

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

Tuesday, March 17, 2020 @ 6:00 PM
COUNCIL CHAMBERS



**Changes to public participation during
Council Meetings effective March 17**
<http://bit.ly/2x3ztvO>

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

Developmental Disabilities Awareness Month Proclamation

Fix a Leak Week Proclamation

E. City Manager Report

F. City Clerk Report

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:

- | | | | |
|----|------------|--|--|
| 1. | Citywide | Consideration and action on authorizing Mayor and Council to reallocate appropriations from Sewer Contingency to the Solar Biosolids Dryer project to advance the construction of the Small Scale Production phase (Phase II) of the project, P71110 and amend the \$50,000 item and capital list associated with this project; Resolution 2020-29. | Lee Lambert
Water Resource
Management |
| 2. | Citywide | Consideration and action on the minutes of February 28, 2020 Special City Council Meeting and Executive Session and March 3, 2020 Regular City Council Meeting. | None

Sherry Aguilar
City Clerk |
| 3. | District 3 | Consideration and action to approve a request by Jared Michael Repinsky (Agent) for a Series 12 Restaurant Liquor License for Mr. Mesquite Taqueria located at 16860 W. Waddell Road #112, Surprise, AZ 85388. | None

Sherry Aguilar
City Clerk |
| 4. | Citywide | Consideration and action pertaining to an amendment of the FY2020 budget by reallocating appropriations of \$25,000 from contingency within the Municipal Arts Fund to establish art projects R12080 Northwest Regional Library Mural Restoration in the amount of \$16,500 and R12090 Surprise Aquatic Center Art in the amount of \$8,500 to further the City's Public Art Program; Resolution# 2020-21. | None

Danielle Osborne
City Manager
Office |

- | | | | |
|-----|------------|---|--|
| 5. | Citywide | Consideration and action on authorizing Mayor and Council to reallocate appropriations of \$81,300 from the Southwest Gas (SWG) Capital Fund Contingency to the Waddell Road Capital Project, P61440; Resolution 2020-24. | None

Mike Gent
Public Works |
| 6. | District 3 | Consideration and action pertaining to approval of the Map of Dedication entitled "Cactus Road at Cotton Lane," located on the northwest corner of Cotton Lane and Sweetwater Avenue within the Northwest Corner of Cactus Road and Cotton Lane Planned Unit Development ("PUD"). | None

Hobart Wingard
Community
Development |
| 7. | District 1 | Consideration and action pertaining to approval of the Final Plat entitled "Final Plat for Santiago Acres", located on the southeast corner of San Ysidro Road and 158th Drive. (Case FS19-696) | None

Sergio Angulo
Community
Development |
| 8. | District 5 | Consideration and action regarding the Final Plat for Royals Housing at Surprise Center located generally north of Greenway Road and east of Bullard Avenue, in the Surprise Center PAD. | None

Shirley Phan
Community
Development |
| 9. | District 1 | Consideration and action on Granting a Utility Easement to APS at Fire Station 304 near Happy Valley Road and 163rd Avenue. | None

Chris Boyd
Community
Development |
| 10. | District 3 | Consideration and action pertaining to approval of the Final Plat entitled "Ryder Ranch Final Plat" located on the southwest corner of Cotton Lane and Sweetwater Avenue within the Ryder Ranch Planned Unit Development ("PUD"). | None

Hobart Wingard
Community
Development |
| 11. | 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,"" located south of the southwestern corner of Greenway Road and Cotton Lane. | None

Hobart Wingard
Community
Development |

REGULAR AGENDA ITEM - PUBLIC HEARING:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|-----|----------|---|---|
| 12. | Citywide | Consideration and action pertaining to approval of the Shared Active Transportation Vehicle (SATV) Pilot Program Temporary Operating Agreement Extension with The Collective We, LLC. | None

Stephen Chang
Community
Development |
|-----|----------|---|---|

- | | | | |
|-----|----------|---|-------------------------------|
| 13. | Citywide | Consideration and action on amending the Surprise Municipal Code, Chapter 2, Article II, Section 2-60(a), Attendance, to allow up to three Council Members, including the Mayor, to remotely participate in a City Council Meeting via electronic means, including repealing conflicting ordinances; severability; and declaring an emergency; Ordinance 2020-12. | None

Mayor and Council |
|-----|----------|---|-------------------------------|

- 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

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 17, 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 17, 2020 Contact Person:
Submitting Department: Human Svcs and Comm District: Citywide
Vitality
Staff Recommendations: None

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

Agenda Wording:

Developmental Disabilities Awareness Month Proclamation

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: March 17, 2020
Submitting Department: Mayor and Council
Staff Recommendations: None

Contact Person: Skip Hall
District: Internal

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

Agenda Wording:

Fix a Leak Week Proclamation

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: March 17, 2020
Submitting Department: Water Resource
Management
Staff Recommendations:

Contact Person: Lee Lambert
District: Citywide

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

Consideration and action on authorizing Mayor and Council to reallocate appropriations from Sewer Contingency to the Solar Biosolids Dryer project to advance the construction of the Small Scale Production phase (Phase II) of the project, P71110 and amend the \$50,000 item and capital list associated with this project; Resolution 2020-29.

Motion:

I move to approve Resolution 2020-29.

Background:

The BioSolids Dryer project commenced in 2015 with a home grown conceptual plan of harvesting the power of the sun to dry the City's biosolids. Biosolids are a waste product of the water reclamation process and are currently sent to the local landfill to be disposed. In their present state, they are approximately 90% water. Drying the biosolids would reduced weight and volume, thus reducing the cost to dispose of the material. Phase I of the project, the Proof of Concept phase, is now complete and it identified the best course of action in order to effectively dry the biosolids. Phase II, the Small Scale Production phase, is ready to commence. For this phase, the City will be constructing a system based on the results of Phase I that will dry a portion of the City's biosolids waste. Phase II will allow staff to analyze the system's production, efficiency, and operational demands.

Objective Analysis:

Moving forward with the Small Scale Production phase (Phase II) will allow the City to determine if drying the biosolids utilizing solar thermal technology is a less costly way of disposing of this waste material.

Not moving forward with Phase II, the City will continue to dispose of the biosolids in its present, wet state.

Policy Compliant:

This item is policy compliant with the requirements associated with a budget amendment.

Financial Impact:

This action will allow for an increase of \$600,000 in expenditures for expansion of the Solar Bio Solids

project capacity.

Budget Impact:

This action will reallocate appropriations within the Sewer contingency fund in the amount of \$600,000 to capital project P71110 Solar Biosolids Dryer. 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.

FTE Impact:

N/A

ATTACHMENTS:

1. Res 2020-29 Solar Biosolids Dryer-FINAL
 2. 20200225 50 Percent Workshop
-

RESOLUTION # 2020-26

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2020 BUDGET BY REALLOCATING APPROPRIATIONS OF \$600,000 FROM WASTEWATER CAPITAL CONTINGENCY TO WASTEWATER SOLAR BIO-SOLIDS DRYER CAPITAL PROJECT P71110 AND AMENDING THE FISCAL YEAR 2020 CAPITAL LIST OF ITEMS OVER \$50,000 TO ALLOW THE WATER RESOURCE MANAGEMENT DEPARTMENT TO ADVANCE THE NEXT PHASE OF CONSTRUCTION ASSOCIATED WITH THE PROJECT.

WHEREAS, the FY2020 budget was adopted including funding for capital project P71110 Solar Bio-solids Dryer;

WHEREAS, the Solar Bio-solids Dryer feasibility study and pilot phase has proven to be successful;

WHEREAS, the Department would like to increase capacity of the project to continue to reduce handling and disposal costs associated with the disposal of the waste material;

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; and

WHEREAS, the City of Surprise Procurement Code §2-338 (d) requires the authority of the Mayor and Council when the cost to the city is greater than \$50,000.

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

Section 1. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, amending the budget 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.

SIGNATURES ON THE FOLLOWING PAGE

APPROVED AND ADOPTED this ____ day of _____, 2020.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2020-26
Exhibit A

1. Appropriation - Advance Construction of Solar Bio-Solids Dryer capacity to a 5-ton capacity. Moving forward with the Small Scale Production phase (Phase II) of up to 5 tons of capacity will allow the City to determine if drying the bio-solids utilizing solar thermal technology is a less costly way of disposing of this waste material in its present wet state. 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
Sewer Utility Capital	Water Resource Management	#P71110 Solar Bio-solids Dryer	E	801,400	600,000	1,401,400
Sewer Utility Capital	General Operations	Contingency	E	5,747,000	(600,000)	5,147,000
Expense Total				6,548,400	-	6,548,400

Exhibit B

1. List of Capital Items Over \$50,000 - Council approved Fiscal Year 2020 Capital Items Over \$50,000. This resolution provides authorization to add \$600,000 to project P71110 Solar Biosolids Dryer to the current Fiscal Year 2020 Capital Items Over \$50,000.

Reference#	Description	Current Amount	Increase/ (Decrease)	Amended Amount
20236	Solar Bio-Solids Dryer	881,540	\$ 600,000	\$ 1,481,540



S U R P R I S E

A R I Z O N A

Solar Biosolids Greenhouse Dryer Design Mid-Design Review Workshop

Water Resource Management
March 17, 2020

Solar Biosolids Greenhouse Dryer Design

Mid-Design Review Workshop

February 20th, 2020

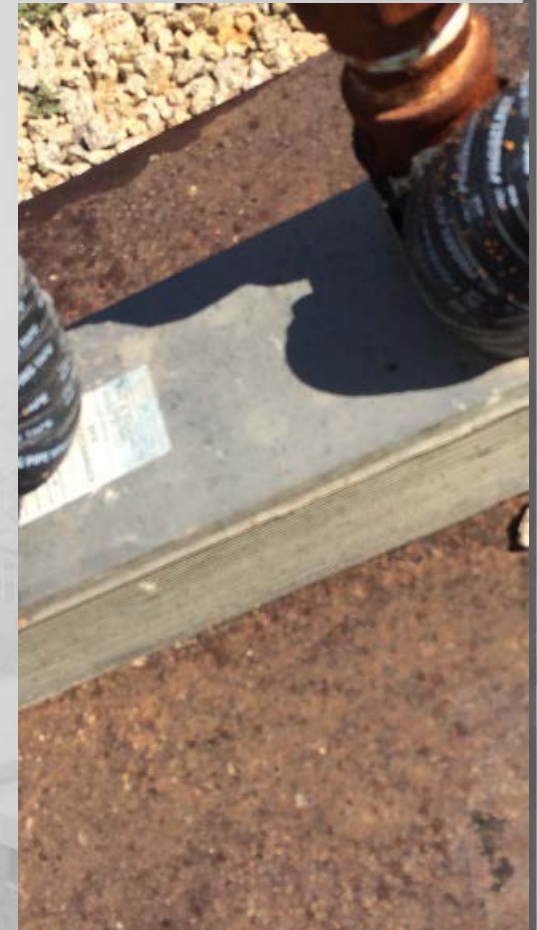


Workshop Goals

- 1 Review Solar Dryer project background
- 2 Discuss progress to-date on Greenhouse Design
- 3 Get feedback on design so far

Project Background and Objectives

Pilot Dryer Project



Project Background and Objectives

Dryer Study

- Comparison of Solar Collector Performance (presented at future meeting)
- Review of drying technologies/Trips to Corona, CA facility



Project Background and Objectives

City Decisions

- Pursue Greenhouse Style solar dryer
- Heated plate floor
- Pursue design and skip further technology review



New Greenhouse Design Criteria

- Target Capacity: 5 wet tons per day
- Feed from existing centrifuge
- Tie into existing solar collectors
- 200 F max hot water temp
- Expected Inlet Solids: 18% to 20%
- Target Outlet Solids: 70%



Design Progress



Equipment

- Greenhouse
- Turning Device
- Heated Plate Floor
- Conveyors
- Yard Piping

Greenhouse

- Working with JDS Taylor Enterprise
 - Also supplied Pilot Greenhouse
- Double Glazed 86% transmission roof
- Single-wall 90% transmission sides
- 50' wide x 84' long



Turning Device

- Huber Solstice
 - Same as seen at the Corona facility



Huber Solstice Rails



Steel Rails Installation – Tooele, UT



*Galvanized Steel Rails -
~20ft segments*



Completed rail system



*Steel Rail Connection point
-anchored to concrete floor, leveled with shims,*

Huber Solstice Energy Chain

Energy Chain Installation – W. Riverside, CA



*Junction Box Termination of
Energy Chain prior to the
energy chain*



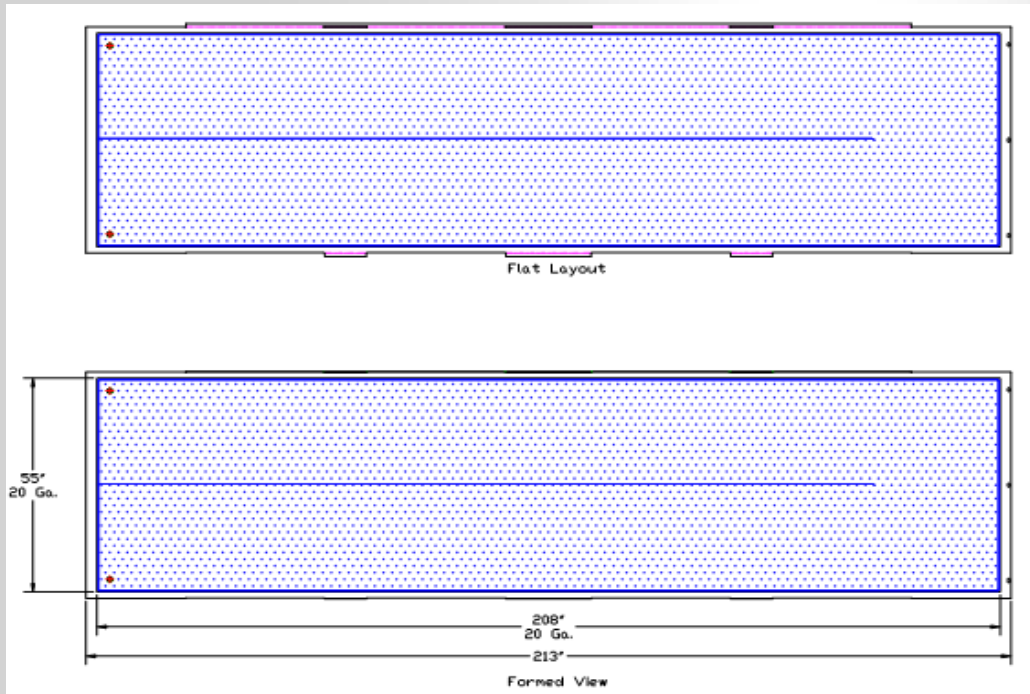
*Energy Chain connection to
Dryer – after the energy
chain*



*Energy Chain connection to
Dryer*

Heated Plate Floor

- Omega Thermo Products
 - Expanded 304 SST Plates
 - Tested in the Pilot Project



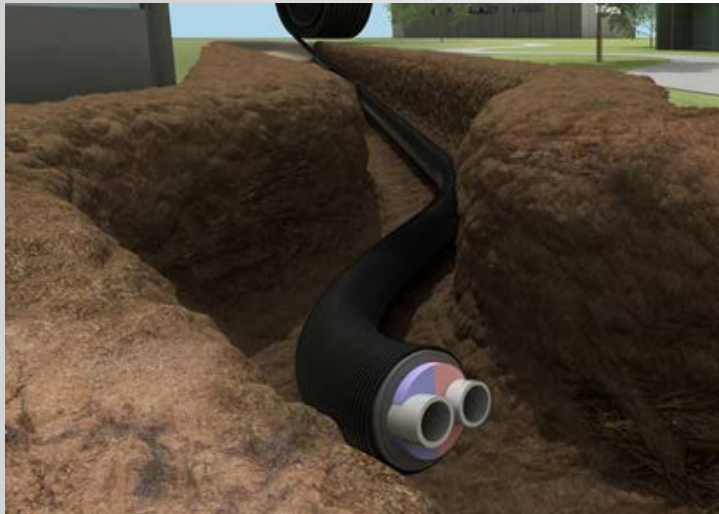
Conveyors

- Patz Corporation
 - Belt Conveyor with Moving Sled
 - Conveys into and out of the green house



Yard Piping

- Pre-insulated PEX
- Can be direct buried
- Multiple potential suppliers – working with Contractor



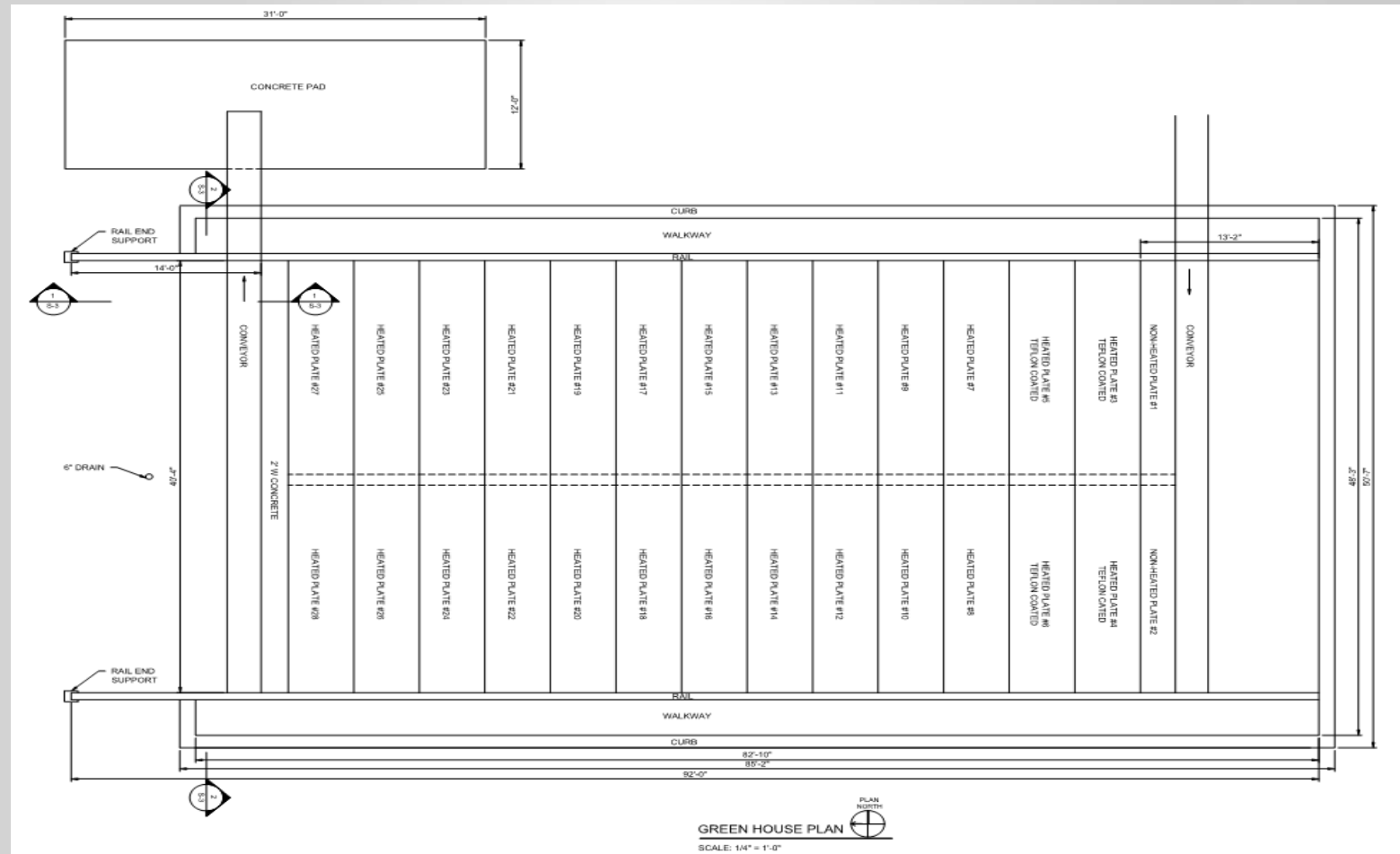
Civil/Site Location



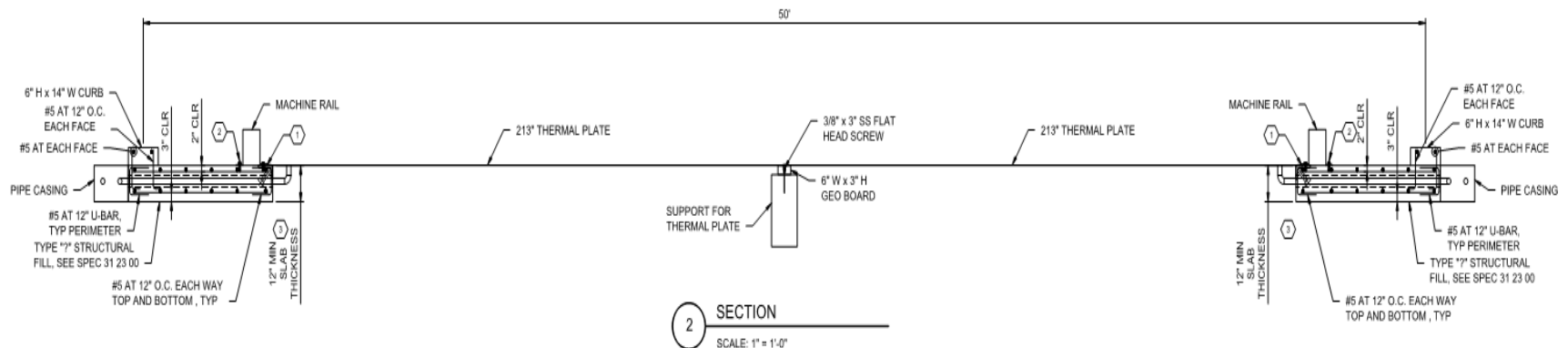
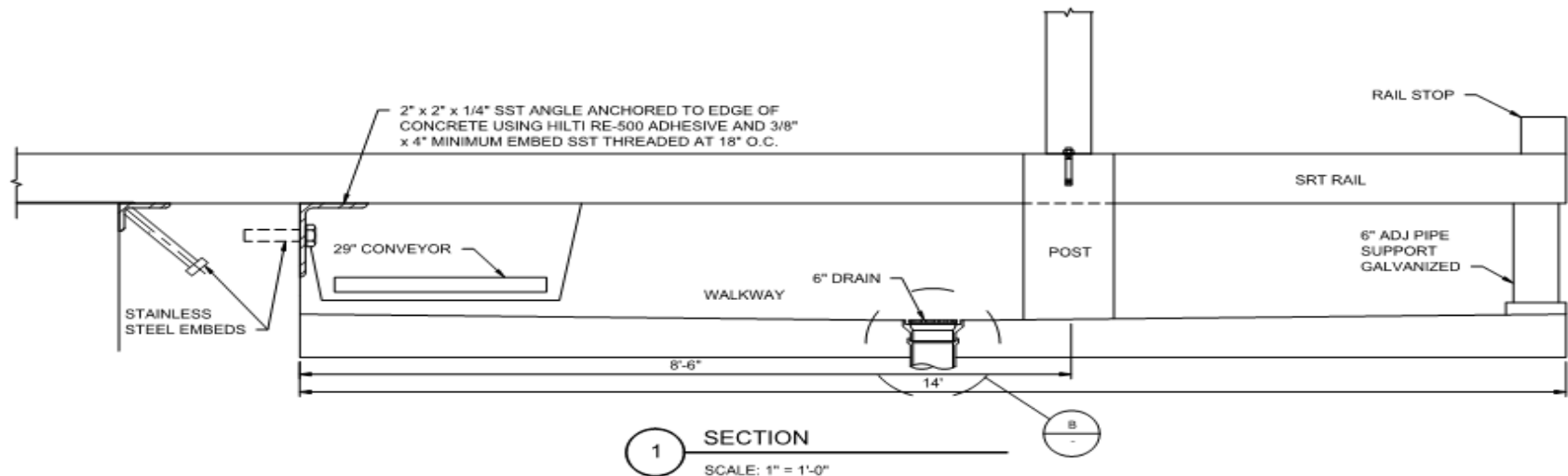
Structural Design

- Greenhouse foundation
- Biosolids turning machine rails
- Thermal plate anchorage
- Updated plans required for City Building Permit

Structural Design



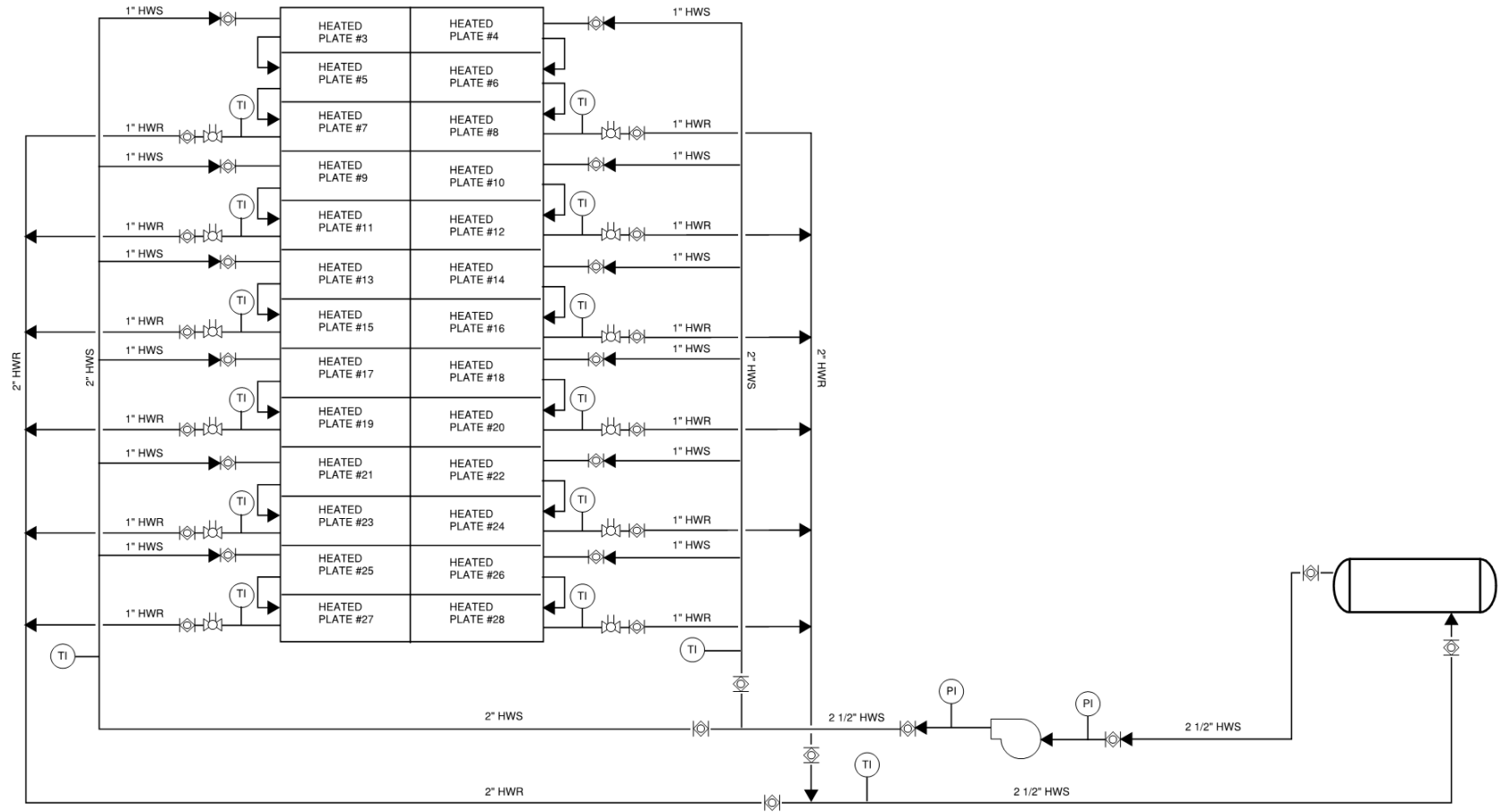
Structural Design Details



Process Mechanical Design

- Simple thermal loop to/from existing hot water tank
- Temperature limited to 200 F
 - Controlled at solar collectors
- No thermal storage added now
- Conveyors and Turning Device are packaged

Process Mechanical Diagram



Electrical Design

- Major Equipment Loads
 - Huber Turning Device
 - Conveyors
 - Hot Water Pump
 - Fans
 - Lighting
- Tie-in location
 - Nearby MCC in Centrifuge Room
- Control Strategy

Next Steps

- Develop materials for City Building Permit
- Pursue MCES Exemption
- Get comments from City on 50% Design Presentation
- Advance Design to 100%

QUESTIONS OR COMMENTS?

THANK YOU



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: March 17, 2020
Submitting Department: City Clerk
Staff Recommendations: None

Contact Person: Sherry Aguilar, City Clerk
District: Citywide

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

Agenda Wording:

Consideration and action on the minutes of February 28, 2020 Special City Council Meeting and Executive Session and March 3, 2020 Regular City Council Meeting.

Motion:

I move to approve the meeting minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 2282020 special
 2. March 3 REG
-

CITY OF SURPRISE
Special City Council Meeting Minutes
16000 North Civic Center Plaza
Surprise, AZ 85374

Friday, February 28, 2020 @ 4:00PM

Call To Order

Roll Call

Mayor Hall called to order the Special City Council Meeting of February 28, 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

Special City Council Meeting Agenda

Council Member Winters made the motion to recess the Special City Council Meeting and enter into executive session at 4:01 PM. Council Member Hayden seconded the motion. Seven yes votes, motion carried.

Executive Session

2. Consideration and action to recess into executive session to discuss the employment, and matters related thereto, of City Manager Michael Frazier pursuant to A.R.S. 38-431.03(A)(1).

Mayor Hall reconvened the Special City Council Meeting at 5:15 PM.

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

1. Consideration and action pertaining to placing an agenda item on the March 3, 2020, Regular City Council Meeting for action relating to the position of City Manager - NO ACTION TAKEN

Vice Mayor Judd made the motion to not take action. Council Member Remley seconded the motion. Seven yes votes, motion carried.

Adjournment

Vice Mayor Judd made the motion to adjourn the Special City Council Meeting of February 28, 2020 at 5:18 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 Special City Council Meeting of **Friday, February 28, 2020.**

Sherry Ann Aguilar, City Clerk, MMC

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

Tuesday, March 3, 2020 @ 6:00PM

Call To Order

Invocation

Led by Rosita Ruiz

Roll Call

Mayor Hall called to order the Regular City Council Meeting of March 3, 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, Duffy, Sanders and Remley. (Excused - Council Member Hayden).

Staff Present: City Manager, Michael Frazier; City Attorney, Robert Wingo and City Clerk, Sherry Ann Aguilar.

Pledge of Allegiance

Led by Calibre Academy.

Proclamation and Community Acknowledgements

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.

Alyson Cline presented awards to youth that submitted bookmarkers for the contest.

City Clerk Report

3. Presentation pertaining to a Census 2020 Update.

DCM, Diane Arthur gave a brief powerpoint presentation on the Census 2020.

Council Member Sanders have residents asking how they can get involved?

Ms. Arthur - Reach out to Communications Department to share our local media and be the voice of their communities.

Call To The Public

Peggy Dare - Resident of Sunflower RV Resort commented on an issue with a replacement of a carport posts straight to offset.

4. Update on the Presidential Preference and City Election

Ms. Aguilar gave an update on the Presidential Preference and upcoming city election.

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.

City Clerk Aguilar administered the oath of office for Julie Kent-Partridge.

Regular City Council Meeting Agenda

CONSENT AGENDA:

Vice Mayor Judd made the motion to approve the consent agenda excluding item #6 and 8. Council Member Sanders seconded the motion. Six yes votes, one excused (Hayden).

6. 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) - CONTINUED TO MARCH 17, 2020

7. 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 - APPROVED

8. 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 - CONTINUED TO MARCH 17, 2020

9. 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. Â§ 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks; Resolution #2020-14 - APPROVED

10. 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 - APPROVED

11. 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 - APPROVED

12. 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 - APPROVED

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

Other Business and Future Agenda Items

Council Member Remley added - carport posts and was seconded by Vice Mayor Judd.

City Council Reports

Council attended and/or reported on the following:

Council Member Winters - Jujitsu grand opening

Vice Mayor Judd - St. Patrick's Day - Irish Wolfhound; Dysart School District - Vista Performing Art Center; 3rd Annual 5K at Stadium.

Council Member Sanders - Read for 2 schools - Read Across America; Meet & Greet last Saturday; State of the City at WESTMEC last week; Jujitsu ribbon cutting.

Council Member Remley - Affordable housing unit near completion on Nash Street; Read Across America; District 4 Meeting - New design for Gaines Ballfield to be presented.

Council Member Duffy - Saturday March 7th monthly Meet & Greet @ Spencers Place.

Mayor Hall - State of the City at Chamber of Commerce; VIP Spring Training event; residential waste disposal; 60th Anniversary and State of the City, March 26th @ 6:00 p.m.

Executive Session

Adjournment

Council Member Winters made the motion to adjourn the Regular City Council Meeting of March 3, 2020 at 6:42 PM. Council Member Sanders seconded the motion. Six yes votes, one excused (Hayden), 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, March 3, 2020.**

Sherry Ann Aguilar, City Clerk, MMC



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: March 17, 2020
Submitting Department: City Clerk
Staff Recommendations: None

Contact Person: Sherry Aguilar
District: District 3

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

Agenda Wording:

Consideration and action to approve a request by Jared Michael Repinsky (Agent) for a Series 12 Restaurant Liquor License for Mr. Mesquite Taqueria located at 16860 W. Waddell Road #112, Surprise, AZ 85388.

Motion:

I move to approve a request by Jared Michael Repinsky (Agent) for a Series 12 Restaurant Liquor License for Mr. Mesquite Taqueria located at 16860 W. Waddell Road #112, Surprise, AZ. 85388.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. Mr Mesquite Taqueria_Memo to Clerk_20200225
 2. MR. MESQUITE TACQUERIA Report
 3. Mr. Mesquite Taqueria Liquor License
 4. MR. MESQUITE TAQUERIA MAP
 5. Fire Report Mr. Mesquite
-



MEMO

Date: 02/25/2020

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

RE: Liquor License Application – Mr Mesquite Taqueria -16860 W Waddell Rd #112

Business License Status:

Application packet to be mailed on 2/25/2020.

Mailing to:

Mr Mesquite Surprise LLC
Dba Mr Mesquite Taqueria
Attn: Mr Jared Repinski
PO Box 6252
Chandler AZ 85246



COMMUNITY DEVELOPMENT DEPARTMENT

Date: March 2, 2020
To: Sherry Aguilar, City Clerk
From: Chris Boyd, Community Development Director
James Stewart, Zoning Specialist
Re: Liquor License Application for:

**MR. MESQUITE TACQUERIA
16860 W. WADDELL ROAD # 112, SURPRISE, ARIZONA 85388
SERIES 12 – RESTAURANT – JOB #98631**

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

1. Wal-Mart Supercenter #5429 (Series 9) – 14111 N. Prasad Gateway Ave

The immediate area is comprised of commercial establishments. The property is zoned PAD C-2 which is consistent with the proposed use.

Commercial growth is expected to continue.

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

S U R P R I S E P O L I C E D E P A R T M E N T
L I Q U O R L I C E N S E A P P L I C A T I O N R E V I E W

REFERENCE:

DATE: February 27, 2020

JOB NUMBER - 98631
Series 12 New License / Restaurant

APPLICANT:

Mr. Mesquite Taqueria
16860 W. Waddell Road #112
Surprise, Arizona 85388

FINDINGS:

- 1) ***Evidence concerning the nature of the proposed business, its potential market and its likely customers.***

Mr. Mesquite Taqueria will be a fast casual restaurant specializing in Mexican Cuisine, with an emphasis on “street style tacos”. There is a planned seating capacity of 50 patrons with no designated bar area. There will be one 55” televisions for viewing and no live entertainment. The potential market should be a families from Surprise and the surrounding area. Currently, there are four locations spread throughout the Valley, with more under construction, including this Surprise location.

- 2) ***Effect of vehicular traffic in close proximity.***

Mr. Mesquite Taqueria is a brand new business, which is opening in a newly constructed small strip plaza southwest of the Prasada Wal Mart property. There are multiple ingress/egress points on Waddell Road for the plaza, along with two more ingress/egress points off of Prasada Pkwy, north of Waddell.

- 3) ***The history for the past five years of liquor violations and reported criminal activity at the proposed premises provided that the applicant has received a detailed report of such activity at lest 20 days before the hearing.***

N/A. New construction.

- 4) ***Comparison of hours of operation of the proposed premises to the existing businesses in close proximity.***

Mr. Mesquite Taqueria is planning to be open every day from 7 AM to 10 PM. There are a variety of other businesses in two neighboring small retail plazas on this immediate area. Mr. Mesquite is on the far west end of the two plazas. The plazas contain two separate retail mobile stores, an optical store, a beauty supply store, an urgent care and a nail salon. The latest any of these businesses are open is 9 PM. There is also an automotive center just to the north across the parking lot, which closes by 6 PM.

- 5) ***Appropriateness of series license requested.***

A series 12 license is appropriate and applicable for the Mr. Mesquite Taqueria, per state guidelines for restaurants.

Submitted by Officer Chris Tovar #2059

MR. MESQUITE TACQUERIA

UNINCORPORATED
MARICOPA COUNTY

PAD
NWC COTTON LN.
AND WADDELL RD.

SITE

PAD
PRASADA

PAD
PRASADA

PAD
TRUMAN RANCH

UNINCORPORATED
MARICOPA COUNTY

Hi Sherry,

There's still an OPEN permit for this restaurant. Fire has not done any of the new construction inspections that are required as a part of the TI process. We did add the Liquor License inspection into our records management system but we won't be able to perform the inspection until all of the inspections are passed for the tenant improvement permit.

Let me know if you have any questions. THANKS Sherry!

Keith Tanner
Fire Marshal
Community Risk Reduction Division
City of Surprise Fire - Medical Department
(623)222-5125 keith.tanner@surpriseaz.gov



"Always There, Always Ready"



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: March 17, 2020

Contact Person: Danielle Osborne, MGMT
ANALYST

Submitting Department: City Manager Office

District: Citywide

Staff Recommendations: None

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to an amendment of the FY2020 budget by reallocating appropriations of \$25,000 from contingency within the Municipal Arts Fund to establish art projects R12080 Northwest Regional Library Mural Restoration in the amount of \$16,500 and R12090 Surprise Aquatic Center Art in the amount of \$8,500 to further the City's Public Art Program; Resolution# 2020-21.

Motion:

I move to approve Resolution #2020-21.

Background:

The Surprise Arts & Cultural Advisory Commission has identified two major projects for completion utilizing money from the Municipal Art Fund; installation of an original mural onto the Surprise Aquatic Center building, as well as restoration of the "Reflections of Surprise" mural on the Northwest Regional Library building due to age and cosmetic damage. Per Ordinance #2016-13, expenditures from the Municipal Art Fund shall require City Council approval. This item has been placed on the agenda to seek approval for the transfer of funds from the Municipal Art Fund, for the purpose of completing these projects.

Objective Analysis:

The mission of the Surprise Arts & Cultural Advisory Commission is to spur cultural growth through education and advocacy, and to assist the city to create and implement a plan for the placement of public art within the community. Approval of this budget amendment will support the mission and duties of the Commission.

Policy Compliant:

This action is compliant with Surprise Municipal Code Chapter 2, Article X - One and One-Third Percent for Public Art Program. Furthermore, Sec. 2-299 (d)(2) directs the commission to assist and advise the city council, through the city manager, on establishing policies, rules, and methods pertaining to the siting, presentation, acquisition, maintenance, and promotion of public art as part of the City of Surprise One and One-Third Percent Public Art Program.

Financial Impact:

The FY2020 adopted expenditure level included one-time expenses related to the acquisition and administration of art projects from the municipal arts fund. If approved, this action will initiate a one-time reorganization of expenses related to the acquisition and administration of art projects from the municipal art fund to art project R12080 Northwest Regional Library Mural Restoration in the amount of \$16,500 in and R12090 Surprise Aquatic Center Art in the amount of \$8,500. This does not represent an increase in expenditure level, but only more accurate record of expenses to be accounted for in art project R12080 Northwest Regional Library Mural Restoration and R12090 Surprise Aquatic Center Art.

Budget Impact:

If approved, this action will initiate a reallocation of \$25,000 from contingency within the Municipal Arts Fund to establish art projects R12080 Northwest Regional Library Mural Restoration in the amount of \$16,500 and R12090 Surprise Aquatic Center Art in the amount of \$8,500. This does not represent an actual transfer of funds, but only a transfer of spending authority and it does not increase or decrease the total budget.

FTE Impact:

There is no FTE impact associated with this item.

ATTACHMENTS:

1. RES 2020-21 BA for Municipal Art Fund
-

RESOLUTION # 2020-21

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2020 BUDGET BY REALLOCATING APPROPRIATIONS OF \$25,000 FROM CONTINGENCY WITHIN THE MUNICIPAL ARTS FUND TO ESTABLISH ART PROJECT R12080 NORTHWEST REGIONAL LIBRARY MURAL RESTORATION IN THE AMOUNT OF \$16,500 AND R12090 SURPRISE AQUATIC CENTER ART IN THE AMOUNT OF \$8,500 TO FURTHER THE CITY'S PUBLIC ART PROGRAM.

WHEREAS, the FY2020 budget was adopted including funding for the procurement and administration of public art;

WHEREAS, the Arts & Cultural Advisory Commission has elected to restore an aged mural, "Reflections of Surprise," which resides on the face of the Northwest Regional Library building;

WHEREAS, the Arts & Cultural Advisory Commission has also chosen to pursue the installation of an original mural on the face of the Surprise Aquatic Center;

WHEREAS, the Arts & Cultural Advisory Commission recommends the use of funds from the Municipal Art Fund to pursue each project;

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

WHEREAS, this action will necessitate a budget amendment; and

WHEREAS, the City of Surprise Administrative Policies requires the approval of the Mayor and Council for budget amendments of this nature.

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

Section 1. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, amending the budget of the City of Surprise, Arizona for the fiscal year July 1, 2019 through June 30, 2020.

SIGNATURES ON THE FOLLOWING PAGE

APPROVED AND ADOPTED this ____ day of _____, 2020.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2020-21
Exhibit A

1. Appropriation- The allocations below represent a reallocation of appropriations in the amount of \$25,000 to establish art project R12080 Northwest Regional Library Mural Restoration in the amount of \$16,500 and R12090 Surprise Aquatic Center Art in the amount of \$8,500 from the Municipal Art Fund Contingency, to further the City's Public Art Program. 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
Municipal Art Fund	General Operations	Contingency	E	121,000	(25,000)	96,000
Municipal Art Fund	City Manager Office	#R12080 NWRL Mural Restoration	E	-	16,500	16,500
Municipal Art Fund	City Manager Office	#R12090 Surprise Aquatic Center Art	E	-	8,500	8,500
				121,000	-	121,000



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: March 17, 2020
Submitting Department: Public Works
Staff Recommendations: None

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

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

Agenda Wording:

Consideration and action on authorizing Mayor and Council to reallocate appropriations of \$81,300 from the Southwest Gas (SWG) Capital Fund Contingency to the Waddell Road Capital Project, P61440; Resolution 2020-24.

Motion:

I move to approve Resolution 2020-24.

Background:

The City currently collects a franchise fee from Southwest Gas to cover the costs associated with relocating their infrastructure as part of city led capital projects. The Southwest Gas relocation associated with the Waddell Road: Reems Road to State Route 303 project has been completed. We are requesting a budget amendment to move the funding from the Southwest Gas franchise fee account into the capital project account for Waddell Road.

The total cost associated with the Southwest Gas infrastructure relocation on Waddell Rd. is \$156,300. The Waddell Road project currently has \$75,000 of the Southwest Gas funding in the project; therefore we need to increase this allocation by \$81,300.

Objective Analysis:

The budget amendment will allow the city to pay Southwest Gas for the utility relocation associated with the Waddell Road widening project. This amendment will not have a negative impact on the project budget or the Southwest Gas franchise fee budget.

Policy Compliant:

This item is policy compliant with the requirements associated with a budget amendment and reimbursement to Southwest Gas associated with the franchise agreement.

Financial Impact:

This action will allow for an increase of \$81,300 in expenditures for movement of the Southwest Gas line associated with the Waddell Road project.

Budget Impact:

This action will reallocate appropriations within the Southwest Gas Capital fund contingency in the amount of \$81,300 to Capital Project P61440 Waddell Road. 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.

FTE Impact:

There is no FTE associated with this item.

ATTACHMENTS:

1. Res2020-24-BA for SWG Waddell Rd-final
 2. SWG Invoice
-

RESOLUTION # 2020-24

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2020 BUDGET BY REALLOCATING APPROPRIATIONS OF \$81,300 FROM GRANTS CONTINGENCY TO SOUTHWEST GAS (SWG) CAPITAL EXPENDITURE FUND ASSOCIATED WITH THE WADDELL ROAD CAPITAL PROJECT P61440.

WHEREAS, the Waddell road project included funding for SWG to move and expand the existing gas line associated with Waddell Road project P61440 for \$75,000;

WHEREAS, the actual cost to complete this work was \$156,254.25;

WHEREAS, additional funding is required to cover the expense related to the gas line;

WHEREAS, projects involving work performed by SWG which qualify for reimbursement under the Franchise Agreement between SWG Corporation and the City of Surprise must be paid from the SWG Capital Expenditures Fund;

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

WHEREAS, this action will necessitate a budget amendment; and

WHEREAS, the City of Surprise Administrative Policies requires the approval of the Mayor and Council for budget amendments of this nature.

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

Section 1. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, amending the budget of the City of Surprise, Arizona for the fiscal year July 1, 2019 through June 30, 2020.

APPROVED AND ADOPTED this ____ day of _____, 2020.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2020-24

Exhibit A

1. Appropriation - Southwest Gas Line movement associated with Waddell Road Construction is required to be paid from the associated franchise agreement fund. The project was presented a bill by Southwest Gas in the amount of \$156,254.25 which is \$81,254.25 above the budgeted amount of \$75,000. 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
SW Gas Capital Expenditures	Public Works	#P61440 Waddell Rd (SR303-Reems Rd)	E	75,000	81,300	156,300
Grants	General Operations	Contingency	E	22,305,500	(81,300)	22,224,200
Expense Total				22,380,500	-	22,380,500



INVOICE

Invoice Date : 01/31/2020

Invoice Number : 59150

Payment Due Date : 02/29/2020

Please make payment directly to:

Southwest Gas Corporation
P O Box 98890
Las Vegas, NV 89150-0002

To: The City of Surprise

Subject: Reimbursement of Franchise Related Costs

16000 N. Civic Center Plaza
Surprise, AZ, 85374

Billing Date	Description	Amount
01/31/2020	Construction Costs and Fees Associated with Work in the Right of Way	\$156,254.25
	TOTAL	<u>\$156,254.25</u>

For methods of payment or questions, please contact Ogi Stojanovic at 602-395-4094.

Southwest Gas Corporation
Surprise Franchise Reimbursement Costs
January 1, 2019 through December 31, 2019

<u>Cost Element</u>	<u>Work Order</u>	<u>Major Project Code</u>	<u>Amount</u>
0101 - LABOR - REGULAR	0042W3796531	City of Surprise Franchise	\$9,480.60
0110 - LABOR - OVERTIME	0042W3796531	City of Surprise Franchise	\$982.84
0210 - LOADING - LABOR	0042W3796531	City of Surprise Franchise	\$6,038.17
0220 - LOADING - TRANSPORTATION	0042W3796531	City of Surprise Franchise	\$1,005.13
0240 - LOADING - TOOLS & SUPPLY	0042W3796531	City of Surprise Franchise	\$412.00
0733 - MATERIALS & SUPPLIES	0042W3796531	City of Surprise Franchise	\$282.65
0750 - SAND	0042W3796531	City of Surprise Franchise	\$2,004.89
0753 - SLURRY	0042W3796531	City of Surprise Franchise	\$13,175.46
3102 - OTHER RENT/LEASE PYMTS	0042W3796531	City of Surprise Franchise	\$12,694.03
3205 - PROF SVCS - ENGINEERING	0042W3796531	City of Surprise Franchise	\$1,981.70
3514 - O/S SVCS - CONTRACTOR SVCS	0042W3796531	City of Surprise Franchise	\$99,452.32
3515 - O/S SVCS - OTHER	0042W3796531	City of Surprise Franchise	\$252.68
9987 - AFUDC ACCRUAL/DEBT	0042W3796531	City of Surprise Franchise	\$621.83
9988 - AFUDC ACCRUAL/EQUITY	0042W3796531	City of Surprise Franchise	\$568.47
9993 - CAP PROP TAX ACCRUAL	0042W3796531	City of Surprise Franchise	\$1,233.37
9995 - A & G OVERHEAD ALLOCATION	0042W3796531	City of Surprise Franchise	\$2,818.97
9996 - CONST OVERHEAD ALLOCATION	0042W3796531	City of Surprise Franchise	\$3,249.14
Total:			\$156,254.25



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: March 17, 2020 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 3
Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to approval of the Map of Dedication entitled “Cactus Road at Cotton Lane,” located on the northwest corner of Cotton Lane and Sweetwater Avenue within the Northwest Corner of Cactus Road and Cotton Lane Planned Unit Development (“PUD”).

Motion:

I move to approve/deny the Map of Dedication entitled “Cactus Road at Cotton Lane,” located on the northwest corner of Cotton Lane and Sweetwater Avenue within the Northwest Corner of Cactus Road and Cotton Lane PUD.

Background:

Provestus, on behalf of NWC Cotton Lane and Cactus LLC, seeks approval of a Map of Dedication (MOD) to provide 1.88 acres of Right-of Way along Cactus Road and Cotton Lane to provide access to a proposed school.

Objective Analysis:

The proposed Map of Dedication will provide 1.88 acres of right-of-way along Cactus Road and Cotton Lane.

Policy Compliant:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports educational uses such as that proposed.

Financial Impact:

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 - FS19-820 - Legacy MOD - CC Staff Report - 031720
 2. 01 - FS19-820 - Legacy MOD - Vicinity - 031720
 3. 02 - FS19-820 - Legacy MOD - MOD - 031720
 4. PP - FS19-820 - Legacy MOD - CC PowerPoint - 031720
 5. RW value FS19-820 Cactus at Cotton
-

MAP OF DEDICATION

REPORT TO THE CITY COUNCIL

Case: FS19-820

Project Name: Cactus Road at Cotton Lane Map of Dedication (“MOD”)

Council District: 3

City Council Date: March 17, 2020

Planner: Hobart Wingard, Planner II

Owner: NWC Cotton Lane and Cactus LLC

Applicant: Provestus

Request: Map of Dedication for Legacy School at the Northwest Corner of Cactus Road and Cotton Lane Planned Area Development (PAD)

Site Location: Generally, on the northwest corner of Cotton Lane and Cactus Road

Site Size: The Plat covers 35.41 acres (approx.)

Findings:

- The proposed Map of Dedication demonstrates compliance with the General Plan 2035.
- The proposed Map of Dedication is consistent with the zone change as approved under FS19-492.
- The proposed Map of Dedication is consistent with the Surprise Municipal Code.

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

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

Additional Information:

40 Provestus on behalf of NWC Cotton Lane and Cactus LLC, seeks approval of a MOD to provide 1.88
41 acres of Rights-of Way along Cactus Road and Cotton Lane. Additionally, a 40-foot-wide private
42 access easement is provided from Cotton Lane to the Proposed school site.

43

44 **Attachments:**

45 01 Vicinity Maps

46 02 MOD

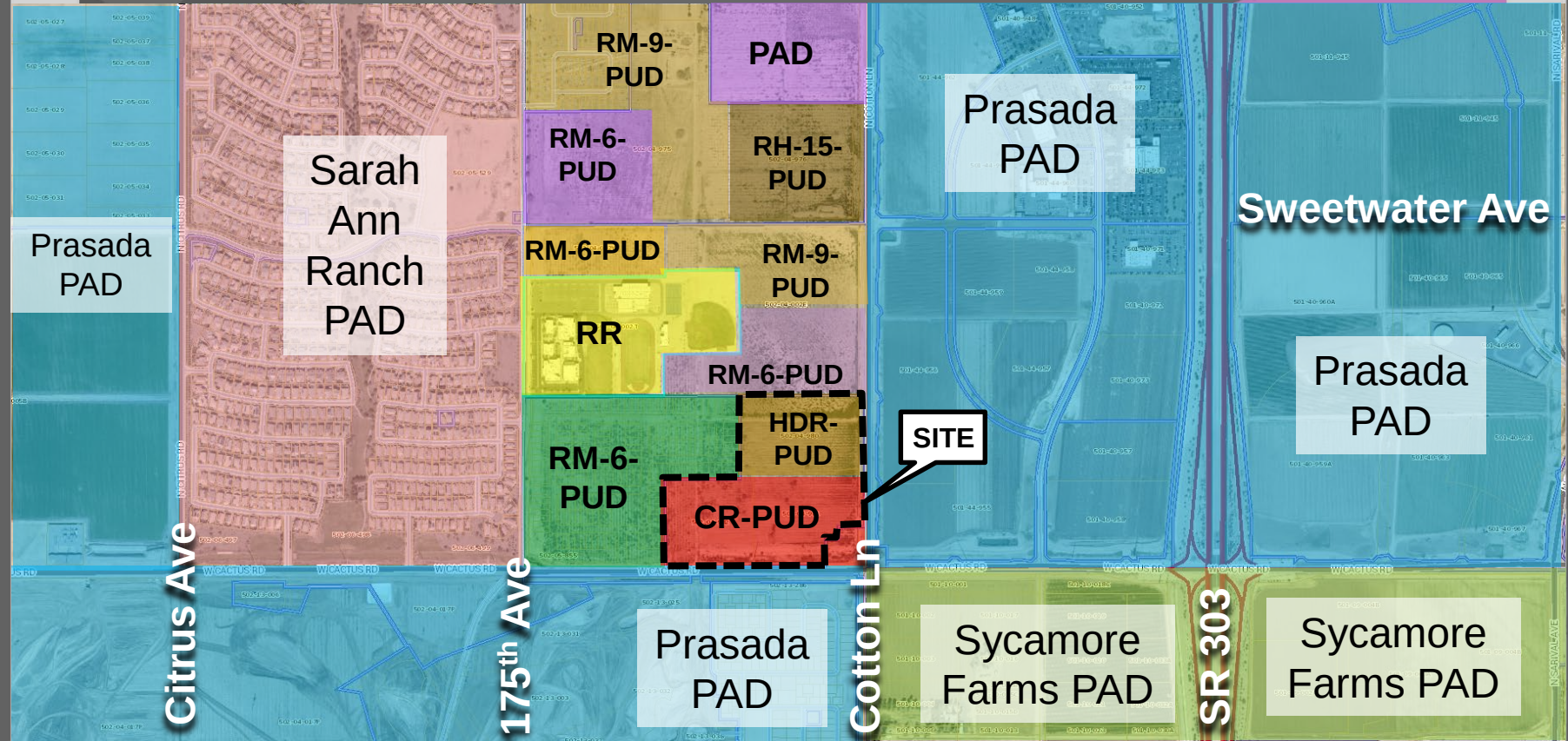
VICINITY MAP

FS19-695
Paradise MOD



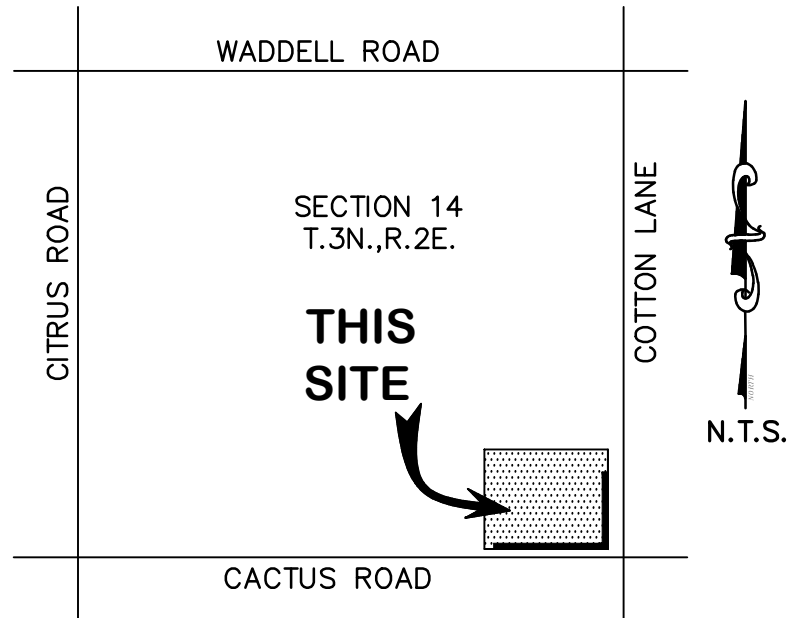
ZONING MAP

FS19-695
Paradise MOD



MAP OF DEDICATION CACTUS ROAD AT COTTON LANE

A PORTION OF LOTS 1, 2 & 3, OF FINAL PLAT OF NWC COTTON AND CACTUS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1493 OF MAPS, PAGE 16, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP:

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS: THAT NWC COTTON LANE & CACTUS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY PUBLISHES THIS MAP OF DEDICATION OF CACTUS ROAD AT COTTON LANE BEING LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY DECLARES THAT SAID MAP OF DEDICATION SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH STREET AND THAT EACH STREET SHALL BE KNOWN BY THE NAME GIVEN TO EACH RESPECTIVELY.

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

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.

NWC COTTON LANE & CACTUS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: JM CACTUS AND COTTON LANE, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, MEMBER

BY: J.M. MANAGEMENT COMPANY, INC., AN ARIZONA CORPORATION, MEMBER

BY: _____
R. MICHAEL MCQUAID, PRESIDENT

BY: G&D CACTUS – C.L., L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, MEMBER

BY: CAR–DEL LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, MEMBER

BY: GERMANN–GFB II, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, GENERAL PARTNER

BY: _____
GARY D. DAVIDSON, A MARRIED MAN DEALING WITH HIS SOLE AND SEPARATE PROPERTY, MEMBER

ACKNOWLEDGMENT:

STATE OF ARIZONA)
COUNTY OF MARICOPA)SS

ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED GARY D. DAVIDSON AND R. MICHAEL MCQUAID OF NWC COTTON LANE & CACTUS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES: _____

RELEASE OF LIABILITY:

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

NOTES:

1. EACH PROPERTY OWNER OR PROPERTY OWNERS ASSOCIATION SHALL MAINTAIN PRIVATE UTILITIES, PRIVATE FACILITIES, COMMON AREA LANDSCAPING AND LANDSCAPING IN THE RIGHT-OF-WAY ADJACENT TO THE PROJECT. THE CITY OF SURPRISE IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE FOR SUCH AREAS.
 2. NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION OF THE CITY OF SURPRISE.
 3. ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING THE 100 YEAR – 2 HOUR STORM EVENT. OWNER(S) OF ANY EXISTING BASIN FAILING TO MEET THIS REQUIREMENT MUST TAKE CORRECTIVE ACTION TO BRING THE BASIN INTO COMPLIANCE.
 4. 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.
 5. IN ACCORDANCE WITH ARS § 9–461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
 6. THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE OWNER. THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS, AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
 7. LANDSCAPING MAINTENANCE OF THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.
 8. THIS SITE IS IN THE VICINITY OF A MILITARY AIRPORT AS DESCRIBED BY STATE OF ARIZONA STATUTE ARS §28–8481. HOMES SHOULD INCLUDE SOUND ATTENUATION MEASURES AS DIRECTED BY STATE LAW. YOU WILL BE SUBJECT TO OVER FLIGHTS AND NOISE BY LUKE AIR FORCE BASE JET AIRCRAFT IN THE VICINITY.
- LUKE AIR FORCE BASE EXECUTES OVER 200,000 FLIGHT OPERATIONS PER YEAR, AT AN AVERAGE OF APPROXIMATELY 170 OVERFLIGHTS PER DAY. ALTHOUGH LUKE'S PRIMARY FLIGHT PATHS ARE LOCATED WITHIN 20 MILES FROM THE BASE. JET NOISE WILL BE APPARENT THROUGHOUT THE AREA AS AIRCRAFT TRANSIENT TO AND FROM THE BARRY M. GOLDWATER GUNNERY RANGE AND OTHER FLIGHT TRAINING AREAS.

AIR FORCE BASE MAY LAUNCH AND RECOVER AIRCRAFT IN EITHER DIRECTION OFF ITS RUNWAYS ORIENTED TO THE SOUTHWEST AND NORTHEAST. NOISE WILL BE MORE NOTICEABLE DURING OVERCAST SKY CONDITIONS DUE TO NOISE REFLECTIONS OFF THE CLOUDS.

LUKE AIR FORCE BASE'S NORMAL FLYING HOURS EXTEND FROM 7:00 A.M. UNTIL APPROXIMATELY MIDNIGHT, MONDAY THROUGH FRIDAY, BUT SOME LIMITED FLYING WILL OCCUR OUTSIDE THESE HOURS AND DURING MOST WEEKENDS.

9. FOR THE LOCATION OF THE LINE BETWEEN FLOOD ZONE "X" AND FLOOD ZONE "A" REFER TO THE FINAL PLAT OF NWC COTTON AND CACTUS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1493 OF MAPS, PAGE 16.

LEGAL DESCRIPTION: CACTUS ROAD DEDICATION

A STRIP OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

COMMENCING AT THE SOUTHWEST CORNER OF LOT 3 OF FINAL PLAT OF NWC COTTON & CACTUS, AS RECORDED IN BOOK 1493, PAGE 16, OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER;

THENCE NORTH 00°00'15" EAST, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 33.04 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING, NORTH 00°00'15" EAST, A DISTANCE OF 35.00 FEET;
THENCE SOUTH 89°59'40" EAST, ALONG A LINE PARALLEL WITH AND 68.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 179.64 FEET;
THENCE NORTH 00°00'15" EAST, A DISTANCE OF 12.00 FEET;
THENCE SOUTH 89°59'40" EAST, ALONG A LINE PARALLEL WITH AND 80.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 255.77 FEET;
THENCE SOUTH 83°09'10" EAST, A DISTANCE OF 100.74 FEET;
THENCE SOUTH 89°59'40" EAST, A DISTANCE OF 41.96 FEET;
THENCE NORTH 00°00'15" EAST, A DISTANCE OF 12.00 FEET;
THENCE SOUTH 89°59'40" EAST, ALONG A LINE PARALLEL WITH AND 80.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 254.32 FEET;
THENCE SOUTH 83°09'10" EAST, A DISTANCE OF 100.86 FEET;
HENCE SOUTH 00°00'15" WEST, A DISTANCE OF 34.98 FEET;
THENCE NORTH 89°59'40" WEST, A DISTANCE OF 931.85 FEET TO THE POINT OF BEGINNING.
SAID DESCRIPTION CONTAINING 0.917 ACRES±.

LEGAL DESCRIPTION: COTTON LANE DEDICATION

A STRIP OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

COMMENCING AT THE NORTHEAST CORNER OF LOT 1 OF FINAL PLAT OF NWC COTTON & CACTUS, AS RECORDED IN BOOK 1493, PAGE 16, OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER;

THENCE SOUTH 00°22'01" WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 366.94 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING, SOUTH 00°22'01" WEST, A DISTANCE OF 358.55 FEET;
THENCE NORTH 89°29'20" WEST, A DISTANCE OF 45.00 FEET;
THENCE NORTH 00°22'01" EAST, ALONG A LINE PARALLEL WITH AND 78.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 358.44 FEET;
THENCE SOUTH 89°37'59" EAST, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING.
SAID DESCRIPTION CONTAINING 0.371 ACRES±.

OWNER:

NWC COTTON LANE & CACTUS, LLC
1110 EAST MISSOURI AVE
SUITE 700
PHOENIX, AZ 85014

SURVEYOR:

HUNTER ENGINEERING, INC.
10450 N. 74TH STREET
SCOTTSDALE, AZ 85258
PHONE: (480)994-3985
ATTN: JAMES A. BRUCCI
EMAIL: jbrucci@hunterengineeringpc.com

FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 1660L (EFFECTIVE REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X

ZONE: X IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

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."

APPROVAL:

CITY OF SURPRISE ENGINEERING APPROVAL

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

APPROVED _____ DATE _____
CITY ENGINEER

CITY OF SURPRISE COUNCIL APPROVAL

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

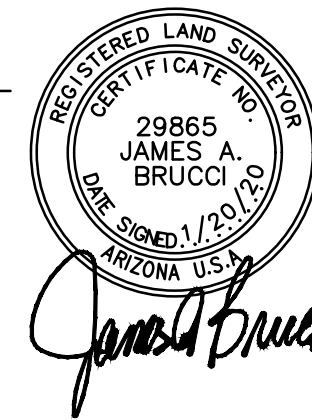
MAYOR

CITY CLERK

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.

James A. Brucci
JAMES A. BRUCCI AZ RLS #29865



BY	REVISION	NO.	DATE

PURPOSE: MAP OF DEDICATION

DRAWN BY: JR
CHECKED BY: JAB

HUNTER
ENGINEERING

CIVIL AND SURVEY

10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

MAP OF DEDICATION
CACTUS ROAD AT COTTON LANE
A PORTION OF LOTS 1, 2 & 3, OF FINAL PLAT OF NWC COTTON AND CACTUS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1493 OF MAPS, PAGE 16, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 14
TWNSHP: 3N
RANGE: 2W

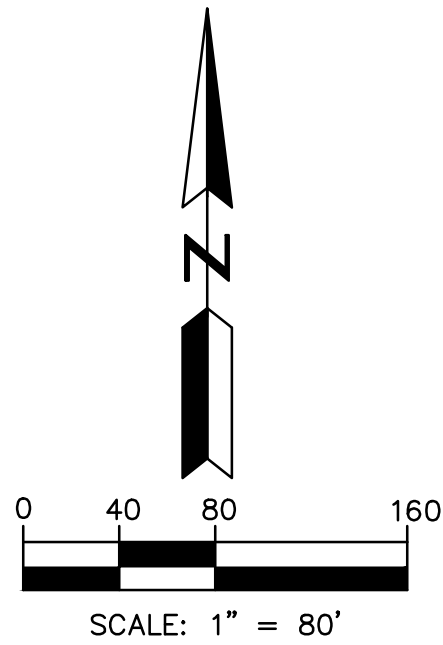
JOB NO.:
LEGA008–S

SCALE
1"=80'

SHEET
1 OF 2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N83°09'10"W	100.74'
L2	N89°59'40"W	41.96'
L3	S00°00'15"W	12.00'
L4	S89°29'20"E	45.00'
L5	S89°37'59"E	45.00'
L6	S45°00'00"E	60.97'
L7	N89°37'59"W	47.74'
L8	S89°37'59"E	47.74'
L9	S45°00'00"E	60.97'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	Δ = 44°59'45"	80.00'	62.83'	N67°29'52"W	61.22'
C2	Δ = 44°37'59"	40.00'	31.16'	S67°18'59"E	30.38'
C3	Δ = 44°37'59"	80.00'	62.32'	S67°18'59"E	60.76'
C4	Δ = 44°59'45"	40.00'	31.41'	N67°29'52"W	30.61'



APN 502-04-002E
PL RYDER RANCH LLC
17180 W. SWEETWATER AVE
DEED: 190365257 M.C.R.

LEGEND:

- ☐ BRASS CAP IN HANDHOLE
- ⊙ ALUMINUM CAP FLUSH
- FOUND AS NOTED
- SET REBAR W/CAP #29865
- PROPERTY LINE
- - - EASEMENT LINE
- - - SURVEY TIE LINE
- - - SECTION LINE

APN 502-04-002U
NMC COTTON & CACTUS LLC
DEED: 190585233 M.C.R.

LOT 3
BK.1493, PG.16, M.C.R.

LOT 2
BK.1493, PG.16, M.C.R.

LOT 1
BK.1493, PG.16, M.C.R.

COTTON LANE

MAP OF DEDICATION
CACTUS ROAD AT COTTON LANE

A PORTION OF LOTS 1, 2 & 3, OF FINAL PLAT OF NMC COTTON AND CACTUS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, AS RECORDED IN BOOK 1493 OF MAPS, PAGE 16, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 14
TWN: 3N
RANGE: 2W

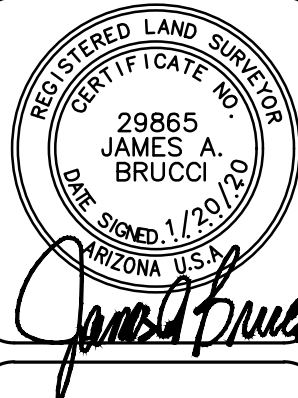
JOB NO.:
LEGA008-S

SCALE
1"=80'

SHEET
2 OF 2

HUNTER
ENGINEERING
CIVIL AND SURVEY

10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



DRAWN BY: JR
CHECKED BY: JAB

PURPOSE:
MAP OF DEDICATION

NO.	DATE	REVISION	BY

PURPOSE:
MAP OF DEDICATION



FS19-820

Legacy School MOD

Mayor and City Council – March 17, 2020

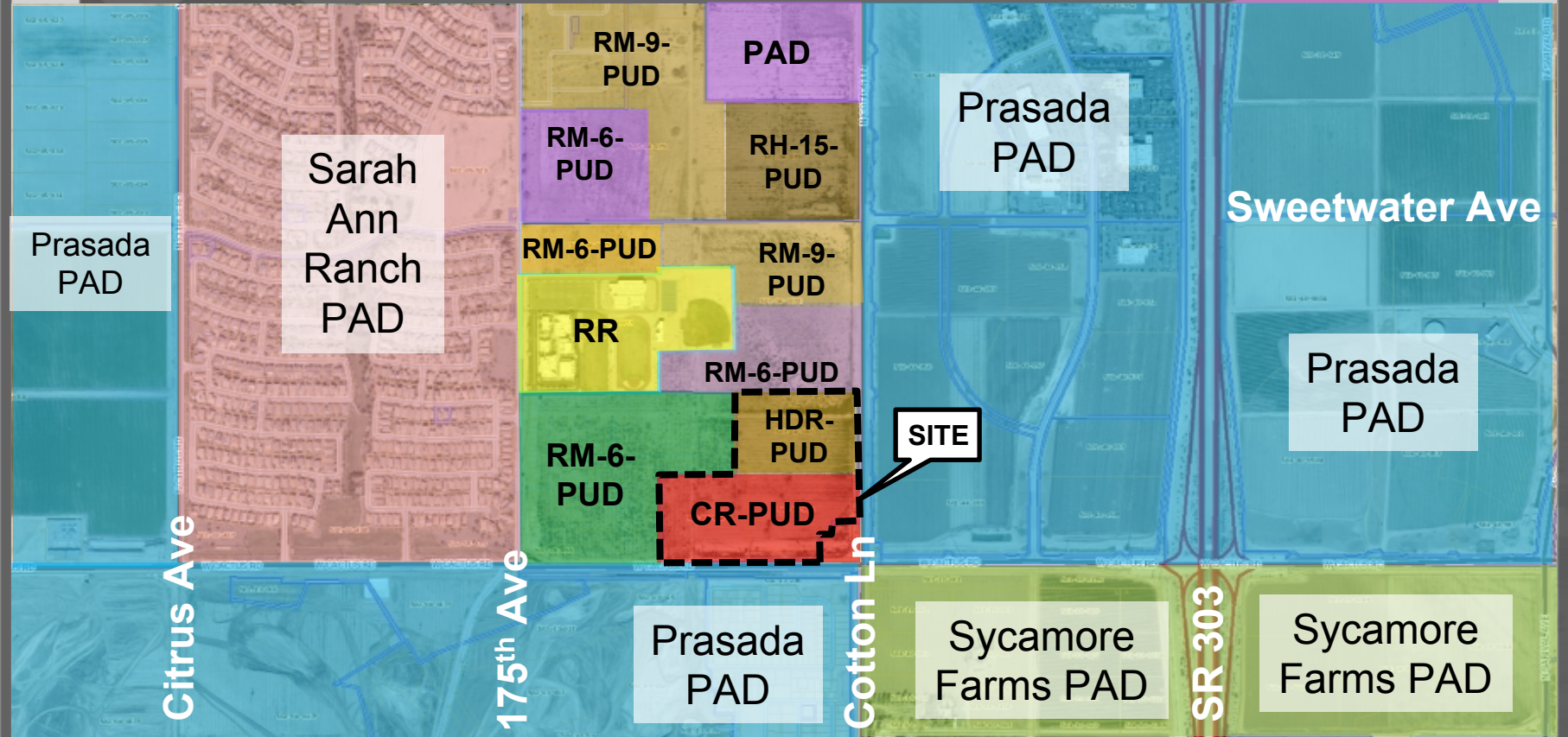
VICINITY MAP

FS19-820
Legacy School MOD



ZONING MAP

FS19-820
Legacy School MOD



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BECKETON	CHORD LENGTH
C1	$\Delta = 44^{\circ}58'43''$	80.00'	82.83'	N67.2932°W	81.22'
C2	$\Delta = 44^{\circ}37'59''$	80.00'	31.16'	S67.1958°E	30.39'
C3	$\Delta = 44^{\circ}37'59''$	80.00'	62.32'	S67.1958°E	60.30'
C4	$\Delta = 44^{\circ}58'43''$	80.00'	31.41'	N67.2932°W	30.81'

- ☒ BRASS CAP IN WAREHOUSE
- ☐ ALUMINUM CAP FUSION
- ☒ FOUND AS NOTED
- ☐ SET REBAR W/CAP @CORNER

PROPERTY LINE
EASEMENT LINE
SURVEY RE LINE
SECTION LINE



FINAL PLAT

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BECKETON	CHORD LENGTH
C1	$\Delta = 44^{\circ}58'43"$	80.00'	82.83'	N67.2932°W	81.22'
C2	$\Delta = 44^{\circ}37'59"$	80.00'	31.16'	S67.1935°E	30.39'
C3	$\Delta = 44^{\circ}37'59"$	80.00'	62.32'	S67.1935°E	60.30'
C4	$\Delta = 44^{\circ}58'43"$	80.00'	31.41'	N67.2932°W	30.81'

- ☒ BRASS CAP IN WAREHOUSE
- ☐ ALUMINUM CAP FUSION
- ☒ FOUND AS NOTED
- ☐ SET REBAR W/CAP @CORNER

PROPERTY LINE

----- EASEMENT LINE

----- SURVEY TIE LINE

----- SECTION LINE



FINAL PLAT



QUESTIONS OR COMMENTS?

Thank You



COMMUNITY DEVELOPMENT
CITY OF SURPRISE

16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374

T. 623-222-3000

Date: February 21, 2020

To: Finance

From: Lari Beth Kirkendall, Real Property Manager

Re: FS19-820 MOD Cactus Road at Cotton Lane Right of Way Valuation

The Value of the Right of Way associated with the City of Surprise Civic Center Plaza FS19-820 is \$280,525.00.

The area being dedicated as right-of-way is 56,105 square feet. The value of the land is \$5.00/sq foot.



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: March 17, 2020 Contact Person: Sergio Angulo
Submitting Department: Community Development District: District 1
Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to approval of the Final Plat entitled “Final Plat for Santiago Acres”, located on the southeast corner of San Ysidro Road and 158th Drive. (Case FS19-696)

Motion:

I move to approve/deny the Final Plat entitled “Final Plat for Santiago Acres”.

Background:

The subject request involves a Final Plat that will subdivide a 4.97-acre lot into four (4) new lots in the RR zoning district.

Objective Analysis:

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

Policy Compliant:

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

Financial Impact:

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

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

1. 00 - FS19-696 - Staff Report
2. 01 - FS19-696 - Vicinity Map
3. 02 - FS19-696 - Final Plat

4. 03 - FS19-696 - Valuation Memo
 5. FS19-696 - PowerPoint
-

FINAL PLAT

REPORT TO THE CITY COUNCIL

1 **Case:** FS19-696

2
3 **Project Name:** Santiago Acres

4
5 **Council District:** 1

6
7 **City Council Date:** March 17, 2020

8
9
10 **Planner:** Sergio Angulo

11
12
13 **Owner/Applicant:** Santiago Perez

14
15 **Request:** Final Plat to subdivide a 4.97-acre lot into four (4) new lots in the RR
16 zoning district.

17
18 **Site Location:** Southeast corner of San Ysidro Road and 158th Drive

19
20 **Site Size:** 4.97 acres (approx.)

21
22 **Density:** 0.8 DU/Ac

23
24 **Findings:**

- 25
26
 - The proposed Final Plat is consistent with the Surprise General Plan 2035.
 - The proposed Final Plat is consistent with the Surprise Municipal Code.27

28
29 **Alternative Actions:** **Approve** – Approval of the proposed Final Plat will allow the applicant
30 the ability to subdivide the property as proposed.

31
32 **Deny** – Denial of the requested Final Plat will prevent the applicant
33 from subdividing the property as proposed.

34 **Additional Information:**

36 The applicant is requesting a Final Plat approval that will subdivide a 4.97 (approx.) acre lot into four
37 (4) new lots. Each lot is proposed to be approximately 1.19 acres. The subject site is a vacant property
38 located on the southeast corner of San Ysidro Road and 158th Drive and it is zoned Residential Ranch
39 (RR). The proposed subdivision meets the lot size requirements stated in the Surprise Unified
40 Development Code. This Final Plat will be dedicating 27.5 feet of right-of-away for San Ysidro Road.
41 This Final Plat also establishes an ingress/egress access easement along 158th Drive which will serve
42 as access to the new lots.

43

44 **Attachments:**

45

46 01 Vicinity Map

47 02 Final Plat



VICINITY MAP

DEDICATION:

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

KNOW ALL PERSONS BY THESE PRESENTS: SANTIAGO PEREZ AND RAQUEL CUELLAR, ("OWNERS") HAVE SUBDIVIDED UNDER THE NAME "SANTIAGO ACRES", A SUBDIVISION LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 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 "SANTIAGO ACRES" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY DEDICATES TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHT-OF-WAYS AS SHOWN ON THIS PLAT.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, UPON AND ACROSS ALL AREAS DESIGNATED ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS 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.

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

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

SANTIAGO PEREZ AND RAQUEL CUELLAR, ("OWNERS") DO HEREBY (1) RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE USAF AND THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, 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.

IN WITNESS WHEREOF:

SANTIAGO PEREZ, AS OWNER HAS HEREUNDER CAUSED HIS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF SANTIAGO PEREZ, ITS OWNER,

THEREUNTO DULY AUTHORIZED THIS ____ DAY OF

_____, 20__.

OWNER/AUTHORIZED SIGNER

ACKNOWLEDGEMENT:

STATE OF ARIZONA)
COUNTY OF MARICOPA)

BEFORE ME THIS ____ DAY OF _____, 20__.

_____PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO

ACKNOWLEDGED HIMSELF TO BE

_____ OF _____, THE LEGAL OWNER OF THE

PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT _____AS

_____, EXECUTED THIS INSTRUMENT FOR THE PURPOSE HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL

NOTARY PUBLIC _____ EXPIRES _____
MY COMMISSION EXPIRES _____

IN WITNESS WHEREOF:

RAQUEL CUELLAR, AS OWNER HAS HEREUNDER CAUSED HER NAME TO BE SIGNED AND THE SAME TO BE

ATTESTED BY THE SIGNATURE OF RAQUEL CUELLAR, ITS OWNER,

THEREUNTO DULY AUTHORIZED THIS ____ DAY OF

_____, 20__.

OWNER/AUTHORIZED SIGNER

FINAL PLAT FOR SANTIAGO ACRES
A PORTION OF THE NORTHEAST QUARTER OF SECTION 7,
TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNERS:

SANTIAGO PEREZ AND RAQUEL CUELLAR,
HUSBAND AND WIFE
23949 N. 163RD. DR
SURPRISE, AZ. 85387

ACKNOWLEDGEMENT:

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

BEFORE ME THIS ____ DAY OF _____, 20__.

_____PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO

ACKNOWLEDGED HERSELF TO BE

_____ OF _____, THE LEGAL OWNER OF THE

PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT _____AS

_____, EXECUTED THIS INSTRUMENT FOR THE PURPOSE HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL

NOTARY PUBLIC _____ EXPIRES _____
MY COMMISSION EXPIRES _____

NOTES:

1. THE PROPERTY OWNER, AT THE TIME WHEN CITY OF SURPRISE WATER AND/OR SEWER INFRASTRUCTURE IS AVAILABLE AT THE PROPERTY, SHALL BE REQUIRED TO CONNECT IN ACCORDANCE WITH SURPRISE MUNICIPAL CODE AND PAY ALL APPLICABLE FEES. ANY OWNER OF THE PROPERTY SHALL NOTIFY PROSPECTIVE BUYERS AND THE PUBLIC OF THIS NOTE, AND ANY SALES CONTRACTS OR SALES REPORTS SHALL INCLUDE SUCH NOTE.
2. PER CITY OF SURPRISE MUNICIPAL CODE CHAPTER 58-181 WITHIN 90 DAYS FROM THE DATE THE CITY OF SURPRISE PUBLIC DRINKING WATER SYSTEM IS AVAILABLE OR ACCESSIBLE WITHIN 500 FEET OF THE PROPERTY THE OWNER OF THE PROPERTY SHALL DIRECTLY CONNECT STRUCTURES ON THE PROPERTY TO THE PUBLIC WATER SYSTEM IN ACCORDANCE WITH THE PROVISIONS OF THIS ARTICLE AND ANY STATE OR FEDERAL CODES.
3. THE OWNER OR SUBSEQUENT OWNERS OF ANY EXISTING OR FUTURE WELLS ON THE LAND DESCRIBED IN THIS PLAT SHALL BE REQUIRED TO SIGN A WELL IMPACT WAIVER(S) WITH THE CITY OF SURPRISE.
4. 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.
5. NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
6. SPRINKLERS ARE REQUIRED IN ALL ONE AND TWO FAMILY DWELLINGS BUILT IN AREAS WHICH DO NOT HAVE ADEQUATE WATER SUPPLY.
7. THE MAINTENANCE OF LANDSCAPE WITHIN THE ADJACENT PUBLIC RIGHT-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNER'S ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
8. 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.

CITY OF SURPRISE ENGINEER APPROVAL:

DATA ON THIS PLAT REVIEWED AND APPROVED THIS ____ DAY

OF _____20____, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED: _____ CITY ENGINEER _____ DATE _____

CITY OF SURPRISE COUNCIL APPROVAL:

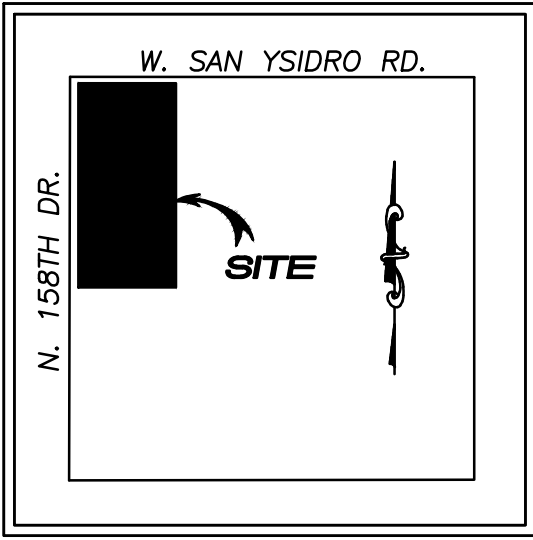
APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA

THIS ____ DAY OF _____20____

ATTEST:

MAYOR _____ DATE _____

CITY CLERK _____ DATE _____



VICINITY MAP

GROSS LOT DESCRIPTION:

PER THE DOCUMENT RECORDED AS 2019-0269212, M.C.R.

PARCEL NO. 1

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 328.61 FEET THEREOF.

PARCEL NO. 2:

AN EASEMENT FOR ROADWAYS AND UTILITIES AS CREATED IN DOCKET 9973, PAGE 893, RECORDS OF MARICOPA COUNTY, ARIZONA, OVER:

THE NORTH 33 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER;
THE SOUTH 30 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER;
THE SOUTH 25 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER;
THE NORTH 25 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;
THE EAST 25 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER;
THE WEST 25 FEET OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA.

EXCEPT THOSE PORTIONS LYING WITHIN PARCEL NO. 1 HEREIN DESCRIBED.
AS DEED TO MARICOPA COUNTY IN DOCKET 3529, PAGE 217.

EXCEPT ALL THE COAL AND OTHER MINERALS, AS RESERVED IN THE PATENT.

PARCEL ADDRESS:

NO CURRENT ADDRESS

ZONING:

- THE CURRENT SITE ZONING IS RR, RESIDENTIAL RANCH
- THE SURROUNDING PARCEL ZONING IS RR, RESIDENTIAL RANCH

SURVEYOR:

BLACK MOUNTAIN SURVEYING
17308 WEST WOODROW LANE
SURPRISE, AZ. 85388
PHONE: 623-266-0402
FAX: 623-266-0402
CONTACT: DALE A. MATTINGLY

CERTIFICATION:

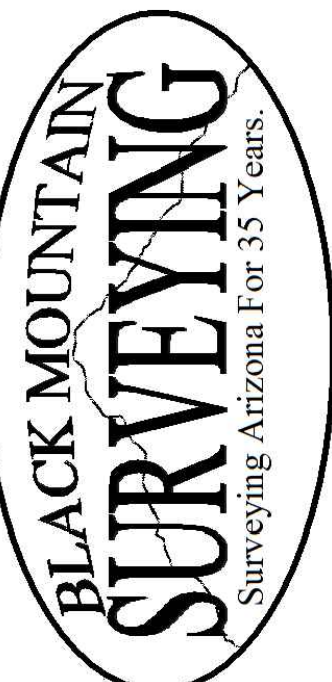
I, DALE A. MATTINGLY, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF 2 SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JULY 16, 2019, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN. THAT ALL EXTERIOR BOUNDARY MONUMENTS ACTUALLY EXIST AS SHOWN, THAT THEIR POSITION ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DALE A. MATTINGLY R.L.S. #36888
BLACK MOUNTAIN SURVEYING
DALE@BLACKMOUNTAINSURVEYING.COM



FINAL PLAT FOR SANTIAGO ACRES
A PORTION OF THE NE 1/4
OF SECTION 7, T4N, R1W, G&SRB&M
MARICOPA COUNTY, ARIZONA.

BLACK MOUNTAIN SURVEYING
17308 WEST WOODROW LANE, SURPRISE, ARIZONA. 85388
EMAIL: DALE@BLACKMOUNTAINSURVEYING.COM, WWW.BLACKMOUNTAINSURVEYING.COM
SURVEYING ARIZONA FOR 35 YEARS



DRAWN BY: DAM

CHECKED BY: DAM

JOB # 19057

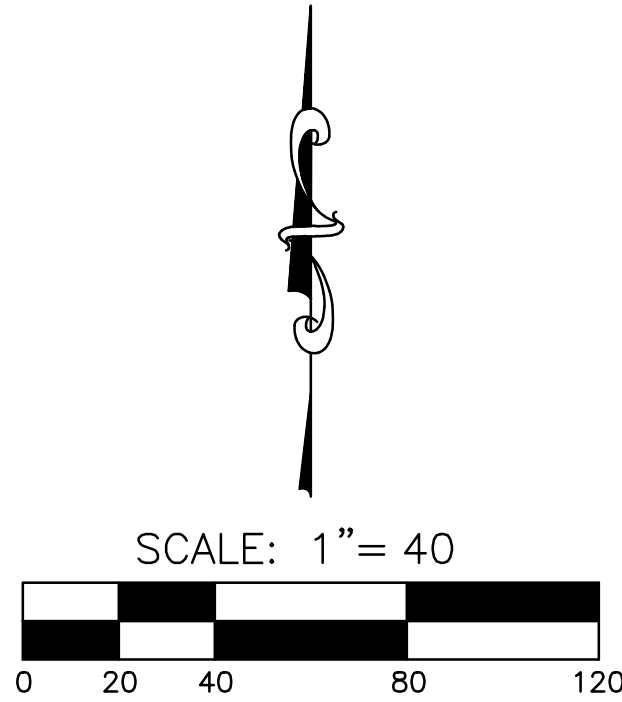
DATE: 01/13/20

REVISED:

FINAL PLAT

1 of 2

FINAL PLAT FOR SANTIAGO ACRES
A PORTION OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 4
NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



NOTES:

- CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND-UTILITY COMPANIES SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION-TYPE FENCING UNLESS APPROVED OTHERWISE BY THE CITY OF SURPRISE.
- ALL ELECTRIC AND COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION OF THE CITY OF SURPRISE.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- THE CITY OF SURPRISE IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT THE MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE UTILITIES, PRIVATE FACILITIES AND LANDSCAPED AREAS WITHIN THE PROJECT.
- ALL INDIVIDUAL LOT PROPERTY CORNERS HAVE BEEN SET WITH 1/2" REBAR AND CAP OR TAG BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- 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.
- PURSUANT TO ARS § 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.
- ALL DIMENSIONS SHOWN HEREON ARE CALCULATED UNLESS OTHERWISE NOTED.
- MARICOPA COUNTY FLOOD CONTROL DISTRICT FLOODPLAIN USE PERMITS ARE REQUIRED FOR ALL LOTS PRIOR TO THE ISSUANCE OF ANY CITY OF SURPRISE GRADING PERMIT.

REFERENCE DATA:

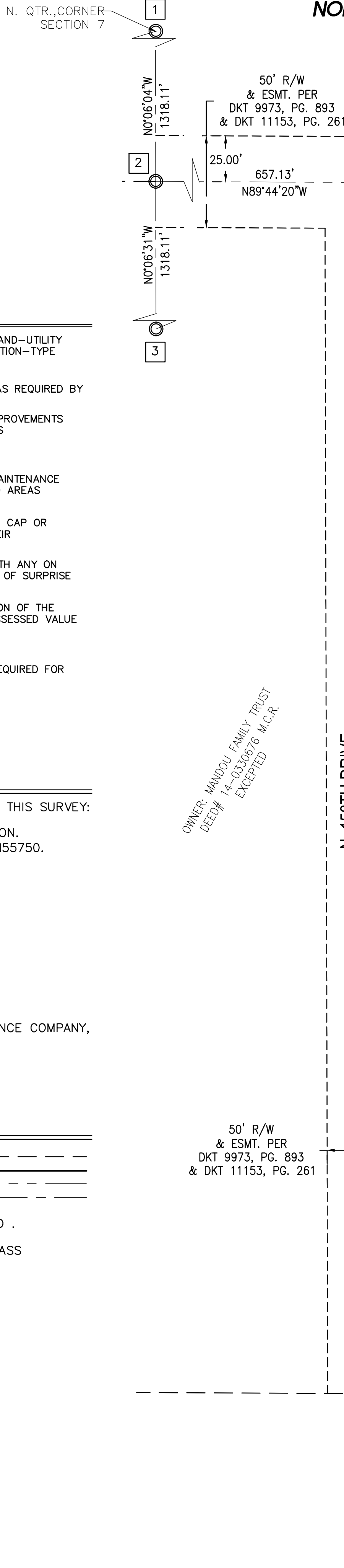
THE FOLLOWING INFORMATION WAS REVIEWED DURING THE COURSE OF THIS SURVEY:

- (R) THE RECORD DEED OF THE SUBJECT PROPERTY AS SHOWN HEREON.
(R1) UNRECORDED SURVEY BY BARTLETT ENG. COUNTY INDEX NO. DIN55750.
(R2) GLO PLAT #2696-A FILED, 9-1-1964
(R3) SURVEY PER BK. 487 OF MAPS, PG. 32
(R4) RESULTS OF SURVEY PER BK. 508 OF MAPS, PG. 50
(R5) LOT SPLIT PER BK. 600 OF MAPS, PG. 03
(R6) MINOR LAND DIVISION BK. 785 OF MAPS, PG. 15.
(R7) RECORD OF SURVEY, BK. 789 OF MAPS, PG. 36.
(R8) MINOR LAND DIVISION PER BK. 826 OF MAPS, PAGE 29.
(R9) RESULTS OF SURVEY PER BK. 937 OF MAPS, PG. 37.
(R10) MINOR LAND DIVISION PER BK. 1018 OF MAPS, PAGE 29.
(R11) RECORD OF SURVEY PER BK. 1019 OF MAPS, PG. 26
(R12) GDAC PLAT PER BK 1049 OF MAPS, PG. 26
(R13) TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 258-5965899, DATED APRIL 1, 2019 8:00 AM.

LEGEND:

ADJACENT PROPERTY LINES. ---
PROPERTY LINES. ---
SECTION LINES. ---
ROAD RIGHT OF WAY LINES. ---

- FOUND MONUMENT WITHIN ACCEPTABLE TOLERANCE OR AS NOTED .
● CALCULATED POSITION. NOTHING FOUND OR SET.
○ SET 0.5 INCH REBAR WITH A 1 INCH PINK PLASTIC CAP AND BRASS TAG STAMPED LS 36888. UNLESS NOTED OTHERWISE.
(M) MEASURED DIMENSIONS.
(C) CALCULATED DIMENSIONS.
(R#) RECORD DIMENSION PER REFERENCE DOCUMENTS.
N. NORTH.
S. SOUTH.
W. WEST.
E. EAST.
M.C.R. MARICOPA COUNTY RECORDER.
SURVEY MONUMENT AS NOTED.
R/W RIGHT-OF-WAY
BK. BOOK
DKT. DOCKET
PG. PAGE
PUE PUBLIC UTILITY EASEMENT
DOC. DOCUMENT
NO. NUMBER
AG ABOVE GRADE
BG BELOW GRADE
ESMT. EASEMENT



SERVICING UTILITIES:

WATER: CITY OF SURPRISE
ELECTRIC: ARIZONA PUBLIC SERVICE COMPANY
FIBER OPTICS: COX COMMUNICATION & CENTURY LINK
GAS: SOUTHWEST GAS CORPORATION
FIRE AND EMERGENCY: CITY OF SURPRISE
SEWER: CITY OF SURPRISE
POLICE: CITY OF SURPRISE

MONUMENT NOTES:

ALL MONUMENTS LISTED BELOW WERE ACCEPTED UNLESS OTHERWISE NOTED.

- N. 1/4 CORNER OF SECTION 7, FOUND A 3 INCH BLM BRASS CAP STAMPED 1964, 1.2 ABOVE GRADE.
- CENTER N. 1/16. FOUND A 60D NAIL WITH WHISKERS.
- CENTER OF SECTION, FOUND A "T" POST MONUMENT PER BLM PLAT. CAP IS MISSING. ALSO FOUND A 0.5 INCH REBAR WITH A 1 INCH PLASTIC CAP STAMPED 33315, 0.22' S.
- FOUND A 1 INCH IRON PIPE 0.3' BG. PIPE IS BENT EAST. SHOT POINT OF ENTRY ON WEST SIDE.
- FOUND A 1/2" REBAR WITH A 1" PLASTIC CAP STAMPED 21081, 0.2' BG.
- FOUND A 5/8 INCH REBAR WITH A PLASTIC CAP STAMPED 36562. ALSO FOUND A 2.5 INCH BLM BRASS CAP DISTURBED 1.03' E. X 0.30' N.
- NE 1/16, SECTION 7, FOUND A 3 INCH BLM BRASS CAP 0.4 AG, STAMPED 1964, LOT 5
- E. QTR CORNER OF SECTION 7, FOUND A 3 INCH BLM BRASS CAP 0.4' AG, STAMPED 1964 E 1/4.
- FOUND "T" POST AND 1 INCH BLM CAP 0.1' AG. STAMPED SWC LOT 7
- SET NEW MONUMENT AS NOTED ON W. LINE OF THE EAST 328.61'. FOUND A 1/2" REBAR, DISTURBED, WITH A 1" PLASTIC CAP STAMPED 21081, PER (R5), FLUSH, 0.14' W. X 0.03' S.
- FOUND A 1/2" REBAR WITHOUT IDENTIFICATION 0.06' S.

FLOOD ZONE:

THE PROPERTY IS LOCATE WITHIN AN AREA HAVING FLOOD ZONE "A" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. #04013C1210L, WITH A DATE OF IDENTIFICATION OF, REVISION DATE OCTOBER 16, 2013. FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

BASIS OF BEARING:

IS THE E. LINE OF THE NE QUARTER OF SECTION 7, T4N, R1W AS MEASURED BETWEEN THE MONUMENTS SHOWN HEREON AS #7 & #8 BEARING=S00°12'44"E PER (R12)

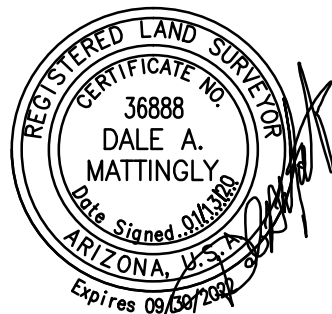
LOT AREAS:

LOT 1: 51,878.86 SQ. FT. OR 1.19 ACRES±
LOT 2: 51,893.92 SQ. FT. OR 1.19 ACRES±
LOT 3: 51,908.76 SQ. FT. OR 1.19 ACRES±
LOT 4: 51,923.60 SQ. FT. OR 1.19 ACRES±

27.5' W. SAN YSIDRO RIGHT OF WAY DEDICATION:
9030.85 SQ. FT. OR 0.205 ACRES±

NET OVERALL PARCEL: 207605.14 SQ. FT. OR 4.765 ACRES±, (LESS R/W DEDICATION)

GROSS PARCEL: 216,635.99 SQ. FT. OR 4.97 ACRES±



FINAL PLAT FOR SANTIAGO ACRES
A PORTION OF THE NE 1/4
OF SECTION 7, T4N, R1W, G&SRB&M
MARICOPA COUNTY, ARIZONA.

BLACK MOUNTAIN SURVEYING
17308 WEST WOODROW LANE, SURPRISE, ARIZONA. 85388
EMAIL: DALE@BLACKMOUNTAINSURVEYING.COM WWW.BLACKMOUNTAINSURVEYING.COM
SURVEYING ARIZONA FOR 35 YEARS



DRAWN BY: DAM

CHECKED BY: DAM

JOB # 19057

DATE: 01/13/20

REVISED:

FINAL PLAT

2 of 2

"SURPRISE CASE: FS19-696"

HA\2019\19057 Santiago Perez, Surprise, Pinal\19057 Perez, Final Plat.dwg - 01/17/20

Date: February 5, 2020

To: Finance

From: Lari Beth Kirkendall, Real Property Manager

Re: FS19-696 Santiago Acres Right of Way Valuation

The Value of the Right of Way associated with Santiago Acres FS19-696 is \$45,150.00.

The area being dedicated as right-of-way is 9,030 square feet. The value of the land is \$5.00/sq foot.



Santiago Acres Final Plat

City Council
March 17, 2020



VICINITY MAP

SCALE: 1" = 40'

0 20 40 60 80 100 120

1. CONTRIBUTORS WITH PUBLIC UTILITY EASEMENTS (EXCEPT BY PUBLIC AGENCIES AND CITY OF JEROME) SHALL BE REQUIRED TO OBTAIN A PERMIT FROM THE CITY OF JEROME. PERMITS ARE APPROVED OTHERWISE BY THE CITY OF JEROME AND THE RELEVANT SECTOR-TYPE.
2. ALL ELECTIONS AND COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE CITY OF JEROME.
3. NO STRUCTURES SHALL BE CONSTRUCTED IN OR ON, OR OVER, OR SHALL, OTHER MOVEMENTS OR CONSTRUCTION OF THE CITY OF JEROME. THE CITY OF JEROME SHALL BE A PART OF THE DEVELOPMENT REVIEW AND TRAIL AUTHORIZATION OF THE CITY OF JEROME.
4. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
5. THE CITY OF JEROME SHALL BE REQUIRED TO MAINTAIN AND WILL NOT ACCEPT THE MAINTENANCE OF ANY-PAVED STREETS, PRIVATE UTILITIES, PRIVATE FACILITIES AND LANDSCAPED AREAS.
6. ALL INDIVIDUAL, TRAIL, PRIVATE OWNERS HAVE BEEN SET WITH "LIFT" RINGS AND CAP OR SHALL BE THE REGISTRATION NUMBER OF THE SILENTER RESPONSIBLE FOR THEIR PLACEMENT.
7. THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY OF THE PROJECTS WITHOUT THE CITY OF JEROME'S APPROVAL AND THE CITY OF JEROME'S ENGINEERING DEPARTMENT.
8. THE CITY OF JEROME SHALL BE REQUIRED TO MAINTAIN A POLITICAL HIGHLIGHTING OF THE STATE OF JEROME IS EXEMPT FROM ALL TAXES AND ADDITIONAL DEDUCTIONS BASED ON ASSIGNED VALUE.
9. ALL DIMENSIONS SHOWN HEREON ARE CALCULATED UNLESS OTHERWISE NOTED.
10. MAINTENANCE CLOUT FLOOD CONTROL, DISTRICT FLOODPLAIN USE PERMITS ARE REQUIRED FOR ALL DEVELOPMENTS WITHIN THE CITY OF JEROME.

THE FOLLOWING AFFIDAVIT WAS REVIEWED DURING THE COURSE OF THIS SURVEY:

- (9) THE RECORD DEED OF THE SUBJECT PROPERTY AS SHOWN HEREON.
- (10) UNRECORDED SURVEY BY SMITH/LEE ESN. COUNTY INDEX NO. 000570.
- (11) OLD PLAT #2886-A, FILED, 9-1-1984
- (12) SURVEY PLOT BK. 482. OF MAPS, PG. 52
- (13) RESULTS OF SURVEY PLOT BK. 508. OF MAPS, PG. 50
- (14) LOT SPLIT PLOT BK. 600. OF MAPS, PG. 03
- (15) MINOR LAND DIVISION BK. 785. OF MAPS, PG. 15.
- (16) RECORD OF SURVEY PLOT BK. 789. OF MAPS, PG. 29
- (17) MINOR LAND DIVISION PLOT BK. 820. OF MAPS, PAGE 29.
- (18) RESULTS OF SURVEY PLOT BK. 837. OF MAPS, PG. 37
- (19) MINOR LAND DIVISION PLOT BK. 1014. OF MAPS, PG. 29
- (20) RECORD OF SURVEY PLOT BK. 1019. OF MAPS, PG. 28
- (21) COAST PLAT PLOT BK. 1049. OF MAPS, PG. 26
- (22) RECORD OF SURVEY PLOT BK. 1054. OF MAPS, PG. 29

FILE NO. 258-5060966, DATED APRIL 1, 1989, TITLE: AMERICAN BULL INSURANCE COMPANY.

[illegible]

WATER:	CITY OF SURPRISE
ELECTRIC:	ARIZONA PUBLIC SERVICE COMPANY
FIBER OPTICS:	CDX COMMUNICATION & CENTURY LINK
GAS:	SOUTHWEST GAS CORPORATION
FIRE AND EMERGENCY:	CITY OF SURPRISE
SEWER:	CITY OF SURPRISE
POLICE:	CITY OF SURPRISE

ALL MONUMENTS LISTED BELOW MARK ACCEPTED UNLESS OTHERWISE NOTED.

7. CENTER CORNER OF SECTION 1, FOUND A 3 INCH BLM BRASS CAP STAMPED 1904, 1.2 ABOVE CORNER.

7.1 1/4" REM. 1 1/16" FOUND A BOLD NAIL, WITH WIGGERS.

7.2 CENTER OF SECTION, FOUND A 1" POST MONUMENT PER BLM PLAT. CAP STAMPED 1904, 0.22 S.

7.3 MISSING, ALSO FOUND A 0.5 INCH BLM BRASS WITH A 1 INCH PLASTIC CAP STAMPED 1904, 0.22 S.

7.4 FOUND 1/2" REM. INCH PIPE 0.5" BG. PIPE IS BEAM EAST. SHOT POINT OF ENTRY ON WEST SIDE.

7.5 FOUND 1/2" REM. WITH A 1" PLASTIC CAP STAMPED 1901, 0.2" BG.

7.6 FOUND A 5/8" REM. WITH A PLASTIC CAP STAMPED 36062, ALSO FOUND A 2.5 INCH BLM BRASS CAP DISTURBED 1.05" & 0.30' N.

7.7 1/16" SECTION 7, FOUND A 2 INCH BLM BRASS CAP STAMPED 1904, 0.22 S.

7.8 QTR CORNER OF SECTION 7, FOUND A 3 INCH BLM BRASS CAP 0.4" & STAMPED 1904 E. 1/4.

7.9 1/2" POST AND A NICH CORN 0.1" ALG. STAMPED 5527, FOUND 7.

7.10 SET NEW MONUMENT AS NOTED ON LK. OF THE EAST 328.67' FOUND 1/2" REM. WITH A 1" PLASTIC CAP STAMPED 2100, PER (N. 0.01', FLUSH, 0.14' W. X 0.03' S).

7.11 1/2" REM. WITHOUT IDENTIFICATION 0.06' S.

THE PROPERTY IS LOCATE WITHIN AN AREA HAVING FLOOD ZONE "A" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 44013C121D, WITH A DATE OF IDENTIFICATION OF, REVISION DATE OCTOBER 18, 2013, FOR COMMUNITY NO. 846063, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

IS THE E. LINE OF THE NE QUARTER OF SECTION 7, T4N, R1W AS MEASURED
BETWEEN THE MONUMENTS SHOWN HEREON AS #7 & #8
BEARING=500°12'44" E. PER (812)

LOT 1: 51,878.96 SQ. FT. OR 1.19 ACRES±
LOT 2: 51,893.92 SQ. FT. OR 1.19 ACRES±
LOT 3: 51,908.76 SQ. FT. OR 1.19 ACRES±
LOT 4: 51,923.60 SQ. FT. OR 1.19 ACRES±

27.5' W. SAN YSIDRO RIGHT OF WAY DEDICATION
9030.80 SQ. FT. OR 0.200 ACRES±

NET OVERALL PARCEL: 207605.14 SQ. FT. OR 4.765 ACRES±, (LESS R/W
DEDICATION)

GROSS PARCEL: 216,635.99 SQ. FT. OR 4.97 ACRES±

FINAL PLAT FOR SANTIAGO ACRES
A PORTION OF THE NE 1/4
OF SECTION 7, T4N, R1W, G&SRB&M
MARICOPA COUNTY, ARIZONA.

BLACK MOUNTAIN SURVEYING



DRAWN BY: DAM

CHECKED BY: DAM

JOB # 19657

DATE: 01/19/20

NEW CASE

11

FINAL PLAT

1000

1000

2 of 2

1000

1000



**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: March 17, 2020 Contact Person: Shirley Phan
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 regarding the Final Plat for Royals Housing at Surprise Center located generally north of Greenway Road and east of Bullard Avenue, in the Surprise Center PAD.

Motion:

I move to approve/deny the Final Plat for Royals Housing at Surprise Center located generally north of Greenway Road and east of Bullard Avenue.

Background:

On June 12, 1980 the Mayor and City Council approved Ordinance #80-03 approving the annexation of the subject property. Jonathan Boyd on behalf of Surprise Center Development Company, LLC, requested to subdivide Lot 1A of Mera City Center into two (2) parcels under Surprise Case FS19-869.

Objective Analysis:

This Final Plat will split the 35.82 acre (approx.) parcel into two (2) additional parcels; Lot 7 (33.30 acres) and Lot 8 (2.52 acres).

Policy Compliant:

This proposed Final Plat is consistent with the Surprise General Plan 2035 and the Surprise Municipal Code.

Financial Impact:

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

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

1. 00-FS19-869- Royals Housing at Surprise Center- Staff Report

2. 01-FS19-869- Royals Housing at Surprise Center- Case Map
 3. 02-FS19-869- Royals Housing at Surprise Center- Vicinity Map
 4. Royals Final Plat
 5. FS19-869-CC presentation 03172020
-

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: FS19-869

Project Name: Royals Housing at Surprise Center

Council District: 5 - Palm

City Council Date: March 19, 2020

Planner: Shirley Phan

Owner: Surprise Center Development Company, LLC

Applicant: Jonathan Boyd, Harvey Badger Construction, LLC

Request: Final Plat for Royals Housing at Surprise Center (Replat of Lot 1A of Mera City Center)

Site Location: Generally north of Greenway Road and east of Bullard Avenue

Site Size: 35.82 acres (approx.)

Findings:

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

Alternative Actions: **Approval** – of the requested Final Plat will allow the owner the ability to subdivide the property into two (2) parcels.

Denial – of the requested Final Plat will deny the owner the ability to subdivide the property into two (2) parcels.

35 **Additional Information:**

36

37 On March 5, 2019, the Mayor and City Council approved the Rangers Housing at Surprise
38 Center Final Plat which consisted of subdividing a 71.01 acre (approx.) into four (4)
39 parcels under case FS18-665. On December 18, 2019, the applicant Jonathan Boyd, on
40 behalf of Surprise Center Development Company, LLC, requested to subdivide Lot 1A of
41 Mera City Center into two (2) additional parcels; Lot 7 (33.30 acre) and Lot 8 (2.52 acre).

42

43 **Attachments:**

44

45 01 Case Map

46 02 Vicinity Map

47 03 Final Plat

48 04 Maricopa Water District comments

49 05 ADOT comments

50 06 Flood Control comments

Case Map



Vicinity MAP



DEDICATIONS

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL PERSONS BY THESE PRESENTS: THAT SURPRISE CENTER DEVELOPMENT COMPANY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAVE SUBDIVIDED UNDER THE NAME OF A "FINAL PLAT FOR ROYALS HOUSING AT SURPRISE CENTER", SAID PLAT BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 4, 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 AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

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

OWNERS HEREBY GRANT 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 INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.

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.

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.

GRANTOR HEREBY GRANTS AND CONVEYS TO THE CITY OF SURPRISE A PERPETUAL, EXCLUSIVE EASEMENT OVER THE EASEMENT AREAS FOR INSTALLATION AND MAINTENANCE OF WATER METERS.

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

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

DATED THIS _____ DAY OF _____, 2020.

BY: SURPRISE CENTER DEVELOPMENT COMPANY, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
ITS: SOLE MEMBER AND MANAGER
ITS: AIRFIELD CAPITAL PARTNERS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
ITS: MANAGING MEMBER
BY: TRW PARTNERS LLC., AN ARIZONA LIMITED LIABILITY COMPANY
ITS: MEMBER
BY: WEST MANAGEMENT LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP
ITS: MANAGING MEMBER
BY: RICHARD WEST CO., AN ARIZONA CORPORATION
ITS: GENERAL MANAGER

BY: _____
RICHARD B. WEST, III,
ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020, SURPRISE CENTER DEVELOPMENT COMPANY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

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.

FINAL PLAT
FOR
"ROYALS HOUSING AT SURPRISE CENTER"
A REPLAT OF LOT 1A OF "MERA CITY CENTER" AS RECORDED IN BOOK 1487, PAGE 17, M.C.R.
A PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

AVIGATION EASEMENT

SURPRISE CENTER DEVELOPMENT COMPANY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY ("OWNER") DOES HEREBY GRANT, BARGAIN, SELL, AND CONVEY TO THE UNITED STATES AIR FORCE ("USAF") A NON--EXCLUSIVE PERPETUAL AND PERMANENT AVIGATION EASEMENT, OVER AND ACROSS THE PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT WILL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT TO FLY AIRCRAFT OVER THE EASEMENT AREA 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 LUKE AIR FORCE BASE. OWNER WILL NOT ALLOW ANYTHING TO IMPEDE THE USAF'S USE OF THIS AVIGATION EASEMENT.

BY: SURPRISE CENTER DEVELOPMENT COMPANY, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
ITS: SOLE MEMBER AND MANAGER
ITS: AIRFIELD CAPITAL PARTNERS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
ITS: MANAGING MEMBER
BY: TRW PARTNERS LLC., AN ARIZONA LIMITED LIABILITY COMPANY
ITS: MEMBER
BY: WEST MANAGEMENT LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP
ITS: MANAGING MEMBER
BY: RICHARD WEST CO., AN ARIZONA CORPORATION
ITS: GENERAL MANAGER

BY: _____
RICHARD B. WEST, III,
ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020, SURPRISE CENTER DEVELOPMENT COMPANY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

RELEASE OF LIABILITY

SURPRISE CENTER DEVELOPMENT COMPANY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY (1) RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIRFORCE, 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 OF THE PROPERTY FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE. THIS RELEASE SHALL RUN WITH THE LAND AND BE BINDING UPON GRANTOR AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE UNITED STATES DEPARTMENT OF THE AIR FORCE FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

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

BY: SURPRISE CENTER DEVELOPMENT COMPANY, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
ITS: SOLE MEMBER AND MANAGER
ITS: AIRFIELD CAPITAL PARTNERS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
ITS: MANAGING MEMBER
BY: TRW PARTNERS LLC., AN ARIZONA LIMITED LIABILITY COMPANY
ITS: MEMBER
BY: WEST MANAGEMENT LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP
ITS: MANAGING MEMBER
BY: RICHARD WEST CO., AN ARIZONA CORPORATION
ITS: GENERAL MANAGER

BY: _____
RICHARD B. WEST, III,
ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

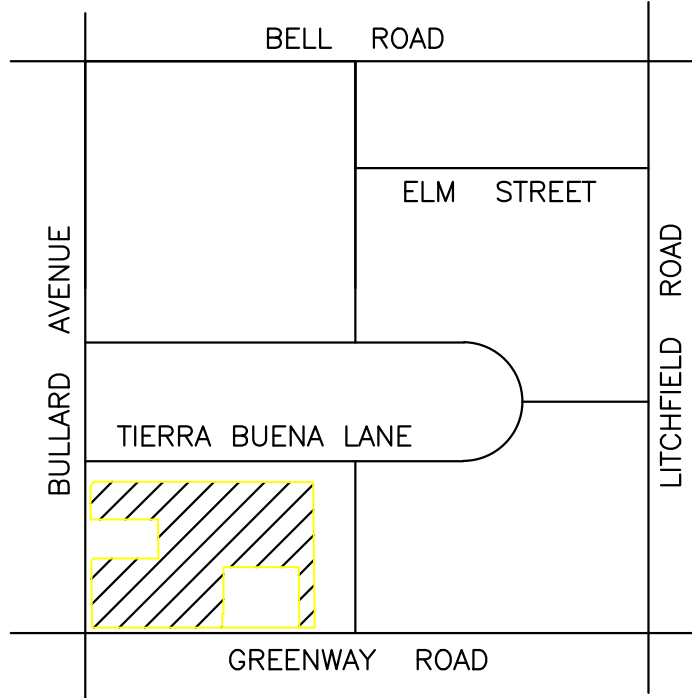
THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020, SURPRISE CENTER DEVELOPMENT COMPANY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

LOT AREA SUMMARY TABLE

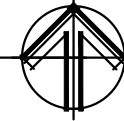
LOT 7: 1,450,557.68 S.F. OR 33.30 ACRES
LOT 8: 109,860.92 S.F. OR 2.52 ACRES
TOTAL: 1,560,418.60 S.F. OR 35.82 ACRES

RECORDER



VICINITY MAP

SCALE: N.T.S. SEC. 4 T.3N., R.1W.



SURVEYOR

INFINITY ENGINEERING SERVICES, LTD.
11402 NORTH CAVE CREEK ROAD
PHOENIX, AZ 88020
CONTACT: BRETT NOWACKI, R.L.S.
PH: (602) 670-8635

OWNER

SURPRISE CENTER DEVELOPMENT COMPANY, L.L.C.
11811 N. TATUM BLVD., STE. 4052
PHOENIX, AZ 85028
CONTACT: SCOTT PHILLIPS
PH: (602) 953-8708

GENERAL NOTES

- FIRE SPRINKLERS ARE REQUIRED IN ALL ONE AND TWO FAMILY DWELLINGS BUILT IN AREAS WHICH DO NOT HAVE AN ADEQUATE WATER SUPPLY.
- NO ON--SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
- THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF SURPRISE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45--576.
- THE ROADS DESIGNATED AS "PRIVATE" AND ANY APPURTENANCES INCLUDING BUT NOT LIMITED TO ROAD SIGNS, STRIPING, CURB AND GUTTER, AND SIDEWALKS ARE PRIVATE; SUCH ROADS AND APPURTENANCES ARE OWNED, MAINTAINED AND REPAIRED BY OWNER OR THE HOMEOWNER'S ASSOCIATION FORMED BY OWNER. THE CITY OF SURPRISE SHALL NOT MAINTAIN OR REPAIR ANY ROAD DESIGNATED AS "PRIVATE".
- 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.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE OWNER.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS--OF--WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS, AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
- LANDSCAPING MAINTENANCE OF THE MEDIANS WITHIN THE PUBLIC RIGHT--OF--WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

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. 04013C12201 AND 04013C1240L, WITH EFFECTIVE DATES OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

BASIS OF BEARING

SOUTH 00 DEGREES 11 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON INSTRUMENT NO.: 2000--0325404, RECORDS OF MARICOPA COUNTY, AZ.

CITY OF SURPRISE ENGINEER APPROVAL

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

APPROVED _____ DATE
CITY ENGINEER

CITY OF SURPRISE COUNCIL APPROVAL

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

MAYOR DATE

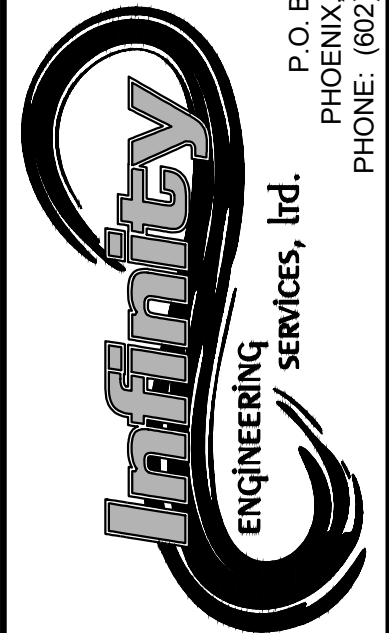
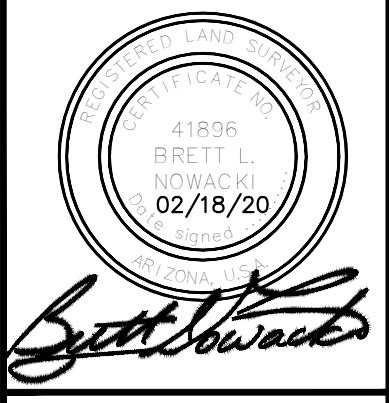
ATTEST: _____ DATE
CITY CLERK

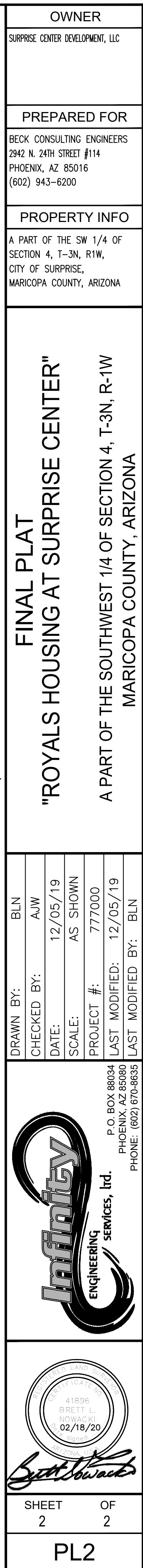
LAND SURVEYOR'S CERTIFICATION:

THE IS TO CERTIFY THAT THE SURVEY AND PLAT OF THE PREMISES DESCRIBED HEREON WERE MADE UNDER MY DIRECTION AND THIS PLAT IS CORRECT AND ACCURATE AND THE FOUND MONUMENTS SHOWN HEREON HAVE BEEN LOCATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: _____
BRETT NOWACKI
REGISTERED LAND SURVEYOR # 41896

FS19-869

OWNERS	
SURPRISE CENTER DEVELOPMENT, LLC	
PREPARED FOR	
BECK CONSULTING ENGINEERS 2942 N. 24TH STREET #114 PHOENIX, AZ 85016 (602) 943-6200	
PROPERTY INFO	
A PART OF THE SW 1/4 OF SECTION 4, T-3N, R-1W, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA	
FINAL PLAT "ROYALS HOUSING AT SURPRISE CENTER" COVER SHEET A PART OF THE SOUTHWEST 1/4 OF SECTION 4, T-3N, R-1W MARICOPA COUNTY, ARIZONA	
DRAWN BY: BLN	CHECKED BY: AJW
DATE: 12/05/19	AS SHOWN
SCALE: 1"=40'	PROJECT #: 16042
LAST MODIFIED: 12/05/19	LAST MODIFIED BY: BLN
 P.O. BOX 88034 PHOENIX, AZ 85080 PHONE: (602) 670-8635	
 <i>Brett Nowacki</i>	
SHEET 1	OF 2
PL1	





FS19-869

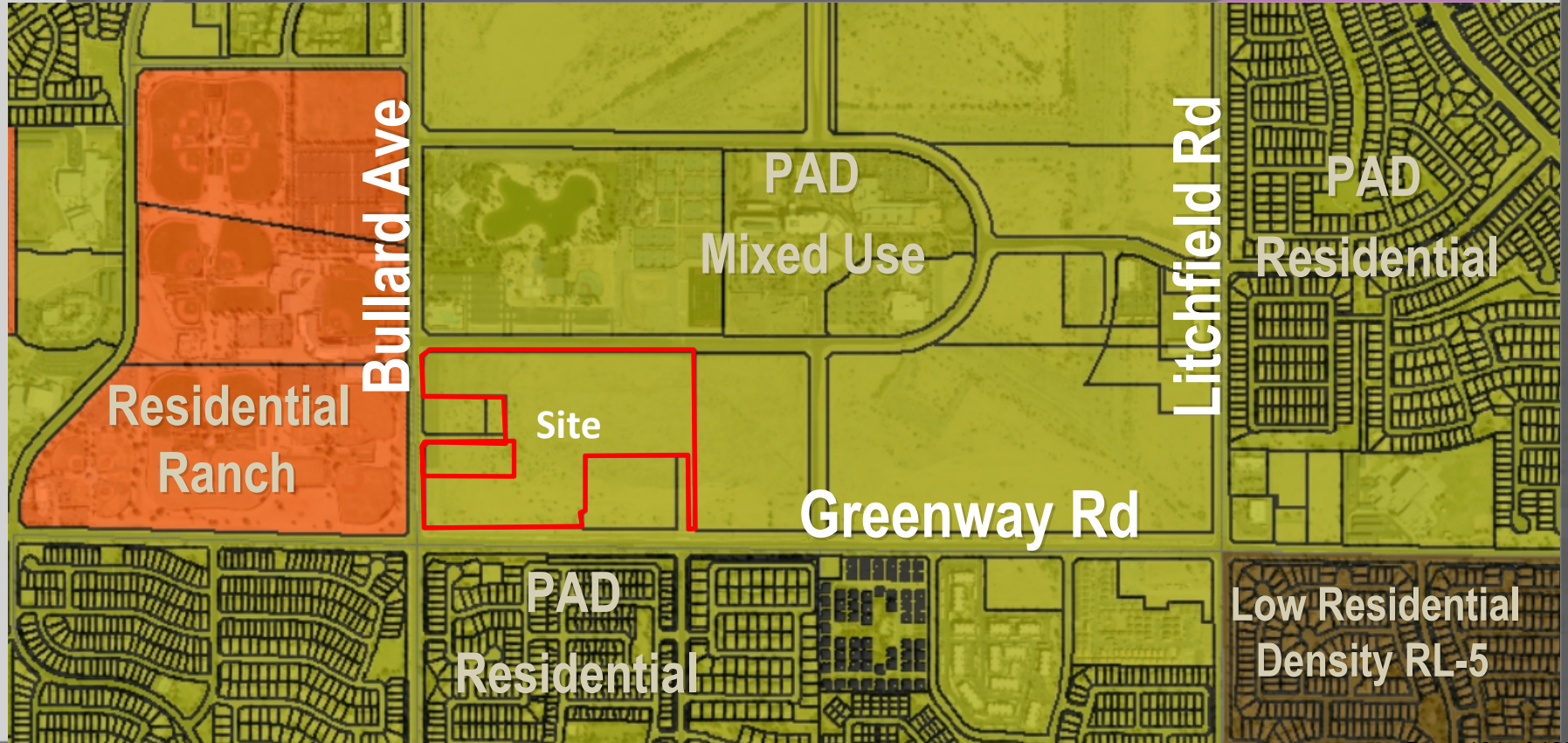
**Royals Housing at Surprise Center
Final Plat**

City Council
March 17, 2020

Vicinity MAP



Case Map



CITY OF SURPRISE

FG 19-069



Final Plat





QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: March 17, 2020

Contact Person: Chris Boyd, AD - BS DV & CD
ENF

Submitting Department: Community Development District: District 1

Staff Recommendations: None

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

Consideration and action on Granting a Utility Easement to APS at Fire Station 304 near Happy Valley Road and 163rd Avenue.

Motion:

I move to approve/deny granting a utility easement to APS.

Background:

The easement is needed to complete Bond Project P34080 – Fire Station 304. This is a permanent station located on 163rd Avenue between Happy Valley and San Ysidro.

Objective Analysis:

The Easement is needed to complete the bond project.

Policy Compliant:

Approval of this item is policy compliant.

Financial Impact:

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

Budget Impact:

There is currently no budgetary impact related to approval of this item.

FTE Impact:

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

ATTACHMENTS:

1. APS easement
-

NE 12 4N 2W
33.706788, -112.410174
APN 503-73-944D & 944F
WA497914
CCW-20-21
SER RLM

UTILITY EASEMENT

THE CITY OF SURPRISE, ARIZONA, an Arizona municipal corporation, (hereinafter called "Grantor"), is the owner of the following described real property located in Maricopa County, Arizona (hereinafter called "Grantor's Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Grantor, for and in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to **ARIZONA PUBLIC SERVICE COMPANY**, an Arizona corporation, (hereinafter called "Grantee"), and to its successors and assigns, a non-exclusive right, privilege, and easement at locations and elevations, in, upon, over, under, through and across, a portion of Grantor's Property described as follows (herein called the "Easement Premises"):

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Grantee is hereby granted the right within the Easement Premises to: construct, reconstruct, replace, repair, operate and maintain electrical lines, together with appurtenant facilities and fixtures for use in connection therewith, for the transmission and distribution of electricity to, through, across, and beyond Grantor's Property; install, operate and maintain telecommunication wires, cables, conduits, fixtures and facilities incidental to supplying electricity or for Grantee's own use (said electrical and telecommunication lines, facilities and fixtures collectively herein called "Grantee Facilities"); utilize the Easement Premises for all other purposes connected therewith; and permit the installation of the wires, fixtures, conduits, or cables of any other company.

Grantee is hereby granted the right, but not the obligation, to trim, prune, cut, and clear away trees, brush, shrubs, or other vegetation on, or adjacent to, the Easement Premises whenever in Grantee's judgment the same shall be necessary for the convenient and safe exercise of the rights herein granted.

Grantee shall at all times have the right of full and free ingress and egress to and along the Easement Premises for the purposes herein specified.

Grantor shall maintain clear areas that extend: 1) 3 feet from and around all edges of all switching cabinet pads and 2 feet from and around all edges of all transformer pads and other equipment pads, and 2) a clear operational area that extends 10 feet immediately in front of all transformer, switching cabinet and other equipment openings, and 3) a 6 feet by 6 feet hot-stick operating area off the front left corner of all transformers. No obstructions, trees, shrubs, large landscape rocks, fences, fixtures, or permanent structures shall be placed by Grantor within said clear areas; nor shall Grantor install landscape irrigation or sprinkler systems within said clear areas. Landscape irrigation or sprinkler systems installed adjacent to the clear areas shall be installed and maintained so that the transformers, switching cabinets or any other equipment do not get wet by spray or irrigation.

Grantor shall not locate, erect or construct, or permit to be located, erected or constructed, any building or other structure or drill any well within the limits of the Easement Premises; nor shall Grantor plant or permit to be planted any trees within the limits of the Easement Premises without the prior written consent of Grantee. However, Grantor reserves the right to use the Easement Premises for purposes that are not inconsistent with Grantee's easement rights herein conveyed and which do not interfere with or endanger any of the Grantee Facilities, including, without limitation, granting others the right to use all or portions of the Easement Premises for utility or roadway purposes and constructing improvements within the Easement Premises such as paving, sidewalks, landscaping, and curbing. Notwithstanding the foregoing, Grantor shall not have the right to lower by more than one foot or raise by more than two feet the surface grade of the Easement Premises, and in no event shall a change in the grade compromise Grantee's minimum cover requirements or interfere with Grantee's operation, maintenance or repair.

By accepting and utilizing this easement, Grantee agrees that following any installation, excavation, maintenance, repair, or other work by Grantee within the Easement Premises, the affected area will be restored by Grantee to as close to original condition as is reasonably practicable, at the expense of Grantee; and that Grantee shall indemnify Grantor, to the extent required by law, for any loss, cost or damage incurred by Grantor as a result of any negligent installation, excavation, maintenance, repair or other work performed by Grantee within the Easement Premises.

The easement granted herein shall not be deemed abandoned except upon Grantee's execution and recording of a formal instrument abandoning the easement.

The covenants and provisions herein set forth shall extend and inure in favor and to the benefit of, and shall be binding on the heirs, administrators, executors, successors in ownership and estate, assigns and lessees of Grantor and Grantee.

IN WITNESS WHEREOF, **THE CITY OF SURPRISE, ARIZONA**, an Arizona municipal corporation, has caused this Utility Easement to be executed by its duly authorized representative, this ____ day of _____, 202__.

THE CITY OF SURPRISE, ARIZONA
an Arizona municipal corporation

By: _____
Printed Name

Its: _____
Title

Signature

STATE OF _____ }
 } ss.
County of _____ }

This instrument was acknowledged before me this ____ day of _____, 202__
by _____ of THE CITY OF SURPRISE, ARIZONA.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

Notary Seal:

Notary Public Signature

EXHIBIT "A"

LEGAL DESCRIPTION OF GRANTOR'S PROPERTY (DOC. #2018-0908398 & DOC. #2018-0898423, M.C.R.)

A portion of the Southeast quarter of the Northeast quarter of Section 12, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the East quarter corner of said Section 12, thence along the East line of said Northeast quarter North 00 degrees 45 minutes 04 seconds East 1265.30 feet;
thence North 89 degrees 14 minutes 56 seconds West 67.50 feet to the POINT OF BEGINNING;
thence North 89 degrees 45 minutes 11 seconds West 400.01 feet;
thence North 00 degrees 45 minutes 04 seconds East 55.66 feet;
thence South 89 degrees 14 minutes 56 seconds East 400.00 feet;
thence South 00 degrees 45 minutes 04 seconds West 52.14 feet to the POINT OF BEGINNING.

AND

A portion of the Southeast quarter of the Northeast quarter of Section 12, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows:

COMMENCING at the East quarter corner of said Section 12;
Thence along the East line of said Northeast quarter North 00°45'04" East 1265.30 feet;
Thence North 89°14'56" West 67.50 feet to the POINT OF BEGINNING;
Thence South 00°45'04" West 475.36 feet;
Thence North 89°14'56" West 400.00 feet;
Thence North 00°45'04" East 471.84 feet;
Thence South 89°45'11" East 400.01 feet to the POINT OF BEGINNING.

EXHIBIT "B"

A Utility Easement situate within the Northeast quarter of Section 12, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, City of Surprise, Maricopa County, Arizona, described as follows:

COMMENCING at the East Quarter Corner of said Section 12, from which the Northeast Corner of said Section 12 bears North 00°45'04" East, a distance of 2634.20 feet;

THENCE North 00°45'04" East, along the East line of the Northeast quarter of said Section 12, a distance of 1265.30 feet;

THENCE departing said East line North 89°14'56" West, a distance of 67.50 feet to the Northeast corner of that parcel of land described in Special Warranty Deed recorded as Document No. 2018-0898423 Records of Maricopa County (hereinafter referenced as Parcel A) AND the Southeast corner of that parcel of land described in Special Warranty Deed recorded as Document No. 2018-0908398 Records of Maricopa County (hereinafter referenced as Parcel B) and the POINT OF BEGINNING;

THENCE North 89°45'11" West, along the North line of said Parcel A, a distance of 14.00 feet;

THENCE departing said North line of said Parcel A South 00°45'04" West, a distance of 203.39 feet;

THENCE North 89°26'42" West, a distance of 97.61 feet;

THENCE North 00°35'47" East, a distance of 2.96 feet;

THENCE North 89°24'13" West, a distance of 11.33 feet;

THENCE South 00°35'47" West, a distance of 8.25 feet;

THENCE North 89°24'13" West, a distance of 4.00 feet;

THENCE South 00°35'47" West, a distance of 6.00 feet;

THENCE South 89°24'13" East, a distance of 4.00 feet;

THENCE South 00°35'47" West, a distance of 4.00 feet;

THENCE South 89°24'13" East, a distance of 11.33 feet;

THENCE North 00°35'47" East, a distance of 7.29 feet;

THENCE South 89°26'42" East, a distance of 99.59 feet;



THENCE South 00°45'04" West, a distance of 263.85 feet to the South line of said Parcel A;

THENCE South 89°14'56" East, along the South line of said Parcel A, a distance of 12.00 feet to the Southeast corner of said Parcel A;

THENCE North 00°45'04" East, along the East line of said Parcel A, a distance of 475.36 feet to the POINT OF BEGINNING;

TOGETHER WITH;

BEGINNING at the Southeast corner of the aforementioned Parcel B;

THENCE North 89°45'11" West, along the South line of said Parcel B, a distance of 14.00 feet;

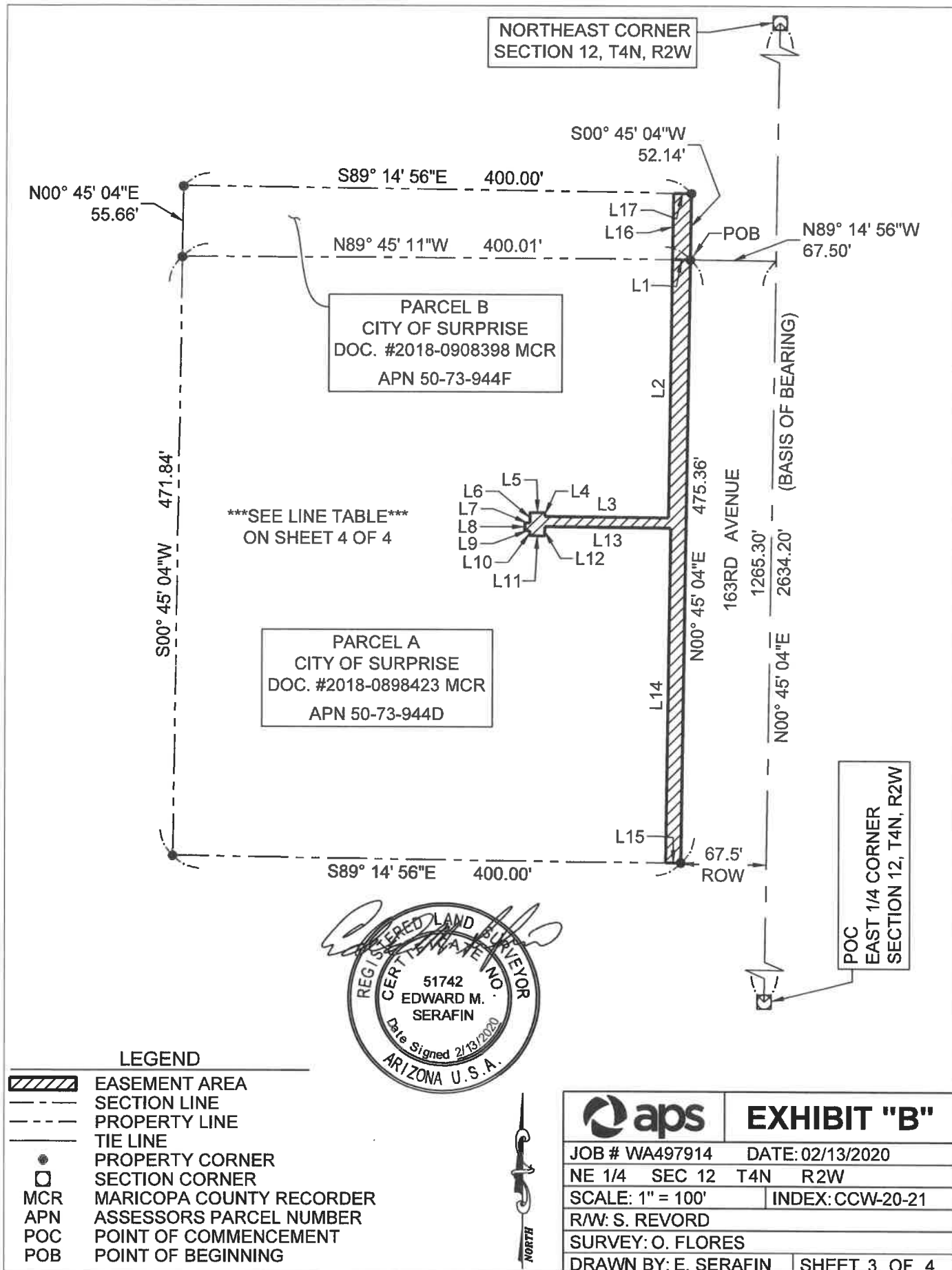
THENCE departing said South line North 00°45'04" East, a distance of 52.26 feet to the North line of said Parcel B;

THENCE South 89°14'56" East, along the North line of said Parcel B, a distance of 14.00 feet to the Northeast corner of said Parcel B;

THENCE South 00°45'04" West, along the East line of said Parcel B, a distance of 52.14 feet to the POINT OF BEGINNING.

The Utility Easement areas are more particularly shown on Sheets 3 and 4 of this Exhibit "B".





LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°45'11"W	14.00'
L2	S00°45'04"W	203.39'
L3	N89°26'42"W	97.61'
L4	N00°35'47"E	2.96'
L5	N89°24'13"W	11.33'
L6	S00°35'47"W	8.25'
L7	N89°24'13"W	4.00'
L8	S00°35'47"W	6.00'
L9	S89°24'13"E	4.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L10	S00°35'47"W	4.00'
L11	S89°24'13"E	11.33'
L12	N00°35'47"E	7.29'
L13	S89°26'42"E	99.59'
L14	S00°45'04"W	263.85'
L15	S89°14'56"E	12.00'
L16	N00°45'04"E	52.26'
L17	S89°14'56"E	14.00'



		EXHIBIT "B"	
JOB # WA497914		DATE: 02/13/2020	
NE 1/4 SEC 12		T4N R2W	
SCALE: NONE		INDEX: CCW-20-21	
R/W: S. REVORD			
SURVEY: O. FLORES			
DRAWN BY: E. SERAFIN		SHEET 4 OF 4	



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: March 17, 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” located on the southwest corner of Cotton Lane and Sweetwater Avenue within the Ryder Ranch Planned Unit Development (“PUD”).

Motion:

I move to approve/deny the Final Plat entitled “Ryder Ranch Final Plat” located on the southwest corner of Cotton Lane and Sweetwater Avenue within the Ryder Ranch Planned Unit Development (“PUD”).

Background:

Kimley Horn, on behalf of Ryder Ranch, seeks approval of a Final Plat to provide 145 residential lots on 38.56 gross 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 right-of-way.

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)

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 - Luke Letter - 030320
 6. FS19-364 - Ryder Ranch FP - Valuation - 030320
 7. PP - FS19-364 - Ryder Ranch FP - CC PowerPoint - 031720
-

FINAL PLAT

REPORT TO THE CITY COUNCIL

1 **Case:** **FS19-364**

2
3 **Project Name:** Ryder Ranch

4
5 **Council District:** 3

6
7 **City Council Date:** **March 17, 2020**

8
9 **Planner:** Hobart Wingard, Planner II

10
11
12 **Owner:** PL Ryder Ranch

13
14 **Applicant:** Kimley Horn

15
16 **Request:** Final Plat for a 145 lot single-family residential subdivision in the Ryder Ranch RM-9-PUD and RM-6-PUD zoning districts.

17
18
19 **Site Location:** Generally, on the southwest corner of Cotton Lane and Sweetwater Avenue

20
21
22 **Site Size:** 38.56 acres (approx.)

23
24 **Density:** 3.76 DU/Ac

25
26 **Findings:**

- 27
- 28 • The proposed Final Plat demonstrates compliance with the General Plan 2035.
 - 29 • The proposed Final Plat is consistent with the zone change as approved under FS18-632.
 - 30 • The proposed Final Plat is consistent with the Preliminary Plat approved under FS18-632.
 - 31 • The proposed Final Plat is consistent with the Surprise Municipal Code.
- 32
33

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

35
36 **Deny** – Denial of the requested Final Plat will prevent the applicant from subdividing the property as proposed.

37
38
39
40 **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

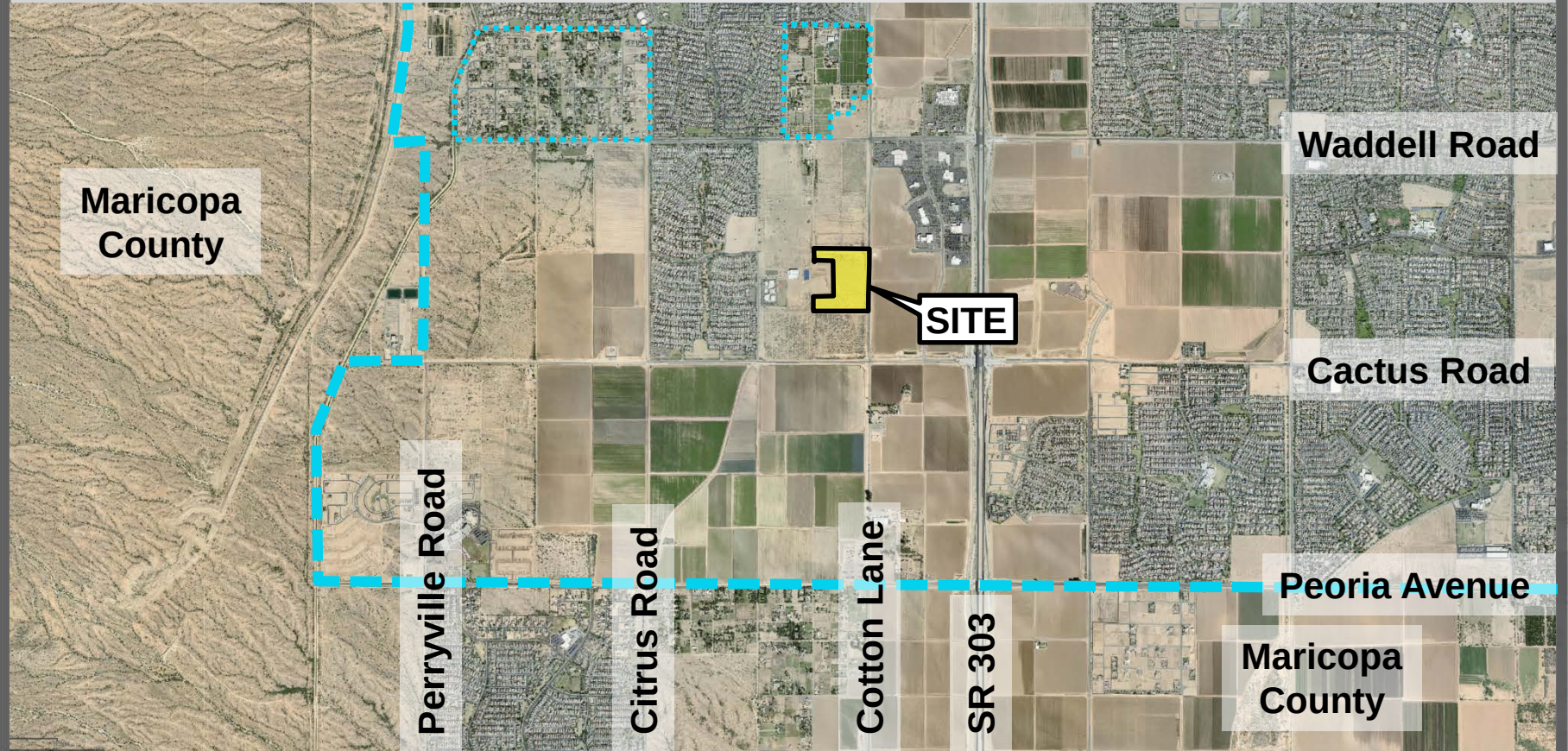
49 02 Final Plat

50 03 Landscape Plans

51 04 Luke AFB comments

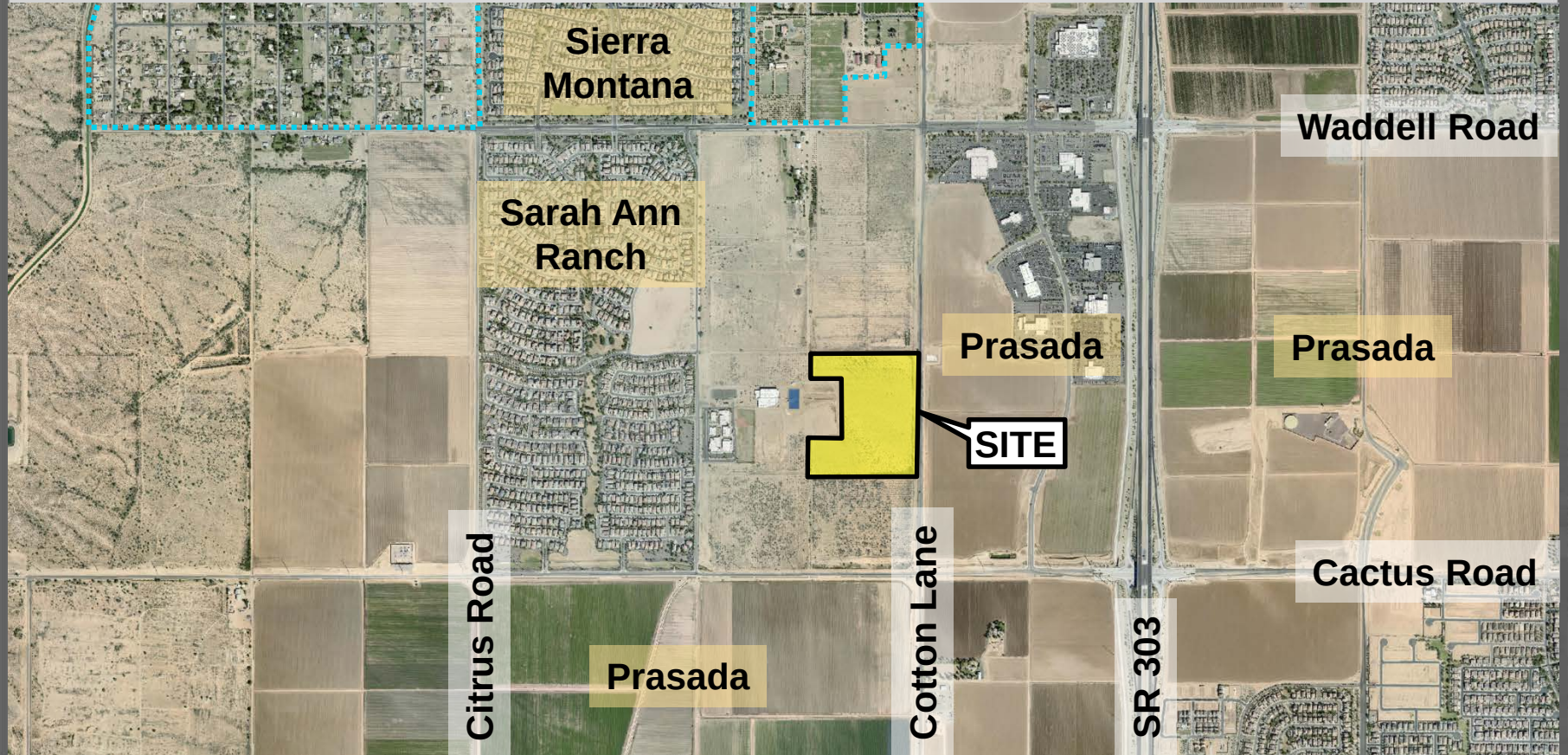
VICINITY MAP

FS19-364



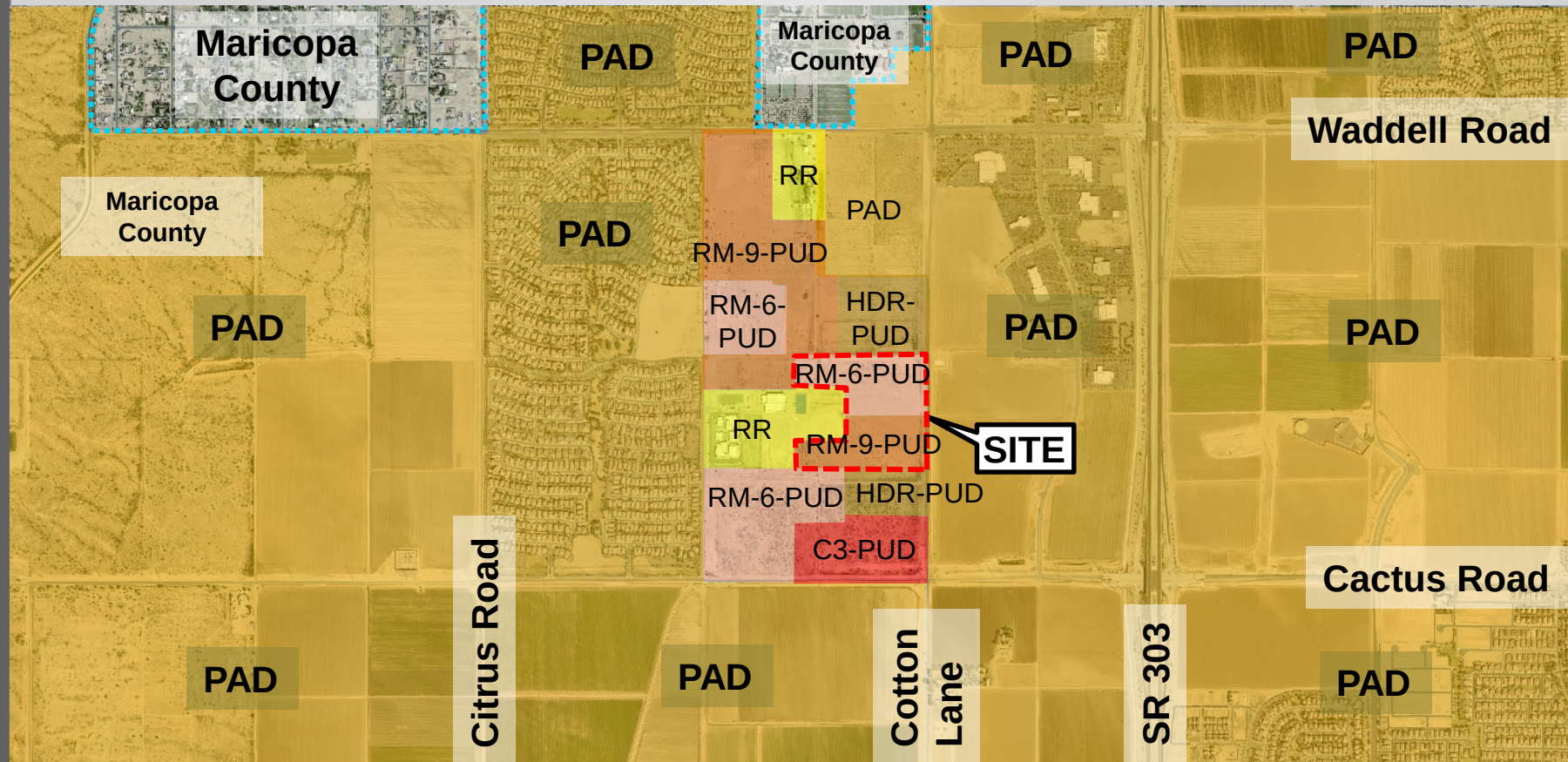
VICINITY MAP

FS19-364



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 }

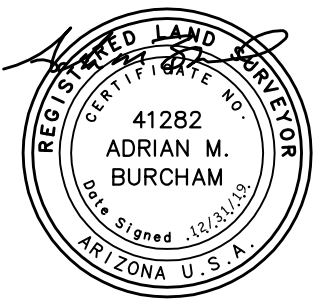
ON THIS _____ DAY OF _____, 2020, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO ACKNOWLEDGE HIMSELF/HERSELF TO BE AN _____, OF PL RYDER RANCH, L.L.C., AN ARIZONA LIMITED LIABILITY CORPORATION, AS OWNER, AND ACKNOWLEDGE THAT HE/SHE, BEING DULY AUTHORIZED TO DO SO, EXECUTED THIS 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,

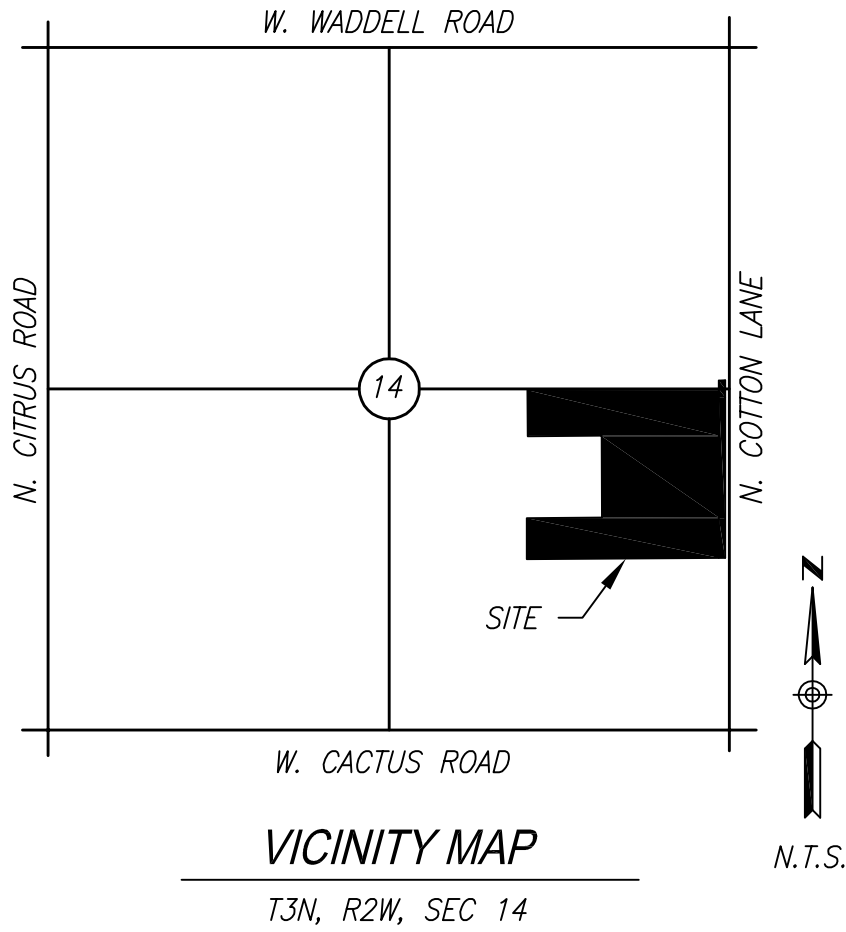
MAYOR

ATTEST:

CITY CLERK

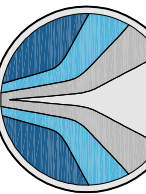
ACREAGE DETAIL

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

Sht: 1 of 7

CASE #FS19-364

P:\2018\18153\Survey\240118153-FINAL PLAT.dwg Jan 02, 2020 - 9:04am RMontiel

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	

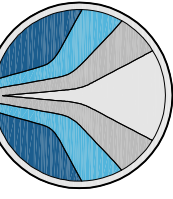
TRACT TABLE			
TRACT	SQUARE FEET	ACRES	USAGE
A	28283.00	0.6493	OPENSOURCE
B	47144.00	1.0823	OPENSOURCE
C	11718.00	0.2690	OPENSOURCE
D	3600.00	0.0826	OPENSOURCE
E	33798.00	0.7759	OPENSOURCE
F	2321.00	0.0533	OPENSOURCE
G	75798.00	1.7401	OPENSOURCE
H	10585.00	0.2430	OPENSOURCE
I	1955.00	0.0449	OPENSOURCE
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

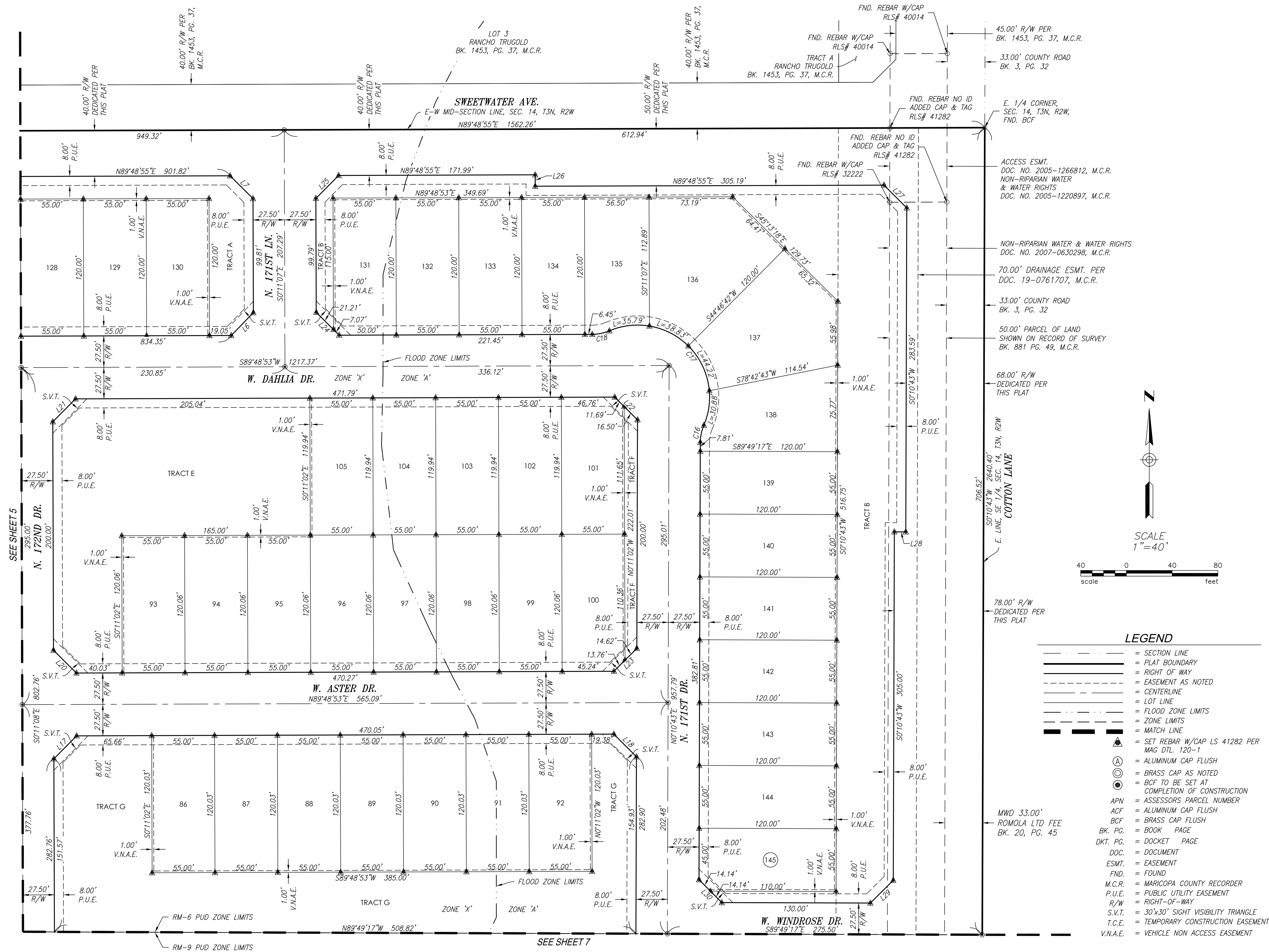
- THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE ASSOCIATION FORMED BY THE OWNER.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS 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.







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

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ENGINEERING

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

Project No.
18153

Date
12/31/19

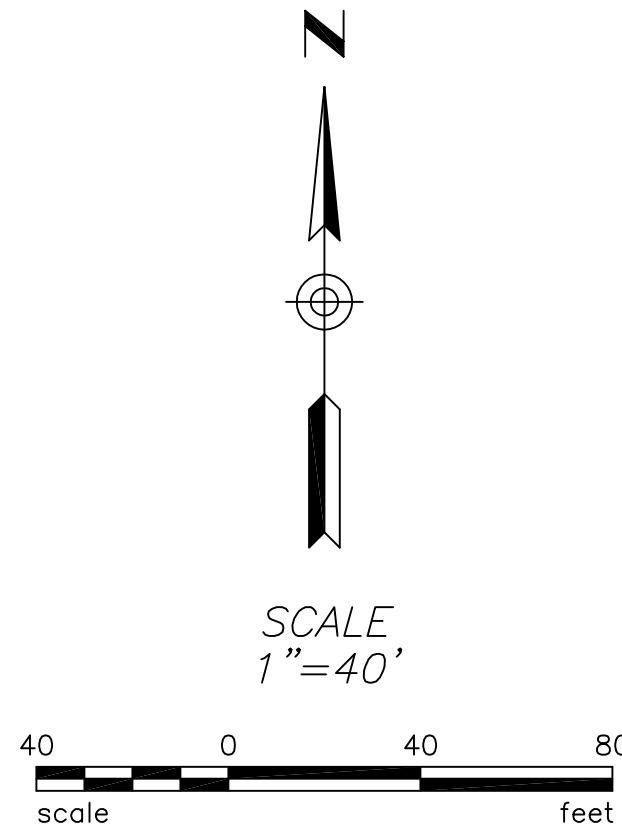
Project Manager
ADRIAN BURCHAM

Project Eng.

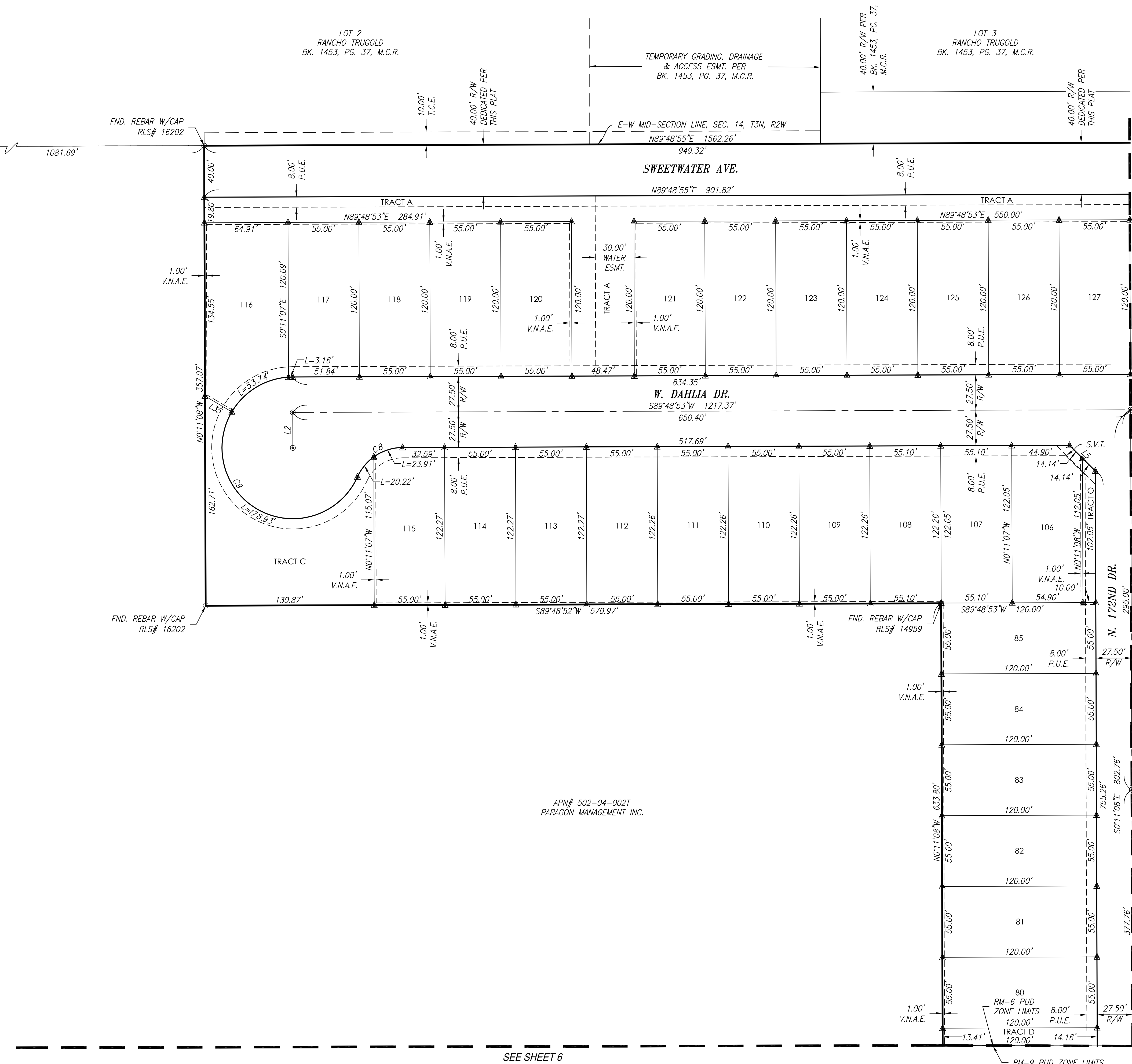
Shet: 4 of 7

CASE #FS19-364

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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



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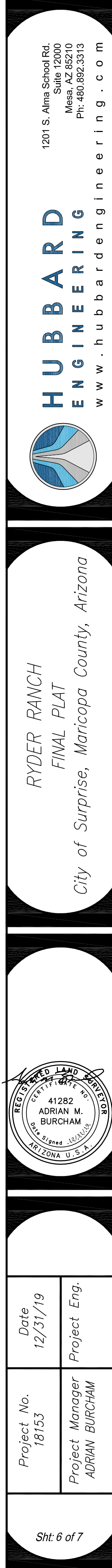
RYDER RANCH
FINAL PLAT
City of Surprise, Maricopa County, Arizona

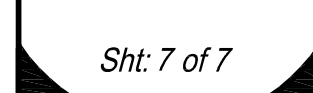
REGISTERED LAND SURVEYOR
41282
ADRIAN M. BURCHAM
STATE OF ARIZONA

Project No. 18153	Date 12/31/19	Project Eng. ADRIAN BURCHAM
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Sh: 5 of 7

CASE #FS19-364





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

1. ALL WORK SHALL BE CONFINED TO LIMITS OF CONSTRUCTION AS SHOWN ON PLANS.
2. SITE GRADING NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS SHALL BE CONSIDERED INCIDENTAL WORK.
3. CONTRACTOR SHALL COORDINATE AND BE IN COMPLIANCE WITH ALL STATE AND LOCAL MUNICIPALITIES AS WARRANTED.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND/OR OBTAINING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.
13. CONTRACTOR IS TO MAINTAIN CONTROLLED PEDESTRIAN AND ADA ACCESS THROUGH ALL AREAS OF THE SITE THROUGHOUT CONSTRUCTION PERIOD.
14. 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.
15. 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.
16. PROVIDE PROTECTION TO ALL FINISHED WORK. MAINTAIN SURFACES CLEAN, UNMARRED, AND SUITABLY PROTECTED UNTIL ACCEPTANCE BY OWNER.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITY TO EXISTING ELEMENTS THAT ARE TO REMAIN.
18. 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.
19. 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.
20. 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.
21. OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNACCEPTABLE.
22. 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.
23. ALL TREE LOCATIONS TO BE STAKED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
24. INSTALL ALL CANOPY TREES WITH A MINIMUM OF 5 FT. SEPARATION FROM ALL UTILITIES, UNLESS A ROOT BARRIER IS UTILIZED.
25. 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.
26. 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.
27. 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.
28. ROCK MULCH SHALL EXTEND UNDER TREES AND SHRUBS.
29. 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.
30. 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.
31. 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

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

LAND SURVEYOR

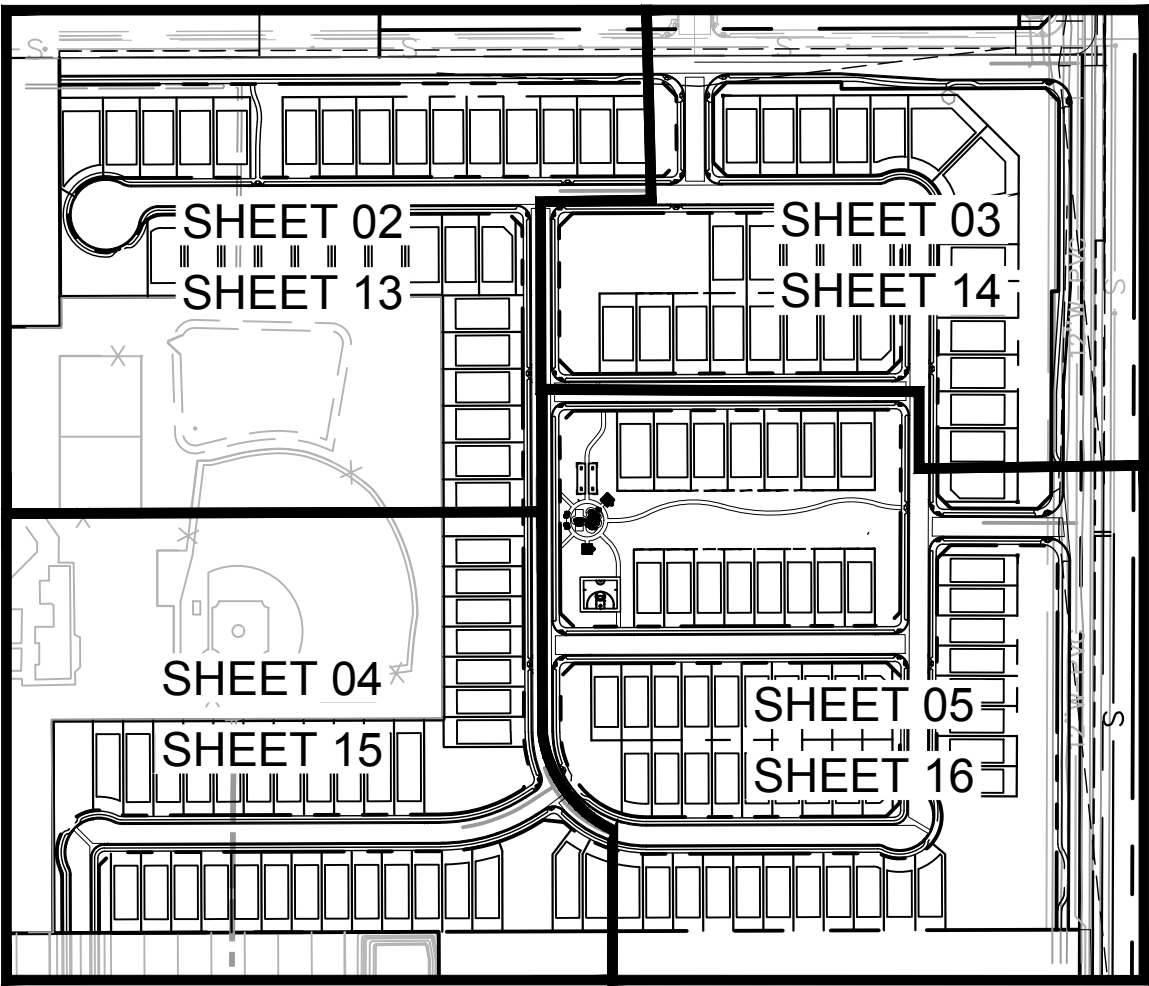
HUBBARD ENGINEERING
1201 S. ALMA SCHOOL RD. SUITE #12000
MESA, AZ 85210
PHONE: (480) 892-3313
FAX: (480) 892-7051
CONTACT: ADRIAN BURCHAM, PLS

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

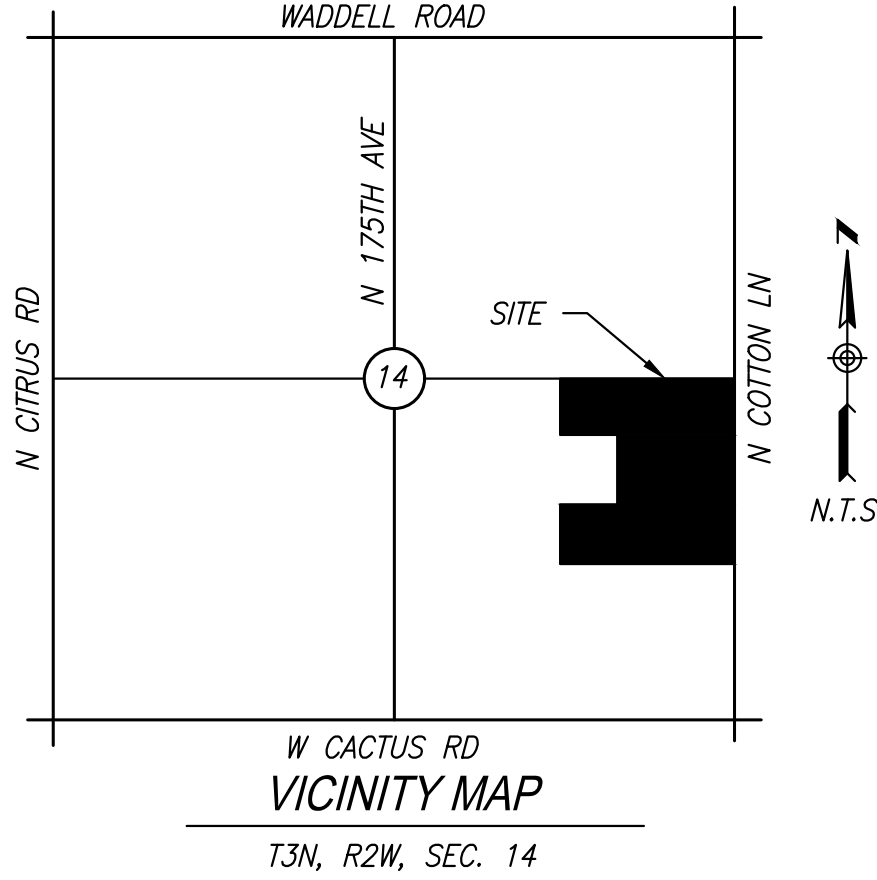
DESCRIPTION	QTY
Decomposed Granite (All Planting Areas) ¾" Screened, Express Armor, 2" Depth Min.	38,385 SY
Turf: Hybrid Bermuda Bermuda Tifway 419 'Sod'	5,035 SY

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

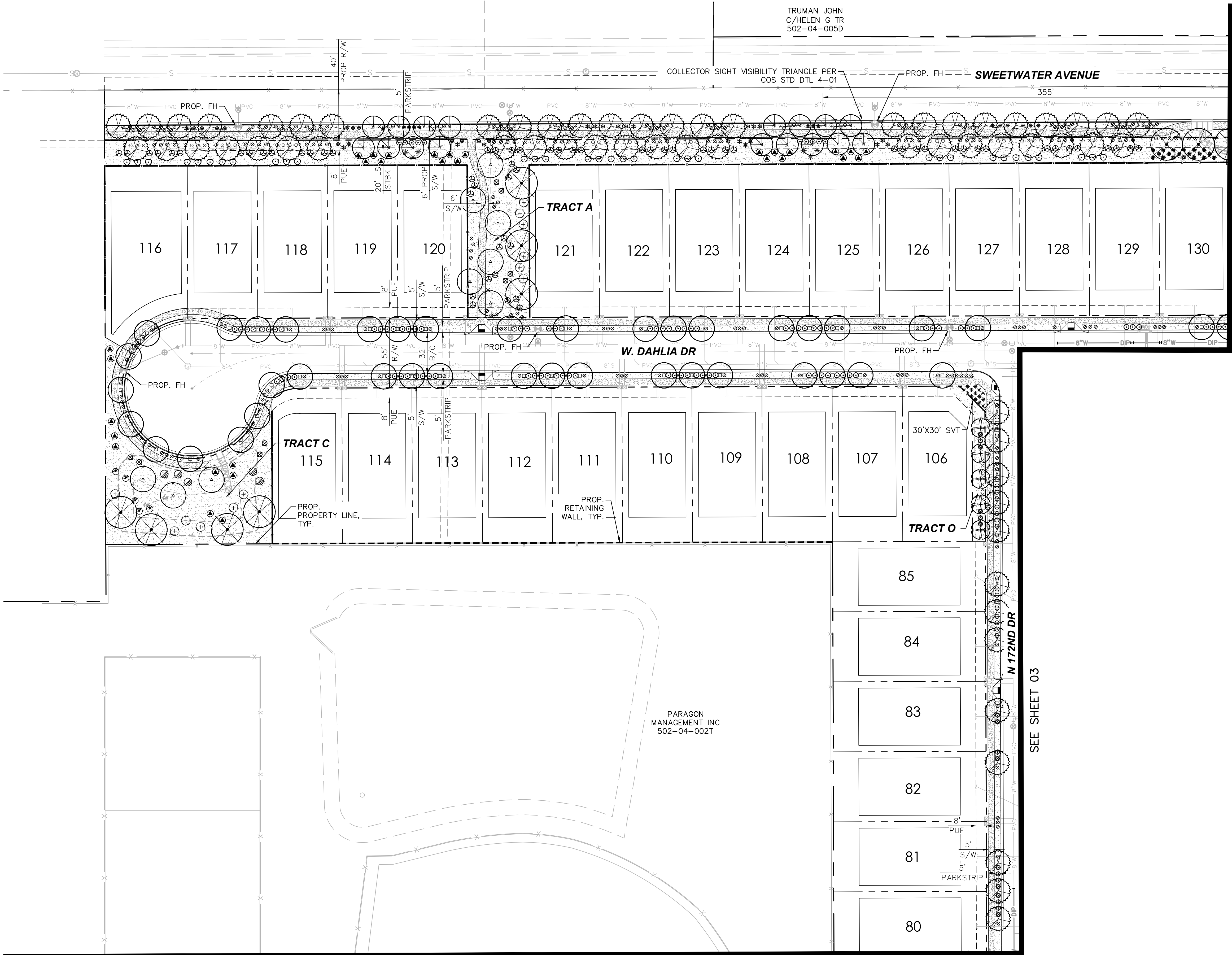
SCALE (H): NONE
SCALE (V): NONE
DESIGNED BY: AAV
DRAWN BY: JAJ
CHECKED BY: ASD
DATE: 9/20/2019

RYDER RANCH
LANDSCAPE COVER
SURPRISE, ARIZONA

CERTIFIED LANDSCAPE ARCHITECT
50615
ANNE DEBOARD
PLA
SIGNED 9/20/2019
ARIZONA, U.S.A.

PROJECT NO.
29101505
DRAWING NAME
LSCV
01 OF 17

Page 128 of 185



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

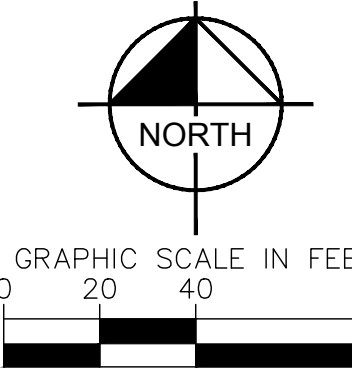
ACCENTS	BOTANICAL NAME / COMMON NAME
	Agave geminiflora / Twin Flowered Agave
	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Grass
	Dasyliroia wheeleri / Desert Spoon
	Euphorbia rigida / Gopher Plant
	Hesperaloe funifera / Giant Hesperaloe
	Hesperaloe parviflora 'Brakelights' / Brakelights Red 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)
	¾" 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 | |



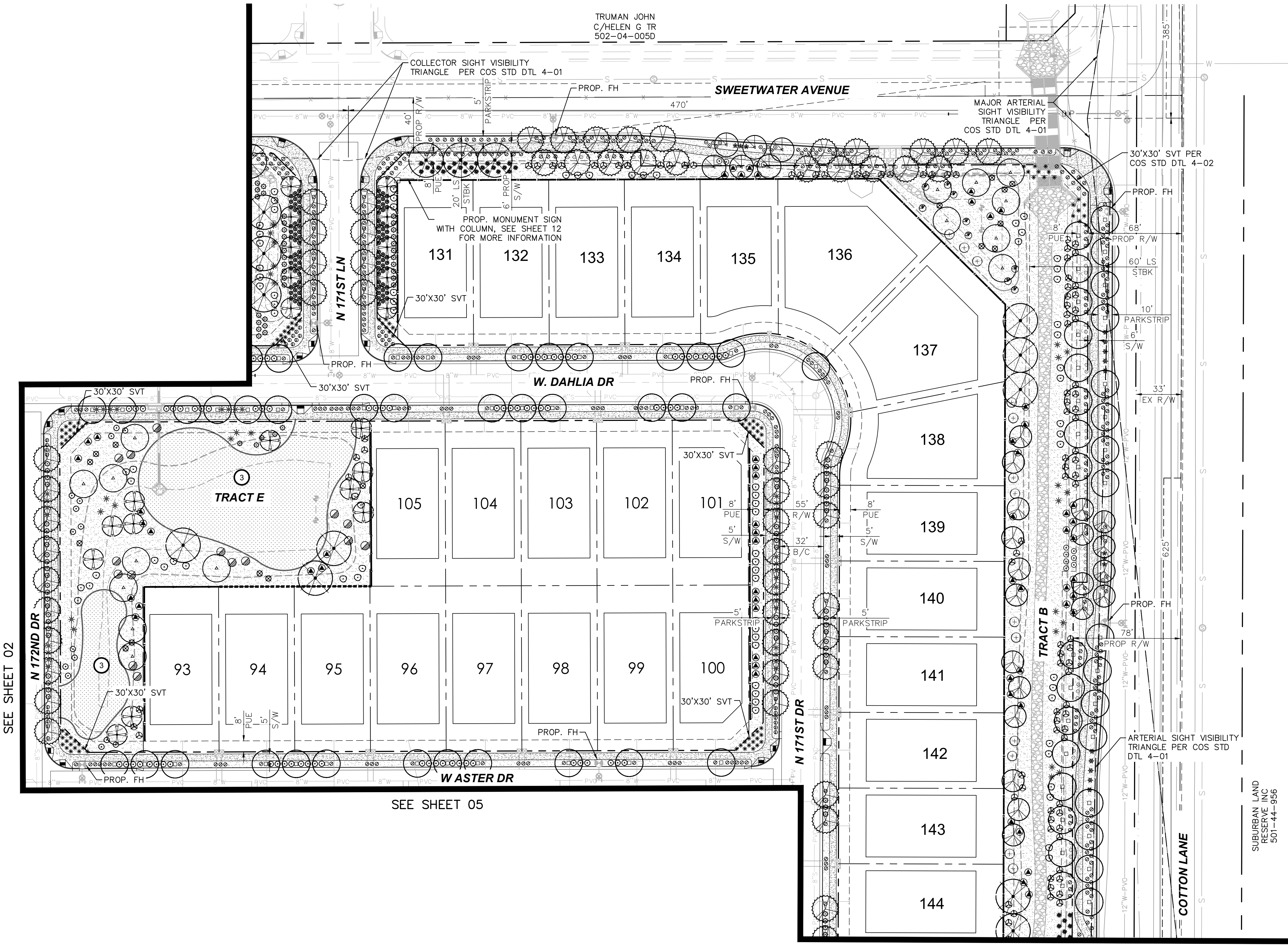
Kimley»Horn

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

RYDER RANCH
LANDSCAPE PLAN
SURPRISE, ARIZONA



PROJECT NO.
29101505
DRAWING NAME
LS1
02 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	
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Callistemon citrinus 'Little John' / Little John Bottlebrush	
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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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Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Grass	
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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)	
3/4" Screened, Express Armor, 2" Depth Min.	
Turf: Hybrid Bermuda	
Bermuda Tifway 419 'Sod'	

- NOTES
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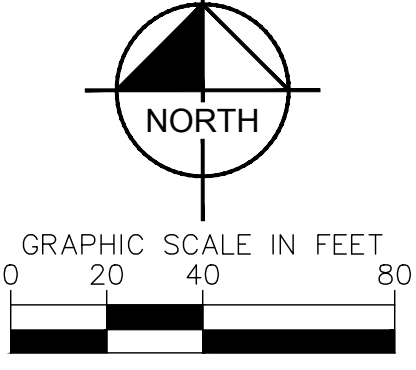
- AMENITIES
- 1 TOT LOT:
 - SHADE COVERED PLAY STRUCTURE
 - SWING SET
 - TWO BENCHES
 - ONE DRINKING FOUNTAIN

2 RAMADA (EACH WITH):
 - PICNIC TABLE
 - BBQ GRILL
 - TRASH RECEPTACLE

3 RECREATIONAL TURF AREA

4 BASKETBALL COURT

5 BAG TOSS



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

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

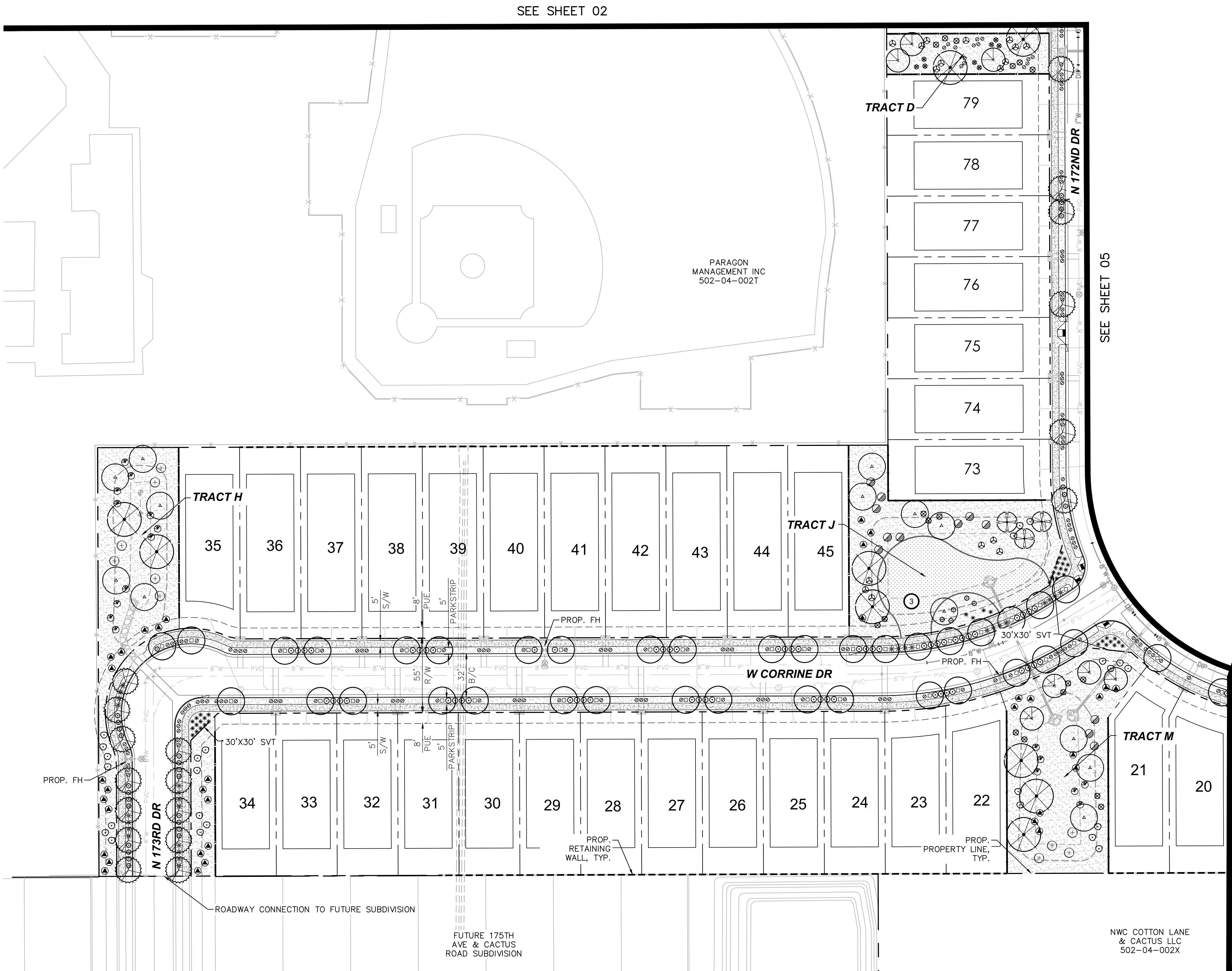
REGISTERED LANDSCAPE ARCHITECT
50615
ANNE S. DEBOARD
DATE: 9/20/2019
ARIZONA, U.S.A.

