



CITY OF SURPRISE
Regular City Council Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Tuesday, March 3, 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

E. City Manager Report

1. The Youth Council will report on current youth events and projects.
2. Presentation by Friends of the Surprise Libraries pertaining to its annual bookmark contest.
3. Presentation pertaining to a Census 2020 Update.

F. City Clerk Report

- | | | |
|----|--|--|
| 4. | Update on the Presidential Preference and City Election. | None

Sherry Aguilar
City Clerk |
| 5. | The City Clerk will perform the official oath of office to Julie Kent-Partridge, newly appointed to the Veterans, Disability and Human Services Commission. Ms. Kent-Partridge was approved by the City Council on February 18, 2020. No action to be taken. | 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:

- | | | | |
|----|------------|---|--|
| 6. | District 3 | Consideration and action pertaining to approval of the Final Plat entitled, "Ryder Ranch Final Plat" and dated December 31, 2019, an approximately 38.56 acre property located on the southwest corner of Cotton Lane and Sweetwater Avenue within the Ryder Ranch Planned Unit Development ("PUD"). | None

Hobart Wingard
Community
Development |
| 7. | District 5 | Consideration and action pertaining to approval of the Final Plat entitled, "A Replat of Graham Ranch Estates Rural Subdivision" and dated December 30, 2019, an approximately 9.54 acre property located east of the northeast corner of Reems Road and Tierra Buena Lane. | None

Hobart Wingard
Community
Development |
| 8. | District 3 | Consideration and action pertaining to approval of the Final Plat entitled, "A Replat of Lot 1 of the 'Replat of Lot 1 of the Final Plat for Sierra Montana Crossing'" and dated January 1, 2020, an approximately 5.06 acre property located south of the southwestern corner of Greenway Road and Cotton Lane. | None

Hobart Wingard
Community
Development |
| 9. | District 3 | Consideration and action declaring the City's intent to enlarge an existing lighting improvement district known as, " The City of Surprise, Arizona SU-Cotton and Sweetwater 189" pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks; Resolution #2020-14. | None

Mike Gent
Public Works |

10.	Citywide	Consideration and action pertaining to approving an Intergovernmental Agreement with the U.S. Department of Justice, U.S. Marshall's Service authorizing receipt of grant funding; Resolution 2020-15.	None Terry Young Police
11.	Internal	Consideration and action to approve a letter of opposition to be sent to all the Arizona Congressional delegation regarding the proposed Census 2020 differential privacy methodology.	Jodi Tas City Manager Office
12.	Internal	Consideration and action pertaining to approval of an amendment to the Fiscal Year 2020 budget by reallocating appropriations of \$9,200 from contingency within Grant Fund to the Neighborhood Revitalization fund project G51562 and amend the Capital and Operating list of items over \$50,000, in order to to accept funding under Amendment Number 3 to the Intergovernmental Agreement with Maricopa County for 2019 Home Program funds; Resolution # 2020-18.	None Adam Lane Human Svcs and Comm Vitality
13.	Internal	Consideration and action to approve the February 18, 2020, Regular Council Work Session, Regular Council Meeting and Executive Session minutes.	None Sherry Aguilar City Clerk

REGULAR AGENDA ITEM - PUBLIC HEARING:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

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

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

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

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

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

L. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: February 27, 2020 at 2:20 PM

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



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: March 3, 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: March 3, 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:

The Youth Council will report on current youth events and projects.

Motion:

None

Background:

The Youth Council will report on current youth events and projects.

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: March 3, 2020
Submitting Department: City Manager Office
Staff Recommendations: None

Contact Person:
District: Citywide

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

Agenda Wording:

Presentation by Friends of the Surprise Libraries pertaining to its annual bookmark contest.

Motion:

None, presentation only.

Background:

Friends of the Surprise Libraries is a local, non-profit organization which has been working with local 6th, 7th and 8th grade students since 2006, with a focus on literacy and art literacy as an additional form of expression and communication.

The Friends of the Surprise Libraries' bookmark contest is open each year to schools from all over Surprise including Charter Schools, Public Schools and Home Schools. This year's panel of judges included members from the Surprise Arts and Cultural Advisory Commission, as well as volunteers from the Friends of the Surprise Libraries.

Submitted bookmarks will be on display at the Northwest Regional Library for the entire month of March. First place and an honorable mention will be awarded to students from each grade level.

Objective Analysis:

Policy Compliant:

Financial Impact:

None.

Budget Impact:

None.

FTE Impact:

None.

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: March 3, 2020 Contact Person:
Submitting Department: City Manager Office District: Citywide
Staff Recommendations:

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

Agenda Wording:

Presentation pertaining to a Census 2020 Update.

Motion:

None. Discussion only.

Background:

Census Day 2020 is less than a month away. This presentation and discussion item will provide Council with key dates, timelines, FAQ's and outreach efforts as related to the federally-required Census 2020 count. It will also provide detail as to why it is so important that our population be counted! EveryONE Counts in Surprise!

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. March 2020 Council Census 2020 PPT Update -FINAL
-



Census Timeline



- Mid-March: letters will be mailed inviting people to take the survey online or by phone
- A limited # of homes will receive a paper survey early
- Census Day April 1, 2020! If you haven't taken the survey online or by phone prior to this, a paper survey will be mailed to you.

Importance of Census



- **Federal / State Funding**
 - Census 2010 data secured \$20B in funding for AZ in FY16
 - \$ supports public safety, transportation improvements, medical facilities & education
 - Our population determines Surprise's portion of state-shared revenue (sales tax)
- **Strengthens our voice in Washington DC**
 - Population increase results in additional AZ seats in US House of Representatives
- **Redistricting / Assists in Planning Efforts**
 - Used to draw new district boundaries to ensure equal representation

Our Numbers



- Surprise population-
 - **Census 2000:** 30,848
 - **Census 2010:** 117,517 (281% increase)
 - Current estimates: approximately 138,000

Census FAQs



I'm a temporary resident, where do I take the survey?

- You should be counted in the residence that you live in a majority of the year. If it's a 50-50 split take the survey where you are living on April 1, 2020.

Are my answers confidential?

- Yes. Under federal law (Title 13 of the US Code) responses to the Census questionnaire are confidential and anonymous.

Does the Census include a citizenship question?

- No. The 2020 Census does not include any questions about citizenship.

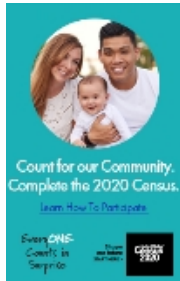
Who should be counted as part of my household?

- Anyone living in your home a majority of the year should be counted as part of your household. Babies; children or grandchildren; elderly relatives. *(College students not living at home should NOT be counted as part of your household. They should be counted where they live the most- group dorm count or individual off-campus housing....)*

EveryONE Counts in Surprise Outreach



- Signage: City Hall building banner & lobby banner; sanitation trucks; Park & Ride
- City Academy and CM Reports to City Council
- Census website **surpriseaz.gov/census2020** and website ads
- State of the City video; Spring Training scoreboard PSA



EveryONE Counts in Surprise Outreach



- Census booth w/ giveaways (State of the City/GAIN Night/Surprise Party/MLK); information at Sr. Center and Resource Center
- Progress stories since January 2019
- Social media pushes; local newspaper ads; and regional advertising partnership through Maricopa Association of Governments
- Email census signatures; all city postage stamp; utility billing messages





Every**ONE** Counts in Surprise

Questions?
[Surpriseaz.gov/census2020](https://surpriseaz.gov/census2020)



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: March 3, 2020
Submitting Department: City Clerk
Staff Recommendations: None

Contact Person: Sherry Aguilar
District: Citywide

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

Agenda Wording:

Update on the Presidential Preference and City Election.

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: March 3, 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:

The City Clerk will perform the official oath of office to Julie Kent-Partridge, newly appointed to the Veterans, Disability and Human Services Commission. Ms. Kent-Partridge was approved by the City Council on February 18, 2020. No action to be taken.

Motion:

No action to be taken.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: March 3, 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 Final Plat entitled, “Ryder Ranch Final Plat” and dated December 31, 2019, an approximately 38.56 acre property located on the southwest corner of Cotton Lane and Sweetwater Avenue within the Ryder Ranch Planned Unit Development (“PUD”).

Motion:

I move to approve the Final Plat entitled, “Ryder Ranch Final Plat” and dated December 31, 2019.

Background:

Kimley Horn, on behalf of Ryder Ranch, seeks approval of a Final Plat to provide 145 residential lots on 38.56 acres for a density of 3.76 dwelling units per acre (du/A).

Objective Analysis:

The proposed Final Plat will provide 145 lots on 38.56 acres, 15 tracts on 7.25 acres, and 3.57 acres for ROW.

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:

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

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

1. SR - FS19-364 - Ryder Ranch FP - CC Staff Report - 030320
2. 01 - FS19-364 - Ryder Ranch FP - Vicinity - 020320
3. 02 - FS19-364 - Ryder Ranch FP - Final Plat - 030320

4. 03 - FS19-364 - Ryder Ranch FP - Landscape - 030320
 5. 04 - FS19-364 - Ryder Ranch FP - Valuation - 030320
 6. 05 - FS19-364 - Ryder Ranch FP - Luke Letter - 030320
 7. PP - FS19-364 - Ryder Ranch FP - CC PowerPoint - 030320
-

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: FS19-364

Project Name: Ryder Ranch

Council District: 3

City Council Date: March 3, 2020

Planner: Hobart Wingard, Planner II

Owner: PL Ryder Ranch

Applicant: Kimley Horn

Request: Final Plat for a 145 lot single-family residential subdivision in the Ryder Ranch RM-9-PUD and RM-6-PUD zoning districts.

Site Location: Generally, on the southwest corner of Cotton Lane and Sweetwater Avenue

Site Size: 38.56 acres (approx.)

Density: 3.76 DU/Ac

Findings:

- The proposed Final Plat demonstrates compliance with the General Plan 2035.
- The proposed Final Plat is consistent with the zone change as approved under FS18-632.
- The proposed Final Plat is consistent with the Preliminary Plat approved under FS18-632.
- The proposed Final Plat is consistent with the Surprise Municipal Code.

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

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

Additional Information:

41 Kimley Horn on behalf of PL Ryder Ranch, seeks approval of a Final Plat to provide 145 residential lots
42 on 38.56 acres for a density of 3.76 dwelling units per acre (du/A). The plat will provide:

43 • Lots: 145 lots on 20.14 acres

44 • ROW: 3.57 acres

45 • Tracts: 15 tracts on 7.25 acres

46

47 **Attachments:**

48 01 Vicinity Maps

49 02 Final Plat

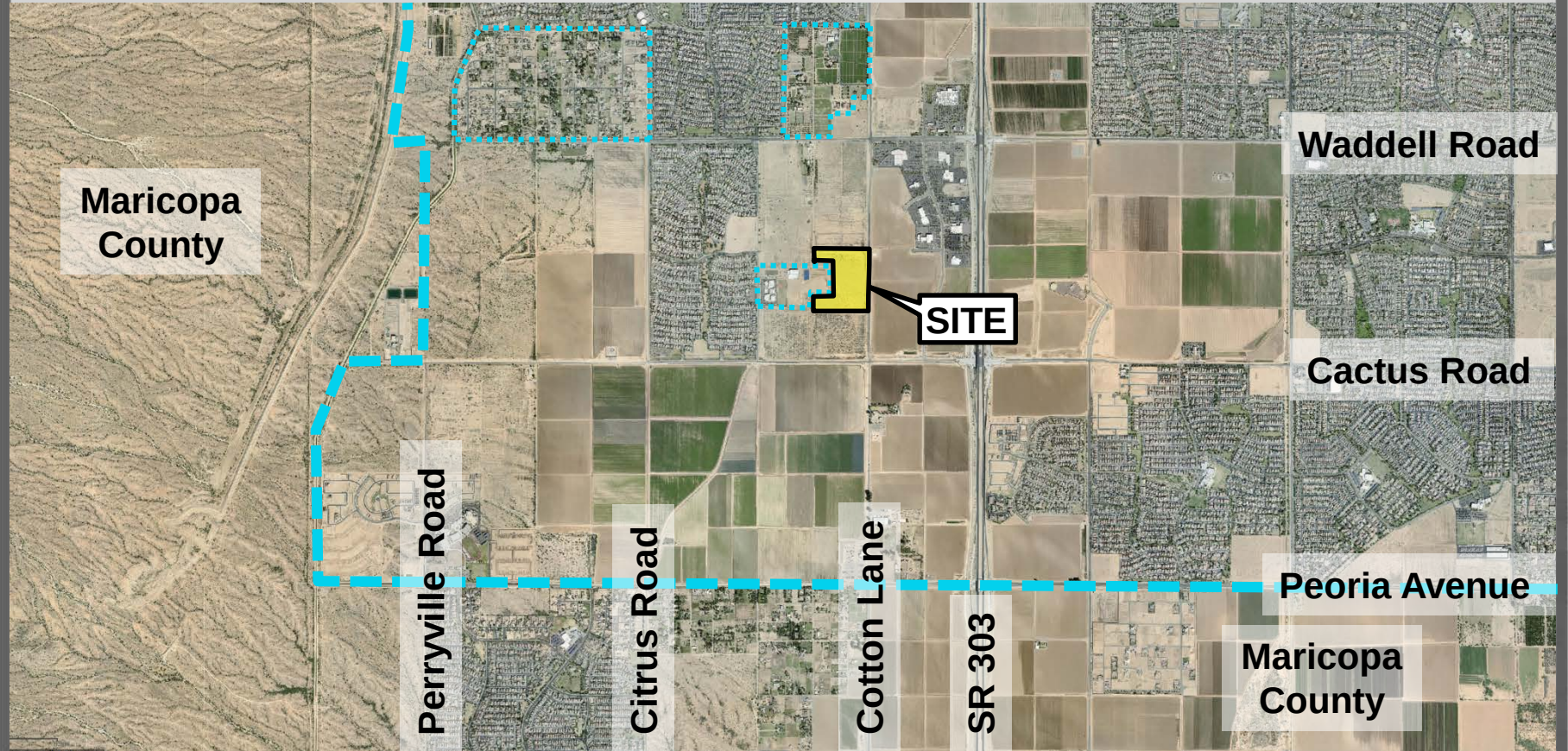
50 03 Landscape Plans

51 04 Valuation Memo

52 05 Luke AFB comments

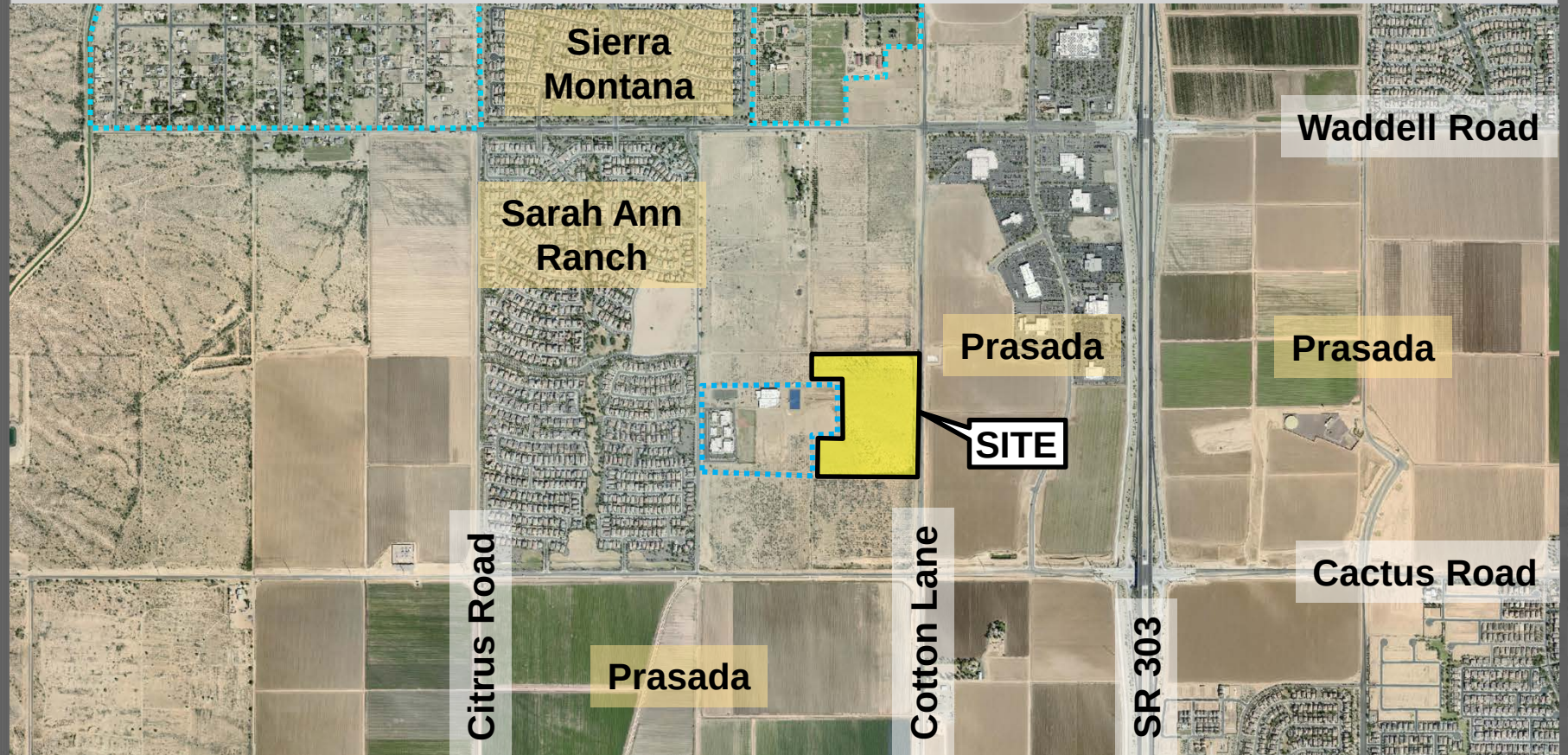
VICINITY MAP

FS18-632



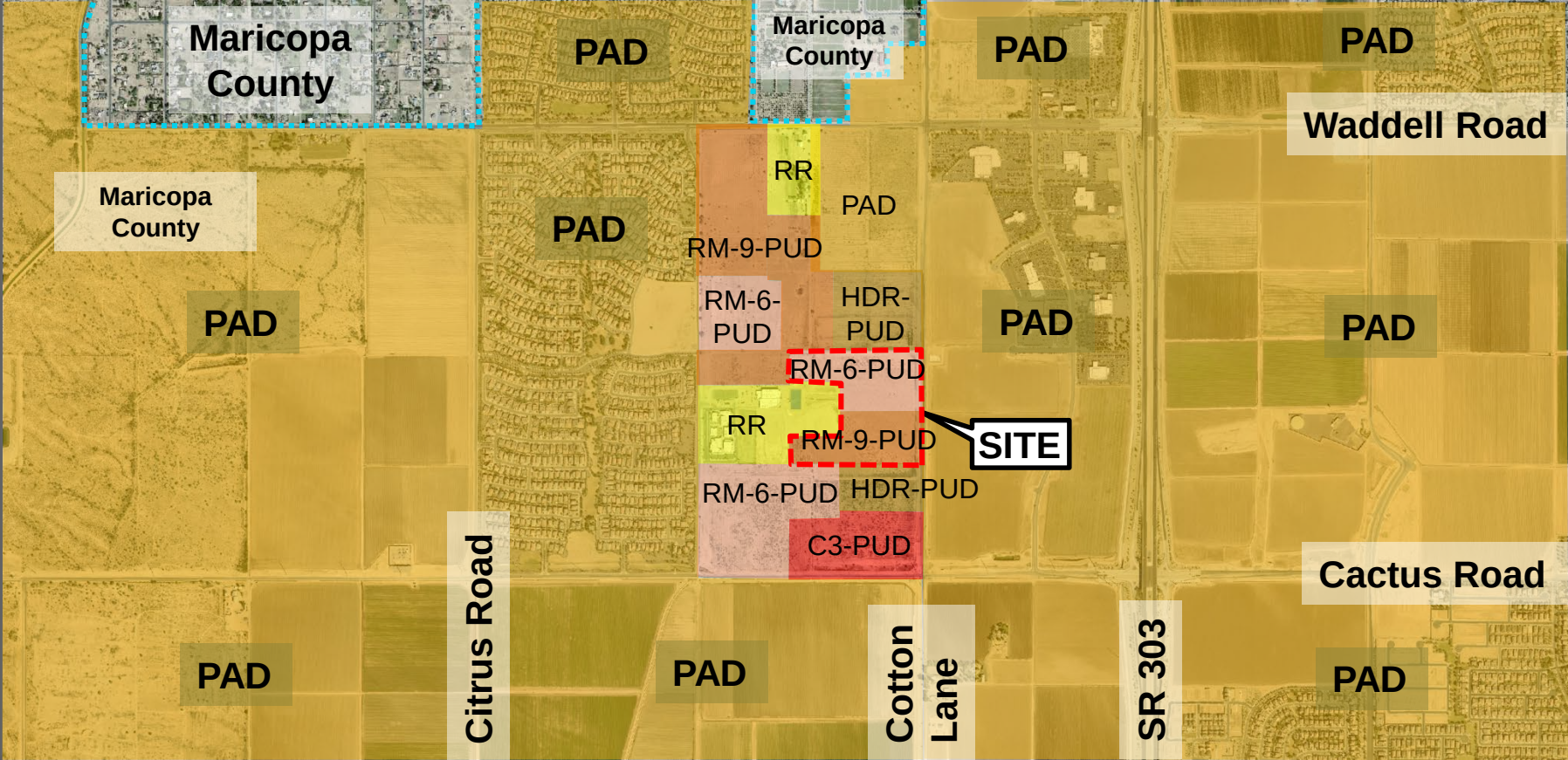
VICINITY MAP

FS18-632



ZONING MAP

FS19-364



RYDER RANCH FINAL PLAT
PORTION OF THE EAST HALF OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA

COUNTY OF MARICOPA

KNOW ALL PERSONS BY THESE PRESENTS:

PL RYDER RANCH, L.L.C., AN ARIZONA LIMITED LIABILITY CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "RYDER RANCH", A SUBDIVISION LOCATED IN SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "RYDER RANCH", AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSION OF EACH LOT, TRACT, STREET AND EASEMENT CONSTITUTING THE SAME, AND THAT EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

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

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

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

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

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

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.

OWNER HEREBY GRANTS TO EPCOR WATER ARIZONA INC., AND ITS SUCCESSORS AND ASSIGNS (COLLECTIVELY, "GRANTEE") A PERPETUAL WATER EASEMENT ("EASEMENTS") AS DESCRIBED IN THE PLAT TO CONSTRUCT, OPERATE, AND MAINTAIN WATER LINES AND APPURTENANT FACILITIES (COLLECTIVELY, "FACILITIES") UPON, ACROSS, OVER AND UNDER THE SURFACE OF THE EASEMENTS, TOGETHER WITH THE RIGHT TO OPERATE, REPAIR, REPLACE, MAINTAIN, AND REMOVE THE FACILITIES FROM THE PREMISES; TO ADD OR TO ALTER THE FACILITIES, AND TO PROVIDE GRANTEE WITH REASONABLE INGRESS AND EGRESS TO THE FACILITIES. GRANTEE WILL HAVE UNRESTRICTED ACCESS TO THE EASEMENT FOR THE ACTIVITIES DESCRIBED ABOVE AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION PRIOR TO ACCESSING THE EASEMENT WILL NOT BE REQUIRED. GRANTOR SHALL NOT ERECT OR CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED ANY BUILDING, STRUCTURE OR SIMILAR IMPROVEMENT WITHIN THE LIMITS OF THE EASEMENT GRANTED HEREIN. GRANTOR SHALL NOT, NOR PERMIT, THE GRADE OVER GRANTEE'S FACILITIES TO BE SUBSTANTIALLY ALTERED WITHOUT, IN EACH INSTANCE, THE PRIOR WRITTEN CONSENT OF GRANTEE, AND GRANTOR AGREES THAT NO OTHER PIPES OR CONDUITS SHALL BE PLACED WITHIN THE PREMISES SUBJECT TO THE EASEMENT GRANTED HEREIN, EXCEPT PIPES CROSSING GRANTEE'S FACILITIES AT RIGHT ANGLES, IN WHICH CASE, A MINIMUM VERTICAL DISTANCE OF TWO (2) FEET (AS MEASURED FROM THE CLOSEST POINTS ON THE OUTSIDE EDGES) SHALL BE MAINTAINED BETWEEN GRANTEE'S FACILITIES AND SUCH OTHER PIPES OR CONDUITS. UNLESS GRANTEE EXPRESSLY CONSENTS IN WRITING OTHERWISE, ANY AND ALL SEWER PIPES CROSSING THE EASEMENT GRANTED HEREIN SHALL BE LAID BELOW GRANTEE'S FACILITIES. HOWEVER, GRANTOR SHALL HAVE THE RIGHT TO CONSTRUCT AND ERECT FENCES, TO INSTALL LANDSCAPING, PARKING FACILITIES AND DRIVEWAYS, AND TO ESTABLISH OTHER USES THAT ARE NOT INCONSISTENT WITH USES WITHIN THE LIMITS OF SAID EASEMENT IN A MANNER THAT WILL NOT UNREASONABLY INTERFERE WITH GRANTEE'S ACCESS TO THE FACILITIES.

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

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

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.

PL RYDER RANCH, L.L.C., AN ARIZONA LIMITED LIABILITY CORPORATION

BY: _____ DATE: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

ON THIS ____ DAY OF _____, 2020, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO ACKNOWLEDGE HIMSELF/HERSELF TO BE AN _____, OF PL RYDER RANCH, L.L.C., AN ARIZONA LIMITED LIABILITY CORPORATION, AS OWNER, AND ACKNOWLEDGE THAT HE/SHE, BEING DULY AUTHORIZED TO DO SO, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF/HERSELF AS SUCH AUTHORIZED REPRESENTATIVE. IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES

SURVEYOR'S STATEMENT

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.

ADRIAN M. BURCHAM, R.L.S.
REGISTRATION NO. 41282
1201 S. ALMA SCHOOL RD. SUITE #12000
MESA, AZ. 85210



OWNER

PL RYDER RANCH, L.L.C.
7740 E. PINNACLE PEAK ROAD, #142
SCOTTSDALE, AZ. 85255
TELEPHONE: 480-401-0800
CONTACT: RANDY CLARNO

LEGAL DESCRIPTION

PARCEL NO. 1: (TAX PARCEL NO. 502-04-002E)
THAT PART 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, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14;
THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 83.00 FEET;
THENCE NORTH 00 DEGREES 22 MINUTES 01 SECONDS EAST, ALONG A LINE WHICH LIES 83.00 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1332.63 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST, A DISTANCE OF 1484.01 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS EAST, A DISTANCE OF 316.90 FEET;
THENCE SOUTH 89 DEGREES 59 MINUTES 50 SECONDS EAST, A DISTANCE OF 584.03 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS EAST, A DISTANCE OF 633.80 FEET;
THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST, A DISTANCE OF 570.97 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS EAST, A DISTANCE OF 356.92 FEET;
THENCE NORTH 89 DEGREES 59 MINUTES 55 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 1479.27 FEET;
THENCE SOUTH 00 DEGREES 22 MINUTES 01 SECONDS WEST, ALONG A LINE WHICH LIES 83.00 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1307.75 FEET TO THE POINT OF BEGINNING;
EXCEPT ONE-HALF OF ALL OIL, GAS AND MINERALS, AS RESERVED IN THE WARRANTY DEED RECORDED JANUARY 8, 1952 IN DOCKET 854, PAGE 212, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2: (TAX PARCEL NO. 502-04-023C)
THAT PORTION OF A 50.00 FOOT WIDE STRIP OF LAND LOCATED IN THE EAST HALF OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE NORTH 65.00 FEET, MEASURED AT RIGHT ANGLES TO THE EAST-WEST MID SECTION LINE OF SAID SECTION 14, OF THE WEST 50.00 FEET OF THE EAST 83.00 FEET OF THE SOUTHEAST QUARTER OF SECTION 14;
TOGETHER WITH THE SOUTH 65.00 FEET, MEASURED AT RIGHT ANGLES TO THE EAST-WEST MID-SECTION LINE OF SAID SECTION 14, OF THE WEST 50.00 FEET OF THE EAST 83.00 FEET OF THE NORTHEAST QUARTER OF SECTION 14;
THE EAST QUARTER CORNER OF SAID SECTION 14 BEARING NORTH 00 DEGREES 22 MINUTES 01 SECONDS EAST, A DISTANCE OF 2640.39 FEET FROM THE SOUTHEAST CORNER OF SECTION 14; AND
SAID EAST QUARTER CORNER BEARING NORTH 89 DEGREES 59 MINUTES 55 SECONDS EAST, A DISTANCE OF 2643.95 FEET FROM THE CENTER OF SECTION 14; AND
SAID EAST QUARTER CORNER BEARING SOUTH 00 DEGREES 23 MINUTES 12 SECONDS WEST, A DISTANCE OF 2639.53 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 14;
EXCEPT ALL COAL, OIL, GAS, CASING-HEAD GAS AND ALL ORES AND MINERALS OF EVERY KIND AND NATURE, INCLUDING SAND AND GRAVEL UNDERLYING THE SURFACE OF THE PROPERTY AS RESERVED IN QUIT CLAIM DEED RECORDED AUGUST 24, 2005 IN RECORDING NO. 20051220897, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3: (TAX PARCEL NO. 502-04-022A)
A PORTION OF A 50.00 FOOT WIDE STRIP OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14, WHICH POINT BEARS SOUTH 00 DEGREES 22 MINUTES 01 SECONDS WEST, A DISTANCE OF 2640.39 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 14;
THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 33.00 FEET;
THENCE NORTH 00 DEGREES 22 MINUTES 01 SECONDS EAST ALONG A LINE WHICH LIES 33.00 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1332.63 FEET, TO THE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 50.00 FEET;
THENCE NORTH 00 DEGREES 22 MINUTES 01 SECONDS EAST ALONG A LINE WHICH LIES 83.00 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1242.75 FEET;
THENCE NORTH 89 DEGREES 59 MINUTES 55 SECONDS EAST ALONG A LINE PARALLEL WITH AND 65.00 FEET SOUTH, MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 00 DEGREES 22 MINUTES 01 SECONDS WEST ALONG A LINE WHICH LIES 33.00 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1242.76 FEET TO THE POINT OF BEGINNING;
EXCEPT ALL COAL, OIL, GAS, CASING-HEAD GAS AND ALL ORES AND MINERALS OF EVERY KIND AND NATURE, INCLUDING SAND AND GRAVEL UNDERLYING THE SURFACE OF THE PROPERTY AS RESERVED IN QUIT CLAIM DEED RECORDED MAY 31, 2007 IN RECORDING NO. 20070630298, RECORDS OF MARICOPA COUNTY, ARIZONA.

NOTICE OF INTERGOVERNMENTAL AGREEMENT

THE CITY OF SURPRISE ("CITY") AND MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") ENTERED INTO AN INTERGOVERNMENTAL AGREEMENT DATED APRIL 8, 1997, AND RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE ON APRIL 9, 1997, UNDER DOCKET NO. 97-0231759 ("IGA"). CITY AND MWD HAVE FACILITIES AND PROPERTY INTERESTS DESCRIBED AND DELINEATED WITHIN CERTAIN SUBDIVISION PLATS OR, FOR LANDS NOT INCLUDED IN A SUBDIVISION PLAT, DECLARATIONS OF TURF LANDS OR DECLARATIONS OF URBANIZED AREA, THAT HAVE PRIOR AND SUPERIOR RIGHTS TO THE UTILITY SERVICE PROVIDERS, AS DEFINED IN THE IGA. THE IGA PROVIDES FOR THE CITY TO HAVE A PUBLIC UTILITY EASEMENT WITHIN CERTAIN MWD PROPERTY INTERESTS AND FOR MWD TO HAVE AN EASEMENT WITHIN CITY'S PUBLIC 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 USE OF EXISTING AND FUTURE MWD FACILITIES AND PROPERTY INTERESTS, SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE IGA. CITY SHALL HAVE THE RIGHT TO AUTHORIZE AND CONTROL THE UTILITY SERVICE PROVIDER'S USE AND OCCUPANCY OF THESE EASEMENTS. CITY REQUIRES THAT UTILITY SERVICE PROVIDERS CONSENT TO BE BOUND BY THE IGA PRIOR TO THE USE OR OCCUPANCY OF THE EASEMENTS GRANTED UNDER THE IGA. SUCH USE OR OCCUPANCY OF THE EASEMENTS CONSTITUTES CONSENT OF THE UTILITY SERVICE PROVIDERS TO BE BOUND BY THE IGA.

NOTICE OF RYDER RANCH DEVELOPMENT AGREEMENT

LANDOWNER HAS ENTERED INTO A RYDER RANCH 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 THE AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF LANDOWNER AT TAYLOR MORRISON/ARIZONA INC., AN ARIZONA LIMITED LIABILITY CORPORATION, 9000 E. PIMA CENTER PARKWAY, SUITE 350, SCOTTSDALE, AZ 85258 AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 7 AND SECTION 9, UPON REASONABLE REQUEST.

DATED THIS ____ DAY OF _____

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

BY: _____

CHRISTINE CAIN

ITS: PROPERTY & CONTRACTS SUPERVISOR

RYDER RANCH, AN ARIZONA LIMITED LIABILITY CORPORATION

BY: _____

ITS: _____

ATTEST:

BY: _____

GLEN VORTHERMS

ITS: ASSISTANT SECRETARY

SHEET INDEX

1.....COVER SHEET
2.....LOT & TRACT TABLE/NOTES
3.....KEY MAP
4-7.....FINAL PLAT

SURVEYOR

HUBBARD ENGINEERING
1201 S. ALMA SCHOOL RD. SUITE #12000
MESA, AZ 85210
PHONE: (480) 892-3313
FAX: (480) 892-7051
CONTACT: ADRIAN BURCHAM, PLS

ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC,
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020-4331
PHONE: (602) 944-5500
FAX: (602) 944-7423
CONTACT: ANDREW JUPP, P.E.

ZONING

RM-6 PUD & RM-9 PUD

PERTINENT DOCUMENTS

"RECORD OF SURVEY" AS SHOWN IN BOOK 881, PAGE 49, M.C.R.
"MINOR LAND DIVISION", AS SHOWN IN BOOK 921, PAGE 42, M.C.R.
"LOT COMBINATION" AS SHOWN IN BOOK 921, PAGE 42, M.C.R.

BASIS OF BEARINGS

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.
MEASURED BEARING=N00°10'43"E
DERIVED UTILIZING THE CITY OF SURPRISE LOW DISTORTION PROJECTION PARAMETERS AS FOLLOWS:
LATITUDE OF ORIGIN/CENTRAL PARALLEL : 33° 15' NORTH
LONGITUDE OF CENTRAL MERIDIAN: 112° 15' WEST
FALSE NORTING: 1,500,000.00 FEET
FALSE EASTING: 2,500,000.00 FEET
SCALE AT CENTRAL PARALLEL: 1.000045 (EXACT)

RELEASE OF LIABILITY

PL RYDER RANCH, L.L.C., AN ARIZONA LIMITED LIABILITY CORPORATION, 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 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.

RELEASE OF LIABILITY

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.

RELEASE OF LIABILITY

PL RYDER RANCH, L.L.C., AN ARIZONA LIMITED LIABILITY CORPORATION, AS 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.

CERTIFICATE OF ASSURED WATER SUPPLY

THIS SUBDIVISION HAS A CERTIFICATE OF ASSURED WATER SUPPLY FROM THE ARIZONA DEPARTMENT OF WATER RESOURCES, CERTIFICATION NUMBER _____ AND IS LOCATED WITHIN EPCOR WATER ARIZONA INC.'S AGUA FRIA WATER SERVICE AREA.

CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS PLAT REVIEWED AND APPROVED THIS ____ DAY OF _____, 2020, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED _____

CITY ENGINEER

CITY OF SURPRISE COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA. THIS ____ DAY OF _____, 2020,

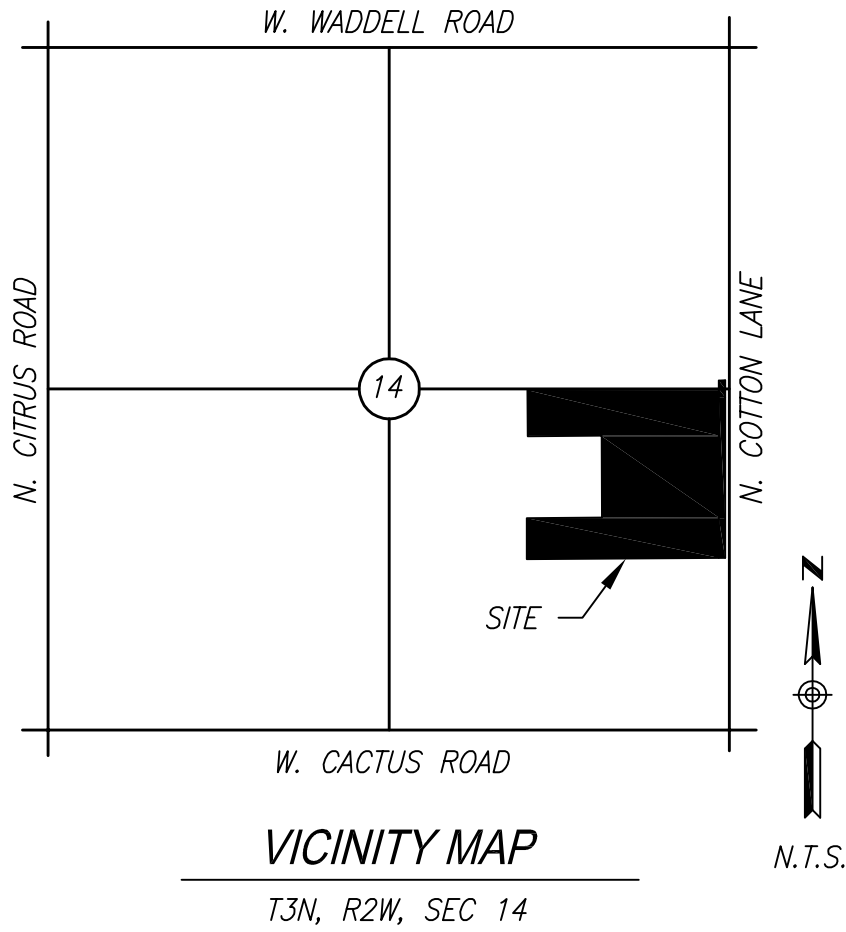
MAYOR

ATTEST:

CITY CLERK

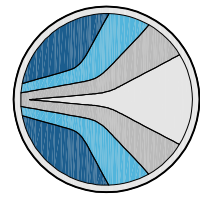
ACREAGE DETAIL

GROSS ACREAGE: 16,798.77 SQ. FT. OR 38.5647 AC. ±
TOTAL LOTS: 145
TOTAL LOT ACREAGE: 877,215 SQ. FT. OR 20.1383 AC. ±
TOTAL TRACT ACREAGE: 315,727 SQ. FT. OR 7.2481 AC. ±
R/W ACREAGE: 155,671 SQ. FT. OR 3.5737 AC. ±
NET (GROSS MINUS R/W): 1,524,206 SQ. FT. OR 34.9910 AC. ±



1201 S. Alma School Rd.
Suite #1200
Mesa, AZ 85210
Ph: 480.892.3313

HUBBARD
ENGINEERING
www.hubbardengineering.com



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

Date
12/31/19
Project No.
18153
Project Manager
ADRIAN BURCHAM
Project Eng.

Sht: 1 of 7

CASE #FS19-364

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N57°11'45"E	50.21'
L2	S0°11'07"E	27.50'
L3	S57°11'45"W	4.80'
L4	S18°06'36"W	31.05'
L5	S45°11'08"E	28.28'
L6	S43°58'34"W	27.85'
L7	S45°11'06"E	28.28'
L8	S44°49'17"E	28.28'
L9	N45°10'43"E	28.28'
L10	S83°41'51"E	31.04'
L11	N57°11'45"E	4.78'
L12	N44°48'58"E	28.28'
L13	N44°48'55"E	28.28'
L14	S45°00'10"E	28.02'
L15	S44°59'50"W	28.37'
L16	N45°11'05"W	28.28'
L17	N44°48'52"E	28.28'
L18	S45°00'12"E	28.02'
L19	S44°59'50"W	28.37'
L20	N45°11'08"W	28.28'
L21	N44°48'52"E	28.28'
L22	S45°00'12"E	28.19'
L23	S44°59'48"W	28.37'
L24	N45°11'07"W	28.28'
L25	N44°48'54"E	28.28'
L26	S0°10'43"W	10.00'
L27	S45°00'11"E	28.19'
L28	N89°49'17"W	10.00'
L29	S45°10'43"W	28.28'
L30	N44°49'17"W	28.28'
L31	N50°21'29"W	25.48'
L32	S27°24'19"W	23.47'
L33	N37°22'51"E	47.81'
L34	N18°33'21"W	14.88'
L35	N59°27'59"W	24.18'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	32°37'14"	250.00'	142.33'
C2	89°59'53"	155.00'	243.47'
C3	22°54'02"	38.50'	15.39'
C4	135°48'03"	63.00'	149.32'
C5	22°54'02"	38.50'	15.39'
C6	32°37'14"	222.50'	126.68'
C7	17°38'56"	182.50'	56.22'
C8	65°41'03"	38.50'	44.14'
C9	245°41'03"	55.00'	235.84'
C10	22°54'02"	38.50'	15.39'
C11	135°26'19"	63.00'	148.92'
C12	22°54'02"	38.50'	15.39'
C13	42°27'06"	182.50'	135.22'
C14	32°37'14"	277.50'	157.99'
C15	89°59'53"	127.50'	200.27'
C16	22°54'02"	38.50'	15.39'
C17	136°09'53"	63.00'	149.72'
C18	22°54'02"	38.50'	15.39'

LOT TABLE			
LOT #	SQUARE FEET	ACRES	ZONE
1	5388.00	0.1237	RM-9 PUD
2	5400.00	0.1240	RM-9 PUD
3	5400.00	0.1240	RM-9 PUD
4	5400.00	0.1240	RM-9 PUD
5	5400.00	0.1240	RM-9 PUD
6	5400.00	0.1240	RM-9 PUD
7	5400.00	0.1240	RM-9 PUD
8	5397.00	0.1239	RM-9 PUD
9	5409.00	0.1242	RM-9 PUD
10	5108.00	0.1173	RM-9 PUD
11	5167.00	0.1186	RM-9 PUD
12	5184.00	0.1190	RM-9 PUD
13	5184.00	0.1190	RM-9 PUD
14	5184.00	0.1190	RM-9 PUD
15	5184.00	0.1190	RM-9 PUD
16	5184.00	0.1190	RM-9 PUD
17	5184.00	0.1190	RM-9 PUD
18	5184.00	0.1190	RM-9 PUD
19	5303.00	0.1217	RM-9 PUD
20	5751.00	0.1320	RM-9 PUD
21	6393.00	0.1468	RM-9 PUD
22	5787.00	0.1329	RM-9 PUD
23	5473.00	0.1256	RM-9 PUD
24	5409.00	0.1242	RM-9 PUD
25	5410.00	0.1242	RM-9 PUD
26	5410.00	0.1242	RM-9 PUD
27	5410.00	0.1242	RM-9 PUD
28	5410.00	0.1242	RM-9 PUD
29	5410.00	0.1242	RM-9 PUD
30	5410.00	0.1242	RM-9 PUD
31	5410.00	0.1242	RM-9 PUD
32	5410.00	0.1242	RM-9 PUD
33	5410.00	0.1242	RM-9 PUD
34	5408.00	0.1241	RM-9 PUD
35	6140.00	0.1409	RM-9 PUD
36	6375.00	0.1464	RM-9 PUD
37	6375.00	0.1464	RM-9 PUD
38	6376.00	0.1464	RM-9 PUD
39	6376.00	0.1464	RM-9 PUD
40	6376.00	0.1464	RM-9 PUD
41	6376.00	0.1464	RM-9 PUD
42	6376.00	0.1464	RM-9 PUD
43	6376.00	0.1464	RM-9 PUD
44	6376.00	0.1464	RM-9 PUD
45	6376.00	0.1464	RM-9 PUD
46	5109.00	0.1173	RM-9 PUD
47	5175.00	0.1188	RM-9 PUD
48	5175.00	0.1188	RM-9 PUD
49	5175.00	0.1188	RM-9 PUD
50	5175.00	0.1188	RM-9 PUD
51	5175.00	0.1188	RM-9 PUD
52	5175.00	0.1188	RM-9 PUD
53	5175.00	0.1188	RM-9 PUD
54	5128.00	0.1177	RM-9 PUD
55	5142.00	0.1180	RM-9 PUD
56	5175.00	0.1188	RM-9 PUD
57	5175.00	0.1188	RM-9 PUD
58	5175.00	0.1188	RM-9 PUD
59	5175.00	0.1188	RM-9 PUD
60	5175.00	0.1188	RM-9 PUD
61	5175.00	0.1188	RM-9 PUD
62	5175.00	0.1188	RM-9 PUD
63	5175.00	0.1188	RM-9 PUD
64	5175.00	0.1188	RM-9 PUD
65	5181.00	0.1189	RM-9 PUD
66	5181.00	0.1189	RM-9 PUD
67	5181.00	0.1189	RM-9 PUD
68	5181.00	0.1189	RM-9 PUD
69	5181.00	0.1189	RM-9 PUD
70	5181.00	0.1189	RM-9 PUD
71	5181.00	0.1189	RM-9 PUD
72	5181.00	0.1189	RM-9 PUD
73	5409.00	0.1242	RM-9 PUD
74	5400.00	0.1240	RM-9 PUD
75	5400.00	0.1240	RM-9 PUD
76	5400.00	0.1240	RM-9 PUD
77	5400.00	0.1240	RM-9 PUD
78	5400.00	0.1240	RM-9 PUD
79	5400.00	0.1240	RM-9 PUD
80	6600.00	0.1515	RM-6 PUD
81	6600.00	0.1515	RM-6 PUD
82	6600.00	0.1515	RM-6 PUD
83	6600.00	0.1515	RM-6 PUD

LOT TABLE			
LOT #	SQUARE FEET	ACRES	ZONE
84	6600.00	0.1515	RM-6 PUD
85	6600.00	0.1515	RM-6 PUD
86	6602.00	0.1516	RM-6 PUD
87	6602.00	0.1516	RM-6 PUD
88	6602.00	0.1516	RM-6 PUD
89	6602.00	0.1516	RM-6 PUD
90	6602.00	0.1516	RM-6 PUD
91	6602.00	0.1516	RM-6 PUD
92	6602.00	0.1516	RM-6 PUD
93	6603.00	0.1516	RM-6 PUD
94	6603.00	0.1516	RM-6 PUD
95	6603.00	0.1516	RM-6 PUD
96	6603.00	0.1516	RM-6 PUD
97	6603.00	0.1516	RM-6 PUD
98	6603.00	0.1516	RM-6 PUD
99	6603.00	0.1516	RM-6 PUD
100	6556.00	0.1505	RM-6 PUD
101	6563.00	0.1507	RM-6 PUD
102	6597.00	0.1514	RM-6 PUD
103	6597.00	0.1514	RM-6 PUD
104	6597.00	0.1514	RM-6 PUD
105	6597.00	0.1514	RM-6 PUD
106	6651.00	0.1527	RM-6 PUD
107	6725.00	0.1544	RM-6 PUD
108	6737.00	0.1547	RM-6 PUD
109	6725.00	0.1544	RM-6 PUD
110	6725.00	0.1544	RM-6 PUD
111	6725.00	0.1544	RM-6 PUD
112	6725.00	0.1544	RM-6 PUD
113	6725.00	0.1544	RM-6 PUD
114	6725.00	0.1544	RM-6 PUD
115	6673.00	0.1532	RM-6 PUD
116	8591.00	0.1972	RM-6 PUD
117	6600.00	0.1515	RM-6 PUD
118	6600.00	0.1515	RM-6 PUD
119	6600.00	0.1515	RM-6 PUD
120	6600.00	0.1515	RM-6 PUD
121	6600.00	0.1515	RM-6 PUD
122	6600.00	0.1515	RM-6 PUD
123	6600.00	0.1515	RM-6 PUD
124	6600.00	0.1515	RM-6 PUD
125	6600.00	0.1515	RM-6 PUD
126	6600.00	0.1515	RM-6 PUD
127	6600.00	0.1515	RM-6 PUD
128	6600.00	0.1515	RM-6 PUD
129	6600.00	0.1515	RM-6 PUD
130	6600.00	0.1515	RM-6 PUD
131	6587.00	0.1512	RM-6 PUD
132	6600.00	0.1515	RM-6 PUD
133	6600.00	0.1515	RM-6 PUD
134	6600.00	0.1515	RM-6 PUD
135	6528.00	0.1499	RM-6 PUD
136	10478.00	0.2405	RM-6 PUD
137	9876.00	0.2267	RM-6 PUD
138	7422.00	0.1704	RM-6 PUD
139	6600.00	0.1515	RM-6 PUD
140	6600.00	0.1515	RM-6 PUD
141	6600.00	0.1515	RM-6 PUD
142	6600.00	0.1515	RM-6 PUD
143	6600.00	0.1515	RM-6 PUD
144	6600.00	0.1515	RM-6 PUD
145	6550.00	0.1504	RM-6 PUD
TOTAL	877215.00	20.1383	

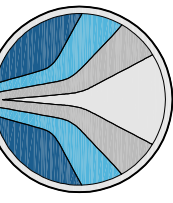
TRACT TABLE			
TRACT	SQUARE FEET	ACRES	USAGE
A	28283.00	0.6493	OPENSOURCE
B	47144.00	1.0823	OPENSOURCE
C	11718.00	0.2690	OPENSOURCE
D	3600.00	0.0826	OPENSOURCE
E	33798.00	0.7759	OPENSOURCE
F	2321.00	0.0533	OPENSOURCE
G	75798.00	1.7401	OPENSOURCE
H	10585.00	0.2430	OPENSOURCE
I	1955.00	0.0449	OPENSOURCE
J	14925.00	0.3426	OPENSOURCE
K	12083.00	0.2774	OPENSOURCE
L	2213.00	0.0508	OPENSOURCE
M	12280.00	0.2819	OPENSOURCE
N	57953.00	1.3304	OPENSOURCE
O	1071.00	0.0246	OPENSOURCE
TOTAL	315727.00	7.2481	

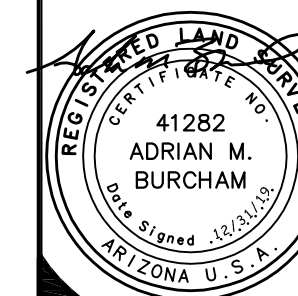
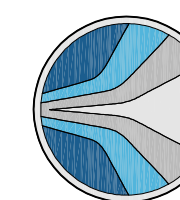
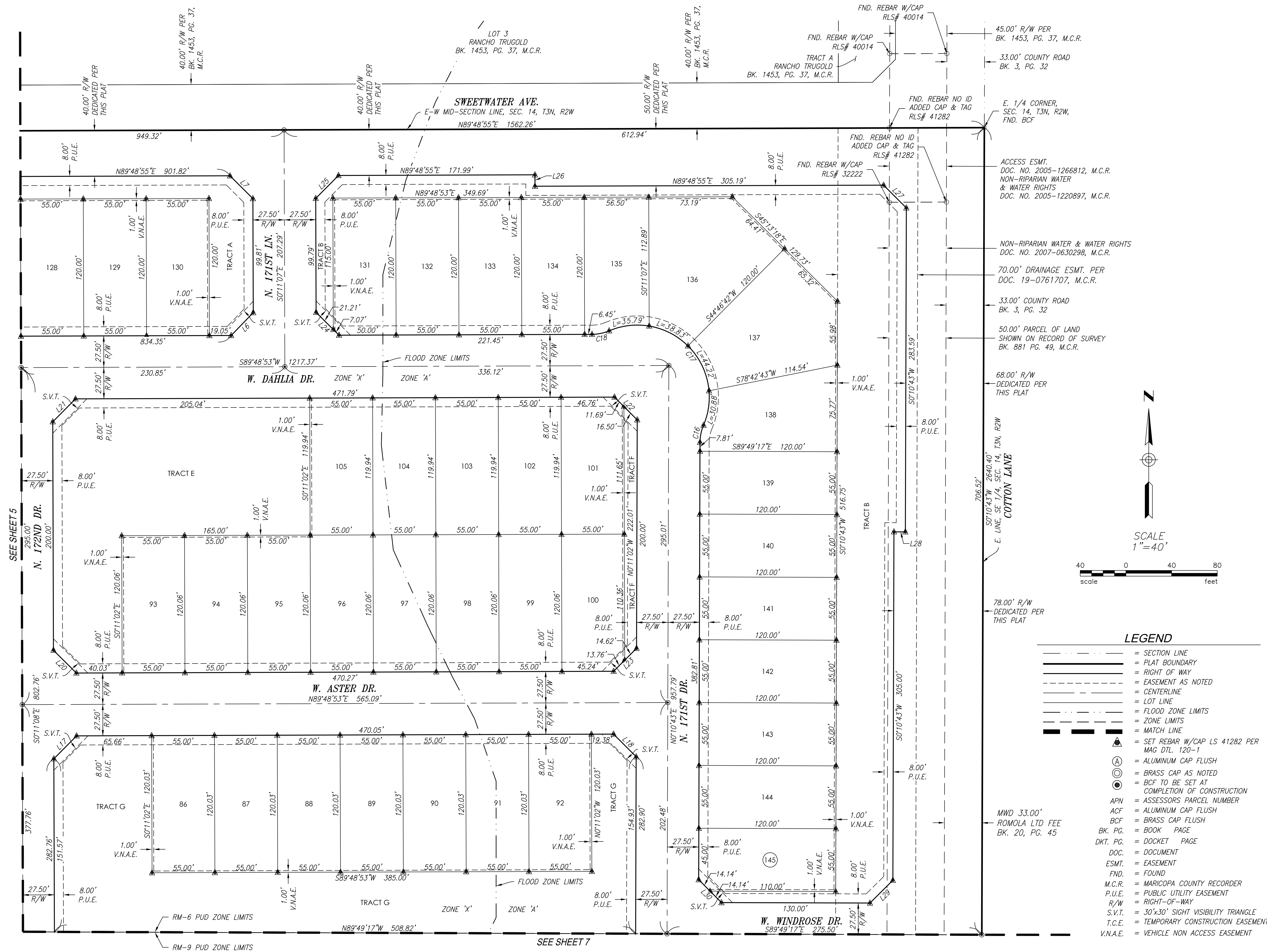
NOTES

- 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.
- SPRINKLERS ARE REQUIRED IN ALL ONE AND TWO FAMILY DWELLINGS BUILT IN AREAS WHICH DO NOT HAVE AN ADEQUATE WATER SUPPLY.
- THE PROPERTY OWNER AT THE TIME WHEN THE CITY OF SURPRISE SEWER INFRASTRUCTURE IS AVAILABLE AT THE PROPERTY, SHALL BE REQUIRED TO CONNECT IN ACCORDANCE WITH SURPRISE MUNICIPAL CODE AND PAY ALL APPLICABLE FEES. ANY OWNER OF THE PROPERTY SHALL NOTIFY PROSPECTIVE BUYERS AND THE PUBLIC OF THIS NOTE, AND ANY SALES CONTRACTS OR SALES REPORTS SHALL INCLUDE SUCH NOTE.
- NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
- THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONES 'A' AND 'X' BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1660L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013 FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
- PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.
- NO PERMANENT STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN EASEMENTS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF SURPRISE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ALL STRUCTURES AND LANDSCAPING WITH THE 30'X30' VISIBILITY TRIANGLE ALONG THE PROPERTY LINES AT LOT CORNERS SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 30" ABOVE GROUND LEVEL.
- ALL EXTERIOR SUBDIVISION BOUNDARY CORNERS ARE AS SHOWN PER THIS PLAT IN CONFORMANCE WITH ARIZONA STATUE. ALL INTERIOR CORNER AND MONUMENTS ARE TO BE SET BY THE SURVEYOR RESPONSIBLE FOR THE CONSTRUCTION SURVEY AND STAKING OR THIS PROJECT AND MUST BE IN CONFORMANCE WITH SAID ARIZONA STATUTORY REQUIREMENTS.
- PROVISIONS SHALL BE MADE FOR DEVELOPMENT AND MAINTENANCE OF STREET LIGHTS THROUGH EITHER THE ASSOCIATION OR THROUGH THE CREATION OF A STREET LIGHT IMPROVEMENT DISTRICT. (S.L.I.D.).
- THIS FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE "RYDER RANCH" PRELIMINARY PLAT, APPROVED DATE OF 04/16/19, UNDER CASE FS18-632.
- ZONING OF THE PROPERTY IS AS APPROVED BY THE CITY COUNCIL ON 04/16/19 UNDER CASE FS18-632, OR AS SUBSEQUENTLY AMENDED.

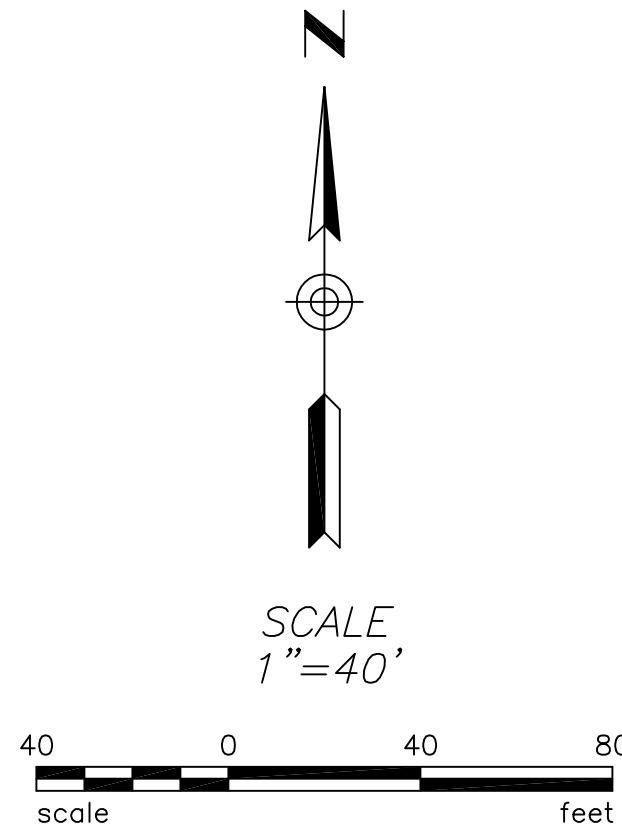


Project No. 18153	Date 12/31/19
Project Manager ADRIAN BURCHAM	Project Eng.

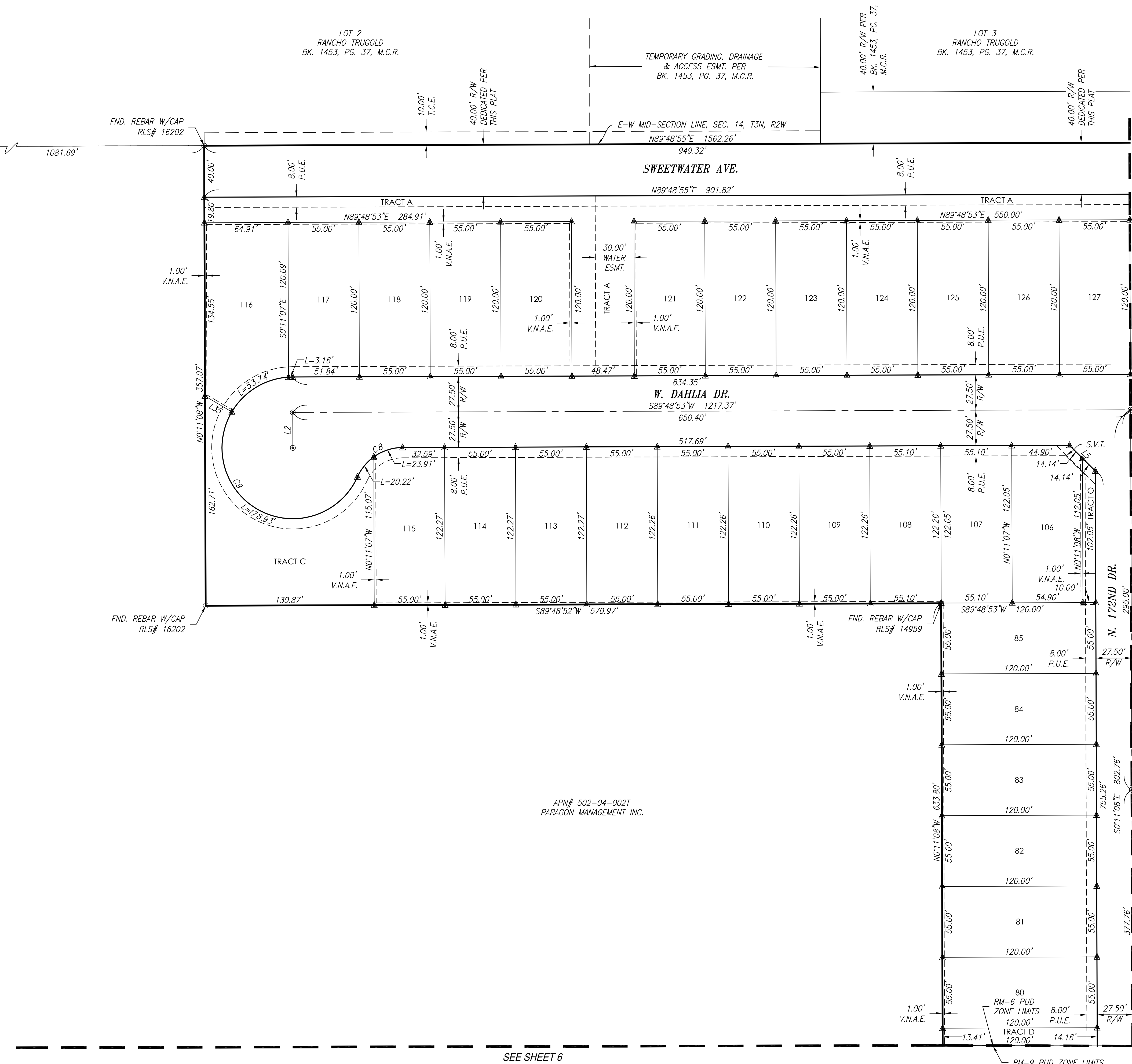




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- LEGEND**
- = SECTION LINE
 - ==== = PLAT BOUNDARY
 - ==== = RIGHT OF WAY
 - = EASEMENT AS NOTED
 - = CENTERLINE
 - = LOT LINE
 - = FLOOD ZONE LIMITS
 - = ZONE LIMITS
 - = MATCH LINE
 - ▲ = SET REBAR W/CAP LS 41282 PER MAG DTL 120-1
 - Ⓐ = ALUMINUM CAP FLUSH
 - Ⓢ = BRASS CAP AS NOTED
 - = BCF TO BE SET AT COMPLETION OF CONSTRUCTION
 - APN = ASSESSORS PARCEL NUMBER
 - ACF = ALUMINUM CAP FLUSH
 - BCF = BRASS CAP FLUSH
 - BK. PG. = BOOK PAGE
 - DKT. PG. = DOCKET PAGE
 - DOC. = DOCUMENT
 - ESMT. = EASEMENT
 - FND. = FOUND
 - M.C.R. = MARICOPA COUNTY RECORDER
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - R/W = RIGHT-OF-WAY
 - S.V.T. = 30'x30' SIGHT VISIBILITY TRIANGLE
 - T.C.E. = TEMPORARY CONSTRUCTION EASEMENT
 - V.N.A.E. = VEHICLE NON ACCESS EASEMENT



SEE SHEET 6

SEE SHEET 4

1201 S. Alma School Rd.
Suite 2000
Mesa, AZ 85210
Ph: 480.892.3313
www.hubbardingengineering.com

HUBBARD
ENGINEERING

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

Project No.
18153

Date
12/31/19

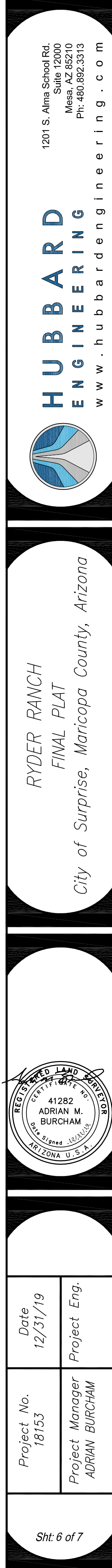
Project Manager
ADRIAN BURCHAM

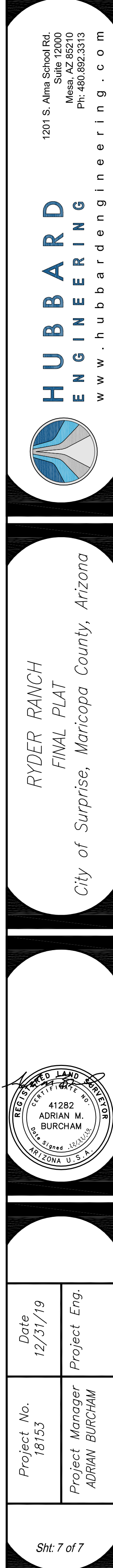
Project Eng.

Shit: 5 of 7

CASE #FS19-364

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ZONING INFORMATION

EXISTING ZONING:
RURAL RANCH (RR)

PROPOSED ZONING
NORTHERN PORTION:
20.65 ACRES
RM-6 PUD ZONING

SOUTHERN PORTION:
17.91 ACRES
RM-9 PUD ZONING

ADJACENT ZONING:
WEST: SCHOOL(502-04-002T) RU-43 & RM-9 PUD
EAST: VACANT(501-44-956) PRASADA PAD
SOUTH: VACANT(502-04-002X), RH-PUD
NORTH: VACANT(502-04-005D), RR

GENERAL LANDSCAPE NOTES

- ALL WORK SHALL BE CONFINED TO LIMITS OF CONSTRUCTION AS SHOWN ON PLANS.
- SITE GRADING NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS SHALL BE CONSIDERED INCIDENTAL WORK.
- CONTRACTOR SHALL COORDINATE AND BE IN COMPLIANCE WITH ALL STATE AND LOCAL MUNICIPALITIES AS WARRANTED.
- CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS AND EXISTING SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT, IN WRITING. WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
- DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER, OR THE LANDSCAPE ARCHITECT MAY BE CAUSE FOR THE WORK TO BE DESIGNATED UNACCEPTABLE.
- THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SITE IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER.
- THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS AND HUBS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.
- THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC AND PRIVATE UTILITIES WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY.
- THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC., DURING ALL CONSTRUCTION PHASES UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
- ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PRECIOUS METALS, COINS, PAPER CURRENCY, ARTIFACTS AND ANTIQUITIES.
- ALL SURPLUS EXCAVATION SHALL BE TAKEN TO A SITE DESIGNATED BY OWNER, AT NO ADDITIONAL COST TO THE OWNER. IF OWNER CHOOSES, THE CONTRACTOR MAY TAKE POSSESSION OF SURPLUS EXCAVATION MATERIAL.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND/OR OBTAINING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR IS TO MAINTAIN CONTROLLED PEDESTRIAN AND ADA ACCESS THROUGH ALL AREAS OF THE SITE THROUGHOUT CONSTRUCTION PERIOD.
- MAINTAIN THE SITE IN A NEAT AND ORDERLY CONDITION AT ALL TIMES. DAILY, AND MORE OFTEN IF NECESSARY, INSPECT & AND PICK UP ALL SCRAP, DEBRIS, & WASTE MATERIAL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, ROCK MULCH AND OTHER MATERIALS TRACKED ONTO ANY PRIVATE OR PUBLIC STREETS OR SIDEWALKS. THE CONTRACTOR MUST CLEAN THESE DAILY, IF NECESSARY. THE CONTRACTOR MUST USE WATER OR OTHER ACCEPTABLE METHODS TO KEEP AIRBORNE DUST TO A REQUIRED MINIMUM.
- PROVIDE PROTECTION TO ALL FINISHED WORK. MAINTAIN SURFACES CLEAN, UNMARRED, AND SUITABLY PROTECTED UNTIL ACCEPTANCE BY OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITY TO EXISTING ELEMENTS THAT ARE TO REMAIN.
- EROSION CONTROL MEASURES (IE: SILT FENCING AND SEDIMENT CONTROL) SHALL BE MAINTAINED BY THE CONTRACTOR PER CIVIL SPECIFICATIONS. ANY EROSION CONTROL MEASURES DAMAGED BY THE CONTRACTOR SHALL BE REPLACED PER CIVIL SPECIFICATIONS.
- PLANT QUANTITIES LISTED IN THE PLANT LEGEND ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL DO THEIR OWN TAKE-OFFS AND BASE BID ACCORDINGLY.
- 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 STANDARDS, AND FREE OF ANY BRUISES, CUTS OR OTHER ABNORMALITIES. PLANT MATERIAL SHALL BE SIZED IN ACCORDANCE WITH THE LATEST STANDARDS SET FORTH BY THE ARIZONA NURSERY ASSOCIATION AND THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
- OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNACCEPTABLE.
- LANDSCAPE CONTRACTOR TO TAG AND HOLD ALL PLANT MATERIAL A MINIMUM OF 30 DAYS PRIOR TO DATE OF INSTALLATION. ALL PLANT MATERIAL SUBSTITUTIONS MADE WITHIN THE 30 DAYS PRIOR TO INSTALLATION TO BE THE NEXT SIZE LARGER AT NO ADDITIONAL COST TO THE CLIENT.
- ALL TREE LOCATIONS TO BE STAKED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- INSTALL ALL CANOPY TREES WITH A MINIMUM OF 5 FT. SEPARATION FROM ALL UTILITIES, UNLESS A ROOT BARRIER IS UTILIZED.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE ROOT BALLS WHICH SETTLE BELOW GRADE, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP THE PLANTING FREE OF INSECTS AND DISEASES, FERTILIZING, WEEDING, MOVING, EDGING AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP.
- ROCK MULCH: ALL AREAS LABELED ROCK MULCH ON THE PLANS ARE TO BE APPROVED BY OWNER. 2" MINIMUM DEPTH THROUGHOUT ENTIRE PROJECT. FINISH GRADE IN ALL AREAS TO BE SMOOTH AND EVEN AND 1" BELOW TOP OF CURB OR SIDEWALK.
- AREAS TO RECEIVE ROCK MULCH SHALL BE SPRAYED AT LEAST ONCE WITH A CONTACT HERBICIDE PRIOR TO PLANTING OPERATIONS IMMEDIATELY PRIOR TO PLACEMENT OF ROCK MULCH. CONTRACTOR TO APPLY PRE-EMERGENT PER MANUFACTURER RECOMMENDATIONS.
- ROCK MULCH SHALL EXTEND UNDER TREES AND SHRUBS.
- CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE ENTIRE PROJECT FOR 90 DAYS AFTER ACCEPTANCE OF THE WORK BY THE OWNERS REPRESENTATIVE. UPON COMPLETION OF THE MAINTENANCE PERIOD THE OWNER WILL ASSUME ALL MAINTENANCE RESPONSIBILITY.
- PRIOR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH-LIST ITEMS. THEN OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE OF SUBSTANTIAL COMPLETION. DETERMINE WITH THE OWNER'S REPRESENTATIVE THE START DATE FOR THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR TO 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.
- ALL GENERAL CONDITIONS, SUPPLEMENTARY GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS OF THE CONTRACT SHALL APPLY.

LANDSCAPE IMPROVEMENT PLANS
FOR
RYDER RANCH
SUBDIVISION

A PORTION OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST
SURPRISE, ARIZONA

OWNER/DEVELOPER

PL RYDER RANCH, L.L.C.
7740 E PINNACLE PEAK ROAD #142 SCOTTSDALE,
AZ 85255
TELEPHONE: 480-401-0800
CONTACT: RANDY CLARNO

LAND SURVEYOR

HUBBARD ENGINEERING
1201 S. ALMA SCHOOL RD. SUITE #12000
MESA, AZ 85210
PHONE: (480) 892-3313
FAX: (480) 892-7051
CONTACT: ADRIAN BURCHAM, PLS

LANDSCAPE ARCHITECT/

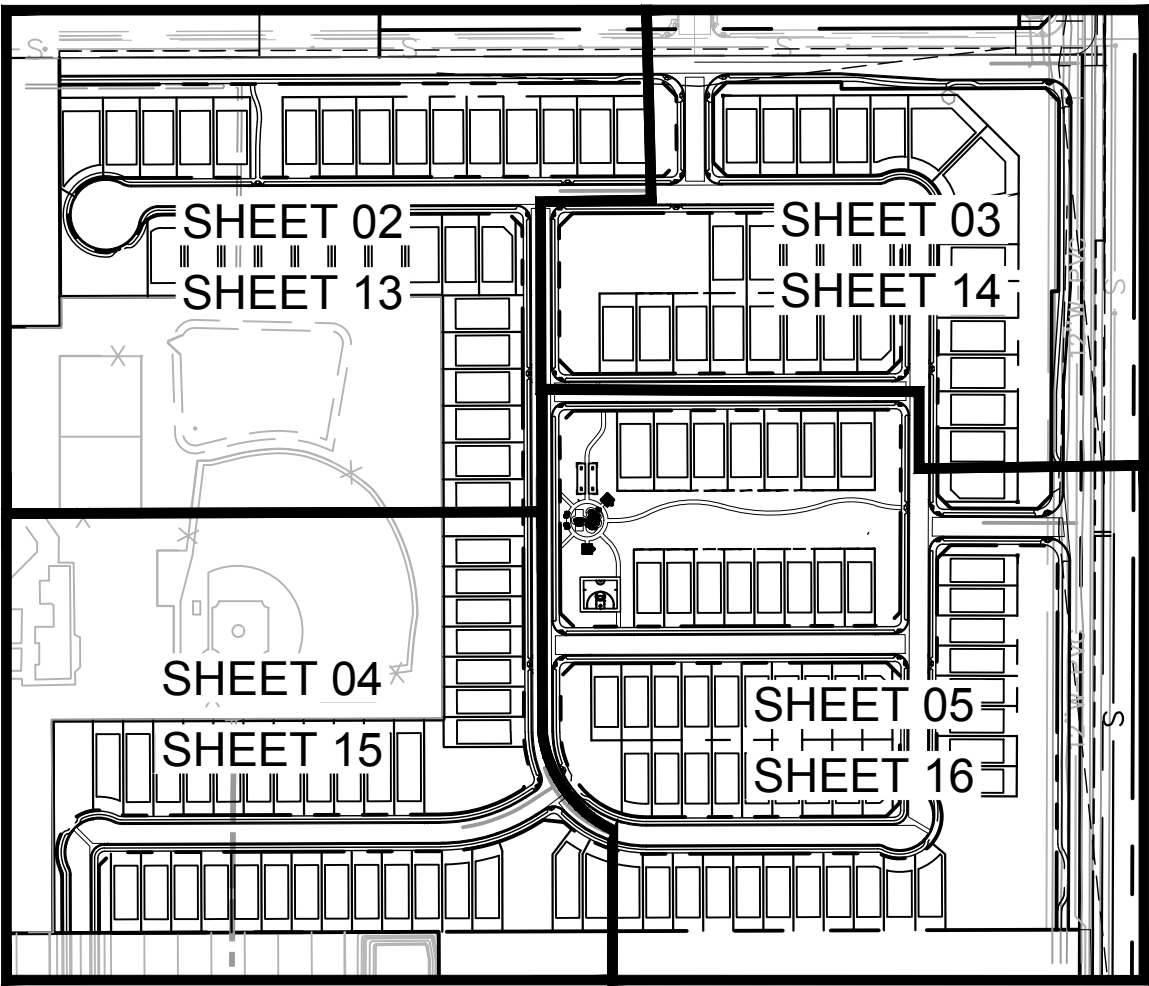
KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET
SUITE 300
PHOENIX, ARIZONA 85020
PHONE: (602) 944-5500
FAX: (602) 944-7423
CONTACT: ANNE DEBOARD, PLA

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET
SUITE 300
PHOENIX, ARIZONA 85020
PHONE: (602) 944-5500
FAX: (602) 944-7423
CONTACT: ANDREW JUPP, PE

LAND PLANNER

RVI PLANNING
120 S. ASH AVE
TEMPE, AZ 85281
PHONE:(480) 994-0994
CONTACT: MARK REDDIE



SHEET LIST TABLE	
01	LANDSCAPE COVER
02-05	LANDSCAPE PLAN
06-08	HARDSCAPE DETAILS
09	LANDSCAPE DETAILS
10-12	ENTRY MONUMENT AND WALLS
13-16	IRRIGATION PLAN
17	IRRIGATION DETAILS

CITY OF SUPRISE APPROVAL

Community Development Director	Date
City Engineer	Date

PLANTING LEGEND

TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Acacia aneura / Mulga	24" Box, 1" Cal. Min.	35
	Chilopsis Linearis / Desert Willow	24" Box, 1" Cal. Min.	33
	Parkinsonia 'Sonoran Emerald' / Sonoran Emerald Palo Verde	24" Box, Multitrunk	56
	Prosopis 'Crown Jewel' / Crown Jewel Mesquite	24" Box, 1.5" Cal. Min.	59
	Quercus virginiana / Live Oak	24" Box, 1.5" Cal. Min.	251
	Ulmus parvifolia / Evergreen Elm	24" Box, 1.5" Cal. Min.	192
	Vitex agnus-castus 'Montrose Purple' / Monk's Pepper Tree	24" Box, Multitrunk	53

SHRUBS

BOTANICAL NAME / COMMON NAME	SIZE	QTY
Caesilpinia pulcherrima / Red Bird of Paradise	5 Gal.	58
Callistemon citrinus 'Little John' / Little John Bottlebrush	5 Gal.	389
Cordia boissieri / Texas Olive	5 Gal.	54
Dodonea viscosa / Hop Bush	5 Gal.	218
Leucophyllum frutescens 'Green Cloud' / Green Cloud Sage	5 Gal.	274
Leucophyllum langmaniae / Rio Bravo Sage	5 Gal.	288
Rosmarinus officinalis / Upright Rosemary	5 Gal.	25
Tecoma stans 'Gold Star' / Yellow Bells	5 Gal.	226
Tecoma x Sunrise / Sunrise Esperanza	5 Gal.	51

ACCENTS

BOTANICAL NAME / COMMON NAME	SIZE	QTY
Agave geminiflora / Twin Flowered Agave	5 Gal.	19
Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Grass	5 Gal.	77
Dasylirion wheeleri / Desert Spoon	5 Gal.	57
Euphorbia rigida / Gopher Plant	5 Gal.	34
Hesperaloe funifera / Giant Hesperaloe	5 Gal.	187
Hesperaloe parviflora 'Brakelights' / Brakelights Red Yucca	5 Gal.	312
Hesperaloe parviflora 'Yellow' / Yellow Yucca	5 Gal.	47
Muhlenbergia capillaris 'Regal Mist' / Regal Mist Muhly	5 Gal.	190

GROUNDCOVERS

BOTANICAL NAME / COMMON NAME	SIZE	QTY
Lantana camara 'Dallas Red' / Dallas Red Lantana	1 Gal.	50
Lantana camara 'New Gold' / New Gold Lantana	1 Gal.	1,266
Lantana montevidensis / Purple Trailing Lantana	1 Gal.	212
Teucrium chamaedrys/ Germander	1 Gal.	138

MATERIALS

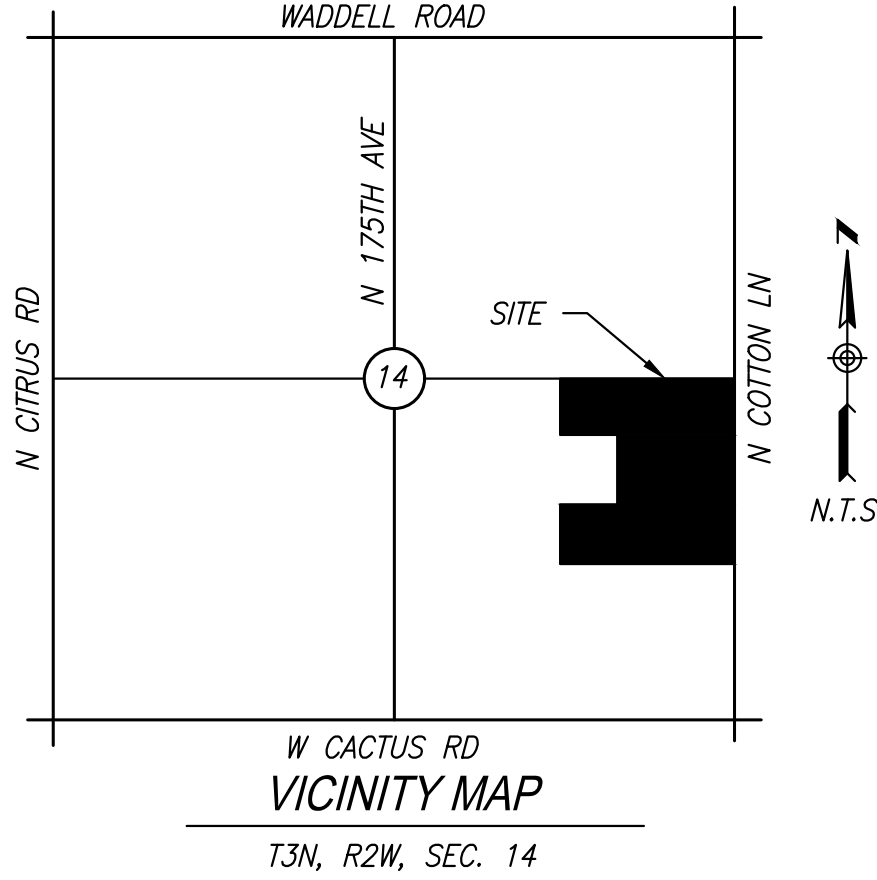
DESCRIPTION	QTY
Decomposed Granite (All Planting Areas) ¾" Screened, Express Armor, 2" Depth Min.	38,385 SY
Turf: Hybrid Bermuda Bermuda Tifway 419 'Sod'	5,035 SY

NOTES

- ALL TREES INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE THEIR MAIN LEADERS INTACT.
- ALL TREES PLACED WITHIN THREE (3) FEET OF ANY SIDEWALK, CURB, PAVEMENT, OR WALL WILL HAVE A ROOT BARRIER PER CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARD (EDS) DETAIL 8-14.
- TREES WITHIN SIGHT VISIBILITY TRIANGLES OR WITHIN SIGHT DISTANCE AREAS SHALL BE MAINTAINED CLEAR UP TO 84 INCHES.
- NO SHRUBS, ACCENTS, OR GROUNDCOVER WITHIN SIGHT DISTANCE TRIANGLES AND SIGHT DISTANCE AREAS SHALL EXCEED 30 INCHES IN HEIGHT.
- SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAILS 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02.

AMENITIES

- TOT LOT:
 - SHADE COVERED PLAY STRUCTURE
 - SWING SET
 - THREE BENCHES
 - ONE DRINKING FOUNTAIN
- RAMADA (EACH WITH):
 - PICNIC TABLE
 - BBQ GRILL
 - TRASH RECEPTACLE
- RECREATIONAL TURF AREA
- BASKETBALL COURT
- BAG TOSS



IRRIGATION LEGEND

EQUIPMENT	SYMBOL	MANUFACTURER / DESCRIPTION	QTY
		Rain Bird ESP12-LXMEF : 12-Station with (2) ESPLXMSM12 12-Station Expansion Module, 36-Station, Flow Sensing Outdoor Mount Controller in Stainless Steel Locking Enclosure; Coordinate Final Location with Owner; Provide Electrical per Manufacturer's Specifications	1
		Rain Bird 150 EFB-CP 2" Master Valve, Normally Closed, with Rain Bird PRS-D Pressure Regulating Module	1
		Rain Bird FS150B 2" Brass Flow Sensor	1
		Rain Bird X CZ-150-PRB-COM Drip Control Valve Kit with 1 ½" Ball Valve and Pressure Regulating Basket Filter	18
		Rain Bird 150-PESB-PRS-D, 1-½" Electric Remote Control Spray Valve with Pressure Regulating Module	14
		Rain Rain Bird Rotor 5000-MPR-25 (25' radius) Rotor Nozzle on 5006 PRS Series 6" pop-up Rotor Body (Avoid Spray on Posts and Overspray)	54
		Rain Bird Rotor 5000-MPR-30 (30' radius) Rotor Nozzle on 5006 PRS Series 6" pop-up Rotor Body (Avoid Spray on Posts and Overspray)	15
		Rain Bird Rotor 5000-MPR-35 (35' radius) Rotor Nozzle on 5006 PRS Series 6" pop-up Rotor Body (Avoid Spray on Posts and Overspray)	13
		Flush End Cap	166
		not shown Rain Bird XBT-20-6 (1 per tree, 6 ports open)	680
		not shown Rain Bird XBT-10-6 / XBT-05-6 (1 per shrub, 5 ports open max)	835

SLEEVE SCHEDULE

SYMBOL	DESCRIPTION	QTY
	Schedule 40 PVC 2" Lateral Sleeve, Spears or Equal "X" Indicates Quantity	7,275 LF
	Schedule 40 PVC 4" Mainline Sleeve, Spears or Equal "X" Indicates Quantity	1,065 LF

PIPE SCHEDULE

SYMBOL	SIZE / DESCRIPTION	QTY
	Purple Pipe for Nonpotable 2" SCH 40 PVC Mainline	5,220 LF
	Purple Pipe for Nonpotable 1" SCH 40 PVC Tree Lateral	21,985 LF
	Purple Pipe for Nonpotable 1" SCH 40 PVC Shrub Lateral	24,630 LF
	Purple Pipe for Nonpotable 1" SCH 40 PVC Spray Lateral	3,255 LF
Flow (GPM) Pipe Size Pipe Class		
0-5.0	½"	SCH 40 PVC
5.1-10	¾"	SCH 40 PVC
10.1-15	1"	SCH 40 PVC
15.1-20	2"	SCH 40 PVC

NOTES

- ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.
- MARKING TAPE LABELED AS "RECLAIMED WATER" IS REQUIRED ON IRRIGATION SYSTEMS THAT USE OR MAY USE RECLAIMED WATER IN THE FUTURE.

WATER USE CALCULATIONS

TURF AREA	DG / XERISCAPE AREA	TURF PEAK SEASON DEMAND		DG LANDSCAPE PEAK SEASON DEMAND		TOTAL PEAK SEASON DEMAND	
SF	SF	GPM	GPD	GPM	GPD	GPM	GPD
5,035	37,335	320	5,120	206	32,838	526	37,958
ANNUAL TOTAL DEMAND (PEAK + OFF-PEAK IN GALLONS)							3,888,639



REVISION

BY DATE APPR

NO

SCALE (H): NONE
SCALE (V): NONE
DESIGNED BY: AAV
DRAWN BY: JAJ
CHECKED BY: ASD
DATE: 9/20/2019

RYDER RANCH
LANDSCAPE COVER
SURPRISE, ARIZONA

50615
ANNE
DEBOARD
PLA
SIGNED
9/20/2019

PROJECT NO.
29101505
DRAWING NAME
LSCV
01 OF 17

Page 34 of 165



SWEETWATER AVENUE

SEE SHEET 03

TREES

SHRUBS

ACCENTS

GROUNDCOVERS

MATERIALS

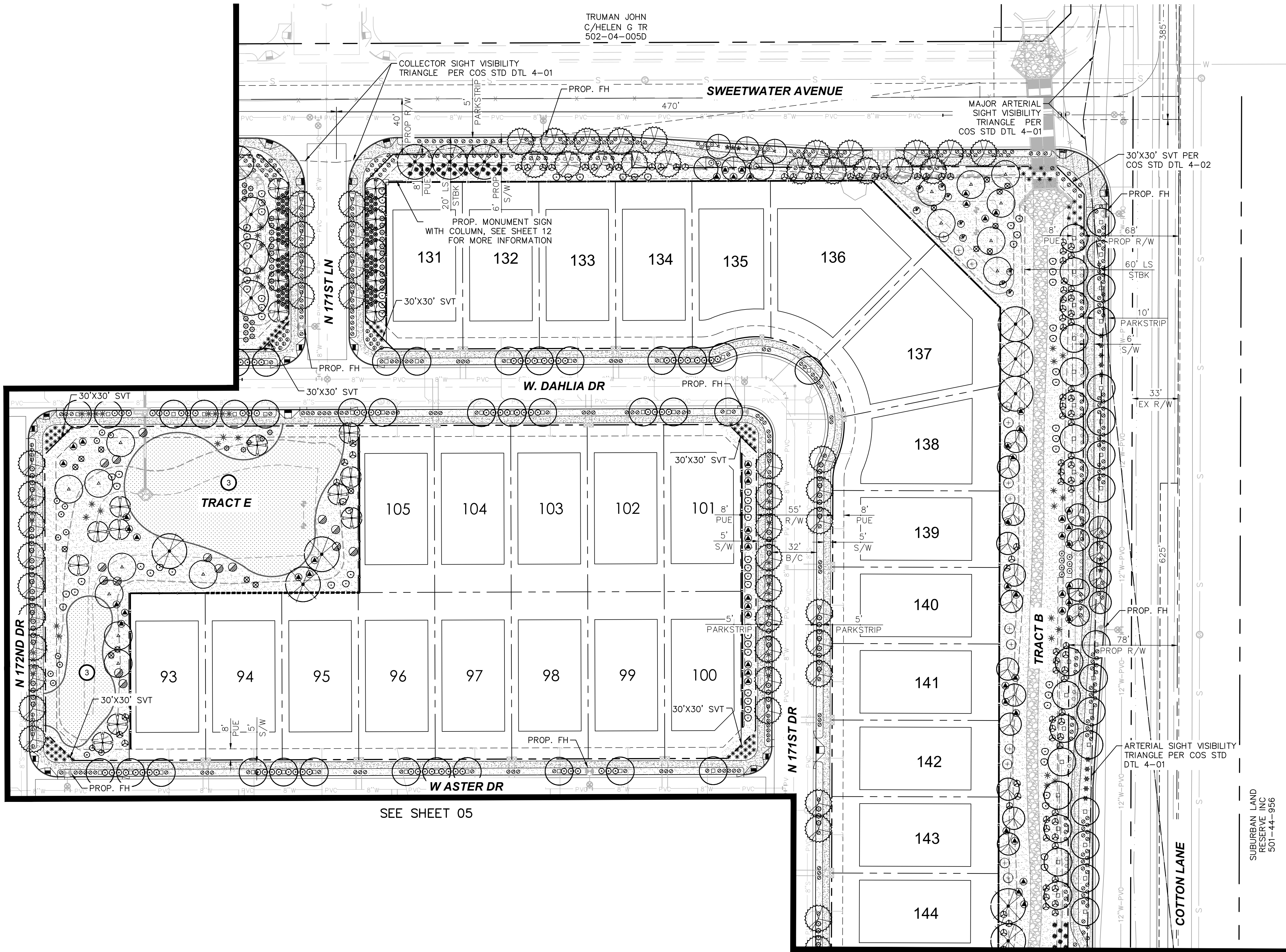
NOTES

- ## AMENITIES

- CALL TWO WORKING DAYS
BEFORE YOU DIG**
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)



SEE SHEET 02



SEE SHEET 05

PLANTING LEGEND

TREES	
BOTANICAL NAME / COMMON NAME	
Acacia aneura / Mulga	
Chilopsis Linearis / Desert Willow	
Parkinsonia 'Sonoran Emerald' / Sonoran Emerald Palo Verde	
Prosopis 'Crown Jewel' / Crown Jewel Mesquite	
Quercus virginiana / Live Oak	
Ulmus parvifolia / Evergreen Elm	
Vitex agnus-castus 'Montrose Purple' / Monk's Pepper Tree	

SHRUBS	
BOTANICAL NAME / COMMON NAME	
Caesilpinia pulcherima / Red Bird of Paradise	
Callistemon citrinus 'Little John' / Little John Bottlebrush	
Cordia boissieri / Texas Olive	
Dodonea viscosa / Hop Bush	
Leucophyllum frutescens 'Green Cloud' / Green Cloud Sage	
Leucophyllum langmaniae / Rio Bravo Sage	
Rosmarinus officinalis / Upright Rosemary	
Tecoma stans 'Gold Star' / Yellow Bells	
Tecoma x Sunrise / Sunrise Esperanza	

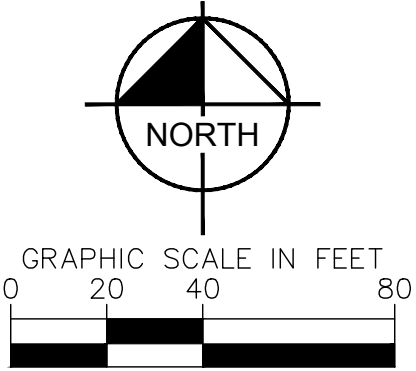
ACCENTS	
BOTANICAL NAME / COMMON NAME	
Agave geminiflora / Twin Flowered Agave	
Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Grass	
Dasyliroia wheeleri / Desert Spoon	
Euphorbia rigida / Gopher Plant	
Hesperaloe funifera / Giant Hesperaloe	
Hesperaloe parviflora 'Brakelights' / Brakelights Red Yucca	
Hesperaloe parviflora 'Yellow' / Yellow Yucca	
Muhlenbergia capillaris 'Regal Mist' / Regal Mist Muhly	

GROUNDCOVERS	
BOTANICAL NAME / COMMON NAME	
Lantana camara 'Dallas Red' / Dallas Red Lantana	
Lantana camara 'New Gold' / New Gold Lantana	
Lantana montevidensis / Purple Trailing Lantana	
Teucrium chamaedrys / Germander	

MATERIALS	
DESCRIPTION	
Decomposed Granite (All Planting Areas)	
3/4" Screened, Express Armor, 2" Depth Min.	
Turf: Hybrid Bermuda	
Bermuda Tifway 419 'Sod'	

- NOTES
- ALL TREES INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE THEIR MAIN LEADERS INTACT.
 - ALL TREES PLACED WITHIN THREE (3) FEET OF ANY SIDEWALK, CURB, PAVEMENT, OR WALL WILL HAVE A ROOT BARRIER PER CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARD (EDS) DETAIL 8-14.
 - TREES WITHIN SIGHT VISIBILITY TRIANGLES OR WITHIN SIGHT DISTANCE AREAS SHALL BE MAINTAINED CLEAR UP TO 84 INCHES.
 - NO SHRUBS, ACCENTS, OR GROUNDCOVER WITHIN SIGHT DISTANCE TRIANGLES AND SIGHT DISTANCE AREAS SHALL EXCEED 30 INCHES IN HEIGHT.
 - SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAILS 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02.

- AMENITIES
- | | |
|---|---|
| 1 TOT LOT: <ul style="list-style-type: none">SHADE COVERED PLAY STRUCTURESWING SETTWO BENCHESONE DRINKING FOUNTAIN | 2 RAMADA (EACH WITH): <ul style="list-style-type: none">PICNIC TABLEBBQ GRILLTRASH RECEPTACLE |
| 3 RECREATIONAL TURF AREA | 4 BASKETBALL COURT |
| 5 BAG TOSS | |



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Phoenix, Arizona 85020 (602) 944-5500

SCALE (H): 1"=40'
SCALE (V): NONE
DESIGNED BY: AAV
DRAWN BY: JAJ
CHECKED BY: ASD
DATE: 9/20/2019

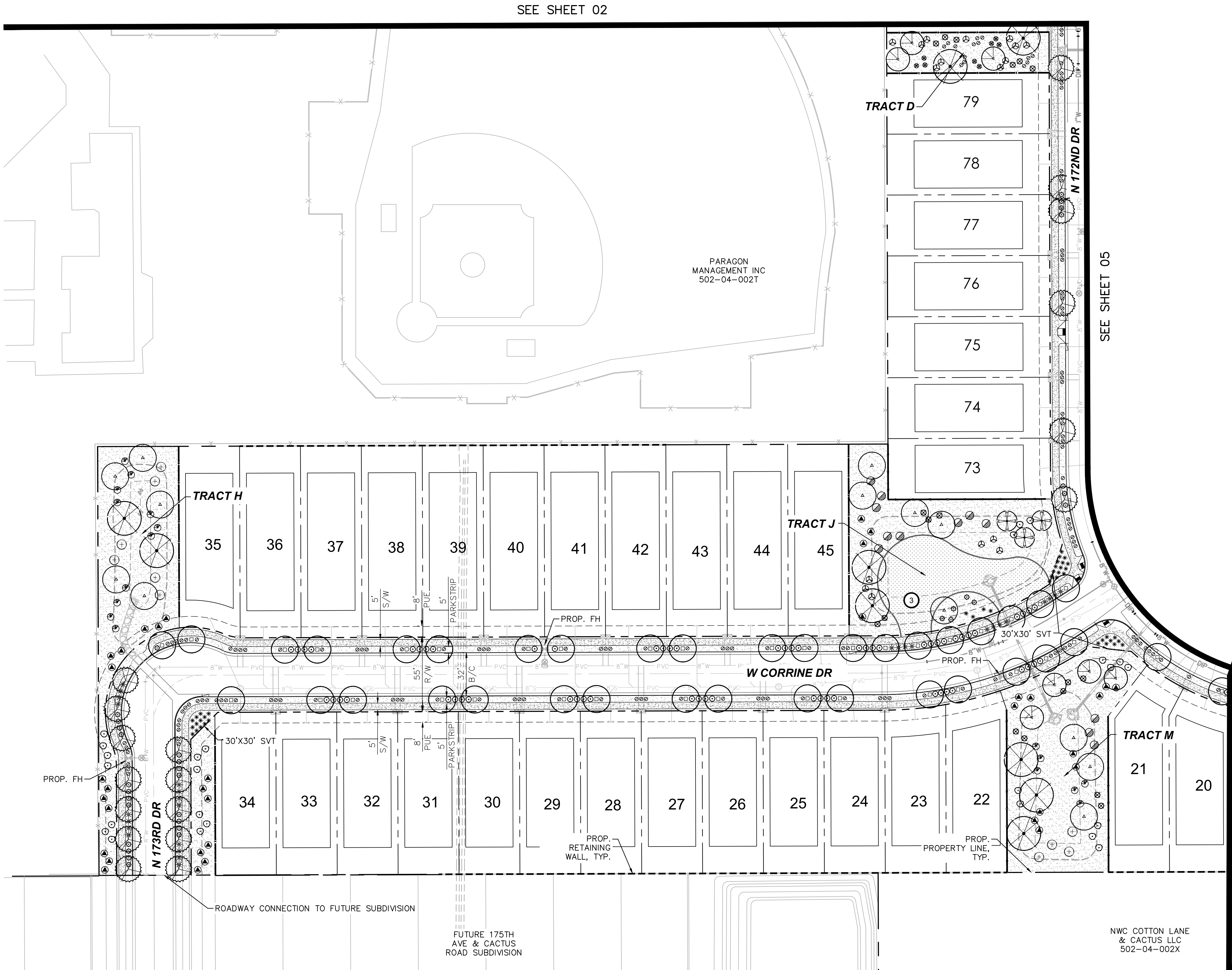
RYDER RANCH
LANDSCAPE PLAN
SURPRISE, ARIZONA



PROJECT NO.
29101505

DRAWING NAME
LS2

03 OF 17



PLANTING LEGEND

TREES

- BOTANICAL NAME / COMMON NAME
- Acacia aneura / Mulga
 - Chilopsis Linearis / Desert Willow
 - Parkinsonia 'Sonoran Emerald' / Sonoran Emerald Palo Verde
 - Prosopis 'Crown Jewel' / Crown Jewel Mesquite
 - Quercus virginiana / Live Oak
 - Ulmus parvifolia / Evergreen Elm
 - Vitex agnus-castus 'Montrose Purple' / Monk's Pepper Tree

SHRUBS

- BOTANICAL NAME / COMMON NAME
- Caesilpinia pulcherima / Red Bird of Paradise
 - Callistemon citrinus 'Little John' / Little John Bottlebrush
 - Cordia boissieri / Texas Olive
 - Dodonea viscosa / Hop Bush
 - Leucophyllum frutescens 'Green Cloud' / Green Cloud Sage
 - Leucophyllum langmaniae / Rio Bravo Sage
 - Rosmarinus officinalis / Upright Rosemary
 - Tecoma stans 'Gold Star' / Yellow Bells
 - Tecoma x Sunrise / Sunrise Esperanza

ACCENTS

- BOTANICAL NAME / COMMON NAME
- Agave geminiflora / Twin Flowered Agave
 - Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Grass
 - Dasyliroia wheeleri / Desert Spoon
 - Euphorbia rigida / Gopher Plant
 - Hesperaloe funifera / Giant Hesperaloe
 - Hesperaloe parviflora 'Brakelights' / Brakelights Red Yucca
 - Hesperaloe parviflora 'Yellow' / Yellow Yucca
 - Muhlenbergia capillaris 'Regal Mist' / Regal Mist Muhly

GROUNDCOVERS

- BOTANICAL NAME / COMMON NAME
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 - Lantana camara 'New Gold' / New Gold Lantana
 - Lantana montevidensis / Purple Trailing Lantana
 - Teucrium chamaedrys / Germander

MATERIALS

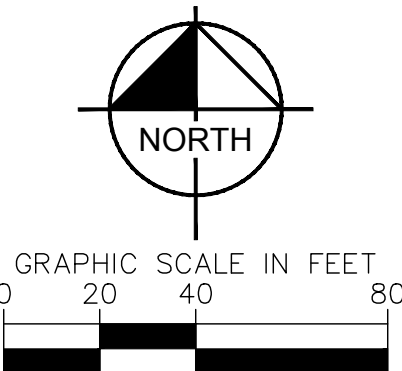
- DESCRIPTION
- Decomposed Granite (All Planting Areas)
 - ¾" Screened, Express Armor, 2" Depth Min.
 - Turf: Hybrid Bermuda
 - Bermuda Tifway 419 'Sod'

NOTES

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AMENITIES

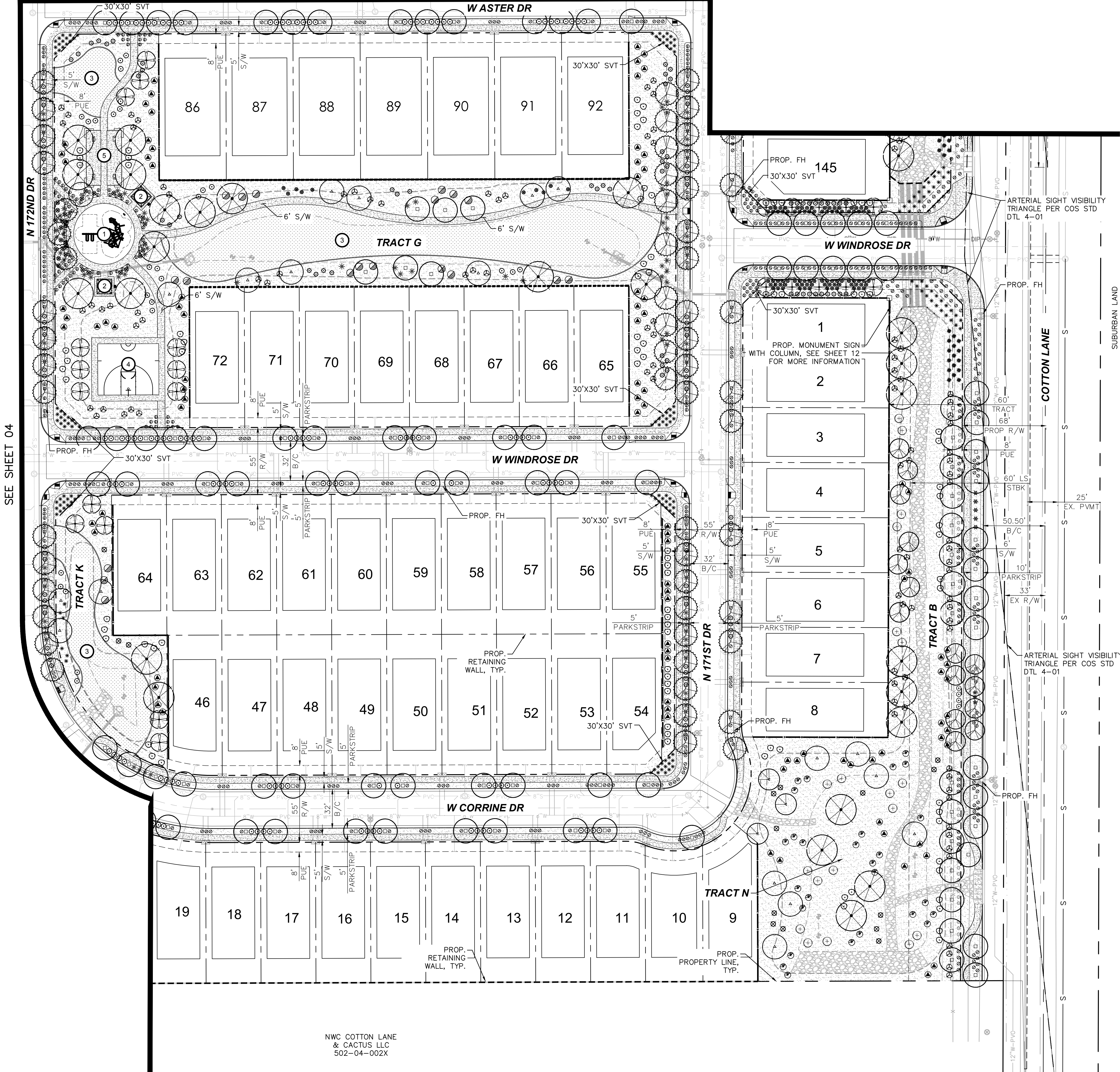
- TOT LOT:
 - SHADE COVERED PLAY STRUCTURE
 - SWING SET
 - TWO BENCHES
 - ONE DRINKING FOUNTAIN
- RAMADA (EACH WITH):
 - PICNIC TABLE
 - BBQ GRILL
 - TRASH RECEPTACLE
- RECREATIONAL TURF AREA
- BASKETBALL COURT
- BAG TOSS



RYDER RANCH		LANDSCAPE PLAN	SURPRISE, ARIZONA	 Anne D. DeBard PROJECT NO. 29101505 DRAWING NAME LS3 04 OF 17
SCALE (H): 1"=40'	SCALE (V): NONE			
DESIGNED BY: AAY	CHECKED BY: ASD			
DRAWN BY: JAJ	DATE: 9/20/2019			

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Phoenix, Arizona 85020 (602) 944-5500

Kimley»Horn



NWC COTTON LANE
& CACTUS LLC
502-04-002X

PLANTING LEGEND

TREES	BOTANICAL NAME / COMMON NAME
	Acacia aneura / Mulga
	Chilopsis Linearis / Desert Willow
	Parkinsonia 'Sonoran Emerald' / Sonoran Emerald Palo Verde
	Prosopis 'Crown Jewel' / Crown Jewel Mesquite
	Quercus virginiana / Live Oak
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	Rosmarinus officinalis / Upright Rosemary
	Tecoma stans 'Gold Star' / Yellow Bells
	Tecoma x Sunrise / Sunrise Esperanza

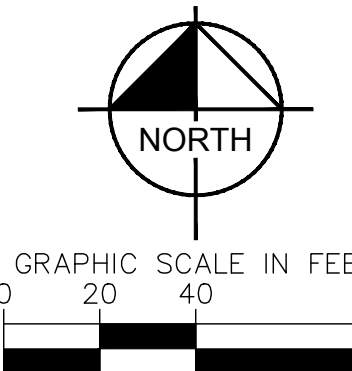
ACCENTS	BOTANICAL NAME / COMMON NAME
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- AMENITIES
- TOT LOT:
 - SHADE COVERED PLAY STRUCTURE
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 - TWO BENCHES
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 - RAMADA (EACH WITH):
 - PICNIC TABLE
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 - BAG TOSS



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

Kimley»Horn

RYDER RANCH
LANDSCAPE PLAN
SURPRISE, ARIZONA

SCALE (H): 1"=40'
SCALE (V): NONE
DESIGNED BY AAV
DRAWN BY JAJ
CHECKED BY ASD
DATE: 9/20/2019

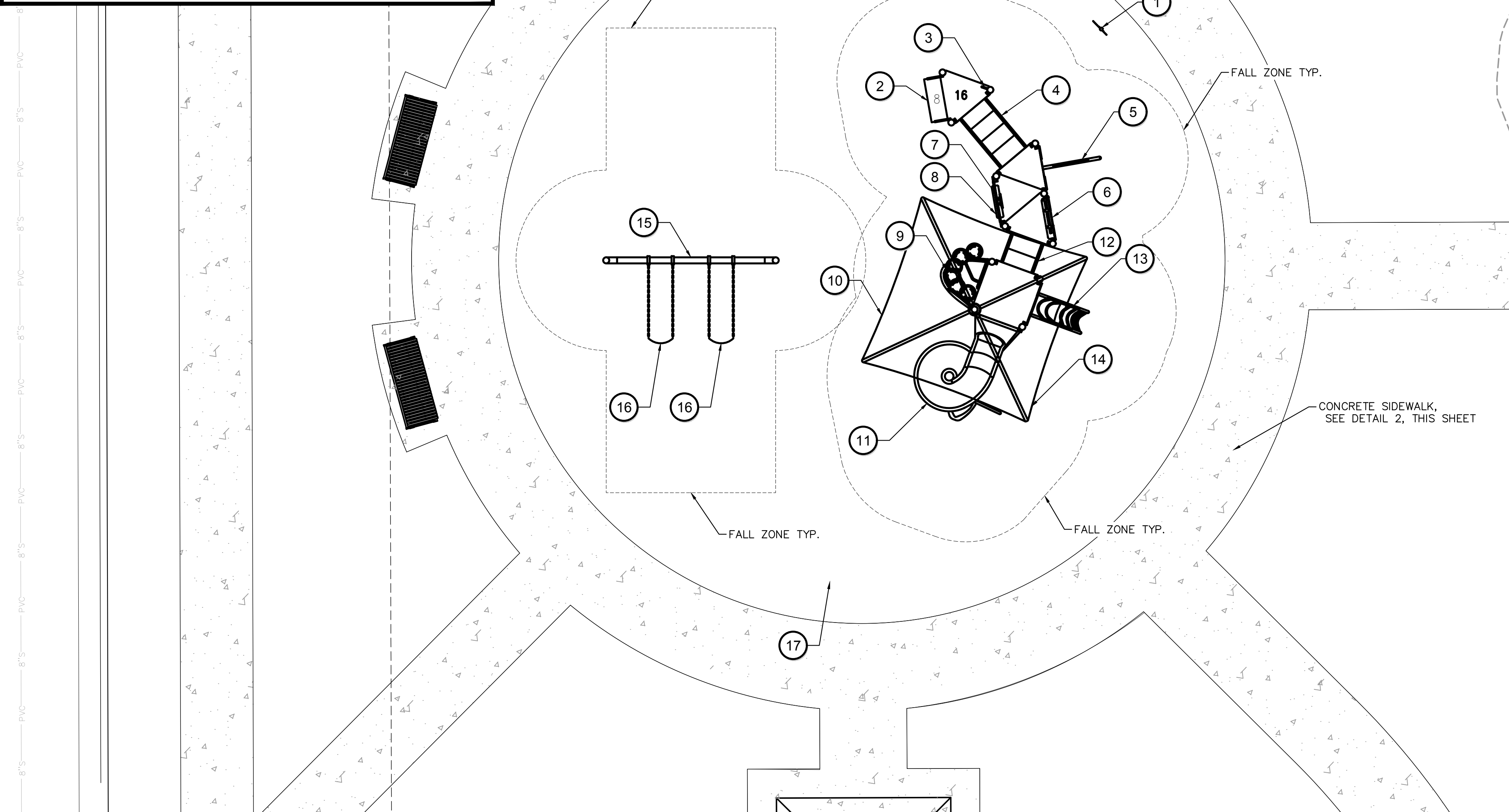


PROJECT NO.
29101505
DRAWING NAME
LS4
05 OF 17

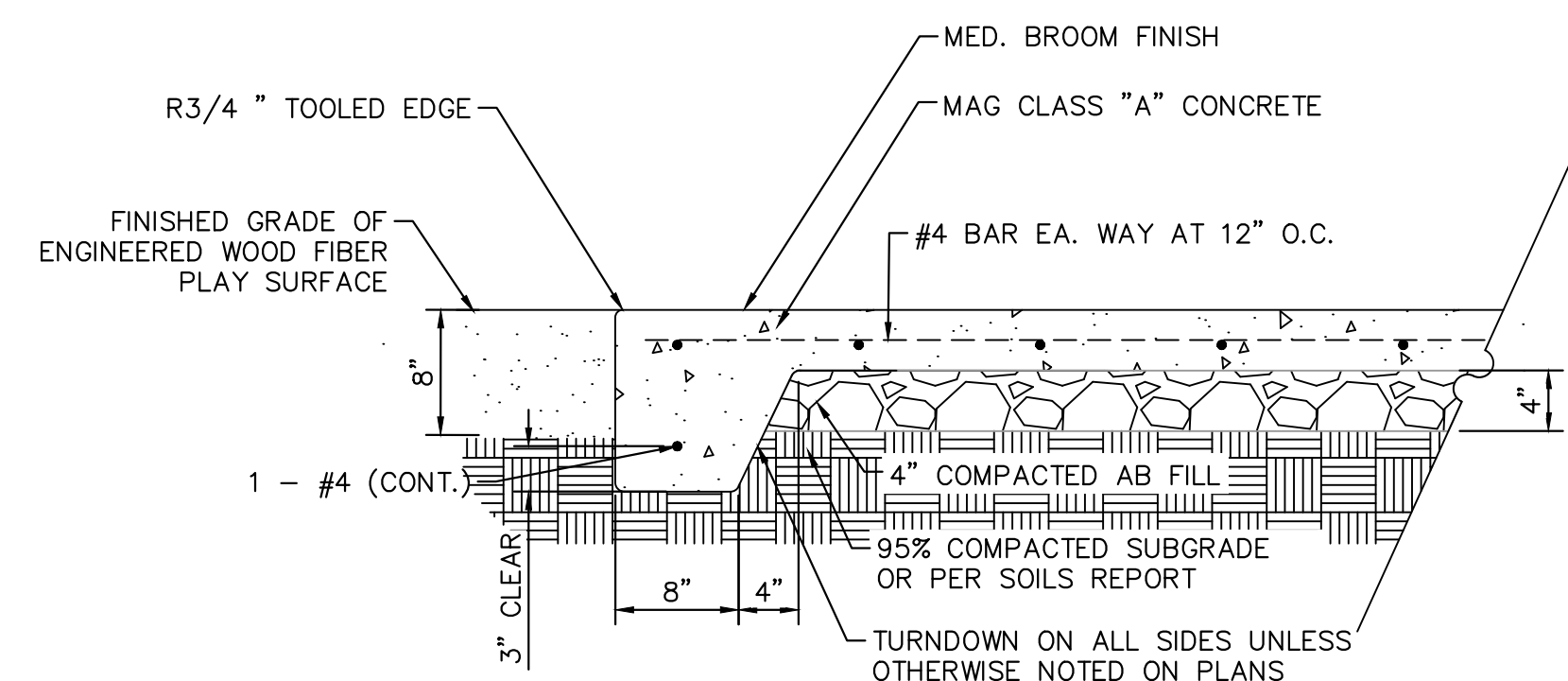
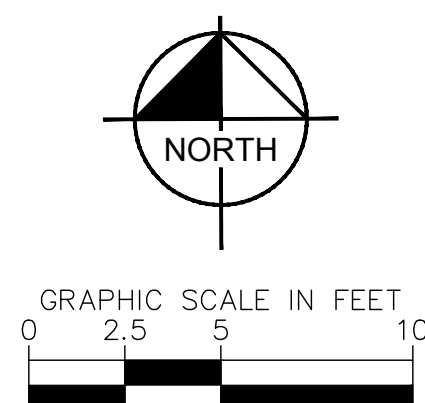
MANUFACTURER: LANDSCAPE STRUCTURES, INC.
REPRESENTATIVE ORGANIZATION: EXERPLAY, INC.
DESCRIPTION: PLAYBOOSTER SERIES.
-OR EQUAL PER THIS DETAIL

SHOP
DRAWING
REQUIRED

SPECIFIED PRODUCTS BY MANUFACTURERS HAVE BEEN IDENTIFIED AS ACCEPTABLE FOR USE IN THE PROJECT BASED ON APPROVED PRODUCT SUBMITTALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL REQUIRED SHOP DRAWINGS, STRUCTURAL DETAILS, FOOTING DESIGN AND OTHER NECESSARY CALCULATIONS PREPARED BY AN ARIZONA STATE LICENSED ENGINEER FOR APPROVAL PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING APPLICATION, PAYING FOR, AND SECURING ANY REQUIRED PERMITS.



NUMBER	DESCRIPTION	NUMBER	DESCRIPTION
1	182503 - WELCOME SIGN (LSI PROVIDED) 5-12 YEARS, DIRECT BURY	11	222708 - WHOOSHWINDER
2	185852 - TRANSFER STEP	12	152907 - DECK LINK W/ BARRIERS & STEEL END PANELS TWO STEPS
3	120901 - GRAB BAR	13	229830 - ARCADE CLIMBER DB ONLY
4	152907 - DECK LINK W/ BARRIERS & STEEL END PANELS FOUR STEPS	14	6"8" RISE KICKPLATE (K.P.1) QTY. (2)
5	176080 - LOGO CLIMBER	15	177332 - SINGLE POST SWING DB ONLY
6	219509 - GOPLEX CLIMBER	16	174018 - BELT SEAT W/ PROGUARD CHAINS 8' BEAM HEIGHT
7	120314 - WIRE BARRIER W/ WHEEL	17	ENGINEERED WOOD FIBER PLAY SURFACE (MEETING ASTM F1292 FOR SAFETY; ASTM F205 FOR PURITY, AND ASTM F1951 FOR WHEELCHAIR ACCESS)
8	115254 - STORE FRONT PANEL (BELOW DECK)		
9	229832- DOT-TO-DOT CLIMBER		
10	154884 - COOLTOPPER SINGLE POST PYRAMID ROOF DB ONLY		



SCALE: 1"= 5'-0"

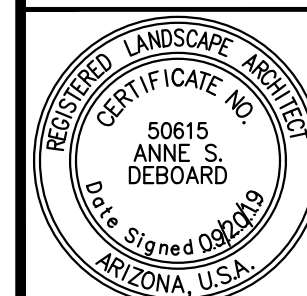
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Kimley»Horn

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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

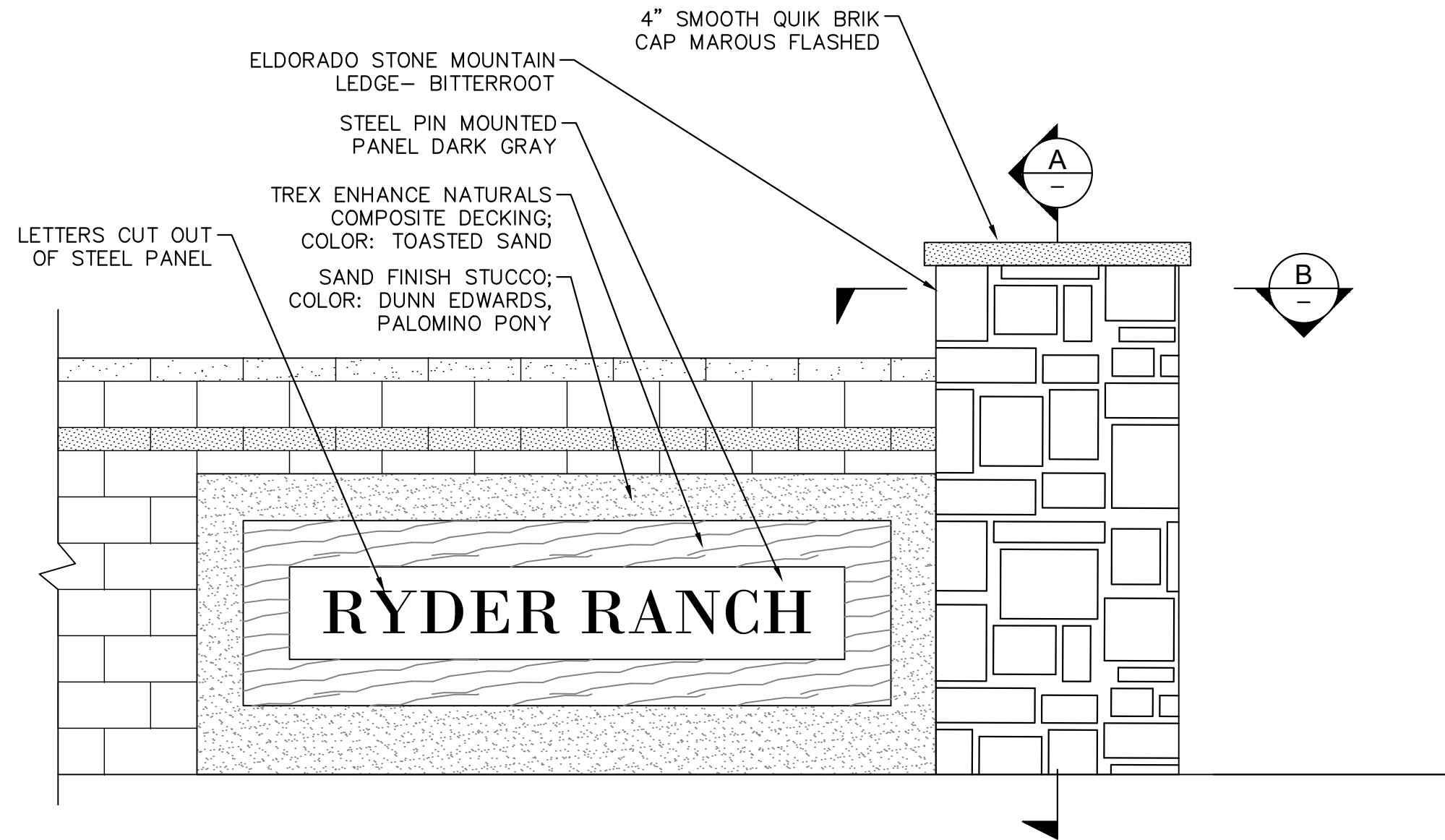
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DRAWN BY: JAJ
CHECKED BY: ASD
DATE: 9/20/2019

RYDER RANCH HARDSCAPE DETAILS SURPRISE, ARIZONA

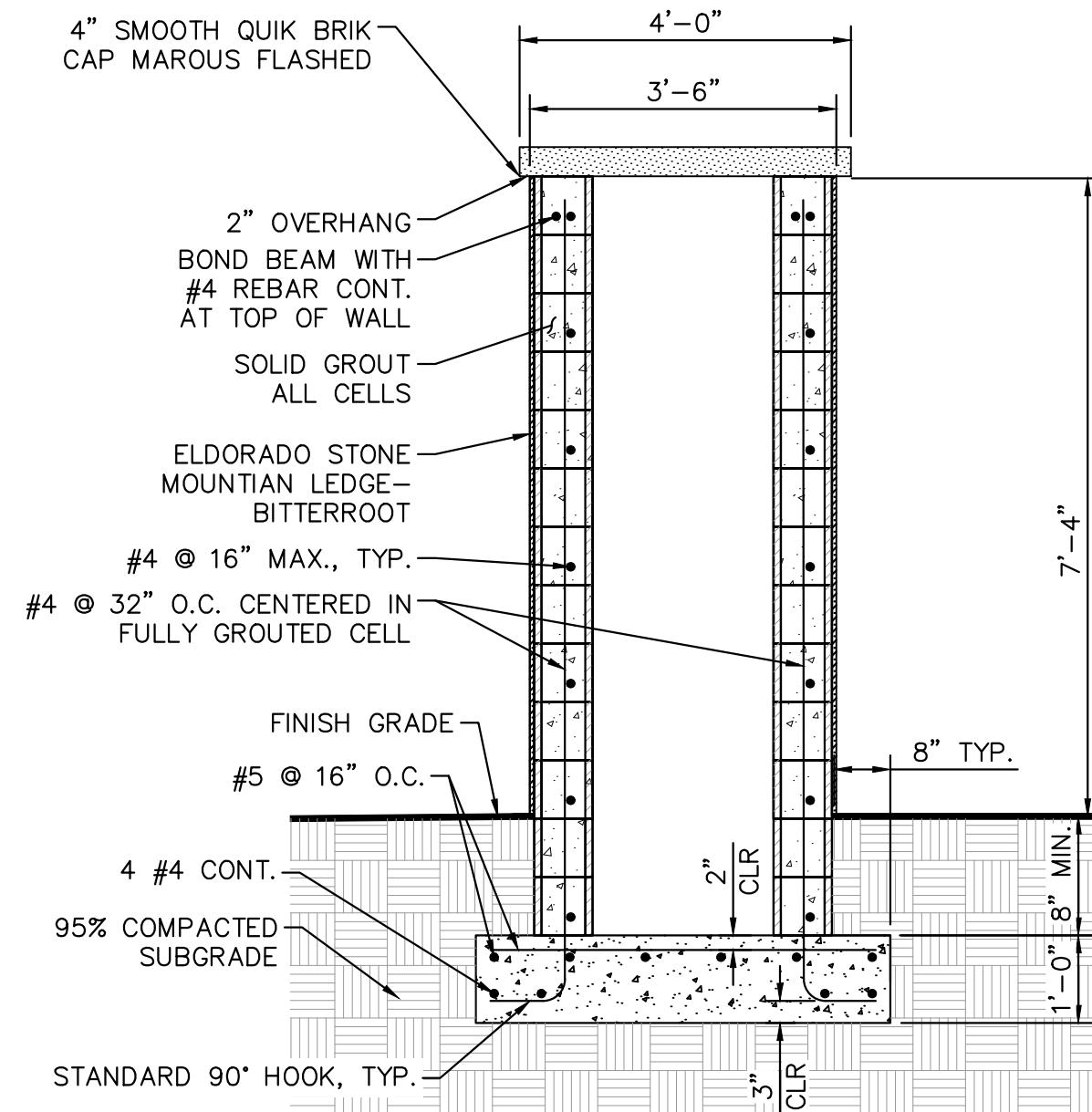


PROJECT NO. 29101505
DRAWING NAME HS_DTLS

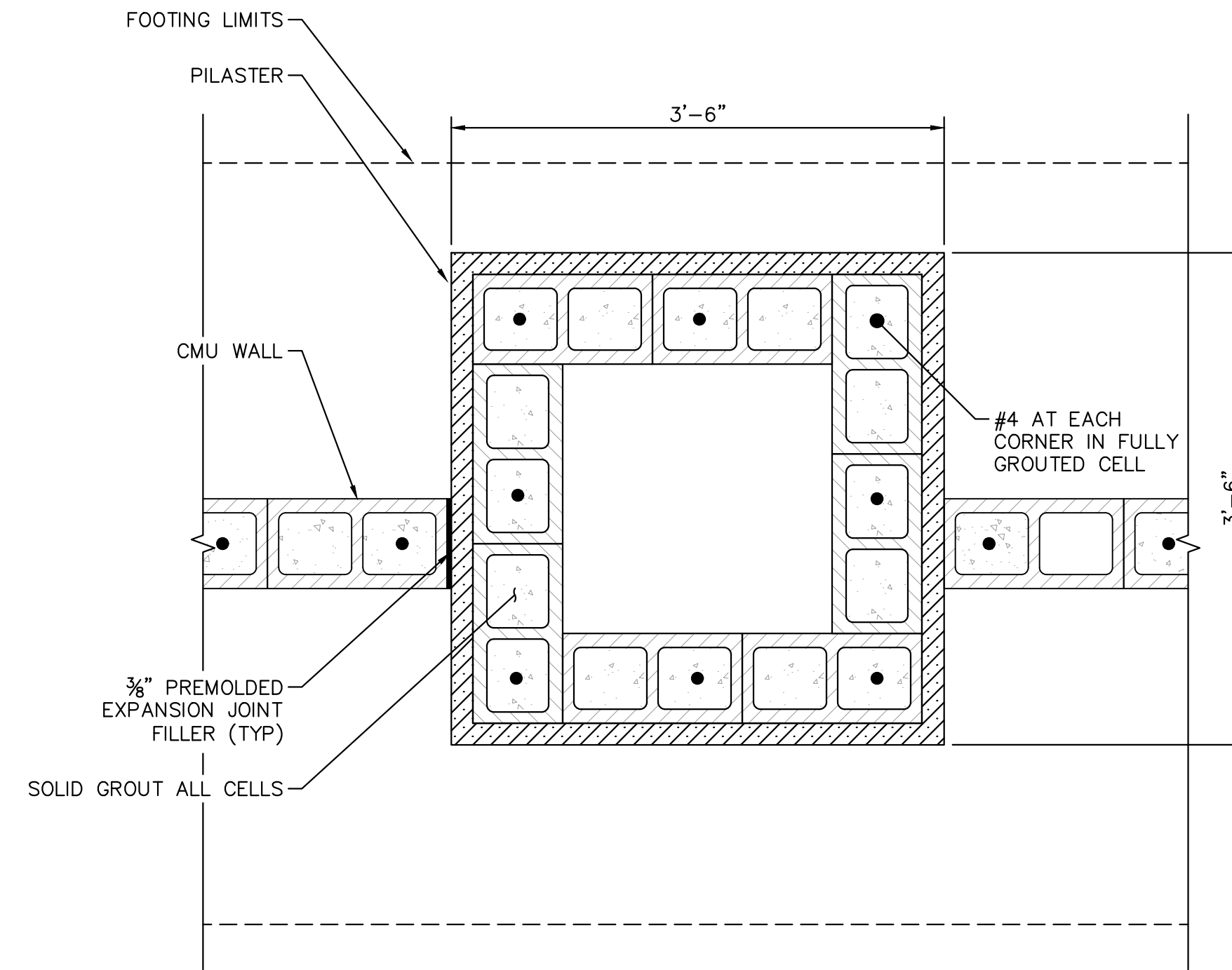
06 OF 17



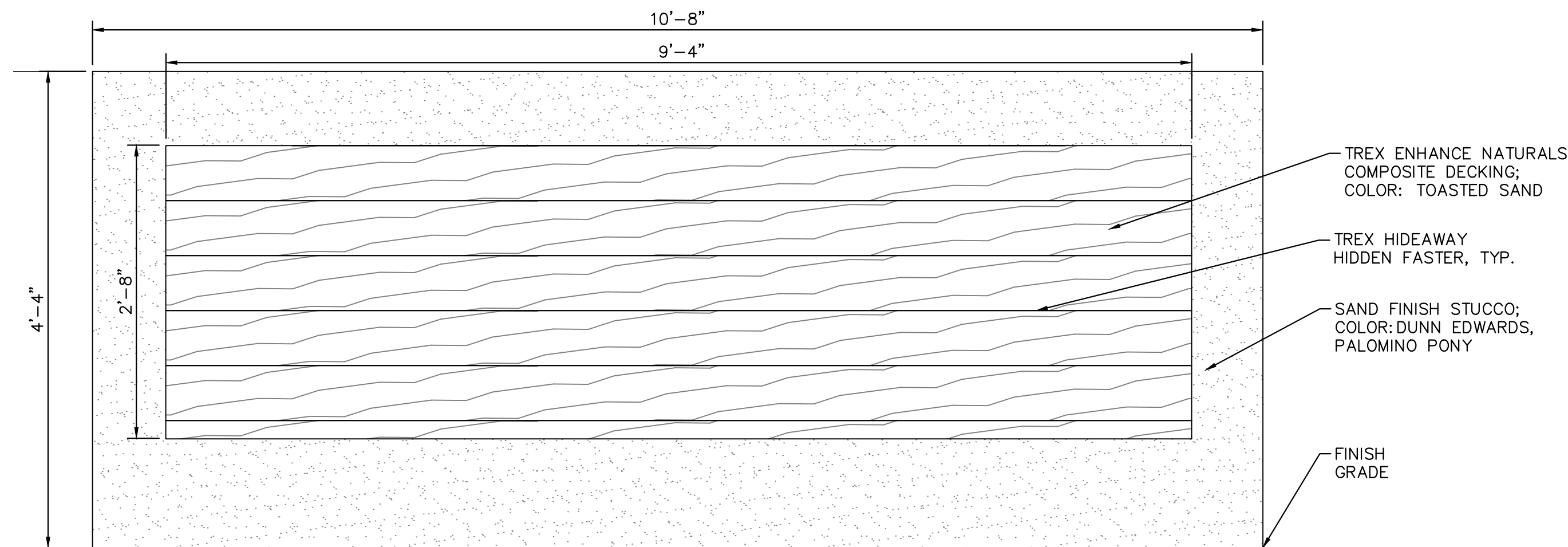
9 MONUMENT SIGN ELEVATION
SCALE: 1/2" = 1'-0"



A MONUMENT COLUMN SECTION A
SCALE: 1/2" = 1'-0"



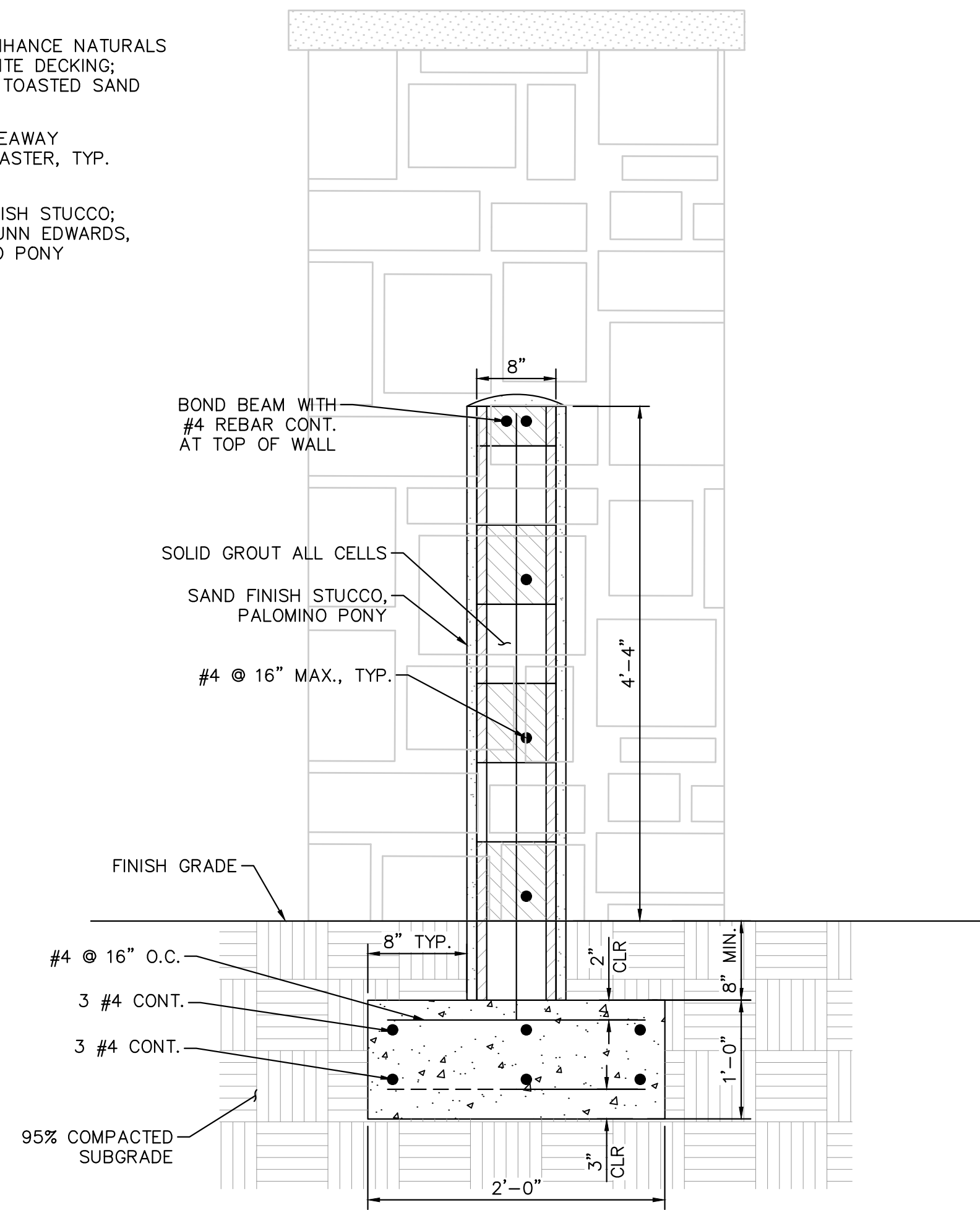
B MONUMENT COLUMN CROSS-SECTION B
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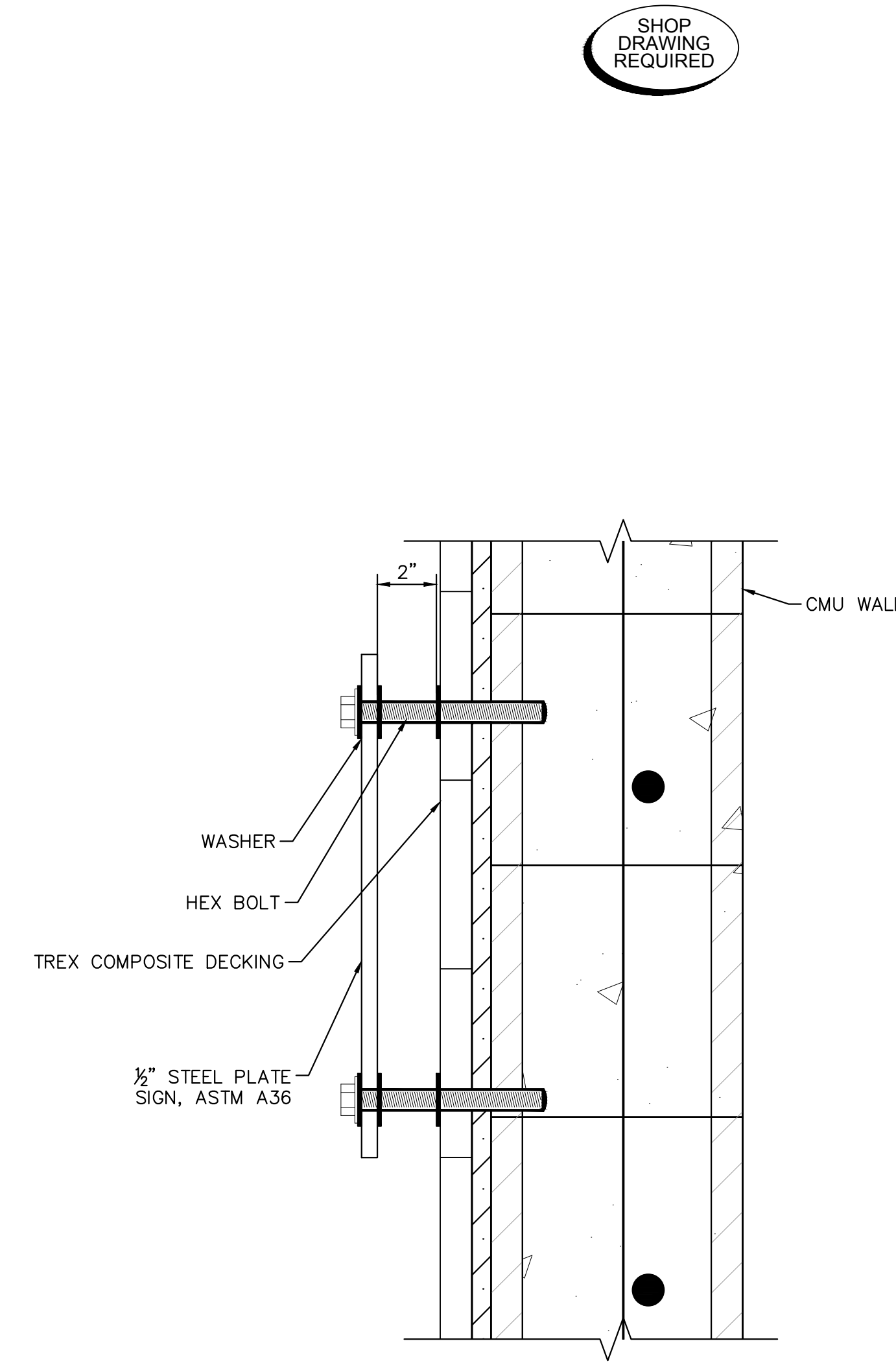
10 STUCCO WALL ELEVATION
SCALE: 1" = 1'-0"



11 MILD STEEL SIGN
SCALE: 1" = 1'-0"



12 STUCCO WALL SECTION
SCALE: 1" = 1'-0"



13 MONUMENT SIGN ATTACHMENT
SCALE: 1" = 1'-0"

		© 2019 KIMLEY-HORN AND ASSOCIATES, INC. 7740 North 16th Street, Suite 300 Phoenix, Arizona 85020 (602) 944-5500
SCALE (H): NONE SCALE (V): NONE DESIGNED BY: AAV DRAWN BY: JAJ CHECKED BY: ASD DATE: 9/20/2019	RYDER RANCH MONUMENT SIGN DETAILS SURPRISE, ARIZONA	REVISION NO. BY DATE APPR.
		PROJECT NO. 29101505 DRAWING NAME HS_01LS 12 OF 17

Date: February 6, 2020

To: Finance

From: Lari Beth Kirkendall, Real Property Manager

Re: FS19-364 Final Plat Ryder Ranch Right of Way Valuation

The Value of the Right of Way associated with the Ryder Ranch Final Plat FS19-364 is \$778,350.00.

The area being dedicated as right-of-way is 155,670 square feet. The value of the land is \$5.00/sq foot.



**DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND**

11 June 2019

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon St.
Luke AFB AZ 85309-1629

Ms. Allysa Robinson
City of Surprise Planning Department
16000 North Civic Center Plaza
Surprise AZ 85374

Re: FS19-364; Ryder Ranch (APN: 502-04-002E, 502-04-023E, & 502-04-022A)

Dear Ms. Robinson

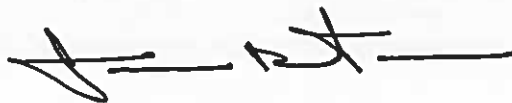
Thank you for the opportunity to provide comments for the Final Plat Application for Ryder Ranch. The site sits on 38.5 acres of vacant land located at southeast corner of Cotton Lane and Sweetwater Avenue. The request is to develop the site into approximately 145 single-family residential lots for an overall gross density of 3.76 du/ac. The site is 2.40 miles outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. This project, with a density of 3.76 du/ac meets these guidelines.

As stated in the narrative, at the location above, this final plat request will not have a negative impact on the Luke AFB flight operations. The site will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. If approved, we recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents/tenants about Luke AFB operations.

If you have any questions, please contact my Community Planner, Mr. Reggie Christianson at (623) 856-9981.

Sincerely

A handwritten signature in black ink, appearing to read 'JRM', followed by a horizontal line.

JAMES R. MITCHELL

cc:

Colonel Michael S. Richardson, Vice Commander, 56th Fighter Wing

Ms. Cindy L. Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing



Ryder Ranch

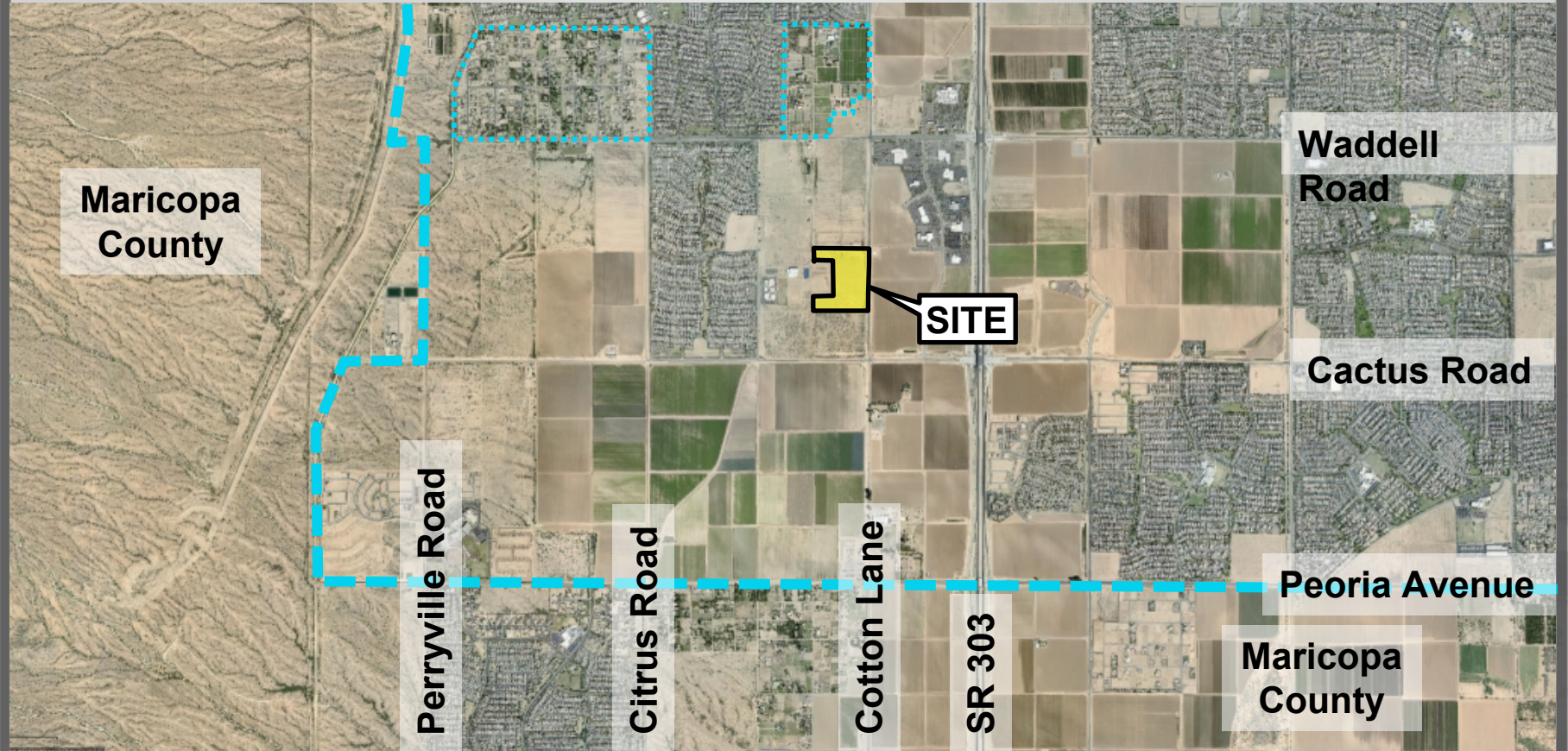
FS19-364

Final Plat

City Council – March 3, 2020

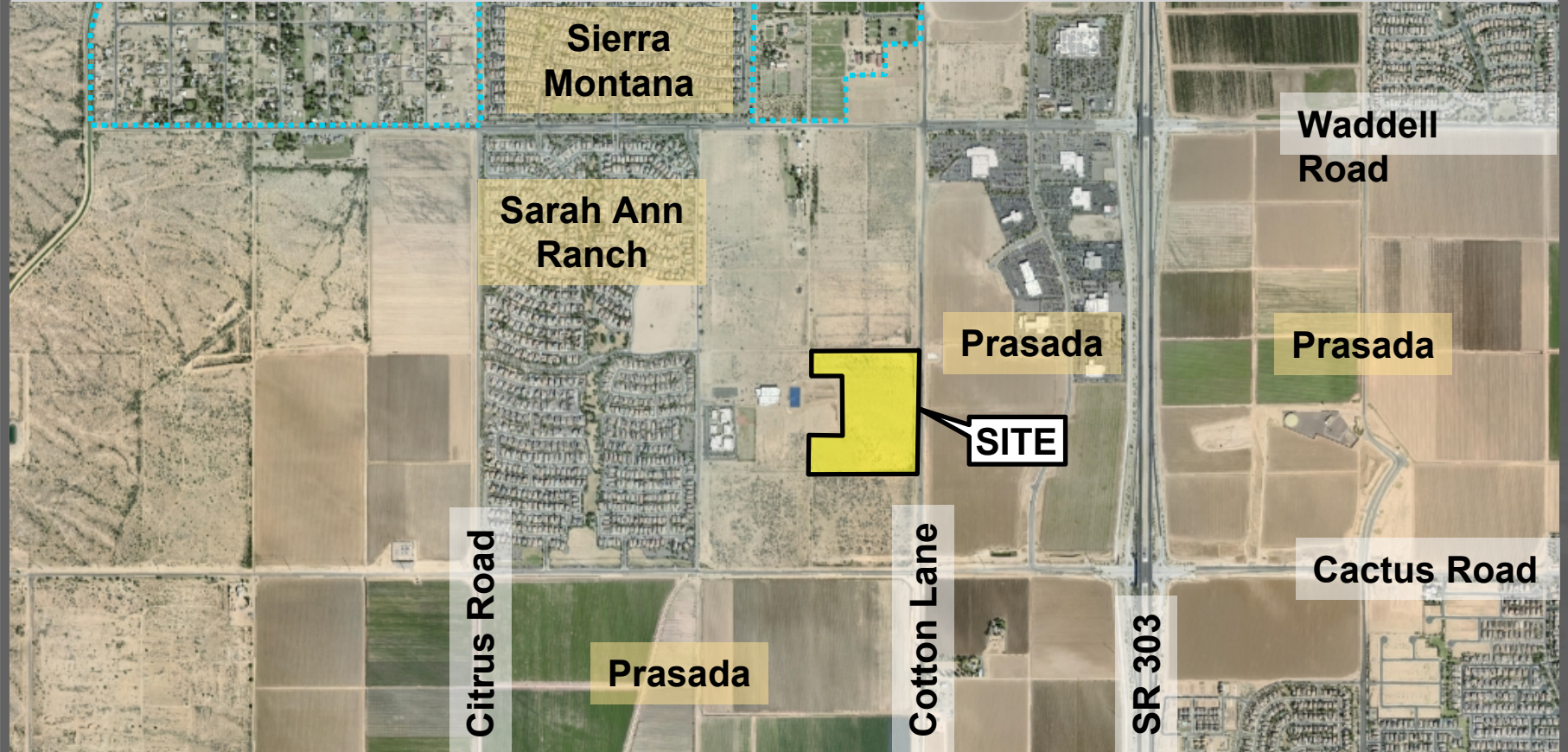
VICINITY MAP

FS19-364



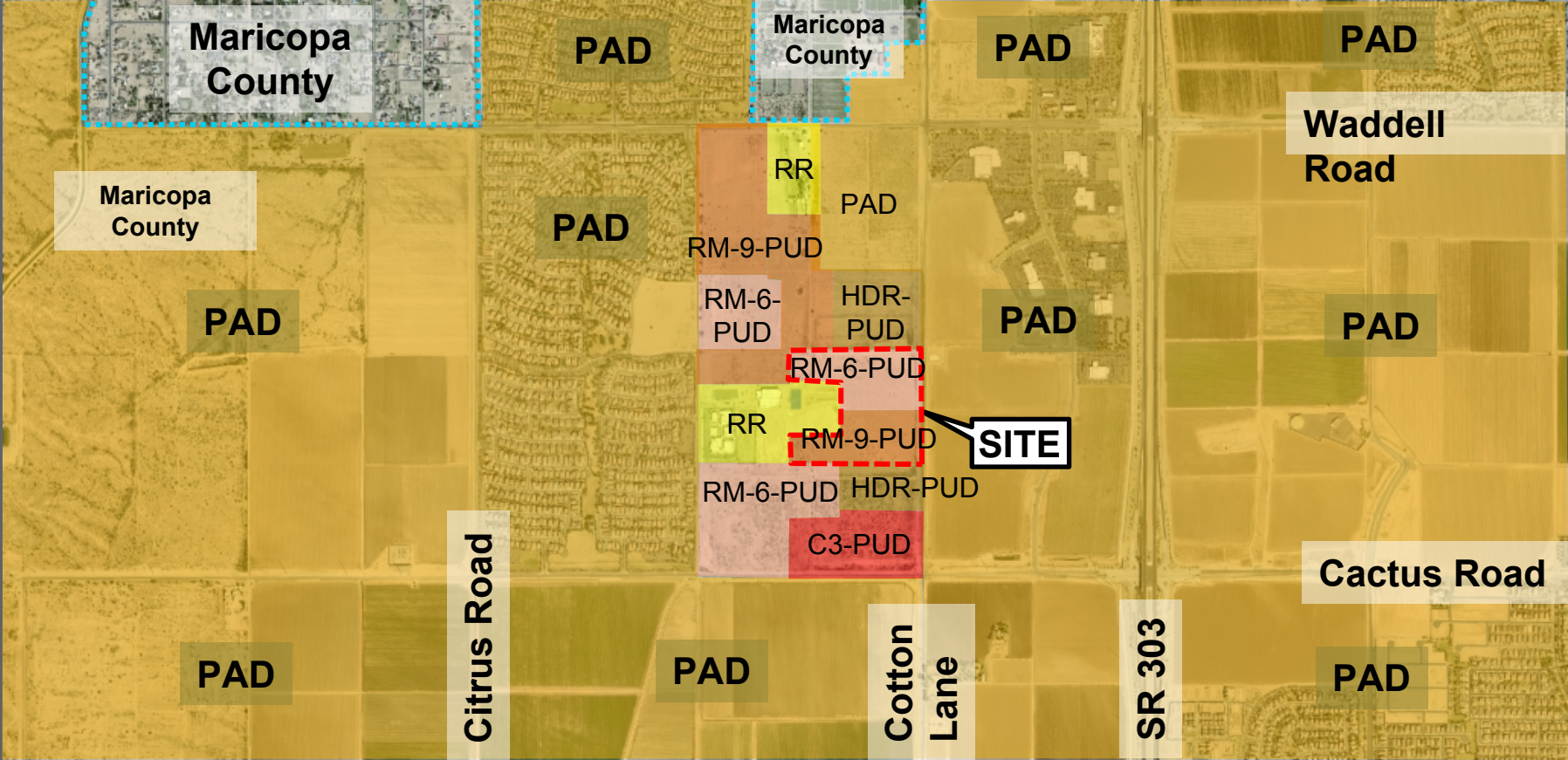
VICINITY MAP

FS19-364



ZONING MAP

FS19-364



175th Avenue

Paradise
Education

38.56 Acres

Cotton Lane

175th Avenue

Paradise
Education

Cotton Lane

66
55' x 100' Lots

79
40' x 100' Lots

Lotting Product

175th Avenue

Paradise
Education

Cotton Lane

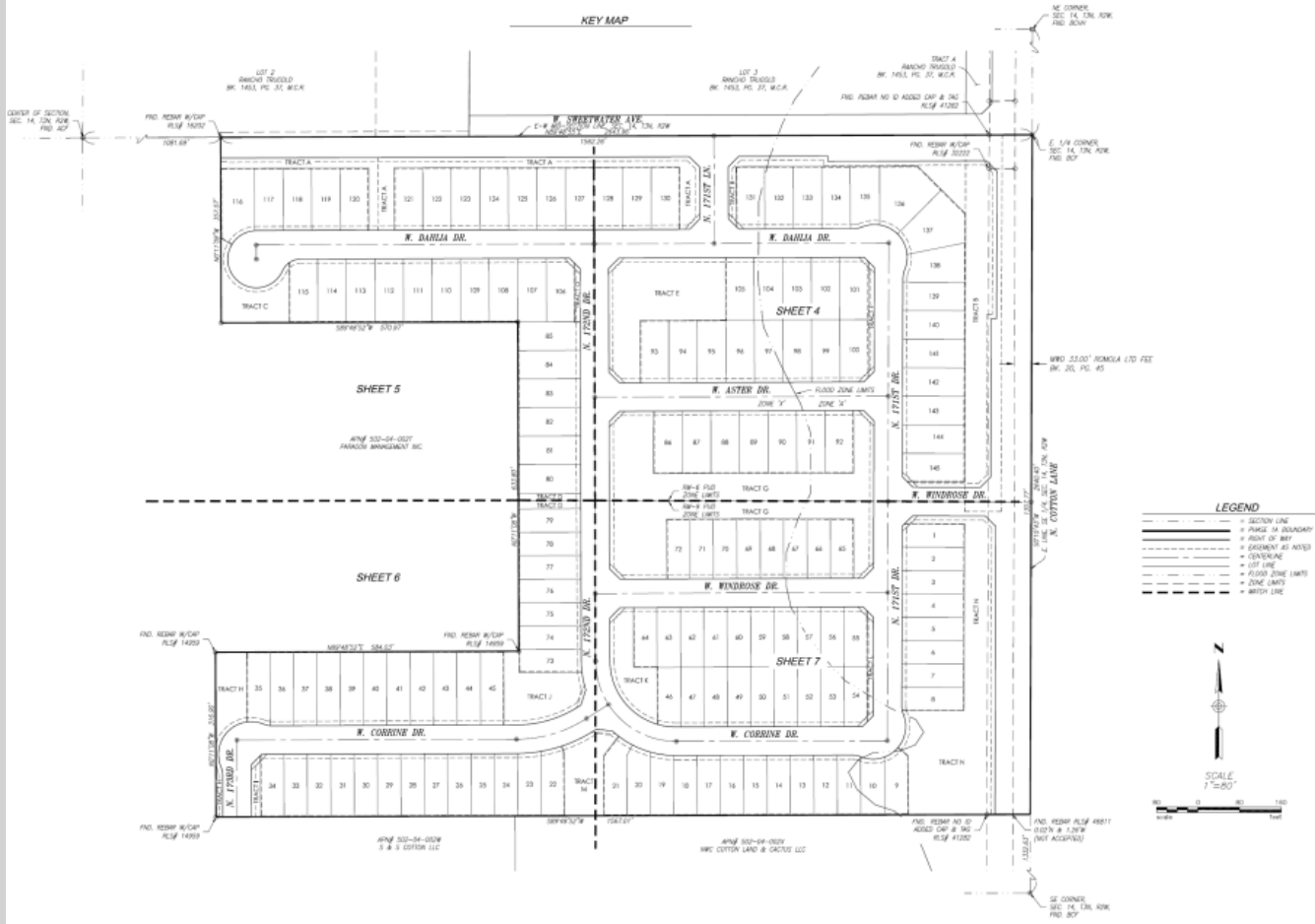
Access

175th Avenue

Paradise
Education

Cotton Lane

Access



HUBBARD ENGINEERING
www.hubbardengineering.com

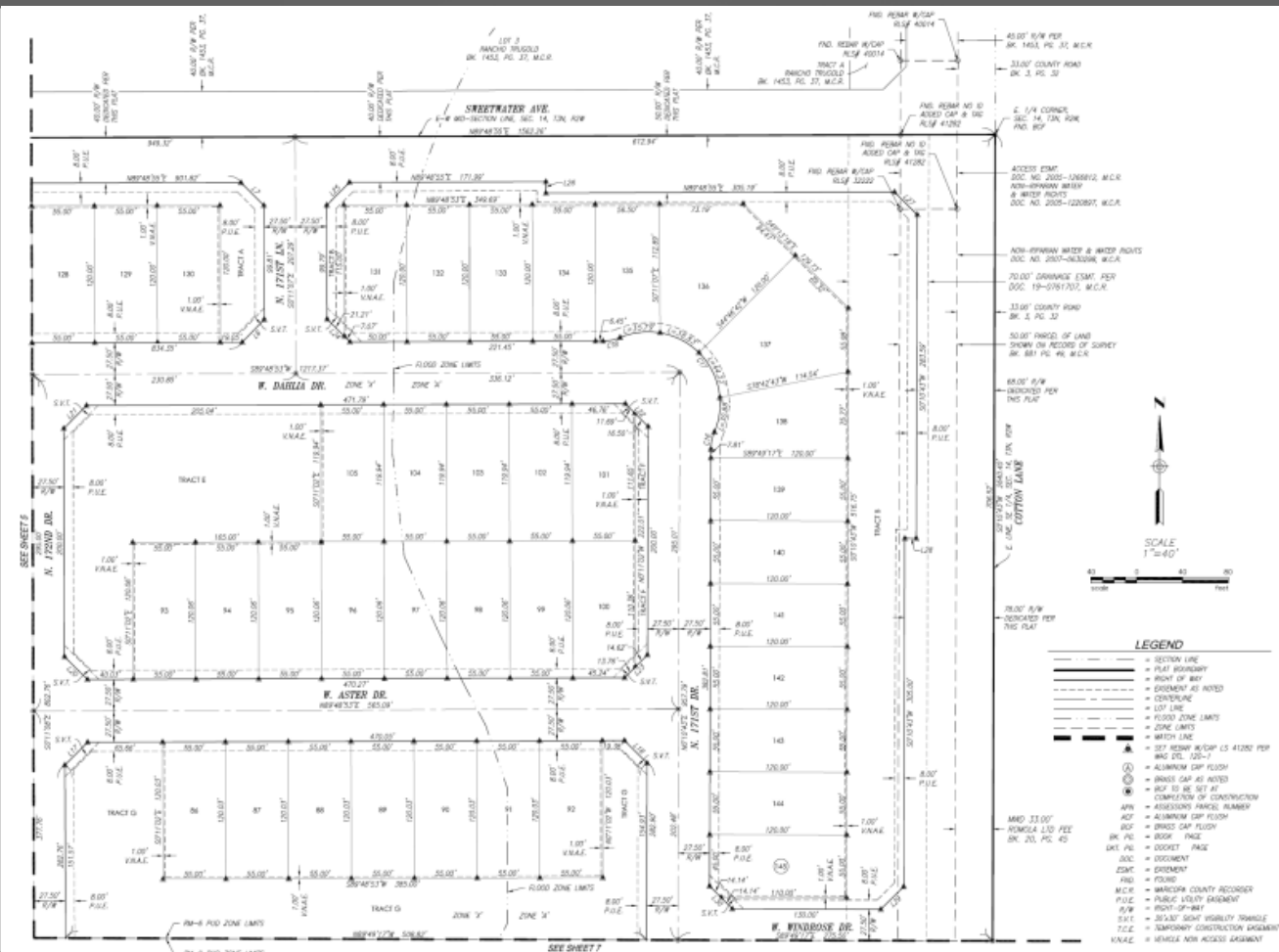
RYDER RANCH
FINAL PLAT
City of Surprise, Maricopa County, Arizona

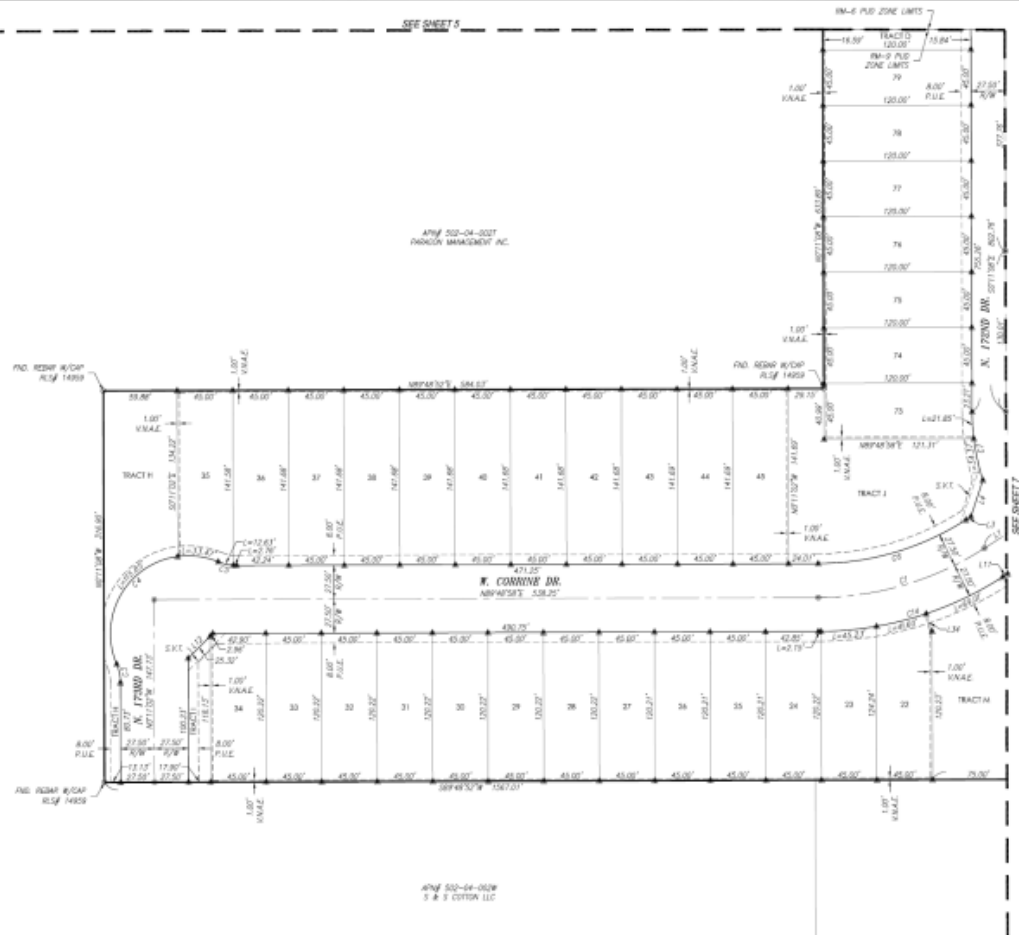
Project No. 18153
Date 02/07/19
Project Eng. [Signature]
Project Manager [Signature]
Project Engineer [Signature]

Sheet 3 of 7

FINAL PLAT

FINAL PLAT





FINAL PLAT





**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: March 3, 2020 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 5
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, "A Replat of Graham Ranch Estates Rural Subdivision" and dated December 30, 2019, an approximately 9.54 acre property located east of the northeast corner of Reems Road and Tierra Buena Lane.

Motion:

I move to approve the Final Plat entitled "A Replat of Graham Ranch Estates Rural Subdivision" and dated December 30, 2019.

Background:

Allen Consulting Engineers, on behalf of John Graham, seeks approval of a Final Plat to reconfigure properties for sale.

Objective Analysis:

The proposed Replat will reconfigure eight (8) existing parcels into four (4) properties.

Policy Compliant:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area which supports residential uses.

Financial Impact:

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

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

1. SR - FS19-744 - Graham Ranch Estates - CC Staff Report - 030320
2. 01 - FS19-744 - Graham Ranch Estates - Vicinity - 030320
3. 02 - FS19-744 - Graham Ranch Estates - Plat - 030320

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: FS19-744

Project Name: Graham Ranch Estates

Council District: 5

City Council Date: March 3, 2020

Planner: Hobart Wingard, Planner II

Owner: John Graham

Applicant: Allen Consulting Engineers

Request: Final Plat for a four (4) lot, single-family residential subdivision in the Residential Ranch (RR) zoning district

Site Location: Generally, East of the northeast corner of Reems Road and Tierra Buena Lane

Site Size: 9.54 acres (approx.)

Density: 0.42 DU/Ac

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035
- The proposed Final Plat is consistent with the Surprise Municipal Code

Alternative Actions:

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

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

Additional Information:

44 Allen Consulting Engineers, on behalf of John Graham, seeks approval of a Final Plat to reconfigure
45 residential lots on 9.54 acres within the Paradise Acres Neighborhood.

46

47 The subject Final Plat request involves reconfiguring the lot layout for the Graham Ranch Estates
48 subdivision located east of the northeast corner of Reems Road and Tierra Buena Lane.

49

50 Originally, the subject property was subdivided into eight (8) parcels. This layout required a private
51 street to provide access to the parcels towards the north. To reduce costs, the applicant is proposing
52 to reconfigure the properties to provide four (4) parcels that will gain access from the existing Tierra
53 Buena Lane.

54

55 **Attachments:**

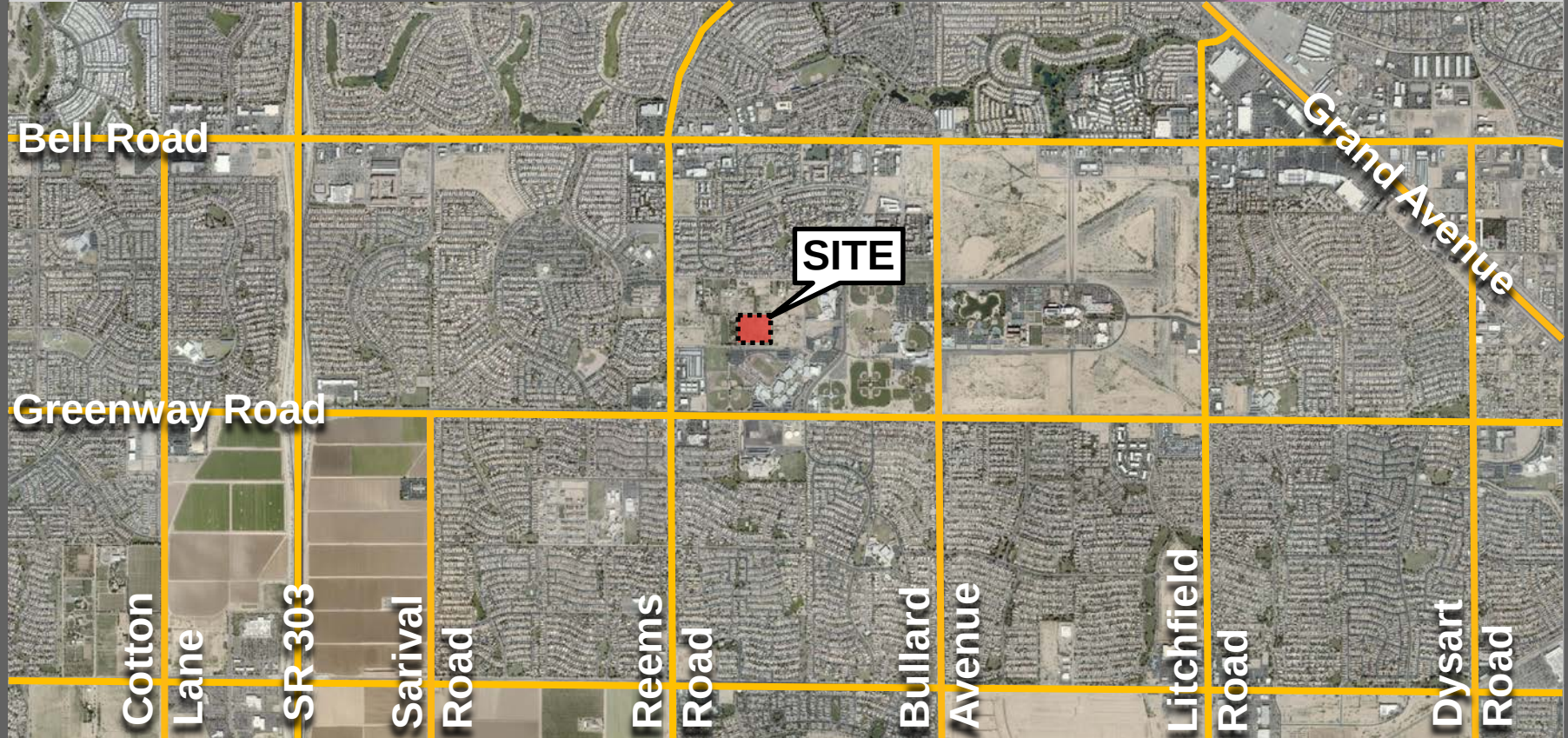
56

57 01 Vicinity Map

58 02 Final Plat

VICINITY MAP

FS19-744
Graham Ranch Estates



CONTEXT MAP

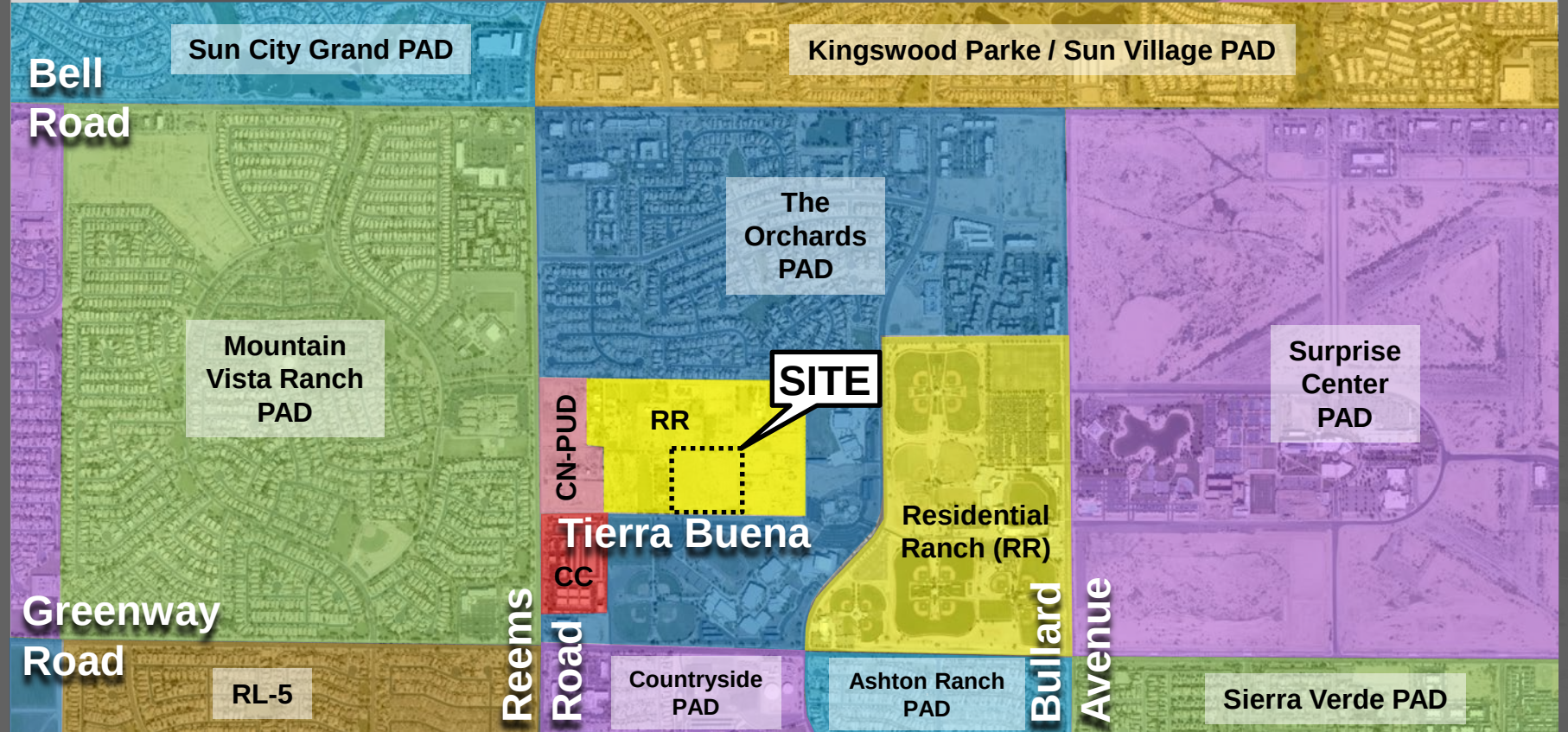
FS19-744

Graham Ranch Estates



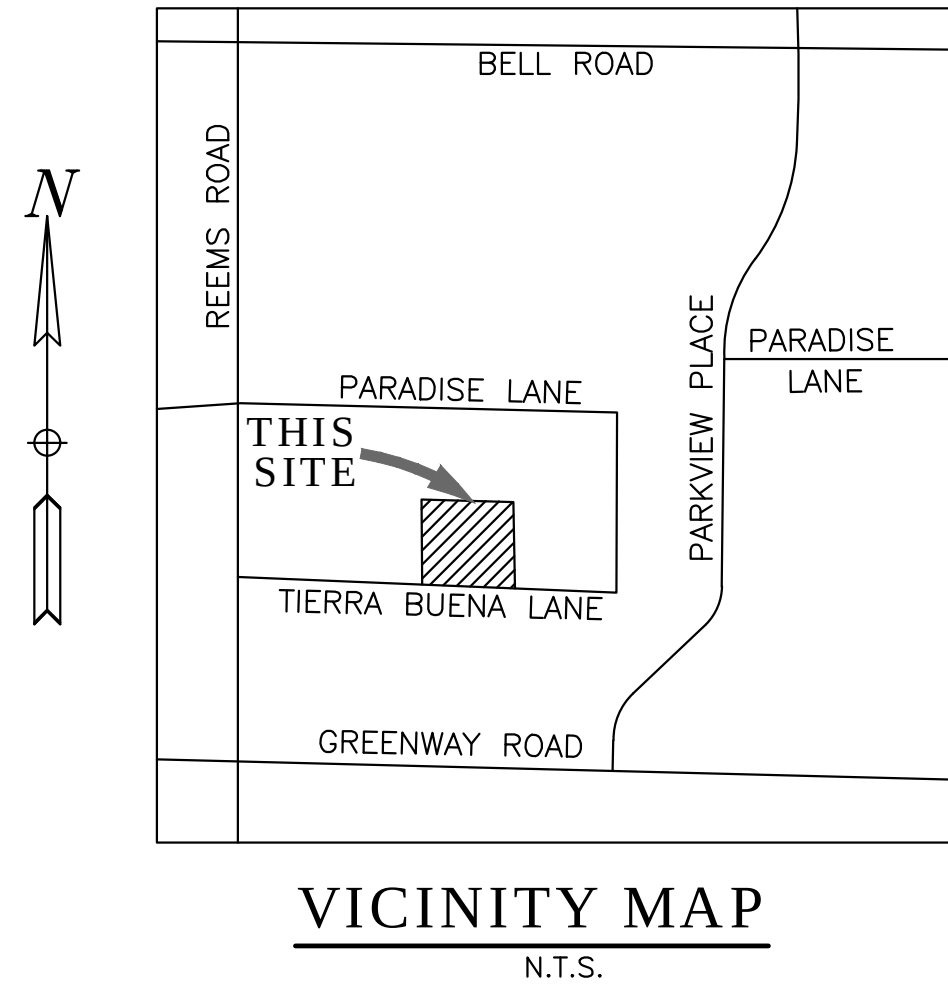
ZONING MAP

FS19-744
Graham Ranch Estates



A REPLAT OF
GRAHAM RANCH ESTATES RURAL SUBDIVISION
LOTS 1-8, BOOK 909 OF MAPS, PAGE 47, M.C.R.

A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST
QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE
1 WEST OF THE GILA & SALT RIVER BASIN & MERIDIAN, MARICOPA COUNTY, ARIZONA



DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE THOMAS WILLIAM GRAHAM IRREVOCABLE TRUST, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "A REPLAT OF GRAHAM RANCH ESTATES" A SUBDIVISION LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF " A REPLAT OF GRAHAM RANCH ESTATES" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSION OF EACH LOT, AND THAT EACH LOT, SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

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

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHT-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 ACCEPTABLE BY FORMAL COUNCIL ACTION.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS ____ DAY OF _____, 2020.

BY: _____,
_____, TRUSTEE

BY: _____,
_____, TRUSTEE

APPROVALS - FINAL PLAT

CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS PLAT REVIEW 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

THE SOUND ATTENUATION AND OVERFLIGHT

PUBLIC NOTICE

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

RELEASE OF LIABILITY

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

GRADING AND EXCAVATION

THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE ENGINEERING DEPARTMENT.

FLOOD ZONE

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 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.

NOTES

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.

GENERAL PLAN

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.

GRADING AND EXCAVATION

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

ACKNOWLEDGMENT

BEFORE ME THIS ____ DAY OF _____, 2020,
_____, PERSONALLY APPEARED BEFORE ME, THE
UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED THEMSELVES TO BE THE
LEGAL OWNERS OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT
TOM AND LAURIE GRAHAM, AS OWNERS, EXECUTED THIS INSTRUMENT FOR
PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

OWNERS

LOT'S 1-8
THOMAS WILLIAM GRAHAM IRREVOCABLE TRUST
P.O. BOX 931
BLACK CANYON CITY, ARIZONA 85324

BASIS OF BEARINGS

THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 5 BEARS NORTH 88°59'40" WEST, ACCORDING TO BOOK 909 OF MAPS, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA.

LOT TABLE

NAME	AREA (SF)	AREA (AC.)
1	103,835	2.3837
2	103,865	2.3844
3	103,909	2.3854
4	103,864	2.3843
TOTALS	415,473	9.5378

CERTIFICATION:

I, ANTHONY N. ZAUGG, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS RESULTS OF SURVEY, CONSISTING OF 3 SHEET(S), CORRECTLY REPRESENTS A SURVEY DONE UNDER MY SUPERVISION DURING THE MONTH OF JULY, 2019; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN; THAT THEIR POSITIONS ARE CORRECT AND ACCURATE AS SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Anthony N. Zaugg
ANTHONY N. ZAUGG LS #41076



DATE
▲ ▲ ▲ ▲

	ALLEN CONSULTING ENGINEERS, INC.	4111 E VALLEY AUTO DRIVE SUITE 103 MESA, ARIZONA 85206 PHONE (480) 844-1666 E-MAIL: ace@allenconsultengr.com
	REPLAT OF GRAHAM RANCH ESTATES RURAL SUBDIVISION SURPRISE, ARIZONA FS19-744	
JOB NUMBER	93709	SHEET 1 OF 3
DRAWING	REPLAT_CD.V	
DRAFTSMAN	CHECKED BY	DATE 12-09-19

PARENT PARCEL LEGAL DESCRIPTIONS

LOTS 1 THROUGH 8 OF GRAHAM RANCH ESTATES AS RECORDED IN BOOK 909 OF MAPS, PAGE 47, M.C.R.

LEGAL DESCRIPTION

LOT 1

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5, SAID POINT BEING A FOUND BRASS CAP IN A HANDHOLE;
THENCE SOUTH 88°44'29" EAST ALONG THE EAST–WEST SOUTH LINE OF SAID SECTION 5 A DISTANCE OF 1315.92 FEET;
THENCE NORTH 00°34'06" EAST, 1351.89 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°34'06" EAST, 630.92 FEET;
THENCE SOUTH 88°55'52" EAST, 164.62 FEET;
THENCE SOUTH 00°34'06" EAST, 631.11 FEET;
THENCE NORTH 88°52'04" WEST, 164.63 FEET TO THE POINT OF BEGINNING.

LOT 2

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5, SAID POINT BEING A FOUND BRASS CAP IN A HANDHOLE;

THENCE SOUTH 88°44'29" EAST ALONG THE EAST–WEST SOUTH LINE OF SAID SECTION 5 A DISTANCE OF 1315.92 FEET;
THENCE NORTH 00°34'06" EAST, 1351.89 FEET;
THENCE SOUTH 88°52'04" EAST, 164.63 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°34'06" WEST, 631.11 FEET;
THENCE SOUTH 88°55'52" EAST, 164.62 FEET;
THENCE SOUTH 00°34'06" EAST, 631.29 FEET;
THENCE NORTH 88°52'04" WEST, 164.63 FEET TO THE POINT OF BEGINNING.

LOT 3

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5, SAID POINT BEING A FOUND BRASS CAP IN A HANDHOLE;

THENCE SOUTH 88°44'29" EAST ALONG THE EAST–WEST SOUTH LINE OF SAID SECTION 5 A DISTANCE OF 1315.92 FEET;
THENCE NORTH 00°34'06" EAST, 1321.89 FEET;
THENCE SOUTH 88°52'04" EAST, 658.32 FEET;
THENCE NORTH 00°33'03" WEST, 30.01 FEET;
THENCE NORTH 88°52'04" WEST, 164.43 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88°52'04" WEST, 164.65 FEET;
THENCE NORTH 00°34'06" WEST, 631.29 FEET;
THENCE SOUTH 88°55'52" EAST, 164.64 FEET;
THENCE SOUTH 00°34'06" EAST, 631.47 FEET TO THE POINT OF BEGINNING.

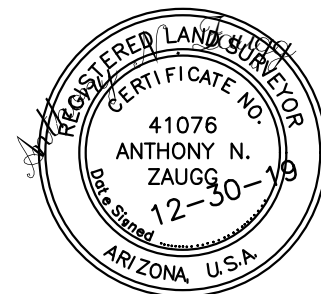
LOT 4

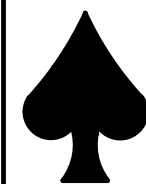
A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5, SAID POINT BEING A FOUND BRASS CAP IN A HANDHOLE;

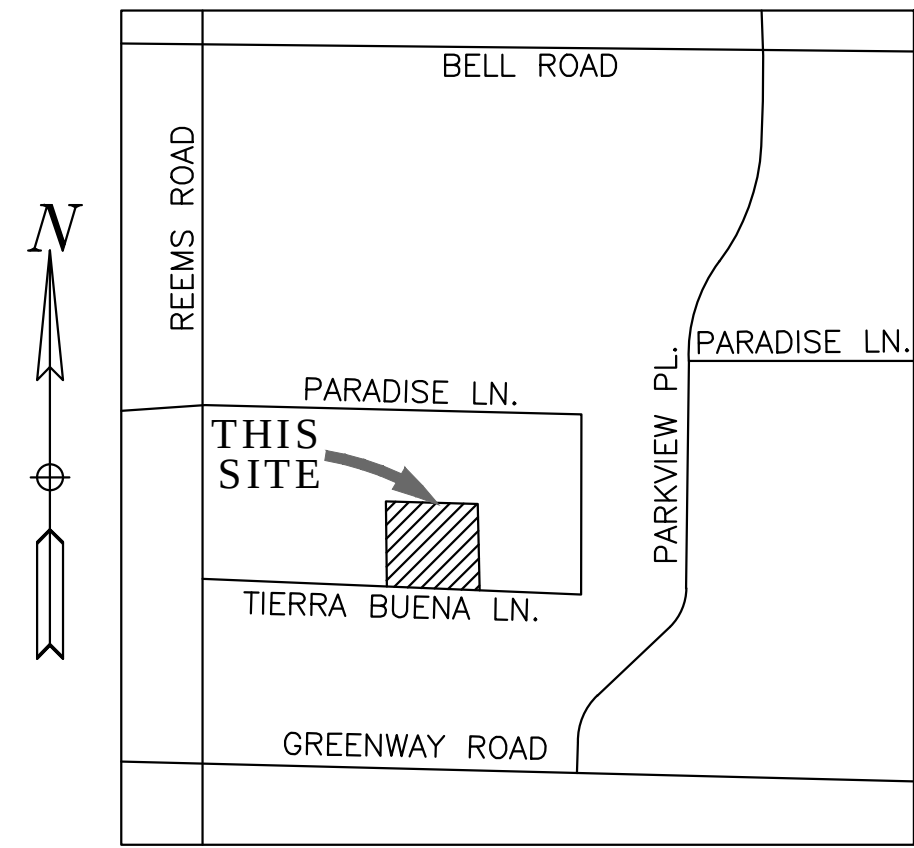
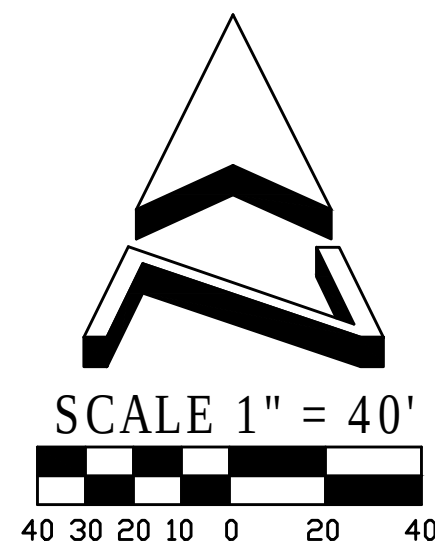
THENCE SOUTH 88°44'29" EAST ALONG THE EAST–WEST SOUTH LINE OF SAID SECTION 5 A DISTANCE OF 1315.92 FEET;
THENCE NORTH 00°34'06" EAST, 1321.89 FEET;
THENCE SOUTH 88°52'04" EAST, 658.32 FEET;
THENCE NORTH 00°33'03" WEST, 30.01 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 88°52'04" WEST, 164.43 FEET;
THENCE NORTH 00°34'06" WEST, 631.47 FEET;
THENCE SOUTH 88°55'52" EAST, 164.62 FEET;
THENCE SOUTH 00°33'03" EAST, 631.65 FEET TO THE POINT OF BEGINNING.

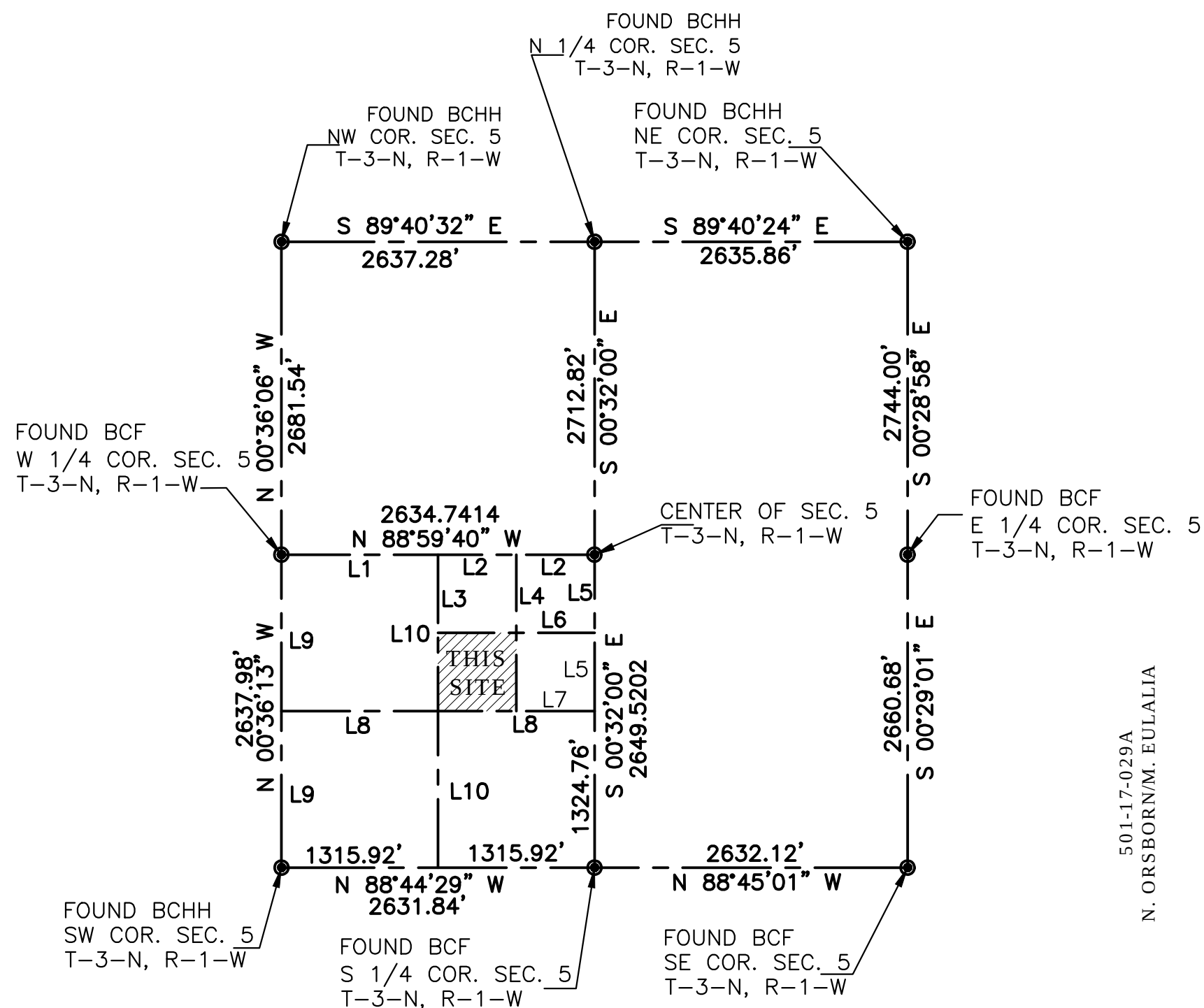


 ALLEN CONSULTING ENGINEERS, INC. 4111 E VALLEY AUTO DRIVE SUITE 103 MESA, ARIZONA 85206 PHONE (480) 844-1666 E-MAIL: ace@allenconsultengr.com		
REPLAT OF GRAHAM RANCH ESTATES RURAL SUBDIVISION SURPRISE, ARIZONA FS19-744		
JOB NUMBER	93709	SHEET 2 OF 3
DRAWING	LOT-SPLIT-LEGAL	
DRAFTSMAN	CHECKED BY	DATE 12-09-19

DATE



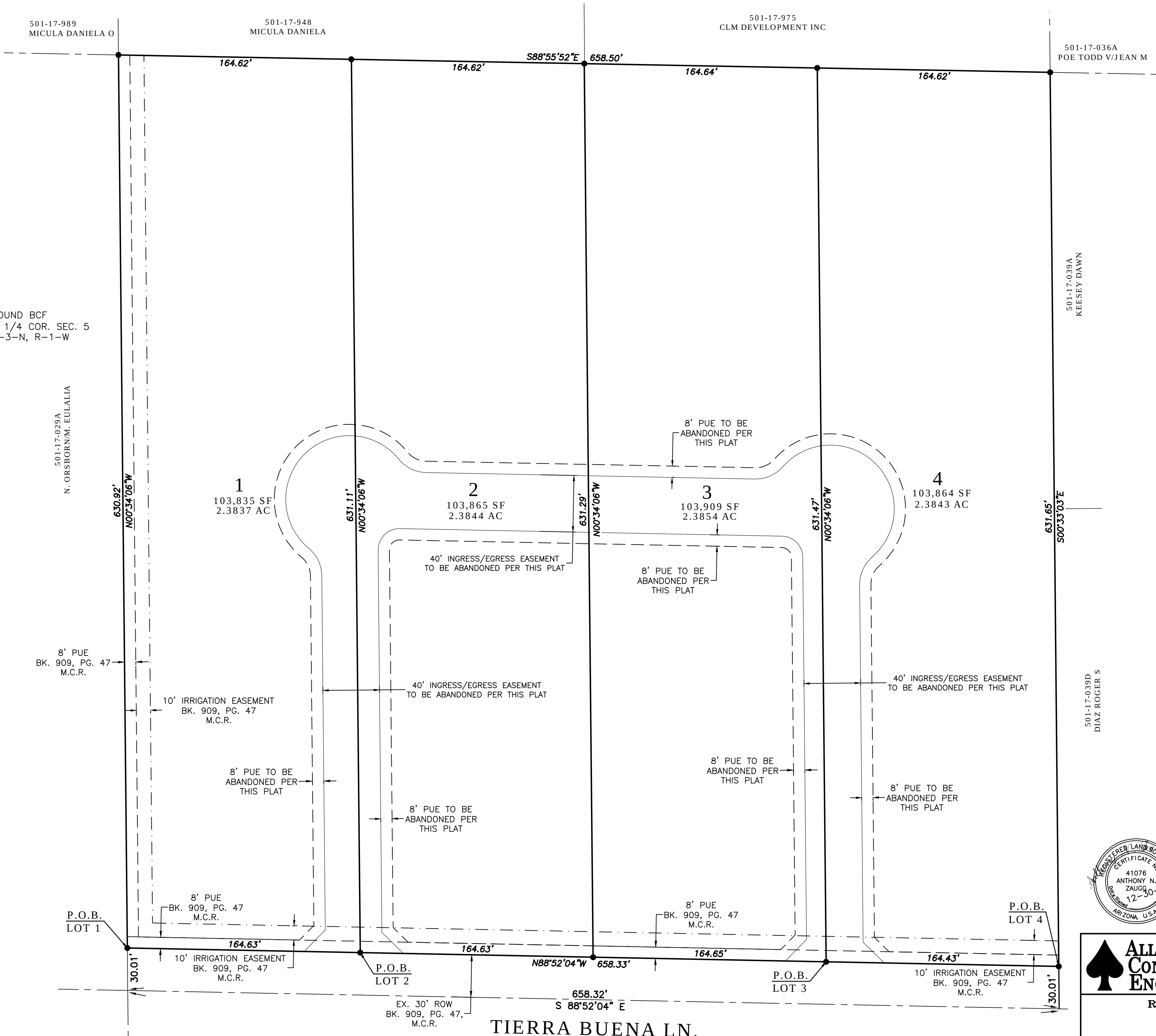
VICINITY MAP
N.T.S.



SECTION DETAIL
N.T.S.

LINE DATA

LINE NUMBER	BEARING	DISTANCE
L 1	N 88°59'40" W	1317.37'
L 2	N 88°59'40" W	658.69'
L 3	N 00°34'06" W	660.94'
L 4	N 00°33'03" W	661.66'
L 5	S 00°32'00" E	662.38'
L 6	N 88°55'52" W	658.50'
L 7	N 88°52'04" W	658.32'
L 8	N 88°52'04" W	1316.64'
L 9	N 00°36'13" W	1318.99'
L10	N 00°34'06" E	1321.88'

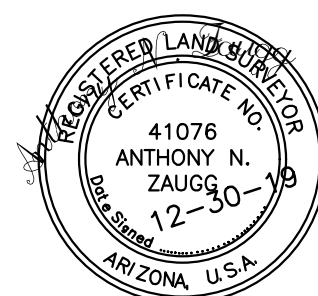


LEGEND

- PROPERTY CORNERS- SET 1/2" REBAR LS#41076 UNLESS OTHERWISE NOTED
- BRASS CAP
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT OF WAY
- IEE INGRESS/EGRESS EASEMENT
- P.O.B. POINT OF BEGINNING
- BSL BUILDING SETBACK LINE
- IRR IRRIGATION EASEMENT
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENT
- INGRESS/EGRESS EASEMENT
- BCF BRASS CAP FLUSH
- BCHH BRASS CAP IN HAND HOLE
- M.C.R. MARICOPA COUNTY RECORDS
- G&SRB&M GILA AND SALT RIVER BASE AND MERIDIAN

NOTE:

- AN INDIVIDUAL GRADING AND DRAINAGE PLAN MUST BE COMPLETED BY A CIVIL ENGINEER FOR EACH LOT TO BE APPROVED BY THE TOWN OF SURPRISE.
- ALL NEW HOMES CONSTRUCTED ON THIS SITE WILL NEED TO HOOK UP TO CITY'S WATER AND SEWER, AND THE CONNECTION FEE WILL BE ASSESSED AT THE TIME OF BUILDING PERMIT SUBMITTAL.



ALLEN CONSULTING ENGINEERS, INC.

4111 E VALLEY AUTO DRIVE SUITE 103
MESA, ARIZONA 85206
PHONE (480) 844-1666
E-MAIL: ace@allenconsultengr.com

REPLAT OF GRAHAM RANCH ESTATES
RURAL SUBDIVISION
SURPRISE, ARIZONA
FS19-744

JOB NUMBER	93709	SHEET	3	OF	3
DRAWING	LOT-SPLIT				
DRAFTSMAN	CHECKED BY			DATE	12-09-19



FS19-744

Graham Ranch Estates

Final Plat

Mayor and City Council – March 3, 2020

VICINITY MAP

FS19-744

Graham Ranch Estates



CONTEXT MAP

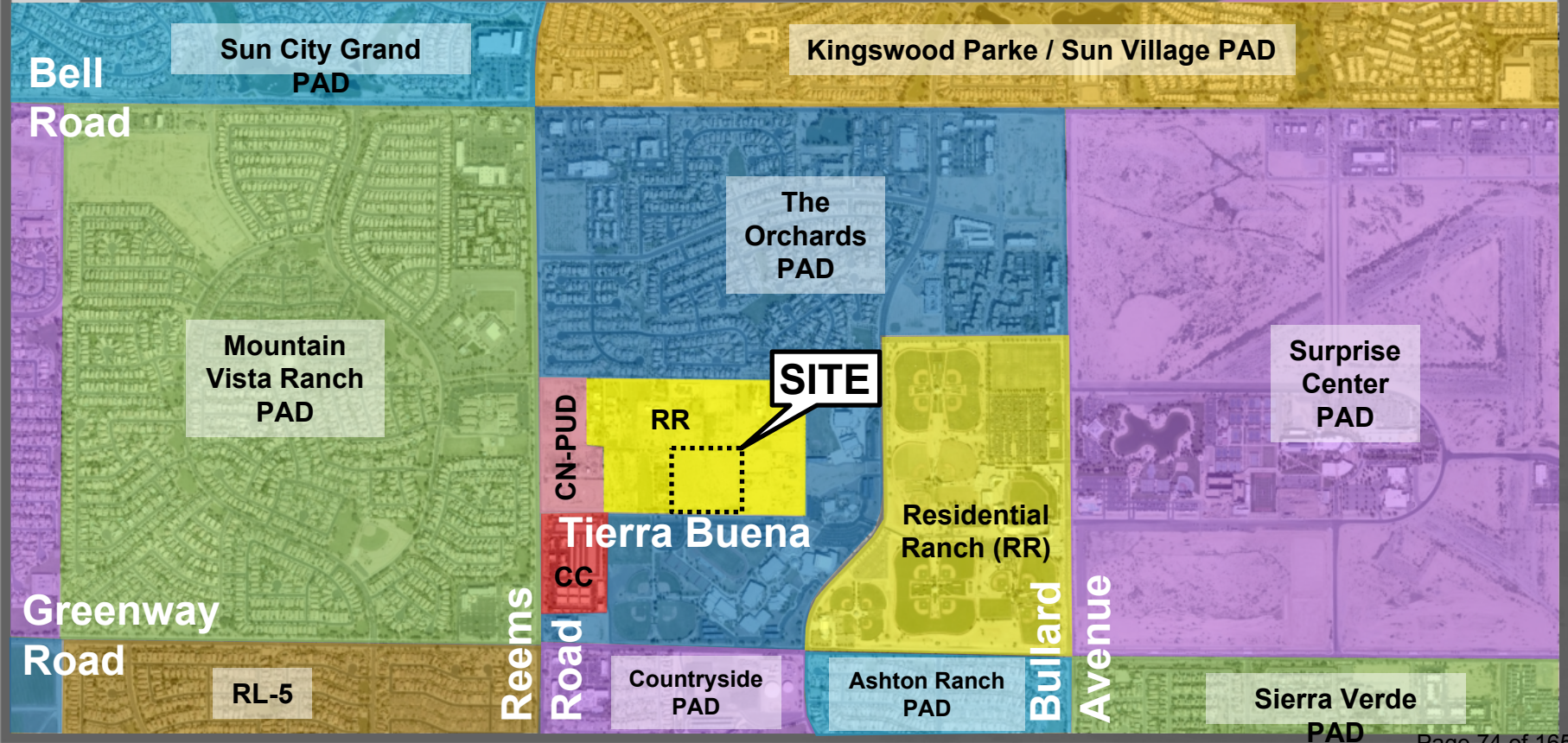
FS19-744

Graham Ranch Estates



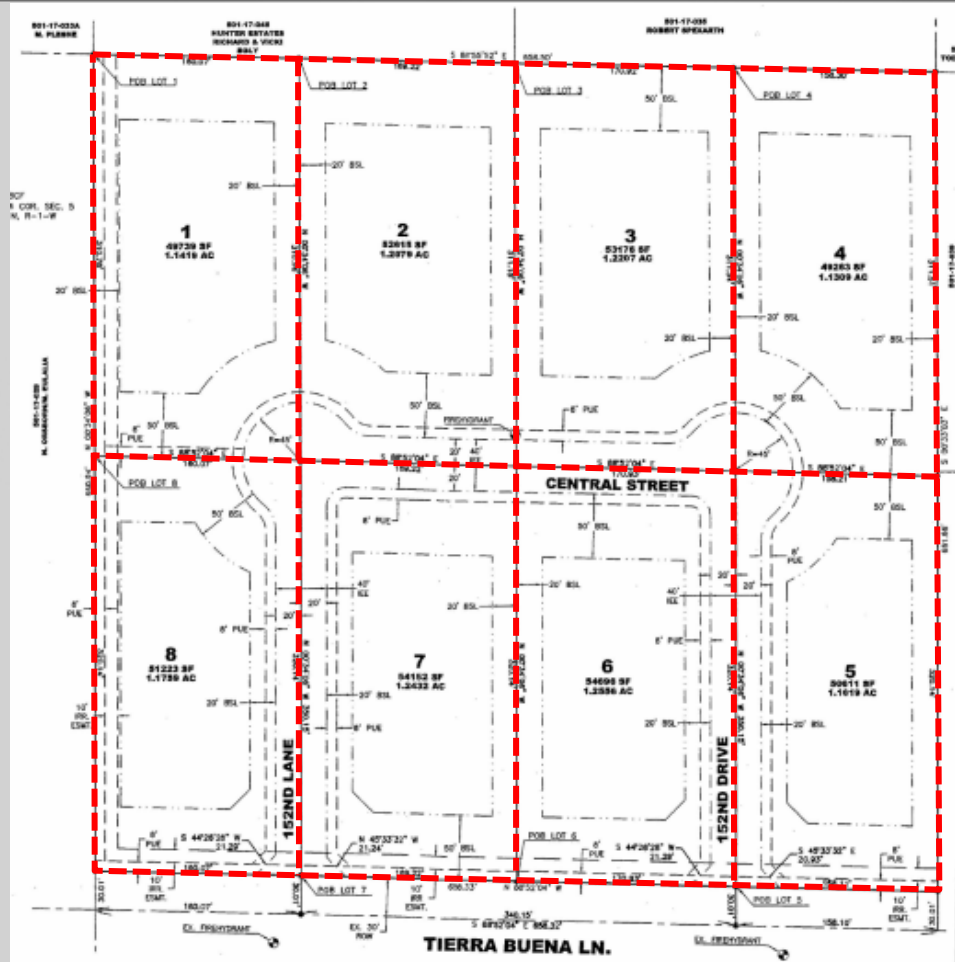
ZONING MAP

FS19-744
Graham Ranch Estates





EXISTING





FINAL PLAT





QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: March 3, 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 Final Plat entitled, "A Replat of Lot 1 of the 'Replat of Lot 1 of the Final Plat for Sierra Montana Crossing'" and dated January 1, 2020, an approximately 5.06 acre property located south of the southwestern corner of Greenway Road and Cotton Lane.

Motion:

I move to approve/deny the Final Plat entitled "A Replat of Lot 1 of the 'Replat of Lot 1 of the Final Plat for Sierra Montana Crossing,'" located south of the southwestern corner of Greenway Road and Cotton Lane.

Background:

Superior Surveying Services, on behalf of Cotton Greenway Partners, seeks approval of a Final Plat to provide three (3) lots for commercial uses.

Objective Analysis:

The proposed Final Plat will divide the 5.06-acre parcel into three (3) properties; 1.74 acres, 1.20 acres, and 2.12 acres for commercial development.

Policy Compliant:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area which supports commercial uses.

Financial Impact:

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

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

1. SR - FS19-804 - Sierra Montana Lot 1 - CC Staff Report - 030320
 2. 01 - FS19-804 - Sierra Montana Lot 1 - Vicinity - 030320
 3. 02 - FS19-804 - Sierra Montana Lot 1 - Final Plat - 030320
 4. 03 - FS19-804 - Sierra Montana Lot 1 - CC PowerPoint - 030320
-

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: FS19-804

Project Name: Sierra Montana Lot 1

Council District: 3

City Council Date: March 3, 2020

Planner: Hobart Wingard, Planner II

Owner: Cotton Greenway Partners, LLC

Applicant: Superior Survey Services, Inc.

Request: Final Plat to subdivide Lot one (1) of the Sierra Montana Crossings Commercial Center

Site Location: Generally, on the northwestern corner of Cotton and Custer Lanes

Site Size: 5.06 acres (approx.)

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035
- The proposed Final Plat is consistent with the Zone Change as approved under case PAD99-100
- The proposed Final Plat is consistent with the Surprise Municipal Code

Alternative Actions:

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

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

Additional Information:

44 The subject Replat request involves reconfiguring the lot layout for Lot 1 of the Sierra Montana
45 Crossings commercial center located on the southwest corner of Greenway Road and Cotton Lane.
46 The proposed Final Plat will subdivide Lot 1 into three (3) parcels for future development:
47 • Lot 1A – 1.74 acres
48 • Lot 1B – 1.20 acres
49 • Lot 1C – 2.12 acres

50

51 **Attachments:**

52

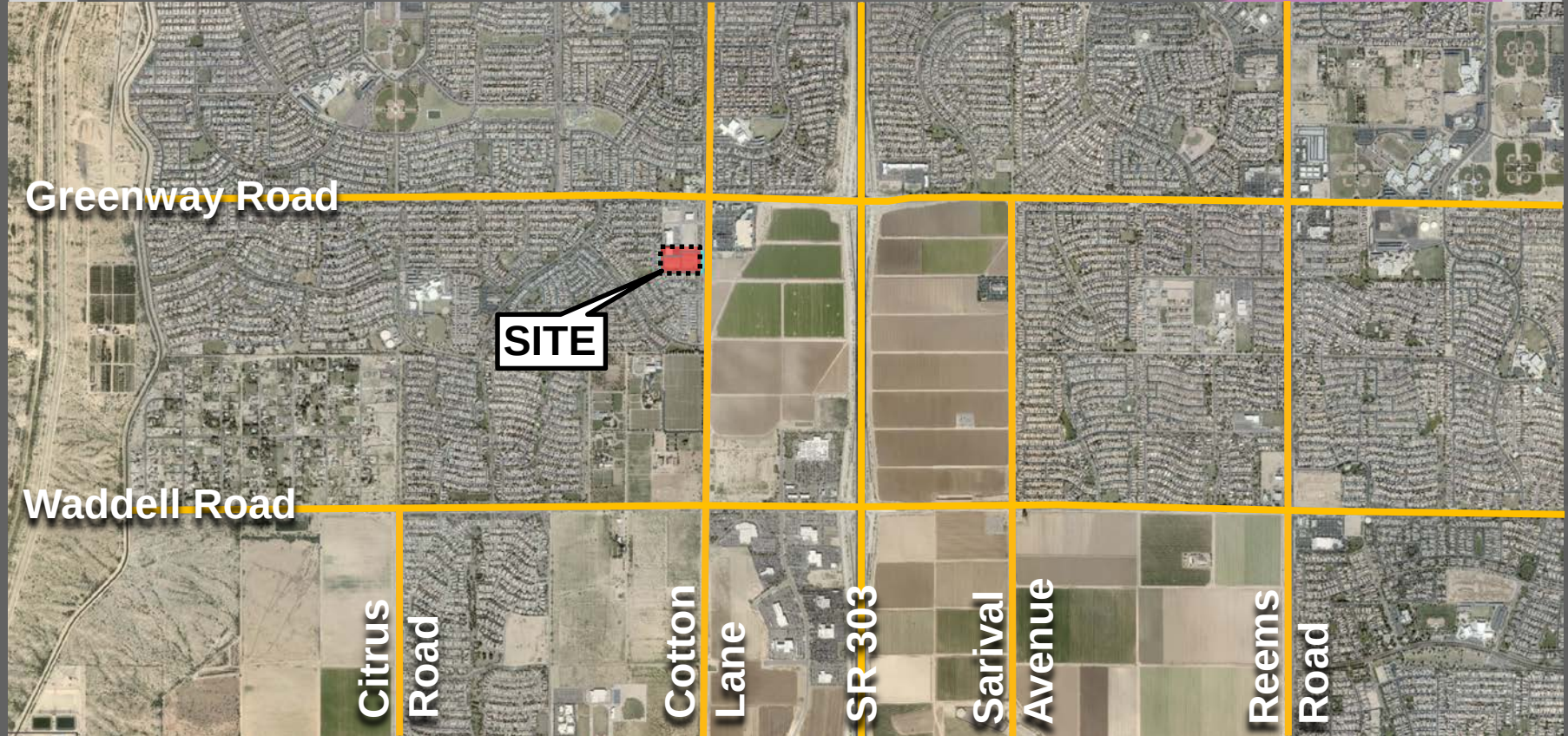
53 01 Vicinity Maps

54 02 Final Plat

55 03 Landscape Plans

VICINITY MAP

FS18-804
Sierra Montana



CONTEXT MAP

FS18-804
Sierra Montana



ZONING MAP

FS18-804
Sierra Montana

Surprise Farms PAD

Greenway Road

Sierra
Montana
PAD

SITE

Prasada
PAD

Cotton

Lane

SR 303

A REPLAT OF LOT 1 OF THE
"REPLAT OF LOT 1 OF THE FINAL PLAT FOR SIERRA MONTANA CROSSING"
AS RECORDED IN BOOK 1226 PAGE 15, RECORDS OF MARICOPA COUNTY,
ARIZONA, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss

KNOW ALL PERSONS BY THESE PRESENTS: THAT RPK REAL ESTATE, INC., A CALIFORNIA CORPORATION, HAS SUBDIVIDED UNDER THE NAME A REPLAT OF LOT 1 "FINAL PLAT FOR SIERRA MONTANA CROSSINGS" AS RECORDED IN BOOK 1226, PAGE 15, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA, AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR A REPLAT OF LOT 1 "FINAL PLAT FOR SIERRA MONTANA CROSSINGS" AS RECORDED IN BOOK 1226, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA, AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

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

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

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

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 OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION. HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY SEPARATE FORMAL COUNCIL ACTION.

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

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

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

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

DEDICATION CONTINUED

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

IN WITNESS WHEREOF, OWNER HAS HERUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 2020.

RPK REAL ESTATE, INC., A CALIFORNIA CORPORATION

BY: _____
ROBERT P. KETTERER

ITS: PRESIDENT

ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

ON _____ BEFORE ME,
PERSONALLY APPEARED ROBERT P. KETTERER, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____

RELEASE OF LIABILITY

COTTON GREENWAY PARTNERS, LLC, ("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.

NOTICE OF INTER-GOVERNMENTAL AGREEMENT

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

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

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

NOTICE OF SIERRA MONTANA CROSSINGS DEVELOPMENT AGREEMENT

FORTIS REAL ESTATE INVESTMENTS, L.L.C., ENTERED INTO THE SIERRA MONTANA DEVELOPMENT AGREEMENT DATED AUGUST 15, 2002 ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON AUGUST 15 2002, AT THE MARICOPA COUNTY RECORDERS' OFFICE AT DOCKET NO. 2002-0834169. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DECLARATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF LANDOWNER AT COTTON GREENWAY PARTNERS, LLC, 6920 E. SHEA BOULEVARD, SUITE 203, SCOTTSDALE, ARIZONA, 85254, AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 9, UPON REASONABLE REQUEST.

DATED THIS _____ DAY OF _____, 2020.

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

BY: _____
CHRISTINE CAIN

ITS: PROPERTY & CONTRACTS MANAGER

COTTON GREENWAY PARTNERS, LLC

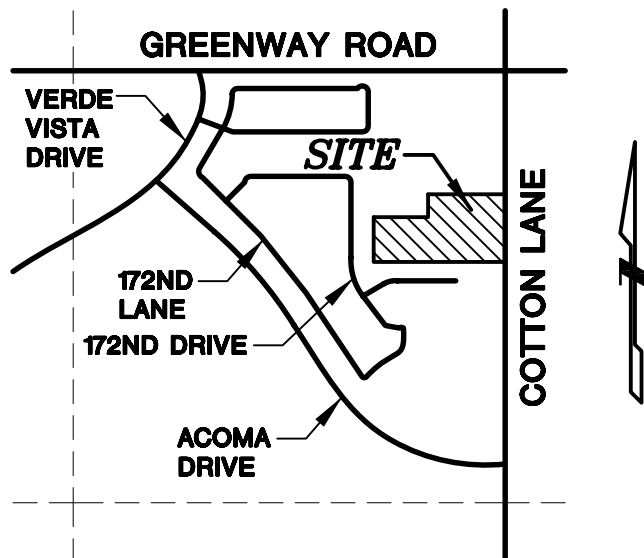
BY: _____

ITS: _____

ATTEST:

BY: _____
GLEN VORTHERMS

ITS: ASSISTANT SECRETARY



VICINITY MAP
NOT TO SCALE

DESCRIPTION

LOT 1, OF A REPLAT OF LOT 1 OF THE FINAL PLAT FOR "SIERRA MONTANA CROSSING", ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1226 OF MAPS, PAGE 15.

AREA

LOT NO.	AREA
LOT 1A	75,801 SQ. FT. 1.740 ACRES
LOT 1B	52,065 SQ. FT. 1.195 ACRES
LOT 1C	92,328 SQ. FT. 2.120 ACRES

TOTAL	220,199 SQ. FT. 5.055 ACRES
-------	--------------------------------

SURVEYOR

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

OWNER

COTTON GREENWAY PARTNERS, LLC
C/O GEORGE APOSTOL
643 CYPRESS AVENUE
HERMOSA BEACH, CA 90254

APPROVALS

CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS PLAT 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.

MAYOR DATE

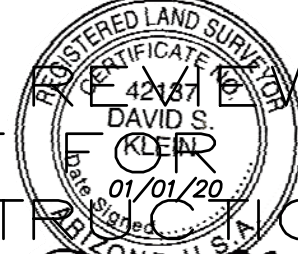
ATTEST: _____
CITY CLERK DATE

CERTIFICATION

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

JANUARY 1, 2020
DAVID S. KLEIN
R.L.S. 42137
2122 W. LONE CACTUS DRIVE, SUITE 11
PHOENIX, AZ 85027

FOR NOTARIZATION OR RECORDING



A REPLAT OF LOT 1 OF THE
"REPLAT OF LOT 1 OF THE FINAL PLAT
FOR SIERRA MONTANA CROSSING"
SURPRISE, ARIZONA

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



DWN: DB CHK: DK
SHEET 1 OF 2
DATE: 01/01/20
JOB NO.: 190739

CASE NUMBER: FS19-771

Page 86 of 165



FS19-804

Sierra Montana Crossings

Final Plat

Mayor and City Council – March 3, 2020

VICINITY MAP

FS19-804
Sierra Montana



CONTEXT MAP

FS19-804
Sierra Montana



ZONING MAP

FS19-804
Sierra Montana

Surprise Farms PAD

Greenway Road

Sierra
Montana
PAD

SITE

Prasada
PAD

Cotton
Lane

SR 303



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: March 3, 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 intent to enlarge an existing lighting improvement district known as, " The City of Surprise, Arizona SU-Cotton and Sweetwater 189" pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks; Resolution #2020-14.

Motion:

I move to approve Resolution # 2020-14.

Background:

The SU–Cotton and Sweetwater 189 was formed February 4, 2020 (Resolution #2020-08). Since the time of formation, new parcels have been formed in and around the original SLID boundary. We request enlarging the existing SLID to include the new parcels and extend existing boundaries to roadway centerlines. The city has verified that the Petition for the proposed street light improvement district enlargement contains the signatures of all of the real property owners in the enlargement area of the district, exclusive of mortgages and other lien holders. 48 (estimated) new lights are proposed within this enlargement which are local and collector roads and will be billed to the SU – Cotton and Sweetwater 189 Street Lighting Improvement District. Six (6) new arterial lights are proposed within this enlargement and will be billed to the City account.

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 enlarge an existing SLID boundary to include the remainder of the parcels not within the SLID and extend existing boundaries to roadway centerlines. The District is paid for by the levy and collection of an equal apportionment of taxes based on the number and classification of properties within the District. The enlargement of the SLID will only affect the parcels joining into the District, as the valuation of the property may be increased.

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 ratio of the new lights to existing lights is very small.

Budget Impact:

This is an enlargement of an existing SLID, therefore no impact to the budget is anticipated. A separate fund for this District is currently in place to track the revenue and expenses.

FTE Impact:

This action does not change the full time equivalent count.

ATTACHMENTS:

1. 01 Res 2020-14-SLID Enlargement-Cotton and Sweetwater 189.final..
 2. 02 SLID Enlargement Petition - Approved
 3. 03 Street Light Plans - Approved
 4. 04 Council Map Ryder Ranch
-

RESOLUTION # 2020-14

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA DECLARING ITS INTENT TO ENLARGE THE CITY OF SURPRISE, ARIZONA SU-COTTON AND SWEETWATER 189 AND ORDERING SUCH ENLARGEMENT.

WHEREAS, on *February 4, 2020* the Mayor and City Council of the City of Surprise adopted Resolution No. 2020-08, ordering the formation of the City of Surprise, Arizona *SU-Cotton and Sweetwater 189* (the "District") for the purpose of purchasing electricity for the lighting of the public streets and parks within the District;

WHEREAS, Ariz. Rev. Stat. § 48-616(M) permits the City to enlarge the boundaries of a street lighting improvement district ("SLID") when proper notice has been given by giving notice of the added territory in the same manner as providing notice of improvement pursuant to this article. Notice is not required to be given within the territory then in the district. Protests and objections to the extent of the enlarged district may be filed only by persons who own real property within the territory proposed to be added to an existing district;

WHEREAS, pursuant to Ariz. Rev. Stat. § 48-617(A), after verifying that a petition to form an improvement district to purchase and not generate energy for street or public park lighting has been signed by all of the real property owners within the proposed district, the City shall have immediate jurisdiction to adopt a resolution ordering the improvement, pursuant to the provisions of section 48-581, without the necessity of publication and posting of the resolution of intention provided for in section 48-578;

WHEREAS, pursuant to the provisions of Ariz. Rev. Stat. §§ 48-616(M) and 48-617(A), all of the owners of the real property sought to be added to the District, exclusive of mortgagees and other lienholders, ("Petitioners"), have petitioned the City to enlarge the District to include said property legally described in Exhibit A to this Resolution, with such boundaries as shown in the map in Exhibit B to this resolution; and

WHEREAS, the City has verified and finds that Petitioners are the owners, exclusive of mortgagees and other lienholders, of all of the real property being added to the boundary of the District.

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

Section 1. *District Enlargement.* The City of Surprise, Arizona *SU-Cotton and Sweetwater 189* shall be enlarged by the addition of the property described in Exhibit A and Exhibit B, which are incorporated by reference hereto into this Resolution. The annual

tax levied upon the District will remain in full force and effect, and, commencing in fiscal year 2020/2021 will apply to the District as enlarged by this Resolution.

Section 2. *Recording and Filing of this Resolution.* A certified copy of this Resolution shall be recorded in the office of the Maricopa County Recorder. Certified copies of this Resolution shall also be filed with the Arizona Department of Revenue and the Maricopa County Assessor's office pursuant to Ariz. Rev. Stat. § 42-17257.

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"
SLID-SU-COTTON AND SWEETWATER 189

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 14, BEING MARKED BY A BRASS CAP FLUSH, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 14, BEING MARKED BY A BRASS CAP FLUSH, BEARS SOUTH 00 DEGREES 10 MINUTES 43 SECONDS WEST, 2640.40 FEET;

THENCE SOUTH 00 DEGREES 10 MINUTES 43 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, 1307.77 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 89 DEGREES 48 MINUTES 52 SECONDS WEST, 1567.01 FEET;

THENCE NORTH 00 DEGREES 11 MINUTES 08 SECONDS WEST, 316.90 FEET;

THENCE NORTH 89 DEGREES 48 MINUTES 52 SECONDS EAST, 584.03 FEET;

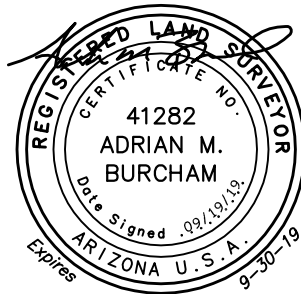
THENCE NORTH 00 DEGREES 11 MINUTES 08 SECONDS WEST, 633.80 FEET;

THENCE SOUTH 89 DEGREES 48 MINUTES 52 SECONDS WEST, 570.97 FEET;

THENCE NORTH 00 DEGREES 11 MINUTES 08 SECONDS WEST, 357.07 FEET TO THE EAST-WEST MID-SECTION LINE OF SAID SECTION 14;

THENCE NORTH 89 DEGREES 48 MINUTES 55 SECONDS EAST, ALONG SAID MID-SECTION LINE, 1562.26 FEET SAID EAST LINE AND THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 1,679,877 SQUARE FEET, OR 38.5647 ACRES, MORE OR LESS.

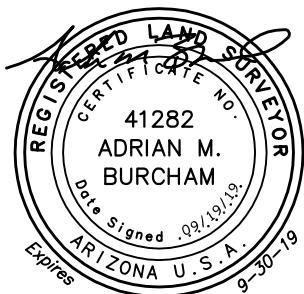




HUBBARD
ENGINEERING

www.hubbardengineering.com

1201 S. Alma School Rd.
Suite 12000
Mesa, AZ 85210
Ph: 480.892.3313



NE CORNER,
SEC. 14, T3N, R2W,
FND. BCHH

E. 1/4 CORNER,
SEC. 14, T3N, R2W,
FND. BCF

E. LINE, NE 1/4,
SEC. 14, T3N, R2W

E-W MID-SECTION LINE, SEC. 14, T3N, R2W

N89°48'55"E 1562.26'

N0°11'08"W
357.07'

S89°48'52"W
570.97'

N0°11'08"W
633.80'

N89°48'52"E
584.03'

N0°11'08"W
316.90'

PL RYDER RANCH LLC
APN: 502-04-002E

1307.77'

S0°10'43"W 2640.40'

E. LINE, SE 1/4, SEC. 14, T3N, R2W

COTTON LANE

1332.63'

SE CORNER,
SEC. 14, T3N, R2W,
FND. BCF

SU-COTTON AND SWEETWATER 189
SLID
EXHIBIT "B"
Maricopa County, Arizona

Project No.
18153

Date
09/19/19

Project Manager
J. HAWS

Project Eng.

Sht: 1 of 1

STREET LIGHT IMPROVEMENT DISTRICT PETITION ENLARGEMENT

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, adjoining the district named below. We petition the City Council of the City of Surprise, Arizona, to enlarge the District to include said property legally described in Exhibit A with such boundaries as shown in the map in Exhibit 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 enlarge the existing District, 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.

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 enlarge 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 existing street light improvements district to be enlarged:

SU- Cotton and Sweetwater 189

(Leave Blank - to be assigned by City staff)

PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
PL Ryder Ranch LLC	SW Corner of Sweetwater & Cotton Lane	502-04-022F, 502-04-023C & 502-04-002E	



**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



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	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



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				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



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	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



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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	



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II POLES (cont)

			CHARGES			
			Investment by Company	Investment by Others		
			Height			
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	
			Investment by Company	Investment by Others
A. Flush		Height		
		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



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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		



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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.



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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.

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

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 WHEN 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 PHOTOCCELL. 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.

RYDER RANCH
CACTUS RD AND COTTON LN
STREET LIGHT DESIGN

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
ARIZONA PUBLIC SERVICE	5/16/2019
CENTURY LINK	5/16/2019
COX COMMUNICATIONS	5/16/2019
COS WATER	5/16/2019
SOUTHWEST GAS	5/16/2019

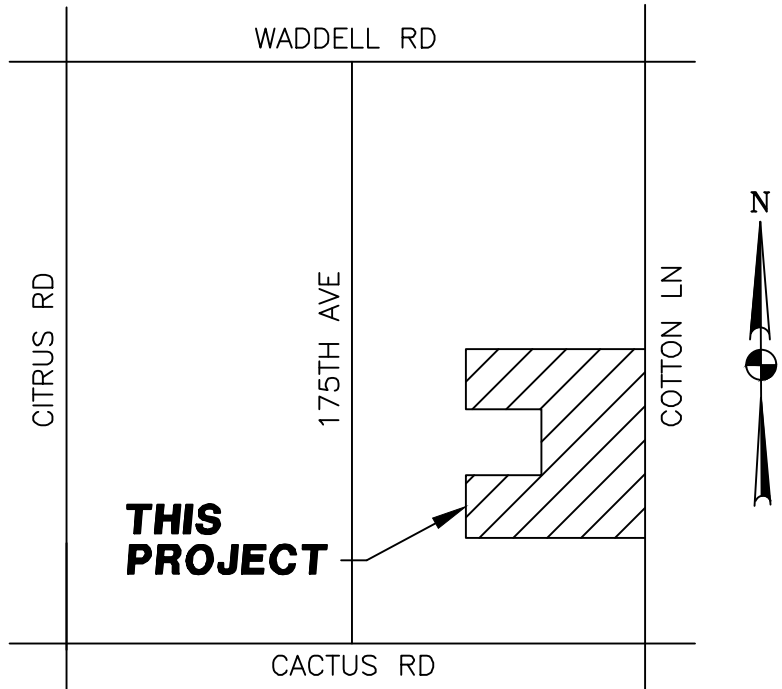
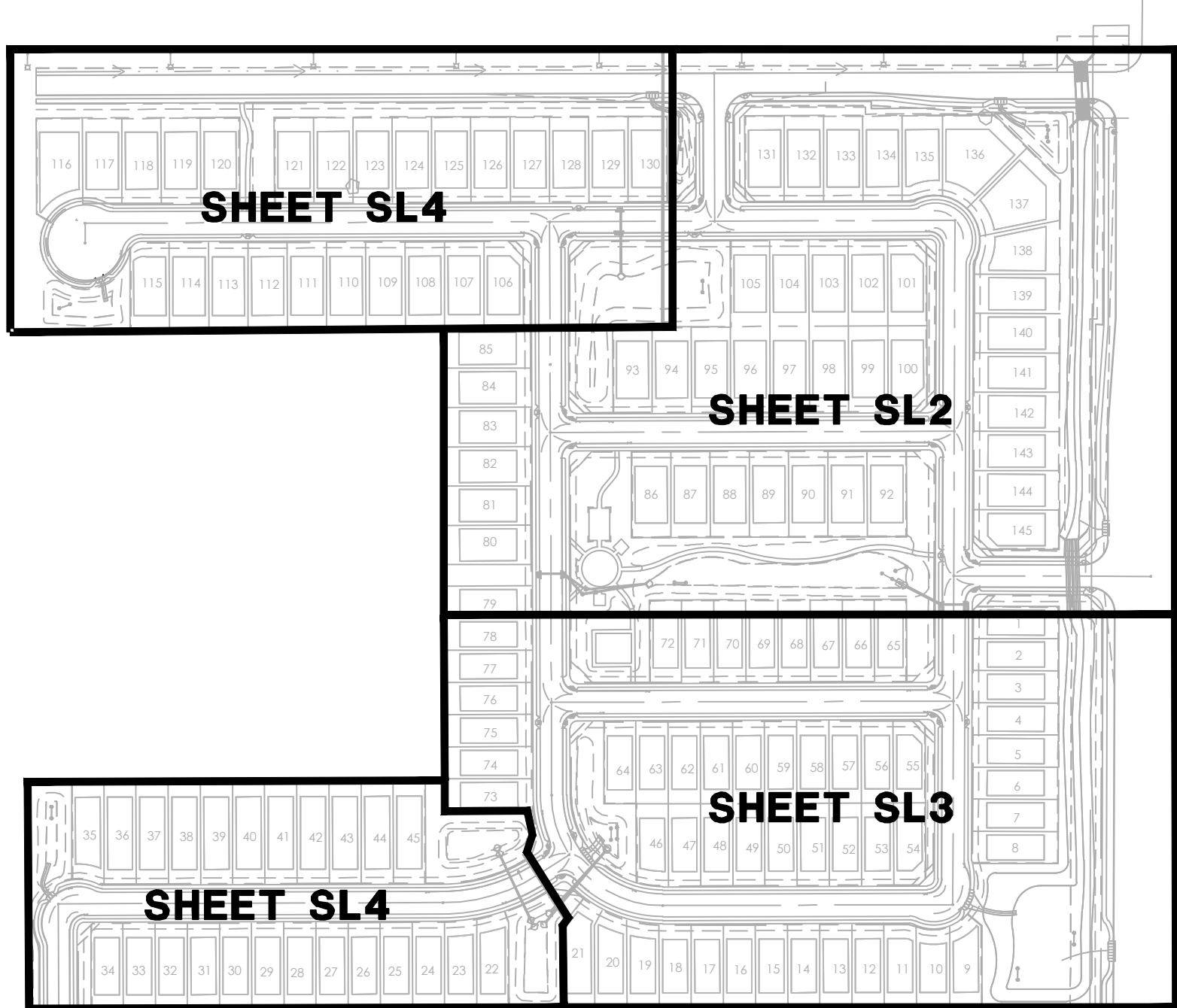
NOTE

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.

ENSURE THERE IS A 1' CLEARANCE FROM THE EDGE OF THE SIDEWALK TO FACE OF THE POLE.

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.



VICINITY MAP
N.T.S.

SHEET INDEX

COVER SHEET	SL1
STREET LIGHT PLAN	SL2
STREET LIGHT PLAN	SL3
STREET LIGHT PLAN	SL4
STREET LIGHT DETAILS	SL5
PROPOSED PHOTOMETRICS	PH1
PROPOSED PHOTOMETRICS	PH2
FUTURE PHOTOMETRICS	PH3
FUTURE PHOTOMETRICS	PH4



KEY MAP
N.T.S.

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC
7740 N 16TH ST SUITE 300
PHOENIX, AZ 85020
PHONE: (602) 944-5500
FAX: (602) 944-7423
CONTACT: ANDREW JUPP, PE

OWNER
PL RYDER RANCH, LLC
7740 E PINNACLE PEAK RD SUITE 142
SCOTTSDALE, AZ 85255
PHONE: (480) 401-0800
CONTACT: RANDY CLARNO

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

STREET LIGHTING (APS AREA)															
KEY NO.	SYMBOL	STREET TYPE	OFFSET BEHIND B/C	QUANTITY	POLE		MAST ARM	LUMINAIRE							APS STANDARD CODE NO.
					POLE LENGTH	FOUNDATION		SIZE	MOUNTING HEIGHT	LUMENS	WATTAGE	C.C.T.	I.E.S. DIST.	VOLTAGE	
①		LOCAL	PER PLANS	40	30'-6"	DIRECT BURY	2'-0"	25'-0"	4,900	39W	3000K	TYPE B3	*	LED	ARCHITECTURAL (SHOEBOX) 8030.S2
②		COLLECTOR	PER PLANS	8	38'-0"	DIRECT BURY	4'-0"	31'-6"	8,800	84W	3000K	TYPE C3	*	LED	ARCHITECTURAL (SHOEBOX) 8030.S4
③		ARTERIAL	PER PLANS	6	38'-6"	DIRECT BURY	8'x8'	39'-3"	14,400	136W	3000K	TYPE C3	*	LED	COBRAHEAD 8040.SH

LUMINAIRE TABLE						
GRAY ROADWAY SCALEABLE LED 3000K						
LIGHT CODE	COLOR	APN	WATTS	VOLTS	INITIAL LUMENS	CATALOG #
CL50	GRAY	00141040	31	120/208/240/277	3,900	ERL1004B330AGRAYGLRX
CL51		CONTACT APS	39	120/208/240/277	4,900	ERL1005B330AGRAYGLRX
CL52		CONTACT APS	84	120/208/240/277	7,800	ERL1009C330AGRAYGLRX
CL53		CONTACT APS	136	120/208/240/277	14,400	ERLH01SC330AGRAYGLRX
CL54		00141046	174	120/208/240/277	20,100	ERL2021C330AGRAYGLR



SURPRISE, ARIZONA

RYDER RANCH

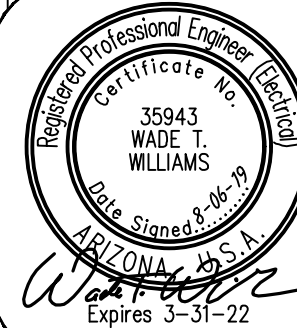
CACTUS RD AND COTTON LN

STREET LIGHT COVER SHEET

PROJECT: TITLE:

NO. DATE SUBMITTALS/REVISIONS (DESCRIPTIONS)

1	MAY 2019	1ST SUBMITTAL
2	AUG 2019	2ND SUBMITTAL



DRAWING NO:

SL1
OF 5

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LEGEND

- 39W LED SHOEBOX STREET LIGHT
- 84W LED SHOEBOX STREET LIGHT
- 136W LED COBRAHEAD STREET LIGHT
- PULL BOX
- NEW CONDUIT RUN
- FIRE HYDRANT
- FUTURE 39W LED STREET LIGHT
- FUTURE 84W LED STREET LIGHT
- FUTURE 136W LED STREET LIGHT
- PROPOSED 136W LED STREET LIGHT TO BE INSTALLED PER WEC JOB #19093

CONSTRUCTION NOTES

- INSTALL 39W LED (4,900 LUMEN) LUMINAIRE (SEE LUMINAIRE TABLE), PHOTOCCELL, 30'-6" DIRECT BURIED POLE (1940.30), 2' MAST ARM 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.
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MATCHLINE 'A'
SEE SHEET SL4

MATCHLINE 'A'
SEE SHEET SL4

MATCHLINE 'B'
SEE SHEET SL3

STREET DIMENSIONS

SIDEWALK	5'-0"
P.U.E.	8'-0"
CENTERLINE TO:	
RIGHT OF WAY	27'-6"
BACK OF CURB	16'-0"
FACE OF CURB	15'-6"
WATER	6'-0" N & W
SEWER	10'-0" S & E

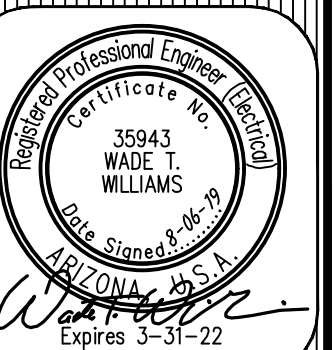
WRIGHT ENGINEERING
PROJECT NO:
19185
DESIGN BY: JZH
DRAWN BY: JZH
CHECKED BY: WTW

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

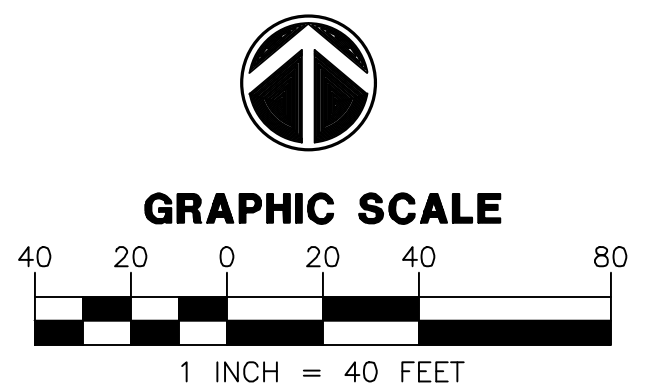
PROJECT: TITLE:

SURPRISE, ARIZONA
RYDER RANCH
CACTUS RD AND COTTON LN
STREET LIGHT PLAN

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	MAY 2019	1ST SUBMITTAL
2	AUG 2019	2ND SUBMITTAL



DRAWING NO:
SL2
OF 5



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

MATCHLINE 'B'
SEE SHEET SL2

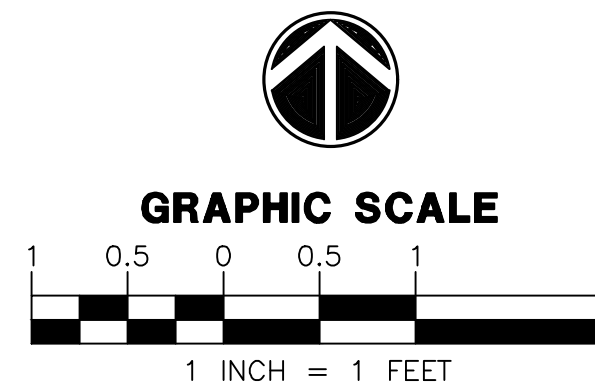
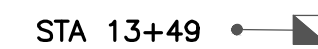


MATCHLINE 'C'
SEE SHEET SL4

- 39W LED SHOEBOX STREET LIGHT
- 84W LED SHOEBOX STREET LIGHT
- 136W LED COBRAHEAD STREET LIGHT
- PULL BOX
- NEW CONDUIT RUN
- FIRE HYDRANT
- FUTURE 39W LED STREET LIGHT
- FUTURE 84W LED STREET LIGHT
- FUTURE 136W LED STREET LIGHT
- PROPOSED 136W LED STREET LIGHT TO BE INSTALLED
PER WEC JOB #19093

- ① INSTALL 39W LED (4,900 LUMEN) LUMINAIRE (SEE LUMINAIRE TABLE), PHOTOCELL, 30'-6" DIRECT BURIED POLE (1940.30), 2" MAST ARM PER APS DETAIL 8030 (SEE SHEET SLS). INSTALL (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. ALL WIRING, FUSING, AND GROUNDING PER APS DETAILS AND SPECIFICATIONS.
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SIDEWALK	5'-0"	
P.U.E.	8'-0"	
CENTERLINE TO:		
RIGHT OF WAY	27'-6"	
BACK OF CURB	16'-0"	
FACE OF CURB	15'-6"	
WATER	6'-0"	N & W
SEWER	10'-0"	S & E



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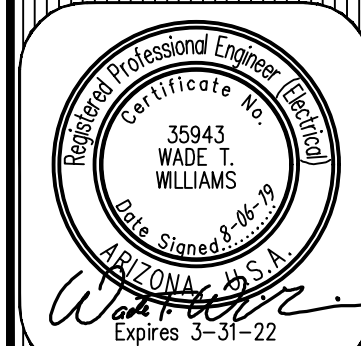
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PROJECT: TITLE:

**SURPRISE, ARIZONA
RYDER RANCH
CACTUS RD AND COTTON LN
STREET LIGHT PLAN**

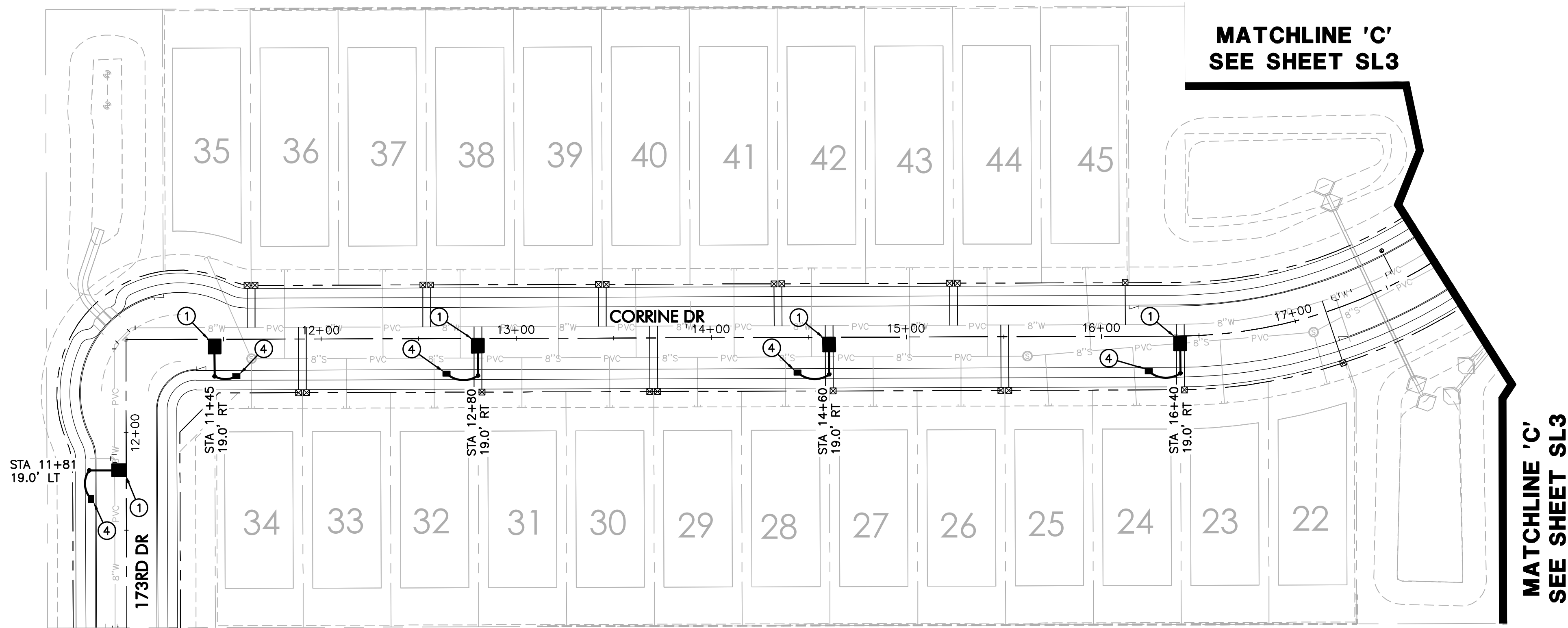
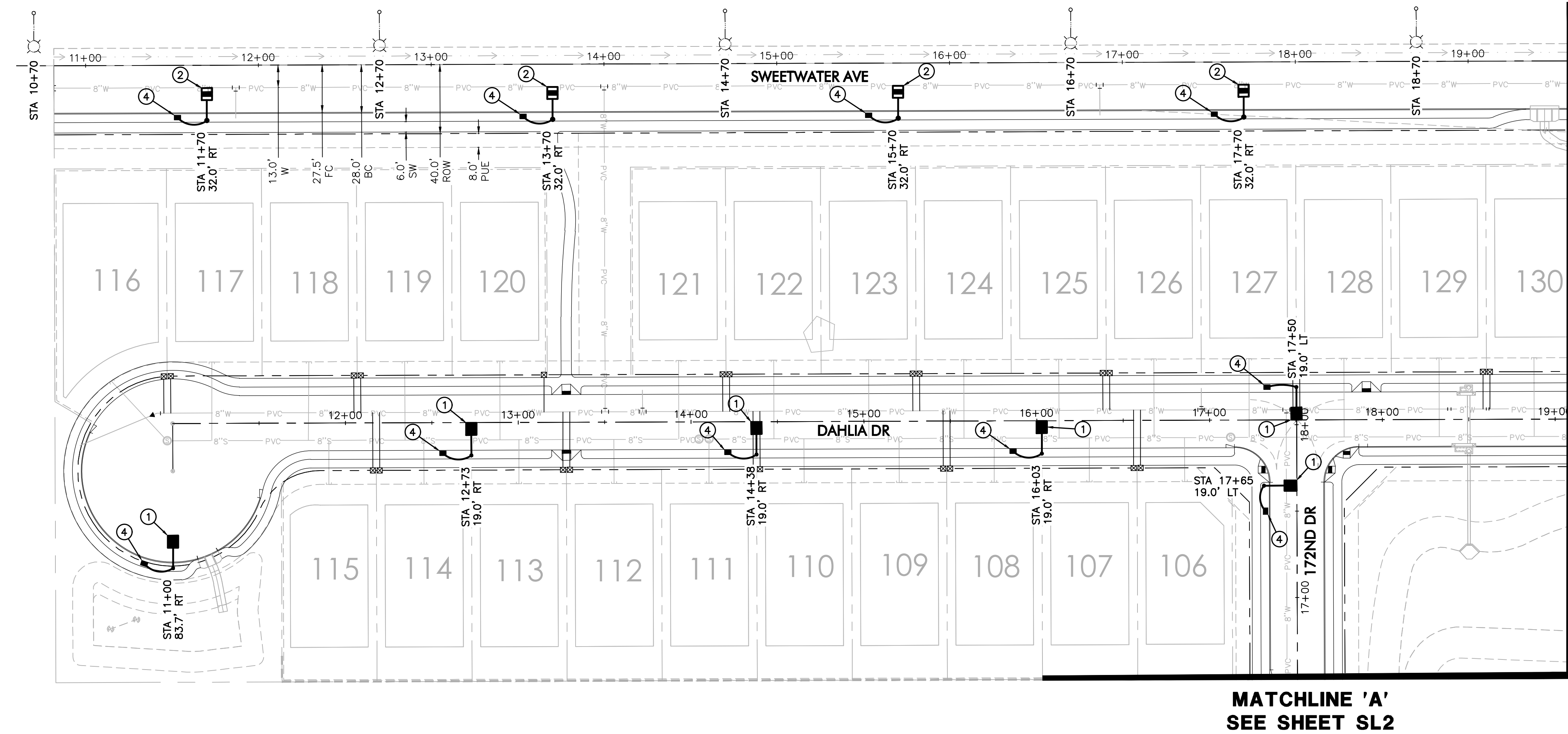
NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
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DRAWING NO:
SL3
OF 5

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STREET DIMENSIONS

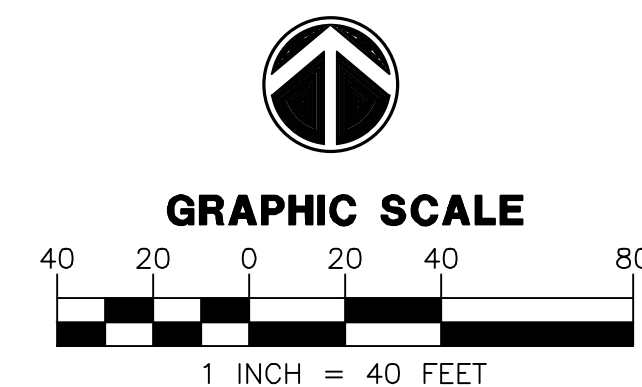
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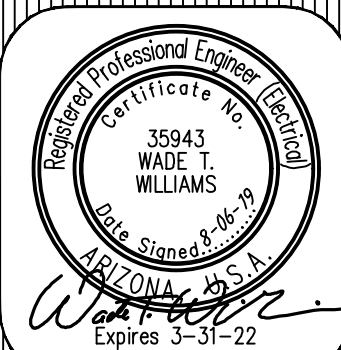
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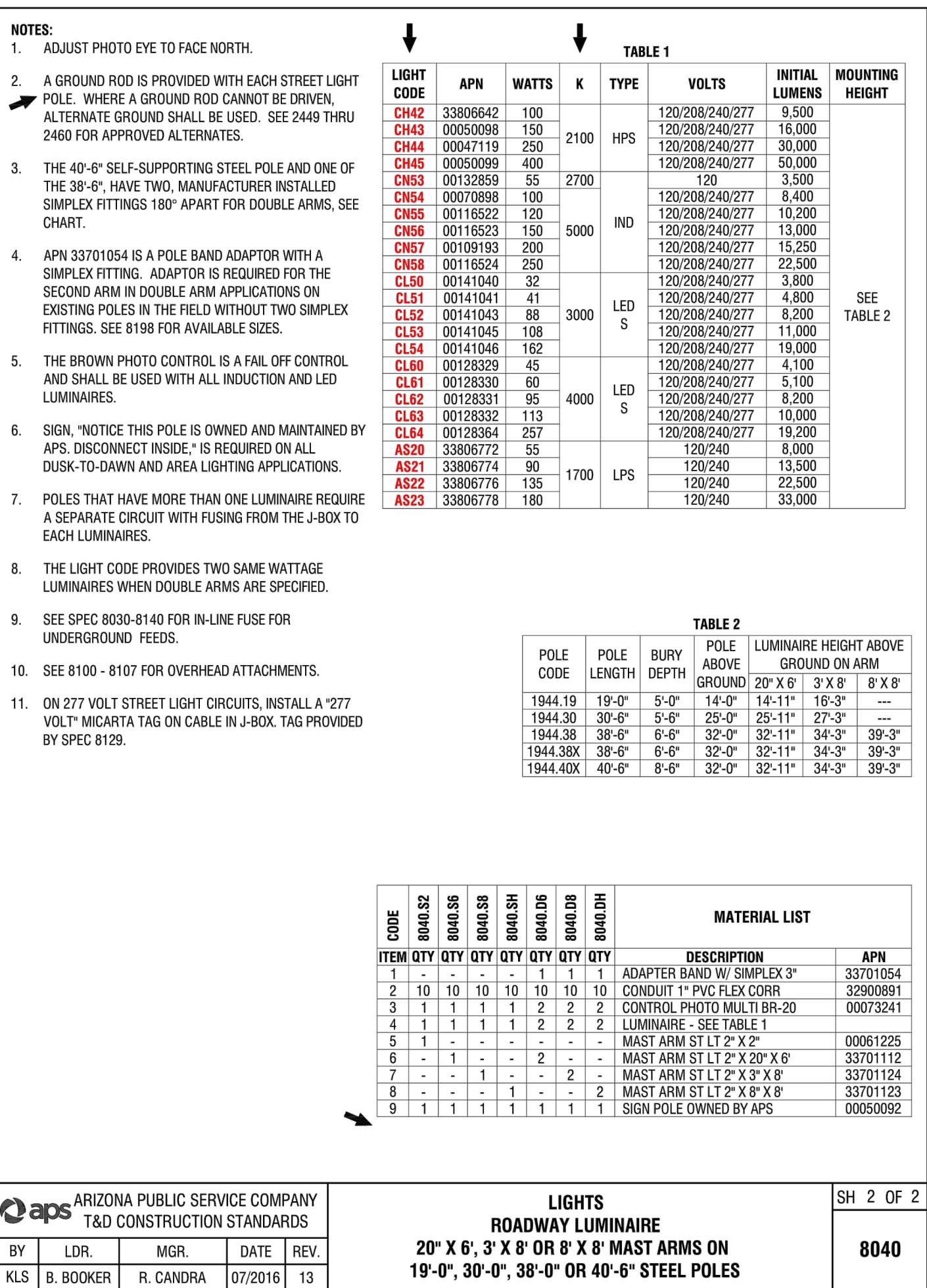
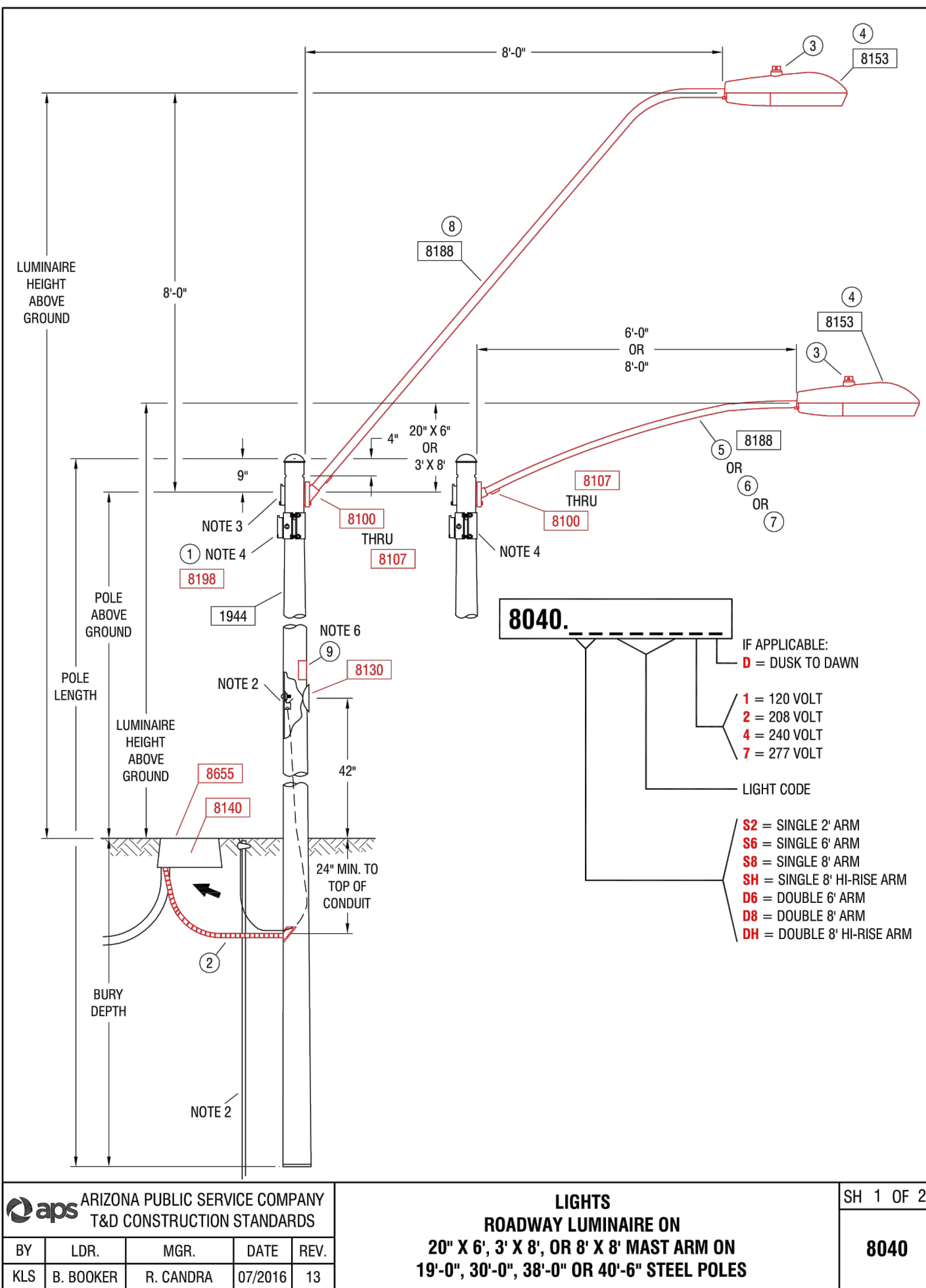
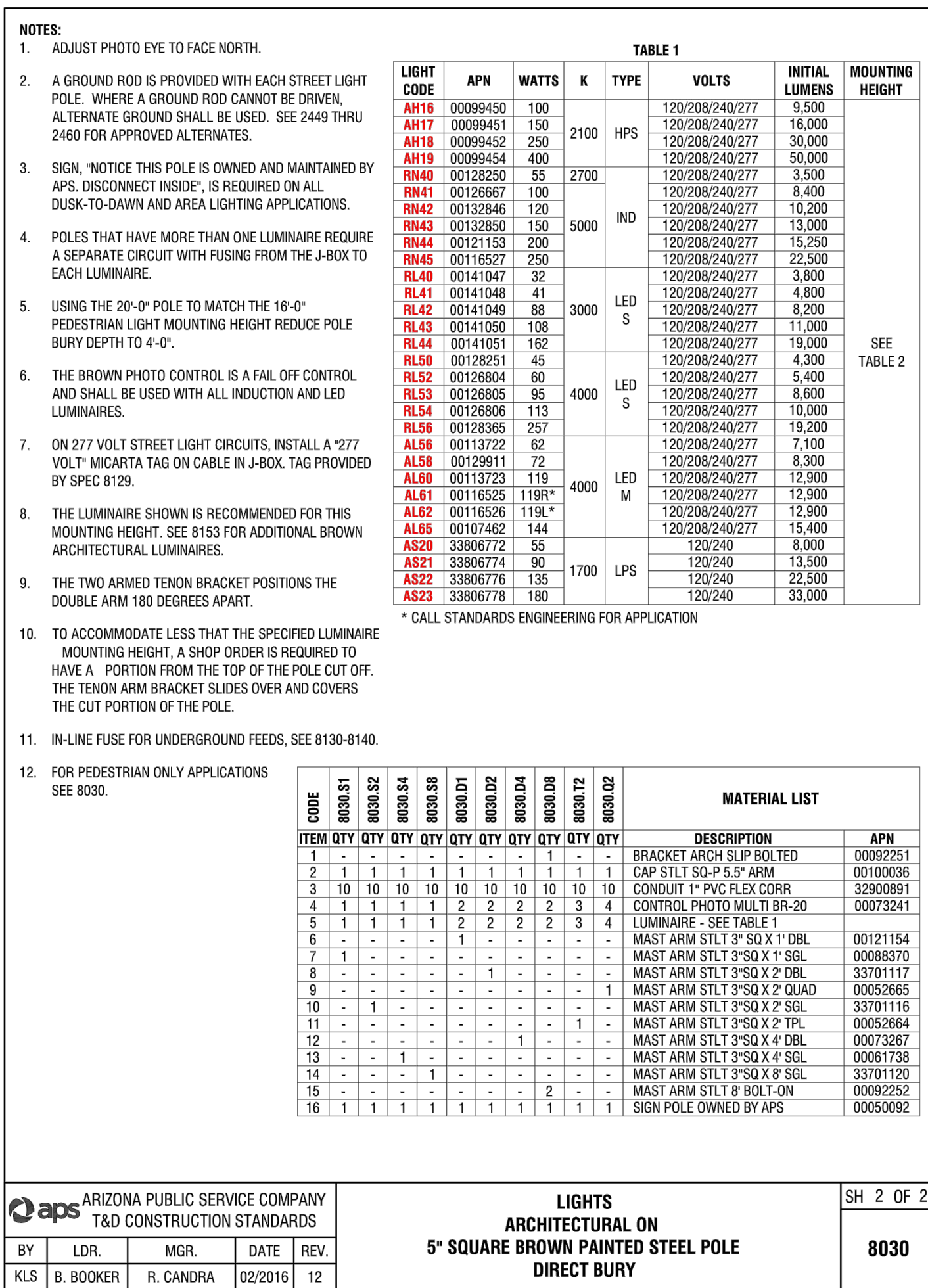
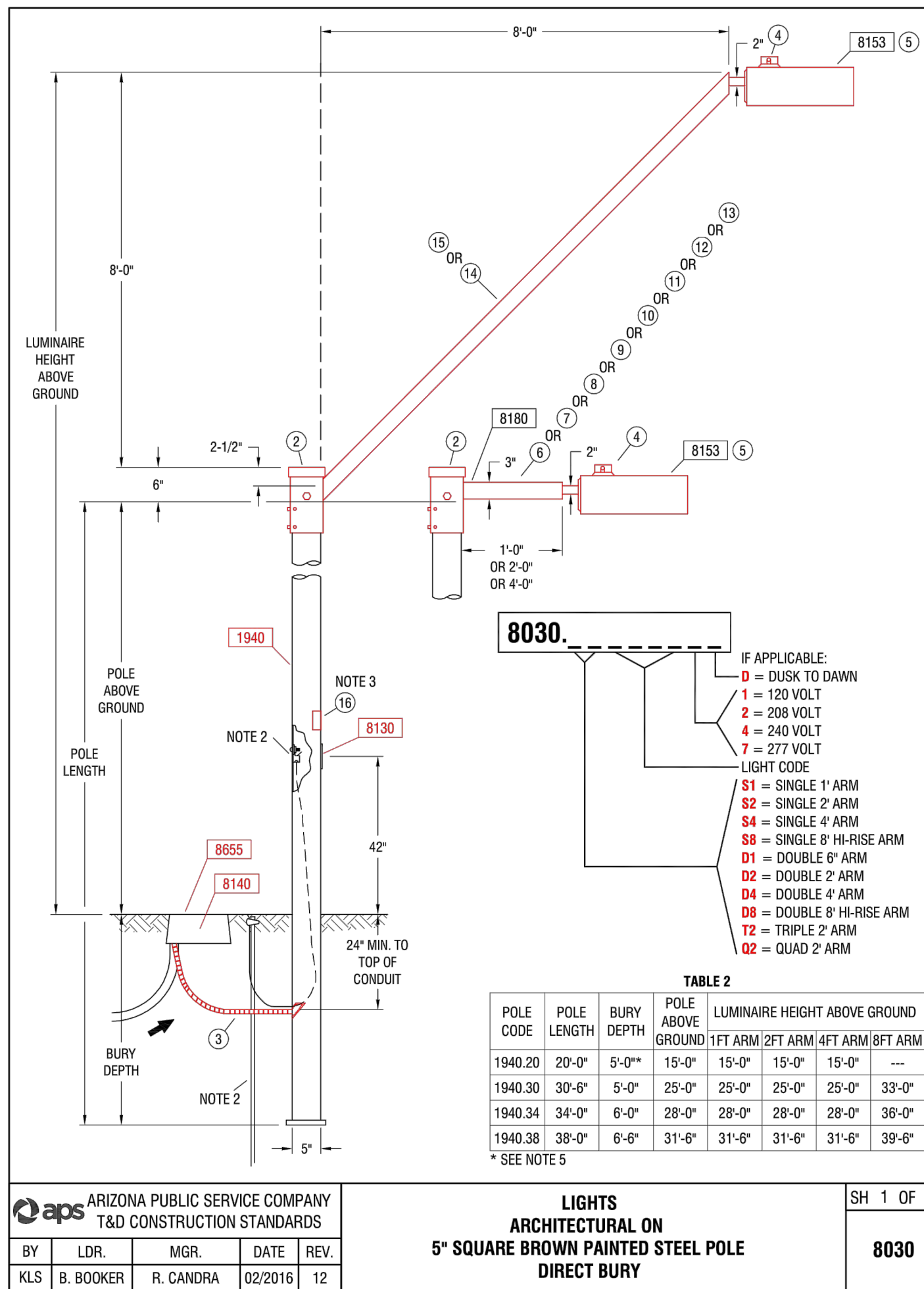
NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	MAY 2019	1ST SUBMITTAL
2	AUG 2019	2ND SUBMITTAL



DRAWING NO:
SL4
OF 5

H:\2019\19185-Ryder Ranch_SL\19185-SL4.dwg

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WRIGHT ENGINEERING
PROJECT NO:
19185
DESIGN BY: JZH
DRAWN BY: JZH
CHECKED BY: WTW

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www.wrightengineering.us

PROJECT: TITLE:
**SURPRISE, ARIZONA
RYDER RANCH
CACTUS RD AND COTTON LN
STREET LIGHT DETAILS**

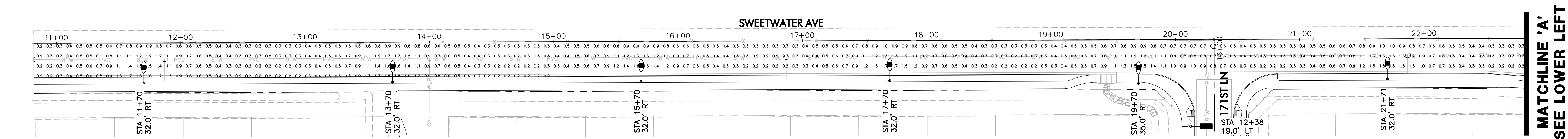
NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	MAY 2019	1ST SUBMITTAL
2	AUG 2019	2ND SUBMITTAL

Professional Engineer
35943
MADE T. WILLIAMS
Arizona State Board of Electrical Engineering
Expires 3-31-22

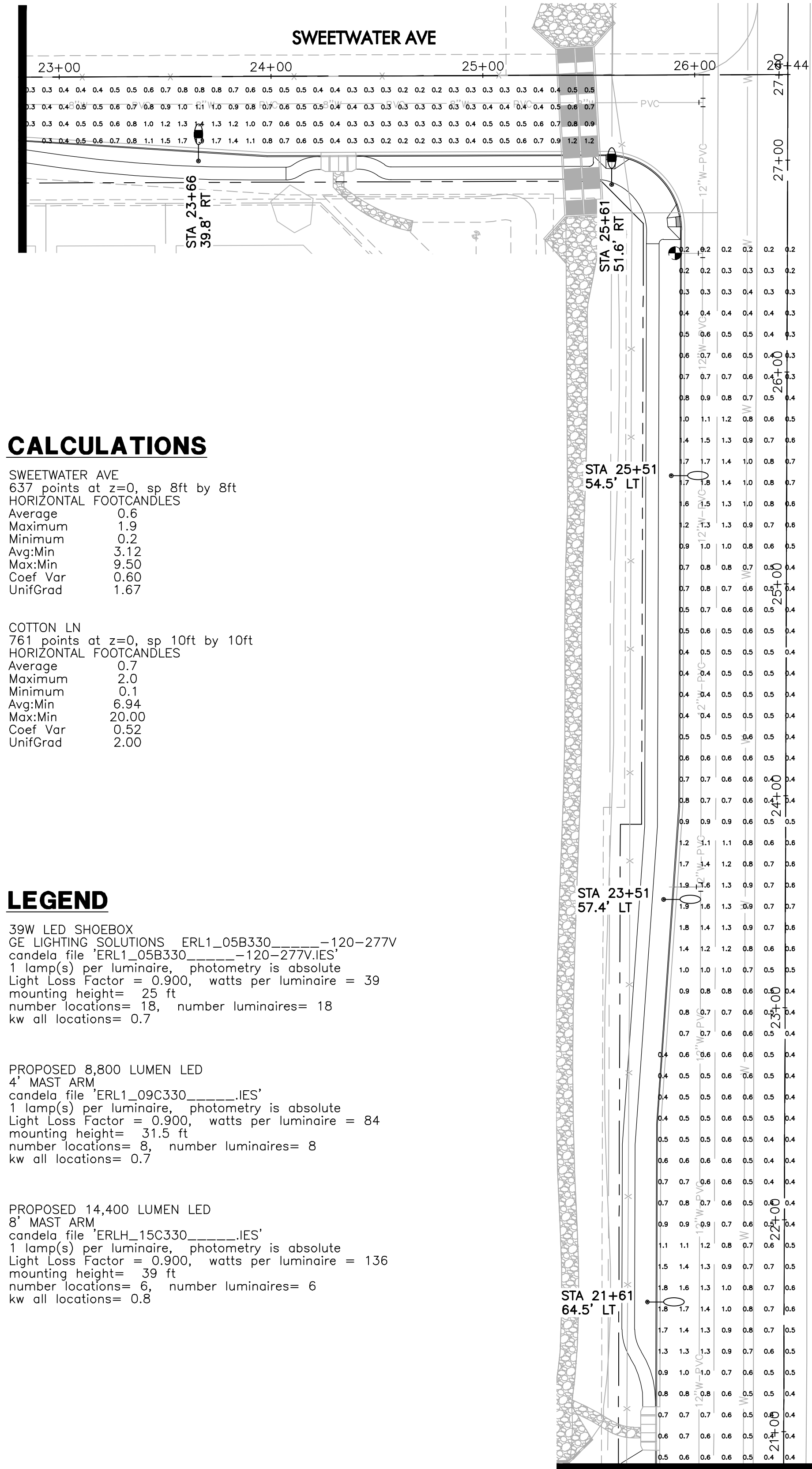
DRAWING NO:
SL5
OF 5

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PROPOSED PHOTOMETRICS (ILLUMINANCE METHOD USED)



MATCHLINE 'A'
SEE UPPER RIGHT



CALCULATIONS

SWEETWATER AVE
637 points at z=0, sp 8ft by 8ft
HORIZONTAL FOOTCANDLES
Average 0.6
Maximum 1.9
Minimum 0.2
Avg:Min 3.12
Max:Min 9.50
Coef Var 0.80
UnifGrad 1.67

COTTON LN
761 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES
Average 0.7
Maximum 2.0
Minimum 0.1
Avg:Min 6.94
Max:Min 20.00
Coef Var 0.52
UnifGrad 2.00

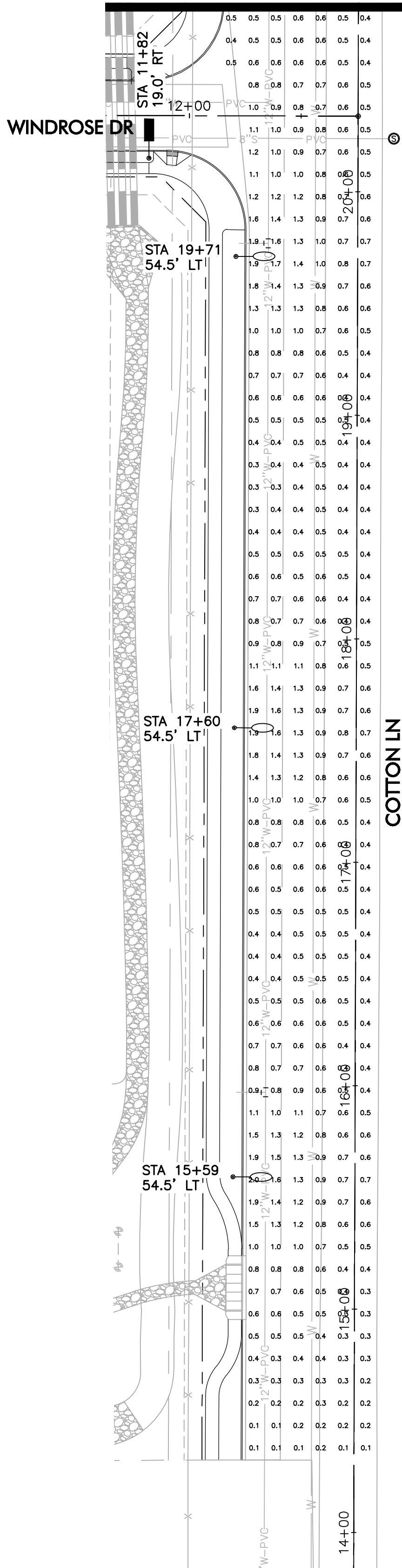
LEGEND

39W LED SHOEBOX
GE LIGHTING SOLUTIONS ERL1_05B330_120-277V
candela file 'ERL1_05B330_120-277V.IES'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 39
mounting height= 25 ft
number locations= 18, number luminaires= 18
kw all locations= 0.7

PROPOSED 8,800 LUMEN LED
4' MAST ARM
candela file 'ERL1_09C330_120-277V.IES'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 84
mounting height= 31.5 ft
number locations= 8, number luminaires= 8
kw all locations= 0.7

PROPOSED 14,400 LUMEN LED
8' MAST ARM
candela file 'ERLH_15C330_120-277V.IES'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 136
mounting height= 39 ft
number locations= 6, number luminaires= 6
kw all locations= 0.8

MATCHLINE 'B'
SEE LOWER LEFT



MATCHLINE 'B'
SEE UPPER LEFT

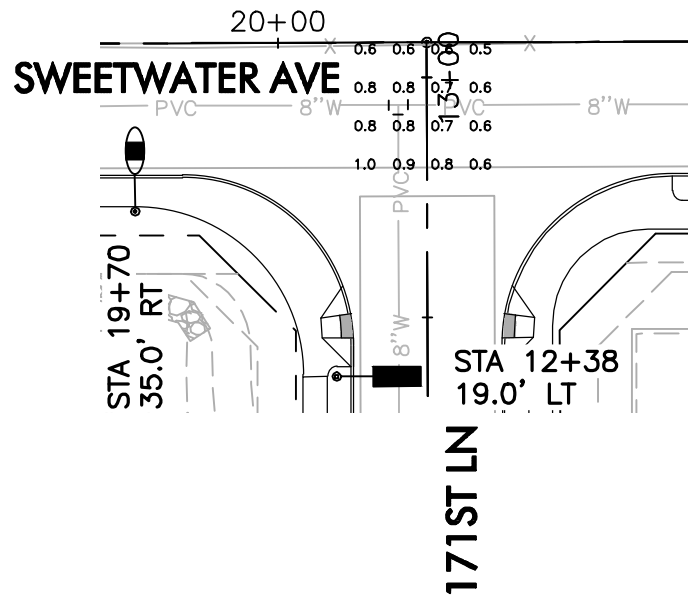
TYPICAL ONSITE CALCULATIONS

0.65	0.46	0.28	0.23	0.16	0.11	0.10	0.11	0.16	0.23	0.28	0.46	0.65
1.14	0.66	0.43	0.31	0.19	0.13	0.11	0.13	0.19	0.31	0.43	0.66	1.14
1.48	0.72	0.54	0.33	0.19	0.13	0.11	0.13	0.19	0.33	0.54	0.72	1.48
1.50	0.64	0.49	0.32	0.19	0.11	0.10	0.11	0.19	0.32	0.49	0.64	1.50

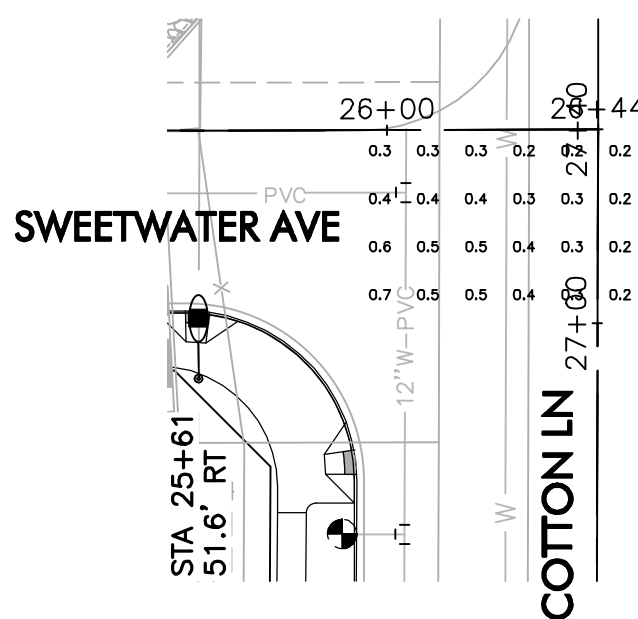
39W LED SHOEBOX
GE LIGHTING SOLUTIONS ERL1_05B330_120-277V
candela file 'ERL1_05B330_120-277V.IES'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 39
mounting height= 25 ft
number locations= 4, number luminaires= 4
kw all locations= 0.2

Roadway Grid
52 points at z=0, sp 15.462ft by 8ft
HORIZONTAL FOOTCANDLES
Average 0.45
Maximum 1.50
Minimum 0.10
Avg:Min 4.46
Max:Min 15.00
Coef Var 0.87
UnifGrad 2.34

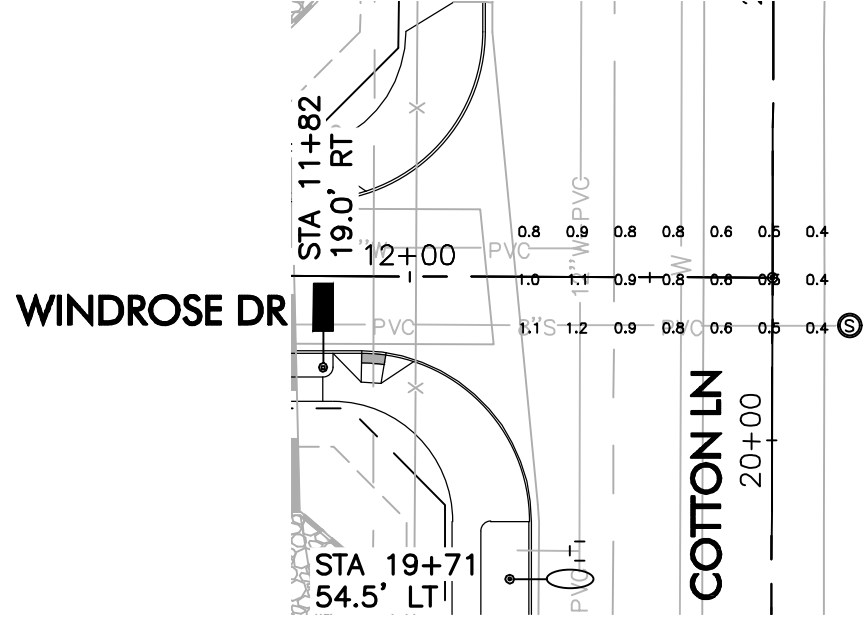
OFFSITE INTERSECTION CALCULATIONS



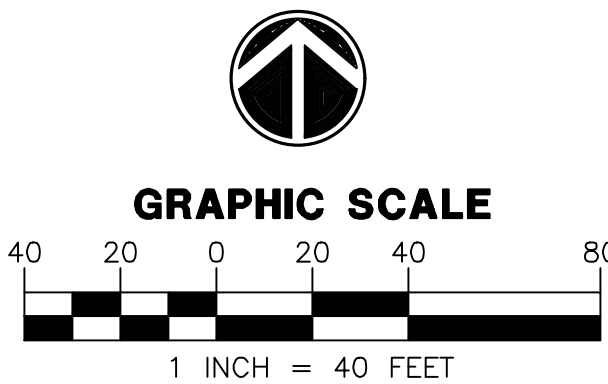
SWEETWATER AVE AND 171ST LN
16 points at z=0, sp 8ft by 8ft
HORIZONTAL FOOTCANDLES
Average 0.7
Maximum 1.0
Minimum 0.5
Avg:Min 1.43
Max:Min 2.00
Coef Var 0.18
UnifGrad 1.33



SWEETWATER AVE AND COTTON LN
24 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES
Average 0.4
Maximum 0.7
Minimum 0.2
Avg:Min 1.79
Max:Min 3.00
Coef Var 0.38
UnifGrad 1.50



WINDROSE DR (ENTRANCE) AND COTTON LN
21 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES
Average 0.7
Maximum 1.2
Minimum 0.4
Avg:Min 1.66
Max:Min 3.00
Coef Var 0.32
UnifGrad 1.33



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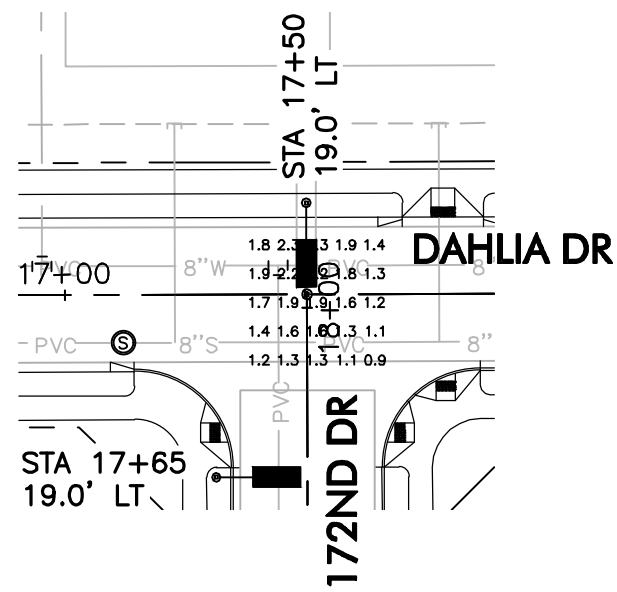
PROJECT NAME:
RYDER RANCH
CACTUS RD AND COTTON LN
PHOTOMETRICS

WRIGHT ENG.
PROJECT NO: **19185**

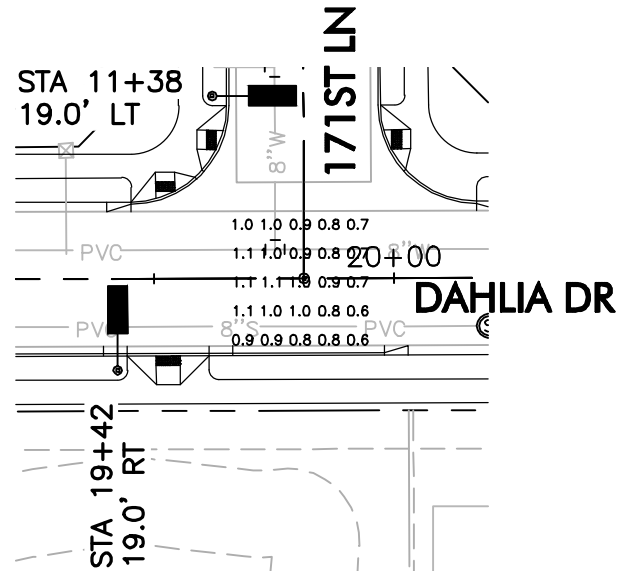
DESIGN BY: JZH **PH1**

Arizona Professional Engineer
35943
WADE L. WILLIAMS
Date Signed: 05/11/22
Expires: 3-31-22

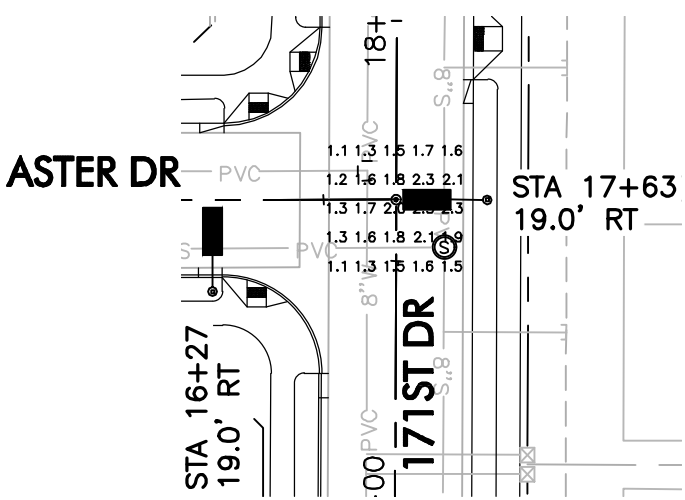
PROPOSED ONSITE INTERSECTION CALCULATIONS (ILLUMINANCE METHOD USED)



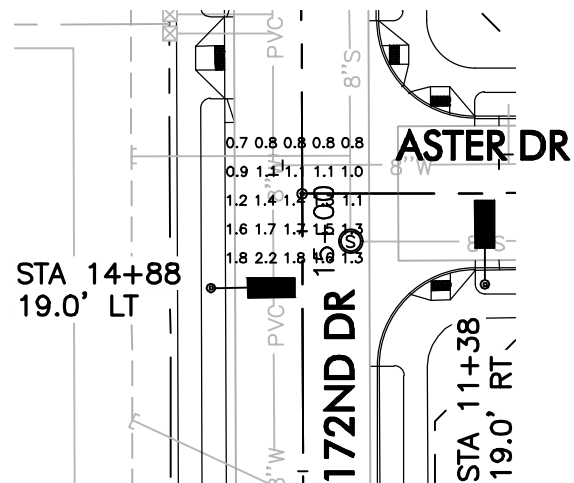
DAHLIA DR AND 172ND DR	
25 points at z=0, sp 6ft by 6ft	
HORIZONTAL FOOTCANDLES	
Average	1.6
Maximum	2.3
Minimum	0.9
Avg:Min	1.79
Max:Min	2.56
Coef Var	0.25
UnifGrad	1.38



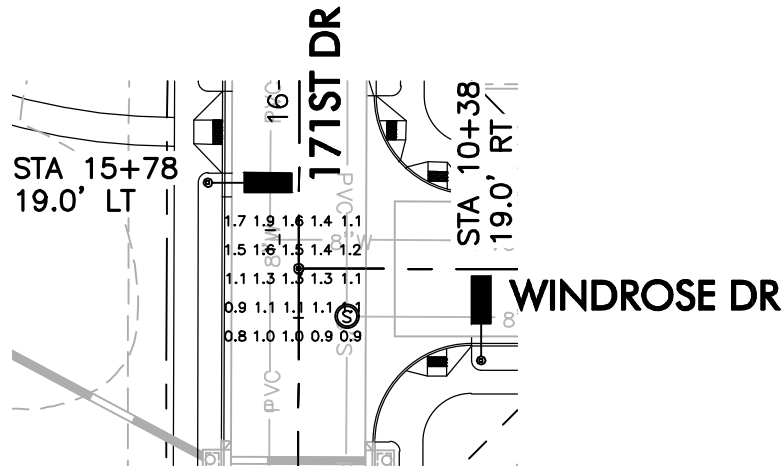
DAHLIA DR AND 171ST LN	
25 points at z=0, sp 6ft by 6ft	
HORIZONTAL FOOTCANDLES	
Average	0.9
Maximum	1.1
Minimum	0.6
Avg:Min	1.48
Max:Min	1.83
Coef Var	0.17
UnifGrad	1.33



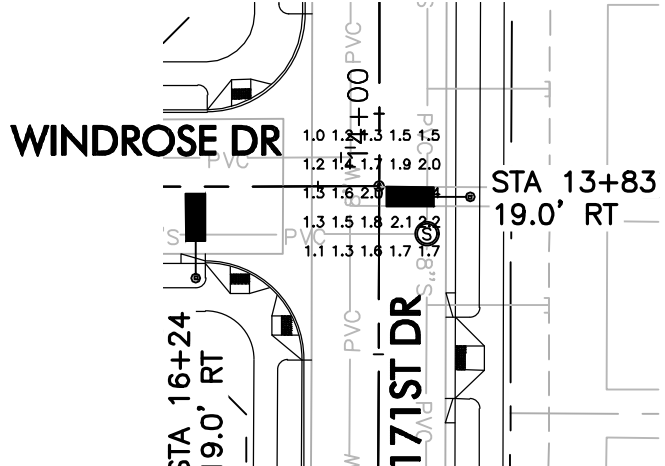
ASTER DR AND 171ST DR	
25 points at z=0, sp 6ft by 6ft	
HORIZONTAL FOOTCANDLES	
Average	1.7
Maximum	2.5
Minimum	1.1
Avg:Min	1.52
Max:Min	2.27
Coef Var	0.23
UnifGrad	1.35



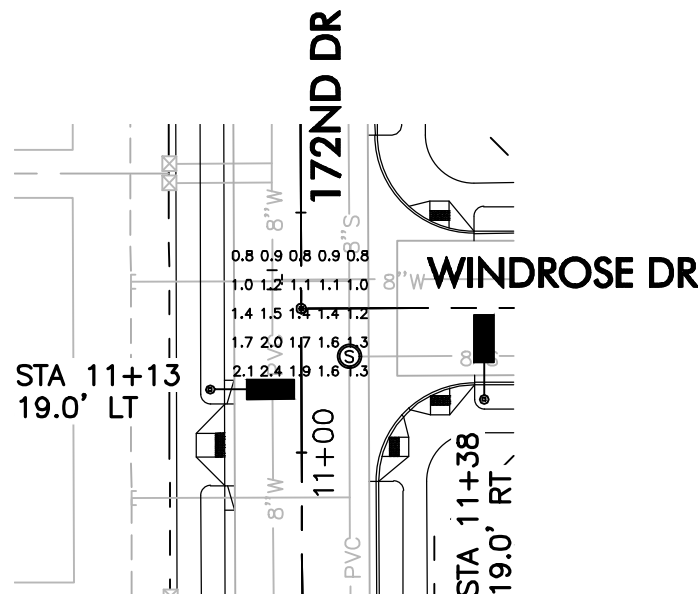
ASTER DR AND 172ND DR	
25 points at z=0, sp 6ft by 6ft	
HORIZONTAL FOOTCANDLES	
Average	1.3
Maximum	2.2
Minimum	0.7
Avg:Min	1.83
Max:Min	3.14
Coef Var	0.30
UnifGrad	1.38



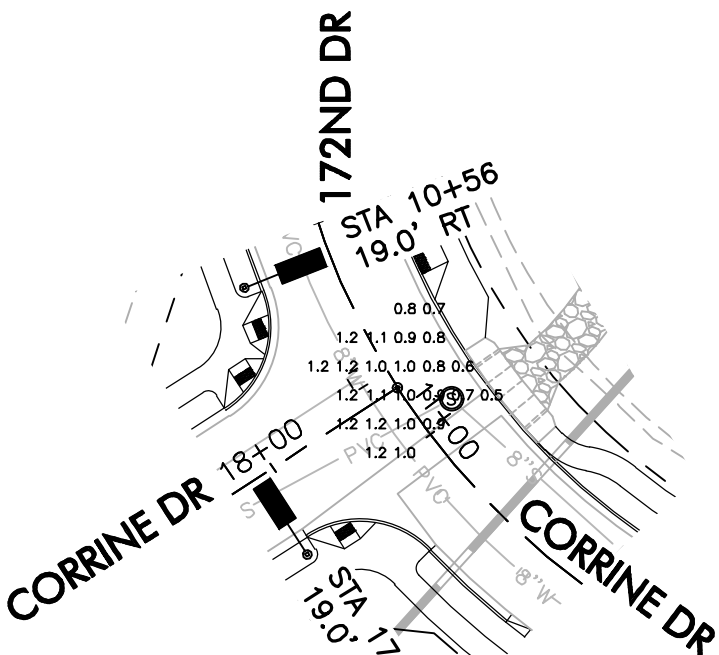
WINDROSE DR (ENTRANCE) AND 171ST DR	
25 points at z=0, sp 6ft by 6ft	
HORIZONTAL FOOTCANDLES	
Average	1.2
Maximum	1.9
Minimum	0.8
Avg:Min	1.54
Max:Min	2.38
Coef Var	0.22
UnifGrad	1.36



WINDROSE DR AND 171ST DR	
25 points at z=0, sp 6ft by 6ft	
HORIZONTAL FOOTCANDLES	
Average	1.6
Maximum	2.4
Minimum	1.0
Avg:Min	1.62
Max:Min	2.40
Coef Var	0.23
UnifGrad	1.33



WINDROSE DR AND 172ND DR	
25 points at z=0, sp 6ft by 6ft	
HORIZONTAL FOOTCANDLES	
Average	1.4
Maximum	2.4
Minimum	0.8
Avg:Min	1.70
Max:Min	3.00
Coef Var	0.31
UnifGrad	1.40



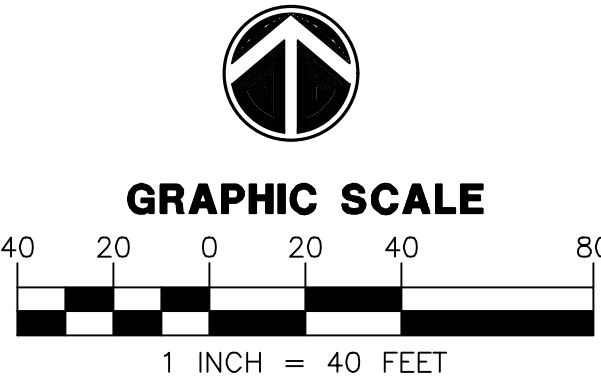
CORRINE DR (WEST) AND 172ND DR	
24 points at z=0, sp 6ft by 6ft	
HORIZONTAL FOOTCANDLES	
Average	1.0
Maximum	1.2
Minimum	0.5
Avg:Min	1.93
Max:Min	2.40
Coef Var	0.21
UnifGrad	1.40

LEGEND

39W LED SHOEBOX
GE LIGHTING SOLUTIONS ERL1_05B330____-120-277V
candela file 'ERL1_05B330____-120-277V.IES'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 39
mounting height= 25 ft
number locations= 18, number luminaires= 18
kw all locations= 0.7

PROPOSED 8,800 LUMEN LED
4' MAST ARM
candela file 'ERL1_09C330____.IES'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 84
mounting height= 31.5 ft
number locations= 8, number luminaires= 8
kw all locations= 0.7

PROPOSED 14,400 LUMEN LED
8' MAST ARM
candela file 'ERLH_15C330____.IES'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 136
mounting height= 39 ft
number locations= 6, number luminaires= 6
kw all locations= 0.8



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**PHOTOMETRIC CALCULATION
SHEET. FOR INFORMATION ONLY.**

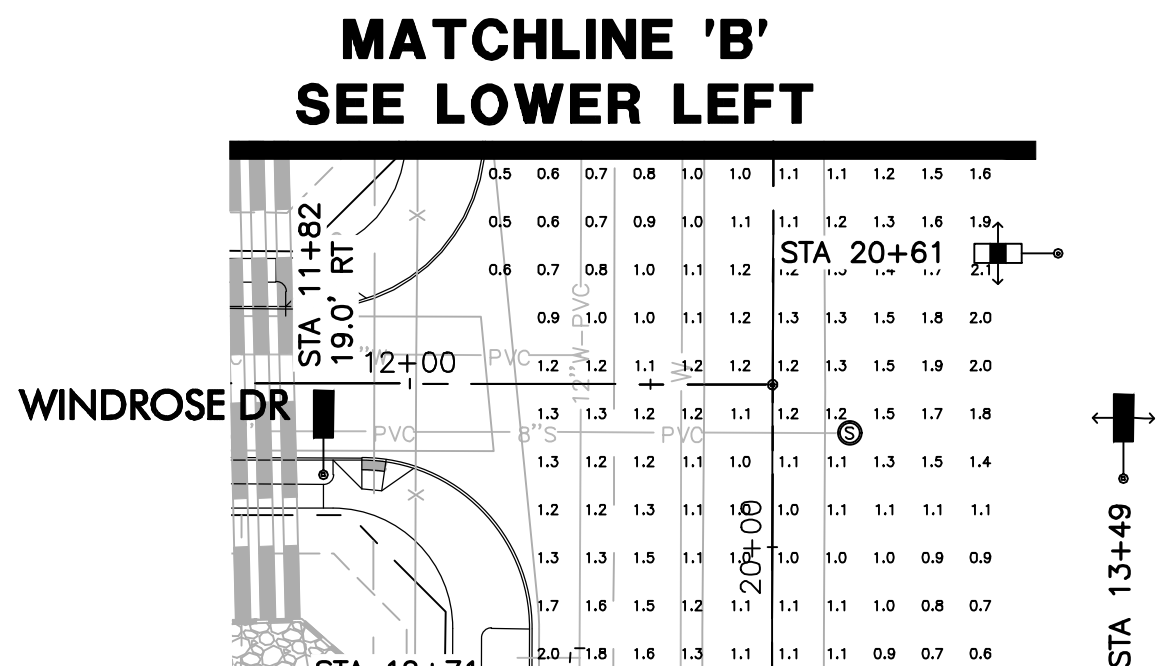
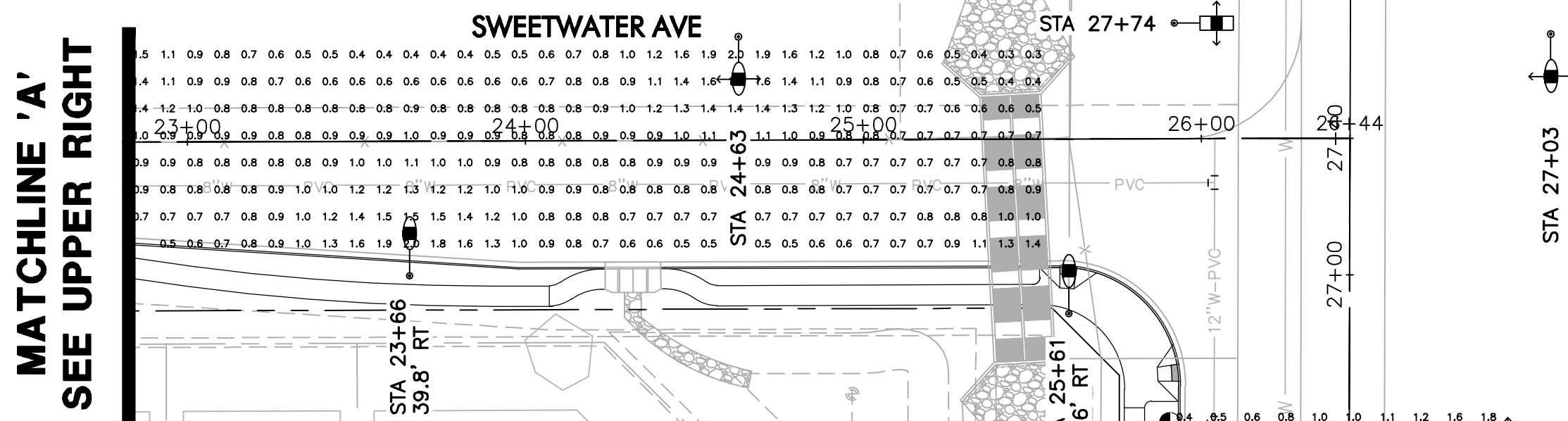
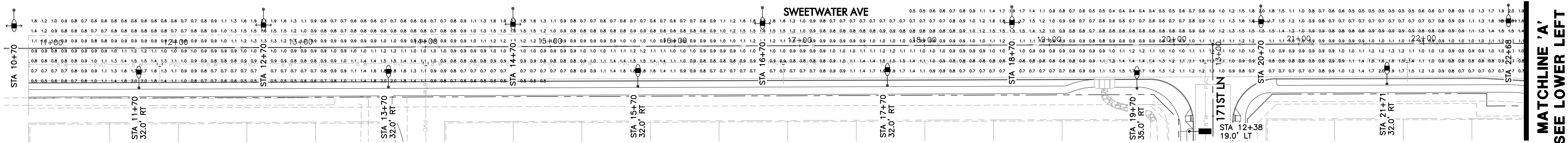
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WADE T.
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Exp. 3-31-22

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PROJECT NAME:
RYDER RANCH
CACTUS RD AND COTTON LN
PHOTOMETRICS
WRIGHT ENG.
PROJECT NO: **19185**
DESIGN BY: JZH **PH2**

Page 117 of 165

FUTURE PHOTOMETRICS (ILLUMINANCE METHOD USED)



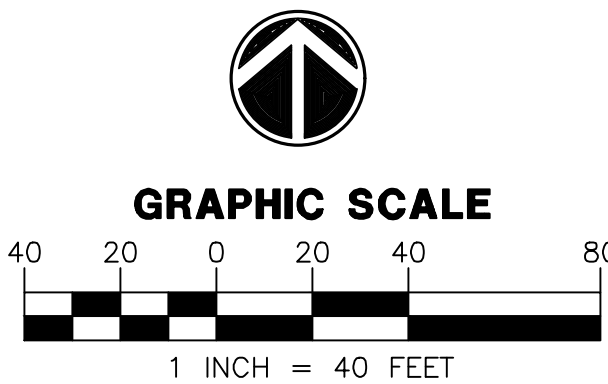
LEGEND

- 39W LED SHOEBOX
GE LIGHTING SOLUTIONS ERL1_05B330____-120-277V
candela file 'ERL1_05B330____-120-277V.IES'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 39
mounting height= 25 ft
number locations= 18, number luminaires= 18
kw all locations= 0.7
- PROPOSED 8,800 LUMEN LED
4' MAST ARM
candela file 'ERL1_09C330____.IES'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 84
mounting height= 31.5 ft
number locations= 8, number luminaires= 8
kw all locations= 0.7
- FUTURE 14,400 LUMEN LED
8' MAST ARM
candela file 'ERLH_15C330____.IES'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 136
mounting height= 39 ft
number locations= 10, number luminaires= 10
kw all locations= 1.4
- PROPOSED 14,400 LUMEN LED
8' MAST ARM
candela file 'ERLH_15C330____.IES'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 136
mounting height= 39 ft
number locations= 6, number luminaires= 6
kw all locations= 0.8
- FUTURE 39W LED SHOEBOX
GE LIGHTING SOLUTIONS ERL1_05B330____-120-277V
candela file 'ERL1_05B330____-120-277V.IES'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 39
mounting height= 25 ft
number locations= 1, number luminaires= 1
kw all locations= 0.0
- FUTURE 8,800 LUMEN LED
4' MAST ARM
candela file 'ERL1_09C330____.IES'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 84
mounting height= 31.5 ft
number locations= 9, number luminaires= 9
kw all locations= 0.8

CALCULATIONS

SWEETWATER AVE
1285 points at z=0, sp 8ft by 8ft
HORIZONTAL FOOTCANDLES
Average 1.0
Maximum 2.1
Minimum 0.3
Avg:Min 3.24
Max:Min 7.00
Coef Var 0.33
UnifGrad 1.75

COTTON LN
1253 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES
Average 1.0
Maximum 2.1
Minimum 0.4
Avg:Min 2.54
Max:Min 5.25
Coef Var 0.30
UnifGrad 1.43



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PHOTOMETRIC CALCULATION SHEET. FOR INFORMATION ONLY.

PROJECT NAME:
RYDER RANCH
CACTUS RD AND COTTON LN
PHOTOMETRICS

WRIGHT ENG.
PROJECT NO: 19185

DESIGN BY: JZH **PH3**

Arizona Professional Engineer
35843
WADE
WILLIAMS
Date signed: 8-26-22
Expires 3-31-23

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FUTURE PHOTOMETRICS (ILLUMINANCE METHOD USED)

LEGEND

39W LED SHOEBOX
GE LIGHTING SOLUTIONS ERL1_05B330-----120-277V
candela file 'ERL1_05B330-----120-277V.IES'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 39
mounting height= 25 ft
number locations= 18, number luminaires= 18
kw all locations= 0.7

PROPOSED 8,800 LUMEN LED
4' MAST ARM
candela file 'ERL1_09C330-----IES'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 84
mounting height= 31.5 ft
number locations= 8, number luminaires= 8
kw all locations= 0.7

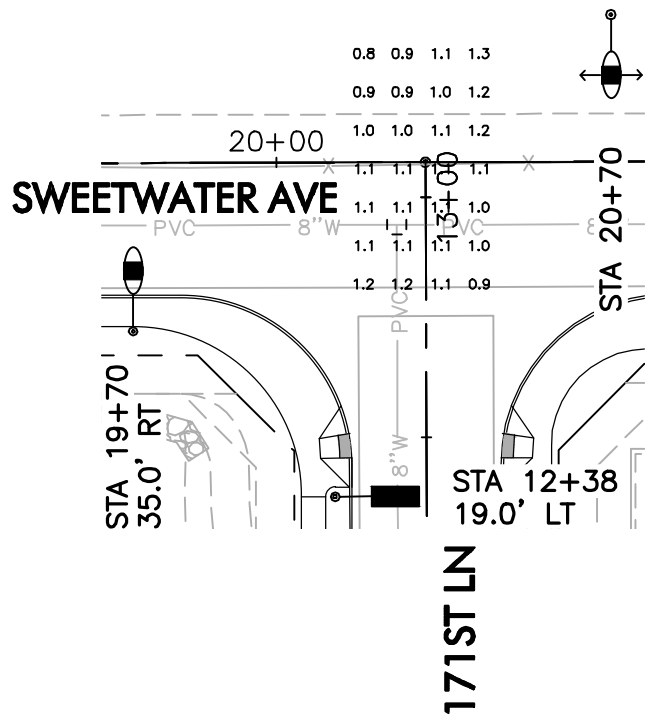
FUTURE 14,400 LUMEN LED
8' MAST ARM
candela file 'ERLH_15C330-----IES'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 136
mounting height= 39 ft
number locations= 10, number luminaires= 10
kw all locations= 1.4

PROPOSED 14,400 LUMEN LED
8' MAST ARM
candela file 'ERLH_15C330-----IES'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 136
mounting height= 39 ft
number locations= 6, number luminaires= 6
kw all locations= 0.8

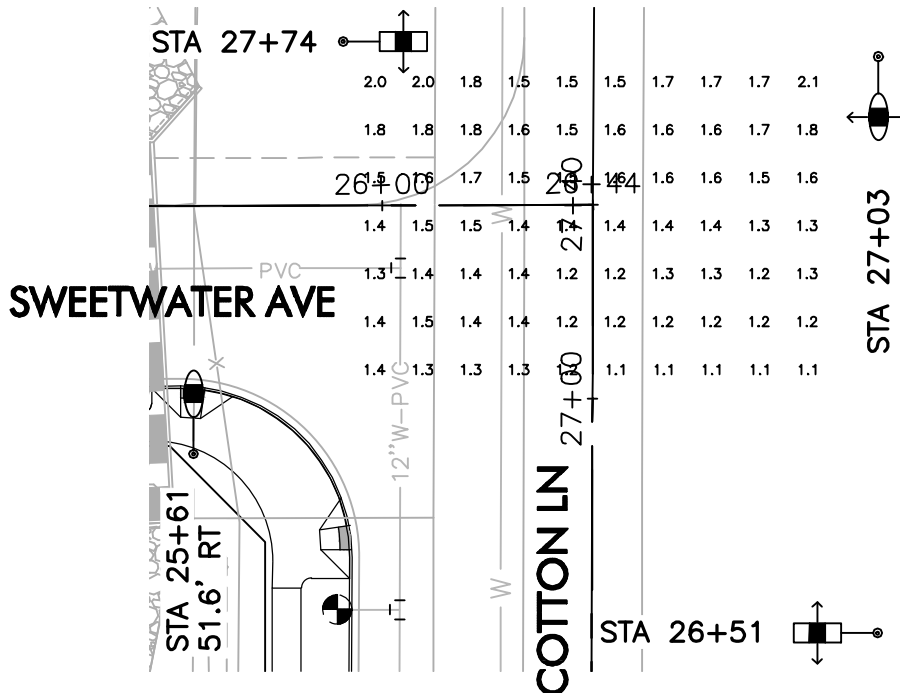
FUTURE 39W LED SHOEBOX
GE LIGHTING SOLUTIONS ERL1_05B330-----120-277V
candela file 'ERL1_05B330-----120-277V.IES'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 39
mounting height= 25 ft
number locations= 1, number luminaires= 1
kw all locations= 0.0

FUTURE 8,800 LUMEN LED
4' MAST ARM
candela file 'ERL1_09C330-----IES'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 84
mounting height= 31.5 ft
number locations= 9, number luminaires= 9
kw all locations= 0.8

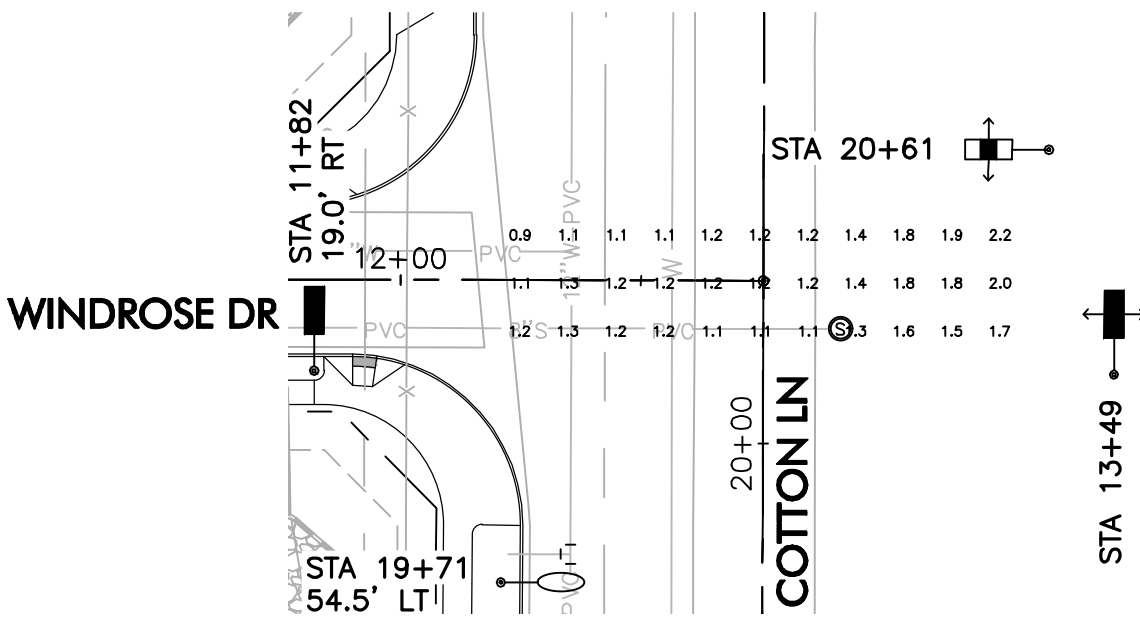
OFFSITE INTERSECTION CALCULATIONS



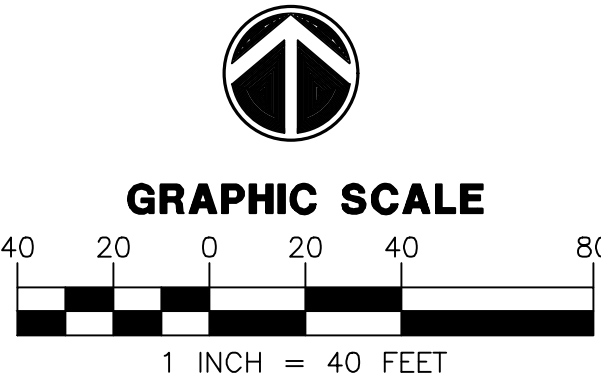
SWEETWATER AVE AND 171ST LN
28 points at z=0, sp 8ft by 8ft
HORIZONTAL FOOTCANDLES
Average 1.1
Maximum 1.3
Minimum 0.8
Avg:Min 1.33
Max:Min 1.62
Coef Var 0.10
UnifGrad 1.22



SWEETWATER AVE AND COTTON LN
70 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES
Average 1.5
Maximum 2.1
Minimum 1.1
Avg:Min 1.32
Max:Min 1.91
Coef Var 0.16
UnifGrad 1.24



WINDROSE DR (ENTRANCE) AND COTTON LN
33 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES
Average 1.4
Maximum 2.2
Minimum 0.9
Avg:Min 1.51
Max:Min 2.44
Coef Var 0.23
UnifGrad 1.29



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PHOTOMETRIC CALCULATION SHEET. FOR INFORMATION ONLY.

PROJECT NAME:
RYDER RANCH
CACTUS RD AND COTTON LN
PHOTOMETRICS

WRIGHT ENG.
PROJECT NO: **19185**

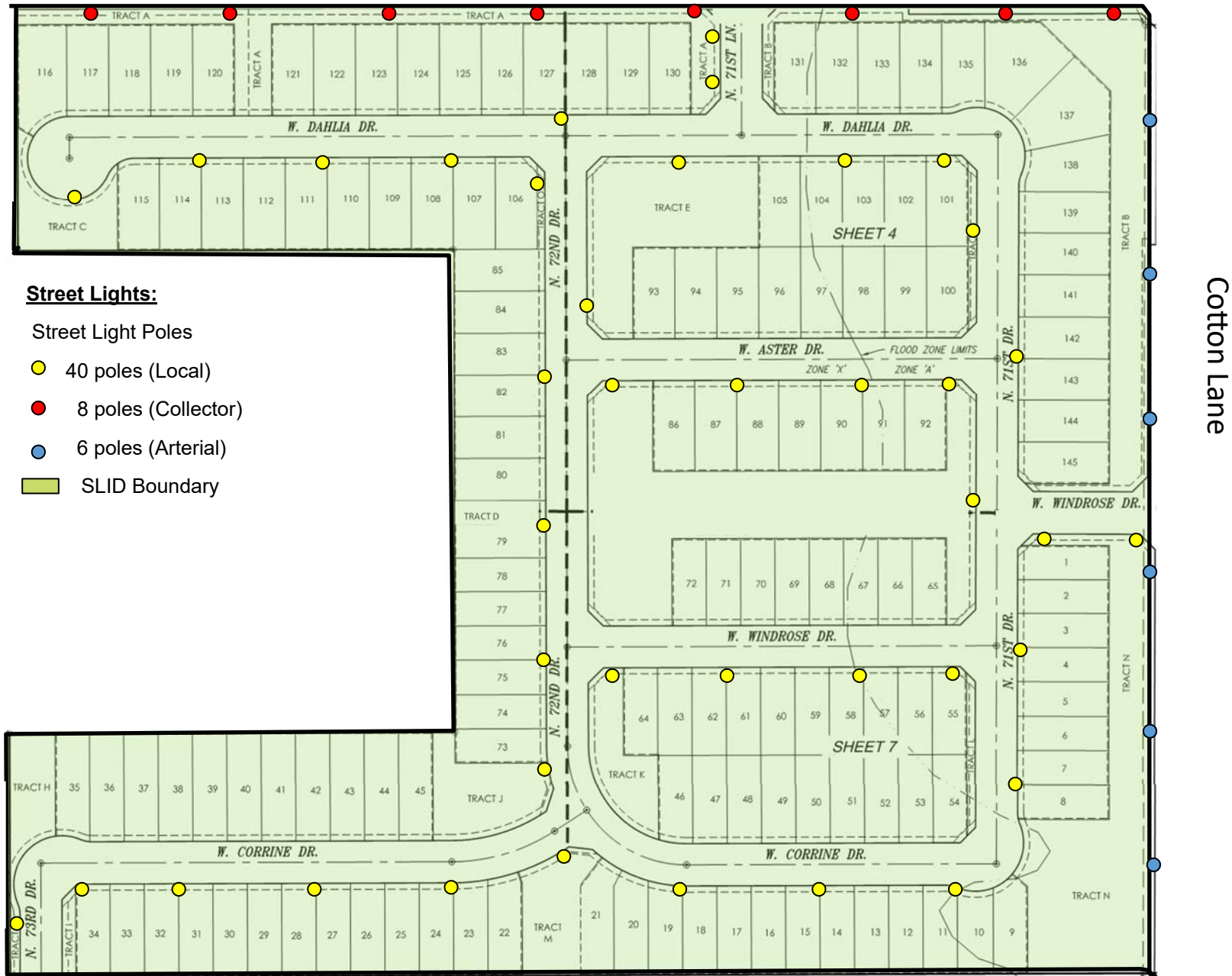
DESIGN BY: JZH **PH4**

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35843
WADE T. WILLIAMS
Date signed: 8/22/22
Expires 3-31-22

Ryder Ranch

Sweetwater Avenue





CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: March 3, 2020
Submitting Department: Police
Staff Recommendations: None

Contact Person: Terry Young, POLICE CHIEF
District: Citywide

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

Agenda Wording:

Consideration and action pertaining to approving an Intergovernmental Agreement with the U.S. Department of Justice, U.S. Marshall's Service authorizing receipt of grant funding; Resolution 2020-15.

Motion:

I move to approve Resolution #2020-15.

Background:

The Surprise Police Department will receive \$10,000 in overtime funding from the US Department of Justice Marshals Service to cover overtime expenses associated with the participation of one Surprise Police Officer in the Joint Law Enforcement Operations (JLEO) Task Force from October 1, 2019 to September 30, 2020.

Objective Analysis:

Acceptance of this funding will provide reimbursement of overtime expenses for one Surprise Police Officer's participation in the activities of the JLEO task force.

The one negative to obtaining any grant funding is the employee time spent in overseeing the grant and making regular reports back to the grantor.

Policy Compliant:

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

Financial Impact:

This funding is to be used solely for overtime incurred as a result of participation in the JLEO Task Force and shall not include the officer's regular salary or any supplemental benefit costs such as retirement, FICA or other expenses.

Budget Impact:

The FY2020 budget was adopted and included anticipated one-time funding of \$10,000 for the use of overtime in project G31362. There is no City match requirement.

FTE Impact:

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

ATTACHMENTS:

1. 2020 USMS JLEO OVERTIME
 2. Resolution 2020-15 US Marshals Service OT IGA
-

INSTRUCTIONS: See last page for detailed instructions.

SECTION 1: OBLIGATION

DOCUMENT CONTROL #: MMO: M-19-D08-O

SECTION 2: PARTICIPATING AGENCIES

Notification to state and local agencies of funding provided in support of Joint Law Enforcement Operations, pursuant to the Memorandum of Understanding (MOU) between:

Surprise Police Department

and

District of Arizona (08)

All other terms and conditions of the MOU remain the same.

SECTION 3: PERIOD OF PERFORMANCE

October 1, 2019

to

September 30, 2020

SECTION 4: APPROPRIATION DATA

FISCAL YEAR	ORGANIZATION	FUND	PROJECT	SOC / PURPOSE	DOLLAR AMOUNT
2020	D08	AFF-B-OP	JLEOTFS4	25302 - TFO Overtime	\$10,000.00
Total Obligation Amount:					\$10,000.00

SECTION 5: DESCRIPTION OF OBLIGATION

Task Force overtime funding for Surprise Police Department in the amount of \$10,000.00 for services rendered between October 1, 2019 and September 30, 2020. Funds are to be used solely for Overtime and shall not include any supplemental benefit costs such as retirement, FICA, and other expenses.

SECTION 6: CONTACT INFORMATION

DISTRICT/RETE CONTACT:

Name: David Smith, Asst. Chief

Phone: 520-879-4253

E-mail: david.smith15@usdoj.gov

STATE/LOCAL CONTACT:

Name: _____

Phone: _____

E-mail: _____

SECTION 7: AUTHORIZATION

USMS Representative - Certification of Funds:

Signature: CASSANDRA HUGHES

Digitally signed by CASSANDRA HUGHES
Date: 2020.01.17 08:25:43 -0700

Date: 1/17/2020

Cassandra Hughes, SPSS

Chief Deputy or RFTF Commander - Obligation Approval:

Signature: DAVID SMITH

Digitally signed by DAVID SMITH
Date: 2020.01.21 10:27:46 -0700

Date: 1/21/2020

David Smith, ACDUSM

Reimbursement of overtime work shall be consistent with the Fair Labor Standards Act. Annual overtime for each state or local law enforcement officer is capped at the equivalent of 25% of a GS-1811-12, Step 1, of the general pay scale for the RUS. Reimbursement for all types of qualified expenses shall be contingent upon availability of funds and the submission of a proper request for reimbursement which shall be submitted monthly or quarterly on a fiscal year basis, and which provides the names of the investigators who incurred overtime for the Task Force during the quarter; the number of overtime hours incurred, the hourly regular and overtime rates in effect for each investigator.

Departmental Representative - Acknowledgement:

Signature: _____

Date: _____

Agency Representative

FORM USM-607 INSTRUCTIONS

The Joint Law Enforcement Operations Task Force Obligation Document is designed to provide district and regional fugitive task forces with one standard obligating form to record new obligations in UFMS. To adjust funding in an existing obligation, please refer to Form USM-607A, Joint Law Enforcement Operations Task Force Modification Document. Funding in support of the JLEO mission is pursuant to the existing Memorandum of Understanding (MOU) between the USMS and the JLEO participant. Reimbursements are subject to the availability of funds and contingent upon the submission of proper documentation. Please note that overtime reimbursements require the submission of agency invoices and supporting documentation on a quarterly basis.

In the event that the USMS will use a payment method OTHER than reimbursement directly to the state or local agency, additional guidance will be provided by USMS Headquarters. The district or RFTF office is responsible for communicating payment procedures to their partnering agencies. All payments are made via Electronic Funds Transfer (EFT) through the U.S. Department of Treasury.

SECTION 1: Obligation Number

- A. Enter UFMS Document Control Number.

SECTION 2: Participating Agencies

- A. BOX 1: Enter name of state or local JLEO participating agency.
- B. BOX 2: Use drop down menu to select appropriate USMS District/RFTF.

SECTION 3: Period of Performance

- A. Insert valid period of performance for the obligation. Obligations created using the one-page JLEO Task Force Obligation Form may not cross fiscal years. If there is a need to cross fiscal years, please utilize a Purchase Order for the obligation.
- B. Period of performance must begin no earlier than the date of funds availability (provided by IOD and the Asset Forfeiture Division) and end no later than September 30 of the following calendar year.

SECTION 4: Appropriation Data

- A. Enter information across appropriate field for all items being obligated. All fields for a line item must be completed in order to proceed to the next step.
- B. Project Codes: District task force obligations are funded under the JLEOTFS4 project code for a JLEO obligation. RFTF project codes have been assigned by region and will be entered by Headquarters IOD staff.

SECTION 5: Description of Obligation

- A. Enter description of obligation (optional). Include any pertinent information such as number of TFO vehicles, for example.

SECTION 6: Contact Information

- A. Enter District/RFTF contact information (Box 1) and State/Local contact information (Box 2).

SECTION 7: Authorization

- A. Certification of Funds: Signature will be applied by USMS District official or IOD representative (RFTF) after the Asset Forfeiture Division has confirmed that funds have been moved into the budget.
- B. Obligation Approval: Signature will be applied by District or RFTF representative upon receipt of obligation document. To ensure sufficient internal controls and proper segregation of duties, the district/RFTF representative approving obligation forms cannot also approve invoices or reimbursements related to the same obligation. (See U.S. Office of Management and Budget (OMB) Circular A-123 and USMS Office of Finance guidance for further information regarding internal controls.)
- C. Acknowledgement: Signature will be applied by state or local agency representative. The obligation is not valid until all parties have signed. When completed, the form will be returned to the District/RFTF office. Districts are responsible for entering obligations into UFMS. RFTF obligations will be forwarded to Headquarters IOD to be entered into UFMS.

RESOLUTION # 2020-15

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE U.S. DEPARTMENT OF JUSTICE, U.S. MARSHAL'S SERVICE, AUTHORIZING THE RECEIPT OF GRANT FUNDING.

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

WHEREAS, the parties desire to enter into an intergovernmental agreement in order to facilitate the U.S. Marshall's office providing funding for overtime in the amount of \$10,000 for our Officer assigned to the US DOJ, U.S. Marshall's Service Fugitive Task Force ("Marshall Office"),

WHEREAS, the FY2020 budget was adopted and included funding for overtime for our Officer assigned to the US DOJ, US Marshal's Service Fugitive Task Force; and

WHEREAS, the City of Surprise Police Department desires to accept the funding.

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

Section 1. The City is hereby authorized to enter into an agreement to accept overtime funding in the amount of \$10,000 from Marshall's Service for the City of Surprise Police Department to use to help fund overtime for its employee who assists the Marshall's Office.

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

SIGNATURES APPEAR ON THE 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



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: March 3, 2020

Contact Person: Jodi Tas, MNGMNT ANALYST - SR

Submitting Department: City Manager Office
Staff Recommendations:

District: Internal

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

Consideration and action to approve a letter of opposition to be sent to all the Arizona Congressional delegation regarding the proposed Census 2020 differential privacy methodology.

Motion:

I move to approve a letter of opposition to Arizona Congressional delegation regarding Census 2020 privacy methodology.

Background:

U.S. Census Bureau has had a longstanding requirement to ensure that the data from individuals and individual households remains confidential.

The dual requirement for an accurate count and the protection of respondents and their data creates a natural tension: The more accurate (and therefore usable) the reported data is, the easier it may be to identify individual responses. And yet, as the raw data is altered before being reported (to protect confidentiality), the less usable the publicly released data is.

Although the decision to move to differential privacy was made in 2018, the parameters that guide this new disclosure avoidance method are still being evaluated. Final decisions on the details for the new approach are expected in late 2020, with the opportunity to provide feedback open now.

The use of differential privacy would mean that reported data will not be the same as the raw data. (Note that reported census data has never been the raw data; imputation has been used to assign people when they haven't responded to census enumerators, and data swapping has been used for two decades for disclosure avoidance. And, the census has always had undercounts and overcounts in different areas and for different populations.)

- * Rural areas will see a greater variance from the raw data than urban areas. Specifically, rural areas are likely to show increases in population and urban areas may show decreases in population. And, reported population totals in districts comprised of rural areas are likely to be less accurate than those created in more densely populated areas. The greater the difference between small and large counties or other units, the greater the variance will be.

- * Smaller sub-populations, such as specific racial groups, will be affected more than larger racial or ethnic groups.

- * Household data is separated from population data, leading to some logical inconsistencies, such as households that show a population of less than one, households with children but no adults, and areas that are known to be unpopulated that will have population assigned.

- * The impact on states will vary, depending on their overall demographics.

Census Bureau is aware of these issues and is working to address them.

Census 2020 proposed differential privacy methodology would have negative consequences in allocation of federal and state revenue, redistricting of legislative, congressional, and city council districts, and would cause significant issues related to planning for transportation, other types of infrastructure, and, human services.

Objective Analysis:

Approval of this matter will advise our Arizona Delegation of the city's official opposition to the proposed Census 2020 privacy methodology and the negative consequences in allocation of federal and state revenue, redistricting of legislative, congressional, and city council districts, and would cause significant issues related to planning for transportation, other types of infrastructure, and, human services.

Policy Compliant:

This action is consistent with Council Strategic Plan under Stewardship.

The proposed Census 2020 methodology would not foster a culture of transparency and fiscal responsibility in providing municipal services.

Financial Impact:

If proposed Census 2020 methodology is approved it could have a significant negative impact to the state shared revenue we receive.

Budget Impact:

There is no immediate budget impact related to this item

FTE Impact:

This item does not have an impact on current staffing levels

ATTACHMENTS:

1. MAG Census Differential Privacy-Policy Comments
-

January 17, 2020

Dr. Steven Dillingham
Director, U.S. Census Bureau
U.S. Census Bureau
4600 Silver Hill Road
Washington, DC 20233

Dear Dr. Dillingham:

The Maricopa Association of Governments (MAG) is a metropolitan planning organization and council of governments for the Phoenix metropolitan area, representing 27 cities and towns, two counties, three Native nations, and a population of more than 4.6 million people. We have reviewed the Census Bureau's differential privacy proposal and have concerns that the proposed differential privacy methodology would have negative consequences in allocation of federal and state revenue, redistricting of legislative, congressional, and city council districts, and would cause significant issues related to planning for transportation, other types of infrastructure, and, human services.

We have been reviewing the differential privacy proposal, demonstration data, and associated presentations and papers, and will provide comments on the technical problems that have been found in a separate response. Based on our analysis, here are some of our policy-related impacts that are likely to result from the proposed differential privacy proposal:

- Arizona cities and towns receive four types of state shared revenue based on their share of the state's population, which is updated annually based on the decennial census and the Census Bureau's annual population estimates. For 2019, the total state shared revenue distributed was just over \$2 billion, or about \$360 per person. Inaccurate decennial population counts at the place level could cost a municipality millions of dollars over the course of a decade.

For example, the 2010 data released by the Census Bureau as a demonstration of the effect of differential privacy showed the City of Phoenix with a population lower by 0.174 percent. Applying that percentage population loss to their 2018 population estimate would result in a loss of 2,889 people. Phoenix received over \$570 million in state shared revenue this year. A loss of 2,889 people **would result in a loss of nearly \$1 million for this year alone. Applied across an entire decade, this percentage change would result in a substantial loss in revenue.**

- Local governments rely on population-based federal funds to provide critical services to their residents. Reducing a city or town's population in the decennial census would result in a significant loss of revenue.

Phoenix received \$254,653,000 in federal funding for the current fiscal year, or \$153 per capita. Using the example above, Phoenix could see a **loss of nearly \$450,000 to the city for one year. Over the course of a decade, as that loss of population carries over year to year, the city would lose a substantial amount of money needed to provide critical services to its residents.**

- In the past four decades, Arizona cities and towns have spent millions of dollars to have the Census Bureau conduct mid-decade special censuses due to the state's high growth rate. With the recent change in state law, which distributes state shared revenue based on the decennial census and, subsequently, annual Census Bureau population estimates, it was hoped that there would be no need for future mid-decade censuses. However, if place-level data from Census 2020 are obscured to the degree the demonstration suggests, many cities and towns may look to conduct their own mid-decade census, either with the Census Bureau or private consultants at a significant cost to taxpayers.
- MAG and its member agencies are closely partnering with the U.S. Census Bureau to ensure Census 2020 produces an accurate count. MAG and its member agencies are currently investing **\$2 million** in taxpayer dollars on outreach at a regional scale to inform the public of the importance of the census and to encourage them to complete their census form. This does not include the **millions more taxpayer dollars** that individual cities are investing in local outreach efforts. Ensuring a complete and accurate count is a priority for our region so that we have the data we need to make sound policy decisions. The proposed differential privacy methodology runs counter to these efforts.
- Modern transportation and land use models require accurate population data to base the model in a realistic context for stakeholders. Census data are used to estimate, calibrate and validate the characteristics of the population in order to model travel behavior. Transportation forecasting models rely heavily on socioeconomic data input at small geographies. Departures from factual data on these geographies will make it impossible to produce accurate traffic and travel forecasts. Vehicle counts that are done on roadway segments will not correspond to model flows, resulting in unreliable forecasts for project development, planning, and policy analyses. Additionally, if data are at odds with what stakeholders understand to be true due to the application of differential privacy, confidence in the data, model, and decision making will be negatively affected.
- MAG member agencies use block group and tract data for planning public safety funding, infrastructure and transportation improvements, school enrollment, and other local services.

- Arizona cities of a certain size require accurate population data from the decennial census to configure their city council districts. Likewise, an accurate population count is needed by the Arizona Independent Redistricting Commission as they consider potential revisions to Arizona congressional districts.
- If data at the block level are obscured, local governments will not have the ability to challenge inaccurate decennial census results through the Count Question Resolution (CQR) program. Following the 2010 census, some Arizona cities found instances of their population counted in a neighboring city, and they relied on the CQR program for corrections to create an accurate accounting of their population. With obscured population data, making corrections like this will be virtually impossible.
- MAG supports partners like Read On Arizona and the Arizona Department of Education with analytics-based trends that feed into school decision making. Obscured and inaccurate data at a local level would significantly impact analysis and decision making. Data on school-aged population, ethnic and racial characteristics, and income all feed into educational policy at the local, regional, and state levels.

We appreciate your consideration of our comments and concerns regarding the proposed differential privacy methodology. The policy-related impacts from the methodology will adversely affect the MAG region and Arizona. We hope that the U.S. Census Bureau reconsiders the implementation of differential privacy and continues to work toward a complete and accurate count. We look forward to working with you on this important issue.

Sincerely,



Mayor Mark W. Mitchell
Chair, MAG Regional Council
City of Tempe



Eric J. Anderson
MAG Executive Director

- c: Members of the Arizona Congressional Delegation
The Honorable Doug Ducey, Governor of Arizona
MAG Regional Council
MAG Management Committee
Cathy Lacy, Regional Director, Denver Regional Office, U.S. Census Bureau
Tom Belshe, Executive Director, League of Arizona Cities and Towns
Jim Chang, Arizona State Demographer, Office of Economic Opportunity



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: March 3, 2020 Contact Person: Adam Lane
Submitting Department: Human Svcs and Comm District: Internal
Vitality
Staff Recommendations: None

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

Consideration and action pertaining to approval of an amendment to the Fiscal Year 2020 budget by reallocating appropriations of \$9,200 from contingency within Grant Fund to the Neighborhood Revitalization fund project G51562 and amend the Capital and Operating list of items over \$50,000, in order to to accept funding under Amendment Number 3 to the Intergovernmental Agreement with Maricopa County for 2019 Home Program funds; Resolution # 2020-18.

Motion:

I move to approve Resolution # 2020-18.

Background:

The Cities and Towns of Avondale, Chandler, Gilbert, Glendale, Peoria, Scottsdale, Surprise and Tempe, and Maricopa County have previously entered into an Intergovernmental Agreement (IGA) to form the Maricopa HOME Consortium (HOME Consortium IGA) to receive, distribute and administer HOME Investment Partnerships Funds (HOME). The Intergovernmental Agreement between City of Surprise and Maricopa County in the amount of \$136,692 for 2016 HOME funds was executed on or about March 8, 2017. Amendment number 1 was executed on or about March 23, 2018 to add a 2017 Work Statement and \$145,126 in 2017 HOME funds; Amendment number 2 was executed on or about October 18, 2018 to add a 2018 Work Statement and \$193,749 in 2018 HOME funds.

Objective Analysis:

Approval of Amendment 3 amends the 2017 Work Statement activities and replaces the 2018 Work Statement to allow the City to provide tenant based rental assistance and provides funding for the 2019 Work Statement in an amount not to exceed \$181,777.64 for tenant-based rental assistance; with City contribution of \$9,136.80 in HOME Recapture funds for the 2019 Work Statement activities

Policy Compliant:

This action is compliant with Maricopa HOME Consortium, City and Council policies.

Financial Impact:

This item will allow expenditures of up to \$181,800 in HOME Partnership grant funding. These expenditures will be reimbursed by Maricopa County. The 25% match requirement has already been met through the city's support of the Heritage at Surprise project.

Budget Impact:

The FY2020 budget was adopted including funding for 2019 HOME Program Funds in the amount of \$181,800. The city received HOME recapture funds in the amount of \$9,136.80. A reallocation of appropriations is required for budget authority from the grants contingency to the Neighborhood Revitalization fund, project number G51562 in the amount of \$9,200.

FTE Impact:

None

ATTACHMENTS:

1. RES 2020-18 HOME Amend 3-final
-

RESOLUTION # 2020-18

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA APPROVING AMENDMENT NO. 3 TO THE INTERGOVERNMENTAL AGREEMENT WITH MARICOPA COUNTY FOR 2019 HOME PROGRAM FUNDS; AMENDING THE FISCAL YEAR 2020 BUDGET BY REALLOCATING \$9,200 FROM CONTINGENCY WITHIN THE GRANTS FUND TO THE NEIGHBORHOOD REVITALIZATION FUND, PROJECT G51562; TO ACCEPT GRANT FUNDING FROM MARICOPA COUNTY VIA THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR 2019 HOME PROGRAM FUNDS AND TO AMEND THE FISCAL YEAR 2020 CAPITAL AND OPERATING LIST OF ITEMS OVER \$50,000.

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

WHEREAS, the Cities and Towns of Avondale, Chandler, Gilbert, Glendale, Peoria, Scottsdale, Surprise and Tempe, and Maricopa County have previously entered into an Intergovernmental Agreement (IGA) to form the Maricopa HOME Consortium (HOME Consortium IGA) to receive, distribute and administer HOME Investment Partnerships Funds (HOME);

WHEREAS, the intergovernmental agreement between City of Surprise and Maricopa County in the amount of \$136,692 for 2016 HOME funds was executed on or about March 8, 2017. Amendment No. 1 was executed on or about March 23, 2018 to add a 2017 Work Statement and \$145,126 in 2017 HOME funds; Amendment No. 2 was executed on or about October 18, 2018 to add a 2018 Work Statement and \$193,749 in 2018 HOME funds;

WHEREAS, Amendment No. 3 amends the 2017a Work Statement activity of single-family home rehabilitation funding by reducing the amount from \$145,126 to \$54,526.22. The remaining fund balance of \$90,599.78 shall be shifted to 2017 Work Statement B activities to include tenant based rental assistance;

WHEREAS, Amendment No. 3 removes the 2018 Work Statement and replaces it with 2018 Work Statement A which allows the City to provide tenant based rental assistance;

WHEREAS, Amendment No. 3 provides funding for the 2019 Work Statement in an amount not to exceed \$181,777.64 for tenant-based rental assistance; with City contribution of \$9,136.80 in HOME Recapture funds for the 2019 Work Statement activities;

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has established statutory and regulatory encumbrance and expenditure deadlines for the HOME funds;

WHEREAS, the FY2020 budget was adopted including funding for 2019 HOME Program Funds in the amount of \$181,800;

WHEREAS, the city received HOME recapture funds in the amount of \$9,136.80. A reallocation of appropriations is required for budget authority from the grants contingency to the Neighborhood Revitalization fund, project No. G51562;

WHEREAS, the FY2020 budget, including the FY2020 Capital and Operating List of Items Over \$50,000, was adopted by Council Resolution #2019-75 on June 4, 2019;

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;

WHEREAS, the FY2020 Capital and Operating List will be amended to remove line items 20467, 20469, and 20470 and add a line item to include Tenant Based Rental Assistance in the amount of \$550,000;

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. That the statements and schedules attached as *Exhibit B* and incorporated by reference are adopted, the Fiscal Year 2020 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.

Section 3. The Intergovernmental Agreement between the City of Surprise and the Maricopa County, attached as Exhibit C, is approved.

Section 4. The City Manager, or his designee, is hereby authorized to execute and submit all documents and other necessary or desirable instruments in connection with said agreement.

APPROVED AND ADOPTED this ____ day of _____, 2020.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2020-18
Exhibit A

1. Appropriation - The allocations below represent a reallocation of appropriations in the amount of \$9,200 from contingency within the Grants Fund to the Neighborhood Revitalization Fund to provide budget authority for the recapture of HOME Program funds. 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
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51562 2019 HOME	E	181,800	9,200	191,000
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51562 2019 HOME	R	181,800	9,200	191,000
Grants	General Operations	Contingency	E	22,107,400	(9,200)	22,098,200
Grants	General Operations	Other	R	23,799,300	(9,200)	23,790,100
Expense Total				22,289,200	-	22,289,200
Revenue Total				23,981,100	-	23,981,100

RESOLUTION # 2020-18
Exhibit B

1. List of Operating Items Over \$50,000 – Council approved \$550,000 for the purpose of Home Investment Partnership (HOME) Program included on the Fiscal Year 2020 Capital and Operating List of Items Over \$50,000. This amount was based on the attached Intergovernmental Agreement with Maricopa County.

Reference #	Description	Current Amount	Increase/ (Decrease)	Amended Amount
20477	Tenant Based Rental Assistance	\$ 0	\$550,000	\$550,000
20467	2018 HOME – Rehabs	\$198,000	\$(198,000)	\$0
20469	2019 HOME – Rehabs	\$135,000	\$(135,000)	\$0
20470	2019 HOME – Homebuyer Assistance	\$78,000	\$(78,000)	\$0

RESOLUTION # 2020-18
Exhibit C

INTERGOVERNMENTAL AGREEMENT BETWEEN
THE CITY OF SURPRISE AND MARICOPA COUNTY



AMENDMENT No. 3 TO THE
INTERGOVERNMENTAL AGREEMENT
BETWEEN
MARICOPA COUNTY
ADMINISTERED BY ITS
HUMAN SERVICES DEPARTMENT
AND
CITY OF SURPRISE



- I. Maricopa County ("County") administered by its Human Services Department and the City of Surprise ("City") entered into a financial Intergovernmental Agreement ("Agreement") on or about March 8, 2017. The purpose of the Agreement is for the City to provide owner occupied, single family housing rehabilitation. The County provided the City with \$136,692 in 2016 HOME Investment Partnerships Program (HOME) funds from the U.S. Department of Housing and Urban Development (HUD). All work performed or cost incurred or expended shall be reimbursable through September 30, 2019. The County and the City may be referred to individually as the "Party" and collectively referred to as the "Parties."

The Parties executed Amendment No. 1 on or about March 23, 2018 which addressed the following: Added 2017 Work Statement for the City's Housing Rehabilitation Program. The County provided HOME funds in the amount of \$145,126 for single family owner occupied housing rehabilitation. The expenditure term for this Work Statement shall expire on September 30, 2021. Upon approval of Amendment No. 1, the Agreement funding amount increased to \$281,818.

The Parties executed Amendment No. 2 on or about October 18, 2018 which addressed the following: Added 2018 Work Statement for the City's Housing Rehabilitation Program. The County provided HOME funds in the amount of \$193,749 for single family owner occupied housing rehabilitation. The expenditure term for this Work Statement shall expire on September 30, 2022. Upon approval of Amendment No. 2, the Agreement funding amount increased to \$475,567.

- II. The Parties agree to enter into this Amendment No. 3 to amend the Agreement as follows:
- A. Remove the "2017a Work Statement," which was added by Amendment No. 1, and replace it with the following amended Work Statements:
 1. Replace the "2017a Work Statement," in part, with the attached "2017 Work Statement A," which allows for the City to provide single-family, owner occupied housing rehabilitation assistance to eligible residents. The Parties agree to reduce the funding for this work statement activity from \$145,126 to \$54,526.22. All work performed, or costs incurred, shall expire on September 30, 2021. The remaining fund balance of \$90,599.78 under the "2017a Work Statement" shall be utilized to complete the activities listed in Subsection A.2.
 2. Replace the "2017a Work Statement," in part, with the attached "2017 Work Statement B," which allows the City to provide tenant-based rental assistance to five households. The remaining fund balance of \$90,599.78 from the "2017a Work Statement" shall be shifted to complete the "2017 Work Statement B" activities. All work performed, or costs incurred, shall expire on September 30, 2021.
 - B. Remove the "2018 Work Statement," which was added by Amendment No. 2, and replace it with the attached "2018 Work Statement A," which allows for the City to provide tenant-based rental assistance to eleven households. Funds from the previously approved Amendment No. 2, which totaled \$193,749 for the "2018 Work Statement" activities, will be utilized to address the activities

- in the “2018 Work Statement A.” All work performed, or costs incurred, shall expire on September 30, 2022.
- C. Add an additional Work Statement hereinafter referred to as “2019 Work Statement.” Through this Work Statement, the City shall provide Tenant Based Rental Assistance to 11 households. The County shall provide the City with \$181,777.64 for this Work Statement activity. The City shall contribute \$9,136.80 in HOME Recapture funds for the Work Statement activities. All work performed or cost incurred shall expire on September 30, 2023.
 - D. Upon approval of Amendment No. 3, the Agreement funding amount shall be increased from \$475,567 to \$657,344.64, an increase of \$181,777.64.
 - E. Section IV, Compensation, Subsection D, Reimbursement shall be amended to reference total funding of \$657,344.64.
- III. The County shall reimburse the City on a Net 0 payment standard.
 - IV. This Amendment No. 3 is subject to A.R.S. § 38-511.
 - V. The above sections contain all the changes made by this Amendment No. 3 to the Agreement and Amendment Nos. 1 and 2. All other terms and conditions of the Agreement and Amendments Nos. 1 and 2 shall remain in full force and effect as executed by the Parties.
 - VI. This Amendment No. 3 is effective upon approval and signature by both Parties.

[Signature on the following page]

IN WITNESS THEREOF, the Parties have signed this Amendment:

APPROVED BY:
CITY OF SURPRISE

APPROVED BY:
MARICOPA COUNTY

Date: _____

Attested To:

City Clerk

Chairman, Board of Supervisors

Date: _____

Attested To:

Fran McCarroll, Clerk of the Board

IN ACCORDANCE WITH A.R.S. §§ 9-240 and 11-952, THIS AMENDMENT NO. 3 HAS BEEN REVIEWED BY THE UNDERSIGNED ATTORNEY WHO HAS DETERMINED THIS AMENDMENT NO. 3 IS PROPER IN FORM AND WITHIN THE POWERS AND AUTHORITY GRANTED TO THE CITY OF SURPRISE UNDER THE LAWS OF THE STATE OF ARIZONA.

APPROVED AS TO FORM:

Attorney for the City Date

IN ACCORDANCE WITH A.R.S. §§ 11-201, 11-251, AND 11-952, THIS AMENDMENT NO. 3 HAS BEEN REVIEWED BY THE UNDERSIGNED ATTORNEY WHO HAS DETERMINED THIS AMENDMENT NO. 3 IS PROPER IN FORM AND WITHIN THE POWERS AND AUTHORITY GRANTED TO MARICOPA COUNTY UNDER THE LAWS OF THE STATE OF ARIZONA.

APPROVED AS TO FORM:

Deputy County Attorney Date

**2017 Work Statement A
MARICOPA COUNTY
HOME Investment Partnerships Program**

Consortium Member: City of Surprise, Arizona
 Project: Owner Occupied Housing Rehabilitation
 FY 2017-2018 HOME Funds: \$54,526.22
 Type of Property: Single Family Residential

A. DETAILED SCOPE OF WORK:

1. The improvement and reinvestment of current housing stock within the City of Surprise is a High priority in the Consolidated Plan.
2. Type of assistance/activity to be provided with HOME funds: Owner-occupied single family housing rehabilitation will be provided with HOME funds.
3. Methods and instruments used for ensuring affordability: Recapture provision (insert description of how the funds will be recaptured i.e. paid in full, pro-rated etc.) The HOME funds will be secured by a Deed of Trust and Promissory Note and recorded with Maricopa County to ensure the home is not sold or transferred to another owner.
4. Anticipated use of program income/project proceeds: Any program income will be used to supplement the completion if any additional single family housing rehab projects.

B. OBJECTIVES AND OUTCOMES (Check appropriate box below.):

	OUTCOMES		
	AVAILABILITY/ ACCESSIBILITY	AFFORDABILITY	SUSTAINABILITY
DECENT HOUSING	☒ Single Family Housing Rehab and Emergency Rehab, Homebuyer Assistance	☐ Homebuyer Activities, Acquisition/Rehab of rental housing, Acquisition/New Construction of rental housing, Preservation of existing public housing units and TBRA, Expansion of assisted rental units in the private marketplace	☐ Housing Activities in a targeted revitalization area

C. LOGIC MODEL: PERFORMANCE INDICATORS:

INPUTS/RESOURCES	ACTIVITIES	OUTPUTS	OUTCOMES	IMPACT
In order to accomplish proposed activities, the subrecipient will need the following:	In order to address the issue, the subrecipient will conduct the following activities:	Once completed, these activities will produce the following:	When completed, these activities will lead to the following changes:	Long term changes:
HOME funding	1 rehabilitations	Owner occupied housing rehabilitation	Low to moderate income families have safe and decent housing	Stable neighborhoods

D. PROPOSED BENEFICIARIES:

Targeted Population by Income Level	Number of Households	Total Number of Units	Number of <u>HOME Assisted</u> Units in program (if rental)
Households at or below 50%			
Households at or below 60%	1	1	
Households at or below 80%			
TOTAL	1	1	

E. PRIORITY POPULATIONS:

Complete the table below only if the Activity will specifically set-aside units for a priority population.
Set-asides will be enforced through contract provisions.

Priority Populations	No. of Units
Elderly	
Physically Disabled	
Other Priority Populations: Veterans	

F. PERFORMANCE REPORTING GOALS-TIMELINE OF ACTIVITIES:

<u>MILESTONES</u>	<u>START DATE</u>	<u>COMPLETION DATE</u>
Initial HOME Contract signed by City Council	1/16/2018	1/16/2018
Client Pre-qualification	5/1/2018	5/15/2018
Environmental Review	7/1/2018	7/30/2018
RFQ Issued	8/1/2018	8/1/2018
Developer Selected and Signed Development Contract	9/15/2018	9/30/2018
Home Set up Report to County	10/1/2018	10/15/2018
Acquisition and/or Rehab and/or Construction to commence	11/15/2018	11/15/2018
Rehab complete or Certificate of Occupancy	2/1/2019	2/30/2019
Unit Occupied by Low/Moderate Income Person/Family	5/1/2019	5/15/2019
Completion Report submitted to City	7/15/2019	7/1/2019

Any change to the Timeline will need to be submitted to and approved by Maricopa County.

G. ACTIVITY BUDGET SUMMARY:

<u>ACTIVITIES</u>	HOME FUNDS FY 2017-2018	Additional Sources* (defined in Table H.)	TOTAL COST
<u>ACQUISITION</u>	N/A	N/A	N/A
Land			
Buildings			
Closing Costs			
Legal Fees			
TOTAL			
<u>NEW CONSTRUCTION or REHAB</u>			
Construction Costs-Materials	\$50,000.00		
Builder Overhead			
Builder Profit	\$4,526.22		
General Requirements			
Consultant/Specialist			
Permits & Fees			
Construction Contingency			
Sales Tax			
Other-Infrastructure			
TOTAL	\$54,526.22		
<u>ADMINISTRATION COSTS</u>			
Program Delivery-			
Personnel Costs			
Volunteer Labor			
GRAND TOTAL	\$54,526.22	0	\$54,526.22

H. SOURCE AND AMOUNT OF OTHER RESOURCES:

FUNDING AGENCY	CASH AMOUNT	VOLUNTEER/ IN-KIND AMOUNT
City of Surprise	\$13,631.56	

I. MATCH:

Match sources and amounts that have been committed to the project: Match commitment must equal 25% of the HOME funds requested. Documentation is due at the time of request for payment(s). Match Logs must be submitted annually by June 30th of each year.

TYPE	SOURCE/FUNDING AGENCY	TOTAL
Cash or cash equivalents from a non-federal source	City of Surprise	\$13,631.56
Value of waived taxes, fees or charges associated with HOME projects		
Value of donated land or real property		
Cost of infrastructure improvements associated with HOME projects		
Percentage of proceeds from single- or multi-family state housing bonds		
Value of donated materials, equipment, labor and professional services		
Sweat equity		
TOTALS		\$13,631.56

**2017 Work Statement B
MARICOPA COUNTY
HOME Investment Partnerships Program**

Consortium Member: City of Surprise, Arizona
 Program Year: FY 2017-2018
 Project: Tenant Based Rental Assistance
 FY 2017-2018 HOME Funds: \$90,599.78
 Type of Property: Rental

A. DETAILED SCOPE OF WORK:

1. Tenant Based Rental Assistance within the City of Surprise is a High priority in the Consolidated Plan.
2. Type of assistance/activity to be provided with HOME funds: Tenant Based Rental Assistance
3. Methods and instruments used for ensuring affordability: Recapture provision (insert description of how the funds will be recaptured i.e. paid in full, pro-rated etc.) Households assisted with the funds will be required to requalify annually.
4. Any program income will be used to benefit additional households with rental assistance.

B. OBJECTIVES AND OUTCOMES:

	OUTCOMES		
	AVAILABILITY/ ACCESSIBILITY	AFFORDABILITY	SUSTAINABILITY
DECENT HOUSING	☐ Single Family Housing Rehab and Emergency Rehab, Homebuyer Assistance	☒ Homebuyer Activities, Acquisition/Rehab of rental housing, Acquisition/New Construction of rental housing, Preservation of existing public housing units and TBRA, Expansion of assisted rental units in the private marketplace	☐ Housing Activities in a targeted revitalization area

C. LOGIC MODEL: PERFORMANCE INDICATORS:

INPUTS/RESOURCES In order to accomplish proposed activities, the subrecipient will need the following:	ACTIVITIES In order to address the issue, the subrecipient will conduct the following activities:	OUTPUTS Once completed, these activities will produce the following:	OUTCOMES When completed, these activities will lead to the following changes:	IMPACT Long term changes:
HOME funding	Provide assisted rental housing opportunities (rental subsidies) to LMI households who are homeless or at risk of becoming homeless.	LMI households will be provided access to affordable rental housing opportunities.	LMI families will be provided a more stable living situation leading to self-sufficiency.	Stable neighborhoods; Access to affordable housing. Self-sufficiency.

D. PROPOSED BENEFICIARIES:

Targeted Population by Income Level	Number of Households	Total Number of Units	Number of <u>HOME Assisted</u> Units in program (if rental)
Households at or below 50%	2		
Households at or below 60%	3		
Households at or below 80%			
TOTAL	5		

E. PRIORITY POPULATIONS:

Complete the table below only if the Activity will specifically set-aside units for a priority population. Set-asides will be enforced through contract provisions.

Priority Populations	No. of Units
Elderly	
Physically Disabled	
Other Priority Populations: Veterans	

F. PERFORMANCE REPORTING GOALS-TIMELINE OF ACTIVITIES:

<u>MILESTONES</u>	<u>START DATE</u>	<u>COMPLETION DATE</u>
Subrecipient Agreement amended	12/1/19	2/15/20
RFP for service providers	2/1/20	3/1/20
Service Provider Selected	4/1/20	4/15/20
TBRA CENST Environmental Review	5/1/20	5/15/20
Service Provider Agreement	7/1/20	7/1/20
Application intake – income certification	8/15/20	8/15/22
HQS Inspections	9/15/20	9/15/22
Unit occupied by LMI households	10/1/20	9/30/22
Unit Activity Set-up in IDIS	11/1/20	12/1/21
Activity Closeout		Final Draw

Any change to the Timeline will need to be submitted to and approved by Maricopa County.

G. ACTIVITY BUDGET SUMMARY:

ACTIVITIES	HOME Funds PY 2017	Additional Sources (defined in Table H.)	TOTAL COST
Tenant Based Rental Assistance *			\$
Security Deposits	\$5,000.00	\$	\$5,000.00
Rental Subsidies	\$72,299.78	\$	\$72,299.78
Client Certification/Re-certification	\$5,000.00	\$22,649.95	\$27,649.95
HQS Inspections	\$7,500.00	\$	\$7,500.00
Utility Deposits	\$800.00	\$	\$800.00
*All cost eligible per CFR 92.209(a) and 92.206(d)(6)			
TOTAL	\$90,599.78	\$22,649.95	\$113,249.73
ADMINISTRATION COSTS			\$
Administration *			
*Administration funds to be expended by the City of Surprise for overall HOME program administration per CFR 92.207.			
TOTAL	\$	\$	\$
GRAND TOTAL	\$90,599.78	\$22,649.95	\$113,249.73

H. SOURCE AND AMOUNT OF OTHER RESOURCES:

FUNDING AGENCY	CASH AMOUNT	VOLUNTEER/ IN-KIND AMOUNT
TBRA Subrecipient	\$22,649.95	

I. MATCH:

Match commitment must equal 25% of the HOME funds requested. Documentation is due at the time of request for payment(s). Match Logs must be submitted annually by June 30th of each year.

TYPE	SOURCE/FUNDING AGENCY	TOTAL
Cash or cash equivalents from a non-federal source	TBRA Subrecipient	\$22,649.95
Value of waived taxes, fees or charges associated with HOME projects		
Value of donated land or real property		
Cost of infrastructure improvements associated with HOME projects		
Percentage of proceeds from single- or multi-family state housing bonds		
Value of donated materials, equipment, labor and professional services		
Sweat equity		
TOTALS		\$22,649.95

**Revised 2018 Work Statement
MARICOPA COUNTY
HOME Investment Partnerships Program
Program Year 2018**

Consortium Member: City of Surprise, Arizona
 Project: Tenant Based Rental Assistance
 FY 2018-2019 HOME Funds: \$193,749.00
 Type of Property: Rental

A. DETAILED SCOPE OF WORK:

1. Tenant Based Rental Assistance within the City of Surprise is a High priority in the Consolidated Plan.
2. Type of assistance/activity to be provided with HOME funds: Tenant Based Rental Assistance
3. Methods and instruments used for ensuring affordability: Households assisted with the funds will be required to requalify annually.
4. Anticipated use of program income/project proceeds: Any program income will be used to benefit additional households with rental assistance.

B. OBJECTIVES AND OUTCOMES:

OBJECTIVE	OUTCOMES		
	AVAILABILITY/ ACCESSIBILITY	AFFORDABILITY	SUSTAINABILITY
DECENT HOUSING	☐ Single Family Housing Rehab and Emergency Rehab, Homebuyer Assistance	☒ Homebuyer Activities, Acquisition/Rehab of rental housing, Acquisition/New Construction of rental housing, Preservation of existing public housing units and TBRA, Expansion of assisted rental units in the private marketplace	☐ Housing Activities in a targeted revitalization area

C. LOGIC MODEL: PERFORMANCE INDICATORS:

INPUTS/ RESOURCES In order to accomplish proposed activities, the subrecipient will need the following:	ACTIVITIES In order to address the issue, the subrecipient will conduct the following activities:	OUTPUTS Once completed, these activities will produce the following:	OUTCOMES When completed, these activities will lead to the following changes:	IMPACT Long term changes:
HOME funding	Provide assisted rental housing opportunities (rental subsidies) to LMI households who are homeless or at risk of becoming homeless.	LMI households will be provided access to affordable rental housing opportunities.	LMI families will be provided a more stable living situation leading to self-sufficiency.	Stable neighborhoods; Access to affordable housing. Self-sufficiency.

D. PROPOSED BENEFICIARIES:

Targeted Population by Income Level	Number of Households	Total Number of Units	Number of <u>HOME Assisted</u> Units in program (if rental)
Households at or below 50%	7		
Households at or below 60%	4		
Households at or below 80%			
TOTAL	11		

E. PRIORITY POPULATIONS:

Complete the table below only if the Activity will specifically set-aside units for a priority population.

Set-asides will be enforced through contract provisions.

Priority Populations	No. of Units
Elderly	
Physically Disabled	
Other Priority Populations: Veterans	

F. PERFORMANCE REPORTING GOALS-TIMELINE OF ACTIVITIES:

<u>MILESTONES</u>	<u>START DATE</u>	<u>COMPLETION DATE</u>
Subrecipient Agreement amended	12/1/19	2/15/20
RFP for service providers	2/1/20	3/1/20
Service Provider Selected	4/1/20	4/15/20
TBRA CENST Environmental Review	5/1/20	5/15/20
Service Provider Agreement	7/1/20	7/1/20
Application intake – income certification	8/15/20	8/15/22
HQS Inspections	9/15/20	9/15/22
Unit occupied by LMI households	10/1/20	9/30/22
Unit Activity Set-up in IDIS	11/1/20	12/1/21
Activity Closeout/Completion Report Submitted to County		Final Draw

Any change to the Timeline will need to be submitted to and approved by Maricopa County.

G. ACTIVITY BUDGET SUMMARY:

<u>ACTIVITIES</u>	<u>HOME Funds PY 2018</u>	<u>Additional Sources (defined in Table H.)</u>	<u>TOTAL COST</u>
Tenant Based Rental Assistance *			\$
Security Deposits	\$21,731.90	\$	\$21,731.90
Rental Subsidies	\$138,417.10	\$	\$138,417.10
Client Certification/Re-certification	\$20,000.00	\$24,218.63	\$44,218.63
HQS Inspections	\$12,000.00	\$	\$12,000.00
Utility Deposits	\$1,600.00	\$	\$1,600.00
*All cost eligible per CFR 92.209(a) and 92.206(d)(6)			
TOTAL	\$193,749.00	\$24,218.63	\$217,967.63
ADMINISTRATION COSTS			\$
Administration *			
Professional Services		\$24,218.62	
*Administration funds to be expended by the City of Surprise for overall HOME program administration per CFR 92.207.			
TOTAL	\$	\$24,218.62	\$24,218.62
GRAND TOTAL	\$193,749.00	\$48,437.25	\$242,186.25

H. SOURCE AND AMOUNT OF OTHER RESOURCES:

FUNDING AGENCY	CASH AMOUNT	VOLUNTEER/ IN-KIND AMOUNT
TBRA Subrecipient	\$24,218.63	\$24,218.62

I. MATCH:

Identify match sources and amounts that have been committed to the project. Match commitment must equal 25% of the HOME funds requested. Documentation is due at the time of request for payment(s). Match Logs must be submitted annually by June 30th of each year.

TYPE	SOURCE/FUNDING AGENCY	TOTAL
Cash or cash equivalents from a non-federal source	Subrecipient Match	\$24,218.63
Value of donated land or real property		
Value of donated materials, equipment, labor and professional services	Subrecipient in-kind	\$24,218.62
Sweat equity		
TOTAL		\$48,437.25

**2019 Work Statement
MARICOPA COUNTY
HOME Investment Partnerships Program
Program Year 2019**

Consortium Member: City of Surprise, Arizona
 Project: Tenant Based Rental Assistance
 FY 2019/2020 HOME funds: Administration-\$11,361.10; Entitlement-\$170,416.54. Total HOME funds: \$181,777.64.
 2019 Repayment funds: \$9,136.80
 Type of Property: Rental

A. DETAILED SCOPE OF WORK:

1. Tenant Based Rental Assistance within the City of Surprise is a High priority in the Consolidated Plan.
2. Type of assistance/activity to be provided with HOME funds: Tenant Based Rental Assistance
3. Methods and instruments used for ensuring affordability: Households assisted with the funds will be required to requalify annually.
4. Anticipated use of program income/project proceeds: Any program income will be used to benefit additional households with rental assistance.

B. OBJECTIVES AND OUTCOMES:

OBJECTIVE	OUTCOMES		
	AVAILABILITY/ ACCESSIBILITY	AFFORDABILITY	SUSTAINABILITY
DECENT HOUSING	☐ Single Family Housing Rehab and Emergency Rehab, Homebuyer Assistance	☒ Homebuyer Activities, Acquisition/Rehab of rental housing, Acquisition/New Construction of rental housing, Preservation of existing public housing units and TBRA, Expansion of assisted rental units in the private marketplace	☐ Housing Activities in a targeted revitalization area

C. LOGIC MODEL: PERFORMANCE INDICATORS:

INPUTS/ RESOURCES In order to accomplish proposed activities, the subrecipient will need the following:	ACTIVITIES In order to address the issue, the subrecipient will conduct the following activities:	OUTPUTS Once completed, these activities will produce the following:	OUTCOMES When completed, these activities will lead to the following changes:	IMPACT Long term changes:
HOME funding	Provide assisted rental housing opportunities (rental subsidies) to LMI households who are homeless or at risk of becoming homeless.	LMI households will be provided access to affordable rental housing opportunities.	LMI families will be provided a more stable living situation leading to self-sufficiency.	Stable neighborhoods; Access to affordable housing. Self-sufficiency.

D. PROPOSED BENEFICIARIES:

Targeted Population by Income Level	Number of Households	Total Number of Units	Number of <u>HOME Assisted</u> Units in program (if rental)
Households at or below 50%	7		
Households at or below 60%	4		
Households at or below 80%			
TOTAL	11		

E. PRIORITY POPULATIONS:

Complete the table below only if the Activity will specifically set-aside units for a priority population. Set-asides will be enforced through contract provisions.

Priority Populations	No. of Units
Elderly	
Physically Disabled	
Other Priority Populations: Veterans	

F. PERFORMANCE REPORTING GOALS-TIMELINE OF ACTIVITIES:

<u>MILESTONES</u>	<u>START DATE</u>	<u>COMPLETION DATE</u>
Subrecipient Agreement amended	12/1/19	2/15/19
RFP for service providers	2/1/20	3/1/20
Service Provider Selected	4/1/20	4/15/20
TBRA CENST Environmental Review	5/1/20	5/15/20
Service Provider Agreement	7/1/20	7/1/20
Application intake – income certification	8/15/20	8/15/22
HQS Inspections	9/15/20	9/15/22
Unit occupied by LMI households	10/1/20	9/30/22
Unit Activity Set-up in IDIS	11/1/20	12/1/21
Activity Closeout		Final Draw

Any change to the Timeline will need to be submitted to and approved by Maricopa County.

G. ACTIVITY BUDGET SUMMARY:

ACTIVITY	HOME Funds PY 2019	Additional Sources (defined in Table H.)	TOTAL COST
Tenant Based Rental Assistance *			\$
Security Deposits	\$17,000.00	\$	\$17,000.00
Rental Subsidies	\$119,816.54	\$9,136.80	\$128,953.34
Client Certification/Re-certification	\$20,000.00	\$21,302.07	\$41,302.07
HQS Inspections	\$12,000.00	\$	\$12,000.00
Utility Deposits	\$1,600.00	\$	\$1,600.00
*All costs eligible per CFR 92.209(a) and 92.206(d)(6)			
TOTAL	\$170,416.54	\$30,438.87	\$200,855.41
ADMINISTRATION COSTS			\$
Administration *	\$11,361.10		
Professional Services		\$21,302.07	
*Administration funds to be expended by the City of Surprise for overall HOME program administration per CFR 92.207.			
TOTAL	\$11,361.10	\$21,302.07	\$32,663.17
GRAND TOTAL	\$181,777.64	\$51,740.94	\$233,518.58

H. SOURCE AND AMOUNT OF OTHER RESOURCES:

FUNDING AGENCY	CASH AMOUNT	VOLUNTEER/ IN-KIND AMOUNT
TBRA Subrecipient	\$21,302.07	\$21,302.07
HOME Recapture Funds	\$9,136.80	

I. MATCH:

Match sources and amounts that have been committed to the project. Match commitment must equal 25% of the HOME funds requested. Documentation is due at the time of request for payment(s). Match Logs must be submitted annually by June 30th of each year.

TYPE	SOURCE/FUNDING AGENCY	TOTAL
Cash or cash equivalents from a non-federal source	Subrecipient Match	\$21,302.07
Value of donated materials, equipment, labor and professional services	Subrecipient in-kind	21,302.07
Sweat equity		
TOTAL		42,604.14



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: March 3, 2020
Submitting Department: City Clerk
Staff Recommendations: None

Contact Person: Sherry Aguilar, City Clerk
District: Internal

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

Agenda Wording:

Consideration and action to approve the February 18, 2020, Regular Council Work Session, Regular Council Meeting and Executive Session minutes.

Motion:

I move to approve the February 18, 2020, Regular Council Work Session, Regular Council Meeting and Executive Session minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. Work Session
 2. REG
-

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

Tuesday, February 18, 2020 @ 4:30PM

Call To Order

Roll Call

Mayor Hall called to order the Regular City Council Work Session of February 18, 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. Presentation and discussion on proposed updates to the Comprehensive Citywide Fee Schedule updating aquatic admission fees - NO ACTION

Parks and Recreation Director, Donna Miller gave a powerpoint presentation on this item. Ms. Miller also discussed the next steps for advertising and date to bring back to the Council.

Council Member Sanders - Are these fees for residents or non-residents?

Ms. Miller - These fees are for residents for open swim.

Vice Mayor Judd - 100% increase, seems a bit stiff of an increase. It doesn't seem like much but when you have several kids, it's kind of a big jump. How was research conducted.

Council Member Remley - When was the last time that the fees were reviewed for the

Aquatic Center? Since 2006.

Council Member Remley - What does it cost per person cost to run the aquatic center per person. On the adult fee, I noticed that ours is the highest one. Market rates?

Mayor Hall - Doesn't Litchfield Park use the YMCA? What about Goodyear?

Ms. Miller - Very little.

Council Member Hayden - Are we having any special type of program to assist families that cannot afford the increase?

Council Member Duffy - Is that a large number of family buys pool passes? It's majority walk-ups.

Council Member Remley - Has there been any consideration in extending the number of days that the pool is open? It's a heated pool and we have such beautiful weather. Any consideration to extend the pool season to recover more of our costs.

Mayor Hall - We really need to take a look at this, extending the hours with the rate increase. I am kind of in agreement with VM Judd with the stair step approach for the increase.

Ms. Miller - We can go back and look at different rates with the discussion today.

2. Presentation and discussion pertaining to an update of PSPRS Pension Liability - NO ACTION

Finance Director, Andrea Davis and Asst. Finance Director, Holly Osborn gave a powerpoint presentation on this item.

Council Member Sanders questioned the projected amounts and increases.

Council Member Remley - What is the savings we are talking about here. Where does this come from?

Vice Mayor Judd - We have a plan in place right now to have this paid off in 2036, correct? On our current policy, how are we doing?

Ms. Davis - We did estimate over 20 years, we have a plan in place but is it enough to cover the unpredictable growth.

Council Member Duffy - I agree with Judd and Remley because I don't trust their investments, they are confusing and hard to understand. Markets are unpredictable. Is there a way to find out?

Executive Session

Adjournment

Council Member Sanders made the motion to adjourn the Regular City Council Work Session of February 18, 2020 at 5:21 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 18, 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 18, 2020 @ 6:00PM

Call To Order

Invocation

Led by Lisa David.

Roll Call

Mayor Hall called to order the Regular City Council Meeting of February 18, 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

Proclamation and Community Acknowledgements

1. Proclamation: CTE Month

Mayor Hall presented the proclamation to CTE (Career and Technical Education) Students and Teachers at Dysart in a collaborative effort with WEST-MEC.

2. Employee Appreciation Proclamation

Mayor Hall read aloud the Employee Appreciation Proclamation in honor of Assistant Fire Chief, Darrell Johnston. February 28, 2020 is actual retirement date after 30 years of service in the fire medical field.

City Manager Report

1. Reports

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.

Mr. Klitzka presented awards to all of the Council and many staff members in recognition of their service to the City.

City Clerk Report

1. Reports

2. Elections Update - Upcoming Presidential Preference Election.

3. 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 - APPROVED

Council Member Winters made the motion to approve the appointment of Julie Kent-Partridge. Council Member Sanders seconded the motion. Seven yes votes, motion carried.

Call To The Public

Regular City Council Meeting Agenda

CONSENT AGENDA:

Council Member Remley made the motion to approve the consent agenda excluding item 4. Council Member Duffy seconded the motion. Seven yes votes, motion carried.

4. 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 - APPROVED

Removed from consent by Vice Mayor Judd. Seth Dyson gave a powerpoint presentation on this item.

Vice Mayor Judd - clarified that it looked like it went from 45,000 a year to 150,000 a year.

Council Member Sanders - 800 local, local residents?

Mr. Dyson explained 861 served.

Council Member Remley - Why wasn't this part of your budget in the first place?

Vice Mayor Judd made the motion to approve Resolution 2020-11. Council Member Hayden seconded the motion. Seven yes votes, motion carried.

5. 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 - APPROVED

6. 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 - APPROVED

7. 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 - APPROVED

8. 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 - APPROVED

9. 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 - APPROVED

10. 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 - APPROVED

11. Consideration and action pertaining to acceptance of a Dedication of Public Rights-of-Way from Fulton Homes Corporation for San Ysidro at 163rd Avenue - APPROVED

12. 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 - APPROVED

13. 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") - APPROVED

14. 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 - APPROVED

15. 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 - APPROVED

16. Consideration and action approving city support of the Southwest Tourism Expansion Act, Bill numbers S. 3022 and H.R. 5405 - APPROVED

17. 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 - APPROVED

18. Consideration and action on the February 4, 2020 Regular City Council Work Session and Regular City Council Meeting - APPROVED

REGULAR AGENDA ITEM - PUBLIC HEARING:

19. 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 - APPROVED

City Planner, Bart Wingard gave a powerpoint presentation on this item.

Council Member Winters - Is this the Chance Shelter and how much area on this property?

Mr. Wingard - Approximately 30 to 40 acres for the shelter.

Council Member Remley - This is going to be occupied by Chance Shelter, are they buying this land?

The applicant is here to address this issue.

Vice Mayor Judd - Parcel 6, commercial piece. Other commercial lots? How many and where?

Council Member Winters made the motion to approve Ordinance 2020-03. Council Member Hayden seconded the motion. Seven yes votes, motion carried.

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

20. 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 – APPROVED RESOLUTION 2020-19

Kendra Pettis, Sports and Tourism Director introduced Landon Evans, HDE Agency owner for the event. A powerpoint presentation was reviewed on the proposed 2020 Rib Fest Throwdown.

Council Member Winters - I am sure glad you are here in Surprise, we love BBQ here in Surprise. Any guess estimates? Low level 8,000 on Saturday and 5,000 on Sunday.

Vice Mayor Judd - I love this idea. You mentioned that proceeds are going to charity, "Greater Cause" is who it will be assigned to. Why not local charities? How much will a ticket cost? Average ticket is \$8.00 will get you in the door. Questioned the 3 year agreement.

Council Member Sanders - Can we talk numbers now? Show the slide for the scenarios. What number would be a break even point? Approx. 7,500. attendance.

Council Member Remley - Questioned costs vs. profit, tickets costs, etc., We already had a BBQ event in the City and it was a flop. Questioned why the event is not happening in Glendale such as years past.

Vice Mayor Judd - Back to the 3 year agreement, can this be contingent on how the first year goes?

Mayor Hall - What is the capacity of Mark Coronado Park? Who is handling the marketing? We have a great country western station here in Surprise. Would like to partner with them if possible.

Council Member Duffy - I asked at the Sub-committee meeting, do you have examples of talent that was there last year. John Montgomery and George Thorogood.

City Attorney Wingo - you are not approving a contract. There is a resolution but we have not drafted a contract yet but we will add thresholds.

Vice Mayor Judd made the motion to approve Resolution 2020-19. Council Member Winters 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 - Graduation ceremony, recruit class; attended the Spring Training Welcome Back Luncheon

Council Member Winters - Valentine's Senior Party

Council Member Hayden - participated in Friends of the Library Annual Book mark contest; Fire graduation; night to shine 72 churches all over the world putting on a senior ball for special needs children ; welcome back luncheon;

Vice Mayor Judd - afternoon conference for water; attended WESTMARC event, commercial brokers should be bringing class A office buildings to Surprise; Benevilla gala; attended the air show with Jackie Meck, Buckeye; Peoria and surprise Chamber of Commerce.

Mayor Hall - Part of judging for the book mark contest; commend Kendra and her team on the Spring Training welcome back luncheon; State of the City March 26th - 6:00 p.m.

Council Member Remley made the motion to recess the Regular City Council Meeting and enter into executive session at 7:30 PM. Council Member Sanders seconded the motion. Seven yes votes, motion carried.

Executive Session

22. 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).

Adjournment

Council Member Sanders made the motion to adjourn the Regular City Council Meeting of February 18, 2020 at 7:53 PM. Council Member Winters 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 18, 2020.**

Sherry Ann Aguilar, City Clerk, MMC