



**Ryder Ranch**

**Surprise, AZ**

***(Exclusively Available)***



## Project Details

<b>Location:</b>	Northwest Corner of Citrus Road and Cactus Road Surprise, AZ
<b>Parcels:</b>	502-04-002E, 502-04-022F, and 502-04-023C
<b>Lots:</b>	79 - 45'x115' Final Platted Lots (many are 120' and 141' deep) 66 - 55'x120' Final Platted Lots.
<b>Setbacks:</b>	Side Yard: 5' and 5' Rear Yard: 20' Front Yard: 12' for side yard garage and livable area, 21' for front facing garages
<b>Price:</b>	Call for Pricing
<b>Terms:</b>	Submit
<b>Utilities:</b>	Water: City of Surprise (Epcor) Sewer: City of Surprise Electricity: APS
<b>Impact Fees:</b>	\$8,536 per lot (SPA 1)  <ol style="list-style-type: none"><li>1. Meter Fee Credit: EPCOR has estimated a \$241,500 to be a credit against the meter fees.</li><li>2. Construction Refund: Since the \$241,500 doesn't go towards construction costs directly,</li></ol>



## Project Details

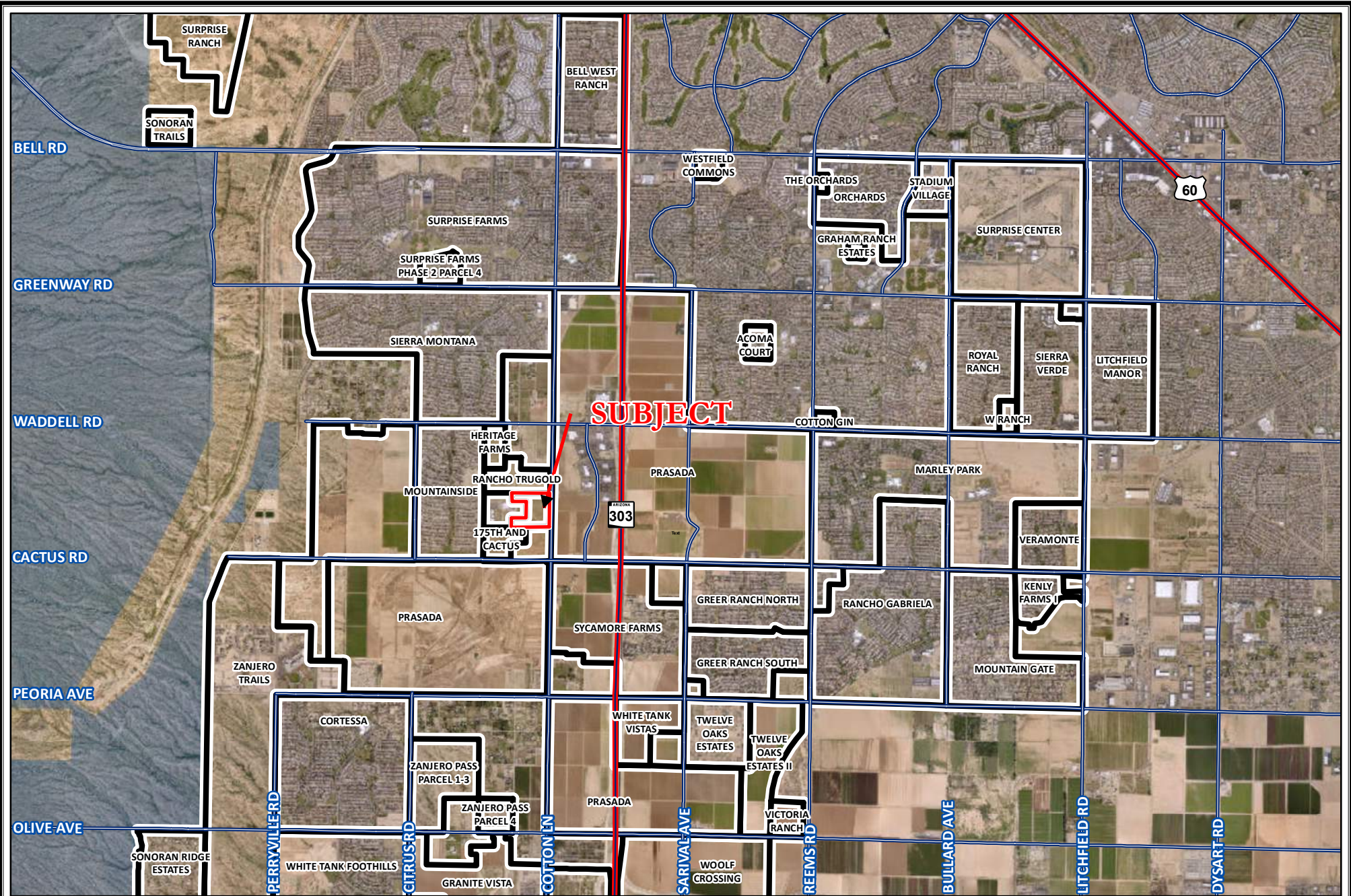
**Impact Fees (cont.):**

there is also a reimbursement for any cost to build the offsite 12" water line in Cotton Lane beyond the \$241,500. That will be refunded to whomever constructs the water line. Kimley Horn estimated the cost of the offsite 12" water line to be \$395,459, so if that ends up being the actual cost to construct they will reimburse whomever builds it directly for the \$153,959 difference. (Total to construct-Meter fee credit=\$ refundable after work has been completed).

**Comments:**

Seller expects approval of the Final Plat and Improvement Plans by August 2019.





**SUBJECT**

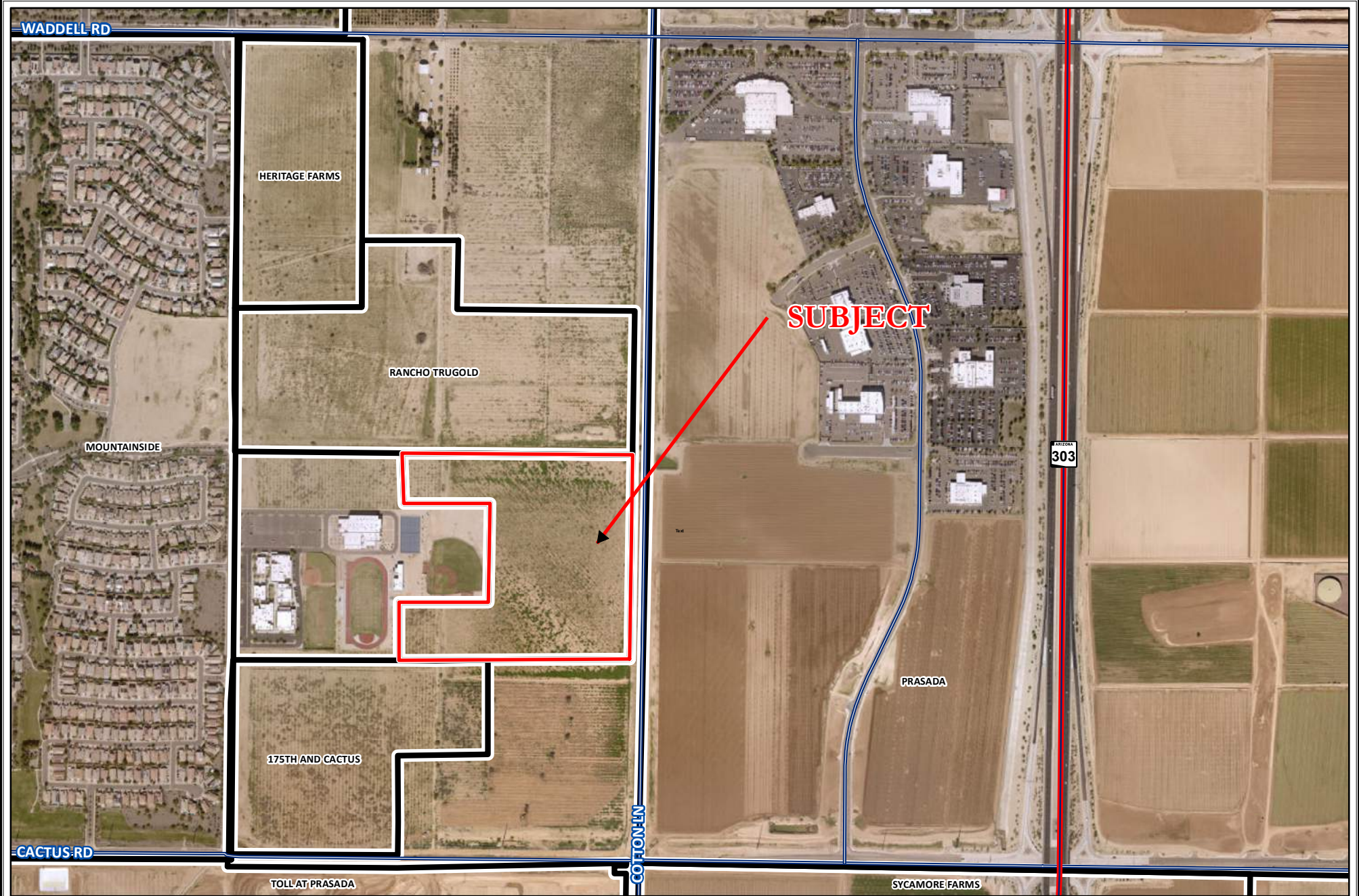
- Subject
- Master Planned Communities
- Major Roads
- Highways

- Land Use**
- Reservation
  - State Land
  - Federal Land



McArthur Land Company  
 2155 W. Pinnacle Peak Rd. Suite 201  
 Phoenix, AZ  
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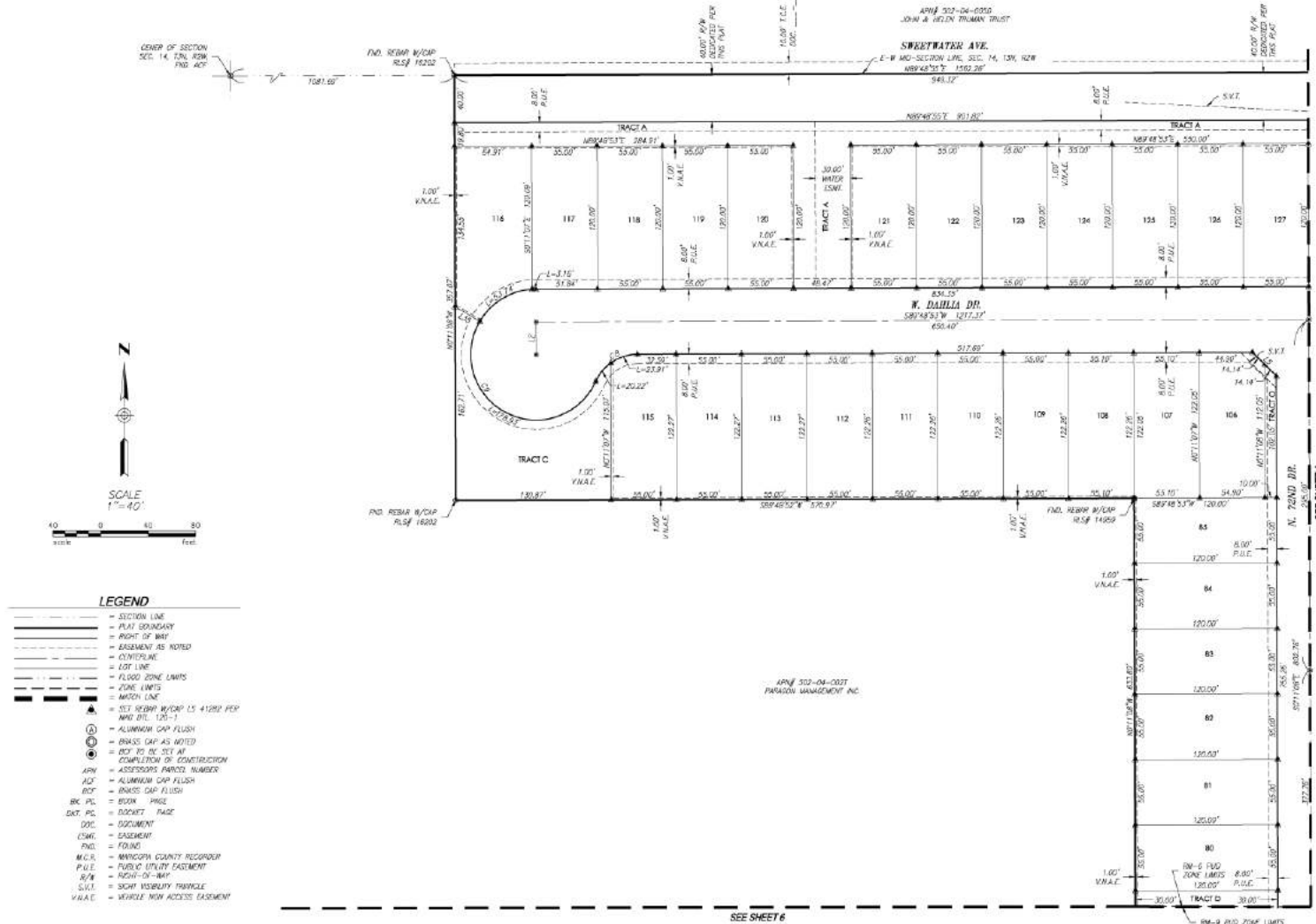






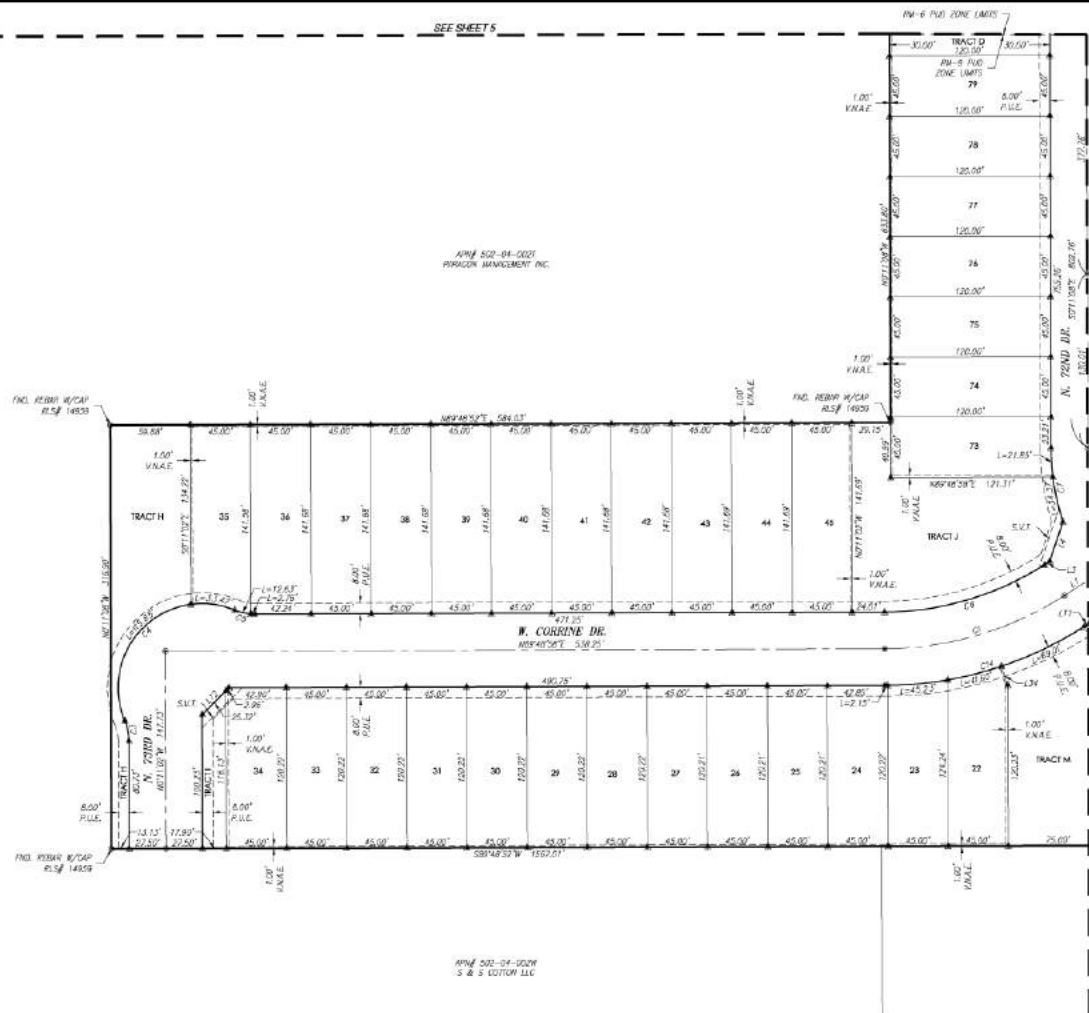








- LEGEND**
- SECTION LINE
  - PLAT BOUNDARY
  - GROSS OF WAY
  - EASEMENT AS NOTED
  - CENTERLINE
  - LOT LINE
  - FLOOD ZONE LIMITS
  - ZONE LIMITS
  - WATCH LINE
  - SET REBAR W/CAP IS 41282 PER MAR. 2011-1
  - ① ALUMINUM CAP FLOSH
  - ② BRASS CAP AS NOTED
  - ③ SET TO BE SET AT COMPLETION OF CONSTRUCTION
  - APN ASSESSOR'S PARCEL NUMBER
  - AC' ALUMINUM CAP FLOSH
  - BOF BRASS CAP FLOSH
  - BOOK PAGE
  - BOOK PAGE
  - DOC DOCUMENT
  - ESMT EASEMENT
  - FND FOUND
  - W.C.P. MARICOPA COUNTY RECORDER
  - P.U.E. PUBLIC UTILITY EASEMENT
  - R/W RIGHT-OF-WAY
  - S.V.T. SIGHT VISIBILITY TRIANGLE
  - V.M.A.C. VEHICLE NON ACCESS EASEMENT





**HUBBARD**  
ENGINEERING

RYDER RANCH  
FINAL PLAT  
City of Surprise, Maricopa County, Arizona



Project No. 18753	Date 05/10/19	Project Eng ADAM BORGSM
Sheets of 7		