PROJECT NO.
29101505
DRAWING NAME
LS2
03 OF 17

Kimley»Horn

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

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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
Dasyliro 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

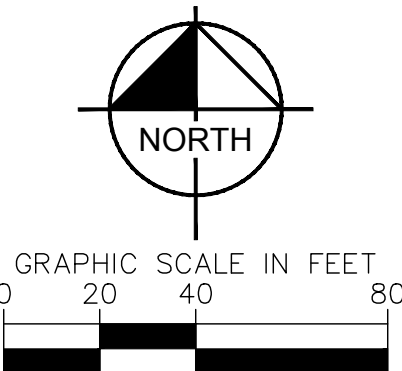
DESCRIPTION
Decomposed Granite (All Planting Areas)
¾" Screened, Express Armor, 2" Depth Min.
Turf: Hybrid Bermuda
Bermuda Tifway 419 'Sod'

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

- 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

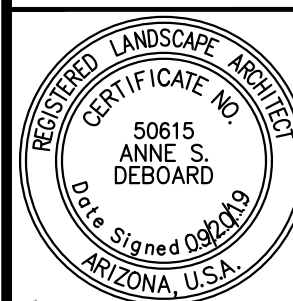


Kimley»Horn

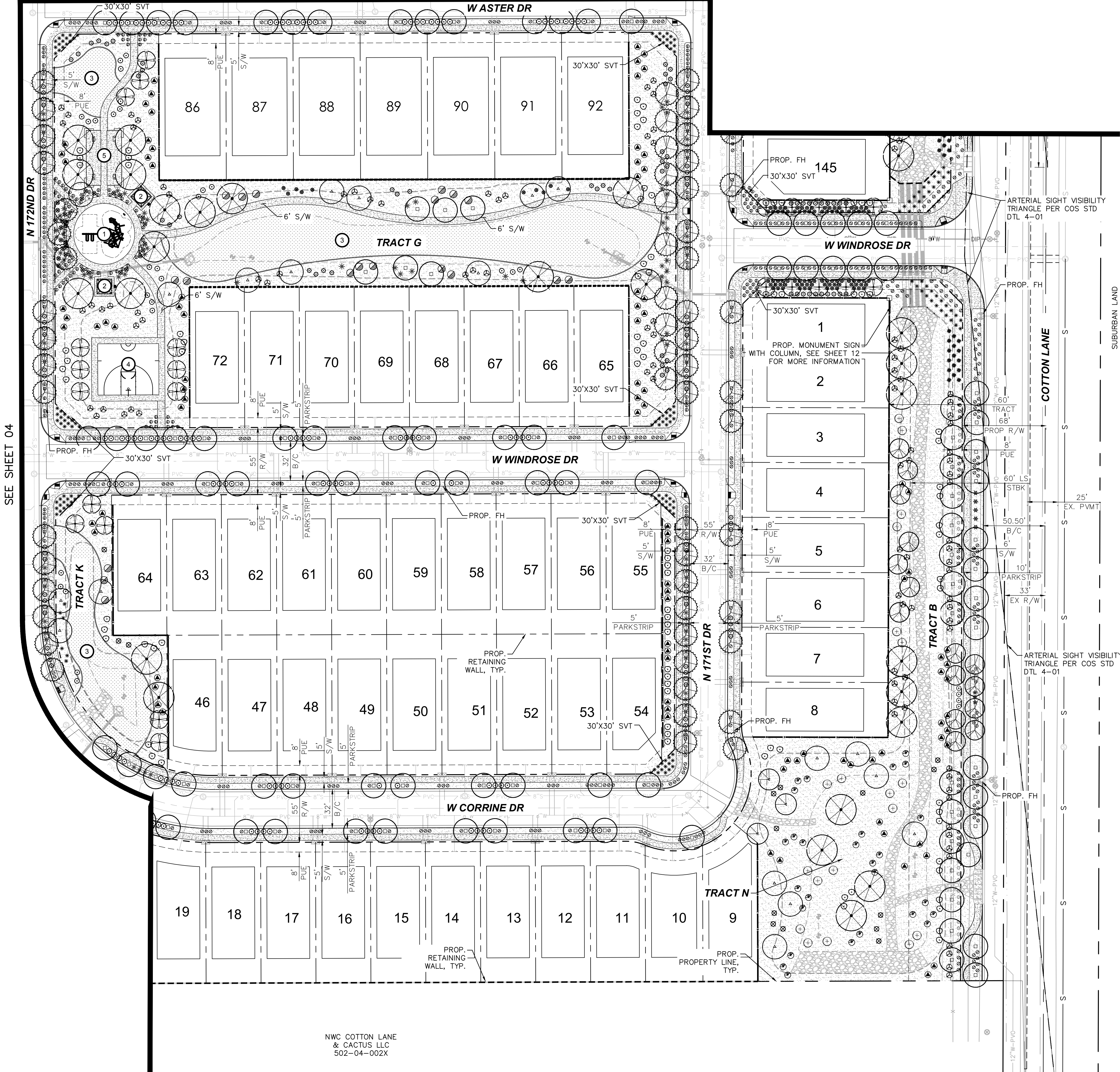
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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

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
LS3
04 OF 17



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
	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

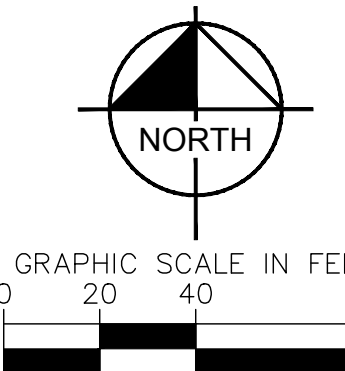
ACCENTS	BOTANICAL NAME / COMMON NAME
	Agave geminiflora / Twin Flowered Agave
	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Grass
	Dasyliro wheeleri / Desert Spoon
	Euphorbia rigida / Gopher Plant
	Hesperaloe funifera / Giant Hesperaloe
	Hesperaloe parviflora 'Brakelights' / Brakelights Red Yucca
	Hesperaloe parviflora 'Yellow' / Yellow Yucca
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MATERIALS	DESCRIPTION
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	3/4" Screened, Express Armor, 2" Depth Min.
	Turf: Hybrid Bermuda
	Bermuda Tifway 419 'Sod'

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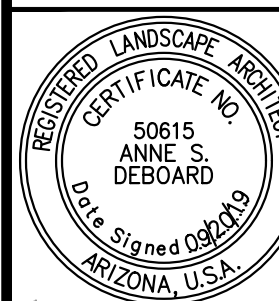
- AMENITIES
- TOT LOT:
 - SHADE COVERED PLAY STRUCTURE
 - SWING SET
 - TWO BENCHES
 - ONE DRINKING FOUNTAIN
 - RAMADA (EACH WITH):
 - PICNIC TABLE
 - BBQ GRILL
 - TRASH RECEPTACLE
 - RECREATIONAL TURF AREA
 - BASKETBALL COURT
 - BAG TOSS



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

Kimley»Horn
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RYDER RANCH
LANDSCAPE PLAN
SURPRISE, ARIZONA

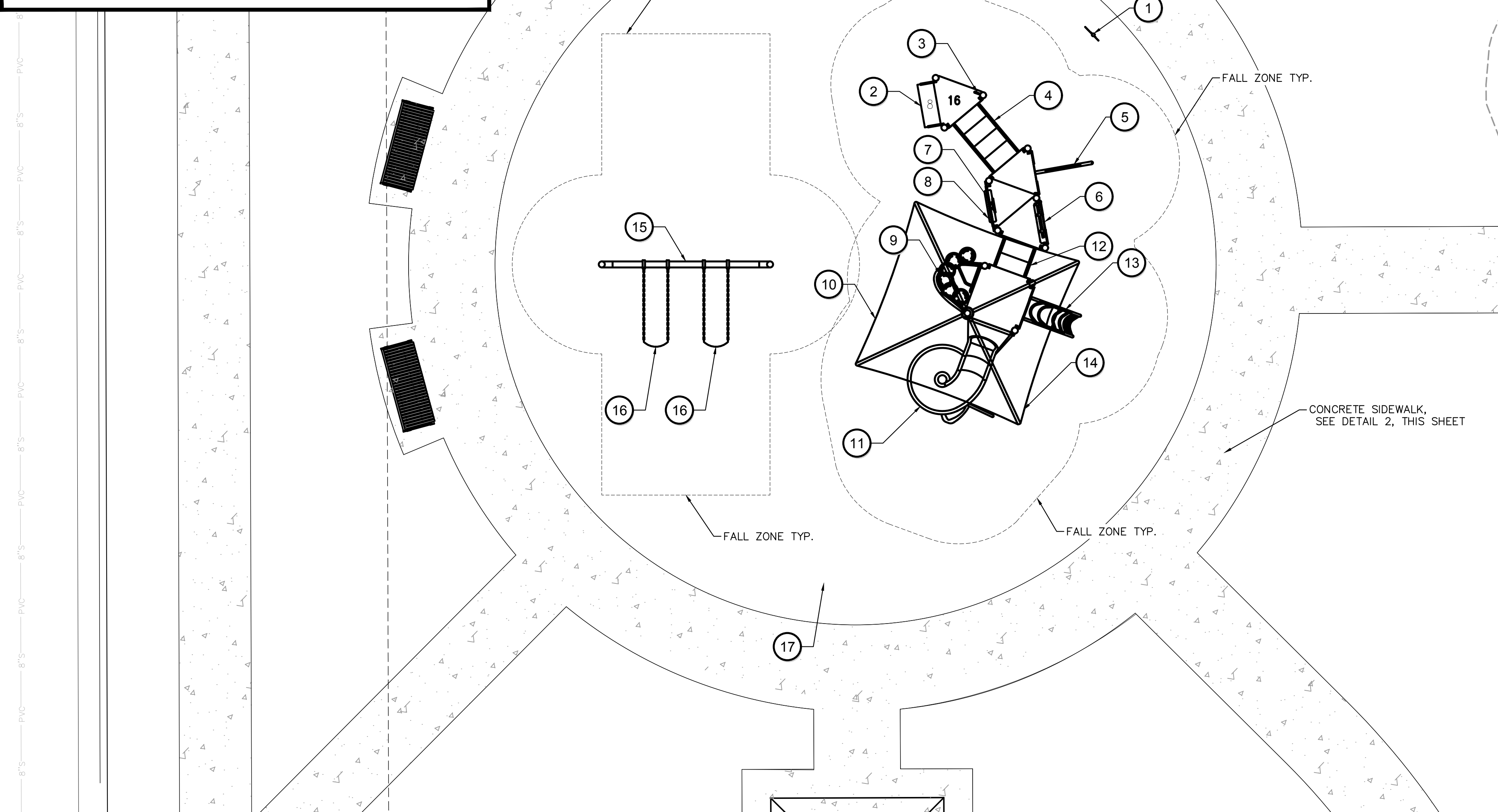


PROJECT NO.
29101505
DRAWING NAME
LS4

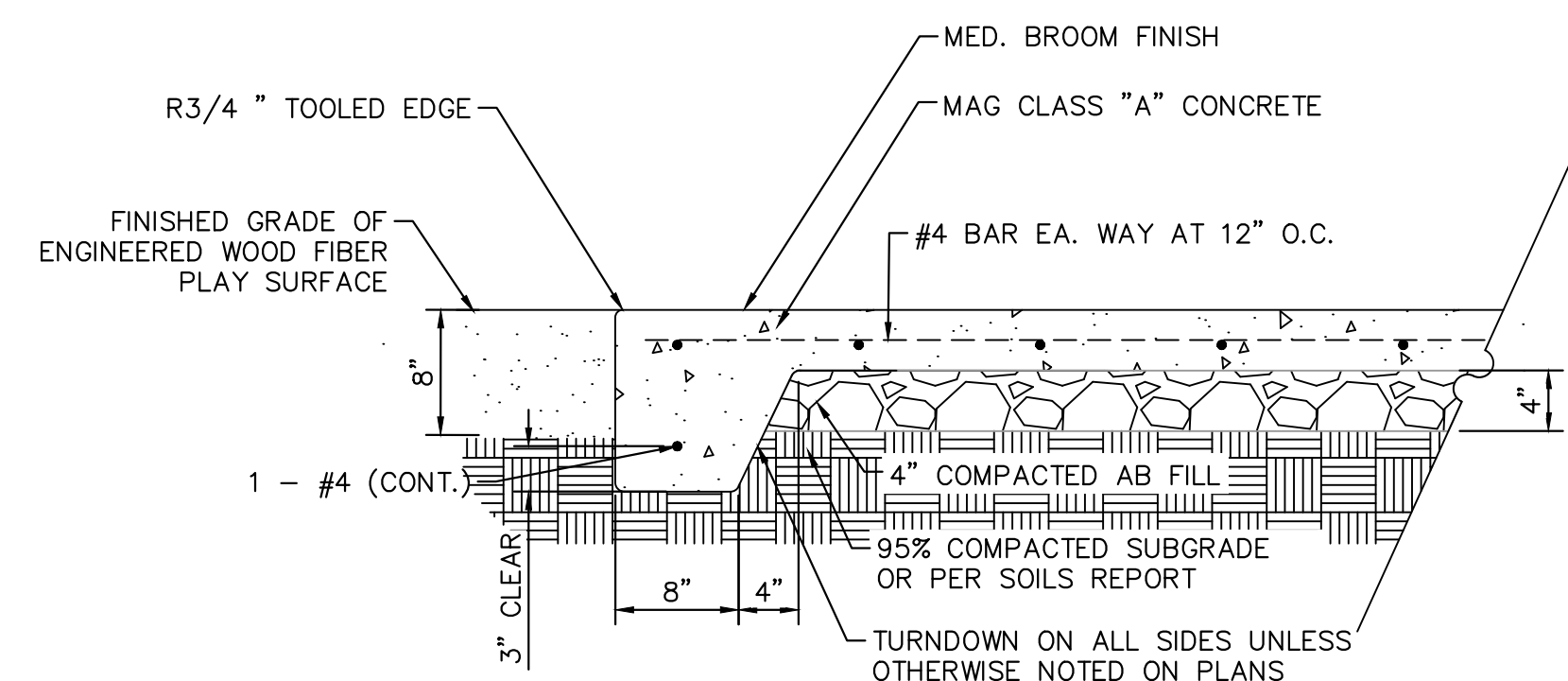
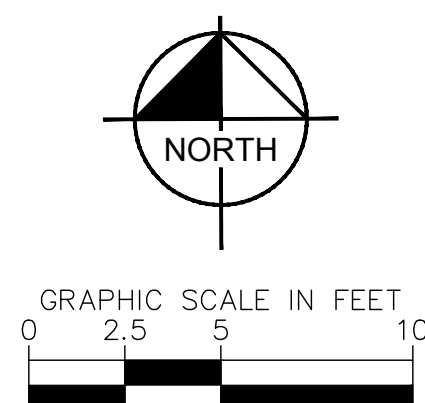
MANUFACTURER: LANDSCAPE STRUCTURES, INC.
REPRESENTATIVE ORGANIZATION: EXERPLAY, INC.
DESCRIPTION: PLAYBOOSTER SERIES.
-OR EQUAL PER THIS DETAIL

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 - WELOME 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"

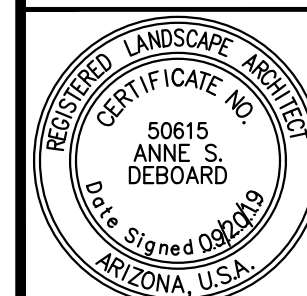
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Phoenix, Arizona 85020 (602) 944-5500

SCALE (H): 1"=5'
SCALE (V): NONE
DESIGNED BY: AAV
DRAWN BY: JAJ
CHECKED BY: ASD
DATE: 9/20/2019

RYDER RANCH HARDSCAPE DETAILS SURPRISE, ARIZONA



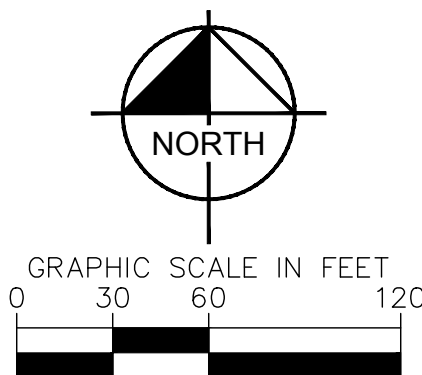
PROJECT NO.
29101505

DRAWING NAME
HS DTLS

06 OF 17



WALL TYPE LEGEND		
SYM	ID	WALL DESCRIPTION
	1	THEME WALL - SEE DETAIL 1, SHEET 07
	2	PARTIAL VIEW FENCE - SEE DETAIL 2, SHEET 07
	3	FULL VIEW FENCE - SEE DETAIL 3, SHEET 07



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

RYDER RANCH
WALL LAYOUT
SURPRISE, ARIZONA

DESIGNED BY: AAV
DRAWN BY: JAJ
CHECKED BY: ASD

DATE: 9/20/2019

SCALE (H): 1"=60'
SCALE (V): NONE

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Phoenix, Arizona 85020 (602) 944-5500

Kimley»Horn

REVISION

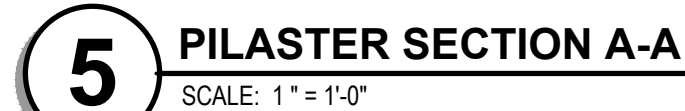
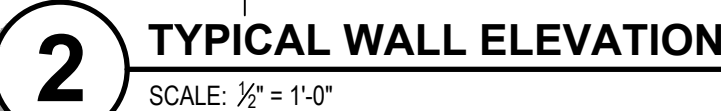
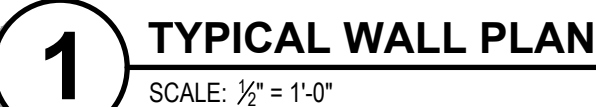
BY DATE APPR

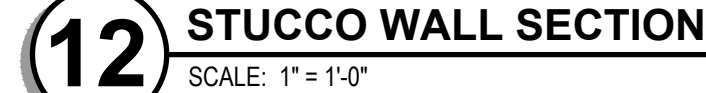
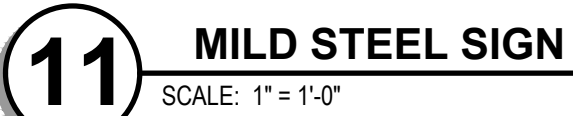
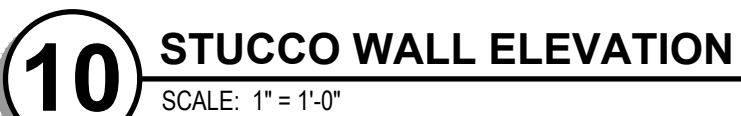
PROJECT NO.
29101505

DRAWING NAME

10 OF 17

Page 134 of 185





PROJECT NO. 29101505
DRAWING NAME HS_DTLS
12 OF 17



**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

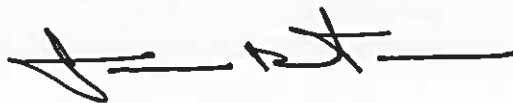
Thank you for the opportunity to provide comments for the Final Plat Application for Ryder Ranch. The site sits on 38.5 acres of vacant land located at southeast corner of Cotton Lane and Sweetwater Avenue. The request is to develop the site into approximately 145 single-family residential lots for an 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



COMMUNITY DEVELOPMENT
CITY OF SURPRISE

16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374

T. 623-222-3000

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.

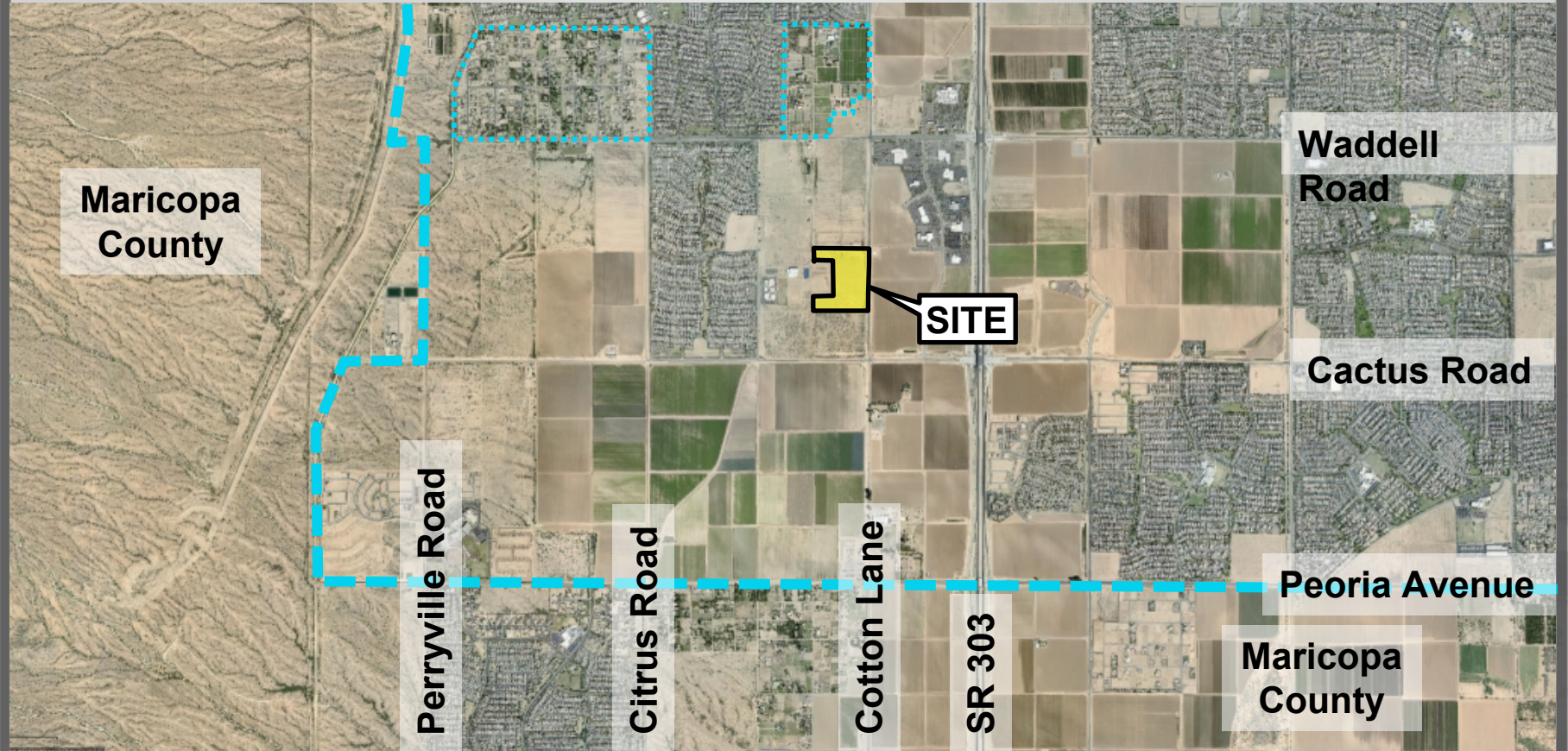


Ryder Ranch
FS19-364
Final Plat

City Council – March 17, 2020

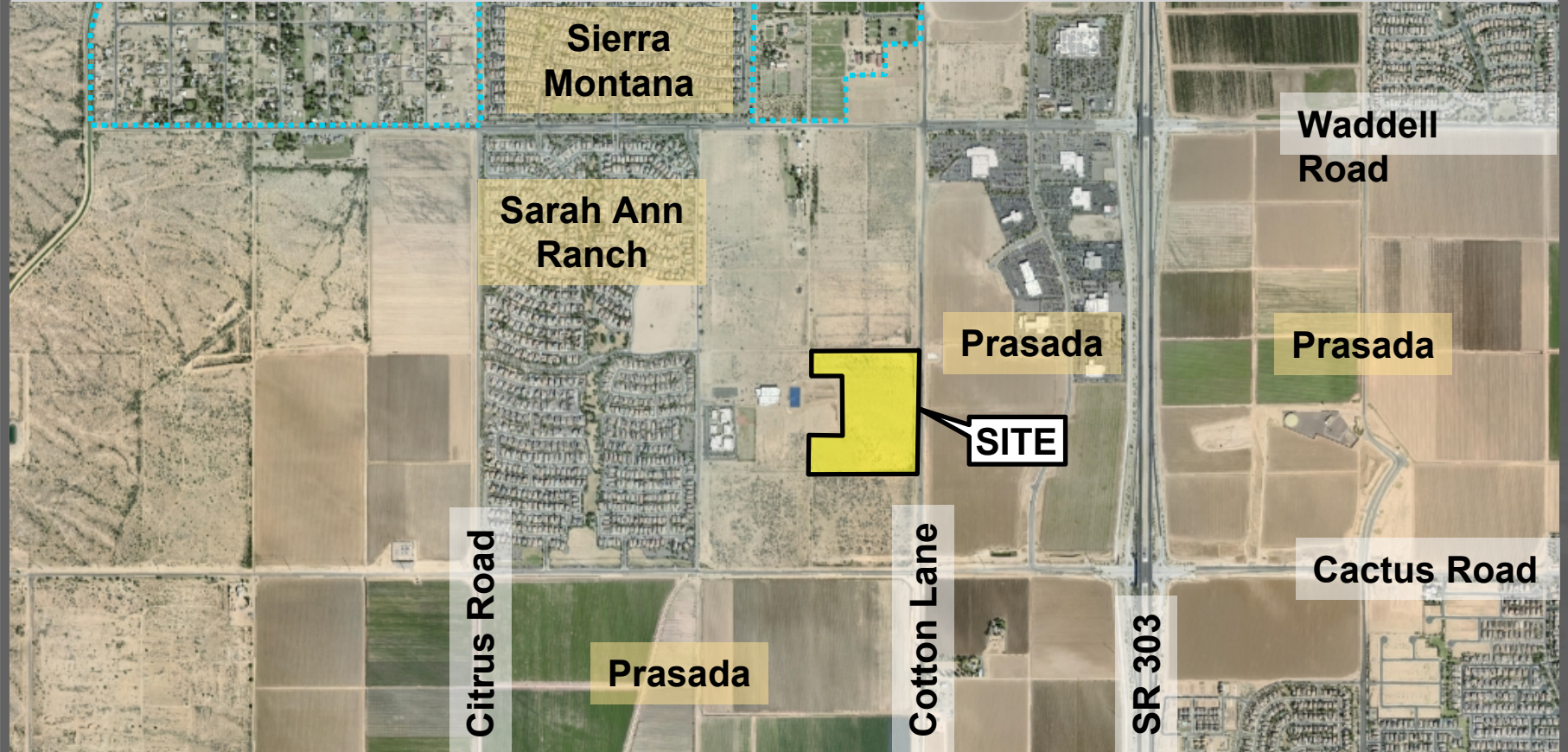
VICINITY MAP

FS19-364



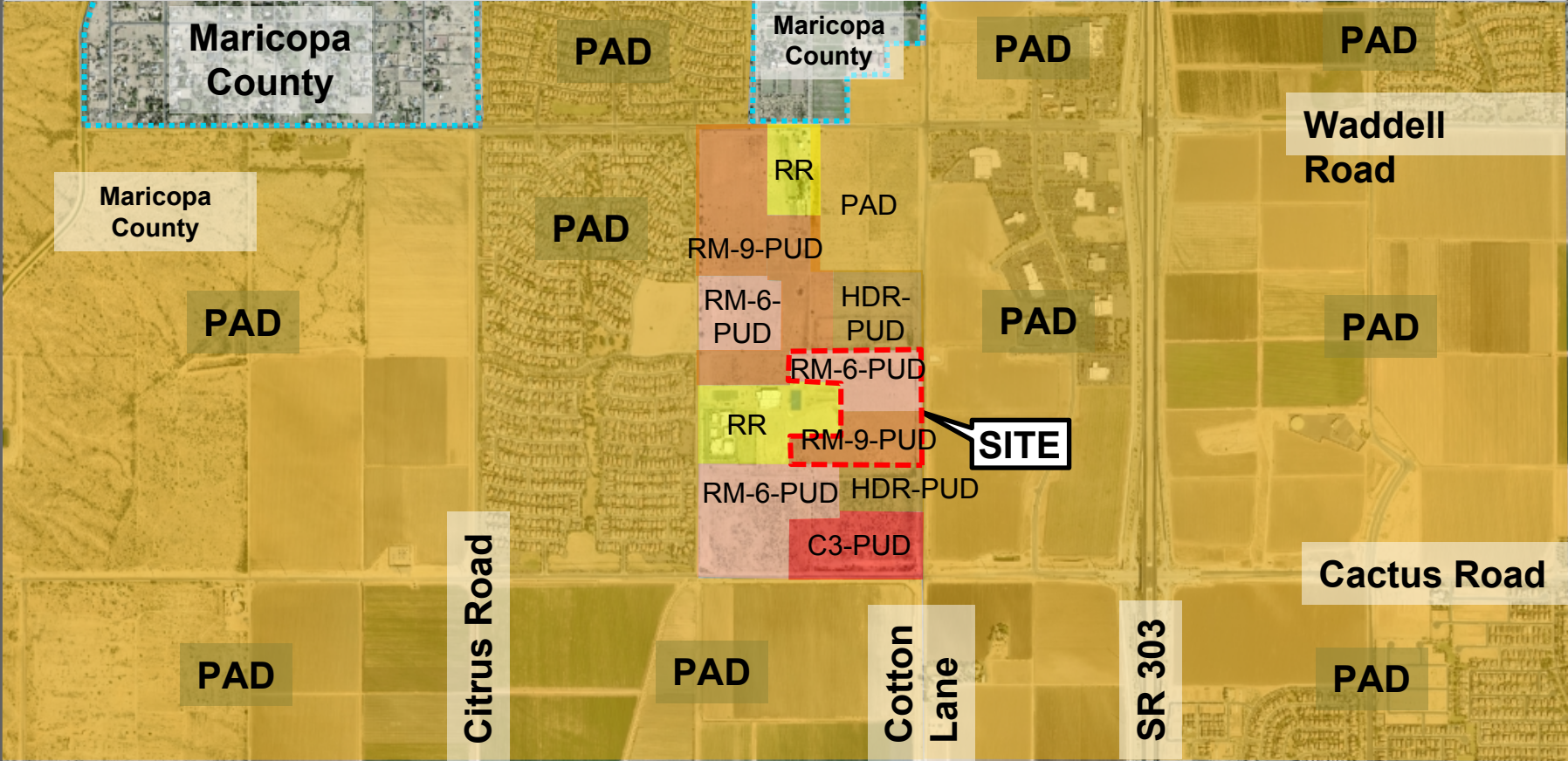
VICINITY MAP

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

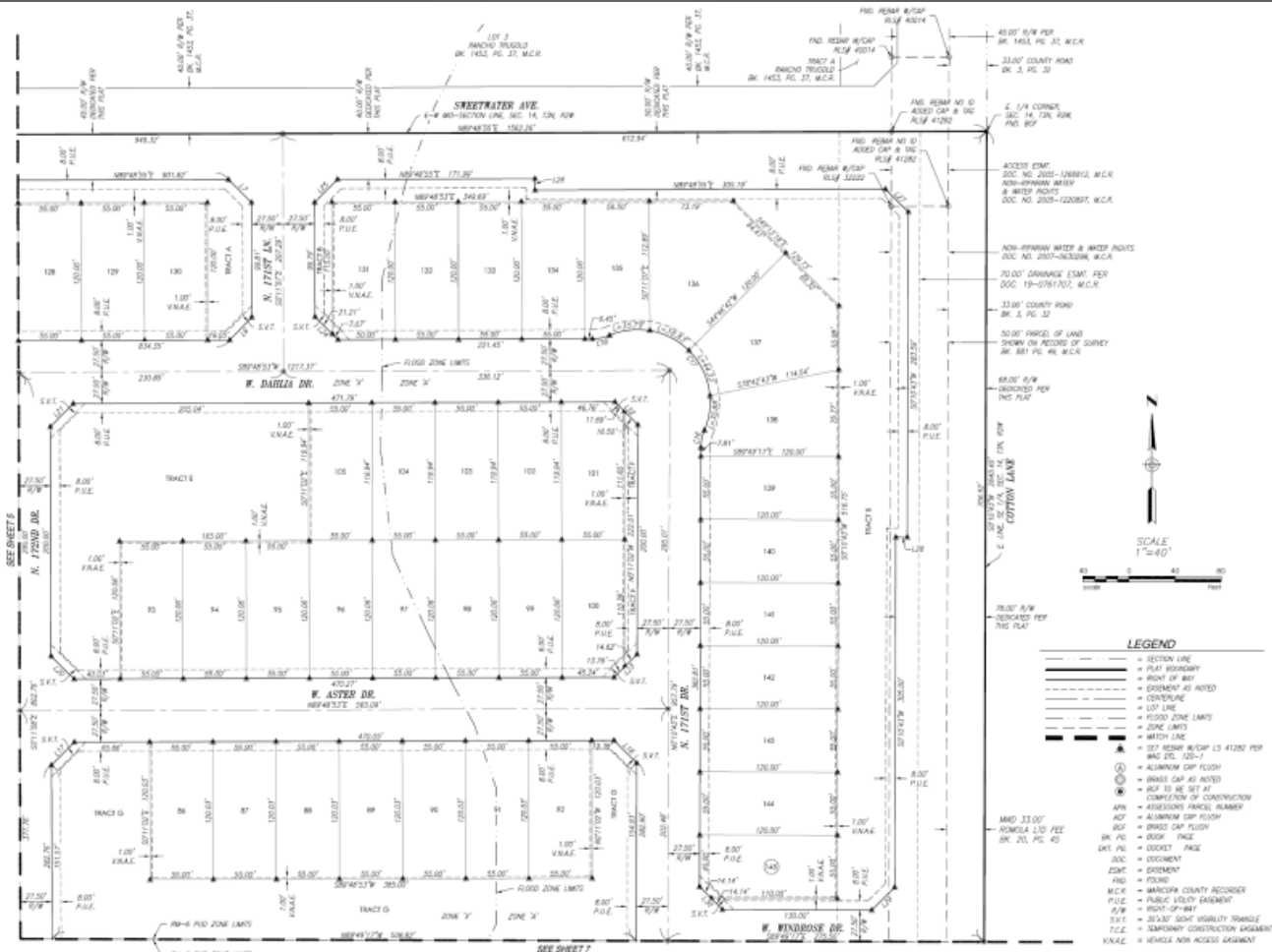
Paradise
Education

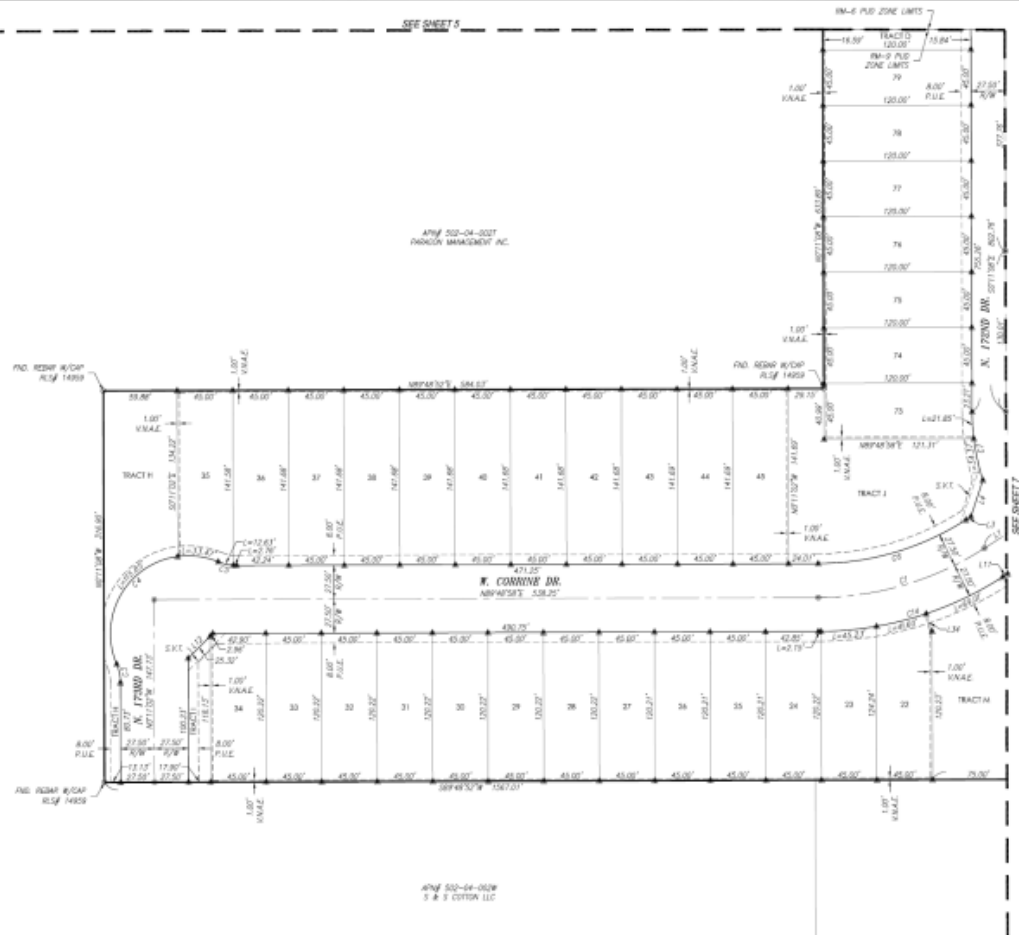
Cotton Lane

Access

FINAL PLAT

FINAL PLAT





FINAL PLAT





**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: March 17, 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,"" 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 17, 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

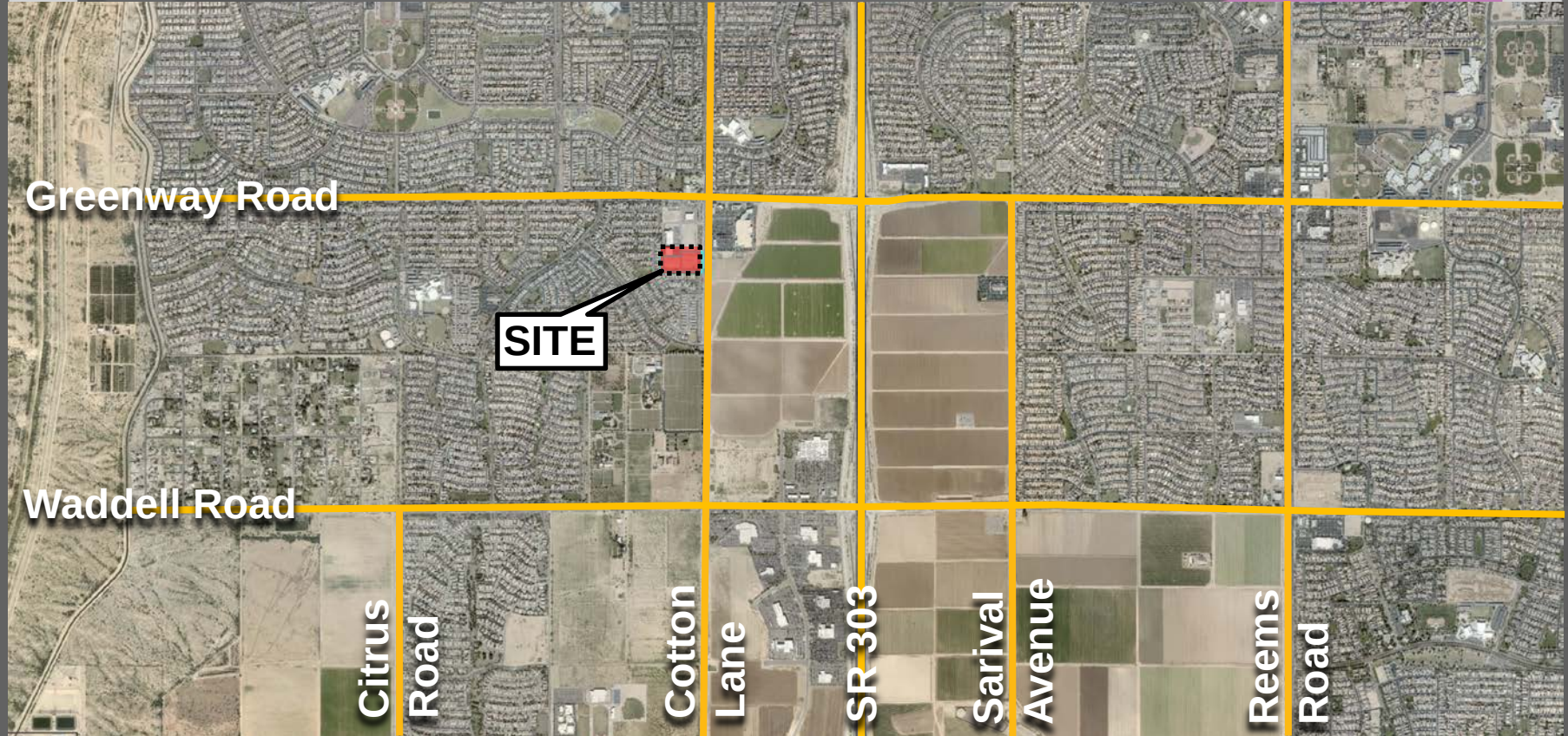
53 01 Vicinity Maps

54 02 Final Plat

55 03 PowerPoint

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

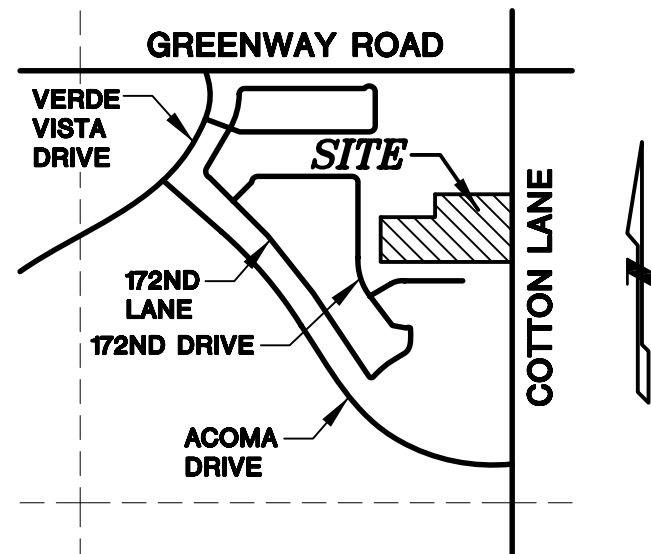
COTTON GREENWAY PARTNERS, LLC

BY: _____

ITS: _____

ZONING

SIERRA MONTANA PLANNED AREA AREA DEVELOPMENT (PAD-C2)



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
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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

SUPERIOR
SURVEYING SERVICES, INC.

DWN: DB CHK: DK

SHEET 1 OF 2

DATE: 01/01/20

JOB NO.: 190739

CASE NUMBER: FS19-771

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

NOTES

- ALL UTILITY LINES SHALL BE CONSTRUCTED UNDERGROUND.
- ELECTRIC LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION.
- ALL COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION.
- A PROPERTY OWNERS ASSOCIATION SHALL MAINTAIN PRIVATE UTILITIES, PRIVATE FACILITIES, COMMON AREA LANDSCAPING AND LANDSCAPING IN THE RIGHT-OF-WAY ADJACENT TO THE PROJECT. THE CITY OF SURPRISE IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE FOR SUCH AREAS.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION OF THE CITY OF SURPRISE.
- ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING THE 100 YEAR - 2 HOUR STORM EVENT. OWNER(S) OF ANY EXISTING BASIN FAILING TO MEET THIS REQUIREMENT MUST TAKE CORRECTIVE ACTION TO BRING THE BASIN INTO COMPLIANCE.
- ALL DRYWELLS SHOWN ON THIS PROJECT SHALL BE MAINTAINED BY THE OWNER(S) AND ARE TO BE REPLACED BY THE OWNER(S) WHEN THEY CEASE TO DRAIN THE SURFACE WATER IN A 36 HOUR PERIOD. REGULAR MAINTENANCE OF THE DRYWELL SILTING CHAMBER IS REQUIRED TO ACHIEVE THE BEST OPERATION OF THE DRYWELL.
- NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
- PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.
- THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X" (SHADED) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 0401301650L, 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.
- THE MAINTENANCE OF DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE PRESENT OWNERS AND/OR OWNER'S ASSOCIATION.

SURVEYORS NOTES

- THE BASIS OF BEARING IS THE MONUMENT LINE OF COTTON LANE, ALSO BEING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 11, USING A BEARING OF SOUTH 00 DEGREES 09 MINUTES 14 SECONDS EAST, PER THE PLAT OF SIERRA MONTANA CROSSINGS, RECORDED IN BOOK 974 OF MAPS, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA.
- ALL TITLE INFORMATION AND THE DESCRIPTION SHOWN IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER C1905982-347-JH-STM, DATED JUNE 24, 2019.

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.

REFERENCES

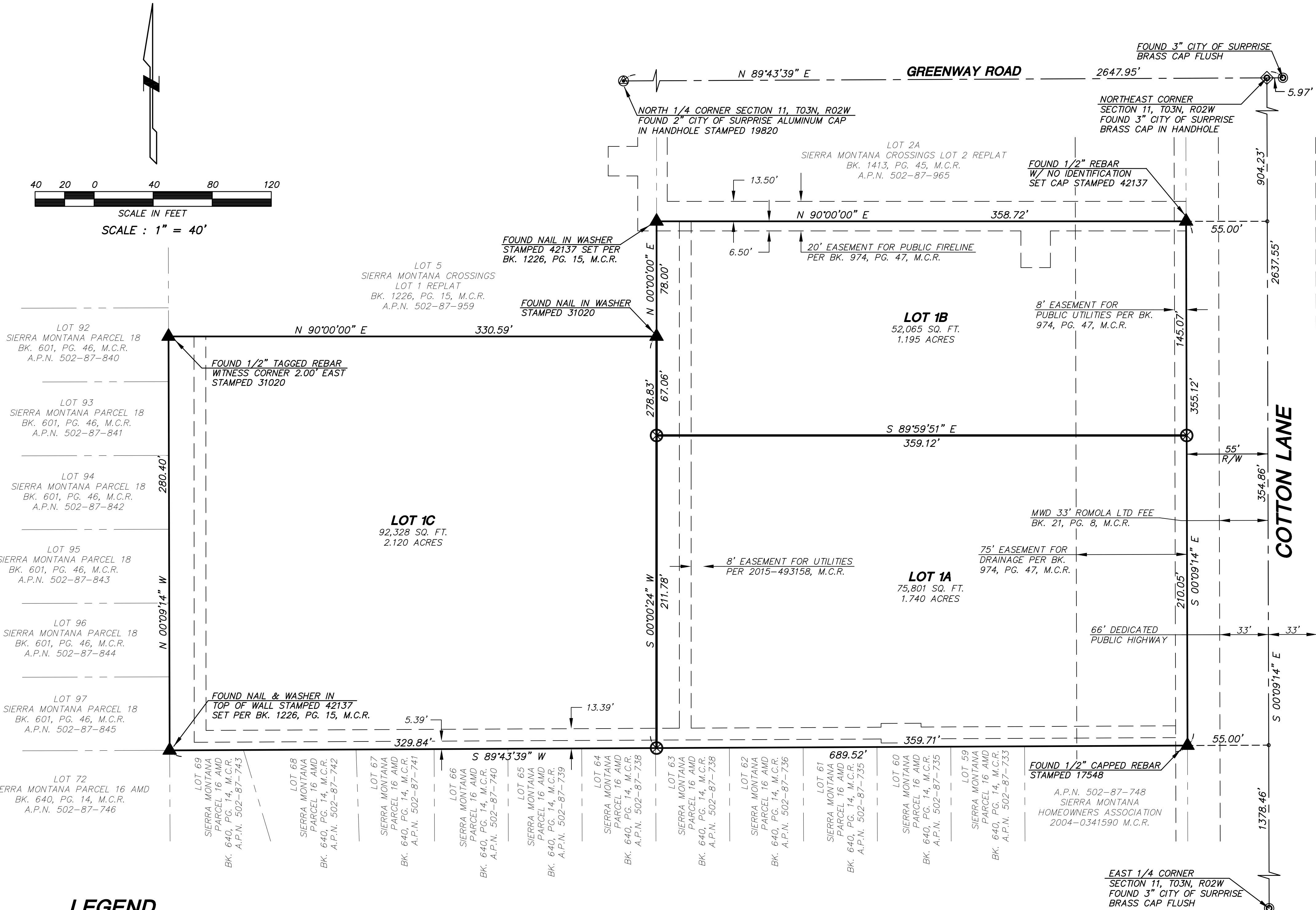
GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

CORRECTED PLAT FOR "SIERRA MONTANA PARCEL 16" RECORDED IN BOOK 640 OF MAPS, PAGE 14, MARICOPA COUNTY RECORDS

FINAL PLAT FOR "SIERRA MONTANA CROSSINGS" RECORDED IN BOOK 974 OF MAPS, PAGE 47, MARICOPA COUNTY RECORDS

REPLAT FOR "LOT 1 SIERRA MONTANA CROSSINGS" RECORDED IN BOOK 1226 OF MAPS, PAGE 15, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 1183 OF MAPS, PAGE 3, MARICOPA COUNTY RECORDS



LEGEND	
	BOUNDARY LINE
	CENTER LINE OR MONUMENT LINE
	INDICATES BOUNDARY CORNER
	INDICATES LOT CORNER
	TO BE SET UPON APPROVAL OF PLAT
A.P.N.	ASSESSORS PARCEL NUMBER
M.C.R.	MARICOPA COUNTY RECORDS
R/W	RIGHT OF WAY
BK.	BOOK
PG.	PAGE
(TYP.)	TYPICAL

— FOR RECORD —
NOT FOR CONSTRUCTION
OR RECORDING

CASE NUMBER: FS19-771

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

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info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

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



FS19-804

Sierra Montana Crossings

Final Plat

Mayor and City Council – March 17, 2020

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



**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: March 17, 2020 Contact Person: Stephen Chang
Submitting Department: Community Development District: Citywide
Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to approval of the Shared Active Transportation Vehicle (SATV) Pilot Program Temporary Operating Agreement Extension with The Collective We, LLC.

Motion:

I move to approve/deny the Shared Active Transportation Vehicle (SATV) Temporary Operating Agreement Extension with The Collective We, LLC.

Background:

The Shared Active Transportation Vehicles Pilot Program began on November 1, 2019 and will last 180 days, ending on April 28, 2020. On December 3, 2019, City Council approved a 90-day temporary operating agreement with The Collective We, LLC to operate GOAT SATV in the City of Surprise. City staff issued a Notice to Proceed on December 24, 2019 authorizing The Collective We, LLC to deploy its e-scooters. The vendor began deploying its fleet of e-scooters on January 1, 2020.

Objective Analysis:

The current temporary operating agreement with The Collective We, LLC ends on March 23, 2020. Staff is asking Council to consider extending the temporary operating agreement until the expiration of the Pilot Program.

In the month of January, code enforcement inspectors did not report any deployment or parking violations. The Collective We, LLC's January data report shows the following:

753 rides
28 scooters in service
1 scooter removed from service
1 scooter damaged or lost
6 vandalism incidents
0 crashes reported

Only January data was available at the time of the preparation of this Agenda. However, SATV operations data will be updated with February and portions of March statistics prior to the City Council meeting.

Policy Compliant:

This is compliant with the City of Surprise Strategic Plan under Transportation – Goal 8: Develop and maintain a balanced transportation system for alternative modes of travel, including bicycling, walking, and electric cars. This is also compliant with City of Surprise General Plan 2035 Transportation Chapter Alternative Modes Element – Goal 1: Develop and promote safe bicycle and pedestrian systems, and provide connectivity throughout Surprise. At the time these documents were prepared, shared active transportation vehicles such as shared e-bikes and e-scooters were not available in the Phoenix metropolitan area.

Financial Impact:

During the SATV Pilot Program, the City will collect Enforcement Fees from the operator of \$2.50 per scooter deployed per month. The maximum monthly Enforcement Fee which could be collected is \$250, due to the deployment cap of 100 units. Staff hours to administer the Pilot Program are being absorbed into the current budget. These are one time costs which will end on April 28, 2020, when the Pilot Program terminates. The operator is responsible for expenses related to deployment and collection of the SATVs, and is also responsible to pay the City a Relocation Fee of \$25 per unit, should it be necessary for the City to pick up and store any SATV not deployed or parked according to the terms of the agreement.

Budget Impact:

None at this time; however, if the Pilot Program is successful and leads to adoption and implementation of a permanent SATV program, there may be future budget impacts.

FTE Impact:

This item does not have an impact on current staff levels at this time.

ATTACHMENTS:

1. 3-17-2020 SATV City Council WS Pres
 2. 3-17-2020 Council Meeting Report - GOAT Operating Agreement
 3. First Amendment to 19.11.05 EVR v5 SATV Terms and Conditions - Final
-



Shared Active Transportation Vehicles Pilot Program Extension of Temporary Operating Agreement

City Council Regular Session, March 17, 2020
Community Development Department

SATV Operating Agreement - Extension

- December 3: City signed the Temporary Operating Agreement with The Collective We, LLC.
- December 24: Issued Notice to Proceed
- March 23, 2020: Temporary Operating Agreement ends
- April 28, 2020: Temporary Operating Agreement Extension until the end of the Pilot Program

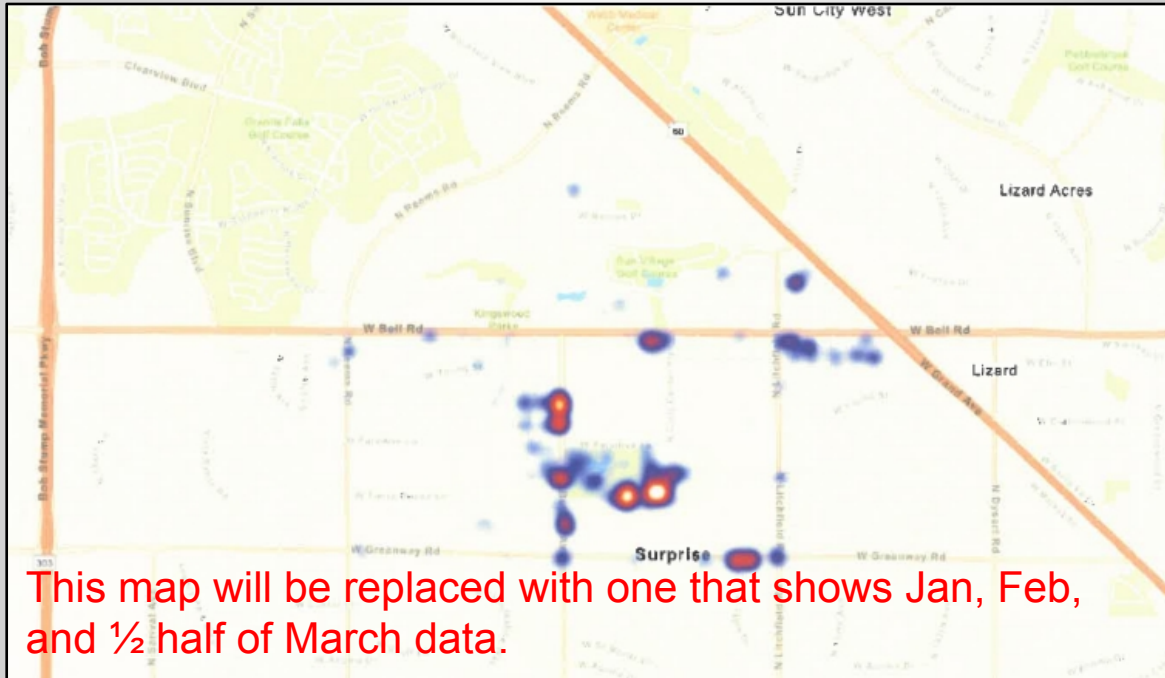
SATV Operations Update

	January	February	March (1st-13th)
Code Enforcement Violations	0		
Scooters in Service	28		
Rides	753		
Removed from Service	1		
Damaged/Lost	1*		
Vandalism Incidents	6		

* Reported stolen on 1/2/2020

SATV Operations Update

End Ride Locations – Heat Map





QUESTIONS OR COMMENTS?

Thank You

Date: March 17, 2020
To: Mayor and City Council
From: Stephen Chang, Senior Transportation Planner
Chris Boyd, Community Development Director
Re: Shared Active Transportation Vehicles Temporary Operating Agreement
Extension with The Collective We, LLC.

Background and Request

The Shared Active Transportation Vehicles Pilot Program began on November 1, 2019 and will last 180 days, ending on April 28, 2020. On December 3, 2019, City Council approved a 90-day temporary operating agreement with The Collective We, LLC to operate GOAT SATVs in the City of Surprise. After the vendor had submitted all required documentation, City staff issued a Notice to Proceed on December 24, 2019 authorizing The Collective We, LLC to deploy its e-scooters. The vendor began deploying its fleet of e-scooters on January 1, 2020. The temporary operating agreement ends on March 23, 2020. Staff is asking Council to consider extending the temporary operating agreement with The Collective We, LLC until the expiration of the Pilot Program.

SATV Operations Update

The Code Enforcement Division is tasked with enforcing the deployment and parking requirements of the operating agreement. In the month of January, Code Enforcement Inspectors did not report any violations. Operations data submitted by the vendor for the month of January shows the following:

- 753 rides. Average duration of ride is 12 minutes. Average distance is 1.5 miles.
- 28 scooters in service.
- 1 scooter removed from service due to a malfunctioning rear light.
- 1 scooter damaged or lost. It was reported stolen to Surprise Police Department by the vendor on January 2, 2020. The scooters GPS unit was also damaged.

- 6 vandalism incidents. Vandals had broken kickstands off of 6 scooters. Kickstands were replaced and scooters were put back in service.
- 0 crashes reported.

Only January data was available at the time of the preparation of this staff report. However, SATV operations data will be updated with February and portions of March statistics prior to the City Council meeting.

ATTACHMENTS:

1. PowerPoint Presentation

**FIRST AMENDMENT TO
SHARED ACTIVE TRANSPORTATION VEHICLE PILOT PROGRAM
TEMPORARY OPERATING AGREEMENT**

This First Amendment to the Temporary Operating Agreement (“First Amended Agreement”) is entered into this ____ day of March, 2020 (the “Effective Date”), by and between The Collective We, LLC, an Arizona limited liability company, located at 14401 W. Lisbon Lane, Surprise, Arizona 85379 (“Operator”), and the City of Surprise, an Arizona municipal corporation (“City”). Operator and City may be referred to herein individually as a “Party” or collectively as the “Parties.”

RECITALS

A. On December 3, 2019, the Parties previously entered into the Temporary Operating Agreement (“Agreement”).

B. Provision 2 of the Agreement contemplated an extension of the Agreement to allow the Operator to operate until the end of the Pilot Program. The Parties now desire to amend the Agreement for the limited purpose of extending the Agreement until the end of the Pilot Program on April 28, 2020, all in accordance with the terms of the Agreement and the City’s “Pilot Program” as defined in Ordinance #2019-26 and City Code 54-58.

AGREEMENT

NOW THEREFORE, in consideration of the foregoing Recitals and of the promises and obligations set forth herein and in the Agreement, which are incorporated by reference, the City and Operator hereby agree as follows:

1. **FULL FORCE AND EFFECT.** Except as amended hereby, all other terms and conditions of the Agreement shall remain in full force and effect.
2. **TERM.** This First Amended Agreement, unless earlier terminated as provided for in the Agreement, shall commence on the Effective Date and shall expire on April 28, 2020, at the conclusion of the City’s Pilot Program.

[Signature Pages Follow]

IN WITNESS WHEREOF, the Parties have executed this Agreement effective as of the Effective Date set forth above.

“CITY”

CITY OF SURPRISE, ARIZONA,
An Arizona. municipal corporation

Skip Hall
Mayor

Date: _____

ATTEST:

Sherry Aguilar
City Clerk

APPROVED AS TO FORM:

Robert Wingo
City Attorney

“OPERATOR”

The Collective We, an Arizona limited liability
company

By _____

Printed Name _____

Its _____

Date: _____



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: March 17, 2020
Submitting Department: Mayor and Council
Staff Recommendations: None

Contact Person:
District: Citywide

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

Agenda Wording:

Consideration and action on amending the Surprise Municipal Code, Chapter 2, Article II, Section 2-60(a), Attendance, to allow up to three Council Members, including the Mayor, to remotely participate in a City Council Meeting via electronic means, including repealing conflicting ordinances; severability; and declaring an emergency; Ordinance 2020-12.

Motion:

I move to approve Ordinance 2020-12.

Background:

This proposed amendment to the Surprise Municipal Code would allow up to three members of the City Council to participate in council meetings by electronic means, if they are not able to be physically present. The Mayor requested this change in light of the COVID-19 crisis.

Objective Analysis:

Policy Compliant:

Financial Impact:

None.

Budget Impact:

None.

FTE Impact:

None.

ATTACHMENTS:

1. ORDINANCE 2020-12
-

ORDINANCE # 2020-12

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING CHAPTER 2, ARTICLE II, SECTION 2-60(a), ATTENDANCE, TO ALLOW UP TO THREE COUNCIL MEMBERS, INCLUDING THE MAYOR, TO REMOTELY PARTICIPATE IN A CITY COUNCIL MEETING VIA ELECTRONIC MEANS; INCLUDING REPEALING CONFLICTING ORDINANCES; SEVERABILITY; AND DECLARING AN EMERGENCY.

WHEREAS, the Mayor and Council find that it is important that the Mayor and the members of the Council be physically present for City Council meetings whenever possible;

WHEREAS, the Mayor and Council also find that certain circumstances, such as unavoidable travel, illness, or a national, state, or local crisis, may make it impossible or impracticable for a member or members of the City Council to be physically present at a particular City Council meeting, thereby jeopardizing the City Council's ability to pass and adopt laws or measures necessary to protect the public peace, health, and safety;

WHEREAS, the Mayor and Council also find that it is in the best interests of the City of Surprise to have as many members of the City Council as possible participate in and decide important matters of city business during each meeting and to ensure that a quorum is present, particularly in times of national, state, or local crisis; and

WHEREAS, the Mayor and Council find that allowing members of the City Council to participate in a meeting by means of telecommunication technology when the member would otherwise be unable to be physically present, would be in the best interests of the City of Surprise.

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

Section 1. Chapter 2, Article II, Section 2-60(a) of the Surprise Municipal Code is hereby amended to read as follows (new text appears in ALL CAPITAL LETTERS):

Sec. 2-60. Attendance.

- (a) Council members must be physically present at a council meeting in order to participate in the meeting. HOWEVER, WITH THE APPROVAL OF THE PRESIDING OFFICER, UP TO THREE COUNCIL MEMBERS, INCLUDING THE MAYOR, MAY REMOTELY PARTICIPATE IN A MEETING BY MEANS OF ANY TELECOMMUNICATION TECHNOLOGY,

INCLUDING, BUT NOT LIMITED TO, TELEPHONE, VIDEO-
CONFERENCING, OR COMPUTER INTERFACE, THAT PROVIDES THE
REMOTE MEMBER THE ABILITY TO HEAR, AND BE HEARD BY, ALL
OTHER MEMBERS PHYSICALLY OR REMOTELY PRESENT AND THE
PUBLIC.

Section 2. All ordinances, resolutions or codes in conflict with the provisions of
this Ordinance or Code adopted by this Ordinance are repealed.

Section 3. If any section, subsection, sentence, clause, phrase or portion of this
Ordinance or any part of these amendments to the municipal code adopted herein is for
any reason held to be invalid or unconstitutional by decision of any court of competent
jurisdiction, such decision will not be read to affect the validity of the remaining portions
thereof.

Section 4. This Ordinance is necessary for the preservation of the peace, health
and safety of the City of Surprise, Arizona; an emergency is declared to exist, and this
Ordinance shall be effective immediately upon its passage and adoption.

PASSED AND ADOPTED this _____ day of _____, 2020.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney