



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

Tuesday, February 18, 2020 @ 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

Proclamation: CTE Month

Employee Appreciation Proclamation

E. City Manager Report

1. Youth Council will report on current youth related events and project.
2. Presentation by Glenn Klitzka of plaques or awards of appreciation to City Council and/or City Staff.

F. City Clerk Report

- | | | |
|----|--|------------------------------|
| 3. | Elections Update - Upcoming Presidential Preference Election. | None |
| | | Sherry Aguilar
City Clerk |
| 4. | Consideration and action on appointing Julie Kent-Partridge to fill the vacancy on the Veterans, Disability and Human Services Commission with a term expiration of June 30, 2022 and to direct the City Clerk to administer the Oath of Office. | None |
| | | Sherry Aguilar
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.

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

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

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

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

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

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:

- | | | | |
|----|------------|---|---|
| 5. | Citywide | Consideration and action pertaining to an amendment of the FY2020 Budget by reallocating \$100,600 from Economic Development Contingency to Human Services and Community Vitality Professional and Outside Services for Workforce Development Services; Resolution #2020-11. | None

Seth Dyson
Human Svcs and
Comm Vitality |
| 6. | District 1 | Consideration and action declaring the City's intention to establish a lighting improvement district known as, "City of Surprise, Arizona, SU-RIO Rancho Estates 179 Lighting Improvement District" pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks; Resolution #2020-10. | None

Mike Gent
Public Works |
| 7. | Citywide | Consideration and action pertaining to the conditional acceptance of street and public utility improvements at Avilla Meadows, generally located at Reems Road and Waddell Road; Resolution # 2020-07. | None

Mike Gent
Public Works |
| 8. | Citywide | Consideration and action pertaining to an amendment to the FY2020 Budget by reallocating appropriations in the amount of \$21,900 within Grant Funds in order to accept the City's Arizona Lottery Fund (ALF) allotment for FY2020 in the amount of \$347,127; Resolution #2020-16. | None

Mike Gent
Public Works |

9.	District 3	Consideration and action declaring the City's intention to establish a lighting improvement district known as, "City of Surprise, Arizona, SU-Paradise Honors 195 Lighting Improvement District" pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks; Resolution #2020-09.	None Mike Gent Public Works
10.	District 1	Consideration and action pertaining to approval of the Map of Dedication entitled, "147th Avenue South" dedicating approximately 1.471 acres of property for rights-of-way, generally located in the Rancho Mercado PAD.	None Sergio Angulo Community Development
11.	Citywide	Consideration and action pertaining to approval and acceptance of Transportation Alternative Non-Infrastructure Grant Funds to facilitate a Safe Routes to School Action Plan for Paradise Honors.	None Martin Lucero Community Development
12.	District 1	Consideration and action pertaining to acceptance of a Dedication of Public Rights-of-Way from Fulton Homes Corporation for San Ysidro at 163rd Avenue.	None Chris Boyd Community Development
13.	District 3	Consideration and action pertaining to acceptance of a Dedication of Public Rights-of-Way from Moore Ranches, Inc. for Cactus Road between Cotton Lane and the Loop 303.	None Chris Boyd Community Development
14.	District 1	Consideration and action pertaining to approval of the Final Master Plat entitled, "Rio Rancho Estates Parcels 1A.1, 1A.2, 2A, 2B, 3A, & 3B" and dated November 18, 2019, an approximately 151.13 acre property located in the Rio Rancho Estates Planned Unit Development ("PUD").	None Hobart Wingard Community Development
15.	District 3	Consideration and action pertaining to approval of the Map of Dedication entitled, "Paradise Honors" generally located north of the northeastern corner of Cactus Road and 175th Avenue.	None Hobart Wingard Community Development
16.	District 1	Consideration and action pertaining to approval of the Final Plat entitled, "New Song Church Final Plat" and dated November 26, 2019, an approximately 12.84 acre property generally located on the southwestern corner of Bell Road and Sarival Avenue.	None Hobart Wingard Community Development
17.	Internal	Consideration and action approving city support of the Southwest Tourism Expansion Act, Bill numbers S. 3022 and H.R. 5405.	None Jodi Tas City Manager Office

- | | | | |
|-----|------------|---|--|
| 18. | District 6 | Consideration and action to approve a liquor license request by Jared Michael Repinski (Agent) for a Series 12 - Restaurant application for Song Lynn Vietnamese Cuisine located at 13749 N. Litchfield Road, Surprise, AZ 85374. | None

Sherry Aguilar
City Clerk |
| 19. | Citywide | Consideration and action on the February 4, 2020 Regular City Council Work Session and Regular City Council Meeting. | None

Sherry Aguilar
City Clerk |

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|-----|------------|--|--|
| 20. | District 1 | Consideration and action pertaining to the rezoning of approximately 461.1 acres of property, generally located within or adjacent to, North Copper Canyon Ranch (aka Austin Ranch) on the western corner of Deer Valley Road and Grand Avenue from Austin Ranch PAD, Austin Ranch II PAD, Residential Ranch (RR), Medium Density Residential (RM-12), and High Density Residential (RH-22) to North Copper Canyon Ranch PAD; Ordinance # 2020-03. | None

Hobart Wingard
Community
Development |
|-----|------------|--|--|

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|-----|----------|--|--|
| 21. | Citywide | Consideration and action to accept the Tourism Fund Subcommittee's recommendation to utilize Tourism Fund to support a third-party signature event at Mark Coronado Park on April 25-26, 2020. | None

Kendra Pettis
Sports and
Tourism |
|-----|----------|--|--|

- I. Other Business and Future Agenda Items
- J. City Council Reports
- K. Executive Session

- | | | | |
|-----|----------|--|------------|
| 22. | Internal | Consideration and action to recess into executive session for discussion and consultation with the City Attorney for legal advice pertaining to Circle City Water litigation pursuant to A.R.S. 38-431.03(A)(3). | City Clerk |
|-----|----------|--|------------|

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

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: February 13, 2020 at 12:35 PM- Amended on February 14, 2020 @ 9:55 a.m., amending language to items E-2; F-3 & 20.

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: February 18, 2020
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: February 18, 2020
Submitting Department: Mayor and Council
Staff Recommendations: None

Contact Person: Skip Hall
District: Citywide

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

Agenda Wording:

Proclamation: CTE Month

Motion:

Background:

Mr. Grieshaber, from DUSD, is accepting the CTE Month proclamation.

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: February 18, 2020
Submitting Department: Mayor and Council
Staff Recommendations:

Contact Person: Skip Hall
District: Citywide

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

Agenda Wording:

Employee Appreciation Proclamation

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: February 18, 2020

Contact Person: Michael Frazier, CITY
MANAGER

Submitting Department: City Manager Office

District: Citywide

Staff Recommendations: None

Consent: No

Regular: No

Public Hearing: No

Report/Discussion: Yes

Agenda Wording:

Youth Council will report on current youth related events and project.

Motion:

Youth Council members will report on current youth related events and project.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: February 18, 2020
Submitting Department: City Clerk
Staff Recommendations: None

Contact Person: Michael Frazier
District: Internal

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

Agenda Wording:

Presentation by Glenn Klitzka of plaques or awards of appreciation to City Council and/or City Staff.

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: February 18, 2020
Submitting Department: City Clerk
Staff Recommendations: None

Contact Person: Sherry Aguilar
District: Citywide

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

Agenda Wording:

Elections Update - Upcoming Presidential Preference Election.

Motion:

No action - Discussion Only

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: February 18, 2020
Submitting Department: City Clerk
Staff Recommendations: None

Contact Person: Sherry Aguilar
District: Internal

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

Agenda Wording:

Consideration and action on appointing Julie Kent-Partridge to fill the vacancy on the Veterans, Disability and Human Services Commission with a term expiration of June 30, 2022 and to direct the City Clerk to administer the Oath of Office.

Motion:

I move to approve appointing Julie Kent-Partridge to fill the vacancy on the Veterans, Disability and Human Services Commission with a term expiration of June 30, 2022 and to direct the City Clerk to administer the Oath of Office.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. kent app redacted
-

5-20-19

PK

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

SURPRISE

ARIZONA

City of Surprise

APPOINTMENT APPLICATION FOR
SURPRISE COMMISSIONSName: Julie Kent-Paetel Date Submitted: 5/20/2019Address: _____ Zip Code: 85379

Phone (Home): _____ Cell: _____

E: Mail Address: _____

Resident of Surprise: X Yes _____ No Number of Years: 10+ yearsBoard/Commission(s) you are applying for? Veterans, Disability Human Services CommissionEducation: Bachelors of Social Work, Minor Public Affairs2015 Masters of Social Work 5/2019 w cert. Foster
in Domestic Violence Advocacy Human Services Management

EMPLOYMENT BACKGROUND:

Present Employer/Position: MSW Social Worker Public Educationand Contracted w/ various DDD Approved Agencies
work w/ youth & young Adults w/ various Disabilities

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

Same Employer for the last 5 years

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

Volunteer & Supported Surprise
Adaptive Recreation Program - Bring my clients
out staff (volunteer) as they need me -
(Continued on Reverse Side)
Jeri A. Beck

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

NO - Just graduated ASU
w/ my Masters Degree - looking to become more
Statement as to why you want to serve as a Commission Member for the City of Surprise: Active in my city.

It is my goal to become more
involved with my city as a way to
learn more about what the disadvantages
we currently experience. I would like to
assist underserved populations by becoming
more involved and assisting w/ creating
more resource opportunities as well as addressing
policy concerns should that be my
Role.

Additional Information/Comments:

While I may not be a Veteran directly, I am
a military spouse of a retired US Army Captain. (215M01)
a Veteran also of foreign wars. I do have working knowledge
of Empiracy (MSW) as well as personal experience. Also - I work with
the Disabled Population - have two dependants who have disabilities
and struggle w/ transition issues.

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

Applicant Signature

Please return to:
City Clerk's Office
16000 N. Civic Center Plaza



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: February 18, 2020
Submitting Department: Human Svcs and Comm
Vitality
Staff Recommendations: None

Contact Person: Seth Dyson, DIRECTOR - HSCV
District: Citywide

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

Consideration and action pertaining to an amendment of the FY2020 Budget by reallocating \$100,600 from Economic Development Contingency to Human Services and Community Vitality Professional and Outside Services for Workforce Development Services; Resolution #2020-11.

Motion:

I move to approve Resolution #2020-11.

Background:

Project N51010, or the workforce development partnership with Maricopa County Arizona@Work, has matched funding for up to half (50%) of a workforce development position over the previous three years for a total amount of \$89,758.82, which was funded from the Economic Development Contingency Fund in FY2018 and is eligible for renewal and continuation. The workforce development position created by Project N51010 served the City of Surprise residents and businesses over the previous three years by coordinating regional workforce development initiatives, workshops and career fairs in the community. The current workforce coordinator has assisted more than 800 local individuals with job placement and facilitated 27 workshops and career fairs.

Objective Analysis:

This item was approved by the Mayor and Council in the FY2018 budget for \$132,900 for a three-year partnership with a matching amount from Maricopa County Arizona@Work for the purposes of staffing a workforce development position. In order for the fund to be at \$150,000 at the start of FY2021, a budget amendment of \$100,600 will be needed to reallocate funding from the Economic Development Contingency Fund to cover this project.

Policy Compliant:

This action item is consistent with Council policy including the adopted City Council strategic plan on Economic Development and Education.

Financial Impact:

The HSCV department will coordinate and negotiate with Maricopa County Arizona@Work to continue the workforce development partnership for another three years and will continue to provide 50% match funding at \$50,000 per year.

Budget Impact:

The Economic Development Contingency Fund was approved to use for a match in FY2018 in the amount of \$132,900 over three years, at the end of FY2021 there will be a remaining balance of \$49,400. Beginning FY2021, staff is requesting to fund a total amount of \$150,000 over the next three years, therefore an amount of \$100,600 will be reallocated from Economic Development Contingency to HSCV project N51010. This will allow a budget of \$50,000 per year over the following three years (FY2021-FY2023) for the continuation of workforce development services.

FTE Impact:

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

ATTACHMENTS:

1. Workforce Presentation_Draft_2-4-20
 2. Res 2020-11 Res 2020-11 BA for N51010-final
-



Renewal of Arizona@Work Workforce Development Partnership

February 4, 2020



Background

- **Partnership continuation** with Maricopa County Arizona@Work for another three (3) years, \$150,000 from City
- **Launched in FY 2018**, matched funding for half (50%) of a workforce development position over three years in the total amount of \$132,900, or \$44,300 per year, from the Economic Development Contingency Fund.
- **Program Purpose:** serve the City of Surprise residents and businesses by coordinating regional workforce development initiatives, workshops and career fairs in the community.
- **Results / last 3 years:** 800+ local individuals assisted with job placement and facilitated 27 workshops and career fairs.

FY2020 Request

Fund	Department	Project /Category	Current Budget	Increase (Decrease)	Amended Budget
General Fund	Human Services & Comm Vitality	#N51010 Workforce Devt Services	\$92,700	\$100,600	\$193,300
General Fund	General Operations	ED Contingency	\$400,000	(\$100,600)	\$299,400



QUESTIONS OR COMMENTS?

Thank You

RESOLUTION # 2020-11

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2020 BUDGET BY REALLOCATING APPROPRIATIONS OF \$100,600 FROM ECONOMIC DEVELOPMENT CONTINGENCY TO HUMAN SERVICES AND COMMUNITY VITALITY PROFESSIONAL AND OUTSIDE SERVICES FOR WORKFORCE DEVELOPMENT SERVICES.

WHEREAS, the FY2020 budget was adopted including funding for Economic Development and Human Services and Community Vitality programs that align with the City Council strategic plan on Economic Development and Education that when fully implemented will increase economic and social sustainability for the community;

WHEREAS, the City wishes to continue investing in workforce development services, in partnership with Arizona@Work Maricopa County via an Intergovernmental Agreement to fund a portion of the cost for a Workforce Development Coordinator;

WHEREAS, the Economic Development Department and Human Services and Community Vitality Departments agree to jointly support the success of the workforce development partnership with Maricopa County Arizona@Work in the City of Surprise to foster local employment growth;

WHEREAS, Economic Development Contingency will be utilized for this purpose in FY2021, FY2022, and FY2023. Any unspent funding will be carried forward and included as part of each year's budget adoption process through FY2023;

WHEREAS, the FY2020 budget was adopted by Council Resolution #2019-75 on June 4, 2019;

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, 2019 through June 30, 2020.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

APPROVED AND ADOPTED this ____ day of _____, 2020.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2020-11
Exhibit A

1. Appropriation- The allocations below represent a reallocation of appropriations in the amount of \$100,600 from Economic Development contingency within the General Fund to Human Services and Community Vitality project (N51010) to continue investing in Workforce Development Services. These allocations do not represent an actual transfer of funds, but only a transfer of spending authority. Additionally, these allocations do not increase or decrease the total budget.

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
General Fund	General Operations	ED Contingency	E	\$400,000	(\$100,600)	\$299,400
General Fund	Human Services and Community Vitality	Project N51010, Workforce Development Services	E	\$92,700	\$100,600	\$193,300
				\$492,700	\$0	\$492,700



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: February 18, 2020
Submitting Department: Public Works
Staff Recommendations: None

Contact Person: Mike Gent, DIRECTOR - PW
District: District 1

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

Consideration and action declaring the City's intention to establish a lighting improvement district known as, "City of Surprise, Arizona, SU-RIO Rancho Estates 179 Lighting Improvement District" pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks; Resolution #2020-10.

Motion:

I move to approve Resolution # 2020-10.

Background:

The City has verified that the Petition for the proposed street light improvement district contains the signatures of all of the real property owners in the district, exclusive of mortgages and other lien holders.

The City and Arizona Public Service Company ("APS") have approved the street layout and facilities design. The electric rates are established by APS tariff.

The lighting improvements are more than local or ordinary public benefit and the expenses of the district will be paid for by the levy and collection of equal apportionment taxes based on the number and classification of properties within the district.

Objective Analysis:

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

Policy Compliant:

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

Financial Impact:

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

Budget Impact:

Funding was not included as part of the FY2020 adopted budget. A separate fund will be created to track revenue and expenses once the city starts receiving electric bills from APS for this particular SLID. If the SLID incurs expenses during FY2020, staff will return to request a budget amendment to appropriate the new fund. Regardless, the city will be unable to collect property taxes for this SLID until FY2021, at the earliest.

FTE Impact:

This action does not change the full time equivalent count.

ATTACHMENTS:

1. 01 Res. 2020-10 Rio Rancho SLID.finalpdf
 2. 02 FS18-517 SLID petition - Approved
 3. 03 FS18-518 1A.1 Streetlights - Approved
 4. 03 FS18-519 Rio Rancho Boulevard Streetlights - Approved
 5. 03 FS18-520 Happy Valley Road Streetlights - Approved
 6. 03 FS18-521 183rd Ave Phase 1 Streetlights - Approved
 7. 03 FS18-523 1A.2 Streetlights - Approved
 8. 03 FS18-591 183rd Avenue Phase 2 Street Lights - Approved
 9. 03 FS18-592 1B.1 Streetlights - Approved
 10. 03 FS18-594 1B.2 Streetlights - Approved
 11. 03 FS18-619 2B Streetlights - Approved
 12. 03 FS18-620 2A Streetlights - Approved
 13. 03 FS18-661 3B Streetlights - Approved
 14. 03 FS18-662 3A Streetlights - Approved
 15. 04 Council Map
-

RESOLUTION # 2020-10

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, DECLARING ITS INTENTION TO ESTABLISH A STREET LIGHT IMPROVEMENT DISTRICT TO PURCHASE ENERGY FOR LIGHTING THE PUBLIC STREETS AND PARKS IN THE AREA WITHIN THE CORPORATE LIMITS OF THE CITY OF SURPRISE, ARIZONA DESCRIBED ON EXHIBIT A, ATTACHED HERETO; DECLARING SUCH IMPROVEMENTS TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT AND THAT THE EXPENSES THEREOF BE PAID FOR BY THE LEVY AND COLLECTION OF EQUAL APPORTIONMENT OF TAXES BASED ON THE NUMBER AND CLASSIFICATION OF PROPERTIES WITHIN THE DISTRICT TO BE KNOWN AS "CITY OF SURPRISE, ARIZONA, SU-RIO RANCHO ESTATES 179 LIGHTING IMPROVEMENT DISTRICT"; AND ORDERING THAT SUCH IMPROVEMENTS BE PROVIDED FOR UNDER THE PROVISIONS OF SECTION 48-572, ARIZONA REVISED STATUTES.

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

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

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

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

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

Section 2. The name of the District shall be "CITY OF SURPRISE, ARIZONA, SU-RIO RANCHO ESTATES 179 LIGHTING IMPROVEMENT DISTRICT."

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

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

Section 5. The Improvements, in the opinion of the Mayor and Council of the City, are of more than local or ordinary public benefit and are of special benefit to the respective lots, pieces and parcels of real property in the District, and the Mayor and Council of the City hereby make and order the expense of the Improvements payable from the levying and collection of an equal apportionment of taxes based on the number and classification of properties within the District to be known and designated as "City of Surprise, Arizona SU-Rio Rancho Estates 179 Lighting Improvement District" and hereby declare that the District is as legally described on Exhibit A attached hereto with the boundaries as shown in the map in Exhibit B attached hereto. Any public street or alley within the District shall be omitted from the assessment. Any lot belonging to the United States, the State, a county, city, school district or political subdivision or institution of the state or county within the District shall be omitted from the assessment.

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

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

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

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

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

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

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

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

APPROVED AND ADOPTED this ____ day of _____, 2020.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT "A"
RIO RANCHO ESTATES, PARCELS 1A.1, 1A.2, 1B.1, 1B.2, 2A, 2B, 3A, & 3B"
STREET LIGHT IMPROVEMENT DISTRICT
LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the Southwest Quarter of Section 3 and the Northwest Quarter of Section 10, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

BEGINNING at a found 1/2" rebar with cap stamped "RLS #38863" for the Southwest corner of said Section 3, same being the Northwest corner of said Section 10;

THENCE North 00 deg. 09 min. 08 sec. West (Basis of Bearings) along the West line of the Southwest Quarter of said Section 3, a distance of 2631.54 feet to a found 3" Maricopa County Department of Transportation brass cap for the West Quarter corner of said Section 3;

THENCE South 89 deg. 46 min. 33 sec. East along the North line of the Southwest Quarter of said Section 3, a distance of 2137.51 feet, from which a found 2" Maricopa County aluminum cap for the East Quarter corner of said Section 3 bears South 89 deg. 46 min. 33 sec. East – 3130.52 feet;

THENCE South 01 deg. 01 min. 16 sec. West departing said North line, a distance of 545.88 feet;

THENCE South 43 deg. 22 min. 03 sec. West, a distance of 49.90 feet;

THENCE South 46 deg. 37 min. 57 sec. East, a distance of 403.84 feet to a Point of Curvature of a circular curve to the left, having a radius of 70.00 feet, a central angle of 44 deg. 29 min. 10 sec., and being subtended by a chord which bears South 68 deg. 52 min. 32 sec. East - 53.00 feet;

THENCE in a southeasterly direction along said curve to the left, a distance of 54.35 feet;

THENCE North 88 deg. 52 min. 56 sec. East tangent to said curve, a distance of 193.35 feet to the East line of the Southwest Quarter of said Section 3, from which a found 2" Maricopa County aluminum cap for the North Quarter corner of said Section 3 bears North 00 deg. 12 min. 58 sec. East – 3049.48 feet;

THENCE South 00 deg. 12 min. 58 sec. West along said East line, a distance of 1760.38 feet to the South Quarter corner of said Section 3, same being the North Quarter of said Section 10;

THENCE South 00 deg. 22 min. 29 sec. West along the East line of the Northwest Quarter of said Section 10, a distance of 1316.09 feet to the centerline of Enoch Drive;

THENCE North 89 deg. 43 min. 43 sec. West departing said East line and continuing along said centerline, a distance of 1310.98 feet to the West line of the Northeast Quarter of the Northwest Quarter of said Section 10;

THENCE North 00 deg. 30 min. 00 sec. East along said West line, at 30.00 feet pass a found 1/2" rebar with cap stamped "RLS #38863, continuing a total distance of 1315.85 feet to a found 1" iron pipe for the North 16th corner of the Northwest Quarter of said Section 10;

THENCE North 89 deg. 44 min. 22 sec. West along the North line of the Northwest Quarter of said Section 10, same being the South line of the Southwest Quarter of said Section 3, a distance of 1308.11 feet to the POINT OF BEGINNING, containing 8,189,796 square feet or 188.012 acres of land, more or less.

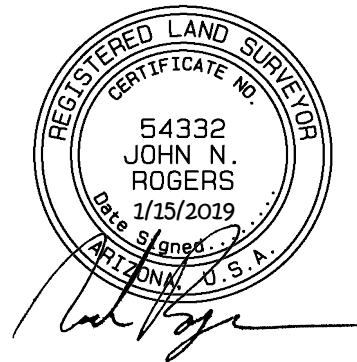
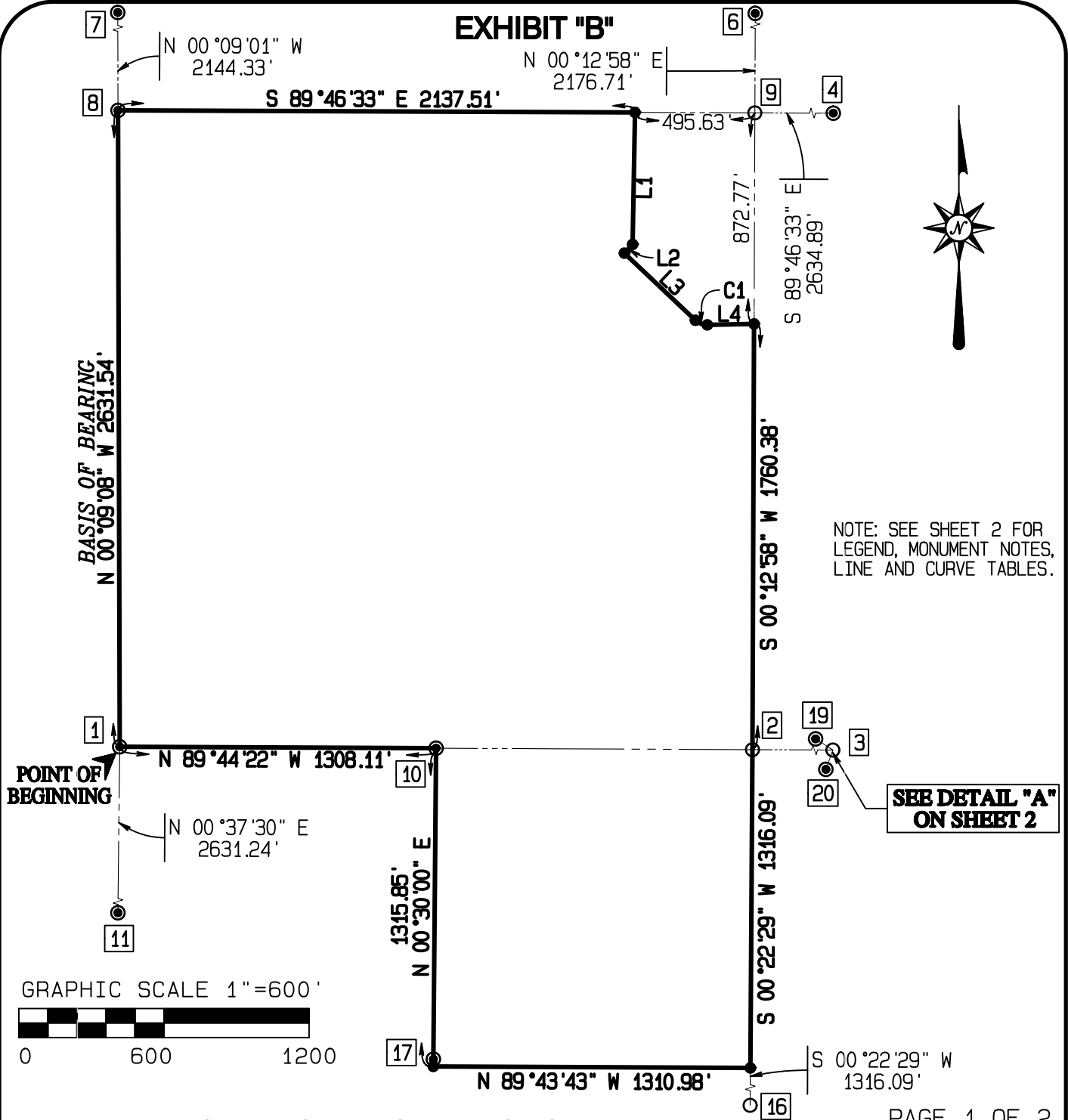


EXHIBIT "B"



SEE DETAIL "A" ON SHEET 2

PAGE 1 OF 2

STREET LIGHT IMPROVEMENT DISTRICT
 "RIO RANCHO ESTATES, PARCELS 1A.1, 1A.2, 1B.1, 1B.2, 2A, 2B, 3A, & 3B"
 SITUATED IN A PORTION OF THE SW 1/4 OF SECTION 3, AND THE NW 1/4 OF
 SECTION 10 TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER
 BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

**GOODWIN AND
MARSHALL INC.**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
 2705 S. ALMA SCHOOL RD #2, CHANDLER, AZ 85286
 (602) 218-7285

Scale: 1" = 600'
 Date: 1/15/2019
 Job No.: 10692A
 Drafted: D.M.D.
 Checked: J.N.R.

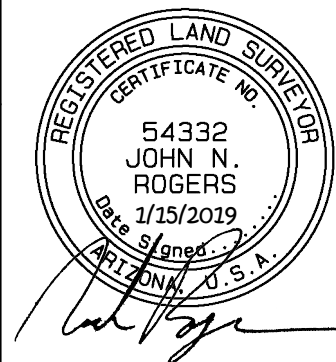


EXHIBIT "B"

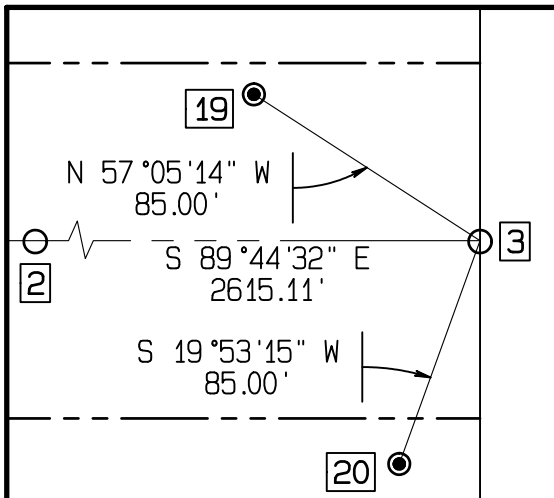
MONUMENT NOTES

LEGEND

- FOUND MONUMENT AS NOTED
- BOUNDARY CORNER
- CALCULATED POINT. NOTHING FOUND AND NOTHING SET
- MCR MARICOPA COUNTY RECORDS
- BK. BOOK
- PG. PAGE
- DISTRICT BOUNDARY LINE
- TRACT LINE
- SECTION LINE
- - - CENTER LINE

DETAIL "A"

N.T.S.



- 1 FOUND 1/2" REBAR RLS# 38863 LOCALLY ACCEPTED AS THE SOUTHWEST CORNER OF SECTION 3, T4N, R2W, SHOWN IN LAND DIVISION SURVEY BOOK 1110, PAGE 49, M.C.R.
- 2 CALCULATED POSITION OF THE SOUTH QUARTER CORNER OF SECTION 3, T4N, R2W PER BOOK 888 OF MAPS, PAGE 24, M.C.R. MAG STD. DTL. TYPE "A" WILL BE SET AFTER FINAL IMPROVMENTS TO WEST HAPPY VALLEY ROAD ARE IN PLACE.
- 3 CALCULATED POSITION OF SOUTHEAST CORNER OF SECTION 3, T4N, R2W BASED ON REFERENE MONUMENTS PER PLSS SUBDIVISION MAP BOOK 1029 OF SURVEYS, PAGE 48, M.C.R.
- 4 FOUND 2" MARICOPA COUNTY ALUMINUM CAP ON BAR AT THE EAST QUARTER CORNER OF SECTION 3, T4N, R2W RLS# 35832 DATED 2004
- 6 FOUND 2" MARICOPA COUNTY ALUMINUM CAP ON BAR AT THE NORTH QUARTER CORNER OF SECTION 3, T4N, R2W RLS# 35832 DATED 2004
- 7 FOUND 3" MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HANHOLE AT THE NORTHWEST CORNER OF SECTION 3, T4N, R2W
- 8 FOUND 3" MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN CONCRETE BASE AT THE WEST CORNER OF SECTION 3, T4N, R2W
- 9 CALCULATED CENTER OF SECTION 3, T4N, R2W
- 10 FOUND 1" IRON PIPE AT THE SOUTH 16TH CORNER OF THE SOUTHWEST QUARTER OF SECTION 3, T4N, R2W ALSO THE INTERSECTION OF RIO RANCHO BLVD. AND HAPPY VALLEY ROAD, ALSO FOUND 1/2" REBAR 3.96 FEET SOUTH
- 11 FOUND 2" MARICOPA COUNTY ALUMINUM CAP ON BAR AT THE WEST QUARTER CORNER OF SECTION 10, T4N, R2W RLS# 35832 DATED 2004
- 16 CALCULATED CENTER OF SECTION 10, T4N, R2W
- 17 FOUND 1/2" REBAR WITH RLS# 38863
- 19 FOUND ALUMINUM CAPPED IRON ROD DATED, 2004 RLS# 35832
- 20 FOUND 5/8" REBAR

LINE TABLE

LINE	BEARING	DISTANCE
L1	S01°01'16"W	545.88'
L2	S43°22'03"W	49.90'
L3	S46°37'57"E	403.84'
L4	N88°52'56"E	193.35'

CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	70.00'	54.35'	44°29'10"	S68°52'32"E	53.00'

STREET LIGHT IMPROVMENT DISTRICT

"RIO RANCHO ESTATES, PARCELS 1A.1, 1A.2, 1B.1, 1B.2, 2A, 2B, 3A, & 3B"
SITUATED IN A PORTION OF THE SW 1/4 OF SECTION 3, AND THE NW 1/4 OF
SECTION 10 TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

PAGE 2 OF 2

**GOODWIN AND
MARSHALL INC.**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2705 S. ALMA SCHOOL RD #2, CHANDLER, AZ 85286
(602) 218-7285

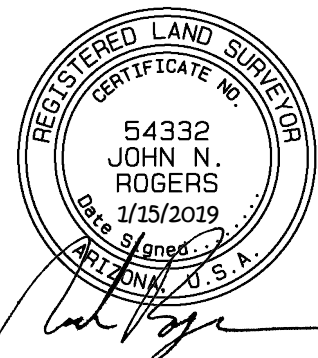
Scale: 1" = 600'

Date: 1/15/2019

Job No.: 10692A

Drafted: D.M.D.

Checked: J.N.R.



W:\10692A - Rio Rancho\COGO\MASTER PLAT\SLID MASTER PLAT .pro

STREET LIGHT IMPROVEMENT DISTRICT PETITION

TO THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE:

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

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

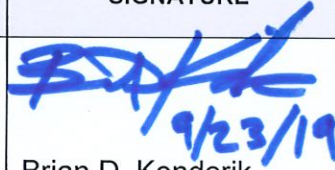
Expenses of the District shall be paid by the levy and collection of an equal apportionment of taxes based on the number and classification of properties within the District.

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

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

The name of the proposed street light improvements district shall be:
SU-Rio Rancho Estates 179

PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Forestar (USA) Real Estate Group Inc.	Happy Valley Road and 183 rd Avenue	503-73-016, 503- 73-017C, 503- 73-014A, 503- 73-015C, 503- 73-026A, 503- 73-015D, 503- 73-777 THRU 503-73-939	 9/23/19 Brian D. Konderik Vice President, RE

ENGINEERS NOTES

1. A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING THE EXACT LOCATION OF UTILITIES IN ADVANCE OF TRENCHING. THE ENGINEER AND/OR DEVELOPER WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS.
 2. PRIOR TO BEGINNING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS, REQUIREMENTS OF THE WORK AND EXCESS OF DEFICIENCY IN QUANTITIES. IF ANY, NO CLAIMS SHALL BE MADE AGAINST THE OWNER/DEVELOPER OR ENGINEER FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.
 3. THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 4. ANY QUANTITIES SHOWN ARE THE BEST ESTIMATE OF THE ENGINEER. THE SUBCONTRACTOR SHALL MAKE HIS OWN INDEPENDENT ESTIMATE OF QUANTITIES AND BASE HIS BID THEREON.
 5. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF UTILITIES, POWER, POLES, ETC.
 6. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
 7. THE CONTRACTOR WILL MAKE FIELD AS-BUILT MEASUREMENTS OF THE WORK. THESE MEASUREMENTS WILL BE GIVEN TO THE ENGINEER IN WRITING SO THAT AS-BUILT PLANS CAN BE CREATED. IF THE CONTRACTOR DOES NOT TAKE AS-BUILT MEASUREMENTS OR FORWARD THESE MEASUREMENTS TO THE ENGINEER, THE ENGINEER WILL NOT BE RESPONSIBLE FOR PROVIDING ACCURATE AS-BUILT OF THE PROJECT, ETC.
 8. AS-BUILT SUBMITTALS WILL NOT BE PERFORMED UNTIL ORDERED BY THE CLIENT OR HIS MEASUREMENTS.
 9. GTR ENGINEERING LLC, ITS OWNERS, OR EMPLOYEES WILL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO OR LOSS OF ANY PROPERTY OR PERSONS, INCLUDING ALL OTHER UTILITIES & CALL BLUE STAKE PRIOR TO DIGGING.
- SIDEWALK TO MEANDER AROUND ALL STREET LIGHTS AND ADS EQUIPMENT.

CITY OF SURPRISE NOTES

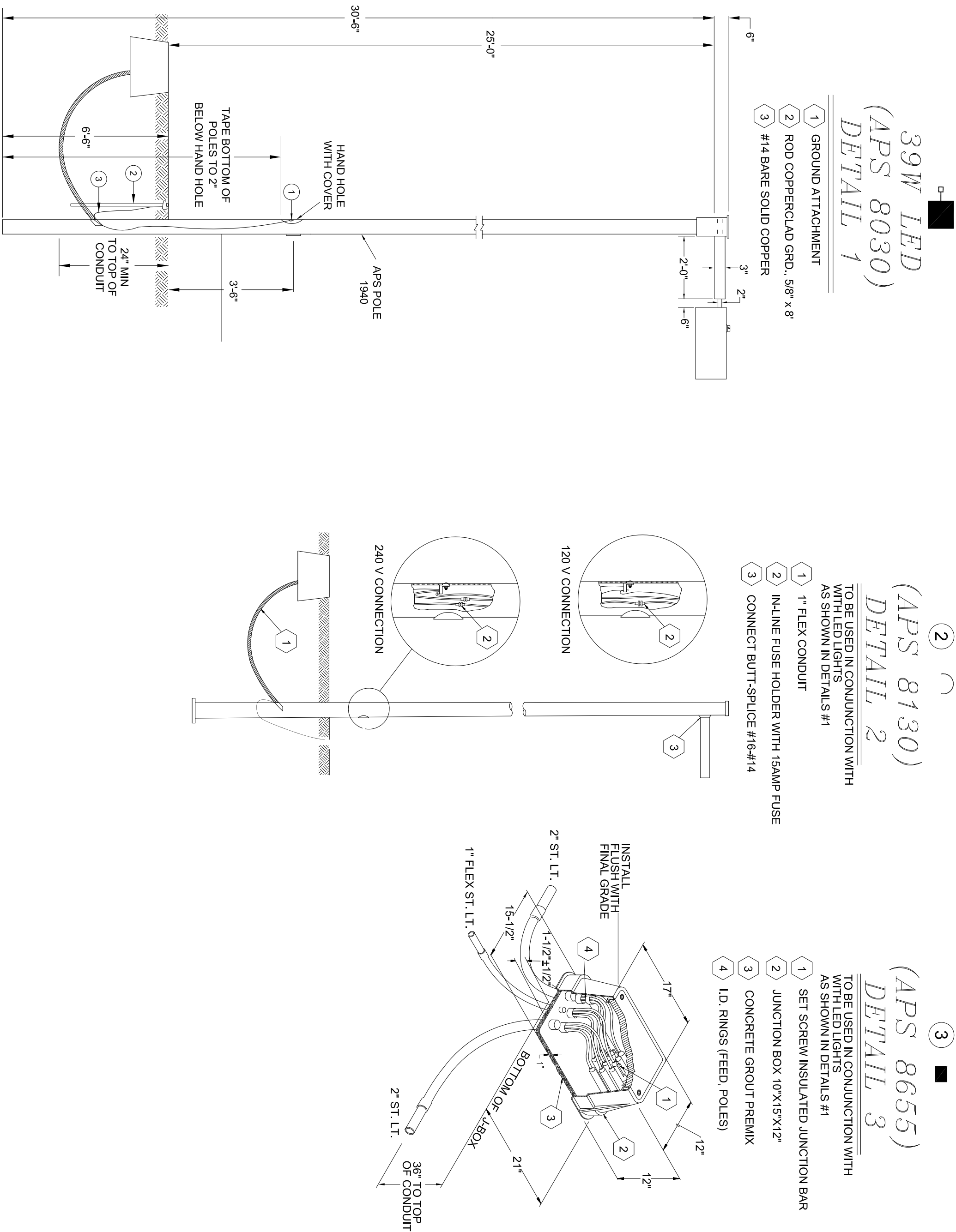
1. ALL CONSTRUCTION MUST CONFORM TO MAPORCA ASSOCIATION OF GOVERNMENT (MAG) SPECIFICATIONS AND DETAILS AND LATEST REVISIONS UNLESS OTHERWISE STATED ON PLANS.
2. THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UNDERTAKEN IN CONNECTION WITH THE WORK, AND THEY WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL OVERHEAD AND UNDERGROUND UTILITY LOCATIONS WHERE CONSTRUCTION OCCURS. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT ALL UTILITIES ARE AVOIDED. UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND NOT FOR CONSTRUCTION PURPOSES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL MAINTAIN ALL CURRENT BLUE STAKE LINES, CALL BLUE STAKE FOR FIELD LOCATION AT (602) 285-1100.
4. THE CITY OF SURPRISE ENGINEERING SERVICES OF PUBLIC WORKS SHALL BE NOTIFIED FORTY- EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK AT (602) 222-6150.
5. THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE PRIOR TO CONSTRUCTION, ANY ALTERATION OR VARIANCE FROM THESE PLANS, ANY VARIATION FROM THESE PLANS SHALL BE PROPOSED AND RESUBMITTED FOR REVIEW AND APPROVAL.
6. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT SHOWN ON THE DRAWING, SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FENCING SHALL BE REPLACED IN KIND.
7. ANY INSPECTION BY THE CITY, COUNTY, OR THE ENGINEER, SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR OF THE OBLIGATION TO COMPLY WITH ALL CITY, COUNTY, OR STATE LAWS WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.
8. THE CONTRACTOR IS TO LOCATE ALL EXISTING LANDSCAPING, IRRIGATION LINES, PROPERTY MONUMENTS, FENCING OR SURFACE FEATURES PRIOR TO CONSTRUCTION. ANYTHING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED IN KIND AT THE CONTRACTORS EXPENSE.
9. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
10. ALL CONSTRUCTION WATER USED WITHIN THE CITY OF SURPRISE, WATER SERVICE AREA, REQUIRES APPROVAL BY THE CITY OF SURPRISE PUBLIC WORKS DEPARTMENT AND MAY BE SUBJECT TO VOLUME AND TIME RESTRICTIONS. PLEASE SEE THE CITY OF SURPRISE CONSTRUCTION WATER GUIDELINES FOR ADDITIONAL INFORMATION. THE GUIDELINES CAN BE DOWNLOADED FROM THE PUBLIC WORKS DEPARTMENT AT (602) 222-7000.
11. TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH MAG SPECIFICATION 401, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND THE TEMPORARY WORK ZONE TRAFFIC MANAGEMENT POLICY (LATEST EDITION).
12. PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF THE WORK, THE DEVELOPER/CONTRACTOR SHALL PROVIDE A LIST OF ALL "OFF-PROJECT" ROADWAYS USED OR DAMAGED DURING THE COURSE OF CONSTRUCTION.
13. EMERGENCY VEHICLE ACCESS (E.V.A.) MUST BE PROVIDED BY THE DEVELOPER/CONTRACTOR THROUGHOUT THE PROJECT SITE. A V.A. ROAD AND SIGNAGE SHALL BE MAINTAINED BY THE DEVELOPER/CONTRACTOR AT ALL TIMES. SIGNAGE SHALL BE POSTED AT THE POINT OF ENTRY TO THE SITE AND AT ALL LOCATIONS WHERE A CHANGE IN DIRECTION OCCURS.
14. THE PLANS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT'S ACCESSIBILITY GUIDELINES, AS PUBLISHED IN THE FEDERAL REGISTER ON SEPTEMBER 15, 2010.

GENERAL NOTE

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

**RIO RANCHO ESTATES
PARCEL 1A.1 STREETLIGHT PLANS
SURPRISE, ARIZONA**

**A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA**



UTILITY COORDINATION LIST

DESCRIPTION	REPRESENTATIVE	PHONE	DATE
APS	MONIQUE HOLLADAY	(602) 250-1000	11-28-18
CENTURY LINK	DEBBIE RAMSEY	(602) 630-0492	11-28-18
SOUTHWEST GAS	ZACH STEVENSON	(602) 484-5270	11-28-18
COX COMMUNICATIONS	TMC (TRAFFIC MANAGEMENT CENTER)	(623) 322-7215	11-28-18

* CONFLICTS ARISING DURING THE COURSE OF CONSTRUCTION FROM UNFORSEEN CIRCUMSTANCES SHALL BE REPORTED TO THE INTERESTED UTILITY COMPANY AND BE RESOLVED BY THEM AND THE DESIGN ENGINEER.

EQUIPMENT LIST

[illegible]

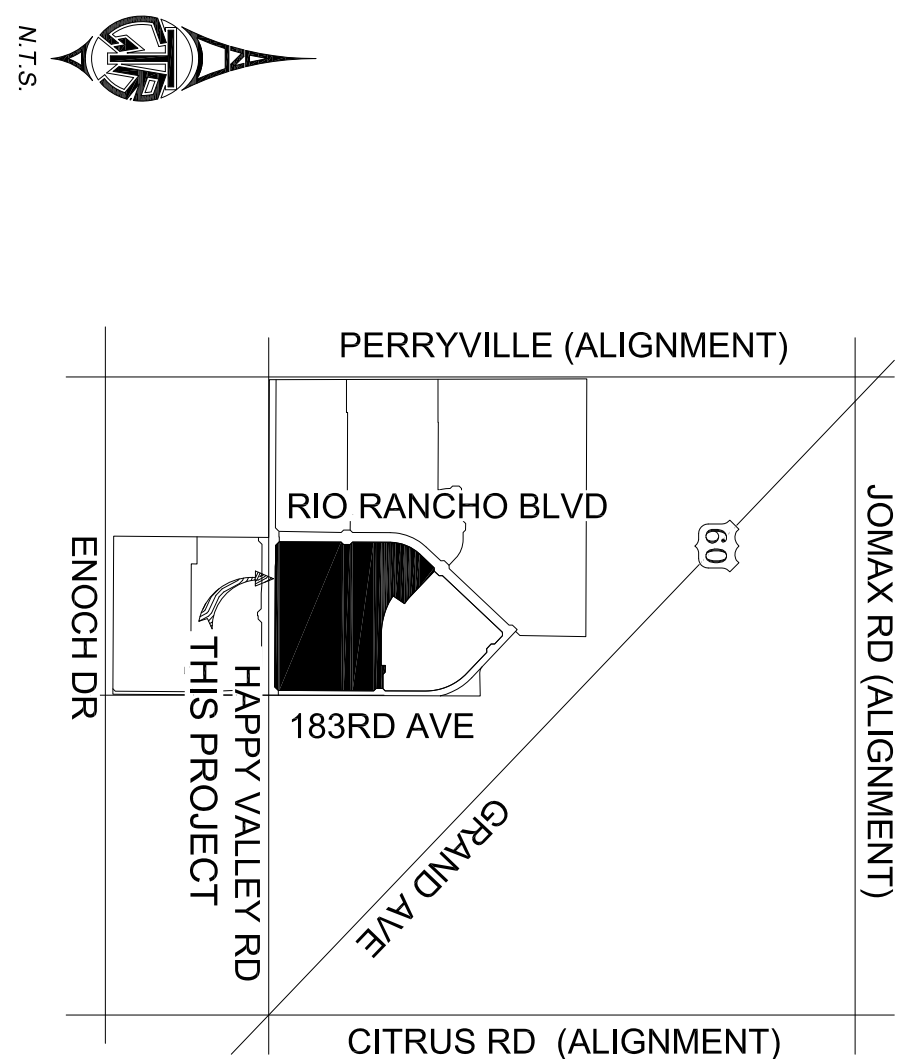
LED NOTE. TECHNOLOGY IS CHANGING RAPIDLY. THE FIXTURES SHOWN ON THESE PLANS MAY NOT BE APPLICABLE AT TIME OF CONSTRUCTION. CONTRACTOR TO COORDINATE WITH APS AND UTILIZE THEIR CURRENT SPECIFICATIONS AT THE TIME OF BIDDING AND CONSTRUCTION.

INDEX

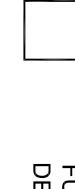
- 1 ~ COVER SHEET
- 2 ~ STREET LIGHT LAYOUT
- 3 ~ STREET LIGHT LAYOUT
- 4 ~ PHOTOMETRICS
- 5 ~ PHOTOMETRICS

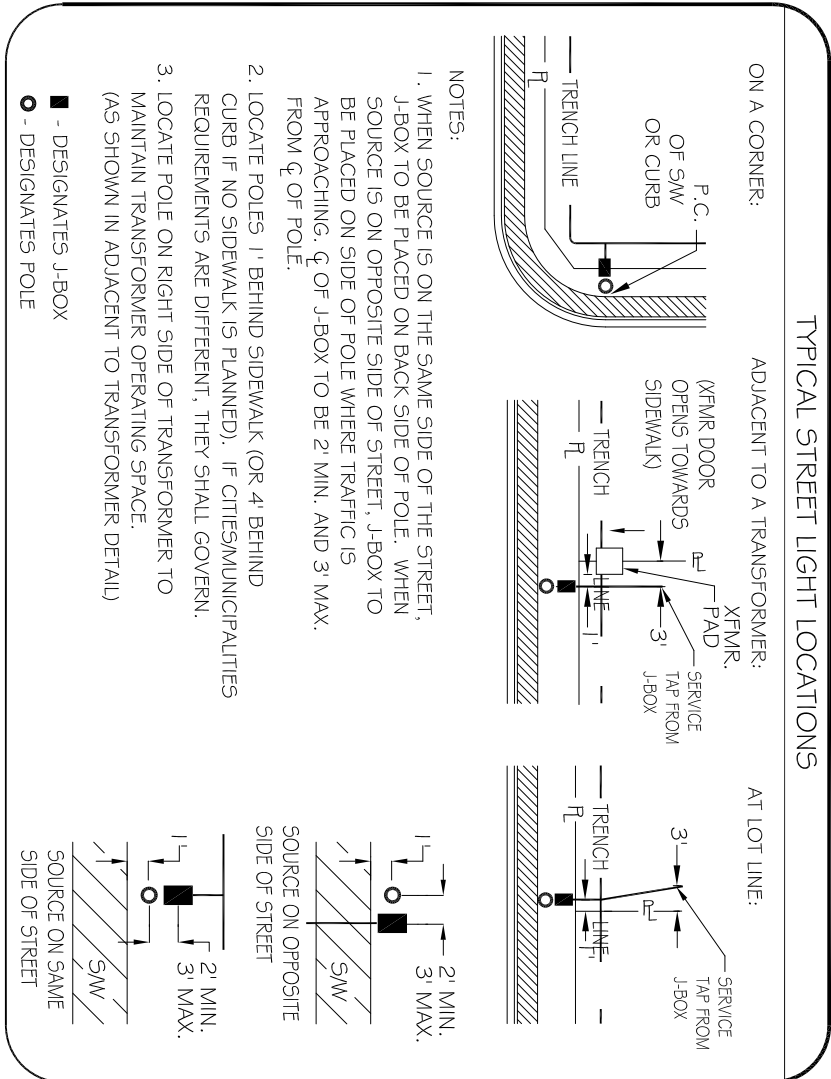
CALL TWO WORKING DAYS
BEFORE YOU DIG
802-268-1100
1-800-STAKE-IT
(OUTSIDE MARIKOPA COUNTY)

VICINITY MAP



DETAILS AND LEGEND FOR STREETLIGHTS:

- 
1. INSTALL ONE (9W) 4000 LUMEN LED FIXTURES WITH PHOTOELECTRIC CONTROL. A 30"x30" SQUARE POLE MOUNTED AT 25'-0" WITH ONE SINGLE 2'-0" MAST ARM. SEE DETAIL 1. POLE SHALL BE LOCATED 4' BACK OF CURB ON BAY SIDE OF WALK.
 2. INSTALL 1" FLEX PVC W/24"x1" TIE THINNING W/ AND 1"x1/4 BARB BOND FROM PULL BOX TO BUSMAN FUSE HOLDER IN STREET LIGHT. SEE DETAIL 2.
 3. INSTALL AN ADS JUNCTION BOX NEXT TO THE POLE (PER JUNCTION BOX DETAIL). SEE DETAIL 3.
- FUTURE / PROPOSED SINGLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED)
- FUTURE / PROPOSED DOUBLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED)
- FIRE HYDRANT LOCATION PER CIVIL PLANS



OWNER/DEVELOPER

SOUTHWEST VALUE PARTNERS
7600 E. DOUBLETREE RANCH RD, STE 120
SCOTTSDALE, ARIZONA 85258
PHONE: (XXX) XXX-XXXX
CONTACT: DAVE HENRY

ELECTRICAL ENGINEER

GTR ENGINEERING, LLC
2240 W. PARKSIDE LN, STE H109
PHOENIX, ARIZONA 85027
PHONE: (602) 241-1144
CONTACT: JADE GOULD

GOODWIN & MARSHAL
2705 S. ALMA SCHOOL RD.,
CHANDLER, ARIZONA 852
PHONE: (602) 218-7288
CONTACT: JOHN BUSH

GOODWIN & MARSHALL

S. ALMA SCHOOL RD, STE 2
HANDLER, ARIZONA 85286
PHONE: (602) 218-7285
CONTACT: JOHN BUSH

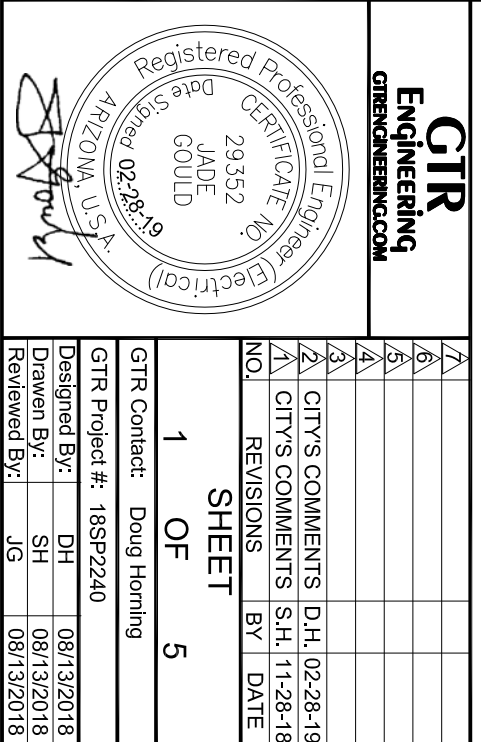
THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO ISSUANCE OF PERMITS. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THIS COMPLIANCE APPROVAL SHALL NOT PREVENT THE CITY ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN PLANS FOUND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

CITY OF SURPRISE ENGINEER

CITY OF SURPRISE ENGINEER

DATE

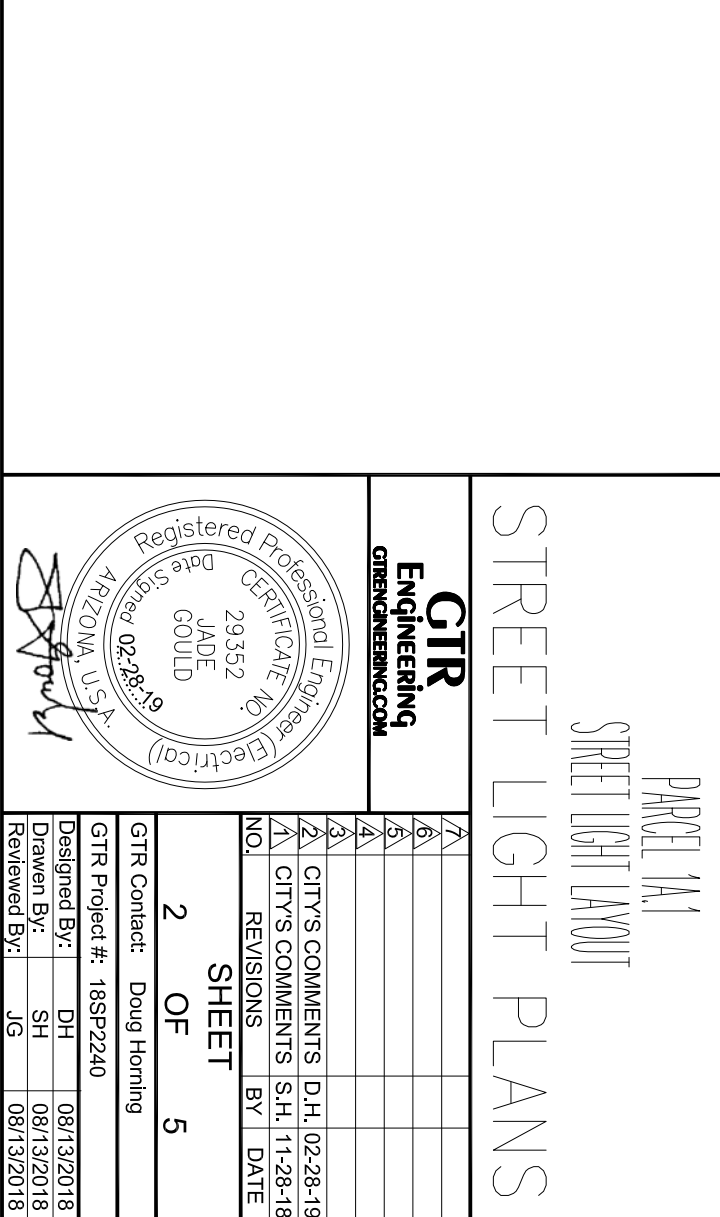
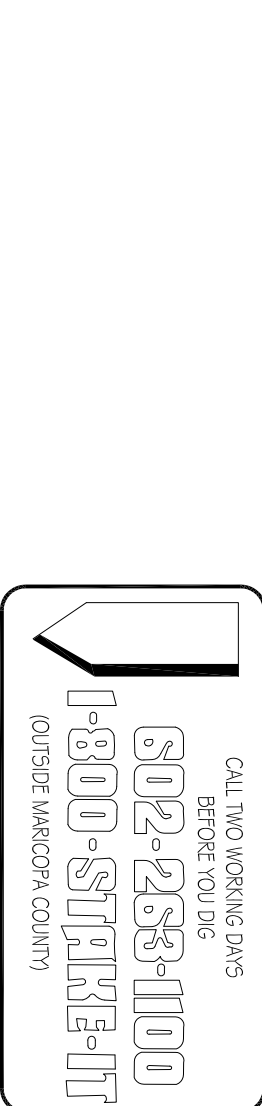
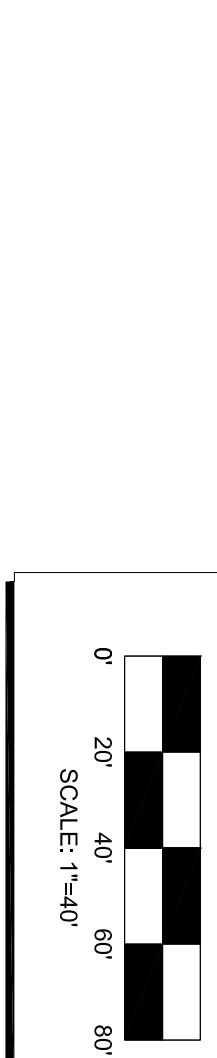
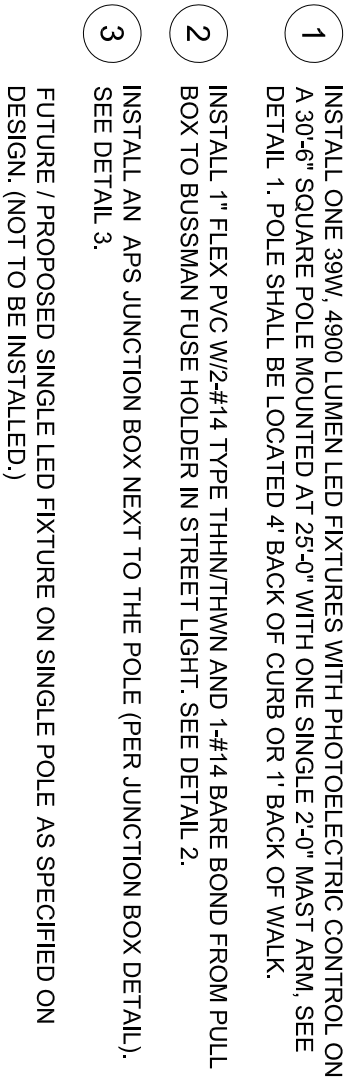
STREET LIGHT PLANS



1. INSTALL ONE 39W, 4900 LUMEN LED FIXTURES WITH PHOTOELECTRIC CONTROL ON A 30-6" SQUARE POLE MOUNTED AT 25'-0" WITH ONE SINGLE 2'-0" MAST ARM. SEE DETAIL 1. POLE SHALL BE LOCATED 4' BACK OF CURB OR 1' BACK OF WALK.

INSTALL AN APS JUNCTION BOX NEXT TO THE POLE (PER JUNCTION BOX DETAIL),
STRUCTURE / PROPOSED SINGLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON
SEE DETAIL 3.

UTURE / PROPOSED DOUBLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED.)



PHOTOMETRICS:

GE LIGHTING SOLUTIONS ERI 1.056330 -120+277V
GE LIGHTING SOLUTIONS-EAST CLEVELAND OH USA test report no.
17040524 17040525 17040526 17040722 17040723 17040724
Lamp(s): LEDS 75/2x17
Lamp(s) per luminaire: 1
Light Loss Factor = 0.810, waste per luminaire = 39
Outreach (from mounting axis to photometric center)= 30 in
Mounting height= 32 ft
Number of fixtures= 30
Number of luminaire= 30
kw all locations= 2.1

PARCEL 1A.1
2009 points at zero, so 8ft by 8ft
HORIZONTAL FOOTCANDLES
Average 0.35
Maximum 2.21
Minimum 0.09
Avg/Min 6.06
Max/Min 23.44
Cord Var 0.71
Unfired 2.00

RIO RANCHO ESTATES
PARCEL 1A.1 STREETLIGHT PLANS
SURPRISE, ARIZONA

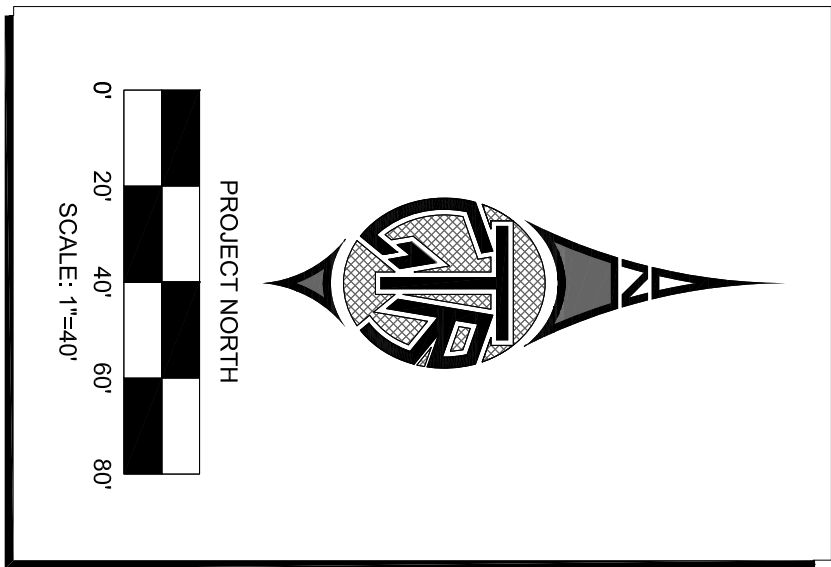
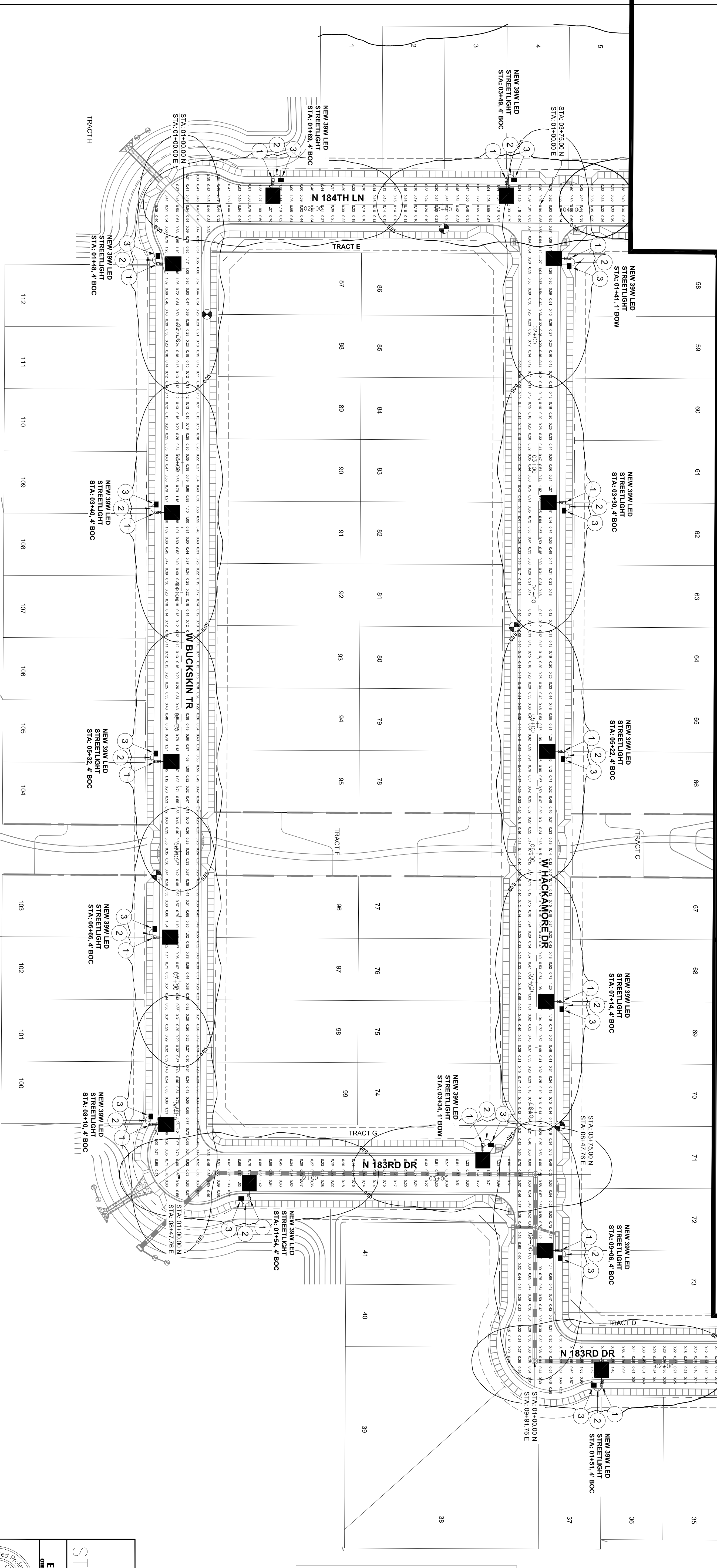
A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

DETAILS AND LEGEND FOR STREETLIGHTS:

- 1 INSTALL ONE 39W/ 4800 LUMEN LED FIXTURES WITH PHOTOELECTRIC CONTROL ON A 30x6" SQUARE POLE MOUNTED AT 28'-0" WITH ONE SINGLE 2'-0" NAST ARM. SEE DETAIL 1. POLE SHALL BE LOCATED 4' BACK OF CURB ON 1' BACK OF WALK.
- 2 INSTALL 1" FLEX PVC W2-#14 TYPE THINWALL AND 1-#14 BARE BOND FROM PULL BOX TO BUSMAN FUSE HOLDER IN STREET LIGHT. SEE DETAIL 2.
- 3 INSTALL AN AFS JUNCTION BOX NEXT TO THE POLE (PER JUNCTION BOX DETAIL). SEE DETAIL 3.
- FUTURE / PROPOSED SINGLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED.)
- FUTURE / PROPOSED DOUBLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED.)
- FIRE HYDRANT LOCATION PER CIVIL PLANS

MATCH LINE "A"
SEE SHEET 5

MATCH LINE "B"
SEE SHEET 5



CALL TWO WORKING PMS
BEFORE YOU DIG
802-238-1100
1-800-STRIKE-IT
(OUTSIDE MARICOPA COUNTY)

PARCEL 1A.1
PHOTOELECTRIC
STREET LIGHT PLANS

Engineering
COURTESY

Registered Professional Engineer
JACIE COULD
No. 19352
Arizona State
11-28-18

4 OF 5
SHEET

NO. REVISIONS BY DATE

GTR Contact: Doug Herring

GTR Project #: 189P2240

Designed By: DH

Drawn By: SH

Reviewed By: JG

08/13/2018

08/13/2018

08/13/2018

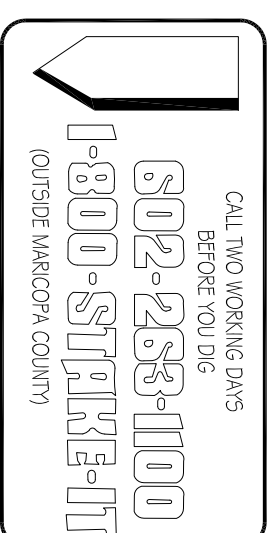
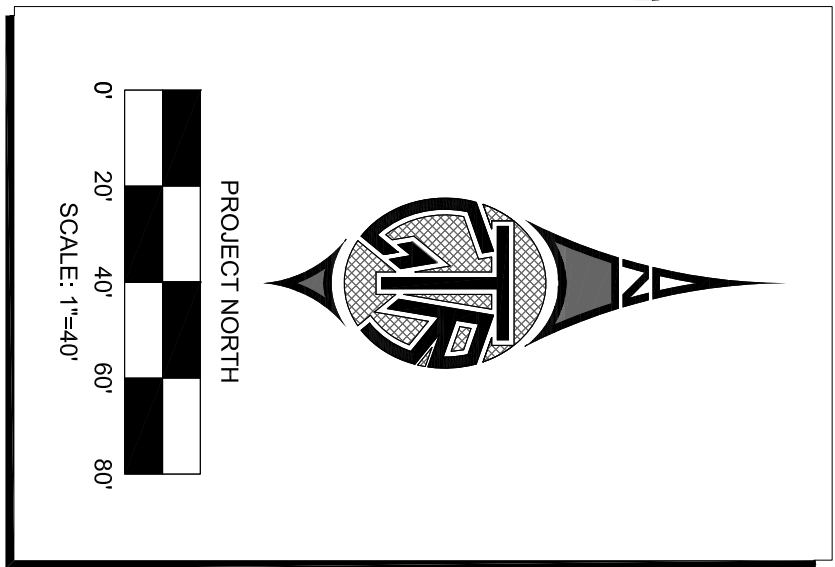
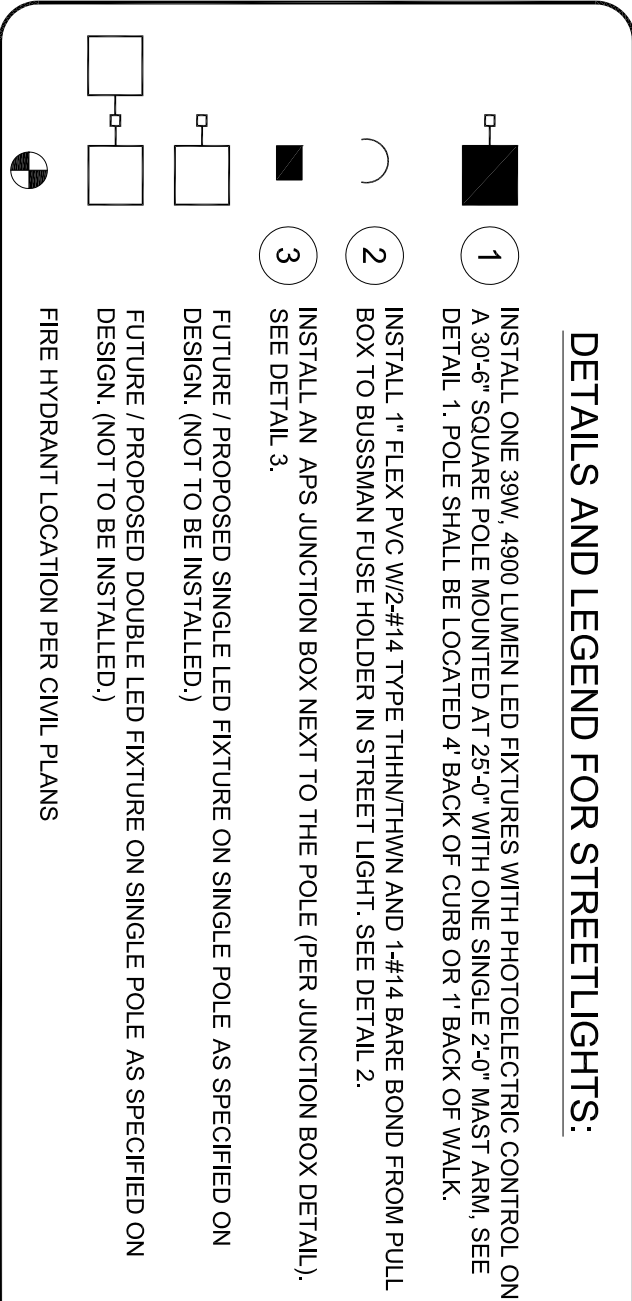
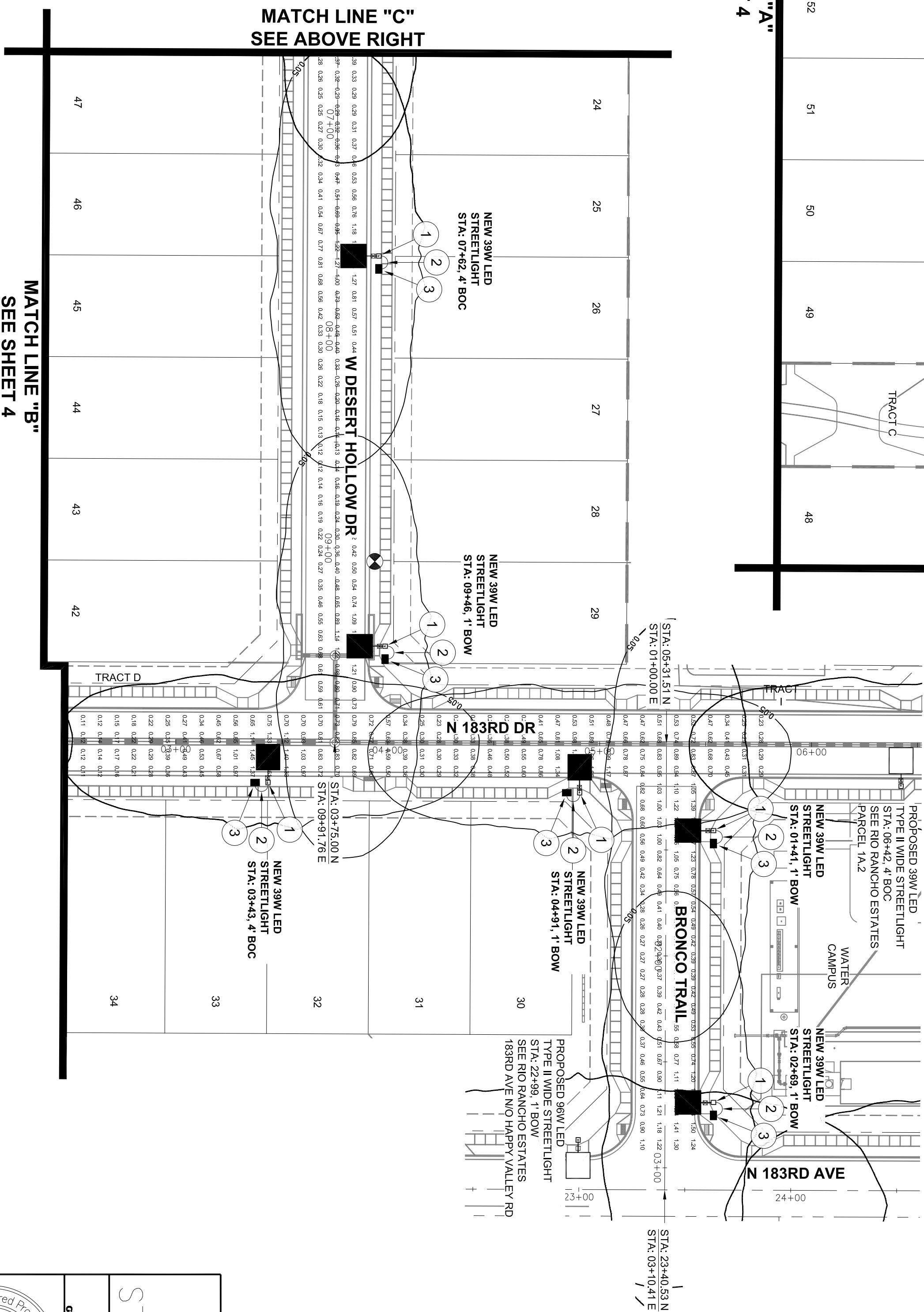
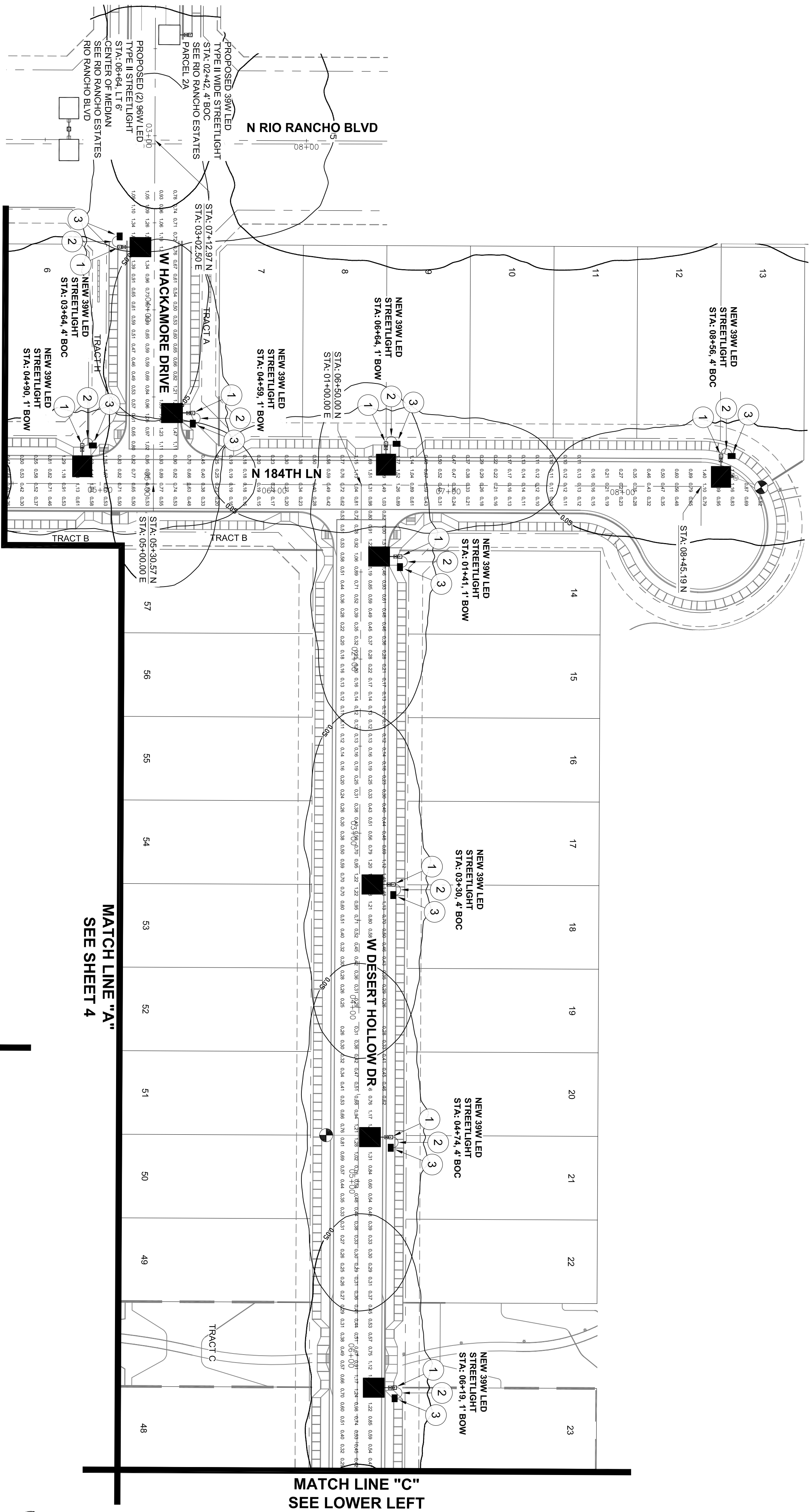
PROJECT COMMENTS D.H. 02-28-19

PROJECT COMMENTS S.H. 11-28-18

Page 37 of 346

**RIO RANCHO ESTATES
PARCEL 1A.1 STREETLIGHT PLANS
SURPRISE, ARIZONA**

**A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA**

[illegible]

ENGINEERS NOTES

1. A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXACT LOCATION OF UTILITIES IN ADVANCE OF TRENCHING. THE ENGINEER AND/OR DEVELOPER WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS.
 2. PRIOR TO BEGINNING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS, REQUIREMENTS OF THE WORK AND EXCESS OF DEFICIENCY IN QUANTITIES, IF ANY. NO CLAIMS SHALL BE MADE AGAINST THE OWNER/DEVELOPER OR ENGINEER FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.
 3. THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 4. ANY QUANTITIES SHOWN ARE THE BEST ESTIMATE OF THE ENGINEER. THE SUBCONTRACTOR SHALL MAKE HIS OWN INDEPENDENT ESTIMATE OF QUANTITIES AND BASE HIS BID THEREON.
 5. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF UTILITIES, POWER, POLES, ETC.
 6. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACT RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
 7. THE CONTRACTOR WILL MAKE FIELD AS-BUILT MEASUREMENTS OF THE WORK. THESE MEASUREMENTS WILL BE GIVEN TO THE ENGINEER IN WRITING SO THAT AS-BUILT PLANS CAN BE CREATED. IF THE CONTRACTOR DOES NOT MAKE AS-BUILT MEASUREMENTS OR FORWARD THESE MEASUREMENTS TO THE ENGINEER, THE ENGINEER WILL NOT BE RESPONSIBLE FOR PROVIDING ACCURATE AS-BUILT OF THE PROJECT, ETC.
 8. AS-BUILT SUBMITTALS WILL NOT BE PERFORMED UNTIL ORDERED BY THE CLIENT OR HIS MEASUREMENTS.
 9. GTS ENGINEERING LLC, ITS OWNERS, OR EMPLOYEES WILL NOT BE HELD RESPONSIBLE FOR ANY DESTRUCTION OF PROPERTY CAUSING BY OTHERS, IDENTIFY ALL OTHER UTILITIES & CALL BLUE STAKE PRIOR TO DIGGING.
- SIDEWALK TO WEAVER AROUND ALL STREET LIGHTS AND AVE'S EQUIPMENT.

CITY OF SURPRISE NOTES

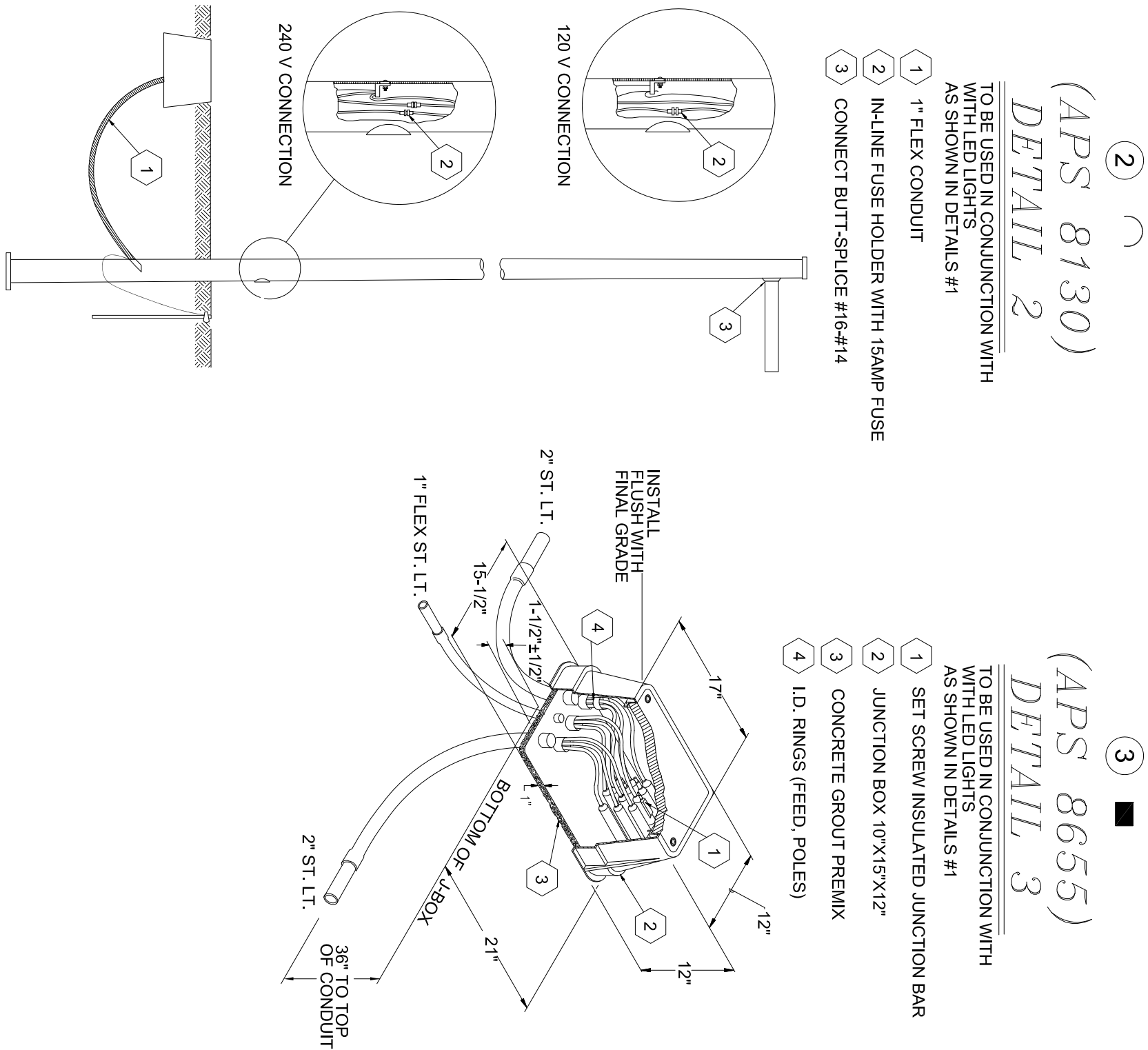
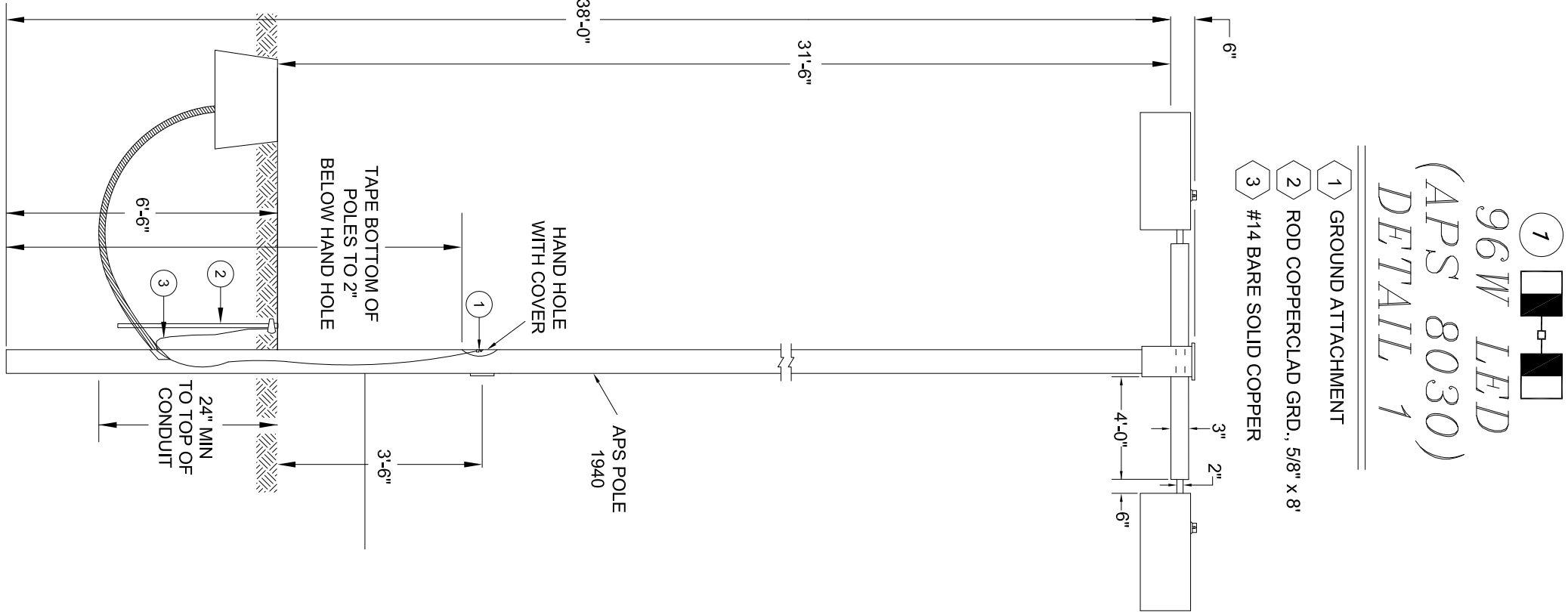
1. ALL CONSTRUCTION MUST CONFORM TO MARIPOSA ASSOCIATION OF GOVERNMENT (MAG) SPECIFICATIONS AND DETAILS AND LATEST REVISIONS UNLESS OTHERWISE STATED ON PLANS.
2. THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND THEY WILL NOT BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL OVERHEAD AND UNDERGROUND UTILITY LOCATIONS WHERE CONSTRUCTION OCCURS. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT ALL UTILITIES ARE AVOIDED. UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND NOT FOR CONSTRUCTION PURPOSES. ANY DAMAGE TO UTILITIES OR CONTRACTORS EXPENSES WILL BE THE CONTRACTORS RESPONSIBILITY. THE CONTRACTOR SHALL COMPLY WITH ALL CURRENT BLUE STAKE LAWS, CAL BLUE STAKE FOR FIELD LOCATION AT (602) 285-1100.
4. THE CITY OF SURPRISE ENGINEERING SERVICES OF PUBLIC WORKS SHALL BE NOTIFIED PRIOR TO NIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK AT (602) 722-6150.
5. THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE PRIOR TO CONSTRUCTION, ANY ALTERATION OR VARIANCE FROM THESE PLANS, ANY VARIATION FROM THESE PLANS SHALL BE PROPOSED AND RESUBMITTED FOR REVIEW AND APPROVAL.
6. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT SHOWN ON THE DRAWING, SHALL BE REPAIRED/REPLACED AT THE CONTRACTORS EXPENSE. EXISTING SURFACE FEATURES AND FENCING SHALL BE REPLACED IN KIND.
7. ANY INSPECTION BY THE CITY, COUNTY, OR THE ENGINEER, SHALL NOT IN ANY WAY BELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.
8. THE CONTRACTOR IS TO LOCATE ALL EXISTING LANDSCAPING, IRRIGATION LINES, PROPERTY MONUMENTS, FENCING OR SURFACE FEATURES PRIOR TO CONSTRUCTION. ANYTHING DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED IN KIND AT THE CONTRACTORS EXPENSE.
9. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
10. ALL CONSTRUCTION WATER USED WITHIN THE CITY OF SURPRISE WATER SERVICE AREA, REQUIRE APPROVAL BY THE CITY OF SURPRISE PUBLIC WORKS DEPARTMENT AND MAY BE SUBJECT TO VOLUME AND TIME RESTRICTIONS. PLEASE SEE THE CITY OF SURPRISE CONSTRUCTION WATER GUIDELINES FOR ADDITIONAL INFORMATION. THE GUIDELINES CAN BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT AT (602) 222-7000.
11. TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH HAZ SPECIFICATION 401, "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND THE "TEMPORARY WORK ZONE TRAFFIC MANAGEMENT POLICY" (LATEST EDITION).
12. PRIOR TO FINAL APPROVAL, AND AHEAD ADVANCEMENT OF THE WORK, THE DESIRED CONTRACTOR WILL BE REQUIRED TO CLEAN AND SCRAPE ADVANCE (OFF-ROAD/ECOT) ROADWAYS USED OR DAMAGED DURING THE COURSE OF CONSTRUCTION.
13. EMERGENCY VEHICLE ACCESS (E.V.A) MUST BE PROVIDED BY THE DEVELOPER/CONTRACTOR THROUGHOUT THE PROJECT SITE. E.V.A. ROADS AND SIGNAGE SHALL BE MAINTAINED BY THE CONTRACTOR THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENTRY TO THE SITE AND AT ALL LOCATIONS WHERE A CHANGE IN DIRECTION OCCURS.
14. THE PLANS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT'S ACCESSIBILITY GUIDELINES, AS PUBLISHED IN THE FEDERAL REGISTER ON SEPTEMBER 15, 2010.

GENERAL NOTE

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

**RIO RANCHO ESTATES
RIO RANCHO BLVD STREETLIGHT PLANS
SURPRISE, ARIZONA**

**A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA**



DESCRIPTION	REPRESENTATIVE	PHONE	DATE
APS	MONIQUE HOLLIDAY	(602) 250-1000	12-03-18
CENTURY LINK	DEBBIE RAMSEY	(602) 650-0492	12-03-18
SOUTHWEST GAS	ZACH STEVENSON	(802) 484-6270	12-03-18
COX COMMUNICATIONS	TMC (TRAFFIC MANAGEMENT CENTER)	(623) 322-7215	12-03-18

* CONFLICTS ARISING DURING THE COURSE OF CONSTRUCTION FROM UNFORSEEN CIRCUMSTANCES SHALL BE REPORTED TO THE INTERESTED UTILITY COMPANY AND BE RESOLVED BY THEM AND THE DESIGN ENGINEER.

UTILITY COORDINATION LIST

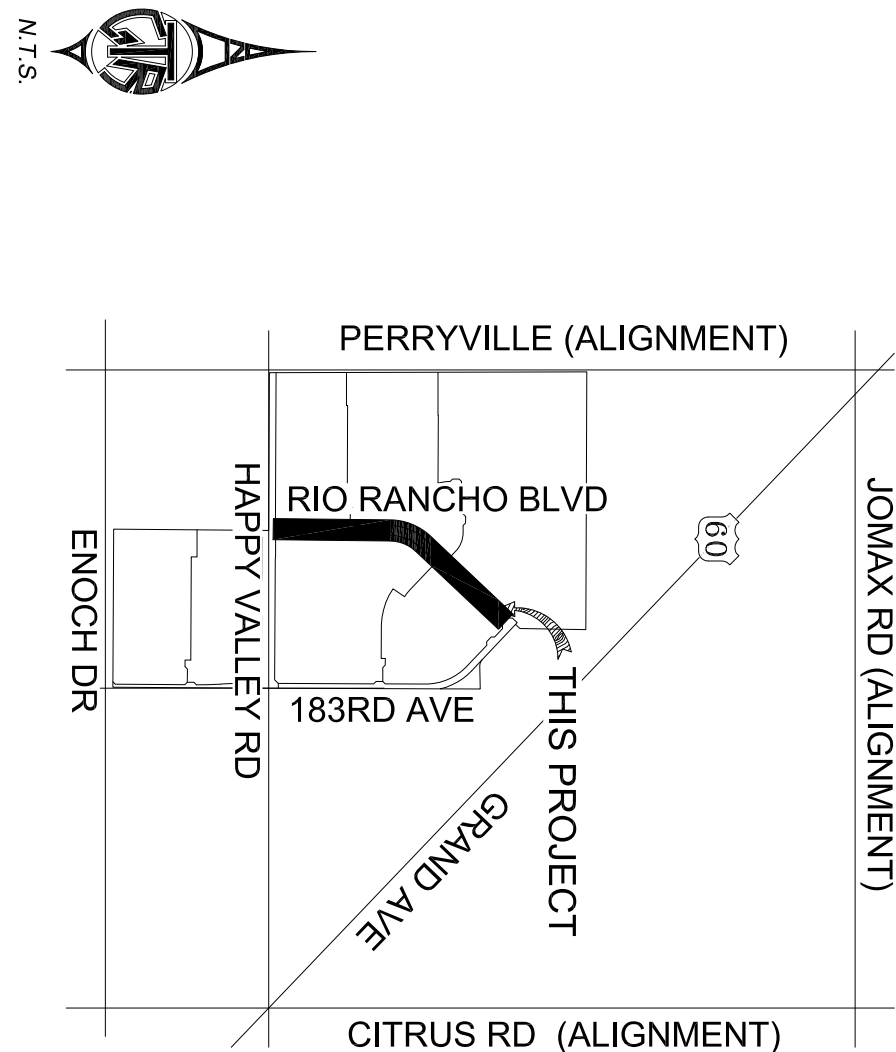
[illegible]

LED NOTE:

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

CALL TOLL FREE 1-800-238-1100
 BEFORE YOU GO
1-800-SPEAK-IT
 (OUTSIDE MARICOPA COUNTY)

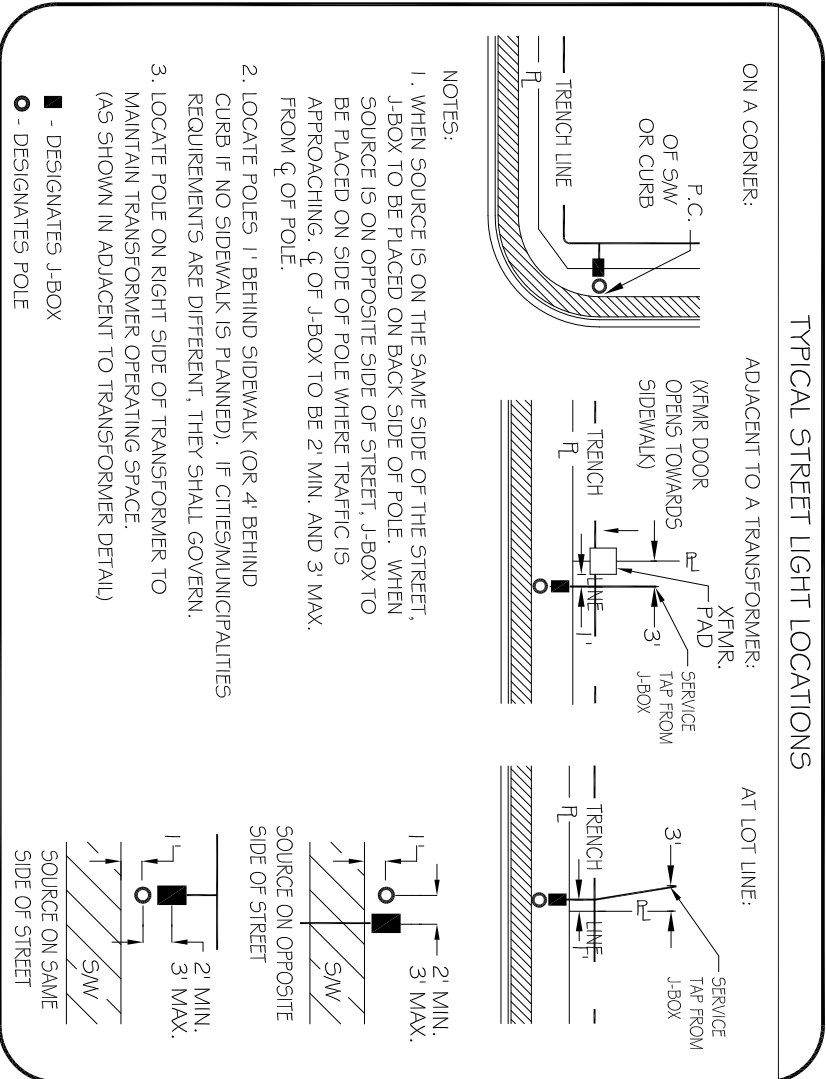
VICINITY MAP



DETAILS AND LEGEND FOR STREETLIGHTS:

- INSTALL ONE (1) LED POLE LIGHTS WITH PHOTO-EYE CONTROL ON A SINGLE POLE. (SEE DETAIL 1). POLE SHALL BE PLACED IN MEDIAN AS SHOWN ON PLANS.
2. INSTALL 1" FLEX PVC W/ #1/4 TYPE THIN/THIN AND 1" #4 BARE BOND FROM PULL BOX TO SUSANNA JUNCTION BOX HOLDER IN STREET LIGHT. (SEE DETAIL 2).
3. INSTALL AN APS JUNCTION BOX NEXT TO THE POLE PER JUNCTION BOX DETAIL, SEE DETAIL 3.
- FUTURE (PROPOSED SINGLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN, (NOT TO BE INSTALLED).

EXISTING HPS STREETLIGHT MOUNTED ON UTILITY POLE TO REMAINED IN PLACE



OWNER/DEVELOPER

7600 E. DOUBLETREE RANCH RD, STE 12
SCOTTSDALE, ARIZONA 85258
PHONE: (XXX) XXX-XXXX
CONTACT: DAVE HENRY

ELECTRICAL ENGINEER

GTR ENGINEERING, LLC
40 W. PARKSIDE LN., STE H109
PHOENIX, ARIZONA 85027
PHONE: (602) 241-1144
CONTACT: JADE GOULD

GOODWIN & MARSHALL
2705 S. ALMA SCHOOL RD., STE
CHANDLER, ARIZONA 85286
PHONE: (602) 218-7285
CONTACT: JOHN BUSH

THIS SET OF PLANS HAS BEEN

CEPT'S NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THIS COMPLIANCE APPROVAL SHALL NOT PREVENT THE CITY ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN PLANS FOUND TO BE IN VIOLATION OF LAW OR ORDINANCES.

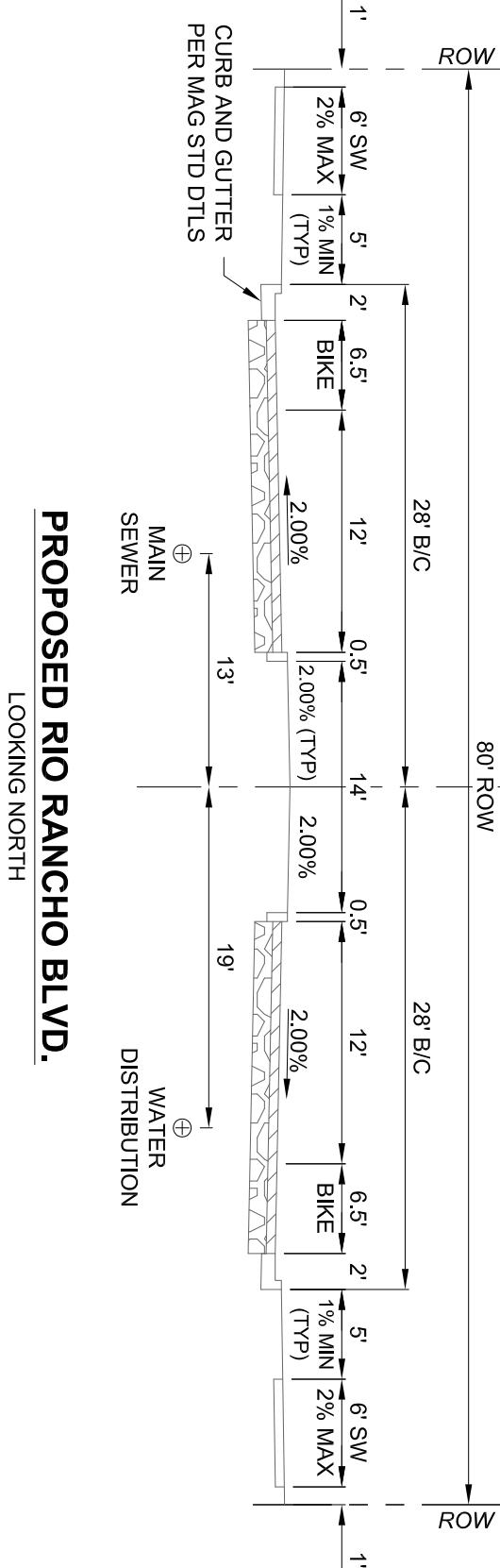
CITY OF SURPRISE ENGINEER

CITY OF SURPRISE ENGINEER

STREET LIGHT PLANS

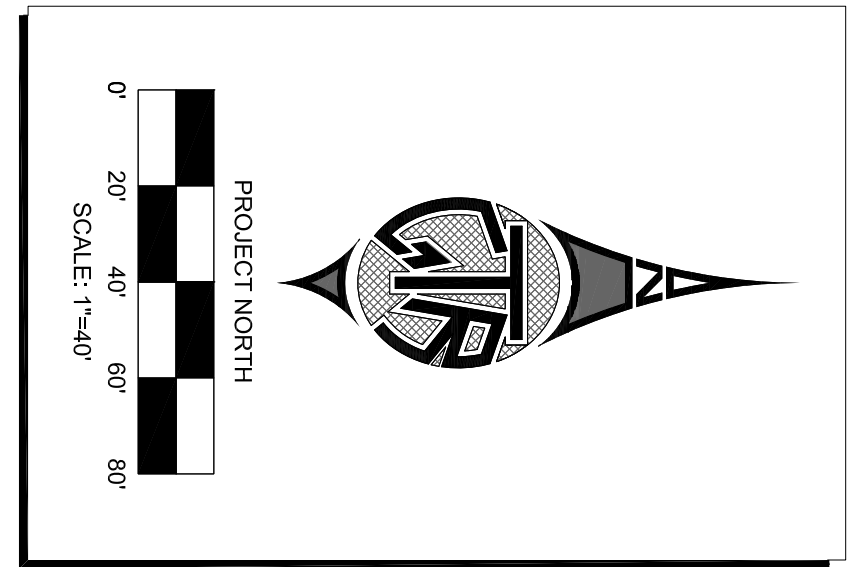
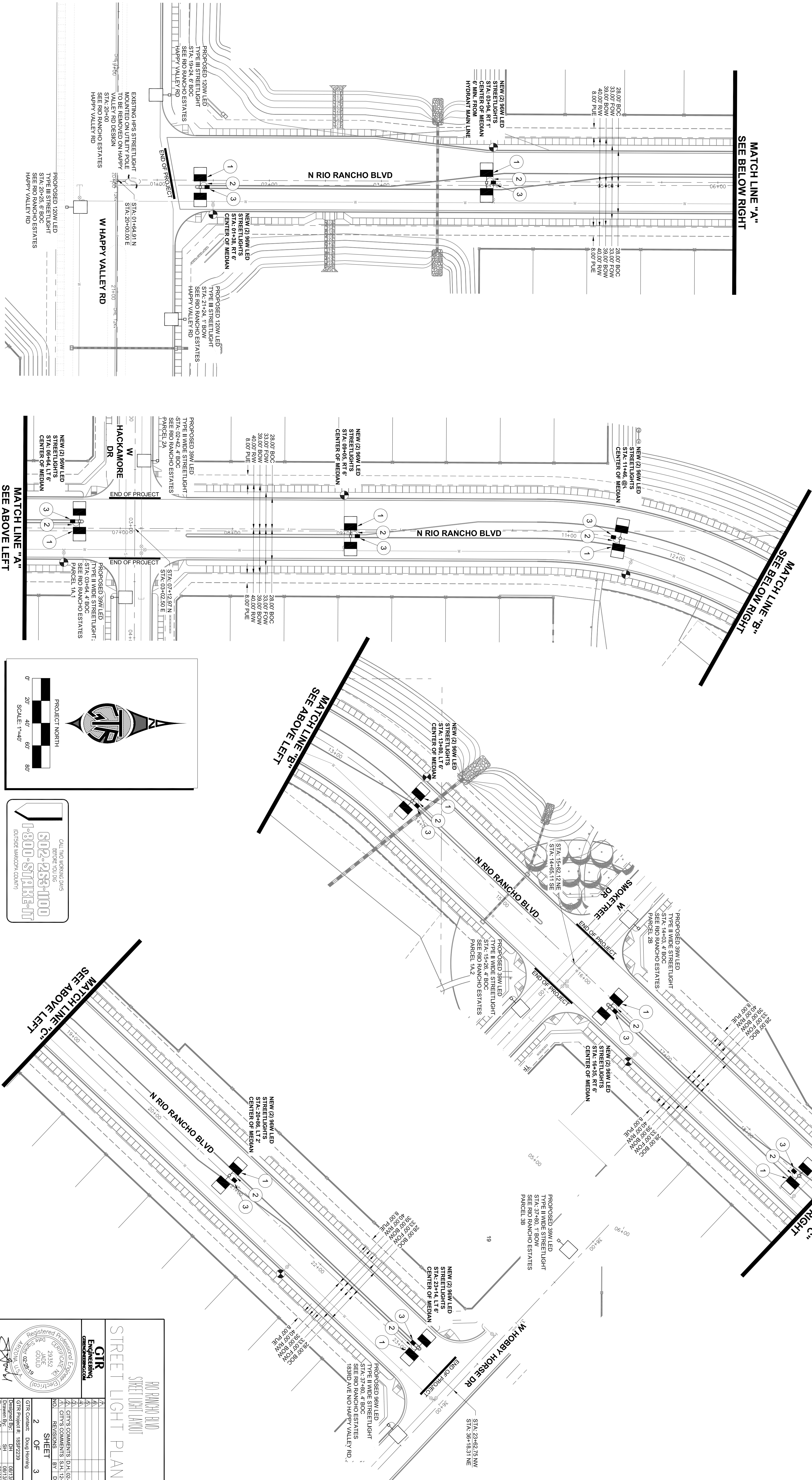
		CITR Engineering CONSTRUCTION	
1.	2.	3.	4.
5.	6.	7.	8.
CITY COMMENTS D.H. 02-28-18: 1. CITR COMMENTS S.H. 12-8-18: NO. REVISIONS BY DATE			
SHEET 1 OF 3			
CITR Contact: Doug Tetterton GIR Project: IPR-2229 Designed By: SH 081329718 Reviewed By: JG 081329718			

RIO RANCHO ESTATES
RIO RANCHO BLVD STREETLIGHT PLANS
SURPRISE, ARIZONA
A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



DETAILS AND LEGEND FOR STREETLIGHTS:

- 1. INSTALL ONE DOUBLE 90W LED FIXTURES WITH PHOTOELECTRIC CONTROL ON A 36" SQUARE POLE WITH ONE DUAL 4" MAST ARM. SEE DETAIL 1. POLE SHALL BE PLACED IN MEDIAN AS SHOWN ON PLANS.
- 2. INSTALL 1" FLEX PVC W/2-1/4 TYPE THINWALL AND 1-1/4 BARE BOND FROM PULL BOX TO BUSBAR FUSE HOLDER IN STREET LIGHT. SEE DETAIL 2.
- 3. INSTALL AN APS JUNCTION BOX NEXT TO THE POLE (PER JUNCTION BOX DETAIL). SEE DETAIL 3.
- 4. FUTURE / PROPOSED SINGLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED)
- 5. EXISTING HPS STREETLIGHT MOUNTED ON UTILITY POLE TO REMAINED IN PLACE
- 6. FIRE HYDRANT LOCATION PER CIVIL PLANS



CALL TWO WORKING DMS
BEFORE YOU DIG
802-233-1100
1-800-811-3131
(OUTSIDE MARICOPA COUNTY)

RIO RANCHO BLVD
STREET LIGHT LAYOUT
STREET LIGHT PLANS

NO.	REVISIONS	BY	DATE
1	DATE	DATE	DATE
2	DATE	DATE	DATE

GTR Project #: 1892229
Designed By: BH
Drawn By: JG
Reviewed By: JG

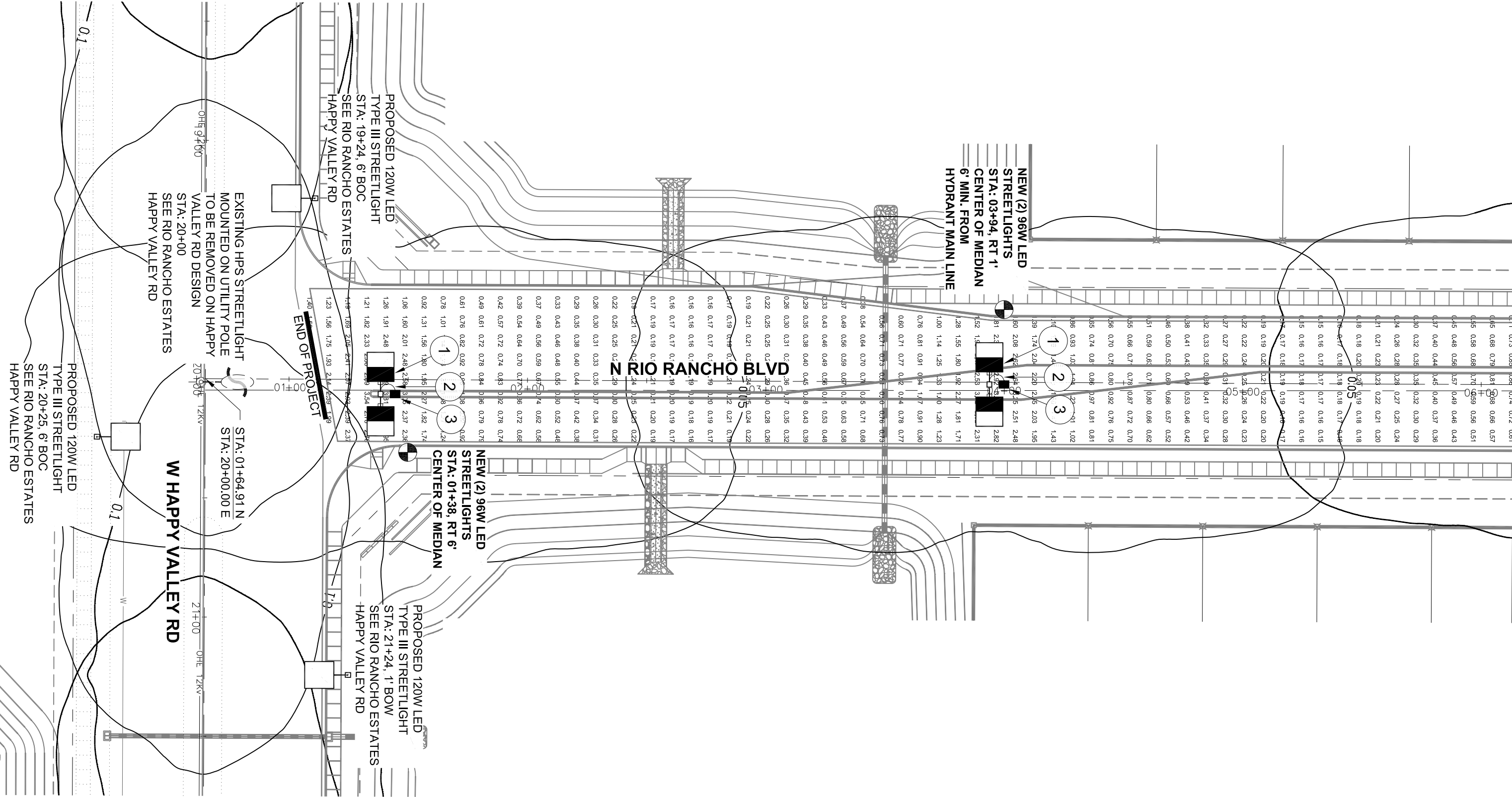
GTR Contact: Doug Herring
08/13/2018
08/13/2018
08/13/2018

PHOTOMETRICS:

GE LIGHTING SOLUTIONS ERLH 118340
GE LIGHTING SOLUTIONS-EAST CLEVELAND OH USA test report no.
17046253 17046253 17046253 17046253
2 luminaires per location, candela file: erlh_118340.cand
lamp(s): LEDs E27A
1 lamp(s) per luminaire, photometry is absolute
Cutoff: 150 degrees, beam spread is absolute
Outreach from mounting axis to photometric center= 80 in
mounting height= 31.5 ft
number locations= 10, number luminaires= 20
kw all locations= 1.9

RIO RANCHO BLVD
1893 points at 2'-0" sp 8ft by 8ft
HORIZONTAL FOOTCANDLES
Maximum 3.82
Minimum 0.15
Average 0.71
Max/min 26.22
On/Off 0.00
Unified 1.89

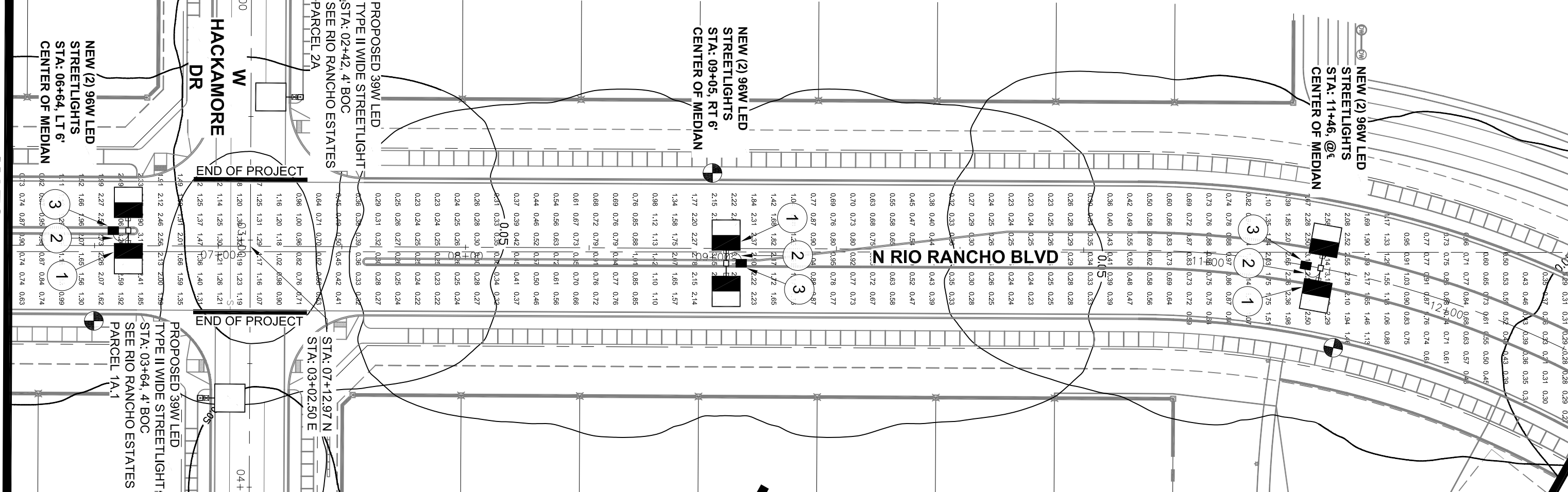
MATCH LINE "A"
SEE BELOW RIGHT



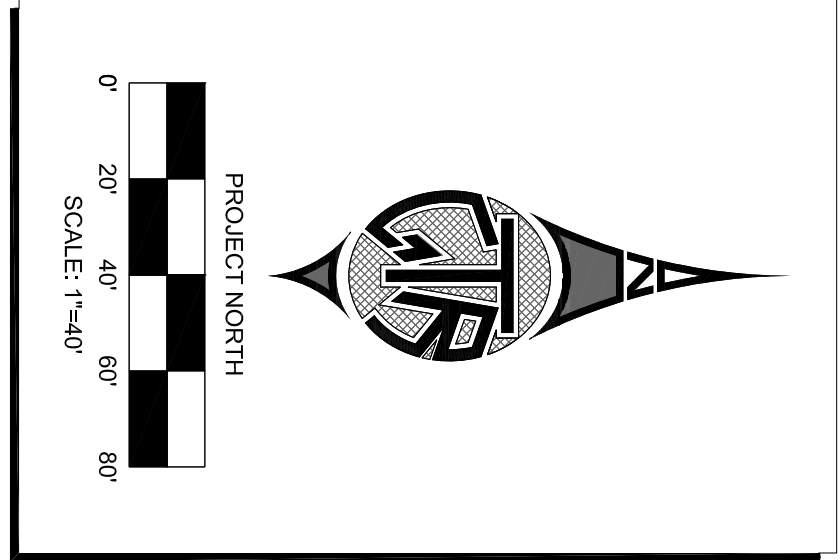
RIO RANCHO ESTATES
RIO RANCHO BLVD STREETLIGHT PLANS
SURPRISE, ARIZONA

A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

MATCH LINE "B"
SEE BELOW RIGHT



MATCH LINE "A"
SEE ABOVE LEFT

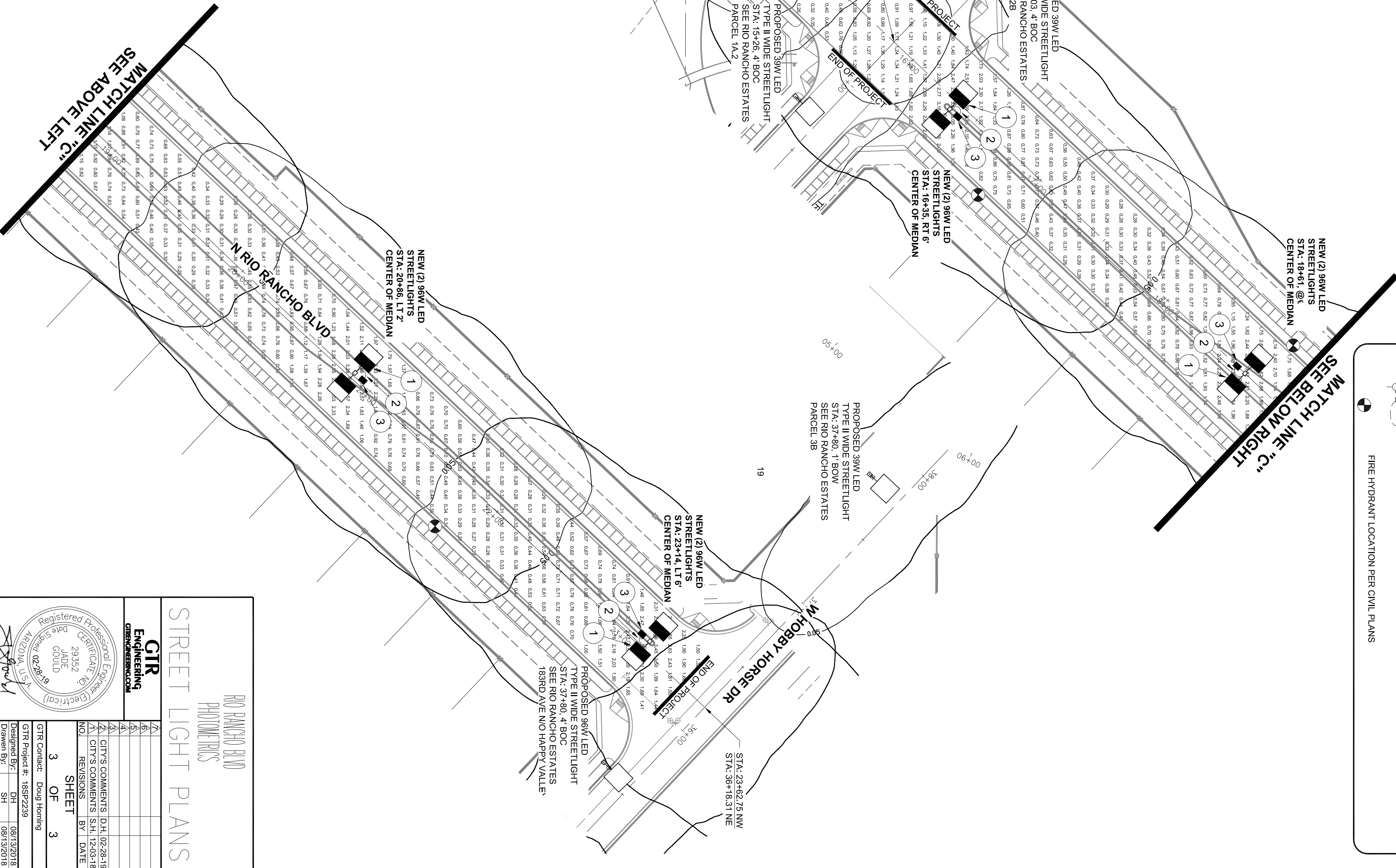


CALL TWO WORKING DMS
BEFORE YOU DIG
802-235-1100
1-800-811-3117
(OUTSIDE MARICOPA COUNTY)

DETAILS AND LEGEND FOR STREETLIGHTS:

- 1. INSTALL ONE DOUBLE 96W LED FIXTURES WITH PHOTOELECTRIC CONTROL ON A 36" SQUARE POLE WITH ONE 4" DIA. 4" DIA. MAST ARM. SEE DETAIL 1. POLE SHALL BE PLACED IN MEDIAN AS SHOWN ON PLANS.
- 2. INSTALL 1" FLEX PVC W2-41 TYPE THINWALL AND 1-1/4" BARE BOND FROM PULL BOX TO BUSBAR FUSE HOLDER IN STREET LIGHT. SEE DETAIL 2.
- 3. INSTALL AN APS JUNCTION BOX NEXT TO THE POLE PER JUNCTION BOX DETAIL. SEE DETAIL 3.
- 4. FUTURE / PROPOSED SINGLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED.)
- 5. EXISTING HPS STREETLIGHT MOUNTED ON UTILITY POLE TO REMAINED IN PLACE
- 6. FIRE HYDRANT LOCATION PER CIVIL PLANS

MATCH LINE "C"
SEE BELOW RIGHT



RIO RANCHO BLVD
PHOTOMETRICS
STREET LIGHT PLANS

NO.	REVISIONS	BY	DATE
1	DESIGN	DAUG	02-28-19
2	REVISED	DAUG	03-13-19
3	REVISED	DAUG	03-13-19

CIR Project #: 1892229
Designed By: SH
Drawn By: JG
Checked By: JG
Date: 03/13/2019

ENGINEERS NOTES

- A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION OF UTILITIES IN ADVANCE OF TRENCHING. THE ENGINEER AND/OR DEVELOPER WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS.
- PRIOR TO BIDDING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS, REQUIREMENTS OF THE WORK AND EXCESS OF DEFICIENCY IN QUANTITIES, IF ANY. NO CLAIMS SHALL BE MADE AGAINST THE OWNER/DEVELOPER OR ENGINEER FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OF RELATIVE.
- THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- ANY QUANTITIES SHOWN ARE THE BEST ESTIMATE OF THE ENGINEER. THE SUBCONTRACTOR SHALL MAKE HIS OWN INDEPENDENT ESTIMATE OF QUANTITIES AND BASE HIS BID THEREON.
- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF UTILITIES, POWER POLES, ETC.
- NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
- THE CONTRACTOR WILL MAKE FIELD AS-BUILT MEASUREMENTS OF THE WORK. THESE MEASUREMENTS WILL BE GIVEN TO THE ENGINEER IN WRITING SO THAT AS-BUILT PLANS CAN BE CREATED. IF THE CONTRACTOR DOES NOT TAKE AS-BUILT MEASUREMENTS OR FORWARD THESE MEASUREMENTS TO THE ENGINEER, THE ENGINEER WILL NOT BE RESPONSIBLE FOR PROVIDING ACCURATE AS-BUILT OF THE POLES, ETC.
- AS-BUILT SUBMITTALS WILL NOT BE PERFORMED UNTIL ORDERED BY THE CLIENT OR HIS MEASUREMENTS.
- GTR ENGINEERING LLC., ITS OWNERS, OR EMPLOYEES WILL NOT BE HELD RESPONSIBLE FOR ANY DESTRUCTION OF PROPERTY CAUSED BY OTHERS. IDENTIFY ALL OTHER UTILITIES & CALL BLUE STAKE PRIOR TO DIGGING.
- SIDEWALK TO MEANDER AROUND ALL STREET LIGHTS AND APS EQUIPMENT.

CITY OF SURPRISE NOTES

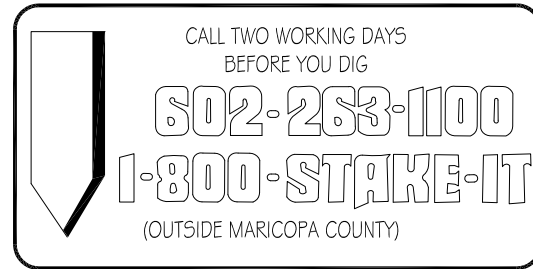
- ALL CONSTRUCTION MUST CONFORM TO MARICOPA ASSOCIATION OF GOVERNMENT (MAG) SPECIFICATIONS AND DETAILS AND LATEST REVISIONS UNLESS OTHERWISE STATED ON PLANS.
- THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS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

GENERAL NOTE

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

RIO RANCHO ESTATES
WEST HAPPY VALLEY RD
STREETLIGHT PLANS
SURPRISE, ARIZONA

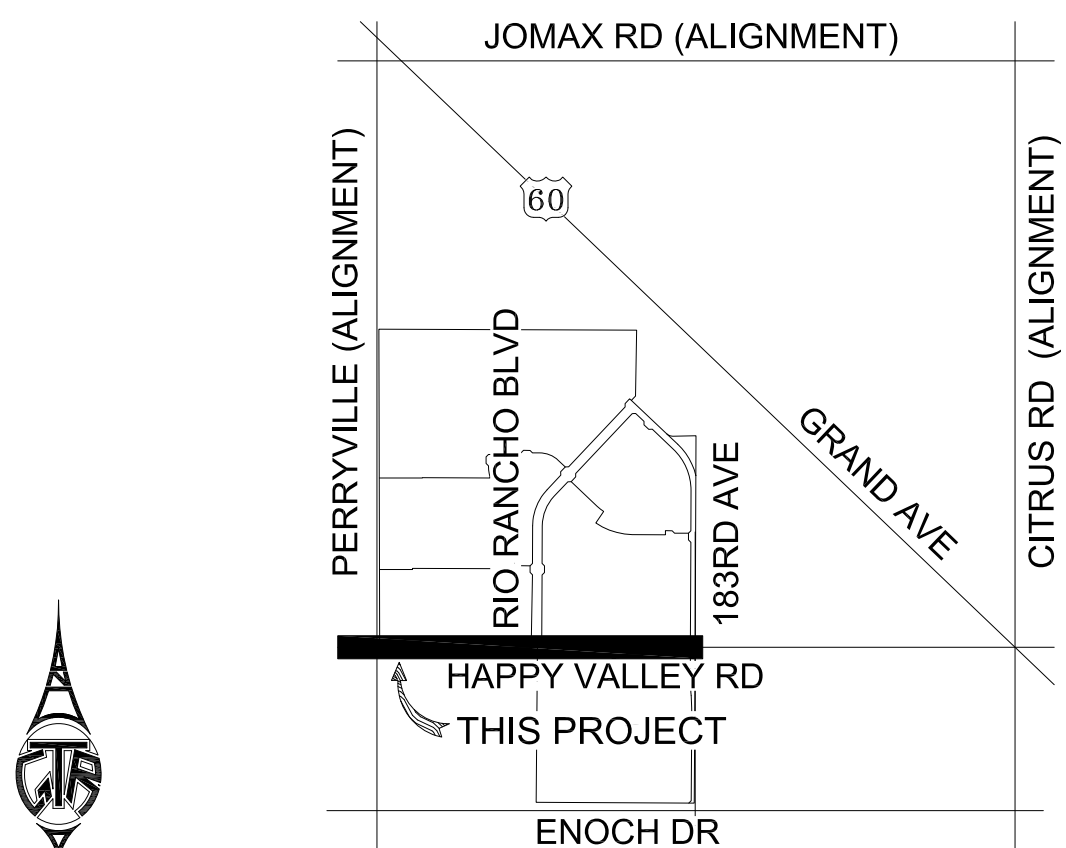
A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



INDEX

- COVER SHEET
- STREET LIGHT LAYOUT
- PHOTOMETRICS

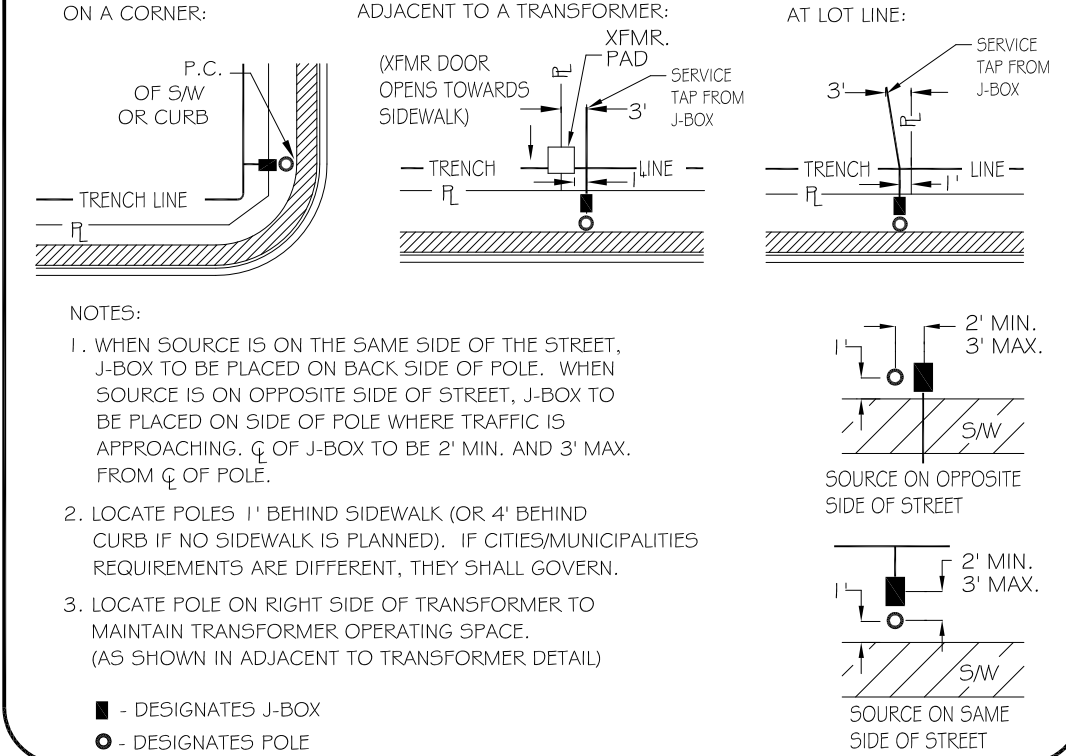
VICINITY MAP



DETAILS AND LEGEND FOR STREETLIGHTS:

- INSTALL ONE 120 WATT, 16,000 LUMEN LED FIXTURE WITH PHOTO ELECTRIC CONTROL ON A 38'-0" SQUARE POLE WITH WITH A 8' X 8' MAST ARM, SEE DETAIL 1. POLE SHALL BE LOCATED 6' BACK OF CURB OR 1' BACK OF WALK.
 - INSTALL 1" FLEX PVC W/2-#14 TYPE THHN/THWN AND 1-#14 BARE BOND FROM PULL BOX TO BUSSMAN FUSE HOLDER IN STREET LIGHT. SEE DETAIL 2.
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- FUTURE / PROPOSED DOUBLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED.)
- EXISTING HPS STREETLIGHT MOUNTED ON UTILITY POLE TO BE REMOVED BY THE UTILITY COMPANY.
- FIRE HYDRANT LOCATION PER CIVIL PLANS

TYPICAL STREET LIGHT LOCATIONS



OWNER/DEVELOPER

SOUTHWEST VALUE PARTNERS
7800 E. DOUBLETREE RANCH RD, STE 120
SCOTTSDALE, ARIZONA 85258
PHONE: (XXX) XXX-XXXX
CONTACT: DAVE HENRY

ELECTRICAL ENGINEER

GTR ENGINEERING, LLC
2340 W. PARKSIDE LN, STE H109
PHOENIX, ARIZONA 85027
PHONE: (602) 241-1144
CONTACT: JADE GOULD

CIVIL ENGINEER

GOODWIN & MARSHALL
2705 S. ALMA SCHOOL RD, STE 2
CHANDLER, ARIZONA 85286
PHONE: (602) 218-7285
CONTACT: JOHN BUSH

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

CITY OF SURPRISE ENGINEER

DATE

UTILITY COORDINATION LIST

DESCRIPTION	REPRESENTATIVE	PHONE	DATE
APS	MONIQUE HOLLIDAY	(602) 250-1000	12-03-18
CENTURY LINK	DEBBIE RAMSEY	(602) 630-0492	12-03-18
SOUTHWEST GAS	ZACH STEVENSON	(602) 484-5270	12-03-18
COX COMMUNICATIONS	TMC (TRAFFIC MANAGEMENT CENTER)	(623) 322-7215	12-03-18

* CONFLICTS ARISING DURING THE COURSE OF CONSTRUCTION FROM UNFORSEEN CIRCUMSTANCES SHALL BE REPORTED TO THE INTERESTED UTILITY COMPANY AND BE RESOLVED BY THEM AND THE DESIGN ENGINEER.

EQUIPMENT LIST

ITEM #	SYMBOL	TYPE STREET:	QUANTITY	MOUNTING HEIGHT	POLE HEIGHT:	MAST ARM	LUMENS	TYPE	WATTAGE	VOLTAGE	BALLAST	PHOTOMETRIC	LUMINAIRE
1		ARTERIAL	9	39'-6"	38'-0"	8' X 8'	16,000	LED	120 W	240V	REACTOR HPF	TYPE III	ERL2-0-16-C3-40A-DKBZ (TYPE III)
ITEM DESCRIPTION													
2		1" FLEX PVC W/2-#14 TYPE THHN/THWN AND 1-#14 BARE BOND FROM PULL BOX TO BUSSMAN FUSE HOLDER IN STREET LIGHT.											
3		INSTALL AN APS JUNCTION BOX NEXT TO THE POLE PER JUNCTION BOX DETAIL.											

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

WEST HAPPY VALLEY RD
COVER SHEET
STREET LIGHT PLANS

GTR Engineering
GTRENGINEERING.COM

Professional Engineer
29352
JADE GOULD
Arizona 02-28-19

NO.	REVISIONS	BY	DATE
1			
2			
3			

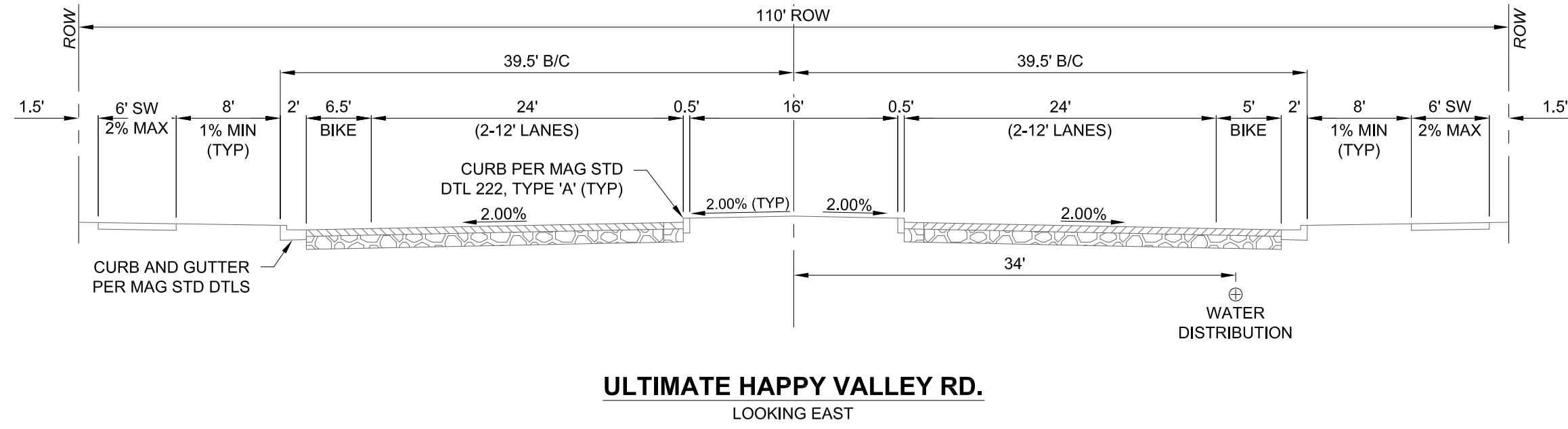
CITY'S COMMENTS D.H. 02-28-19
CITY'S COMMENTS S.H. 12-03-18

SHEET
1 OF 3

GTR Contact: Doug Horning
GTR Project #: 18SP2237
Designed By: DH 08/13/2018
Drawn By: SH 08/13/2018
Reviewed By: JG 08/13/2018

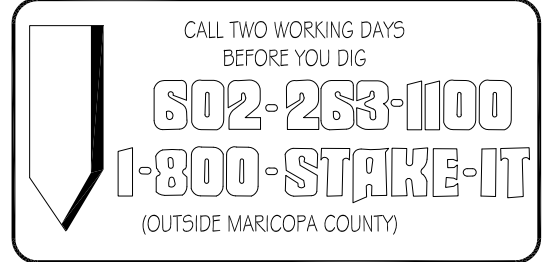
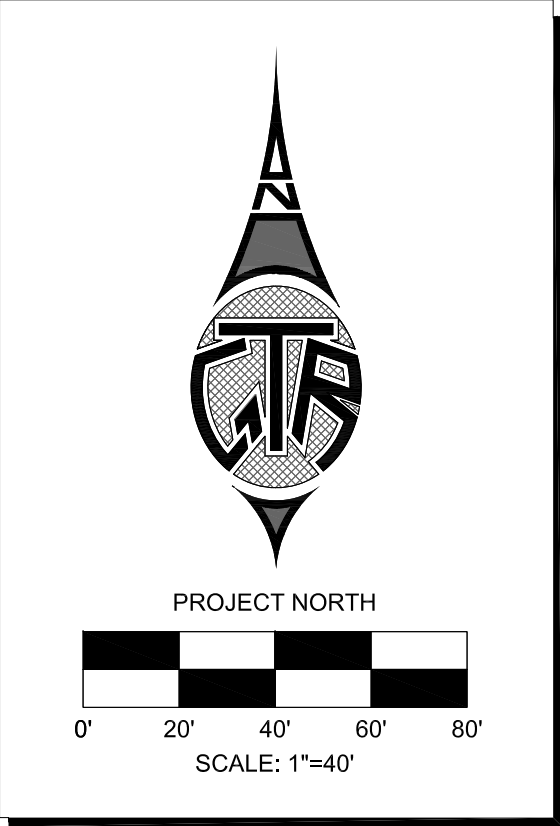
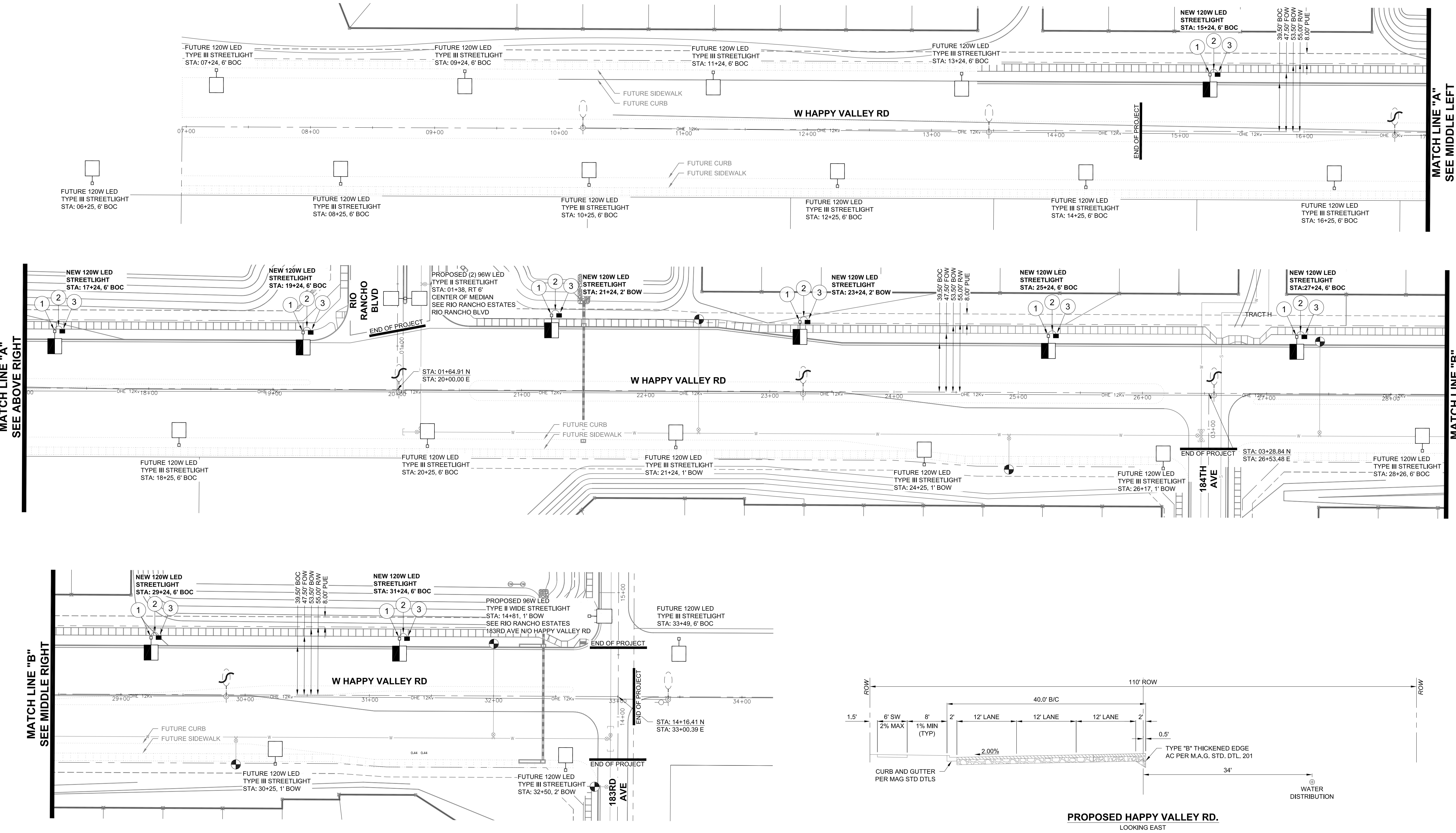
RIO RANCHO ESTATES - WEST HAPPY VALLEY RD
STREETLIGHT PLANS
SURPRISE, ARIZONA

A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



DETAILS AND LEGEND FOR STREETLIGHTS:

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WEST HAPPY VALLEY RD
STREET LIGHT LAYOUT
STREET LIGHT PLANS

GTR Engineering
GTRENGINEERING.COM

29352
JADE GOULD
02-28-18
ARIZONA, U.S.A.

CITY'S COMMENTS
NO. REVISIONS
BY DATE

SHEET
2 OF 3

GTR Contact: Doug Homing
GTR Project #: 18SP2239
Designed By: DH 08/13/2018
Drawn By: SH 08/13/2018
Reviewed By: JG 08/13/2018

PHOTOMETRICS:

GE LIGHTING SOLUTIONS ERL2_16C340
 GE LIGHTING SOLUTIONS-EAST CLEVELAND OH USA test report no.
 17041221 17041321 17041322 17041323 17041324 17041325
 lamp(s): LED8 E21A
 candle file 'erl2_16c340' _tcm201-1291791es'
 1 lamp(s) per luminaire, photometry is absolute
 Light Loss Factor = 0.810, watts per luminaire = 120
 Outreach (from mounting axis to photometric center)= 106 in
 mounting height= 40 ft
 number locations= 9, number luminaires= 9
 kw all locations= 3.4

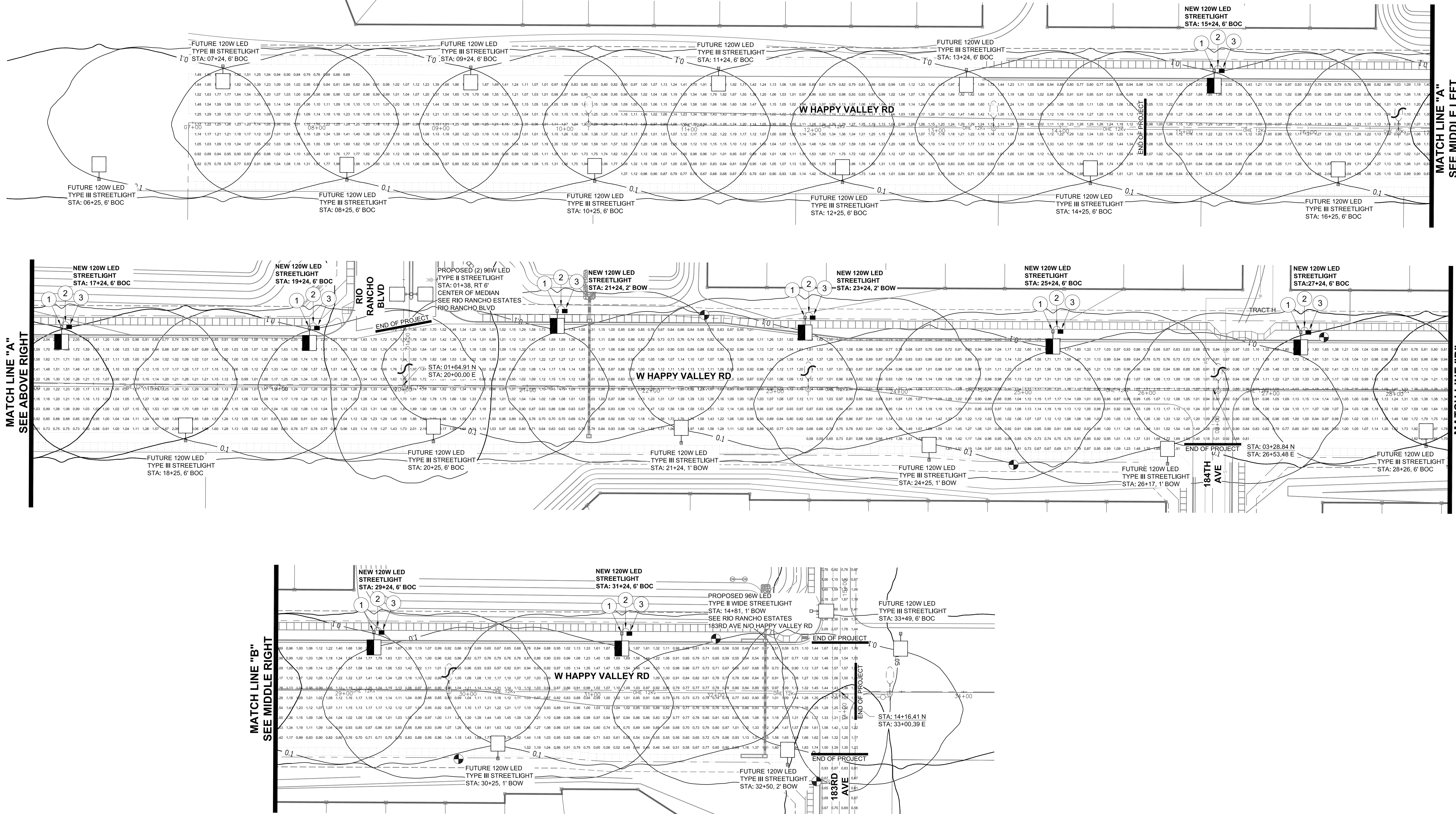
HAPPY VALLEY ROAD
 3346 points at z=0, sp 8ft by 8ft
 HORIZONTAL FOOTCANDLES
 Average 1.16
 Maximum 2.32
 Minimum 0.44
 Avg/Min 2.65
 Max/Min 5.27
 Coef Var 0.26
 Unit/Grad 1.51

RIO RANCHO ESTATES - WEST HAPPY VALLEY RD STREETLIGHT PLANS SURPRISE, ARIZONA

A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
 RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
 MARICOPA COUNTY, ARIZONA

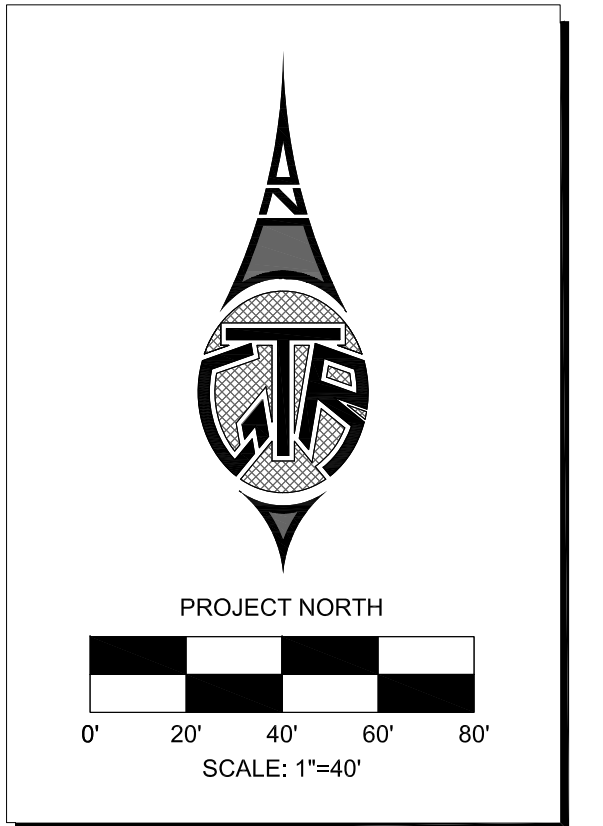
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- FIRE HYDRANT LOCATION PER CIVIL PLANS



MATCH LINE "A" SEE MIDDLE LEFT

MATCH LINE "B" SEE BELOW LEFT



CALL TWO WORKING DAYS BEFORE YOU DIG
 602-258-1100
 1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)

WEST HAPPY VALLEY RD
 PHOTOMETRICS
 STREET LIGHT PLANS

CTR
 Engineering
 29352
 JADE
 GOULD
 02-28-19

CITY'S COMMENTS D.H. 02-28-19
 CITY'S COMMENTS S.H. 12-03-18
 REVISIONS BY DATE

SHEET
 3 OF 3

GTR Contact: Doug Homing
 GTR Project #: 18SP2239
 Designed By: DH 08/13/2018
 Drawn By: SH 08/13/2018
 Reviewed By: JG 08/13/2018

ENGINEERS NOTES

1. A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UTILITIES AND SURPRISE LIGHTS IN THE PROJECT AREA. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION OF UTILITIES IN ADVANCE OF TRENCHING. THE ENGINEER AND/OR DEVELOPER WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS.
2. PRIOR TO BIDDING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS. REQUIREMENTS OF THE WORK AND EXCESS OF DEFICIENCY IN QUANTITIES, IF ANY, NO CLAIMS SHALL BE MADE AGAINST THE OWNER/DEVELOPER OR ENGINEER FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.
3. THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
4. ANY QUANTITIES SHOWN ARE THE BEST ESTIMATE OF THE ENGINEER, THE SUBCONTRACTOR SHALL MAKE HIS OWN INDEPENDENT ESTIMATE OF QUANTITIES AND BASE HIS BID THEREON.
5. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF UTILITIES, POWER, POLES, ETC.
6. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
7. THE CONTRACTOR WILL MAKE FIELD AS-BUILT MEASUREMENTS OF THE WORK. THESE MEASUREMENTS WILL BE USED TO REVISION THE CONTRACT DOCUMENTS. AS-BUILT PLANS CAN BE CREATED IF THE CONTRACTOR DOES NOT TAKE AS-BUILT MEASUREMENTS OR FORWARD THESE MEASUREMENTS TO THE ENGINEER. THE ENGINEER WILL NOT BE RESPONSIBLE FOR PROVIDING ACCURATE AS-BUILT OF THE POLES, ETC.
8. AS-BUILT SUBMITTALS WILL NOT BE PERFORMED UNTIL ORDERED BY THE CLIENT OR HIS MEASUREMENTS.
9. GTS ENGINEERING LLC, ITS OWNERS, OR EMPLOYEES WILL NOT BE HELD RESPONSIBLE FOR ANY DESTRUCTION OF PROPERTY CAUSED BY OTHERS, IDENTIFY ALL OTHER UTILITIES & CALL BLUE STAKE PRIOR TO DIGGING.
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CITY OF SURPRISE NOTES

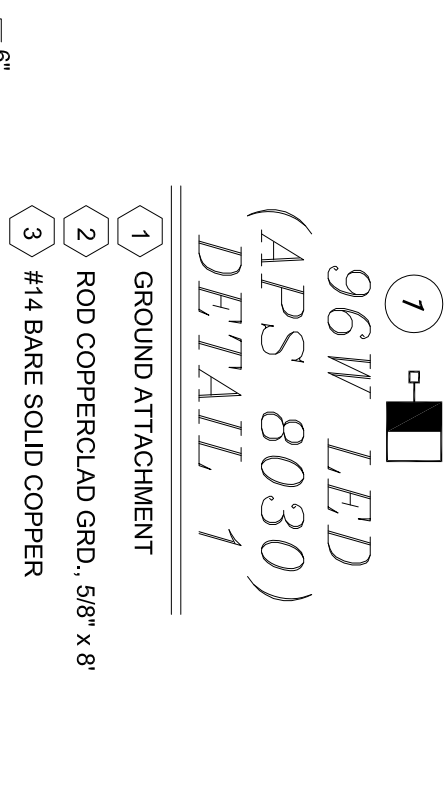
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GENERAL NOTE

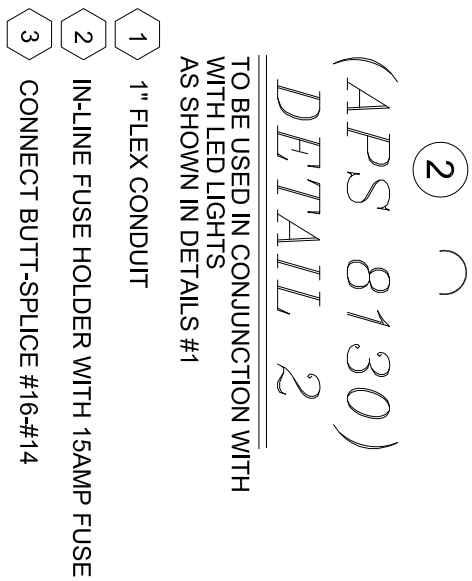
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RIO RANCHO ESTATES
183RD AVE (N/O HAPPY VALLEY RD)
STREETLIGHT PLANS
SURPRISE, ARIZONA

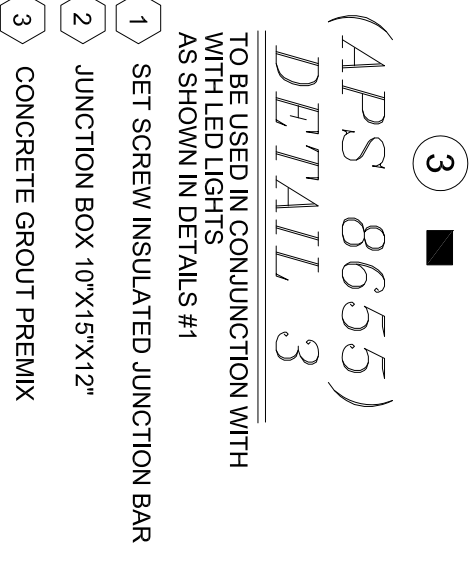
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MARICOPA COUNTY, ARIZONA



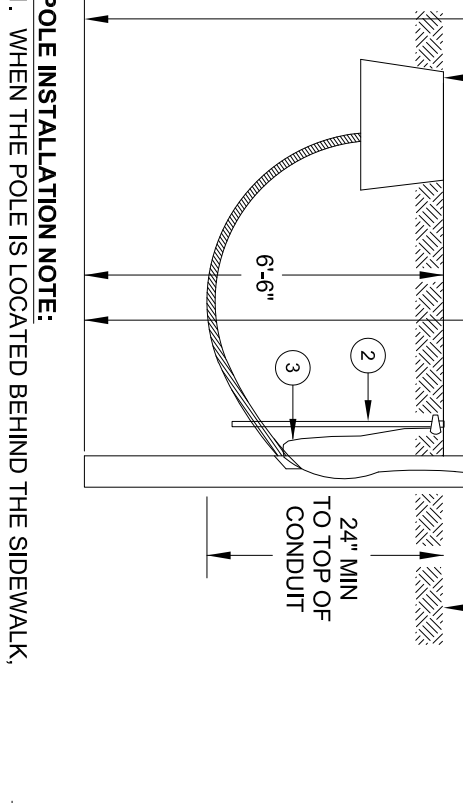
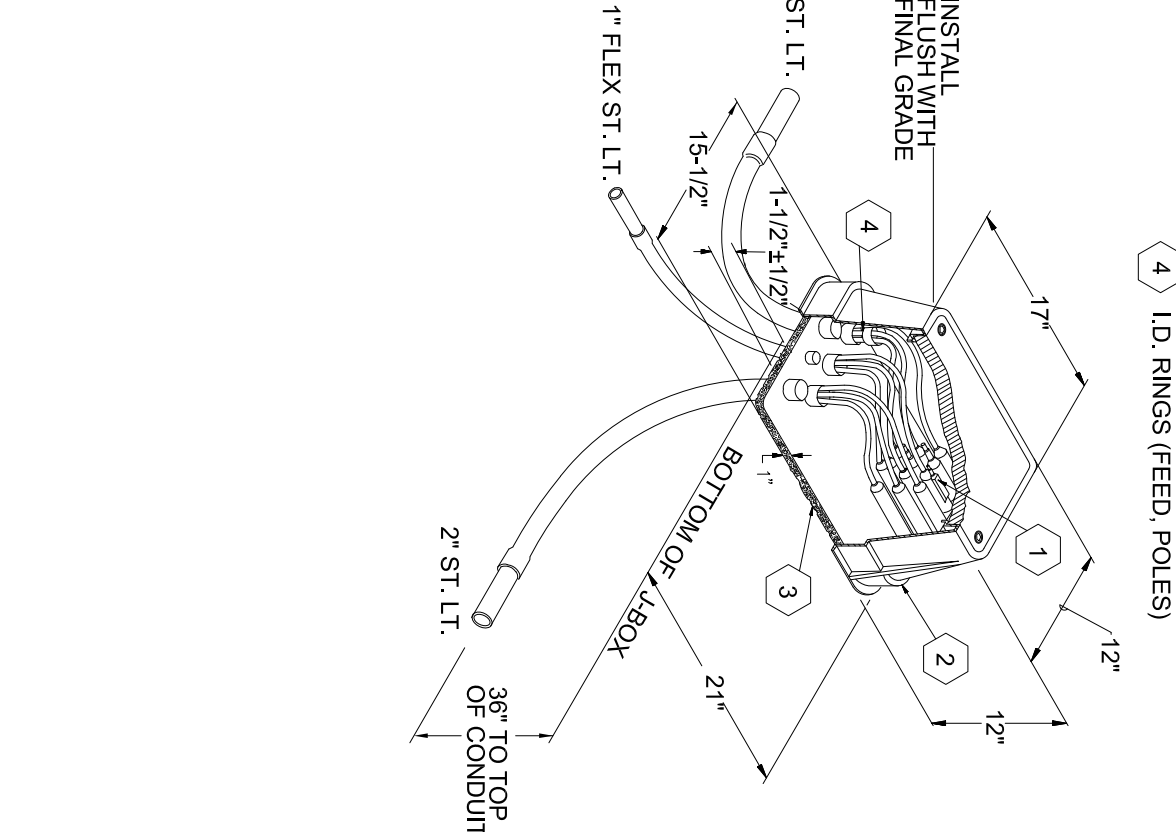
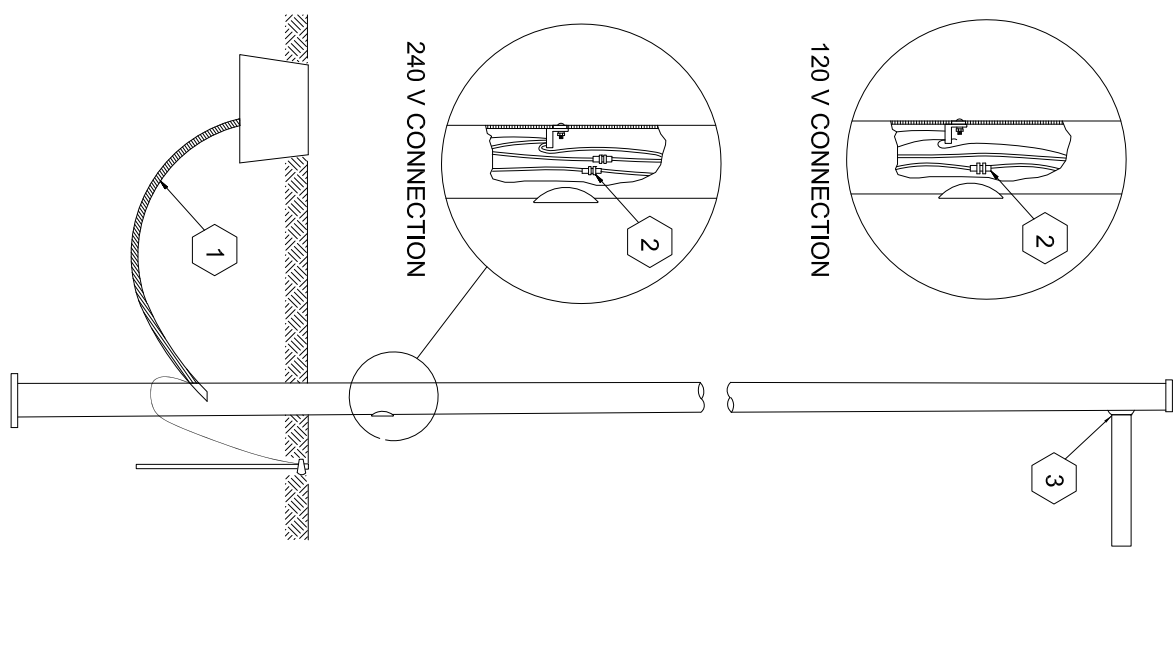
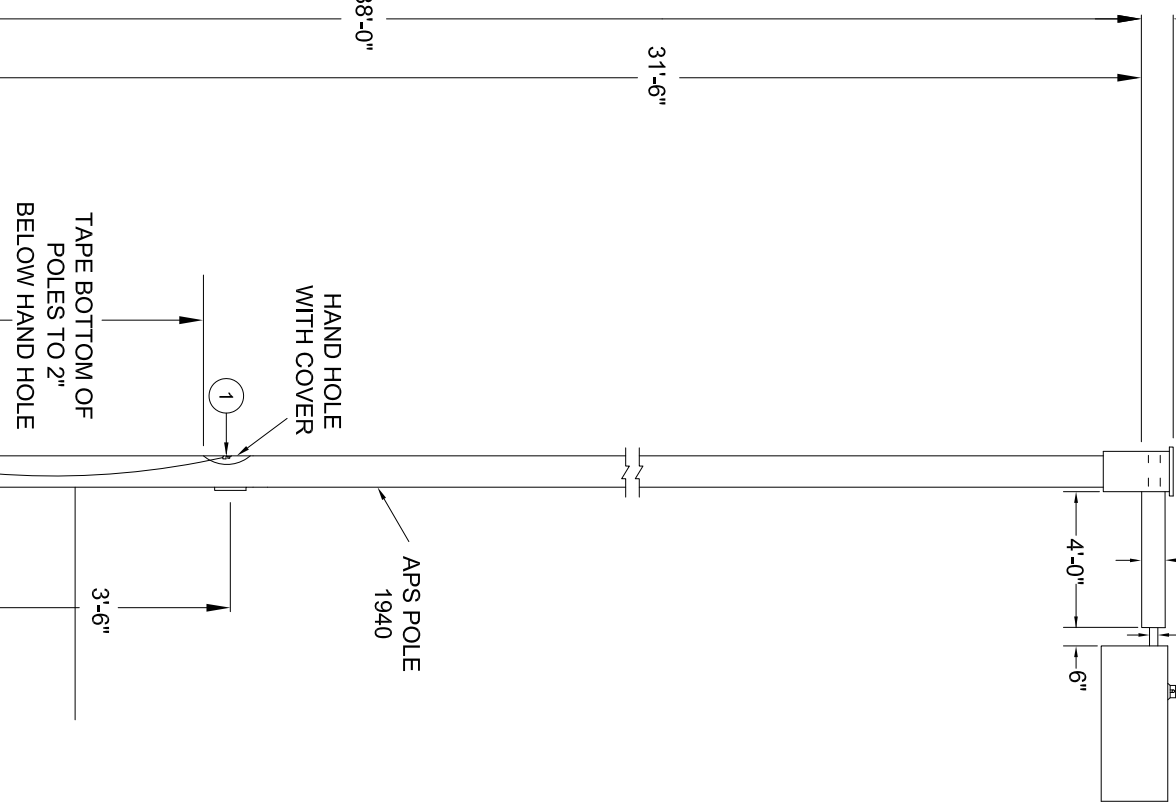
- 1 GROUND ATTACHMENT
- 2 ROD COPPER/CLAD BRD, 5/8\" x 8"
- 3 #4 BARE SOLID COPPER



- 1 1\" FLEX CONDUIT
- 2 IN-LINE FUSE HOLDER WITH 15AMP FUSE
- 3 CONNECT BUTT-SPlice #16-#14



- 1 SET SCREW INSULATED JUNCTION BAR
- 2 JUNCTION BOX 10\"x15\"x12"
- 3 CONCRETE GROUT PREMIUM



** POLE INSTALLATION NOTE:
1. THE POLE SHALL BE INSTALLED BEHIND THE SIDEWALK, A MINIMUM OF ONE FOOT (1') SEPARATION IS REQUIRED. IT IS MEASURED FROM THE BACK OF A SIDEWALK TO FRONT EDGE OF THE POLE.
2. WHEN THE POLE IS LOCATED BEHIND THE CURB WITH A DETACHED SIDEWALK, A MINIMUM OF ONE FOOT (1') SEPARATION IS REQUIRED FROM THE SIDEWALK. IT IS MEASURED FROM THE FRONT OF A SIDEWALK TO BACK EDGE OF THE POLE.

UTILITY COORDINATION LIST

DESCRIPTION	REPRESENTATIVE	PHONE	DATE
APS	MONIQUE HOLLIDAY	(602) 260-1000	11-28-18
CENTURY LINK	DEBBIE RAMSEY	(602) 630-0492	11-28-18
SOUTHWEST GAS	ZACH STEVENSON	(602) 484-9270	11-28-18
COX COMMUNICATIONS	TMC (TRAFFIC MANAGEMENT CENTER)	(602) 322-7215	11-28-18

* CONFLICTS ARISING DURING THE COURSE OF CONSTRUCTION FROM UNFORESEEN CIRCUMSTANCES SHALL BE REPORTED TO THE INTERESTED UTILITY COMPANY AND BE RESOLVED BY THEM AND THE DESIGN ENGINEER.

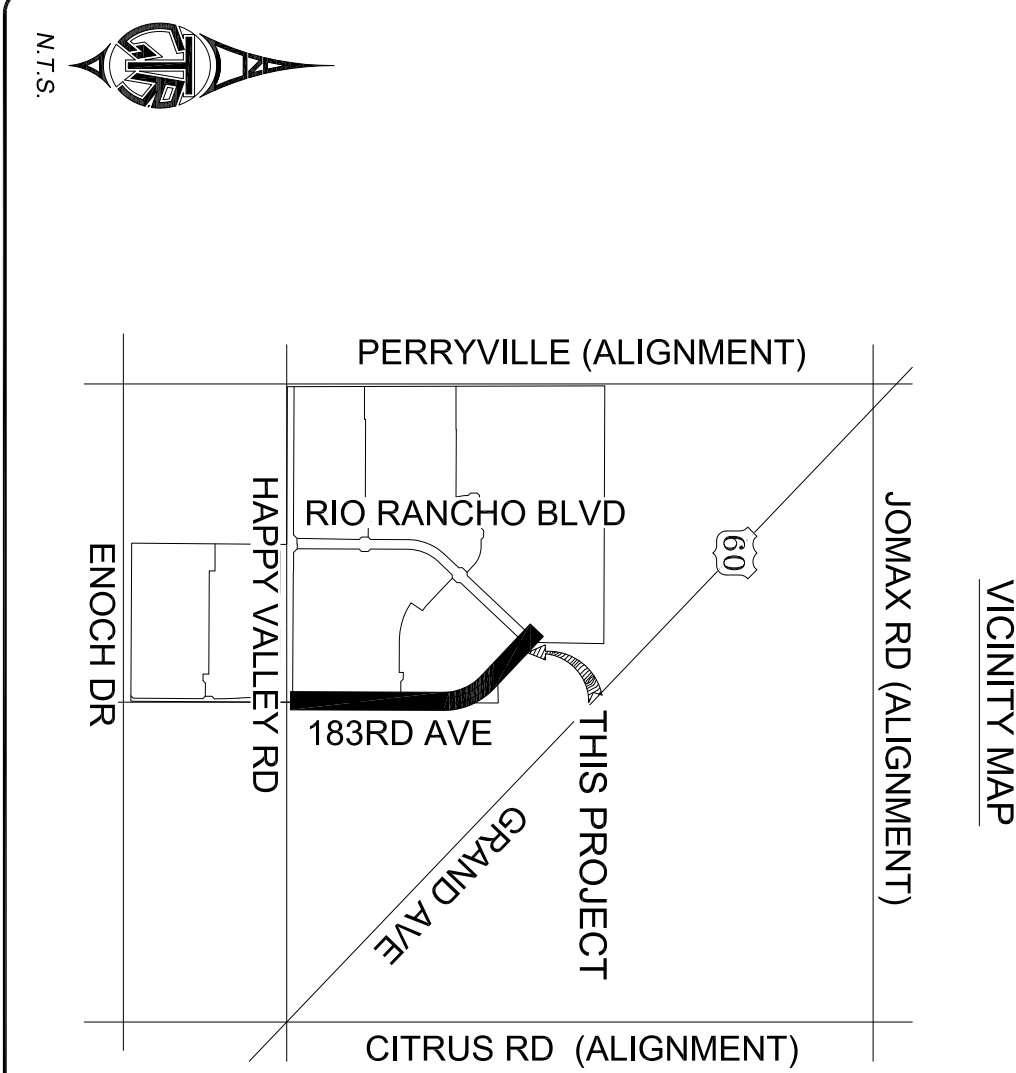
EQUIPMENT LIST

ITEM #	SYMBOL	TYPE STREET	QUANTITY	MOUNTING HEIGHT	POLE HEIGHT	MAST ARM	LUMENS	TYPE	WATTAGE	VOLTAGE	BALLAST	PHOTOMETRIC	LUMINAIRE
1	☐	COLLECTOR	11	31'-6"	38'-0"	4'-0"	11,500	LED	96W	120V	REACTOR HPF	TYPE II WIDE	ERL-H-11-B3-40-A-DK6Z
2	☐	ITEM DESCRIPTION											
3	☐	INSTALL AN APS JUNCTION BOX NEXT TO THE POLE PER JUNCTION BOX DETAIL.											

** LED NOTE:
LED TECHNOLOGY IS CHANGING RAPIDLY. THE FIXTURES SHOWN ON THESE PLANS MAY NOT BE APPLICABLE AT TIME OF CONSTRUCTION. CONSTRUCTION TO COORDINATE WITH APS AND UTILITY THEIR CURRENT SPECIFICATIONS AT THE TIME OF BIDDING AND CONSTRUCTION.

CALL TODAY WORKING PAPERS BEFORE YOU DIG
802-238-1100
1-800-STREET-IT
(OUTSIDE MARICOPA COUNTY)

INDEX
1 - COVER SHEET
2 - STREET LIGHT LAYOUT
3 - PHOTOMETRICS



DETAILS AND LEGEND FOR STREETLIGHTS:

1. INSTALL ONE SINGLE 96W LED FIXTURES WITH PHOTO-ELECTRIC CONTROL ON A 38'-0" SQUARE POLE WITH ONE SINGLE 4'-0" MAST ARM. SEE DETAIL 1. POLE SHALL BE LOCATED 4' BACK OF CURB OR 1' BACK OF WALK.
2. INSTALL 1" FLEX PVC W/24" TYPE THINWALL AND 1/4" BARE BOND FROM PULL BOX TO BUSMAN FUSE HOLDER IN STREET LIGHT. SEE DETAIL 2.
3. INSTALL AN APS JUNCTION BOX NEXT TO THE POLE PER JUNCTION BOX DETAIL.

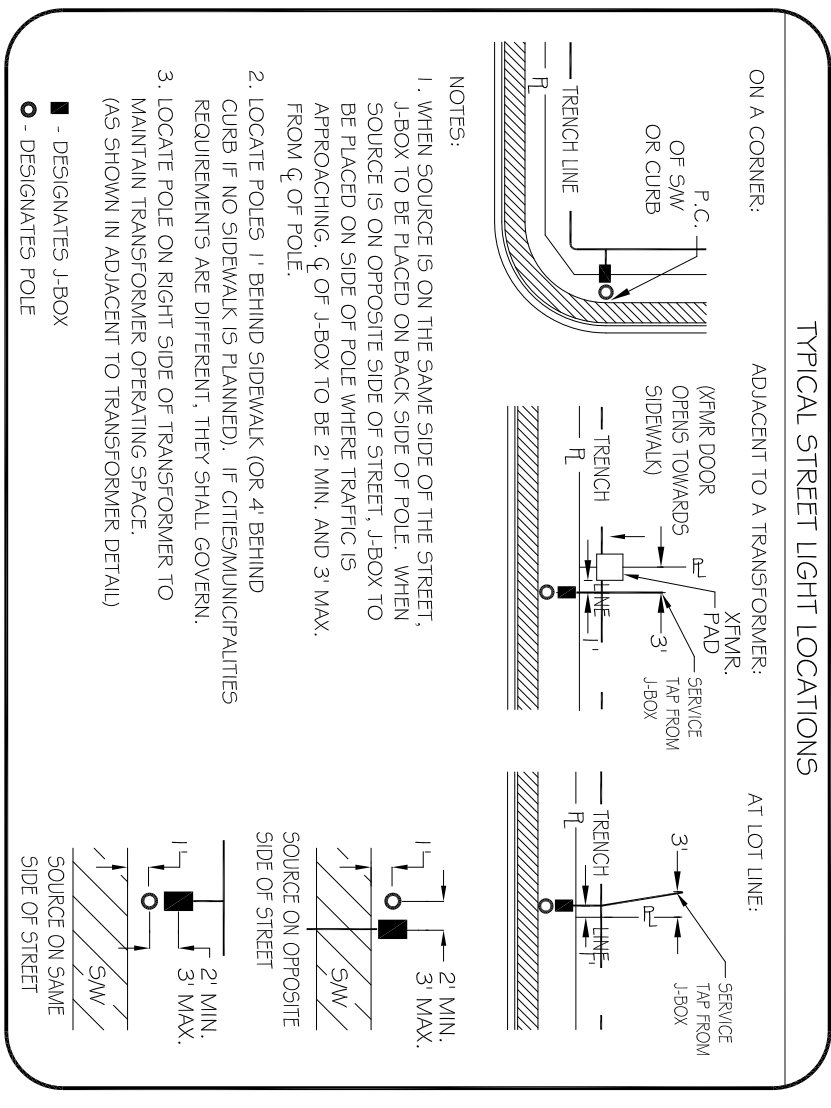
SEE DETAIL 3.

FUTURE / PROPOSED SINGLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED)

FUTURE / PROPOSED DOUBLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED)

EXISTING HPS STREETLIGHT MOUNTED ON UTILITY POLE TO REMAINED IN PLACE

FIRE HYDRANT LOCATION PER CIVIL PLANS



OWNER/DEVELOPER
SOUTHWEST VALLEY PARTNERS
7800 E. DOUBLETREE RANCHO RD. STE 120
SUITE 120
PHOENIX, ARIZONA 85028
PHONE: (602) 241-1447
CONTACT: DAVE HENRY

ELECTRICAL ENGINEER
GTR ENGINEERING, LLC
2240 W. PARKSIDE LN. STE H109
PHOENIX, ARIZONA 85027
PHONE: (602) 241-1447
CONTACT: JADE GOULD

CIVIL ENGINEER
GOODWIN & MARSHALL
2705 S. ALMA SCHOOL RD. STE 2
CHANDLER, ARIZONA 85226
PHONE: (480) 948-8288
CONTACT: JOHN BUSH

THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO THE DATE OF REVIEW. THE ENGINEER ACCEPTS NO ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THIS COMPLIANCE APPROVAL SHALL NOT PREVENT THE CITY ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN PLANS FOUND TO BE IN VIOLATION OF LAW OR ORDINANCES.

CITY OF SURPRISE ENGINEER
DATE

183RD AVE (N/O HAPPY VALLEY RD)
COVER SHEET
STREET LIGHT PLANS

GTR Engineering
JADE GOULD
19332
NO. REVISIONS BY DATE
1 OF 3

GTR Contact: Doug Herring
GTR Project #: 1892228
Designed By: BH 08/13/2018
Reviewed By: JG 08/13/2018

RIO RANCHO ESTATES
183RD AVE (N/O HAPPY VALLEY RD)
STREETLIGHT PLANS

A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

1

INSTALL ONE SINGLE 96W LED FIXTURES WITH PHOTOELECTRIC CONTROL ON A 36"Ø SQUARE POLE WITH ONE SINGLE 4"Ø WAST ARM. SEE DETAIL 1. POLE SHALL BE LOCATED 4' BACK OF CURB OR 1' BACK OF WALK.

2

INSTALL 1" FLEX PVC W/2#14 TYPE THINWALL AND 1#14 BARE BOND FROM PULL BOX TO BUSBARM FUSE HOLDER IN STREET LIGHT. SEE DETAIL 2.

3

INSTALL AN APS JUNCTION BOX NEXT TO THE POLE (PER JUNCTION BOX DETAIL). SEE DETAIL 3.

○

FUTURE / PROPOSED SINGLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED)

○

FUTURE / PROPOSED DOUBLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED)

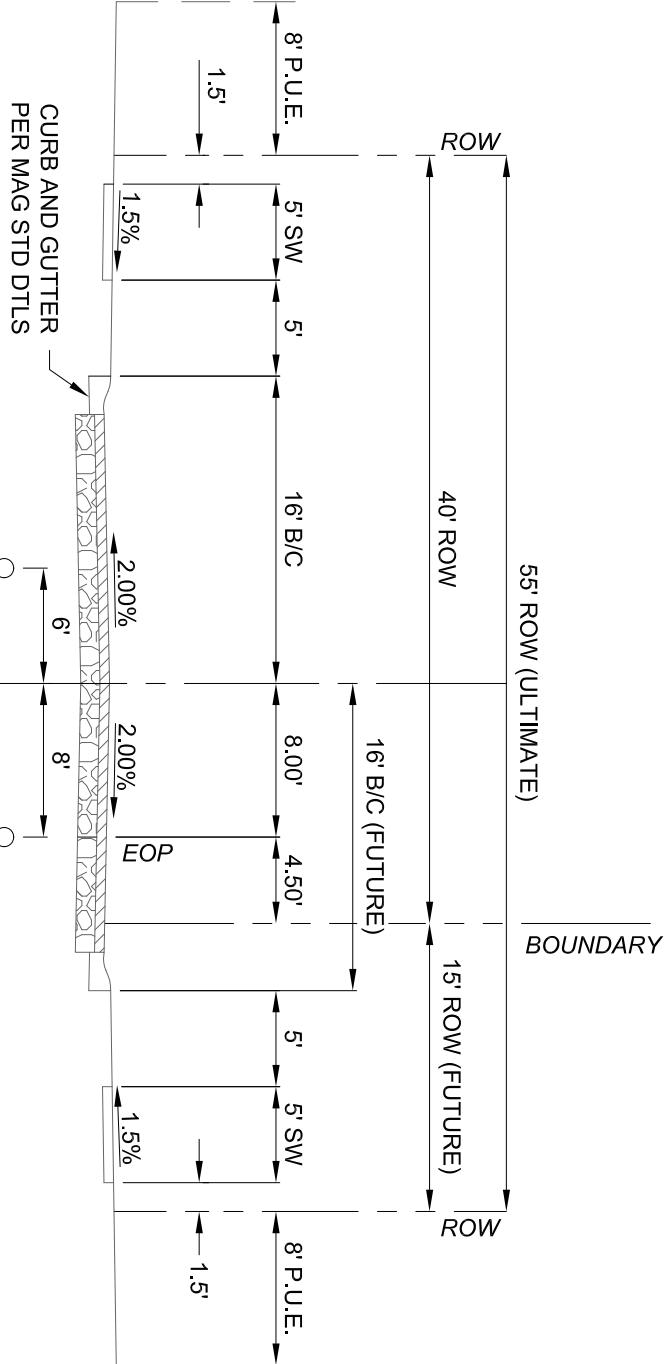
○

EXISTING HPS STREETLIGHT MOUNTED ON UTILITY POLE TO REMAINED IN PLACE

○

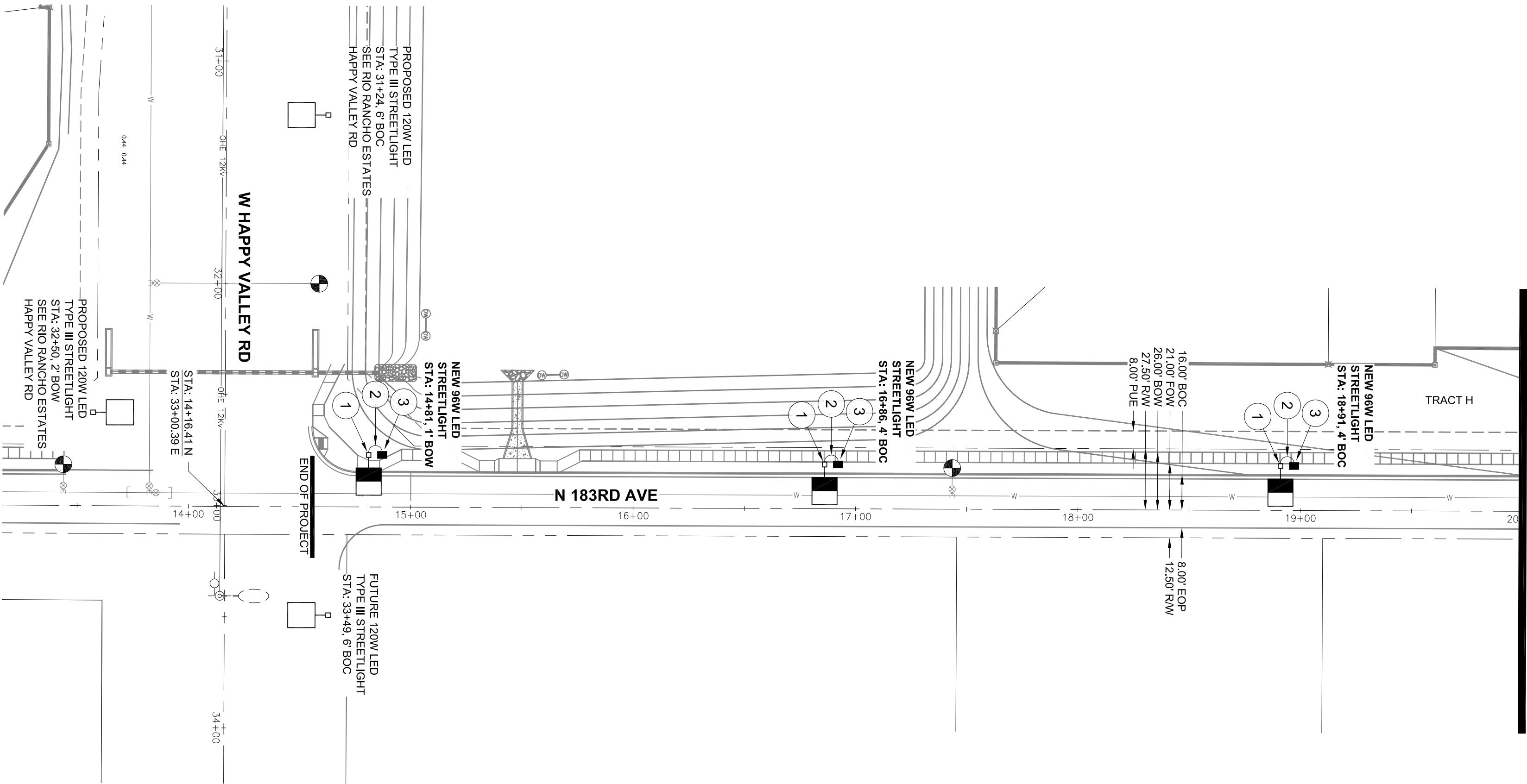
FIRE HYDRANT LOCATION PER CIVIL PLANS

DETAILS AND LEGEND FOR STREETLIGHTS:

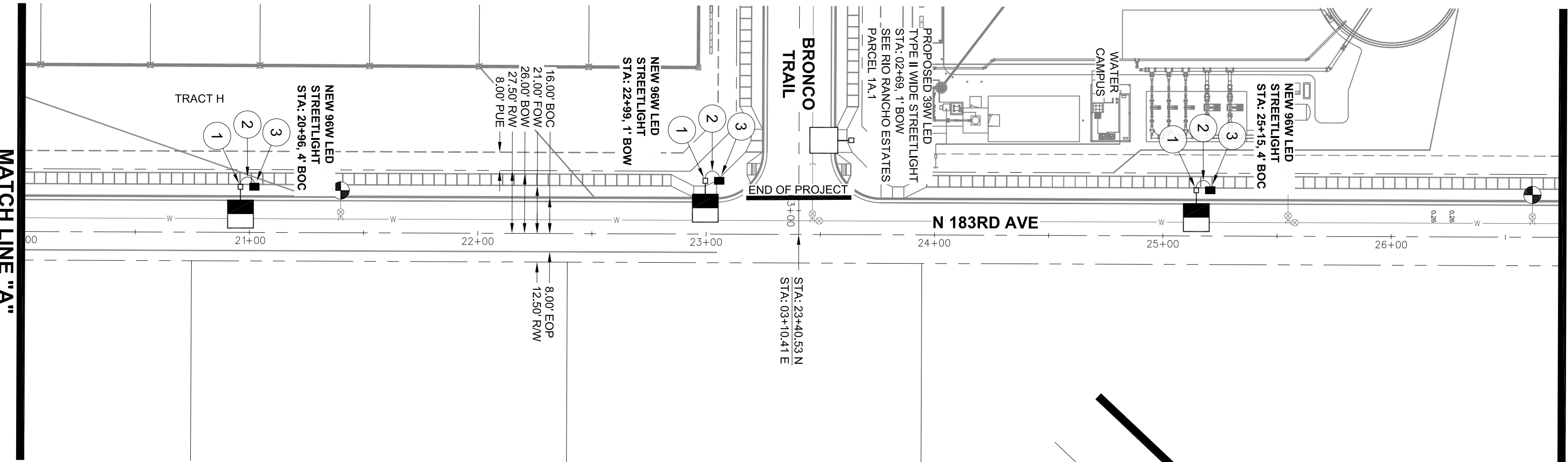


PROPOSED 183RD AVE. NORTH OF TRANSITION
LOOKING NORTH
(MODIFIED PER CITY OF SURPRISE STD. DTL. 3407)

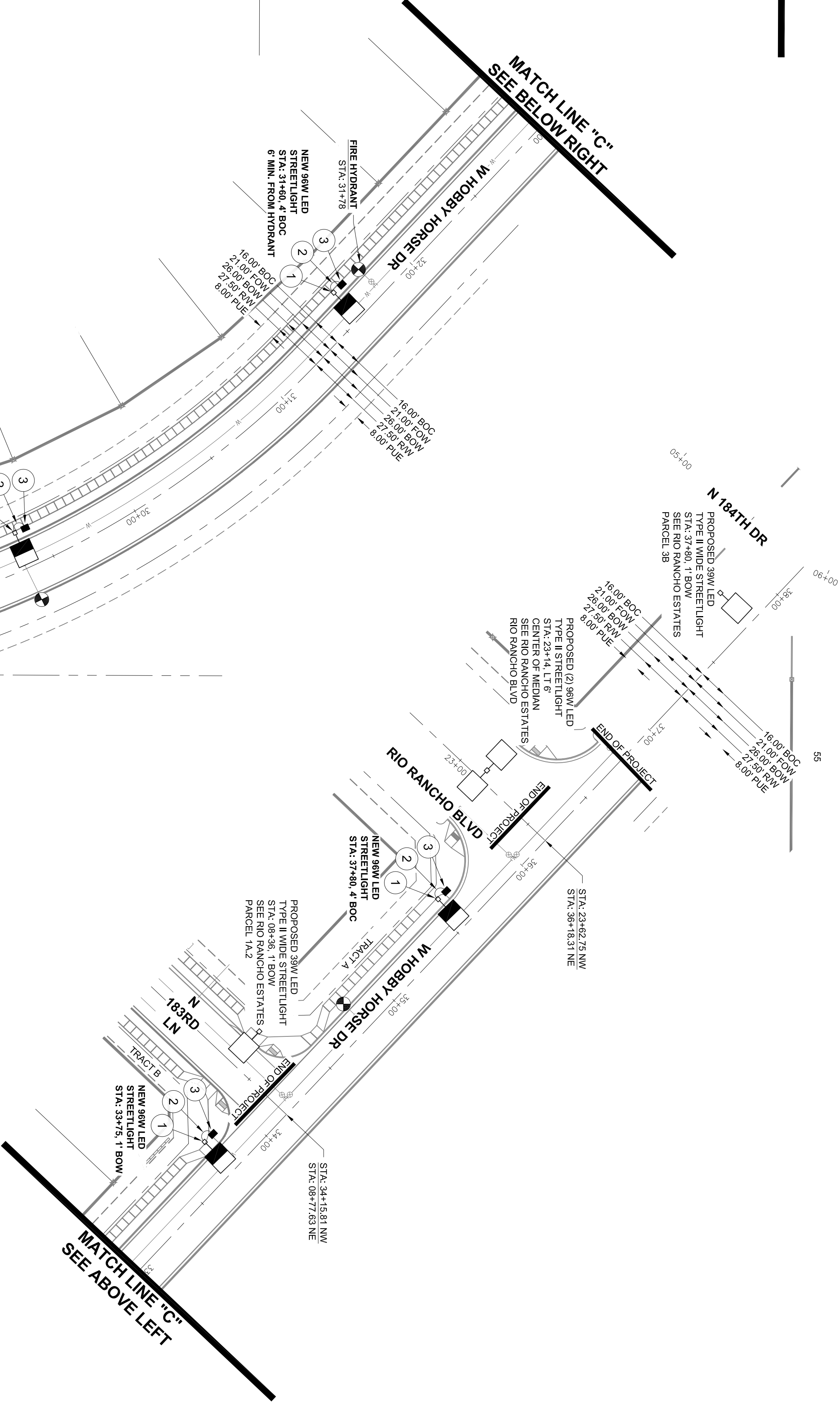
MATCH LINE "A"
SEE BELOW RIGHT



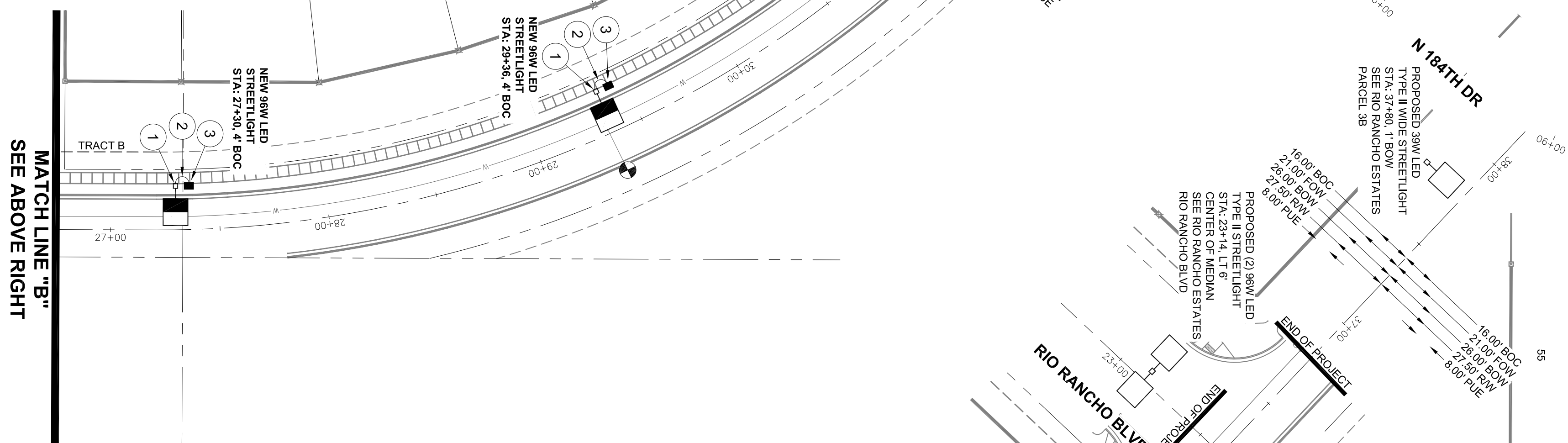
MATCH LINE "B"
SEE BELOW RIGHT



MATCH LINE "C"
SEE BELOW RIGHT



MATCH LINE "C"
SEE ABOVE LEFT



MATCH LINE "B"
SEE ABOVE RIGHT

PROJECT NORTH

0' 20' 40' 60' 80'

SCALE: 1"=40'

Engineering

19332 JAE COULD

02/28/19

APPROVED

CALL TWO WORKING DMS BEFORE YOU D.C.

802-239-1100

1-800-511-1313

(805)916-1000

183RD AVE (N/O HAPPY VALLEY RD)
STREET LIGHT LAYOUT

STREET LIGHT PLANS

Engineering

19332 JAE COULD

02/28/19

APPROVED

NO. 2 OF 3 SHEET

BY DATE

DESIGNED BY: BH

08/13/2018

DESIGNED BY: JG

08/13/2018

PHOTOMETRICS:

GE LIGHTING SOLUTIONS EARL 118340
GE LIGHTING SOLUTIONS-EAST CLEVELAND OH USA test report no.
17040024 TPO E23 1704025 17040024 17040023 17040026
17040024 TPO E23 1704025 17040024 17040023 17040026
candle file earl_118340
17040024 TPO E23 1704025 17040024 17040023 17040026
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.810, watts per luminaire = 86
luminaire mounting height = 31.5 ft
number locations = 11, number luminaires = 11
kw all locations = 1.6

183RD AVENUE NO H.V.	HOBBY HORSE DRIVE
582 points at 2nd, sp 8ft by 8ft	437 points at 2nd, sp 8ft by 8ft
HORIZONTAL FOOTCANDLES	HORIZONTAL FOOTCANDLES
Average 0.28	Average 0.28
Maximum 0.28	Maximum 0.28
Minimum 0.17	Minimum 0.17
AvgMin 3.31	AvgMin 5.04
MaxMin 11.08	MaxMin 16.35
Uniformed 1.62	Uniformed 1.54

RIO RANCHO ESTATES
183RD AVE (N/O HAPPY VALLEY RD)
STREETLIGHT PLANS
SURPRISE, ARIZONA

A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

DETAILS AND LEGEND FOR STREETLIGHTS:

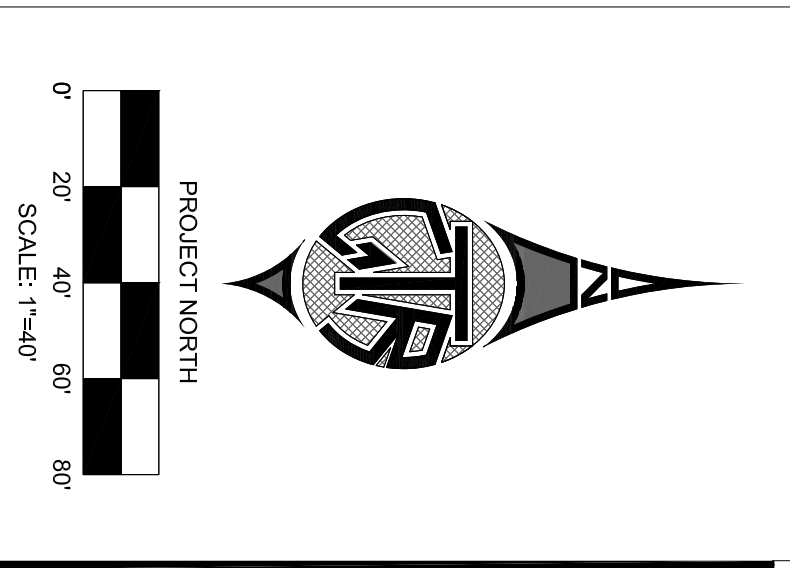
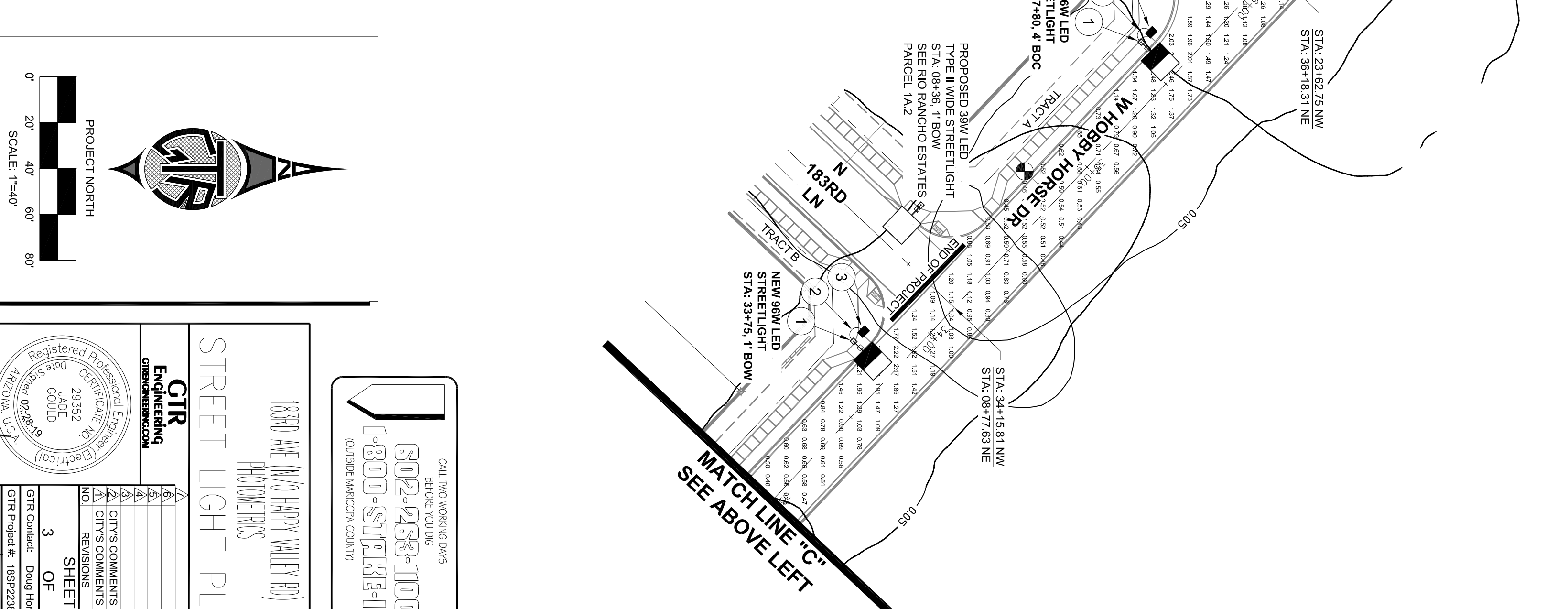
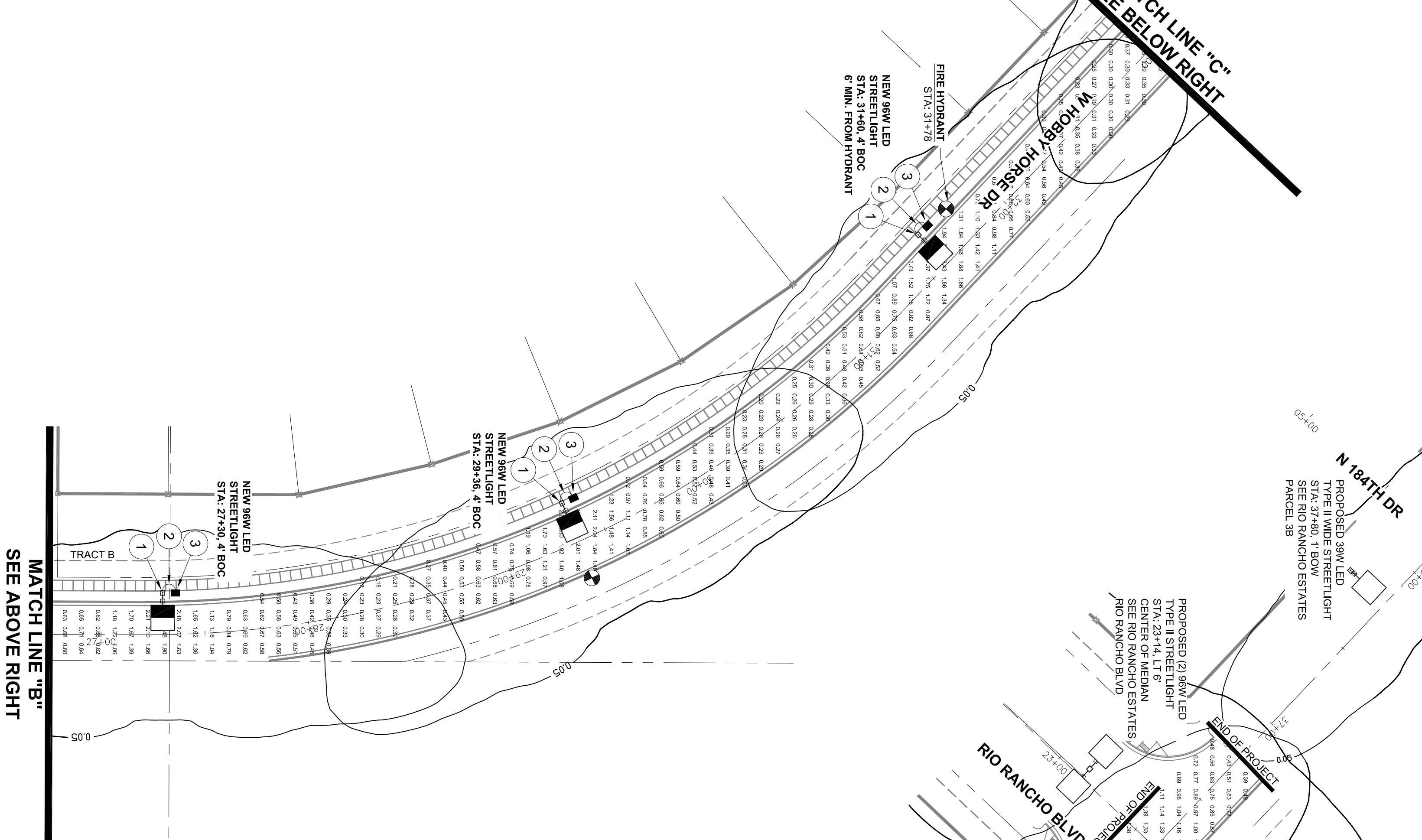
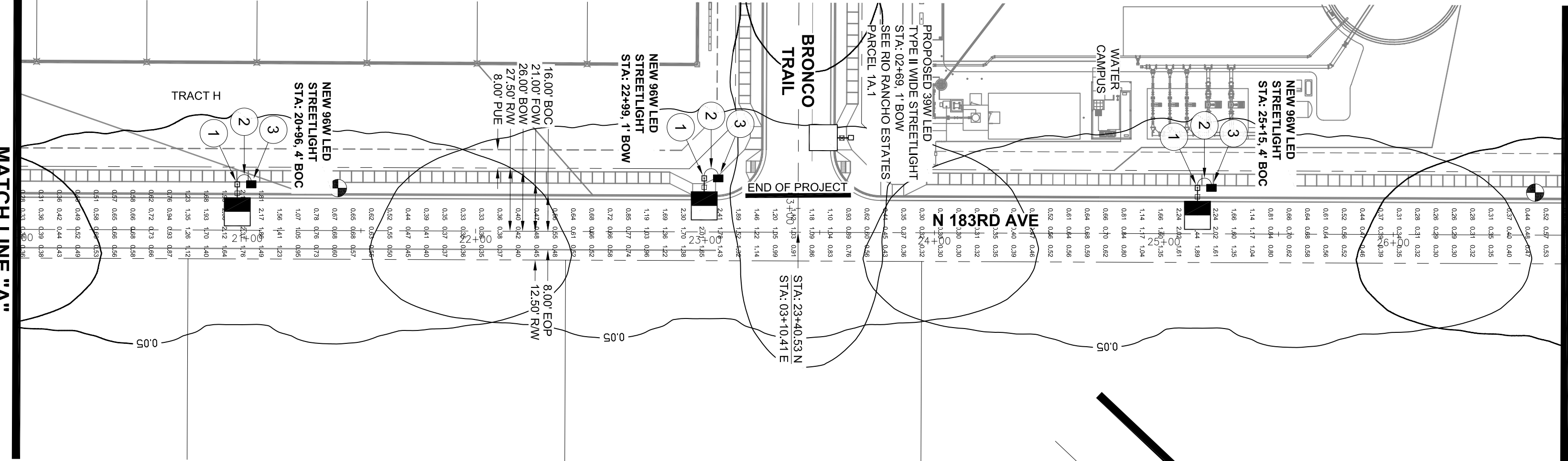
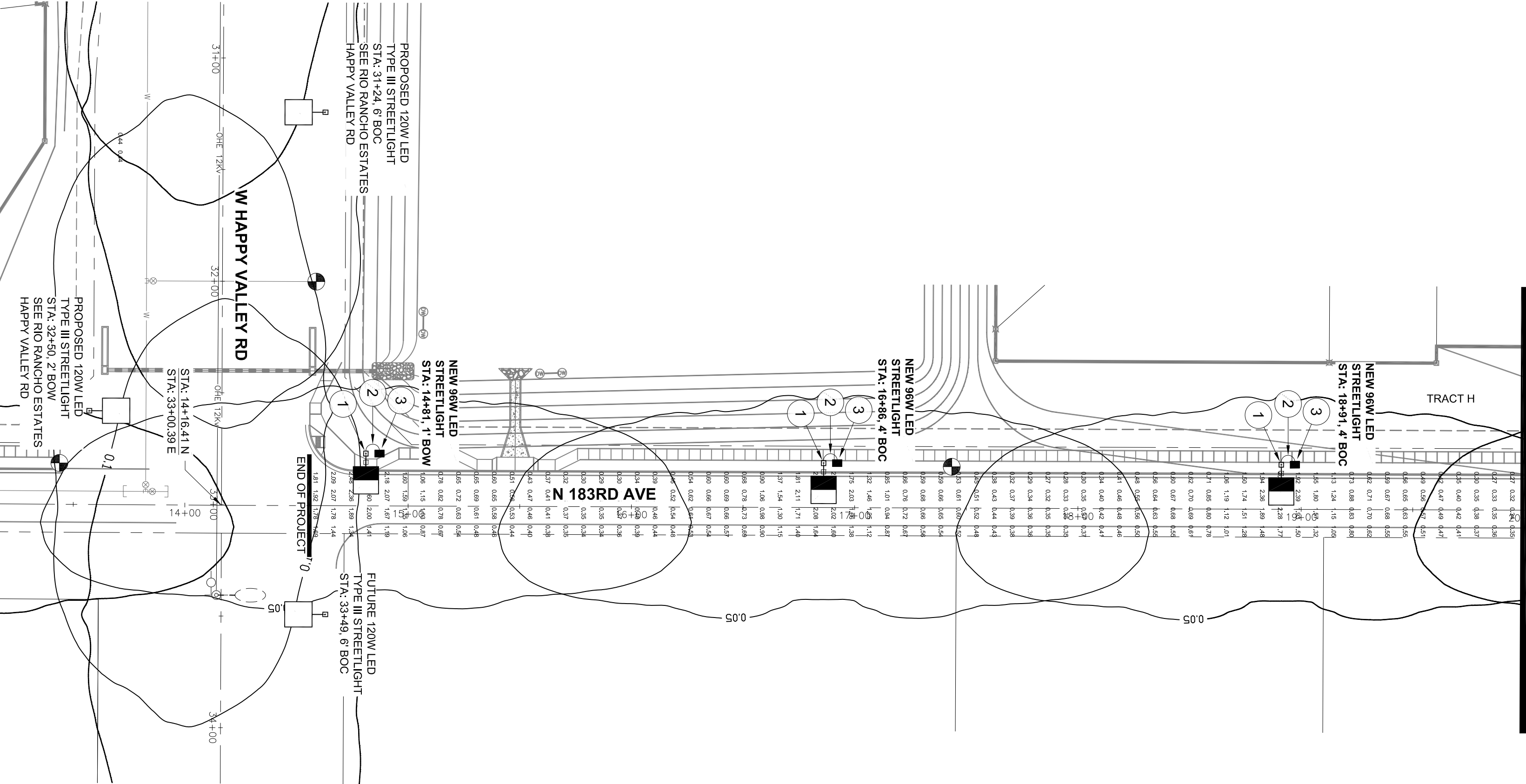
- 1 36"Ø SQUARE POLE WITH ONE SINGLE 4'Ø WAST ARM, SEE DETAIL 1. POLE SHALL BE LOCATED 4' BACK OR 1' BACK ON WALK.
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- EXISTING HPS STREETLIGHT MOUNTED ON UTILITY POLE TO REMAINED IN PLACE
- FIRE HYDRANT LOCATION PER CIVIL PLANS

MATCH LINE "A"
SEE BELOW RIGHT

MATCH LINE "B"
SEE BELOW RIGHT

MATCH LINE "C"
SEE BELOW RIGHT

MATCH LINE "C"
SEE ABOVE LEFT



183RD AVE (N/O HAPPY VALLEY RD)
PHOTOMETRICS
STREET LIGHT PLANS

CALLING WORKING DMS
802-239-1100
1-800-511-1311
18050E MARICOPA COUNTY

ENGINEERING
GIR
19332
JADE
COULD
02/28/18

DESIGNED BY: SH
CHECKED BY: JG

DATE: 08/13/2018

PROJECT NO.: 18392238

DESIGNED BY: SH
CHECKED BY: JG

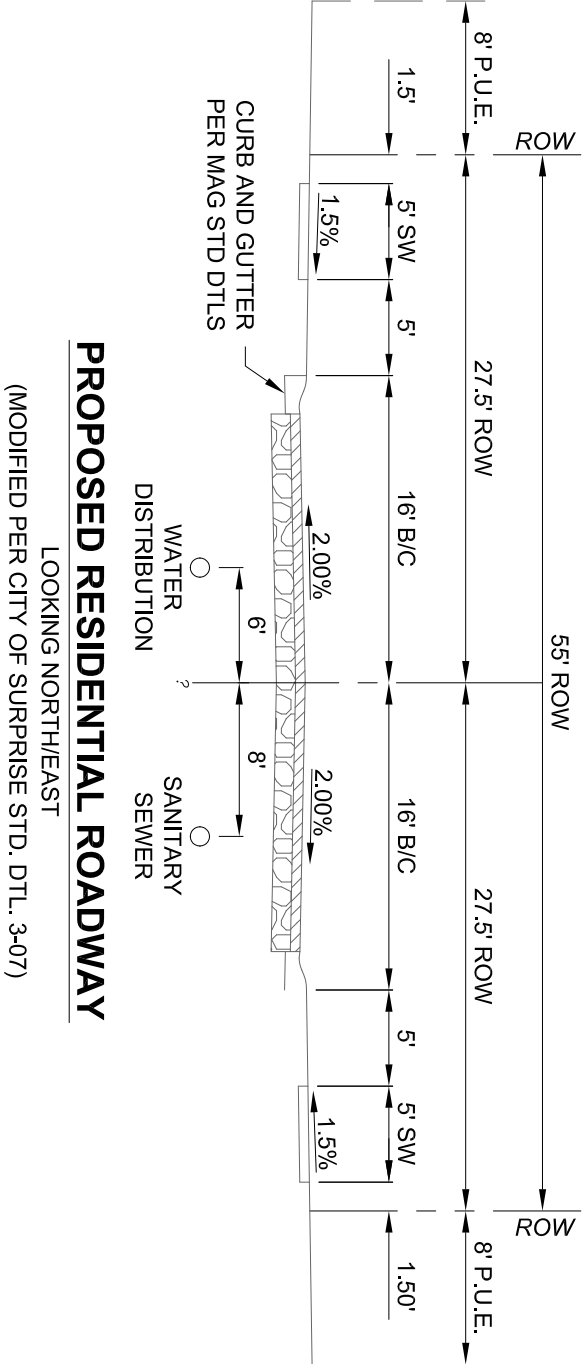
DATE: 08/13/2018

3 OF 3

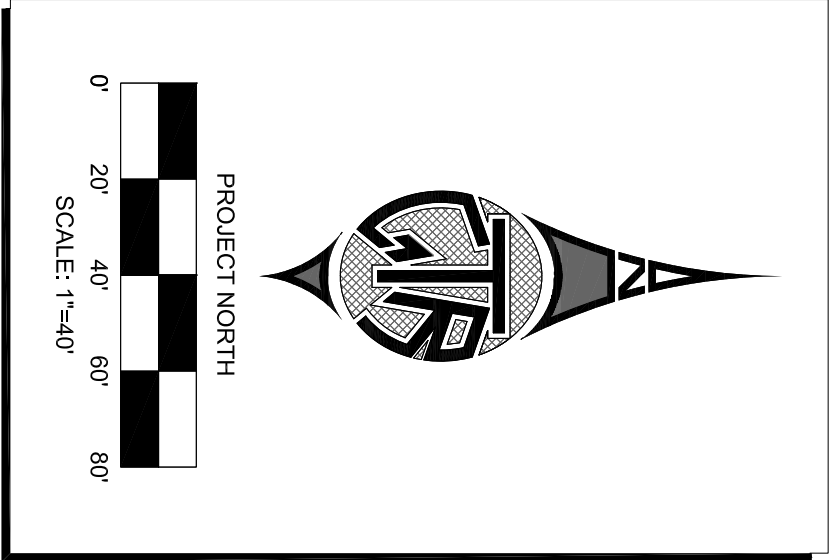
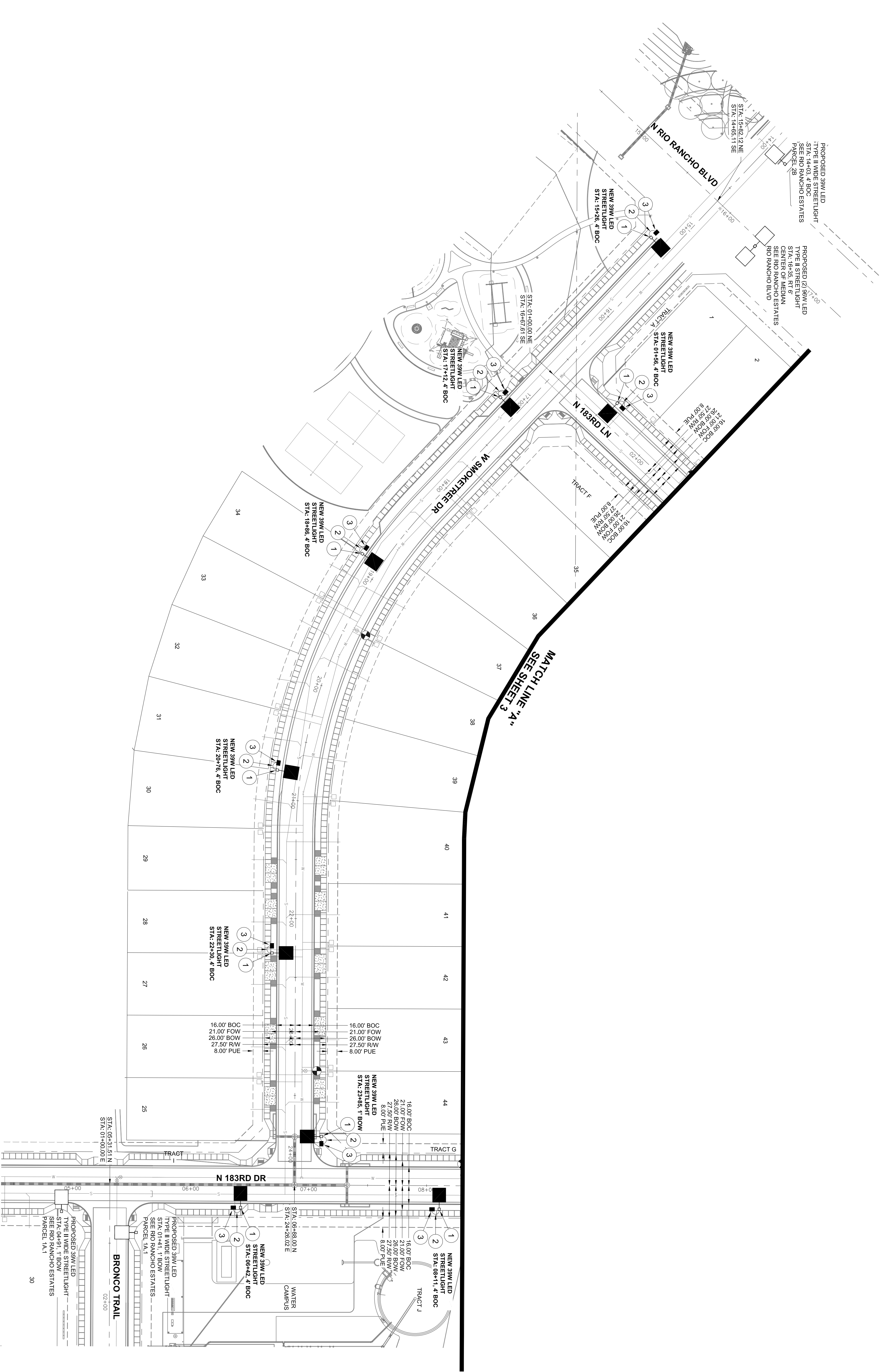
DESIGNED BY: SH
CHECKED BY: JG

DATE: 08/13/2018

RIO RANCHO ESTATES
PARCEL 1A.2 STREETLIGHT PLANS
SURPRISE, ARIZONA
A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



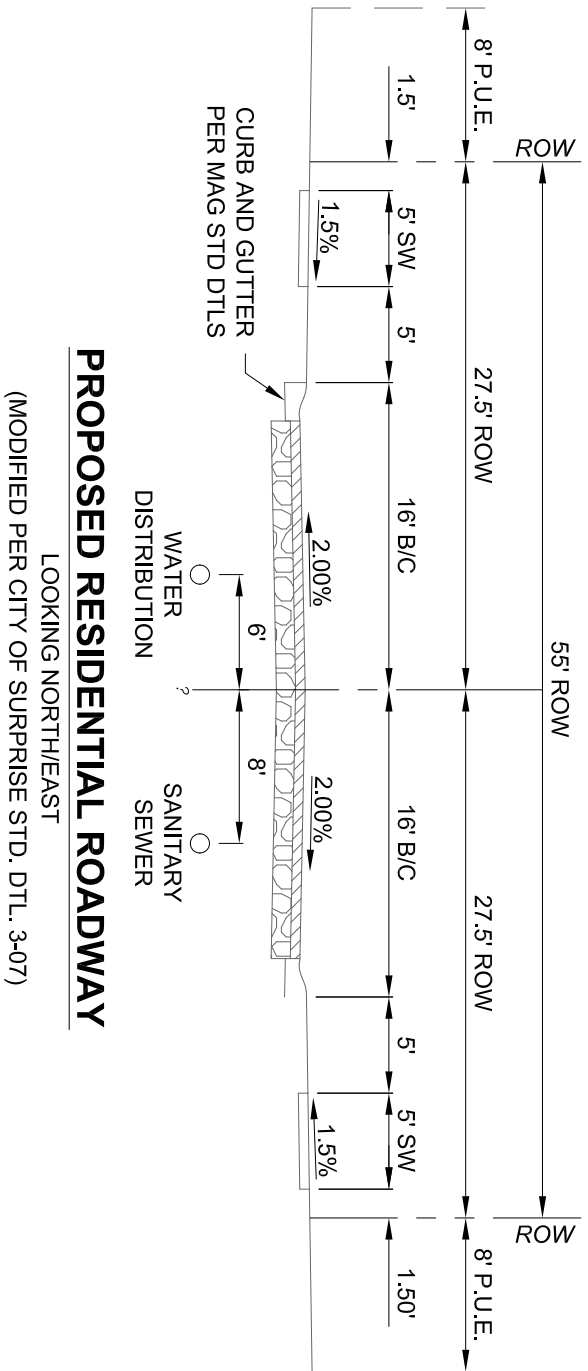
- DETAILS AND LEGEND FOR STREETLIGHTS:**
- 1. INSTALL ONE 39W/ 4800 LUMEN LED FIXTURES WITH PHOTOELECTRIC CONTROL ON A 30'-0" SQUARE POLE MOUNTED AT 25'-0" WITH ONE SINGLE 2'-0" NAST ARM. SEE DETAIL 1. POLE SHALL BE LOCATED 4' BACK OF CURB ON T' BACK OF WALK.
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 - 6. FIRE HYDRANT LOCATION PER CIVIL PLANS



CALL TWO WORKING DMS
BEFORE YOU DIG
802-238-1100
1-800-513-1311
(IN SOME MARICOPA COUNTY)

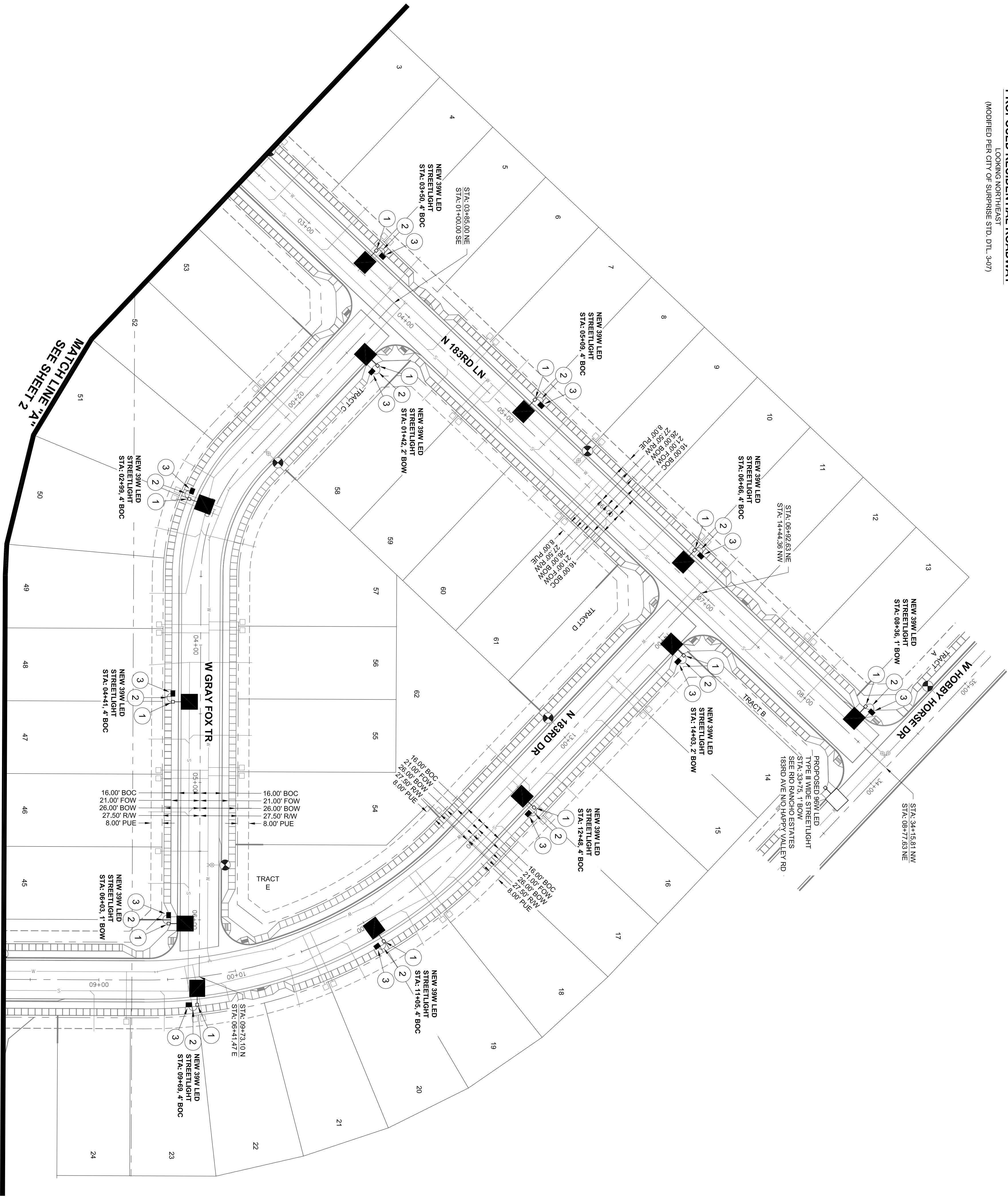
PARCEL 1A.2
STREET LIGHT LAYOUT
STREET LIGHT PLANS

GIR Engineering		REGISTERED PROFESSIONAL ENGINEER	
NO.	DATE	BY	DATE
1	02-28-19	JAC	02-28-19
2	03-13-20	DM	03-13-20
3	03-13-20	DM	03-13-20
4	03-13-20	DM	03-13-20
5	03-13-20	DM	03-13-20
6	03-13-20	DM	03-13-20
7	03-13-20	DM	03-13-20
8	03-13-20	DM	03-13-20
9	03-13-20	DM	03-13-20
10	03-13-20	DM	03-13-20
11	03-13-20	DM	03-13-20
12	03-13-20	DM	03-13-20
13	03-13-20	DM	03-13-20
14	03-13-20	DM	03-13-20
15	03-13-20	DM	03-13-20
16	03-13-20	DM	03-13-20
17	03-13-20	DM	03-13-20
18	03-13-20	DM	03-13-20
19	03-13-20	DM	03-13-20
20	03-13-20	DM	03-13-20
21	03-13-20	DM	03-13-20
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48	03-13-20	DM	03-13-20
49	03-13-20	DM	03-13-20
50	03-13-20	DM	03-13-20



RIO RANCHO ESTATES
PARCEL 1A.2 STREETLIGHT PLANS
SURPRISE, ARIZONA

A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



DETAILS AND LEGEND FOR STREETLIGHTS:

- 1. INSTALL ONE 39W, 4800 LUMEN LED FIXTURES WITH PHOTOELECTRIC CONTROL ON A 30x6" SQUARE POLE MOUNTED AT 28'-0" WITH ONE SINGLE 2'-0" NAST ARM. SEE DETAIL 1. POLE SHALL BE LOCATED 4' BACK OF CURB ON 1' BACK OF WALK.
- 2. INSTALL 1" FLEX PVC W/2#14 TYPE THINWALL AND 1#14 BARE BOND FROM PULL BOX TO BUSMAN FUSE HOLDER IN STREET LIGHT. SEE DETAIL 2.
- 3. INSTALL AN APS JUNCTION BOX NEXT TO THE POLE (PER JUNCTION BOX DETAIL). SEE DETAIL 3.
- 4. FUTURE / PROPOSED SINGLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED.)
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- 6. FIRE HYDRANT LOCATION PER CIVIL PLANS

PROJECT NORTH

0' 20' 40' 60' 80'

SCALE: 1"=40'

CALL TWO WORKING DMS BEFORE YOU DIG

802-258-1100

1-800-STAR-IT

(IN SOME MARICOPA COUNTY)

PARCEL 1A.2
STREET LIGHT LAYOUT

STREET LIGHT PLANS

GIR Engineering

REGISTERED PROFESSIONAL ENGINEER

ARIZONA U.S.

DATE 02-28-18

NO. 19352

BY DATE

REVISIONS

3 OF 5

SHEET

GIR Contact: Doug Herring

GIR Project #: 18392241

Drawn By: DH

08/13/2018

Reviewed By: JG

08/13/2018

PHOTOMETRICS:

GE LIGHTING SOLUTIONS- ERI 1, 068390, -120-277V/
GE LIGHTING SOLUTIONS-EAST CLEVELAND OH USA test report no.
17040524 17040525 17040526 17040722 17040723 17040724
lamp(s): LEDs 757G-V1
Number of luminaire per fixture: 1
Number of luminaire per foot: 1
Photometric center to luminaire = 39
Light Loss Factor = 0.810, watts per luminaire = 39
Outreach (from mounting axis to photometric center) = 30 in
Mounting height = 25 ft, number luminaires = 21
kw all locations = 2.1

PARCEL 1A.2
1428 points at ±2=0, 50 ft by ft
HORIZONTAL FOOTCANDLES

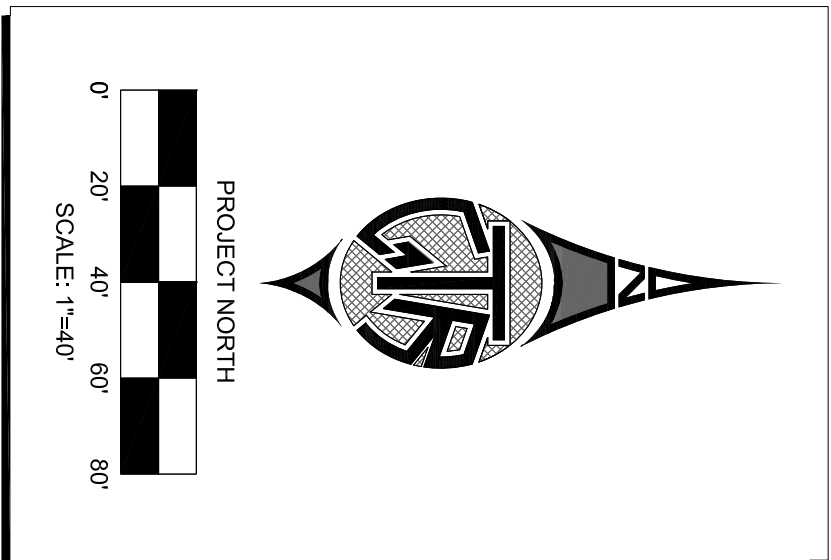
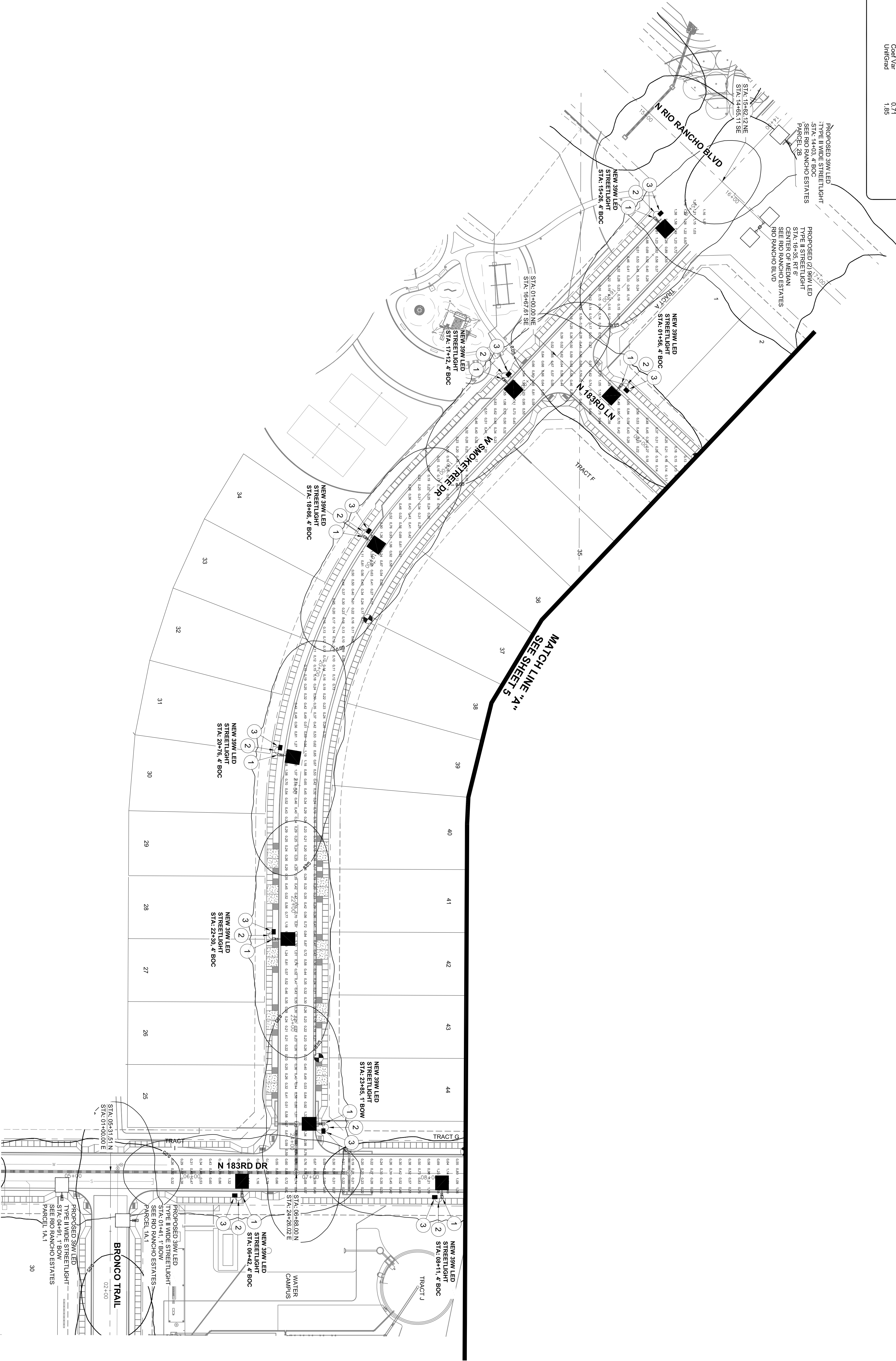
Average	0.55
Maximum	2.22
Minimum	0.10
AugMin	6.87
MaxMin	27.75
Coef Var	0.71
Uniformed	1.65

RIO RANCHO ESTATES
PARCEL 1A.2 STREETLIGHT PLANS
SURPRISE, ARIZONA

A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

DETAILS AND LEGEND FOR STREETLIGHTS:

1. INSTALL ONE 39W, 4800 LUMEN LED FIXTURES WITH PHOTOELECTRIC CONTROL ON A 30'-6" SQUARE POLE MOUNTED AT 25'-0" WITH ONE SINGLE 2'-0" WAST FARM. SEE DETAIL 1. POLE SHALL BE LOCATED 4' BACK OF CURB ON 1' BACK OF WALK.
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- FIRE HYDRANT LOCATION PER CIVIL PLANS



CALL FOR WORKING DWGS
BEFORE YOU DEC
802-238-1100
1-800-STREET-IT
(800) 800-1100 (MARICOPA COUNTY)

PARCEL 1A.2
PHOTOMETRICS
STREET LIGHT PLANS

Engineering GIR GIR Project # - 18392241 Designed By - DH Drawn By - SH Reviewed By - JG	Checked JG	Date 02/28/18	City Comments D.H. 02-28-18 A. CITY COMMENTS S.H. 11-28-18 NO. REVISIONS BY DATE	SHEET 4 OF 5

CIR Contact: Doug Herring
GIR Project #: 18392241
Designed By: DH
Drawn By: SH
Reviewed By: JG

08/13/2018
08/13/2018
08/13/2018

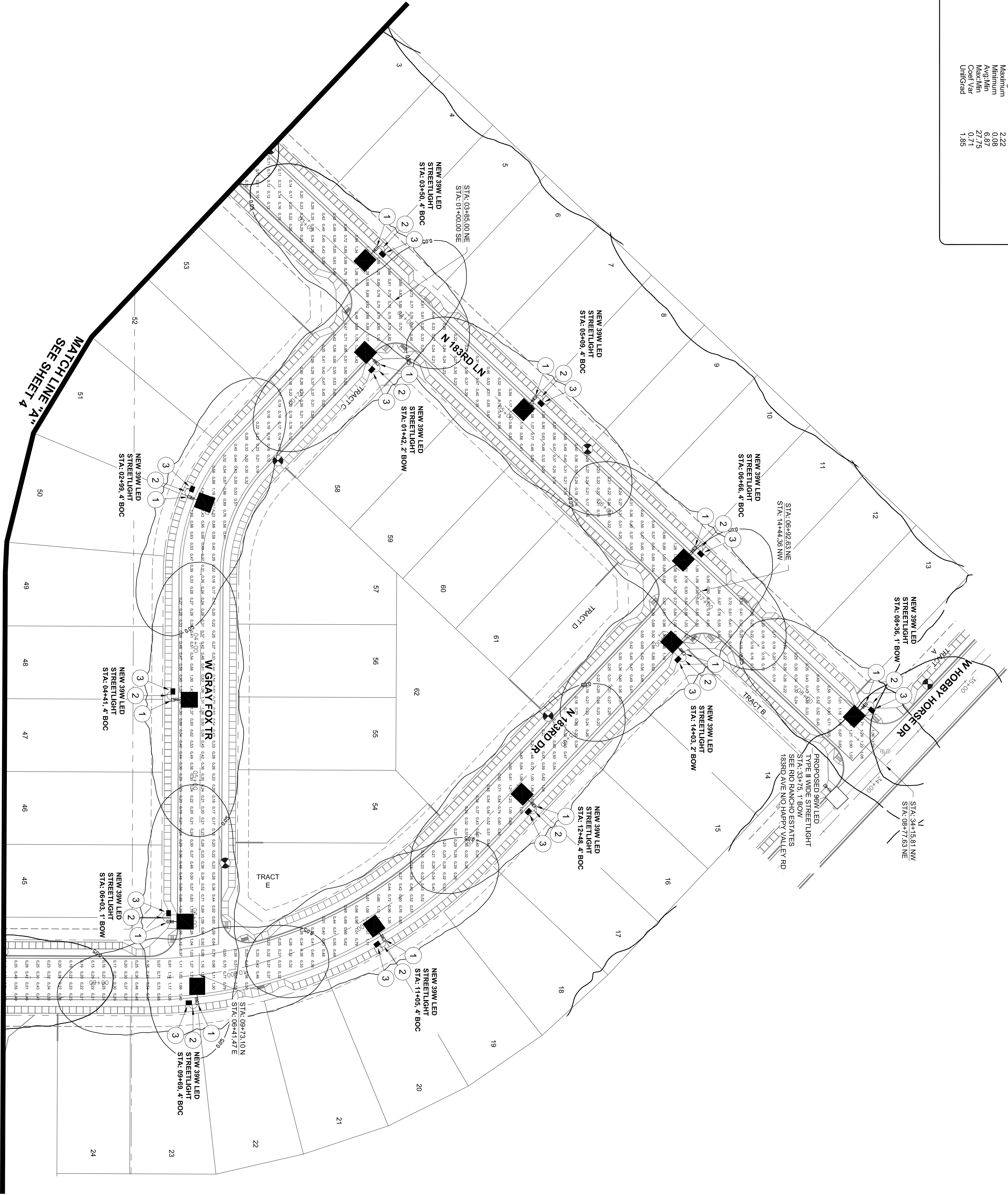
PHOTOMETRICS:

PARCEL 1A.2
1428 points at z=0, 30 ft by 8ft
HORIZONTAL FOOTCANDLES
Average 0.55
Maximum 2.22
Minimum 0.10
Avg/Min 6.87
Max/Min 27.75
Coeff Var 0.71
Uniform 1.65

GE LIGHTING SOLUTIONS-FRI 1, 05839, -120-277V
17040524 17040525 17040526 17040722 17040723 17040724
luminaire: LEDs F57G-V1
beam: 6 ft, 100000
photometry: 6 arcmin
Light Loss Factor = 0.810, watts per luminaire = 39
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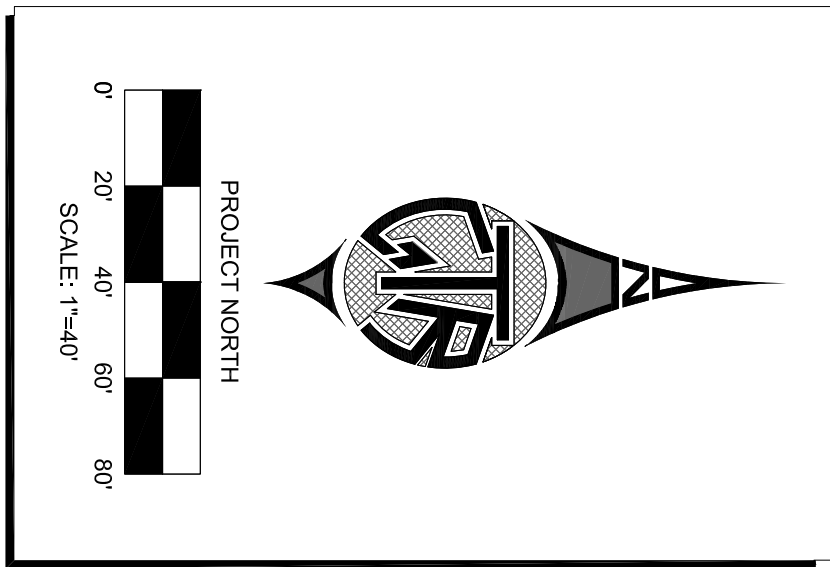
RIO RANCHO ESTATES
PARCEL 1A.2 STREETLIGHT PLANS
SURPRISE, ARIZONA

A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



DETAILS AND LEGEND FOR STREETLIGHTS:

- 1 INSTALL ONE 39W/ 4800 LUMEN LED FIXTURES WITH PHOTOELECTRIC CONTROL ON A 30x6" SQUARE POLE MOUNTED AT 25'-0" WITH ONE SINGLE 2'-0" NASTY ARM. SEE DETAIL 1. POLE SHALL BE LOCATED 4' BACK OF CURB ON 1' BACK OF WALK.
- 2 INSTALL 1" FLEX PVC W2-#14 TYPE THINWALL AND 1-#14 BARE BOND FROM PULL BOX TO BUSMAN FUSE HOLDER IN STREET LIGHT. SEE DETAIL 2.
- 3 INSTALL AN APS JUNCTION BOX NEXT TO THE POLE (PER JUNCTION BOX DETAIL). SEE DETAIL 3.
- FUTURE / PROPOSED SINGLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED)
- FUTURE / PROPOSED DOUBLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED)
- FIRE HYDRANT LOCATION PER CIVIL PLANS



CALL NO. WORKING DMS
BEFORE YOU
802-258-1100
1-800-STARK-IT
(80) SURF MARICOPA COUNTY

PARCEL 1A.2
PHOTOMETRICS
STREET LIGHT PLANS

GIR Engineering		Registered Professional Engineer	
DATE	02/28/19	DATE	02/28/19
NO.	00010	NO.	00010
BY	DAVE	BY	DAVE
DATE	02/28/19	DATE	02/28/19
REVISIONS		REVISIONS	
5	OF	5	OF
GIR Contact: Doug Herring		GIR Project #: 18392241	
Designed By: DH		08/13/2018	
Drawn By: SH		08/13/2018	
Reviewed By: JG		08/13/2018	

ENGINEERS NOTES

1. A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL OBSTRUCTIONS AND UTILITIES NOT SHOWN OR NOT KNOWN TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL OBSTRUCTIONS AND UTILITIES. THE EXACT LOCATION OF UTILITIES IN ADVANCE OF TRENCHING, THE ENGINEER AND/OR DEVELOPER WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS.
 2. PRIOR TO BEGINNING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS, REQUIREMENTS OF THE WORK AND EXCESS OF DEFICIENCY IN QUANTITIES. IF ANY, NO CLAIMS SHALL BE MADE AGAINST THE OWNER/DEVELOPER OR ENGINEER FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.
 3. THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 4. ANY QUANTITIES SHOWN ARE THE BEST ESTIMATE OF THE ENGINEER. THE SUBCONTRACTOR SHALL MAKE HIS OWN INDEPENDENT ESTIMATE OF QUANTITIES AND BASE HIS BID THEREON.
 5. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF UTILITIES, POWER POLES, ETC.
 6. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
 7. THE CONTRACTOR WILL MAKE FIELD AS-BUILT MEASUREMENTS OF THE WORK. THESE MEASUREMENTS WILL BE GIVEN TO THE ENGINEER IN WRITING SO THAT AS-BUILT PLANS CAN BE CREATED. IF THE CONTRACTOR DOES NOT TAKE AS-BUILT MEASUREMENTS OR FORWARD THESE MEASUREMENTS TO THE ENGINEER, THE ENGINEER WILL NOT BE RESPONSIBLE FOR PROVIDING ACCURATE AS-BUILT OF THE PROJECT, ETC.
 8. AS-BUILT SUBMITTALS WILL NOT BE PERFORMED UNTIL ORDERED BY THE CLIENT OR HIS MEASUREMENTS.
 9. CITY ENGINEERING LLC, ITS OWNERS, OR EMPLOYEES WILL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE OR LOSS OF ANY KIND CAUSED BY OTHERS, IDENTIFY ALL OTHER UTILITIES & CALL BLUE STAKE PRIOR TO DIGGING.
- SIDEWALK TO WALKWAY AND ALL STREET LIGHTS AND AQS EQUIPMENT.

CITY OF SURPRISE NOTES

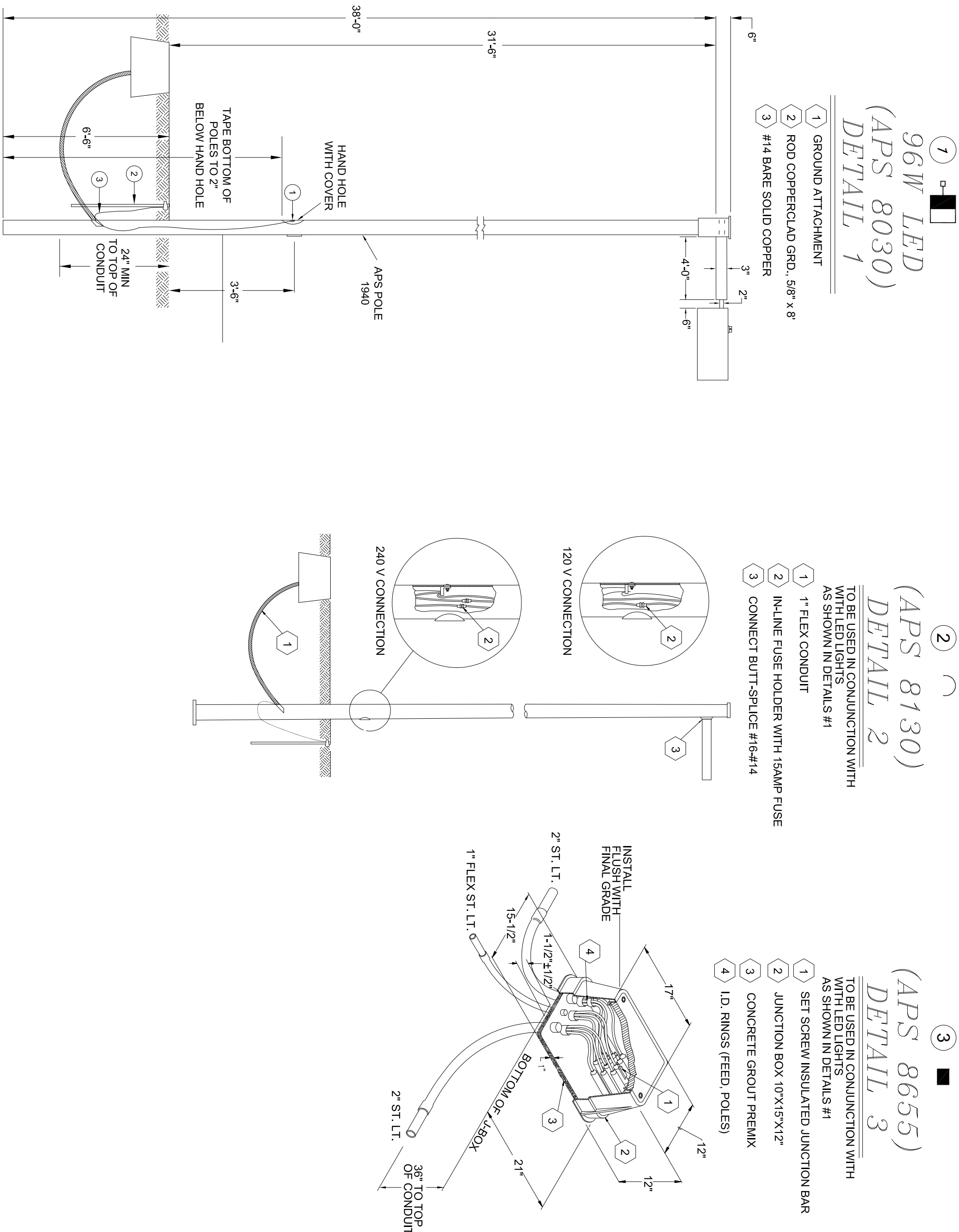
1. ALL CONSTRUCTION MUST CONFORM TO AMERICAN ASSOCIATION OF GOVERNMENT (MAG) SPECIFICATIONS AND DETAILS AND LATEST REVISIONS UNLESS OTHERWISE STATED ON PLANS.
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3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL OVERHEAD AND UNDERGROUND UTILITY LOCATIONS WHERE CONSTRUCTION OCCURS. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT ALL UTILITIES ARE AVOIDED. UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND NOT FOR CONSTRUCTION PURPOSES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE. CALL BLUE STAKE FOR FIELD LOCATION OF ALL CURRENT BLUE STAKE LINES. CALL BLUE STAKE FOR FIELD LOCATION AT (602) 295-1100.
4. THE CITY OF SURPRISE ENGINEERING SERVICES OF PUBLIC WORKS SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK AT (602) 222-6150.
5. THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE PRIOR TO CONSTRUCTION, ANY ALTERATION OR VARIANCE FROM THESE PLANS, ANY VARIATION FROM THESE PLANS SHALL BE PROPOSED AND RESUBMITTED FOR REVIEW AND APPROVAL.
6. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE, ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT SHOWN ON THE DRAWING, SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FENCING SHALL BE REPLACED IN KIND.
7. ANY INSPECTION BY THE CITY, COUNTY, OR THE ENGINEER, SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR OF THE OBLIGATION TO COMPLY WITH ALL CITY AND COUNTY ORDINANCES WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.
8. THE CONTRACTOR IS TO LOCATE ALL EXISTING LANDSCAPING, IRRIGATION LINES, PROPERTY MONUMENTS, FENCING OR SURFACE FEATURES PRIOR TO CONSTRUCTION. ANYTHING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
9. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
10. ALL CONSTRUCTION WATER USED WITHIN THE CITY OF SURPRISE WATER SERVICE AREA, REQUIRES APPROVAL BY THE CITY OF SURPRISE PUBLIC WORKS DEPARTMENT AND MAY BE SUBJECT TO VOLUME AND TIME RESTRICTIONS. PLEASE SEE THE CITY OF SURPRISE CONSTRUCTION WATER GUIDELINES FOR ADDITIONAL INFORMATION. THE GUIDELINES CAN BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT AT (602) 222-7000.
11. TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH MAG SPECIFICATION 401, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND THE TEMPORARY WORK ZONE TRAFFIC MANAGEMENT POLICY (LATEST EDITION).
12. PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF THE WORK, THE DEVELOPER/CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN (OFP-PROJECT) ROADWAY'S USED OR DAMAGED DURING THE COURSE OF CONSTRUCTION.
13. EMERGENCY VEHICLE ACCESS (E.V.A) MUST BE PROVIDED BY THE DEVELOPER/CONTRACTOR THROUGHOUT THE PROJECT SITE. E.V.A ROADS AND SIGNALE SHALL BE MAINTAINED BY THE DEVELOPER/CONTRACTOR AT ALL TIMES. SIGNALE SHALL BE POSTED AT THE POINT OF ENTRY TO THE SITE AND AT ALL LOCATIONS WHERE A CHANGE IN DIRECTION OCCURS.
14. THE PLANS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT'S ACCESSIBILITY GUIDELINES, AS PUBLISHED IN THE FEDERAL REGISTER ON SEPTEMBER 15, 2010.

GENERAL NOTE

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

**RIO RANCHO ESTATES
183RD AVE (S/O HAPPY VALLEY RD)
STREETLIGHT PLANS
SURPRISE, ARIZONA**

**A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA**



UTILITY COORDINATION LIST

DESCRIPTION	REPRESENTATIVE	PHONE	DATE
APS	MONIQUE HOLLADAY	(602) 250-1000	07-31-19
CENTURY LINK	DEBBIE RAMSEY	(602) 630-0492	07-31-19
SOUTHWEST GAS	ZACH STEVENSON	(602) 484-5270	07-31-19
COX COMMUNICATIONS	TMC TRAFFIC MANAGEMENT CENTER)	(623) 322-7215	07-31-19

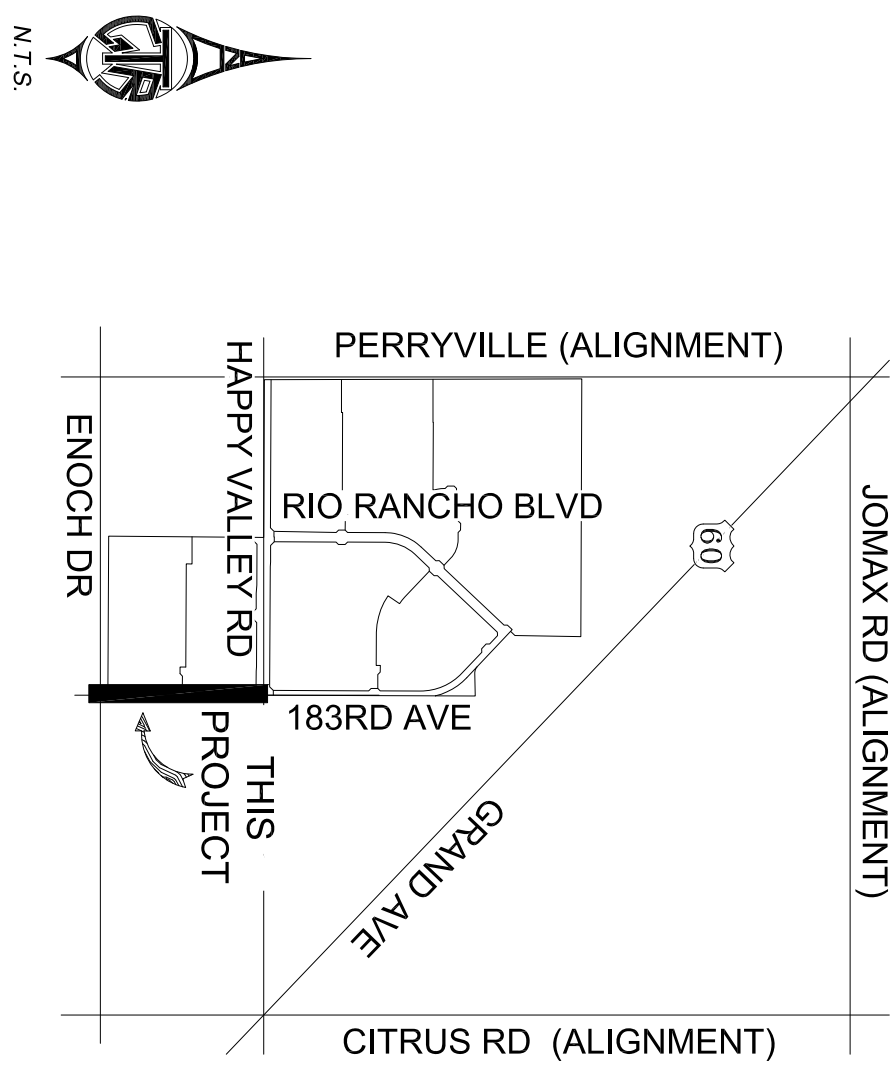
* CONFLICTS ARISING DURING THE COURSE OF CONSTRUCTION FROM UNFORSEEN CIRCUMSTANCES SHALL BE REPORTED TO THE INTERESTED UTILITY COMPANY AND BE RESOLVED BY THEM AND THE DESIGN ENGINEER.

EQUIPMENT LIST

ITEM #	SYMBOL	TYPE SHEET:	QUANTITY	MOUNTING HEIGHT	POLE HEIGHT:	MAST ARM	LUMENS	TYP E	WATTAGE	VOLTAGE	BALAST	PHOTOMETRIC	LUMINAIRE
(1)	D- 	COLLECTOR	6	31'-6"	38'-0"	4'-0"	11,500	LED	96W	120V	REACTOR HPF	TYPE II WIDE	ERLH-D-11-B3-D-A-KBZ
(2)	C 	FLEX PVC W/2#4 T FLEX PVC W/2#4 T T FUSE HOLDER IN STREET LIGHT.											
(3)	K 	INSTALL AN APS JUNCTION BOX NEXT TO THE POLE PER JUNCTION BOX DETAIL.											

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

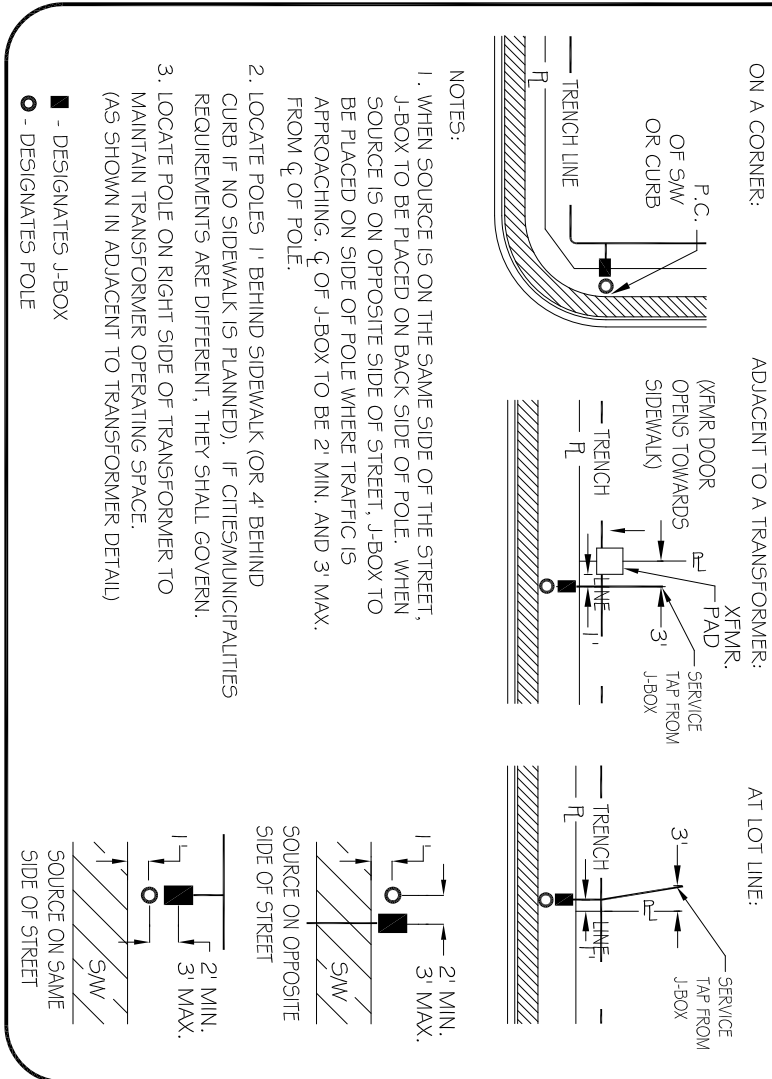
VICINITY MAP



DETAILS AND LEGEND FOR STREETLIGHTS:

-
1. 38" O SQUARE POLE WITH ONE SINGLE 4"X4" W/ST AIRM. (SEE DETAIL 1, POLE SHALL BE LOCATED 4' BACK OF CURB OR 1' BACK OF WALK.
 2. INSTALL 1" FLEX PVC 1/2"X4" TYPE THINWALL AND 1"X4" BASE BOND FROM PULL BOX TO SUSANNA FUSE HOLDER IN STREET LIGHT. (SEE DETAIL 2).
 3. INSTALL AN APS JUNCTION BOX NEXT TO THE POLE (PER JUNCTION BOX DETAIL), SEE DETAIL 3.
 4. FUTURE / PROPOSED SINGLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED).
 5. FUTURE / PROPOSED DOUBLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED).
- EXISTING HPS STREETLIGHT MOUNTED ON UTILITY POLE TO REMAINED IN PLACE
- FIRE HYDRANT LOCATION PER CIVIL PLANS

TYPICAL STREET LIGHT LOCATIONS



PER

SOUTHWEST VALUE PARTNERS
7600 E. DOUBLETREE RANCH RD, STE 120
SCOTTSDALE, ARIZONA 85258
PHONE: (XXX) XXX-XXXX

ER

GTR ENGINEERING, LLC
2340 W. PARKSIDE LN, STE H109
PHOENIX, ARIZONA 85027
PHONE: (602) 241-1144
CONTACT: JADE GOULD

FEER

GOODWIN & MARSHALL
S. ALMA SCHOOL RD, STE 2
HANDLER, ARIZONA 85286
PHONE: (602) 218-7285
CONTACT: JOHN BUSH

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

CITY OF SURPRISE ENGINEER

DATE _____

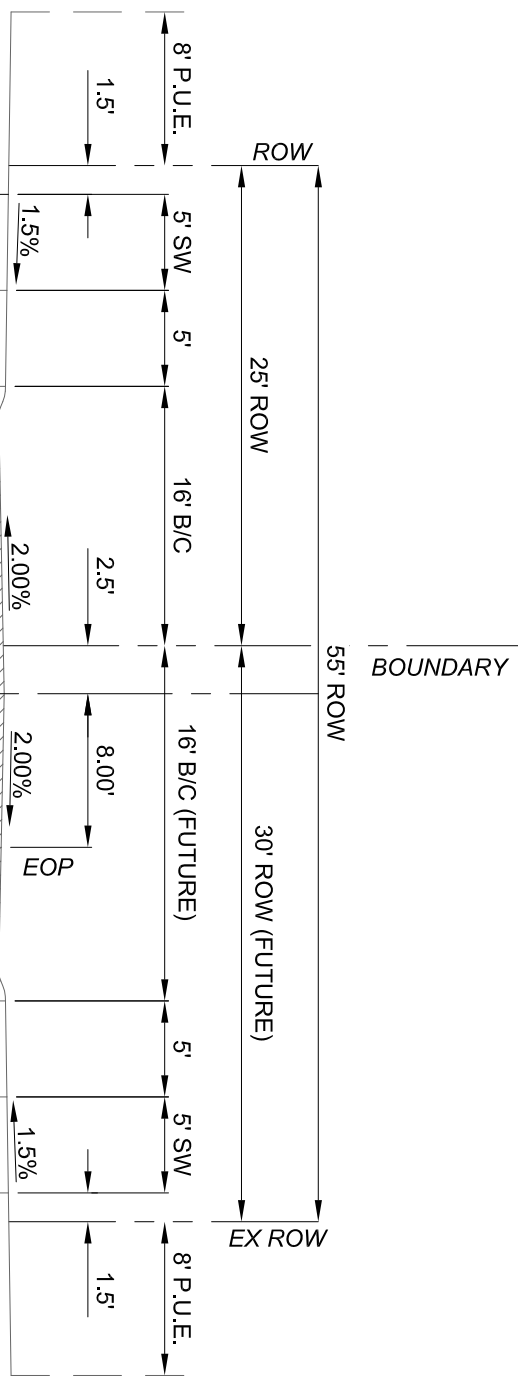
STREET LIGHT PLANS



ENGINEERING
GIR

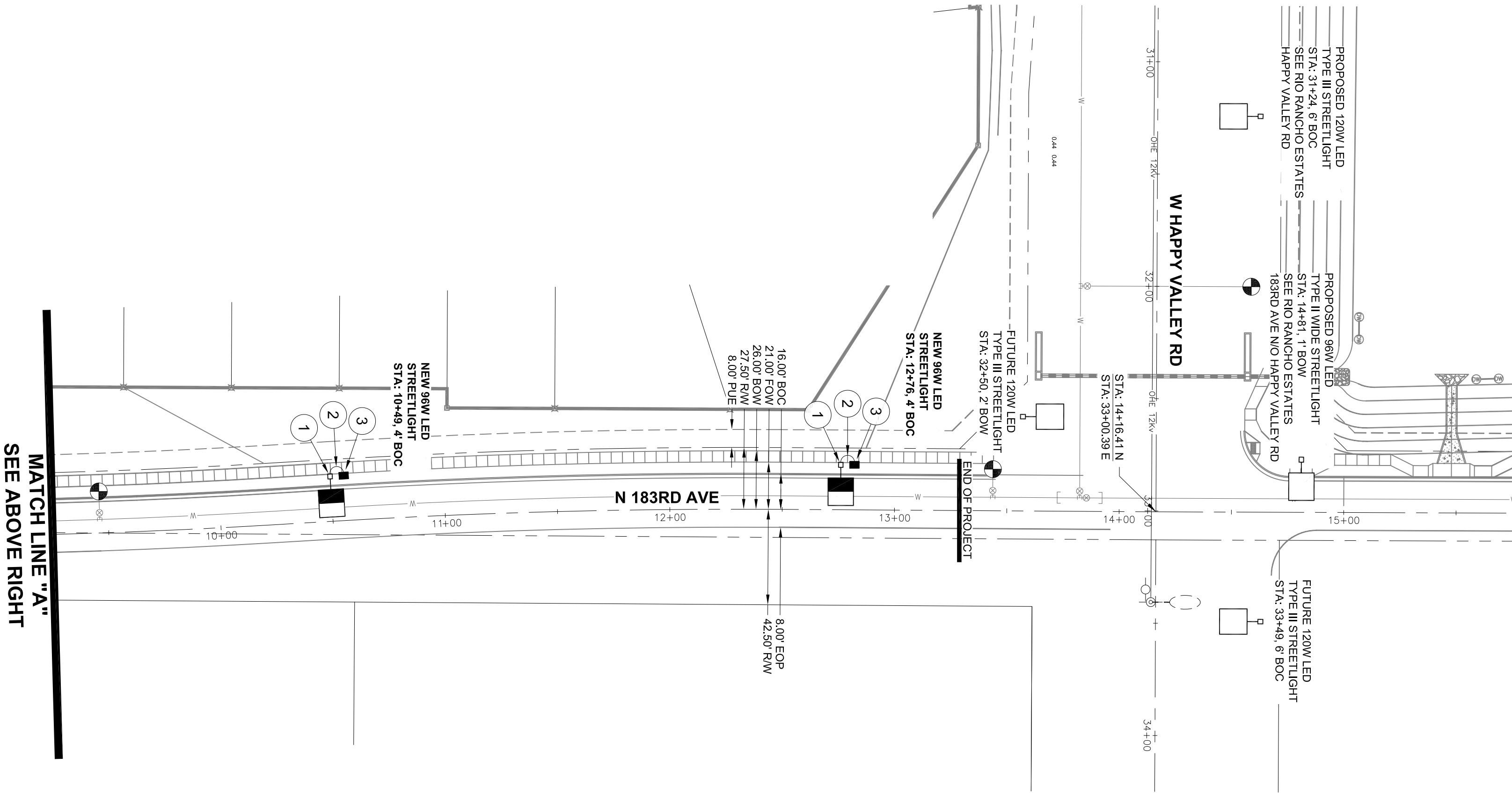
GIRONLINE.COM

1	2	3	4	5	6	7	8	9	10	11	12
NO. <u> </u> SHEET <u> </u> OF <u> </u> REVISION BY DATE											
1 2 3											
GIR Comment: Draw Hanning											
GIR Project #: 16SR2243											
Drawn By: SH 08/21/2018											
Reviewed By: JLG 08/21/2018											

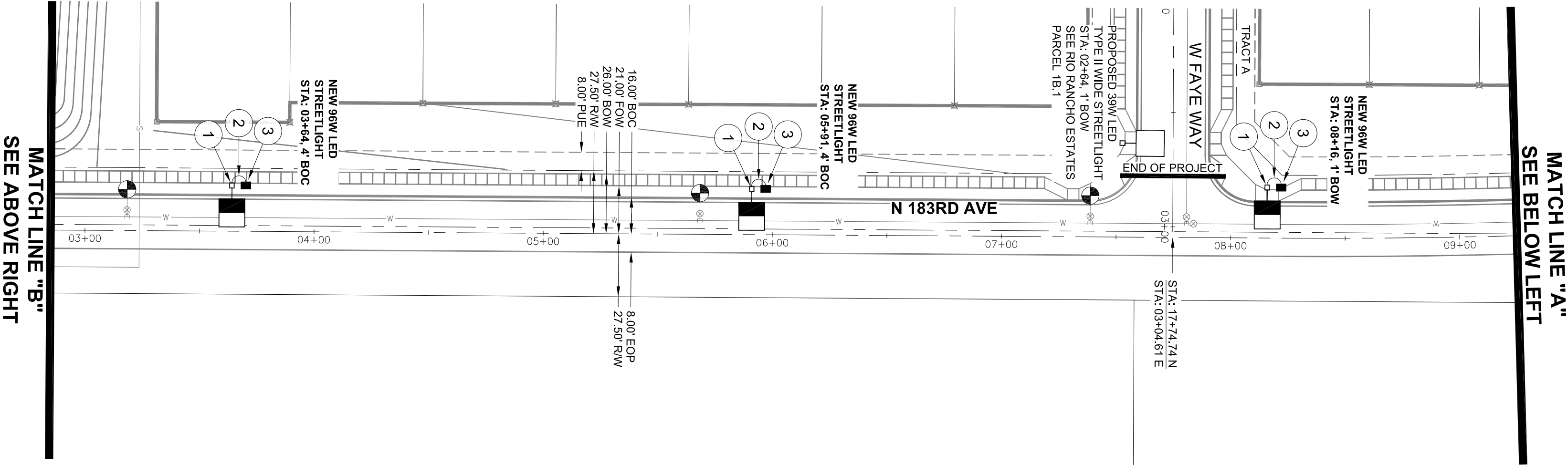


PROPOSED 183RD AVE. SOUTH OF TRANSITION
(MODIFIED PER CITY OF SURPRISE STD. DTL. 3-07)

RIO RANCHO ESTATES
183RD AVE (S/O HAPPY VALLEY RD)
STREETLIGHT PLANS
SURPRISE, ARIZONA
A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GLA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

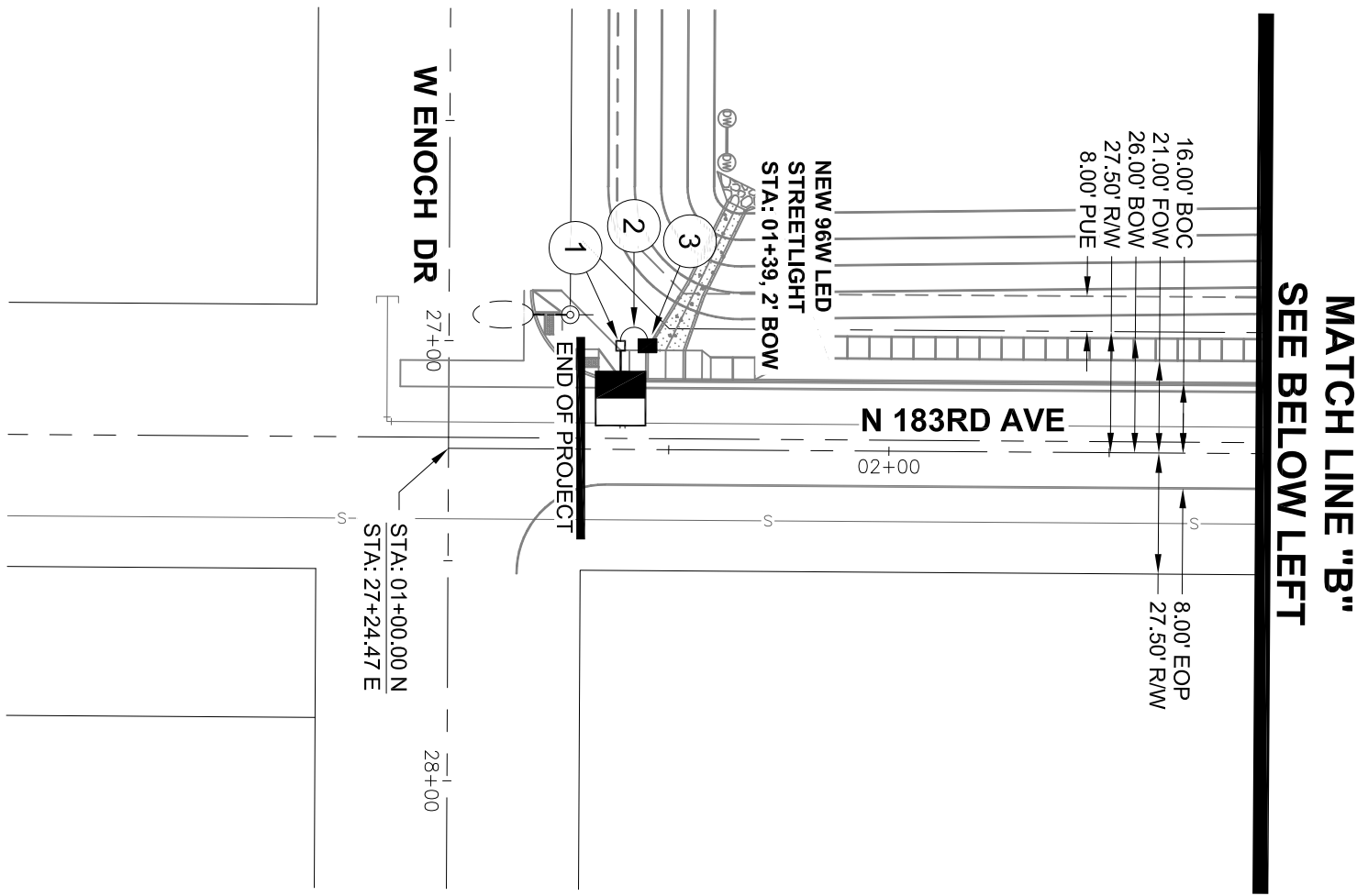


MATCH LINE "A"
SEE ABOVE RIGHT



MATCH LINE "A"
SEE BELOW LEFT

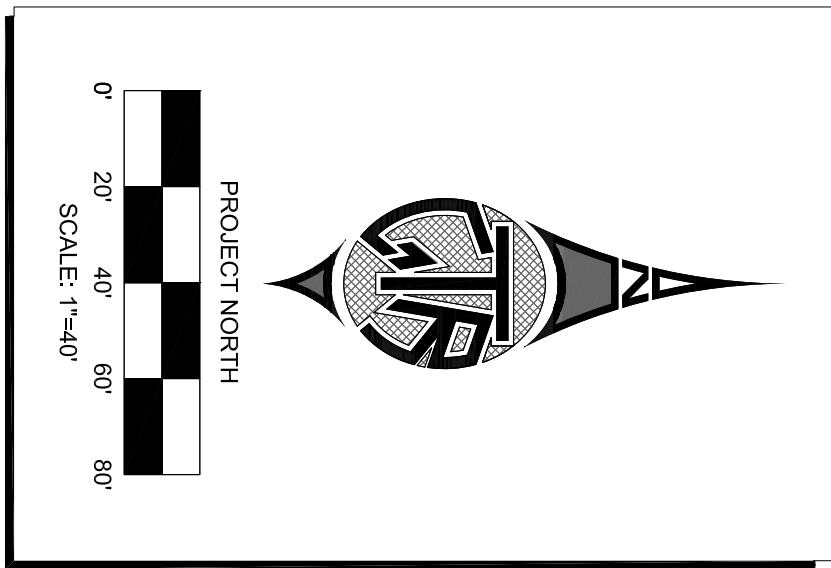
MATCH LINE "B"
SEE ABOVE RIGHT



MATCH LINE "B"
SEE BELOW LEFT

DETAILS AND LEGEND FOR STREETLIGHTS:

- 1. INSTALL ONE SINGLE 96W LED FIXTURES WITH PHOTOELECTRIC CONTROL ON A 36" SQUARE POLE WITH ONE SINGLE 4"X8" WAST ARM. SEE DETAIL 1. POLE SHALL BE LOCATED 4" BACK OF CURB OR 1" BACK OF WALK.
- 2. INSTALL 1" FLEX PVC W/2"X1/4" TYPE THINWALL AND 1"X1/4" BARE BOND FROM PULL BOX TO BUSMAN FUSE HOLDER IN STREET LIGHT. SEE DETAIL 2.
- 3. INSTALL AN APS JUNCTION BOX NEXT TO THE POLE (PER JUNCTION BOX DETAIL). SEE DETAIL 3.
- 4. FUTURE / PROPOSED SINGLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED)
- 5. FUTURE / PROPOSED DOUBLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED)
- 6. EXISTING HPS STREETLIGHT MOUNTED ON UTILITY POLE TO REMAINED IN PLACE
- 7. FIRE HYDRANT LOCATION PER CIVIL PLANS



183RD AVE (S/O HAPPY VALLEY RD)
STREET LIGHT LAYOUT

REGISTERED PROFESSIONAL ENGINEER
GIR
JANE COULD
00010
07/25/19

802-258-1100
1-800-511-1111
(80) SURF MARICOPA COUNTY

STREET LIGHT PLANS

NO. 2 OF 3 SHEET

DATE 08/21/2018

DESIGNED BY: BH

CHECKED BY: JG

DATE 08/21/2018

PHOTOMETRICS:

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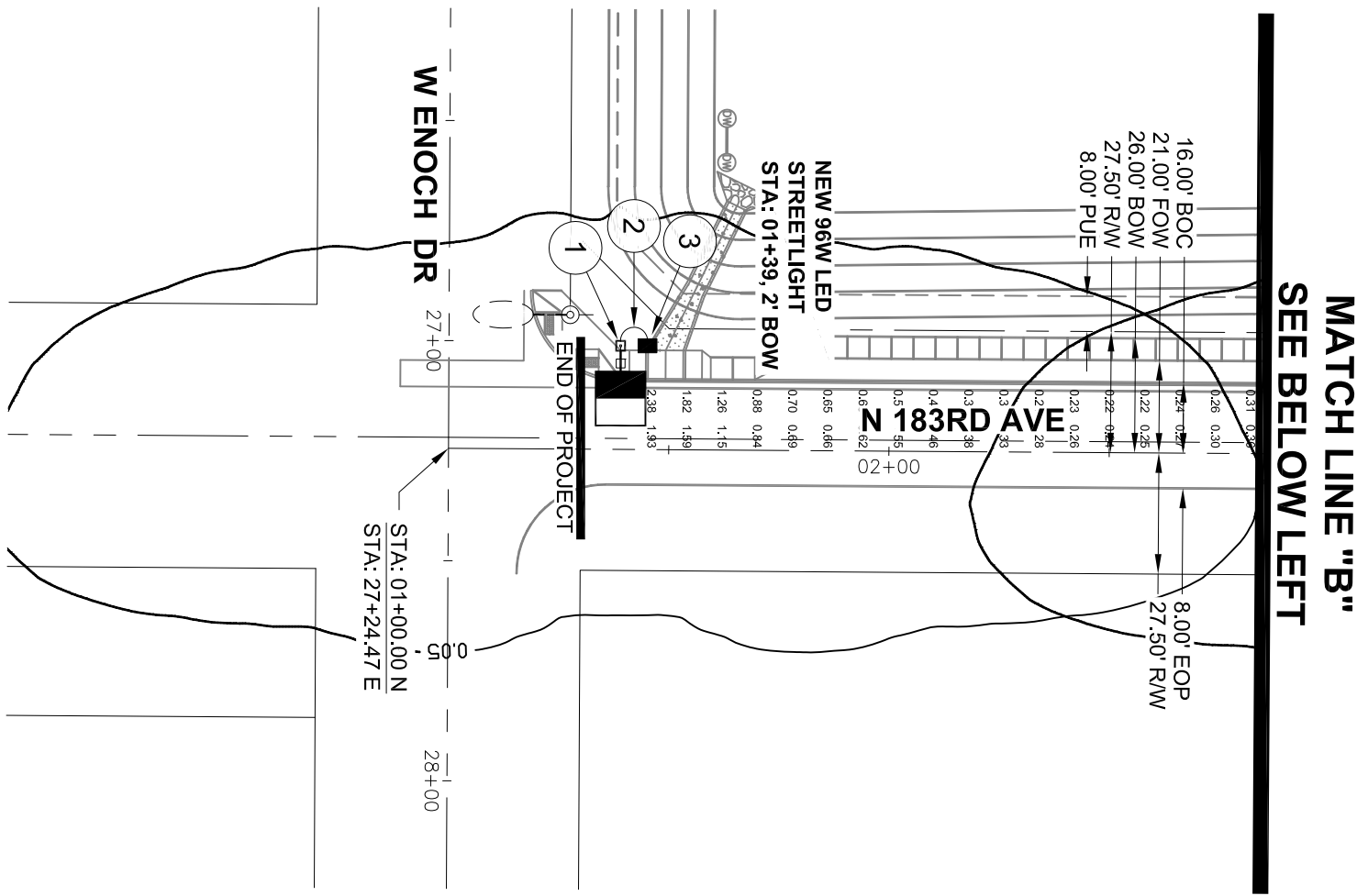
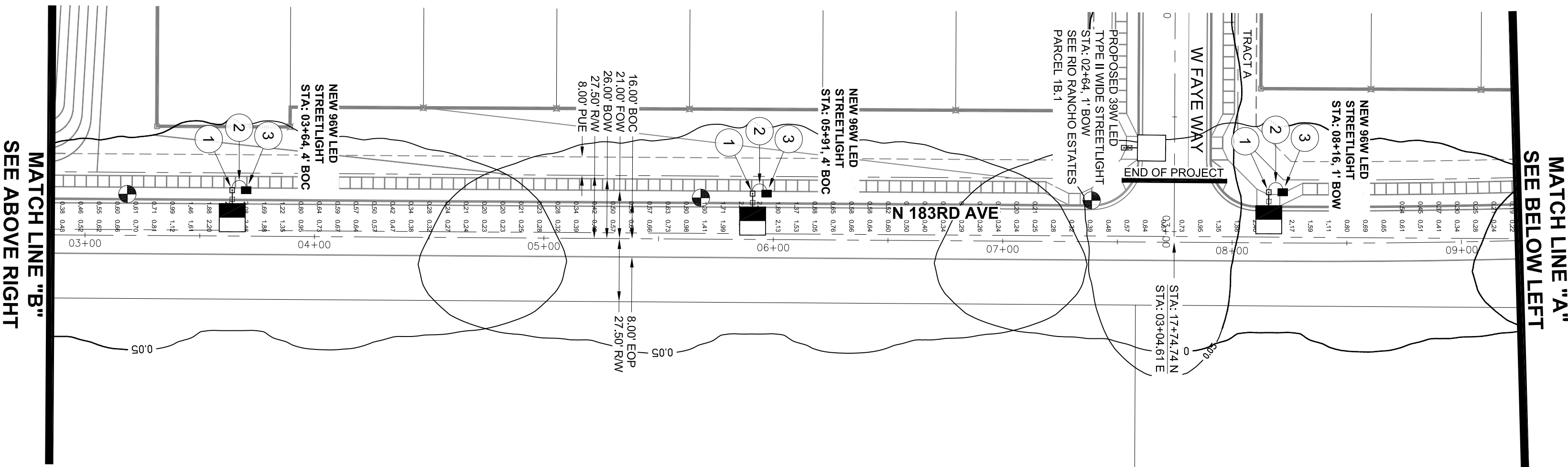
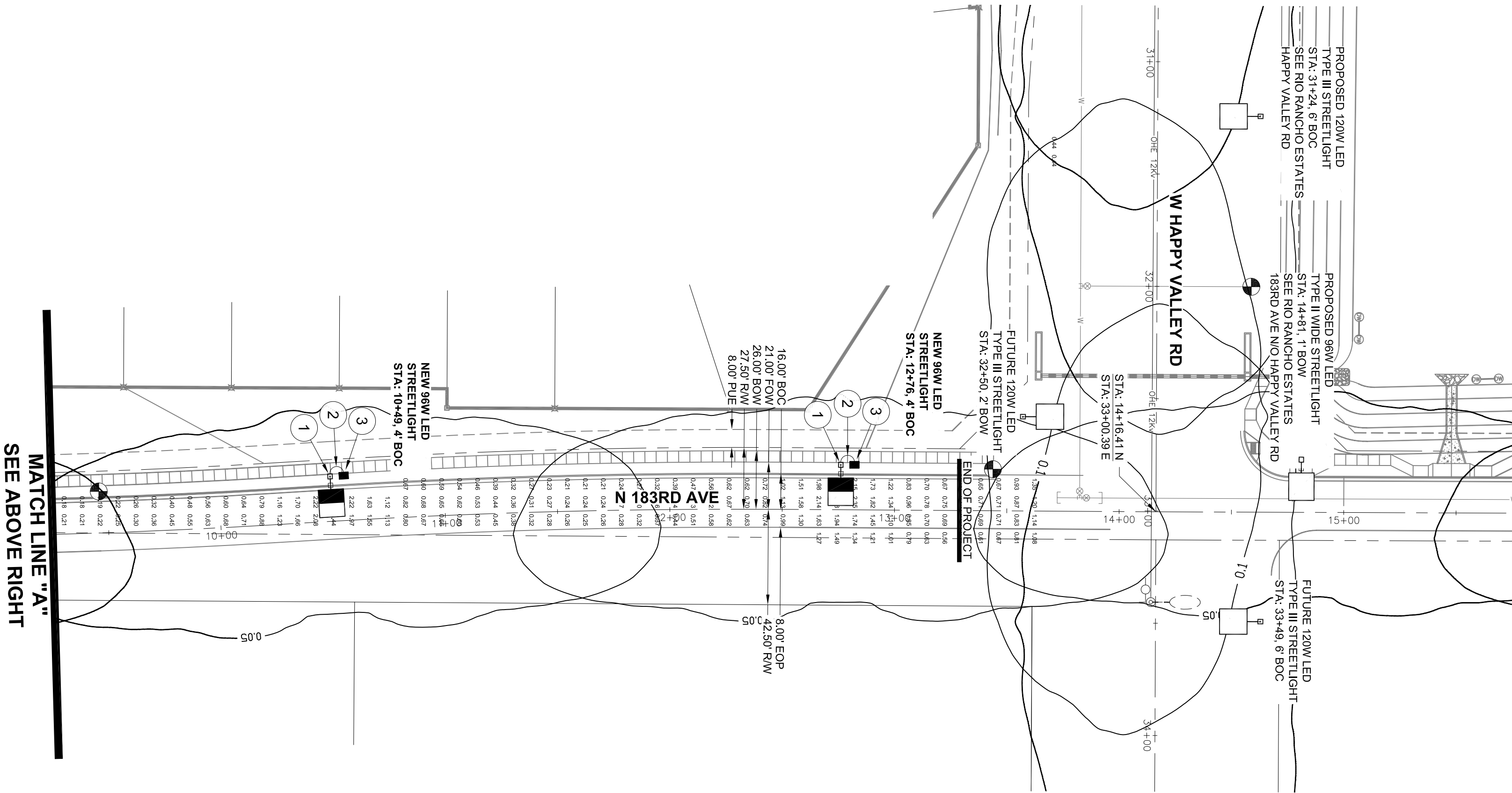
GE LIGHTING SOLUTIONS_EFLH_11B340 OH USA test report no.
77041024 77041025 77041026 77040625 77040626
temp(s): EDS E23A temp(21,-129273.1as°
11mm(s) per luminaire photometry is accurate
Light Loss Factor = 0.810, watts per luminaire = 96
Outreach (from mounting axis to photometric center) = 48 in
mounting height: 31.5 ft
number locations= 6, number luminaires= 6
all locations= 1.6

```

183RD AVENUE S/O H.V.	
336 points at z=0, sp 8ft by 8ft	
HORIZONTAL FOOTCANDLES	
Average	0.79
Maximum	2.78
Minimum	0.18
Avg:Min	4.40
Max:Min	15.44
Coef Var	0.77
UnitGrad	1.62

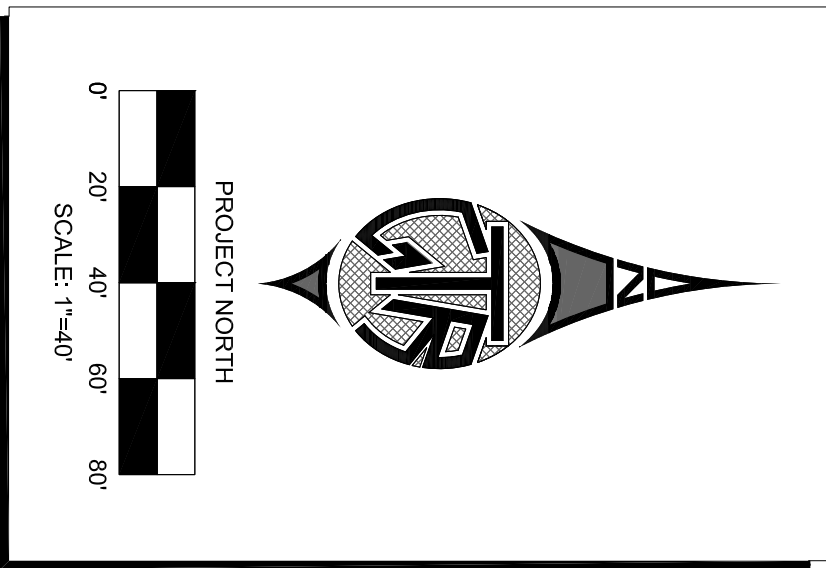
**RIO RANCHO ESTATES
183RD AVE (S/O HAPPY VALLEY RD)
STREETLIGHT PLANS
SURPRISE, ARIZONA**

**A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA**



DETAILS AND LEGEND FOR STREETLIGHTS:

-
- 1** INSTALL SINGLE POLE 96W LED FIXTURES WITH PHOTOELECTRIC CONTROL, ON ALL 360° SINGLE POLE WITH ONE SINGLE 4'x4' MAST ARM. SEE DETAIL 1. POLE SHALL BE LOCATED 4' BACK OF CURB OR 1' BACK OF WALK.
- 2** INSTALL 1" ELEX MC W24-1 TYPE THIRTYFOUR AND 1/4" TARE ROND FROM PULL BOX TO BUSSMAN FUSE HOLDER IN STREET LIGHT. SEE DETAIL 2.
- 3** INSTALL AN APS JUNCTION BOX NEXT TO THE POLE (PER JUNCTION BOX DETAIL), SEE DETAIL 3.
- FUTURE / PROPOSED SINGLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED.)**
- FUTURE / PROPOSED DOUBLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED.)**
- EXISTING HPS STREETLIGHT MOUNTED ON UTILITY POLE TO REMAINED IN PLACE**
- FIRE HYDRANT LOCATION PER CIVIL PLANS**





REGISTERED PROFESSIONAL ENGINEER
STATE OF ARIZONA
Michael A. Winkler
23392
12/31/2018

STREET LIGHT SALES

PHOTOLOGS

18000 AVE (S/O HAPPY VALLEY RD)



CALL AND BOOKING DAYS:
 BEFORE 10:00 PM

800-2-283-1100

1-800-STREET LIGHT

101015 WILLOW COUNTRY

GIR		Engineering		Construction	
1	2	3	4	5	6
1	GIR'S COMMENTS: D.H. 07/31/18				
2	GIR'S COMMENTS: D.H. 06/28/18				
3	GIR'S COMMENTS: S.H. 04/09/18				
NO.	REVISIONS	BY	DATE		

3 SHEET

13

GIR Contact: Doug Helling

GIR Project #: 18SP2243

Disbanded By:	By:	On:
	GH	06/21/2018
Retained By:	AS	06/21/2018

ENGINEERS NOTES

1. A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA. HOWEVER, THE ENGINEER HAS CONDUCTED VISUAL SURVEYS AND HAS REVIEWED RECORD DRAWINGS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION OF UTILITIES IN ADVANCE OF TRENCHING. THE ENGINEER AND/OR DEVELOPER WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS.
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9. GTR ENGINEERING, LLC, ITS OWNERS, OR EMPLOYEES WILL NOT BE HELD RESPONSIBLE FOR ANY DESTRUCTION OF PROPERTY CAUSED BY OTHERS, IDENTIFY ALL OTHER UTILITIES & CALL BLUE STAKE PRIOR TO DIGGING.
10. SIDEWALK TO MEANDER AROUND ALL STREET LIGHTS AND APS EQUIPMENT.

CITY OF SURPRISE NOTES

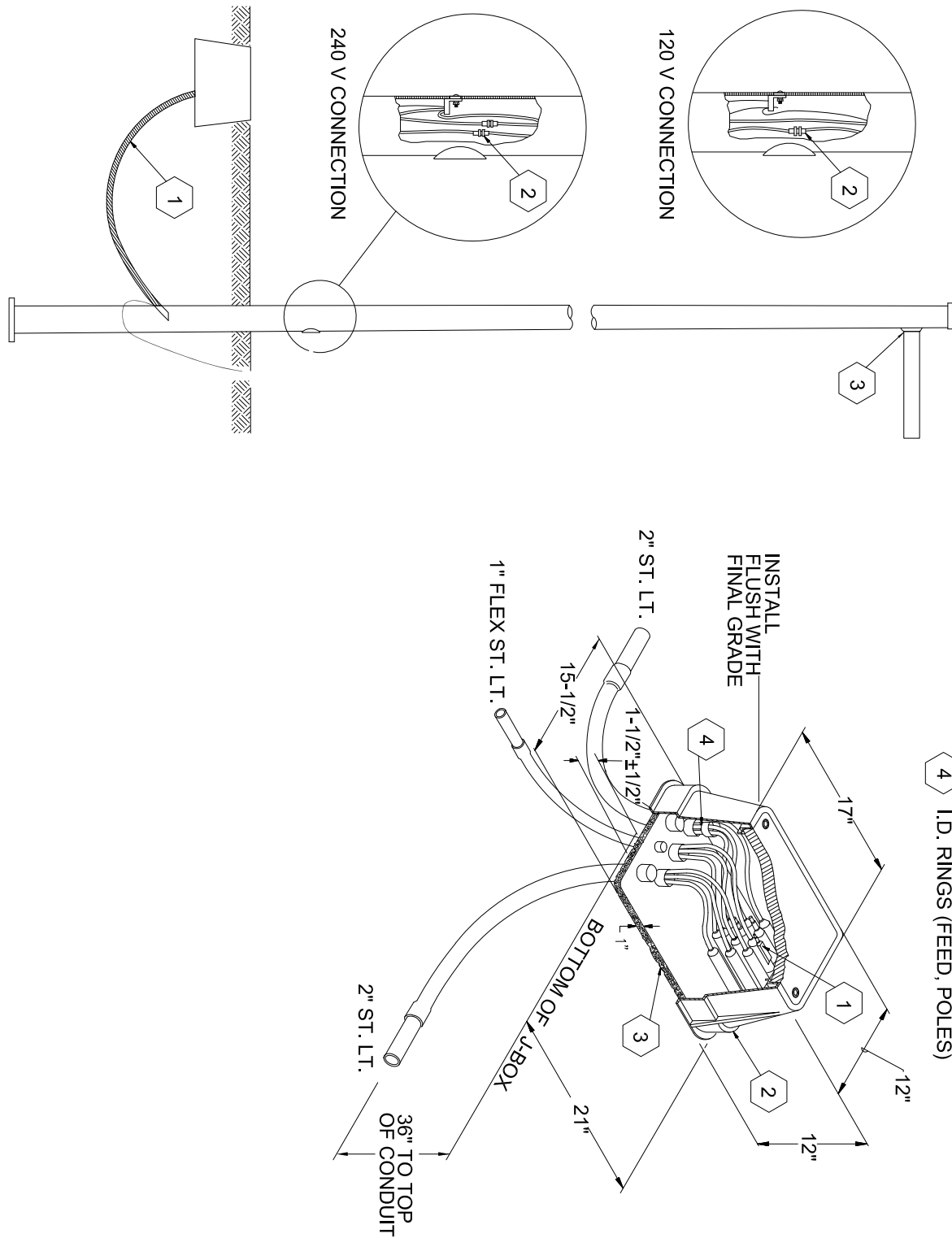
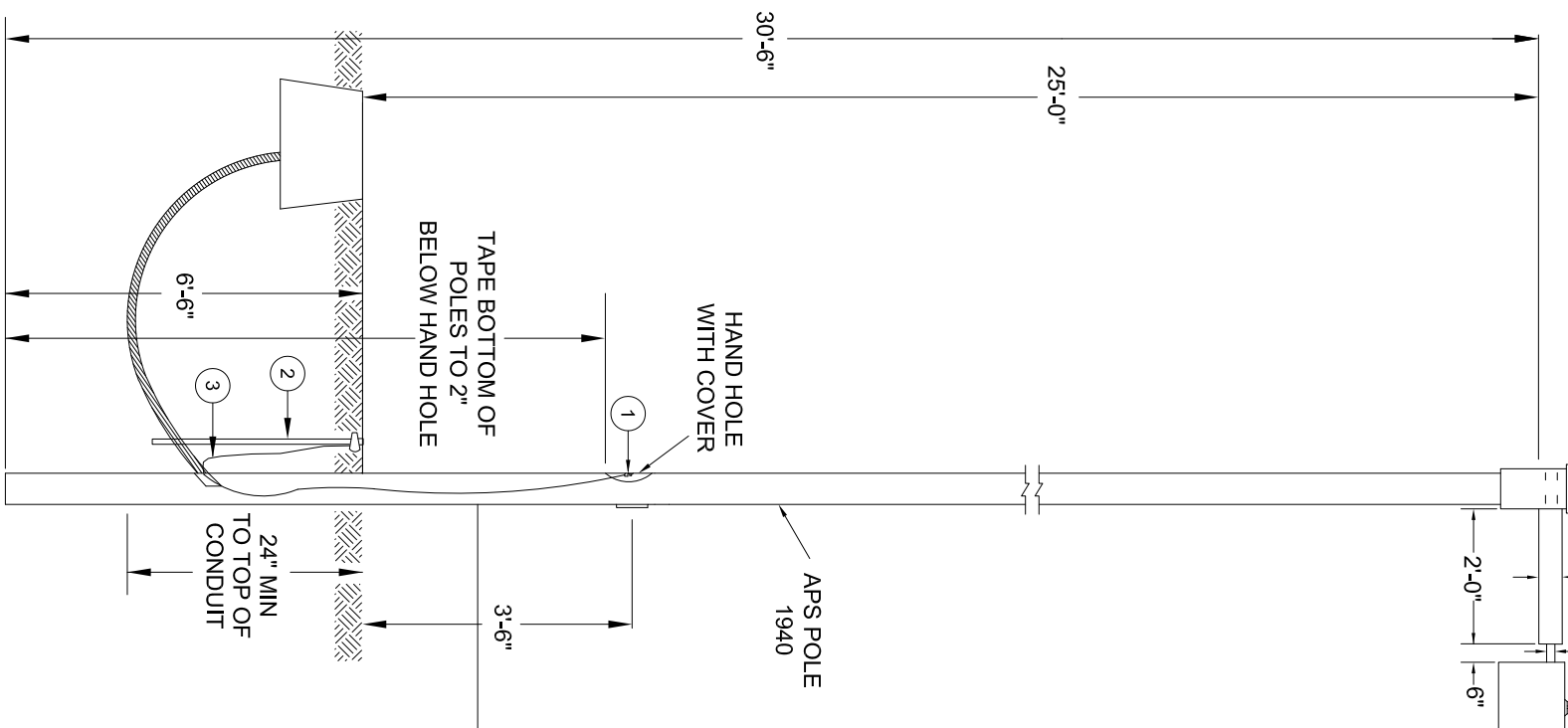
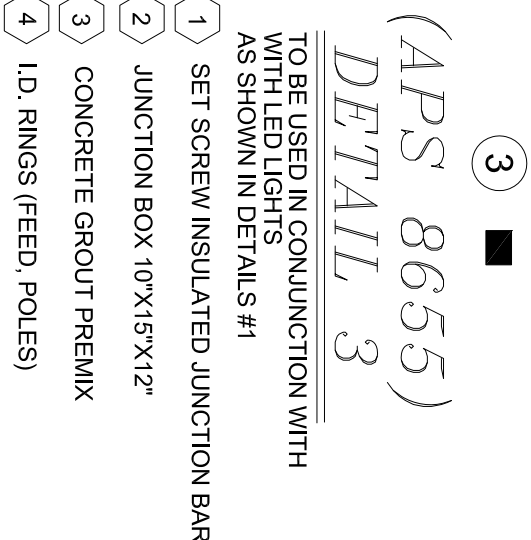
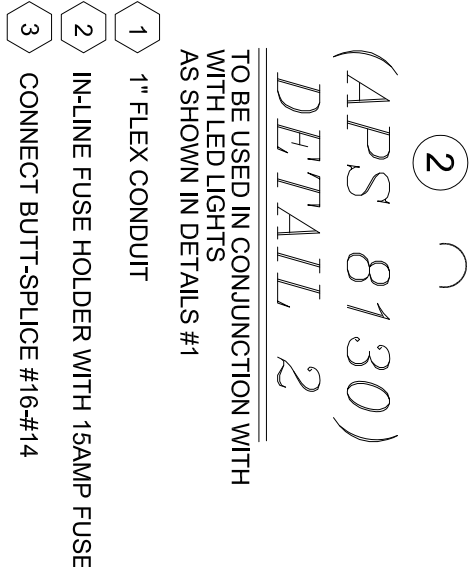
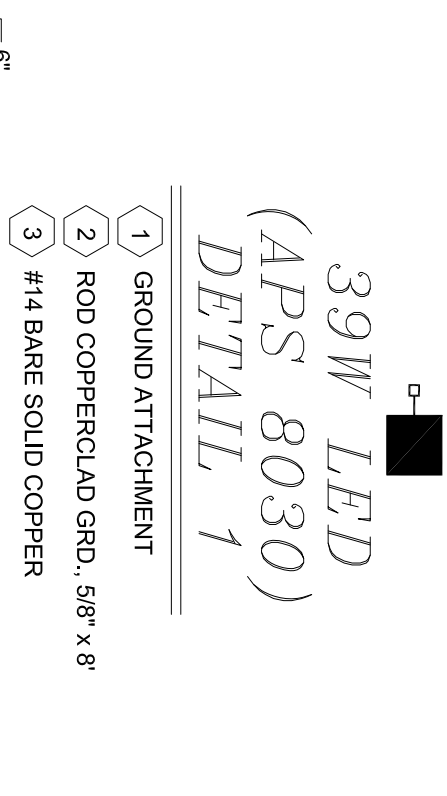
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3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL OVERHEAD AND UNDERGROUND UTILITY LOCATIONS WHERE CONSTRUCTION OCCURS. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT ALL UTILITIES ARE AVOIDED. UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND NOT FOR CONSTRUCTION PURPOSES. ANY DAMAGE TO EXISTING TO EXISTING UTILITIES SHALL BE REPAIRED AND OR REPLACED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COMPLY WITH ALL CURRENT BLUE STAKE LANS. CALL BLUE STAKE FOR FIELD LOCATION AT (602) 225-1100.
4. THE CITY OF SURPRISE ENGINEERING SERVICES OF PUBLIC WORKS SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK AT (602) 222-6150.
5. THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE PRIOR TO CONSTRUCTION, ANY ALTERATION OR VARIANCE FROM THESE PLANS. ANY VARIATION FROM THESE PLANS SHALL BE PROPOSED AND RESUBMITTED FOR REVIEW AND APPROVAL.
6. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT SHOWN ON THE DRAWING, SHALL BE REPAIRED AND OR REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND TRENCHES SHALL BE REPAIRED IN KIND.
7. ANY INSPECTION BY THE CITY, COUNTY, OR THE ENGINEER, SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.
8. THE CONTRACTOR IS TO LOCATE ALL EXISTING LANDSCAPING, IRRIGATION LINES, PROPERTY MONUMENTS, FENCING OR SURFACE FEATURES PRIOR TO CONSTRUCTION. ANYTHING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED IN KIND AT THE CONTRACTORS EXPENSE.
9. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
10. ALL CONSTRUCTION WATER USED WITHIN THE CITY OF SURPRISE WATER SERVICE AREA, REQUIRES APPROVAL BY THE CITY OF SURPRISE, PUBLIC WORKS DEPARTMENT AND MAY BE SUBJECT TO VOLUME AND TIME RESTRICTIONS. PLEASE SEE THE CITY OF SURPRISE, PUBLIC WORKS DEPARTMENT WEBSITE FOR FURTHER INFORMATION. THE GUIDELINES CAN BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT AT (602) 222-7100.
11. TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH MAG SPECIFICATION 401. THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND THE "TEMPORARY WORK ZONE" TRAFFIC MANAGEMENT POLICY (LATEST EDITION).
12. PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF THE WORK, THE DEVELOPER/CONTRACTOR WILL BE REQUIRED TO CLEAN AND REPAIR ADJACENT "OFF-PROJECT" ROADWAYS USED OR DAMAGED DURING THE COURSE OF CONSTRUCTION.
13. EMERGENCY VEHICLE ACCESS (E.V.A) MUST BE PROVIDED BY THE DEVELOPER/CONTRACTOR THROUGHOUT THE PROJECT SITE. E.V.A ROADS AND SIDEWALKS SHALL BE MAINTAINED BY THE DEVELOPER/CONTRACTOR. THE DEVELOPER/CONTRACTOR SHALL PROVIDE A MINIMUM OF ONE FOOT (1') ENTRY TO THE SITE AND AT ALL LOCATIONS WHERE A CHANGE IN DIRECTION OCCURS.
14. THE PLANS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT'S ACCESSIBILITY GUIDELINES, AS PUBLISHED IN THE FEDERAL REGISTER ON SEPTEMBER 15, 2010.

GENERAL NOTE

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

RIO RANCHO ESTATES
PARCEL 1B.1 STREETLIGHT PLANS
SURPRISE, ARIZONA

A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



UTILITY COORDINATION LIST

DESCRIPTION	REPRESENTATIVE	PHONE	DATE
APS	MONIQUE HOLLIDAY	(602) 250-1000	01-09-19
CENTURY LINK	DEBBIE RAMSEY	(602) 630-0492	01-09-19
SOUTHWEST GAS	ZACH STEVENSON	(602) 484-5270	01-09-19
COX COMMUNICATIONS	TMC (TRAFFIC MANAGEMENT CENTER)	(602) 322-7215	01-09-19

* CONFLICTS ARISING DURING THE COURSE OF CONSTRUCTION FROM UNFORESEEN CIRCUMSTANCES SHALL BE REPORTED TO THE INTERESTED UTILITY COMPANY AND BE RESOLVED BY THEM AND THE DESIGN ENGINEER.

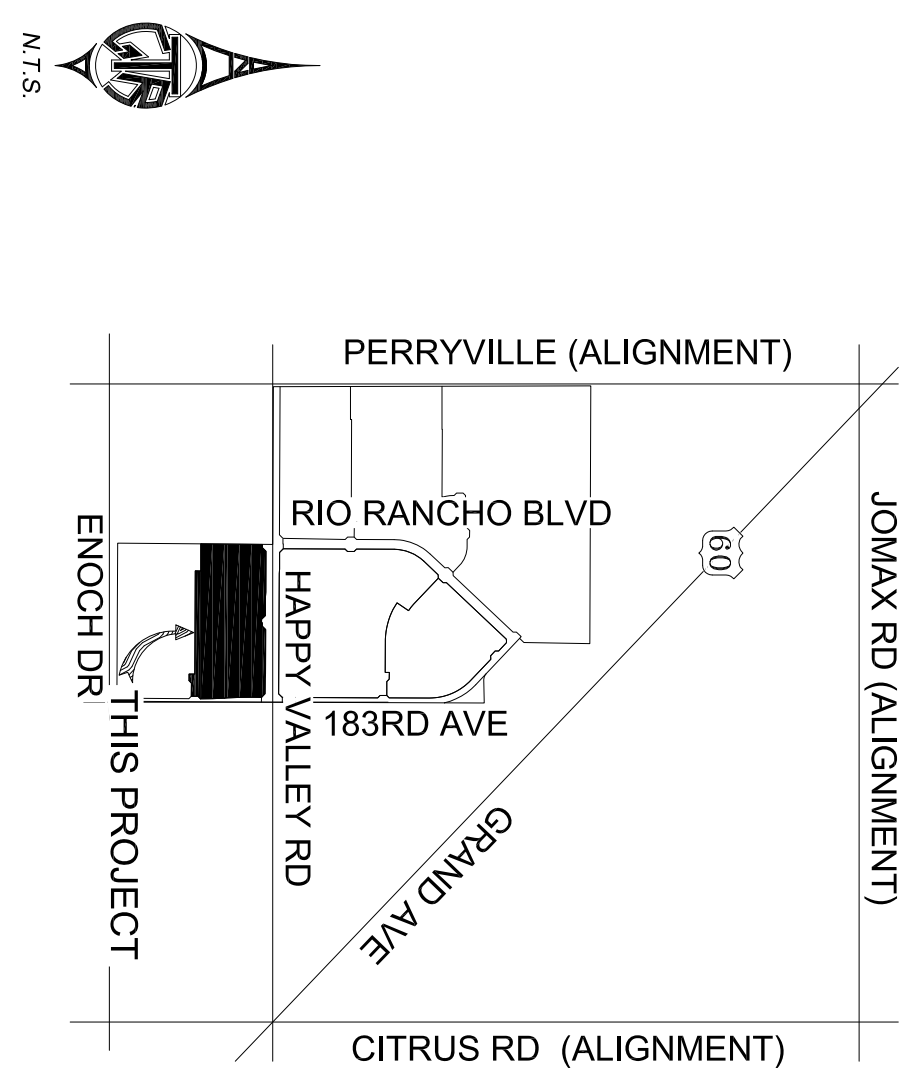
EQUIPMENT LIST

ITEM #	SYMBOL	TYPE STREET	QUANTITY	MOUNTING HEIGHT	POLE HEIGHT	MAST ARM	LUMENS	TYPE	WATTAGE	VOLTAGE	BALLAST	PHOTOMETRIC	LUMINAIRE
1	□	LOCAL	21	25'-0"	30'-6"	2'-0"	11,500	LED	39W	120V			ERL-14-05-B3-30-A-DK6Z
2	○	ITEM DESCRIPTION 1" FLEX PVC W/2" I.D. TYPE THIN/THIN AND 1" I.D. BARE BOND FROM PULL BOX TO BUSMAN FUSE HOLDER IN STREET LIGHT.											
3	■	INSTALL AN APS JUNCTION BOX NEXT TO THE POLE PER JUNCTION BOX DETAIL.											

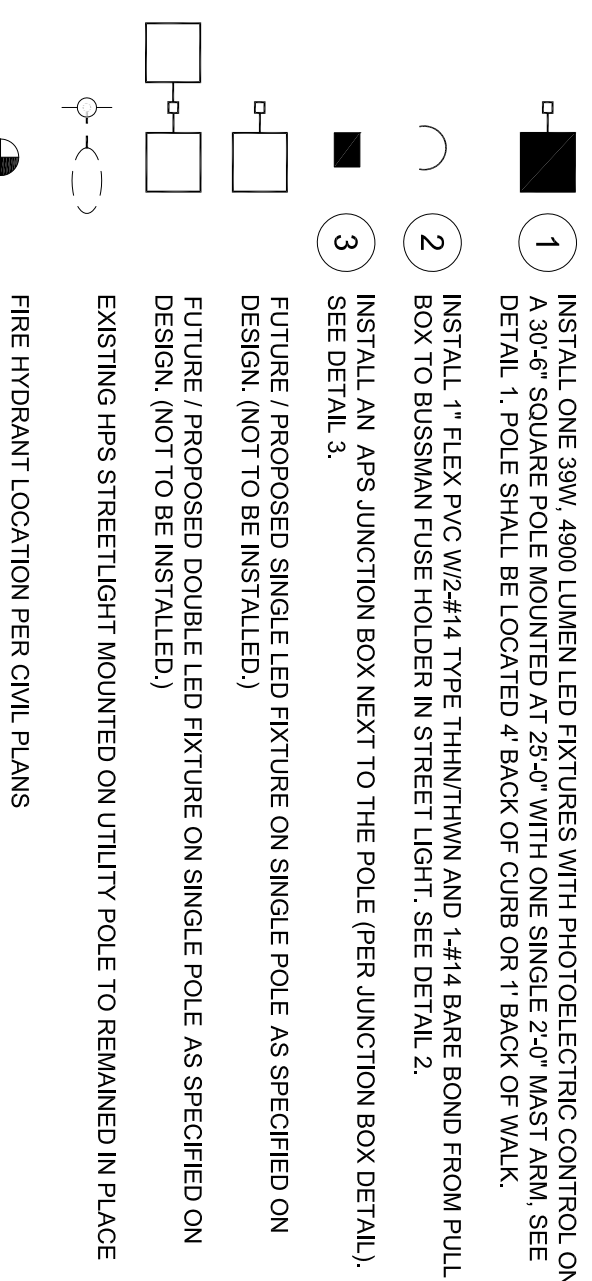
- INDEX
- 1 - COVER SHEET
 - 2 - STREET LIGHT LAYOUT
 - 3 - PHOTO METRICS
 - 4 - PHOTO METRICS
 - 5 - PHOTO METRICS

CALL THE WORKING DAYS
BEFORE 10:00 AM
1-800-238-1100
(OUTSIDE MARICOPA COUNTY)

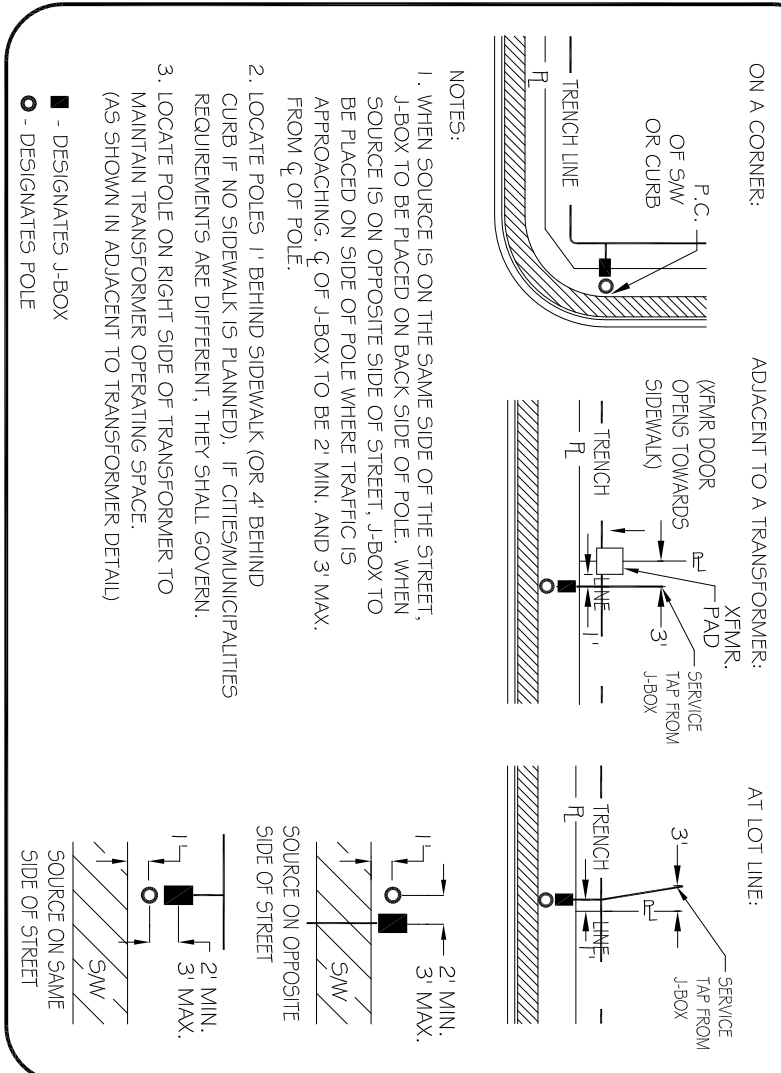
VICINITY MAP



DETAILS AND LEGEND FOR STREETLIGHTS:



TYPICAL STREET LIGHT LOCATIONS



OWNER/DEVELOPER

SOUTHWEST VALLEY PARTNERS
7800 E. DOUBLE RANCH RD, STE 120
SURPRISE, ARIZONA 85086
PHONE: (602) 241-1447
CONTACT: DAVE HENRY

ELECTRICAL ENGINEER

GTR ENGINEERING, LLC
2240 W. PARKSIDE LN, STE H109
CHANDLER, ARIZONA 85226
PHONE: (602) 241-1447
CONTACT: JADE GOULD

CIVIL ENGINEER

GOODWIN & MARSHALL
2705 S. ALMA SCHOOL RD, STE 2
CHANDLER, ARIZONA 85226
PHONE: (602) 241-1447
CONTACT: JOHN BUSH

THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO THE DATE OF THE CITY ENGINEER'S REVIEW. THIS COMPLIANCE APPROVAL SHALL NOT PREVENT THE CITY ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN PLANS FOUND TO BE IN VIOLATION OF LAW OR ORDINANCES.

CITY OF SURPRISE ENGINEER

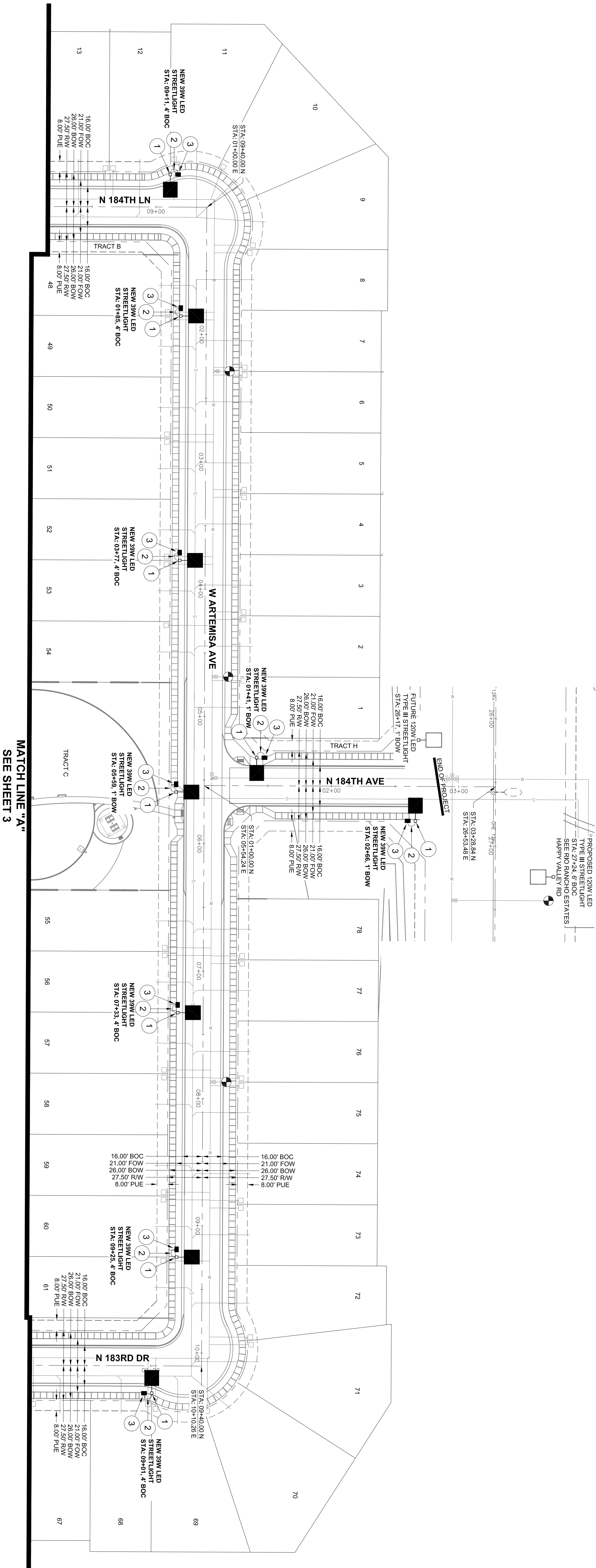
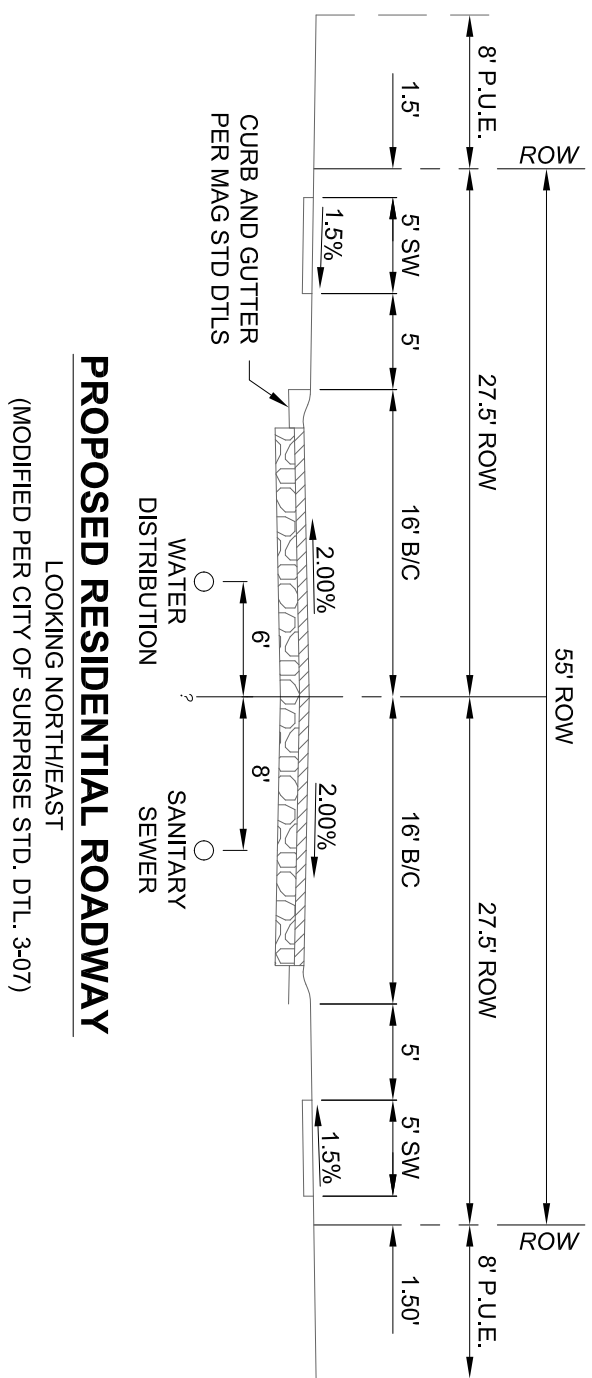
DATE

STREET LIGHT PLANS

PROJECT: 1832244	DATE: 02-28-19
DESIGNED BY: BH	08/22/2018
DRAWN BY: JG	08/22/2018
CITY COMMENTS: D.H. 02-28-19	
CITY COMMENTS: S.H. 01-09-19	
NO. OF SHEETS	5
BY DATE	
GTR Contact: Doug Herring	
GTR Project #: 1832244	
08/22/2018	

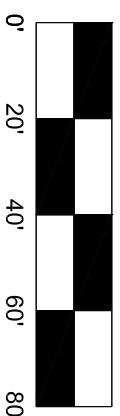
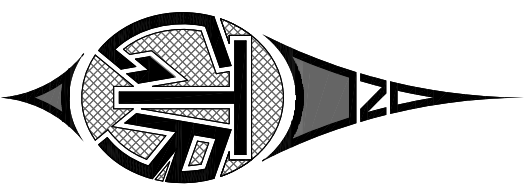
**RIO RANCHO ESTATES
PARCEL 1B.1 STREETLIGHT PLANS
SURPRISE, ARIZONA**

**A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA**



DETAILS AND LEGEND FOR STREETLIGHTS:

-
1. SINGLE ONE 29W / 4800 LUMEN LED FIXTURE WITH PHOTOELECTRIC CONTROL. (SEE DETAIL 3).
2. 30-60 SQUARE POLE MOUNTED AT 25'-0" WITH ONE SINGLE 2'-0" MAST ARM. DETAIL 1. POLE SHALL BE LOCATED 4' BACK OF CURB OR 1' BACK OF WALK.
- INSTALL 1" FLEX CONC W/2x44 TYPE THUNTHINN AND 1/4"16 GAGE BOND FROM PULL BOX TO BUSBARM FUSE HOLDER IN STREET LIGHT. (SEE DETAIL 2).
3. INSTALL AN APS JUNCTION BOX NEXT TO THE POLE (PER JUNCTION BOX DETAIL).
- SEE DETAIL 3.
1. FUTURE / PROPOSED SINGLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED)
2. FUTURE / PROPOSED DOUBLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED)
- EXISTING HPS STREETLIGHT MOUNTED ON UTILITY POLE TO REMAINED IN PLACE
- FIRE HYDRANT LOCATION PER CIVIL PLANS



CALL TWO WORKING DAYS
BEFORE YOU DIG
602-253-1100
800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)



REGISTERED PROFESSIONAL
CERTIFICATE
 No. 29392
 JADE GOLD
 02/28/88

REGISTERED PROFESSIONAL
CERTIFICATE
 No. 29392
 JADE GOLD
 02/28/88

ENGINEERING
 CIVIL/STRUCTURAL

ENGINEERING
 CIVIL/STRUCTURAL

GTR contract: Doug Hanning

GTR project #: 18SP224

Designed By: DH 06/22/2018

Checked By: JG 06/22/2018

Reviewed By: JG 06/22/2018

STREET LIGHT PLANS

STREET LIGHT ABOUT

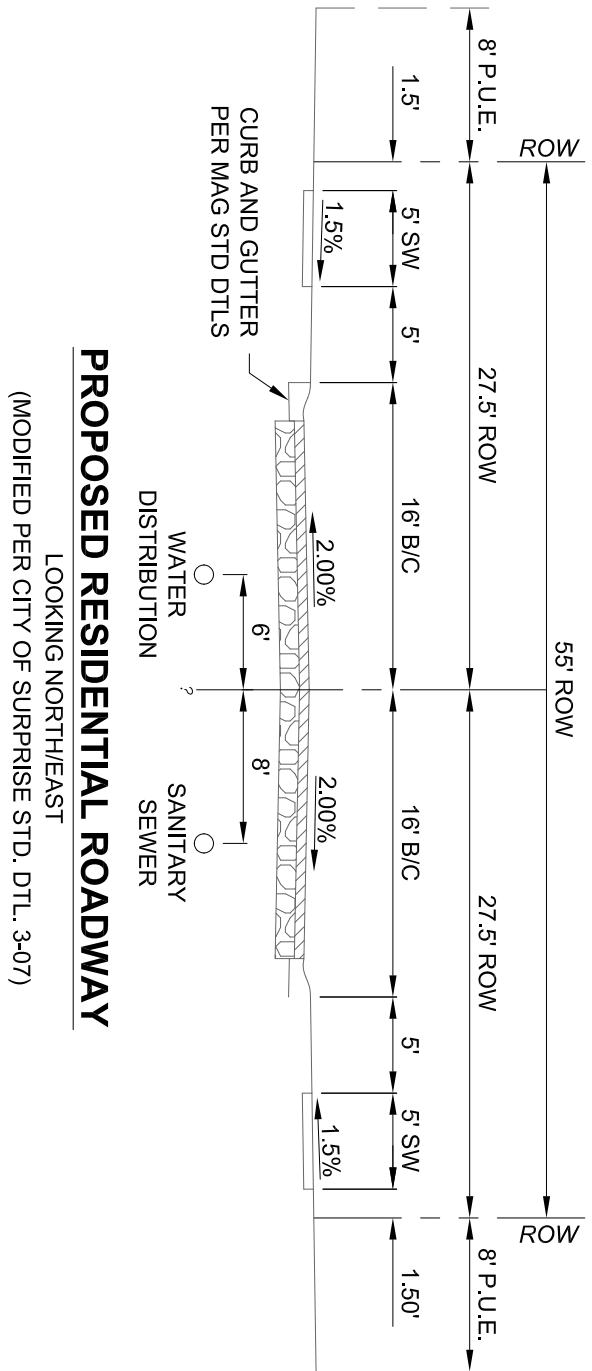
PAGE 161

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28

NO. COMMENTS S.H. (H.O.B.)

REV. REVISIONS BY DATE

2	OF	SHEET	5
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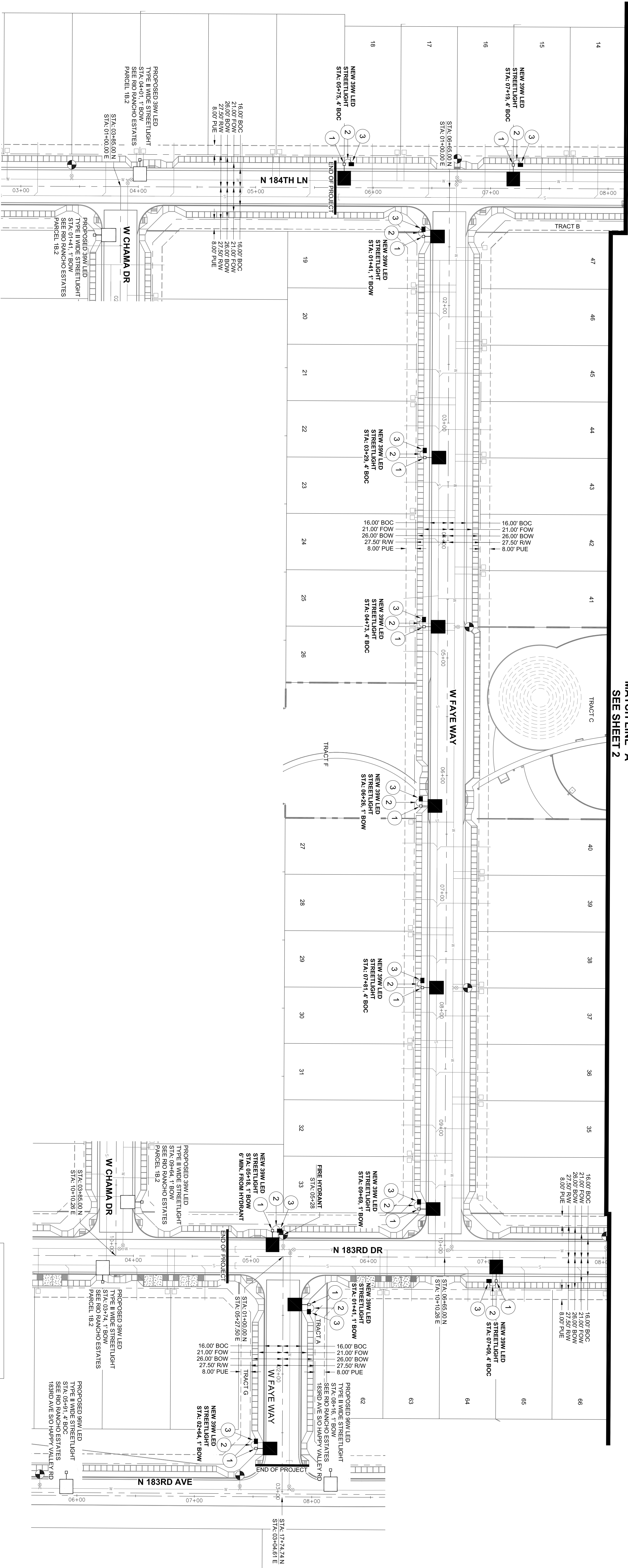


PROPOSED RESIDENTIAL ROADWAY
LOOKING NORTH/EAST
(MODIFIED PER CITY OF SURPRISE STD. DTL. 3-07)

RIO RANCHO ESTATES
PARCEL 1B.1 STREETLIGHT PLANS
SURPRISE, ARIZONA
A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

DETAILS AND LEGEND FOR STREETLIGHTS:

- 1. INSTALL ONE 39W, 4800 LUMEN LED FIXTURES WITH PHOTOELECTRIC CONTROL ON A 30'-6" SQUARE POLE MOUNTED AT 25'-0" WITH ONE SINGLE 2'-0" NAST ARM. SEE DETAIL 1. POLE SHALL BE LOCATED 4' BACK OF CURB ON 1' BACK OF WALK.
- 2. INSTALL 1" FLEX PVC W2-#14 TYPE THINWALL AND 1-#14 BARE BOND FROM PULL BOX TO BUSMAN FUSE HOLDER IN STREET LIGHT. SEE DETAIL 2.
- 3. INSTALL AN APS JUNCTION BOX NEXT TO THE POLE (PER JUNCTION BOX DETAIL). SEE DETAIL 3.
- FUTURE / PROPOSED SINGLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED.)
- FUTURE / PROPOSED DOUBLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED.)
- EXISTING HPS STREETLIGHT MOUNTED ON UTILITY POLE TO REMAINED IN PLACE
- FIRE HYDRANT LOCATION PER CIVIL PLANS



MATCH LINE "A"
SEE SHEET 2

CALL TWO WORKING DAYS BEFORE YOU DUE
802-238-1100
1-800-511-1313
(602)526-1400 (MARICOPA COUNTY)

PROJECT NORTH
0' 20' 40' 60' 80'
SCALE: 1"=40'

PARCEL 1B.1
STREET LIGHT PLANS

NO.	REVISIONS	BY	DATE
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4	DATE		
5	DATE		

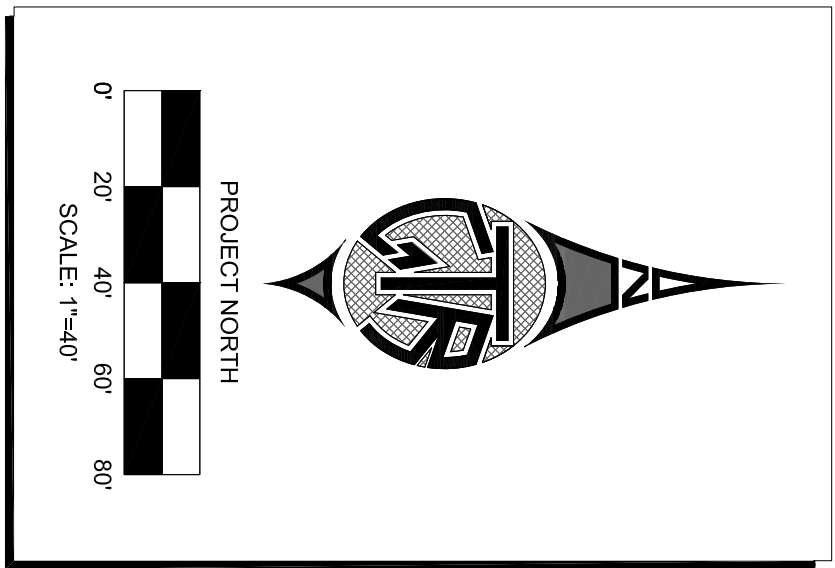
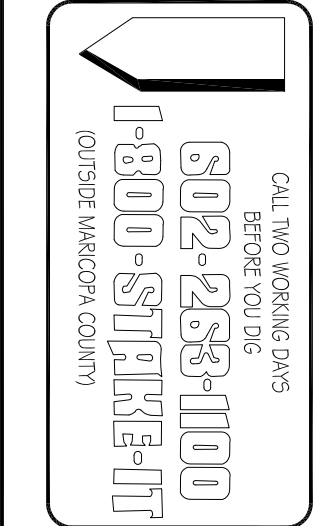
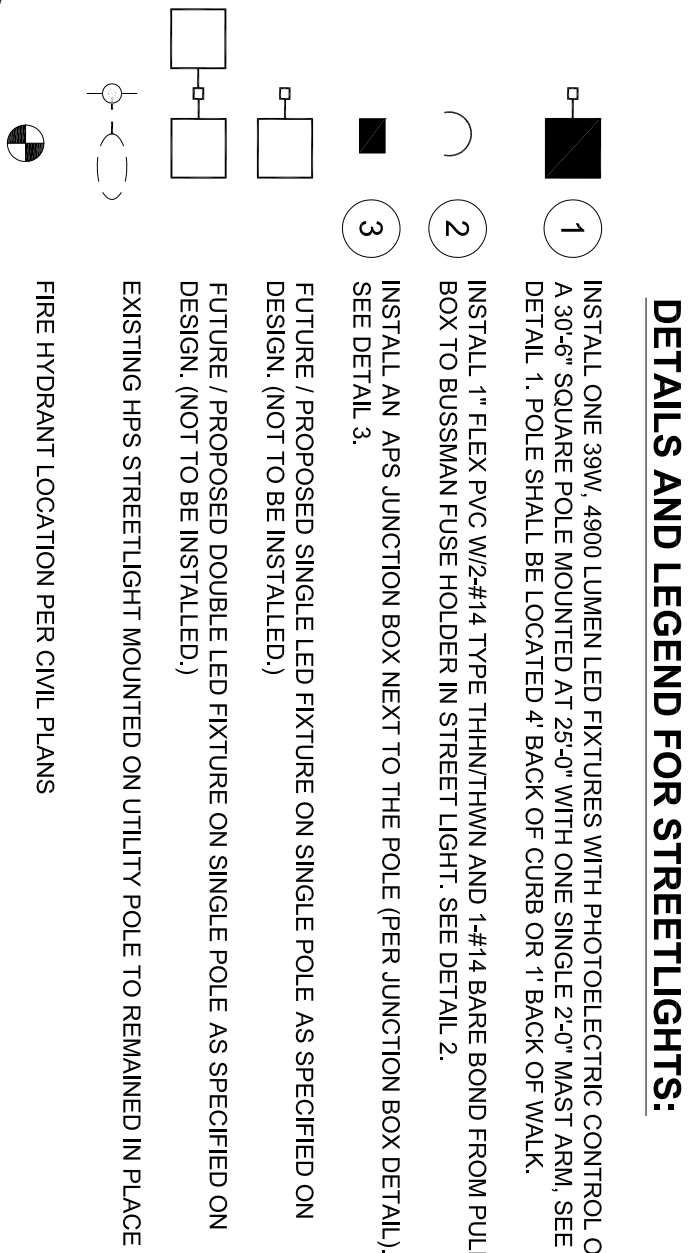
ENGINEERING
GIR
DESIGNED BY: SH
CHECKED BY: JG

PROJECT NO.: 18392244
SHEET 3 OF 5
DATE: 08/22/2018
DRAWN BY: SH
CHECKED BY: JG

GE LIGHTING SOLUTIONS, ERLI 06830-27V
GE LIGHTING SOLUTIONS, ERLI CLEVELAND OH USA test report no:
170406524 170406525 170406526 170407227 170407228 170407274
temp(s) = LEDS 97°(C) -120°(F) 21-129068,485°
number locations= 21 number luminaires= 21
luminance per luminaire is variable
Light loss Factor = 0.810 , watts per luminaire = 39
Outreach (from mounting axis to photometric center)= 30 in
mounting height: 25 ft
number locations= 36

PARCEL 1B.1	
1427 points at z=0, sp 8ft by 8ft	
HORIZONTAL FOOTCANDLES	
Average	0.52
Maximum	1.99
Minimum	0.09
Avg:Min	5.73
Max:Min	22.11
Coef Var	0.74
UnitGrad	2.50

**A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA**



STREET LIGHT PLANS

PHOTOMONTS

PART 101

GIR

ENGINEERING

CHANDLER, ILLINOIS

Registered Professional Engineer (Electronic)

CHANDLER, ILLINOIS

203932

DATE 02/28/2018

EXP. DATE 02/28/2020

1. CITY COMMENTS: D24, D24-B

2. CITY COMMENTS: S1, H1-B

3. COMMENTS: S1, H1-B

4. COMMENTS: S1, H1-B

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100. COMMENTS: S1, H1-B

GIR Contact: Doug Henning

GIR Project #: 18SR2244

Designed By: GH 06/22/2018

Checked By: GH 06/22/2018

Reviewed By: JG 08/27/2018

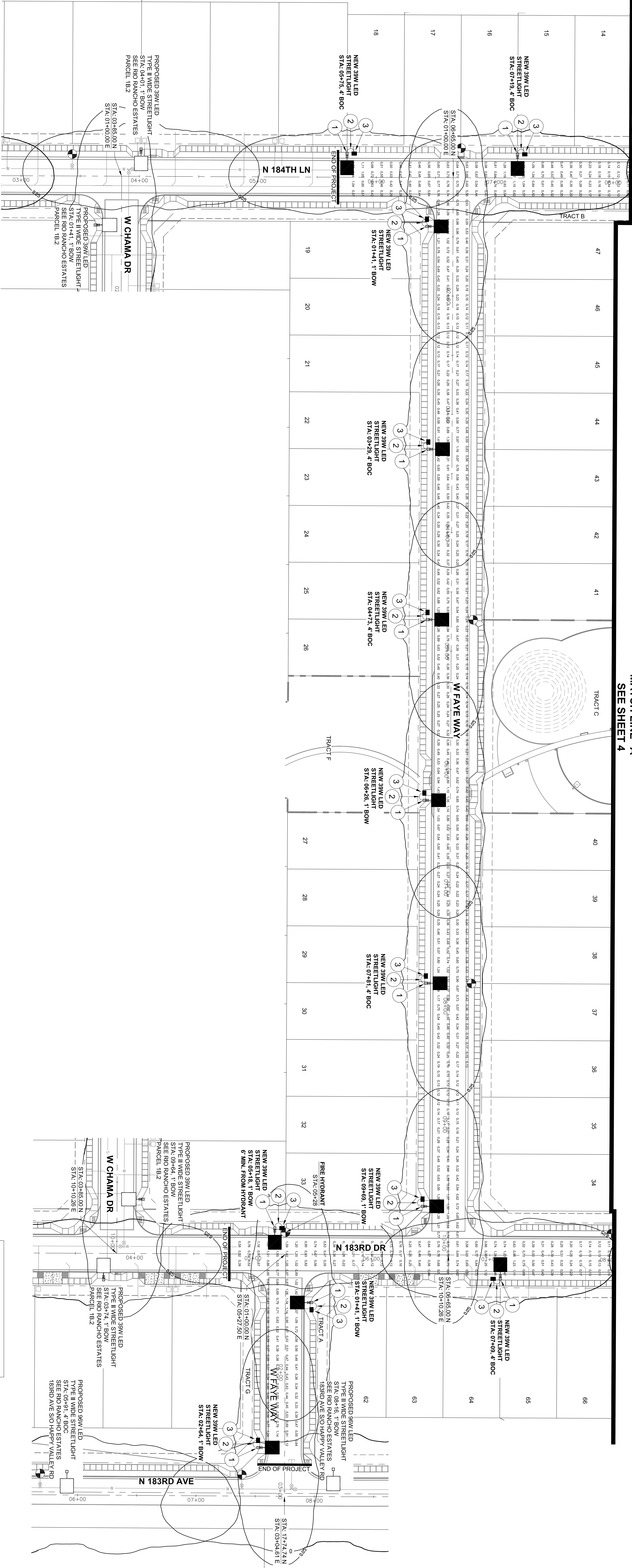
PHOTOMETRICS:

GE LIGHTING SOLUTIONS-EAST CLEVELAND OH USA test report no. 17040524 17040525 17040526 17040722 17040723 17040724
Average 0.52
Minimum 0.09
Average 5.73
Maximum 22.11
Uniformed 2.50
PARCEL 1B.1
1427 points at 2nd sp 8ft by 8ft
HORIZONTAL FOOTCANDLES
Average 0.52
Minimum 0.09
Average 5.73
Maximum 22.11
Uniformed 2.50
Outreach from mounting axis to photometric center= 30 in
number locations= 21, number luminaires= 21
kw all locations= 3.6

RIO RANCHO ESTATES
PARCEL 1B.1 STREETLIGHT PLANS
SURPRISE, ARIZONA

A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

MATCH LINE "A"
SEE SHEET 4



DETAILS AND LEGEND FOR STREETLIGHTS:

- 1 INSTALL ONE 39W, 4800 LUMEN LED FIXTURES WITH PHOTOELECTRIC CONTROL ON A 30x6" SQUARE POLE MOUNTED AT 25'-0" WITH ONE SINGLE 2x4" WAST ARM. SEE DETAIL 1. POLE SHALL BE LOCATED AT BACK OF CURB ON 1' BACK OF WALK.
- 2 INSTALL 1" FLEX PVC W/2x4" TYPE THINWALL AND 1x4" BARE BOND FROM PULL BOX TO BUSMAN FUSE HOLDER IN STREET LIGHT. SEE DETAIL 2.
- 3 INSTALL AN APS JUNCTION BOX NEXT TO THE POLE (PER JUNCTION BOX DETAIL). SEE DETAIL 3.
- FUTURE / PROPOSED SINGLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED)
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- EXISTING HPS STREETLIGHT MOUNTED ON UTILITY POLE TO REMAINED IN PLACE
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CALL TWO WORKING DAYS BEFORE YOU DIE
802-238-1100
1-800-511-1313
(602)506-1000 (MARICOPA COUNTY)

PROJECT NORTH
0' 20' 40' 60' 80'
SCALE: 1"=40'

PARCEL 1B.1
PHOTOMETRICS
STREET LIGHT PLANS
GIR Engineering
13132 JUNE 02/28/18
CITY COMMENTS D.H. 02-28-19
CITY COMMENTS S.H. 01-09-19
NO. REVISIONS BY DATE
5 OF 5
GIR Contact: Doug Herring
GIR Project #: 18392244
Designed By: SH 08/22/2018
Drawn By: JG 08/22/2018

ENGINEERS NOTES

1. A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING THE EXACT LOCATION OF UTILITIES IN ADVANCE OF TRENCHING. THE ENGINEER AND/OR DEVELOPER WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS.
 2. PRIOR TO BEGINNING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS, REQUIREMENTS OF THE WORK AND EXCESS OF DEFICIENCY IN QUANTITIES. IF ANY, NO CLAIMS SHALL BE MADE AGAINST THE OWNER/DEVELOPER OR ENGINEER FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.
 3. THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 4. ANY QUANTITIES SHOWN ARE THE BEST ESTIMATE OF THE ENGINEER. THE SUBCONTRACTOR SHALL MAKE HIS OWN INDEPENDENT ESTIMATE OF QUANTITIES AND BASE HIS BID THEREON.
 5. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF UTILITIES, POWER, POLDS, ETC.
 6. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
 7. THE CONTRACTOR WILL MAKE FIELD AS-BUILT MEASUREMENTS OF THE WORK. THESE MEASUREMENTS WILL BE GIVEN TO THE ENGINEER IN WRITING SO THAT AS-BUILT PLANS CAN BE CREATED. IF THE CONTRACTOR DOES NOT TAKE AS-BUILT MEASUREMENTS OR FORWARD THESE MEASUREMENTS TO THE ENGINEER, THE ENGINEER WILL NOT BE RESPONSIBLE FOR PROVIDING ACCURATE AS-BUILT OF THE PROJECT, ETC.
 8. AS-BUILT SUBMITTALS WILL NOT BE PERFORMED UNTIL ORDERED BY THE CLIENT OR HIS MEASUREMENTS.
 9. GTR ENGINEERING LLC, ITS OWNERS, OR EMPLOYEES WILL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO OR LOSS OF ANY PROPERTY CAUSED BY OTHERS, IDENTIFY ALL OTHER UTILITIES & CALL BLUE STAKE PRIOR TO DIGGING.
- SIDEWALK TO MEANDER AROUND ALL STREET LIGHTS AND ADS EQUIPMENT.

CITY OF SURPRISE NOTES

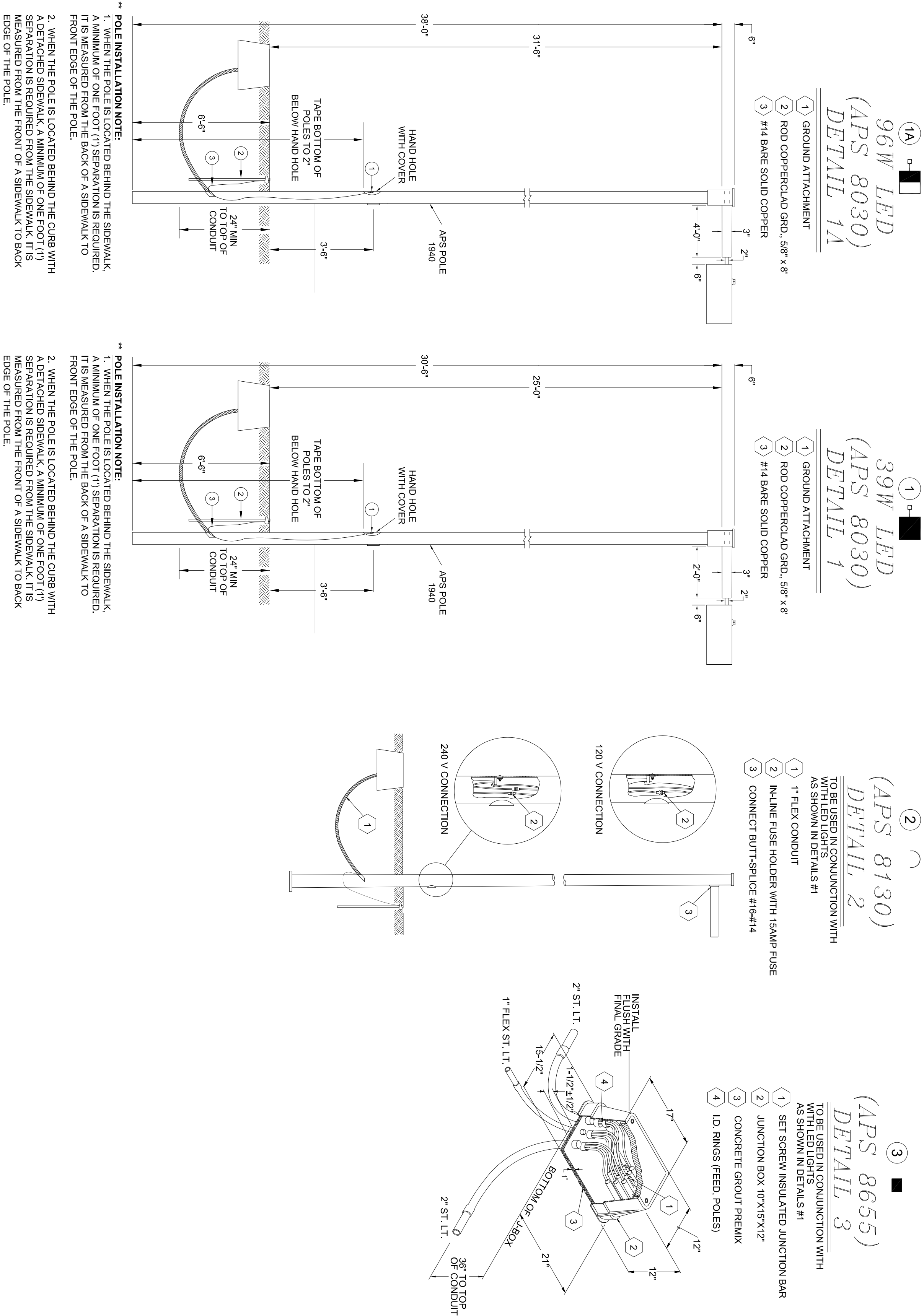
1. ALL CONSTRUCTION MUST CONFORM TO AMERICAN ASSOCIATION OF GOVERNMENT (MAG) SPECIFICATIONS AND DETAILS AND LATEST REVISIONS UNLESS OTHERWISE STATED ON PLANS.
2. THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND THEY WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL OVERHEAD AND UNDERGROUND UTILITY LOCATIONS WHERE CONSTRUCTION OCCURS. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT ALL UTILITIES ARE AVOIDED. UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND NOT FOR CONSTRUCTION PURPOSES. ANY DAMAGE TO EXISTING TO EXISTING UTILITIES SHALL BE REPAIRED AND OR REPLACED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL MAINTAIN ALL CURRENT BLUE STAKE LAMPS, CALL BLUE STAKE FOR FIELD LOCATION AT (662) 282-1100.
4. THE CITY OF SUDBURY ENGINEERING SERVICES OF PUBLIC WORKS SHALL BE NOTIFIED FORTY- EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK AT (662) 222-6150.
5. THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE PRIOR TO CONSTRUCTION, ANY ALTERATION OR VARIANCE FROM THESE PLANS, ANY VARIATION FROM THESE PLANS SHALL BE PROPOSED AND RESUBMITTED FOR REVIEW AND APPROVAL.
6. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE. ANY DAMAGE TO EXISTING UTILITIES WHILE CONSTRUCTION IS IN PROGRESS OR OCCURRING SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FENCING SHALL BE REPLACED AT IN KIND.
7. ANY INSPECTION BY THE CITY, COUNTY, OR THE ENGINEER, SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR FROM HIS OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.
8. THE CONTRACTOR IS TO LOCATE ALL EXISTING LANDSCAPING, IRRIGATION LINES, PROPERTY MONUMENTS, FENCING OR SURFACE FEATURES PRIOR TO CONSTRUCTION. ANYTHING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED IN KIND AT THE CONTRACTORS EXPENSE.
9. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
10. ALL CONSTRUCTION WATER, USED WITHIN THE CITY OF SUDBURY WATER SERVICE AREA, REQUIRES APPROVAL BY THE CITY OF SUDBURY PUBLIC WORKS DEPARTMENT AND MAY BE SUBJECT TO VOLUME AND TIME RESTRICTIONS. PLEASE SEE THE CITY OF SUDBURY CONSTRUCTION WATER GUIDELINES FOR ADDITIONAL INFORMATION. THE GUIDELINES CAN BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT AT (662) 222-7000.
11. TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH MAG SPECIFICATION 401, "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND THE TEMPORARY WORK ZONE TRAFFIC MANAGEMENT POLICY" (LATEST EDITION).
12. PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF THE WORK, THE DEVELOPER/CONTRACTOR WILL BE REQUIRED TO CLEAN AND REPAIR ADJACENT (OFF-PROJECT) ROADWAYS USED OR DAMAGED DURING THE COURSE OF CONSTRUCTION.
13. EMERGENCY VEHICLE ACCESS (EVA) MUST BE PROVIDED BY THE DEVELOPER/CONTRACTOR THROUGHOUT THE PROJECT SITE. E.V.A. ROADS AND SIGNAGE SHALL BE MAINTAINED BY THE DEVELOPER/CONTRACTOR AT ALL TIMES. SIGNAGE SHALL BE POSTED AT THE POINT OF ENTRY TO THE SITE AND AT ALL LOCATIONS WHERE A CHANGE IN DIRECTION OCCURS.
14. THE PLANS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT'S ACCESSIBILITY GUIDELINES, AS PUBLISHED IN THE FEDERAL REGISTER ON SEPTEMBER 15, 2010.

GENERAL NOTE

THE ELECTRICAL, MAINTENANCE COST OF ALL STREET LIGHTS ON LOCAL AND COLLECTOR STREETS ARE TO BE PAID BY THE ADVANCED DEVELOPMENT'S STREET LIGHT IMPROVEMENT DISTRICT (SLID). THE ELECTRICAL, MAINTENANCE COST OF ALL STREET LIGHTS ON ARTERIAL STREETS ARE TO BE BILLED TO THE CITY OF SURPRISE'S ENERGY BILL.

**RIO RANCHO ESTATES
PARCEL 1B.2 STREETLIGHT PLANS
SURPRISE, ARIZONA**

**A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA**



DESCRIPTION	REPRESENTATIVE	PHONE	DATE
APS	MONIQUE HOLLIDAY	(602) 250-1000	01-10-19
CENTURY LINK	DEBBIE RAMSEY	(602) 630-0492	01-10-19
SOUTHWEST GAS	ZACH STEVENSON	(602) 484-5270	01-09-19
COX COMMUNICATIONS	TMC (TRAFFIC MANAGEMENT CENTER)	(623) 322-7215	01-09-19

UTILITY COORDINATION LIST

EQUIPMENT LIST

[illegible]

CALL TWO WORKING PARTS
BEFORE YOU DIG

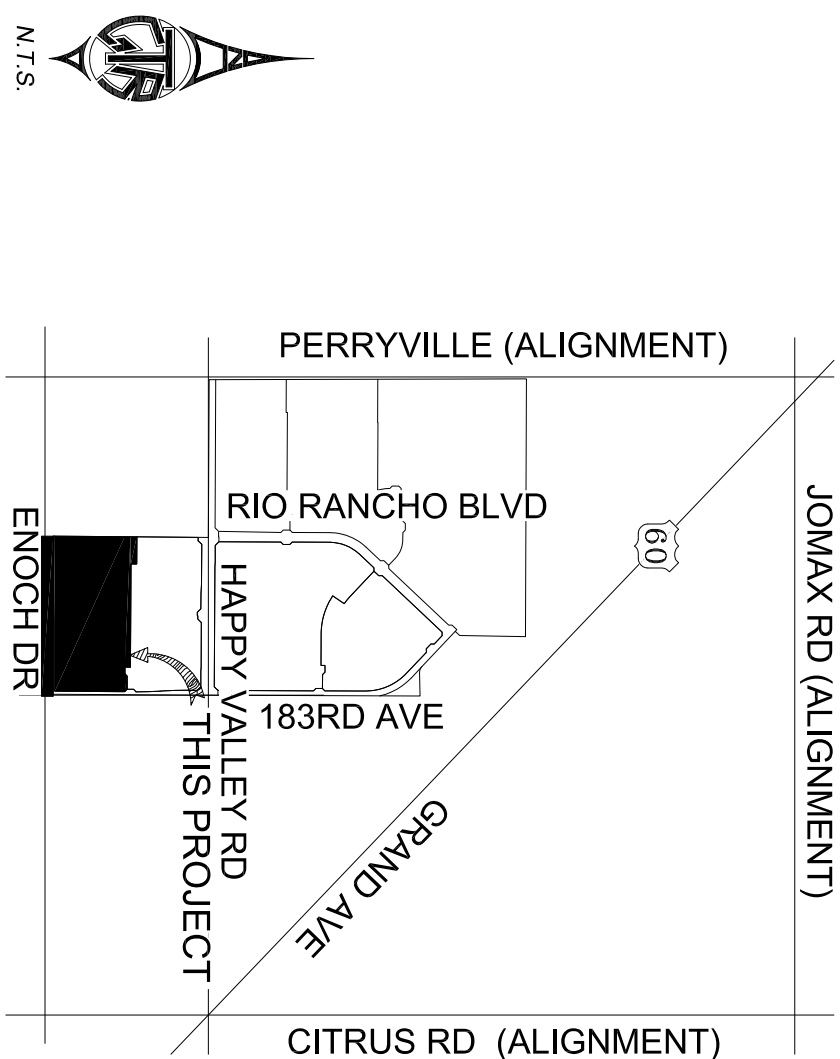
802-238-1100

1-800-STAKE-IT

(OUTSIDE MARICOPA COUNTY)

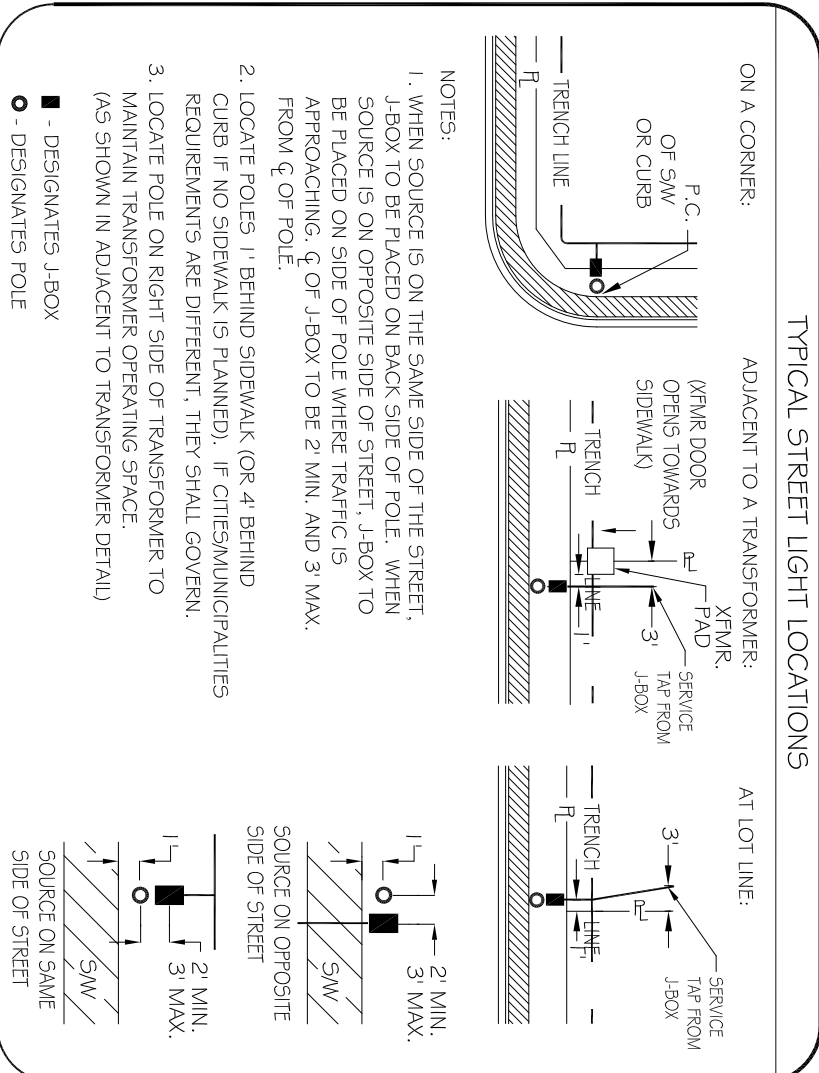
INDEX

- 1 ~ COVER SHEET
- 2 ~ STREET LIGHT LAYOUT
- 3 ~ STREET LIGHT LAYOUT
- 4 ~ PHOTOMETRICS
- 5 ~ PHOTOMETRICS



DETAILS AND LEGEND FOR STREETLIGHTS:

- [illegible]



OWNER/DEVELOPER

SOUTHWEST VALUE PARTNERS
7600 E. DOUBLETREE RANCH RD, STE 120
SCOTTSDALE ARIZONA 85258

ELECTRICAL ENGINEER

GTR ENGINEERING, LLC
340 W. PARKSIDE LN, STE H109
PHOENIX, ARIZONA 85027
PHONE: (602) 241-1144
CONTACT: JADE GOULD

CIVIL ENGINEER

GOODWIN & MARSHALL
5 S. ALMA SCHOOL RD, STE
HANDLER, ARIZONA 85286
PHONE: (602) 218-7285
CONTACT: JOHN BUSH

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

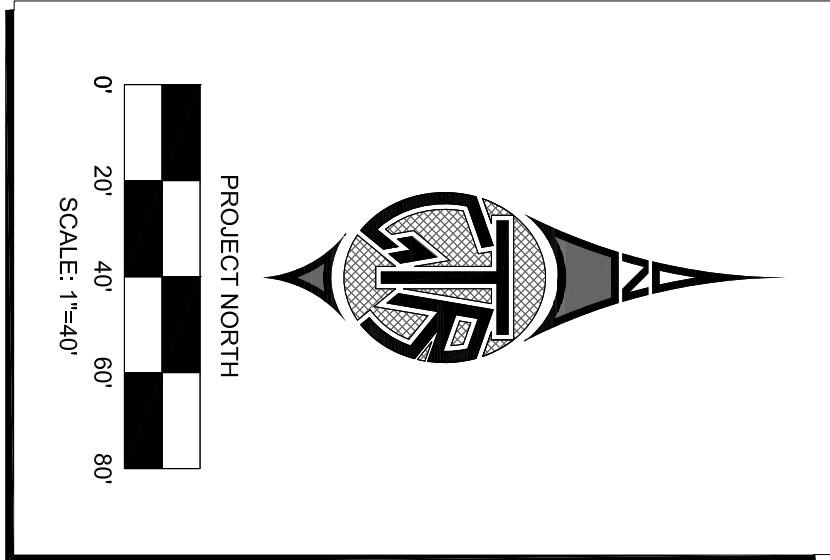
CITY OF SURPRISE ENGINEER

ATE

STREET LIGHT PLANS

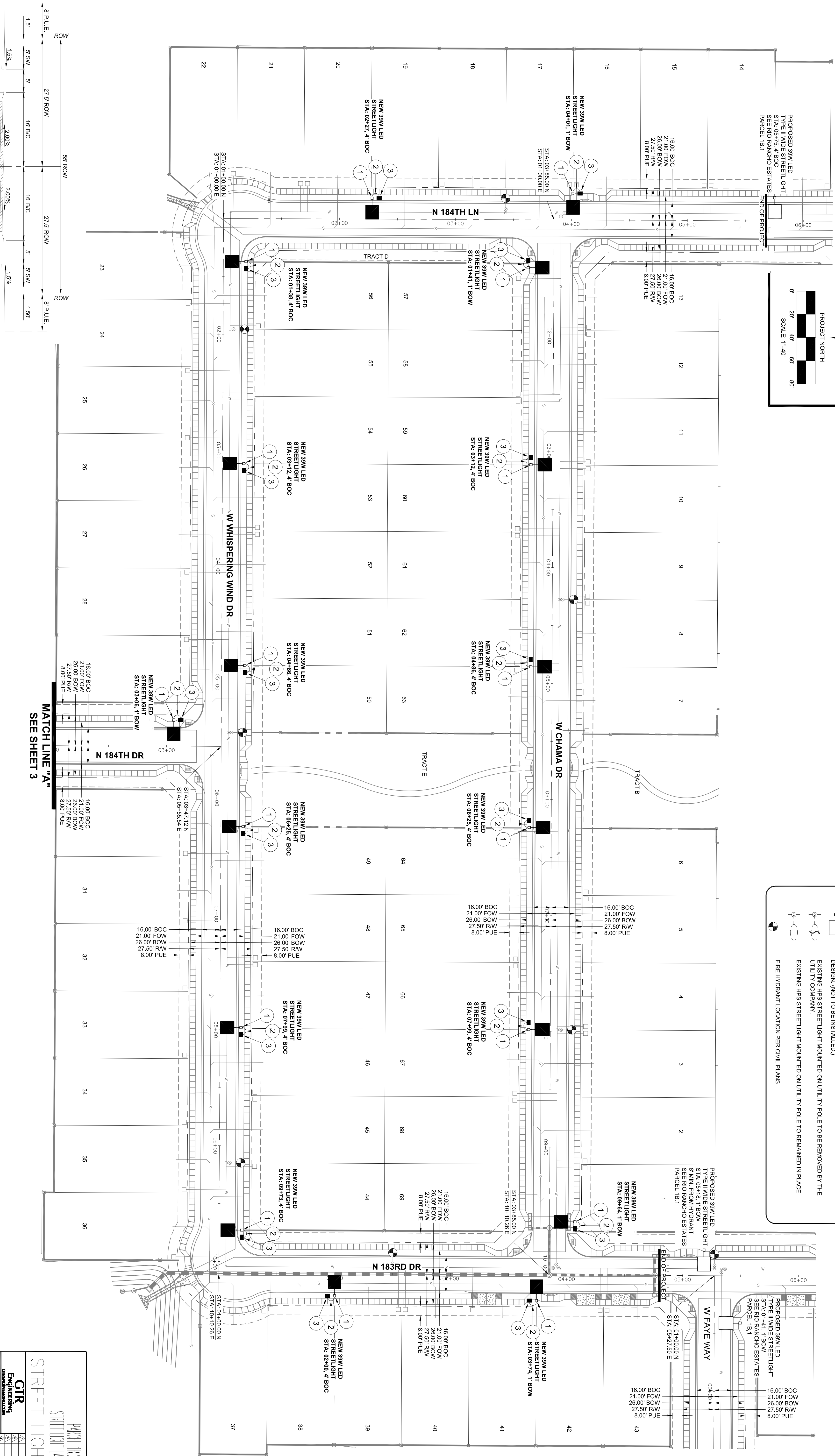
RIO RANCHO ESTATES PARCEL 1B.2 STREETLIGHT PLANS SURPRISE, ARIZONA

A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



DETAILS AND LEGEND FOR STREETLIGHTS:

- 1A. INSTALL ONE SINGLE 39W LED FIXTURES WITH PHOTOCENTRIC CONTROL ON A 36-0" SQUARE POLE WITH ONE SINGLE 4-0" MAST ARM. SEE DETAIL 1A. POLE SHALL BE LOCATED 4' BACK OF CURB OR 1' BACK OF WALK.
- 1. INSTALL ONE 39W, 4000 LUMEN LED FIXTURES WITH PHOTOCENTRIC CONTROL ON A 30-0" SQUARE POLE MOUNTED AT 25-0" WITH ONE SINGLE 2-0" MAST ARM. SEE DETAIL 1. POLE SHALL BE LOCATED 4' BACK OF CURB OR 1' BACK OF WALK.
- 2. INSTALL 1" FLEX PVC W24x4 TYPE THINTHIN AND 1.414 BARE BOND FROM PULL BOX TO BUSSMAN FUSE HOLDER IN STREET LIGHT. SEE DETAIL 2.
- 3. INSTALL AN APS JUNCTION BOX NEXT TO THE POLE (PER JUNCTION BOX DETAIL). SEE DETAIL 3.
- FUTURE / PROPOSED SINGLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED)
- EXISTING HPS STREETLIGHT MOUNTED ON UTILITY POLE TO BE REMOVED BY THE UTILITY COMPANY.
- EXISTING HPS STREETLIGHT MOUNTED ON UTILITY POLE TO REMAINED IN PLACE
- FIRE HYDRANT LOCATION PER CIVIL PLANS



PROPOSED RESIDENTIAL ROADWAY
LOOKING NORTH EAST
(MODIFIED PER CITY OF SURPRISE STD. DTL. 3-07)

PARCEL 1B.2
STREET LIGHT PLANS

Engineering
CIR
JACE COULD
02/28/18

NO.	REVISIONS	BY	DATE
1	QTV'S COMMENTS D.H. 02-28-18		
2	QTV'S COMMENTS S.H. 01-09-19		

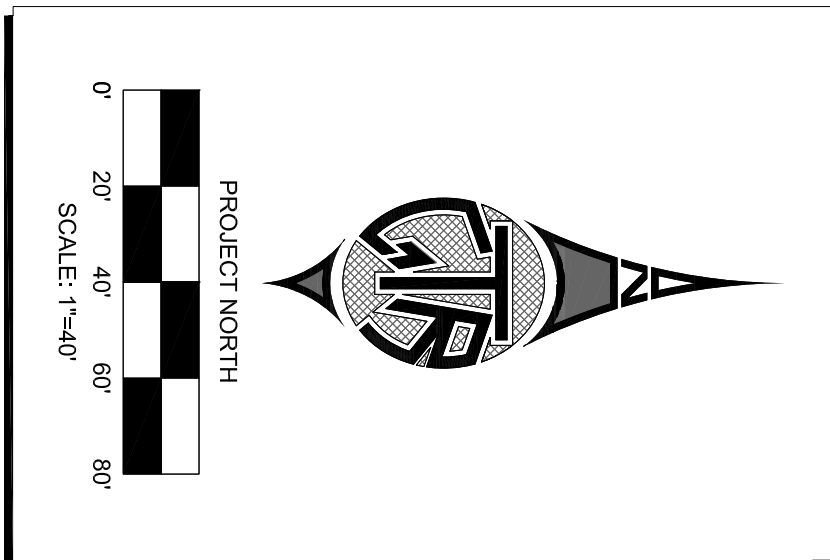
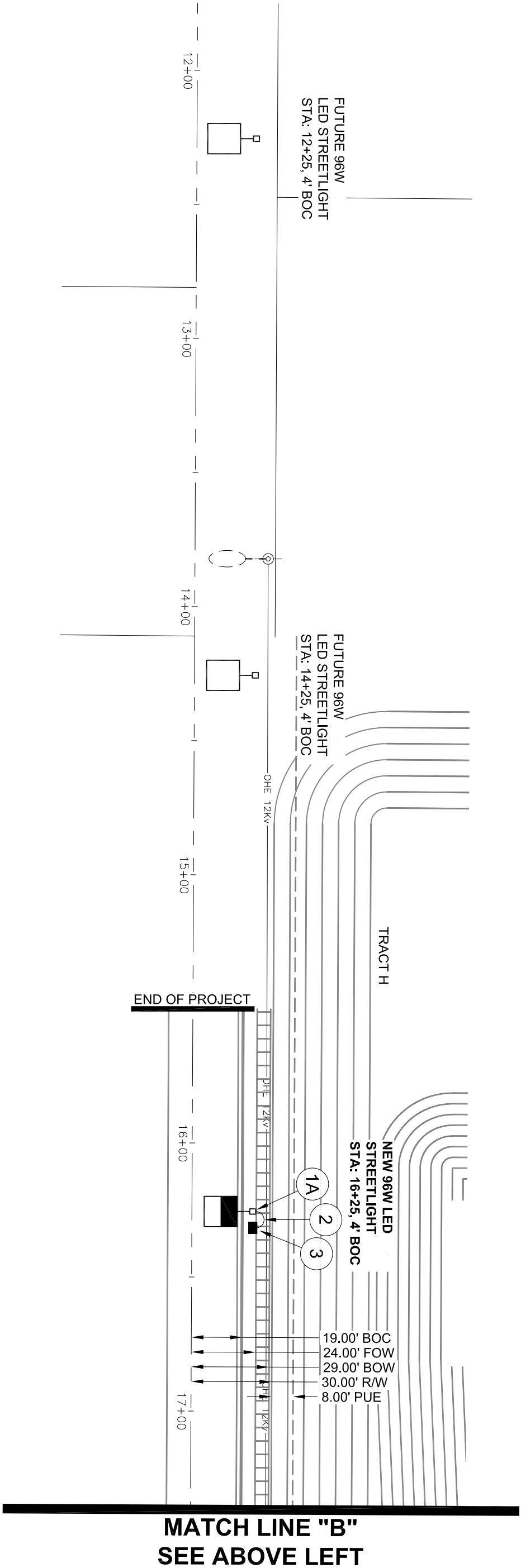
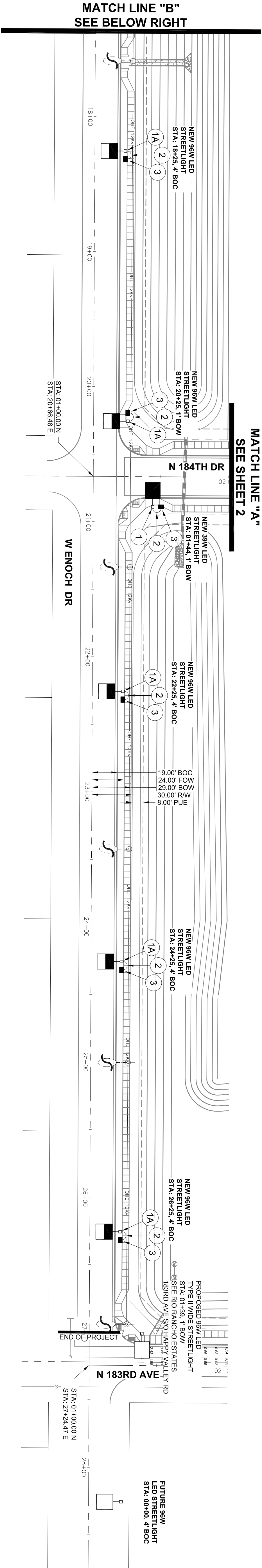
2 OF 5

CIR Contact: Doug Herring
CIR Project #: 1892245
Designed By: DH 08/22/2018
Drawn By: SH 08/22/2018
Reviewed By: JG 08/22/2018

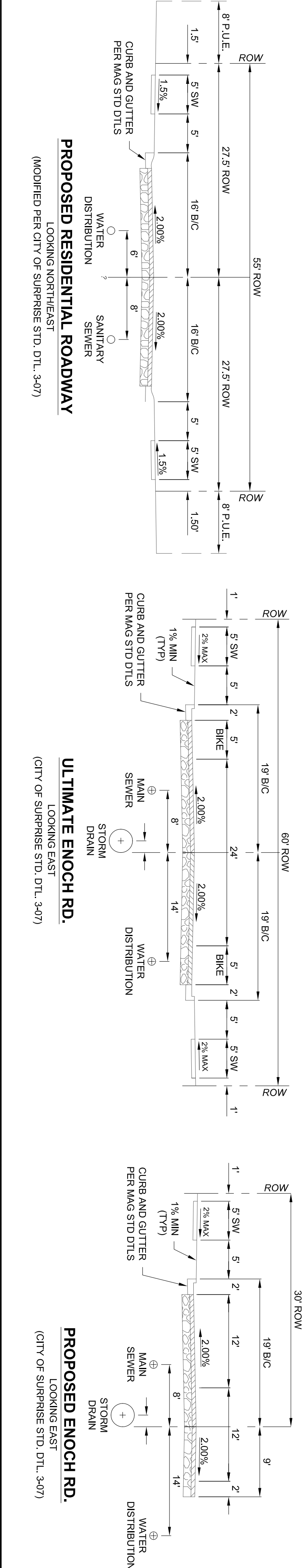
RIO RANCHO ESTATES
PARCEL 1B.2 STREETLIGHT PLANS
SURPRISE, ARIZONA
A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

DETAILS AND LEGEND FOR STREETLIGHTS:

- 1A INSTALL ONE SINGLE 96W LED FIXTURES WITH PHOTOELECTRIC CONTROL ON A 36'-0" SQUARE POLE WITH ONE SINGLE 4'-0" MAST ARM. SEE DETAIL 1A. POLE SHALL BE LOCATED 4' BACK OF CURB OR 1' BACK OF WALK.
- 1 INSTALL ONE 39W, 4800 LUMEN LED FIXTURES WITH PHOTOELECTRIC CONTROL ON A 30'-6" SQUARE POLE MOUNTED AT 25'-0" WITH ONE SINGLE 2'-0" MAST ARM. SEE DETAIL 1. POLE SHALL BE LOCATED 4' BACK OF CURB OR 1' BACK OF WALK.
- 2 INSTALL 1" FLEX PVC W2-#14 TYPE THINWALL AND 1-#14 BARE BOND FROM PULL BOX TO BUSSMAN FUSE HOLDER IN STREET LIGHT. SEE DETAIL 2.
- 3 INSTALL AN APS JUNCTION BOX NEXT TO THE POLE (PER JUNCTION BOX DETAIL). SEE DETAIL 3.
- 3 FUTURE / PROPOSED SINGLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED)
- EXISTING HPS STREETLIGHT MOUNTED ON UTILITY POLE TO BE REMOVED BY THE UTILITY COMPANY.
- EXISTING HPS STREETLIGHT MOUNTED ON UTILITY POLE TO REMAINED IN PLACE
- FIRE HYDRANT LOCATION PER CIVIL PLANS



CALL TWO WORKING DMS
BEFORE YOU DIG
802-238-1100
1-800-513-1311
(801) 513-1311 (MARICOPA COUNTY)



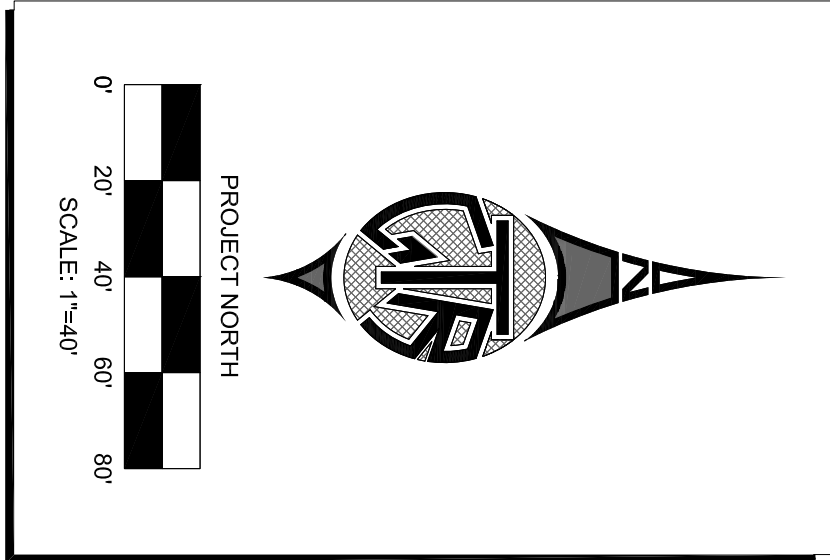
PARCEL 1B.2
STREET LIGHT LAYOUT
STREET LIGHT PLANS

NO.	REVISIONS	BY	DATE
1	DESIGN	DAUG	02-28-19
2	CITY COMMENTS	DAUG	01-09-19
3	OF		5

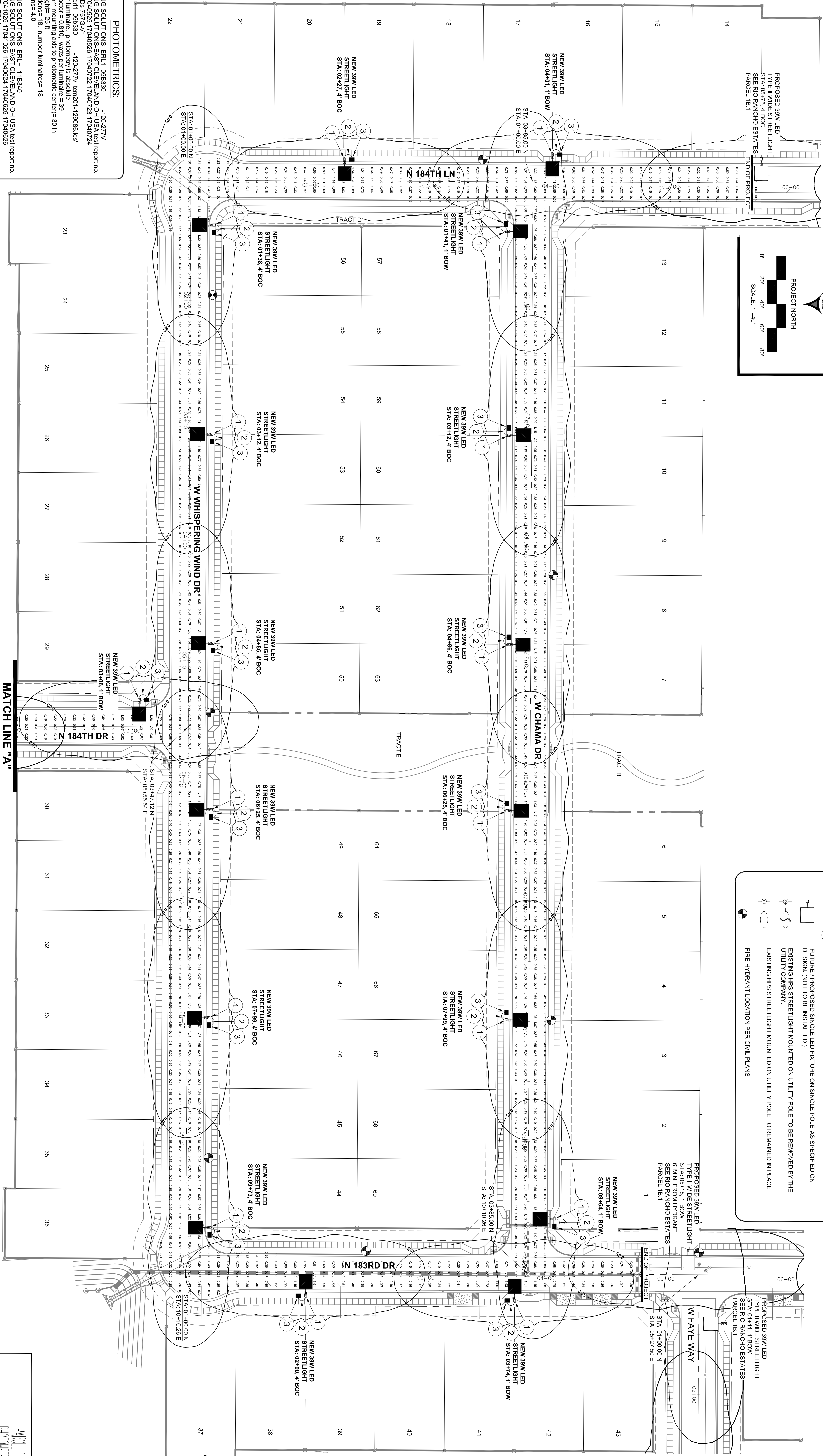
GIR Contact: Doug Herring
GIR Project #: 1892245
Drawn By: BH
Reviewed By: JG

Registered Professional Engineer
JACIE COULD
Arizona License No. 02285

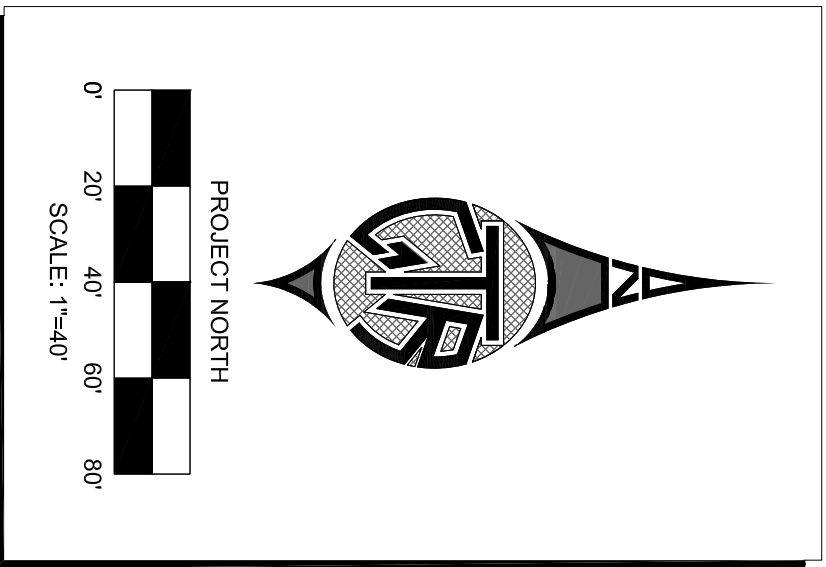
RIO RANCHO ESTATES
PARCEL 1B.2 STREETLIGHT PLANS
SURPRISE, ARIZONA
A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



- DETAILS AND LEGEND FOR STREETLIGHTS:
- 1A. INSTALL ONE SINGLE 39W LED FIXTURES WITH PHOTOELECTRIC CONTROL. ON A 36'-0" SQUARE POLE WITH ONE SINGLE 4'-0" WAST ARM. SEE DETAIL 1A. POLE SHALL BE LOCATED 4' BACK OF CURB OR 1' BACK OF WALK.
 - 1. INSTALL ONE 39W, 4800 LUMEN LED FIXTURES WITH PHOTOELECTRIC CONTROL ON A 30'-0" SQUARE POLE MOUNTED AT 25'-0" WITH ONE SINGLE 2'-0" WAST ARM. SEE DETAIL 1. POLE SHALL BE LOCATED 4' BACK OF CURB OR 1' BACK OF WALK.
 - 2. INSTALL 1" FLEX PVC W/2#14 TYPE THIRTNUT AND 1/4" BARE BOND FROM PULL BOX TO BUSSMAN FUSE HOLDER IN STREET LIGHT. SEE DETAIL 2.
 - 3. INSTALL AN APS JUNCTION BOX NEXT TO THE POLE (PER JUNCTION BOX DETAIL). SEE DETAIL 3.
 - 3. FUTURE / PROPOSED SINGLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED)
 - EXISTING HPS STREETLIGHT MOUNTED ON UTILITY POLE TO BE REMOVED BY THE UTILITY COMPANY.
 - EXISTING HPS STREETLIGHT MOUNTED ON UTILITY POLE TO REMAINED IN PLACE
 - FIRE HYDRANT LOCATION PER CIVIL PLANS



**A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA**



GE LIGHTING SOLUTIONS, EAST 1.068330, -10.202717
GE LIGHTING SOLUTIONS, EARL CLEVELAND, OH USA test report no.
17040524, 17040525, 17040526, 17040722, 17040723, 17040724
temp(s): LEDs 575K/41
candidate file: 068330 -10.202717, tz=2011-123006, last
measured: 17040524, 17040525, 17040526, 17040722, 17040723, 17040724
Outcrop: from mounting axis to photometric center(s) = 30 in
Light Loss Factor = 0.10, watts per luminaire = 39
mounting height: 25 ft
all locations = 18, number luminaires = 18
number locations = 4.0

ENROUTE 18.2 1307 points at $\geq 90^\circ$ sp. 8h by 8h HORIZONTAL FOOTCANDLES		ENROUTE DRIVE 5900 points at $\geq 90^\circ$ sp. 8h by 8h HORIZONTAL FOOTCANDLES	
Average	0.51	Average	0.89
Maximum	1.87	Maximum	2.94
Minimum	0.09	Minimum	0.29
Avg/Min	5.67	Avg/Min	3.08
Max/Min	20.78	Max/Min	10.14
Coef Var	0.72	Coef Var	0.64
Unit/d	2.75	Unit/d	1.54



REGISTERED PROFESSIONAL ENGINEER
STATE OF VIRGINIA
 License No. 22332
 Exp. 06/30/2018
 Doug Fleming

GTR

STREET LIGHT PLANS

PROJECT: 112
 PHOTOMONTS

ENGINEERING
 01/24/2018
 11/22/2018

DESIGNED BY: BH
 06/22/2018

REVIEWED BY: JS
 06/22/2018

#	REVISIONS	DATE	BY
1	CITY COMMENTS	02/28/19	
2	CITY COMMENTS SH. HUBS AND		
3	REQ. REVISIONS		
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GTR Contact: Doug Fleming

GTR Project #: 16SR246

DATE: 06/22/2018

SHEET: 5 OF 5

ENGINEERS NOTES

1. A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION OF UTILITIES IN ADVANCE OF TRENCHING. THE ENGINEER AND/OR DEVELOPER WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS.
2. PRIOR TO BIDDING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS, REQUIREMENTS OF THE WORK AND EXCESS OF DEFICIENCY IN QUANTITIES. IF ANY, NO CLAIMS SHALL BE MADE AGAINST THE DEVELOPER OR ENGINEER FOR ANY EXCESS OR DEFICIENCY THEREIN, BUT THE CONTRACTOR SHALL MAKE HIS OWN INDEPENDENT ESTIMATE OF THE ACTUAL OF RELATIVE.
3. THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS OR PROGRAMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING OBSTRUCTIONS. THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
4. ANY QUANTITIES SHOWN ARE THE BEST ESTIMATE OF THE ENGINEER. THE CONTRACTOR SHALL MAKE HIS OWN INDEPENDENT ESTIMATE OF QUANTITIES AND BASE HIS BID THEREON.
5. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF UTILITIES, POWER, POLES, ETC.
6. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
7. THE CONTRACTOR WILL MAKE FIELD AS-BUILT MEASUREMENTS OF THE WORK. THESE MEASUREMENTS WILL BE KEPT ON THE ENGINEER'S OFFICE. THE CONTRACTOR SHALL SUBMIT AS-BUILT PLANS CAN BE CREATED. IF THE CONTRACTOR DOES NOT TAKE AS-BUILT MEASUREMENTS OR FORWARD THESE MEASUREMENTS TO THE ENGINEER, THE ENGINEER WILL NOT BE RESPONSIBLE FOR PROVIDING ACCURATE AS-BUILT OF THE POLES, ETC.
8. AS-BUILT SUBMITTALS WILL NOT BE PERFORMED UNTIL ORDERED BY THE CLIENT OR HIS MEASUREMENTS.
9. GTR ENGINEERING LLC, ITS OWNERS, OR EMPLOYEES WILL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITY LINES BY OTHERS. IDENTIFY ALL OTHER UTILITIES & CALL BLUE STAKE PRIOR TO DIGGING.
10. SIDEWALK TO MEANDER AROUND ALL STREET LIGHTS AND APS EQUIPMENT.

CITY OF SURPRISE NOTES

1. ALL CONSTRUCTION MUST CONFORM TO MARICOPA ASSOCIATION OF GOVERNMENT (MAG) SPECIFICATIONS AND DETAILS AND LATEST REVISIONS UNLESS OTHERWISE STATED ON PLANS.
2. THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS OR PROGRAMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING OBSTRUCTIONS. THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL OVERHEAD AND UNDERGROUND UTILITY LOCATIONS WHERE CONSTRUCTION COULD OCCUR. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT ALL EXISTING UTILITIES ARE PROTECTED AND NOT FOR CONSTRUCTION PURPOSES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AND OR REPLACED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COMPLY WITH ALL CURRENT BLUE STAKE LAWS. CALL BLUE STAKE FOR FIELD LOCATION AT (602) 265-1100.
4. THE CITY OF SURPRISE ENGINEERING SERVICES OF PUBLIC WORKS SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK AT (623) 222-6150.
5. THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE PRIOR TO CONSTRUCTION ANY ALTERATION OR VARIANCE FROM THESE PLANS. ANY VARIATION FROM THESE PLANS SHALL BE PROPOSED AND RESUBMITTED FOR REVIEW AND APPROVAL.
6. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE. ANY REPAIRS OR REPLACEMENTS OF EXISTING UTILITIES SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FINISHING SHALL BE REPLACED IN KIND.
7. ANY INSPECTION BY THE CITY, COUNTY, OR THE ENGINEER SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR OF THE OBLIGATION TO PROTECT AND MAINTAIN THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.
8. THE CONTRACTOR IS TO LOCATE ALL EXISTING LANDSCAPING, IRRIGATION LINES, PROPERTY MONUMENTS, FENCING OR SURFACE FEATURES PRIOR TO CONSTRUCTION. ANYTHING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
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10. ALL CONSTRUCTION WATER USED WITHIN THE CITY OF SURPRISE WATER SERVICE AREA REQUIRES APPROVAL BY THE CITY OF SURPRISE PUBLIC WORKS DEPARTMENT AND MAY BE SUBJECT TO VOLUME AND TIME RESTRICTIONS. PLEASE SEE THE CITY OF SURPRISE CONSTRUCTION WATER GUIDELINES FOR ADDITIONAL INFORMATION. THE GUIDELINES CAN BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT AT (602) 222-7000.
11. TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH MAG SPECIFICATION 401, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE TEMPORARY WORK ZONE TRAFFIC MANAGEMENT POLICY (LATEST EDITION).
12. PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF THE WORK, THE DEVELOPER/CONTRACTOR WILL BE REQUIRED TO CLEAN AND REPAIR ADJACENT (OFF-PROJECT) ROADWAYS USED OR DAMAGED DURING THE COURSE OF CONSTRUCTION.
13. EMERGENCY VEHICLE ACCESS (EVA) MUST BE PROVIDED BY THE DEVELOPER/CONTRACTOR. THE DEVELOPER/CONTRACTOR SHALL MAINTAIN A MINIMUM OF ONE FOOT (1') SEPARATION IS REQUIRED, THE DEVELOPER/CONTRACTOR AT ALL TIMES. SIGNAGE SHALL BE POSTED AT THE POINT OF ENTRY TO THE SITE AND AT ALL LOCATIONS WHERE A CHANGE IN DIRECTION OCCURS.
14. THE PLANS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT'S ACCESSIBILITY GUIDELINES, AS PUBLISHED IN THE FEDERAL REGISTER ON SEPTEMBER 15, 2010.

GENERAL NOTES

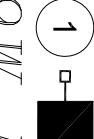
1. THE ELECTRICAL / MAINTENANCE COST OF ALL STREET LIGHTS ON LOCAL AND COLLECTOR STREETS ARE TO BE PAID BY THE ADJACENT DEVELOPER. STREET LIGHT IMPROVEMENTS AND STREET LIGHTS ON ARTERIAL STREETS ARE TO BE BILLED TO THE CITY OF SURPRISE ENERGY BILL.

RIO RANCHO ESTATES
PARCEL 2B STREETLIGHT PLANS
SURPRISE, ARIZONA

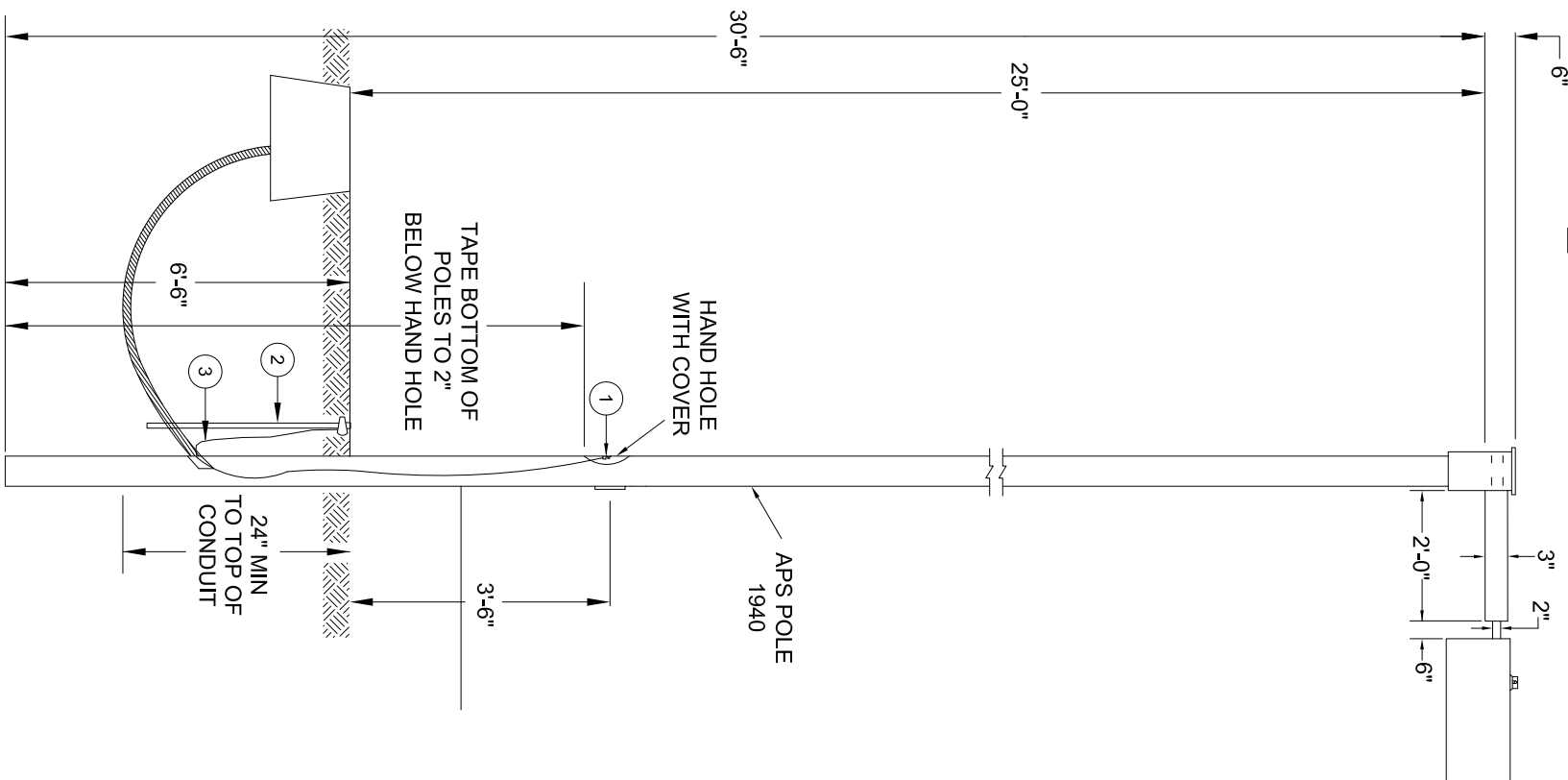
A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

CALL TWO WORKING DAYS
BEFORE YOU DIG
1-800-268-1100
(001/502 MARICOPA COUNTY)

- INDEX
- 1 ~ COVER SHEET
 - 2 ~ STREET LIGHT LAYOUT
 - 3 ~ STREET LIGHT LAYOUT
 - 4 ~ PHOTO METRICS
 - 5 ~ PHOTO METRICS

① 
39W LED
(APS 8030)
DETAIL 1

- ① GROUND ATTACHMENT
- ② ROD COPPER/CLAD GRD. 50# x 8'
- ③ #14 BARE SOLID COPPER

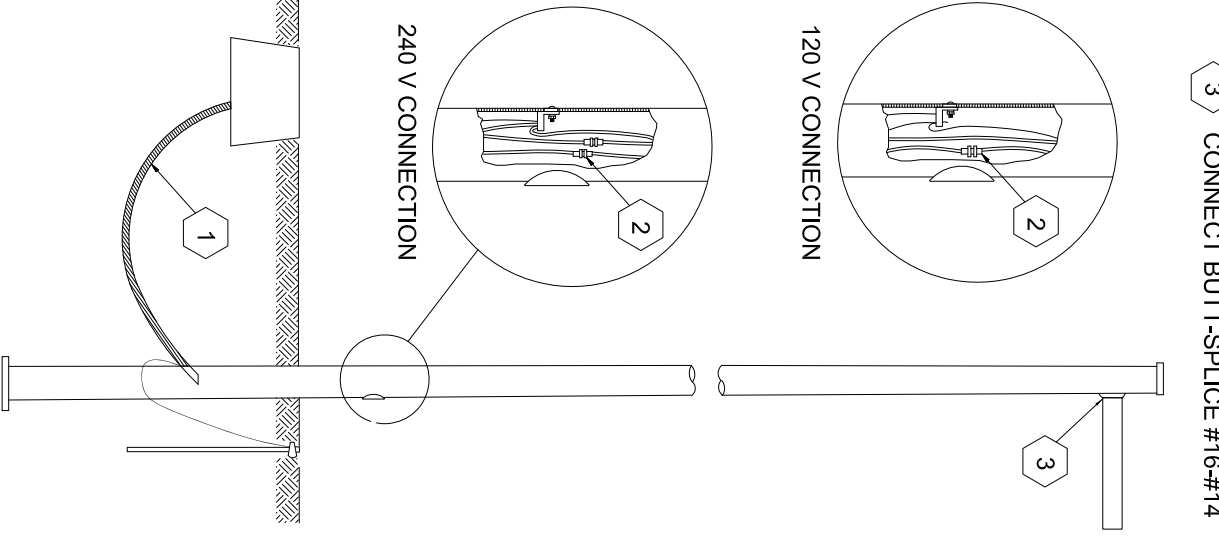


POLE INSTALLATION NOTE:
POLES SHALL BE INSTALLED BEHIND THE SIDEWALK. A MINIMUM OF ONE FOOT (1') SEPARATION IS REQUIRED. IT IS MEASURED FROM THE BACK OF A SIDEWALK TO FRONT EDGE OF THE POLE.

2. WHEN THE POLE IS LOCATED BEHIND THE CURB WITH A DETACHED SIDEWALK, A MINIMUM OF ONE FOOT (1') SEPARATION IS REQUIRED FROM THE SIDEWALK. IT IS MEASURED FROM THE FRONT OF A SIDEWALK TO BACK EDGE OF THE POLE.

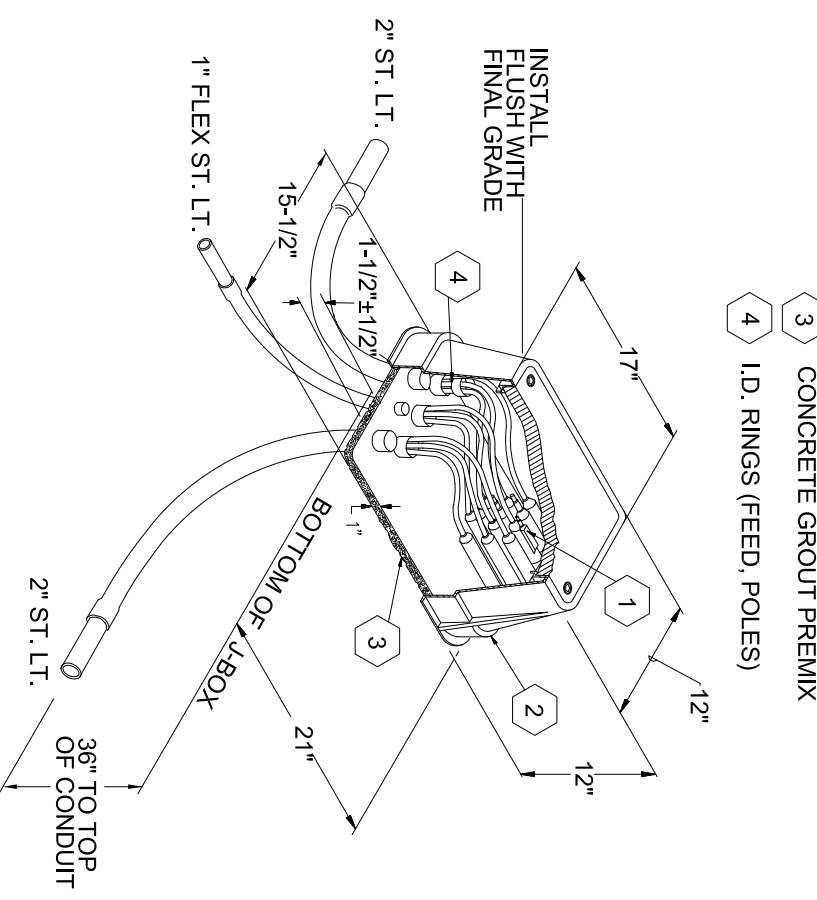
②

- ① TO BE USED IN CONJUNCTION WITH AS SHOWN IN DETAILS #1
- ② 1\"/>
- ③ CONNECT BUILT-SPICE #16/#14



③ 
(APS 8655)
DETAIL 3

- ① TO BE USED IN CONJUNCTION WITH AS SHOWN IN DETAILS #1
- ② SET SCREEN INSULATED JUNCTION BAR
- ③ CONCRETE GROUT PREMIX
- ④ I.D. RINGS (FEED POLES)

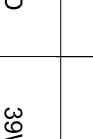


UTILITY COORDINATION LIST

DESCRIPTION	REPRESENTATIVE	PHONE	DATE
APS	MONIQUE HOLLIDAY	(602) 250-1000	03-25-19
CENTURY LINK	DEBBIE RAMSEY	(602) 650-0492	03-25-19
SOUTHWEST GAS	ZACH STEVENSON	(602) 484-8270	03-25-19
COX COMMUNICATIONS	TMC (TRAFFIC MANAGEMENT CENTER)	(602) 322-7215	03-25-19

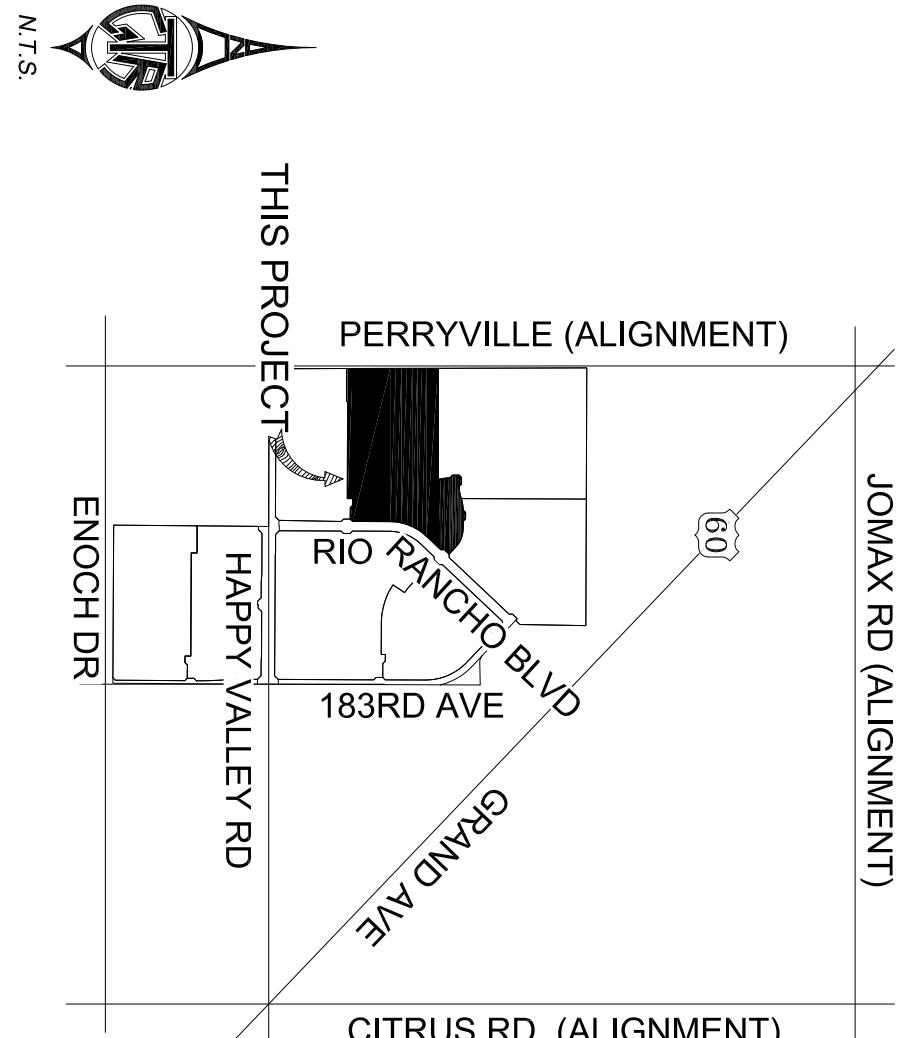
• CONFLICTS ARISING DURING THE COURSE OF CONSTRUCTION FROM UNFORESEEN CIRCUMSTANCES SHALL BE REPORTED TO THE INTERESTED UTILITY COMPANY AND BE RESOLVED BY THEM AND THE DESIGN ENGINEER.

EQUIPMENT LIST

ITEM #	SYMBOL	TYPE STREET	QUANTITY	MOUNTING HEIGHT	POLE HEIGHT	MAST ARM	LUMENS	TYPE	WATTAGE	VOLTAGE	BALLAST	PHOTOMETRIC	LUMINAIRE
1		LOCAL	29	25'-0"	30'-6"	2'-0"	4,900	LED	39W	120V	REACTOR HPF	TYPE II WIDE	EFL 1-0-05-S3-30-A-DW8Z
ITEM DESCRIPTION 1\"/>													
3													INSTALL AN APS JUNCTION BOX NEXT TO THE POLE PER JUNCTION BOX DETAIL.

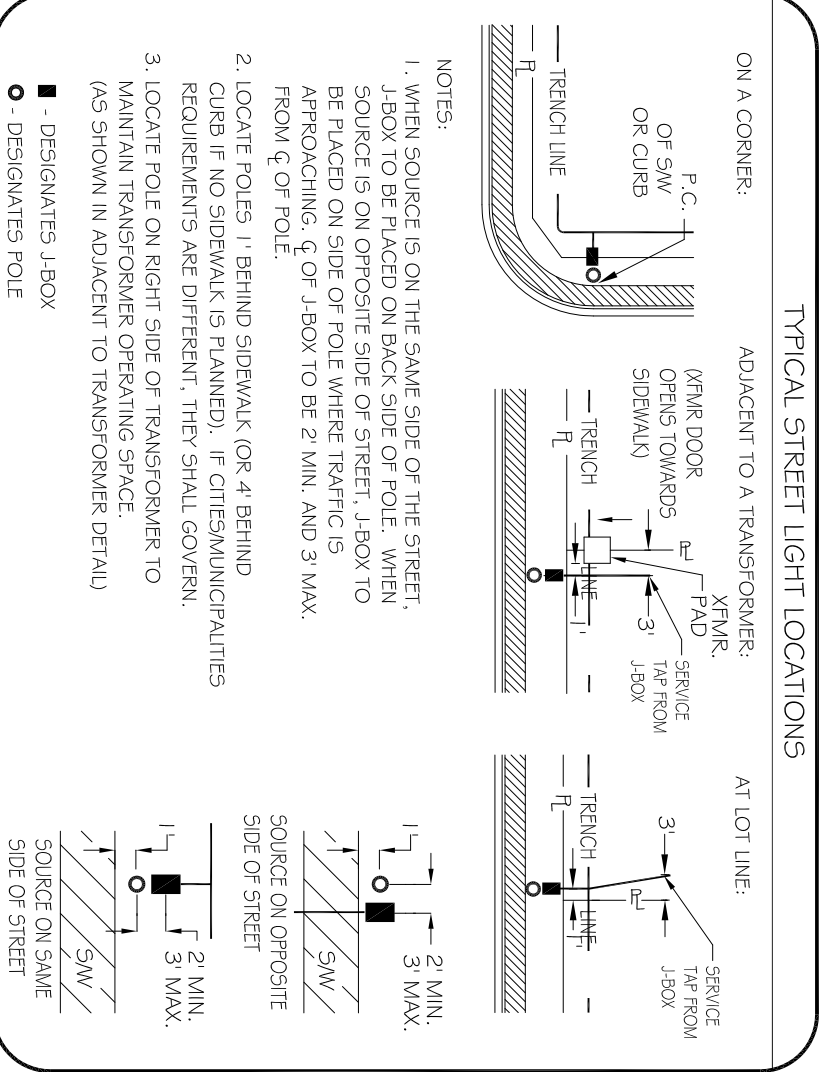
LED NOTE:
LED TECHNOLOGY IS CHANGING RAPIDLY. THE FIXTURES SHOWN ON THESE PLANS MAY NOT BE APPLICABLE AT TIME OF CONSTRUCTION. CONTRACTOR TO COORDINATE WITH APS AND UTILIZE THEIR CURRENT SPECIFICATIONS AT THE TIME OF BIDDING AND CONSTRUCTION.

VICINITY MAP



DETAILS AND LEGEND FOR STREETLIGHTS:

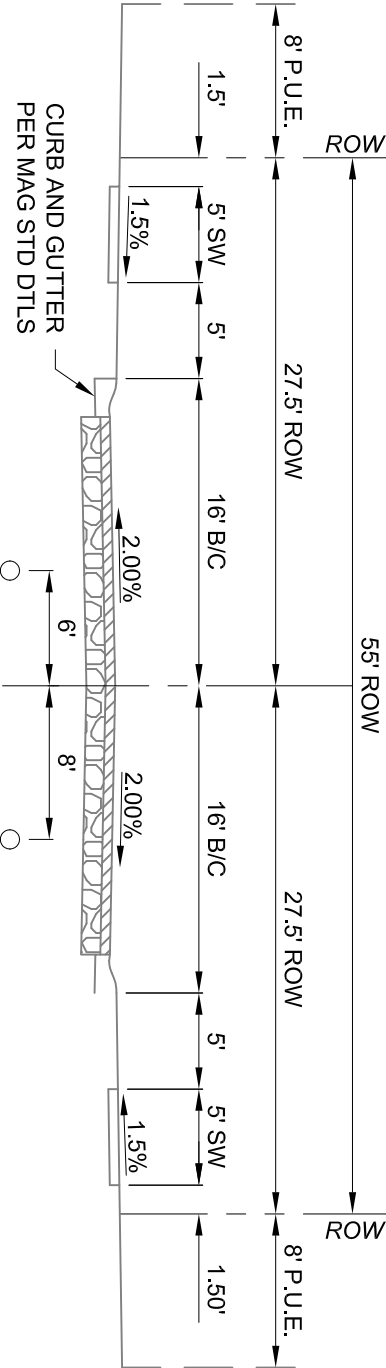
1. INSTALL ONE 39W, 4800 LUMEN LED FIXTURES WITH PHOTOELECTRIC CONTROL ON SINGLE POLE. THE FIXTURE SHALL BE LOCATED 7\"/>
 2. INSTALL 1\"/>
 3. INSTALL AN APS JUNCTION BOX NEXT TO THE POLE (PER JUNCTION BOX DETAIL, SEE DETAIL 3).
- FUTURE / PROPOSED SINGLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN, (NOT TO BE INSTALLED).
- FUTURE / PROPOSED DOUBLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN, (NOT TO BE INSTALLED).
- PER HYDRANT LOCATION PER CIVIL PLANS



RIO RANCHO ESTATES
PARCEL 2B STREETLIGHT PLANS
SURPRISE, ARIZONA

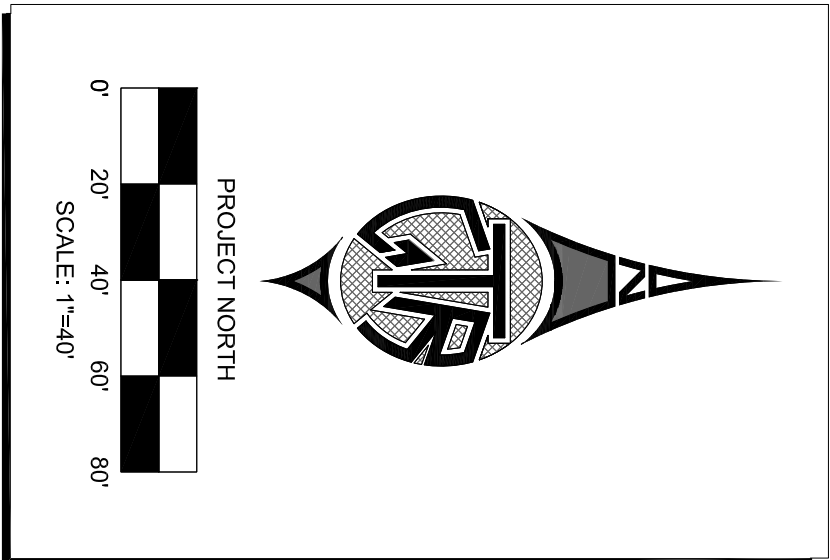
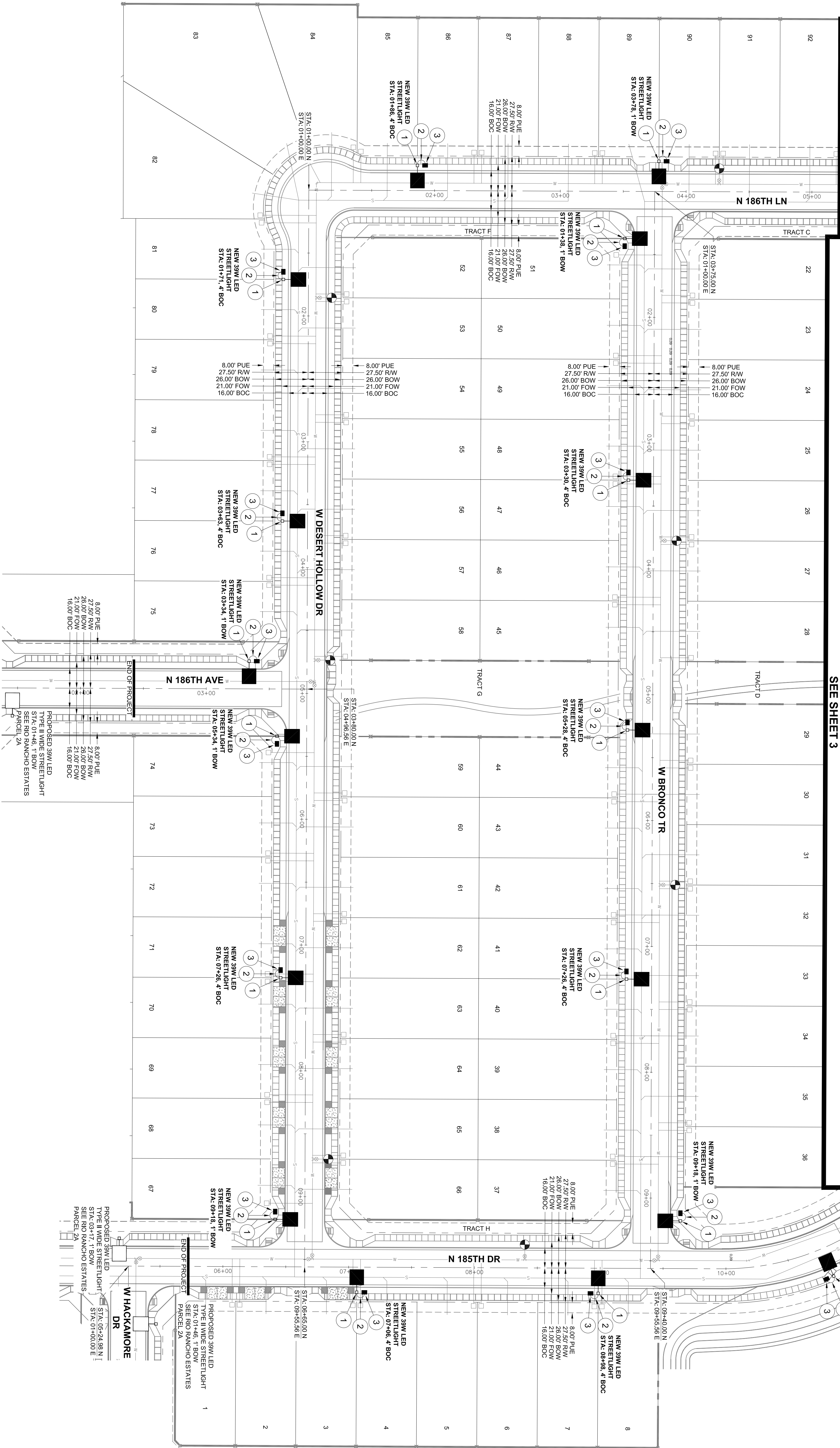
A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

PROPOSED RESIDENTIAL ROADWAY
LOOKING NORTHEAST
(MODIFIED PER CITY OF SURPRISE STD. DTL-3-07)



- DETAILS AND LEGEND FOR STREETLIGHTS:
- 1. INSTALL ONE 39W, 4800 LUMEN LED FIXTURES WITH PHOTOELECTRIC CONTROL ON A 30"x48" SQUARE POLE MOUNTED AT 25'-4" WITH ONE SINGLE 2'-0" MAINT ARM. SEE DETAIL 1. POLE SHALL BE LOCATED 4' BACK OF CURB OR 1' BACK OF WALK.
 - 2. INSTALL 1" FLEX PVC W/2#4 TYPE THINWALL AND 1#4 BASE BOND FROM PULL BOX TO BUSSMAN FUSE HOLDER IN STREET LIGHT. SEE DETAIL 2.
 - 3. INSTALL AN APS JUNCTION BOX NEXT TO THE POLE (PER JUNCTION BOX DETAIL). SEE DETAIL 3.
 - FUTURE / PROPOSED SINGLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED.)
 - FUTURE / PROPOSED DOUBLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED.)
 - FIRE HYDRANT LOCATION PER CIVIL PLANS

MATCH LINE "A"
SEE SHEET 3



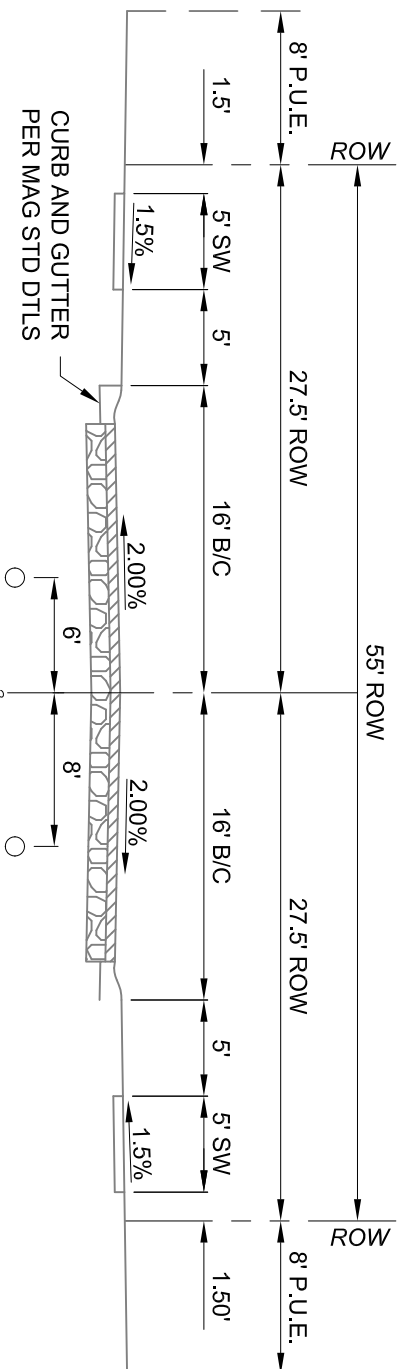
CALL TWO WORKING DMS
BEFORE YOU DIG
802-283-1100
1-800-STREET-IT
OUTSIDE MARICOPA COUNTY

PARCEL 2B
STREET LIGHT LAYOUT
STREET LIGHT PLANS

GIR		Engineering	
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**RIO RANCHO ESTATES
PARCEL 2B STREETLIGHT PLANS
SURPRISE, ARIZONA**

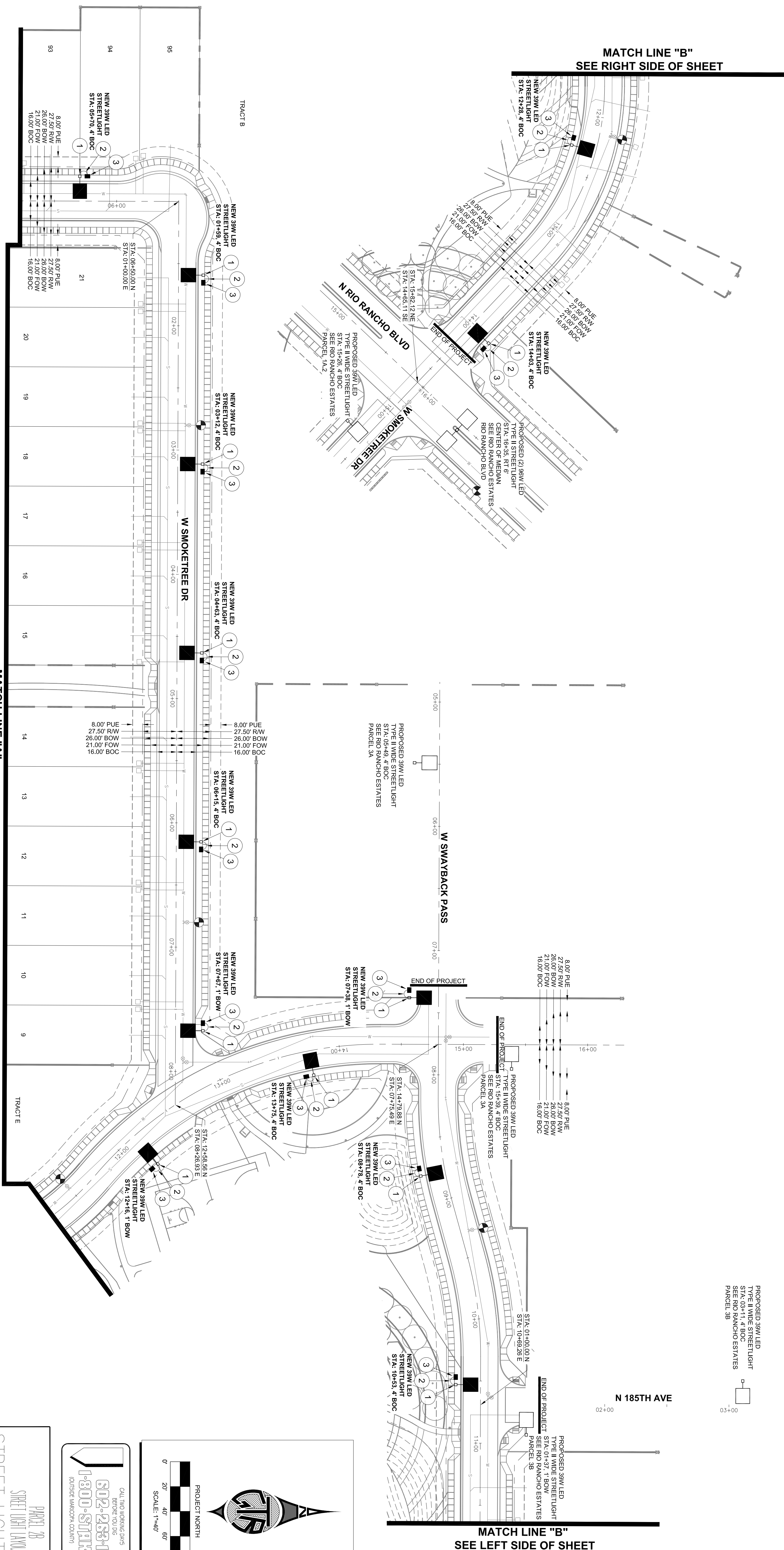
A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



PROPOSED RESIDENTIAL ROADWAY

LOOKING NORTH/EAST

(MODIFIED PER CITY OF SURPRISE STD. DTL. 3-07)



DETAILS AND LEGEND FOR STREETLIGHTS:

1. INSTALL ONE 3W, 4800 LUMEN LED FIXTURES WITH PHOTOELECTRIC CONTROL, OR A 30-9" SQUARE POLE MOUNTED AT 25'-0" WITH ONE SINGLE 2'-0" MAST ARM. SEE DETAIL 1. POLE SHALL BE LOCATED 4' BACK OF CURB OR 1' BACK OF WALK.
 2. INSTALL 1" X 6" PINE W2-#4 1" TYPE THINWALL AND #14 GAGE BOND FROM PULL BOX TO BUSMAN FUSE HOLDER IN STREET LIGHT. SEE DETAIL 2.
 3. INSTALL AN APS JUNCTION BOX NEXT TO THE POLE (PER JUNCTION BOX DETAIL), SEE DETAIL 3.
 4. FUTURE (PROPOSED) SINGLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED).
 5. FUTURE (PROPOSED) DOUBLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED).
- FIRE HYDRANT LOCATION PER CIVIL PLANS

REGISTERED PROFESSIONAL ENGINEER
CITY OF PHOENIX
 No. 29332
 DATE 08/25/06
 (Electronic)

GIR

STREET LIGHT PLANS

PROJECT 2B
STREET LIGHT LAYOUT

GIR CONTACT: Doug Hanning

3 OF 5

GIR PROJECT # 18897248
Drawn By: SH
Reviewed By: JS
DATE 08/29/2018
DATE 09/20/2018

CITY COMMENTS: D.H. 04-25-19
ALL CITY COMMENTS SH 04-25-19
NO. 18897248
DATE 08/29/2018

SHEET

DATE

DATE

PHOTOMETRICS STUDIES

(Studies results is in footcandle)
GE LIGHTING SOLUTIONS -EFL 1. 095330. -120-277V.
GE LIGHTING SOLUTIONS-EAST CLEVELAND OH,USA test report no.
17040524.17040525.17040526.17040722.17040723.17040724
lamp(s): LEDs 75763-V1
Number of luminaire: 120-277V, 1400201-129086-185'
Number of luminaire: 120-277V, 1400201-129086-185'
Number of luminaire: 120-277V, 1400201-129086-185'
Light Loss Factor = 0.810. watts per luminaire = 39
Outreach (from mounting axis to photometric center) = 30 in
Mounting height = 25 ft
Number of luminaire = 25, number luminaire = 29
Illuminance = 7.3
PARCEL 2B
25' x 120' x 120' x 80' by 80'
HORIZONTAL FOOTCANDLES
Average 0.50
Maximum 1.91
Minimum 0.09
75763-V1
Max/Min 21.22
Coeff Var 0.74
Uniformity 1.97

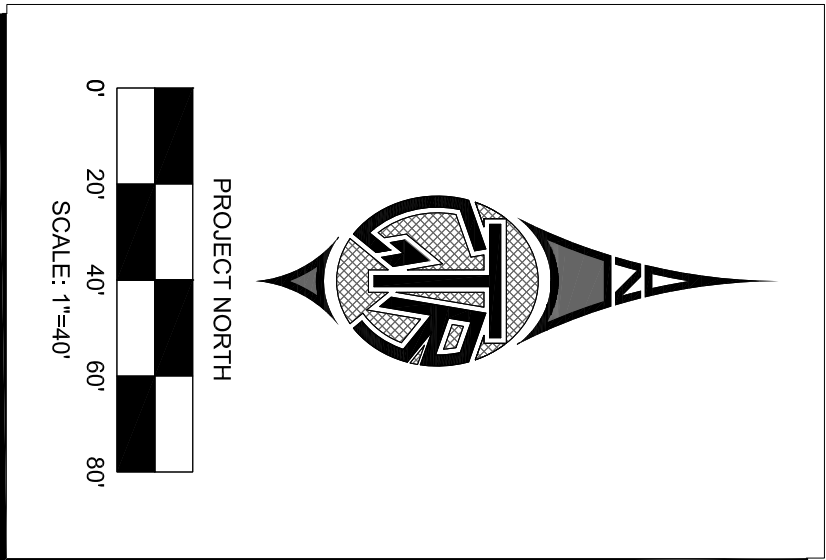
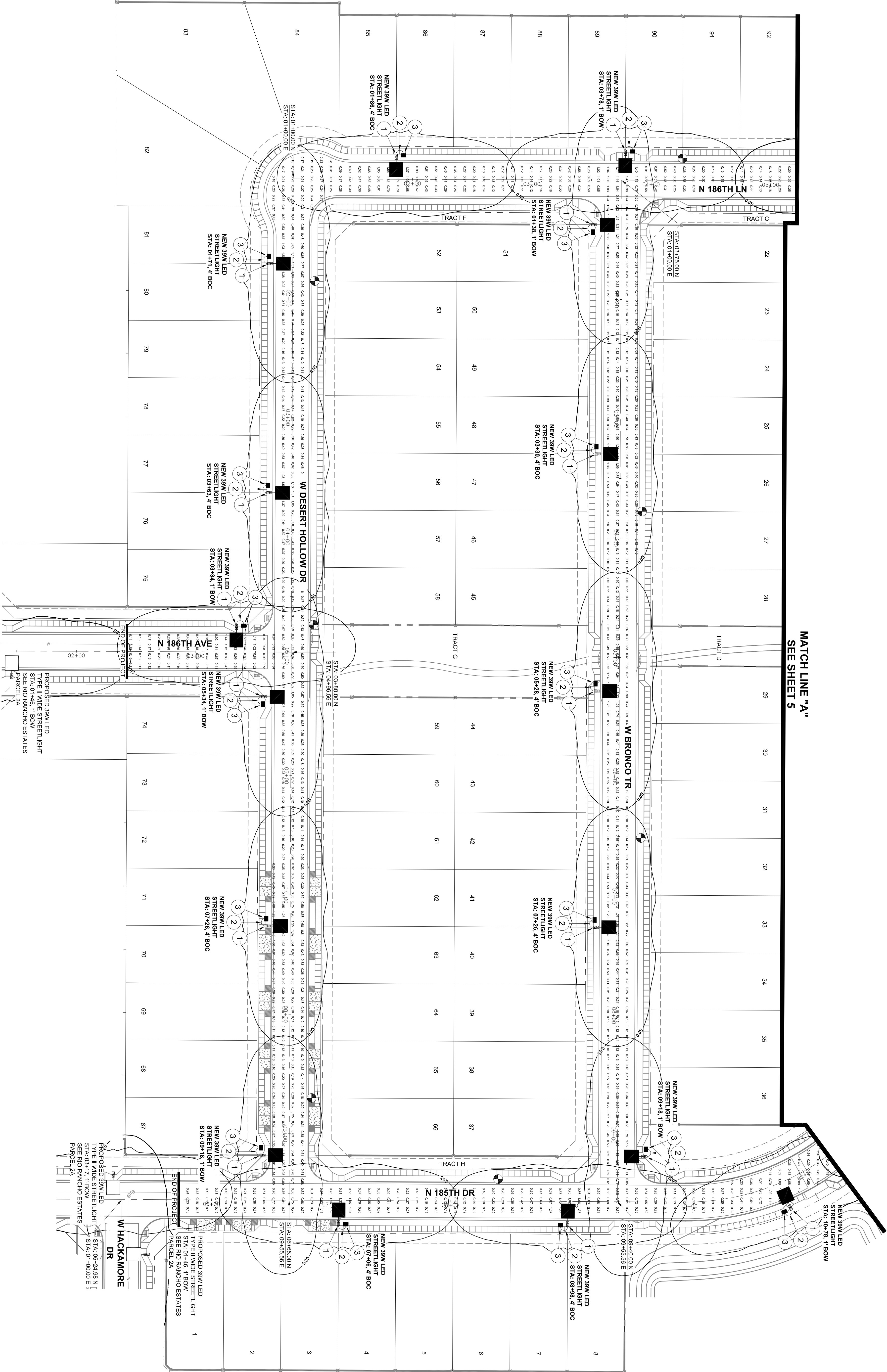
RIO RANCHO ESTATES
PARCEL 2B STREETLIGHT PLANS
SURPRISE, ARIZONA

A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

DETAILS AND LEGEND FOR STREETLIGHTS:

- 1. INSTALL ONE 39W, 4800 LUMEN LED FIXTURES WITH PHOTO-ELECTRIC CONTROL ON A 30" SQUARE POLE MOUNTED AT 25'-0" WITH ONE SINGLE 20" W/ST ARM. SEE DETAIL 1. POLE SHALL BE LOCATED 4' BACK OF CURB OR 1' BACK OF WALK.
- 2. INSTALL 1" FLEX PVC W/2" #4 TYPE THINWALL AND 1/4" #4 BASE BOND FROM PULL BOX TO BUSSMAN FUSE HOLDER IN STREET LIGHT. SEE DETAIL 2.
- 3. INSTALL AN APS JUNCTION BOX NEXT TO THE POLE (PER JUNCTION BOX DETAIL). SEE DETAIL 3.
- 4. FUTURE /PROPOSED SINGLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED).
- 5. FUTURE /PROPOSED DOUBLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED).
- 6. FIRE HYDRANT LOCATION PER CIVIL PLANS

MATCH LINE "A"
SEE SHEET 5



CALL TWO WORKING DMS
BEFORE YOU DIG
802-283-1100
1-800-STREET-IT
OUTSIDE MARICOPA COUNTY

PARCEL 2B
PHOTOMETRICS
STREET LIGHT PLANS

1.	ENGINEERING	DATE	NO.	REVISIONS	BY	DATE
2.	DESIGNED BY	DATE	NO.	REVISIONS	BY	DATE
3.	CITY'S COMMENTS	DATE	NO.	REVISIONS	BY	DATE
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100.	CITY'S COMMENTS	DATE	NO.	REVISIONS	BY	DATE

(Studies results is in illuminace)

PARCEL 2B	
2026 points at z=0, sp 8ft by 8ft	
HORIZONTAL FOOTCANDLE	
Average	0.50
Maximum	1.91
Minimum	0.09
Avg:Min	5.58
Max:Min	21.22
Coef Var	0.74
UnitGrad	1.97

**A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA**

1 INSTALL ONE 39W, 4800 LUMEN LED FIXTURES WITH PHOTOELECTRIC CONTROL, A 3/8" SQUARE POLE MOUNTED AT 25'-0" WITH ONE SINGLE 2'-0" MAIST ARM. SEE DETAIL 1. POLE SHALL BE LOCATED 4' BACK OF CURB OR 1' BACK OF WALK.

2 INSTALL 1" FLEX PVC W/2-1/4" TYPE THINWALL AND +1/4 BARB BOND FROM PULLBOX TO BUSMAN FUSE HOLDER IN STREET LIGHT. SEE DETAIL 2.

3 INSTALL AN APS JUNCTION BOX NEXT TO THE POLE (PER JUNCTION BOX DETAIL), SEE DETAIL 3.

4 FUTURE / PROPOSED SINGLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED)

5 FUTURE / PROPOSED DOUBLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED)

6 FIVE HYDRANT LOCATION PER CIVIL PLANS



ENGINEERS NOTES

1. A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION OF UTILITIES IN ADVANCE OF TRENCHING. THE ENGINEER AND/OR DEVELOPER WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS.
2. PRIOR TO BIDDING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS. REQUIREMENTS OF THE WORK AND THE EXISTING CONDITIONS SHALL BE KEPT IN MIND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.
3. THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS OR PROGRAMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK AND THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
4. ANY QUANTITIES SHOWN ARE THE BEST ESTIMATE OF THE ENGINEER. THE CONTRACTOR SHALL MAKE HIS OWN INDEPENDENT ESTIMATE OF QUANTITIES AND BASE HIS BID THEREON.
5. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF UTILITIES, POWER, POLES, ETC.
6. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
7. THE CONTRACTOR WILL MAKE FIELD AS-BUILT MEASUREMENTS OF THE WORK. THESE MEASUREMENTS WILL BE KEPT ON FILE. THE CONTRACTOR SHALL SUBMIT AS-BUILT PLANS CAN BE CREATED. IF THE CONTRACTOR DOES NOT TAKE AS-BUILT MEASUREMENTS OR FORWARD THESE MEASUREMENTS TO THE ENGINEER, THE ENGINEER WILL NOT BE RESPONSIBLE FOR PROVIDING ACCURATE AS-BUILT OF THE POLES, ETC.
8. AS-BUILT SUBMITTALS WILL NOT BE PERFORMED UNTIL ORDERED BY THE CLIENT OR HIS MEASUREMENTS.
9. GTR ENGINEERING LLC, ITS OWNERS, OR EMPLOYEES WILL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED BY OTHERS. IDENTIFY ALL OTHER UTILITIES & CALL BLUE STAKE PRIOR TO DIGGING.
10. SIDEWALK TO MEANDER AROUND ALL STREET LIGHTS AND APS EQUIPMENT.

CITY OF SURPRISE NOTES

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

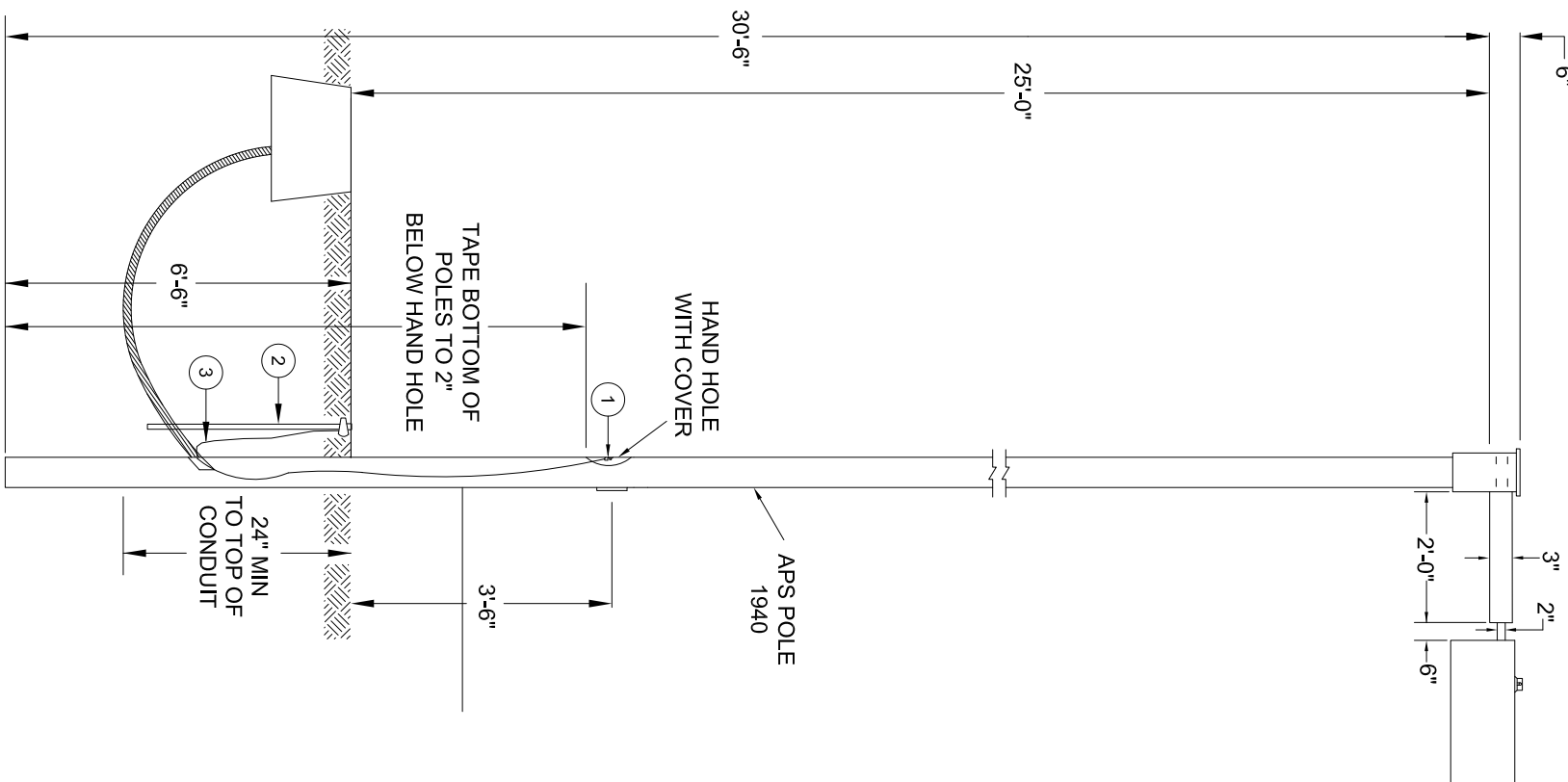
GENERAL NOTES

1. THE ELECTRICAL / MAINTENANCE COST OF ALL STREET LIGHTS ON LOCAL AND COLLECTOR STREETS ARE TO BE PAID BY THE ADJACENT DEVELOPER. STREET LIGHT IMPROVEMENTS AND NEW STREET LIGHTS ON ARTERIAL AND COLLECTOR STREETS ARE TO BE BILLED TO THE CITY OF SURPRISE ENERGY BILL.

RIO RANCHO ESTATES
PARCEL 2A STREETLIGHT PLANS
SURPRISE, ARIZONA
A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

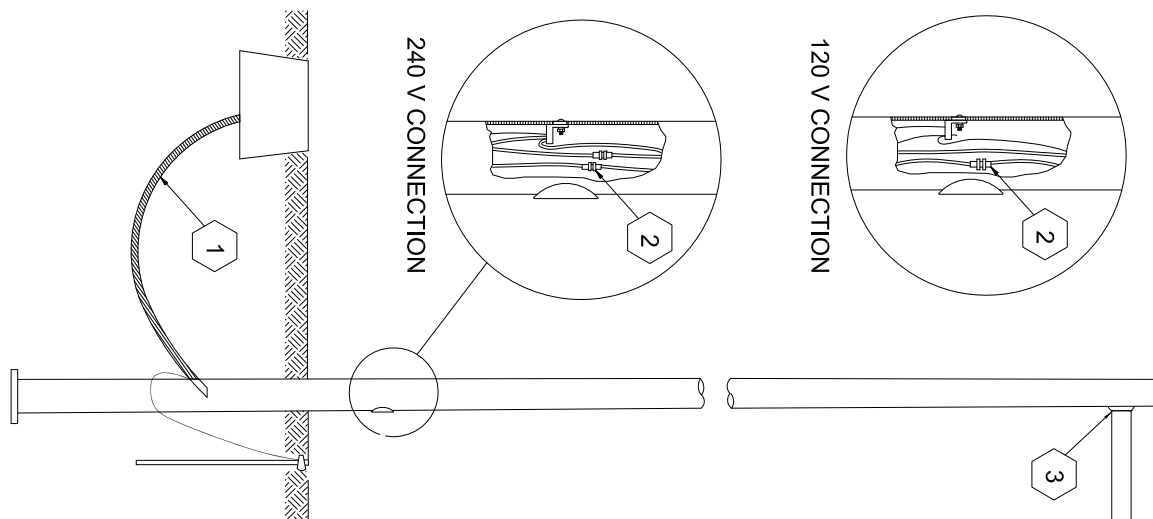
1 - 39W LED
(APS 8030)
DETAIL 1

- 1 GROUND ATTACHMENT
- 2 ROD COPPER/CLAD GRD. 5/8" x 8"
- 3 #14 BARE SOLID COPPER



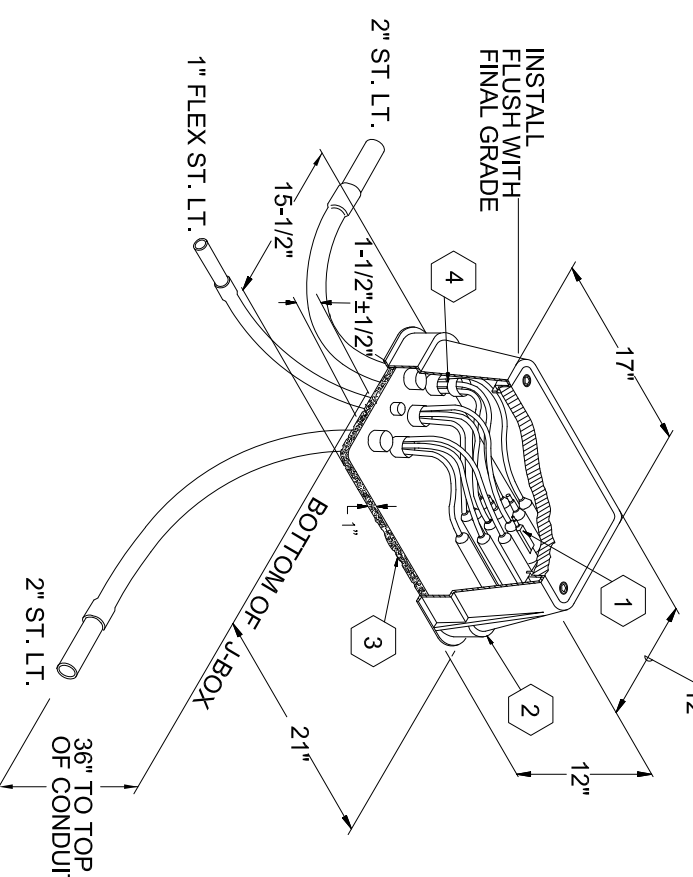
2 - 1" FLEX CONDUIT
(APS 8130)
DETAIL 2

- 1 TO BE USED IN CONJUNCTION WITH 1" FLEX CONDUIT AS SHOWN IN DETAILS #1
- 2 IN-LINE FUSE HOLDER WITH 15AMP FUSE
- 3 CONNECT BUTT-SPICE #16/#14



3 - 1" FLEX CONDUIT
(APS 8655)
DETAIL 3

- 1 TO BE USED IN CONJUNCTION WITH 1" FLEX CONDUIT AS SHOWN IN DETAILS #1
- 2 SET SCREEN INSULATED JUNCTION BAR
- 3 CONCRETE GROUT PREMIX
- 4 10. RINGS (FEED POLES)



UTILITY COORDINATION LIST

DESCRIPTION	REPRESENTATIVE	PHONE	DATE
APS	MONIQUE HOLLIDAY	(602) 250-1000	03-25-19
CENTURY LINK	DEBBIE RAMSEY	(602) 630-0492	03-25-19
SOUTHWEST GAS	ZACH STEVENSON	(602) 484-8270	03-25-19
COX COMMUNICATIONS	TMC (TRAFFIC MANAGEMENT CENTER)	(602) 322-7215	03-25-19

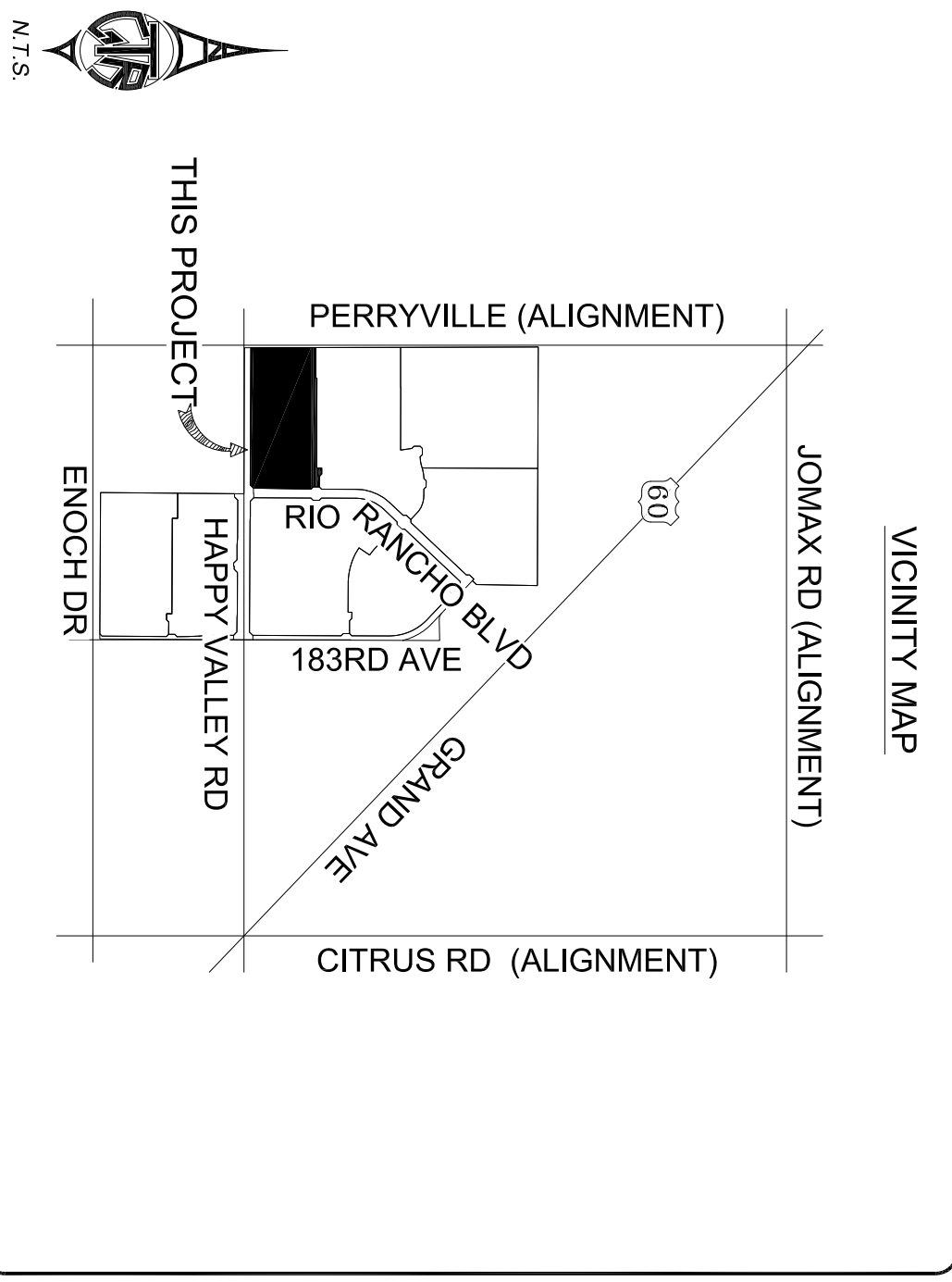
- CONFLICTS ARISING DURING THE COURSE OF CONSTRUCTION FROM UNFORESEEN CIRCUMSTANCES SHALL BE REPORTED TO THE INTERESTED UTILITY COMPANY AND BE RESOLVED BY THEM AND THE DESIGN ENGINEER.

EQUIPMENT LIST

ITEM #	SYMBOL	TYPE STREET	QUANTITY	MOUNTING HEIGHT	POLE HEIGHT	MAST ARM	LUMENS	TYPE	WATTAGE	VOLTAGE	BALLAST	PHOTOMETRIC	LUMINAIRE
1	0-█	LOCAL	19	25'-0"	30'-6"	2'-0"	4,900	LED	39W	120V	REACTOR HPF	TYPE II WIDE	EEL-I-0-05-S3-30-A-DW6Z
ITEM DESCRIPTION 1" FLEX PVC W/2#14 TYPE THHN/THWN AND 1#14 BARE BOND FROM PULL BOX TO BUSSMAN FUSE HOLDER IN STREET LIGHT.													
2	○												
3	█												
INSTALL AN APS JUNCTION BOX NEXT TO THE POLE PER JUNCTION BOX DETAIL.													

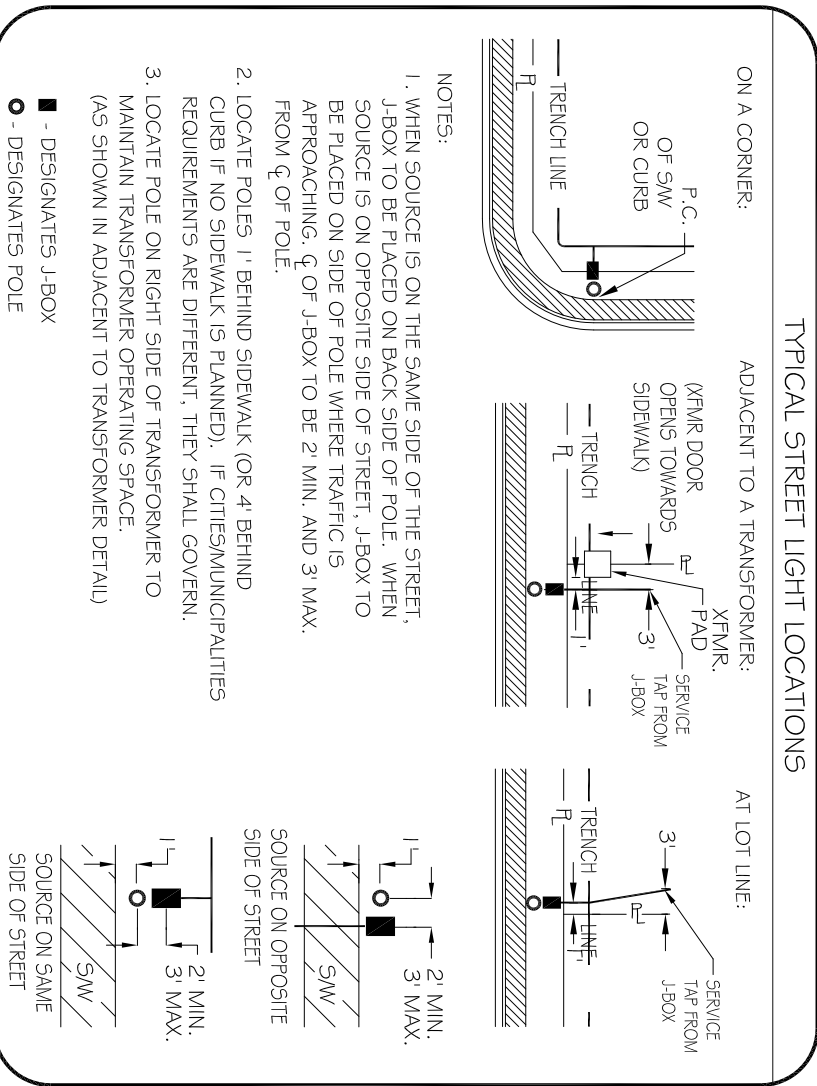
- INDEX
- 1 - COVER SHEET
 - 2 - STREET LIGHT LAYOUT
 - 3 - PHOTOMETRICS

CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-268-1000
(001/502 MARICOPA COUNTY)



DETAILS AND LEGEND FOR STREETLIGHTS:

- 1 INSTALL ONE 39W, 4900 LUMEN LED FIXTURES WITH PHOTO-ELECTRIC CONTROL ON A 30'-6" SQUARE POLE MOUNTED AT 25'-0" WITH ONE SINGLE 2'-0" MAST ARM. SEE DETAIL 1. POLE SHALL BE LOCATED 4' BACK OF CURB OR 1' BACK OF WALK.
 - 2 INSTALL 1" FLEX PVC W/2#14 TYPE THHN/THWN AND 1#14 BARE BOND FROM PULL BOX TO BUSSMAN FUSE HOLDER IN STREET LIGHT. SEE DETAIL 2.
 - 3 INSTALL AN APS JUNCTION BOX NEXT TO THE POLE (PER JUNCTION BOX DETAIL, SEE DETAIL 3).
- FUTURE / PROPOSED SINGLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED)
- FIRE HYDRANT LOCATION PER CIVIL PLANS



OWNER/DEVELOPER
SOUTHWEST VALLEY PARTNERS
7800 E. DOUBLETREE RANCH RD. STE. 120
SCOTTSDALE, ARIZONA 85258
PHONE: (XXX) XXX-XXXX
CONTACT: DAVE HENRY

ELECTRICAL ENGINEER
GTR ENGINEERING, LLC
2340 W. PARKSIDE LN. STE H109
PHOENIX, ARIZONA 85027
PHONE: (602) 241-1144
CONTACT: JADE GOULD

CIVIL ENGINEER
GOODWIN & MASSALL
2705 S. ALMA SCHOOL RD. STE 2
CHANDLER, ARIZONA 85286
PHONE: (602) 218-7285
CONTACT: JOHN BUSH

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

CITY OF SURPRISE ENGINEER

DATE

PARCEL 2A
COVER SHEET
STREET LIGHT PLANS

GTR Engineering
CONSULTING ENGINEERS
18597246
JADE GOULD
0010
03/25/19

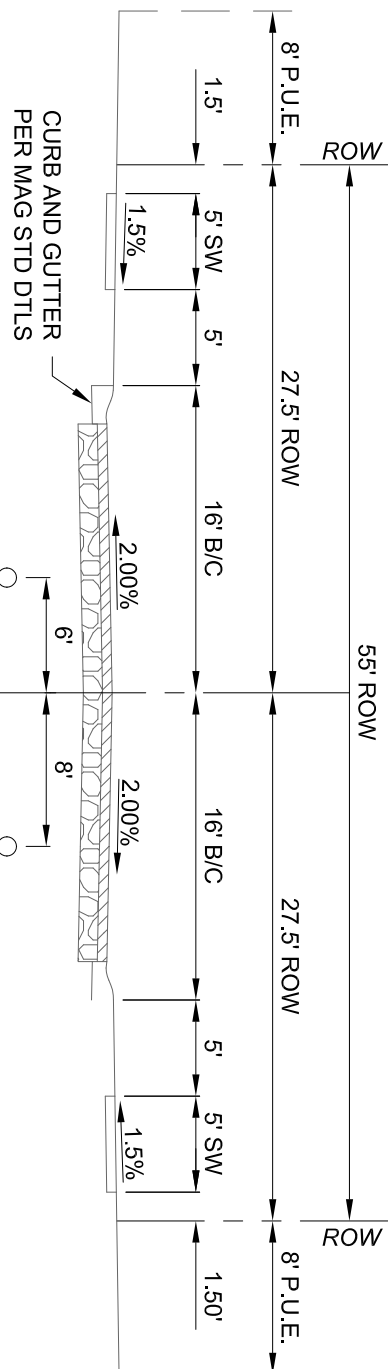
1 OF 3
SHEET

GTR Project #: 18597246
Designed By: SH
Checked By: SH
Reviewed By: SH
08/29/2018
08/29/2018
08/29/2018

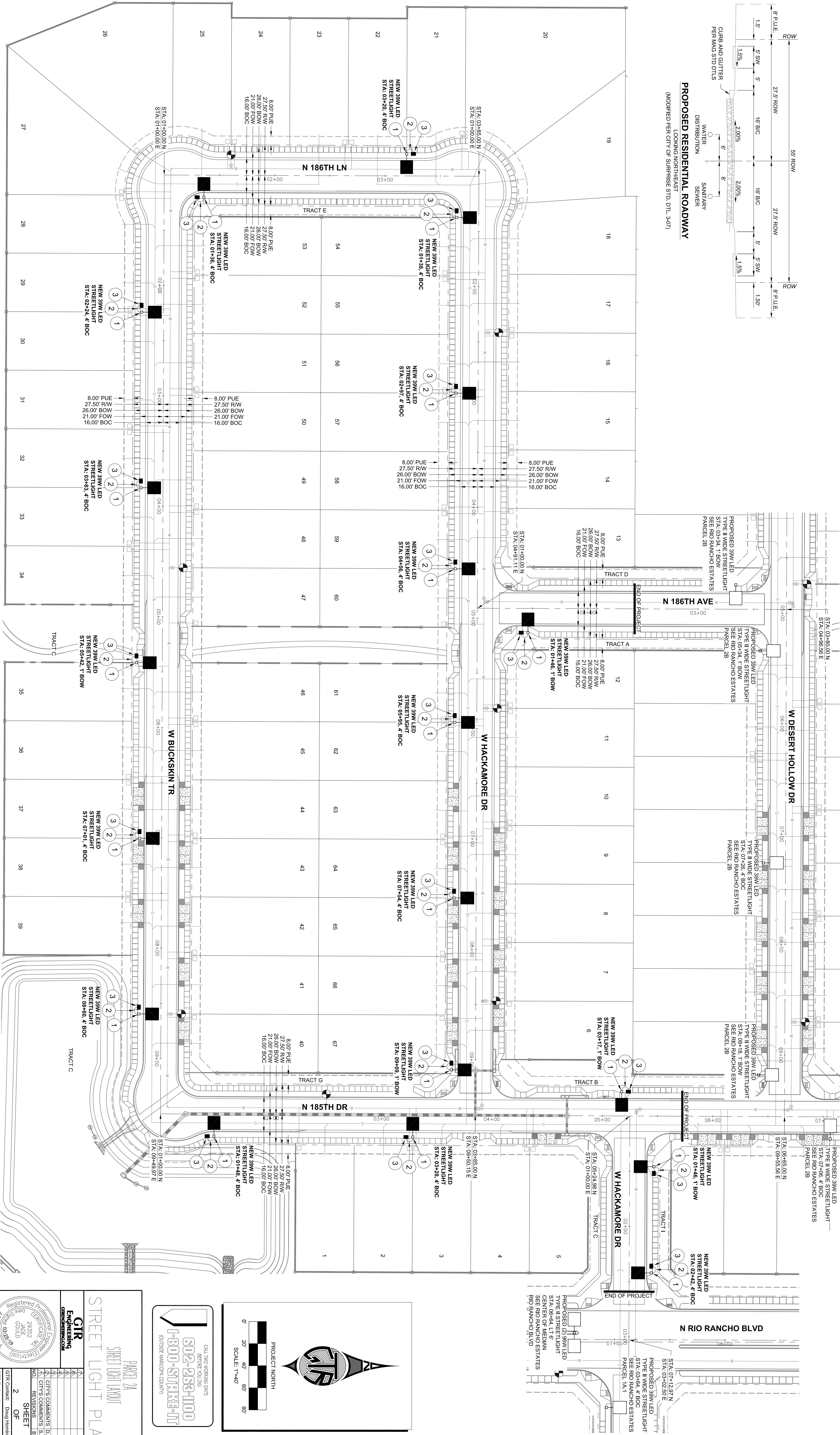
DETAILS AND LEGEND FOR STREETLIGHTS:

1. INSTALL ONE 30W 4900 KLMEN LED FIXTURES WITH PHOTOELECTRIC CONTROL ON A 30"x6" SQUARE PALE MOUNTED AT 25'-0" WITH ONE CUBED OR 1'-0" MAST ARM. SEE DETAIL 1. POLE SHALL BE LOCATED 4' BACK OF CURB OR 1'-0" MAST OF WALK.
2. INSTALL 1" TEEL PVC W/44 TYPE THANDTMM AND 1/4" BARE BOND FROM PULL BOX TO BUSBARNS FUSE HOLDER IN STREET TIGHT. SEE DETAIL 2.
3. INSTALL AN APS JUNCTION BOX NEXT TO THE POLE (PER JUNCTION BOX DETAIL). SEE DETAIL 3.

FUTURE PROPOSED SINGLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN (NOT TO BE INSTALLED)
 FIRE HYDRANT LOCATION PER CIVIL PLANS



(MODIFIED PER CITY OF SURPRISE STD. DTL. 3-07)



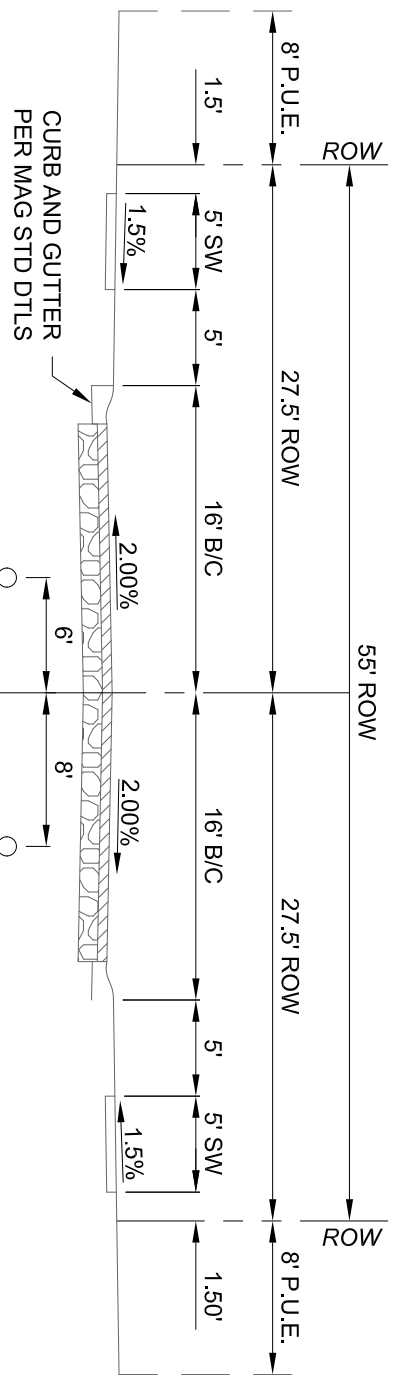
PHOTOMETRICS STUDIES

(Sketches include 15 ft Illuminance)
GE LIGHTING SOLUTIONS E81.1 065330 -120x27V
GE LIGHTING SOLUTIONS-EAST CLEVELAND OH USA Test report no.
17040524 17040525 17040526 17040722 17040723 17040724
lamp(s): LEDs 757GA/1 -120-27V, 4x201-120066, h/s
Calculate the illuminance and footcandle uniformity for the square
foot area of the roadway.
Light Loss Factor = 0.810, watts per luminaire = 39
Overreach (from mounting axis to photometric center) = 30 in
mounting height = 20 ft
number luminaires = 19
Iw all locations = 7.3

PARCEL 2A	at 80 ft by 80 ft
HORIZONTAL FOOTCANDLES	
Average	0.54
Maximum	1.92
Minimum	4.10
Max/min	17.45
Coef Var	0.69
Uniformed	2.35

DETAILS AND LEGEND FOR STREETLIGHTS:

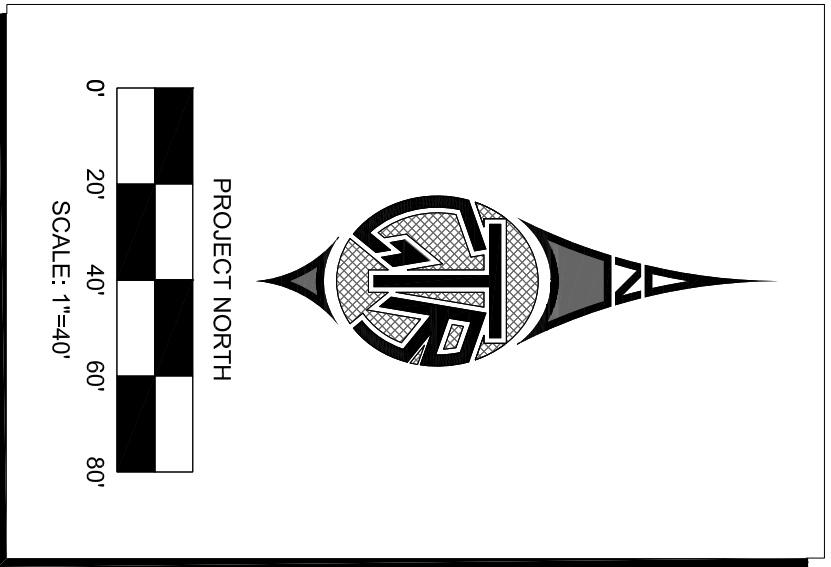
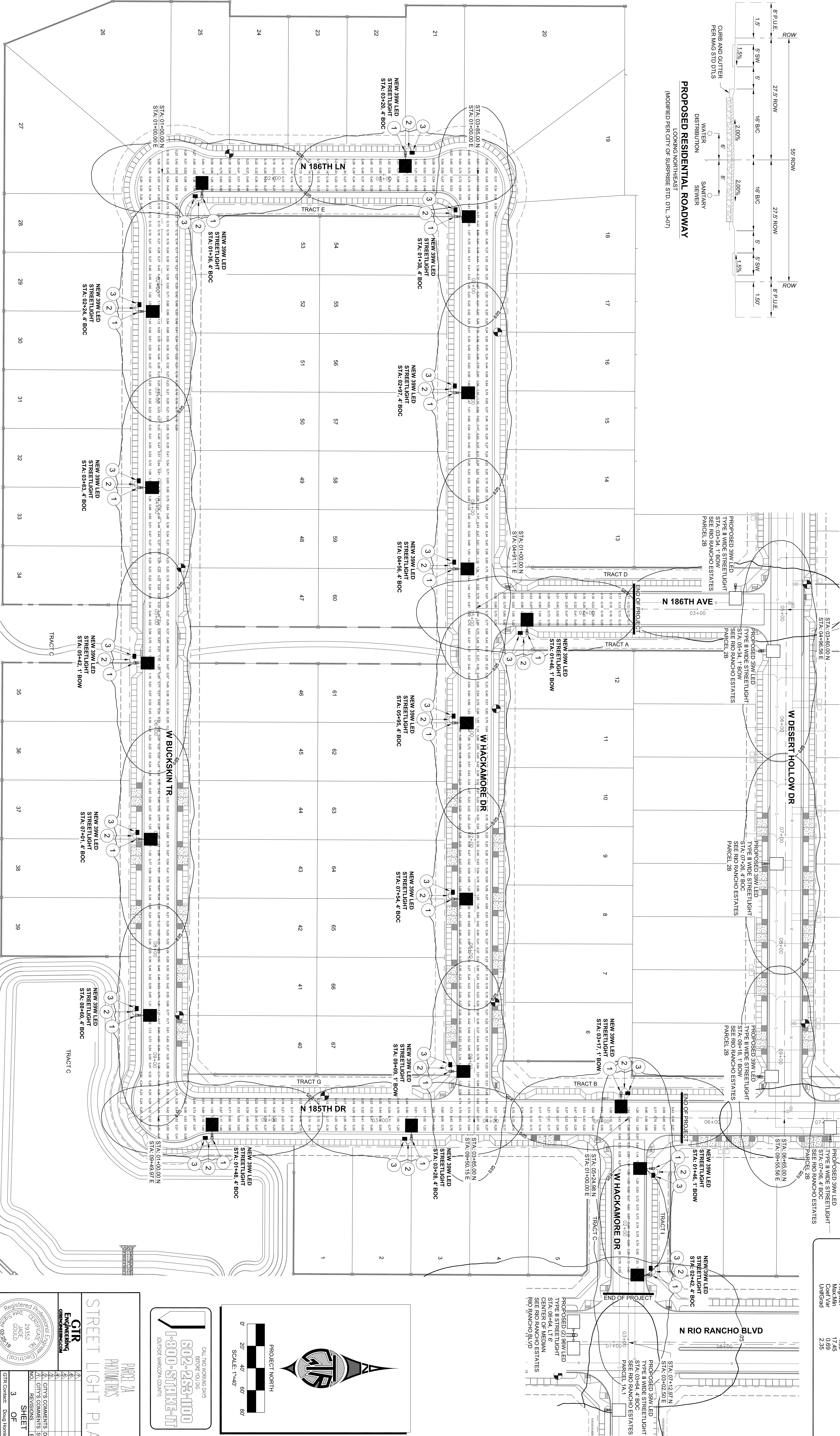
- INSTALL ONE 39W, 4900 LUMEN LED FIXTURES WITH PHOTOELECTRIC CONTROL, ON A 30'x4' SQUARE POLE MOUNTED AT 7'50" WITH ONE SINGLE 2'x2' MAST ARM. SEE DETAIL 1. POLE SHALL BE LOCATED 4' BAC ON CURB OR 1' BAC ON WALK.
- INSTALL 1" FLEX PVC W/2" 1/4 TYPE THHN/THWN AND 1/4" BARE BOND FROM PULL BOX TO BUSSMAN FUSE HOLDER IN STREET LIGHT. SEE DETAIL 2.
- INSTALL AN APS JUNCTION BOX NEXT TO THE POLE (PER JUNCTION BOX DETAIL, SEE DETAIL 3).
- FUTURE /PROPOSED SINGLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN, (NOT TO BE INSTALLED).
- FIRE HYDRANT LOCATION PER CIVIL PLANS



PROPOSED RESIDENTIAL ROADWAY
LOOKING NORTHEAST
(MODIFIED PER CITY OF SURPRISE STD. DTL-3-07)

RIO RANCHO ESTATES
PARCEL 2A STREETLIGHT PLANS
SURPRISE, ARIZONA

A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



CALL FOR WORKING DWGS
BEFORE YOU DEC
802-283-1100
1-800-SURPRISE-IT
IDOT/DC MARICOPA COUNTY

PARCEL 2A
PHOTOMETRICS
STREET LIGHT PLANS

CIR
Engineering
CONSULTANTS

REGISTERED PROFESSIONAL ENGINEER
JANE COOGL
NO. 23357
DATE

NO. 23357
REVISIONS
BY DATE

3 OF 3
SHEET

GTR Contact: Doug Homing
GTR Project #: 185P2246
Designed By: SH
Drawn By: SH
Reviewed By: SH

08/29/2018
08/29/2018
08/29/2018

ENGINEERS NOTES

- A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION OF UTILITIES IN ADVANCE OF TRENCHING. THE ENGINEER AND/OR DEVELOPER WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS.
- PRIOR TO BIDDING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS, REQUIREMENTS OF THE WORK AND EXCESS OF DEFICIENCY IN QUANTITIES. IF ANY, NO CLAIMS SHALL BE MADE AGAINST THE OWNER/DEVELOPER OR ENGINEER FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OF RELATIVE.
- THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- ANY QUANTITIES SHOWN ARE THE BEST ESTIMATE OF THE ENGINEER. THE SUBCONTRACTOR SHALL MAKE HIS OWN INDEPENDENT ESTIMATE OF QUANTITIES AND BASE HIS BID THEREON.
- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF UTILITIES, POWER POLES, ETC.
- NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
- THE CONTRACTOR WILL MAKE FIELD AS-BUILT MEASUREMENTS OF THE WORK. THESE MEASUREMENTS WILL BE GIVEN TO THE ENGINEER IN WRITING SO THAT AS-BUILT PLANS CAN BE CREATED. IF THE CONTRACTOR DOES NOT TAKE AS-BUILT MEASUREMENTS OR FORWARD THESE MEASUREMENTS TO THE ENGINEER, THE ENGINEER WILL NOT BE RESPONSIBLE FOR PROVIDING ACCURATE AS-BUILT OF THE POLES, ETC.
- AS-BUILT SUBMITTALS WILL NOT BE PERFORMED UNTIL ORDERED BY THE CLIENT OR HIS MEASUREMENTS.
- GTR ENGINEERING LLC, IT'S OWNERS, OR EMPLOYEES WILL NOT BE HELD RESPONSIBLE FOR ANY CONSTRUCTION OF PROPERTY CAUSED BY OTHERS. IDENTIFY ALL OTHER UTILITIES & CALL BLUE STAKE PRIOR TO DIGGING.
- SIDEWALK TO MEANDER AROUND ALL STREET LIGHTS AND APS EQUIPMENT.

CITY OF SURPRISE NOTES

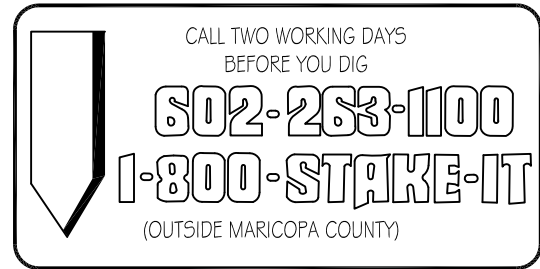
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- THE CITY OF SURPRISE ENGINEERING SERVICES OF PUBLIC WORKS SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK AT (623) 222-6150.
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- THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT SHOWN ON THE DRAWINGS, SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FENCING SHALL BE REPLACED IN KIND.
- ANY INSPECTION BY THE CITY, COUNTY, OR THE ENGINEER, SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.
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- EMERGENCY VEHICLE ACCESS (E.V.A) MUST BE PROVIDED BY THE DEVELOPER/CONTRACTOR THROUGHOUT THE PROJECT SITE. E.V.A. ROADS AND SIGNAGE SHALL BE MAINTAINED BY THE DEVELOPER/CONTRACTOR AT ALL TIMES. SIGNAGE SHALL BE POSTED AT THE POINT OF ENTRY TO THE SITE AND AT ALL LOCATIONS WHERE A CHANGE IN DIRECTION OCCURS.
- THE PLANS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT'S ACCESSIBILITY GUIDELINES, AS PUBLISHED IN THE FEDERAL REGISTER ON SEPTEMBER 15, 2010.

GENERAL NOTES

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

RIO RANCHO ESTATES
PARCEL 3B STREETLIGHT PLANS
SURPRISE, ARIZONA

A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

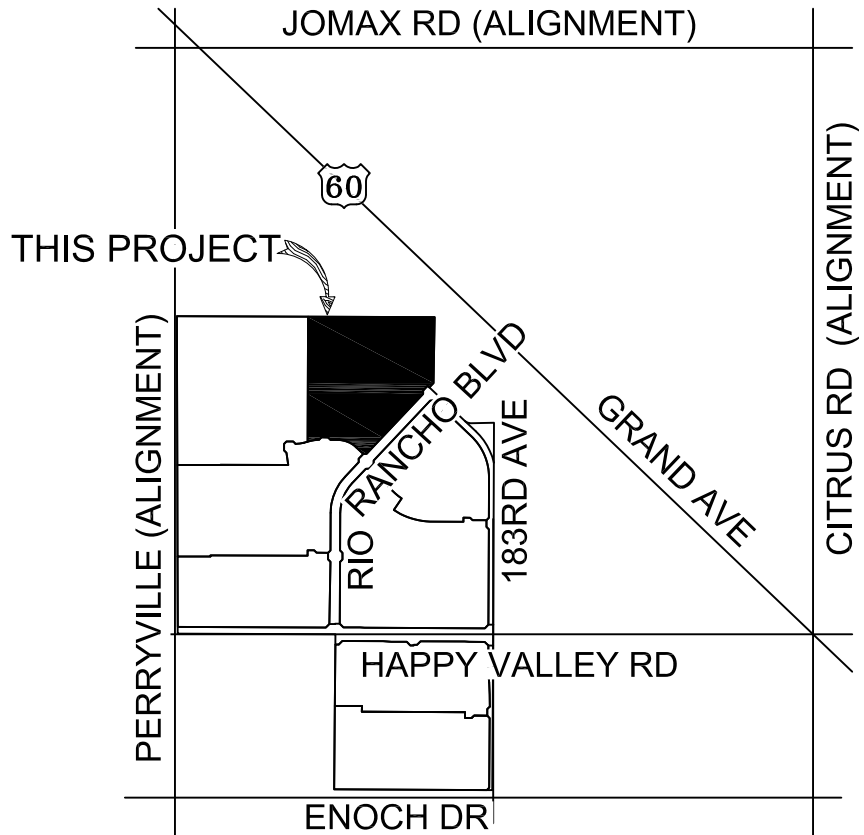


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- COVER SHEET
- STREET LIGHT LAYOUT
- STREET LIGHT LAYOUT
- PHOTOMETRICS
- PHOTOMETRICS



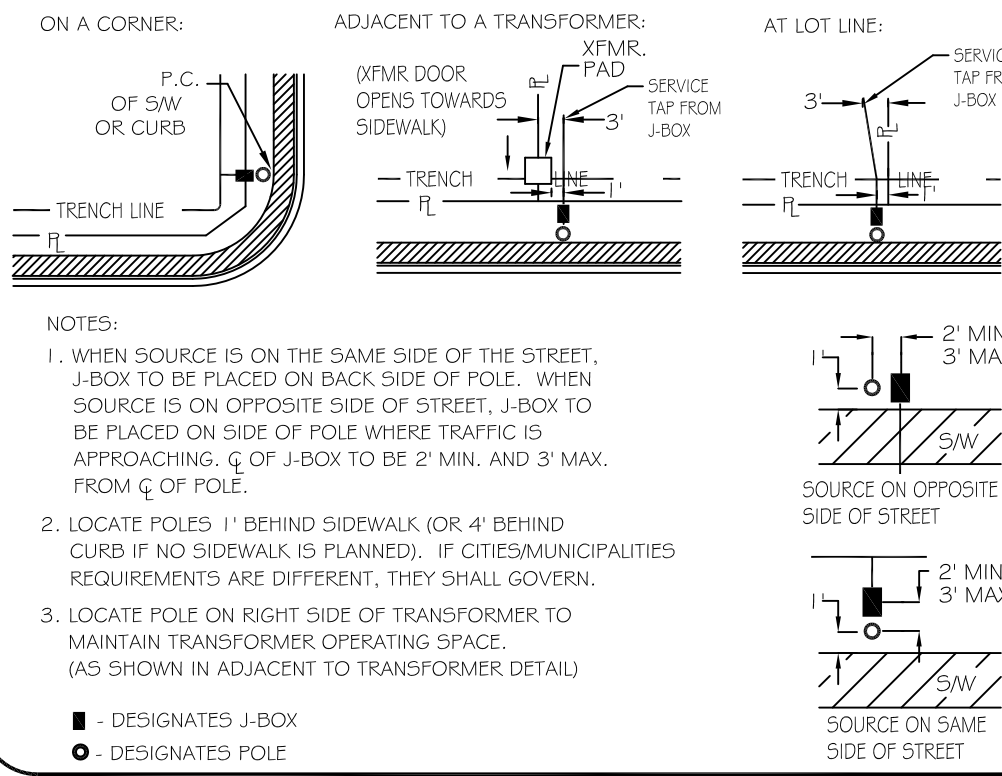
VICINITY MAP



DETAILS AND LEGEND FOR STREETLIGHTS:

- INSTALL ONE 39W, 4900 LUMEN LED FIXTURES WITH PHOTOELECTRIC CONTROL ON A 30'-6" SQUARE POLE MOUNTED AT 25'-0" WITH ONE SINGLE 2'-0" MAST ARM. SEE DETAIL 1. POLE SHALL BE LOCATED 4' BACK OF CURB OR 1' BACK OF WALK.
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- FIRE HYDRANT LOCATION PER CIVIL PLANS

TYPICAL STREET LIGHT LOCATIONS



OWNER/DEVELOPER
SOUTHWEST VALUE PARTNERS
7600 E. DOUBLETREE RANCH RD, STE 120
SCOTTSDALE, ARIZONA 85258
PHONE: (XXX) XXX-XXXX
CONTACT: DAVE HENRY

ELECTRICAL ENGINEER
GTR ENGINEERING, LLC
2340 W. PARKSIDE LN, STE H109
PHOENIX, ARIZONA 85027
PHONE: (602) 241-1144
CONTACT: JADE GOULD

CIVIL ENGINEER
GOODWIN & MARSHALL
2705 S. ALMA SCHOOL RD, STE 2
CHANDLER, ARIZONA 85226
PHONE: (602) 218-7285
CONTACT: JOHN BUSH

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

CITY OF SURPRISE ENGINEER

DATE

UTILITY COORDINATION LIST

DESCRIPTION	REPRESENTATIVE	PHONE	DATE
APS	MONIQUE HOLLIDAY	(602) 250-1000	09-14-19
CENTURY LINK	DEBBIE RAMSEY	(602) 630-0492	09-14-19
SOUTHWEST GAS	ZACH STEVENSON	(602) 484-5270	09-14-19
COX COMMUNICATIONS	TMC (TRAFFIC MANAGEMENT CENTER)	(623) 322-7215	09-14-19

* CONFLICTS ARISING DURING THE COURSE OF CONSTRUCTION FROM UNFORSEEN CIRCUMSTANCES SHALL BE REPORTED TO THE INTERESTED UTILITY COMPANY AND BE RESOLVED BY THEM AND THE DESIGN ENGINEER.

EQUIPMENT LIST

ITEM #	SYMBOL	TYPE STREET	QUANTITY	MOUNTING HEIGHT	POLE HEIGHT	MAST ARM	LUMENS	TYPE	WATTAGE	VOLTAGE	BALLAST	PHOTOMETRIC	LUMINAIRE
1		LOCAL	24	25'-0"	30'-6"	2'-0"	4,900	LED	39W	120V	REACTOR HPF	TYPE II WIDE	ERL1-0-05-B3-30-A-DKBZ
ITEM DESCRIPTION													
2		1" FLEX PVC W/2-#14 TYPE THHN/THWN AND 1-#14 BARE BOND FROM PULL BOX TO BUSSMAN FUSE HOLDER IN STREET LIGHT.											
3		INSTALL AN APS JUNCTION BOX NEXT TO THE POLE PER JUNCTION BOX DETAIL.											

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

PARCEL 3B
COVER SHEET
STREET LIGHT PLANS

GTR Engineering
GTRENGINEERING.COM

Professional Engineer
No. 29352
JADE GOULD
Expires 02-14-20

ARIZONA, U.S.A.

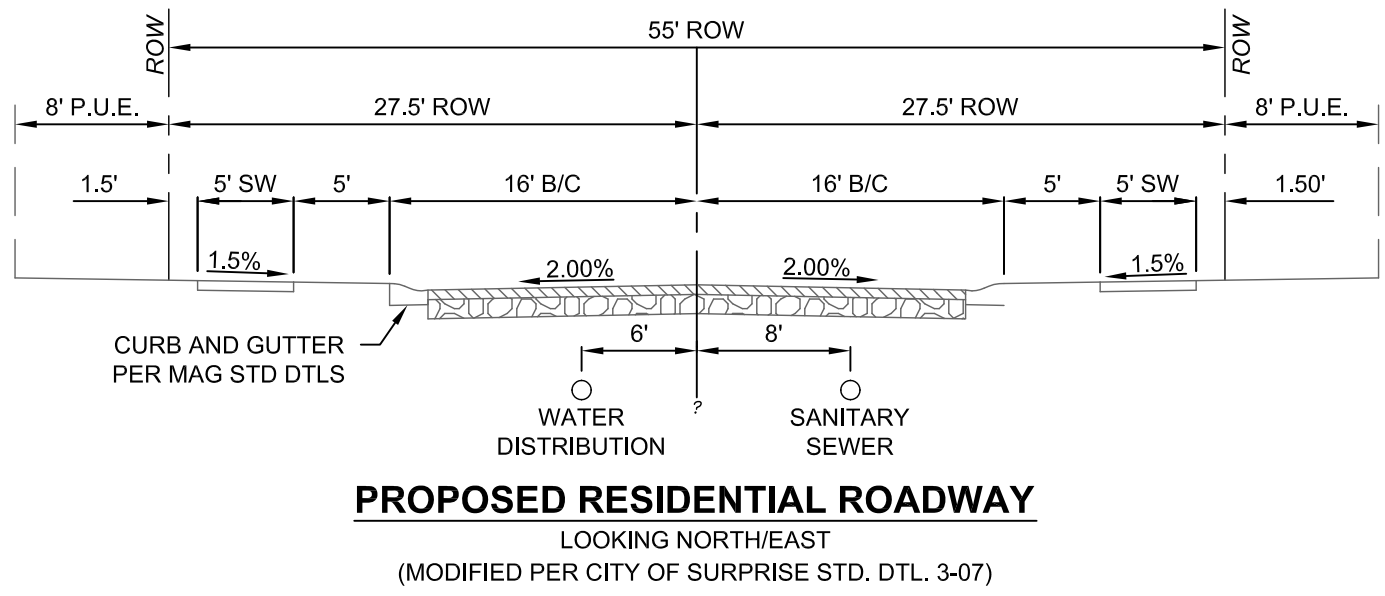
CITY'S COMMENTS
NO. REVISIONS BY DATE

SHEET
1 OF 5

GTR Contact: Doug Homing
GTR Project #: 18SP2250
Designed By: DH 08/29/2018
Drawn By: SH 08/29/2018
Reviewed By: JG 08/29/2018

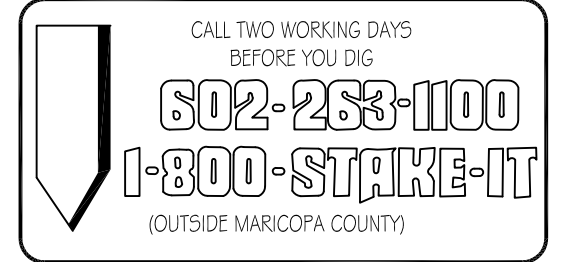
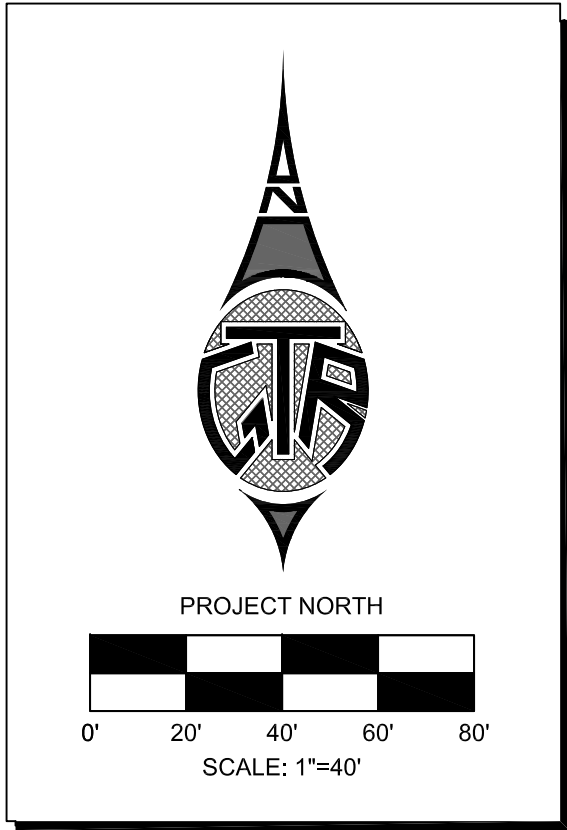
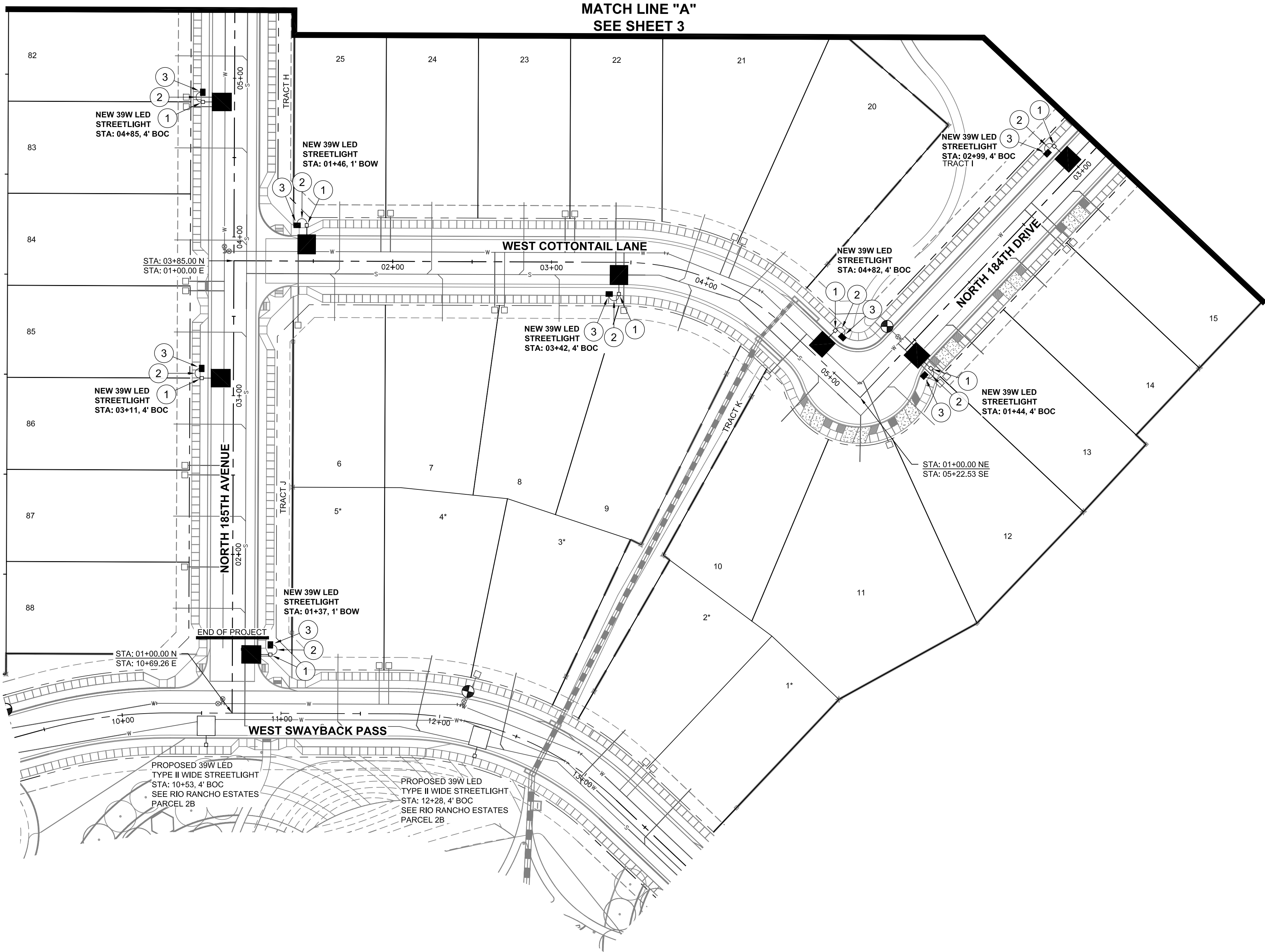
RIO RANCHO ESTATES
PARCEL 3B STREETLIGHT PLANS
SURPRISE, ARIZONA

A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



DETAILS AND LEGEND FOR STREETLIGHTS:

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PARCEL 3B
STREET LIGHT LAYOUT
STREET LIGHT PLANS

GTR
Engineering
GTRENGINEERING.COM

REGISTERED PROFESSIONAL ENGINEER
29352
JADE GOULD
ARIZONA, U.S.A.
02-14-19

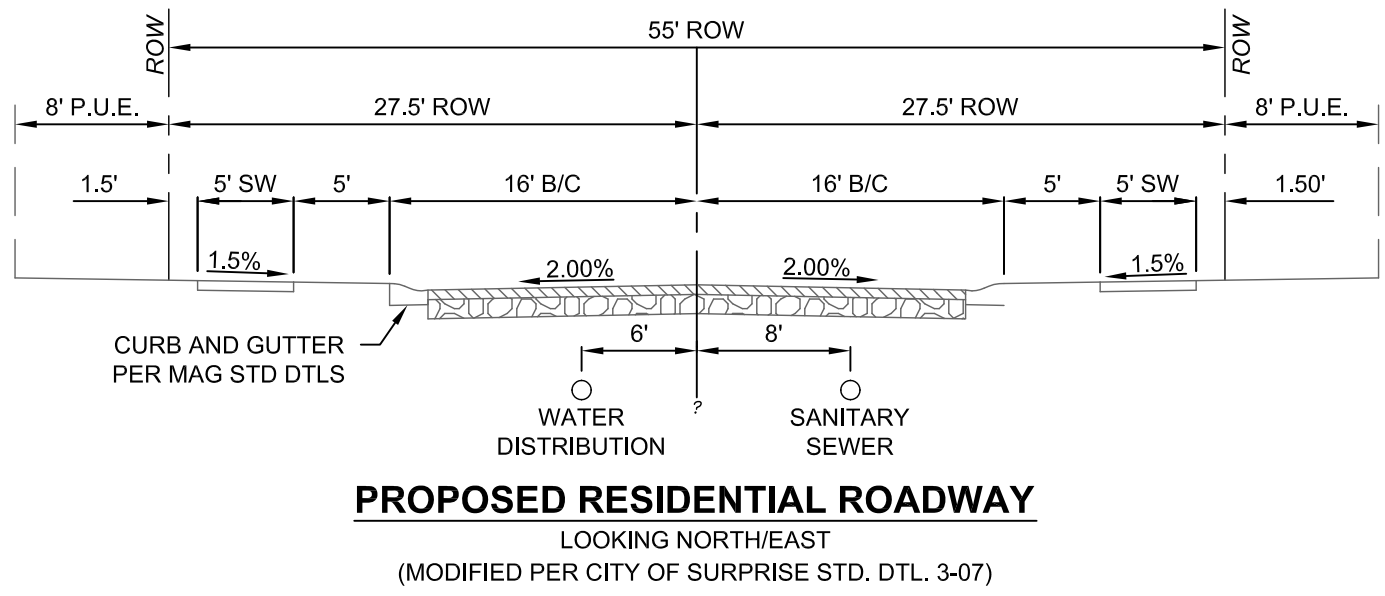
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2				
3				
4				
5				

SHEET
2 OF 5

GTR Contact: Doug Homing
GTR Project #: 18SP2250
Designed By: DH 08/29/2018
Drawn By: SH 08/29/2018
Reviewed By: JG 08/29/2018

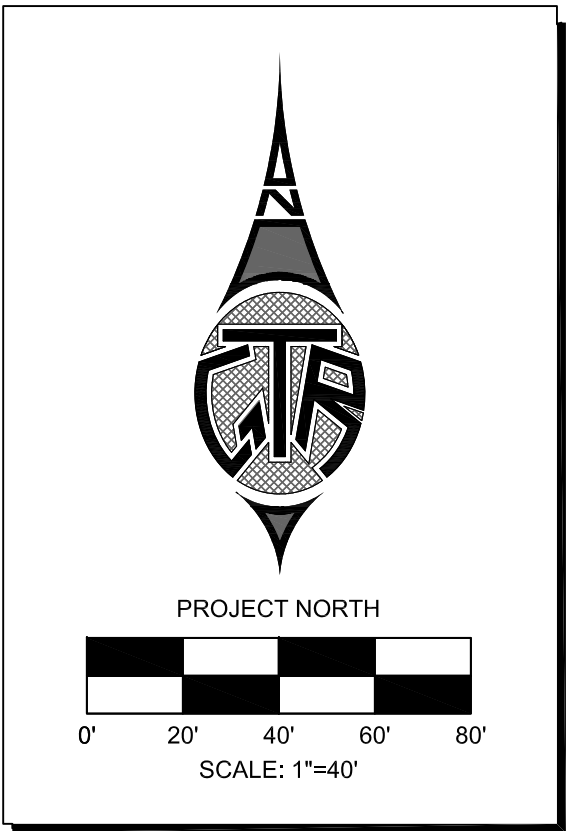
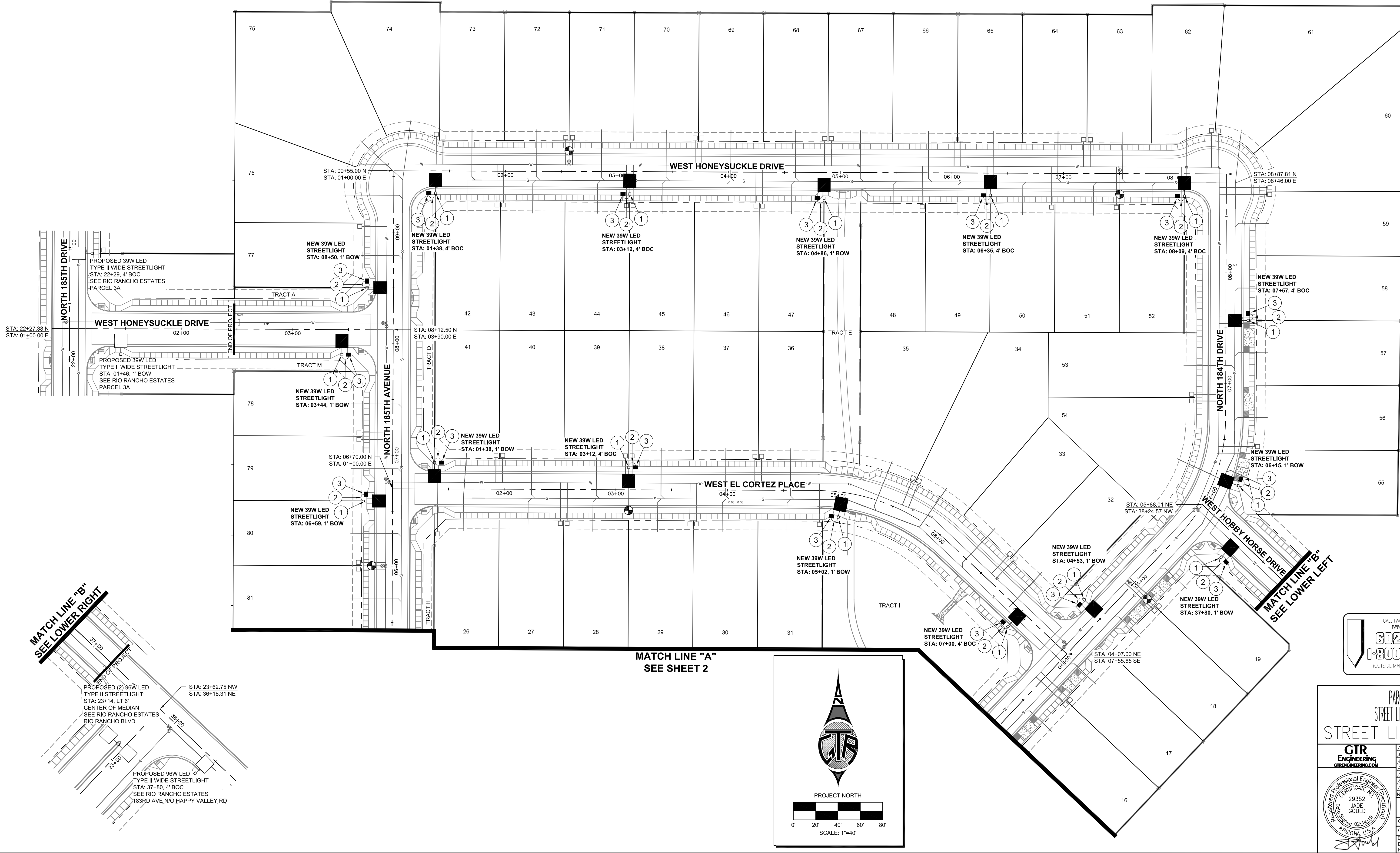
RIO RANCHO ESTATES
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SURPRISE, ARIZONA

A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
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PARCEL 3B
STREET LIGHT LAYOUT
STREET LIGHT PLANS

GTR
ENGINEERING
GTRENGINEERING.COM

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO. 29352
JADE GOULD
ARIZONA, U.S.A.
Member 02-14-19

NO.	CITY'S COMMENTS	S.H.	DATE
1			

SHEET 3 OF 5

GTR Contact: Doug Horning
GTR Project #: 18SP2250
Designed By: DH 08/29/2018
Drawn By: SH 08/29/2018
Reviewed By: JG 08/29/2018

PHOTOMETRICS STUDIES

(Studies results is in illuminance)

GE LIGHTING SOLUTIONS ERL1_05B330 -120-277V
GE LIGHTING SOLUTIONS-EAST CLEVELAND OH USA test report no.
17040524 17040525 17040526 17040722 17040723 17040724
lamp(s): LEDs 757G-V1
candela file erl1_05b330 -120-277v_tcm201-129086.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.810, watts per luminaire = 39
Outreach (from mounting axis to photometric center)= 30 in
mounting height= 25 ft
number locations= 24, number luminaires= 24
kw all locations= 7.3

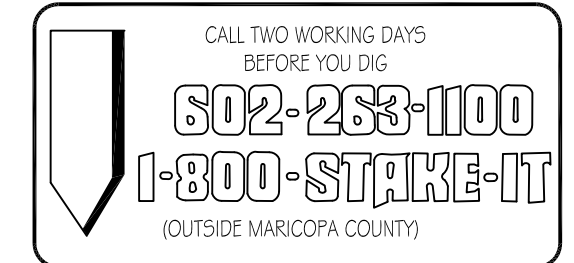
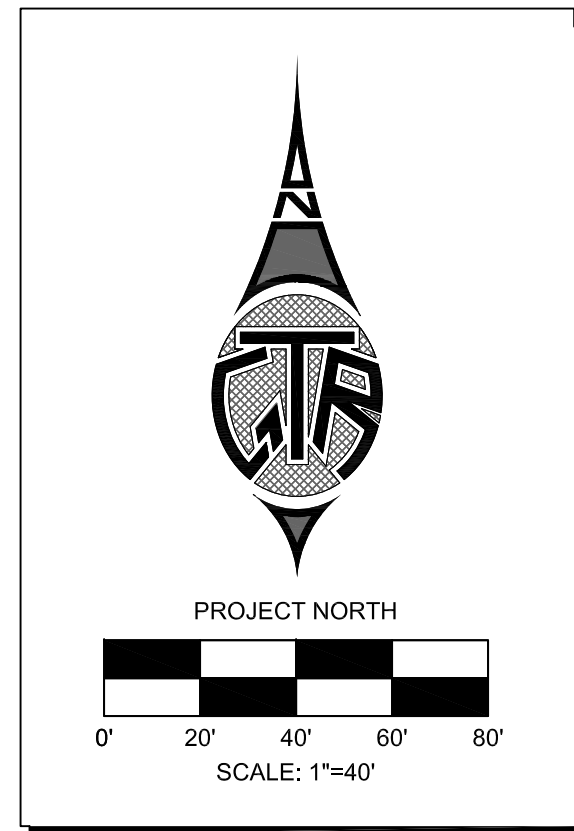
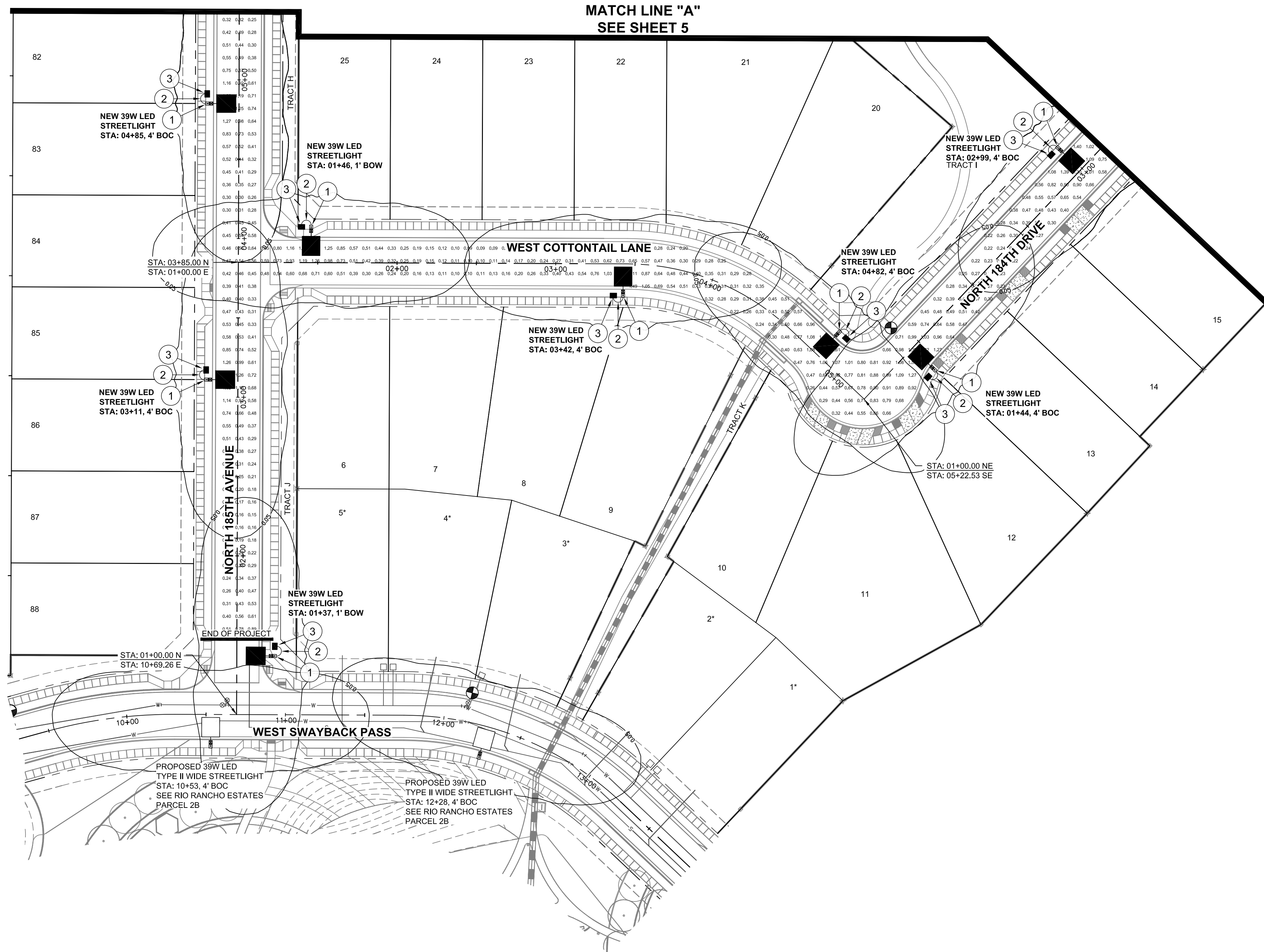
PARCEL 3B
1560 points at z=0, sp 8ft by 8ft
HORIZONTAL FOOTCANDLES
Average 0.51
Maximum 1.86
Minimum 0.08
Avg:Min 6.34
Max:Min 23.25
Coef Var 0.72
UnifGrad 2.41

RIO RANCHO ESTATES
PARCEL 3B STREETLIGHT PLANS
SURPRISE, ARIZONA

A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
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PARCEL 3B
PHOTOMETRICS
STREET LIGHT PLANS

CTR
Engineering
GTRENGINEERING.COM

REGISTERED PROFESSIONAL ENGINEER
29352
JADE
GOULD
ARIZONA, U.S.A.
02-14-19

NO.	CITY'S COMMENTS	REVISIONS	BY	DATE
1				
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3				
4				
5				

SHEET
4 OF 5

GTR Contact: Doug Homing

GTR Project #: 18SP2250

Designed By: DH 08/29/2018
Drawn By: SH 08/29/2018
Reviewed By: JG 08/29/2018

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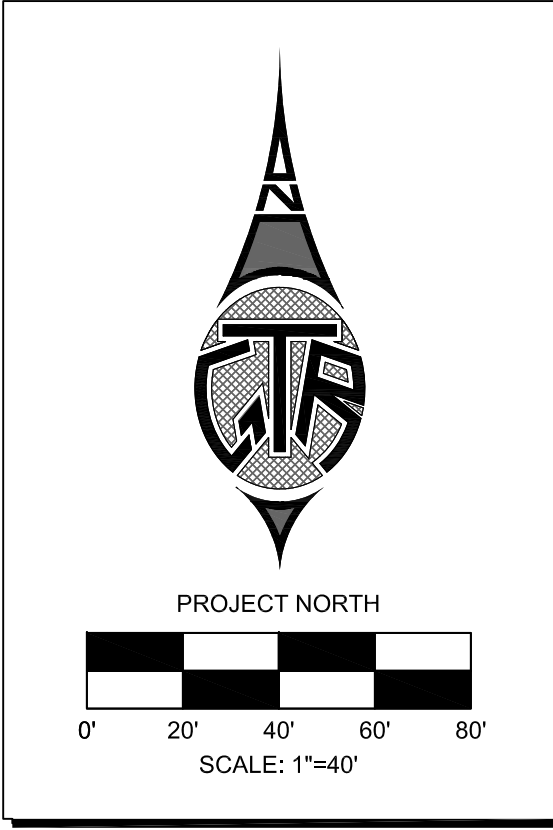
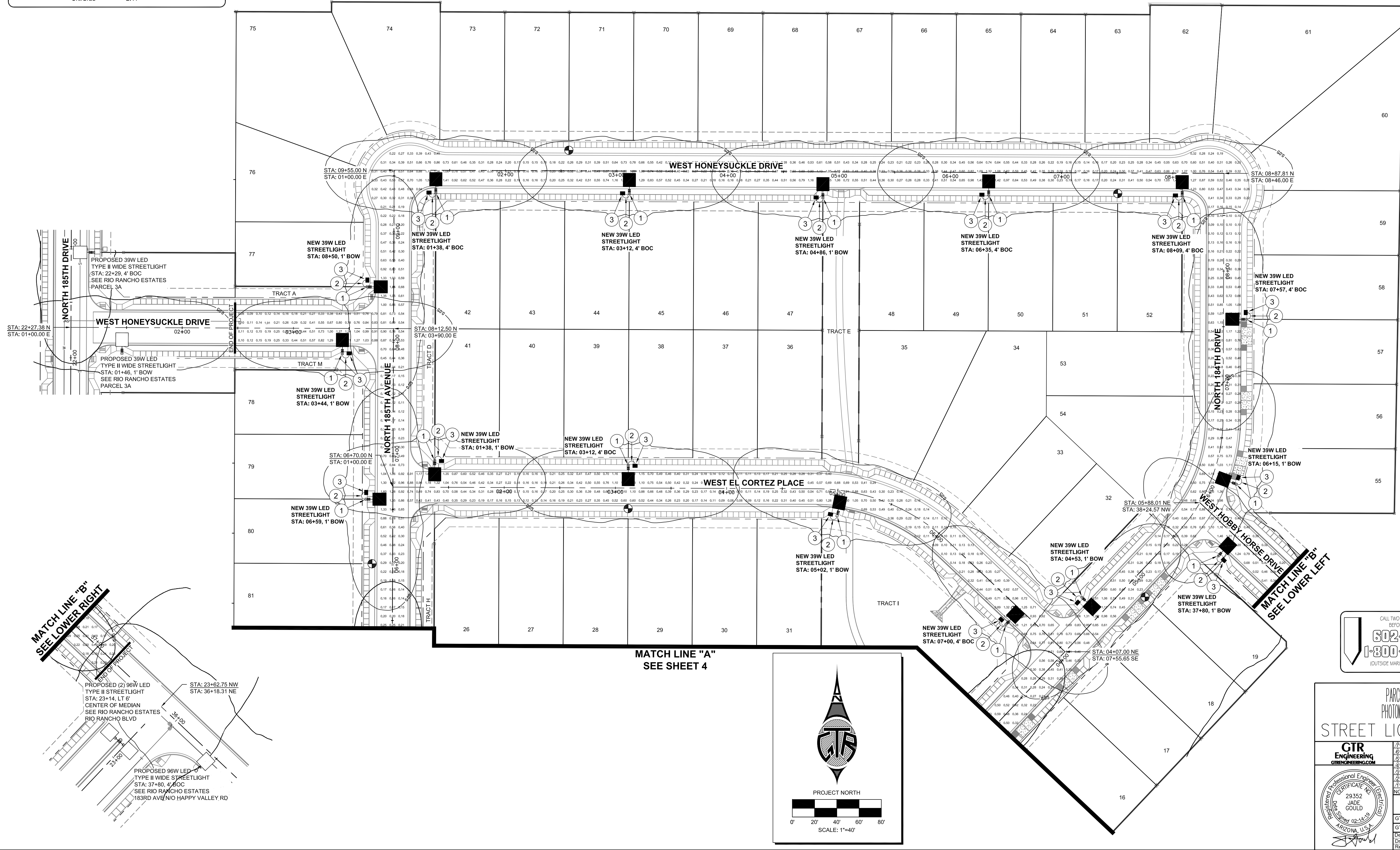
PARCEL 3B
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RIO RANCHO ESTATES
PARCEL 3B STREETLIGHT PLANS
SURPRISE, ARIZONA

A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
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- FIRE HYDRANT LOCATION PER CIVIL PLANS



CALL TWO WORKING DAYS
BEFORE YOU DIG
602-258-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

PARCEL 3B
PHOTOMETRICS
STREET LIGHT PLANS

CTR
ENGINEERING
CIVIL ENGINEERING

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO. 29352
JADE GOULD
ARIZONA, U.S.A.

NO.	REVISIONS	BY	DATE
1	CITY'S COMMENTS	SH	02-14-19

SHEET 5 OF 5

GTR Contact: Doug Homing

GTR Project #: 18SP2250

Designed By: DH 08/29/2018

Drawn By: SH 08/29/2018

Reviewed By: JG 08/29/2018

ENGINEERS NOTES

- A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION OF UTILITIES IN ADVANCE OF TRENCHING. THE ENGINEER AND/OR DEVELOPER WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS.
- PRIOR TO BIDDING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS, REQUIREMENTS OF THE WORK AND EXCESS OF DEFICIENCY IN QUANTITIES. IF ANY, NO CLAIMS SHALL BE MADE AGAINST THE OWNER/DEVELOPER OR ENGINEER FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OF RELATIVE.
- THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- ANY QUANTITIES SHOWN ARE THE BEST ESTIMATE OF THE ENGINEER. THE SUBCONTRACTOR SHALL MAKE HIS OWN INDEPENDENT ESTIMATE OF QUANTITIES AND BASE HIS BID THEREON.
- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF UTILITIES, POWER POLES, ETC.
- NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
- THE CONTRACTOR WILL MAKE FIELD AS-BUILT MEASUREMENTS OF THE WORK. THESE MEASUREMENTS WILL BE GIVEN TO THE ENGINEER IN WRITING SO THAT AS-BUILT PLANS CAN BE CREATED. IF THE CONTRACTOR DOES NOT TAKE AS-BUILT MEASUREMENTS OR FORWARD THESE MEASUREMENTS TO THE ENGINEER, THE ENGINEER WILL NOT BE RESPONSIBLE FOR PROVIDING ACCURATE AS-BUILT OF THE POLES, ETC.
- AS-BUILT SUBMITTALS WILL NOT BE PERFORMED UNTIL ORDERED BY THE CLIENT OR HIS MEASUREMENTS.
- GTR ENGINEERING LLC, IT'S OWNERS, OR EMPLOYEES WILL NOT BE HELD RESPONSIBLE FOR OBSTRUCTION OF PROPERTY CAUSED BY OTHERS. IDENTIFY ALL OTHER UTILITIES & CALL BLUE STAKE PRIOR TO DIGGING.
- SIDEWALK TO MEANDER AROUND ALL STREET LIGHTS AND APS EQUIPMENT.

CITY OF SURPRISE NOTES

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

GENERAL NOTES

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

RIO RANCHO ESTATES
PARCEL 3A STREETLIGHT PLANS
SURPRISE, ARIZONA

A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

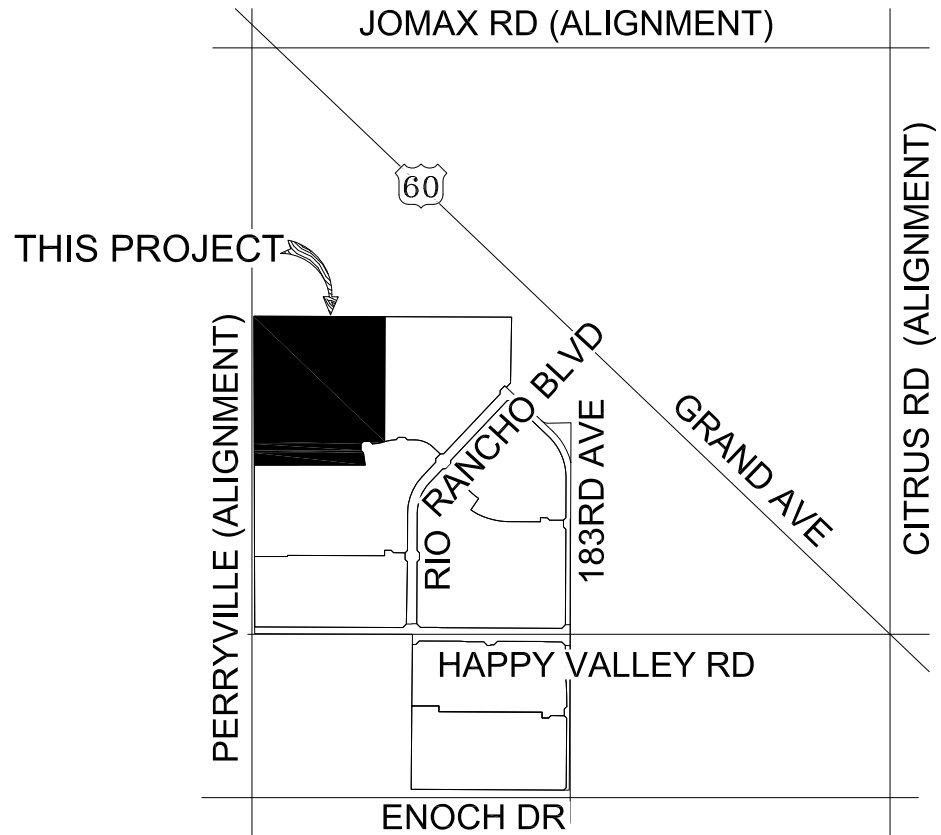


INDEX

- 1 ~ COVER SHEET
- 2 ~ STREET LIGHT LAYOUT
- 3 ~ STREET LIGHT LAYOUT
- 4 ~ PHOTOMETRICS
- 5 ~ PHOTOMETRICS

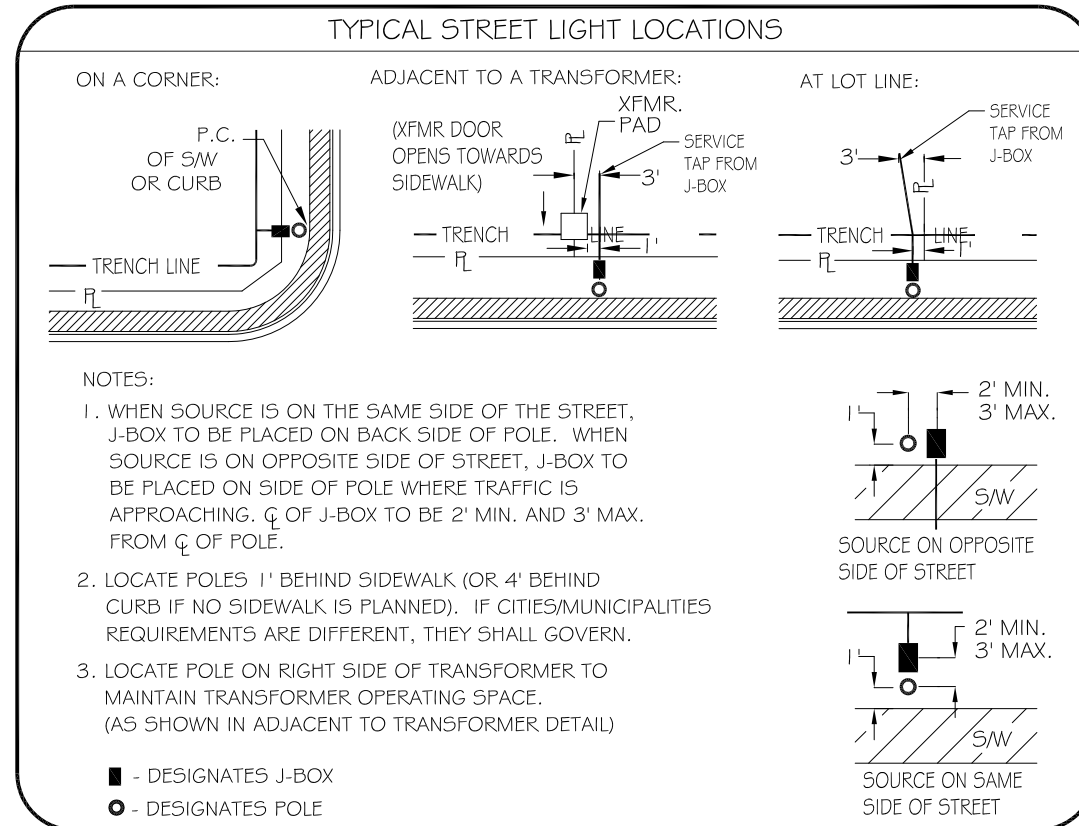


VICINITY MAP



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OWNER/DEVELOPER

SOUTHWEST VALUE PARTNERS
7600 E. DOUBLETREE RANCH RD, STE 120
SCOTTSDALE, ARIZONA 85258
PHONE: (XXX) XXX-XXXX
CONTACT: DAVE HENRY

ELECTRICAL ENGINEER

GTR ENGINEERING, LLC
2340 W. PARKSIDE LN, STE H109
PHOENIX, ARIZONA 85027
PHONE: (602) 241-1144
CONTACT: JADE GOULD

CIVIL ENGINEER

GOODWIN & MARSHALL
2705 S. ALMA SCHOOL RD, STE 2
CHANDLER, ARIZONA 85286
PHONE: (602) 218-7285
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CENTURY LINK	DEBBIE RAMSEY	(602) 630-0492	05-07-19
SOUTHWEST GAS	ZACH STEVENSON	(602) 484-5270	05-07-19
COX COMMUNICATIONS	TMC (TRAFFIC MANAGEMENT CENTER)	(623) 322-7215	05-07-19

* CONFLICTS ARISING DURING THE COURSE OF CONSTRUCTION FROM UNFORSEEN CIRCUMSTANCES SHALL BE REPORTED TO THE INTERESTED UTILITY COMPANY AND BE RESOLVED BY THEM AND THE DESIGN ENGINEER.

EQUIPMENT LIST

ITEM #	SYMBOL	TYPE STREET	QUANTITY	MOUNTING HEIGHT	POLE HEIGHT	MAST ARM	LUMENS	TYPE	WATTAGE	VOLTAGE	BALLAST	PHOTOMETRIC	LUMINAIRE
1		LOCAL	26	25'-0"	30'-6"	2'-0"	4,900	LED	39W	120V	REACTOR HPF	TYPE II WIDE	ERL1-0-05-B3-30-A-DKBZ
ITEM DESCRIPTION													
2		1" FLEX PVC W/2-#14 TYPE THHN/THWN AND 1-#14 BARE BOND FROM PULL BOX TO BUSSMAN FUSE HOLDER IN STREET LIGHT.											
3		INSTALL AN APS JUNCTION BOX NEXT TO THE POLE PER JUNCTION BOX DETAIL.											

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

PARCEL 3A
COVER SHEET

STREET LIGHT PLANS

GTR ENGINEERING
GTRENGINEERING.COM

Professional Engineer
No. 29352
JADE GOULD
Expires 05-07-19
ARIZONA, U.S.A.

PLAT UPDATE	D.H.	05-07-19
CITY'S COMMENTS	S.H.	02-14-19
NO.	REVISIONS	BY DATE

SHEET
1 OF 5

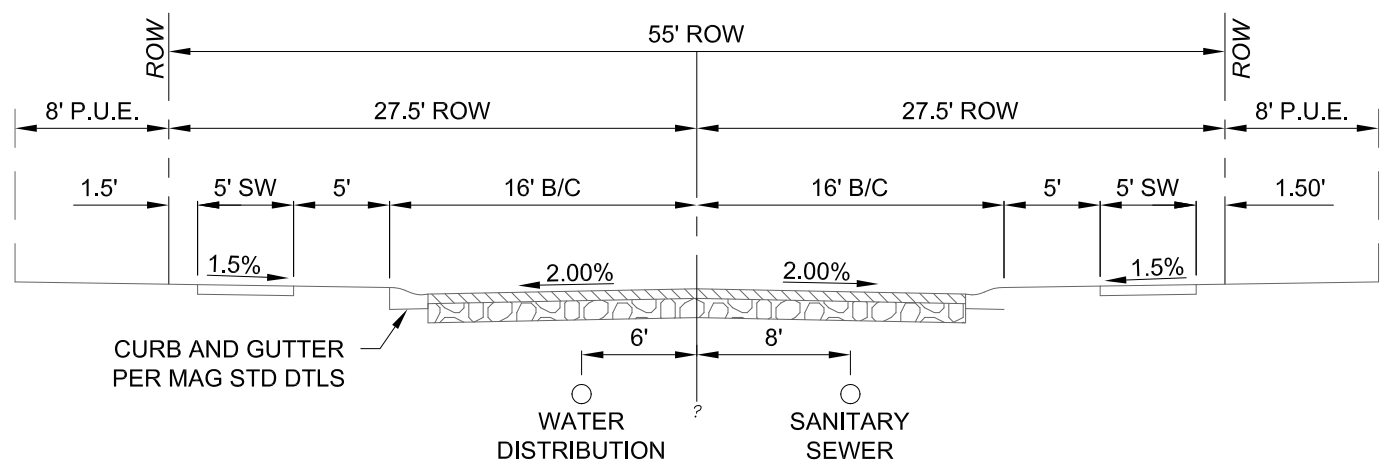
GTR Contact: Doug Homing

GTR Project #: 18SP2249

Designed By: DH 08/29/2018
Drawn By: SH 08/29/2018
Reviewed By: JG 08/29/2018

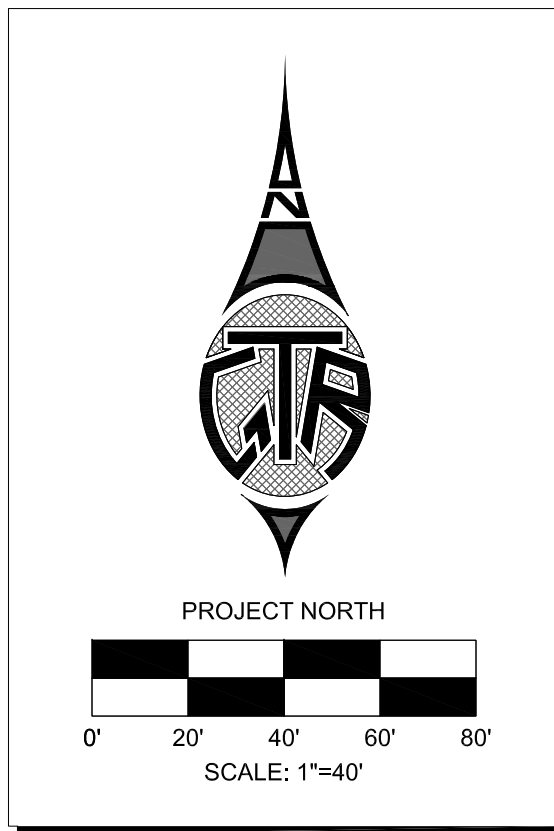
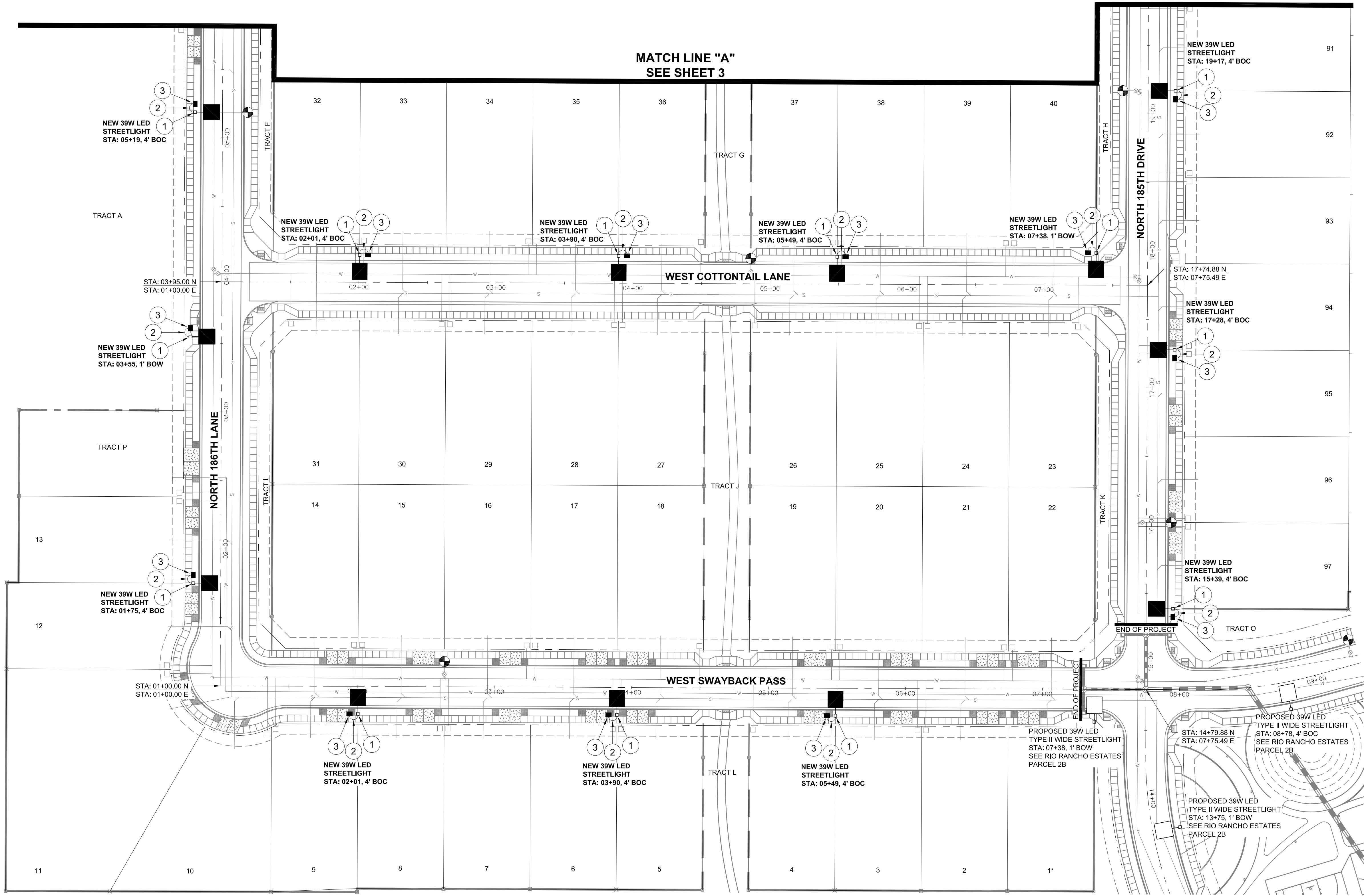
RIO RANCHO ESTATES
PARCEL 3A STREETLIGHT PLANS
SURPRISE, ARIZONA

A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



PROPOSED RESIDENTIAL ROADWAY
LOOKING NORTHEAST
(MODIFIED PER CITY OF SURPRISE STD. DTL, 3-07)

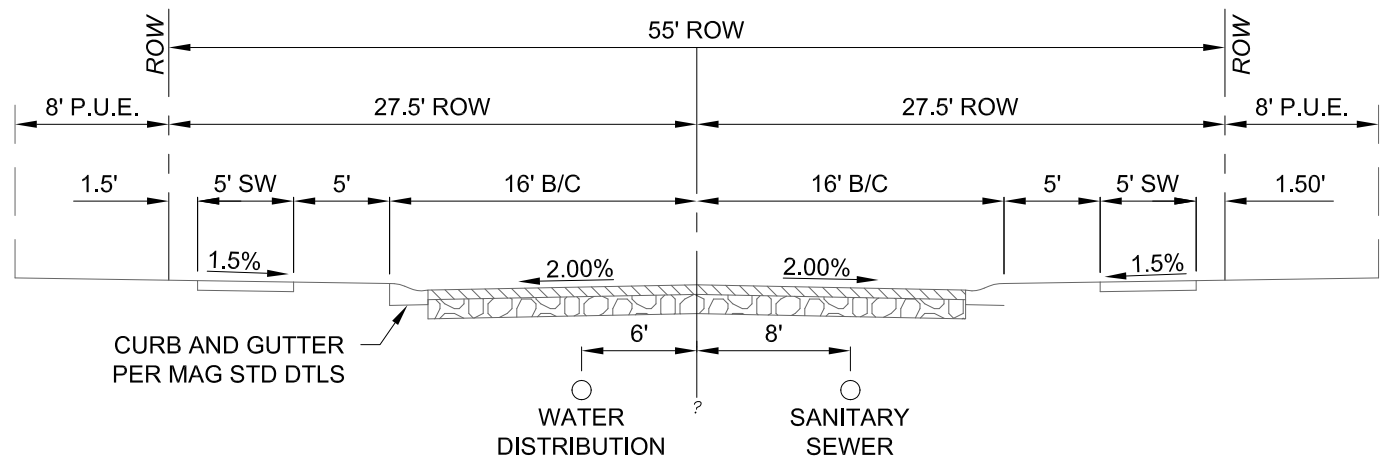
- DETAILS AND LEGEND FOR STREETLIGHTS:**
- 1. INSTALL ONE 39W, 4900 LUMEN LED FIXTURES WITH PHOTOELECTRIC CONTROL ON A 30'-6" SQUARE POLE MOUNTED AT 25'-0" WITH ONE SINGLE 2'-0" MAST ARM, SEE DETAIL 1. POLE SHALL BE LOCATED 4' BACK OF CURB OR 1' BACK OF WALK.
 - 2. INSTALL 1" FLEX PVC W/2-#14 TYPE THHN/THWN AND 1-#14 BARE BOND FROM PULL BOX TO BUSSMAN FUSE HOLDER IN STREET LIGHT. SEE DETAIL 2.
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 - FIRE HYDRANT LOCATION PER CIVIL PLANS



PARCEL 3A STREET LIGHT LAYOUT STREET LIGHT PLANS	
GTR Engineering GTRENGINEERING.COM	
REGISTERED PROFESSIONAL ENGINEER 29352 JADE GOULD ARIZONA, U.S.A. 05/07/19	
PLAT UPDATE D.H. 05-07-19 CITY'S COMMENTS S.H. 02-14-19 NO. REVISIONS BY DATE	
SHEET 2 OF 5	
GTR Contact: Doug Horning Designed By: DH 08/29/2018 Drawn By: SH 08/29/2018 Reviewed By: JG 08/29/2018	

RIO RANCHO ESTATES
PARCEL 3A STREETLIGHT PLANS
SURPRISE, ARIZONA

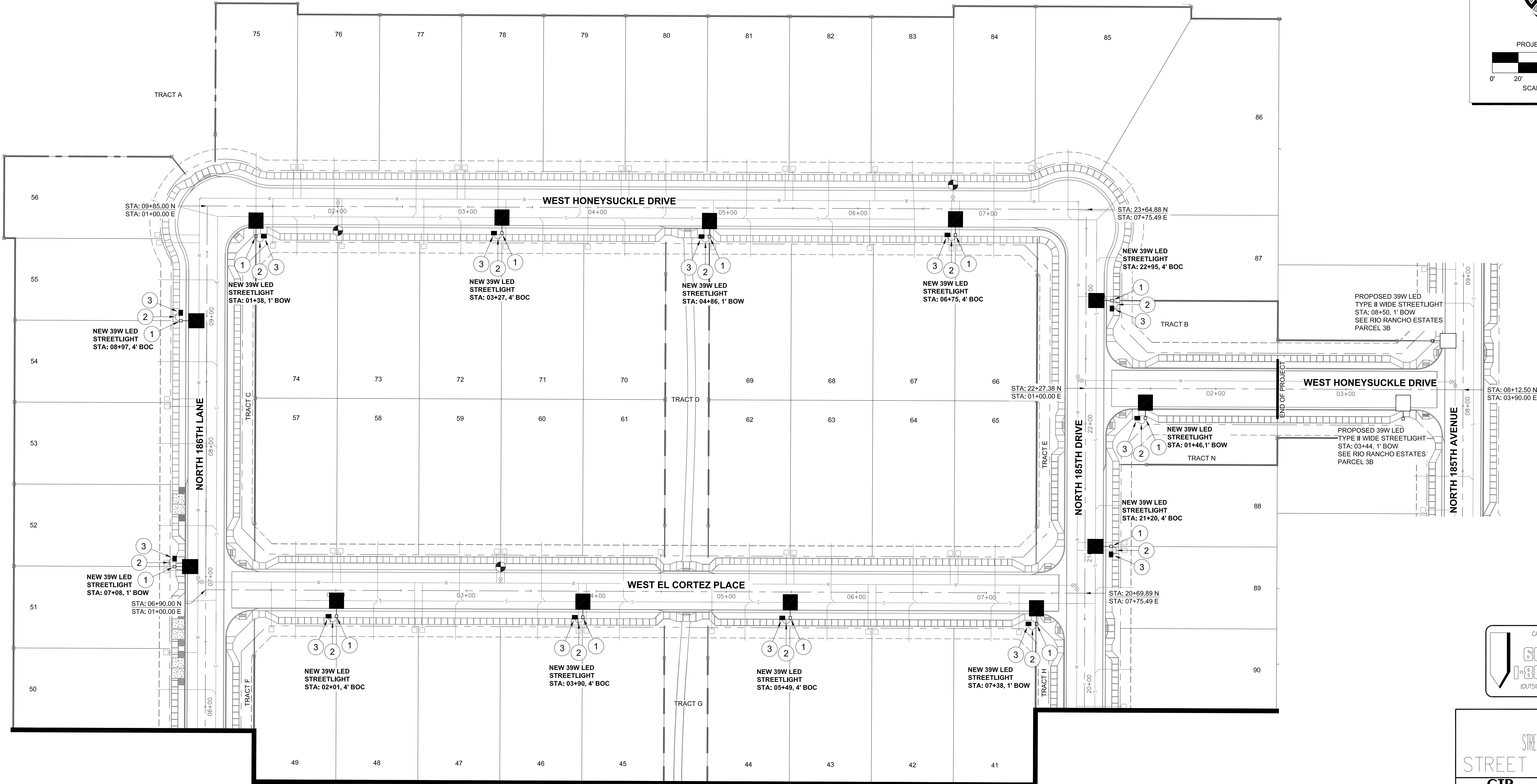
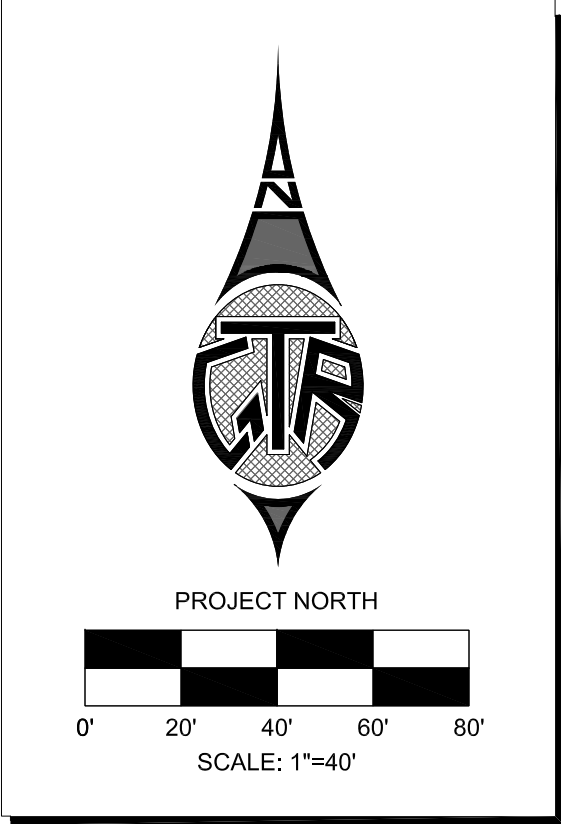
A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



PROPOSED RESIDENTIAL ROADWAY
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MATCH LINE "A"
SEE SHEET 2



PARCEL 3A
STREET LIGHT LAYOUT
STREET LIGHT PLANS

GTR ENGINEERING
GTRENGINEERING.COM

29352
JADE
GOULD
05-07-19
ARIZONA, U.S.A.

NO.	REVISIONS	BY	DATE
1	PLAT UPDATE	D.H.	05-07-19
2	CITY'S COMMENTS	S.H.	02-14-19

SHEET
3 OF 5

GTR Contact: Doug Homing
GTR Project #: 18SP2249
Designed By: DH 08/29/2018
Drawn By: SH 08/29/2018
Reviewed By: JG 08/29/2018

PHOTOMETRICS STUDIES

(Studies results is in illuminance)

GE LIGHTING SOLUTIONS ERL1_05B330 -120-277V
GE LIGHTING SOLUTIONS-EAST CLEVELAND OH USA test report no.
17040524 17040525 17040526 17040722 17040723 17040724
lamp(s): LEDs 757G-V1
candela file: erl1_05B330 -120-277v_tcm201-129086.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.810, watts per luminaire = 39
Outreach (from mounting axis to photometric center)= 30 in
mounting height= 25 ft
number locations= 26, number luminaires= 26
kw all locations= 1.2

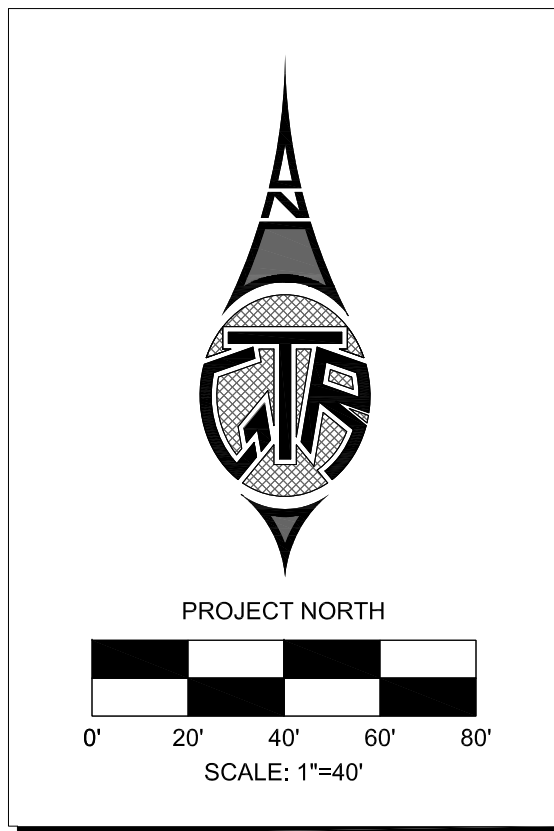
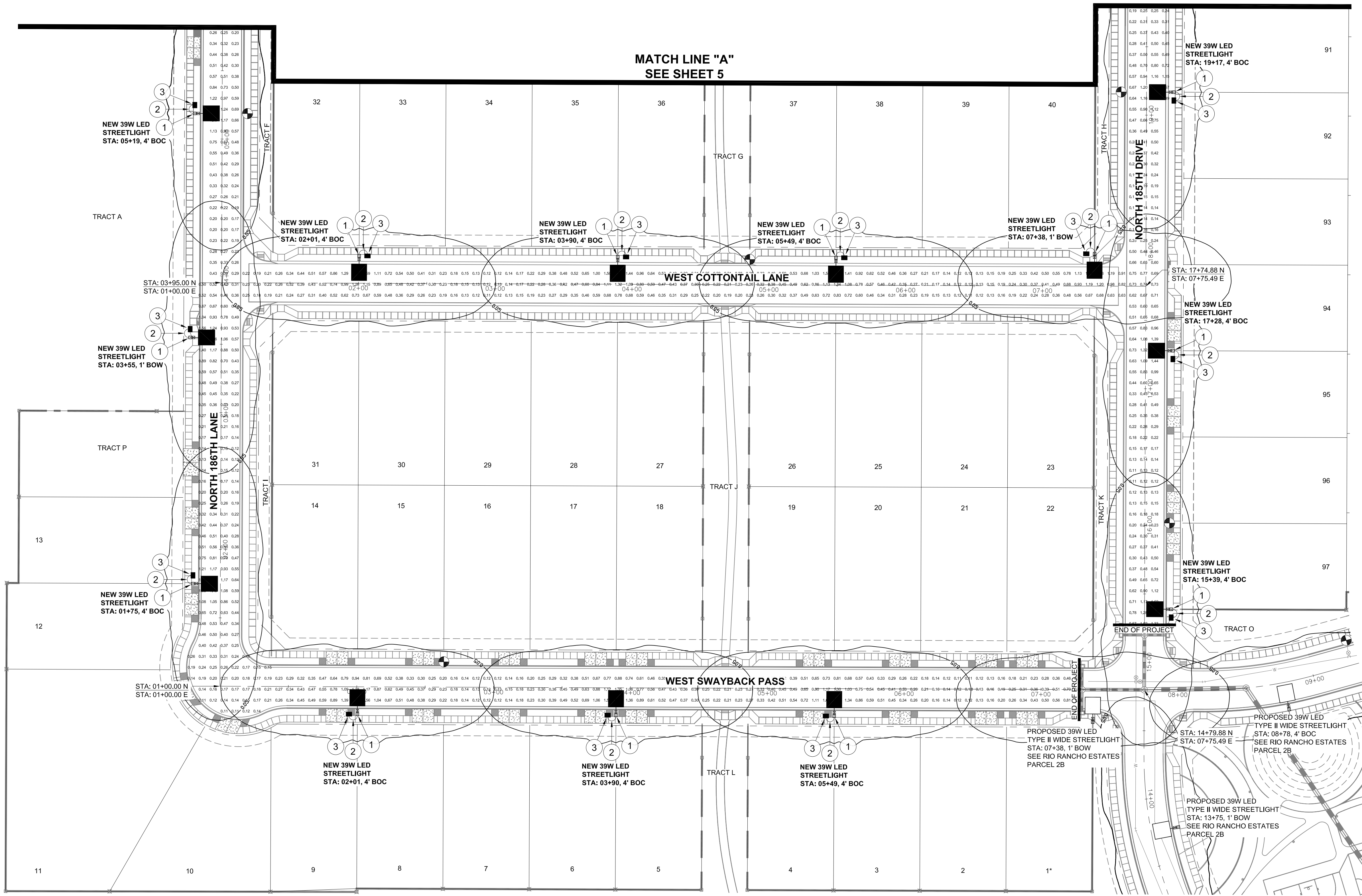
Parcel 3A
1876 points at z=0, sp 8ft by 8ft
HORIZONTAL FOOTCANDLES
Average 0.47
Maximum 1.88
Minimum 0.08
Avg:Min 5.88
Max:Min 23.50
Coef Var 0.77
UniGrad 2.33

RIO RANCHO ESTATES
PARCEL 3A STREETLIGHT PLANS
SURPRISE, ARIZONA

A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

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PARCEL 3A
PHOTOMETRICS
STREET LIGHT PLANS

PLAT UPDATE	D.H. 05-07-19
CITY'S COMMENTS	S.H. 02-14-19
NO.	BY DATE
SHEET	
4 OF 5	
GTR Contact: Doug Horning	
GTR Project #: 18SP2249	
Designed By:	DH 08/29/2018
Drawn By:	SH 08/29/2018
Reviewed By:	JG 08/29/2018

Professional Engineer
GTR ENGINEERING
29352
JADE
GOULD
05-07-19
ARIZONA, U.S.A.

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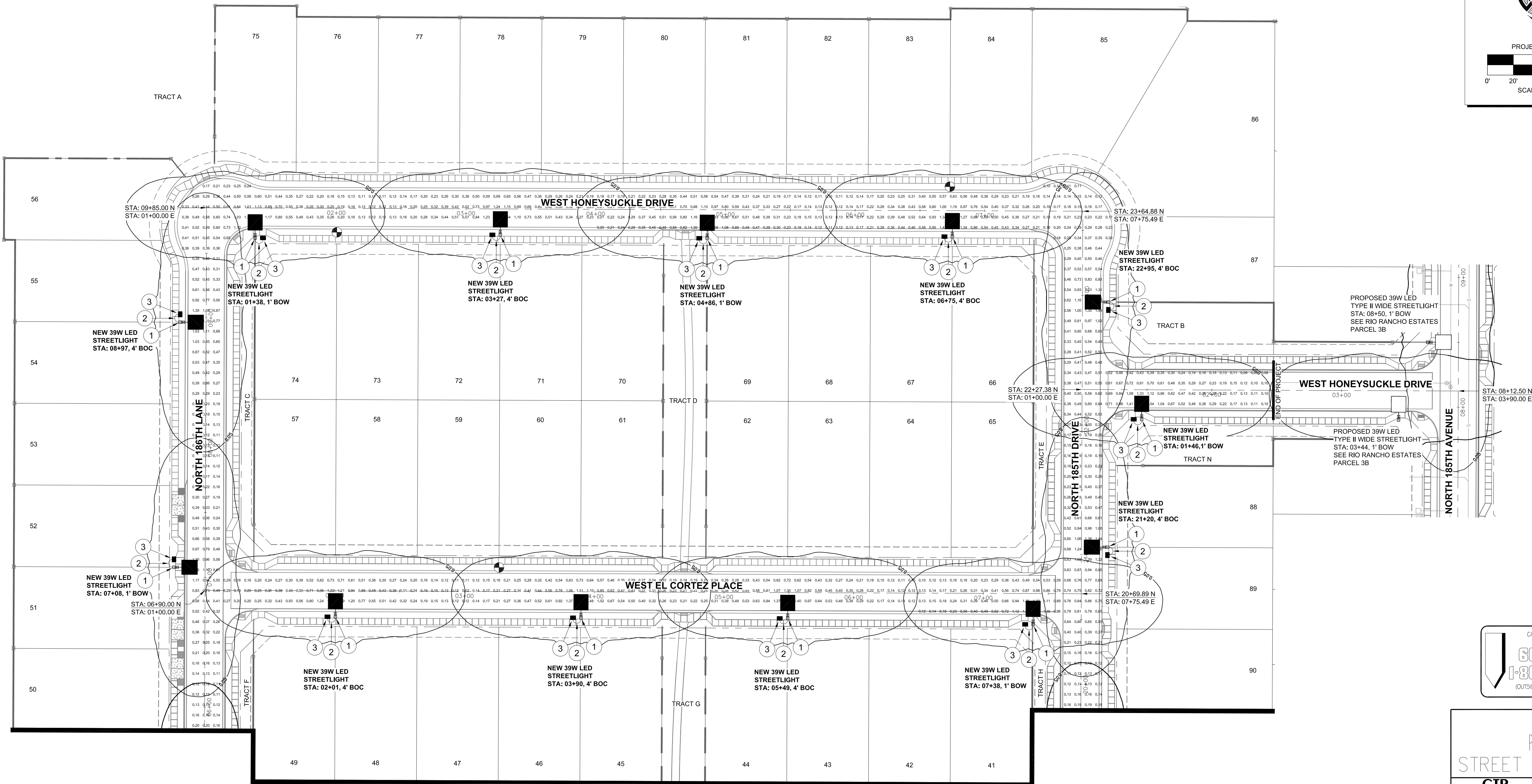
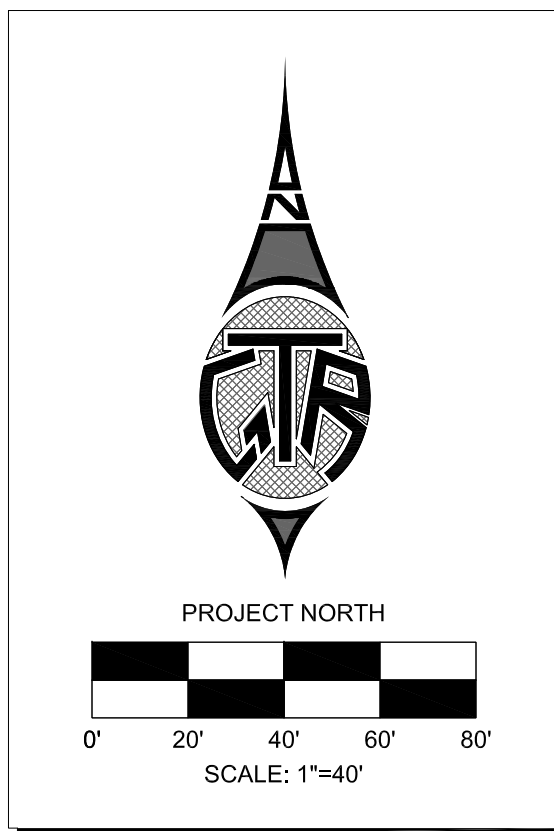
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RIO RANCHO ESTATES
PARCEL 3A STREETLIGHT PLANS
SURPRISE, ARIZONA

A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
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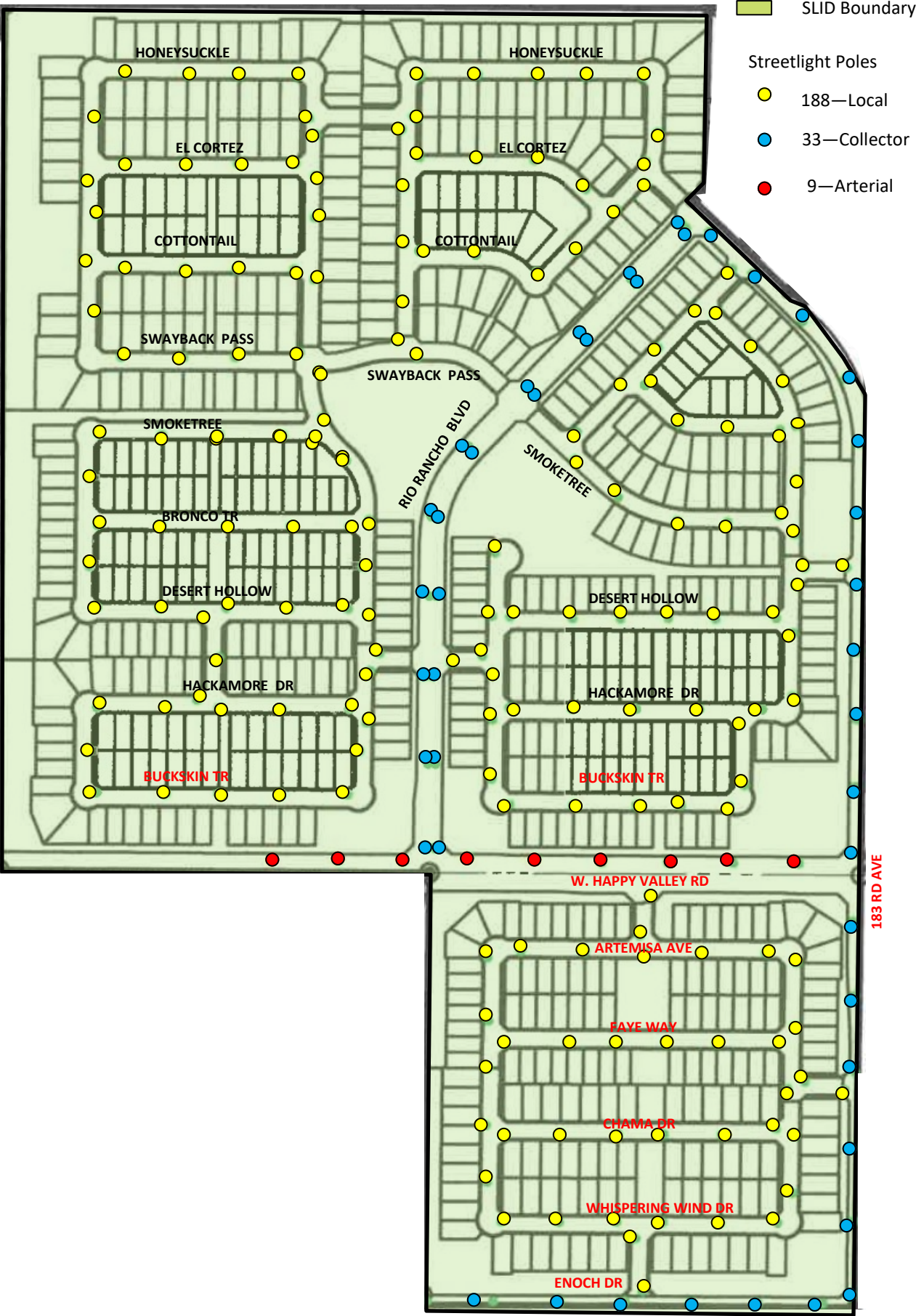


MATCH LINE "A"
SEE SHEET 4



PARCEL 3A PHOTOMETRICS STREET LIGHT PLANS	
GTR Engineering GTRENGINEERING.COM	
PLAT UPDATE	D.H. 05-07-19
CITY'S COMMENTS	S.H. 02-14-19
NO.	REVISIONS BY DATE
SHEET 5 OF 5	
GTR Contact: Doug Horning	
GTR Project #: 18SP2249	
Designed By: DH	08/29/2018
Drawn By: SH	08/29/2018
Reviewed By: JG	08/29/2018

RIO RANCHO





CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: February 18, 2020
Submitting Department: Public Works
Staff Recommendations: None

Contact Person: Mike Gent, DIRECTOR - PW
District: Citywide

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

Consideration and action pertaining to the conditional acceptance of street and public utility improvements at Avilla Meadows, generally located at Reems Road and Waddell Road; Resolution # 2020-07.

Motion:

I move to approve Resolution # 2020-07.

Background:

The Public Works Department conducted the final inspection of the public improvements for Avilla Meadows – Reems Road and Waddell Road on or about December 17, 2019 totaling 7,981 SF of sidewalk and 1,492 LF of median curb and determined that the infrastructure was compliant and acceptable to the city. The infrastructure only includes sidewalk and median curb. Pavement, storm drain, water, and wastewater lines are not a part of this project.

Objective Analysis:

The improvements for this property provide access and conveyance to the property. This action will accept the required infrastructure.

Policy Compliant:

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

Financial Impact:

Acceptance of streets 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 \$66,230.79.

Budget Impact:

Funding for the infrastructure maintenance now and in the future will be supported from the city's HURF Fund. The anticipated incremental additional maintenance expense associated with the

acceptance of these infrastructure items will be incorporated in future year budgets.

FTE Impact:

This action does not change the full time equivalent count.

ATTACHMENTS:

1. 01_RESOLUTION 2020-07
 2. 02_NOC LETTER-signed
 3. 03_Inspector Sign Off Form
-

RESOLUTION # 2020-07

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, TO CONDITIONALLY ACCEPT THE STREET AND PUBLIC UTILITY IMPROVEMENTS AND COMMENCE MAINTENANCE AFTER TWO-YEAR WARRANTY AT AVILLA MEADOWS, GENERALLY LOCATED AT NORTH REEMS ROAD AND WEST WADDELL ROAD.

WHEREAS, the Mayor and City Council of the City of Surprise approved a final plat entitled "Cotton Gin" on, June 4th, 2003;

WHEREAS, U.S. Development Land, L.L.C., the developer of Cotton Gin, dedicated to the City the street and public utility improvements, generally located at N. Reems Road and W. Waddell Road;

WHEREAS, on or about December 17, 2019, 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 street and public utility improvements.

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

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

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

SIGNATURES ON THE FOLLOWING PAGE

APPROVED AND ADOPTED this _____ day of _____, 2020.

Skip Hall, Mayor

Attest:

Approved as to form:

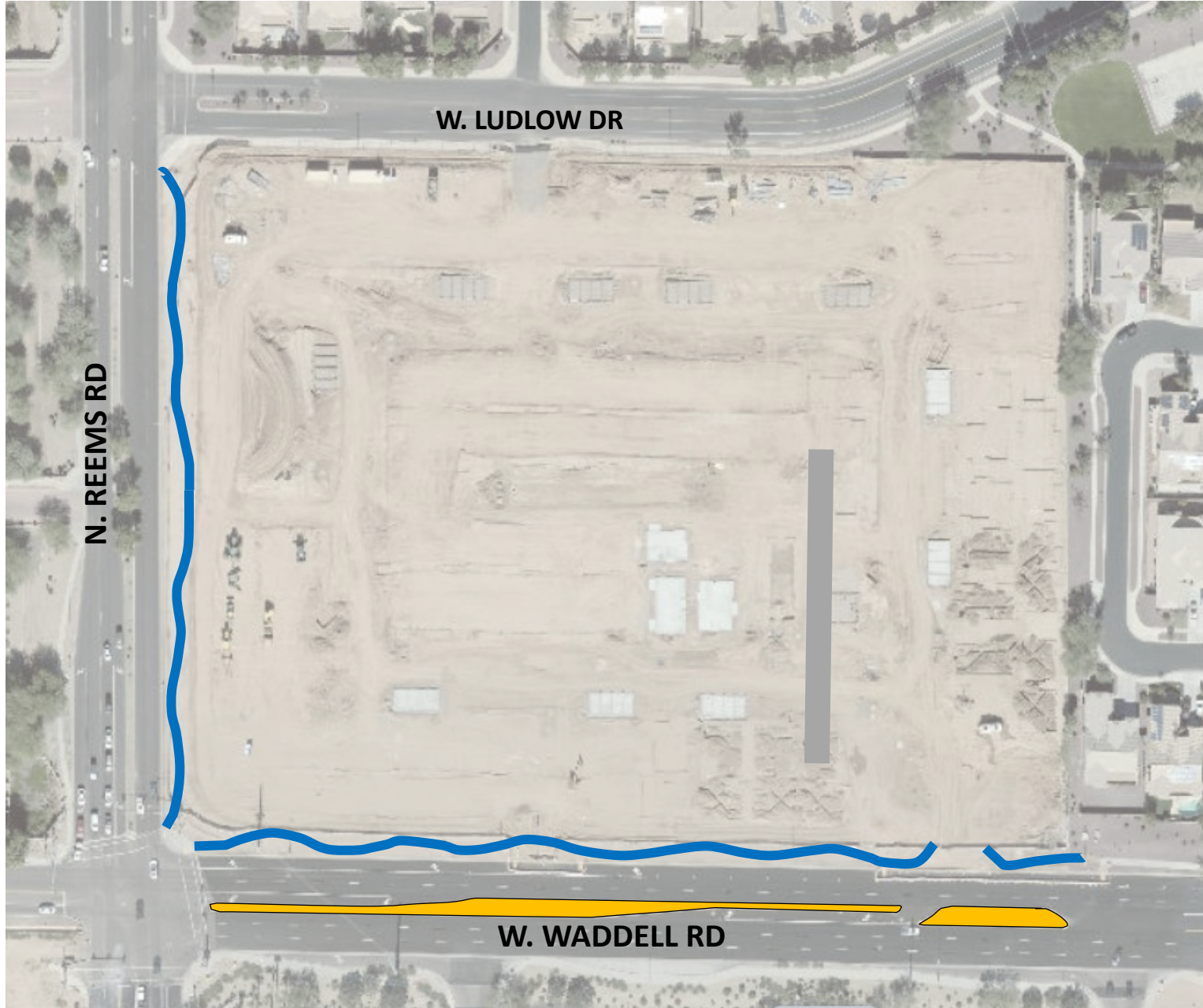
Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

Exhibit A

Map of Infrastructure

Avilla Meadows - Reems Road and Waddell Road



INFRASTRUCTURE TO BE ACCEPTED:

— SIDEWALK

— MEDIAN

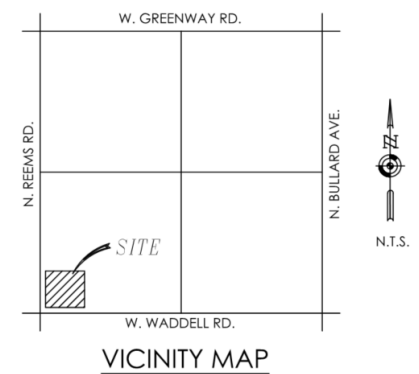


EXHIBIT B

List and Cost of Improvements



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

Memorandum

To: City of Surprise City Council
From: Public Works – Engineering Services
Date: 12/31/2019
Re: Avilla Meadows – Reems Road and Waddell Road

The public improvements for the above project have been completed and are tentatively scheduled for the February 4th, 2020 council agenda for acceptance. The amounts for the infrastructure have been provided by a third party and not the City of Surprise. The following are the infrastructure improvements included with this acceptance and the corresponding valuation that the City will be accepting:

- City Concrete - \$66,230.79

December 19, 2019

BFL Construction Co. Inc
700 E Broadway Blvd 200
Tucson, AZ 85719

**RE: NOTICE OF COMPLETION AND COUNCIL ACTION REQUIREMENT FOR AVILLA
MEADOWS – FS17-484**

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:

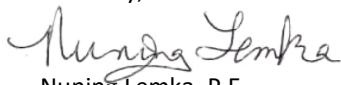
- A copy of all lien releases or a title report
- Actual construction cost for related civil permits issued
- Warranty assurance in a format acceptable by the City

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, P.E.

Engineering Manager

cc: Kristin Tytler, Assistant PW Director/City Engineer
David Mobley, Field Engineering Supervisor
David Kohlbeck, Public Works Business Manager
Lee Lambert, Water Services
Warren Bert, GIS

Mike Gent, Public Works Director
John McFarland, Public Works Streets Manager
Jonathan Gake, Finance
Michael Boule, Assistant PW Director/Operations
File



PROJECT SIGN OFF FORM
PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: 12/16/19 ☐ Commercial ☐ Commercial w/Offsite ☒ Residential

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

10/10/19 Date of Punch-List Walk 11/4/19 Date Punch-List Completed

FS Number: FS17-484 Permit Number(s): E18P-0092,0090,0089,0093,0097,0098

Project Name: Avilla Meadows

Project Developer/Builder: (Name/Email, Address)

BFL Construction CO Inc 700 E Broadway BLVD 200, Tucson, AZ 85719

Premier Building Group 3191 E 44th St, Tucson, AZ 85719

MAG TIP Reporting:

Street Name	Classification	Begin Limits	End Limits	# Lanes	Length to nearest ¼ mi.	Features

MATERIALS:

Asphalt: _____ Supplier _____ Total Lane Miles _____ Total Square Yards _____

Water: 4" SCH 80 Size/Type 7283 Total LF _____ Size/Type _____ Total LF _____

6"DIP Size/Type 84 Total LF _____ Size/Type _____ Total LF _____

Sewer: 8" SDR-35 Size/Type 1349 Total LF _____ Size/Type _____ Total LF _____

_____ Size/Type _____ Total LF _____ Size/Type _____ Total LF _____

Storm: _____ Size/Type _____ Total LF _____ Size/Type _____ Total LF _____

_____ Size/Type _____ Total LF _____ Size/Type _____ Total LF _____

Fire Ln: 6" C900 PVC Size/Type 5519 Total LF _____ Size/Type _____ Total LF _____

Additional Comments:

SUPPORTING DOCUMENTATION REQUIRED:

☒ Copy of Punch List

☒ Final Certification Letter from Engineer of Record

☒ Complete Geotechnical Testing Packet

☒ Sewer Pressure Testing Results

☒ Sewer Manhole Vacuum Testing Certification

☒ Sewer Manhole Insecticide Certification

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

☒ Other _____ (Specify)

☒ AOC

☒ Asphalt Concrete Ticket w/ Name of Contractor

☒ Streetlight Energize Letter

☒ As built Documents (PDF copy on CD)

☒ Updated asbuilt CAD base files (copy on CD)

APPROVAL:

Civil Inspector: my BE

Date: 12/16/19

Civil Engineering Supervisor: Ali-Gang Zanka

Date: 12/17/2019



PROJECT SIGN OFF FORM
PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: 12/16X/19 Commercial Commercial w/Offsite X Residential

X COMPLETION ACCEPTANCE (End of Construction) FINAL ACCEPTANCE (End of Warranty)

10/10/19 Date of Punch-List Walk 11/4/19 Date Punch-List Completed

FS Number: FS17-484 Permit Number(s): E18P-0092,0090,0089,0093,0097,0098

Project Name: Avilla Meadows

Project Developer/Builder: (Name/Email, Address)

BFL Construction CO Inc 700 E Broadway BLVD 200, Tucson, AZ 85719

Premier Building Group 3191 E 44th St, Tucson, AZ 85719

MAG TIP Reporting:

Street Name	Classification	Begin Limits	End Limits	# Lanes	Length to nearest 1/4 mi.	Features
Waddell Rd	<u>+</u>	156' East of Reems	Reems	2	1/4	Median
	<u>+</u>		<u>+</u>		<u>+</u>	
	<u>+</u>	<u>+</u>	<u>+</u>		<u>+</u>	
<u>+</u>	<u>+</u>				<u>+</u>	
<u>+</u>	<u>+</u>				<u>+</u>	

MATERIALS:

Asphalt: S&S Paving Supplier 1/4 Total Lane Miles 401 Total Square Yards

Water: 6" DIP Size/Type 124 Total LF Size/Type Total LF

 Size/Type Total LF Size/Type Total LF

Sewer: Size/Type Total LF Size/Type Total LF

 Size/Type Total LF Size/Type Total LF

Storm: Size/Type Total LF Size/Type Total LF

 Size/Type Total LF Size/Type Total LF

Fire Ln: Size/Type Total LF Size/Type Total LF

Additional Comments:

Offsite Median Install

SUPPORTING DOCUMENTATION REQUIRED:

X Copy of Punch List NA AOC

NA Final Certification Letter from Engineer of Record X Asphalt Concrete Ticket w/ Name of Contractor

X Complete Geotechnical Testing Packet NA Streetlight Energize Letter

X Sewer Pressure Testing Results X As built Documents (PDF copy on CD)

X Sewer Manhole Vacuum Testing Certification NA Updated asbuilt CAD base files (copy on CD)

X Sewer Manhole Insecticide Certification

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

NA Other (Specify)

APPROVAL:

Civil Inspector: *my be*

Date: 12/16/19

Civil Engineering Supervisor: *David Jemba*

Date: 12/17/2019



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: February 18, 2020
Submitting Department: Public Works
Staff Recommendations: None

Contact Person: Mike Gent, DIRECTOR - PW
District: Citywide

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

Consideration and action pertaining to an amendment to the FY2020 Budget by reallocating appropriations in the amount of \$21,900 within Grant Funds in order to accept the City's Arizona Lottery Fund (ALF) allotment for FY2020 in the amount of \$347,127; Resolution #2020-16.

Motion:

I move to approve Resolution # 2020-16.

Background:

ALF – Arizona Lottery Fund is judicially mandated funding currently derived from Powerball lottery revenues to provide public transportation funding opportunities in Maricopa County. An allocation of \$11,200,000 has been made available for FY2020 distribution.

The City of Surprise's eligible portion is \$347,127. The program was made “transit use only” so the funds can only be used for public transit or special needs transportation, sponsored by a local government. There is no local match requirement associated with ALF funds; other funds are called out in the application to highlight the City's contribution to transit services. This year's application is for the City contracted Regional ADA service, Surprise’s Senior Shuttle and the City's portion of the Surprise's 571 express bus service. As part of the other funds portion of the application the City is calling out other funds for the On-Demand RideChoice (Taxi) services.

These state funds will be used to meet the City Council Strategic Planning Transportation goals. After submission of the application for funding, the City will receive the requested funds in the amount of \$347,127. The proposed resolution authorizes both the application and acceptance of the funds upon receipt. A signed application will be submitted to Valley Metro by close of business February 29, 2020 as outlined in the notification letter.

Objective Analysis:

Arizona Lottery Funds (ALF) allow the City to leverage general fund dollars to other City priorities without jeopardizing transit service to the Surprise residents on average in the amount of \$347,000 annually. By not accepting these funds, and if the City wanted to maintain the current level of service in its transit programs the City would have to increase its general fund obligations on average an additional \$347,000.

Policy Compliant:

This action is consistent with Council Strategic Plan goal seven of identifying funding sources for the transportation system.

Financial Impact:

The approval of this item will allow the City to formally apply for and receive ALF funding in the amount of \$347,127 for FY2020 to support public transportation services. All monies programmed with this item will be expended in the timelines and guidelines of acceptance of the ALF funds.

Budget Impact:

The FY2020 approved annual budget includes a total of \$1,031,900 (\$662,800 GF and \$369,100 ALF) funding for transit services. Funding within the ALF is dependent upon the total amount of local grant funds received from Arizona Lottery proceeds. For FY2020, the estimated final amount is \$347,127 based on the updated schedule.

\$21,900 will be reallocated within the Grants Fund to align the budget with the actual award. This does not represent an actual transfer of funds, but only a transfer of spending authority. Additionally, these allocations do not increase or decrease the total budget.

FTE Impact:

There are no FTE's associated with this item.

ATTACHMENTS:

1. 132252247864597546Res 2020-16 ALF FY2020-final
 2. ALF Letter FY2020
 3. ALF Application Instructions and Guidelines
 4. FY2020 ALF Allocations
 5. FY2020_ALF_Application.Signed
-

RESOLUTION # 2020-16

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, AUTHORIZING THE ACCEPTANCE OF ARIZONA LOTTERY FUND (ALF) GRANT FUNDING FROM THE REGIONAL PUBLIC TRANSPORTATION AUTHORITY (RPTA) IN THE AMOUNT OF \$347,127, AND AMENDING THE FISCAL YEAR 2020 BUDGET BY REALLOCATING APPROPRIATIONS OF \$21,900 FROM ALF REVENUE AND EXPENDITURES TO THE ASSOCIATED GRANT CONTINGENCY TO ACCURATELY REFLECT THE AWARD AMOUNT.

WHEREAS, the Regional Public Transportation Authority ("RPTA") is awarding funding for local transit projects relating to all aspects of transit services;

WHEREAS, the Arizona State Legislature has authorized an allocation of Arizona Lottery funds to the City of Surprise (the "City") to fund transit activities;

WHEREAS, the FY2020 budget was adopted by Council Resolution #2019-75 on June 4, 2019;

WHEREAS, the FY2020 adopted budget includes a total of Three Hundred Sixty-Nine Thousand One Hundred Dollars (\$369,100) within the ALF fund for transit services;

WHEREAS, the City wishes to reduce both anticipated revenues and expenditures associated with the grant award for transit services;

WHEREAS, the Council of the City of Surprise desires to accept the ALF grant in the amount of Three Hundred Forty-Seven Thousand One Hundred Twenty-Seven Dollars (\$347,127).

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, 2019 through June 30, 2020.

Section 2. The City of Surprise Public Works Director or his delegates are authorized to execute and submit all documents and other necessary or desirable instruments in connection with said funding.

Section 3. The City of Surprise hereby authorizes the Public Works Director to accept ALF award for FY2020 and receive funds in the amount of \$347,127 from the Regional Public Transit Authority.

APPROVED AND ADOPTED this ____ day of _____, 2020.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

Exhibit A

1. Appropriation - Public Works ALF Budget amendment to match revenue and expenditures to ALF award allocation. These allocations do not represent an actual transfer of funds, but only a transfer of spending authority. Additionally, these allocations do not increase or decrease the total budget.

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
LTAF II/ALF	Public Works	Intergovernmental	R	369,100	(21,900)	347,200
Grants	General Operations	Other	R	23,799,300	21,900	23,821,200
LTAF II/ALF	Public Works	Services	E	369,100	(21,900)	347,200
Grants	General Operations	Contingency	E	22,107,400	21,900	22,129,300



101 N. 1st Ave. Suite 1300
Phoenix, AZ 85003
valleymetro.org
602.253.5000

January 30, 2020

ARIZONA LOTTERY FUND APPLICATION

Dear ALF Recipient

We are pleased to begin the application process for the FY 2020 ALF funds. Revenues are budgeted at \$11.2 million. To receive the funds agencies must apply annually. A copy of this notice has been provided to your Intergovernmental Representative and Transit Manager.

The attached application is self-explanatory. Please pay particular attention to the required signatures of financial officers and the jurisdiction's appropriate authorizing agent (city or county manager, program director, etc.). There are two other attachments: application instructions and guidelines which highlight and clarify certain aspects of this year's process, and a chart showing the allocation of funds to each agency or jurisdiction.

Applicants are required to provide more detailed information about the services or projects that will be funded with Arizona Lottery Funds than has been provided previously. Additional space has been provided on page two of the application form for this purpose. Concurrently in the Annual Report and Expenditure Certification, due after June 30, 2020, the project narrative should include a status of the project included in the original application and quantifiable data such as number of trips, miles and/or hours of service provided. If funds were used for a capital related project the status of the project, percentage complete, vehicles purchased, shelters installed, bus bays constructed and other relevant project related information.

Valley Metro distribution of funds to jurisdictions is anticipated to be near the end of April 2020. In order to be eligible for a distribution, the completed application must be returned to Valley Metro by the close of business on February 28, 2020. Please note that distributions may be withheld to jurisdictions which have not submitted their FY2019 Annual Report and Expenditure Certification. If you wish to opt out of the program for FY 2020, please submit a letter or email to this effect to Valley Metro indicating your jurisdiction does not wish to participate in this year's program. Additional instructions are provided in the attachments.

If you need assistance or have any questions, please don't hesitate to contact Jeff Dolfini by email at jdolfini@valleymetro.org or by phone at (602) 523-6012.

Sincerely,

A handwritten signature in black ink, appearing to read 'Paul Hodgins'.

Paul Hodgins
Chief Financial Officer

c: Intergovernmental Representatives
Transit Managers

**ARIZONA LOTTERY FUND
APPLICATION INSTRUCTIONS AND GUIDELINES FOR
ELIGIBLE RECIPIENTS**

INTRODUCTION AND GUIDELINES

Maricopa County and jurisdictions within the county that receive Arizona Lottery Fund (ALF) funding are required to use the funding for public transportation. There is no local match requirement for these funds. Following is a general outline of eligible expenditures and recipients. Attached is a Glossary that further describes the terminology used in this document.

Public transit is defined as any service, vehicle(s), or support facility for a vehicle(s), intended for the purpose of conveying multiple passengers (i.e. typically 5 or more ⁽¹⁾) and which meets applicable state and federal safety and accessibility laws, rules, and regulations. The definition also includes the planning and administrative support for such services. It is the intent of the program to provide funds for the purpose of providing transit service or facilities that is publicly available to the following populations:

- The general public;
- Elderly persons;
- Persons with disabilities;
- Welfare recipients and “low-income” persons engaged in employment activities.

Funding will be distributed directly to eligible jurisdictions in the county and includes Maricopa County, and cities and towns within the county.

In the case of private, not-for-profit agencies and private, for-profit transit providers, the city, town, or county receiving the ALF funding must enter into a contract or grant agreement with the proposed operator to provide the transportation service that is approved by its governing body. The contract and/or grant agreement, accompanied by Board or Council resolution, must be available to Valley Metro as evidence of the agreement.

Jurisdictions may enter into agreements to share ALF funding to provide eligible public transit services across jurisdictional boundaries in order to meet the mutual public transit needs of the jurisdictions involved. Additionally, funds may be utilized to provide “vouchers” or other remuneration for services rendered to for-profit transportation companies when there is clear evidence that the service is for the general public, special needs population, or “low-income” and “welfare to work” employment.

Projects must be included in or compatible with the adopted Regional Transportation Plan. Additionally, use of ALF funding implies that all applicable state and federal Civil Rights statutes are to be complied with in the provision of services rendered with these funds, including but not limited to, Title VI of the Civil Rights Act and the Americans with Disabilities Act. It is the responsibility of each community within the county in receipt of the funds and any end-use (grant or subcontract) recipient to be familiar with all portions of State and Federal Motor Vehicle Safety Standards, Motor Carrier, and Motor Vehicle Division regulation requirements, restrictions, and conditions.

- (1) Some “special needs,” “dial-a-ride,” or other demand-responsive or carpool vehicles may have capacity of less than 5 passengers, and include vehicle types such as sedans or station wagons.

Eligibility

To be eligible Maricopa County and jurisdictions within the county must apply for funds annually, up to the amount indicated in the annual allocation. These funds have historically been used to support a variety of projects including transit operations, vehicle purchases, transit facility or amenity construction, and transit planning.

Subject to consultation with Valley Metro jurisdictions may work together to combine applications where it is mutually beneficial to do so from an operations or procurement perspective. Regardless, these applications must have the prior approval of Valley Metro, for such an arrangement and a signed letter of agreement between the city, town, or county manager must be received.

While not directly eligible as primary or first tier recipients from Valley Metro, local private-non-profit (PNP) agencies providing special needs transportation may approach local jurisdictions for all or a portion of its ALF allocations to support their transportation operations as sub-grantees of the primary recipient jurisdiction. These agreements are made between the jurisdictions and PNP and may or may not include local matching fund assistance from the PNP or local jurisdiction, which is at that jurisdiction's discretion. Any such transportation provided by the PNP must qualify as public transportation to be eligible for the funds.

Application Process

The application process is straightforward and for the most part self-explanatory. The spreadsheet includes two tabs. The first is a summary page with information about the applicant and a summary of the funding request. The second tab is for the project description(s). There is room for two projects on the tab. If more space is required simply copy the page as many times as needed. The funding totals for the projects should carry forward to the summary application page.

Please provide specific descriptions for projects. Support for fixed route and paratransit services should be reported as separate projects. If ALF is intended to support fixed route services, please provide specific routes that will be supported and whether the funds will be used for existing or expanded service levels.

The proposed projects must be included in or compatible with the adopted Regional Transportation Plan. Planning projects should be included in the adopted Unified Planning Work Program (UPWP) and capital projects should be included in the adopted Transportation Improvement Program (TIP). The grant funds do not require a local matching share.

Completed applications can be e-mailed to jdolfini@valleymetro.org. The application should be signed and scanned when submitting through e-mail. We will review your submission and reply promptly of acceptance or rejection of the application. We will also accept paper applications, but they have to be received in the Valley Metro offices by the due date indicated in the cover letter.

If a recipient elects not to make application for funding, it forfeits all rights to the funds allocated to that entity, and must submit a letter to this effect to Valley Metro indicating it does not wish to participate in this year's program. The letter needs to be signed by the County Manager or City or Town Manager or their proxy. The applicant also should understand that funds do not revert or otherwise flow back to that entity's ALF account or allocation for the following year, but will be used by Valley Metro within the region to support public transit activities, at the discretion of the Board of Directors.

ALF ELIGIBLE PUBLIC TRANSPORTATION EXPENDITURES

Planning and Training Related Expenses

ALF funding may be used for transit planning studies or portions of planning studies focused on transit planning needs for the community. Additionally transit training activities are eligible and include:

- Short and long range transit related plans and programs to develop, implement, or enhance transit patronage;
- Transit training for activities related to transit procurement and operations and travel training; and
- Transit related memberships in organizations and associations associated with transit activities.

Capital Expenses

Capital expenses include the acquisition, construction and improvement of public transit facilities and equipment needed for a safe, efficient and coordinated public transportation system. Examples of eligible capital expenditures include, but are not limited to:

- Fleet including buses, vans or paratransit vehicles;
- Light and rapid rail construction projects;
- Radios and communications equipment;
- Passenger shelters, bus stop signs, and similar passenger amenities;
- Vehicle rehabilitation, remanufacture, or overhaul;
- Storage or maintenance facility construction or rehabilitation;
- Extended warranties which do not exceed the industry standard;
- Operational support such as computer hardware or software;
- Installation costs; vehicle procurement, testing, inspection and acceptance costs;
- Construction or rehabilitation of transit facilities including design, engineering and land acquisition;
- Provide access or equipment for bicycle transport on transit vehicles or to transit facilities;
- Lease of equipment or facilities when lease is more cost effective than purchase;
- Transit related intelligent transportation systems, (e.g. passenger information kiosks, scheduling technology, vehicle locator or tracking systems, and road and weather information systems).

Operating Expenses

Operating expenses are considered those costs directly related to system operations. At a minimum, the following items are considered operating expenses:

- Fuel and oil for vehicles, and vehicle maintenance costs;
- Transit employee salaries and fringe benefits;
- Licenses;
- Insurance;
- Facility rental (appropriate to transit related operations);

Other Eligible Expenses

Additional expenses related to public transportation are also eligible for ALF funding and include:

- Marketing and administration of Transportation Demand Management programs to encourage reductions in travel and promote alternative modes of travel such as; carpooling, vanpooling, walking, bicycling, and alternative work schedules.
- Marketing to advertise and/or promote transit service in the service area.
- Expenses related to financial reporting requirements related to ALF.

Exceptions

If the grant recipient or end-use provider has a situation that varies from the eligible recipients and expenditures outlined above, it must contact Valley Metro to seek clarification regarding eligibility.

Two Year Expenditure Limit and Extensions

Funds distributed to Maricopa County and jurisdictions within the county must be utilized within two years from the date of distribution by Valley Metro. If an entity does not expect to expend all of its funds within this timeframe, it must submit a letter to Valley Metro requesting an extension if it wishes to retain those funds. Extensions are granted for a maximum of one (1) year. Granting of an extension is not automatic and requests are subject to Valley Metro review. **If an entity does not meet the two-year expenditure limit and does not request an extension unspent funds are subject to remittance to Valley Metro and/or the jurisdiction may be ineligible to receive future allocations of funds until the jurisdiction submits an acceptable plan to spend the funds on valid transit projects.**

Annual Report and Expenditure Certification

Within 120 days after the end of each fiscal year (June 30) the recipient must submit to Valley Metro a Financial Report that includes all ALF funds received by year and a summary of expenditures to date for each category in the agency's financial system. **Failure to submit a timely report may result in withholding or potential forfeiture of future disbursements from the ALF Program.**

The report must also include a project narrative. The project narrative should include a detailed description of the service provided, qualitative description of program measures that impacted the availability of transportation services as a result of the project(s). Examples include geographic coverage, service quality and/or service times and milestones accomplished. Statistical information may include number of one-way trips, number of revenue miles or revenue hours provided by route, and/or total hours of demand service provided.

If funds were used for a capital related project(s) provide a detailed description on the additions or changes to environmental infrastructure (e.g. transportation facilities, bike paths, shelters installed, sidewalks, etc.) technology, vehicles purchased that impacted the availability of transportation services as a result of the project(s) during the reporting year.

The report should provide relevant information about the project(s) described in the original application. The report does not need an external auditor certification. The jurisdiction will self-certify. The report should be certified by the jurisdiction's chief financial officer, city controller or finance director. Valley Metro may require a review by an outside audit firm at its discretion.

Forfeiture of Funds

If a jurisdiction within the county elects **NOT** to make application for funding for a particular year, it forfeits all rights to the funds allocated to the jurisdiction, and must submit a letter of acknowledgement to this effect to Valley Metro indicating it does not wish to participate in this year's program. The letter needs to be signed by the ranking County Manager or City or Town Manager or their proxy. The applicant also should understand that these funds and any funds returned to Valley Metro do not revert or otherwise flow back specifically to that entity's ALF account or allocation for the following year, but will be used by Valley Metro within the region to support public transit activities.

GLOSSARY OF TERMS

ALF – Arizona Lottery Fund is judicially mandated funding currently derived from Powerball lottery revenues and provides public transportation funding in Maricopa County. These funds were formerly distributed through the Local Transportation Assistance Fund (LTAF), which was eliminated in 2010.

General public - Describes all individuals, regardless of age, race, minority status or physical or mental condition.

Elderly persons - Describes persons who are 60 years of age or older.

Persons with disabilities - Typically describes individuals with irreparable or otherwise chronic, long-term physical or mental impairments that impede significant life functions. As the term is used here, a “disability” does not typically imply or involve temporary or otherwise non-recurrent injury or impairment due to accident or illness.

Public Transportation or Transit - As defined in A.R.S. 48-5101.8 "Public transportation" means local transportation of passengers by means of a public conveyance. For the purposes of the ALF Program, the terms "Public Transportation" and "Transit" are interchangeable.

Welfare Recipient and Low Income Employment Activities - Describes service which is oriented to persons who are either welfare recipients or are under the federally defined “low income” threshold (see following definitions), who require transportation to government or privately-sponsored employment or employment programs, including but not limited to traditional “welfare-to-work” programs such as Access to Jobs, Temporary Assistance To Needy Families (TANF), etc.

Welfare Recipient - An individual who receives or received aid or assistance under a state program funded under Part A of Title IV of the Social Security Act (whether in effect before or after the effective date of the amendments made by Title I of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996 (Public Law 104-193); (110 Stat. 2110)) at any time during the three-year period before the date on which the applicant applies for a grant.

Low-Income Individual - An individual whose family income is at or below 150 percent of the poverty line (as that term is defined in Section 673(2) of the CSBG Act (42 U.S.C. 9902(2)) including any revisions required by that section for a family of the size involved, as calculated by HHS. The 1999 guidelines were published in the March 18, 1999, (Volume 64, Number 52) Federal Register, page 13428-13430, and are available on the web at [<http://www.aoa.gov/network/99hhspov.html>].

A provider may place conditions on passenger age if it can document that it is not generally appropriate to its clientele group (such as a senior program), or cannot provide service to that individual(s) in a safe and responsive manner. An example of such a condition may be that service to a child under a specific age cannot be provided unless a travel assistant or guardian accompanies them. Situations may arise where it is permissible for a service provider to refuse to provide transportation to an individual(s). One such condition is when it can be documented that service cannot be provided in a safe and responsible manner to the individual(s), the passengers, or the driver/operator -- based on an assessment of the individual's condition and/or behavior or driver/operator's skills and capabilities. See the Americans with Disabilities Act (ADA) for further detail on what limitations may be placed on boarding refusals or operator-initiated de-boarding actions en route. Also see the ADA for other limitations or required service conditions such as service animals, medical equipment, and travel companions or assistants.

FY 2020 Arizona Lottery Local Transportation Assistance Fund Distribution

	2015 Population (1)	% of County Population	FY 2020 ALF Amount (2)
Apache Junction	305	0.007%	\$ 838
Avondale	79,476	1.950%	\$ 218,360
Buckeye	62,541	1.534%	\$ 171,831
Carefree	3,566	0.087%	\$ 9,798
Cave Creek	5,543	0.136%	\$ 15,229
Chandler	245,168	6.014%	\$ 673,598
El Mirage	33,655	0.826%	\$ 92,467
Fountain Hills	23,508	0.577%	\$ 64,588
Gila Bend	1,991	0.049%	\$ 5,470
Gilbert	233,881	5.737%	\$ 642,587
Glendale	236,222	5.795%	\$ 649,019
Goodyear	75,550	1.853%	\$ 207,573
Guadalupe	6,093	0.149%	\$ 16,740
Litchfield Park	6,152	0.151%	\$ 16,903
Mesa	466,450	11.443%	\$ 1,281,570
Paradise Valley	13,735	0.337%	\$ 37,737
Peoria	162,055	3.975%	\$ 445,245
Phoenix	1,536,015	37.680%	\$ 4,220,195
Queen Creek	32,959	0.809%	\$ 90,555
Scottsdale	233,524	5.729%	\$ 641,606
Surprise	126,343	3.099%	\$ 347,127
Tempe	173,868	4.265%	\$ 477,702
Tolleson	6,895	0.169%	\$ 18,944
Wickenburg	6,681	0.164%	\$ 18,356
Youngtown	6,510	0.160%	\$ 17,886
Maricopa County	297,753	7.304%	\$ 818,075
Totals	4,076,439	100.00%	\$ 11,199,999
Maricopa County Population	4,076,439	Estimated Allocation	\$ 11,200,000

(1) Population source MAG Population estimates July 1, 2015

(2) FY 2020 budget allocation

ALF GRANT APPLICATION FOR FISCAL YEAR 2019-20

SECTION I: APPLICANT INFORMATION

Applicant: City of Surprise	Contact: David Kohlbeck
Address: 16000 N. Civic Center Plaza	Phone: 623-222-6025
Surprise, AZ 85374	Fax: 623-222-6002
e-mail address: david.kohlbeck@surpriseaz.gov	

SECTION II: FUNDING REQUEST

Project Funding Summary (include funding from all project applications)

a. Total all ALF Being Requested for Transit Projects (from Project Forms)	\$347,127
b. Total Other Funds included in the Projects (from Project Forms)	\$ 650,654
c. Grand Total all Funds	\$ 997,781

SECTION III: PRIOR YEAR ALF PROJECT STATUS

Funding is available for two years unless an extension is requested. Funding that is not spent within two years is subject to possible redistribution through the annual distribution process to other jurisdictions.

- Have ALF distributions received by your jurisdiction on or before June 30, 2019 been expended?
Yes ☒ No ☐
- If the funds have been expended, were they spent on the projects as indicated in prior applications?
Yes ☒ No ☐
- If the funds described above have not been expended, what is your ALF fund balance?
\$ _____
- If the answer to lines 1 or 2 are no, provide a brief description of why the funds were not expended or were not expended on projects originally submitted in an application and explain when the funds are planned to be expended.

Authorized chief financial officer signature:

DocuSigned by:

Anne Davis

E2E4EE750061449...

Date: 2/4/2020 | 09:02 AM MST

City of Surprise Finance Director

Title

Authorized jurisdictional signature**:

DocuSigned by:

David Kohlbeck

D7A0F4A05CD3459...

Date: 2/3/2020 | 15:12 PM MST

City of Surprise Public Works Business Manager

Title

**Signatory should be city, town or county manager or program director.

**ALF GRANT APPLICATION FOR
FISCAL YEAR 2019-20**

SECTION I: APPLICANT INFORMATION

Applicant: City of Surprise

Contact: David Kohlbeck

SECTION II: PROJECT REQUEST(S)

1. Transit Project

a. Project Title: Express Route 571b. Project Location: Surprise Park N Ride/ El Mirage Pak N Ride to Central Station and Capitolc. Project Description: Provide regional express bus service to NW valley residents into downtownPhoenix for work, school and other needs, with four (4) inbound and four (4) outbound trips eachday per the Valley Metro regional express bus standards.Based on historical data it is anticipated that this route will average 200 daily boardings.

Additional project information may be attached.

d. ALF funding requested (also include on line 2a) \$ 106,641

e. Other Funds included in the Project (include on line 2b on page 1)

f. Total Project Cost \$ 106,641g. Type of Project: ☐ Planning ☐ Capital ☒ Operations ☐ Otherh. Is the project included in the Regional Transportation Plan? (Yes or No) Yesi. Is the project included in the TIP or UPWP? (Yes or No) Yes

ALF GRANT APPLICATION FOR
FISCAL YEAR 2019-20

SECTION I: APPLICANT INFORMATION

Applicant: City of Surprise	Contact: David Kohlbeck
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SECTION II: PROJECT REQUEST(S)

1. Transit Project	
a. Project Title:	City of Surprise Senior Shuttle
b. Project Location:	City of Surprise Local Senior Center
c. Project Description:	Provide shuttle bus service to Surpsie seniors who attend and participate in weekly activities at the Surprise senior center between 3 - 5 times a week.
Additional project information may be attached.	
d. ALF funding requested (also include on line 2a)	\$ 110,658
e. Other Funds included in the Project (include on line 2b on page 1)	\$ 15,327
f. Total Project Cost	\$ 125,985
g. Type of Project:	☐ Planning ☐ Capital ☒ Operations ☐ Other
h. Is the project included in the Regional Transportation Plan? (Yes or No)	Yes
i. Is the project included in the TIP or UPWP? (Yes or No)	Yes

ALF GRANT APPLICATION FOR
FISCAL YEAR 2019-20

SECTION I: APPLICANT INFORMATION

Applicant: City of Surprise	Contact: David Kohlbeck
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SECTION II: PROJECT REQUEST(S)

1. Transit Project	
a. Project Title:	<u>Regional ADA Paratransit Service</u>
b. Project Location:	<u>City of Surprise and Regional ADA Boundaries as established by Valley Metro</u>
c. Project Description:	<u>Provide demand transit services to Surprise ADA certified residents</u>
	<u>who are in need of medial and work service outside of the City.</u>
Additional project information may be attached.	
d. ALF funding requested (also include on line 2a)	<u>\$129,828</u>
e. Other Funds included in the Project (include on line 2b on page 1)	<u>\$171,225</u>
f. Total Project Cost	<u>\$301,053</u>
g. Type of Project:	☐ Planning ☐ Capital ☒ Operations ☐ Other <u> </u>
h. Is the project included in the Regional Transportation Plan? (Yes or No)	<u>Yes</u>
i. Is the project included in the TIP or UPWP? (Yes or No)	<u>Yes</u>

ALF GRANT APPLICATION FOR
FISCAL YEAR 2019-20

SECTION I: APPLICANT INFORMATION

Applicant: City of Surprise	Contact: David Kohlbeck
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SECTION II: PROJECT REQUEST(S)

1. Transit Project	
a. Project Title:	RideChoice Demand Service
b. Project Location:	City of Surprise Local/NW Region RideChoice
c. Project Description:	Provide demand transit services to Surprise seniors, ADA certified residents and low income residents who are in need of local transit services, by participating in the Valley Metro RideChoice cab service program.
Additional project information may be attached.	
d. ALF funding requested (also include on line 2a)	\$0
e. Other Funds included in the Project (include on line 2b on page 1)	\$464,102
f. Total Project Cost	\$464,102
g. Type of Project:	☐ Planning ☐ Capital ☒ Operations ☐ Other
h. Is the project included in the Regional Transportation Plan? (Yes or No)	Yes
i. Is the project included in the TIP or UPWP? (Yes or No)	Yes



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: February 18, 2020
Submitting Department: Public Works
Staff Recommendations: None

Contact Person: Mike Gent, DIRECTOR - PW
District: District 3

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

Consideration and action declaring the City's intention to establish a lighting improvement district known as, "City of Surprise, Arizona, SU-Paradise Honors 195 Lighting Improvement District" pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks; Resolution #2020-09.

Motion:

I move to approve Resolution # 2020-09.

Background:

The City has verified that the Petition for the proposed street light improvement district contains the signatures of all of the real property owners in the district, exclusive of mortgages and other lien holders.

The City and Arizona Public Service Company ("APS") have approved the street layout and facilities design. The electric rates are established by APS tariff.

The lighting improvements are more than local or ordinary public benefit and the expenses of the district will be paid for by the levy and collection of equal apportionment taxes based on the number and classification of properties within the district.

Objective Analysis:

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

Policy Compliant:

Surprise Municipal Code requires that street lighting that serves a defined area be paid for through revenues obtained from the specific area being served by such street lighting. In these instances, a Street Light Improvement District (SLID) is formed. The city strives to assure that residents are subject to

only one SLID and that the boundaries of each SLID accurately reflect the service area. This item is consistent with these objectives.

Financial Impact:

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

Budget Impact:

Funding was not included as part of the FY2020 adopted budget. A separate fund will be created to track revenue and expenses once the city starts receiving electric bills from APS for this particular SLID. If the SLID incurs expenses during FY2020, staff will return to request a budget amendment to appropriate the new fund. Regardless, the city will be unable to collect property taxes for this SLID until FY2021, at the earliest.

FTE Impact:

This action does not change the full time equivalent count.

ATTACHMENTS:

1. 01 Res. 2020-09 Paradise Honors SLID
 2. 02 SLID Petition - Approved
 3. 03 Streetlight Drawings - Approved
 4. 04 Council Map
-

RESOLUTION # 2020-09

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, DECLARING ITS INTENTION TO ESTABLISH A STREET LIGHT IMPROVEMENT DISTRICT TO PURCHASE ENERGY FOR LIGHTING THE PUBLIC STREETS AND PARKS IN THE AREA WITHIN THE CORPORATE LIMITS OF THE CITY OF SURPRISE, ARIZONA DESCRIBED ON EXHIBIT A, ATTACHED HERETO; DECLARING SUCH IMPROVEMENTS TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT AND THAT THE EXPENSES THEREOF BE PAID FOR BY THE LEVY AND COLLECTION OF EQUAL APPORTIONMENT OF TAXES BASED ON THE NUMBER AND CLASSIFICATION OF PROPERTIES WITHIN THE DISTRICT TO BE KNOWN AS "CITY OF SURPRISE, ARIZONA, SU-PARADISE HONORS 195 LIGHTING IMPROVEMENT DISTRICT"; AND ORDERING THAT SUCH IMPROVEMENTS BE PROVIDED FOR UNDER THE PROVISIONS OF SECTION 48-572, ARIZONA REVISED STATUTES.

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

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

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

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

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

Section 2. The name of the District shall be "CITY OF SURPRISE, ARIZONA, SU-PARADISE HONORS 195 LIGHTING IMPROVEMENT DISTRICT."

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

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

Section 5. The Improvements, in the opinion of the Mayor and Council of the City, are of more than local or ordinary public benefit and are of special benefit to the respective lots, pieces and parcels of real property in the District, and the Mayor and Council of the City hereby make and order the expense of the Improvements payable from the levying and collection of an equal apportionment of taxes based on the number and classification of properties within the District to be known and designated as "City of Surprise, Arizona SU-Paradise Honors 195 Lighting Improvement District" and hereby declare that the District is as legally described on Exhibit A attached hereto with the boundaries as shown in the map in Exhibit B attached hereto. Any public street or alley within the District shall be omitted from the assessment. Any lot belonging to the United States, the State, a county, city, school district or political subdivision or institution of the state or county within the District shall be omitted from the assessment.

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

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

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

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

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

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

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

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

APPROVED AND ADOPTED this ____ day of _____, 2020.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

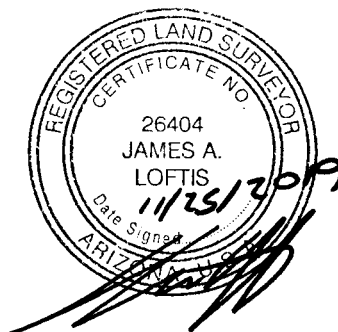
November 25, 2019
3 Engineering Job No. 1789

Legal Description Street Light Improvement District

That portion of the Southeast quarter of Section 14, Township 3 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows;

BEGINNING at the Center of said Section 14 (Aluminum Cap RLS 42137), for a tie the East quarter corner of said Section 14 (Brass Cap Flush) Bears North 89 Degrees 59 Minutes 55 Seconds East a distance of 2643.91 feet; Thence North 89 Degrees 59 Minutes 55 Seconds East along the North line of said Southeast quarter a distance of 1081.62 feet; Thence South 00 Degrees 00 Minutes 16 Seconds East a distance of 40.00 feet; Thence South 89 Degrees 59 Minutes 55 Seconds West along the South line of the North 40.00 feet of said Southeast quarter a distance of 846.22 feet; Thence westerly through a central angle of 06 degrees 15 minutes 24 seconds an arc length of 9.61 feet to the left, having a radius of 88.00 feet, the chord of which is South 86 Degrees 52 Minutes 13 Seconds West for a distance of 9.60 feet; Thence South 83 Degrees 44 Minutes 31 Seconds West a distance of 102.89 feet; Thence continuing westerly through a central angle of 06 degrees 15 minutes 24 seconds an arc length of 23.15 feet to the right, having a radius of 212.00 feet, the chord of which is South 86 Degrees 52 Minutes 13 Seconds West for a distance of 23.14 feet; Thence South 89 Degrees 59 Minutes 55 Seconds West a distance of 27.81 feet; Thence South 45 Degrees 11 Minutes 53 Seconds West a distance of 28.38 feet; Thence South 00 Degrees 23 Minutes 51 Seconds West along the East line of the West 53.00 feet of said Southeast quarter a distance of 1234.71 feet to a point on the North line of that certain parcel described in Instrument 19-0646643, records of said County; Thence South 89 Degrees 59 Minutes 55 Seconds West along last said North line a distance of 53.00 feet to a point on the West line of said Southeast quarter; Thence North 00 Degrees 23 Minutes 51 Seconds East along said West line a distance of 1307.71 feet to the **POINT OF BEGINNING**.

The above described parcel contains 2.58 acres or 112,199 s.f. more or less



SWEETWATER AVENUE

T.P.O.B.
CENTER SEC. 14
T-3-N, R-2-W
FD. 3" ALUMINUM CAP
STAMPED KLEIN 42137

N89°59'55"E 1081.62'

N. LINE SE 1/4

N89°59'55"E

1562.31'

S89°59'55"W 846.22'

C1

S83°44'31"W 102.89'

C2

S89°59'55"W 27.81'

S45°11'53"W 28.38'

S00°00'16"E
40.00'

E. 1/4 COR. SEC. 14
T-3-N, R-2-W
FD. BRASS CAP FLUSH

175TH AVENUE

N00°23'51"E 1307.71'

AREA 112,199 SF 2.58 AC

S00°23'51"W 1234.71'

W. LINE SE 1/4

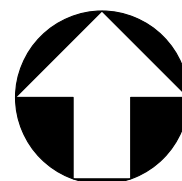
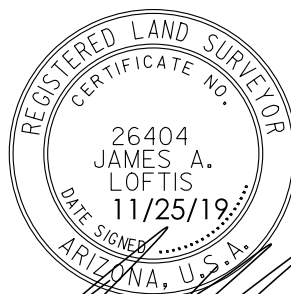
N00°23'51"E
1332.64'

S89°59'59"W
53.00'

S. 1/4 COR. SEC. 14
T-3-N, R-2-W
FD. 3" CITY OF SURPRISE
BRASS CAP FLUSH

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD
C1	06°15'24"	88.00'	9.61'	S86°52'13"W 9.60'
C2	06°15'24"	212.00'	23.15'	S86°52'13"W 23.14'



SCALE: 1" = 180'



EXHIBIT "B"

STREET LIGHT IMPROVEMENT DISTRICT (SLID)

3e engineering

planning civil engineering surveying

3 ENGINEERING, LLC
6370 E. THOMAS ROAD, SUITE # 200 - SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387 - FAX: (602) 490-3230
WWW.3ENGINEERING.COM

DATE:

11/25/19

PROJECT NO.

1789

STREET LIGHT IMPROVEMENT DISTRICT PETITION

TO THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE:

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

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

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

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

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

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

SU- Paradise Honors SLID 195

PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Paradise Honors H.S.	12775 N. 175th Avenue	502-04-002T/ 502-04-002Y	



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

AVAILABILITY

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

DESCRIPTION

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

TIME PERIODS

Dusk: Time between sunset and full night when photocontrol senses the lack of sufficient sunlight and turns on the lights.
Dawn: The time between full night and sunrise when a photocontrol senses sufficient sunlight to turn off lights.

CHARGES

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

I. FIXTURES (Includes Mounting Arm, if Applicable)

	Lumen	Watts	kWh	CHARGES	
				Investment by Company	Investment by Others
A. Acorn	3,835 LED	75	26	\$21.63	\$7.59
	4,796 LED	75	26	\$17.38	\$6.46
	5,003 LED	100	35	\$23.45	\$8.71
	5,904 LED	100	35	\$23.03	\$8.60
	6000 IND	85	29	\$19.24	\$5.14
B. Architectural	6,200 IND	85	29	\$10.13	\$3.93
	8,400 IND	100	34	\$10.69	\$4.36
	10,200 IND	120	41	\$11.75	\$4.99
	13,000 IND	150	52	\$12.98	\$5.93
	20,500 IND	200	69	\$14.78	\$7.37
	22,500 IND	265	91	\$17.63	\$9.28
	3,300 LED	43	15	\$10.24	\$3.79
	3,800 LED	32	12	\$7.73	\$2.92
	3,900 LED	32	12	\$9.96	\$3.51
	4,050 LED	63	22	\$18.63	\$6.52
	4,100 LED	45	16	\$10.34	\$3.89
	4,800 LED	41	15	\$8.27	\$3.27
	5,000 LED	41	15	\$9.61	\$3.62



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

	CHARGES				
	Lumen	Watts	kWh	Investment by Company	Investment by Others
	5,100 LED	60	21	\$10.18	\$4.19
	5,300 LED	67	24	\$10.47	\$4.48
	5,800 LED	94	32	\$17.81	\$5.16
	5,890 LED	89	31	\$20.56	\$7.66
	6,000 LED	62	22	\$18.63	\$6.52
	6,000 LED	67	24	\$19.89	\$6.99
	6,400 LED	89	31	\$17.89	\$5.10
	6,810 LED	101	35	\$18.89	\$7.50
	7,100 LED	62	22	\$19.70	\$6.80
	7,400 LED	127	44	\$20.42	\$6.34
	7,500 LED	73	26	\$20.08	\$7.18
	7,700 LED	86	30	\$18.41	\$7.02
	8,200 LED	88	31	\$10.45	\$4.97
	8,200 LED	95	33	\$11.87	\$5.48
	8,300 LED	72	25	\$17.93	\$6.54
	8,300 LED	106	37	\$12.45	\$5.91
	8,500 LED	88	31	\$11.69	\$5.30
	9,020 LED	139	48	\$22.94	\$9.47
	9,200 LED	139	48	\$25.60	\$7.30
	9,900 LED	130	45	\$13.82	\$6.84
	10,000 LED	93	32	\$21.43	\$7.96
	10,000 LED	113	39	\$13.26	\$6.28
	10,600 LED	126	44	\$22.56	\$9.09
	11,100 LED	108	38	\$12.76	\$6.07
	11,500 LED	108	38	\$13.16	\$6.18
	12,300 LED	203	70	\$25.48	\$8.85
	12,900 LED	119	41	\$22.31	\$8.82
	13,260 LED	202	70	\$27.11	\$12.12
	13,620 LED	202	70	\$28.49	\$9.24
	14,000 LED	171	59	\$26.07	\$11.08
	15,000 LED	136	47	\$24.93	\$9.94
	15,400 LED	144	50	\$25.21	\$10.22
	18,300 LED	162	56	\$16.13	\$8.22
	19,200 LED	257	89	\$26.87	\$13.38
	20,000 LED	258	89	\$26.87	\$13.38
	20,300 LED	193	67	\$17.17	\$9.26
	21,000 LED	193	67	\$24.77	\$11.28
C. Cobra	6,200 IND	75	26	\$10.54	\$3.77
	6,400 IND	85	29	\$8.97	\$3.78
	8,000 IND	88	30	\$10.47	\$4.04
	8,400 IND	100	34	\$9.70	\$4.24
	10,200 IND	120	41	\$10.44	\$4.81



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

				CHARGES				
				Investment by Company	Investment by Others			
				Lumen	Watts	kWh		
C. Cobra				13,000 IND	150	52	\$11.50	\$5.73
				15,250 IND	200	69	\$13.86	\$7.25
				22,500 IND	250	86	\$18.55	\$9.06
		Gray / Bronz	3,500 IND	55	19	\$10.50	\$3.27	
				6,000 LED	95	33	\$17.05	\$5.13
				8,700 LED	142	49	\$19.17	\$6.53
				9,600 LED	157	54	\$20.40	\$7.04
				11,600 B-LED	181	62	\$19.03	\$7.44
		Gray / Bronz	3,300 LED	43	15	\$9.00	\$2.79	
		Gray / Bronz	5,300 LED	67	23	\$10.45	\$3.54	
		Gray / Bronz	8,300 LED	106	37	\$13.55	\$4.94	
		Gray / Bronz	10,500 LED	130	45	\$15.08	\$5.69	
		Gray / Bronz	20,000 LED	258	89	\$26.21	\$10.27	
D. Decorative Transit				5,300 LED	75	26	\$28.44	\$6.12
				8,300 LED	100	34	\$30.45	\$6.97
				8,147 LED	75	26	\$35.76	\$11.36
				9,522 LED	100	35	\$36.14	\$12.09
				10,500 LED	150	52	\$32.69	\$8.52
				14,896 LED	150	52	\$39.98	\$14.29
		Double	8,147 LED	75	26	\$64.74	\$18.96	
		Double	9,522 LED	100	35	\$64.67	\$19.58	
		Double	14,896 LED	100	52	\$70.67	\$22.32	
		Copper	6,000 IND	85	29	\$18.87	\$5.09	
		Gray / Black	8,000 IND	88	30	\$14.86	\$4.62	
		Gray / Black	4,350 LED	86	30	\$13.48	\$4.44	
E. Flood				14,470 LED	148	51	\$23.93	\$9.95
				16,000 LED	125	43	\$23.17	\$9.19
F. Pendant				8,678 LED	75	26	\$26.36	\$8.85
				13,964 LED	100	35	\$27.84	\$9.88
G. Post Top				4,350 LED	86	30	\$13.43	\$5.69
				6,400 LED	30	30	\$13.43	\$5.69
				6,600 LED	83	29	\$13.33	\$5.59
H. Roadway				3,300 LED	43	15	\$9.46	\$3.58
				3,800 LED	32	12	\$7.24	\$2.79
				3,900 LED	32	12	\$9.18	\$3.30
				4,100 LED	45	16	\$9.56	\$3.68
				4,800 LED	41	15	\$7.76	\$3.13
				5,000 LED	41	15	\$9.12	\$3.49
				5,100 LED	60	21	\$9.69	\$4.06
				5,300 LED	67	24	\$9.98	\$4.35
				8,200 LED	88	31	\$9.72	\$4.77



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

	8,200 LED	95	33	\$11.36	\$5.34
	8,300 LED	106	37	\$11.74	\$5.72
	8,500 LED	88	31	\$11.18	\$5.16
	9,900 LED	130	45	\$13.31	\$6.70
	10,000 LED	113	39	\$12.75	\$6.14
	11,100 LED	108	38	\$12.03	\$5.88
	11,500 LED	108	38	\$12.65	\$6.04
	18,300 LED	162	56	\$15.23	\$7.98
	19,200 LED	257	89	\$19.11	\$11.32
	20,000 LED	258	89	\$19.11	\$11.32
	20,300 LED	193	67	\$16.27	\$9.02
	21,000 LED	193	67	\$17.01	\$9.22

FROZEN	4,000 INC	295	103	\$10.54	\$5.89
	7,000 MV	175	73	\$13.65	\$7.83
	11,000 MV	250	96	\$17.09	\$10.43
	20,000 MV	400	150	\$26.84	\$15.21
FROZEN ACORN	9,500 HPS	100	41	\$29.14	\$9.93
	16,000 HPS	150	69	\$32.35	\$12.55
FROZEN ARCHITECTURAL	9,500 HPS	100	41	\$16.56	\$7.90
	16,000 HPS	150	69	\$19.77	\$19.34
	30,000 HPS	250	99	\$22.95	\$13.57
	50,000 HPS	400	153	\$28.32	\$19.53
	14,000 MH	175	72	\$23.17	\$12.70
	21,000 MH	250	101	\$26.31	\$15.66
	36,000 MH	400	159	\$32.89	\$21.54
	8,000 LPS	55	30	\$24.08	\$10.58
	13,500 LPS	90	50	\$28.39	\$12.76
	22,500 LPS	135	72	\$32.43	\$15.56
FROZEN COBRA ROADWAY	33,000 LPS	180	90	\$39.01	\$18.33
	5,800 HPS	70	29	\$9.40	\$5.56
	9,500 HPS	100	41	\$11.07	\$6.81
	16,000 HPS	150	69	\$13.86	\$9.50
FROZEN COBRA ROADWAY	30,000 HPS	250	99	\$16.72	\$12.35
	50,000 HPS	400	153	\$22.69	\$17.63
	14,000 MH	175	72	\$16.12	\$10.99
	21,000 MH	250	101	\$18.84	\$13.67
	36,000 MH	400	159	\$24.81	\$18.99
FROZEN DECORATIVE TRANSIT	8,000 FL	100	38	\$18.53	\$5.43
	9,500 HPS	100	41	\$39.95	\$11.96
	16,000 HPS	150	69	\$39.72	\$13.36
FROZEN FLOOD	30,000 HPS	250	99	\$45.74	\$17.26
	30,000 HPS	250	99	\$22.20	\$13.79
	50,000 HPS	400	153	\$27.53	\$19.14
	21,000 MH	250	101	\$23.69	\$14.58
FROZEN Colonial Gray	36,000 MH	400	159	\$28.89	\$19.76
	8,000 FL	100	38	\$19.97	\$5.64



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

POST TOP	Colonial Gray	9,500 HPS	100	41	\$11.42	\$7.16
	Colonial Black	9,500 HPS	100	41	\$13.15	\$7.41
	Decorative	9,500 HPS	100	41	\$34.97	\$11.03

NOTES:

1. Investment by Company. These rates are applicable where the Company provides the initial investment to purchase and install all facilities necessary for street lighting service. The Company will own, operate, and maintain the street lighting system.
2. Investment by Others. These rates are applicable in those instances where the requesting entity or individual purchases and installs the street lighting facilities at their own expense and in accordance with Company specifications. These rates will also apply in the instance where the Customer provides a non-refundable advance to the Company to cover the Company's cost of purchasing and installing the street lighting system. The Company retains ownership of the street lighting system and provides operation and maintenance for all facilities.
3. Listed kWhs reflect the assigned monthly energy usage for each type of fixture and are used to determine any applicable transmission, system benefit, distribution, energy, and adjustment charges.
4. HPS = High Pressure Sodium
5. MH = Metal Halide
6. LPS = Low Pressure Sodium
7. FL = Fluorescent
8. INC = Incandescent. Incandescent lighting charges are applicable and available only to those Customers being served and those installations in service on November 1, 1986.
9. MV = Mercury Vapor. Mercury Vapor lighting charges are applicable and available only to those Customers being served and those installation in service on November 1, 1986 in accordance with A.R.S. §49-1104(A).
10. LED = Light Emitting Diode
11. IND = Induction



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

II. POLES

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



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

II POLES (cont)

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

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

III. ANCHOR BASE

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



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

IV. CHARGES FOR OPTIONAL OR ADDITIONAL EQUIPMENT

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

V. DETERMINATION OF CHARGES FOR NEW EQUIPMENT

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

Step 1 Determination of Charges for each Charge Type							Monthly Fixed Charge Rate
Charge Type	Monthly Charge		Cost Inputs Equipment Cost		PV Factor		
1	Carrying Cost (fixtures)	=	(installed)	x	NA	x	1.518%
			Equipment Cost				
2	Carrying Cost (poles)	=	(installed)	x	NA	x	1.296%
			Equipment Cost				
3	Fixture Replacement Cost	=	Equipment Cost (installed)	x	0.257	x	1.518%
4	Pole, Anchor Replacement Cost	=	Equipment Cost (installed)	x	0.110	x	1.296%
5	Lighting O&M	=	O&M Cost (lifecycle)	x	0.427	x	1.518%
Charge Type	Monthly Charge		kWh Input		\$/kWh		
6	Generation	=	kWh per month	x	0.06760		
7	T&D, RCS, SB	=	kWh per month	x	0.02738		



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

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

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

TRIP CHARGE

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

ADJUSTMENTS

The bill will include the following adjustments:

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

SERVICE DETAILS

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



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

2. The Customer will be responsible for notifying the Company when the streetlighting facilities are not operating as intended. The Company will use reasonable efforts to complete normal maintenance (replacement of lamps, photocontrols or fixtures) within ten (10) working days from notification by Customer. If the maintenance requires cable replacement or repairs, the Company will use reasonable efforts to complete said repairs within twenty (20) working days.
3. The Customer's bill will not be reduced due to lamp, photocontrol or cable repair or replacement outages.
4. Lighting equipment which is not specified in this rate schedule will be billed at the rates corresponding to the most similar equipment, as determined by the Company.
5. Non-standard facilities (non-standard being defined as any facility not listed in the Company's Transmission and Distribution Construction Standards book) do not qualify for this rate schedule. At the Company's discretion, such facilities may be served under another of the Company's rate schedules.
6. The Company will extend its standard street lighting system up to a distance of 300 feet for each additional lighting installation without cost at the request of the Customer. When the extension is underground the customer will provide earthwork as specified in the Company's Service Schedule 3, Conditions Governing Extensions of Electric Distribution Lines and Services; or, at the applicant's request, the Company will provide such earthwork and the applicant will be required to pay a non-refundable contribution in aid of construction equal to the cost of such earthwork. Any additional extension required (over and above the first 300 feet) will be provided by Company for a contribution in aid of construction equal to the cost of the additional extension.
 - a. Extensions to isolated areas requiring a substantial extension of the electric distribution system, as opposed to an extension of the street lighting system, will require a special study to determine the terms and conditions under which the Company will undertake such an extension.
7. APS provides electric service under the Company's Service Schedules. These schedules provide details about how the Company serves its Customers, and they have provisions and charges that may affect the Customer's bill. In addition, service may be subject to special terms and conditions as provided for in a Customer contract or service agreement.

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STREET LIGHTING REQUIREMENTS

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

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

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

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

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

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

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

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

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

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

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

SURPLUS EXCAVATION SHALL BE DISPOSED OF BY THE CONTRACTOR.

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

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

5.06 WIRING:
WIRING SHALL BE INSTALLED PER UTILITY STANDARDS.

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

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

5.09 TRENCH
TRENCH SHALL BE INSTALLED PER THE UTILITY COMPANY STANDARDS.

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

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

CONNECTIONS SHALL BE PER UTILITY STANDARDS.

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

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

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

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

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

GENERAL ENGINEERING NOTES:

- ALL CONSTRUCTION MUST CONFORM TO MARICOPA ASSOCIATION OF GOVERNMENT (MAG) SPECIFICATIONS AND DETAILS AND LATEST REVISIONS UNLESS OTHERWISE STATED ON PLANS.
- THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND THEY WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL OVERHEAD AND UNDERGROUND UTILITY LOCATIONS WHERE CONSTRUCTION OCCURS. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT ALL UTILITIES ARE AVOIDED. UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND NOT FOR CONSTRUCTION PURPOSES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AND OR REPLACED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COMPLY WITH ALL CURRENT ARIZONA UNDERGROUND FACILITIES LAWS (ARIZONA REVISED STATUTES TITLE 40, CHAPTER 2, ARTICLE 6.3, SECTION 40-360.21-32). CALL ARIZONA 811 FOR FIELD LOCATION BY DIAL 811.
- THE CITY OF SURPRISE ENGINEERING SERVICES OF PUBLIC WORKS SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK AT 623-222-6150.
- THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION OR VARIANCE FROM THESE PLANS. ANY VARIATION FROM THESE PLANS SHALL BE PROPOSED AND RESUBMITTED FOR REVIEW AND APPROVAL.
- THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THE DRAWING, SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FENCING SHALL BE REPLACED IN KIND.
- ANY INSPECTION BY THE CITY, COUNTY, OR THE ENGINEER, SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.
- THE CONTRACTOR IS TO LOCATE ALL EXISTING LANDSCAPING, LANDSCAPING IRRIGATION LINES, PROPERTY MONUMENTS, FENCING OR SURFACE FEATURES PRIOR TO CONSTRUCTION. ANYTHING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
- NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
- ALL CONSTRUCTION WATER USED WITHIN THE CITY OF SURPRISE WATER SERVICE AREA REQUIRES APPROVAL BY THE CITY OF SURPRISE PUBLIC WORKS DEPARTMENT AND MAY BE SUBJECT TO VOLUME AND TIME RESTRICTIONS. PLEASE SEE THE CITY OF SURPRISE CONSTRUCTION WATER GUIDELINES FOR ADDITIONAL INFORMATION. THE GUIDELINES CAN BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT AT 623-222-6000.
- TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH MAG SPECIFICATION 401, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND THE "TEMPORARY WORK ZONE TRAFFIC MANAGEMENT POLICY" (LATEST EDITION).
- PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF THE WORK, THE DEVELOPER/CONTRACTOR WILL BE REQUIRED TO CLEAN AND REPAIR ADJACENT (OFF-PROJECT) ROADWAYS USED OR DAMAGED DURING THE COURSE OF CONSTRUCTION.
- EMERGENCY VEHICLE ACCESS (E.V.A.) MUST BE PROVIDED BY THE DEVELOPER/CONTRACTOR THROUGHOUT THE PROJECT SITE. E.V.A. ROADS AND SIGNAGE SHALL BE MAINTAINED BY THE DEVELOPER/CONTRACTOR AT ALL TIMES. SIGNAGE SHALL BE POSTED AT THE POINT OF ENTRY TO THE SITE AND AT ALL LOCATIONS WHERE A CHANGE IN DIRECTION OCCURS.
- THE PLANS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT'S ACCESSIBILITY GUIDELINES, AS PUBLISHED IN THE FEDERAL REGISTER ON SEPTEMBER 15, 2010.

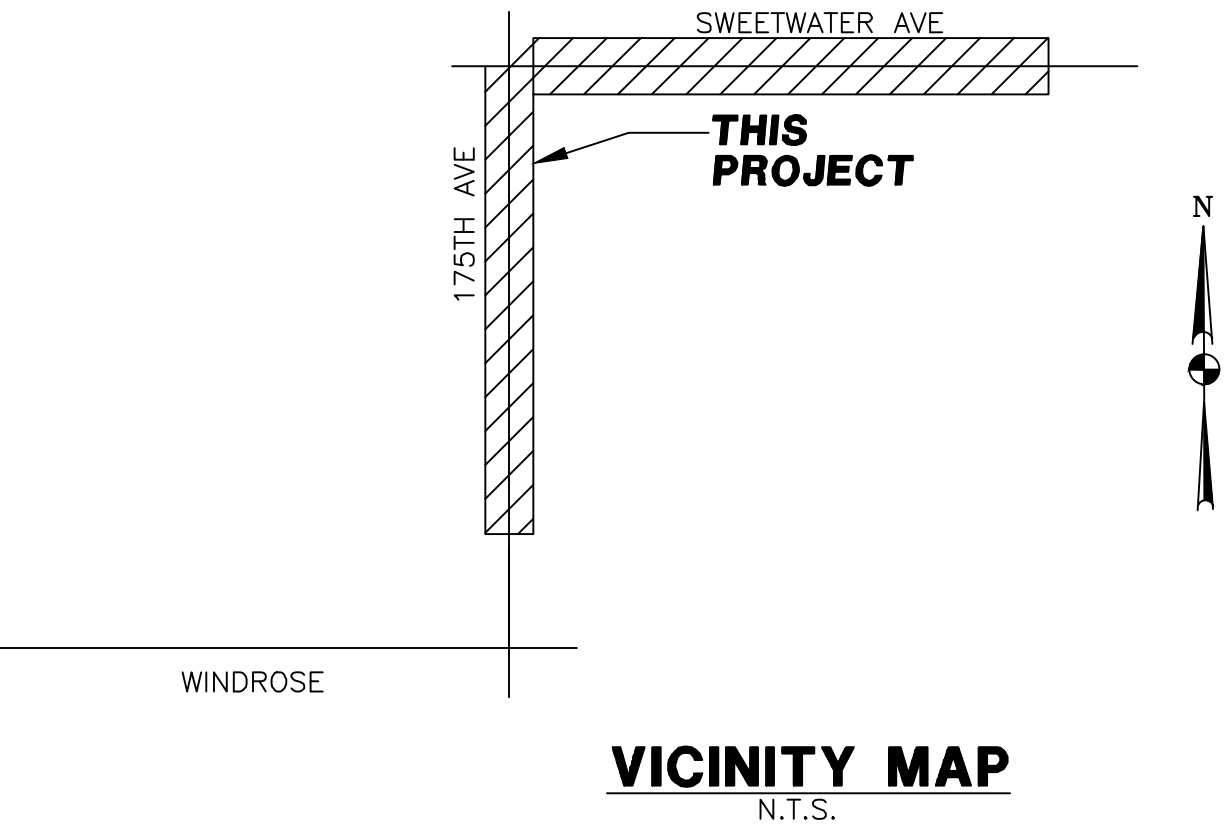
UTILITIES WITHIN OR AFFECTED BY THE PROJECT	
UTILITY CONTACT	DATE SUBMITTED
APS	10/03/2019
CENTURY LINK	10/03/2019
COX COMMUNICATIONS	10/03/2019
SOUTHWEST GAS	10/03/2019
EPCOR	10/03/2019

NOTE

- ENSURE THERE IS 1' CLEARANCE FROM EDGE OF SIDEWALK TO FACE OF POLE.
- THE ELECTRICAL/MAINTENANCE COSTS OF ALL STREET LIGHTS ON LOCAL AND COLLECTOR STREETS ARE TO BE PAID BY THE ADJACENT PROJECT OR THE ADJACENT DEVELOPMENT'S STREET LIGHT IMPROVEMENT DISTRICT (SLID). THE ELECTRICAL / MAINTENANCE COSTS OF ALL STREET LIGHTS ON ARTERIAL STREETS ARE TO BE BILLED TO THE CITY OF SURPRISE'S ENERGY BILL.

LED NOTE

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



SHEET INDEX

COVER SHEET	SL1
STREET LIGHT PLAN	SL2
STREET LIGHT DETAILS AND PHOTOMETRICS	SL3

CITY OF SURPRISE APPROVAL

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

CITY OF SURPRISE ENGINEER

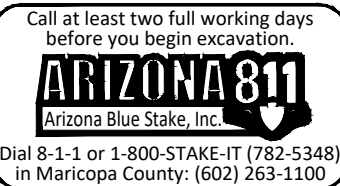
DATE

CIVIL ENGINEER
3 ENGINEERING
6370 E. THOMAS ROAD, SUITE 200
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OWNER
HDA ARCHITECTS
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GILBERT, AZ 85234
PHONE: (480) 539-8800
CONTACT: ZACH KILGAS

STREET LIGHTING (APS AREA)															
KEY NO.	SYMBOL	STREET TYPE	OFFSET BEHIND B/C	QUANTITY	POLE		MAST ARM	LUMINAIRE						APS STANDARD CODE NO.	
					POLE HEIGHT	FOUNDATION	SIZE	MOUNTING HEIGHT	LUMENS	WATTAGE	I.E.S. DIST.	VOLTAGE	TYPE		STYLE
①		COLLECTOR	PER PLANS	6	30'–6"	DIRECT BURY	4'–0"	25'–6"	7,800	71 W	TYPE 3	*	LED	ARCHITECTURAL (SHOEBOX)	8030.S4

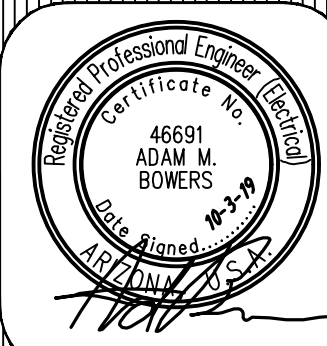
*PER UTILITY COMPANY REQUIREMENTS



PROJECT: TITLE:

SURPRISE, ARIZONA
PARADISE HONORS
175TH AVE AND SWEETWATER AVE
STREET LIGHT COVER SHEET

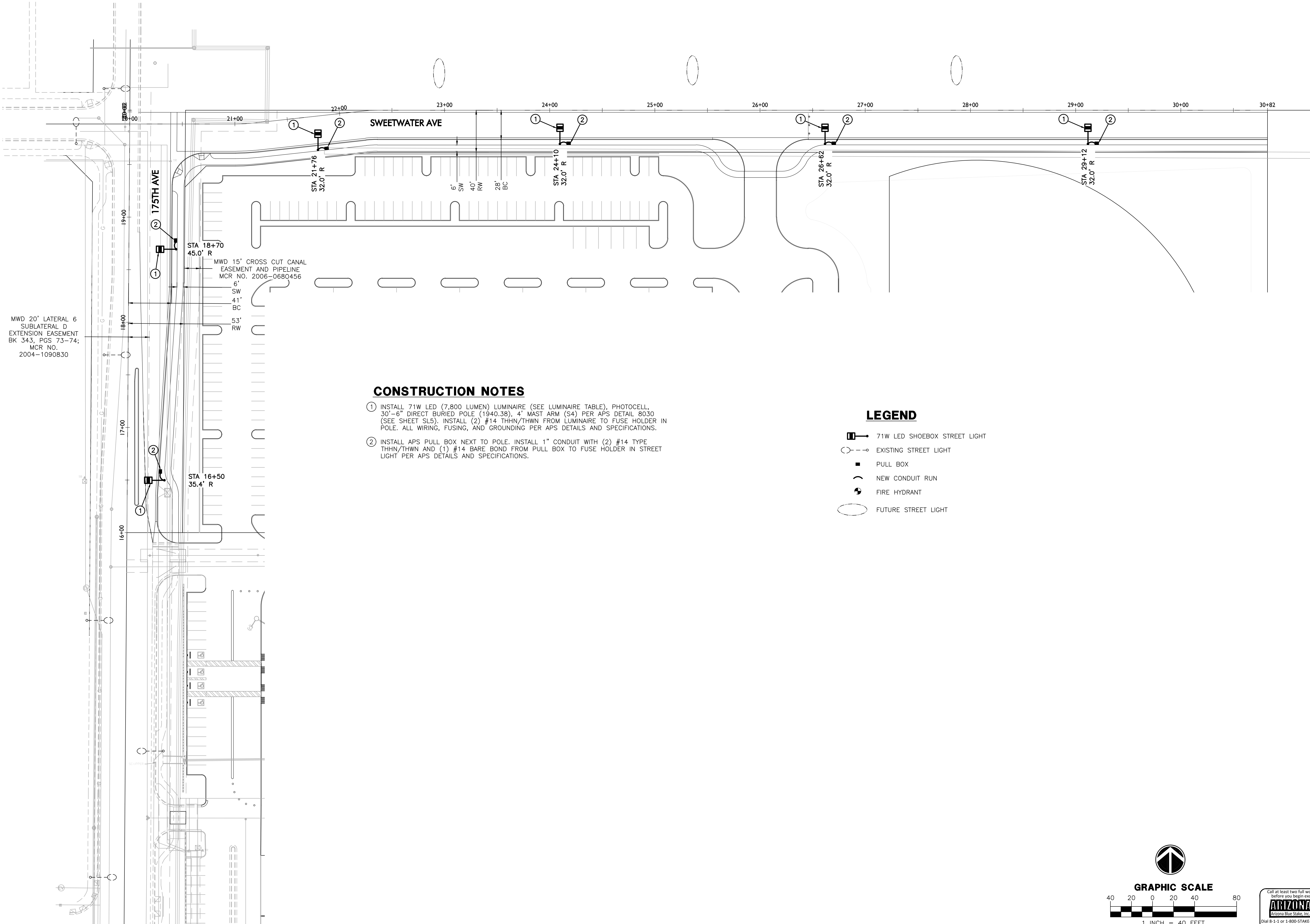
NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	OCT 2019	1ST SUBMITTAL



DRAWING NO:

SL1
OF 3

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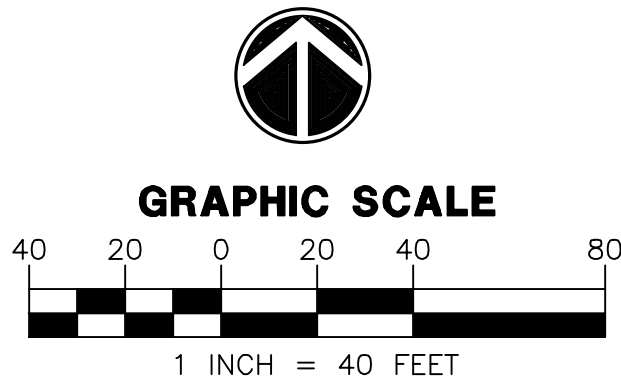


CONSTRUCTION NOTES

- ① INSTALL 71W LED (7,800 LUMEN) LUMINAIRE (SEE LUMINAIRE TABLE), PHOTOCELL, 30'-6" DIRECT BURIED POLE (1940.38), 4' MAST ARM (S4) PER APS DETAIL 8030 (SEE SHEET SL5). INSTALL (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. ALL WIRING, FUSING, AND GROUNDING PER APS DETAILS AND SPECIFICATIONS.
- ② INSTALL APS PULL BOX NEXT TO POLE. INSTALL 1" CONDUIT WITH (2) #14 TYPE THHN/THWN AND (1) #14 BARE BOND FROM PULL BOX TO FUSE HOLDER IN STREET LIGHT PER APS DETAILS AND SPECIFICATIONS.

LEGEND

- 71W LED SHOEBOX STREET LIGHT
- EXISTING STREET LIGHT
- PULL BOX
- NEW CONDUIT RUN
- FIRE HYDRANT
- FUTURE STREET LIGHT

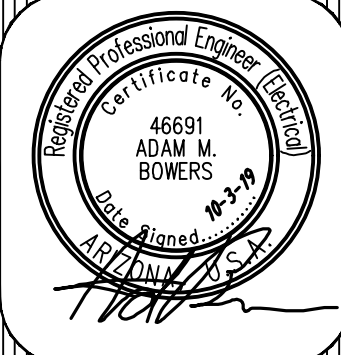


WRIGHT ENGINEERING
PROJECT NO:
19414
DESIGN BY: BAB
DRAWN BY: BAB
CHECKED BY: AMB

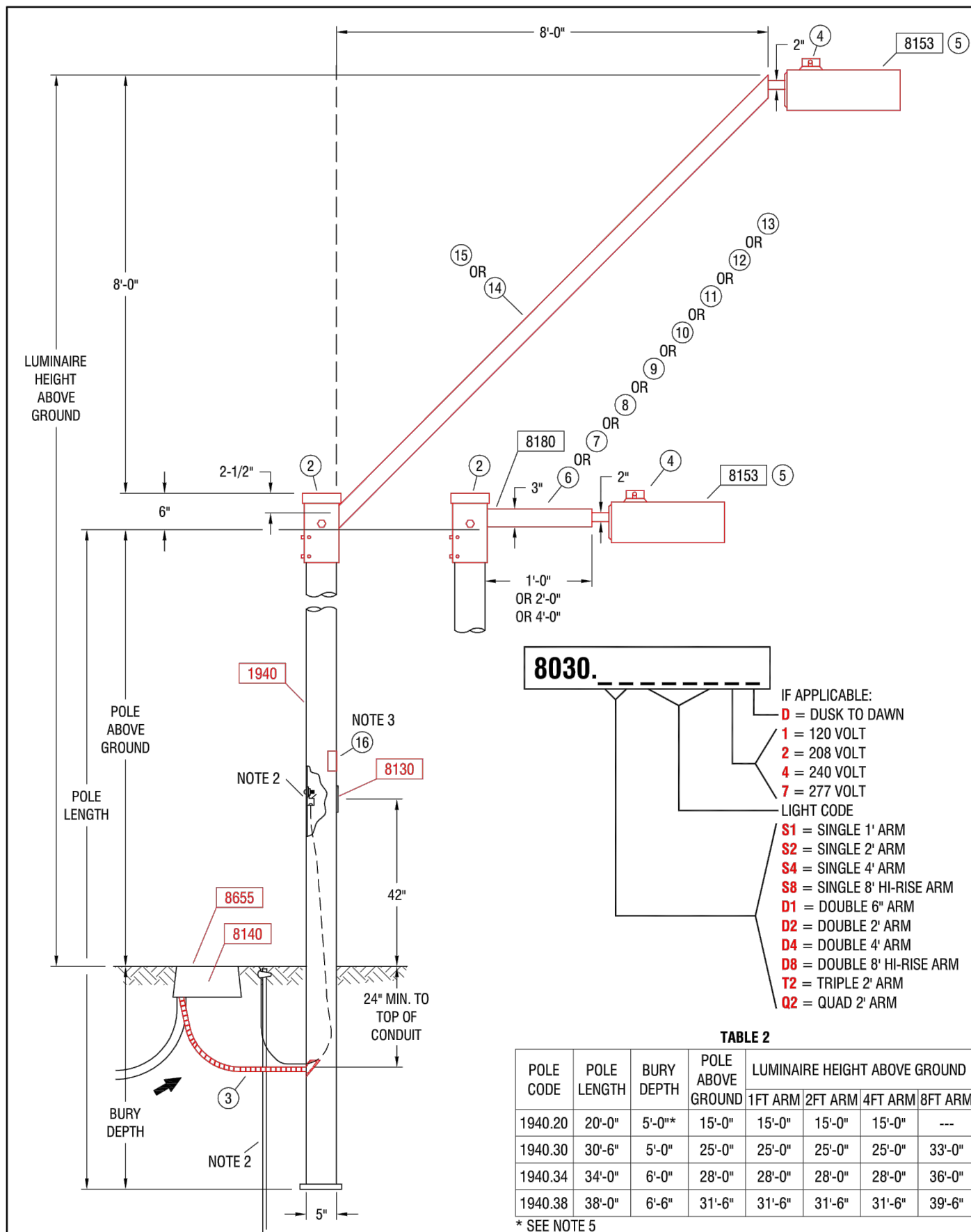
WRIGHT
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ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
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www.wrightengineering.us

PROJECT: TITLE:
**SURPRISE, ARIZONA
PARADISE HONORS
175TH AVE AND SWEETWATER AVE
STREET LIGHT PLAN**

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	OCT 2019	1ST SUBMITTAL



DRAWING NO:
SL2
OF 3



- NOTES:
1. ADJUST PHOTO EYE TO FACE NORTH.
2. A GROUND ROD IS PROVIDED WITH EACH STREET LIGHT POLE, WHERE A GROUND ROD CANNOT BE DRIVEN, ALTERNATE GROUND SHALL BE USED. SEE 2449 THRU 2460 FOR APPROVED ALTERNATES.
3. SIGN, "NOTICE THIS POLE IS OWNED AND MAINTAINED BY APS. DISCONNECT INSIDE", IS REQUIRED ON ALL DUSK-TO-DAWN AND AREA LIGHTING APPLICATIONS.
4. POLES THAT HAVE MORE THAN ONE LUMINAIRE REQUIRE A SEPARATE CIRCUIT WITH FUSING FROM THE J-BOX TO EACH LUMINAIRE.
5. USING THE 20'-0" POLE TO MATCH THE 16'-0" PEDESTRIAN LIGHT CONTROLLING HEIGHT REDUCE POLE BURY DEPTH TO 4'-0".
6. THE BROWN PHOTO CONTROL IS A FAIL-OFF CONTROL AND SHALL BE USED WITH ALL INDUCTION AND LED LUMINAIRES.
7. ON 277 VOLT STREET LIGHT CIRCUITS, INSTALL A "277 VOLT" MICARTA TAG ON CABLE IN J-BOX. TAG PROVIDED BY SPEC 8129.
8. THE LUMINAIRE SHOWN IS RECOMMENDED FOR THIS MOUNTING HEIGHT. SEE 8153 FOR ADDITIONAL BROWN ARCHITECTURAL LUMINAIRES.
9. THE TWO ARMED TENON BRACKET POSITIONS THE DOUBLE ARM 180 DEGREES APART.
10. TO ACCOMMODATE LESS THAN THE SPECIFIED LUMINAIRE MOUNTING HEIGHT, A SHOR POLE IS REQUIRED TO HAVE A TENON ARM FROM THE TOP OF THE POLE CUT OFF THE PERM ARM BRACKET SLIDES OVER AND COVERS THE CUT PORTION OF THE POLE.
11. IN-LINE FUSE FOR UNDERGROUND FEEDS. SEE 8130-8140
12. FOR PEDESTRIAN ONLY APPLICATIONS
SEE 8030.

				TABLE 1			
LIGHT CODE	APPN	WATTS	K	TYPE	VOLTS	INITIALS	MOUNTING HEIGHT
AH6	0099450	10			120/208/240/277	5,000	
AH17	0099451	10			120/208/240/277	16,000	
AH18	0099452	250	2100	HPS	120/208/240/277	30,000	
AH19	0099453	250			120/208/240/277	11,000	
RM40	0012850	55	2700		120/208/240/277	3,500	
RL1	0012667	100			120/208/240/277	8,400	
RL2	0012668	100			120/208/240/277	11,200	
RM43	0012850	150	5000	IND	120/208/240/277	13,000	
RL40	0012115	200			120/208/240/277	15,250	
RM45	0012850	100			120/208/240/277	11,000	
RL41	0011047	32			120/208/240/277	3,800	
RL44	0011048	41			120/208/240/277	4,800	
RL42	0011049	41	3000	LED S	120/208/240/277	11,000	
RL43	0011050	108			120/208/240/277	11,000	
RL44	0011051	162			120/208/240/277	19,000	
RL45	0011052	227			120/208/240/277	22,500	SEE TABLE 2
RL50	0012680	60			120/208/240/277	5,400	
RL52	0012680	95	4000	LED S	120/208/240/277	8,600	
RL54	0012686	113			120/208/240/277	12,900	
RL55	0012686	207			120/208/240/277	19,200	
AL56	0113722	82			120/208/240/277	7,100	
AL58	0012991	72			120/208/240/277	6,900	
AL60	0111372	119	4000	LED M	120/208/240/277	12,300	
AL61	0011625	119R ¹			120/208/240/277	15,400	
AL62	0011626	119L ¹			120/208/240/277	12,900	
AS20	0010462	144			120/208/240/277	15,400	
AS20	3380072	57			120/240	8,000	
AS21	3380074	90			120/240	13,500	
AS22	3380074	100	1700	LPS	120/240	22,500	
AS23	3380078	180			120/240	35,000	

* CALL STANDARDS ENGINEERING FOR APPLICATION

CODE	0000.S1	0000.S2	0000.S3	0000.S4	0000.S5	0000.D1	0000.D2	0000.D3	0000.D4	0000.D5	0000.D6	0000.D7	MATERIAL LIST	
ITEM	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	DESCRIPTION	APN
1	-	-	-	-	-	-	-	-	-	-	-	-	BRACKET ARM STL POLY CORR	00092251
2	-	-	-	-	-	-	-	-	-	-	-	-	CAP STL 3/8" X 3/4" X 1/2"	00100610
3	10	10	10	10	10	10	10	10	10	10	10	10	CONDUIT "P" PVC ELEC CORR	32300091
4	1	1	1	1	1	2	2	2	2	3	4	4	CONTROL PHOT MULTI BR-20	00073241
5	1	1	1	1	1	2	2	2	2	3	4	4	LUMINAIRE - SEE TABLE 1	
6	-	-	-	-	-	-	-	-	-	-	-	-	MAST ARM STL 3" X 5/8" X 1/2" DBL	00121541
7	-	-	-	-	-	-	-	-	-	-	-	-	MAST ARM STL 3" X 5/8" X 1/2" DBL	00088370
8	-	-	-	-	-	1	-	-	-	-	-	-	MAST ARM STL 3" X 5/8" X 1/2" DBL	33701117
9	-	-	-	-	-	-	-	-	-	1	-	-	MAST ARM STL 3" X 5/8" X 1/2" DBL	00050265
10	-	-	-	-	-	-	-	-	-	-	-	-	MAST ARM STL 3" X 5/8" X 3/4" SGL	33701116
11	-	-	-	-	-	-	-	-	-	-	-	-	MAST ARM STL 3" X 5/8" X 3/4" SGL	00052684
12	-	-	-	-	-	-	-	-	-	1	-	-	MAST ARM STL 3" X 5/8" X 3/4" SGL	00073267
13	-	-	-	-	-	-	-	-	-	-	-	-	MAST ARM STL 3" X 5/8" X 3/4" SGL	00061738
14	-	-	-	-	-	-	-	-	-	-	-	-	MAST ARM STL 3" X 5/8" X 3/4" SGL	33701120
15	-	-	-	-	-	-	-	-	-	-	-	-	MAST ARM STL 3" X 5/8" X 3/4" SGL	00092312
16	1	1	1	1	1	1	1	1	1	1	1	1	SIGN POLE OWNED BY APN	00050192

 ARIZONA PUBLIC SERVICE COMPANY T&D CONSTRUCTION STANDARDS				
BY	LDR.	MGR.	DATE	REV.
KLS	B. BOOKER	R. CANDRA	02/2016	12

LIGHTS ARCHITECTURAL ON 5" SQUARE BROWN PAINTED STEEL POLE DIRECT BURY	SH 1 OF
	8030

SH 1 OF 2

aps ARIZONA PUBLIC SERVICE COMPANY
T&D CONSTRUCTION STANDARDS

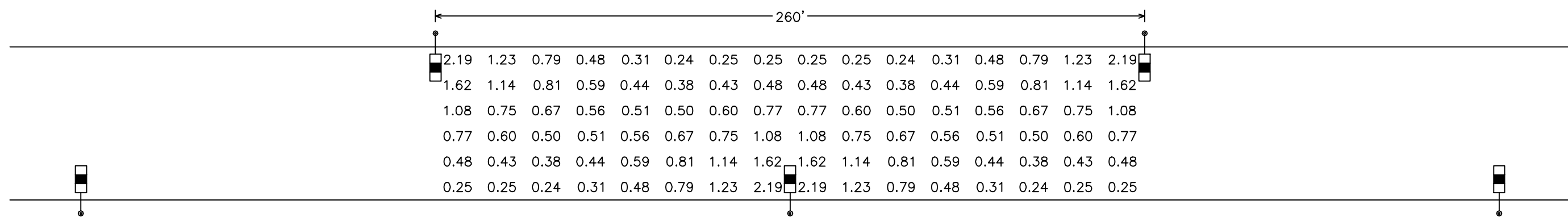
BY	LDR.	MGR.	DATE	REV.
KLS	B. BOOKER	R. CANDRA	02/2016	12

LIGHTS ARCHITECTURAL ON 5" SQUARE BROWN PAINTED STEEL POLE DIRECT BURY	SH 2 OF
	8030

WORST CASE MAXIMUM SPACING FOR 175TH AVE AND SWEETWATER AVE

NOTE:

ALL CALCULATIONS BASED ON ILLUMINANCE METHOD




 7,800 LUMEN LED
 TYPE III
 4" MAST ARM
 candela file "ERL1_08C330_...IES"
 1 lamp(s) per luminaire, photometry is absolute
 Light Loss Factor = 0.900, watts per luminaire = 71
 mounting height= 25 ft
 number locations= 5, number luminaires= 5
 kw all locations= 0.4

Roadway Grid	
96 points at z=0, sp 16.25ft by 9.333ft	
HORIZONTAL FOOTCANDLES	
Average	0.71
Maximum	2.19
Minimum	0.24
Avg:Min	2.96
Max:Min	9.13
Coef Var	0.64
UnifGrad	1.78

LUMINAIRE TABLE						
DARK BRONZE ROADWAY SCALEABLE LED 3000K						
LIGHT CODE	COLOR	APN	WATTS	VOLTS	INITIAL LUMENS	CATALOG #
RL40	DKBZ	00141047	31	120/208/240/277	3,900	ERL10048330ADKBZGLXR
RL41		00141048	39	120/208/240/277	4,900	ERL10054330ADKBZGLXR
RL42		00141049	71	120/208/240/277	7,800	ERL1008330ADKBZGLXR
RL43		00141050	97	120/208/240/277	9,600	ERL1010C330ADKBZGLXR
RL44		00141051	174	120/208/240/277	20,100	ERL2021C330ADKBZGLR

WRIGHT ENGINEERING
PROJECT NO:
19414

DESIGN BY: BAB

DRAWN BY: BAB

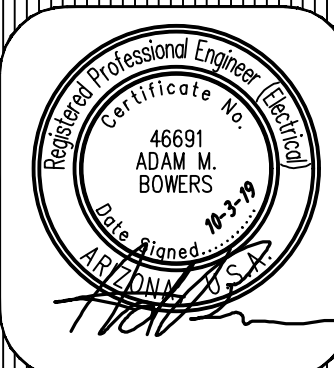
CHECKED BY: AMB

WRIGHT
engineering corporation

ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5825 • FAX 480.497.5807
www.wrightengineering.us

PROJECT: TITLE:

**SURPRISE, ARIZONA
PARADISE HONORS
AVE AND SWEETWATER AVE
STREET LIGHT DETAILS**

[illegible]

DRAWING NO:

SLE
OF 3



PARADISE HONORS

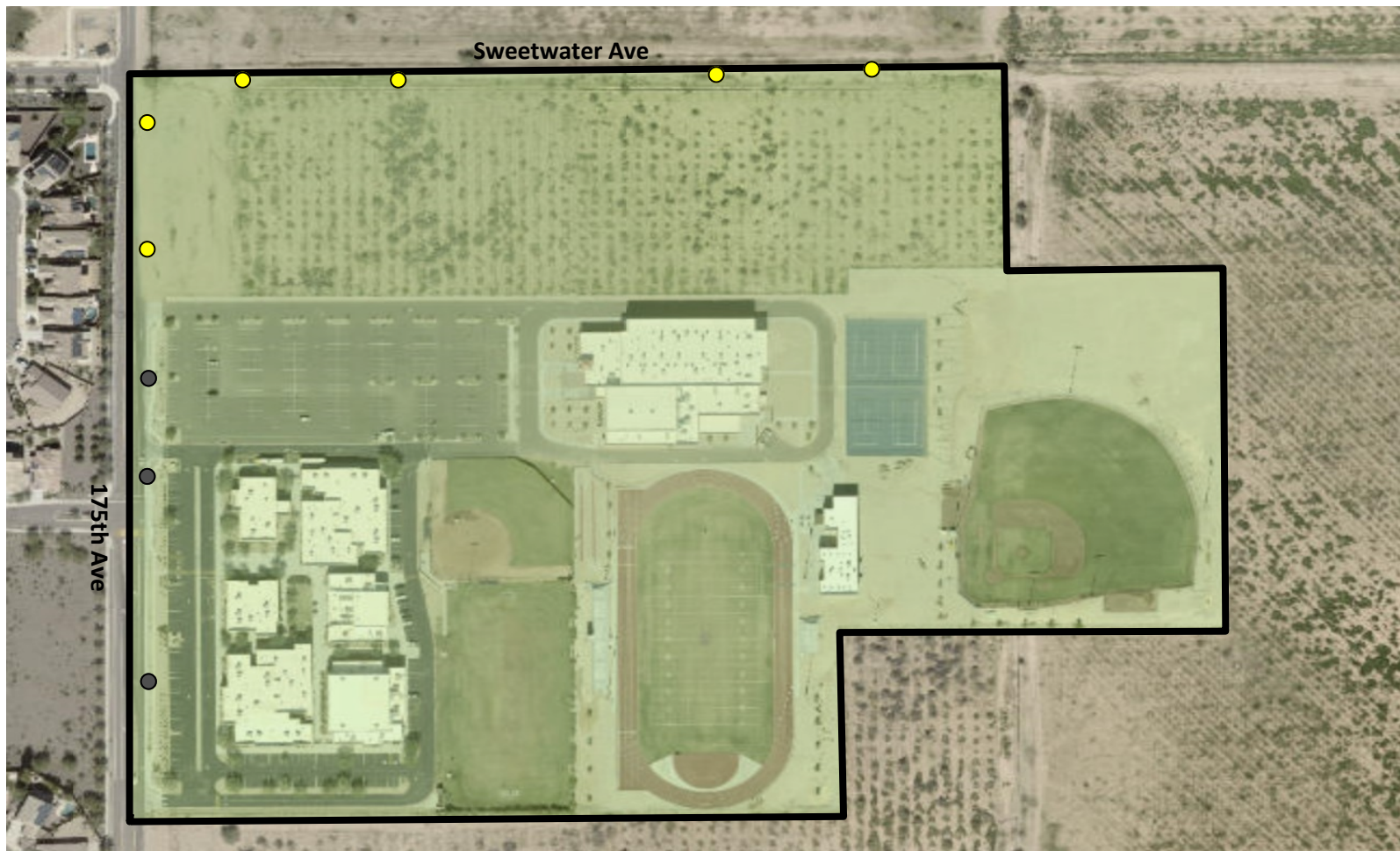
Street Lights:

Street Light Pole

● 6—Proposed pole Collector

● 3—Existing pole Collector

■ SLID Boundary





CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: February 18, 2020 Contact Person: Sergio Angulo
Submitting Department: Community Development District: District 1
Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to approval of the Map of Dedication entitled, "147th Avenue South" dedicating approximately 1.471 acres of property for rights-of-way, generally located in the Rancho Mercado PAD.

Motion:

I move to approve the Map of Dedication entitled, "147th Avenue South".

Background:

The subject request involves a Map of Dedication that will dedicate 1.471 acres of right-of-way for 147th Avenue in the Rancho Mercado Planned Area Development. This portion of 147th Avenue is adjacent to Parcels A1 and A2 of the Rancho Mercado PAD north of McMicken Way.

Objective Analysis:

Approval of this Map of Dedication will provide access and facilitate the development of Parcels A1 and A2.

Policy Compliant:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports the proposed Map of Dedication.

Financial Impact:

This item does not have a direct financial impact, however all activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

1. 00 - FS19-238 - 147th Ave South - MOD - Staff Report
2. 01 - FS19-238 - 147th Ave South - Map of Dedication

3. FS19-238 - 147th Ave South - MOD - PowerPoint
 4. RW value FS19-238 MOD of 147th South
-

MAP OF DEDICATION

REPORT TO THE CITY COUNCIL

1	Case:	FS19-238
2		
3	Project Name:	Rancho Mercado Phase 2 – 147 th Avenue South
4		
5	Council District:	1 – ACACIA
6		
7	Meeting Date:	February 18, 2020
8		
9	Planner:	Sergio Angulo
10		
11		
12	Owner:	Brookfield Holdings Mercado LLC
13		
14	Applicant:	William Lyon Homes
15		
16	Request:	Map of Dedication for 147 th Avenue South
17		
18	Site Location:	147 th Avenue Alignment north of McMicken Way in Rancho
19		Mercado
20		
21	Site Size:	1.471 Acres
22		
23	Density:	N/A
24		
25	General Plan	
26	Conformance:	The proposal is consistent with the Surprise General Plan 2035
27		as proposed under case FS19-238.
28		
29	Support/Opposition:	None known.
30		
31	Recommendation:	None

32 **Background:**

33
34 **November 10, 2007:** The subject property was annexed into the City of Surprise by the
35 Mayor and City Council.

36 **October 11, 2007:** The Mayor and City Council approved the Rancho Mercado Planned
37 Area Development (PAD).

38 **January 5, 2016:** The Mayor and City Council approved the Preliminary Plat for Rancho
39 Mercado Unit 1 which includes the subject property.

40 **March 10, 2016:** A Concept Review meeting was held for the current proposal under case
41 CR16-094.

42 **March 27, 2019:** The applicant filed a request for a Map of Dedication under case FS19-238,
43 the subject case.

44 **Project Description:**

45
46 William Lyon Homes requests approval of a Map of Dedication that will dedicate 1.471 acres
47 of right-of-way for 147th Avenue in the Rancho Mercado Planned Area Development. This
48 portion of 147th Avenue is adjacent to Parcels A1 and A2 of the Rancho Mercado PAD north
49 of McMicken Way. Approval of this Map of Dedication will provide access and facilitate the
50 development of Parcels A1 and A2.

51
52 **Findings:**

- 53
54
 - The proposed Map of Dedication is consistent with the Surprise General Plan 2035.
 - The proposed Map of Dedication is consistent with the Rancho Mercado PAD and the SUDC.
 - The proposed Map of Dedication is in substantial conformance with the approved Preliminary Plat under case FS15-069.

59
60 **Attachments:**

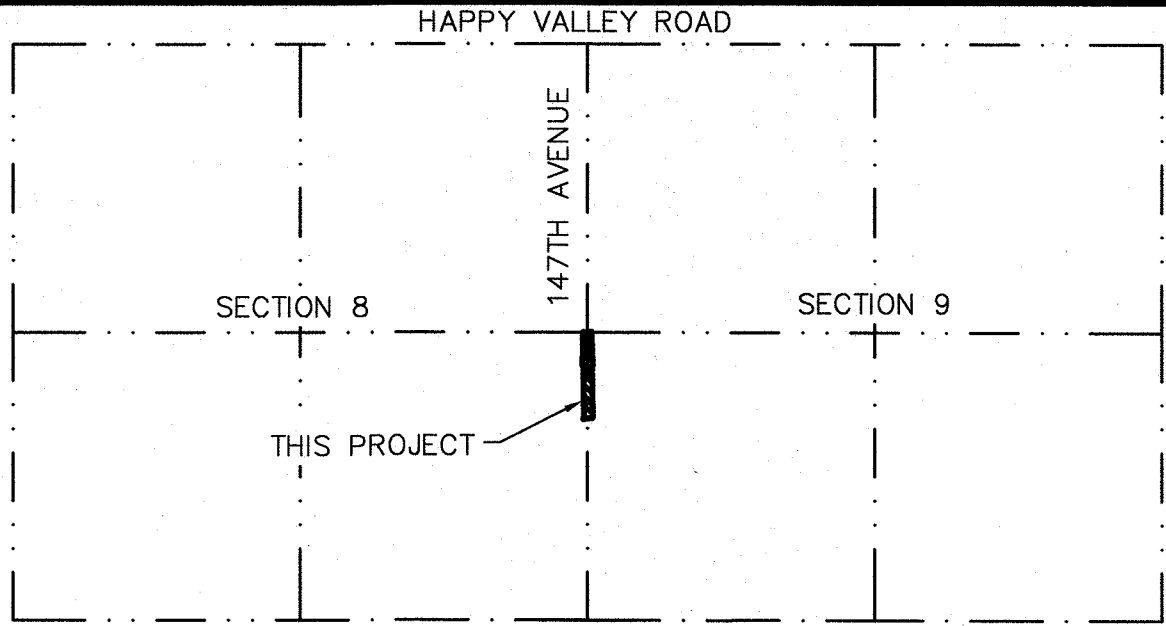
61
62 01 Map of Dedication

63
64 **Enclosure:**

65
66 Sealed mylars

MAP OF DEDICATION FOR 147TH AVE SOUTH

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 1 WEST &
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA



N.T.S.
VICINITY MAP
SECTION 8 & 9, T.4N., R.1W.

OWNER

BROOKFIELD HOLDINGS (MERCADO) LLC,
A DELAWARE LIMITED LIABILITY COMPANY
250 VESEY STREET, 15TH FLOOR
NEW YORK, NEW YORK 10281
PHONE NO: 212-301-2393
CONTACT: ANDREW BRAUSA, SENIOR VICE PRESIDENT

RELEASE OF LIABILITY

- BROOKFIELD HOLDINGS (MERCADO) LLC, A DELAWARE 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 MAP OF DEDICATION 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.
- BROOKFIELD HOLDINGS (MERCADO) LLC, A DELAWARE 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 MAP OF DEDICATION 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 MAP OF DEDICATION SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNER/OR SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDARY OF SAID MAP OF DEDICATION UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARD AND ACCEPTED BY THE CITY OF SURPRISE.
- BROOKFIELD HOLDINGS (MERCADO) LLC, A DELAWARE LIMITED LIABILITY COMPANY "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 LOCATED WITHIN THE RIGHT OF WAY, UNTIL SUCH TIME THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.

100 YEAR ASSURED WATER SUPPLY LANGUAGE

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF CITY OF SURPRISE, AWS NO. 2010-012, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45-576.

GENERAL NOTES

- IN ACCORDANCE WITH A.R.S. § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS MAP OF DEDICATION ARE IN CONFORMANCE WITH THE CITY OF 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.
- NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
- THIS MAP OF DEDICATION IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY MAP OF DEDICATION APPROVED BY THE CITY OF SURPRISE UNDER CASE FS15-069.
- A PORTION OF THE PROPERTY IS LOCATED WITHIN THE AREA HAVING FLOOD ZONES "A", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1210L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED, AS MAY BE AMENDED FROM TIME TO TIME.
- 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 WITHIN THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE THE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.
- THIS MAP OF DEDICATION IS IN SUBSTANTIAL CONFORMANCE WITH FS10-210 OR AS SUBSEQUENTLY AMENDED.

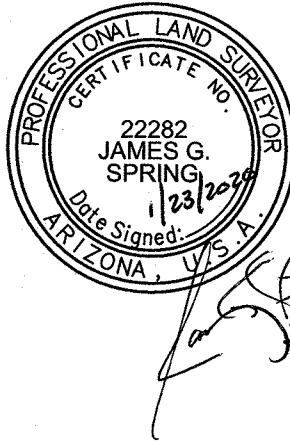
BASIS OF BEARING

THE WEST-EAST, MID-SECTION LINE OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN WHICH BEARS S89°46'48"E A DISTANCE OF 5255.54' THIS POSITION WAS DERIVED FROM THE ESTABLISHED NGS POINTS DVO080 & AJ3867. PROJECT THEN SCALED TO GROUND AT A COMBINED SCALE FACTOR OF 1.00013766895 AND VERIFIED AGAINST GDACS BOOK 834, PG 1. HORIZONTAL ERROR = (0.04') ANGLE ERROR = (00°00'01")

SURVEYOR'S CERTIFICATION

I, JAMES G. SPRING, PLS 22282, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OF DEDICATION CONSISTING OF TWO SHEETS REPRESENTS A SURVEY PREPARED UNDER MY SUPERVISION DURING THE MONTH OF JANUARY 2020; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE EXTERIOR BOUNDARY MONUMENTS ACTUALLY EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JAMES G. SPRING, PLS 22282
ATWELL, LLC
4700 EAST SOUTHERN AVENUE
MESA, ARIZONA 85206



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

RANCHO MERCADO COMMUNITY ASSOCIATION RATIFICATION

BY THIS RATIFICATION, KAREN BEACOM, DULY ELECTED PRESIDENT OF THE RANCHO MERCADO COMMUNITY ASSOCIATION ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREON.

BY: _____ ITS PRESIDENT
KAREN BEACOM

NOTARY ACKNOWLEDGEMENT

STATE OF ARIZONA: }
COUNTY OF MARICOPA: } SS

ON THIS _____ DAY OF _____, 2020, KAREN BEACOM PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HERSELF TO BE THE PRESIDENT OF THE RANCHO MERCADO COMMUNITY ASSOCIATION, AND THAT SHE, AS PRESIDENT, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

BY: _____ MY COMMISSION EXPIRES _____ DATE
NOTARY PUBLIC

APPROVALS

CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS MAP OF DEDICATION REVIEWED AND APPROVED THIS _____ DAY OF _____, 2020, 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 _____, 2020.

ATTEST:

MAYOR

DATE

CITY CLERK

DATE

AREA CALCULATIONS

RIGHT OF WAY	64,073 SQ.FT.	1.471 AC
--------------	---------------	----------

SHEET INDEX

DESCRIPTION	SHEET NO
COVER SHEET	1
LEGAL DESCRIPTION & PLAT SHEET	2

PUBLIC NOTICE

THE LOTS DEPICTED ON THIS MAP OF DEDICATION ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS MAP OF DEDICATION 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 MAP OF DEDICATION SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

DEDICATION

STATE OF ARIZONA: }
COUNTY OF MARICOPA: } SS

KNOW ALL PERSONS BY THESE PRESENTS:

- THAT BROOKFIELD HOLDINGS (MERCADO) LLC, A DELAWARE LIMITED LIABILITY COMPANY HEREINAFTER "OWNER", HAS SUBDIVIDED UNDER THE NAME "147TH AVE SOUTH", LOCATED WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 1 WEST & A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 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 MAP OF DEDICATION AND FOR THE MAP OF DEDICATION OF "147TH AVE SOUTH" AND DECLARES THAT THIS MAP OF DEDICATION SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS MAP OF DEDICATION.
- "OWNER" HEREBY DEDICATES TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THE MAP OF DEDICATION.
- 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 EASEMENT IN, UPON, OVER, UNDER, THROUGH, AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE MAP OF DEDICATION FOR THE PURPOSE OF ACCESSING, INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.
- "OWNER" HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS MAP OF DEDICATION AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS MAP OF DEDICATION, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.
- "OWNER" HEREBY GRANTS TO THE CITY OF SURPRISE AN ODOR EASEMENT OVER, UPON AND ACROSS THIS MAP OF DEDICATION AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT TO INVADE WITH ODORS, FUMES, SMELLS, AND PHYSICAL AIRBORNE PARTICULATES CAUSED BY THE OPERATION AND MAINTENANCE OF THE CITY'S WATER RECLAMATION FACILITY.
- 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 MAP OF DEDICATION OR ANY PARCEL OR LOT THEREOF.
- "OWNER" HEREBY WARRANTS AND REPRESENTS TO THE CITY OF SURPRISE THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED BY THIS MAP OF DEDICATION, AND THAT EVERY LEASE, EASEMENT HOLDER OR OTHER PERSON OR ENTITY HAVING ANY INTEREST THAT IS ADVERSE TO OR INCONSISTENT WITH THE FOREGOING DEDICATION, OR ANY OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS MAP OF DEDICATION, HAS CONSENTED TO OR JOINED IN THIS MAP OF DEDICATION AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDERS OFFICE OR WHICH OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS MAP OF DEDICATION IS RECORDED.

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 _____, 2020.

BROOKFIELD HOLDINGS (MERCADO) LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY _____ ITS SENIOR VICE PRESIDENT
ANDREW BRAUSA

NOTARY ACKNOWLEDGEMENT

STATE OF ARIZONA: }
COUNTY OF MARICOPA: } SS

ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC APPEARED ANDREW BRAUSA, WHO ACKNOWLEDGED HIMSELF TO BE THE SENIOR VICE PRESIDENT OF BROOKFIELD HOLDINGS (MERCADO) LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THAT HE EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

BY: _____ MY COMMISSION EXPIRES _____ DATE
NOTARY PUBLIC



COUNTY: MARICOPA

SECTION: 8 & 9

TOWNSHIP: 4 NORTH

RANGE: 1 WEST

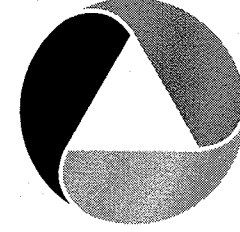
MAP OF DEDICATION

147TH AVE SOUTH

CITY OF SURPRISE, ARIZONA

JANUARY 2020

REVISIONS:



PM. J. SPRING

DR. R. GILES

JOB NO.

09001944

N.T.S.

09001944 RANCHO MERCADO 147TH AVE MOD SURPLING

SHEET NO.

1 OF 2

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 1 WEST & A PORTION OF THE SOUTHEAST 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:

THENCE, ALONG THE WEST LINE OF SAID SECTION 4, S00°07'05"E A DISTANCE OF 2645.63 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 4 ALSO BEING THE NORTHEAST CORNER OF SECTION 8;

THENCE, S89°51'16"E A DISTANCE OF 40.00 FEET;

THENCE, S00°08'10"E A DISTANCE OF 224.10 FEET;

THENCE, S45°08'10"E A DISTANCE OF 9.19 FEET;

THENCE, S00°08'10"E A DISTANCE OF 74.00 FEET;

THENCE, S44°51'50"W A DISTANCE OF 9.19 FEET;

THENCE, S00°08'10"E A DISTANCE OF 470.68 FEET;

THENCE, S46°38'10"E A DISTANCE OF 1.44 FEET;

THENCE, S83°29'18"W A DISTANCE OF 87.79 FEET;

THENCE, N43°21'50"E A DISTANCE OF 9.02 FEET;

THENCE, N00°08'10"W A DISTANCE OF 474.87 FEET;

THENCE, N45°08'10"W A DISTANCE OF 9.19 FEET;

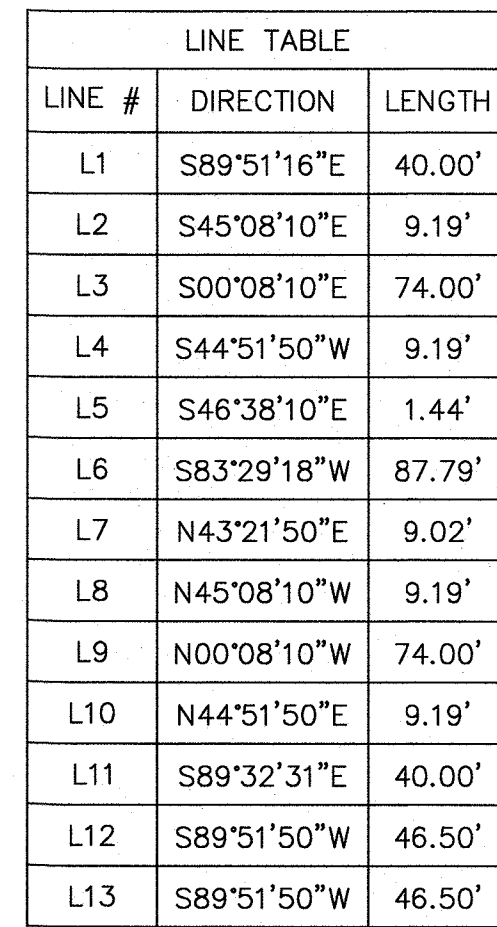
THENCE, N00°08'10"W A DISTANCE OF 74.00 FEET;

THENCE, N44°51'50"E A DISTANCE OF 9.19 FEET;

THENCE, N00°08'10"W A DISTANCE OF 224.71 FEET;

THENCE, S89°32'31"E A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

_____	SUBDIVISION BOUNDARY
_____	RIGHT OF WAY LINE
_____	EXISTING RIGHT OF WAY LINE
_____	CENTERLINE
_____	EXISTING EASEMENT LINE
_____	PROPOSED EASEMENT LINE
_____	SECTION LINE
_____	ALIQUOT SECTION LINE
▲	SUBDIVISION CORNER TO BE SET
○	FOUND MONUMENT AS NOTED
⊙	CENTERLINE MONUMENT (TO BE SET BY CITY OF SURPRISE STANDARDS)
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
D	DELTA
C1	CURVE TABLE NUMBER
L1	LINE TABLE NUMBER
Ⓡ	RADIAL BEARING



SECTION: 8 & 9
TOWNSHIP: 4 NORTH
RANGE: 1 WEST

147TH AVE SOUTH
CITY OF SURPRISE, ARIZONA

JANUARY 2020

VISIONS:



J.SPRING
R. GILES

JOB NO.
09001944

0 30 60
= 60 FEET

1944 RANCHO MERCADO 147TH AVE MOD SOUTHLING



147th Avenue South Map of Dedication

City Council
February 18, 2020



VICINITY MAP

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST & A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE OLD AND SALT RIVER BASIN AND NEIGHBORING MARICOPA COUNTY, ARIZONA, MORE PARTICULAR, IS DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT OF ALUMINUM CAP STAMPED MARICOPA COUNTY FILE 30623 2003, ADJOINED AS THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE OLD AND SALT RIVER BASIN, STAMPED MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION, BEING ACCURATE AS THE EAST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, THEREOF BEARS THEREABOUTS A DISTANCE OF 508.54 FEET.

THENCE, ALONG THE WEST LINE OF SAID SECTION 8, SOUTHWEST A DISTANCE OF 284.62 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 8, ALSO BEING THE NORTHWEST CORNER OF SECTION 9.

THENCE, ALONG THE EAST LINE OF SAID SECTION 8, SOUTHWEST A DISTANCE OF 284.62 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 8, ALSO BEING THE POINT OF BEGINNING.

THENCE, S89°57'00"W A DISTANCE OF 40.00 FEET.

THENCE, S89°57'00"E A DISTANCE OF 204.00 FEET.

THENCE, S49°57'00"E A DISTANCE OF 8.78 FEET.

THENCE, S89°57'00"E A DISTANCE OF 74.00 FEET.

THENCE, S49°57'00"E A DISTANCE OF 8.79 FEET.

THENCE, S89°57'00"E A DISTANCE OF 470.68 FEET.

THENCE, S49°57'00"E A DISTANCE OF 1.44 FEET.

THENCE, S89°57'00"W A DISTANCE OF 87.76 FEET.

THENCE, N45°57'00"E A DISTANCE OF 8.62 FEET.

THENCE, N45°57'00"E A DISTANCE OF 479.67 FEET.

THENCE, N45°57'00"W A DISTANCE OF 0.19 FEET.

THENCE, N45°57'00"W A DISTANCE OF 74.00 FEET.

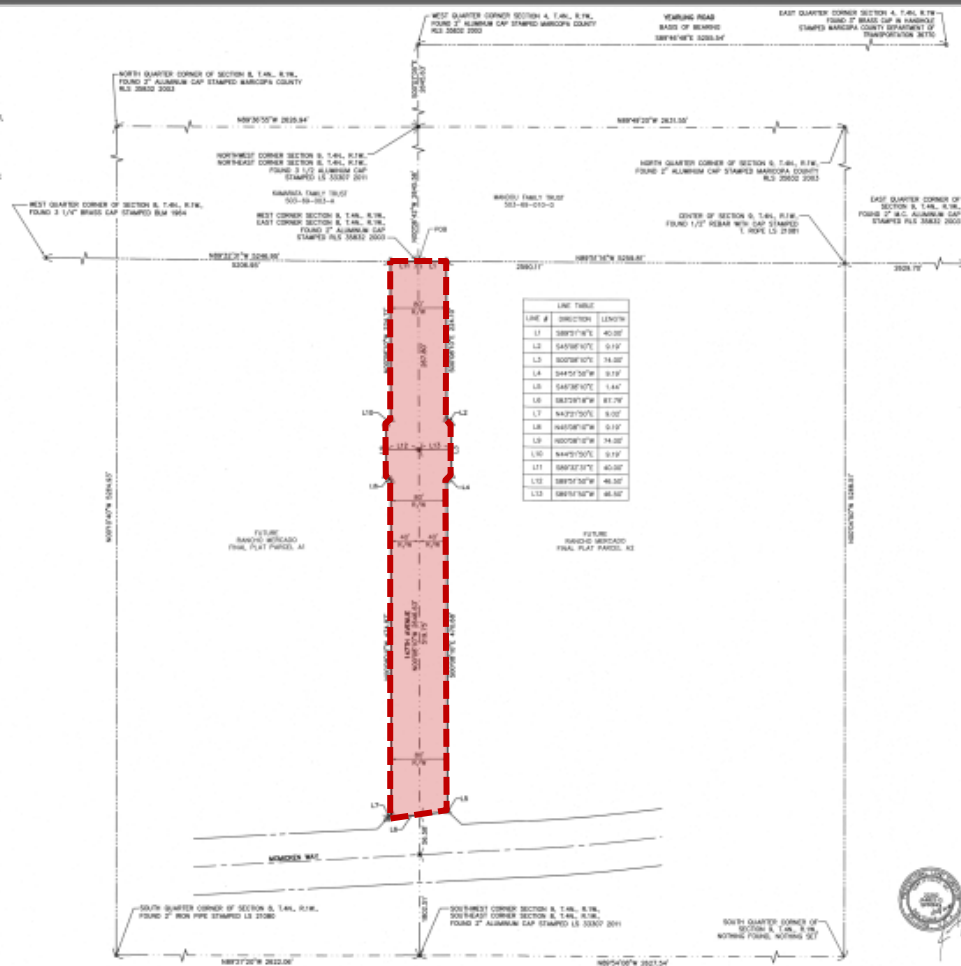
THENCE, N45°57'00"E A DISTANCE OF 8.78 FEET.

THENCE, N45°57'00"W A DISTANCE OF 224.71 FEET.

THENCE, S89°57'00"E A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

LEGEND

- SUBDIVISION BOUNDARY
- RIGHT-OF-WAY LINE
- - - - - EXISTING RIGHT-OF-WAY LINE
- COVENANCE
- - - - - EXISTING EASEMENT LINE
- - - - - PROPOSED EASEMENT LINE
- - - - - SECTION LINE
- - - - - ALLOTTED SECTION LINE
- SUBDIVISION CORNER TO BE SET
- FOUND MONUMENT AND NOTES
- ★ CENTERLINE MONUMENT
- 175 BE SET BY CITY OF SURPRISE (SYMBOLS)
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- D DETA
- E1 CURVE TABLE NUMBER
- E2 CURVE TABLE NUMBER
- ⊙ RADIAL BEARING



MAP OF DEDICATION



QUESTIONS OR COMMENTS?

Thank You

Date: January 28, 2020

To: Finance

From: Lari Beth Kirkendall, Real Property Manager

Re: FS19-238 MOD of 147th South Right of Way Valuation

The Value of the Right of Way associated with the MOD of 147th South FS19-238 is \$320,365.00.

The area being dedicated as right-of-way is 64,073 square feet. The value of the land is \$5.00/sq foot.



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: February 18, 2020 Contact Person: Martin Lucero
Submitting Department: Community Development District: Citywide
Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to approval and acceptance of Transportation Alternative Non-Infrastructure Grant Funds to facilitate a Safe Routes to School Action Plan for Paradise Honors.

Motion:

I move to accept the Transportation Alternative Non-Infrastructure funds for the completion of a Safe Routes to School Action Plan for Paradise Honor Schools in Surprise Arizona.

Background:

Transportation Alternative Non-Infrastructure Grant Funds – Safe Routes to School (SRTS) is federal program that promotes walking and bicycling to school through infrastructure improvements, enforcement, safety education, and incentives to encourage walking and bicycling to school. ADOT and MAG administer these federal funds to local communities to help develop SRTS programs to address barriers that may include traffic congestion and safety concerns.

Objective Analysis:

This grant will allow the City to bring in an outside consultant to evaluate pedestrian safety along highly publicized corridor and to help identify solutions to a pedestrian crossing and to provide design recommendations to decrease vehicle and pedestrian conflicts.

Policy Compliant:

This is compliant with the City of Surprise Strategic Plan under Strategy 1.4: IDENTIFY FUNDING SOURCES FOR TRANSPORTATION SYSTEM. Strategies: Review federal programs to identify potential federal funding opportunities for the City's transportation system projects.

Financial Impact:

If accepted the City will obligate \$4,742 in local funds in fiscal year 2022 for \$78,458 federal funds and a total projects amount of \$83,200.

Budget Impact:

These funds will be programmed through the budget process for fiscal year 2022.

FTE Impact:

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

ATTACHMENTS:

1. Paradise Honors SR2S Staff Report
 2. CC 2-18-20 (2)
-



COMMUNITY DEVELOPMENT

Date: February 18, 2020

To: Mayor and City Council

From: Martin Lucero, Transportation Planning Manager
martin.lucero@surpriseaz.gov, 623-222-3142
Chris Boyd, Community Development Director

Re: Transportation Alternative Non-Infrastructure Grant Funds –
Safe Routes to School Action Plan

Background

The City of Surprise in partnership with Paradise Honor Schools was awarded a Transportation Alternative Non-Infrastructure grant. This grants will help develop a Safe Routes to School Action Plan for the Paradise Honors Schools located at 175th Ave and Sweetwater Avenue, and Paradise Lane and Reems Road.

It is anticipated that the plans will outline a series of recommendations and next steps for each school site. The final product will consist of a report that identifies existing conditions, provides a walk and bike assessment and develops site-specific action plans that identify strategies with prioritized short and long term action steps.

The work proposed would be completed by MAG on behalf of the City utilizing the Federal funds to develop a SRTS study on behalf of Paradise Honor Schools.

Transportation Alternative Non-Infrastructure Grant Award

Fiscal Year	Project Name	Total Amount	Federal Match	Local Match
FY 22	SRTS Studies for Paradise Honors	\$83,200	78,457.60	\$ 4,742.40

Community Engagement

As part of each plan, the consultant team will hold a community outreach meeting, with P.T.A.s, neighborhood groups, and residents. These meetings will identify areas of focus for data research and site needs.

Discussion

The plan will assess the schools' travel environment, identify hazards and barriers to travel, identified solutions and improvements to encourage walking and biking, and established an action plan.

The items that could be completed as part of the City's or Paradise Honor School's annual maintenance budgets will be implemented as timing and funding needs allow. Additionally, the City will evaluate identified needs for future grants as they become available, to pay for projects that require additional design work or larger funding sources.

Projects within each SRTS plan address issues that affect the parent's decision to not allow their children to walk or bike to school and the safety of intersections and crossings.

Fiscal Implication

If accepted this project will be programed into the future FY2022 budget.

Recommendation

Respectfully request the Mayor and City Council accept and utilize the Transportation Alternative Non-Infrastructure funds for the completion of a Paradise Honor Schools Safe Routes to School Action Plan.

ATTACHMENTS:

1. PowerPoint Presentation



Paradise Honors Safe Route To School Plan City Council

Community Development, February 18, 2020

Safe Routes to School Action Plan

SRTS Tasks:

1. Kickoff
2. Assessment of Issues and Barriers
3. Surveys
4. Walking/Biking Audit and Neighborhood Meeting
5. Develop Draft Strategies and Action Steps



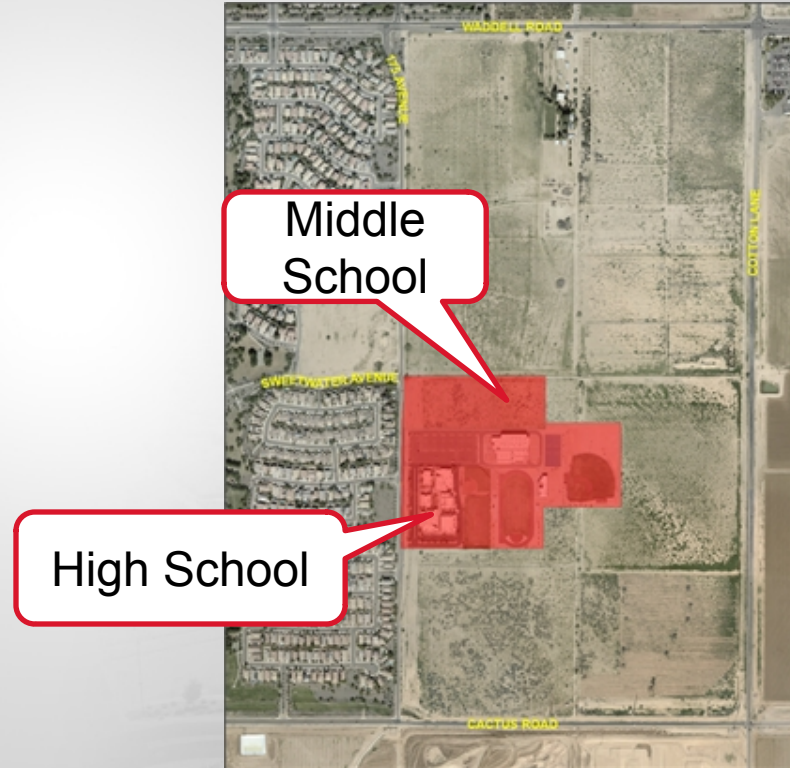
Safe Routes to School Action Plan

SRTS Tasks:

6. Action Plan
7. Draft Plan
8. Draft Plan Review
9. Finalize SRTS Plan Document



Paradise Honors School Sites





Project Details

Transportation Alternative Non-Infrastructure Grant Award

Federal Fiscal Year	City Fiscal Year	Project Name	Total Amount	Federal Match	Local Match
2023	2022	SRTS Studies for Paradise Honors	\$83,200	78,457.60	\$ 4,742.40



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: February 18, 2020

Contact Person: Chris Boyd, AD - BS DV & CD
ENF

Submitting Department: Community Development District: District 1

Staff Recommendations: None

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

Consideration and action pertaining to acceptance of a Dedication of Public Rights-of-Way from Fulton Homes Corporation for San Ysidro at 163rd Avenue.

Motion:

I move to accept a Dedication of Public Rights- of-Way from Fulton Homes Corporation for San Ysidro at 163rd Avenue.

Background:

The Right of Way being dedicated is for future road way improvements along San Ysidro.

Objective Analysis:

The City does not have sufficient right of way along San Ysidro. With the dedication, the City will be able to accommodate future right of way needs as development continues to occur and traffic increases.

Policy Compliant:

Approval of this item is in compliance with the Long Range Master Streets Plan.

Financial Impact:

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

Budget Impact:

There is currently no budgetary impact related to approval of this item. The City will plan for future roadway improvements and O&M.

FTE Impact:

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

ATTACHMENTS:

1. San Ysidro RW Fulton homes
 2. RW value for San Ysidro Fulton Homes
-

When Recorded Mail To:

City Clerk
City of Surprise
16000 N Civic Center Plaza
Surprise, AZ 85374

DEDICATION OF PUBLIC RIGHT-OF-WAY

GRANTOR: FULTON HOMES CORPORATION, an Arizona corporation

GRANTEE: City of Surprise, an Arizona municipal corporation (the "City")

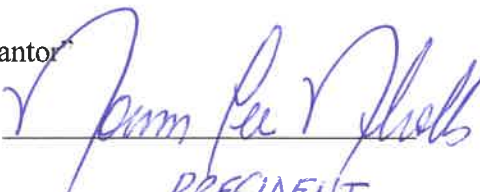
Grantor, for and in consideration of the sum of \$1.00 and other valuable consideration, receipt of which is hereby acknowledged, does hereby dedicate to the City for public right-of-way and utility use, fee title to the following described real property:

See Exhibit A attached hereto and incorporated herein by reference (the "Property")

The Grantor hereby binds itself and its successors to warrant and defend the title to the Property as against all acts of Grantor herein and none other.

DATED: 12-20 -, 2019.

"Grantor"

By: 

Its: PRESIDENT

ACCEPTED BY:

"City"

CITY OF SURPRISE, an Arizona
municipal corporation

By: _____
Skip Hall, Mayor

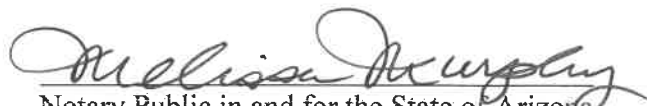
ATTEST:

Sherry Ann Aguilar, City Clerk

(ACKNOWLEDGMENTS)

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

This instrument was acknowledged before me on December 20, 2019,
by Norman L. Nicholls, as President, of FULTON HOMES CORPORATION, an Arizona
corporation.


Notary Public in and for the State of Arizona

My Commission Expires:

4-22-2020



STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

This instrument was acknowledged before me on _____, 2019,
by Skip Hall, the Mayor of the City of Surprise, an Arizona municipal corporation.

Notary Public in and for the State of Arizona

My Commission Expires:

Exhibit A
Legal Description of the Property

Tract D of the "Verdugo Master Plat" A Subdivision Located in a Portion of Section 7, Township 4 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, City of Surprise, Arizona, recorded in the official records of the Maricopa County Recorder at Book 1362 of Maps, Page 45.

Date: January 27, 2020

To: Finance

From: Lari Beth Kirkendall, Real Property Manager

Re: Fulton Homes Right of Way Valuation Sany Ysidro Road

The Value of the Right of Way associated with the Fulton Homes along San Ysidro is \$247,580.00.

The area being dedicated as right-of-way is 49,516 square feet. The value of the land is \$5.00/sq foot.



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: February 18, 2020

Contact Person: Chris Boyd, AD - BS DV & CD
ENF

Submitting Department: Community Development District: District 3

Staff Recommendations: None

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

Consideration and action pertaining to acceptance of a Dedication of Public Rights-of-Way from Moore Ranches, Inc. for Cactus Road between Cotton Lane and the Loop 303.

Motion:

I move to accept a Dedication of Public Rights-of-Way from Moore Ranches, Inc. for Cactus Road between Cotton Lane and Loop 303.

Background:

The Right of Way being dedicated is for future road way improvements along Cactus Road.

Objective Analysis:

The City does not have sufficient right of way along Cactus Road. With the dedication, the City will be able to accommodate future right of way needs as development continues to occur and traffic increases.

Policy Compliant:

Approval of this item is in compliance with the City of Surprise Strategic Plan, City Transportation Master Plan and the City's General Plan.

Financial Impact:

This item does not have a direct financial impact. However, all activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the City and the region.

Budget Impact:

There is currently no budgetary impact related to approval of this item. The City will plan for future O&M when the road and is in place and is accepted by the City.

FTE Impact:

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

ATTACHMENTS:

1. SE corner Cactus and Cotton Moore
2. RW value for Moore Ranches Cactus

When Recorded Mail To:

City Clerk
City of Surprise
16000 N Civic Center Plaza
Surprise, AZ 85374

DEDICATION OF PUBLIC RIGHT-OF-WAY

GRANTOR: Moore Ranches Inc., an Arizona corporation

GRANTEE: City of Surprise, an Arizona municipal corporation (the "City")

Grantor, for and in consideration of the sum of \$1.00 and other valuable consideration, receipt of which is hereby acknowledged, does hereby dedicate to the City fee title to the following described real property:

See Exhibit A attached hereto and incorporated herein by reference (the "Property")

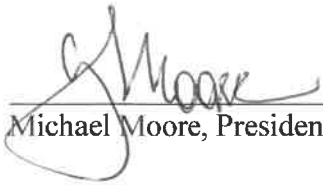
for public right-of-way and utility use.

The Grantor hereby binds itself and its successors to warrant and defend the title to the Property as against all acts of Grantor herein and none other.

DATED: 11th December, 2019.

"Grantor"

Moore Ranches Inc., an Arizona corporation


Michael Moore, President

ACCEPTED BY:

"City"

CITY OF SURPRISE, an Arizona
municipal corporation

By: _____
Skip Hall, Mayor

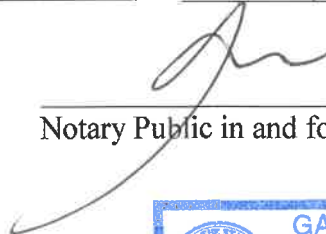
ATTEST:

Sherry Ann Aguilar, City Clerk

(ACKNOWLEDGMENTS)

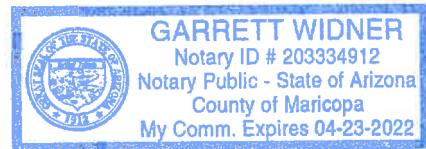
STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

This instrument was acknowledged before me on 11th December 2019,
by Michael Moore, as President, of Moore Ranches, Inc.


Notary Public in and for the State of Arizona

My Commission Expires:

4/23/2022



STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

This instrument was acknowledged before me on _____, 20__,
by Skip Hall, the Mayor of the City of Surprise, an Arizona municipal corporation.

Notary Public in and for the State of Arizona

My Commission Expires:

Exhibit A

(The Property)

That certain real property located in Maricopa County, Arizona, specifically described as follows:



Legal Description
Southeast Corner of Cotton Lane and Cactus Road to be dedicated as
Right of Way

Job No. 16-339

November 8, 2019

A portion of the North Half of Section 24, Township 3 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a brass cap flush at the Northwest corner of said Section 24, from which a MCDOT brass cap in handhole at the West quarter-corner bears South 0 degrees 24 minutes 11 seconds West, 2640.04 feet;

thence South 89 degrees 44 minutes 36 seconds East, 32.92 feet along the North line of section 24; thence South 0 degrees 15 minutes 24 seconds West, 33.00 feet, said point being 33 feet south of the north section line and 33 feet east of the west section line of section 24, to the POINT OF BEGINNING;

thence South 89 degrees 44 minutes 36 seconds East, 1261.51 feet, said point being 33 feet south of the north line of section 24; thence South 0 degrees 15 minutes 24 seconds West, 20.00 feet; thence North 89 degrees 44 minutes 36 seconds West, 1261.56 feet; thence North 0 degrees 24 minutes 11 seconds East, 20.00 feet to the POINT OF BEGINNING.

Containing an area of 0.5792 acres, more or less.

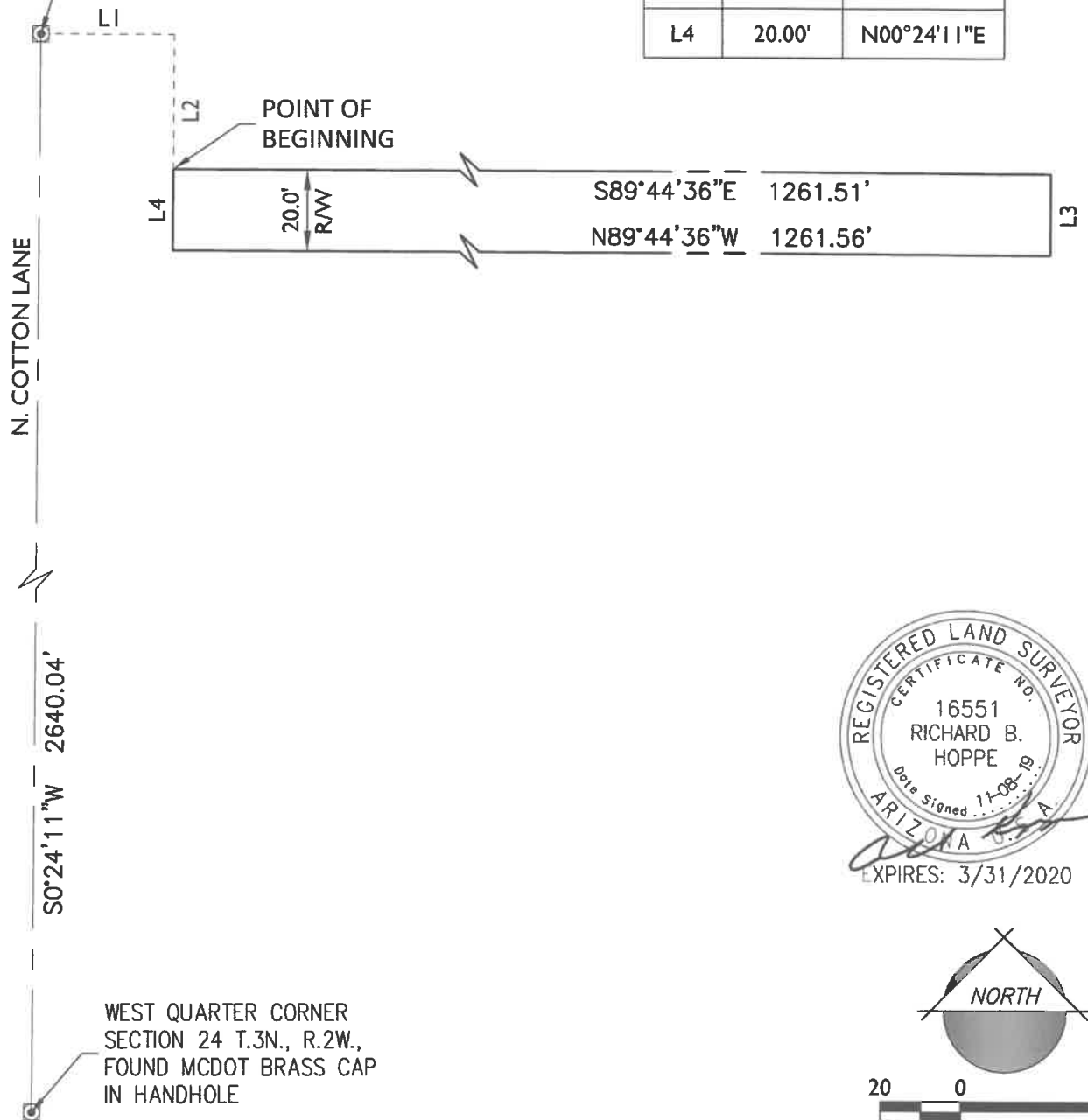
The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.



EPS Group, Inc. • 1130 N. Alma School Road, Suite 120 • Mesa, AZ 85201
Tel (480) 503-2250 • Fax (480) 503-2258

POINT OF COMMENCEMENT
NORTHWEST CORNER
SECTION 24 T.3N., R.2W.,
FOUND FLUSH CITY OF
SURPRISE BRASS CAP

LINE TABLE		
LINE	LENGTH	BEARING
L1	32.92'	S89°44'36"E
L2	33.00'	S00°15'24"W
L3	20.00'	S00°15'24"W
L4	20.00'	N00°24'11"E



16-339

SEC N COTTON LN AND W CACTUS RD RIGHT-OF-WAY

TOLL AT PRASADA



Date: January 27, 2020

To: Finance

From: Lari Beth Kirkendall, Real Property Manager

Re: Moore Ranches Right of Way Valuation Cactus Road

The Value of the Right of Way associated with the Moore Ranches Property along Cactus is \$126,145.00.

The area being dedicated as right-of-way is 25229 square feet. The value of the land is \$5.00/sq foot.



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: February 18, 2020 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 1
Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to approval of the Final Master Plat entitled, “Rio Rancho Estates Parcels 1A.1, 1A.2, 2A, 2B, 3A, & 3B” and dated November 18, 2019, an approximately 151.13 acre property located in the Rio Rancho Estates Planned Unit Development (“PUD”).

Motion:

I move to approve the Final Master Plat entitled, “Rio Rancho Estates Parcels 1A.1, 1A.2, 2A, 2B, 3A, & 3B” and dated November 18, 2019.

Background:

Goodwin and Marshall, Inc., on behalf of Klondike Land Portfolio, seeks approval of a Master Final Plat to provide six (6) parcels for residential development, one (1) parcel for a water campus, one (1) parcel for a well site, and interior collector street Rights-Of-Way (“ROW”). Final residential plats for Parcels 1A.1, 1A.2, 2A, 2B, 3A and 3B will be heard by the City Council subsequently.

Objective Analysis:

The proposed Master Final Plat will provide 137.45 acres Residential development, 11.77 acres for rights-of-way, 1.10 acres for a water campus, 0.17 acres for a well site, and 0.65 acres for open space.

Policy Compliant:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential uses such as that proposed.

Financial Impact:

This item does not have a direct financial impact, however all activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

1. SR - FS18-517 - Rio Rancho North MFP - CC Staff Report - 021820
 2. 01 - FS18-517 - Rio Rancho North MFP - Vicinity - 021820
 3. 02 - FS18-517 - Rio Rancho North MFP - Plat - 021820
 4. 03 - FS18-517 - Rio Rancho North MFP - Landscape - 021820
 5. 04 - FS18-517 - Rio Rancho North MFP - CC PowerPoint - 021820
 6. RW value FS18-517 Master Plat of Rio Rancho Estates Parcels 1A1 1A2 2A 2B 3A 3B
-

FINAL PLAT

REPORT TO THE MAYOR AND CITY COUNCIL

Case: FS18-517

Project Name: Master Final Plat for Rio Rancho Estates North

Council District: 1 – Acacia

Meeting Date: February 18, 2020

Planner: Hobart Wingard, Planner II

Owner: Klondike Land Portfolio

Applicant: Goodwin and Marshall, Inc.

Request: Master Final Plat approval for Rio Rancho Estates North within the Rio Rancho Estates Planned Unit Development (“PUD”).

Site Location: Generally, on the northwest corner of Happy Valley Road and 183rd Avenue within the Rio Rancho Estates PUD.

Site Size: Approximately 151.13 acres

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

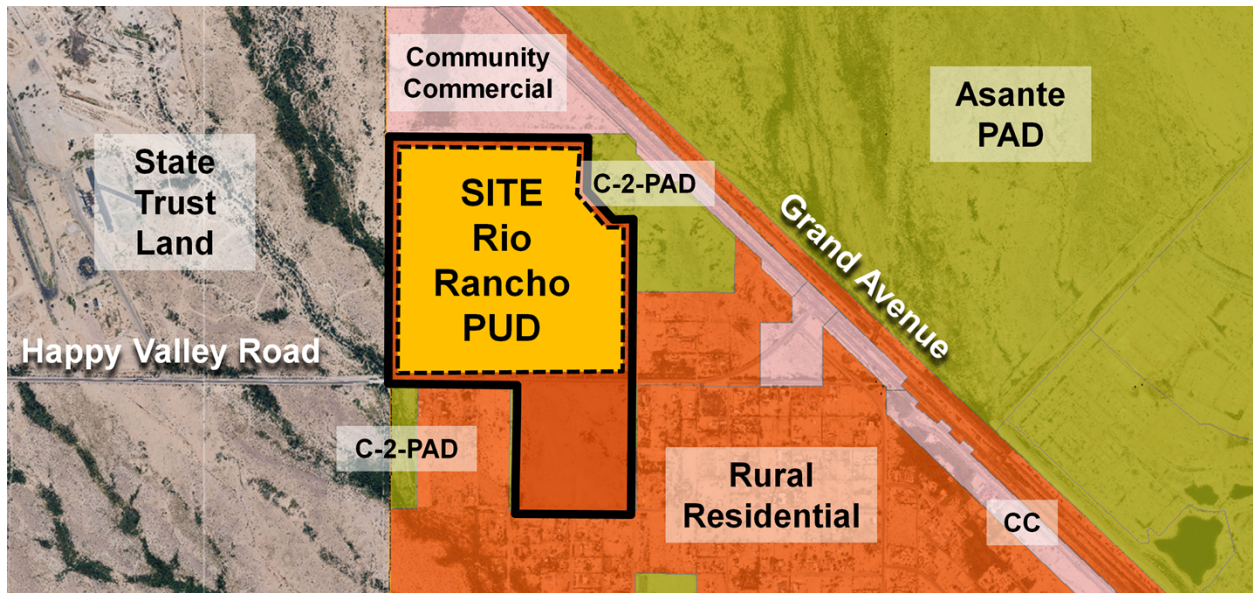
Support/Opposition: None received by staff

PROJECT DESCRIPTION:

Goodwin and Marshall, Inc., on behalf of Klondike Land Portfolio, seeks approval of a Master Final Plat to provide six (6) parcels for residential development, one (1) parcel for a water campus, one (1) parcel for a well site, and Interior collector street Rights-Of-Way (“ROW”). Final residential plats for Parcels 1A.1, 1A.2, 2A, 2B, 3A and 3B will be heard by the City Council subsequently.

EXISTING ZONING:

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



State Trust Land	Community Commercial (CC)	Community Commercial (CC-PAD)
State Trust Land	Rio Rancho Estates PUD (MDR and LDR)	Community Commercial (CC-PAD)
State Trust Land	Rural Residential (RR)	Rural Residential (RR)

BACKGROUND:

April 12, 2001: The subject parcels were annexed into the City of Surprise by the Mayor and City Council under Ordinance 01-04.

April 12, 2001: The Mayor and City Council approved a PAD for Rio Rancho Estates under Case PAD00-035.

January 27, 2005: The Mayor and City Council approved a PAD Amendment for Rio Rancho Estates under Case PADA04-201.

December 19, 2017: The Mayor and City Council approved a Preliminary Plat for Rio Rancho Estates under case FS17-259.

October 3, 2018: The applicant submitted for a Master Final Plat for Rio Rancho North, under Case FS18-517, the subject case.

ANALYSIS AND DISCUSSION:

Goodwin and Marshall, Inc., on behalf of Klondike Land Portfolio, seek approval of a Master Final Plat to provide:

- 28.71 acres for Parcel 1A.1
 - Zoned Medium Density Residential (RM-9-PUD)
- 14.17 acres for Parcel 1A.2
 - Zoned Medium Density Residential (RM-6-PUD)
- 17.31 acres for Parcel 2A
 - Zoned Medium Density Residential (RM-6-PUD)
- 25.20 acres for Parcel 2B
 - Zoned Medium Density Residential (RM-9-PUD)
- 29.68 acres for Parcel 3A
 - Zoned Medium Density Residential (R1-5-PUD)
- 22.38 acres for Parcel 3B
 - Zoned Medium Density Residential (RM-6-PUD)
- 11.77 acres for ROW
- 0.65 acres for openspace (Tract A)
- 1.10 acres for a water campus (Tract B)
- 0.17 acres for well site (Tract C)
- **151.13 Total Acres**

Final residential Plats for the residential parcels will be heard by the City Council subsequently.

UTILITY AND SERVICES TABLE:

Electric:	APS
Water:	Beardsley
Wastewater:	City of Surprise
Internet:	Cox/Century Link
Refuse:	City of Surprise
Natural Gas:	SWG

CONFORMANCE WITH ADOPTED PLANS:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area which supports residential uses such as that proposed.

90 **REVIEWING AGENCIES:**

91 All City reviewing departments have reviewed the request and expressed no objections.
92 The subject Master Final Plat was also routed to the standard external reviewing
93 agencies, which provided no other comments.

94

95 **SUMMARY:**

96 Staff believes the proposed Master Final Plat is consistent with the manner and intent of the
97 Neighborhood Character Area in which it occupies. Approval will allow the site to be
98 developed in accordance with the requirements of the City of Surprise.

99

100 **FINDINGS:**

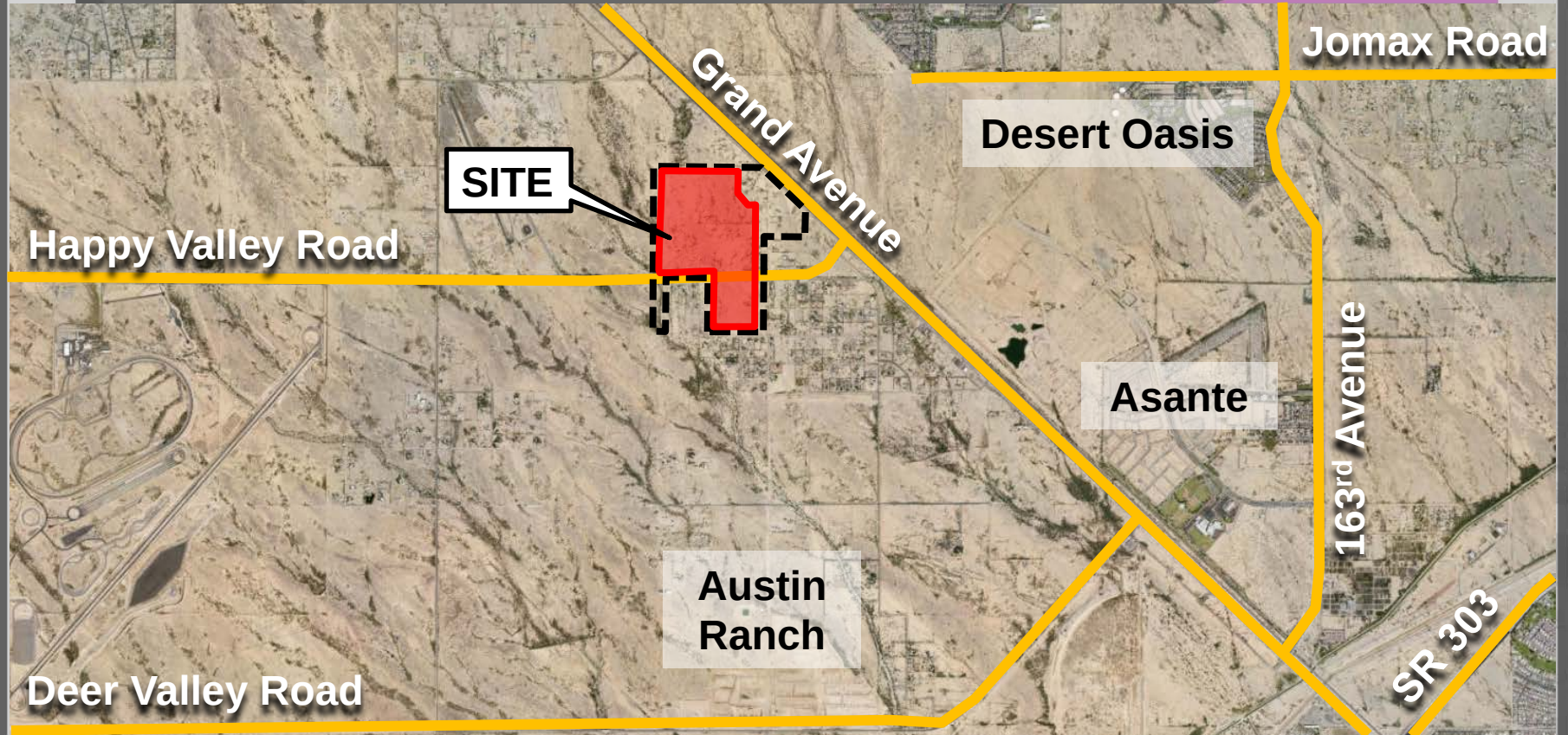
- 101 • The proposed Master Final Plat demonstrates compliance with the General Plan.
- 102 • The proposed Master Final Plat demonstrates compliance with the Rio Rancho
103 Estates PUD.
- 104 • The reviewing agencies have indicated no objections to the request.

105

106 **ATTACHMENTS:**

- 107 01 - Vicinity Maps
- 108 02 - Master Final Plat
- 109 03 - Landscape Plans
- 110 04 - PowerPoint

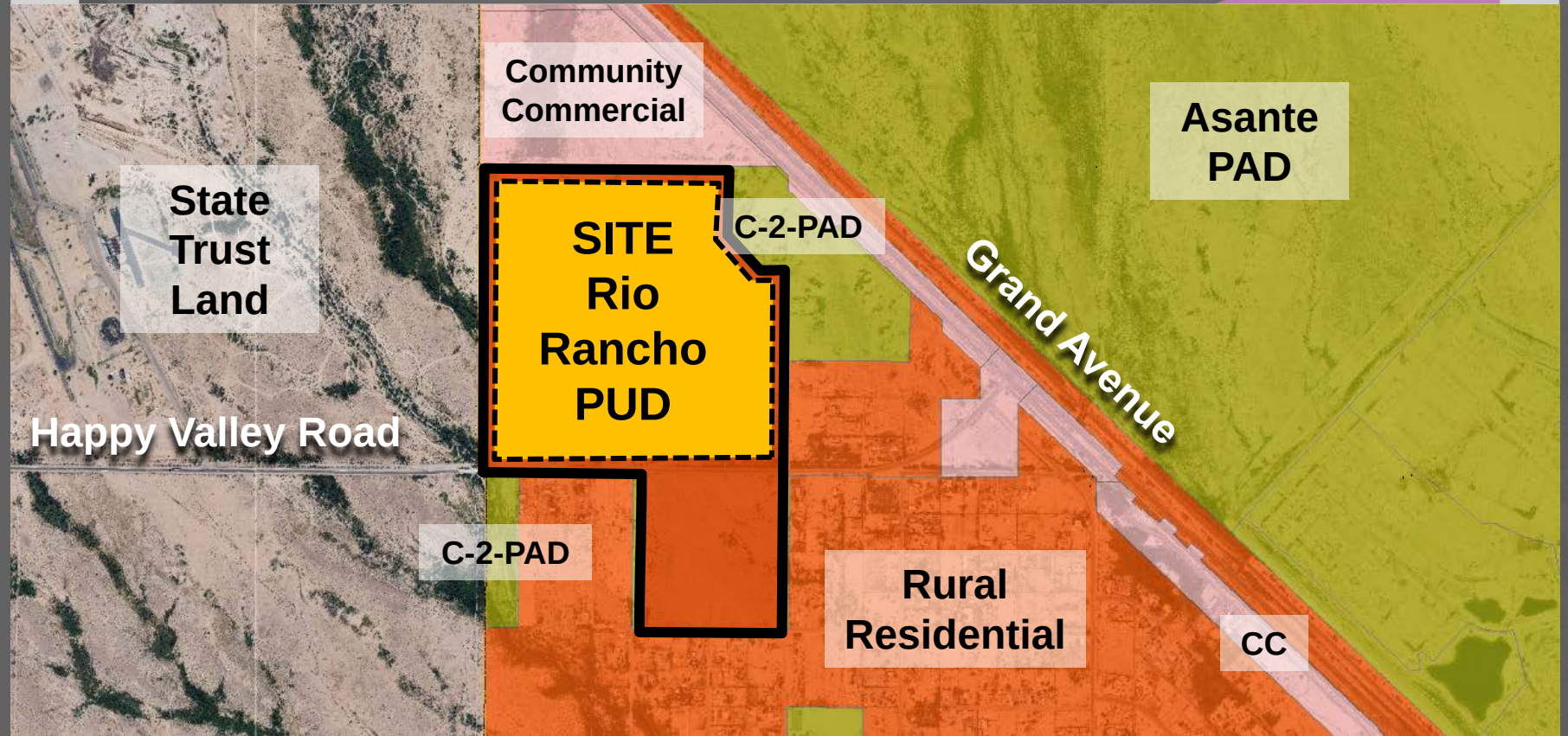
VICINITY MAP



VICINITY MAP



SURROUNDING ZONING



DEDICATION

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS:

THAT FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, AS OWNER, DOES HEREBY PUBLISH THIS MASTER PLAT OF "RIO RANCHO ESTATES PARCELS 1A.1, 1A.2, 2A, 2B, 3A, & 3B" SURPRISE, ARIZONA A REPLAT OF RIO RANCHO ESTATES PARCEL 5 AS RECORDED IN BOOK 888 OF MAPS, PAGE 24 OF THE MARICOPA COUNTY RECORDER AND BEING SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3 AND THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THE PLAT OF SAID "RIO RANCHO ESTATES PARCELS 1A.1, 1A.2, 2A, 2B, 3A, & 3B" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF SURPRISE FOR USE, AS SUCH, THE STREETS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN.

OWNER, HEREBY DEDICATES TO THE CITY THE RIGHTS-OF-WAY AS SHOWN HEREON.

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

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

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

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

ALL IMPROVEMENTS FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY THE OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE, SHALL BE DEEMED TO HAVE BEEN DEDICATED BY THE 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 FORMAL COUNCIL ACTION.

THE EASEMENTS GRANTED WITHIN THIS DEDICATION AS 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 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.

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.

OWNERS HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL EXCLUSIVE EASEMENT OVER, UNDER, UPON AND ACROSS ALL AREAS DESIGNATED ON THE PLAT AS SEWER LINES AND MANHOLES FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING THE SEWER LINES AND MANHOLES.

TRACT A IS HEREBY DEDICATED TO A FUTURE HOMEOWNER'S ASSOCIATION AND ARE DECLARED FOR THE SPECIFIC USES IDENTIFIED ON THE TRACT SUMMARY TABLE PROVIDED HEREIN ON PAGE 2 OF THIS MASTER PLAT AND SUBJECT TO THE EASEMENTS DEDICATED TO THE CITY OF SURPRISE.

TRACTS B & C WILL BE OWNED BY THE OWNER OF SAID TRACTS AND ARE DECLARED FOR THE SPECIFIC USES IDENTIFIED ON THE TRACT SUMMARY TABLE PROVIDED HEREIN ON PAGE 2 OF THIS MASTER PLAT AND SUBJECT TO THE EASEMENTS DEDICATED TO THE CITY OF SURPRISE.

IN WITNESS WHEREOF:
FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED TO BY THE SIGNATURES OF THE UNDERSIGNED MEMBER REPRESENTATIVES DULY AUTHORIZED THIS _____ DAY OF _____, 2019.

FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION

BY: _____
TOM BURLESON, REGION PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 2019 BEFORE ME, THE UNDERSIGNED TOM BURLESON, PERSONALLY APPEARED, WHO ACKNOWLEDGED HIMSELF TO BE THE REGION PRESIDENT OF FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION 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 _____

MASTER PLAT
OF
"RIO RANCHO ESTATES PARCELS 1A.1, 1A.2, 2A, 2B, 3A, & 3B"
SURPRISE, ARIZONA

A REPLAT OF RIO RANCHO ESTATES PARCEL 5 AS RECORDED IN BOOK 888 OF MAPS, PAGE 24 OF THE MARICOPA COUNTY RECORDER AND BEING SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3 AND THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the Southwest Quarter of Section 3 and the Northwest Quarter of Section 10, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

BEGINNING at a found 1/2" rebar with cap stamped "RLS #38863" for the Southwest corner of said Section 3,

THENCE North 00 deg. 09 min. 08 sec. West (Basis of Bearings) along the West line of the Southwest Quarter of said Section 3, a distance of 2631.54 feet to a found 3" Maricopa County Department of Transportation brass cap on concrete base for the West Quarter corner of said Section 3,

THENCE South 89 deg. 46 min. 33 sec. East along the North line of the Southwest Quarter of said Section 3, a distance of 2137.51 feet, from which a found 2" Maricopa County Aluminum cap on bar for the East Quarter corner of said Section 3 bears South 89 deg. 46 min. 33 sec. East ~ 3130.52 feet,

THENCE South 01 deg. 01 min. 16 sec. West departing said North line, a distance of 545.88 feet,

THENCE South 43 deg. 22 min. 03 sec. West, a distance of 49.90 feet,

THENCE South 46 deg. 37 min. 57 sec. East, a distance of 403.84 feet to a Point of Curvature of a circular curve to the left, having a radius of 70.00 feet, a central angle of 44 deg. 29 min. 10 sec., and being subtended by a chord which bears South 68 deg. 52 min. 32 sec. East ~ 53.00 feet,

THENCE in a southeasterly along said curve to the left, a distance of 54.35 feet,

THENCE North 88 deg. 52 min. 56 sec. East tangent to said curve, a distance of 193.35 feet to the East line of the Southwest Quarter of said Section 3, from which a found 2" Maricopa County Aluminum cap on bar for the North Quarter corner of said Section 3 bears North 00 deg. 12 min. 58 sec. East ~ 3049.48 feet,

THENCE South 00 deg. 12 min. 58 sec. West along said East line, a distance of 1760.38 feet to the South Quarter corner of said Section 3,

THENCE South 00 deg. 22 min. 29 sec. West along the East line of the Northwest Quarter of said Section 10, a distance of 87.58 feet,

THENCE North 89 deg. 37 min. 31 sec. West departing said East line, a distance of 40.00 feet,

THENCE North 44 deg. 40 min. 57 sec. West, a distance of 42.38 feet,

THENCE North 89 deg. 44 min. 22 sec. West being 57.50 feet South of and parallel with the North line of the Northwest Quarter of said Section 10, a distance of 138.89 feet,

THENCE North 82 deg. 53 min. 48 sec. West, a distance of 20.98 feet,

THENCE North 89 deg. 44 min. 22 sec. West being 55.00 feet South of and parallel with the North line of the Northwest Quarter of said Section 10, a distance of 372.07 feet,

THENCE South 45 deg. 15 min. 38 sec. West, a distance of 42.43 feet,

THENCE North 89 deg. 44 min. 22 sec. West being 85.00 feet South of and parallel with the North line of the Northwest Quarter of said Section 10, a distance of 27.50 feet,

THENCE South 00 deg. 15 min. 38 sec. West, a distance of 4.50 feet,

THENCE North 89 deg. 44 min. 22 sec. West being 89.50 feet South of and parallel with the North line of the Northwest Quarter of said Section 10, a distance of 27.50 feet,

THENCE North 42 deg. 53 min. 32 sec. West, a distance of 43.86 feet,

THENCE North 89 deg. 44 min. 22 sec. West being 59.50 feet South of and parallel with the North line of the Northwest Quarter of said Section 10, a distance of 138.86 feet,

THENCE North 82 deg. 53 min. 48 sec. West, a distance of 20.98 feet,

THENCE North 89 deg. 44 min. 22 sec. West being 55.00 feet South of and parallel with the North line of the Northwest Quarter of said Section 10, a distance of 431.74 feet,

THENCE North 00 deg. 30 min. 00 sec. East along said West line, a distance of 55.00 feet to a found 1" iron pipe for the South 16th corner of said Section 3,

THENCE North 89 deg. 44 min. 22 sec. West along the South line of the Southwest Quarter of said Section 3, a distance of 1308.11 feet to the POINT OF BEGINNING, containing 6,583,112 square feet or 151.127 acres of land, more or less.

100 YEAR ASSURED WATER SUPPLY

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

27-401762-0000 MAY 08, 2008
CERTIFICATE NUMBER DATE

SHEET INDEX

SHEET 1	COVER
SHEET 2	LOT SUMMARY TABLE, LEGAL DESCRIPTION, RECORD DOCUMENT, MONUMENT NOTES, LEGEND, CURVE AND LINE TABLE, AND DETAILS
SHEET 3-4	TYPICAL PLAT PLAN SHEETS

RELEASE OF LIABILITY

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

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

OWNER HEREBY 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.

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. NO STRUCTURE OF ANY KIND MAY BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT.

2. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN THE SEWER AND WATER EASEMENT EXCEPT WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING AND/OR PAVING NOR ANY PLANTING EXCEPT GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, SHRUBS, AND GROUND COVER THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.

3. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING.

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

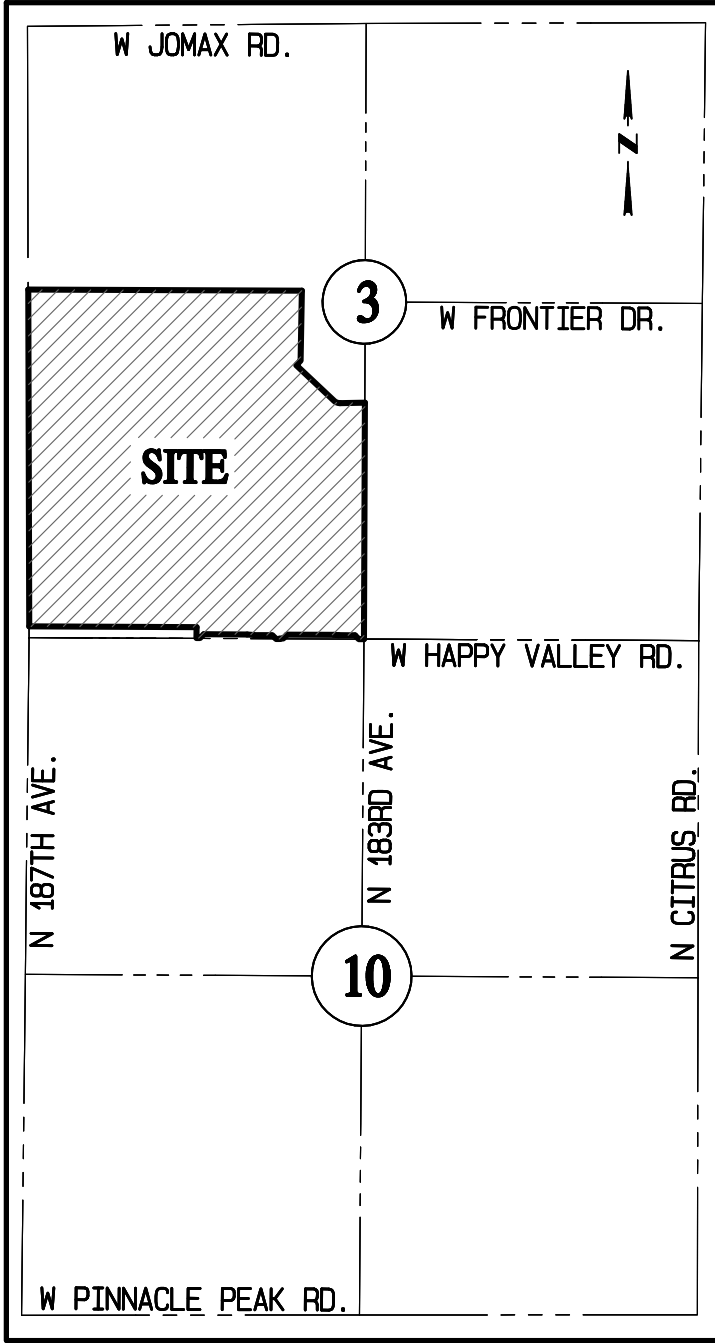
5. NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.

6. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "AE & X", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1205L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, AND ZONE "A" ON LOMR CASE NO. 15-09-0663P, WITH A EFFECTIVE DATE OF MARCH 10, 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.

7. IN ACCORDANCE WITH A.R.S. SS 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.

8. PURSUANT TO A.R.S. SS 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.

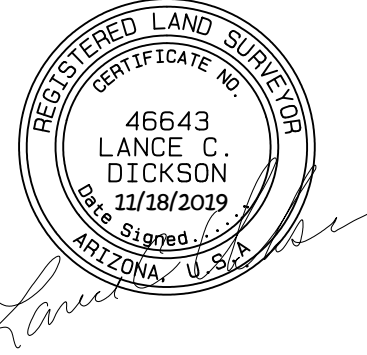
9. THIS MASTER PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE RIO RANCHO ESTATES PRELIMINARY PLAT, APPROVED OCTOBER 16, 2018 UNDER CASE FS18-071.



VICINITY MAP
N. T. S.

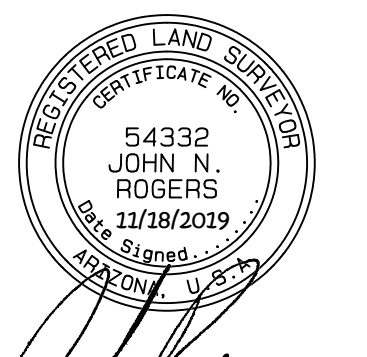
SURVEYOR'S STATEMENT

I, LANCE C. DICKSON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION AND THE SURVEY IS TRUE AND COMPLETE AS SHOWN, MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS, ALL MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN, THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



BY: LANCE C. DICKSON, R.L.S. #46643
ARIZONA SURVEYING AND MAPPING
2440 W. MISSION, SUITE 4
PHOENIX, ARIZONA 85021
(602) 246-9919

I, JOHN N. ROGERS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, DO HEREBY DECLARE THAT THE INTERNAL LOT AND TRACT LINES, EASEMENTS, RIGHTS-OF-WAY, AND OTHER CALCULATIONS OTHER THAN PROPERTY BOUNDARY, WERE PROPERLY PREPARED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE STATE OF ARIZONA.



BY: JOHN N. ROGERS, R.L.S. #54332
GOODWIN AND MARSHALL, INC.
2705 S. ALMA SCHOOL RD., SUITE 2
CHANDLER, ARIZONA 85286
(602) 218-7285

NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE, EXPRESS OR IMPLIED.

APPROVALS

DATA ON THIS PLAT REVIEWED AND APPROVED THIS DAY _____ OF _____, 2019, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED BY: _____ DATE: _____
CITY ENGINEER

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA, THIS DAY _____ OF _____, 2019.

APPROVED BY: _____ DATE: _____
MAYOR

ATTESTED BY: _____ DATE: _____
CLERK

PREPARED NOVEMBER 2019 SHEET 1 OF 4

PREPARED BY:

SURVEYED BY:

GOODWIN &
MARSHALL
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS



2705 South Alma School Road, Suite 2
Chandler, Arizona 85286
(602) 218-7285

2440 W. Mission, Suite 4
Phoenix, Arizona 85021
(602) 246-9919

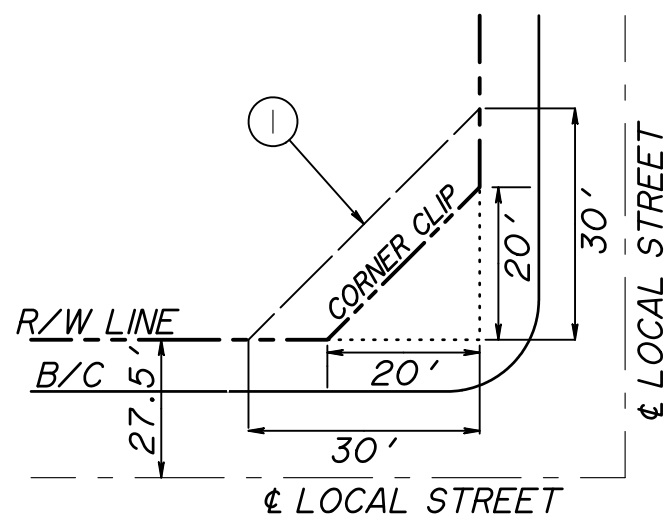
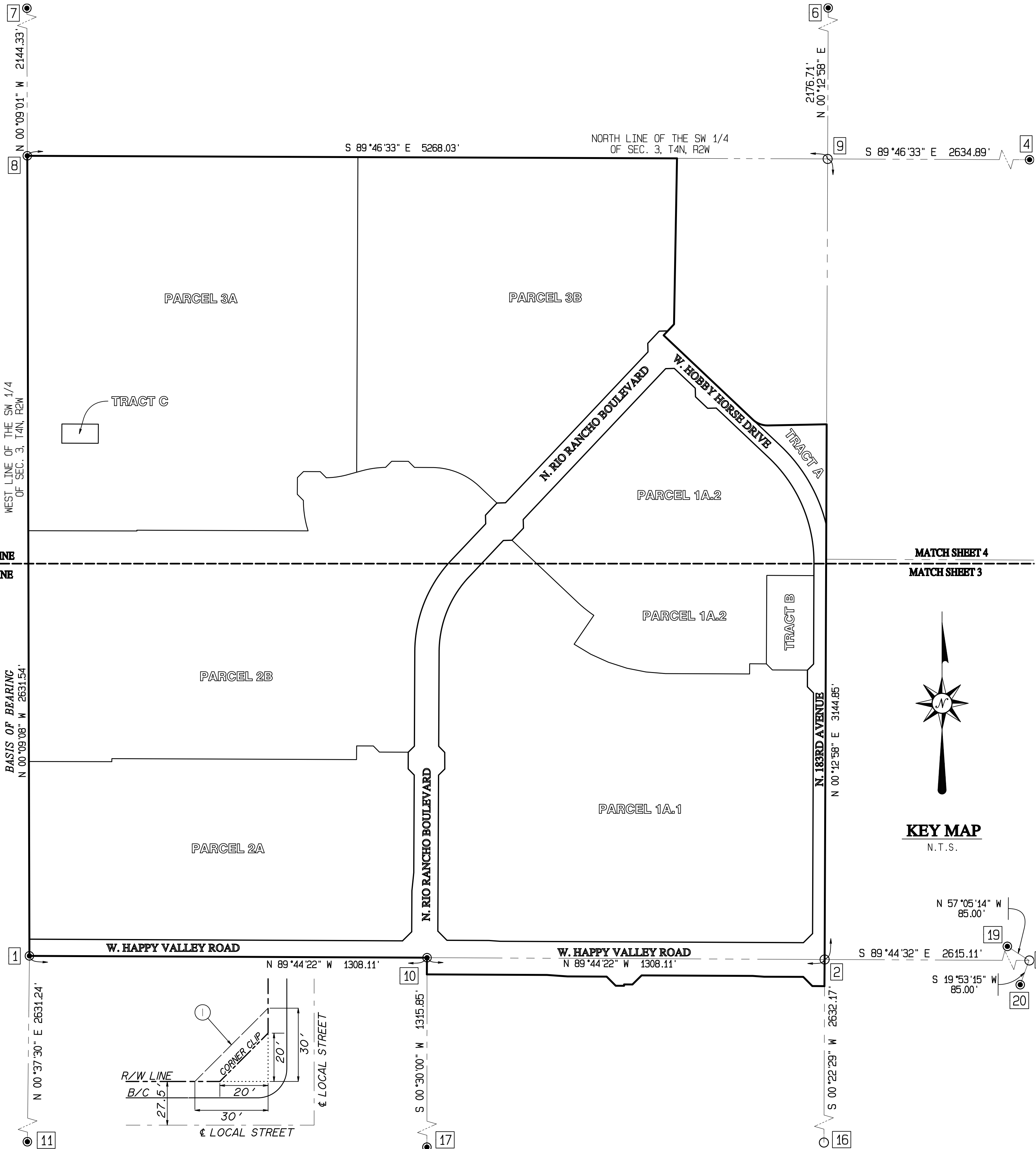
OWNER:

FORESTAR (USA) REAL
ESTATE GROUP INC.
20410 NORTH 19TH AVENUE
SUITE 100
PHOENIX, ARIZONA 85027
(480) 368-2357

"RIO RANCHO ESTATES PARCELS 1A.1, 1A.2, 2A, 2B, 3A, & 3B"

CASE NO. FS18-517

W:\10692A - Rio Rancho\COGO\MASTER PLAT\NORTH.pro Plotted: Mon Nov 18 10:30:09 2019



NOTE:
1. J DETAIL PERTAINS TO ALL LOCAL UNCONTROLLED INTERSECTIONS.
2. J ARTERIAL STREET INTERSECTIONS SHOWN PER C.O.S. STANDARD DETAIL 4-01.
① = 30' X 30' UNOBSTRUCTED VIEW EASEMENT

TYPICAL U.V.E. DETAIL FOR LOCAL STREETS PER C.O.S. DETAIL 4-02
N.T.S.

MONUMENT NOTES

- 1 FOUND 1/2" REBAR RLS# 38863 LOCALLY ACCEPTED AS THE SOUTHWEST CORNER OF SECTION 3,T4N, R2W, SHOWN IN LAND DIVISION SURVEY BOOK 1110, PAGE 49, M.C.R.
- 2 CALCULATED POSITION OF THE SOUTH QUARTER CORNER OF SECTION 3, T4N, R2W PER BOOK 888 OF MAPS, PAGE 24, M.C.R. MAG STD. DTL. TYPE "A" WILL BE SET AFTER FINAL IMPROVEMENTS TO WEST HAPPY VALLEY ROAD ARE IN PLACE
- 3 CALCULATED POSITION OF SOUTHEAST CORNER OF SECTION 3, T4N, R2W BASED ON REFERENCE MONUMENTS PER PLSS SUBDIVISION MAP BOOK 1029 OF SURVEYS, PAGE 48, M.C.R.
- 4 FOUND 2" MARICOPA COUNTY ALUMINUM CAP ON BAR AT THE EAST QUARTER CORNER OF SECTION 3, T4N, R2W RLS# 35832 DATED 2004
- 6 FOUND 2" MARICOPA COUNTY ALUMINUM CAP ON BAR AT THE NORTH QUARTER CORNER OF SECTION 3, T4N, R2W RLS# 35832 DATED 2004
- 7 FOUND 3" MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HANDHOLE AT THE NORTHWEST CORNER OF SECTION 3, T4N, R2W
- 8 FOUND 3" MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN CONCRETE BASE AT THE WEST CORNER OF SECTION 3, T4N, R2W
- 9 CALCULATED CENTER OF SECTION 3, T4N, R2W
- 10 FOUND 1" IRON PIPE AT THE SOUTH 16TH CORNER OF THE SOUTHWEST QUARTER OF SECTION 3, T4N, R2W ALSO THE INTERSECTION OF RIO RANCHO BLVD. AND HAPPY VALLEY ROAD, ALSO FOUND 1/2" REBAR 3.96 FEET SOUTH
- 11 FOUND 2" MARICOPA COUNTY ALUMINUM CAP ON BAR AT THE WEST QUARTER CORNER OF SECTION 10, T4N, R2W RLS# 35832 DATED 2004
- 16 CALCULATED CENTER OF SECTION 10, T4N, R2W
- 17 FOUND 1/2" REBAR WITH RLS# 38863
- 19 FOUND ALUMINUM CAPPED IRON ROD DATED, 2004 RLS# 35832
- 20 FOUND 5/8" REBAR

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	70.00'	54.35'	44°29'10"	S68°52'32"E	53.00'
C2	327.50'	101.67'	17°47'13"	N08°49'50"W	101.26'
C3	272.50'	70.18'	14°45'22"	N82°00'19"E	69.99'
C4	327.50'	80.59'	14°05'59"	N81°40'38"E	80.39'
C5	227.50'	171.31'	43°08'42"	S68°12'12"E	167.29'
C6	440.00'	69.39'	9°02'07"	S51°08'54"E	69.31'
C7	440.00'	331.05'	43°06'31"	N21°48'54"E	323.30'
C8	360.00'	270.86'	43°06'31"	N21°48'54"E	264.52'
C9	527.50'	305.22'	33°09'08"	S30°03'23"E	300.98'
C10	472.50'	386.35'	46°50'55"	S23°12'30"E	375.67'
C11	500.00'	408.83'	46°50'55"	N23°12'30"W	397.54'
C12	400.00'	300.96'	43°06'31"	S21°48'54"W	293.91'

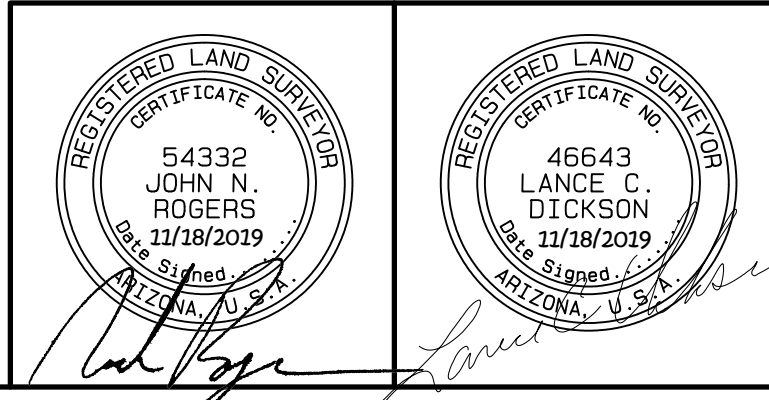
LEGEND	
●	FOUND MONUMENT AS NOTED
•	SET CORNER OF THIS PLAT PER MAG. STD. DTL. 120 TYPE "C"
○	SET BRASS CAP FLUSH PER MAG. STD. DTL. 120 TYPE "B"
○	CALCULATED POINT, NOTHING FOUND AND NOTHING SET
(M)	MEASURED
(R)	RECORD
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
MCR	MARICOPA COUNTY RECORDS
BK.	BOOK
PG.	PAGE
—	PLAT BOUNDARY LINE
---	RIGHT-OF-WAY LINE
----	EASEMENT LINE
----	SECTION LINE
----	CENTER LINE
----	MATCH LINE

TRACT SUMMARY TABLE			
TRACT	AREA (ACRES)	USAGE	MAINTENANCE RESPONSIBILITY
A	0.649 AC	OPEN SPACE	HOA
B	1.099 AC	WATER CAMPUS	OWNER
C	0.174 AC	WELL SITE	OWNER
	1.922 AC.	SUB-TOTAL	
PARCEL			
IA.1	28.702 AC.	RESERVED FOR FUTURE DEVELOPMENT	OWNER
IA.2	14.173 AC.	RESERVED FOR FUTURE DEVELOPMENT	OWNER
2A	17.305 AC.	RESERVED FOR FUTURE DEVELOPMENT	OWNER
2B	25.196 AC.	RESERVED FOR FUTURE DEVELOPMENT	OWNER
3A	29.680 AC.	RESERVED FOR FUTURE DEVELOPMENT	OWNER
3B	22.383 AC.	RESERVED FOR FUTURE DEVELOPMENT	OWNER
	137.439 AC.	SUB-TOTAL	
	139.361 AC.	TOTAL	

SITE SUMMARY TABLE		
GROSS AREA	151.127 ACRES	6,583,112 SQ. FT.
AREA OF PUBLIC STREETS	11.766 ACRES	512,529 SQ. FT.
NET ACREAGE (GROSS AREA MINUS PUBLIC STREETS)	139.361 ACRES	6,070,583 SQ. FT.
AREA OF TRACTS	1.922 ACRES	83,717 SQ. FT.
AREA OF PARCELS	137.439 ACRES	5,986866 SQ. FT.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S43°22'03"W	49.90'
L2	N89°37'31"W	40.00'
L3	N44°40'57"W	42.38'
L4	N82°53'48"W	20.98'
L5	S45°15'38"W	42.43'
L6	N89°44'22"W	27.50'
L7	S00°15'38"W	4.50'
L8	N89°44'22"W	27.50'
L9	N42°53'32"W	43.86'
L10	N82°53'48"W	20.98'
L11	N00°30'00"E	55.00'
L12	N00°13'27"E	10.00'
L13	N00°15'38"E	45.00'
L14	S89°44'22"E	55.00'
L15	S44°44'22"E	28.28'
L16	S89°44'22"E	95.00'
L17	N00°13'27"E	2.45'
L18	N44°46'40"W	28.29'
L19	N00°13'27"E	55.00'
L20	N45°13'27"E	28.28'
L21	S89°46'33"E	55.00'
L22	S44°49'05"E	28.26'
L23	N74°37'38"E	48.00'
L24	N45°03'50"E	28.36'
L25	S89°46'33"E	55.00'
L26	S44°46'33"E	28.28'
L27	S89°46'33"E	57.99'
L28	S46°37'51"E	79.75'
L29	S34°20'02"W	115.00'
L30	S58°58'07"E	63.95'
L31	S65°34'25"E	63.95'
L32	S72°10'44"E	63.95'
L33	S78°47'02"E	63.95'
L34	S85°19'13"E	64.16'
L35	N00°15'38"E	33.53'
L36	S89°44'22"E	55.00'
L37	S44°45'16"E	28.28'
L38	S89°46'10"E	115.39'
L39	N45°15'38"E	42.43'
L40	N44°44'22"W	42.43'
L41	N00°15'38"E	144.86'
L42	N07°06'41"E	50.30'
L43	N44°44'23"W	28.28'
L44	N00°15'39"E	55.00'
L45	N45°15'38"E	28.28'
L46	N45°15'39"E	28.28'
L47	N00°15'38"E	55.00'
L48	N44°44'23"W	28.28'
L49	N01°37'51"W	28.28'
L50	N43°22'09"E	55.00'
L51	N88°22'09"E	28.28'
L52	N88°22'09"E	28.28'
L53	N43°22'09"E	55.00'
L54	N01°37'51"W	28.28'
L55	N01°37'54"W	28.28'
L56	N43°22'03"E	55.00'
L57	N88°22'06"E	28.28'
L58	S46°37'57"E	95.00'
L59	S01°37'54"E	28.28'
L60	S46°37'57"E	55.00'
L61	N88°22'06"E	28.28'
L62	S45°13'24"W	28.28'
L63	S00°12'58"W	55.00'
L64	S44°46'36"E	28.29'
L65	S45°14'18"W	42.41'
L66	N82°53'48"W	20.52'
L67	N89°43'35"W	188.71'
L68	N88°07'44"E	28.17'

PREPARED NOVEMBER 2019 SHEET 2 OF 4



PREPARED BY:

GOODWIN & MARSHALL

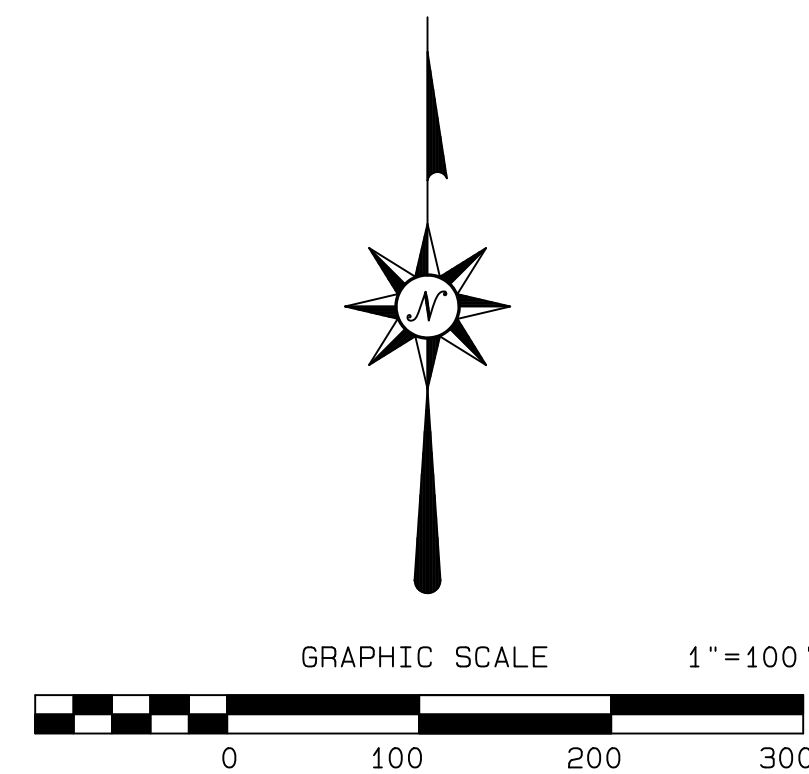
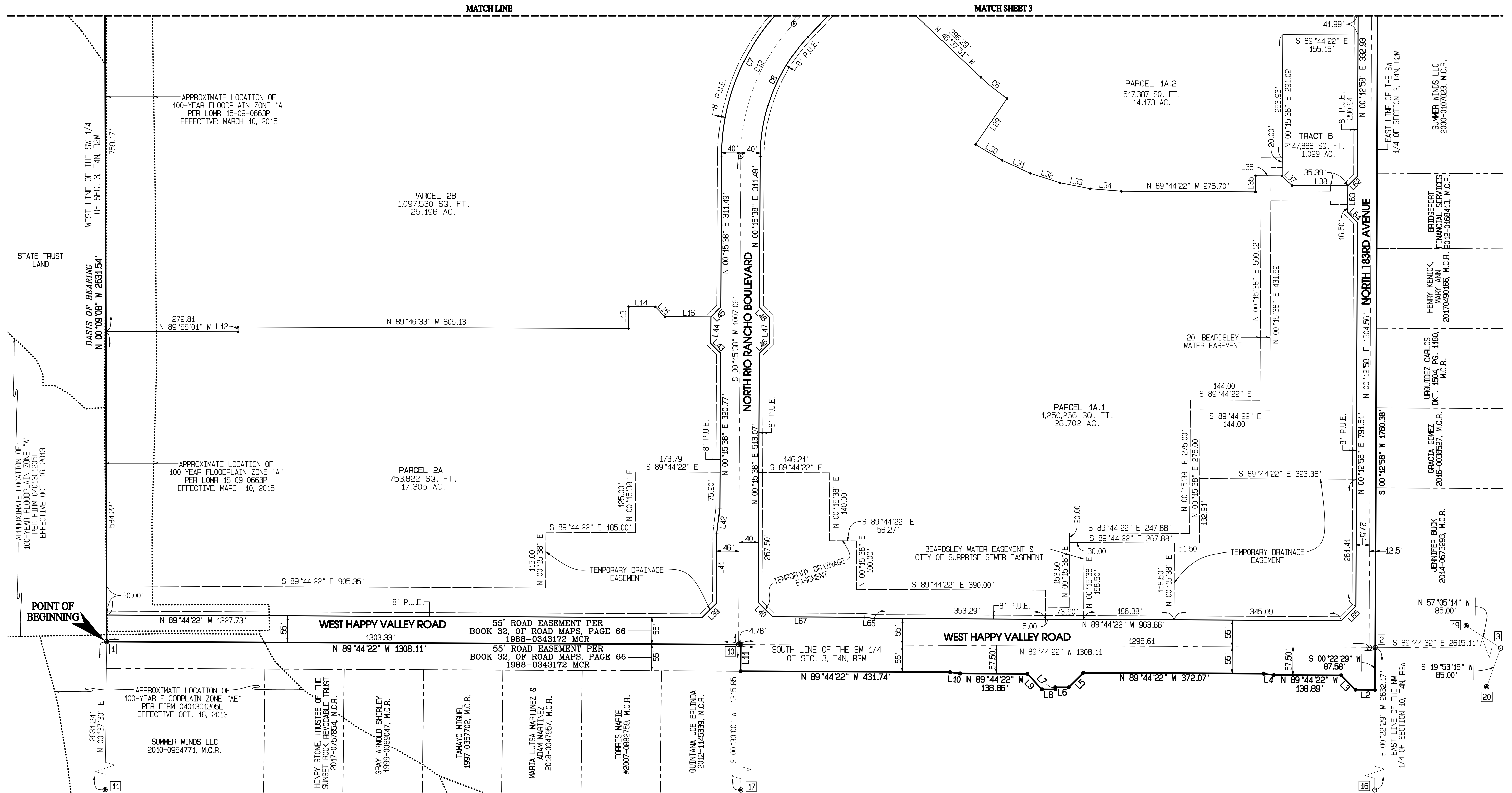
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2705 South Alma School Road, Suite 2
Chandler, Arizona 85286
(602) 218-7285

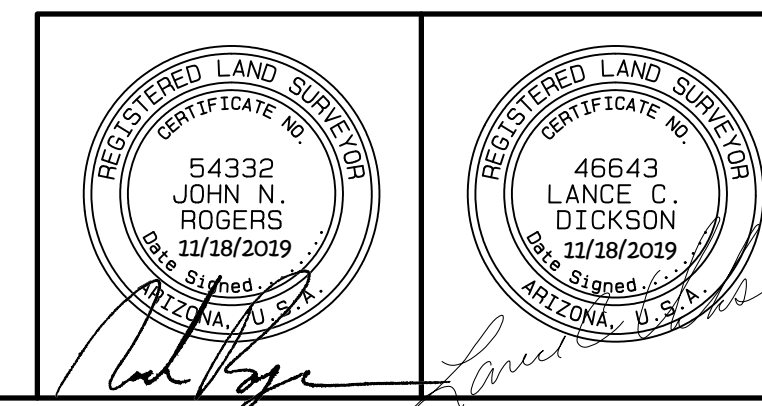
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ASAM
Arizona Surveying & Mapping

2440 W. Mission, Suite 4
Phoenix, Arizona 85021
(602) 246-9919



SEE SHEET 2 FOR
LINE & CURVE TABLE



PREPARED NOVEMBER 2019 SHEET 4 OF 4

PREPARED BY: **GOODWIN & MARSHALL** INC.
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2705 South Alma School Road, Suite 2
Chandler, Arizona 85286
(602) 218-7285

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"RIO RANCHO ESTATES PARCELS 1A.1, 1A.2, 2A, 2B, 3A, & 3B"

RIO RANCHO

183rd Avenue (North of Happy Valley Road)

Hardscape, Landscape & Irrigation Construction Documents

City of Surprise - General Notes:

1. ALL CONSTRUCTION MUST CONFORM TO MARICOPA ASSOCIATION OF GOVERNMENT (MAG) SPECIFICATIONS AND DETAILS AND LATEST REVISIONS UNLESS OTHERWISE STATED ON PLANS.
2. THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND THEY WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL OVERHEAD AND UNDERGROUND UTILITY LOCATIONS WHERE CONSTRUCTION OCCURS. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT ALL UTILITIES ARE AVOIDED. UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND NOT FOR CONSTRUCTION PURPOSES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AND OR REPLACED AT THE CONTRACTOR'S EXPENSE. REQUIREMENTS FOR REQUESTING MARKING, RELOCATION TO AVOID DAMAGE TO EXISTING UTILITIES DURING EXCAVATION, AND SAFETY FOR WORKING NEAR OVERHEAD HIGH VOLTAGE SHALL BE FOLLOWED. SEE ARIZONA REVISED STATUTES (A.R.S.) TITLE 40 – PUBLIC UTILITIES AND CARRIERS, ARTICLE 6.3, UNDERGROUND FACILITIES, AND ARTICLE 6.4, HIGH VOLTAGE POWER LINES AND SAFETY RESTRICTIONS. THE CONTRACTOR SHALL COMPLY WITH ALL CURRENT BLUE STAKE LAWS. CALL BLUE STAKE FOR FIELD LOCATION AT (602) 263-1100.
4. THE CITY OF SURPRISE ENGINEERING SERVICES OF PUBLIC WORKS SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK AT 623-222-6150.
5. THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION OR VARIANCE FROM THESE PLANS. ANY VARIATION FROM THESE PLANS SHALL BE PROPOSED AND RESUBMITTED FOR REVIEW AND APPROVAL.
6. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THE DRAWING, SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FENCING SHALL BE REPLACED IN KIND.
7. ANY INSPECTION BY THE CITY, COUNTY, OR THE ENGINEER, SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.
8. THE CONTRACTOR IS TO LOCATE ALL EXISTING LANDSCAPING, LANDSCAPING IRRIGATION LINES, PROPERTY MONUMENTS, FENCING OR SURFACE FEATURES PRIOR TO CONSTRUCTION. ANYTHING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
9. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
10. THE CITY ISSUES POTABLE AND NON-POTABLE CONSTRUCTION WATER USE PERMITS. REFER TO THE CITY OF SURPRISE CONSTRUCTION WATER GUIDELINES. PLEASE SEE THE CITY OF SURPRISE CONSTRUCTION WATER GUIDELINES FOR ADDITIONAL INFORMATION. THE GUIDELINES CAN BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT AT 623-222-7000.
11. TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH MAG SPECIFICATION 401, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND THE "TEMPORARY WORK ZONE TRAFFIC MANAGEMENT POLICY" (LATEST EDITION).
12. PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF THE WORK, THE DEVELOPER/CONTRACTOR WILL BE REQUIRED TO CLEAN AND REPAIR ADJACENT (OFF-PROJECT) ROADWAYS USED OR DAMAGED DURING THE COURSE OF CONSTRUCTION.
13. EMERGENCY VEHICLE ACCESS (E.V.A.) MUST BE PROVIDED BY THE DEVELOPER/CONTRACTOR THROUGHOUT THE PROJECT SITE. E.V.A. ROADS AND SIGNAGE SHALL BE MAINTAINED BY THE DEVELOPER/CONTRACTOR AT ALL TIMES. SIGNAGE SHALL BE POSTED AT THE POINT OF ENTRY TO THE SITE AND AT ALL LOCATIONS WHERE A CHANGE IN DIRECTION OCCURS.
14. THE PLANS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT'S ACCESSIBILITY GUIDELINES, AS PUBLISHED IN THE FEDERAL REGISTER ON SEPTEMBER 15, 2010.

Notes:

1. MATURE PLANTS IN THE SITE VISIBILITY TRIANGLE WILL NOT BE OVER 30" IN HEIGHT.
2. REFERENCE COS EDS DETAILS 4-01 AND 4-02 TO ENSURE SITE DISTANCE REQUIREMENTS.
3. ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.

Developer:

SOUTHWEST VALUE PARTNERS
DAVID HENRY
7600 E. DOUBLETREE RANCH ROAD, SUITE 120
SCOTTSDALE, ARIZONA 85258
480.800.7994

Design Consultants:

LANDSCAPE ARCHITECT:
LANGVARDT DESIGN GROUP
ERIC LANGVARDT, LA
328 WEST 200 SOUTH, SUITE 102
SALT LAKE CITY, UTAH 84101
801.505.8090

CIVIL ENGINEER:
GOODWIN AND MARSHALL, INC
WARREN RUSSELL
2705 S. ALMA SCHOOL ROAD, SUITE #2
CHANDLER, ARIZONA 85286
602.218.7285

Sheet Index:

Hardscape

SHEET C1.0	COVER SHEET
SHEET H0.1	HARDSCAPE COVER SHEET
SHEET H0.2	OVERALL HARDSCAPE PLAN
SHEET H1.1	HARDSCAPE PLAN
SHEET H1.2	HARDSCAPE PLAN

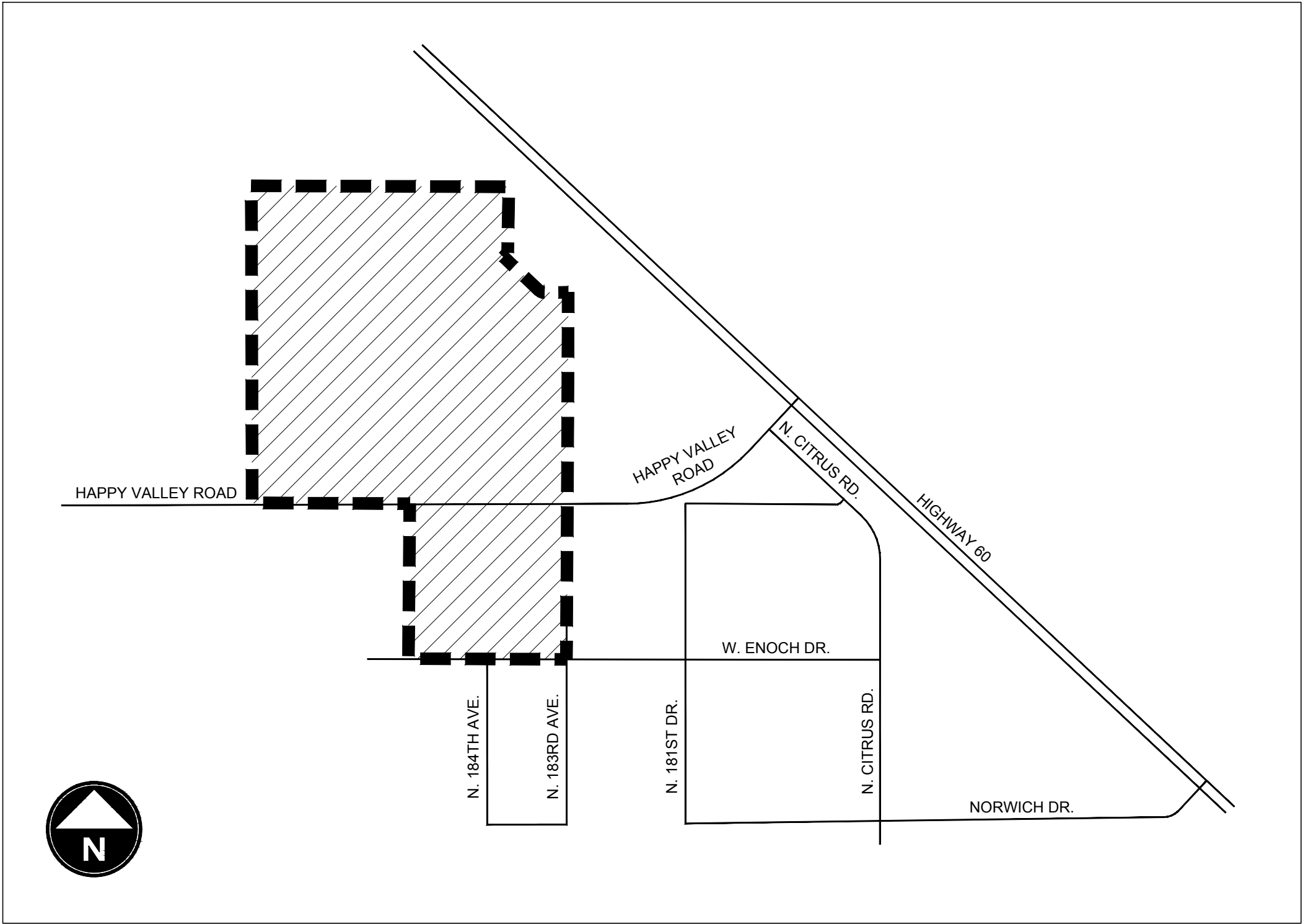
Landscape

SHEET L0.1	LANDSCAPE COVER SHEET
SHEET L0.2	OVERALL LANDSCAPE PLAN
SHEET L1.1	LANDSCAPE PLAN
SHEET L1.2	LANDSCAPE PLAN
SHEET L1.3	LANDSCAPE DETAILS
SHEET L1.4	MAINTENANCE SCHEDULE

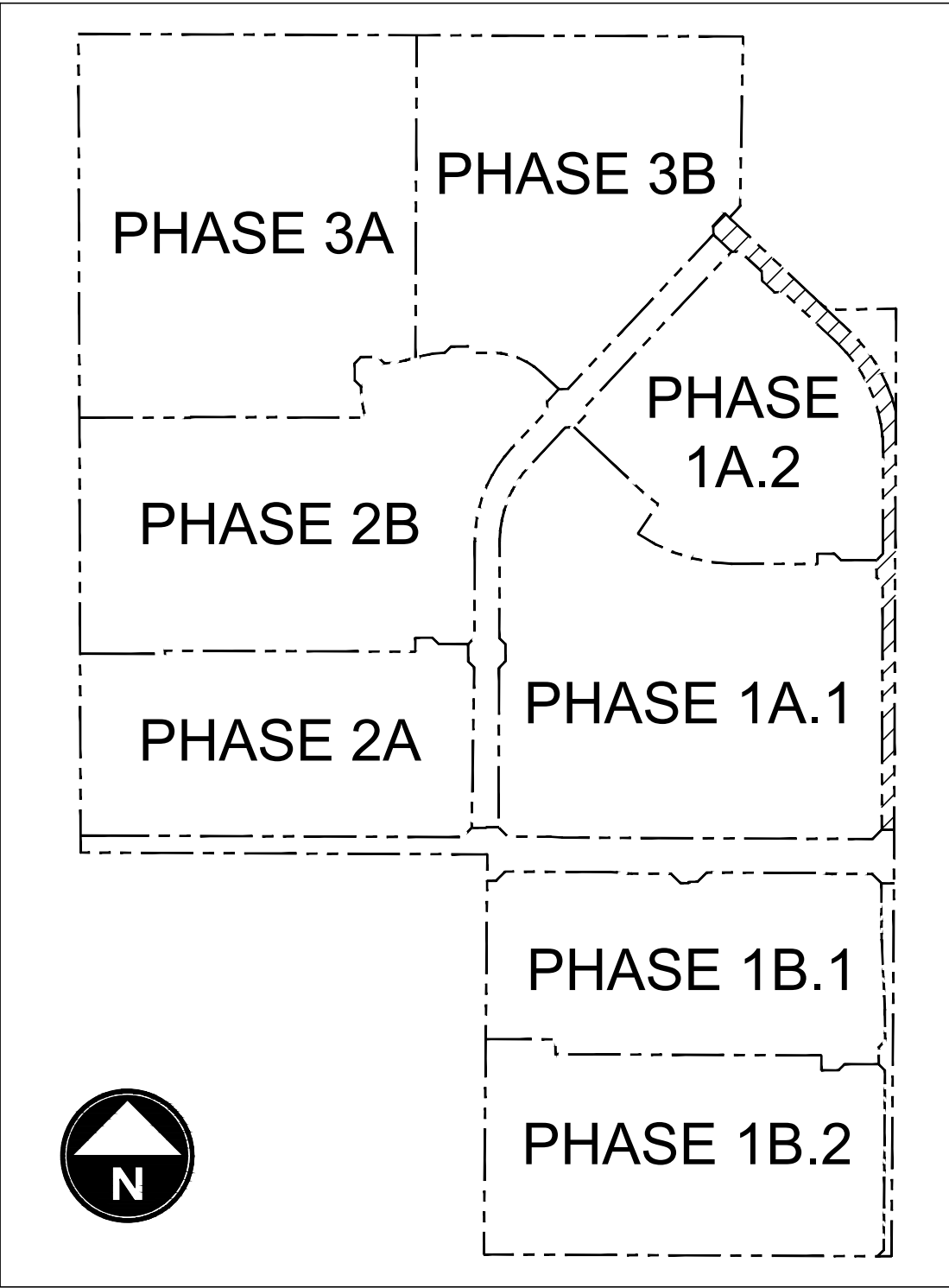
Irrigation

SHEET I0.1	IRRIGATION COVER SHEET
SHEET I0.2	OVERALL IRRIGATION PLAN
SHEET I1.1	IRRIGATION PLAN
SHEET I1.2	IRRIGATION PLAN
SHEET I1.4	IRRIGATION DETAILS

Vicinity Map:



Phase Key Map:



RIO RANCHO
183RD AVENUE (NORTH OF HAPPY VALLEY RD)
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



Chris Langvardt

PREPARED FOR:

DATE: JANUARY 2019

PROJECT: 000.0000.81

DRAWN BY: TK

REVIEW BY: DL

VERSION:

REVISIONS:

SHEET TITLE:
OVERALL COVER SHEET

SHEET NUMBER:

C1.0

RIO RANCHO

183rd Ave (North of Happy Valley Road)

Hardscape Construction Documents

Hardscape Quantities:

	Type	Units	Quantity
Masonry Walls			
N/A			

1. QUANTITIES ARE FOR REFERENCE PURPOSES ONLY.
2. WALLS, RAMADAS AND OTHER AMENITIES SHALL BE SUBMITTED TO BUILDING SAFETY FOR REVIEW, APPROVAL, PERMITTING AND INSPECTION

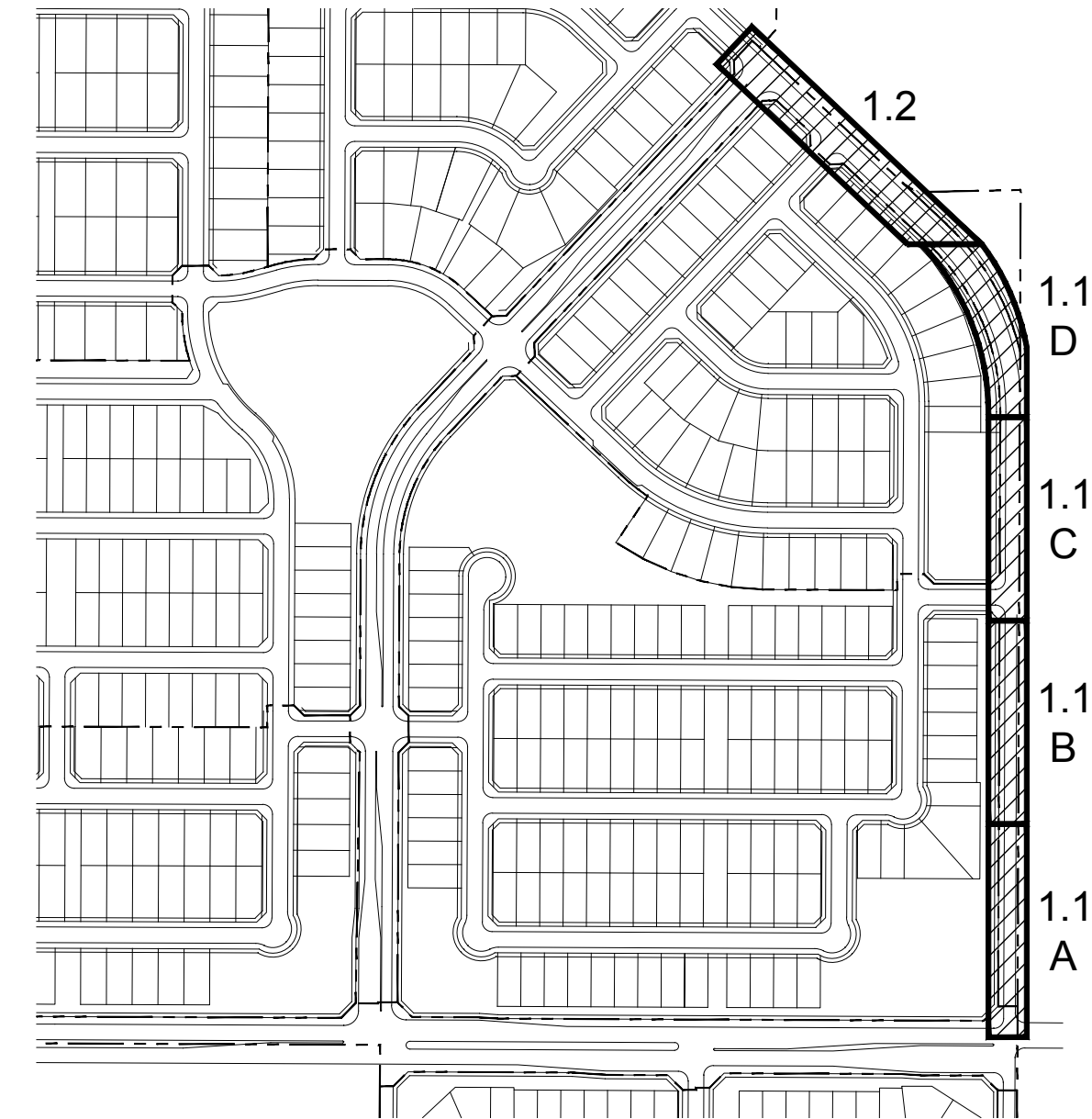
Callout Notes:

- 1 CONCRETE SIDEWALK (TYP.) COLOR: GREY
FOR REFERENCE ONLY - SEE CIVIL PLANS
- 2 ADA HANDICAP ACCESSIBLE RAMP (TYP.)
FOR REFERENCE ONLY - SEE CIVIL PLANS
- 3 SIGHT VISIBILITY TRIANGLE (TYP.)
PER C.O.S. DETAIL 4-01 AND 4-02
- 4 STREET LIGHT (TYP.)
(SEE ELECTRICAL PLANS)

Sheet Index:

SHEET H0.1	HARDSCAPE COVER SHEET
SHEET H0.2	OVERALL HARDSCAPE PLAN
SHEET H1.1	HARDSCAPE PLAN
SHEET H1.2	HARDSCAPE PLAN

KEY MAP:



RIO RANCHO
183RD AVENUE (NORTH OF HAPPY VALLEY RD)
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



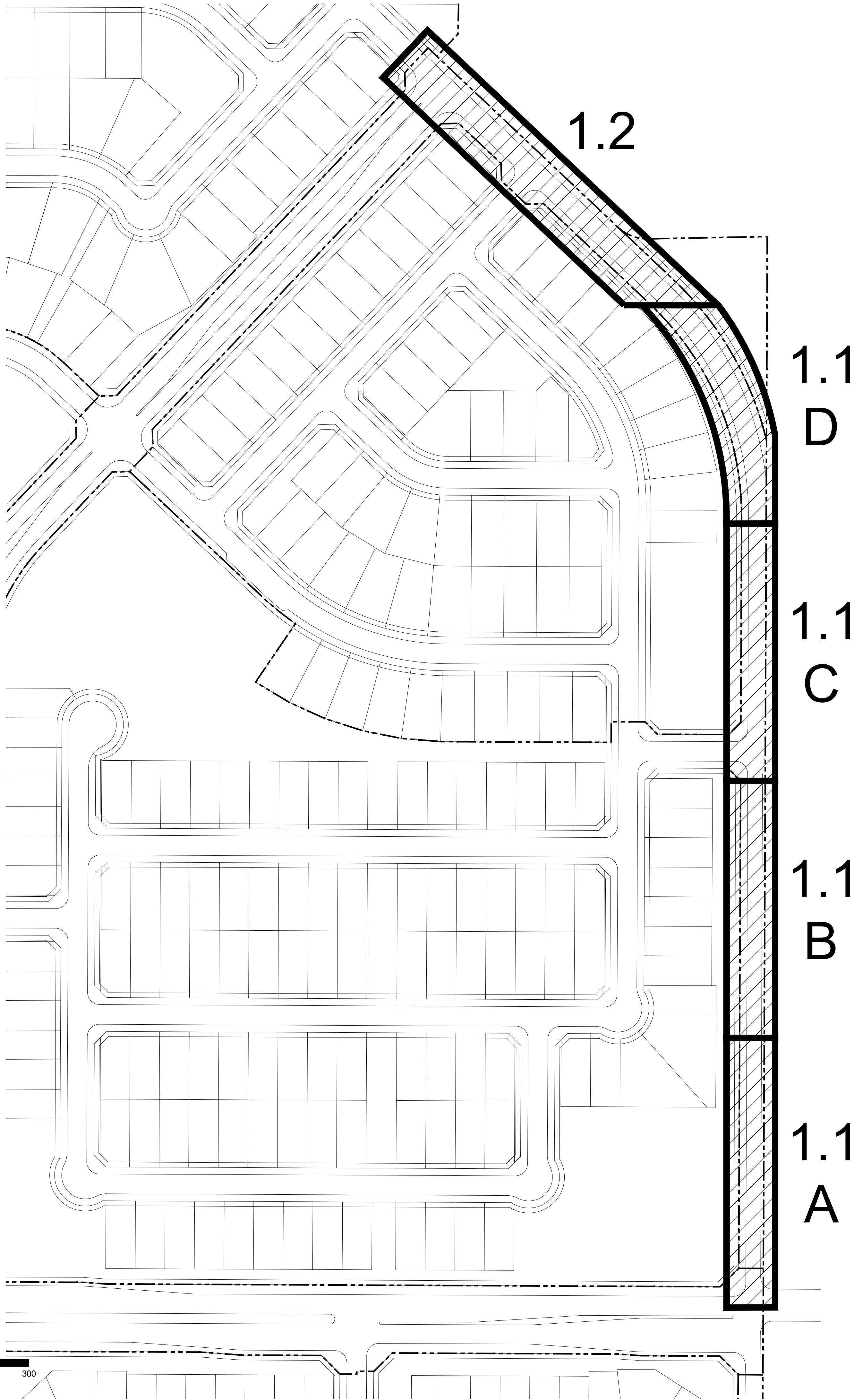
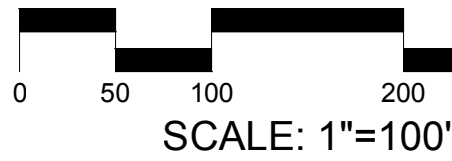
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DATE:	JANUARY 2019
PROJECT:	000.0000.81
DRAWN BY:	TK
REVIEW BY:	DL
VERSION:	
REVISIONS:	

SHEET TITLE:
HARDSCAPE COVER SHEET

SHEET NUMBER:

H0.1



Callout Notes:

- 1 CONCRETE SIDEWALK (TYP.) COLOR: GREY FOR REFERENCE ONLY - SEE CIVIL PLANS
- 2 ADA HANDICAP ACCESSIBLE RAMP (TYP.) FOR REFERENCE ONLY - SEE CIVIL PLANS
- 3 SIGHT VISIBILITY TRIANGLE (TYP.) PER C.O.S. DETAIL 4-01 AND 4-02
- 4 STREET LIGHT (TYP.) (SEE ELECTRICAL PLANS)



RIO RANCHO
183RD AVENUE (NORTH OF HAPPY VALLEY RD)
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



PREPARED FOR:	
DATE:	JANUARY 2019
PROJECT:	000.0000.81
DRAWN BY:	TK
REVIEW BY:	DL
VERSION:	
REVISIONS:	
SHEET TITLE:	OVERALL HARDSCAPE PLAN
SHEET NUMBER:	

H0.2

MATCHLINE, SEE SHEET H1.1B



MATCHLINE, SEE SHEET H1.1C



MATCHLINE, SEE SHEET H1.1D



MATCHLINE, SEE SHEET H1.2



- 4

ADA HANDICAP ACCESSIBLE RAMP (TYP.)

SIGHT VISIBILITY TRIANGLE (TYP.)

STREET LIGHT (TYP.)



RIO RANCHO



PREPARED FOR:

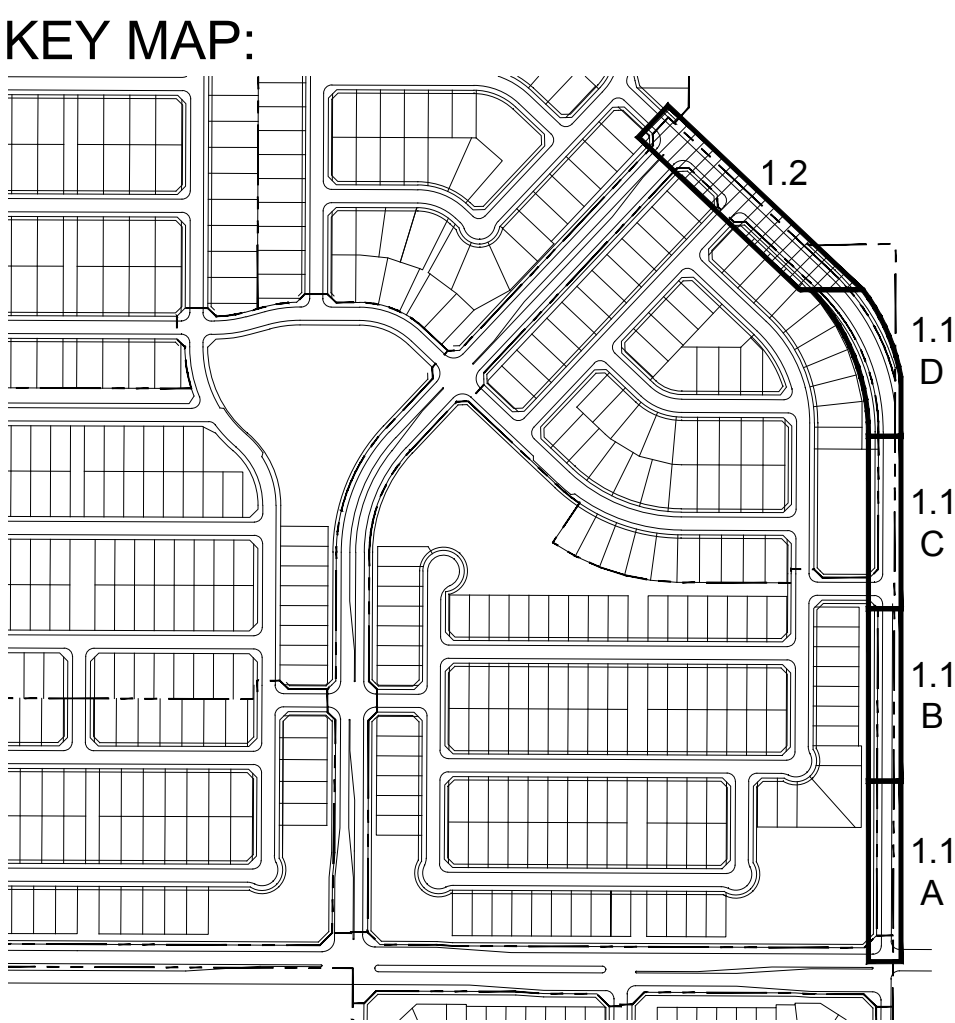
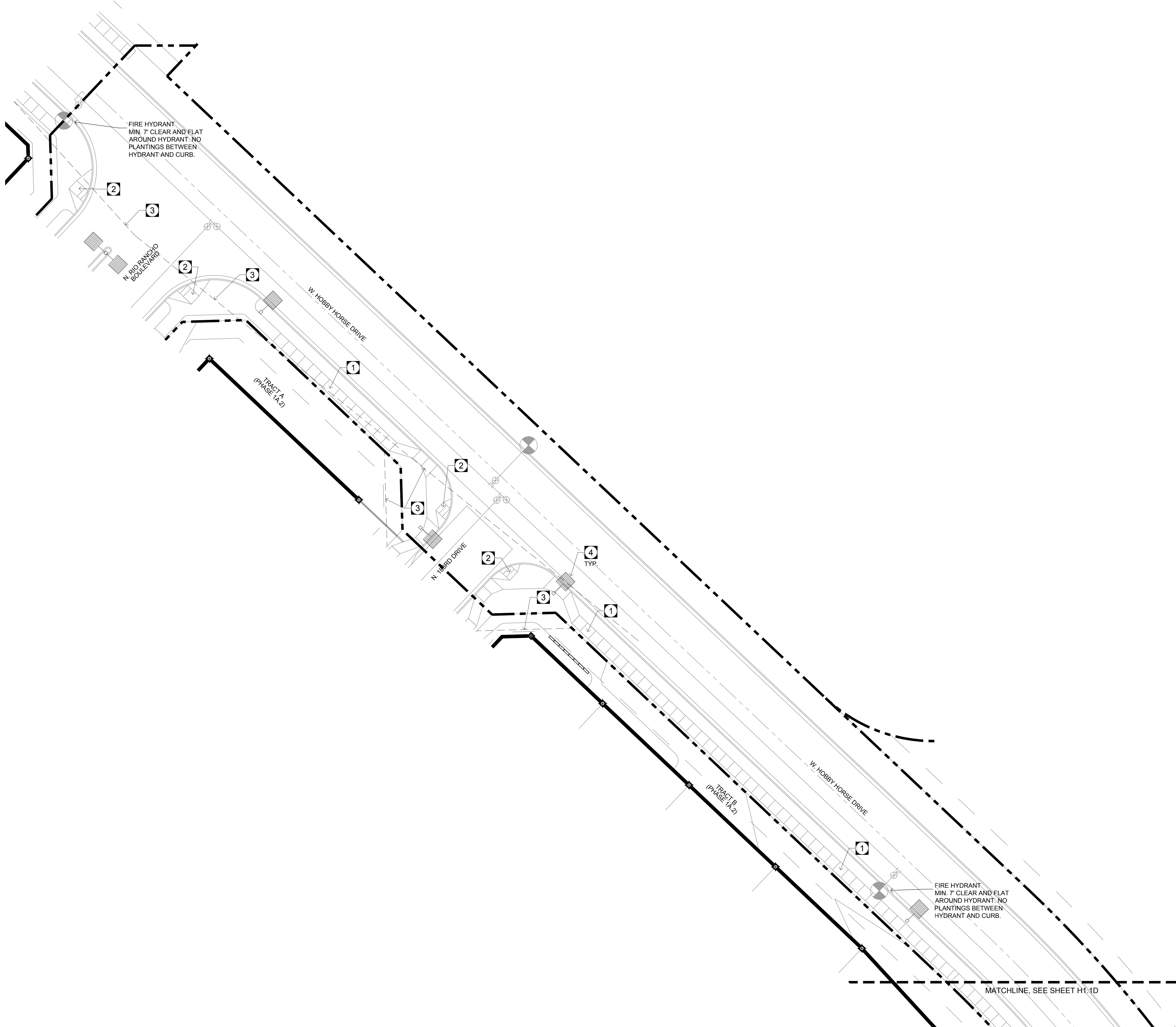
DATE:	JANUARY 2019
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DRAWN BY:	TK
REVIEW BY:	DL
VERSION:	
REVISIONS:	

SHEET TITLE:

**HARDSCAPE
PLAN**

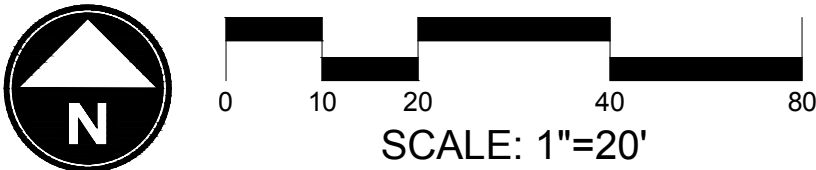
SHEET NUMBER:

H1.1



Callout Notes:

- 1 CONCRETE SIDEWALK (TYP.) COLOR: GREY FOR REFERENCE ONLY - SEE CIVIL PLANS
- 2 ADA HANDICAP ACCESSIBLE RAMP (TYP.) FOR REFERENCE ONLY - SEE CIVIL PLANS
- 3 SIGHT VISIBILITY TRIANGLE (TYP.) PER C.O.S. DETAIL 4-01 AND 4-02
- 4 STREET LIGHT (TYP.) (SEE ELECTRICAL PLANS)



RIO RANCHO

183RD AVENUE (NORTH OF HAPPY VALLEY RD)

CONSTRUCTION DOCUMENTS

CITY OF SURPRISE, ARIZONA

PREPARED FOR:

DATE: JANUARY 2019

PROJECT: 000.0000.81

DRAWN BY: TK

REVIEW BY: DL

VERSION:

REVISIONS:

SHEET TITLE: HARDSCAPE PLAN

SHEET NUMBER:

H1.2

RIO RANCHO

183RD Avenue

Landscape Construction Documents

Landscape Notes:

1. CONTRACTOR TO OBTAIN PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THE SITE.
2. CONTRACTOR TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION.
3. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE LANDSCAPE DOCUMENTS. THEY SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF THE PLANS, AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNERS AGENT.
4. PRIOR TO INITIATING THESE LANDSCAPE IMPROVEMENTS, THE LANDSCAPE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING ON-SITE WITH THE APPROVAL OF THE OWNER AND THE GENERAL CONTRACTOR. THE OWNERS REPRESENTATIVE AND/OR THE PROJECT LANDSCAPE ARCHITECT MUST BE PRESENT. THE PURPOSE OF THIS MEETING IS TO RESOLVE ANY EXISTING SITE CONDITIONS THAT MAY BE IN CONFLICT WITH THESE LANDSCAPE CONSTRUCTION DOCUMENTS AND THEREFORE IMPACT THE INSTALLATION OF ANY OF THESE PROPOSED IMPROVEMENTS. THIS FIRST MEETING SHOULD BE SCHEDULED TO OCCUR AFTER THE COMPLETION OF ON-SITE AND OFF-SITE IMPROVEMENTS INCLUDING: ALL UNDERGROUND UTILITIES, MASS GRADING AND STREET IMPROVEMENTS.
5. DAMAGE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC. SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
6. ANY DISCREPANCIES FOUND BETWEEN THE PLANS AND THE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
7. ALL QUANTITIES PROVIDED ARE FOR REFERENCE ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO FINAL BID.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADES IN LANDSCAPED AREAS. HE SHALL DETERMINE, WITH THE GENERAL CONTRACTOR, THE EXTENT OF ROUGH GRADING AND/OR FINE GRADING TO BE ESTABLISHED BY OTHERS.
9. ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER, OR AS DIRECTED BY THE OWNER'S AGENT. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING(S) IN ALL CONDITIONS. CONTRACTOR TO MEET ALL EXISTING GRADES AT PROJECT BOUNDARIES. FINISH GRADE SHALL BE 1" BELOW THE TOP OF ADJACENT WALKS, CURBS AND HEADERS FOR PLANTER BEDS.
10. ALL AREAS DISTURBED DURING CONSTRUCTION TO BE FINE GRADED. ADJACENT UNDISTURBED AREAS DAMAGED OR DISTURBED TO BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTORS EXPENSE.
11. ALL PLANTING AREAS INDICATED ON THE LANDSCAPE PLANS SHALL RECEIVE A 2" TOP DRESSING OF 1/2" MINUS DECOMPOSED GRANITE 'WALKER GOLD.' (PROVIDE SAMPLE)
12. STAKE LOCATIONS OF ALL TREES AND HEADERS FOR APPROVAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
13. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED (WHEN IN LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY WELL DEVELOPED ROOT SYSTEMS (NOT POT BOUND), A NORMAL HABIT OF GROWTH CONSISTENT WITH INDUSTRY STANDARDS, AND FREE OF ANY BRUISES, CUTS OR OTHER ABNORMALITIES. PLANT MATERIAL SHALL BE SIZED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
14. ALL RIGHT-OF-WAY PLANT MATERIAL MUST BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST. DO NOT SUBSTITUTE PLANT MATERIAL SELECTIONS OR ALTER QUANTITIES FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE CITY'S LANDSCAPE ARCHITECT.
15. BACKFILL MIXTURES, EXCEPT AS NOTED, TO BE COMPRISED OF 50% NATIVE SOIL, 25% SAND AND 25% DECOMPOSED GRANULAR BARK MULCH, AND 2 LBS. DISPERSAL PER CUBIC YARD OF BACKFILL.
16. ADD AGRI-FORM FERTILIZER TABLETS AT THE FOLLOWING RATES:
1 GALLON PLANT - 1 TABLET
5 GALLON PLANT - 2 TABLETS
15 GALLON PLANT - 4 TABLETS
BOXED TREE - 6 TABLETS (MIN.)
17. TABLETS TO BE PLACED NO DEEPER THAN 6" BELOW SOIL SURFACE.
18. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLAN. DO NOT SUBSTITUTE PLANTS BY TYPE OR QUANTITY WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNER'S AGENT.
19. THE OWNER'S AGENT RESERVES THE RIGHT TO REJECT ANY SELECTION OF PLANT MATERIAL THAT DOES NOT SATISFY THE INTENT OF THE LANDSCAPE DESIGN BASED ON SIZE, SHAPE, EVIDENCE OF STRESS OF IMPROPER CARE.
20. PRIOR TO INITIATING THE 90 DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH LIST ITEMS, THEN OBTAIN APPROVAL FROM OWNERS AGENT OF SUBSTANTIAL COMPLETION. DETERMINE WITH OWNER'S AGENT THE START DATE FOR THE 90 DAY MAINTENANCE PERIOD. CONTRACTOR TO THEN MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING, WEEDING, PRUNING AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PUNCH LIST ONE WEEK PRIOR TO END OF MAINTENANCE PERIOD.
21. PROVIDE OWNER WITH A WRITTEN GUARANTEE OF ONE (1) YEAR FOR ALL PALM TREES AND TREES AND A PERIOD OF SIX (6) MONTHS FOR ALL OTHER PLANT MATERIAL DATED FROM THE START OF THE MAINTENANCE PERIOD AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. PROVIDE OWNER WITH WRITTEN INSTRUCTIONS OUTLINING MAINTENANCE PROCEDURES TO BE ADOPTED IN ORDER TO PROTECT ALL GUARANTEED PLANT MATERIAL. INCLUDE WATERING SCHEDULE AND FERTILIZER PROGRAM.
22. ALL LANDSCAPE IMPROVEMENTS SHALL BE MAINTAINED BY THE RIO RANCHO H.O.A. THIS INCLUDES ALL STREETScape AREAS, INCLUDING THE RIGHT OF WAY, AND ALL INTERIOR LANDSCAPE TRACTS AND EASEMENTS.
23. SIGHT DISTANCE REQUIREMENTS FOR ARTERIAL AND COLLECTOR STREETS SHALL 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 DETAIL 4-01 AND 4-02.

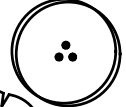
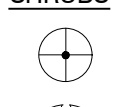
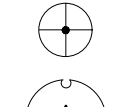
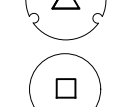
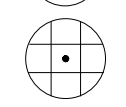
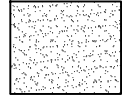
Sheet Index:

SHEET L0.1	LANDSCAPE COVER SHEET
SHEET L0.2	OVERALL LANDSCAPE PLAN
SHEET L1.1	LANDSCAPE PLAN
SHEET L1.2	LANDSCAPE PLAN
SHEET L1.3	LANDSCAPE DETAILS
SHEET L1.4	LANDSCAPE MAINTENANCE SCHEDULE

Tree Emitter Schedule:

SIZE	EMITTER ALLOCATION
15 GAL.	(3) 2 GPH OUTLETS
24" BOX	(4) 2 GPH OUTLETS
30" BOX	(5) 2 GPH OUTLETS
36" BOX	(6) 2 GPH OUTLETS
42" BOX	(7) 2 GPH OUTLETS
48" BOX	(8) 2 GPH OUTLETS
54" BOX	(9) 2 GPH OUTLETS
60" BOX	(10) 2 GPH OUTLETS
72" BOX	(12) 2 GPH OUTLETS

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	EMITTER ALLOCATION	MAINTENANCE NOTES
	Acacia farnesiana	Sweet Acacia	24" Box	4	See Tree Emitter Schedule	Stake As Required - See Tree Planting Detail Trim Canopy To 70% Height Of Tree, Remove Suckers
	Acacia salicina	Willow Acacia	24" Box	15	See Tree Emitter Schedule	Stake As Required - See Tree Planting Detail Thin & Trim Canopy To 70% Height Of Tree
	Chilopsis linearis `Arts Seedless`	Desert Willow	24" Box	7	See Tree Emitter Schedule	Stake As Required - See Tree Planting Detail Thin & Trim Canopy To 70% Height Of Tree
	Parkinsonia florida	Blue Palo Verde	24" Box	4	See Tree Emitter Schedule	Multi-Trunk Tree - Stake As Req. - See Tree Planting Detail Trim Canopy To Tree Form
	Pistacia chinensis `Sarah`s Radiance` TM	Chinese Pistache	24" Box	24	See Tree Emitter Schedule	Stake As Required - See Tree Planting Detail Thin & Trim Canopy To 70% Height Of Tree
	Pithecellobium flexicaule	Texas Ebony	24" Box	16	See Tree Emitter Schedule	Stake As Required - See Tree Planting Detail Thin & Trim Canopy To 70% Height Of Tree
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	EMITTER ALLOCATION	MAINTENANCE NOTES
	Baileya multiradiata	Desert Marigold	1 gal.	187	0.5 GPH Emitter	Prune And Remove Spent Blooms Throughout The Year Do Not Over Water Or Will Die
	Celtis pallida	Desert Hackberry	5 gal.	15	1.0 GPH Emitter	Prune Once A Year To Maintain Shape
	Dalea frutescens `Sierra Negra`	Black Dalea	5 gal.	39	1.0 GPH Emitter	Plant Does Not Require Maintenance
	Eremophila maculata `Valentine`	Ernu Bush	5 gal.	32	1.0 GPH Emitter	Plant Does Not Require Maintenance
	Hesperaloe parviflora	Red Yucca	1 gal.	106	1.0 GPH Emitter	Trim Dead Or Dying Flower Stalks By June 1st Each Year
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	QTY		
	Decomposed Granite	`Superior Gold`	7/8" Minus	18,938 sf	Contractor To Submit Sample For Approval	



RIO RANCHO
183RD AVENUE (NORTH OF HAPPY VALLEY RD)
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



Chris Langvardt

PREPARED FOR:

DATE: JANUARY 2019

PROJECT: 000.0000.81

DRAWN BY: TK

REVIEW BY: DL

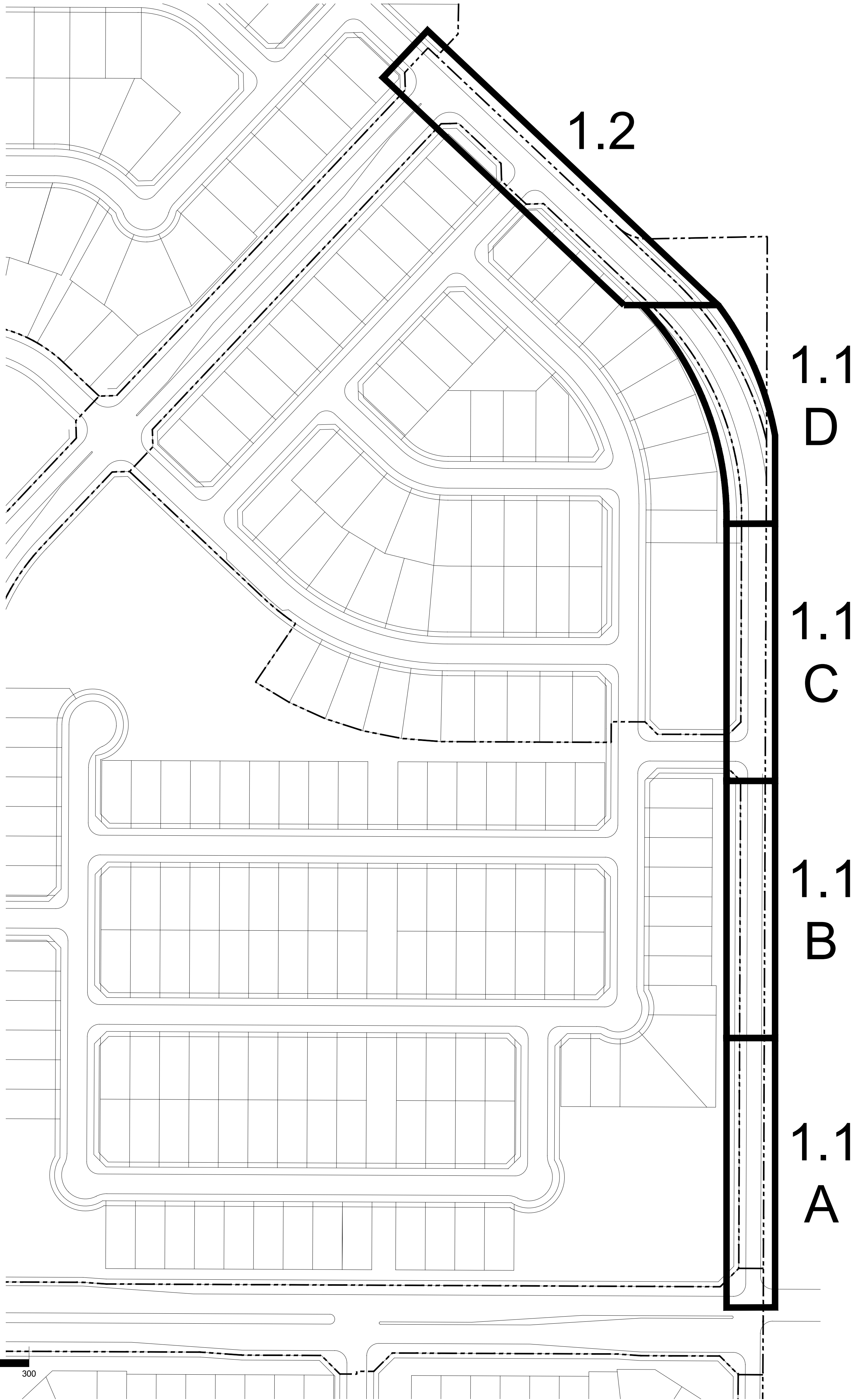
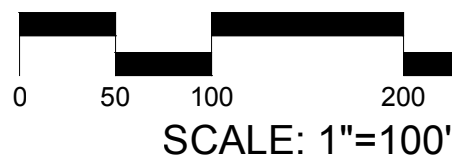
VERSION:

REVISIONS:

SHEET TITLE:
LANDSCAPE
COVER SHEET

SHEET NUMBER:

L0.1



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE
	Acacia farnesiana	Sweet Acacia	24" Box
	Acacia salicina	Willow Acacia	24" Box
	Chilopsis linearis `Arts Seedless`	Desert Willow	24" Box
	Parkinsonia florida	Blue Palo Verde	24" Box
	Pistacia chinensis `Sarah`s Radiance` TM	Chinese Pistache	24" Box
	Pithecellobium flexicaule	Texas Ebony	24" Box
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE
	Baileya multiradiata	Desert Marigold	1 gal.
	Celtis pallida	Desert Hackberry	5 gal.
	Dalea frutescens `Sierra Negra`	Black Dalea	5 gal.
	Eremophila maculata `Valentine`	Emu Bush	5 gal.
	Hesperaloe parviflora	Red Yucca	1 gal.
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE
	Decomposed Granite	`Superior Gold`	7/8" Minus



RIO RANCHO
183RD AVENUE (NORTH OF HAPPY VALLEY RD)
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



Chris Eric Langvardt

PREPARED FOR:

DATE: JANUARY 2019

PROJECT: 000.0000.81

DRAWN BY: TK

REVIEW BY: DL

VERSION:

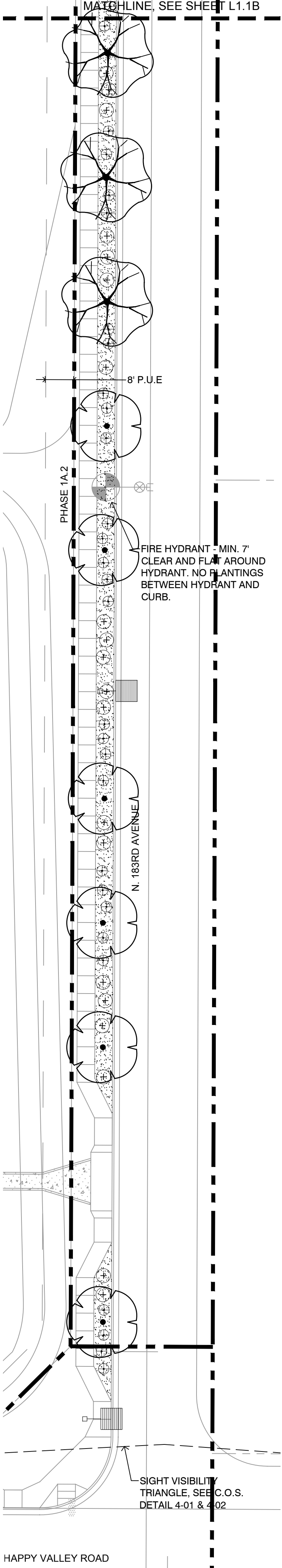
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OVERALL
LANDSCAPE PLAN

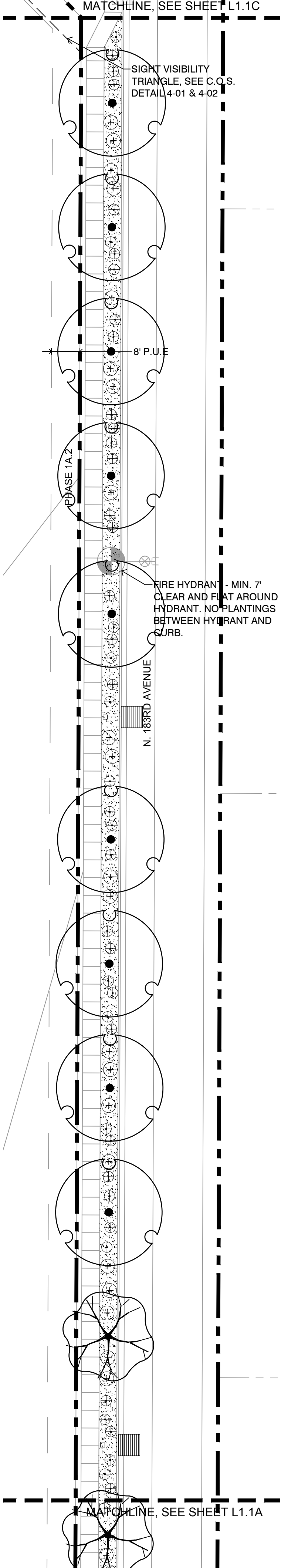
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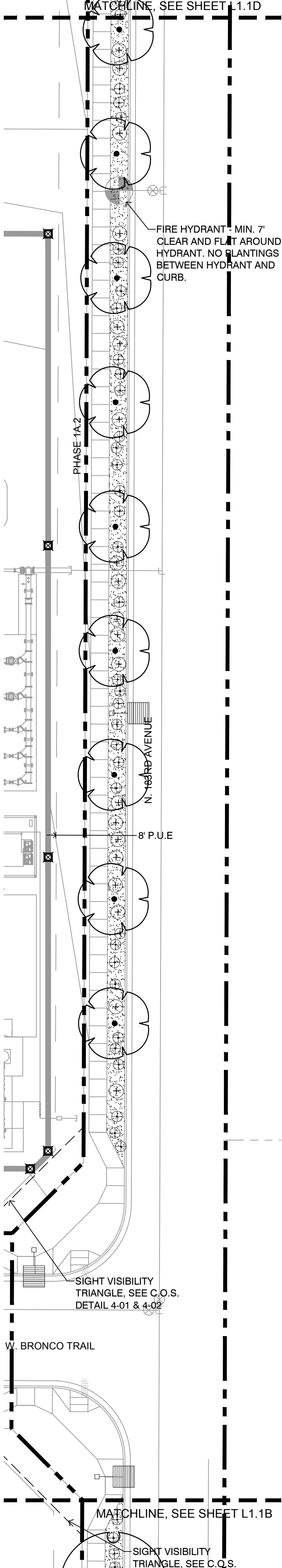
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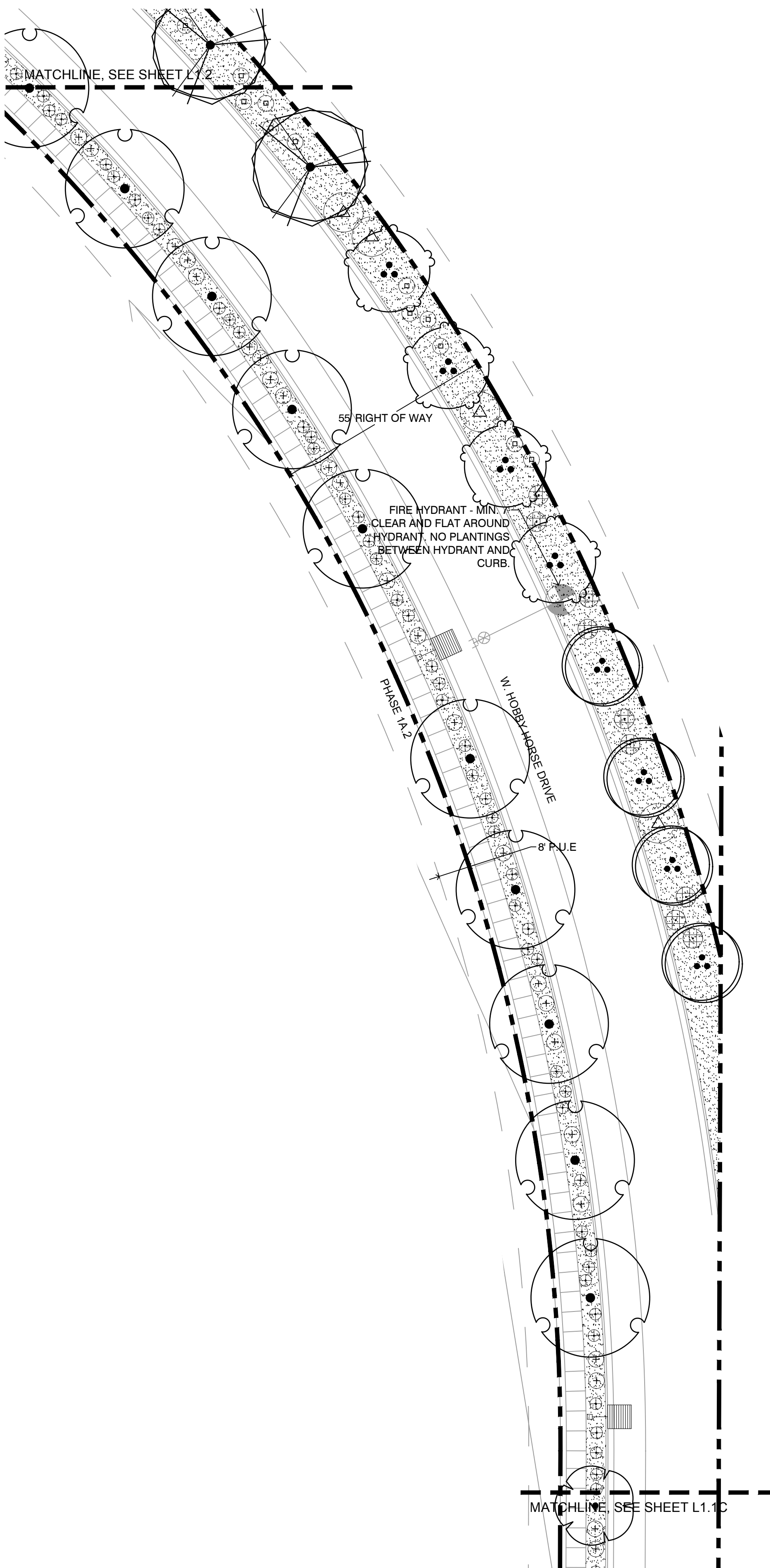
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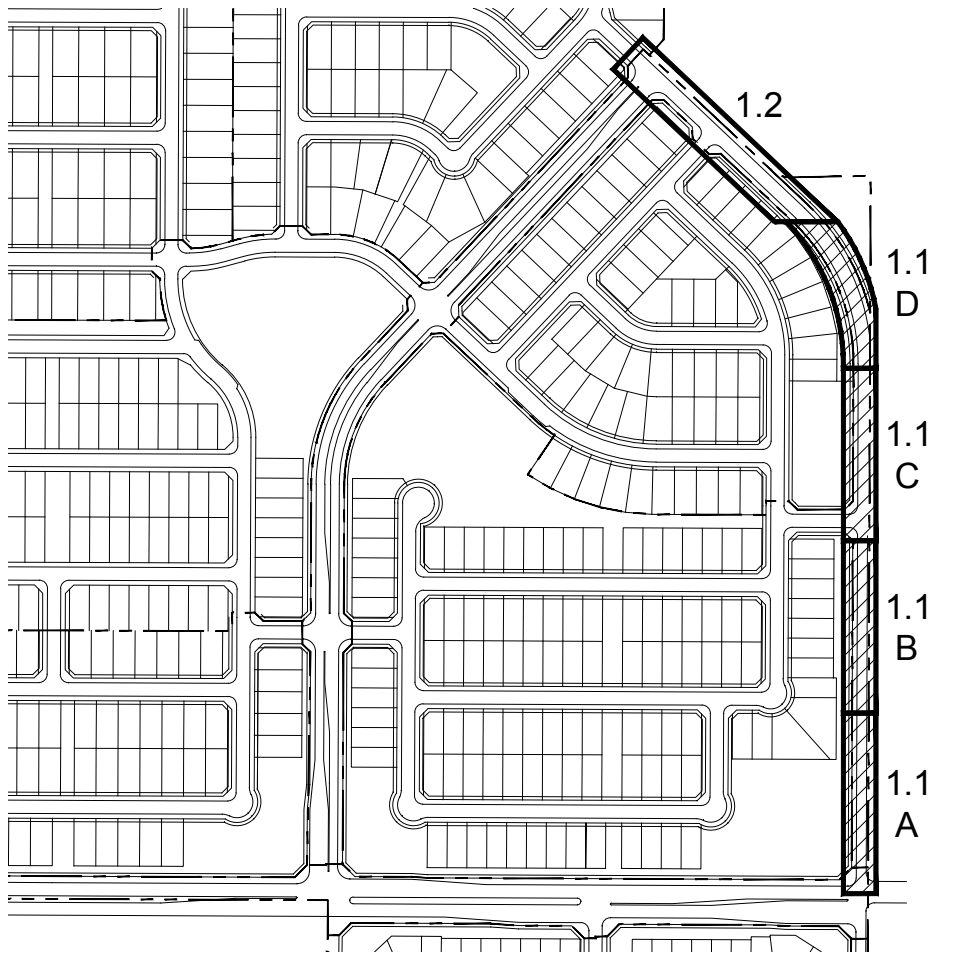
L1.1C



L1.1D



KEY MAP:



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON
	Acacia farnesiana	Sweet Aca
	Acacia salicina	Willow Ace
	Chilopsis linearis 'Arts Seedless'	Desert Will
	Parkinsonia florida	Blue Palo'
	Pistacia chinensis 'Sarah's Radiance' TM	Chinese Pi
	Pithecellobium flexicaule	Texas Ebo
SHRUBS	BOTANICAL NAME	COMMON
	Baileya multiradiata	Desert Mar
	Celtis pallida	Desert Hac
	Dalea frutescens 'Sierra Negra'	Black Dale
	Eremophila maculata 'Valentine'	Emu Bush
	Hesperaloe parviflora	Red Yucca
GROUND COVERS	BOTANICAL NAME	COMMON
	Decomposed Granite	'Superior t

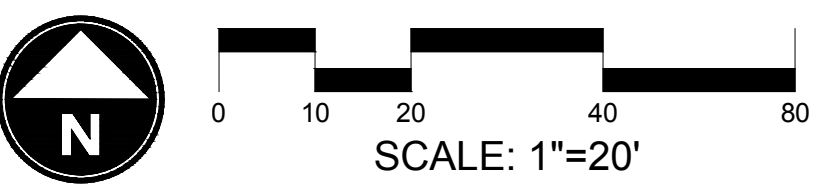


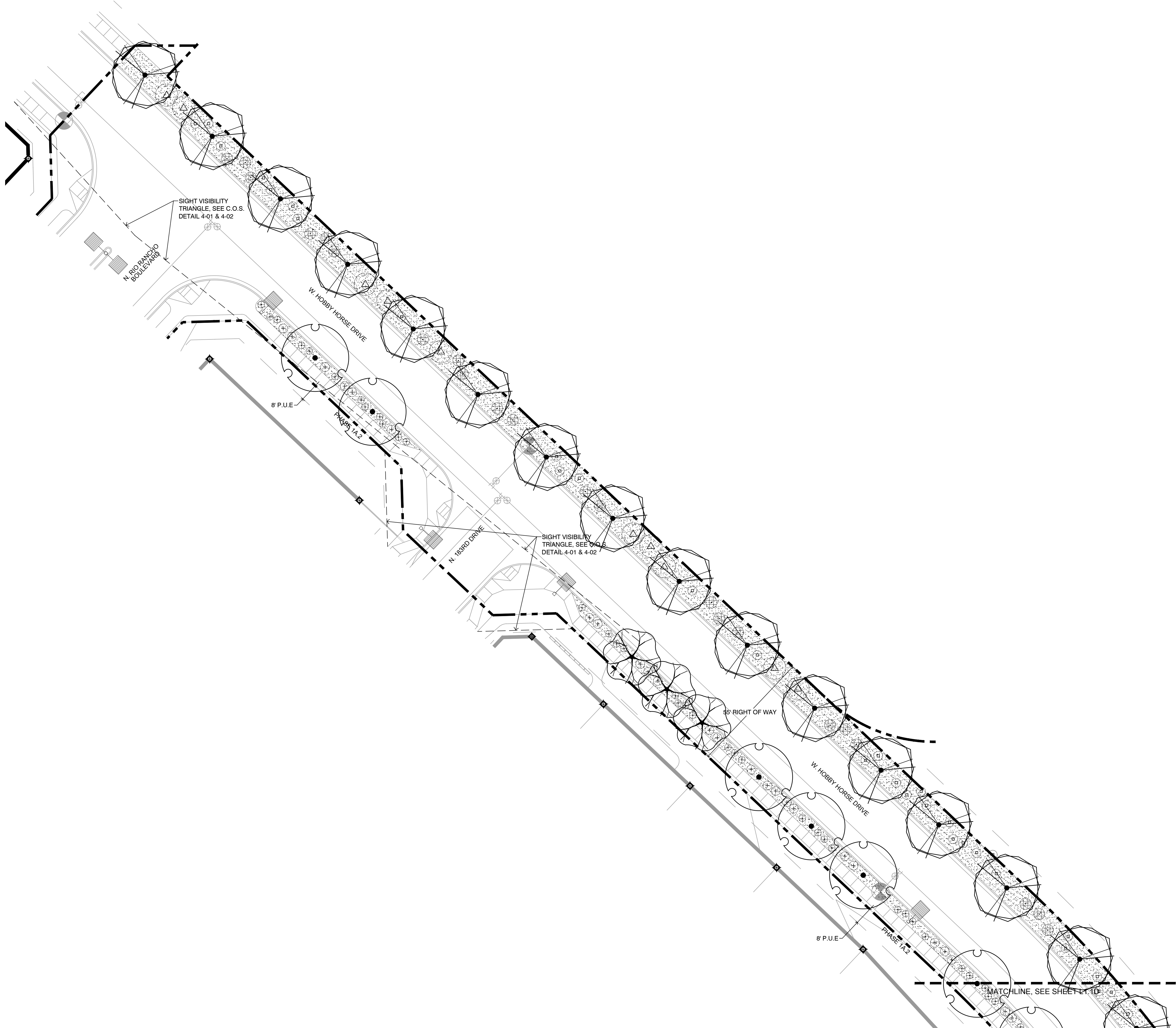
RIO RANCHO
183RD AVENUE (NORTH OF HAPPY VALLEY RD)
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



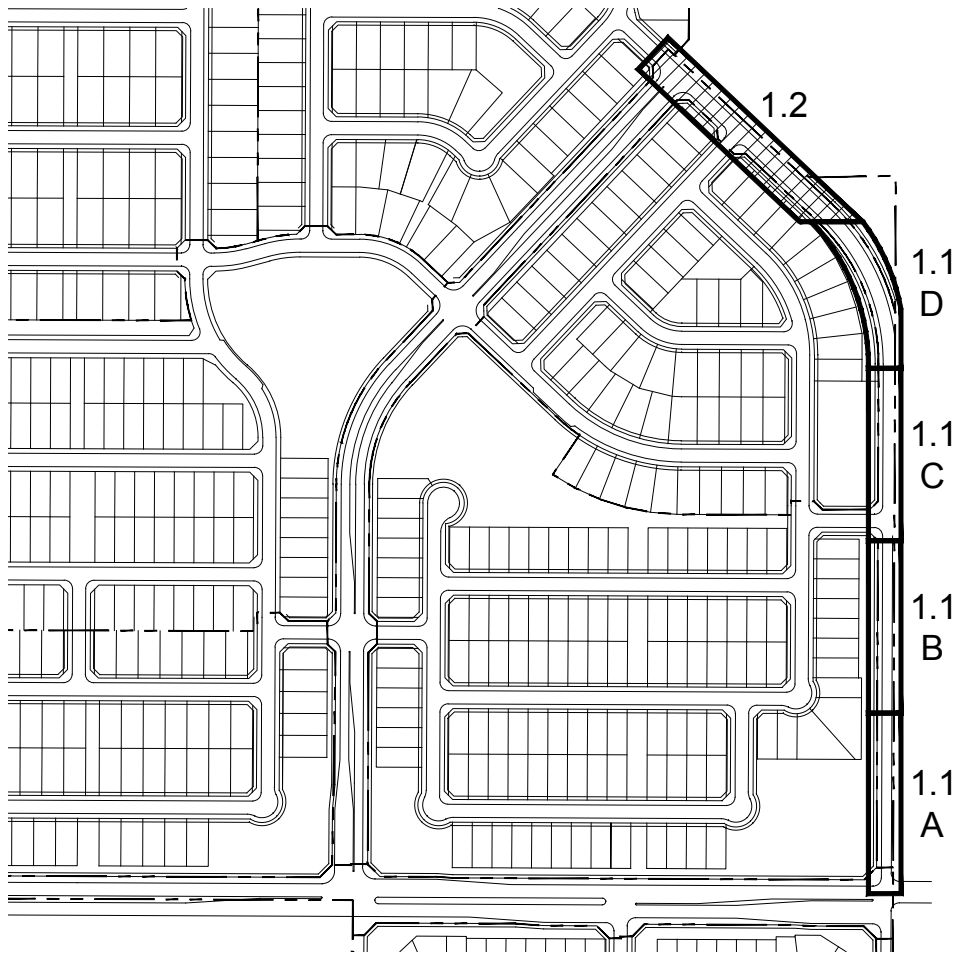
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PROJECT:	000.0000.81
DRAWN BY:	TK
REVIEW BY:	DL
VERSION:	
REVISIONS:	
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SHEET NUMBER:	

L1.1



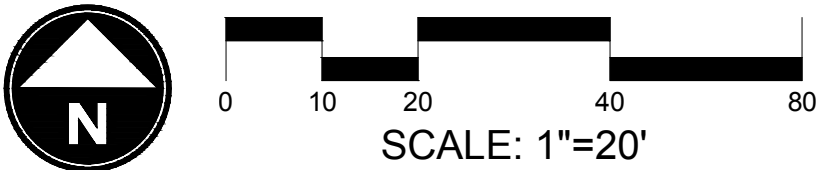


KEY MAP:



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON
	Acacia farnesiana	Sweet Aca
	Acacia salicina	Willow Ace
	Chilopsis linearis 'Arts Seedless'	Desert Will
	Parkinsonia florida	Blue Palo'
	Pistacia chinensis 'Sarah's Radiance' TM	Chinese Pi
	Pithecellobium flexicaule	Texas Ebo
SHRUBS	BOTANICAL NAME	COMMON
	Baileya multiradiata	Desert Mar
	Celtis pallida	Desert Hac
	Dalea frutescens 'Sierra Negra'	Black Dale
	Eremophila maculata 'Valentine'	Emu Bush
	Hesperaloe parviflora	Red Yucca
GROUND COVERS	BOTANICAL NAME	COMMON
	Decomposed Granite	'Superior'



RIO RANCHO

183RD AVENUE (NORTH OF HAPPY VALLEY RD)

CONSTRUCTION DOCUMENTS

CITY OF SURPRISE, ARIZONA

PREPARED FOR:

DATE: JANUARY 2019

PROJECT: 000.0000.81

DRAWN BY: TK

REVIEW BY: DL

VERSION:

REVISIONS:

SHEET TITLE: LANDSCAPE PLAN

SHEET NUMBER:

L1.2



FS18-517

Rio Rancho North

Master Final Plat

Mayor and City Council – February 18, 2020

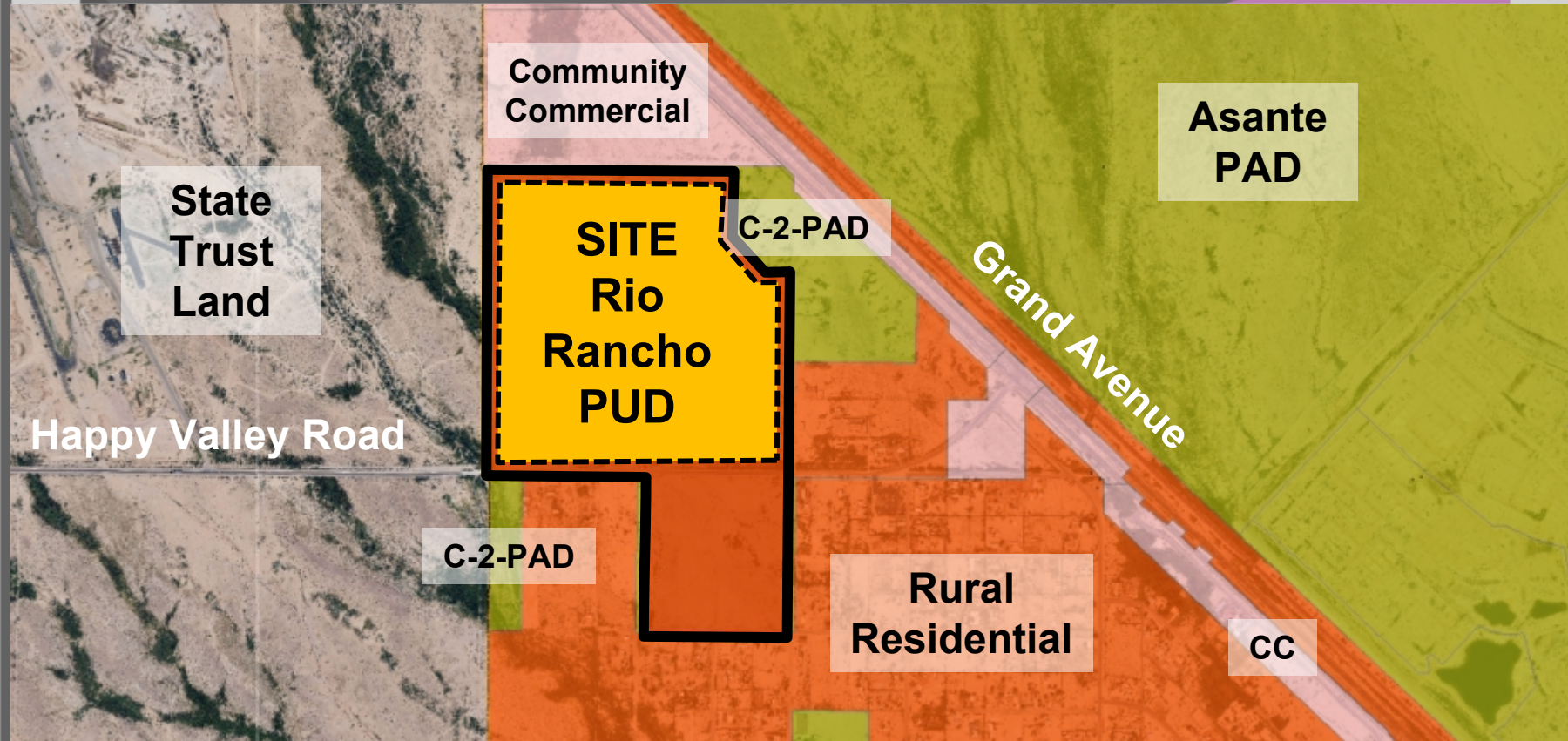
VICINITY MAP

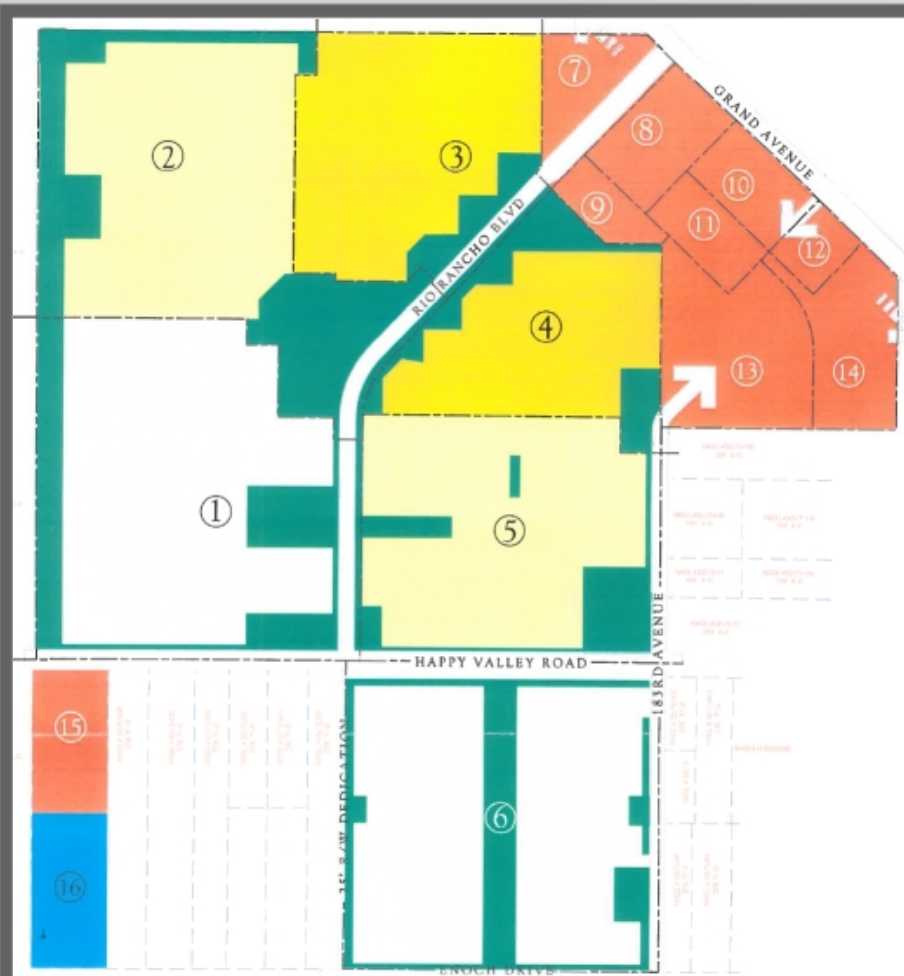


VICINITY MAP



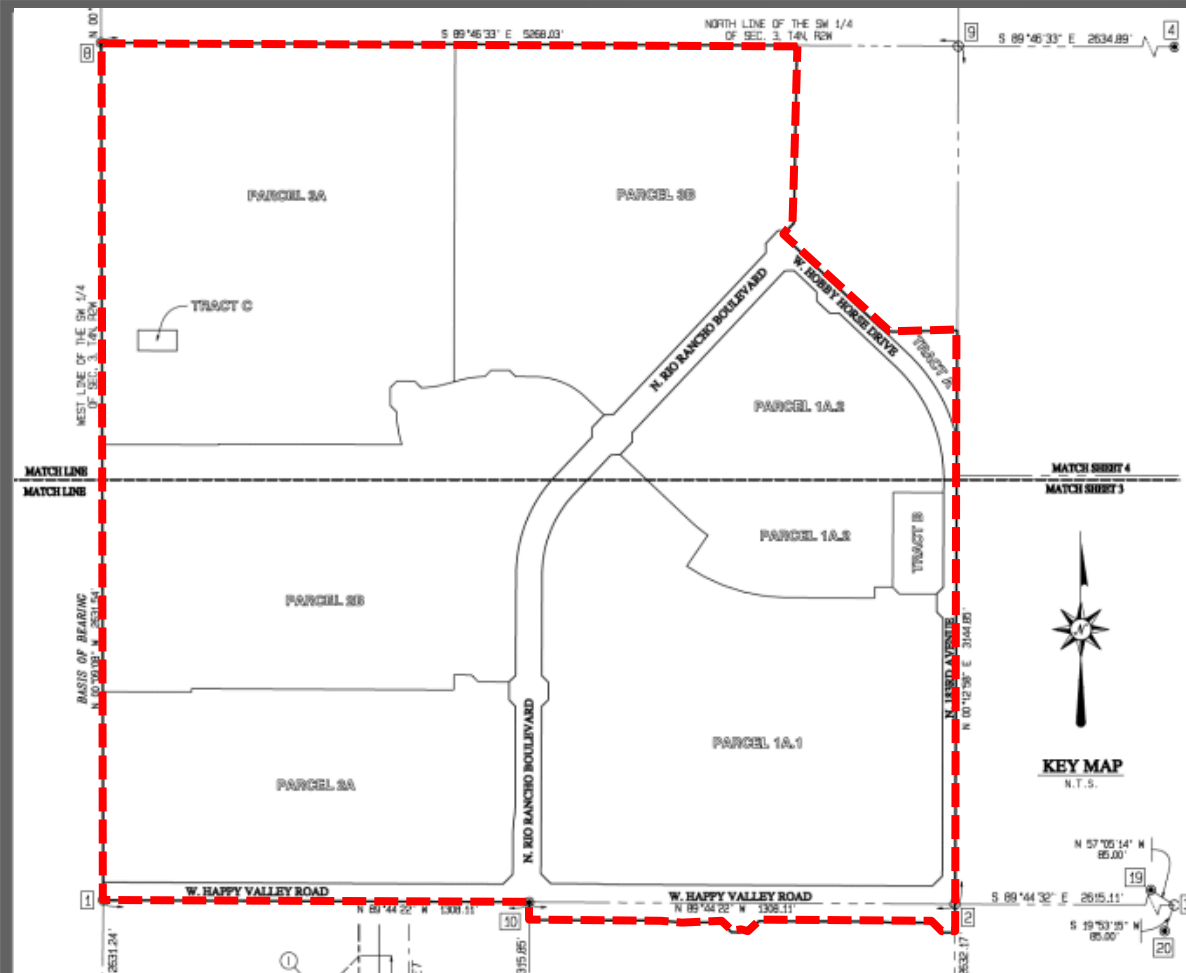
SURROUNDING ZONING





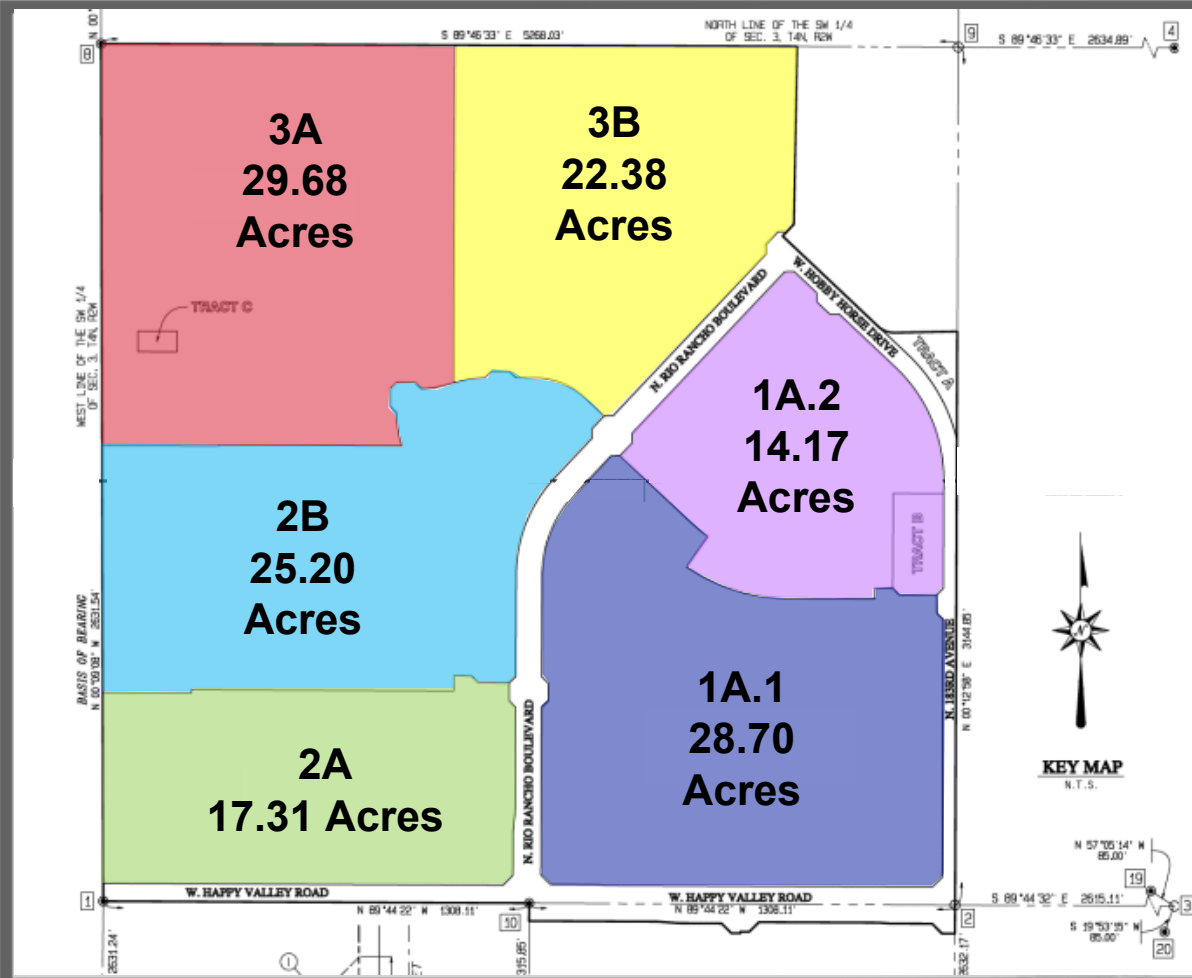
PARCEL	LAND USE TYPE
1	Medium Density Residential
2	Medium Density Residential
3	Medium Density Residential
4	Medium Density Residential
5	Medium Density Residential
6	Low Density Residential
7-15	Commercial
16	Waste Water Treatment Plant

LAND USE

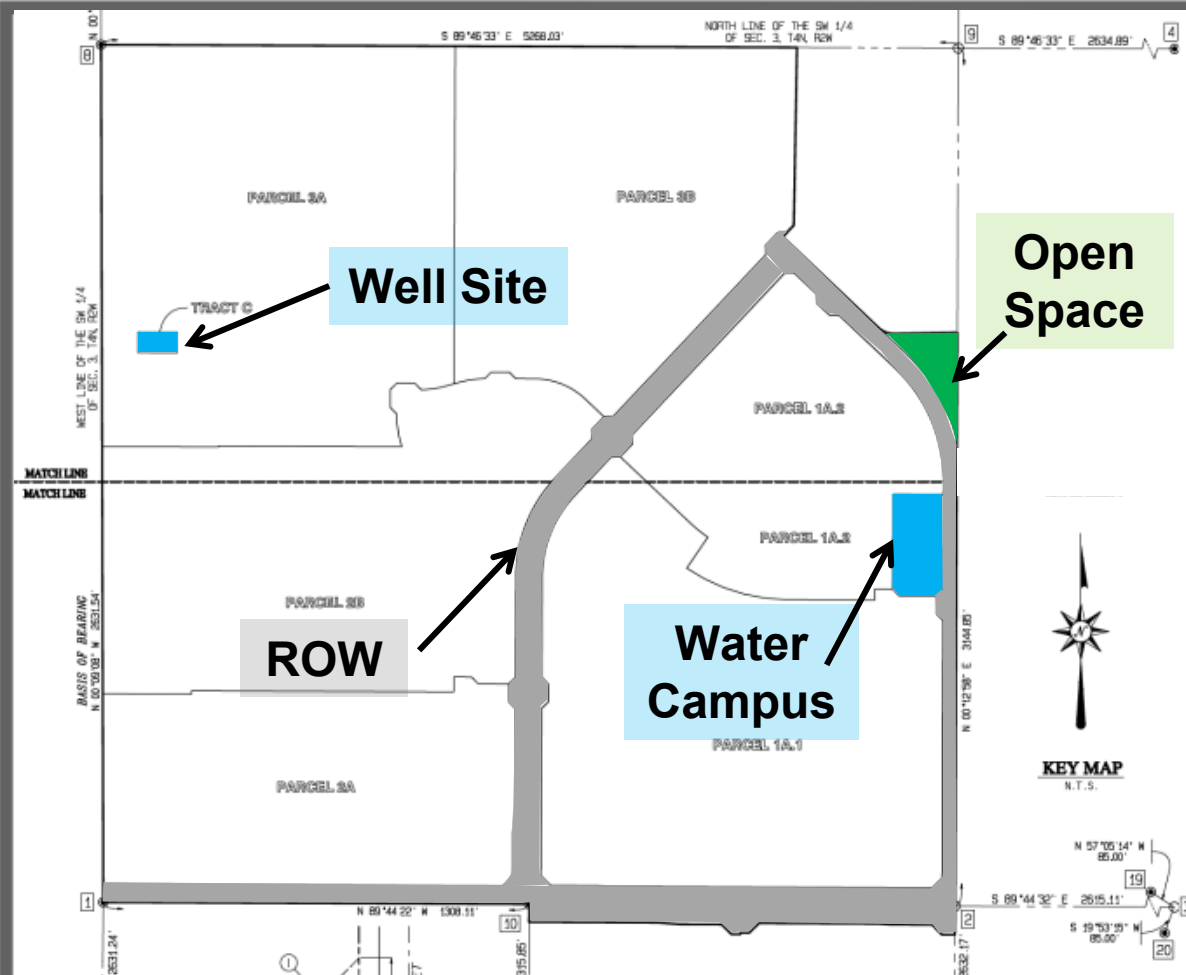


151.13
Gross
Acres

FINAL PLAT



FINAL PLAT



Well Site

- 0.17 acres

Water Campus

- 1.10 acres

Open Space

- .65 acres

ROW

- 11.77 acres

FINAL PLAT



QUESTIONS OR COMMENTS?

Thank You

Date: November 1, 2019

To: Finance

From: Lari Beth Kirkendall, Real Property Manager

Re: FS18-517 Master Plat of Rio Rancho Estates Parcels 1A.1, 1A.2, 2A, 2B, 3A, & 3B Right of Way Valuation

The Value of the Right of Way associated with the Master Plat of Rio Rancho Estates Parcels 1A.1, 1A.2, 2A, 2B, 3A & 3B FS18-517 is \$2,562,645.00.

The area being dedicated as right-of-way is 512,529 square feet. The value of the land is \$5.00/sq foot.



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: February 18, 2020 Contact Person: Hobart Wingard, PLANNER II
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 Map of Dedication entitled, "Paradise Honors" generally located north of the northeastern corner of Cactus Road and 175th Avenue.

Motion:

I move to approve the Map of Dedication entitled, "Paradise Honors" and dated September 27, 2019.

Background:

HDA Architects, on behalf of Paragon Management, Inc., seeks approval of a MOD to dedicate lands for ROW along both Sweetwater Avenue and 175th Avenue.

Objective Analysis:

The proposed MOD will provide property for the proposed construction and expansion of 175th Avenue and Sweetwater Avenue.

Policy Compliant:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area which supports educational uses such as that proposed.

Financial Impact:

This item does not have a direct financial impact, however all activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

1. 20.02.03 EVR Paradise Education MOD - CC Staff Report - 021820
2. 01 - FS19-445 - Paradise Education MOD - Vicinity - 021820
3. 02 - FS19-695 - Paradise Education MOD - CC Plat - 021820
4. RW value FS19-695 Paradise Education MOD

MAP OF DEDICATION

REPORT TO THE MAYOR AND CITY COUNCIL

Case: FS19-695

Project Name: Paradise Education Map of Dedication (MOD)

Council District: 3 – Mesquite

Meeting Date: February 18, 2020

Planner: Hobart Wingard, Planner II

Owner: Paragon Management, Inc.

Applicant: HDA Architects, LLC

Request: MOD approval for Paradise Education

Site Location: North of the northeastern corner of Cactus Road and 175th Avenue

Site Size: Approximately 40.33 acres

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

Support/Opposition: None received by staff

PROJECT DESCRIPTION:

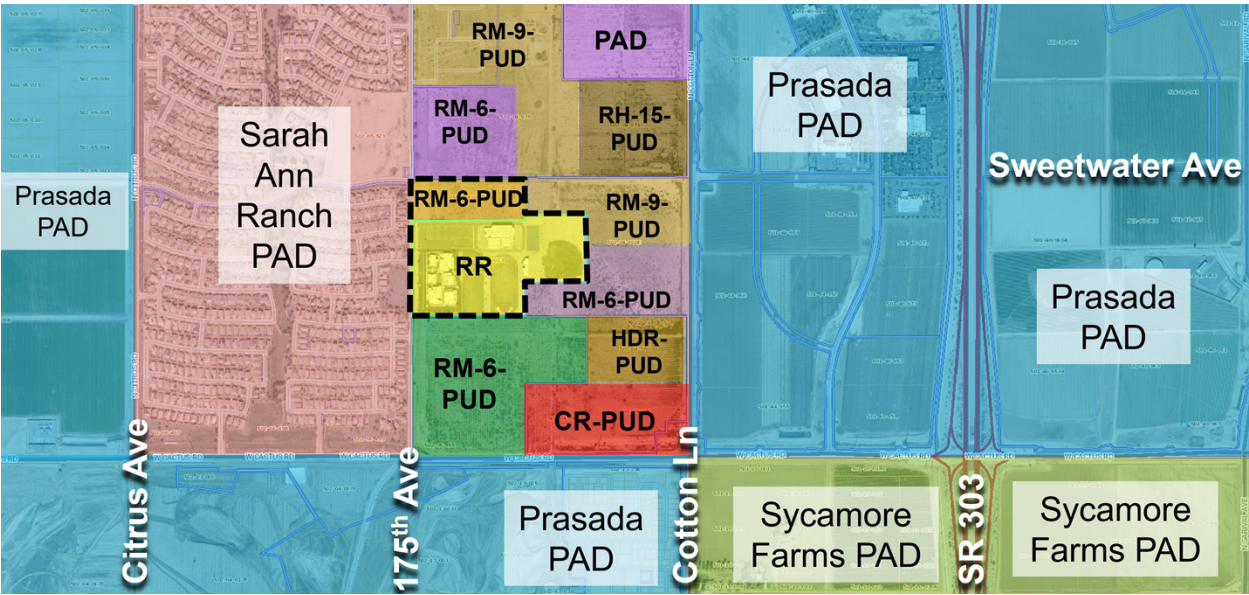
HDA Architects, on behalf of Paragon Management, Inc., seeks approval of a MOD to dedicate lands for ROW along both Sweetwater Avenue and 175th Avenue.

FINDINGS:

- The proposed MOD demonstrates compliance with the General Plan.
- The proposed MOD demonstrates compliance with the Surprise Municipal Code.
- The reviewing agencies have indicated no objections to the request.

EXISTING ZONING:

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



Sarah Ann Ranch (RL-5-PAD)	Rancho Trugold (RM-6-PUD)	Ryder Ranch and Rancho Trugold (RM-9-PUD)
Sarah Ann Ranch (RL-5-PAD)	Residential Ranch (RR) and RM-6-PUD	Ryder Ranch (RM-9-PUD and RM-6- PUD)
Sarah Ann Ranch (RL-5-PAD)	Sierra Sky (RM-6-PUD)	Sierra Sky and Rancho Trugold (RM-6-PUD)

BACKGROUND:

December 3, 2019: The Mayor and City Council approved an Annexation for the subject property under Ordinance 2019-30.

ANALYSIS AND DISCUSSION:

The subject MOD request involves providing ROW for both Sweetwater Avenue and 175th Avenue adjacent to the subject site.

59 **UTILITY AND SERVICES TABLE:**

Electric:	APS
Water:	EPCOR
Wastewater:	City of Surprise
Data:	Cox/Century Link
Refuse:	Private Collector
Natural Gas:	SWG

60

61 **CONFORMANCE WITH ADOPTED PLANS:**

62 The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood
63 Character Area, which supports educational uses such as that, proposed.

64

65 **REVIEWING AGENCIES:**

66 All City reviewing departments have reviewed the request and expressed no objections.
67 The subject MOD was also routed to the standard external reviewing agencies, which
68 provided no other comments.

69

70 **SUMMARY:**

71 Staff believes the proposed MOD is consistent with the manner and intent of the
72 Neighborhood Character Area in which it occupies. Approval will allow the site to be
73 subdivided in accordance with the requirements of the City of Surprise.

74

75 **ATTACHMENTS:**

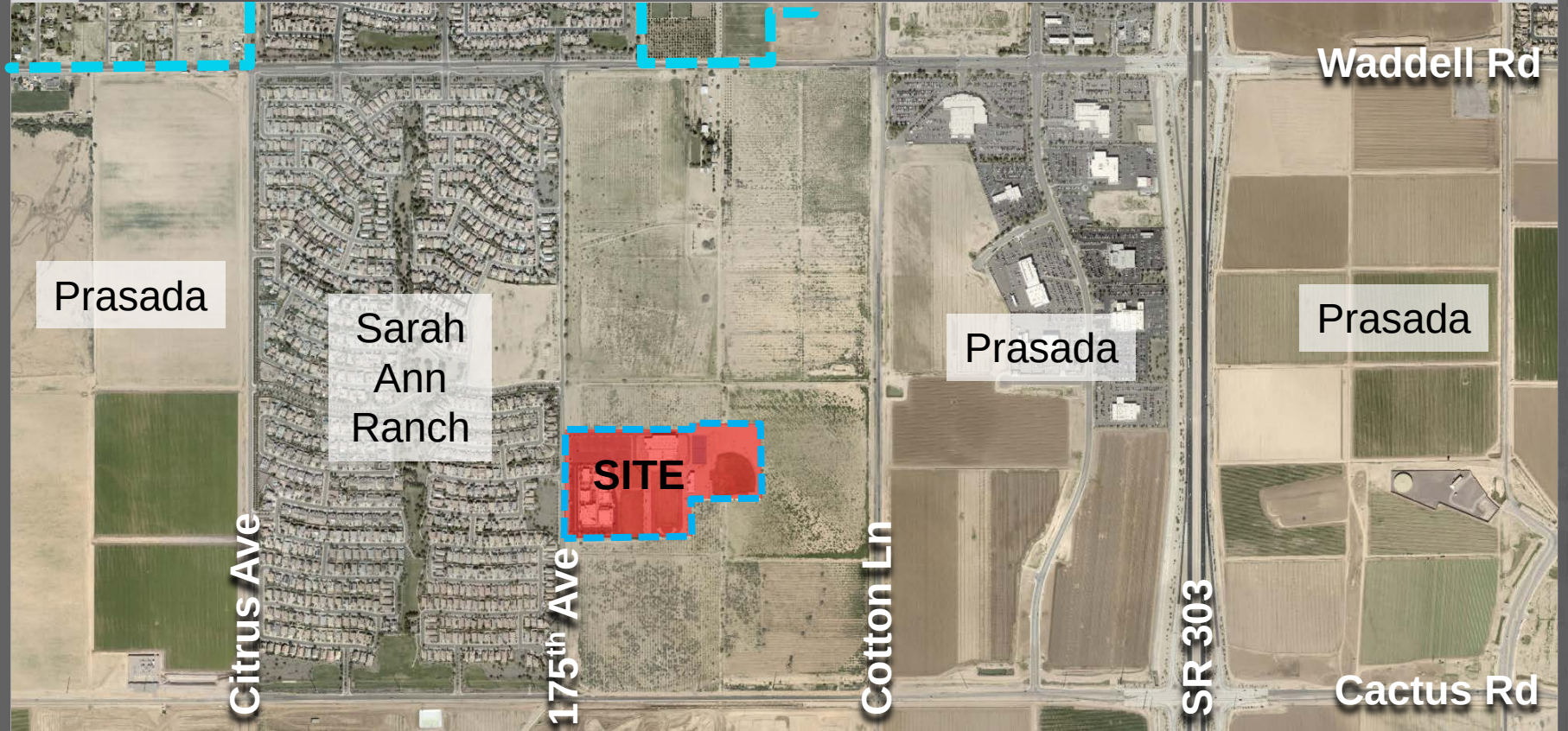
76 01 - Vicinity Maps

77 02 - Final Plat

78 03 - PowerPoint

695

e MOD



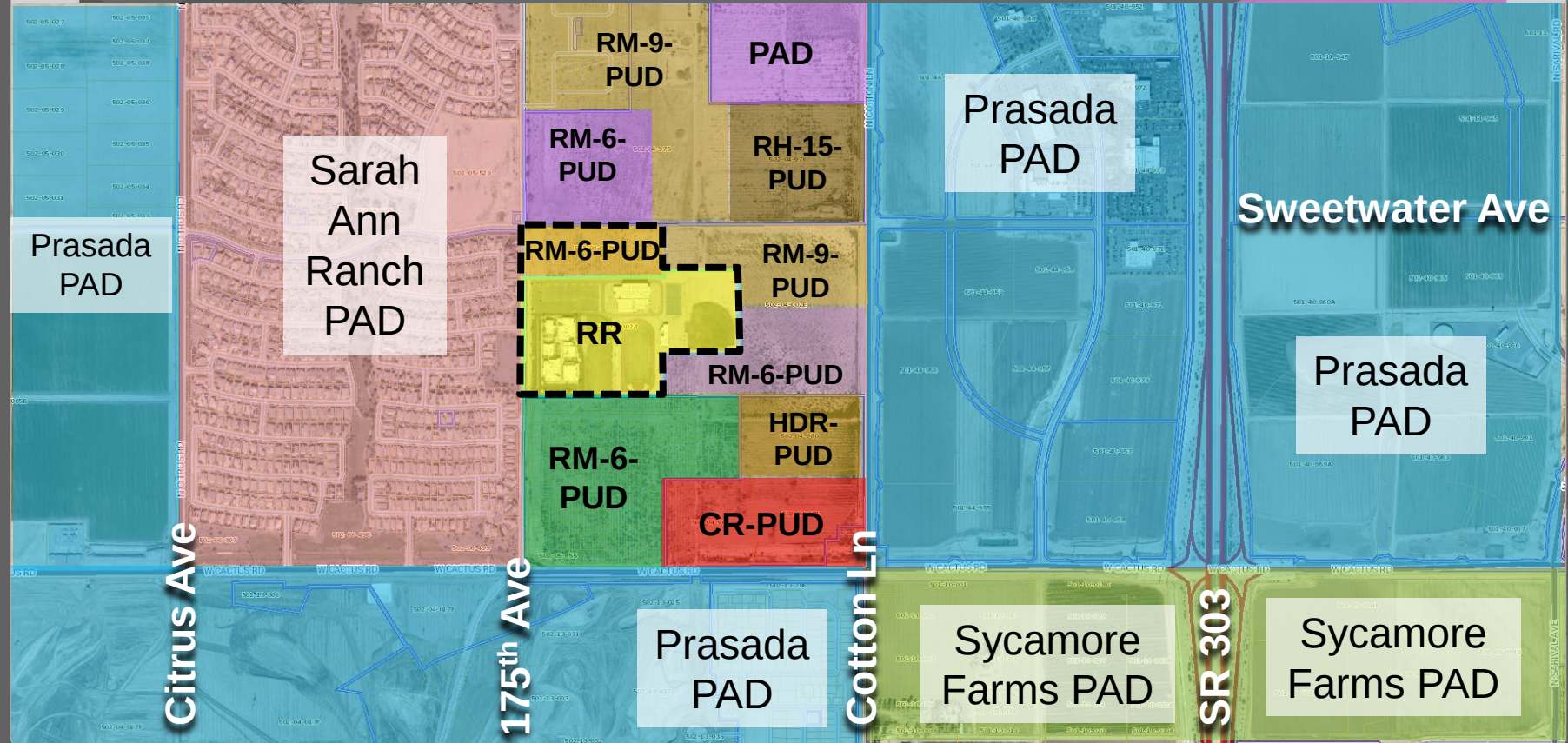
CONTEXT MAP

FS19-695
Paradise MOD



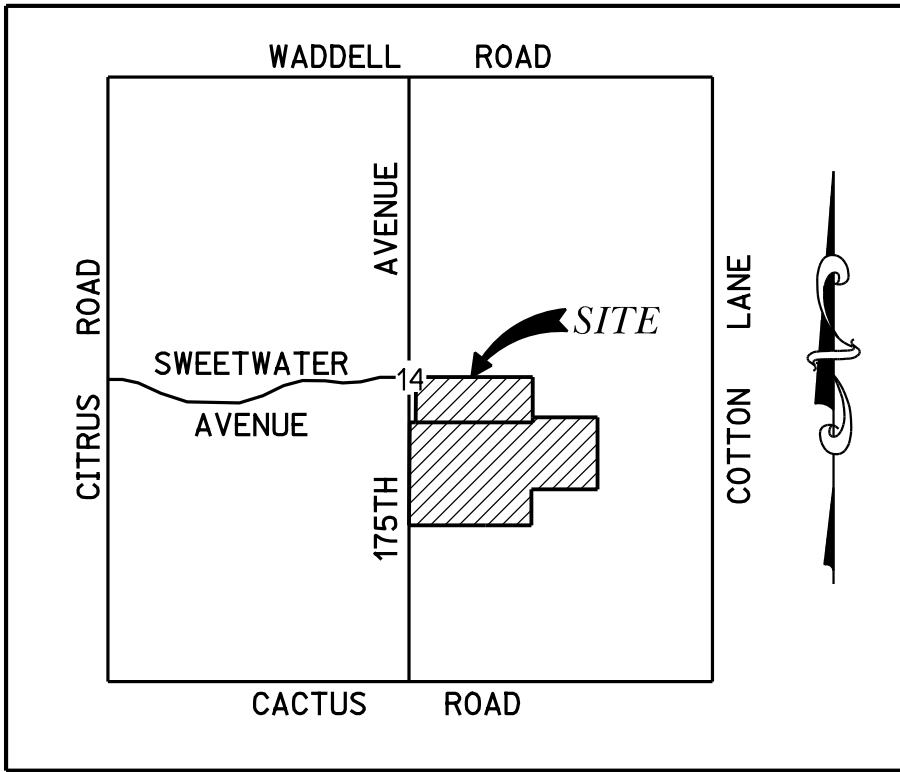
ZONING MAP

FS19-695
Paradise MOD



MAP OF DEDICATION
FOR
PARADISE HONORS
SURPRISE, ARIZONA 85388

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
N.T.S.

DEDICATION:

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS

THAT PARADISE HONORS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "PARADISE HONORS", A MAP OF DEDICATION LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS MAP OF DEDICATION AS AND FOR THE MAP OF DEDICATION OF "PARADISE HONORS", AND HEREBY DECLARES THAT SAID MAP OF DEDICATION SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID MAP OF DEDICATION. PARADISE HONORS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON SAID MAP OF DEDICATION AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

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 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 DISTANCE 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 LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATIONS OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

EXCEPT AS TO ANY AREA SUBJECT TO THE EASEMENT OR EASEMENTS GRATES 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 THE PLAT IS GRANTED TO EPCOR WATER COMPANY, AND THEIR 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 EASEMENT, 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 HOMEOWNERS' ASSOCIATION PRIOR TO ACCESSING THE EASEMENT WILL NOT BE REQUIRED.

GRANTOR SHALL NOT ERECT, CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED ANY BUILDING OR OTHER STRUCTURE WITHIN THE LIMITS OF THE EASEMENT GRANTED TO THE GRANTEE; PROVIDED, 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.

THE EASEMENT IN FAVOR OF THE GRANTEE IS GRANTED SUBJECT TO THE CONDITION THAT GRANTEE SHALL HOLD GRANTOR AND GRANTOR'S SUCCESSORS AND ASSIGNS HARMLESS FROM ANY AND ALL DAMAGES, CLAIMS, LIABILITIES OR EXPENSES WHICH MAY RESULT FROM GRANTEE'S USE OF THE EASEMENT. BY ACCEPTING THE EASEMENT, THE GRANTEE AGREES TO EXERCISE REASONABLE CARE TO AVOID DAMAGE TO THE PREMISES AND ALL PROPERTY THAT MAY AT ANY TIME BE THEREON.

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

IN WITNESS WHEREOF:

THAT PARADISE HONORS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE UNDERSIGNED OFFICER, THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2019.

BY: _____

ITS: _____

BY: _____
NAME DATE

ACKNOWLEDGEMENT:

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

BEFORE ME THIS _____ DAY OF _____, 2019, _____ PERSONALLY APPEARED
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE _____
OF PARADISE HONORS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE LEGAL OWNER OF THE
PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT _____ AS _____,
EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC EXPIRES

NOTICE OF PARADISE HONORS DEVELOPMENT AGREEMENT:

LANDOWNER HAS ENTERED INTO A PARADISE HONORS DEVELOPMENT AGREEMENT DATED _____ ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON _____ AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCUMENT NO. _____. 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 AN USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF LANDOWNER AT GEHAN HOMES OF ARIZONA, L.L.C., AND ARIZONA LIMITED LIABILITY COMPANY, 1501 W. FOUNTAINHEAD PKWY, SUITE 150, TEMPE, ARIZONA 85282, AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 7 AND SECTION 9, UPON REASONABLE REQUEST.

DATE THIS _____ DAY OF _____, 2019

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

ATTEST:

BY: _____
CHRISTINE CAIN
ITS: PROPERTY & CONTRACTS
MANAGER

BY: _____
GLEN VORTHERMS
ITS: ASSISTANT SECRETARY

PARADISE HONORS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

NOTICE OF INTERGOVERNMENTAL AGREEMENT:

THE CITY OF SURPRISE ("CITY") AND MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") ENTERED INTO AN INTERGOVERNMENTAL AGREEMENT DATED APRIL 8, 1997, AND RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE ON APRIL 9, 1997, UNDER DOCKET NO. 97-0231759 ("IGA"). CITY AND MWD HAVE FACILITIES AND PROPERTY INTERESTS DESCRIBED AND DELINEATED WITHIN CERTAIN SUBDIVISION PLATS OR, FOR LANDS NOT INCLUDED IN A SUBDIVISION PLAT, DECLARATIONS OF TURF LANDS 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 RIGHT-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 US 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 PROVIDERS' 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.

BENCHMARK:

FOUND 3 INCH ALUMINUM ARIZONA DEPARTMENT OF TRANSPORTATION CAP SET FLUSH IN ROUND CONCRETE BASE RAISED 0.4 FEET ABOVE THE IRRIGATION DITCH BANK, APPROXIMATELY 20' SOUTH OF EDGE OF CACTUS ROAD ON THE SOUTH SIDE OF IRRIGATION DITCH, AND APPROXIMATELY 2800 FEET WEST OF COTTON LANE HAVING AN ELEVATION OF 1242.940, BEING CITY OF SURPRISE PID-DV2253, NAVD 88 DATUM.

BASIS OF BEARING:

THE MONUMENT LINE OF 175TH AVENUE, ALSO BEING THE WEST LINE OF SOUTHEAST QUARTER OF SECTION 14, USING A BEARING OF NORTH 00 DEGREES 23 MINUTES 51 SECONDS EAST PER THE SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2000-0050457, RECORDS OF MARICOPA COUNTY, ARIZONA.

INDEX OF SHEETS	
	DESCRIPTION
MOD01	COVER SHEET
MOD02	MAP OF DEDICATION SHEET
MOD03	MAP OF DEDICATION SHEET

CLIENT/DEVELOPER:

HDA ARCHITECTS
459 N. GILBERT ROAD, SUITE C-200
GILBERT, ARIZONA 85234

CONTACT: ZACH KILGAS
PHONE: (480) 539-8800

ENGINEER:

3 ENGINEERING
6370 E. THOMAS ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85251

CONTACT: DANIEL G. MANN, P.E.
PHONE: (602) 334-4387
EMAIL: DAN@3ENGINEERING.COM

ASSESSOR PARCEL NUMBER:

APN: 502-04-002T & 002Y

RELEASE OF LIABILITY:

PARADISE HONORS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS 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 MAP OF DEDICATION 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.

RELEASE OF LIABILITY:

PARADISE HONORS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY 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 SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY, UNTIL SUCH TIME AS THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.

PUBLIC NOTICE:

THE LOTS DEPICTED ON THIS MAP OF DEDICATION 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 MAP OF DEDICATION SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

RELEASE OF LIABILITY:

EACH OWNER OF A LOT DOES HEREBY RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (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. 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. NOTWITHSTANDING THE FOREGOING, 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.

SURVEYOR 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. ALL LOT CORNERS WILL BE PERMANENTLY SET BY COMPLETION OF CONSTRUCTION.

REGISTERED LAND SURVEYOR
DATE 9/27/19



COVER SHEET
MAP OF DEDICATION
FOR
PARADISE HONORS

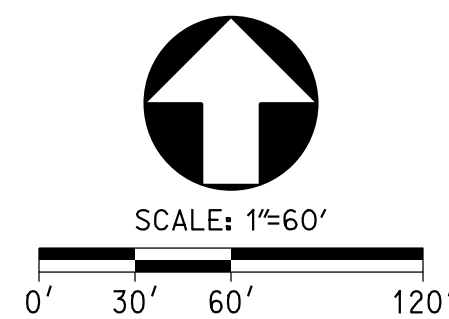
3engineering
planning civil engineering surveying

3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, AZ 85251
PHONE: (602) 334-4387
FAX: (602) 490-3230

PROJECT NO.
1789
DATE: 9/27/19
SHEET NO.
MOD01
1 of 3

	SECTION MONUMENTATION - AS NOTED
	PROPERTY CORNER TO BE SET AT COMPLETION OF MASS GRADING
	FOUND/SET MONUMENT - AS NOTED
	RIGHT OF WAY DEDICATION
	SECTION LINE
	CENTERLINE
	EXISTING R/W LINE
	ADJACENT PARCEL LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE

R/W	RIGHT-OF-WAY
DOC.	DOCUMENT
RLS	REGISTERED LAND SURVEYOR
A.P.N.	ASSESSOR PARCEL NUMBER
M.C.R.	MARICOPA COUNTY RECORDS
(M)	MEASURED
(R)	RECORD
(C)	CALCULATED
FD.	FOUND



300 engineering

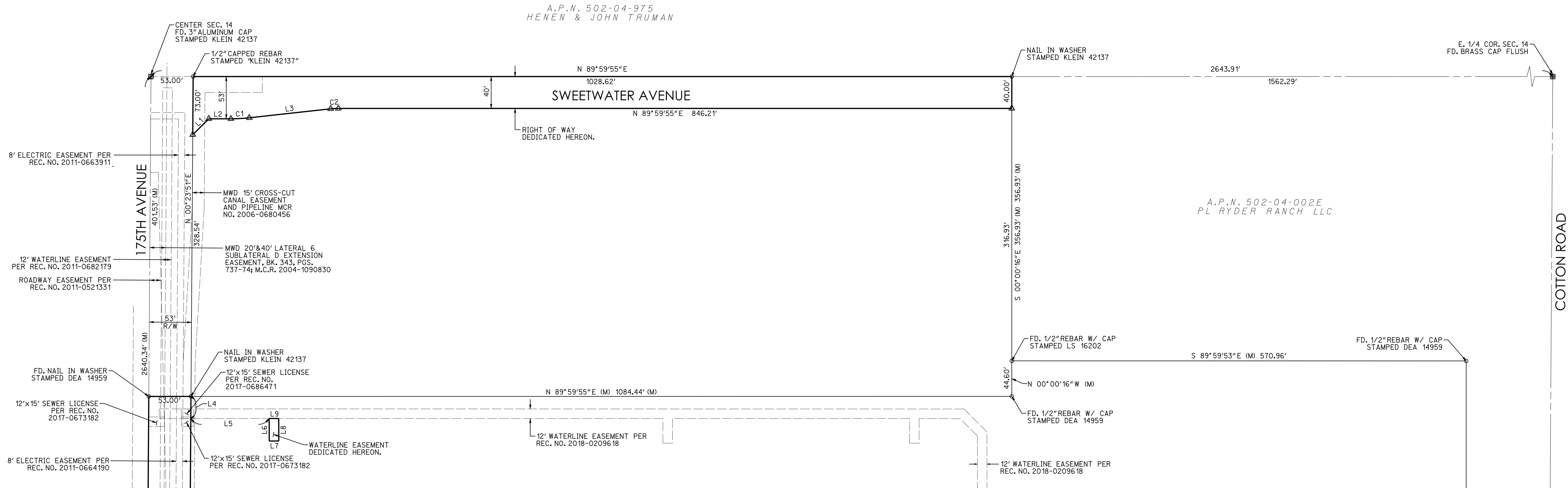
planning civil engineering surveying

3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, AZ 85251
PHONE: (602) 334-4387
FAX: (602) 490-3230

PROJECT NO.
1789

DATE: 9/27/19

SHEET NO.
MOD02
2 of 3



MATCHLINE - SEE SHEET MOD02

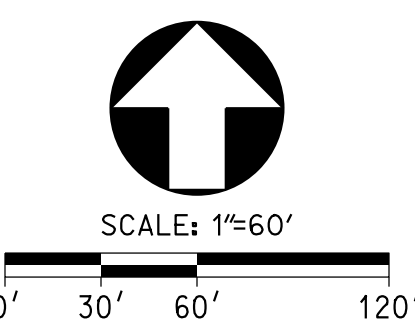
LEGEND:

- ⊙ SECTION MONUMENTATION - AS NOTED
- △ PROPERTY CORNER TO BE SET AT COMPLETION OF MASS GRADING
- FOUND/SET MONUMENT - AS NOTED
- RIGHT OF WAY DEDICATION
- - - - - SECTION LINE
- - - - - CENTERLINE
- - - - - EXISTING R/W LINE
- ADJACENT PARCEL LINE
- - - - - EXISTING EASEMENT LINE
- - - - - PROPOSED EASEMENT LINE

- R/W RIGHT-OF-WAY
- DOC. DOCUMENT
- RLS REGISTERED LAND SURVEYOR
- A.P.N. ASSESSOR PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- (M) MEASURED
- (R) RECORD
- (C) CALCULATED
- FD. FOUND

LINE INFORMATION		
LINE	BEARING	LENGTH
L1	N45°11'53"E	28.38'
L2	N89°59'55"E	27.81'
L3	N83°44'31"E	102.89'
L4	S00°23'51"W	27.70'
L5	N89°59'52"W	98.47'
L6	S00°14'07"E	28.31'
L7	N89°45'53"E	12.00'
L8	N00°14'07"W	28.26'
L9	N89°59'52"W	12.00'

CURVE INFORMATION			
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	212.00'	23.15'	06°15'24"
C1	88.00'	9.61'	06°15'24"



MAP OF DEDICATION SHEET
MAP OF DEDICATION
FOR
PARADISE HONORS

300engineering

planning civil engineering surveying

3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, AZ 85251
PHONE: (602) 334-4387
FAX: (602) 490-3230

PROJECT NO.
1789

DATE: 9/27/19

SHEET NO.
MOD03
3 of 3



COMMUNITY DEVELOPMENT
CITY OF SURPRISE

16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374

T. 623-222-3000

Date: January 28, 2020

To: Finance

From: Lari Beth Kirkendall, Real Property Manager

Re: FS19-695 Paradise Education MOD Right of Way Valuation

The Value of the Right of Way associated with the Paradise Education MOD FS19-695 is \$573,895.00.

The area being dedicated as right-of-way is 114,779 square feet. The value of the land is \$5.00/sq foot.



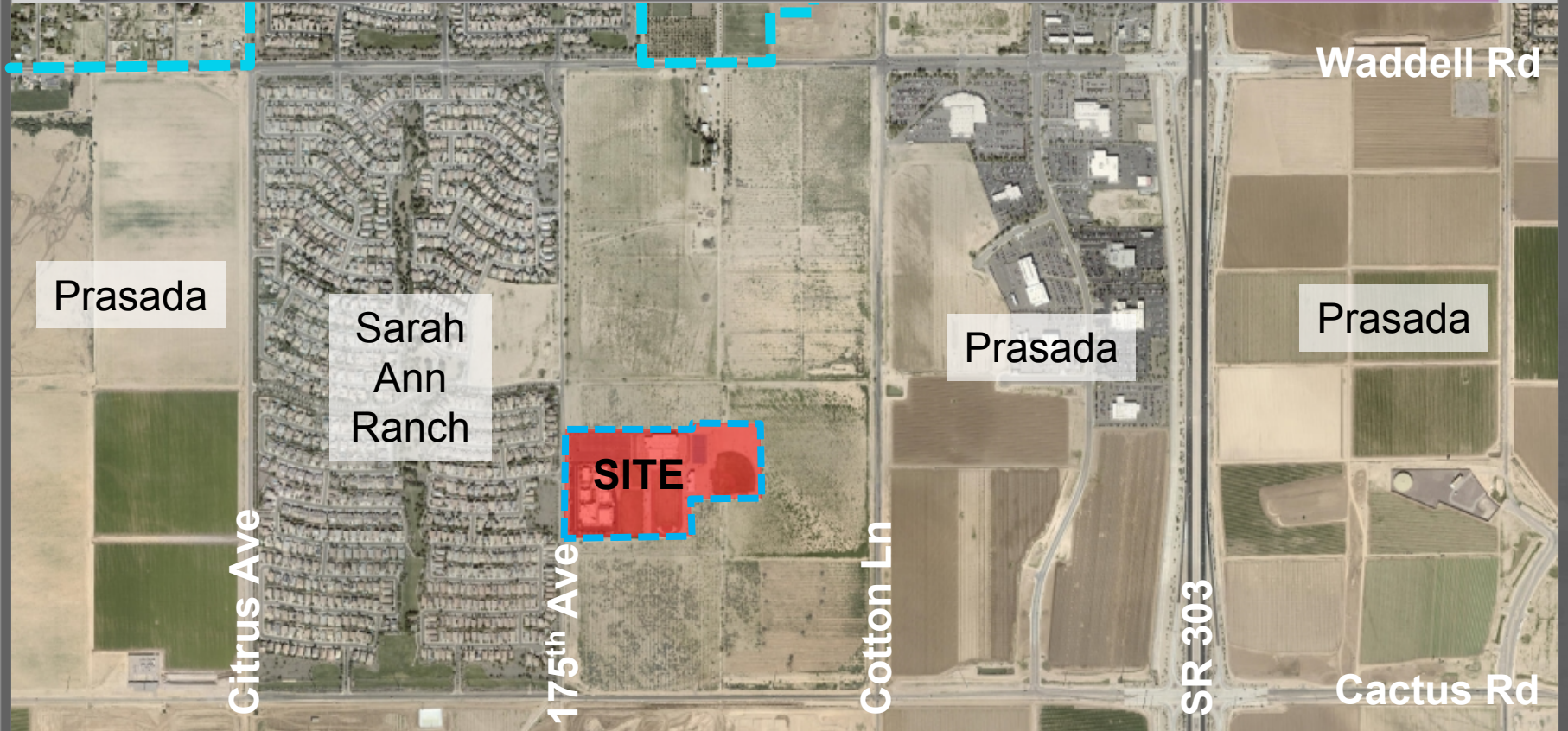
FS19-695

Paradise Honors MOD

Mayor and City Council – February 18, 2020

VICINITY MAP

FS19-695
Paradise MOD



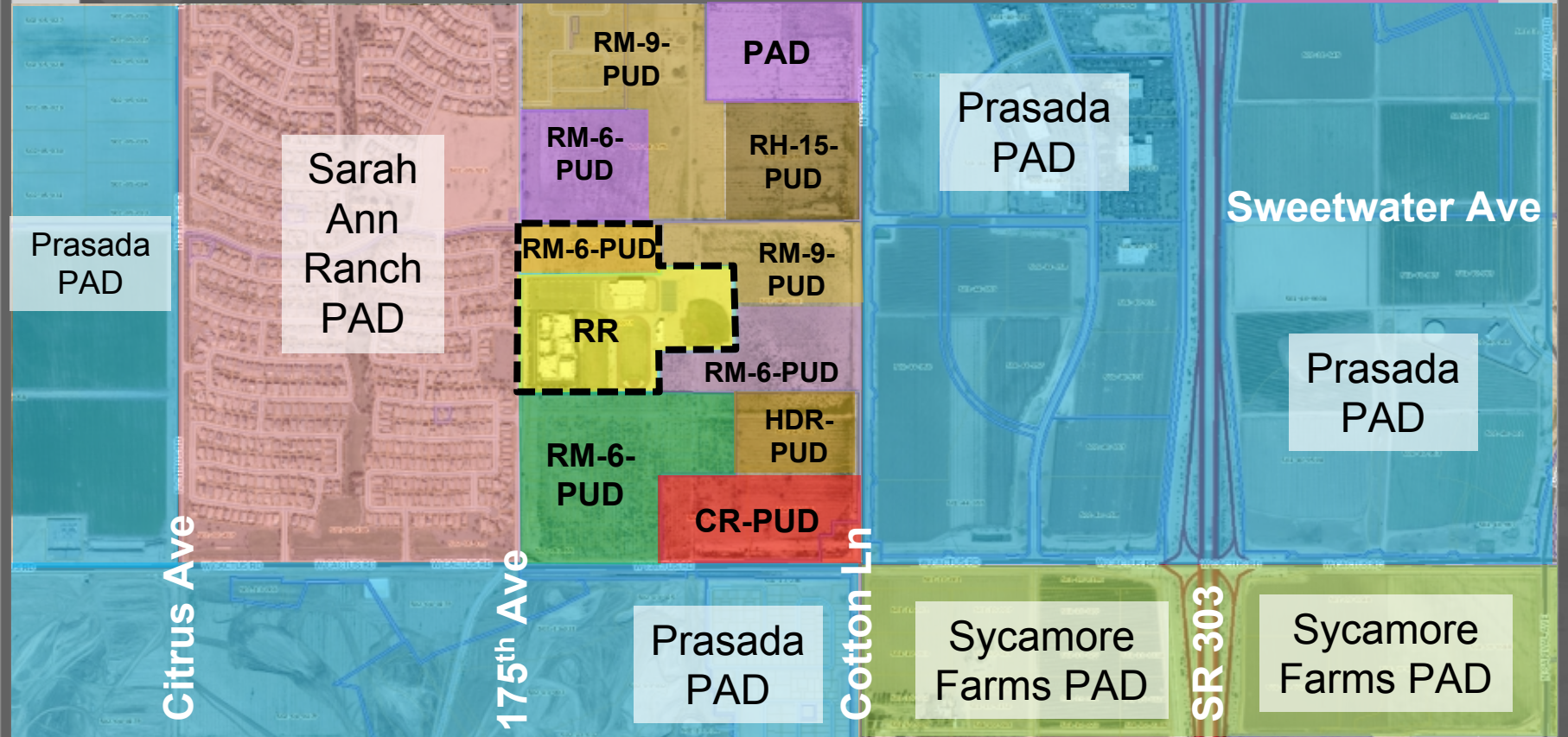
CONTEXT MAP

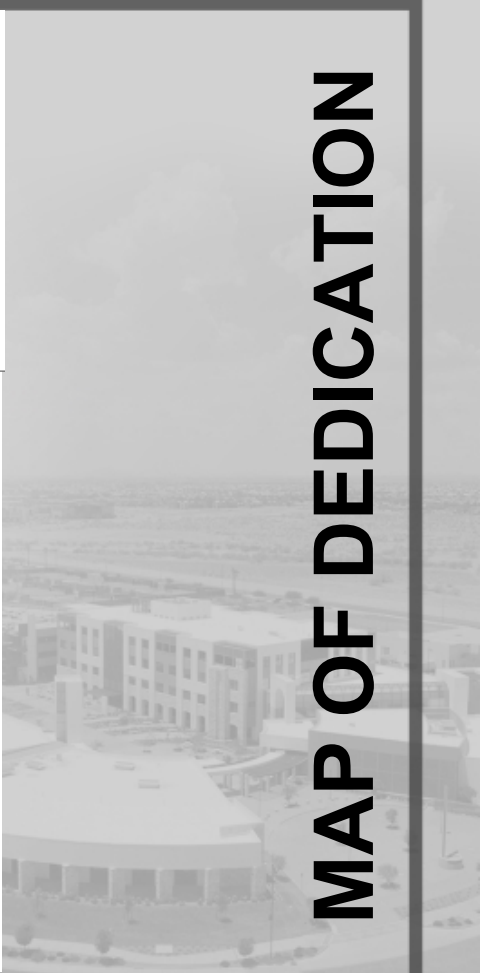
FS19-695
Paradise MOD



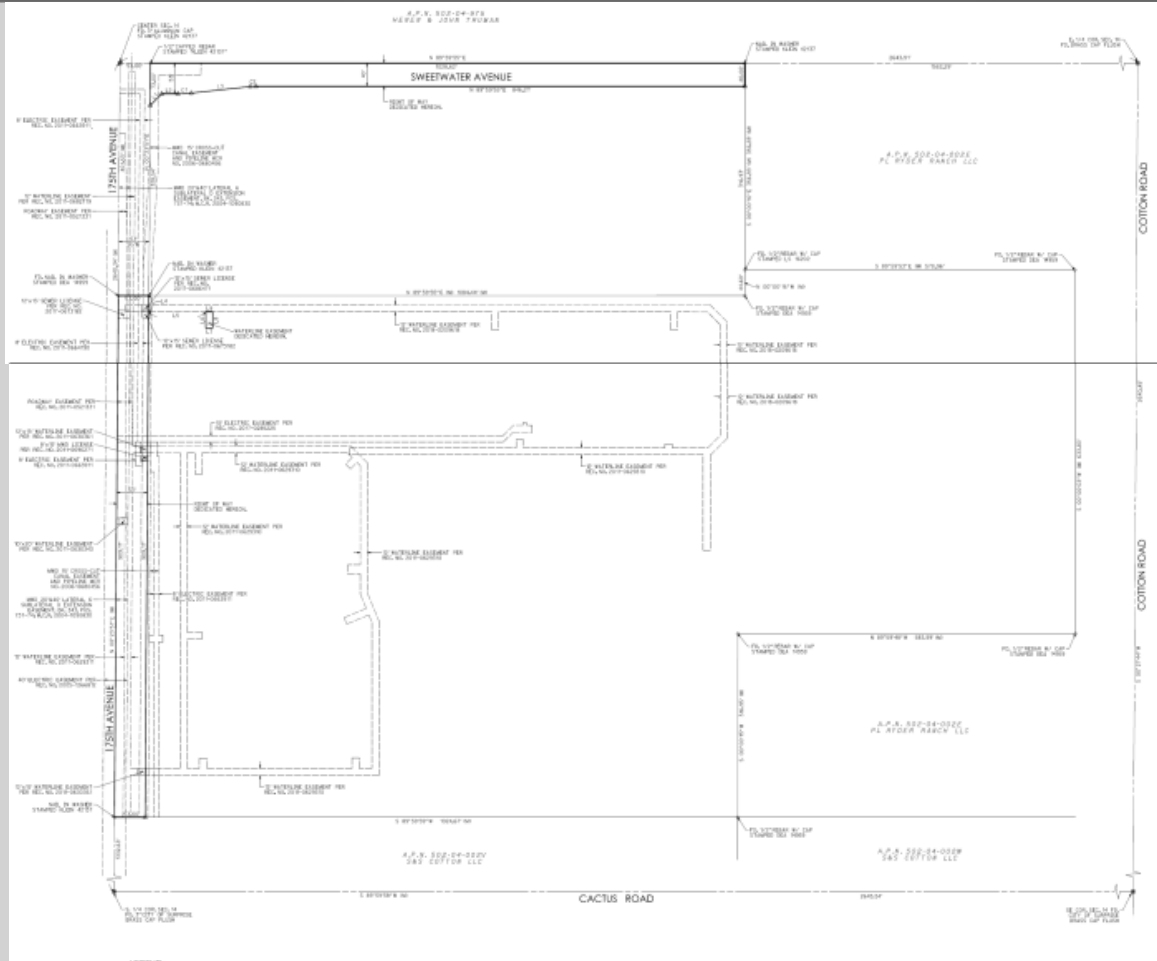
ZONING MAP

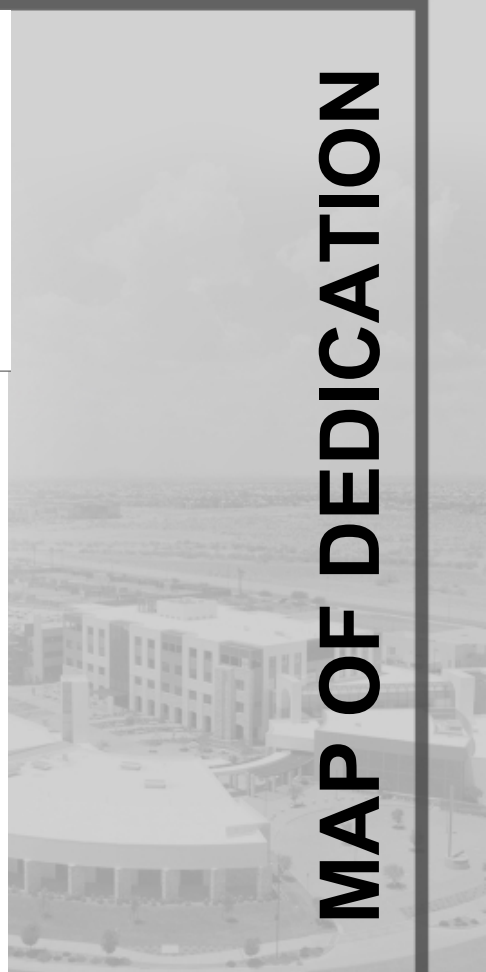
FS19-695
Paradise MOD



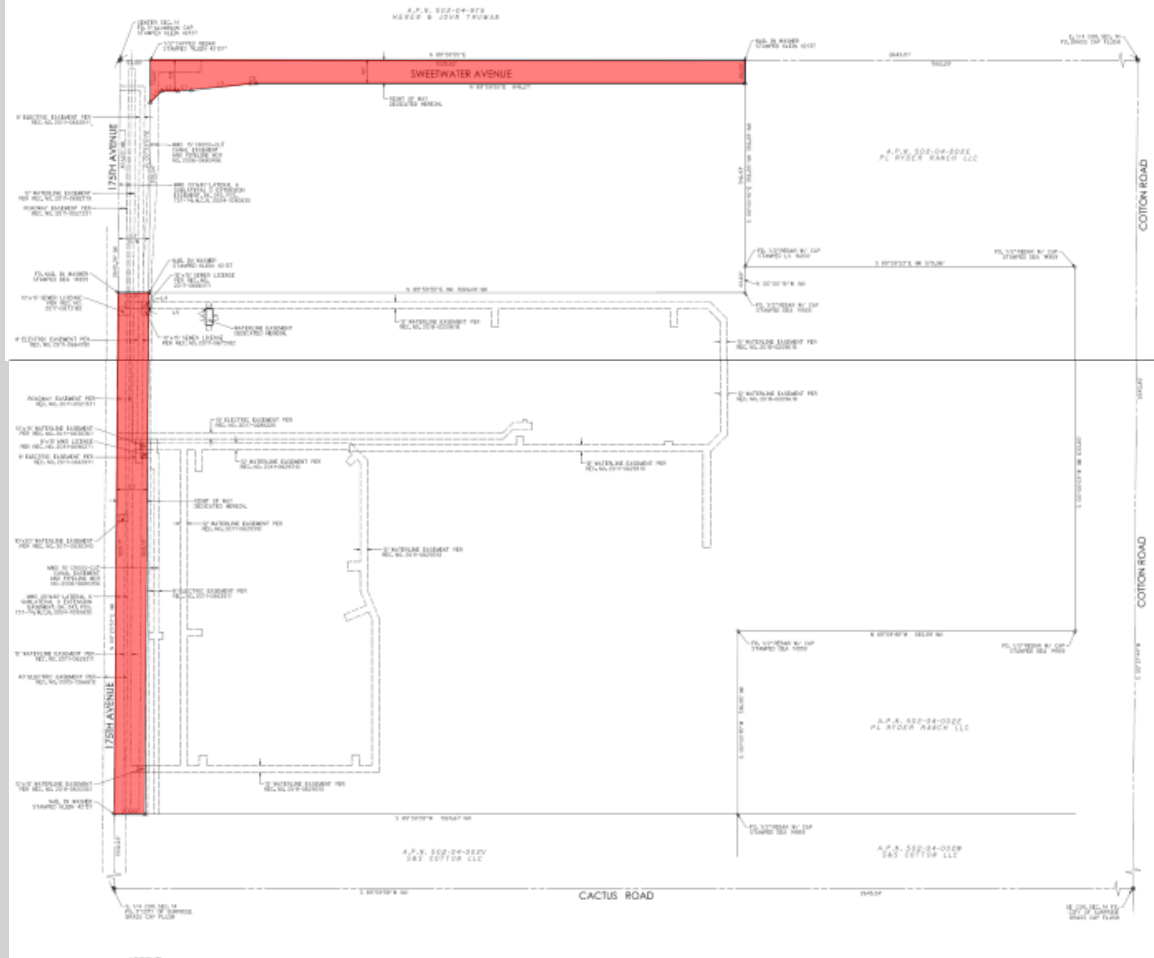


MAP OF DEDICATION





MAP OF DEDICATION





QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: February 18, 2020 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 1
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, "New Song Church Final Plat" and dated November 26, 2019, an approximately 12.84 acre property generally located on the southwestern corner of Bell Road and Sarival Avenue.

Motion:

I move to approve the Final Plat entitled, "New Song Church Final Plat" and dated November 26, 2019.

Background:

Survey Innovation Group, on behalf of New Song United Methodist Church, seeks approval of a Final Plat to reconfigure properties and provide property for future sale and development.

Objective Analysis:

The proposed Replat will provide a 4.17 acre parcel (Lot A) for the Church. The other two (2) parcels, Lot B (5.46 acres) and Lot A (3.21 acres) will be sold for future development.

Policy Compliant:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area which supports residential uses.

Financial Impact:

This item does not have a direct financial impact, however all activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

1. SR - FS17-621 - New Song Church - CC Staff Report - 021820
2. 01 - FS17-621 - New Song Church - Vicinity - 021820
3. 02 - FS17-621 - New Song Church - Final Plat - 021820

4. 20.01.30 EVR 03 - New Song Church - CC PowerPoint - 021820
 5. RW value FS17-621 final Plat of New Song Church
-

FINAL PLAT

REPORT TO THE MAYOR AND CITY COUNCIL

Case: FS17-621

Project Name: New Song Church

Council District: 1 – Acacia

Meeting Date: February 18, 2020

Planner: Hobart Wingard, Planner II

Owner: New Song United Methodist Church

Applicant: Survey Innovation Group, Inc.

Request: Final Plat approval for New Song United Methodist Church

Site Location: On the southwestern corner of Bell Road and Sarival Avenue

Site Size: Approximately 12.84 acres

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

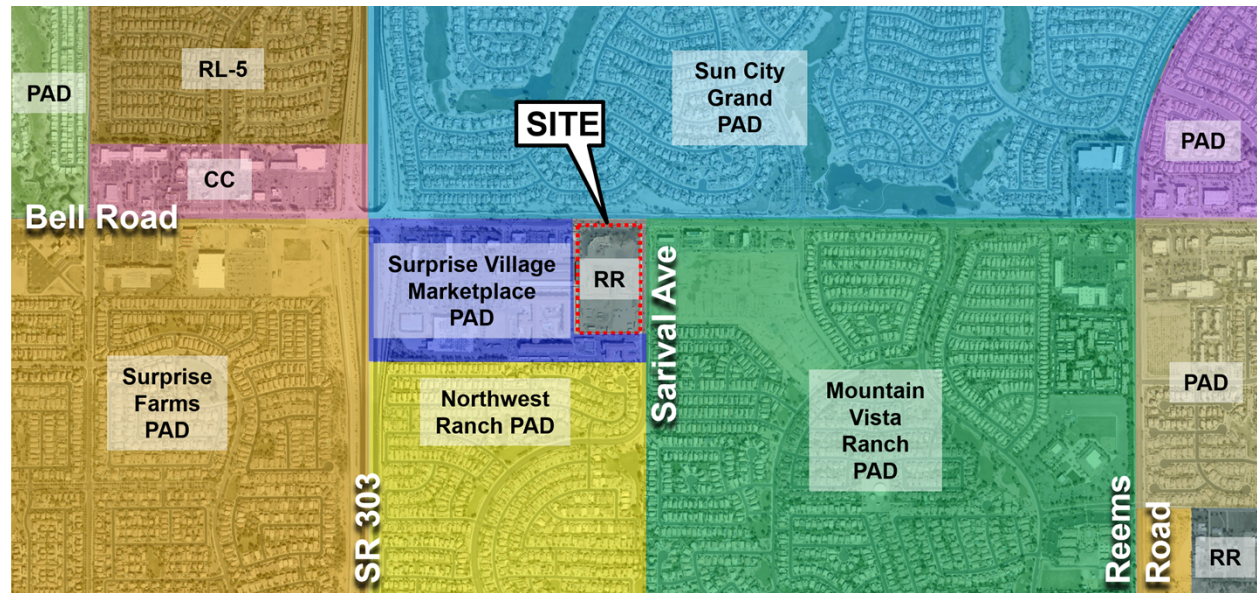
Support/Opposition: None received by staff

PROJECT DESCRIPTION:

Survey Innovation Group, on behalf of New Song United Methodist Church, seeks approval of a Final Plat to reconfigure properties and provide property for future development.

EXISTING ZONING:

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



Sun City Grand PAD (RL-5-PAD)	Sun City Grand PAD (RL-5-PAD)	Sun City Grand PAD (RL-5-PAD)
Surprise Village Marketplace PAD (CC-PAD)	Residential Ranch (RR)	Mountain Vista Ranch PAD (CC-PAD)
Surprise Village Marketplace PAD (HR-PAD)	Surprise Village Marketplace PAD (HR-PAD)	Mountain Vista Ranch PAD (RL-5-PAD)

BACKGROUND:

June 20, 1984: The Mayor and City Council approved an Annexation for the subject property under Ordinance 84-03.

November 21, 2000: The Planning and Zoning Commission approved a Site Plan for New Song Church under Case CUP00-140.

July 20, 2017: Staff met with the applicant for a regularly scheduled Concept Review for the subject project.

October 23, 2017: The applicant submitted for a Final Plat for New Song Church, under Case FS17-621, the subject case.

ANALYSIS AND DISCUSSION:

The subject Replat request involves reconfiguring the lot layout for the New Song Church Site located on the southwest corner of Bell Road and Sarival Avenue.

The proposed Replat will provide a 4.17 acre parcel (Lot A) for the Church. The other two (2) parcels, Lot B (5.46 acres) and Lot A (3.21 acres) will be sold for future development.

UTILITY AND SERVICES TABLE:

Electric:	APS
Water:	EPCOR
Wastewater:	City of Surprise
Internet:	Cox/Century Link
Refuse:	Private Collector
Natural Gas:	SWG

CONFORMANCE WITH ADOPTED PLANS:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area which supports residential uses.

REVIEWING AGENCIES:

All City reviewing departments have reviewed the request and expressed no objections. The subject Final Plat was also routed to the standard external reviewing agencies, which provided no other comments.

SUMMARY:

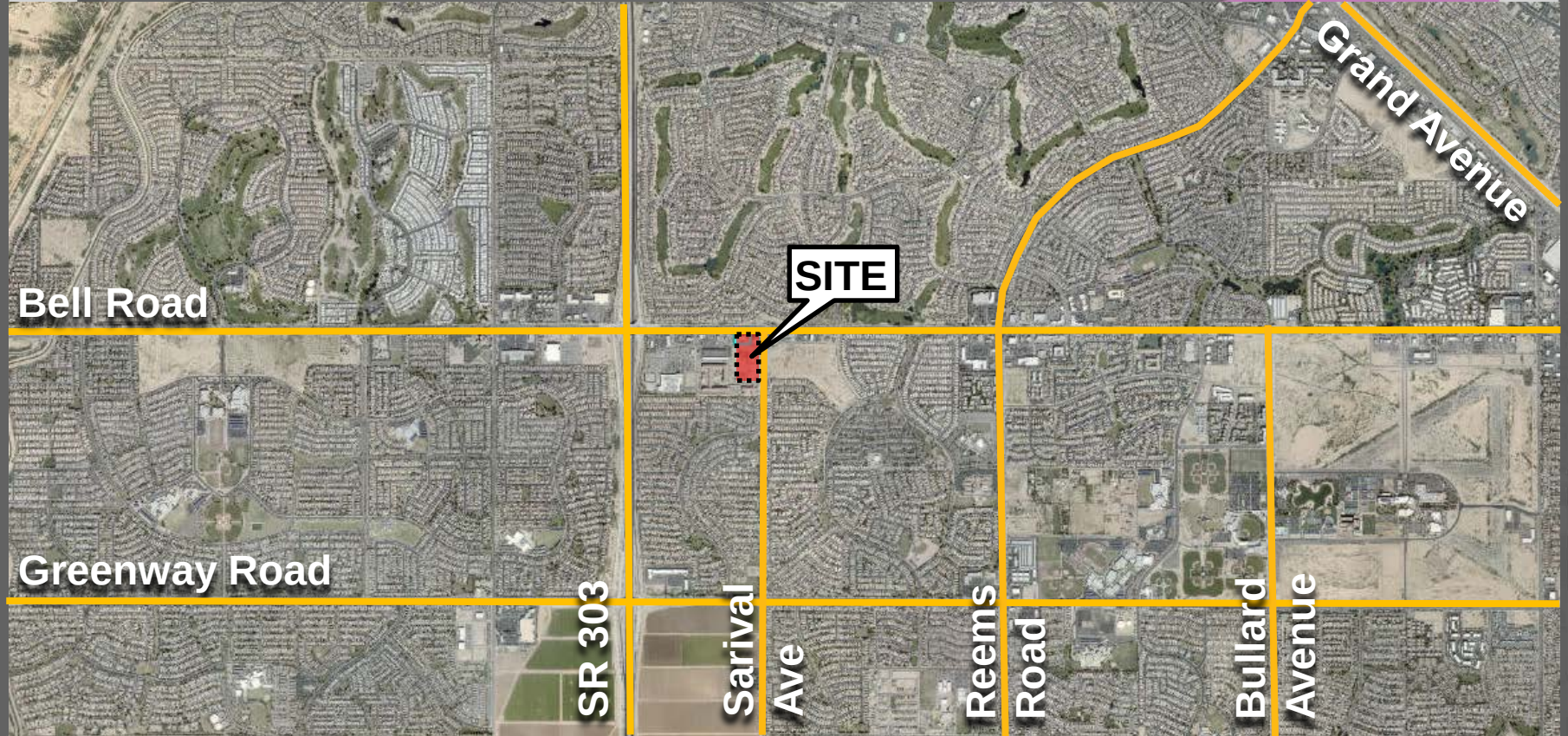
Staff believes the proposed Final Plat is consistent with the manner and intent of the Neighborhood Character Area in which it occupies. Approval will allow the site to be subdivided in accordance with the requirements of the City of Surprise.

ATTACHMENTS:

- 01 - Vicinity Maps
- 02 - Final Plat
- 03 - PowerPoint

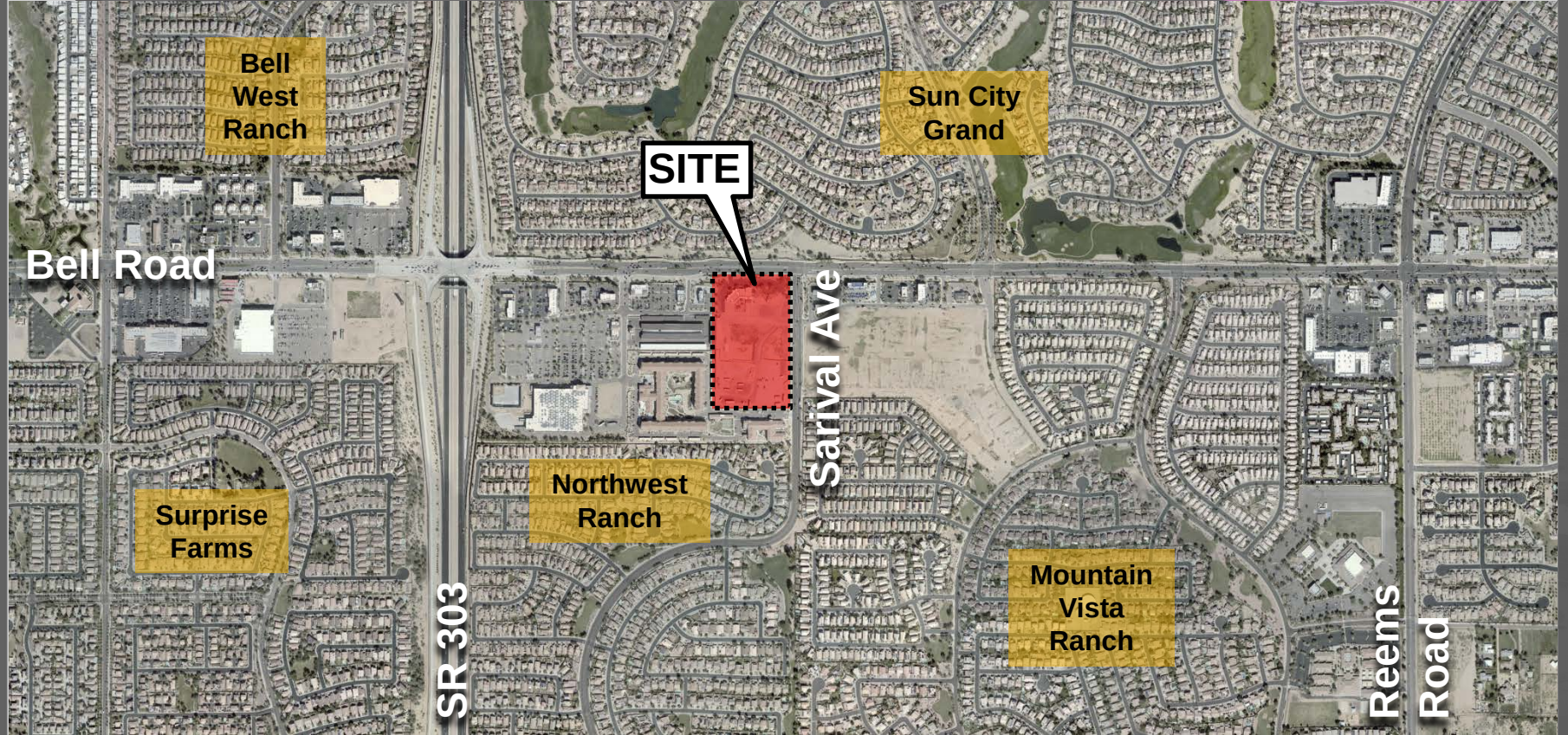
VICINITY MAP

FS17-621
New Song



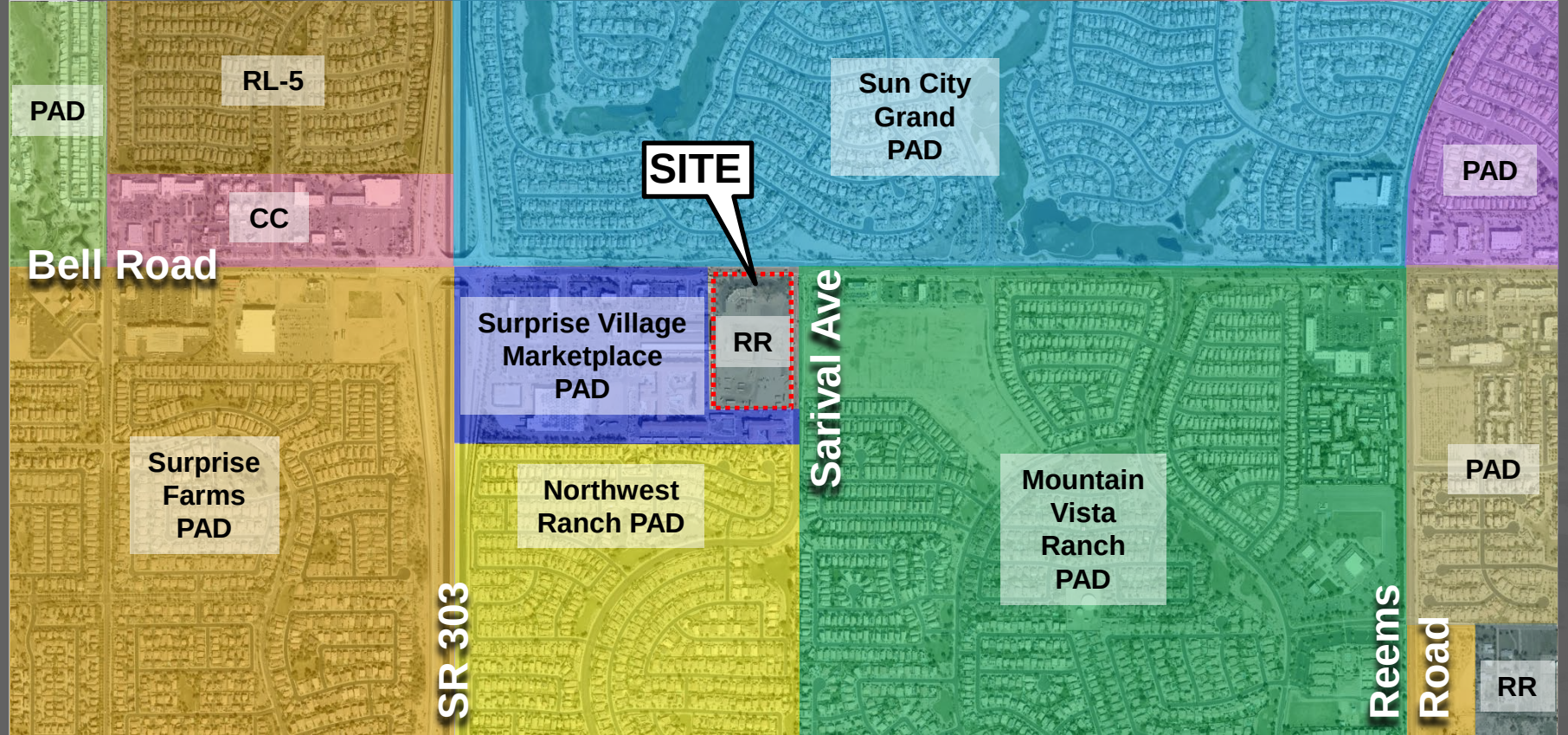
CONTEXT MAP

FS17-621
New Song



ZONING MAP

FS17-621
New Song



DEDICATION

STATE OF ARIZONA

COUNTY OF MARICOPA

KNOW ALL PERSONS BY THESE PRESENTS: THAT NEW SONG UNITED METHODIST CHURCH, AN ARIZONA NON-PROFIT CORPORATION (OWNER), HAS SUBDIVIDED UNDER THE NAME OF "NEW SONG CHURCH", A SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AND DECLARES THAT IT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, EASEMENT AND STREET SHOWN AND THAT EACH LOT, EASEMENT AND STREET SHALL BE KNOWN BY THE NUMBER AND NAME GIVEN, AS SHOWN ON THIS PLAT.

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

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

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

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

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

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

NEW SONG UNITED METHODIST CHURCH, AN ARIZONA NON-PROFIT CORPORATION (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.

NEW SONG UNITED METHODIST CHURCH, AN ARIZONA NON-PROFIT CORPORATION (OWNER), DOES HEREBY DEDICATE TO THE CITY OF SURPRISE, FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THIS PLAT.

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

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 _____, 2019

BY: NEW SONG UNITED METHODIST CHURCH, AN ARIZONA NON-PROFIT CORPORATION

BY: _____
NAME

ITS: _____
TITLE

ACKNOWLEDGMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 2019, ON BEHALF OF NEW SONG UNITED METHODIST CHURCH, AN ARIZONA NON-PROFIT CORPORATION

BY: _____ ITS: _____
PRINTED NAME TITLE

NOTARY PUBLIC MY COMMISSION EXPIRES _____

NEW SONG CHURCH FINAL PLAT

A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARENT DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
PARCEL NO. 1: (TAX PARCEL NO. 501-12-008R)
THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 560.00 FEET; THENCE WESTERLY AND PARALLEL WITH THE NORTH BOUNDARY OF SAID SECTION, A DISTANCE OF 518.00 FEET; THENCE NORTHERLY AND PARALLEL WITH THE EAST LINE OF SAID SECTION, A DISTANCE OF 235.00 FEET; THENCE EASTERLY AND PARALLEL WITH THE SAID NORTH LINE, A DISTANCE OF 270.00 FEET; THENCE NORTHERLY AND PARALLEL WITH THE SAID EAST LINE, A DISTANCE OF 325.00 FEET; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 248.00 FEET TO THE POINT OF BEGINNING; EXCEPT THAT PORTION CONVEYED TO THE MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NO. 1 BY WARRANTY DEED RECORDED IN BOOK 331 OF DEEDS, PAGE 102, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 33.00 FEET SOUTH AND 68.36 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 1; THENCE WESTERLY 100.00 FEET, PARALLEL TO AND 33.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION; THENCE SOUTHERLY 99.88 FEET, PARALLEL TO THE EAST LINE OF SAID SECTION TO A POINT ON THE NORTHERLY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY RIGHT-OF-WAY; THENCE NORTHEASTERLY ALONG THE SAID RIGHT-OF-WAY LINE, 141.25 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS WELL AS METALLIC OR OTHER SOLID MINERALS FROM A STRIP OF LAND 50 FEET WIDE, BEING THAT PORTION OF THE CALIFORNIA, ARIZONA AND SANTA FE RAILWAY COMPANY'S FORMER 50 FOOT ROADWAY THROUGH THE PROPERTY, AS RESERVED IN DEED RECORDED IN DOCKET 3353, PAGE 116; ALSO EXCEPT THE NORTH 65.00 FEET; ALSO EXCEPT BEGINNING AT A POINT 85.00 FEET SOUTH OF AND 55.00 FEET, RECORD (54.90 FEET, MEASURED) WEST OF THE NORTHEAST CORNER OF SAID SECTION 1; THENCE NORTHERLY AND PARALLEL TO THE EAST LINE OF SAID SECTION, A DISTANCE OF 20.00 FEET; THENCE WESTERLY AND PARALLEL TO THE NORTH LINE OF SAID SECTION, A DISTANCE OF 20.00 FEET; THENCE SOUTHEASTERLY, A DISTANCE OF 28.28 FEET, RECORD (28.30 FEET, MEASURED) TO THE POINT OF BEGINNING; ALSO EXCEPT BEGINNING AT A POINT 65.00 FEET SOUTH AND 100.36 FEET WEST OF THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; THENCE SOUTHERLY 18.00 FEET, PARALLEL TO THE EAST LINE OF SAID SECTION; THENCE WESTERLY 18.00 FEET, RECORD (18.02 FEET, MEASURED) PARALLEL TO AND 65.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION; THENCE NORTH 44 DEGREES 06 MINUTES 11 SECONDS EAST, A DISTANCE OF 25.45 FEET TO THE TRUE POINT OF BEGINNING; ALSO EXCEPT THE SOUTH 20.00 FEET OF THE NORTH 85.00 FEET OF THE EAST 55.00 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 1.

PARCEL NO. 2: (TAX PARCEL NO. 501-12-007H)
THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: BEGINNING AT APPOINT 83.00 FEET SOUTH AND 118.36 FEET WEST OF THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; THENCE WESTERLY 50.00 FEET, PARALLEL TO AND 83.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION; THENCE SOUTHERLY 50.00 FEET, PARALLEL TO THE EAST LINE OF SAID SECTION; THENCE NORTH 44 DEGREES 06 MINUTES 11 SECONDS EAST, A DISTANCE OF 70.71 FEET, RECORD (70.54 FEET, MEASURED) TO THE POINT OF BEGINNING; EXCEPT ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS WELL AS METALLIC OR OTHER SOLID MINERALS FROM A STRIP OF LAND 50 FEET WIDE, BEING THAT PORTION OF THE CALIFORNIA, ARIZONA AND SANTA FE RAILWAY COMPANY'S FORMER 50 FOOT ROADWAY THROUGH THE PROPERTY, AS RESERVED IN DEED RECORDED IN DOCKET 3353, PAGE 116.

PARCEL NO. 3: (TAX PARCEL NO. 501-12-008T)
THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION, FROM WHICH THE SOUTHEAST CORNER OF SAID NORTHEAST OF THE NORTHEAST QUARTER BEARS SOUTH 00 DEGREES 13 MINUTES 53 SECONDS EAST; THENCE SOUTH 89 DEGREES 50 MINUTES 12 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 248.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 13 MINUTES 53 SECONDS EAST, A DISTANCE OF 325.00 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 12 SECONDS WEST, A DISTANCE OF 270.00 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 53 SECONDS WEST, A DISTANCE OF 325.00 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 50 MINUTES 12 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 270.00 FEET TO THE POINT OF BEGINNING; EXCEPT ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS WELL AS METALLIC OR OTHER SOLID MINERALS FROM A STRIP OF LAND 50 FEET WIDE, BEING THAT PORTION OF THE CALIFORNIA, ARIZONA AND SANTA FE RAILWAY COMPANY'S FORMER 50 FOOT ROADWAY THROUGH THE PROPERTY, AS RESERVED IN DEED RECORDED IN DOCKET 3353, PAGE 116; ALSO EXCEPT THE NORTH 65.00 FEET OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, AS CONVEYED TO THE TOWN OF SURPRISE IN QUIT CLAIM DEED RECORDED DECEMBER 29, 1985 IN RECORDING NO. 85-605669.

RELEASE OF LIABILITY

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

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.

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.

PARENT DESCRIPTION (CONT.)

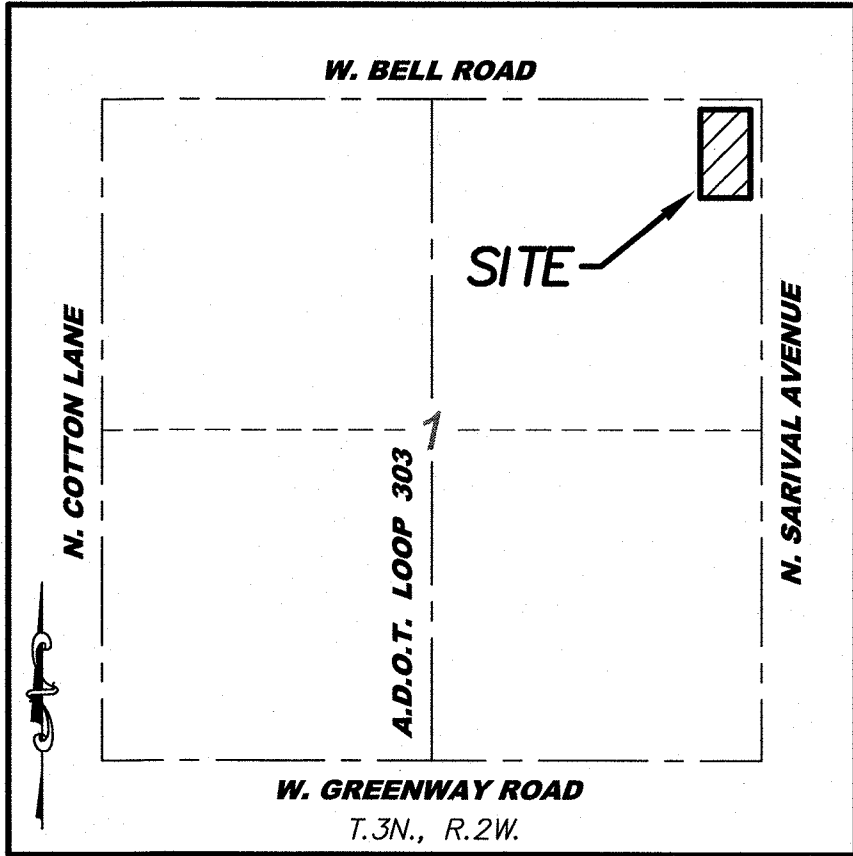
PARCEL NO. 4: (TAX PARCEL NO. 501-12-900)
THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1, FROM WHICH THE SOUTHEAST CORNER OF SAID NORTHEAST OF THE NORTHEAST QUARTER BEARS SOUTH 00 DEGREES 13 MINUTES 53 SECONDS EAST; THENCE SOUTH 89 DEGREES 50 MINUTES 12 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 518.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 13 MINUTES 53 SECONDS EAST, A DISTANCE OF 1324.30 FEET TO A POINT BEING A DISTANCE OF 518.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 42 MINUTES 26 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 298.68 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 04 SECONDS WEST, A DISTANCE OF 435.60 FEET TO A POINT ON A NON-TANGENT CURVE, THE CENTRAL POINT OF WHICH BEARS SOUTH 83 DEGREES 58 MINUTES 33 SECONDS WEST, 8066.14 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 13 MINUTES 33 SECONDS FOR AN ARC DISTANCE OF 313.36 FEET TO A POINT OF A REVERSE NON-TANGENT CURVE, THE CENTRAL POINT OF WHICH BEARS NORTH 82 DEGREES 44 MINUTES 55 SECONDS EAST, 371.47 FEET DISTANT THEREFROM; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 58 DEGREES 01 MINUTES 17 SECONDS, AN ARC DISTANCE OF 376.18 FEET TO A POINT OF A REVERSE NON-TANGENT CURVE, THE CENTRAL POINT OF WHICH BEARS NORTH 34 DEGREES 10 MINUTES 53 SECONDS WEST, 242.34 FEET DISTANT THEREFROM; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43 DEGREES 38 MINUTES 55 SECONDS, AN ARC DISTANCE OF 184.62 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 53 SECONDS WEST, A DISTANCE OF 95.00 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 50 MINUTES 12 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 99.98 FEET TO THE POINT OF BEGINNING; EXCEPT ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS WELL AS METALLIC OR OTHER SOLID MINERALS FROM A STRIP OF LAND 50 FEET WIDE, BEING THAT PORTION OF THE CALIFORNIA, ARIZONA AND SANTA FE RAILWAY COMPANY'S FORMER 50 FOOT ROADWAY THROUGH THE PROPERTY, AS RESERVED IN DEED RECORDED IN DOCKET 3353, PAGE 116; ALSO EXCEPT THE NORTH 65.00 FEET OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, AS CONVEYED TO THE TOWN OF SURPRISE IN QUIT CLAIM DEED RECORDED DECEMBER 29, 1985 IN RECORDING NO. 85-605669; ALSO EXCEPT A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE SOUTH 89 DEGREES 50 MINUTES 12 SECONDS WEST ALONG THE NORTH LINE OF SECTION, 617.98 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 53 SECONDS EAST, 94.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 13 MINUTES 53 SECONDS EAST, 966.40 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 26 SECONDS EAST, 99.98 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 53 SECONDS EAST, 263.14 FEET TO A POINT ON THE SOUTH LINE OF THE AFOREMENTIONED NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 42 MINUTES 26 SECONDS WEST ALONG SAID SOUTH LINE, 298.68 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 04 SECONDS WEST, 435.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, THE CENTER OF WHICH BEARS SOUTH 83 DEGREES 58 MINUTES 33 SECONDS WEST, 8066.14 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02 DEGREES 13 MINUTES 33 SECONDS, FOR AN ARC DISTANCE OF 313.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, THE CENTER OF WHICH BEARS NORTH 82 DEGREES 44 MINUTES 55 SECONDS EAST, 371.47 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 58 DEGREES 01 MINUTES 20 SECONDS, FOR AN ARC DISTANCE OF 376.18 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, THE CENTER OF WHICH BEARS NORTH 34 DEGREES 10 MINUTES 51 SECONDS WEST, 242.34 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43 DEGREES 38 MINUTES 59 SECONDS, FOR AN ARC DISTANCE OF 184.62 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 5: (TAX PARCEL NO. 501-12-838)
A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE SOUTH 89 DEGREES 50 MINUTES 12 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION, 518.00 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 53 SECONDS EAST, 560.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 50 MINUTES 12 SECONDS EAST, 485.00 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 53 SECONDS EAST, PARALLEL WITH AND 33.00 FEET WEST OF THE EAST LINE OF SAID SECTION, 500.06 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 26 SECONDS WEST, 485.00 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 53 SECONDS WEST, 501.16 FEET TO THE POINT OF BEGINNING; EXCEPT ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS WELL AS METALLIC OR OTHER SOLID MINERALS FROM A STRIP OF LAND 50 FEET WIDE, BEING THAT PORTION OF THE CALIFORNIA, ARIZONA AND SANTA FE RAILWAY COMPANY'S FORMER 50 FOOT ROADWAY THROUGH THE PROPERTY, AS RESERVED IN DEED RECORDED IN DOCKET 3353, PAGE 116.

NOTES

- THIS SUBDIVISION IS LOCATED WITHIN THE EPCOR WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X," BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO.04013C1220L, WITH A DATE OF IDENTIFICATION OF 10/16/2019, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
- THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.

LOT TABLE		
LOT	SQUARE FEET	ACRES
A	181,575	4.168
B	237,868	5.461
C	139,720	3.208
TOTAL	559,163	12.837



OWNER

NEW SONG UNITED METHODIST CHURCH, AN ARIZONA NON-PROFIT CORPORATION
16303 WEST BELL ROAD
SURPRISE, ARIZONA 85374

BASIS OF BEARING

THE EAST LINE OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 2 WEST, SAID LINE BEARS S00°31'46"W. (S00°31'46"W PER BOOK 1200, PAGE 38, M.C.R.)

REFERENCE DOCUMENTS

DOCUMENT 2002-0386409 WARRANTY DEED
BOOK 1200, PAGE 38 FINAL PLAT "SURPRISE VILLAGE MARKETPLACE EAST"
DIN #55674 RESULTS OF SURVEY, A.D.O.T. R/W PLANS BOB STUMP
MEMORIAL PARKWAY, JAN 20, 2009
303L MA 005 H6811 01R S 303-A-701

APPROVALS

CITY OF SURPRISE ENGINEER APPROVAL:

DATA ON THIS PLAT REVIEWED AND APPROVED ON THIS ____ DAY OF _____, 2019 BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED: _____ DATE
FOR THE CITY ENGINEER

CITY OF SURPRISE COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA ON THIS ____ DAY OF _____, 2019.

MAYOR: _____ DATE

ATTEST: _____ DATE
CITY CLERK

CERTIFICATION

I ERIC SOSTROM, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, AND THAT THIS MAP CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF NOVEMBER, 2019, AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN. THAT ALL EXTERIOR BOUNDARY MONUMENTS ACTUALLY EXIST OR WILL BE SET AS SHOWN HEREON, AND THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

 11/26/2019 DATE
ERIC SOSTROM, R.L.S. #41894
22425 N. 16TH STREET, SUITE NO.1
PHOENIX, ARIZONA 85024
PHONE: 480-922-0780
ERIC@SIGSURVEYAZ.COM

22425 N. 16th ST., SUITE 1
PHOENIX, ARIZONA 85024
PHONE: (480) 922-0780
FAX: (480) 922-0781
WWW.SIGSURVEYAZ.COM

SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services

FINAL PLAT
NEW SONG CHURCH FINAL PLAT
SURPRISE, ARIZONA



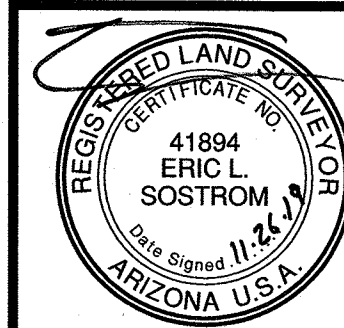
REVISIONS:

- △
- △
- △

DRAWING NAME:
17087 PLAT.dwg
JOB NO. 2017-087
DRAWN: ELS
CHECKED: JAS
DATE: 11/26/2019
SCALE: N.T.S.
SHEET: 1 OF 2

CASE No. FS17-621

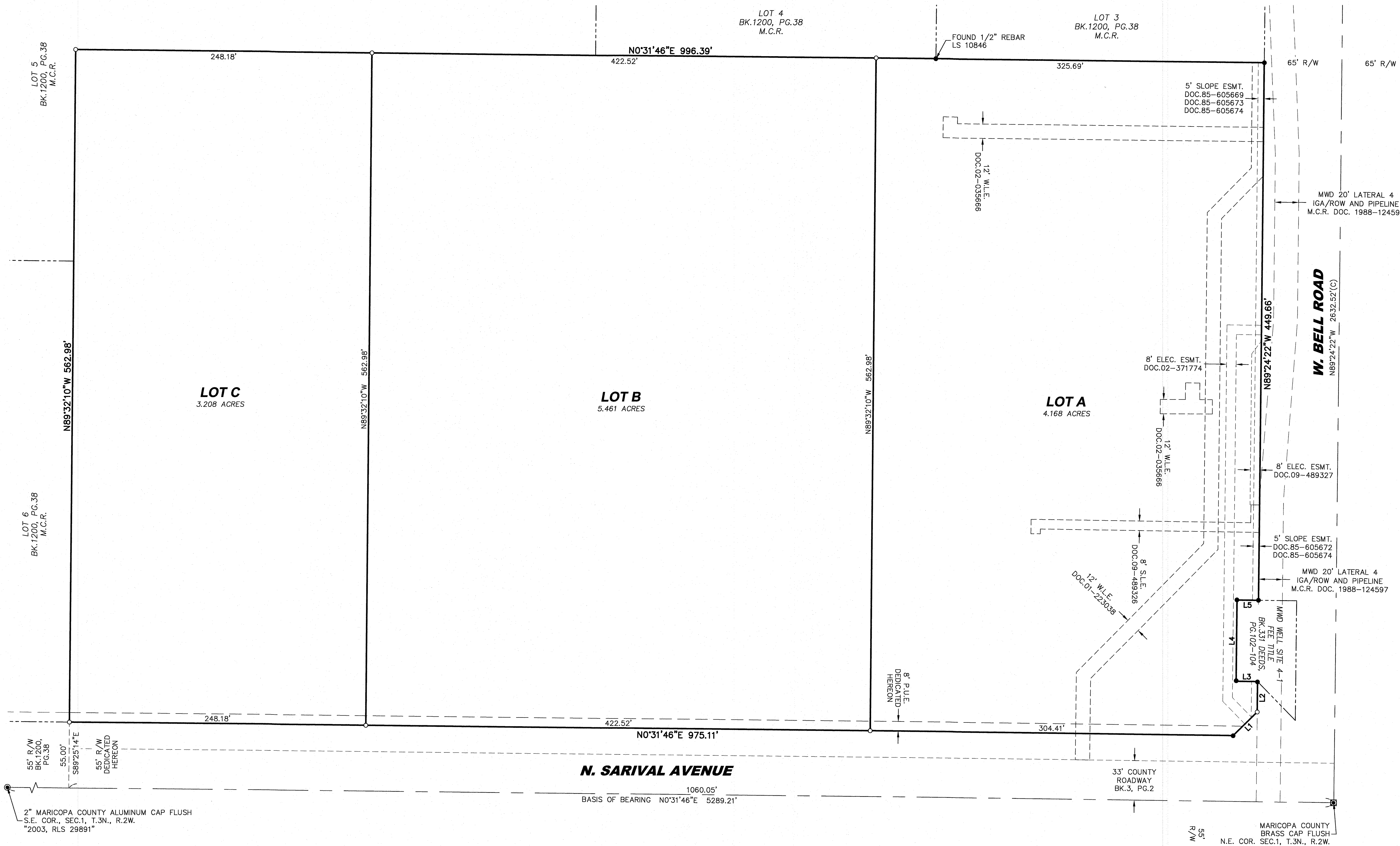
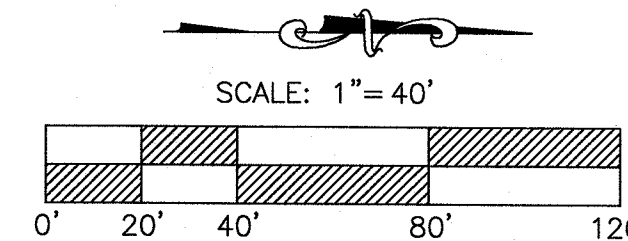
FINAL PLAT
NEW SONG CHURCH FINAL PLAT
SURPRISE, ARIZONA



REVISIONS:
△
△
△

DRAWING NAME:
17087 PLAT.dwg
JOB NO. 2017-087
DRAWN: ELS
CHECKED: JAS
DATE: 11/26/2019
SCALE: 1" = 40'
SHEET: 2 OF 2

CASE No. FS17-621



LEGEND

- FOUND BRASS CAP IN HANDHOLE
 - FOUND ALUMINUM CAP FLUSH
 - FOUND 1/2" REBAR, RLS 21065
 - SET 1/2" REBAR, RLS 41894
- BK., PG. BOOK, PAGE
DOC. DOCUMENT
ELEC. ELECTRIC
ESMT. EASEMENT
M.C.R. MARICOPA COUNTY ARIZONA
MWD MARICOPA WATER DISTRICT
P.U.E. PUBLIC UTILITY EASEMENT
S.L.E. SEWER LINE EASEMENT
R/W RIGHT OF WAY
W.L.E. WATER LINE EASEMENT

BOUNDARY LINE
ADJACENT BOUNDARY LINE
CENTER LINE
EASEMENT LINE

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N44°26'18"W	28.30'
L2	N89°24'22"W	25.36'
L3	S0°31'46"W	18.00'
L4	N89°24'22"W	67.96'
L5	N0°31'46"E	18.00'



FS17-621

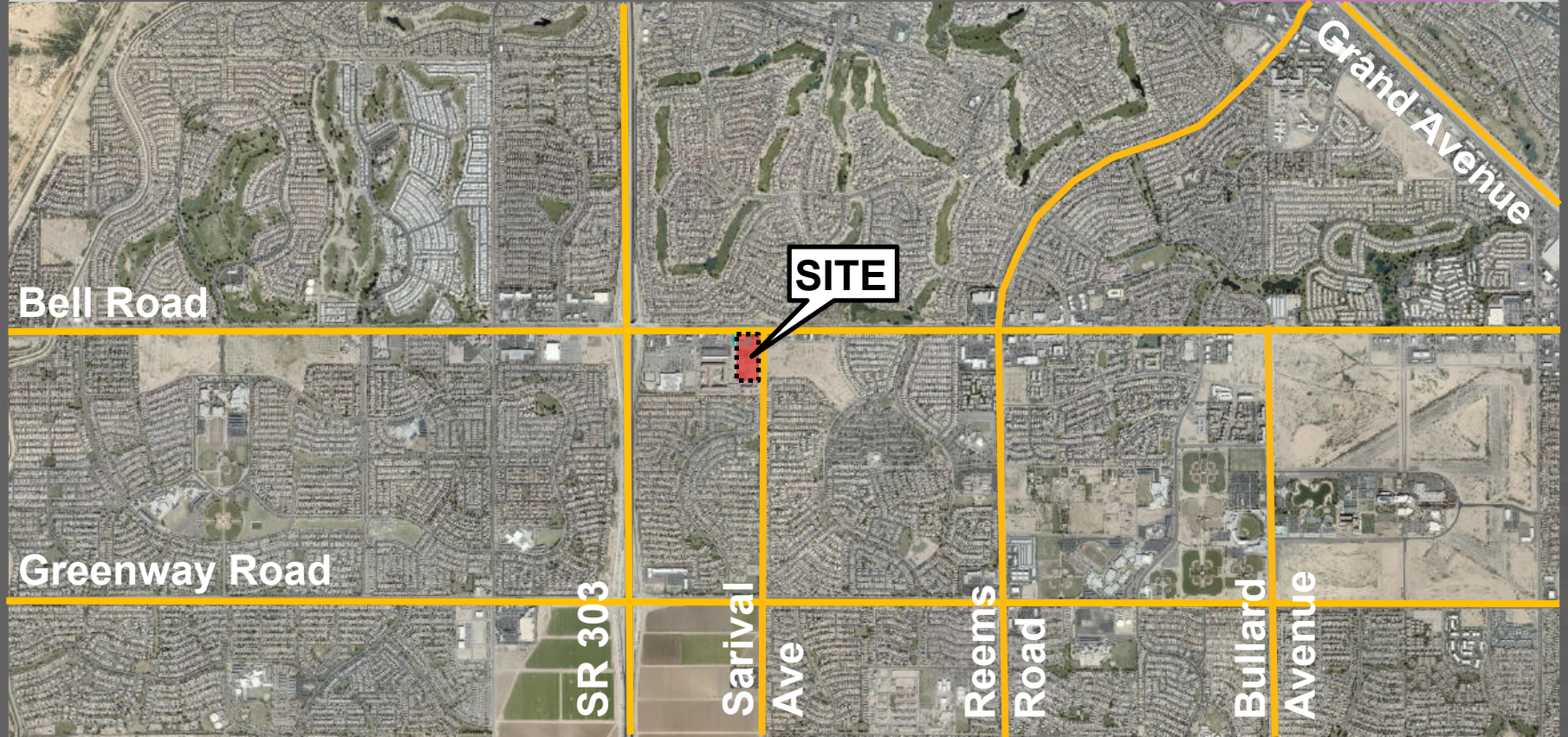
New Song Church

Final Plat

Mayor and City Council – February 18, 2020

VICINITY MAP

FS17-621
New Song



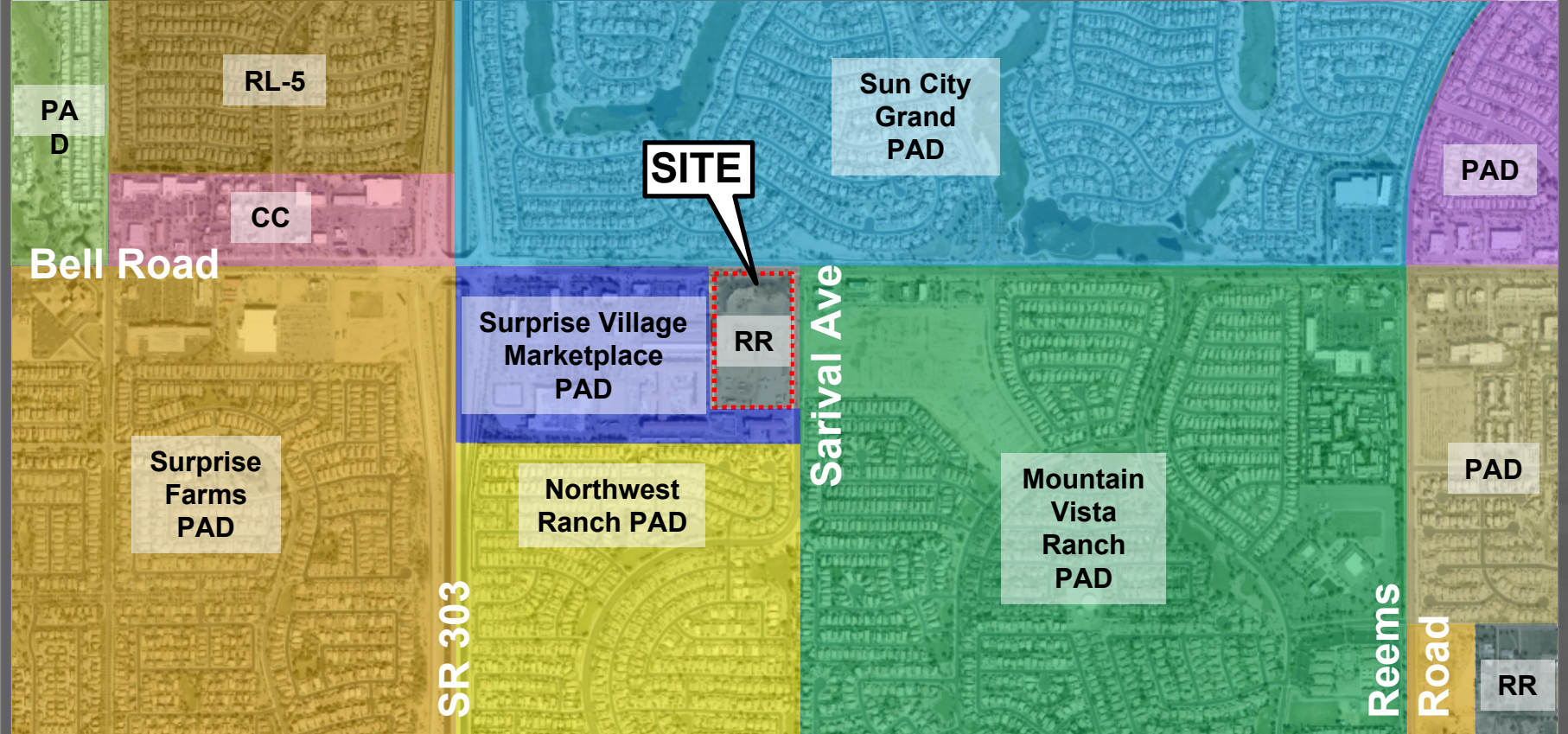
CONTEXT MAP

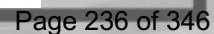
FS17-621
New Song



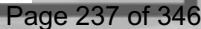
ZONING MAP

FS17-621
New Song





FINAL PLAT



FINAL PLAT



QUESTIONS OR COMMENTS?

Thank You

Date: January 27, 2020

To: Finance

From: Lari Beth Kirkendall, Real Property Manager

Re: FS17-621 Final Plat of New Song Church Right of Way Valuation

The Value of the Right of Way associated with the Final Plat of New Song Church FS17-621 is \$268,155.00.

The area being dedicated as right-of-way is 53,631 square feet. The value of the land is \$5.00/sq foot.



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: February 18, 2020

Contact Person: Jodi Tas, MNGMNT ANALYST - SR

Submitting Department: City Manager Office

District: Internal

Staff Recommendations: None

Consent: Yes

Regular: Yes

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action approving city support of the Southwest Tourism Expansion Act, Bill numbers S. 3022 and H.R. 5405.

Motion:

I move to support the Southwest Tourism Expansion Act.

Background:

The Southwest Tourism Expansion Act, S. 3022 sponsored by Senator Martha McSally and co-sponsored by Senator Kyrsten Sinema and H.R. 5405 sponsored by Congressman Greg Stanton and co-sponsored by Congressman David Schweikert, is a bi-partisan 5 year pilot program which would allow Boarder Crossing Card (BCC) holders to travel anywhere in the state of Arizona.

This Act would essentially streamline the visa application process and/or remove the 75-mile border zone limit in hopes of attracting additional tourism throughout Arizona.

Objective Analysis:

Policy Compliant:

Before the City may take an official position on any political matter, a majority of City Council must approve by vote to establish the City's official position on the matter. Therefore, staff is seeking the City Council's position in order to comply with city policy.

Financial Impact:

It is anticipated that should the Act pass, Arizona cities may benefit from additional and more frequent visitors, positively impacting tourism.

Budget Impact:

N/A.

FTE Impact:

N/A.

ATTACHMENTS:

1. Southwest Tourism Expansion Act Flyer
-

SUPPORT THE SOUTHWEST TOURISM EXPANSION ACT

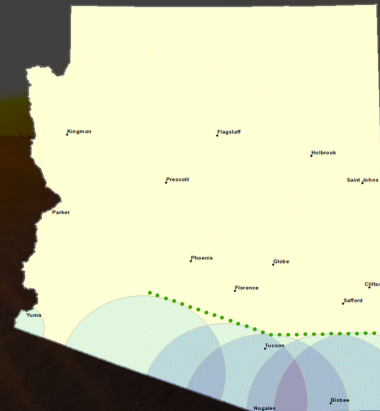


Tourism is Arizona's lifeblood. Every year, thousands of frequent, low-risk, short-term visitors travel from Mexico into Arizona to conduct business, visit family and friends, or shop at local stores—spending billions of dollars.

Currently, pre-cleared travelers who are already traveling in Arizona with U.S.-issued Border Crossing Cards (B-1/B-2 visa) cannot travel beyond Tucson or Yuma.

Bill Number S. 3022 and H.R. 5405 introduced in Congress would change that. The bill would allow holders of a U.S.-issued Border Crossing Card (BCC) to travel anywhere in the state of Arizona.

The Southwest Tourism Expansion Act would create a 5-year pilot program and would allow BCC visitors to enter without applying for an additional federal I-94 form.



**CURRENT
BCC VISA
LIMIT**

HOW CAN YOU HELP?

Please consider being a cosponsor of S. 3022 and H.R. 5405.

\$181 M

**TOURISM
SPENDING***

Streamlining the visa application process and/or removing the 75-mile border zone limit would reduce border wait times and attract affluent Mexican visitors to a wider array of tourist destinations within Arizona, fostering statewide economic growth, productivity, and commerce.

31,766

**JOBS
IMPACTED***

BORDER CROSSING CARD



The Border Crossing Card (BCC) is a B-1/B-2 visa issued exclusively to Mexican citizens by the U.S. State Department and includes an RFID chip.



Applicants for BCC must provide fingerprints, photography, employment information, a security background check and in-person interview.

MAG thanks the sponsors and cosponsors of S. 3022 and H.R. 5405:

Sen. Martha McSally | Sen. Kyrsten Sinema | Rep. Greg Stanton | Rep. David Schweikert

For more information contact: Nathan Pryor, Policy and Government Relations Director
npryor@azmag.gov | (602) 254-6300



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: February 18, 2020
Submitting Department: City Clerk
Staff Recommendations: None

Contact Person: Sherry Aguilar, City Clerk
District: District 6

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

Agenda Wording:

Consideration and action to approve a liquor license request by Jared Michael Repinski (Agent) for a Series 12 - Restaurant application for Song Lynn Vietnamese Cuisine located at 13749 N. Litchfield Road, Surprise, AZ 85374.

Motion:

I move to approve a liquor license request by Jared Michael Repinski (Agent) for a Series 12 - Restaurant application for Song Lynn Vietnamese Cuisine located at 13749 N. Litchfield Road, Surprise, AZ. 85374.

Background:

All departmental reports are attached noting no concerns for this request.

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. REPORTS
 2. REPORTS2
-



MEMO

Date: 2/6/2020

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

RE: Liquor License Application – Song Lynn Vietnamese Cuisine – 13749 N Litchfield Rd
G109

Business License Status:

License #1022634, active for 2020.

Linda Stevens

From: Sherry Aguilar
Sent: Monday, February 10, 2020 12:22 PM
To: Linda Stevens
Subject: Fwd: Song lynn Vietnamese Cuisine

Begin Forwarded Message:

From: "Keith Tanner" <Keith.Tanner@surpriseaz.gov>
Subject: Re: Song lynn Vietnamese Cuisine
Date: 10 February 2020 11:47
To: "Sherry Aguilar" <Sherry.Aguilar@surpriseaz.gov>

Hi Sherry! I'm pretty sure we sent it in, but I do know we did an inspection and they were ok, no violations. Fire is good with their Liquor License application.

Keith Tanner

Sent from my Ipad

On: 10 February 2020 12:27,
"Sherry Aguilar" <Sherry.Aguilar@surpriseaz.gov> wrote:

Hello all, just checking in to see if you have the reports for Song Lynn? if you sent them, I apologize 😊

Sherry Ann Aguilar

**SURPRISE POLICE DEPARTMENT
LIQUOR LICENSE APPLICATION REVIEW**

REFERENCE:

DATE: February 6, 2020

JOB NUMBER – 95251
Series #12 – New License,

APPLICANT:

Song Lynn Vietnamese Cuisine
13749 N. Litchfield Road #G-109
Surprise, Arizona 85379

FINDINGS:

- 1) ***Evidence concerning the nature of the proposed business, its potential market and its likely customers.***
Song Lynn Vietnamese Cuisine is looking to replace a previous Vietnamese restaurant at this location, with a full service restaurant. Their market is open to all ages and demographics. There is seating for 146 patrons inside with no designated bar area. There is no live entertainment scheduled, but there are two televisions in the restaurant.
- 2) ***Effect of vehicular traffic in close proximity.***
This new license should have no effect on vehicular traffic at this already existing location.
- 3) ***The history for the past five years of liquor violations and reported criminal activity at the proposed premises provided that the applicant has received a detailed report of such activity at lest 20 days before the hearing.***
All incidents are for previous restaurant. In June of 2018, a report of fraud and in January of 2019, there was a report of employee theft.
- 4) ***Comparison of hours of operation of the proposed premises to the existing businesses in close proximity.***
Song Lynn will be closed on Wednesdays, but open every other day from 10 AM to 9:30 PM. Uptown Alley is in the same retail plaza on the opposite side, has a series 6, bar license. It is open until 2AM on the weekends. In closer proximity, across the parking lot is another bar/restaurant, Under Review, which is open late until early morning as well on the weekends. The local AMC movie theater is open until approximately midnight when the last movie ends, and it too has a liquor license. There is also Nick's Diner II on another end of the plaza with a series 12 license as well, that closes most days by 3 PM, with the exception of Fridays, when it closes by 8 PM.
- 5) ***Appropriateness of series license requested.***
A series 12 license is appropriate and applicable for Song Lynn, per state guidelines for restaurants.

Submitted by Officer Chris Tovar #2059



COMMUNITY DEVELOPMENT DEPARTMENT

Date: February 6, 2020
To: Sherry Aguilar, City Clerk
From: Chris Boyd, Community Development Director
James Stewart, Zoning Specialist
Re: Liquor License Application for:

**JARED MICHAEL REPINSKI – AGENT/OWNER
SONG LYNN VIETNAMESE CUISINE
13749 N. LITCHFIELD RD. G-109, SURPRISE, ARIZONA 85374
SERIES 12 – RESTAURANT – JOB #95251**

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

1. N & B Pizza (Series 12) – 14010 N. Litchfield Rd. #212
2. Fry's Marketplace #674 (Series 9) – 13982 W. Waddell Rd.
3. Safeway Food & Drug # 2699 (Series # 9) – 13828 W Waddell Rd.
4. Native New Yorker (Series 12) – 13929 W. Waddell Rd.
5. Quiktrip #466 (Series 10) – 14057 W. Waddell Rd. (Expired)
6. Walgreen's #12087 (Series 10) – 13723 N. Litchfield Rd.
7. Amigos Authentic Mexican Grill and Bar (Series 12) – 13621 N. Litchfield Rd.
8. Nicks Diner II (Series 12) – 13765 N. Litchfield Rd. (Not Shown)
9. Under Review (Series 12)- 13699 N. Litchfield Rd.
10. AMC Surprise Pointe 14 (Series 6) – 13649 N. Litchfield Rd. (Not Shown)
11. Uptown Alley II (Series 6) – 13525 N. Litchfield Rd.

The immediate area is comprised of commercial establishments. The property is zoned PAD C-2 which is consistent with the proposed use.

Commercial and residential growth is expected to remain static.

If managed properly, the effects of granting this liquor license on surrounding residences will be minimal. This license will have little to no effect 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.

SONG LYNN VIETNAMESE CUISINE

PAD
ROSEVIEW

RL-5, R1-5

CC, C-2

Nick's Diner II

AMC

Amigos Authentic Mexican Grill and Bar

PAD
SURPRISE
POINTE

Under Review

PAD
SIERRA VERDE

PAD
MARLEY
PARK

RR, R1-43

RL-5, R1-5

IG, I-2

PAD
ROYAL
RANCH

IG, I-2

SITE



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: February 18, 2020
Submitting Department: City Clerk
Staff Recommendations: None

Contact Person: Sherry Aguilar, City Clerk
District: Citywide

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

Agenda Wording:

Consideration and action on the February 4, 2020 Regular City Council Work Session and Regular City Council Meeting.

Motion:

I move to approve the meeting minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 242020WKS
 2. 242020 REG
-

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

Tuesday, February 4, 2020 @ 4:00PM

Call To Order

Roll Call

Mayor Hall called to order the Regular City Council Work Session of February 4, 2020 at 4:00 PM at Surprise City Hall Council Chambers, 16000 N Civic Center Plaza, Surprise, Arizona 85374. Also in attendance with Mayor Hall were Vice Mayor Judd, Council Members; Winters, Hayden, Duffy, Sanders and Remley.

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

Pledge of Allegiance

Call To The Public

Regular City Council Work Session Agenda

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

1. Discussion and presentation pertaining to an update on the state of recycling - NO ACTION

Mike Gent, Terry Lowe and Bobby Parks gave a powerpoint presentation on this item. Recycling marketplace structural changes.

Council Member Sanders commented that the feedback he is hearing from residents is why are we still paying for it? Can you explain this?

Mr. Gent commented that we did not have an increase for almost 10 years, those reserve amounts dwindled, so this is no longer an option. A rate increase was needed. The cost of recycling has increased significantly.

Options for recycling were discussed.

Council Member Remley commented that they are only going to take 10% of what they

were taking before and half of what they were paying us as well.

Vice Mayor Judd commented that we were paying to recycle, but most of it was thrown away. Are there items that can still be recycled?

Mr. Gent - Cardboard, metal, etc. The options in Surprise today are extremely limited.

Vice Mayor Judd, asked to review the options again and asked if there is a 4th option of the City to do some recycling. I like this idea!

Mr. Gent - New public works facility with enough land for a collection site is a possible option. We are in the process of evaluating this option. No business currently in place, there is work that needs to be done.

Mayor Hall - A demonstration site would be beneficial and educational.

Council Member Winters - How does Park & Sons keep up with their recycling, how are they doing this?

Mr. Gent - They have a different program where everything is separated before being picked up.

Council Member Duffy - I agree with Option "A", I am 100% with you on this. Continue suspension of recycling.

2. Discussion and presentation pertaining to Capital and Asset Replacement funding - NO ACTION

Finance Director, Andrea Davis and Asst. Finance Director, Holly Osborn gave a powerpoint presentation on Capital and Asset Replacement Funding Sources.

Funding recommendations were discussed.

Council Member Sanders - When I was on the Recreation Board, there was a master plan and we still need those things. Would like to see us buying some land for future growth. We do need to start planning ahead for our residents. I know it's not going to be easy but it will help us plan for the future.

Vice Mayor Judd - This presentation went well, I want to mirror some of Sanders comments. The theme is we are land poor, so I would like to see a policy in place for future planning.

Council Member Remley - Commended staff for bringing this forward, we are planning for our future. If we have needs for replacement, we will have funds available.

Mayor Hall - How are you going to decide what goes into each budget?

Ms. Davis - Currently evaluating by critical needs. We will look at safety and critical first, then prioritize from there according to Council priorities and department priorities.

Council Member Remley - Recently we completed an asset inventory audit which hadn't been done on a regular basis. With the feedback to Finance they are able to allocate our dollars more efficiency.

Executive Session

Adjournment

Council Member Sanders made the motion to adjourn the Regular City Council Work Session of February 4, 2020 at 5:06 PM. Council Member Duffy seconded the motion. Seven yes votes, motion carried.

Skip Hall, Mayor

ATTEST:

Sherry Ann Aguilar, City Clerk, MMC

CERTIFICATION:

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Regular City Council Work Session of **Tuesday, February 4, 2020.**

Sherry Ann Aguilar, City Clerk, MMC

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

Tuesday, February 4, 2020 @ 6:00PM

Call To Order

Invocation

Led by Shawna Daigle.

Roll Call

Mayor Hall called to order the Regular City Council Meeting of February 4, 2020 at 6:00 PM at Surprise City Hall Council Chambers, 16000 N Civic Center Plaza, Surprise, Arizona 85374. Also in attendance with Mayor Hall were Vice Mayor Judd, Council Members; Winters, Hayden, Duffy, Sanders and Remley.

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

Pledge of Allegiance

Mr. Colliers 5th grade class from Paradise Honors Elementary School. They are the top performing 5th grade class in this year Surprise Literacy Challenge

Proclamation and Community Acknowledgements

Mayor Hall presented the proclamation to Donna Davis regarding Teen Dating Violence Awareness.

1. Teen Dating Violence Awareness Proclamation

City Manager Report

DeAnn Blanford, Youth Coordinator introduced the students to be recognized.

The students addressing Council from the podium are:

Kyleigh Frazier

Penny Lucas

Caden Cuglietta

The PHES faculty in attendance are:

Mr. Matt Collier, 5th grade English-Language Arts and Social Studies teacher

Ms. Dani Fischer, 5th grade Math and Science teacher

The Surprise Youth Council members seated on the dais are:

Caroline Dors, Senior at Valley Vista High School

Alex Kissel, Senior at Paradise Honors High School

1. Surprise Literacy Challenge 5th grade class and Youth Council member's will report on current youth events and projects.

Call To The Public

Glenn Klitzka announced that he will present plaques to the Mayor and Council and City Directors before the next Council Meeting on February 18, 2020.

City Clerk Report

Regular City Council Meeting Agenda

CONSENT AGENDA:

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

2. Consideration and action pertaining to approval of a Fiscal Year 2020 budget amendment reallocating appropriations in the amount of \$1,000 within the Grants Fund from Contingency to the Walmart Grant Victim Assistance Grant; Resolution #2020-02 - APPROVED

3. Consideration and action on the minutes of January 21, 2020 Regular City Council Work Session; Council Meeting and Executive Session - APPROVED

4. Consideration and action to approve a request by Kakhree Mikha Chalabe (Owner) for a Series 10 (Beer & Wine Store) liquor license for Cindy's Mini Market located at 12865 W. Grand Avenue, Surprise, AZ 85374 - APPROVED

5. Consideration and action on accepting Rights-of-Way from Arizona State Land Department for 163rd Avenue between Jomax Road and Dynamite Road - APPROVED

6. Consideration and action declaring the City's intention to establish a lighting improvement district known as, "City of Surprise, Arizona, SU-Park Place 183 Lighting Improvement District" pursuant to A.R.S. Â§ 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks; Resolution #2020-03 - APPROVED

7. Consideration and action declaring the City's intention to establish a lighting improvement district known as, "City of Surprise, Arizona, SU-Cotton and Sweetwater 189 Lighting Improvement District pursuant to A.R.S. Â§ 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks; Resolution #2020-08 - APPROVED

8. Consideration and action pertaining to approval of an amendment to the Fiscal Year 2020 Capital and Operating List of Items over \$50,000 to include the purchase of additional ammunition that was already budgeted in the existing FY2020 budget; Resolution #2020-12 - APPROVED

9. Consideration and action authorizing the city attorney, or his designees, to take any and all actions necessary, including but not limited to initiating litigation, to enforce the Sewer Service Agreement entered into by and between the City of Surprise and Cortessa L.L.C. and Citrus & Northern L.L.C. on August 16, 2004 - APPROVED

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

10. Presentation and discussion pertaining to the fiscal year 2019 annual audit and Comprehensive Annual Financial Report, and associated reports - NO ACTION

Finance Director, Andrea Davis introduced Brittney Williams from Heinfeld Meech to go over the audit findings and results. No action is being requested.

Vice Mayor Judd - Fraud prevention checklist. Do you have a status on when this will be completed?

Council Member Remley - I want to thank you for coming and speaking to us tonight, outstanding job.

11. Discussion and action pertaining to the installation of a historical timeline display to commemorate the City's 60th anniversary - APPROVED

Paul Bernardo introduced Margaret Lieu of the Arts Commission and Danielle Osborn, staff liaison to conduct the powerpoint presentation on this item.

Ms. Lieu reviewed the background leading up to this project. She further commented that our City Historian put the history book together and worked with staff to make sure the history is preserved and recorded on the history wall to be completed in time for our 60th Anniversary. The costs of the project were highlighted and funds were previously budgeted.

Council Member Sanders - I like this project, in 2030 are you going to keep going?

Ms. Lieu - For now it will stop there, but discussion can take place for further projects.

Council Member Remley - I am blown away this is amazing, what a tribute.

Council Member Duffy - I think this is great, it is literally a walk down memory lane.

Mayor Hall - This is an existing project, we need to figure out something for the Community Room. This Arts Commission works hard. Muriel is special, she can execute the design.

Council Member Hayden made the motion to approve the display. Council Member Winters seconded the motion. Seven yes votes, motion carried.

12. Consideration and action pertaining to approval of an amendment of the Surprise Municipal Code Chapter 50, Article II by repealing and replacing the current Chapter with amended sections related to cable television franchises - APPROVED ORDINANCE 2020-08

Attorney, Hobie Wingard gave a powerpoint presentation on this item.

Council Member Remley - Can you go into these 2 channels? What other channels do we have besides Cox?

ACM, Diane Arthur - Surprise Channel 11 and Dysart USD. Cox and Century Link.

Council Member Winters made the motion to approve Ordinance 2020-08. Council Member Hayden seconded the motion. Seven yes votes, motion carried.

13. Consideration and action pertaining to approval of the purchase of approximately .6 acres of real property near Hollyhock Street and Rimrock Street - APPROVED

Lloyd Abrams gave a brief powerpoint presentation on this item.

Mayor Hall - Congratulations on this, it has been a long term project.

Council Member Sanders - Has this always been a vacant residential site?

Mr. Abrams - As far as I know, yes.

Council Member Hayden - Will this be enough parking for a game?

Mr. Abrams - Equivalent to the old ball field parking.

Council Member Remley - Thank you very much for moving forward on this. The Gaines Ballpark is a significant part of our history. With adding this parking, we will not have parking on the streets.

Council Member Sanders made the motion to approve the purchase of approximately .6

acres of real property near Hollyhock Street and Rimrock Street. Council Member Remley seconded the motion. Seven yes votes, motion carried.

14. Consideration and action pertaining to support of potential legislation ensuring fair competition among all car rental operators, including both traditional rentals and online "peer-to-peer" car rental operations - APPROVED

Jodi Tas gave a brief powerpoint presentation on this item.

Council Member Sanders - Who pays these fees and who receives them?

Ms. Tas - The renter pays the fee to the driver, the car renter will be required to pay.

Council Member Hayden made the motion to approve authorizing the Mayor to execute the letter of support for equitable peer-to-peer car rental legislation on behalf of the City. Council Member Duffy seconded the motion. Seven yes votes, motion carried.

Other Business and Future Agenda Items

City Council Reports

Council attended and/or reported on the following:

Council Member Sanders - Toll Brothers; Meet and Greet on Jan. 25th; Council Conversation with Surprise Youth Council members with CM Duffy; Pastor's Breakfast; Mera City Center Groundbreaking; Spencer's Place Ribbon Cutting; Fire Station 305 event.

Council Member Remley - We have been busy, attended several ribbon cuttings, visit Toll Brothers to see the models; families moving into the affordable units on Nash Street; thanked staff for the wonderful job they are doing with our City.

Council Member Duffy - Toll Brothers, great event and models are open now; Council Conversations was a fun event; thanked public works staff on Cactus Road issues involving Shadow Ridge.

Council Member Winters - New Asante Library, great job on the library, thanked Donna Miller and staff on the event and turnout; Amigos Restaurant open house.

Council Member Hayden - Toll Brothers, models are beautifully designed; Block Party at Sun City Grand; Pastor's Breakfast; Spencer's Place; Asante Library; Fire Station 305; Amigo's Restaurant, young family owned.

Vice Mayor Judd - Great Council here, we go to all of the events. Great restaurants opening in District 6, Spencer's Place, Amigo's Authentic Mexican Food, excellent food, support our local businesses.

Mayor Hall - Toll Brothers, Shadow Ridge High School Band was excellent, Rated "A" high school in Surprise. Groundbreaking of Legacy Traditional, Cactus and Cotton Lane, open by Fall 2020; Asante Library; 2020 Sanderson Ford College Baseball Classics; Feb. 14th - 18th Annual Welcome Back Luncheon; Spring Training Feb. 21st. Reminder, next Monday is President's Day on the 17th, City Offices closed.

Executive Session

Adjournment

Vice Mayor Judd made the motion to adjourn the Regular City Council Meeting of February 4 2020 at 7:18 PM. Council Member Sanders seconded the motion. Seven yes votes, motion carried.

Skip Hall, Mayor

ATTEST:

Sherry Ann Aguilar, City Clerk, MMC

CERTIFICATION:

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Regular City Council Meeting of **Tuesday, February 4, 2020.**

Sherry Ann Aguilar, City Clerk, MMC



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: February 18, 2020 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 1
Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to the rezoning of approximately 461.1 acres of property, generally located within or adjacent to, North Copper Canyon Ranch (aka Austin Ranch) on the western corner of Deer Valley Road and Grand Avenue from Austin Ranch PAD, Austin Ranch II PAD, Residential Ranch (RR), Medium Density Residential (RM-12), and High Density Residential (RH-22) to North Copper Canyon Ranch PAD; Ordinance # 2020-03.

Motion:

I move to approve Ordinance # 2020-03.

Background:

Tiffany & Bosco, PA, on behalf of Austin Ranch, LLC, seeks approval of a PAD Zoning Amendment to provide additional development opportunities by modifying 358.2 acres of the North Copper Canyon PAD and supplementing the inventory with an additional 102.9 acres of land. Changes necessitate revised development standards to accommodate the modified lot dimensions.

Objective Analysis:

The proposed Rezone would modify the development standards for 358.2 acres of existing residential and add 102.9 acres to the existing PAD. A 39.9 acre parcel, located south of Happy Valley Road, would be rezoned for industrial uses.

Policy Compliant:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood and Employment Character Areas which supports residential and industrial uses such as those proposed.

Financial Impact:

This item does not have a direct financial impact, however all activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

1. SR - FS19-431 - N Copper Canyon - PAD RZ - CC Staff Report - 021820
 2. 01 - FS19-431 - N Copper Canyon - PAD RZ - Vicinity - 021820
 3. 02 - FS19-431 - N Copper Canyon - PAD RZ - PADA Document - 021820
 4. 03 - FS19-431 - N Copper Canyon - PAD RZ - Public Engagement - 021820
 5. 04 - FS19-431 - N Copper Canyon - PAD RZ - Citizen Participation Report - 021820_Redacted
 6. 05 - FS19-431 - N Copper Canyon - PAD RZ - Ordinance - 021820
 7. 06 - FS19-431 - N Copper Canyon - PAD RZ - CC PowerPoint - 021820
-

PAD ZONING AMENDMENT REPORT TO THE MAYOR AND CITY COUNCIL

1 **Case:** **FS19-431**
2
3 **Project Name:** North Copper Canyon Ranch (aka Austin Ranch) PAD Rezone
4
5 **Council District:** 1 – Acacia
6
7 **Meeting Date:** **February 18, 2020**
8
9 **Planner:** Hobart Wingard, Planner II
10
11

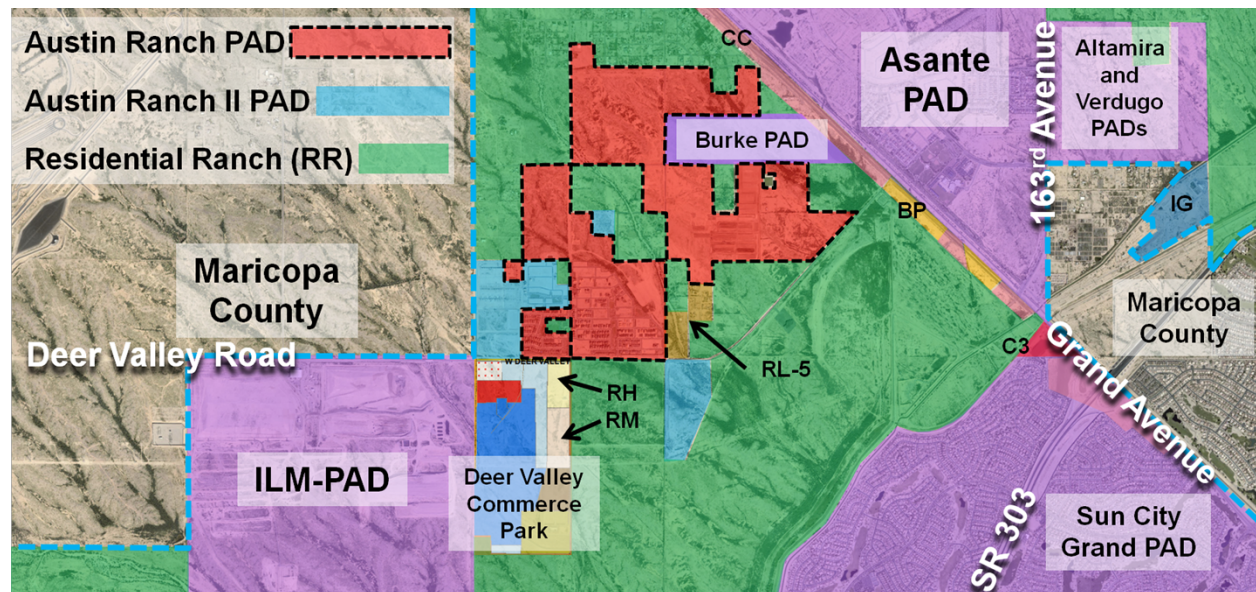
12 **Owner:** Austin Ranch, LLC
13
14 **Applicant:** Tiffany & Bosco, PA
15
16 **Request:** Planned Area Development (“PAD”) Zoning
17 Amendment Approval for the North Copper Canyon
18 Ranch PAD
19
20 **Site Location:** Generally, on the western corner of Deer Valley Road
21 and Grand Avenue
22
23 **Site Size:** Austin Ranch PAD encompasses approximately 850.0
24 acres.
25 Approximately 358.2 acres of PAD is being modified.
26 Approximately 102.9 acres of lands are being added to
27 the PAD.
28
29 **General Plan Conformance:** The proposal is consistent with the Surprise General
30 Plan 2035
31
32 **Support/Opposition:** Refer to attached Citizen Participation Report
33
34 **Alternative Actions:** **Approval** of the requested PAD Zoning Amendment will
35 allow the applicant to develop the property in a manner
36 that is consistent with City of Surprise requirements and
37 the revised PAD.
38 **Denial** of the requested PAD Zoning Amendment will
39 deny the applicant the opportunity to develop the
40 property in accordance with the subject PAD Zoning
41 Amendment.
42
43
44

PROJECT DESCRIPTION:

Tiffany & Bosco, PA, on behalf of Austin Ranch, LLC, seeks approval of a PAD Zoning Amendment to provide additional development opportunities by modifying 358.2 acres of the North Copper Canyon PAD and supplementing the inventory with an additional 102.9 acres of land. Changes necessitate revised development standards to accommodate the modified lot dimensions.

EXISTING ZONING:

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



Residential Ranch (RR)	Residential Ranch (RR)	Residential Ranch (RR)
Residential Ranch (RR)	Austin Ranch PAD	Residential Ranch (RR)
Residential Ranch (RR)	Residential Ranch (RR)	Residential Ranch (RR)

BACKGROUND:

June 8, 1989: The City Council approved an annexation for the subject properties under Ordinance 89-05.

May 27, 2004: The City Council approved a PAD for Austin Ranch, under Case PAD03-278.

April 25, 2019: Staff held a Concept Review Meeting with the applicant regarding the modifications to the PAD, under Case CR19-273.

June 17, 2019: The applicant submitted for a PAD Rezone for Austin Ranch under Case FS19-431, the subject case.

September 24, 2019: The applicant held a Citizen Review meeting at Asante Preparatory Academy located at 23251 N 166th Drive in Surprise.

February 6, 2020: The Planning and Zoning Commission will consider the subject rezone.

ANALYSIS AND DISCUSSION:

The applicant has submitted this PAD Rezoning Document in support of a request for a Major PAD Amendment of the North Copper Canyon (aka Austin Ranch) Residential and Commercial PAD. The request is to modify parcel land use, density, and intensity within North Copper Canyon. This request proposes to enact the following requests:

Request 1: Zone change of approximately 343.3 acres of Parcels 2, 3, 4, 6, 7, 8, 22, 24A, 25, and 26 of North Copper Canyon Low Density Residential (RL-5-PAD) to modify density and setback requirements.

Request 2: Zone change of approximately 13.0 acres of Parcel 16 from North Copper Canyon Community Commercial (C2-PAD) to Copper Canyon Medium Density (R2-PAD).

Request 3: Zone change of approximately 10.0 acres of Parcel 22A from Austin Ranch II Low Density Residential (RL-5-PAD) to North Copper Canyon PAD (RL-5-PAD).

Request 4: Zone change of approximately 48 acres of Parcel 29 from Residential Ranch (RR) to North Copper Canyon Medium Density (RM-PAD);

Request 5: Zone change of approximately 5.0 acres of Parcel 31 from Residential Ranch (RR) to North Copper Canyon Open Space (OS-PAD); this represents a loss of approximately five (5) units. The subject parcel has been previously improved park space for the North Copper Canyon development.

Request 6: Zone change of approximately 21.6 acres of Parcel 30 from High Density Residential (RH-22) to North Copper Canyon Industrial Performance (IP-PAD).

Request 7: Zone change of approximately 18.3 acres of Parcel 30 from Medium Density Residential (RM-12) to North Copper Canyon Industrial Performance (IP-PAD).

Request 8: To allow the use of 'Animal Shelter' by right within the Copper Canyon PAD Industrial Performance Zoning District (IP-PAD).

Request 9: Based upon the current 55-foot local street cross section, the single family residential front facing garage will maintain a 22-foot setback measured from back of sidewalk for front loaded garage product. This setback will include Parcels 2, 3, 4, 6, 7, 9, 10, 11, 12, 12A, 13, 14, 17, 18, 20, 21, 22, 22A, 23, 24, 24A, 25, and 26.

The proposal would increase by approximately 780 dwelling units.

The changes reflected above also necessitated modified Development Standards to address setbacks.

107 **UTILITY AND SERVICES TABLE:**

Electric:	APS
Water:	Beardsley
Wastewater:	City of Surprise
Internet:	Cox/Century Link
Refuse:	City of Surprise
Natural Gas:	SWG

108

109 **CONFORMANCE WITH ADOPTED PLANS:**

110 The Surprise General Plan 2035 shows the subject property as lying within the
111 Neighborhood Character Area, which supports uses such as that proposed.

112

113 **REVIEWING AGENCIES:**

114 All City reviewing departments have reviewed the request and expressed no objections.

115 The subject Site Plan was also routed to the standard external reviewing agencies, who
116 offered the following comments:

117 **Luke Air Force Base (LAFB):** In a letter dated June 27, 2019, LAFB indicates no
118 objections to the request, but advises the applicant review sound attenuation
119 requirements found in ARS 28-8482 and engage in a strong notification program with
120 respect to the air base and its operations.

121 **Maricopa Water District (MWD):** In an email dated June 18, 2019, MWD indicated that
122 they have no comments on the proposal.

123 **Maricopa Flood Control District (FCDX):** In an email dated July 18, 2019, FCDX
124 indicated the proposed Site Plan contains flood plains that will be addressed through
125 the FCDX.

126

127 **SUMMARY:**

128 Staff believes the proposed PAD Zoning Amendment is consistent with the manner and
129 intent of the North Copper Canyon (aka Austin Ranch) PAD Zoning District in which it
130 occupies. If approved, the site will be allowed to be developed in accordance with the
131 requirements of the City of Surprise.

132

133

134

135

136

137 **FINDINGS:**

- 138
 - The proposed PAD Zoning Amendment demonstrates compliance with the General
- 139 Plan.

- The proposed PAD Zoning Amendment demonstrates compliance with the criteria set forth in the North Copper Canyon (aka Austin Ranch) PAD.
- The proposed PAD Zoning Amendment demonstrates compliance with the criteria set forth in Surprise Unified Development Code.
- The reviewing agencies have indicated no objections to the request.

RECOMMENDATION:

The Planning and Zoning Commission recommended approval of the subject PAD Rezone request to the Mayor and City Council subject to Conditions 'A' through 'B:'

- A. Development and use of the site shall be in conformance with the PAD Rezone document entitled "North Copper Canyon," consisting of 31 pages, prepared by Tiffany & Bosco, PA and stamped received November 15, 2019.
- B. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

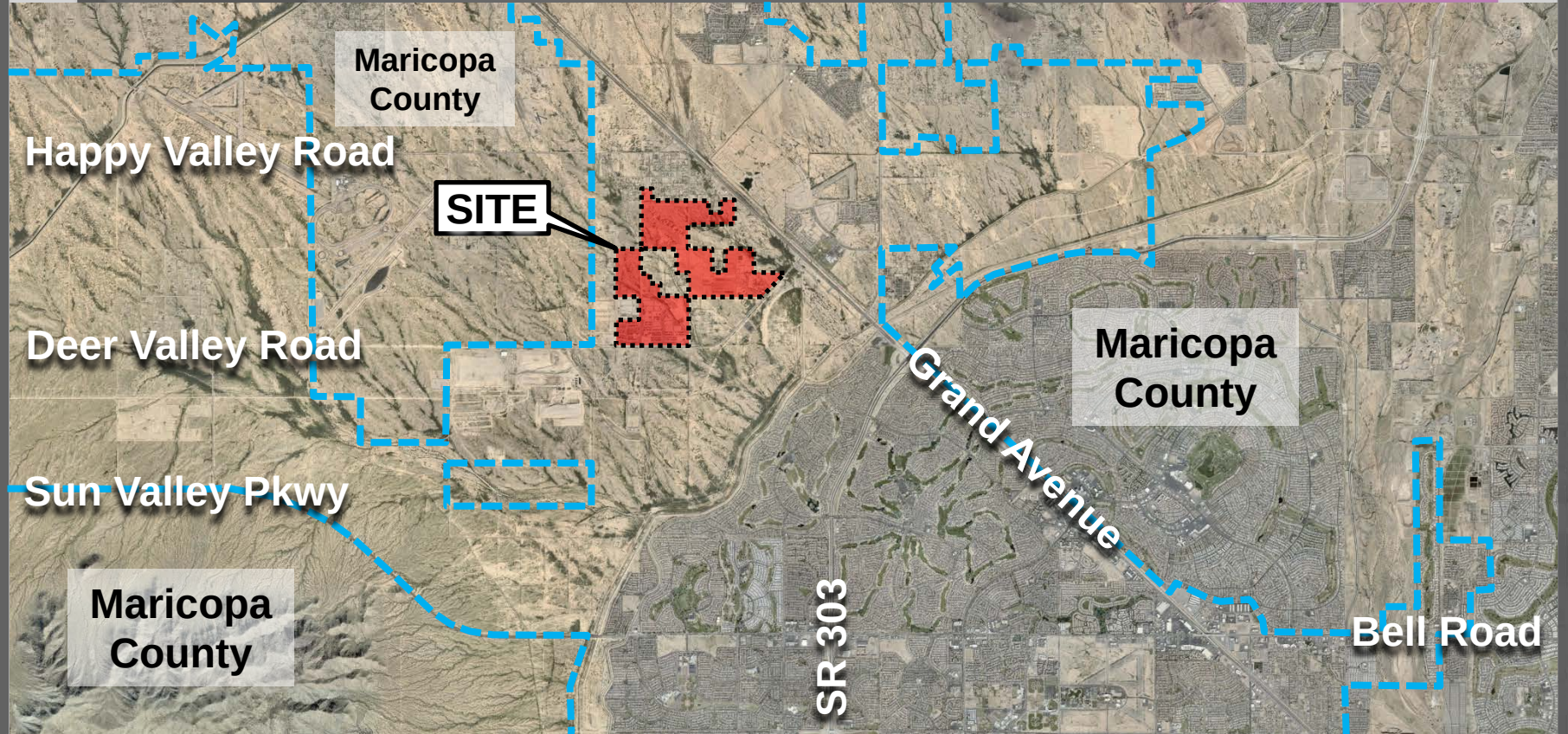
However, should the Mayor and City Council wish to recommend denial of the request, the Council should make its own findings and base its decision on those alternative findings.

ATTACHMENTS:

- 01 - Vicinity Maps
- 02 - PAD Rezone Document
- 03 - Public Engagement Plan
- 04 - Citizen Participation Report
- 05 - Ordinance
- 06 - PowerPoint

VICINITY MAP

FS19-431
N Copper Canyon



CONTEXT MAP

FS19-431
N Copper Canyon

Austin Ranch PAD

Austin Ranch II PAD

Lands to be Added to PAD

Asante

163rd Avenue

Deer Valley Road

Landfill

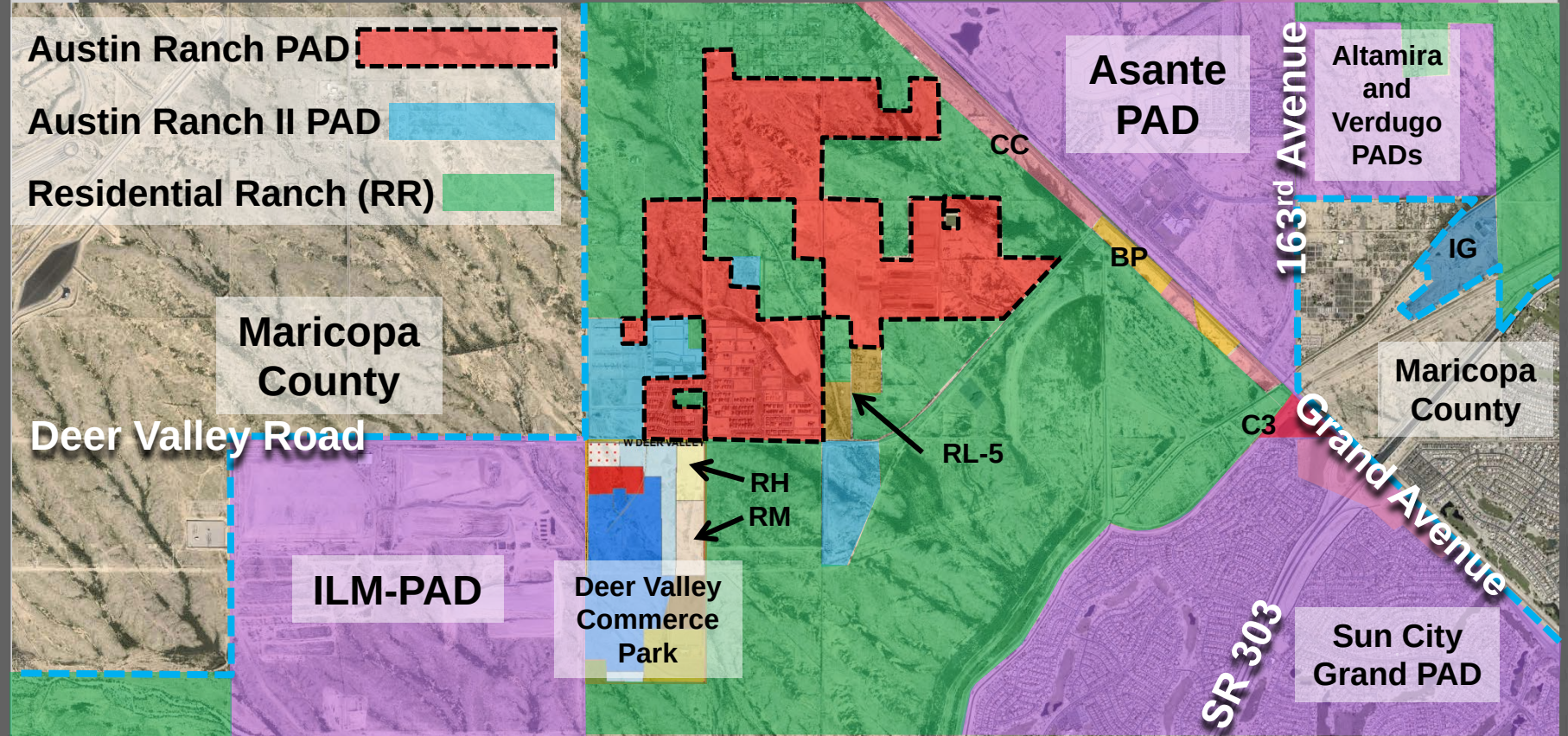
Grand Avenue

SR 303

Sun City
Grand

ZONING MAP

FS19-431
N Copper Canyon



North Copper Canyon
An Amendment to Austin Ranch PAD (PAD03-278)

Original PAD03-278 (Ordinance #04-20) – Austin Ranch
West of Deer Valley Road and Grand Avenue

Case No.: FS19-431

First Submittal: June 14, 2019

Second Submittal: September 3, 2019

Third Submittal: October 17, 2019

Fourth Submittal: November 8, 2019

Development Team

Developer:

Courtland Homes, Inc.

4160 West Kitty Hawk
Chandler, AZ 85226
T: (480) 893-7515
Contact: Hans Koppenhoefer



Attorney:

Tiffany & Bosco, P.A.

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Contact: William E. Lally



Planner/Landscape:

Norris Design

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Phoenix, AZ 85034
T: (602) 254-9600
Contact: Jennifer Meyers



Traffic Engineer:

YSMA

430 W. Warner Road, Suite A111
Tempe, AZ 85284
T: (480) 247-3702
Contact: Yogesh Mantri, P.E.



Engineer:

Cardno

19621 N 23rd Dr Suite 150
Phoenix, Arizona 85027
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Contact: Daniel Pottinger, P.E.



Planner/Landscape Architect:

Arizona Land Design, LLC

9007 North Arroya Grande Drive
Phoenix, AZ 85028
T: (480) 951-6410
Contact: Christine Lyons



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Exhibit C – General Plan Map	
Exhibit D – Existing & Proposed Land Use Maps	
Exhibit E – Proposed North Copper Canyon Development Standards Table	
Exhibit F – Proposed North Copper Canyon Single Family Site Data	
Exhibit G – Proposed North Copper Canyon Site Data	
Exhibit H - Legal Descriptions	

Background

In May of 2004, the City of Surprise ("City") City Council approved the 850-acre Austin Ranch Planned Area Development ("PAD1"). The approved PAD1 includes a mixture of single-family residential densities, neighborhood shopping centers, private homeowners association pocket parks, city park, elementary school site, natural open spaces, improved common open spaces, trails, and a remote waste water treatment plant to serve the project. The PAD1 zoning includes a mixture of residential and commercial underlying base zoning districts.

In September of 2005, the City Council approved Austin Ranch II ("PAD2"), which was an approximately 175-acre rezoning request that integrated several different parcels into the approved Austin Ranch master plan. All of the expansion acreage (94.9 acres) included parcels that were to the south and west of PAD1. PAD2 acreage included Residential Low Density, detached single-family, commercial, and open space land uses. Additional parcels, currently zoned Residential Ranch (RR) adjacent to the PAD's, are being proposed to be added to the overall PAD development plan.

PAD1 and additional parcels outside the PAD provide for the following:

	Existing Land Data (* gross acres)		
	PAD1	Non-PAD Land	Total
Dwelling Units	2,865	723	3588
Acreage	850.0	94.9	944.9
Density	3.4 DU/A	7.6 DU/A	3.8 DU/A

After the start of development of the first subdivisions within PAD1, the master plan was renamed "North Copper Canyon" and is planned to keep this name until build-out.

Courtland Homes, Inc. or its affiliates ("Property Owner") has been a part of North Copper Canyon since the original entitlements. The Property Owner has been a constant steward of the Austin Ranch development over the years, especially during the real estate market downturn where a 1.8 MGD wastewater treatment plant was completed in 2009. With the evolving residential real estate market, the Property Owner is proposing to update North Copper Canyon in order to adapt to current and near future residential markets.

Context

North Copper Canyon is located in a unique area of Northwest Surprise.

Nearby properties include a landfill, transmission lines, a high pressure gas main and wastewater treatment facilities.

- The Northwest Regional Land Fill is adjacent to the southwest corner of the master planned community
- The SPA 3 Water Reclamation Facility is adjacent to the south boundary of the master planned community.
- High voltage electric transmission lines are adjacent to the south boundary of the master planned community

- Transwestern Gas Pipeline is adjacent to the south boundary of the master planned community. To the north of PAD1 are older residential subdivisions "Beardsley Ranchitos" and "Martin Acres" approved in Maricopa County and annexed into the City of Surprise.

Three and one-half miles (3.5) to the northwest is Luke Auxiliary 1 Field ("Luke"). Immediately west of Austin Ranch is a large area of Arizona State Land.

To the south of the community, the Loop 303 Freeway interchange at Grand Avenue is one and one-half miles to the southeast. Grand Avenue is approximately ¼ mile east of the Austin Ranch parcels.

Also south of the community is the McMicken Dam and the associated floodplain which encompasses a majority of the vacant land south of Austin Ranch.

In summary, with Grand Avenue on the east, the dam and associated floodplain, wastewater treatment plant, high pressure gas main and high voltage transmission lines to the south, the large lot residential uses to the north and state land and the landfill to the west, North Copper Canyon is an 'island' master planned community with many challenging land uses surrounding it. Refer to **Exhibit A** for a context map of the area.

General Plan Conformance

The Property is located within the Neighborhoods and Open Space land use designation on the City's General Plan Land Use Map. The proposed PAD amendment maintains the neighborhoods along the major wash corridors (Whitmann Wash) as shown in the General Plan. In addition, the proposed PAD amendment modifies a high-density residential use south of Deer Valley Road to an employment related use in compliance with the General Plan. The proposed update creates residential development that responds to current and future market conditions.

The General Plan's goals and policies include elements such as: unique community, jobs-housing balance and natural conditions. The proposed amendment meets several of the General Plan goals by creating a unique community through several highly amenitized parks, recreation amenities and open spaces. The project provides a significant and appropriately placed employment land use designation within the PAD in compliance with the General Plan. The proposed amendment also preserving the natural washes, vegetation and wildlife corridors shown in the General Plan through the project. Refer to **Exhibit C** for the City General Plan maps.

Transportation

Patrick Lane or N. 172nd Avenue will be developed as a local road cross-section in accordance with Austin Ranch requirements except that approximately 500 feet from the intersection of Patrick Lane and Deer Valley Road the roadway will be built to allow for four lanes of traffic, one in-bound and three outbound (2 left turn lanes, 1 right turn lane) to facilitate right hand and left hand movements in accordance with the transportation impact analysis.

Request

The request for the parcels within the PAD is to modify parcel land use, density and intensity within North Copper Canyon. This request proposes to:

1. Zone change of Parcels 2, 3, 4, 6, 7, 8, 22, 24A, 25 & 26) of Austin Ranch Low Density Residential (RL-5-PAD) to modify density and setback requirements;
2. Zone change of Parcel 16 of Austin Ranch Community Commercial (CC-PAD) to Austin Ranch Medium Density (RM-PAD);

3. Zone change of Austin Ranch II Parcel 22A Low Density Residential (RL-5-PAD) to Austin Ranch PAD (RL-5-PAD);
4. Zone change of APN 503-73-036 (Parcel 29) from Residential Ranch (RR) to Austin Ranch Medium Density (RM-PAD);
5. Zone change of APN 503-74-004E (Parcel 31) from Residential Ranch (RR) to Austin Ranch Open Space (OS-PAD);
6. Zone change of a portion of APN 503-75-002F (Parcel 30) from High Density Residential (RH-22) to Austin Ranch Industrial Performance (IP-PAD);
7. Zone change of APN 503-75-002F (Parcel 30) from Medium Density Residential (RM-12) to Austin Ranch Industrial Performance (IP-PAD); and
8. Allow the Animal Shelter Use by right within the Austin Ranch Industrial Performance (IP-PAD)
9. Based upon current 55' ROW, 32' back of curb, 5' landscape, 5' sidewalk local street section single family residential front facing garage setback shall maintain 22' measured from back of sidewalk for Front Load Garage product, this would include parcels 2, 4, 3, 6, 7, 9, 10,11,12,12A, 13,14,17, 18, 20, 21, 22, 22A 23,24, 24A, 25 and 26.

All acreages associated with the above zone change requests are indicated in Exhibits B, and D, attached.

The request identified above includes additional property that was not a part of the original PAD1. The additional land consists of:

- a) 503-75-002F –property at the southwest corner of Deer Valley Road and 183rd Ave
- b) 503-73-036 –property adjacent to the east boundary of PAD1
- c) 503-74-004E –property just north of Deer Valley west of 183rd Avenue
- d) 503-74-024 – property added into PAD1

The proposed PAD amendment revises the lot size distribution and modifies dimensional standards. The PAD amendment intends to modify density, setbacks and incorporate land into the PAD while keeping all other requirements of PAD1 and PAD2 intact.

With all of the requested changes and updates to the PAD, North Copper Canyon the total residential density does not increase in the area (as allowed under current zoning).

With the additional parcels and dwelling units added to the PAD, along with the total dwelling units currently zoned within North Copper Canyon, the existing allowed dwelling units is 3,588. This request essentially keeps the same approximate gross density (3.8+/- du/acre) for the North Copper Canyon master planned community. For comparative purposes, the gross density is less than the Desert Oasis PAD (3.9 du/acre) and Asante PAD (4.3 du/acre) that are of a similar size.

Non-residential acreage will increase from what was previously zoned

Not including the water reclamation facility parcel, the total non-residential acreage within North Copper Canyon is 43 acres. This request plans to increase the non-residential acreage to 65 acres (an increase of approx. 50%). This increase keeps a grocery anchored retail site within North Copper Canyon, a neighborhood commercial site and adds an industrial zoned site south of Deer Valley Road.

The goal of this request is to allow the Property Owner to continue to develop the balance of the property in a manner similar to what has been completed to date by continuing to provide highly amenitized smaller parks without buildings (to keep homeowner association costs affordable).

For the purposes of describing the request, Exhibit D, E and F shows the revised land use tables for the existing parcels within the PAD and additional parcels to be added to the PAD in density, lot sizes and total dwelling units

In summary, the following is a high-level breakdown of the PAD Amendment request:

- Modify parcels 2, 3, 4, 6, 7, 8, 16, 22, 22A, 24A, 25 & 26 with modified lot widths, acreages, density and uses
- Addition of 503-73-036 (Parcel 29) on the east side of Austin Ranch East with a Medium Density Residential designation (rezone and add to the PAD)
- Rezone High and Medium Density Residential parcel {APN 503-75-002F (Parcel 30) at the southwest corner of 183rd Ave. and Deer Valley Road}} to an industrial district and transfer the 600+ residential units to the above mentioned areas of North Copper Canyon
- Include an already developed park (APN503-74-004E) into North Copper Canyon
- Removal of commercial zoned property (Parcel 16) at northeast corner of Williams Road and Deer Valley Road to adjacent residential use (Medium Density Residential)
- Within the industrial district allowing for the use of an Animal Shelter by right. The approval of the PAD amendment fulfills the conditional use permit requirements for an Animal shelter use within the I-P district.

Refer to **Exhibit B** for a land use map demonstrating the revised land uses and should be used to modify land uses and number of residential units from PAD1.

Summary

Since the original PAD approvals for Austin Ranch and Austin Ranch II in the early 2000's, now named North Copper Canyon, this area of Northwest Surprise has slowly developed. With the downturn in the real estate market over and the construction of the Loop 303 Freeway nearby, North Copper Canyon is positioned for logical and market driven residential lots. The overall density of the area does not increase with the proposed changes. The requested amendments to the PAD and inclusion of outside parcels does not increase the number of residential units.

The PAD Amendment creates viable single-family subdivisions throughout North Copper Canyon while removing a multi-family land use adjacent to the wastewater treatment facility, high pressure gas main, transmission lines and a heavily traveled roadway for solid waste trucks. In turn, a viable non-residential land use is provided within North Copper Canyon to add jobs. The lot width modifications being proposed do not impact the surrounding school system as the changes equate to no density increase. With school sites already owned by Dysart Unified School District within North Copper Canyon, the request will allow for reasonable development and sound school planning.

The addition of medium density residential uses just west of the Grand Avenue is consistent with providing appropriate densities along major transportation corridors. The access to Grand Avenue and the Loop 303 Freeway will provide the real estate market with some opportunities for medium density residential projects in this area that currently do not exist. The rezoning of the high-density residential use at the southwest corner of 183rd Avenue and Deer Valley Road to an industrial land use is a sound land use change for this impacted property. With regional commercial along Grand Avenue in Asante and Asante North, as well as commercial property located at the southwest corner of North Copper Canyon, the removal of the commercial designated property at Deer Valley Road and Williams Road will not impact the availability of future goods and services for the growing neighborhood. Finally, the donation of five (5) acres to the animal rescue facility will provide the City with a landing spot for a much

needed community service. We respectfully request concurrence on the proposed amendment to the North Copper Canyon.

Exhibit A



NORTH COPPER CANYON PAD

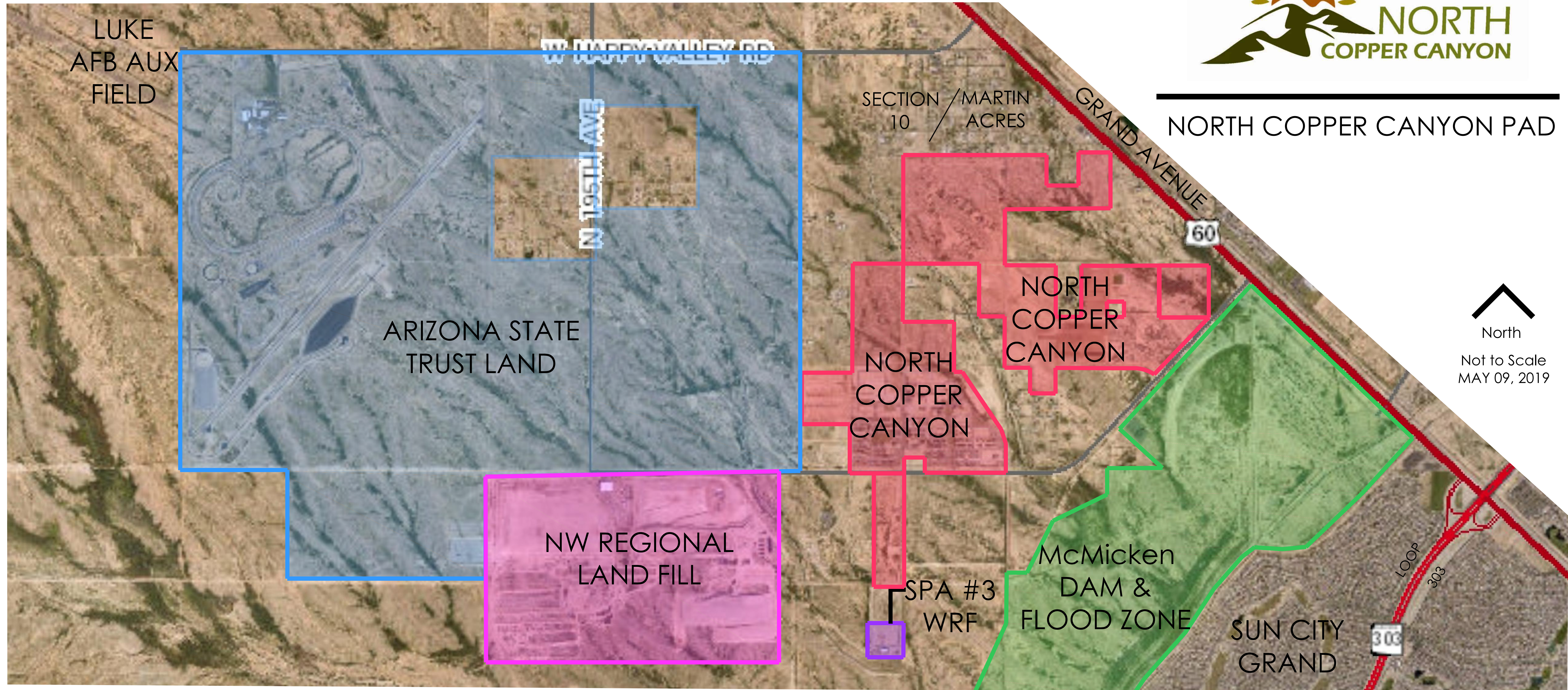
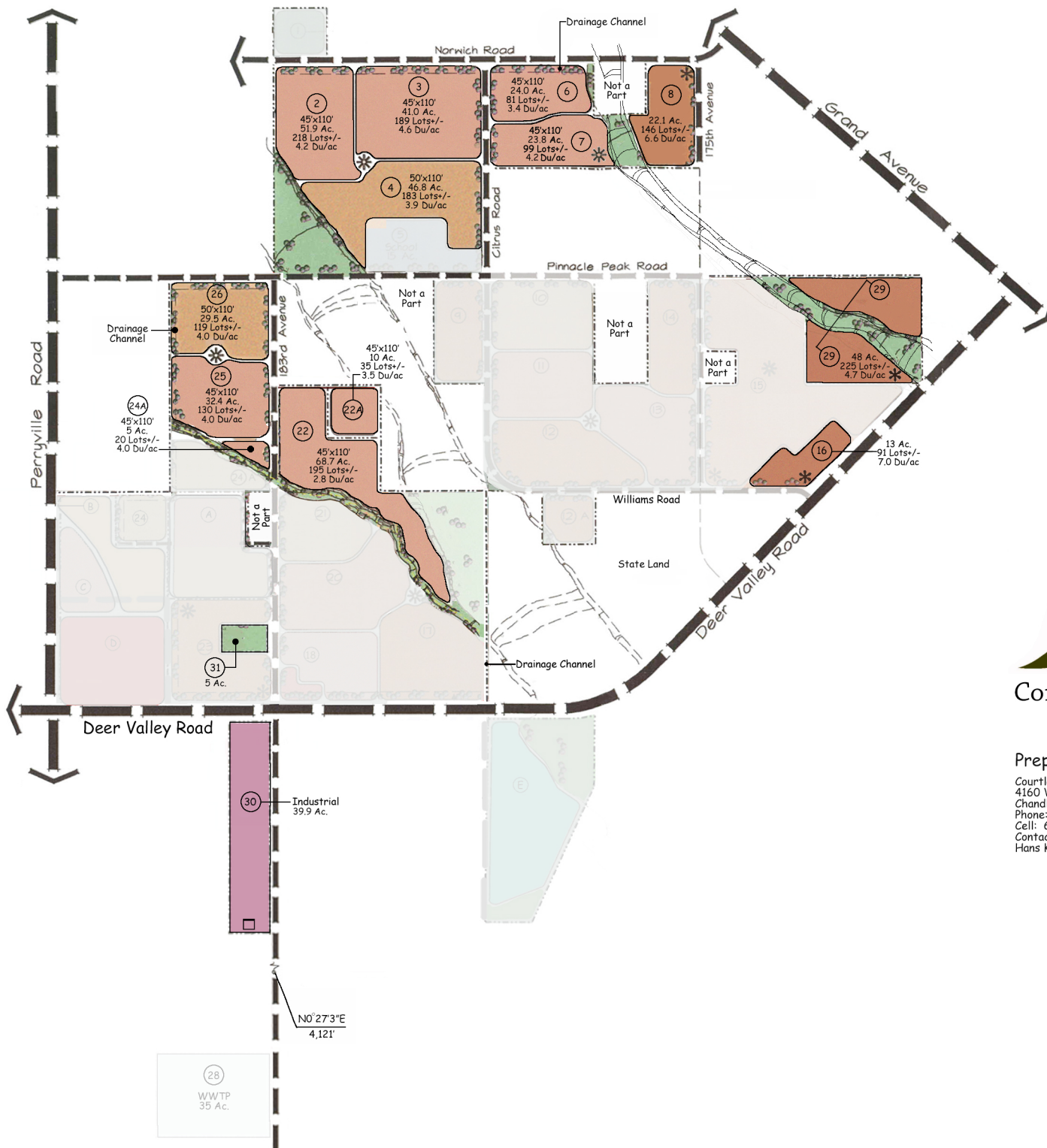


Exhibit B



Conceptual Land Use Plan

Prepared For:
 Courtland Homes, Inc.
 4160 W. Kitty Hawk
 Chandler, Arizona 85226
 Phone: 480.893.7515
 Cell: 602.885.1634
 Contact:
 Hans Koppenhoefer

Prepared By:
 Arizona Land Design, LLC
 9007 N. Arroya Grande Dr.
 Phoenix, Arizona 85028
 Phone: 480-951-6410
 Contact:
 Christine Lyons, R.L.A.



Job# 02.36



North
Not to Scale

Date: 08/15/03
 Rev: 11/05/03
 Rev: 05/26/04
 Rev: 05/05/05
 Rev: 06/13/19
 Rev: 10/09/19
 Rev: 11/07/19

Exhibit C

General Plan 2035 ANTICIPATED GROWTH

North
Copper
Canyon

Growth Areas

Residential

(1) Cactus & Citrus

(2) 163rd Corridor

(3) Sun Valley Parkway

Employment

(4) 303 Corridor

(5) Railplex

(6) Bell Road Corridor

(7) Grand & Beardsley

Special Districts

(8) Surprise Center District

(9) Surprise Heritage District

Features

City Limits

Planning Area

Canals

Circulation

Freeway

Parkway

Major Arterial

Minor Arterial

BNSF Rail

North Arrow

0 1 2 Miles

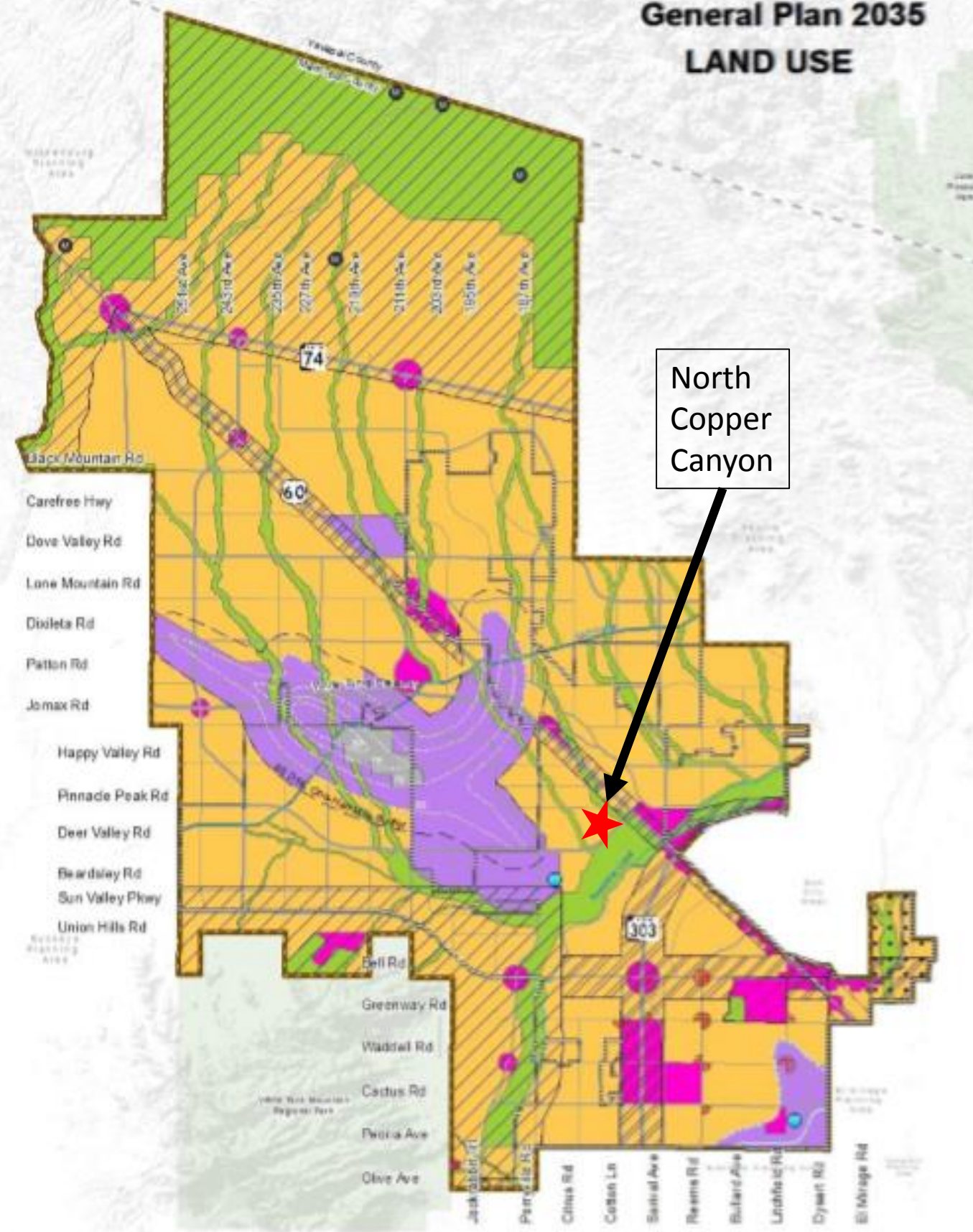
Michael Baker International

SURPRISE ARIZONA

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General Plan 2035 LAND USE

North
Copper
Canyon

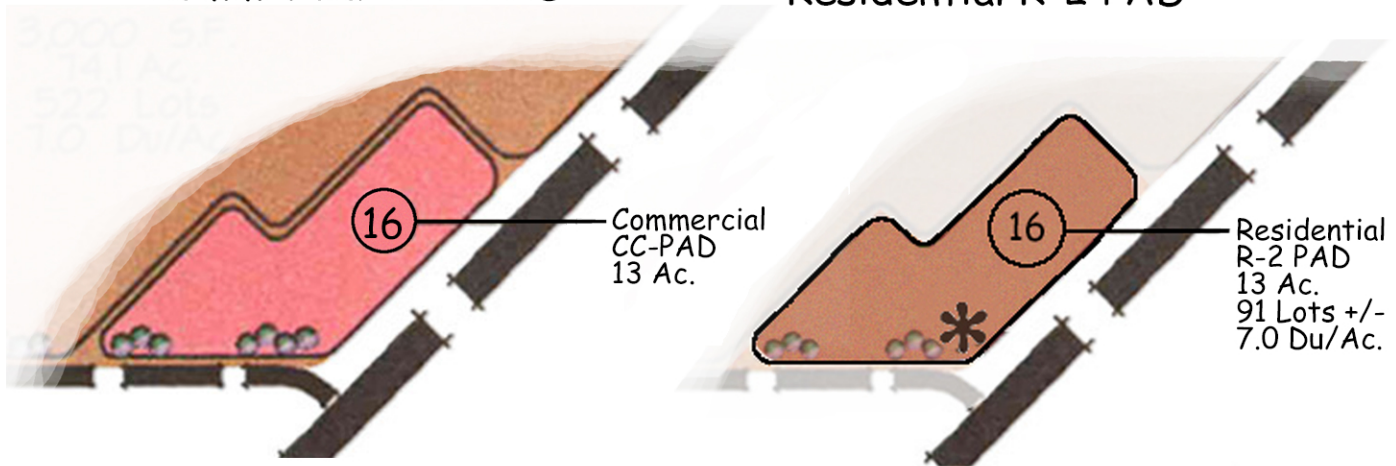


Character Areas	Sub Areas	Features	Circulation
- Neighborhood - Rural - Suburban - Urban - Commerce & Office - Mixed Use: Residential - Mixed Use: Commercial - Regional Commercial - Commercial Office - Employment - Business Park - Industrial - Open Space	- Lake Compatibility District - Scenic Lands Development - Surprise Center District - Surprise Heritage District - Transit Oriented Development District - Aggregate Resource Areas	- Planning Area - Aux 1 Noise Contours - Lake AFB Noise Contours - Canals - Military - Existing Community Commercial - Public Facility - Mining	- Freeway - Parkway - Major Arterial - Minor Arterial - BNSF Rail

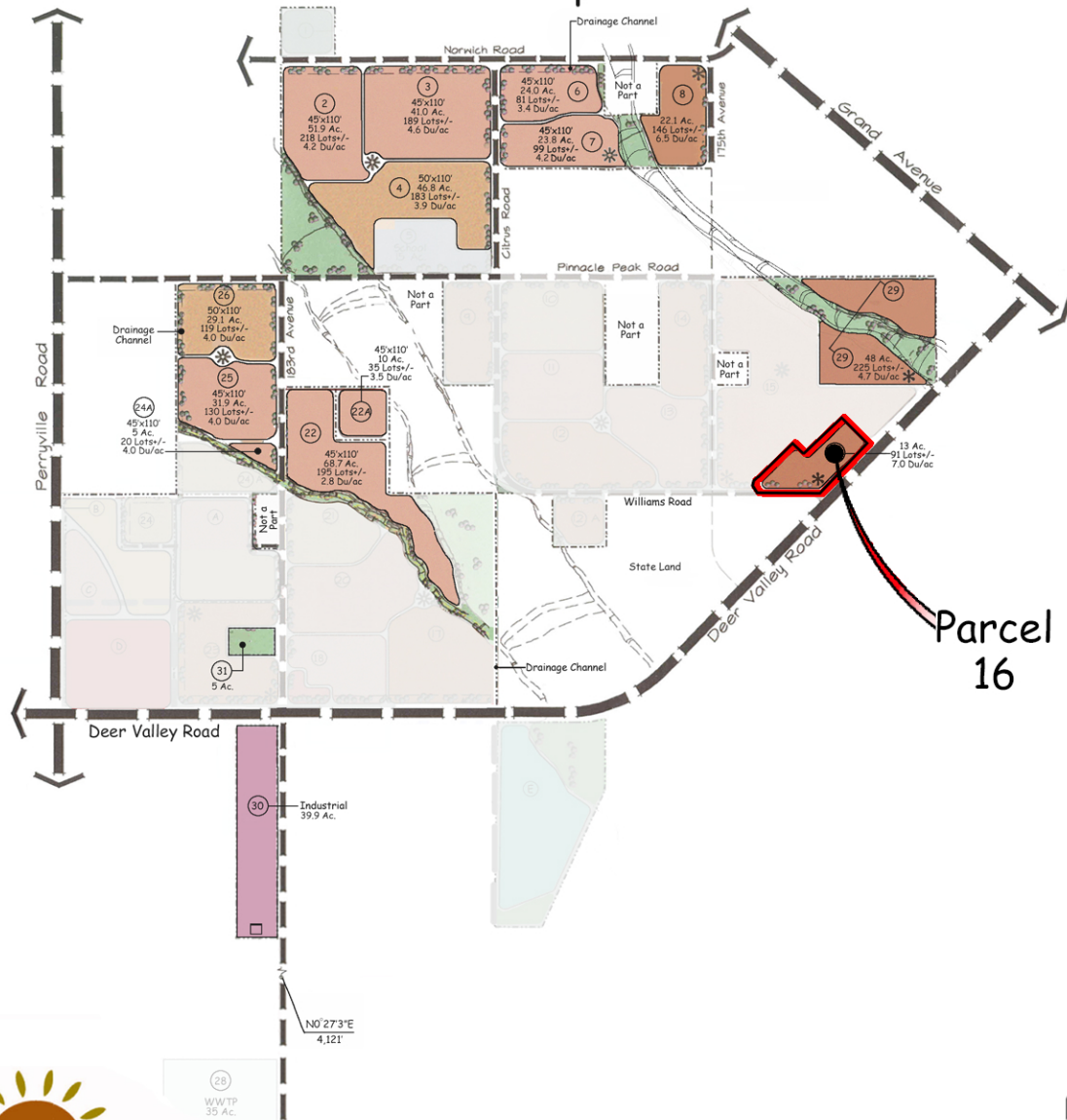
Exhibit D

Existing Zoning:
Commercial CC - PAD

Proposed Zoning:
Residential R-2 PAD



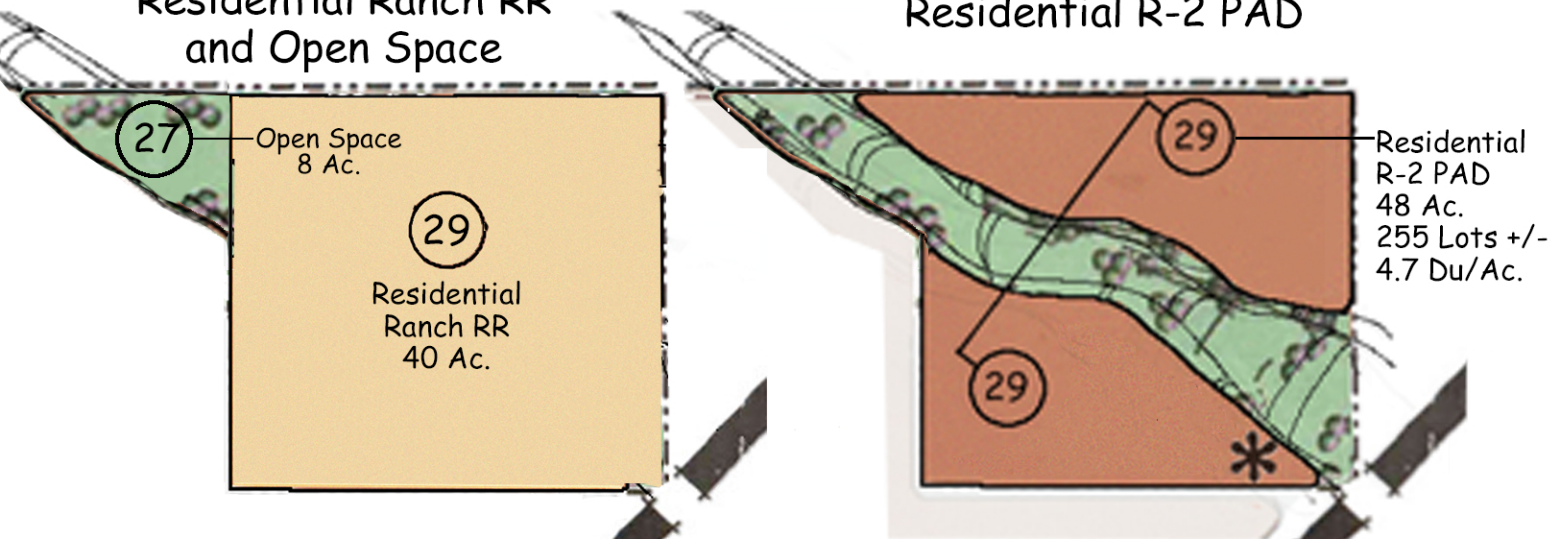
Location Map



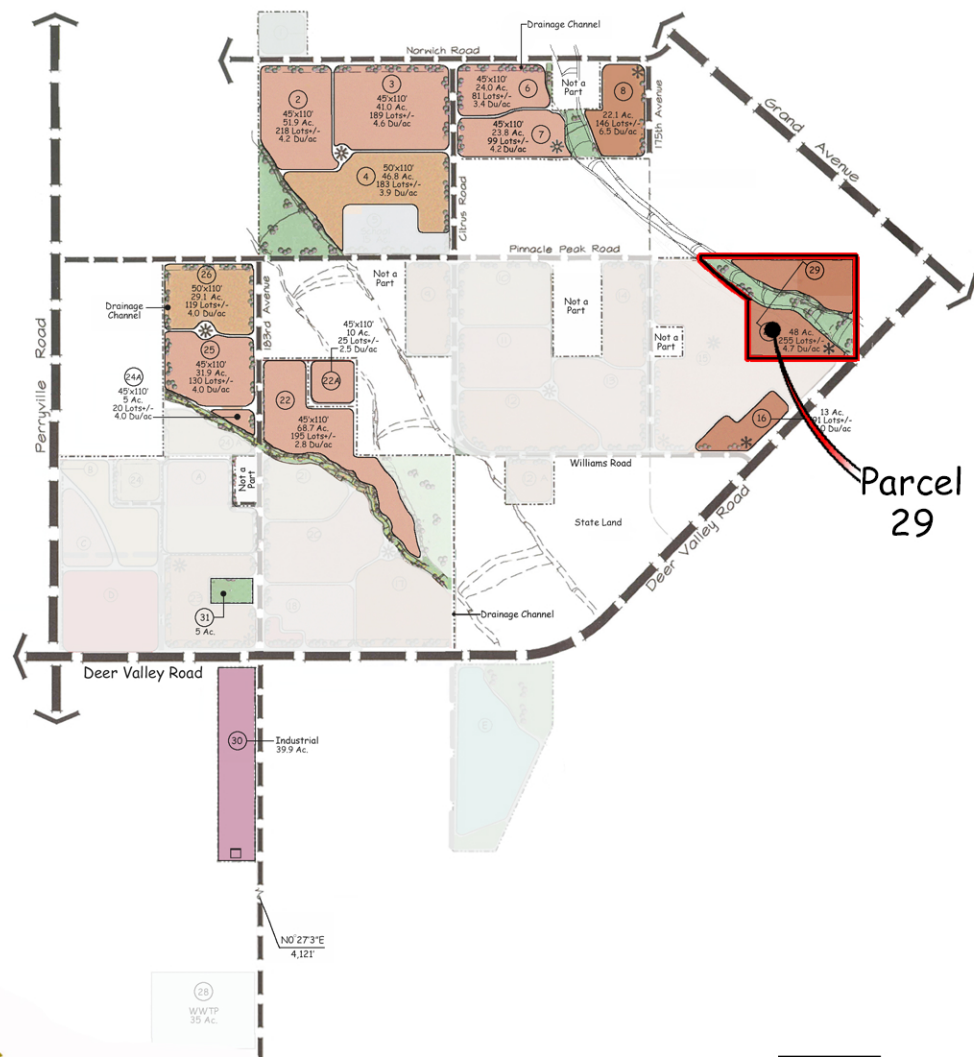
North
Not to Scale

Existing Zoning:
Residential Ranch RR
and Open Space

Proposed Zoning:
Residential R-2 PAD

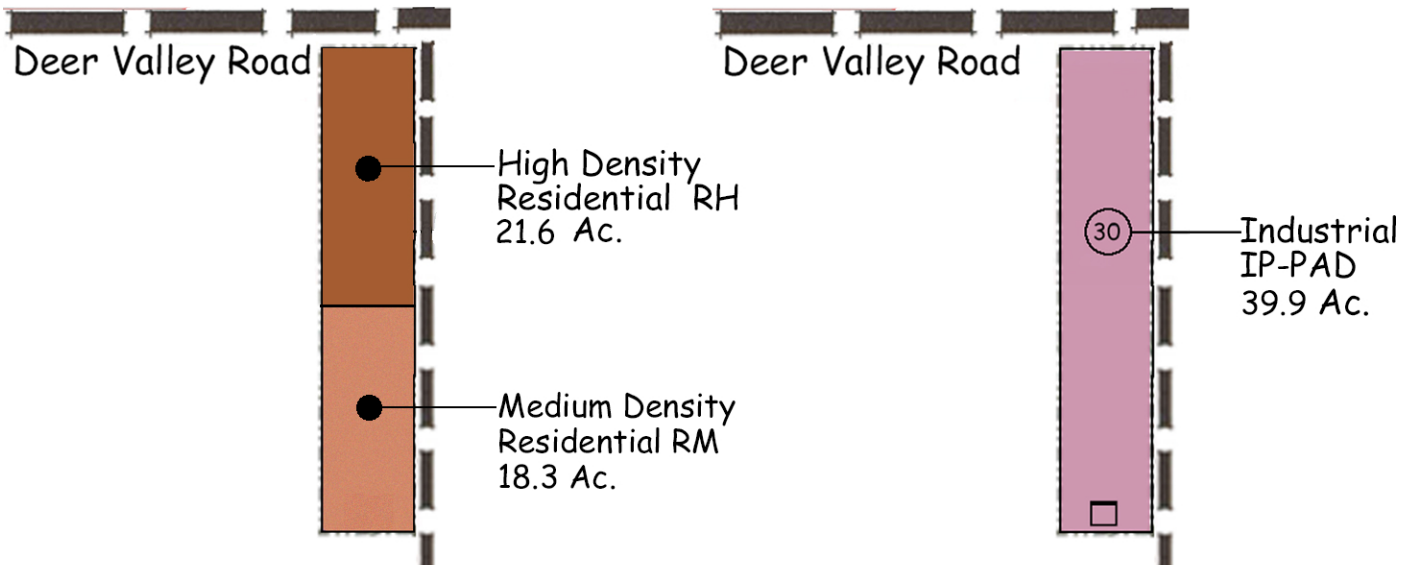


Location Map



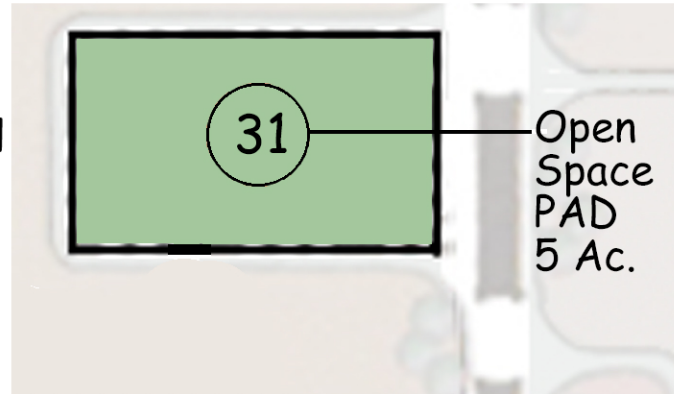
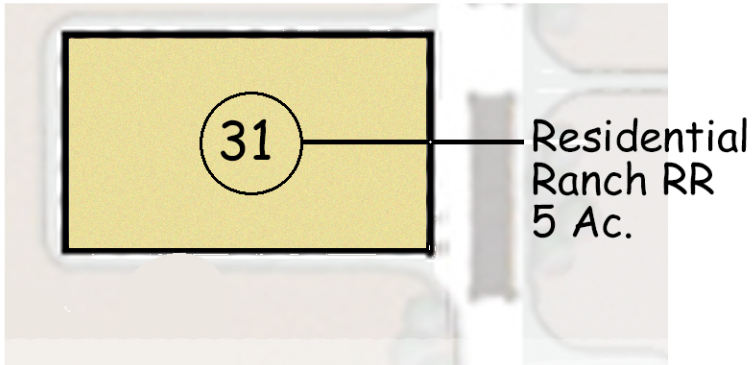
Existing Zoning:
High Density Residential RH &
Medium Density Residential RM

Proposed Zoning:
Industrial IP-PAD



Existing Zoning:
Residential Ranch RR

Proposed Zoning:
Open Space PAD



Location Map



Exhibit E

Austin Ranch Development Standards Table

Parcel #	9,12,12A, 14,17,23,	2,3,6,7,10, 21,22,22A,24, 24A,25,26	11,13,20	4, 26	2,3,6,7,10, 21,22,22A,24, 24A,25,26	18	8, 15, 16, 29	19	30
Description	Res Lots Category A	Res Lots Category A-1	Res Lots Category B	Res Lots Category B-1	Res Lots Category C	Res Lots Category E	Res Lots No Category	Commercial	Industrial
Min Area	5,280 sf	6,380 sf	5,830 sf	6,930 sf	6,380 sf	7,480 sf	3,000 sf	NA	Per I-P ordinance
Max House Width	35'	35'	43'	40'	45'	55'	40'	NA	NA
Min Width	48'	45'	53'	50'	58'	68'	35'	100'	Per I-P ordinance
Min Depth	110'	110'	110'	110'	110'	110'	80'	NA	Per I-P ordinance
Front	12' FOR Living Area or Side Load Garage 20' **** for Front Load Garage	12' for Living Area or Side Load Garage 20' **** for Front Load Garage	12' for Living Area or Side Load Garage 20'**** for Front Load Garage	12' for Living Area or Side Load Garage 20' **** for Front Load Garage	12' for Living Area or Side Load Garage 20' **** for Front Load Garage	12' for Living Area or Side Load Garage 20' **** for Front Load Garage	12' for Living Area or Side Load Garage 20' **** for Front Load Garage	35'	Per I-P ordinance
Side	5'/8'	5'/5'	5'/5'	5'/5'	5'/5'	5'/8'	Determined at the Plat Stage	15' ***	Per I-P ordinance
Street Side	13'**	13'**	13'**	13'**	13'**	13'**	10'**	25'	Per I-P ordinance
Rear	15'*	15'*	15'*	15'*	15'*	15'*	10' Living 5' Garage 3' Rear Loaded Garage	25'****	Per I-P ordinance
Rear Adjacent to Arterial Street	20'	20'	20'	20'	20'	20'	15' Living 10' Garage	NA	Per I-P ordinance
Distance between/ House	10'	10'	10'	10'	10'	10'	0' for attached 6' for detached	NA	Per I-P ordinance
Bldg Height	30'	30'	30'	30'	30'	30'	30'	35'	Per I-P ordinance
Residential Zone Boundary								35'	35'

*Fireplace, bay windows, pop-outs, or patio covers may encroach 10' into rear setback, and 5' on R-2 lots

**Setback includes adjacent landscape tract.

***Use standards from Section 17.28.030 if site is developed with uses other than residential units.

****Driveways are to be a minimum of 22 feet deep from back of sidewalk as per PAD.

Exhibit F

Single Family Site Data (PAD1)								
Estimated Yield Based on Lot Width								
Parcel #	Total Estimated Yield	MDR	A	A1	B	B1	C	D
		30'	48'	45'	53'	50	58'	68'
1	0							
2	218			218				
3	189			189				
4	183					183		
5	0							
6	81			81				
7	99			99				
8	146	146						
9	84		84					
10	106						106	
11	99				99			
12	187		187					
12A	41		41					
13	102				102			
14	88		88					
15	522	522						
16	91	91						
17	147		147					
18	56							56
19	0							
20	130				130			
21	87						87	
22	195			195				
22A	35			35				
23	138		138					
24	29						29	
24A	61			61				
25	130			130				
26	119					119		
28	0							
29	225	225						
30	0							
31	0							
Total Yield	3588	984	685	1008	331	302	222	56
% of Total	100%	27.4%	19.1%	28.1%	9.2%	8.4%	6.2%	1.6%

Exhibit G

Site Data (PAD1)						
Parcel	Proposed Use	Proposed Zoning	Gross Area	Estimated Yield	Proposed Density	Proposed Lot Size
1	Park/Police/Fire	R1-5 PAD	9.9	0	0	---
2	Single Family	R1-5 PAD	51.9	218	4.2	45' x 110'
3	Single Family	R1-5 PAD	41.0	189	4.6	45' x 110'
4	Single Family	R1-5 PAD	46.8	183	3.9	50' x 110'
5	School	R1-5 PAD	17.3	0	0	----
6	Single Family	R1-5 PAD	24.0	81	3.4	45' x 110'
7	Single Family	R1-5 PAD	23.8	99	4.2	45' x 110'
8	Multi-Family	R-2 PAD	22.1	146	6.6	3000 s.f.
9	Single Family	R1-5 PAD	20.6	84	4.1	48' x 110'
10	Single Family	R1-5 PAD	27.9	106	3.8	58' x 110'
11	Single Family	R1-5 PAD	25.8	99	3.8	53' x 110'
12	Single Family	R1-5 PAD	34.3	187	5.5	48' x 110'
12A	Single Family	R1-5 PAD	9.6	41	4.3	48' x 110'
13	Single Family	R1-5 PAD	31.7	102	3.2	53' x 110'
14	Single Family	R1-5 PAD	22.8	88	3.9	48' x 110'
15	Multi-Family	R-2 PAD	75.2	522	6.9	3000 s.f.
16	Multi-family	R-2 PAD	13.0	91	7.0	3000 s.f.
17	Single Family	R1-5 PAD	35.4	147	4.2	48' x 110'
18	Single Family	R1-5 PAD	22.4	56	2.5	68' x 110'
19	Commercial	C-2 PAD	5.0	0	0	0
20	Single Family	R1-5 PAD	34.0	130	3.8	53' x 110'
21	Single Family	R1-5 PAD	21	87	4.1	58' x 110'
22	Single Family	R1-5 PAD	68.7	195	2.8	45' x 110'
22A	Single-Family	R1-5 PAD	10.0	35	3.5	45' x 110'
23	Single Family	R1-5 PAD	35.8	138	3.9	48' x 110'
24	Single Family	R1-5 PAD	9.8	29	3.0	58' x 110'
*24A	Single Family	R1-5 PAD	15.2	61	4.0	45' x 110'
25	Single Family	R1-5 PAD	32.4	130	4.0	45' x 110'
26	Single Family	R1-5 PAD	29.5	119	4.0	50' x 110'
28	WWTP	---	35.1	0	---	---
29	Multi-family	R-2 PAD	48.0	225	4.7	3000 s.f.
30	Industrial	I-P PAD	39.9			
31	Open Space	O-S PAD	5.0			
Total	---	---	944.9	3,588	3.8	---

*Estimated yield remains the same for 58'x110' lots south of wash

Notes:

- Approximately 105.8 acres of open space will be provided within the residential parcels of the project (Parcels 1, 27, 31 and tracts within future final plats) . Open space includes recreational activity areas, pocket parks, retention and/or detention basins, drainage corridors, and landscape tracts/pedestrian corridors along major roadways. The 90.9 acres of open space (Parcel 27 and tracts within future final plats) combined with the 9.9-acre (Parcel 1) and 5 acre (Parcel 31) area equals approximately 105.8 acres of open space or approximately 11.8% of the project.
- R-2 Product – Due to the highly specialized product design for the proposed medium density residential, once the product is approved for the initial final plat, the remainder of the product shall be allowed within the PAD.

Exhibit H

LEGAL DESCRIPTION

PROPERTY 1

The East half of the Northeast quarter of the Northwest quarter of Section 15, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PROPERTY 3 & 4

The South half of the Southwest quarter of the Northeast quarter of Section 15, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

The Southwest quarter of Section 15, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT any portion lying within the West 40 feet; the South 40 feet and the East 30 feet as Quit Claim to County of Maricopa for Road Purpose, recorded March 26, 1957 as Docket 2125, Page 397.

EXCEPT any portion of the Southwest Quarter of Section 15, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE S89°57'47" W, COINCIDENT WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 205.97 FEET; THENCE N00°10'51"W, A DISTANCE OF 187.27 FEET; THENCE N64°03'54"W, A DISTANCE OF 42.58 FEET; THENCE N00°10'51"W, A DISTANCE OF 232.05 FEET; THENCE S89°49'09"W, A DISTANCE OF 276.66 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE ON AN ARC TO THE RIGHT HAVING A RADIUS OF 152.50 FEET, THROUGH A CENTRAL ANGLE OF 19°25'26", A DISTANCE OF 51.70 FEET TO A POINT OF TANGENCY; THENCE N70°45'25"W, A DISTANCE OF 100.73 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE ON AN ARC TO THE LEFT, HAVING A RADIUS OF 97.50 FEET, THROUGH A CENTRAL ANGLE OF 18°15'23", A DISTANCE OF 31.07 FEET TO A POINT OF TANGENCY; THENCE N89°00'49" W, A DISTANCE OF 39.44 FEET; THENCE N00°10'51"W, A DISTANCE OF 55.01 FEET; THENCE N44°35'50"W, A DISTANCE OF 28.24 FEET; THENCE N00°10'51"W, A DISTANCE OF 751.75 FEET; THENCE S89°55'14"W, A DISTANCE OF 80.00 FEET; THENCE N00°10'51"W, A DISTANCE OF 249.42 FEET; THENCE N45°10'51"W, A DISTANCE OF 28.28 FEET; THENCE N00°10'51"W, A DISTANCE OF 55.00 FEET; THENCE N44°49'09"E, A DISTANCE OF 28.28 FEET; THENCE N00°10'51"W, A DISTANCE OF 8.34 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE ON AN ARC TO THE RIGHT, HAVING A RADIUS OF 390.00 FEET, THROUGH A CENTRAL ANGLE OF 08°40'58", A DISTANCE OF 59.10 FEET TO A POINT OF TANGENCY; THENCE N08°30'07"E, A DISTANCE OF 191.95 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE ON AN ARC TO THE LEFT, HAVING A RADIUS OF 310.00 FEET, THROUGH A CENTRAL ANGLE OF 08°40'58", A DISTANCE OF 46.98 FEET TO A POINT OF TANGENCY; THENCE N00°10'51"W, A DISTANCE OF 7.68 FEET; THENCE N89°54'22"W, A DISTANCE OF 3.00 FEET TO A POINT ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 15; THENCE N00°10'51"W, COINCIDENT WITH SAID MID-SECTION LINE A DISTANCE OF 655.70 FEET; THENCE N89°49'09"E, A DISTANCE OF 77.00 FEET; THENCE N00°10'51"W, A DISTANCE OF 7.80 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE ON AN ARC TO THE LEFT, HAVING

A RADIUS OF 390.00 FEET, THROUGH A CENTRAL ANGLE OF 08'04'00", A DISTANCE OF 54.91 FEET TO A POINT OF TANGENCY; THENCE N08'14'50"W, A DISTANCE OF 44.50 FEET; THENCE S79'29'05"E, A DISTANCE OF 525.23 FEET; THENCE S65'59'47"E, A DISTANCE OF 809.51 FEET; THENCE S33'48'39"E, A DISTANCE OF 1125.90 FEET; THENCE S47'11'58"E, A DISTANCE OF 242.68 FEET; THENCE S08'20'08"E, A DISTANCE OF 43.76 FEET; THENCE S56'12'41"E, A DISTANCE OF 82.73 FEET; THENCE N70'29'40"E, A DISTANCE OF 55.00 FEET TO A POINT ON A NON-TANGENT CURVE FROM WHICH POINT THE CENTER BEARS N70'29'40"E AT A DISTANCE OF 372.50 FEET; THENCE WITH THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 372.50 FEET, THROUGH A CENTRAL ANGLE OF 25'20'38"", A DISTANCE OF 164.77 FEET TO A POINT OF TANGENCY; THENCE S44'50'59"E, A DISTANCE OF 349.81 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE ON AN ARC TO THE RIGHT HAVING A RADIUS OF 345.84 FEET, THROUGH A CENTRAL ANGLE OF 16'53'25", AN ARC DISTANCE OF 101.95 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE S00'12'48"E, COINCIDENT WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 664.27 FEET TO THE TRUE POINT OF BEGINNING.

PROPERTY 5

The Northeast quarter of the Southwest quarter of the Northeast quarter of Section 15, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT any portion lying within the North 30 feet and the East 30 feet as Quit Claim to County of Maricopa for road purposes recorded March 26, 1957 as Docket 2135, Page 397.

PROPERTY 8

The Northwest quarter of the Southwest quarter of the Northeast quarter of Section 15, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. EXCEPT any portion lying within the West 40 feet and the North 30 feet as Quit Claim to County of Maricopa for road purpose, recorded March 26, 1957 as Docket 2135, Page 397.

PROPERTY 9

Lots 1 through 4, 13 through 16, 21 and 22, of Frank E. Bellamy Subdivision, according to the plat of record in the office of the County recorder of Maricopa County, Arizona, recorded in Book 11 of Maps, Page 19.

PROPERTY 10

The West half of the Northeast quarter of the Northwest quarter of Section 15, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PROPERTY 21

A parcel of land located in the Northeast Quarter (NE1/4) of Section 14, Township 4 North, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the East 1/4 of said Section 14 from which the Center 1/4 corner of said Section bears North 89°44'25" West, 2621.80 feet;

Thence, North 89°44'25" West, along the east-west mid-section line, 1221.20 feet to the **Point of Beginning**;

Thence, North 89°44'25" West along said mid-section line, 315.37 feet to the beginning of a non-tangent curve, concave southeasterly, having a radius point which bears South 37°13'44" West, a distance of 288.50 feet;

Thence, Northerly and Northwesterly along the arc said non-tangent curve, 83.70 feet through a central angle of 16°37'22";

Thence, North 89°44'47" West, 514.71 feet;

Thence, North 43°22'19" East, 751.27 feet;

Thence, South 46°37'41" East, 184.68 feet;

Thence, North 43°22'19" East, 526.41 feet;

Thence, South 46°37'41" East, 502.02 feet;

Thence, South 43°22'19" West, 689.52 feet to the **Point of Beginning**.

SUBJECT TO all covenants, rights of way, and easements of record.

PROPERTY 22

The Southeast quarter of Section 10, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT any portion of the Southeast Quarter of Section 10, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the southeast corner of said Section 10;

Thence South 89 degrees 40 minutes 54 seconds west, coincident with the south line of said Section 10, a distance of 1349.96 feet to a point on the arc of a tangent curve;

Thence with the arc of said tangent curve to the right, having a radius of 400.00 feet, through a central angle of 38 degrees 06 minutes 26 seconds, an arc distance of 266.04 feet to a point on a non-tangent line;

Thence North 37 degrees 47 minutes 20 seconds east, along said non-tangent line, a distance of 100.09 feet to a point on the arc of a tangent curve;

Thence with the arc of said tangent curve to the left, having a radius of 100.00 feet, through a central angle of 37 degrees 58 minutes 54 seconds, an arc distance of 66.29 feet to a point on a tangent line;

Thence North 00 degrees 11 minutes 34 seconds west, along said tangent line, a distance of 490.78 feet;

Thence North 89 degrees 48 minutes 26 seconds east, a distance of 995.73 feet;

Thence South 00 degrees 11 minutes 34 seconds east, a distance of 27.50 feet;

Thence South 45 degrees 11 minutes 34 seconds east, a distance of 21.21 feet;

Thence South 00 degrees 11 minutes 34 seconds east, a distance of 385.00 feet;

Thence North 89 degrees 48 minutes 26 seconds east, a distance of 503.50 feet to a point on the east line of said Section 10;

Thence South 00 degrees 11 minutes 34 seconds east, coincident with said east line, a distance of 285.46 feet to the TRUE POINT OF BEGINNING.

PROPERTY 24

The Southwest quarter of the Northwest quarter of the Southwest quarter and the West half of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 11, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

The Southwest quarter of the Northeast quarter of the Southwest quarter and the East half of the East half of the Northwest quarter of the Southwest quarter of Section 11, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

The East half of the East half of the Northeast quarter of the Southwest quarter of Section 11, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

The West half of the East half of the Northeast quarter of the southwest quarter of Section 11, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

The West half of the East half of the Northwest quarter of the Southwest quarter and the East half of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 11, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PROPERTY 27

The East 660 feet of the East half of the Northwest quarter of Section 22, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT the north 150 feet thereof.

SUBJECT TO: Existing Taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.

PROPERTY 28

The Northeast quarter of the Northeast quarter of Section 14, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

AND

Beginning at the Northeast corner of the northwest quarter of Section 14, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian;

Thence south along the mid-section line of said Section 14, a distance of 700.00 feet to a point;

Thence northwest to a point along the north section line of said Section 14, said point a distance of 995.00 west of the northeast corner of the northwest quarter of said Section 14;

Thence east, along the north section line of said Section 14, a distance of 995.00 feet to the TRUE POINT OF BEGINNING.

PUBLIC ENGAGEMENT FORM

PROJECT TITLE: Vita Multifamily at Greer Ranch PADA, FS19-093

OVERALL PUBLIC INVOLVEMENT LEVEL:

This activity will follow the citizen outreach and public hearing notification processes as outlined in state statute and the SUDC.

IDENTIFY STAKEHOLDERS:

Impacted residents; schools; businesses; public at-large; property owners.

OBJECTIVES:

The subject request involves the rezoning of approximately 15.09 acres of land from C2-PAD to RM12-PAD. The PAD Rezone will also provide modifications from the base development standards, modifications from certain development requirements, and to cap the maximum density.

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when) 05/23/19, 05/23/19, and 09/10/19

Future Council Work Session/Meetings target dates PZ Commission 12/05/19, City Council 01/07/20

Election dates (if applicable) N/A

Project start/completion dates N/A

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

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

Austin Ranch/North Copper Canyon

PAD Amendment

Citizen Participation Plan

November 2019

Background

The City of Surprise (City) requires a citizen participation process and report for applications such as this PAD amendment. The purpose of the citizen review process is to:

Ensure that applicants pursue early and effective citizen participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community;

Ensure that the citizens and property owners of the city have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve concerns at an early stage of the process; and

Facilitate ongoing communication between the applicant, interested citizens and property owners, city staff, and elected officials throughout the application review process.

The citizen review process is not intended to produce complete consensus on all applications, but to encourage applicants to be good neighbors and to allow for informed decision making.

Austin Ranch/North Copper Canyon Citizen Participation Plan & Report

As part of the update to the previously named Austin Ranch Planned Area Development (PAD), the PAD has been renamed and marketed as North Copper Canyon. As part of the PAD amendment process, we notified adjacent property owners, stakeholders in the area and the City staff to our proposed application and open house to inform the public of this PAD amendment. We met the City's notification requirements, which are:

- Notice of the citizen review meeting shall be provided by the planning and zoning division in the form of a public notice to the following, when applicable:
 - o The notice shall be published at least once in a newspaper of general circulation published or circulated in the municipality at least 15 days prior to the meeting date. **Attached.**
 - o For applications involving rezoning of land which abuts other municipalities or unincorporated areas of the county or a combination thereof, copies of the notice shall be transmitted to the planning agency of such governmental unit butting such land. **The attached notification list**

includes the school district and Flood Control District of Maricopa County.

- o For applications involving rezoning, subdividing, planned unit developments, site plans with uses permitted on a conditional basis, and legislative matters, all real property owners within a 200-foot or 300-foot radius, the city shall send copies of the notice by first class mail, no less than seven days prior to the hearing. We noticed at 300 feet. **Over 525 notices went out to property owners within 300 feet. See attached.**
- o Any village committee or special community group which is located in the area of the proposed public hearing request or has considerable interest in the nature of the application; **See the attached notification list.**
- o The head of any homeowners association or registered neighborhood within the public notice area established in item (3) indicated above. **See the attached notification list.**

We have attached the list of property owners within 300 feet of the PAD amendment, the site posting, the photographs of the signs and one (1) comment card from the September 24th, 2019 open house at the Asante school.

Participation report.

After the notices were sent, we did not field any telephone calls or emails of concern regarding the amendment to the Austin Ranch PAD. We attended the open house meeting at the Asante school, 23251 N 166th Dr, Surprise, AZ 85387, on September 24th, 2019. At the open house, there were approximately fifteen (15) attendees to the open house. They were generally new residents of the North Copper Canyon community seeking information on the PAD amendment. There was no opposition to the proposal as most of the attendees were just seeking information.

There were no specific requests from any of the attendees to modify our current PAD amendment proposal.

Also present at the open house was City staff and Vice-Mayor Roland Winters Jr.

We have been working cooperatively with City staff on planning and transportation matters since the open house and are ready for public hearings on the proposed PADA Amendment. If we are contacted by any neighbors or stakeholders after we have submitted this citizen participation report to the City, we will provide updates to the City staff with an amended report.

CITY OF SURPRISE CITIZEN REVIEW MEETING

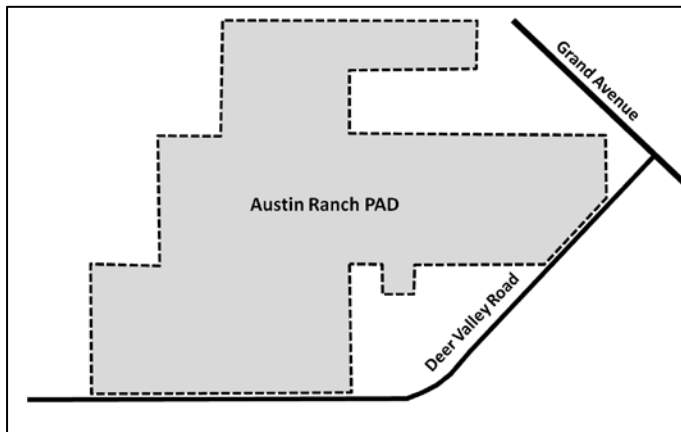
Take notice that at the date, time, and place listed below, there will be a Citizen Review meeting to discuss the below-referenced project. At this meeting, any of the public may appear and be heard relative to this project. The City of Surprise Community Development Department may be contacted prior to the scheduled meeting for additional information.

City of Surprise Planner: Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov

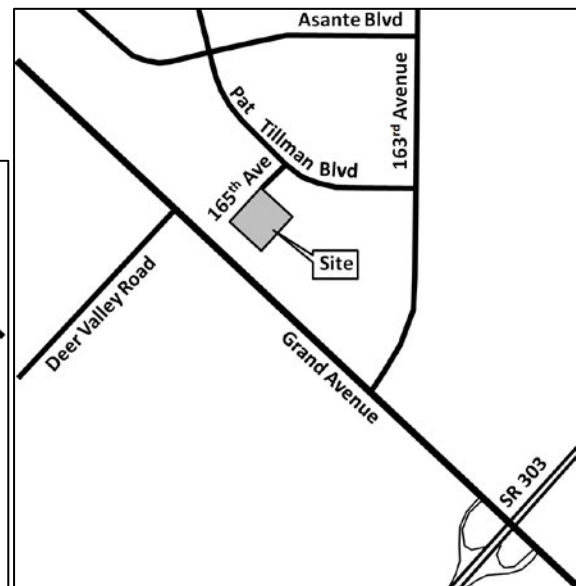
CITIZEN REVIEW MEETING DETAILS

DATE: Tuesday, September 24, 2019
TIME: 6:00 PM
LOCATION: Asante Preparatory Academy
23251 North 166th Drive
Surprise, Arizona 85387

Project Location



Meeting Location



PROJECT DESCRIPTION:

- Zone Change of approximately 344.3 acres of Austin Ranch Low Density Residential ("RL-5-PAD") to modify density;
- Zone Change of approximately 10.0 acres of Austin Ranch II Low Density Residential ("RL-5-PAD") to modify density;
- Zone Change of approximately 13.0 acres of Austin Ranch Community Commercial ("CC-PAD") to Austin Ranch Medium Density Residential ("RM-PAD");
- Zone Change of approximately 48.0 acres from Residential Ranch ("RR") to Austin Ranch Medium Density Residential ("RM-PAD");

- Zone Change of approximately 5.0 acres from Residential Ranch ("RR") to Austin Ranch Open Space ("OS-PAD"); and
- Zone Change of approximately 39.9 acres from High Density Residential ("RH") to Austin Ranch Industrial Performance ("IP-PAD").

Owner	MAIL_CITY	MAIL_STA1	MAIL_ZIP
2006 MCGRAW FAMILY TRUST	SURPRISE	AZ	85387
ADRIAN JOE/MARY E	SURPRISE	AZ	85387
AGUILA JUAN M FRANCO/TRUJILLO MONICA P	PHOENIX	AZ	85017
ALBANI ANDREA L	SURPRISE	AZ	85387
ALDRIDGE CODY/BRITIANY	SURPRISE	AZ	85387
ALEXANDER THOMAS W/JANET M	SURPRISE	AZ	85387
ALLEN LISA/CHRIS	SURPRISE	AZ	85387
ALVAREZ ANGELINA J	SURPRISE	AZ	85387
AMARAL PATRICIA E/LAWRENCE J	SURPRISE	AZ	85387
AMAYA ADRIAN/GUADALUPE	SURPRISE	AZ	85387
AMENDT MYRIAM	SURPRISE	AZ	85387
AMERSON JUSTIN R	SURPRISE	AZ	85387
ANDREWS JEFFREY H/CANDACE L	GRANTON	WI	54436
ANGELES LINO AURELIANO	SURPRISE	AZ	85374
ANGULO FELIPE/MARTHA LUZ	SURPRISE	AZ	85387
ANSBACH AUSTIN M/WHITTAKER TIFFANY R	SURPRISE	AZ	85387
ANSBACH CODY/KRYSTINA	SURPRISE	AZ	85387
APONTE TERRY	SURPRISE	AZ	85387
ARAMBULA YESENIA	SURPRISE	AZ	85387
ARIZONA DREAM HOME LLC	PHOENIX	AZ	85061
ARIZONA STATE OF DEPT OF TRANSPORTATION	PHOENIX	AZ	85007
ARNETTE SEAN W/JAIME B	SURPRISE	AZ	85387
ARTHUR CHRISTINE	SURPRISE	AZ	85387
ASSIMACOPOULOS CHRISTOPHER/DIANE	SURPRISE	AZ	85387
AUSTIN RANCH LLC	CHANDLER	AZ	85226
AYERS CHRISTOPHER S	SURPRISE	AZ	85387
BAKER BRADLEY J/KAILEY L	SURPRISE	AZ	85387
BAKER BRANDON Z/JAMIE N	SURPRISE	AZ	85387
BAKER CINDY L	SURPRISE	AZ	85387
BAKER GARY M/VERONICA M	SURPRISE	AZ	85387
BAKER MALLORY/HAYES-BAKER ZACHARY	SURPRISE	AZ	85387
BANISTER OLIVIA G/DARBY ROBERT/SARITA	SURPRISE	AZ	85387
BARBOSA CAROLINA	SURPRISE	AZ	85387
BARNES TANNER/MORGAN	SURPRISE	AZ	85387
BARNETT ROSE M	SURPRISE	AZ	85387
BARRETT JAZMINE/MATTHEWS JAMES	SURPRISE	AZ	85387
BARRETT STEVEN G/STARLA K	SURPRISE	AZ	85387
BATESHANKY DEREK/KIRSCH AMANDA	SURPRISE	AZ	85387
BAUER RYAN A/JOAN M	GLENDALE	AZ	85302
BEARDSLEY WATER COMPANY	APACHE JUNCTION	AZ	85217
BECKELHIMER MICHELLE/JEWLY	SURPRISE	AZ	85387
BELL MICHELLE L/HUCKABY KELLEY	SURPRISE	AZ	85387
BELLOWS DEREK B	SURPRISE	AZ	85387
BELTRAN JOSE A/JANA T	SURPRISE	AZ	85387
BERECZ RONALD/DIANE	SURPRISE	AZ	85387
BERGMAN ENTERPRISES LLC	SCOTTSDALE	AZ	85266
BERRY GLADYS	SURPRISE	AZ	85387
BIELAWSKI BRYAN/SARAH	SURPRISE	AZ	85387
BIELAWSKI LAURA/CORY	SURPRISE	AZ	85387
BIERMAN KYLE G/OVERHAGE KIMBERLY J	SURPRISE	AZ	85387
BIRRUETA ESPERANZA S/ANTONIO O	JEFFERSON	OR	97352
BISSELL MARC E/ROBINS HEATHER	SURPRISE	AZ	85388
BLACK JOHN LAWRENCE/LINDA SERITA	SURPRISE	AZ	85387
BLANTON KELLY/TAKEISHA E	SURPRISE	AZ	85387
BOELTER HEATHER/BRUCE	SURPRISE	AZ	85387
BONADIE CHRISTOPHER	SURPRISE	AZ	85387
BONILLA RICHARD R SR/MARY E	LA VERNE	CA	91750
BOURNE ALISSA	SURPRISE	AZ	85387
BRASHER VERN KENNETH/HUI NAN	SURPRISE	AZ	85387
BRAVO COURTNEY	SURPRISE	AZ	85387
BROWN GARRETT/LORENA	SURPRISE	AZ	85387
BROWN GENE L/MCLEAN BRIDGETTE D	SURPRISE	AZ	85387
BROWNLOW STEPHEN/BRITTANY R	SURPRISE	AZ	85387
BSR REVOCABLE TRUST	CLEARFIELD	UT	84089
BULATAO EMMERICK/KAILA	SURPRISE	AZ	85387
BURBEY SHANE/AHNA	SURPRISE	AZ	85387
BURCH DAMIAN/GALLEGOS SHELLEY	SURPRISE	AZ	85387
BURKHART CRAIG	SURPRISE	AZ	85387
BURNETT BARRY W/ROBIN	SURPRISE	AZ	85387
CABELLO DENNIS/JENNIFER	SURPRISE	AZ	85387
CABRERA RICK/SELINA	SURPRISE	AZ	85387
CALZADILLAS-MEEKINS RANDALL	SURPRISE	AZ	85387
CAMERON JASON/CARRIE	SURPRISE	AZ	85387
CAMPBELL COLTON K	SURPRISE	AZ	85387
CAMPOS LINDSAY/DAHMEN TYLER	SURPRISE	AZ	85374
CAMPOS STEPHANIE/DAVID	SURPRISE	AZ	85387
CAPACCIO RICHARD/ANNTOINETTE	SURPRISE	AZ	85387
CAPATI KRISTINA/GARCIA ASHLEYAMBER E	SURPRISE	AZ	85387
CARAVEO KARINA	SURPRISE	AZ	85387
CARLSON AARON/BRITTANY	SURPRISE	AZ	85387
CARPENTER MITCHELL ONEIL/HAILEY	SURPRISE	AZ	85387
CARRIO FRANK M JR	SURPRISE	AZ	85387

CARROZZA STEVEN J		SURPRISE	AZ	85387
CASE HOLLY		SURPRISE	AZ	85387
CASTANEDA DEREK		SURPRISE	AZ	85387
CASTRO MARIA LOURDES		EL MIRAGE	AZ	85335
CATALAN VIRGINIA G		WHITTMANN	AZ	85361
CAVAZOS YVETTE/MORIN KAYLEIGH		SURPRISE	AZ	85387
CEBALLOS FERMIN M/VELIA A		GLENDALE	AZ	85306
CHAMBLISS LASOYNNA A/HENLEY CHARMAINE		SURPRISE	AZ	85387
CHAPPELL COLE/DANIELLE		SURPRISE	AZ	85387
CHAVARRIA DAVID JR/JILL		SURPRISE	AZ	85387
CHAVARRIA FAUSTINO		SURPRISE	AZ	85387
CHAVEZ YOLANDA		SURPRISE	AZ	85387
CHENOWETH KEVIN		SURPRISE	AZ	85387
CHENTFANT ROBERT/PIERCE RILEY		SURPRISE	AZ	85387
CHEUNG SAMSON		PORTLAND	OR	97266
CHRISTENSEN ROBERT W/CROMER JACQUELINE A		SURPRISE	AZ	85387
CHRISTIAN JAMILA/HOGAN RHONDA		SURPRISE	AZ	85387
CHRISTOPHER MARY A		SURPRISE	AZ	85387
CHURCH DENNIS/HERNANDEZ AMAYRANI		SURPRISE	AZ	85387
CLARK AMANDA B/ROJAS ALICIA M		SURPRISE	AZ	85387
CLARK TERESA ANN		SURPRISE	AZ	85387
CLEVINGER HEATHER RENAE/MICHAEL WESLEY		SURPRISE	AZ	85387
COLEMAN CHOYCE/YVONNE D		SURPRISE	AZ	85387
COLEMAN LOU ANNE		SURPRISE	AZ	85387
CONNER DONALD LE CLAIRE/CHERYL ANN		SURPRISE	AZ	85387
COOK ANGELINA A/ATOM J		SURPRISE	AZ	85387
CORONA JUAN/MARIA LOPEZ		BUCKEYE	AZ	85326
COSTANZO JENNIFER L		SURPRISE	AZ	85387
COURTLAND COMMUNITIES LLC		PHOENIX	AZ	85027
COURTLAND HOMES INC		CHANDLER	AZ	85226
COURTLAND PROPERTIES LLC		PHOENIX	AZ	85014
COX DANNY MICHAEL/MARQUEZ DANIEL JAMES		SURPRISE	AZ	85387
COX GARY D		SURPRISE	AZ	85387
CREAGER DAVID M		SURPRISE	AZ	85387
CROCK MAURICE ALAN/RACHAEL ANN		PEORIA	AZ	85387
CROSBY RILEY/LOGAN		SURPRISE	AZ	85387
CROSS STEPHANIE/JESSE		SURPRISE	AZ	85387
CRUZ AMANDA M/TAYLOR J		SURPRISE	AZ	85387
CRUZ JOSE R/CASTREJON LILIA		SURPRISE	AZ	85387
CUCHNA MARLENE K		NAPERVILLE	IL	60563
CURRIE CODY		SURPRISE	AZ	85387
DEER VALLEY & 185TH AVENUE II LLC		PHOENIX	AZ	85027
DEJESUS CALEB S/HART TAYLOR NICOLE		SURPRISE	AZ	85387
DIAZ DAKOTA/CARDEY HANNAH		SURPRISE	AZ	85387
DICKINSON JOHN P/WRIGHT KAREN L		SURPRISE	AZ	85387
DIXON ZACKARY		SURPRISE	AZ	85387
DMB/BJB TRUST		PHOENIX	AZ	85085
DODDS LAWRENCE S/ANA LILIA		SURPRISE	AZ	85387
DOLIVO MARC MICHAEL/MARCELLA AGNES		SURPRISE	AZ	85387
DOLORES EVANGELINA AMPARANO TRUST		SURPRISE	AZ	85387
DOMINGUEZ OBARDO		SURPRISE	AZ	85387
DOUTHIT THEODORE A/GARZA DERECK		SURPRISE	AZ	85387
DOWTY JEFFERY WAYNE/STANGL-DOWTY ERIKA L		SURPRISE	AZ	85387
DUENAS FERNANDO JOSE ROJAS/CINTHYA Z		SURPRISE	AZ	85387
DVWDC INC		PHOENIX	AZ	85014
DYE ASHLEY/PAUL DEWAYNE		SURPRISE	AZ	85387
DYSART UNIFIED SCHOOL DISTRICT #89		SURPRISE	AZ	85374
EASTON JODIE M		SURPRISE	AZ	85387
EILER ANDREW AUSTIN		SURPRISE	AZ	85387
EISWEIRTH HEATH A		SURPRISE	AZ	85387
ELVEY EARL J		SURPRISE	AZ	85387
ERICKSEN MELINDA/KENNETH		SURPRISE	AZ	85387
ESQUIVEL FLORENTINO/LISA A		SURPRISE	AZ	85374
ESTAVILLO RANDY J		SURPRISE	AZ	85387
ESTEP GARY JR/BURNS BRENDA		SURPRISE	AZ	85387
ESTRADA ZULEMA L		SURPRISE	AZ	85387
EVANS JERMAINE R		SURPRISE	AZ	85387
FAIN TIFFANY L/GREGORY SCOTT		SURPRISE	AZ	85387
FAVELA JOSE/ENRIQUEZ ALEJANDRA		SURPRISE	AZ	85387
FEASTER RONALD A/TERESA J		SURPRISE	AZ	85387
FELAN JACOB T		SURPRISE	AZ	85387
FERRACANE GERARDO F/CINDY L		SURPRISE	AZ	85387
FLOOD CONTROL DISTRICT OF MARICOPA COUNT		PHOENIX	AZ	85009
FOERG LEXI JOANN		SURPRISE	AZ	85387
FOOTE BRANDON LEE/BURNETT ASHLEIGH KHRYS		SURPRISE	AZ	85387
FOWLER MACKENZIE/RYNE/NORTHROP MONA		SURPRISE	AZ	85387
FOXWELL INVESTMENTS L L C		PHOENIX	AZ	85027
FRAZER RICHARD DAVID/JOHNSON CHLOE KIRSTE		SURPRISE	AZ	85387
FRECHETTE SCOTT/ANDREA		SURPRISE	AZ	85387
FRIIS AMBER/SULU HARDING JR		SURPRISE	AZ	85387
FUENTES ANGEL C/NITA R		SURPRISE	AZ	85387
FYFFE KIMBERLY		SURPRISE	AZ	85387
GABE JAMIE		SURPRISE	AZ	85387

GALARZA HECTOR/AMIE L
GALTEN CHRISTOPHER/AMANDA
GANNON KELSEY
GARCIA GEORGE L/ROSARIO S
GARRETT WALKER HOMES LLC
GAY RICHARD P & HELEN A
GEHAN HOMES OF ARIZONA LLC
GENTRY SHAELYN/REYNOLDS KAI
GIDION HELEN/CALEB
GILBERT CHACE/COOPER KASSANDRA
GOMEZ DORA M
GOMEZ HORTENCIA
GOMEZ IRMA F
GONCIARZ BRIAN
GONZALES ROSE MARIE
GONZALEZ BRIAN
GONZALEZ ENRIQUE
GONZALEZ JESSE A
GONZALEZ JESUS
GONZALEZ JOSE JR/LORETO
GOOBY SAMAD A
GOODMAN KENNETH L/VALADEZ-LIZARRAGA YAS
GOSNELL THOMAS J/CHERYL D
GOSS SCOTT/ELISE
GRASSO STEVEN
GREEN RYAN/CRESHINA
GRISIUS LOUIS
GUERRA BEN/JUANA AIDA
GUERRA J M/MOLINA F N/L N/P F/FULGENCIO M
GURNEY TAYLOR R/CASEY
GWH NCC LLC
HAERTEL KEVIN C/ELIZABETH A
HAGUE JERRY LYNN JR/HEATHER JEAN
HALLECK BRIAN DALE JR/YUKI
HAM ARIA E
HAM KYRA J
HANLON CHANTEL/NICKOLAS
HANNER D MITCHELL
HANSEN BEVERLY J
HARCOURT TIM
HARDY ROBERT/AMBER
HARGIS CARL D
HARRIS CASEY L/ALLISON STACIE L
HARRIS FAMILY TRUST
HART KIMBERLY
HAVENER DYLAN/JASMINE
HAY RYAN T/SHERRI
HEATH ANYA-LIN/BRANDON M
HENDRIX EUGENE A/TERRI L
HERBERT RACHAEL/HORNBUCKLE JESSE
HERNANDEZ MARIA D
HETHERINGTON KELLY
HILGER SCOTT M
HILL TONY
HIRSCH WILLIAM L JR/MARSHA L
HOFFMAN THOMAS L/MICHEAL DIANE
HOLMDAHL CHERYL A
HOLTGREWE MICHAEL/HELTON SAMANTHA
HORAN REAL ESTATE ENTERPRISES LLC
HORN JESSICA
HOULNE TIMOTHY M/KIMBER L
HUDSON CHRISTOPHER J/HANNAR BRITTNEY A
HUITING ROBERT J/PETRINA J
HUMMELL BRANDON
HUMMELL BRITNEE
HUMMELL JAMES SCOTT/TISH RENEE
HURTADO RICARDO/YESSIKA
IBARRA JOSE
IBARRA JOSE V/IRMA A
ILIOI DOREL DINO/LOREDANA TABITA
IRIZARRY MIGUEL A RIVERA/RIVERA ALEXANDRA
IRVINE JAMES/WANDA
JAHN JEREMY RAY/JENNIFER K
JANEWAY TODD R/JESSICA L
JARDINE VAL/MARY THERESA
JEPSEN ROBERT M/SUZANNE
JIMINEZ JOHN A
JOHN F AND JUNITA VICKERS LIVING TRUST
JOHN M KRACH REVOCABLE LIVING TRUST
JOLLEY DAVID
JONES ADRIAN/NOELLE
JONES JAMES/JANE
JONES JENNIFER

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SUN CITY AZ 85351
TEMPE AZ 85282
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SAN JOSE CA 95138
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PLANO TX 75093
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WADDELL	AZ	85355
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SCOTTSDALE	AZ	85259
LITCHFIELD PARK	AZ	85340
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EL MIRAGE	AZ	85335
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FLAGSTAFF	AZ	86005
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SUN CITY WEST	AZ	85375
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MESA	AZ	85215
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PHOENIX	AZ	85003
WADDELL	AZ	85355
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LITCHFIELD PARK	AZ	85340
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SURPRISE	AZ	85387
PHOENIX	AZ	85028
SURPRISE	AZ	85387
SURPRISE	AZ	85387

1. The first step in the process of creating a business plan is to conduct a thorough market research. This involves identifying the target market, understanding the needs and preferences of the customers, and analyzing the competitive landscape. Market research can be conducted through various methods, including surveys, interviews, and focus groups. The goal is to gather valuable insights that will inform the business strategy and help in making informed decisions.

2. Once the market research is complete, the next step is to define the business goals and objectives. These should be clear, measurable, and achievable. The goals should outline the long-term vision of the business, while the objectives should focus on specific, short-term targets. This step is crucial as it provides a clear direction and purpose for the business plan.

3. The third step is to develop a detailed business strategy. This involves identifying the key areas of focus, such as marketing, sales, and operations, and outlining the specific actions to be taken in each area. The strategy should be tailored to the unique characteristics of the business and the market it operates in. It should also consider potential risks and opportunities, and provide a clear roadmap for achieving the business goals.

4. The fourth step is to create a financial plan. This involves estimating the costs of the business, determining the revenue streams, and projecting the financial performance over a period of time. The financial plan should include a budget, a cash flow statement, and a profit and loss statement. It should also consider the funding requirements and the potential return on investment.

5. The final step is to write the business plan. This involves compiling all the information gathered in the previous steps into a coherent and professional document. The business plan should be written in a clear and concise manner, using simple language and avoiding jargon. It should be well-organized and easy to read, and it should provide a comprehensive overview of the business and its future prospects.

[illegible]

1. The first part of the document is a letter from the author to the reader, explaining the purpose of the study and the methods used. The letter is dated 1st January 1998 and is addressed to the reader. The author states that the purpose of the study is to investigate the effects of the new curriculum on the learning of mathematics in primary schools. The methods used are a combination of qualitative and quantitative methods, including interviews, observations, and the analysis of test results. The author also mentions that the study was conducted in a primary school in the north of England.

2. The second part of the document is a description of the school and the curriculum. The school is a primary school with 100 pupils, and the curriculum is based on the National Curriculum for Mathematics. The author describes the school's approach to teaching mathematics, which is based on the use of concrete materials and the development of problem-solving skills. The author also mentions that the school has a strong emphasis on the use of ICT in the classroom.

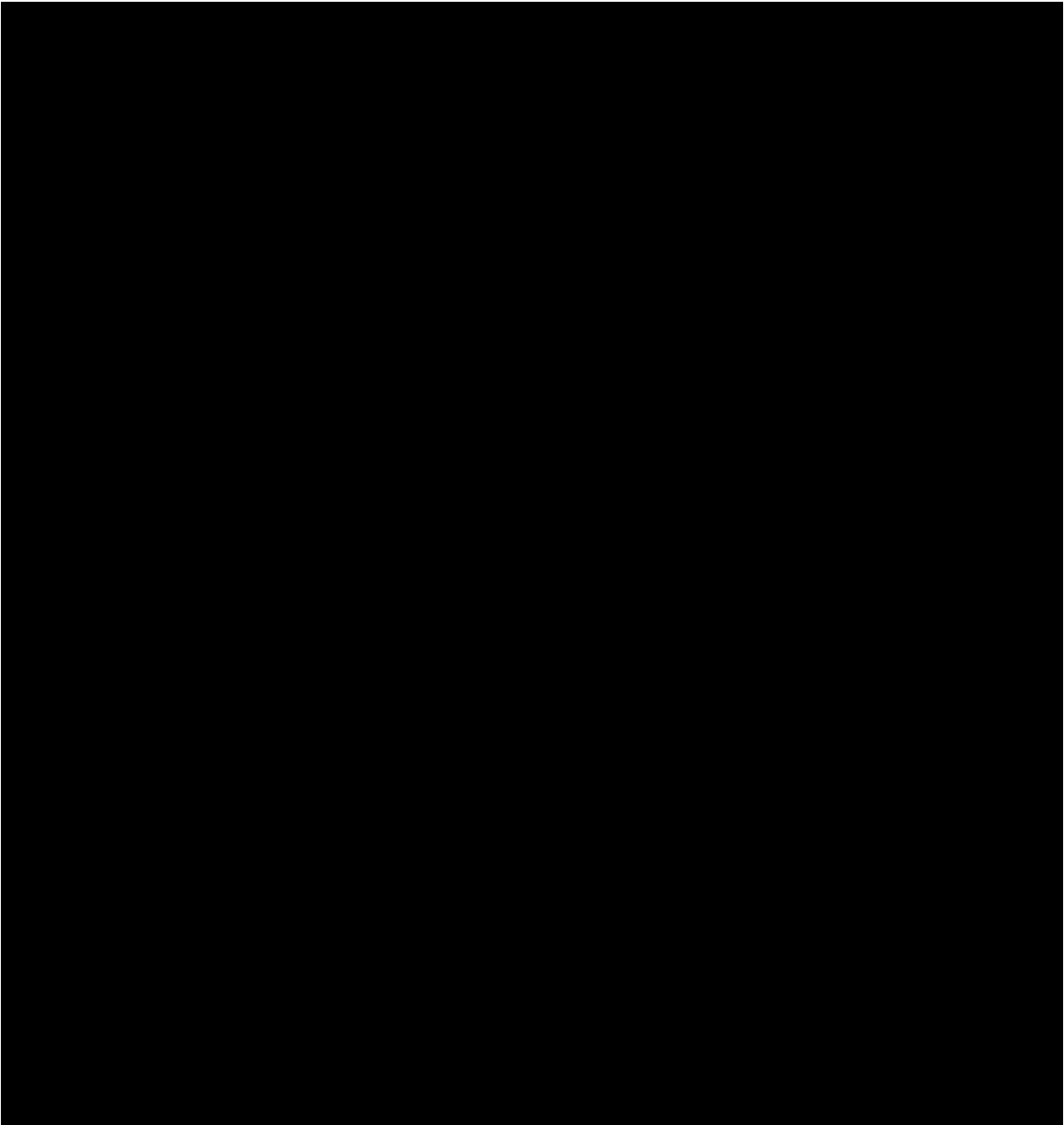
3. The third part of the document is a description of the data collection and analysis. The author describes the data collection methods used, including interviews, observations, and the analysis of test results. The author also describes the data analysis methods used, including the use of content analysis and the analysis of test results. The author mentions that the data was collected over a period of six months and that the analysis was completed in the summer of 1998.

4. The fourth part of the document is a discussion of the findings of the study. The author discusses the results of the interviews, observations, and the analysis of test results. The author mentions that the results of the study suggest that the new curriculum has had a positive effect on the learning of mathematics in primary schools. The author also mentions that the results of the study suggest that the use of concrete materials and the development of problem-solving skills are important factors in the learning of mathematics.

5. The fifth part of the document is a conclusion. The author concludes that the new curriculum has had a positive effect on the learning of mathematics in primary schools. The author also mentions that the results of the study suggest that the use of concrete materials and the development of problem-solving skills are important factors in the learning of mathematics. The author concludes that the study has provided valuable information about the effects of the new curriculum on the learning of mathematics in primary schools.

[illegible]

WALSH BRITNEY ANNE
WALSH CHELSEA ANN/LONATI DAKOTA MICHAEL
WARD JUSTIN/NEVITT COURTNEY
WARD SHANE R/ALYSON
WARE FAMILY LIVING TRUST
WATKINS STACY HALL
WATSON ALAN
WEDLOW KRYSTAL/LANCE A
WEISS STEPHANIE A/STEPHEN G
WERTH TYLER J/KAYLA A
WEST JOHN/KERRY
WESTERMAN ROBERT CARL/WERTZ BRITTANY LY
WHITE DUSTIN J
WHITE KEVIN
WHITE LANE C/SHAUNA A
WHITE LANE C/SHAUNA A
WHITESELL FLINT AUSTIN/JESSICA
WILSON CHRISTOPHER W/PENALOSA VANESSA B
WINGATE HOMES INC
WONG HECTOR MARISCAL
WYBOURN STEPHEN L/JAN E
WYROBECK CHRISTINE/MICHAEL
YANG DANIEL
YAREMA JOSEPH A/LUCAS BECCA K
YBARRA VINCENT J/HOLLY A
YEE HELEN
YOUNG ALEXANDER K/SYDNEY
YOUNG CHRISTOPHER
YOUSIF JAMEEL L/GONZALEZ CASSANDRA P



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AVONDALE AZ 85392
SURPRISE AZ 85387
SURPRISE AZ 85387
CHANDLER AZ 85226
SURPRISE AZ 85387
SURPRISE AZ 85387
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GOODYEAR AZ 85338
PHOENIX AZ 85083
SURPRISE AZ 85387
SAN FRANCISCO CA 94118
SURPRISE AZ 85387
SURPRISE AZ 85387
SURPRISE AZ 85387

COMMENT CARD

NAME: Wendy Lu

ADDRESS: [REDACTED] [REDACTED] [REDACTED] Surprise AZ, 85381

COMMENT: _____

need supermarket some kind a retail
grand blvd/st is a traveling distance to inner city
people will stop by to the closest place to shop
or a quick grab.

Please Send Comment Card or Contact Us with Additional Comments or Questions

Kurt Jones

2525 E Camelback Road – Seventh Floor

Phoenix, AZ 85016

602-452-2729, kajones@tblaw.com



AFFIDAVIT OF POSTING

Application No: FS19-431

Applicant Name:

Location: SWC Grand Ave and Deer Valley Rd

Date Site Posted: September 9th, 2019

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.

Maria Hitt
Applicant/Representative Signature

9/9/19
Date

This instrument was acknowledged before me on this 9th day of September,

2019, and by Maria Hitt. I witness whereof I hereunto

set my hand and official seal.

Marybeth Conrad
Notary Public

10.25.20
My commission expires





CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING
(Sign modification)

Application No: FS19-431
Applicant Name: _____
Location: Southwest corner Grand Ave and Deer Valley Rd
Date Site Posted: September 9th, 2019 sign modified: October 24th, 2019

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.

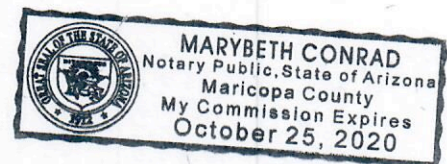
I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Maria Hitt 10/24/19
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 24th day of October, 2019, and by Maria Hitt. I witness whereof I hereunto set my hand and official seal.

Marybeth Conrad
Notary Public
10.25.20
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).



ORDINANCE 2020-03

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A PLANNED AREA DEVELOPMENT (PAD) REZONE FOR NORTH COPPER CANYON (AKA AUSTIN RANCH), GENERALLY LOCATED ON THE WESTERN CORNER OF DEER VALLEY ROAD AND GRAND AVENUE.

WHEREAS, this Ordinance was properly noticed for public hearing and the necessary hearings and opportunity for public input were completed;

WHEREAS, the subject sites are generally located on the western corner of Deer Valley Road and Grand Avenue;

WHEREAS, the subject sites are zoned as Austin Ranch PAD, Austin Ranch II PAD, Residential Ranch (RR), Medium Density Residential (RM-12), and High Density Residential (RH-22);

WHEREAS, the rezone with PUD overlay district is authorized by and satisfies the requirements of Surprise Municipal Code §122-68;

WHEREAS, the proposed use of the subject site requires modification of the applicable zoning regulations;

WHEREAS, this PAD rezone is in harmony with the purposes and intent of the zoning ordinance and the Surprise General Plan; and

WHEREAS, on February 6, 2020 the Planning and Zoning Commission recommended approval of the North Copper Canyon PAD rezone.

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

Section 1. PAD Rezone. The parcel legally described on **Exhibit A** and depicted on **Exhibit B**, known as North Copper Canyon PAD, is rezoned from Austin Ranch PAD, Austin Ranch II PAD, Residential Ranch (RR), Medium Density Residential (RM-12), and High Density Residential (RH-22) to North Copper Canyon PAD subject to the following stipulations:

- A. Development and use of the site shall be in conformance with the PAD Rezone document entitled "North Copper Canyon," consisting of 31 pages, prepared by Tiffany & Bosco, PA and stamped received November 15, 2019.

- B. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

Section 2. *Amendment of Zoning Map.* The City of Surprise zoning map is herewith amended to reflect the change in districts referred to in Section 1 above.

Section 3. *Codification.* This ordinance is not of a general nature and will not be codified.

Section 4. *Repeal of Conflicting Ordinances.* All ordinances or parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference are hereby repealed, upon the effective date of this Ordinance.

Section 5. *Severability.* If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 6. *Effective Date.* This ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED this _____ day of _____ 2020.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney



FS19-431

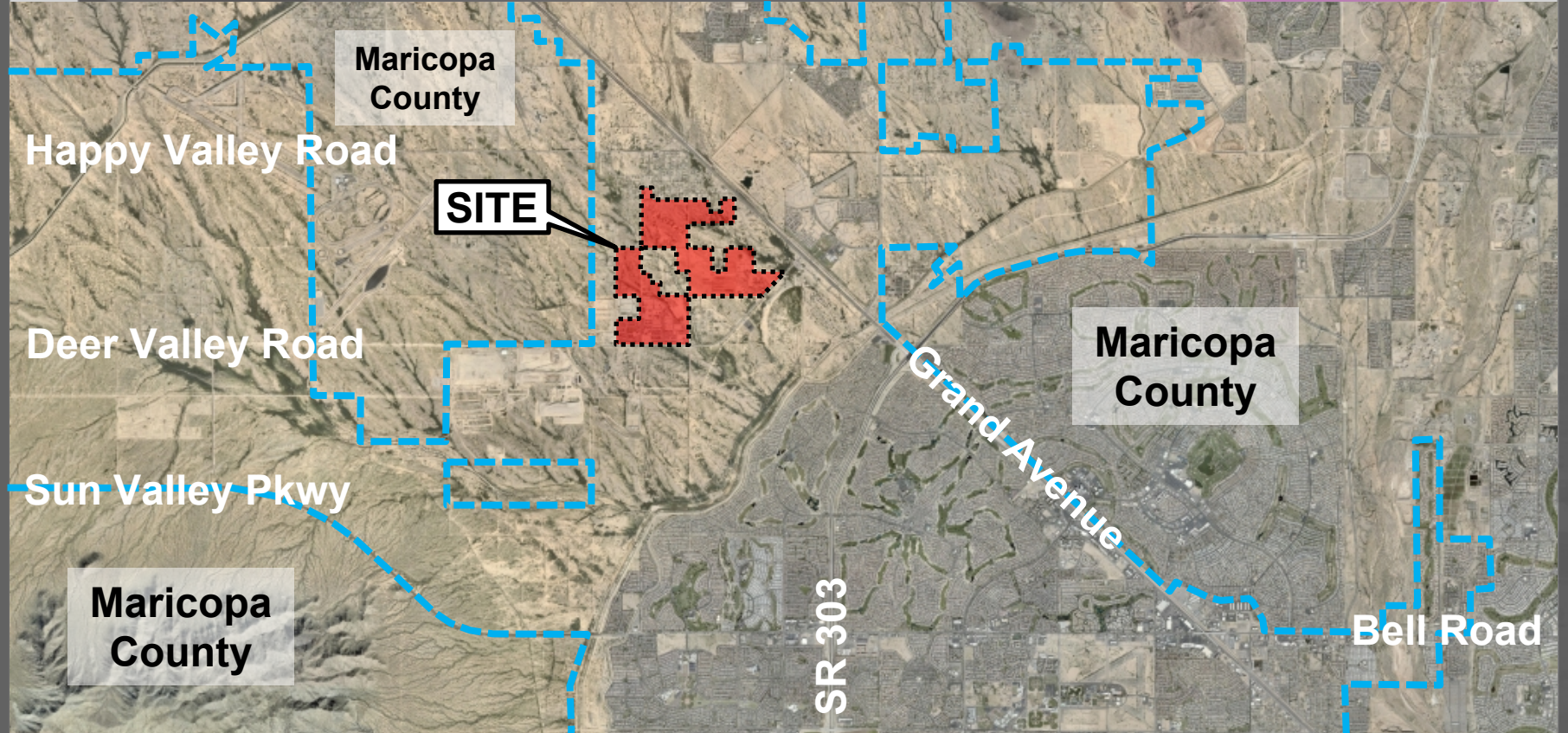
North Copper Canyon

PAD Rezone

Mayor and City Council – February 18, 2020

VICINITY MAP

FS19-431
N Copper Canyon



CONTEXT MAP

FS19-431
N Copper Canyon

Austin Ranch PAD

Austin Ranch II PAD

Lands to be Added to PAD

Asante

163rd
Avenue

Deer Valley Road

Landfill

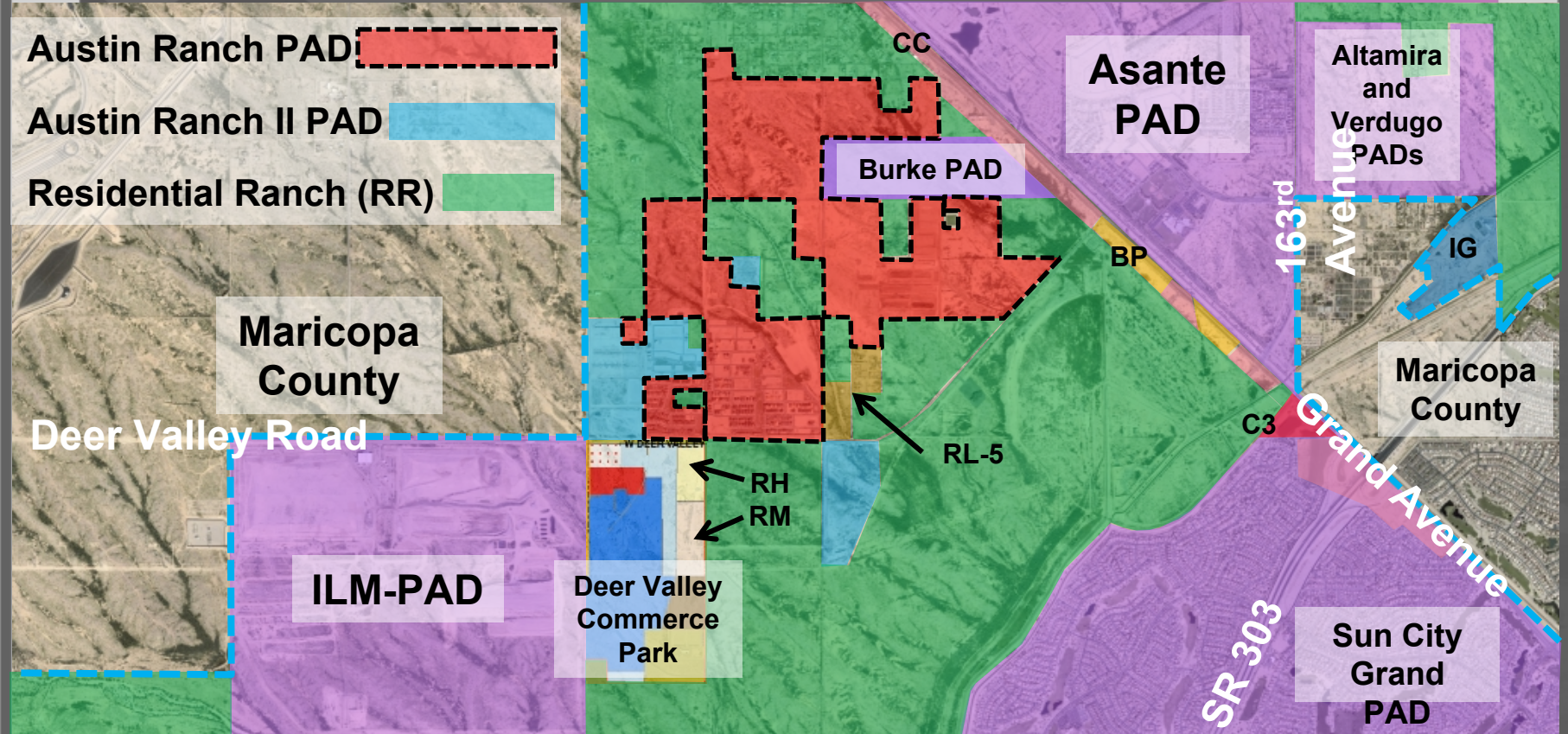
Grand Avenue

SR 303

Sun City
Grand

ZONING MAP

FS19-431
N Copper Canyon



REQUEST 1

**Zone change of
Parcels 2, 3, 4, 6, 7, 8,
22, 24A, 25, and 26 of
the Original Austin
Ranch PAD**

Modify Density from 3.31 du/A to 4.00 du/A

163rd
Avenue

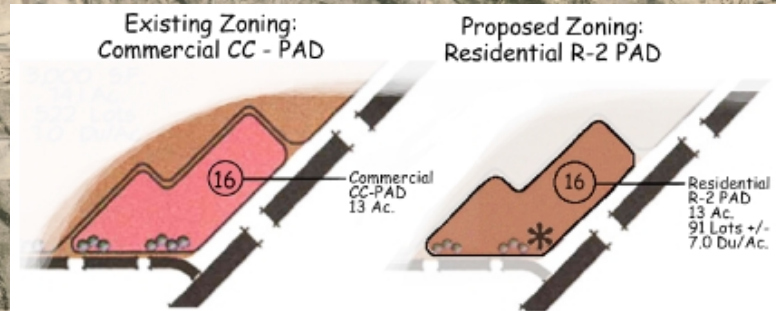
Grand Avenue

SR 303

**Sun City
Grand**

REQUEST 2

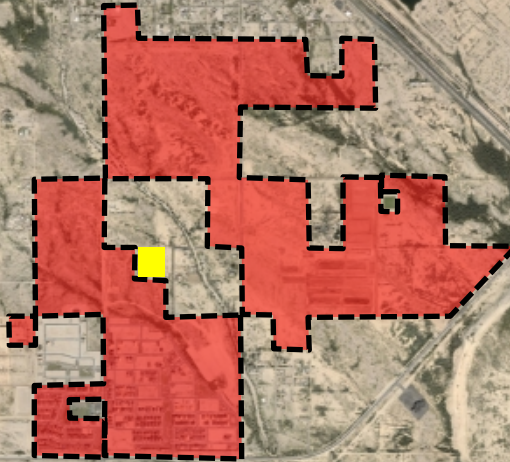
**Zone Change of
Parcel 16 from
CC-PAD to R2-PAD**



163rd Avenue
Grand Avenue
SR 303
**Sun City
Grand**

REQUEST 3

**Zone Change of
Parcel 22A from
Austin Ranch II RL-5-
PAD to Austin Ranch
RL-5-PAD**



163rd
Avenue

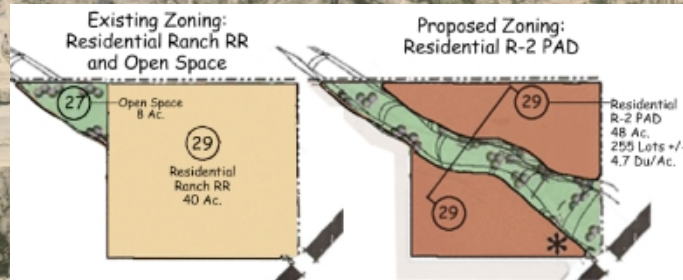
Grand Avenue

SR 303

**Sun City
Grand**

REQUEST 4

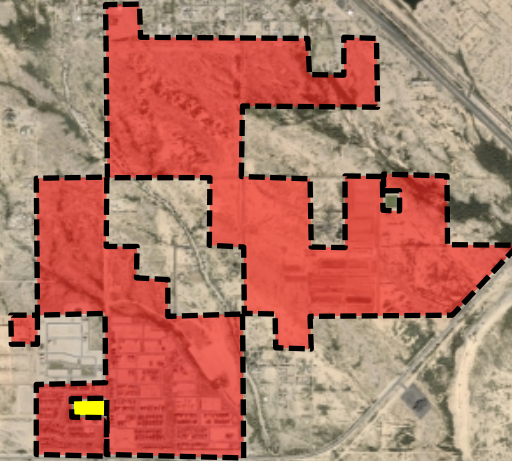
**Zone Change of
Parcel 503-73-036
from
Residential Ranch
(RR) to Austin Ranch
Open Space OS-PAD**



163rd Avenue
Grand Avenue
SR 303
**Sun City
Grand**

REQUEST 5

**Zone Change of
Parcel 503-74-004E
from Residential Ranch
(RR) to Austin Ranch
RM-PAD**



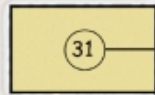
163rd
Avenue

Grand Avenue

SR 303

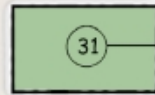
**Sun City
Grand**

Existing Zoning:
Residential Ranch RR



Residential
Ranch RR
5 Ac.

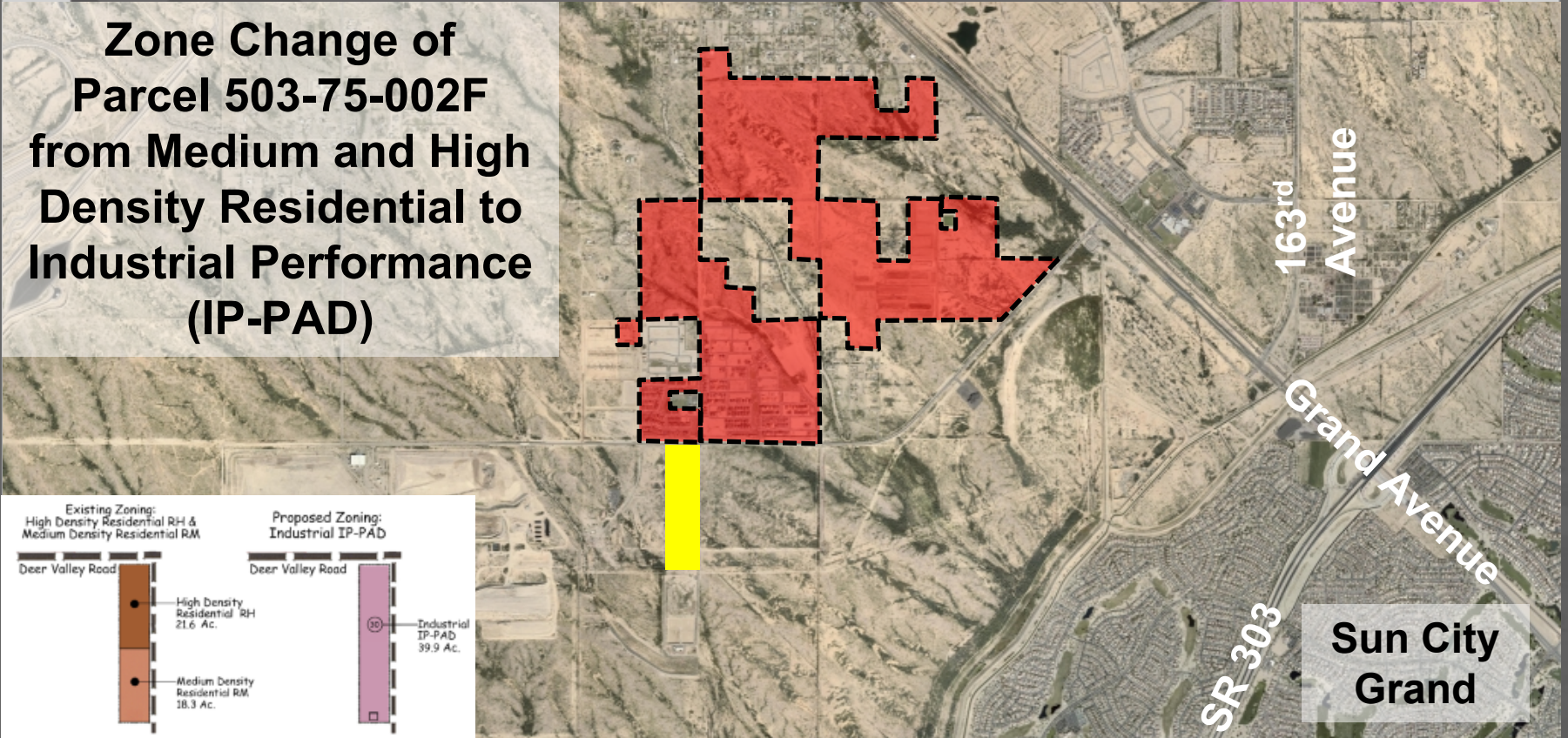
Proposed Zoning:
Open Space PAD



Open
Space
PAD
5 Ac.

REQUESTS 6 AND 7

**Zone Change of
Parcel 503-75-002F
from Medium and High
Density Residential to
Industrial Performance
(IP-PAD)**



REQUESTS 8

Allow the Animal Shelter Use by right within the Austin Ranch Industrial Performance (IP-PAD)





REQUESTS 9

Based upon current 55' ROW, 32' back of curb, 5' landscape, 5' sidewalk local street section single family residential front facing garage setback shall maintain 22' measured from back of sidewalk for Front Load Garage product, this would include parcels 2, 3, 4, 6, 7, 9, 10, 11, 12, 12A, 13, 14, 17, 18, 20, 21, 22, 22A, 23, 24, 24A, 25, and 26.



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: February 18, 2020

Contact Person: Kendra Pettis, DIR -
SPORTS/TOURISM

Submitting Department: Sports and Tourism

District: Citywide

Staff Recommendations: None

Consent: No

Regular: Yes

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action to accept the Tourism Fund Subcommittee's recommendation to utilize Tourism Fund to support a third-party signature event at Mark Coronado Park on April 25-26, 2020.

Motion:

I move to approve the Tourism Fund Subcommittee's recommendation to utilize Tourism Funds to support a third-party signature event at Mark Coronado Park on April 25-26, 2020.

Background:

in 2018, the City Council approved a Tourism Strategic Plan with a focus area of attracting events and entertainment to Surprise. One of the goals in the plan is to utilize the Tourism Fund to partner with an event management contractor to create signature events.

HDE Agency is an event production company that has been in business since 2008 and has produced over 300 events in the last decade. HDE has created a number of signature events in the Valley including the KNIX Barbecue & Beer Festival and Rockin' Taco Street Festival in Chandler, the Scottsdale Culinary Festival and the Santan Brewing Oktoberfest.

Objective Analysis:

The objective of partnering with a third-party event group is to be able to bring a signature event to the City of Surprise that will attract visitors, bring additional amenities to residents, increase the economic impact within the community and enhance the branding of the City.

Policy Compliant:

This item is compliant with the Tourism Strategic Plan and City policies.

Financial Impact:

There will be a financial impact to the Tourism Fund in the amount recommended.

Budget Impact:

The FY2020 budget would see a reduction from the Tourism Fund in the amount of the approved recommendation.

FTE Impact:

There would be no FTE impact associated with this item.

ATTACHMENTS:

1. HDE Agency_2020 Event Roster
 2. HDE Agency_Rib Fest_Proposal Options
 3. RIB FEST THROWDOWN PROPOSED EVENT OVERVIEW
 4. Res 2020-19 BBQ Tourism Event Funds.cao.clean
-

2020 EVENT ROSTER

JANUARY

Phoenix New Times Tacolandia

@ Margaret T. Hance park, Phoenix

Saturday, January 25

FEBRUARY

Arizona Strong Beer Festival

@ Steele Indian School Park, Phoenix

Saturday, February 8

Angry Crab Southwest Cajun Fest

@ Dr. A.J. Chandler Park, Chandler

Saturday, February 15

Stinkin' Good Chili Bourbon Festival

@ Dr. A.J. Chandler Park, Chandler

Saturday, February 29

MARCH

KNIX BBQ & Beer Fest

@ Tumbleweed Park, Chandler

Saturday, March 28

APRIL

Rib Fest Throwdown

@ Mark Coronado Park, Surprise

Saturday, April 25
Sunday, April 26

MAY

Moms & Mimosas

@ Dr. A.J. Chandler Park, Chandler

Saturday, May 9

Canacopia

@ Mesa Convention Center, Mesa

Saturday, May 16

A'Fare & Art Slam

@ Unexpected Art Gallery, Phoenix

Saturday, May 23

Cars & Cigars

@ Mesa Convention Center, Mesa

Saturday, May 30

JUNE

Suds & Slides

@ Mesa Riverview Park, Mesa

Saturday, June 20

JULY

Town of Gilbert 4th of July

@ Desert Sky Park, Gilbert

Saturday, July 4

Real Wild & Woody

@ Phoenix Convention Center, Phoenix

Saturday, July 25

SEPTEMBER

Rockin' Taco Rumble

@ Dr. A.J. Chandler Park, Chandler

Friday, September 18

Rockin' Taco Street Festival

@ Dr. A.J. Chandler Park, Chandler

Saturday, September 19

DTPHX Oktoberfest

@ Civic Space Park, Phoenix

Saturday, September 26

OCTOBER

Gilbert Oktoberfest

@ Civic Center Park, Gilbert

Saturday, October 3

Tacos & Sombreros

@ Historic Downtown Glendale, Glendale

Saturday, October 17

It's a Doggy Dogs World Pet Expo

@Mesa Convention Center, Mesa

Saturday, October 24

NOVEMBER

Off the Street Music Fest

@ Desert Sky Park, Gilbert

Saturday, November 7

Arizona Harvest Festival

@ Dr. A.J. Chandler Park, Chandler

Sunday, November 8

Balloons Gone Wild

@ Crossroads Park, Gilbert

Saturday, November 14

DECEMBER

Park West Christmas Story

@ Park West Mall, Peoria

Saturday, December 8



**CITY OF SURPRISE
PARTNERSHIP / SPONSOR OPPORTUNITY RIGHTS
@
CITY OF SURPRISE RIB FEST THROWDOWN**

Programming February 1st, 2020 – April 25th, 2020

Mark Coronado Park – 15850 N. Bullard Ave., Surprise, AZ 85374

Event Date & Time: April 25th, 2020 | 12pm – 10pm & April 26th, 2020 | 10am – 5pm

Attendance: 20,000 | www.azribfestthrowdown.com

Your exclusive partnership with the event will be the Official Presenting Sponsor for the City of Surprise Rib Fest Throwdown will intimately brand your company with everything related to the event and will gracefully accompany all promotional materials. Aside from being a meaningful partner, what will you receive out of it? Here's what we look forward to offering you:

Supporting the Greater Cause Foundation, a 501(c)(3) organization

PARTNER NAME AS PRESENTING PARTNER + STRONG BRAND VISIBILITY + MEDIA OPPORTUNITIES

PARTNERSHIP BENEFITS DELIVERED BY HDE AGENCY*

- Presenting Naming Rights w/ Company Logo
- Check Presentation w/ Company Logo
- Inclusion in TV Media Spots
- 10 x 10 Booth Space
- Dedicated Social Media Posts
- Mentions on Social Media Platforms
- Mentions in Event Listings
- Mentions in Event E-Blast
- Mentions in Event Newsletter
- Mentions in Event Press Release
- Advertisement on Event Admission Tickets
- Logo on Printed Marketing Materials
- Logo on Wristbands
- Logo on VIP Credentials & Lanyards
- Logo on Stage Side Scrims & Backdrop
- Logo on VIP Entry Signage
- Logo on Digital Ads
- Logo on Event Website Sponsorship Page
- Step & Repeat
- Sponsored "Thank You" on Stage
- 30 General Admission Comp Tickets

ADDITIONAL MEDIA BENEFITS**

- Direct exposure and access to the Phoenix Metropolitan Area
- Cross promotions with other event sponsors/ exhibitors/ distributors
- First rights of refusal for partnership renewal within 60 days of event completion

PARTNERSHIP DELIVERABLES

- Option 1: \$100,000.00 Presenting Sponsorship Investment (Investment per sponsorship deck outlined for exclusivity)
- Option 2: \$50,000.00 Partnership In-Kind + \$50,000 Sponsorship Cash Investment (Partnership in-Kind defined w/ support services waived below, but not limited to for Presenting Sponsorship rights)
 - Permitting & Application Fees + Venue + Staffing where applicable + Traffic & Barricades + Sanitation Roll Offs
- Option 3: 50% Ownership (Event expenses and income split down the middle with equal ownership/partnership rights)

I represent the Sponsor named above and agree to the above-mentioned benefits and deliverables;

Name _____ Signature _____ Date _____

Upon signature of this document, sponsor billing information will be provided to our controller for official contract and invoicing via DocuSign. Sponsorship Payments Due Upon Receipt. Benefits and deliverable are not activated until payment is received.

Thank you for your support!



RIB FEST THROWDOWN

The Battle of Texas vs. Kansas City Style BBQ

@KANSAS CITY/ TEXAS STADIUM
15850 N. Bullard Ave, Surprise, AZ 85374

SATURDAY APRIL 25, 2020 | 12pm – 10pm

SUNDAY APRIL 26, 2020 | 10am – 5pm

www.arizonaribfest.com

RIB FEST THROWDOWN

HDE Agency announces the Inaugural **RIB FEST THROWDOWN** set for two days April 25th & 26th, 2020 in the City of Surprise, Arizona.

Showcasing 20 of our country's finest Ribbers as they sprawl upon the stadium grounds – armed with delicious, irresistible mouth-watering ribs.

The Rib Fest Throwdown is family friendly for all to indulge, experience and enjoy two days filled of ribs, live entertainment, carnival rides/games, themed competitions, activities and more...

Our guests are in for a meaty treat and will receive the ultimate BBQ experience with 20 Ribbers' competing for a cash prize & circuit bragging rights. Meat that falls off the bone, smoked to perfection, basted with a barbecue sauce or seasoned dry rub... *This community festival is sure to be a finger lickin' good time!*

Event proceeds to benefit the Greater Cause Foundation– for ticket and event information please visit www.arizonaribfest.com



2020 RIB FEST THROWDOWN – EVENT MARKETING STRATEGY

MEDIA - A 12-week marketing campaign during the months of February, March and April. Media matrix to include, but not limited to:

- *Broadcast TV commercials*
- *Radio programming exclusive with TBD*
- *Outdoor Media*
- *Print Advertising in local publications with National exposure (TBD)*
- *Distribution of 10,000 flyers and 200 posters will be passed out over the course of the campaign to over 100 retailers, restaurants, sponsored businesses and affiliates throughout Metro Phoenix & Glendale areas.*
- *Social media and digital marketing efforts will be implemented*
- *Major emphasis on our public relations that will play a large role in awareness*
- *Our reach for this campaign will target over 2,000,000 residents.*

DEMOGRAPHICS - HDE Agency will work with local affiliates to target our niche audience. Our expertise will identify both the ideal market and audience for this to gain the awareness and tickets sales for success. Our demographic reporting will also allow us to find any challenges Surprise has faced with past events so that we will be better able to create and implement a successful event.

GOALS - Our special event goals are outlined to help meet requirements that allow the event's campaign to be successful, safe and beneficial following our FSA programs (Fun, Safety, and Awareness). These goals consist of striving to meet high quality standards and create the general awareness to Surprise. A rewarding and satisfying experience will be delivered, while branding for future family-oriented events in Surprise and to those participating in the event.

ADVERTISING - Many advertising avenues will be used to generate the maximum exposure this event will need. Advertising will provide consumers with the information needed on when, where, and who will be participating in **Rib Fest Throwdown**. *This event will be advertised through television, radio, digital and print, brochures, letters, flyers, and mailers. (see producer for ad checklist & schedule)*

RESPONSIBILITY - HDE Agency is excited to have you participate in the Inaugural Rib Fest Throwdown. On behalf of HDE Agency - our participating sponsors, vendors, and distributors, we expect you all to enjoy the event and to end on a happy note. Since this is an alcohol-related event please be responsible for yourselves and your surroundings.





NATIONAL TALENT



RIB COMPETITION



CARNIVAL RIDES



CARNIVAL GAMES



LAWN GAMES



DRAFT LOUNGE



VENDOR FAIR



EATING COMPETITION

2020 RIB FEST THROWDOWN – EVENT PROGRAM

APRIL 25, 2020 FULL EVENT SCHEDULE

12 p.m. **EVENT OPENS**
12 p.m. – 10 p.m. **RIBBERS MARKET**
12 p.m. – 10 p.m. **ENTERTAINMENT**
12 p.m. – 9:30 p.m **CARNIVAL**
12 p.m. – 9:30 p.m **ACTIVITIES**
10pm **EVENT ENDS**

ENTERTAINMENT MAIN STAGE

12:00 p.m.
2:30 p.m.
4:00 p.m.
6:30 p.m.
8:00 p.m.

PIE EATING COMPETITION

1:45 pm 1st Round
3:30 pm 2nd Round
6 pm Final Round

RIB EATING COMPETITION

3:45 pm 1st Round
5:30 pm 2nd Round
6:30 pm Final Round

APRIL 26, 2020 FULL EVENT SCHEDULE

10 a.m. **EVENT OPENS**
10 a.m. – 5 p.m. **RIBBERS MARKET**
10 a.m. – 5 p.m. **ENTERTAINMENT**
10 a.m. – 4:30 p.m **CARNIVAL**
10 a.m. – 4:30 p.m **ACTIVITIES**
5pm **EVENT ENDS**

ENTERTAINMENT MAIN STAGE

10:00 a.m.
12:00 p.m.
2:00 p.m.
3:00 p.m.
4:00 p.m.

PIE EATING COMPETITION

1:45 pm 3rd Round
3:30 pm 4th Round
4:30 pm Final Round

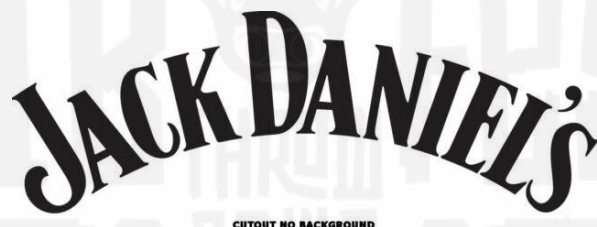
RIB EATING COMPETITION

2:45 pm 3rd Round
3:30 pm 4th Round
4:30 pm Final Round

RIB JUDGING

On day competition, \$2,000 up for grabs
the "Overall, Best of event" winners.





Professionally Produced By



RESOLUTION # 2020-19

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2020 BUDGET AND CAPITAL AND OPERATING LIST OF ITEMS OVER \$50,000 BY REALLOCATING APPROPRIATIONS OF \$175,000 FROM THE TOURISM FUND FROM CONTINGENCY TO SERVICES FOR A 3rd PARTY SIGNATURE EVENT – RIB FEST THROWDOWN “BATTLE OF TEXAS VS. KANSAS CITY BBQ”

WHEREAS, on June 4, 2019, the FY2020 budget, including FY2020 Capital and Operating List of Items Over \$50,000, was adopted by Council per Resolution #2019-75;

WHEREAS, the FY2020 budget included funding per the City of Surprise's Comprehensive Financial Management Policies (“Policy”), which is reviewed, updated and approved annually by the Mayor and City Council;

WHEREAS, pursuant to the Policy, the City currently imposes a four and fifty-two hundredths percent (4.52%) transaction privilege tax on transient lodging, the majority of which is recorded in the City's Tourism Fund;

WHEREAS, of the amount recorded in the Tourism Fund, the Tourism Advisory Board has designated that seventy-five percent (75%) be spent for sports tourism facility development and improvement, while twenty-five percent (25%) be spent on marketing, studies, and special events;

WHEREAS, on December 3, 2019, the Mayor and Council adopted a Strategic Plan seeking to attract visitors to the City with new and enhanced event and entertainment opportunities;

WHEREAS, on February 13, 2020, pursuant to the Policy and the Strategic Plan, and to incorporate the City's spring training partners, the Texas Rangers and the Kansas City Royals, the Tourism Fund Sub-committee recommended to approve the allocation of tourism funds in an amount not to exceed \$175,000 for the Rib Fest Throwdown “Battle of Texas vs. Kansas City BBQ”;

WHEREAS, this action will necessitate a budget amendment, which requires the approval of the Mayor and Council.

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

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

Section 1. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, amending the budget and the Capital and Operating List of Items Over \$50,000 of the City of Surprise, Arizona for the fiscal year July 1, 2019 through June 30, 2020.

APPROVED AND ADOPTED this ____ day of _____, 2020.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2020-19**Exhibit A**

1. Appropriation - The allocations below represent a reallocation of appropriations in the amount of \$175,000 from the Tourism Fund from Contingency to Services and from Grant Contingency Revenue to Tourism Revenue. This is for a 3rd Party Signature Event - Rib Fest Throwdown "Battle of Texas vs. Kansas City BBQ" These allocations do not represent an actual transfer of funds, but only a transfer of spending authority. Additionally, these allocations do not increase or decrease the total budget.

Fund	Department	Project/ Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
Tourism	General Operations	Contingency	E	761,500	(175,000)	586,500
Tourism	Community and Recreation Svcs	Services	E	-	175,000	175,000
Grants	General Operations	Other	R	23,798,300	(175,000)	23,623,300
			R	605,400	175,000	780,400
Expense Total				761,500	-	761,500
Revenue Total				24,403,700	-	24,403,700

2. List of Operating Items Over \$50,000 – This amount was based on procuring a 3rd Party Signature Event to host a Rib Fest Throwdown "Battle of Texas vs. Kansas City BBQ" event.

Reference #	Description	Current Amount	Increase/ (Decrease)	Amended Amount
20589	Tourism Fund Reimbursements	-	175,000	175,000



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: February 18, 2020
Submitting Department: City Clerk
Staff Recommendations:

Contact Person:
District: Internal

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

Agenda Wording:

Consideration and action to recess into executive session for discussion and consultation with the City Attorney for legal advice pertaining to Circle City Water litigation pursuant to A.R.S. 38-431.03(A)(3).

Motion:

I move to recess into executive session for the purpose noticed.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:
