEE REVENUE

Appendix A contains revenue forecasts required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)). Projected fee revenue shown in Figure WW20 is based on EDU projections in Figure WW7 and the updated wastewater facilities development fees. If development occurs faster than projected, the demand for infrastructure will increase along with development fee revenue. If development occurs slower than projected, the demand for infrastructure will decrease and development fee revenue will decrease at a similar rate. Projected development fee revenue over the next 10 years equals $44,869,962 in SPA 1, $73,643,141 in SPA 2, and $36,411,703 in SPA 3. Actual fee revenue will vary due to existing development agreements.

Figure WW20: Wastewater Facilities Development Fees Revenue

Fee Component	SPA 1	SPA 2	SPA 3
Wastewater Facilities	$56,415,278	$80,539,503	$39,186,159
Development Fee Report	$15,181	$9,068	$3,648
Excess Construction Sales Tax	($11,560,496)	($6,905,430)	($2,778,104)
Total	$44,869,962	$73,643,141	$36,411,703

		SPA 1 $3,018 per EDU	SPA 2 $8,495 per EDU	SPA 3 $9,225 per EDU
Year		EDU	EDU	EDU
Base	2023	50,201	3,674	2,458
Year 1	2024	51,827	4,615	2,949
Year 2	2025	53,454	5,557	3,440
Year 3	2026	55,002	6,502	3,745
Year 4	2027	56,551	7,447	4,050
Year 5	2028	58,099	8,391	4,356
Year 6	2029	59,648	9,336	4,661
Year 7	2030	61,196	10,281	4,966
Year 8	2031	61,729	10,775	5,352
Year 9	2032	62,262	11,269	5,738
Year 10	2033	62,796	11,763	6,124
10-Year Increase		12,595	8,089	3,667
Projected Revenue		$44,869,962	$73,643,141	$36,411,703

Projected Fee Revenue	$154,924,806
Total Expenditures	$154,924,806

10-Year Capital Plan

The figure shown below includes planned wastewater capital expenditures during the next 10 years.

Figure WW21: Wastewater Facilities Capital Plan

Project Type	Description	Fiscal Year	Cost
Debt Service	SPA 1 WRF, Series 2018	2024-2033	$21,490,501
Study Cost	Development Fee Update	2024-2029	$15,181
Subtotal, SPA 1			$21,505,681
CIP	SPA 2 Plant Expansion	2033	$31,276,300
CIP	SPA 2 WRF Land Purchase	2026	$300,000
CIP	SPA 2 Recharge Expansion	2028-2029	$5,870,900
Dev Agreement	Plant 1 and 2 Developer Obligations	2024-2033	$26,620,391
Study Cost	Development Fee Update	2024-2029	$9,068
Subtotal, SPA 2			$64,076,659
CIP	SPA 3 Recharge Expansion	2029-2030	$10,633,000
CIP	SPA 3 Plant Expansion	2030+	$31,276,300
Study Cost	Development Fee Update	2024-2029	$3,648
Subtotal, SPA 3			$41,912,948
Dev Agreement	Marisol Ranch WRF Expansion and Lift Station	2027	$17,500,000
Dev Agreement	Sunhaven Lift Station	2027	$4,500,000
Dev Agreement	SPA 4/SPA 5 Plant	2030+	$15,638,150
Study Cost	Development Fee Update	2024-2029	$1,121
Subtotal, SPA 4			$37,639,271
Dev Agreement	SPA 4/SPA 5 Plant	2030+	$15,638,150
Study Cost	Development Fee Update	2024-2029	$982
Subtotal, SPA 5			$15,639,132
Total			$180,773,692

APPENDIX A: FORECAST OF REVENUES OTHER THAN FEES

ARS § 9-463.05(E)(7) requires:

> *"A forecast of revenues generated by new service units other than development fees, which shall include estimated state-shared revenue, highway users revenue, federal revenue, ad valorem property taxes, construction contracting or similar excise taxes and the capital recovery portion of utility fees attributable to development based on the approved land use assumptions, and a plan to include these contributions in determining the extent of the burden imposed by the development as required in subsection B, paragraph 12 of this section."*

ARS § 9-463.05(B)(12) states,

> *"The municipality shall forecast the contribution to be made in the future in cash or by taxes, fees, assessments or other sources of revenue derived from the property owner towards the capital costs of the necessary public service covered by the development fee and shall include these contributions in determining the extent of the burden imposed by the development. Beginning August 1, 2014, for purposes of calculating the required offset to development fees pursuant to this subsection, if a municipality imposes a construction contracting or similar excise tax rate in excess of the percentage amount of the transaction privilege tax rate imposed on the majority of other transaction privilege tax classifications, the entire excess portion of the construction contracting or similar excise tax shall be treated as a contribution to the capital costs of necessary public services provided to development for which development fees are assessed, unless the excess portion was already taken into account for such purpose pursuant to this subsection."*

REVENUE PROJECTIONS

Surprise has a construction sales tax rate of 3.7 percent and the majority of other sales tax rates is 2.2 percent; therefore, the required offset described above is applicable. Shown in Figure A1, Surprise provided the required forecast of construction sales tax revenue over a period of five years. Based on projections in the FY2024 Budget, the excess portion of 1.5 percent includes $68,016,900 over the next five years.

Figure A1: Revenue Projections

Funding Source	Forecast FY2024	Forecast FY2025	Forecast FY2026	Forecast FY2027	Forecast FY2028	Total (5 Years)
Construction Sales Tax - 1.5%	$15,705,500	$14,135,000	$13,428,200	$13,025,400	$11,722,800	$68,016,900
Construction Sales Tax - 2.2%	$23,034,700	$20,731,200	$19,694,700	$19,103,800	$18,721,800	$101,286,200
Total, Construction Sales Tax	**$38,740,200**	**$34,866,200**	**$33,122,900**	**$32,129,200**	**$30,444,600**	**$169,303,100**

Source: City of Surprise, FY2024 Budget

As shown in Figure A2, the analysis allocates the excess construction sales tax revenue to projected development during the next five years. The credit per service unit shown below is included as a credit in the development fee calculations.

Figure A2: Excess Construction Sales Tax Credit

Necessary Public Service	Cost	Proportionate Share		Service Unit	5-Year Change	Credit per Service Unit
Fire	$6,959,218	Residential	75%	Population	44,514	$117.55
		Nonresidential	25%	Vehicle Trips	16,226	$106.42
Parks and Recreational	$7,743,715	Residential	98%	Population	44,514	$170.48
		Nonresidential	2%	Jobs	7,782	$19.90
Police	$2,226,682	Residential	61%	Population	44,514	$30.31
		Nonresidential	39%	Vehicle Trips	16,226	$54.08
Street	$4,304,205	All Development	100%	EDU	19,417	$221.67
Water	$13,966,803	All Development	100%	Avg Gallons	4,336,702	$3.23
Water Resource	$9,957,391	All Development	100%	Acre-Feet	43,325	$229.84
Wastewater	$22,858,886	All Development	100%	Avg Gallons	3,277,750	$6.97
Total	$68,016,900					

APPENDIX B: PROFESSIONAL SERVICES

As stated in Arizona's development fee enabling legislation, "a municipality may assess development fees to offset costs to the municipality associated with providing necessary public services to a development, including the costs of infrastructure, improvements, real property, engineering and architectural services, financing and professional services required for the preparation or revision of a development fee pursuant to this section, including the relevant portion of the infrastructure improvements plan" (see ARS § 9-463.05.A). Because development fees must be updated at least every five years, the cost of professional services is allocated to the projected increase in service units, over five years (see Figure B1). Qualified professionals must develop the IIP, using generally accepted engineering and planning practices. A qualified professional is defined as "a professional engineer, surveyor, financial analyst or planner providing services within the scope of the person's license, education or experience".

Figure B1: Cost of Professional Services

Necessary Public Service	Cost	Proportionate Share		Service Unit	5-Year Change	Cost per Service Unit
Fire	$16,230	Residential	75%	Population	44,514	$0.27
		Nonresidential	25%	Vehicle Trips	16,226	$0.25
Parks and Recreational	$15,000	Residential	98%	Population	44,514	$0.33
		Nonresidential	2%	Jobs	7,782	$0.04
Police	$16,230	Residential	61%	Population	44,514	$0.22
		Nonresidential	39%	Vehicle Trips	16,226	$0.39
Street	$228,950	All Development	100%	EDU	19,417	$11.79
Water	$30,000	All Development	100%	Avg Gallons	4,336,702	$0.01
Water Resource	$12,000	All Development	100%	Acre-Feet	43,325	$0.28
Wastewater	$30,000	All Development	100%	Avg Gallons	3,277,750	$0.01
Total	$348,410					

APPENDIX C: LAND USE DEFINITIONS

RESIDENTIAL DEVELOPMENT

As discussed below, residential development categories are based on data from the U.S. Census Bureau, American Community Survey. Development fees will be assessed to all new residential units. One-time development fees are determined by site capacity (i.e., number of residential units).

Single Family:

1. Single-family detached is a one-unit structure detached from any other house, that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage. A one-family house that contains a business is considered detached if the building has open space on all four sides.
2. Single-family attached (townhouse) is a one-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.

Multi-Family:

1. Includes units in structures containing two or more housing units, further categorized as units in structures with "2, 3 or 4, 5 to 9, 10 to 19, 20 to 49, and 50 or more apartments."
2. Includes both occupied and vacant mobile homes, to which no permanent rooms have been added. Mobile homes used only for business purposes or for extra sleeping space and mobile homes for sale on a dealer's lot, at the factory, or in storage are not counted in the housing inventory.
3. Includes any living quarters occupied as a housing unit that does not fit the other categories (e.g., houseboats, railroad cars, campers, and vans). Recreational vehicles, boats, vans, railroad cars, and the like are included only if they are occupied as a current place of residence.

NONRESIDENTIAL DEVELOPMENT

The proposed general nonresidential development categories (defined below) can be used for all new construction. Nonresidential development categories represent general groups of land uses that share similar average weekday vehicle trip generation rates and employment densities (i.e., jobs per thousand square feet of floor area).

Industrial: Establishments primarily engaged in the production of goods. By way of example, industrial includes manufacturing plants, utility substations, power generation facilities, and telecommunications buildings.

Office: Establishments providing management, administrative, professional, or business services; personal and health care services. By way of example, office includes banks, business offices, medical clinics, and hospitals.

Public/Institutional: Public and quasi-public buildings providing educational, social assistance, or religious services. By way of example, institutional includes schools, universities, churches, daycare facilities, and government buildings.

Retail/Commercial: Establishments primarily selling merchandise, eating/drinking places, entertainment uses, and lodging. By way of example, commercial includes shopping centers, supermarkets, pharmacies, restaurants, bars, nightclubs, automobile dealerships, movie theaters, and lodging.

Warehouse: Establishments primarily engaged in transportation or storage of goods. By way of example, warehouse includes distribution warehouses and trucking companies.

APPENDIX D: MAJOR ROADWAY IMPROVEMENTS COSTS

MAJOR ROADWAY SECTION COSTS

Major roadway section costs shown below include typical roadway section costs used in the Street Facilities IIP for one mile of parkway, major arterial, and minor arterial. State statutes regarding development fees indicate costs must be related to improvements needed to accommodate growth. For street facilities development fees, agencies typically interpret this to mean that any items related to increasing roadway capacity can be included. Items not related to roadway capacity, such as sidewalks, streetlights, storm drains, and contractor mobilization are usually excluded. Since right-of-way is often dedicated by developers, right-of-way costs are excluded from the development fee calculations. The costs shown below include the proposed bid items, quantities, and unit costs for one mile of parkway (six lanes), major arterial (six lanes), and minor arterial (four lanes) included in the development fee calculations. These costs represent 57 percent to 60 percent of the total costs shown on the following pages.

		Parkway		Major Arterial		Minor Arterial	
Item	Unit Cost	Amount	Total	Amount	Total	Amount	Total
Subgrade preparation and compaction (SY)	$8.36	42,240	$353,194	46,933	$392,435	34,027	$284,520
Asphalt concrete pavement (Ton)	$152.61	11,880	$1,813,064	13,200	$2,014,515	9,570	$1,460,524
Aggregate base course (Ton)	$56.35	19,958	$1,124,577	22,176	$1,249,556	16,078	$905,950
Concrete single curb -- median (LF)	$25.96	10,560	$274,121	10,560	$274,121	10,560	$274,121
Landscaping -- median (SY)	$56.16	36,960	$2,075,674	9,387	$527,174	9,387	$527,174
Signs -- both sides (EA)	$656.14	52	$34,119	52	$34,119	52	$34,119
Traffic signal (EA)	$624,000.00	2	$1,248,000	2	$1,248,000	2	$1,248,000
Traffic control (LF)	$21.84	5,280	$115,315	5,280	$115,315	5,280	$115,315
Subtotal, Construction Costs			**$7,038,064**		**$5,855,235**		**$4,849,723**
Preliminary and final design costs (% of constr cost)	15%		$1,055,710		$878,285		$727,458
COS admin costs (design and constr mgmt) (% of constr cost)	32%		$2,252,180		$1,873,675		$1,551,911
Subtotal, Soft Costs			$3,307,890		$2,751,960		$2,279,370
Total, per mile (2023)			**$10,345,954**		**$8,607,195**		**$7,129,093**

City of Surprise
Standard Parkway Cross-Section
Detail No. 3-01

Item	Width/Frequency Per Design Standards	Unit	Quantity	AVERAGE Unit Cost	Total
Subgrade Preparation	36 Feet Wide Per Side	SY	42,240	$8.36	$353,193.98
AC Pavement	36 Feet Wide Per Side, 5" Thick	Ton	11,880	$152.61	$1,813,063.82
Aggregate Base Course	36 Feet Wide Per Side, 9" Thick	Ton	19,958	$56.35	$1,124,577.42
Curb & Gutter, MAG Det 220-1, Type A		LF	10,560	$26.22	$276,921.22
Single Curb, MAG Det 222, Type A		LF	10,560	$25.96	$274,120.70
Median Grading	63 Feet Wide	SY	36,960	$11.70	$432,432.00
Parkway Grading	16 Feet Inside, 2 Feet Outside Per Side	SY	21,120	$16.50	$348,581.38
Concrete Sidewalk, MAG Det 230	12 Feet Wide Per Side	SF	126,720	$7.14	$905,389.06
Intersection Curb Ramps	4 at main intersection, 4 at mid-block intersection	Each	8	$5,071.51	$40,572.11
Storm Drain Catch Basin	660 Foot Standard Spacing Per Side	Each	16	$8,528.47	$136,455.57
18" Storm Drain Pipe, RGRCP Class III		LF	5,280	$184.20	$972,601.34
Storm Drain Manholes	400 Foot Maximum Spacing	Each	13	$8,338.96	$108,406.54
Street Sign		Each	52	$656.14	$34,119.07
Pavement Marking	4" Equivalent, add 15% to account for intersections	LF	6,072	$0.58	$3,504.76
Traffic Signals	4 at main intersection, 4 at mid-block intersection	Each	2	$624,000.00	$1,248,000.00
Street Lighting	Every 200 Feet Per Side	Each	53	$3,120.00	$165,360.00
Landscaping and Irrigation	Median and Parkway Landscaping	SY	58,080	$56.16	$3,261,772.80
				Sub Total Construction Cost	**$11,499,071.77**
Mobilization/Demobilization			10%		$1,150,000.00
SWPPP			1%		$115,000.00
Traffic Control			12%		$1,379,900.00
Construction Surveying & Layout			2%		$230,000.00
Contractor QA/QC			4%		$460,000.00
Contractor Facilities			5%		$575,000.00
Site Management			5%		$575,000.00
Contingency (Allowance for Extra Work, Inflation)			20%		$2,299,900.00
				Total Construction Cost	**$18,283,871.77**
Preliminary and Final Design			15%		$2,742,600.00
Internal City Costs					
Design Project Management			12%		$2,194,100.00
Construction Management			20%		$3,656,800.00
Right-of-Way Costs		SF	1,056,000	$3.90	$4,118,400.00
				GRAND TOTAL	**$30,995,771.77**

City of Surprise
Standard Major Arterial Cross-Section
Detail No. 3-02B

Item	Width/Frequency Per Design Standards	Unit	Quantity	AVERAGE Unit Cost	Total
Subgrade Preparation	40 Feet Wide Per Side	SY	46,933	$8.36	$392,434.97
AC Pavement	40 Feet Wide Per Side, 5" Thick	Ton	13,200	$152.61	$2,014,515.36
Aggregate Base Course	40 Feet Wide Per Side, 9" Thick	Ton	22,176	$56.35	$1,249,555.51
Curb & Gutter, MAG Det 220-1, Type A		LF	10,560	$26.22	$276,921.22
Single Curb, MAG Det 222, Type A		LF	10,560	$25.96	$274,120.70
Median Grading	16 Feet Wide	SY	9,387	$11.70	$109,827.90
Parkway Grading	10 Feet Inside, 1.5 Feet Outside Per Side	SY	13,493	$16.50	$222,699.27
Concrete Sidewalk, MAG Det 230	6 Feet Wide Per Side	SF	63,360	$7.14	$452,694.53
Intersection Curb Ramps	4 at main intersection, 4 at mid-block intersection	Each	8	$5,071.51	$40,572.11
Storm Drain Catch Basin	660 Foot Standard Spacing Per Side	Each	16	$8,528.47	$136,455.57
18" Storm Drain Pipe, RGRCP Class III		LF	5,280	$184.20	$972,601.34
Storm Drain Manholes	400 Foot Maximum Spacing	Each	13	$8,338.96	$108,406.54
Street Sign		Each	52	$656.14	$34,119.07
Pavement Marking	4" Equivalent, add 15% to account for intersections	LF	30,360	$0.58	$17,523.79
Traffic Signals	4 at main intersection, 4 at mid-block intersection	Each	2	$624,000.00	$1,248,000.00
Street Lighting	Every 200 Feet Per Side	Each	53	$3,120.00	$164,736.00
Landscaping and Irrigation	Median and Parkway Landscaping	SY	22,880	$56.16	$1,284,940.80
				Sub Total Construction Cost	**$9,000,124.68**
Mobilization/Demobilization			10%		$900,100.00
SWPPP			1%		$90,100.00
Traffic Control			12%		$1,080,100.00
Construction Surveying & Layout			2%		$180,100.00
Contractor QA/QC			4%		$360,100.00
Contractor Facilities			5%		$450,100.00
Site Management			5%		$450,100.00
Contingency (Allowance for Extra Work, Inflation)			20%		$1,800,100.00
				Total Construction Cost	**$14,310,924.68**
Preliminary and Final Design			15%		$2,146,700.00
Internal City Costs					
Design Project Management			12%		$1,717,400.00
Construction Management			20%		$2,862,200.00
Right-of-Way Costs		SF	718,080	$3.90	$2,800,512.00
				GRAND TOTAL	**$23,837,736.68**

City of Surprise
Standard Minor Arterial Cross-Section
Detail No. 3-03

Item	Width/Frequency Per Design Standards	Unit	Quantity	AVERAGE Unit Cost	Total
Subgrade Preparation	29 Feet Wide Per Side	SY	34,027	$8.36	$284,520.16
AC Pavement	29 Feet Wide Per Side, 5" Thick	Ton	9,570	$152.61	$1,460,523.64
Aggregate Base Course	29 Feet Wide Per Side, 9" Thick	Ton	16,078	$56.35	$905,950.28
Curb & Gutter, MAG Det 220-1, Type A		LF	10,560	$26.22	$276,921.22
Single Curb, MAG Det 222, Type A		LF	10,560	$25.96	$274,120.70
Median Grading	16 Feet Wide	SY	9,387	$11.70	$109,827.90
Parkway Grading	8 Feet Inside, 1.5 Feet Outside Per Side	SY	11,147	$16.50	$183,979.01
Concrete Sidewalk, MAG Det 230	6 Feet Wide Per Side	SF	63,360	$7.14	$452,694.53
Intersection Curb Ramps	4 at main intersection, 4 at mid-block intersection	Each	8	$5,071.51	$40,572.11
Storm Drain Catch Basin	660 Foot Standard Spacing Per Side	Each	16	$8,528.47	$136,455.57
18" Storm Drain Pipe, RGRCP Class III		LF	5,280	$184.20	$972,601.34
Storm Drain Manholes	400 Foot Maximum Spacing	Each	13	$8,338.96	$108,406.54
Street Sign		Each	52	$656.14	$34,119.07
Pavement Marking	4" Equivalent, add 15% to account for intersections	LF	30,360	$0.58	$17,523.79
Traffic Signals	4 at main intersection, 4 at mid-block intersection	Each	2	$624,000.00	$1,248,000.00
Street Lighting	Every 200 Feet Per Side	Each	53	$3,120.00	$164,736.00
Landscaping and Irrigation	Median and Parkway Landscaping	SY	20,534	$56.16	$1,153,189.44
				Sub Total Construction Cost	**$7,824,141.30**
Mobilization/Demobilization			10%		$782,500.00
SWPPP			1%		$78,300.00
Traffic Control			12%		$938,900.00
Construction Surveying & Layout			2%		$156,500.00
Contractor QA/QC			4%		$313,000.00
Contractor Facilities			5%		$391,300.00
Site Management			5%		$391,300.00
Contingency (Allowance for Extra Work, Inflation)			20%		$1,564,900.00
				Total Construction Cost	**$12,440,841.30**
Preliminary and Final Design			15%		$1,866,200.00
Internal City Costs					
Design Project Management			12%		$1,493,000.00
Construction Management			20%		$2,488,200.00
Right-of-Way Costs		SF	580,800	$3.90	$2,265,120.00
				GRAND TOTAL	**$20,553,361.30**

Big-Ticket Item Costs

Some roadway segments have additional constraints or improvement needs beyond the typical roadway sections. For example, relocating a large power pole or well, or constructing a large box culvert, increases the cost of an improvement project. This table shows the proposed "big-ticket" items and unit costs that could be present on some of the roadway segments included in the Street Facilities IIP. These costs will be added on top of the typical costs on a segment-by-segment basis depending on the needs of each segment.

Item	Unit	Cost	Comments
Underground 12kV power line	LF	$390.00	
Underground 69kV power line	LF	$1,872.00	
Relocate 12kV pole	EA	$31,200.00	
Relocate 69kV pole	EA	$124,800.00	
Relocate 230 kV pole	EA	$234,000.00	
Relocate turning pole	EA	$234,000.00	
Relocate electric cabinet	EA	$15,600.00	
Relocate 500 kV lattice tower	EA	$780,000.00	
Relocate well site	EA	$1,560,000.00	
Relocate gas pressure regulator	EA	$156,000.00	Likely not a project cost-- usually SWG's responsibility
Remove/replace pipe culvert	LF	$273.00	
Box culvert (reinforced concrete)	CY	$1,560.00	
Box culvert removal	EA	$6,240.00	
Box culvert headwall	EA	$15,600.00	
Remove/replace unlined irrigation ditch	LF	$78.00	
Remove/replace concrete-lined irrigation ditch	LF	$156.00	
Remove/replace concrete-lined irrigation crossing	LF	$327.60	
Remove/replace concrete-lined irrigation trash rack	EA	$12,480.00	
Remove/replace concrete-lined irrigation headwall	EA	$7,800.00	
Remove/replace concrete-lined irrigation turnout structure	EA	$31,200.00	
Widen slab bridge/canal crossing	SF	$351.00	
Widen railroad crossing	EA	$1,560,000.00	For gates and panels
Relocate lift station	EA	$1,560,000.00	
Fill medium drainage ditch (1' bottom with 1:1 slopes at 1' deep)	LF	$3.12	
Fill large drainage ditch (4' bottom with 2:1 slopes at 4' deep)	LF	$4.68	
Dip/Low-flow crossing culvert	EA	$156,000.00	

TRAFFIC SIGNAL COSTS

Traffic signal costs shown below include typical costs used in the Street Facilities IIP for traffic signals. State statutes regarding development fees indicate costs must be related to improvements needed to accommodate growth. For street facilities development fees, agencies typically interpret this to mean that any items related to increasing roadway capacity can be included. Items not related to roadway capacity, such as sidewalks, streetlights, storm drains, and contractor mobilization are usually excluded. Since right-of-way is often dedicated by developers, right-of-way costs are excluded from the development fee calculations. The costs shown below include the proposed bid items, quantities, and unit costs for traffic signals included in the development fee calculations.

		Parkway		Major Arterial		Minor Arterial	
Item	Unit Cost	Amount	Total	Amount	Total	Amount	Total
Subgrade preparation and compaction (SY)	$8.36	-	$0	-	$0	-	$0
Asphalt concrete pavement (Ton)	$152.61	-	$0	-	$0	-	$0
Aggregate base course (Ton)	$56.35	-	$0	-	$0	-	$0
Concrete single curb -- median (LF)	$25.96	-	$0	-	$0	-	$0
Landscaping -- median (SY)	$56.16	-	$0	-	$0	-	$0
Signs -- both sides (EA)	$656.14	-	$0	-	$0	-	$0
Traffic signal (EA)	$624,000.00	1	$624,000	1	$624,000	1	$624,000
Traffic control (LF)	$21.84	-	$0	-	$0	-	$0
Subtotal, Construction Costs			**$624,000**		**$624,000**		**$624,000**
Preliminary and final design costs (% of constr cost)	15%		$93,600		$93,600		$93,600
COS admin costs (design and constr mgmt) (% of constr cost)	32%		$199,680		$199,680		$199,680
Subtotal, Soft Costs			$293,280		$293,280		$293,280
Total, per mile (2023)			**$917,280**		**$917,280**		**$917,280**

APPENDIX E: MAJOR ROADWAY INVENTORY

SOUTH

Street Segment				Existing Length (miles)	Ultimate Length (miles)	Existing Cross-Section	Ultimate Functional Classification	Existing Number of Lanes	Ultimate Number of Lanes	Value of Existing Roadway	Value of Ultimate Roadway	Existing LOS C Capacity (veh-miles)	Ultimate LOS C Capacity (veh-miles)
Segment Name	Road	From	To										
BER	Beardsley Road	115th Avenue	Old El Mirage Road	0.00	1.00	Does Not Exist	Minor Arterial	0	4	$0	$7,129,093	0	28,720
UN	Union Hills	111th Avenue	115th Avenue	0.53	0.53	Major Collector w/ TWLTL	Minor Arterial	2	4	$2,159,097	$12,789,354	3,424	15,222
BEL	Bell Road	114th Avenue (1,150' E)	Beardsley Canal	9.00	9.00	Major Arterial	Major Arterial	6	6	$77,464,756	$77,464,756	437,760	437,760
BE	Bell Road	Beardsley Canal	195th Avenue	1.30	1.30	Minor Arterial	Major Arterial	4	6	$6,216,308	$11,189,354	37,336	63,232
GR	Greenway Road	US 60/Grand Avenue	Dysart Road	0.64	0.64	Major Collector w/ TWLTL	Major Arterial	3	6	$3,060,336	$8,079,485	6,906	31,130
GR	Greenway Road	Dysart Road	Litchfield Road	1.00	1.00	Minor Arterial w/ TWLTL	Minor Arterial	4	4	$6,110,651	$7,129,093	27,280	28,720
GR	Greenway Road	Litchfield Road	Bullard Avenue	1.00	1.00	Minor Arterial	Minor Arterial	4	4	$7,129,093	$7,129,093	28,720	28,720
GR	Greenway Road	Bullard Avenue	Sarival Avenue	1.90	1.90	Minor Arterial w/ TWLTL	Minor Arterial	4	4	$11,610,237	$13,545,276	51,832	54,568
GR	Greenway Road	Sarival Avenue	Cotton Lane	1.00	1.00	Minor Arterial	Minor Arterial	4	4	$7,129,093	$7,129,093	28,720	28,720
GR	Greenway Road	Cotton Lane	179th Avenue/Citrus Road	1.00	1.00	Major Collector w/ TWLTL	Minor Arterial	2	4	$4,073,767	$15,420,609	6,460	28,720
GR	Greenway Road	179th Avenue/Citrus Road	Beardsley Canal	0.81	0.81	Local Street	Minor Arterial	2	4	$1,649,876	$13,294,389	1,296	23,263
GR	Greenway Road	Beardsley Canal	McMicken Dam	0.00	0.27	Does Not Exist	Minor Arterial	0	4	$0	$3,190,210	0	7,754
GR	Greenway Road	McMicken Dam	195th Avenue	0.00	0.92	Does Not Exist	Minor Arterial	0	4	$0	$7,546,412	0	26,422
WA	Waddell Road	Dysart Road	Litchfield Road	1.00	1.00	Major Arterial w/ TWLTL	Major Arterial	6	6	$7,650,840	$8,607,195	46,210	48,640
WA	Waddell Road	Litchfield Road	Bullard Avenue	1.00	1.00	Major Arterial	Major Arterial	6	6	$8,607,195	$8,607,195	48,640	48,640
WA	Waddell Road	Bullard Avenue	Reems Road	1.00	1.00	Major Arterial w/ TWLTL	Major Arterial	6	6	$7,650,840	$8,607,195	46,210	48,640

Street Segment				Existing Length (miles)	Ultimate Length (miles)	Existing Cross-Section	Ultimate Functional Classification	Existing Number of Lanes	Ultimate Number of Lanes	Value of Existing Roadway	Value of Ultimate Roadway	Existing LOS C Capacity (veh-miles)	Ultimate LOS C Capacity (veh-miles)
Segment Name	Road	From	To										
WA	Waddell Road	Reems Road	Loop 303	1.40	1.40	Major Arterial	Major Arterial	6	6	$12,050,073	$12,050,073	64,694	68,096
WA	Waddell Road	Loop 303	Cotton Lane	0.50	0.50	Major Arterial	Major Arterial	5	6	$3,825,420	$4,624,958	20,320	24,320
WA	Waddell Road	Cotton Lane	175th Avenue	0.52	0.52	Minor Collector	Major Arterial	2	6	$994,609	$6,534,052	2,330	25,293
WA	Waddell Road	175th Avenue	Citrus Road	0.50	0.50	Minor Arterial	Minor Arterial	4	4	$3,564,546	$3,564,546	14,360	14,360
WA	Waddell Road	Citrus Road	Beardsley Canal	0.82	0.82	Local Street	Minor Arterial	2	4	$1,670,245	$12,335,721	1,312	23,550
WA	Waddell Road	Beardsley Canal	McMicken Dam	0.00	0.30	Does Not Exist	Minor Arterial	0	4	$0	$4,597,132	0	8,616
WA	Waddell Road	McMicken Dam	195th Avenue	0.00	0.94	Does Not Exist	Minor Arterial	0	4	$0	$7,688,994	0	26,997
CA	Cactus Road	Dysart Road	Railroad Crossing	0.51	0.51	Major Arterial	Major Arterial	5	6	$3,901,928	$4,389,669	20,726	24,806
CA	Cactus Road	Railroad Crossing	Litchfield Road	0.48	0.48	Minor Collector	Major Arterial	2	6	$1,444,829	$6,705,485	2,150	23,347
CA	Cactus Road	Litchfield Road	Bullard Avenue	1.00	1.00	Minor Arterial	Major Arterial	4	6	$6,694,485	$9,121,371	28,720	48,640
CA	Cactus Road	Bullard Avenue	Reems Road	1.00	1.00	Minor Arterial w/ TWLTL	Major Arterial	4	6	$5,738,130	$29,161,381	27,280	48,640
CA	Cactus Road	Reems Road	Sarival Avenue	0.91	0.91	Major Collector w/ TWLTL	Major Arterial	2	6	$1,740,566	$28,144,344	5,879	44,262
CA	Cactus Road	Sarival Avenue	Autoshow Ave	0.75	0.75	Major Collector	Major Arterial	5	6	$6,455,396	$18,482,294	8,520	36,480
CA	Cactus Road	Autoshow Ave	Cotton Lane	0.25	0.25	Major Collector w/ TWLTL	Major Arterial	2	6	$478,178	$3,967,483	1,615	12,160
CA	Cactus Road	Cotton Lane	175th Avenue	0.50	0.50	Minor Arterial	Major Arterial	3	6	$3,825,420	$14,297,894	8,640	24,320
CA	Cactus Road	175th Avenue	Perryville Road	1.50	1.50	Minor Collector	Major Arterial	2	6	$2,869,065	$25,829,465	6,720	72,960
CA	Cactus Road	Perryville Road	Beardsley Canal	0.35	0.35	Local Street	Major Arterial	2	6	$0	$5,037,086	560	17,024
CA	Cactus Road	Beardsley Canal	McMicken Dam	0.00	0.25	Does Not Exist	Major Arterial	0	6	$0	$8,252,818	0	12,160
CA	Cactus Road	McMicken Dam	Jackrabbit Trail	0.00	0.80	Does Not Exist	Major Arterial	0	6	$0	$7,873,402	0	38,912
PE	Peoria Avenue	Dysart Road	Solar Canyon Way	0.30	0.30	Minor Arterial w/ TWLTL	Minor Arterial	3	4	$1,222,130	$9,073,677	4,926	8,616
PE	Peoria Avenue	Solar Canyon Way	136th Avenue	0.32	0.32	Minor Collector	Minor Arterial	2	4	$726,107	$9,551,502	1,434	9,190
PE	Peoria Avenue	136th Avenue	Litchfield Road	0.38	0.38	Major Collector w/ TWLTL	Minor Arterial	2	4	$1,161,024	$7,577,659	2,455	10,914

Street Segment				Existing Length (miles)	Ultimate Length (miles)	Existing Cross-Section	Ultimate Functional Classification	Existing Number of Lanes	Ultimate Number of Lanes	Value of Existing Roadway	Value of Ultimate Roadway	Existing LOS C Capacity (veh-miles)	Ultimate LOS C Capacity (veh-miles)
Segment Name	Road	From	To										
PE	Peoria Avenue	Litchfield Road	Bullard Avenue	1.00	1.00	Minor Collector	Minor Arterial	2	4	$3,055,325	$8,101,528	4,480	28,720
PE	Peoria Avenue	Bullard Avenue	Reems Road	1.00	1.00	Minor Collector	Minor Arterial	2	4	$2,036,884	$19,181,378	4,480	28,720
PE	Peoria Avenue	Reems Road	Sarival Avenue	0.92	0.92	Minor Arterial w/ TWLTL	Minor Arterial	4	4	$5,621,799	$6,558,765	25,098	26,422
PE	Peoria Avenue	Sarival Avenue	Loop 303	0.50	0.50	Minor Collector	Minor Arterial	2	4	$1,018,442	$5,733,726	2,240	14,360
PE	Peoria Avenue	Loop 303	Cotton Lane	0.50	0.50	Minor Collector	Major Arterial	2	6	$956,355	$8,915,114	2,240	24,320
PE	Peoria Avenue	Cotton Lane	183rd Lane	1.60	1.60	Minor Collector	Major Arterial	2	6	$3,060,336	$24,922,704	7,168	77,824
PE	Peoria Avenue	183rd Lane	Perryville Road	0.40	0.40	Minor Arterial	Major Arterial	3	6	$1,912,710	$10,056,467	6,912	19,456
PE	Peoria Avenue	Perryville Road	Beardsley Canal	0.50	0.50	Minor Collector	Major Arterial	2	6	$1,434,533	$6,353,874	2,240	24,320
PE	Peoria Avenue	Beardsley Canal	Jackrabbit Trail	0.00	0.80	Does Not Exist	Major Arterial	0	6	$0	$8,087,642	0	38,912
OL	Olive Avenue	Perryville Road	Beardsley Canal	0.50	0.50	Minor Collector	Major Arterial	2	6	$956,355	$8,211,335	2,240	24,320
OL	Olive Avenue	Beardsley Canal	203rd Avenue	1.50	1.50	Minor Collector	Major Arterial	2	6	$2,869,065	$21,847,814	6,720	72,960
115A	115th Avenue	Beardsley Road	Union Hills Drive	0.95	0.95	Local Street	Major Arterial	2	6	$1,817,075	$9,783,635	1,520	46,208
115A	115th Avenue	Union Hills Drive	Bell Road	0.95	0.95	Major Collector	Major Arterial	2	6	$1,817,075	$12,514,794	6,460	46,208
115A	115th Avenue	Bell Road	Irish Gold Dr	0.00	0.45	Does Not Exist	Minor Arterial	0	4	$0	$3,208,092	0	12,924
EM	El Mirage Road	Beardsley Road	Bell Road	2.00	2.00	Minor Arterial	Major Arterial	4	6	$9,563,550	$17,214,390	57,440	97,280
EM	El Mirage Road	Bell Road	Greenway Road	1.04	1.04	Minor Arterial w/ TWLTL	Major Arterial	4	6	$5,967,655	$10,879,643	28,371	50,586
DY	Dysart Road	Bell Road	Waddell Road	2.00	2.00	Minor Arterial w/ TWLTL	Major Arterial	4	6	$11,476,260	$69,172,678	54,560	97,280
DY	Dysart Road	Waddell Road	Soledad Street	0.25	0.25	Major Arterial	Major Arterial	6	6	$2,151,799	$2,151,799	12,160	12,160
DY	Dysart Road	Soledad Street	Sweetwater Avenue	0.25	0.25	Major Arterial w/ TWLTL	Major Arterial	5	6	$1,673,621	$2,347,427	9,653	12,160
DY	Dysart Road	Sweetwater Avenue	Cactus Road	0.50	0.50	Minor Arterial	Major Arterial	4	6	$3,347,243	$5,653,310	14,360	24,320

Street Segment				Existing Length (miles)	Ultimate Length (miles)	Existing Cross-Section	Ultimate Functional Classification	Existing Number of Lanes	Ultimate Number of Lanes	Value of Existing Roadway	Value of Ultimate Roadway	Existing LOS C Capacity (veh-miles)	Ultimate LOS C Capacity (veh-miles)
Segment Name	Road	From	To										
DY	Dysart Road	Cactus Road	Peoria Avenue	1.00	1.00	Minor Arterial w/ TWLTL	Major Arterial	4	6	$5,738,130	$24,643,059	27,280	48,640
LI	Litchfield Road	US 60/Grand Avenue	Bell Road	0.47	0.47	Minor Arterial w/ TWLTL	Minor Arterial	4	4	$2,872,006	$3,350,674	12,822	13,498
LI	Litchfield Road	Bell Road	Stalter Street	0.68	0.68	Minor Arterial	Minor Arterial	4	4	$4,847,783	$4,847,783	19,530	19,530
LI	Litchfield Road	Stalter Street	Greenway Road	0.35	0.35	Minor Arterial w/ TWLTL	Minor Arterial	4	4	$2,138,728	$2,495,182	9,548	10,052
LI	Litchfield Road	Greenway Road	Waddell Road	1.00	1.00	Minor Arterial	Minor Arterial	4	4	$7,129,093	$7,129,093	28,720	28,720
LI	Litchfield Road	Waddell Road	Peoria Avenue	2.00	2.00	Minor Arterial	Minor Arterial	4	4	$14,258,186	$14,258,186	57,440	57,440
BU	Bullard Avenue	Bell Road	Cholla Street	3.50	3.50	Minor Arterial	Minor Arterial	4	4	$24,951,825	$24,951,825	100,520	100,520
BU	Bullard Avenue	Cholla Street	Peoria Avenue	0.50	0.50	Minor Arterial	Minor Arterial	3	4	$2,546,105	$3,660,954	8,640	14,360
RE	Reems Road	Grand Avenue	Mountain View Blvd (745' S)	0.38	0.38	Major Arterial w/ TWLTL	Major Arterial	6	6	$2,907,319	$3,270,734	17,560	18,483
RE	Reems Road	Mountain View Blvd (745' S)	Bell Road	1.45	1.45	Major Arterial	Major Arterial	6	6	$12,480,433	$12,480,433	70,528	70,528
RE	Reems Road	Bell Road	Cactus Road	3.00	3.00	Minor Arterial w/ TWLTL	Major Arterial	4	6	$17,214,390	$32,049,028	81,840	145,920
RE	Reems Road	Cactus Road	Peoria Avenue	1.00	1.00	Minor Arterial	Major Arterial	4	6	$6,694,485	$8,769,161	28,720	48,640
SU	Sunrise Blvd	US 60/Grand Avenue	Bell Road	2.50	2.50	Minor Arterial	Minor Arterial	4	4	$17,822,732	$17,822,732	71,800	71,800
SA	Sarival Avenue	Bell Road	Young Street	0.18	0.18	Minor Arterial	Minor Arterial	4	4	$1,283,237	$1,283,237	5,170	5,170
SA	Sarival Avenue/NRP	Young Street	Greenway Road	1.07	1.07	Minor Arterial w/ TWLTL	Minor Arterial	4	4	$6,538,397	$7,628,129	29,190	30,730
SA	Sarival Avenue	Greenway Road	Waddell Road	1.00	1.00	Minor Collector	Minor Arterial	2	4	$3,055,325	$31,809,541	4,480	28,720
SA	Sarival Avenue	Waddell Road	Alexandria Way	0.25	0.25	Minor Arterial	Minor Arterial	4	4	$1,782,273	$1,782,273	7,180	7,180
SA	Sarival Avenue	Alexandria Way	Larkspur Dr	0.55	0.55	Minor Collector	Minor Arterial	2	4	$1,120,286	$3,921,001	2,464	15,796
SA	Sarival Avenue	Larkspur Dr	Cactus Road	0.25	0.25	Minor Arterial	Minor Arterial	4	4	$1,782,273	$1,782,273	7,180	7,180
SA	Sarival Avenue	Cactus Road	Jenan Drive	0.25	0.25	Minor Collector	Minor Arterial	2	4	$509,221	$2,666,013	1,120	7,180

Street Segment				Existing Length (miles)	Ultimate Length (miles)	Existing Cross-Section	Ultimate Functional Classification	Existing Number of Lanes	Ultimate Number of Lanes	Value of Existing Roadway	Value of Ultimate Roadway	Existing LOS C Capacity (veh-miles)	Ultimate LOS C Capacity (veh-miles)
Segment Name	Road	From	To										
SA	Sarival Avenue	Jenan Drive	Cholla Street	0.25	0.25	Minor Arterial w/ TWLTL	Minor Arterial	4	4	$1,527,663	$1,782,273	6,820	7,180
SA	Sarival Avenue	Cholla Street	Peoria Avenue	0.50	0.50	Minor Arterial w/ TWLTL	Minor Arterial	3	4	$2,546,105	$5,452,536	8,210	14,360
CO	Cotton Lane	Union Hills Drive	Bell Road (300' N)	0.95	0.95	Minor Collector	Minor Arterial	2	4	$2,902,559	$12,627,817	4,256	27,284
CO	Cotton Lane	Bell Road (300' N)	Bell Road (670' S)	0.17	0.17	Minor Arterial w/ TWLTL	Minor Arterial	4	4	$1,038,811	$1,211,946	4,638	4,882
CO	Cotton Lane	Bell Road (670' S)	Greenway Road	0.88	0.88	Minor Collector	Minor Arterial	2	4	$3,584,915	$6,337,874	3,942	25,274
CO	Cotton Lane	Greenway Road	Greenway Road (1,200' S)	0.23	0.23	Minor Arterial	Major Arterial	4	6	$1,539,732	$2,045,534	6,606	11,187
CO	Cotton Lane	Greenway Road (1,200' S)	Acoma Drive	0.25	0.25	Major Collector w/ TWLTL	Major Arterial	2	6	$956,355	$2,556,712	1,615	12,160
CO	Cotton Lane	Acoma Drive	Hearn Road	0.28	0.28	Minor Collector	Major Arterial	2	6	$535,559	$2,812,357	1,254	13,619
CO	Cotton Lane	Hearn Road	Waddell Road (655' S)	0.37	0.37	Major Collector w/ TWLTL	Major Arterial	2	6	$1,061,554	$3,184,662	2,390	17,997
CO	Cotton Lane	Waddell Road (655' S)	Peoria Avenue	1.85	1.85	Minor Collector	Major Arterial	2	6	$10,615,541	$41,466,610	8,288	89,984
CI	Citrus Road	Greenway Road	Waddell Road	0.00	1.00	Does Not Exist	Minor Arterial	0	4	$0	$7,129,093	0	28,720
CI	Citrus Road	Waddell Road	Cactus Road	1.00	1.00	Minor Collector	Minor Arterial	2	4	$7,129,093	$7,468,068	4,480	28,720
CI	Citrus Road	Cactus Road	Peoria Avenue	0.00	1.00	Does Not Exist	Minor Arterial	0	4	$0	$7,129,093	0	28,720
PER	Perryville Road	Greenway Road	Greenway Road (2,110' S)	0.00	0.40	Does Not Exist	Minor Arterial	0	4	$0	$2,851,637	0	11,488
PER	Perryville Road	Greenway Road (2,110' S)	Cactus Road	0.00	1.60	Does Not Exist	Minor Arterial	0	4	$0	$15,312,679	0	45,952
PER	Perryville Road	Cactus Road	Shangri La Road	0.50	0.50	Major Collector	Minor Arterial	3	4	$2,036,884	$3,596,682	3,400	14,360
PER	Perryville Road	Shangri La Road	Peoria Avenue	0.50	0.50	Minor Arterial	Minor Arterial	4	4	$3,564,546	$3,564,546	14,360	14,360
PER	Perryville Road	Peoria Avenue	Olive Avenue	1.00	1.00	Minor Collector	Minor Arterial	2	4	$3,055,325	$7,219,074	4,480	28,720
JA	Jackrabbit Trail	Bell Road	Olive Avenue	0.00	6.00	Does Not Exist	Major Arterial	0	6	$0	$62,296,254	0	291,840
Total, South				79.64	95.37	-	-	279	482	$449,377,186	$1,123,261,682	1,908,248	3,818,888

NORTH

Street Segment				Existing Length (miles)	Ultimate Length (miles)	Existing Cross-Section	Ultimate Functional Classification	Existing Number of Lanes	Ultimate Number of Lanes	Value of Existing Roadway	Value of Ultimate Roadway	Existing LOS C Capacity (veh-miles)	Ultimate LOS C Capacity (veh-miles)
Segment Name	Road	From	To										
DO	Dove Valley Road	155th Avenue	179th Avenue	0.00	3.10	Does Not Exist	Minor Arterial	0	4	$0	$31,220,894	0	89,032
DO	Dove Valley Road	Lone Mountain Road	187th Avenue	0.00	1.80	Does Not Exist	Parkway	0	6	$0	$11,522,094	0	104,976
DO	Dove Valley Road	187th Avenue	Center Street	3.50	3.50	Minor Collector	Parkway	2	6	$8,046,853	$34,598,936	15,680	204,120
CE	Center Street	Dove Valley Road	US 60/Grand Avenue	0.36	0.36	Minor Collector	Parkway	2	6	$827,676	$12,638,300	1,613	20,995
QR	Quail Run Road	195th Avenue	203rd Avenue	0.00	0.70	Does Not Exist	Minor Arterial	0	4	$0	$16,040,459	0	20,104
LO	Lone Mountain Road	155th Avenue	Dove Valley Road	0.00	2.85	Does Not Exist	Major Arterial	0	6	$0	$35,393,980	0	138,624
LO	Lone Mountain Road	Dove Valley Road	US 60/Grand Avenue	0.00	3.30	Does Not Exist	Major Arterial	0	6	$0	$38,351,719	0	160,512
DI	Dixileta Road	139th Avenue	163rd Avenue	0.00	3.00	Does Not Exist	Minor Arterial	0	4	$0	$42,701,000	0	86,160
DI	Dixileta Road	163rd Avenue	168th Drive	0.62	0.62	Local Street	Minor Arterial	2	4	$1,262,868	$16,006,340	992	17,806
DI	Dixileta Drive	168th Drive	179th Avenue	0.00	1.38	Does Not Exist	Minor Arterial	0	4	$0	$13,524,003	0	39,634
DI	Dixileta Drive	187th Avenue	Lone Mountain Road	0.00	1.10	Does Not Exist	Minor Arterial	0	4	$0	$9,564,693	0	31,592
PA	Patton Road	139th Avenue	157th Avenue	0.00	2.25	Does Not Exist	Minor Arterial	0	4	$0	$9,220,406	0	64,620
PA	Patton Road	157th Avenue	163rd Avenue	0.75	0.75	Local Street	Minor Arterial	2	4	$1,527,663	$18,167,099	1,200	21,540
PA	Patton Road	163rd Avenue	Pat Tillman Boulevard	0.00	2.40	Does Not Exist	Minor Arterial	0	4	$0	$23,013,331	0	68,928
JO	Jomax Road	El Granada Blvd (135th Avenue)	175th Lane	5.30	5.30	Minor Collector	Minor Arterial	2	4	$10,795,483	$35,059,869	23,744	152,216
JO	Jomax Road	175th Lane	179th Avenue	0.00	0.37	Does Not Exist	Minor Arterial	0	4	$0	$15,184,968	0	10,626
JO	Jomax Road	Pat Tillman Boulevard	US 60/Grand Avenue	0.00	1.00	Does Not Exist	Major Arterial	0	6	$0	$11,005,305	0	48,640
HA	Happy Valley Road	139th Avenue	Rancho Mercado Parkway	0.54	0.54	Minor Arterial	Major Arterial	4	6	$3,615,022	$5,930,343	15,509	26,266

Street Segment				Existing Length (miles)	Ultimate Length (miles)	Existing Cross-Section	Ultimate Functional Classification	Existing Number of Lanes	Ultimate Number of Lanes	Value of Existing Roadway	Value of Ultimate Roadway	Existing LOS C Capacity (veh-miles)	Ultimate LOS C Capacity (veh-miles)
Segment Name	Road	From	To										
HA	Happy Valley Road	Rancho Mercado Parkway	147th Avenue	0.50	0.50	Minor Collector	Major Arterial	2	6	$1,434,533	$5,703,274	2,240	24,320
HA	Happy Valley Road	147th Avenue	163rd Avenue	1.84	1.84	Minor Arterial	Major Arterial	4	6	$12,317,852	$26,033,874	52,845	89,498
HA	Happy Valley Road	163rd Avenue	Pat Tillman Boulevard	0.00	0.96	Does Not Exist	Major Arterial	0	6	$0	$11,620,421	0	46,694
PI	Pinnacle Peak Road	147th Avenue	163rd Avenue	0.00	1.85	Does Not Exist	Minor Arterial	0	4	$0	$17,208,549	0	53,132
139A	139th Avenue	Dixileta Drive	Briles Road	0.00	2.13	Does Not Exist	Minor Arterial	0	4	$0	$8,554,911	0	61,174
139A	139th Avenue	Briles Road	Yearling Road	0.25	0.25	Minor Collector	Minor Arterial	2	4	$763,831	$19,248,550	1,700	7,180
139A	139th Avenue	Yearling Road	Happy Valley Road	0.00	0.70	Does Not Exist	Minor Arterial	0	4	$0	$13,144,966	0	20,104
139A	139th Avenue	Happy Valley Road	Loop 303	0.00	0.80	Does Not Exist	Minor Arterial	0	4	$0	$27,432,639	0	22,976
147A	147th Avenue	Dynamite Boulevard	Black Hill Road	0.00	0.28	Does Not Exist	Minor Arterial	0	4	$0	$17,588,121	0	8,042
147A	147th Avenue	Black Hill Road	Happy Valley Road	1.63	1.63	Minor Collector	Minor Arterial	2	4	$3,320,120	$57,270,424	11,084	46,814
147A	147th Avenue	Happy Valley Road	Pinnacle Peak Road	0.00	1.00	Does Not Exist	Minor Arterial	2	4	$3,055,325	$19,041,646	0	28,720
155A	155th Avenue	Dove Valley Road	CAP Canal	0.00	1.20	Does Not Exist	Minor Arterial	0	4	$0	$10,596,722	0	34,464
155A	155th Avenue	CAP Canal	Jomax Road	0.00	2.70	Does Not Exist	Minor Arterial	0	4	$0	$4,216,691	0	77,544
155A	155th Avenue	Jomax Road	Frontier Road	0.43	0.43	Minor Collector	Minor Arterial	2	4	$875,860	$4,038,661	2,924	12,350
155A	155th Avenue	Frontier Road	Pinnacle Peak Road	0.00	1.50	Does Not Exist	Minor Arterial	0	4	$0	$11,985,415	0	43,080
163A	163rd Avenue	Dove Valley Road	CAP Canal	1.62	1.70	Minor Collector	Parkway	2	6	$3,908,471	$41,571,315	7,258	99,144
163A	163rd Avenue	CAP Canal	Jomax Road	2.33	2.33	Minor Collector	Parkway	2	6	$5,356,905	$13,118,178	10,438	135,886
163A	163rd Avenue	Jomax Road	Desert Oasis Boulevard	0.47	0.47	Major Collector	Major Arterial	3	6	$1,348,461	$24,170,458	5,339	22,861
163A	163rd Avenue	Desert Oasis Boulevard	Desert Oasis Blvd (1,930' S)	0.36	0.36	Major Collector	Major Arterial	2	6	$1,032,863	$10,822,183	2,448	17,510

Street Segment				Existing Length (miles)	Ultimate Length (miles)	Existing Cross-Section	Ultimate Functional Classification	Existing Number of Lanes	Ultimate Number of Lanes	Value of Existing Roadway	Value of Ultimate Roadway	Existing LOS C Capacity (veh-miles)	Ultimate LOS C Capacity (veh-miles)
Segment Name	Road	From	To										
163A	163rd Avenue	Desert Oasis Blvd (1,930' S)	Surprise Fire Station 304	0.19	0.19	Minor Collector	Major Arterial	2	6	$545,122	$11,219,750	851	9,242
163A	163rd Avenue	Surprise Fire Station 304	San Ysidrio Road	0.22	0.22	Minor Arterial	Major Arterial	4	6	$1,051,991	$7,129,093	6,318	10,701
163A	163rd Avenue	San Ysidrio Road	Asante Blvd	0.25	0.25	Major Arterial	Major Arterial	5	6	$1,912,710	$12,119,458	10,160	12,160
163A	163rd Avenue	Asante Blvd	Pinnacle Peak Road	0.50	0.50	Major Arterial	Major Arterial	6	6	$4,303,598	$18,075,110	24,320	24,320
163A	163rd Avenue	Pinnacle Peak Road	US 60/Grand Avenue	0.73	0.73	Minor Arterial	Major Arterial	4	6	$4,188,835	$10,529,716	20,966	35,507
171A	171st Avenue	Dove Valley Road	CAP Canal	0.00	1.70	Does Not Exist	Minor Arterial	0	4	$0	$16,053,044	0	48,824
171A	171st Avenue	CAP Canal	Gambit Trail	0.00	1.50	Does Not Exist	Minor Arterial	0	4	$0	$34,298,629	0	43,080
171A	171st Avenue	Gambit Trail	Jomax Road	0.70	0.70	Minor Collector	Minor Arterial	2	4	$2,138,728	$7,746,476	3,136	20,104
179A	179th Avenue	Lone Mountain Road	CAP Canal	0.00	1.00	Does Not Exist	Minor Arterial	0	4	$0	$30,525,091	0	28,720
179A	179th Avenue	CAP Canal	Pat Tillman Boulevard	0.00	1.70	Does Not Exist	Minor Arterial	0	4	$0	$37,974,990	0	48,824
187A	187th Avenue	Dove Valley Road	CAP Canal	0.00	2.10	Does Not Exist	Major Arterial	0	6	$0	$9,164,384	0	102,144
187A	187th Avenue	CAP Canal	Pat Tillman Boulevard	0.00	0.85	Does Not Exist	Major Arterial	0	6	$0	$628,365,451	0	41,344
195A	195th Avenue	Dove Valley Road	Lone Mountain Road	0.00	1.20	Does Not Exist	Minor Arterial	0	4	$0	$0	0	34,464
203A	203rd Avenue	Dove Valley Road	Pat Tillman Boulevard	1.83	1.40	Minor Collector	Major Arterial	2	6	$2,677,794	$10,783,235	8,198	68,096
PT	Pat Tillman Boulevard	163rd Avenue	Asante Boulevard	0.90	0.90	Major Arterial	Major Arterial	6	6	$7,746,476	$0	43,776	43,776
PT	Pat Tillman Boulevard	Asante Boulevard	CAP Canal	0.00	4.50	Does Not Exist	Major Arterial	0	6	$0	$3,154,952	0	218,880
PT	Pat Tillman Boulevard	CAP Canal	Dove Valley Road	0.00	3.40	Does Not Exist	Major Arterial	0	6	$0	$3,154,952	0	165,376
Total, North				25.82	79.79	-	-	68	266	$84,055,040	$1,562,805,067	272,739	3,113,446

WEST

Street Segment				Existing Length (miles)	Ultimate Length (miles)	Existing Cross-Section	Ultimate Functional Classification	Existing Number of Lanes	Ultimate Number of Lanes	Value of Existing Roadway	Value of Ultimate Roadway	Existing LOS C Capacity (veh-miles)	Ultimate LOS C Capacity (veh-miles)
Segment Name	Road	From	To										
PA	Patton Road	US 60/Grand Avenue	CAP Canal	1.65	1.65	Minor Collector	Minor Arterial	2	4	$3,360,858	$33,703,857	7,392	47,388
JO	Jomax Road	US 60/Grand Avenue	195th Avenue	1.15	0.00	Minor Collector	Does Not Exist	2	0	$0	$0	5,152	0
JO	Jomax Road	195th Avenue	203rd Avenue	0.00	1.10	Does Not Exist	Major Arterial	0	6	$0	$9,467,915	0	53,504
JO	Jomax Road	203rd Avenue	207th Avenue	0.50	0.50	Local Street	Major Arterial	2	6	$956,355	$14,484,282	800	24,320
JO	Jomax Road	207th Avenue	211th Avenue	0.00	0.50	Does Not Exist	Major Arterial	0	6	$0	$4,303,598	0	24,320
HA	Happy Valley Road	US 60/Grand Avenue	211th Avenue	3.88	3.88	Minor Collector	Minor Arterial	2	4	$7,903,109	$46,588,984	17,382	111,434
NO	Norwich Drive	US 60/Grand Avenue	181st Drive	0.85	0.85	Minor Collector	Minor Arterial	2	4	$1,731,351	$23,421,203	3,808	24,412
PI	Pinnacle Peak Road	Citrus Road	187th Avenue	1.00	0.00	Minor Collector	Does Not Exist	2	0	$0	$0	4,480	0
PI	Pinnacle Peak Road	219th Avenue	223rd Avenue	0.50	0.50	Local Street	Does Not Exist	2	0	$0	$0	800	0
PI	Pinnacle Peak Road	Deer Valley Road	CAP Canal	0.00	1.40	Does Not Exist	Parkway	0	6	$0	$21,941,494	0	81,648
DE	Deer Valley Road	US 60/Grand Avenue	178th Avenue	1.32	1.32	Minor Collector	Parkway	2	6	$2,496,676	$15,514,127	5,914	76,982
DE	Deer Valley Road	178th Avenue	195th Avenue	2.25	2.25	Minor Collector	Parkway	2	6	$4,255,697	$31,870,154	10,080	131,220
DE	Deer Valley Road	195th Avenue	219th Avenue	0.00	2.98	Does Not Exist	Parkway	0	6	$0	$139,482,758	0	173,794
DE	Deer Valley Road	219th Avenue	227th Avenue/Pinnacle Peak Road	0.00	1.00	Does Not Exist	Parkway	0	6	$0	$10,345,954	0	58,320
DE	Deer Valley Road	227th Avenue/Pinnacle Peak Road	255th Avenue	0.00	3.50	Does Not Exist	Minor Arterial	0	4	$0	$95,972,385	0	100,520
BER	Beardsley Road	Union Hills Drive	255th Avenue	0.00	8.50	Does Not Exist	Minor Arterial	0	4	$0	$75,347,713	0	244,120
UN	Union Hills Drive	Jackrabbit Trail	203rd Avenue	0.00	2.00	Does Not Exist	Minor Arterial	0	4	$0	$14,258,186	0	57,440
SU	Sun Valley Parkway	195th Avenue	255th Avenue	8.30	8.30	Parkway	Parkway	4	6	$47,706,342	$96,204,331	324,032	484,056

Street Segment				Existing Length (miles)	Ultimate Length (miles)	Existing Cross-Section	Ultimate Functional Classification	Existing Number of Lanes	Ultimate Number of Lanes	Value of Existing Roadway	Value of Ultimate Roadway	Existing LOS C Capacity (veh-miles)	Ultimate LOS C Capacity (veh-miles)
Segment Name	Road	From	To										
187A	187th Avenue	Happy Valley Road	Williams Drive	0.00	1.51	Does Not Exist	Minor Arterial	0	4	$0	$10,764,930	0	43,367
187A	187th Avenue	Williams Drive	Jackrabbit Trail	0.51	0.30	Minor Collector	Minor Arterial	2	4	$916,598	$2,302,621	2,285	8,616
195A	195th Avenue	Patton Road	Jomax Road	1.03	0.00	Minor Collector	Does Not Exist	2	0	$0	$0	4,614	0
JA	Jackrabbit Trail	Jomax Road	Pinnacle Peak Road	1.88	1.88	Minor Collector	Major Arterial	2	6	$3,595,895	$24,279,799	8,422	91,443
JA	Jackrabbit Trail	Pinnacle Peak Road	Deer Valley Road	0.00	1.35	Does Not Exist	Major Arterial	0	6	$0	$11,619,713	0	65,664
JA	Jackrabbit Trail	Deer Valley Road	Bell Road	0.00	3.25	Does Not Exist	Major Arterial	0	6	$0	$178,209,184	0	158,080
195A	195th Avenue	Pinnacle Peak Road	Deer Valley Road	1.00	0.00	Minor Collector	Does Not Exist	2	0	$0	$0	4,480	0
195A	195th Avenue	Deer Valley Road	Bell Road	0.00	3.00	Does Not Exist	Minor Arterial	0	4	$0	$92,680,994	0	86,160
203A	203rd Avenue	CAP Canal	Patton Road	0.00	0.05	Does Not Exist	Minor Arterial	0	4	$0	$51,982,939	0	1,436
203A	203rd Avenue	Patton Road	Jomax Road	1.00	1.00	Local Street	Minor Arterial	2	4	$2,036,884	$27,490,462	1,600	28,720
203A	203rd Avenue	Jomax Road	Happy Valley Road	0.00	0.89	Does Not Exist	Minor Arterial	0	4	$0	$6,344,893	0	25,561
203A	203rd Avenue	Deer Valley Road	Sun Valley Parkway	0.00	2.20	Does Not Exist	Minor Arterial	0	4	$0	$84,519,316	0	63,184
211A	211th Avenue	CAP Canal	Jomax Road	0.00	0.56	Does Not Exist	Major Arterial	0	6	$0	$11,129,933	0	27,238
211A	211th Avenue	Jomax Road	Sun Valley Parkway	0.00	4.60	Does Not Exist	Major Arterial	0	6	$0	$132,739,293	0	223,744
219A	219th Avenue	Pinnacle Peak Road	Sun Valley Parkway	2.50	2.50	Minor Collector	Minor Arterial	2	4	$5,092,209	$103,175,948	11,200	71,800
227A	227th Avenue	CAP Canal	Sun Valley Parkway	0.00	3.65	Does Not Exist	Major Arterial	0	6	$0	$55,754,462	0	177,536
235A	235th Avenue	CAP Canal	Sun Valley Parkway	0.00	2.47	Does Not Exist	Minor Arterial	0	4	$0	$22,771,508	0	70,938
243A	243rd Avenue	CAP Canal	Sun Valley Parkway	0.00	2.00	Does Not Exist	Parkway	0	6	$0	$38,802,150	0	116,640
251A	251st Avenue	CAP Canal	Sun Valley Parkway	0.00	2.15	Does Not Exist	Minor Arterial	0	4	$0	$27,865,410	0	61,748
Total, West				29.32	73.59	-	-	34	160	$80,051,973	$1,515,340,494	412,441	3,015,353

APPENDIX F: PLANNED MAJOR ROADWAY IMPROVEMENTS

SOUTH

Street Segment				Existing Length (miles)	Existing Number of Lanes	Ultimate Functional Classification	Ultimate Length (miles)	Ultimate Number of Lanes	IIP Number of Lanes	Percent Physically Complete with IIP	Increase in LOS C Capacity with IIP (veh-miles)	Preliminary Estimate of IIP Roadway Construction Cost
Segment Name	Road	From	To									
PE	Peoria Avenue	Solar Canyon Way	136th Avenue	0.32	2	Minor Arterial	0.32	4	4	100%	776	$5,086,552
-	Cactus Road	Traffic Signal	at Magnolia Drive	-	-	-	-	-	-	100%	-	$917,250
-	Greenway Road	Traffic Signal	at 175th Avenue	-	-	-	-	-	-	100%	-	$917,250
-	Greenway Road	Traffic Signal	at Verde Vista Drive	-	-	-	-	-	-	100%	-	$917,250
-	Sweetwater Avenue	Traffic Signal	at Cotton Lane	-	-	-	-	-	-	100%	-	$917,250
-	Greenway Road	Traffic Signal	at Civic Center Road	-	-	-	-	-	-	100%	-	$917,250
-	Peoria Avenue	Traffic Signal	at Cotton Lane	-	-	-	-	-	-	100%	-	$917,250
-	Sweetwater Avenue	Traffic Signal	at Reems Road	-	-	-	-	-	-	100%	-	$917,250
-	Waddell Road	Traffic Signal	at 157th Avenue	-	-	-	-	-	-	100%	-	$917,250
-	Waddell Road	Traffic Signal	at Legacy Park Way	-	-	-	-	-	-	100%	-	$917,250
-	Bell Road	Traffic Signal	at 183rd Avenue	-	-	-	-	-	-	100%	-	$917,250
-	Bell Road	Traffic Signal	at Bell Point Boulevard	-	-	-	-	-	-	100%	-	$917,250
-	Cotton Lane	Traffic Signal	at 1/4 mile north of Peoria Ave	-	-	-	-	-	-	100%	-	$917,250
Total, South												**$16,093,552**

NORTH

Street Segment				Existing Length (miles)	Existing Number of Lanes	Ultimate Functional Classification	Ultimate Length (miles)	Ultimate Number of Lanes	IIP Number of Lanes	Percent Physically Complete with IIP	Increase in LOS C Capacity with IIP (veh-miles)	Preliminary Estimate of IIP Roadway Construction Cost
Segment Name	Road	From	To									
PT	Pat Tillman Boulevard	Asante Boulevard	CAP Canal	0.00	0	Major Arterial	4.50	6	6	100%	1,532	$3,154,952
PT	Pat Tillman Boulevard	CAP Canal	Dove Valley Road	0.00	0	Major Arterial	3.40	6	6	100%	9,923	$3,154,952
-	151st Avenue	Traffic Signal	at Happy Valley Road	-	-	-	-	-	-	100%	-	$917,333
-	155th Avenue	Traffic Signal	at Happy Valley Road	-	-	-	-	-	-	100%	-	$917,333
-	159th Avenue	Traffic Signal	at Happy Valley Road	-	-	-	-	-	-	100%	-	$917,333
-	163rd Avenue	Traffic Signal	at Asante Boulevard	-	-	-	-	-	-	100%	-	$917,333
-	163rd Avenue	Traffic Signal	at Happy Valley Road	-	-	-	-	-	-	100%	-	$917,333
-	171st Avenue	Traffic Signal	at Jomax Road	-	-	-	-	-	-	100%	-	$917,333
Total, North												**$11,813,904**

WEST

Street Segment				Existing Length (miles)	Existing Number of Lanes	Ultimate Functional Classification	Ultimate Length (miles)	Ultimate Number of Lanes	IIP Number of Lanes	Percent Physically Complete with IIP	Increase in LOS C Capacity with IIP (veh-miles)	Preliminary Estimate of IIP Roadway Construction Cost
Segment Name	Road	From	To									
DE	Deer Valley Road	US 60/Grand Avenue	178th Avenue	1.32	2	Parkway	1.32	6	6	100%	54,722	$6,750,796
DE	Deer Valley Road	178th Avenue	195th Avenue	2.25	2	Parkway	2.25	6	6	100%	39,976	$17,985,943
Total, West												**$24,736,739**

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City Council Public Hearing: Draft Land Use Assumptions and Infrastructure Improvements Plan

Surprise, Arizona
January 16, 2024

Bethesda, MD | 301.320.6900
TischlerBise.com

What are Development Impact Fees?

- One-time charges imposed on new development projects
  - offset financial impact that new development places on infrastructure.
- Arizona Revised Statutes (ARS) Section 9-463.05 provides a framework for cities and towns to assess, collect and administer development fees.
- Required to be updated every 5 years

Development Fee Ground Rules

- **Not a revenue raising mechanism, but a way to meet growth-related infrastructure *needs***
  - Provide infrastructure as growth occurs
- **New development's proportionate share of capital cost for system improvements**
  - Infrastructure needs and cost analysis
- **Fee payers must receive a benefit**
  - Geographic service areas

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AZ Legislation: Development Fees

- **Three Integrated Products:**
  - **Land Use Assumptions (LUA):** 10+ years
  - **Infrastructure Improvements Plan (IIP):** limited to 10 years
  - **Development Fees:** updated every 5 years
- **Level of service (LOS)**
  - May not exceed what is provided to existing development
  - Higher LOS must be paired with non-development fee funding source to cover existing development's share
- **Limitations on necessary public services**
  - Parks: 30 acres
  - Public Safety: No regional training facilities

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Overview of Adoption Process

Round One

- Land Use Assumptions
- Infrastructure Improvement Plans

Round Two

- Development Fees
- Modify Based on Round One Input/Decisions
- Revenue Projections
- Required Offsets

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Project Timeline

Round One

- **Oct 2022:** Project Initiation Meeting
- **Nov 2023:** Advertise LUA & IIP (60 days)
- **Jan 2024:** LUA & IIP - Public Hearing (30 days)
- **Feb:** LUA & IIP – Adoption

Round Two

- **Feb:** Development Fees - Advertise (30 days)
- **Apr:** Development Fees - Public Hearing (30 days)
- **May:** Development Fees - Adoption (75 days)
- **August 2024:** Development Fees - Effective

Fee Category Overview

Fire

Police

Parks and Recreation

Streets

Water Resource

Waster System

Wastewater

General Govt - grandfathered

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CityWide Fee Category Overview

Fire, Police, Parks and Recreation

- Citywide Service Area
- 10 Year Demand
- Population estimates - MAG
    - Exception - Multi-family housing increased based on activity

Street Fee Overview

New Fee Category

- Limited qualifying infrastructure
- City code requires development to provide necessary infrastructure
    - Half-street improvements
- Required improvements can't be included in IIP

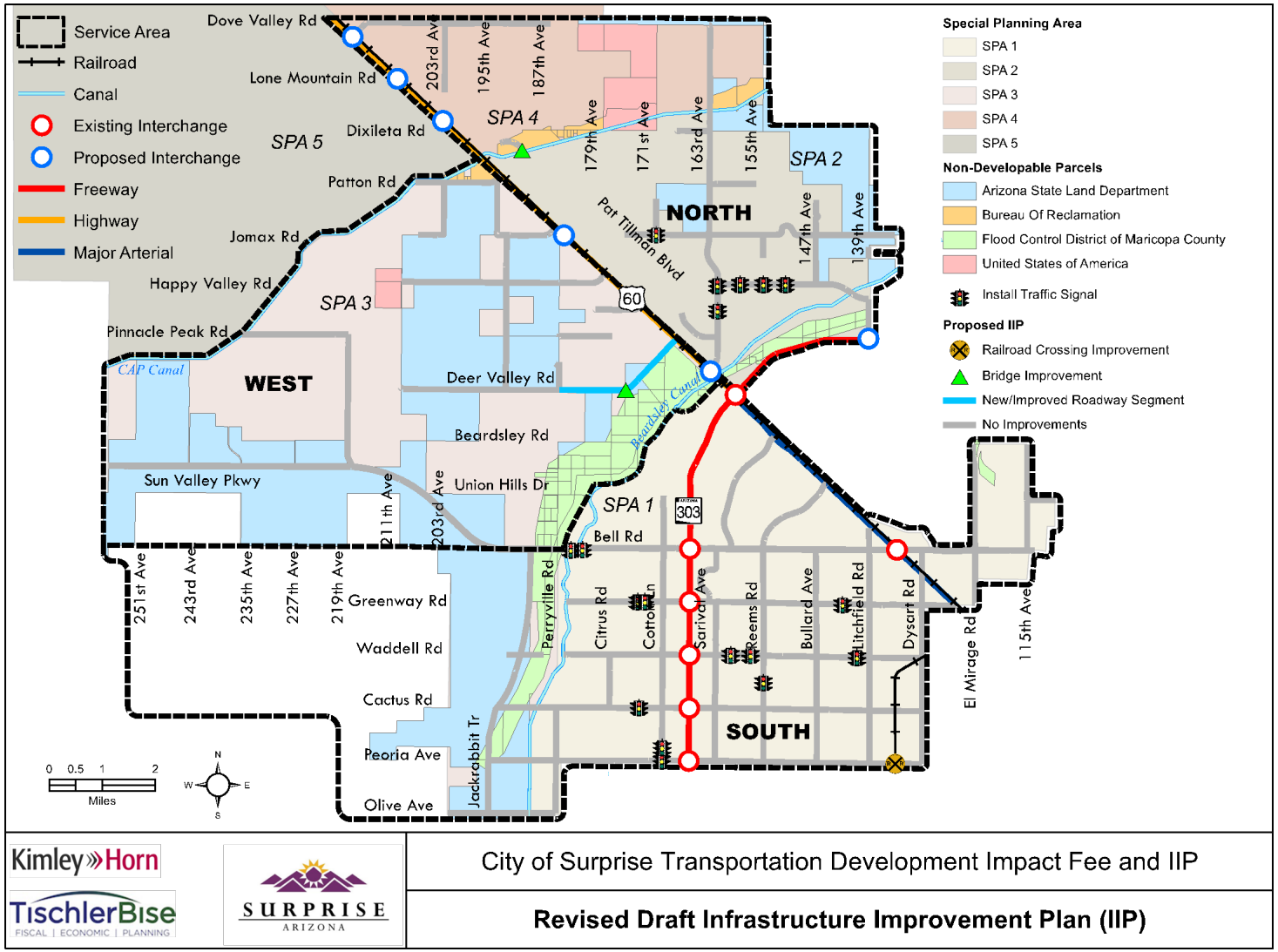
What is included?

- Regional or Large scale street projects considered

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Street Overview

- **Service Area**
  - South
  - North
  - West
- **Fee Components**
  - Railroad Crossings
  - Traffic Signals
  - Canal & Wash Crossings
- **10-Year Demand**



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ARIZONA

City of Surprise Transportation Development Impact Fee and IIP

Revised Draft Infrastructure Improvement Plan (IIP)

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Proposed Fee Comparison - Residential

Proposed Residential Fees per Unit			
Area	Proposed Fees	Current Fees	Difference
SINGLE FAMILY			
Fire - Citywide	$2,247	$789	$1,458
Parks & Rec - Citywide	2,398	1,060	1,338
Police - Citywide	738	385	353
General Gov - Citywide	208	208	0
	$5,591	$2,442	$3,149
Streets - South	$1,208	0	$1,208
Streets - North	$527	0	$527
Streets - West	$2,331	0	$2,331

Proposed Residential Fees per Unit			
Area	Proposed Fees	Current Fees	Difference
MULTI-FAMILY			
Fire - Citywide	$1,376	$481	$895
Parks & Rec - Citywide	1,468	647	821
Police - Citywide	452	235	217
General Gov - Citywide	143	143	0
	$3,439	$1,506	$1,933
Streets - South	$858	0	$858
Streets - North	$374	0	$374
Streets - West	$1,655	0	$1,655

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Proposed Fees Comparison – Nonresidential

Proposed Nonresidential Fees per 1,000 Square Feet			
Area	Proposed Fees	Current Fees	Difference
RETAIL / COMMERCIAL			
Fire - Citywide	$4,129	$876	$3,253
Parks & Rec - Citywide	263	32	231
Police - Citywide	2,626	427	2,199
General Gov - Citywide	261	261	0
	$7,279	$1,596	$5,683
Streets - South	$1,305	0	$1,305
Streets - North	$569	0	$569
Streets - West	$2,518	0	$2,518

Proposed Nonresidential Fees per 1,000 Square Feet			
Area	Proposed Fees	Current Fees	Difference
OFFICE			
Fire - Citywide	$1,979	$497	$1,482
Parks & Rec - Citywide	402	74	328
Police - Citywide	1,258	243	1,015
General Gov - Citywide	148	148	0
	$3,787	$962	$2,825
Streets - South	$616	0	$616
Streets - North	$269	0	$269
Streets - West	$1,189	0	$1,189

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Utility Fee Overview

Water Resource

- City-Wide Fee

Water System and Wastewater Fee

- Special Planning Area(SPA) 1-3
- 10 Year Demand
- Population estimates - MAG
  - Exception - Multi-family housing increased based on activity

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Proposed Water, Wastewater, Water Resource Fees

Meter Size	Water Fees			Wastewater Fees			Waste Resource Fees			Grand Total		
	Proposed Fees	Current Fees	Difference	Proposed Fees	Current Fees	Difference	Proposed Fees	Current Fees	Difference	Proposed Fees	Current Fees	Difference
	SPA 1			SPA 1			SPA 1-3			SPA 1		
0.75 inch	$4,291	$2,985	$1,306	$3,018	$2,192	$826	$2,880	$2,279	$601	$10,189	$7,456	$2,733
1.00 inch	7,166	4,985	2,181	5,040	3,661	1,379	4,810	3,806	1,004	17,016	12,452	4,564
	SPA 2			SPA 2			SPA 1-3			SPA 2		
0.75 inch	5,702	2,836	2,866	8,495	2,544	5,951	2,880	2,279	601	17,077	7,659	9,418
1.00 inch	9,523	4,736	4,787	14,186	4,248	9,938	4,810	3,806	1,004	28,519	12,790	15,729
	SPA 3			SPA 3			SPA 1-3			SPA 3		
0.75 inch	2,259	2,486	(227)	9,225	0	9,225	2,880	2,279	601	14,364	4,765	9,599
1.00 inch	$3,773	$4,152	($379)	$15,406	$0	$15,406	$4,810	$3,806	$1,004	$23,989	$7,958	$16,031

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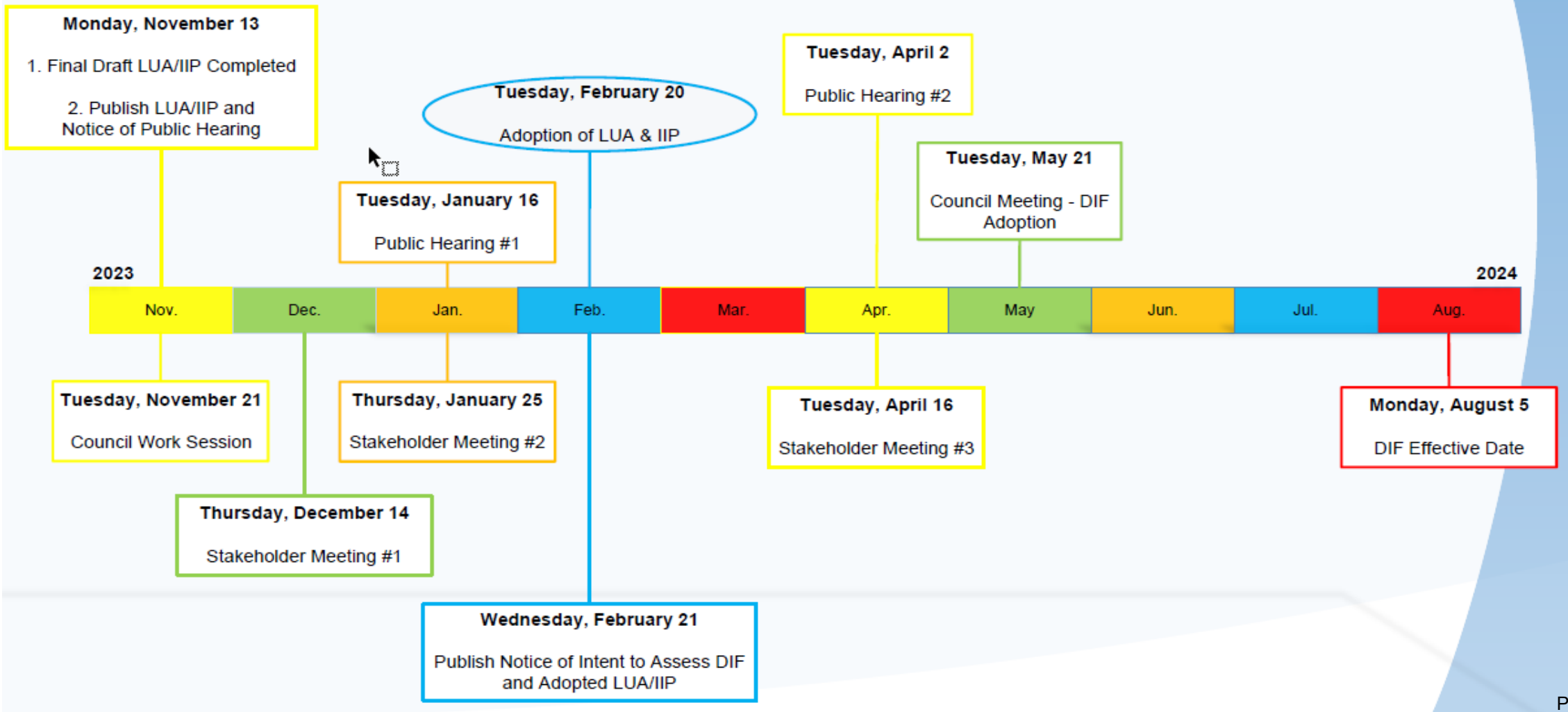
Proposed Fees – Residential Example

Single Family Home - SPA 2, Streets North Meter Size: 0.75 inch			
Area	**Proposed Fees**	**Current Fees**	**Difference**
Water	$5,702	$2,836	$2,866
Wastewater	8,495	2,544	5,951
Water Resource	2,880	2,279	601
Fire - Citywide	2,247	789	1,458
Parks & Rec - Citywide	2,398	1,060	1,338
Police - Citywide	738	385	353
General Gov - Citywide	208	208	0
Streets - North	527	0	527
	$23,195	$10,101	$13,094

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Project Timeline

2024 Development Impact Fee Adoption (Timeline)



Stakeholder Meetings

Upcoming meetings:

10:00 am – 12:00 pm

Council Chambers

January 17, 2024 – water and sewer categories

January 25, 2024 – all categories

Questions or Comments?

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Residential Demand Factors

We will convert projected housing units to population using these occupancy factors calculated from American Community Survey estimates.

Housing Type	Persons	Households	Persons per Household	Housing Units	Persons per Housing Unit	Housing Mix	Vacancy Rate
Single-Family[1]	130,567	46,291	2.82	50,626	**2.58**	86.6%	8.56%
Multi-Family[2]	7,708	4,089	1.89	4,865	**1.58**	8.3%	15.95%
Mobile Home[3]	3,256	1,825	1.78	2,992	**1.09**	5.1%	39.00%
Total	141,531	52,205	2.71	58,483	**2.42**	100.0%	10.73%

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

1. Includes detached and attached (i.e., townhouses) units.
2. Includes dwellings in structures with two or more units.
3. Includes mobile homes and RV units.

Nonresidential Demand Factors

We will convert projected employment to nonresidential floor area and vehicle trips using these factors published by the Institute of Transportation Engineers.

ITE Code	Land Use / Size	Demand Unit	Wkdy Trip Ends Per Dmd Unit[1]	Wkdy Trip Ends Per Employee[1]	Emp Per Dmd Unit	Sq Ft Per Emp
110	Light Industrial	1,000 Sq Ft	4.87	3.10	1.57	637
130	Industrial Park	1,000 Sq Ft	3.37	2.91	1.16	864
140	Manufacturing	1,000 Sq Ft	4.75	2.51	1.89	528
150	Warehousing	1,000 Sq Ft	1.71	5.05	0.34	2,953
310	Hotel	room	7.99	14.34	0.56	na
520	Elementary School	student	2.27	22.50	0.10	na
525	High School	student	1.94	21.95	0.09	na
540	Community College	student	1.15	14.61	0.08	na
565	Day Care	student	4.09	21.38	0.19	na
610	Hospital	1,000 Sq Ft	10.77	3.77	2.86	350
620	Nursing Home	1,000 Sq Ft	6.75	3.31	2.04	490
710	General Office (avg size)	1,000 Sq Ft	10.84	3.33	3.26	307
720	Medical-Dental Office	1,000 Sq Ft	36.00	8.71	4.13	242
730	Government Office	1,000 Sq Ft	22.59	7.45	3.03	330
750	Office Park	1,000 Sq Ft	11.07	3.54	3.13	320
760	Research & Dev Center	1,000 Sq Ft	11.08	3.37	3.29	304
770	Business Park	1,000 Sq Ft	12.44	4.04	3.08	325
820	Shopping Center (avg size)	1,000 Sq Ft	37.01	17.42	2.12	471

1. Trip Generation, Institute of Transportation Engineers, 11th Edition (2021).

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Proposed Fees – Nonresidential

Proposed Residential Fees per Unit			
Area	Proposed Fees	Current Fees	Difference
MOBILE HOME			
Fire - Citywide	$959	$442	$517
Parks & Rec - Citywide	1,026	594	432
Police - Citywide	314	216	98
Streets - South	931	0	931
Streets - North	413	0	413
Streets - West	1,784	0	1,784
	$5,427	$1,252	$4,175

Proposed Fees – Nonresidential

Proposed Nonresidential Fees per 1,000 Square Feet			
Area	Proposed Fees	Current Fees	Difference
INDUSTRIAL			
Fire - Citywide	$697	$166	$531
Parks & Rec - Citywide	145	32	113
Police - Citywide	441	81	360
Streets - South	208	0	208
Streets - North	92	0	92
Streets - West	399	0	399
	$1,982	$279	$1,703

Proposed Nonresidential Fees per 1,000 Square Feet			
Area	Proposed Fees	Current Fees	Difference
WAREHOUSE			
Fire - Citywide	$353	$95	$258
Parks & Rec - Citywide	42	32	10
Police - Citywide	224	46	178
Streets - South	110	0	110
Streets - North	49	0	49
Streets - West	211	0	211
	$989	$173	$816

Proposed Nonresidential Fees per 1,000 Square Feet			
Area	Proposed Fees	Current Fees	Difference
RETAIL / COMMERCIAL			
Fire - Citywide	$4,207	$876	$3,331
Parks & Rec - Citywide	266	32	234
Police - Citywide	2,666	427	2,239
Streets - South	1,322	0	1,322
Streets - North	586	0	586
Streets - West	2,535	0	2,535
	$11,582	$1,335	$10,247

Proposed Nonresidential Fees per 1,000 Square Feet			
Area	Proposed Fees	Current Fees	Difference
OFFICE			
Fire - Citywide	$2,017	$497	$1,520
Parks & Rec - Citywide	407	74	333
Police - Citywide	1,278	243	1,035
Streets - South	624	0	624
Streets - North	277	0	277
Streets - West	1,197	0	1,197
	$5,800	$814	$4,986

Proposed Nonresidential Fees per 1,000 Square Feet			
Area	Proposed Fees	Current Fees	Difference
PUBLIC / INSTITUTIONAL			
Fire - Citywide	$1,395	$308	$1,087
Parks & Rec - Citywide	255	85	170
Police - Citywide	884	150	734
Streets - South	429	0	429
Streets - North	190	0	190
Streets - West	822	0	822
	$3,975	$543	$3,432

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Fee Methodologies

- **Cost Recovery Approach (Past)**
  - Future development is "buying in" to the cost the community has already incurred to provide growth-related capacity
  - Common in communities approaching buildout
- **Incremental Expansion Approach (Present)**
  - Formula-based approach based on existing levels of service
  - Fee is based on the current cost to replicate existing levels of service (i.e., replacement cost)
- **Plan-Based Approach (Future)**
  - Usually reflects an adopted CIP or master plan

Eligible & Ineligible Cost Examples

Eligible Costs

- Facilities / improvements required to serve new development
- Excess capacity in existing facilities

Ineligible Costs

- Maintenance and repairs
- Improvements required to correct existing deficiencies in level of service

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 16, 2024

Contact Person: Andrea Davis, DIRECTOR - FINANCE

Submitting Department: Finance

District: Citywide

Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to the 2024 Utility Rate Study, adoption of a Notice of Intention to increase utility rates for water, wastewater, and solid waste, and setting the public hearing date for March 18, 2024; Resolution #2024-05.

Motion:

I move to approve Resolution #2024-05.

Background:

The City periodically adjusts utility base rates to sufficiently recover the costs incurred to operate, maintain and provide these services. The City reviews the rates and creates five-year structure schedules based on the revenues required to operate utilities and maintain infrastructure while also considering asset replacement and emergency funding needs; the previous Rate Study was conducted in 2019. Arizona Revised Statutes (ARS) §9-511.01 requires that a Notice of Intention be adopted at least 60 days before a public hearing on proposed utility rate increases for water and wastewater, and ARS §9-499.15 requires that a Notice of Intent be prepared at least 15 days before a public hearing on proposed utility rate increases for solid waste. After holding the public hearing, the governing body may adopt, by ordinance or resolution, the proposed rate increases.

Objective Analysis:

Adoption of a Notice of Intention to increase utility rates will allow the City to be compliant with state statutes pertaining to such matters.

Policy Compliant:

This item is compliant with City and Council policies.

Financial Impact:

There is no financial impact at this time. The Notice of Intention to increase utility rates needs to be adopted timely in order for the City to follow the state statute timeline for increasing utility rates.

Budget Impact:

There is no budget impact at this time.

FTE Impact:

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

ATTACHMENTS:

1. 1.8.24 Resolution 2024-05

RESOLUTION # 2024-05

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA DECLARING THE CITY'S INTENT TO ADJUST WATER, WASTEWATER, AND SOLID WASTE RATES AND SETTING A DATE OF MARCH 18, 2024, FOR A PUBLIC HEARING ON THE PROPOSED UTILITY RATE ADJUSTMENTS AND ADOPTION.

WHEREAS, the City of Surprise is a provider of water, wastewater, and solid waste services;

WHEREAS, the City has a responsibility to ensure that the rates charged to its customers fully recover the total cost of operating each system, including capital improvement and replacement, operations, maintenance, general administration, fiscal policy attainment, cash reserve management, and debt repayment;

WHEREAS, pursuant to Ariz. Rev. Stat. § 9-511.01, the City must adopt a notice of intention to increase charges and fees for water and wastewater services at least 60 days prior to holding a public hearing on the proposed increases; and

WHEREAS, after holding the public hearing, City Council may adopt the proposed rates which will become effective no earlier than thirty days after adoption of the resolution.

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

Section 1. The Notice of Intention declaring the City's intent to adjust water, wastewater, and solid waste rates attached as *Exhibit A* to this resolution is hereby adopted.

Section 2. A public hearing to consider the proposed increase shall be set for March 18, 2024.

APPROVED AND ADOPTED this _____day of _____, 2024.

_____
Skip Hall, Mayor

Attest:

_____
Kristi Passarelli, City Clerk

Approved as to form:

_____
Robert Wingo, City Attorney

EXHIBIT A

NOTICE OF INTENTION

Public Hearing Regarding City's Intention to Adjust Utility Rates and Fees for Water, Wastewater, and Solid Waste

The City of Surprise hereby gives notice that a public hearing will be held at the regularly scheduled City Council meeting on March 18, 2024 at 6 p.m. in the City Hall Council Chambers, 16000 North Civic Center Plaza, Surprise, Arizona in connection with the City's intention to consider a resolution raising the utility rates and charges for water, wastewater, and solid waste for the time period of July 1, 2024 through June 30, 2029. At the public hearing, the City will accept verbal and written comments concerning the proposed utility rate resolution. The comprehensive utility rate study report is at the City Clerk's office and online at http://www.surpriseaz.gov/257/Utility-Rates-Information.

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 16, 2024 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:
Consideration and action pertaining to the Final Plat entitled, "Visara – Phase 1" and dated October 13, 2023, a property generally located north of Jomax Road and east of 163rd Avenue; Case FS22-1028.

Motion:
I move to approve the Final Plat entitled, "Visara – Phase 1"

Background:
Frank Koo of Wood Patel and Associates seeks approval of a Final Plat for Visara – Phase 1. The applicant seeks to subdivide the subject property into 180 single-family lots over approximately 64.2 gross acres, for a gross density of 2.80 DU/Ac.

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

Policy Compliant:
The proposed Final Plat is consistent with the Surprise General Plan 2035 and the City of Surprise Land Development Ordinance.

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

Budget Impact:
There is no anticipated budget impact related to this item.

FTE Impact:
This item does not have an impact on current staffing levels.

ATTACHMENTS:

1. 00-FS22-1028 Visara Phase 1 - Final Plat - Staff Report
2. 01-FS22-1028 Visara Phase 1 - Final Plat - Vicinity Map
3. 02-FS22-1028 Visara Phase 1 - Final Plat - Zoning Map
4. 03-FS22-1028 Visara Phase 1 - Final Plat
5. 04-FS22-1028 Visara Phase 1 - Final Plat - Landscape Plan
6. 05-FS22-1028 Visara Phase 1 - Final Plat - Wall Plan
7. 06-FS22-1028 Visara Phase 1 - Final Plat - Wall Details
8. 07-FS22-1028 Visara Phase 1 - Final Plat - Luke AFB Letter
9. FS22-1028 Visara Phase 1 - Final Plat CC PowerPoint

FINAL PLAT
REPORT TO THE CITY COUNCIL

Case:	**FS22-1028**
Project Name:	Visara Phase 1 – Final Plat
Council District:	1- Acacia
City Council Date:	January 16, 2024
Planner:	Chris Sexton
Owner:	Leavitt Cap Rio Caballo LLC
Applicant:	Frank Koo with Wood Patel and Associates
Request:	Final Plat for a 180-lot single-family residential subdivision
Site Location:	Generally located north of Jomax Road and east of 163rd Avenue
Site Size:	64.2 acres (approx.) Phase 1
Density:	2.80 DU/Ac
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Findings:	• The proposed Final Plat is consistent with the Rio Caballo Planned Unit Development (PUD). • The proposed Final Plat is consistent with the Preliminary Plat approved under case FS21-829. • The proposed Final Plat is consistent with the applicable City of Surprise regulations. • The reviewing agencies have indicated no objections to the request.
Alternative Actions:	**Approve** – Approval of the proposed Final Plat will allow the applicant the ability to subdivide the property as proposed.

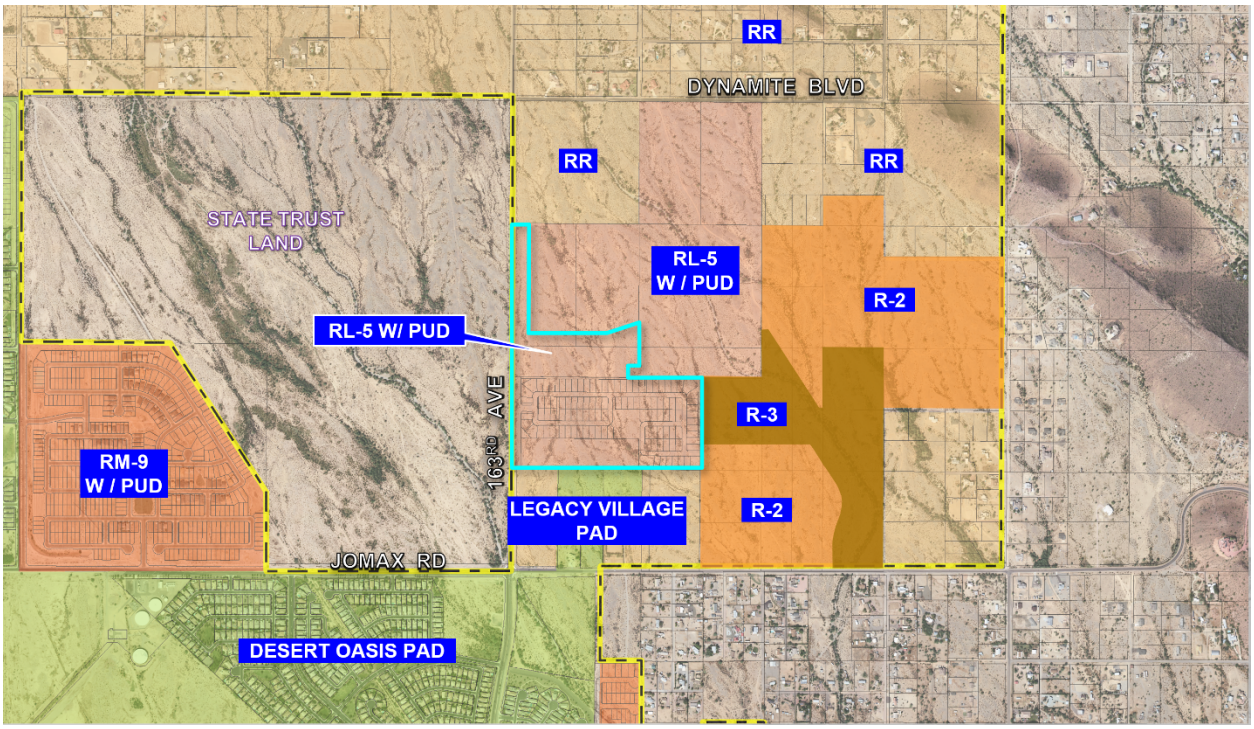
Deny – Denial of the requested Final Plat will prevent the applicant from subdividing the property as proposed.

PROJECT DESCRIPTION:

Frank Koo with Wood Patel and Associates seeks approval of a Final Plat for Visara – Phase 1. The applicant seeks to subdivide the subject property into 180 single-family lots over approximately 64.2 gross acres, for a gross density of 2.80 DU/Ac.

SURROUNDING LAND ZONING:

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



BACKGROUND:

November 3, 1988: The City Council approved the annexation (Ordinance 88-24) of the subject property.

September 13, 2007: The City Council approved the Legacy Village Final Plat under case FP07-020.

September 21, 2021: The City Council approved a Zone Change of approximately 187 acres from Rural Residential (RR) to Residential Low Density (RL-5).

July 27, 2022: An application was submitted for the subject case, FS22-1028.

September 1, 2022: Planning and Zoning Commission approved the Preliminary Plat under case FS21-829.

ANALYSIS AND DISCUSSION:

Visara, formerly known as Rio Caballo, is overall a 188-acre master planned community, generally located north of Jomax Road and east of 163rd Avenue. The property is zoned RL-5 with a Planned Unit Development (PUD) Overlay, which was approved by the City Council on September 21, 2021. The Rio Caballo Preliminary Plat includes 660 single-family residential lots, ranging in size from 5,125 square feet to 14,495 square feet, and an average lot size of 6,369 square feet. The number of lots that are less than 50 feet wide is 255, or 38.6% of the total lots. The approved PUD zoning document allows for a maximum of 50% of the total lots to be less than 50 feet.

Phase 1 of the proposed Final Plat is for 180-lot single-family residential lots. The Final Plat follows the development standards of the PUD as shown in the table below.

RL-5 PUD DEVELOPMENT STANDARDS	
DEVELOPMENT STANDARD	PROPOSED RL-5 PUD STANDARDS
MAXIMUM DENSITY	3.72
MINIMUM LOT AREA (SF)	4,400 S.F
MINIMUM LOT WIDTH (FT)	40'
MINIMUM LOT DEPTH (FT)	110'
MINIMUM FRONT YARD SETBACK (FT)	12'
MINIMUM SIDE YARD SETBACK (FT)	5' (10' AGGREGATE)
MINIMUM FRONT FACING GARAGE SETBACK (FT)	20' (FROM BACK OF SIDEWALK)
MINIMUM REAR YARD SETBACK (FT)	20'
MAXIMUM BUILDING HEIGHT (FT)	30'
LOT COVERAGE	N/A

Access

Primary access to this development will be via 163rd Avenue on the western boundary of the site. Upon full buildout, the development will also be accessible via 159th Avenue from both Dynamite Blvd and Jomax Road.

Open Space & Landscaping

Section 122-137(d)(2) of the Surprise Unified Development Code (SUDC) requires a minimum of 20% open space, and the approved PUD planned for approximately 27% percent. The subject plat includes 30.9% open space, exceeding the minimum requirement. Of the 48.72 acres of land dedicated to open space, 27.11 acres will be active open space and 21.61 acres will be passive open space. Mixed within this are 5.9 acres of natural open space where a wash traverses the site.

The open space areas include native and low water use landscaping, a trails system, and multiple amenity sites. The trails system includes various attached and detached sidewalks and concrete paths that range in width from 5-10 feet. There is a large, central amenity site that includes a community pool, sports courts, play areas, pavilion, turf area, and other features and amenities. There are also two secondary amenity sites to provide active recreation areas in close proximity to the residents throughout the community.

Walls

Primary Theme Walls will consist of 6-foot slump block panels, punctuated by slump block caps and brick accent pilasters. View fencing will feature the same slump block design for columns with steel tube fencing in between. Also included within the development will be matching CMU interior walls and pedestrian gates.

Conformance with Adopted Plans:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more. At a gross density of 2.80 du/acre, this development is consistent with the General Plan in this regard.

Reviewing Agencies:

In addition to the standard City reviewing agencies, who indicate no objections to the requests, Luke Air Force Base, Maricopa Water District, and Maricopa County Department of Transportation (MCDOT) were included in the routing of this case. These agencies also indicate no objections.

Summary:

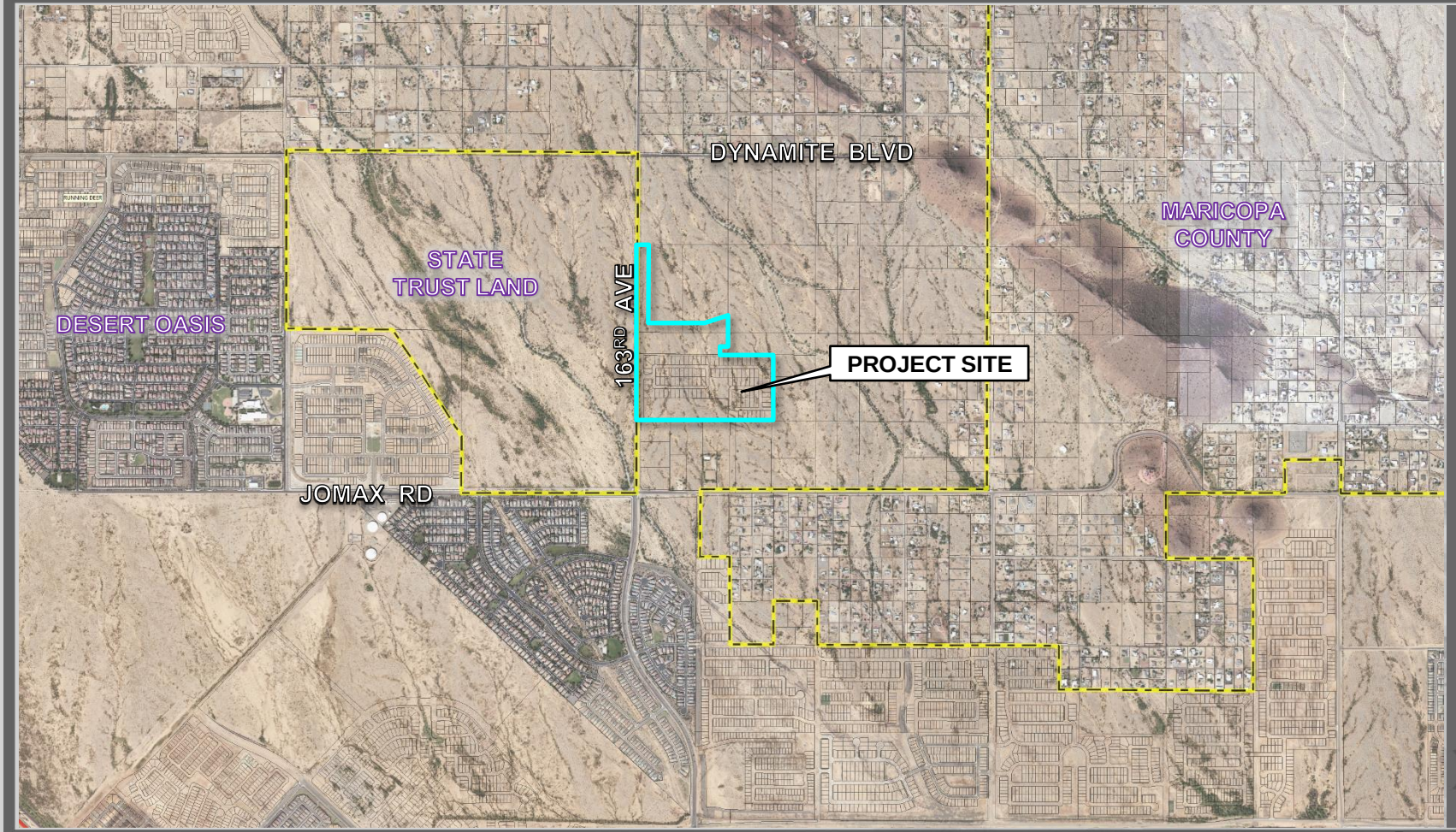
The Final Plat meets the requirements of the Rio Caballo PUD, in addition to other applicable requirements. All City reviewing departments have the reviewed the request and expressed no concerns.

Findings:

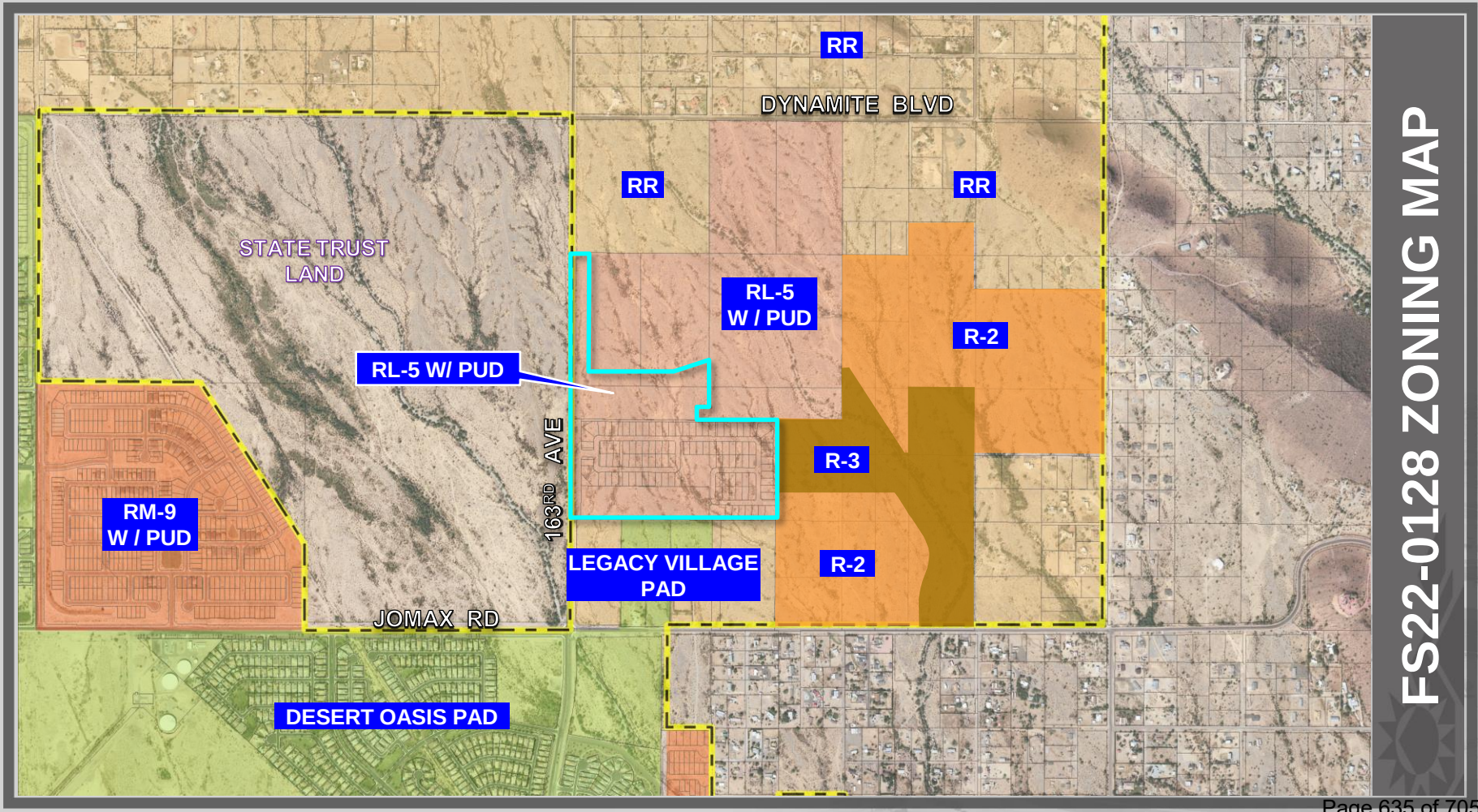
- The proposed Final Plat is consistent with the Rio Caballo PUD.
- The proposed Final Plat is consistent with the Preliminary Plat approved under case FS21-829.
- The proposed Final Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

Attachments:

01 Vicinity Map
02 Zoning Map
03 Final Plat
04 Landscape Plan
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Presentation



FS22-1028 VICINITY MAP


RR
DYNAMITE BLVD
RR
RR
STATE TRUST LAND
RL-5 W / PUD
R-2
RL-5 W/ PUD
163RD AVE
R-3
RM-9 W / PUD
LEGACY VILLAGE PAD
R-2
JOMAX RD
DESERT OASIS PAD
FS22-0128 ZONING MAP

FINAL PLAT
FOR
VISARA - PHASE 1

A REPLAT OF LEGACY VILLAGE, RECORDED IN BOOK 1038, PAGE 50, MARICOPA COUNTY RECORDS (MCR), AND A PORTION OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

OWNER
LEAVITT CAP RIO CABALLO, LLC
202 LAKE WASHINGTON BLVD.
SEATTLE, WA 98122
PHONE: (206) 838-2088
CONTACT: TOM LEAVITT
EMAIL: tom@leavittcap.com

OWNER
JERRY SCHNEERER
7008 EAST SUNNY SIDE DRIVE
SCOTTSDALE, AZ 85254
PHONE: (602) 684-1413
EMAIL: jschneerer@cox.net

ENGINEER/SURVEYOR
WOOD, PATEL & ASSOCIATES, INC.
2051 WEST NORTHERN AVENUE, SUITE 100
PHOENIX, ARIZONA 85021
PHONE: (602) 335-8500
CONTACT: FRANK M. KOO, P.E.
EMAIL: fkoo@woodpatel.com

DEDICATION

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS: THAT LEAVITT CAP RIO CABALLO, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND JERRY SCHNEERER, TRUSTEE OF THE GERALD L. SCHNEERER AND LINDA M. SCHNEERER LIVING TRUST, DATED DECEMBER 17, 1993, (OWNERS), HAS SUBDIVIDED UNDER THE NAME "VISARA - PHASE 1", A REPLAT OF LEGACY VILLAGE, RECORDED IN BOOK 1038, PAGE 50, MARICOPA COUNTY RECORDS (MCR), AND A PORTION OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 1 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 "VISARA - PHASE 1", 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 DEDICATE TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THE PLAT.

TRACTS A AND B ARE HEREBY DESIGNATED AS PRIVATE STREETS AND WILL BE MAINTAINED TO CITY STANDARDS BY THE VISARA COMMUNITY ASSOCIATION AT SAID ASSOCIATIONS EXPENSE.

OWNERS HEREBY GRANT TO THE CITY OF SURPRISE A NON-EXCLUSIVE EASEMENT FOR PUBLIC UTILITIES AND INGRESS/EGRESS FOR EMERGENCY AND PUBLIC SERVICE VEHICLES OVER TRACTS A AND B.

OWNERS HEREBY GRANT TO THE PUBLIC A PERPETUAL NON-EXCLUSIVE EASEMENT IN, UPON, OVER, UNDER, THROUGH, AND ACROSS TRACTS A AND B AND THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS (PUE) AS SHOWN ON THE PLAT FOR THE PURPOSE OF ACCESSING, INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING PUBLIC UTILITIES. ALL PROPOSED ABOVE GROUND ELECTRIC, GAS, AND COMMUNICATION UTILITIES ARE TO BE LOCATED IN PUBLIC UTILITY EASEMENTS TO THE EXTENT POSSIBLE. UTILITIES WITH A RATING OF LESS THAN 69 kV SHALL BE PLACED UNDERGROUND.

AN EASEMENT FOR UTILITY CROSSINGS IS HEREBY DEDICATED OVER TRACTS A AND B FOR ELECTRIC, GAS AND COMMUNICATIONS.

OWNERS HEREBY GRANT TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, UPON AND ACROSS ALL AREAS DESIGNATED ON THE PLAT AS WATER AND SEWER EASEMENT (WSE) FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING THE WATER AND SEWER LINES, MANHOLES, FIRE HYDRANTS AND WATER METERS.

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

OWNERS HEREBY GRANT TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UPON, AND ACROSS THE AREAS DESIGNATED AS SIGHT VISIBILITY EASEMENT (SVE) FOR THE PURPOSE OF ENSURING THAT THESE AREAS REMAIN FREE OF SIGHT VISIBILITY OBSTRUCTIONS.

OWNERS HEREBY GRANT TO THE PUBLIC A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UPON, AND ACROSS THE AREAS DESIGNATED AS PEDESTRIAN ACCESS EASEMENT (PAE) FOR USE AS SUCH.

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.

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

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.

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.

IN WITNESS WHEREOF, OWNERS HAVE HEREUNTO CAUSED THEIR CORPORATE NAMES TO BE SIGNED AND THEIR CORPORATE SEALS TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF

_____, 20__.

LEAVITT CAP RIO CABALLO, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

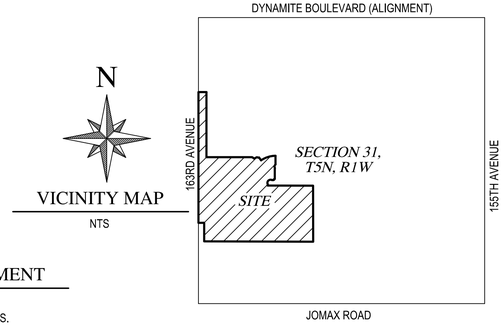
BY_____

ITS_____

THE GERALD L. SCHNEERER AND LINDA M. SCHNEERER LIVING TRUST, DATED DECEMBER 17, 1993

BY_____
JERRY SCHNEERER

ITS_____



VICINITY MAP
NTS

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 20___, BEFORE ME, THE UNDERSIGNED,

PERSONALLY APPEARED _____, WHO ACKNOWLEDGED

HIMSELF/HERSELF TO BE _____, OF LEAVITT CAP RIO CABALLO, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 20___, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JERRY SCHNEERER, WHO ACKNOWLEDGED HIMSELF TO BE

_____, OF THE GERALD L. SCHNEERER AND LINDA M. SCHNEERER LIVING TRUST, DATED DECEMBER 17, 1993 AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

APPROVALS

CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF

_____, 20___, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED _____
CITY ENGINEER DATE

CITY OF SURPRISE COUNCIL APPROVAL

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

_____ DAY OF _____, 20___.

ATTEST:

_____
MAYOR DATE

_____
CITY CLERK DATE

SHEET INDEX

1 - COVER
2 - KEY MAP, LEGAL DESCRIPTION & LEGEND
3-7 - PLAN SHEETS
8 - TABLES & DETAILS
9 - ABANDONMENT SHEET

CONTROL DATA

BASIS OF BEARING
NATIONAL GEODETIC SURVEY (NGS) GEODETIC NORTH BASED ON:

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION (MCDOT) GEODETIC DENSIFICATION AND CADASTRAL SURVEY (GDACS) WEBSITE WWW.MCDOT.MARICOPA.GOV, UNDER THE SURVEY INFORMATION LINK ON AUGUST 8, 2021.

PROJECTION ARIZONA CENTRAL ZONE, NAD 83, (EPOCH 2010)
DATUM GRS-80
UNITS INTERNATIONAL FEET
GEOID MODEL GEOID 2018

CONTROL POINT: 41C1
PID: AJ3867
LATITUDE: 33°43'28.48870"N
LONGITUDE: 112°24'36.55680"W
ELLIPSOID HEIGHT: 404.1151 (METERS)
DESCRIPTION AN ALUMINUM CAP ON A STAINLESS STEEL ROD IN SLEEVE AND ACCESS COVER WITH CONCRETE COLLAR

MODIFIED TO GROUND AT GRID N: 991524.656, E: 549957.218, USING A SCALE FACTOR OF 1.0001376755.

HORIZONTAL ADJUSTMENT NONE
HORIZONTAL ROTATION NONE

BENCHMARK

CITY OF SURPRISE DATA, POINT STAMPED "41C1" - "1991", FOUND 3/4" STAINLESS STEEL ROD IN SLEEVE ON THE SOUTH SIDE OF JOMAX ROAD APPROXIMATELY 650' EAST OF 163RD AVENUE.

ELEVATION = 1423.91 (NAVD88 DATUM)

RELEASE OF LIABILITY

LEAVITT CAP RIO CABALLO, LLC AND JERRY SCHNEERER (OWNERS) DO HEREBY (1) RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE USAF AND THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, 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 ITS AUXILIARY FIELDS. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNERS AND THEIR 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 AGREE TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY, UNTIL SUCH TIME THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.

LEAVITT CAP RIO CABALLO, LLC AND JERRY SCHNEERER (OWNERS) DO HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS DEPICTED ON THIS PLAT UNTIL SUCH TIME THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL. THE MAINTENANCE OF THE AREA WITHIN ANY NEWLY DEDICATED RIGHT-OF-WAY AS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNER/OR SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDARY OF SAID PLAT UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND ACCEPTED BY THE CITY OF SURPRISE.

THE CITY OF SURPRISE AGREES TO INDEMNIFY LEAVITT CAP RIO CABALLO, LLC AND JERRY SCHNEERER, 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, EXCEPT FOR SUCH INJURY OR DAMAGES CAUSED BY OR ARISING SOLELY FROM THE NEGLIGENT, WILLFUL, MALICIOUS, OR GROSSLY NEGLIGENT CONDUCT OF LEAVITT CAP RIO CABALLO, LLC AND JERRY SCHNEERER, ITS OFFICERS, EMPLOYEES, AGENTS, CONTRACTORS, OR THOSE OF ITS SUCCESSORS AND ASSIGNS THAT WAS THE DIRECT CAUSE OF THE INJURY TO THE USER.

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.

NOTES

1) THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE OWNER.

   THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS, AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY.

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

2) NO PERMANENT STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN EASEMENTS, IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF THE CITY UTILITIES.

3) NO ONSITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.

4) THE PROPERTY IS LOCATED WITHIN FLOOD ZONE X (SHADED) 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. 040037, 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 A.R.S. § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.

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

7) ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND WITHIN STREET RIGHT-OF-WAY, TRACTS A AND B OR WITHIN THE PUBLIC UTILITY EASEMENTS WHERE SHOWN ON THIS FINAL PLAT.

8) ALL STRUCTURES AND LANDSCAPING WITHIN THE 30' X 30' VISIBILITY TRIANGLES ALONG THE PROPERTY LINES AT ALL LOT CORNERS SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 30" ABOVE GROUND LEVEL.

9) ALL SUBDIVISION AND INDIVIDUAL LOT PROPERTY CORNERS SHALL BE SET WITH 1/2" REBAR AND CAP OR TAG BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.

10) PROVISIONS SHALL BE MADE FOR DEVELOPMENT AND MAINTENANCE OF STREET LIGHTS THROUGH THE CREATION OF A STREET LIGHT IMPROVEMENT DISTRICT (SLID).

11) ALL PROPOSED DWELLING UNITS SHALL BE SINGLE FAMILY DETACHED.

12) A SURVEY MONUMENT TO BE SET IN CONCRETE AT ALL CENTERLINE P.C., P.T. AND STREET INTERSECTIONS UPON COMPLETION OF PAVING IMPROVEMENTS, AS SHOWN ON IMPROVEMENT PLANS.

13) ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING THE ONE HUNDRED-YEAR, TWO-HOUR STORM WITHIN THIRTY-SIX (36) HOURS, OWNER(S) OF ANY BASIN FAILING TO MEET THIS REQUIREMENT MUST TAKE CORRECTIVE ACTION TO BRING THE BASIN INTO COMPLIANCE.

14) ENFORCEMENT OF THE RESTRICTIONS PERTAINING TO ALL VEHICULAR NON-ACCESS EASEMENTS (VNAE) SHALL BE THE RESPONSIBILITY OF THE VISARA COMMUNITY ASSOCIATION.

15) THIS FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE RIO CABALLO PRELIMINARY PLAT, APPROVED SEPTEMBER 02, 2022 UNDER CASE FS21-829.

16) PURSUANT TO CITY OF SURPRISE MUNICIPAL CODE SECTION 108-1.7, THE ENTIRE FINAL PLAT FOR LEGACY VILLAGE RECORDED IN BOOK 1038, PAGE 50, MARICOPA COUNTY RECORDS IS HEREBY ABANDONED.

100 YEAR ASSURED WATER SUPPLY

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

CERTIFICATION

THIS IS TO CERTIFY THAT A PLAT AND A SURVEY OF THE PREMISES WAS MADE UNDER MY DIRECTION DURING THE MONTH OF MAY, 2022, THAT THE MONUMENTS SET FOR THE PLAT ARE TRUE AND COMPLETE AS SHOWN TO THE BEST OF MY KNOWLEDGE, THAT THE MONUMENTS SHOWN ARE ACTUALLY EXIST OR WILL BE SET AT THE COMPLETION OF MASS GRADING BY THE REGISTERED LAND SURVEYOR UNDER CONTRACT TO COMPLETE THE CONSTRUCTION STAKING FOR THE PROJECT, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

10-13-23

BRIAN J. DIEHL, RLS 23945
WOOD, PATEL & ASSOCIATES, INC.
1630 SOUTH STAPLEY DRIVE - SUITE 219
MESA, ARIZONA 85204
SURVEYOR@WOODPATEL.COM

TOTAL ACREAGE: 64.2
NUMBER OF LOTS: 180

FS22-1028

Z:\2021\215240\Survey\Plat\S240-F01.dwg

WOOD PATEL

Wood, Patel & Associates, Inc.

Civil Engineering
Water Resources
Land Survey
Construction Management

602.335.8500

www.woodpatel.com

VISARA - PHASE 1
FINAL PLAT
SURPRISE, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
23945
BRIAN J.
DIEHL
10-13-23
Date Signed
ARIZONA, U.S.A.

EXPIRES 09-30-26

CHECKED BY BJD
CAD TECHNICIAN TL/JKP/WSB
SCALE NTS
DATE 10/13/2023
JOB NUMBER WP# 215240.02
SHEET 1 OF 9

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N51°23'54"W	42.29'
L2	N62°45'06"E	54.67'
L3	S71°27'11"E	32.21'
L4	S45°24'30"W	28.28'
L5	N89°35'30"W	22.50'
L6	S00°24'30"W	13.96'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	1°09'50"	472.50'	9.60'	N56°33'19"E	9.60'
C2	33°28'10"	464.50'	271.34'	S72°42'29"W	267.50'
C3	63°02'49"	55.00'	60.52'	S14°35'26"W	57.51'
C4	17°20'29"	55.00'	16.65'	N08°15'44"W	16.58'
C5	17°20'29"	55.00'	16.65'	S80°55'15"E	16.58'
C6	124°40'58"	55.00'	119.69'	S45°24'30"W	97.43'
C7	17°20'29"	55.00'	16.65'	N08°15'44"W	16.58'

LEGEND

◉	SURVEY MONUMENT FOUND AS NOTED
○	CENTERLINE MONUMENT - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD DET. 120 TYPE " B "
△	SUBDIVISION CORNER-SET MONUMENT WITH RLS TAG OR CAP LS23945 UNLESS OTHERWISE NOTED

APN	ASSESSOR PARCEL NUMBER
BCF	BRASS CAP FLUSH
DCR	DESIGNATED COUNTY ROAD
DOC	DOCUMENT
ESVAE	EMERGENCY SERVICE VEHICLE ACCESS EASEMENT
HWE	HIGHWAY EASEMENT
ID	IDENTIFICATION
IEE	INGRESS EGRESS EASEMENT
MCHD	MARICOPA COUNTY HIGHWAY DEPARTMENT
MCR	MARICOPA COUNTY RECORDS
PAE	PEDESTRIAN ACCESS EASEMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PUE	PUBLIC UTILITY EASEMENT
RB	REBAR
RW	RIGHT-OF-WAY
SE	SEWERLINE EASEMENT
SVE	SIGHT VISIBILITY EASEMENT
VNAE	VEHICULAR NON ACCESS EASEMENT
WE	WATERLINE EASEMENT
WSE	WATER AND SEWER EASEMENT

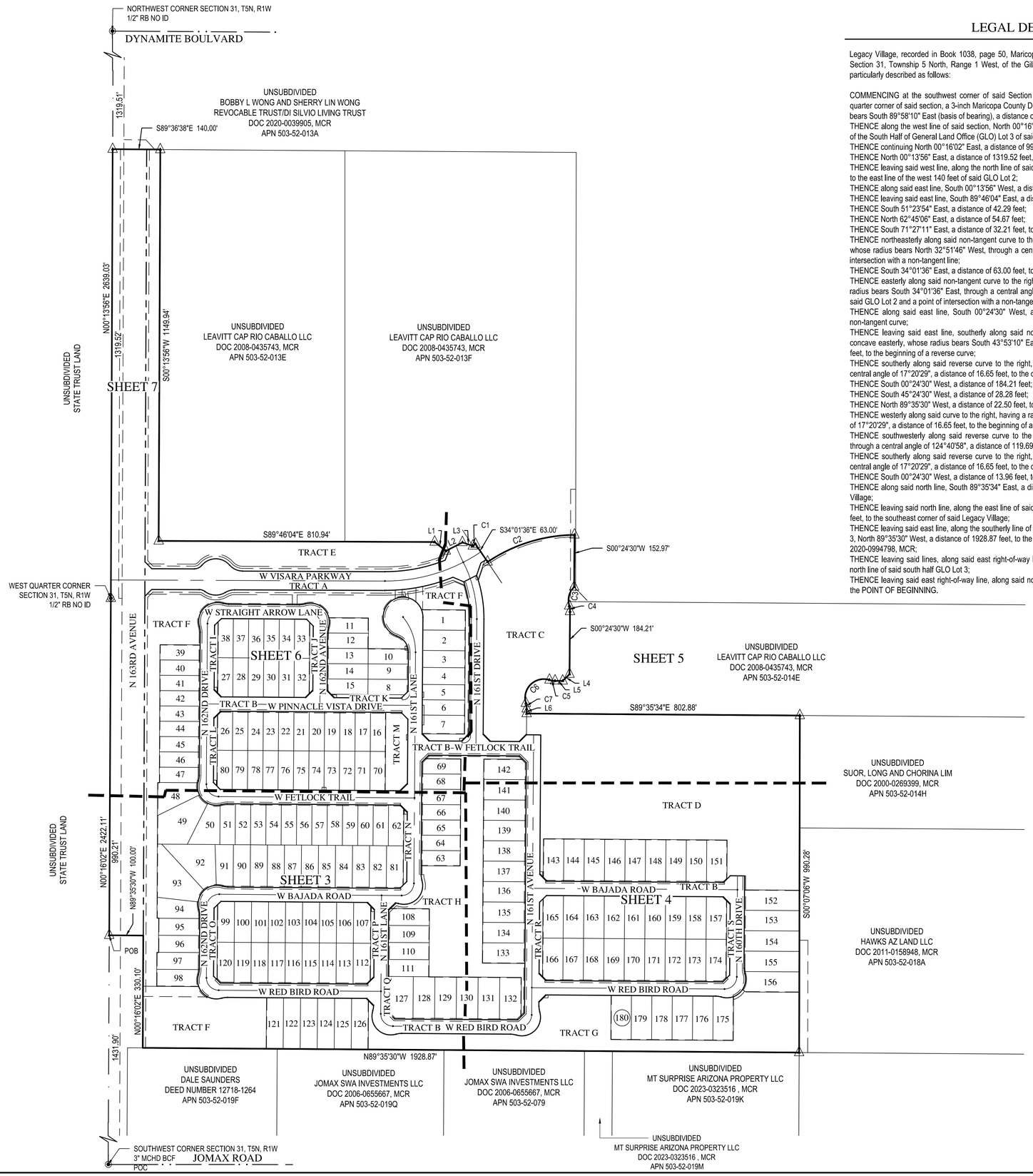
BOUNDARY LINE
CENTERLINE
EASEMENT LINE
INTERIOR LOT/TRACT LINE
RIGHT-OF-WAY LINE
SECTION LINE

OPEN SPACE TABLE			
TYPE	SQUARE FEET	ACREAGE	PERCENT OF TOTAL
PASSIVE	329,240	7.6	50.2%
ACTIVE	326,502	7.5	49.8%
TOTAL	655,742	15.1	100%

N

0 150 300

Horz. 1 in. = 150 ft.



LEGAL DESCRIPTION

Legacy Village, recorded in Book 1038, page 50, Maricopa County Records (MCR) and a parcel of land lying within Section 31, Township 5 North, Range 1 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the southwest corner of said Section 31, a 3-inch brass cap in handhole, from which the south quarter corner of said section, a 3-inch Maricopa County Department of Transportation (MCDOT) brass cap in handhole, bears South 89°58'10" East (basis of bearing), a distance of 2691.57 feet;
THENCE along the west line of said section, North 00°16'02" East, a distance of 1431.90 feet, to the northwest corner of the South Half of General Land Office (GLO) Lot 3 of said section and the POINT OF BEGINNING;
THENCE continuing North 00°16'02" East, a distance of 990.21 feet, to the west quarter corner of said section;
THENCE North 00°13'56" East, a distance of 1319.52 feet, to the northwest corner of GLO Lot 2 of said section;
THENCE leaving said west line, along the north line of said GLO Lot 2, South 89°36'38" East, a distance of 140.00 feet, to the east line of the west 140 feet of said GLO Lot 2;
THENCE along said east line, South 00°13'56" West, a distance of 1149.94 feet;
THENCE leaving said east line, South 89°46'04" East, a distance of 810.94 feet;
THENCE South 51°23'54" East, a distance of 42.29 feet;
THENCE North 62°45'06" East, a distance of 54.67 feet;
THENCE South 71°27'11" East, a distance of 32.21 feet, to a point of intersection with a non-tangent curve;
THENCE northeasterly along said non-tangent curve to the left, having a radius of 472.50 feet, concave northwesterly, whose radius bears North 32°51'46" West, through a central angle of 01°09'50", a distance of 9.60 feet, to a point of intersection with a non-tangent line;
THENCE South 34°01'36" East, a distance of 63.00 feet, to a point of intersection with a non-tangent curve;
THENCE easterly along said non-tangent curve to the right, having a radius of 464.50 feet, concave southerly, whose radius bears South 34°01'36" East, through a central angle of 33°28'10", a distance of 271.34 feet, to the east line of said GLO Lot 2 and a point of intersection with a non-tangent line;
THENCE along said east line, South 00°24'30" West, a distance of 152.97 feet, to a point of intersection with a non-tangent curve;
THENCE leaving said east line, southerly along said non-tangent curve to the left, having a radius of 55.00 feet, concave easterly, whose radius bears South 43°53'10" East, through a central angle of 63°02'49", a distance of 60.52 feet, to the beginning of a reverse curve;
THENCE southerly along said reverse curve to the right, having a radius of 55.00 feet, concave westerly, through a central angle of 17°20'29", a distance of 16.65 feet, to the curves end;
THENCE South 00°24'30" West, a distance of 184.21 feet;
THENCE South 45°24'30" West, a distance of 28.28 feet;
THENCE North 89°35'30" West, a distance of 22.50 feet, to the beginning of a curve;
THENCE westerly along said curve to the right, having a radius of 55.00 feet, concave northerly, through a central angle of 17°20'29", a distance of 16.65 feet, to the beginning of a reverse curve;
THENCE southwesterly along said reverse curve to the left, having a radius of 55.00 feet, concave southeasterly, through a central angle of 124°40'58", a distance of 119.69 feet, to the beginning of a reverse curve;
THENCE southerly along said reverse curve to the right, having a radius of 55.00 feet, concave westerly, through a central angle of 17°20'29", a distance of 16.65 feet, to the curves end;
THENCE South 00°24'30" West, a distance of 13.96 feet, to the north line of said Legacy Village;
THENCE along said north line, South 89°35'34" East, a distance of 802.88 feet, to the northeast corner of said Legacy Village;
THENCE leaving said north line, along the east line of said Legacy Village, South 00°07'06" West, a distance of 990.28 feet, to the southeast corner of said Legacy Village;
THENCE leaving said east line, along the southerly line of said Legacy Village and along the south line of said GLO Lot 3, North 89°35'30" West, a distance of 1928.87 feet, to the east right-of-way line of 163rd Avenue recorded in Document 2020-0994798, MCR;
THENCE leaving said lines, along said east right-of-way line, North 00°16'02" East, a distance of 330.10 feet, to the north line of said south half GLO Lot 3;
THENCE leaving said east right-of-way line, along said north line, North 89°35'30" West, a distance of 100.00 feet, to the POINT OF BEGINNING.

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VISARA - PHASE 1

FINAL PLAT
SURPRISE, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
23945
BRIAN J.
DIEHL
10-13-23
Date Signed
ARIZONA U.S.A.
EXPIRES 09-30-26

CHECKED BY	BJD
CAD TECHNICIAN	TL/JKP/WSB
SCALE	1" = 150'
DATE	10/13/2023
JOB NUMBER	WP# 215240.02
SHEET	2 OF 9

FS22-1028
Z:\2021\215240\Survey\Plat\5240-F01.dwg

SEE SHEET 6

SEE SHEET 4

100' RW HEREBY DEDICATED

33' DCR DOC 1985-554298, MCR

163RD AVENUE

N00°16'02"E 2422.11'
990.21'

S00°16'02"W 990.46'

UNSUBDIVIDED STATE TRUST LAND

W FETLOCK TRAIL

W BAJADA ROAD

W RED BIRD ROAD

N 162ND DRIVE

N 161ST LANE

TRACT B

TRACT F

TRACT G

TRACT H

TRACT N

TRACT O

TRACT P

TRACT Q

48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67

92 91 90 89 88 87 86 85 84 83 82 81

93 94 95 96 97 98

99 100 101 102 103 104 105 106 107 108 109 110 111

120 119 118 117 116 115 114 113 112

121 122 123 124 125 126 127 128 129

L=36.82' L=35.64' L=37.27' L=4.55' C38 C21 C20

S63°45'24"W 137.29'

N26°37'30"E 134.50'

S89°35'30"E 576.00' 530.00' 509.21'

S89°35'30"E 723.65'

S89°35'30"E 535.60' 504.81' 477.00'

S89°35'30"E 451.00' 431.00'

S89°35'30"E 477.00' 410.21'

N89°35'30"W 1928.87' 362.58' 1266.29'

N89°35'30"W 125.52' 120.52'

N89°35'30"W 120.40'

N89°35'30"W 125.27' 120.27'

N89°35'30"W 125.12' L=1.63'

N89°35'30"W 163.35' 123.35'

N89°35'30"W 189.67' 115.21'

S89°35'30"E 116.91' 271.39' 361.39' 371.39' 319.82'

N42°34'13"W 184.20'

N83°29'41"W 121.67'

N01°36'46"W 120.11'

L=18.62' 14.81'

L=39.28' L=39.28'

L=22.50' 10.06'

L=15.02' L=35.88'

L=1.95' L=42.92'

C19 C18 C17 C24 C23 C12 C11 C13

EC70 EL92

L10 L9 L8 L7 L6 L5 L4 L3 L2 L1 L11 L12 L13 L14 L15 L16

C16 C15 C14 C25 C10 C9 C8 C22

23'x23' PAE SVE WE EL83 EL81 EL82 EL84 14.14' 2.12' 12.02' 7.00' 4.31' 7.07' 21.21' 23.54' 53.89' 40.00' 41.00' 45.00' 58.60' 35.00'

8' PUE 1' VNAE 3' 21' 26.21' 66.00' 193.00' 198.00' 205.00' 251.00' 282.00' 348.00' 679.00' 315.00' 331.21' 225.00' 110.00' 200.00' 220.00' 302.00' 63.89' 63.50' 10.00'

87.92' 95.73' 156.79' 53.87' 12.99' 97.41' 83.75' 156.24' 399.00' 148.94' 158.43' 48.37' 1431.90' 151.16' 330.10' 30.00' 61.61' 5.00' 3' 30' WSE & ESVAE

S00°16'02"W 399.00'

S00°24'30"W 116.33'

N00°24'30"E 679.00'

N00°24'30"E 315.00'

N00°24'30"E 205.00'

N00°24'30"E 225.00'

N00°24'30"E 220.00'

N00°24'30"E 200.00'

N00°24'30"E 348.00'

N00°24'30"E 302.00'

N00°24'30"E 271.39'

N00°24'30"E 115.00'

N00°24'30"E 125.00'

N00°24'30"E 145.00'

S00°24'30"W 210.00'

S00°24'30"W 220.00'

S00°24'30"W 150.00'

S00°24'30"W 120.00'

S00°24'30"W 125.00'

S00°24'30"W 145.00'

S00°16'02"W 100.00'

S00°16'02"W 330.10'

S00°16'02"W 151.16'

S89°35'30"E 115.00'

S89°35'30"E 120.00'

S89°35'30"E 116.91'

N89°35'30"W 100.00'

POB

100' RW DOC 2020-0994798, MCR

55' HWE DOC 1986-0270973, MCR

SOUTHWEST CORNER SECTION 31, T5N, R1W
3" MCHD BCE
POC

JOMAX ROAD

UNSUBDIVIDED
DALE SAUNDERS
DEED NUMBER 12718-1264
APN 503-52-019F

UNSUBDIVIDED
JOMAX SWA INVESTMENTS LLC
DOC 2006-0655667, MCR
APN 503-52-019Q

N

0 40 80

Horz. 1 in. = 40 ft.

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VISARA - PHASE 1

FINAL PLAT

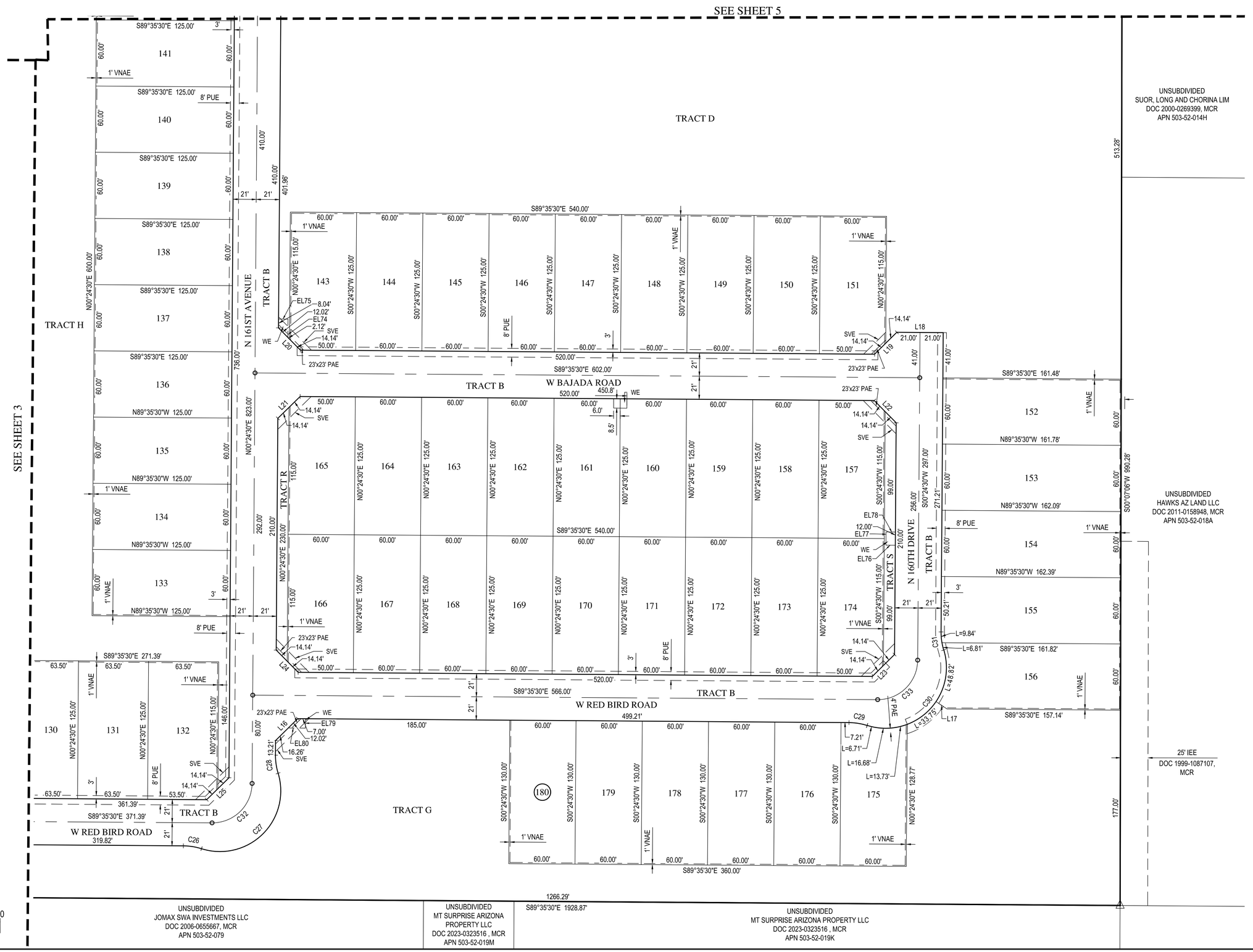
SURPRISE, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
23945
BRIAN J.
DIEHL
10-3-24
Signed
EXPIRES 09-30-26

CHECKED BY	BJD
CAD TECHNICIAN	TL/JKP/WSB
SCALE	1" = 40'
DATE	10/13/2023
JOB NUMBER	WP# 215240.02
SHEET	3 OF 9

FS22-1028

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CERTIFICATE NO.
23945
BRIAN J.
DIEHL
10-3-25
Signed
Date
EXPIRES 09-30-26

CHECKED BY	BJD
CAD TECHNICIAN	TL/JKP/WSB
SCALE	1" = 40'
DATE	10/13/2023
JOB NUMBER	WP# 215240.02
SHEET	4 OF 9

FS22-1028

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UNSUBDIVIDED
LEAVITT CAP RIO CABALLO LLC
DOC 2008-0435743, MCR
APN 503-52-013F

15' IEE
DOC 1985-507550, MCR

(RADIAL) N32°51'46"W

C1

L2 21.15' 21.17' L3

TRACT A
PARKWAY
L=59.85'

S34°01'36"E 63.00'

21.50' 21.50'

C36

8.00'

L33

SVE

8' PUE

(RADIAL) S34°01'36"E

C2

6' PAE

11'

S00°24'30"W 152.97'

(RADIAL) S43°53'10"E

C3

C4

W VISARA
L=239.12'

L34 12.34'

SVE

C39

L=52.71'

C38

L32 21.23' 21.20' L31

L=92.97'

SVE

8' PUE

6' PAE

3'

C37

L=121.16'

C34

C35

TRACT F

TRACT C

SEE SHEET 6

21' 21'

TRACT B

338.81'

N 161ST DRIVE

S00°24'30"W 379.81'

338.81'

S00°24'30"W 184.21'

UNSUBDIVIDED
LEAVITT CAP RIO CABALLO LLC
DOC 2008-0435743, MCR
APN 503-52-014E

SVE

C5 L5 L4

C8

C7

L6

S89°35'34"E 802.88'

S00°24'30"W 62.25'

23'x23' PAE SVE

23'x23' PAE SVE

L26

L28 L28

21.00' 21.00'

41.00'

410.00'

L30 EC67

179.40'

TRACT B

87.40'

169.40'

S89°35'30"E 348.80'

W FETLOCK TRAIL

21' 21'

266.80'

14.14' L27

14.14'

SVE

S89°35'30"E 115.00'

8' PUE 3'

TRACT H

N00°24'30"E 600.00'

60.00'

1' VNAE

142

736.00'

TRACT B

410.00'

N00°24'30"E 823.00'

N 161ST AVENUE

401.96'

50.00'

21' 21'

8' PUE

1' VNAE

S89°35'30"E 125.00'

3'

TRACT D

513.28'

S00°07'06"W 990.28'

UNSUBDIVIDED
SUOR, LONG AND CHORINA LIM
DOC 2000-0269399, MCR
APN 503-52-014H

SEE SHEET 4

N

0 40 80

Horz. 1 in. = 40 ft.

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VISARA - PHASE 1

FINAL PLAT
SURPRISE, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
23945
BRIAN J. DIEHL
10-13-23
Signed
ARIZONA U.S.A.

EXPIRES 09-30-26

CHECKED BY	BJD
CAD TECHNICIAN	TL/JKP/WSB
SCALE	1" = 40'
DATE	10/13/2023
JOB NUMBER	WP# 215240.02
SHEET	5 OF 9

FS22-1028

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SEE SHEET 7

UNSUBDIVIDED
LEAVITT CAP RIO CABALLO LLC
DOC 2008-0435743, MCR
APN 503-52-013E

UNSUBDIVIDED
LEAVITT CAP RIO CABALLO LLC
DOC 2008-0435743, MCR
APN 503-52-013F

100' RW
HEREBY DEDICATED

N00°13'56"E 2639.03'
1319.52'
1265.63'

S00°13'56"W 1319.31'
1211.86'

N00°13'56"E 1149.94'

S89°46'04"E 810.94'

10' COMMUNICATION
EASEMENT
DOC 1988-529203,
MCR

SVE

6' PAE

8' PUE

L47

124.78'

C54

C55

C53

TRACT E

418.34'

DETAILS
"A1" & "A2"
SEE SHEET 7
FOR PUE & PAE
INFORMATION

W VISARA PARKWAY

705.17'

100.00'

S89°46'04"E 805.17'

TRACT A

53.50'

33.50'

27.50'

47.50'

27.50'

27.50'

WEST QUARTER CORNER
SECTION 31, T5N, R1W
1/2" RB NO ID

53.89'

139.58'

C48

C49

C50

441.76'

L46

6.45'

SVE

8' PUE

6' PAE

S89°46'04"E 170.06'

14' PAE

EL55

EL56

14.00'

7.13'

187.30'

208.43'

S89°35'30"E 260.00'

L=89.92'

C44

C45

C43

C42

C59

C60

21'

W STRAIGHT ARROW LANE

250.00'

TRACT F

TRACT B

S89°46'04"E 257.70'

TRACT F

L=20.39'

L=239.12'

L=41.20'

C39

L=92.97'

L=20.06'

C51

27.50'

27.50'

6' PAE

8' PUE

L=30.58'

EL53

EL49

20'
SE

EL50

20'
WE

EL54

EC69

C40

3.46'

126.00'

S89°35'30"E 129.46'

L=22.99'

L=141.55'

8' PUE

5'

3'

TRACT B

1

1' VNAE

37.60'

60.00'

C34

C57

S89°35'30"E 125.00'

TRACT F

L=44.63'

C56

EL66

WE

L=8.15'

EL65

L=4.24'

EL64

L=5.83'

8' PUE

S89°35'30"E 116.99'

S89°35'30"E 120.00'

S89°35'30"E 118.00'

S89°35'30"E 120.00'

S89°35'30"E 120.00'

S89°35'30"E 118.00'

S89°35'30"E 125.00'

2

3

4

5

6

7

1' VNAE

60.00'

50.00'

343.20'

338.81'

156.00'

N00°24'30"E 679.00'

N00°24'30"E 365.00'

N00°24'30"E 315.00'

N00°24'30"E 230.00'

N00°24'30"E 225.00'

N00°24'30"E 210.00'

N00°24'30"E 236.00'

N00°24'30"E 169.21'

N00°24'30"E 183.00'

N00°24'30"E 147.00'

N00°24'30"E 331.21'

N00°24'30"E 128.91'

S89°35'30"E 116.56'

S89°35'30"E 119.99'

S89°35'30"E 270.00'

S89°35'30"E 495.00'

S89°35'30"E 348.80'

S89°35'30"E 125.00'

S89°35'30"E 115.00'

S89°35'30"E 612.00'

S89°35'30"E 532.80'

S89°35'30"E 218.00'

S89°35'30"E 198.00'

S89°35'30"E 280.00'

S89°35'30"E 530.00'

S89°35'30"E 266.80'

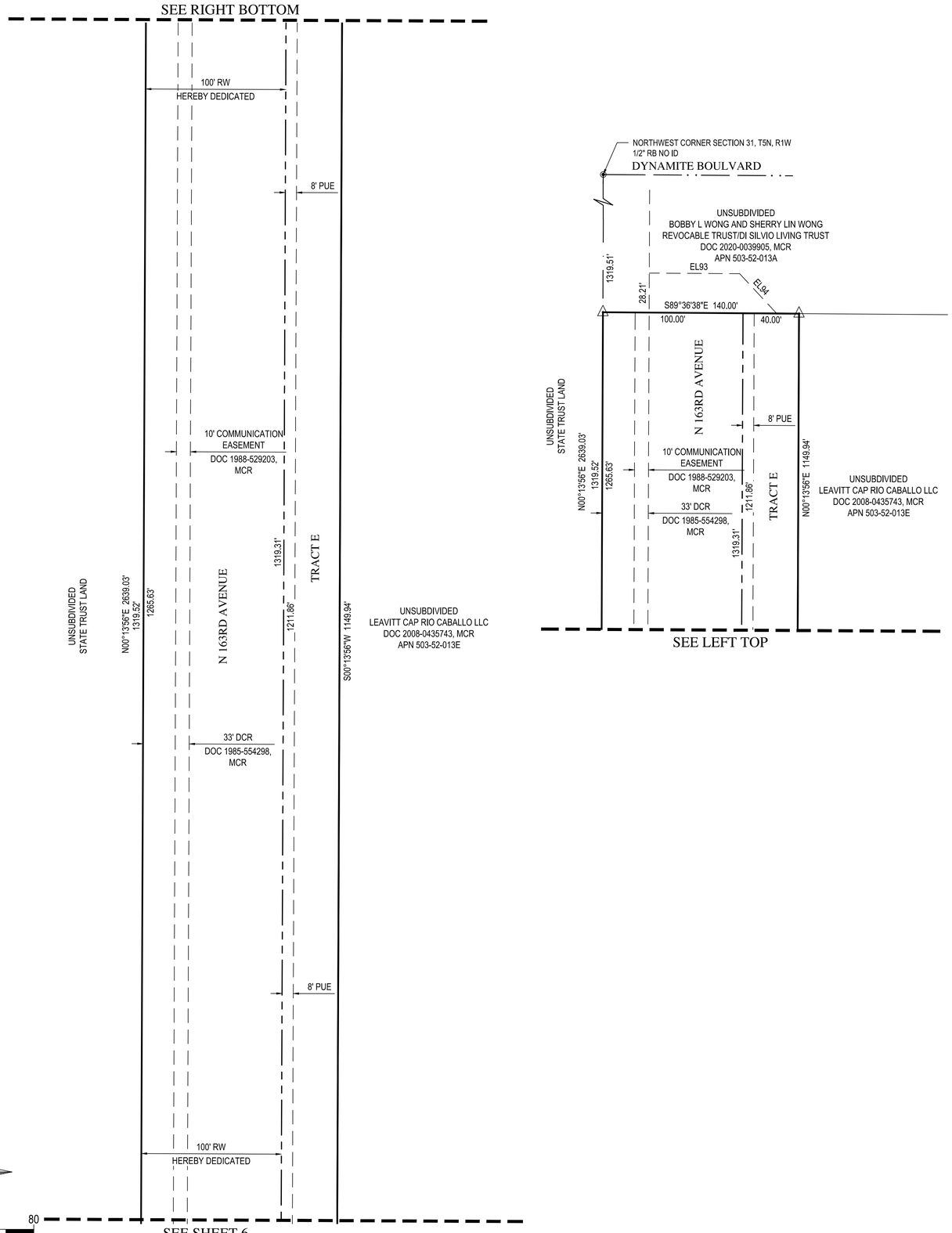
S89°35'30"E 105.00'

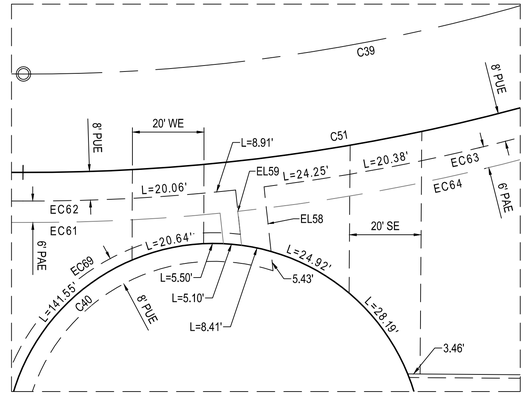
S89°35'30"E 115.00'

S89°35'30"E 125.00'

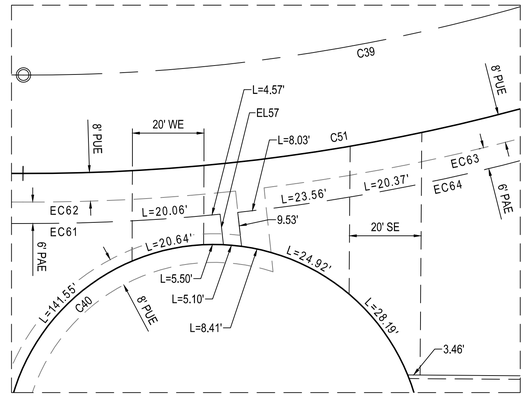
S89°35'30"E 125.00'

S89°35'30"E 125

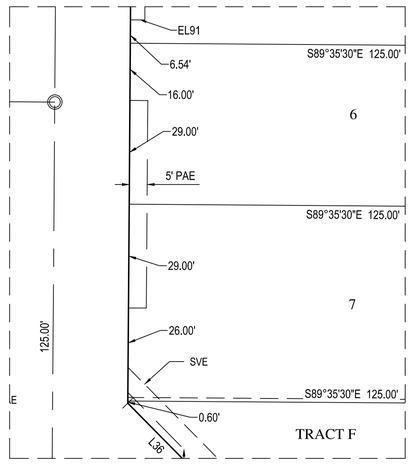




DETAIL "A1" - PUE
NTS



DETAIL "A2" - PAE
NTS



DETAIL "B"
NTS

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VISARA - PHASE 1

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SURPRISE, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
23945
BRIAN J. DIEHL
10-31-25
Signed
EXPIRES 09-30-26

CHECKED BY	BJD
CAD TECHNICIAN	TL/JKP/WSB
SCALE	1" = 40'
DATE	10/13/2023
JOB NUMBER	WP# 215240.02
SHEET	7 OF 9

FS22-1028
Z:\2021\215240\Survey\Plat\52A0-P01.dwg

LOT AREA TABLE

LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 1	7,533	0.1729
LOT 2	7,500	0.1722
LOT 3	6,250	0.1435
LOT 4	6,250	0.1435
LOT 5	5,625	0.1291
LOT 6	5,625	0.1291
LOT 7	6,875	0.1578
LOT 8	5,260	0.1208
LOT 9	5,310	0.1219
LOT 10	5,307	0.1218
LOT 11	5,260	0.1207
LOT 12	5,400	0.1240
LOT 13	5,400	0.1240
LOT 14	5,400	0.1240
LOT 15	5,350	0.1228
LOT 16	5,175	0.1188
LOT 17	5,175	0.1188
LOT 18	5,175	0.1188
LOT 19	5,175	0.1188
LOT 20	5,175	0.1188
LOT 21	5,175	0.1188
LOT 22	5,175	0.1188
LOT 23	5,175	0.1188
LOT 24	5,175	0.1188
LOT 25	5,175	0.1188
LOT 26	5,125	0.1177
LOT 27	5,125	0.1177
LOT 28	5,175	0.1188
LOT 29	5,175	0.1188
LOT 30	5,175	0.1188
LOT 31	5,175	0.1188
LOT 32	5,125	0.1177
LOT 33	5,125	0.1177
LOT 34	5,175	0.1188
LOT 35	5,175	0.1188
LOT 36	5,175	0.1188
LOT 37	5,175	0.1188
LOT 38	5,125	0.1177
LOT 39	5,312	0.1219
LOT 40	5,307	0.1218
LOT 41	5,302	0.1217
LOT 42	5,297	0.1216
LOT 43	5,292	0.1215
LOT 44	5,287	0.1214
LOT 45	5,282	0.1213
LOT 46	5,277	0.1211
LOT 47	5,242	0.1203
LOT 48	8,028	0.1843
LOT 49	13,698	0.3145
LOT 50	7,810	0.1793
LOT 51	5,373	0.1233
LOT 52	5,400	0.1240
LOT 53	5,400	0.1240
LOT 54	5,400	0.1240
LOT 55	5,400	0.1240

LOT AREA TABLE

LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 56	5,400	0.1240
LOT 57	5,400	0.1240
LOT 58	5,400	0.1240
LOT 59	5,400	0.1240
LOT 60	5,400	0.1240
LOT 61	5,400	0.1240
LOT 62	5,350	0.1228
LOT 63	5,175	0.1188
LOT 64	5,175	0.1188
LOT 65	5,175	0.1188
LOT 66	5,175	0.1188
LOT 67	5,175	0.1188
LOT 68	5,175	0.1188
LOT 69	5,125	0.1177
LOT 70	5,175	0.1188
LOT 71	5,175	0.1188
LOT 72	5,175	0.1188
LOT 73	5,175	0.1188
LOT 74	5,175	0.1188
LOT 75	5,175	0.1188
LOT 76	5,175	0.1188
LOT 77	5,175	0.1188
LOT 78	5,175	0.1188
LOT 79	5,175	0.1188
LOT 80	5,125	0.1177
LOT 81	6,200	0.1423
LOT 82	6,250	0.1435
LOT 83	6,250	0.1435
LOT 84	6,250	0.1435
LOT 85	6,250	0.1435
LOT 86	6,250	0.1435
LOT 87	6,250	0.1435
LOT 88	6,250	0.1435
LOT 89	6,250	0.1435
LOT 90	6,250	0.1435
LOT 91	6,363	0.1461
LOT 92	12,639	0.2902
LOT 93	13,776	0.3162
LOT 94	6,785	0.1558
LOT 95	6,023	0.1383
LOT 96	6,017	0.1381
LOT 97	6,261	0.1437
LOT 98	6,099	0.1400
LOT 99	5,950	0.1366
LOT 100	6,000	0.1377
LOT 101	6,000	0.1377
LOT 102	6,000	0.1377
LOT 103	6,000	0.1377
LOT 104	6,000	0.1377
LOT 105	6,000	0.1377
LOT 106	6,000	0.1377
LOT 107	6,070	0.1393
LOT 108	5,995	0.1376
LOT 109	6,000	0.1377
LOT 110	6,000	0.1377

LOT AREA TABLE

LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 111	6,000	0.1377
LOT 112	6,070	0.1393
LOT 113	6,000	0.1377
LOT 114	6,000	0.1377
LOT 115	6,000	0.1377
LOT 116	6,000	0.1377
LOT 117	6,000	0.1377
LOT 118	6,000	0.1377
LOT 119	6,000	0.1377
LOT 120	5,950	0.1366
LOT 121	7,500	0.1722
LOT 122	7,500	0.1722
LOT 123	7,500	0.1722
LOT 124	7,500	0.1722
LOT 125	7,500	0.1722
LOT 126	7,487	0.1719
LOT 127	7,937	0.1822
LOT 128	7,937	0.1822
LOT 129	7,937	0.1822
LOT 130	7,937	0.1822
LOT 131	7,938	0.1822
LOT 132	7,887	0.1811
LOT 133	7,500	0.1722
LOT 134	7,500	0.1722
LOT 135	7,500	0.1722
LOT 136	7,500	0.1722
LOT 137	7,500	0.1722
LOT 138	7,500	0.1722
LOT 139	7,500	0.1722
LOT 140	7,500	0.1722
LOT 141	7,500	0.1722
LOT 142	7,450	0.1710
LOT 143	7,450	0.1710
LOT 144	7,500	0.1722
LOT 145	7,500	0.1722
LOT 146	7,500	0.1722
LOT 147	7,500	0.1722
LOT 148	7,500	0.1722
LOT 149	7,500	0.1722
LOT 150	7,500	0.1722
LOT 151	7,450	0.1710
LOT 152	9,698	0.2226
LOT 153	9,716	0.2231
LOT 154	9,734	0.2235
LOT 155	9,750	0.2238
LOT 156	9,624	0.2209
LOT 157	7,450	0.1710
LOT 158	7,500	0.1722
LOT 159	7,500	0.1722
LOT 160	7,500	0.1722
LOT 161	7,500	0.1722
LOT 162	7,500	0.1722
LOT 163	7,500	0.1722
LOT 164	7,500	0.1722
LOT 165	7,450	0.1710

LOT AREA TABLE

LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 166	7,450	0.1710
LOT 167	7,500	0.1722
LOT 168	7,500	0.1722
LOT 169	7,500	0.1722
LOT 170	7,500	0.1722
LOT 171	7,500	0.1722
LOT 172	7,500	0.1722
LOT 173	7,500	0.1722
LOT 174	7,450	0.1710
LOT 175	7,643	0.1755
LOT 176	7,800	0.1791
LOT 177	7,800	0.1791
LOT 178	7,800	0.1791
LOT 179	7,800	0.1791
LOT 180	7,800	0.1791
TOTAL	1,165,348	26.75

RL-5 PUD DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	PROPOSED RL-5 PUD STANDARDS
MAXIMUM DENSITY	3.72
MINIMUM LOT AREA (SF)	4,400 S.F
AVERAGE LOT WIDTH (FT)	49.6'
MINIMUM LOT WIDTH (FT)	40'
MINIMUM LOT DEPTH (FT)	110'
MINIMUM FRONT YARD SETBACK (FT)	12'
MINIMUM SIDE YARD SETBACK (FT)	5' (10' AGGREGATE)
MINIMUM FRONT FACING GARAGE SETBACK (FT)	20' (FROM BACK OF SIDEWALK)
MINIMUM REAR YARD SETBACK (FT)	20'
MAXIMUM BUILDING HEIGHT (FT)	30'
LOT COVERAGE	N/A

TRACT AREA AND USAGE TABLE

TRACT	SQUARE FEET	ACRES	USAGE CATEGORY
TRACT A	63,572	1.46	PRIVATE STREET, PUBLIC WATER AND SEWER EASEMENT AND PUE
TRACT B	369,735	8.49	PRIVATE STREET, PUBLIC WATER AND SEWER EASEMENT AND PUE
TRACT C	126,349	2.90	ACTIVE: AMENITY AND RETENTION
TRACT D	312,532	7.17	FUTURE DEVELOPMENT
TRACT E	117,303	2.69	ACTIVE: LANDSCAPE, RETENTION, DRAINAGE AND PAE
TRACT F	185,814	4.27	PASSIVE: LANDSCAPE, RETENTION, DRAINAGE AND PAE
TRACT G	106,208	2.44	PASSIVE: LANDSCAPE AND RETENTION
TRACT H	85,588	1.96	ACTIVE: LANDSCAPE, RETENTION, AND PAE
TRACT I	2,000	0.05	PASSIVE: OPEN SPACE AND LANDSCAPE
TRACT J	2,000	0.05	PASSIVE: OPEN SPACE AND LANDSCAPE
TRACT K	2,080	0.05	PASSIVE: OPEN SPACE AND LANDSCAPE
TRACT L	2,000	0.05	PASSIVE: OPEN SPACE AND LANDSCAPE
TRACT M	14,550	0.33	PASSIVE: OPEN SPACE, LANDSCAPE, RETENTION, AND PAE
TRACT N	2,150	0.05	PASSIVE: OPEN SPACE AND LANDSCAPE
TRACT O	2,100	0.05	PASSIVE: OPEN SPACE AND LANDSCAPE
TRACT P	2,100	0.05	PASSIVE: OPEN SPACE AND LANDSCAPE
TRACT Q	1,100	0.03	PASSIVE: OPEN SPACE AND LANDSCAPE
TRACT R	2,200	0.05	PASSIVE: OPEN SPACE AND LANDSCAPE
TRACT S	2,200	0.05	PASSIVE: OPEN SPACE AND LANDSCAPE
TOTAL	1,401,580	32.16	

AREA TABLE

	AREA SQUARE FEET	AREA ACRES
GROSS AREA	2,797,902	64.2
NET AREA	2,566,928	58.9
RIGHT-OF-WAY	230,974	5.3

LINE TABLE

LINE	BEARING	DISTANCE
L1	N51°23'54"W	42.29'
L2	N62°45'06"E	54.67'
L3	S71°27'11"E	32.21'
L4	S45°24'30"W	28.28'
L5	N89°35'30"W	22.50'
L6	S00°24'30"W	13.96'
L7	N44°35'00"W	28.28'
L8	S45°24'30"W	28.28'
L9	N44°35'30"W	28.28'
L10	N45°24'30"E	28.28'
L11	S44°35'30"E	28.28'
L12	S44°35'30"E	28.28'
L13	S46°17'06"W	27.85'
L14	N45°24'30"E	28.28'
L15	N44°35'30"W	28.28'
L16	S45°24'30"W	28.28'
L17	N56°04'15"W	12.00'
L18	S89°35'30"E	42.00'
L19	S45°24'30"W	28.28'
L20	N44°35'30"W	28.28'
L21	N45°24'30"E	28.28'
L22	S44°35'30"E	28.28'
L23	S45°24'30"W	28.28'
L24	N44°35'30"W	28.28'

LINE TABLE

LINE	BEARING	DISTANCE
L25	N45°24'30"E	28.28'
L26	S89°35'30"E	42.00'
L27	N44°35'30"W	28.28'
L28	S45°24'30"W	28.28'
L29	N44°35'30"W	28.28'
L30	N45°24'30"E	28.28'
L31	N62°59'21"E	42.43'
L32	N66°55'04"W	34.42'
L33	N19°02'43"E	38.16'
L34	S22°21'08"W	35.70'
L35	S45°24'30"W	28.28'
L36	S44°35'30"E	28.28'
L37	S45°24'30"W	28.28'
L38	N45°24'30"E	28.28'
L39	S44°35'30"E	28.28'
L40	N45°24'30"E	28.28'
L41	S44°35'30"E	28.28'
L42	S45°24'30"W	28.28'
L43	N44°35'30"W	28.28'
L44	N45°24'30"E	28.28'
L45	S44°35'30"E	28.28'
L46	S45°13'56"W	28.28'
L47	N44°46'04"W	28.28'
L48	N44°35'30"W	28.28'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
EL49	S00°24'30"W	41.33'
EL50	S00°24'30"W	67.80'
EL53	S00°13'56"W	25.25'
EL54	S00°13'56"W	22.14'
EL55	N00°13'56"E	29.33'
EL56	N00°13'56"E	29.38'
EL58	S06°08'19"E	23.60'
EL59	S06°08'19"E	12.44'
EL60	N89°35'30"W	8.50'
EL61	N00°24'30"E	16.50'
EL62	N90°00'00"E	16.18'
EL63	S00°24'30"W	8.29'
EL64	S89°35'30"E	9.58'
EL65	S00°24'30"W	12.00'
EL66	S89°35'30"E	6.63'
EL67	S00°24'30"W	8.50'
EL68	N89°35'30"W	15.48'
EL69	N90°00'00"W	3.87'
EL70	N00°00'00"E	16.01'
EL71	S89°24'46"E	3.98'
EL72	N00°24'30"E	15.50'
EL73	N89°35'30"W	8.50'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
EL74	N00°24'30"E	16.54'
EL75	N89°35'30"W	8.50'
EL76	S89°35'30"E	8.50'
EL77	S00°24'30"W	12.00'
EL78	S89°35'30"E	8.50'
EL79	N00°24'30"E	8.50'
EL80	S89°35'30"E	15.50'
EL81	S00°24'30"W	15.50'
EL82	S89°35'30"E	8.50'
EL83	N00°24'30"E	15.50'
EL84	S89°35'30"E	8.50'
EL85	S00°24'30"W	5.00'
EL86	N89°35'30"W	5.00'
EL87	S00°24'30"W	8.00'
EL88	S89°35'30"E	2.00'
EL89	N89°35'30"W	4.00'
EL90	S00°24'30"W	16.00'
EL91	N89°35'30"W	4.00'
EL92	N27°46'38"E	8.00'
EL93	S89°36'38"E	64.50'
EL94	S42°56'30"E	38.72'

EASEMENT CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
EC61	5°50'30"	541.50'	55.21'	N87°18'41"E	55.19'
EC62	6°22'15"	535.50'	59.54'	N87°02'49"E	59.51'
EC63	14°42'09"	535.50'	137.41'	N75°39'15"E	137.04'
EC64	15°54'09"	541.50'	150.29'	N75°54'48"E	149.81'
EC66	179°39'46"	53.50'	167.76'	S18°13'27"W	107.00'
EC67	90°00'00"	20.00'	31.42'	N45°24'30"E	28.28'
EC68	90°00'00"	20.00'	31.42'	N45°24'30"E	28.28'
EC69	168°33'22"	61.50'	180.92'	S12°40'15"W	122.39'
EC70	79°58'21"	50.00'	69.79'	S22°14'11"E	64.26'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	1°09'50"	472.50'	9.60'	N56°33'19"E	9.60'
C2	33°28'10"	464.50'	271.34'	S72°42'29"W	267.50'
C3	63°02'49"	55.00'	60.52'	S14°35'26"W	57.51'
C4	17°20'29"	55.00'	16.65'	N08°15'44"W	16.58'
C5	17°20'29"	55.00'	16.65'	S80°55'15"E	16.58'
C6	124°40'58"	55.00'	119.69'	S45°24'30"W	97.43'
C7	17°20'29"	55.00'	16.65'	N08°15'44"W	16.58'
C8	17°20'29"	55.00'	16.65'	S81°44'16"W	16.58'
C9	124°40'58"	55.00'	119.69'	S44°35'30"E	97.43'
C10	16°31'17"	55.00'	15.86'	N09°29'21"E	15.80'
C11	17°20'29"	55.00'	16.65'	S81°44'16"W	16.58'
C12	124°40'58"	55.00'	119.69'	S44°35'30"E	97.43'
C13	17°20'29"	55.00'	16.65'	N09°04'45"E	16.58'
C14	8°47'14"	55.00'	8.44'	N76°38'37"W	8.43'
C15	124°40'58"	55.00'	119.69'	N45°24'30"E	97.43'
C16	17°20'29"	55.00'	16.65'	S08°15'44"E	16.58'
C17	17°20'29"	55.00'	16.65'	N08°15'44"W	16.58'
C18	124°40'58"	55.00'	119.69'	S45°24'30"W	97.43'
C19	17°20'29"	55.00'	16.65'	S80°55'15"E	16.58'
C20	17°20'29"	55.00'	16.65'	S81°44'16"W	16.58'
C21	124°40'58"	55.00'	119.69'	S44°35'30"E	97.43'
C22	90°00'00"	36.00'	56.55'	S44°35'30"E	50.91'
C23	90°00'00"	36.00'	56.55'	S44°35'30"E	50.91'
C24	90°00'00"	36.00'	56.55'	S45°24'30"W	50.91'
C25	90°00'00"	36.00'	56.55'	N45°24'30"E	50.91'
C26	17°20'29"	55.00'	16.65'	N80°55'15"W	16.58'
C27	124°40'58"	55.00'	119.69'	N45°24'30"E	97.43'
C28	17°20'29"	55.00'	16.65'	S08°15'44"E	16.58'
C29	17°20'29"	55.00'	16.65'	N80°55'15"W	16.58'
C30	124°40'58"	55.00'	119.69'	N45°24'30"E	97.43'
C31	17°20'29"	55.00'	16.65'	S08°15'44"E	16.58'
C32	90°00'00"	36.00'	56.55'	N45°24'30"E	50.91'
C33	90°00'00"	36.00'	56.55'	N45°24'30"E	50.91'
C34	18°46'34"	339.00'	111.09'	N08°58'46"W	110.60'
C35	19°44'06"	381.00'	131.23'	N09°27'32"W	130.58'
C36	1°57'57"	527.50'	18.10'	N56°57'23"E	18.10'
C37	27°34'37"	360.00'	173.27'	N13°22'48"W	171.60'
C38	6°58'45"	435.03'	52.99'	S23°40'44"E	52.96'
C39	34°15'32"	500.00'	298.96'	N73°06'10"E	294.53'
C40	252°00'57"	58.50'	257.31'	S54°24'02"W	94.65'
C41	17°20'29"	55.00'	16.65'	S09°04'45"W	16.58'
C42	124°40'58"	55.00'	119.69'	N44°35'30"W	97.43'
C43	17°20'29"	55.00'	16.65'	N81°44'16"E	16.58'
C44	17°20'29"	55.00'	16.65'	S80°55'15"E	16.58'
C45	124°40'58"	55.00'	119.69'	S45°24'30"W	97.43'
C46	17°20'29"	55.00'	16.65'	N08°15'44"W	16.58'
C47	17°20'29"	55.00'	16.65'	N09°04'45"E	16.58'
C48	36°16'09"	28.58'	18.09'	N71°38'00"W	17.79'
C49	68°17'21"	53.38'	63.62'	S87°38'35"E	59.92'
C50	32°01'12"	51.00'	28.50'	S74°13'20"W	28.13'
C51	22°17'19"	527.50'	205.20'	N79°05'16"E	203.91'
C52	21°55'32"	472.50'	180.81'	N79°16'10"E	179.71'
C53	48°58'49"	51.00'	43.60'	S65°16'40"E	42.28'
C54	99°32'15"	53.38'	92.73'	S89°27'11"W	81.51'
C55	50°32'53"	28.58'	25.21'	N64°57'30"E	24.40'
C56	72°00'57"	50.00'	62.85'	N35°35'58"W	58.79'
C57	39°56'24"	160.75'	112.06'	N19°33'41"W	109.80'
C58	90°00'00"	36.00'	56.55'	S44°35'30"E	50.91'
C59	90°00'00"	36.00'	56.55'	S45°24'30"W	50.91'
C60	90°00'00"	36.00'	56.55'	N44°35'30"W	50.91'

WOOD PATEL

Wood, Patel & Associates, Inc.

Civil Engineering
Water Resources
Land Survey
Construction Management

602.335.8500

www.woodpatel.com

VISARA - PHASE 1

FINAL PLAT

SURPRISE, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
23945
BRIAN J.
DIEHL
10-5-23
Date Signed
EXPIRES 09-30-26

CHECKED BY BJD
CAD TECHNICIAN TL/JKP/WSB
SCALE NTS
DATE 10/13/2023
JOB NUMBER WP# 215240.02
SHEET 8 OF 9

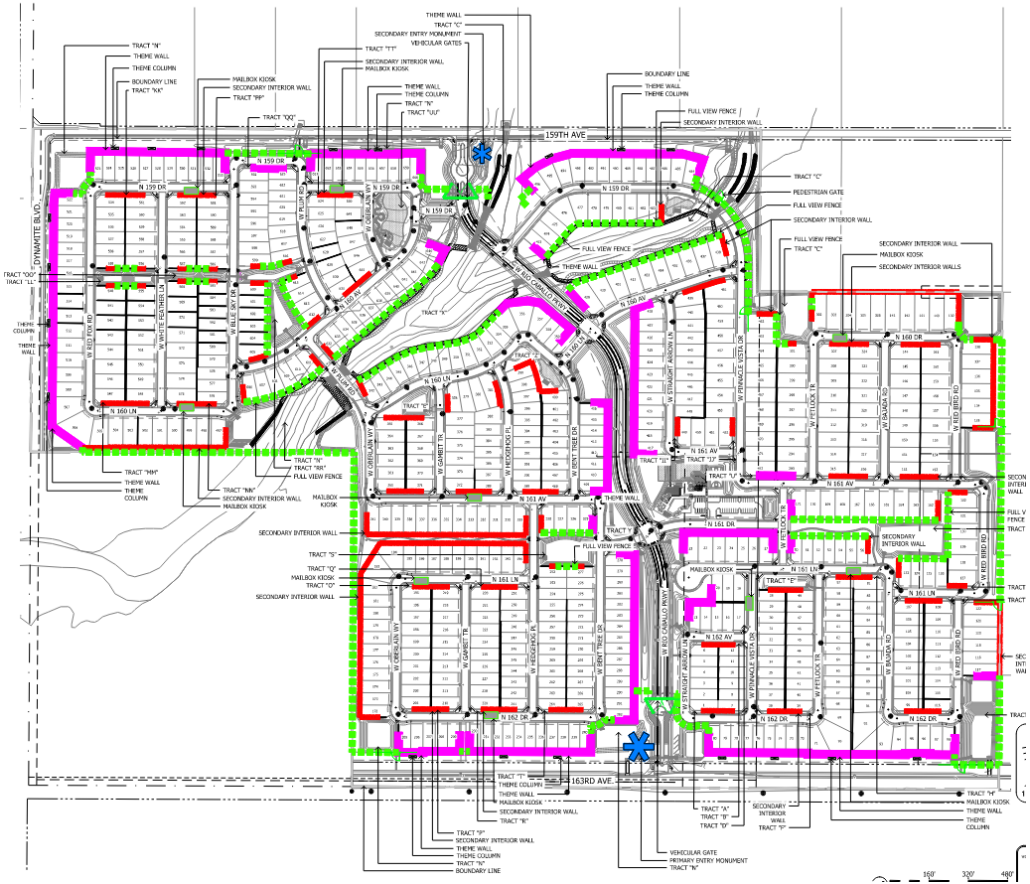
FS22-1028

Z:\2021\215240\Survey\Plat\5240-F01.dwg

FS22-1028 LANDSCAPE & OPEN SPACE

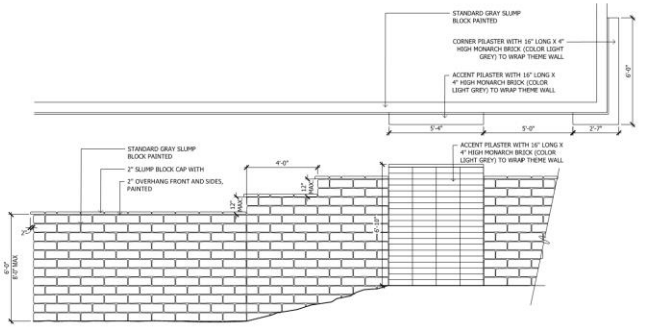


FS22-1028 WALL PLAN



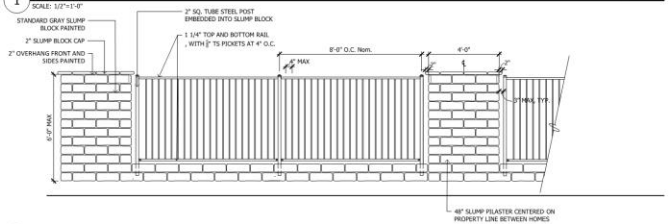
WALL LEGEND

SYMBOL	DESCRIPTION
	PRIMARY THEME WALL
	SECONDARY INTERIOR WALL
	FULL VIEW FENCE
	PEDESTRIAN GATE
	VEHICULAR GATE
	THEME COLUMN
	MAILBOX KIOSK
	PRIMARY ENTRY MONUMENT



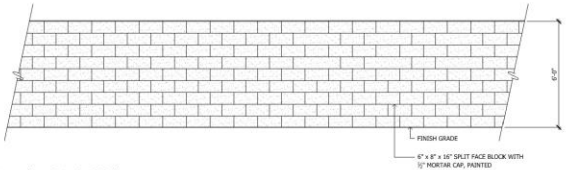
1 Primary Theme Wall and Column

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



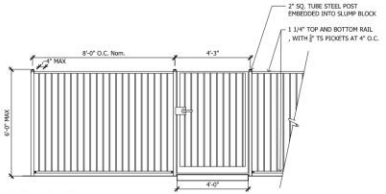
2 View Fence

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



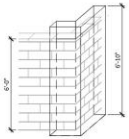
3 Secondary Interior Wall

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



4 Pedestrian Gate

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



COLUMN PERSPECTIVE



DESIGN INTENT IMAGE



METAL COLOR: BLACK



ACCENT / CORNER COLUMN

5 Design Images

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

FS22-1028 WALL DETAILS

Christina Sexton

From: JAMES, MARK C GS-12 USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>
Sent: Monday, August 8, 2022 11:36 AM
To: Nichole Flores
Cc: 56 FW/CIT Community Initiative
Subject: RE: FS22-1028 Visara (fka Rio Caballo) Phase 1 - New Digital Submittal 07.28.22
Attachments: smime.p7s; ATT00001.txt; ATT00002.htm

Nichole,

Thank you for allowing Luke AFB to make comments on the Visara (aka Rio Caballo) Phase 1 Application. The site is located approximately 3.2 miles outside the Luke AFB Aux-1 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described in the application, *this request will not have a negative impact on Luke AFB Flight Operations*. Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights per day. We recommend a strong notification program on the part of the applicant to inform residents about Luke AFB operations.

Respectfully,

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

-----Original Message-----
From: Nichole Flores <Nichole.Flores@surpriseaz.gov>
Sent: Thursday, July 28, 2022 1:32 PM
To: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>; Afshin Ahouraiyan (Flood Control District of Maricopa County) <Afshin.Ahouraiyan@Maricopa.Gov>; Alex Garza (Maricopa Assoc of Governments) <AGarza@azmag.gov>; Aspasia Angelou (Nadaburg School District) <aangelou@nadaburgsd.org>; Barbara J Remondini, Ph.D. (Wickenburg School District) <bremondini@wusd9.org>; Chris Cain (Maricopa Water District) <chrisc@mwdaz.com>; Debbie Trasancos (Maricopa Water District) <debbiet@mwdaz.com>; Ernest (USPS) <Ernest.L.James@usps.gov>; Eva Pierce <eva.pierce@dysart.org>; Ibeth - USPS <Ibeth.L.Roman@usps.gov>; Jerome Choy (ADOT) <jchoy@azdot.gov>; Kevin Shipman <kevin.shipman@dysart.org>; Leslie - MWD <lesliej@mwdaz.com>; Lynndsay ONeil <lynndsay.oneill@maricopa.gov>; Mark Frago <fragom@mail.maricopa.gov>; Mary Orta - Surprise Chamber <mary.orta@surpriseregionalchamber.com>; Raoul Sada - Surprise Chamber <raoul@surpriseregionalchamber.com>; Rovell Foggy (Liberty Utilities) <Rovell.Foggy@libertyutilities.com>; Victor.Schaum <Victor.Schaum@cox.com>; Yvonne Aguirre <yvonne.aguirre@swgas.com>
Cc: Tierney Farago <Tierney.Farago@surpriseaz.gov>
Subject: [Non-DoD Source] FS22-1028 Visara (fka Rio Caballo) Phase 1 - New Digital Submittal 07.28.22

Good afternoon,

SURPRISE
ARIZONA

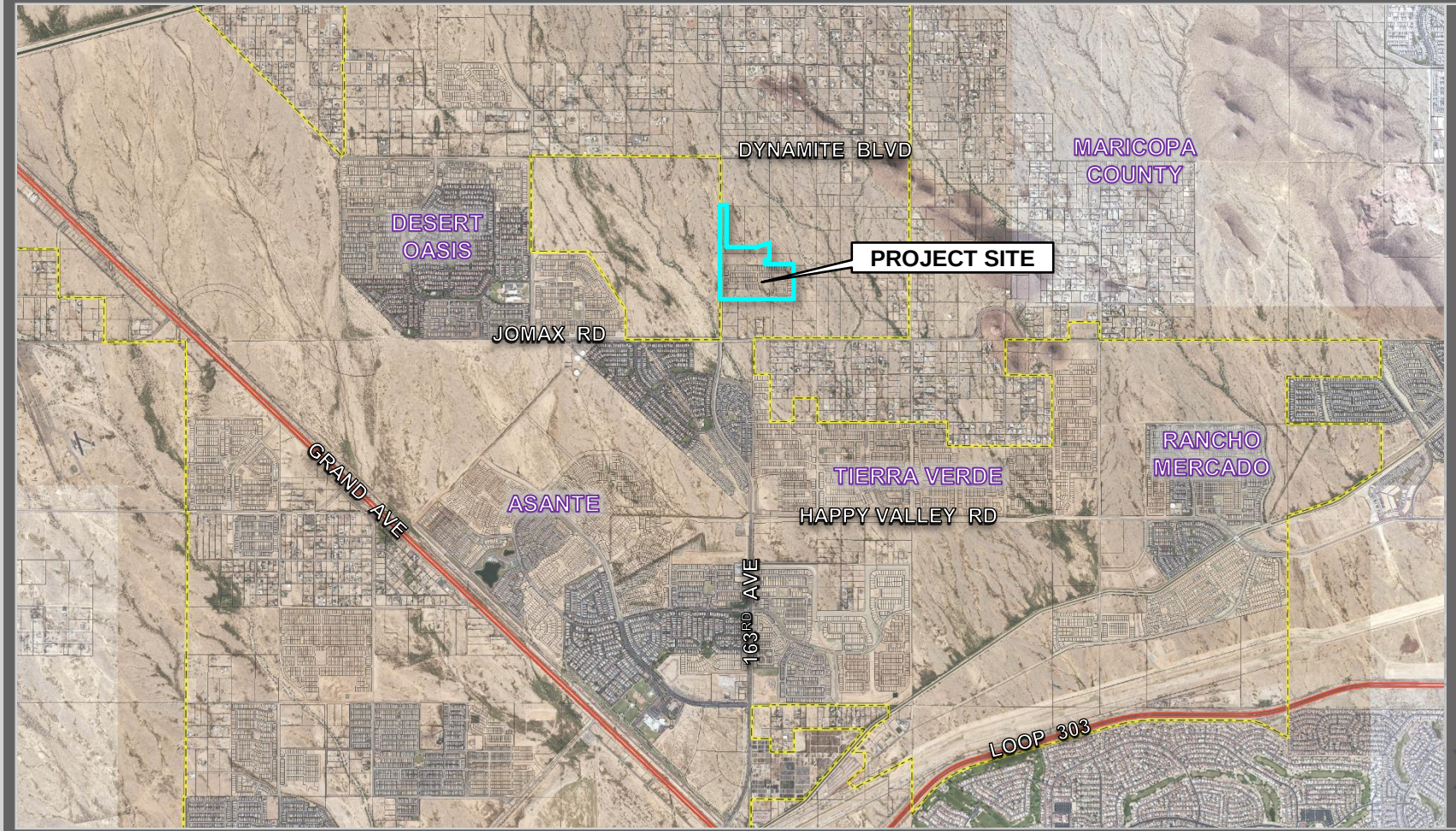
FS22-1028
Visara Phase 1
Final Plat

City Council

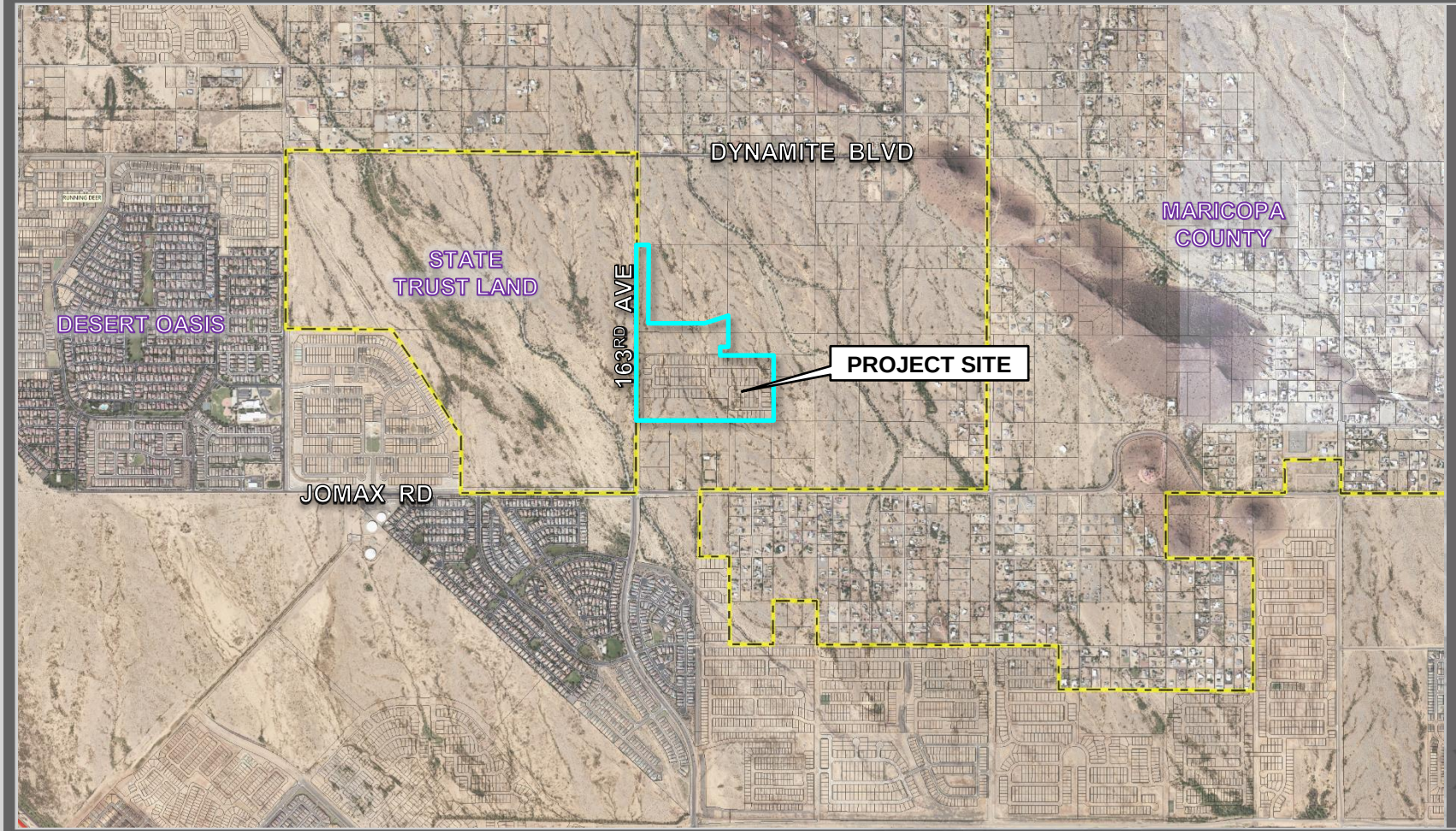
January 16, 2024

BACKGROUND

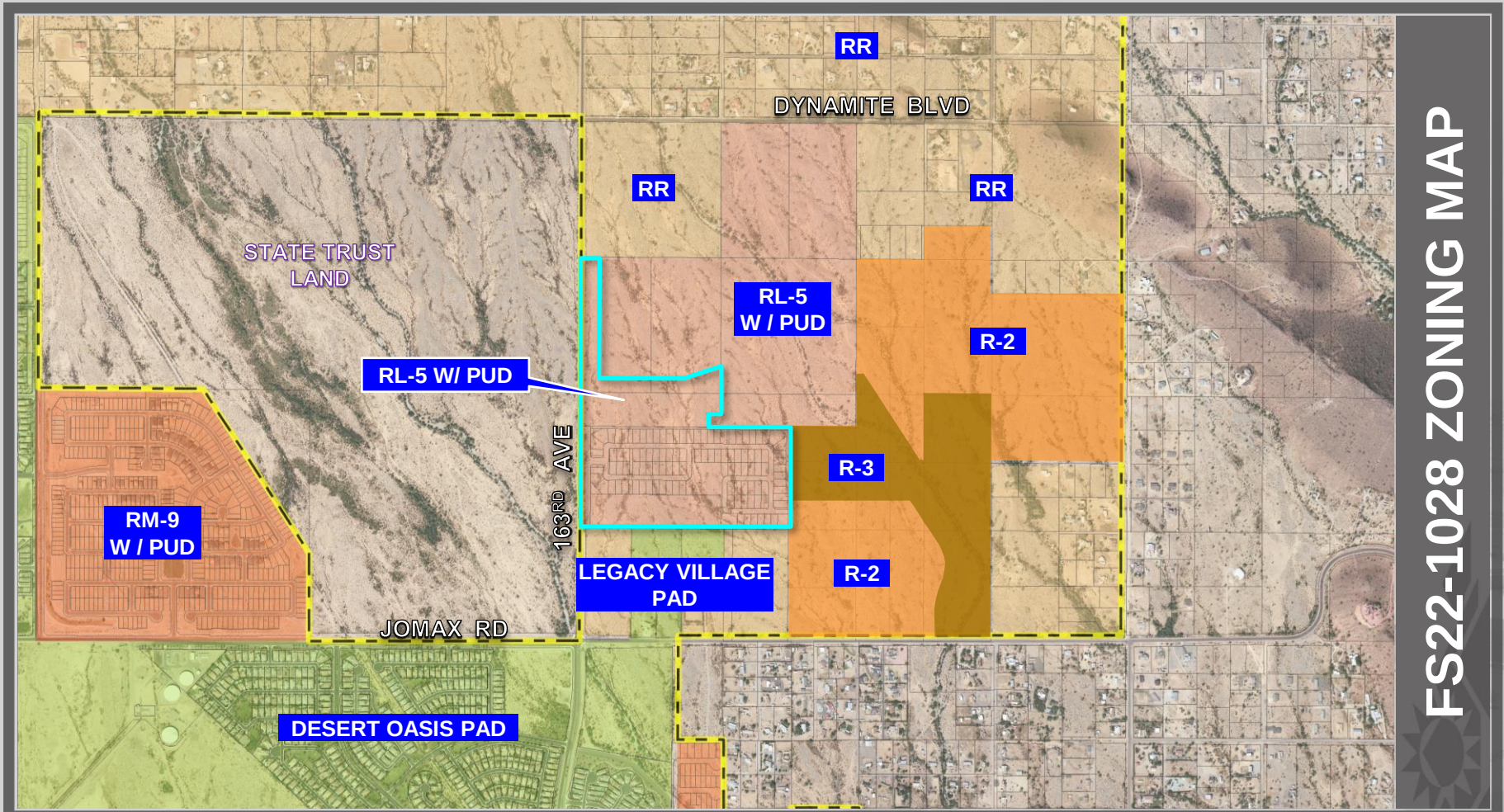
- **November 3, 1988:** The subject parcels were annexed into the City under Ordinance 88-24.
- **September 13, 2007:** City Council approved the Legacy Village Final Plat under case FP07-020.
- **September 21, 2021:** City Council approved a Zone Change of approximately 187 acres from Rural Residential (RR) to Residential Low Density (RL-5).
- **July 27, 2022:** An application was submitted for the subject case, FS23-1028.
- **September 1, 2022:** Planning and Zoning Commission approved the Preliminary Plat under case FS21-829.



FS22-1028 VICINITY MAP

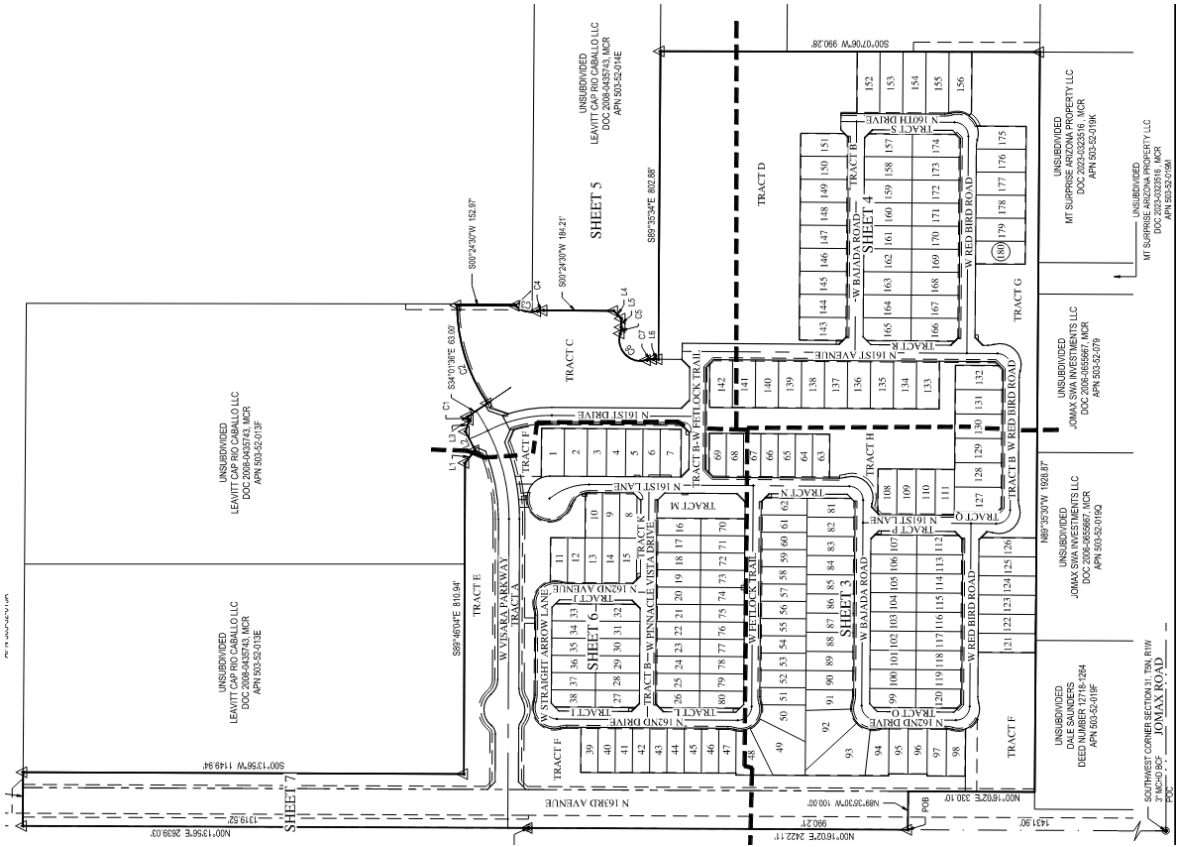


FS22-1028 VICINITY MAP



FS22-1028 ZONING MAP

FS22-1028 FINAL PLAT



Site: 64.2 gross acres
Lots: 180 Lots
Lot sizes 5,125 sq ft - 14,495 sq ft
Density: 2.80 DU/Ac
Open Space: 27%



KEYNOTES

1. 6' SIDEWALK
2. 36 CAR PARKING LOT
3. RETENTION BASIN
4. COVERED OUTDOOR ENTERTAINMENT FITNESS AREA
5. BAG TOSS ON ARTIFICIAL TURF WITH PARK BENCHES
6. COMMUNITY PAVILION WITH MARKET LIGHTS
7. NATURE PLAY TOT LOT
8. FULL BASKETBALL COURT
9. ACTIVE TURF LAWN
10. PARK SIGNAGE







Pulte HOMES

RIO CABALLO

Conceptual Main Park

Plan Scale: 1" = 30' Date: 12-15-2021

ABLASTUDIO.COM

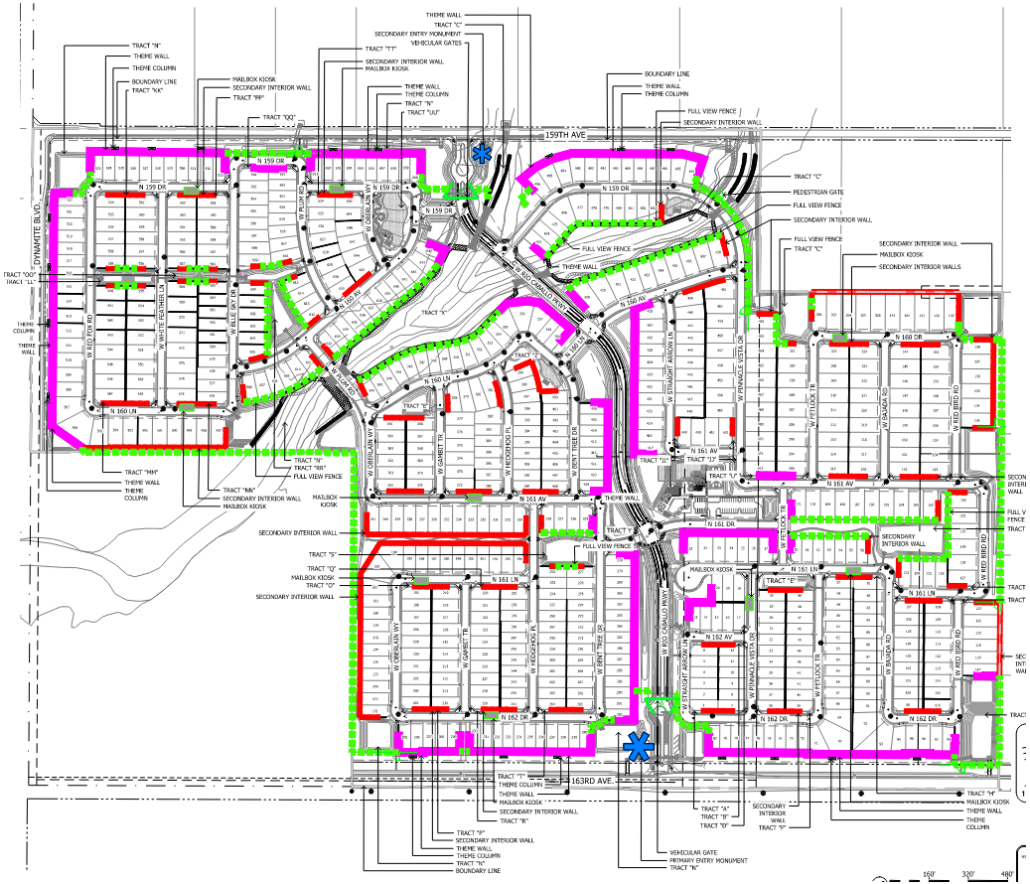
ABLA

FS22-1028 AMENITY SITE

FS22-1028 LANDSCAPE & OPEN SPACE



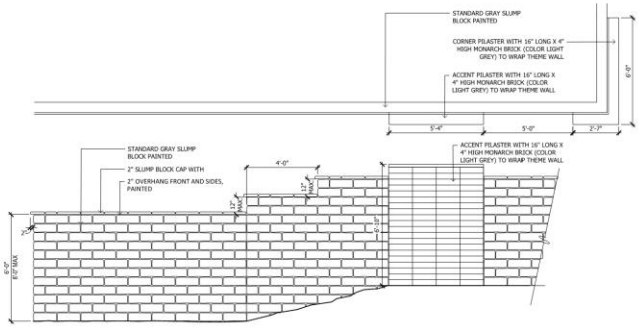
FS22-1028 WALL PLAN



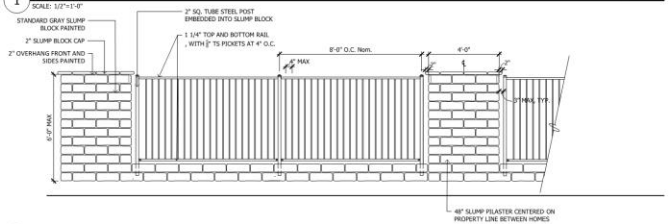
WALL LEGEND

SYMBOL	DESCRIPTION
	PRIMARY THEME WALL
	SECONDARY INTERIOR WALL
	FULL VIEW FENCE
	PEDESTRIAN GATE
	VEHICULAR GATE
	THEME COLUMN
	MAILBOX KIOSK
	PRIMARY ENTRY MONUMENT

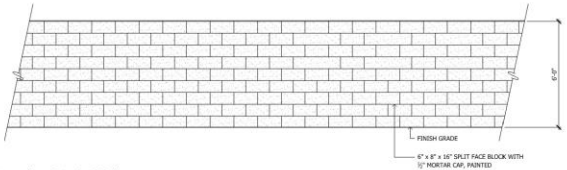
FS22-1028 WALL DETAILS



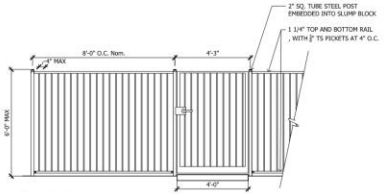
1 Primary Theme Wall and Column
SCALE: 1/2"=1'-0"



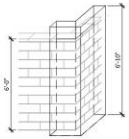
2 View Fence
SCALE: 1/2"=1'-0"



3 Secondary Interior Wall
SCALE: 1/2"=1'-0"



4 Pedestrian Gate
SCALE: 1/2"=1'-0"



COLUMN PERSPECTIVE



DESIGN INTENT IMAGE



METAL COLOR: BLACK



ACCENT / CORNER COLUMN

5 Design Images
SCALE: 1/2"=1'-0"

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 16, 2024

Contact Person: Jeanine Jerkovic, DIRECTOR - ECON DEV

Submitting Department: Economic Development

District: Citywide

Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to approval of an amendment to the Fiscal Year 2024 budget by moving budget authority of $184,000 within the General Fund from Economic Development Contingency to Services for approval of matching funds for the FY2022 Arizona Broadband Development Grant; Resolution #2024-10.

Motion:

I move to approve Resolution #2024-10.

Background:

On January 26, 2022, the City of Surprise and Zona Wyyerd (now Wyyerd) successfully applied for the FY 2022 Arizona Broadband Development Grant in support of enhancing broadband capabilities in two high-priority economic areas of the community: Surprise City Center and the Surprise Heritage District. The grant conditions required a joint application between a city and a broadband provider. The proposed initiative is valued at $1.84 million for a broadband project that will implement 40 linear miles of broadband fiber. As a part of the application, a 10% funding match is required, which the City of Surprise Economic Development Department pledged from the Economic Development Contingency Fund with the support of the City Manager.

The grant assists our community to accelerate economic opportunities through broadband connectivity in Surprise City Center and the Surprise Heritage District. These areas were selected specifically for broadband development; Surprise City Center to activate new development, and the Heritage district to close a resource gap where 31% of households have no broadband internet subscriptions.

The grant required that any eligible projects be entirely new and not already in progress; that funds would only be used for infrastructure deployment and not ongoing operations or maintenance; administration through a single applicant; that the project would not otherwise occur within the proposed timeline; and that the project would commence within 3 months of an executed agreement and be completed within 24 months.

Objective Analysis:

The $184,000 Economic Development Contingency Fund match is required to fulfill the joint partnership obligation of the FY2022 Arizona Broadband Development Grant application. The City of Surprise will receive a public benefit of more than $1.65 million in direct value, receiving 40 linear miles of fiber in much-needed areas of the city. The City of Surprise has committed to providing the match to alleviate any associated development fees or to assist with expenses that facilitate Wyyerd meeting the time-to-market goals required by the grant.

Policy Compliant:

The Economic Development Contingency Fund is utilized both for the facilitation of economic development projects and initiatives that enhance the competitiveness of the community. The $184,000 Economic Development Contingency Fund match is required to allow the project to be initiated and is allowable for such economic competitiveness uses.

Financial Impact:

The project will provide a direct public benefit of 40 linear miles of fiber, a direct value of $1.65 million, and improve broadband capacity for the community in two distinctly underserved areas.

Budget Impact:

The budget amendment will move $184,000 within the General Fund from Economic Development Contingency to Services to allow for the match fund reimbursement to Wyyerd. This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

FTE Impact:

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

ATTACHMENTS:

1. AZ Broadband Development Grant
2. AZBBDG_2024 Presentation_DRAFT
3. Resolution 2024-10

SURPRISE
ARIZONA

FY 2022 ARIZONA BROADBAND DEVELOPMENT GRANT



CITY OF SURPRISE ECONOMIC DEVELOPMENT

SURPRISE
ARIZONA

OFFICE OF THE MAYOR
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623·222·1300

January 26, 2022

To: Teri Orman, Procurement/Grants Manager
Arizona Commerce Authority
100 N. 7th Avenue, Suite 400
Phoenix, AZ 85007

RE: Cover Letter / City of Surprise & Zona Wyyerd Joint Broadband Initiative at Surprise City Center and Surprise Heritage District / FY 2022 Arizona Broadband Development Grant (ABDG-22)

Dear Ms. Orman

On behalf of the City of Surprise, thank you for the opportunity to submit the attached application materials for the FY 2022 Arizona Broadband Development Grant. Our proposed broadband initiative recommends the advancement of two high-priority economic areas within the City of Surprise: Surprise City Center and the Surprise Heritage District. The proposed initiative is valued at $1.85 million for a project that will implement 40 linear miles of broadband fiber in the much-needed areas. Additionally, the City of Surprise City Manager has provided a Letter of Intent in support of the 10% matching fund required.

The City of Surprise is a fast-growth northwest Greater Phoenix community with a population of 149,710 today. However, as a community that has grown by more than 333% since 2000 – and is continuing to rise - this fast pace of growth has led to several unintended consequences which were exacerbated by the economic conditions in 2020 and 2021. Over the last 18 months, while residential development, rail-served industrial growth and highway-visible retail corridors gained traction, the more-than 20-year vision to realize new development in Surprise City Center and to renew revitalization efforts in the Heritage District fell further to the wayside. Left to market conditions alone, the last 18 months have demonstrated that even during a period of unprecedented, record-breaking economic success and job growth in Arizona, neither site will realize its full economic potential without dedicated infrastructure investment. We believe broadband infrastructure growth will be a significant economic catalyst.

The joint broadband proposal enclosed has tremendous potential to make a powerful impact on our existing community's prosperity – and our future success! Thank you for your kind consideration, and we look forward to future discussions with the Arizona Commerce Authority on the FY 2022 Arizona Broadband Development Grant.

With appreciation,



Skip Hall
Mayor

FY2022 Arizona Broadband Development Grant (ABDG) Application Form[1]

APPLICANT INFORMATION			
Entity Name	Zona Wyyerd and the City of Surprise		
Entity Type	☐ Eligible provider of broadband service (minimum of 2 years' operating history in telecommunications) ☐ Partnership between non-profit, economic development agency, and an eligible provider of broadband service ☒ Partnership between one or more incorporated cities or towns in applicable county(/ies) and an eligible provider of broadband service ☐ Partnership between one or more applicable county(/ies) and an eligible provider of broadband service ☐ Federally-recognized Indian tribe situated in applicable county		
Partner(s)[2]	If "Partnership" box checked above, list Partner(s): City of Surprise Services offered by Wyyerd Connect LLC, an affiliate of Zona Wyyerd		
FEIN	City of Surprise Tax ID#: 86-6007796		
Mailing Address	City of Surprise 16000 N. Civic Center Plaza Surprise, AZ 85374-7470 Zona Wyyerd 14273 W Grand Ave Suite #102 Surprise, AZ 85374		
County	Maricopa		
Website	https://www.zonawyyerd.com/ / www.surpriseaz.gov		
Grant Application Contact: The contact person for clarifications and communications regarding the Grant Application.			
Name	Jeanine Jerkovic		
Organization	City of Surprise Economic Development Department		
Title	Economic Development Director		
Phone Number	(623) 222-3327	Email	Jeanine.jerkovic@surpriseaz.gov
Co-Sponsor: The person authorized to sign the contract and any amendments on behalf of the Applicant in the absence of the principal authorized signatory named above.			
Name	Travis Nance		
Organization	Zone Wyyerd		
Title	General Manager		
Mailing Address	Zona Wyyerd 14273 W Grand Ave Suite #102 Surprise, AZ 85374		
Phone Number	979-229-4977	Email	travis.nance@zonawyyerd.com

[1] Reference Section 2.4 of the RGA for a complete list of required contents for a complete Grant Application.

[2] An Application Form must be submitted for each partner.

1. PROJECT DESCRIPTION AND TIMELINE / PART 1:

The nature of the improvements

Zona Wyyerd and the City of Surprise are seeking to advance broadband capacity in two uniquely underserved one-square mile areas of the Surprise community: **Surprise City Center** and **Surprise Heritage District** (Opportunity Zone). As the City of Surprise accommodates rapid citywide residential and commercial growth as a direct result of the COVID-19 pandemic, these two key areas of the city are most immediately at-risk without strategic community involvement. Surprise-based Zona Wyyerd has proposed to install approximately 40 miles of fiber to create broadband capacity in two much-needed areas in the City of Surprise at this critical time.

How the proposed project addresses the broadband needs of the area(s) it serves

The Surprise City Center and Surprise Heritage District are two distinct and uniquely underserved geographic areas; one representing the hopes of a future downtown, the other representing the community's historic roots. Although the reasons vary, the two areas share a common need for intentional community support and investment. Left to market conditions alone, the last 18 months have demonstrated that even during a period of unprecedented, record-breaking economic success and job growth in Arizona, neither site will realize its full economic potential without proactive advocacy for dedicated infrastructure investments.

Surprise City Center: Broadband capacity at Surprise City Center is needed to capture future economic opportunities for the future downtown, expected to host more than 4,000 residents by 2030 and currently welcoming more than 200,000 annual visitors. Surprise City Center is a square-mile area most known for the Surprise City Hall, Recreation and Spring Training campus as well as the Ottawa University residential campus. This is an area promoted as the community's future downtown. Despite significant investment in quality of life amenities by the City of Surprise over the last two decades, more than 400 acres of privately owned land at Surprise City Center has been slow to realize an equitable amount of private sector investment compared to other Surprise retail and employment corridors. The area remains a high priority focus of the Surprise City Council and its Strategic Plan (Strategy 2.6): https://www.surpriseaz.gov/DocumentCenter/View/19037/City-Council-Strategic-Plan.

Surprise Heritage District: The Surprise Heritage District, in contrast, is a designated Opportunity Zone and is the city's "Original Town Site," located just one mile east of Surprise City Center. The area represents an underserved low-income population with significant economic barriers to internet services, although the city offers robust services in the area, including our small business innovation hub, the AZ TechCelerator, the Surprise Senior Center, the Hollyhock Library and Community Pool, and the Surprise Resource Center. The Surprise Resource Center in the Heritage District has more than 20 non-profit and community partners that serve some of the most vulnerable in our community. Many services are now virtual due to the pandemic, which has been an issue for some households needing access to services while working from home and helping their children connect to school. Additionally, the Heritage District is in a U.S. Department of Housing 'qualified census tract' (Tract 608.01 2021 and 2022 Small DDAs and QCTs | HUD USER). The City of Surprise 2020-2024 Consolidated Plan has identified the need for greater broadband in our community, especially in the Surprise Heritage District, where over 31% of households have no broadband internet subscription. (Pg. 50-53) https://www.surpriseaz.gov/DocumentCenter/View/46945/Consolidated-Plan-2020-2024.

Number of community anchor institutions served

The City of Surprise has qualified a total of 17 anchor institutions in the two areas. They have an important presence and a connection to places we propose for infrastructure investment because of their mission, histories, physical assets and/or local relationships.

Surprise City Center Anchor Institutions (6):

1. Surprise City Hall / Police and Fire / Surprise Channel 11 Media Center
2. West Valley Arts HQ
3. Ottawa University Arizona
4. Maricopa County Northwest Regional Library, Veteran's Reflection Circle and Surprise Lake
5. Surprise Tennis and Racquet Complex
6. Spring Training Campus; inclusive of player housing for the KC Royals and Texas Rangers

Surprise Heritage District Anchor Institutions (11):

1. The AZ TechCelerator / business innovation hub: City of Surprise Resource Center, To My Surprise Shuttle Service, Luke Air Force Base West Valley Career Readiness Center, Arizona@Work.
2. Surprise Fire Station 301
3. City of Surprise Services Hub: Surprise Senior Center, Hollyhock Community Pool, Villanueva Community Center, Hollyhock Library / Floyd Gaines Park
4. Bicentennial Park
5. Arizona Charter Academy (Charter School)
6. Rio Salado Lifelong Learning Center
7. Benevilla and Surprise Community Garden at Benevilla
8. St. Mary's Food Bank
9. Desert Mirage Medical Center
10. Maricopa County Sherriff's Office
11. Arizona Department of Transportation

Number of households served

Today the two City of Surprise areas proposed for broadband advancement have almost 1,500 households; 120 at Surprise City Center, and 1,366 in the Surprise Heritage District. By 2024, we estimate approximately 1,616 households in these two areas combined. By 2030 – with 1,700 households at Surprise City Center – a total of 3,066 households are estimated in the two areas.

HOUSEHOLDS SERVED: CURRENT / 2022

Residential / City Center (not including Ottawa, KC/TX Player Housing)	120
Households / Surprise Heritage District	1,366
TOTAL HOUSEHOLDS SERVED / 2022	**1,486**

HOUSEHOLDS SERVED 24 MONTHS AFTER PROJECT / BY 2024

Residential / City Center (not including Ottawa, KC/TX Player Housing)	250
Residential / Surprise Heritage District	1,366
TOTAL HOUSEHOLDS SERVED / 2024	**1,616**

HOUSEHOLDS SERVED: EST. 2030

Residential / City Center (not including Ottawa, KC/TX Player Housing)	1,700
Residential / Surprise Heritage District	1,366
TOTAL POPULATION SERVED / 2030	**3,066**

Total population served

Today (2022), the two City of Surprise areas combined serve a total of 180 business licenses, 5,690 residents, and a visitor/tourism population of 200,000 specifically at Surprise City Center.

POPULATIONS SERVED: CURRENT / 2022

Surprise City Center Area Annual Visitors	320,000
Ottawa University / Surprise City Center	300 in onsite dorms / 900 total enrolled
Spring Training Player Housing / City Center	150
Residential / Surprise City Center	150
Residential / Surprise Heritage District	5,090
TOTAL POPULATION SERVED / 2022	**325,690** (5,690 residential / 320,000 visitor)

POPULATIONS SERVED 24 MONTHS AFTER PROJECT / BY 2024

Surprise City Center Area Annual Visitors	350,000
Ottawa University / Surprise City Center	600 onsite in dorms / 1,200 total est. enrolled
Spring Training Player Housing / City Center	300
Residential / Surprise City Center	500
Residential / Surprise Heritage District	5,090
TOTAL POPULATION SERVED / 2024	**356,490** (6,450 residential / 350,000 visitor)

POPULATIONS SERVED: 2030

Surprise City Center Area Annual Visitors	450,000
Ottawa University / Surprise City Center	1,000 onsite in dorms / 3,000 total est. enrolled
Spring Training Player Housing / City Center	300
Residential / Surprise City Center	4,000
Residential / Surprise Heritage District	5,090
TOTAL POPULATION SERVED / 2030	**460,390** (10,390 residential / 450,000 visitor)

The anticipated economic development benefit achieved by construction of such improvements

Both proposed targeted areas in the City of Surprise – if improved – will facilitate tremendous economic development benefits.

The Surprise Heritage District population will have the opportunity to increase both the quality and quality of household connections to the internet, as currently 31% in this area have no access. This will directly contribute to the Surprise Economic Development Department's goals of increasing quality of life and promoting workforce development opportunities in the years ahead. It is more important than ever that the City of Surprise facilitate the delivery of coordinated training, certification and job placement for our local workforce with our local education partners at the Dysart Unified School District, West-MEC and Ottawa University. This focus is of utmost importance in the low-income Census tract within the Surprise Heritage District. Post-2020, is critical to have the ability to deliver workforce services to the residents through reliable, stable internet connection, and there is also no better time to prime our most vulnerable population for new workforce skills and remote worker opportunities.

The year ahead will also be a critical one for the Surprise City Center's success. It has almost been two years since the onset of the COVID-19 pandemic caused a major entertainment-anchored retail development at the southeast corner of Bell Road and Bullard Avenue to cancel their plans. Creating additional broadband capacity will help the Surprise Economic Development Department to market the site competitively to reengage interest from signature retail projects, it will also facilitate interest from

small businesses, suburban office and healthcare development projects that may need additional broadband capacity - and also desire to co-locate next to Ottawa University's growing talent pool.

Total miles of fiber to be installed
Zona Wyyerd in the City of Surprise proposes an aggregate length of 40.35 miles of fiber for installation over the two distinct square-mile areas.

Location of new fiber
The City of Surprise requires all new utilities, including broadband improvements, to be undergrounded. The majority of the process will be boring and the use of trenching will be used in areas where allowed for efficiency purposes.

Stated commitment to operate and maintain the network for a minimum of five (5) years upon completion of the improvements
Zona Wyyerd is committed to operating and maintaining the network for a minimum of five (5) years upon completion of improvements.

The party or parties that will perform the infrastructure construction (if known)
Zona Wyyerd will lead the infrastructure implementation process with the use of vendors and/or contractors, which will have appropriate licenses, be in good standing with local and state governments and have a proven track record of delivering quality construction on time. Zona Wyyerd's policy for the RFP process is with at least 5 vendors returning 3 bids.

The intended uses of the ABDG Urban fund in respect to the construction or planning
The total amount of ABDG Urban funds requested for the Zona Wyyerd-City of Surprise project is $1,655,166.50; this is the total, less the 10% match required. The intended use of the proposed ABDG Urban fund will be primarily the labor and materials needed to implement broadband capacity in the two square-miles designated market areas in Surprise. An estimated $1,638,416.03 will be budgeted for labor, and another $200,657.87 has been budgeted for materials; this is a project total of $1,839,073.89.

More specifically, the Zona Wyyerd fiber-to-the-premise network in the Surprise Heritage District will allow residents to have technology to meet their everyday needs and beyond. The current infrastructure in the Heritage District is old and unreliable. The new construction will be underground and will offer residents affordable plans with high quality internet with a minimum of 100mbps up and a flat rate of $35/month including taxes, fees, a U6 state of the art router and managed Wi-Fi plan and never any data caps or promo gimmick pricing or contracts. Currently, the city of Surprise essential services buildings do not have up-to-date phone or internet services because of the decades-old infrastructure.

At Surprise City Center, Zona Wyyerd's fiber network will create a Smart City attraction that will help bring tourism, healthcare, high-density housing and an educated workforce into the city of Surprise. The work-live atmosphere will match large cities around the country. Residents and workers will be able to utilize this new technology to always stay connected as they walk to work, walk to a ball game, or pay their bills at City Hall. The goal is to give residents up to 2+ gigs right to their home and give the businesses up to 10 gigs or more, which will attract technology companies and bring thousands of jobs to the city and the state. The new technology will allow for a redundant network so city services can use the network. The MLB stadium and tennis complex will now be able to offer Wi-Fi throughout the

venues for COVID-related health plan mitigation, including ticketless entry and order-by-phone-to-your-seat vending.

A timeline for completion of the infrastructure improvements

Zona Wyyerd anticipates the ability to meet the 24-month timeline required to fully implement all broadband improvements proposed in the targeted areas of the City of Surprise. A Gantt chart timeline has been included in this application and narrative.

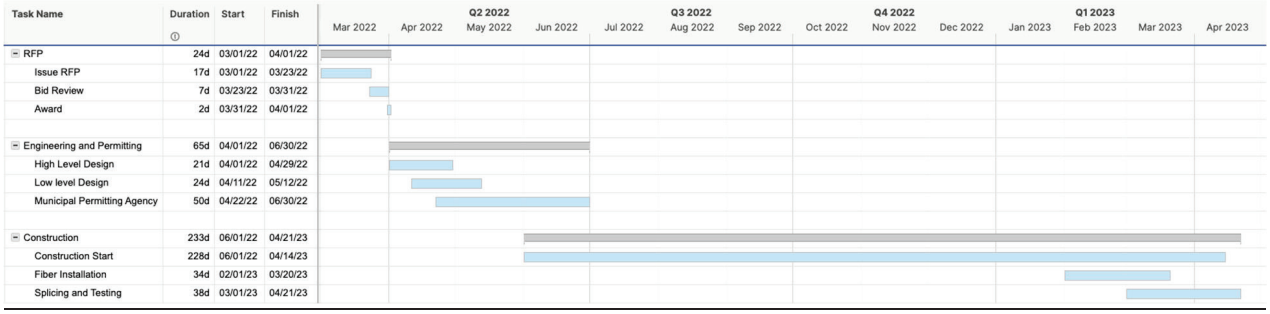
Cash "match" contribution description:

An Economic Development matching fund commitment of 10% has been pledged in the form of a letter of intent from the Surprise City Manager Bob Wingenroth and is included in the proposal materials.

- Timing: Upon notification of intent to award the grant, the Surprise Economic Development has prepared a resolution for the approval of the Surprise City Council, which should not take more than 2-3 weeks to agenize and receive City Council approval, once notified.
- Intended uses: Both parties, Zona Wyyerd and the City of Surprise, agree that if awarded the parties intend for Zona Wyyerd to be the primary administrator of the grant award for the purpose of minimizing delays in reimbursement to them for qualified costs incurred in the course of project implementation. The Surprise Economic Development Department will utilize our matching fund in two ways to support the implementation of Zona Wyyerd: (1) to mitigate any city impact fees, and (2) to support costs that will directly help Zona Wyyerd meet the time-to-market goals required in the grant requirements.
- The nature of the commitment: The match fund has been committed via Letter of Intent, however the Surprise Economic Development Department has a dedicated annual $1 million Economic Development Contingency Fund that the Surprise City Council established more than 10 years ago to support economic development initiatives like this one. The City of Surprise is prepared to move forward with a match, pending a successful award notification.

2. PROJECT DESCRIPTION AND TIMELINE / PART 2 (TECHNICAL NARRATIVE):

The Gantt chart timeline has been included as a supplementary document for better visibility.



The nature and scope of the project

Surprise-based Zona Wyyerd proposes to install approximately 40 miles of fiber to create broadband capacity in two much-needed areas in the City of Surprise at this critical time. As the City of Surprise accommodates rapid citywide residential and commercial growth as a direct result of the COVID-19 pandemic, these two key areas of the city are most immediately at-risk without strategic community involvement:

1. **Surprise Heritage District (aka, the Surprise Original Townsite; Opportunity Zone)** - Currently, this square mile opportunity zone in Surprise has an extremely outdated copper network that will not allow the residents, businesses and essential city services to operate proper internet for work, school and emergency services. The Zona Wyyerd fiber-to-the-premise network will allow residents to have technology to meet their everyday needs and beyond. The current infrastructure is old and unreliable. The new construction will be underground and will offer residents affordable plans with high quality internet with a minimum of 100mbps up and down at a flat rate of $35/month including taxes, fees a U6 state of the art router and managed WIFI plan and never any data caps or promo gimmick pricing or contracts. Currently, the city of Surprise essential services buildings do not have up to date phone or internet services because of the decades-old infrastructure. The fiber-to-the-premise improvements will update the infrastructure to arm the city with the latest and best technology available to better serve at-risk residents.
2. **Surprise City Center** - Zona Wyyerd's fiber network will create a "smart city" attraction that will help bring tourism, healthcare, high density housing and an educated workforce into the city of Surprise. The work-live atmosphere will match large cities around the country. Residents and workers will be able to utilize this new technology to stay connected. The goal is to give residents up to 2+ gigs right to their home and give the businesses up to 10 gigs or more, which will attract technology companies and bring thousands of jobs to the city and the state. The new technology will allow for alternate solutions for city services. The baseball and tennis stadium will now be able to offer WIFI throughout the venue for COVID related health plan mitigation including ticketless entry, order-by-phone to your seat vending.

Type of technology to be utilized

The type of technology proposed for utilization in Surprise City Center and Surprise Heritage District include:

- Fiber-to-the-premise up to 2+ gigs residential
- Micro fiber used underground
- Deliver symmetrical speeds
- XGS-PON - differentiators - Scalable to launch up to 10 gig
- Ubiquiti wireless system set up for walkable community and tourism for wireless capabilities
- Additional APs would be needed to extend coverage beyond the three gates
- Consumes less power, an eco-friendly solution
- Low latency

Type of construction to be undertaken (aerial or underground)

The construction will be underground. The majority of the process will be boring. The use of trenching will be used in areas where allowed for efficiency purposes.

Qualifications of the vendors/contractors

All vendors/contractors must have the appropriate licenses to operate in the city and state. They must be in good standing with the local and state municipalities. They must have a proven track record of delivering quality construction on time. Zona Wyyerd's policy for the RFP process with at least 5 vendors with at least 3 returning bids

Engineering analysis

The engineering will consist of an underground running line of approximately 109,519 feet with one water collection canal crossing. Existing plant in the area is primarily aerial, but due to age and future beautification, will not be used. Also, by installing an underground path, all equipment is kept out of the elements, and we create a more secure and resilient network. The underground path will be engineered for five micro ducts in all paths, and all structures will be at grade level. The fiber cable in these paths will vary from 48 to 144, depending on the requirements of the neighborhood.

Project approach

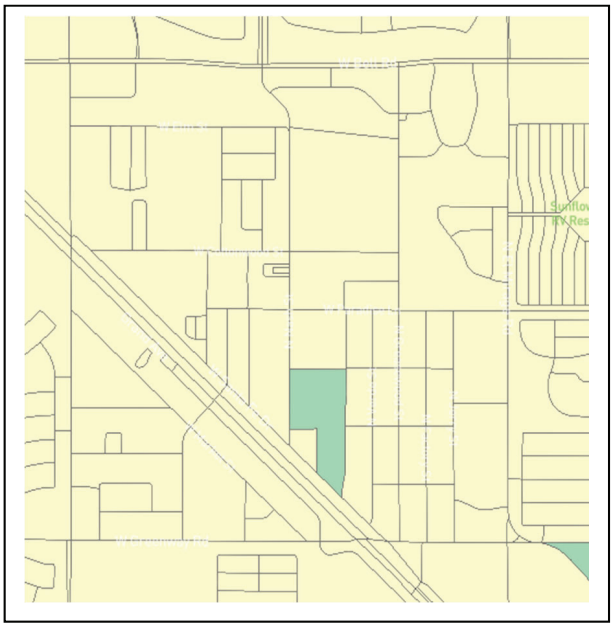
This project entails the installation and deployment of the latest generation of a network redundant fiber optic internet to the home. The process will require constructing underground fiber optic lines in the right away easement the city has for public utilities. Each home will have their own independent fiber optic feed from the main backbone, which will be in the PUE ROW.

Background of the project

The City of Surprise has defined two areas underserved with internet services and technology. Here is the analysis on current fiber internet:

Surprise Heritage District:

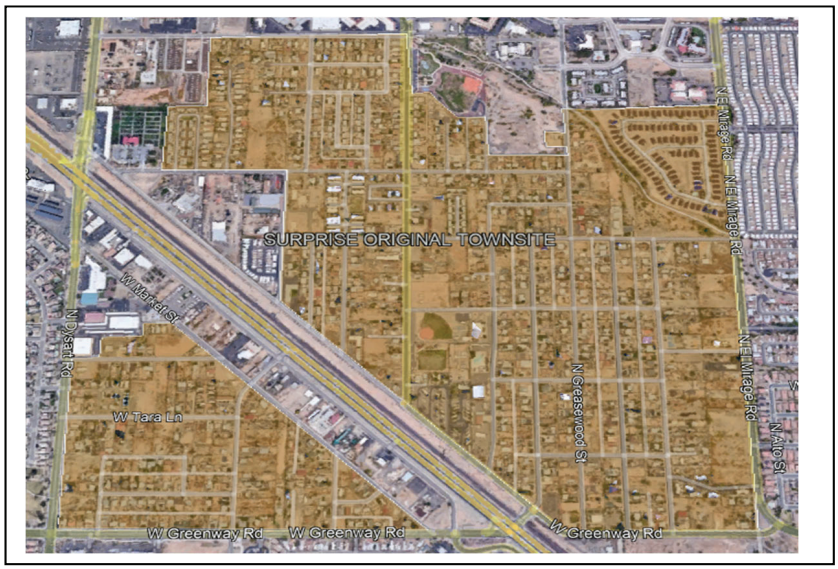
1. The only fiber to the Surprise Heritage District is the community center area (in green).



2. Currently wired incumbents Cox and CTL. Wireless Triad:
   - COX- Aver. Speed non-Symmetrical- 940 X 35
   - CTL- Aver. Speed non-Symmetrical- 100 X 10
   - Triad- Aver. Speed non-Symmetrical- 300 X 50

3. Current wired services are delivered primarily via telephone poles. This solution is consistently susceptible to weather and impacts services to residents.

4. Zona Wyyerd wired solution of below ground installation:
   - Guarantees 100-year-plus architecture that grows with community
   - Improves reliability.
   - Significantly reduces impact from weather.
   - Is aesthetically pleasing as 90% is buried or at surface.
   - 100% Symmetrical with speeds up to 2 Gig.



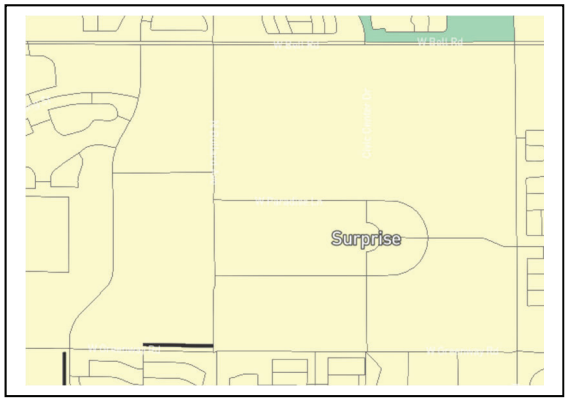
Surprise City Center:



The only fiber provider to the MLB Fields and to the main City Center area; the outlying open area does not have fiber.

- The map shows there is only 20 down / 1.5 up.
- The baseball stadium will need to be fully wireless operationally to fulfill the city's infrastructure masterplan and help with COVID and other health and safety protocols.
- The wireless solution and increased speed and redundancy will also help draw more tourism as NCAA and MLB now that protocols can be met with fiber demand.

Internet coverage:



The City Center has 2 different carriers, but they only have copper / coax available.

There is no redundancy in the area. Zona Wyyerd's build will allow a provider to come in with fiber and redundancy that will help offer an even more secure network for the city.

Population to be served
Currently, the two City of Surprise areas combined serve residential population of 5,690 and a visitor/tourism population of 200,000 (specifically at Surprise City Center).

The residential population at Surprise City Center is relatively nascent today with new multifamily projects growing, Ottawa students and visitors – and all these cohorts will grow substantially over the next few years. The Surprise Heritage District population has remained consistent over the years. The median household income in the Surprise Heritage District is $39,311 – nearly half the median income of the overall City of Surprise ($69,076). The population in the Heritage District has a substantially younger median age at 28.3 than the overall Surprise population of 41, indicating a tremendous workforce competitiveness opportunity.

Number of households served
The two City of Surprise areas proposed for broadband advancement have 1,486 total households today - with 1,616 estimated in 24 months. By 2030, especially if existing multifamily residential projects in the pipeline at Surprise City Center come to fruition, there will be a total of 3,066 households are estimated in the two areas – with 1,700 of them at Surprise City Center.

Number of anchor institutions served
The City of Surprise has qualified a total of 17 "anchor institutions" that we believe meet a traditional asset definition of having an important presence as well as a connection to the places we propose for infrastructure investment because of their mission, histories, physical assets or local relationships.

Number of businesses served
There are 180 business licenses today in the two areas of Surprise City Center and the Surprise Heritage District (*January 2022 – Surprise Business Licenses*).

Ways in which the project will improve redundancy and reliability, if any.
Zona Wyyerd will provide redundancy and diverse paths to help the city have another carrier to provide backup for emergency services with a redundant network.

3. **OTHER PROJECT OUTCOMES**

Economic Development:

- Surprise City Center: broadband infrastructure advancement will accelerate quality downtown development, business attraction, small business services and workforce development delivery, which has lagged comparatively.
- Surprise Heritage District: broadband capacity will advance new redevelopment opportunities, small business services and, most importantly, education and workforce development program delivery.

Community Resiliency:

- At Surprise City Center, broadband infrastructure will assist the City of Surprise to recover from COVID-19 economic setbacks and build economic momentum.
- In the Surprise Heritage District, improved and affordable broadband will foster more household adoption, and increase the community's access to education, healthcare and workforce resources, lessening the digital divide between our Original Townsite and the rest of the community.

Education:

- Surprise City Center: the Economic Development Department is facilitating certification-to-degree programs with Ottawa University and has a vision of advancing innovation, healthcare and education at the center of this campus. As a growing employment center, the Surprise City Center will attract new high-quality jobs that wish to co-locate near educational centers with growing residential populations within walking distance, retail and expanding broadband capacity.
- Surprise Heritage District: the ability for more of the population to access the internet affordably is critical to achieving better education and workforce outcomes.

Healthcare Advancements:

- Surprise City Center: Banner Health and Dignity Health both have initial investments on the campus. The Surprise Economic Development Department is promoting a healthcare innovation and workforce development center in partnership with Ottawa University's campus. Surprise aspires to be a center of medical excellence and an international medical and healthcare destination.
- Surprise Heritage District: Without sufficient broadband and internet access, this area of Surprise will be left behind from a healthcare perspective. 13-17% of U.S. patient visits in 2021 across all specialties in 2021 were telehealth visits (source: McKinsey & Company), and the number of telehealth visits increased by 50% from 2019 to 2020, according to the Centers for Disease Control and Prevention.

Public Safety: Deficiencies and lack of reliability of infrastructure have at times put the Surprise Heritage District at risk, without the ability to contact emergency services. The need for broadband infrastructure in this area in particular is a life safety issue.

Additional Metrics:

	2022	**2024 (est.)**	**2030 (est.)**
Potential Businesses Served (+25 per year)	180 business licenses	230 business licenses	355 business licenses
Potential Households Served	1,486	1,616	3,066
Potential Anchor Institutions Served	17	20	25
Total Population Served (residential + visitors)	205,690	256,490	410,390

BUDGET MATCH CALCULATOR – ZONA WYYERD & CITY OF SURPRISE

Plan Estimate						
Item	Total		Description	Cost ($)	Per mile ($)	Per Address Passed ($)
Residences Passed	1359		Labor	1,638,416.03	41,001.40	1,205.60
Businesses Passed	0		Materials	200,657.87	4,972.93	147.65
Addresses Passed	1359		Total	1,839,073.89	45,974.34	1,353.26
Aggregate Total Length (mi.)	40.35					
Aggregate Length (mi.)	39.96					

Labor						
Item Type	ID	Description	UOM	Price	Quantity	Cost
Handhole	26	Hand hole install	each	250.00	33	8,250.00
				Subtotal:	33.00	8,250.00
Backbone	1	Fiber Pull (+ 144 Microcable Labor)	foot	1.40	18,365.15	25,711.21
Duct	34	Underground Engineering, Hard surface Restoration and 2 more (+ 4x.75" HDPE SDR11 Labor)	foot	14.65	109,519.10	1,604,454.82
				Subtotal:	127,884.25	1,630,166.03
				Total Labor Cost:		1,638,416.03

Materials						
Item Type	ID	Description	UOM	Price	Quantity	Cost
Handhole	4	13 X 24 X 18	each	138.00	200	27,600.00
Handhole Terminal		13 X 24 X 18 w/G5 1x8 splitter included	each	288.00	50	14,400.00
Flower Pots		11x11x12	each	20.00	130	2,600.00
				Subtotal:	200.00	44,600.00
Backbone	1	144 Microcable	foot	0.82	103,500.55	84,870.45
Duct	9	4x.75" HDPE SDR11	foot	0.65	109,519.10	71,187.42
				Subtotal:	213,019.65	156,057.87
				Total Material Cost:		200,657.87

Project Budget		
Total Eligible Project Costs	1,839,073.89	Enter total eligible project costs
Total Ineligible Project Costs	$ -	Enter total ineligible project costs
Total Project Costs	**$ 1,839,073.89**	Auto calculation (eligible + ineligible project costs)
Amount of ABDG Grant Funds Requested	**1,655,166.50**	Enter grant request
Total Match Contributions for Eligible Costs	**$ 183,907.39**	Enter match in USD
Match Percent of Total Eligible Costs	10.00%	Auto calculation (match $ / total eligible costs)
Total Other Funding for Ineligible Costs	$ -	Must cover all ineligible costs listed above
Total Project Funding	$ 1,839,073.89	Auto calculation (request + match + funding for ineligible)
% of Eligible Costs funded by ABDG	90%	Grant amount requested cannot exceed 90%
% of Eligible Costs funded by cash match	10%	Cash match must be 10% or higher
% of Eligible Cost funded	100%	Must equal 100% or budget must be revised

SURPRISE
ARIZONA

CITY MANAGER'S OFFICE
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623·222·1335

January 7, 2022

Teri Orman, Procurement/Grants Manager
Arizona Commerce Authority
100 N. 7th Avenue Suite 400
Phoenix, AZ 85007

Re: LETTER OF INTENT / DOCUMENTATION OF COMMITMENT

Dear Ms. Orman,

On behalf of the City of Surprise, please accept this letter of intent as documentation of our commitment to meet the 10% matching fund requirement set forth in the Arizona Broadband Development Grant FY-2022.

We are looking forward to a new broadband collaboration with Zona Wyyred as a joint applicant, led by our Surprise Economic Development Department. Your generous support will help the City enhance broadband capabilities within two targeted areas of our community: Surprise City Center and the Surprise Heritage District. While Zona Wyyred intends to assume primary responsibility for the delivery, implementation of broadband infrastructure and associated administration, the City of Surprise will provide the 10% fund match for the purposes of facilitating costs affiliated with any city impact fees or other expenses that will facilitate the project's time-to-market goals.

Additionally, the City of Surprise is committed to meeting the cash match requirements of the grant using our dedicated Economic Development Contingency Fund, which is set aside specifically for initiatives such as this, which promote economic development and associated quality of life enhancement opportunities in the community. Upon notice of the grant's award to the City of Surprise and Zona Wyyred broadband initiative, the Economic Development Director is prepared to take a resolution to the Surprise City Council for match funding approval.

Thank you for your kind consideration of this letter of intent as documentation of our 10% match fund commitment, and please don't hesitate to contact me or the City of Surprise Economic Development Director, Jeanine Jerkovic, at (623) 222-3327 with any questions.

Sincerely,

Bob Wingenroth
City Manager

400 N. 5th Street
Phoenix, AZ 85004

Teri Orman
Procurement/Grants Manager
Arizona Commerce Authority
100 N. 7th Avenue, Suite 400
Phoenix, AZ 85007

RE: Letter of Support City of Surprise and Zona Wyyred Joint Broadband Initiative at Surprise City Center and Surprise Heritage District

Dear Ms. Orman:

On behalf of Arizona Public Service (APS), I am pleased to extend this letter of support for the proposed City of Surprise and Zona Wyyred joint broadband initiative and appreciate your consideration of their application as part of the Fiscal Year 2022 Arizona Broadband Development Grant.

As you know, modern broadband infrastructure is crucial to any community's future economic competitiveness in that it offers the ability to ensure not only basic safety and security, but also advance education, workforce development, new business growth, and other economic needs. As Surprise accommodates citywide residential and commercial growth as a direct result of the COVID-19 pandemic, key areas of the city are immediately at risk without strategic community intervention. In Surprise, these targeted areas are Surprise City Center and the Surprise Heritage District. Surprise City Center represents the future engagement hub for the community, while the Surprise Heritage District is an area of both historic significance and economic distress.

We value our partnership with the City of Surprise and applaud their innovative support and advocacy for enhanced broadband capacity with Zona Wyyred in these strategic areas of the community. As a dedicated community partner, our organization strongly believes these two regions have significant capacity needs and we look forward to the tremendous growth opportunities that will be made possible because of this initiative.

Thank you for your consideration.

Sincerely,

Kelly Patton
Economic Development Manager

Benevilla

16752 N Greasewood St | Surprise AZ 85378
PO Box 8450 | Surprise AZ 85374
Phone: (623) 584-4999 | Fax: (623) 546-1589 | TTY: 711

To: Teri Orman, Procurement/Grants Manager
Arizona Commerce Authority
100 N. 7th Avenue, Suite 400
Phoenix, AZ 85007

January 4, 2022

RE: Letter of Support - Zona Wyyred/City of Surprise Broadband Initiative at Surprise City Center and Surprise Heritage District / FY 2022 Arizona Broadband Development Grant (ABDG-22)

Dear Ms. Orman:

On behalf of Benevilla, I am delighted to extend this letter of support for the proposed Zona Wyyred and City of Surprise joint broadband initiative at Surprise City Center and Surprise Heritage District. As a dedicated community partner, our organization can attest to the fact that these two specific regions of the Surprise community have great capacity needs, and we look forward to the tremendous growth opportunities that will be possible because of this initiative.

The Zona Wyyred/Surprise joint broadband initiative in the proposed targeted areas of the City of Surprise could not come at a more critical time. Modern broadband infrastructure means so much to the community's future economic competitiveness; even more than basic safety, security, and reliability of services, it means the ability to advance education, workforce development, healthcare, new business growth and other economic needs. As the City of Surprise accommodates dynamic citywide residential and commercial growth as a direct result of the COVID-19 pandemic, key areas of the city are most immediately at risk without strategic community interventions. In Surprise, these targeted areas are Surprise City Center and the Surprise Heritage District. Surprise City Center represents the future engagement hub for the community while the Surprise Heritage District is an area of both historic significance and economic distress.

We consider the City of Surprise to be a close and valued partner, and we are excited to see their innovative support and advocacy for enhanced broadband capacity with Zona Wyyred in strategic areas of the community. Benevilla will see tremendous benefits because of this visionary investment in the community's future.

Thank you for the opportunity to support the Zona Wyyred and City of Surprise joint broadband initiative at Surprise City Center and Surprise Heritage District as a part of the Fiscal Year 2022 Arizona Broadband Development Grant. Please contact me at 623-584-4999 or jthomson@benevilla.org with any questions you might have.

Sincerely,

Joanne Thomson

Joanne Thomson
Benevilla President/CEO

DYSART Unified School District

January 4, 2022

To: Teri Orman, Procurement/Grants Manager
Arizona Commerce Authority
100 N. 7th Avenue, Suite 400
Phoenix, AZ 85007

RE: Letter of Support - Zona Wyyred/City of Surprise Broadband Initiative at Surprise City Center and Surprise Heritage District / FY 2022 Arizona Broadband Development Grant (ABDG-22)

Dear Ms. Orman:

On behalf of the Dysart Unified School District, I am delighted to extend this letter of support for the proposed Zona Wyyred and City of Surprise joint broadband initiative at Surprise City Center and Surprise Heritage District. As a dedicated community partner, our organization can attest to the fact that these two specific regions of the Surprise community have great capacity needs, and we look forward to the tremendous growth opportunities that will be possible because of this initiative.

The Zona Wyyred/Surprise joint broadband initiative in the proposed targeted areas of the City of Surprise could not come at a more critical time. Modern broadband infrastructure means so much to the community's future economic competitiveness; even more than basic safety, security and reliability of services, it means the ability to advance education, workforce development, healthcare, new business growth and other economic needs. As the City of Surprise accommodates dynamic citywide residential and commercial growth as a direct result of the COVID-19 pandemic, key areas of the city are most immediately at risk without strategic community interventions. In Surprise, these targeted areas are Surprise City Center and the Surprise Heritage District. Surprise City Center represents the future engagement hub for the community while the Surprise Heritage District is an area of both historic significance and economic distress.

We consider the City of Surprise to be a close and valued partner, and we are excited to see their innovative support and advocacy for enhanced broadband capacity with Zona Wyyred in strategic areas of the community. Dysart Unified School District will see tremendous benefits as a result of this visionary investment in the community's future.

Thank you for the opportunity to support the Zona Wyyred and City of Surprise joint broadband initiative at Surprise City Center and Surprise Heritage District as a part of the Fiscal Year 2022 Arizona Broadband Development Grant. Please contact me with any questions you might have.

Sincerely,

Quinn R. Kellis, Ed.D.
Superintendent
Dysart Unified School District
a: 15802 N Parkview Place, Surprise, AZ 85374
p: 623.876.7002 f: 623.876.7042
w: www.dysart.org e: super@dysart.org

Power in the preparation…Excellence in the journey…Success for a lifetime

Governing Board: Chrystal Chaffin, Dawn Densmore, Jo Grant, Christine A.K. Pritchard, Traci Sawyer-Sinkbeil

Maricopa County
Clint Hickman
Supervisor, District 4

301 West Jefferson Street
10th Floor
Phoenix, AZ 85003-2143
Phone: 602-506-7642
www.maricopa.gov

January 19, 2022

Teri Orman
Procurement/Grants Manager
Arizona Commerce Authority
100 N. 7th Avenue, Suite 400
Phoenix, AZ 85007

RE: Letter of Support - Zona Wyyred/City of Surprise Broadband Initiative at Surprise City Center and Surprise Heritage District / FY 2022 Arizona Broadband Development Grant (ABDG-22)

Dear Ms. Orman:

I write this letter of support for the proposed Zona Wyyred and City of Surprise joint broadband initiative at Surprise City Center and Surprise Heritage District. As the Board of Supervisor for this region, I can attest to the fact that these two specific regions of Surprise have great capacity needs, and I look forward to the tremendous growth opportunities that will be possible because of this initiative.

The Zona Wyyred/Surprise joint broadband initiative in the proposed targeted areas of the City of Surprise could not come at a more critical time. Modern broadband infrastructure means so much to the community's future economic competitiveness; even more than basic safety, security and reliability of services, it means the ability to advance education, workforce development, library services, healthcare, new business growth and other economic needs. These targeted areas are Surprise City Center and the Surprise Heritage District. Surprise City Center represents the future engagement hub for the community while the Surprise Heritage District is an area of both historic significance and economic need.

I consider the City of Surprise to be a valued partner in the economic growth of the northwest valley and we are excited to see their innovative support and advocacy for enhanced broadband capacity with Zona Wyyred in strategic areas of the community. The west valley will see tremendous benefits as a result of this visionary investment in the community's future.

Thank you for the opportunity to support the Zona Wyyred and City of Surprise joint broadband initiative at Surprise City Center and Surprise Heritage District as a part of the Fiscal Year 2022 Arizona Broadband Development Grant.

Sincerely,

Clint Hickman

Teri Orman, Procurement/Grants Manager
Arizona Commerce Authority
100 N. 7th Avenue, Suite 400
Phoenix, AZ 85007

RE: Letter of Support - Zona Wyyred/City of Surprise Broadband Initiative at Surprise City Center and Surprise Heritage District / FY 2022 Arizona Broadband Development Grant (ABDG-22)

Dear Ms. Orman:

On behalf of the Surprise Center Development Company, LLC, I am delighted to extend this letter of support for the proposed Zona Wyyred and City of Surprise joint broadband initiative at Surprise City Center and Surprise Heritage District. As a dedicated community partner, our organization can attest to the fact that these two specific regions of the Surprise community have great capacity needs, and we look forward to the tremendous growth opportunities that will be possible because of this initiative.

The Zona Wyyred/Surprise joint broadband initiative in the proposed targeted areas of the City of Surprise could not come at a more critical time. Modern broadband infrastructure means so much to the community's future economic competitiveness; even more than basic safety, security and reliability of services, it means the ability to advance education, workforce development, healthcare, new business growth and other economic needs. As the City of Surprise accommodates dynamic citywide residential and commercial growth as a direct result of the COVID-19 pandemic, key areas of the city are most immediately at risk without strategic community interventions. In Surprise, these targeted areas are Surprise City Center and the Surprise Heritage District. Surprise City Center represents the future engagement hub for the community while the Surprise Heritage District is an area of both historic significance and economic distress.

We consider the City of Surprise to be a close and valued partner, and we are excited to see their innovative support and advocacy for enhanced broadband capacity with Zona Wyyred in strategic areas of the community. The Surprise City Center will see tremendous benefits as a result of this visionary investment in the community's future.

Thank you for the opportunity to support the Zona Wyyred and City of Surprise joint broadband initiative at Surprise City Center and Surprise Heritage District as a part of the Fiscal Year 2022 Arizona Broadband Development Grant. Please contact me at 623.308.0633 or sphillips@carefreepartners.com with any questions you might have.

Sincerely,

Scott Phillips
Surprise Center Development Company, LLC

11811 N. Tatum, Suite 4052, Phoenix, AZ 85028

West-MEC

Greg Donovan, Superintendent
West-MEC
5487 N. 99th Avenue
Glendale, AZ 85305

To: Teri Orman, Procurement/Grants Manager
Arizona Commerce Authority
100 N. 7th Avenue, Suite 400
Phoenix, AZ 85007

RE: Letter of Support - Zona Wyyred/City of Surprise Broadband Initiative at Surprise City Center and Surprise Heritage District / FY 2022 Arizona Broadband Development Grant (ABDG-22)

Dear Ms. Orman:

On behalf of (West-MEC), I am delighted to extend this letter of support for the proposed Zona Wyyred and City of Surprise joint broadband initiative at Surprise City Center and Surprise Heritage District. As a dedicated community partner, our organization can attest to the fact that these two specific regions of the Surprise community have great capacity needs, and we look forward to the tremendous growth opportunities that will be possible because of this initiative.

The Zona Wyyred/Surprise joint broadband initiative in the proposed targeted areas of the City of Surprise could not come at a more critical time. Modern broadband infrastructure means so much to the community's future economic competitiveness; even more than basic safety, security and reliability of services, it means the ability to advance education, workforce development, healthcare, new business growth and other economic needs. As the City of Surprise accommodates dynamic citywide residential and commercial growth as a direct result of the COVID-19 pandemic, key areas of the city are most immediately at risk without strategic community interventions. In Surprise, these targeted areas are Surprise City Center and the Surprise Heritage District. Surprise City Center represents the future engagement hub for the community while the Surprise Heritage District is an area of both historic significance and economic distress.

We consider the City of Surprise to be a close and valued partner, and we are excited to see their innovative support and advocacy for enhanced broadband capacity with Zona Wyyred in strategic areas of the community. (West-MEC) will see tremendous benefits as a result of this visionary investment in the community's future.

Thank you for the opportunity to support the Zona Wyyred and City of Surprise joint broadband initiative at Surprise City Center and Surprise Heritage District as a part of the Fiscal Year 2022 Arizona Broadband Development Grant. Please contact me at (623-738-0001) or (greg.donovan@west-mec.org) with any questions you might have.

Sincerely,

Greg Donovan
West-MEC Superintendent

p 623.738.0022
www.west-mec.edu

Western Maricopa Education Center
5487 N. 99th Ave
Glendale, AZ 85305

RESUMES OF KEY PERSONNEL

1. JOHN L. SCARANO
   CEO of Wyyerd Group

2. ROBERT A. MACALUSO
   Vice President of Construction
   Wyyerd Communications LLC

3. JEANINE JERKOVIC
   Economic Development Director
   City of Surprise

JOHN L. SCARANO,
CEO OF WYYERD GROUP

John L. Scarano is an active investor, multi-industry entrepreneur, operating executive focused primarily in competitive communications infrastructure, board member and graduate school instructor.

Presently, John:

Serves on the boards of Wyyerd Group, beeXact, The Switch, Burlywood, Auddia and Mozzaz Corp.

Is CEO of Wyyerd Group, founded in July 2017, that is currently funded by global institutional investors to deploy ~10,000 network miles supporting ~500,000 homes, businesses and not-for-profit agencies in communities across North America, operating presently in AZ, CA, GA and IN.

Is an adjunct graduate engineering school instructor at the University of Colorado, Boulder.

Previously, John:

Was executive chairman Horizon Telcom based in Ohio operating ~4,000 network miles supporting ~15,000 customers in the Northeast, resulting in a successful turn-around from near-bankruptcy to material success.

Was vice chairman and EVP of euNetworks, based (and living in) London, acquiring, deploying and operating ~10,000 network miles supporting ~4,000 customers across Western Europe, resulting in a successful turn-around from near-bankruptcy to material success.

Co-founded and was COO of Zayo Group based in Colorado, acquiring, deploying and operating ~90,000 network miles supporting ~30,000 customers globally. Zayo was taken public and is now held privately.

Founded and was CEO of Terrapact based in Colorado, acquiring and managing fiber, pipeline and site facilities contracts together with municipal and private partners, with assets in 36 states.

Was EVP of ICG Communications, based in Colorado, operating ~15,000 network miles supporting ~3,000 customers nationally, resulting in a successful turn-around from near-bankruptcy to material success.

From inception, was VP of Level 3 Communications (now Lumen), deploying and operating ~19,000 network miles in 33 months supporting ~1500 customers. John then became SVP responsible for global business development, M&A and bankruptcy settlements.

Held various executive positions in N. America and global operations and business development at MFS Communications (acquired by WorldCom, then Verizon).

John began in telecom first as a software architect/developer in Oct ’89 at AT&T and Bell Laboratories, and then moved to product management leading deployment & operation of AT&T AirOne, the first digital air-to-ground services provider.

Beginning in 1990, John was an elected as Town Board Member in Orange County, NY, for four 2-yr terms (part time) holding the offices of Councilman and Deputy Supervisor, was recognized for having established the very first 10-year municipal budget and repeatable forecast methodology in NYS.

John received a combined Degree in Business Administration and Management Information Systems and a minor in Computer Science from the State University of New York at Albany in 1987.

John is married to Ursula. Together they have grown twin daughters, Samantha and Erin.

4412 W Olney Ave
Laveen, AZ 85339

rmacaluso123@gmail.com
(585) 208-6509

Profile Summary

Leader and Team Builder – Decisive, business minded leader who brings strategic thinking, problem solving, construction/technical skills and team leadership abilities essential to new and existing projects. Organization builder with proven experience in taking control and turning around existing large projects and work groups that were previously mismanaged, expense laden and inefficient.

Professional Highlights

Business Owner – Founding partner in telecommunications equipment design and manufacturing start-up company with revenue over $2M and annual compounded growth over 200% in the first five years. Lead the company through the funding stage and then from concept to sales in eight months with sales in North and South America, Europe and North Africa.

Performance & Change Management – Increased productivity by over 60 percent by combining union work groups managed by six supervisors and designing and implementing a performance management system. Integrated engineering work groups with different disciplines; cross-trained, strengthened and eliminated single person vulnerabilities.

Project and Team Leadership – Lead the OSP teams that brought completion and renewed customer satisfaction to projects in the Phoenix, Tucson and San Francisco Bay area markets. Managed the engineering team, coordinated with the municipalities and created the installation practices for the entire Monroe County, New York Wi-Fi initiative consisting of 180 outdoor radios in four markets. Took over a multi-year, over budget, over schedule Geographic Information System (GIS) conversion and brought it to completion within six months.

Relationship Building – Rebuilt the relationships between the municipalities in the greater Albuquerque, Phoenix, Tucson and San Francisco Bay areas and Zayo through vendor management, communication and meeting commitments. Assisted Sales in the repair of damaged relationships with multiple enterprise customers in the Rochester, NY market.

Technology – Hold patents and applications in analog switching, power systems, thermal transfer and analog & digital signal regenerators.

Professional Experience

Vice President of Construction
Wyyerd Communications LLC – October 2021 to Present

- Lead team of 4 Inspectors and 1 Project Manager in Arizona
- Manage $55M in construction projects
- Coordinate projects with interdepartmental teams
- Build relationships with municipalities to assist with project rollouts

Sr. Director – Long Haul Implementation – West Region
Zayo Group, LLC – January 2021 to October 2021

- Lead team of 2 Project Managers in Arizona and Washington.
- Manage five capital budgets totaling $160M.
- Interface with enterprise customers on a weekly basis and provide project statuses.
- Coordinate with Procurement on corporate standards for materials
- Build relationships with Federal and State entities to assist with project rollouts

OSP Director – Arizona

Zayo Group, LLC – June 2013 to January 2021

- Led team of 8 to 12 Project Managers in Arizona.
- Prepared and managed capital project budgets. Total ranges between $50M & $100M.
- Created vendor RFP, RFQ and SOW submissions.
- Interfaced with customers and respond to RFP and RFQ submittals.
- Managed vendor relationships in several markets for Construction, Engineering and Splicing, directly and/or through Project Managers.
- Wrote standards and procedures for OSP for construction, splicing and materials.

President and CEO

Generonix Inc. – November 2006 to December 2014

- Led team of 5 professionals
- Responsible for all company financials (AP, AR, Payroll)
- Prepared and delivered financial and customer presentations
- Secured seed funding and follow-on capital for large production runs
- Interfaced with contract manufactures

Engineering Manager/GIS Supervisor/Project Manager

Frontier Telephone of Rochester – Held positions between June 2000 to June 2013

- Supervised 9 Network Engineers.
- Prepared $10M capital budget and managed to within 1%.
- Managed and controlled budgets for network augments and enterprise deployments such as Metro E, DSLAM, 10 gig DWDM and cellular backhaul.
- Reviewed contracts for all licensee pole and conduit agreements.
- Created engineering and technology standards and procedures for electronic equipment deployment, fiber to the home (FTTH), pole line and underground cable placement.
- Active team member for product standards committee.
- Supervised 17 CWA (union) CAD drafting clerks and 1 DBA, formerly supervised by six supervisors. Created consistency, downsized department and increased productivity.
- Completed Frontier's migration to an AutoCAD based GIS platform in six months.
- Created and enforced CAD drafting procedures for Frontier's Outside Plant department.
- Managed record posting in the US and India of 10,000 projects. On time on budget.
- Served as project manager and lead Engineer for $3.2M, 13,000-line ORM cutover.
- Completed RFP evaluations for new technologies.
- Documented procedures and managed all CLEC underground and aerial co-locations.

OSP Engineer

Frontier Telephone of Rochester – Held position from May 1995 – June 2000

Education

B.S. degree in Optics (4 courses remaining + Sr. Lab) – University of Rochester

A.A.S. Degree in Optical Engineering Technology (May 1993) – Monroe Community College

A.S. Degree in Business Administration (May 1992) – Monroe Community College

Training

SportsMind – Leadership Training II – May 2008
- Reinforce competencies from session I
- Fostering innovation
- Focusing on the customer
- Preparing and delivering presentations

SportsMind – Leadership Training I – August 2007
- Setting priorities and direction
- Initiating improvement
- Motivating others
- Communicating proactively
- Driving performance and delivering results
- Taking ownership and accountability

Vital Works Leadership Training – February 2001 through October 2001
- Leadership skills
- Goal setting
- Personality profiles

Bellcore Local Digital Switching – March 1999
- Nortel DMS switch
- AT&T 5ESS switch

Bellcore Basic Outside Plant Engineering – February 1997
- Pole line design
- Serving Area Concept (SAC) design
- Carrier Serving Area (CSA) design

Computer Proficiency

AutoCAD, GIS Systems, Visio, C Programming, SQL, Word, Excel, Access, PowerPoint

Outside Organizations

RIT Academic Advisory Board – Electrical, Computer, Mechanical and Telecom Engineering – 2011 –13
Vestry Member – Episcopal Church of the Good Shepherd – 2007 – 2008

Curriculum Vitae: Jeanine M. Jerkovic, CEcD

18393 West Paradise Lane, Surprise, AZ 85388 / (602) 329-1548 jeaninejerkovic@gmail.com

Summary

Economic Development Professional. 2021 AZ Business Magazine's "Most Influential Women in AZ Business" Honoree. 2019 Arizona Association for Economic Development "Economic Developer of the Year." Certified economic development professional with 15+ years of experience. Economic development experience includes entrepreneurship & business incubator program development; real estate infill and development strategy; real estate finance; strategic planning; business attraction/new client generation; program creation & management; marketing & communications; competitive market analysis; international trade; policy creation; media relations; grant and proposal writing; strong negotiation & deal-closing skill set.

Education

- **The London School of Economics** (1998); MSc, Comparative Politics; 'Distinction' level dissertation.
- **Arizona State University West, Honors College** (1996); B.A., Political Science, Minor: German; Summa Cum Laude graduate; GPA 3.95/4.0
- **American Council on Germany** – Fellowship Recipient, "European Young Leaders Program" (2004-2006)
- **Certified Economic Development Professional (CEcD)** – 2018-present

Economic Development Experience

- **Director, Economic Development, City of Surprise**, Surprise, AZ (December 2014 – Present) Oversight of strategic plan implementation and direction of staff of 8. Administration of comprehensive, global, transformative community economic development strategies aimed at investment cultivation, workforce development, employment attraction, entrepreneurship growth, quality of life improvement and General Fund enhancement through new retail engagement.
- **Manager, Economic Development**, **City of Peoria**, Peoria, AZ; (May 2014 – December 2014) Facilitated Peoria Economic Development Advisory Board, scope of work for the 2015 Economic Development Implementation Strategy, created strategic "PeoriaSMART" branding campaign, managed staff of 4.
- **Administrator, Economic Development**, **City of Glendale,** Glendale, AZ; (April 2012 – May 2014) Attracted more than 2,000 new jobs and 23 new companies to the City of Glendale. Direct economic impact to Glendale is estimated at more than $15.5 million. Developed "Glendale Passport to Science" and several first-ever job fairs for the community.
- **Trade Commissioner, Canadian Consulate of Phoenix**, Phoenix, AZ; (September 2010 – April 2012) Successfully opened up avenues and relationships for Canadian businesses and researchers across the US Southwest; focused on water/waste water industries, hydrogen fuel cell commercialization and renewable/bio fuels, solar and wind energy, green building and building/infrastructure industries, and other cross-sector areas.
- **Manager, Economic Development, City of Surprise Economic Development Department**, Surprise, AZ; (May 2006 – May 2010) Developed AZ TechCelerator business incubation/acceleration program from concept to reality. Proposal writing and marketing abilities helped the City of Surprise generate more prospect visits from 2007-2010 year-over-year than any other West Valley community; second number of visits only to City of Phoenix and numbers tied with City of Scottsdale.
- **Vice President, International Programs; Greater Phoenix Economic Council (GPEC);** Phoenix, AZ; (February 2002 – May 2006) Created International Strategic Plan, and drafted Senate Bill 1542 in 2006, which evolved to allocation of program dollars toward the Arizona Global Network and enhanced the way the Arizona Department of Commerce attracts companies internationally; Successful GPEC media

Curriculum Vitae: Jeanine M. Jerkovic, CEcD

18393 West Paradise Lane, Surprise, AZ 85388 / (602) 329-1548 jeaninejerkovic@gmail.com

placements include *CNBC*, *MSNBC*, *The Wall Street Journal*, *Barron's*, *Bloomberg Business News*, *Industry Week*, *The Sunday Herald* (UK), *USA Today*, *National Public Radio (NPR)* and many others.

Early Career-Building Experience:

- **Specialist, International Trade and Investment; Arizona Department of Commerce**; Phoenix, AZ; March 2000 – February 2002.
- **Manager, Front Office and Volunteer Coordination; John McCain for President Exploratory Committee;** Phoenix, AZ; October 1999 – March 2000.
- **Coordinator, Trade and Investment**; State of Arizona European Trade Office, London, UK; July 1998 – May 1999.
- **Intern, Office of the Science and Technology Attaché; U.S. Embassy,** London, UK; January 1998 – June 1998.
- **Assistant to the Finance Director; Campaign America,** Office of Vice President Dan Quayle, Scottsdale, AZ; December 1996 – September 1997.
- **Intern, ASU Undergraduate Program, Office of U.S. Senator John McCain**, Phoenix, AZ; January 1996 – December 1996.

Professional Affiliations and Board Experience

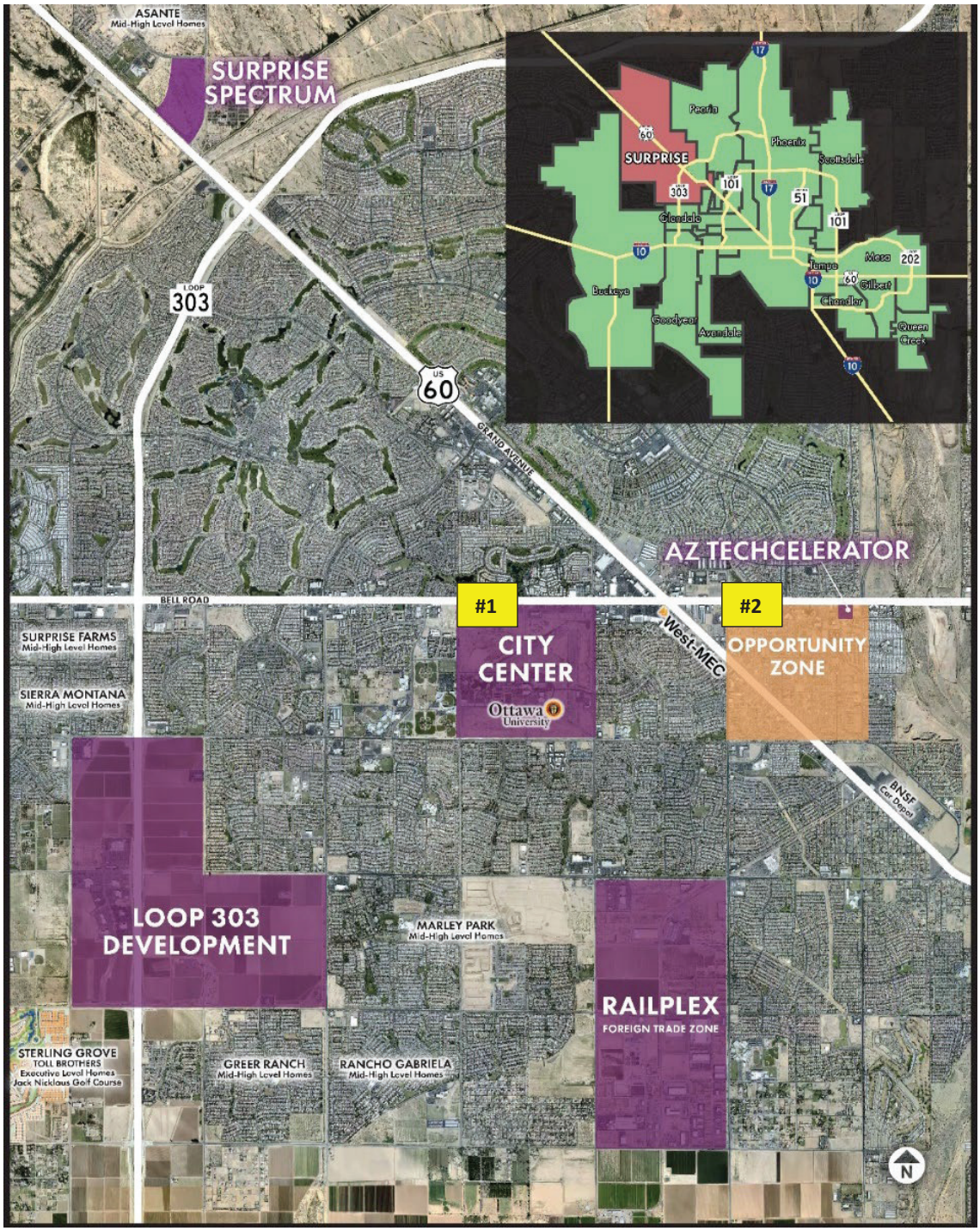
- Urban Land Institute (ULI) –ULI Next and WLI Mentorship Program (present)
- International Economic Development Council (IEDC) – Economic Development Research Partnership (EDRP) and Annual Awards Committee (present)
- Global Chamber of Phoenix – Advisory Committee (2017-present)
- Thunderbird Angel Network Board of Advisors (March 2017 – March 2019)
- Greater Phoenix Economic Council; Board of Directors and Economic Development Directors Team Chair (2016-2017) / Vice-Chair (2015-2016)
- Metropolitan Phoenix Export Alliance (MPEXA) Advisory Board Founding Member; Executive Committee Secretary and Marketing Committee Chair (2015-2018)
- Arizona Association for Economic Development (AAED) – Current Member
- Arizona Technology Council – Current Member
- Midwestern University IACUC Committee – External Community Layperson (2012-Present)
- Canada Arizona Business Council – Current Member (2010-present)
- Arizona BioIndustry Association Board of Directors – 1999 - 2009

Additional Qualifications

- Excellent writing abilities, including published articles, results-driven proposals
- Superb presentation, public speaking and communication capabilities
- Creative, strategic, goal-driven problem solver and project manager
- Experience with crafting legislation and educating/speaking & working with elected officials
- Well-networked and versed in a variety of real estate issues and related industries, including retail, office/industrial, capital formation, technology, life sciences, healthcare, renewable energies, environmental technologies, green building
- Highly organized and skilled at coordinating executive-level promotional market tours and events
- Multilingual/multicultural: best second-language is German, followed by French and Serbo-Croatian

Map of Surprise Economic Focus Areas for the AZBDG – FY2022:

#1 - Surprise City Center
#2 - Opportunity Zone – Surprise Heritage District

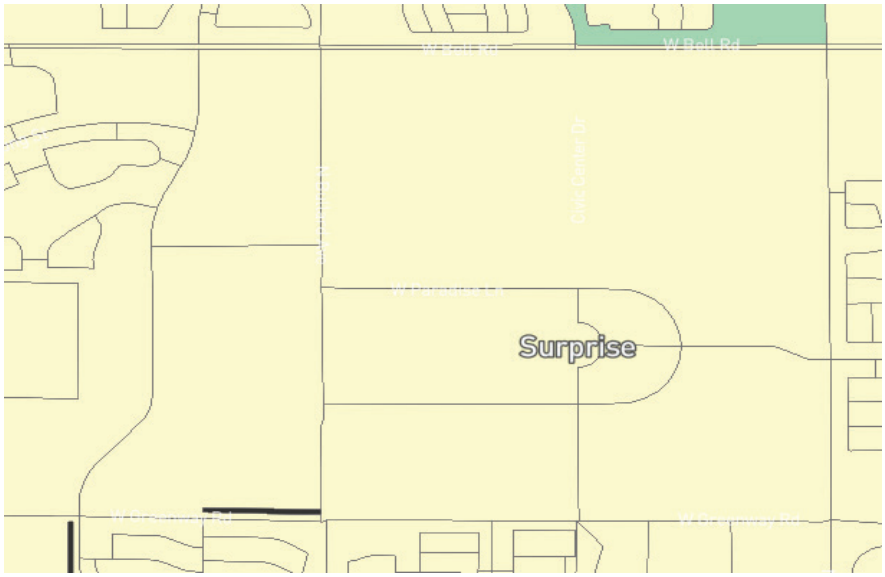


#1 – Surprise City Center:

Satellite Map:

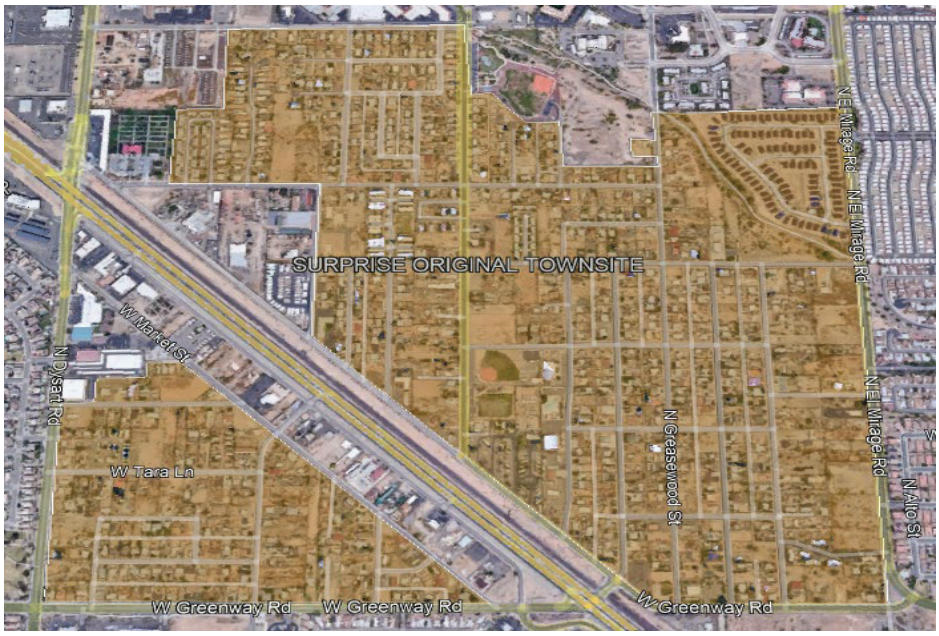


Current Internet Coverage:

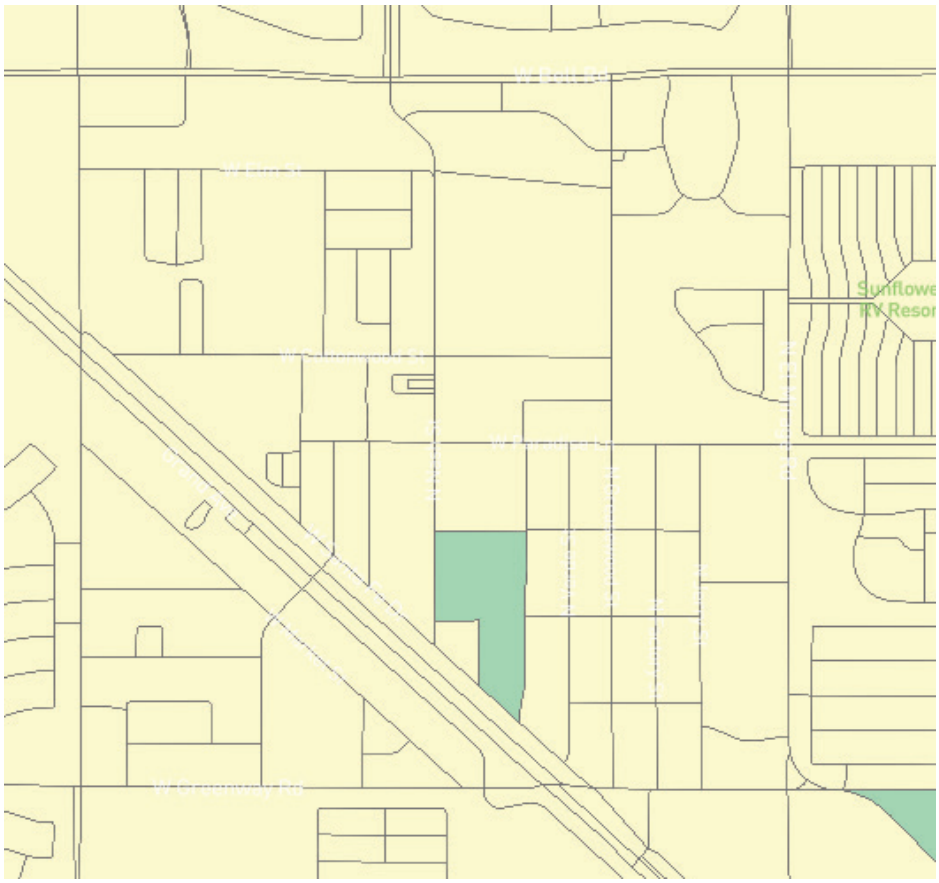


#2 – Surprise Heritage District:

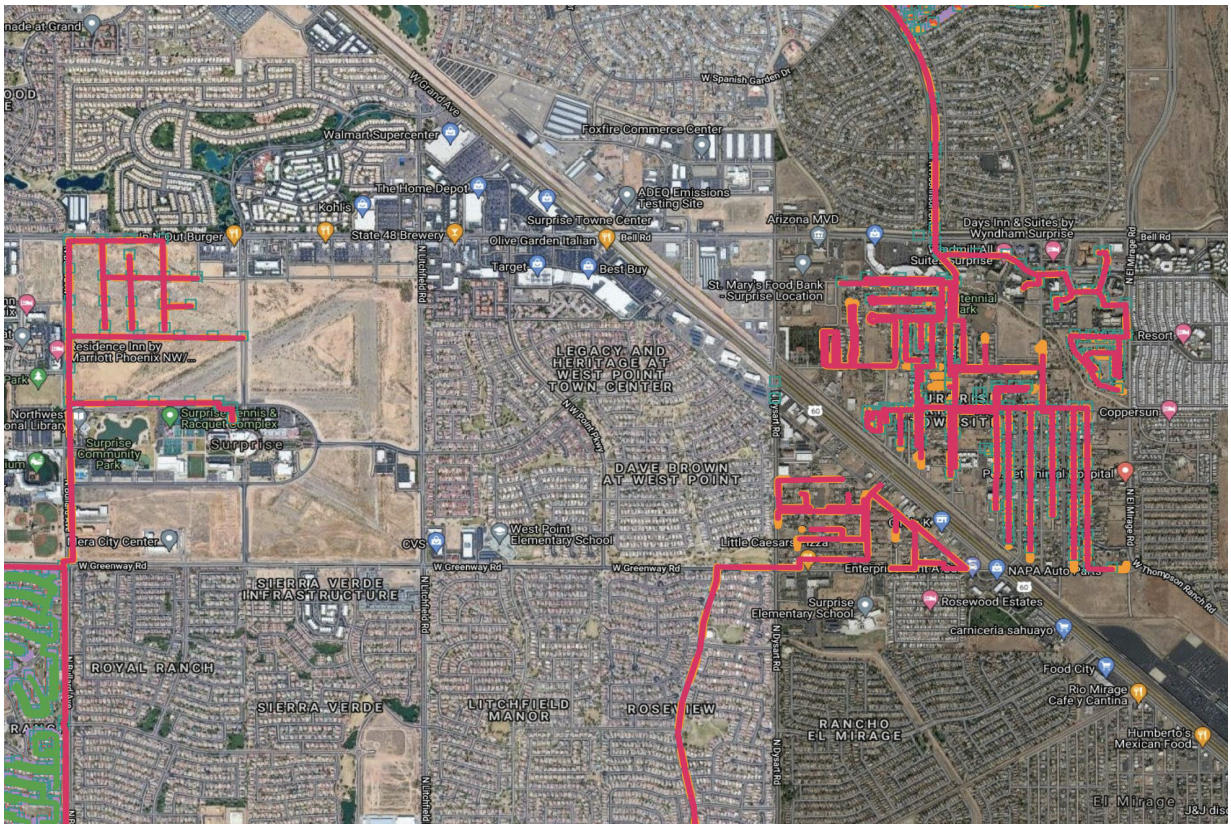
Satellite Map:



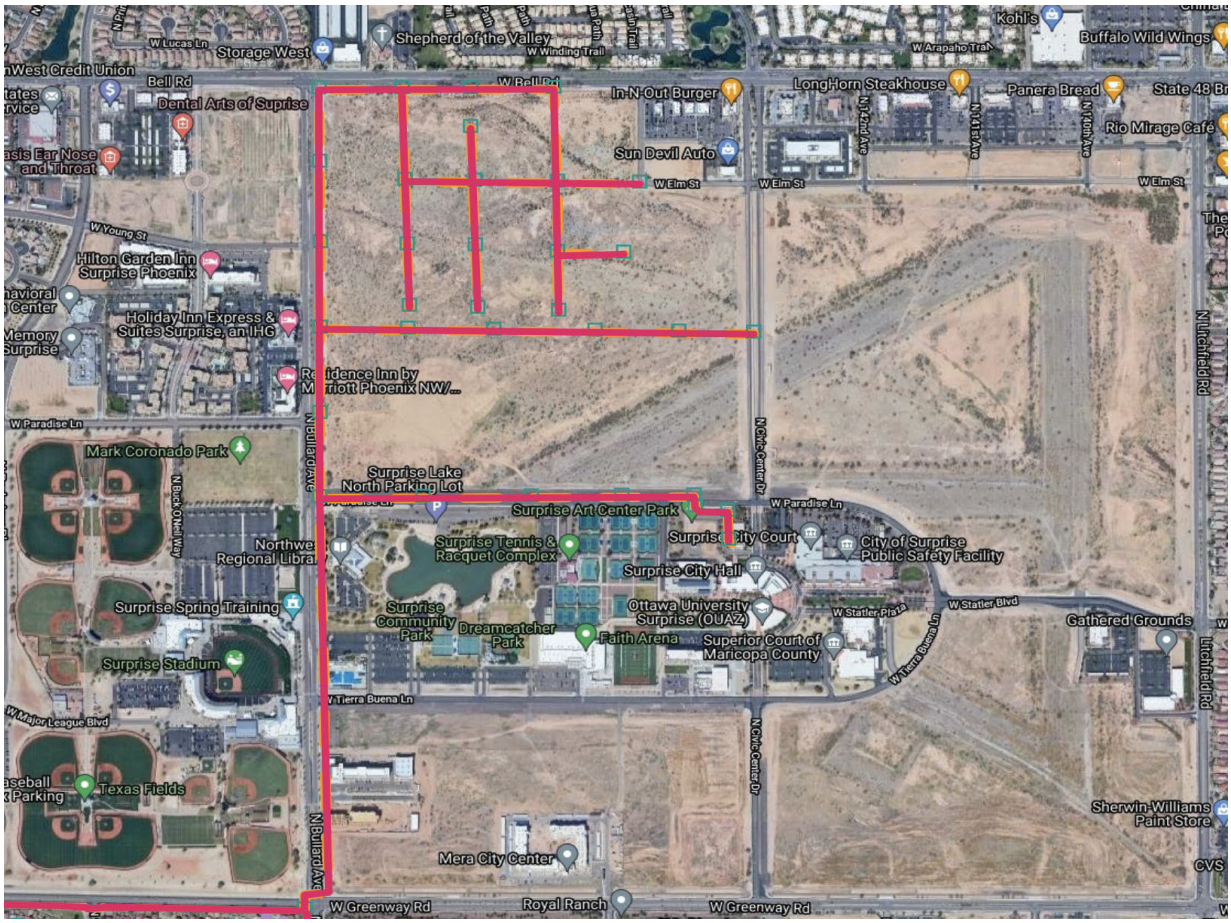
Current Internet Coverage:



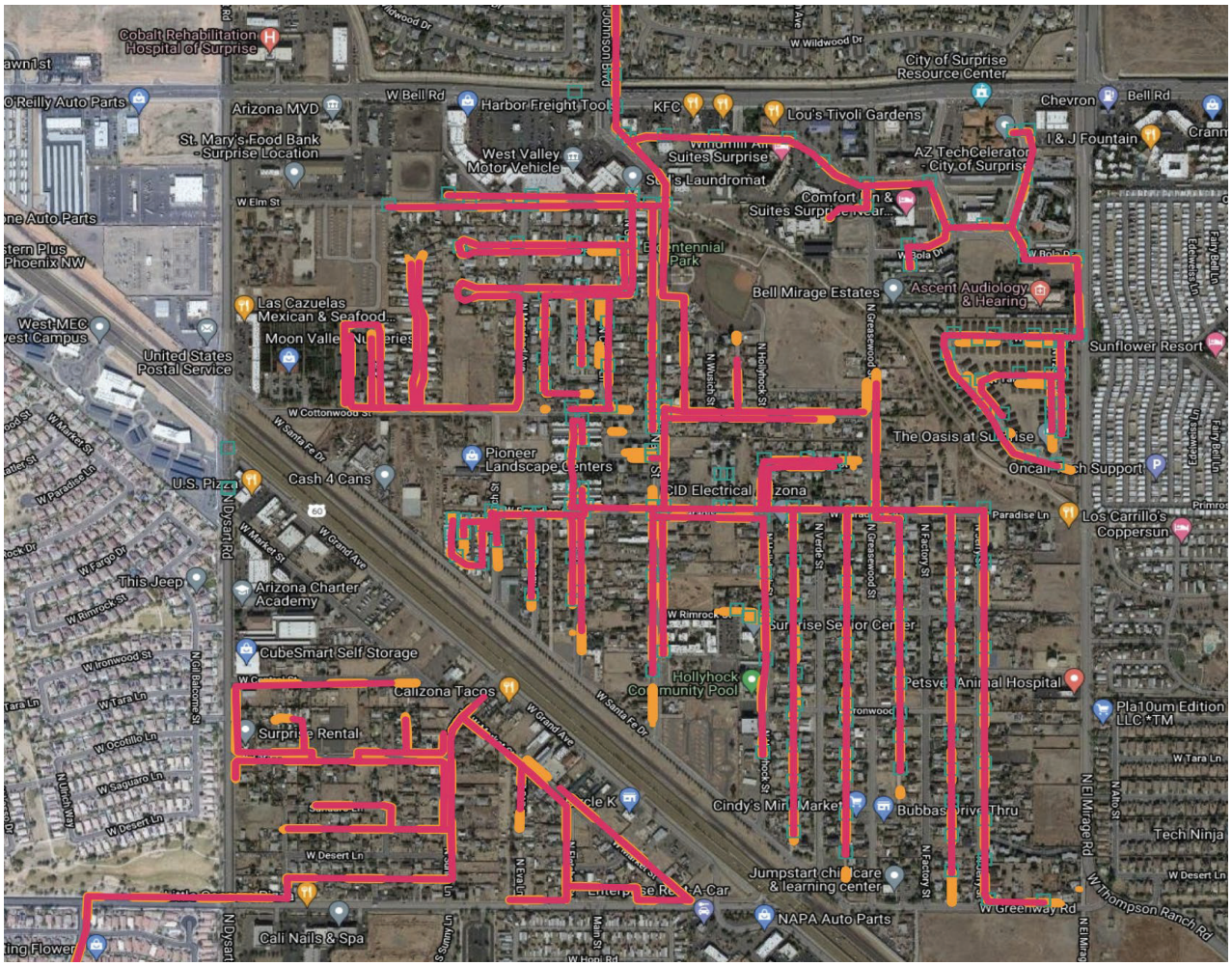
Aerial View of Network Design - Surprise City Center and Surprise Heritage District:



Surprise City Center Network Diagram



Surprise Heritage District Network Diagram





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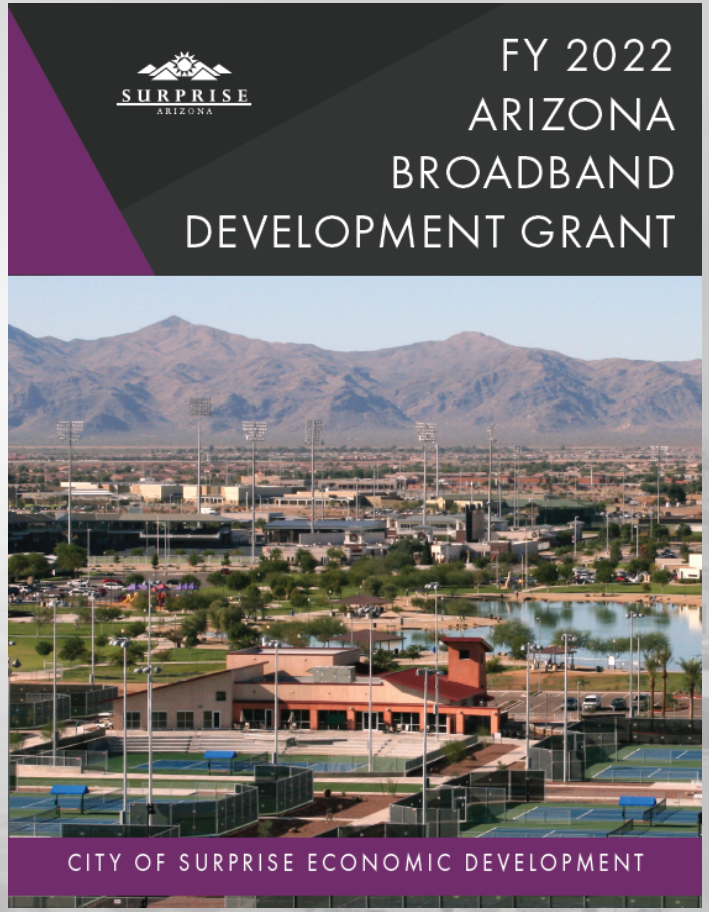
Arizona Broadband Development Grant

Jeanine Jerkovic, Economic Development Director
January 16, 2024

FY 2022 AZ Broadband Development Grant

BACKGROUND

- Application submitted 1/26/22
- Requirement of joint city-broadband provider application
- Proposed $1.84 million for 40 linear miles of broadband fiber in 2 much-needed areas
- **10% matching fund required**

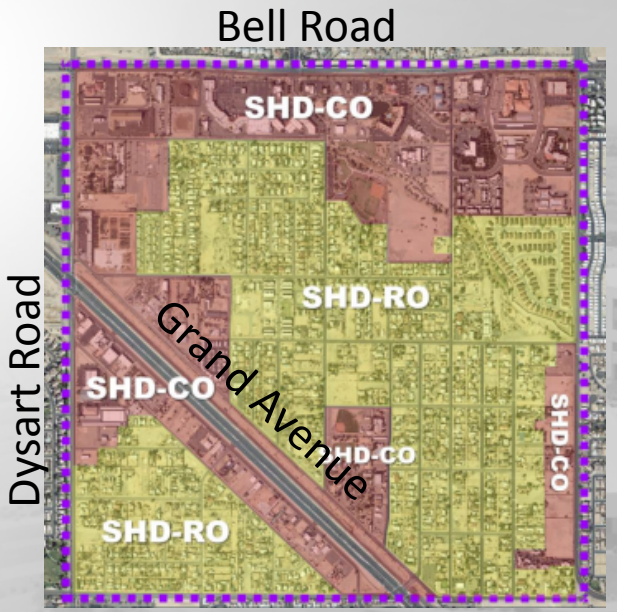


Surprise-Wyyerd Grant Broadband Focus Areas:

SURPRISE CITY CENTER



SURPRISE HERITAGE DISTRICT



AZ Broadband Grant Overview

Sites & Eligibility	Surprise City Center	Heritage District
Broadband Need	Local focus needed to capture future economic opportunities, make sure development opportunities are not overlooked	Local focus needed to support affordability of services; market gap due to LMI population / 31% HHs w/no broadband internet
Beneficiaries	Education, civic/govt., tourism, future multi-family growth, emerging retail, healthcare & employment opportunities	Small businesses, local services, and people with barriers to accessing the internet, education, economic opportunity, healthcare, etc.

AZ Broadband Grant Overview

Summary of Eligibility & Conditions:

- NEW project, not already in progress.
- Grant funds only used for broadband infrastructure deployment: i.e., warehousing and staging; equipment & software; lease or purchase of fiber optic cable and/or facilities; construction; subcontractors; materials.
- Administered through single applicant; Wyyerd = designated administrator.
- Project would not otherwise occur within the timeframe.
- Project must commence within 3 months after executed agreement and completed within 24 months.
- **Cash match of at least 10% - $184K committed / City of Surprise Economic Development Contingency Fund.**

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Surprise Economic Development

Thank You!

Jeanine Jerkovic, CEcD
Economic Development Director
Jeanine.Jerkovic@surpriseaz.gov
623.222.3327

RESOLUTION # 2024-10

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2024 BUDGET BY MOVING BUDGET AUTHORITY OF $184,000 WITHIN THE GENERAL FUND FROM ECONOMIC DEVELOPMENT CONTINGENCY TO SERVICES FOR A REQUIRED DOCUMENTATION OF APPROVED MATCHING FUNDS FOR THE FY2022 ARIZONA BROADBAND DEVELOPMENT GRANT.

WHEREAS, the FY2024 budget was adopted by Surprise City Council Resolution #2023-85 on June 6, 2023, including funding for economic development projects and initiatives in the Economic Development Contingency fund;

WHEREAS, on November 15, 2021, the Arizona Commerce Authority launched the competitive Arizona Broadband Development Grant FY 2022 ("FY22 ABDG Grant") for the expansion of broadband services in underserved areas across the State;

WHEREAS, the City and Zona Wyyerd, through its affiliate Wyyerd Connect, LLC ("Wyyerd"), are joint applicants for the FY22 ABDG for the purpose of enhancing broadband capabilities in targeted, underserved economic areas of the Surprise community: the *Surprise City Center* and the *Surprise Heritage District*;

WHEREAS, the FY22 ABDG Grant requires grantees to provide documentation showing a minimum matching fund commitment of ten percent (10%) of the total qualifying project costs;

WHEREAS, on June 30, 2023, the City and Wyyerd were notified that they are awardees of the FY22 ABDG Grant;

WHEREAS, the 10% match required by the FY22 ABDG Grant application will be issued by the City through its Economic Development Contingency Fund;

WHEREAS, this action will necessitate a budget amendment; and

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

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

Section 1. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, amending the budget of the City of Surprise, Arizona for the fiscal year July 1, 2023 through June 30, 2024.

APPROVED AND ADOPTED this _____day of _____, 2024.

Skip Hall, Mayor

Attest:

Kristi Passarelli, City Clerk

Approved as to form:

Robert Wingo, City Attorney

RESOLUTION # 2024-10
Exhibit A

1. Appropriation - The exhibit below represents a movement of budget authority in the amount of $184,000 within the General Fund from Economic Development Contingency to Services to establish a budget for a 10% matching fund for the Arizona Broadband Development Grant FY2022 to assist with costs related to broadband infrastructure deployment in the targeted areas of Surprise City Center and the Surprise Heritage District. This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
General Fund	Economic Development	Economic Dev Contingency	E	632,800	(184,000)	448,800
General Fund	Economic Development	Services	E	650,400	184,000	834,400
			Expense Total	**1,283,200**	**-**	**1,283,200**