



CITY OF SURPRISE
Regular City Council Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Tuesday, January 15, 2019 @ 6:00 PM
COUNCIL CHAMBERS

- A. Call To Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Proclamation and Community Acknowledgements
- E. City Manager Report

- F. City Clerk Report

Consideration and action pertaining to selection of a Vice Mayor and directing the City Clerk to administer the Oath of Office.

- 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.

- H. Regular City Council Meeting Agenda

CONSENT AGENDA:

- | | | |
|-------------|--|--|
| 1. Citywide | Consideration and action on the minutes of January 3, 2019 Regular City Council Meeting and Executive Session. | None

Sherry Aguilar
City Clerk |
|-------------|--|--|

- | | | | |
|----|------------|---|--|
| 2. | District 1 | Consideration and action for the maintenance of the streets and public utility improvements at Sanverno at Desert Oasis, generally located at N. 171st Avenue and W. Bajada Road. Resolution # 2019-01. | None

Mike Gent
Public Works |
| 3. | Citywide | Consideration and action pertaining to acceptance of the City's Arizona Lottery Fund (ALF) allotment for FY2019 in the amount of \$347,127; Resolution #2019-03. | None

Mike Gent
Public Works |
| 4. | District 3 | Consideration and action pertaining to approval of the Final Plat entitled, "Final Plat – Toll at Prasada, Phase 1 Onsite Infrastructure", generally located west of Cotton Lane between Cactus Road and Peoria Avenue. | None

Eric Fitzer
Community Development |
| 5. | District 6 | Consideration and action pertaining to approval of the Plat entitled "Final Plat of Stampede Junction," dated November 6, 2018, generally located on the southwestern corner of Waddell and Dysart Roads. | None

Eric Fitzer
Community Development |

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|--|--|
| 6. | District 6 | Consideration and action pertaining to rezoning 8.98 acres of property located in Sub-Parcel six (6) of the Surprise Pointe Planned Area Development ("PAD") at the southwestern corner of Waddell and Dysart Roads from PAD-I1 to PAD-C2-C3-I1; Ordinance #2019-01. | None

Eric Fitzer
Community Development |
|----|------------|--|--|

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|-----|------------|---|--|
| 7. | Citywide | Consideration and action pertaining to approval of a Fiscal Year 2019 budget amendment reallocating appropriations in the amount of \$13,300 from Contingency to Supplies within the Tourism Fund for a Tourism Convention Booth Set Up; Resolution # 2019-12. | None

Kendra Pettis
Sports and Tourism |
| 8. | Citywide | Consideration and action to approve selection of the following Committee Members: Karissa Perry; Shawna Daigle; Steffen Hanzel and Tom Short to fill the vacancies for the newly formed Veteran's, Disability and Human Services Commission with recommended term expirations through June 30, 2023, and Andrew Witzel to fill the remainder of an existing term through June 30, 2021. | None

Sherry Aguilar
City Clerk |
| 9. | Citywide | Presentation and discussion pertaining to a traffic safety update on the Hands Free Use of Mobile Devices While Driving Ordinance. | None

Terry Young
Police |
| 10. | District 3 | Consideration and action pertaining to authorization of city staff to acquire fee title or lesser interest in real property generally located at the intersection of Cotton Lane and Cactus Road, by dedication, donation, purchase, or eminent domain; Resolution # 2019-11. | None

Eric Fitzer
Community Development |

- | | | | |
|-----|----------|---|---------------------------------|
| 11. | Citywide | Consideration and action accepting the Honoring an Exceptional Leader Task Force recommendation pertaining to the naming, design, and construction of a Veterans Reflection Circle and the naming of a conference room in the Surprise Resource Center after Brian Mancini. | None

City Manager Office |
|-----|----------|---|---------------------------------|

I. Other Business and Future Agenda Items

J. Mayor/City Council Reports

K. Executive Session

- | | | | |
|----|----------|---|-----------------------------------|
| 1. | Internal | Consideration and action to enter into executive session for discussion and consultation with city staff in order to consider the City Council's position regarding contract negotiations pertaining to real property in proximity of Surprise City Hall pursuant to A.R.S 38-431.03(A)(4). | None

Robert Wingo
Legal |
|----|----------|---|-----------------------------------|

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

POSTED:Amended agenda - added executive session on 01/11/2019 at 8:50 AM, and amended on Monday, January 14, 2019 @ 4:30 p.m. - Correction to the minutes

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



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 15, 2019
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 January 3, 2019 Regular City Council Meeting and Executive Session.

Motion:

I move to approve the meeting minutes for January 3, 2019 and Executive Session for January 3, 2019.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. JAN 3 2019 REG
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CITY OF SURPRISE
Regular City Council Meeting Minutes
16000 North Civic Center Plaza
Surprise, AZ 85374

Thursday, January 3, 2019 @ 6:00PM

Call to Order

Roll Call

Mayor Hall called the Regular City Council Meeting to order at 06:00 p.m. at Surprise City Hall Council Chamber, 16000 North Civic Center Plaza Surprise, Arizona 85374, on Thursday, January 3, 2019. Also in attendance with Mayor Hall were Vice Mayor Remley, Council Member Winters, Council Member Hayden, Council Member Duffy and Council Member Judd.

Staff Present:

City Manager, Michael Frazier, City Attorney, Robert Wingo and City Clerk, Sherry Ann Aguilar.

Pledge of Allegiance

Proclamation and Community Acknowledgements

City Manager Frazier - Senior Management Analyst Role promotion

City Manager Report

City Clerk Report

Call to The Public

Phyllis Lipscomb on behalf of Bob Vukanovich - Aide for Council Member Winters while traveling.

John Yaeger - Bullard - Redesign. Unhappy with design. The new Council needs to address this.

Steve Gilliam - Rumor of the City cancelling the post office contract on Dysart and Grand. Discussed the safety of using a post office box on your driver's license. A big service for your citizens.

Regular City Council Meeting Agenda

CONSENT AGENDA:

Council Member Winters made the motion to approve the consent agenda excluding item #2. Vice Mayor Remley seconded the motion. Six yes votes, motion carried.

1. Consideration and action on a Series 12 Liquor License request by Applicant, Begir Borici for Richi's Diner, LLC., located at 17221 Litchfield Road, Suite 50, Surprise, AZ 85374 (Job #37930) - APPROVED

2. Consideration and action on the Regular Council Meeting Minutes for December 18, 2018 and the Special Council Meeting Minutes for December 20, 2018 - APPROVED

Vice Mayor Remley made the motion to approve item #2. Council Member Duffy seconded the motion. Five yes votes, one abstained (Judd), motion carried.

3. Consideration and action pertaining to approval of an amendment to the FY2019 budget by reallocating appropriations of \$83,800 from City Manager's Office Personnel General Fund to General Fund to Human Services and Community Vitality to account for the transfer of one full-time equivalent and adding two (2) full-time equivalent positions using existing funds: Resolution # 2019-04 - APPROVED

REGULAR AGENDA ITEM - PUBLIC HEARING:

4. Consideration and action pertaining to a text amendment to Chapter 42, Article III, Urban Camping, Section 42-51 Definitions and Section 42-52 Prohibited Acts; Ordinance #2019-02 - APPROVED

Seth Dyson gave a powerpoint presentation and overview for this item.

Vice Mayor Remley - Thank you for taking the lead on this and making everyone aware of the services available. Resource handbook available.

Public Comments:

Jeremy Flynn - Homeless person, use to be a City employee. What I have seen from this new ordinance is garbage. Surprise has changed to "camping ordinance". Your ordinance is cruel and unusual. The wording is really bad. I get tons of police encounters. Facebook page Surprise I'm Homeless!

Council Member Hayden made the motion to approve Ordinance 2019-02. Vice Mayor Remley seconded the motion. Six yes votes, motion carried.

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

5. Consideration and action to appoint an applicant to fill the vacancy for District 5 through December 2020. The City Clerk will issue the Oath of Office immediately following the appointment – DAVID SANDERS WAS SELECTED

David Sanders was selected to fill the vacancy for District 5 through December 2020.

City Clerk Aguilar administered the Oath of Office for David Sanders.

Other Business and Future Agenda Items

Mayor/City Council Reports

City Council reported on the events/meetings that they attended.

Vice Mayor Remley made the motion to recess the Regular City Council Meeting at 6:44 PM and enter into executive session. Council Member Winters seconded the motion. Seven yes votes.

Executive Session

1. Executive Disclaimer

2. Consideration and action to enter into executive session for legal advice with the City Attorney and discussions or consultation with the designated representatives of the City Council in order to consider its position and instruct its attorneys or representatives regarding A negotiations for acquisition of an interest in real property A located in Section 14 Township 3 North Range 2 West pursuant to A.R.S. 38-431.03(A)(3) and (7).

Adjournment

Council Member Judd made the motion to adjourn the Regular City Council Meeting of January 3, 2019 at 7:05 PM. Council Member Winters seconded the motion. Seven yes votes, motion carried.

Skip Hall, Mayor

ATTEST:

Sherry Ann Aguilar, City Clerk, MMC

CERTIFICATION:

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Regular City Council Meeting of **Thursday, January 3, 2019**.

Sherry Ann Aguilar, City Clerk, MMC



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 15, 2019
Submitting Department: Public Works
Staff Recommendations: None

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

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

Consideration and action for the maintenance of the streets and public utility improvements at Sanverno at Desert Oasis, generally located at N. 171st Avenue and W. Bajada Road. Resolution # 2019-01.

Motion:

I move to approve Resolution No. 2019-01.

Background:

The Public Works Department conducted the final inspection of the public improvements for Sanverno at Desert Oasis on or about June 8th, 2018, totaling 14,560 SY of roadway (approximately 4 lane miles), approximately 4,699 LF of water line, approximately 4,339 LF of sewer line and approximately 823 LF of storm drain line and determined that the infrastructure was compliant and acceptable to the city. The infrastructure includes asphalt pavement, concrete, domestic water lines, wastewater lines and storm drain lines.

Objective Analysis:

The improvements for this property provide roadways for conveyance through the property, domestic water lines to convey water from the City's public system to the property, sewer lines to convey wastewater from the property to the City's public system, and storm drain lines to convey storm water to retention basins. This action will accept the required infrastructure.

Policy Compliant:

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

Financial Impact:

Acceptance of streets, water, sewer, and storm drain infrastructure increases the city's asset base and adds to future maintenance commitments. The total acceptance value of the infrastructure included with this item is \$1,257,418.03.

Budget Impact:

Funding for the infrastructure maintenance now and in the future will be supported from the city's HURF, Water Operations, Wastewater Operations, and Stormwater Operations Funds. The anticipated incremental additional maintenance expense associated with the acceptance of these infrastructure items will be incorporated in future year budgets.

FTE Impact:

This action does not change the full time equivalent count.

ATTACHMENTS:

1. 01_Res 2019-01 Sanverno at Desert Oasis Infrastructure Acceptance
 2. 02_Notice of Completion Letter
 3. 03_Inspector Sign-Off Form
 4. bluesheet_RFLS 6579
-

RESOLUTION # 2019-01

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, TO CONDITIONALLY ACCEPT THE STREET AND PUBLIC UTILITY IMPROVEMENTS AND COMMENCE MAINTENANCE AFTER TWO YEAR WARRANTY AT SANVERNO AT DESERT OASIS, GENERALLY LOCATED AT N. 171ST AVENUE AND W. BAJADA ROAD.

WHEREAS, the Mayor and City Council of the City of Surprise approved a final plat entitled "Sanverno at Desert Oasis" on, November 3rd, 2015;

WHEREAS, KB Homes Phoenix, Inc., an Arizona Corporation, the developer of Sanverno at Desert Oasis, dedicated to the City the street and public utility improvements, generally located at N. 171st Avenue and W. Bajada Road;

WHEREAS, on or about June 8th, 2018, the City of Surprise Public Works Department Engineering Division completed an inspection of the public improvements described in this Resolution and found the improvements to be in substantial compliance with the approved plans and specifications;

WHEREAS, the City of Surprise notes that the two-year warranty period will commence upon conditional acceptance by the City; and

WHEREAS, after the conclusion of the two-year warranty period, the City of Surprise will release the warranty and begin maintenance of the street and public utility improvements upon final acceptance of the improvements.

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

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

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

SIGNATURES ON THE FOLLOWING PAGE

APPROVED AND ADOPTED this _____ day of _____, 2019.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

Exhibit A

Map of Infrastructure

DESERT OASIS PARCEL L10 Sanverno

INFRASTRUCTURE TO

BE ACCEPTED:

- SEWER
- STORM DRAIN
- WATER
- ROADWAY

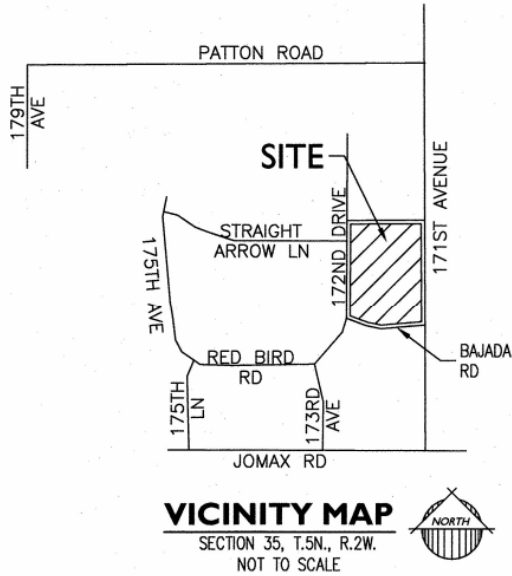


EXHIBIT B

List and Cost of Improvements



Memorandum

To: City of Surprise City Council
From: Public Works – Engineering Services
Date: 12/10/2018
Re: Sanverno at Desert Oasis Improvements and City Acceptance

The public improvements for the above project have been completed and are on the January 3, 2019 council agenda for acceptance. The amounts for the infrastructure have been provided by a third party and not the City of Surprise. The following are the infrastructure improvements included with this acceptance and the corresponding valuation that the City will be accepting:

- City Paving - \$307,299.90
- City Concrete - \$397,542.00
- City Storm Drain - \$78,131.63
- City Sewer - \$247,639.40
- City Water - \$226,805.10



PUBLIC WORKS
CITY OF SURPRISE

16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374

T. 623-222-6000

June 28, 2018

KB Home Phoenix Inc.
10429 S. 51st St, Suite 100
Phoenix, AZ 85044

**RE: NOTICE OF COMPLETION AND COUNCIL ACTION REQUIREMENT FOR SANVERNO AT
DESERT OASIS – FS15-190**

The City of Surprise Public Works Department has completed the inspection of the public utility improvements for the above referenced project. These improvements are in substantial compliance with the approved plans and specifications. Council action is required prior to conditional acceptance and the official beginning of the warranty period. The time frame for Council action is approximately 90 days after the following items have been submitted:

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

A notice of the required assurance amount and acceptable formats will be sent via email once actual construction costs have been submitted by the applicant. The warranty period starts upon council acceptance for a period of two (2) years; please ensure warranty assurance will not expire prior to this date. The applicant will be notified of the council date as soon as it is scheduled and the warranty financial assurance is required to be submitted to the city 10 calendar days prior to the council date. If a warranty financial assurance is not received within 10 calendar days, council action and start of the warranty period will be delayed, at a minimum, an additional two (2) weeks.

A letter of conditional acceptance and notification that the warranty period has begun will be forwarded upon the completion of council acceptance. Also, a request to release the associated completion assurance will be made; notification will be sent when assurance document is available for pick up.

If you have any questions or concerns, you can reach me at 623-222-6141.

Sincerely,

Nuning Lemka, PE
Engineering Manager

c: David Mobley, Civil Inspections Supervisor
Warren Bert, GIS
David Kohlbeck, Public Works
Fermin Camacho, Public Works
Lee Lambert, Water Services
File

Lora Ingram, Finance
John McFarland, Public Works
Mike Gent, Public Works
Terry Lowe, Water Services
Warren Dancer, Water Services



PROJECT SIGN OFF FORM

PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: June 15, 2018 Commercial Commercial w/Offsite XX Residential

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

March 16, 2018 Date of Punch-List Walk June 8, 2018 Date Punch-List Completed

FS Number: FS15-190 Permit Number(s): E15P-0334

Project Name: SANVERNO AT DESERT OASIS

Project Developer/Builder: (Name, Address, and Phone #)

KB Home Phoenix Inc, 10429 South 51 Street, Suite 100, Phoenix, Arizona 85044 480-758-3000

MAG TIP Reporting:

Street Name	Classification	Begin Limits	End Limits	# Lanes	Length to nearest ¼ mi.	Features
N 171st Dr	Local	W Buckhorn Dr	W Straight Arrow Ln	2	1/4	
N 171st Ln	Local	W Buckhorn Dr	W Fetlock Trl	2	1/4	
N 172nd Ave	Local	W Buckhorn Dr	W Fetlock Trl	2	1/4	
N 172nd Ave	Local	W Pinnacle Vista Dr	STA 3+75.54	2	1/4	
W Buckhorn Dr	Local	N 171st Dr	N 172nd Ave	2	1/4	

MATERIALS:

Asphalt: MR Tanner Supplier 4 Total Lane Miles 1390.4 Total Square Yards

Water: 8" C900 Size/Type 4438 Total Linear Feet 8"DIP Size/Type 261 Total Linear Feet

6"DIP Size/Type 220 Total Linear Feet Size/Type Total Linear Feet

Sewer: 8" PVC Size/Type 4339 Total Linear Feet 4" PVC Size/Type 2550 Total Linear Feet

Size/Type Total Linear Feet Size/Type Total Linear Feet

Storm: 15" RGRCP Size/Type 28 Total Linear Feet 18" RGRCP Size/Type 110 Total Linear Feet

30" RGRCP Size/Type 474 Total Linear Feet 36" RGRCP Size/Type 239 Total Linear Feet

Fire Ln: N/A Size/Type Size/Type Total Linear Feet Size/Type Total Linear Feet

Additional Comments:

SUPPORTING DOCUMENTATION REQUIRED:

XX Copy of Punch List XX AOC

N/A Final Certification Letter from Engineer of Record XX Asphalt Concrete Ticket w/ Name of Contractor

XX Complete Geotechnical Testing Packet N/A Streetlight Energize Letter

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

XX Sewer Manhole Vacuum Testing Certification XX As Built Documents in PDF format (copy on CD)

XX Sewer Manhole Insecticide Certification N/A Updated asbuilt CAD base files (copy on CD)

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

XX Other Sheet 1 of 2 (Specify)

APPROVAL:

Civil Inspector: William Valdez

Date: June 15, 2018

Civil Engineering Supervisor: Muying Finkbe

Date: 06/21/2018



PROJECT SIGN OFF FORM

PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: June 15, 2018 Commercial Commercial w/Offsite XX Residential

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

March 16, 2018 Date of Punch-List Walk June 8, 2018 Date Punch-List Completed

FS Number: FS15-190 Permit Number(s): E15P-0334

Project Name: SANVERNO AT DESERT OASIS

Project Developer/Builder: (Name, Address, and Phone #)

See Sheet 1

MAG TIP Reporting:

Street Name	Classification	Begin Limits	End Limits	# Lanes	Length to nearest 1/4 mi.	Features
W Fetlock Trl	Local	N 171st Dr	N 172nd Dr	2	1/4	
W Pinnacle Vista Dr	Local	N 171st Ave	N 172nd Ave	2	1/4	
W Straight Arrow Ln	Local	N 171st Dr	N 172nd Ave	2	1/4	

MATERIALS:

Asphalt: Supplier Total Lane Miles Total Square Yards

Water: Size/Type Total Linear Feet Size/Type Total Linear Feet

Size/Type Total Linear Feet Size/Type Total Linear Feet

Sewer: Size/Type Total Linear Feet Size/Type Total Linear Feet

Size/Type Total Linear Feet Size/Type Total Linear Feet

Storm: Size/Type Total Linear Feet Size/Type Total Linear Feet

Size/Type Total Linear Feet Size/Type Total Linear Feet

Fire Ln: Size/Type Total Linear Feet Size/Type Total Linear Feet

Additional Comments:

SUPPORTING DOCUMENTATION REQUIRED:

- Copy of Punch List
- Final Certification Letter from Engineer of Record
- Complete Geotechnical Testing Packet
- Sewer Pressure Testing Results
- Sewer Manhole Vacuum Testing Certification
- Sewer Manhole Insecticide Certification
- Sewer Videos with Operators Notes (inc. re-videos)
- AOC
- Asphalt Concrete Ticket w/ Name of Contractor
- Streetlight Energize Letter
- As built Documents (PDF copy on CD)
- As Built Documents in PDF format (copy on CD)
- Updated asbuilt CAD base files (copy on CD)

XX Other Sheet 2 of 2 (Specify)

APPROVAL:

Civil Inspector: William Valdez

Date: June 15, 2018

Civil Engineering Supervisor: Munir Gember

Date: 06/21/2018

RFLS NO:	6579
SUBMIT DATE:	12/10/2018

**SURPRISE CITY ATTORNEY
REQUEST FOR LEGAL SERVICES**

Please retain form with document throughout the entire process.

Requestor: Nuning Lemka

Department & Extension: Public Works, Ext. 26148

Contract Title: Res. Sanverno at Desert Oasis Infrastructure

Date of Contract, Event/Performance: 12/21/2018

Description of Legal Services Requested: Resolution for the acceptance of Sanverno at Desert Oasis Infrastructure.

Vendor Name, Address & Phone:

To Council? Yes, with Resolution

If Yes, Council Meeting Date: 01/03/2019

*****City Attorney's Office Use*****

RFLS Status: Approved

Attorney Comment:

Please see revised resolution.

CINDY.COEN

City Attorney's Office

12/17/2018

Date

12/17/2018 7:17:16 PM



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 15, 2019
Submitting Department: Public Works
Staff Recommendations: None

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

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

Consideration and action pertaining to acceptance of the City's Arizona Lottery Fund (ALF) allotment for FY2019 in the amount of \$347,127; Resolution #2019-03.

Motion:

I move to approve Resolution # 2019-03.

Background:

ALF – Arizona Lottery Fund is judicially mandated funding currently derived from Powerball lottery revenues to provide public transportation funding opportunities in Maricopa County. An allocation of \$11,200,000 has been made available for FY2019 distribution. The City of Surprise's eligible portion is \$347,127. The program was made “transit use only” so the funds can only be used for public transit or special needs transportation, sponsored by a local government. There is no local match requirement associated with ALF funds; other funds are called out in the application to highlight the City's contribution to transit services. This year's application is for the City contracted Regional ADA service, On-Demand RideChoice (Taxi) services and the City's portion of the Surprise's 571 express bus service. These state funds will be used to meet the City Council Strategic Planning Transportation goals. After submission of the application for funding, the City will receive the requested funds in the amount of \$347,127. The proposed resolution authorizes both the application and acceptance of the funds upon receipt. A signed application will be submitted to Valley Metro by close of business January 31, 2019 as outlined in the notification letter.

Objective Analysis:

Arizona Lottery Funds (ALF) allow the City to leverage general fund dollars to other City priorities without jeopardizing transit service to the Surprise residents on average in the amount of \$350,000 annually. By not accepting these funds, and if the City wanted to maintain the current level of service in its transit programs the City would have to increase its general fund obligations on average an additional \$350,000.

Policy Compliant:

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

Financial Impact:

The approval of this item will allow the City to formally apply for and receive ALF funding in the amount of \$347,127 for FY2019 to support public transportation services. All monies programmed with this item will be expended in the timelines and guidelines of acceptance of the ALF funds.

Budget Impact:

The FY2019 approved annual budget includes a total of \$1,019,800 (\$662,800 GF and \$357,000 ALF) funding for transit services. Funding within the ALF is dependent upon the total amount of local grant funds received from Arizona Lottery proceeds. For FY2019, the estimated final amount is \$347,127 based on the updated schedule.

FTE Impact:

There are no FTE's associated with this item.

ATTACHMENTS:

1. 13190141730318503418.12.24 Res 2019-03 ALF FY2019-final
 2. ALF Application Final Signed
 3. ALF Letter FY2019 New Letterhead
 4. ALF Application Instructions and Guidelines
 5. FY2019 ALF Allocations
-

RESOLUTION # 2019-03

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE ARIZONA, AUTHORIZING THE ACCEPTANCE OF ARIZONA LOTTERY FUND (ALF) GRANT FUNDING FROM THE REGIONAL PUBLIC TRANSPORTATION AUTHORITY.

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

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

WHEREAS, the FY2019 budget was adopted by Council Resolution #2018-78 on June 5, 2018;

WHEREAS, the FY2019 adopted budget includes a total of \$357,000 within the ALF fund for transit services;

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

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

Section 1. The City of Surprise Public Works Director or his delegates are authorized to execute and submit all documents and other necessary or desirable instruments in connection with said funding.

Section 2. The City of Surprise hereby authorizes the Public Works Director to accept ALF award for FY2019 and receive funds in the amount of \$347,127 from the Regional Public Transit Authority.

APPROVED AND ADOPTED this day of _____, 2019.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

**ALF GRANT APPLICATION FOR
FISCAL YEAR 2018-19**

SECTION I: APPLICANT INFORMATION

Applicant: City of Surprise

Contact: David Kohlbeck

SECTION II: PROJECT REQUEST(S)

1. Transit Project

a. Project Title: Express Route 571

b. Project Location: Surprise Park N Ride/ El Mirage Pak N Ride to Central Station and Capitol

c. Project Description: Provide regional express bus service to NW valley residents into downtown

Phoenix for work, school and other needs, with four (4) inbound and four (4) outbound trips each day per the Valley Metro regional express bus standards.

Based on historical data it is anticipated that this route will average 200 daily boardings.

Additional project information may be attached.

d. ALF funding requested (also include on line 2a) \$ 103,106

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

f. Total Project Cost \$ 103,106

g. Type of Project: ☐ Planning ☐ Capital ☒ Operations ☐ Other

h. Is the project included in the Regional Transportation Plan? (Yes or No) Yes

i. Is the project included in the TIP or UPWP? (Yes or No) Yes

**ALF GRANT APPLICATION FOR
FISCAL YEAR 2018-19**

SECTION I: APPLICANT INFORMATION

Applicant: City of Surprise	Contact: David Kohlbeck

SECTION II: PROJECT REQUEST(S)

1. Transit Project	
a. Project Title:	City of Surprise Senior Shuttle
b. Project Location:	City of Surprise Local Senior Center
c. Project Description:	Provide shuttle bus service to Surpsrie seniors who attend and participate in weekly activities at the Surprise senior center between 3 - 5 times a week.
Additional project information may be attached.	
d. ALF funding requested (also include on line 2a)	\$ 69,900
e. Other Funds included in the Project (include on line 2b on page 1)	\$ 50,000
f. Total Project Cost	\$ 119,900
g. Type of Project:	☐ Planning ☐ Capital ☒ Operations ☐ Other _____
h. Is the project included in the Regional Transportation Plan? (Yes or No)	Yes
i. Is the project included in the TIP or UPWP? (Yes or No)	Yes

**ALF GRANT APPLICATION FOR
FISCAL YEAR 2018-19**

SECTION I: APPLICANT INFORMATION

Applicant: City of Surprise	Contact: David Kohlbeck

SECTION II: PROJECT REQUEST(S)

1. Transit Project	
a. Project Title:	Regional ADA Paratransit Service
b. Project Location:	City of Surprise and Regional ADA Boundaries as established by Valley Metro
c. Project Description:	Provide demand transit services to Surprise ADA certified residents who are in need of medial and work service outside of the City.
Additional project information may be attached.	
d. ALF funding requested (also include on line 2a)	\$124,121
e. Other Funds included in the Project (include on line 2b on page 1)	\$243,379
f. Total Project Cost	\$367,500
g. Type of Project:	☐ Planning ☐ Capital ☒ Operations ☐ Other _____
h. Is the project included in the Regional Transportation Plan? (Yes or No)	Yes
i. Is the project included in the TIP or UPWP? (Yes or No)	Yes

**ALF GRANT APPLICATION FOR
FISCAL YEAR 2018-19**

SECTION I: APPLICANT INFORMATION

Applicant: City of Surprise	Contact: David Kohlbeck

SECTION II: PROJECT REQUEST(S)

1. Transit Project	
a. Project Title:	City of Surprise RideChoice
b. Project Location:	City of Surprise Local/NW Region RideChoice
c. Project Description:	Provide demand transit services to Surprise seniors, ADA certified residents and low income residents who are in need of local transit services, by participating in the Valley Metro RideChoice cab service program.
Additional project information may be attached.	
d. ALF funding requested (also include on line 2a)	\$ 50,000
e. Other Funds included in the Project (include on line 2b on page 1)	\$ 379,000
f. Total Project Cost	\$ 429,000
g. Type of Project:	☐ Planning ☐ Capital ☒ Operations ☐ Other _____
h. Is the project included in the Regional Transportation Plan? (Yes or No)	Yes
i. Is the project included in the TIP or UPWP? (Yes or No)	Yes



December 14, 2019

ARIZONA LOTTERY FUND APPLICATION

Dear ALF Recipient

We are pleased to begin the application process for the FY2019 ALF funds. Revenues for FY2019 are budgeted to be \$11,200,000, actual revenues may vary. To receive the funds agencies must apply annually. A copy of this notice has been provided to your Intergovernmental Representative and Transit Manager.

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

Applicants are required to provide more detailed information about the services or projects that will be funded with Arizona Lottery Funds than has been provided previously. Additional space has been provided on page two of the application form for this purpose. Concurrently in the Annual Report and Expenditure Certification, due after June 30, 2019, the project narrative should include a status of the project included in the original application and quantifiable data such as number of trips, miles and/or hours of service provided. If funds were used for a capital related project the status of the project, percentage complete, vehicles purchased, shelters installed, bus bays constructed and other relevant project related information.

Valley Metro distribution of funds to jurisdictions is anticipated to be near the end of April 2019. In order to be eligible for a distribution, the completed application must be returned to Valley Metro by the close of business on January 31, 2019. Please note that distributions may be withheld to jurisdictions which have not submitted their FY2018 Annual Report and Expenditure Certification. If you wish to opt out of the program for FY 2019, please submit a letter or email to this effect to Valley Metro indicating your jurisdiction does not wish to participate in this year's program. Additional instructions are provided in the attachments.

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

Sincerely,

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

Paul Hodgins
Chief Financial Officer

c: Intergovernmental Representatives
Transit Managers

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

INTRODUCTION AND GUIDELINES

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

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

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

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

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

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

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

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

Eligibility

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

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

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

Application Process

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

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

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

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

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

ALF ELIGIBLE PUBLIC TRANSPORTATION EXPENDITURES

Planning and Training Related Expenses

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

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

Capital Expenses

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

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

Operating Expenses

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

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

Other Eligible Expenses

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

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

Exceptions

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

Two Year Expenditure Limit and Extensions

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

Annual Report and Expenditure Certification

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

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

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

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

Forfeiture of Funds

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

GLOSSARY OF TERMS

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

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

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

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

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

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

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

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

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

FY 2019 Arizona Lottery Local Transportation Assistance Fund Distribution

	2015 Population (1)	% of County Population	FY 2019 ALF Amount (2)
Apache Junction	305	0.007%	\$ 838
Avondale	79,476	1.950%	\$ 218,360
Buckeye	62,541	1.534%	\$ 171,831
Carefree	3,566	0.087%	\$ 9,798
Cave Creek	5,543	0.136%	\$ 15,229
Chandler	245,168	6.014%	\$ 673,598
El Mirage	33,655	0.826%	\$ 92,467
Fountain Hills	23,508	0.577%	\$ 64,588
Gila Bend	1,991	0.049%	\$ 5,470
Gilbert	233,881	5.737%	\$ 642,587
Glendale	236,222	5.795%	\$ 649,019
Goodyear	75,550	1.853%	\$ 207,573
Guadalupe	6,093	0.149%	\$ 16,740
Litchfield Park	6,152	0.151%	\$ 16,903
Mesa	466,450	11.443%	\$ 1,281,570
Paradise Valley	13,735	0.337%	\$ 37,737
Peoria	162,055	3.975%	\$ 445,245
Phoenix	1,536,015	37.680%	\$ 4,220,195
Queen Creek	32,959	0.809%	\$ 90,555
Scottsdale	233,524	5.729%	\$ 641,606
Surprise	126,343	3.099%	\$ 347,127
Tempe	173,868	4.265%	\$ 477,702
Tolleson	6,895	0.169%	\$ 18,944
Wickenburg	6,681	0.164%	\$ 18,356
Youngtown	6,510	0.160%	\$ 17,886
Maricopa County	297,753	7.304%	\$ 818,076
Totals	4,076,439	100.00%	\$ 11,200,000
Maricopa County Population	4,076,439	Estimated Allocation	\$ 11,200,000

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

(2) FY 2019 budget allocation



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 15, 2019

Contact Person: Eric Fitzer, DIRECTOR - COMM
DEV

Submitting Department: Community Development District: District 3

Staff Recommendations: None

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

Consideration and action pertaining to approval of the Final Plat entitled, "Final Plat – Toll at Prasada, Phase 1 Onsite Infrastructure", generally located west of Cotton Lane between Cactus Road and Peoria Avenue.

Motion:

I move to approve the Final Plat entitled, "Final Plat – Toll at Prasada, Phase 1 Onsite Infrastructure".

Background:

The subject request involves a Final Plat for what has been coined "Phase 1 Onsite Infrastructure". The purpose of this Final Plat is to establish a continuous vehicular connection between Cactus Road and Peoria Avenue that is internal to the site, in addition to establishing various Tracts and Parcels, which will accommodate the proposed golf course and future development parcels. Individual home sites are not included with this plat; however, three (3) additional Final Plats are under review at this time, which will serve to re-plat Parcels 1A, 1B and 1D. In addition, a Map of Dedication (MOD) for Peoria Avenue is under review as is a second infrastructure plat related to Cactus Road. Staff anticipates these being scheduled for City Council in the near future.

Objective Analysis:

The Maricopa Water District (MWD) requires the applicant to enter into a Development Agreement with MWD and to establish a number of new easements intended to replace certain existing easements that currently encumber the property and interfere with the development plans for the site. The applicant is working with MWD and anticipates this issue to be resolved prior to the scheduled City Council meeting date.

As of the writing of this report, the Landscape Plans associated with the subject Final Plat have not been approved by staff due to applicant-driven changes that occurred between 2nd and 3rd review. Staff seeks to have all improvement plans approved in advance of the related Final Plat being scheduled for City Council. The developer is working to address this issue and anticipates this being addressed prior to City Council.

Policy Compliant:

The requested Final Plat is consistent with the Prasada PAD and advances the goals and policies of the

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

1. 00 FS18-290 Toll at Prasada Phase 1 Onsite Infrastructure Final Plat 01-15-19 CC Staff Report
 2. 01 FS18-290 Toll at Prasada Phase 1 Onsite Infrastructure Plat Vicinity Map
 3. 02 FS18-290 Toll at Prasada Phase 1 Onsite Infrastructure Plat Case Map
 4. 04 FS18-290 Toll at Prasada Phase 1 Onsite Infrastructure Plat Presentation
 5. Mylars 01-07-19
-

Case: FS18-290

Project Name: Toll at Prasada Phase I Onsite Infrastructure Plat

Council District: 3 - Mesquite

City Council Date: January 15, 2019

Planner: Robert H. Kuhfuss, AICP

Owner: Toll Prasada, LLC

Applicant: Aaron Insko of Toll Bros, Inc.

Request: Final Plat for Toll at Prasada Phase 1 Onsite Infrastructure within the Prasada PAD

Site Location: Generally located west of Cotton Lane, between Cactus Road and Peoria Avenue

Site Size: 262 acres (approx.)

Density: N/A

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035

Support/Opposition: None known

Findings:

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

Alternative Actions: **Approval** of the requested Final Plat will allow the developer to obtain civil permits and commence construction of infrastructure in support of the larger Toll at Prasada Project.

Denial of the requested Final Plat will deny the applicant the opportunity to develop the property as depicted on the proposed Final Plat.

Project Description:

The subject request involves a Final Plat for what has been coined “Phase 1 Onsite Infrastructure”. The purpose of this Final Plat is to establish a continuous vehicular connection between Cactus Road and Peoria Avenue that is internal to the site, in addition to establishing various Tracts and Parcels, which will accommodate the proposed golf course and future development parcels. Individual home sites are not included with this plat; however, three (3) additional Final Plats are under review at this time, which will serve to re-plat Parcels 1A, 1B and 1D. In addition, a Map of Dedication (MOD) for Peoria Avenue is under review as is a second infrastructure plat related to Cactus Road. Staff anticipates these being scheduled for City Council in the near future.

Background:

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

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

December 1, 2017: The applicant submitted a request for the Unit 1B Final Plat case FS17-700.

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

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

May 18, 2018: The applicant filed a request for the Unit 1A Final Plat under case FS18-260.

June 5, 2018: The applicant filed a request for the Unit 1D Final Plat under case FS18-289.

June 5, 2018: The applicant filed a request for the Phase 1 Onsite Infrastructure Plat under FS18-290, the subject case.

June 19, 2018: The City Council approved the amended Prasada SLR Development Agreement under case FS18-271.

July 5, 2018: The applicant filed a request for the Cactus Road Infrastructure Plat under case FS18-342.

July 5, 2018: The applicant filed a request for a Map of Dedication covering a portion of Peoria Avenue under case FS18-343.

July 25, 2018: The applicant filed a request for a Site Plan covering the Phase 1 Temporary Construction Yard under case FS18-369.

November 9, 2018: The applicant filed a request for a Site Plan covering the South Guardhouse under case FS18-611.

November 9, 2018: The applicant filed a request for a Site Plan covering the Pump House under case FS18-612.

November 9, 2018: The applicant filed a request for a Site Plan covering the Main (North) Guardhouse under case FS18-613.

December 13, 2018: The applicant filed a request for a second Home Product Review covering an additional thirteen (13) models under case FS18-681.

December 17, 2018: Staff approved the first Home Product Review covering fourteen (14) models under case FS18-397.

December 18, 2018: Staff approved a Minor PAD Amendment to allow a Temporary Long Term Construction Office, Temporary Nursery, and Stay-and-Play Cottages w/ associated parking under case FS18-514.

December 18, 2018: The applicant filed a request for the Phase 2 Peoria Avenue Map of Dedication under case FS18-691.

December 20, 2018: Staff met with the developer to discuss revised Preliminary Plats and related Re-Plats for Parcels C, E, F and P during a regularly scheduled Concept Review Meeting.

Reviewing Agencies:

City of Surprise (COS): The request was routed to the standard reviewing agencies who have reviewed the proposal. All issues or concerns regarding this proposal have been addressed by the applicant.

Maricopa Water District (MWD): MWD notes the project will have a significant impact on MWD facilities in the area. The applicant has entered into a Development Agreement with MWD to address those issues.

Flood Control District of Maricopa County (FCDMC): FCDMC indicated no objections to the request.

Arizona Department of Transportation (ADOT): ADOT indicated no objections to the request.

Luke Air Force Base (LAFB): LAFB offers no objections to the request, but recommends sound attenuation and a strong notification program.

Discussion:

The Maricopa Water District (MWD) required the applicant to enter into a Development Agreement with MWD and to establish a number of new easements intended to replace certain existing easements that currently encumber the property and interfere with the development plans for the site. The applicant addressed this issue with MWD and entered into a Development Agreement with the District.

Summary:

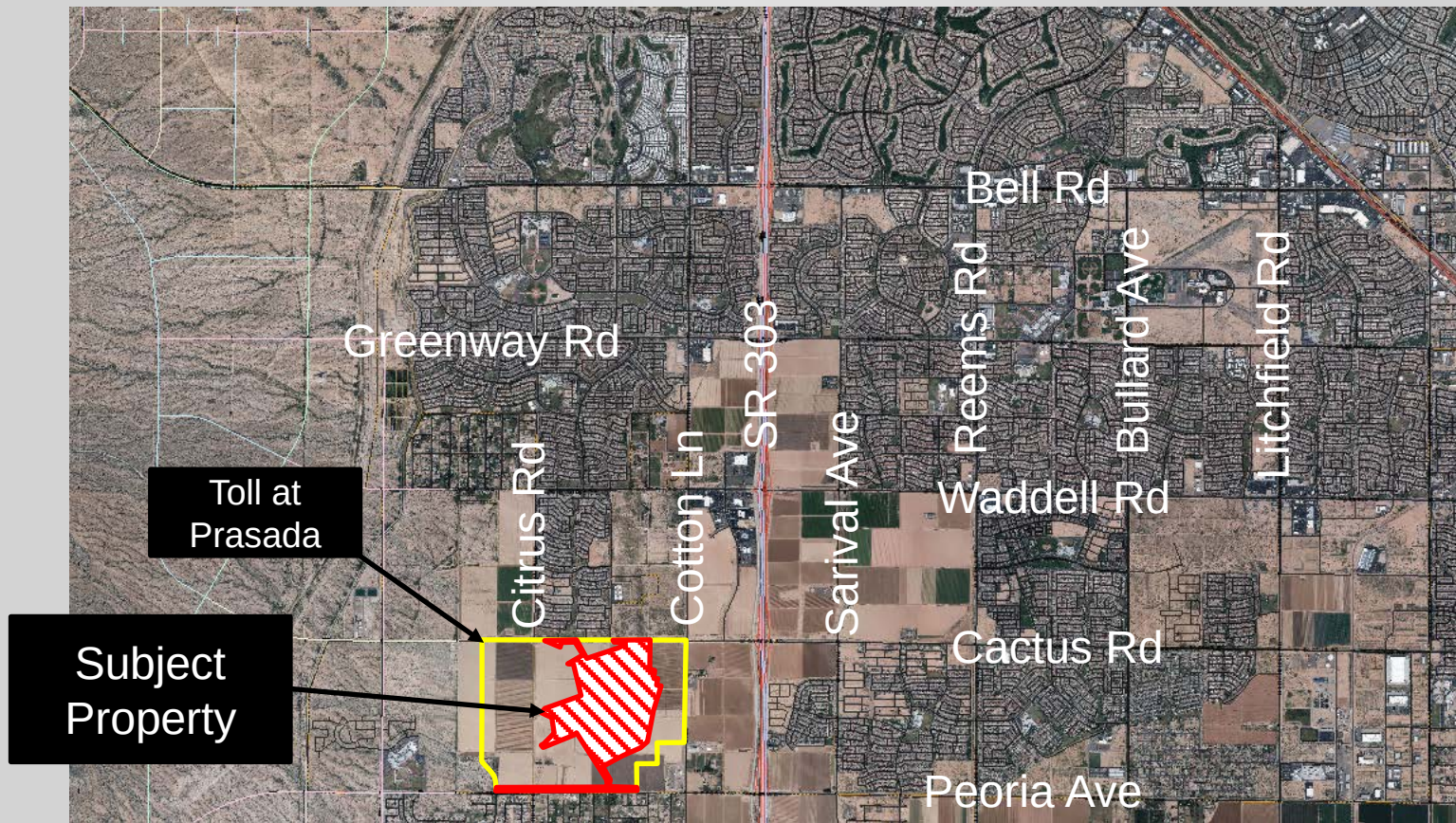
The proposed Final Plat is one of several case activities related to the Toll at Prasada development. City Council approval of the subject Final Plat will allow the applicant to obtain the civil construction permits necessary to begin construction of the infrastructure associated with this Final Plat. The proposed Final Plat is consistent with the Prasada PAD and other regulatory documents, and the reviewing agencies have expressed no objections to the approval of the Final Plat.

Findings:

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

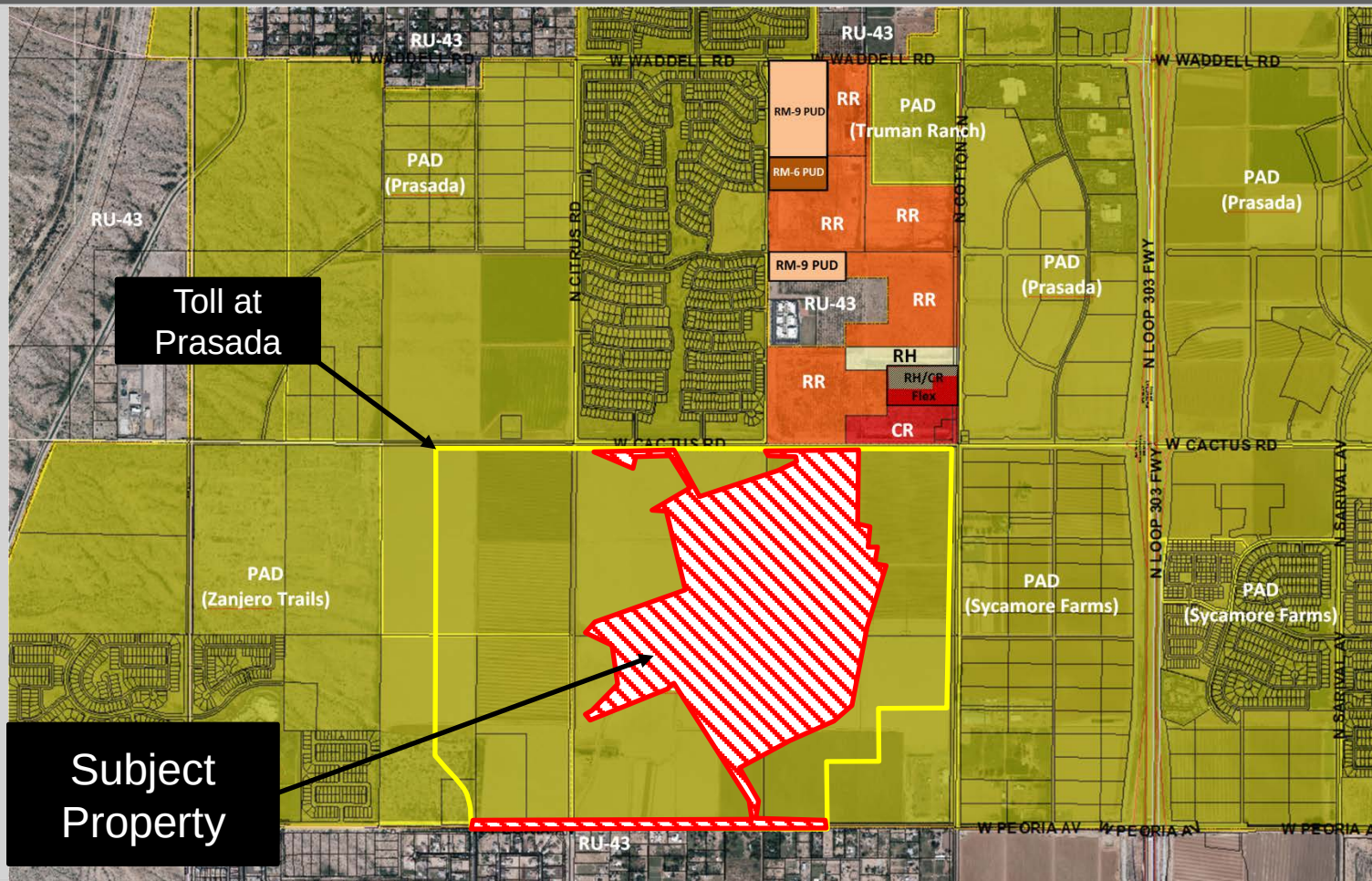
Attachments:

01 Vicinity Map
02 Case Map
03 Final Plat



FS18-290 Vicinity Map

FS18-290 Case Map





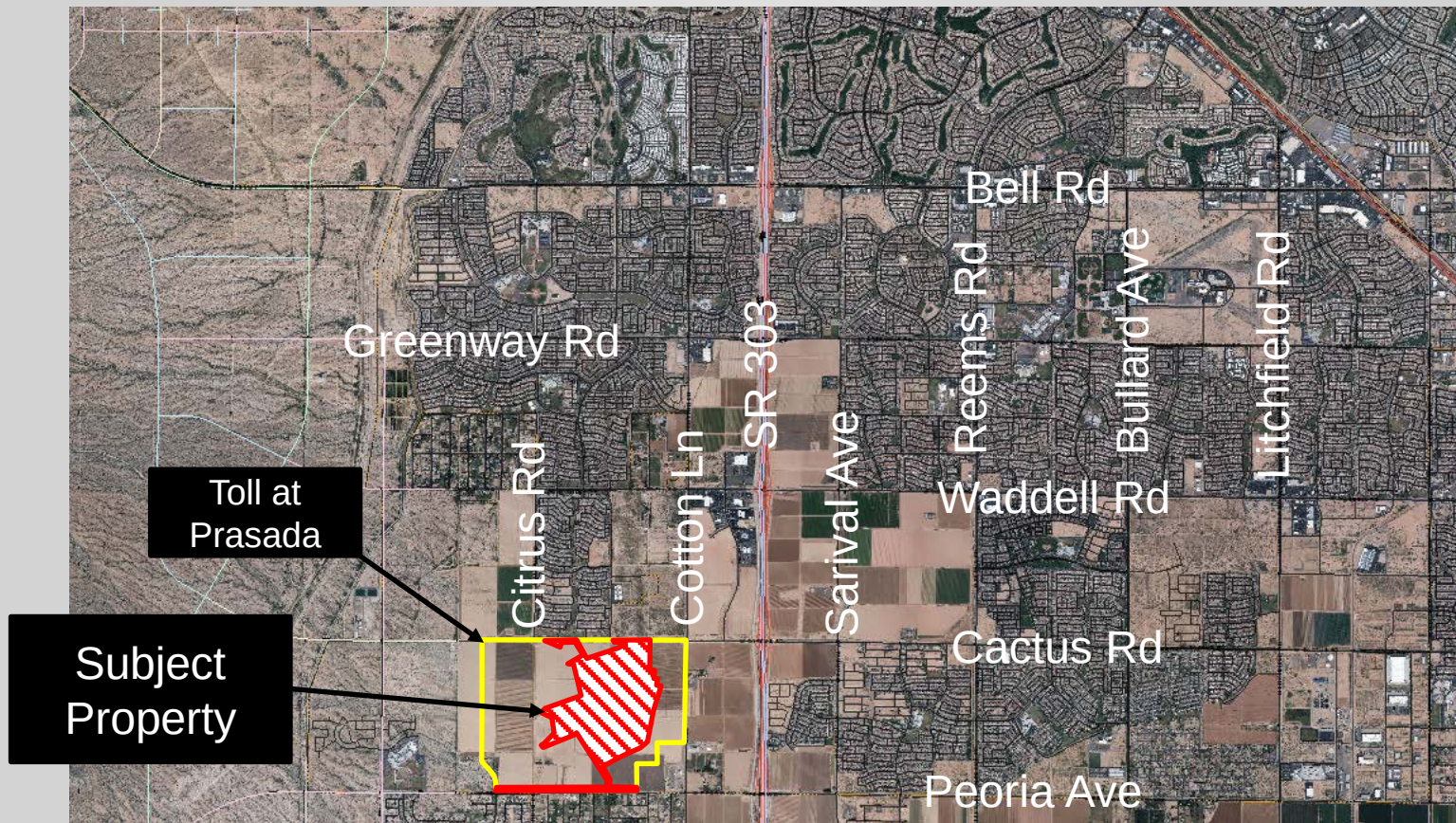
SURPRISE

ARIZONA

City Council

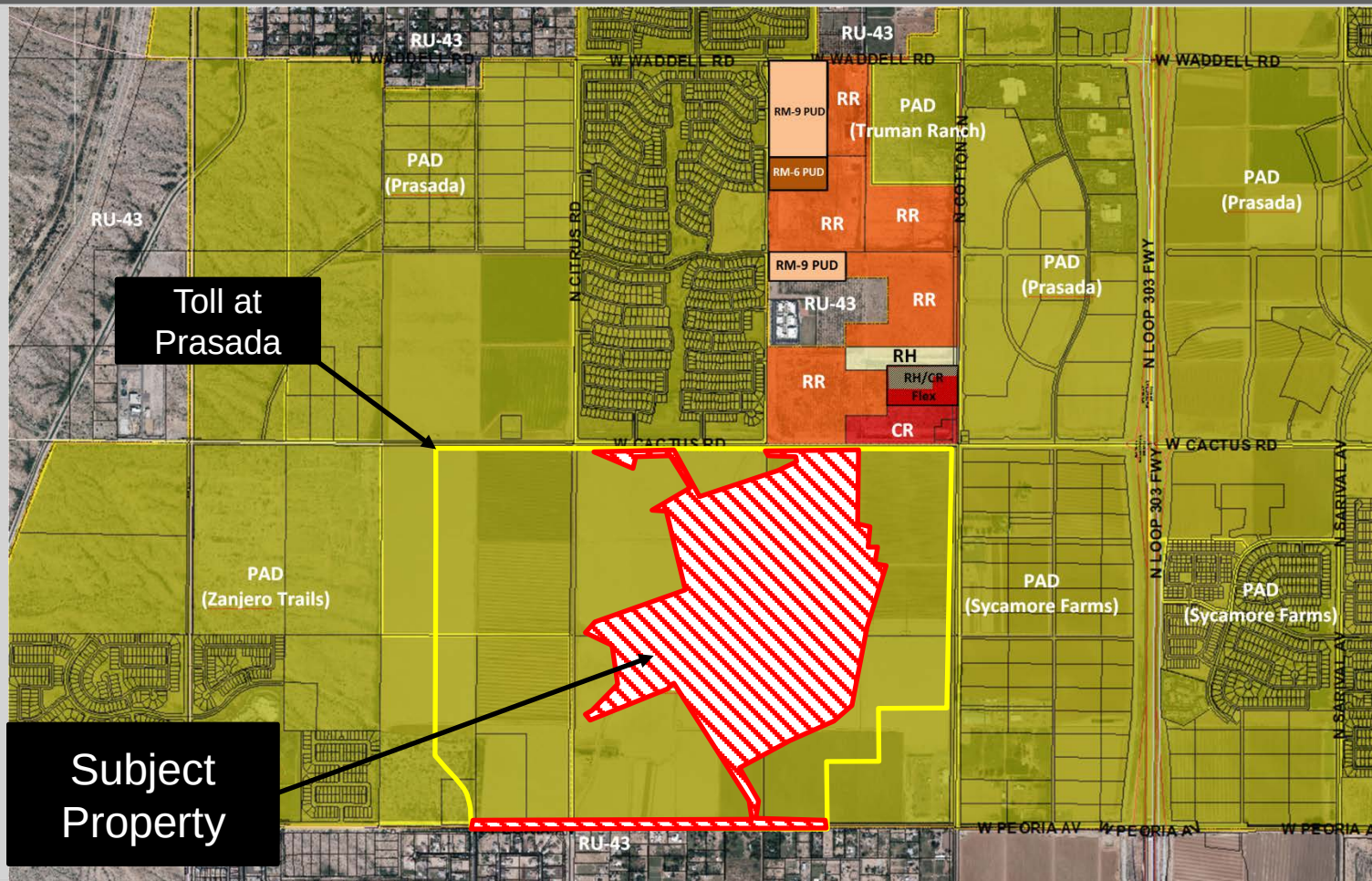
January 15, 2019

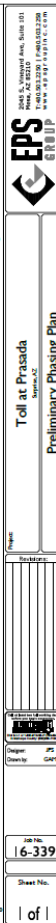
Toll at Prasada Phase 1 Onsite Infrastructure Plat



FS18-290 Vicinity Map

FS18-290 Case Map





FS17-3

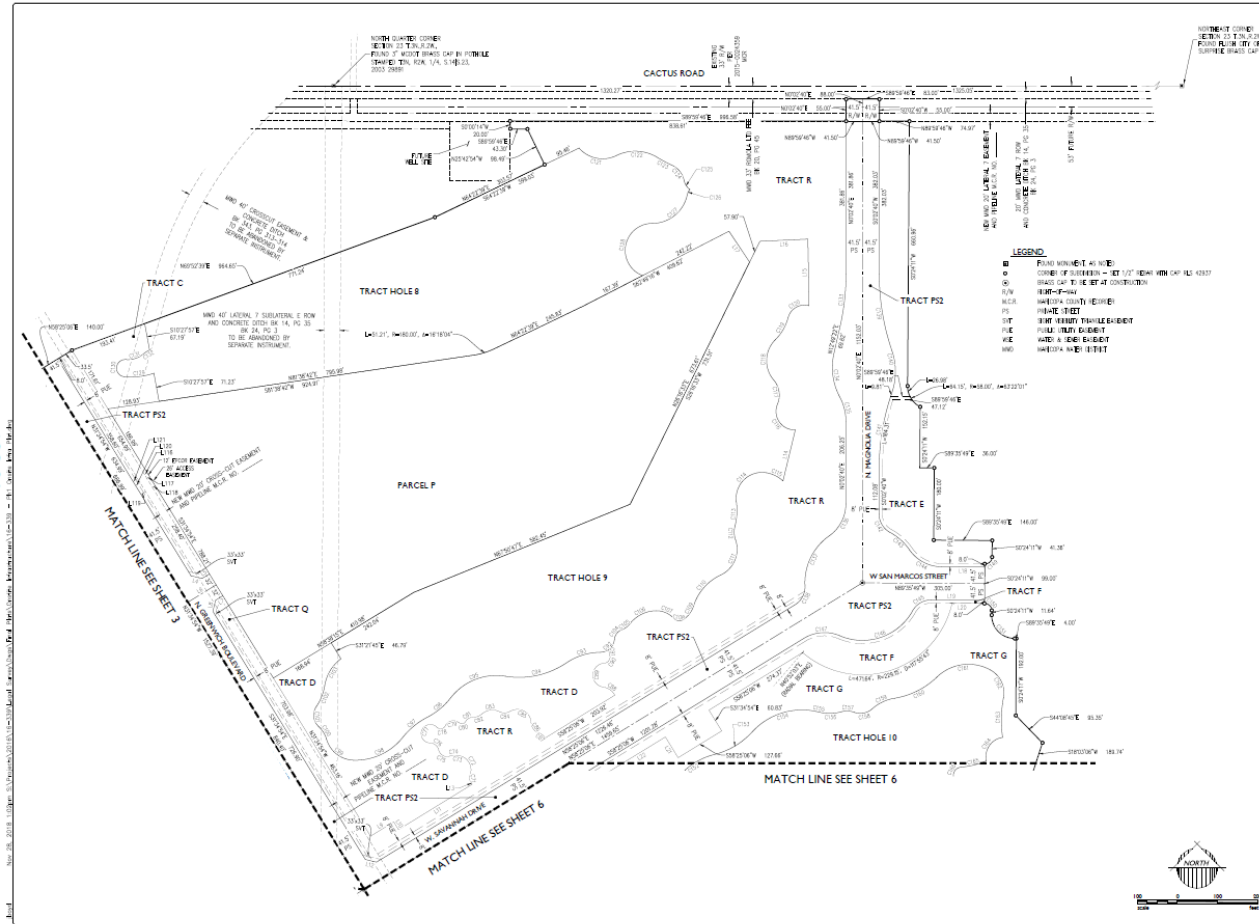
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16-339

NOV 28, 2018 1:08pm S:\Projects\2018\16-339\16-339.dwg Project: Infrastructure, Intermodal, Local - 16-339 - Toll at Prasa

16-339



EPS

Engineering & Planning Services, Inc.

2005 S. Main Street, Suite 100
P.O. Box 470000
Las Vegas, NV 89107
www.epsinc.com

Toll at Prasa

Phase I Onsite Infrastructure

Final Plat

Project: 16-339

Client: J&B

Scale: AS

Drawn: J&B

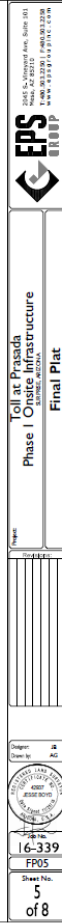
Check: J&B

16-339

FP04

Sheet No. 4 of 8

FS18-290 Final Plat



Nov 28, 2018 10:27am S:\Project\2016\16-3390\Legal Survey\Days\Ford Phys\Camera Images\16-3390 - 0817 - QTR 16.jpg



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[illegible][illegible]

LINE TABLE				LINE TABLE			
LINE	DATE	UNIT	QTY	LINE	DATE	UNIT	QTY
01	01/01/78	01	1.00	01	02/02/78	01	1.00
02	02/02/78	02	1.00	02	03/03/78	02	1.00
03	03/03/78	03	1.00	03	04/04/78	03	1.00
04	04/04/78	04	1.00	04	05/05/78	04	1.00
05	05/05/78	05	1.00	05	06/06/78	05	1.00
06	06/06/78	06	1.00	06	07/07/78	06	1.00
07	07/07/78	07	1.00	07	08/08/78	07	1.00
08	08/08/78	08	1.00	08	09/09/78	08	1.00
09	09/09/78	09	1.00	09	10/10/78	09	1.00
10	10/10/78	10	1.00	10	11/11/78	10	1.00
11	11/11/78	11	1.00	11	12/12/78	11	1.00
12	12/12/78	12	1.00	12	01/01/79	12	1.00
13	01/01/79	13	1.00	13	02/02/79	13	1.00
14	02/02/79	14	1.00	14	03/03/79	14	1.00
15	03/03/79	15	1.00	15	04/04/79	15	1.00
16	04/04/79	16	1.00	16	05/05/79	16	1.00
17	05/05/79	17	1.00	17	06/06/79	17	1.00
18	06/06/79	18	1.00	18	07/07/79	18	1.00
19	07/07/79	19	1.00	19	08/08/79	19	1.00
20	08/08/79	20	1.00	20	09/09/79	20	1.00
21	09/09/79	21	1.00	21	10/10/79	21	1.00
22	10/10/79	22	1.00	22	11/11/79	22	1.00
23	11/11/79	23	1.00	23	12/12/79	23	1.00
24	12/12/79	24	1.00	24	01/01/80	24	1.00
25	01/01/80	25	1.00	25	02/02/80	25	1.00
26	02/02/80	26	1.00	26	03/03/80	26	1.00
27	03/03/80	27	1.00	27	04/04/80	27	1.00
28	04/04/80	28	1.00	28	05/05/80	28	1.00
29	05/05/80	29	1.00	29	06/06/80	29	1.00
30	06/06/80	30	1.00	30	07/07/80	30	1.00
31	07/07/80	31	1.00	31	08/08/80	31	1.00
32	08/08/80	32	1.00	32	09/09/80	32	1.00
33	09/09/80	33	1.00	33	10/10/80	33	1.00
34	10/10/80	34	1.00	34	11/11/80	34	1.00
35	11/11/80	35	1.00	35	12/12/80	35	1.00
36	12/12/80	36	1.00	36	01/01/81	36	1.00
37	01/01/81	37	1.00	37	02/02/81	37	1.00
38	02/02/81	38	1.00	38	03/03/81	38	1.00
39	03/03/81	39	1.00	39	04/04/81	39	1.00
40	04/04/81	40	1.00	40	05/05/81	40	1.00
41	05/05/81	41	1.00	41	06/06/81	41	1.00
42	06/06/81	42	1.00	42	07/07/81	42	1.00
43	07/07/81	43	1.00	43	08/08/81	43	1.00
44	08/08/81	44	1.00	44	09/09/81	44	1.00
45	09/09/81	45	1.00	45	10/10/81	45	1.00
46	10/10/81	46	1.00	46	11/11/81	46	1.00
47	11/11/81	47	1.00	47	12/12/81	47	1.00
48	12/12/81	48	1.00	48	01/01/82	48	1.00
49	01/01/82	49	1.00	49	02/02/82	49	1.00
50	02/02/82	50	1.00	50	03/03/82	50	1.00
51	03/03/82	51	1.00	51	04/04/82	51	1.00
52	04/04/82	52	1.00	52	05/05/82	52	1.00
53	05/05/82	53	1.00	53	06/06/82	53	1.00
54	06/06/82	54	1.00	54	07/07/82	54	1.00
55	07/07/82	55	1.00	55	08/08/82	55	1.00
56	08/08/82	56	1.00	56	09/09/82	56	1.00
57	09/09/82	57	1.00	57	10/10/82	57	1.00
58	10/10/82	58	1.00	58	11/11/82	58	1.00
59	11/11/82	59	1.00	59	12/12/82	59	1.00
60	12/12/82	60	1.00	60	01/01/83	60	1.00
61	01/01/83	61	1.00	61	02/02/83	61	1.00
62	02/02/83	62	1.00	62	03/03/83	62	1.00
63	03/03/83	63	1.00	63	04/04/83	63	1.00
64	04/04/83	64	1.00	64	05/05/83	64	1.00
65	05/05/83	65	1.00	65	06/06/83	65	1.00
66	06/06/83	66	1.00	66	07/07/83	66	1.00
67	07/07/83	67	1.00	67	08/08/83	67	1.00
68	08/08/83	68	1.00	68	09/09/83	68	1.00
69	09/09/83	69	1.00	69	10/10/83	69	1.00
70	10/10/83	70	1.00	70	11/11/83	70	1.00
71	11/11/83	71	1.00	71	12/12/83	71	1.00
72	12/12/83	72	1.00	72	01/01/84	72	1.00
73	01/01/84	73	1.00	73	02/02/84	73	1.00
74	02/02/84	74	1.00	74	03/03/84	74	1.00
75	03/03/84	75	1.00	75	04/04/84	75	1.00
76	04/04/84	76	1.00	76	05/05/84	76	1.00
77	05/05/84	77	1.00	77	06/06/84	77	1.00
78	06/06/84	78	1.00	78	07/07/84	78	1.00
79	07/07/84	79	1.00	79	08/08/84	79	1.00
80	08/08/84	80	1.00	80	09/09/84	80	1.00
81	09/09/84	81	1.00	81	10/10/84	81	1.00
82	10/10/84	82	1.00	82	11/11/84	82	1.00
83	11/11/84	83	1.00	83	12/12/84	83	1.00
84	12/12/84	84	1.00	84	01/01/85	84	1.00
85	01/01/85	85	1.00	85	02/02/85	85	1.00
86	02/02/85	86	1.00	86	03/03/85	86	1.00
87	03/03/85	87	1.00	87	04/04/85	87	1.00
88	04/04/85	88	1.00	88	05/05/85	88	1.00
89	05/05/85	89	1.00	89	06/06/85	89	1.00
90	06/06/85	90	1.00	90	07/07/85	90	1.00
91	07/07/85	91	1.00	91	08/08/85	91	1.00
92	08/08/85	92	1.00	92	09/09/85	92	1.00
93	09/09/85	93	1.00	93	10/10/85	93	1.00
94	10/10/85	94	1.00	94	11/11/85	94	1.00
95	11/11/85	95	1.00	95	12/12/85	95	1.00
96	12/12/85	96	1.00	96	01/01/86	96	1.00
97	01/01/86	97	1.00	97	02/02/86	97	1.00
98	02/02/86	98	1.00	98	03/03/86	98	1.00
99	03/03/86	99	1.00	99	04/04/86	99	1.00
100	04/04/86	100	1.00	100	05/05/86	100	1.00

CURVE TABLE					
DATE	UTM	FACE	LINE	POINT	DEP.
08	21.04	18.52	6168.37	11.67	20.53
08	26.08	27.22	3922.38	1.38	25.53
08	05.01	30.95	6164.38	20.51	4.54
08	28.08	26.91	5474.38	15.57	21.54
08	71.08	24.52	6182.42	37.4	18.54
08	33.19	30.95	6183.01	18.39	37.5
08	20.87	30.95	3922.37	1.08	20.54
08	36.77	30.95	5472.38	9.71	20.53
08	08.02	32.22	6185.38	28.73	30.54
08	23.67	31.05	6185.01	21.58	20.53
08	13.67	26.52	2922.37	6.08	17.54
08	82.03	36.01	6178.39	33.16	4.54
08	85.19	35.44	3713.66	46.57	38.53
08	08.04	44.17	4313.54	37.23	05.54
08	33.84	54.33	974.32	88.23	04.54
08	77.19	58.63	4149.32	78.28	78.53
08	79.32	58.62	2479.31	45.28	78.53
08	340.03	58.33	3922.37	75.54	33.53
08	91.07	72.58	7197.41	82.67	81.53
08	370.0	71.21	3922.38	146.7	33.53

[illegible]

0	140°00'00"E
1	140°00'00"E
2	140°00'00"E
3	140°00'00"E
4	140°00'00"E
5	140°00'00"E
6	140°00'00"E
7	140°00'00"E
8	140°00'00"E
9	140°00'00"E
10	140°00'00"E
11	140°00'00"E
12	140°00'00"E
13	140°00'00"E
14	140°00'00"E
15	140°00'00"E
16	140°00'00"E
17	140°00'00"E
18	140°00'00"E
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20	140°00'00"E
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30	140°00'00"E
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32	140°00'00"E
33	140°00'00"E
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37	140°00'00"E
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41	140°00'00"E
42	140°00'00"E
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51	140°00'00"E
52	140°00'00"E
53	140°00'00"E
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56	140°00'00"E
57	140°00'00"E
58	140°00'00"E
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60	140°00'00"E
61	140°00'00"E
62	140°00'00"E
63	140°00'00"E
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65	140°00'00"E
66	140°00'00"E
67	140°00'00"E
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69	140°00'00"E
70	140°00'00"E
71	140°00'00"E
72	140°00'00"E
73	140°00'00"E
74	140°00'00"E
75	140°00'00"E
76	140°00'00"E
77	140°00'00"E
78	140°00'00"E
79	140°00'00"E
80	140°00'00"E
81	140°00'00"E
82	140°00'00"E
83	140°00'00"E
84	140°00'00"E
85	140°00'00"E
86	140°00'00"E
87	140°00'00"E
88	140°00'00"E
89	140°00'00"E
90	140°00'00"E
91	140°00'00"E
92	140°00'00"E
93	140°00'00"E
94	140°00'00"E
95	140°00'00"E
96	140°00'00"E
97	140°00'00"E
98	140°00'00"E
99	140°00'00"E
100	140°00'00"E

[illegible]

	CURVE	LIBOR
C101	55.56	
C102	56.49	
C103	60.07	
C104	31.94	
C105	25.45	
C106	74.74	
C107	48.52	
C108	27.54	
C109	42.68	
C110	104.90	
C111	106.23	
C112	53.08	
C113	62.90	
C114	120.49	
C115	47.33	
C116	83.00	
C117	64.37	
C118	310.47	
C119	54.52	
C120	66.88	

LINE	
LINE	ID
L002	53000
L003	53000
L004	63390
L005	53700
L006	61740
L007	62710
L008	57200
L009	62710
L010	53810
L011	62710
L012	62710
L013	51700
L014	57200
L015	53700
L016	55870
L017	55870
L018	55870
L019	55870
L020	55870
L021	55870

CURVE	
RAJIS	RAJIS
38.88	811.73
129.10	250400
104.14	4428.40
28.76	6337.40
46.48	2122.24
84.33	5040.28
58.88	4817.00
19.38	8158.20
65.30	3723.30
126.63	4720.30
71.45	8822.50
36.44	3334.00
183.24	2141.20
84.83	10602.30
82.48	2341.40
46.16	11528.10
58.13	6322.40
73.86	8074.40
123.88	3507.40
42.33	8028.40

TABLE 1	
Wavelength	Loss
1.25 μm	65.13
1.30 μm	77.58
1.35 μm	86.07
1.55 μm	125.62
1.65 μm	170.38
1.70 μm	18.87
1.75 μm	158.81
1.80 μm	18.58
1.85 μm	23.14
1.90 μm	28.91
2.00 μm	125.62
2.20 μm	214.21
2.30 μm	18.87
2.50 μm	8.02
2.70 μm	8.02
3.00 μm	13.50
3.50 μm	13.50
4.00 μm	13.50

	TABLE	TABLE	TABLE
1	33.38	50.63	
2	28.70	56.54	
3	42.10	78.07	
4	17.88	25.12	
5	13.05	30.33	
6	44.02	72.32	
7	28.33	48.01	
8	16.72	43.25	
9	22.12	21.93	
10	55.68	101.68	
11	54.77	95.96	
12	17.63	32.48	
13	31.06	62.81	
14	87.93	103.88	
15	24.37	48.63	
16	73.07	78.08	
17	35.93	41.14	
18	68.57	700.45	
19	33.02	63.71	
20	42.89	60.18	

CURVE	IDENTITY
C1	72.78
C2	24.57
C3	73.48
C4	20.12
C5	62.83
C6	44.45
C7	39.44
C8	77.58
C9	94.85
C10	87.45
C11	110.91
C12	100.78
C13	81.19
C14	100.88
C15	170.06
C16	79.40
C17	11.20
C18	78.58
C19	109.36
C20	20.84

3	CH993 0892
4	500°24'43"E
5	521°42'52"W
6	5311°0'59"W
7	N37°35'30"E
8	N53°42'31"E
9	N65°52'43"E
10	N67°0'53"E
11	S83°59'43"E
12	N35°22'17"E
13	N41°18'50"E
14	N22°47'42"E
15	N62°28'10"W
16	N35°20'29"E
17	N45°02'34"E
18	S83°55'40"E
19	N34°51'35"W
20	N68°56'25"W
21	N62°16'33"E
22	N30°05'45"E
23	N60°16'50"E

	Real (10)	Real (10)
1	75.62	307.0
2	17.45	80.7
3	235.38	175.0
4	44.48	57.3
5	51.21	70.2
6	34.90	72.5
7	66.67	30.8
8	166.56	18.0
9	273.62	19.0
10	12338.79	0.24
11	115.32	39.34
12	82.86	69.6
13	203.38	22.93
14	2660.24	27.96
15	247.49	41.73
16	78.80	52.43
17	2876.46	77.3
18	56.52	79.28
19	58.91	106.2
20	18.28	80.2

CURVE	LENGTH
C121	102.16
C122	108.91
C123	41.27
C124	50.83
C125	27.25
C126	15.71
C127	121.38
C128	186.87
C129	74.32
C130	87.61
C131	47.87
C132	12.74
C133	131.14
C134	112.08
C135	62.87
C136	83.21
C137	164.84
C138	55.75
C139	184.12
C140	106.91

Year	Twitter	Facebook	LinkedIn
2010	39.43	14.05	11.05
2011	37.04	15.10	12.05
2012	36.08	15.01	12.05
2013	35.01	14.01	11.05
2014	34.01	13.01	10.05
2015	33.01	12.01	9.05
2016	32.01	11.01	8.05
2017	31.01	10.01	7.05
2018	30.01	9.01	6.05
2019	29.01	8.01	5.05
2020	28.01	7.01	4.05
2021	27.01	6.01	3.05
2022	26.01	5.01	2.05
2023	25.01	4.01	1.05
2024	24.01	3.01	0.05
2025	23.01	2.01	0.05
2026	22.01	1.01	0.05
2027	21.01	0.01	0.05
2028	20.01	0.01	0.05
2029	19.01	0.01	0.05
2030	18.01	0.01	0.05
2031	17.01	0.01	0.05
2032	16.01	0.01	0.05
2033	15.01	0.01	0.05
2034	14.01	0.01	0.05
2035	13.01	0.01	0.05
2036	12.01	0.01	0.05
2037	11.01	0.01	0.05
2038	10.01	0.01	0.05
2039	9.01	0.01	0.05
2040	8.01	0.01	0.05
2041	7.01	0.01	0.05
2042	6.01	0.01	0.05
2043	5.01	0.01	0.05
2044	4.01	0.01	0.05
2045	3.01	0.01	0.05
2046	2.01	0.01	0.05
2047	1.01	0.01	0.05
2048	0.01	0.01	0.05
2049	0.01	0.01	0.05
2050	0.01	0.01	0.05

	FACE	ELT.
	77.86	75°12'41"
	126.36	57°35'21"
	236.55	6°32'25"
	54.31	55°12'41"
	37.81	41°12'51"41"
	33.85	28°36'11"
	86.34	77°35'11"
	67.37	158°14'31"
	265.47	22°51'11"
	21.55	179°45'11"
	61.46	44°24'51"41"
	86.88	15°14'41"
	388.00	12°46'41"
	136.50	41°13'51"
	127.50	28°15'11"
	97.50	54°46'31"
	143.50	57°46'41"
	32.00	47°26'41"
	388.00	18°54'51"
	162.00	37°46'51"

0.90	(H90) 0.90
0.98	0.90 32° 38' W
1.09	0.95 34° 08' W
1.18	0.98 35° 08' W
1.60	0.90 05° 30' W
2.00	0.43 35° 30' W
2.50	0.55 54° 47' W
3.00	0.28 50° 32' W
3.48	0.14 58° 43' W
3.62	0.37 55° 52' W
3.65	0.48 01° 24' W
3.90	0.18 08° 33' W
4.60	0.23 53° 55' W
6.68	0.41 50° 48' W
9.95	0.35 07° 02' W
1.20	0.13 22° 08' W
1.08	0.30 05° 48' E
1.25	0.69 02° 08' W
2.25	0.71 07° 40' E
3.30	0.43 35° 04' E
3.73	0.88 42° 13' W

	INCOME	CH
6"	59.94	94.1
8"	58.46	102.2
1"	20.55	41.7
0"	27.50	40.8
6"	14.24	20.8
8"	8.00	10.5
2"	72.15	115.2
0"	367.34	132.2
8"	37.88	7.2
0"	10052.67	4.5
0"	25.10	46.5
0"	8.90	17.4
1"	45.04	130.3
8"	58.06	109.3
0"	32.09	62.2
6"	50.51	89.3
1"	79.27	138.5
4"	36.86	55.8
1"	47.85	103.3
0"	55.51	100.3

CURR	USD
C21	34
C22	35
C23	34
C24	35
C25	43
C26	22
C27	33
C28	32
C29	30
C30	34
C31	21
C32	32
C33	32
C34	34
C35	27
C36	20
C37	25
C38	18
C39	11
C40	

13	38°05'00"E
14	38°26'33"E
15	38°24'26"E
16	38°24'32"E
17	38°36'03"E
18	38°23'10"E
19	38°26'18"E
20	38°35'28"E
21	38°21'43"E
22	38°31'12"E
23	38°32'34"E
24	37°22'47"E
25	38°23'42"E
26	38°26'28"E
27	38°24'32"E
28	38°24'58"E
29	38°22'58"E
30	38°25'25"E
31	38°27'42"E
32	38°27'42"E
33	38°27'42"E
34	38°27'42"E
35	38°27'42"E
36	38°27'42"E
37	38°27'42"E
38	38°27'42"E
39	38°27'42"E
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41	38°27'42"E
42	38°27'42"E
43	38°27'42"E
44	38°27'42"E
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46	38°27'42"E
47	38°27'42"E
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91	38°27'42"E
92	38°27'42"E
93	38°27'42"E
94	38°27'42"E
95	38°27'42"E
96	38°27'42"E
97	38°27'42"E
98	38°27'42"E
99	38°27'42"E
100	38°27'42"E

[illegible]

CODE	UNITS
C141	194.1
C142	55.7
C143	66.5
C144	83.2
C145	55.7
C146	210.9
C147	83.2
C148	27.9
C150	27.9
C151	91.1
C152	126.9
C153	111.7
C154	176.3
C155	8.1
C156	54.8
C157	32.3
C158	48.5
C159	82.7
C160	120.2
C161	144.1

JA	TAIN	BYT	3
747	23.18	1	
728	26.96	1	
635	17.84	3	
727	16.68	2	
730	22.61	4	
934	12.01	2	
614	26.87	2	
410	23.28	2	
616	27.57	2	
500	27.22	5	
835	13.42	2	
736	5.34	1	
758	22.17	2	
532	7.44	3	
744	13.92	2	
638	13.43	1	
734	16.33	1	
618	11.60	1	
715	5.24	1	
434	3.33	1	

	840815	ELT
2	580.05	183.43
5	52.05	81.25
3	143.50	26.32
1	97.50	5.96
5	52.05	81.25
3	143.50	841.37
1	97.50	5.96
0	12.05	83.68
2	12.05	235.25
1	58.05	90.90
2	586.72	42.26
2	588.83	33.80
0	588.82	593.02
8	398.42	1.92
8	502.84	2825.45
5	52.05	30.38
2	45.30	61.30
1	508.70	32.26
5	197.48	345.32
3	113.37	72.53

ORD	(NORD) (WGS)
0.08	503°28'10"W
1.77	503°25'30"W
3.11	504°46'40"W
5.97	505°27'47"W
8.21	513°40'10"W
11.21	531°16'59"W
16.25	580°17'18"W
18.12	584°51'20"W
20.13	593°39'50"W
24.56	558°40'02"E
30.05	517°51'51"E
36.64	529°21'20"W
43.66	517°54'50"E
51.66	540°25'23"E
59.34	58°19'56"E
68.25	540°39'24"E
78.52	541°26'10"E
84.46	542°06'53"E
91.35	579°06'23"E
100.47	580°42'30"E

TABLE 1		
α	$\gamma_{\alpha}(\mathbf{E})$	$\gamma_{\alpha}(\mathbf{E})$
4°	97.95	185.23
5°	30.89	53.33
9°	33.87	85.05
8°	50.51	88.38
10°	30.89	53.33
3°	129.71	180.43
4°	50.51	88.38
6°	31	38.28
9°	78.27	24.93
6°	58.00	82.02
4°	66.70	123.85
11°	57.58	130.22
3°	97.14	168.68
4°	4.08	8.16
2°	27.94	54.08
6°	16.73	31.46
0°	26.95	46.32
2°	31.91	61.82
7°	82.08	138.48
3°	83.73	136.48

CURC	LD
C41	3
C42	13
C43	28
C44	14
C45	39
C46	27
C47	95
C48	60
C49	39
C50	54
C51	129
C52	225
C53	43
C54	87
C55	81
C56	126
C57	29
C58	59
C59	32
C60	4

10	52000 1000
14	520350 127°N
12	520650 150°E
14	540050 127°N
10	540350 150°E
12	550 127°N
10	560 150°E
12	580 127°N
14	540 150°E
12	540 127°N
10	540 150°E
12	560 127°N
10	560 150°E
12	570 127°N
10	570 150°E
12	580 127°N
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12	860 127°N
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12	870 127°N
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10	970 150°E
12	980 127°N
10	980 150°E
12	990 127°N
10	990 150°E
12	1000 127°N
10	1000 150°E

ETH	ETH/USD	ETH/GBP
8.86	17.98*	23.91
8.85	13.91*	56.56
10.91*	12.23*	146.03
1.00	22.78*	35.71
5.57	65.15*	54.73
10.71*	389.56	470
8.87	83.38*	602.38
1.89*	190.91	292.22
1.91*	70.03*	44.22
1.30*	70.91*	44.22
1.30*	353.25*	49.96
1.72*	30.16*	20.71
1.71*	185.57*	14.54
1.86*	108.75*	40.73
1.86*	733.60*	67.21
1.25*	98.96*	98.93
1.25*	88.64*	98.93
1.38*	88.40*	34.06
1.84*	108.00*	17.03
1.84*	114.54*	32.03

JA	TIME (h)	Q (g)
01/40°	3.90	—
01/42°	7.55	—
01/48°	33.72	2
01/52°	7.24	1
01/57°	20.27	3
01/59°	13.79	2
02/23°	50.03	8
01/42°	33.88	1
01/37°	31.79	1
02/0°	28.50	2
01/22°	83.50	13
01/35°	93.11	23
01/43°	21.67	4
01/53°	46.40	8
01/59°	41.02	11
02/3°	85.49	15
02/35°	74.77	12
01/33°	50.85	10
01/35°	76.44	12
01/39°	32.95	5

2000	2000-000
1.78	580'00'28"E
3.27	580'38'56"E
10.88	581'03'18"E
13.85	580'50'00"E
30.70	579'54'19"E
57.57	584'12'37"E
86.83	584'38'52"E
116.10	588'18'58"E
157.80	593'24'39"E
213.54	597'38'47"E
284.64	598'47'14"E
369.75	595'28'22"E
469.88	593'40'31"E
586.62	598'08'20"E
719.82	597'58'45"E
869.38	599'13'23"N
1036.15	597'46'22"N
1220.87	595'45'12"N
1422.52	594'32'44"N
1641.34	590'00'00"N

EPS

2045 S. Vineyard Ave., Suite
West, AZ 85210
T: 480.503.7350 F: 480.503.7351

Project	Toll at Prasa Phase I Onsite Infrastructure SUNBEL, ARIZONA
Rev	

Final Plat

2004/05

Job No.
16-339

Sheet No.
8

Alternative Actions:

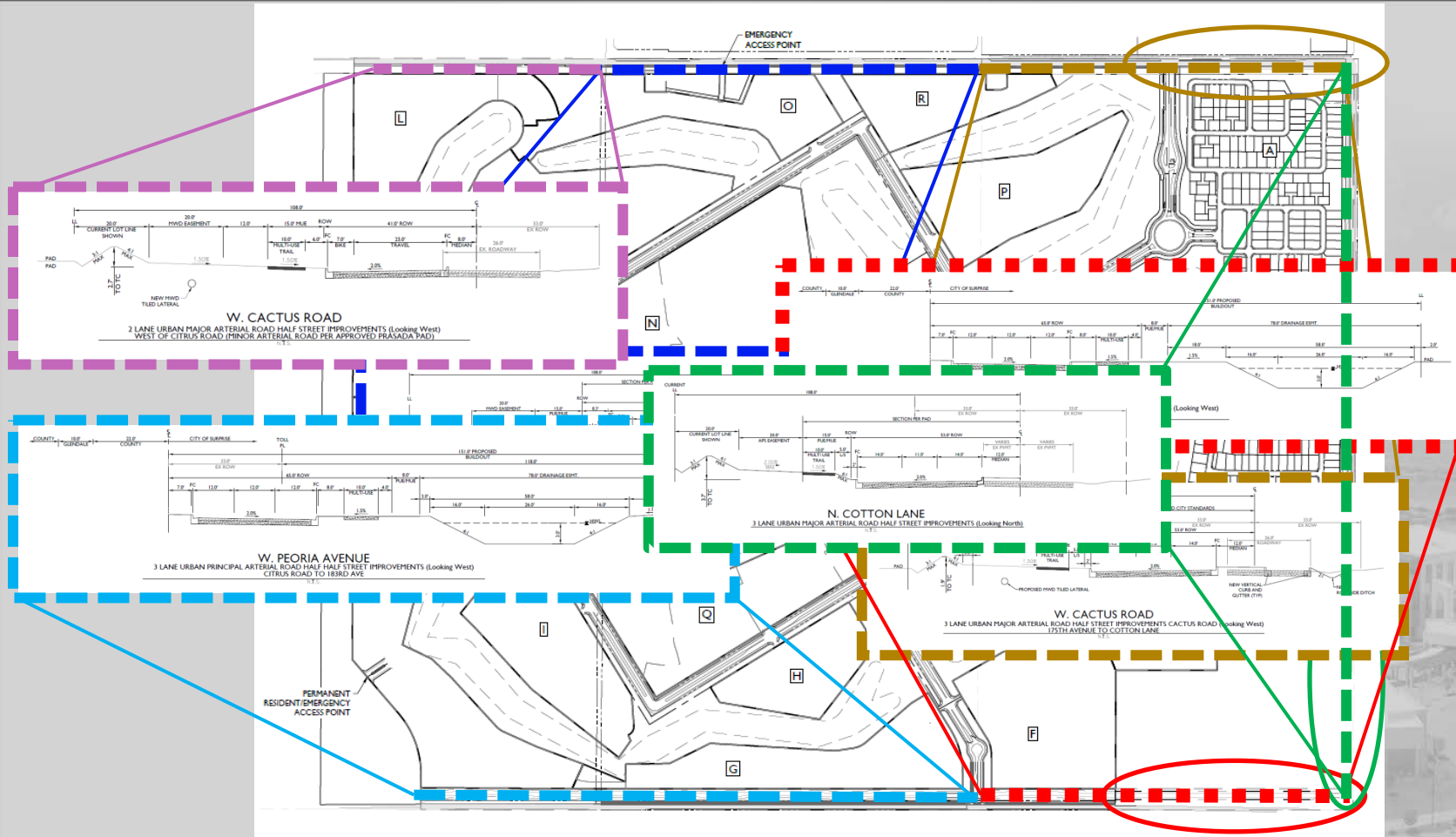
Approve or Deny



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



FS17-394 Pre-Plat

Final Plat

Toll at Prasada, Phase I Onsite Infrastructure

Portions of Sections 22 and 23,
Township 3 North, Range 2 West of the Gila and Salt River Meridian
Maricopa County, Arizona

DEDICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

KNOW ALL PERSONS BY THESE PRESENTS: THAT TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS "OWNER", HEREBY PUBLISHES THIS FINAL PLAT OF TOLL AT PRASADA, PHASE I ONSITE INFRASTRUCTURE, BEING LOCATED IN A PORTION OF THE EAST HALF OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT AND EASEMENT, AND THAT EACH LOT AND TRACT SHALL BE KNOWN BY THE NUMBER, AND LETTER GIVEN TO EACH RESPECTIVELY. THE PURPOSES OF THE EASEMENTS ARE SHOWN HEREON.

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 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 THE CITY OF SURPRISE A PERPETUAL EXCLUSIVE EASEMENT OVER, UNDER, UPON AND ACROSS ALL AREAS DESIGNATED ON THE PLAT AS APPLICABLE: SEWER LINES AND MANHOLES, FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING THE SEWER LINES AND MANHOLES.

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 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.

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.

TRACTS A THROUGH T, INCLUSIVE, ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF TOLL AT PRASADA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. HOA IS RESPONSIBLE FOR MAINTENANCE OF SAID TRACTS.

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

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

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 4th DAY OF January, 2019.

TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY
BY X.S.R. DATE 1/4/19
ITS Senior Vice President

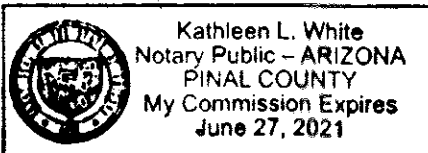
ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS 4th DAY OF January, 2019 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Kevin Resinski, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.
Kathleen L White 1/4/19
NOTARY PUBLIC DATE

June 27, 2021
MY COMMISSION EXPIRES:



NOTICE OF PRASADA PRE-ANNEXATION DEVELOPMENT AGREEMENT

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

NOTICE OF INTERGOVERNMENTAL AGREEMENT

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

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

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

PUBLIC NOTICE

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

RELEASE OF LIABILITY

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

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

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

100 YEAR ASSURED WATER SUPPLY

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

27-701007.0000 11/14/2018
CERTIFICATE NUMBER DATE

BASIS OF BEARING

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

AREA SUMMARY TABLE		
DESCRIPTION	AREA (SF)	AREA (ACRES)
PARCELS	4,689,093.73	107.6468
TRACTS	5,966,011.38	136.9608
PRIVATE STREETS (TRACT PS1 & PS2)	797,829.92	18.3157
NEW RIGHT-OF-WAY	4,565.00	0.1048
GROSS AREA	11,457,500.03	263.0280

GENERAL NOTES

- 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 PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "ZONE X SHADED AND ZONE A," BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1660L AND NO. 04013C1655L, 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.
- 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 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.
- ZONING OF THE PROPERTY IS PER SURPRISE ZONING CASE FS17-587 OR AS SUBSEQUENTLY AMENDED.
- THE FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT AS APPROVED UNDER CITY OF SURPRISE CASE FS17-394.
- ANY UTILITIES CROSSING MWD EASEMENTS MUST OBTAIN AN IGA APPROVAL FROM MWD PRIOR TO INSTALLATION.

NOTICE OF TOLL AT PRASADA DEVELOPMENT AND WATER DELIVERY AGREEMENT

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

DATED THIS 4th DAY OF January, 2019.

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

BY: Christine Cain
CHRISTINE CAIN

ATTEST:
BY: Glen Vorthers
GLEN VORTHERS

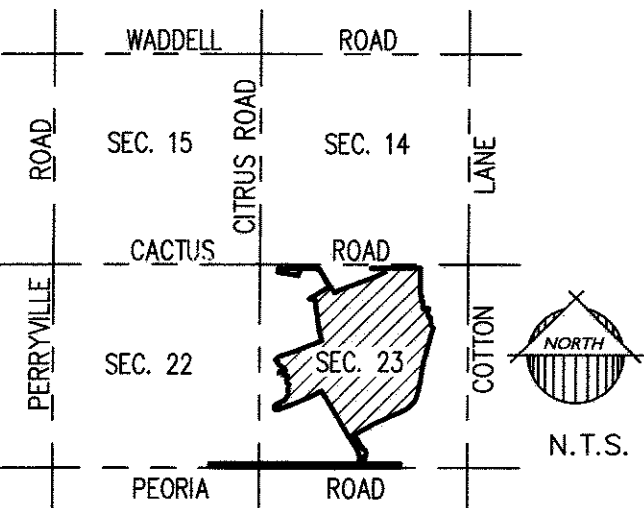
ITS: PROPERTY & CONTRACTS MANAGER

ITS: ASSISTANT SECRETARY

TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: X.S.R.

ITS: Senior Vice President



VICINITY MAP

DEVELOPER

TOLL PRASADA LLC
8767 E VIA DE VENTURA, SUITE 390
SCOTTSDALE, AZ 85258
TEL: (480) 314-6711
CONTACT: OSCAR DOMINGUEZ

ENGINEER

EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: RICH HOPPE, P.E.

SHEET INDEX

1 COVER SHEET
2 PARCEL AND TRACT TABLES, LEGAL DESCRIPTION
3 - 8 FINAL PLAT PLAN SHEETS

HOMEOWNERS ASSOCIATION RATIFICATION

KNOW ALL MEN BY THESE PRESENTS: THAT TOLL AT PRASADA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS PLAT FOR "TOLL AT PRASADA, PHASE I ONSITE INFRASTRUCTURE" AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS PLAT.

IN WITNESS WHEREOF, Toll at Prasada Community Assoc. HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS 4 DAY OF January, 2019.

TOLL AT PRASADA COMMUNITY ASSOCIATION, INC.,
AN ARIZONA NON-PROFIT CORPORATION

BY: Kathleen L White
ITS: President

ACKNOWLEDGMENT

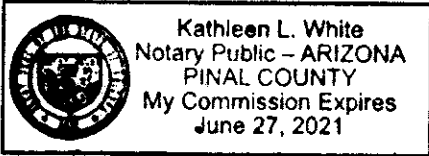
STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS 4 DAY OF January, 2019 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Daniel Rhea, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

Kathleen L White 1/4/19
NOTARY PUBLIC DATE

June 27, 2021
MY COMMISSION EXPIRES:



CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 2019,
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 _____, 2019.

MAYOR DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____

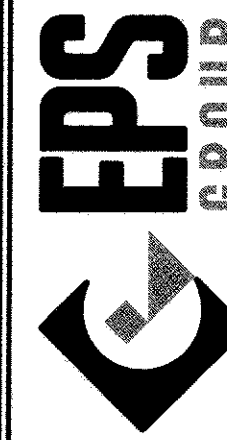
CERTIFICATION

I, JESSE BOYD, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF NOVEMBER, 2017; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL MONUMENTS ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JESSE BOYD, RLS 42937
EPS GROUP, INC.
2045 S. VINEYARD AVE., STE. 101
MESA, ARIZONA 85210
PHONE: (480) 503-2250
FAX: (480) 503-2258

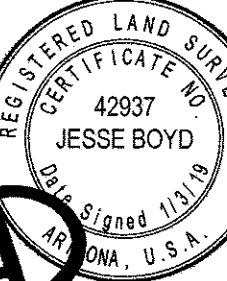
DATE OF PREPARATION: JANUARY 3, 2019

2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com



Project
Toll at Prasada
Phase I Onsite Infrastructure
SURPRISE, ARIZONA
Revisions:
Final Plat

Designer: JB
Drawn by: AG



Job No.
16-339

FP01

Sheet No.
1
of 8

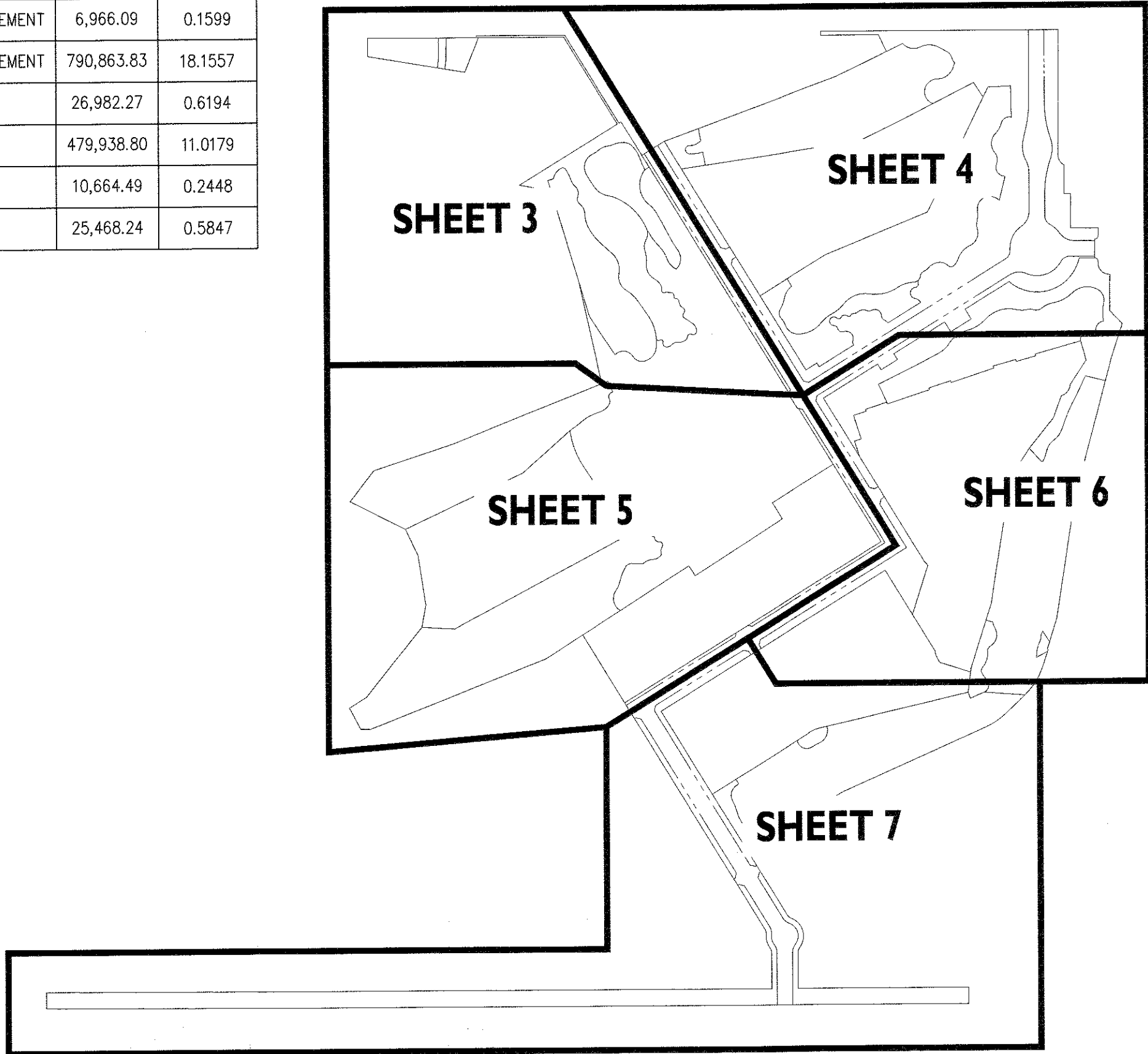
16-339

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jboyd

TRACT USE TABLE			
TRACT/PARCEL	TRACT USE	AREA (SF)	AREA (AC)
A	LANDSCAPE/OPEN SPACE	10,666.91	0.2449
B	LANDSCAPE/OPEN SPACE	240,178.49	5.5137
C	LANDSCAPE/OPEN SPACE	24,902.06	0.5717
D	LANDSCAPE/OPEN SPACE	119,004.54	2.7320
DRIVING RANGE	LANDSCAPE/GOLF	604,096.06	13.8681
E	LANDSCAPE/OPEN SPACE	96,157.14	2.2075
F	LANDSCAPE/OPEN SPACE	102,065.64	2.3431
G	LANDSCAPE/OPEN SPACE	279,531.42	6.4172
H	LANDSCAPE/OPEN SPACE	25,701.24	0.5900
HOLE 1	LANDSCAPE/GOLF	359,997.57	8.2644
HOLE 6	LANDSCAPE/GOLF	202,706.09	4.6535
HOLE 7	LANDSCAPE/GOLF	104,982.24	2.4101
HOLE 8	LANDSCAPE/GOLF	409,058.48	9.3907
HOLE 9	LANDSCAPE/GOLF	450,832.90	10.3497
HOLE 10	LANDSCAPE/GOLF	258,623.89	5.9372
HOLE 11	LANDSCAPE/GOLF	484,288.35	11.1177
HOLE 12	LANDSCAPE/GOLF	440,413.24	10.1105
HOLE 18	LANDSCAPE/GOLF	535,090.36	12.2840
I	LANDSCAPE/OPEN SPACE	90,017.75	2.0665
J	LANDSCAPE/OPEN SPACE	22,841.46	0.5244
K	LANDSCAPE/OPEN SPACE	28,665.69	0.6581
L	LANDSCAPE/OPEN SPACE	5,186.70	0.1191
M	LANDSCAPE/OPEN SPACE	28,140.58	0.6460
N	LANDSCAPE/OPEN SPACE	51,297.77	1.1776
O	LANDSCAPE/OPEN SPACE	349,250.94	8.0177
P	LANDSCAPE/OPEN SPACE	99,260.06	2.2787
PS1	PRIVATE STREET/WATER & SEWER EASEMENT/ACCESS EASEMENT	6,966.09	0.1599
PS2	PRIVATE STREET/WATER & SEWER EASEMENT/ACCESS EASEMENT	790,863.83	18.1557
Q	LANDSCAPE/OPEN SPACE	26,982.27	0.6194
R	LANDSCAPE/OPEN SPACE	479,938.80	11.0179
S	LANDSCAPE/OPEN SPACE	10,664.49	0.2448
T	LANDSCAPE/OPEN SPACE	25,468.24	0.5847

PARCEL AREA TABLE		
PARCEL	AREA (SF)	AREA (AC)
GOLF CLUB HOUSE & HOA PARCEL	1,366,559.93	31.3719
GOLF MAINTENANCE PARCEL	77,499.07	1.7791
HOA MAINTENANCE PARCEL	22,164.25	0.5088
PARCEL D	955,688.42	21.9396
PARCEL E	825,948.60	18.9612
PARCEL P	766,759.21	17.6024
PARCEL Q	674,474.25	15.4838



KEY MAP
N.T.S.

LEGAL DESCRIPTION

A PORTION OF SECTIONS 22 AND 23, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, SOUTH 89 DEGREES 59 MINUTES 55 SECONDS WEST, 66.95 FEET;

THENCE NORTH 0 DEGREES 00 MINUTES 05 SECONDS WEST, 65.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 59 MINUTES 55 SECONDS WEST, 2577.51 FEET;

THENCE NORTH 89 DEGREES 44 MINUTES 37 SECONDS WEST, 1266.30 FEET;

THENCE NORTH 0 DEGREES 21 MINUTES 18 SECONDS EAST, 86.00 FEET;

THENCE SOUTH 89 DEGREES 44 MINUTES 37 SECONDS EAST, 1265.62 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 55 SECONDS EAST, 2575.15 FEET;

THENCE NORTH 0 DEGREES 00 MINUTES 05 SECONDS WEST, 188.68 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 43.50 FEET;

THENCE NORTHWESTERLY 28.64 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 37 DEGREES 43 MINUTES 35 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 100.00 FEET;

THENCE NORTHWESTERLY 76.57 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 43 DEGREES 52 MINUTES 22 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 43.50 FEET;

THENCE NORTHWESTERLY 28.64 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 37 DEGREES 43 MINUTES 35 SECONDS;

THENCE NORTH 31 DEGREES 34 MINUTES 54 SECONDS WEST, 1406.88 FEET;

THENCE NORTH 31 DEGREES 34 MINUTES 54 SECONDS WEST, 420.31 FEET;

THENCE SOUTH 57 DEGREES 20 MINUTES 30 SECONDS WEST, 232.56 FEET;

THENCE SOUTH 68 DEGREES 36 MINUTES 49 SECONDS WEST, 998.42 FEET;

THENCE NORTH 89 DEGREES 57 MINUTES 29 SECONDS WEST, 52.00 FEET;

THENCE NORTH 28 DEGREES 00 MINUTES 37 SECONDS WEST, 126.97 FEET;

THENCE NORTH 57 DEGREES 54 MINUTES 18 SECONDS EAST, 106.56 FEET;

THENCE NORTH 38 DEGREES 53 MINUTES 34 SECONDS EAST, 471.23 FEET;

THENCE NORTH 10 DEGREES 16 MINUTES 41 SECONDS EAST, 120.00 FEET;

THENCE NORTH 8 DEGREES 46 MINUTES 23 SECONDS WEST, 263.28 FEET;

THENCE NORTH 25 DEGREES 42 MINUTES 54 SECONDS WEST, 153.35 FEET;

THENCE NORTH 63 DEGREES 24 MINUTES 39 SECONDS WEST, 327.31 FEET;

THENCE NORTH 37 DEGREES 42 MINUTES 00 SECONDS EAST, 205.77 FEET;

THENCE NORTH 71 DEGREES 46 MINUTES 30 SECONDS EAST, 452.98 FEET;

THENCE NORTH 68 DEGREES 18 MINUTES 21 SECONDS EAST, 839.76 FEET;

THENCE NORTH 12 DEGREES 31 MINUTES 44 SECONDS WEST, 551.32 FEET;

THENCE NORTH 16 DEGREES 48 MINUTES 00 SECONDS WEST, 501.47 FEET;

THENCE NORTH 80 DEGREES 07 MINUTES 15 SECONDS WEST, 169.53 FEET;

THENCE NORTH 58 DEGREES 25 MINUTES 06 SECONDS EAST, 611.12 FEET;

THENCE NORTH 31 DEGREES 34 MINUTES 54 SECONDS WEST, 538.89 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 58 SECONDS WEST, 451.07 FEET;

THENCE SOUTH 21 DEGREES 52 MINUTES 32 SECONDS WEST, 206.41 FEET;

THENCE NORTH 80 DEGREES 28 MINUTES 28 SECONDS WEST, 128.83 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 80 DEGREES 28 MINUTES 28 SECONDS WEST A DISTANCE OF 20.00 FEET;

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

THENCE NORTH 80 DEGREES 28 MINUTES 28 SECONDS WEST, 323.21 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 325.00 FEET;

THENCE NORTHWESTERLY 41.66 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 7 DEGREES 20 MINUTES 38 SECONDS;

THENCE ON A NON-TANGENT LINE NORTH 0 DEGREES 00 MINUTES 02 SECONDS EAST, 168.92 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 58 SECONDS EAST, 391.98 FEET;

THENCE SOUTH 0 DEGREES 09 MINUTES 10 SECONDS WEST, 40.00 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 58 SECONDS EAST, 185.29 FEET;

THENCE NORTH 0 DEGREES 00 MINUTES 02 SECONDS EAST, 10.00 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 58 SECONDS EAST, 466.66 FEET;

THENCE SOUTH 31 DEGREES 34 MINUTES 54 SECONDS EAST, 544.48 FEET;

THENCE NORTH 58 DEGREES 25 MINUTES 06 SECONDS EAST, 12.63 FEET;

THENCE SOUTH 31 DEGREES 34 MINUTES 54 SECONDS EAST, 208.96 FEET;

THENCE NORTH 58 DEGREES 25 MINUTES 06 SECONDS EAST, 140.00 FEET;

THENCE NORTH 69 DEGREES 52 MINUTES 39 SECONDS EAST, 964.65 FEET;

THENCE NORTH 64 DEGREES 22 MINUTES 39 SECONDS EAST, 303.57 FEET;

THENCE NORTH 25 DEGREES 42 MINUTES 54 SECONDS WEST, 98.49 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 46 SECONDS WEST, 43.30 FEET;

THENCE NORTH 0 DEGREES 00 MINUTES 14 SECONDS EAST, 20.00 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 46 SECONDS EAST, 838.61 FEET;

THENCE NORTH 0 DEGREES 02 MINUTES 40 SECONDS EAST, 55.00 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 46 SECONDS EAST, 83.00 FEET;

THENCE SOUTH 0 DEGREES 02 MINUTES 40 SECONDS WEST, 55.00 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 46 SECONDS EAST, 74.97 FEET;

THENCE SOUTH 0 DEGREES 24 MINUTES 11 SECONDS WEST, 660.96 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 58.00 FEET;

THENCE SOUTHEASTERLY 64.15 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 63 DEGREES 22 MINUTES 01 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 0 DEGREES 24 MINUTES 11 SECONDS WEST, 152.15 FEET;

THENCE SOUTH 89 DEGREES 35 MINUTES 49 SECONDS EAST, 36.00 FEET;

THENCE SOUTH 0 DEGREES 24 MINUTES 11 SECONDS WEST, 180.00 FEET;

THENCE SOUTH 89 DEGREES 35 MINUTES 49 SECONDS EAST, 146.00 FEET;

THENCE SOUTH 0 DEGREES 24 MINUTES 11 SECONDS WEST, 41.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 89 DEGREES 28 MINUTES 49 SECONDS WEST A DISTANCE OF 17.08 FEET;

THENCE SOUTHWESTERLY 27.96 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 93 DEGREES 49 MINUTES 43 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 0 DEGREES 24 MINUTES 11 SECONDS WEST, 98.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 3 DEGREES 34 MINUTES 09 SECONDS EAST A DISTANCE OF 17.07 FEET;

THENCE SOUTHEASTERLY 27.97 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 93 DEGREES 52 MINUTES 59 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 0 DEGREES 24 MINUTES 11 SECONDS WEST, 11.64 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 58.00 FEET;

THENCE SOUTHEASTERLY 91.11 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;

THENCE SOUTH 89 DEGREES 35 MINUTES 49 SECONDS EAST, 4.00 FEET;

THENCE SOUTH 0 DEGREES 24 MINUTES 11 SECONDS WEST, 192.00 FEET;

THENCE SOUTH 44 DEGREES 08 MINUTES 45 SECONDS EAST, 95.35 FEET;

THENCE SOUTH 18 DEGREES 03 MINUTES 06 SECONDS WEST, 189.74 FEET;

THENCE SOUTH 14 DEGREES 54 MINUTES 53 SECONDS WEST, 726.34 FEET;

THENCE SOUTH 14 DEGREES 42 MINUTES 33 SECONDS WEST, 40.00 FEET;

THENCE SOUTH 8 DEGREES 55 MINUTES 29 SECONDS WEST, 631.83 FEET;

THENCE SOUTH 17 DEGREES 08 MINUTES 36 SECONDS WEST, 133.12 FEET;

THENCE SOUTH 17 DEGREES 45 MINUTES 34 SECONDS WEST, 39.97 FEET;

THENCE SOUTH 72 DEGREES 14 MINUTES 26 SECONDS EAST, 5.00 FEET;

THENCE SOUTH 17 DEGREES 45 MINUTES 34 SECONDS WEST, 87.96 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 375.00 FEET;

THENCE SOUTHWESTERLY 127.28 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19 DEGREES 26 MINUTES 49 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 39 DEGREES 30 MINUTES 02 SECONDS WEST, 30.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 48 DEGREES 12 MINUTES 18 SECONDS WEST A DISTANCE OF 375.00 FEET;

THENCE SOUTHWESTERLY 28.89 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 4 DEGREES 24 MINUTES 49 SECONDS;

THENCE SOUTH 46 DEGREES 12 MINUTES 31 SECONDS WEST, 137.15 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS

OF 375.00 FEET;

THENCE SOUTHWESTERLY 130.45 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19 DEGREES 55 MINUTES 51 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 66 DEGREES 08 MINUTES 46 SECONDS WEST, 388.03 FEET;

THENCE SOUTH 66 DEGREES 08 MINUTES 00 SECONDS WEST, 442.52 FEET;

THENCE SOUTH 60 DEGREES 12 MINUTES 11 SECONDS WEST, 558.11 FEET;

THENCE SOUTH 58 DEGREES 25 MINUTES 06 SECONDS WEST, 35.62 FEET;

THENCE SOUTH 31 DEGREES 34 MINUTES 54 SECONDS EAST, 411.99 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 43.50 FEET;

THENCE SOUTHEASTERLY 186.81 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 37 DEGREES 43 MINUTES 35 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 100.00 FEET;

THENCE SOUTHEASTERLY 186.81 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 107 DEGREES 02 MINUTES 00 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 43.50 FEET;

THENCE SOUTHWESTERLY 28.64 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 37 DEGREES 43 MINUTES 35 SECONDS;

THENCE SOUTH 0 DEGREES 00 MINUTES 05 SECONDS EAST, 188.70 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 08 SECONDS EAST, 904.03 FEET;

THENCE SOUTH 0 DEGREES 03 MINUTES 47 SECONDS WEST, 86.00 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 08 SECONDS WEST, 906.43 FEET;

THENCE NORTH 44 DEGREES 59 MINUTES 36 SECONDS WEST, 28.29 FEET;

THENCE NORTH 0 DEGREES 00 MINUTES 05 SECONDS WEST, 5.50 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 55 SECONDS WEST, 95.00 FEET;

THENCE SOUTH 0 DEGREES 00 MINUTES 05 SECONDS EAST, 5.48 FEET;

THENCE SOUTH 44 DEGREES 59 MINUTES 55 SECONDS WEST, 28.28 FEET TO THE POINT OF BEGINNING.

CONTAINS 263.0280 ACRES, MORE OR LESS.

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Project:

Toll at Prasad
Phase I Onsite Infrastructure
SURPRISE, ARIZONA

Final Plat

Revisions:

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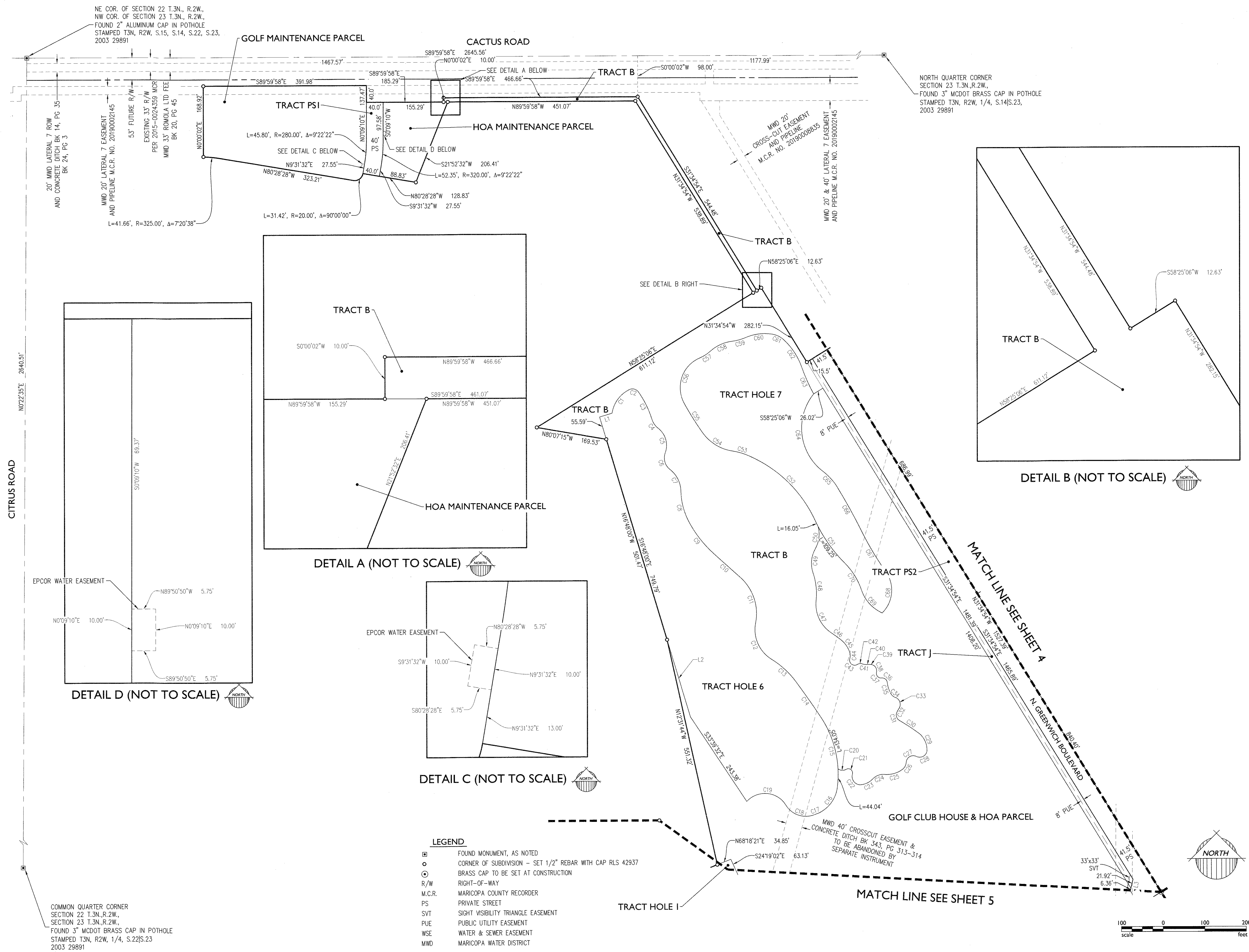
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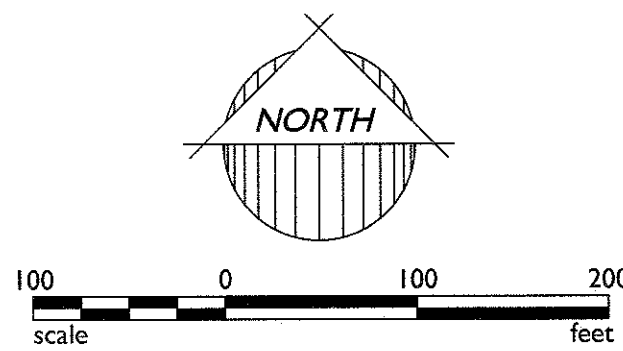
REGISTERED LAND SURVEYOR
CERTIFICATE NO. 42837
JESSE BOYD
Date Signed 1/11/19
ARIZONA, U.S.A.

Job No.
16-339

FP02

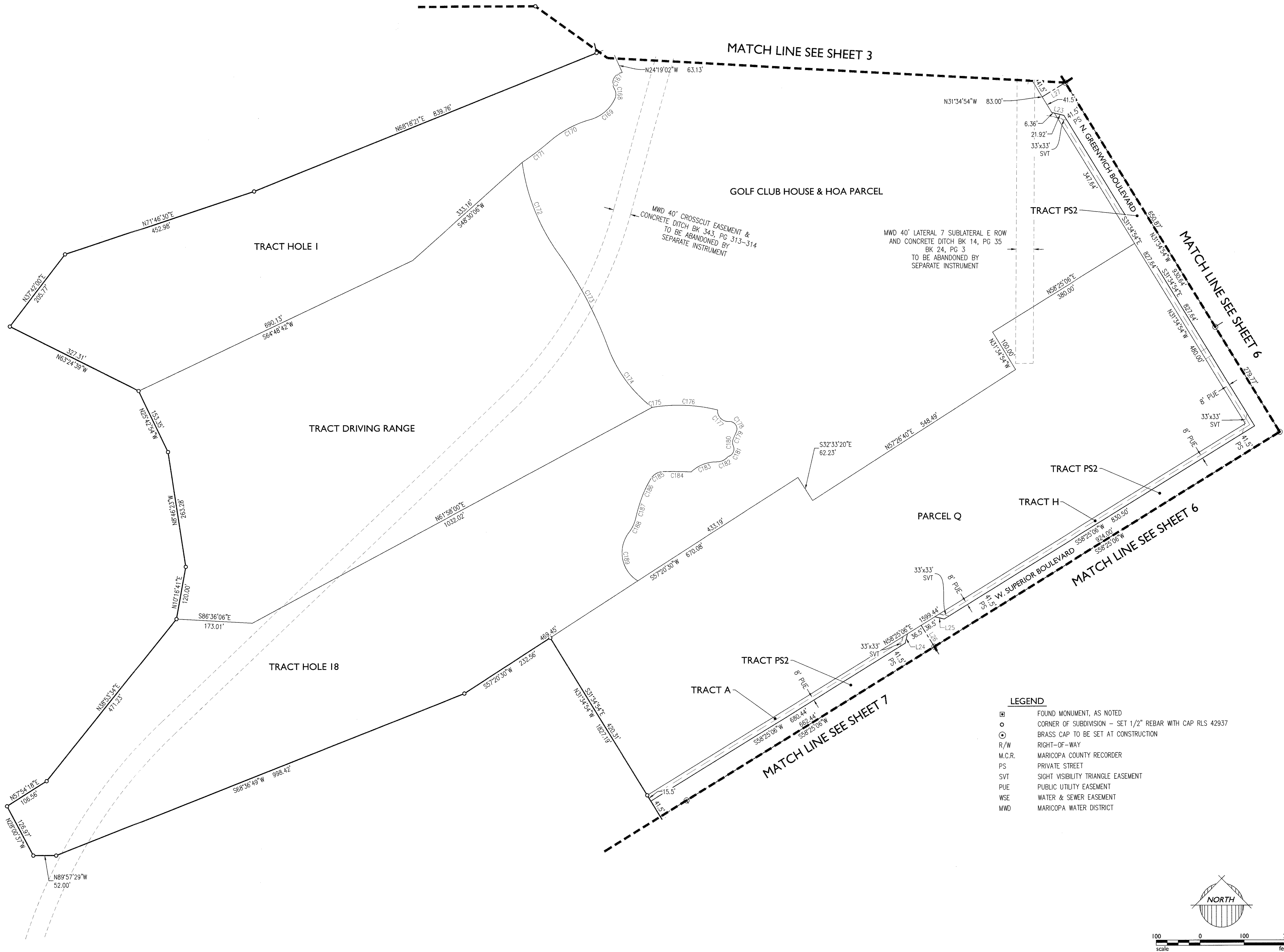
Sheet No.
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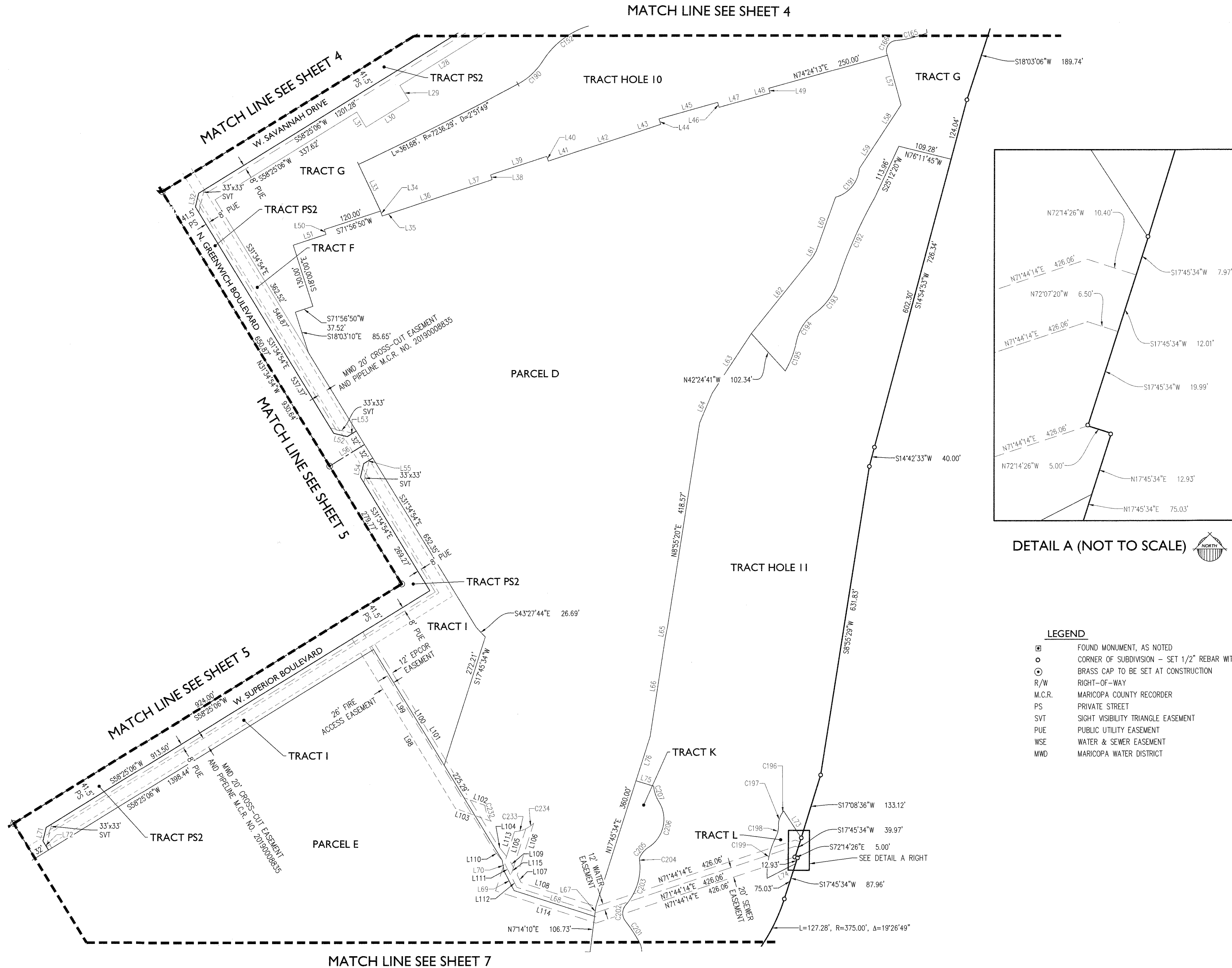
Revisions:

Designer: JB
Drawn by: AG

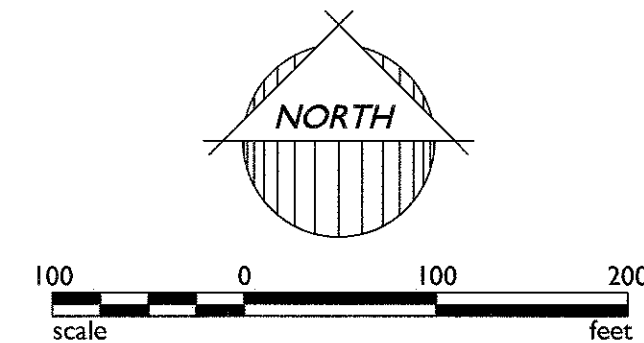
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16-339
FP05
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- LEGEND**
- FOUND MONUMENT, AS NOTED
 - CORNER OF SUBDIVISION - SET 1/2" REBAR WITH CAP RLS 42937
 - ⊙ BRASS CAP TO BE SET AT CONSTRUCTION
 - R/W RIGHT-OF-WAY
 - M.C.R. MARICOPA COUNTY RECORDER
 - PS PRIVATE STREET
 - SVT SIGHT VISIBILITY TRIANGLE EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - WSE WATER & SEWER EASEMENT
 - MWD MARICOPA WATER DISTRICT



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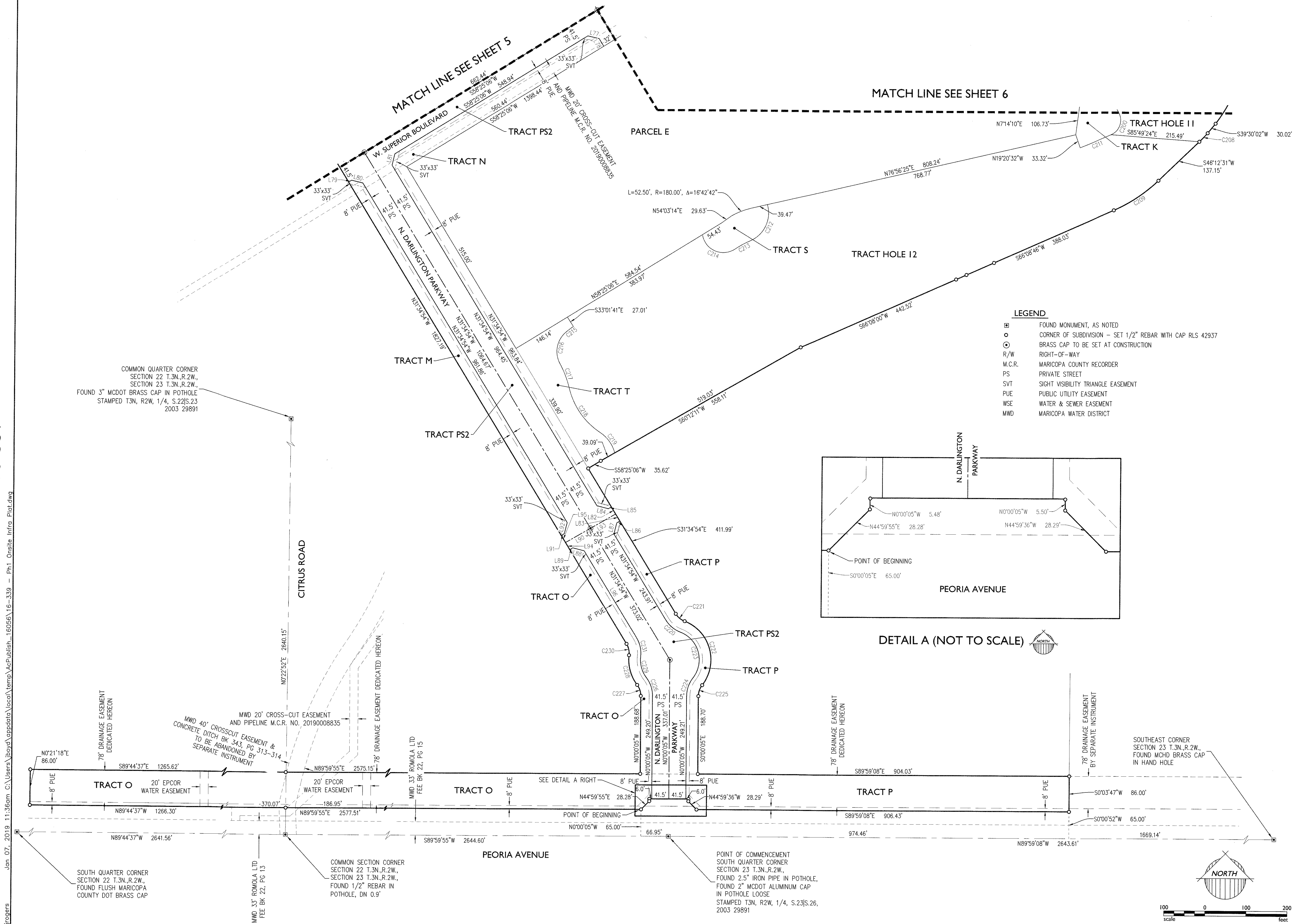
Revisions:	Job No.
	16-339
	FP06
	Sheet No.
	6
	of 8

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FP07

Sheet No.
7
of 8

LINE TABLE		
LINE	BEARING	LENGTH
L1	S73°24'08"W	31.21'
L2	N16°48'00"W	192.73'
L3	S13°25'06"W	28.28'
L4	S76°34'54"E	28.28'
L5	N58°25'06"E	21.50'
L6	N58°25'06"E	83.00'
L7	S58°25'06"W	21.50'
L8	S13°25'06"W	28.28'
L9	S58°25'09"W	68.01'
L10	N31°34'54"W	22.58'
L11	S58°25'06"W	215.79'
L12	N86°34'54"E	28.28'
L13	S31°34'54"E	7.13'
L14	N13°34'55"E	131.13'
L15	N01°00'12"W	166.06'
L16	S87°21'17"W	119.88'
L17	N33°47'02"W	92.72'
L18	S89°35'49"E	108.13'
L19	N89°35'49"W	133.31'
L20	N89°35'49"W	80.90'

LINE TABLE		
LINE	BEARING	LENGTH
L21	N31°34'54"W	60.83'
L22	S58°25'06"W	316.13'
L23	S76°34'54"E	28.28'
L24	N13°25'06"E	21.92'
L25	N76°34'54"W	21.92'
L26	N31°34'54"W	57.00'
L27	N58°25'06"E	61.50'
L28	S58°25'06"W	316.13'
L29	S31°33'35"E	36.00'
L30	S58°26'25"W	102.66'
L31	N31°33'35"W	35.96'
L32	S13°25'06"W	28.28'
L33	S25°26'49"E	104.44'
L34	S18°00'00"E	10.50'
L35	N71°56'50"E	26.40'
L36	N71°44'26"E	138.60'
L37	N71°56'50"E	69.86'
L38	N18°03'10"W	10.00'
L39	N71°56'50"E	120.15'
L40	S18°00'00"E	10.00'

LINE TABLE		
LINE	BEARING	LENGTH
L41	N71°56'50"E	70.00'
L42	N72°14'03"E	99.86'
L43	N71°56'50"E	70.00'
L44	N18°03'10"W	11.58'
L45	N74°24'13"E	123.67'
L46	S15°35'47"E	10.50'
L47	N74°24'13"E	70.00'
L48	N74°24'13"E	37.50'
L49	N15°35'47"W	10.00'
L50	S18°00'00"E	10.50'
L51	S71°56'50"W	70.00'
L52	S76°34'54"E	28.28'
L53	N58°25'06"E	21.50'
L54	S13°25'06"W	28.28'
L55	N58°25'06"E	21.50'
L56	N58°25'06"E	83.00'
L57	N15°35'47"W	104.07'
L58	N33°21'30"E	77.39'
L59	N33°21'30"E	76.71'
L60	N19°46'56"E	115.38'

LINE TABLE		
LINE	BEARING	LENGTH
L61	N29°24'13"E	14.14'
L62	N38°49'58"E	198.72'
L63	N33°21'30"E	144.45'
L64	N22°56'13"E	64.99'
L65	N11°57'21"E	18.90'
L66	N08°42'26"E	204.06'
L67	N07°14'10"E	20.34'
L68	S72°14'26"E	171.81'
L69	S27°14'26"E	44.85'
L70	S09°57'56"E	22.07'
L71	N13°25'06"E	28.28'
L72	N31°34'54"W	21.50'
L73	S33°20'53"E	65.46'
L74	S62°55'21"W	65.13'
L75	S73°23'58"E	37.46'
L76	S17°45'34"W	93.81'
L77	S76°34'54"E	28.28'
L78	N31°34'54"W	21.50'
L79	N58°25'06"E	8.50'
L80	S76°34'54"E	28.28'

LINE TABLE		
LINE	BEARING	LENGTH
L81	N13°25'06"E	28.28'
L82	N31°34'54"W	20.01'
L83	N31°34'54"W	20.01'
L84	N75°41'21"W	28.72'
L85	S60°12'11"W	8.51'
L86	S60°12'11"W	8.51'
L87	N14°18'39"E	27.84'
L88	N75°41'21"W	28.72'
L89	S60°12'11"W	8.51'
L90	S60°12'11"W	70.03'
L91	S60°12'11"W	8.51'
L92	N14°18'39"E	27.84'
L93	S60°12'11"W	70.03'
L94	S31°34'54"E	20.01'
L95	S31°34'54"E	20.01'
L96	N31°34'54"W	246.50'
L98	S31°34'54"E	368.59'
L99	S31°34'54"E	480.55'
L100	S31°34'54"E	359.66'
L101	S31°34'54"E	479.76'

LINE TABLE		
LINE	BEARING	LENGTH
L102	S70°00'46"E	45.13'
L103	S70°00'46"E	77.59'
L104	N39°08'46"W	36.87'
L105	S17°45'34"W	125.62'
L106	N17°45'34"E	110.38'
L107	N27°14'26"W	16.97'
L108	S72°14'26"E	159.81'
L109	N27°14'26"W	16.39'
L110	S39°08'46"E	36.41'
L111	N27°14'26"W	27.14'
L112	N27°14'26"W	26.91'
L113	S17°45'34"W	125.62'
L114	S72°14'26"E	214.21'
L115	S17°45'34"W	16.97'
L116	N58°25'06"E	8.00'
L117	N58°25'06"E	8.00'
L118	N58°25'06"E	8.00'
L119	N58°25'06"E	13.50'
L120	N58°25'06"E	13.50'
L121	N58°25'06"E	13.50'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	72.76'	75.62'	55°07'50"	39.47'	69.99'	S36°32'38"W
C2	24.57'	17.45'	80°38'43"	14.81'	22.59'	N75°34'06"W
C3	73.48'	235.36'	17°53'12"	37.04'	73.18'	N26°18'09"W
C4	29.12'	44.48'	37°30'13"	15.10'	28.60'	N36°06'39"W
C5	62.87'	51.21'	70°20'44"	36.09'	59.00'	N14°35'50"W
C6	44.45'	34.90'	72°58'38"	25.81'	41.50'	N15°54'47"W
C7	59.44'	66.67'	51°05'06"	31.86'	57.49'	N26°51'32"W
C8	77.59'	166.56'	26°41'23"	39.51'	76.89'	N14°39'41"W
C9	94.90'	273.92'	19°51'00"	47.93'	94.42'	N37°55'52"W
C10	87.45'	12318.79'	0°24'24"	43.72'	87.45'	N48°03'34"W
C11	119.91'	115.32'	59°34'26"	66.01'	114.58'	N18°28'33"W
C12	100.78'	82.86'	69°41'09"	57.68'	94.68'	N23°31'55"W
C13	81.19'	210.26'	22°07'26"	41.11'	80.68'	N47°18'46"W
C14	100.96'	2551.24'	2°16'02"	50.49'	100.95'	N35°07'02"W
C15	178.09'	247.49'	41°13'49"	93.10'	174.28'	N13°22'06"W
C16	79.40'	78.80'	57°43'44"	43.44'	76.08'	N36°06'40"E
C17	11.35'	2876.48'	01°3'34"	5.67'	11.35'	N48°02'09"E
C18	78.38'	56.52'	79°26'49"	46.97'	72.25'	S71°07'40"E
C19	109.36'	58.91'	106°21'39"	78.69'	94.32'	S84°35'04"E
C20	20.84'	18.28'	65°19'53"	11.72'	19.73'	N86°42'13"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C21	24.37'	10.31'	135°27'47"	25.18'	19.08'	N51°38'15"W
C22	36.69'	20.04'	104°52'28"	26.06'	31.77'	N36°20'36"W
C23	34.00'	45.47'	42°50'31"	17.84'	33.21'	S64°46'49"W
C24	31.03'	34.06'	52°12'27"	16.69'	29.97'	S69°27'47"W
C25	43.38'	62.46'	39°47'30"	22.61'	42.51'	S75°40'15"W
C26	22.08'	22.59'	55°59'34"	12.01'	21.21'	S31°16'59"W
C27	33.50'	16.86'	113°48'14"	25.87'	28.25'	S60°11'18"W
C28	32.55'	17.64'	105°44'10"	23.29'	28.12'	S64°13'20"W
C29	50.33'	49.64'	58°05'14"	27.57'	48.20'	S24°39'56"E
C30	54.99'	532.47'	5°55'00"	27.52'	54.96'	S56°40'03"E
C31	21.91'	15.04'	83°28'36"	13.42'	20.03'	S17°53'15"E
C32	10.65'	55.43'	11°00'36"	5.34'	10.64'	S29°21'20"W
C33	32.38'	17.55'	105°42'59"	23.17'	27.98'	S17°59'51"E
C34	14.22'	19.43'	41°55'52"	7.44'	13.90'	S49°53'25"E
C35	27.51'	71.76'	21°57'44"	13.92'	27.34'	S17°56'37"E
C36	20.46'	12.36'	94°49'49"	13.45'	18.20'	S49°39'24"E
C37	21.52'	11.12'	110°52'34"	16.15'	18.32'	S41°38'01"E
C38	19.83'	15.25'	74°30'18"	11.60'	18.46'	S23°26'53"E
C39	11.45'	23.43'	28°00'15"	5.84'	11.34'	S79°06'37"E
C40	6.60'	923.18'	0°24'34"	3.30'	6.60'	N86°40'59"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C41	7.86'	17.98'	25°01'41"	3.99'	7.79'	S81°00'28"E
C42	13.83'	13.91'	56°58'42"	7.55'	13.27'	N85°38'08"E
C43	29.91'	12.23'	140°07'46"	33.72'	22.99'	S51°09'18"E
C44	14.02'	22.78'	35°15'20"	7.24'	13.80'	S00°00'00"E
C45	39.29'	65.15'	34°33'17"	20.27'	38.70'	S34°54'19"E
C46	27.57'	389.56'	4°03'19"	13.79'	27.57'	S54°12'37"E
C47	90.01'	82.38'	62°36'29"	50.09'	85.60'	S24°56'02"E
C48	66.67'	150.51'	25°22'42"	33.89'	66.12'	S06°19'08"E
C49	59.69'	70.03'	48°50'17"	31.79'	57.90'	S05°24'39"W
C50	54.91'	70.91'	44°22'01"	28.91'	53.54'	S07°38'47"W
C51	125.30'	353.25'	20°19'22"	63.31'	124.64'	S34°47'14"E
C52	225.70'	310.16'	41°41'36"	118.11'	220.75'	S45°28'22"E
C53	42.71'	165.57'	14°46'43"	21.47'	42.59'	S73°42'31"E
C54	87.96'	109.75'	45°55'05"	46.49'	85.62'	S58°08'20"E
C55	81.96'	733.60'	6°24'05"	41.02'	81.92'	S31°58'45"E
C56	128.96'	76.96'	96°00'31"	85.49'	114.39'	S19°13'33"W
C57	29.26'	88.64'	18°54'55"	14.77'	29.13'	S57°46'22"W
C58	59.78'	98.40'	34°48'35"	30.85'	58.87'	S65°43'12"W
C59	32.64'	109.00'	17°09'30"	16.44'	32.52'	S74°32'44"W
C60	64.18'	114.54'	32°06'19"	32.96'	63.34'	S82°01'09"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C61	33.36'	55.01'	34°44'36"	17.21'	32.85'	N64°33'24"W
C62	78.61'	162.09'	27°47'11"	40.09'	77.84'	N33°17'31"W
C63	70.64'	432.73'	9°21'10"	35.40'	70.56'	N24°04'30"W
C64	207.32'	129.80'	91°30'56"	133.28'	185.97'	N06°36'35"W
C65	46.31'	149.12'	17°47'38"	23.34'	46.12'	N43°28'14"W
C66	126.38'	1332.79'	5°25'58"	63.24'	126.33'	N28°59'51"W
C67	113.48'	722.20'	9°00'10"	56.86'	113.36'	N30°46'57"W
C68	107.69'	76.29'	80°52'25"	65.02'	98.97'	N05°09'11"E
C69	76.38'	92.47'	47°19'36"	40.52'	74.22'	S42°02'27"E
C70	76.02'	163.92'	26°34'16"	38.71'	75.34'	N31°39'47"W
C71	18.01'	19.50'	52°55'39"	9.71'	17.38'	S05°07'05"E
C72	64.46'	35.50'	104°01'43"	45.46'	55.96'	S30°40'08"E
C73	2.32'	29.00'	4°35'27"	1.16'	2.32'	S80°23'15"E
C74	19.11'	33.50'	32°40'53"	9.82'	18.85'	N85°34'02"E
C75	36.57'	21.50'	97°22'00"	24.49'	32.32'	S62°02'55"E
C76	30.10'	23.00'	74°59'10"	17.64'	28.00'	S50°49'00"E
C77	89.77'	23.00'	223°37'08"	57.48'	42.71'	S23°29'59"W
C78	24.98'	13.00'	110°04'34"	18.59'	21.31'	S80°16'16"W
C79	40.23'	22.00'	104°47'09"	28.56'	34.86'	S77°37'34"W
C80	19.56'	11.00'	101°54'26"	13.56'	17.09'	S79°03'56"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C162	81.63'	65.28'	71°38'35"	47.12'	76.41'	N25°15'37"W
C163	99.60'	307.47'	18°33'38"	50.24'	99.17'	N01°16'51"E
C164	79.98'	48.28'	94°54'32"	52.61'	71.15'	N34°33'16"E
C165	65.76'	216.07'	17°26'12"	33.13'	65.50'	N76°10'50"E
C166	40.21'	20.89'	110°17'18"	30.00'	34.29'	N29°45'17"E
C167	48.59'	23.88'	116°33'22"	38.64'	40.63'	S26°40'14"W
C168	23.66'	24.00'	56°28'44"	12.89'	22.75'	S03°22'05"E
C169	75.05'	86.26'	49°52'55"	40.11'	72.71'	S49°48'44"W
C170	106.07'	239.59'	25°21'56"	53.92'	105.21'	S62°04'13"W
C171	78.38'	613.11'	7°19'28"	39.24'	78.32'	S53°02'59"W
C172	222.00'	452.42'	28°06'54"	113.28'	219.78'	S21°33'39"E
C173	243.53'	905.19'	15°24'53"	122.50'	242.79'	S27°54'40"E
C174	172.22'	308.21'	32°01'31"	88.45'	170.04'	S36°12'59"E
C175	154.47'	275.75'	31°2'29"	7.72'	15.44'	N81°40'15"E
C176	134.50'	374.67'	20°34'03"	67.98'	133.78'	S86°26'09"E
C177	41.93'	24.67'	97°21'45"	28.07'	37.06'	S44°58'20"E
C178	34.93'	16.92'	118°19'27"	28.33'	29.05'	S34°30'29"E
C179	17.51'	959.48'	1°02'45"	8.76'	17.51'	S24°07'53"W
C180	15.67'	18.34'	48°56'30"	8.35'	15.20'	S00°51'55"E
C181	30.99'	17.33'	102°26'23"	21.57'	27.02'	S25°31'2"W



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 15, 2019

Contact Person: Eric Fitzer, DIRECTOR - COMM
DEV

Submitting Department: Community Development District: District 6

Staff Recommendations: None

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

Consideration and action pertaining to approval of the Plat entitled "Final Plat of Stampede Junction," dated November 6, 2018, generally located on the southwestern corner of Waddell and Dysart Roads.

Motion:

I move to approve the plat entitled "Final Plat of Stampede Junction," dated November 6, 2018.

Background:

Pew and Lake, PLC, on behalf of Stampede Industries, LLC, seeks approval of a Final Plat to provide property for the proposed Surprise Pointe Zoning District, PAD-C2-C3-I1 along the eastern 8.98 acres. This request is being processed in conjunction with a PAD Rezone for Stampede that will be heard by the Planning and Zoning Commission on January 10, 2019.

Objective Analysis:

The Rezone for Stampede Industries necessitated a Final Plat on the 19.01 acre subject parcel. The portion of property slated to be under the PAD-C2-C3-I1 Zoning District will occupy 8.98 acres while the western 10.03 acres will remain under the PAD-I1 Zoning District.

Policy Compliant:

The Surprise General Plan 2035 shows the subject property as lying within the Employment Character Area, which supports commercial and industrial uses.

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

1. SR - FS18-366 - Stampede at Surprise Pointe - FP - Staff Report - 121818
 2. 01 - FS18-366 - Stampede at Surprise Pointe - FP - Vicinity - 121818
 3. 02 - FS18-366 - Stampede at Surprise Pointe - FP - Plat - 121818
 4. 03 - FS18-366 - Stampede at Surprise Pointe - FP - PowerPoint - 121818
-

Case: **FS18-366**

Project Name: Stampede Industries at Surprise Pointe

Council District: 6 – Palo Verde

Meeting Date: **January 15, 2019**

Planner: Hobart Wingard, Planner II

Owner: Stampede Industries, LLC

Applicant: Pew and Lake, PLC

Request: Final Plat approval for Stampede Industries within the Surprise Pointe Planned Area Development (“PAD”)

Site Location: Generally, on the southwestern corner of Waddell and Dysart Roads.

Site Size: Approximately 19.01 acres of the 308 acre Surprise Pointe PAD.

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035.

Support/Opposition: None received by staff.

Findings:

- The proposed Final Plat demonstrates compliance with the General Plan.
- The proposed Final Plat demonstrates compliance with the criteria set forth in the Surprise Pointe PAD.
- The proposed Final Plat demonstrates compliance with the criteria set forth in Surprise Unified Development Code (SUDC).
- The reviewing agencies have indicated no objections to the request.

Alternative Actions: **Approval** of the requested Final Plat will allow the applicant to develop the property in a manner that is consistent with the Final Plat, City of Surprise requirements, and the approved PAD.

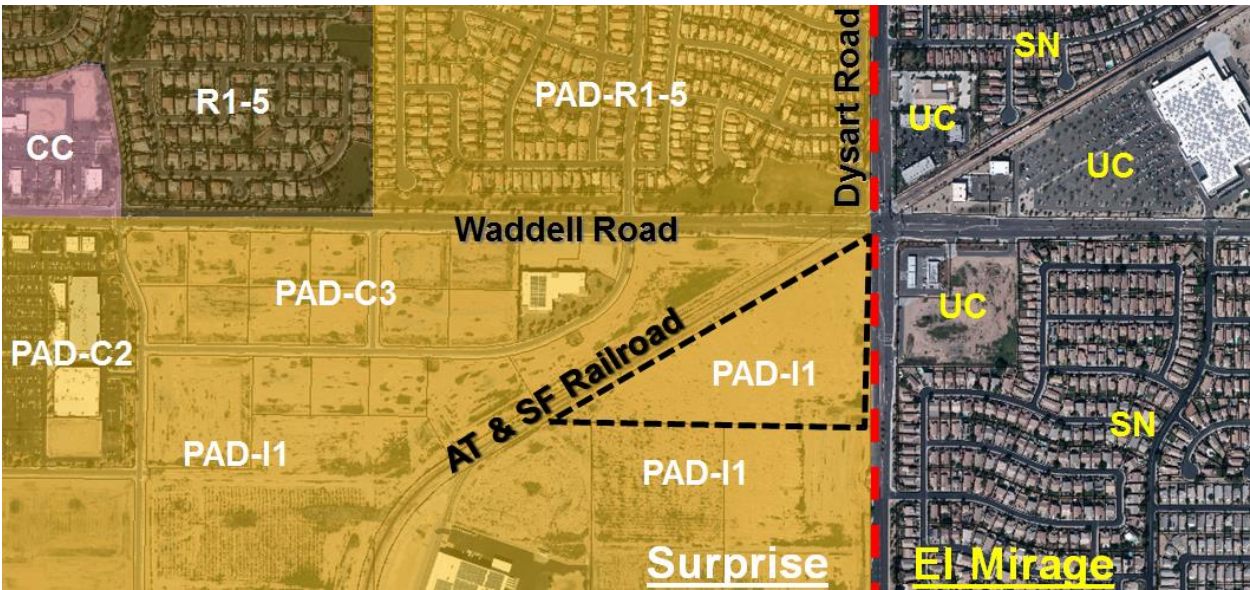
Denial of the requested Final Plat will deny the applicant the opportunity to develop the property pursuant to the requested Final Plat.

PROJECT DESCRIPTION:

Pew and Lake, PLC, on behalf of Stampede Industries, LLC, seeks approval of a Final Plat to provide property for the proposed Surprise Pointe Zoning District, PAD-C2-C3-I1 along the eastern 8.98 acres. This request is being processed in conjunction with a PAD Rezone to be heard by the Planning and Zoning Commission on January 10, 2019.

EXISTING ZONING:

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



Surprise Pointe PAD Vacant PAD-I1	Surprise Pointe PAD Vacant PAD-I1	El Mirage
Surprise Pointe PAD Vacant PAD-I1	Surprise Pointe PAD Existing – PAD-I1 Proposed – PAD-C2-C3-I1	El Mirage
Surprise Pointe PAD Vacant PAD-I1	Surprise Pointe PAD Vacant PAD-I1	El Mirage

BACKGROUND:

September 29, 2005: The City Council approved an annexation for the subject property under Case ANX04-416.

February 23, 2006: The City Council approved a PAD for Bendalin Farms, also known as Surprise Pointe, under Case PAD05-282.

November 7, 2006: The Planning and Zoning Commission approved a master site plan for Surprise Pointe under Case SP06-299.

May 18, 2017: The Planning and Zoning Commission approved a site plan for an 84 Lumber Truss Manufacturing facility on the subject property.

March 1, 2018: The Planning and Zoning Commission approved a Site Plan for Hardy World under Case FS17-585.

March 15, 2018: A Concept Review meeting was held for the current proposal under case CR18-319.

July 23, 2018: The applicant submitted for a PAD Rezone and Final Plat for Stampede Industries under Case FS18-366, the subject case.

ANALYSIS AND DISCUSSION:

A concurrent request for a PAD Rezone is proposed for the 8.98 acre parcel to be located abutting Dysart Road to the east. The proposed Final Plat will split the 19.01 acre parcel into the following lots:

Lot	Proposed Zoning	Square Feet	Acreage
1	PAD-C2-C3-I1	391,309	8.98
2	PAD- I1	436,743	10.03
Total	-	828,052	19.01

UTILITY AND SERVICES TABLE:

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Internet:	Cox/Century Link
Refuse:	Private
Natural Gas:	SWG

CONFORMANCE WITH ADOPTED PLANS:

The Surprise General Plan 2035 shows the subject property as lying within the Employment Character Area, which supports commercial and industrial uses.

REVIEWING AGENCIES:

All City reviewing departments have reviewed the request and expressed no objections.

The subject Site Plan was also routed to the standard external reviewing agencies, who offered the following comments:

Luke Air Force Base (LAFB): In a letter dated July 30, 2018, LAFB indicates no objections to the request, but advises the applicant review sound attenuation requirements found in ARS 28-8482 and engage in a strong notification program with respect to the air base and its operations.

Maricopa Water District (MWD): In an email dated July 24, 2018, MWD indicated that they have no comments on the proposals.

Arizona Department of Transportation (ADOT): In an email dated July 28, 2018, ADOT indicated the proposal will have no impact on existing highway facilities.

Maricopa Department of Transportation (MCDOT): In an email dated July 24, 2018, MCDOT indicated the proposal will have no impact on existing facilities.

Maricopa Flood Control District (FCDX): In an email dated July 25, 2018, FCDX indicated the proposed Site Plan would not impact FCDX.

SUMMARY:

Staff believes the proposed Final Plat is consistent with the manner and intent of the Surprise Pointe PAD Zoning District in which it occupies. If approved, the site will be allowed to be developed in accordance with the requirements of the City of Surprise.

FINDINGS:

- The proposed Final Plat demonstrates compliance with the General Plan.
- The proposed Final Plat demonstrates compliance with the criteria set forth in the Surprise Pointe PAD.
- The proposed Final Plat demonstrates compliance with the criteria set forth in Surprise Unified Development Code (SUDC).
- The reviewing agencies have indicated no objections to the request.

ATTACHMENTS:

- 01 – Vicinity Maps
- 02 – Final Plat
- 03 – PowerPoint

VICINITY MAP

FS18-366
Stampede



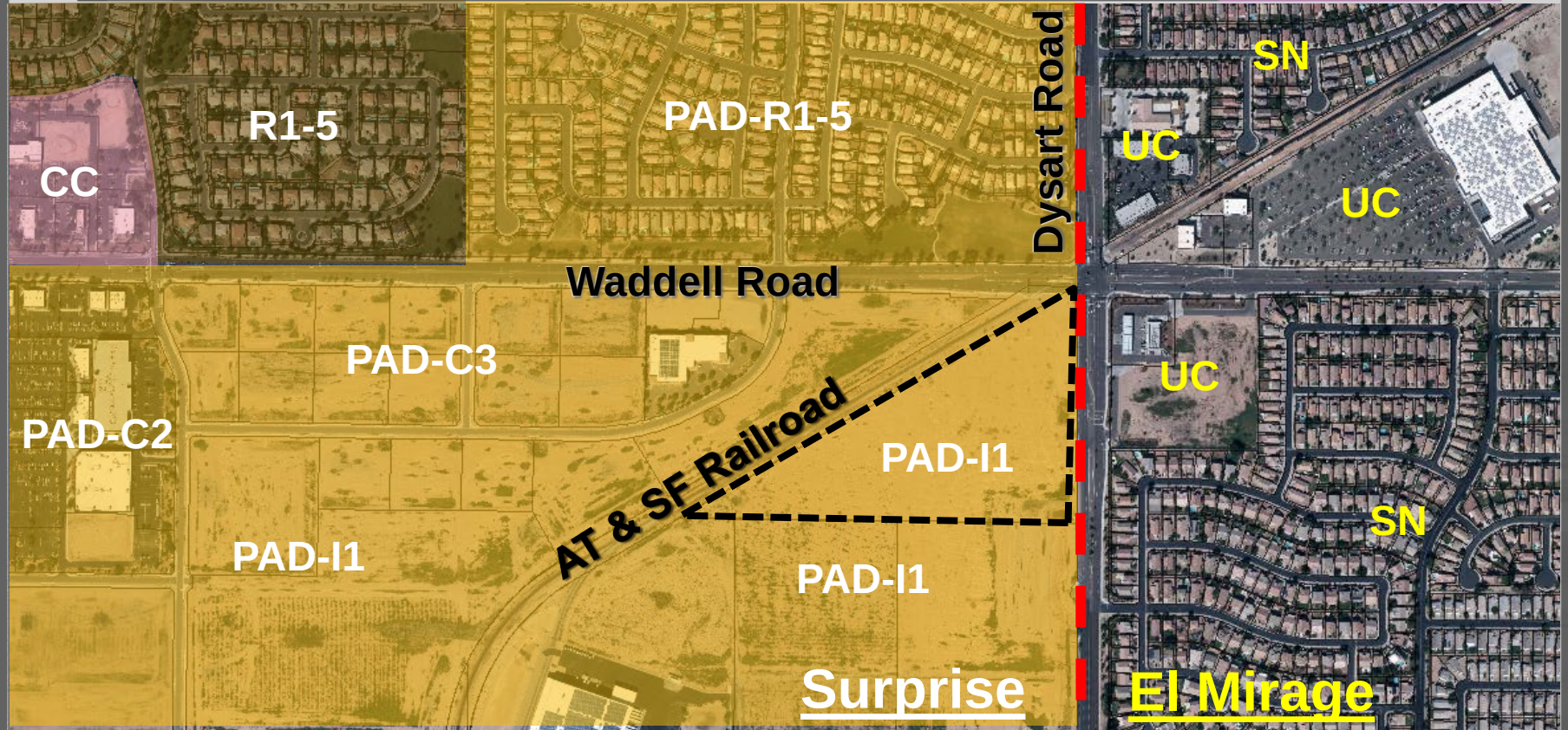
VICINITY MAP

FS18-366
Stampede



ZONING MAP

FS18-366
Stampede



DEDICATION:

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

KNOW ALL PERSONS BY THESE PRESENTS:

THAT STAMPEDE INDUSTRIES, LLC A PENNSYLVANIA LIMITED LIABILITY COMPANY, AS OWNER, HAVE PLATTED THE PROPERTY SHOWN HEREON UNDER THE NAME OF STAMPEDE JUNCTION A PLAT OF PROPERTY LOCATED IN A PORTION OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HAS PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID STAMPEDE JUNCTION AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREET AND EASEMENTS CONSTITUTING THE SAME, AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME, GIVEN EACH RESPECTIVELY, ON SAID PLAT AND THAT THE OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREET AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

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 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.

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

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE AN ODOR EASEMENT OVER, UPON AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT TO INVADE WITH ODORS, FUMES, SMELLS, AND PHYSICAL AIRBORNE PARTICULATES CAUSED BY THE OPERATION AND MAINTENANCE OF THE CITY'S WATER RECLAMATION FACILITIES,

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 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.

STAMPEDE INDUSTRIES, LLC A PENNSYLVANIA LIMITED LIABILITY COMPANY ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGH-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 IMPOSED TO CITY STANDARD AND ACCEPTED BY THE CITY OF SURPRISE.

THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPING 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.

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 DECLARES AND ESTABLISHES A VEHICULAR AND PEDESTRIAN CROSS ACCESS EASEMENT OVER AND ACROSS THE ROADS/DRIVE AISLES OF LOT 1 FOR THE BENEFIT OF LOT 2 AS SUCH DRIVE AISLES MAY BE CONSTITUTED AND CONFIGURED IN THE REASONABLE DISCRETION OF THE OWNER OF LOT 1 FOR THE PURPOSE OF PROVIDING ACCESS TO LOT 2 TO AND FROM DYSART ROAD

EACH FUTURE OWNER AND THEIR RESPECTIVE SUCCESSORS, ASSIGNS, INVITEES AND LICENSEES, AGREES TO BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE EASEMENTS, PRIVATE FIRE LINE EASEMENTS, DRAINAGE EASEMENTS AND INGRESS AND EGRESS EASEMENT, DESCRIBED ON SUCH PLAT IN A PRORATE SHARE BASED UPON ACREAGE OF LOTS. PROVIDED, HOWEVER, THAT EACH FUTURE OWNER AND THEIR RESPECTIVE SUCCESSORS, ASSIGNS, INVITEES AND LICENSEES, SHALL ALSO HAVE THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE LOTS TO PERFORM ANY EMERGENCY OR NECESSARY MAINTENANCE, REPAIRS OR REPLACEMENT OF THE EASEMENTS WHICH THE FUTURE OWNER AND THEIR RESPECTIVE SUCCESSORS, ASSIGNS, INVITEES AND LICENSEES, OF A LOT REFUSES OR IS UNABLE TO PERFORM AFTER REASONABLE NOTICE, PROVIDED THAT THE EXERCISE OF SUCH RIGHT SHALL NOT MATERIALLY INTERFERE WITH THE USE, ENJOYMENT OR DEVELOPMENT OF, OR CAUSE DAMAGE TO, SUCH LOT. IN THE EVENT A FUTURE OWNER AND THEIR RESPECTIVE SUCCESSORS, ASSIGNS, INVITEES AND LICENSEES, PERFORMS MAINTENANCE OR REPAIRS TO THE EASEMENTS, THEN THE FUTURE OWNER OF THE OTHER LOT SHALL REIMBURSE THE OTHER FUTURE OWNER FOR EACH PRO RATA SHARE OF THE COSTS AND EXPENSES INCURRED IN PERFORMING SUCH MAINTENANCE OR REPAIRS WITHIN THIRTY (30) DAYS OF RECEIPT OF A WRITTEN INVOICE FOR THE SAME.

IN WITNESS WHEREOF, JOSEPH A. HARDY, AS MANAGER OF STAMPEDE INDUSTRIES, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, HEREUNTO CAUSES ITS COMPANY NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED MANAGER THEREUNTO DULY AUTHORIZED THIS ____ DAY OF _____, 201__.

BY: _____

ITS: _____

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.

FINAL PLAT
OF
STAMPEDE JUNCTION
A PORTION OF THE NORTHEAST QUARTER OF SECTION 15,
TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, MARICOPA COUNTY, CITY OF SURPRISE, ARIZONA.

PUBLIC NOTICE:

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVER FLIGHTS 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 1988 MAG NOISE CONTOUR LINES 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.

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.

STAMPEDE INDUSTRIES, LLC A PENNSYLVANIA LIMITED LIABILITY COMPANY. ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE 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.

ACKNOWLEDGMENT:

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

ON THIS ____ DAY OF _____, 201__, PERSONALLY APPEARED JOSEPH A. HARDY, THE MANAGER OF STAMPEDE INDUSTRIES, LLC A PENNSYLVANIA LIMITED LIABILITY COMPANY, AS MANAGER OF STAMPEDE INDUSTRIES, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, WHOSE IDENTITY WAS PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS DOCUMENT, AND WHO ACKNOWLEDGED THAT HE SIGNED THE ABOVE ATTACHED DOCUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 15 BEING A BRASS CAP IN HANDHOLE FROM WHICH THE EAST QUARTER QUARTER A BRASS CAP IN HANDHOLE BEARS SOUTH 00 DEGREES 06 MINUTES 59 SECONDS WEST AND A DISTANCE OF 2638.82 FEET (BASIS OF BEARING);

THENCE SOUTH 00 DEGREES 06 MINUTES 59 SECONDS WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 15, 75.00 FEET;

THENCE NORTH 89 DEGREES 15 MINUTES 25 SECONDS WEST PARALLEL WITH THE NORTH LINE OF NORTHWEST QUARTER, A DISTANCE 75.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 75.00 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 15 AND THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 06 MINUTES 59 SECONDS WEST ALONG SAID PARALLEL LINE, 952.50 FEET;

THENCE NORTH 89 DEGREES 15 MINUTES 56 SECONDS WEST, 1662.67 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE SANTA FE RAILROAD SPUR;

THENCE NORTH 59 DEGREES 35 MINUTES 33 SECONDS EAST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 1,841.70 FEET TO A POINT ON A LINE PARALLEL WITH AND 75.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 15;

THENCE SOUTH 89 DEGREES 15 MINUTES 25 SECONDS EAST ALONG SAID PARALLEL LINE, 76.11 FEET TO THE POINT OF BEGINNING;

SURVEYOR'S NOTES:

1. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY MAP IS NOTED HEREON.
2. THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE, EXPRESS OR IMPLIED.
3. CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE, OR REMOVABLE FENCING AND MUST BE IN CONFORMANCE WITH THE APPLICABLE COVENANTS, CONDITIONS AND RESTRICTIONS.
4. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF SURPRISE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100 YEAR ASSURED WATER SUPPLY.
5. ALL EASEMENTS CREATED BY PRIOR CONVEYANCE OR DEED AS SHOWN HEREON ARE NOT CREATED BY OR DEDICATED ON THIS PLAT, BUT ARE SHOWN FOR INFORMATION PURPOSES ONLY AND MAY BE SUBJECT TO MODIFICATION PER THE TERMS OF THE INSTRUMENT OR DEED CREATING THE SAME.
6. OWNER INFORMATION WAS OBTAINED FROM THE MARICOPA COUNTY ASSESSOR'S WEBSITE.
7. LOT ARRANGEMENT SHOWN IS PER INSTRUCTIONS GIVEN TO SURVEYOR BY OWNER. SURVEYOR MAKES NO REPRESENTATION THAT LOTS SHOWN MEET APPLICABLE REGULATIONS CONCERNING LOT SIZE, SETBACK REQUIREMENTS, ECT.
8. ALL COMMERCIAL/INDUSTRIAL BUILDINGS SHALL BE EQUIPPED WITH A FIRE SPRINKLING SYSTEM, SUBJECT TO THE REVIEW AND APPROVAL BY THE CITY OF SURPRISE FIRE CHIEF OR THE FIRE CHIEF'S DESIGNEE.
9. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE X. ZONE X IS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS AREAS DETERMINED TO BE AREAS OF 0.2% ANNUAL FLOOD; AREAS OF 1% ANNUAL FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL FLOOD. BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1680L, 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.
10. NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.

RECORD OWNER:

STAMPEDE INDUSTRIES, LLC.
61 SR 2044
BENTLEYVILLE, PENNSYLVANIA 15317

DEVELOPER:

STAMPEDE/HWLLC AZ
61 SR 2044
BENTLEYVILLE, PENNSYLVANIA 15317

SERVING UTILITIES:

SEWER	CITY OF SURPRISE
WATER	CITY OF SURPRISE
ELECTRICITY	ARIZONA PUBLIC SERVICE
TELEPHONE	COX COMMUNICATIONS AND CENTURY LINK
CABLE TV	COX COMMUNICATIONS AND CENTURY LINK
INTERNET	COX COMMUNICATIONS AND CENTURY LINK
GAS	SOUTHWEST GAS COMPANY
FIRE AND EMERGENCY	CITY OF SURPRISE
POLICE	CITY OF SURPRISE

CITY OF SURPRISE ENGINEERING APPROVAL:

DATA ON THIS PLAT REVIEWED AND APPROVED THE _____ DAY OF _____ 201__, 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 _____ 201__.

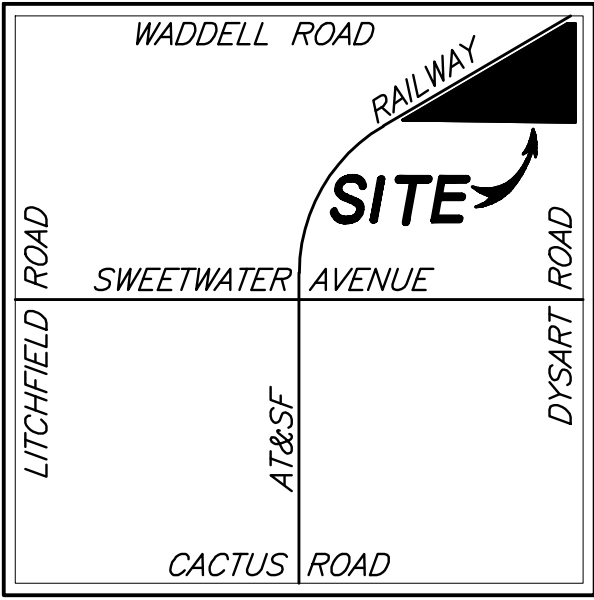
MAYOR DATE

ATTEST: _____ DATE _____
CITY CLERK

CERTIFICATION:

I, LANCE C. DICKSON, BEING A LICENSED LAND SURVEYOR IN THE STATE OF ARIZONA, HEREBY STATE THAT THIS PLAT CONSISTING OF TWO (2) SHEETS, CORRECTLY REPRESENTS A SUBDIVISION PLAT PREPARED UNDER MY SUPERVISION DURING THE MONTH OF JULY, 2018; AND THAT SAID PLAT MONUMENTS ARE SUFFICIENT TO ENABLE THE PLAT TO BE RETRACED.

LANCE C. DICKSON RLS #46643 DATE



VICINITY MAP

SECTION 15, T.3N.-R.1W.
NOT TO SCALE

REVISIONS	

FINAL PLAT OF
STAMPEDE JUNCTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 15,
TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE
GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, CITY OF SURPRISE, ARIZONA.

Arizona Surveying and Mapping

ABSOLUTE CONFIDENCE SINCE 1988

P.O. BOX 35455

2411 WEST NORTHERN AVENUE, SUITE 110

PHOENIX, ARIZONA 85069-8455

TEL (602) 246-9919 FAX (602) 246-9944

INFO@ASAM1.COM



FIELDWORK BY : LCD
DRAWN BY : REW
CHECKED BY : LCD
JOB # P17-186
DATE : 11/06/18

SHEET NO.

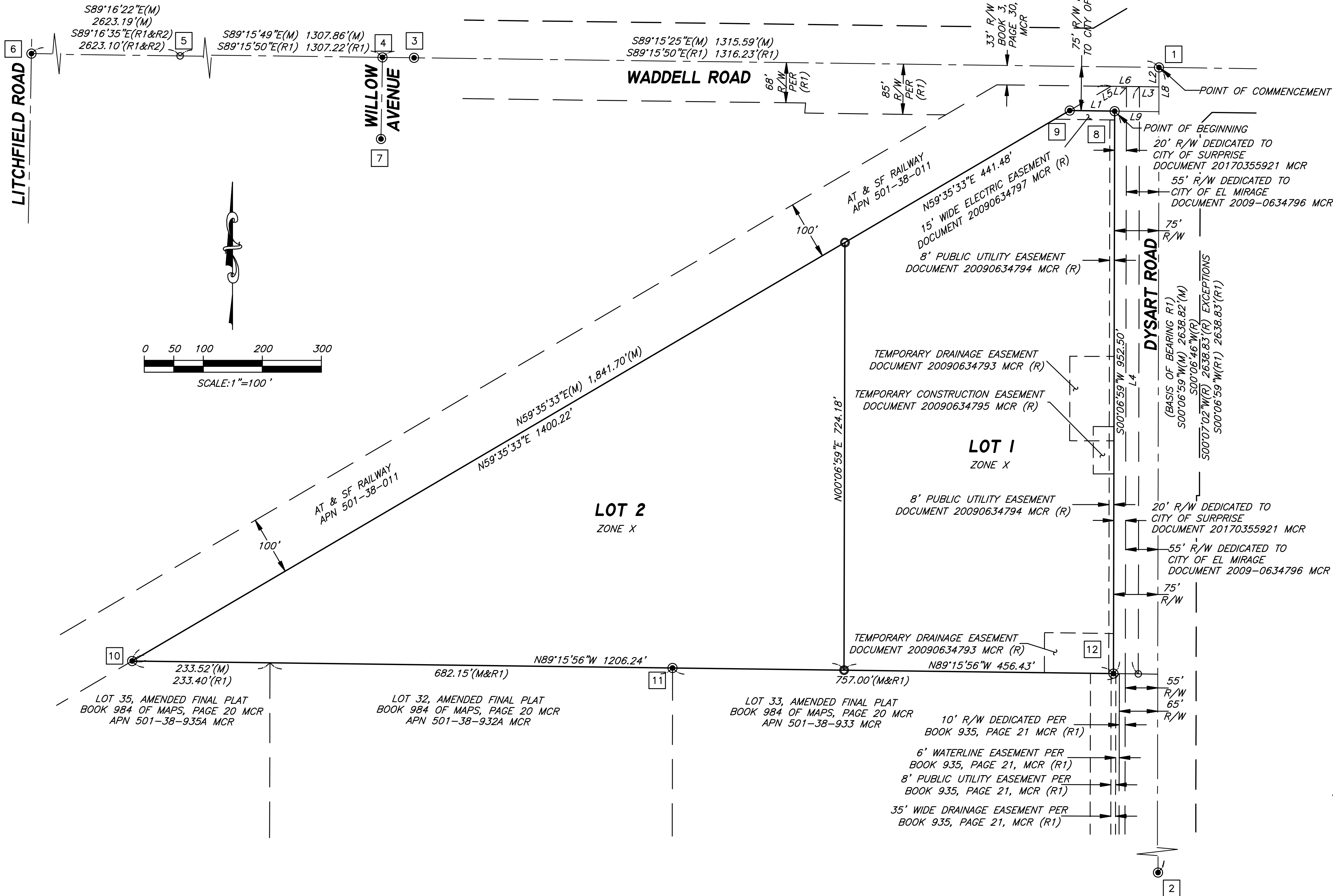
1 OF 2

CITY OF SURPRISE CASE NUMBER FS18-366

EXPIRES 06/30/2019

FINAL PLAT
OF
STAMPEDE JUNCTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 15,
TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, MARICOPA COUNTY, CITY OF SURPRISE, ARIZONA.



REFERENCE DATA:

THIS SURVEY IS SUPPORTED BY THE FOLLOWING RECORD INFORMATION:

- (R) EXHIBIT A LEGAL DESCRIPTION FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY LOCAL NUMBER 16000597-040-DO, DATED DECEMBER 6, 2016 AT 5:00 P.M.
- (R1) AMENDED FINAL PLAT FOR SURPRISE POINTE AS RECORDED IN BOOK 984 OF MAPS, PAGE 20, MCR.
- (R2) AMENDED FINAL PLAT SURPRISE POINTE NORTH AS RECORDED IN BOOK 1245 OF MAPS, PAGE 33, MCR.

AREAS:

LOT 1 - ±391,309 SQUARE FEET OR ± 8.98 ACRES
LOT 2 - ±436,743 SQUARE FEET OR ±10.03 ACRES

TOTALS - ±828,052 SQUARE FEET OR ±19.01 ACRES

BASIS OF BEARING:

S00°06'59"W ALONG THE MONUMENT LINE OF DYSART ROAD AS MEASURED BETWEEN MONUMENTS NUMBERED 1 AND 2 SHOWN HEREON AND DESCRIBED UNDER MONUMENT NOTES. ALSO SHOWN ON THE AMENDED FINAL PLAT FOR SURPRISE POINTE AS RECORDED IN BOOK 984 OF MAPS, PAGE 20, MCR. (R1)

MONUMENT NOTES:

ALL MONUMENTATION SHOWN HEREON WAS
ACCEPTED UNLESS OTHERWISE NOTED

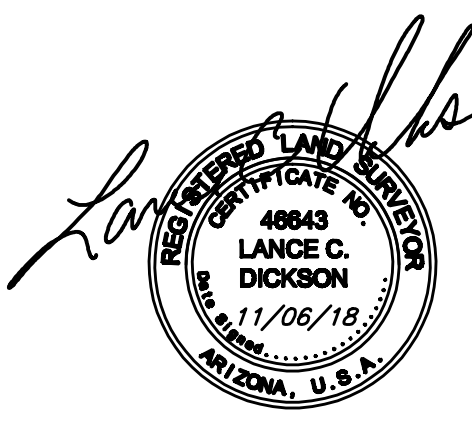
- 1 FOUND MARICOPA COUNTY BRASS CAP IN HANDHOLE 0.40' DOWN AT THE NORTHEAST CORNER OF SECTION 15, T.3N.-R.1W.
- 2 FOUND CITY OF SURPRISE BRASS CAP IN HANDHOLE 0.33' DOWN AT THE EAST QUARTER CORNER OF SECTION 15, T.3N.-R.1W.
- 3 FOUND CITY OF SURPRISE BRASS CAP FLUSH.
- 4 FOUND CITY OF SURPRISE BRASS CAP FLUSH AT THE INTERSECTION OF WADDELL ROAD AND WILLOW AVENUE.
- 5 CALCULATED POSITION OF THE NORTH QUARTER CORNER OF SECTION 15, T.3N.-R.1W. NOTHING FOUND AND NOTHING SET.
- 6 FOUND BRASS CAP IN HANDHOLE 0.40' DOWN AT THE NORTHWEST CORNER OF SECTION 15, T.3N.-R.1W.
- 7 FOUND CITY OF SURPRISE BRASS CAP FLUSH AT THE FIRST POINT OF CURVATURE OF THE MONUMENT LINE OF WILLOW AVENUE WEST OF WADDELL ROAD.
- 8 FOUND CONCRETE NAIL WITH BRASS TAG 23385 AT THE NORTHEAST BOUNDARY CORNER.
- 9 FOUND REBAR WITH YELLOW CAP RLS 23385 AT THE NORTHEAST BOUNDARY CORNER.
- 10 FOUND 1/2 INCH REBAR (NO TAG) AT THE SOUTHWEST BOUNDARY CORNER.
- 11 FOUND 1/2 INCH REBAR WITH YELLOW CAP RLS 45835.
- 12 FOUND 1/2 INCH REBAR WITH YELLOW CAP RLS 23385 AT THE SOUTHEAST BOUNDARY CORNER.

LEGEND:

- BOUNDARY LINE
MONUMENT LINE
EASEMENT LINE
RIGHT-OF-WAY LINE
ADJOINING PROPERTY
- SET 1/2" REBAR RLS #46643 UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- CALCULATED POINT. NOTHING FOUND AND NOTHING SET
- (M) MEASURED DATA
- (R) RECORDED DATA
- MCR MARICOPA COUNTY RECORDS
- R/W RIGHT-OF-WAY
- APN ASSESSOR'S PARCEL NUMBER
- # MONUMENT NOTE

NOTE: ALL DATA IS MEASURED UNLESS OTHERWISE NOTED

LINE TABLE		
LINE	LENGTH	BEARING
L1	76.11'	S89°15'25"E
	76.06'(R)	S89°15'48"E(R)
	33.00'	S00°06'59"W
L2	32.65'(R)	S00°16'46"W(R)
	33.00'	N89°15'25"W
	33.00'(R)	N89°53'14"W(R)
L3	994.50'	S00°06'59"W
	994.50'(R)	S00°06'46"W(R)
	994.50'(R1)	S00°06'59"W(R1)
L4	81.19'	N59°35'33"E
	81.20'(R)	N59°35'18"E(R)
	48.16'	S89°15'25"E
L5	48.13'(R)	S89°16'12"W(R)
	48.11'(R1)	S89°15'52"W(R1)
	26.16'	S89°15'25"E
L6	26.11'(R)	S89°15'48"E(R)
	75.00'(M)	S00°06'59"W(M)
	75.00'(M)	N89°15'25"W(M)



REVISIONS

FINAL PLAT OF
STAMPEDE JUNCTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 15,
TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE
GILA AND SALT RIVER BASE AND MERIDIAN,
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INFO@ASAMI.COM

FIELDWORK BY : LCD
DRAWN BY : REW
CHECKED BY : LCD
JOB # P17-186
DATE : 11/06/18

SHEET NO.
2
2 OF 2



S U R P R I S E
ARIZONA

FS18-366

Stampede Industries at Surprise Pointe Final Plat

City Council – January 15, 2019

VICINITY MAP

FS18-366
Stampede



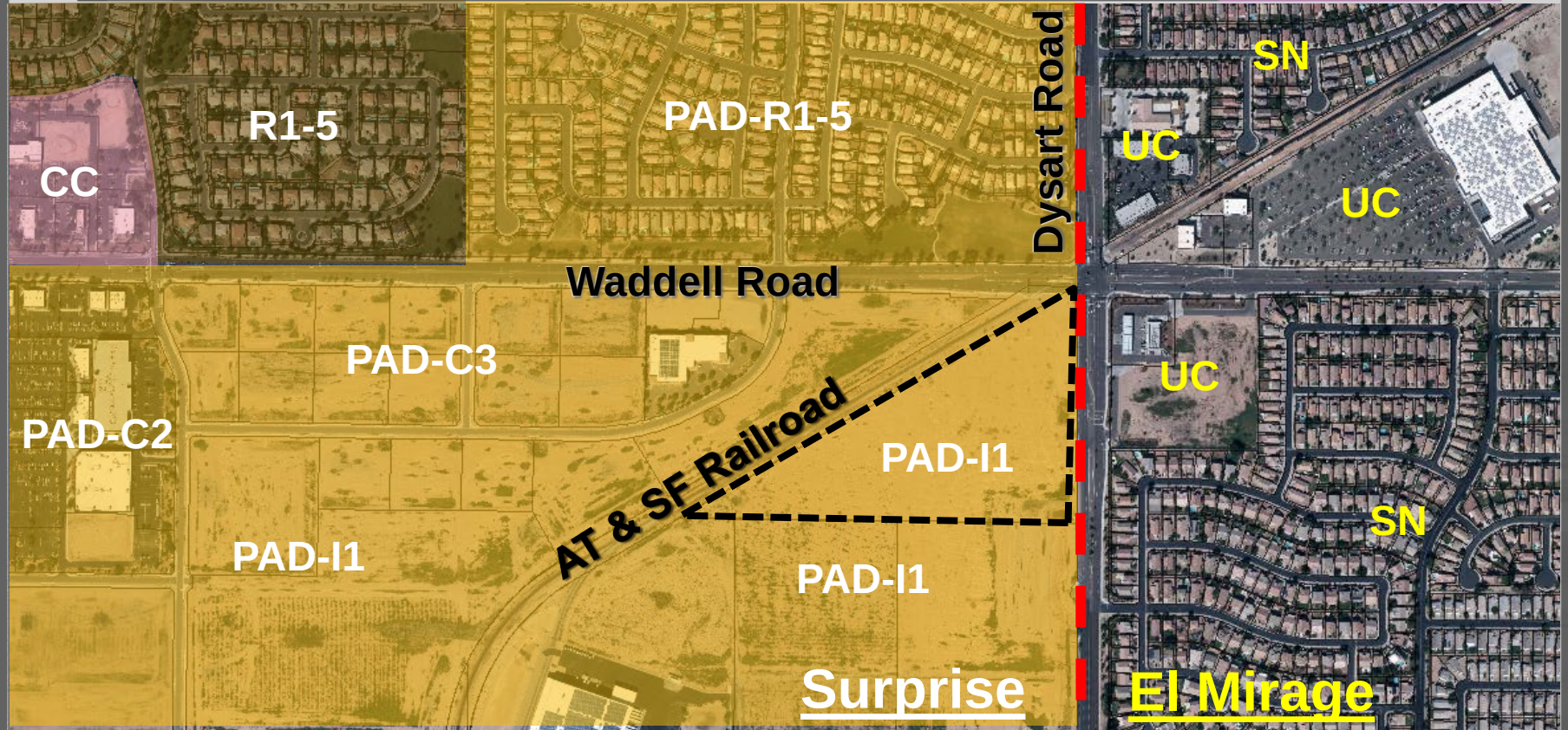
VICINITY MAP

FS18-366
Stampede



ZONING MAP

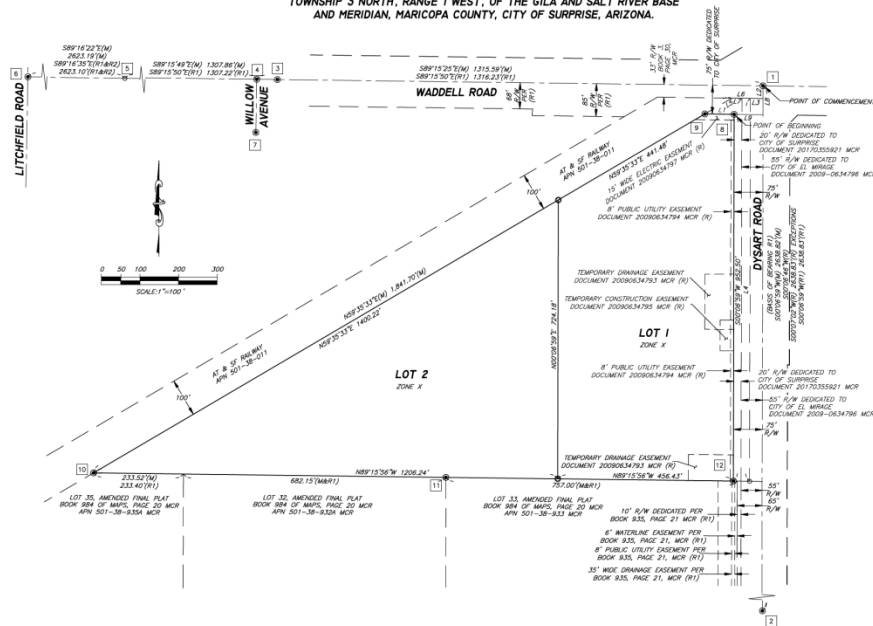
FS18-366
Stampede



FINAL PLAT

FINAL PLAT OF STAMPEDE JUNCTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 15,
TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, MARICOPA COUNTY, CITY OF SURPRISE, ARIZONA.



REFERENCE DATA:

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- (R1) AMENDED FINAL PLAT FOR SURPRISE POINT AS RECORDED IN BOOK 884 OF MAPS, PAGE 33, MCR.
- (R2) AMENDED FINAL PLAT SURPRISE POINT NORTH AS RECORDED IN BOOK 1246 OF MAPS, PAGE 33, MCR.

AREAS:

LOT 1 - 0.941,300 SQUARE FEET OR 6.88 ACRES
LOT 2 - 0.941,300 SQUARE FEET OR 6.88 ACRES
TOTALS - 1,882,600 SQUARE FEET OR 13.76 ACRES

BASIS OF BEARING:

SURPRISE POINT ALONG THE MONUMENT LINE OF DYSART ROAD AS MEASURED BY THE MONUMENTS NUMBERED 1 AND 2 AND SHOWN HEREON AND DESCRIBED UNDER MONUMENT NOTES ALSO SHOWN ON THE AMENDED FINAL PLAT FOR SURPRISE POINT NORTH AS RECORDED IN BOOK 884 OF MAPS, PAGE 33, MCR (R1).

MONUMENT NOTES:

ALL MONUMENTATION SHOWN HEREON WAS ACCEPTED UNLESS OTHERWISE NOTED

- 1 FOUND MARICOPA COUNTY BRASS CAP IN HANDHOLE 0.40' DOWN AT THE NORTHEAST CORNER OF SECTION 15, 1.3N-16.1W.
- 2 FOUND CITY OF SURPRISE BRASS CAP IN HANDHOLE 0.37' DOWN AT THE EAST QUARTER CORNER OF SECTION 15, 1.3N-16.1W.
- 3 FOUND CITY OF SURPRISE BRASS CAP FLUSH.
- 4 FOUND CITY OF SURPRISE BRASS CAP FLUSH AT THE INTERSECTION OF WADDELL ROAD AND WILLOW AVENUE.
- 5 CALCULATED POSITION OF THE NORTH QUARTER CORNER OF SECTION 15, 1.3N-16.1W. NOTHING FOUND AND NOTHING SET.
- 6 FOUND BRASS CAP IN HANDHOLE 0.40' DOWN AT THE NORTHWEST CORNER OF SECTION 15, 1.3N-16.1W.
- 7 FOUND CITY OF SURPRISE BRASS CAP FLUSH AT THE FIRST POINT OF CURVATURE OF THE MONUMENT LINE OF WILLOW AVENUE WEST OF WADDELL ROAD.
- 8 FOUND CONCRETE NAIL WITH BRASS TAG 23385 AT THE NORTHWEST BOUNDARY CORNER.
- 9 FOUND REBAR WITH YELLOW CAP RLS 23385 AT THE NORTHEAST BOUNDARY CORNER.
- 10 FOUND 1/2 INCH REBAR (NO TAG) AT THE SOUTHWEST BOUNDARY CORNER.
- 11 FOUND 1/2 INCH REBAR WITH YELLOW CAP RLS 43533.
- 12 FOUND 1/2 INCH REBAR WITH YELLOW CAP RLS 23385 AT THE SOUTHEAST BOUNDARY CORNER.

LEGEND:

- BOUNDARY LINE
- MONUMENT LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- ADJOINING PROPERTY
- SET 1/2" REBAR HAS PARAG 3 UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- CALCULATED POINT NOTHING FOUND AND NOTHING SET
- MEASURED DATA
- RECORDED DATA
- MCR MARICOPA COUNTY RECORDS
- R/W RIGHT-OF-WAY
- APN ASSESSOR'S PARCEL NUMBER
- F MONUMENT NOTE

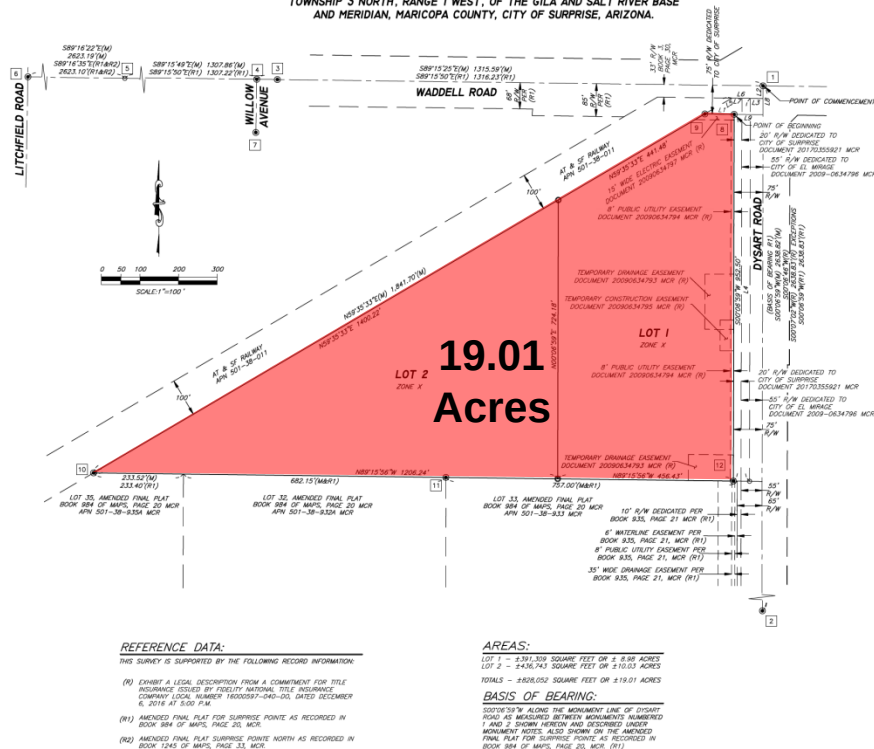
NOTE: ALL DATA IS MEASURED UNLESS OTHERWISE NOTED

LINE	LENGTH	BEARING
L1	76.11'	S89°15'25"W
L2	26.80 (R1)	S89°15'40"W
L3	26.80 (R1)	S89°15'40"W
L4	83.00'	N89°15'25"W
L5	83.00 (R1)	N89°15'25"W
L6	83.00 (R1)	N89°15'25"W
L7	83.00 (R1)	N89°15'25"W
L8	83.00 (R1)	N89°15'25"W
L9	83.00 (R1)	N89°15'25"W



FINAL PLAT
OF
STAMPEDE JUNCTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 15,
TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, MARICOPA COUNTY, CITY OF SURPRISE, ARIZONA.



MONUMENT NOTES:

ALL MONUMENTATION SHOWN HEREON WAS
ACCEPTED UNLESS OTHERWISE NOTED

- 1 FOUND MARQUONIA COUNTY BRASS CAP IN HANDHOLE 0.40' FROM THE NORTHEAST CORNER OF SECTION 15.
15, 13.N-1.W.
- 2 FOUND CITY OF SURPRISE BRASS CAP IN HANDHOLE 0.25' FROM THE NORTHEAST CORNER OF SECTION 15.
15, 13.N-1.W.
- 3 FOUND CITY OF SURPRISE BRASS CAP FLUSH
- 4 FOUND CITY OF SURPRISE BRASS CAP FLUSH AT THE INTERSECTION OF MARQUONIA COUNTY AND ARIZONA
- 5 CALCULATED POSITION OF THE NORTH QUARTER CORNER OF SECTION 15, 13.N-1.W. NOTHING FOUND AND NOTHING SET
- 6 FOUND BRASS CAP IN HANDHOLE 0.40' FROM THE NORTHEAST CORNER OF SECTION 15, 13.N-1.W.
- 7 FOUND SURPRISE COUNTY BRASS CAP FLUSH AT THE FIRST POINT OF CURVATURE OF THE MONUMENT LINE OF THE WEST CORNER
- 8 FOUND CONCRETE MARK WITH BRASS TAG 23385 AT THE NORTHEAST BOUNDARY CORNER.
- 9 FOUND REBAR WITH YELLOW CAP RLS 23385 AT THE NORTHEAST BOUNDARY CORNER.
- 10 FOUND 1/2" IRON REBAR (NO TAG) AT THE SOUTHWEST BOUNDARY CORNER.
- 11 FOUND 1/2" IRON REBAR WITH YELLOW CAP RLS 45353.
- 12 FOUND 1/2" IRON REBAR WITH YELLOW CAP RLS 23385

LEGEND:

- | | |
|-------|---|
| _____ | BOUNDARY LINE |
| ----- | MONUMENT LINE |
| ----- | EASEMENT LINE |
| ----- | RIGHT-OF-WAY LINE |
| ----- | ADJOINING PROPERTY |
| ○ | SET 1/2" REBAR RLS #46443
UNLESS OTHERWISE NOTED |
| ● | FOUND MONUMENT AS NOTED |
| ○ | CALCULATED POINT, NOTHING SET |
| (M) | MEASURED DATA |
| (R) | RECORDED DATA |
| MCR | MARICOPA COUNTY RECORDS |
| R/W | RIGHT-OF-WAY |
| APN | ASSESSOR'S PARCEL NUMBER |
| ■ | MONUMENT NOTE |

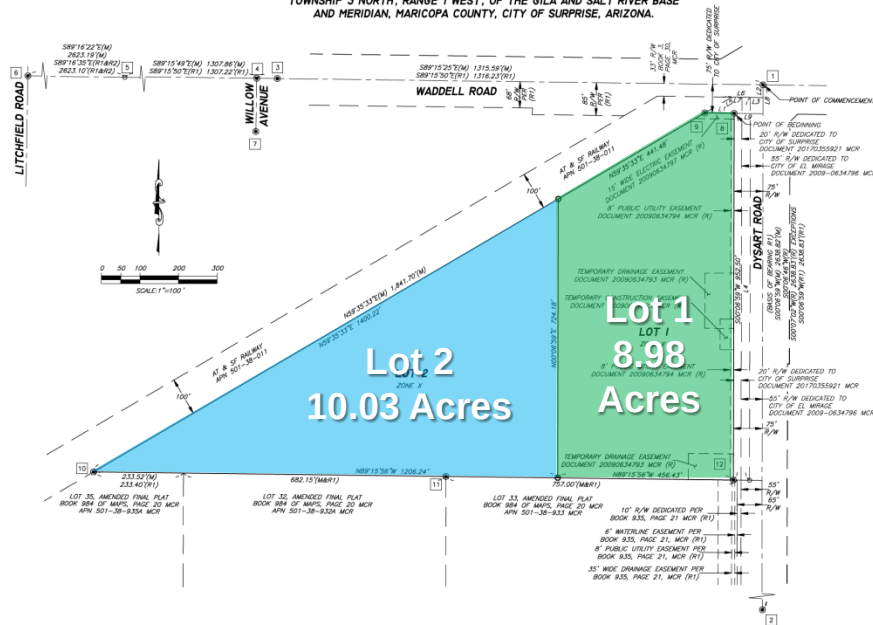
NOTE: ALL DATA IS MEASURED UNLESS OTHERWISE NOTED

LINE TABLE		
LINE	LENGTH	BEARING
	76.11°	S89°15.25' E
1	76.08 (9)	S89°15.48 (7) E
	33.00°	S00°06.29' W
	52.63 (5)	S00°16.46 (6) W
	33.00°	S00°15.25° W
	53.00 (9)	N89°53.14° W
	99.50	S00°06.29' W
14	99.50 (50)	S00°06.46 (6) W
	99.50 (50)	S00°15.25° W
	81.19°	S89°53.11° E
	81.20 (9)	N59°35.18 (7) E
	48.16°	S00°15.25° E
	48.13 (9)	S00°06.29° W
	48.11 (78)	S89°15.50° W
	26.16°	S00°15.25° E
	26.11 (9)	S89°15.48° W
	75.00 (9)	S00°06.29° W
19	75.00 (9)	N89°15.25° W



FINAL PLAT

FINAL PLAT OF STAMPEDE JUNCTION A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, CITY OF SURPRISE, ARIZONA.



MONUMENT NOTES:

- ALL MONUMENTATION SHOWN HEREON WAS ACCEPTED UNLESS OTHERWISE NOTED
- 1 FOUND MARICOPA COUNTY BRASS CAP IN HANDHOLE 0.40' DOWN AT THE NORTHEAST CORNER OF SECTION 15, 1.3N-1E-1W.
 - 2 FOUND CITY OF SURPRISE BRASS CAP IN HANDHOLE 0.37' DOWN AT THE EAST QUARTER CORNER OF SECTION 15, 1.3N-1E-1W.
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 - 8 FOUND CONCRETE NAIL WITH BRASS TAG 23385 AT THE NORTHWEST BOUNDARY CORNER.
 - 9 FOUND REBAR WITH YELLOW CAP RLS 23385 AT THE NORTHEAST BOUNDARY CORNER.
 - 10 FOUND 1/2 INCH REBAR (NO TAG) AT THE SOUTHWEST BOUNDARY CORNER.
 - 11 FOUND 1/2 INCH REBAR WITH YELLOW CAP RLS 45835.
 - 12 FOUND 1/2 INCH REBAR WITH YELLOW CAP RLS 23385 AT THE SOUTHEAST BOUNDARY CORNER.

LEGEND:

- BOUNDARY LINE
- MONUMENT LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- ADJOINING PROPERTY
- FOUND MONUMENT AS NOTED
- CALCULATED POINT NOTHING FOUND AND NOTHING SET
- MEASURED DATA
- RECORDED DATA
- MCR MARICOPA COUNTY RECORDS
- R/W RIGHT-OF-WAY
- APN ASSESSOR'S PARCEL NUMBER
- MONUMENT NOTE

NOTE: ALL DATA IS MEASURED UNLESS OTHERWISE NOTED

LINE	LENGTH	BEARING
L1	76.11'	S89°15'25\"
L2	26.80'	S00°00'00\"
L3	43.00'	S00°15'25\"
L4	894.50'	S00°00'00\"
L5	894.50'	S00°15'25\"
L6	81.00'	S00°15'25\"
L7	48.11'	S89°15'25\"
L8	48.11'	S89°15'25\"
L9	75.00'	N89°15'25\"

REFERENCE DATA:

THIS SURVEY IS SUPPORTED BY THE FOLLOWING RECORD INFORMATION:

- (R) EXHIBIT A LEGAL DESCRIPTION FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY (LOCAL NUMBER 16000087-040-00, DATED DECEMBER 6, 2016 AT 5:00 P.M.
- (R1) AMENDED FINAL PLAT FOR SURPRISE POINTS AS RECORDED IN BOOK 884 OF MAPS, PAGE 15, MCR.
- (R2) AMENDED FINAL PLAT SURPRISE POINTS NORTH AS RECORDED IN BOOK 1246 OF MAPS, PAGE 33, MCR.

AREAS:

LOT 1 - 8,981,300 SQUARE FEET OR 8.98 ACRES
LOT 2 - 2,445,743 SQUARE FEET OR 24.46 ACRES
TOTALS - 3,427,043 SQUARE FEET OR 34.44 ACRES

BASIS OF BEARING:

SURPRISE 30\"/>

19.01
Acres





SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 15, 2019

Contact Person: Eric Fitzer, DIRECTOR - COMM
DEV

Submitting Department: Community Development District: District 6

Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to rezoning 8.98 acres of property located in Sub-Parcel six (6) of the Surprise Pointe Planned Area Development ("PAD") at the southwestern corner of Waddell and Dysart Roads from PAD-I1 to PAD-C2-C3-I1; Ordinance #2019-01.

Motion:

I Move to approve of Ordinance # 2019-01.

Background:

Pew and Lake, PLC, on behalf of Stampede Industries, LLC, seeks approval of a PAD Zoning Amendment to provide additional development opportunities by providing 8.98 acres of multi-zoned property along Dysart Road. The 8.98 acres will be zoned "Surprise Pointe PAD-C2-C3-I1." This request is being processed in conjunction with a Final Plat to separate the two (2) zoning districts.

Objective Analysis:

The Rezone for Stampede Industries will provide commercial uses in addition to the industrial uses existing. Because this is adjacent to an arterial, commercial development would encourage more commercial uses that are more applicable to these areas as they provide a buffer to industrial uses.

Policy Compliant:

The Surprise General Plan 2035 shows the subject property as lying within the Employment Character Area, which supports commercial and industrial uses.

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

1. SR - FS18-366 - Stampede at Surprise Pointe - PAD RZ - CC Staff Report - 011519
 2. 01 - FS18-366 - Stampede at Surprise Pointe - PAD RZ - CC Vicinity - 011519
 3. 02 - FS18-366 - Stampede at Surprise Pointe - PAD RZ - CC PAD RZ Document - 011519
 4. 03 - FS18-366 - Stampede at Surprise Pointe - PAD RZ - Ord 2019-01
 5. 04 - FS18-366 - Stampede at Surprise Pointe - PAD RZ - CC Public Engagement - 011519
 6. 05 - FS18-366 - Stampede at Surprise Pointe - PAD RZ - CC PowerPoint - 011519
-

PAD ZONING AMENDMENT REPORT TO THE CITY COUNCIL

Case: **FS18-366**

Project Name: Stampede Industries at Surprise Pointe

Council District: 6 – Palo Verde

Meeting Date: **January 10, 2019**

Planner: Hobart Wingard, Planner II

Owner: Stampede Industries, LLC

Applicant: Pew and Lake, PLC

Request: Planned Area Development (“PAD”) Zoning Amendment approval for Stampede Industries within the Surprise Pointe PAD.

Site Location: Generally, on the southwestern corner of Waddell and Dysart Roads.

Site Size: Approximately 8.98 acres of the 308 acre Surprise Pointe PAD.

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035.

Support/Opposition: None received by staff.

Findings:

- The proposed PAD Zoning Amendment demonstrates compliance with the General Plan.
- The proposed PAD Zoning Amendment demonstrates compliance with the criteria set forth in the Surprise Pointe PAD.
- The proposed PAD Zoning Amendment demonstrates compliance with the criteria set forth in Surprise Unified Development Code.
- The reviewing agencies have indicated no objections to the request.

Alternative Actions:

Approval of the requested PAD Zoning Amendment will allow the applicant to develop the property in a manner that is consistent with City of Surprise requirements and the approved PAD.

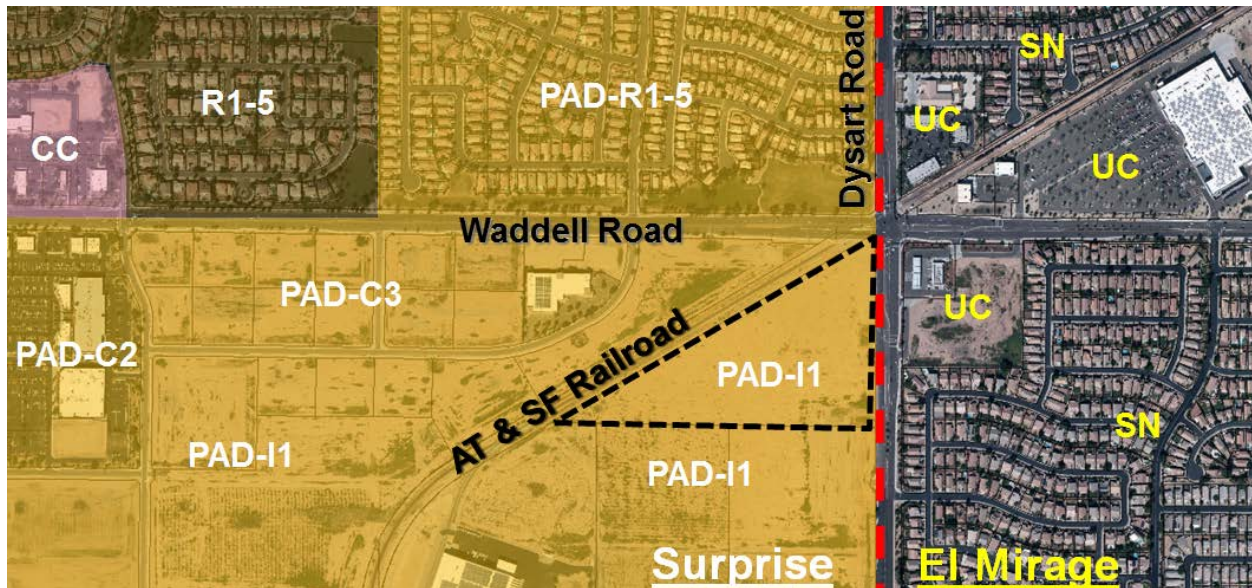
Denial of the requested PAD Zoning Amendment will deny the applicant the opportunity to develop the property in accordance with the subject PAD Zoning Amendment.

PROJECT DESCRIPTION:

Pew and Lake, PLC, on behalf of Stampede Industries, LLC, seeks approval of a PAD Zoning Amendment to provide additional development opportunities by providing 8.98 acres of multi-zoned property along Dysart Road. The 8.98 acres will be zoned “Surprise Pointe PAD-C2-C3-I1.” This request is being processed in conjunction with a Final Plat to separate the two (2) zoning districts.

EXISTING ZONING:

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



Surprise Pointe PAD Vacant PAD-I1/I1	Surprise Pointe PAD Vacant PAD-I1/I1	El Mirage Commercial
Surprise Pointe PAD Vacant PAD-I1/I1	Surprise Pointe PAD Existing – PAD-I1 Proposed – PAD-C2-C3-I1	El Mirage Commercial and Residential
Surprise Pointe PAD Vacant PAD-I1/I1	Surprise Pointe PAD Vacant PAD-I1/I1	El Mirage Residential

BACKGROUND:

September 29, 2005: The City Council approved an annexation for the subject property under Case ANX04-416.

February 23, 2006: The City Council approved a PAD for Bendalin Farms, also known as Surprise Pointe, under Case PAD05-282.

November 7, 2006: The Planning and Zoning Commission approved a master site plan for Surprise Pointe under Case SP06-299.

May 18, 2017: The Planning and Zoning Commission approve a site plan for an 84 Lumber Truss Manufacturing facility on the subject property.

March 1, 2018: The Planning and Zoning Commission approved a Site Plan for Hardy World under Case FS17-585.

March 15, 2018: A Concept Review meeting was held for the current proposal under case CR18-319.

July 23, 2018: The applicant submitted for a PAD Rezone and Final Plat for Stampede Industries under Case FS18-366, the subject case.

November 8, 2018: The applicant held a Citizen Review meeting at Comfort Inn & Suites located at 13337 W Grand Avenue in Surprise. A summary of the meeting has been included within the PAD Zoning Amendment document.

January 10, 2019: The Planning and Zoning Commission recommended approval to the City Council.

ANALYSIS AND DISCUSSION:

The applicant has submitted this PAD Rezoning Document in support of a request for a Major PAD Amendment of the Surprise Pointe Industrial/Commerce Park PAD. This request is for the rezoning of approximately 8.98 gross acres of vacant property located at the SWC of Waddell Road and Dysart Road and identified as Assessor's Parcel Number ("APN") 501-38-976A, also known as Sub-Parcel six (6) of the original Surprise Pointe PAD document. The current zoning of the property is PAD Light Industrial ("PAD-I1") for light industrial uses. The request is to rezone the 8.98 acres of Parcel 6 will provide zoning districts as shown below:

Parcel	Acres	Zoning
6 (Current)	19.01	PAD-I1
6A (Proposed)	8.98	PAD-C2-C3-I1
6B (Proposed)	10.03	PAD-I1

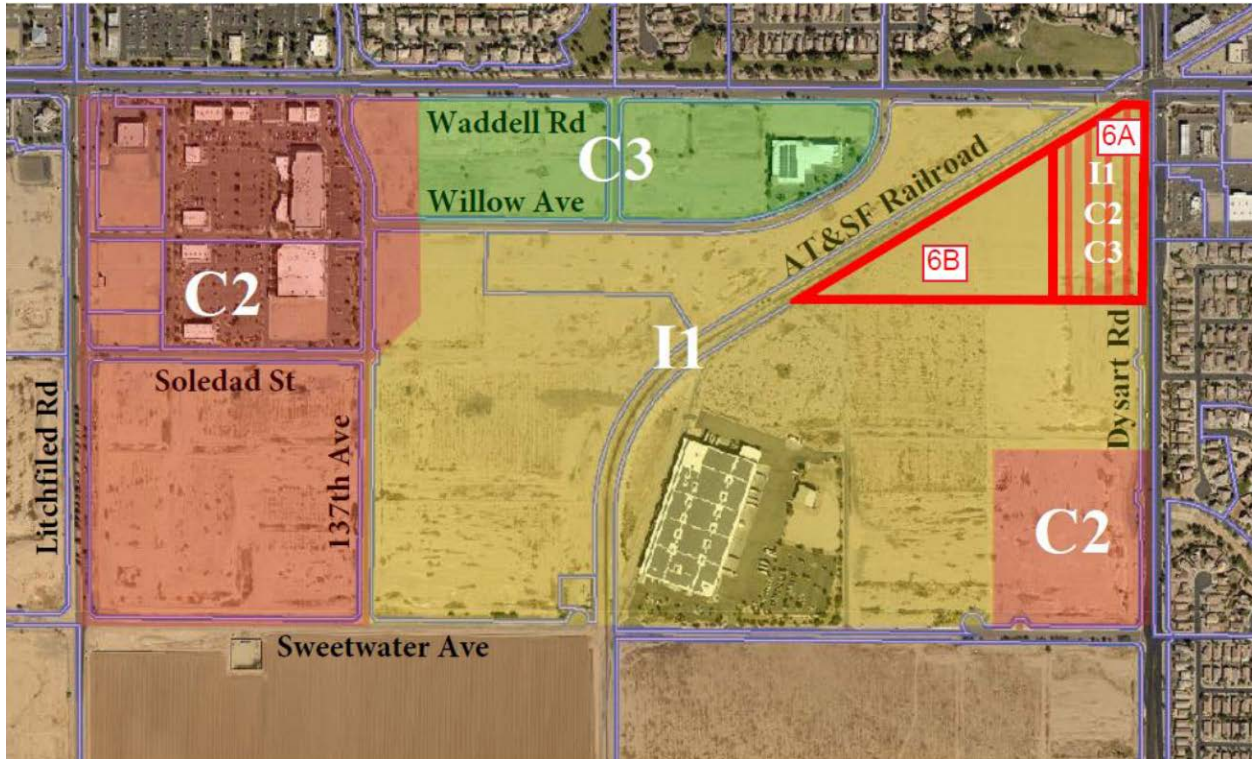
The proposal will also clarify that the allowed uses on all of Parcel 6 are those uses listed in the City of Surprise Unified Development Code at the time of development.

This action will also delete Stipulation “b” from City of Surprise Municipal Ordinance 06-07 (PAD05-282):

~~(b) Any change in location of uses (C-2, C-3, and I-1) shall not result in greater than the 136 acres of commercial use.~~

A concurrent request for a Final Plat is proposed for the 19.01 acre parcel that will provide splitting of the property along proposed zoning boundaries.

PROPOSED UNDERLYING ZONING:



UTILITY AND SERVICES TABLE:

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Internet:	Cox/Century Link
Refuse:	Private
Natural Gas:	SWG

CONFORMANCE WITH ADOPTED PLANS:

The Surprise General Plan 2035 shows the subject property as lying within the Employment Character Area, which supports commercial and industrial uses.

114 **REVIEWING AGENCIES:**

115 All City reviewing departments have reviewed the request and expressed no objections.
116 The subject Site Plan was also routed to the standard external reviewing agencies, who
117 offered the following comments:

118 **Luke Air Force Base (LAFB):** In a letter dated July 30, 2018, LAFB indicates no
119 objections to the request, but advises the applicant review sound attenuation
120 requirements found in ARS 28-8482 and engage in a strong notification program with
121 respect to the air base and its operations.

122 **Maricopa Water District (MWD):** In an email dated July 24, 2018, MWD indicated that
123 they have no comments on the proposals.

124 **Arizona Department of Transportation (ADOT):** In an email dated July 28, 2018,
125 ADOT indicated the proposal will have no impact on existing highway facilities.

126 **Maricopa Department of Transportation (MCDOT):** In an email dated July 24, 2018,
127 MCDOT indicated the proposal will have no impact on existing facilities.

128 **Maricopa Flood Control District (FCDX):** In an email dated July 25, 2018, FCDX
129 indicated the proposed Site Plan would not impact FCDX.
130

131 **SUMMARY:**

132 Staff believes the proposed PAD Zoning Amendment is consistent with the manner and
133 intent of the Surprise Pointe PAD Zoning District in which it occupies. If approved, the site
134 will be allowed to be developed in accordance with the requirements of the City of Surprise.
135

136 **FINDINGS:**

- 137 • The proposed PAD Zoning Amendment demonstrates compliance with the General
138 Plan.
- 139 • The proposed PAD Zoning Amendment demonstrates compliance with the criteria
140 set forth in the Surprise Pointe PAD.
- 141 • The proposed PAD Zoning Amendment demonstrates compliance with the criteria
142 set forth in Surprise Unified Development Code.
- 143 • The reviewing agencies have indicated no objections to the request.
144

145 **ATTACHMENTS:**

- 146 01 - Vicinity Maps
147 02 - PAD Rezone Document
148 03 - Ordinance #201X-XX
149 04 - Public Engagement Plan
150 05 - PowerPoint

VICINITY MAP

FS18-366
Stampede



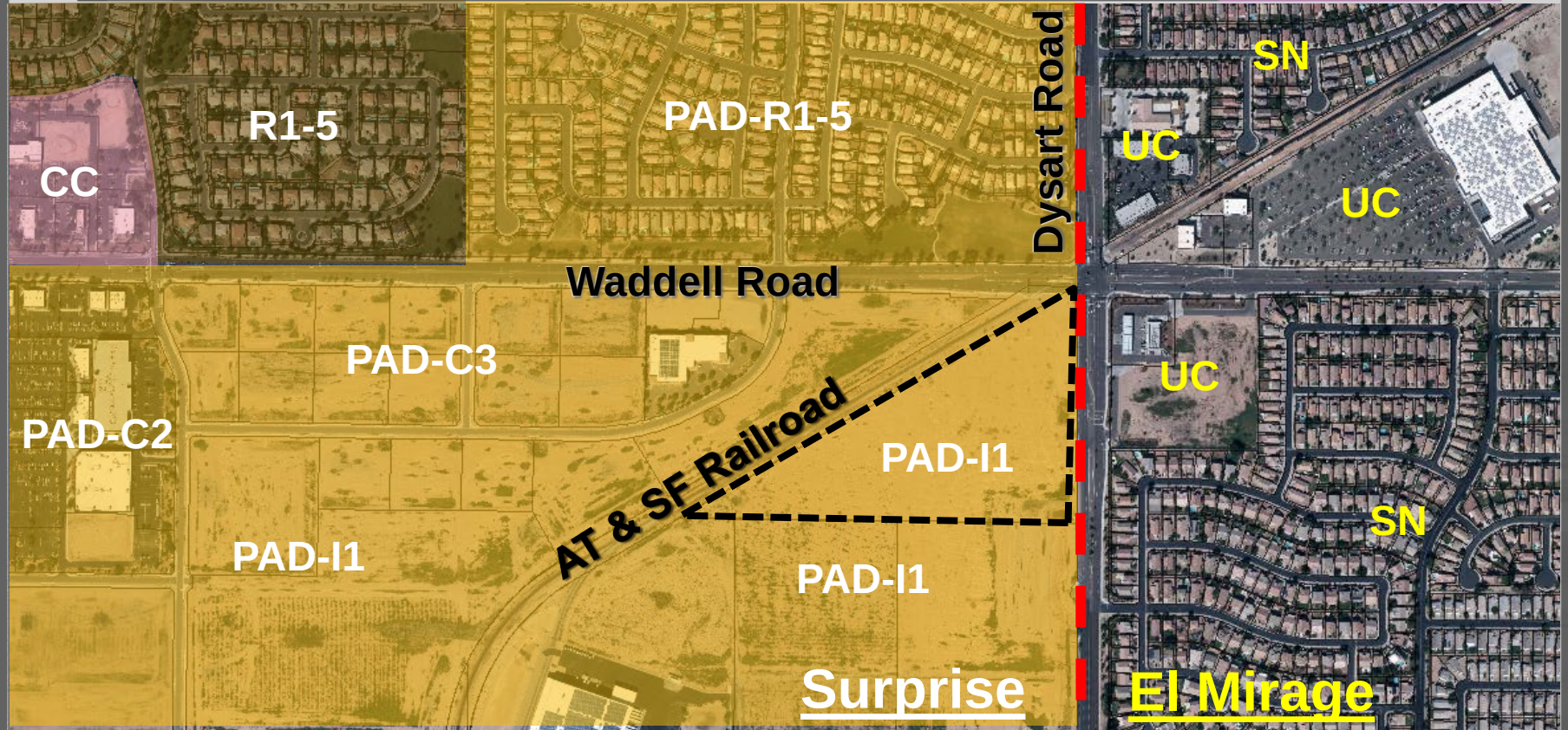
VICINITY MAP

FS18-366
Stampede



ZONING MAP

FS18-366
Stampede

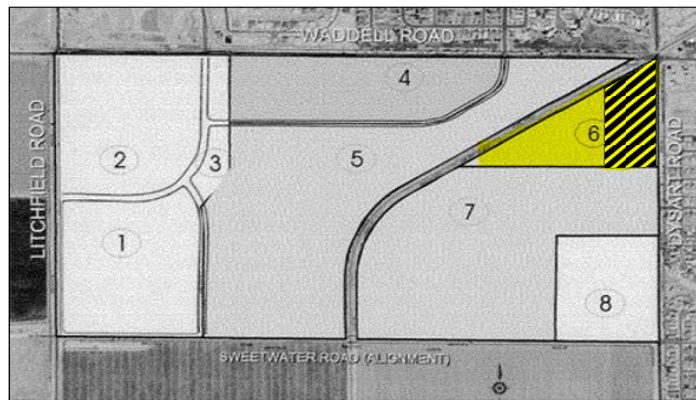


PAD Zoning Amendment Document

3rd Amendment to the

Bendalin Farms, AKA Surprise Pointe Industrial/Commerce Park

AMENDMENT	CASE NUMBER	APPROVAL DATE	APPROVAL DOC.
Original PAD	PAD05-282	2/23/06	ORD06-07
Sign Revision	PADA08-048	4/15/08	
Sign Revision	FS11-212	8/30/11	
Subject PAD Zoning Amendment	FS18-366		



Sub-Parcel Map; subject of amendment is shaded diagonally

Project Team

Owner

Stampede Industries, LLC
Attn: Cheri Bomar
61 SR 2044
Bentleyville, PA 15317

Zoning Attorney

Pew & Lake, PLC
Attn: Reese L. Anderson
1744 S Val Vista Dr # 217
Mesa, AZ 85204

Engineer

Watson Civil Engineering
Attn: Joel Watson
Chandler, Arizona 85248

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	Exhibit F – Legal Description	TBD

1. Introduction

Pew & Lake, PLC, on behalf of Stampede Industries, LLC (“Applicant”), which has an affiliated company of 84 Lumber, hereby submits this Zoning Document and Project Narrative in support of a request for a Major PAD Amendment of the Bendalin Farms, aka Surprise Pointe Industrial/Commerce Park Planned Area Development (“PAD”). This request is for the rezoning of approximately 19.45 gross acres of vacant property located at the SWC of Waddell Road and Dysart Road and identified as APN 501-38-976A (the “Subject Property”) which is also known as Parcel 6 in the original PAD document (and now known through this amendment as Parcels 6A and 6B). The original PAD was approved by Surprise City Council in February 2006 as case PAD05-282. Parcel 6 is currently zoned PAD-I1 with underlying Light Industrial uses. The request is to rezone all of Parcel 6 to:

- Clarify that the allowed uses on all of Parcel 6 are those uses listed in the applicable zoning code at the time of development;
- Allow Parcel 6A (the eastern 8.98 acres), given its location fronting onto Dysart Road, additional flexibility by allowing all of the uses found in the I1, C3, and C2 districts

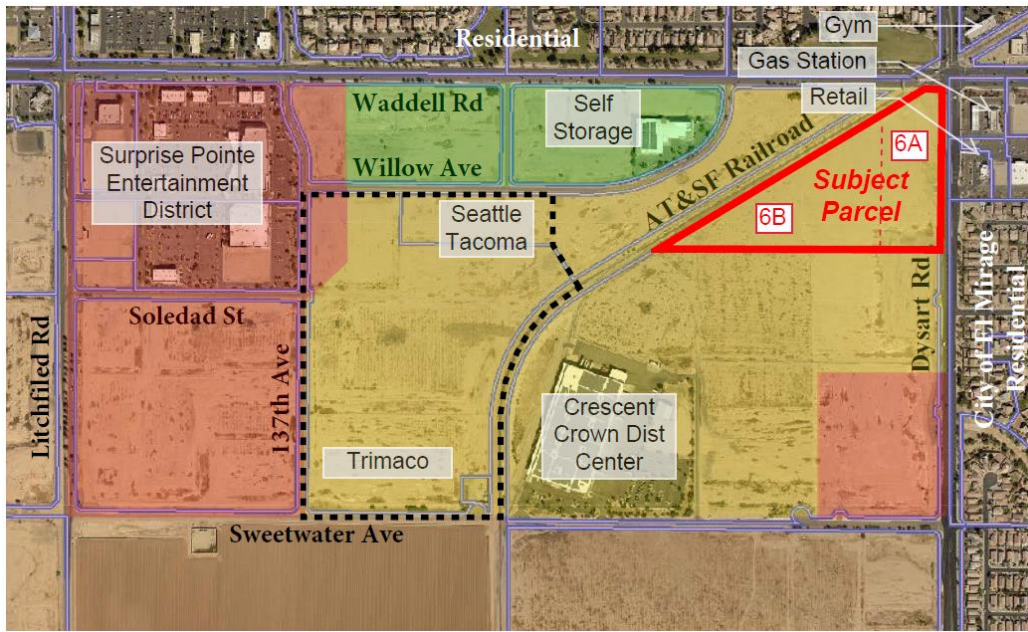
2. Background

The Property is owned by Stampede Industries, an affiliated company of 84 Lumber, who identified and recognized the Property as having excellent commercial and rail service potential. As noted, the Property also has great arterial roadway access, via Dysart Road, and visibility from Waddell Road. Stampede Industries desires to rezone Parcel 6 to provide additional flexibility for retail / commercial uses along the Dysart Road Frontage, while maintaining the potential for industrial and rail service over the whole parcel that users can capitalize on and take advantage of the untapped potential uses at this significant intersection.

3. Project Location

The Property is located at the southwest corner of Waddell and Dysart Roads. It is located within 5 miles of the Loop 303 and Loop 101 freeways and within 10.8 miles of the I-10 connection. The Property lies within the Bendalin Farms, aka Surprise Pointe Industrial/Commerce Park Planned Area Development and is surrounded on the east by Dysart Road. Across Dysart Road, there are developed commercial and residential properties that are within the jurisdictional boundaries of the City of El Mirage. The property is bound on the south by vacant land zoned PAD-I1; on the west by the BNSF railroad and vacant land zoned PAD-I1; and on the north by the BNSF railroad and Waddell Road. Across Waddell Road there are single-family residences. Existing Uses are shown in Figure 1 on the following page.

Figure 1- Existing Uses



4. Description of the Request

Specifically, this request is for an amendment to the Property to allow all current I1 uses over the entire site and to allow C2 and C3 uses over the easternmost 8.98 acres of the Property (such area being identified as Parcel 6A). As noted, the entire Property will retain the ability to utilize all I1 uses, to preserve a wide range of industrial uses and make it attractive to those users who could benefit from the BNSF rail spur, located on the west side of the Property. The Existing Zoning is shown in [Figure 2](#) and the Proposed Zoning is shown in [Figure 3](#), on the following page.

Figure 2 – Existing Underlying Zoning

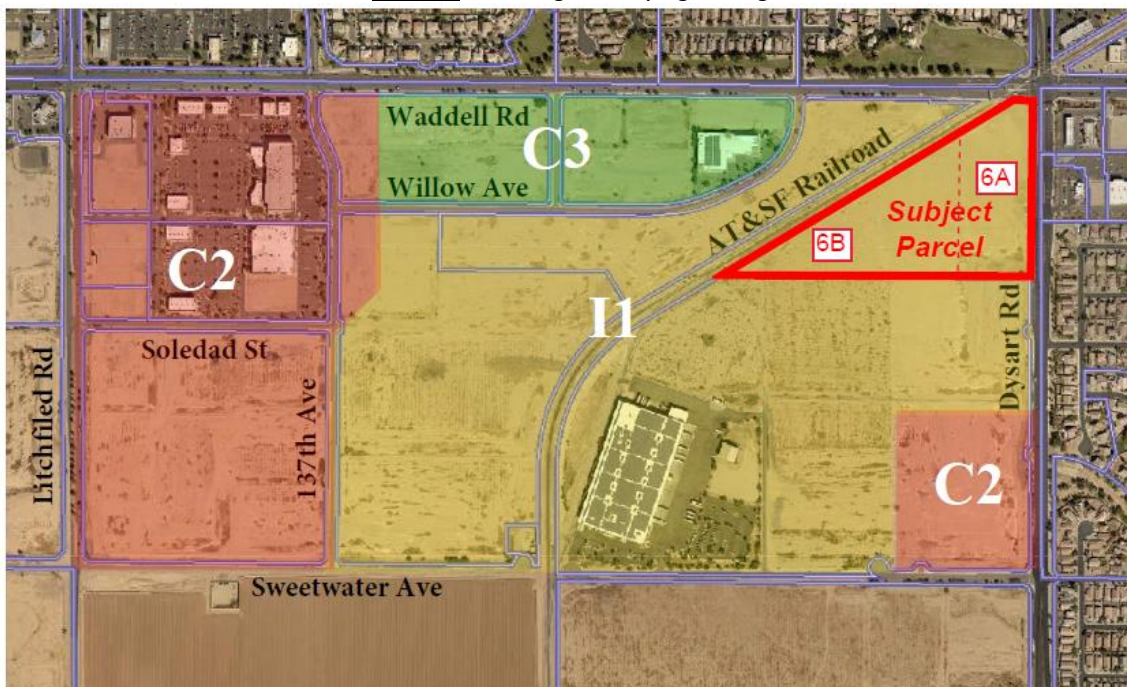
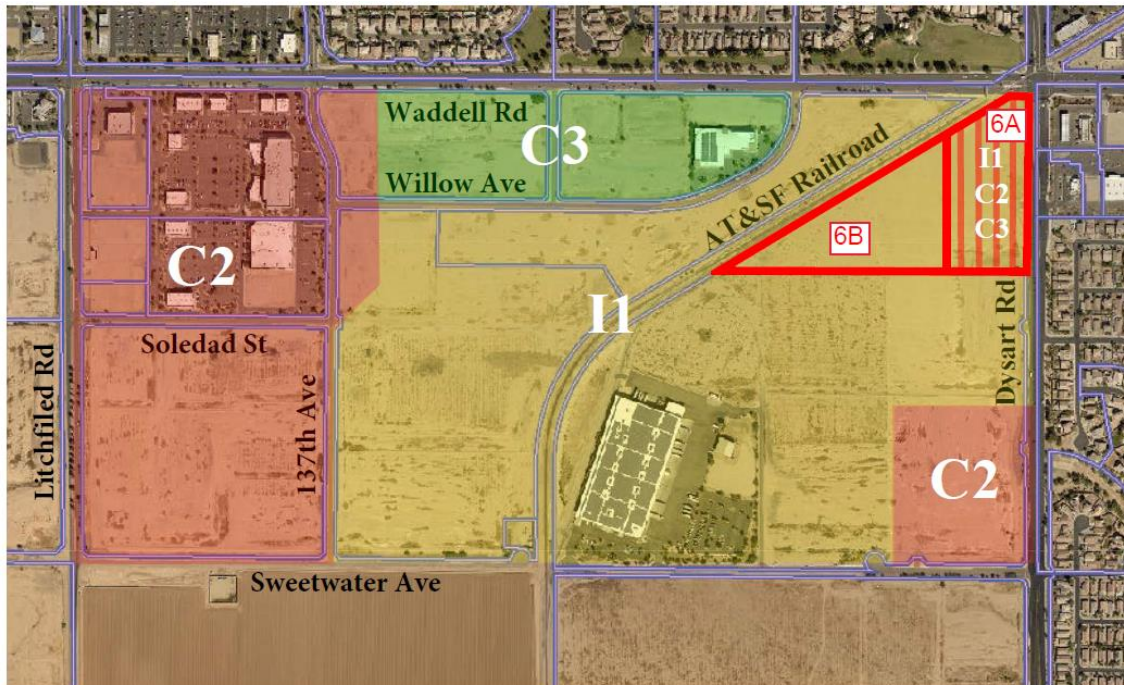


Figure 3- Proposed Underlying Zoning



The forgoing Existing Zoning Map and Proposed Zoning Map are also attached hereto as Exhibit B, and Exhibit C, respectively.

After the approval of the Bendalin Farms, aka Surprise Pointe Industrial/Commerce Park Planned Area Development in 2006, the City of Surprise adopted a new Zoning Ordinance. With the updated Zoning Ordinance, some of the uses and performance standards for zoning districts were changed. This proposed rezoning will permit this Property to take advantage of the allowed uses and performance standards in the then existing version of the Zoning Ordinance in place at the time of project approval. Stated differently, we are requesting for Parcel 6 that the land use matrix and development standards of the Zoning Ordinance in effect at the time a development application is filed with the City be applied to that application.

As discussed earlier, with this request the Owner is seeking greater flexibility to take advantage of the highly visible frontage along Dysart Road for additional retail, commercial, office and employment-type uses. Development of the Property with a mix of commercial and industrial uses will complement the commercial development in the area and is consistent with the retail uses located nearby at the Waddell and Litchfield intersection. The Bendalin Farms, aka Surprise Pointe Industrial/Commerce Park Planned Area Development already contains properties with where C2 and C3 uses are allowed, thus this request is consistent with that established pattern. While this rezoning requests similar zoning and uses as other areas in the overall PAD, it is not meant to expand those other areas given that this location within the PAD is distinct and separated from those existing districts. In addition, this change is appropriate because the Property is located within 5 miles of the Loop 303 and Loop 101 freeways, which is a standard distance used in determined preferred commercial locations in market analyses and demand models.

Interestingly, the Property is located on the eastern edge of the City of Surprise boundaries. The City of El Mirage is across Dysart Road. El Mirage has designated the properties at the southeast corner of Waddell and Dysart as Urban Corridor (UC), a commercial designation

similar to CC and CR in the City of Surprise, making the proposed amendments to the PAD consistent with El Mirage's commercial developments at the Waddell and Dysart intersection.

We note the importance of preserving and maintaining the ability to utilize the rail spur that benefits the Property. We sincerely believe that this PAD will not diminish the rail spur asset, but rather makes the site more attractive because of the increased flexibility and uses available to the site. To be clear, the utilization of the railroad will continue to be possible for the entire Property.

The mechanism by which the amendment to the PAD will be accomplished, will be the approval of the Third Amendment to the Surprise Point A.K.A. Bendalin Farms PAD, attached hereto as Exhibit A.

5. Conformance with the Existing General Plan

This Application conforms with the *City of Surprise General Plan 2035*. The Property lies within the Railplex Growth Area as illustrated in Figure 4 below. Under the General Plan Land Use Map, the Property is identified as an employment area. Areas in the City of Surprise found at major intersections like the Waddell and Dysart Roads and Litchfield and Waddell Roads, and along Reems Road at Greenway and Cactus are designated as Community Commercial in the General Plan. It is appropriate to treat the intersection similarly to the intersections mentioned above and as illustrated in Figure 5 below.

Figure 4 - Growth Areas

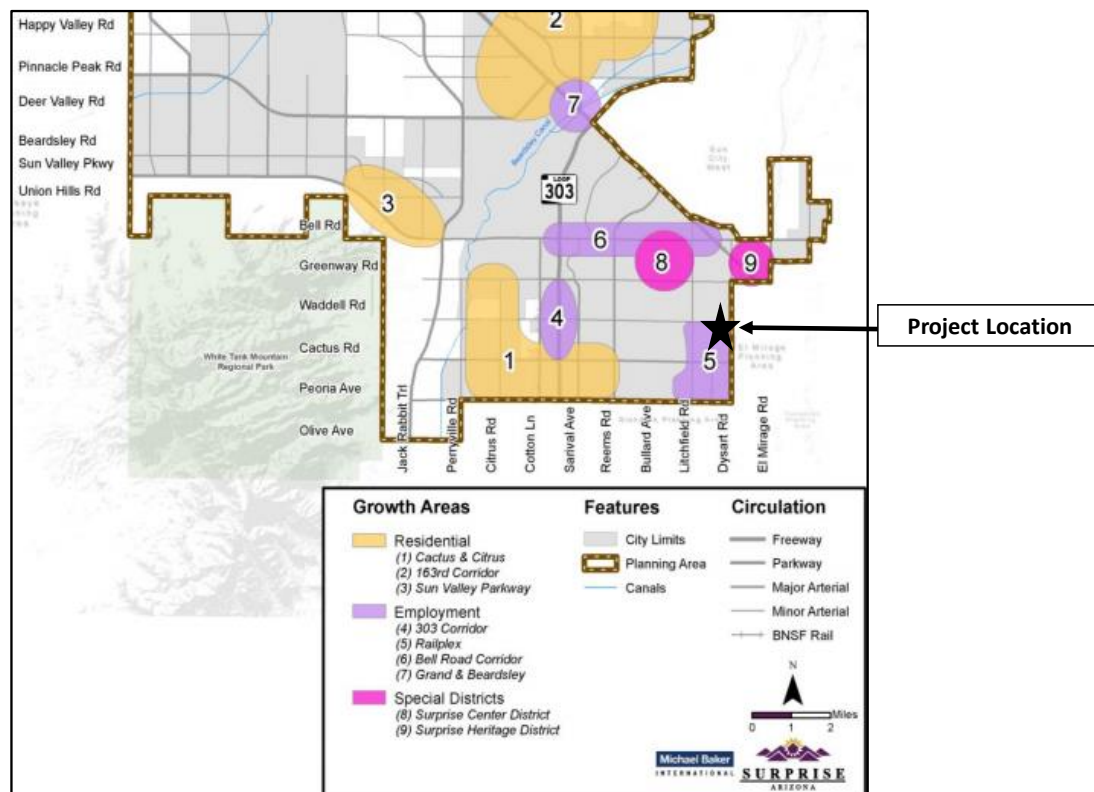
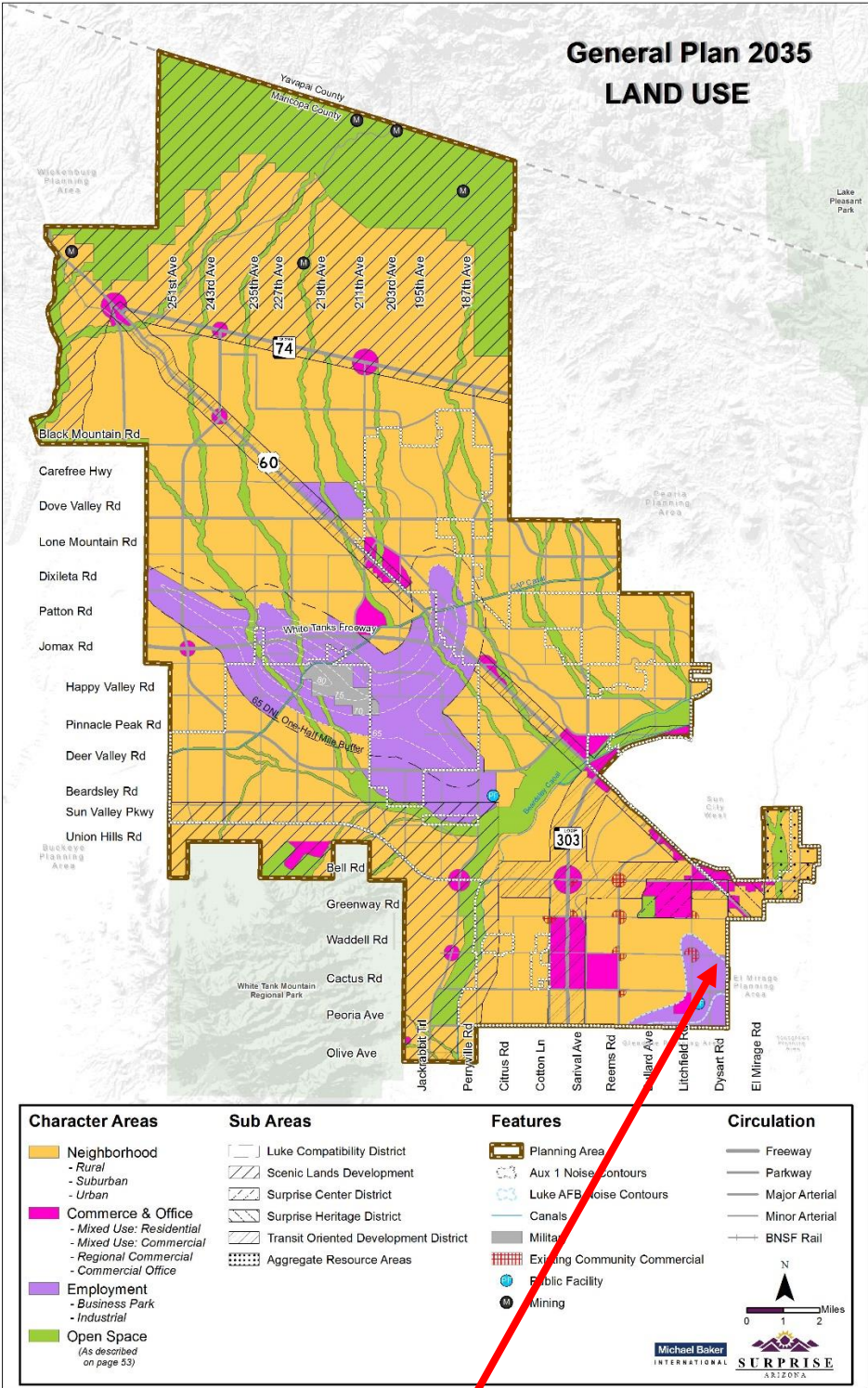


Figure 5 – General Plan Land Use Map



Project Location: SWC Dysart & Waddell

6. Design

The site plan and architectural design will meet the requirements established in the Zoning Ordinance and Design Standards & Guidelines in effect at the time a Site Plan (or CUP) application is filed. Decorative tilt-up concrete and masonry buildings are proposed and will be allowed on both Parcels 6A and 6B. Buildings of a solid steel front façade will not be allowed on Parcel 6A. Sides of PAD-I1 structures not visible from a public way can be steel with block wainscoting. The architectural and design elements of the project will be reviewed and approved by the City of Surprise at the time of development.

7. Legal Description

The project area consists of all of Parcel 6 (now known as Parcels 6A and 6B) of the Bendalin Farms PAD. A legal description exhibit is attached as Exhibit F.

8. Citizen Review Process

The Applicant will hold a Citizen Review Meeting and provide appropriate notification to the property owners that lie within 300 feet of the site. Once the neighborhood meeting is held, and prior to notice for the public hearing, the Applicant will provide the City with a Public Participation Report and meeting summary. The Enhanced Notification Map, List and Notice Letter is attached hereto as Exhibit D. A summary of the Citizen Review Meeting is attached hereto as Exhibit E.

9. Conclusion

This minor change to Parcel 6 (now known as Parcel 6A and 6B) will allow the property to be more appropriately used and take advantage of its unique location within the larger PAD and on the corner of two significant arterial roads, while still maintaining and preserving the potential for rail service.

Exhibit A

Text Modification Document

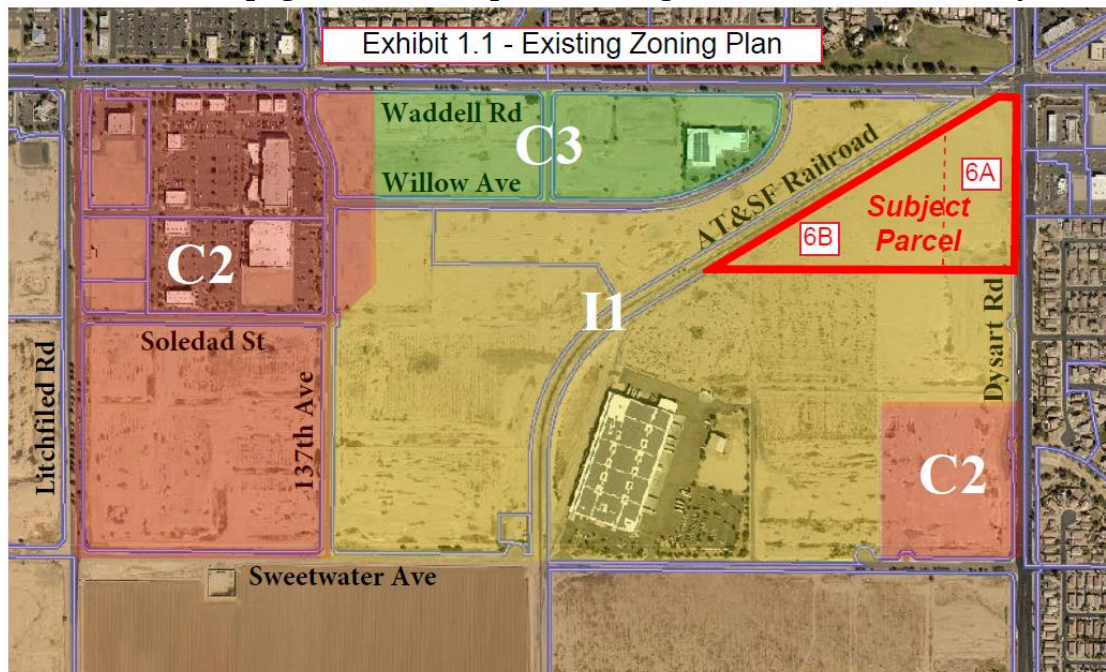
THIRD AMENDMENT TO THE BENDALIN FARMS, AKA SURPRISE POINTE INDUSTRIAL/COMMERCE PARK*

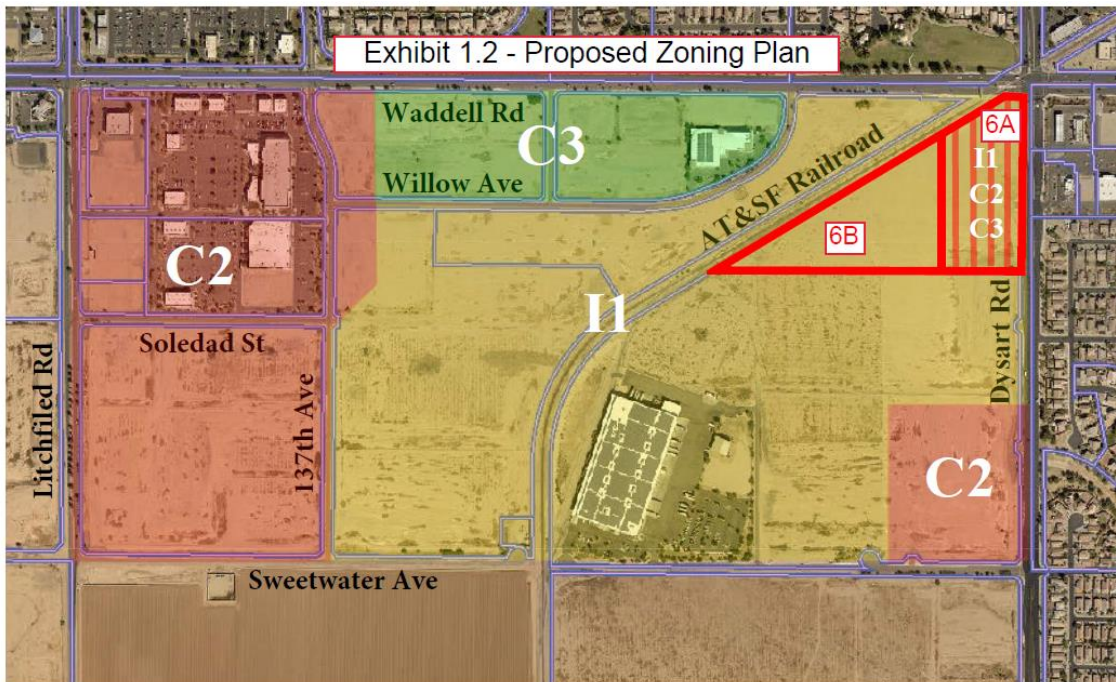
(*Originally Adopted by the Surprise City Council on Feb. 23, 2006 by ORD-06-07)

1. Paragraph 2 of Section 1.1 is hereby deleted and replaced in its entirety as follows:

The Applicant, Bendalin Farms, L.L.C., proposes and requests (in accord with the City of Surprise General Plan 2020) to rezone the Site from the R1-43 zoning classification to **PAD, WITH APPROXIMATELY: (i) 161.36 ACRES OF I1 LIGHT INDUSTRIAL USES; (ii) 104.6 ACRES OF C2 COMMUNITY COMMERCIAL USES; (iii) 32.1 ACRES OF C3 GENERAL COMMERCIAL USES; AND (iv) 8.98 ACRES OF COMBINED I1, C2, & C3 USES.** ~~approximately 171.5 acres of industrial I-1 and approximately 104.6 acres of Commercial C-2 and approximately 32 acres of Commercial C-3 zoning.~~ An integrated industrial employment center is envisioned with subsite users on either side of the BNSF right-of-way. Commercial development would occur at the Site's northwest corner, west side frontages extending along Waddell Road, and neighborhood-serving commercial at the southeast corner of the site.

2. The Existing Zoning Plan Exhibit 1.1 is hereby deleted and replaced in its entirety as shown on the next page and new Proposed Zoning Plan Exhibit 1.2 is hereby added:





3. The first bullet point in paragraph 1 of Section 4.0 is hereby deleted and replaced in its entirety as follows:

- ~~Three (3)~~ MULTIPLE tracts to be developed with Employment-related commercial business uses. ~~C2C-2~~ designation is requested for 104.6 acres; ~~C3C-3~~ for approximately 32.1 acres; AND FOR 8.98 ACRES, BOTH C2 AND C3 USES WILL BE ALLOWED IN ADDITION TO I1.

4. Paragraph 1 of Section 4.1 is hereby deleted and replaced in its entirety as follows:

The Conceptual Employment development plan (Exhibit 4.3) is presented on the following page. The BENDALIN FARMS, AKA SURPRISE POINTE INDUSTRIAL / COMMERCE PARK is conceived as predominantly industrial/employment uses, consistent with the ~~I1I-1~~ zoning district. ~~I1I-1~~ sub-sites would have access to Burlington Northern Santa Fe rail services via the Ennis Spur. Commercial (~~C2C-2~~) parcels occupy the Site's westerly portion, wrapping around the Litchfield Road/Waddell Road corner and its southeast corner to serve and buffer nearby land uses. A Commercial ~~C3C-3~~ parcel is located in the northern section of the Site utilizing portions of the Waddell Road frontage. AT THE NORTHEAST CORNER OF THE SITE, THERE IS AN I1 DESIGNATED PARCEL WHICH INTEGRATES C2 AND C3 USES FOR THE EASTERNMOST 456.4 FEET OF THE PARCEL (8.98 ACRES), UTILIZING DYSART ROAD FRONTAGE.

5. Paragraphs 1 and 2 of Section 4.2 are hereby deleted and replaced in its entirety as follows:

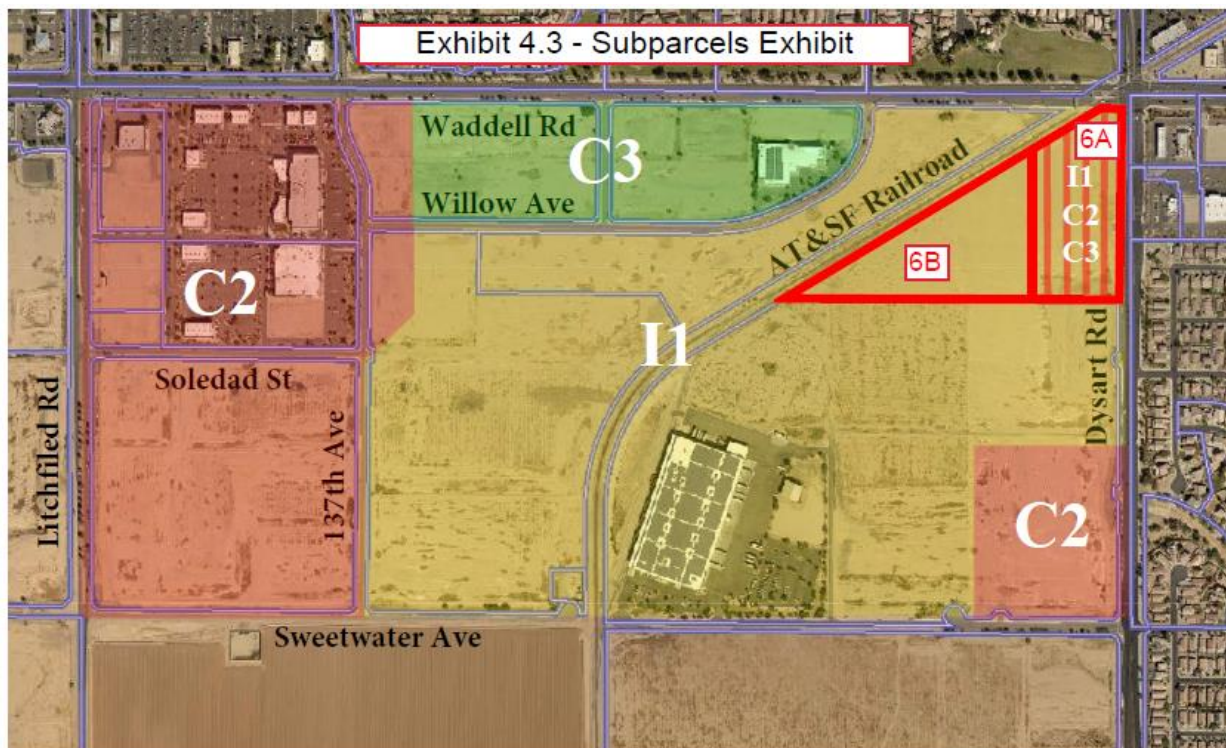
The proposed employment uses for BENDALIN FARMS, AKA SURPRISE POINTE INDUSTRIAL/COMMERCE PARK will be a compatible combination of retail, service, office and industrial uses. The individual Land Parcels will be designed and developed under the current ~~C2C-2~~, ~~C3C-3~~ and ~~I1I-1~~ provisions listed in Municipal Code Sections

17.28.080, 17.28.090 and 17.28.110, unless specifically amended in this Narrative, City Council condition of approval, or subsequent request for waiver/extension by sub-site developers as provided in the Surprise Zoning Ordinance. **NOTWITHSTANDING THE FOREGOING, PARCEL 6A OF THE BENDALIN FARMS, AKA SURPRISE POINTE INDUSTRIAL/COMMERCE PARK MAY BE DESIGNED AND DEVELOPED ACCORDING TO THE ALLOWED USES IN THE I1, C2 AND C3 ZONING DISTRICTS AND THE APPLICABLE DESIGN STANDARDS IN EFFECT AT THE TIME OF SITE PLAN OR CONDITIONAL USE PERMIT REVIEW AND PROJECT APPROVAL. SIMILARLY, PARCEL 6B MAY BE DEVELOPED IN ACCORDANCE WITH THE THEN APPLICABLE I1 USES AND STANDARDS.**

EXCEPT AS PROVIDED ABOVE, these zoning designations have been selected as the most appropriate zoning districts for the BENDALIN FARMS, **AKA SURPRISE POINTE INDUSTRIAL/COMMERCE PARK** land purchasers' desired types of business activity. The proposed land use designations are also in compliance with the Employment land use classification shown in the 2020 Plan. The applicable City of Surprise Zoning Ordinance sections **WILL BE THOSE IN EFFECT AT THE TIME OF DEVELOPMENT** ~~are as follows:~~

C2-C-2	=	Community Commercial Zone	17.28.080
C3-C-3	=	General Commercial Zone	17.28.090
I1-I-1	=	Light Industrial Zone	17.28.110

6. Exhibit 4.3 is hereby deleted and replaced in its entirety as shown below:



7. Section 4.3.6 is hereby deleted and replaced in its entirety as follows:

4.3.6 Parcel 6 – Northwest Corner Waddell and Dysart Roads (I1-I1, C2-C2, C3-C3).

This triangular, corner parcel is 19.45~~20.5~~ gross acres in AREA SIZE.¹ It is located on the southeast side of the Ennis Spur, with excellent rail service potential. Roadway access is from Dysart Road, although the property is visible from Waddell Road traffic. THE EASTERNMOST 456.4 FEET OF PARCEL 6 (8.98 ACRES) WILL BE ALLOWED ALL USES IN THE I1, C2, AND C3 ZONING DISTRICTS. THE BALANCE OF THE SITE (PARCEL 6B) WILL REMAIN ZONED PAD-I1, WITH LIGHT INDUSTRIAL USES, THEREBY PRESERVING THE VALUABLE OPTION TO ATTRACT ONE OR MORE USERS WHO COULD BENEFIT FROM THE ENNIS RAIL SPUR. ADDITIONAL USERS WILL BE ATTRACTED TO THE SITE BECAUSE OF THE MORE FLEXIBLE USES AVAILABLE ADJACENT TO DYSART ROAD AND THE EASTERN PORTION OF THE PROPERTY (PARCEL 6A).

~~There is a prospective, nationally recognized corporate user for this site—84 Lumber. The company has more than 500 outlets, coast to coast. Intended operations include lumber and homebuilding material sales, truss manufacturing, outdoor storage, and structures for sales, indoor fabrication, storage and administrative offices; as well as parking and maneuvering areas for customers and employees.~~

8. Table 4.3.9 and related text is hereby deleted and replaced in its entirety as shown below:

PARCEL NO.	PROPOSED USE	REQUESTED ZONING	GROSS ACREAGE	RAIL-SERVED
1	COMMERCIAL	C-2	38.8	
2	COMMERCIAL	C-2	38.5	
3	COMMERCIAL	C-2	7.1	
4	MIXED EMPLOYMENT: COMMERCIAL/OFFICE	C-3	32.1	
5	MIXED EMPLOYMENT: INDUSTRIAL/OFFICE	I-1	80.0	√
6	MIXED EMPLOYMENT: INDUSTRIAL/OFFICE	I-1	20.5	√
7	MIXED EMPLOYMENT: INDUSTRIAL/OFFICE	I-1	71.0	√
8	COMMERCIAL	C-2	20.0	

PARCEL NO.	PROPOSED USE	REQUESTED ZONING	GROSS ACREAGE	RAIL-SERVED
1	COMMERCIAL	C2	38.8	NO
2	COMMERCIAL	C2	38.5	NO
3	COMMERCIAL	C2	7.1	NO

¹ The Original PAD for this site identified Parcel 6 as having 20.5 acres but this number has been reduced to 19.45 acres likely on account of Right-of-Way dedications between the Original PAD and what exists today.

4	MIXED EMPLOYMENT: COMMERCIAL / OFFICE	C3	32.1	NO
5	MIXED EMPLOYMENT: INDUSTRIAL / OFFICE	I1	80.0	YES
6	MIXED EMPLOYMENT: INDUSTRIAL / OFFICE / COMMERCIAL	I1, C2, C3	8.98	YES
6B	MIXED EMPLOYMENT: INDUSTRIAL / OFFICE	I1,	10.47	YES
7	MIXED EMPLOYMENT: INDUSTRIAL / OFFICE	I1	71.0	YES
8	COMMERCIAL	C2	20.0	NO
TOTAL			306.95	

The BENDALIN FARMS zoning request proposes: (i) 161.36~~171.5~~ gross acres of ~~I1-I-1~~ Light Industrial, (ii) 32.1 acres of ~~C3-C-3~~ General Commercial, (iii) 104.6 gross acres of ~~C2-C-2~~ Community Commercial, AND (iv) 8.98 ACRES OF I1, C2, & C3.

9. Paragraph 1 of Section 7.1 is hereby deleted and replaced in its entirety as follows:

The following tables recite basic land parcel and setback standards to be followed for development of the Site. The ~~C2-C-2~~ and ~~C3-C-3~~ district standards are identical. **PROVIDED HOWEVER, AND NOTWITHSTANDING THE TABLES IMMEDIATELY BELOW, THE SETBACK STANDARDS FOR PARCELS 6A & 6B WILL FOLLOW THE STANDARDS OF THE SURPRISE MUNICIPAL CODE IN EFFECT AT THE TIME OF SITE PLAN OR CONDITIONAL USE PERMIT REVIEW.**

10. Remove / Delete Stipulation “b” from City of Surprise Municipal Ordinance 06-07 (PAD05-282).

~~(b) Any change in location of uses (C-2, C-3, and I-1) shall not result in greater than the 136 acres of commercial use.~~

Exhibit B – Existing Underlying Zoning Map

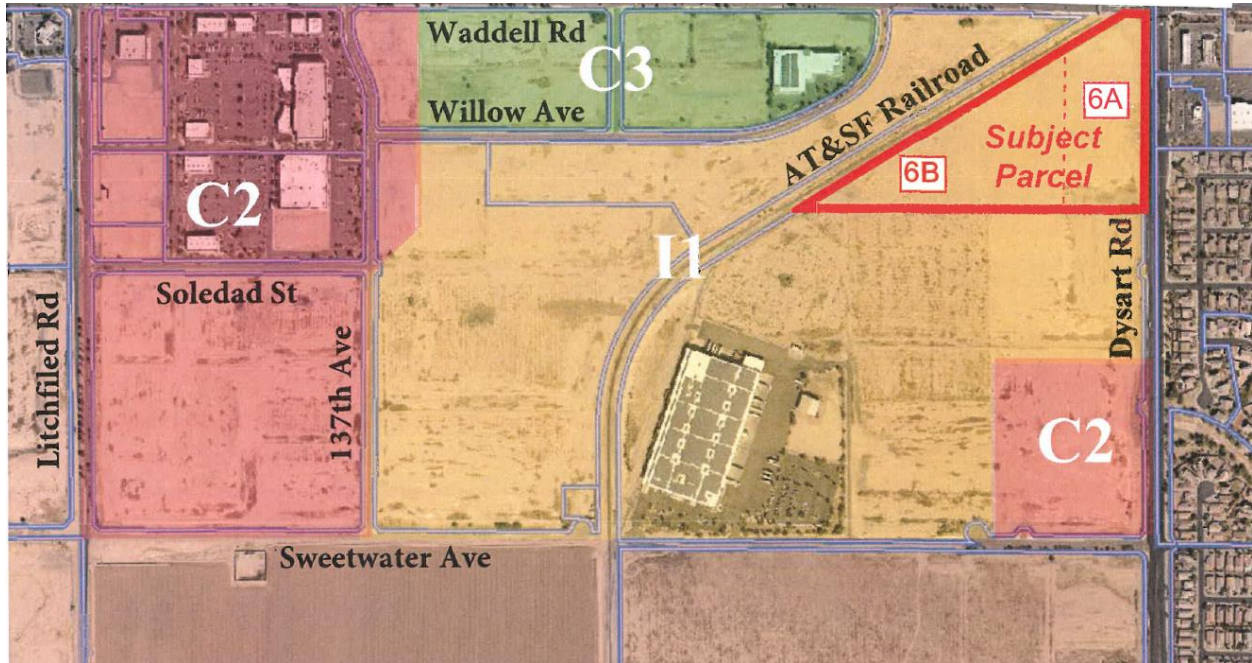


Exhibit C – Proposed Underlying Zoning Map

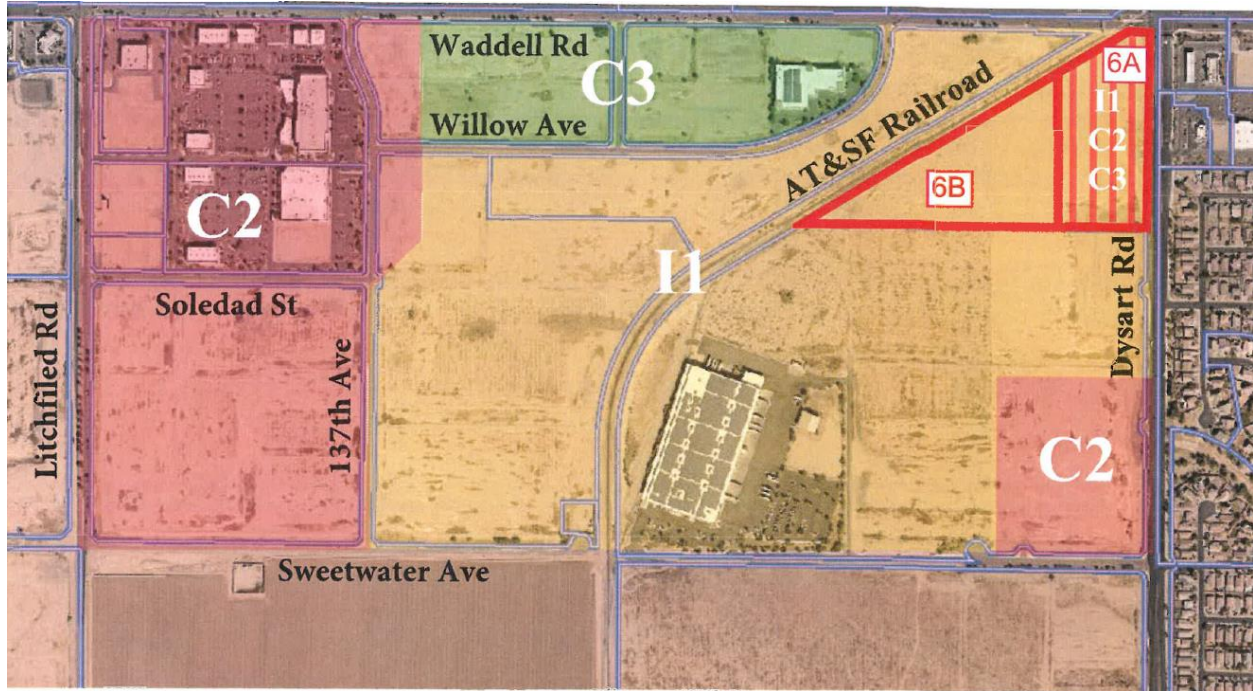


Exhibit D – Outreach Enhanced Notification Requirements

Mail List Letter

CITY OF SURPRISE CITIZEN REVIEW MEETING

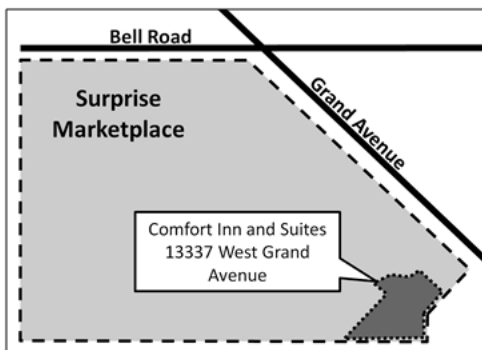
Take notice that at the date, time, and place listed below, there will be a Citizen Review meeting to discuss the below-referenced projects. At this meeting, any of the public may appear and be heard relative to this project. The City of Surprise Community Development Department may be contacted prior to the scheduled meeting for additional information.

City of Surprise Planner: Hobart Wingard
623-222-3156

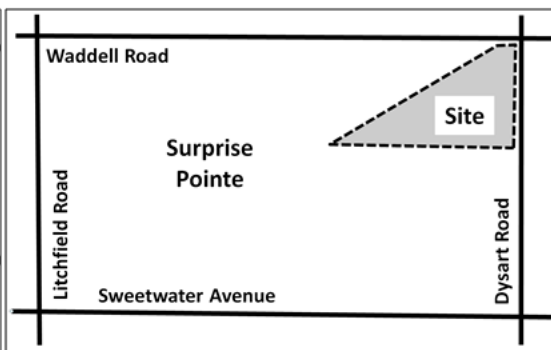
CITIZEN REVIEW MEETING DETAILS

DATE: Thursday, November 8, 2018
TIME: 5:00 PM to 6:00 PM
LOCATION: Comfort Inn and Suites
13337 West Grand Avenue
Surprise, AZ 85374

Meeting Location

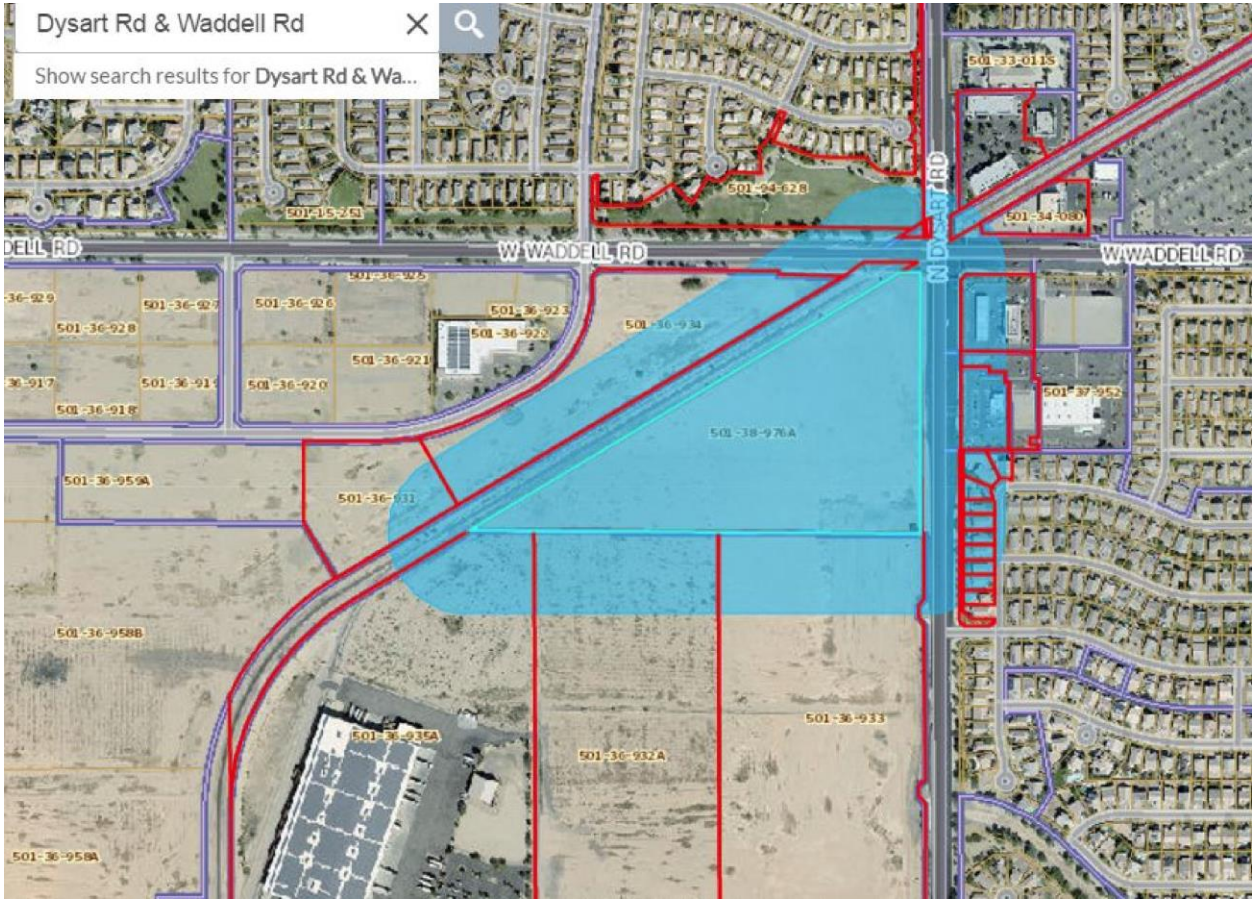


Project Location



PROJECT DESCRIPTION: The applicant is requesting approval of a Rezone for 19 acres of the Surprise Pointe Planned Area Development ("PAD"). The property will be rezoned from PAD Light Industrial (PAD- I1) to allow all current PAD-I1 uses over the entire site and to allow Community Commercial (PAD-C2) and Regional Commercial (PAD-C3) over the easternmost 8.98 acres of the property under Case FS18-366.

Mail List Map



Mail List

Owner	Address	City	State	Zip
CALIF ARIZ & SANTA FE RR CO	P O BOX 1738	TOPEKA	KS	66601
CALIF ARIZ & SANTA FE RR CO	P O BOX 1738	TOPEKA	KS	66601
CALIF ARIZ & SANTA FE RR CO	P O BOX 1738	TOPEKA	KS	66601
A T & S F RY CO	PO BOX 1738	TOPEKA	KS	66601
REM PLAZA LLC	549 FLIND AVE	LONG BEACH	CA	90814
PGI PHOENIX GRAPHIX INC PROFIT SHARING PLAN	400 S 79TH ST	CHANDLER	AZ	85226
SURPRISE HOLDINGS LLC	7801 HAYVENHURST AVE	VAN NUYS	CA	91406
CCD REAL ESTATE HOLDINGS LLC	5900 ALMONASTER AVE	NEW ORLEANS	LA	70126
SURPRISE HOLDINGS LLC	7801 HAYVENHURST AVE	VAN NUYS	CA	91406
SURPRISE HOLDINGS LLC	7801 HAYVENHURST AVE	VAN NUYS	CA	91406
CCD REAL ESTATE HOLDINGS LLC	801 JEFFERSON HIGHWAY	NEW ORLEANS	LA	70121
FRANCO NILDA/SANTANA PERICLES A	5325 E LINCOLN DR	PARADISE VALLEY	AZ	85253
WEBER NICKLAS	7725 E MONTE VISTA RD	SCOTTSDALE	AZ	85257
WOODS SALLY B	13414 N 130TH LN	EL MIRAGE	AZ	85335
THOMPSON LAURICE/YVONNE	13418 N 130TH LN	EL MIRAGE	AZ	85335
FORKASDI MARY FRANCES	13422 N 130TH LN	EL MIRAGE	AZ	85335
PACHECO DORIA DEL REAL	13426 N 130TH LN	EL MIRAGE	AZ	85335
TIPTON DERRICK C/CASTELLANOS VERONICA C	13430 N 130TH LN	EL MIRAGE	AZ	85335
PLEITES MARTHA	13434 N 130TH LN	EL MIRAGE	AZ	85335
SANCHEZ FELIX/ELVIRA	13438 N 130TH LN	EL MIRAGE	AZ	85335
WOOD JEFFREY DAN/TARALEE N	13034 W ASH ST	EL MIRAGE	AZ	85335
EL MIRAGE CITY OF	10000 N EL MIRAGE RD	EL MIRAGE	AZ	85335
CIRCLE K STORES INC	P O BOX 52085	PHOENIX	AZ	85072
KLK DYSART LLC	11022 N 28TH DR STE 170	PHOENIX	AZ	85029
PWP DYSART AND THUNDERBIRD LLC	8701 E VISTA BONITA UNIT 220	SCOTTSDALE	AZ	85255
A T & S F	2500 LOU MENK DR PO BOX 961089	FORT WORTH	TX	76161-0089
STAMPEDE INDUSTRIES LLC	61 SR 2044	BENTLEYVILLE	PA	15317
ROSEVIEW HOMEOWNERS ASSOC	9000 E PIMA CTR PKWY 300	SCOTTSDALE	AZ	85258

Site Posting

Notice of Public Hearing City of Surprise

Neighborhood Meeting	Planning & Zoning	City Council
Date: November 8, 2018	Date: TBD	Date: TBD
Time: 6:00 P.M.	Time: 6:00 P.M.	Time: 6:00 P.M.
Location: Comfort Inn & Suites 13337 West Grand Avenue Surprise, AZ 85374	Location: Surprise City Hall 16000 N. Civic Ctr. Plaza Surprise, AZ 85374	Location: Surprise City Hall 16000 N. Civic Ctr. Plaza

Case #: FS18-366

REQUEST: A Major Zoning Amendment to the Bendalin Farms, AKA Surprise Pointe Industrial/Commerce Park PAD to allow for I1 uses on the entire property and C2 and C3 uses on the Easternmost 8.98 acres of the property; Final Plat approval.

Please call to confirm dates:
623-222-3011

10/24/18 10:53:03

Notice of Public Hearing City of Surprise

Neighborhood Meeting	Planning & Zoning	City Council
Date: November 8, 2018	Date: TBD	Date: TBD
Time: 6:00 P.M.	Time: 6:00 P.M.	Time: 6:00 P.M.
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Please call to confirm dates:
623-222-3011

10/24/18 10:53:23

Newspaper Ad

[To Be Provided]

Exhibit E – Summary of Citizen Review Meeting

[To Be Provided]

Exhibit F – Legal Description

Recording Requested by:	]	14
	]	ch.
Bethany L. Cypher	]	
Pierce Hardy Limited Partnership	]	
1019 Route 519, Building 5	]	
Eighty Four, PA 15330	]	
	]	
	]	
When Recorded mail to:	]	
	]	
Stampede Industries, LLC	]	
1019 Route 519, Building 5	]	
Eighty Four, PA 15330	]	

Special Warranty Deed

For Consideration of Ten Dollars, and other valuable considerations, I or we
Pierce Hardy Limited Partnership, a Pennsylvania limited partnership

Does hereby convey to

Stampede Industries, LLC, a Pennsylvania limited liability company

The following described real property situated in Maricopa County, Arizona:

Legal Description Attached hereto as Exhibit "A" and made a part hereof.

Subject to: Current taxes, assessments, reservations in patents and all easements, rights
of way, encumbrances, liens, covenants, conditions, and restrictions as may appear of
record. And the Grantor hereby binds itself and its successors to warrant and defend the
title as against all acts of the Grantor herein and no other, subject to the matters above set
forth.

Dated: July 31, 2014

Pierce Hardy Limited Partnership
By: Peter Jon Co., LLC, General Partner

By: 
Cheri B. Bomar, Assistant Vice President

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF Washington)

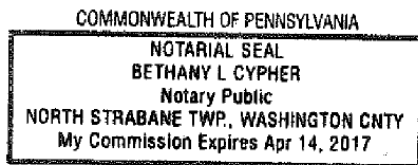
SS:

On this 31st day of July, 2014 before me, the undersigned officer, personally appeared Cheri B. Bomar who acknowledged herself to be the Assistant Vice President of Peter Jon Co., LLC, the sole general partner of Pierce Hardy Limited Partnership, a Pennsylvania limited partnership, and that she as such officer of such limited partnership, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited partnership by herself as such officer.

In Witness Whereof, I hereunto set my hand and official seal.


Notary Public

My Commission Expires:



Unofficial Document

LEGAL DESCRIPTION

Property located in Maricopa, AZ

A parcel of land located in the Northeast quarter of Section 15, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Northeast corner of said Section 15;

Thence South 00 degrees 06 minutes 46 seconds West along the East line of said Northeast quarter, a distance of 32.65 feet;

Thence North 89 degrees 53 minutes 14 seconds West, a distance of 33.00 feet to a point on a line parallel with and 33.00 feet West of the East line of said Northeast quarter, and the TRUE POINT OF BEGINNING;

Thence South 00 degrees 06 minutes 46 seconds West along said parallel line, a distance of 994.50 feet;

Thence North 89 degrees 16 minutes 12 seconds West, a distance of 1704.35 feet to a point on the Southeasterly right-of-way line of the Santa Fe Railroad Spur;

Thence North 59 degrees 35 minutes 02 seconds East (58 degrees 21 minutes 29 seconds record) along said Southeasterly right-of-way line, a distance of 1922.66 feet to a point on a line parallel with and 33.00 feet South of the North line of said Northeast quarter of Section 15;

Unofficial Document

Thence South 89 degrees 16 minutes 12 seconds East along said parallel line, a distance of 48.13 feet to the TRUE POINT OF BEGINNING.

AND BEING the same property conveyed to Pierce Hardy Limited Partnership, a Pennsylvania limited partnership from Hardy Management Company, LLC, a Nevada limited liability company by Special Warranty Deed dated March 17, 2008 and recorded April 29, 2008 in Instrument No. 20080378635.

Tax Parcel Nos. 501-38-976, 501-38-977, 501-38-978

**CITY OF SURPRISE
CITIZEN REVIEW MEETING**

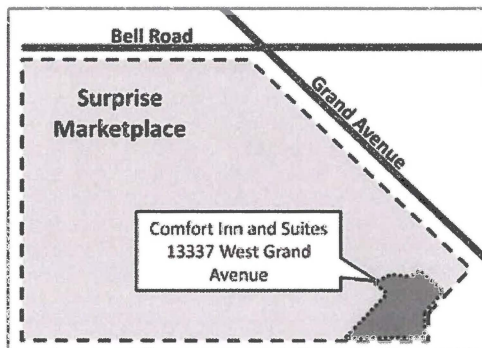
Take notice that at the date, time, and place listed below, there will be a Citizen Review meeting to discuss the below-referenced projects. At this meeting, any of the public may appear and be heard relative to this project. The City of Surprise Community Development Department may be contacted prior to the scheduled meeting for additional information.

City of Surprise Planner: Hobart Wingard
623-222-3156

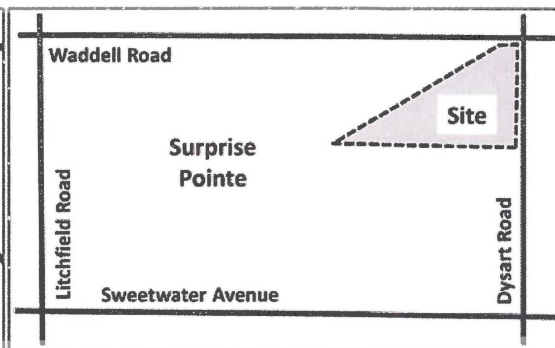
CITIZEN REVIEW MEETING DETAILS

DATE: Thursday, November 8, 2018
TIME: 5:00 PM to 6:00 PM
LOCATION: Comfort Inn and Suites
13337 West Grand Avenue
Surprise, AZ 85374

Meeting Location



Project Location



PROJECT DESCRIPTION: The applicant is requesting approval of a Rezone for 19 acres of the Surprise Pointe Planned Area Development ("PAD"). The property will be rezoned from PAD Light Industrial (PAD-LI) to allow all current PAD-LI uses over the entire site and to allow Community Commercial (PAD-C2) and Regional Commercial (PAD-C3) over the easternmost 8.98 acres of the property under Case FS18-366.

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: November 8, 2018
Time: 6:00 P.M.
Location: Comfort Inn & Suites
13337 West Grand Avenue
Surprise, AZ 85374

Planning & Zoning

Date: TBD
Time: 6:00 P.M.
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374

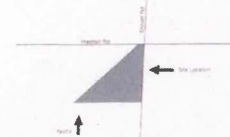
City Council

Date: TBD
Time: 6:00 P.M.
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza

Case #: FS18-366

REQUEST: A Major Zoning Amendment to the Bendalin Farms, AKA Surprise Pointe Industrial/Commerce Park PAD to allow for I1 uses on the entire property and C2 and C3 uses on the Easternmost 8.98 acres of the property; Final Plat approval.

Please call to confirm dates:
623-222-3011



10/24/18 10:53:03

Notice of Public Hearing City of Surprise

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Date: November 8, 2018
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13337 West Grand Avenue
Surprise, AZ 85374

Planning & Zoning

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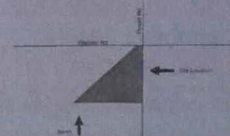
City Council

Date: TBD
Time: 6:00 P.M.
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza

Case #: FS18-366

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Please call to confirm dates:
623-222-3011



10/24/18 10:53:23

AFFIDAVIT OF POSTING

Application No: FS18-366
Applicant Name: Pew and Lake
Location: SWC Waddell and Dysart Rd
Date Site Posted: October 24 , 2018

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior** to the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

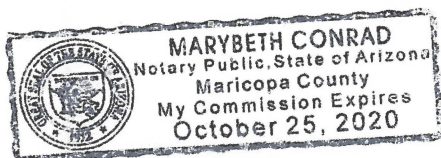
I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Meghan Liggett 10/24/18
Applicant/Representative Signature Date

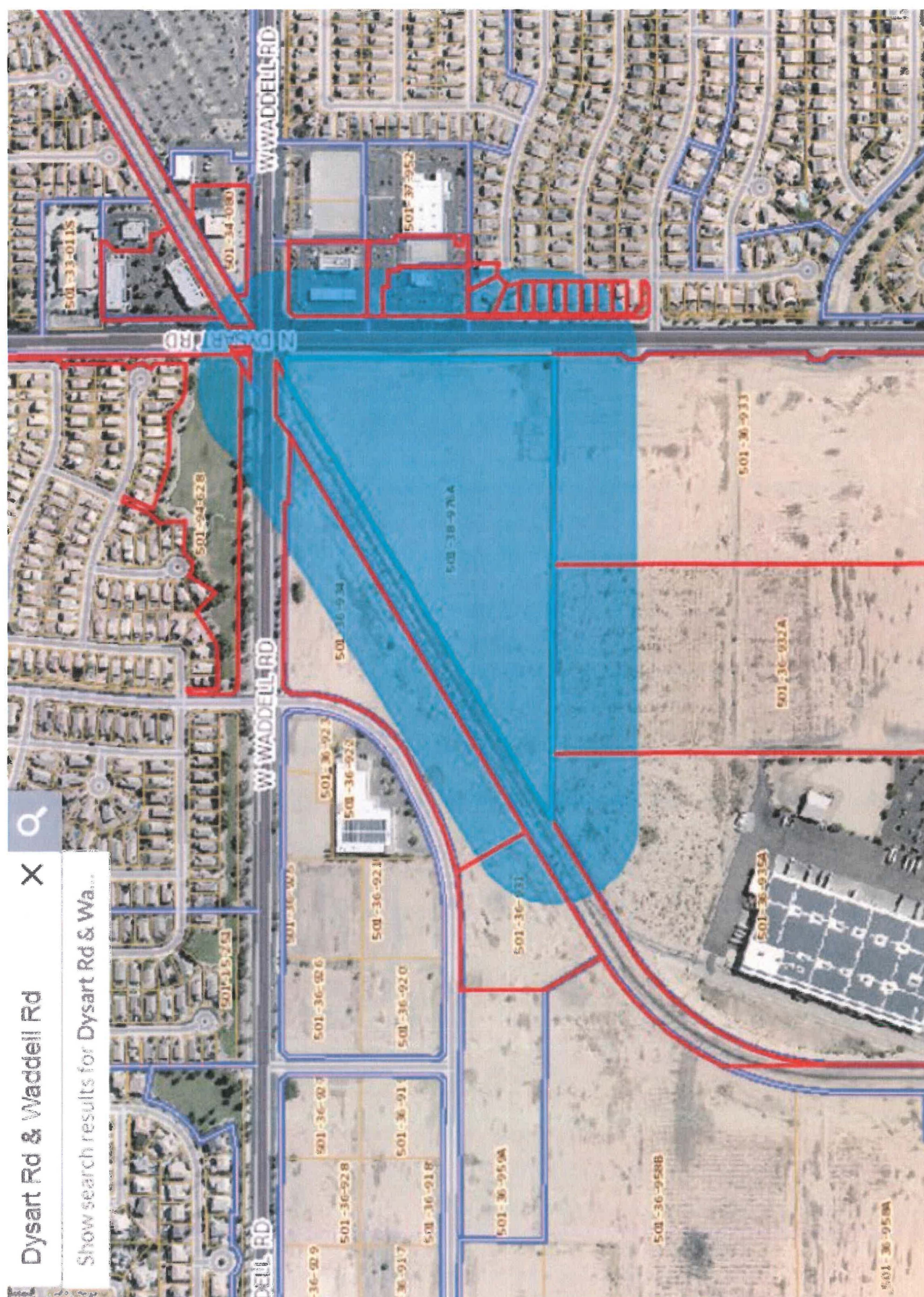
This instrument was acknowledged before me on this 24 day of October,

2018, and by Meghan Liggett. I witness whereof I hereunto

set my hand and official seal.



Marybeth Conrad
Notary Public
10-25-20
My commission expires



Parcel Number	Owner	Mailing Address
501-15-010	CALIF ARIZ & SANTA FE RR CO	P O BOX 1738 TOPEKA KS 66601
501-15-011	CALIF ARIZ & SANTA FE RR CO	P O BOX 1738 TOPEKA KS 66601
501-15-012	CALIF ARIZ & SANTA FE RR CO	P O BOX 1738 TOPEKA KS 66601
501-33-114	A T & S F RY CO	PO BOX 1738 TOPEKA KS 66601
501-33-979	REM PLAZA LLC	549 FLIND AVE LONG BEACH CA 90814
501-34-080	PGI PHOENIX GRAPHIX INC PROFIT SHARING PLAN	400 S 79TH ST CHANDLER AZ 85226
501-36-931	SURPRISE HOLDINGS LLC	7801 HAYVENHURST AVE VAN NUYS CA 91406
501-36-932A	CCD REAL ESTATE HOLDINGS LLC	5900 ALMONASTER AVE NEW ORLEANS LA 70126
501-36-933	SURPRISE HOLDINGS LLC	7801 HAYVENHURST AVE VAN NUYS CA 91406
501-36-934	SURPRISE HOLDINGS LLC	7801 HAYVENHURST AVE VAN NUYS CA 91406
501-36-935A	CCD REAL ESTATE HOLDINGS LLC	801 JEFFERSON HIGHWAY NEW ORLEANS LA 70121
501-37-260	FRANCO NILDA/SANTANA PERICLES A	5325 E LINCOLN DR PARADISE VALLEY AZ 85253
501-37-261	WEBER NICKLAS	7725 E MONTE VISTA RD SCOTTSDALE AZ 85257
501-37-262	WOODS SALLY B	13414 N 130TH LN EL MIRAGE AZ 85335
501-37-263	THOMPSON LAURICE/YVONNE	13418 N 130TH LN EL MIRAGE AZ 85335
501-37-264	FORKASDI MARY FRANCES	13422 N 130TH LN EL MIRAGE AZ 85335
501-37-265	PACHECO DORIA DEL REAL	13426 N 130TH LN EL MIRAGE AZ 85335
501-37-266	TIPTON DERRICK C/CASTELLANOS VERONICA C	13430 N 130TH LN EL MIRAGE AZ 85335
501-37-267	PLEITES MARTHA	13434 N 130TH LN EL MIRAGE AZ 85335
501-37-268	SANCHEZ FELIX/ELVIRA	13438 N 130TH LN EL MIRAGE AZ 85335
501-37-269	WOOD JEFFREY DAN/TARALEE N	13034 W ASH ST EL MIRAGE AZ 85335
501-37-466	EL MIRAGE CITY OF	10000 N EL MIRAGE RD EL MIRAGE AZ 85335
501-37-945	CIRCLE K STORES INC	P O BOX 52085 PHOENIX AZ 85072
501-37-954	KLK DYSART LLC	11022 N 28TH DR STE 170 PHOENIX AZ 85029
501-37-957	PWP DYSART AND THUNDERBIRD LLC	8701 E VISTA BONITA UNIT 220 SCOTTSDALE AZ 85255
501-38-011	A T & S F	2500 LOU MENK DR PO BOX 961089 FORT WORTH TX 76161-0089
501-38-976A	STAMPEDE INDUSTRIES LLC	61 SR 2044 BENTLEYVILLE PA 15317
501-94-628	ROSEVIEW HOMEOWNERS ASSOC	9000 E PIMA CTR PKWY 300 SCOTTSDALE AZ 85258

CITIZEN REVIEW MEETING SUMMARY

Case No: FS18-366

Project Location: SWC of Dysart and Weddell Roads, Surprise, AZ

Request: A Major Zoning Amendment to the Bendalin Farms, AKA Surprise Pointe Industrial/Commerce Park PAD.

A Citizen Review meeting was held at 6:00 p.m. on November 8, 2018 at the Comfort Inn & Suites, 13337 West Grand Avenue, Surprise, AZ 85374, to discuss the below-referenced project.

In attendance at the meeting were: Reese L. Anderson and Vanessa MacDonald, Pew & Lake, PLC; Hobart Wingard and Lloyd Abrams, City of Surprise Planning Department; Hobart Wingard III, Surprise Assistant City Attorney; City of Surprise Council Member Todd Tande and Council Member- Elect Chris Judd.

The meeting began at 6:00 p.m. No neighbors or interested parties attended the meeting. After waiting for 35 minutes, Mr. Anderson adjourned the meeting.

ORDINANCE #2019-01

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A REZONE FROM SURPRISE POINTE PAD-I1 TO SURPRISE POINTE PAD-C2-C3-I1 FOR A 8.98 ACRE PORTION OF SUB-PARCEL SIX (6) OF THE SURPRISE POINTE PLANNED AREA DEVELOPMENT ("PAD"), LOCATED ON THE SOUTHWESTERN CORNER OF WADDELL AND DYSART ROADS.

WHEREAS, this Ordinance was properly noticed for public hearing and the necessary hearings and opportunity for public input were completed;

WHEREAS, the subject site is located on the southwest corner of Waddell and Litchfield Roads;

WHEREAS, the subject site is zoned Surprise Pointe PAD-I1;

WHEREAS, the proposed use of the subject site requires modification of the applicable zoning regulations;

WHEREAS, the proposed Rezone to Surprise Pointe PAD-C2-C3-I1, satisfies the requirements set forth in Chapter 122 of the Surprise Municipal Code;

WHEREAS, this Rezone is in harmony with the purposes and intent of the zoning ordinance and the Surprise General Plan; and

WHEREAS, on January 10, 2019, the Planning and Zoning Commission recommended approval of the Surprise Pointe PAD Rezone Amendment of Sub-Parcel six (6).

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

Section 1. Rezoning. The parcel legally described on Exhibit A and depicted on Exhibit B, known as "Sub-Parcel six (6) of Surprise Pointe PAD" is rezoned from ***Surprise Pointe PAD-I1*** to ***Surprise Pointe PAD-C2-C3-I1***.

Section 2. Amendment of Zoning Map. The City of Surprise zoning map is herewith amended to reflect the change in districts referred to in Section 1 above.

Section 3. Codification. This Ordinance is not of a general nature and shall not be codified.

Section 4. *Repeal of Conflicting Ordinances.* All ordinances or parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference are hereby repealed, upon the effective date of this Ordinance.

Section 5. *Severability.* If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 6. *Effective Date.* This ordinance shall become effective at the time and in the manner prescribed by law.

APPROVED AND ADOPTED this _____ day of _____ 2019.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A – LEGAL DESCRIPTION FOR PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 NORTH. RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 15 BEING A BRASS CAP IN HANDHOLE FROM WHICH THE EAST QUARTER QUARTER A BRASS CAP IN HANDHOLE BEARS SOUTH 00 DEGREES 06 MINUTES 59 SECONDS WEST AND A DISTANCE OF 2638.82 FEET (BASIS OF BEARING);

THENCE SOUTH 00 DEGREES 06 MINUTES 59 SECONDS WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 15, 75.00 FEET;

THENCE NORTH 89 DEGREES 15 MINUTES 25 SECONDS WEST PARALLEL WITH THE NORTH LINE OF NORTHWEST QUARTER, A DISTANCE 75.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 75.00 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 15 AND THE POINT OF BEGINNING;

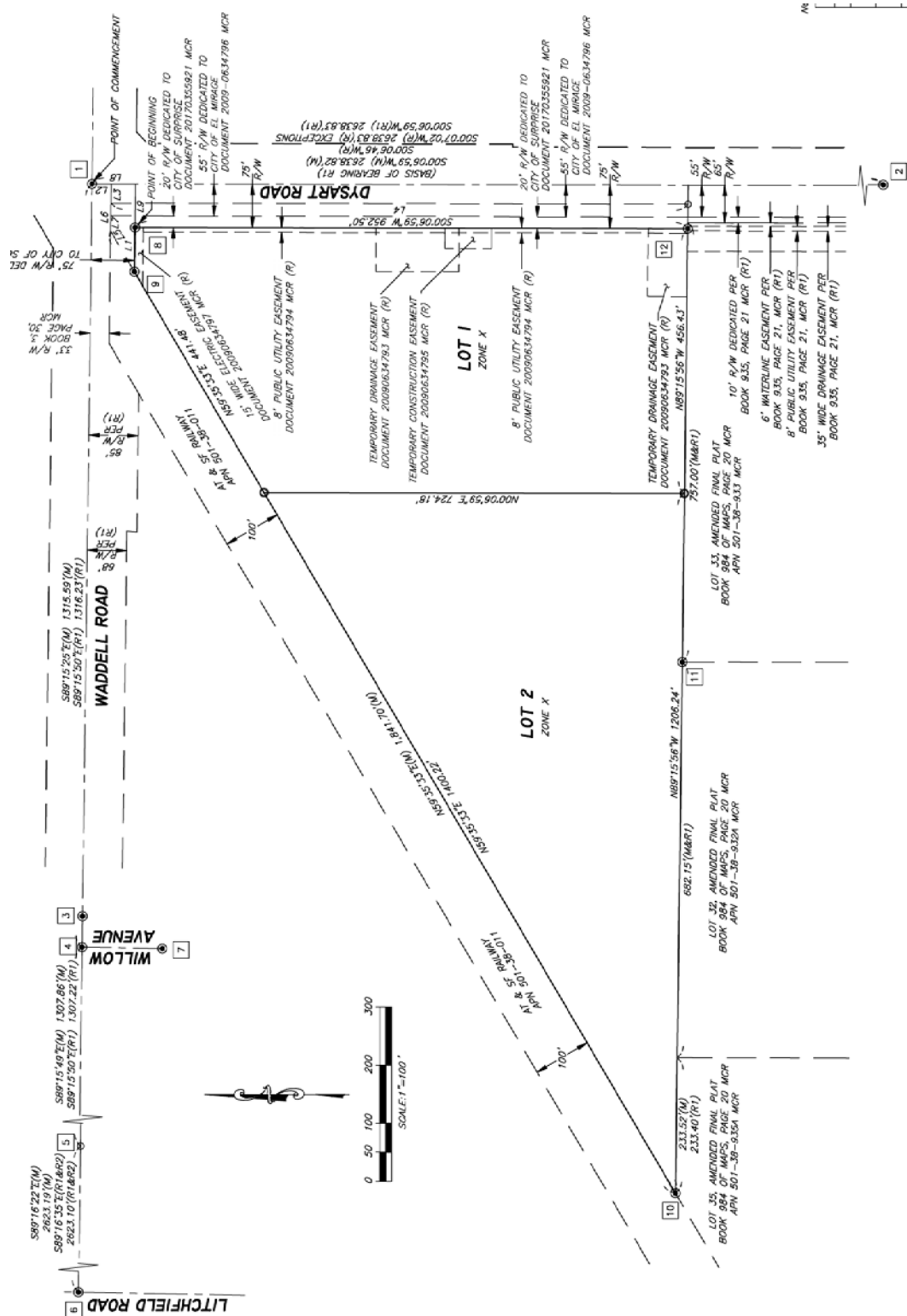
THENCE SOUTH 00 DEGREES 06 MINUTES 59 SECONDS WEST ALONG SAID PARALLEL LINE. 952.50 FEET;

THENCE NORTH 89 DEGREES 15 MINUTES 56 SECONDS WEST, 1662.67 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE SANTA FE RAILROAD SPUR;

THENCE NORTH 59 DEGREES 35 MINUTES 33 SECONDS EAST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 1,841.70 FEET TO A POINT ON A LINE PARALLEL WITH AND 75.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 15;

THENCE SOUTH 89 DEGREES 15 MINUTES 25 SECONDS EAST ALONG SAID PARALLEL LINE. 76.11 FEET TO THE POINT OF BEGINNING;

EXHIBIT B - DEPICTION OF THE PROPERTY TO BE RE-ZONED



Ordinance #2019-01
RFLS 6570
Rev 01/18

PUBLIC ENGAGEMENT FORM

PROJECT TITLE: Surprise Pointe Area Development Rezone Amendment, FS18-366.

OVERALL PUBLIC INVOLVEMENT LEVEL:

Citizen Review. Allows residents to input their opinions on the proposed rezone. The Public Hearing will allow another chance for the public to express their views on the proposal.

IDENTIFY STAKEHOLDERS:

The public at-large and adjacent property owners.

OBJECTIVES:

The applicant seeks approval of an amendment to the zoning of the Sycamore Farms Planned Area Development (PAD) to allow changes in land use and certain commercial development standards.

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when) - November 8, 2018 at Comfort Inn & Suites

Future Council Work Session/Meetings target dates - January 15, 2019

Election dates (if applicable) - Not applicable

Project start/completion dates - To be determined

Communication Tools and Technique options: (which do you plan to use?)

- ☐ Press releases
- ☒ Public meetings (video/photos, poster boards, fact sheet(s) *do you need Spanish version?)
- ☒ Presentations to boards and commissions, other interested community partners/stakeholders
- ☐ Third-party consultant/moderator (pending budget)
- ☐ Survey (online/paper/both?)
- ☐ Social media
- ☒ Surprise 11
- ☐ Notify Me email/ Council newsletters (opt-in audience)
- ☒ Paid advertising (pending budget)
- ☐ Surprise Progress (mailed quarterly and tied to print deadlines)
- ☐ Booth at city events
- ☒ Paid mailings (pending budget)
- ☐ Creation of a subcommittee/task force
- ☐ Youth/adult activities, registration, or orientation (HOA Academy)
- ☒ Website updates



SURPRISE
ARIZONA

FS18-366

Stampede Industries at Surprise Pointe Rezone

City Council – January 15, 2019

VICINITY MAP

FS18-366
Stampede



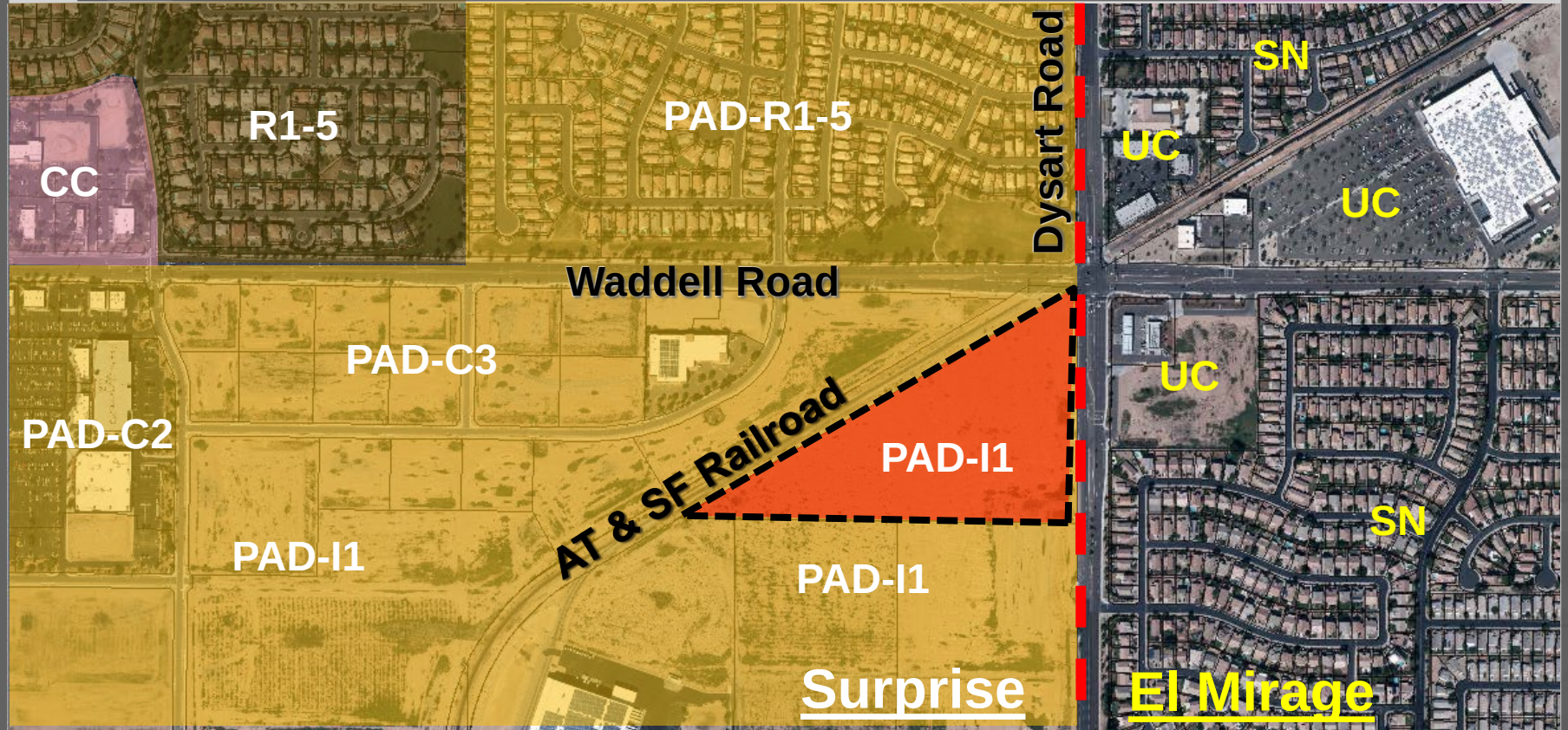
VICINITY MAP

FS18-366
Stampede

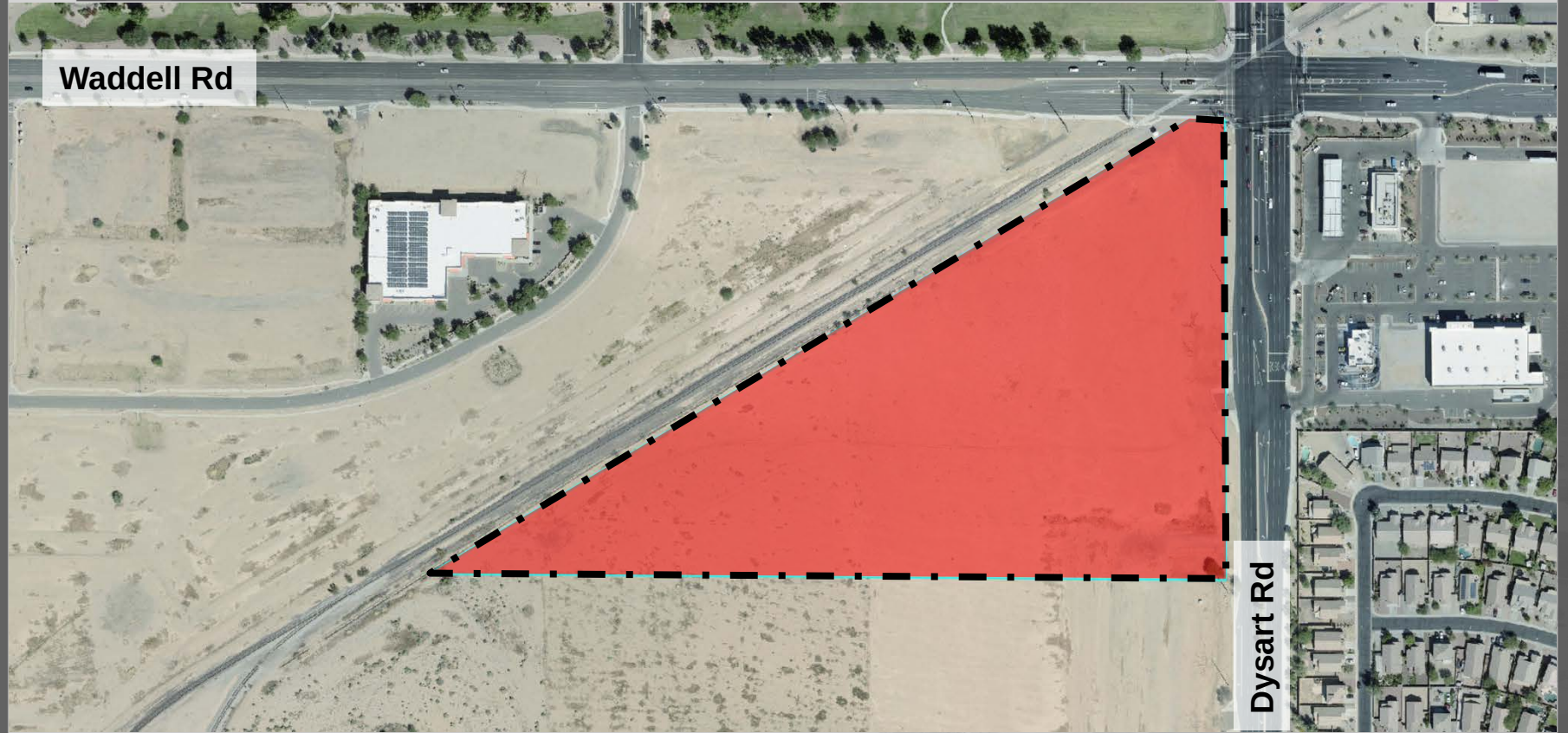


ZONING MAP

FS18-366
Stampede



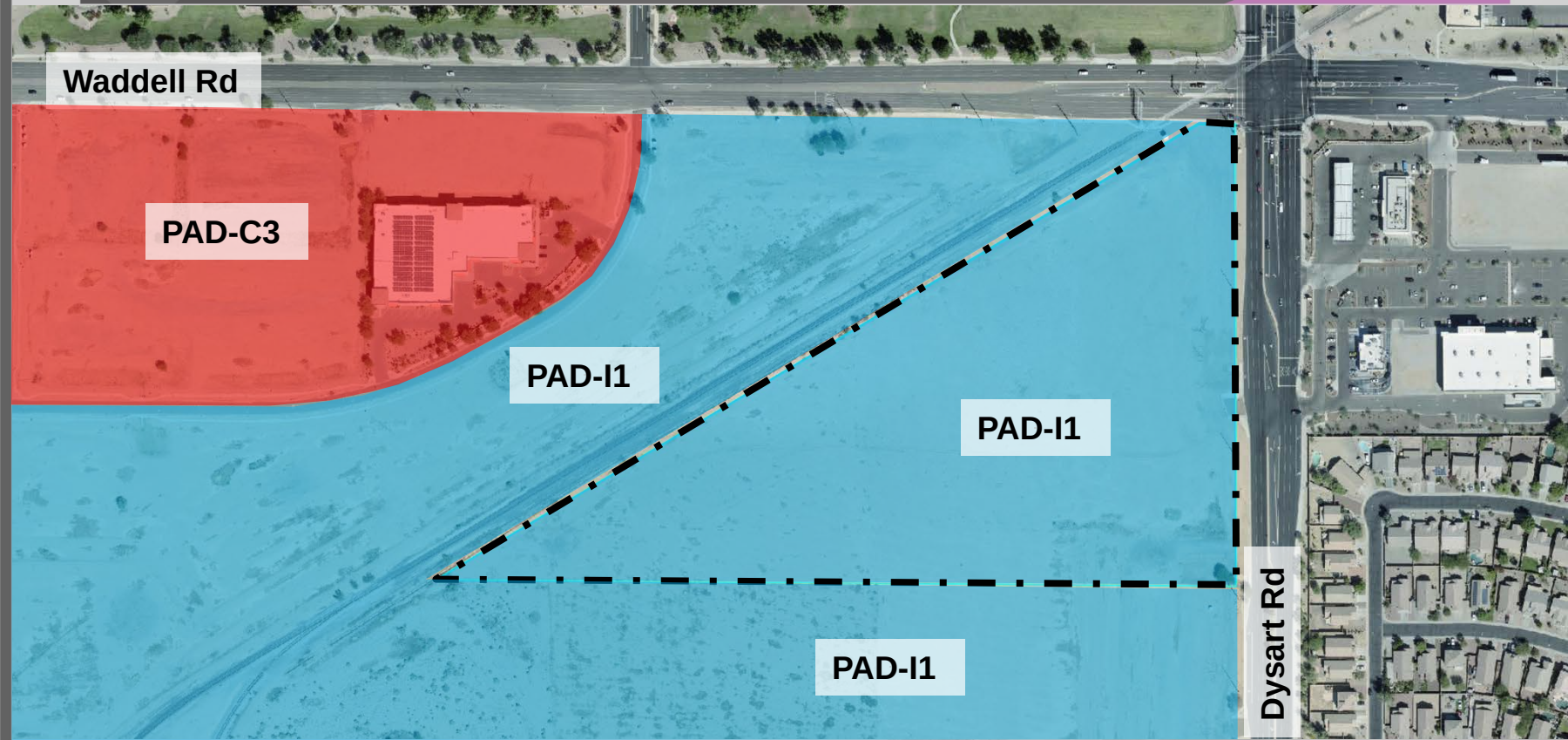
PAD ZONING AMENDMENT



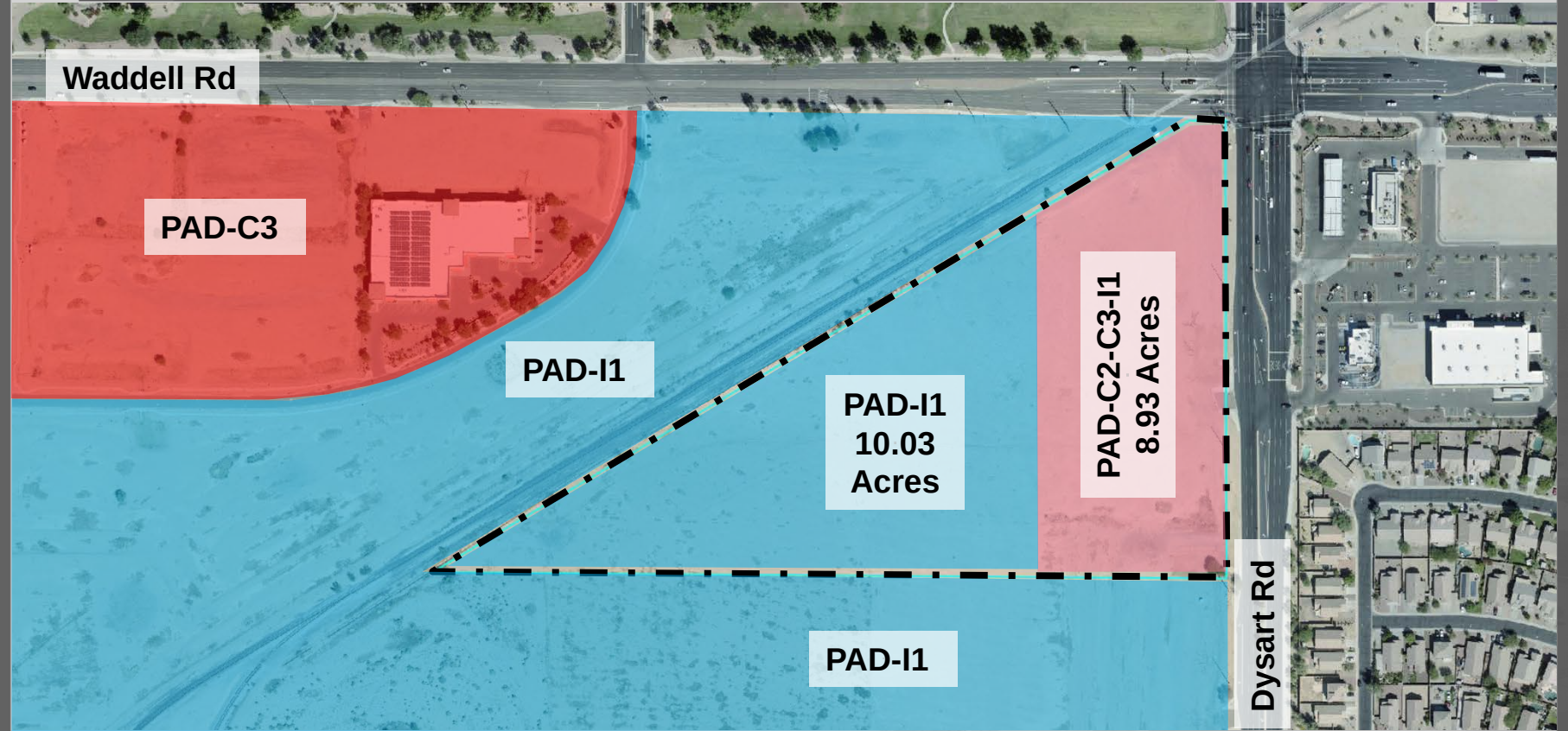
PAD ZONING AMENDMENT



PAD ZONING AMENDMENT



PAD ZONING AMENDMENT



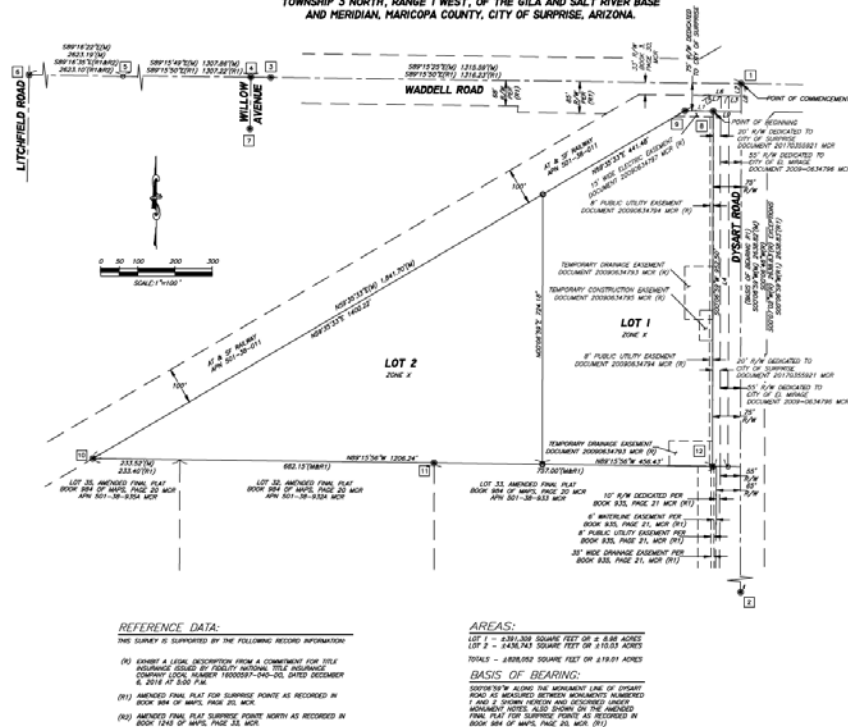


TEXT MODIFICATION

- **Revise all maps and text that are related to the PAD Rezone**
- **Provides that Parcels 6A and 6B will follow the Standards of the Surprise Municipal Code in effect at the time of Site Plan or Conditional Use Permit review.**
- **Remove / Delete Stipulation “b” from City of Surprise Municipal Ordinance 06-07 (PAD05-282).**
 - ~~• (b) Any change in location of uses (C-2, C-3, and I-1) shall not result in greater than the 136 acres of commercial use.~~

FINAL PLAT
OF
STAMPEDE JUNCTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 15,
TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, MARICOPA COUNTY, CITY OF SURPRISE, ARIZONA.



MONUMENT NOTES:

ALL MONUMENTATION SHOWN HEREON WAS
ACCEPTED UNLESS OTHERWISE NOTED

- 7 FOUND MARQUON COUNTY BRICKS CAP IN HANDHOLE 0.40' DOWN AT THE NORTHEAST CORNER OF SECTION 15, T.2N., R.7E.
- 8 FOUND CITY OF SURPRISE BRICKS CAP IN HANDHOLE 0.32' DOWN AT THE EAST QUARTER CORNER OF SECT. 15, T.2N., R.7E.
- 9 FOUND CITY OF SURPRISE BRICKS CAP FLUSH
- 10 FOUND CITY OF SURPRISE BRICKS CAP FLUSH AT THE INTERSECTION OF THE WEST LINE OF YELLOW AVENUE WEST WITH THE WEST LINE OF YELLOW AVENUE WEST WEST OF HANDHOLE FOUND.
- 11 CALCULATED POSITION OF THE NORTHEAST QUARTER CORNER OF SECTION 15, T.2N.-R.7E. NOTHING FOUND AND NOTHING
- 12 FOUND BRICKS CAP IN HANDHOLE 0.40' DOWN AT THE NORTHEAST CORNER OF SECTION 15, T.2N.-R.7E.
- 13 FOUND CITY OF SURPRISE BRICKS CAP FLUSH AT THE INTERSECTION OF THE WEST LINE OF YELLOW AVENUE WEST WITH THE WEST LINE OF YELLOW AVENUE WEST WEST OF HANDHOLE FOUND.
- 14 FOUND THE INTERSECTION OF THE WEST LINE OF YELLOW AVENUE WEST WITH THE WEST LINE OF YELLOW AVENUE WEST WEST OF HANDHOLE FOUND. THE 2330'S AT THE NORTHEAST BOUNDARY CORNER.
- 15 FOUND REBAR WITH YELLOW CAP PLS 2338'S AT THE NORTHEAST BOUNDARY CORNER.
- 16 FOUND 1/2" IRON REBAR (NO TAG) AT THE SOUTHWEST BOUNDARY CORNER.
- 17 FOUND 1/2" IRON REBAR WITH YELLOW CAP PLS 4833'S.
- 18 FOUND 1/2" IRON REBAR WITH YELLOW CAP PLS 2333'S.

LEGEND:

- | | |
|-------|--|
| ===== | BOUNDARY LINE |
| ----- | MOMENT LINE |
| ----- | EASEMENT LINE |
| ----- | RIGHT-OF-WAY LINE |
| ----- | ALLOPING PROPERTY |
| ○ | SET 1/2" RECORD RLS #46843
UNLESS OTHERWISE NOTED |
| ● | FOUND MONUMENT AS NOTED |
| ○ | CALCULATED POINT, NOTHING
FOUND AND NOTHING SET |
| (M) | MEASURED DATA |
| (R) | RECORDED DATA |
| MCR | MARICOPA COUNTY RECORDS |
| R/W | RIGHT-OF-WAY |
| APN | ASSESSOR'S PARCEL NUMBER |
| ■ | MONUMENT NOTE |

NOTE: ALL DATA IS MEASURED UNLESS OTHERWISE NOTED.

LINE TABLE		
LINE	LENGTH	BEARING
1	76.11'	S89°15'25"E
2	78.0670'	S89°15'48.710"
3	33.00'	S00°00'00"W
4	52.68' (2)	S89°16'48.360"
	51.00'	S89°15'25"E
	51.0070'	N00°33'14.700"W
	894.50'	
14	50.50' (2)	S89°16'48.360"
	894.50' (2)	S89°15'25"E
15	81.19'	N00°35'32.7"
	81.2070'	N00°35'38.180"W
16	48.15'	S89°15'25"E
	48.15' (2)	S89°15'25"E
	48.1170' (2)	S89°15'34.700"W
17	88.18'	S89°15'25"E
	78.11' (2)	S89°15'48.710"
	75.00' (2)	S00°00'00"W
18	75.00' (2)	S89°15'25"E

EXPIRES 06/30/2018



STAMPEDE

11/08/18 – Citizen Review

01/10/18 – The Planning and Zoning Commission Recommended Approval to the City Council.

- The proposed PAD Zoning Amendment demonstrates compliance with the General Plan.
- The proposed PAD Zoning Amendment demonstrates compliance with the criteria set forth in the Surprise Pointe PAD.
- The proposed PAD Zoning Amendment demonstrates compliance with the criteria set forth in Surprise Unified Development Code.
- The reviewing agencies have indicated no objections to the request.



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 15, 2019

Contact Person: Kendra Pettis, DIR -
SPORTS/TOURISM

Submitting Department: Sports and Tourism

District: Citywide

Staff Recommendations: None

Consent: No

Regular: Yes

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to approval of a Fiscal Year 2019 budget amendment reallocating appropriations in the amount of \$13,300 from Contingency to Supplies within the Tourism Fund for a Tourism Convention Booth Set Up; Resolution # 2019-12.

Motion:

I move to approve Resolution # 2019-12.

Background:

Focus area 2 of the Council approved Tourism Strategic Five Year Plan is to strategically market Surprise as an intentional sports and tourist destination. The Sports and Tourism department currently attends a number of conventions to promote Surprise and attract new events and tournaments. The proposed budget amendment would be used to professionalize the current booth set up and distinguish Surprise as a competitor in the market.

The Comprehensive Financial Management Policies approved by Council in 2016, designated 25% of the Tourism Fund to be utilized for marketing, studies and special events. The proposed budget amendment would reallocate funds from contingency to supplies to purchase marketing materials for the convention booth set up.

Objective Analysis:

The objective of the convention booth set up is to attract new sports and tourism events and tournaments as well as promote current Surprise sports and tourism activities, such as Spring Training.

Policy Compliant:

This item is compliant with City and Council Policies and Procedures.

Financial Impact:

The financial impact of this item would be \$13,300 in expenses. There is potential revenue if there is an increase in ticket sales or attendance to current sports and tourism events, as well as potential revenue from any new sports and tourism events that are booked due to the conventions.

Budget Impact:

This item would reallocate appropriations in the amount of \$13,300 from the Tourism Fund Contingency to Tourism Fund Supplies. There would be no increase to the FY19 budget.

FTE Impact:

There is no FTE impact associated with this item.

ATTACHMENTS:

1. Tourism Fund Budget Amendment_Convention Booth
 2. Res 2019-12 BA for Convention Booth Set-up
-



Tourism Convention Marketing Booth Proposal

January 15, 2019



WHY



Option One – Impact



Option Two – Presence



Option Three – Participant



Option One – Impact

Item	Cost	Amount	URL
Adjustable Monitor Stand	1060	1	https://www.displayit.com/counters-kiosks/monitor-stands/adjustable-monitor-stand-large.aspx
Adjustable table throws	389	4	https://www.displayit.com/table-covers/adjustable-length/6-8-foot-adjustable-dye-sub-full-table-cover.aspx
Backlit Flat background	3400	1	https://www.displayit.com/8-10-wide-displays/graffiti-wall-system/10-foot-flat-graffitiplus-backlit.aspx
Fabric Banner Stand	685	2	https://www.displayit.com/banner-stands/tension-fabric/renew-ul/60x90-flat.aspx
Flat Banner Graphics	260	2	https://www.displayit.com/accessories/replacement-graphics/banner-stand-graphics/renew-ul-60x90-flat.aspx
65 inch monitor	1200	1	https://www.samsung.com/us/televisions-home-theater/tvs/premium-uhd-tvs/65-class-nu8000-smart-4k-uhd-tv-un65nu8000fxza/?cid=pla-ecom-mul-27,000,002&gclid=Cj0KCQiArqPgBRCRARIsAPwIHoVOL4VW_GfzrY3lwCT5eBrMJhW4ZeRY3V-EpMJzwXdc-4AdUDxpMsUaAq8uEALw_wcB&gclsrc=aw.ds
laptop	1800	1	Quote IT
Case for TV	700	1	https://www.ebay.com/i/362473986186?chn=ps
Counter	415	1	https://www.displayit.com/accessories/shipping-cases/convertible/case-n-counter.aspx
Start up Costs	500	1	
Misc	750	1	parts, design, etc.
TOTAL	13272		

Option Two – Presence

Item	Cost	Amount	URL
Backdrop no lighting	1547		https://www.displays2go.com/P-3957/Pop-Up-Exhibit-Display-Is-10-Wide-for-Detailed-0-Images?st=Category&sid=1779
Backdrop with lights	1590	1	https://www.displayit.com/8-10-wide-displays/tension-fabric-displays/10-foot-hype-trade-show-display.aspx
stretch table clovers 8 ft	320	4	https://www.bannerbuzz.com/stretch-table-cover.html?utm_source=GoogleShoppingNew&utm_medium=CSE&utm_campaign=GoogleCSE&gclid=Cj0KCQiArqPgBRCRARIsAPwIHovXt
TV stand with graphic	1810	1	https://www.displayit.com/8-10-wide-displays/tension-fabric-displays/56-inch-flat-elements-trade-show-display-with-monitor-stand.aspx
56' monitor	1197	1	https://www.frys.com/product/9494401?store=20&source=google&gclid=Cj0KCQiArqPgBRCRARIsAPwIHovXt
laptop	1800	1	IT Quote
Case for TV	700	1	https://www.ebay.com/i/362473986186?chn=ps
Misc	750	1	parts, design, etc.
Counter	415	1	https://www.displayit.com/accessories/shipping-cases/convertible/case-n-counter.aspx
Start up Costs	500	1	
TOTAL	10043		

Option Three – Participant

Item	Cost	Amount	URL
TV stand with graphic	1810	1	https://www.displayit.com/8-10-wide-displays/tension-fabric-displays/56-inch-flat-elements-trade-show-display-with-monitor-stand.aspx
56' monitor	1197	1	https://www.frys.com/product/9494401?store=20&source=google&gclid=Cj0KCQiArqPgBRCRARIsAPwIHovXt1ODThdNii4ki5rcYwXOAGa_HKe2oBaPbn_tcbaTMrDIw3MDd84aAsg8EALw_wcB
Adjustable table throws	389	4	https://www.displayit.com/table-covers/adjustable-length/6-8-foot-adjustable-dye-sub-full-table-cover.aspx
laptop	1800	1	IT Quote
Case for TV	700	1	https://www.ebay.com/i/362473986186?chn=ps
misc	750	1	
Counter	415	1	https://www.displayit.com/accessories/shipping-cases/convertible/case-n-counter.aspx
Start up Costs	500	1	
TOTAL	8728		

Tourism Advisory Commission

Recommendation: Option One – Impact

Objectives:

- Professionalize the Surprise Tourism brand to market Surprise as an intentional tourist destination
- Attract new sports and tourism events and tournaments to Surprise
- Utilize the marketing booth set up to distinguish Surprise from competitors and find opportunities to further advance sports and tourism in Surprise



RESOLUTION # 2019-12

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2019 BUDGET BY REALLOCATING APPROPRIATIONS OF \$13,300 FROM THE TOURISM FUND FROM CONTINGENCY TO SUPPLIES FOR A TOURISM CONVENTION BOOTH SET UP.

WHEREAS, on August 4, 2015, Ordinance 2015-10 increased the tax on any hotel within the city in the business of charging lodging and/or lodging space furnished to any transient to 4.53% of gross income;

WHEREAS, per the Comprehensive Financial Management Policies approved by the Mayor and Council in August 2016, of the tax collected for the Tourism Fund, 75% is designated for sports and tourism facility development and improvement and 25% for marketing, studies and special events.

WHEREAS, on December 13, 2018 the Tourism Advisory Commission voted to recommend that Council approve of the allocation of tourism funds in an amount of \$13,300 for a Tourism convention booth set up for marketing purposes;

WHEREAS, the City of Surprise wishes to authorize the use of the \$13,300 for a Tourism convention booth set-up;

WHEREAS, the FY2019 budget was adopted by Council Resolution #2018-78 on June 5, 2018;

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, 2018 through June 30, 2019.

SIGNATURES ON THE FOLLOWING PAGE

APPROVED AND ADOPTED this ____ day of _____, 2019.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2019-12
Exhibit A

1. Appropriation- The allocations below represent a reallocation of appropriations in the amount of \$13,000 from Contingency within the Tourism Fund to Supplies within the Tourism Fund to establish a budget for a Tourism convention booth set-up. These allocations do not represent an actual transfer of funds, but only a transfer of spending authority.

Fund	Department	Project/Category	Rev/Exp	Current Budget	Increase/ (Decrease)	Amended Budget
Tourism Fund Contingency	Sports & Tourism	Contingency	Exp	\$455,900	(\$13,300)	\$442,600
Tourism Fund Supplies	Sports & Tourism	Supplies	Exp	\$0	\$13,300	\$13,300
				\$455,900	\$0	\$455,900



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 15, 2019
Submitting Department: City Clerk
Staff Recommendations: None

Contact Person: Sherry Aguilar, City Clerk
District: Citywide

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

Consideration and action to approve selection of the following Committee Members: Karissa Perry; Shawna Daigle; Steffen Hanzel and Tom Short to fill the vacancies for the newly formed Veteran's, Disability and Human Services Commission with recommended term expirations through June 30, 2023, and Andrew Witzel to fill the remainder of an existing term through June 30, 2021.

Motion:

I move to approve selection of the following Committee Members: Karissa Perry; Shawna Daigle; Steffen Hanzel and Tom Short to fill the vacancies for the newly formed Veteran's, Disability and Human Services Commission with recommended term expirations through June 30, 2023, and Andrew Witzel to fill the remainder of an existing term through June 30, 2021.

Background:

This action follows the City Code regarding selection of Boards and Commission Members - Section 2-296.

- **Sec. 2-296. - Member selection and replacement process.**

The following process will apply to all openings or vacancies for appointment to a public body, unless otherwise indicated in the ordinance or resolution creating the body:

Application process.

Upon notice of a vacancy, the city clerk will promptly notify the nominations committee chair, and post all vacancies on the city website. Vacancies will also be posted at all designated posting locations, no later than three business days after a vacancy is created and continue such posting until the position is filled.

The city clerk will maintain and distribute applications to all persons interested in being a member of a public body.

All persons, including current members seeking reappointment, interested in becoming a member of a public body

must submit an application to the city clerk's office. Only applications received by the city clerk's office may be considered for body vacancies. Members with expiring terms who submit a timely application will automatically be nominated for reappointment unless the nominations committee decides to open the reappointment process to competition. Notice of the nomination committee's decision will be provided to the member no less than ten business days after referral by the city clerk. The committee's decision is final and may be with or without cause.

All applications will be accepted on an open rolling basis and will be maintained as an active application for four years.

Objective Analysis:

This is a newly formed Commission in combination with the City's Disability Commission and is increasing from a 7 member board to an 11 member board. Currently, 5 vacancies are needing to be filled.

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. WITZEL_Redacted
 2. SHORT_Redacted
 3. PERRY_Redacted
 4. HANZEL_Redacted
 5. DAIGLE_Redacted
-

3115 PM

12/17/18
9:54 AM
CC

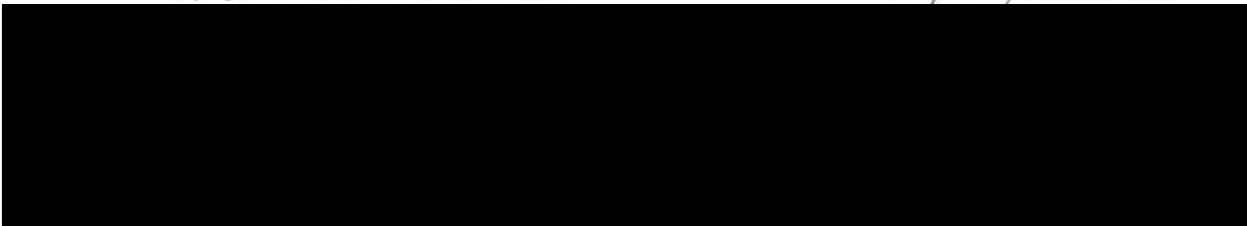
Date/Time/Initials Received by Clerk's Office: _____



City of Surprise

APPOINTMENT APPLICATION FOR ALL SURPRISE COMMISSIONS

Name: ANDREW WITZEL Date Submitted: 12/17/2018



Resident of Surprise: ☒ Yes ☐ No Number of Years: 2

Board/Commission(s) you are applying for? VETERANS/DISABILITY/HUMAN SERVICES

Education: BACHELOR OF PUBLIC ADMIN - NORTHERN ARIZONA UNIVERSITY (2016)
MASTER IN BUSINESS ADMIN - OKLAHOMA STATE UNIVERSITY (CURRENTLY PURSUING)

EMPLOYMENT BACKGROUND:

Present Employer/Position: MARICOPA COUNTY - HUMAN SERVICES DEPT,
WORKFORCE DEVELOPMENT COORDINATOR - SURPRISE (10/17 - PRESENT)

Previous Employer(s)/Position (Last 5 Years): DEPT OF VETERAN AFFAIRS,
VOUCHER EXAMINER (9/16 - 9/17), VETERAN RESOURCE CENTERS OF AMERICA,
LEAD CASE MANAGER (9/13 - 8/16), AZ DEPT OF VET SVCS, VET BENEFITS COUNSELOR

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

ORGANIZED AND RUN ONGOING CAREER FAIRS IN SURPRISE.

PARTICIPATE IN MONTHLY VETERAN JOB CLUB

(Continued on Reverse Side)

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

NONE

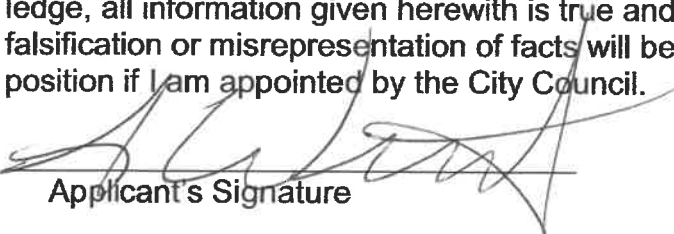
Statement as to why you want to serve as a Commission Member for the City of Surprise:

THROUGHOUT MY PROFESSIONAL LIFE I HAVE DEDICATED MY TIME TO SERVING VETERAN. I HAVE AN IN-DEPTH UNDERSTANDING OF NUMEROUS VETERAN PROGRAMS, FROM DISABILITY CLAIMS, TO HOMELESS SERVICES, TO EDUCATION, AND HEALTHCARE SERVICES. ON TOP OF THIS I SPENT 8 YEARS IN THE MARINE CORPS, WITH TIME SPENT IN BOTH

Additional Information/Comments:

IRAQ AND AFGHANISTAN, ALONG WITH NUMEROUS OTHER LOCATIONS. I BELIEVE MY TIME AS AN INFANTRYMAN IN THE MARINES ALONG WITH MY PROFESSIONAL KNOWLEDGE OF VARIOUS VA AND DEPT OF LABOR PROGRAMS WILL MAKE ME AN INVALUABLE ASSET TO THE COMMISSION.

I, ANDREW JAMES WITZEL certify that to the best of my knowledge, all information given herewith is true and correct. I understand that any falsification or misrepresentation of facts will be cause for dismissal from the position if I am appointed by the City Council.


Applicant's Signature

Please return to:

City Clerk's Office
16000 N. Civic Center Plaza
Surprise, AZ. 85374
623-222-1200

Please note that applications are accepted on an open rolling basis and shall be maintained as an active application for future vacancies.

SUMMARY OF QUALIFICATIONS

- ◆ 15+ years' experience working with and advocating for the veteran and military population.
- ◆ Thorough understanding of various VA programs including disability advocacy, GI Bill processing, health care services, and homeless programs.
- ◆ Proven ability to quickly understand and collaborate with governmental organizations, non-profits, and citizens regarding various social service grant programs and their administration.
- ◆ Strong ability to speak to large groups of people and succinctly deliver relevant and informative information.
- ◆ Excellent organizational skills, exceptional time management skills.

WORK EXPERIENCE

Maricopa County Human Services Department ◆ Workforce Development Coordinator ◆ 10/2017 – Present

- ◆ Responsible for coordinating workforce development services in the city of Surprise and serve as the community liaison for the Workforce Development Center in the city of Surprise.
- ◆ Successfully organized, promoted, and administered numerous career fairs and employer engagement events resulting in turnout of several hundred job seekers.
- ◆ Coach clients in resume development and preparation, interviewing techniques, and structured job search activities.
- ◆ Coordinate with outside agencies, non-profits, and businesses to ensure clients are receiving wrap around services for any and all areas that may result in loss of employment or continued unemployment.

United States Department Of Veterans Affairs ◆ Voucher Examiner ◆ 10/2016 – 9/2017

- ◆ Refer veterans eligible for medical care outside of the VA to services necessary to address various medical conditions.
- ◆ Maintain an in-depth understanding of eligibility criteria for VA health benefits that include different priority group benefits, outside care programs, and other VA health programs.
- ◆ Compare requests and statements against various authorizing documents, with receipt, delivery, inspection or acceptance certificates, or with other available papers and records.
- ◆ Perform administrative tasks such as securing missing facts, forms, receipts, or signatures and perform administrative tasks such as filing, coding or determining format.

Veterans Resource Centers Of America ◆ Lead Case Manager ◆ 9/2013 – 8/2016

- ◆ Act as front line manager for case management staff in order to ensure adherence to the program guidelines, HIPAA, and CARF requirements.
- ◆ Responsible for delivery of various VA and other federal grants, including the Supportive Services for Veteran Families (SSVF) Grant Program, to eligible veterans and their family members within Mohave County, Arizona.
- ◆ Coordinate with supporting agencies in order to utilize programs such as: HUD/VASH, Section-8, County Weatherization, Community Development Block Grants (CDBG), and People Assisting the Homeless (PATH).
- ◆ Coordinate with county officials regarding the completion of Point-In-Time Count which provides data on the number of homeless individuals within Mohave County, Arizona.

Arizona Department Of Veterans' Services ◆ Veteran Benefits Counselor ◆ 9/2011 – 9/2013

- ◆ Advise and counsel veterans regarding available benefits through VA and Department of Defense benefit programs.
- ◆ Received accreditation to present and represent disability claims to the Department of Veterans Affairs from both the Arizona Department of Veterans' Services and the American Legion.
- ◆ Responsible for the representation of veterans in the Tri-state area of Bullhead City, AZ; Fort Mohave, AZ; Mohave Valley, AZ; Laughlin, NV; and Needles, CA which accounts for a total population of approximately 100,000.
- ◆ Assist veterans and family members in applying for benefits through the various chapters of the GI Bill, including Montgomery, Post 9/11, Dependent Education Assistance Program, and Vocational Rehabilitation.

United States Marine Corps ◆ Light Armored Vehicle Crewman ◆ 8/2003 – 7/2011

- ◆ Served as the primary point of contact for training requirements between Company B, 4th Light Armored Reconnaissance Battalion, Marine Forces Reserve and all training facilities utilized between the years of 2008 – 2011.
- ◆ Acted as the unit Career Planner for the above stated Marine reserve unit, assisted Marines in planning careers.
- ◆ Developed and implemented annual training plans that resulted in the timely preparation of and readiness of (150) United States Marines prior to deployment to Afghanistan.
- ◆ Served as a Light Armored Vehicle Commander in Afghanistan responsible for (16) mobile patrols, (10) dismounted combat patrols and (4) night ambush patrols in Helmand Province, Afghanistan.

EDUCATION

Oklahoma State University ♦ Stillwater, Oklahoma (Currently pursuing)

- ♦ Master of Business Administration, Concentration in Non-profit management

Northern Arizona University ♦ Flagstaff, Arizona

- ♦ Bachelor of Interdisciplinary Studies, Public Administration, GPA 3.80

Mohave Community College ♦ Bullhead City, Arizona

- ♦ Associates of Arts, Business Administration, GPA 3.52

MILITARY SERVICE

United States Marine Corps

- ♦ 2003 – 2011, MOS – 0313, Light Armored Vehicle Crewman, Honorable Discharge

1:15 P.M

H. J. 12-12-18

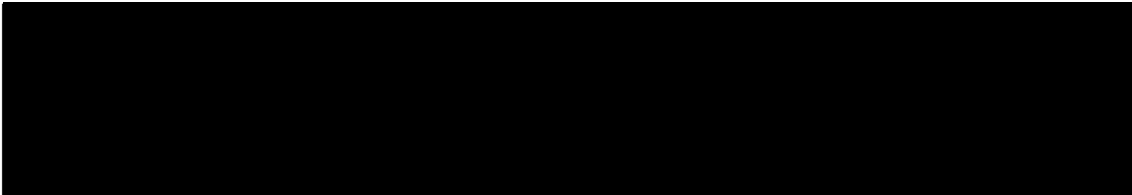


City of Surprise

APPOINTMENT APPLICATION FOR ALL SURPRISE COMMISSIONS

Name: THOMAS W. SHORT

Date Submitted: Dec 13, 2018



Resident of Surprise: ☒ Yes ☐ No Number of Years: 1.5 years

Board/Commission(s) you are applying for? Veterans, Disability and Human Services

Education: BA - Spanish - Dartmouth College

MBA - Thunderbird School of Global Management

EMPLOYMENT BACKGROUND:

Present Employer/Position: RETIRED

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

Nov 2011 - Apr 2015 CIMMYT INT'L, Deputy Dir General, Corp Services

Oct 2000 - Nov 2011 HBO LATIN America, SVP Human Resources

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

Bilingual English - Spanish

(Continued on Reverse Side)

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

No.

Statement as to why you want to serve as a Commission Member for the City of Surprise:

I am a USAir Force veteran (officer, rated flight navigator/
Weapon Systems Officer on the F-4 Phantom II). I have more
than 30 years as a Human Resources executive both domestically
and internationally. As such, I have worked extensively
with ADA and related laws. I have lived/worked in several
countries and am bilingual in English/Spanish.

Additional Information/Comments:

As a relative newcomer to Surprise, I am looking
for an opportunity to be a positive and constructive
member of and contributor to this community. I believe
that this new commission would allow me to make use of my
background and experience in support of Surprise.

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

Thomas W Short

Applicant's Signature

Please return to:

City Clerk's Office – 16000 N. Civic Center Plaza, Surprise, AZ. 85374, or email to:
clerk@surpriseaz.gov

Please note that applications are accepted on an open rolling basis and shall be maintained as an
active application for future vacancies.

1:30 pm



RECEIVED
12-20-18

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

AS



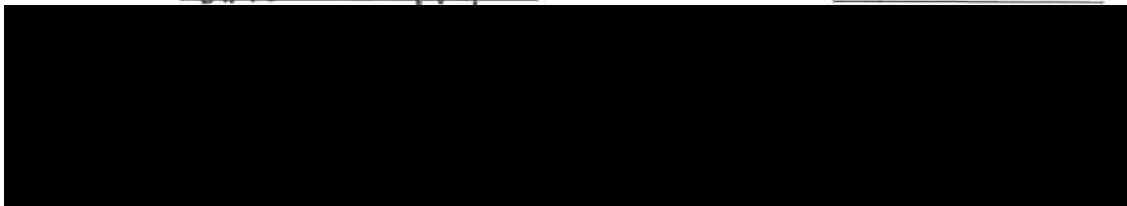
City of Surprise

APPOINTMENT APPLICATION FOR ALL SURPRISE COMMISSIONS

Name:

Karissa Perry

Date Submitted:



Resident of Surprise: ☒ Yes ☐ No Number of Years: 9

Board/Commission(s) you are applying for? Veterans, Disability + Human Services

Education: I have an MBA, undergrad is
Economic Business

EMPLOYMENT BACKGROUND:

Present Employer/Position: Owner/Operator Port of Subs

Previous Employer(s)/Position (Last 5 Years): Executive Assistant

Director + Deputy Director of AZ Dept. of
Emergency + Military Affairs

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

(Continued on Reverse Side)

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

NO

Statement as to why you want to serve as a Commission Member for the City of Surprise:

I want to be a part of this Commission to help make sure the City can meet the needs of the Veterans. I am a wife of a disabled veteran who served for over 20 years. I worked as the Family Programs President during a very active war time. Also, with my job experience with the military I have seen & heard of hardships many Veterans have faced.

Additional Information/Comments:

City of Surprise is a great place to live and raise a family. I want to help make sure the Veterans are not left behind or forgotten as we grow. We have more Veterans coming out and many needing assistance. We need to make sure the needs are met.

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


Applicant's Signature

Please return to:

City Clerk's Office
16000 N. Civic Center Plaza
Surprise, AZ. 85374
623-222-1200

Please note that applications are accepted on an open rolling basis and shall be maintained as an active application for future vacancies.

3:00 pm

12-24-18



City of Surprise

APPOINTMENT APPLICATION FOR ALL SURPRISE COMMISSIONS

Name: Steffen L. Hanzel

Date Submitted: December 19, 2018

Resident of Surprise: Yes

Number of Years: 7

Board/Commission(s) you are applying for? Veteran, Disability and Human Services Commission

Education: AAS Organizational Management, Estrella Mountain Community College

U.S. Army Human Resources Course, U.S. Army Paralegal Course

EMPLOYMENT BACKGROUND:

Present Employer/Position: Benrich Service Company, Warehouse Manager and Water Treatment Technician

Previous Employer(s)/Position (Last 5 Years): See attached

Special Qualifications (Include list of Surprise activities or organizations you have participated in and dates): Adaptive Recreation Program – 2014 to present

FourteenSix Christian Church - 6/2015 to present

American Society of Safety Professionals – 10/2017 to present

(Continued on Reverse Side)

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

No

Statement as to why you want to serve as a Commission Member for the City of Surprise:

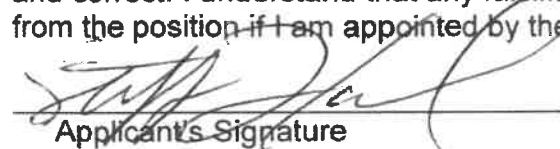
I have been active in the City of Surprise, the disabled community and various veteran's organizations for several years. I am retired from the Army at the rank of Sergeant First Class. I served in a variety of positions including human resources, planning and operations, and logistics. I have worked with veteran's service organizations such as Wounded Warriors Project and the Surprise Veterans Job Club.

I am also the father of two autistic children. Over the last few years I have worked with both for profit and non-profit organizations advocating for and working with disabled adults and children.

As an advocate for the creation and inclusion of veterans in the City's commissions, I feel strongly that veterans have been significantly underrepresented. As veterans, disabilities and human services are in many ways interconnected, serving on this commission will provide me an opportunity to use my volunteer and professional experiences to benefit the City of Surprise.

Additional Information/Comments:

I, Steffen L. Hanzel, certify that to the best of my knowledge, all information given herewith is true and correct. I understand that any falsification or misrepresentation of facts will be cause for dismissal from the position if I am appointed by the City Council.


Applicant's Signature

Please return to:

City Clerk's Office
16000 N. Civic Center Plaza
Surprise, AZ. 85374

Please note that applications are accepted on an open rolling basis and shall be maintained as an active application for future vacancies.

Previous Employer(s)/Positions (Last 5 years)

Consultant and Part Time Plant Operator, Thunderbird Farms Improvement District, 6/2016 to 12/2018

Student Intern, City of Surprise, Water Resources, 4/2016 to 6/2016

Assistant Manager, Leslie's Pool Supplies, 4/2014 to 5/2015

Manager, Arrowhead Martial Arts Academy, 2/2013 to 3/2014

1:10 PM

12-7-2018
4:11 pm
Lda

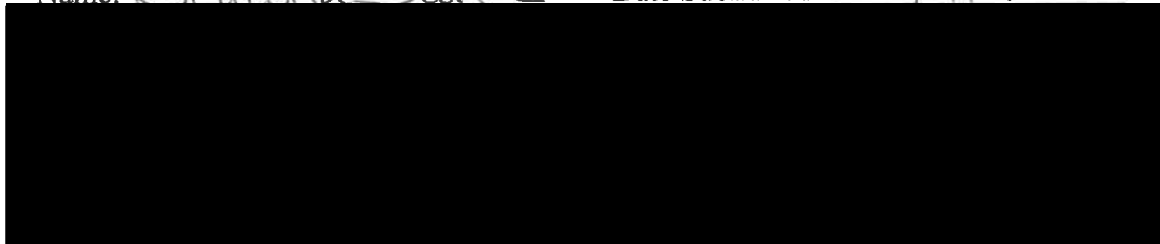
Date/Time/Initials Received by Clerk's Office: _____



City of Surprise

APPOINTMENT APPLICATION FOR ALL SURPRISE COMMISSIONS

Name: Shawna Daisle Date Submitted: 12/7/18



Resident of Surprise: ☒ Yes ☐ No Number of Years: 5 yrs.

Board/Commission(s) you are applying for? Veterans, Disability and Human Services Commission

Education: High School - 1980 graduated

EMPLOYMENT BACKGROUND:

Present Employer/Position: On disability

Previous Employer(s)/Position (Last 5 Years): Volunteered for: Lite the Fire - currently;

Toastmasters International - currently; Church for the Nations -
2013-2018

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

National Day of Prayer - 2018; Lite the Fire;

Toastmasters International

(Continued on Reverse Side)

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

No, I am not currently serving or have previously served.

Statement as to why you want to serve as a Commission Member for the City of Surprise:

I believe I can bring a skill set and perspective to the Veterans, Disability and Human Services Commission that would bring great value. In addition to insight to the needs of residents with disabilities within the City of Surprise. I would like to have the opportunity to be a voice for a community that is not currently well represented,

Additional Information/Comments:

especially in light of the City's rapid growth. I understand the complexities of living life from a wheelchair and believe I could be a great asset to this very important Commission.

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

Shauna Daigle
Applicant's Signature

Please return to:

City Clerk's Office
16000 N. Civic Center Plaza
Surprise, AZ. 85374
623-222-1200

Please note that applications are accepted on an open rolling basis and shall be maintained as an active application for future vacancies.



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 15, 2019
Submitting Department: Police
Staff Recommendations: None

Contact Person: Terry Young, POLICE CHIEF
District: Citywide

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

Agenda Wording:

Presentation and discussion pertaining to a traffic safety update on the Hands Free Use of Mobile Devices While Driving Ordinance.

Motion:

Presentation and discussion only.

Background:

In August 2018, the Mayor and Council approved Ordinance 2018-05 amending Chapter 54, Article I, to add Section 54-8 to the Surprise Municipal Code which prohibits the use of handheld mobile devices or portable electronic devices while driving. At the request of Mayor and Council, the Police Department wishes to provide an update regarding the outcomes of the adoption of Section 54-8.

Objective Analysis:

Provide update enforcement data related to the adoption of this ordinance.

Policy Compliant:

Section 54-8 of Chapter 54, Article was adopted by Mayor and Council on August 7, 2018 Council meeting.

Financial Impact:

N/A

Budget Impact:

N/A

FTE Impact:

N/A

ATTACHMENTS:



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 15, 2019

Contact Person: Eric Fitzer, DIRECTOR - COMM
DEV

Submitting Department: Community Development District: District 3

Staff Recommendations: None

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

Consideration and action pertaining to authorization of city staff to acquire fee title or lesser interest in real property generally located at the intersection of Cotton Lane and Cactus Road, by dedication, donation, purchase, or eminent domain; Resolution # 2019-11.

Motion:

I move to approve resolution # 2019-11.

Background:

Arizona Revised Statutes 9-241 and 12-1111, among others, provides authority for the City of Surprise Arizona to acquire real property necessary or proper to carry out its purposes. The City is looking to expand roadway capacity and drainage at the intersection of Cotton Lane and Cactus Road. Due to the proposed Toll Brothers at Prasada development and adjacent owned properties, it is necessary and proper to acquire fee title or lesser interest in real property which is near the intersection of Cotton Lane and Cactus Road. Staff is seeking authority to acquire this real property and lesser interest by any means authorized by law.

Objective Analysis:

Acquisition of fee title to property or a lesser interest at the intersection of Cotton Lane and Cactus Road will allow the development of the intersection to facilitate improved traffic patterns and drainage during flooding events.

Policy Compliant:

City Council has charged staff with maintaining a certain level of service, programs, and amenities throughout the community to maintain a certain quality of life for Surprise residents. This action will support that practice by ensuring that transportation and drainage facilities are improved within the City.

Financial Impact:

The real and lesser acquisition of property is being appraised and the fair market value will be used as a guide to acquire the real and lesser interest in the property by means of the most cost effective and least expensive methods necessary. Acquisition costs will be a one time expenditure by developer and developer interests within the area.

Budget Impact:

Acquisition costs for this real and lesser title to the property were not anticipated nor included in the fiscal year 2019 budget but will be born by development and developers within the area.

FTE Impact:

N/A.

ATTACHMENTS:

1. Res 2019-11 Cactus Road and Cotton Lane Intersection Acquisition
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RESOLUTION # 2019-11

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AUTHORIZING AND DIRECTING THE CITY MANAGER, CITY ATTORNEY AND CITY STAFF TO TAKE ANY AND ALL ACTION NECESSARY TO ACQUIRE FEE TITLE, OR A LESSER INTEREST IN, INCLUDING BUT NOT LIMITED TO AN EASEMENT FOR DRAINAGE, AS NEEDED, TO CERTAIN REAL PROPERTY INCLUDING ANY ASSOCIATED PERSONAL PROPERTY, AS A MATTER OF PUBLIC NECESSITY BY DEDICATION, DONATION, PURCHASE, EXCHANGE, OR BY EXERCISE OF THE POWER OF EMINENT DOMAIN; AND TO SIGN ANY DOCUMENTS AND ENTER INTO ANY CONTRACTS NECESSARY TO EFFECT THE PURPOSES OF THIS RESOLUTION; AND TO TAKE ANY AND ALL OTHER ACTION AS IS LEGALLY NECESSARY TO ACQUIRE FEE TITLE OR AN EASEMENT INTEREST IN, TO AND FOR ALL NECESSARY RIGHTS-OF-WAY AT THE INTERSECTION OF CACTUS ROAD AND COTTON LANE.

WHEREAS, pursuant to ARS § 9-241(A), a municipal corporation may purchase, receive, hold, lease and convey property, real and personal, as may be necessary or proper to carry out the purposes of the corporation, within or without its limits;

WHEREAS, pursuant to ARS §§ 9-240, 9-276, and 12-1111 et seq., a city may exercise its power of eminent domain to acquire any property necessary or convenient for the purpose of laying out, establishing, improving and regulating the use of streets, alleys, avenues, sidewalks, parks, public grounds and off-street parking sites;

WHEREAS, the City Council of the City of Surprise ("City") has identified certain real property located generally located at the intersection of Cotton Lane and Cactus Road, within Section 14 Township 3 North Range 2 West in Surprise, Arizona ("Property") as necessary for the construction, expansion of roadway and drainage improvements;

WHEREAS, the City has determined and does hereby find that the acquisition of the Property for the construction expansion of roadway and drainage improvements and related public uses and public facilities is a necessary public use and will benefit the health, safety and convenience of the City's residents;

WHEREAS, the City has authorized the expenditure, and has expended considerable public funds for the appraisal, purchase, and acquisition of real property and any necessary and associated easements;

WHEREAS, the City has acquired, will acquire, and currently owns real property and easement within the general area of and adjacent to Property;

WHEREAS, the City Manager, City Attorney and City staff may, and are hereby authorized to initiate condemnation proceedings to acquire fee title to the Property and any associated personal property needed for the construction and/or expansion of roadway and drainage improvements and related public uses and facilities;

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

Section 1. That it is deemed necessary and essential as a matter of public health, safety, general welfare and convenience for the City of Surprise that the City acquire by dedication, donation, purchase, or eminent domain, all real and/or personal property and necessary or associated easements needed for the construction and/or expansion of roadway and drainage improvements and all related public uses and facilities at or near the intersection of Cotton Lane and Cactus Road, including real property located within Section 14 Township 3 North Range 2 West in Surprise, Arizona;

Section 2. That, in the event the City is unable to acquire the Property and/or easement by dedication, donation, or purchase, acquisition by the City's power of eminent domain is hereby authorized in order to acquire fee title to the Property along with any associated interests or easements;

Section 3. That the City Manager, City Attorney, City Staff and/or any other appropriate City official or employee, including any retained legal counsel, contractors or consultants, are hereby authorized to take all legal action necessary to acquire fee title to the Property, along with any associated interests or easements, including the right of immediate possession, by filing an action in eminent domain and/or otherwise executing and submitting all documents necessary or desirable for the City to acquire fee title to the Property;

Section 4. That the duly authorized finance officers or disbursing agents of the City are hereby authorized to pay all sums necessary to acquire fee title and any necessary or associated interests and easements in or to the Property including but not limited to, payment of all associated fees and costs for the purchase of any necessary title reports, litigation guarantees, title insurance, title policies, appraisal reports, appraisal review services, escrow fees and services, and/or closing costs, necessary for the acquisition of the Property.

SIGNATURES ON THE FOLLOWING PAGE

APPROVED AND ADOPTED this ____ day of _____, 2019.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 15, 2019 Contact Person:
Submitting Department: City Manager Office District: Citywide
Staff Recommendations: None

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

Agenda Wording:

Consideration and action accepting the Honoring an Exceptional Leader Task Force recommendation pertaining to the naming, design, and construction of a Veterans Reflection Circle and the naming of a conference room in the Surprise Resource Center after Brian Mancini.

Motion:

I move to accept the Honoring an Exceptional Leader Task Force recommendation pertaining to the naming, designing and construction of the Veterans Reflection Circle and the naming of a conference room in the Surprise Resource Center after Brian Mancini.

Background:

At the request of City Council, the Honoring an Exceptional Leader Task Force was reconvened in June 2018 to explore possible ideas for how the city could honor Brian Mancini.

Mr. Mancini was a Surprise resident and decorated veteran. He was a medically retired Sergeant First Class, Combat Wounded Veteran who served as a combat medic with two tours in Baghdad, Iraq. He served over 12 years in the United States Army. He was the recipient of two Purple Hearts, the Combat Action Badge, Combat Medical Badge, Air Assault Badge, and Flight Medic Badge.

In 2007, Mr. Mancini suffered life-threatening injuries from a roadside bomb attack in Iraq. Following years of surgeries and rehabilitation, he came home and founded *Honor House*, a place where wounded veterans can go for therapy, counseling and to explore non-medical treatments. It is a place to support our combat veterans' transition from war to civilian life.

Unable to completely recover from his injuries, Mr. Mancini passed away at the age of 38 in 2017. That same year he was posthumously inducted into the Arizona Veterans Hall of Fame.

The Task Force first met on June 28 to hear from the public, including Mr. Mancini's family, close friends, and neighbors, to learn more about him and to help identify an appropriate and respectful tribute. Task Force members heard that Mr. Mancini enjoyed fishing, gardening, exploring nature, serving others, and was passionate about finding natural strategies to heal veterans suffering combat-related mental and physical injuries.

At their September 11th meeting they considered two options:

- Establish a Veterans Reflection Circle, in honor of Brian Mancini, in a tranquil circular area next to the Northwest Regional Library, Army Air Corps and 9/11 memorials. This location is surrounded by trees and looks out at Surprise Lake. It was proposed to add a water feature and two plaques to mark the site. One would tell Mr. Mancini's story, the other would showcase his self-authored "Pity" poem that tells of the service and sacrifice made honorably by veterans.
- Name the Surprise Resource Center's conference room after Mr. Mancini. This space houses various veteran employment programs including the Surprise Veteran's Job Club; weekly veteran employment assistance from the Veterans Administration; and the state's Disabled Veteran Outreach program. The room would also include posters that tell his story and display his "Pity" poem.

After that meeting the city came into contact with landscape design and architecture firms WERK Urban Design & Engineering and Logan Simpson, who volunteered in-kind design services for the Veterans Reflection Circle and proposed a preliminary project design. This design was presented to Task Force Members at the October 30th meeting.

The professional design proposal includes a water feature, plaques, benches, plants, and a stunning visual representation of Brian Mancini's journey as a wounded combat veteran coming home and searching for ways to help fellow veterans transition into civilian life.

Objective Analysis:

The proposed site of the Veterans Reflection Circle is located in close proximity to existing Army Air Corps and September 11th memorials, creating a triangular public space tribute for veterans from all branches of military service. It is surrounded by trees and overlooks Surprise Lake tying in with Mr. Mancini's support of connecting to nature as a way to heal. It is an ADA compliant site making it accessible for all people.

Policy Compliant:

The Honoring an Exceptional Leader Task Force was reconvened by City Council and operated in accordance with the Council adopted task force policy guidelines.

Financial Impact:

While the estimated construction cost of the Veterans Reflection Circle is approximately \$100,000, the Task Force, with input from the in-kind design firms, proposes a funding option that will include a public request-for-proposals to provide in-kind construction services and materials to make the design a reality. Therefore the Veterans Reflection Circle recommendation would be at no cost to the city for design or construction.

The Task Force's recommendation to rename the the Surprise Resource Center's conference room in honor of Brian Mancini and to install posters to tell his story and display his "Pity" poem carry an estimated cost of less than \$1,000.

Budget Impact:

There will be ongoing operational costs for utilities and maintenance associated with the Veterans Reflection Circle proposal. There will not be ongoing costs associated with the Surprise Resource Center conference room renaming proposal.

FTE Impact:

No FTE impact.

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 15, 2019

Contact Person: Robert Wingo, CITY
ATTORNEY

Submitting Department: Legal
Staff Recommendations: None

District: Internal

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

Consideration and action to enter into executive session for discussion and consultation with city staff in order to consider the City Council's position regarding contract negotiations pertaining to real property in proximity of Surprise City Hall pursuant to A.R.S 38-431.03(A)(4).

Motion:

I move to recess into executive session for the purpose noticed.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:
