

CITY OF SURPRISE
Regular City Council Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Tuesday, May 5, 2020 @ 6:00 PM
COUNCIL CHAMBERS



NOTICE: In an effort to protect health and safety of city employees, residents, and visitors, the Council Chambers will be closed to the public during this meeting. The public may access the meeting by viewing a live stream or broadcast of the meeting. To watch live, please visit www.surpriseaz.gov/surprisetv, the Surprise City Gov Facebook page at www.facebook.com/cityofsurprise. Cox channel 11 and Century Link channel 8513 will also carry the meeting live.

For instructions on how to comment on agenda items and public hearings, please go to <https://bit.ly/3asyowo>

A. Call To Order

Any prayer or invocation that may be offered before the start of the Regular Council Meeting is a voluntary offering by a private resident of Surprise; has not been previously reviewed or approved by City Council or City staff; should not be considered an endorsement of any particular religion by the City or its officials, as the beliefs, viewpoint, and content are personal to the speaker; and no participation by any person in attendance is required. A list of volunteers is maintained by the office of the City Clerk and interested persons should contact the Clerk's Office for further information.

B. Roll Call

C. Pledge of Allegiance

D. Proclamation and Community Acknowledgements

National Day of Prayer Proclamation

E. City Manager Report

F. City Clerk Report

G. Call To The Public

Public comment will be taken through email or via phone. To submit email comments, including Call to the Public for non-agenda items, please email publiccomments@surpriseaz.gov. Comments for Call to the Public must be submitted prior to the start of the meeting. To comment on agenda items, emails must be submitted prior to the time(s) designated for public comment by the Mayor during the meeting or before the agenda item has otherwise concluded.

To comment live by phone for Call to the Public for non-agenda items or for agenda items, please call 623-222-1250 prior to, or during, the meeting to have your name placed on a callback list. If you reach voicemail, please leave your name and phone number. The City Clerk will call those wishing to comment from the dais during the meeting, and the call will be streamed through the Council Chamber audio system. Only calls received before Call to the Public for non-agenda items or before or during the time(s) designated for public comment by the Mayor during the meeting on the subject agenda item will be accepted and streamed. No calls will be accepted after the time(s) designated by the Mayor for public comment or after an agenda item has otherwise concluded.

H. Regular City Council Meeting Agenda

CONSENT AGENDA:

- | | | | |
|----|------------|--|--|
| 1. | Internal | Consideration and action pertaining to approval of an amendment to the Fiscal Year 2020 Capital and Operating List of Items Over \$50,000 by increasing the AZ Municipal Risk Retention Pool premium line item by \$55,000; Resolution # 2020-45. | None

Robert Wingo
Legal |
| 2. | Citywide | Consideration and action on the minutes of the Regular City Council Work Session and Regular City Council Meeting of April 21, 2020. | None

Sherry Aguilar
City Clerk |
| 3. | District 5 | Consideration and action to approve a request by Jeffrey Craig Miller (Agent) for a Series 07 (Beer & Wine Bar) liquor license for Player 1 Arcade located at 17239 N. Litchfield Road, Ste. 60, Surprise, AZ 85374. | None

Sherry Aguilar
City Clerk |
| 4. | District 6 | Consideration and action pertaining to approval of a Final Plat entitled, "W Ranch" and dated February 26, 2020, an approximately 10.65 acre property generally located 3,000 feet west of the intersection of Litchfield and Waddell Roads. | None

Hobart Wingard
Community
Development |
| 5. | District 5 | Consideration and action pertaining to the approval of the Final Plat entitled, "Civic Center Plaza" and dated April 4, 2020, an approximately 132.5 acre property generally bounded by Bell Road on the north, Greenway Road on the south, Litchfield Road on the east, and Bullard Avenue on the west. | None

Robert Kuhfuss
Community
Development |
| 6. | District 1 | Consideration and action pertaining to approval of the Final Plat entitled, "Surprise Farms Villas" and dated January 22, 2020, an approximately 36.66 acre property generally located south of Bell Road and west of 175th Avenue, in the Surprise Farms PAD. | None

Shirley Phan
Community
Development |

- | | | | |
|-----|------------|---|---|
| 7. | District 1 | Consideration and action pertaining to conditional acceptance of the streets and public utility improvements at Austin Ranch West Parcel 5, generally located at N. 187th Avenue and W. Carlota Lane; Resolution # 2020-38. | None

Mike Gent
Public Works |
| 8. | District 3 | Consideration and action pertaining to conditional acceptance of the public utility improvements at Toll at Prasada Phase 1 Unit 3, generally located at W. Cactus Road and N. Cotton Lane; Resolution # 2020-41. | None

Mike Gent
Public Works |
| 9. | District 1 | Consideration and action pertaining to approval of the Final Plat entitled, "Rosiles Land Division" and dated February 19, 2020, an approximately 2.23 acre property generally located west of the 169th Avenue alignment and south of Dale Lane. | None

Sergio Angulo
Community
Development |
| 10. | District 3 | Consideration and action declaring the intent to enlarge an existing lighting improvement district known as, "City of Surprise, Arizona SU-Prasada Phase 2A 192" pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks; Resolution # 2020-42. | None

Mike Gent
Public Works |

REGULAR AGENDA ITEM - PUBLIC HEARING:

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|-----|------------|---|--|
| 11. | District 3 | Consideration and action pertaining to approval of the rezoning of 285.2 acres of the 637.4-acre Sycamore Farms Planned Area Development ("PAD") from Community Commercial (CC-PAD), Low Density Residential (LDR-PAD), and Medium Density Residential (MDR-PAD) to zoning including all of those zones with the addition of Medium High Density Residential (MHDR-PAD) with modification of land uses and development standards, generally located on the northwest corner of Peoria and Sarival Avenues; Ordinance # 2020-13. | None

Hobart Wingard
Community
Development |
| 12. | District 1 | Consideration and action pertaining to approval of the rezoning of 19.92 acres from Residential Ranch (RR) to Residential Medium Density (RM-9) with a Planned Unit Development (PUD) Overlay, generally located on the northeast corner of the Happy Valley Road and 151st Avenue alignments; Ordinance # 2020-11. | None

Sergio Angulo
Community
Development |

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

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|-----|----------|--|-------------------------------------|
| 13. | Citywide | Consideration and action adopting the tentative expenditure limitation budget for FY2021 and directing publication of said tentative budget; Resolution # 2020-43. | None

Andrea Davis
Finance |
| 14. | Citywide | Presentation and discussion of recommended amendments to the Surprise Municipal Code pertaining to parking near crosswalks and school zones. | None

Harold Brady
Police |

- | | | | |
|-----|----------|--|--|
| 15. | Internal | Consideration and action pertaining to approval of an amendment to the Surprise Municipal Code to include a "resign to run" provision in City boards and commissions bylaws.; Ordinance 2020-17. | None
Skip Hall
Mayor and Council |
|-----|----------|--|--|
- I. Other Business and Future Agenda Items
- J. City Council Reports
- K. Executive Session

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

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

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

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

- L. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: April 30, 2020 at 2:15 PM

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



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: May 5, 2020
Submitting Department: City Clerk
Staff Recommendations:

Contact Person:
District: Internal

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

Agenda Wording:

Invocation

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: May 5, 2020
Submitting Department: Mayor and Council
Staff Recommendations: None

Contact Person:
District: Citywide

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

Agenda Wording:

National Day of Prayer Proclamation

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: May 5, 2020

Contact Person: Robert Wingo, CITY
ATTORNEY

Submitting Department: Legal

District: Internal

Staff Recommendations: None

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

Consideration and action pertaining to approval of an amendment to the Fiscal Year 2020 Capital and Operating List of Items Over \$50,000 by increasing the AZ Municipal Risk Retention Pool premium line item by \$55,000; Resolution # 2020-45.

Motion:

I move to approve Resolution # 2020-45.

Background:

The FY20 budget adopted on July 1, 2019 included funding for the procurement of general liability insurance premiums in the amount of \$1,400,000. The City added two new buildings to the policy this fiscal year which has resulted in increased insurance premiums, resulting in the need for this budget amendment.

It should be noted that the City will receive a \$600,837 dividend check (basically, a refund in premiums paid) in July 2020, due in part to the performance of Pool members in keeping claims and costs low, but will not be able to apply towards premiums until next fiscal year. Until then an internal budget amendment transfer will be processed to cover the increase in cost; however this requires an increase to the FY20 Capital and Operating List of Items Over \$50,000.

Objective Analysis:

The objective of this action is to Amend the FY20 Capital and Operating List of Items Over \$50,000 with no increase to the FY20 adopted budget.

Policy Compliant:

This item is policy compliant as it relates to the financial policies adopted by Mayor and Council as part of the annual budget process.

Financial Impact:

This action will allow for the City to pay for the last invoice expense for the fiscal year and will be utilizing existing funding.

Budget Impact:

Approval of this action would adjust the FY20 Capital and Operating List of Items Over \$50,000 with

no increase to the FY20 adopted budget.

FTE Impact:

There are no FTE's associated with this item.

ATTACHMENTS:

1. RES 2020-45 Amending Over \$50K list
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RESOLUTION # 2020-45

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2020 CAPITAL AND OPERATING LIST OF ITEMS OVER \$50,000 BY INCREASING THE AZ MUNICIPAL RISK RETENTION POOL PREMIUM LINE ITEM IN THE AMOUNT OF \$55,000.

WHEREAS, the FY2020 adopted budget included funding for procurement of general liability insurance premiums in the amount of \$1,400,000 which took effect July 1, 2019;

WHEREAS, the City added two new buildings to the policy this year which has resulted in increased insurance premiums;

WHEREAS, the City will also receive a \$600,837 dividend check but will not be able to apply towards premiums until the next fiscal year, until then an internal budget transfer will be processed to cover the increase in cost; however, this requires an increase to the FY20 Capital and Operating List of Items Over \$50,000;

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

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

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

Section 1. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, the Fiscal Year 2020 Capital and Operating List of Items Over \$50,000 of the City of Surprise, Arizona for the fiscal year July 1, 2019 through June 30, 2020.

APPROVED AND ADOPTED this ____ day of _____, 2020.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2020-45
Exhibit A

1. List of Operating Items Over \$50,000 –This amount was based on procuring general liability insurance premiums.

Reference #	Description	Current Amount	Increase/ (Decrease)	Amended Amount
20301	AZ Municipal Risk Retention Pool Premiums	1,400,000	55,000	1,455,000



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: May 5, 2020
Submitting Department: City Clerk
Staff Recommendations: None

Contact Person: Sherry Aguilar, City Clerk
District: Citywide

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

Agenda Wording:

Consideration and action on the minutes of the Regular City Council Work Session and Regular City Council Meeting of April 21, 2020.

Motion:

I move to approve the meeting minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 421WKS
 2. Reg Mtg
-

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

Tuesday, April 21, 2020 @ 4:30PM

Call To Order

Roll Call

Mayor Hall called to order the Regular City Council Work Session of April 21, 2020 at 4:30 PM at Surprise City Hall Council Chambers, 16000 N Civic Center Plaza, Surprise, Arizona 85374. Also in attendance with Mayor Hall were Vice Mayor Judd, Council Members; Winters, Hayden, Duffy, Sanders and Remley.

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

Pledge of Allegiance

Call To The Public

Regular City Council Work Session Agenda

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

**1. Discussion and Presentation regarding the City Manager's FY2021
Recommended Budget - NO ACTION**

Finance Director, Andrea Davis and Asst. Director, Holly Osborn gave a powerpoint presentation on the FY2021 recommended budget process.

Vice Mayor Judd - Are we saying this is what we did last year so we will model this year? We don't know how bad this could get through winter.

Council Member Remley - When doing forecasts, what is your general assumption on how bad we are going to get hit from a sales tax standpoint?

Council Member Sanders - We control what we can, not much control on revenues but we can control expenses. It is a snap shot in time. The disaster relief reimbursement, is it worked into the budget?

Ms. Davis - it is not, we don't know what we will receive if anything, so we cannot rely on this.

Mayor Hall - The tricky part of this is a 2 month delay, is there any role they (Company hired through ED) can play in projecting where businesses are currently at?

Mayor Hall commented that we provided services and it will be another tough decisions if we have to choose what services to cut from our budget that will affect the residents.

Council Member Remley - This contingency, is it for operating reserves in enterprise funds?

Ms. Osborn - Yes. She then elaborated.

Council Member Hayden - Thanked staff for a wonderful presentation.

Executive Session

Adjournment

Council Member Winters made the motion to adjourn the Regular City Council Work Session of April 21, 2020 at 5:30 PM. Council Member Hayden seconded the motion. Seven yes votes, motion carried.

Skip Hall, Mayor

ATTEST:

Sherry Ann Aguilar, City Clerk, MMC

CERTIFICATION:

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Regular City Council Work Session of **Tuesday, April 21, 2020.**

Sherry Ann Aguilar, City Clerk, MMC

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

Tuesday, April 21, 2020 @ 6:00PM

Call To Order

Invocation

Led by Jack Welch.

Roll Call

Mayor Hall called to order the Regular City Council Meeting of April 21, 2020 at 6:00 PM at Surprise City Hall Council Chambers, 16000 N Civic Center Plaza, Surprise, Arizona 85374. Also in attendance with Mayor Hall were Vice Mayor Judd, Council Members; Winters, Hayden, Duffy, Sanders and Remley.

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

Pledge of Allegiance

Proclamation and Community Acknowledgements

1. Sexual Assault Awareness Month Proclamation.

City Manager Report

City Clerk Report

Call To The Public

Regular City Council Meeting Agenda

CONSENT AGENDA:

Council Member Sanders made the motion to approve the consent agenda, excluding items 3 and 5. Council Member Winters seconded the motion. Seven yes votes, motion carried.

1. Consideration and action on the meeting minutes of the Special City Council Meeting of March 27, 2020 and of the Regular City Council Meeting of April 7 , 2020 - APPROVED

2. Consideration and action to approve a request by Patrick Edward Castle for a Series 12 - Restaurant license for Pei Wei Fresh Kitchen located at 14155 W. Bell Road, #113, Surprise, AZ 85374 - APPROVED

3. Consideration and action to approve a request by Kim Kenneth Kwiatkowski (Agent) for a Series 10 Beer and Wine Store for Circle K Store #9543 located at 16280 W. Cactus Road, Surprise, AZ 85379 - APPROVED

Vice Mayor Judd - the address and the map do not match, so where is this?

City Clerk Aguilar - the address on the agenda is what was provided to me by the state, I will make any necessary changes and provide them to the state.

Mayor Hall - good catch.

Vice Mayor Judd made the motion to approve the Series 10 request. Council Member Duffy seconded the motion. Seven yes votes, motion carried.

4. Consideration and action pertaining to approval of an amendment to the Fiscal Year 2020 budget by reallocating appropriations in the amount of \$25,400 within the City Clerk's General Fund budget to cover additional publication and advertising expenses; Resolution # 2020-40 - APPROVED

5. Consideration and action pertaining to approval of the final plat entitled, "Re-plat of Stampede Junction" and dated February 11, 2020, an approximately 19.01 acre property generally located on the southwest corner of Dysart and Waddell Roads within the Surprise Pointe Planned Area Development ("PAD") - CONTINUED INDEFINITELY

Vice Mayor Judd made the motion to continue this item indefinitely. Council Member Hayden seconded the motion. Seven yes votes, motion carried.

6. Consideration and action pertaining to approval of an amendment to the Fiscal Year 2020 budget by relocating appropriations of \$87,500 from Water Capital Contingency to the South Plant Building Remodel Project (P71320) and \$87,500 associated with Water Resource Development Fee from South Plant Building Remodel Project (P71320) to Water Resource Development Fee Contingency, to reflect proper funds associated with the project; Resolution # 2020-31 - APPROVED

7. Consideration and action pertaining to approval of an amendment to the Fiscal Year 2020 Budget by reallocating appropriation of \$1,404,800 from Grants Contingency to Project P34080 Fire Station 304 (FS304) within the Public Safety Election 2017 Fund for completing the construction associated with FS304 in FY2020; Resolution # 2020-32 - APPROVED

8. Consideration and action pertaining to conditional acceptance of the streets and public utility improvements at Rancho Mercado Parkway, generally located at N. Rancho Mercado Parkway. And W. Happy Valley Road. Resolution; # 2020-35 - APPROVED

9. Consideration and action pertaining to conditional acceptance of the streets and public utility improvements at Rancho Mercado Parcel A14, generally located at W. Happy Valley Road and N. Rancho Mercado Parkway; Resolution # 2020-33 - APPROVED

10. Consideration and action pertaining to conditional acceptance of the streets and public utility improvements at Rancho Mercado Parcel A12, generally located at W. Happy Valley Road and N. 143th Avenue; Resolution # 2020-34 - APPROVED

11. Consideration and action pertaining to conditional acceptance of the streets and public utility improvements at Rancho Mercado Parcel A11, generally located at W. Happy Valley Road and N. 144th Avenue; Resolution # 2020-29 - APPROVED

12. Consideration and action pertaining to conditional acceptance of the streets and public utility improvements at Rancho Mercado Happy Valley Road Phase 2, generally located at W. Happy Valley Road and N. Rancho Mercado Parkway; Resolution # 2020-36 – APPROVED

13. Consideration and action pertaining to conditional acceptance of the streets and public utility improvements at Rancho Mercado Happy Valley Road Phase 3, generally located at W. Happy Valley Road and 139th Avenue; Resolution # 2020-37 - APPROVED

14. Consideration and action to amend the Fiscal Year 2020 budget by reallocating appropriations in the amount of \$500,000 within the Water Utility Capital Fund to the City Wide AMI Replacement project and amend the Fiscal Year 2020 Operating and Capital List of Items Over \$50,000; Resolution # 2020-30 - APPROVED

15. Consideration and action designating the Finance Director as the City's agent for the purpose of obtaining financial assistance under the Disaster Relief Act; Resolution # 2020-39 - APPROVED

REGULAR AGENDA ITEM - PUBLIC HEARING:

16. Consideration and action pertaining to approval of the Preliminary Plat entitled, "W Ranch Preliminary Plat" and dated January 28, 2020, am approximately 10.65 acre property generally located 3,000 feet west of the intersection of Litchfield and Waddell Roads - APPROVED

City Planner Hobart Wingard gave a powerpoint presentation on this item.

Mayor Hall - gated?

Mr. Wingard - yes

Council Member Sanders - Why wasn't it recorded?

Mr. Wingard - They didn't have a buyer and it was put off

Council Member Remley - inquired about the street, one way in and one way out, he's concerned.

Community Development Director, Chris Boyd - understands Council Member Remley's concerns, it has been reviewed and approved by Surprise Fire/Medical.

Council Member Hayden - why can't the road go all the way through?

Mr. Wingard - the residents of Royal Ranch chose for streets not to connect.

Vice Mayor Judd - small parcel, do we know the lot sizes, house sizes and prices?

Mr. Wingard - 70 foot wide lots, going through a home product review at this time

Council Member Hayden - amenities?

Mr. Wingard - detention basins, picnic area

No public comments were made.

Vice Mayor Judd made the motion to approve Preliminary Plat W Ranch. Council Member Sanders seconded the motion. Seven yes votes, motion carried.

17. Consideration and action pertaining to approval of the 2020-2024 Five-Year Consolidated Plan, Analysis of Impediments to Fair Housing Choice, and the Program Year 2020 Annual Action Plan - CONTINUED TO MAY 19, 2020 REGULAR CITY COUNCIL MEETING

Council Member Sanders made the motion to continue this item until May 19, 2020 Regular City Council Meeting. Council Member Duffy seconded the motion. Seven yes votes, motion carried.

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

Other Business and Future Agenda Items

Council Member Winters - revisit Boards and Commissions Rules and Regulations. Seconded by Council Member Remley.

Mayor Hall - bring an Ordinance forward at the next Council Meeting for discussion and action regarding resign to run for office for Boards and Commissions

18. Consideration and action pertaining to the Board and Commissions Nomination Committee's recommendation regarding Arts and Cultural Commission member Jack Hastings – APPROVED REMOVING MR. HASTINGS FROM THE ARTS AND CULTURAL ADVISORY COMMISSION

Council Member Sanders recused himself from the topic and discussion since he is running for the District 5 Council seat.

Council Member Winters gave an overview of the Boards and Nominations Committee Meeting from April 10th regarding this item.

Jack Hastings - Read a statement for the record and submitted a powerpoint for the record.

Jack Hastings' Response to Margaret Lieu's Letter

My name is Jack Hastings and I am a 15-year resident of Surprise. I was hired to my first job with the City of Surprise as a lifeguard when I was 16. It was through teaching swim lessons that I found my passion for teaching. In 2016 I was hired as a civics teacher at Valley Vista High School, the school I graduated from. I have worked hard to promote student involvement in local government and have even had Mayor Hall come and speak to my classes to promote what the city is doing. I was appointed to serve on the Surprise Arts and Cultural Advisory Commission in 2017. Since I was appointed, I have attended 24 monthly meetings and have been a part of many projects and events such as the Surprise Arts Mobile Museum, Peace Pole, WHAM Poetry Slams, Bookmark contests, Art Festivals, History Wall, and many more. After serving nearly two years on the commission, I realized my passion for serving others in the community and was encouraged by family and friends to run for Surprise City Council.

During my tenure on the commission, Margaret Lieu and several other commissioners voted to elect me Vice Chair. In recent weeks, Margaret Lieu, our commission chair, wrote a letter to the Boards and Commissions Council Subcommittee, accusing me of several things during my time on the commission. This letter was brought to my attention the day after my name qualified to appear on the ballot for Surprise City Council in District 5. Margaret and her husband, Andy Cepon, are vocal supporters of my opponent, Mr. Sanders. Mr. Sanders also served on the subcommittee that Margaret's letter was addressed to. It was later found that he was replaced the day I found out about this situation.

My main questions are:

- Are the claims in this letter truthful and backed up with evidence?
- Would we be here today if I was not running for Surprise City Council this year?

Ms. Lieu details five main allegations in her letter.

Tinker Time

In her letter, Ms. Lieu stated: "In 2018, Mr. Hastings volunteered to take charge of our Tinker Time event, in which the commission partnered with the Northwest Regional Library to bring art and technology to the public. I asked commissioner Hastings if he had connected with any of the vendors and artists and he told me falsely that he had."

During our council subcommittee meeting on April 10, I shared direct evidence with the committee that discredits these accusations. This evidence included emails and Facebook messages in which I was in constant contact with Coreen Wagner from the Northwest Regional Library, as well as Melissa Lindley who runs the robotics club at Shadow Ridge High School. I also had forwarded these messages to Margaret Lieu keeping her in the loop. If you look at the Art Commission meetings minutes, emails and Facebook messages, you will find that there was constant sharing of these communications with the commission, as well as city staff. They will also show you that there is no questioning in the minutes from Margaret Lieu to myself about reaching out to vendors. I also reached out to the Surprise Youth Council and several other vendors to see if they want to participate. In total we had at least 8-10 different stations of activities for kids of all ages including: 3D Printing, Coding, Robotics, Electrical Circuits, Virtual Reality Goggles. We had an incredible turnout that I witnessed first-hand, as I attended the event. I do not recall seeing Mrs. Lieu there.

Margaret Lieu

Thank you for allowing me to speak tonight, I had no intention to speak tonight, this is a matter for you to consider as a council.

I had brought my concerns to the committee as I thought it was my duty however I felt that a lot of things that Mr. Hastings has been saying, posting and quoted as saying has been nothing but his affliction of his own behaviors. My complaint toward Mr. Hastings has nothing to do with him personally and the allegation that I'm doing this for some sort of political reason is simply false.

Mr. Hastings took private communication that was meant to be between staff and the commission and posted it on his campaign page on social media, that is a fact.

I felt that I cannot stand back and call out behavior that I thought was unethical. Some of the details that I attest to have been misspoken. I am a teacher I have been doing distance learning. I was trying to go through emails

for the past two years. So I may have gotten an hour vs ½ and hr wrong but that still does not take away the fact that I was approached by people asking about his campaign. I do not have names, however Mr. Hastings admitted that people came up to him about his campaign.

It is false to say that anyone has pushed me into speaking out. I am a naturally shy person and do not like being on any stage. The idea that anyone has power over me and to push me into doing something is just wrong and should be a testament as to how strongly I feel about this.

It is true that Mr. Hastings took a spot for me when I was doing the Poetry Slam. I have missed two poetry slams in all the years that we have been doing it. All of those times that I missed it was school related. This is all a deflection, he throws other commissioners under the bus regarding their not committing to an event. The fact is they did not commit to an event and then cancel out on an event for a political reason.

It has been hurtful to have my character called into question in social media in newspapers and in public especially because I have prided myself on being an honest person. I gain nothing from this again, all of these posts and comments are a deflection meant to draw your attention from Mr. Hasting's behavior.

He posted private communication from staff about projects that we were doing before the city had a chance to post anything about it. That's all that this is stemming from.

I respect any decision that Mayor and Council make and thank you for allowing me to make a statement.

Beth Simek -

Dear Mayor Hall, Chief Frazier, and members of Council,

My name is Beth Simek and I live at 18501 W Onyx Ct in Waddell. I am writing on behalf of the recent complaint filed against Jack Hastings, a candidate for City Council and a member of the Arts Commission.

As you are aware, there has been a complaint raised by the Arts Commission Chair, Margaret Lieu about Mr. Hastings' participation and behavior during his tenure as a committee member of the Arts Commission. Ms. Lieu claims several instances since 2018 in which Mr. Hastings has muddied the waters between being a committee member and a council candidate and has been remiss in his duties as a volunteer. If that's truly the case, it is Ms. Lieu who is

failing as chair rather than Mr. Hastings failing as a volunteer if she has been remiss in handled issues with a committee member that have supposedly been going on for 2 years. It is all too convenient that it hasn't been until after Mr. Hastings has submitted enough signatures to make it onto the ballot for consideration as an elected council member that she suddenly has a case of "duty". Where has she been for the last 2 years? She and her husband Andy Cephon have not made any attempt to keep secret their mutual disdain for Mr. Hastings and have been very vocal in their support for Councilman Sanders. They are absolutely entitled to support whomever they choose, however, Ms. Lieu committed herself to the City when she accepted her position as chair to act promptly when a volunteer member hasn't been an asset to the committee. Rather this sudden case of moral obligation is being used as an opportunity to play political games and smear a candidate.

Politics don't have to be dirty. They became dirty when we as a society stop calling out this kind of nonsense or you as a council consider a complaint that should have been managed under the leadership of Ms. Lieu as chair of the Arts Commission. Ms. Lieu failed to act for 2 years and instead puts the onus on you as a Council to manage Mr. Hastings. This shows her as a dismal leader and failing in her duties as chair. Sullyiing Mr. Hastings reputation in an effort to bolster the reputation of Mr. Sanders indicates a lack of faith in Mr. Sanders as a candidate. Please don't allow these dirty politics to be played in Surprise. Mr. Sanders should be allowed the chance to win based on his merit--not because his opponent has been dragged through the mud. Mr. Hastings in the same token, deserves the chance to win based on his merit, not because someone just doesn't like him. May the best person win based on their merit not based on games. Please dismiss the complaint against Mr. Hastings as a member of the Arts Commission and show that this Council won't be a pawn in someone else's games.

Isaiah Leach -

Jack Hastings is an incredibly hard working individual who is very honest and loyal to all he does, including his work while running for City Council. After knowing Jack for 6 years I have nothing but amazing experiences with him and believe that he would represent this City well. I trust and believe in Jack and his character.

Sam Potter -

Hello City Council,

Regarding the decision tonight to possibly remove Jack Hastings from the Arts commission -

This certainly seems like politics and the accusations seem like small issues or not issues at all.

He is accused of being late? The arts council is a volunteer position is it not? How does being late or canceling an event disqualify him? If these are the requirements to serve on a city council then I suppose that should be advertised up front. For the other accusations, I note that Ms Lieu is attributing motives, not dealing with the actual actions. For example, did Jack violate some city rule when he posted pictures to his Facebook account? If not, then Ms Lieu cannot possibly know his motives. The whole thing really feels like trying to politically undermine someone running against an incumbent. This is why people hate politics. This is why people don't want to serve in city positions. Do you have 100s of people volunteering for the arts council? I doubt it. This sort of thing would give me pause if I ever wanted to volunteer and certainly if I ever wanted to run for office. And, I suspect this is exactly the point.

Perhaps there is more to the story than what was in the paper. Perhaps there are some specific rules in tiny print somewhere about posting photos or the specifics of what can and cannot be said at an art event if someone is running for office. OK, fair enough. Jack is what 25 years old? This is his first campaign and it is for a city position that most people don't even really know about. Why not just have a friendly chat over coffee and then move on?

Although I do not know Jack well I have known him since he was a teenager when we attended the same church. It seems to me that he is a fine young man who finished college, teaches in our local school system and wants to serve in the city government. It further seems to me that part of the responsibility of those of you in city government would be to encourage more involvement, not less.

I will be watching the meeting tonight and I hope I am able at the end to be proud of my city. I hope Surprise will not choose the path of protecting incumbency with low political tactics.

PS - I am not in the district Mr Hastings is running to represent so I can't vote for him either way.

Vice Mayor Judd - I have a handful of concerns. Asked if he could ask Ms. Lieu some questions regarding the findings.

Vice Mayor Judd asked for clarification of the event that Mr. Hastings was in charge of. He also asked for clarification from the City Attorney on the provision in City Code of removing a commission member.

Council Member Duffy - I am looking at the conclusions submitted, in my opinion 1, 3 & 4 are out. Did the email say so not distribute? In my opinion there are no facts here, we shouldn't even be here and there is nothing here.

Vice Mayor Judd made the motion to dismiss the complaint against Mr. Hastings. Council Member Duffy seconded the motion.

Roll call vote:

To dismiss the complaint - Vice Mayor Judd and Council Member Duffy.

Not to dismiss the complaint - Mayor Hall, Council Members: Winters, Remley and Hayden.

Abstained - Council Member Sanders.

Motion failed.

Council Member Winters made the motion to remove Mr. Hastings from the Arts and Cultural Advisory Commission for the aforementioned activities. Council Member Hayden seconded the motion.

Roll call vote:

Not to remove Mr. Hastings - Vice Mayor Judd and Council Member Duffy.

To remove Mr. Hastings - Mayor Hall, Council Members: Winters, Remley and Hayden.

Abstained - Council Member Sanders.

Motion carried.

City Council Reports

Council attended and/or reported on the following:

Council Member Remley - thanks to Salvation Army - 7,000 meals

Council Member Hayden - thanked everyone for working hard to keep everything balanced

Vice Mayor Judd - once a week patronage/local restaurants; wear a mask at grocery store

Council Member Winters - coronavirus gave credit to Doctors and Nurses. What are the statistics? Stay home when you can. Video was great, has future in movies!

Mayor Hall - thanked City Manager Frazier and Mr. Gent and his group for City Hall and lighting it up blue through May 15 in respect of our first responders. Please view the State of the State video and the Salvation Army - outstanding work

Executive Session

Adjournment

Council Member Remley made the motion to adjourn the Regular City Council Meeting of April 21, 2020 at 7:14 PM. Council Member Winters seconded the motion. Seven yes votes, motion carried.

Skip Hall, Mayor

ATTEST:

Sherry Ann Aguilar, City Clerk, MMC

CERTIFICATION:

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Regular City Council Meeting of **Tuesday, April 21, 2020.**

Sherry Ann Aguilar, City Clerk, MMC



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: May 5, 2020
Submitting Department: City Clerk
Staff Recommendations: None

Contact Person: Sherry Aguilar, City Clerk
District: District 5

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

Agenda Wording:

Consideration and action to approve a request by Jeffrey Craig Miller (Agent) for a Series 07 (Beer & Wine Bar) liquor license for Player 1 Arcade located at 17239 N. Litchfield Road, Ste. 60, Surprise, AZ 85374.

Motion:

I move to approve a request by Jeffrey Craig Miller (Agent) for a Series 07 (Beer & Wine Bar) liquor license for Player 1 Arcade located at 17239 N. Litchfield Road, Ste. 60, Surprise, AZ. 85374.

Background:

All departmental reports are attached noting no concerns for this request.

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 17239 N Litchfield Player 1 Arcade Liquor License
2. Player 1 Arcade Liquor License
3. Player 1 Arcade MAP
4. Player 1 Arcade REPORT
5. player 1 arcade
6. Player 1 Arcade_Memo to Clerk_20200414



Surprise Fire-Medical Department
14250 W. Statler Plaza Ste. 101
Surprise, AZ 85374-7479
Phone: 623-222-5000
Fax: 623-222-5001



April 20, 2020

To: Sherry Ann Aguilar, City Clerk

From: Keith Tanner, Fire Marshal

Subject: Liquor License Application

Applicant: Player 1 Arcade
17239 N Litchfield Road, Suite #60
Surprise, AZ 85374

The Surprise Fire-Medical Department has been involved with the construction / plan review process at the above referenced location within the last 12 months to ensure compliance with the applicable fire codes within the tenant space and building. Since construction work is still ongoing, there are no known fire code violations. Therefore, fire has no comment on the application at this time.

If you have any questions feel free to contact me.

Keith Tanner
Keith Tanner, Fire Marshal
Fire Prevention Division
Surprise Fire-Medical Department

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

REFERENCE:

DATE: April 16, 2020

JOB NUMBER – 98631
License # - 07070785
Series 7 - Beer and Wine Bar

APPLICANT:

Player 1 Arcade

17239 N. Litchfield Road, Ste. 60
Surprise, Arizona 85374

FINDINGS:

- 1) ***Evidence concerning the nature of the proposed business, its potential market and its likely customers.***
Player 1 Arcade is looking to open up a beer and wine bar, with a large amount of vintage video games and pinball machines. The potential market should be adults from Surprise and surrounding communities.
- 2) ***Effect of vehicular traffic in close proximity.***
Player 1 Arcade is looking to build in a vacant building, adjacent to the existing Tacos Calafia restaurant. There are multiple smaller suites in the shopping plaza at this location, and there is adequate parking in the area. There are multiple ingress/egress points off of both Litchfield and Bell Roads and Player 1 should have no altering effect on vehicular traffic.
- 3) ***The history for the past five years of liquor violations and reported criminal activity at the proposed premises provided that the applicant has received a detailed report of such activity at least 20 days before the hearing.***
N/A. New construction.
- 4) ***Comparison of hours of operation of the proposed premises to the existing businesses in close proximity.***
Player 1 Arcade is planning to be open every day of the week, with the exception of Tuesdays and Wednesdays. Every operating day will begin at noon, and close at midnight on Sundays, Mondays and Thursdays. It will close at 2 AM on Fridays and Saturdays. Player 1 is in a suite adjacent to Tacos Calafia, (Series 12 license), which operates from 10 AM to 9 PM every day. Uni Sushi Grill (Series 12) is in the plaza that closes every day at 10 PM. Richi's Diner 2, also has had a series 12, but that license expired, March 31st of this year. Richi's Diner 2 closes every day at 11 PM, except on Sundays, when it closes at 2 PM.
- 5) ***Appropriateness of series license requested.***
A series 7 license is appropriate and applicable for Player 1 Arcade, per state guidelines for restaurants.

Submitted by Officer Chris Tovar #2059

PLAYER 1 ARCADE

PAD - KINGSWOOD
PARK / SUN VILLAGE

SITE

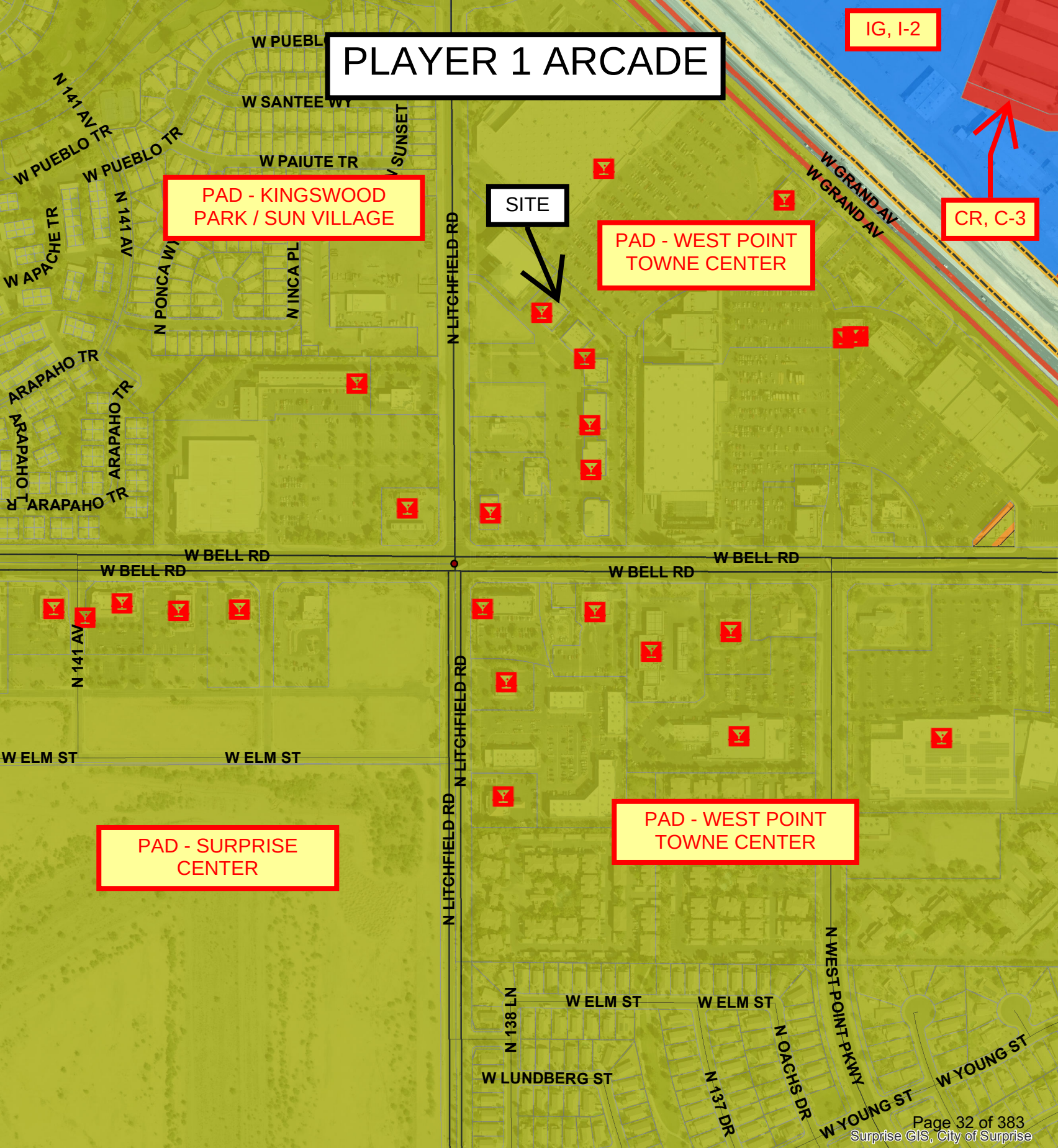
PAD - WEST POINT
TOWNE CENTER

IG, I-2

CR, C-3

PAD - SURPRISE
CENTER

PAD - WEST POINT
TOWNE CENTER



Date: April 17, 2020

To: Sherry Aguilar, City Clerk

From: Chris Boyd, Community Development Director

By: James Stewart, Zoning Specialist

Re: Liquor License Application for:
PLAYER 1 ARCADE
17239 N. Litchfield Road #60, Surprise, Arizona 85374
Series 07 – Beer and Wine Bar – Job #07070785

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

1. Wal-Mart Supercenter #2777 (Series 9) – 13770 W. Bell Rd.
2. Applebee's (Series 12) – 13756 W. Bell Rd.
3. Streets of New York #23 (Series 12) – 13736 W. Bell Rd.
4. Tom Yum (Series 12) – 13736 W. Bell Rd. #2 (Expired)
5. Fresh Wasabi Sushi & Grill (Series 12) – 13732 W. Bell Rd. #2 (Expired)
6. China Buffet #17119 (Series 12) – 17119 N. Litchfield Rd. #20
7. Uni Sushi & Steak (Series 12) – 17191 N. Litchfield Rd.
8. Richi's Diner (Series 12) – 17221 N. Litchfield Rd. (Expired)
9. Tacos Califia (Series 12) – 17239 N. Litchfield Rd. #68
10. Buffalo Wild Wings (Series 12) – 13882 W. Bell Rd.
11. Target #1335 (Series 10) – 13731 W. Bell Rd.
12. Sprouts Farmers Market # 12 (Series 10) – 13759 W. Bell Rd.
13. Chili's Grill & Bar #1153 (Series 12) – 13765 W. Bell Rd.
14. Cobblestone Auto Spa & Market (Series 10) – 13811 W. Bell Rd.
15. State 48 Brewery (Series 3 & 12) – 13823 W. Bell Rd.
16. Irish Wolfhound Restaurant (Series 6) – 16811 N. Litchfield Rd. #102-104
17. Rio Mirage Cafe (Series 12) – 13863 W. Bell Rd.
18. Chipotle Mexican Grill #0898 (Series 12) – 13869 W. Bell Rd. #107
19. Red Robin (Series 12) – 14015 W. Bell Rd.
20. Carrabba's Italian Grill (Series 12) – 14043 W. Bell Rd.
21. Chill'd Tea Lounge (Series 12) – 14071 W. Bell Rd.
22. Saigon Kitchen (Series 12) – 14071 W. Bell Rd.
23. Long Horn Steakhouse (Series 12) – 14127 W. Bell Rd.
24. New York Pizza Dept. (Series 12) – 13980 W. Bell Rd. (Expired)
25. Circle K Store #2741641 (Series 10) – 13908 W. Bell Rd.

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

Residential population will most likely remain static. Commercial growth will likely remain static.

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



City Clerk's Office

Date: April 14, 2020

To: Lloyd Abrams/James Stewart – Community Development
Police Department, Greg Welch/Chris Tovar - PD
Keith Tanner/Tom Abbott/Kevin Spirlong – Fire
Stacie McQuarrie, Business License Technician

From: Sherry Ann Aguilar - City Clerk, MMC

Re: **Liquor License Application:**

The above referenced application has been submitted for consideration by the Surprise City Council at their **Regular Council Meeting** scheduled for:

PLAYER 1 ARCADE
17239 N. LITCHFIELD ROAD, STE. 60, SURPRISE, AZ. 85374
Series 07 – BEER AND WINE BAR - JOB #07070785

E-Mail: Craigmiller@azlic.com

Tuesday, May 5, 2020 - 6:00 p.m.

REPORT DUE DATE TO CITY CLERK

A copy of the application is attached for your review and comments. Please provide a written statement regarding this application by no later **than Monday, April 20, 2020 - noon**, as the questions apply to your respective departments to the City Clerk.

COMMUNITY DEVELOPMENT DIRECTOR (Please respond to the following questions):

- 1) The number and series of licenses in close proximity of establishment.
- 2) The residential and commercial population of the community and its likelihood of increasing, decreasing or remaining static.
- 3) The residential and commercial population in close proximity.

- 4) The effect or impact of the proposed premises on businesses or residential neighborhood whose activities might be affected by granting the license.
- 5) Review to ensure that parking space requirements meet City Code.
- 6) If the applicant has not applied for rezoning or has applied for rezoning but the requested zoning is not appropriate for a business as detailed in the application, the “**Denial**” can be given by the Zoning Division, and the reasons such denial are detailed on the Review Form.

POLICE DEPARTMENT (Please respond to the following questions):

- 1) Evidence concerning the nature of the proposed business, its potential market and its likely customers.
- 2) Effect of vehicular traffic in close proximity.
- 3) The history for the past five (5) years of liquor violations and reported criminal activity at the proposed premises provided that the applicant has received a detailed report(s) of such activity at least 20 days before the hearing by the board.
- 4) Comparison of hours of operation of the proposed premises to the existing businesses in close proximity.
- 5) Appropriateness of series license requested.

FIRE MARSHALL (Please respond to the following questions in written form):

- 1) Review property to ensure building or plot plan is in compliance with applicable fire codes.

TAX AND LICENSE DIVISION (Please respond to the following questions in written form):

- 1) Review to ensure that applicant has current business license, or has been contacted by Tax and Licensing regarding the need for a business license or is in the process of applying for a business license (whichever is applicable).

Please contact me if you have any questions – 222-1220.



City Clerk, MMC



City Clerk's Office
Sherry Ann Aguilar, City Clerk
16000 N. Civic Center Plaza
Surprise, AZ 85374
Ph: 623-222-1200
Fax: 623-222-1001

APRIL 14, 2020

**JEFFREY CRAIG MILLER - AGENT
PLAYER 1 ARCADE
17239 N. LITCHFIELD ROAD, STE. 60, SURPRISE, AZ. 85374
Series 07 – BEER AND WINE BAR - JOB #07070785**

E-Mail: Craigmiller@azlic.com

Dear **APPLICANT:**

Please be advised that we are in receipt of your request for a Series 07 – Beer & Wine Bar liquor license for **PLAYER 1 ARCADE - 17239 N. LITCHFIELD ROAD, STE. 60, SURPRISE, AZ. 85374.**

The notice for the applications has been posted on the property and will need to remain posted until the public hearing has taken place.

You are hereby notified that your presence is being requested telephonically by the City of Surprise Mayor and Common Council for the regular scheduled Council Meeting to be held on:

Tuesday, May 5, 2020 - 6:00 p.m.
Surprise City Hall - Council Chambers
16000 N. Civic Center Plaza

Upon receipt of this correspondence, please acknowledge receipt by email to clerk@surpriseaz.gov and advise who will be representing you at this meeting. Your cooperation is greatly appreciated.

If you have any questions, please call 623-222-1220.

Sincerely,

City Clerk, MMC



Arizona Department of Liquor Licenses and Control
800 W Washington 5th Floor
Phoenix, AZ 85007-2934
www.azliquor.gov
(602) 542-5141

QUESTIONNAIRE
A.R.S. § 4-202, 4-210
Type or Print with Black Ink

The fees allowed by R19-1-102 will be charged for all dishonored checks.

For Comment 11/16/20

ATTENTION APPLICANT: This is a legally binding document. Please type or print in black ink. An investigation of your background will be conducted. Incomplete applications will not be accepted. False or misleading answers may result in the denial or revocation of a license or permit and could result in criminal prosecution.

Attention local governments: Social security and birth date information is confidential. This information may be given to law enforcement agencies for background checks only.

QUESTIONNAIRE IS TO BE COMPLETED BY EACH CONTROLLING PERSON, AGENT AND MANAGER BEING DISCLOSED TO THE DEPARTMENT. EACH PERSON COMPLETING THIS FORM MUST SUBMIT A BLUE OR BLACK LINED FINGERPRINT CARD ALONG WITH A \$22 FEE. FINGERPRINTS MUST BE DONE BY A LAW ENFORCEMENT AGENCY OR BONA FIDE FINGERPRINT SERVICE. FOR AN ADDITIONAL \$13 FEE, FINGERPRINTS MAY BE DONE AT THE DEPARTMENT OF LIQUOR WHEN ACCOMPANIED BY A COMPLETED APPLICATION.

Liquor License#: 07070785/108187

1. Check the
Appropriate
Box →

☐ Controlling Person

☒ Agent

☐ Premises Manager
(complete all questions except #12)

2. Name: Miller Jeffrey Craig Birth Date: 06 / 06 / 1972
Last First Middle (NOT a public record)

3. Social Security #: 601-36-6763 Driver License #: B12556109 State: Arizona

4. Place of birth: Miami Arizona USA Height: 6'2" Weight: 240 Eyes: Grn Hair: Brn
City State COUNTRY (not county)

5. Name of current/most recent spouse: Holsten Laura Michelle Birth Date: 03 / 29 / 1976
Last First Middle (NOT a public record)

6. Are you a bona fide resident of Arizona? ☒ Yes ☐ No If yes, what is your date of residency: 1972

7. Daytime telephone number: 480-730-2675 E-mail address: Craigmiller@azlic.com

8. Business Name: Player 1 Arcade Business Phone: Pending / /

9. Business Location Address: 17239 N Litchfield Rd Ste 60 Surprise AZ Maricopa 85374
Street (do not use PO Box) City State County Zip

10. List your employment or type of business during the past five (5) years. If unemployed, retired, or student, list residence address.

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYERS NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
9/2016	CURRENT	Partner	ALIC 1811 S Alma School Rd #268 Mesa AZ 85210
3/1997	9/2016	Police Officer	AZ Department of Liquor 800 W Washington St 5th Fl Phoenix AZ 85007

(ATTACH ADDITIONAL SHEET IF NECESSARY)



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Phoenix, AZ 85007-2934
www.azliquor.gov
(602) 542-5141

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804.868

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Liquor License#: 07070785/108187

1. Check the
Appropriate
Box

☒ Controlling Person

☐ Agent

☐ Premises Manager

(complete all questions except #12)

2. Name: LeMieux Phillip Edward Birth Date: 09/21/77
Last First Middle (NOT a public record)
3. Social Security #: 564556641 Driver License #: B13566873 State: AZ
4. Place of birth: Los Angeles CA USA Height: 6'0" Weight: 290 Eyes: Bro Hair: Bro
City State COUNTRY (not county)
5. Name of current/most recent spouse: LeMieux Nicole Marie Birth Date: 06/14/77
Last First Middle (NOT a public record)
6. Are you a bona fide resident of Arizona? ☒ Yes ☐ No If yes, what is your date of residency: 9-21-80
7. Daytime telephone number: 602-350-8159 E-mail address: aceldamor@gmail.com
8. Business Name: Player 1 Arcade Business Phone: Pending --
9. Business Location Address: 17239 N Litchfield Rd Suite 60, Surprise, AZ 85374
Street (do not use PO Box) City State County Zip

10. List your employment or type of business during the past five (5) years. If unemployed, retired, or student, list residence address.

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYER'S NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
11-19	CURRENT	Owner	Player 1 Arcade- 17239 N Litchfield Rd Suite 60, Surprise, AZ 85374
3-19	Current	Senior VMWare Engineer	ISSquared Inc. - 11811 N. Tatum Blvd., Suite 1005, Phoenix, AZ 85028
4-15	9-18	VMWare Administrator	Albertson's Companies - 20427 N 27th Ave, Phoenix, AZ 85027
3-13	4-15	Sr. Network Engineer	AZ Dept of Transportation - 206 S 17th Ave #133, Phoenix, AZ 85007
9-18	3-19	unemployed	15980 W MAHON Ln Surprise, AZ 85379

(ATTACH ADDITIONAL SHEET IF NECESSARY)



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Liquor License#: _____

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Appropriate
Box →

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☐ Agent

☒ Premises Manager
(complete all questions except #12)

2. Name: LeMieux Phillip Edward Birth Date: 09/21/77
Last First Middle (NOT a public record)
3. Social Security #: 564556641 Driver License #: B13566873 State: AZ
4. Place of birth: Los Angeles CA USA Height: 6'0" Weight: 290 Eyes: B Hair: B
City State COUNTRY (not county)
5. Name of current/most recent spouse: LeMeiux Nicole Marie Birth Date: 06/14/77
Last First Middle (NOT a public record)
6. Are you a bona fide resident of Arizona? ☒ Yes ☐ No If yes, what is your date of residency: 9-21-80
7. Daytime telephone number: 602-350-8159 E-mail address: aceldamor@gmail.com
8. Business Name: Player 1 Arcade Business Phone: Pending
9. Business Location Address: 17239 N Litchfield Rd Suite 60, Surprise, AZ 85374
Street (do not use PO Box) City State County Zip

10. List your employment or type of business during the past five (5) years. If unemployed, retired, or student, list residence address.

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYERS NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
11-19	CURRENT	Owner	Player 1 Arcade- 17239 N Litchfield Rd Suite 60, Surprise, AZ 85374
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9-18	3-19	unemployed	15980 W Mountain La Surprise Az 85379

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Liquor License#:

07070705/108187

1. Check the
Appropriate
Box

☒ Controlling Person

☐ Agent

☐ Premises Manager
(complete all questions except #12)

2. Name: Ehlers Kevin Lee Birth Date: 2/6/63
Last First Middle (NOT a public record)

3. Social Security #: 346544440 Driver License#: B12179231 State: Arizona

4. Place of birth: Chicago IL USA Height: 6'0 Weight: 190 Eyes: Bro Hair: Gry
City State COUNTRY (not county)

5. Name of current/most recent spouse: Ehlers Madga Virginia Birth Date: 10/4/67
Last First Middle (NOT a public record)

6. Are you a bona fide resident of Arizona? ☒ Yes ☐ No If yes, what is your date of residency: 1981

7. Daytime telephone number: 6022062737 E-mail address: eman9@cox.net

8. Business Name: Player 1 Arcade Business Phone: Pending / /

9. Business Location Address: 17239 N Litchfield Rd Ste 60 Surprise AZ Maricopa 85374
Street (do not use PO Box) City State County Zip

10. List your employment or type of business during the past five (5) years. If unemployed, retired, or student, list residence address.

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYERS NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
2/2018	CURRENT	Aerospace	Paradigm Precision 404 W Guadalupe Rd Tempe AZ 85283
4/2016	11/2017	Aerospace	Ducommun Inc 1601 EBraodway Rd Phoenix AZ 85040
11/1985	4/2016	Aerospace	VTC Aerospace 1007 E University Phoenix AZ 85034

(ATTACH ADDITIONAL SHEET IF NECESSARY)

State of Arizona
Department of Liquor Licenses and Control

Created 04/08/2020 @ 02:00:35 PM

Local Governing Body Report

LICENSE

Number:	07070785	Type:	007 BEER AND WINE BAR
Name:	PLAYER 1 ARCADE		
State:	Pending		
Issue Date:		Expiration Date:	02/28/2021
Original Issue Date:	07/20/1986		
Location:	17239 N LITCHFIELD ROAD #60 SURPRISE, AZ 85374 USA		
Mailing Address:	PO BOX 2502 CHANDLER, AZ 85244 USA		
Phone:	(000)000-0000		
Alt. Phone:	(480)730-2675		
Email:	RHONDA@AZLIC.COM		

Currently, this license has pending applications.

AGENT

Name:	JEFFREY CRAIG MILLER
Gender:	Male
Correspondence Address:	PO BOX 2502 CHANDLER, AZ 85244 USA
Phone:	(480)730-2675
Alt. Phone:	
Email:	RIHONDA@AZLIC.COM

OWNER

Name:	PLAYER 1 ARCADE I.L.C		
Contact Name:	JEFFREY CRAIG MILLER		
Type:	LIMITED LIABILITY COMPANY		
AZ CC File Number:	1990934	State of Incorporation:	AZ
Incorporation Date:	05/28/2019		
Correspondence Address:	PO BOX 2502 CHANDLER, AZ 85244 USA		
Phone:	(480)730-2675		
Alt. Phone:			
Email:	RHONDA@AZLIC.COM		

Officers / Stockholders

Name:	Title:	% Interest:
KEVIN LEE EHLERS	MEMBER/STOCKHOLDER	50.00
PHILLIP EDWARD LEMIEUX	MEMBER/STOCKHOLDER	50.00

**PLAYER 1 ARCADE LLC -
MEMBER/STOCKHOLDER**

Name: PHILLIP EDWARD LEMIEUX
Gender: Male
Correspondence Address: PO BOX 2502
CHANDLER, AZ 85244
USA
Phone: (602)350-8159
Alt. Phone:
Email: ACELDAMOR@GMAIL.COM

**PLAYER 1 ARCADE LLC -
MEMBER/STOCKHOLDER**

Name: KEVIN LEE EHLERS
Gender: Male
Correspondence Address: PO BOX 2502
CHANDLER, AZ 85244
USA
Phone: (602)206-2737
Alt. Phone:
Email: EMAN9@COX.NET

APPLICATION INFORMATION

Application Number: 108187
Application Type: Location / Owner Transfer
Created Date: 04/08/2020

Abby

QUESTIONS & ANSWERS

007 Beer and Wine Bar

- 1) Are you applying for an Interim Permit (INP)?
No
- 4) Is the Business located within the incorporated limits of the city or town of which it is located?
Yes
- 5) Does the Business location address have a street address for a City or Town but is actually in the boundaries of another City, Town or Tribal Reservation?
No
- 14) Please provide name, address, and Distance of nearest school.
WEST POINT ELEMENTARY SCHOOL
13700 W GREENWAY RD, SURPRISE AZ 85374
1.11 MI
- 15) Please provide name, address, and distance of nearest church.
VALLEY LIFE CHURCH
16761 N W POINT PKWY SURPRISE AZ 85374
2,092 FT
- 16) Are you one of the following? Please indicate below.
Property Tennant
Sub-tenant
Property Owner
Property Purchaser
Property Management Company
TENANT
- 17) Is there a penalty if lease is not fulfilled?
No
- 18) What is the total money borrowed for the business not including the lease?
Please list lenders/people owed money for the business.
\$0.00
- 19) Is there a drive through window on the premises?
No
- 20) If there is a patio please indicate contiguous or non-contiguous within 30 feet.
NONE
- 21) Is your licensed premises now closed due to construction, renovation or redesign or rebuild?
Yes
If yes, what is your estimated completion date?
06/01/2020
- 28) Total Price paid for Series 6 Bar, Series 7 Beer & Wine Bar or Series 9 Liquor Store (license only)
\$45,000.00



Arizona Department of Liquor Licenses and Control
800 W Washington 5th Floor
Phoenix, AZ 85007-2934
www.azliquor.gov
(602) 542-5141

QUESTIONNAIRE
A.R.S. § 4-202, 4-210
Type or Print with **Black Ink**

The fees allowed by R19-1-102 will be charged for all dishonored checks.

EC Current 11/16/20

ATTENTION APPLICANT: This is a legally binding document. Please type or print in **black ink**. An investigation of your background will be conducted. Incomplete applications will not be accepted. False or misleading answers may result in the denial or revocation of a license or permit and could result in criminal prosecution.

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QUESTIONNAIRE IS TO BE COMPLETED BY EACH CONTROLLING PERSON, AGENT AND MANAGER BEING DISCLOSED TO THE DEPARTMENT. EACH PERSON COMPLETING THIS FORM MUST SUBMIT A BLUE OR BLACK LINED FINGERPRINT CARD ALONG WITH A \$22 FEE. FINGERPRINTS MUST BE DONE BY A LAW ENFORCEMENT AGENCY OR BONA FIDE FINGERPRINT SERVICE. FOR AN ADDITIONAL \$13 FEE, FINGERPRINTS MAY BE DONE AT THE DEPARTMENT OF LIQUOR WHEN ACCOMPANIED BY A COMPLETED APPLICATION.

Liquor License#: **07070785/108187**

1. Check the Appropriate Box →

☐ Controlling Person	☒ Agent	☐ Premises Manager (complete all questions except #12)
---	---	--

2. Name: **Miller** **Jeffrey** **Craig** Birth Date: [REDACTED]
Last First Middle (NOT a public record)

3. Social Security #: [REDACTED] Driver License #: [REDACTED] State: **Arizona**

4. Place of birth: **Miami** **Arizona** **USA** Height: **6'2"** Weight: **240** Eyes: **Gm** Hair: **Brn**
City State COUNTRY (not county)

5. Name of current/most recent spouse: **Holsten** **Laura** **Michelle** Birth Date: [REDACTED]
Last First Middle (NOT a public record)

6. Are you a bona fide resident of Arizona? ☒ Yes ☐ No If yes, what is your date of residency: **1972**

7. Daytime telephone number: **480-730-2675** E-mail address: **Craigmiller@azlic.com**

8. Business Name: **Player 1 Arcade** Business Phone: Pending / /

9. Business Location Address: **17239 N Litchfield Rd Ste 60 Surprise AZ Maricopa 85374**
Street (do not use PO Box) City State County Zip

10. List your employment or type of business during the past five (5) years. If unemployed, retired, or student, list residence address.

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYERS NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
9/2016	CURRENT	Partner	ALIC 1811 S Alma School Rd #268 Mesa AZ 85210
3/1997	9/2016	Police Officer	AZ Department of Liquor 800 W Washington St 5th Fl Phoenix AZ 85007

(ATTACH ADDITIONAL SHEET IF NECESSARY)

11. Provide your residence address information for the last five (5) years: A.R.S. §4-202(D)

FROM Month/Year	TO Month/Year	RESIDENTIAL Street Address
6/2006	CURRENT	6606 E Portia Mesa AZ 85215

(ATTACH ADDITIONAL SHEET IF NECESSARY)

12. As a Controlling Person or Agent, will you be physically present and operating the licensed premises?
If you answered YES, then answer #13 below. If NO, skip to #14. ☐ Yes ☒ No
13. Have you attended a DLLC approved Basic & Management Liquor Law Training Course within the past 3 years? ☐ Yes ☒ No
14. Have you been cited, arrested, indicted, convicted, or summoned into court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past five (5) years? ☐ Yes ☒ No
15. Are there ANY administrative law citations, compliance actions or consents, criminal arrests, indictments or summonses pending against you? (Do not include civil traffic tickets.) A.R.S. §4-202, 4-210 ☒ Yes ☐ No
16. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? ☐ Yes ☒ No
17. Have you had a liquor application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? A.R.S. §4-202(D) ☒ Yes ☐ No
18. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? A.R.S. §4-202(D) ☐ Yes ☒ No

If you answered "YES" to any Question 14 through 18 YOU MUST attach a signed statement.
Give complete details including dates, agencies involved and dispositions.

CHANGES TO QUESTIONS 14-18 MAY NOT BE ACCEPTED

NOTARY

I (Print Full Name) Jeffrey Craig Miller hereby declare that I am the Agent/ Controlling Person / Premises Manager filing this application. I have read this document and verify the contents and all statements are true, correct and complete, to the best of my knowledge.

Signature: [Signature]

State of Arizona County of Maricopa

The foregoing instrument was acknowledged before me this

My Commission Expires on [Date]

30th Day of March, 2020 Year



[Signature]
Signature of Notary

Rhonda J. Rodriguez
Notary Public
Maricopa County, Arizona
My Comm. Expires 12/28/2020

PRINT NAME:

SIGNATURE:

P.O. Box 2502
Chandler, Arizona 85244
(480) 730-2675 Phone (480) 730-2676 Fax



ARIZONA LIQUOR INDUSTRY CONSULTANTS

This addendum is written for Jeffrey "Craig" Miller" Member/Partner in ALIC (Arizona Industry Liquor Consultants) in response to answers for Personal Questionnaire.

Question #15

ALIC is currently contracted with approximately 500 liquor establishments statewide. ALIC has been in business in the liquor industry since 1993. Depending on when this document is reviewed, it's possible that there may be a pending administrative citation, compliance action, arrest or summons against one of them.

Question #17

ALIC was started in April of 1993, and has been associated with hundreds of liquor establishments and liquor licenses. Several of them have received citations (fines) and in some instances, a suspension. ALIC works with the compliance officer on a regular basis acting as a representative for those who utilize our contract services. I do not however, have anything to do with the actual operation of any liquor establishment in this or any other state. Therefore, none of the violations to which I have just referred can be associated to me personally. Additionally, it would be almost impossible for me to give you a reconciliation of these violations, as ALIC has been associated with so many licenses for so many years.

Respectfully Submitted,

Jeffrey "Craig" Miller
Member/Partner



Arizona Department of Liquor Licenses and Control
800 W Washington 5th Floor
Phoenix, AZ 85007-2934
www.azliquor.gov
(602) 542-5141

QUESTIONNAIRE
A.R.S. § 4-202, 4-210
Type or Print with Black Ink

804.868

The fees allowed by R19-1-102 will be charged for all dishonored checks.

ATTENTION APPLICANT: This is a legally binding document. Please type or print in **black ink**. An investigation of your background will be conducted. Incomplete applications will not be accepted. False or misleading answers may result in the denial or revocation of a license or permit and could result in criminal prosecution.

Attention local governments: Social security and birth date information is confidential. This information may be given to law enforcement agencies for background checks only.

QUESTIONNAIRE IS TO BE COMPLETED BY EACH CONTROLLING PERSON, AGENT AND MANAGER BEING DISCLOSED TO THE DEPARTMENT. EACH PERSON COMPLETING THIS FORM MUST SUBMIT A BLUE OR BLACK LINED FINGERPRINT CARD ALONG WITH A \$22 FEE. FINGERPRINTS MUST BE DONE BY A LAW ENFORCEMENT AGENCY OR BONA FIDE FINGERPRINT SERVICE. FOR AN ADDITIONAL \$13 FEE, FINGERPRINTS MAY BE DONE AT THE DEPARTMENT OF LIQUOR WHEN ACCOMPANIED BY A COMPLETED APPLICATION.

Liquor License#: 07070785/108187

1. Check the Appropriate Box →

☒ Controlling Person

☐ Agent

☐ Premises Manager

(complete all questions except #12)

2. Name: LeMieux Phillip Edward Birth Date: [REDACTED]
Last First Middle (NOT a public record)

3. Social Security #: [REDACTED] Driver License #: [REDACTED] State: AZ

4. Place of birth: Los Angeles CA USA Height: 6'0" Weight: 290 Eyes: Bro Hair: Bro
City State COUNTRY (not county)

5. Name of current/most recent spouse: LeMeiux Nicole Marie Birth Date: [REDACTED]
Last First Middle (NOT a public record)

6. Are you a bona fide resident of Arizona? ☒ Yes ☐ No If yes, what is your date of residency: [REDACTED]

7. Daytime telephone number: 602-350-8159 E-mail address: aceldamor@gmail.com

8. Business Name: Player 1 Arcade Business Phone: Pending

9. Business Location Address: 17239 N Litchfield Rd Suite 60, Surprise, AZ 85374
Street (do not use PO Box) City State County Zip

10. List your employment or type of business during the past five (5) years. If unemployed, retired, or student, list residence address.

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYERS NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
11-19	CURRENT	Owner	Player 1 Arcade- 17239 N Litchfield Rd Suite 60, Surprise, AZ 85374
3-19	Current	Senior VMWare Engineer	ISSQuared Inc. - 11811 N. Tatum Blvd., Suite 1005, Phoenix, AZ 85028
4-15	9-18	VMWare Administrator	Albertson's Companies - 20427 N 27th Ave, Phoenix, AZ 85027
3-13	4-15	Sr. Network Engineer	AZ Dept of Transportation - 206 S 17th Ave #133, Phoenix, AZ 85007
9-18	3-19	unemployed	15950 W Mountain Ln Surprise Az 85379

(ATTACH ADDITIONAL SHEET IF NECESSARY)

11. Provide your residence address information for the last five (5) years: A.R.S. §4-202(D)

FROM Month/Year	TO Month/Year	RESIDENTIAL Street Address
9-15	CURRENT	15980 W Mauna Loa Ln. Surprise, AZ 85379
8/10	9-15	4049 W Mescal Ave. Phoenix, Az 85029

(ATTACH ADDITIONAL SHEET IF NECESSARY)

12. As a Controlling Person or Agent, will you be physically present and operating the licensed premises?
If you answered YES, then answer #13 below. If NO, skip to #14. ☒ Yes ☐ No
13. Have you attended a DLLC approved Basic & Management Liquor Law Training Course within the past 3 years? ☐ Yes ☒ No
14. Have you been cited, arrested, indicted, convicted, or summoned into court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past five (5) years? ☐ Yes ☒ No
15. Are there ANY administrative law citations, compliance actions or consents, criminal arrests, indictments or summonses pending against you? (Do not include civil traffic tickets.) A.R.S. §4-202, 4-210 ☐ Yes ☒ No
16. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? ☐ Yes ☒ No
17. Have you had a liquor application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? A.R.S. §4-202(D) ☐ Yes ☒ No
18. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? A.R.S. §4-202(D) ☐ Yes ☒ No

If you answered "YES" to any Question 14 through 18 **YOU MUST** attach a signed statement.
Give complete details including dates, agencies involved and dispositions.

CHANGES TO QUESTIONS 14-18 MAY NOT BE ACCEPTED

NOTARY	
I (Print Full Name) <u>Phillip LeMieux</u> hereby declare that I am the Agent/ Controlling Person / Premises Manager filing this application. I have read this document and verify the contents and all statements are true, correct and complete, to the best of my knowledge.	
Signature: <u>[Signature]</u> My Commission Expires on: <u>12/28/2020</u> Notary Public Maricopa County, Arizona	State of <u>Arizona</u> County of <u>Maricopa</u> The foregoing instrument was acknowledged before me this <u>20</u> Day of <u>March</u>, <u>2020</u> Day Month Year <u>[Signature]</u> Signature of Notary

The Licensee has authorized the person named on this questionnaire to act as manager for the above License.

PRINT NAME _____

SIGNATURE: _____



Arizona Department of Liquor Licenses and Control
800 W Washington 5th Floor
Phoenix, AZ 85007-2934
www.azliquor.gov
(602) 542-5141

QUESTIONNAIRE

A.R.S. § 4-202, 4-210
Type or Print with **Black Ink**

The fees allowed by R19-1-102 will be charged for all dishonored checks.

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Liquor License#: _____

1. Check the
Appropriate
Box →

☒ Controlling Person

☐ Agent

☒ Premises Manager

(complete all questions except #12)

2. Name: LeMieux Phillip Edward Birth Date: [REDACTED]
Last First Middle (NOT a public record)

3. Social Security #: [REDACTED] Driver License #: [REDACTED] State: AZ

4. Place of birth: Los Angeles CA USA Height: 6'0" Weight: 290 Eyes: B Hair: B
City State COUNTRY (not county)

5. Name of current/most recent spouse: LeMeiux Nicole Marie Birth Date: [REDACTED]
Last First Middle (NOT a public record)

6. Are you a bona fide resident of Arizona? ☒ Yes ☐ No If yes, what is your date of residency: 9-21-80

7. Daytime telephone number: 602-350-8159 E-mail address: aceldamor@gmail.com

8. Business Name: Player 1 Arcade Business Phone: Pending

9. Business Location Address: 17239 N Litchfield Rd Suite 60, Surprise, AZ 85374
Street (do not use PO Box) City State County Zip

10. List your employment or type of business during the past five (5) years. If unemployed, retired, or student, list residence address.

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYERS NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
11-19	CURRENT	Owner	Player 1 Arcade- 17239 N Litchfield Rd Suite 60, Surprise, AZ 85374
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4-15	9-18	VMWare Administrator	Albertson's Companies - 20427 N 27th Ave, Phoenix, AZ 85027"
3-13	4-15	Sr. Network Engineer	AZ Dept of Transportation - 206 S 17th Ave #133, Phoenix, AZ 85007
9-18	3-19	unemployed	15980 W Main St Surprise Az 85379

(ATTACH ADDITIONAL SHEET IF NECESSARY)

11. Provide your residence address information for the last five (5) years: A.R.S. §4-202(D)

FROM Month/Year	TO Month/Year	RESIDENTIAL Street Address
9-15	CURRENT	15980 W Mauna Loa Ln. Surprise, AZ 85379

(ATTACH ADDITIONAL SHEET IF NECESSARY)

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If you answered YES, then answer #13 below. If NO, skip to #14. ☒ Yes ☐ No
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17. Have you had a liquor application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? A.R.S. §4-202(D) ☐ Yes ☒ No
18. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? A.R.S. §4-202(D) ☐ Yes ☒ No

If you answered "YES" to any Question 14 through 18 YOU MUST attach a signed statement.
Give complete details including dates, agencies involved and dispositions.
CHANGES TO QUESTIONS 14-18 MAY NOT BE ACCEPTED

NOTARY <i>Edward</i> Phillip LeMieux I (Print Full Name) hereby declare that I am the Agent/ Controlling Person / Premises Manager filing this application. I have read this document and verify the contents and all statements are true, correct and complete, to the best of my knowledge.	
Signature: <i>[Signature]</i> My Commission Expires on: <i>12/28/2020</i> <i>Rhonda J Rodriguez</i> Notary Public Maricopa County, Arizona My Comm. Expires 12/28/2020	State of <i>Arizona</i> County of <i>Maricopa</i> The foregoing instrument was acknowledged before me this <i>26</i> Day of <i>March</i> <i>2020</i> Day Month Year <i>Rhonda J Rodriguez</i> Signature of Notary

The Licensee has authorized the person named on this questionnaire to act as manager for the above license.

PRINT NAME: _____ SIGNATURE: _____



Arizona Department of Liquor Licenses and Control
800 W Washington 5th Floor
Phoenix, AZ 85007-2934
www.azliquor.gov
(602) 542-5141

QUESTIONNAIRE
A.R.S. § 4-202, 4-210
Type or Print with Black Ink

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804.868

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Liquor License#: 07070705 / 110818

1. Check the
Appropriate
Box →

☒ Controlling Person

☐ Agent

☐ Premises Manager
(complete all questions except #12)

2. Name: Ehlers Kevin Lee Birth Date: [REDACTED]
Last First Middle (NOT a public record)

3. Social Security #: [REDACTED] Driver License #: [REDACTED] State: Arizona

4. Place of birth: Chicago IL USA Height: 6'0 Weight: 190 Eyes: Bro Hair: Gry
City State COUNTRY (not county)

5. Name of current/most recent spouse: Ehlers Madga Virginia Birth Date: [REDACTED]
Last First Middle (NOT a public record)

6. Are you a bona fide resident of Arizona? ☒ Yes ☐ No If yes, what is your date of residency: 1981

7. Daytime telephone number: 6022062737 E-mail address: eman9@cox.net

8. Business Name: Player 1 Arcade Business Phone: Pending / /

9. Business Location Address: 17239 N Litchfield Rd Ste 60 Surprise AZ Maricopa 85374
Street (do not use PO Box) City State County Zip

10. List your employment or type of business during the past five (5) years. If unemployed, retired, or student, list residence address.

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYERS NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
2/2018	CURRENT	Aerospace	Paradigm Precision 404 W Guadalupe Rd Tempe AZ 85283
4/2016	11/2017	Aerospace	Ducommun Inc 1601 E Broadway Rd Phoenix AZ 85040
11/1985	4/2016	Aerospace	VTC Aerospace 1007 E University Phoenix AZ 85034

(ATTACH ADDITIONAL SHEET IF NECESSARY)

11. Provide your residence address information for the last five (5) years: A.R.S. §4-202(D)

FROM Month/Year	TO Month/Year	RESIDENTIAL Street Address
1-2004	CURRENT	12633 N 14th CT SURPRISE, AZ 85379

(ATTACH ADDITIONAL SHEET IF NECESSARY)

12. As a Controlling Person or Agent, will you be physically present and operating the licensed premises?
If you answered YES, then answer #13 below. If NO, skip to #14. ☒ Yes ☐ No
13. Have you attended a DLIC approved Basic & Management Liquor Law Training Course within the past 3 years? ☐ Yes ☒ No
14. Have you been cited, arrested, indicted, convicted, or summoned into court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past five (5) years? ☐ Yes ☒ No
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18. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? A.R.S. §4-202(D) ☐ Yes ☒ No

If you answered "YES" to any Question 14 through 18 YOU MUST attach a signed statement.
Give complete details including dates, agencies involved and dispositions.

CHANGES TO QUESTIONS 14-18 MAY NOT BE ACCEPTED

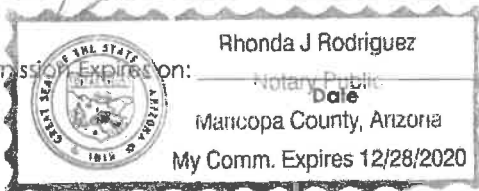
NOTARY

I (Print Full Name) KEVIN LEE EHLEB hereby declare that I am the Agent/ Controlling Person / Premises Manager filing this application. I have read this document and verify the contents and all statements are true, correct and complete, to the best of my knowledge.

Signature: [Signature]

State of Arizona County of Maricopa
The foregoing instrument was acknowledged before me this

My Commission Expires on:



26 Day of March, 2020
Day Month Year

[Signature]
Signature of Notary

The Licensee has authorized the person named on this questionnaire to act as manager for the above License.

PRINT NAME: _____

SIGNATURE: _____

Bill of Sale

IN CONSIDERATION OF THE SUM OF:

*****Forty-Five Thousand Dollars And No Cents***** lawful currency of the United States of America, and other valuable consideration, receipt of which is hereby acknowledged, the SELLER:

Ultimate Corporation Inc., an Arizona Corporation, hereby grants, bargains, sells and transfers unto the BUYER:

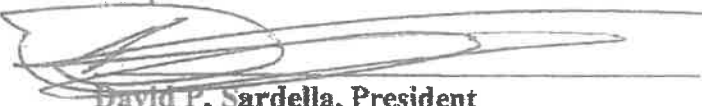
Player 1 Arcade LLC, an Arizona Limited Liability Company, and his, her or their heirs, personal representatives, or assigns, to have and to hold forever, the following described personal property, goods or chattels:

That certain State of Arizona Liquor License #07070785

FURTHERMORE, Seller warrants that he, she or they are the lawful owner of said goods and hereby certifies, under oath, that he, she or they have good right to sell the same as aforesaid, and that the above described property is free and clear of all claims, liens and other encumbrances whatsoever, EXCEPT, as specified herein. Seller further agrees to warrant and defend same against the lawful claims and demands of all persons whomsoever.

DATED: March 7, 2020

Ultimate Corporation Inc., an Arizona Corporation

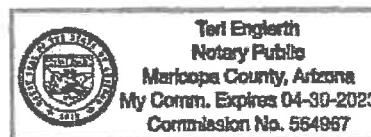

David P. Sardella, President

State of ARIZONA } ss:
County of Maricopa

On March 7th, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared David P. Sardella, President personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.


Notary Public



Escrow No.: 00208615



MEMO

Date: 04/14/2020

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

RE: Liquor License Application – Player 1 Arcade LLC – 17239 N Litchfield Rd Ste 60

Business License Status:

A Business License application was received on 2/7/2020. Application on hold pending receipt of missing information on application. Applicant has been notified of need for additional information.

License #1022805 – ON HOLD



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: May 5, 2020

Contact Person: Hobart Wingard, PLANNER II

Submitting Department: Community Development District: District 6

Staff Recommendations: None

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to approval of a Final Plat entitled, "W Ranch" and dated February 26, 2020, an approximately 10.65 acre property generally located 3,000 feet west of the intersection of Litchfield and Waddell Roads.

Motion:

I move to approve the Final Plat entitled, "W Ranch" and dated February 26, 2020.

Background:

The subject request involves a Final Plat of 10.65 acres of land for 24 single family lots known as W Ranch.

Objective Analysis:

W Ranch initially obtained Preliminary Plat approval on March 18, 2015. The subsequent Final Plat was processed by City staff and approved by the City Council on March 2, 2016. The Final Plat was never recorded, and the Preliminary Plat has since expired. This application is for the same plans as have been previously approved.

Craig Heldsing of Sage Land Holdings, LLC is requesting Final Plat approval for a twenty-four (24) lot detached single family residential subdivision on a 10.65-acre parcel located at the northeast corner of 144th Avenue and Waddell Road. The project provides for a density of 2.29 du/acre and 2.33 acres of open space. The current zoning of the parcel is RL-5 and is located in a Neighborhood Character Land Use Area as established in General Plan 2035.

Policy Compliant:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac.

Financial Impact:

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

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

1. 00 FS19-828 - W Ranch FP - CC Staff Report 050520
 2. 01 - FS19-828 - W Ranch PP - Vicinity Maps - 050520
 3. 02 - FS19-828 - W Ranch FP - Final Plat - 050520
 4. 03 - FS19-828 - W Ranch FP - Landscape Plans - 050520
 5. 04 - FS19-828 - W Ranch FP - Luke Letter - 050520
 6. PP - FS19-828 - W Ranch FP - CC PowerPoint - 050520
 7. RW value FS19-828 final plat of W Ranch
-

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: FS19-828

Project Name: W Ranch

Council District: 6 – Palo Verde

City Council Date: May 5, 2020

Planner: Hobart Wingard

Owner/Applicant: Craig Heldsing of Sage Land Holdings, LLC

Request: Final Plat for a 24 lot, single-family residential subdivision in the RL-5 zoning district.

Site Location: Generally located 3,000 feet west of the intersection of Litchfield and Waddell Roads

Site Size: 10.65 acres (approx.)

Density: 2.25 DU/Ac

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan.
- The proposed Final Plat is consistent with the Rezone approved under FS14-396.
- The proposed Final Plat is consistent with the Preliminary Plat approved under FS19-828.
- The reviewing agencies have indicated no objections.

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

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

Additional Information:

44 W Ranch initially obtained Preliminary Plat approval on March 18, 2015. The subsequent Final Plat
45 was processed by City staff and approved by the City Council on March 2, 2016. The Final Plat was
46 never recorded, and the Preliminary Plat has since expired. This application is for the same plans as
47 have been previously approved.

48

49 Craig Heldsing of Sage Land Holdings, LLC is requesting Final Plat approval for a twenty-four (24) lot
50 detached single family residential subdivision on a 10.65-acre parcel located at the northeast corner
51 of 144th Avenue and Waddell Road. The project provides for a density of 2.29 du/acre and 2.33 acres
52 of open space. The current zoning of the parcel is RL-5 and is located in a Neighborhood Character
53 Land Use Area as established in General Plan 2035.

54

55 **Attachments:**

56

57 01 Vicinity and Zoning Maps

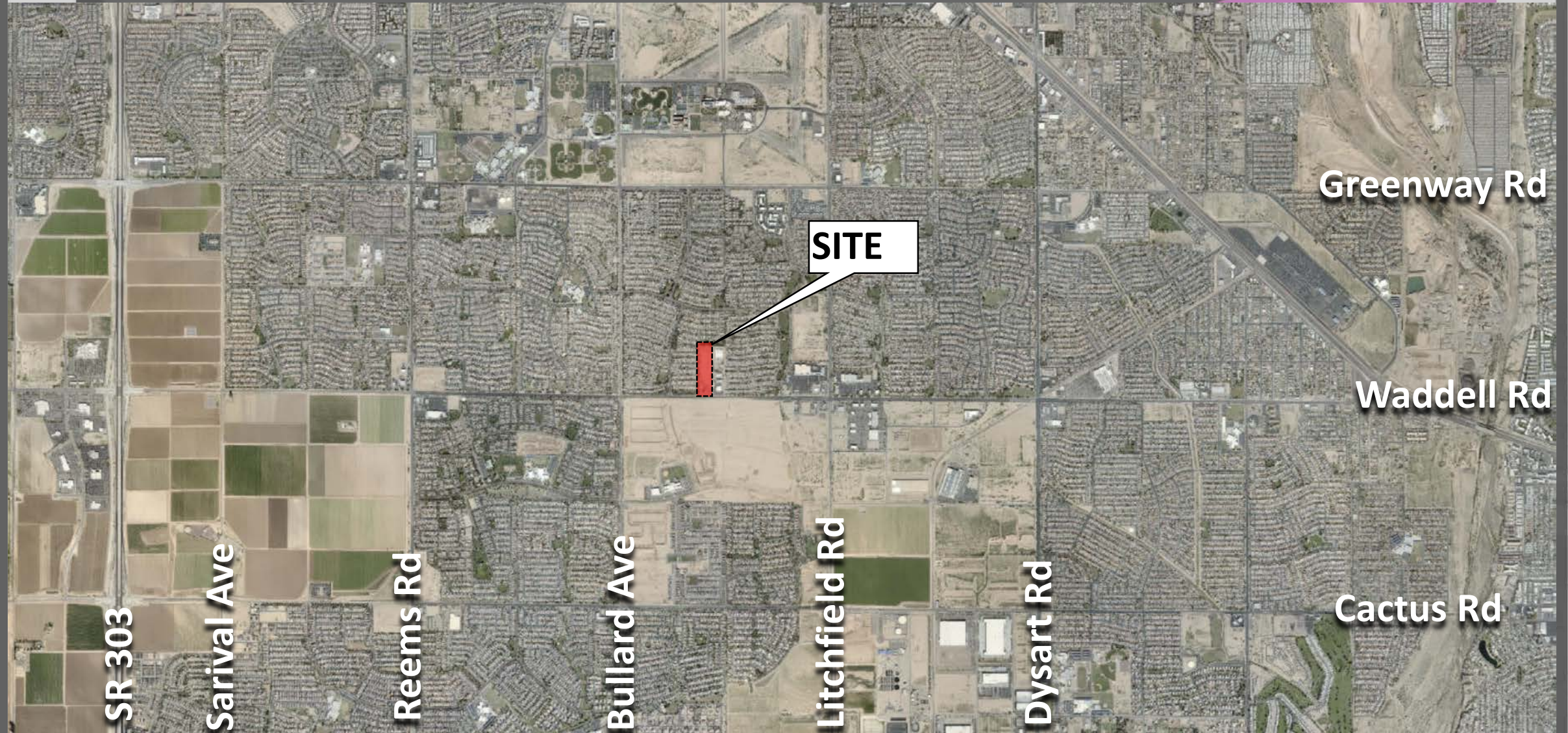
58 02 Final Plat

59 03 Landscape Plans

60 04 Luke AFB comments

VICINITY MAP

FS19-828
W Ranch



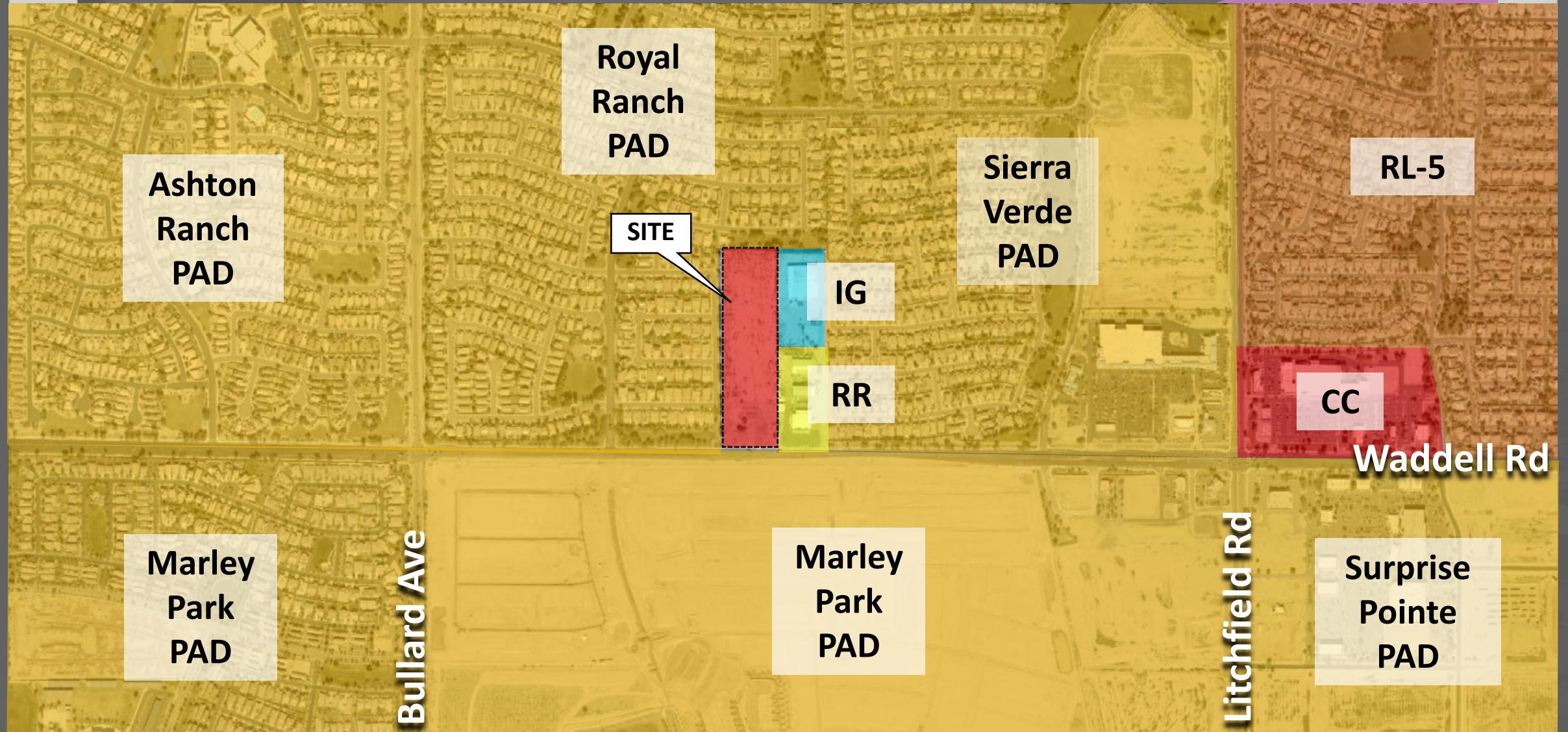
VICINITY MAP

FS19-828
W Ranch



ZONING MAP

FS19-828
W Ranch



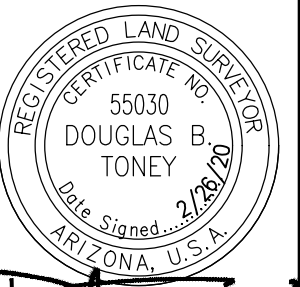
LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9,
TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

Page 64 of 38

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
2295 W Washington Street, #108
Tempe, AZ 85281

Phone: (480) 829-8830
Fax: (480) 829-8841
www.bowmanconsulting.com



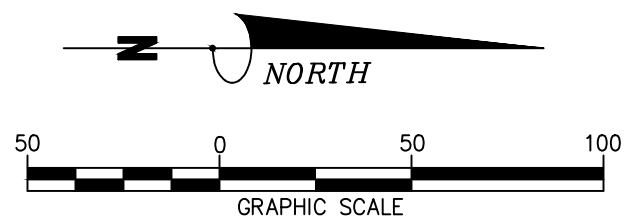
DATE:	2/26/20
PROJ NO:	050013-01
TASK NUM:	001
DRAWN BY:	AG
CHECKED:	DT
QUALITY:	KG
CLIENT NO:	
SCALE	
1" = 50'	
2 OF 2	

CASE #FS19-828

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C22	60.68'	300.00'	011°35'18"
C23	60.68'	300.00'	011°35'18"
C24	46.51'	300.00'	008°53'00"
C25	14.16'	300.00'	002°42'17"
C26	66.93'	55.50'	069°05'56"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L31	25.66'	N00°00'00"E
L32	16.58'	N90°00'00"W
L33	17.83'	N00°00'00"E
L34	38.61'	S45°27'52"E
L35	21.60'	N90°00'00"W
L36	10.25'	N90°00'00"W

 BRASS CAP AS NOTED
 SURVEY MONUMENT TO BE SET PER
MAG STD. DETAIL 120, TYPE 'B'
 NOTHING FOUND — SUBDIVISION CORNER
TO BE SET AT COMPLETION OF MASS GRADING
PER MAG STD. DETAIL 120, TYPE 'B'
M.C.R. MARICOPA COUNTY RECORDER
PUE PUBLIC UTILITY EASEMENT
R/W RIGHT-OF-WAY
*VE VISIBILITY EASEMENT
VNAE VEHICLE NO-ACCESS EASEMENT
----- EASEMENT LINE (AS NOTED)
----- VEHICLE NO-ACCESS EASEMENT
----- SECTION LINE
----- STREET MONUMENT LINE
----- RIGHT-OF-WAY
----- PROPERTY LINE
----- SUBDIVISION BOUNDARY

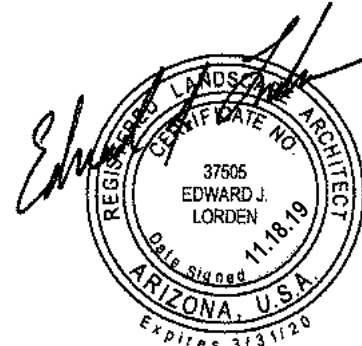


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'W RANCH' LANDSCAPE PLANS

PINNACLE
DESIGN, INC

1048 N. 44th Street
Suite 200 ▲ Phoenix, AZ 85008
Ofc: (602) 952-8585 ▲ Fax: 952-8686



Surprise, AZ.

COVER SHEET
"W RANCH"

143rd AVENUE and WADDELL ROAD
CASE NUMBER: FS19-828

Drawn By: NR

Job No: 14021

Date: 4.26.15

△ TREE CHANGE 1.12.16

△ REAPPROVAL 8.8.17

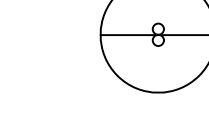
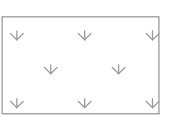
△ REAPPROVAL 11.18.19

△ CITY COMMENTS 1.20.20

△ CITY COMMENTS 2.25.20

L-1 of 16

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
TREES					
	ACACIA STENOPHYLLIA	SHOESTRING ACACIA	24" BOX	9	10' H., 4' W., 1.5" CAL. STAKE IN PLACE
	PROSOPIS CHILENSIS 'THORNLESS'	THORNLESS MESQUITE	24" BOX	13	7' H., 7' W., 1.5" CAL. STAKE IN PLACE
	OLNEYA TESOTA	IRONWOOD	24" BOX	57	6' H., 3.5' W., 1.5" CAL. MULTI-TRUNK
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX	137	9' H., 4' W., 1.5" CAL. STAKE IN PLACE
	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	24" BOX	32	4' H., 3' W., 1.0" CAL. STAKE IN PLACE
SHRUBS					
	BOUGAINVILLEA SP.	BARBARA KARST BOUGAINVILLEA	5 GAL.	52	PLANT AT 5' O.C.
	EREMOPHILA MACULATA	'VALENTINE' BUSH	5 GAL.	57	PLANT AT 4' O.C.
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUAN SAGE	5 GAL.	173	PLANT AT 5' O.C.
	RUPELLIA PENINSULARIS	BAJA RUELLIA	5 GAL.	200	PLANT AT 4' O.C.
	RUPELLIA BRITTONIANA	BARIO RUELLIA	5 GAL.	184	PLANT AT 4' O.C.
	TECOMA STANS 'GOLD STAR'	YELLOW BELLS	5 GAL.	12	PLANT AT 7' O.C.
ACCENTS					
	AGAVE DESMETTIANA	AGAVE	5 GAL.	38	PLANT AT 4' O.C.
	HESPERALOE PARVIFLORA 'PERPA'	BRAKELIGHTS RED YUCCA	5 GAL.	87	PLANT AT 4' O.C.
	MUHLENBERGIA CAPILLARIS	REGAL MIST	5 GAL.	287	PLANT AT 4' O.C.
GROUND COVER					
	LANTANA MONTEVIDENSIS	PURPLE LANTANA	1 GAL.	84	PLANT AT 3' O.C.
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.	185	PLANT AT 3' O.C.
	SPHAGNETICOLA TRILOBATA	YELLOW DOT	1 GAL.	68	PLANT AT 4' O.C.
	RUPELLIA BRITTONIANA 'KATIE'	KATIE RUELLIA	1 GAL.	158	PLANT AT 2' O.C.
	TURF	HYDROSEED BERMUDA		34,850 SF.	
INERT GROUND COVER					
	2	DECOMPOSED GRANITE	"EXPRESS BROWN"	1/2" SCREENED	73,385 S.F. 611 TONS 2" MIN. DEPTH IN ALL PLANTERS
	18	DECOMPOSED GRANITE	"EXPRESS BROWN"	1/4" MINUS STABILIZED	1,575 S.F. 13 TONS 2" DEPTH (STABILIZED) TRAILS
		CONCRETE HEADER	PLAIN CONCRETE	4" W X 6" HT.	1,555 LF

NOTES:

- CONTRACTOR TO VERIFY ALL QUANTITIES.
- CONTRACTOR TO PROVIDE DECOMPOSED GRANITE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL.
- TREE ROOT BARRIERS ARE REQUIRED PER CITY OF SURPRISE EDS. SEE DETAIL 8-14. WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS.
- ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.
- THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.

TRACT AREA TABLE

TRACT	DESCRIPTION	AREA
A	LANDSCAPING, OPEN SPACE	0.29 ac.
B	LANDSCAPING, OPEN SPACE, P.U.E., RETENTION	1.71 ac.
C	LANDSCAPING, OPEN SPACE, P.U.E.	0.19 ac.
D	LANDSCAPING, OPEN SPACE, P.U.E.	0.06 ac.
E	LANDSCAPING, OPEN SPACE, P.U.E.	0.06 ac.
F	STREET (PRIVATE ACCESSWAY), PUBLIC WATER AND SEWER, DRAINAGE , REFUSE COLLECTION, EMERGENCY AND SERVICE ACCESS	3.20 ac.

IRRIGATION DEMAND CALCULATIONS

	DESCRIPTION	TOTAL GPM
A	TURF PEAK SEASON	1,050,494 GAL/YR
B	NON-TURF PEAK SEASON	525,182 GAL/YR
C	ANUAL TOTAL	1,575,676 GAL/YR

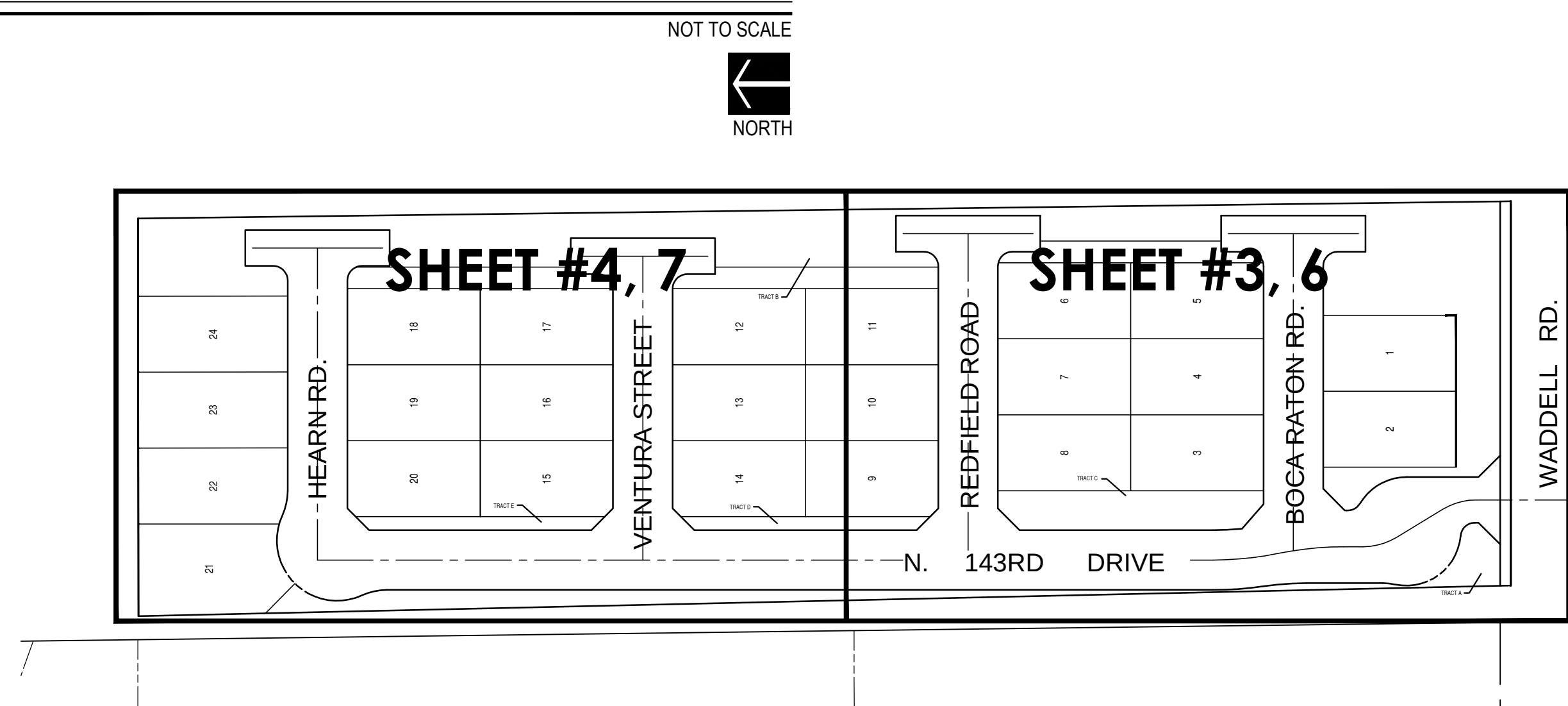
PROJECT CONSULTANTS

DISCIPLINE	CONTACT INFORMATION
DEVELOPER:	EMPIRE RESIDENTIAL COMMUNITIES FUND II, LLC 6617 N. SCOTTSDALE ROAD SCOTTSDALE, AZ. 85250 PHONE: 480.951.2207 CONTACT: RICH ZACHER
CIVIL ENGINEER:	BOWMAN CONSULTING GROUP, LTD. 14100 NORTH 83RD AVENUE, SUITE 250, PEORIA, AZ. 85381 3010 SOUTH PRIEST DRIVE SUITE 103, TEMPE, AZ. 85282 PHONE: 623.299.8981 CONTACT: SHELBY DUPLESSIS (602.679.4438)
LANDSCAPE ARCHITECT:	PINNACLE DESIGN, INC. 1048 NORTH 44TH STREET, STE. 200 PHOENIX, AZ 85008 CONTACT: ED LORDEN PHONE: 602.952.8585 elorden@pdi-az.com

SHEET INDEX

SHEET	TITLE
L-1	COVER SHEET
L-2	GENERAL NOTES
L-3	PLANTING PLAN
L-4	PLANTING PLAN
L-5	IRRIGATION NOTES
L-6	IRRIGATION PLAN
L-7	IRRIGATION PLAN
L-8	WALL LAYOUT PLAN & NOTES
L-9	WALL DETAILS AND ELEVATIONS
L-10	ENTRY MONUMENT & GATE PLAN
L-11	PLANTING DETAILS
L-12	IRRIGATION DETAILS
L-13	IRRIGATION DETAILS
L-14	CONCRETE SPECIFICATIONS
L-15	PLANTING SPECIFICATIONS
L-16	IRRIGATION SPECIFICATIONS

SHEET INDEX MAP



VICINITY MAP



SITE DATA

ZONING: RL-5
GROSS SITE AREA: 455,989 S.F. (10.47 ac.)
NET SITE AREA: 452,449 S.F. (10.39 ac.)
PROPOSED # OF LOTS: 24

RIGHT-OF-WAY LANDSCAPING: 2,968 S.F. (.6%)
ON-SITE LANDSCAPE AREA: 106,842 (23.6%)
TURF AREA: 34,850 (31.7% of TOTAL L.S.)
TOTAL LANDSCAPING: 109,810 S.F.

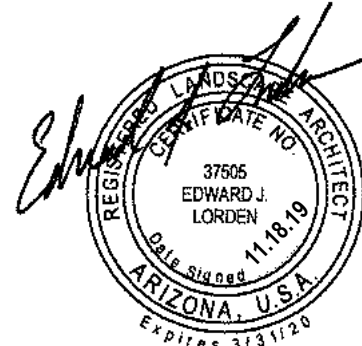


GENERAL PLANTING NOTES

- THE SUB-CONTRACTOR SHALL MARK AND CONFIRM LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION. CONFLICTS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR RESOLUTION.
- PLANT MATERIALS SPECIFIED SHALL BE SUBJECT TO HAND SELECTION BY THE LANDSCAPE ARCHITECT AT THE NURSERY.
- FINISH GRADE OR TOP OF D.G. (WHICHEVER IS HIGHER) SHALL BE 1-1/2" BELOW ADJACENT CONCRETE OR OTHER PAVED SURFACES.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLAN. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ACCURATE PLANT COUNTS.
- CONTRACTOR TO STAKE ALL TREE, PALM, AND SHRUB LOCATIONS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO PLANTING.
- LANDSCAPE ARCHITECT WILL NOT BE RESPONSIBLE FOR LOCATION AND PLACEMENT OF TREES AND PALMS UNLESS THE LOCATION WAS APPROVED BY LANDSCAPE ARCHITECT.
- ALL MATURE TREE AND PALM CANOPIES MUST BE A MINIMUM OF 5' FROM ANY BUILDING WALLS OR BUILDING WINDOWS.
- ALL PLANT MATERIALS SHALL BE SIZED ACCORDING TO THE ARIZONA NURSERY ASSOCIATION STANDARDS. PLANT MATERIAL SIZES NOT ESTABLISHED PER A.N.A. STANDARDS SHALL BE SIZED ACCORDING TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- ACID ETCH AS REQUIRED IMPERVIOUS SOILS AT TREE LOCATIONS TO ENSURE PLANT HEALTH.
- SUB-CONTRACTOR TO TREAT ALL D.G. AREAS WITHIN LINE OF CONTRACT WITH ONE FINAL APPLICATION OF APPROVED PRE-EMERGENT HERBICIDE AT THE TIME OF ACCEPTANCE BY THE OWNER.
- CACTI SHALL RECEIVE NO SUPPLEMENTAL IRRIGATION.
- NO PLANT SUBSTITUTIONS, TYPE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PERMISSION FROM THE LANDSCAPE ARCHITECT. THE CITY OF SURPRISE MUST ALSO APPROVE SUBSTITUTIONS.
- ALL R.O.W. PLANT MATERIAL TO BE IN COMPLIANCE WITH THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
- EXISTING TREES AND SHRUBS IN R.O.W. TO REMAIN OR BE RELOCATED BY CONTRACTOR. ANY PLANT MATERIAL DAMAGED OR DESTROYED WILL BE REPLACED IN KIND BY THE CONTRACTOR.
- ALL LANDSCAPE AREAS SHALL RECEIVE 2" D.G. UNLESS NOTED. COLOR TO BE SELECTED BY OWNER UNLESS NOTED.
- ROUGH GRADING TO WITHIN +0.10 FOOT, INCLUDING ALL BERMS AND/OR SWALES AND RETENTION AREAS WILL BE PROVIDED BY BUILDER BEFORE PLANTING BEGINS.
- ANY DISCREPANCIES FOUND BETWEEN PLANS, SPECIFICATIONS, AND SITE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.
- LANDSCAPE ARCHITECT HAS THE OPTION OF ACCEPTANCE OR REJECTION OF ANY PLANT MATERIALS DEEMED UNACCEPTABLE UPON DELIVERY TO SITE.
- FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING ON APPROVED ASSURANCES IS PROVIDED FOR LANDSCAPING WITHIN THE RIGHT-OF-WAY.
- ACKNOWLEDGE REQUIREMENT OF COUNTY DUST CONTROL PERMIT AND LANDSCAPE PERMIT FOR ALL LANDSCAPE WORK WITHIN THE PROJECT ON RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL SUBDIVISIONS.
- ALL ON-SITE SIDEWALKS SHALL HAVE A MAXIMUM SLOPE OF 1:20 WITH THE MAXIMUM CROSS SLOPE OF 1:50. ALL CURBS MUST PROVIDE ACCESSIBLE RAMPS PURSUANT TO THE AMERICAN WITH DISABILITIES ACT (ADA) STANDARDS.
- TREES, SHRUBS, VINES, GROUNDCOVER, AND TURF WHICH HAVE TO BE REPLACED UNDER TERMS OF THE GUARANTEE, SHALL BE GUARANTEED FOR AN ADDITIONAL SIXTY (60) DAYS FROM THE DATE OF REPLACEMENT.
- THE CONTRACTOR SHALL PROVIDE ALL REQUIRED SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION. REQUIRED SHOP DRAWING MAY INCLUDE BUT NOT LIMITED TO WALLS, COLUMNS, ENTRY GATES, POOL FENCE AND/OR WATER FEATURES. SHOULD A DISPUTE ARISE WITH ANY DESIGN ELEMENT REQUIRING SHOP DRAWINGS, THE LANDSCAPE ARCHITECT SHALL ONLY ASSUME RESPONSIBILITY IF THE SHOP DRAWINGS IN QUESTION HAVE BEEN REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT.
- THERE ARE NOT ANY EXISTING OVERHEAD POWER LINES.
- ALL TREES, SHRUBS, HEDGES, OR OTHER PLANTS WITHIN THE SIGHT TRIANGLE AND SIGHT TRIANGLE AND SIGHT DISTANCE AREAS SHALL BE MAINTAINED TO NOT ENCROACH ABOVE 30" OR BELOW 84".
- SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAILS 4-01 AND 4-02.

PINNACLE
DESIGN, INC

1048 N. 44th Street
Suite 200 ▲ Phoenix, AZ 85008
Ofc:(602)952-8585 ▲ Fax:952-8686



Surprise, AZ.

GENERAL NOTES

"W RANCH"

143rd AVENUE and WADELL ROAD
CASE NUMBER: FS19-828

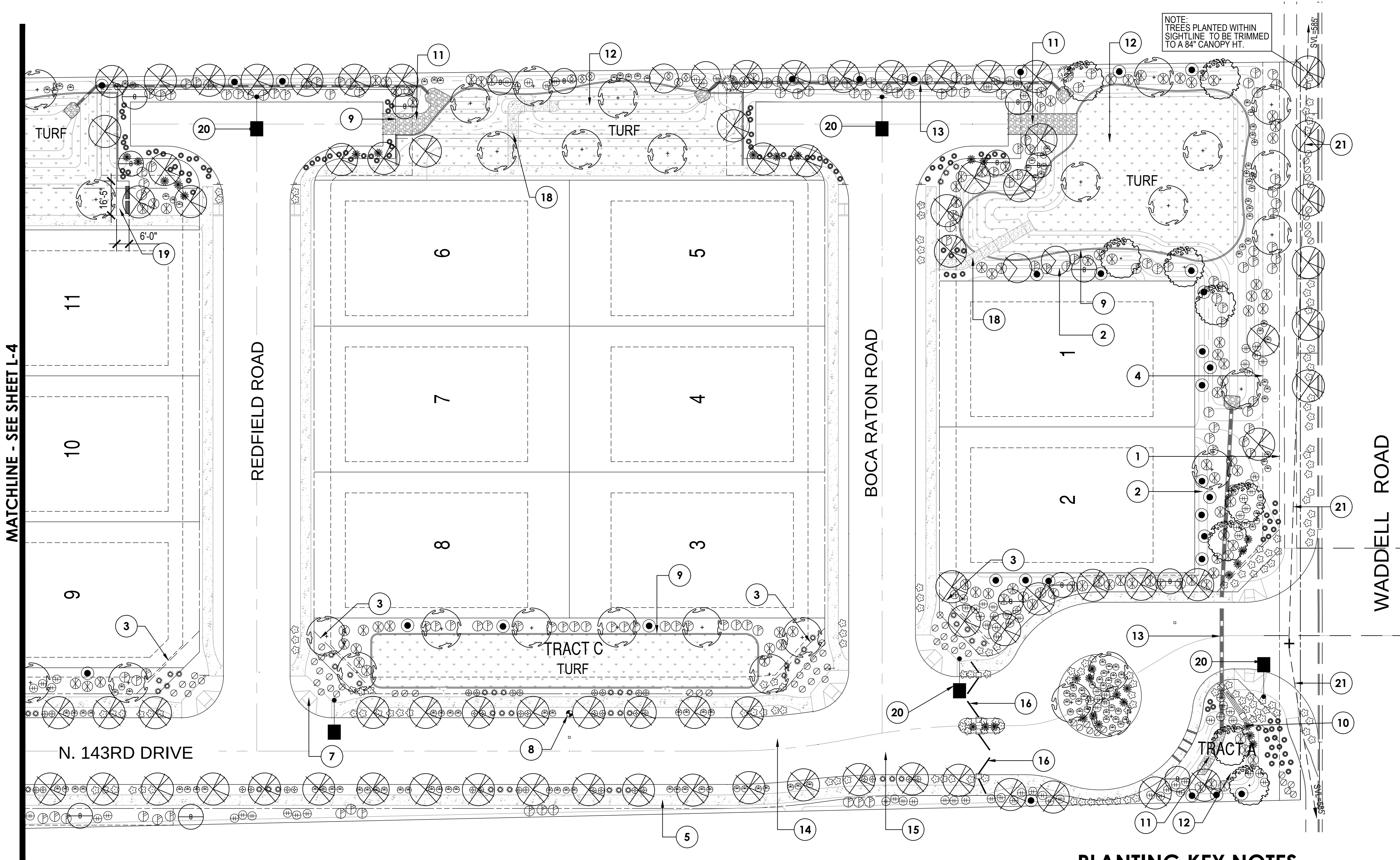
Drawn By: NR

Job No: 14021

Date:	4.26.15
△ TREE CHANGE	1.12.16
△ REAPPROVAL	8.8.17
△ REAPPROVAL	11.18.19
△ CITY COMMENTS	1.20.20
△ CITY COMMENTS	2.25.20

L-2 of 16





PLANTING KEY NOTES

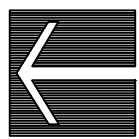
1. PROPERTY LINE / RIGHT OF WAY LINE / LIMITS OF WORK
2. DECOMPOSED GRANITE IN ALL PLANTING AREAS- ONSITE
3. 30'X30' LOCAL STREET SIGHT VISIBILITY TRIANGLES PER SURPRISE STANDARD, SEE DETAIL - 4-02.
4. P.U.E. SEE CIVIL ENG. PLANS.
5. SIDEWALK.
6. CURB. SEE CIVIL ENG. PLANS.
7. ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
8. FIRE HYDRANT - NO PLANT MATERIAL WITHIN A MINIMUM OF 5'.
9. CONCRETE HEADER
10. MONUMENT SIGN. SEE WALL PLANS.
11. RIP RAP DRAINAGE STRUCTURE- SEE CIVIL PLANS
12. STORMWATER RETENTION. SEE CIVIL ENG. PLANS.
13. STORMWATER DRAINAGE PIPE. SEE CIVIL ENG. PLANS.
14. WATER LINE. SEE CIVIL ENG. PLANS.
15. SEWER LINE. SEE CIVIL ENG. PLANS.
16. ENTRY/EXIT GATE
17. EMERGENCY ACCESS CRASH GATE
18. 5' WIDE STABILIZED D.G. TRAIL
19. AMENITY AREA WITH SEATING-SEE SHT. L-4 FOR BENCH INFORMATION (3) TOTAL BENCHES
20. STREET LIGHT. SEE ELECTRICAL PLANS.
21. SIGHT DISTANCE LINES PER CITY SURPRISE STANDARD, SEE DETAILS - 4-01.

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	ACACIA STENOPHYLLIA	SHOESTRING ACACIA	24" BOX
	PROSOPIS CHILENSIS 'THORNLESS'	THORNLESS MESQUITE	24" BOX
	OLNEYA TESOTA	IRONWOOD	24" BOX
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX
	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	24" BOX
SHRUBS			
	BOUGAINVILLEA SP.	BARBARA KARST BOUGAINVILLEA	5 GAL.
	EREMOPHILA MACULATA	'VALENTINE' BUSH	5 GAL.
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE	5 GAL.
	RUPELLIA PENINSULARIS	BAJA RUELLIA	5 GAL.
	RUPELLIA BRITTONIANA	BARIO RUELLIA	5 GAL.
	TECOMA STANS 'GOLD STAR'	YELLOW BELLS	5 GAL.
ACCENTS			
	AGAVE DESMETTIANA	AGAVE	5 GAL.
	HESPERALOE PARVIFLORA 'PERPA'	BRAKELIGHTS RED YUCCA	5 GAL.
	MUHLENBERGIA CAPILLARIS	REGAL MIST	5 GAL.
GROUNDCOVER			
	LANTANA MONTEVIDENSIS	PURPLE LANTANA	1 GAL.
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.
	SPHAGNETICOLA TRILOBATA	YELLOW DOT	1 GAL.
	RUPELLIA BRITTONIANA 'KATIE'	KATIE RUELLIA	1 GAL.
	TURF	HYDROSEED BERMUDA	
INERT GROUNDCOVER			
	DECOMPOSED GRANITE	"EXPRESS BROWN"	1/2" SCREENED
	DECOMPOSED GRANITE	"EXPRESS BROWN"	1/4" MINUS STABILIZED
	CONCRETE HEADER	PLAIN CONCRETE	4" W X 6" HT

NOTES:

1. CONTRACTOR TO VERIFY ALL QUANTITIES.
2. CONTRACTOR TO PROVIDE DECOMPOSED GRANITE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL.
3. TREE ROOT BARRIERS ARE REQUIRED PER CITY OF SURPRISE EDS, SEE DETAIL 8-14. WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS.
4. ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.
5. THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.

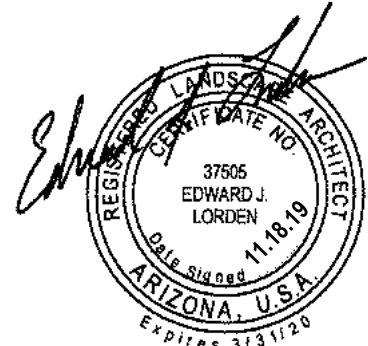


SCALE: 1" = 30'



PINNACLE
DESIGN, INC

1048 N. 44th Street
Suite 200 Phoenix, AZ 85008
Ofc:(602)952-8585 Fax:952-8686



Surprise, AZ.

PLANTING PLAN

"W RANCH"

143rd AVENUE and WADDELL ROAD
CASE NUMBER: FS19-828

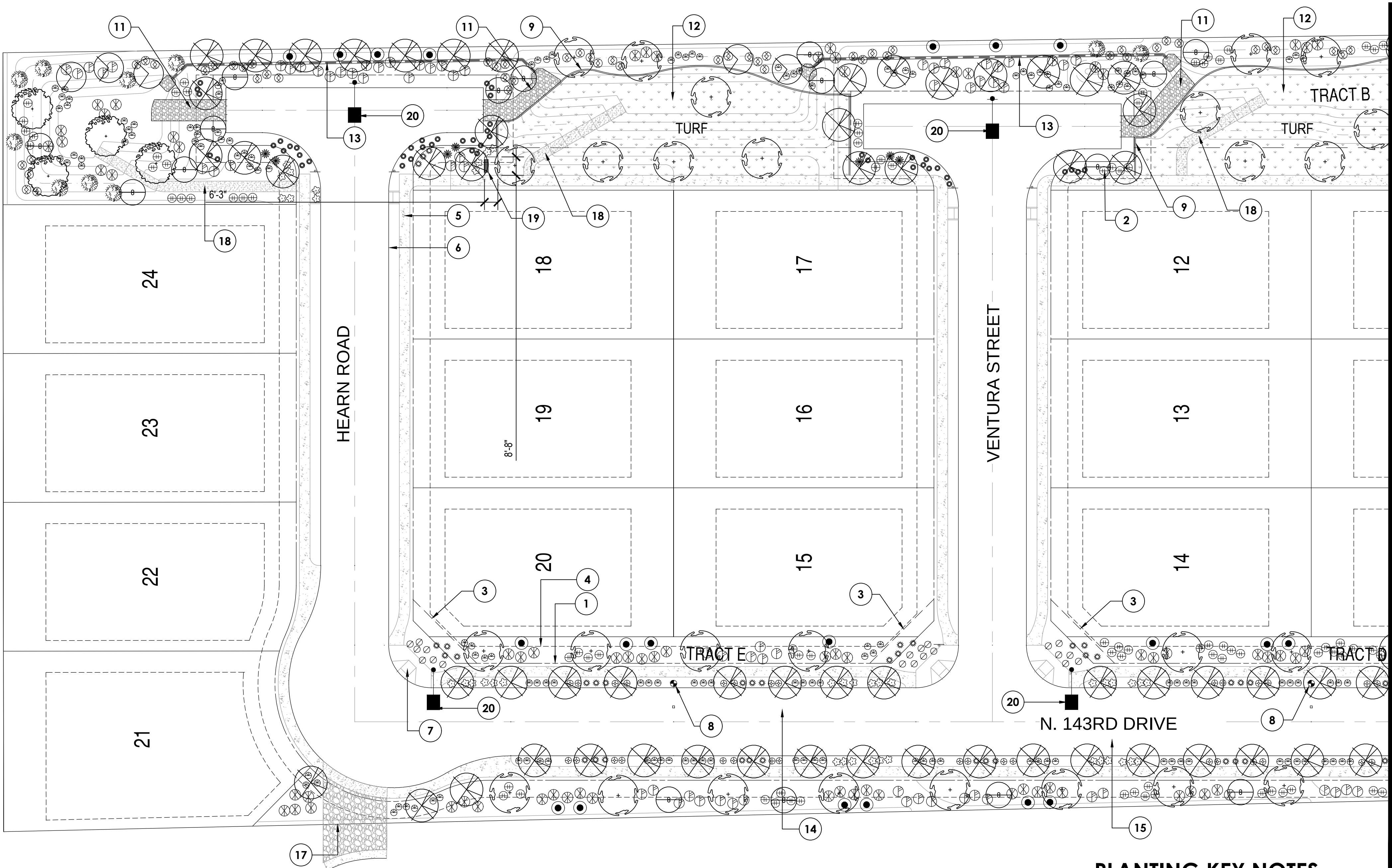
Drawn By: NR

Job No: 14021

Date: 4.26.15

- △ TREE CHANGE 1.12.16
- △ REAPPROVAL 8.8.17
- △ REAPPROVAL 11.18.19
- △ CITY COMMENTS 1.20.20
- △ CITY COMMENTS 2.25.20

L-3 of 16



'WABASH' P-CA1111, 6' BENCH WITH BACK OR APPROVED EQUAL; COLOR: RED WITH RED FRAME. - 3 TOTAL.



CAMDEN COLLECTION 6' BENCH WITH BACK, WITH ARMS - INGROUND

In our Camden Collection 6' inground bench, the curved bends in the benches' robust framework swoop around the back of the contoured seating. This options is an inground mount version. Completely coated in our AAMA2604 05 compliant powder coating. Choose between our SQUARE PERFORATION, ROUND PERFORATION, FAUX-WOOD, ROD or HORIZONTAL SLAT patterns (Faux-Wood and Horizontal Slat Pattern benches are 100% aluminum construction).

AVAILABLE FROM:
DAVE BANG ASSOCIATES
140 N. GILBERT RD.
MESA, AZ 85203
PHONE: 480.892.2266

- NOTES:
- ALL EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 - CONTRACTOR TO PROVIDE SHOP DRAWINGS OF EQUIPMENT AND INSTALLATION TO LANDSCAPE ARCHITECT FOR APPROVAL.
 - VERIFY FINAL COLORS OF EQUIPMENT WITH OWNER.

6' BENCH

PLANTING KEY NOTES

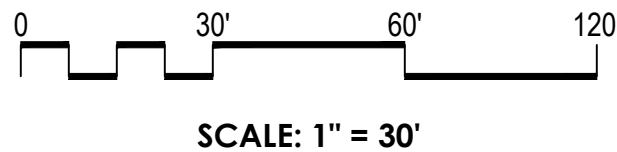
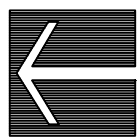
- PROPERTY LINE / RIGHT OF WAY LINE / LIMITS OF WORK
- DECOMPOSED GRANITE IN ALL PLANTING AREAS- ONSITE
- 30'X30' LOCAL STREET SIGHT VISIBILITY TRIANGLES PER SURPRISE STANDARD. SEE DETAIL - 4-02.
- P.U.E. SEE CIVIL ENG. PLANS.
- SIDEWALK.
- CURB. SEE CIVIL ENG. PLANS.
- ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
- FIRE HYDRANT - NO PLANT MATERIAL WITHIN A MINIMUM OF 5'.
- CONCRETE HEADER
- MONUMENT SIGN. SEE WALL PLANS.
- RIP RAP DRAINAGE STRUCTURE- SEE CIVIL PLANS
- STORMWATER RETENTION. SEE CIVIL ENG. PLANS.
- STORMWATER DRAINAGE PIPE. SEE CIVIL ENG. PLANS.
- WATER LINE. SEE CIVIL ENG. PLANS.
- SEWER LINE. SEE CIVIL ENG. PLANS.
- ENTRY/EXIT GATE
- EMERGENCY ACCESS CRASH GATE
- 5' WIDE STABILIZED D.G. TRAIL
- AMENITY AREA WITH SEATING-SEE SHT. L-4 FOR BENCH INFORMATION (3) TOTAL BENCHES
- STREET LIGHT. SEE ELECTRICAL PLANS.
- SIGHT DISTANCE LINES PER CITY SURPRISE STANDARD, SEE DETAILS - 4-01.

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	ACACIA STENOPHYLLIA	SHOESTRING ACACIA	24" BOX
	PROSOPIS CHILENSIS 'THORNLESS'	THORNLESS MESQUITE	24" BOX
	OLNEYA TESOTA	IRONWOOD	24" BOX
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX
	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	24" BOX
SHRUBS			
	BOUGAINVILLEA SP.	BARBARA KARST BOUGAINVILLEA	5 GAL.
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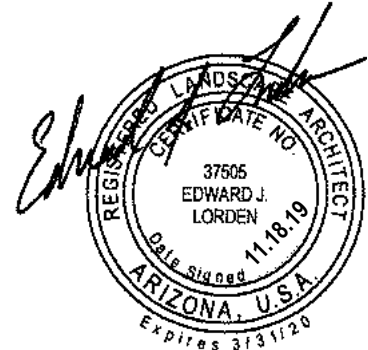
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- THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.



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Surprise, AZ.

PLANTING PLAN

"W RANCH"

143rd AVENUE and WADDELL ROAD
CASE NUMBER: FS19-828

Drawn By: NR

Job No: 14021

Date: 4.26.15
TREE CHANGE 1.12.16
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L-4 of 16

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PIPE SIZING SCHEDULE

ALL WATER SERVICES TO BE TYPE K COPPER. MAINLINE LESS THAN 3" SHALL BE A MINIMUM SCHEDULE 40 SOLVENT WELD. ALL MAINLINE PIPE 3" AND LARGER SHALL BE A MINIMUM CLASS 200 RING TYPE PIPE WITH DUCTILE IRON FITTINGS AND THRUST BLOCKING. ALL 1/2" LATERAL PIPE SHALL BE A MINIMUM CLASS 315 SOLVENT WELD. ALL LATERAL PIPE 3/4" AND ABOVE SHALL BE A MINIMUM CLASS 200 SOLVENT WELD. THE FOLLOWING PIPE SIZES ARE THE MINIMUM SIZES ALLOWED, PIPE SIZES SHOWN ON THE PLANS MAY BE LARGER TO COMPENSATE FOR HYDRAULIC LOSSES. SIZE ALL LATERAL PIPE TO MAINTAIN A MAXIMUM 10% PRESSURE DROP FROM THE VALVE TO THE MOST DISTANT POINT(S). ALL PVC FITTINGS SHALL BE SCHEDULE 80.

TYPE K COPPER		SCHEDULE 40		CLASS 200 & 315	
FLOW (GPM)	PIPE SIZE	FLOW (GPM)	PIPE SIZE	FLOW (GPM)	PIPE SIZE
0 - 3	1/2"	0 - 4	1/2"	0 - 6	1/2"
4 - 5	5/8"	5 - 8	3/4"	7 - 10	3/4"
6	3/4"	9 - 13	1"	11 - 17	1"
7 - 12	1"	14 - 23	1-1/4"	18 - 27	1-1/4"
13 - 18	1-1/4"	24 - 31	1-1/2"	28 - 35	1-1/2"
19 - 26	1-1/2"	32 - 52	2"	36 - 56	2"
27 - 47	2"	53 - 74	2-1/2"	57 - 82	2-1/2"
48 - 72	2-1/2"			83 - 122	3"
73 - 103	3"			123 - 203	4"
				204 - 440	6"

SLEEVING SCHEDULE

ALL SLEEVING SHALL BE SCHEDULE 80 PVC AND INSTALLED WITH A MIN. OFFSET AT ALL JOINTS TO PERMIT EASY INSTALLATION AND REMOVAL OF THE IRRIGATION LINES. MAINLINE PIPE, LATERAL PIPE, AND CONTROL WIRE SHALL BE PLACED IN SEPARATE SLEEVES. EXTEND ALL SLEEVES AT LEAST 12" BEYOND THE EDGES OF THE PAVEMENT AND "MARK" LOCATION BY DRIVING A 12" REBAR STAKE NEAR THE END OF EACH SLEEVE (TOP OF REBAR STAKE SHALL BE A MIN. OF 6" BELOW FINISH GRADE). SIZE OF SLEEVES SHALL BE AS FOLLOWS:

PIPE SIZE	SLEEVE SIZE	PIPE SIZE	SLEEVE SIZE
1/2" TO 3/4"	2" MINIMUM	2-1/2" TO 3"	6" MINIMUM
1" TO 1-1/2"	3" MINIMUM	4"	8" MINIMUM
2"	4" MINIMUM	6"	12" MINIMUM

EMITTER SCHEDULE

ALL EMISSION POINTS TO BE LOCATED ON THE UPHILL SIDE OF THE PLANT MATERIAL. ONE EMISSION POINT TO BE LOCATED AT THE PLANT BALL WITH ADDITIONAL POINTS WITHIN THE PLANT PIT PERIMETER AS DETAILED.

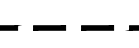
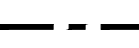
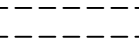
PLANT TYPE	PLANT SIZE	EMITTERS / PLANT	GPH / OUTLET	NO. OF OUTLETS	TOTAL GPH
TREE	15 GAL.	2 MULTI	2 GPH	2	4 GPH
TREE	24" BOX	2 MULTI	2 GPH	3	6 GPH
TREE	36" BOX	2 MULTI	2 GPH	4	8 GPH
TREE	42" BOX	2 MULTI	2 GPH	4	8 GPH
TREE	48" BOX	2 MULTI	2 GPH	5	10 GPH
TREE	54" BOX	3 MULTI	2 GPH	8	16 GPH
TREE	60" BOX	3 MULTI	2 GPH	8	16 GPH
TREE	68" BOX	4 MULTI	2 GPH	10	20 GPH
TREE	72" BOX	4 MULTI	2 GPH	10	20 GPH
TREE	84" BOX	4 MULTI	2 GPH	12	24 GPH
TREE	96" BOX	5 MULTI	2 GPH	16	32 GPH
PALM	PALM	2 MULTI	2 GPH	5	10 GPH
SHRUB	1 GAL.	1 SINGLE	1 GPH	1	1 GPH
SHRUB	5 GAL.	1 SINGLE	1 GPH	1	1 GPH
G.C.	1 GAL.	1 SINGLE	1 GPH	1	1 GPH

GENERAL IRRIGATION NOTES

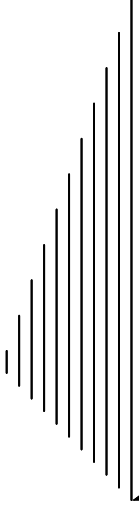
- THE CONTRACTOR SHALL MARK AND CONFIRM LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION. CONFLICTS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR RESOLUTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK AS SHOWN WITH THAT OF OTHER TRADES (AS IT RELATES TO PVC SLEEVING, PAVING, ELECTRICAL, ETC.).
- CONTRACTOR SHALL PREPARE AS-BUILT DRAWINGS OF COMPLETED WORK AND SUBMIT FOR APPROVAL PRIOR TO ACCEPTANCE BY OWNER. AS-BUILTS TO BE UPDATED ON A DAILY BASIS DURING INSTALLATION OF SYSTEM.
- IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- IF THERE ARE ANY DISCREPANCIES WITH THE FOLLOWING: VALVE SIZES, METER SIZES, MAINLINE SIZES, WATER PRESSURE, COVERAGE, CONTROLLER SIZES, OBSTRUCTIONS, GRADE DIFFERENCES OR LAYOUT - THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. THE LANDSCAPE ARCHITECT WILL THEN MAKE ANY NECESSARY CORRECTIONS AND WILL RESUBMIT THE THE PLANS.
- FOR METERS THAT OPERATE MORE GALLONS PER MINUTE (G.P.M.) THAN THE METER'S CAPACITY, CONTRACTOR SHALL PROGRAM THE CONTROLLER TO OPERATE VALVES TO THE MAXIMUM METER CAPACITY. A METER MAY NEED TO HAVE SEVERAL RUN TIMES TO OPERATE ALL VALVES ASSOCIATED WITH THE METER.
- CONTRACTOR TO VERIFY WATER PRESSURE AT WATER METER PRIOR TO START OF WORK. A BOOSTER PUMP MAY BE REQUIRED IF THE PRESSURE IS TOO LOW.
- BACKFLOW PREVENTOR TO BE VERIFIED IN FIELD BY LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION.
- ELECTRICAL POWER/PEDESTAL(S) LOCATIONS TO BE PROVIDED BY OTHERS. FINAL LOCATION OF CONTROLLER TO BE STAKED AND APPROVED BY LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION.
- ALL 24 VOLT WIRING FROM CONTROLLER TO ELECTRIC VALVES SHALL BE MINIMUM 14 GAUGE SOLID COPPER DIRECT BURIAL WIRE.
- PER ARIZONA HOUSE BILL 2256, A BLUE 18 GAUGE TRACER WIRE SHALL BE INSTALLED WITH 2" AND LARGER MAINLINES. 6" INCHES OF WHICH SHALL BE COILED INSIDE THE CONTROLLER.
- MAINLINE AND LATERAL PIPING IS SCHEMATIC. LOCATE ALL MAINLINES AND EQUIPMENT OUTSIDE OF THE PUBLIC R.O.W. AND P.U.E. BUT WITHIN THE LANDSCAPE AREAS. CONTRACTOR TO ADJUST AS NECESSARY IN FIELD. CONTRACTOR IS ENCOURAGED TO USE COMMON TRENCH WHERE POSSIBLE. MINIMUM COVER OVER PIPING PER DETAILS.
- ALL MAINLINES, LATERAL LINES AND WIRING UNDER PAVEMENT TO BE IN SEPARATE SCHEDULE 80 PVC SLEEVES. PVC SCHEDULE SLEEVES SHALL BE A MINIMUM INSIDE DIAMETER OF 2 TIMES THE IRRIGATION LINE DIAMETER. VALVE WIRING SHALL BE WITHIN SEPARATE ADJACENT SLEEVE.
- THE CONTRACTOR SHALL PROVIDE IN-LINE AND/OR SPRINKLER CHECK VALVES AS REQUIRED THROUGHOUT THE IRRIGATION SYSTEM LOCATED WITHIN A SLOPED AREAS TO PREVENT LOW IRRIGATION HEAD DRAINAGE.
- PROVIDE SEPARATE VALVES FOR TREES AND SHRUBS. ALL DRIP ZONE PVC SHALL BE A MINIMUM 3/4" CLASS 200.
- ALL PIPING IS TO BE FLUSHED FOR A PERIOD OF 10 MINUTES PRIOR TO THE INSTALLATION OF EMITTERS. CONTRACTOR SHALL BE RESPONSIBLE FOR NECESSARY FLUSHING OF SYSTEM DUE TO CLOGGING FOR THE DURATION OF THE LANDSCAPE MAINTENANCE PER SPECIFICATIONS.
- MAXIMUM LENGTH OF MICROTUBING ON DRIP ZONE TO BE 5'. WITH 6" MIN. EXPOSED AT THE EMITTER END.
- CONTRACTOR TO GUARANTEE 100% IRRIGATION COVERAGE FOR ALL LAWN AREAS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY LAWN AREAS WITHOUT FULL COVERAGE.
- IRRIGATION HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
- NOTIFY LANDSCAPE ARCHITECT PRIOR TO MAINLINE PRESSURE TEST OF SYSTEM FOR APPROVAL.

IRRIGATION MATERIAL SCHEDULE

NOTES: THIS IRRIGATION SYSTEM TO USE THE FOLLOWING EQUIPMENT OR APPROVED EQUAL. REFER TO IRRIGATION DETAILS, NOTES AND SCHEDULES FOR ADDITIONAL INFORMATION. N/S DENOTES SYMBOL NOT SHOWN ON PLANS FOR CLARITY.

	WATER METER - SIZE AS INDICATED ON PLANS
	BACKFLOW PREVENTION UNIT: REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY- SEE COS EDS DETAIL 6-13 ON SHEET L-12 - SIZE AS INDICATED ON PLANS. ASSEMBLY TO BE PLACED IN A GUARDSHACK ENCLOSURE- SEE COS EDS DETAIL 6-14 ON SHEET L-12.
	CONTROLLER: IRRITROL MC-PLUS-B SERIES CONTROLLER. [CONTRACTOR TO CONNECT CONTROLLER, AND MASTER VALVE AS NEEDED.] FINAL LOCATION TO BE DETERMINED IN FIELD BY OWNER AND LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION. ELECTRICAL POWER SOURCE BY OTHERS. CONTROLLER 'A': IRRITROL MC-18 PLUS-B (18 STATION) WALL-MOUNTED CONTROLLER. CONTROLLER 'A': IRRITROL MC-8 PLUS-B (8 STATION) WALL-MOUNTED CONTROLLER.
	ISOLATION BALL VALVE - ASAHI TYPE 21 TRUE UNION BALL VALVE; LINE SIZE.
	REMOTE CONTROL VALVE: IRRITROL 700 SERIES, SELF-FLUSHING ELECTRIC REMOTE CONTROL VALVE. SIZE AS INDICATED. INSTALL ONE ISOLATION VALVE PER TAP (TWO CONTROL VALVES MAX.) UPSTREAM FROM THE CONTROL VALVES.
	PRESSURE REGULATOR & WYE FILTER: SENNINGER 3/4" PRESET PRESSURE REGULATOR (30 PSI) AND 3/4" AG PRODUCTS WYE FILTER WITH 150 MESH SCREEN.
	QUICK COUPLING VALVE: TORO 100-2SL[L]VC WITH LOCKING COVER AND LK COVER KEY.
90° 180° 270° 360° 	HUNTER I-20 POP UP ROTOR TURF SPRAYS - STD. NOZZLES AS INDICATED ON PLANS NOZZLE 1.5, 1.5 GPM @ 45PSI - 31' RADIUS NOZZLE 2.0, 2.0 GPM @ 45 PSI - 34' RADIUS NOZZLE 3.0, 3.0 GPM @ 45 PSI - 38' RADIUS NOZZLE 4.0, 4.0 GPM @ 45 PSI - 40' RADIUS
	HUNTER I-20 POP UP ROTOR TURF SPRAYS - SHORT RADIUS NOZZLES (1.5 SR: 90°, 3.0: 180°) NOZZLE 1.5SR, 1.5 GPM @ 50PSI - 25' RADIUS NOZZLE 3.0SR, 3.0 GPM @ 50 PSI - 25' RADIUS
N/S	MANUAL DRAIN VALVE: CHAMPION #100 1" BRONZE MANUAL VALVE WITH 3/4" MALE HOSE THREAD ON THE DISCHARGE. ASSEMBLY TO BE PLACED IN A BELOW GRADE VALVE BOX.
N/S	FLUSH CAP: PVC END CAP.
N/S	DRIP EMITTER, TREE: BOWSMITH ML220 SERIES, MULTI-PORT 2 G.P.H DRIP EMITTER.
N/S	DRIP EMITTER, SHRUB: BOWSMITH SL210 SERIES, SINGLE-PORT 1 G.P.H. DRIP EMITTER.
	MAINLINE PIPE, SCH. 40 PVC
	LATERAL LINE, TREE, CL. 200 PVC
	LATERAL LINE, SHRUB, CL. 200 PVC
	LATERAL LINE, TURF, CL. 200 PVC
N/S	DISTRIBUTION TUBING (SPAGHETTI): 0.25" X 0.17" NOMINAL, WITH DISCO BPS-187 BUG PLUG STAKES AND/OR DISCO BP-187 BUG PLUGS.
	PVC SLEEVE: SIZE PER SLEEVING SCHEDULE AND/OR IRRIGATION PLANS.

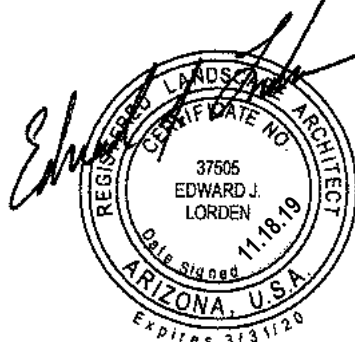
A-01	VALVE DESIGNATOR:
2" + 60'	CONTROLLER AND STATION
TURF	VALVE SIZE
	GALLONS PER MINUTE
	VALVE TYPE



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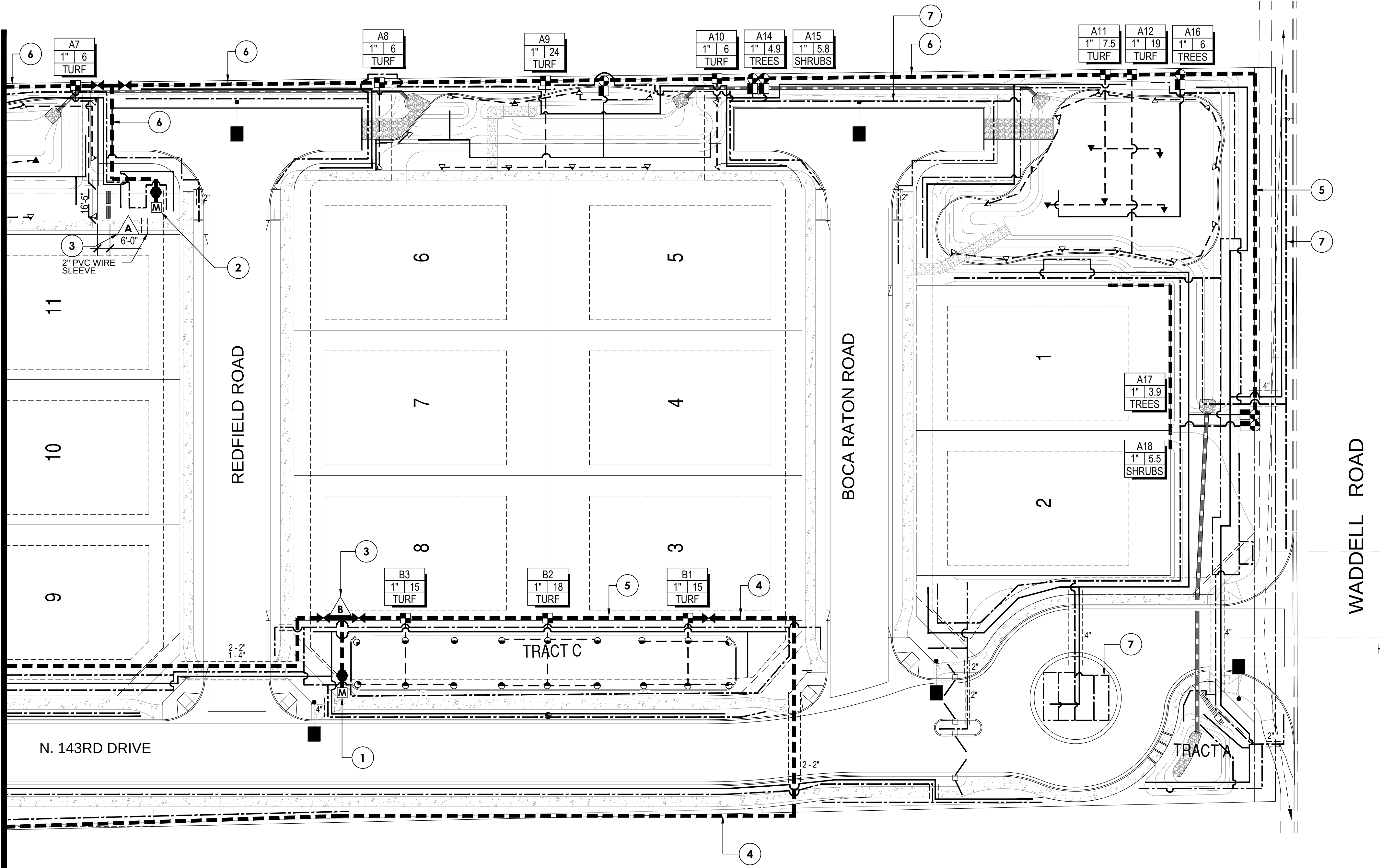
IRRIGATION NOTES
"W RANCH"
 143rd AVENUE and WADELL ROAD
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L-5 of 16



MATCHLINE - SEE SHEET L-7



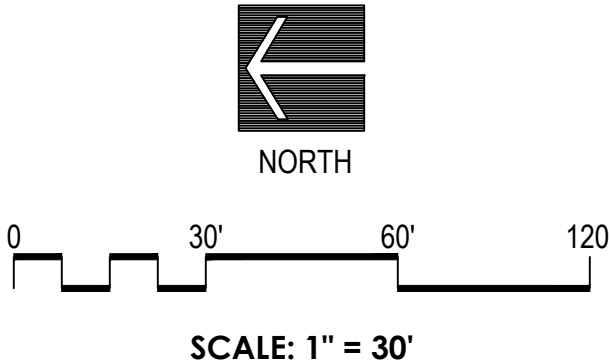
IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	WATER METER
	BACKFLOW PREVENTION UNIT
	ISOLATION BALL VALVE
	PEDESTAL MOUNTED SOLAR CONTROLLER
	REMOTE CONTROL VALVE
	PRESSURE REGULATOR
	HUNTER I-20 POP UP ROTOR TURF SPRAYS - STD. NOZZLES AS INDICATED ON PLAN
	HUNTER I-20 POP UP ROTOR TURF SPRAYS - SHORT RADIUS NOZZLES (1.5 SR: 90°, 3.0: 180°)
	MAINLINE PIPE - SIZE AS LABELED ON PLANS
	LATERAL LINE, TREE
	LATERAL LINE, SHRUB
	LATERAL LINE, TURF
	PVC SLEEVE(S) - SIZE AS LABELED ON PLANS

IRRIGATION KEY NOTES

- 1" WATER METER AND BACKFLOW PREVENTER
- 1-1/2" WATER METER AND BACKFLOW PREVENTER
- WALL MOUNTED CONTROLLER
- PVC MAINLINE - 1" SIZE
- PVC MAINLINE - 1-1/2" SIZE
- PVC MAINLINE - 2" SIZE
- PVC DRIP LATERAL LINE - 3/4" SIZE

- NOTES:
- FLUSH VALVES ARE TO BE PLACED AT THE TERMINUS OF ALL LATERAL LINES.
 - LOCATE UNDERGROUND LINES IN LANDSCAPE AREAS WHEREVER POSSIBLE, AND NEVER BENEATH BUILDINGS OR SIMILAR STRUCTURES UNLESS APPROVED BY THE ARCHITECT.
 - THE DRAWINGS ARE DIAGRAMMATIC. THEREFORE THE FOLLOWING SHOULD BE NOTED:
 - ALTHOUGH IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY, INSTALL IRRIGATION PIPE AND WIRING IN LANDSCAPE AREAS .
 - TREES AND SHRUB LOCATIONS AS SHOWN ON LANDSCAPE PLANS TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT LOCATIONS. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS AND ARCHITECTURAL FEATURES.
 - USE ONLY STANDARD TEES AND ELBOWS FITTINGS. USE OF CROSS TYPE FITTINGS IS ALLOWED.
 - THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION SLEEVING. SLEEVES ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR.



1048 N. 44th Street
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Surprise, AZ.

IRRIGATION PLAN

"W RANCH"

143rd AVENUE and WADDELL ROAD

CASE NUMBER: FS19-828

Drawn By: NR

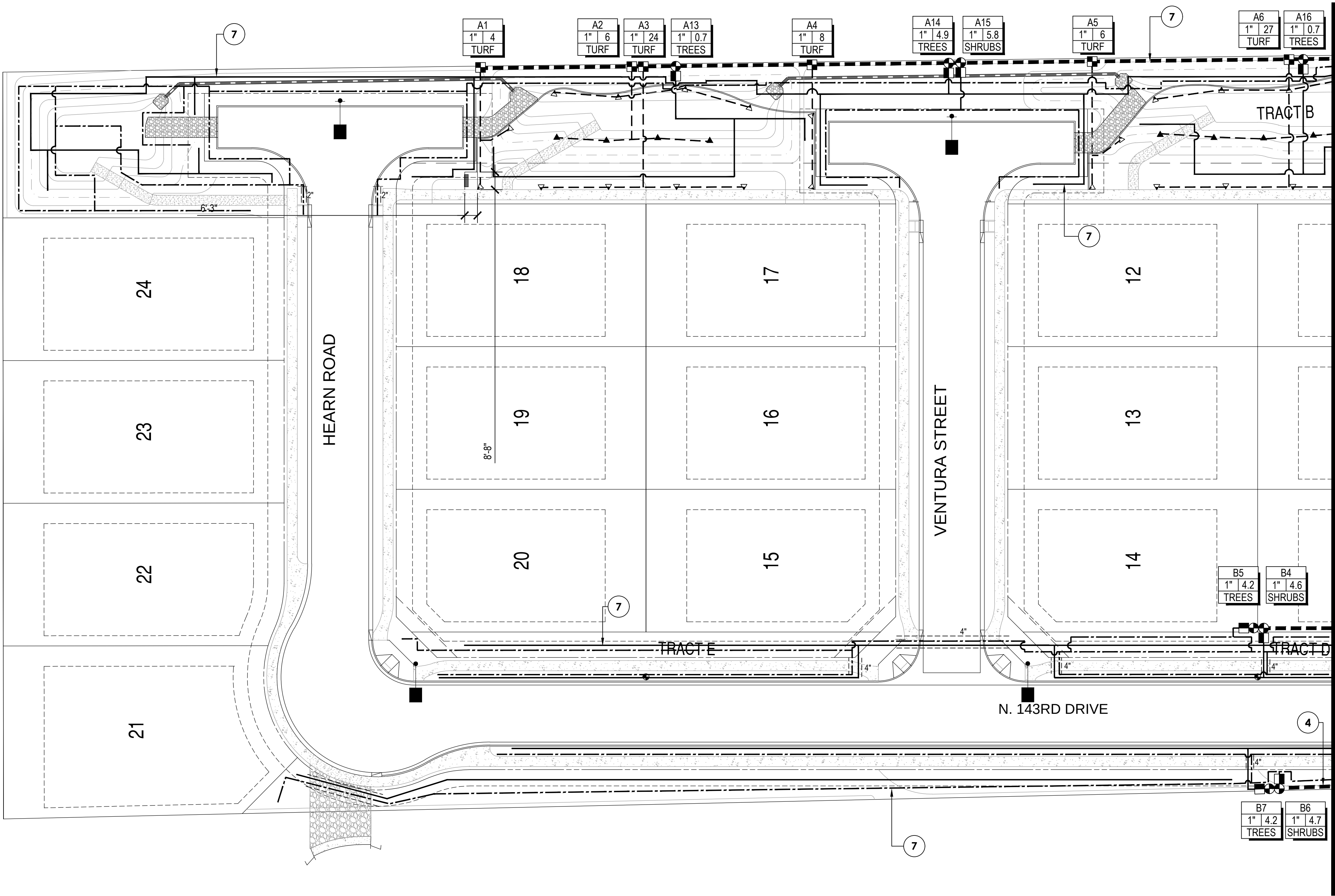
Job No: 14021

Date: 4.26.15

TREE CHANGE 1.12.16
 REAPPROVAL 8.8.17
 REAPPROVAL 11.18.19
 CITY COMMENTS 1.20.20
 CITY COMMENTS 2.25.20

L-6 of 16

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MATCHLINE - SEE SHEET L-6

IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	WATER METER
	BACKFLOW PREVENTION UNIT
	ISOLATION BALL VALVE
	PEDESTAL MOUNTED SOLAR CONTROLLER
	REMOTE CONTROL VALVE
	PRESSURE REGULATOR
	HUNTER I-20 POP UP ROTOR TURF SPRAYS - STD. NOZZLES AS INDICATED ON PLAN
	HUNTER I-20 POP UP ROTOR TURF SPRAYS - SHORT RADIUS NOZZLES (1.5 SR: 90°, 3.0: 180°)
	MAINLINE PIPE - SIZE AS LABELED ON PLANS
	LATERAL LINE, TREE
	LATERAL LINE, SHRUB
	LATERAL LINE, TURF
	PVC SLEEVE(S) - SIZE AS LABELED ON PLANS

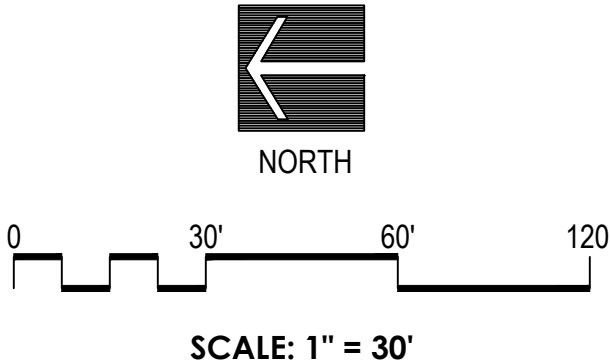
IRRIGATION KEY NOTES

- 1 1" WATER METER AND BACKFLOW PREVENTER
 2 1-1/2" WATER METER AND BACKFLOW PREVENTER
 3 WALL MOUNTED CONTROLLER
 4 PVC MAINLINE - 1" SIZE
 5 PVC MAINLINE - 1-1/2" SIZE
 6 PVC MAINLINE - 2" SIZE
 7 PVC DRIP LATERAL LINE - 3/4" SIZE
- NOTES:
- FLUSH VALVES ARE TO BE PLACED AT THE TERMINUS OF ALL LATERAL LINES.
 - LOCATE UNDERGROUND LINES IN LANDSCAPE AREAS WHEREVER POSSIBLE, AND NEVER BENEATH BUILDINGS OR SIMILAR STRUCTURES UNLESS APPROVED BY THE ARCHITECT.
 - THE DRAWINGS ARE DIAGRAMMATIC. THEREFORE THE FOLLOWING SHOULD BE NOTED:

A. ALTHOUGH IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY, INSTALL IRRIGATION PIPE AND WIRING IN LANDSCAPE AREAS .

 B. TREES AND SHRUB LOCATIONS AS SHOWN ON LANDSCAPE PLANS TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT LOCATIONS. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS AND ARCHITECTURAL FEATURES.

 C. USE ONLY STANDARD TEES AND ELBOWS FITTINGS. USE OF CROSS TYPE FITTINGS IS ALLOWED.
 - THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION SLEEVING. SLEEVES ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR.



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IRRIGATION PLAN

"W RANCH"

143rd AVENUE and WADELL ROAD

CASE NUMBER: FS19-828

Drawn By: **NR**

Job No: **14021**

Date: **4.26.15**

TREE CHANGE 1.12.16
 REAPPROVAL 8.8.17
 REAPPROVAL 11.18.19
 CITY COMMENTS 1.20.20
 CITY COMMENTS 2.25.20

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WALL NOTES

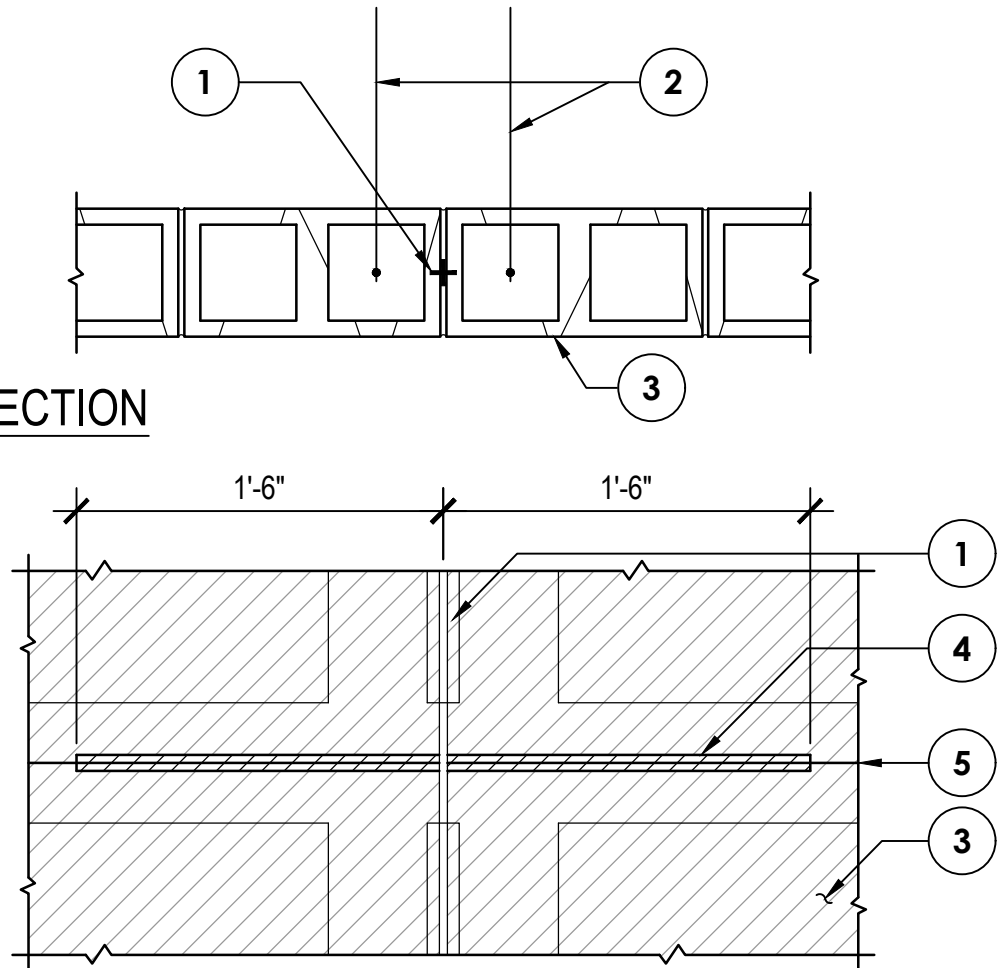
- THESE NOTES ARE GENERAL AND MAY BE SUPERSEDED BY EITHER THE SPECIFICATIONS OR LOCAL TRADE PRACTICES. ALL WALLS, FENCES AND STRUCTURES SHALL CONFORM TO APPLICABLE JURISDICTIONAL REGULATIONS.
- ALL WALLS AND FENCES SHALL CONFORM TO APPLICABLE POOL FENCING ORDINANCES.
- THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION. REQUIRED SHOP DRAWINGS SHALL INCLUDE BUT NOT LIMITED TO WALL, COLUMNS, ENTRY GATES, POOL FENCE, AND WATER FEATURES. THE LANDSCAPE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR ANY ITEMS REQUIRING SHOP DRAWING UNLESS THE LANDSCAPE ARCHITECT HAS REVIEWED AND APPROVED THE SHOP DRAWINGS.
- ALL VIEW FENCING SHALL BE POWDER COATED.
- FOOTINGS SHALL BEAR IN UNDISTURBED NATIVE SOIL OR COMPACTED FILL.
- THE EXPOSED UPPERMOST SOIL TO RECEIVE FILL SHALL BE SCARIFIED 6" DEEP. MOISTURE CONDITIONED TO 3% ± OF OPTIMUM DENSITY CURVE FOR EACH TYPE OF SOIL ENCOUNTERED AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER ASTM D-2922 OR D-3017.
- FILL MATERIAL SHALL BE PREDOMINANTLY GRANULAR, NON-EXPANSIVE, CLEAN OF ALL ORGANIC OR DETRITUS SUBSTANCES, AND HAVE A PLASTICITY INDEX LESS THAN SEVEN (7). BACKFILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY IN HORIZONTAL 8" LIFTS.
- EXCAVATIONS FOR FOUNDATIONS SHALL BE NEAT TO BE REMOVED FROM SURFACE TO RECEIVE CONCRETE.
- ALLOWABLE SOIL BEARING PRESSURES AT FOOTING ON COMPACTED SOIL: 1500 PSI.
- CONCRETE MIX DESIGN SHALL BE MAG CLASS "B" (2500 PSI), UNLESS OTHERWISE NOTED ON DRAWINGS. SUBMIT TEST REPORTS FOR CONCRETE MIX DESIGNS TO LANDSCAPE ARCHITECT FOR REVIEW.
- NO PIPES OR DUCTS SHALL BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED.

- CONCRETE FOOTINGS SHALL BE CONTINUOUS POUR TO GREATEST EXTENT PRACTICAL. STEP FOOTINGS IN EVEN BLOCK INCREMENTS.
- IF STRUCTURAL DRAWINGS ARE NOT PROVIDED BY THE LANDSCAPE ARCHITECT, THEN THE WALL CONTRACTOR SHALL BE RESPONSIBLE FOR STRUCTURAL CALCULATIONS FOR THE WALLS. SUCH ENGINEERING SHALL CONFORM TO APPLICABLE JURISDICTIONAL REGULATIONS.
- WATERPROOF ALL WALLS TO HIGH GRADE, IF APPLICABLE. GROUT SOLID AL C.M.U. CELLS AND VOIDS BELOW GRADE AND/OR CONTAINING REBAR.
- ALL IRON/STEEL WORK TO BE OF HIGHEST QUALITY WITH WELDS GROUND SMOOTH. ALL IRON WORK, EXCEPT WHERE NOTED, TO BE PRIMED AND PAINTED. PAINT COLOR TO BE SELECTED BY OWNER AND/OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL PROVIDE A 1 YEAR RUST WARRANTY ON IRON/STEEL WORK.
- VERIFY HEIGHTS AND SLOPES AND TURNDOWNS BEFORE POURING FOOTIN
- NEW WALL FINISHES SHALL MATCH EXISTING SURFACES, UNLESS OTHERWI: NOTED ON DRAWINGS.
- ALL PERIMETER AND INTERIOR WALLS NOT NOTED ABOVE SHALL BE STANDARD 4" X 8" X 16" CMU FENCE BLOCK UNLESS SPECIFIED OTHERWISE OWNER. OWNER TO SELECT PAINT COLOR.
- ALL C.M.U. AND CONCRETE WALLS SHALL BE PRIMED AND PAINTED, UNLESS OTHERWISE NOTED. PAINT COLOR TO BE SELECTED BY OWNER AND/OR LANDSCAPE ARCHITECT
- ALL STEPS IN WALLS SHALL OCCUR AT PROPERTY CORNERS. THE REAR WALLS OF EACH LOT SHALL MAINTAIN A CONSISTENT TOP OF WALL ELEVATION.
- THE CONTRACTOR TO COORDINATE THE END OF SIDE YARD WALLS WITH TH- HOUSING PRODUCT AND BUILDING SETBACKS.
- WIND LOAD DESIGN SHALL BE IN ACCORDANCE WITH THE LOCAL BUILDING CODE.

GENERAL MASONRY NOTES

- THESE NOTES ARE GENERAL AND MAY BE SUPERSEDED BY EITHER THE SPECIFICATIONS OR LOCAL TRADE PRACTICES.
- MASONRY UNITS: SHALL BE GRADE "N" TYPE I CONFORMING TO LATEST ASTM STANDARD SPECIFICATION C-90 AND MANUFACTURED IN ACCORDANCE WITH "CONCRETE MASONRY ASSOCIATION" STANDARDS. SPECIFICALLY BLOCK SHALL BE AS NOTED ON PLANTS.
- MORTAR: SHALL BE TYPE S, CONFORMING TO ASTM C270, WITH A 28 DAY COMPRESSIVE STRENGTH OF 1800 PSI.
- GROUT: FRESHLY PREPARED AND UNIFORMLY MIXED. GROUT SHALL BE COMPOSED BY VOLUME OF 1 PART PORTLAND CEMENT AND 2 1/4 TO 3 PARTS SAND, TO WHICH MAY BE ADDED NOT MORE THAN ONE-TENTH PART LIME. WATER SHALL BE ADDED TO PRODUCE CONSISTENCY OF POURING WITHOUT SEGREGATION OF THE CONSTITUENTS. GROUT SHALL ATTAIN A COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS.
- PORTLAND CEMENT: SHALL BE TYPE II AND CONFORM TO LATEST ASTM STANDARDS SPECIFICATION C-150.

PLAN SECTION



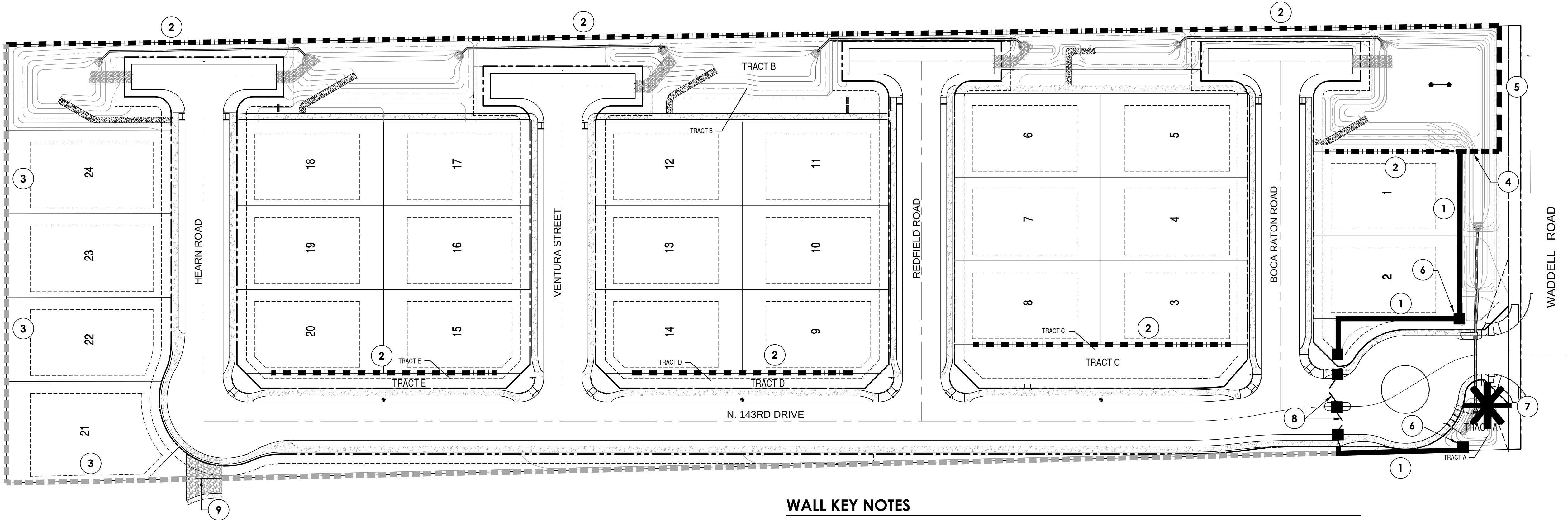
ELEVATION

KEYNOTES

- | | |
|--|--|
| <ol style="list-style-type: none"> CONTROL JOINT PER ARCHITECTURAL DRAWINGS AND SPECIFICATIONS ONE VERTICAL BAR EACH SIDE OF JOINT IN SOLID GROUTED CELLS TO MATCH VERTICAL WALL REINFORCING CMU WALL | <ol style="list-style-type: none"> WRAP REINFORCING WITH MASTIC FOR BOND BREAK CONTINUOUS BOND BEAM BARS |
|--|--|
- NOTE:
BOND BEAM BARS CANNOT BE LAPPED WITHIN 8'-0" ON THE CONTROL JOINT

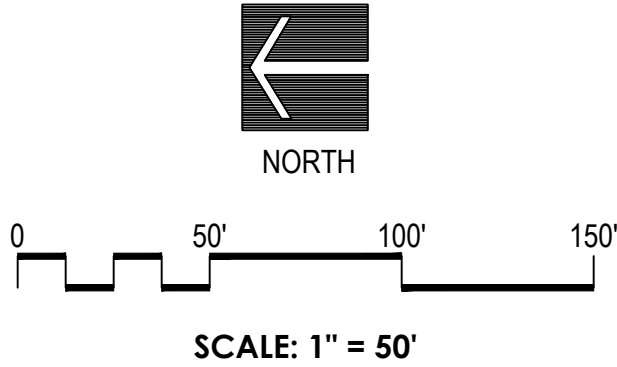
CONTROL JOINT IN CMU WALL

1" = 1'-0"



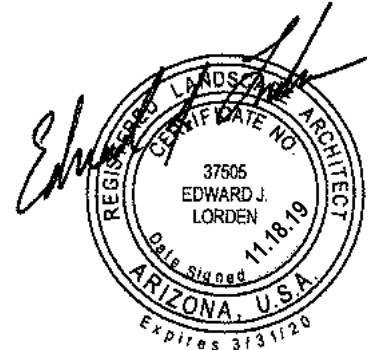
WALL KEY NOTES

- | | |
|---|---|
| <ol style="list-style-type: none"> PERIMETER THEME WALL. SEE SHT. L-10 QTY: 350 L.F. 6' HIGH STANDARD 4" X 8" X 16" BLOCK WALL WITH 8" X 8" X 16" "H" BLOCK PILASTERS 13' O.C.- MATCH THEME WALL COLOR QTY: 1,950 L.F. EXISTING BUILDER WALL- PAINT TO MATCH THEME WALL FULL VIEW FENCE- 6' HT, MATCH CRASH GATE DESIGN QTY: 33 L.F. PARTIAL VIEW FENCE- 4' IRON OVER 2' CMU QTY: 105 L.F. | <ol style="list-style-type: none"> 2' X 2' CMU COLUMN. SEE SHEET L-10 QTY: 6 ENTRY MONUMENT SIGN. SEE SHT, L-10 QTY: 1 AUTOMATIC ENTRY GATES. SEE SHT. L-10 EMERGENCY CRASH GATE. SEE SHT. L-10 |
|---|---|



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Surprise, AZ.

WALL LAYOUT PLAN & NOTES

"W RANCH"

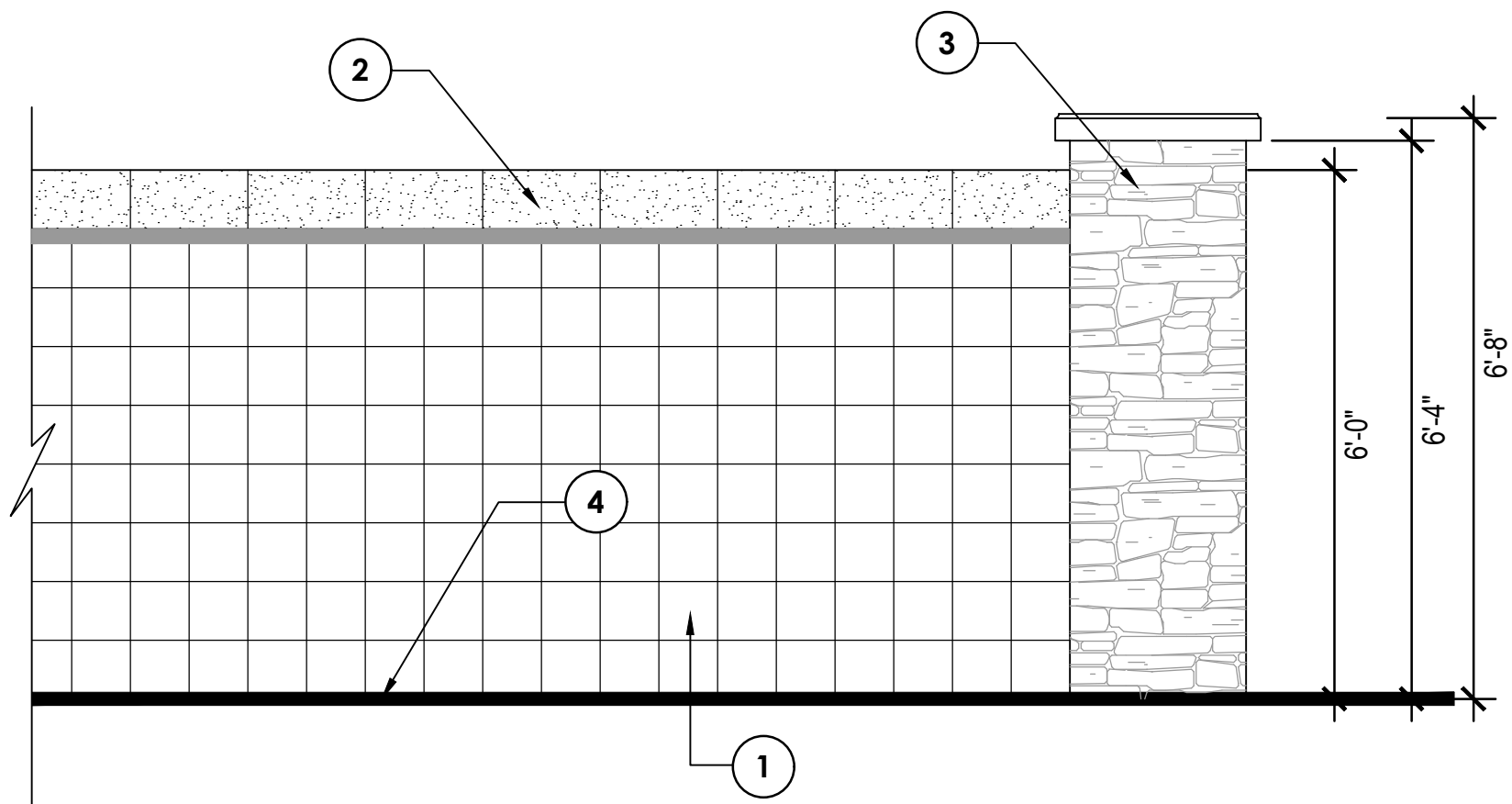
143rd AVENUE and WADDELL ROAD
CASE NUMBER: FS19-928

Drawn By:	NR
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△ TREE CHANGE	1.12.16
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L-8 of 16



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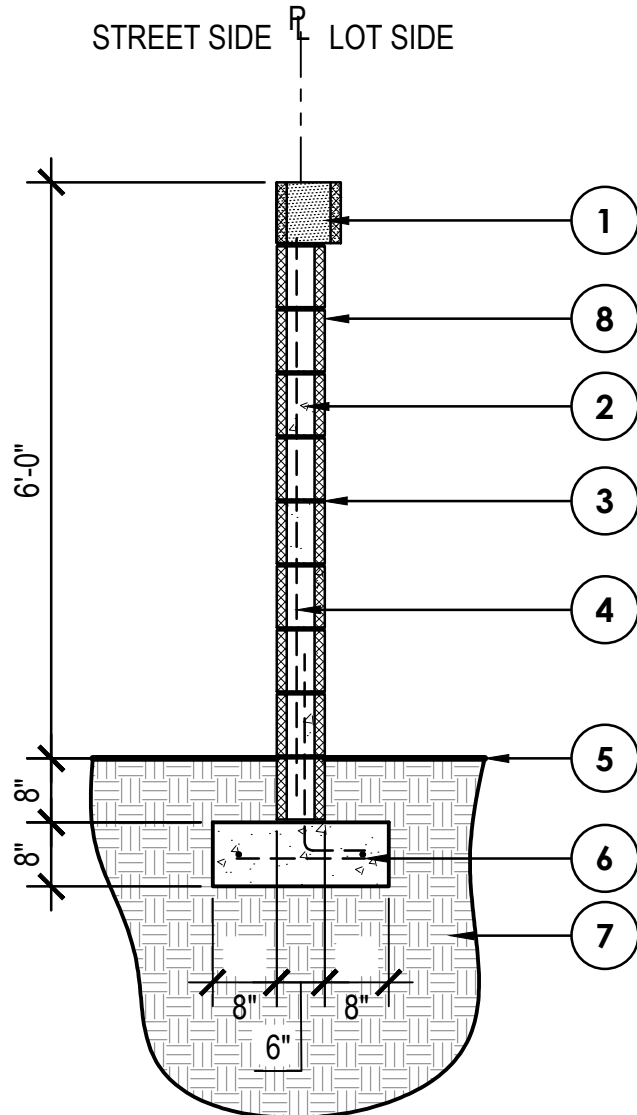
A 6" X 8" X 16" CMU WALL ELEVATION (THEME WALL)

NOTE: THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.

SCALE: 1/2" = 1'-0"

KEY NOTES

- 1 6X8X16 PAINTED CMU BLOCK- SINGLE SCORE, COLOR: TBD
- 2 TOP COURSE TO BE 8X8X16 SPLIT FACE BLOCK- OVERHANG ON STREET SIDE, COLOR: DE SP-8, DESERT GRAY
- 3 24" SQ. CMU COLUMN WITH STONE VENEER AND PRECAST CAP. COLUMNS AT WALL ENDS
- 4 FINISH GRADE



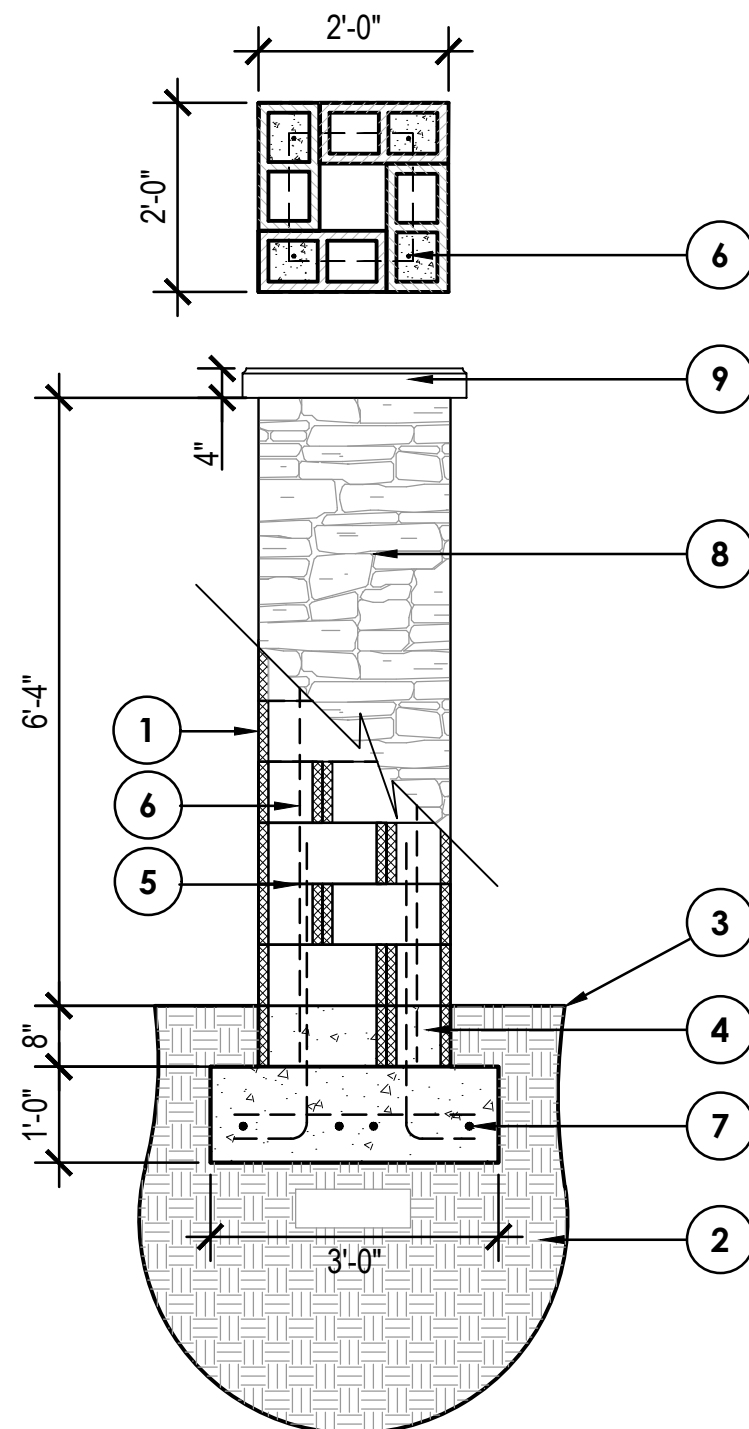
B 6" X 8" X 16" CMU WALL SECTION DETAIL (THEME WALL)

NOTE: THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.

SCALE: 1/2" = 1'-0"

KEY NOTES

- 1 8X8X16 SPLIT FACE BLOCK- OVERHANG ON STREET SIDE, COLOR: DE SP-8, DESERT GRAY
- 2 CMU BLOCK, GROUT SOLID ALL CELLS WITH REBAR AND CELLS BELOW GRADE
- 3 HORIZONTAL JOINT REINFORCING AT 16" O.C.
- 4 #4 REBAR VERT. 48" O.C.
- 5 FINISH GRADE
- 6 CONCRETE FOOTING WITH (2) #4 REBAR CONT. & (1) #4 REBAR 12" O.C.
- 7 COMPACTED SUBGRADE
- 8 6" X 8" X 16" CMU BLOCK



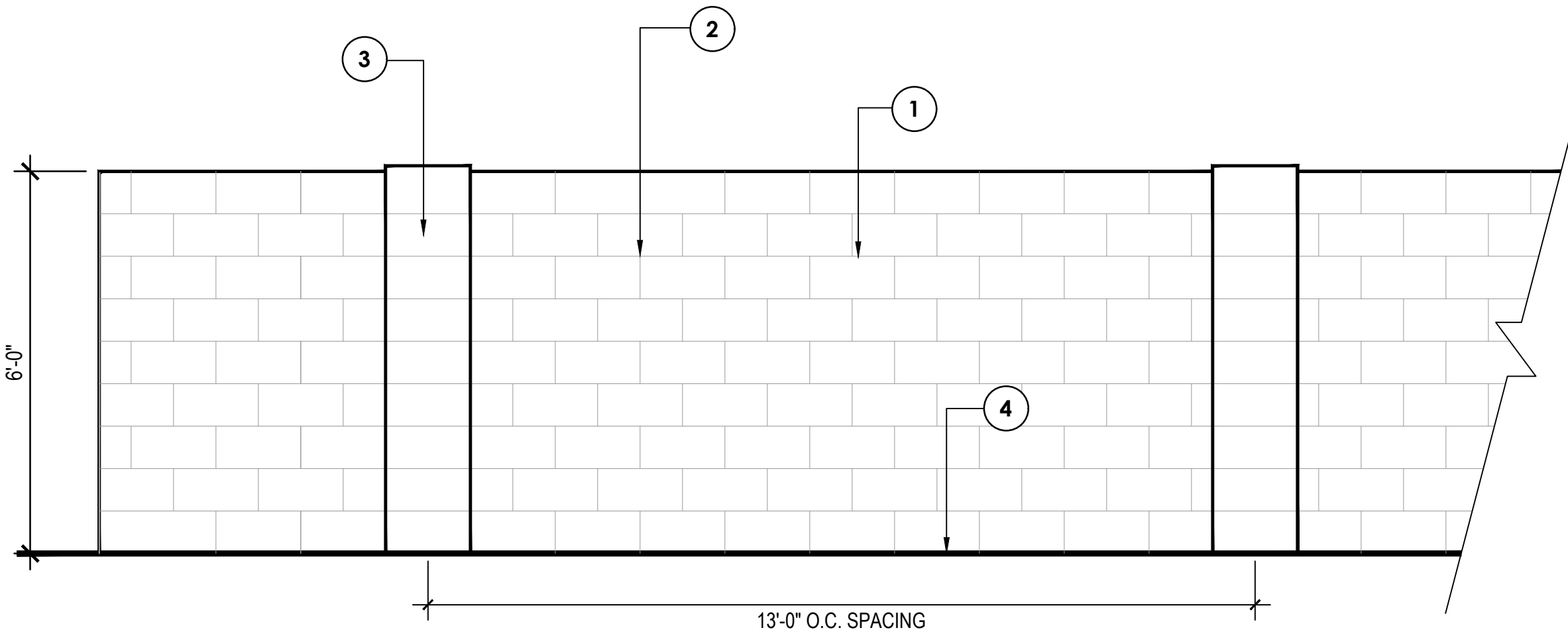
C 8" X 8" X 16" WALL PILASTER SECTION DETAIL

NOTE: THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.

SCALE: 1/2" = 1'-0"

KEY NOTES

- 1 8" X 8" X 16" CMU BLOCK
- 2 COMPACTED SUBGRADE
- 3 FINISH GRADE
- 4 CMU BLOCK, GROUT SOLID ALL CELLS WITH REBAR AND CELLS BELOW GRADE
- 5 HORIZONTAL JOINT REINFORCING AT 16" O.C.
- 6 #5 VERT. REBAR AT EACH CORNER CELL (GROUT CELL SOLID)
- 7 CONCRETE FOOTING WITH (4) #5 REBAR BOTH WAYS (1) #4 REBAR 12" O.C.
- 8 STONE VENEER - ELDORADO STONE - CYPRESS RIDGE IN ORCHARD COLOR
- 9 PRE-CAST CAP



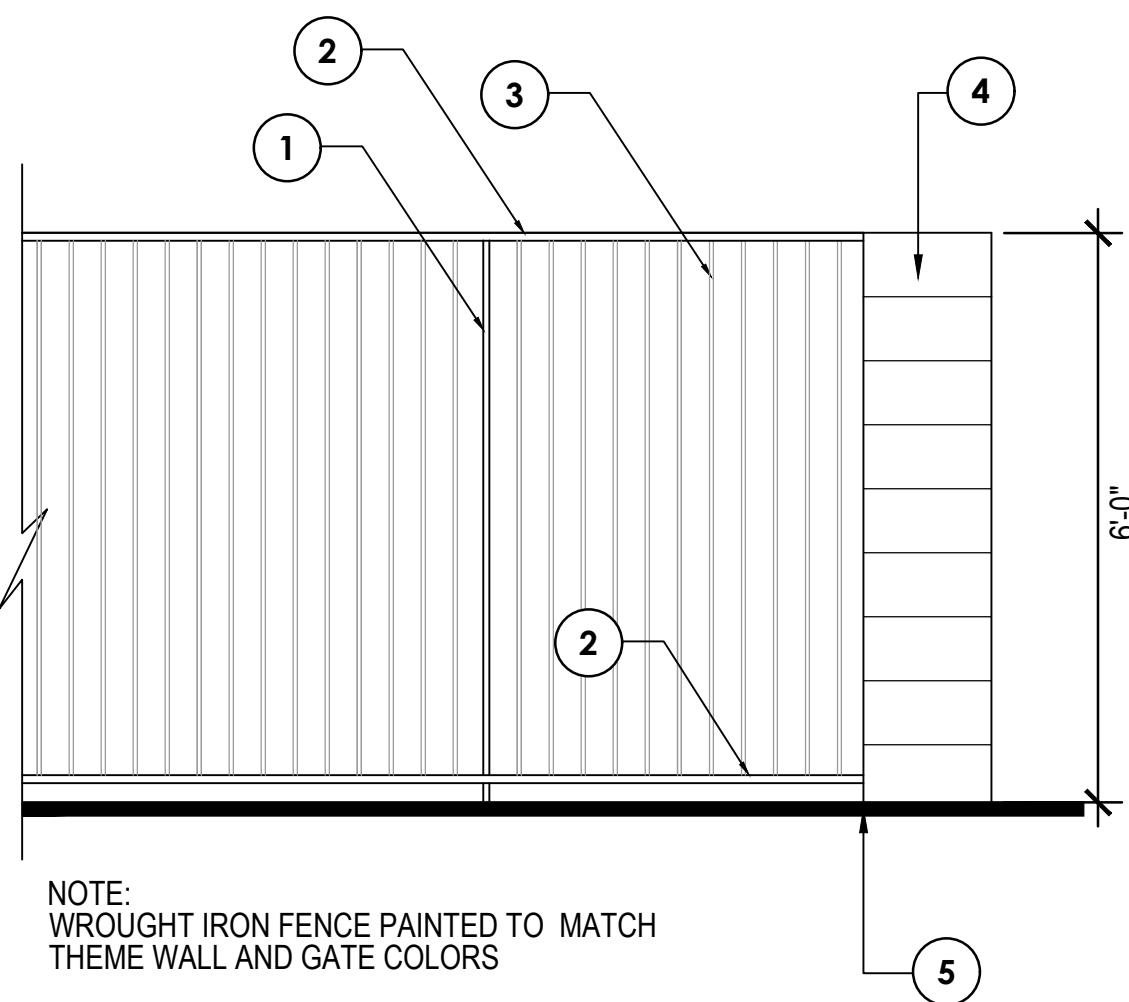
D 6' HT. STANDARD CMU BLOCK WALL ELEVATION

NOTE: THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.

SCALE: 1/2" = 1'-0"

KEY NOTES

- 1 CMU WALL (COLOR TO MATCH THEME WALL)
- 2 4" x8"x16" CMU BLOCK DOOLEY WALL W/ 8"x8"x16" CMU PILASTERS AT 13' o.c.
- 3 CMU PILASTER AT 13' o.c.
- 4 FINISH GRADE



NOTE: WROUGHT IRON FENCE PAINTED TO MATCH THEME WALL AND GATE COLORS

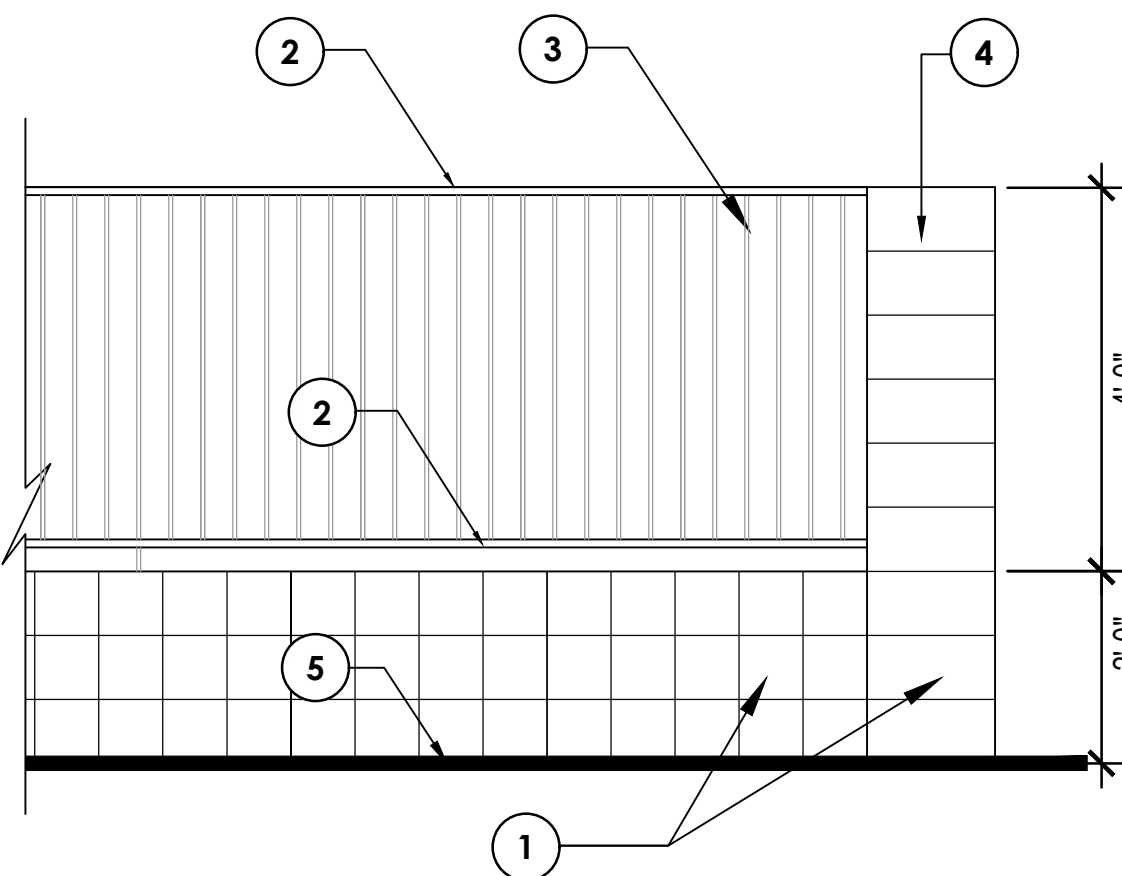
E 6' HT. FULL VIEW FENCE

NOTE: THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.

SCALE: 1/2" = 1'-0"

KEY NOTES

- 1 2" X 2" STEEL POSTS 14 GUAGE W/ CAST IRON FLAT CAP. SPACING 48" OR AS PER PLAN
- 2 1" X 1" SQ. TUBULAR STEEL RAIL
- 3 3/4" X 3/4" SQ. TUBULAR STEEL PICKETS AT 3-3/4" O.C. MAXIMUM SPACING
- 4 8" X 8" X 16" CMU PILASTER
- 5 FINISH GRADE



NOTE: WROUGHT IRON FENCE PAINTED TO MATCH THEME WALL AND GATE COLORS

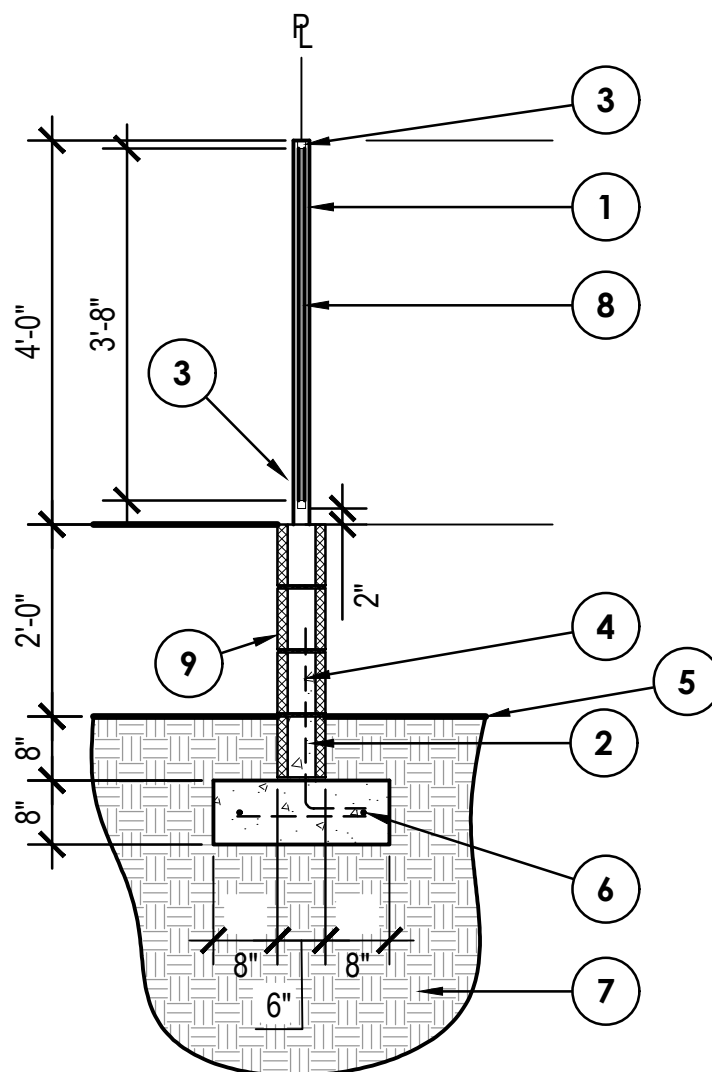
F 6' HT. PARTIAL VIEW FENCE

NOTE: THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.

SCALE: 1/2" = 1'-0"

KEY NOTES

- 1 6X8X16 PAINTED CMU BLOCK- SINGLE SCORE, COLOR: DE SP-8, DESERT GRAY
- 2 1" X 1" SQ. TUBULAR STEEL RAIL
- 3 3/4" X 3/4" SQ. TUBULAR STEEL PICKETS AT 3-3/4" O.C. MAXIMUM SPACING
- 4 8" X 8" X 16" CMU PILASTER
- 5 FINISH GRADE



G 6" X 8" X 16" CMU WALL W/ VIEW FENCE

NOTE: THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.

SCALE: 1/2" = 1'-0"

KEY NOTES

- 1 2" X 2" STEEL POSTS 14 GUAGE W/ CAST IRON FLAT CAP. SPACING 96" OR AS PER PLAN
- 2 CMU BLOCK, GROUT SOLID ALL CELLS WITH REBAR AND CELLS BELOW GRADE
- 3 1" X 1" SQ. TUBULAR STEEL RAIL
- 4 #4 REBAR VERT. 48" O.C.
- 5 FINISH GRADE
- 6 CONCRETE FOOTING WITH (2) #4 REBAR CONT. & (1) #4 REBAR 12" O.C.
- 7 COMPACTED SUBGRADE
- 8 3/4" X 3/4" SQ. TUBULAR STEEL PICKETS AT 3-3/4" O.C. MAXIMUM SPACING
- 9 6" X 4" X 16" CMU BLOCK

NOTES:

- ALL METAL TO BE DEGREASED, PHOSPHATIZED WITH RUST RETARDANT UNDERCOAT AND DIP COATED WITH TWO COATS OF INDUSTRIAL GRADE FLAT BLACK ENAMEL.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS OF WROUGHT IRON FENCE, GATE, AND FOOTINGS TO OWNER FOR APPROVAL.



WALL DETAILS AND ELEVATION PLANS

"W RANCH"

143rd AVENUE and WADDELL ROAD

CASE NUMBER: FS19-928

Drawn By:

NR

Job No:

14021

Date:

4.26.15

△ TREE CHANGE

1.12.16

△ REAPPROVAL

8.8.17

△ REAPPROVAL

11.18.19

△ CITY COMMENTS

1.20.20

△ CITY COMMENTS

2.25.20

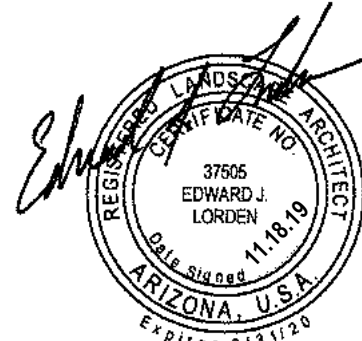
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of

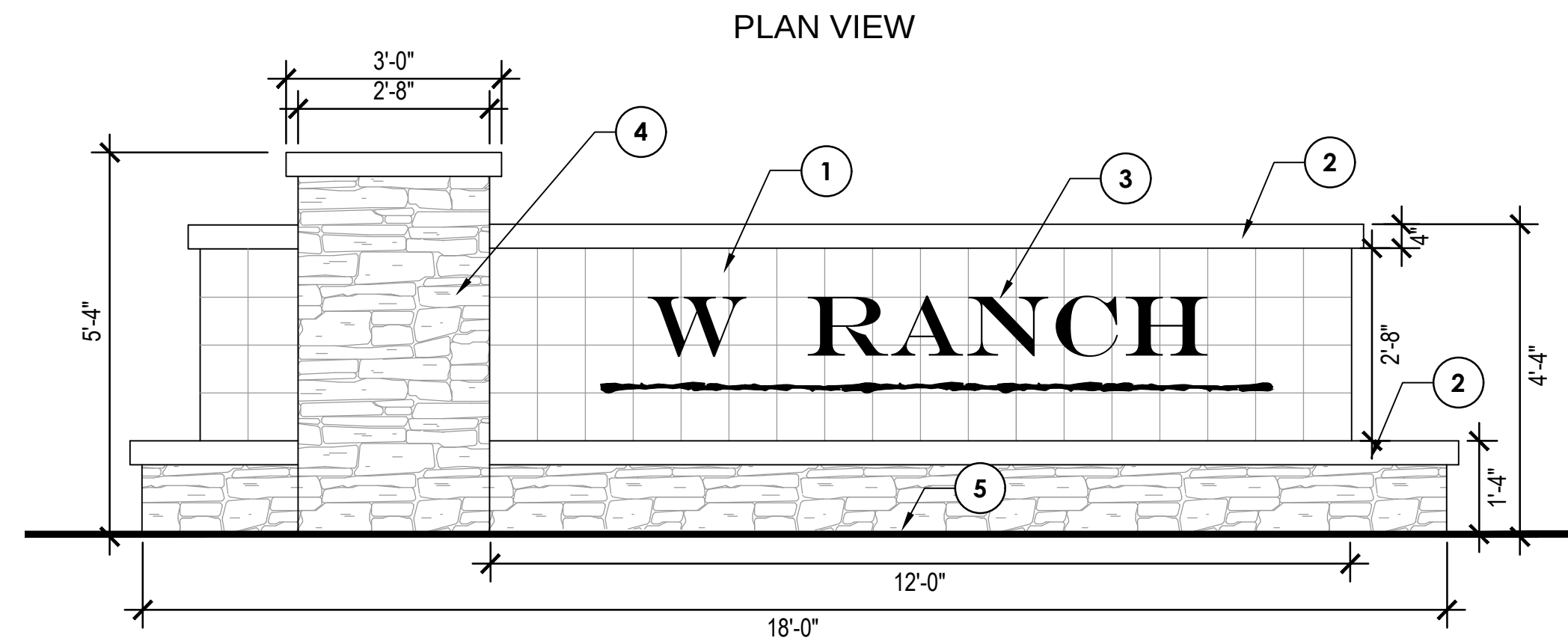
16

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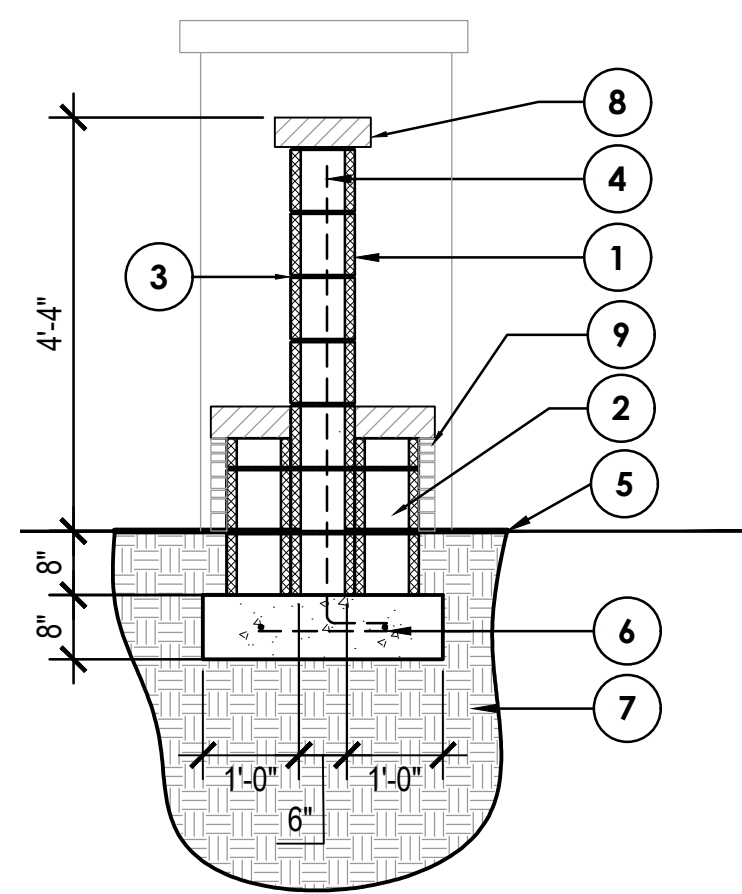
A ENTRY MONUMENTATION - ELEVATION

NOTE: THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO

NOTE: THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.

- ## KEY NOTES

- 1 SIGNAGE WALL- 8x8x16 CMU- SINGLE SCORE, COLOR, DE SP-41, ADOBE.
- 2 4" PRECAST CAP- COLOR- DE SP-3, CLIFF BROWN
- 3 LETTERS MOUNTED TO WALL, NAME/ LETTER STYLE TBD
- 4 36" SQ. CMU COLUMN WITH STONE VENEER AND 4" PRECAST CAP. BASE TO MATCH IN MATERIAL. STONE VENEER TO BE ELBORADO STONE- CYPRESS RIDGE IN ORCHARD COLOR
- 5 FINISH GRADE

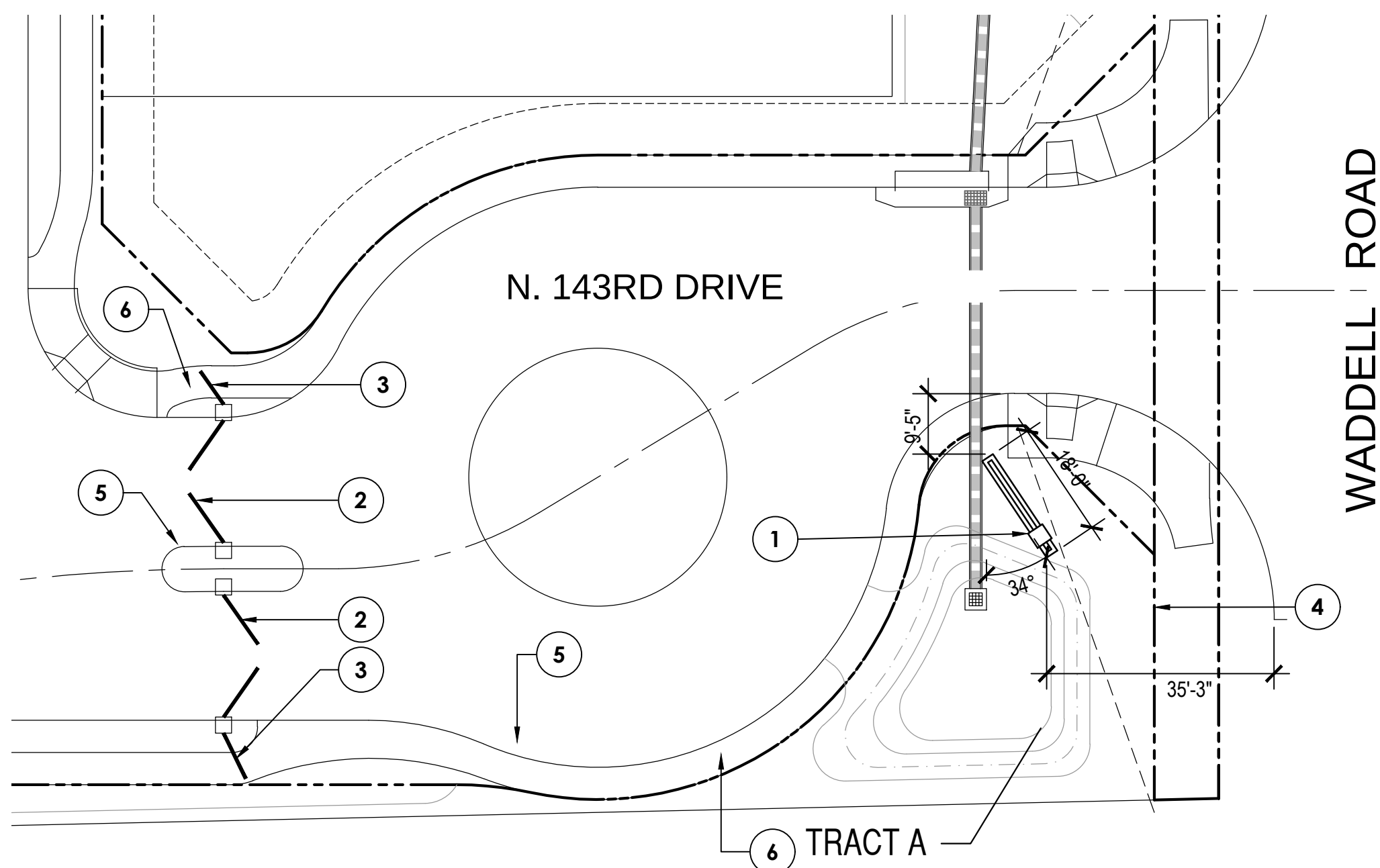


KEY NOTES

- 1 8x8x16 CMU- SINGLE SCORE, COLOR-
DE SP-41, ADOBE.
- 2 CMU BLOCK, GROUT SOLID ALL CELLS
WITH REBAR AND CELLS BELOW
GRADE
- 3 HORIZONTAL JOINT REINFORCING
AT 16" O.C.
- 4 #4 REBAR VERT. 48" O.C.
- 5 FINISH GRADE
- 6 CONCRETE FOOTING WITH
(2) #4 REBAR CONT. &
(1) #4 REBAR 12" O.C.
- 7 COMPACTED SUBGRADE
- 8 4" PRECAST CAP- COLOR-
DE SP-3, CLIFF BROWN
- 9 STONE VENEER-ELDORADO STONE-
CYPRESS RIDGE IN ORCHARD COLOR

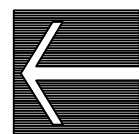
B ENTRY MONUMENT WALL SECTION DETAIL

NOTE: THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.



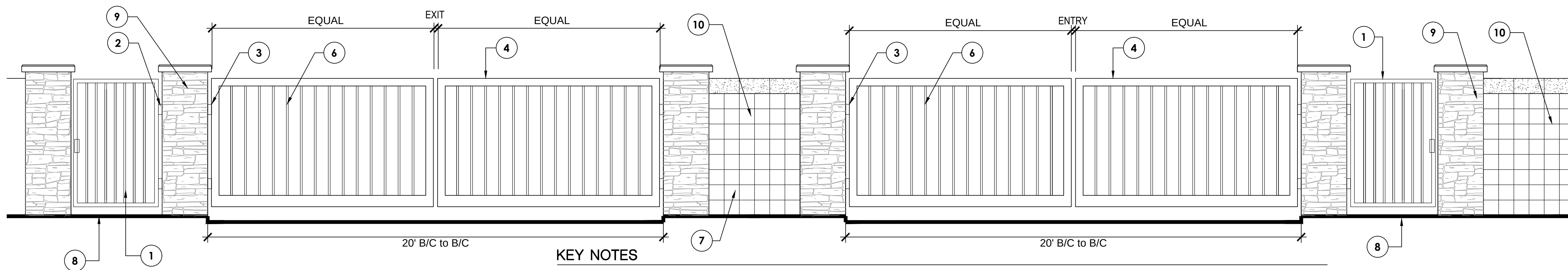
D ENTRY MONUMENT - NORTH ENTRY

SCALE: 1" = 20'-0"



KEY NOTES

- 1 ENTRY MONUMENT/SIGNAGE WALL
- 2 VEHICULAR GATE
- 3 PEDESTRIAN GATE
- 4 R.O.W.
- 5 CURB
- 6 5' SIDEWALK



E VEHICULAR/PEDESTRIAN GATE ELEVATION

NOTE: THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.

KEY NOTES

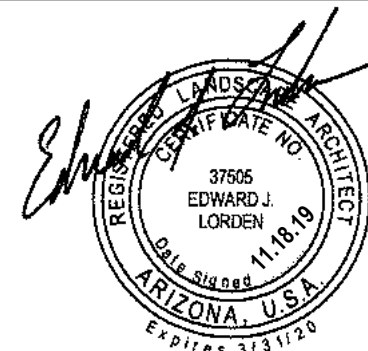
- 1 PEDESTRIAN GATE WITH LOCKING HANDLE, CLOSING MECHANISM AND GATE HINGES PER GATE MANUFACTURER.
- 2 BARREL HINGE WITH BALL BEARING OPERATION AND GREASE FITTING, PROVIDE "KANT SLAM" GATE CLOSER, OR EQUAL.
- 3 COMMERCIAL GRADE SWING GATE HINGE TO BE PROVIDED BY GATE FABRICATOR. ATTACH TO STEEL GATE SUPPORT POST, SIZE PER GATE MANUFACTURER-TYP.
- 4 VEHICULAR GATES WITH AUTOMATIC OPENERS, GATE MANUFACTURER TO PROVIDE CALL BOX AS REQUIRED, TYP.

- 5 3/4" STEEL PICKETS , PAINTED BLACK COLOR
- 6 4" FRAME STEEL FRAME
- 7 GATE MOTORS BY GATE INSTALLER BEHIND WALL. COORDINATE POWER SUPPLY WITH ELECTRICAL PLANS
- 8 5' SIDEWALK

- 9 24" SQ. MASONRY THEME COLUMN
- 10 THEME WALL

NOTE: PROVIDE TOWMAR EQUIPMENT WITH SECONDARY KNOX SWITCH FOR EMERGENCY ACCESS.

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Surprise, AZ.

ENTRY MONUMENT & GATE PLAN

"W RANCH"

143rd AVENUE and WADDELL ROAD

Drawn By: NR

Job No: 14021

Date: 4.26.15

 TREE CHANGE 1.12.16

1 REAPPROVAL **8.8.17**

2 REAPPROVAL 11.18.19

CITY COMMENTS 1.20.20

	CITY COMMENTS	2.25.20
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L-10 of 16

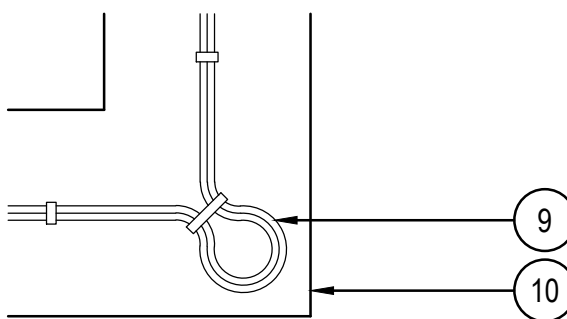
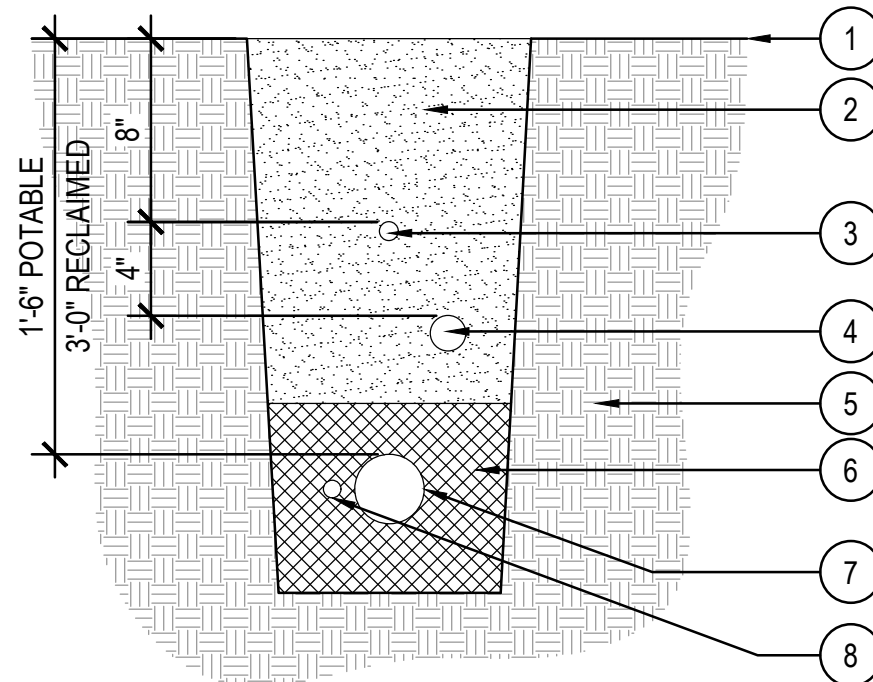
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KEYNOTES:

- 1 FINISH GRADE
- 2 BACKFILL, CLEAN AND ROCK FREE
- 3 DRIP TUBING
- 4 LATERAL LINE
- 5 NATIVE SOIL
- 6 BEDDING PER SPECS
- 7 MAINLINE PIPE
- 8 CONTROL VALVE WIRING, TAPED AT 10'-0" INTERVALS
- 9 TIE A LOOSE 24" LOOP IN ALL WIRING AT CHANGES OF DIRECTION GREATER THAN 30° UNTIE ALL LOOPS AFTER ALL CONNECTIONS HAVE BEEN MADE
- 10 TRENCH

NOTES:

1. PLACE POTABLE AND RECLAIMED IRRIGATION LINES IN SEPARATE TRENCHES.
2. PLACE ALL PIPE IN LANDSCAPE AREAS WITHIN SPECIFIED CONSTRUCTION LIMITS.
3. ALL WIRING TO BE INSTALLED PER LOCAL CODE.
4. ALL PLASTIC PIPING TO BE SNAKED IN TRENCHES.
5. ALL TRENCHES TO BE THOROUGHLY COMPACTED TO MATCH ADJACENT DENSITIES.
6. MAINTAIN 4" MIN. HORIZONTAL CLEARANCE BETWEEN PIPES AND/OR WIRING.

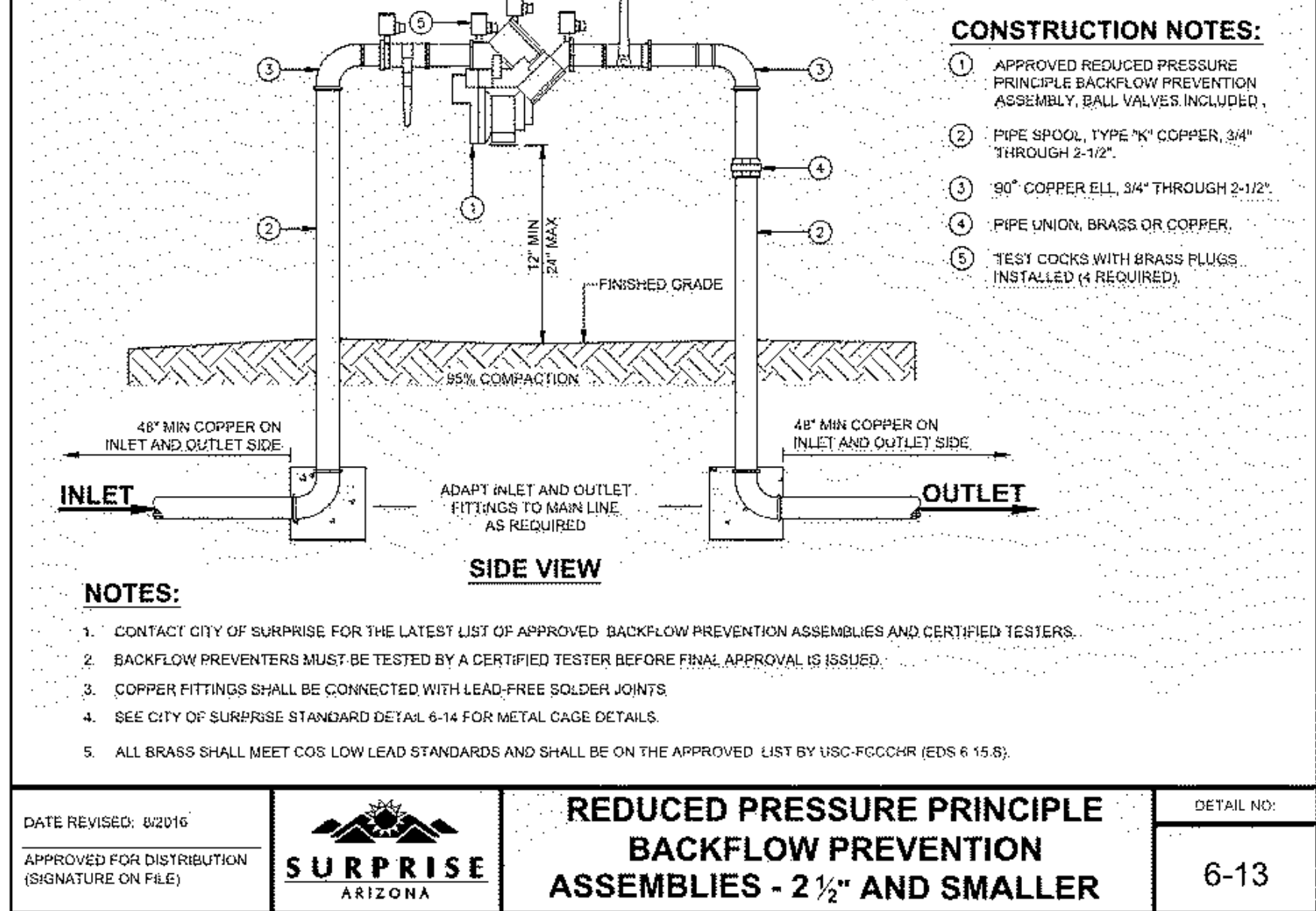
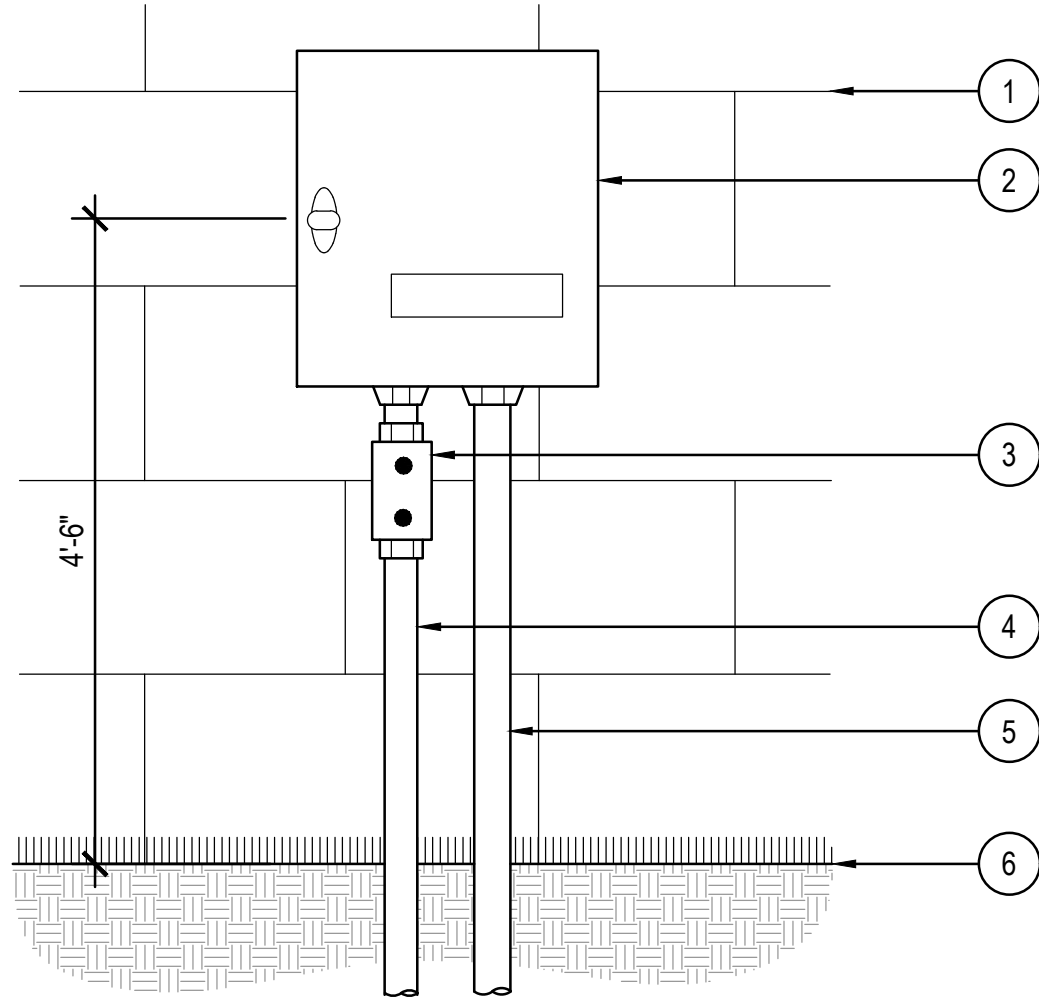


KEYNOTES:

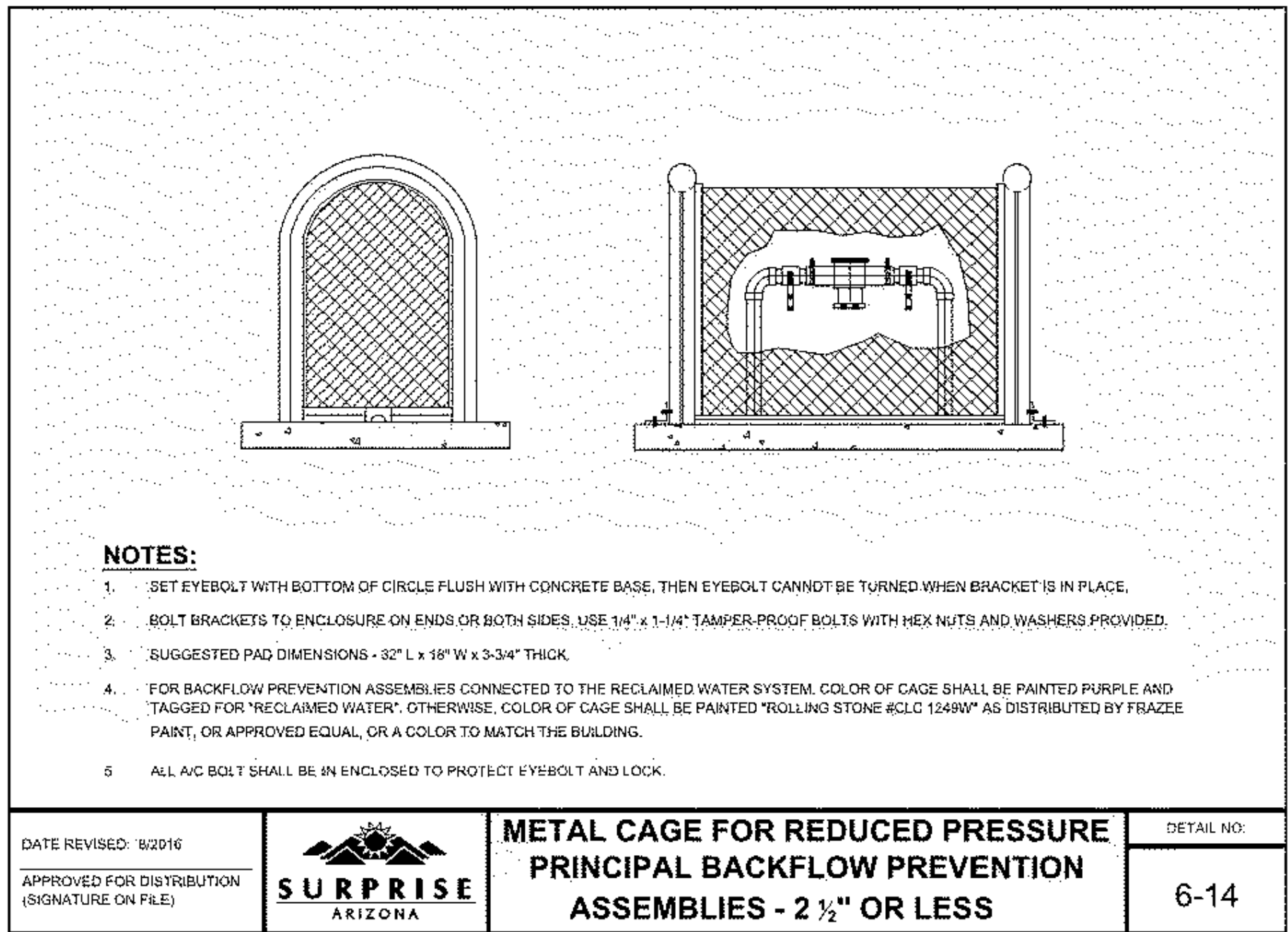
- 1 WALL, REFER TO PLANS FOR CONSTRUCTION TYPE
- 2 IRRIGATION CONTROLLER, PER IRRIGATION MATERIAL SCHEDULE
- 3 JUNCTION BOX W/ ENCLOSED MINI ON-OFF SWITCH FOR 120-VOLT WIRING & COVER PLATE
- 4 ELECTRICAL CONDUIT 120-VOLT WIRING PER ALL CODES
- 5 PVC CONDUIT FOR CONTROL VALVE WIRING. PAINT EXPOSED ELECTRICAL CONDUITS CONNECTED TO WALL MOUNTED IRRIGATION CONTROLLER TO MATCH PREDOMINANT COLOR OF BUILDING
- 6 FINISH GRADE

NOTES:

1. MOUNT CONTROLLER TO WALL WITH APPROPRIATE HARDWARE.



A TRENCHING



D BACKFLOW PREVENTOR CAGE

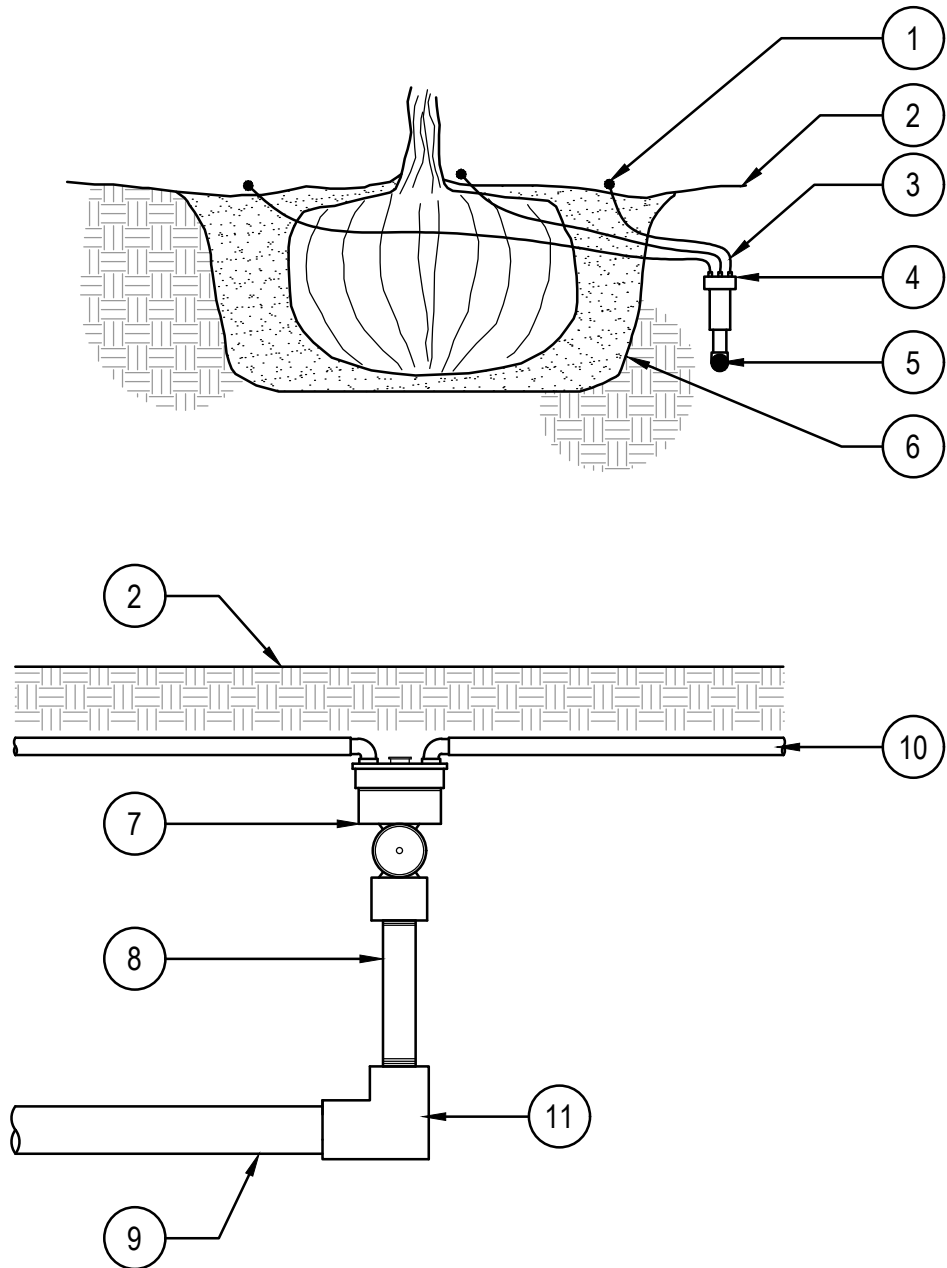
KEYNOTES:

- 1 EMISSION POINT WITH BUG PLUG
- 2 FINISH GRADE
- 3 MICROTUBING
- 4 DRIP EMITTER
- 5 PVC LATERAL
- 6 PLANT PIT
- 7 MULTI-PORT DRIP EMITTER
- 8 1/2" SCH. 80 PVC NIPPLE
- 9 LATERAL LINE
- 10 0.160x0.220 MICROTUBING
- 11 SxT PVC FITTING

NOTES:

1. INSTALL EMITTERS PER IRRIGATION MATERIAL SCHEDULE. PLACE EMITTERS ON THE UPHILL SIDE OF THE PLANT MATERIAL.
2. PRIOR TO EMITTER INSTALLATION ALL LINES, INCLUDING MICROTUBING SHALL BE FLUSHED A MIN. OF 10 MINUTES.
3. MICROTUBING NOT EXCEED 5' IN LENGTH OR BE EXPOSED NOT MORE THAN 6".
4. SPACE EMITTERS AND EMISSION POINTS EVENLY AROUND PERIMETER OF TREES' DRIP ZONE.

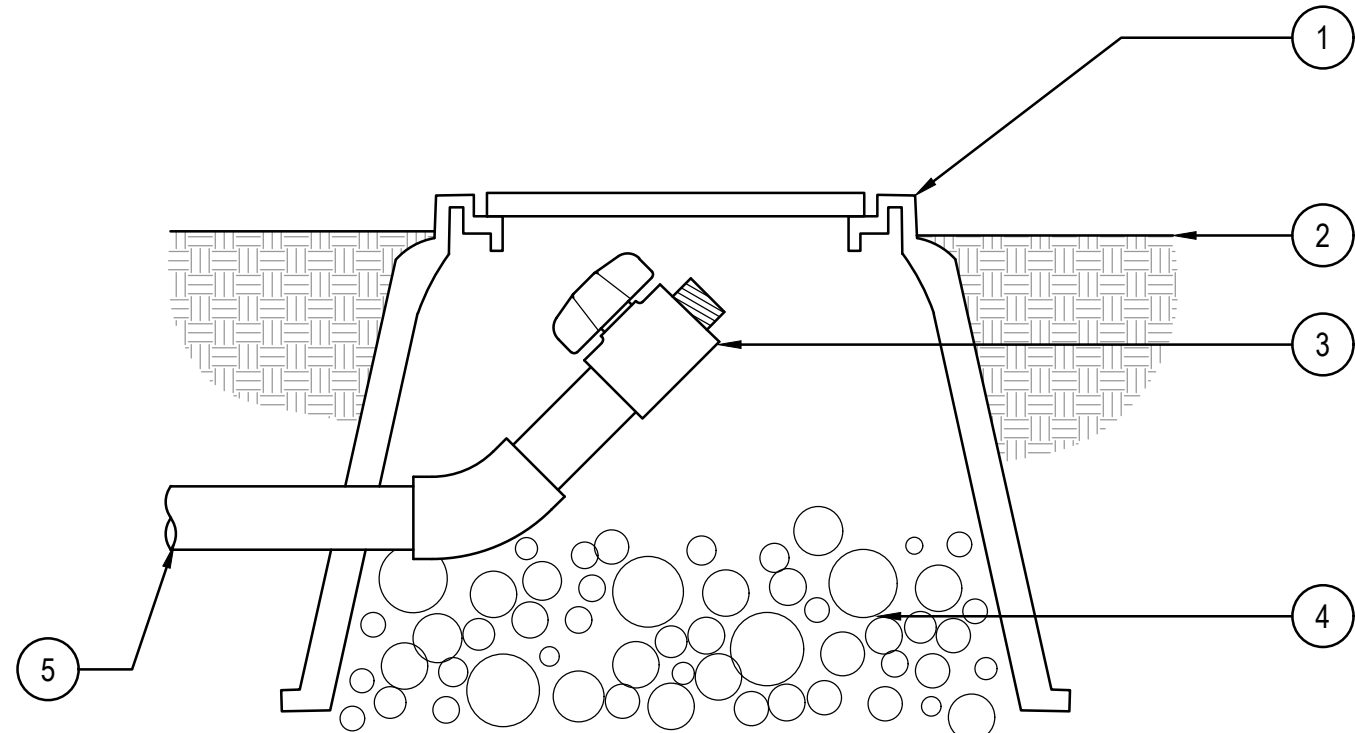
G MULTI-PORT EMITTER



E DRIP REMOTE CONTROL VALVE

KEYNOTES:

- 1 BOLT DOWN LOCKING VALVE BOX
- 2 FINISH GRADE
- 3 BALL VALVE WITH FEMALE HOSE THREADS, LINE SIZE
- 4 6" LAYER OF PEA GRAVEL
- 5 LATERAL LINE



H LATERAL LINE FLUSH VALVE

C REDUCED PRESSURE BACKFLOW PREVENTOR

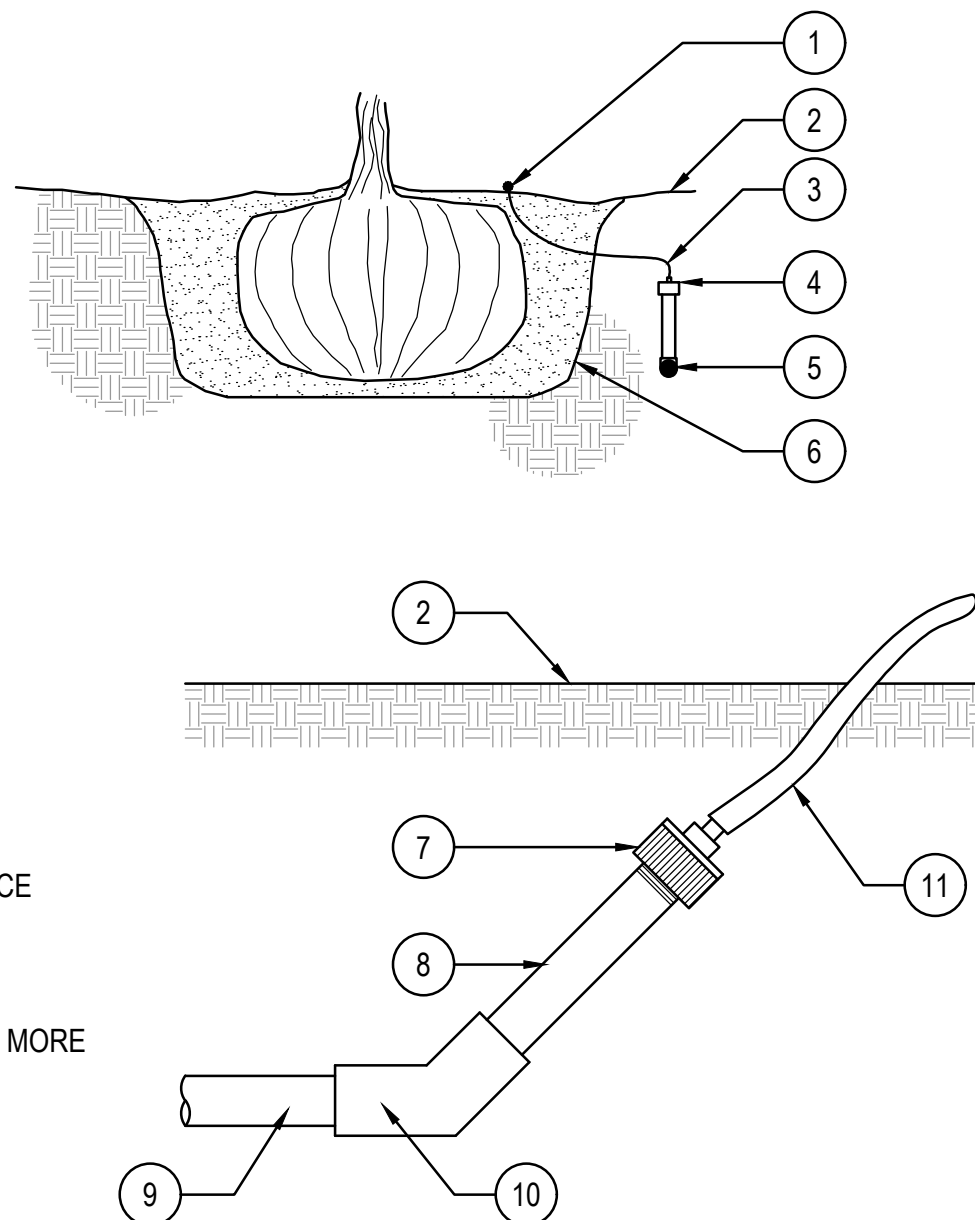
KEYNOTES:

- 1 EMISSION POINT WITH BUG PLUG
- 2 FINISH GRADE
- 3 MICROTUBING
- 4 DRIP EMITTER
- 5 PVC LATERAL
- 6 PLANT PIT
- 7 SINGLE-PORT DRIP EMITTER
- 8 1/2" SCH. 80 PVC "TOE" NIPPLE
- 9 LATERAL LINE
- 10 SxS PVC FITTING
- 11 0.160x0.220 MICROTUBING

NOTES:

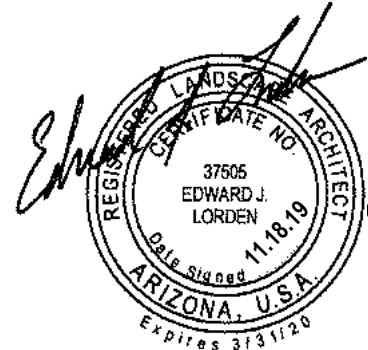
1. INSTALL EMITTERS PER IRRIGATION MATERIAL SCHEDULE. PLACE EMITTERS ON THE UPHILL SIDE OF THE PLANT MATERIAL.
2. PRIOR TO EMITTER INSTALLATION ALL LINES, INCLUDING MICROTUBING SHALL BE FLUSHED A MIN. OF 10 MINUTES.
3. MICROTUBING NOT EXCEED 5' IN LENGTH OR BE EXPOSED NOT MORE THAN 6".
4. SINGLE OUTLET EMITTERS SHALL BE USED FOR SHRUBS. MULTI-PORT EMITTERS SHALL BE USED FOR GROUND COVER.

F SINGLE-PORT EMITTER



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Surprise, AZ.

IRRIGATION DETAILS
"W RANCH"
143rd AVENUE and WADDELL ROAD
CASE NUMBER: F519-928

Drawn By: NR

Job No: 14021

Date:	4.26.15
△ TREE CHANGE	1.12.16
△ REAPPROVAL	8.8.17
△ REAPPROVAL	11.18.19
△ CITY COMMENTS	1.20.20
△ CITY COMMENTS	2.25.20

L-12 of 16



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KEYNOTES:

- 1 ELECTRIC REMOTE CONTROL VALVE, MODEL AND SIZE PER PLANS.
- 2 FINISH GRADE
- 3 PLASTIC VALVE BOX, WITH W/ LOCKING BOLT COVER SIZE AS REQUIRED TO ACCESS ALL EQUIPMENT. SET TOP OF VALVE BOX ABOVE FINISH GRADE 1/2" IN TURF AND 1" DECOMPOSED GRANITE.
- 4 ISOLATION VALVE, PER IRRIGATION MATERIAL SCHEDULE. INSTALL ONE VALVE PER TAP (TWO REMOTE CONTROL VALVES MAX. PER TAP).
- 5 SCH. 80 FITTING AS REQUIRED
- 6 6" LAYER OF PEA GRAVEL
- 7 ELECTRIC CONTROL WIRES

NOTES:

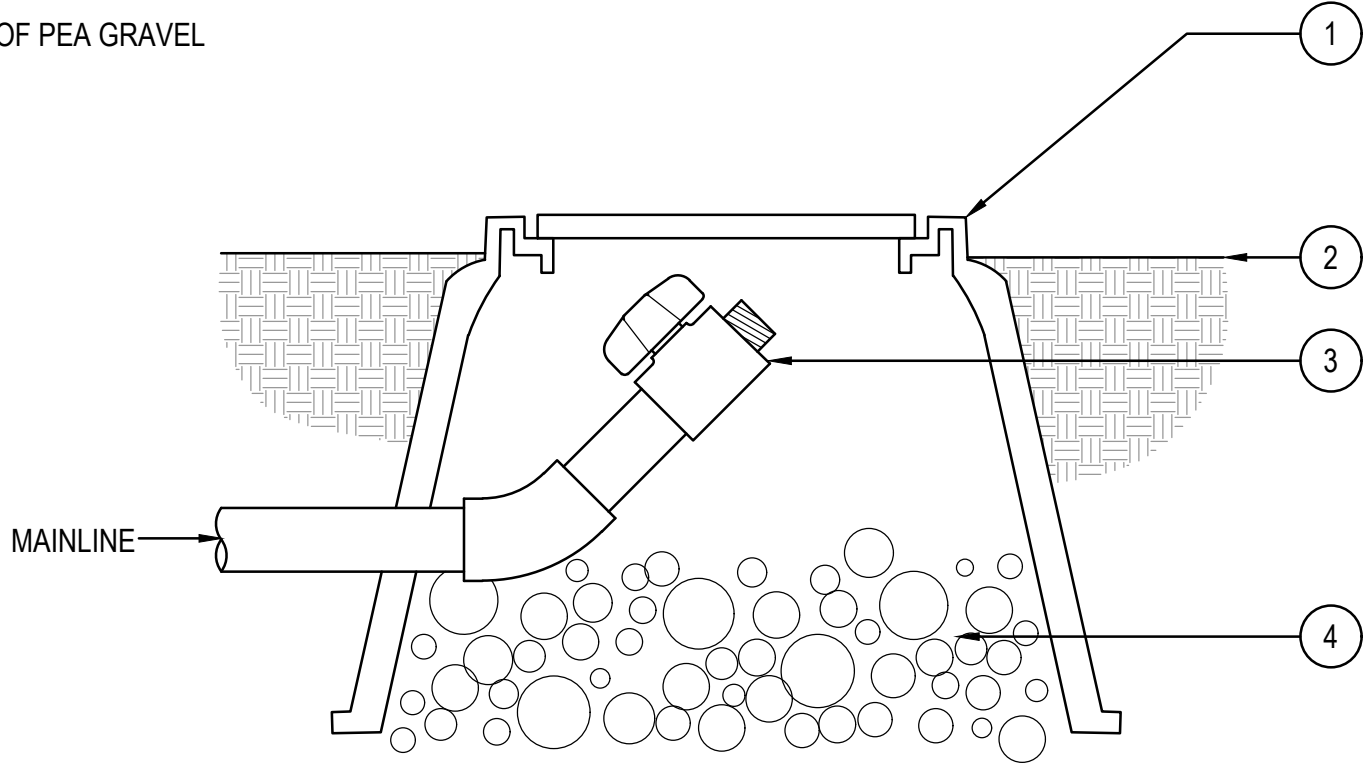
1. USE DRY-TYPE WATERPROOF CONNECTORS.
2. PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN VALVE BOX. WRAP WIRE AROUND 1/2" PIPE 15 TIMES.
3. MAINTAIN 6" BETWEEN VALVE AND TOP OF BOX.
4. EMBOSS COVER WITH 1/2" NUMBERS WHICH CORRESPOND TO VALVE NUMBERS AT IRRIGATION CONTROLLER.

I TURF REMOTE CONTROL VALVE

NOT TO SCALE

KEYNOTES:

- 1 BOLT DOWN LOCKING VALVE BOX
- 2 FINISH GRADE
- 3 BALL VALVE WITH FEMALE HOSE THREADS, LINE SIZE
- 4 6" LAYER OF PEA GRAVEL

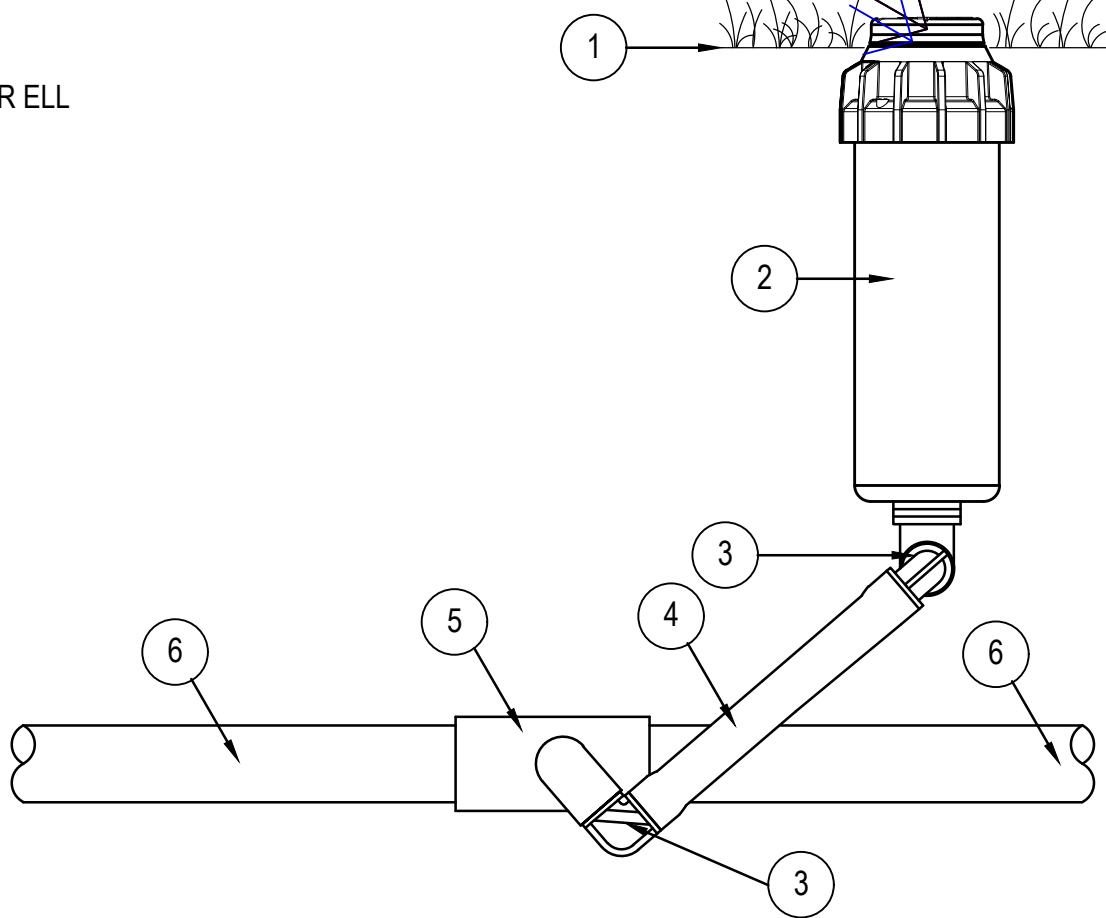


L MAINLINE FLUSH VALVE

NOT TO SCALE

KEYNOTES:

- 1 FINISH GRADE
- 2 MODEL I-20-04 ROTOR HEAD
- 3 3/4" PVC STREET ELLS (3)
- 4 SCH 80 NIPPLE
- 5 LATERAL TEE OR ELL
- 6 LATERAL PIPE



J ROTOR SPRAY HEAD

NOT TO SCALE

TREES			
TEMPERATURE	1ST YEAR	2-5 YEARS	AFTER 5 YEARS
OVER 108 DEGREES	EVERY 2 DAYS	EVERY 10 DAYS	EVERY 3 WEEKS
OVER 100 DEGREES	ONCE A WEEK	EVERY 10 DAYS	GRADUALLY EXTEND INTERVALS TO EVERY 4 WEEKS
90-100 DEGREES	EVERY 10 DAYS	EVERY 2 WEEKS	GRADUALLY EXTEND INTERVALS TO EVERY 6 WEEKS
75-90 DEGREES	EVERY 2 WEEKS	EVERY 3 WEEKS	WATER IF NO RAINFALL FOR 60 DAYS
BELOW 75 DEGREES	EVERY 30 DAYS	EVERY 30 DAYS	WATER IF NO RAINFALL FOR 60 DAYS
SHRUBS			
TEMPERATURE	1ST YEAR	2-5 YEARS	AFTER 5 YEARS
OVER 108 DEGREES	EVERY DAY	EVERY 3 DAYS	EVERY WEEK
OVER 100 DEGREES	ONCE A WEEK	EVERY 10 DAYS	EVERY 2 WEEKS
90-100 DEGREES	EVERY 10 DAYS	EVERY 2 WEEKS	EVERY 3 WEEKS
75-90 DEGREES	EVERY 2 WEEKS	EVERY 3 WEEKS	EVERY 4 - 5 WEEKS
BELOW 75 DEGREES	EVERY 30 DAYS	EVERY 30 DAYS	EVERY 4 - 5 WEEKS

NOTES:

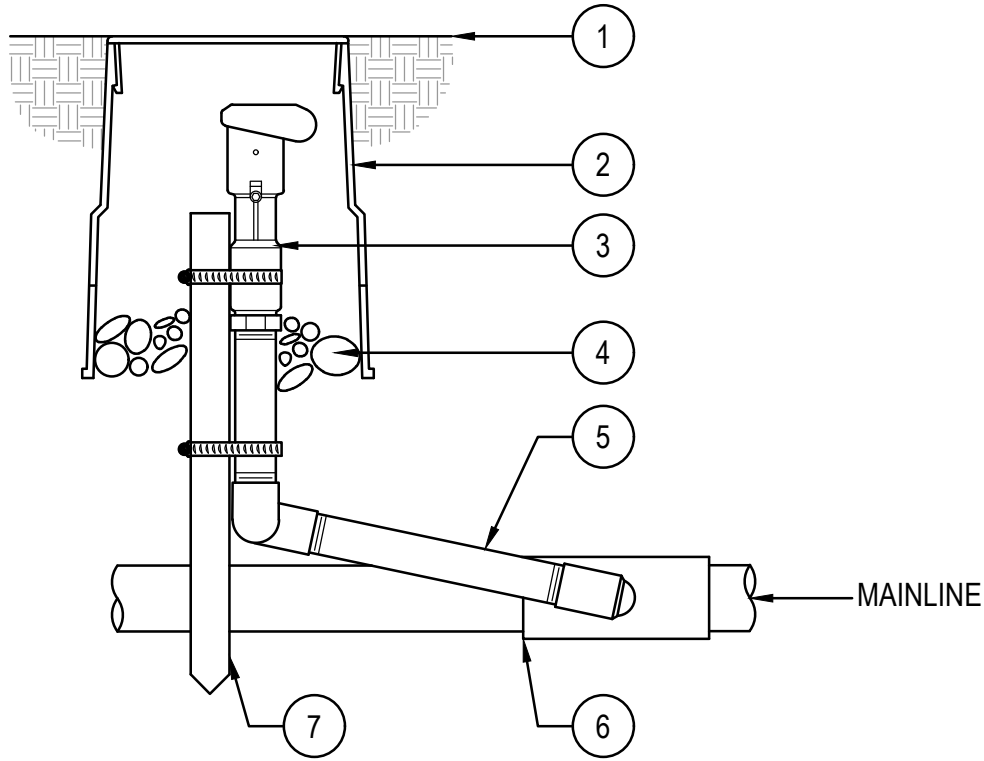
1. SMALL PLANTS IN 1 GALLON CONTAINERS NEED TO BE WATERED TWICE A WEEK.
2. THE WATERING CHART IS PROVIDED AS A GUIDE ONLY AND MUST BE ADJUSTED FOR SPECIFIC TEMPERATURE AND ENVIRONMENTAL CONDITIONS. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN ALL PLANT MATERIALS IN A THRIVING, HEALTHY CONDITIONS.

M WATERING SCHEDULE

scale

KEYNOTES:

- 1 FINISH GRADE
- 2 BOLT DOWN LOCKING VALVE BOX
- 3 QUICK-COUPLING VALVE, PER IRRIGATION MATERIAL SCHEDULE
- 4 6" LAYER OF PEA GRAVEL
- 5 PREFABRICATED SWING JOINT
- 6 TEE OR ELL AS REQUIRED
- 7 1" X 30" GALVANIZED ANGLE IRON WITH STAINLESS STEEL GEAR CLAMPS OR EQUIVALENT SUPPORT SYSTEM



NOTES:

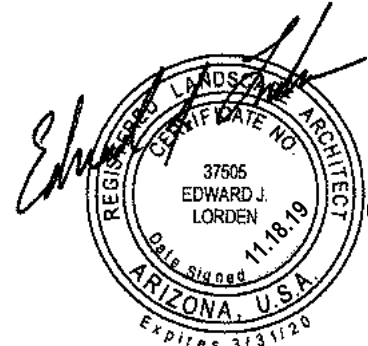
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

K QUICK COUPLING VALVE

NOT TO SCALE

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Surprise, AZ.

IRRIGATION DETAILS

"W RANCH"

143rd AVENUE and WADELL ROAD
CASE NUMBER: FS19-828

Drawn By: NR

Job No: 14021

Date:	4.26.15
△ TREE CHANGE	1.12.16
△ REAPPROVAL	8.8.17
△ REAPPROVAL	11.18.19
△ CITY COMMENTS	1.20.20
△ CITY COMMENTS	2.25.20

L-13 of 16



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PART 1 GENERAL

PORTLAND CEMENT CONCRETE PAVING

- A. General: Provide excavating and compacting of subgrade, and forming, placing and curing of concrete driveways, curbs, gutters, slabs and sidewalks in accordance with MAG.

REFERENCE STANDARDS

- A. ASTM A615 - Specification for Deformed and Plain Billet Steel Bars for Concrete Reinforcement.
B. MAG 301 - Subgrade Preparation (except payment subheading).
C. MAG 505 - Concrete Structures (except payment subheading).
D. MAG 601 - Trench Excavation Backfilling and Compaction (except payment subheading).
E. MAG 725 - Portland Cement Concrete.
F. MAG 729 - Expansion Joint Filler.
G. ADOT 615 - Concrete Curb and Gutter (except payment subheading).
H. ADOT 616 - Concrete Sidewalks, Slabs and Driveways (except payment subheading).

JOB MOCK-UP

- A. Construct sidewalk width by 4 foot long mock-up, which may be incorporated into work. Construct mock-up in time to allow evaluation of color and texture after setting.

SUBMITTALS

- A. Mix Design: Submit proposed mix design of each class of concrete including water/cement/strength curves and supporting data in accordance with requirements for product data.
B. Tests: Submit three certified copies of test results, samples and suppliers certification that materials conform to specified criteria.

PART 2 - PRODUCTS

MATERIALS

- A. Concrete Formwork: MAG 505.3.
B. Steel Reinforcement: MAG 727, types and sizes as indicated.
C. Concrete: MAG 725, ADOT 615 and ADOT 616, with following 28 day compressive strength of 2,500 psi.
D. Expansion Joint Filler: MAG 729 or ADOT 502.
E. Concrete Curing Materials:
1. Waterproof Paper, or Polyethylene Film: AASHTO M-171.
2. Liquid Membrane-Forming Compounds: AASHTO M-148.
3. Type 1 compound with either a Class A or Class B vehicle shall be used for concrete pavement, bridge decks and approach slabs.
4. Burlap Cloth (made from jute or kenaf): AASHTO M-182.
5. Cotton Mats: AASHTO M-73 "Specification for Cotton Mats for Curing Concrete".

MIXES

- A. Mix concrete in accordance with related work.
B. Compressive Strength: Minimum 3,000 psi after 28 days unless indicated otherwise.
C. Compressive Strength for Concrete in Driveways, Paving, Footings and Slabs on Expansive Soils: Minimum 3,000 psi after 28 days.
D. Slump: From 3 inches to 4 inches, unless indicated otherwise, when tested in accordance with ASTM C143.

PART 3 - EXECUTION

PREPARATION

- A. Cut existing pavements and concrete to be joined by new construction in accordance with MAG 601.2.7.
B. Construct and compact subgrades true to grades and lines indicated in accordance with MAG 301. Remove soft or unsuitable material to not less than 6 inches below subgrade elevation and replaced with acceptable material. When subgrade consists of soils with swelling characteristics, bring moisture content to optimum required for compaction by adding water, by adding and blending dry suitable material or by drying existing material. Compact subgrade to relative density of from minimum 75% to maximum 85% unless indicated otherwise.
C. Do not place material displaced in construction on base or surface material already in place or roadway, or excavated materials so it interferes with access to property or traffic flow in street.
D. Sawcut at match lines and remove concrete driveways which are necessarily disturbed by construction as required to maintain slopes as indicated by standard details.

FORMWORK AND REINFORCING

- A. Construct concrete curbs, gutters and sidewalks with conventional forms, or with appropriate machines specifically designed for construction of concrete curbs, gutters and sidewalks when approved.
B. When machines designed specifically for such work and approved are used and results are not satisfactory, discontinue use of machine and make repairs. Apply applicable requirements of construction with use of forms to use of machines.
C. Carefully set forms conforming to dimensions of curb, gutter, sidewalk and driveway to line and grade, and securely stake forms in position. Water forms and subgrade immediately prior to placing concrete.
D. Install expansion joints in straight lines and vertical planes perpendicular to longitudinal lines of sidewalks or curbs and gutters, or when in curved alignments, along radial lines. Install joints to full depth and width of concrete and matching joints in adjacent sidewalks or curb gutters. Install joints at radius points, driveways and adjoining structures and at maximum 20 feet o.c.
E. Install 1/2 inch thick expansion joint filler strips with top edge - inch below projected concrete surface. Hold joint filler strips in place with steel pins or other devices to prevent warping or deflecting of filler during placing and finishing.
F. Thoroughly clean forms after each use and coat forms with light oil, or other releasing agent which will not discolor concrete.
G. Thoroughly spade concrete away from forms so that there is no rock pockets next to forms, or compact concrete with approved mechanical vibrators. Continue tamping or vibrating until mortar flushes to surface, and coarse aggregate is below surface.

CONCRETE PLACEMENT AND FINISHING

- A. Place concrete in accordance with related work.
B. Place concrete in forms in one layer of such thickness that when compacted and finished sidewalk will be of thickness indicated.
C. After placing concrete, strike-off surface with strike-off tool guided by side forms. Tamp and consolidate concrete with suitable wood or metal tamping bar.
D. Finish surface with wood float.
E. Divide surface into rectangular areas as indicated or at approximately 5 feet o.c. with scored « inch deep control joints. Score control joints with deep cutting scoring tool.
F. Strike control or contraction joints in straight lines and vertical planes perpendicular to longitudinal lines of sidewalks or curbs and gutters, or when in curved alignments, along radial lines of curbs. Strike joints to minimum 1 inch deep and at maximum 10 feet o.c.
G. Immediately after finishing, round joint edges with edging tool having a radius of 1/8 inch, and remove concrete from over joint fillers. Completed surface shall be uniform in color and free of surface blemishes and tool marks.
H. Do not remove front face forms until concrete has initially set and has sufficient strength to carry its own weight. Do not remove gutter forms and rear forms until concrete has hardened sufficiently to prevent damage to edges. Exercise care to prevent any damage. Repair or replace any portion of concrete damaged while stripping forms. Test faces, tops, backs, and flow lines of curb and gutters with straightedge or curve template, longitudinally along surfaces. Correct any deviation in excess of ¼ inch.

TESTING OF SURFACES

- A. Test surfaces of concrete sidewalks with a 5 foot straightedge. Correct any deviation in excess of 1/8
B. Water test gutters slopes of 0.8 foot per hundred feet or less, or where unusual or special conditions cast doubt on capability of gutters to drain. Establish flow in length of gutter to be tested by supplying water from hydrants, tank trucks or other source. One hour after water supply is shut off, inspect gutter for evidence of ponding or improper shape. Correct defects when water is found ponded in gutters to « inch or greater, or on adjacent asphalt pavement.

FINISHING

- A. Finish and cure concrete in accordance with MAG 505.
B. Finish concrete with smooth trowel or heavy broom finish where indicated or directed.
C. For broom finish, drag bristle broom in one direction perpendicular to direction of traffic or to form pattern indicated.
D. Stamp name and year on work on each end of curb, gutter, or sidewalk in letters not less than 3/4 inch high.
E. Backfill behind curbs or sidewalks with soil native to area to lines and grades indicated.

PROTECTION AND REPAIR

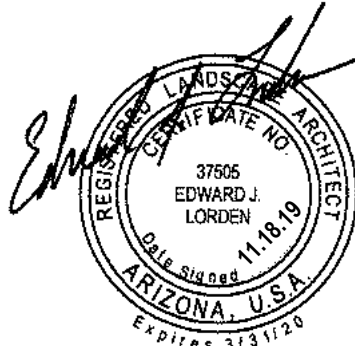
- A. Protect concrete work from damage. Repair damaged concrete and clean discolored concrete.
B. When concrete cannot be repaired and must be removed, remove damaged concrete and replace concrete between expansion joints.

TESTING

- A. Provide free access to work and cooperate with appointed firm.
B. Tests of cement and aggregates may be performed to ensure conformance with Contract Documents.
C. Three concrete test cylinders will be taken for every 100 or less cu. yds. of each class of concrete places. Make and cure concrete compressive strength test specimens in accordance with ASTM C31. Construct storage box of sufficient size and design to provide protection for cylinders stored on site.
D. One additional test cylinder will be taken during cold weather concreting, and be cured on job site under same conditions as concrete it represents.
E. One slump test will be taken in accordance with ASTM C143 for each set of compressive strength test cylinders taken.
F. Where concrete is placed by pumping, tests shall be taken at truck before concrete
G. Tests performed by testing agency personnel in accordance with ASTM C39.

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CONCRETE SPECIFICATIONS

"W RANCH"

143rd AVENUE and WADELL ROAD

CASE NUMBER: FS19-828

Surprise, AZ.

Drawn By:	NR
Job No:	14021
Date:	4.26.15
△ TREE CHANGE	1.12.16
△ REAPPROVAL	8.8.17
△ REAPPROVAL	11.18.19
△ CITY COMMENTS	1.20.20
△ CITY COMMENTS	2.25.20

L-14 of 16



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PART 1 GENERAL	
DESCRIPTION	A. Work Included: Provide all labor, materials, equipment and services as necessary to complete all Landscaping work as shown on the Drawings and as specified herein. B. Related work described elsewhere: 1. Coordinate with Grading, Drainage, and Paving Drawings.
CODES, RULES, AND SAFETY ORDERS	
A. All work and materials to be in full accordance with the latest rules and regulations of Safety Orders of Division of Industrial Safety; the Uniform Building Code, and other applicable laws and regulations, including all City codes. Nothing in these Specifications is to be construed to permit Work not conforming to these codes. Should the Contract Documents be at variance with the aforementioned rules and regulations, notify Landscape Architect and get his instructions before proceeding with the Work affected.	
GUARANTEE	
A. Plant Guarantee: Warrant all new transplanted plant material to remain alive and be in a healthy, vigorous condition throughout the Contract and 90-day Landscape guarantee period shall have a new guarantee period of 90 days beginning with the time of replacement. If landscape installation as specified herein is not completed prior to September 1, the plant guarantee and landscape maintenance period shall be extended to May 1 of the following year. B. Replacement of Plants: All plants that are dead or, as determined by the Landscape Architect or Owner's Representative, are in an unhealthy or damaged condition are to be replaced. The cost of such replacement(s) is at Contractor's expense. C. Conditions of Plant Guarantee: Warranty shall not include damage or loss of trees, shrubs, and ground covers caused by floods, fires, freezing rains, lightning storms or winter kill caused by extreme cold and severe winter conditions not typical of planting area. All damage caused from acts of negligence from Contractor's operations and maintenance shall be repaired and replaced at Contractor's expense. D. Hydroseeding shall be performed only during the time of day and during seasons when satisfactory result can be expected unless authorized in writing by the architect. E. Composted organic humus shall be tested by the soils testing laboratory prior to being used. F. Nitrogen stabilized sawdust shall be derived from redwood or fir and shall be granular in nature, stabilized with nitrogen and shall have a minimum organic content of 90% by weight, particle size with 95% to 100% passing 2.33 mm standard sieve, 0.5% nitrogen, 1.75 salinity, iron content minimum 0.08% dilute acid soluble Fe (dry weight), ash 0 to 6% (dry weight), ph of 5.5 to 6.0. G. Sand shall be fine, clean and natural, free from deleterious material, weed seed, clay balls, or rock with minimum 95% . passing a No. 4 sieve and maximum of 10% passing a No. 100 sieve. H. Gypsum shall be agriculture grade with 90% minimum calcium sulfate. I. Fertilizer shall be commercially mixed and packaged pelleted or granular form N-P-K blend with micro nutrients as recommended by an approved soils report. J. Dolomite lime shall be agricultural grade with 35% minimum magnesium carbonate and 49% minimum calcium carbonate with 100% passing a No. 65 sieve. K. Stolons shall be supplied from West Coast Turf and shall be (to be specified.) The stolons shall be completely healthy and free of weeds, disease an insect infestations. L. Net weight should not be less than (to be specified) lbs. per bushel.	
COORDINATION AND RESPONSIBILITY	
A. Utilities: Before commencing work on the site, become thoroughly acquainted with layout of all underground utilities and structures over the entire site. All requisite repairs to damage caused by Work of this Section shall be at the Contractor's expense. B. Coordinate and cooperate with other Contractors working on the site for successful completion of the project, including irrigation work to insure successful integration with the landscaping. C. Finish rough grades. Finish grades will take the forms shown on the grading and drainage plans. Coordinate Work of this Section with other work relating to Grading and Drainage. See Landscape Details for finish design grades adjacent to curbs and sidewalks.	
INSPECTIONS	
A. Periodic Inspection: During the course of construction the Landscape Architect may visit the site and inspect work in progress at his discretion. B. Scheduled Inspections: The Contractor must notify the Landscape Architect for inspection at the following periods: 1. Prior to planting trees, shrubs, and ground covers to inspect plant material delivered to site and inspect plant pits and backfill mixture. It shall be the responsibility of the Contractor to have all plant material at site, backfill mixture stockpiled, and all tree pits excavated prior to Landscape Architect visiting site. 2. At completion of all work in accordance with Contract Documents.	
SUBSTITUTIONS	
A. Plant Substitution: Plants of kinds other than those indicated n the plant list will be considered by the Landscape Architect upon submission of proof that any plant is not procurable in the region. Replacement plant will be approved on the grounds that it resembles the plant specified in regards to appearance, ultimate height, shape, habit of growth, general soil, and other requirements. In no case shall the average cost and value of the substituted plants be more than the cost and value of the plants indicated. All substitutions must be submitted in writing no more than seven (7) days after the notice to proceed and approval of the substitution must be acknowledged by the Landscape Architect in writing before approval is granted.	
PART 2 PRODUCTS	
PLANT MATERIALS	
A. Conform to requirements of Plant Schedule on Drawings. Caliper, spread, and height, as specified in the Plant Schedule on Drawings will take precedence over the container size. Container size is given as a minimum rootball size only. B. Quality: Sound, healthy, vigorous, free from plant disease, insects, pests, or their eggs and noxious weeds. Container stock shall be well established and free of excessive rootbound conditions. C. Inspection of Plant Materials required by City, County, State, or Federal authorities shall be the responsibility of the Contractor. Secure permits or certificates prior to delivery of plants to site. D. Acceptance or rejection of plant material will be determined by the City, Owner, or the Owner's Representative on the project site. Plants are subject to inspection and approval or rejection at any time before or during progress of work for size, variety, condition, latent defects and injuries. Rejected plants shall be removed from the project site immediately. E. Equipment shall have a built in agitation system and operating . capacity sufficient to agitate, suspend and homogeneously mix a slurry containing not less than 20 kilos (44 lbs.) of organic mulching amendment plus fertilizer, chemical additives and solids for each 100 gallons of water. F. Cellulose Fiber Mulch: Apply at a minimum rate of 1500 lbs./ac. G. Fertilizers: Best 6-20-20 or Best 15-15-15 or approved equal applied at rate appropriate for product. H. Organic tackifier shall be applied at rate of 70 lbs./acre. I. Hydroseed mix shall be applied at the lbs./100 sq.ft. designated on the planting plans.	
TREE STAKES AND WIRE TIES FOR TREE STAKING AND GUYING	
A. Tree Stakes: Two inch diameter new lodgepole pine treated with copper nepthenate or approved equal. Length or stake as required for maximum support of tree. B. Wire & Rubber Ties: #12 gauge annealed, galvanized steel inserted through new or used 1/2 inch green rubber garden hose. Staking procedure subject to approval.	

SOIL AMENDMENTS	
A. Mulch Used in Plant Backfill Mix and Soil Preparation in Lawn Areas: Maricopa Mulch as produced by Western Organics, Phoenix, AZ or approved equal. Well-rotted wood fiber, commercially prepared and processed for ninety-eight (98) percent organic content and composted to support bacterial cultures; pH range to be 6.8-7.2. Mulch shall contain a minimum 1.0 percent nitrogen on a dry weight basis. B. Fertilizer tablets for plant pits: Best (21 gram) with a guaranteed analysis of 20% Nitrogen, 10% available Phosphoric Acid, 5% Potash, 2% combined Calcium, 1.5% Sulfur, .36% Iron, .43% Zinc, and .18% Manganese. C. All plants with the exception of Ground covers in flats and turf areas to receive Agriform (20-10-5) plant tabs at the following rates: • 1 gallon 1 - 21 gram tablets • 5 gallons 2 - 21 gram tablets • 15 gallons 4 - 21 gram tablets • 24" box 6 - 21 gram tablets • 36" box & Palm Trees 8 - 21 gram tablets D. Set tablets 3" below finished grade and space evenly around plant's perimeter. E. Ammonium Phosphate: (16-20-0) with a guaranteed analysis of 16% Nitrogen, 20% available Phosphoric Acid. F. Plant backfill Mix: Planting backfill shall be a thoroughly blended mixture of soil and soil amendments at the following mixtures: • Mulch 1/3 c.y. • Topsoil 2/3 c.y.	

APPROVED TOPSOIL	
A. Topsoil content: 20-45% Silt, 14-20% Clay, and 30-60% sand with a minimum of 5% organic material (natural or added). The pH shall not be lower than 6.0 nor higher than 7.8. Soluble Salts shall not exceed 1200 ppm. B. Topsoil quality: Screened, fertile, friable soil from well drained arable land and free from nutgrass, refuse, roots, heavy clay, noxious weeds and any material toxic to plant growth. Provide the Landscape Architect with a soil analysis by an independent testing laboratory for verification prior to having topsoil delivered to site. Soil analysis shall be at the expense of the Contractor.	

MATERIALS USED FOR TOP DRESSING OF SHRUBS AND GROUNDCOVER PLANTERS	
A. Decomposed granite: Refer to plans for color and size. Contractor to provide samples to Landscape Architect for approval. Decomposed granite shall consist of granular fragments of quartz and feldspar. The material shall remain stable when saturated in water. All material shall be from a single production source.	

WEED CONTROL CHEMICALS	
A. The Applicator of all Weed Control Materials shall be licensed by the State of Arizona as a pest control operator and a pest control advisor in addition to holding any subcontractor licenses that are required. B. Prior to the installation of any weed control materials, the pest control advisor shall submit to the Landscape Architect a list of the weed control materials and quantities per acre intended for use in controlling the weed types prevalent and expected on the site. Pest control advisor shall furnish data to demonstrate the compatibility of the weed control materials and methods with the intended planting varieties. C. Weed control shall eliminate all nut grass, Johnson grass, burr clover, spurge and other invasive weeds common to the area. D. No material or method shall affect the landscape planting or hydrosprig germination and establishment. Materials and methods must conform to Federal, State and Local Regulations. E. Weed control shall be applied to all lawn and planting areas with adequate time to meet manufacturer's recommendations. If after application, weeds reappear prior to planting, reapplications will be provided per manufacturer's recommendations. If weeds reappear after planting, additional weed control will be applied in a manner not to damage or retard the growth of plant material. Any plant material damaged or killed during this process or as a result of the application of weed control material, shall be replaced at no cost to the Owner. 1. Selective contact systemic herbicides: Compatible with existing plant material to remain and having no residual. Use in quantities and strengths recommended by manufacturer. 2. Pre-emergent herbicides: Use pre-emergent herbicide(s) compatible with newly planted materials in quantities and strength recommended by manufacturer. Use only approved weed control materials and a licensed applicator.	

PART 3 EXECUTION	
SITE PREPARATION	
A. Protection: Take care in performing Work of this Section to avoid conditions which will create hazards. Post signs or barriers as required. B. Prior to Planting Operations: All top growth of grass, weeds, and other unwanted plant material shall be removed from all areas to be planted. Contractor shall spray all existing grass and weeds with specified contact systemic herbicide a minimum of two times per manufacturer's instructions. Do not spray plant material and turf to remain. Protect as required. C. Inspection of conditions: Examine related work including irrigation and grading of surface before proceeding with any work and notify the Landscape Architect in writing on conditions which may prevent the proper execution of this work. Failure to report unsuitable conditions will require the contractor to rectify the unacceptable work at no additional cost to the Owner. D. Water all plant areas thoroughly to saturate upper layers of soil prior to the hydroseeding operation. E. Allow the planting area soil surface to dry out for one day only prior to hydroseeding application. Exercise care not to allow the soil surface to be overly saturated with water prior to the hydroseeding installation. At the same time the soil surface should not become too dry during this period. There should be some residual moisture within the first 1/4 inch of the soil surface. F. Prior to starting the hydroseeding operation, notify the Landscape Architect forty eight (48) hours in advance to be present at start of hydroseeding. G. Apply the hydroseeding in the form of a slurry consisting of organic soil amendments, commercial fertilizer, and any other chemicals that are called out. When hydraulically sprayed onto the soil, the mulch shall form a blotter-like material. Direct the spray operation so that this procedure will drill and mix the slurry components into the soil, the slurry will also penetrate the soil surface, thus ensuring maximum impregnation and coverage. The impregnation and mixing of the components will help in retaining moisture while stabilizing soil surface from superficial erosion. H. Do not let hydroseeding slurry components in the hydroseeding machine for more than two (2) hours because of possible seed destruction. If slurry components are left for more than two hours in the machine, add 50% more of the originally specified seed mix to any slurry mixture that has not been applied within the two hours after mixing. Add 75% more of the original seed mix to any slurry mixture which has not been applied eight (8) hours after mixing. All mixtures more than eight (8) hours old must be disposed, off-site, at the contractor's expense. I. Spray the area with a uniform visible coat, using the dark color of the cellulose fiber as a visual guide. The slurry shall be applied in a downward drilling motion via a fan steam nozzle. Insure that all of the slurry components enter and mix with the soil. Insure the uniformity of the hydroseed application. The hydraulic contractor shall be approved by the Landscape Architect. J. Exercise special care to prevent any of the slurry from being sprayed onto any hardscape areas including concrete walks, fences, walls, buildings, etc. Remove all slurry sprayed onto these surfaces at the contractor's expense. K. Contractor shall save all seed and fertilizer tags and fiber, mulch bags for the Landscape Architect to verify compliance with the drawings and specifications. L. The Landscape Architect shall be present during hydroseeding operation and has final determination if conditions are acceptable for hydroseeding application.	

M. Upon acceptance of hydroseeding operations, maintain all hydroseeding areas for a period of 90 calendar days as follows: 1. Germination stage irrigation: Approximately 25 hours after hydroseeding the planting areas, initiate the watering sequence. Leave the water on long enough to moisten the soil thoroughly to the depth of the slurry mulch taking care not to super saturate or wash away the slurry and seed. Perform frequent, light irrigation until the seed has germinated. Repair all seed washings and erosion. 2. Establishment stage irrigation: After germination, reduce each watering. The specific watering program shall be approved by the Landscape Architect.	
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SITE PREPARATION	
N. Fertilization: Fertilize all hydroseed areas with an approved commercial fertilizer, 30 days from the start of the maintenance period and continuing once every 60 calendar days until the completion of the 90 calendar day maintenance period. O. Weeding: All concentrated developments of weed growth appearing in the seed mix planting areas during maintenance period shall be removed at two (2) week intervals. The contractor may elect to remove such concentrations of weeds manually or by an approved herbicide program. P. Minimum Coverage and Acceptance: 1. Minimum coverage: Final acceptance may be given at the end of the 90 calendar day maintenance period if an acceptable germination of turf and adequate plant establishment has been obtained, as determined by the Landscape Architect. 2. Final approval and acceptance will be given in writing by the Landscape Architect following a final acceptance inspection. The Landscape Architect reserves the option to extend the maintenance period to achieve complete germination of all turf or other plant materials with a uniform height, color and density throughout all hydroseeded areas.	

FINISH GRADING	
A. Coordinate with Rough Grading. Provide and place additional specified topsoil as required to facilitate drainage patterns. B. Direct surface drainage in manner indicated on Grading and Drainage Drawings by molding surface to facilitate natural run-off of water. Fill low spots and pockets with topsoil and grade to drain properly.	

PLANT MATERIALS	
A. Examination: Before proceeding with work, check and verify dimensions and quantities. Report variations between Drawings and Site to Landscape Archtect before proceeding with work. All planting indicated on Drawings is required unless otherwise indicated. B. Protection: Take care and preparation in Work to avoid conditions which will create hazards. Post signs or barriers as required. Provide adequate means for protection from damage through excessive erosion, flooding, heavy rains, etc. Replace or repair damaged areas as required at no cost to Owner. C. Installation: Do not plant trees, shrubs, and ground covers until major construction operations are completed, soil preparation is complete, and irrigation system is in full operation. 1. Layout individual tree locations and areas of multiple shrub and groundcover plantings. Stake locations and secure acceptance from Landscape Architect before planting. Make minor adjustments as requested. 2. Excavate plant pits to minimum dimensions detailed on Drawings. 3. Remove plant from container and place immediately in plant hole over compacted backfill mix. Place trees, shrubs, and ground covers in holes to conform to planting details on drawings. 4. Backfill with homogeneous mixture of specified backfill. Add fertilizer tablets in plant pits in quantities specified. 5. Settle by firming and watering to bring ball down to proper level as shown on Drawings. Do not use muddy soil for backfilling. Make adjustments in positions of plants as directed. 6. Thoroughly water plants immediately after planting.	

TREE STAKING, BRACING, AND GUYING	
A. Support for Trees: In planting trees 36 - inch box and smaller, include placement of tree stakes in plant pits outside of plant rootball. Drive stakes into undisturbed soil a minimum of 12 inches before backfilling so tree roots are not damaged. 1. Backfill with homogeneous mixture of specified backfill. Add fertilizer tablets in plant pits in quantities specified. 2. Settle by firming and watering to bring ball down to proper level as shown on Details. Do not use muddy soil for backfilling. Make adjustments in positions of plants as directed. 3. Thoroughly water plants immediately after planting. B. Lodgepole stakes shall be installed in a vertical position with tops of stakes at the same level. C. Wire Ties: Tie tree to stakes as detailed on Drawings. Install single strand of galvanized wire through section of rubber hose. Length of hose shall be long enough to protect tree trunk from wire. Secure wire to stake by stapling and remove excess wire ends.	

TOP-DRESSING OF PLANTERS	
A. Rake and grade smooth subgrade removing all rocks larger than 1/4 inch in diameter and deleterious material. B. Apply specified pre-emergent herbicide to subgrade in accordance with manufacturer's recommendations. C. Place decomposed granite to a 2-inch depth and rake to a neat finish appearance. Finish grade of granite to be 1-1/2 inch below top of walks, concrete headers, and paving.	

FINISH APPEARANCE	
A. Clean Up and Repair: Clean all sidewalks, walls, and planting areas of debris, soil and chemical stains, and waste materials. B. Finish Appearance: Prior to final acceptance of landscaping by Owner, all new and transplanted plant material shall be in a healthy state of growth, planter areas weed free, trees have been staked as detailed, and all landscaping, headers, and planter top dressing have been installed as per Contract documents.	

LANDSCAPE MAINTENANCE	
A. General: Contractor will be responsible for the health and growth of all new and transplanted landscaping for 90 days from preliminary acceptance of landscape work by Owner or Owner's Representative. B. Replace landscaping that is dead or appears dead as directed by Landscape Architect. Make replacements within 10 days of notification. C. Provide written instructions on maintenance requirements. D. Submit instructions to Landscape Architect for forwarding to Owner's Custodian. E. Trees, Shrubs, and Plants 1. Maintain by pruning, cultivating, and weeding as required for health growth. 2. Restore planting basins.	

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PLANTING SPECIFICATIONS

"W RANCH"

143rd AVENUE and WADDELL ROAD

CASE NUMBER: FS19-828

Drawn By: **NR**

Job No: **14021**

Date: **4.26.15**

△ TREE CHANGE **1.12.16**

△ REAPPROVAL **8.8.17**

△ REAPPROVAL **11.18.19**

△ CITY COMMENTS **1.20.20**

△ CITY COMMENTS **2.25.20**

L-15 of 16

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PART 1 GENERAL	
GENERAL SYSTEM DESCRIPTION	A. Work Included: Furnish and install new irrigation system as described in Contract Documents complete with accessories necessary for proper function.
INTENT OF CONTRACT DOCUMENTS	A. It is the intention of this Specification to accomplish the work of installing a new irrigation system to operate in an efficient and satisfactory manner. The Specification can only indicate the intent of the work to be performed rather than a detailed description of the performance of the work. It shall be the responsibility of the Contractor to install said materials and equipment in such a manner that they shall operate efficiently and evenly and support optimum plant growth and health. B. The Landscape Architect and/or their Consultant shall be the sole judge of the true intent of the Drawings and Specifications and of the quality of all materials furnished in performance of the contract. C. In the event of any discrepancies between the Drawings and the Specification, the final decision as to which shall be made by the Landscape Architect and/or his consultant. The Contractor will be compelled to act on this decision as directed. In the event the installation is contradictory to the direction of the Landscape Architect, the installation shall be rectified by the Contractor at no additional cost. Any such discrepancies shall be immediately brought to the attention of the Landscape Architect by the Contractor. D. Make use of all data in all of the Contract Documents including manufacturer's catalogs and verify the information on-site prior to bidding on this work and also at the time of installation.
QUALITY ASSURANCE	A. Regulatory requirements: Work and materials shall be in accordance with latest rules and regulations, and other applicable state, county or local laws. Nothing in Contract Documents is to be construed to permit work not conforming to these codes.
PRODUCT STORAGE	A. During construction, store and protect materials from damage and prolonged exposure to sunlight.
WARRANTY	A. One Year: Shall include filling and repairing depressions and replacing plantings due to settlement of irrigation trenches.
PERMITS AND REGULATIONS	A. The Contractor shall give all notices and pay all fees necessary for completion of work under this contract, and shall obtain and pay for all permits and licenses over all or any part of the work as drawn and specified.
EXAMINATION OF SITE	A. The Contractor shall be held to have examined the project sites and to have compared it with the drawings and specifications, to have carefully examined all of the Contract Documents and to have satisfied himself as to the conditions under which the work is to be performed before entering into a Contract for this work. No allowance shall subsequently be made on behalf of the Contractor on account of an error, negligence or failure to acquaint himself with the conditions of the sites, existing utility locations and easements, or of the streets or roads approaching the site. Submit any questions in writing prior to commencement of the job.
SAFEGUARDS	A. The Contractor shall maintain sufficient safeguards, such as railing, temporary walks, lights, barricades, etc., against the occurrence of accidents, injuries or damage to any person or property resulting from the work, and shall alone be responsible for the same if such occurs.
PROTECTION OF WORK AND PROPERTY	A. The Contractor shall continuously maintain adequate protection of all work and materials from damage, destruction, or loss, and shall protect the Owner's property from damage arising in connection with this Contract. He shall make good any such damage, destruction, loss, or injury. He shall adequately protect adjacent property as provided by law and the Contract Documents. B. Prior to excavation for irrigation piping or equipment, Contractor shall contact Bluestake (602-263-1100) for location of underground utility lines and take proper precautions to avoid damage to such improvements. In the event of a conflict between such lines and irrigation piping or equipment locations, Contractor shall notify the Landscape Architect who will arrange for the relocation of one or the other. The Contractor assumes responsibility for making repairs for damages resulting from work as herein specified.
PART 2 PRODUCTS	
MATERIALS	A. Materials equipment, apparatus and appliances used throughout the systems shall be new and pristine perfect condition. B. Equipment or materials installed or furnished without the prior approval of the Landscape Architect will be rejected and such materials removed from the site at no cost to the Owner or Landscape Architect
PIPE, PIPE FITTINGS, AND CONNECTIONS FOR IRRIGATION SYSTEM:	A. All pipe shall be free of blisters, internal striations, cracks, or any defects or imperfections. Pipe shall be continuously and permanently marked with Dimension Ration No., Manufacturer's name, size, schedule, or pressure class, type, and working pressure, material code designation, seal of the testing agency that verified the suitability of the pipe material (NSF). Pipe size schedule shown on Drawings is a minimum. Larger sizes may be substituted without additional cost to Owner or Landscape Architect. 1. Plastic Pipe: - Sleeves: Schedule 80 PVC (polyvinyl chloride) Solvent Weld Pipe complying with ASTM Designation D-1785, latest edition. - Pressure Lines: 2-1/2" diameter and smaller schedule 40 PVC (polyvinyl chloride) Solvent Weld Pipe complying with ASTM Designation D-1785, latest edition (minimum pressure rating 200 psi). 3" diameter and larger pressure Class 200 PVC SDR21, PVC-1120, Type 1, Grade 1, complying with ASTM designation D-2241 PVC SDR-PR Pipe Specification. - Non-Pressure Lines: Pressure Class 200 PVC SDR21, PVC-1120, Type 1, Grade 1, complying with ASTM designation D-2241 PVC SDR-PR Pipe Specification. 2. Plastic Pipe Fittings: - Threaded Type: Schedule 80, Type 1, Grade 1, 1. Polyvinyl Chloride (PVC) per ASTM D1784, D2464, and D2467, uniformly gray in color, manufactured by Spears or approved equal. - Slip socket Type: Schedule 40, Type 1, Grade 1, Polyvinyl Chloride (PVC) per ASTM D-2466 and D-1784 uniformly white in color. Manufactured by Spears or approved equal. (Note: Use epoxy coated steel fitting for rubber ring and gasketed mainline.) 3. Copper Pipe: - Copper pipe shall be Type "K" in accordance with. ASTM B88. Copper pipe shall be jointed with the appropriate solder type wrought copper pressure fittings for 2 1/2 inch and smaller sizes.
PIPE CONNECTION MATERIALS	A. Joint compound for threaded connections: Teflon tape, or approved equal UL listed. B. Adhesive solvents and primer for all classes and schedules of PVC. Slow drying solvent cement shall be used whenever ambient air temperature is 90 degrees F. or higher. P-70 purple primer and slow-set solvent cement as manufactured by Industrial Polychemical Service, Gardena, California. C. Solvent for Slip-Fit flex vinyl hose and fittings: Shall be P-70 primer and #795 solvent cement as manufactured by Industrial Polychemical Service, Gardena, California. D. All cans of solvents and primers shall have labels intact and shall be stamped with the date of manufacture. No cans dated over two years old will be permitted.

AUTOMATIC CONTROLLERS	A. Make and Models as shown on Drawings. Contractor to provide 110V Power to controllers on a dedicated circuit. Submit shop drawing of electrical schematic to Landscape Architect prior to installing controller. B. Control Valves: Shall be of size and type indicated on Drawings. C. Control wire shall be UF-UL listed, color coded copper conductor direct burial size No. 14 AWS. Tape control wire to side of main line every 10 feet. Where control wire leaves main or lateral line, enclose it in Class 200 PVC conduit. Use waterproof wire connectors at splices and locate all splices within valve boxes.
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PRESSURE REDUCING VALVES, Y-STRAINERS, AND FLUSH VALVES	A. Make and Models as shown on Drawings.
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VALVE BOXES	A. Rectangular or round heavy duty plastic valve boxes with green, tan or purple bolt-down lid or approved equal. Valve boxes shall be large enough for easy removal or maintenance of valves. Minimum size for rectangular boxes shall have top dimensions of 13 inches x 20 inches x 12 inches deep. Valve box tops to be factory marked with the work "Irrigation". Provide and install Manufacturer's valve box extensions as required to enclose valves and equipment.
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BACKFILL MATERIALS	A. Irrigation Pipe Trench Backfill 1. 2 - inch cover and bedding for pressure irrigation mainline and all Non-Pressure Laterals: Screened soil having no rock or debris larger than 1/4 inch. 2. Other Backfill Materials: Clean native soil with no rock or debris larger than 1/2 inch. B. Pea gravel (for use around drains and valves) 1. 1/2 inch maximum round, water worn, washed rock.
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PART 3 EXECUTION	
GENERAL	A. Contractor shall obtain all information pertaining to locations of all existing and proposed utilities, lines, and appurtenances prior to irrigation installation. B. Contractor shall be responsible for making connections to existing piping, valves, conduit, and appurtenances not in his contract utilizing proper adaptation tools and procedures. Water line shut downs/trenching at mains are Contractor's responsibility. No change orders for connections or installation are warranted.

LAYOUT AND VERIFICATION	A. Locations and drawings are diagrammatic and approximate only. Actual work shall be changed and adjusted to meet existing conditions and obtain complete water coverage. All fittings that are necessary for proper connections such as swing joints, offsets, and reducing bushings are not shown but shall be installed as directed. B. Minor changes in locations of irrigation equipment and piping from locations shown on drawings shall be made to avoid utilities, structures, etc. at the Contractor's expense. C. The Contractor shall be held responsible for relocation of any items without first obtaining the Landscape Architect's approval. The Contractor shall remove and relocate such items at his expense if so directed by the Landscape Architect. D. Before starting work on irrigation system, carefully check all grades to determine that work may safely proceed, keeping within the specified minimum depths. The Contractor shall be aware of the fact that the Drawings are based on horizontal dimensions. Actual measurements taken along the slope of a bank will differ from those shown on the Drawings.
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TRENCHING AND BACKFILLING	A. Over-excavate trenches 2 inches and bring back to indicated depth by filling with backfill material specified in this Section. Lay pipe on bedding material providing a firm, uniform bearing. Unless otherwise specified, the minimum depth of cover over pipelines and conduits shall be as follows: 1. Reclaimed Water Pressure Mainline: 36 inches minimum. 2. Pressure Mainline: 18 inches minimum. 3. Non-Pressure Lateral lines servicing Emitters: 12 inches minimum. 5. Sleeves under Paving: 10 inches minimum below sub-base. B. Do not cover pressure main, non-pressure lateral sprinkler pipe, or fittings until Landscape Architect has inspected and approved systems. Balance of trench backfill material shall be as specified. Compact backfill soil using recommended mechanical compaction equipment to densities as follows: Under pavement: 95%. In landscaped areas: 90%.
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SLEEVING	A. Sleeve all water lines and control wires under walks and paving. Size sleeve two pipe sizes larger than pipe to be sleeved and extend sleeves 6 inches minimum beyond walk or pavement edge.
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INSTALLING PLASTIC SOLVENT WELD PIPE	A. Install plastic pipe in a manner to provide for expansion and contraction as recommended by Manufacturer. Cut plastic pipe square and remove burrs at cut ends prior to installation so unobstructed flow will result. 1. Do not make solvent weld joints if ambient temperature is below 40 degrees F. 2. Clean mating pipe and fitting with clean, dry cloth and apply one coat of P-70 primer to each. 3. Apply uniform coat of specified solvent to outside pipe. 4. Apply solvent to inside fitting in a similar manner. 5. Reapply a light coat of solvent to pipe and quickly insert into fitting. 6. Give pipe or fitting a quarter turn to insure even distribution of solvent and make sure pipe is inserted to full depth of socket. 7. Hold in position for 15 seconds minimum or long enough to secure joint. 8. Wipe off solvent appearing at outer shoulder of fitting to PVC pipe. 9. Allow Joints to set at least 24 hours before applying pressure 10. Tape threaded connections with Teflon tape as per manufacturer's written recommendations.
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METAL PIPE	A. All threaded pipe connections shall be made using Teflon tape applied to male threads only. (Note: Do not tape Acme threads on swing joints.) B. Metal to non-metallic connections: couplings connecting metal to non-metallic items shall be of the same material as the metallic item or as shown on respective detail. C. When connection is plastic to metal, PVC male adapters complete the connection. Joints shall be made with two wraps of Teflon tape and hand-tightened plus one turn with a strap wrench. D. Conduit Installation: Metallic Conduit shall be used and assembled as per Manufacturer's written specifications and per local codes where wiring is routed above grade. E. Stub conduit into control cabinetry as indicated by manufacturer.
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PIPE CLOSING AND FLUSHING	A. Pipe closing: Openings in piping system are to be capped and plugged, leaving caps and plugs in place until removal is necessary for completion of installation. Prevent dirt and debris from entering pipe and equipment at all times. B. Flushing: All pipes and tubing are to be thoroughly flushed out before installing valve caps, or sprinkler heads. After flushing, proceed to install aforementioned equipment, and center load the lines. Joints, fittings, and connections are to remain visible.
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PURGING	A. Immediately prior to hydrostatic testing, all irrigation lines shall be thoroughly purged of all entrapped air. B. Mainline piping system may be tested in sections. Lateral systems shall be tested valve by valve. C. Adjust zone control valves and install temporary caps in order to force water to be discharged from a single outlet. D. Introduce water into lines to be tested at full operating pressure head. Observe water flow at end discharge point until determination is made that all air and residual debris have been expelled from the line.
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HYDROSTATIC PRESSURE TESTING	A. While the necessary piping system components are exposed, and under the direct observation of the Landscape Architect, all piping is to be subjected to a hydrostatic testing. 1. Contractor is to supply all testing equipment including caps, valves, pumps, tanks, and gauges. 2. Calibration of pressure gauges shall be such that accurate determination of potential pressure loss can be ascertained. 3. Pressure gauges are required at a minimum of two locations on the section of piping being tested. B. Piping shall be tested as follows: 1. Test supply lines of 150 psi for a minimum of four (4) hours with an allowable loss of 5 psi. 2. Test lateral lines at 76 psi for a minimum of one (1) hour with an allowable loss of 5 psi. 3. Test Drip Emitter lines at 40 psi for a minimum of one (1) hour with an allowable loss of 3 psi. C. Remedy any failures and retest until the system meets the requirements. During the tests, regardless of the amount of leakage, all detectable leaks are to be stopped and all defects corrected. D. Materials and installation procedure used for making corrections are to be the same as specified herein.
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INSTALLATION OF DRIP IRRIGATION	A. Entire drip irrigation system shall be installed per details on drawings. B. Do not install emitters until flushing, purging, and pressure testing of system is completed.
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CONTROL VALVES AND CONTROLLER	A. Install controllers, control wires, and valves as detailed on Drawings and in accordance with manufacturer's written recommendations and according to electrical codes. Install only one remote control valve box positioned over valve so that all parts of valve can be reached for service. Install pea gravel sump as detailed on drawings. Valve box shall be reasonably free from dirt and debris. Clearance between the highest part of the valve and the bottom of valve box and/or the valve box knock-outs shall be a minimum 2 inches (the box must not rest on piping)
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FIELD QUALITY CONTROL	A. Test pressure and lateral lines and make certain there are no leaks before backfilling. Notify Landscape Architect prior to testing.
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MAINTENANCE	A. Provide the following services during the maintenance period: 1. On a daily basis, check complete operation of the irrigation system. Adjust equipment to obtain maximum efficiency. 2. During the last two weeks of the maintenance period, provide equipment familiarization and instruction on the total operation of the system to the grounds maintenance personnel who will assume responsibility for system operation.
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1048 N. 44th Street
Suite 200 ▲ Phoenix, AZ 85008
Ofc: (602) 952-8585 ▲ Fax: 952-8686

IRRIGATION SPECIFICATIONS

"W RANCH"

143rd AVENUE and WADELL ROAD

CASE NUMBER: FS19-828

Surprise, AZ.

Drawn By:	NR
Job No:	14021
Date:	4.26.15
△ TREE CHANGE	1.12.16
△ REAPPROVAL	8.8.17
△ REAPPROVAL	11.18.19
△ CITY COMMENTS	1.20.20
△ CITY COMMENTS	2.25.20
L-16	of 16



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

4 December 2019

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

Ms. Lorraine Nevarez
Planning Project Coordinator
Community Development
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS19-828; W Ranch (APN: 501-17-025D)

Dear Ms. Nevarez

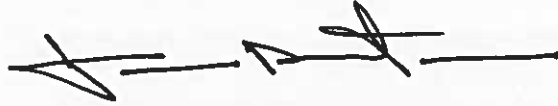
Thank you for the opportunity to provide comments on the Final Plat for W Ranch. The site sits on 10.5 acres of vacant land located at northeast corner of 144th Ave and Waddell Rd in Surprise AZ. This request is for 24 single-family residential units for a density of approximately 2 du/ac. The site is approximately .25 miles outside the Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone." as defined by A.R.S. § 28-8461 and is outside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

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

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

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

Sincerely

A handwritten signature in black ink, appearing to read 'JAMES R. MITCHELL', with a stylized flourish at the end.

JAMES R. MITCHELL

cc:

Colonel Scott W. Walker, Vice Commander, 56th Fighter Wing

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



FS19-828

W Ranch

Final Plat

Mayor and City Council – May 5, 2020

VICINITY MAP

FS19-828
W Ranch



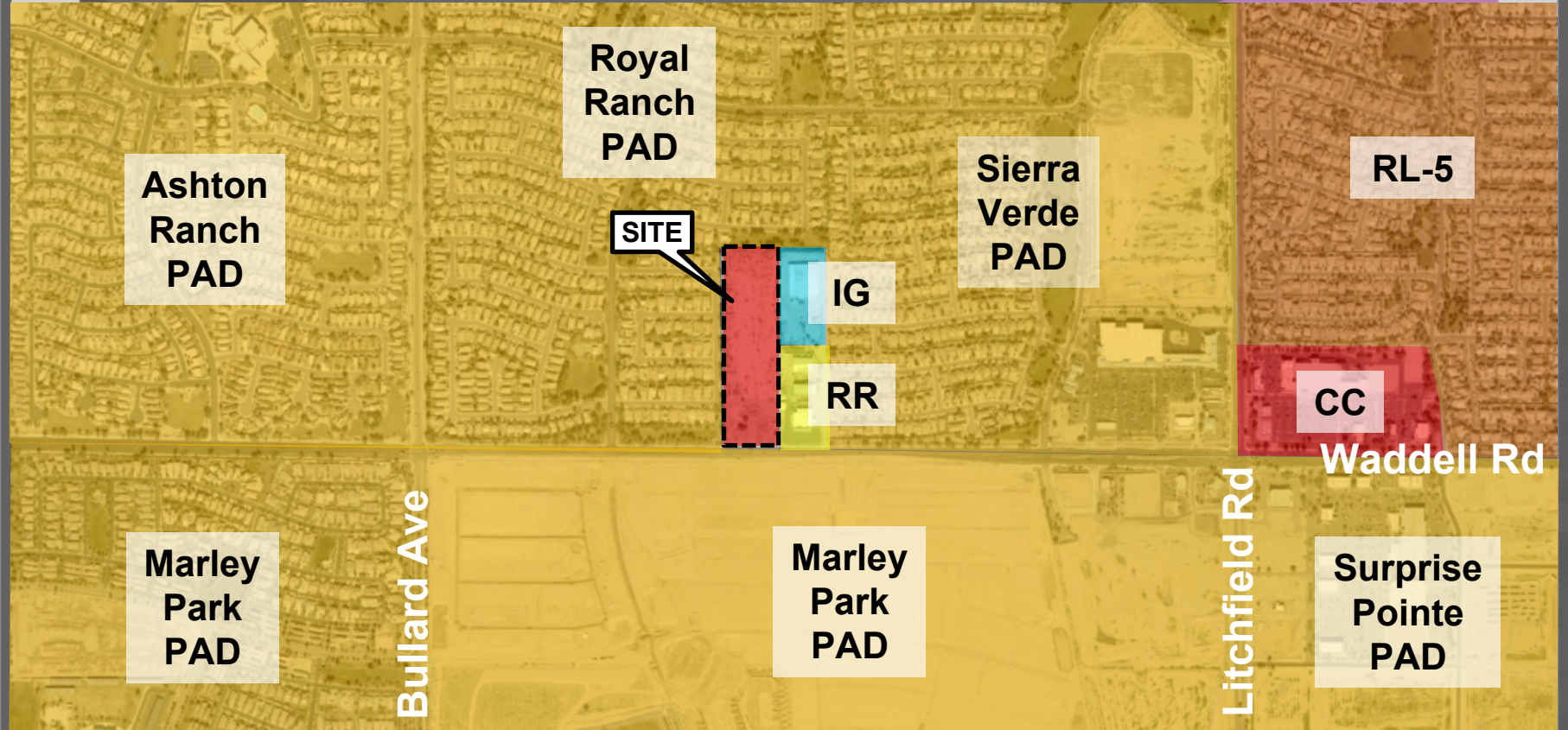
VICINITY MAP

FS19-828
W Ranch



ZONING MAP

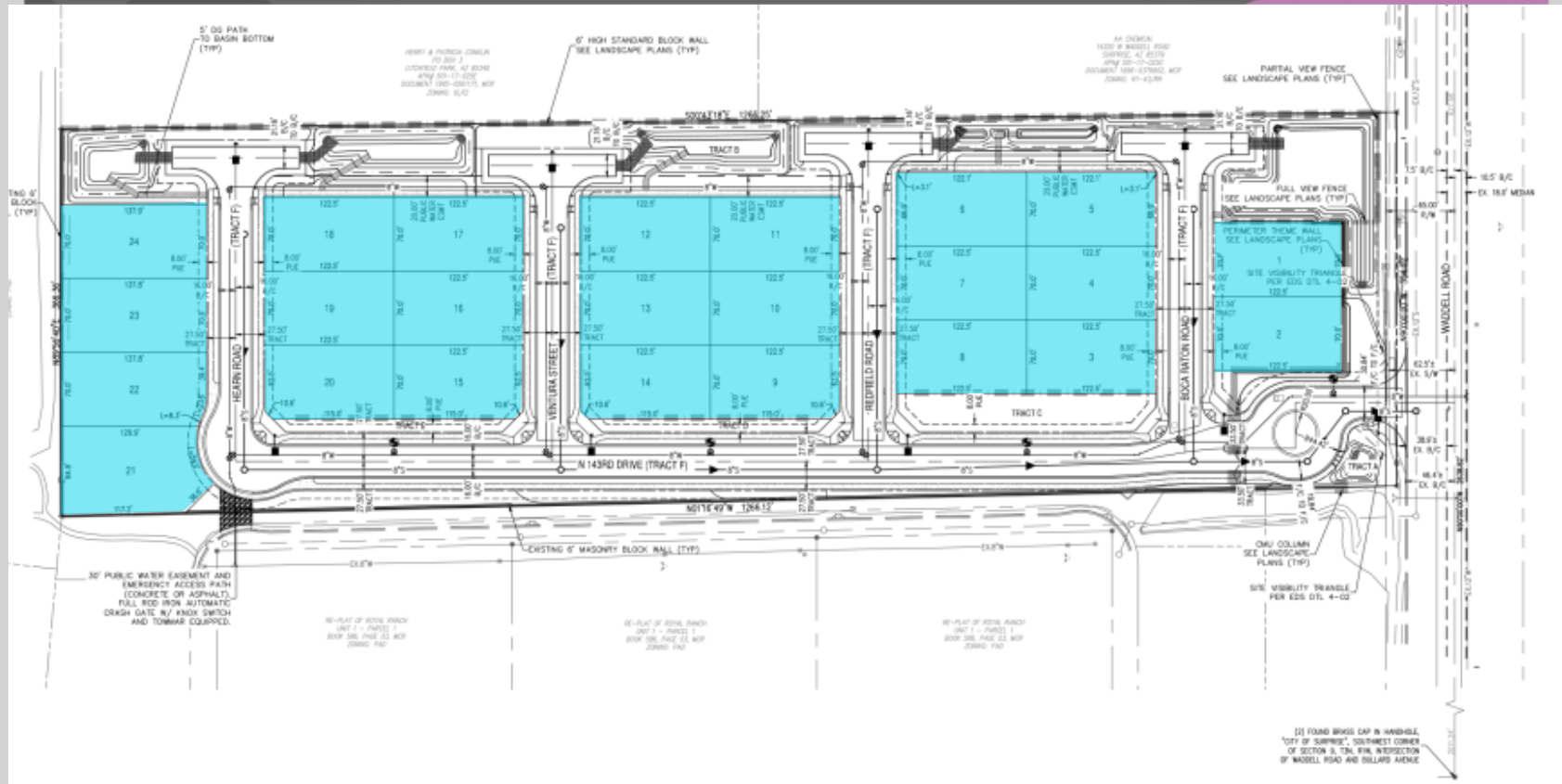
FS19-828
W Ranch



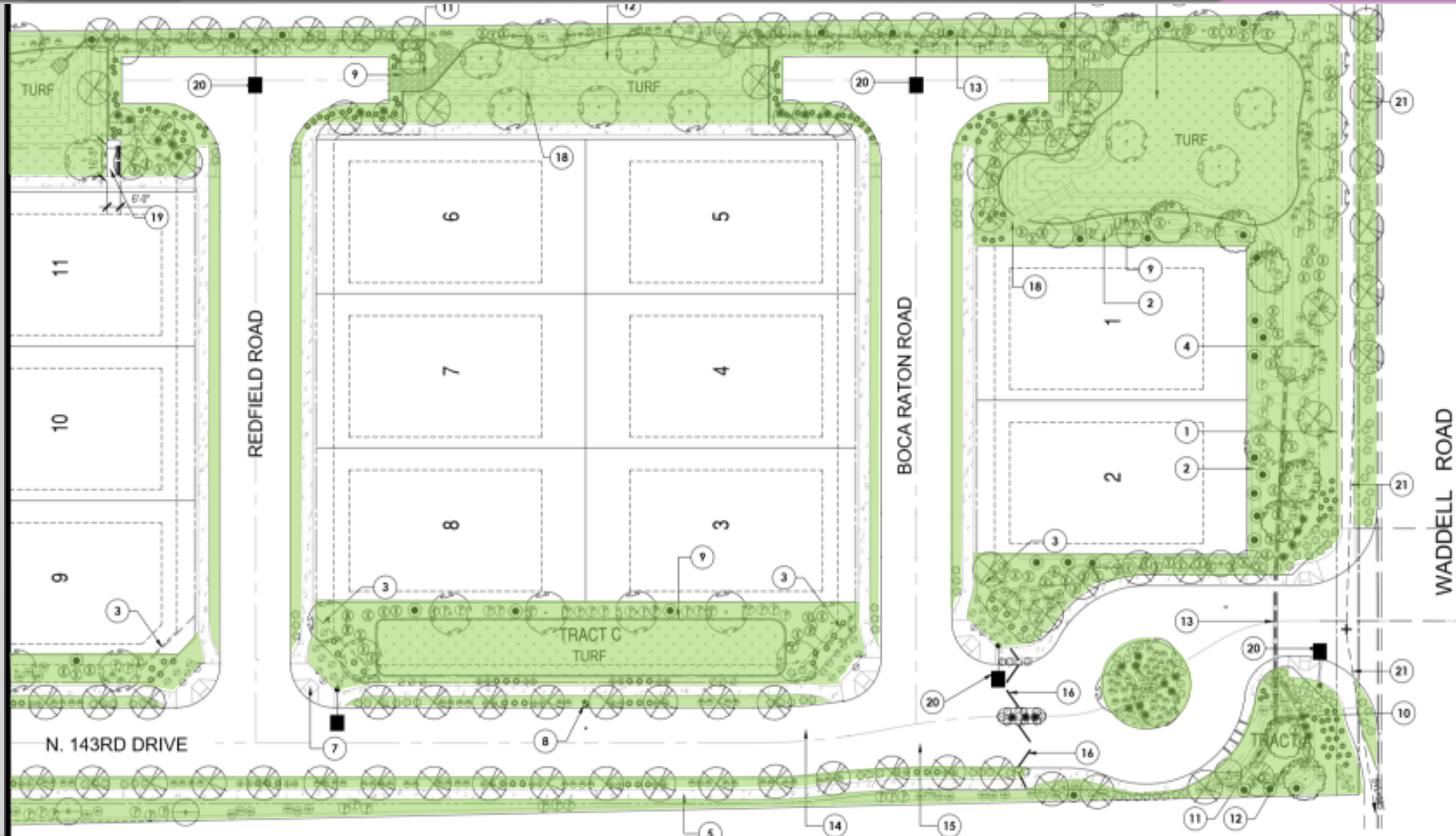
PRELIMINARY PLAT

SITE DATA			
TRACT AREA	422,480.00 SF	10.24 AC	
NET AREA	422,480.00 SF	10.24 AC	
LOT SUMMARY			
LOT TOTAL	24		
TOTAL LOT AREA	171,080.00 SF	3.90 AC	
AREA OF LOTS	7,125.00 SF	0.16 AC	
AREA OF LOTS	8,240.00 SF	0.19 AC	
AREA OF LOTS	10,800.00 SF	0.25 AC	
AREA OF LOTS	12,000.00 SF	0.28 AC	
AREA OF LOTS	13,200.00 SF	0.30 AC	
AREA OF LOTS	14,400.00 SF	0.33 AC	
AREA OF LOTS	15,600.00 SF	0.36 AC	
AREA OF LOTS	16,800.00 SF	0.38 AC	
AREA OF LOTS	18,000.00 SF	0.41 AC	
AREA OF LOTS	19,200.00 SF	0.44 AC	
AREA OF LOTS	20,400.00 SF	0.47 AC	
AREA OF LOTS	21,600.00 SF	0.50 AC	
AREA OF LOTS	22,800.00 SF	0.52 AC	
AREA OF LOTS	24,000.00 SF	0.55 AC	
AREA OF LOTS	25,200.00 SF	0.58 AC	
AREA OF LOTS	26,400.00 SF	0.61 AC	
AREA OF LOTS	27,600.00 SF	0.63 AC	
AREA OF LOTS	28,800.00 SF	0.66 AC	
AREA OF LOTS	30,000.00 SF	0.69 AC	
AREA OF LOTS	31,200.00 SF	0.72 AC	
AREA OF LOTS	32,400.00 SF	0.75 AC	
AREA OF LOTS	33,600.00 SF	0.77 AC	
AREA OF LOTS	34,800.00 SF	0.80 AC	
AREA OF LOTS	36,000.00 SF	0.83 AC	
AREA OF LOTS	37,200.00 SF	0.86 AC	
AREA OF LOTS	38,400.00 SF	0.88 AC	
AREA OF LOTS	39,600.00 SF	0.91 AC	
AREA OF LOTS	40,800.00 SF	0.94 AC	
AREA OF LOTS	42,000.00 SF	0.97 AC	
AREA OF LOTS	43,200.00 SF	1.00 AC	
AREA OF LOTS	44,400.00 SF	1.03 AC	
AREA OF LOTS	45,600.00 SF	1.06 AC	
AREA OF LOTS	46,800.00 SF	1.08 AC	
AREA OF LOTS	48,000.00 SF	1.11 AC	
AREA OF LOTS	49,200.00 SF	1.14 AC	
AREA OF LOTS	50,400.00 SF	1.17 AC	
AREA OF LOTS	51,600.00 SF	1.20 AC	
AREA OF LOTS	52,800.00 SF	1.22 AC	
AREA OF LOTS	54,000.00 SF	1.25 AC	
AREA OF LOTS	55,200.00 SF	1.28 AC	
AREA OF LOTS	56,400.00 SF	1.31 AC	
AREA OF LOTS	57,600.00 SF	1.34 AC	
AREA OF LOTS	58,800.00 SF	1.37 AC	
AREA OF LOTS	60,000.00 SF	1.40 AC	
AREA OF LOTS	61,200.00 SF	1.42 AC	
AREA OF LOTS	62,400.00 SF	1.45 AC	
AREA OF LOTS	63,600.00 SF	1.48 AC	
AREA OF LOTS	64,800.00 SF	1.51 AC	
AREA OF LOTS	66,000.00 SF	1.54 AC	
AREA OF LOTS	67,200.00 SF	1.57 AC	
AREA OF LOTS	68,400.00 SF	1.60 AC	
AREA OF LOTS	69,600.00 SF	1.62 AC	
AREA OF LOTS	70,800.00 SF	1.65 AC	
AREA OF LOTS	72,000.00 SF	1.68 AC	
AREA OF LOTS	73,200.00 SF	1.71 AC	
AREA OF LOTS	74,400.00 SF	1.74 AC	
AREA OF LOTS	75,600.00 SF	1.77 AC	
AREA OF LOTS	76,800.00 SF	1.80 AC	
AREA OF LOTS	78,000.00 SF	1.83 AC	
AREA OF LOTS	79,200.00 SF	1.86 AC	
AREA OF LOTS	80,400.00 SF	1.88 AC	
AREA OF LOTS	81,600.00 SF	1.91 AC	
AREA OF LOTS	82,800.00 SF	1.94 AC	
AREA OF LOTS	84,000.00 SF	1.97 AC	
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AREA OF LOTS	86,400.00 SF	2.03 AC	
AREA OF LOTS	87,600.00 SF	2.06 AC	
AREA OF LOTS	88,800.00 SF	2.08 AC	
AREA OF LOTS	90,000.00 SF	2.11 AC	
AREA OF LOTS	91,200.00 SF	2.14 AC	
AREA OF LOTS	92,400.00 SF	2.17 AC	
AREA OF LOTS	93,600.00 SF	2.20 AC	
AREA OF LOTS	94,800.00 SF	2.22 AC	
AREA OF LOTS	96,000.00 SF	2.25 AC	
AREA OF LOTS	97,200.00 SF	2.28 AC	
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AREA OF LOTS	100,800.00 SF	2.37 AC	
AREA OF LOTS	102,000.00 SF	2.40 AC	
AREA OF LOTS	103,200.00 SF	2.42 AC	
AREA OF LOTS	104,400.00 SF	2.45 AC	
AREA OF LOTS	105,600.00 SF	2.48 AC	
AREA OF LOTS	106,800.00 SF	2.51 AC	
AREA OF LOTS	108,000.00 SF	2.54 AC	
AREA OF LOTS	109,200.00 SF	2.57 AC	
AREA OF LOTS	110,400.00 SF	2.60 AC	
AREA OF LOTS	111,600.00 SF	2.62 AC	
AREA OF LOTS	112,800.00 SF	2.65 AC	
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AREA OF LOTS	117,600.00 SF	2.77 AC	
AREA OF LOTS	118,800.00 SF	2.80 AC	
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AREA OF LOTS	124,800.00 SF	2.94 AC	
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AREA OF LOTS	128,400.00 SF	3.03 AC	
AREA OF LOTS	129,600.00 SF	3.06 AC	
AREA OF LOTS	130,800.00 SF	3.08 AC	
AREA OF LOTS	132,000.00 SF	3.11 AC	
AREA OF LOTS	133,200.00 SF	3.14 AC	
AREA OF LOTS	134,400.00 SF	3.17 AC	
AREA OF LOTS	135,600.00 SF	3.20 AC	
AREA OF LOTS	136,800.00 SF	3.22 AC	
AREA OF LOTS	138,000.00 SF	3.25 AC	
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AREA OF LOTS	162,000.00 SF	3.83 AC	
AREA OF LOTS	163,200.00 SF	3.86 AC	
AREA OF LOTS	164,400.00 SF	3.88 AC	
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AREA OF LOTS	180,000.00 SF	4.25 AC	
AREA OF LOTS	181,200.00 SF	4.28 AC	
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AREA OF LOTS	225,600.00 SF	5.34 AC	
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AREA OF LOTS	278,400.00 SF	6.60 AC	
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AREA OF LOTS	286,800.00 SF	6.80 AC	
AREA OF LOTS	288,000.00 SF	6.83 AC	
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AREA OF LOTS	296,400.00 SF	7.03 AC	
AREA OF LOTS	297,600.00 SF	7.06 AC	
AREA OF LOTS	298,800.00 SF	7.08 AC	
AREA OF LOTS	300,000.00 SF	7.11 AC	
AREA OF LOTS	301,200.00 SF	7.14 AC	
AREA OF LOTS	302,400.00 SF	7.17 AC	
AREA OF LOTS	303,600.00 SF	7.20 AC	
AREA OF LOTS	304,800.00 SF	7.22 AC	
AREA OF LOTS	306,000.00 SF	7.25 AC	
AREA OF LOTS	307,200.00 SF	7.28 AC	
AREA OF LOTS	308,400.00 SF	7.31 AC	
AREA OF LOTS	309,600.00 SF	7.34 AC	
AREA OF LOTS	310,800.00 SF	7.37 AC	
AREA OF LOTS	312,000.00 SF	7.40 AC	
AREA OF LOTS	313,200.00 SF	7.42 AC	
AREA OF LOTS	314,400.00 SF	7.45 AC	
AREA OF LOTS	315,600.00 SF	7.48 AC	
AREA OF LOTS	316,800.00 SF	7.51 AC	
AREA OF LOTS	318,000.00 SF	7.54 AC	
AREA OF LOTS	319,200.00 SF	7.57 AC	
AREA OF LOTS	320,400.00 SF	7.60 AC	
AREA OF LOTS	321,600.00 SF	7.62 AC	
AREA OF LOTS	322,800.00 SF	7.65 AC	
AREA OF LOTS	324,000.00 SF	7.68 AC	
AREA OF LOTS	325,200.00 SF	7.71 AC	
AREA OF LOTS	326,400.00 SF	7.74 AC	
AREA OF LOTS	327,600.00 SF	7.77 AC	
AREA OF LOTS	328,800.00 SF	7.80 AC	
AREA OF LOTS	330,000.00 SF	7.83 AC	
AREA OF LOTS	331,200.00 SF		

PRELIMINARY PLAT



LANDSCAPE



LANDSCAPE





QUESTIONS OR COMMENTS?

Thank You

Date: March 3, 2020

To: Finance

From: Lari Beth Kirkendall, Real Property Manager

Re: FS19-828 Final Plat of W Ranch Right of Way Valuation

The Value of the Right of Way associated with the Final Plat of W Ranch FS19-828 is \$17,705.00.

The area being dedicated as right-of-way is 3,541 square feet. The value of the land is \$5.00/sq foot.



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: May 5, 2020 Contact Person: Robert Kuhfuss
Submitting Department: Community Development District: District 5
Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to the approval of the Final Plat entitled, "Civic Center Plaza" and dated April 4, 2020, an approximately 132.5 acre property generally bounded by Bell Road on the north, Greenway Road on the south, Litchfield Road on the east, and Bullard Avenue on the west.

Motion:

I move to approve the Final Plat entitled, "Civic Center Plaza" and dated April 4, 2020.

Background:

The City of Surprise owns certain lands within the Surprise Center PAD. Within those lands are certain roadways that are held in fee title by the City of Surprise, but are not dedicated as right-of-way. The subject Final Plat will create publicly dedicated rights-of-way while also defining the boundaries of two (2) city-owned lots and one (1) city-owned tract.

Objective Analysis:

The subject request involves a Final Plat covering portions of land currently owned by the City of Surprise for the purpose of dedicating certain rights-of-way, while defining individual parcels and tracts. The subject Final Plat creates two (2) lots, one (1) tract, and approximately 48.5 acres of dedicated road right-of-way.

Policy Compliant:

The requested Final Plat is consistent with the Surprise Center PAD and advances the goals and policies of the General Plan.

Financial Impact:

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

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

1. 00 FS20-089 Civic Center Plaza Final Plat Staff Report
 2. 01 FS20-089 Civic Center Plaza Final Plat Vicinity Map
 3. City Center Plat Sheet 1 Revision 2 24x36
 4. City Center Plat Sheet 2 Revised 24x36
 5. City Center Plat Sheet 3 Revised 24x36
 6. 03 FS20-089 Civic Center Plaza Final Plat Luke AFB Comments
 7. 04 FS20-089 Civic Center Plaza Final Plat Presentation
-

Case: FS20-089

Project Name: Civic Center Plaza Final Plat

Council District: 5 - Palm

City Council Date: May 5, 2020

Planner: Robert H. Kuhfuss, AICP

Owner: City of Surprise

Applicant: City of Surprise

Request: Final Plat of Civic Center Plaza

Site Location: Generally bounded by Bell Road on the north, Greenway Road on the south, Litchfield Road on the east, and Bullard Avenue on the west.

Site Size: 132.5 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 Surprise Center PAD.
- 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 place approximately 48.5 acres of publically owned land as dedicated right-of-way while redefining the boundaries of two (2) city-owned parcels.

Denial of the requested Final Plat will have the effect of keeping the current configuration.

44 **Additional Information:**

45

46 The City of Surprise owns certain lands within the Surprise Center PAD. Within those lands are
47 certain roadways that are held in fee title by the City of Surprise, but are not dedicated as right-
48 of-way. The subject Final Plat will create publicly dedicated rights-of-way, while also defining
49 the boundaries of two (2) city-owned lots and one (1) city-owned tract.

50

51 **Attachments:**

52

53 01 Vicinity Map

54 02 Final Plat

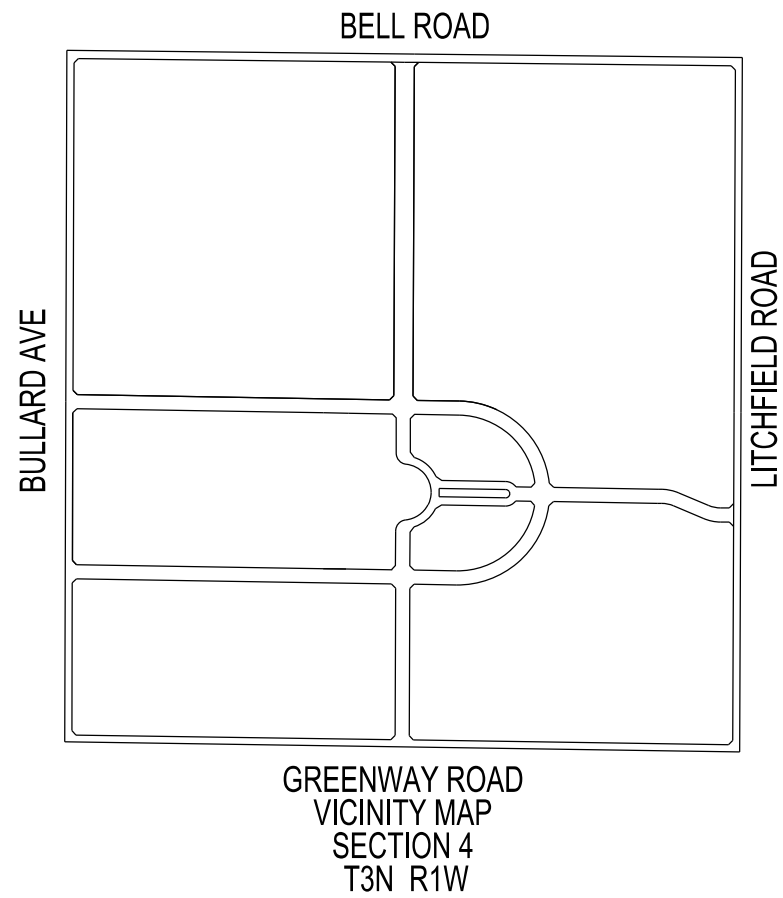
55 03 Luke AFB comments

Subject



FS20-089 Vicinity Map

FINAL PLAT OF CIVIC CENTER PLAZA
A PORTION OF SECTION 4
TOWNSHIP 3 NORTH, RANGE 1 WEST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA



DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE CITY OF SURPRISE, ARIZONA, HAS SUBDIVIDED UNDER THE NAME OF "FINAL PLAT OF CIVIC CENTER PLAZA", A SUBDIVISION LOCATED IN A PORTION OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "FINAL PLAT OF CIVIC CENTER PLAZA" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOW BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT. OWNER HEREBY DEFINES AS PUBLIC RIGHT-OF-WAY, THOSE AREAS LABELED "DEDICATED ROAD RIGHT OF WAY" AS SHOWN ON THE PLAT.

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

THE CITY OF SURPRISE, AN ARIZONA MUNICIPAL CORPORATION ("OWNER") DOES HEREBY GRANT, BARGAIN, SELL AND CONVEY TO THE UNITED STATES AIR FORCE ("USAF"), A NON-EXCLUSIVE, PERPETUAL AND PERMANENT AVIGATION EASEMENT, OVER AND ACROSS THE PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT WILL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT TO FLY AIRCRAFT OVER THE EASEMENT AREA, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT LUKE AIR FORCE BASE. OWNER WILL NOT ALLOW ANYTHING TO IMPEDE "USAF" USE OF THIS AVIGATION EASEMENT.

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 THEROF.

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

BY THE CITY OF SURPRISE

ITS _____

PURSUANT TO A.R.S. 42-11002, 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 141710, WHEN APPLICABLE.

RELEASE OF LIABILITY

THE CITY OF SURPRISE, AN ARIZONA MUNICIPAL CORPORATION, AS OWNER, DOES HEREBY RELEASE AND DISCHARGE THE UNITED STATES AIR FORCE ("USAF") 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 PERSONS 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.

PUBLIC NOTICE

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

NOTES

THE GEOMETRY OF THE PLAT WAS CREATED FROM DATA FROM ORDINANCE NO. 01-12 OF THE CITY OF SURPRISE, ARIZONA AS RECORDED IN INSTRUMENT 2001-1090773, SWD 2000-0325407, SWD 2006-1100434, AND SWD 2003-1103045, RECORDS OF MARICOPA COUNTY, ARIZONA.

ALL COURSES AND DISTANCES ARE PER DATA FROM ORDINANCE NO. 01-12 EXCEPT THOSE LABELED "(M)". THOSE DIMENSIONS WERE OBTAINED FROM FIELD MEASUREMENTS UTILIZING THE MARICOPA COUNTY LOW DISTORTION PROJECTION, THE PARAMETERS OF WHICH ARE FOUND ON SHEET 2.

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAPS NUMBERS 04013C1220L, 04013C1240L, 04013C1660L, & 04013C1680L, WITH A DATE 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 PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON-SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.

PURPOSE OF PLAT: THIS PLAT WAS CREATED TO DEDICATE AND DEFINE PORTIONS OF THE CITY OF SURPRISE PROPERTY AS PUBLIC ROAD RIGHT OF WAY AND TO ASSEMBLE AND SUBDIVIDE INTO TWO PARCELS, SEVERAL CITY OWNED PARCELS WITHIN SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA.

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.

BEARING BASE: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 4 AS SHOWN ON PAGE 30 OF 54 OF ORDINANCE NO. 01-12 OF THE CITY OF SURPRISE, ARIZONA AS RECORDED IN INSTRUMENT 2001-1090773, RECORDS OF MARICOPA COUNTY, CITED AS NORTH 89°09'02" WEST

DESCRIPTION

A portion of Section 4, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows: COMMENCING at the southwest corner of said Section 4, a City of Surprise brass cap monument flush with the surface, from which the south quarter corner of said Section 4, a Maricopa County aluminum cap monument in a hand hole, lies South 89°09'02" East 2636.03 feet; Thence along the west line of the southwest quarter of said Section 4 North 00°11'00" East 55.00 feet to the POINT OF BEGINNING; Thence continuing along said west line North 00°11'00" East 2605.59 feet to the west quarter corner of said Section 4, a Maricopa County Highway Department brass cap monument flush with the surface; Thence along the west line of the northwest quarter of said Section 4 North 00°11'00" East 2678.74 feet to point which lies South 00°11'00" West 65.00 feet from the northwest corner of said Section 4, a Maricopa County Highway Department brass cap monument in a hand hole; Thence South 89°22'39" East 55.00 feet; Thence South 00°11'00" West 2591.08 feet; Thence South 44°25'03" East 46.99 feet; Thence South 89°01'06" East 2441.62 feet; Thence North 45°36'05" East 46.36 feet; Thence North 00°12'57" East 2573.79 feet; Thence North 44°34'51" West 46.83 feet; Thence South 89°22'39" East 108.00 feet to a point which lies South 00°12'57" West 65.00 feet from the north quarter corner of said Section 4, a Maricopa County Highway Department brass cap monument in a hand hole; Thence South 89°23'04" East 108.00 feet; Thence South 45°24'56" West 46.50 feet; Thence South 00°12'57" West 2574.74 feet; Thence South 44°24'13" East 46.98 feet; Thence South 89°01'06" East 329.35 feet to the beginning of a tangent curve, concave southwesterly, having a radius of 718.25 feet; Thence southeasterly along the arc of said curve though a central angle of 82°56'29" a distance of 1039.74 feet; Thence South 46°54'32" East 48.93 feet; Thence South 89°03'10" East 845.85 feet to the beginning of a tangent curve, concave southerly, having a radius of 355.00 feet; Thence southeasterly along the arc of said curve through a central angle of 21°56'43" a distance of 135.97 feet; Thence South 67°06'27" East 252.48 feet to the beginning of a tangent curve, concave northerly, having a radius of 245.00 feet; Thence easterly along the arc of said curve through a central angle of 22°39'34" a distance of 96.89 feet; Thence South 89°46'01" East 66.98 feet; Thence North 45°13'59" East 46.67 feet; Thence South 00°13'59" West 176.00 feet; Thence North 44°46'01" West 46.67 feet; Thence North 89°46'01" West 66.98 feet to the beginning of a tangent curve, concave northerly, having a radius of 355.00 feet; Thence westerly along the arc of said curve through a central angle of 22°39'34" a distance of 140.40 feet; Thence North 67°06'27" West 252.48 feet to the beginning of a tangent curve, concave southerly, having a radius of 245.00 feet; Thence westerly along the arc of said curve through a central angle of 21°56'43" a distance of 93.84 feet; Thence North 89°03'10" West 845.85 feet; Thence South 48°48'13" West 48.93 feet to the beginning of a non-tangent curve, concave northwesterly, the center of which lies North 82°01'46" West 718.25 feet; Thence southwesterly along the arc of said curve through a central angle of 82°56'33" a distance of 1039.74 feet to a point labeled "POINT A" for purposes of this description; Thence North 89°05'13" West 331.00 feet; Thence South 45°33'52" West 46.42 feet; Thence South 00°12'57" West 1151.26 feet; Thence South 44°28'22" East 46.92 feet; Thence North 89°09'40" West 88.00 feet to a point which lies North 00°12'57" East 55.00 feet from the south quarter corner of said Section 4, a Maricopa County aluminum cap monument in a hand hole; Thence North 89°09'02" West 88.00 feet; Thence North 45°31'57" East 46.41 feet; Thence North 00°12'57" East 1151.46 feet; Thence North 44°28'08" West 46.92 feet; Thence North 89°05'13" West 2460.79 feet; Thence South 45°32'53" West 46.35 feet; Thence South 00°11'00" West 1187.24 feet; Thence North 89°09'02" West 55.00 feet to the POINT OF BEGINNING.

EXCEPT for the following described parcel:

COMMENCING at the aforementioned "POINT A"; Thence North 00°54'47" East 110.00 feet to the POINT OF BEGINNING; Thence North 89°05'13" West 332.34 feet; Thence North 44°26'08" West 46.95 feet; Thence North 00°12'57" East 263.55 feet; Thence North 38°00'29" East 52.16 feet to the beginning of a non-tangent curve, concave northwesterly, the center of which lies North 17°31'06" West 285.00 feet; Thence northeasterly along the arc of said curve though a central angle of 45°06'18" a distance of 224.36 feet; Thence North 57°30'09" East 55.07 feet; Thence South 89°03'10" East 500.42 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 96.50 feet; Thence northeasterly along the arc of said curve through a central angle of 55°15'13" a distance of 93.06 feet; Thence South 89°03'10" East 119.48 feet; Thence South 40°40'25" East 43.85 feet to the beginning of a non-tangent curve, concave northwesterly, the center of which lies North 80°45'21" West 608.25 feet; Thence southwesterly along the arc of said curve through a central angle of 81°40'09" a distance of 867.00 feet to the POINT OF BEGINNING.

Containing 131.5240 acres, more or less.

OWNER

CITY OF SURPRISE, ARIZONA, a corporate entity
16000 NORTH CIVIC CENTER PLAZA
SURPRISE, ARIZONA

REFERENCE DOCUMENTS

SPECIAL WARRANTY DEED 2000-0325404 M.C.R.
SPECIAL WARRANTY DEED 2000-0325405 M.C.R.
SPECIAL WARRANTY DEED 2000-0325406 M.C.R.
SPECIAL WARRANTY DEED 2000-0325407 M.C.R.
RECIPROCAL EASEMENT AGREEMENT 2000-0325408 M.C.R.
CITY OF SURPRISE ORDINANCE NO 01-12 2001-1090773 M.C.R.
SPECIAL WARRANTY DEED 2001-1142975 M.C.R.
SPECIAL WARRANTY DEED 2001-1142976 M.C.R.
SPECIAL WARRANTY DEED 2003-1103045 M.C.R.
SPECIAL WARRANTY DEED 2006-1100434 M.C.R.
GDACS PLAT FOR T3N, R1W BOOK 688 PAGE 41 M.C.R.
AZ LAND SURVEY CORNER RECORD 2004-1129981 M.C.R.
SPECIAL WARRANTY DEED 2016-0323621 M.C.R.

AREAS

LOT 1 73.0045 ACRES
LOT 2 9.2586 ACRES
TRACT A 0.7321 ACRES
DEDICATED ROAD RIGHT OF WAY 48.5288 ACRES
TOTAL 131.5240 ACRES

TRACT USE TABLE

TRACT USE
TRACT A LANDSCAPING & UTILITIES

LAND SURVEYORS CERTIFICATION

This is to certify that I, Ron Dry, RLS No. 19820 have performed a land survey of the hereon referenced real property during the month of March, 2017, that this plat correctly represents the results of that survey and have found or have set monuments as shown hereon, and that the monuments are sufficient to enable the survey to be retraced.

APPROVALS

CITY OF SURPRISE ENGINEERING APPROVAL

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

APPROVED _____ DATE _____
CITY ENGINEER

CITY OF SURPRISE COUNCIL APPROVAL

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

MAYOR DATE _____

ATTEST: _____ DATE _____
CITY CLERK

ACKNOWLEDGEMENTS

STATE OF ARIZONA
COUNTY OF MARICOPA) SS

ON THIS ____ DAY OF _____, 2020 BEFORE ME THE UNDERSIGNED

APPEARED _____ WHO ACKNOWLEDGED HIMSELF/HERSELF 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ MY COMMISSION EXPIRES: _____

COUNTY RECORDER



 CITY OF SURPRISE LAND SURVEY DEPARTMENT 16000 N. CIVIC CENTER PLAZA SURPRISE, ARIZONA 85374 (623) 222-6154			
FINAL PLAT OF CIVIC CENTER PLAZA		CITY OF SURPRISE CASE NO. FS20-089	
PROJECT NO. 14009	SURVEYED BY MEK	SHEET 1 OF 3	
DATE 04-04-2020	DRAWN BY RCD		

FINAL PLAT OF CIVIC CENTER PLAZA
PORTIONS OF SECTION 4
TOWNSHIP 3 NORTH, RANGE 1 WEST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

LINE TABLE			LINE TABLE			LINE TABLE			CURVE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	CURVE	Δ	RADIUS
L1	S89°22'39"E	55.00'	L19	N89°05'13"W	331.00'	L36	S40°40'53"E	43.84'	C1	82°56'29"	718.25'
L2	S44°25'03"E	46.99'	L20	S45°33'52"W	46.42'	L37	N89°05'13"W	332.34'	C2	21°56'43"	355.00'
L3	N45°36'05"E	46.36'	L21	S44°28'22"E	46.92'	L38	N45°35'55"E	46.36'	C3	22°39'34"	245.00'
L4	N44°34'51"W	46.83'	L22	N89°09'40"W	88.00'	L39	S89°01'06"E	347.88'	C4	22°39'34"	355.00'
L5	S89°22'39"E	108.00'	L23	N89°09'02"W	88.00'	L40	S42°34'34"W	43.84'	C5	21°56'43"	245.00'
L6	S89°23'04"E	108.00'	L24	N45°31'57"E	46.41'	L41	N89°03'10"W	119.48'	C6	82°56'33"	718.25'
L7	S45°24'56"W	46.50'	L25	N44°26'08"W	46.92'	L42	N89°03'10"W	500.42'	C7	81°40'09"	608.25'
L8	S44°24'13"E	46.98'	L26	S45°32'53"W	46.35'	L43	N55°36'29"W	55.07'	C8	81°40'08"	608.25'
L9	S46°54'32"E	48.93'	L27	N89°09'02"W	55.00'	L44	N38°00'30"W	52.66'	C9	45°06'18"	285.00'
L10	S67°06'27"E	252.48'	L28	S45°34'57"W	46.35'	L45	N00°12'57"E	262.20'	C10	55°15'12"	96.50'
L11	S89°46'01"E	66.98'	L29	S44°27'07"E	46.97'	L46	N44°24'11"W	42.72'	C11	55°15'12"	96.50'
L12	N45°13'59"E	46.67'	L30	N44°26'08"W	46.95'	L47	N00°12'57"E	274.50'	C12	46°25'29"	285.00'
L13	S00°13'59"W	88.00'	L31	N00°12'57"E	263.55'	L48	S00°12'57"W	270.10'	C13	83°56'25"	87.50'
L14	S00°13'59"W	88.00'	L32	N38°00'29"E	52.16'	L49	S45°34'25"W	46.30'	C14	167°52'59"	219.00'
L15	N44°46'01"W	46.67'	L33	N57°30'09"E	55.07'	L50	N89°03'10"W	498.87'	C15	83°56'38"	87.50'
L16	N89°46'01"W	66.98'	L34	S89°03'10"E	500.42'	L51	N00°58'28"E	61.00'	C16	180°00'00"	30.50'
L17	N67°06'27"W	252.48'	L35	S89°03'10"E	119.48'	L52	S89°03'10"E	498.84'			
L18	S48°48'13"W	48.93'									

CENTERLINE LINE TABLE			CENTERLINE CURVE TABLE			TIE LINE TABLE		
LINE	BEARING	LENGTH	CURVE	Δ	RADIUS	LINE	BEARING	LENGTH
CL L1	N00°12'57"E	362.02'	CL C1	81°21'25"	46.00'	T1	N00°11'00"E	55.00'
CL L2	N00°12'57"E	362.03'	CL C2	80°37'31"	259.00'	T2	N00°11'00"E	88.00'
CL L3	S67°06'27"E	252.48'	CL C3	82°05'18"	259.00'	T3	S00°11'00"W	88.00'
CL L4	S89°46'01"E	99.98'	CL C4	81°21'25"	46.00'	T4	N00°11'00"E	65.00'
			CL C5	89°57'33"	663.25'	T5	S00°12'57"W	65.00'
			CL C6	89°58'22"	663.25'	T6	S89°46'01"E	55.00'
						T7	S00°12'57"W	55.00'
						T8	S89°01'05"E	55.00'
						T9	N00°54'47"E	110.00'

MONUMENT DESCRIPTIONS

- SET 1/2" REBAR WITH ALUMINUM CAP STAMPED "COS 19820"
- ▼ SET 1" COPPER PIN STAMPED "SURPRISE 19820"
- FOUND 1/2" REBAR WITH PLASTIC CAP IMPRINTED "EPS GROUP RLS 52139"
- ▽ FOUND PK NAIL WITH TAG STAMPED "CMX RLS 32222"
- ◇ FOUND REBAR WITH CAP ILLEGIBLE, AFFIXED 1.5" STAINLESS DISC STAMPED "SURPRISE RLS 19820"
- ◇ FOUND REBAR WITH PLASTIC CAP IMPRINTED "INFINITY RLS 41896"
- ◆ FOUND 1/2" REBAR WITH PLASTIC CAP IMPRINTED "PLS 44007"
- FOUND 1/2" REBAR, AFFIXED 1.5" STAINLESS DISC STAMPED "SURPRISE RLS 19820"

COUNTY RECORDER

MARICOPA COUNTY LOW DISTORTION PROJECTION PARAMETERS

Linear unit: International foot
Geodetic Datum: NAD 1983
Projection type: Lambert Conformal Conic (single parallel)
Latitude of origin: 33°15'00"N
Central meridian: 112°15'00" W
False northing: 1,500,000.000 ift
False easting: 2,500,000.000 ift
Standard parallels: 33°15'00" (exact)

AREAS

LOT 1	73.0045 ACRES
LOT 2	9.2586 ACRES
TRACT A	0.7321 ACRES
DEDICATED ROAD RIGHT OF WAY	48.5288 ACRES
TOTAL	131.5240 ACRES



CITY OF SURPRISE
LAND SURVEY DEPARTMENT
16000 N. CIVIC CENTER PLAZA
SURPRISE, ARIZONA 85374
(623) 222-6154

FINAL PLAT OF CIVIC CENTER PLAZA		CITY OF SURPRISE CASE NO. FS20-089	
PROJECT NO.	14009	SURVEYED BY	MEK
DATE	04-04-2020	DRAWN BY	RCD
		SHEET 2 OF 3	

BEARING BASE: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 4 AS SHOWN ON PAGE 30 OF 54 OF ORDINANCE NO. 01-12 OF THE CITY OF SURPRISE, ARIZONA AS RECORDED IN INSTRUMENT 2001-1090773, RECORDS OF MARICOPA COUNTY, CITED AS NORTH 89°09'02" WEST

FINAL PLAT OF CIVIC CENTER PLAZA

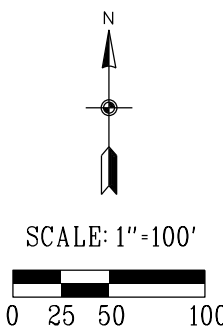
PORTIONS OF SECTION 4

TOWNSHIP 3 NORTH, RANGE 1 WEST

OF THE GILA AND SALT RIVER BASE AND MERIDIAN

CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

REPLAT OF THOMPSON THRIFT AT SURPRISE CENTER
BOOK 1489 PAGE 30 M.C.R.
NOT A PART



APN 501-17-955H
NOT A PART

APN 501-17-972
NOT A PART

LINE TABLE			LINE TABLE			LINE TABLE			RADIAL LINE TABLE			CURVE TABLE			
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	CURVE	Δ	RADIUS	LENGTH
L1	S89°22'39"E	55.00'	L19	N89°05'13"W	331.00'	L36	S40°40'53"E	43.84'	R1	N89°47'03"W	87.50'	C1	82°56'29"	718.25'	1039.74'
L2	S44°25'03"E	46.99'	L20	S45°33'52"W	46.42'	L37	N89°05'13"W	332.34'	R2	S06°16'32"W	87.50'	C2	21°56'43"	355.00'	135.97'
L3	N45°36'05"E	46.36'	L21	S44°28'22"E	46.92'	L38	N45°35'55"E	46.36'	R3	N06°16'32"E	219.00'	C3	22°39'34"	245.00'	96.89'
L4	N44°34'51"W	46.83'	L22	N89°09'40"W	88.00'	L39	S89°01'06"E	347.88'	R4	N18°05'06"E	285.00'	C4	22°39'34"	355.00'	140.40'
L5	S89°22'39"E	108.00'	L23	N89°09'02"W	88.00'	L40	S42°34'34"W	43.84'	R5	N64°30'35"E	285.00'	C5	21°56'43"	245.00'	93.84'
L6	S89°23'04"E	108.00'	L24	N45°31'57"E	46.39'	L41	N89°03'10"W	119.48'	R6	S62°37'31"E	285.00'	C6	82°56'33"	718.25'	1039.74'
L7	S45°24'56"W	46.50'	L25	N44°28'08"W	46.92'	L42	N89°03'10"W	500.42'	R7	S17°31'13"E	285.00'	C7	81°40'09"	608.25'	866.99'
L8	S44°24'13"E	46.98'	L26	S45°32'53"W	46.35'	L43	N55°36'29"W	55.07'	R8	S05°50'25"E	219.00'	C8	81°40'08"	608.25'	866.99'
L9	S46°54'32"E	48.93'	L27	N89°09'02"W	55.00'	L44	N38°00'30"W	52.66'	R9	N05°50'25"W	87.50'	C9	45°06'18"	285.00'	224.36'
L10	S67°06'27"E	252.48'	L28	S45°34'57"W	46.35'	L45	N00°12'57"E	262.20'	R10	N89°47'03"W	87.50'	C10	55°15'12"	96.50'	93.06'
L11	S89°46'01"E	66.98'	L29	S44°27'07"E	46.97'	L46	N44°24'11"W	42.72'	R11	N82°38'59"E	608.25'	C11	55°15'12"	96.50'	93.06'
L12	N45°13'59"E	46.67'	L30	N44°26'08"W	46.95'	L47	N00°12'57"E	274.50'	R12	N83°55'23"E	718.25'	C12	46°25'29"	285.00'	230.93'
L13	S00°13'59"W	88.00'	L31	N00°12'57"E	263.55'	L48	S00°12'57"W	270.10'	R13	S82°01'43"E	718.25'	C13	83°56'25"	87.50'	128.19'
L14	S00°13'59"W	88.00'	L32	N38°00'29"E	52.16'	L49	S45°34'25"W	46.30'	R14	S80°45'23"E	608.25'	C14	167°53'03"	219.00'	641.70'
L15	N44°46'01"W	46.67'	L33	N57°30'09"E	55.07'	L50	N89°03'10"W	498.87'	R15	N56°12'02"E	96.50'	C15	83°56'38"	87.50'	128.19'
L16	N89°46'01"W	66.98'	L34	S89°03'10"E	500.42'	L51	N00°58'28"E	61.00'	R16	S54°18'22"E	96.50'	C16	180°00'00"	30.50'	95.82'
L17	N67°06'27"W	252.48'	L35	S89°03'10"E	119.48'	L52	S89°03'10"E	498.84'							
L18	S48°48'13"W	48.93'													

CENTERLINE RADIAL LINE TABLE

LINE	BEARING	LENGTH
CL R1	N89°47'03"W	46.00'
CL R2	S08°51'32"W	46.00'
CL R3	S08°51'32"W	259.00'
CL R4	S89°03'10"E	259.00'
CL R5	S08°25'39"E	259.00'
CL R6	N08°25'39"W	46.00'
CL R7	S89°47'03"W	46.00'
CL R8	N00°58'52"E	663.25'
CL R9	S89°03'10"E	663.25'
CL R10	S00°54'47"W	663.25'

CENTERLINE CURVE TABLE

CURVE	Δ	RADIUS	LENGTH
CL C1	81°21'25"	46.00'	65.32'
CL C2	80°37'31"	259.00'	364.46'
CL C3	82°05'18"	259.00'	371.07'
CL C4	81°21'25"	46.00'	65.32'
CL C5	89°57'33"	663.25'	1041.41'
CL C6	89°58'22"	663.25'	1041.42'

CENTERLINE LINE TABLE

LINE	BEARING	LENGTH
CL L1	S89°22'39"E	55.00'
CL L2	S44°25'03"E	46.99'
CL L3	N45°36'05"E	46.36'
CL L4	N44°34'51"W	46.83'

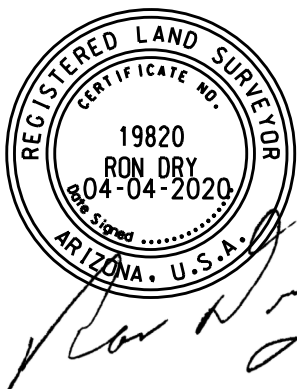
TIE LINE TABLE

LINE	BEARING	LENGTH
T9	N00°54'47"E	110.00'

LEGEND

SWD	SPECIAL WARRANTY DEED
M.C.R.	MARICOPA COUNTY RECORDER
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
A.P.N.	ASSESSOR PARCEL NUMBER
COS	CITY OF SURPRISE
(M)	MEASURED DATA
AC	ALUMINUM CAPPED SURVEY MONUMENT
BC	BRASS CAPPED SURVEY MONUMENT
HH	HANDHOLE
BCF	BRASS CAP FLUSH WITH ROAD SURFACE
MCHD	MARICOPA COUNTY HIGHWAY DEPARTMENT
PUE	PUBLIC UTILITY EASEMENT
CL	CENTERLINE
SEC	SECTION
○	SURVEY MONUMENT
----	SECTION LINE
----	MID-SECTION LINE
----	ROADWAY RIGHT OF WAY LINE
----	PUBLIC UTILITY EASEMENT
----	CURVE RADIAL LINE
----	TIE LINE
----	CENTERLINE

FINAL PLAT
MARKETPLACE AT THE CITY
BOOK 1301 PAGE 30 M.C.R.
LOT 4
NOT A PART



COUNTY RECORDER

AREAS	
LOT 1	73.0045 ACRES
LOT 2	9.2586 ACRES
TRACT A	0.7321 ACRES
DEDICATED ROAD RIGHT OF WAY	48.5288 ACRES
TOTAL	131.5240 ACRES

FINAL PLAT
MERA CITY CENTER
BOOK 1487 PAGE 9 M.C.R.
LOT 3A
NOT A PART

FINAL PLAT
RANGERS HOUSING
AT SURPRISE CENTER
BOOK 1444 PAGE 9 M.C.R.
LOT 4
NOT A PART

BEARING BASE: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 4 AS SHOWN ON PAGE 30 OF 54 OF ORDINANCE NO. 01-12 OF THE CITY OF SURPRISE, ARIZONA AS RECORDED IN INSTRUMENT 2001-1090773, RECORDS OF MARICOPA COUNTY, CITED AS NORTH 89°09'02" WEST

From: CHRISTIANSON, REGGIE A GS-12 USAF AETC 56 FW/CVE [REDACTED]
Sent: Wednesday, February 19, 2020 8:36 AM
To: Lorraine Nevarez <Lorraine.Nevarez@surpriseaz.gov>
Cc: 56 FW/CIT Community Initiative [REDACTED]
Subject: RE: FS20-089 Map of Dedication - Civic Center Plaza - New Submittal (APNs: 501-17-001P, 501-17-001Q, 501-17-001Z, and 501-17-165)

Lorraine,

Thank you for the opportunity to provide comments on the Civic Center Plaza – Map of Dedication Project. The site is located on the northeast corner of Greenway Rd and Bullard Ave (Section 4, of Township 3 North, Range 1 West) in Surprise, AZ. The application is for a road dedication. The site is located .9 miles outside the Luke AFB 1988 JLUS 65 LDN, “high noise or accident potential zone” as identified by A.R.S. § 28-8461 and is within the “territory in the vicinity of a military airport” also defined by A.R.S. § 28-8461.

As described, this project will not negatively impact the flying operations at Luke AFB. Since the site will be located within the “territory in the vicinity of a military airport,” it will be subjected to approximately 170 over flights per day. We also recommend a strong notification program on the part of the applicant to inform any potential tenants about Luke AFB operations.

Respectfully,
Reg

Reggie A Christianson

Strategic Planning Manager, Community Initiatives Team
Luke AFB AZ 85309

Office: [REDACTED]

DSN: [REDACTED]



SURPRISE
ARIZONA

City Council

May 5, 2020

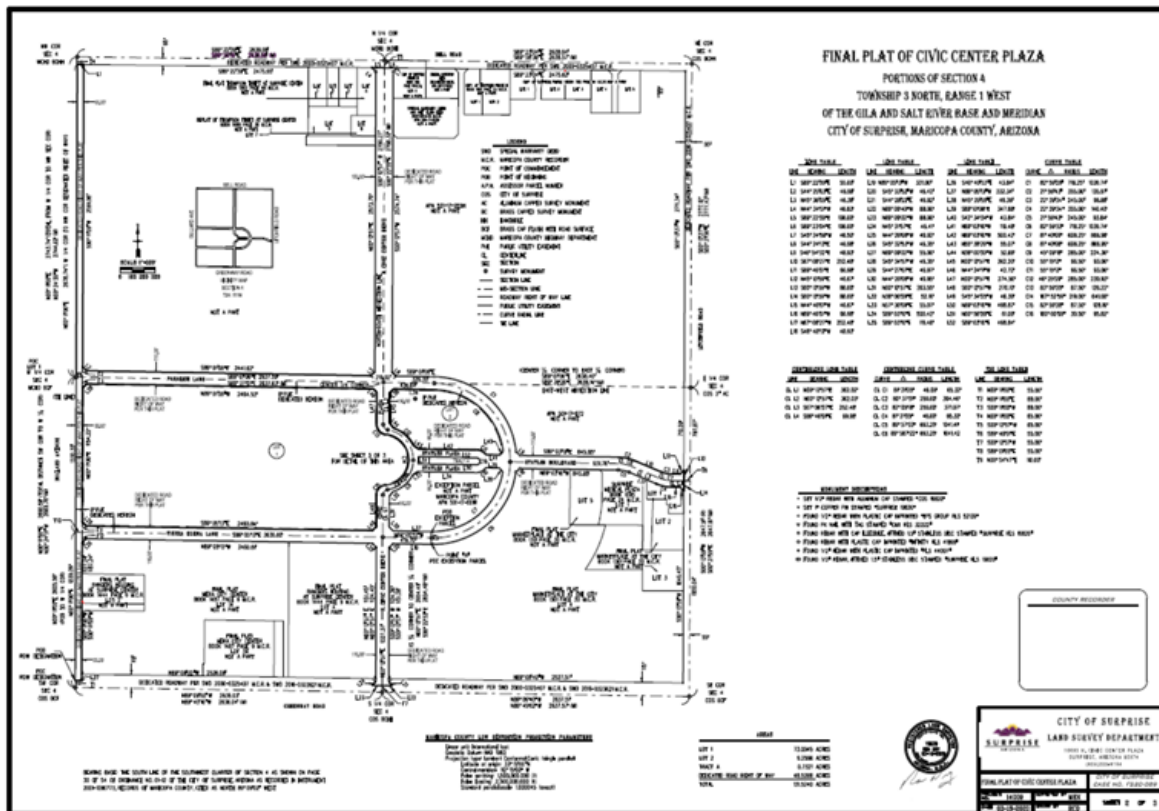
Civic Center Plaza Final Plat

FS20-089

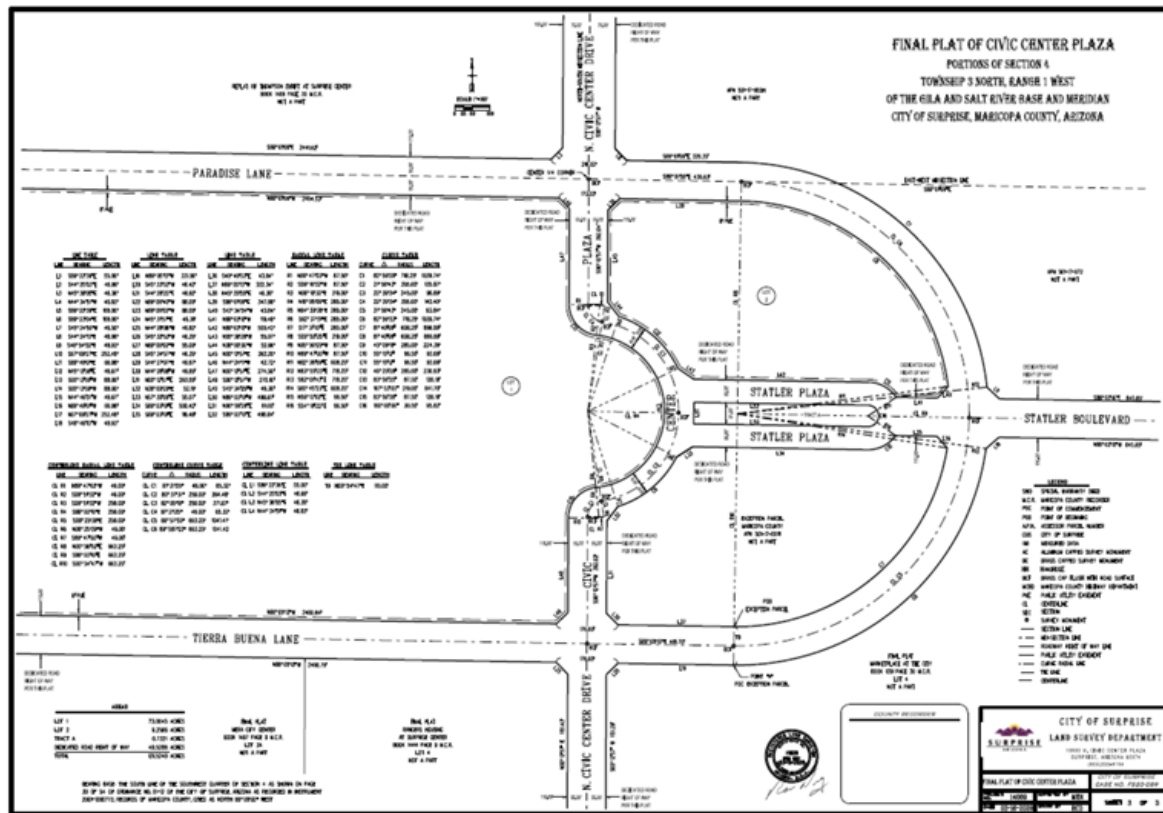
Subject



FS20-089 Vicinity Map



FS20-089 Final Plat





QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: May 5, 2020 Contact Person: Shirley Phan
Submitting Department: Community Development District: District 1
Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to approval of the Final Plat entitled, "Surprise Farms Villas" and dated January 22, 2020, an approximately 36.66 acre property generally located south of Bell Road and west of 175th Avenue, in the Surprise Farms PAD.

Motion:

I move to approve the Final Plat entitled, "Surprise Farms Villas" and dated January 22, 2020.

Background:

On March 15, 2007, a Minor Land Division case was administratively approved under case MLD06-379, which created Parcels 6B-1 & 6B-2. Subsequently, Parcel 6B-2 was split into two (2) separate parcels without benefit of a Final Plat. To remedy this situation, Nguyen Lam and Kevin Kiesel, seeks approval of the subject Final Plat.

Objective Analysis:

This Final Plat will remedy the nonconformity created by the previous lot split which divided lot 6B-2 into two (2) parcels; Lot 1 (27.32 acres) and Lot 2 (9.33 acres).

Policy Compliant:

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

Financial Impact:

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

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

1. 00-FS19-645-Surprise Farms Villas- Final Plat Staff Report 2
 2. 01- FS19-645-Surprise Farms Villas- Vicinity Map
 3. 02- FS19-645-Surprise Farms Villas- Case Map
 4. 03- FS19-645- Surprise Farm Villas- FINAL PLAT
 5. 04- FS19-645- Surprise Farms Villas- LUKE comments
 6. FS19-645-CC presentation 05052020
-



Final Plat

REPORT TO THE CITY COUNCIL

1	Case:	FS19-645
2		
3	Project Name:	Surprise Farms Villas
4		
5	Council District:	1- Acacia
6		
7	City Council Date:	May 5, 2020
8		
9		
10	Planner:	Shirley Phan
11		
12		
13	Applicant:	Nguyen Lam of Hilgart Wilson, LLC and Kevin Kiesel of HBT Construction INC.
14		
15	Request:	Final Plat for Surprise Farms Villas
16		
17	Site Location:	Generally, south of Bell Road and west of 175 th Avenue
18		
19	Site Size:	36.66 acres (approx.)
20		
21	General Plan	
22	Conformance:	The proposal is consistent with the Surprise General Plan 2035.
23		
24		
25	Support/Opposition:	None Known
26		
27		
28	Findings:	• The proposed Final Plat is consistent with the Surprise Municipal Code.
29		
30	Alternative Actions:	Approval of the requested Final Plat will remedy the nonconformity created by the previous lot split which divided lot 6B-2 into 2 parcels.
31		
32		
33		Denial of the requested Final Plat will prevent the applicant from remedying the nonconformity created by the previous lot split which divided lot 6B-2 into 2 parcels.
34		
35		
36		

37 **PROJECT DESCRIPTION:**

38
39 On March 15, 2007, a Minor Land Division case was administratively approved under case
40 MLD06-379, which created Parcels 6B-1 & 6B-2. Subsequently, Parcel 6B-2 was split into
41 two (2) separate parcels without benefit of a Final Plat. To remedy this situation, the
42 applicants are requesting a final plat approval to remedy the nonconformity created by the
43 previous lot split.
44

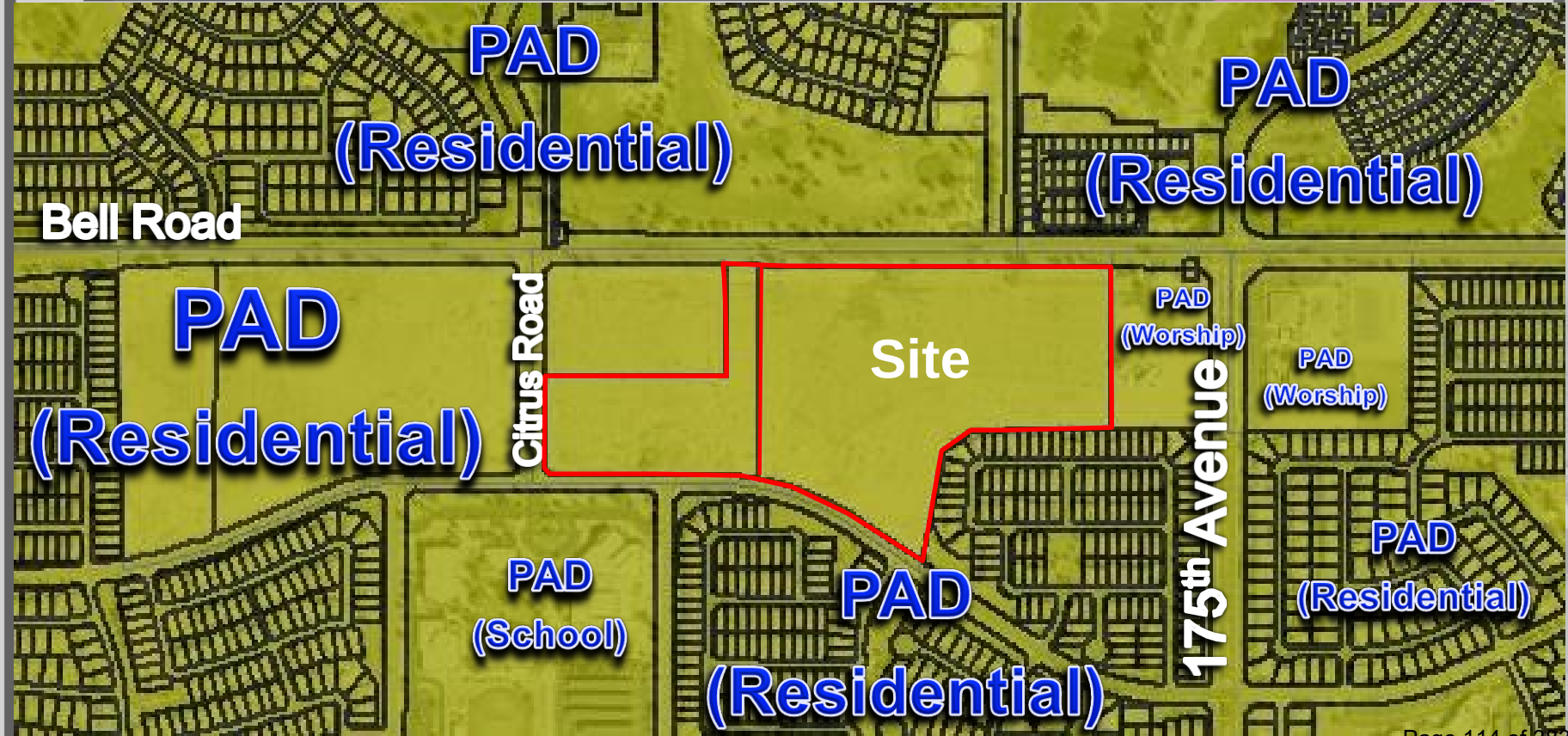
45 **Attachments:**

46
47 01 Vicinity Map
48 02 Case Map
49 03 Final Plat
50 04 Luke AFB Comments

VICINITY MAP



CASE MAP



DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL PERSONS BY THESE PRESENTS:
THAT SURPRISE VILLAGE COMPANY L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY; AND TI INVESTORS OF ARIZONA APARTMENTS L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS, OF A SUBDIVISION WITHIN THE COUNTY OF MARICOPA, HAS SUBDIVIDED UNDER THE NAME OF "SURPRISE FARMS VILLAS", BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SAID "SURPRISE FARMS VILLAS" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, STREET, AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNERS 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.

OWNERS 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.

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

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

THE MAINTENANCE OF THE LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHT-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE PROPERTY ASSOCIATION FORMED BY THE ADJACENT PROPERTY.

THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNERS OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE OWNERS.

LANDSCAPING MAINTENANCE OF THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

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

THE 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.

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

IN WITNESS WHEREOF:

SURPRISE VILLAGE COMPANY L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 2020.

SURPRISE VILLAGE COMPANY L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

TI INVESTORS OF ARIZONA APARTMENTS L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 2020.

TI INVESTORS OF ARIZONA APARTMENTS L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

BEFORE ME THIS _____ DAY OF _____, 2020 _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF SURPRISE VILLAGE COMPANY L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGED THAT HE/SHE, AS _____ EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

BEFORE ME THIS _____ DAY OF _____, 2020 _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF TI INVESTORS OF ARIZONA APARTMENTS L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGED THAT HE/SHE, AS _____ EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

FINAL PLAT
OF
SURPRISE FARMS VILLAS
SURPRISE, ARIZONA
A PORTION OF NORTHWEST QUARTER OF SECTION 2,
TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND
SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

NOTICE OF SURPRISE FARMS DEVELOPMENT AGREEMENT

SURPRISE VILLAGE COMPANY L.L.C., HEREINAFTER ("LANDOWNER") HAS ENTERED INTO A SURPRISE FARMS DEVELOPMENT AGREEMENT DATED DECEMBER 1, 1999 ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON DECEMBER 3, 1999, AT THE MARICOPA COUNTY RECORDERS' OFFICE AT DOCKET NO. 99-1092981. THE LANDS WITHIN SURPRISE FARMS ("PROJECT AREA") AND DESCRIBED AND DELINEATED IN THIS SUBDIVISION PLAT ARE SUBJECT TO THE AGREEMENT.

THE AGREEMENT AND THIS SUBDIVISION PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS.

IN ADDITION, THE AGREEMENT PROVIDES, INTER ALIA, THAT ALL RIGHTS AND OBLIGATIONS OF AN URBANIZED AREA, AS DEFINED IN THE AGREEMENT, COVERED BY THIS, SUBDIVISION PLAT WITH RESPECT TO ALL USES OF MWD WATER AND FINANCIAL OBLIGATIONS FOR TAXES AND ASSESSMENTS OF MWD, ARE CONSOLIDATED IN THE LAND WITHIN THE PROJECT AREA COMPRISING THE GOLF COURSES AND PROPERTY OWNER ASSOCIATION COMMON AREAS, EXCLUSIVE OF DEDICATED ROADS AND OTHER DEDICATED RIGHT-OF-WAY, DEFINED AS "TURF LANDS", WITHIN THE LAND THAT IS SUBJECT TO THE AGREEMENT. LANDOWNER AND ITS SUCCESSORS IN INTEREST IN THE TURF LANDS ARE TO MAKE PAYMENTS IN LIEU OF TAXES AND ASSESSMENTS ("IN LIEU PAYMENTS") TO MWD AS PARTIAL CONSIDERATION FOR THE CONSOLIDATION OF THE RIGHTS AND OBLIGATIONS, PROVIDED FOR IN THE AGREEMENT, IN AN AMOUNT EQUAL TO THE TAXES AND ASSESSMENTS OF MWD THAT WOULD OTHERWISE BE APPLICABLE TO ALL LANDS WITHIN EACH URBANIZED AREA, WITHIN THE PROJECT AREA, SUBJECT TO A SUBDIVISION PLAT OR DECLARATION OF URBANIZED AREA, HAD THE LANDS NOT BEEN CONVERTED FROM AGRICULTURAL IRRIGATION. MWD HAS THE RIGHT TO LIEN THE TURF LANDS AND, AFTER NOTICE AND FAILURE TO CURE, FORECLOSE THE LIEN IN ACCORDANCE WITH THE AGREEMENT AND ARIZONA LAW IF THE IN LIEU PAYMENTS ARE NOT MADE WHEN DUE. THE AGREEMENT PROVIDES THAT NO TAXES OR ASSESSMENTS MAY BE LEVIED BY MWD UPON ANY URBANIZED AREA, OTHER THAN THE TURF LANDS, AND THAT THE OWNER OF THE TURF LANDS MAY EXERCISE THE RIGHT TO VOTE IN MWD ELECTIONS LIMITED TO THE TOTAL ACREAGE COMPRISING THE TURF LANDS. NO OTHER OWNER OF AN URBANIZED AREA MAY EXERCISE ANY RIGHTS EXISTING BY VIRTUE OF OWNERSHIP OF LAND WITHIN AN URBANIZED AREA TO VOTE IN MWD ELECTIONS.

LANDOWNER HAS THE RIGHT, UPON AGREEMENT WITH MWD, TO ALTER OR AMEND THE AGREEMENT SO LONG AS LANDOWNER CONTINUES TO OWN ANY PORTION OF THE PROJECT AREA THAT IS DEFINED WITHIN AND SUBJECT TO THE AGREEMENT. ANY SUCH ALTERATIONS OR AMENDMENTS SHALL BE BINDING UPON ALL OF THE LAND AND OWNERS THEREOF, REGARDLESS OF WHETHER SUCH ALTERATION OR AMENDMENT IS EXECUTED BEFORE OR AFTER THE LAND HAS BEEN CONVEYED FROM LANDOWNER TO ANOTHER OWNER.

THE AGREEMENT AND ANY AMENDMENTS THERETO ARE ON FILE AT THE OFFICES OF LANDOWNERS AT SURPRISE VILLAGE COMPANY L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY; AND TI INVESTORS OF ARIZONA APARTMENTS L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTIONS 10, 12 AND 22 UPON REASONABLE REQUEST.

DATED THIS _____ DAY OF _____, 2020.

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

BY: _____
CHRISTINE CAIN

ITS: PROPERTY & CONTRACTS MANAGER

SURPRISE VILLAGE COMPANY L.L.C.,
AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

BY: _____
GLEN VORTHERMS

ITS: ASSISTANT SECRETARY

TI INVESTORS OF ARIZONA APARTMENTS L.L.C.,
AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

NOTICE OF INTERGOVERNMENTAL AGREEMENT

THE CITY OF SURPRISE ("CITY") AND 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.

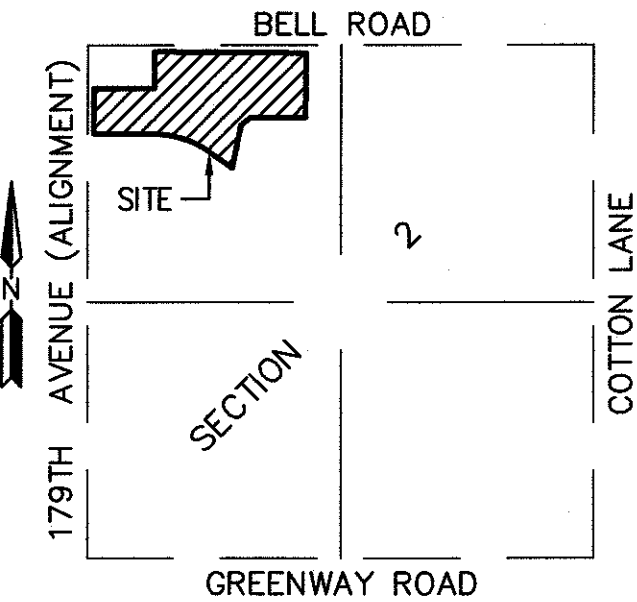
CITY SHALL HAVE THE RIGHT TO AUTHORIZE AND CONTROL THE UTILITY SERVICE PROVIDER'S USE AND OCCUPANCY OF THESE EASEMENTS. CITY REQUIRES THAT UTILITY SERVICE PROVIDERS CONSENT TO BE BOUND BY THE IGA PRIOR TO THE USE OR OCCUPANCY OF THE EASEMENTS GRANTED UNDER THE IGA. SUCH USE OR OCCUPANCY OF THE EASEMENTS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

SHEET INDEX

FP01 COVER SHEET
FP02-FP03 FINAL PLAT

VICINITY MAP

NOT TO SCALE
T3N, R2W



OWNER/CLIENT

SURPRISE VILLAGE COMPANY L.L.C.
11811 N. TATUM BLVD., STE. 4052
PHOENIX, ARIZONA 85028

TI INVESTORS OF ARIZONA APARTMENTS L.L.C.
708 E. BELL RD., STE. 212
PHOENIX, ARIZONA 85022

SURVEYOR

HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
CONTACT: BRIAN J. BENEDICT, RLS

BASIS OF BEARING

BASIS OF BEARING IS S89°34'31"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

CITY OF SURPRISE ENGINEER APPROVAL:

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

APPROVED: _____ DATE _____
CITY ENGINEER

CITY OF SURPRISE COUNCIL APPROVAL:

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

ATTEST:

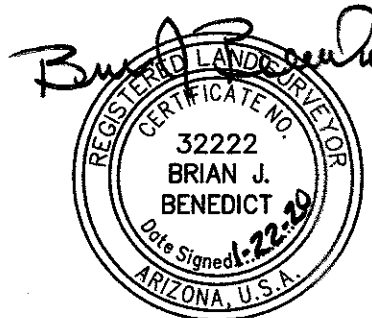
MAYOR _____ DATE _____

CITY CLERK _____ DATE _____

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF AUGUST 2019; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE EXTERIOR BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

BRIAN J. BENEDICT
RLS# 32222
HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
P: 602.490.0535
bbenedict@hilgartwilson.com



NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MAPPING
2141 E. HIGHLAND AVE. STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016
www.hilgartwilson.com

SURPRISE FARMS VILLAS
BELL ROAD & 175TH AVENUE
SURPRISE, ARIZONA
FINAL PLAT

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STATUS: _____
PROJECT NO.: 1329
DATE: JAN 2020
SCALE: NONE
DRAWN: GS/MRM
APPROVED: BJB
MUNICIPAL TRACKING NO: FS 19-645

DWG. NO.
FP01
SHT. 1 OF 4

LEGAL DESCRIPTION

A PORTION OF LAND BEING SITUATED WITHIN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 2 FROM WHICH THE NORTHWEST CORNER THEREOF BEARS NORTH 89°34'31" WEST, 2641.51 FEET;

THENCE NORTH 89°34'31" WEST, 366.74 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER;

THENCE LEAVING SAID NORTH LINE, SOUTH 00°25'30" WEST, 69.74 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BELL ROAD AND THE POINT OF BEGINNING;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 00°25'30" WEST, 664.49 FEET ALONG THE WEST LINE OF THE PROPERTY AS DESCRIBED IN THE QUIT CLAIM DEED RECORDED AT DOCUMENT NO. 2018-0432580, MARICOPA COUNTY RECORDS, ARIZONA TO THE NORTHERLY LINE OF THE FINAL PLAT OF SURPRISE FARMS PHASE 3 PARCEL 6 AS FILED IN BOOK 709 OF MAPS, PAGE 35, MARICOPA COUNTY RECORDS, ARIZONA;

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING 3 COURSES:

THENCE NORTH 89°35'39" WEST, 3.55 FEET;

THENCE NORTH 89°59'16" WEST, 569.76 FEET;

THENCE SOUTH 50°26'50" WEST, 127.29 FEET;

THENCE SOUTH 11°15'18" WEST, 453.10 FEET ALONG THE WESTERLY LINE OF SAID FINAL PLAT TO THE NORTHERLY RIGHT-OF-WAY LINE OF SURPRISE FARMS LOOP NORTH AS SHOWN ON SURPRISE FARMS PHASE 2 MAP OF DEDICATION AS FILED IN BOOK 665 OF MAPS, PAGE 24, MARICOPA COUNTY RECORDS, ARIZONA;

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING 3 COURSES:

THENCE NORTH 54°58'47" WEST, 294.30 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1040.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°19'15", AN ARC LENGTH OF 622.97 FEET TO A TANGENT LINE;

THENCE NORTH 89°18'03" WEST, 249.13 FEET;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 00°41'57" WEST, 8.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SURPRISE FARMS HIGH SCHOOL MAP OF DEDICATION AS FILED IN BOOK 653 OF MAPS, PAGE 12, MARICOPA COUNTY RECORDS, ARIZONA;

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING 2 COURSES:

THENCE NORTH 89°18'03" WEST, 413.95 FEET;

THENCE NORTH 44°14'18" WEST, 35.32 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID SURPRISE FARMS HIGH SCHOOL MAP OF DEDICATION;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 00°49'26" EAST, 377.02 FEET;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 89°34'31" EAST, 725.02 FEET;

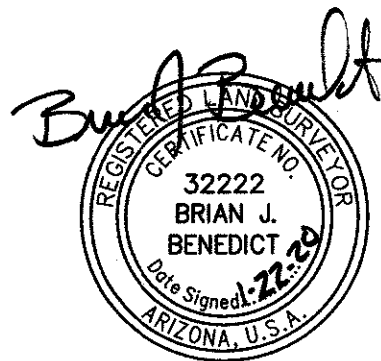
THENCE NORTH 00°25'29" EAST, 451.86 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BELL ROAD;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 89°34'31" EAST, 1291.31 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 6735.00 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°09'02", AN ARC LENGTH OF 252.80 FEET TO THE POINT OF BEGINNING.

NOTES

1. NO PERMANENT STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN EASEMENTS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF SURPRISE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. ALL EXTERIOR SUBDIVISION BOUNDARY CORNERS ARE AS SHOWN PER THIS PLAT IN CONFORMANCE WITH ARIZONA STATUTE. ALL INTERIOR CORNERS AND MONUMENTS ARE TO BE SET BY THE SURVEYOR RESPONSIBLE FOR THE CONSTRUCTION SURVEY AND STAKING OF THIS PROJECT AND MUST BE IN CONFORMANCE WITH SAID ARIZONA STATUTORY REQUIREMENTS.
4. PROVISIONS SHALL BE MADE FOR DEVELOPMENT AND MAINTENANCE OF STREET LIGHTS THROUGH EITHER THE ASSOCIATION OR THROUGH THE CREATION OF A STREET LIGHT IMPROVEMENT DISTRICT (S.L.I.D.).
5. NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
6. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAPS NO. 04013C1215L & NO. 04013C1220L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040037, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
7. IN ACCORDANCE WITH 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.
8. PURSUANT TO A.R.S. § 42-1102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS # 14751 AND 14710, WHEN APPLICABLE.
9. DRAINAGE EASEMENT RECORDED AS DOC. 2011-398884 & RE-RECORDED AS DOC. 2019-0550878 IS TO BE ABANDONED BY THIS PLAT.



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PROJ. NO.: 1329	STATUS:
DATE: JAN 2020	
SCALE: NONE	MUNICIPAL TRACKING NO:
DRAWN: GS/WRM	FS 19-645
APPROVED: BJB	

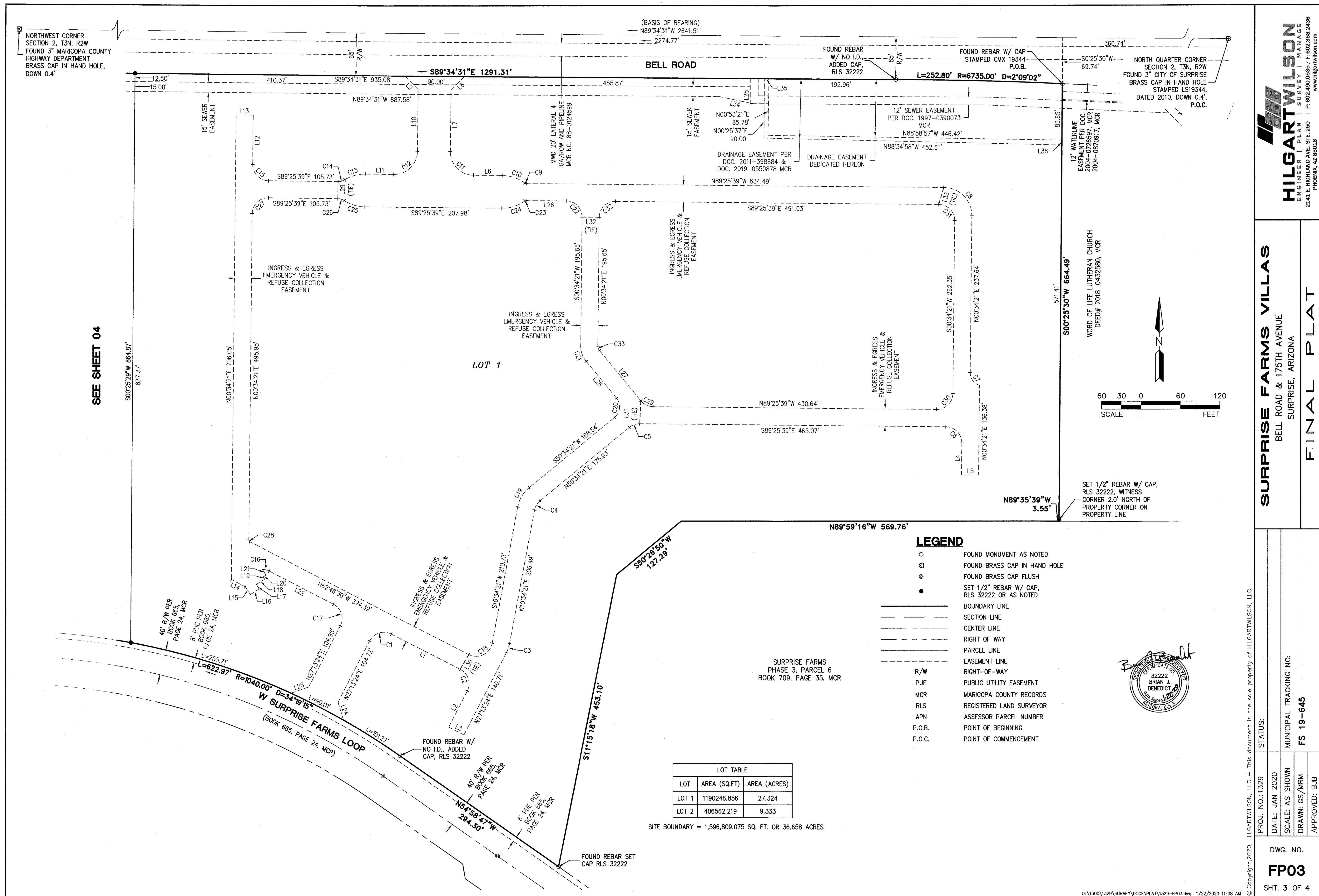
DWG. NO.
FP02
SHT. 2 OF 4

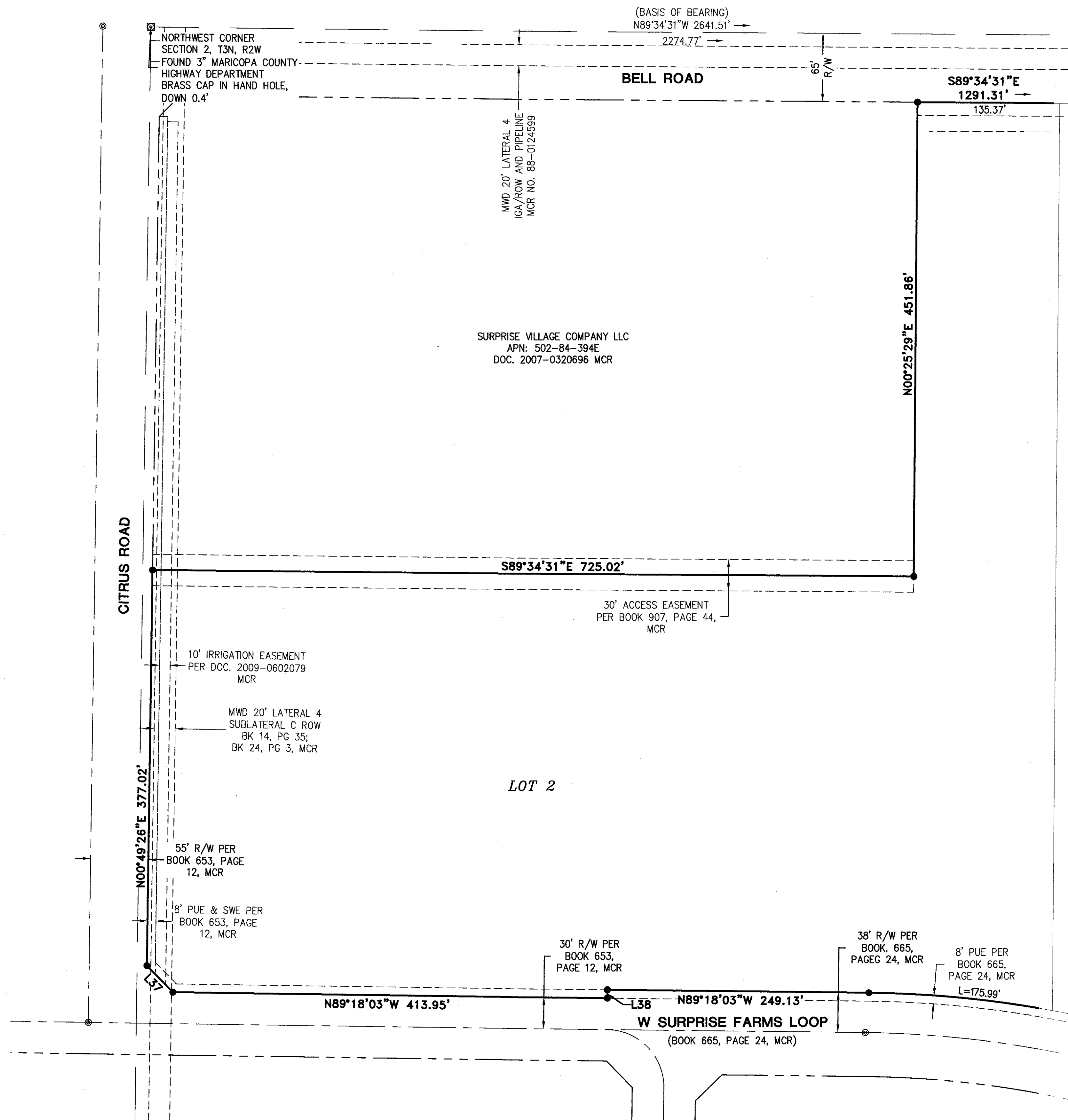
SURPRISE FARMS VILLAS

BELL ROAD & 175TH AVENUE
SURPRISE, ARIZONA

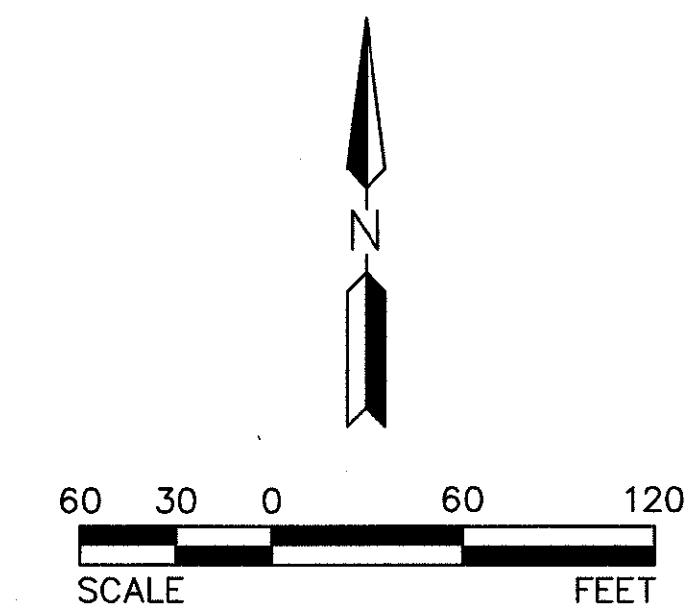
FINAL PLAT

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SEE SHEET 03



LEGEND

- FOUND MONUMENT AS NOTED
- ⊠ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- MCR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S62°46'36"E	117.90'
L2	S27°13'24"W	61.50'
L3	S62°46'36"E	26.00'
L4	S00°34'21"W	48.72'
L5	S89°25'39"E	26.00'
L6	N89°25'39"W	43.55'
L7	N00°34'21"E	93.90'
L8	N45°29'55"E	28.32'
L9	N44°30'05"W	28.25'
L10	N00°34'21"E	93.77'
L11	S89°25'39"E	43.42'
L12	S00°34'21"W	74.73'
L13	S89°25'39"E	26.00'
L14	N62°46'36"W	23.94'
L15	S32°46'36"E	14.00'
L16	N57°13'24"E	16.00'
L17	N32°46'36"W	8.00'
L18	N57°13'24"E	15.00'
L19	N32°46'36"W	4.00'
L20	N57°13'24"E	5.00'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L21	N32°46'36"W	10.08'
L22	N62°46'36"W	109.83'
L23	N71°07'42"E	28.82'
L24	S16°56'36"E	28.69'
L25	S39°25'39"E	72.50'
L26	S89°25'39"E	60.96'
L27	N39°25'39"W	99.23'
L28	S00°24'25"W	24.71'
L29	S00°34'21"W	26.00'
L30	S29°56'41"W	26.03'
L31	N02°46'47"E	34.78'
L32	N89°25'39"W	26.00'
L33	N16°39'48"E	27.06'
L34	N78°01'42"W	48.49'
L35	S89°27'07"E	6.74'
L36	S00°25'30"W	7.43'
L37	N44°14'18"W	35.32'
L38	S00°41'57"W	8.00'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	24.50'	90°00'00"	38.48'
C2	24.50'	90°00'00"	38.48'
C3	50.00'	16°39'03"	14.53'
C4	24.00'	40°00'00"	16.76'
C5	24.50'	40°00'00"	17.10'
C6	24.50'	90°00'00"	38.48'
C7	20.50'	72°27'24"	25.92'
C8	43.00'	90°00'00"	67.54'
C9	4.00'	36°14'58"	2.53'
C10	58.00'	36°14'58"	36.69'
C11	35.50'	90°00'00"	55.76'
C12	35.50'	90°00'00"	55.76'
C13	58.00'	32°31'38"	32.93'
C14	18.50'	32°31'38"	10.50'
C15	24.50'	90°00'00"	38.48'
C16	20.50'	30°00'00"	10.73'
C17	24.50'	90°00'00"	38.48'
C18	24.50'	106°39'03"	45.60'
C19	50.00'	40°00'00"	34.91'
C20	20.50'	90°00'00"	32.20'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C21	36.00'	40°00'00"	25.13'
C22	24.50'	90°00'00"	38.48'
C23	4.00'	36°14'58"	2.53'
C24	58.00'	36°14'58"	36.69'
C25	58.00'	32°31'38"	32.93'
C26	18.50'	32°31'38"	10.50'
C27	24.50'	90°00'00"	38.48'
C28	3.00'	63°20'57"	3.32'
C29	24.50'	50°00'00"	21.38'
C30	24.50'	90°00'00"	38.48'
C31	24.50'	90°00'00"	38.48'
C32	24.50'	90°00'00"	38.48'
C33	10.00'	40°00'00"	6.98'



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From: [CHRISTIANSON, REGGIE A GS-12 USAF AETC 56 FW/CVE](#)
To: [Allysa Robinson](#)
Cc: [56 FW/CIT Community Initiative](#)
Subject: RE: OUTSIDE AGENCIES FS19-645 Surprise Farms Single Family Rental Community PAD Amendment, Site Plan, Final Plat New Submittal 091119
Date: Wednesday, September 11, 2019 2:29:55 PM
Attachments: [smime.p7s](#)
[ATT00001.txt](#)
[ATT00002.htm](#)

Allysa,

Thank you for allowing Luke AFB to make comments on the Surprise Farms Single Family Rental Community site plan. This application is to construct 252 multi-family rental residential development on approximately 27 acres. The site is located in the Southwest corner of Bell Road and N. 175th Avenue in Surprise, AZ. The site is located 3.4 miles outside the Aux-1 2004 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described, this project will not negatively impact the flying operations at Luke AFB. Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights per day, as low as 1,500 feet above the ground. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform the tenant about Luke AFB operations.

v/r

Reg

Reggie A Christianson

Strategic Planning Manager, Community Initiatives Team

Luke AFB AZ 85309

Office: 623-856-6115

DSN: 896-6115

From: Allysa Robinson

Sent: Wednesday, September 11, 2019 11:07 AM

To: 'Bob Woodring - TEMPX' ; 'Brad Finke - EPCOR' ; 'Chris Cain - MWD' ; Christina Betz ; Daniel Trujillo ; 'Debbie Trasancos - MWD' ; 'Don Romero - USPS' ; Donna Miller ; 'Douglas Kirkland - Epcor' ; 'Ernest (USPS)' ; 'Eva Pierce' ; Greg Welch ; 'Ibeth - USPS' ; Joseline Castaneda ; 'Kevin Shipman' ; 'Leslie - MWD' ; 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil> ; 'Mark Frago' ; 'Mary Orta - Surprise Chamber' ; 'Peter Hughes - FCDX' ; 'Project Coordinator' ; 'Raoul Sada - Surprise Chamber' ; 'Richard Hammitt' ; Sandy Simmons ; 'Vern Wolfley - MAG' ; 'Victor.Schaum' ; 'Yvonne Aguirre'

Cc: Lorraine Nevarez ; Shirley Phan

Subject: [Non-DoD Source] OUTSIDE AGENCIES FS19-645 Surprise Farms Single Family Rental Community PAD Amendment, Site Plan, Final Plat New Submittal 091119

Attached please find the **application**, **narrative**, **final plat**, and **site plan** for the above referenced project.

Please feel free to contact us with any questions.

Best regards,

Allysa Robinson

Project Coordinator
City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise AZ | 85374
www.surpriseaz.gov
Phone: 623-222-3099
Fax: 623-222-3001
Allysa.Robinson@surpriseaz.gov

City of Surprise offices open at 8 a.m. and close at 5 p.m. Monday through Friday. More info at www.surpriseaz.gov.

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11 Sep 2019 18:06:50 -0000



FS19-645

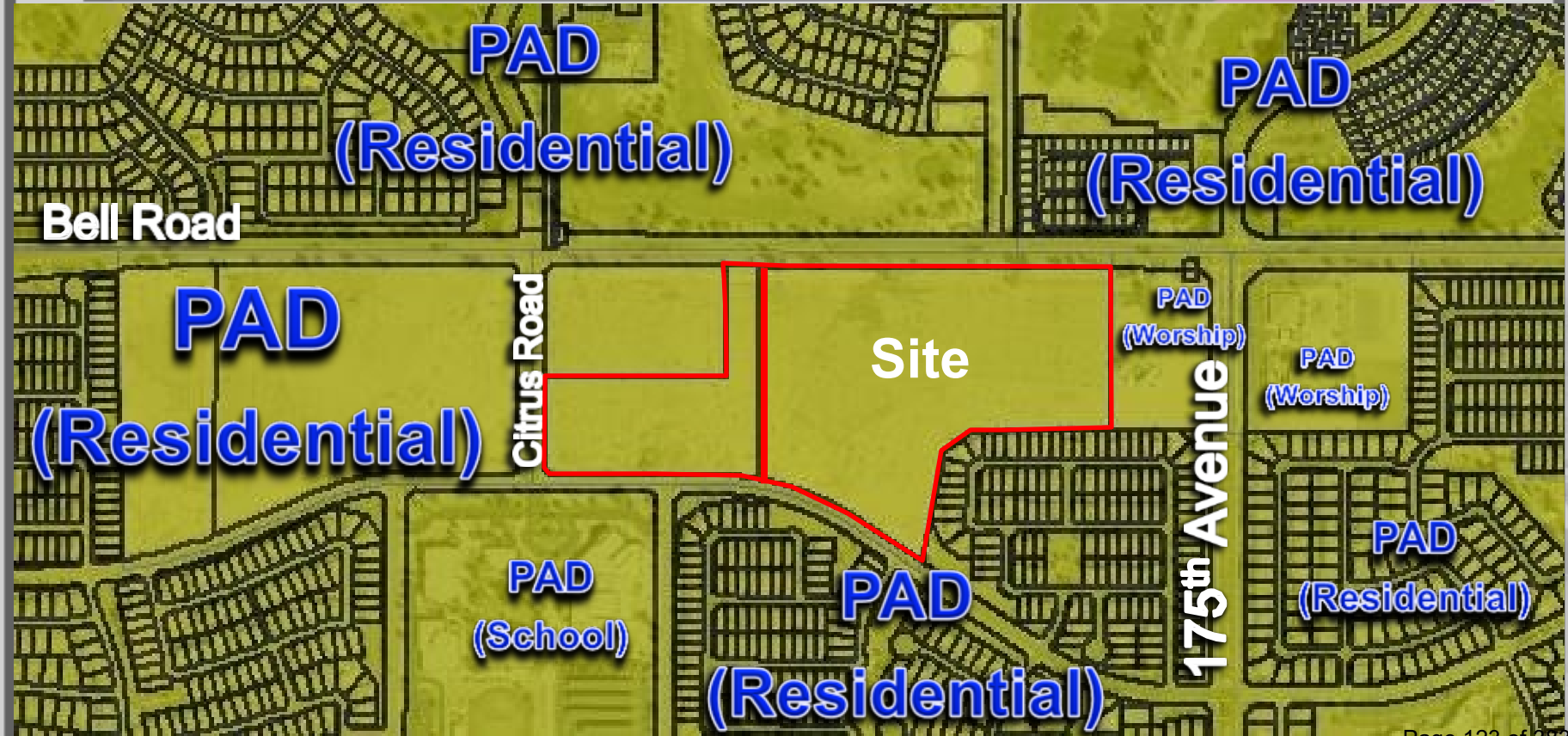
Surprise Farm Villas Final Plat

City Council
May 5, 2020

VICINITY MAP



CASE MAP



FWG. NO.
FP01
PAGE 1 OF 4

Page 124 of 383

Final Plat

LEGAL DESCRIPTION

A PORTION OF LAND BEING SITUATED WITHIN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 3 WEST OF THE 6TH AND 5TH RANGES WESTERN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 3 FROM WHICH THE NORTHWEST CORNER THEREOF BEINGS NORTH 89°52'37" WEST, 264.74 FEET

THENCE NORTH 89°52'37" WEST, 264.74 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER,

THENCE LEAVING SAID NORTH LINE, SOUTH 89°52'37" WEST, 65.14 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SOLO ROAD AND THE POINT OF BEGINNING.

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 89°52'37" WEST, 264.46 FEET ALONG THE WEST LINE OF THE PROPERTY AS DESCRIBED IN THE SPLIT PLAIN SACS RECORDED AT DOCUMENT NO. 2018-000000, MARICOPA COUNTY RECORDS, BEING IN THE SOUTHERLY LINE OF THE FINAL PLAT OF SURPRISE FARMS PHASE 2 PARCELS, & AS FILED IN BOOK FOUR OF MAPS, PAGE 24, MARICOPA COUNTY RECORDS, ARIZONA.

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING 3 COURSES:

THENCE NORTH 89°52'37" WEST, 33.00 FEET;

THENCE NORTH 89°52'37" WEST, 264.74 FEET;

THENCE SOUTH 89°52'37" WEST, 127.24 FEET;

THENCE SOUTH 17°17'34" WEST, 463.10 FEET ALONG THE WESTERLY LINE OF SAID FINAL PLAT TO THE NORTHERLY RIGHT-OF-WAY LINE OF SURPRISE FARMS HIGH SCHOOL MAP OF DESIGNATION AS FILED IN BOOK ONE OF MAPS, PAGE 14, MARICOPA COUNTY RECORDS, ARIZONA.

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING 3 COURSES:

THENCE NORTH 89°52'37" WEST, 264.74 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 704.56 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°50'57", AND AN ARC LENGTH OF 66.57 FEET TO A TANGENT LINE;

THENCE NORTH 89°52'37" WEST, 264.15 FEET;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 89°52'37" WEST, 45.10 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SURPRISE FARMS HIGH SCHOOL MAP OF DESIGNATION AS FILED IN BOOK ONE OF MAPS, PAGE 14, MARICOPA COUNTY RECORDS, ARIZONA.

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING 2 COURSES:

THENCE NORTH 89°52'37" WEST, 45.10 FEET;

THENCE NORTH 4°14'41" WEST, 25.10 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID SURPRISE FARMS HIGH SCHOOL MAP OF DESIGNATION;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 89°52'37" EAST, 277.00 FEET;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 89°52'37" EAST, 70.50 FEET;

THENCE NORTH 89°52'37" EAST, 450.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WELL ROAD;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 89°52'37" EAST, 126.10 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 373.00 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND EXTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°52'37", AN ARC LENGTH OF 200.00 FEET TO THE POINT OF BEGINNING.

NOTES

1. NO PERMANENT STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN EASEMENTS. IF SHALL BE FURTHER DETERMINED THAT THE CITY OF SURPRISE SHALL NOT BE REQUIRED TO REPLACE ANY EASEMENTS OR PLACING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION OF CITY UTILITIES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. ALL EXTERIOR SUBDIVISION BOUNDARY CORNERS ARE AS SHOWN FOR THIS PLAT IN CONFORMANCE WITH ARIZONA STATUTE. ALL INTERIOR CORNERS AND BOUNDARIES ARE TO BE SET BY THE SURVEYOR RESPONSIBLE FOR THE CONSTRUCTION SURVEY AND STAKING OF THIS PROJECT AND MUST BE IN CONFORMANCE WITH SAID ARIZONA STATUTE REQUIREMENTS.
4. PROVISIONS SHALL BE MADE FOR DEVELOPMENT AND MAINTENANCE OF STREET LIGHTS THROUGH OTHER THE ASSOCIATION OR THROUGH THE OPERATION OF A STREET LIGHT IMPROVEMENT DISTRICT (S.L.I.D.).
5. NO ON-USE DRIVING OR EVACUATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
6. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "V" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ON FLOOD INSURANCE RATE MAPS NO. 1502000101, & NO. 1502000102, WITH A DATE OF DESIGNATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 14001, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
7. IN ACCORDANCE WITH ARS § 8-401-01, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DESIGNATIONS CONCERNING THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
8. PURSUANT TO A.R.S. § 40-1101, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL LAWS AND ADJUSTMENTS BASED ON ASSSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS § 1401 AND 1402, WHEN APPLICABLE.
9. DRAINAGE EASEMENT RECORDED AS DOC. 2017-000004 & RE-RECORDED AS DOC. 2018-000000 IS TO BE ADHERED BY THIS PLAT.

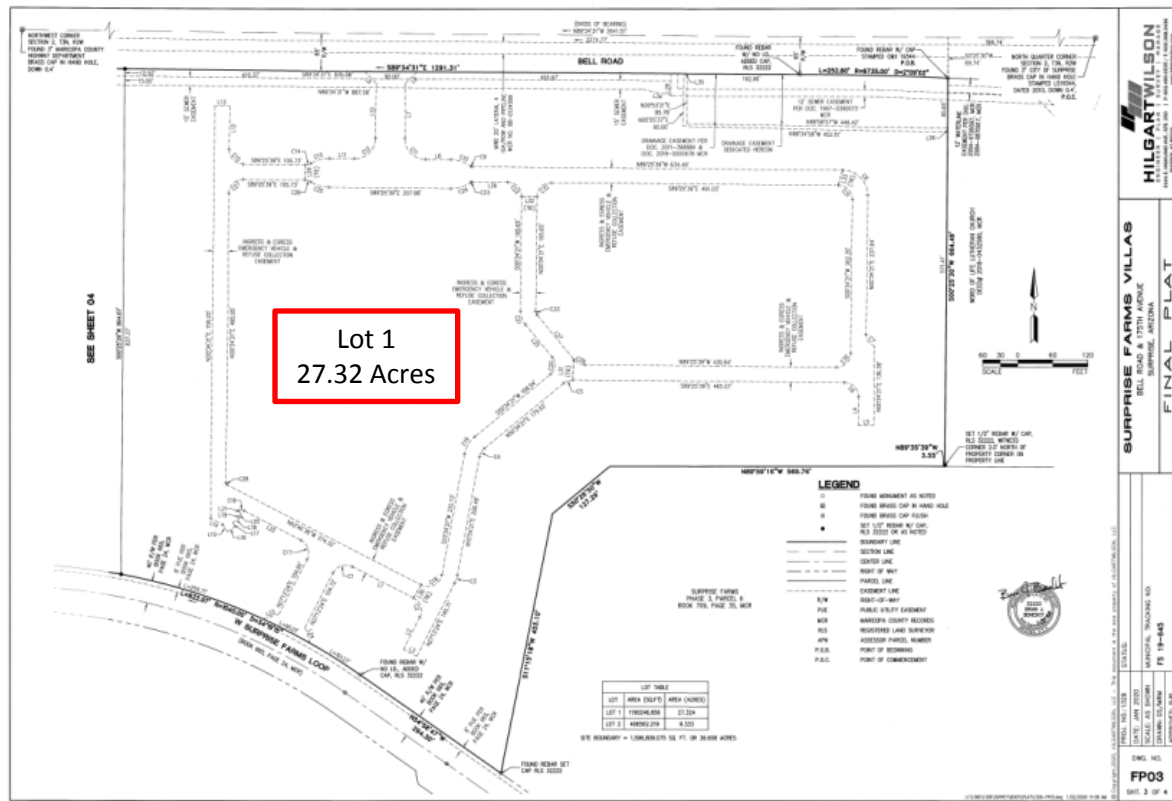


HILGART WILSON
REGISTERED PROFESSIONAL ENGINEER
ARIZONA LICENSE NO. 15020
15020-000000-000000-000000

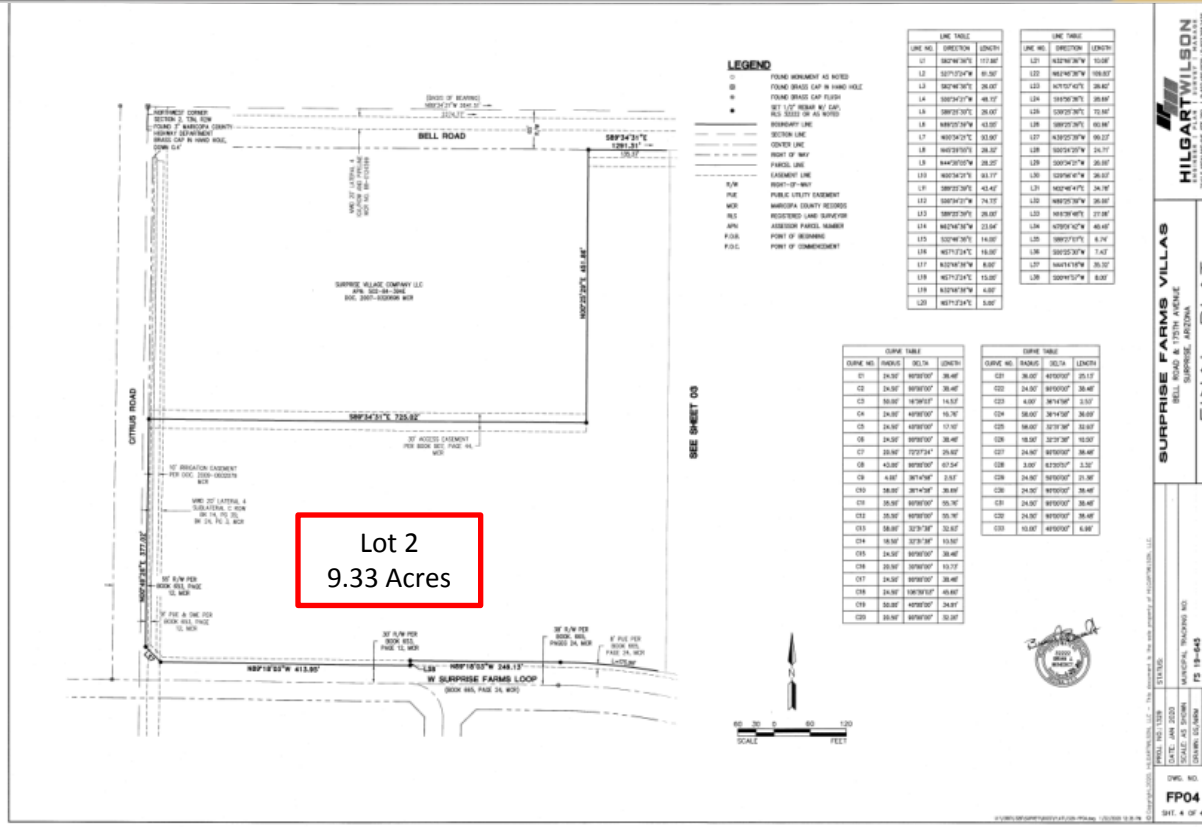
SURPRISE FARMS VILLAS
BELL ROAD & 177TH AVENUE
SURPRISE, ARIZONA
FINAL PLAT

PROJECT NO. 1529
DATE: JAN 2025
DRAWN BY: JMM
CHECKED BY: JMM
APPROVED BY: JMM
SHEET NO. 1
OF 4

Lot 1
27.32 Acres



Final Plat





QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: May 5, 2020
Submitting Department: Public Works
Staff Recommendations: None

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

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

Agenda Wording:

Consideration and action pertaining to conditional acceptance of the streets and public utility improvements at Austin Ranch West Parcel 5, generally located at N. 187th Avenue and W. Carlota Lane; Resolution # 2020-38.

Motion:

I move to approve Resolution # 2020-38.

Background:

The Public Works Department conducted the final inspection of the public improvements for Austin Ranch West Parcel 5, generally located at N. 187th Avenue and W. Carlota Lane, on or about March 25th, 2020, totaling 34,105 SY (approximately 11,065 LF) and determined that the infrastructure was compliant and acceptable to the city. The infrastructure includes asphalt pavement, storm drain and wastewater lines. Domestic water lines are located within the Beardsley Water jurisdiction.

Objective Analysis:

The improvements for this property provide roadways for conveyance through the property, storm drains to convey stormwater to retention basins, and sewer lines to convey wastewater from the property to the City's public system. This action will accept the required infrastructure. The domestic water serving the property is within Beardsley Water jurisdiction.

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, 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 \$2,107,383.00.

Budget Impact:

Funding for the infrastructure maintenance now and in the future will be supported from the city's HURF, 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. 2020-38 Austin Ranch West Parcel 5-Final
 2. 02_Notice of Completion Letter
 3. 03_INSPECTOR SIGN OFF FORM
-

RESOLUTION # 2020-38

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 ONE YEAR WARRANTY AT AUSTIN RANCH WEST PARCEL 5, GENERALLY LOCATED AT N. 187TH AVENUE AND W. CARLOTA LANE.

WHEREAS, the Mayor and City Council of the City of Surprise approved a final plat entitled "Austin Ranch West Parcel 5" on, August 7th, 2018;

WHEREAS, Austin Ranch, LLC, an Arizona Limited Liability Company, the developer of Austin Ranch West Parcel 5, dedicated to the City the street and public utility improvements, generally located at N. 187th Avenue and W. Carlota Lane;

WHEREAS, on or about March 25, 2020, 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 one-year warranty period will commence upon conditional acceptance by the City; and

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

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

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

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

SIGNATURES ON THE FOLLOWING PAGE

APPROVED AND ADOPTED this _____ day of _____, 2020.

Skip Hall, Mayor

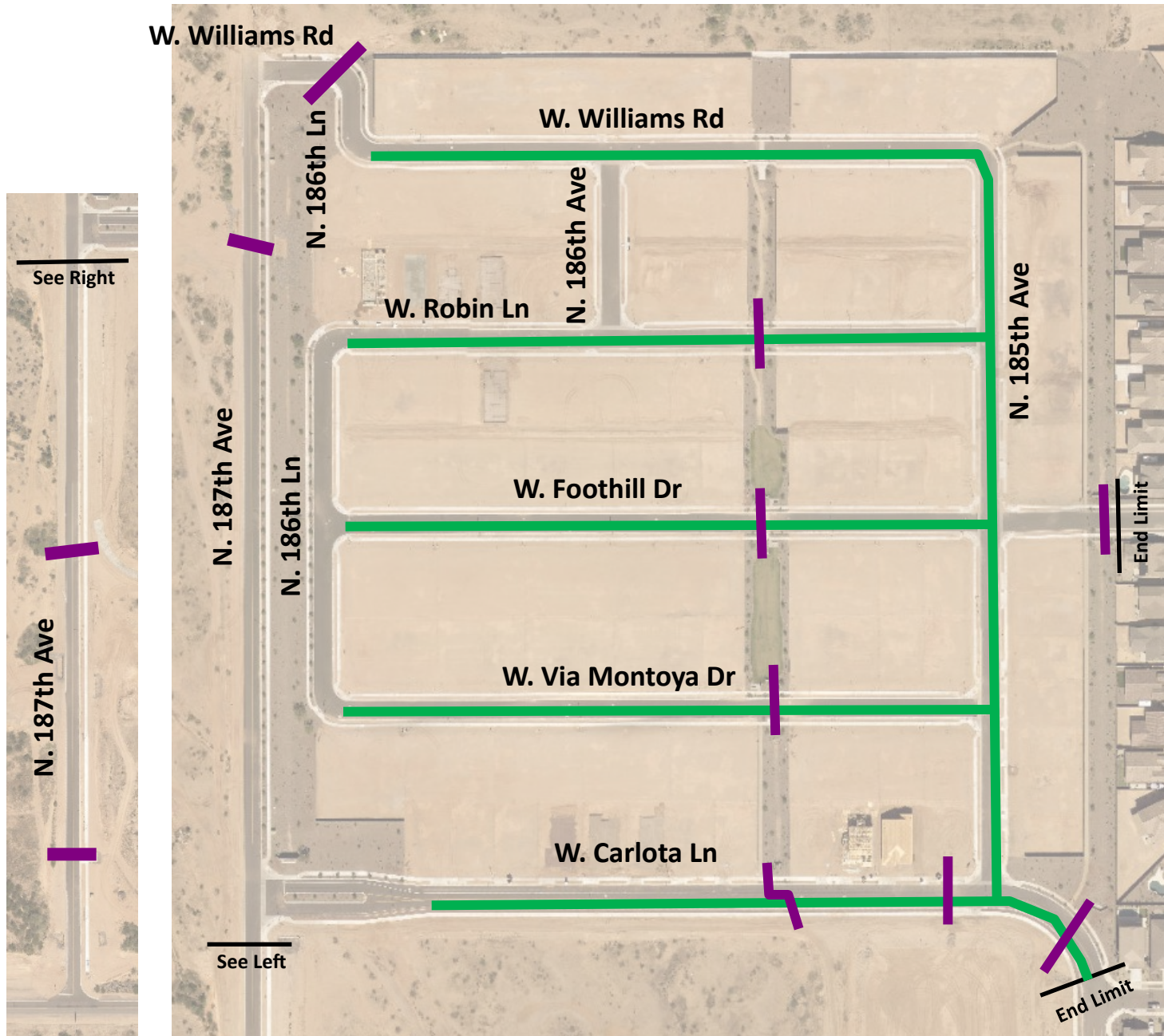
Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

AUSTIN RANCH WEST PARCEL 5



INFRASTRUCTURE TO

BE ACCEPTED:

- SEWER
- STORM DRAIN
- ROADWAY

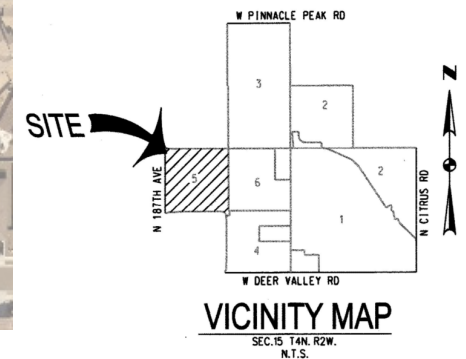




EXHIBIT B

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

Memorandum

To: City of Surprise City Council
From: Public Works – Engineering Services
Date: 04/02/2020
Re: Austin Ranch West Parcel 5

The public improvements for the above project have been completed and are tentatively scheduled for the April 21, 2020 council agenda for acceptance. The amounts for the infrastructure have been provided by a third party and not the City of Surprise. The following are the infrastructure improvements included with this acceptance and the corresponding valuation that the City will be accepting:

- City Paving - \$725,326.00
- City Concrete - \$801,395.00
- City Storm Drain - \$301,610.00
- City Sewer - \$279,052.00
- **Total - \$2,107,383.00**

March 27, 2020

Garrett Walker Homes
1838 W Parkside Ln., Suite 200
Phoenix, AZ 85027

**RE: NOTICE OF COMPLETION AND COUNCIL ACTION REQUIREMENT FOR AUSTIN RANCH
WEST PARCEL 5 – FS15-153**

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:

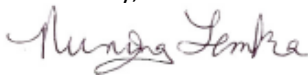
- A copy of all lien releases or a title report
- Actual construction cost for related civil permits issued
- Warranty assurance in a format acceptable by the City

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 one (1) years; please ensure warranty assurance will not expire prior to this date. The applicant will be notified of the council date as soon as it is scheduled and the warranty financial assurance is required to be submitted to the city 10 calendar days prior to the council date. If a warranty financial assurance is not received within 10 calendar days, council action and start of the warranty period will be delayed, at a minimum, an additional two (2) weeks.

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

If you have any questions or concerns, you can reach me at 623-222-6148 or at nuning.lemka@surpriseaz.gov.

Sincerely,



Nuning Lemka, P.E.
Engineering Manager

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

Mike Gent, Public Works Director
John McFarland, Public Works Streets Manager
Jonathan Gake, Finance
Michael Boule, Assistant PW Director/Operations
William Valdez, Civil Inspector



PROJECT SIGN OFF FORM

PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: 3/12/2020 Commercial Commercial w/Offsite XX Residential

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

8/17/2019 Date of Punch-List Walk 1/7/2020 Date Punch-List Completed

FS Number: FS15-153

Permit Number(s): E18P-0391,E18P-0484,E18P-0487,E18P-0488,E18P-0489,E18P-0490

Project Name: Austin Ranch Parcel 5

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

Courtland Homes Inc, 4160 W Kitty Hawk, Chandler, Arizona 85226 602-885-1634

MAG TIP Reporting:

Street Name	Classification	Begin Limits	End Limits	# Lanes	Length to nearest ¼ mi.	Features
185th Ave	Local	Carlota Ln	Williams Rd	2	1/4	
186th Ave	Local	Robin Ln	Williams Rd	2	1/4	
186th Ln	Local	Via Montoya Dr	Robin Ln	2	1/4	
187th Ave	Local	Williams Rd	Deer Valley Rd	2	1/2	
Carlota Ln	Local	185th Ave	187th Ave	2	1/4	

MATERIALS:

Asphalt:	Markham	Supplier	5	Total Lane Miles	25,114	Total Square Yards		
Water:	8" C-900	Size/Type	5,925	Total Linear Feet	6" DIP	Size/Type	228	Total Linear Feet
	16" C-900	Size/Type	1,573	Total Linear Feet		Size/Type		Total Linear Feet
Sewer:	8" PVC	Size/Type	6,066	Total Linear Feet		Size/Type		Total Linear Feet
	4" PVC	Size/Type	4,260	Total Linear Feet		Size/Type		Total Linear Feet
Storm:	36" RGRCP	Size/Type	1,357	Total Linear Feet	30" RGRCP	Size/Type	380	Total Linear Feet
	24" RGRCP	Size/Type	341	Total Linear Feet	18" RGRCP	Size/Type	62	Total Linear Feet
Fire Ln:	N/A	Size/Type		Total Linear Feet		Size/Type		Total Linear Feet

Additional Comments:

SUPPORTING DOCUMENTATION REQUIRED:

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

APPROVAL:

Civil Inspector: William Valdez

Date: 3/13/2020

Civil Engineering Supervisor: Munir Z. Jemke

Date: 03/25/2020



PROJECT SIGN OFF FORM

PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: 3/12/2020 Commercial Commercial w/Offsite XX Residential

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

See Sheet 1 Date of Punch-List Walk Date Punch-List Completed

FS Number: FS15-153

Permit Number(s): See Sheet 1

Project Name: Austin Ranch Parcel 5

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
Via Montoya Dr	Local	185th Ave	186th Ln	2	1/4	
Foothill Dr	Local	Sta 12 +00.78	186th Ln	2	1/4	
Robin Ln	Local	185th Ave	186th Ln	2	1/4	
Williams Rd	Local	185th Ave	187th 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)

Other Sheet 2

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)

(Specify)

APPROVAL:

Civil Inspector: William Valdez

Date: 3/13/2020

Civil Engineering Supervisor: Munira Jankar

Date: 03/25/2020



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: May 5, 2020
Submitting Department: Public Works
Staff Recommendations: None

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

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

Agenda Wording:

Consideration and action pertaining to conditional acceptance of the public utility improvements at Toll at Prasada Phase 1 Unit 3, generally located at W. Cactus Road and N. Cotton Lane; Resolution # 2020-41.

Motion:

I move to approve Resolution # 2020-41.

Background:

The Public Works Department conducted the final inspection of the public improvements for Toll at Prasada Phase 1 Unit 3 on or about March 13, 2020 totaling approximately 6,284 LF and determined that the infrastructure was compliant and acceptable to the city. The infrastructure includes wastewater lines. Domestic water lines are located within the Epcor water jurisdiction and the streets are private.

Objective Analysis:

The improvements for this property convey wastewater from the property to the City's public system. 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 sewer 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 \$343,293.00

Budget Impact:

Funding for the infrastructure maintenance now and in the future will be supported from the city's Wastewater 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 2020-41 Toll at Prasada Ph 1 Unit A Infra Accept-final
 2. 02_Notice of Completion Letter
 3. 03_Inspector sign off form
-

RESOLUTION # 2020-41

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, TO CONDITIONALLY ACCEPT THE PUBLIC UTILITY IMPROVEMENTS AND COMMENCE MAINTENANCE AFTER TWO YEAR WARRANTY AT TOLL AT PRASADA PHASE 1 UNIT A, GENERALLY LOCATED AT W. CACTUS ROAD AND N. COTTON LANE.

WHEREAS, the Mayor and City Council of the City of Surprise approved a final plat entitled "Toll at Prasada, Phase 1 Unit A" on, March 5th 2019;

WHEREAS, Toll Prasada LLC, an Arizona Limited Liability Company, the developer of Toll at Prasada Phase 1 Unit A, dedicated to the City public utility improvements, generally located at W. Cactus Road and N. Cotton Lane;

WHEREAS, on or about March 13, 2020, 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 public utility improvements.

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

Section 1. The City of Surprise conditionally accepts the 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 public utility improvements.

SIGNATURES ON THE FOLLOWING PAGE

APPROVED AND ADOPTED this _____ day of _____, 2020.

Skip Hall, Mayor

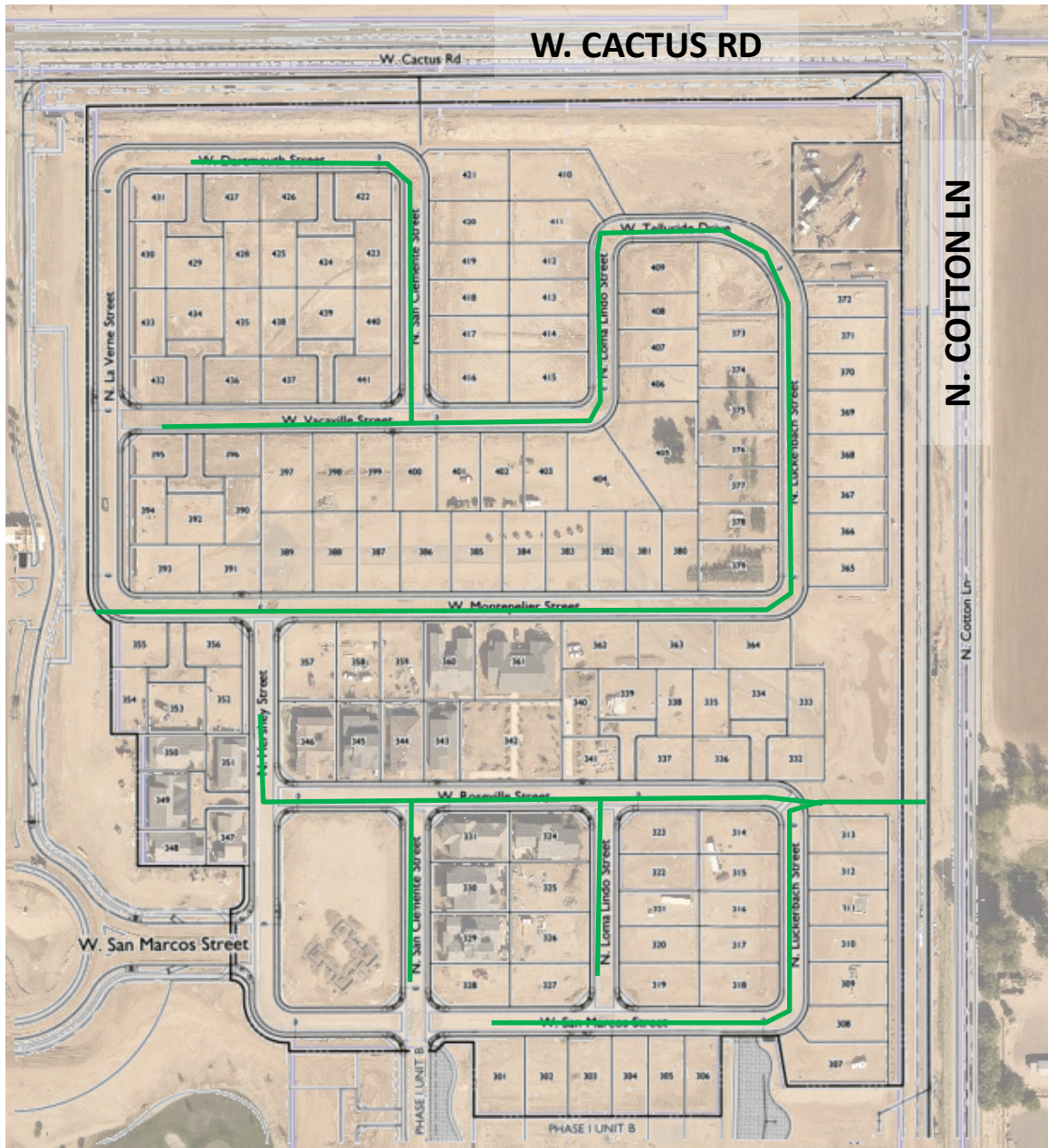
Attest:

Approved as to form:

Sherry Aguilar, City Clerk

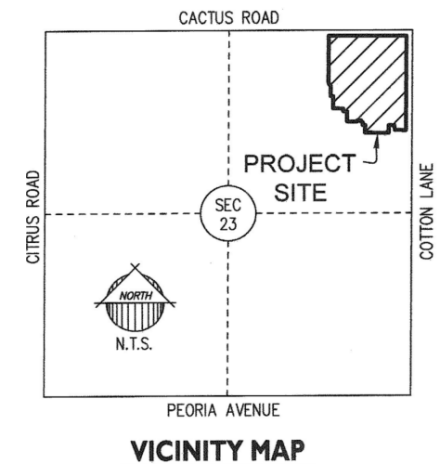
Robert Wingo, City Attorney

Toll at Prasada - Phase 1 Unit A



INFRASTRUCTURE TO BE ACCEPTED:

— SEWER





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

Memorandum

To: City of Surprise City Council
From: Public Works – Engineering Services
Date: 4/3/2020
Re: Toll at Prasada Phase 1 Unit A

The public improvements for the above project have been completed and are tentatively scheduled for the April 21, 2020 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 Sewer - \$343,293.00

March 18, 2020

Toll Brothers AZ Construction Company
8767 E Via De Ventura 390
Scottsdale, AZ 85258

**RE: NOTICE OF COMPLETION AND COUNCIL ACTION REQUIREMENT FOR TOLL AT
PRASADA PHASE 1 UNIT A – FS18-260**

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

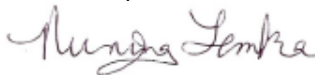
- A copy of all lien releases or a title report
- Actual construction cost for related civil permits issued
- Warranty assurance in a format acceptable by the City

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

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

If you have any questions or concerns, you can reach me at 623-222-6148 or at nuning.lemka@surpriseaz.gov.

Sincerely,



Nuning Lemka, P.E.
Engineering Manager

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

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



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: May 5, 2020 Contact Person: Sergio Angulo
Submitting Department: Community Development District: District 1
Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to approval of the Final Plat entitled, "Rosiles Land Division" and dated February 19, 2020, an approximately 2.23 acre property generally located west of the 169th Avenue alignment and south of Dale Lane.

Motion:

I move to approve the Final Plat entitled, "Rosiles Land Division" and dated February 19, 2020.

Background:

The subject request involves a Final Plat that will re-plat Lot 3 of DW Ranch Estates; a 2.23 (approx.) acre lot into two (2) new lots in the RR zoning district.

Objective Analysis:

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

Policy Compliant:

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

Financial Impact:

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

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

1. 00 - FS19-673 - Staff Report
2. 01 - FS19-673 - Vicinity Map

3. 02 - FS19-673 - Final Plat
 4. FS19-673 - PowerPoint
-

FINAL PLAT

REPORT TO THE CITY COUNCIL

1 **Case:** **FS19-673**

2
3 **Project Name:** Rosiles Lot Split

4
5 **Council District:** 1 - Acacia

6
7 **City Council Date:** **May 5, 2020**

8
9 **Planner:** Sergio Angulo

10
11
12 **Owner/Applicant:** Rosiles Alejandro

13
14 **Request:** Final Plat to re-plat Lot 3 of DW Ranch Estates into two (2) new lots in
15 the RR zoning district.

16
17 **Site Location:** Generally, west of the 169th Avenue alignment and south of Dale Lane.

18
19 **Site Size:** 2.23 acres (approx.)

20
21 **Density:** 0.89 DU/Ac

22
23 **Findings:**

- 24
25
 - The proposed Final Plat is consistent with the Surprise General Plan 2035.
 - The proposed Final Plat is consistent with the Surprise Municipal Code.

26
27
28 **Alternative Actions:** **Approve** – Approval of the proposed Final Plat will allow the applicant
29 the ability to subdivide the property as proposed.

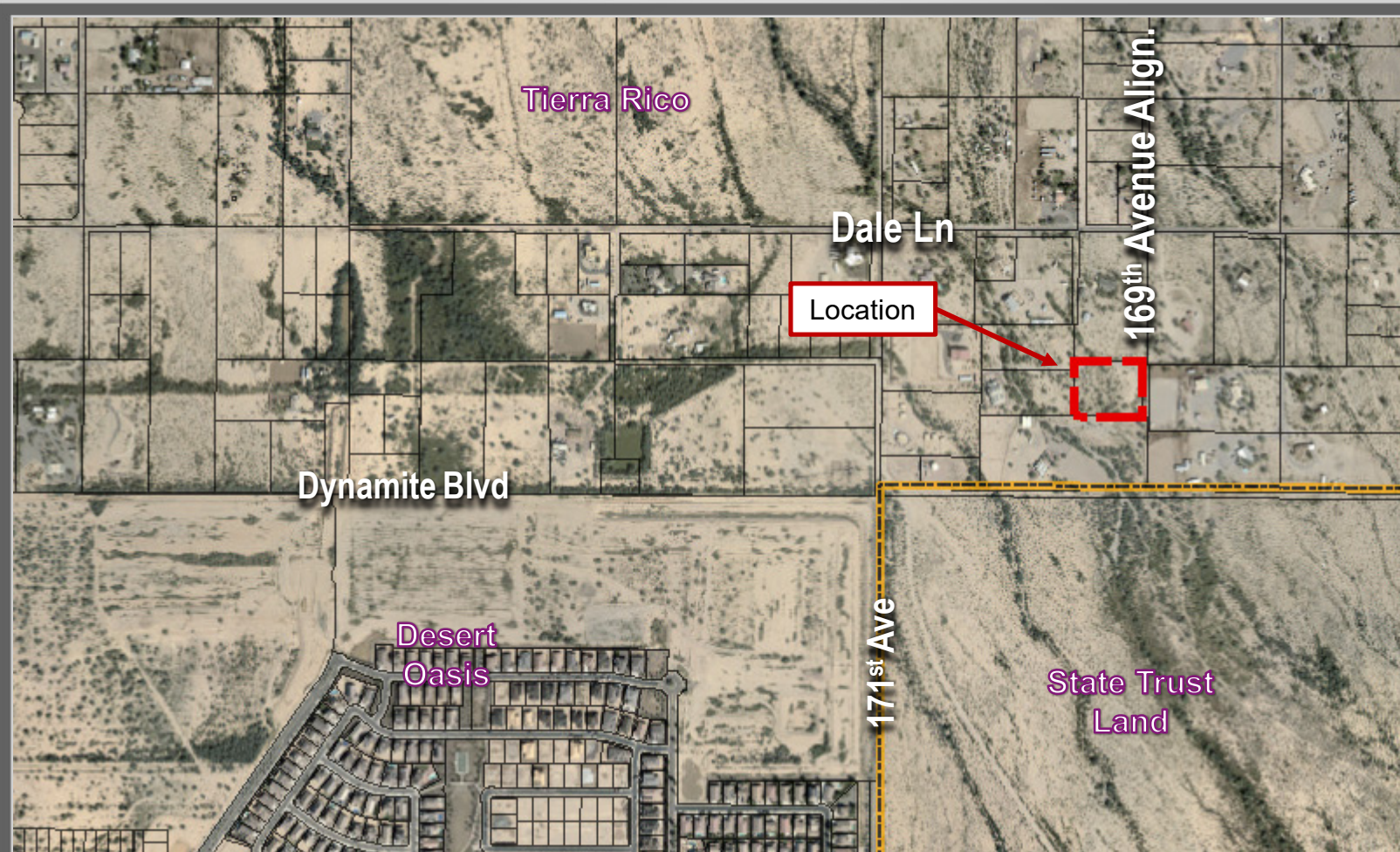
30
31 **Deny** – Denial of the requested Final Plat will prevent the applicant
32 from subdividing the property as proposed.

33 **Additional Information:**

The applicant is requesting a Final Plat approval that will re-plat Lot 3 of DW Ranch Estates; a 2.23 (approx.) acre lot into two (2) new lots. Lot 1 is proposed to be 1.2 acres (approx.) and Lot 2 is proposed to be 1.03 acres (approx.). The subject site is a vacant property located generally west of the 169th Avenue alignment and south of Dale Lane and is zoned Residential Ranch (RR). The proposed subdivision meets the lot size requirements stated in the Surprise Unified Development Code. This Final Plat will establish a 27.5 feet ingress/egress easement for access along the 169th Avenue alignment. An existing ingress/egress access easement along the north of the property will continue to provide access to the parcels west of the subject property. The proposed Final Plat does not dedicate any new right-of-way.

Attachments:

- 01 Vicinity Map
- 02 Final Plat



VICINITY MAP

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT ALEJANDRO VALENTIN ROSILES PEREZ, AS OWNER, HAS DIVIDED LOT 3 OF DW RANCH ESTATES, BK. 860 OF MAPS, PG. 34, MCR, UNDER THE NAME "ROSILES LAND DIVISION", A PORTION OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, HEREBY PUBLISHES THIS FINAL PLAT FOR ROSILES LAND DIVISION. SAID PLAT SETS FORTH THE NAME, LOCATION AND DIMENSIONS OF THE PARCELS SHOWN HEREON.

ALEJANDRO VALENTIN ROSILES PEREZ, AS OWNER, DOES HEREBY DEDICATE THE FOLLOWING:

1. A PERPETUAL, NON-EXCLUSIVE, VEHICLE NON ACCESS EASEMENT (V.N.A.E.) UPON, OVER, AND ACROSS THE PARCEL OF LAND SHOWN HEREON. THE PURPOSE OF THE EASEMENT IS TO PROHIBIT VEHICULAR ACCESS.
2. A PERPETUAL, NON-EXCLUSIVE, INGRESS EGRESS EASEMENT (I.E.E.) AND UTILITY EASEMENT (U.E.) UPON, OVER, AND ACROSS THE PARCEL OF LAND SHOWN HEREON. THE PURPOSE OF THE EASEMENT IS TO PROVIDE FUTURE RIGHT OF WAY ACCESS FOR PUBLIC ROADWAY.
3. 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.

ALEJANDRO VALENTIN ROSILES PEREZ, AS OWNER, DOES HEREBY WARRANT THE FOLLOWING:

1. IT IS THE SOLE OWNER OF THE PROPERTY ON THIS PLAT AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON HAVING ANY INTEREST IN THE PROPERTY ADVERSE TO OR INCONSISTENT WITH THE DEDICATIONS, CONVEYANCES OR OTHER PROPERTY INTERESTS CREATED OR TRANSFERRED BY THIS PLAT HAS CONSENTED TO OR JOINED IN THIS PLAT, AS EVIDENCED BY THIS INSTRUMENTS WHICH ARE RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH THE OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

THE PERSON EXECUTING THIS DOCUMENT ON BEHALF OF A CORPORATION, TRUST OR OTHER ORGANIZATION WARRANTS HIS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND GRANTOR HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS IN FAVOR OF THE GRANTEE'S SUCCESSORS AND ASSIGNS.

DATED THIS _____ DAY OF _____, 2020

GRANTOR: _____

FOR: _____ ALEJANDRO VALENTIN ROSILES PEREZ

ACKNOWLEDGMENT

STATE OF ARIZONA)
) S.S.
COUNTY OF MARICOPA)

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020

BY _____ FOR AND ON BEHALF OF _____.

NOTARY PUBLIC: _____

My COMMISSION EXPIRES: _____

RATIFICATION

AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED IN THE COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, IN RECORDER'S NUMBER (MCR#) _____ 2018-0005927 THE UNDERSIGNED HEREBY RATIFIES, APPROVES AND CONFIRMATION IS GIVEN TO SAID DEDICATIONS AS STATED IN THIS PLAT AS TO THE INTEREST OF THE UNDERSIGNED. THE PERSON SIGNING FOR BENEFICIARY WARRANTS AND REPRESENTS THEY HAVE POWER AND AUTHORITY TO DO SO.

By: _____

Title or Position Date

ACKNOWLEDGMENT

STATE OF ARIZONA)
) S.S.
COUNTY OF MARICOPA)

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020

BY _____ FOR AND ON BEHALF OF _____.

NOTARY PUBLIC: _____

My COMMISSION EXPIRES: _____

FINAL PLAT FOR
ROSILES LAND DIVISION

A RE-PLAT OF LOT 3 OF DW RANCH ESTATES
MINOR LAND DIVISION RECORDED IN BOOK 860, PAGE 34, M.C.R.

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER
OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

PARENT PARCEL LEGAL DESCRIPTION

APN 503-51-127H
REFERENCE: WARRANTY DEED 2018-0005927 MCR

LOT 3, DW RANCH ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 860 OF MAPS, PAGE 34, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 89 DEGREES 48 MINUTES 58 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 25, A DISTANCE OF 1322.94 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 37 SECONDS EAST, A DISTANCE OF 405.01 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 48 MINUTES 58 SECONDS WEST, A DISTANCE OF 361.22 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 53 SECONDS EAST, A DISTANCE OF 269.99 FEET;

THENCE SOUTH 89 DEGREES 48 MINUTES 58 SECONDS EAST, A DISTANCE OF 361.20 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 37 SECONDS WEST, A DISTANCE OF 269.99 FEET TO THE TRUE POINT OF BEGINNING.

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

ALEJANDRO VALENTIN ROSILES PEREZ, [OWNER] DOES HEREBY (1) RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE USAF AND THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND ITS AUXILIARY FIELDS. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS 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.

CITY OF SURPRISE ENGINEER APPROVAL

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

APPROVED _____
CITY ENGINEER DATE

CITY OF SURPRISE COUNCIL APPROVAL

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

ATTEST:

MAYOR DATE

CITY CLERK DATE

SHEET INDEX:

SHEET 1 COVER
SHEET 2 FINAL PLAT

LEGEND:

(C) CALCULATED
(R) REFERENCE OR RECORD
FD. FOUND
● SET 1/2" REBAR W/ CAP "RLS 17286"
APN ASSESSOR PARCEL NUMBER
B.C.F. BRASS CAP FLUSH
C.O.S. CITY OF SURPRISE
I.E.E. INGRESS, EGRESS EASEMENT
MCR MARICOPA COUNTY RECORDER
PK NAIL PARKER KALON MASONRY NAIL
RLS REGISTERED LAND SURVEYOR
(R1) BOOK 860 OF MAPS, PAGE 34, MCR
U.E. UTILITY EASEMENT
V.N.A.E. VEHICULAR NON-ACCESS EASEMENT

BASIS OF BEARING:

THE SOUTH LINE OF OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 2 WEST, GILA AND SALT RIVER BASE AND MERIDIAN.
S 89°48'58" E (R1)

NOTES:

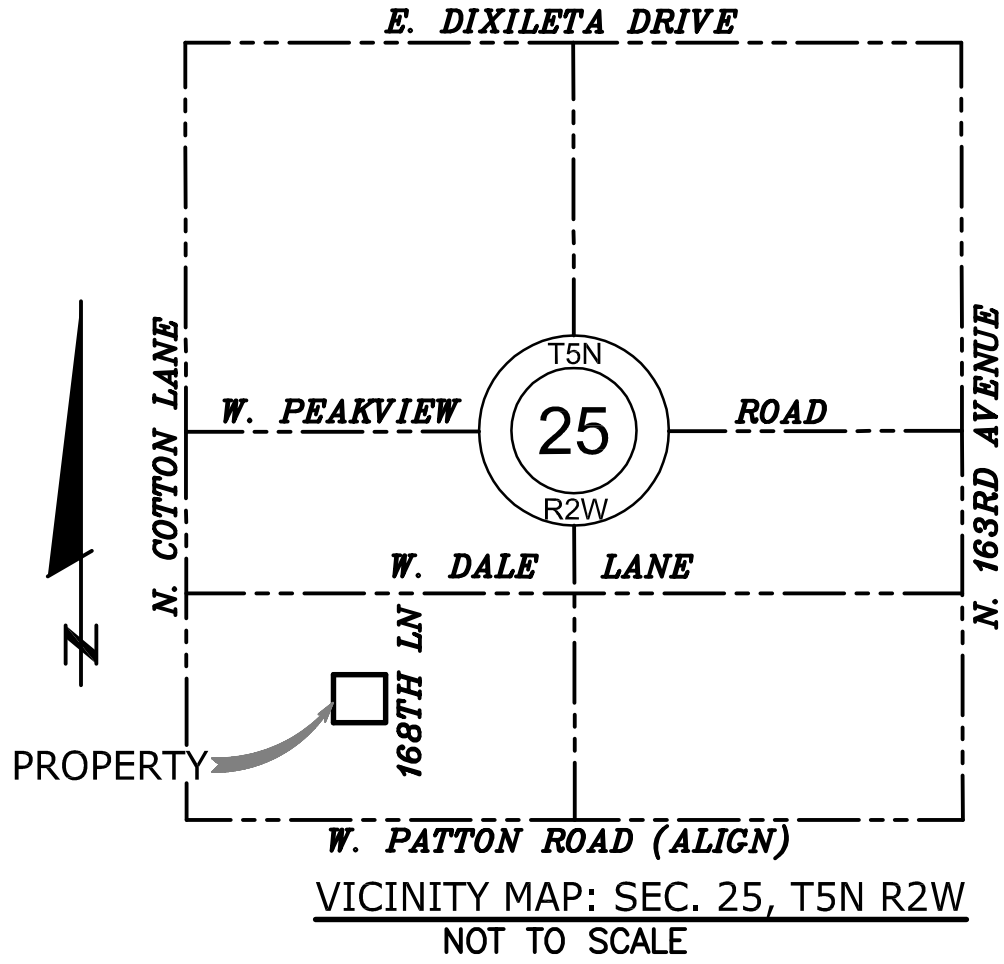
- 1) SAGUARO ACRES HOMEOWNER'S ASSOCIATION IS THE WATER SERVICE PROVIDER FOR THIS AREA.
- 2) THE CITY CURRENTLY DOES NOT HAVE SEWER SERVICE AVAILABLE TO THE PROPERTY, HOWEVER PER CITY OF SURPRISE MUNICIPAL CODE CHAPTERS 58-181 AND 58-314, ONCE SEWER SERVICE IS AVAILABLE WITHIN 500 FEET OF THESE PROPERTIES, THE OWNER(S) WILL BE REQUIRED TO CONNECT TO CITY SERVICES WITHIN 90 DAYS, IN ADDITION ANY PRIVATE SEPTIC SYSTEM SHALL BE PROPERLY ABANDONED PER CITY AND COUNTY REQUIREMENTS.
- 3) NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
- 4) THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE DESIGNATION, "ZONE AE", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1210L, WITH A DATE OF IDENTIFICATION OF 10/16/2013, 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.

LAND SURVEYOR'S CERTIFICATION

- THIS IS TO CERTIFY THAT:
- I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF ARIZONA;
 - THIS PLAT WAS MADE UNDER MY DIRECTION;
 - THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS";
 - THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF SEPTEMBER OF 2019;
 - THE SURVEY IS TRUE AND COMPLETE AS SHOWN;
 - MONUMENTS SHOWN ACTUALLY EXIST;
 - THEIR POSITIONS ARE CORRECTLY SHOWN;
 - SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

NAME

REGISTERED LAND SURVEYOR # _____ 17286



PARCEL OWNER OF RECORD:

ALEJANDRO VALENTIN ROSILES PEREZ
6829 W. SAN MIGUEL AVENUE
GLENDALE, AZ 85303
Deed #: 180005927 (1/2/2018) MCR
APN 503-51-127H
CONTACT: MR. ALEJANDRO ROSILES

LAND SURVEYOR:

INTI, LLC
4090 S. MELODY DRIVE
CHANDLER, ARIZONA 85249
PH: 480.219.0525
FAX: 480.323.2181
CONTACT: RAMA INTI PE RLS
GERARD GOMEZ

FORMER PARCEL DATA

APN 503-51-127H
GROSS AREA: 97,522 SQ. FT.
ZONING: RR

REFERENCE DOCUMENTS:

- BOOK 860 OF MAPS, PAGE 34, MCR
- WARRANTY DEED 2018-0005927 MCR

ALEJANDRO VALENTIN ROSILES PEREZ
6829 W. SAN MIGUEL AVENUE
GLENDALE, AZ 85303

INTI, LLC
CIVIL ENGINEERS & LAND SURVEYORS
4090 S. MELODY DRIVE
CHANDLER, ARIZONA 85249
TEL: 480-219-0525
FAX: 480-323-2181

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

DESIGNER: GLG
DRAWN BY: GLG
CHECKED BY: RI
DATE: FEB. 2020

FINAL PLAT

ROSILES LAND DIVISION
SURPRISE, MARICOPA COUNTY, ARIZONA

Registered Land Surveyor
CERTIFICATE NO. 17286
RAMAKRISHNA INTI
Date Signed: 10/19/19
ARIZONA, U.S.A.
Expires on 3/31/21

JOB NO.
19-0715

SHEET NO.

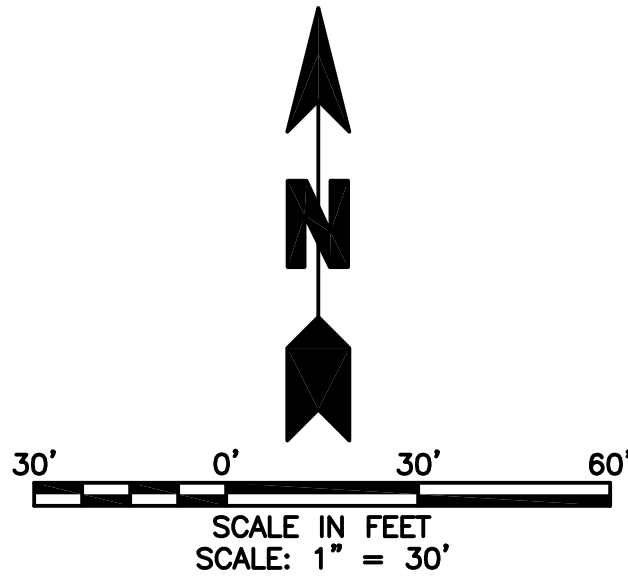
1 of 2

FS 19-673

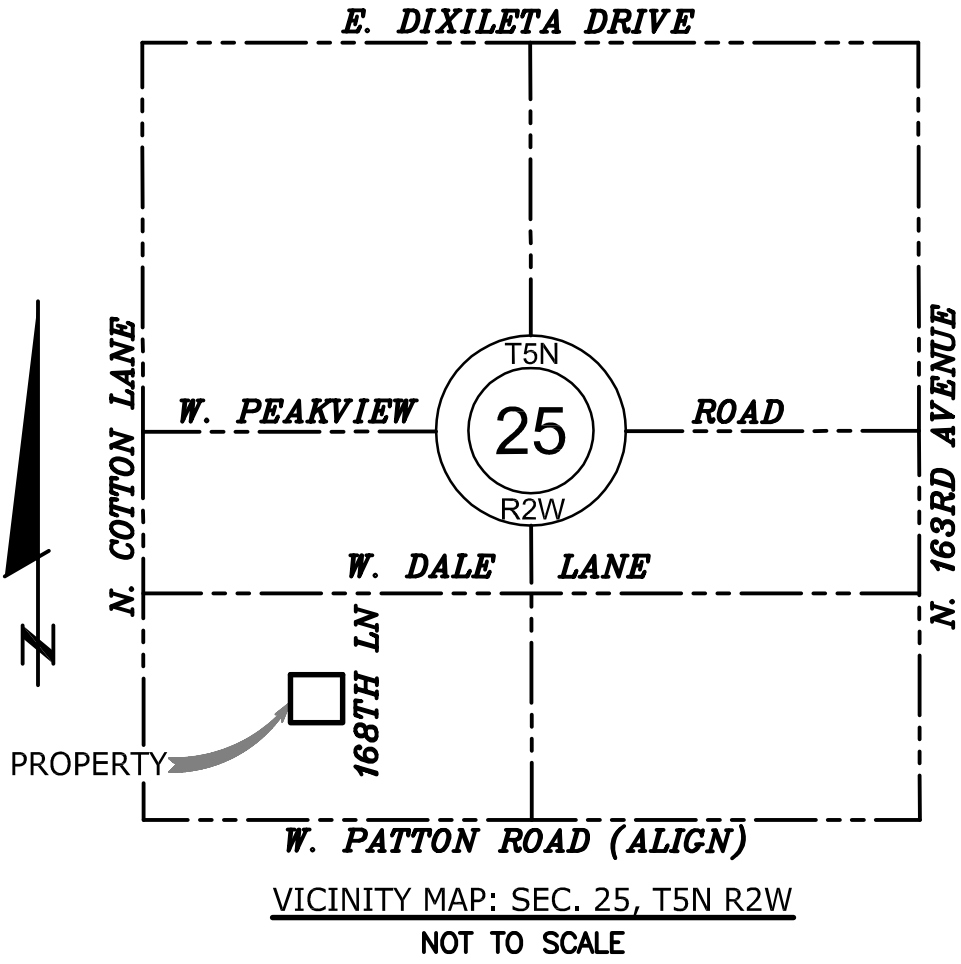
FINAL PLAT FOR
ROSILES LAND DIVISION

A RE-PLAT OF LOT 3 OF DW RANCH ESTATES
MINOR LAND DIVISION RECORDED IN BOOK 860, PAGE 34, M.C.R.

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER
OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA



SHEET INDEX:
SHEET 1 COVER
SHEET 2 FINAL PLAT



NOW OR FORMERLY
WILLIAMS MURLE O/BETTYE D
APN 503-51-127G

NOW OR FORMERLY
CRAGAN PAUL H/MARY K
APN 503-51-127D

NOW OR FORMERLY
JANTZ DAREN W
APN 503-51-126N

NOW OR FORMERLY
ANGELES SANTIAGO/MARJORIE M
APN 503-51-127J

NOW OR FORMERLY
SINGLETARY H DAVID/TERESA H
APN 503-51-126A

NOW OR FORMERLY
MERRITT LAWRENCE/JOANN
APN 503-51-127F

LINE TABLE		
LINE	LENGTH	BEARING
L1	27.50	S89°48'58"E
L2	27.50	S89°48'58"E

LEGEND:
(C) CALCULATED
(R) REFERENCE OR RECORD
FD. FOUND
● SET 1/2" REBAR W/ CAP "RLS 17286"
APN ASSESSOR PARCEL NUMBER
B.C.F. BRASS CAP FLUSH
C.O.S. CITY OF SURPRISE
I.E.E. INGRESS, EGRESS EASEMENT
MCR MARICOPA COUNTY RECORDER
PK NAIL PARKER KALON MASONRY NAIL
RLS REGISTERED LAND SURVEYOR
(R1) BOOK 860 OF MAPS, PAGE 34, MCR
U.E. UTILITY EASEMENT
V.N.A.E. VEHICULAR NON-ACCESS EASEMENT

POINT OF COMMENCEMENT (POC)
S.W. CORNER OF SECTION 25, T5N, R2W
FD. MARICOPA COUNTY A.L.C.

ALEJANDRO VALENTIN ROSILES PEREZ
6829 W. SAN MIGUEL AVENUE
GLENDALE, AZ 85303

INTI, LLC
CIVIL ENGINEERS & LAND SURVEYORS
4090 S. MELODY DRIVE
CHANDLER, ARIZONA 85249
TEL: 480-219-0525
FAX: 480-523-2181

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

DESIGNER: GLG
DRAWN BY: GLG
CHECKED BY: RI
DATE: FEB. 2020

FINAL PLAT

ROSILES LAND DIVISION
SURPRISE, MARICOPA COUNTY, ARIZONA

Registered Land Surveyor
CERTIFICATE NO. 17286
RAMAKRISHNA INTI
EXPIRES ON 3/31/21

JOB NO. 19-0715
SHEET NO. 2 OF 2



Rosiles Lot Split Final Plat

City Council
May 5, 2020



VICINITY MAP

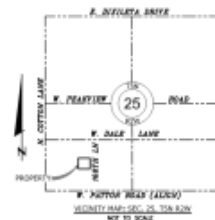
FINAL PLAT FOR ROSILES LAND DIVISION

A RE-PLAT OF LOT 3 OF DW RANCH ESTATES
MINOR LAND DIVISION RECORDED IN BOOK 860, PAGE 34, M.C.R.

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER
OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA



SHEET INDEX
SHEET 1 COVER
SHEET 2 FINAL PLAT



ALEJANDRO VALENTER ROSILES PEREZ
ALEJANDRO VALENTER ROSILES PEREZ
10000 N. PATTON BLVD, SUITE 200
SURPRISE, AZ 85333

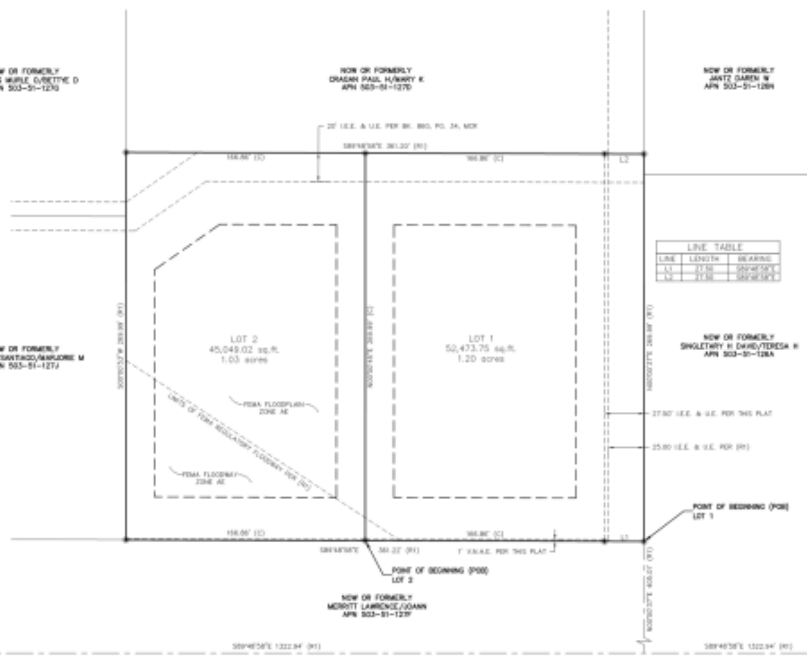
INTI, LLC
LAW OFFICES & LAND SERVICES
CHANDLER, ARIZONA 85226
TEL: (480) 231-1231
FAX: (480) 231-1232

DESIGNER: GUS
DRAWN BY: GUS
CHECKED BY: M
DATE: FEB. 2020

FINAL PLAT
ROSILES LAND DIVISION
SURPRISE, MARICOPA COUNTY, ARIZONA



FS 19-673
SHEET 12
2 OF 2



FINAL PLAT



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: May 5, 2020
Submitting Department: Public Works
Staff Recommendations: None

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

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

Consideration and action declaring the intent to enlarge an existing lighting improvement district known as, "City of Surprise, Arizona SU-Prasada Phase 2A 192" pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks; Resolution # 2020-42.

Motion:

I move to approve Resolution # 2020-42.

Background:

The SU – Prasada Phase 2A 192 was formed in 2020 (Resolution 2020-25). Since the time of formation, new parcels have been formed in and around the original SLID boundary. We request enlarging the existing SLID to include the new parcels and extend existing boundaries to roadway centerlines. The city has verified that the Petition for the proposed street light improvement district enlargement contains the signatures of all of the real property owners in the enlargement area of the district, exclusive of mortgages and other lien holders. Four new lights are proposed within this enlargement which are arterial and collector roads and will be billed to SU – Prasada Phase 2A 192 SLID.

Objective Analysis:

A SLID is a neighborhood partnership and very common practice in which property owners in a defined area agree to pay the costs to operate and maintain their immediate area's street lights through a property tax. All new developments in the City of Surprise require a SLID. This action will enlarge an existing SLID boundary to include the remainder of the parcels not within the SLID and extend existing boundaries to roadway centerlines. The District is paid for by the levy and collection of an ad valorem of taxes based on the number and classification of properties within the District. The enlargement of the SLID will only affect the parcels joining into the District, as the valuation of the property may be increased.

Policy Compliant:

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

Financial Impact:

Any financial impact on the City is anticipated to be minimal, as the ratio of the new lights to existing lights is very small.

Budget Impact:

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

FTE Impact:

This action does not change the full time equivalent count.

ATTACHMENTS:

1. 01 Res 2020-42-Prasada Ph 2A 192 SLID -final
 2. 02 FS19-640 Omni Storage SLID Enlargement Petition
 3. 03 FS19-640 OmniCotton_SL Plans
 4. 04 FS19-640 Omni Council Exhibit
-

RESOLUTION # 2020-42

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA DECLARING ITS INTENT TO ENLARGE THE CITY OF SURPRISE, ARIZONA *SU-PRASADA PHASE 2A 192* AND ORDERING SUCH ENLARGEMENT.

WHEREAS, on *April 7, 2020* the Mayor and City Council of the City of Surprise adopted Resolution No. 2020-25, ordering the formation of the City of Surprise, Arizona *SU-Prasada Phase 2A 192* (the "District") for the purpose of purchasing energy and electricity for the lighting of the public streets and parks within the District;

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

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

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

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

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

Section 1. *District Enlargement.* The City of Surprise, Arizona *SU-Prasada Phase 2A 192* shall be enlarged by the addition of the property described in Exhibit A and Exhibit B, which are incorporated by reference hereto into this Resolution. The annual tax levied upon the District will remain in full force and effect, and, commencing in fiscal year 2020/2021 will apply to the District as enlarged by this Resolution.

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

APPROVED AND ADOPTED this ____ day of _____, 2020.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A LEGAL DESCRIPTION

THAT PORTION OF COTTON LANE, CUSTER LANE AND LOT 1, FINAL PLAT AMENDMENT OF LOTS 7, 8 AND CUSTER LANE OF PRASADA-PHASE 2A WEST, ACCORDING TO BOOK 1014 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 12, BEING A CITY OF SURPRISE BRASS CAP FLUSH, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 12, BEING A CITY OF SURPRISE BRASS CAP IN HANDHOLE, BEARS NORTH 00°24'53" EAST, A DISTANCE OF 2637.61 FEET;

THENCE NORTH 00°24'53" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 999.88 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE CONTINUING NORTH 00°24'53" EAST, ALONG SAID WEST LINE, A DISTANCE OF 416.89 FEET TO THE CENTERLINE OF CUSTER LANE, AS SHOWN ON SAID FINAL PLAT AMENDMENT;

THENCE ALONG SAID CENTERLINE THE FOLLOWING THREE (3) COURSES:

SOUTH 89°35'07" EAST, A DISTANCE OF 250.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 800.00 FEET;

SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 15°26'48", A DISTANCE OF 215.68 FEET;

SOUTH 74°08'19" EAST, A DISTANCE OF 83.81 FEET;

THENCE SOUTH 15°51'41" WEST, DEPARTING SAID CENTERLINE, A DISTANCE OF 31.74 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CUSTER LANE, AS SHOWN ON SAID FINAL PLAT AMENDMENT;

THENCE SOUTH 00°00'00" WEST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 331.59 FEET;

THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 481.81 FEET TO THE EAST RIGHT-OF-WAY LINE OF COTTON LANE, AS SHOWN ON SAID FINAL PLAT AMENDMENT;

THENCE NORTH 89°35'07" WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 56.00 FEET TO THE POINT OF BEGINNING.

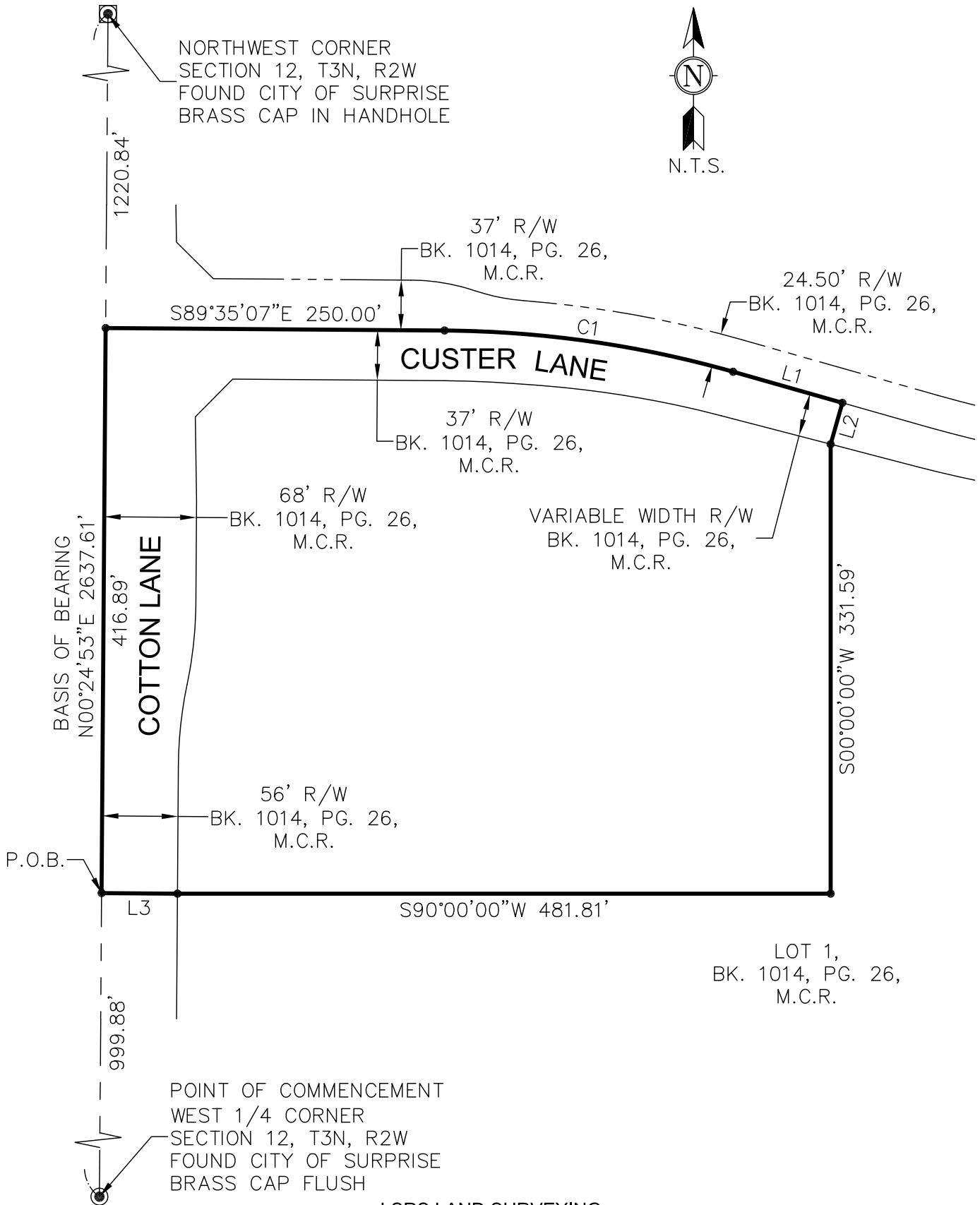
CONTAINING 218,056 SQUARE FEET OR 5.0059 ACRES, MORE OR LESS.



LSRS LAND SURVEYING
33215 N. 46TH WAY CAVE CREEK, AZ 85331
PHONE: 480-650-4006
EMAIL: LSRSSURVEY@OUTLOOK.COM

PROJECT NO: 19003
SHEET 1 OF 1

EXHIBIT B



LSRS LAND SURVEYING
 33215 N. 46TH WAY CAVE CREEK, AZ 85331
 PHONE: 480-650-4006
 EMAIL: LSRSSURVEY@OUTLOOK.COM

PROJECT NO: 19003
 SHEET 1 OF 2

EXHIBIT B

LEGEND

BK. BOOK

PG. PAGE

M.C.R. MARICOPA COUNTY RECORDER

R/W RIGHT-OF-WAY

P.O.B. POINT OF BEGINNING

LINE TABLE		
LINE	LENGTH	BEARING
L1	83.81	S74°08'19"E
L2	31.74	S15°51'41"W
L3	56.00	N89°35'07"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	215.68	800.00	15°26'48"



LSRS LAND SURVEYING
33215 N. 46TH WAY CAVE CREEK, AZ 85331
PHONE: 480-650-4006
EMAIL: LSRSSURVEY@OUTLOOK.COM

PROJECT NO: 19003
SHEET 2 OF 2

STREET LIGHT IMPROVEMENT DISTRICT PETITION

TO THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE:

We, the undersigned, are all or a majority of the real property owners, exclusive of mortgagees and other lienholders, adjoining the district named below. We petition the City Council of the City of Surprise, Arizona, to enlarge the District to include said property legally described in Exhibit A with such boundaries as shown in the map in Exhibit B attached hereto. This petition includes a charge for maintaining the lighting facilities.

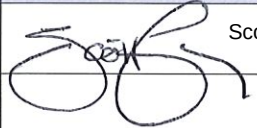
It is hereby requested that, in compliance with the Arizona Revised Statutes, the City Council adopt a Resolution of Intention to enlarge the existing District, and that unless protests are received pursuant to A.R.S. §48-579 sufficient to bar further proceedings, the City Council proceed with the improvements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

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

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

The name of the existing street light improvements district to be enlarged:
SU-PrasadaPhase2A192

PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Omni Cotton Self-Storage LLC	SEC Cotton and Custer Lanes	501-12-977	 Scott Fey



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

AVAILABILITY

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

DESCRIPTION

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

TIME PERIODS

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

CHARGES

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

I. FIXTURES (Includes Mounting Arm, if Applicable)

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



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

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



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

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



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

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

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



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

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

NOTES:

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



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

II. POLES

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



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

II POLES (cont)

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

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

III. ANCHOR BASE

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



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

IV. CHARGES FOR OPTIONAL OR ADDITIONAL EQUIPMENT

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

V. DETERMINATION OF CHARGES FOR NEW EQUIPMENT

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

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



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

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

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

TRIP CHARGE

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

ADJUSTMENTS

The bill will include the following adjustments:

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

SERVICE DETAILS

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



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

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

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

OMNI PRASADA SELF STORAGE

COTTON LN & GREENWAY RD

STREET LIGHT DESIGN

STREET LIGHTING REQUIREMENTS

5.00 GENERAL NOTES:
THE FOLLOWING INFORMATION IS PROVIDED TO EMPHASIZE CRITICAL WORK AND IS INTENDED TO SUPPLEMENT THE SPECIFICATIONS. SHOULD THERE BE A CONFLICT WITH THE SPECIFICATIONS, THIS DOCUMENT SHALL TAKE PRECEDENCE.
ALTERNATES SHALL BE PRE-APPROVED BY THE CITY ENGINEERING MANAGER. APPROVAL OF ALTERNATE PRODUCTS SHALL BE ON AN EQUAL BASIS WITH THE PRODUCT SPECIFIED AND SHALL BE SUBMITTED A MINIMUM OF TEN (10) DAYS PRIOR TO BID OPENING. STRUCTURAL CALCULATIONS SHALL BE FURNISHED FOR ALTERNATE PRODUCTS AND CERTIFIED BY A STRUCTURAL ENGINEER, REGISTERED IN THE STATE OF ARIZONA. LUMINAIRES AND LAMPS SHALL MEET OR EXCEED THE PHOTOMETRIC, ELECTRICAL, AND MECHANICAL REQUIREMENTS FOR THE SPECIFIED PRODUCTS.

THE CONTRACTOR SHALL COMPLY WITH STATE AND CITY STATUTES, AND MANUFACTURER'S RECOMMENDATIONS.
THE SUBMITTAL PACKAGE SHALL CONSIST OF THREE (3) COPIES OF EQUIPMENT/MATERIAL TO BE INSTALLED AND SHALL BE BOUND/STAPLED IN A FOLDER AND SUBMITTED AT THE TIME OF PERMIT APPLICATION.

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

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

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

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

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

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

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

SURPLUS EXCAVATION SHALL BE DISPOSED OF BY THE CONTRACTOR.

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

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

5.06 WIRING:
WIRING SHALL BE INSTALLED PER UTILITY STANDARDS.

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

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

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

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

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

CONNECTIONS SHALL BE PER UTILITY STANDARDS.

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

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

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

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

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

GENERAL ENGINEERING NOTES:

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

UTILITIES WITHIN OR AFFECTED BY THE PROJECT	
UTILITY CONTACT	DATE SUBMITTED
ARIZONA PUBLIC SERVICE	8/30/2019
CENTURY LINK	8/30/2019
COX COMMUNICATIONS	8/30/2019
COS WATER	8/30/2019
SOUTHWEST GAS	8/30/2019

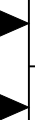
NOTE

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

LED NOTE

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

LUMINAIRE TABLE						
GRAY ROADWAY SCALEABLE LED 3000K						
LIGHT CODE	COLOR	APN	WATTS	VOLTS	INITIAL LUMENS	CATALOG #
CL50	GRAY	00141040	31	120/208/240/277	3,900	ERL1004B330AGRAYGLRX
CL51		00141041	39	120/208/240/277	4,900	ERL1005A330AGRAYGLRX
CL52		00141043	71	120/208/240/277	7,800	ERL1008C330AGRAYGLRX
CL53		00141045	97	120/208/240/277	9,600	ERL1010C330AGRAYGLRX
CL54		00141046	174	120/208/240/277	20,100	ERL2021C330AGRAYGLR

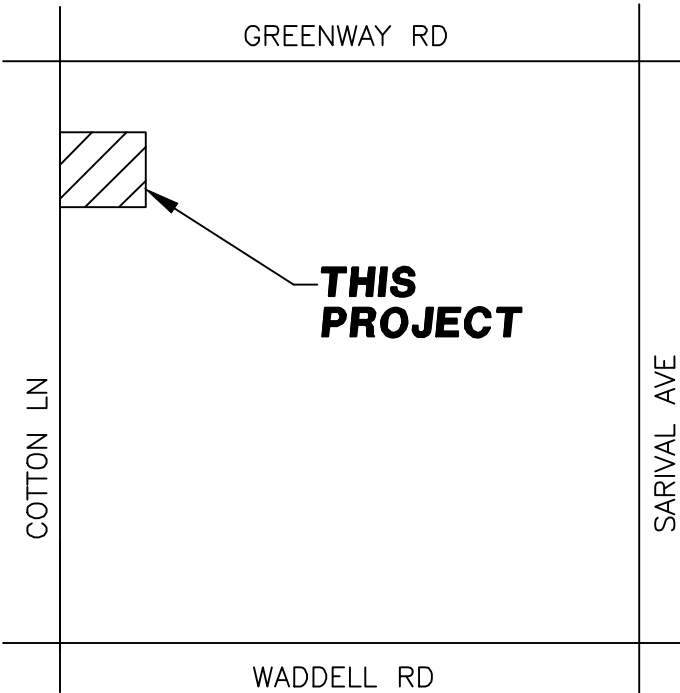


CITY OF SURPRISE APPROVAL

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

CITY OF SURPRISE ENGINEER

DATE



VICINITY MAP
N.T.S.



SHEET INDEX

COVER SHEET	SL1
STREET LIGHT PLAN	SL2
STREET LIGHT PHOTOMETRICS	SL3
STREET LIGHT DETAILS	SL4

SURPRISE, ARIZONA

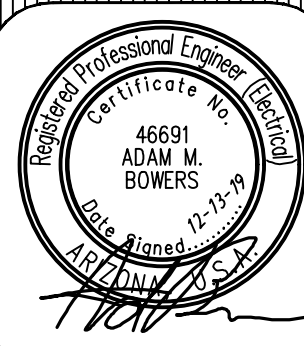
OMNI PRASADA SELF STORAGE
COTTON LN & GREENWAY RD

STREET LIGHT COVER SHEET

NO. DATE SUBMITTALS/REVISIONS (DESCRIPTIONS)

1 AUG 2019 1ST SUBMITTAL

2 DEC 2019 2ND SUBMITTAL

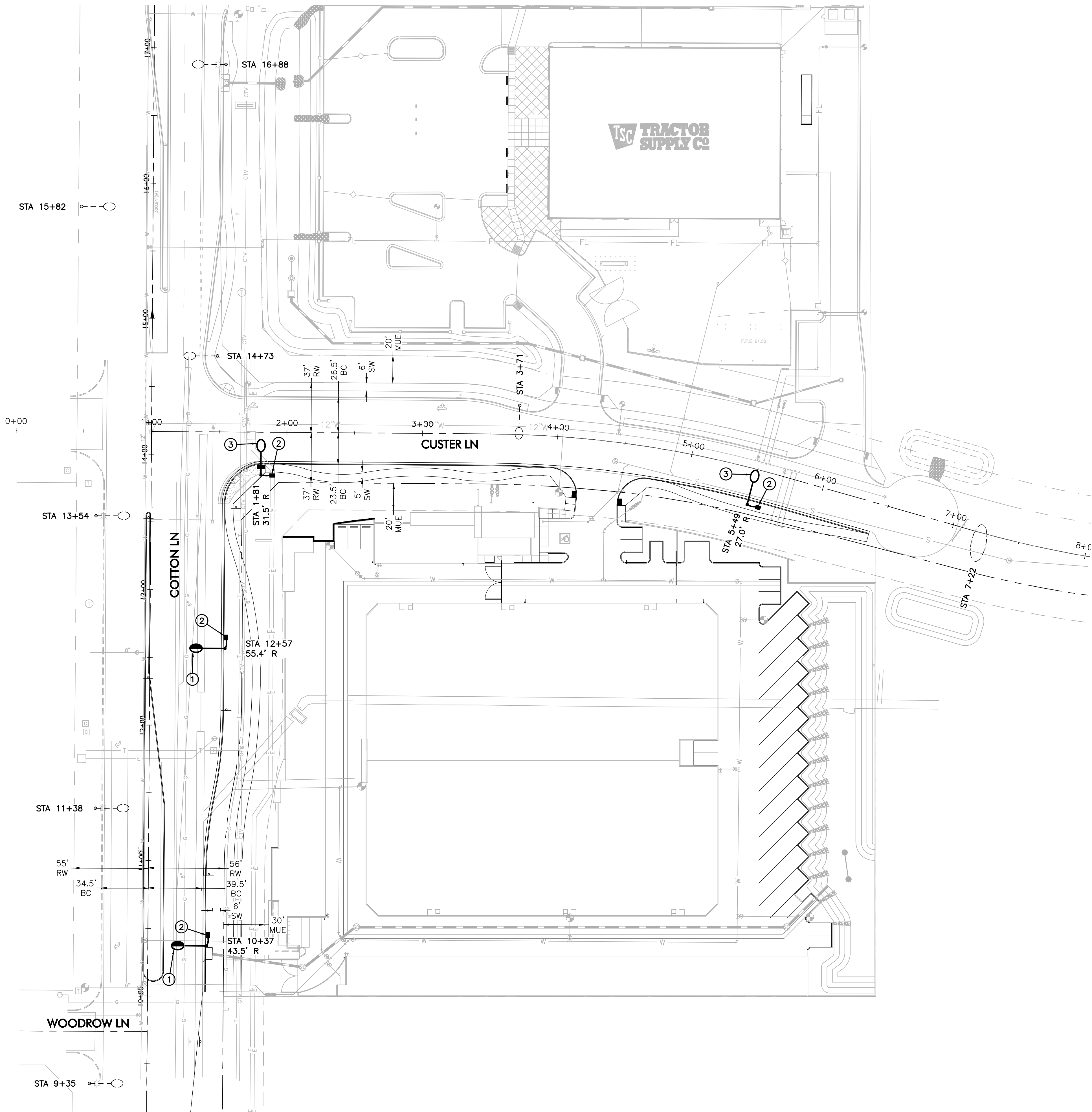


DRAWING NO:

SL1
OF 4



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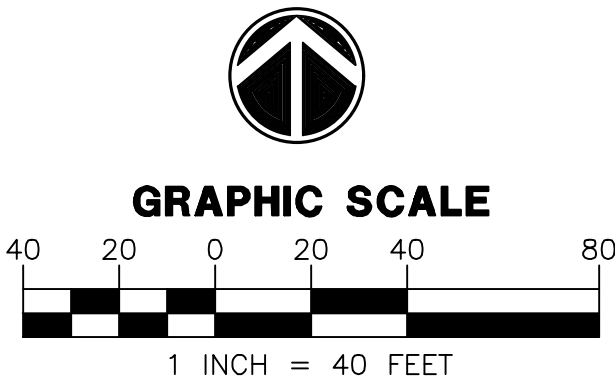


LEGEND

- 9,600 LUMEN LED STREET LIGHT
- 7,800 LUMEN LED STREET LIGHT
- EXISTING STREET LIGHT
- PULL BOX
- NEW CONDUIT RUN
- FIRE HYDRANT
- FUTURE STREET LIGHT

CONSTRUCTION NOTES

- INSTALL 97W LED (9,600 LUMEN) LUMINAIRE (SEE LUMINAIRE TABLE), PHOTOCELL, 38'-6" DIRECT BURIED POLE (1940.38), 8' X 8' MAST ARM (S8) PER APS DETAIL 8040 (SEE SHEET SL3). INSTALL (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. ALL WIRING, FUSING, AND GROUNDING PER APS DETAILS AND SPECIFICATIONS.
- INSTALL APS PULL BOX NEXT TO POLE. INSTALL 1" CONDUIT WITH (2) #14 TYPE THHN/THWN AND (1) #14 BARE BOND FROM PULL BOX TO FUSE HOLDER IN STREET LIGHT PER APS DETAILS AND SPECIFICATIONS (SEE SHEET SL3).
- INSTALL 71W LED (7,800 LUMEN) LUMINAIRE (SEE LUMINAIRE TABLE), PHOTOCELL, 38'-6" DIRECT BURIED POLE (1940.38), 3' X 8' MAST ARM PER APS DETAIL 8040 (SEE SHEET SL3). INSTALL (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. ALL WIRING, FUSING, AND GROUNDING PER APS DETAILS AND SPECIFICATIONS.



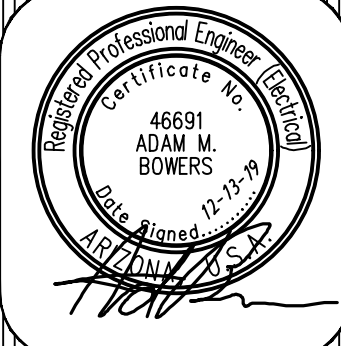
ARIZONA BLUE STAKE
CALL TWO WORKING DAYS
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1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

WRIGHT ENGINEERING
PROJECT NO:
19363
DESIGN BY: TDL
DRAWN BY: TDL
CHECKED BY: AMB

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

PROJECT: TITLE:
SURPRISE, ARIZONA
OMNI PRASADA SELF STORAGE
COTTON LN & GREENWAY RD
STREET LIGHT PLAN

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

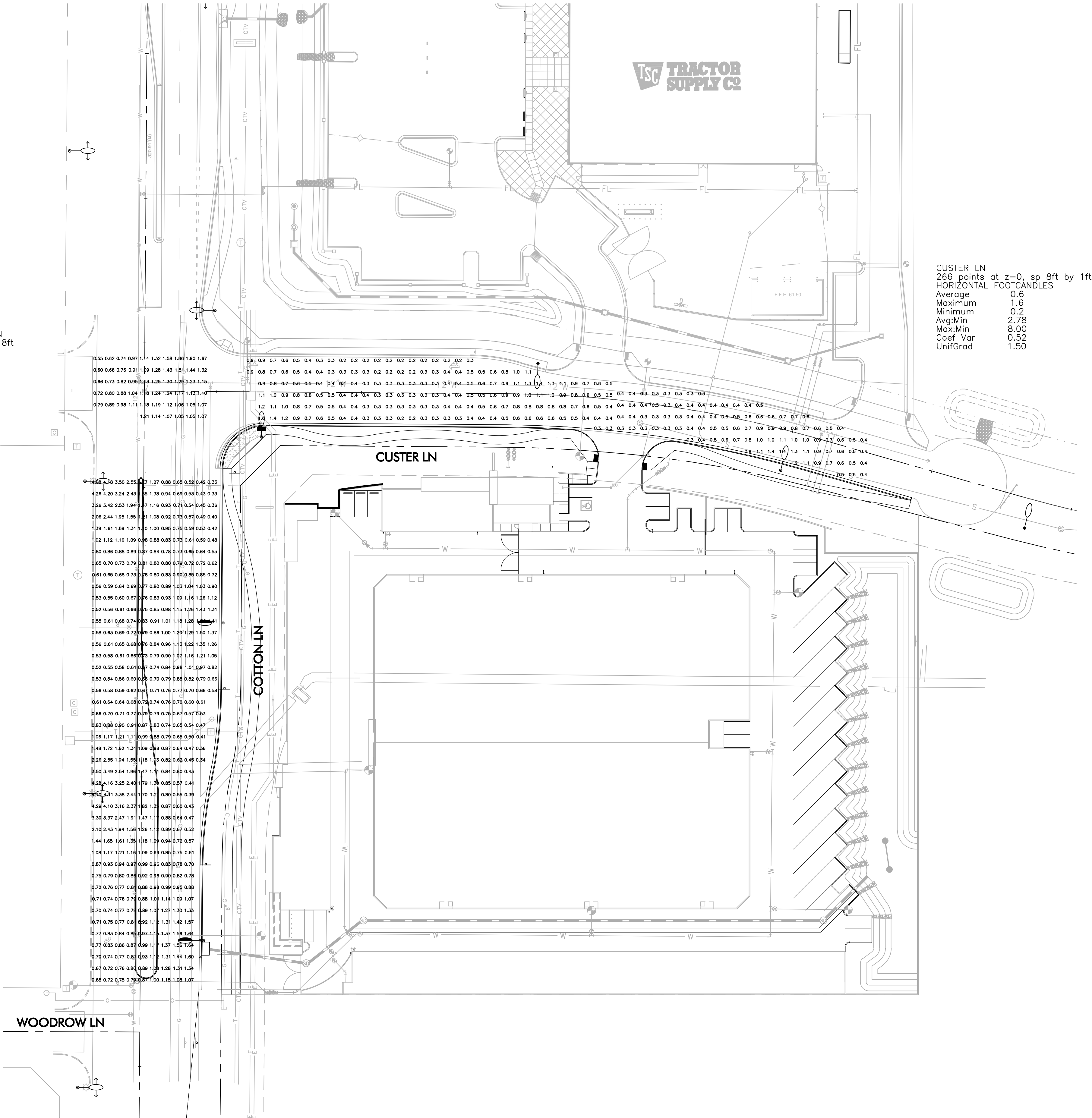


DRAWING NO:
SL2
OF 4

H:\2019\19363-Omni Prasad Self Storage SL\19363-SL.dwg

INT. CUSTER LN & COTTON LN
56 points at z=0, sp 8ft by 8ft
HORIZONTAL FOOTCANDLES
Average 1.10
Maximum 1.90
Minimum 0.55
Avg:Min 1.99
Max:Min 3.45
Coef Var 0.26
UniGrad 1.32

COTTON LN
440 points at z=0, sp 8ft by 8ft
HORIZONTAL FOOTCANDLES
Average 1.09
Maximum 4.29
Minimum 0.33
Avg:Min 3.29
Max:Min 13.00
Coef Var 0.67
UniGrad 1.58



CUSTER LN
266 points at z=0, sp 8ft by 1ft
HORIZONTAL FOOTCANDLES
Average 0.6
Maximum 1.6
Minimum 0.2
Avg:Min 2.78
Max:Min 8.00
Coef Var 0.52
UniGrad 1.50

LEGEND

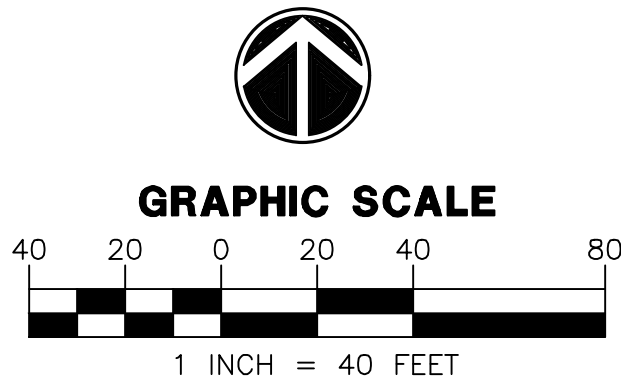
9,600 LUMEN LED
TYPE 3
8' x 8' MAST ARM
candela file 'ERL1_10C330_...IES'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 97
mounting height= 39.25 ft
number locations= 2, number luminaires= 2
kw all locations= 0.2

7,800 LUMEN LED
TYPE III
3' x 8' MAST ARM
candela file 'ERL1_08C330_...IES'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 71
mounting height= 34.25 ft
number locations= 4, number luminaires= 4
kw all locations= 0.3

250W HPS Cobrahead
Type III Distribution, 8' X 8' Mast Arm
candela file 'GE177304.IES'
1 lamp(s) per luminaire, 30000 initial lumens per lamp
Light Loss Factor = 0.810, watts per luminaire = 305
mounting height= 39.25 ft
number locations= 7, number luminaires= 7
kw all locations= 2.1

NOTE:

ALL CALCULATIONS BASED ON ILLUMINANCE METHOD



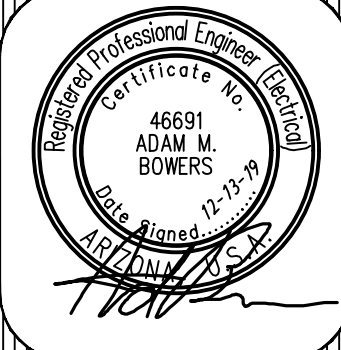
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PROJECT: TITLE:
SURPRISE, ARIZONA
OMNI PRASADA SELF STORAGE
COTTON LN & GREENWAY RD
STREET LIGHT PHOTOMETRICS

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



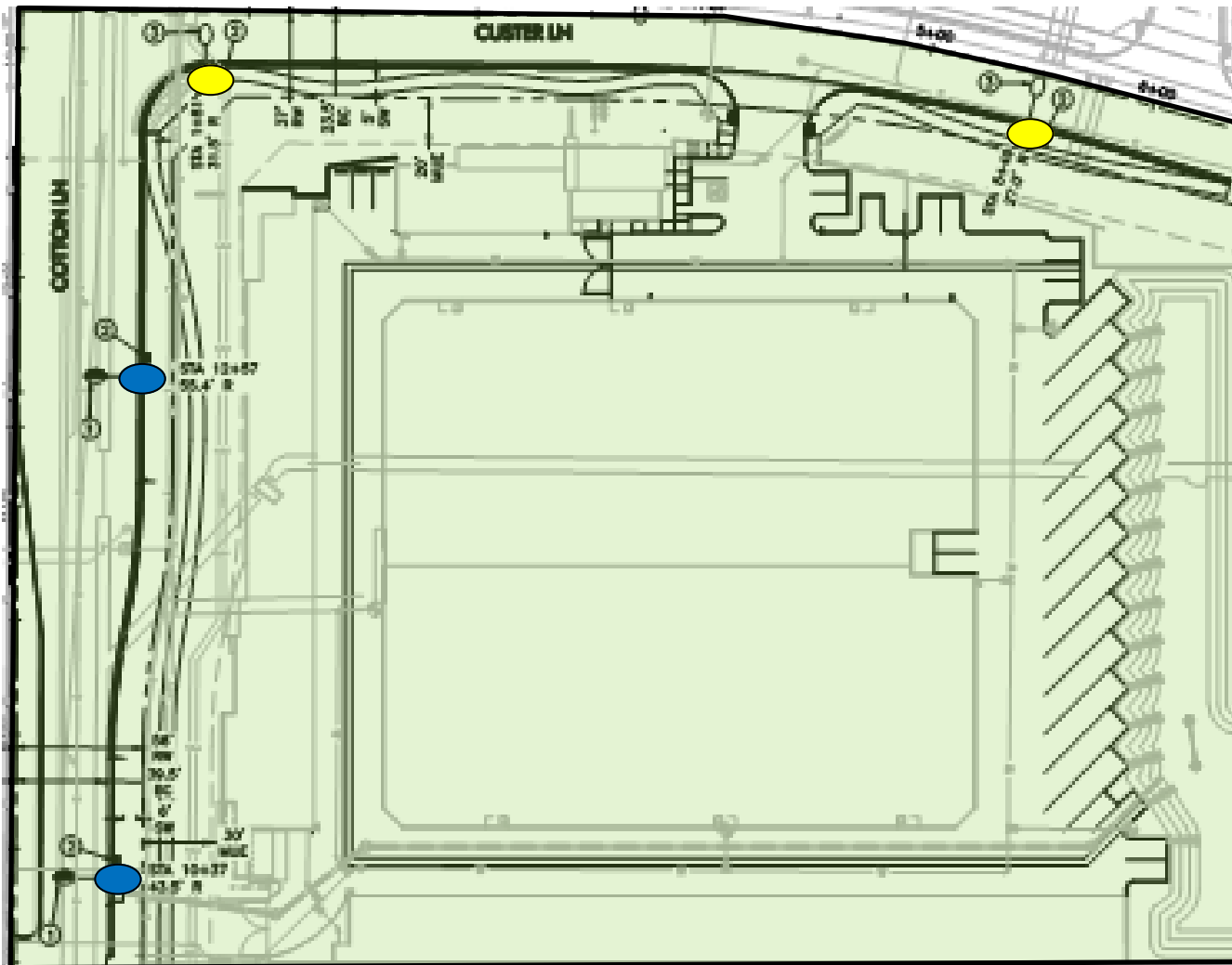
DRAWING NO:
SL4
OF 4

OMNI PRASADA SELF STORAGE

Street Lights:

Street Light Pole

-  2 new poles (Collector)
-  2 new poles (Arterial)
-  SLID Boundary





CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: May 5, 2020

Contact Person: Hobart Wingard, PLANNER II

Submitting Department: Community Development District: District 3

Staff Recommendations: None

Consent: No

Regular: No

Public Hearing: Yes

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to approval of the rezoning of 285.2 acres of the 637.4-acre Sycamore Farms Planned Area Development ("PAD") from Community Commercial (CC-PAD), Low Density Residential (LDR-PAD), and Medium Density Residential (MDR-PAD) to zoning including all of those zones with the addition of Medium High Density Residential (MHDR-PAD) with modification of land uses and development standards, generally located on the northwest corner of Peoria and Sarival Avenues; Ordinance # 2020-13.

Motion:

I move to approve Ordinance # 2020-13.

Background:

RVI Planning and Landscape Architecture, on behalf of Moore Ranches, seeks approval of a PAD Zoning Amendment to modify land uses and provide development standards.

Objective Analysis:

The applicant seeks a Zone Change over 285.2 acres of 637.4-acres Sycamore Farms Planned Area Development for the purpose of modifying land uses and providing development standards.

Policy Compliant:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac.

Financial Impact:

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

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

1. 00 - FS19-787 - Sycamore Farms PADA - CC Staff Report - 050520
 2. 01 - FS19-787 - Sycamore Farms PADA - Case Map - 050520
 3. 02 - FS19-787 - Sycamore Farms PADA - Vicinity - 050520
 4. 03 - FS19-787 - Sycamore Farms PADA - Project Narrative - 050520
 5. 04 - FS19-787 - Sycamore Farms PADA - Citizen Participation (Redacted Info) - 050520
 6. 05 - FS19-787 - Sycamore Farms PADA - Luke Letter - 050520
 7. 06 - FS19-787 - Sycamore Farms PADA - School Letter - 050520
 8. Ord. 2020-13 Sycamore Farms PADA-final
 9. PP - FS19-787 - Sycamore Farms PADA - CC PowerPoint - 050520
-

PAD ZONE CHANGE

REPORT TO THE MAYOR AND CITY COUNCIL

Case: FS19-787

Project Name: Sycamore Farms

Council District: 3 - Mesquite

Meeting Date: May 5, 2020

Planner: Hobart Wingard

Owner: Moore Ranch, Inc.

Applicant: Alex Stedman of RVI Planning and Landscape Architecture on behalf of Moore Ranch, Inc.

Request: Major Planned Area Development Amendment (Zone Change) to modify land uses and development standards

Site Location: Bounded by Cactus Road to the north, Sarival Avenue to the east, Peoria Avenue to the south, and Cotton Lane to the west.

Dwelling Units: 2,160 total units (635 existing units)

Site Size: 285.2 acres of 637.4-acre Sycamore Farms PAD (approx.)

Density: 5.35 DU/Ac for the modified portion and 3.39 DU/Ac overall

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

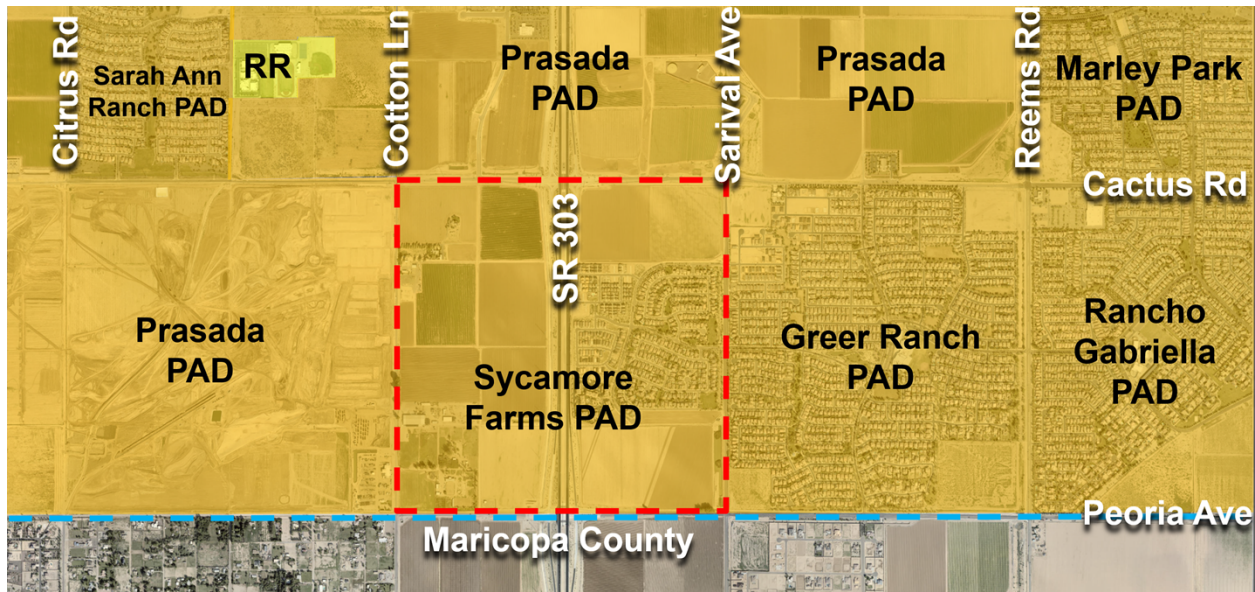
Support/Opposition: Refer to the attached Citizen Review Participation Report

P&Z Recommendation: The Planning and Zoning Commission recommended approval to the Mayor and City Council for the Sycamore Farms PAD Zoning Amendment on April 16, 2020 subject to stipulations 'a' and 'b'

Project Description:

Alex Stedman of RVI Planning and Landscape Architecture, on behalf of Moore Ranch, Inc., requests a modification of the Sycamore Farms PAD to redistribute parcel types and introduce Medium to High Density Residential (MHDR) category for “detached apartments” similar to the Christopher Todd type development. The proposed Zone Change is in conjunction with a related Preliminary Plat, which is currently under review under separate cover. Both requests anticipate the eventual development of the property into a 2,160 lot, multi-phase, subdivision, although only the merits of the subject Zone Change are discussed in this report.

Surrounding Land Zoning:



CR	Prasada PAD	Prasada PAD
Prasada PAD	Sycamore Farms PAD	Greer Ranch PAD
RU-43 (Maricopa County)	RU-43 (Maricopa County) PAD (Glendale)	C-1 (Maricopa County)

Background:

September 12, 2019: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR19-614.

November 6, 2019: The applicant filed a request for a PAD Zone Change and Preliminary Plat to modify land uses and development standards for approximately 285.2 acres under case FS19-787, the subject case.

March 4, 2020: The applicant held a neighborhood outreach meeting to discuss the project.

April 16, 2020: The Planning and Zoning Commission recommended approval to the City Council.

Citizen Outreach:

As noted above, the applicant held a Citizen Review meeting on March 4, 2020, which was well attended. Those in attendance were generally in favor of the project. This item was also advertised per state and local law. Refer to attached Citizen Participation Report.

Analysis and Discussion:

The proposed PAD zone change will modify 285.2 acres of 637.4-acre Sycamore Farms PAD. The areas affected are depicted below:



The purpose of PAD zone change is to modify land uses and to introduce a Medium to High Density Residential (MHDR) category for “detached apartments” similar to the Christopher Todd type development. The changes proposed are provided in a matrix below:

Parcel Category	Existing PAD	Proposed PADA	Difference
Low Density	108.4 acres	97.3 acres	Loss of 11.1 ac

Residential	545 units	487 units	and 58 units
Medium Density Residential	124.2 acres 745 units	112.6 acres 674 units	Loss of 11.6 ac And 71 units
Medium High Density Residential	0 acres 0 units	18.2 acres 364 units	Gain of 18.2 ac and 364 units
Commercial	53.0 acres	57.1 acres	Gain of 4.1 ac
Total	285.6 acres	285.2 acres	Gain of 235 units

The modifications will provide a density of 5.35 DU/Ac for the modified portion and 3.39 DU/Ac overall.

Development Standards Table:

The development standards have been modified to accommodate the proposed development. A Medium to High Density Residential (MHDR) categories has been added to accommodate detached apartments similar to the Christopher Todd multi-family product.

Sycamore Farms Development Standards - Residential Uses				
Parcel	2, 3, 17, 18	4, 7, 8, 9, 12, 14	10	13
Description	LDR Single Family	MDR Single Family	MHDR Multi-Family	HDR Multi-Family
Min Area	5 Acres	5 Acres	5 Acres	5 Acres
Max Density	5 du/ac	6 du/ac	20 du/ac	43 du/ac
Min Lot Width	58'	30'	N/A	N/A
Min Lot Depth	110'	80'	N/A	N/A
Min Lot Area/Unit	6,000 sq/ft	2,600 sq/ft	N/A	N/A
Front	12' /20' (8)	12' /20' (8)	N/A	N/A
Side	5' and 8'	0' attached, 5' and 5' detached	N/A	N/A
Street Side	13' single story, 15' multi-story (2)	10' (2)	N/A	N/A
Rear	15' Living, 5' for garage or unenclosed patio (1)	10' Living, 5' for garage or unenclosed patio (1)	N/A	N/A
Perimeter Setback	N/A	N/A	20 Feet	20 Feet
Rear or Side Adjacent to Residential	N/A	N/A	N/A	N/A
Rear Adjacent to Arterial Street	20 Feet	20 Feet	20 Feet	20 Feet
Outdoor Living Area/Unit	N/A	Per Site Plan	Per Site Plan	Per Site Plan
Distance Between Adjacent Building or Home	10 Feet	0' Attached, 10' Detached	8' for single story buildings; 20' for 2+ story buildings	20 Feet
Lot Coverage	N/A	N/A	N/A	N/A
Minimum Open Space	20% (7)	20% (7)	20% (7)	20% (7)
Max Building Height	30'	36'	4 Stories	4 Stories

Sycamore Farms Development Standards - Non-Residential Uses			
Parcel	1, 11, 15, 16	5	6
Description	Commercial	Mixed Use	Institutional
Min Area	1 Acre	1 Acre	1 Acre
Max Density	N/A	16 Du/Ac	N/A (3)
Max House Width	N/A	N/A	N/A
Min Lot Width	100'	100'	100'
Min Lot Depth	N/A	N/A	N/A
Min Lot Area/Unit		2,000 Sq.Ft.	N/A (3)
Front (4)	35'	35' Non-Residential (5)	35'
Side (4)	15'; Interior; 25' Corner	15' Interior; 25' Corner	15' Interior; 25' Corner
Street Side (4)	25'	25' (5)	25'
Rear (4)	15'	15'	15'
Rear or Side Adjacent to Residential(4)	45'	45'	45'
Rear Adjacent to Arterial Street (4)	20'	20'	20'
Outdoor Living Area/Unit	N/A	N/A (5)	N/A
Distance Between Adjacent Building or Home	N/A	N/A (5)	N/A
Lot Coverage	0.30 FAR	0.50 FAR (5)	1.0 FAR
Minimum Open Space	10% (7)	15% (7)	15% (7)
Max Building Height	40'	4 Stories	4 Stories

- (1) Fireplaces, bay windows, or entertainment pop-outs may encroach 3 feet into the front and rear setback.
(2) Setback includes adjacent common area landscape tract, but in no case shall be less than 5 feet from property line.
(3) Dormitories permitted as part of College, University, or Trade School at HDR max density.
(4) Refer to High Density Residential setbacks when developed with residential uses.
(5) Front setbacks may be 10 feet to property line if units have rear loaded garages and rear entry drives.
(6) In no case shall the face of the garage be less than 20 feet from back of sidewalk.
(7) Open space shall be calculated as a percentage of the net developable area for each parcel.

Utility and Services Table:

Water:	EPCOR Water
Wastewater:	City of Surprise
School District:	Dysart Unified

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac.

111 **Reviewing Agencies:**

112
113 In addition to the standard city reviewing agencies, the City of Glendale and Maricopa County,
114 Arizona Department of Transportation, Maricopa Water District, and Luke AFB were included in the
115 routing of this request. None of the reviewing agencies indicated any concerns over the request.

116
117 **Summary:**

118
119 The applicant seeks a Zone Change over the subject property for the purpose of modifying an existing
120 Master Planned Community. The zoning of the property is, and will remain, PAD, with the land uses
121 associated with each development parcel similar to the City's "hard" zoning districts. The
122 development standards are included with this Zone Change and will run with the land unless
123 subsequently amended. The project will have a minimum of 20 percent open space and the overall
124 density will be 3.39 DU/Ac.

125
126 **Findings:**

- 127
128 • The proposed PAD Zone Change is consistent with the Surprise General Plan 2035
129 • The proposed PAD Zone Change will advance the goals and policies of the General Plan.
130 • The proposed development standards will run with the land and allow the property to be
131 reasonably developed.

132
133 **Commission Recommendation:**

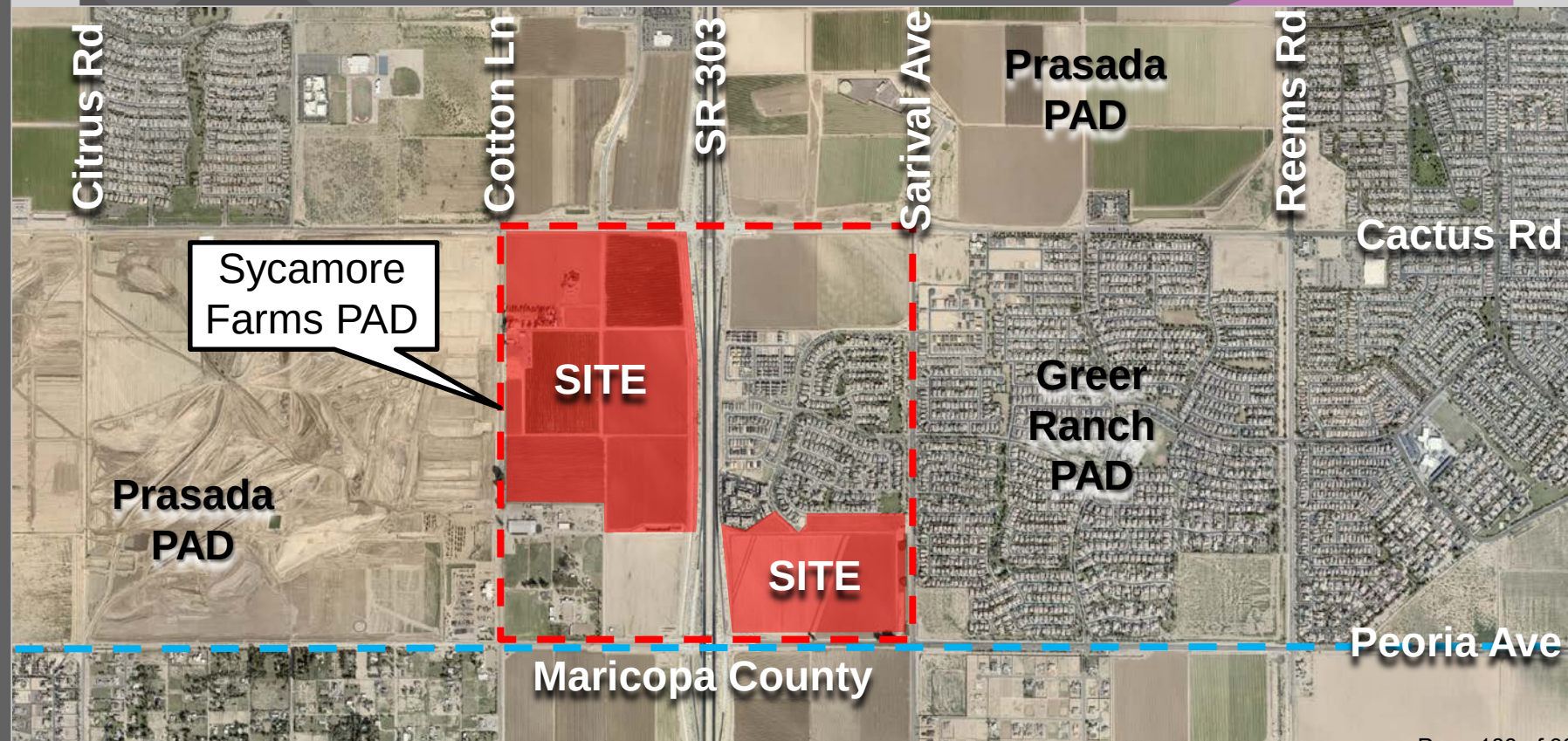
134
135 Based on the findings noted above, the Commission voted to recommend approval of case FS19-787
136 to the City Council subject to stipulations 'a' and 'b' as follows:

- 137
138 a. Development and use of the site shall be in substantial conformance with the project
139 narrative entitled "Sycamore Farms Third Amendment", prepared by RVI Planning and
140 Landscape Architecture, consisting of 64 pages dated revised February 2020 and stamped
141 received February 12, 2020.
142
143 b. Non-compliance with the stipulations of approval of this case will be treated as a violation in
144 accordance with the provisions of Article XIV of the Surprise Unified Development Code.

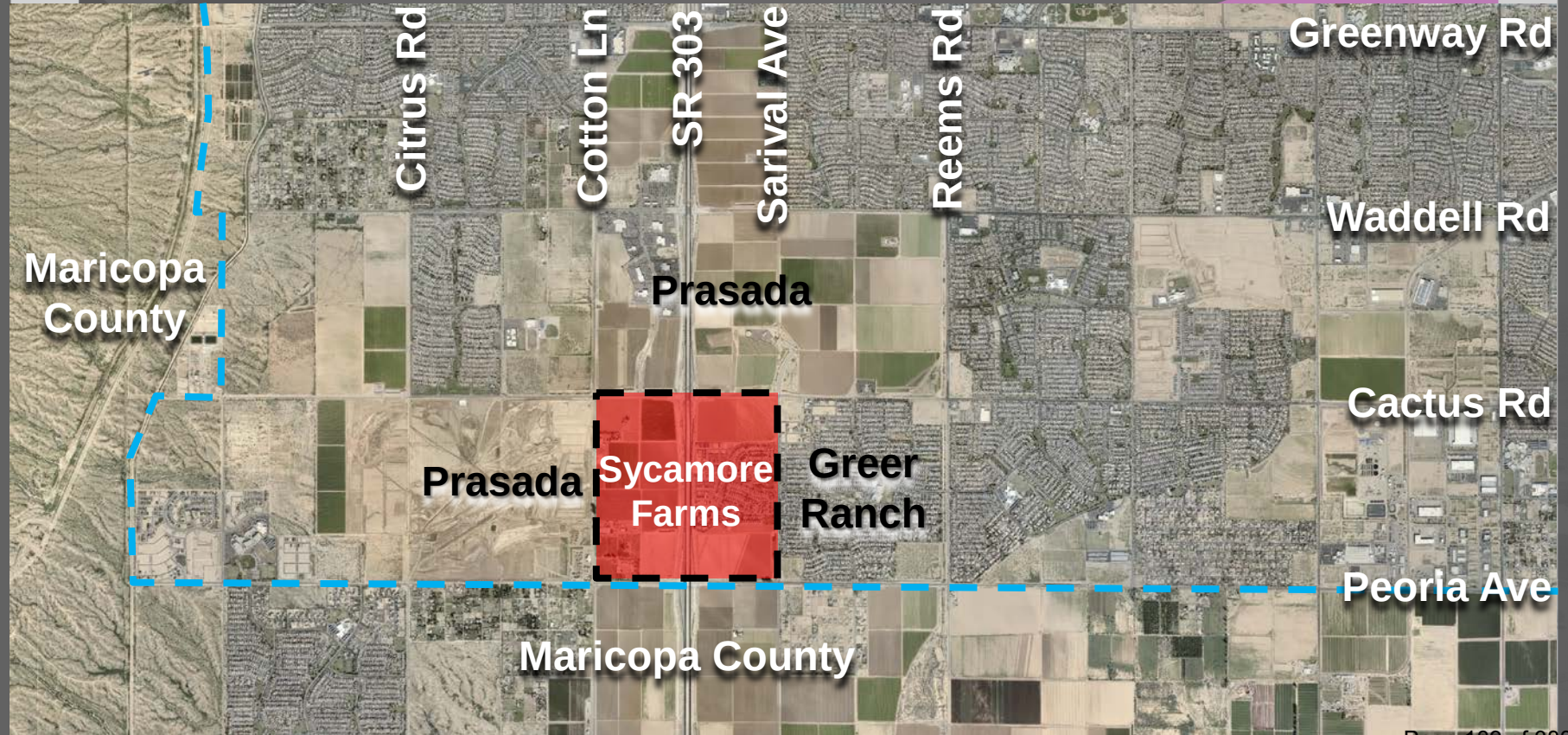
145
146 **Attachments:**

- 147
148 01 Case Map
149 02 Vicinity Map
150 03 Project Narrative
151 04 Citizen Participation Report
152 05 Luke AFB comments
153 06 Dysart School District Comments
154 Adopting Ordinance

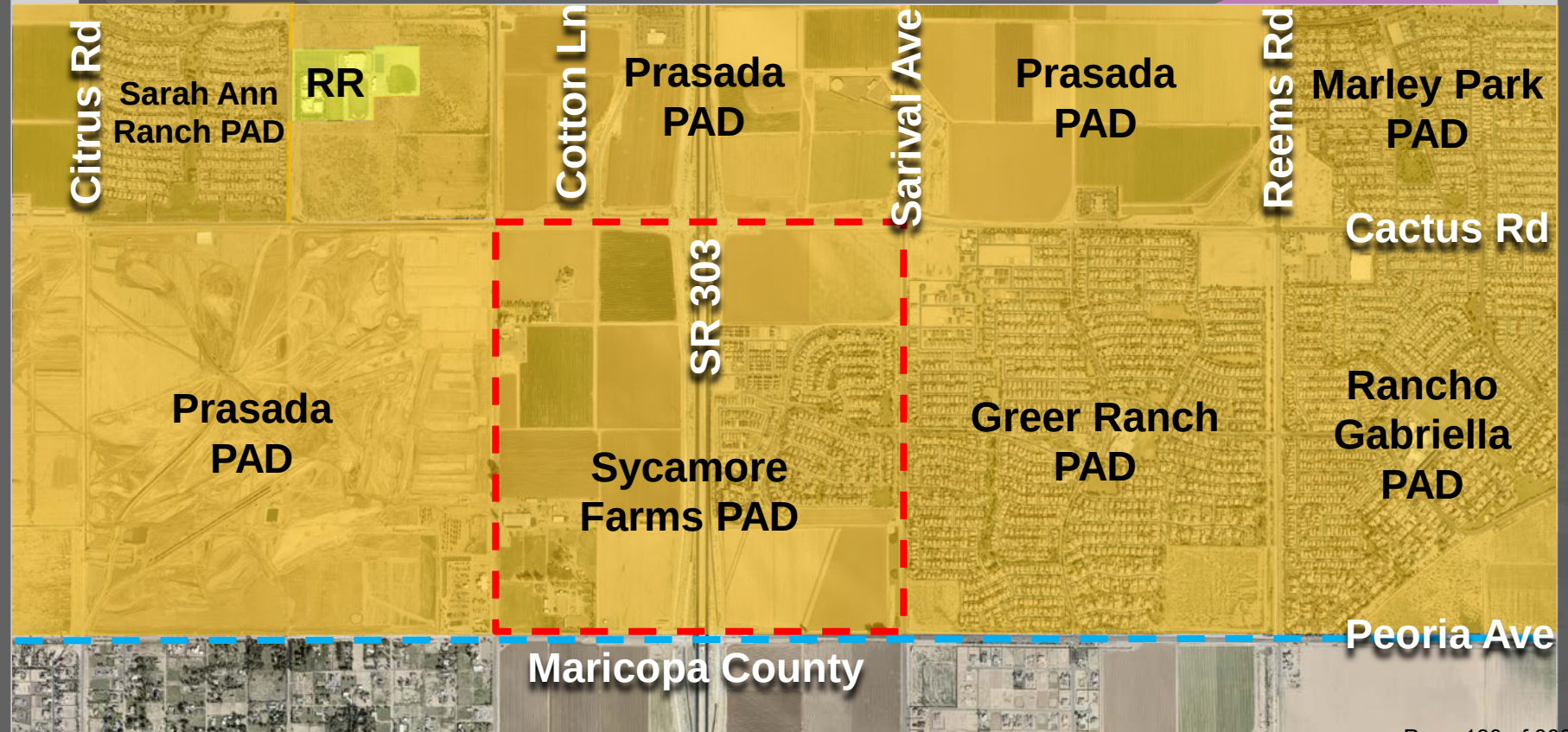
CASE MAP



VICINITY MAP



ZONING MAP



PLANNED AREA DEVELOPMENT

SYCAMORE FARMS

3RD AMENDMENT



1st Submittal: November, 2019
2nd Submittal: January, 2020
3rd Submittal: February, 2020
Case Number: FS19-787

A 637.6-acre community located within Surprise, AZ and bounded by Cactus Road, Sarival Avenue, Peoria Avenue and Cotton Lane.

DEVELOPMENT TEAM

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TABLE OF CONTENTS

INTRODUCTION	1
GENERAL PLAN	1
PAD DEVELOPMENT PLAN	3
LUKE AFB GRADUATED DENSITY POLICY	3
CIRCULATION	4
Vehicular Circulation	4
Loop 303 Freeway	4
Arterial Streets	4
Collector Streets	5
Local Streets	5
Lighting	6
Pedestrian Circulation	6
Community Trail	6
Neighborhood Trail	6
Trail Crossings & Connectivity	6
EMPLOYMENT RELATED USES	7
Commercial	7
Uses in Commercial Parcel	8
Mixed-Use	9
Uses in Mixed Use Parcels	10
Institutional	11
Uses in Institutional Parcels	11
RESIDENTIAL LAND USES	12
High Density Residential	12
Medium High Density Residential	13
Medium Density Residential	14
Low Density Residential	15
Single-Family Design Guidelines	15
PARKS AND OPEN SPACES	16

ECONOMIC IMPACTS.....	17
DEVELOPMENT STANDARDS.....	17
LANDSCAPE & DESIGN THEME	20
Landscape Theme	20
Theme Walls and Entry Features.....	20
ARCHITECTURE	21
FLOOD CONTROL & DRAINAGE.....	21
PUBLIC UTILITIES AND SERVICES.....	23
Sewer	23
Water.....	23
Streets.....	23
Open Space / School.....	24
Utility Providers.....	24
PHASING	24
LANDSCAPE CONCEPT STATEMENT & PLANT PALETTE.....	25

LIST OF TABLES

Table 1: Residential Development Standards.....	18
Table 2: Non-residential Development Standards.....	19
Table 3: Conceptual Plan Data & Land Use Summary.....	31
Table 4: Zoning Use Matrix.....	54

LIST OF EXHIBITS

Exhibit A: Vicinity Map.....	26
Exhibit B: Surrounding Property & Adjacent Ownership.....	27
Exhibit C: Luke A.F.B. Graduated Density Analysis.....	28
Exhibit D: General Plan Land Use.....	29
Exhibit E: Conceptual Land Use Plan.....	30
Exhibit F: Illustrative Plan.....	32
Exhibit G: Typical Pedestrian Connection Between Residential Parcel & Linear Open Space.....	33
Exhibit H: Typical Non-Residential Parcel Connection to Linear Open Space..	34
Exhibit I: Conceptual Commercial Project.....	35
Exhibit J: Conceptual Mixed-Use Project.....	36
Exhibit K: Conceptual Institutional Projects.....	37
Exhibit L: Typical High Density Residential Project.....	38
Exhibit M: Typical Medium-High Density Residential Project.....	39
Exhibit N: Conceptual Medium Density Residential Project.....	40
Exhibit O: Linear Open Space Corridor.....	41
Exhibit P: Conceptual Trails Plan.....	42
Exhibit Q: Conceptual Trail Sections.....	43
Exhibit R: Conceptual Entry Features & Monumentation Plan.....	44
Exhibit S: Primary Entry Feature Elevation.....	45
Exhibit T: Secondary Entry Feature Elevation & & Freestanding Directional Sign.....	46
Exhibit U: Entry Features Elevations.....	47
Exhibit V: Wall Design Elevations.....	48
Exhibit W: View Wall Elevations.....	49
Exhibit X: Accent Wall Elevations.....	50
Exhibit Y: Proposed On-Site Drainage Patterns.....	51
Exhibit Z: Conceptual Wastewater System.....	52
Exhibit AA: Conceptual Water System.....	53
Exhibit BB: Legal Description.....	58

INTRODUCTION

Sycamore Farms is a 637.4-acre mixed-use Planned Area Development (PAD) master plan located on both sides of the planned Loop 303 Freeway between Cactus Road and Peoria Avenue in the City of Surprise. The Sycamore Farms PAD intends to implement the City's vision of a "Gateway" mixed-use employment-oriented development at the southern gateway into the City. The PAD proposes: detached single-family residential, attached single-family residential, multi-family residential, commercial (neighborhood level retail and community level retail) mixed-use (office, institutional, retail, and/or residential) institutional, community linear park, pedestrian trail system, and the Loop 303 freeway that bisects the site including two freeway interchanges.

The property encompasses an entire square mile located within the boundaries of Cactus Road to the north, Sarival Avenue to the east, Peoria Avenue to the south, and Cotton Lane to the west (see Vicinity Map, Exhibit A). All the existing adjacent arterials are improved with two lanes of paving. The site is currently partially developed with existing single-family attached and detached residential and relatively flat agricultural uses with a sight slope from the northwest to the southeast.

Adjacent properties in the area are either in general agricultural use or in various phases of construction. Adjacent properties to the east and southeast are built, planned and/or zoned with a mixture of residential and commercial land uses including: Greer Ranch to the east, which is a built-out one-square-mile residential master planned community; Toll Brothers at Prasada to the west and northwest, which is a platted 700 plus-acre residential master planned community. Properties to the north are currently in design for residential master-planned communities including the large, master planned Prasada subdivision (see Surrounding Property & Adjacent Ownership, Exhibit B). The 1988 and 1995 Luke AFB AICUZ 65-Ldn contours are located approximately 1½ miles southeast of Sycamore Farms near the intersection of Reems Road and Peoria Avenue (see Luke AFB Graduated Density Analysis, Exhibit C).

GENERAL PLAN

The City of Surprise General Plan 2035 identifies the entire Sycamore Farms site to be developed as Neighborhood with a Transit Orientated District Overlay (see General Plan Land Use, Exhibit D). Neighborhood is defined as various neighborhoods that are predominantly residential areas that can also be supported by locally oriented commercial and public facilities and can range from established to emerging and urban to rural in nature. The General Plan notes that the City encourages diversity and innovation through master planning and emphasizes the establishment of projects that create a "sense of place". The Sycamore Farms PAD is consistent with the Neighborhood use designation and the general principles of the Surprise General Plan 2035. Sycamore Farms PAD complies with the intent of the Transit Oriented Development area by incorporating safe and convenient walking and biking connections to current and future planned transit operations.

The General Plan incorporates a series of goals, objectives and policies to ensure development meets the vision of the community. Sycamore Farms through its mixed-use master plan successfully incorporates the following Land Use Element objectives and policies:

Objective: Promote a compatible mix of land uses throughout the planning area.

Policy: Minimize the amount of job leakage...by ensuring that adequate employment areas are maintained.

Policy: Encourage the location of residential neighborhoods to activity centers to minimize travel times.

Policy: Locate higher density/intensity...uses near major roadway corridors to promote an efficient transportation system.

Policy: Encourage the development of unique, compatible mixed-use developments in the designated "Gateway" areas.

Objective: Practice comprehensive development master that...incorporates a mix of compatible land uses.

Policy: Strive to master-plan large parcels...review the treatment...and impact on adjacent land uses.

Objective: Support the construction of viable commercial centers.

Policy: Encourage...regionally oriented retail and service uses of other high intensity employment uses along major roadways...

Policy: Discourage strip commercial developments and encourage clustering of commercial developments...

Policy: Require...developers to...locate commercial sites in close proximity to population centers...

Objective: Protect the public health, safety, and welfare in areas around Luke Air Force Base.

Policy: The City of Surprise recognizes the 1995 noise contours around Luke Air Force Base as shown on the General Plan Land Use Exhibit D.

The Economic Development Element sets a community goal to increase the jobs-to-population ratio, keep dollars in the community, and bring dollars from outside the community. Sycamore Farms plans a mixture of retail commercial, office and institutional uses that accommodate up to as much as 213 acres of land uses that can generate new jobs and tax base for the City of Surprise. Sycamore Farms is in compliance with the following Economic Development objective and policies:

Objective: Raise and maintain the employment-to-population ratio...

Policy: Ensure that adequate land is reserved for business development...

Objective: Provide employment and shopping opportunities in proximity to residential areas.

Policy: Maintain employment and commercial related land uses as prescribed in each Special Planning Area.

Objective: Ensure a stable municipal revenue stream to provide community services and development new amenities.

Policy: Reserve sites for commercial development to accommodate residents and minimize leakage to other communities.

The Sycamore Farms PAD Conceptual Land Use Plan is in general conformance with the City of Surprise General Plan Land Use map that indicates the subject property as “Neighborhood” Character Area with a Transit Oriented Development District overlay. The City’s Parks & Recreation Master Plan (2035) indicates a ‘new community park’ site proximate to the Sycamore Farms property. Subsequent to this park site designation, an amendment to the Sycamore Farms PAD was processed in 2019 (FS18-554) that relocated the public park to an area inside the Prasada PAD. The approved 2019 PAD amendment modified the Proposed Land Use Map to reflect the removal of the public park site.

PAD DEVELOPMENT PLAN

The Sycamore Farms site represents a portion of the recently re-approved, amended Sycamore Farms PAD (FS18-554). The proposal is for approximately 2,161 residential units at a gross density of 2.5 du/ac as depicted on the attached Sycamore Farms Conceptual Land Use Plan (Exhibit E) and includes areas on the west and east sides of the Loop 303 Freeway. The Sycamore Farms PAD incorporates a complete mixture of land uses in accordance with the intent of the “Neighborhood” designation in the General Plan. The following paragraphs describe the proposed PAD in terms of the circulation system, non-residential uses, residential uses, and open spaces that comprise Sycamore Farms. The land use arrangements are shown parcel by parcel within the bubble land use plan (see Conceptual Land Use Plan, Exhibit E). The development parcels are conceptually illustrated to depict the intended land uses and to demonstrate and how each could be interconnected (Illustrative Plan, Exhibit F). This Illustrative Plan is intended to show the potential land use combinations that could occur within Sycamore Farms. The implementation of the planned land uses, layouts of buildings and other design features will vary when site plans and plats are approved for each parcel. The illustrative plan shows how the planned land uses can be linked with pedestrian trails and the street system. The illustrative plan establishes a level of quality from which future site plans on parcels shall be measured.

LUKE AFB GRADUATED DENSITY POLICY

The Luke Air Force Base (AFB) Graduated Density Policy is a document that was created to ensure housing options, community safety and target densities for areas directly surrounding the Luke AFB. An analysis of the Sycamore Farms property in context to the approved noise contour map for the AFB was conducted and it was determined that the Sycamore Farms property is generally located within a zone that allows for a maximum of 6 dwelling units per acre. A small portion of the property located in the southeast corner is limited to maximum of 4 du/ac, but generally extends across a parcel designated for commercial use (Parcel 16).

In accordance with the Luke Air Force Base Graduated Density Policy, which calls for a majority of the PAD area to be capped at a maximum overall residential density of 6 dwelling units per acre, portions of the property may exceed the overall maximum density. Accordingly, the mixed-use parcel shall be limited to a maximum density of 16 du/ac, the HDR parcel shall be limited to 43 du/ac and the Medium High-Density Residential parcel shall allow for a maximum density of 20 du/ac.

CIRCULATION

Vehicular Circulation

The Sycamore Farms PAD provides a framework for Arterial and Collector street alignments that ensure for the efficient and safe distribution of traffic relative to the regional roadway and freeway network. The roadway hierarchy within and proximate to the property is described as follows.

Loop 303 Freeway

The recently constructed Loop 303 freeway corridor extends through the center of the subject property within a typical 300-foot right-of-way with flaring for the Cactus and Peoria Avenue interchanges. The freeway is constructed at or above grade with the most elevated portions located at the two interchanges. Existing sound wall segments have been constructed adjacent to existing residential uses (Parcels 12 & 13) on the eastern side of the corridor. Additional segments are planned to buffer planned residential development along the freeway.

Arterial Streets

The Sycamore Farms PAD area is bounded by arterial roadways on each of its four edges. Arterial roadways accommodate larger volumes of local and regional traffic at higher design speeds, and therefore seek to limit the number of access points.

- **Cactus Road** – a major arterial roadway that traverses the northern edge of the Sycamore Farms PAD area. The ultimate configuration will include a 68-foot half street right of way with three eastbound traffic lanes on the southern half. Deceleration lanes will be required at arterial intersections, collector intersections and commercial driveways.
- **Cotton Lane** – a major arterial roadways that traverses the western edge of the PAD area. The ultimate configuration will include a 68-foot half street right-of-way with three northbound traffic lanes on the eastern half. Deceleration lanes will be required at arterial intersections, collector intersections and commercial driveways.
- **Sarival Avenue** – a minor arterial roadway that extends along the eastern edge of the property. The ultimate configuration will include a 55-foot half street right-of-way dedication with two southbound traffic lanes on the western half. Sycamore Farms will be responsible for the construction of a raised landscaped median along the project frontage. Deceleration lanes will be required at arterial intersections, collector intersections and commercial driveways.
- **Peoria Avenue** – a major arterial roadway that extends along the southern edge of the PAD area. The ultimate configuration will include a 55 foot half street right-of-way dedication with three westbound traffic lanes on the northern half. 16' median improvements are proposed. Deceleration lanes will be required at arterial intersections, collector intersections and commercial driveways.

Unless otherwise approved by the City, all streets within the property, including the adjacent arterials, shall be designed and constructed in accordance with the City's adopted street cross sections in place at the time of Site Plan review. Due to the unique characteristics of the some

of the planned land uses, special street cross sections may be needed to accommodate individual project designs including private streets or special public streets as approved by the City.

Collector Streets

The Sycamore Farms collector street network is designed to facilitate the movement of vehicles from the local street level to arterial roadways. The implementation of a collector network reduces the need for multiple street intersections along arterial roadways and establishes safer intersections and ideal spacing for signalization progression. The curvilinear character of collector streets is designed to slow traffic speeds and create different view angles of buildings that front or back to these streets.

Collector/Arterial intersections as depicted on the Illustrative Land Use Plan shall be reviewed and confirmed by the City Traffic Engineer at the time of site plan or final plat approval. All residential parcels within the Sycamore Farms PAD have access to at least one of the collector street segments depicted on the Illustrative Land Use Plan.

- **Collector 1** alignment is depicted in the west half of the site and extends from Cactus Road to Cotton Lane. Seven of the residential parcels will utilize this alignment to access perimeter arterial roadways. Collector 1 shall be designed to include an 80-foot right-of-way dedication with two traffic lanes separated by a 14-foot landscape median and left turn pockets. The roadways will provide 6-foot detached sidewalks on both sides of the street. A minimum 20-foot landscape tract is provided beyond the right-of-way along the entire alignment.
- **Collector 2** alignment is depicted in the southwestern portion of the property and provides on-site circulation for the mixed use and institutional parcels, with no access by or to the residential parcels.
- **Collector 3** (Poinsettia/165th Dr) extends from Sarival Avenue (1/4-mile south of Cactus Road) to Peoria Avenue (1/4-mile west of Sarival Road). This segment may provide direct access to all parcels within the eastern half of Sycamore Farms, although commercial traffic from Parcel 11 may be limited or restricted for accessing. Collector 3 is currently constructed within a 70-foot right-of-way with 2 traffic lanes separated by a landscaped 14-foot median. 6-foot sidewalks are detached.
- **Collector 4** (Cholla Street) is a short existing segment that extends from Sarival Avenue (1/2-mile south of Cactus) and intersects with Collector 3. This segment is currently constructed within a 70-foot right-of-way with 2 traffic lanes separated by a landscaped 14-foot median. 6-foot sidewalks are detached.

Local Streets

Local streets within the Sycamore Farms may include the option for public and private street improvements. All streets will comply with the City of Surprise typical improvements and will include detached sidewalks. Street trees will be planted within the parkway strip to confirm with City of Surprise typical spacing requirements.

Lighting

The lighting standard for the PAD shall be subject to further review and approval by the Community Development Director or designee, and the developers of all parcels shall comply with any adopted lighting standards that exist prior to the first final plat approval.

Pedestrian Circulation

Non-vehicular circulation is a crucial component in creating strong communities. Pathways and sidewalks create opportunities for recreation and connections to uses, whereby reducing the need for reliance on vehicular trips. Sycamore Farms is founded on a premise of connectivity, providing for a hierarchy of trail types and complementary open spaces that promote a connected community.

Community Trail

The basis for the trail network on the west half of the property is focused around the linear open space corridor adjacent to the Loop 303 freeway. An existing high-voltage powerline easement that runs parallel to the freeway requires a corridor of approximately 100 feet in width that extends from Cactus Road to Peoria Avenue, a total length of a mile. The planned Community Trail segment to be constructed within this corridor will be a minimum of 8 feet in width, allowing for pedestrian and bicycle circulation between residential uses and institutional & mixed-use areas. Branching out from the Community Trail will be community trail connections that will extend west into the residential parcels, connecting to the planned community amenity center, neighborhood parks and non-residential use parcels. At the approximate mid-point of the linear open space (Cholla Street alignment), area will be available for an optional pedestrian bridge connection that may extend over the Loop 303 freeway to connect the east and west halves of Sycamore Farms in the future. This bridge improvement is not a requirement of the Sycamore Farms developer and would likely be funded with City funds or other public sources.

Neighborhood Trail

Development of parcels along the pedestrian trail system shall provide site plans and building orientations to take full advantage of the trail system. A 6-foot wide pedestrian trail connection will link from the adjacent residential subdivision to the linear open space corridor trail including a decorative pedestrian crosswalk on the local street. The requirement is to provide maximum visibility and accessibility to the park and to place semi-public spaces (front or side yards) next to public spaces (park). No walls or fences, except to enclose yards for individual homes, are permitted between the subdivision and the open space amenity in which case view walls shall be used.

Trail Crossings & Connectivity

Pedestrian trail crossings will be provided where trail segments cross collector roadways within the project area. The pedestrian trail crossings shall be clearly identified with standard crosswalk striping in locations identified as being subject to pedestrian connectivity. Four pedestrian crossing locations have been identified on the Conceptual Trails Plan in the northwest portion of the Sycamore Farms Property. Additional locations may be identified

concurrent with preliminary site plan submittals for the non-residential parcels (parcels 5, 6, 11, 15 and 16). Any trail crossing location changes are subject to City administrative approval.

High and medium-high density residential uses or non-residential uses adjacent to the open spaces along the 303 Freeway are encouraged to provide site plans that orient buildings, and not parking spaces, next to the open spaces. These site plans shall provide one or more Neighborhood Trail connections to the Community Trail system located within the open space corridor (see Typical Pedestrian Connection Between Residential Parcel & Linear Open Space, Exhibit G). Non-residential projects shall provide opportunities for courtyards and/or plazas adjacent to the park or open spaces as part of the pedestrian link to the primary trail system in the park or open spaces (see Typical Non-Residential Parcel Connection to Linear Open Space, Exhibit H). These courtyards and plazas may be fenced with view fences as needed for security purposes only, however solid walls are not permitted. Visual access is required between the plazas, courtyards and the adjacent open spaces.

Future transit stops are planned at the arterial/arterial intersections and at the collector/arterial intersections. Transit stop intervals will preclude a rider from having to walk more than a quarter mile to public transit stop. Park and Ride facilities may be incorporated into the site design of various institutional or commercial land uses depending on final site plan approvals and written agreements with the end users.

EMPLOYMENT RELATED USES

The focal point of Sycamore Farms as a "Gateway" project is the concentration of employment land uses that create jobs and generate revenue for the City. Approximately 213-acres or over 33% percent of the developable site area, excluding the 303 Freeway, is planned for commercial, mixed-use or institutional land uses. Employment generating land uses create a significant employment core at the southern gateway of the City. All the employment related land uses share superior regional access off the two 303 Freeway interchanges in addition to local access off the four-arterial/arterial intersections along Peoria Avenue and Cactus Road. These employment land uses combined with adjacent residential uses form the "sense of place" where residents work, live and play within the southern Gateway to the City.

Commercial

The four (4) commercial sites are planned at the arterial-arterial intersections for maximum accessibility and visibility from surrounding residential neighborhoods, arterial streets and the Loop 303 freeway. The commercial sites account for 127.3-acres of land. Each of the commercial parcels has direct access to two arterial streets and an internal collector street. Pedestrian trail connections shall be provided to each commercial parcel as part of the Sycamore Farms pedestrian trail system (see Conceptual Commercial Project, Exhibit I). This concept plan is for illustrative purposes only and does not reflect a particular project or design for a specific user but does reflect intended quality.

The commercial parcels shall be integrated with adjacent land uses using landscape retention areas and pedestrian trail connections as open space transitions. Screen walls shall be used when needed for aesthetic or security purposes only. Land uses shall be integrated by building

orientation, architecture, shared parking, pedestrian walkways and compatible landscape themes.

Uses in Commercial Parcel

- Permitted as listed in the C-2 Zoning District per the Zoning Use Matrix in Table 4
- Conditionally permitted uses as listed in the C-2 Zoning District per the Zoning Matrix in Table 4 with a Conditional Use Permit
- Home Improvement Center (indoors) permitted with a Conditional Use Permit
- Retailer over 50,000 square feet with an ancillary garden center.
- New vehicle dealership and ancillary uses permitted with a Conditional Use Permit

Commercial parcel uses shall be developed in accordance with the Non-residential Development Standards Table listed in Table 2 of this PAD narrative and all applicable City development regulations in effect at the time development is occurring.

Mixed-Use

The mixed-use parcel creates the opportunity for different land uses to interface through the use of site planning, building architecture, building orientation, shared open space, shared driveway entries, and pedestrian linkages. The mixed-use parcel accommodates 70-acres of land within the PAD. The Mixed-Use parcel shall provide a combination of three or more of the following land uses: high-density residential, retail commercial, institutional, or office; of which residential is a required land use as part of the land use mix. Each land use within the mixture must be a distinct land use integrated with the other land uses. If there is any question whether a land use is distinct enough to be a legitimate contributor to the mix, the final decision will be made by the City.

The mix of buildings shall include similar character by providing similar architectural styles with shared use of materials and colors. Mixed-Use parcels shall also include a common landscape palate. Buildings on a mixed-use parcel shall incorporate the use of courtyards and pedestrian connections between buildings when possible. View fencing is permitted as needed for security purposes only. All buildings shall provide four-sided architecture so there is no perceived rear of buildings. Buildings and land uses in mixed-use parcels shall integrate the design of entries off arterial streets to provide a common entry theme.

There are no limitations (except the minimum of three different land uses) on the combination of land use(s) that can occur within the mixed-use category as long as the land uses are listed as permitted uses. For example Mixed-Use parcels may be developed with: residential units in the same building above or adjacent to retail or office uses; offices in the same building over or adjacent to retail uses; retail, institutional, office and residential uses on the same floor or different floors in the same building; a campus of buildings with residential, institutional, office and retail in different buildings with a shared architectural, and landscape theme; retail, institutional, office and residential uses on adjacent properties with shared vehicular entry access; any combination of two or more land uses designated for Mixed-Use parcels in this PAD (see Conceptual Mixed-Use Project, Exhibit J). This concept plan is to illustrate how the integration of buildings and land uses on mixed-use parcels should occur. It does not reflect a specific project or design but does reflect intended quality.

Mixed-Use parcels may develop in sequential phases with one land use preceding others, or all land uses may develop in a single phase. In the case where land uses are developed in sequential phases, the following shall apply: 1) A conceptual site plan shall be provided that includes the proposed land use project, and how any remaining undeveloped acreage within the mixed-use parcel can be developed with the minimum required mixture of land uses. The conceptual site plan shall illustrate how the proposed project and the conceptual mixture of land uses can be integrated. This conceptual site plan is required until the last of the undeveloped acreage within the mixed-use parcel is part of an application for a specific project; 2) The first land use shall establish the basic architectural use of color and materials, landscape palate, and pedestrian connection for the mixed use parcel; 3) Each land use project within the mixed-use parcel is responsible for perimeter improvements adjacent to its street frontages or project boundaries; and 4) The exact location and configuration of buildings, structures and improvements shall be submitted at the site plan review stage. In the site plan review stage, the orientation of buildings, pedestrian linkages, landscape open spaces, parking fields, and interface with other existing or future conceptual uses shall be illustrated to provide an overall context within the mixed-use parcel. The context of the

planned land uses shall also show adjacent existing uses in the PAD that are not within the mixed-use parcel.

Depending on site plan submittals the Mixed-Use parcel could result in approximately: 1,120 residential units; 134,165 (4) square feet of retail or 268,330 square feet of office space (5). There is potential for the office space square footage to exceed these figures if the site plans include multi-story structures and higher Floor Area Ratios (FAR). The mixed-use parcel will be developed under the MHDR and HDR base districts for residential uses, under the C base district for the institutional, retail and office uses based on the Zoning Use Matrix (see Zoning Use Matrix, Table 4), and in accordance with the following permitted use list and the Development Standards (Tables 1 & 2) listed in this PAD Narrative, and all applicable City development regulations in effect at the time development is occurring.

Uses in Mixed Use Parcels

- Permitted uses as listed in the Land Use Matrix (see Table 4)
- Conditionally permitted uses as listed in Land Use Matrix (see Table 4)
- Auto Mall or new vehicle dealerships and ancillary support facilities.
- Conference Center.
- Motion picture, art or photo studio (indoors only).
- Radio or Television studio (not including transmitters or towers).
- Temporary construction offices, sheds or storage incidental to construction on a parcel within the Sycamore Farms Master Plan (not to exceed 24 months per project).
- Uses permitted in the Institutional permitted use list of this PAD.

(4) Assuming 25% in retail on 80 percent net acreage and a .22 FAR.

(5) Assuming 50% in office on 80 percent net acreage at a .22 FAR.

Institutional

There is one Institutional parcel located on the west side of the Loop 303 Freeway in the southern portion of Sycamore Farms. This Institutional parcel provides 15.5-acres for the development of public/quasi-public land uses as defined in this narrative. The parcel may also be an employment generator that can provide approximately 135,036 square feet of building space (6). The institutional parcel has regional accessibility from the 303 Freeway, and Peoria Avenue with local accessibility from one of the planned collector streets that services the institutional and mixed-use parcels. There is no planned vehicular connection between the institutional use parcel and residential parcels to the north. However, pedestrian trail connections will be provided to connect these uses for access and recreational purposes. A concept for the institutional use has been provided (see Conceptual Institutional Project, Exhibit K) for illustrative purposes only and does not reflect a particular project or design for a specific user but does reflect intended quality.

Institutional parcels shall include a common landscape palate. Projects shall incorporate the use of courtyards and pedestrian connections between the buildings. View fencing is permitted as needed for security purposes only. All buildings shall provide four-sided architecture so there is no perceived rear of buildings. Pedestrian linkages are required to provide connection to adjacent land uses, such as the development of walkways through connecting common open spaces or connecting decorative pedestrian cross walks in streets.

Institutional uses are also allowed in any of the Mixed-Use parcels. Due to the unknown demand for institutional uses and the changing needs of the City, or if the institutional uses locate in a different part of Sycamore Farms within one of the Mixed-Use parcels, this PAD document may need to be revisited and amended. The Institutional parcels shall be developed in accordance with the following permitted use list and the Non-residential Development Standards (Table 2) listed in this PAD narrative and all applicable City development regulations in effect at the time development is occurring.

Uses in Institutional Parcels

- Public facilities for use by Governmental agencies excluding screened outdoor storage or other similar uses that are not located within enclosed buildings.
- Quasi-public facilities for use by civic or non-profit organizations
- Public or Private College, University, post-secondary Trade School
- Hospital, Out-Patient Care, Medical Offices
- Medical research, and laboratories
- Public or private museums
- Public or Private Theatre or Concert Hall with live entertainment or other similar uses as approved by the City of Surprise.
- All uses shall be conducted indoors except for patios, balconies, plazas, recreation fields for schools, and parking and loading/unloading areas.
- Other public or quasi-public facilities as approved by the City of Surprise
- Public civic center, meeting rooms, or conference center.

(6) Assuming 80 percent net acreage at .25 FAR

RESIDENTIAL LAND USES

Approximately 362-acres or 57 percent of the developable site area is planned with a mixture of residential densities and unit types. The residential properties are generally concentrated near the center of the Sycamore Farms PAD site, away from arterial intersections. All residential parcels on the western half of the site will have access to a network of primary and secondary pedestrian trail improvements that will promote non-vehicular access to employment and commercial services. The residential component of the master plan includes four separate use categories that provide for a range of detached single-family, attached single-family, detached for-rent, condominiums and apartment multi-family housing types.

High Density Residential

The Sycamore Farms PAD contains one parcel (Parcel 13) that allows for high-density multi-family residential development. This parcel is currently developed and accounts for 9.2-acres of land area located adjacent to the freeway corridor on the east half the site. The parcel has frontage along the existing collector street (165th Drive). The location of the parcel has allowed for massing of vertical buildings. This high-density residential parcel provides a land use transition between the freeway and the lower density detached single-family parcels to the east. Residents in this complex are proximate to future commercial land uses planned along Peoria Avenue and Cactus Road and will have efficient pedestrian access via sidewalks to these uses.

High-density residential uses are intended to be more intense than other residential use categories with densities up to 43 units per acre and allowed building heights up to four stories. These HDR units are intended to include owner-occupied condominiums, renter-occupied apartment units, fractional ownership timeshares, or dormitories for a college or trade school on one of the Institutional parcels. Condominiums will be operated and maintained by a Homeowners Association. Professional property management companies will operate apartment or time share units. Schools will operate dormitories. These residential parcels shall include on-site open space, recreation amenities, and pedestrian trail connections to the linear park and the primary pedestrian trail system (see Typical High-Density Residential Project, Exhibit L). This concept plan is for illustrative purposes only and does not reflect a particular project or design for a specific user but does reflect intended quality.

These parcels shall include a common landscape palate. Buildings shall incorporate the use of open space amenities and pedestrian connections between the buildings. No physical barriers, such as solid walls or other similar barriers that block views are permitted between buildings. View fencing is permitted as needed for security purposes only. All buildings shall provide four-sided architecture so there is no perceived rear of buildings. Physical barriers between adjacent land use parcels shall be minimized as much as practical depending on the adjacent land use. Residential buildings shall not immediately back to public streets or open spaces with the primary trail system. Parking lots or covered parking spaces shall not be located along collector or arterial street frontages. The high-density parcels shall be developed under the HDR district based on the Zoning Use Matrix (see Zoning Use Matrix, Table 4), and in accordance with the Residential Development Standards (Table 1) listed in this

PAD narrative and all applicable City development regulations in effect at the time development is occurring.

Medium High Density Residential

Parcel 10 is located adjacent to the Cactus Road & Loop 303 interchange is planned for medium-high density detached or attached for-rent units. The parcel accounts for 18.2-acres of land area with a maximum density of 20 du/ac or 364 units. Primary access to the parcel will be from the western collector roadway to allow for full turning movements onto Cactus Road and Cotton Lane. A secondary access point may be provided directly from Parcel 10 to Cactus Road but may be subject to access restrictions due to the proximity to the freeway interchange.

Proposed uses on the MHDR parcel shall adhere to the Residential Development Standards (Table 1) which dictates perimeter setbacks and a maximum of four stories. The allowed distance between buildings in the MHDR use varies depending on the product type. Building separation for single story buildings is 8 feet subject to all building and fire codes. Minimum building separation for all multi-story structures is 20 feet.

This parcel shall include a common landscape palate. Buildings shall incorporate the use of open space amenities and pedestrian connections between the buildings. View fencing is permitted as needed for security purposes only. All buildings shall provide four-sided architecture so there is no perceived rear of buildings. Parking lots or covered parking spaces shall not be located along street frontages unless setback a minimum of 30 feet from edge of right-of-way. The medium-high density parcel shall be developed under the MHDR district based on the Zoning Use Matrix (see Zoning Use Matrix, Table 4), and in accordance with the Residential Development Standards (Table 1) listed in this PAD narrative and all applicable City development regulations in effect at the time development is occurring.

Medium-high density residential uses are intended to be more intense with densities up to 20 dwelling units per acre and building heights to four stories. These residential units are intended to include a single story for-rent product, owner-occupied condominiums, renter-occupied apartment units, fractional ownership timeshares, or dormitories for a college or trade school on one of the Institutional parcels. Condominiums will be operated and maintained by a Homeowners Association. Professional property management companies will operate apartment or time share units.

The MHDR parcel will be required to provide a 100' powerline easement reservation adjacent to the freeway frontage. This corridor will also serve as a linear open space and will combine with similar reservations on parcels to the south to create a 1-mile linear open space corridor with trail and landscape improvements. This trail will serve as a backbone segment that will stretch from Cactus Road to Peoria Avenue and will extend secondary connections to residential and non-residential uses project wide. This MHDR parcel shall include private on-site open space, recreation amenities, and a minimum of two secondary pedestrian trail connections to the open space amenity (see Typical Medium-High Density Residential Project, Exhibit M). This concept plan is for illustrative purposes only and does not reflect a particular project or design for a specific user but does reflect intended quality.

Medium Density Residential

The Medium Density Residential (MDR) use category is proposed on six parcels within the Sycamore Farms PAD area. The MDR parcels cumulatively account for approximately 152 acres or 24% of the overall PAD area, and a maximum unit count of 893 units. MDR uses will predominantly be single family development with flexibility for attached product types. Minimum lot size for MDR uses is 2,600 square feet, and a maximum building height of 36 feet.

The MDR parcels are generally located proximate to the Loop 303 corridor on both the east and west halves of the site. Parcel 12 on the east side of the site has been previously developed and includes a mixture of single family and detached auto-court cluster product. Access to the MDR parcels is gained exclusively from the established and proposed collector roadway network, with no proposed direct access connections to adjacent arterial roadways. MDR parcels along the west half of the site that are adjacent to the Loop 303 Freeway will include a 100-foot powerline corridor easement reservation that will also include open space and trail improvements. These improvements combine to establish a public trail corridor (8-foot pathway) that will link to adjacent residential parcels and non-residential parcels between Cactus Road and Peoria Avenue. This linear open space corridor and the MDR development will be buffered from the adjacent freeway by a planned sound wall that will extend along the property line. Similar sound attenuation measures will be implemented for Parcel 14 on the east half of the site. The medium density residential uses provide the most compatible land uses next to trails, commercial, mixed-use, high-density residential and lower density residential uses (see Conceptual Medium Density Residential Project, Exhibit N). This concept plan is for illustrative purposes only and does not reflect a particular project or design for a specific user but does reflect intended quality.

The medium density parcels are intended to be platted subdivisions with common open spaces, recreation amenities, connections to the pedestrian trail system and pedestrian linkages via common open spaces to adjacent land uses if practical depending on the adjacent land use. Variations in lot configuration and unique house products are encouraged as long as the subdivisions do not exceed a maximum density of 6 du/acre and other development standards provided in the Residential Development Standards (Table 1). All common areas shall be owned and maintained by a homeowners' association. The medium-density parcels shall be developed under the permitted use list in the MDR district with the intention to allow detached single-family homes on cluster lots, Z lots, shared driveway lots or other equivalent lot configurations that may be introduced into the future residential market.

Low Density Residential

The Low Density Residential (LDR) component of the Sycamore Farms PAD is comprised of four parcels that are intended for single family residential development accounting for approximately 182.1 acres or 29% of the overall project area. Lots developed in LDR designated parcels shall be a minimum of 58 feet in width with a maximum density of 5.0 dwelling units per acre. These parcels are located in both the east and west halves of the community and are strategically offset from the immediate freeway corridor and therefore buffered by higher density residential and non-residential uses. Access to the LDR parcels is gained primarily from the established and proposed collector roadway network, with limited direct access connections to adjacent arterial roadways. Homes will be limited to one and two story homes and 30 feet in height, and a minimum lot area of 6,000 square feet. All LDR development is subject to the Residential Development Standards (Table 1) provided in this PAD and all current development City of Surprise development regulations.

Parcel 18 has been previously developed with single family homes, with Parcels 2, 3 and 17 planned for near-term residential development. Parcel 3 will provide for a community amenity area that will include such items as a clubhouse, pool and other passive and active amenities that will be presented in conjunction with the landscape plans for each parcel. This improvement will serve as a centralized recreational facility for a majority of the residential uses on the west half of the Sycamore Farms site, and pedestrian trail connections are proposed that extend to adjacent parcels and the broader community trail network. These connections will ultimately extend to connect with commercial, mixed use and institutional parcels to promote a walkable community and reduce reliance on vehicular travel to access nearby employment, education and goods & services.

Single-Family Design Guidelines

The Single-Family Design Guidelines have been removed from this document and are no longer applicable to the single family uses as described.

PARKS AND OPEN SPACES

The major open space feature in Sycamore Farms is a centrally located linear park that runs vertically adjacent to the Loop 303 with a primary pedestrian trail system. The linear open space corridor adjacent to the Loop 303 freeway is a private open space but the trail is accessible for public use. These areas shall be maintained by the HOA. Open space amenities may be provided within residential areas and shall be privately maintained. These active amenity areas may incorporate all or some of the following: paved trails, multi-use recreation fields, swimming pool, ball courts, playgrounds, benches, amphitheater, picnic tables, Ramada, BBQ grills and parking lots.

A community-wide trail system will connect public and private open spaces, courtyards, plazas or recreational amenities within the institutional, mixed-use and residential parcels. All parcels shall have appropriate perimeter landscape tracts with connections to other open spaces and the trail system as depicted on the Conceptual Trails Plan. Exact open space uses, sizes and locations within each parcel will be determined at the site plan or subdivision plat approval. Specific locations for trail connections and trail crossings over collector streets are identified in the Conceptual Trails Plan illustrated in Exhibit P.

The linear park adjacent to Loop 303 may accommodate regional storm water retention and/or retention for land uses in the PAD. The trail system throughout the community shall be designed in a manner to ensure that connections to the trail system can be accommodated by adjacent land uses. This exhibit is intended to show how the linear park and open space may be developed with a variety of community recreational uses, and how trail connections to adjacent land uses may be provided.

Pedestrian trails in the linear open space corridor are designed to allow connection to residential and non-residential parcels throughout Sycamore Farms (see Conceptual Trails Plan, Exhibit R). This trail system allows employees, students and residents to walk, jog, skateboard or bike between planned residential, institutional, office and retail uses. An option may include a pedestrian bridge under or over the 303 Freeway in the southern half of the community or the half-mile collector street alignment. Due to the expense of this bridge or underpass, it will need to be publicly financed.

By submittal of the PAD, that applicant as landowner agrees and approves to the approximate open space delineations designated in the approved PAD plan.

ECONOMIC IMPACTS

Sycamore Farms could have substantial financial impact on the City of Surprise. The combination of retail centers, offices, and institutional uses could potentially generate hundreds of new jobs for residents. Based on the planned acreage for different employment related uses, the annual salary for employees could be in the millions per year. The salary income is spent mostly in the local economy, which translates into retail sales tax for the City. The potential retail sales tax that could be generated by the retail uses in Sycamore Farms may be in the millions per year.

The benefit of Sycamore Farms, as the southern Gateway into the City of Surprise, is the creation of a mixed-use employment-oriented core with a unique environment where people can live, work, and play. The mixture of the planned employment-oriented uses is intentionally diversified to capture all areas of the current and future employment market. Sycamore Farms is geographically larger than downtowns of most major cities with the added benefit of planned open spaces, trails and a mixture of residential unit types. The regional access and balance of residential and non-residential uses creates a formula that will engender economic success for this City of Surprise Gateway.

DEVELOPMENT STANDARDS

Each parcel in Sycamore Farms is designated with a land use and corresponds with the Zoning Use Matrix (Table 4). All land uses identified in the PAD Land Use Plan for Sycamore Farms extend to the existing ownership property lines. All agricultural land uses on each parcel within the Sycamore Farms PAD Land Use Plan are permitted to continue and expand as exempted uses until each parcel is developed with the land uses identified in the PAD Land Use Plan and this narrative.

The land uses identified in the Sycamore Farms PAD Land Use Plan shall be developed under the permitted use list identified under each land use category discussed in this PAD narrative, and any additional permitted principal uses, conditional uses, and accessory uses identified in the Zoning Use Matrix (see Zoning Use Matrix, Table 4). The land uses shall be developed under development standards identified in the Development Standards Table listed on the next page of this PAD and all applicable City development regulations in effect at the time development is occurring.

Sycamore Farms Development Standards - Residential Uses				
Parcel	2, 3, 17, 18	4, 7, 8, 9, 12, 14	10	13
Description	LDR Single Family	MDR Single Family	MHDR Multi-Family	HDR Multi-Family
Min Area	5 Acres	5 Acres	5 Acres	5 Acres
Max Density	5 du/ac	6 du/ac	20 du/ac	43 du/ac
Min Lot Width	58'	30'	N/A	N/A
Min Lot Depth	110'	80'	N/A	N/A
Min Lot Area/Unit	6,000 sq/ft	2,600 sq/ft	N/A	N/A
Front	12' /20' (8)	12' /20' (8)	N/A	N/A
Side	5' and 8'	0' attached, 5' and 5' detached	N/A	N/A
Street Side	13' single story, 15' multi-story (2)	10' (2)	N/A	N/A
Rear	15' Living, 5' for garage or unenclosed patio (1)	10' Living, 5' for garage or unenclosed patio (1)	N/A	N/A
Perimeter Setback	N/A	N/A	20 Feet	20 Feet
Rear or Side Adjacent to Residential	N/A	N/A	N/A	N/A
Rear Adjacent to Arterial Street	20 Feet	20 Feet	20 Feet	20 Feet
Outdoor Living Area/Unit	N/A	Per Site Plan	Per Site Plan	Per Site Plan
Distance Between Adjacent Building or Home	10 Feet	0' Attached, 10' Detached	8' for single story buildings; 20' for 2+ story buildings	20 Feet
Lot Coverage	N/A	N/A	N/A	N/A
Minimum Open Space	20% (7)	20% (7)	20% (7)	20% (7)
Max Building Height	30'	36'	4 Stories	4 Stories

- (1) Fireplaces, bay windows, or entertainment pop-outs may encroach 3 feet into the front and rear setback.
- (2) Setback includes adjacent common area landscape tract, but in no case shall be less than 5 feet from property line.
- (3) Dormitories permitted as part of College, University, or Trade School at HDR max density.
- (4) Refer to High Density Residential setbacks when developed with residential uses.
- (5) Front setbacks may be 10 feet to property line if units have rear loaded garages and rear entry drives.
- (6) In no case shall the face of the garage be less than 20 feet from back of sidewalk.
- (7) Open space shall be calculated as a percentage of the net developable area for each parcel.

TABLE 1: RESIDENTIAL DEVELOPMENT STANDARDS

Sycamore Farms Development Standards - Non-Residential Uses			
Parcel	1, 11, 15, 16	5	6
Description	Commercial	Mixed Use	Institutional
Min Area	1 Acre	1 Acre	1 Acre
Max Density	N/A	16 Du/Ac	N/A (3)
Max House Width	N/A	N/A	N/A
Min Lot Width	100'	100'	100'
Min Lot Depth	N/A	N/A	N/A
Min Lot Area/Unit		2,000 Sq.Ft.	N/A (3)
Front (4)	35'	35' Non-Residential (5)	35'
Side (4)	15; Interior; 25' Corner	15' Interior; 25' Corner	15' Interior; 25' Corner
Street Side (4)	25'	25' (5)	25'
Rear (4)	15'	15'	15'
Rear or Side Adjacent to Residential(4)	45'	45'	45'
Rear Adjacent to Arterial Street (4)	20'	20'	20'
Outdoor Living Area/Unit	N/A	N/A (5)	N/A
Distance Between Adjacent Building or Home	N/A	N/A (5)	N/A
Lot Coverage	0.30 FAR	0.50 FAR (5)	1.0 FAR
Minimum Open Space	10% (7)	15% (7)	15% (7)
Max Building Height	40'	4 Stories	4 Stories

- (1) Fireplaces, bay windows, or entertainment pop-outs may encroach 3 feet into the front and rear setback.
- (2) Setback includes adjacent common area landscape tract, but in no case shall be less than 5 feet from property line.
- (3) Dormitories permitted as part of College, University, or Trade School at HDR max density.
- (4) Refer to High Density Residential setbacks when developed with residential uses.
- (5) Front setbacks may be 10 feet to property line if units have rear loaded garages and rear entry drives.
- (6) In no case shall the face of the garage be less than 20 feet from back of sidewalk.
- (7) Open space shall be calculated as a percentage of the net developable area for each parcel.

TABLE 2: NON-RESIDENTIAL DEVELOPMENT STANDARDS

LANDSCAPE & DESIGN THEME

Landscape Theme

There is an integrated landscaping and wall theme for Sycamore Farms. Plant materials shall be selected from the Arizona Department of Water Resources low water user plant list. Accent materials shall be low water use plants known for form, color and visual texture. Trees will be clustered where appropriate. The placement of trees and shrubs will be staggered to provide depth along the perimeter landscape tract. The primary pedestrian trail system through the linear park and along the Freeway open spaces shall be a minimum of 8-feet wide, surfaced with concrete or other equivalent materials approved by the City. The landscape plan has been designed in conjunction with the conceptual drainage flow plan for the site. All landscaping shall either meet or exceed the specifications of the City of Surprise.

Theme Walls and Entry Features

The PAD provides: 1) a decorative theme wall design that may be developed along arterial and collector street frontages next to the planned low-density residential parcels; 2) a decorative view wall design that may be developed along open spaces next to planned low density residential parcels; and 3) a low decorative screen wall and/or landscaped berm that may be developed along street frontages next to parking spaces in non-residential projects. The perimeter theme wall and the view wall are to be located along arterial or collector street frontages when the single-family lots or open spaces in the planned low-density parcels back or side to these streets (see Wall Design Elevations, Exhibit V). The perimeter theme wall or view wall are not intended to be implemented on other planned parcels. Any theme wall, view wall or screen wall in locations other than those mentioned above shall require the review and approval of the City at the time of preliminary plat or the development plan review.

Sycamore Farms incorporates a theme wall design where different non-residential projects may create variations of the theme wall design if for some reason the theme wall is needed. Variations of the theme wall are permitted as long as they share some of the theme wall design elements, colors and materials. This gives non-residential of mixed- use parcel users some flexibility in design that ties to the theme of the PAD. The theme wall design incorporates single-scored smooth face block with repeating cultured stone veneer columns, and occasional stucco or trellis bar accents that match the entry feature designs. Cultured stone veneer columns repeat approximately every 250-feet. View walls include a single-scored smooth block base with a wrought iron top and repeating cultured stone veneer columns. The 3-foot high accent walls will provide single-scored smooth block with repeating cultured stone veneer columns. The Loop 303 Freeway sound attenuation design and timing will be based on ADOT policy. The sound attenuation shall be consistent with the PAD theme wall in colors and materials as much as is practical.

The Sycamore Farms entry features incorporate stone panels and cultured stone veneer columns with a beam laid horizontally across the top of the panels. Trellis bars provide accents at either end of the entry feature with one set of trellis bars supporting the Sycamore Farms sign. The entry feature incorporates vent louvers that are typically found on top of barns and

other large farm buildings to vent hot air from the top of the roof. The vent louvers are repeated at different entry features to provide an agricultural historical context to the overall master plan. Smaller entry features are designed to provide an entry feature theme for residential subdivisions, retail centers, institutional uses, and office centers. All of the smaller entry features use common materials and design elements found in the main Sycamore Farms entry features (see Conceptual Entry Features & Monumentation Plan, Exhibit R).

ARCHITECTURE

Sycamore Farms will incorporate a variety of architectural styles for commercial, office, institutional and residential. The architectural styles will vary, but the quality will be consistent throughout the PAD. All residential and non-residential architectural designs must comply with City adopted Planning and Design Guidelines. Exact architectural elevations, floor plans and color schemes will be submitted for approval during the Home Product Review process. The intent of the Sycamore Farms PAD is to provide diversity in the residential architecture and floor plans offered throughout the project area.

FLOOD CONTROL & DRAINAGE

The historical terrain of the surrounding area to Sycamore Farms generally slopes from the northwest to the southeast from the White Tank Mountains to the Agua Fria River. The McMicken Dam, which was constructed in the 1950's, intercepts immediate runoff departing the White Tank Mountains and disposes the stormwater through a series of channels that ultimately discharge to the Agua Fria River. The upper limits of the overarching drainage area, therefore, are defined by the McMicken Dam. Over the years, several developments have been constructed along with several regional drainage infrastructure improvements, most of which have been corresponding to the installation of the Loop 303. In 2009, the Maricopa County Flood Control District prepared a drainage master plan titled the Loop 303 Corridor/White Tanks Area Drainage Master Plan Update (ADMPU) Area Hydrology Analysis (AHA) to document the improvements and model the drainage patterns for the area. The study was updated in 2015 with the report titled Phase I - Updating the CIP in Hydrology Model. This study was used by recent adjacent developments to develop drainage plans and propose adequate improvements to satisfy the proposed regional drainage concept for the area.

Per the ADMPU and review of the adjacent developments, there are two primary locations where offsite stormwater impacts the Sycamore Farms project site. The first location is the intersection of Cactus Road and Cotton Lane. The second location is along Sarival Avenue, where an existing channel along the eastern frontage of Sycamore Farms - Parcel 13 terminates at the northern boundary of the subject project.

At Cactus and Cotton, stormwater currently ponds at the northwest corner of the intersection and then overtops in a sheet flow condition and continues southeasterly across the Sycamore Farms project site, west of the Loop 303. According to the ADMPU, the ultimate condition for Cactus Road features a regional drainage channel along the north side of the right-of-way

that incepts and conveys stormwater to the Loop 303 channel. Portions of this channel have been constructed with neighboring developments including from Citrus Road to 175th Avenue and from Cotton Lane to the Loop 303, leaving just the portion from 175th Avenue to Cotton Lane to be completed. Per correspondence with the City of Surprise, the adjacent development to the west, Toll at Prasada, includes plans to complete this portion of the channel with Phase 2 of the development. Offsite storm water impacts at Cactus and Cotton will be mitigate with the completion of this portion of the channel.

According to Final Drainage Report for Sycamore Farms - Parcel 13, the development was impacted by offsite flows from the north and east. The proposed drainage concept for this development included intercepting and conveying offsite flow in a channel along the frontage of Sarival Avenue. In the current condition, the channel terminates at the southern boundary of Sycamore Farms - Parcel 13 where offsite stormwater overtops and continues south along the west side of Sarival Avenue where it ultimately reaches Peoria avenue and splits flow to the south, southeast and east. Upon investigation of historical imagery, further development has occurred upstream of Sycamore Farms - Parcel 13 and it is likely offsite flows in the Sarival Avenue channel have been significantly reduced. The proposed development intends to accommodate this offsite flow with improvements to Sarival Avenue and will maintain the historical discharge condition.

According to the Flood Insurance Rate Map 04013C1660L, revised October 16, 2013, the vast majority of the project site is located within Flood Zone "X":

Areas of 0.2% annual chance of flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

A portion of the site, however, is located in Special Flood Hazard Area Zone "A":

Areas subject to flooding by the 1% annual chance flood. No Base Flood Elevations determined.

The Zone "A" floodplain limits encumber the site along the Cotton Lane frontage. Per investigation of the topography, however, there appear to be no physical features that contain stormwater runoff to define a floodplain in this location. Per correspondence with City of Surprise and Maricopa County Flood Control District, a Letter of Map Revision (LOMR) is being processed with the Toll at Prasada development to remove the floodplain from the west half of Cotton Lane. The Sycamore Farms development intends to do the same and process a LOMR to remove the floodplain limits from the east half of the roadway.

Per City of Surprise requirements, all storm water runoff generated onsite and within the adjacent offsite half-street will be retained onsite and disposed of within 36 hours. The required retention on this site is the 100-year, 2-hour storm event.

PUBLIC UTILITIES AND SERVICES

Sewer

The estimated average daily flows and peak daily flows for this PAD are approximately 0.8 MGD and 2.4 MGD respectively. The Sycamore Farms PAD (project) is surrounded by existing wastewater infrastructure to serve the demands and land uses proposed. Peoria Road includes a 27-inch sewer line from Cotton Lane to Sarival Avenue and increases to a 36-inch main that continues east. Cactus Road includes a gravity sewer system that varies in size from 8-inches to 15-inches at the intersection of Auto show Avenue along the project frontage. An existing 21-inch sewer increasing to 24-inches exists in Cotton Lane from Cactus Road to Peoria Avenue. A 15-inch sewer main exists in Sarival Avenue along the project frontage, connecting to the Peoria Avenue 36-inch line at the intersection. Refer to Exhibit Z for the Conceptual Wastewater System Exhibit.

Sycamore Farms will ultimately connect sewer lines via collector streets to the gravity sewer mains in the surrounding arterial roadways. The existing City of Surprise Wastewater Treatment Plant located 3.5 miles east of Sycamore Farms has the capacity to serve the project demands. The City plans to expand the plant to increase capacity to a range of 24 to 28 MGD.

Water

The estimated average daily flows, maximum daily flows and peak daily flows for this PAD are approximately 1.1 MGD, 2.0 MGD and 3.3 MGD respectively. An existing 16-inch water main in Cactus Road and Cotton Lane exists along the project frontage. Sarival Avenue includes a 12-inch water main along the project frontage. Sycamore Farms will construct water lines in the collector streets and individual projects will connect to the collector roadway system and directly into the arterial roadway water system surrounding the property where applicable. The applicant has received a "Will Serve" letter from EPCOR Water Arizona, Inc. to serve water to the site. Refer to Exhibit AA for the Water System Exhibit.

Streets

All adjacent arterials (Cactus Road, Sarival Avenue, Peoria Avenue and Cotton Lane) will be constructed with paving, curb, gutter, sidewalk, street lighting and landscaping with half-width rights-of-way in accordance with City of Surprise Arterial street cross-sections. Collector and local streets will be constructed in accordance with approved City cross section standards. Analysis of the one-quarter mile access points to the arterial streets will be conducted at the time of platting and/or site plan reviews to determine their exact locations and design configurations.

Open Space / School

The Sycamore Farms PAD area will not be providing public park or school sites. The public park use originally designated on the subject property was removed by the City of Surprise during a 2019 amendment to the PAD. School uses are allowed by right as indicated in the Land Use Matrix on any of the PAD parcels. The Dysart Unified School District has not requested the reservation of a school site within the PAD area.

Utility Providers

Below is a list of the main utility providers for the Sycamore Farms PAD area:

Sewer	City of Surprise
Water	EPCOR Water Arizona, Inc.
Electricity	Arizona Public Service
Telephone/Internet.....	Various
Cable TV	Cox Communications & Century Link
Gas.....	Southwest Gas Company
Refuse	City of Surprise & private
Fire and Emergency	City of Surprise
Police	City of Surprise
Schools	Dysart Unified District #89

All infrastructure shall be constructed pursuant to the provisions of the current standards of the Surprise Municipal Code or an approved development agreement.

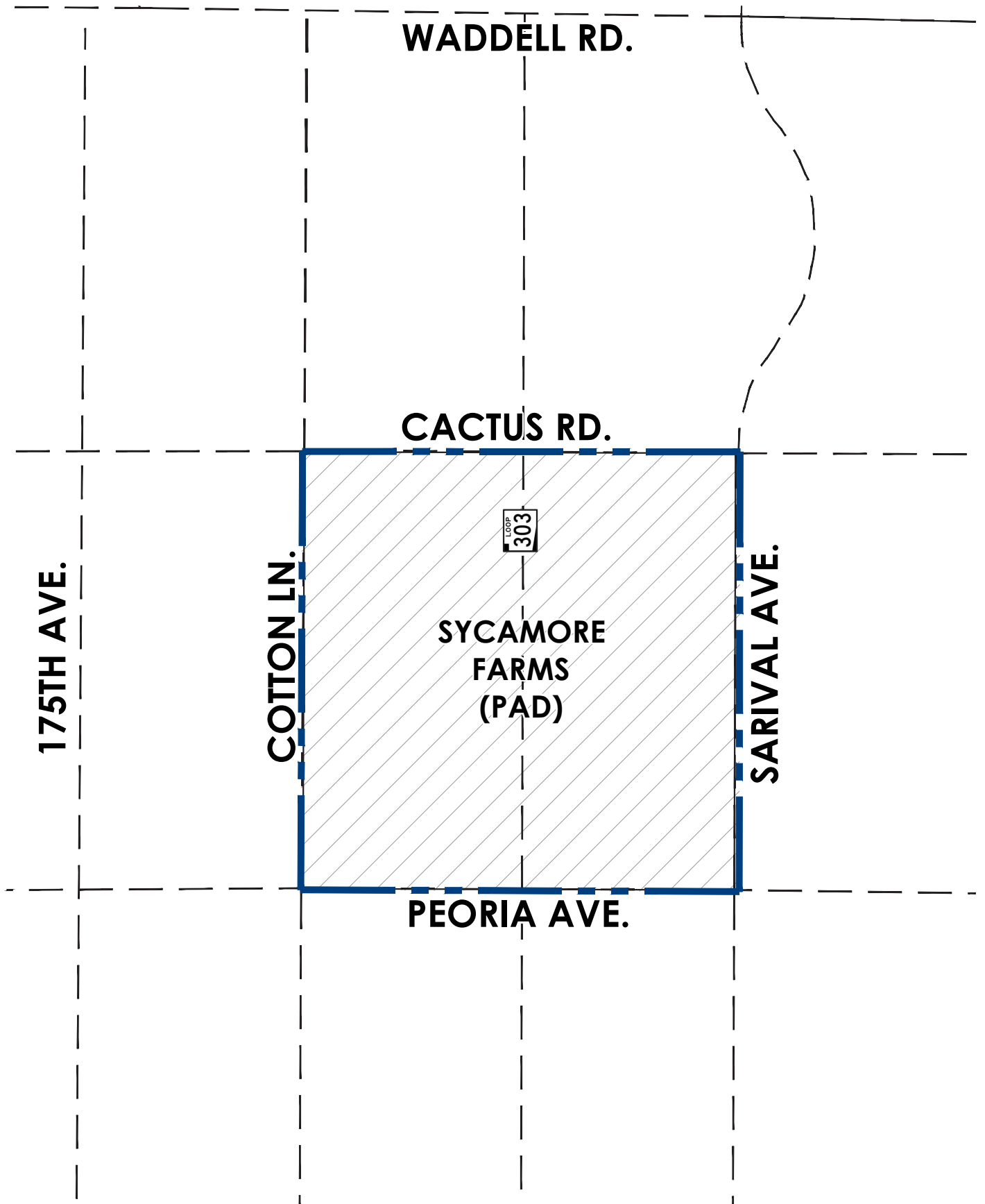
PHASING

Sycamore Farms may be constructed on a parcel-by-parcel basis depending on market demand. The exact phasing of infrastructure improvements shall be determined at the time each project within each parcel is to be constructed within the PAD. The phasing of infrastructure shall comply with all City Codes. All needed off-site and on-site improvements shall be constructed at the time each parcel is developed with a specific user, and in accordance with the City's adopted timing chart for arterial streets construction. When a parcel is developed it shall include needed sewer connections to the City system, water connections to the EPCOR water system, on-site storm water retention, and street improvements as required by the City. Water distribution system and water line connections shall be made per agreements with the EPCOR Water Company and comply with the fire-flow needs of the Surprise Fire Department. Entry features shall be constructed when development occurs on a parcel that is contiguous to a street improvement where an entry feature is identified in the PAD.

LANDSCAPE CONCEPT STATEMENT & PLANT PALETTE

Provide enhanced landscaping that creates continuity throughout the project area utilizing both arid and lush plant materials. Select project theme trees and colorful ground covers within streetscapes that create a continuous landscape character for the project. Use turf in recreation open space areas, retention basins and at select project entries. Establish a project plant list that is sensitive to the environmental concerns and adheres to City and ADWR approved plant lists.

A street tree program will be required for all single-family residential development within the Sycamore Farms PAD area. Tree plantings will be in conformance with City of Surprise size and spacing requirements. Timing of street tree installation will be concurrent with the completion of horizontal and vertical construction on a per-block basis to ensure that plant materials do not incur damage as a result of construction activity, and simultaneous installation will ensure for a consistent appearance.



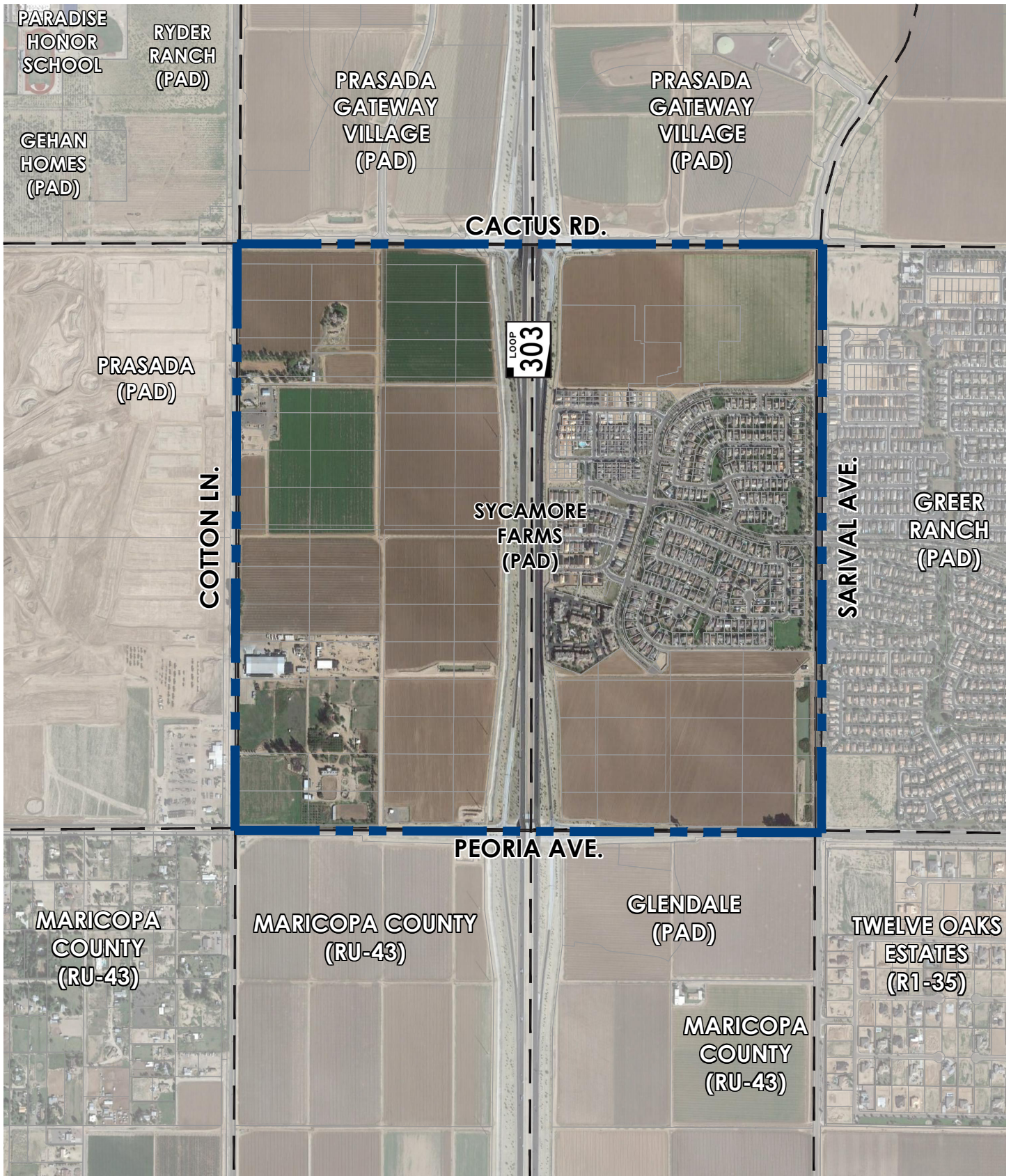
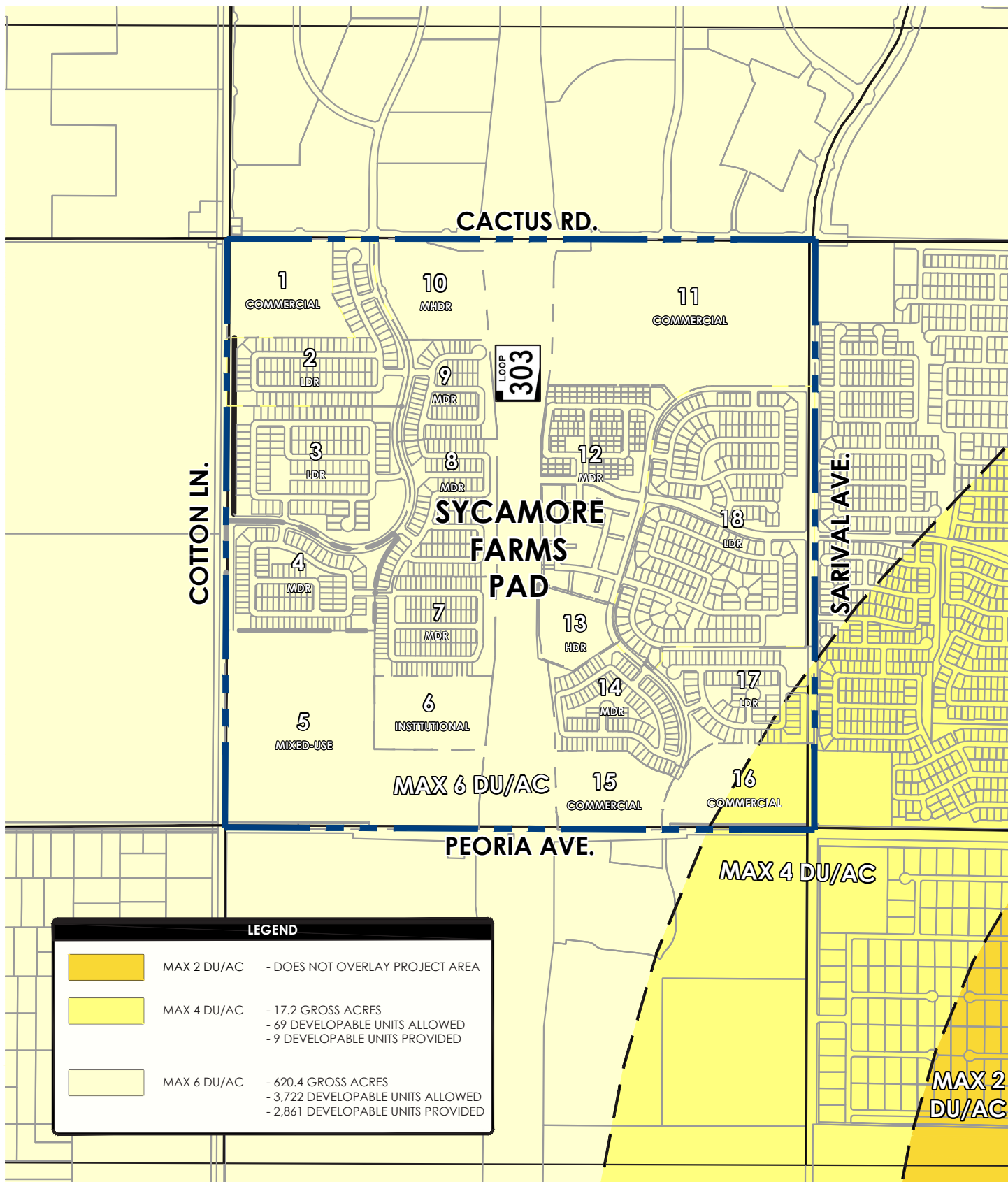
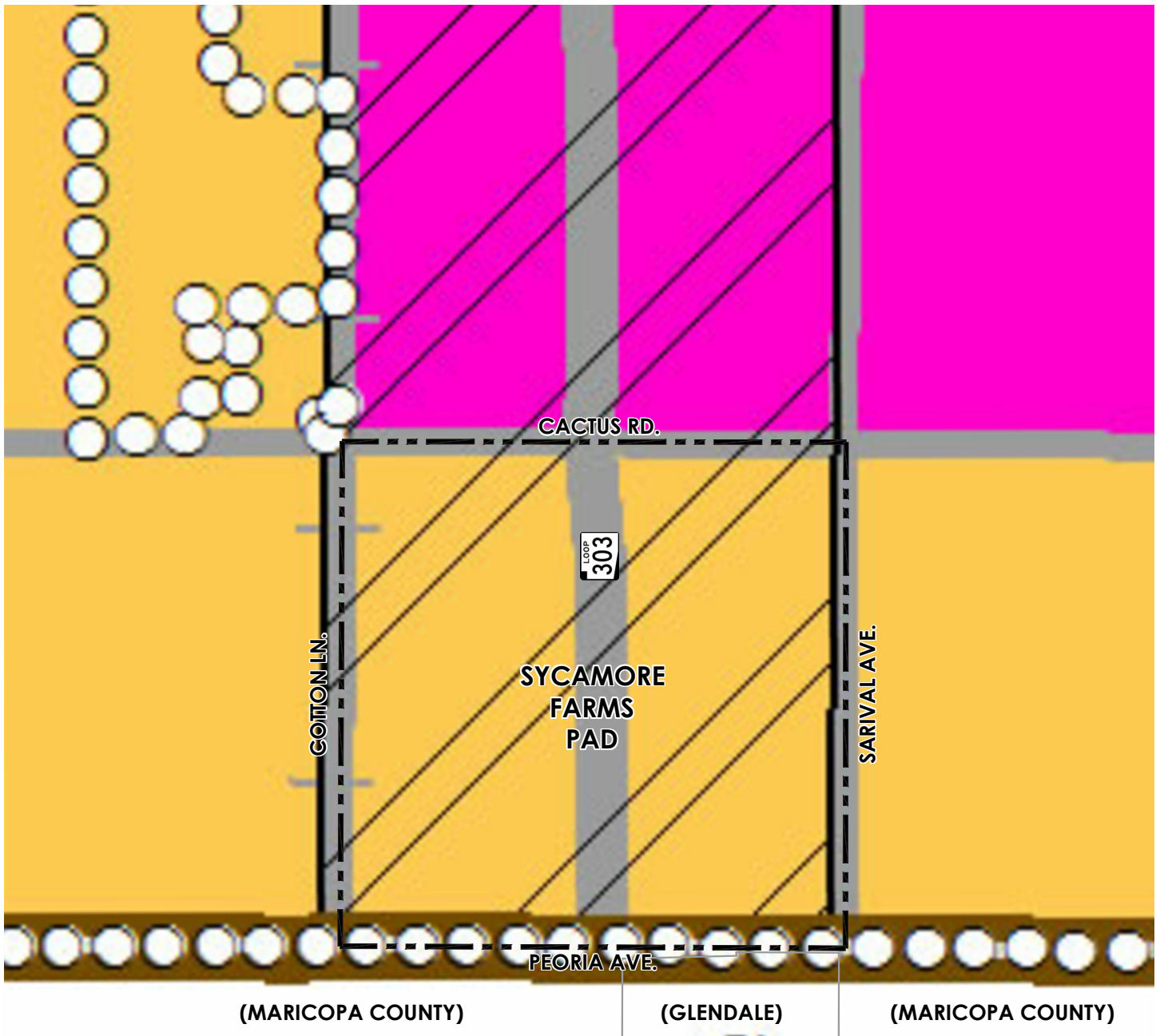


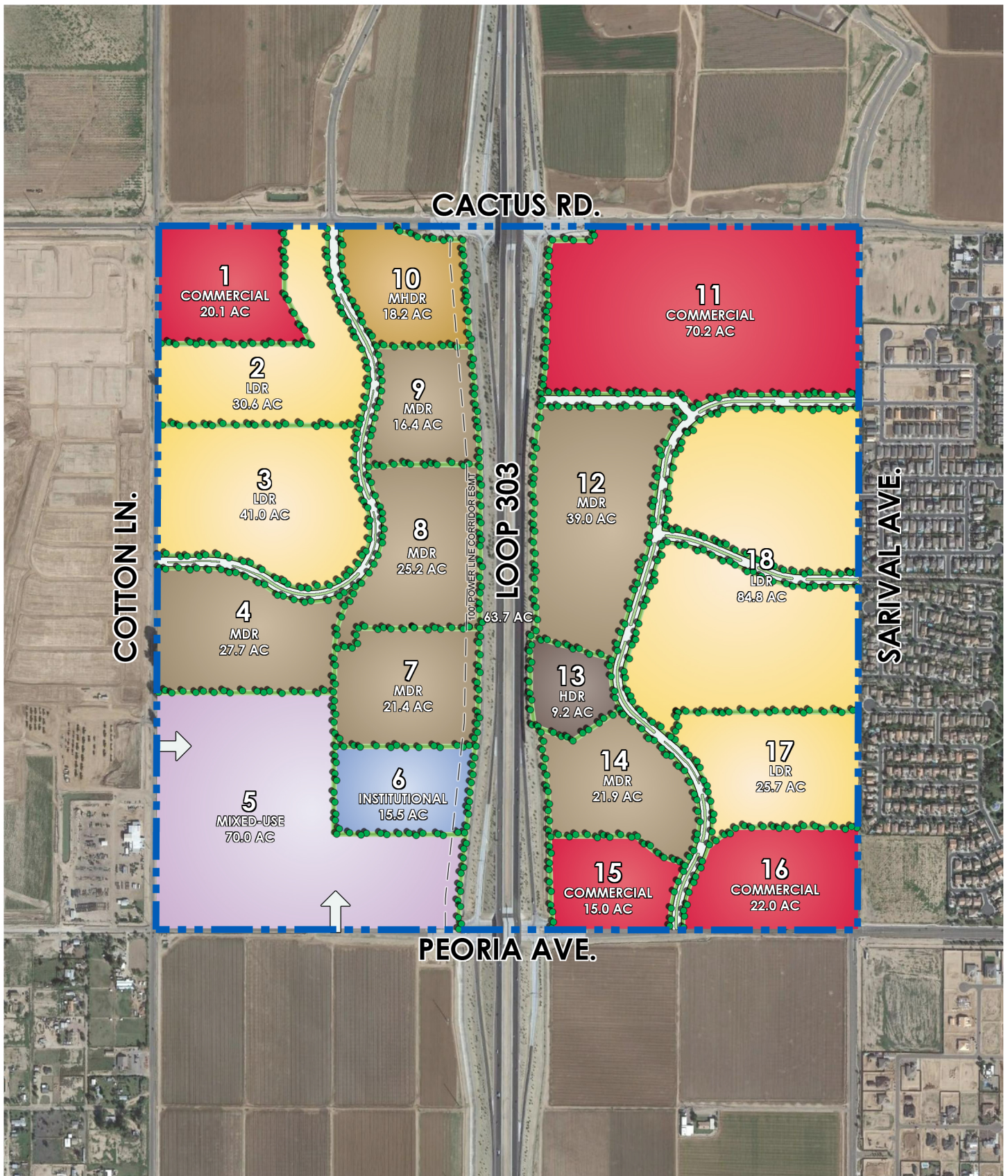
EXHIBIT B: SURROUNDING PROPERTY
& ADJACENT OWNERSHIP







Character Areas	Sub Areas	Features	Circulation
Neighborhood - Rural - Suburban - Urban Commerce & Office - Mixed Use: Residential - Mixed Use: Commercial - Regional Commercial - Commercial Office Employment - Business Park - Industrial Open Space <i>(As described on page 53)</i>	Luke Compatibility District Scenic Lands Development Surprise Center District Surprise Heritage District Transit Oriented Development District Aggregate Resource Areas	Planning Area Aux 1 Noise Contours Luke AFB Noise Contours Canals Military Existing Community Commercial Public Facility Mining	Freeway Parkway Major Arterial Minor Arterial BNSF Rail N Michael Baker INTERNATIONAL SURPRISE ARIZONA

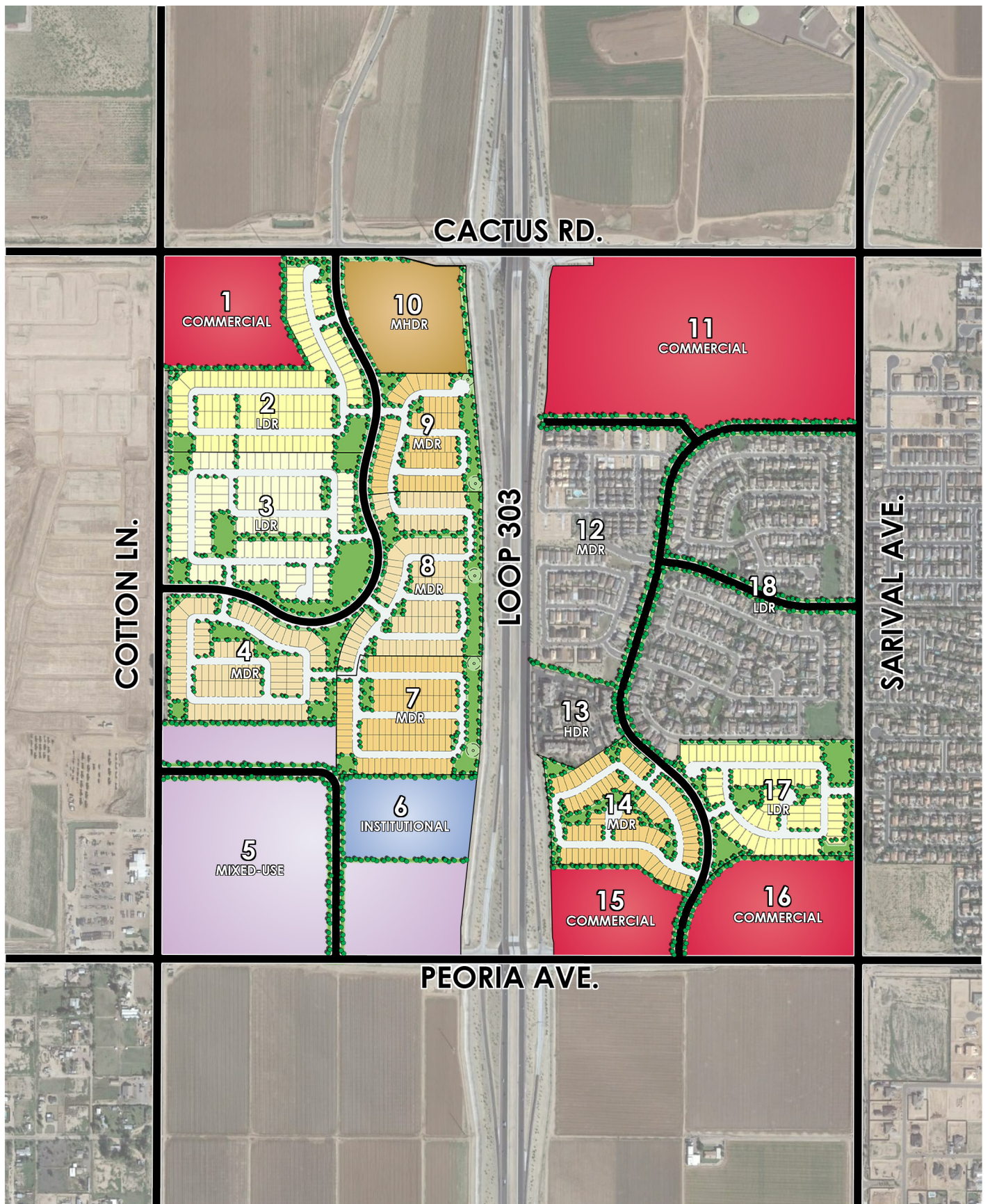


Conceptual Plan Data				
Parcel	Gross Acres	Proposed Use	Maximum	
			Density	Units
1	20.1	Commercial (C)		0
2	30.6	Low Density Residential (LDR)	5.0	153
3	41.0	Low Density Residential (LDR)	5.0	205
4	27.7	Medium Density Residential (MDR)	6.0	166
5	70.0	Mixed Use (MU)	16.0	Varies*
6	15.5	Institutional (I)		0
7	21.4	Medium Density Residential (MDR)	6.0	128
8	25.2	Medium Density Residential (MDR)	6.0	151
9	16.4	Medium Density Residential (MDR)	6.0	98
10	18.2	Medium High Density Residential (MHDR)***	20.0	364
11	70.2	Commercial (C)		0
12	39.0	Medium Density Residential (MDR)	5.6	217
13	9.2	High Density Residential (HDR)	18.3	168
14	21.9	Medium Density Residential (MDR)	6.0	131
15	15.0	Commercial (C)		0
16	22.0	Commercial (C)		0
17	25.7	Low Density Residential (LDR)	5.0	129
18	84.8	Low Density Residential (LDR)	2.9	250
SR303	63.7	SR303		0
Total	637.6			2,161
*Depends on Mix of Uses				
**Maximum Project Unit count is 2,161 units, not including Mixed Use units				
***For-Rent Medium High Density Residential product is estimated at 10 to 12 du/ac				

LAND USE SUMMARY			
Land Use	Acres	Density	Units*
Low Density Residential (LDR)	182.1	5 Du/Ac	737
Medium Density Residential (MDR)	151.6	6 Du/Ac	893
Medium High Density Residential (MHDR)***	18.2	20 Du/Ac	364
High Density Residential (HDR)	9.2	43 Du/Ac	168
Institutional (I)	15.5	N/A	-
Mixed Use (MU)	70.0	16 Du/Ac	Varies**
Commercial (C)	127.3	N/A	-
SR303	63.7	N/A	-
Totals	637.6		2,161
* Dwelling Units are targets; parcel maximums may allow for increased units but are capped at 2,161 units overall			
** Depend on Mix of Uses			
***For-Rent Medium High Density Residential product is estimated at 10 to 12 du/ac			

TABLE 3:

CONCEPTUAL PLAN DATA & LAND USE SUMMARY



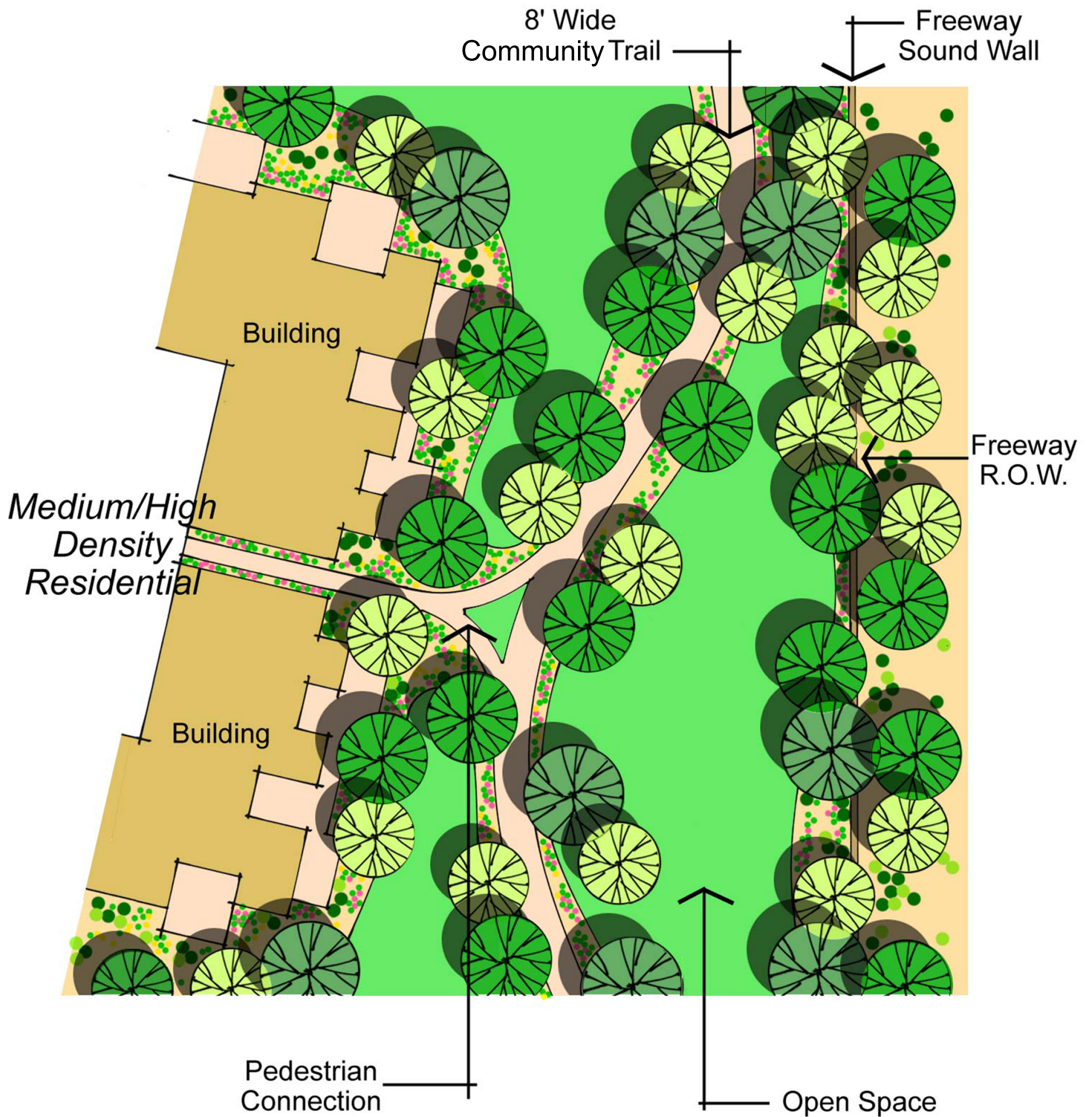
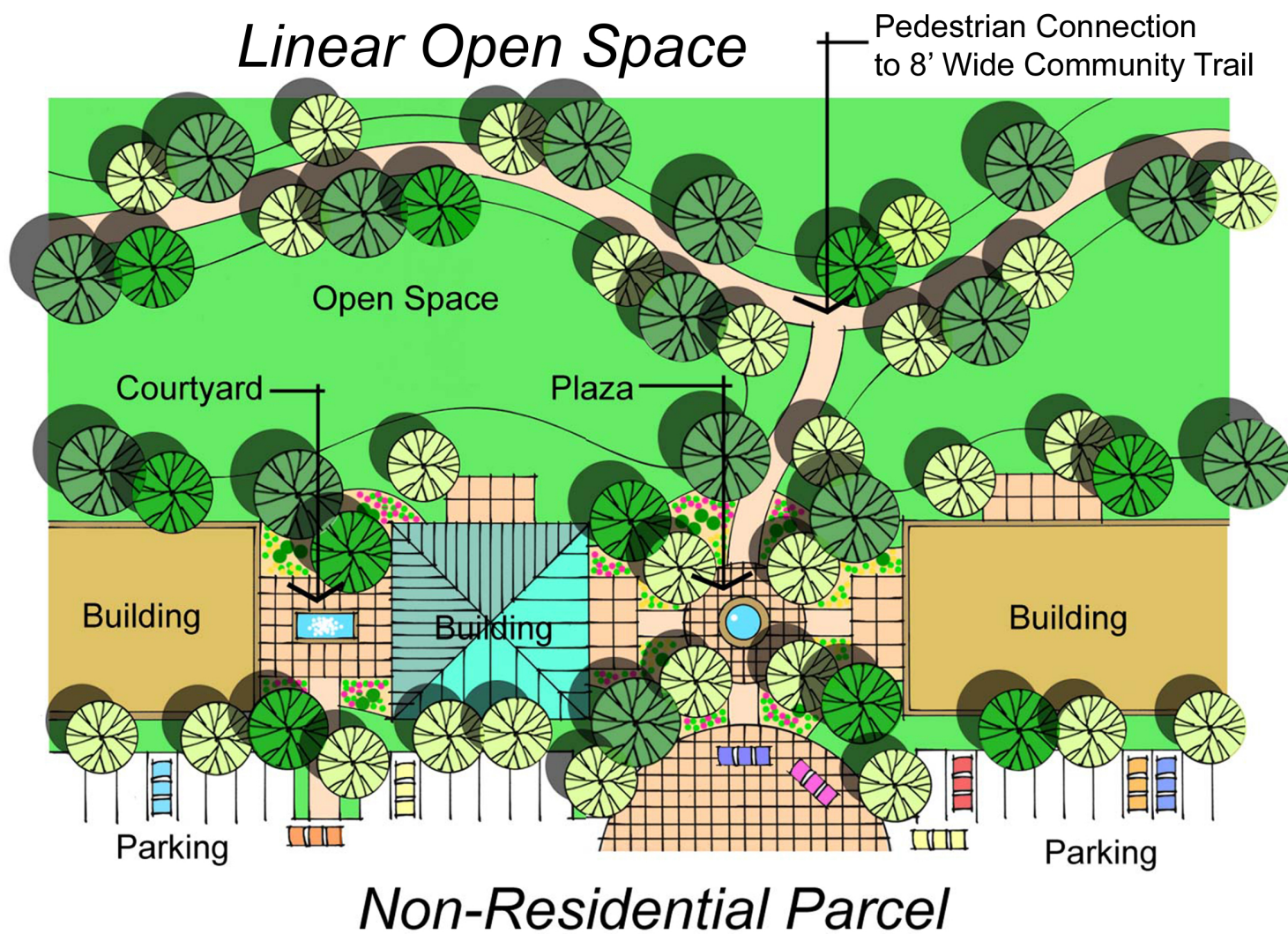
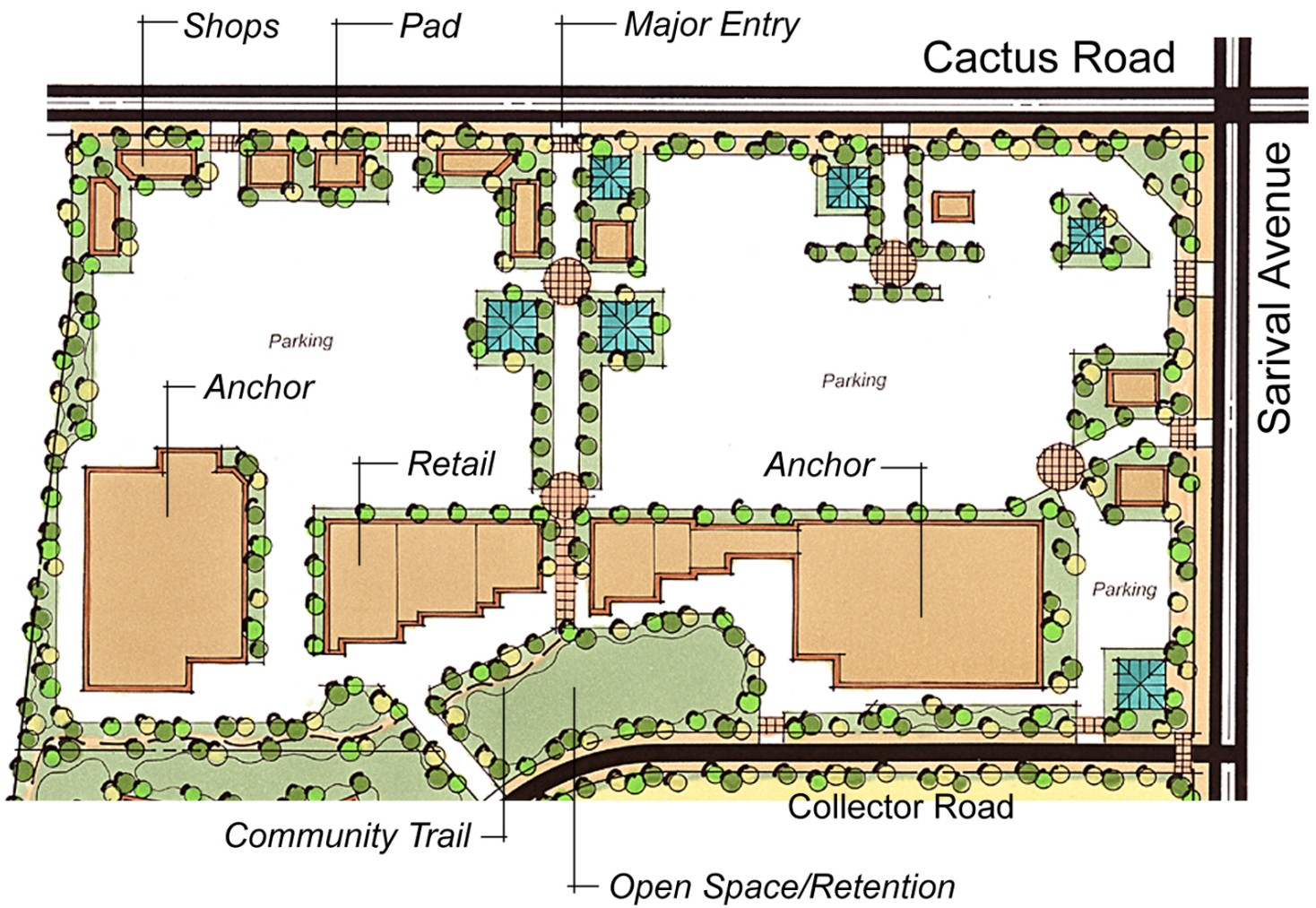
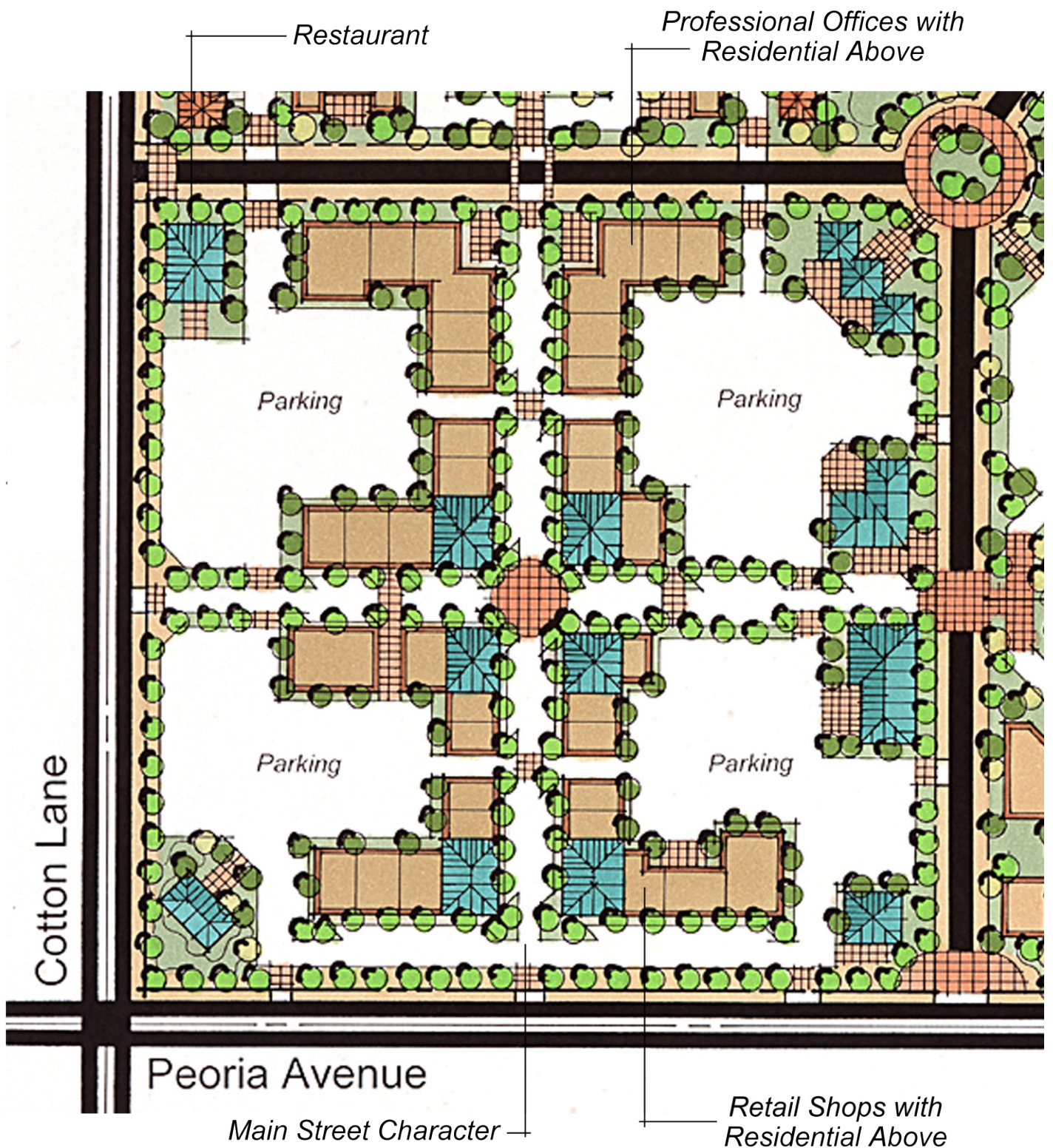


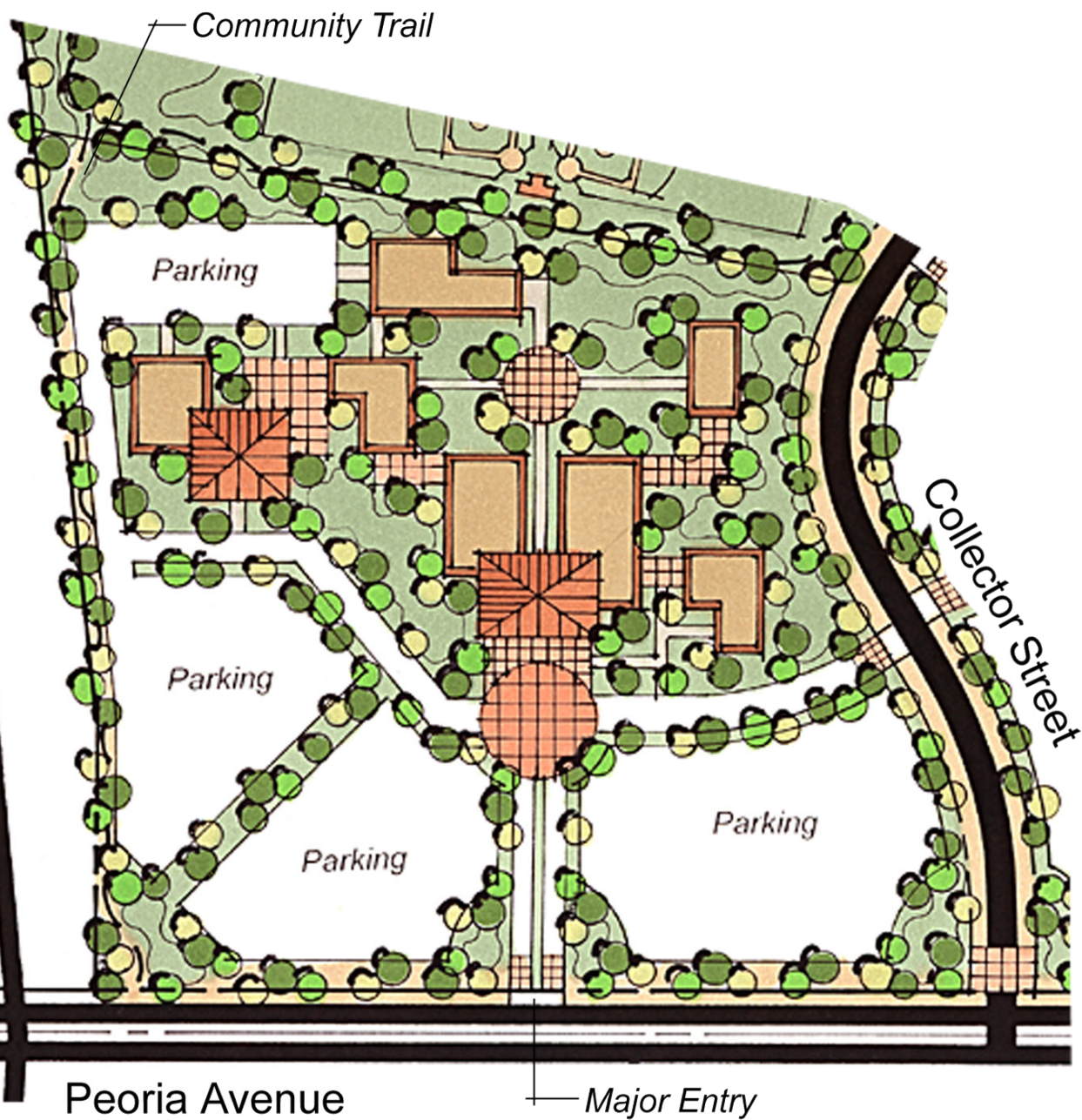
EXHIBIT 6: TYPICAL PEDESTRIAN CONNECTION BETWEEN
RESIDENTIAL PARCEL AND LINEAR OPEN SPACE

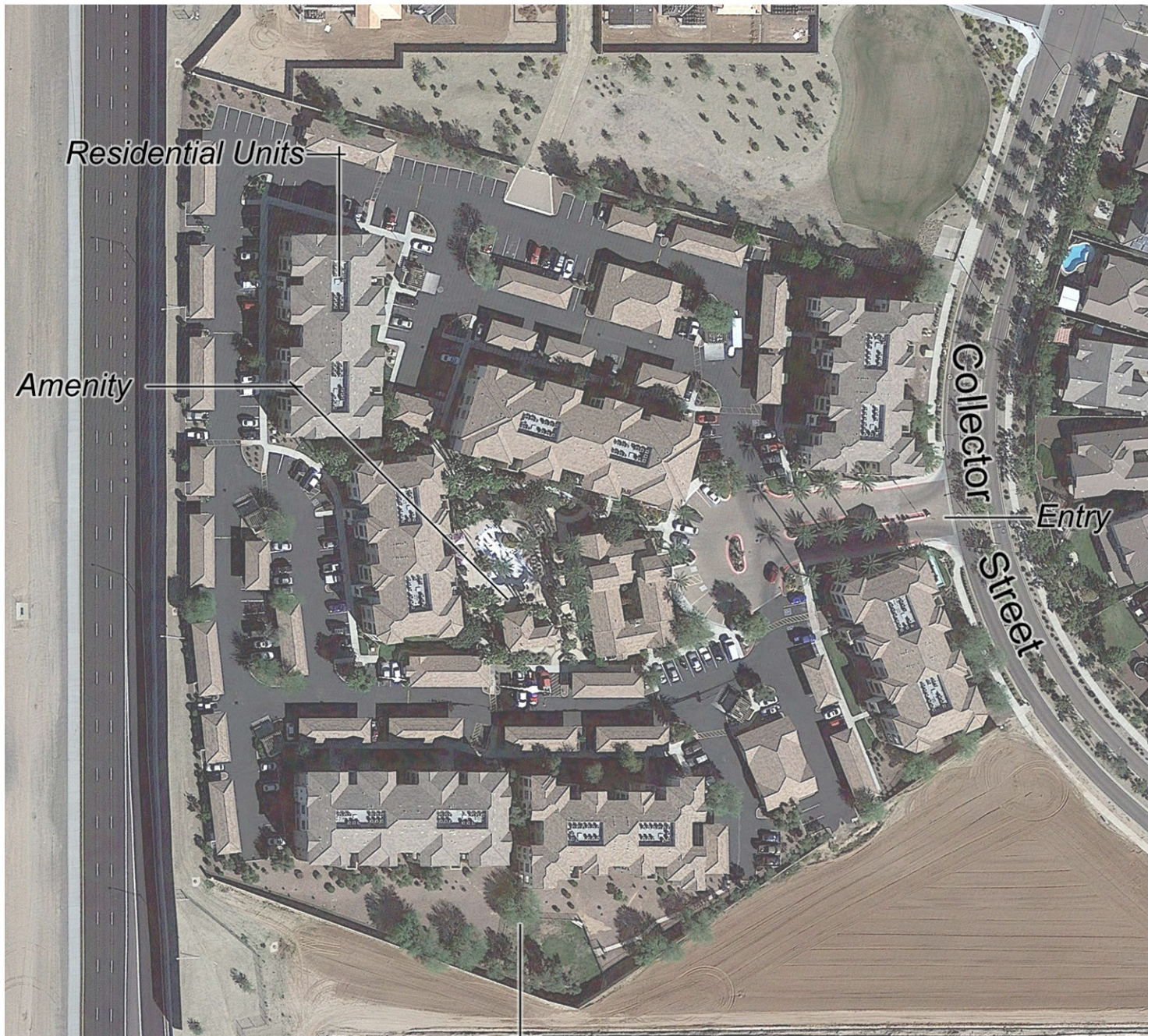






Estrella Freeway Loop 303





Open Space Corridor

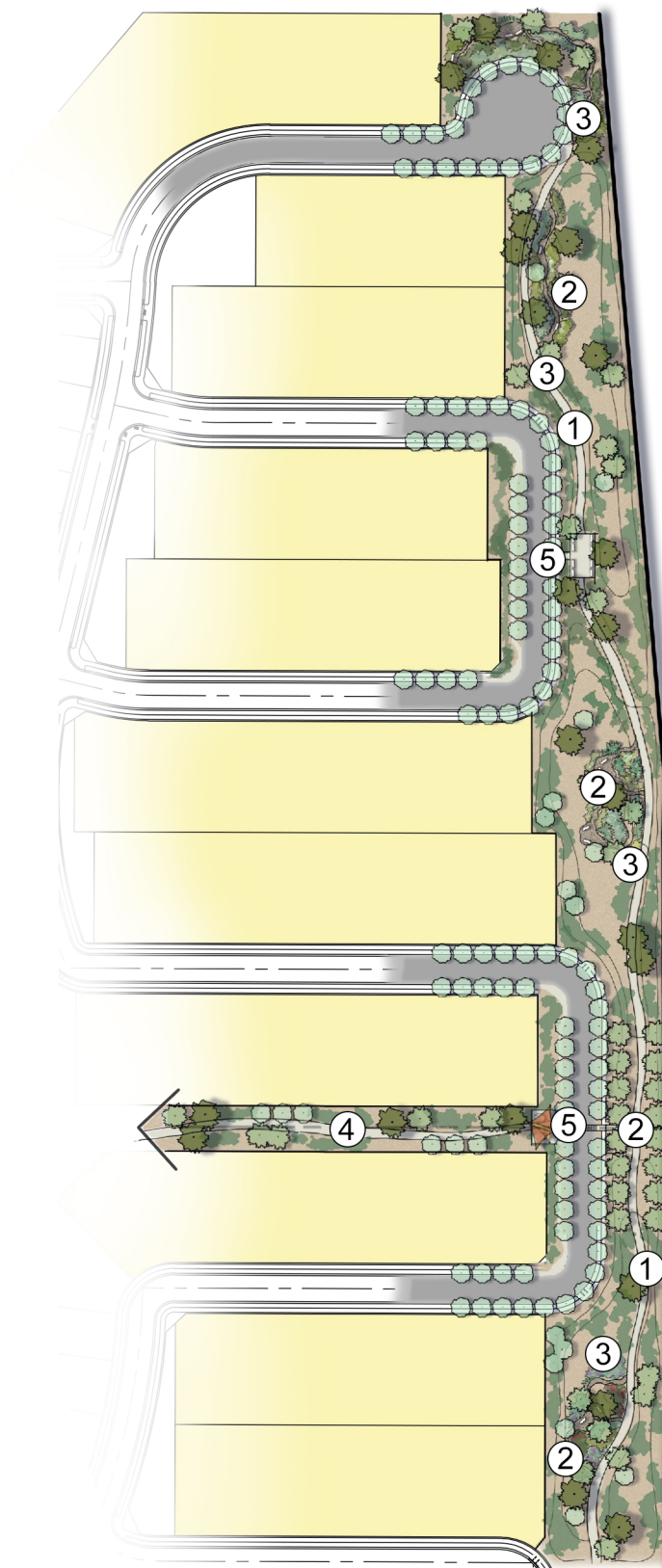
Parcel 13: Wyngate Apartments



Example shown is single-story for rent product type.



EXHIBIT N: CONCEPTUAL MEDIUM DENSITY
RESIDENTIAL PROJECT

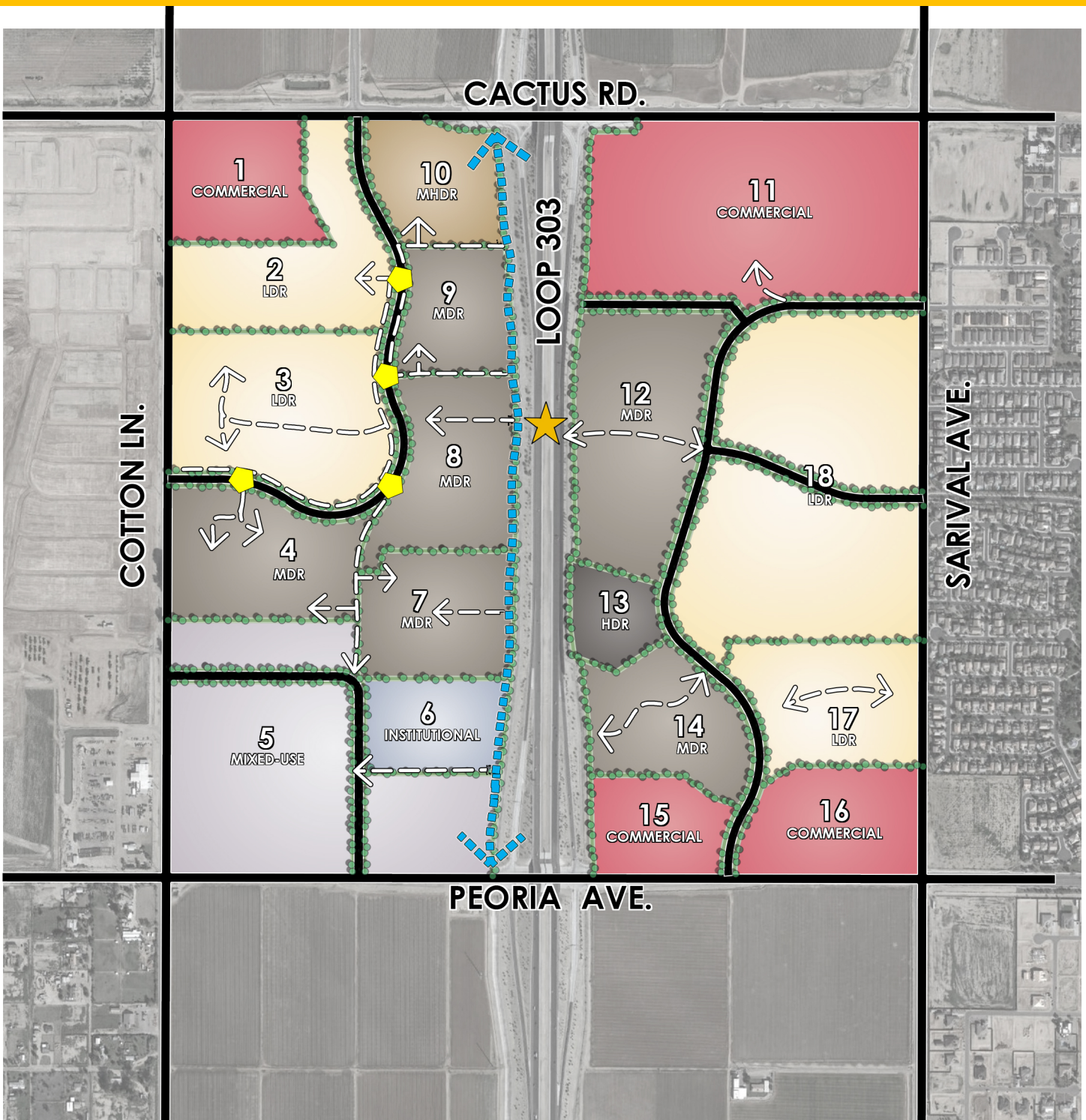


LEGEND

1. 8' COMMUNITY TRAIL
2. EDUCATIONAL NODES
3. INTERPRETIVE SIGNAGE
4. NEIGHBORHOOD TRAIL CONNECTION
5. TRAIL ENTRY PLAZA

LOOP 303

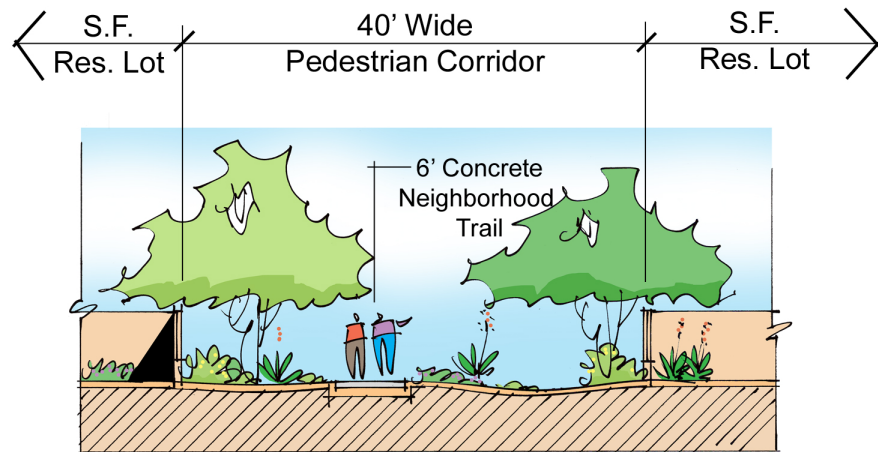




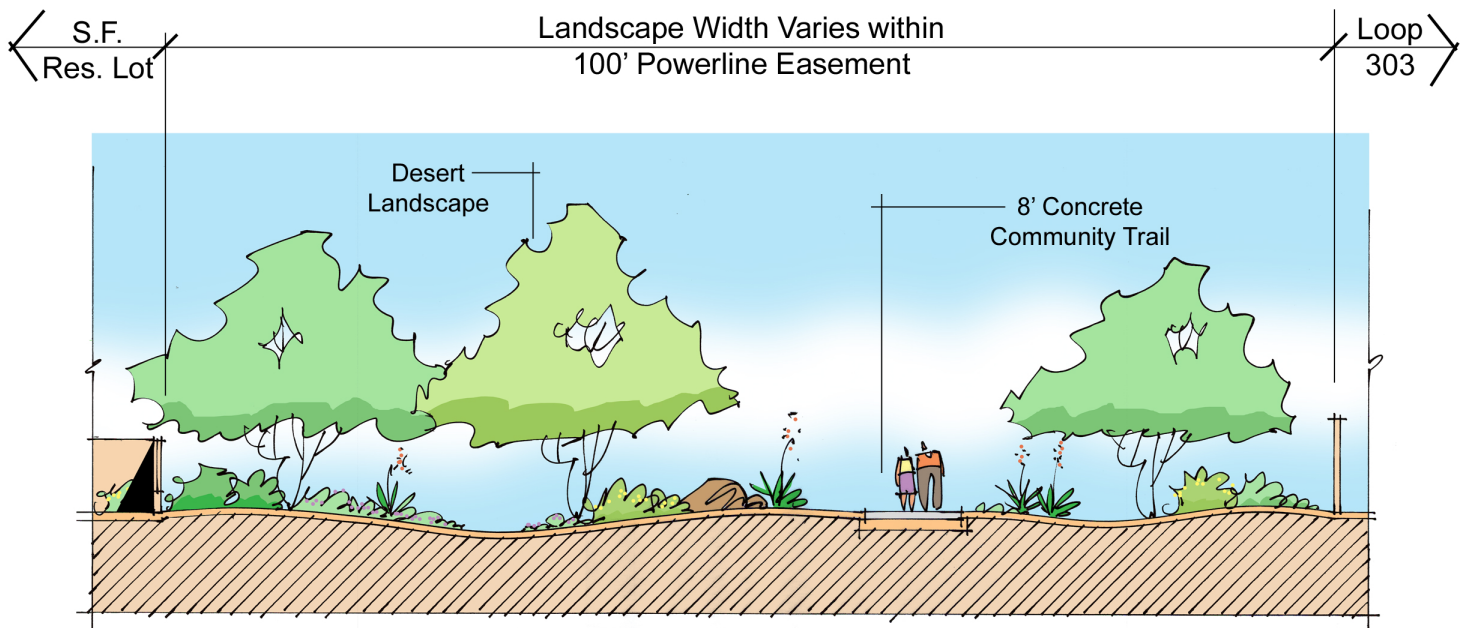
LEGEND

- ■ ■ ■ ■ 8' LINEAR OPEN SPACE CORRIDOR TRAIL
- - - - - 6' COMMUNITY TRAIL
- PEDESTRIAN CROSSING
- ★ OPTIONAL PEDESTRIAN BRIDGE

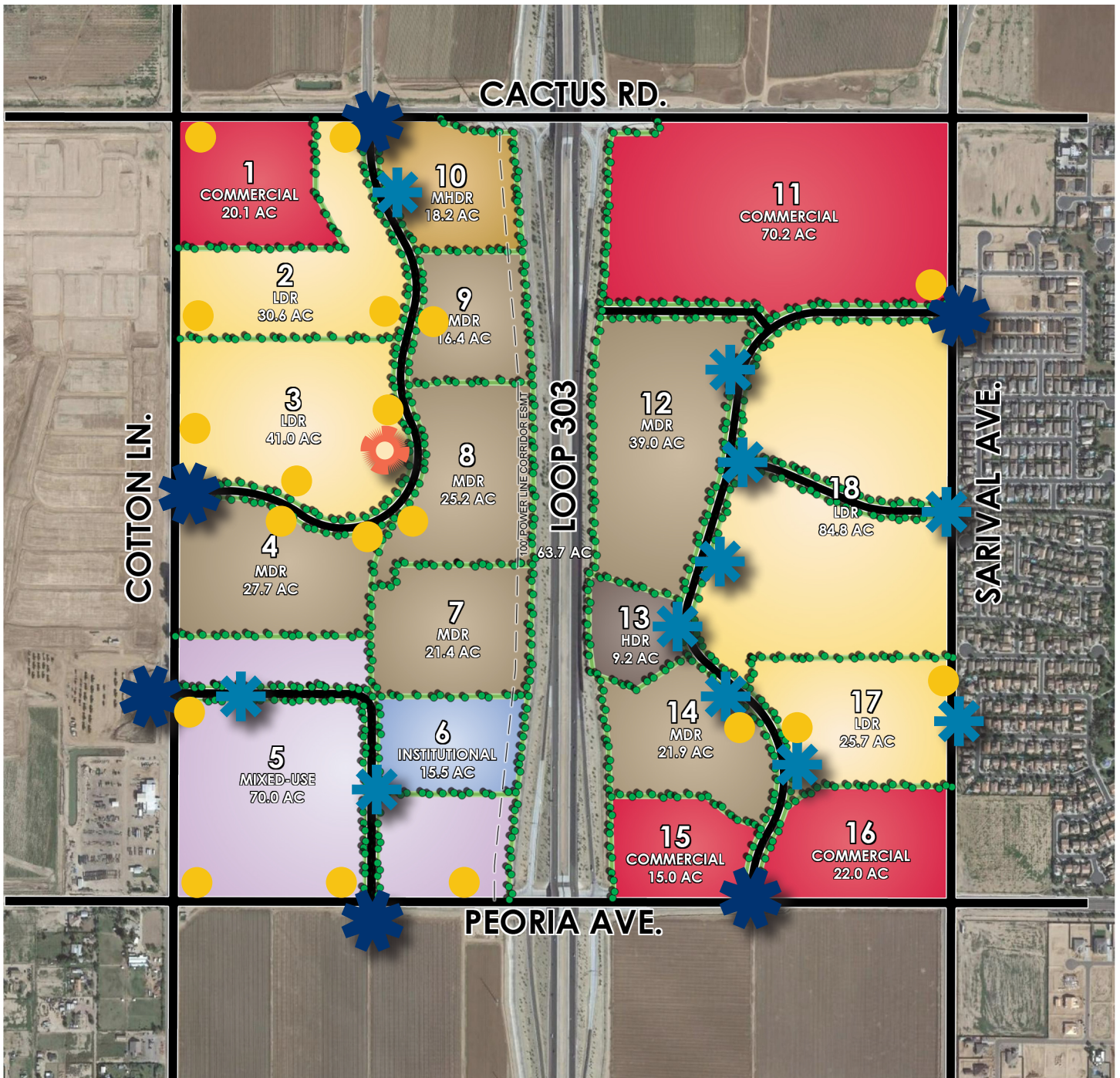




Neighborhood Open Space Corridor
Cross-Section



Linear Open Space Corridor
Cross-Section



LEGEND



PRIMARY MONUMENTATION



SECONDARY MONUMENTATION



AMENITY SIGNAGE

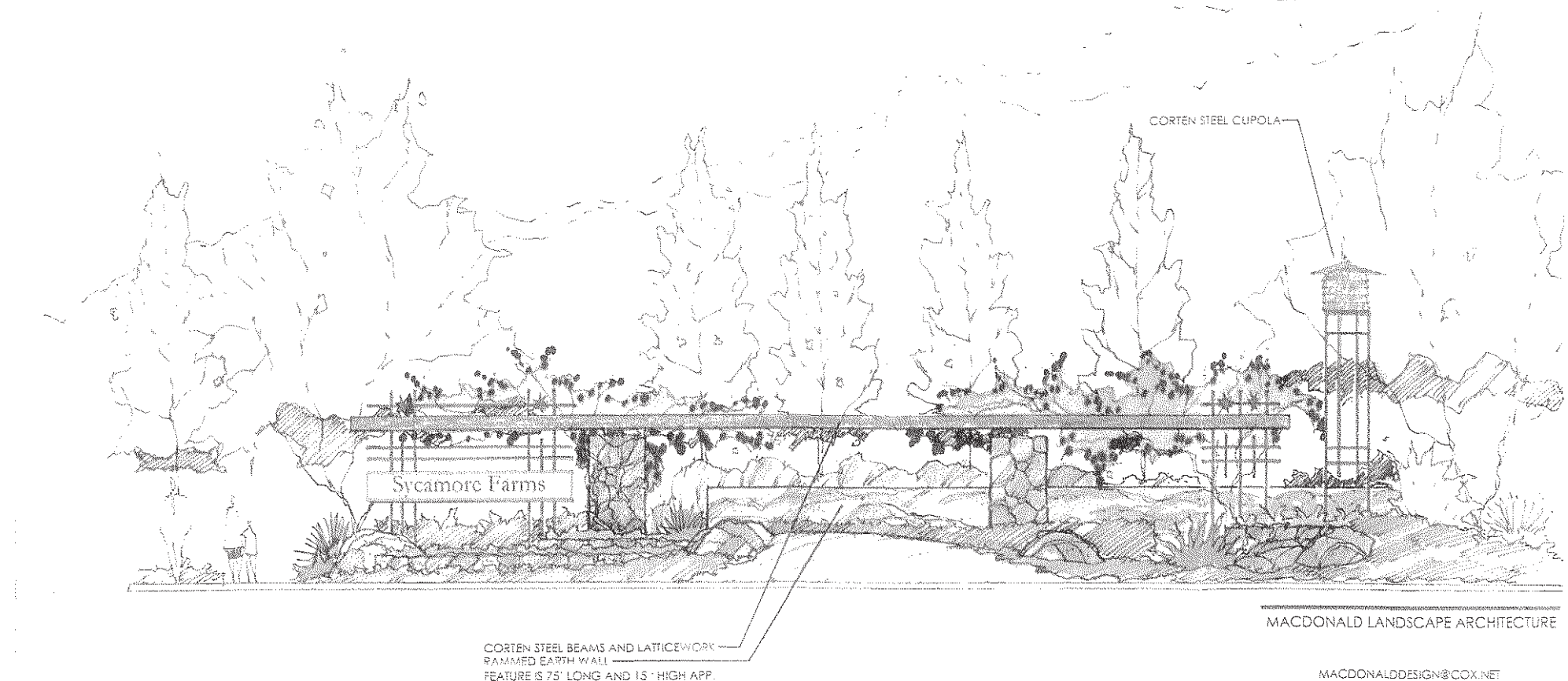
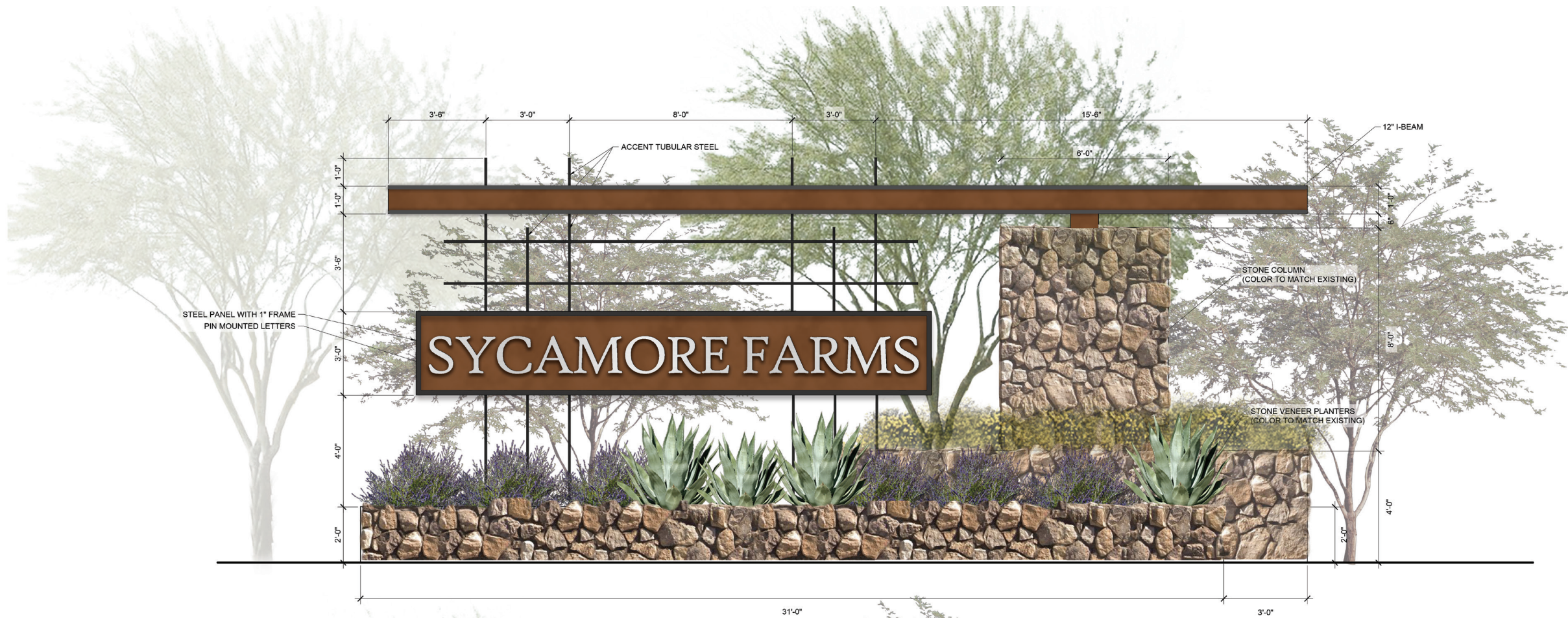


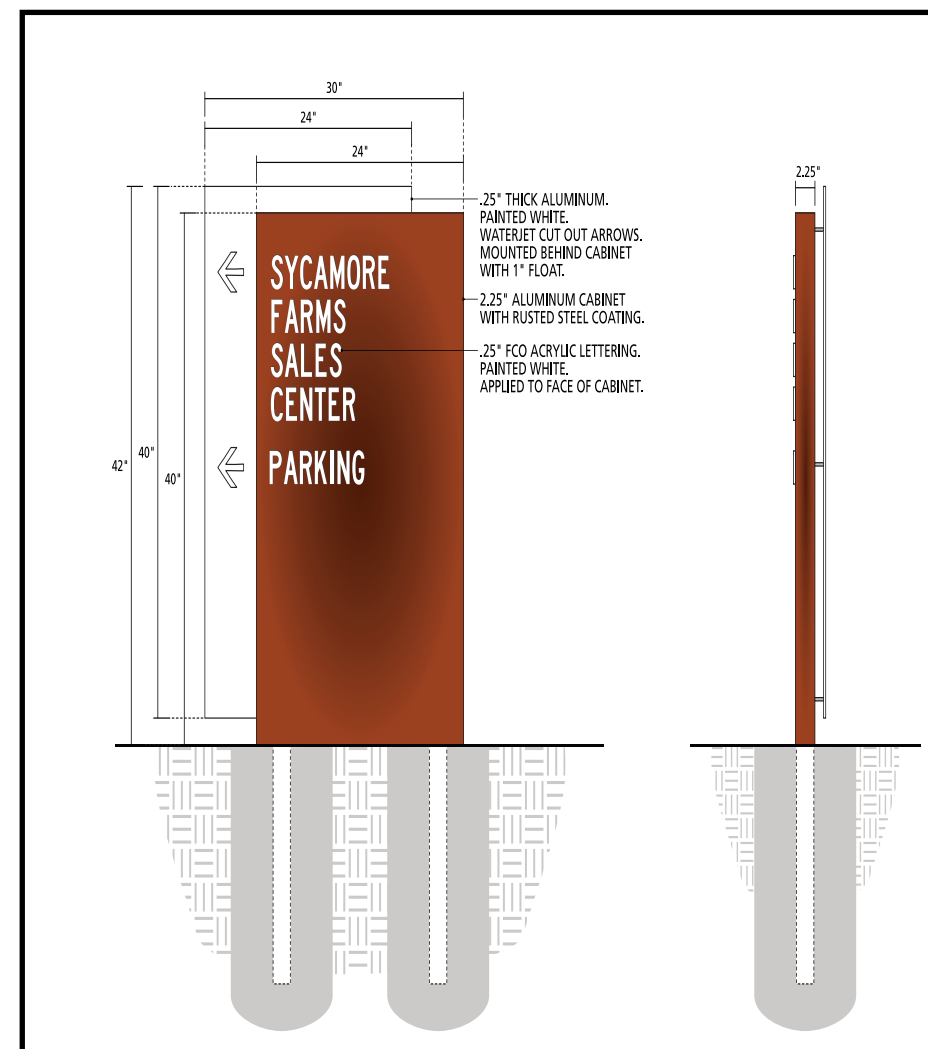
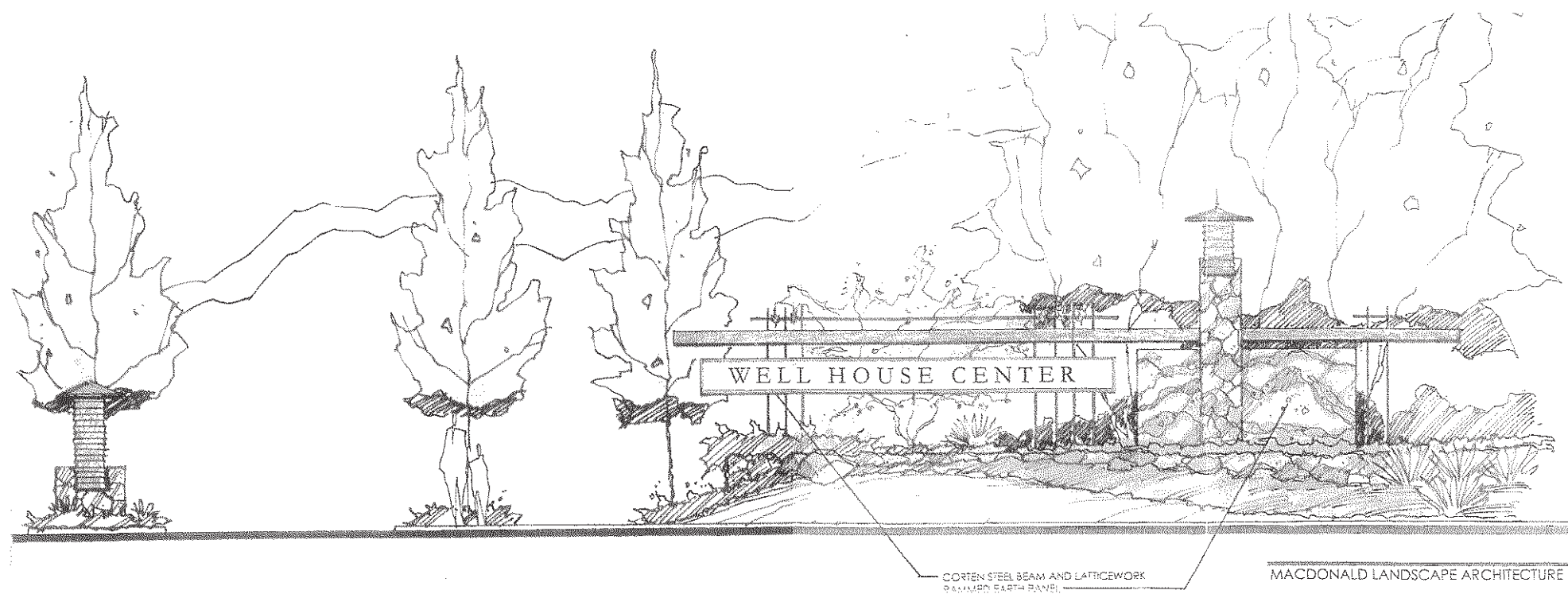
TEMPORARY DIRECTIONAL SIGNAGE

NOTE: All sign locations are conceptual and may be subject to relocation.

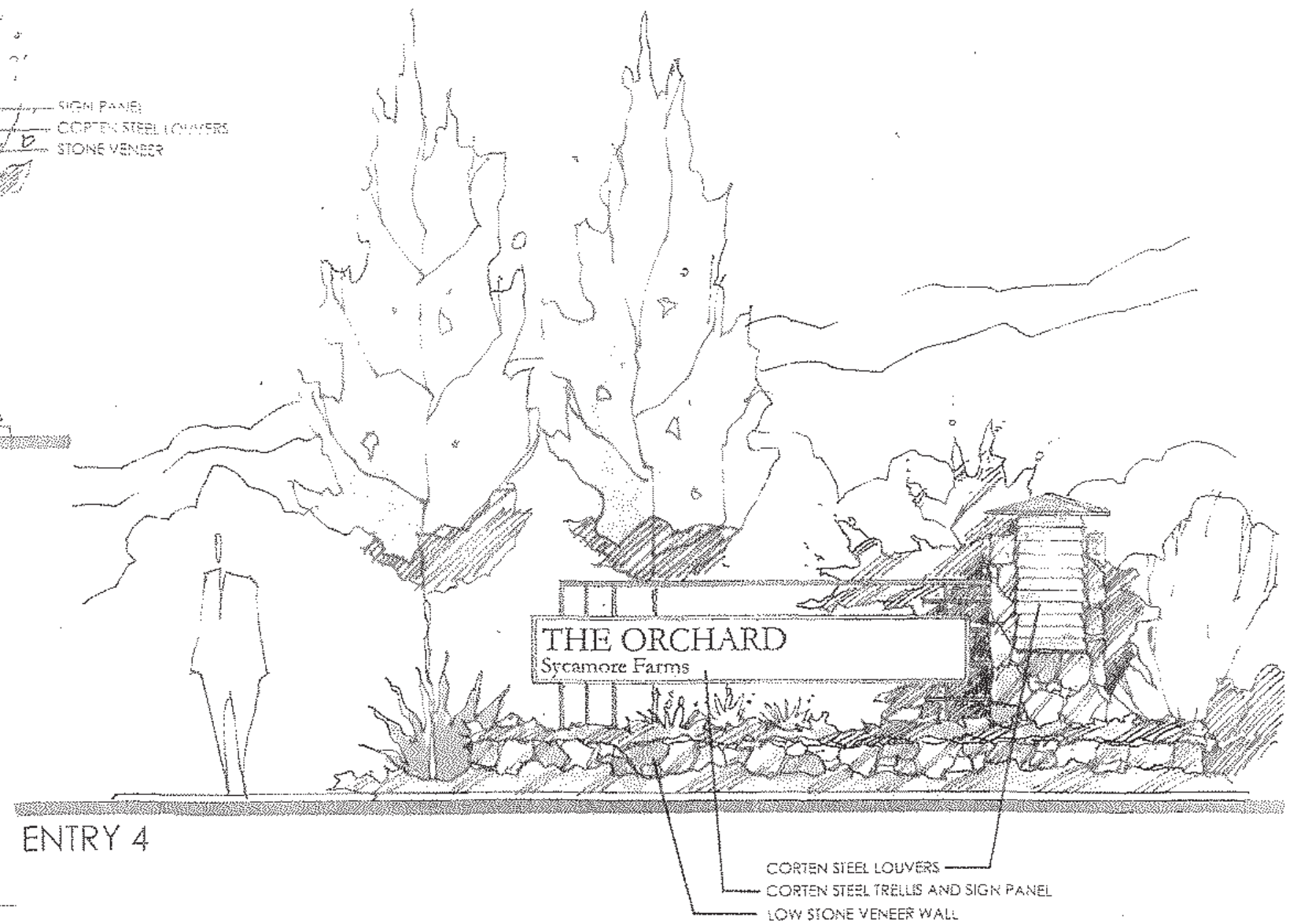
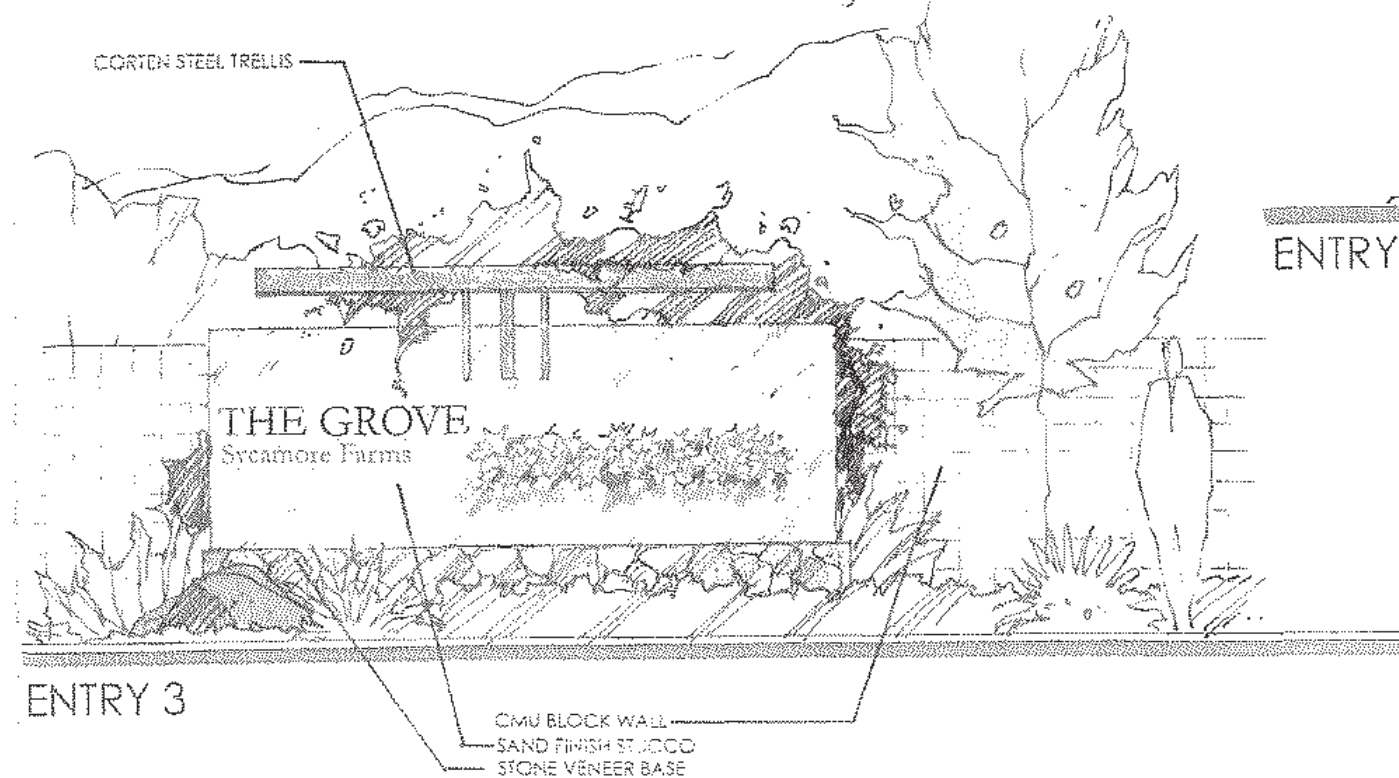
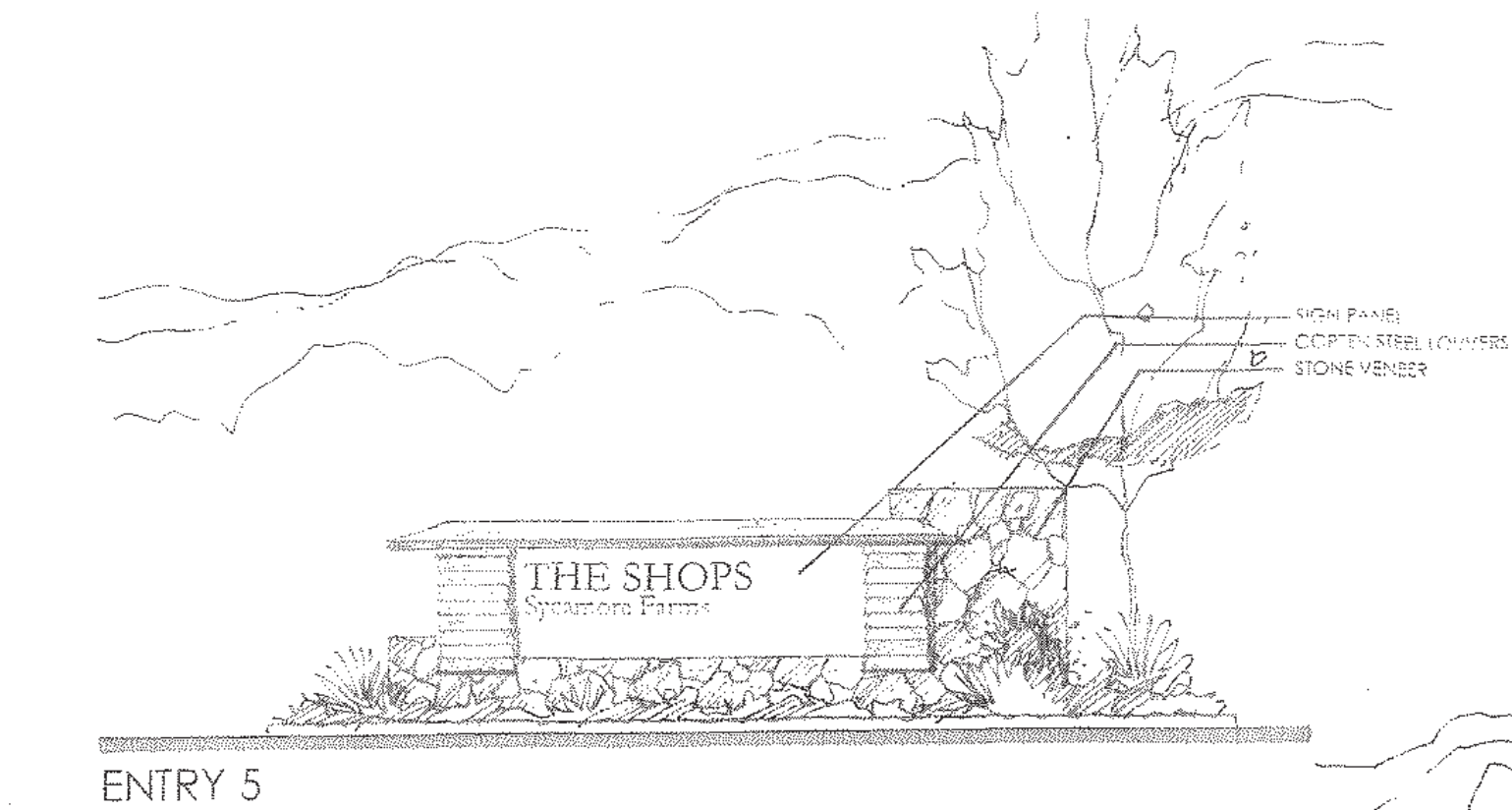
EXHIBIT R: CONCEPTUAL ENTRY FEATURES & MONUMENTATION PLAN







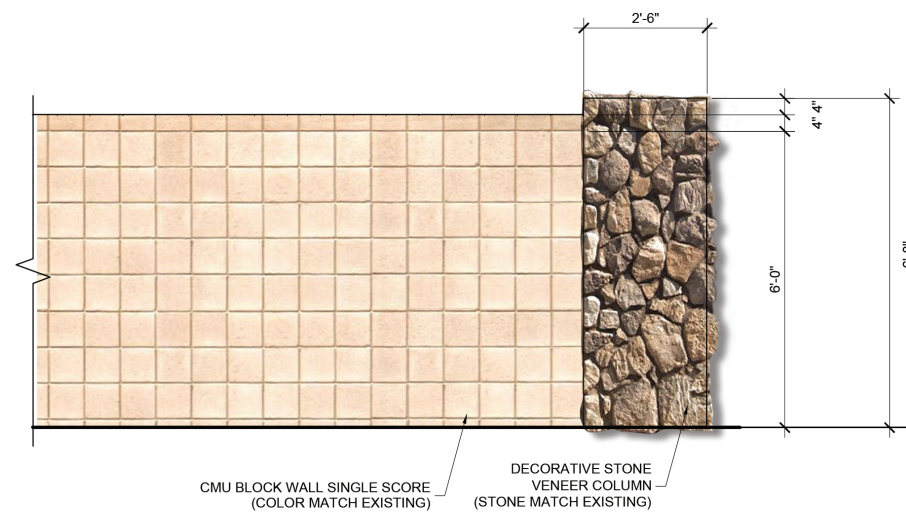
FREESTANDING DIRECTIONAL SIGN



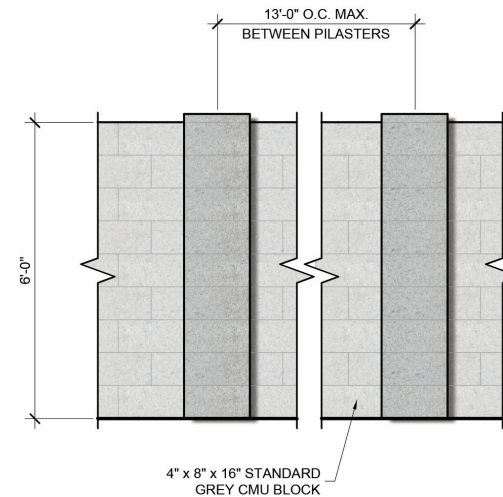
MACDONALD LANDSCAPE ARCHITECTURE

MACDONALDDDESIGN@COX.NET
ENTRY FEATURES

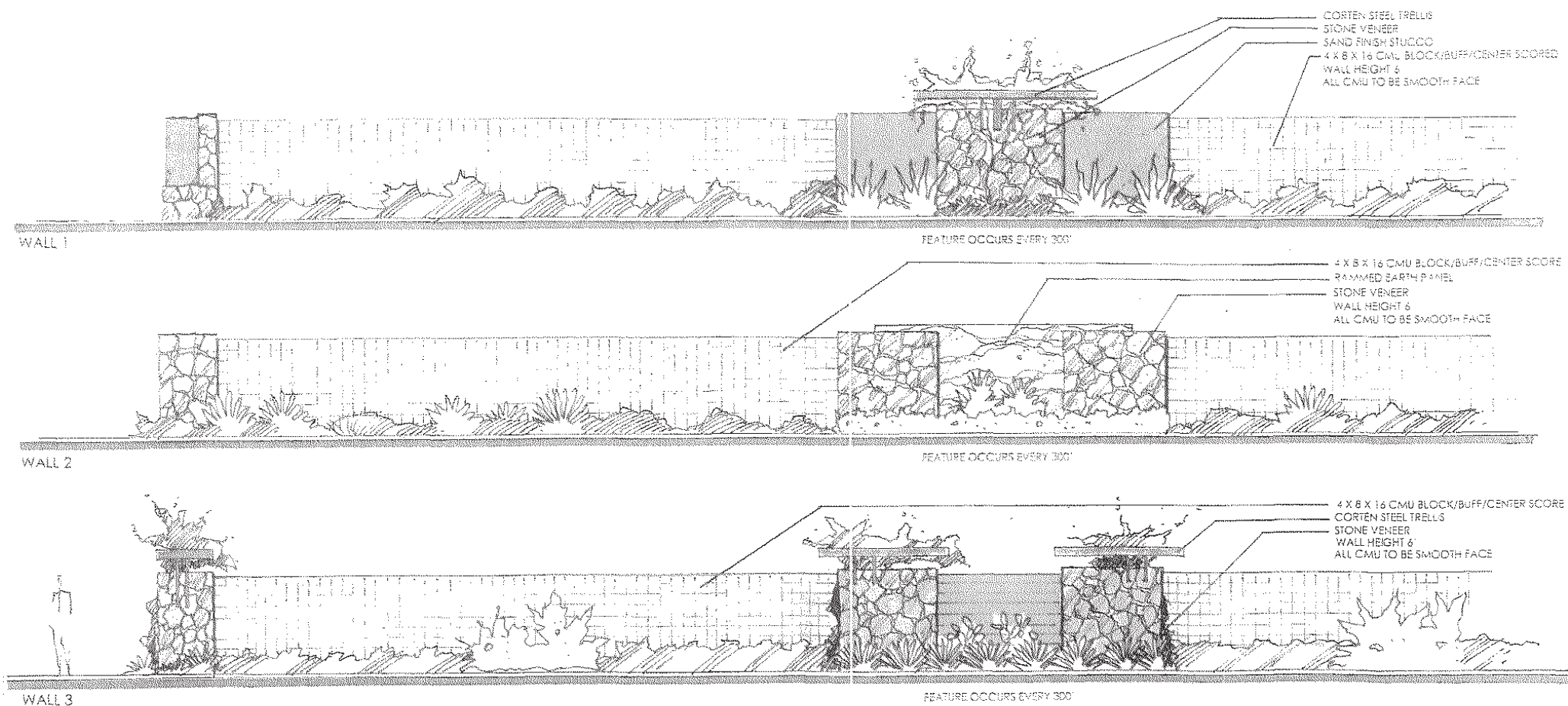
S.12.03



THEME WALL
SCALE: 1/2" = 1'-0"

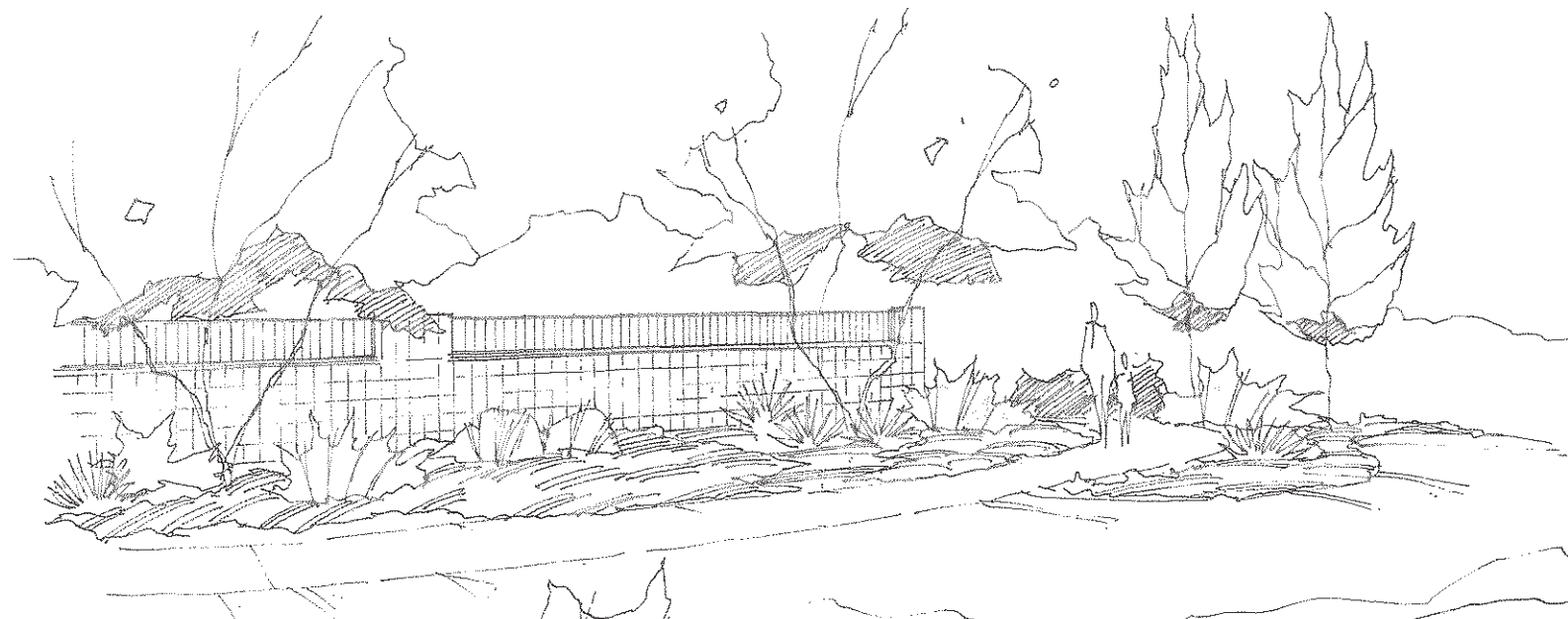


BUILDER WALL
SCALE: 1/2" = 1'-0"

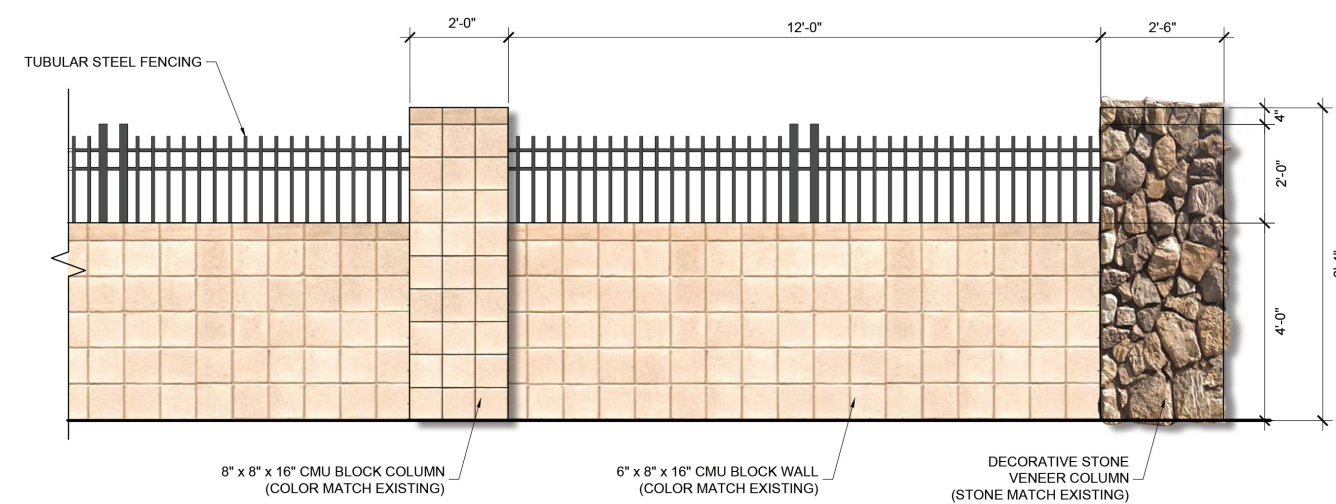


THEME WALL

MACDONALD LANDSCAPE ARCHITECTURE

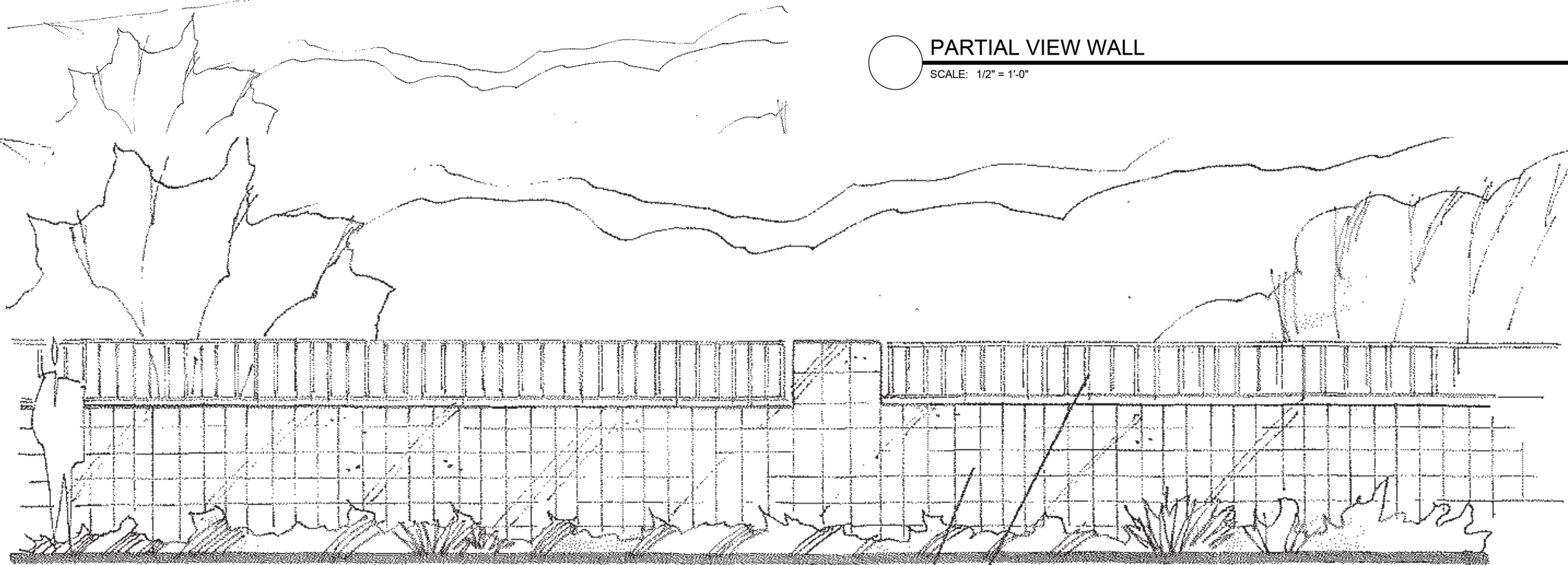


PERSPECTIVE



PARTIAL VIEW WALL

SCALE: 1/2" = 1'-0"

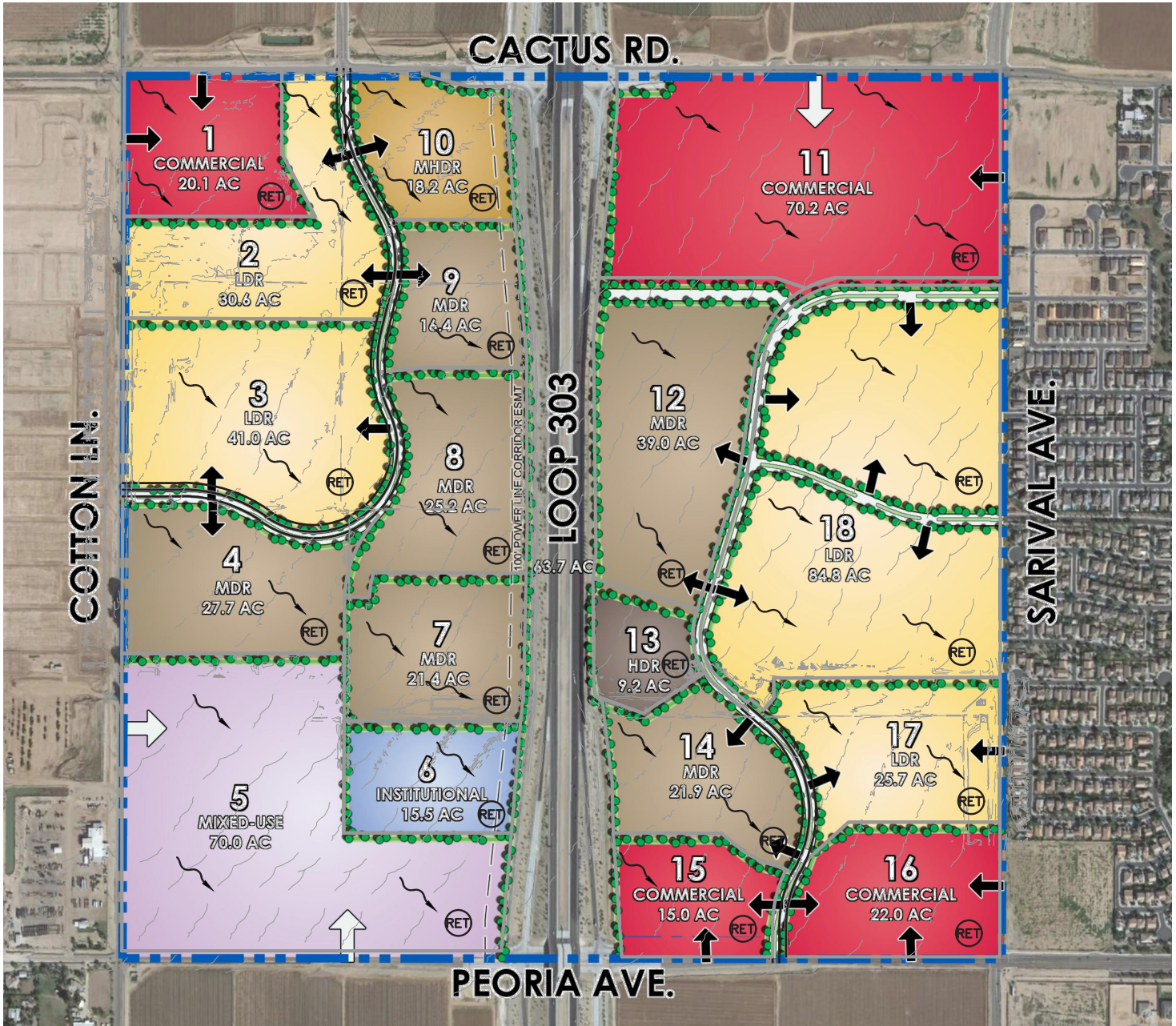


ELEVATION

4 X 8 X 16 SINGLE SCORE CMU BLOCK/SMOOTH/COLOR BUFF
2' VIEW FENCE/ALL VIEW WALLS TO BE POOL CODE COMPLIANT

MACDONALD LANDSCAPE ARCHITECTURE

PARTIAL VIEW WALL



LEGEND

↘ Direction Of Stormwater Flow

RET 100-yr 2-hr Retention Basin

EXHIBIT Y: PROPOSED ON-SITE DRAINAGE PATTERNS





LEGEND

- SEWER BY SYCAMORE FARMS
- EXISTING SEWER (SIZE AS SHOWN)





LEGEND

- WATER BY SYCAMORE FARMS
- EXISTING WATER (SIZE AS SHOWN)



Land Use Matrix		
Use Group	Land Use District	
	Permitted Use	Conditional Use
Agricultural, Ranching & Open Space Uses		
Animal Hospitals, Clinic, and Boarding Facilities	Commercial ("C")	
Equestrian Center, Stables, and Riding Academies	C	Low Density Residential "LDR"
Parks, Recreation, and Open Lands	All Districts	
Residential Uses		
Assisted Living Facility	Medium Density Residential ("MDR"), Medium-High Density Residential ("MHDR"), High Density Residential ("HDR"), Institutional ("I")	
Bed And Breakfast Establishments		LDR
Congregate Care Facility	MDR, MHDR, HDR, I	
Group Home	LDR, MDR, MHDR, HDR	
High Density Dwellings	MHDR, HDR, Mixed Use ("MU")	
Hotels, Timeshares	C	
Low Density Dwellings	LDR	
Medium Density Dwellings	MLD	
Model Home Complex	LDR, MDR, MHDR, HDR	
Residential Setting Care Facility	LDR, MDR, MHDR, HDR	
Retail & Service Uses		
Alcohol - Bar and/or Tavern, Microbrewery	C, MU	
Alcohol - Beverage Retail Sales	C, MU	
Ambulance Service	C, MU	
Ammunition and Firearms Sales	C, MU	
Auto Mall or New Vehicle Dealership (and ancillary uses)	MU	C
Cemetery - Pets (<i>limited to small animals</i>)		C
Cemetery or Mausoleum		LDR, MDR, MHDR, HDR, C

TABLE 4: ZONING USE MATRIX

Land Use Matrix

Use Group	Land Use District	
	Permitted Use	Conditional Use
Day Care Center - Child and/or Adult Care		LDR, MDR, MHDR, HDR, C
Drive-Through Facilities		C
Funeral Home, Mortuary	C	
Home Improvement Center (indoors)		C
Massage - Therapeutic	C, MU	
Medical Clinic or Laboratory	C, Institutional ("I")	
Medical Hospital or Outpatient Facility	I	
Medical Office	C, MU, I	
Mobile Vending	C, MU, I	
Motion picture, art or phot studio (indoors only)	MU	
Nursery (<i>Growing, display, or sale of plant stock, seeds, or other horticultural items</i>)	C	
Pawn Shop	C, MU	
Personal Services Establishment (<i>A facility for the sale of personal services. Typical personal service uses include arts and craft studios, banks, barber/beauty shops, locksmith, shoe repair, tailors, photo studios, laundry, cleaning pickup and receiving station, safe deposit boxes, travel agencies, printing or copy shops, savings and loan, appliance repair</i>)	C, MU	
Radio or Television studio (<i>not including transmitters or towers</i>)	MU	
Retail Shopping Establishment over 50,000 sq. ft. (<i>Typical general merchandise includes clothing and other apparel, equipment for hobbies and sports, gifts, flowers and household plants, dry goods, food, floor covering, home decor, toys, furniture, antiques, hardware, appliances, books and stationery, pets, drugs, auto parts and accessories, and similar consumer goods. Food store uses include grocery, delicatessen, catering, and convenience and specialty foods stores. The retail shopping establishment use does not include other uses in this article that are specifically listed</i>)	C	

TABLE 4: ZONING USE MATRIX, CONTINUED

Land Use Matrix		
Use Group	Land Use District	
	Permitted Use	Conditional Use
Temporary construction offices, sheds or storage incidental to construction on a parcel within the Sycamore Farms Master Plan <i>(not to exceed 24 months per project)</i>	MU	
Vehicle Fueling Stations	C	
Vehicle Service - Minor Repair		C
Vehicle Washing Facilities		C
Wholesale Shopping Establishment <i>(Uses Listed Above in Retail Shopping Establishment)</i>		C
Wireless Facilities	All Districts	
Office Uses		
Office	C, I	
Public & Quasi-Public Facility Uses		
Animal Shelter		C
Clubhouse, Private including Lodges	C	
Community Facilities, Conference Center or Public Meeting Hall	LDR, MDR, MHDR, HDR, C, I, MU	
Hospital, Out-Patient Care, Medical Offices	I	
Library	LDR, MDR, MHDR, HDR, C, I	
Medial Research and Laboratories	I	
Post Office	C	
Public Facilities for use by Governmental agencies excluding screened outdoor storage or other similar uses that are not located within enclosed buildings	I	
Public or Private Museums	I	
Utility Equipment Infrastructure	All Districts	
Education, Religious & Assembly Uses		
Places of Worship	All Districts	
Quasi-public facilities for use by civic or non-profit organizations	I	
School – University, College, Specialty, or Trade	I	C
School - Pre-K - 12	LDR, MDR, MHDR, HDR	

TABLE 4: ZONING USE MATRIX, CONTINUED

Land Use Matrix		
Use Group	Land Use District	
	Permitted Use	Conditional Use
Recreational & Amusement Uses		
Athletic or Fitness Club, Commercial Recreation Facilities	HDR, C, I	
Athletic or Fitness Club, Commercial Recreation Facilities (<i>Less than 5,000 GFA and Indoor Activities Only</i>)	LDR, MDR, HDR, C, I	
Athletic Fields - Non-commercial	LDR, MDR, MHDR, HDR, C	
Bowling Alley, Dance Hall, Pool Hall	C	
Galleries, Auditoriums, Museums	C	
Golf Course, Driving Range, & Miniature Golf Facilities	C	
Public or Private Theatre or Concert Hall (<i>with live entertainment or other similar uses as approved by the City of Surprise</i>)	I	
Skating Rink - Ice or Roller Skating	C	
Theater - Indoor including Dinner Theatres	C	

Performance Standards and Requirements for all Permitted and Conditionally Permitted uses shall comply with the current adopted version of the Surprise Municipal Code.

EXHIBIT "A"
SECTION 24, TOWNSHIP 3 NORTH, RANGE 2 WEST DESCRIPTION

SECTION 24, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 24, BEING MARKED BY A BRASS CAP FLUSH, FROM WHICH A BRASS CAP IN HANDHOLE, MARKING THE NORTH QUARTER CORNER OF SAID SECTION 24, BEARS SOUTH 89 DEGREES 55 MINUTES 32 SECONDS EAST, 2627.83 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 32 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, 2627.83 FEET TO A BRASS CAP IN HANDHOLE, MARKING THE NORTH QUARTER CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID NORTH LINE, SOUTH 89 DEGREES 55 MINUTES 47 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, 2627.02 FEET TO A BRASS CAP IN HANDHOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00 DEGREES 08 MINUTES 05 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, 2637.85 FEET TO A BRASS CAP IN HANDHOLE, MARKING THE EAST QUARTER CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID EAST LINE, SOUTH 00 DEGREES 07 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, 2640.94 FEET TO BRASS CAP FLUSH MARKING THE SOUTHEAST CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID EAST LINE, NORTH 89 DEGREES 55 MINUTES 23 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, 2631.67 FEET TO A BRASS CAP IN HANDHOLE, MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID SOUTH LINE, NORTH 89 DEGREES 58 MINUTES 57 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, 2632.26 FEET TO BRASS CAP IN HANDHOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 14 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, 2641.41 FEET TO A BRASS CAP FLUSH, MARKING THE WEST QUARTER CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID WEST LINE, NORTH 00 DEGREES 12 MINUTES 54 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, 2639.70 FEET TO SAID NORTHWEST CORNER AND THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 27,763,175 SQUARE FEET OR 637.3548 ACRES, MORE OR LESS.

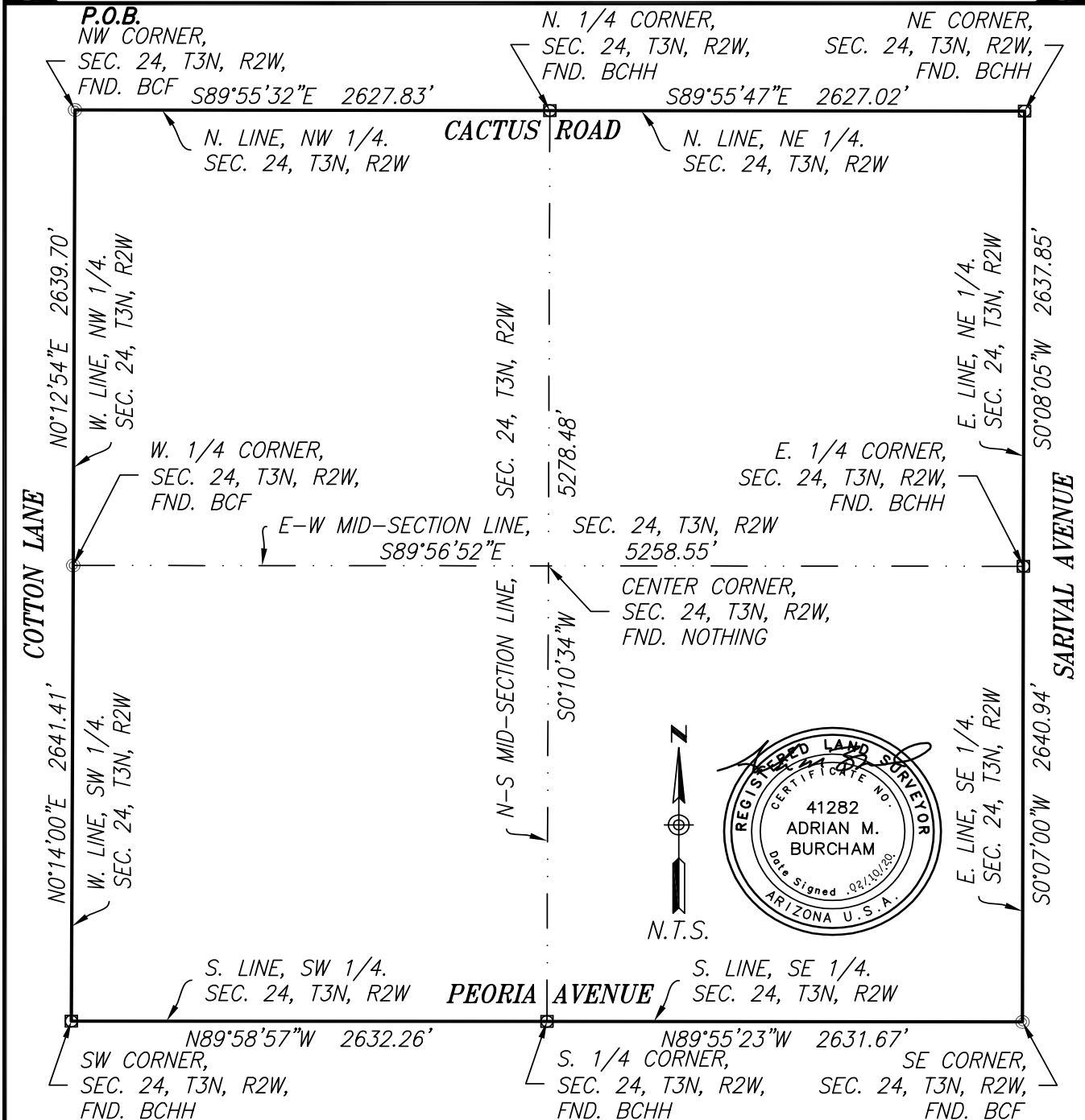




HUBBARD
ENGINEERING

www.hubbardengineering.com

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



SYCAMORE FARMS
SECTION 24, TOWNSHIP 3 NORTH, RANGE 2 WEST
EXHIBIT "A"
City of Surprise, Maricopa County, Arizona

Project No. 19127	Date 02/10/20	Sht: 1 of 5
Project Manager ADRIAN BURCHAM	Project Eng.	

CITIZEN PARTICIPATION REPORT

SYCAMORE FARMS PAD AMENDMENT CITY OF SURPRISE

Property Location:

Approximately 480 acres bounded by Cactus Road, Peoria Avenue, Sarival Avenue and Cotton Lane

Prepared by:

RVi Planning + Landscape Architecture
120 E. Ash Ave.
Tempe, AZ 85281

Prepared For:

City of Surprise

Case: FS19-787

March 9, 2020

Project Summary

This report has been prepared in conjunction with a request to amend the Sycamore Farms PAD to allow for general modifications to the residential use parcel and other incidental changes to the non-residential parcels. The proposal is for approximately 2,161 residential units at a gross density of 2.5 du/ac, which will include detached and attached single-family residential, and multi-family residential. The overall proposed unit count is a reduction from the currently approved Sycamore Farms PAD (FS18-554) which allows for 2.365 dwelling units. The plan of development will also show commercial (neighborhood level retail and community level retail) mixed-use (office, institutional, retail, and/or residential) institutional, a community linear park, pedestrian trail system, and the Loop 303 freeway that bisects the site including two freeway interchanges.

Dysart Unified School District

The project is located within the boundaries of the Dysart Unified School District. On October 24, 2019 the project received a letter of support from the School District. The District notes that there is a current developer/district assistance agreement in place, but they will adjust the agreement to reflect the lessened student impact based on the decreased density of the site. Additionally, the District has requested that pedestrian connectivity be provided during the concept review meeting process and that the proposal currently shows good connectivity. See **Attachment A: Dysart Unified School District Letter of Support**.

Sign Posting

Two double-sided neighborhood meeting signs were originally posted at the northwest and southwest corners of the site on January 29, 2020. On February 17, 2020 the signs were modified to show the rescheduled meeting time. The signs included information about the rezoning request, the case number, and information regarding the official neighborhood meeting (Meeting # 1). The sign posting conformed to City of Surprise notification requirements. On Monday, March 9, 2020 the sign was updated to include the upcoming Planning & Zoning and City Council hearing dates. See **Attachment B: Affidavit of Sign Posting**.

Summary of Neighborhood Outreach Efforts

The development team understands the importance of reaching out to area residents and proactively working with neighborhood stakeholders to gain their feedback and address any potential site plan concerns. Thus far in the outreach process, the development team has presented the site plan to area residents at one neighborhood meeting. In this meeting, residents had the opportunity to view the proposed site plan concept and provide comment. The development team recorded this feedback and has provided a record of citizen comment card responses with this report. While we understand that not everyone will be fully satisfied with the revised plan, we feel that it is crucial to make a good faith effort to address as many concerns as possible. A Summary of the neighborhood meeting where the plan was presented has been provided as **Attachments C**. See below for a list of neighborhood feedback received as well as a summary of how the development team worked to address each comment.

Attachments

- A. Dysart Unified School District Letter of Support
- B. Affidavit of Sign Posting
- C. Neighborhood Meeting #1 Summary
- D. Comment Cards



October 24, 2019

To Whom It May Concern,

Dysart Unified School District has reviewed the project and plan amendments for Sycamore Farms (CR19-614 et al.). The district has no objections to the project. There is a developer/district assistance agreement in place. The district is working with Byron Easton of RVI Planning; we have volunteered to adjust the agreement to reflect the limited student impact of potential 'cottage style' rental units and associated donation amounts.

The need for pedestrian connectivity was communicated in last month's concept review meeting. The proposal displayed good connectivity and City of Surprise staff outlined additional needs for connections. As this development will include significant bus service, the ability for students to travel through the community to stops is paramount.

The district appreciates the opportunity to comment on the project and the developer's representatives willingness to address our comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Shipman".

Kevin Shipman

Planning Administrator

Planning Department

Dysart Unified School District

a: 15802 N Parkview Place, Surprise, AZ 85374

w: www.dysart.org **e:** kevin.shipman@dysart.org

s: Visit us on Facebook, Twitter, Instagram, and YouTube @DysartUSD

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Governing Board: Dawn Densmore, Jay Leonard, Christine A.K. Pritchard, Traci Sawyer-Sinkbeil, Jennifer Tanner



CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING
(Sign modification)

Application No: FS19-787

Applicant Name: _____

Location: Southeast corner of Cactus Rd and Cotton Ln

Date Site Posted: Org post: January 29th, 2020 sign modified: March 10th, 2020

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

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

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

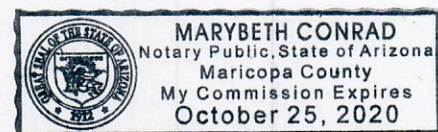
I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Maria Hitt 3/10/2020
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 10th day of March, 2020, and by Maria Hitt. I witness whereof I hereunto set my hand and official seal.

Marybeth Conrad
Notary Public
10.28.20
My commission expires

Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least **fifteen (15) days prior** to the scheduled meeting(s).



MEETING 1:

Location: Paradise Honors High School, Cafeteria

Date: March 4, 2020

Time: 6:30pm

A community meeting was held on March 4, 2020 with community residents to discuss the proposed amendment to the Sycamore Farms PAD. The meeting was held at 6:30pm in the Cafeteria at Paradise Honors High School which is approximately 1 mile from the subject property. The meeting was attended by approximately 15 residents that generally expressed support for the PAD amendment and planned residential community by Taylor Morrison Homes. A majority of meeting attendees live within the existing Sycamore Farms residential east of the Loop 303.

The primary comments/questions raised by meeting attendees included the following:

- **Traffic and Vehicular Circulation**

The project team was asked by meeting attendees about the extension of 165th Avenue from it's existing terminus to Peoria Avenue. The PAD identifies the roadways as being extended to a planned intersection to be located approximately half way between the Loop 303 and Sarival Avenue. The timing of these improvements are not determined at this time.

- **Pedestrian Circulation**

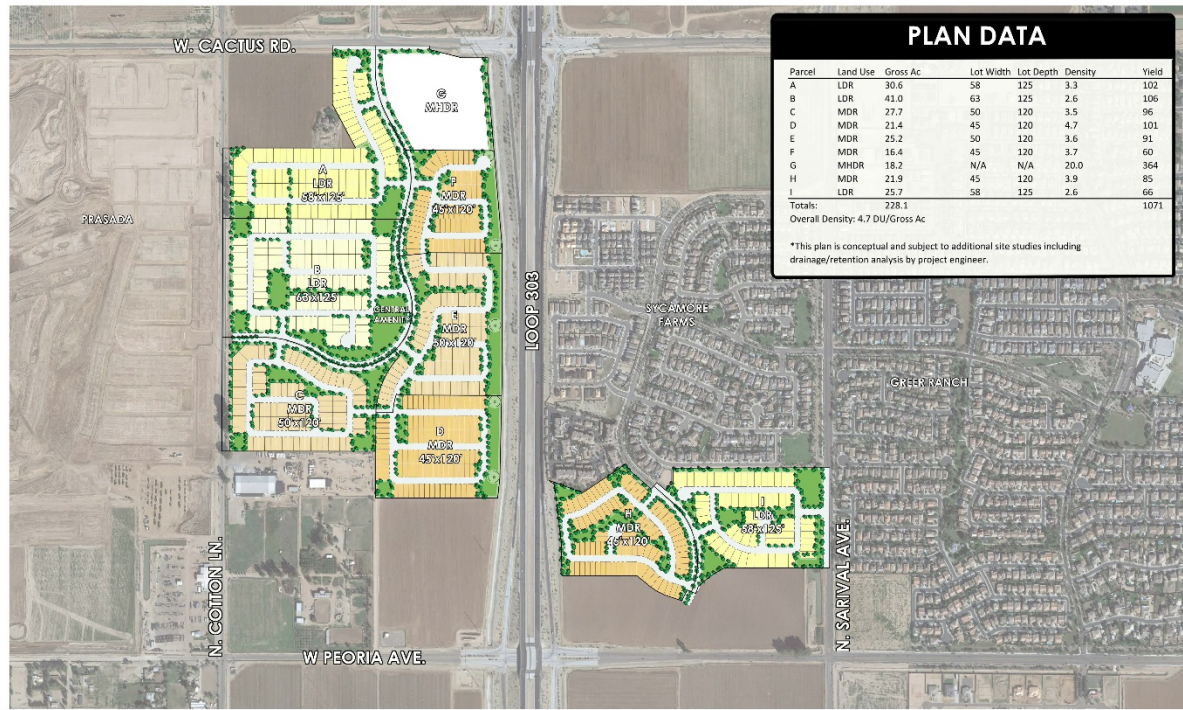
Residents provided several suggestions for pedestrian circulation that focused on connections between existing and proposed neighborhoods. The project team members in attendance referenced multiple connection opportunities that would be enhanced by the extension of on-site and off-site improvements. Some specific connection points suggested by residents could not be provided due to site constraints but a very comprehensive network of accessible sidewalks, pathways and trails would be established throughout the planned community.

- **Protection of Existing Trees on Peoria Avenue**

Team members explained that the existing trees are located within the future right-of-way and roadway expansion improvements and could likely not be maintained. Additionally, these trees are inadvertently watered as a result of tailwater ponding associated with the existing irrigation ditch that runs parallel to the roadway. Sarival Road improvements are likely to modify the agricultural water routing in a manner that removes the tailwater condition.

- **Other Topics**

No apartments; timing of commercial; Taylor Morrison residential timing; pricing information about future homes.



SYCAMORE FARMS • CONCEPTUAL PLAN
 1000 W. CACTUS RD.
 2015-16-17
 1000 W. CACTUS RD.
 2015-16-17



Site Plan presented at the March 4th Neighborhood Meeting

COMMENT CARD

Sycamore Farms
Neighborhood Meeting – March 4, 2020

BRIAN HORGAN

Name

Street Address

Email Address

Phone Number

COMMENTS / CONCERNS:

- ① PLEASE DO NOT CHANGE ANYTHING TO APARTMENTS
- ② PUSH 165th DR ALL the way to PEORIA

Please place this card in the box.
Thank you!

COMMENT CARD

Sycamore Farms
Neighborhood Meeting — March 4, 2020

Susan Draper

Name

Street Address

Email Address

Phone Number

COMMENTS / CONCERNS:

Please allow walking path from Sycamore Estates to continue through the parcel 17 south of us. Would be nice to have access (walking) to the commercial areas to the south.

Please place this card in the box.
Thank you!

COMMENT CARD

Sycamore Farms
Neighborhood Meeting – March 4, 2020

Lari Staples

Name

Street Address

Surprise AZ

85388

Email Address

Phone Number

COMMENTS / CONCERNS:

Thank you for the meeting. We appreciate being able to ask questions. My one request is that the huge trees along Peoria by Saravali are left in place. Owls live in the trees and they are one of the reasons we purchased in the neighborhood.

Please place this card in the box.
Thank you!

Thank you!

COMMENT CARD

Sycamore Farms
Neighborhood Meeting — March 4, 2020

J.C. SCHNURR
Name

[REDACTED]
Street Address

[REDACTED]
Email Address

[REDACTED]
Phone Number

COMMENTS / CONCERNS:

PLEASE CONSIDER 2-STALL GARAGE OR RV GARAGES
BIGGER LOTS IF POSSIBLE. 8-9K SQ. FT.

Please place this card in the box.
Thank you!

COMMENT CARD

Sycamore Farms
Neighborhood Meeting — March 4, 2020

CHRISTIE ROBERTS
Name

[REDACTED]
Street Address

SURPRISE

[REDACTED]
Email Address

[REDACTED]
Phone Number

COMMENTS / CONCERNS: Very informative. Glad I went. I want
to be informed of future meetings — zoning &
planning, etc. public.

Thanks

Please place this card in the box.
Thank you!

COMMENT CARD

Sycamore Farms
Neighborhood Meeting — March 4, 2020

Will Randolph

Name

Street Address

Email Address

Phone Number

COMMENTS / CONCERNS:

*Please forward me ongoing development
change information. I'm a transportation
planner @ M.A.G.*

Please place this card in the box.
Thank you!



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

26 November 2019

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

Ms. Lorraine Nevarez
Planning Project Coordinator
16000 North Civic Center Plaza
Surprise AZ 85374

Re: FS19-787; Sycamore Farms PAD Rezone (APN: 501-07-007, 501-10-001)

Dear Ms. Nevarez

Thank you for the opportunity to provide comments on Sycamore Farms PAD Rezone. The site sits on 231 acres of land located near the southwest corner of Loop 303 Freeway and Cactus Road in Surprise AZ. This proposed development is for 845 lots. The site is approximately 1 miles outside Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence, Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. This project with a density of 3.65 du/ac falls within these guidelines and will not negatively impact the flying operations at Luke AFB.

If approved, Sycamore Farms PAD Rezone will be located within the "territory in the vicinity of a military airport," and will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents about Luke AFB operations.

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

Sincerely

JAMES R. MITCHELL

cc:

Colonel Scott W. Walker, Vice Commander, 56th Fighter Wing
Ms. Cindy L. Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing



October 24, 2019

To Whom It May Concern,

Dysart Unified School District has reviewed the project and plan amendments for Sycamore Farms (CR19-614 et al.). The district has no objections to the project. There is a developer/district assistance agreement in place. The district is working with Byron Easton of RVI Planning; we have volunteered to adjust the agreement to reflect the limited student impact of potential 'cottage style' rental units and associated donation amounts.

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Kevin Shipman

Planning Administrator

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Governing Board: Dawn Densmore, Jay Leonard, Christine A.K. Pritchard, Traci Sawyer-Sinkbeil, Jennifer Tanner

ORDINANCE # 2020-13

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A PLANNED AREA DEVELOPMENT (PAD) REZONE FOR SYCAMORE FARMS, BOUNDED BY CACTUS ROAD TO THE NORTH, SARIVAL AVENUE TO THE EAST, PEORIA AVENUE TO THE SOUTH, AND COTTON LANE TO THE WEST.

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 bounded by Cactus Road to the north, Sarival Avenue to the east, Peoria Avenue to the south, and Cotton Lane to the west;

WHEREAS, the subject site is zoned as Sycamore Farms PAD;

WHEREAS, the PAD rezone is authorized by and satisfies the requirements of Surprise Municipal Code §122-68;

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

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

WHEREAS, on April 16, 2020, the Planning and Zoning Commission recommended approval of the Sycamore Farms PAD rezone.

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

Section 1. *PAD Rezone.* The parcel legally described on Exhibit A and depicted on Exhibit B, known as Sycamore Farms, is rezoned from Community Commercial (CC-PAD), Low Density Residential (LDR-PAD), and Medium Density Residential (MDR-PAD) to CC-PAD, LDR-PAD, MDR-PAD, and Medium High Density Residential (MHDR-PAD) subject to the following stipulations:

- a. Development and use of the site shall be in substantial conformance with the project narrative entitled "Sycamore Farms Third Amendment", prepared by RVI Planning and Landscape Architecture, consisting of 64 pages dated revised February 2020 and stamped received February 12, 2020.

- b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

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

Section 3. *Codification.* This ordinance is not of a general nature and will not be codified.

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

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

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

PASSED AND ADOPTED this _____ day of _____ 2020.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A

SECTION 24, TOWNSHIP 3 NORTH, RANGE 2 WEST DESCRIPTION

SECTION 24, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 24, BEING MARKED BY A BRASS CAP FLUSH, FROM WHICH A BRASS CAP IN HANDHOLE, MARKING THE NORTH QUARTER CORNER OF SAID SECTION 24, BEARS SOUTH 89 DEGREES 55 MINUTES 32 SECONDS EAST, 2627.83 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 32 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, 2627.83 FEET TO A BRASS CAP IN HANDHOLE, MARKING THE NORTH QUARTER CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID NORTH LINE, SOUTH 89 DEGREES 55 MINUTES 47 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, 2627.02 FEET TO A BRASS CAP IN HANDHOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00 DEGREES 08 MINUTES 05 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, 2637.85 FEET TO A BRASS CAP IN HANDHOLE, MARKING THE EAST QUARTER CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID EAST LINE, SOUTH 00 DEGREES 07 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, 2640.94 FEET TO BRASS CAP FLUSH MARKING THE SOUTHEAST CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID EAST LINE, NORTH 89 DEGREES 55 MINUTES 23 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, 2631.67 FEET TO A BRASS CAP IN HANDHOLE, MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID SOUTH LINE, NORTH 89 DEGREES 58 MINUTES 57 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, 2632.26 FEET TO BRASS CAP IN HANDHOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 24;

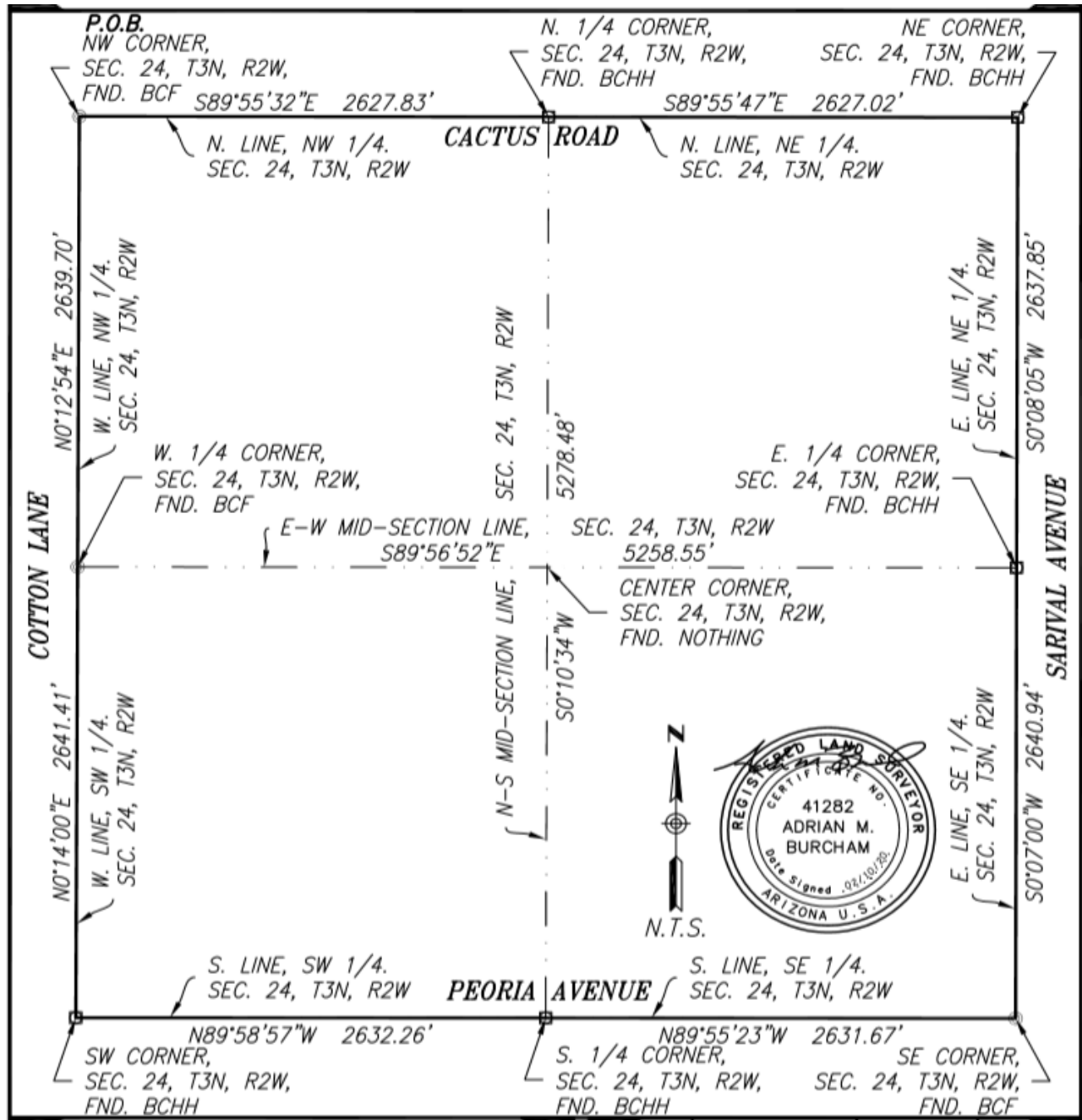
THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 14 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, 2641.41 FEET TO A BRASS CAP FLUSH, MARKING THE WEST QUARTER CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID WEST LINE, NORTH 00 DEGREES 12 MINUTES 54 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, 2639.70 FEET TO SAID NORTHWEST CORNER AND THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 27,763,175 SQUARE FEET OR 637.3548 ACRES, MORE OR LESS.



Exhibit B





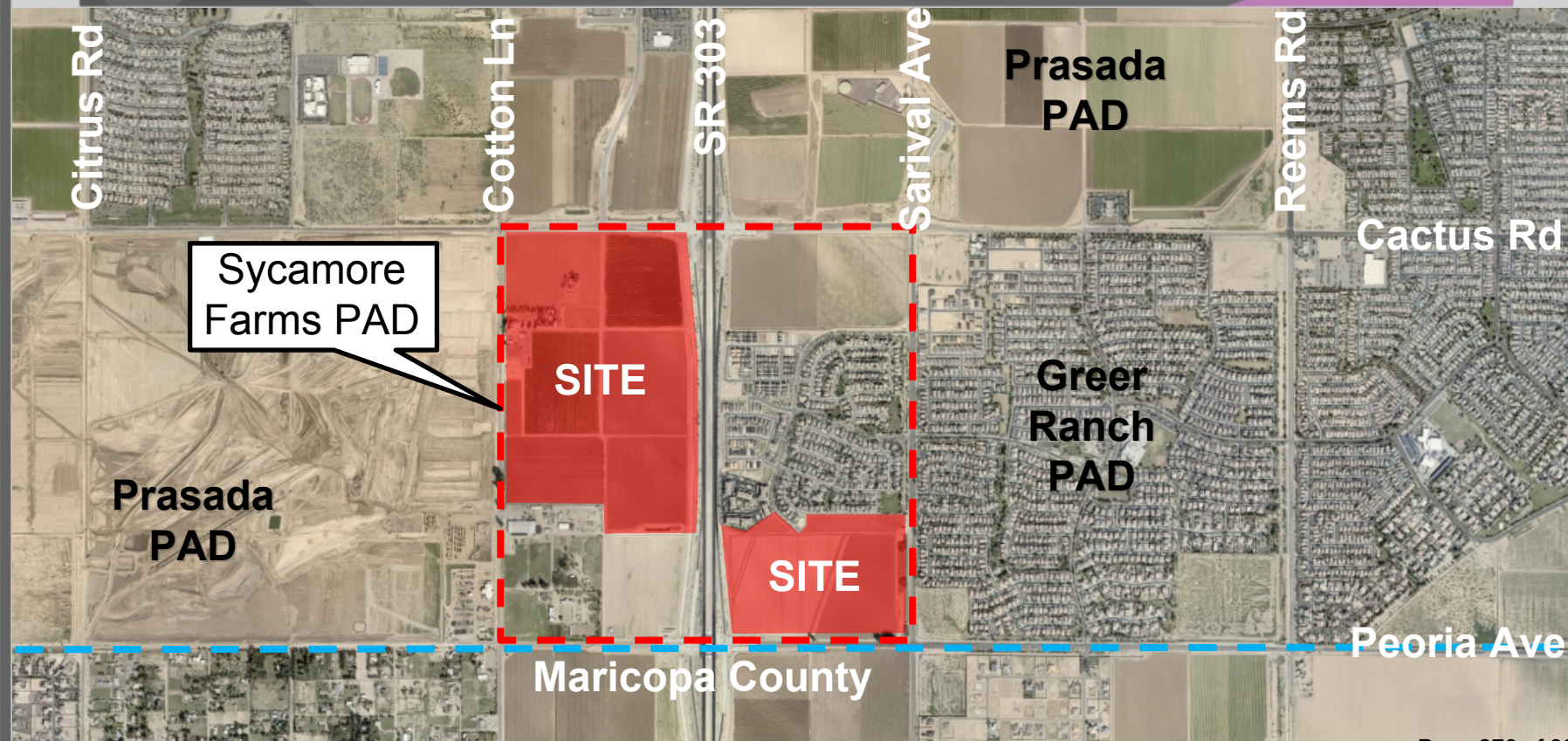
FS19-787

Sycamore Farms

PAD Rezone

Mayor and City Council – May 5, 2020

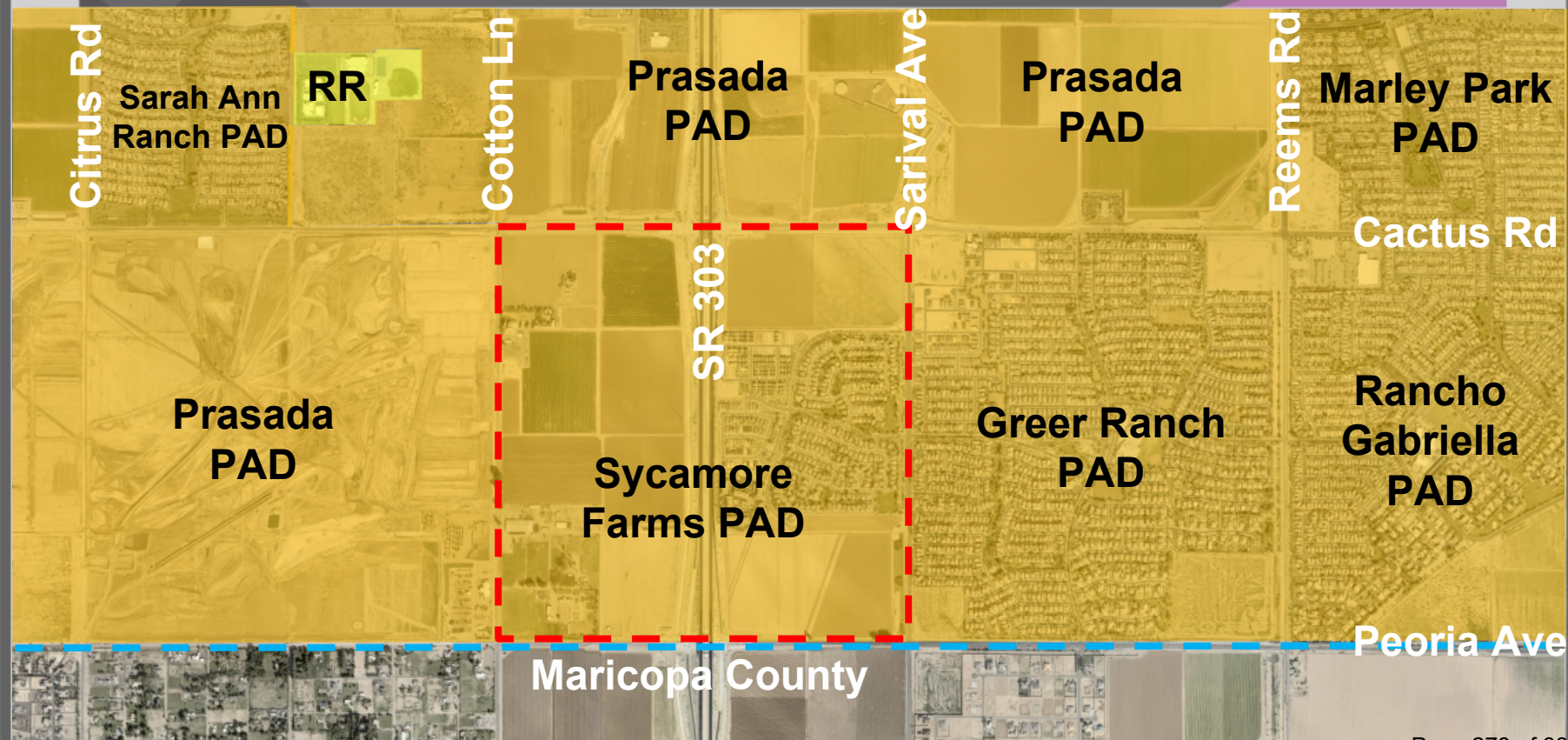
CASE MAP

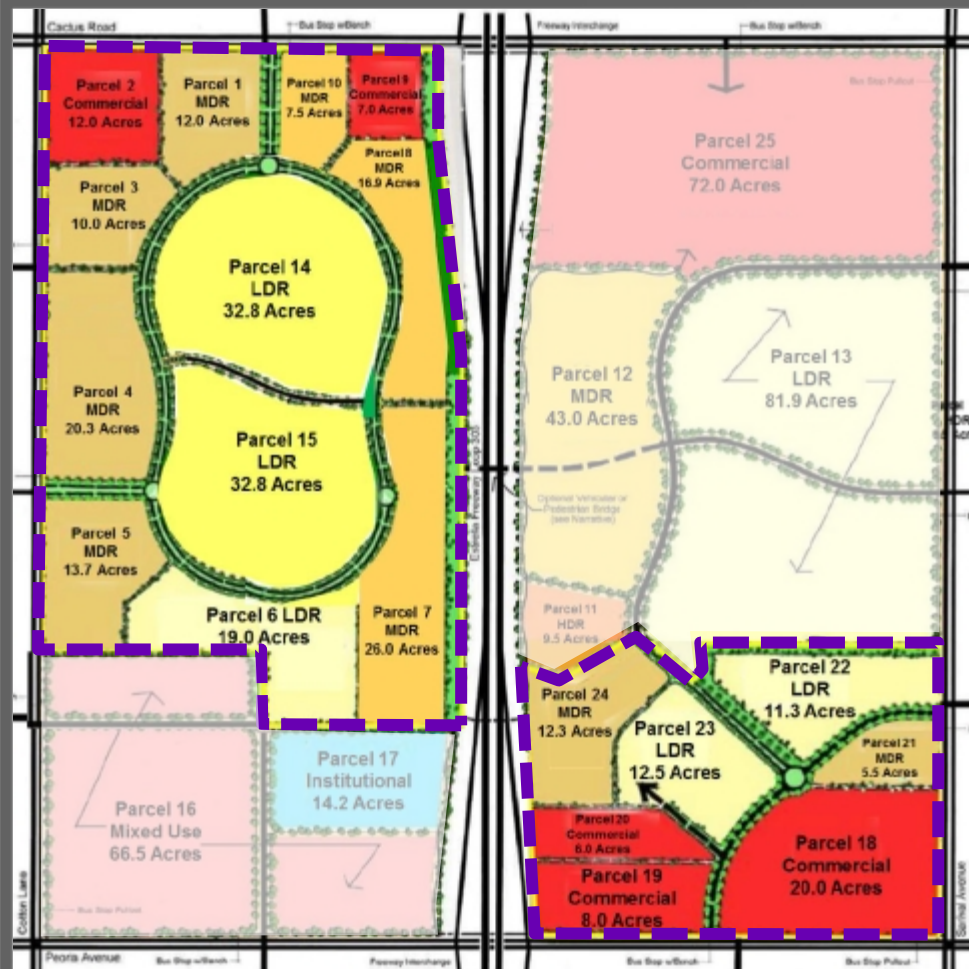


VICINITY MAP



ZONING MAP





Existing Zoning

LDR	108.4 acres
MDR	124.2 acres
Commercial	53.0 acres



Proposed Zoning

LDR	97.3 acres
MDR	112.6 acres
MHDR	18.2 acres
Commercial	57.1 acres



Medium High Density Residential Zoning

Parcel 10 Modified Setbacks



Parcel Category	Existing PAD	Proposed PADA	Difference
Low Density Residential	108.4 acres 545 units	97.3 acres 487 units	Loss of 11.1 acres and 58 units
Medium Density Residential	124.2 acres 745 units	112.6 acres 674 units	Loss of 11.6 acres And 71 units
Medium High Density Residential	0 acres 0 units	18.2 acres 364 units	Gain of 18.2 acres and 364 units
Commercial	53.0 acres	57.1 acres	Gain of 4.1 acres
Total	285.6 acres	285.2 acres	Gain of 235 units

The map displays a residential development with the following features:

- Matchlines:** Labeled A through H, indicating section boundaries.
- Streets:** Cactus Road (top), Cotton Lane (left), and various internal streets.
- Lot Numbers:** Printed throughout the map, ranging from 1 to 1000.
- Water Body:** A large pond or lake in the upper right corner.
- Matchline A:** Located at the top center, separating the Cactus Road area from the main development.
- Matchline B:** Located on the right side, separating the development from the water body.
- Matchline C:** Located on the right side, separating the development from the water body.
- Matchline D:** Located on the right side, separating the development from the water body.
- Matchline E:** Located on the left side, separating the development from the water body.
- Matchline F:** Located on the right side, separating the development from the water body.
- Matchline G:** Located on the right side, separating the development from the water body.
- Matchline H:** Located on the right side, separating the development from the water body.

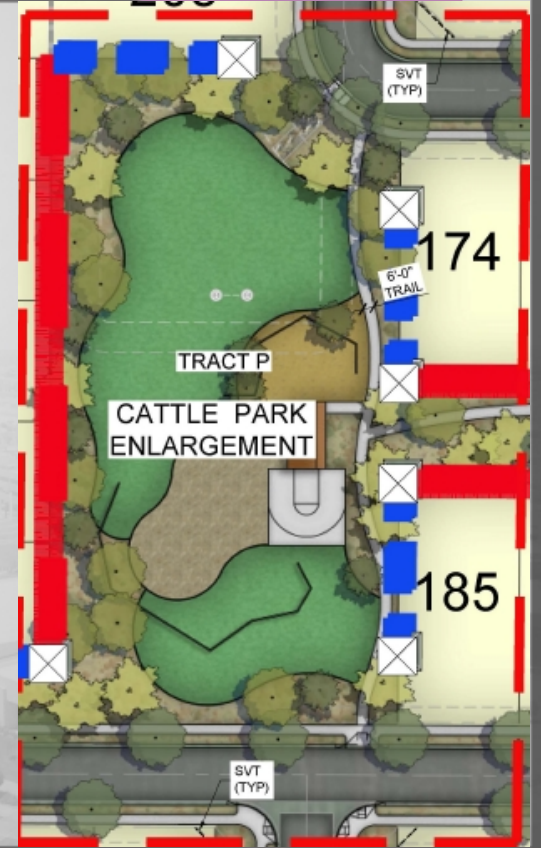
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 CONCRETE HEALER
 POCK MULCH
 POCK MULCH
 Control section 10:2 Fly Ash
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NOTE: SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02.

OPEN SPACE





QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: May 5, 2020 Contact Person: Sergio Angulo
Submitting Department: Community Development District: District 1
Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to approval of the rezoning of 19.92 acres from Residential Ranch (RR) to Residential Medium Density (RM-9) with a Planned Unit Development (PUD) Overlay, generally located on the northeast corner of the Happy Valley Road and 151st Avenue alignments; Ordinance # 2020-11.

Motion:

I move to approve Ordinance # 2020-11.

Background:

Kent Xander of DKJ Desert Oasis, LLC on behalf of Kent A. Xander IRA and Pensco Trust Company, LLC, requests a Zone Change of 19.92 acres (approx.) of Residential Ranch (RR) to Residential Medium Density (RM-6) with a Planned Unit Development (PUD) Overlay to allow certain deviations from the base RM-9 development standards.

Objective Analysis:

The Zone Change for Windstone Ranch will allow for the development of a new single-family residential subdivision on the subject property.

Policy Compliant:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood and Open Space Character Areas, which supports uses such as that proposed.

Financial Impact:

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

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

1. 00 - FS19-263 - Staff Report - CC
 2. 01 - FS19-263 - Vicinity Map
 3. 02 - FS19-263 - Zone Change Document - Reduced
 4. 03 - FS19-263 - Luke Air Force Base Comments
 5. 04 - FS19-263 - Dysart Unified School District Comments
 6. 05 - FS19-263 - Neighborhood Meeting Report
 7. 06 - Ordinance # 2020-11
 8. FS19-263 - PowerPoint - CC
-

ZONE CHANGE

REPORT TO THE CITY COUNCIL

1 **Case:** **FS19-263**

3 **Project Name:** Windstone Ranch

5 **Council District:** 1 – Acacia

7 **Planning Commission Date:** April 2, 2020

9 **City Council Date:** **May 5, 2020**

11 **Planner:** Sergio Angulo, Planner II

14 **Owner:** Kent A. Xander IRA and Pensco Trust Company, LLC

16 **Applicant:** Kent Xander of DKJ Desert Oasis, LLC

18 **Request:** Zone Change from Residential Ranch (RR) (19.92) to Residential
19 Medium Density (RM-9) with a Planned Unit Development (PUD)
20 Overlay to allow deviations from the base development standards.
21 Surprise Ordinance # 2020-11.

23 **Site Location:** Northeast corner of the Happy Valley Road and 151st Avenue
24 alignments in a portion of the southeast quarter of Section 5,
25 Township 4 North, Range 1 West, of the Gila and Salt River Base and
26 Meridian, Maricopa County, Arizona.

28 **Site Size:** 19.92 acres (approx.)

30 **Density:** 3.96 DU/Ac

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

34 **Support/Opposition:** No known opposition/support.

38 **Commission**

39 **Recommendation:** **Approve** subject to staff recommended stipulations ‘a’ and ‘b’.

40 **Project Description:**

Kent Xander of DKJ Desert Oasis, LLC on behalf of Kent A. Xander IRA and Pensco Trust Company, LLC, requests a Zone Change of 19.92 acres (approx.) from Residential Ranch (RR) to Residential Medium Density (RM-6) with a Planned Unit Development (PUD) Overlay to allow certain deviations from the base RM-9 development standards for a 79-lot single-family residential development, located on the northeast corner of the Happy Valley Road and 151st Avenue alignments. The proposed Zone Change request anticipates the eventual development of the property into a 79-lot, single-family residential subdivision.

Citizen Outreach:

The applicant held a Citizen Review meeting on February 19, 2020, which was advertised per state law and SUDC requirements. No members from the general public attended the meeting.

Analysis and Discussion:

The applicant requests to rezone the subject property from Residential Ranch (RR) to Residential Medium Density (RM-9) with a PUD Overlay. In the RM-9 zoning district, the SUDC allows for a maximum density of 9 dwelling units per acres; however, this PUD Overlay will cap the density at 3.96 dwelling units to the acre. The proposed density and unit count also allows for an increase in open space from 20% to 44.6% of the Net Residential Acreage (NRA). The proposed PUD Overlay also proposes certain deviations from the base RM-9 development standards as shown in the development standards table below.

Development Standards Table:

DEVELOPMENT STANDARDS FOR WINDSTONE RANCH		
Development Standard:	RM-9 Base Zoning:	RM-9 PUD Zoning*:
Minimum Lot Area:	4,500 sq. ft.	4,500 sq. ft.
Minimum Lot Width:	40'	40'
Minimum Lot Depth:	100'	100'
Minimum Front Setback (livable/side garage):	12'	12'
Minimum Front Setback (garage):	21'	21'
Minimum Side Yard Setback:	Determined at Pre-Plat	5'
Minimum Rear Yard Setback:	20'	20'
Maximum Building Height:	35'	35'
Minimum Open Space	20%	44.6%
Maximum Density	9 DU/Ac	3.96 DU/Ac

*Items in **bold font** are different than the base standard.

As part of the proposed Zone Change the applicant requests to deviate from certain requirements set in the SUDC for Medium Density Residential development as follows:

May 5, 2020 City Council
Case: FS19-263
Ordinance # 2020-11
Page 2 of 5

68

69 The first is the requirement for a community swimming pool in developments with 60 residential
70 units or more, found in Section 122-137(r) of the SUDC. The applicant believes that the proposed 20'
71 rear yard building setback will give the homeowner the necessary space to build a swimming pool in
72 the backyard if they choose to do so.

73

74 The applicant also requests to amend the provisions in Section 122-121 (h)(3)c. – d. which limits the
75 driveways to 30% of the front yard area and 30% of the lot width. Given the proposed minimum lot
76 width for this development, these provisions take away the possibility to have a driveway wide
77 enough to accommodate a two (2) car garage or two (2) vehicles parked on the driveway. To allow
78 for adequate on-site parking, the applicant proposes to increase the driveway allowance from 30%
79 to 40% of the total front yard area and of the width of the lot.

80

81 Section 122-137(p)(1) requires not less than one (1) turf recreational field per 700 dwelling units with
82 each required field being not less than 3.5 acres. As an alternative, the applicant seeks to amend the
83 turf area requirement by spreading the required acreage throughout the subdivision in three
84 separate fields.

85

86 Section 122-137(o)(3) further requires that every subdivision be amenitized with not less than one
87 tot-lot each having the following features:

88

- 89 • One shade covered play structure consistent with ADA requirements
- 90 • One swing set
- 91 • Three benches
- 92 • Two trash receptacles
- 93 • One drinking fountain
- 94 • Two ramadas
- 95 • Two picnic tables
- 96 • Two barbeque grills

97

98 Through the PUD Overlay, the applicant proposes that the amenities listed above would be spread
99 out over the three (3) aforementioned turf areas as opposed to each turf area being outfitted with
100 the complete list of amenities.

101

102 **Utility and Services Table:**

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Schools:	Dysart Unified School District

103 **Conformance with Adopted Plans:**

104

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which in a suburban neighborhood supports residential development between two and eight dwelling units per acre (2-8 DU/Ac). The proposed Zone Change and PUD Overlay will allow for a development with a maximum density of 3.96 DU/Ac. which demonstrates consistency with this land use category.

Reviewing Agencies:

In addition to the standard city reviewing agencies, Arizona Department of Transportation, Maricopa Water District, Dysart School District, and Luke AFB were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

Summary:

This proposed Zone Change and PUD Overlay will reduce the maximum allowed density and amend certain development standards to allow for the development of Windstone Ranch.

Findings:

- The proposed Zone Change and density are consistent with the Surprise General Plan 2035.
- The proposed Zone Change is consistent with the Surprise Unified Development Code, except as amended through the PUD Overlay.
- The SUDC allows for the modification of development requirements through the PUD Overlay process.

Commission Recommendation:

Based on the findings noted above, the Commission voted 5 to 1 to recommend **approval** of case **FS19-263** to the City Council subject to stipulations 'a' and 'b' as follows:

- a. Development and use of the site shall be in substantial conformance with the Zone Change document entitled "Windstone Ranch Zone Change", prepared by Kent A. Xander, dated revised January 6, 2020 and stamped received January 8, 2020.
- b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

Attachments:

- 01 Vicinity Map
- 02 Zone Change Document
- 03 Luke AFB comments
- 04 Dysart Unified School District

148 05 Neighborhood Meeting Report
149 06 Ordinance # 2020-11



VICINITY MAP

WINDSTONE RANCH ZONE CHANGE

Case File # FS19-263

Zone Change from Residential Ranch (RR) to
RM-9 (Residential Medium Density) with a Planned Unit
Development (PUD) Overlay

19.92 Gross Acres

Northeast corner Happy Valley Road and 151st Avenue
Surprise, Arizona

Prepared by: Kent A. Xander

Submitted To: City of Surprise, Arizona

Dated: February 7, 2019

Revised: April 5, 2019

Revised: June 3, 2019

Revised: January 6, 2020

TABLE OF CONTENTS

Windstone Ranch Team.....	3
Location and Introduction.....	3
Vicinity Map.....	4
Description of Request.....	5-6
Table A Residential Medium Density RM-9 PUD Overlay Development Standards Comparison Table.....	7
Conformance with the adopted Surprise General Plan 2035.....	8
Ingress/Egress/Access.....	8
Transportation/Traffic and Utilities.....	9
Existing Zoning Map.....	Exhibit A
Proposed Zoning Map.....	Exhibit B
Legal Description and Map.....	Exhibit C
Development Concept Plan.....	Exhibit D
Adjacent Rancho Mercado PAD Map.....	Exhibit E
General Plan 2035 Land Use Map.....	Exhibit F

Windstone Ranch Team:

Applicant:

Kent A. Xander
kxander@kaxgroup.com
10973 N. 138th Way
Scottsdale, Arizona 85259
(602) 499-9305

Engineer:

Atwell, LLC - Ted Northrop
tnorthrop@atwell-group.com
4700 E. Southern Avenue
Mesa, AZ 85206
(480) 586-2104

Location and Introduction:

A Vicinity Map is shown on page 4 illustrating Windstone Ranch location (NEC Happy Valley Road and 151st Avenue (alignments)).

Windstone Ranch is a 19.92 gross acre proposed single-family residential subdivision adjacent to Rancho Mercado PAD Parcel A22 and Tierra Verde East PAD Parcel 3 and Parcel 4 all zoned for an allowed density of 3.1 – 3.7 units per acre. The subject property is adjacent to unincorporated vacant land to the south (south of Happy Valley Road alignment) owned by Arizona State Land Department. There are no homes within ¼ mile of Windstone Ranch. One of the development constraints of this property is the offsite drainage which traverses from northwest to southeast. This project includes working with and the cooperation with the north property owner (Tierra Verde East PAD Parcel 4) to formulate a cohesive development plan working out circulation, utilities and drainage (including a drainage report and CLOMR). When Windstone Ranch is developed, the adjacent half street improvements on 151st Avenue shall be constructed by the developer subject to City of Surprise and Maricopa County Flood Control requirements. The Conceptual Plan shown in **Exhibit D**, provides for a 79-lot single-family residential subdivision on 19.92 gross acres that has 44.6% net residential acreage open space.

Exhibit A depicts a map of the existing zoning of the subject property, adjacent PAD's, and vacant land. Existing homes are ¼ mile north of Windstone Ranch. The adjacent specific zoning and land uses are as follows:

East

- Rancho Mercado PAD Parcel A22 41.7 Acres 149 lots (53' x 105')

North

- Tierra Verde East PAD Parcel 4 19.6 Acres 61 lots (60' x 115')

West

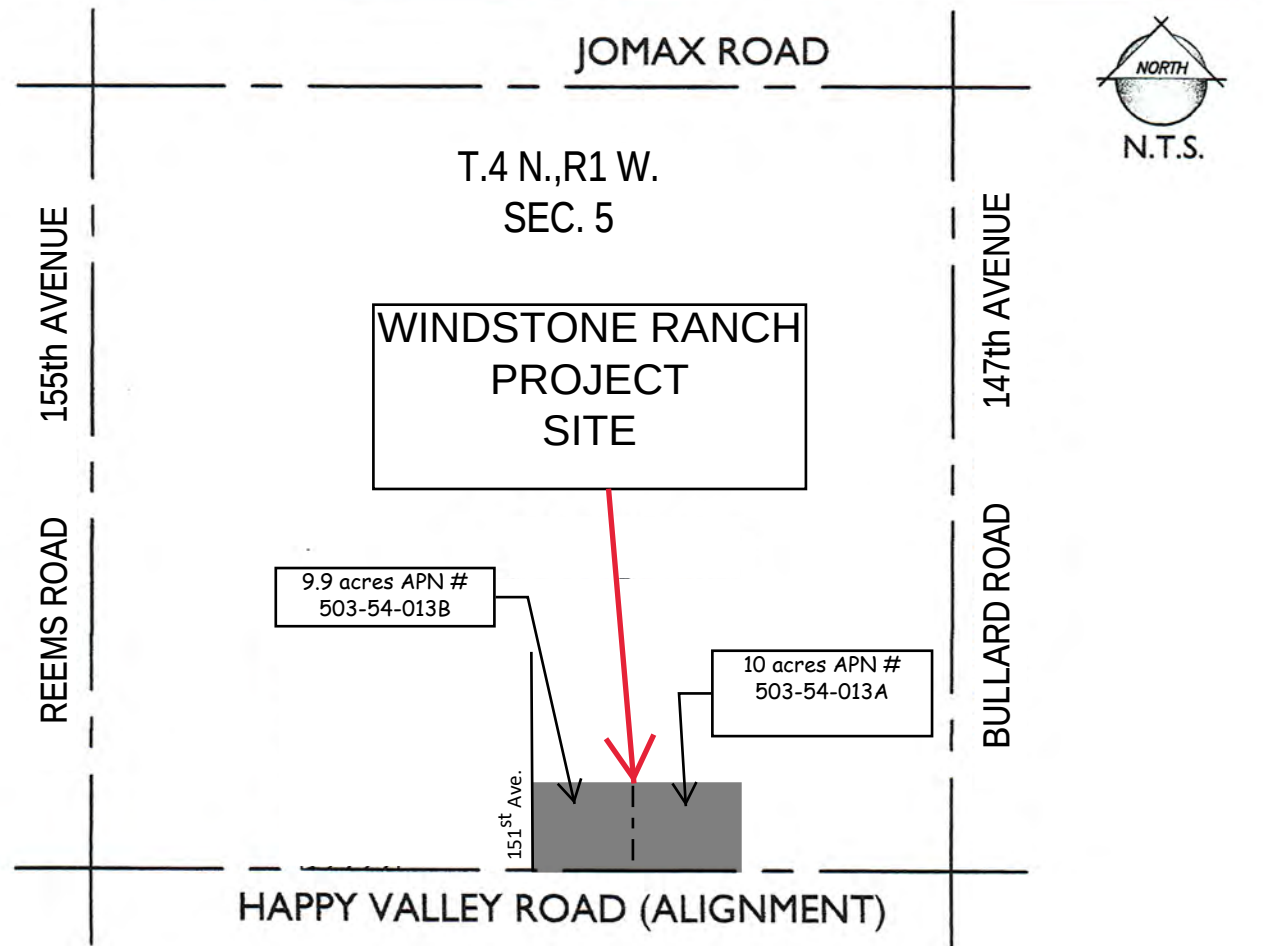
- Tierra Verde East PAD Parcel 3 39.48 Acres 144 lots (50' x 120')

South

- Residential Ranch (RR) Vacant Land State Land Trust

Exhibit E shows the relationship of the Subject Property to the Adjacent PAD's on Rancho Mercado's Planned Area Development Map.

VICINITY MAP



Description of Request:

Applicant, requests approval of a Zone Change (Case# FS19-263) regarding 19.92 gross acres vacant land from Residential Ranch (RR) to Residential Medium Density (RM-9) with a PUD Overlay.

See Exhibit B for Proposed Zoning Map and See Exhibit C for Legal Description and Map Exhibit.

Base zoning RM-9 allows up to 9 dwelling units per acre (DU/Ac); however, through the PUD Overlay, the subject property proposes not more than 79 dwelling units over approximately 19.92 gross acres for a maximum gross density of 3.96 DU/Ac.

With a cap on density, the applicant believes the development standards associated with the RM-9 with a PUD Overlay zoning district are in line with those of the adjacent PAD's to the subject property, with certain deviations as articulated in **Table A** of the Windstone Ranch Narrative.

Windstone Ranch proposed zoning district and lot sizes provides for an excellent transition subdivision located on Happy Valley Road Arterial to buffer the larger lots to the north from Happy Valley Road. Windstone Ranch zoning district will be designed to allow flexibility per the PUD Overlay while maintaining an environment and pedestrian access compatible with adjoining neighborhoods and provide standards to ensure compatibility and transportation access.

Windstone Ranch Development Concept Plan shown on **Exhibit D** shows this project working with and the cooperation with the north property owner (Tierra Verde East PAD Parcel 4) to formulate a cohesive development plan working out circulation, utilities and drainage issues (including a drainage report and CLOMR). Exhibit D is a conceptual design and the final design will be determined by a final plat.

Section 122-137(r) of the SUDC requires a community swimming pool for Medium Density Residential projects of 60 or more units. The Applicant proposes the deletion of this requirement through the PUD Overlay. The rationale being that as a single-family development with 20' rear setbacks, ample space will be available on each lot to accommodate a private pool requirement.

There is a provision in the current SUDC which limits the width of a single-family residential driveway to 30% of the lot width. The proposed minimum lot width is 40' for the RM-9. If the RM-9 is limited to 30%, the driveways would only be 12.5' wide. Since a minimum width of a parking space is 9 feet, the driveway to accommodate a 2-car garage will be a minimum of 18 feet wide.

There is a provision in the current SUDC which limits the area of a residential driveway to 30% of the required front area, which is that area located between the front setback line and the front lot line. The proposed minimum lot width is 40', while the proposed minimum front setback is 12'. The existing standard 30% of the resulting area will not accommodate a driveway. Since a minimum width of a parking space is 9 feet, the driveway to accommodate a 2-car garage will be a minimum of 18 feet wide.

Section 122-137(p)(1) requires one (1) turf recreational field per 700 residential units in single-family zoning, with each field having a minimum turf area of not less than 3.5 acres. The Applicant proposes the removal of the 3.5-acre minimum size requirement, based on the proportionate size of the field relative to the proposed single-family development of a maximum of 79 dwelling units. The applicant instead proposes three (3) separate fields that are spread out within the single-family development. The following amenities shall be spread out over the three (3) fields:

- One shade covered play structure consistent with ADA requirements;
- One swing set;
- Three benches;
- Two trash receptacles;
- One drinking fountain;
- Two ramadas;
- Two picnic tables; and
- Two barbeque grills.

The SUDC requires that not less than 20% of the “net residential acreage” be set aside as open space. The Applicant proposes an increase to 44.6% of the net residential area as open space, which exceeds the 20% requirement set forth in the SUDC.

Open Space	304,920 SF	7.000 Acres
Net Residential Acreage = Lot Area + Open Space	684,328 SF	15.71 Acres
Open Space as % of NRA	<u>44.6%</u>	

In addition to the above Windstone Ranch amenities and interconnecting pedestrian trails, Windstone Ranch pedestrian trail system will connect with Rancho Mercado PAD Parcel A22 and Tierra Verde East PAD Parcel 4 trail systems to gain access to the Cities regional trail system and future bus stops and schools. See Development Concept Plan **Exhibit E** for pedestrian access and trails.

Table A Residential Medium Density RM-9 PUD Overlay Development Standards Comparison Table:

Development Standard	City Base RM-9 Development Standards	Proposed RM-9 PUD Development Standards
Net Residential Acreage Open Space	20%	44.6%
Maximum Density	9.0	3.96
Minimum Lot Area (sf)	4,500	4,500
Minimum Lot Width (ft)	40	40
Minimum Lot Depth (ft)	100	100
Minimum Front Yard Setback (ft) (livable area / front -facing garage)	12/20 ⁽¹⁾	12/21 ^{(1) (2)}
Minimum Side Yard Setback (ft)	- ⁽³⁾	5
Minimum Rear Yard Setback (ft)	20	20 ⁽⁵⁾
Maximum Building Height (ft)	35	35
Driveway Width Percentage	30%	40%
Driveway Area Percentage	30%	40%
Street Side/Corner Lot (ft)	- ⁽⁴⁾	5

- (1) Front facing garages shall have a minimum 21-foot front yard setback measured from back of sidewalk.
(2) 12-foot livable front setback is measured from back of right of way.
(3) To be determined at Site Plan or Preliminary Plat Review.
(4) There is not a street side setback requirement in the SUDC.
(5) Porches/patios may encroach 2.5' into the rear yard setbacks.

The result of the Windstone Ranch Zone Change with a PUD Overlay would be:

- Windstone Ranch will be in conformance with the adopted Surprise General Plan 2035 as noted below.
- The development of Windstone Ranch will occur in a manner that is consistent with the surrounding PAD's and PUD' and share in City major infrastructure sustainable costs with other adjacent projects.
- The development will have seamlessly been integrated and aligned with adjacent zoning, open space, pedestrian trails, drainage tracts, roads, and, utilities with adjacent Rancho Mercado PAD Parcel A22 and Tierra Verde East PAD Parcel 4.
- Unless specified in this Zoning Document, all development shall comply with the development standards and design guidelines set in the Surprise Municipal Code at the time of development.

Conformance with the adopted Surprise General Plan 2035:

The Surprise General Plan 2035 (see **Exhibit F**) shows the subject property as lying within the Neighborhood Land Use Character Area, which in a Suburban Neighborhood supports residential development of up to 8 DU/Acre or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. The proposed 3.96 DU/Ac is consistent with the General Plan's allowed density and allowed transition of density policy. The proposed RM-9 PUD component will be buffered from Happy Valley Road by a large open space and the project is consistent with the General Plan in this regard. The General plan seeks appropriate buffers and transitions between the various Character Areas. To meet this guideline, the lots along the south side of the subject property will be set back off Happy Valley Road with open space and pedestrian trails through the property and connecting to the open space planned for Rancho Mercado Parcels A22, and Tierra Verde East PAD Parcels 3 and 4.

Ingress/Egress/Access:

1. Access is driven by the timing of Tierra Verde and Rancho Mercado development schedule.
2. Primary access is on 151st Avenue from Happy Valley Road to Windstone Ranch.
3. Secondary access is through Tierra Verde Parcel 4 and Rancho Mercado Parcel 22.

While the lotting of Tierra Verde East PAD Parcel 4 was not contemplated with the Rancho Mercado Parcel A22, provisions have been always made to accommodate future access to and from Tierra Verde East PAD Parcel 4 via W. Bronco Lane to Rancho Mercado Parcel A22. Applicant is in discussion with the owners of Rancho Mercado Parcel A22 and Tierra Verde East PAD Parcel 4 regarding the lotting arrangement as expressed in **Exhibit D**. While this arrangement may slightly change between the time of the current zone change and the ultimate development of these parcels, applicant is comfortable with the lotting as proposed.

Transportation/Traffic and Utilities

- Upon development of Windstone Ranch, all necessary utilities for Windstone Ranch will be extended from adjacent Rancho Mercado Parcel A22 and Tierra Verde East Parcel 3 and 4.
- Windstone Ranch is working with other projects in this area to develop the water and water resources necessary to service this project.
- Windstone Ranch will purchase sewer capacity pursuant to SPA 2 Water Reclamation Facility Capacity Allocation Agreement.
- Onsite streets shall be constructed to meet City standards at the time of construction.
- City of Surprise 151st Avenue right of way. Windstone Ranch shall dedicate to the City of Surprise a half street width of a Collector street along the entire project at Final Plat recording.
- The relocation of the wash adjacent on the east side of 151st Avenue is subject to CLOMR approval.



Exhibit A Existing Zoning Map

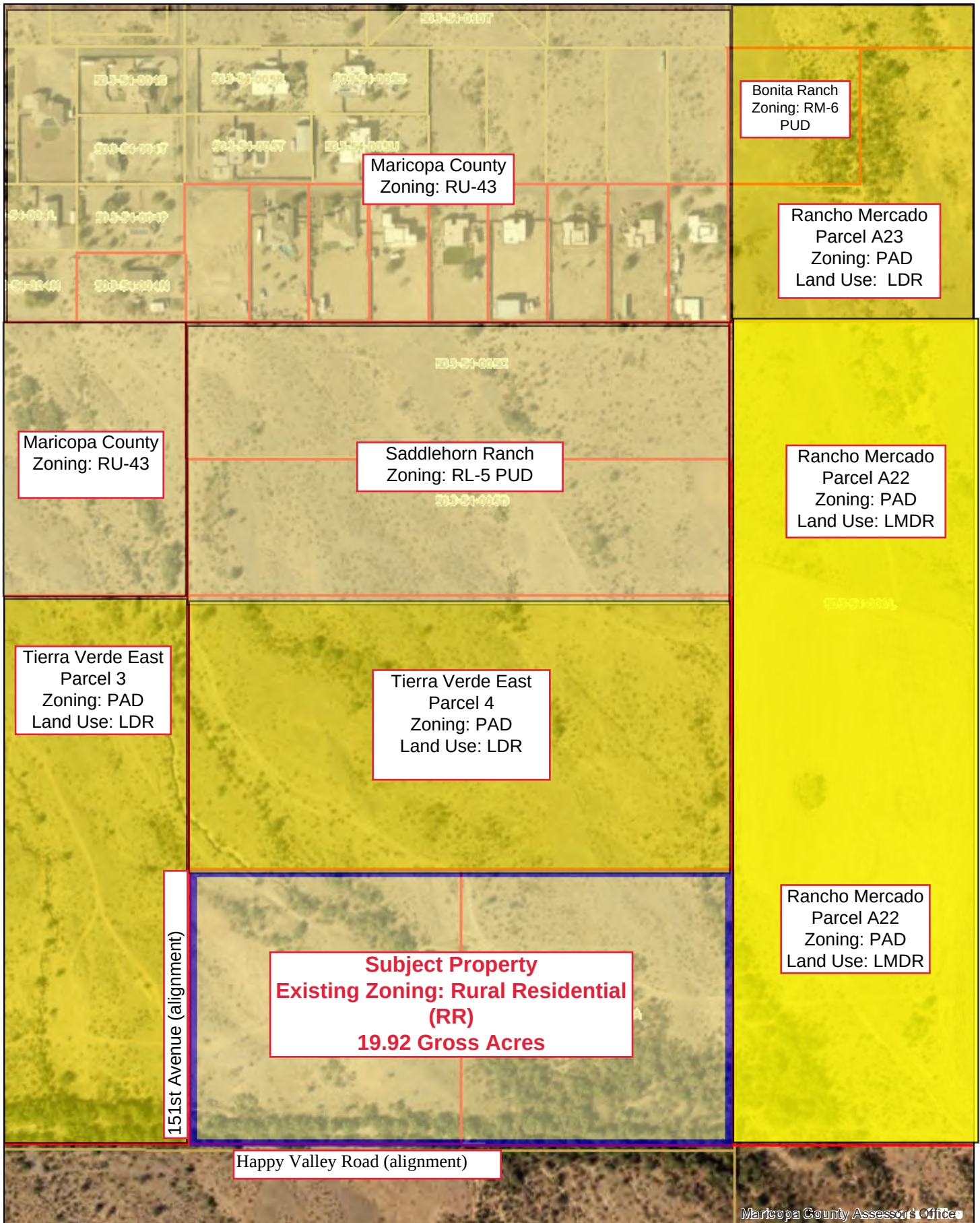
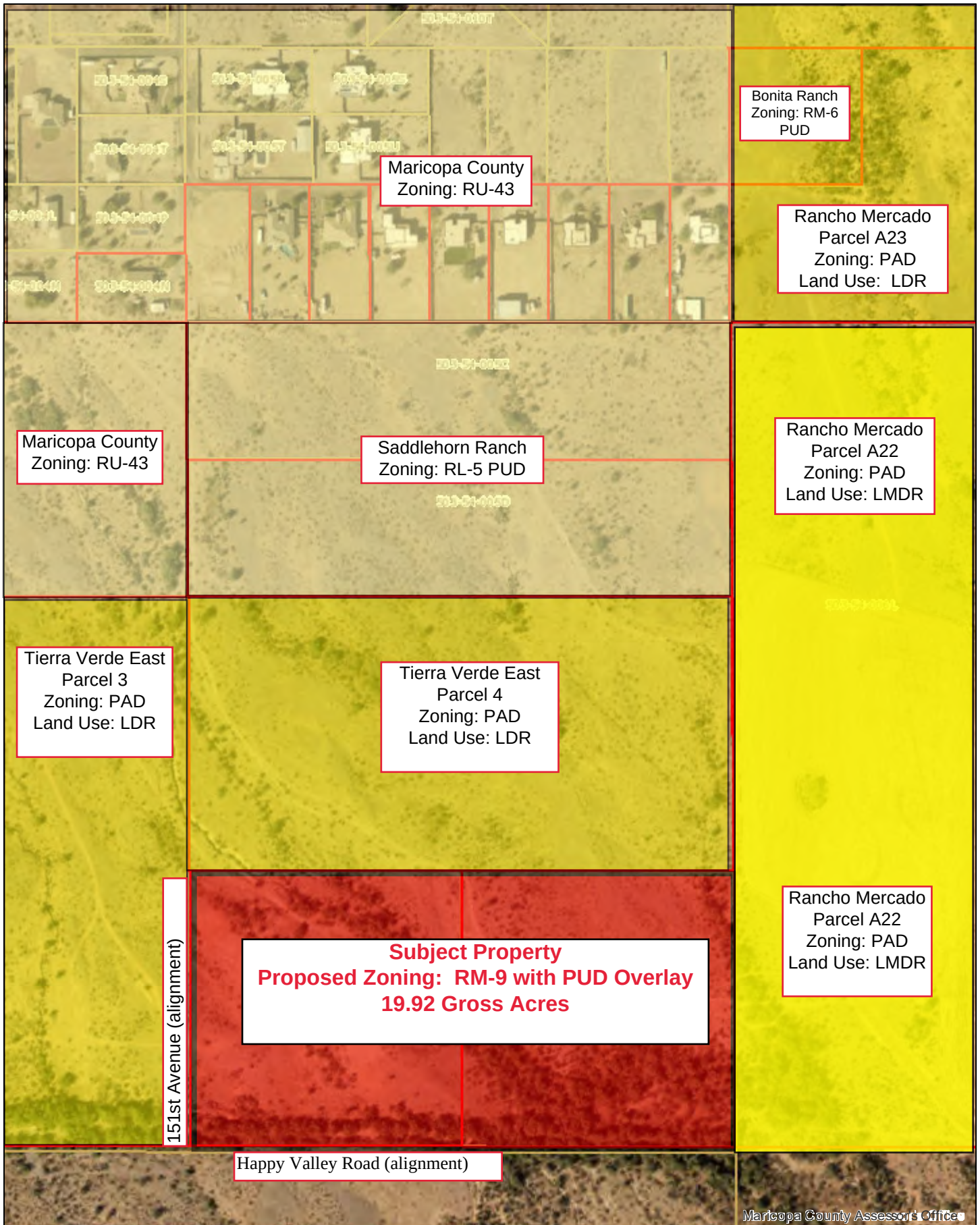




Exhibit B Proposed Zoning Map



**EXHIBIT C, PAGE 1
LEGAL DESCRIPTION**

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" ALUMINUM CAP STAMPED MARICOPA COUNTY RLS 35832 2003, ACCEPTED AS THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, FROM WHICH A FOUND 3" BRASS CAP IN HANDHOLE STAMPED MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION 36770, ACCEPTED AS THE EAST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, THEREOF BEARS S89°46'48"E A DISTANCE OF 5255.54 FEET;

THENCE, ALONG THE EAST LINE OF SAID SECTION 5, S00°07'05"E A DISTANCE OF 2645.63 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 5;

THENCE, ALONG THE SOUTH LINE OF SAID SECTION 5, N89°36'55"W A DISTANCE OF 1313.47 FEET TO THE **POINT OF BEGINNING**;

THENCE, CONTINUING ALONG THE SOUTH LINE OF SAID SECTION 5, N89°36'55"W A DISTANCE OF 1313.47 FEET;

THENCE, LEAVING THE SOUTH LINE OF SAID SECTION 5, N00°01'59"E A DISTANCE OF 660.55 FEET;

THENCE, S89°38'02"E A DISTANCE OF 1312.60 FEET;

THENCE, S00°02'31"E A DISTANCE OF 660.98 FEET TO THE SOUTH LINE OF SAID SECTION 5, ALSO BEING THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 867,588 SQUARE FEET OR 19.917 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.

THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE ANY SUBDIVISION REGULATION OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY OTHER LAND DIVISION RESTRICTIONS.

PREPARED BY:
ATWELL, LLC
4700 E. SOUTHERN AVENUE
MESA, ARIZONA 85206
PROJECT NO. 19000032.00:03
JUNE 5TH, 2019



EXHIBIT C, PAGE 2
PARCEL MAP CHECK REPORT

PREPARED BY:
ATWELL, LLC
4700 E. SOUTHERN AVENUE
MESA, ARIZONA 85206
PROJECT NO. 19000032.00:03
JUNE 5TH, 2019

Name: PENSICO TRUST COMPANY LLC

North: 986610.0910' East: 558609.1815'

Segment #1 : Line

Course: N89°36'54.601"W Length: 1313.4711'

North: 986618.9130' East: 557295.7400'

Segment #2 : Line

Course: N0°01'58.660"E Length: 660.5461'

North: 987279.4590' East: 557296.1200'

Segment #3 : Line

Course: S89°38'01.913"E Length: 1312.6044'

North: 987271.0712' East: 558608.6976'

Segment #4 : Line

Course: S0°02'31.000"E Length: 660.9803'

North: 986610.0910' East: 558609.1815'

Perimeter: 3947.6020' Area: 867587.79 Sq. Ft.

Error Closure: 0.0000 Course: N14°46'33.818"E

Error North: 0.00003 East: 0.00001

Precision 1: 3947601900.0000



CENTER OF SEC 5, T.4N., R.1W
 FOUND BRASS CAP FLUSH
 STAMPED LS 9753
 N89°41'19"W 2619.85'
 E1/4 COR SEC 5, T.4N., R.1W.,
 W1/4 COR SEC 4, T.4N., R.1W.,
 FND 2" ALUM CAP STAMPED
 MARICOPA COUNTY LS 35832 2003
 BASIS OF BEARING
 YEARLING ROAD
 S89°46'48"E
 5255.54' M
 E1/4 COR SEC 4, T.4N., R.1W
 FND 3" BRASS CAP IN HANDHOLE
 STAMPED MARICOPA COUNTY DEPARTMENT OF
 TRANSPORTATION LS 36770
 FOUND 1/2" REBAR
 YPC LS 36562
 VOYAGER SURPRISE 20 LLC
 A.P.N. 503-54-013C
 S89°38'02"E
 1312.60'
 THIS SITE
 PENSICO TRUST COMPANY, LLC
 N89°36'55"W 2626.94'
 HAPPY VALLEY ROAD
 S1/4 COR SEC 5, T.4N., R.1W
 FOUND ALUMINUM CAP IN HANDHOLE
 STAMPED 1/4 5/6 2003 LS 35832
 ARIZONA STATE LAND
 SE COR SEC 5, T.4N., R.1W.,
 SW COR SEC 4, T.4N., R.1W.,
 FOUND 2" ALUM CAP
 STAMPED LS 33307 2011
 N00°02'15"E
 1321.12'
 N00°01'59"E 1321.09'
 660.55'
 660.55'
 660.98'
 S00°02'31"E
 WILLIAM LYON HOMES INC
 A.P.N. 503-54-006L
 S00°07'05"E 2645.63'
 1313.47'
 POB
 Scale: 1"=300'
 PROFESSIONAL LAND SURVEYOR
 CERTIFICATE NO.
 22282
 JAMES G. SPRING
 Date Signed: 6/5/19
 ARIZONA, U.S.A.

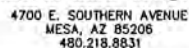


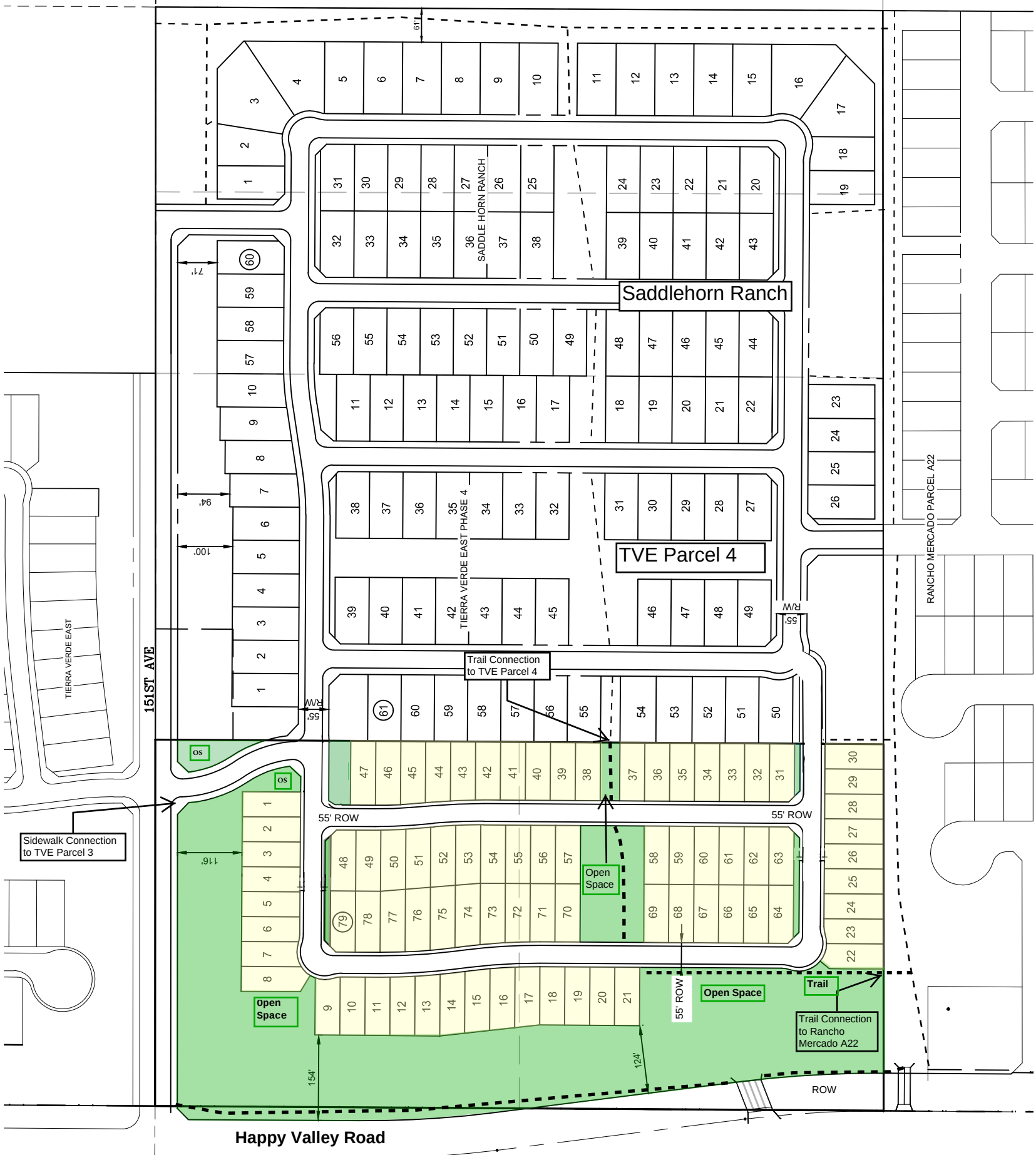
EXHIBIT C 6-5-2019
PENSICO TRUST COMPANY, LLC
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

Exhibit D

Windstone Ranch

Conceptual

Development Plan



This is a conceptual design and the final design will be determined by a final plat.

Rancho Mercado

City of Surprise, Arizona

Planned Area Development

Windstone Ranch proposed (RM-9)
PUD pedestrian access and trails.

LEGEND

- Low Density Residential (LDR) 2.0-5.0 du/ac
- Low Medium Density Residential (LMDR) 4.0-6.0 du/ac
- Medium Density Residential (MDR) 5.0-10.0 du/ac
- High Density Residential (HDR) 15.0 + du/ac
- Community Commercial
- Commercial / Employment
- Educational / School
- Recreational Open Space
- Open Space/Wash Corridors
- Fire Station
- Proposed Future Loop 303 Interchange
- Neighborhood / Community Trail
- Property Boundary
- Proposed Mini Parks (Locations TBD at time of plat)
- Well Site
- Water Campus



LVA
Urban Design
Studio L.L.C.

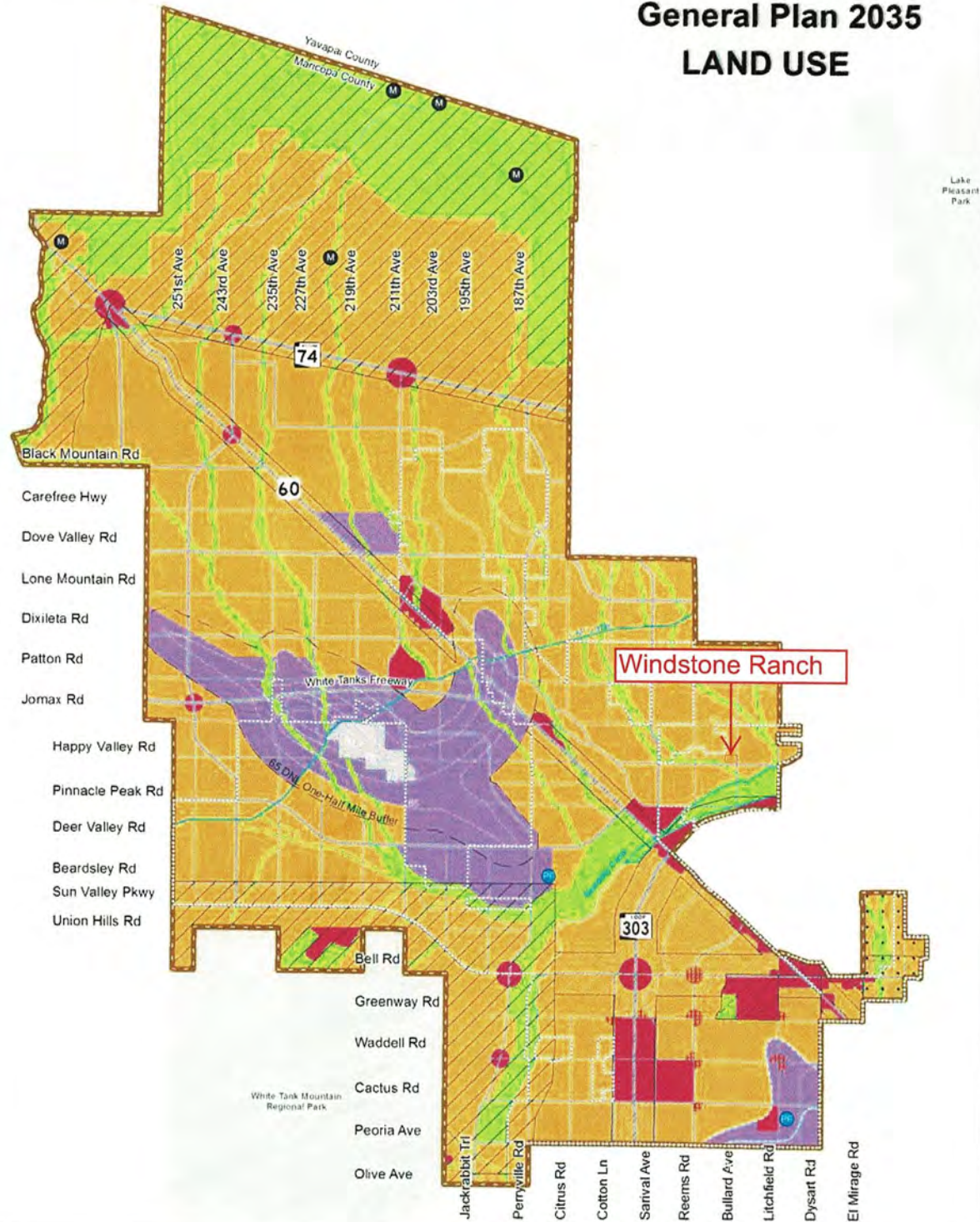
Master Planned Communities,
Land Planning,
Site Planning & Design
Environmental Analysis &
Landscape Design

7602 East Main Street
Scottsdale, Arizona 85251
Phone (480)994-0994
Fax (480)994-7332
www.lva.com

Date: 06-26-06
Drawn By: MR
Revised: 02-23-07

Exhibit F

General Plan 2035 LAND USE



Character Areas

- Neighborhood**
 - Rural
 - Suburban
 - Urban
- Commerce & Office**
 - Mixed Use: Residential
 - Mixed Use: Commercial
 - Regional Commercial
 - Commercial Office
- Employment**
 - Business Park
 - Industrial
- Open Space**
(As described on page 53)

Sub Areas

- Luke Compatibility District
- Scenic Lands Development
- Surprise Center District
- Surprise Heritage District
- Transit Oriented Development District
- Aggregate Resource Areas

Features

- Planning Area
- Aux 1 Noise Contours
- Luke AFB Noise Contours
- Canals
- Military
- Existing Community Commercial
- Public Facility
- Mining

Circulation

- Freeway
- Parkway
- Major Arterial
- Minor Arterial
- BNSF Rail



From: [TOALE, CHRISTOPHER P GS-13 USAF AETC 56 FW/CVE](#)
To: [Allysa Robinson](#)
Cc: [TOALE, CHRISTOPHER P GS-13 USAF AETC 56 FW/CVE](#)
Subject: RE: FS19-263 Windstone Ranch Rezone w/PUD Overlay New Submittal 040819 (APNs 503-54-013A/B)
Date: Monday, April 8, 2019 2:22:16 PM
Attachments: [smime.p7s](#)
[ATT00001.txt](#)
[ATT00002.htm](#)

Ms. Robinson,

Thank you for allowing Luke AFB to make comments for the rezoning with PUD overlay application for the Windstone Ranch project located on undeveloped land on the NE corner of Happy Valley Road and 151st Ave in Surprise, AZ. This application is to change the zoning from Residential Ranch (RR) to Residential Medium Density (RM-9) with a PUD Overlay. The site is located 4.9 miles outside of the Luke AFB Aux-1 2004 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described in the narrative, this request at the location above, will not have a negative impact on Luke AFB Flight Operations. Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights per day, as low as 1,500 feet above the ground. When building we recommend you review the sound attenuation requirements found in A.R.S. § 28-8482.

Regards,

Christopher Toale

Deputy Director

Community Initiatives Team

Luke AFB, AZ

From: Allysa Robinson

Sent: Monday, April 8, 2019 9:47 AM

To: 'Bob Woodring - TEMPX' ; 'Chris Cain - MWD' ; TOALE, CHRISTOPHER P GS-13 USAF AETC 56 FW/CVE ; Christina Betz ; Daniel Trujillo ; 'Debbie Trasancos - MWD' ; 'Don Romero - USPS' ; Donna Miller ; 'Ernest (USPS)' ; 'Eva Pierce' ; Greg Welch ; 'Ibeth - USPS' ; 'Kevin Shipman' ; 'Leslie - MWD' ; 'Mark Frago' ; 'Mary Orta - Surprise Chamber' ; 'Peter Hughes - FCDX' ; 'Project Coordinator' ; 'Raoul Sada - Surprise Chamber' ; 'Richard Hammitt' ; Sandy Simmons ; 'Vern Wolfley - MAG' ; 'Victor.Schaum' ; 'Yvonne Aguirre'

Cc: Lloyd Abrams ; Sergio Angulo

Subject: [Non-DoD Source] FS19-263 Windstone Ranch Rezone w/PUD Overlay New Submittal 040819

Attached please find the **application**, **narrative**, and **site plan** for the above referenced project. Please feel free to contact us with any questions.

Best regards,

Allysa Robinson

Project Coordinator

City of Surprise | Community Development

16000 N. Civic Center Plaza | Surprise AZ | 85374

www.surpriseaz.gov

Phone: 623-222-3099

Fax: 623-222-3001

Allysa.Robinson@surpriseaz.gov

City of Surprise offices open at 8 a.m. and close at 5 p.m. Monday through Friday. More info at www.surpriseaz.gov.

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0.1

08 Apr 2019 16:47:25 -0000

From: [Shipman, Kevin](#)
To: [Allysa Robinson](#)
Cc: [Kent A. Xander](#)
Subject: Re: CR19-103 Windstone Ranch Rezone
Date: Tuesday, February 19, 2019 3:43:15 PM

RE: Windstone Ranch Rezone

This proposed development doesn't warrant additional capacity concerns for Dysart Unified School District. We have no objections to the project as proposed. We do stress the importance of connectivity; as does the project narrative. We have two school sites identified in Rancho Mercado and significant growth and need forecast in the area. Allowing pedestrians from Windstone Ranch access to trail system to get to potential schools and bus stops is requested. More direct access is preferred whenever possible.

Thanks!

Kevin Shipman

Planning Administrator

Planning Department

Dysart Unified School District

p: 623-876-7976 m: 623-688-4051

a: [15802 N. Parkview Place, Surprise, AZ 85374](#)

w: [dysart.org](#)

On Mon, Feb 11, 2019 at 3:35 PM Allysa Robinson <Allysa.Robinson@surpriseaz.gov> wrote:

Windstone Ranch

CR19-103

NEC of 151st Ave and Happy Valley Rd

APNs: 503-54-013A and 503-54-013B

Rezone 19.92 acres from RR to RM-9 with PUD Overlay

City of Surprise offices open at 8 a.m. and close at 5 p.m. Monday through Friday. More info at www.surpriseaz.gov.

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Arizona law, e-mail communications and e-mail addresses may be public records.
0.1

11 Feb 2019 22:35:30 -0000

--

Kevin Shipman

Planning Administrator

Planning Department

Dysart Unified School District

p: 623-876-7976 **m:** [623-688-4051](tel:623-688-4051)

a: [15802 N. Parkview Place, Surprise, AZ 85374](https://www.google.com/maps/place/15802+N.+Parkview+Place,+Surprise,+AZ+85374/@33.32581,-112.34581,15z)

w: dysart.org



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KAX Group, LLC

WINDSTONE RANCH

City of Surprise Zone Change Case# FS19-263

Neighborhood Meeting Minutes

February 19, 2020 6:00pm-7:00pm

Applicant Attendees:

KAX Group, LLC - Kent A. Xander

City Representatives:

Roland Winter Jr., Council Person
Lloyd Abrams, Assistant Director Planning
Rob Kuhfuss, Planning Supervisor
Sergio Angulo, Planner I

Meeting Summary:

On Wednesday, February 19, 2020, a neighborhood meeting was held at Asante Preparatory Academy – 23251 N. 166th Drive, Surprise, AZ to discuss a proposed rezone from Residential Ranch (RR) to Residential Medium Density (RM-9) regarding 20 gross acres.

The 20-acre vacant land site is located at the NWC of Saddlehorn Road and 151st Avenue alignments ¼ mile north of Happy Valley Road.

No neighbors attended the meeting.

Conclusion:

No public comments.

ORDINANCE # 2020-11

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A REZONE OF 19.92 ACRES FROM RESIDENTIAL RANCH (RR) TO RESIDENTIAL MEDIUM DENSITY (RM-9) WITH A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY FOR WINDSTONE RANCH, LOCATED AT THE NORTHEAST CORNER OF THE HAPPY VALLEY ROAD AND 151ST AVENUE ALIGNMENTS.

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 at the northeast corner of the Happy Valley Road and 151st Avenue alignments;

WHEREAS, the subject site is zoned as Residential Ranch (RR);

WHEREAS, the proposed Rezone to Residential Medium Density (RM-9) with a PUD overlay district is authorized by and satisfies the requirements of Surprise Municipal Code §122-68;

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

WHEREAS, this rezone with PUD overlay is in harmony with the purposes and intent of the Surprise Zoning Ordinance and the Surprise General Plan; and

WHEREAS, on April 2, 2020, the Planning and Zoning Commission recommended approval of the Windstone Ranch rezone with PUD overlay.

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

Section 1. *Rezoning with PUD overlay.* The parcel legally described on Exhibit A and depicted on Exhibit B, known as Windstone Ranch, is rezoned from Residential Ranch (RR) to Residential Medium Density (RM-9) with a Planned Unit Development (PUD) Overlay subject to the following stipulations:

- a. Development and use of the site shall be in substantial conformance with the Zone Change document entitled "Windstone Ranch Zone Change", prepared by Kent A. Xander, revised January 6, 2020 and stamped received January 8, 2020.

- b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

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

Section 3. *Codification.* This ordinance is not of a general nature and will not be codified.

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

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

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

PASSED AND ADOPTED this _____ day of _____ 2020.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A
LEGAL DESCRIPTION

[REDACTED]
LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" ALUMINUM CAP STAMPED MARICOPA COUNTY RLS 35832 2003, ACCEPTED AS THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, FROM WHICH A FOUND 3" BRASS CAP IN HANDHOLE STAMPED MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION 36770, ACCEPTED AS THE EAST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, THEREOF BEARS S89°46'48"E A DISTANCE OF 5255.54 FEET;

THENCE, ALONG THE EAST LINE OF SAID SECTION 5, S00°07'05"E A DISTANCE OF 2645.63 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 5;

THENCE, ALONG THE SOUTH LINE OF SAID SECTION 5, N89°36'55"W A DISTANCE OF 1313.47 FEET TO THE **POINT OF BEGINNING**;

THENCE, CONTINUING ALONG THE SOUTH LINE OF SAID SECTION 5, N89°36'55"W A DISTANCE OF 1313.47 FEET;

THENCE, LEAVING THE SOUTH LINE OF SAID SECTION 5, N00°01'59"E A DISTANCE OF 660.55 FEET;

THENCE, S89°38'02"E A DISTANCE OF 1312.60 FEET;

THENCE, S00°02'31"E A DISTANCE OF 660.98 FEET TO THE SOUTH LINE OF SAID SECTION 5, ALSO BEING THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 867,588 SQUARE FEET OR 19.917 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.

THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE ANY SUBDIVISION REGULATION OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY OTHER LAND DIVISION RESTRICTIONS.

PREPARED BY:
ATWELL, LLC
4700 E. SOUTHERN AVENUE
MESA, ARIZONA 85206
PROJECT NO. 19000032.00:03
JUNE 5TH, 2019



[REDACTED]
PARCEL MAP CHECK REPORT

PREPARED BY:
ATWELL, LLC
4700 E. SOUTHERN AVENUE
MESA, ARIZONA 85206
PROJECT NO. 19000032.00:03
JUNE 5TH, 2019

Name: PENSICO TRUST COMPANY LLC

North: 986610.0910' East: 558609.1815'

Segment #1 : Line

Course: N89°36'54.601"W Length: 1313.4711'

North: 986618.9130' East: 557295.7400'

Segment #2 : Line

Course: N0°01'58.660"E Length: 660.5461'

North: 987279.4590' East: 557296.1200'

Segment #3 : Line

Course: S89°38'01.913"E Length: 1312.6044'

North: 987271.0712' East: 558608.6976'

Segment #4 : Line

Course: S0°02'31.000"E Length: 660.9803'

North: 986610.0910' East: 558609.1815'

Perimeter: 3947.6020' Area: 867587.79 Sq. Ft.

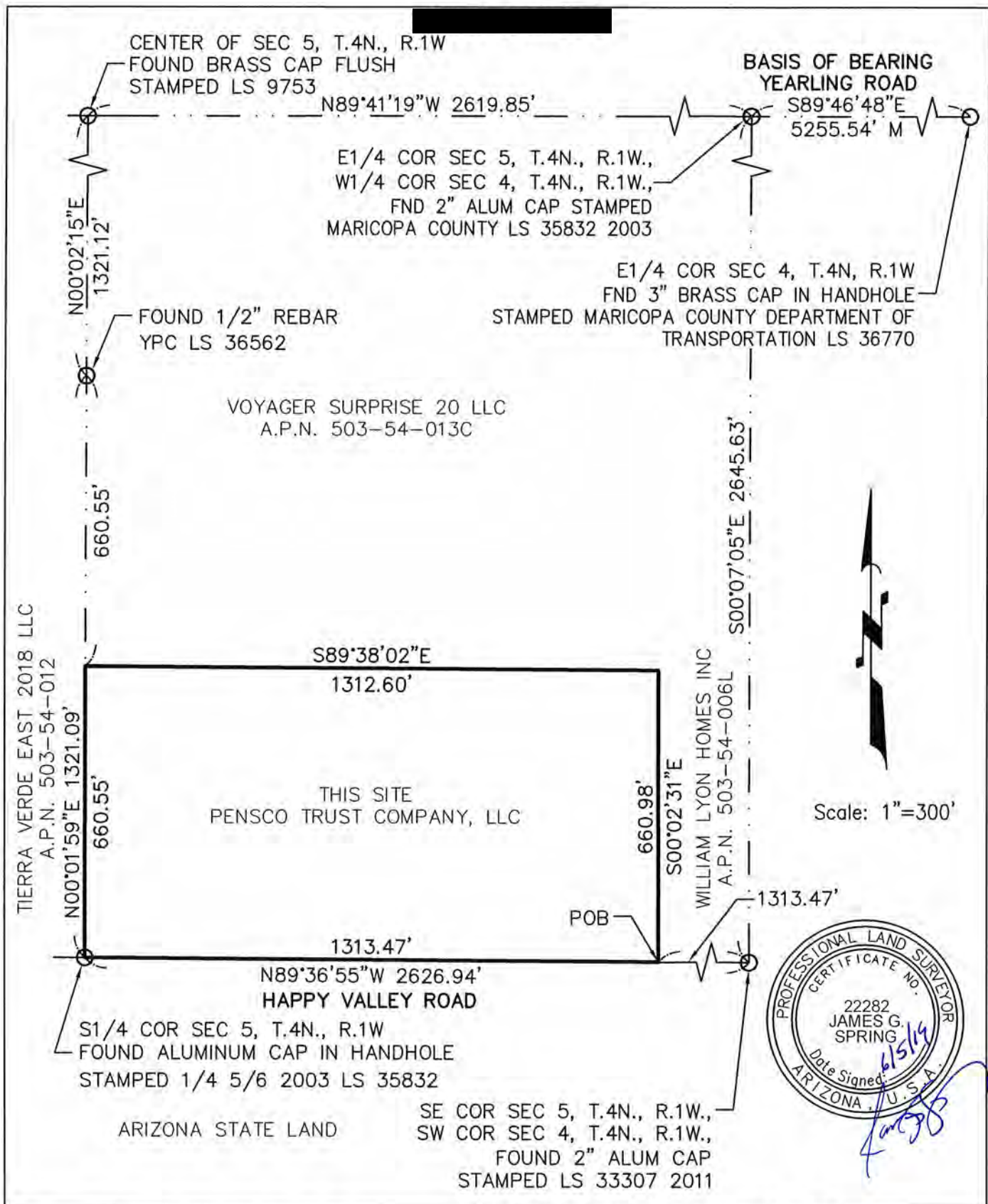
Error Closure: 0.0000 Course: N14°46'33.818"E

Error North: 0.00003 East: 0.00001

Precision 1: 3947601900.0000



EXHIBIT B
MAP OF PROPERTY



ATWELL
866.850.4200 www.atwell-group.com
4700 E. SOUTHERN AVENUE
MESA, AZ 85206
480.218.8831

JOB #19000032.00:03-SHEET 3 OF 3
EXHIBIT C 6-5-2019
PENSICO TRUST COMPANY, LLC
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA



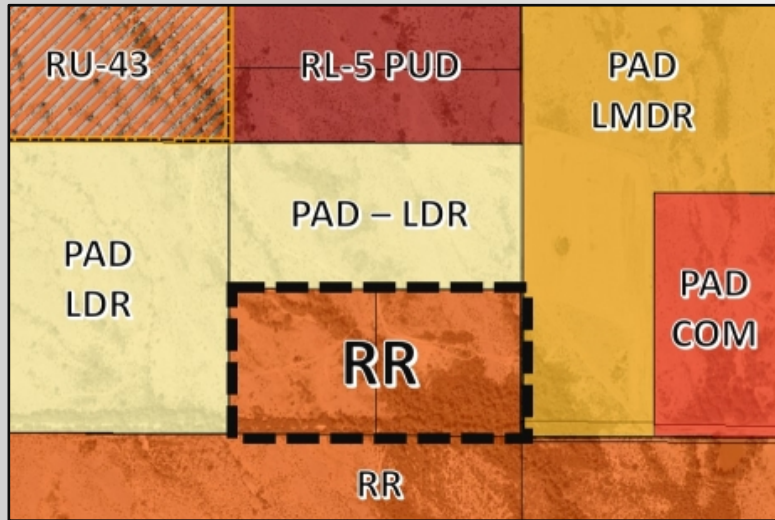
Windstone Ranch Zone Change

City Council
May 5, 2020

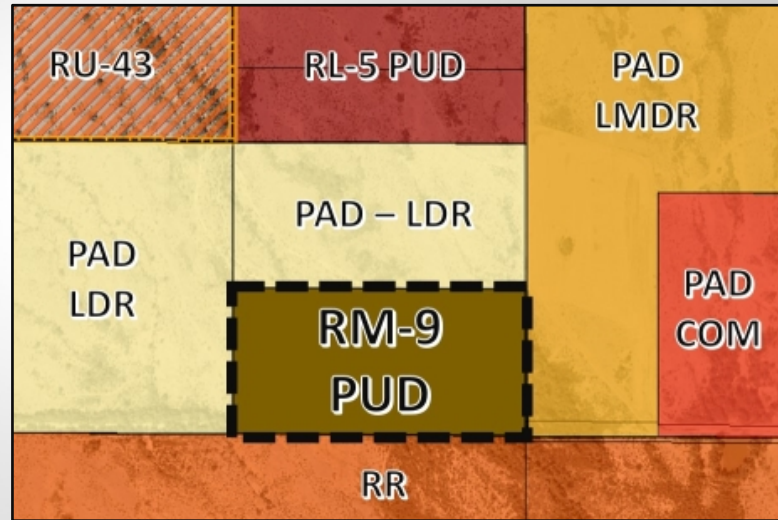


VICINITY MAP

EXISTING

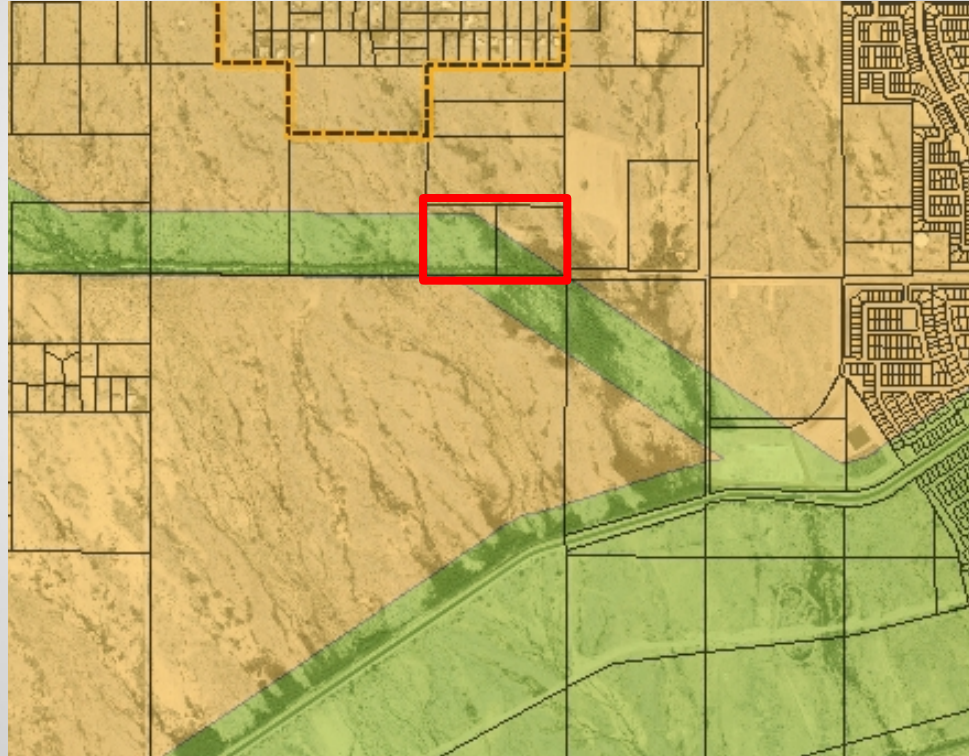


PROPOSED



GP Character Area:
Neighborhood & Open
Space

Max Allowed Density:
Suburban 2-8 DU/Ac
Density Proposed:
3.96 DU/Ac



Development Standard	City Base RM-9 Development Standards	Proposed RM-9 PUD Development Standards
Net Residential Acreage Open Space	20%	44.6%
Maximum Density	9.0	3.96
Minimum Lot Area (sf)	4,500	4,500
Minimum Lot Width (ft)	40	40
Minimum Lot Depth (ft)	100	100
Minimum Front Yard Setback (ft) (livable area / front -facing garage)	12/20 (1)	12/21 (1) (2)
Minimum Side Yard Setback (ft)	- (3)	5
Minimum Rear Yard Setback (ft)	20	20 (5)
Maximum Building Height (ft)	35	35
Driveway Width Percentage	30%	40%
Driveway Area Percentage	30%	40%
Street Side/Corner Lot (ft)	- (4)	5

- (1) Front facing garages shall have a minimum 21-foot front yard setback measured from back of sidewalk.
 (2) 12-foot livable front setback is measured from back of right of way.
 (3) To be determined at Site Plan or Preliminary Plat Review.
 (4) There is not a street side setback requirement in the SUDC.
 (5) Porches/patios may encroach 2.5' into the rear yard setbacks.

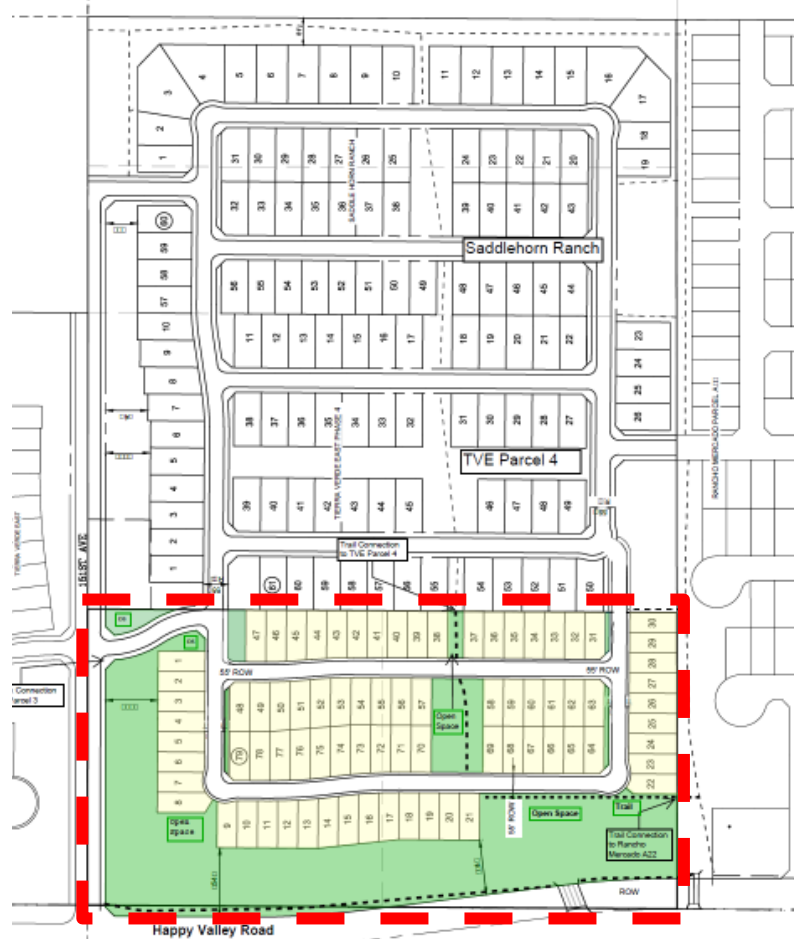
Increase Open Space

Reduce Density

Keep 20' SB and Remove Community Pool

Increase Driveway Area

PUD





CITIZEN OUTREACH

February 19, 2020

- No one from the public attended



P&Z RECOMMENDATION

April 2, 2020

- The P&Z Commission passed a motion to recommend approval to the City Council subject to Stipulations 'a' and 'b'.



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: May 5, 2020

Contact Person: Andrea Davis, DIRECTOR -
FINANCE

Submitting Department: Finance

District: Citywide

Staff Recommendations: None

Consent: No

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action adopting the tentative expenditure limitation budget for FY2021 and directing publication of said tentative budget; Resolution # 2020-43.

Motion:

I move to approve Resolution # 2020-43

Background:

The adoption of the tentative budget is the first in a series of three actions by the Mayor and Council that will establish the FY2021 budget and property tax levy amount. The tentative budget sets the maximum expenditure limit for FY2021. After it is adopted, the total expenditures cannot be modified to a higher amount, but can be reduced. The budget forms that serve as Exhibit A to the resolution will be published twice prior to a public hearing and adoption of the final budget that is scheduled to occur on June 2nd. The final step of the FY2021 budget process is adopting the property tax levy on June 16th.

Objective Analysis:

This is the first formal step in the process of adopting and finalizing the FY2021 budget.

Policy Compliant:

This resolution is compliant with City and Council policy, as well as the requirements of Arizona state law.

Financial Impact:

Not applicable; however, items discussed may have an impact on future operations

Budget Impact:

This action will set the maximum expenditure limit for FY2021. Revision can be made to decrease, but not increase the total expenditure amount for the final budget

FTE Impact:

Adoption of the tentative budget may increase the number of FTEs in the FY2021 budget.

ATTACHMENTS:

1. Res. 2020-43 Tentative Budget Resolution rw
-

RESOLUTION 2020-43

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, SETTING FORTH THE TENTATIVE BUDGET IN CONFORMANCE WITH THE EXPENDITURE LIMITATION FOR THE CITY OF SURPRISE FOR FISCAL YEAR 2021.

WHEREAS, pursuant to the provisions of the laws of the State of Arizona, the Mayor and Council of the City of Surprise is required to adopt a budget; and

WHEREAS, the City Manager has prepared and filed with the City Council the City Manager's tentative budget and estimates of expenses for the fiscal year beginning July 1, 2020, and ending June 30, 2021.

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

Section 1. That the statements and schedules attached hereto as Exhibit A and incorporated herein by reference are hereby adopted as the City's official tentative budget and estimates of expenses for the fiscal year beginning July 1, 2020, and ending June 30, 2021, in conformance with the expenditure limitation.

Section 2. That upon approval of the City Council a summary of such official tentative budget and estimates of expenses shall be published in the official City newspaper once a week for two consecutive weeks.

Section 3. That a public hearing shall be held beginning at or after 6:00 p.m. on June 2, 2020, at the Surprise City Council Chambers, 16000 N. Civic Center Plaza, Surprise, Arizona 85374, at which time any taxpayer may appear, either in person, or in the event City Hall remains closed due to the Covid-19 pandemic, by telecommunication technology, and be heard in favor of or against any proposed expenditure or tax levy.

Section 4. That in accordance with Section 42-17107, Arizona Revised Statutes, the Truth in Taxation notice shall be published twice in the Daily News Sun or other newspaper of general circulation, at least fourteen but not more than twenty days before, and at least seven but not more than ten days before, the Truth in Taxation hearing, which shall be combined with the public hearing of June 2, 2020, beginning at or after 6:00 p.m. at the City of Surprise Council Chambers 16000 N Civic Center Plaza, Surprise, Arizona.

SIGNATURES ON THE FOLLOWING PAGE

APPROVED AND ADOPTED this _____ day of _____, 2020.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT "A"

Fiscal Year 2021 Budget Statements and Schedules

City of Surprise
TABLE OF CONTENTS
Fiscal Year 2021

Resolution for the Adoption of the Budget

Schedule A—Summary Schedule of Estimated Revenues and Expenditures/Expenses

Schedule B—Tax Levy and Tax Rate Information

Schedule C—Revenues Other Than Property Taxes

Schedule D—Summary by Fund Type of Other Financing Sources/<Uses> and Interfund Transfers

Schedule E—Summary by Department of Expenditures/Expenses Within Each Fund Type

Schedule F—Summary by Department of Expenditures/Expenses

Schedule G—Summary by Full-Time Employees and Personnel Compensation

CITY OF SURPRISE
Summary Schedule of Estimated Revenues and Expenditures/Expenses
Fiscal Year 2021

Fiscal Year	S c h	FUNDS								Total All Funds
		General Fund	Special Revenue Fund	Debt Service Fund	Capital Projects Fund	Permanent Fund	Enterprise Funds Available	Internal Service Funds		
2020	Adopted/Adjusted Budgeted Expenditure/Expenses*	118,524,350	49,505,500	7,888,100	86,666,900	0	93,878,100	19,949,100	376,412,050	
2020	Actual Expenditures/Expenses**	107,833,700	16,929,960	7,717,800	37,674,800	0	45,440,300	14,426,900	230,023,460	
2021	Fund Balance/Net Position at July 1***	38,175,400	7,739,540	614,800	56,779,700	0	25,441,640	12,303,200	141,054,280	
2021	Primary Property Tax Levy	9,135,500	0	0	0		0	0	9,135,500	
2021	Secondary Property Tax Levy	0	0	4,669,500	0		0	0	4,669,500	
2021	Estimated Revenues Other than Property Taxes	106,537,900	49,395,400	0	13,769,400	0	65,240,700	17,584,300	252,527,700	
2021	Other Financing Sources	0	0	0	20,700,000	0	1,000,000	0	21,700,000	
2021	Other Financing (Uses)	0	0	0	0	0	0	0	0	
2021	Interfund Transfers In	7,778,500	6,821,800	3,435,200	8,228,000	0	12,906,000	1,500,000	40,669,500	
2021	Interfund Transfers (Out)	(5,894,800)	(4,585,300)	0	(9,236,700)	0	(20,952,700)	0	(40,669,500)	
2021	Reduction for Amounts Not Available:									
LESS:	Amounts for Future Debt Retirement:									
2021	Total Financial Resources Available	155,732,500	59,371,440	8,719,500	90,240,400	0	83,635,640	31,387,500	429,086,980	
2021	Budgeted Expenditures/Expenses	116,635,700	57,767,800	8,290,200	79,159,500	0	102,549,400	23,909,700	388,312,300	

EXPENDITURE LIMITATION COMPARISON

1. Budgeted expenditure/expenses
2. Add/subtract: estimated net reconciling items
3. Budgeted expenditures/expenses adjusted for reconciling items
4. Less: estimated exclusions
5. Amount subject to the expenditure limitation
6. EEC expenditure limitation

	2020	2021
\$	376,412,050	\$ 388,312,300
	(2,882,400)	(5,845,300)
	372,439,350	381,333,200
	58,581,100	66,242,700
\$	313,858,250	\$ 315,090,500
\$	1,095,795,955	\$ 1,144,324,466

The city/town does not levy property taxes and does not have special assessment districts for which property taxes are levied. Therefore, Schedule B has been omitted.

- * Includes Expenditure/Expense Adjustments Approved in the current year from Schedule E.
 ** Includes actual amounts as of the date the proposed budget was prepared, adjusted for estimated activity for the remainder of the fiscal year.
 *** Amounts on this line represent Fund Balance/Net Position amounts except for amounts not in spendable form (e.g., prepaids and inventories) or legally or contractually required to be maintained intact (e.g., principal of a permanent fund).

CITY/TOWN OF SURPRISE
Tax Levy and Tax Rate Information
Fiscal Year 2021

	<u>2020</u>	<u>2021</u>
1. Maximum allowable primary property tax levy. A.R.S. §42-17051(A)	\$ <u>10,487,576</u>	\$ <u>10,987,594</u>
2. Amount received from primary property taxation in the current year in excess of the sum of that year's maximum allowable primary property tax levy. A.R.S. §42-17102(A)(18)	\$ <u> </u>	
3. Property tax levy amounts		
A. Primary property taxes	\$ <u>8,551,100</u>	\$ <u>9,135,500</u>
B. Secondary property taxes	<u>4,370,900</u>	<u>4,669,500</u>
C. Total property tax levy amounts	\$ <u>12,922,000</u>	\$ <u>13,805,000</u>
4. Property taxes collected*		
A. Primary property taxes		
(1) Current year's levy	\$ <u>8,551,100</u>	
(2) Prior years' levies		
(3) Total primary property taxes	\$ <u>8,551,100</u>	
B. Secondary property taxes		
(1) Current year's levy	\$ <u>4,370,900</u>	
(2) Prior years' levies		
(3) Total secondary property taxes	\$ <u>4,370,900</u>	
C. Total property taxes collected	\$ <u>12,922,000</u>	
5. Property tax rates		
A. City/Town tax rate		
(1) Primary property tax rate	<u>0.7591</u>	<u>0.7591</u>
(2) Secondary property tax rate	<u>.3880</u>	<u>0.3880</u>
(3) Total city/town tax rate	<u>1.1471</u>	<u>1.1471</u>
B. Special assessment district tax rates		
Secondary property tax rates - As of the date the proposed budget was prepared, the city/town was operating <u>115</u> special assessment districts for which secondary property taxes are levied. For information pertaining to these special assessment districts and their tax rates, please contact the city/town.		

* Includes actual property taxes collected as of the date the proposed budget was prepared, plus estimated property tax collections for the remainder of the fiscal year.

CITY OF SURPRISE
Revenues Other Than Property Taxes
Fiscal Year 2021

SOURCE OF REVENUES	ESTIMATED REVENUE 2020	ACTUAL REVENUES 2020*	ESTIMATED REVENUES 2021
GENERAL FUND			
Charges for Services/Other			
City Clerk	\$ 210,000	\$ 131,300	\$ 210,000
City Court	1,373,200	1,214,500	1,373,200
Community Development	5,775,000	11,581,200	5,775,000
Economic Development	150,000	110,000	150,000
Finance	84,200	81,100	84,200
Fire - Medical	92,700	54,900	92,700
General Operations	899,400	1,147,200	899,400
Human Svcs and Comm Vitality	69,600	56,400	69,600
Parks and Recreation	2,096,200	1,485,100	2,096,200
Police	133,400	139,500	133,400
Public Works	2,668,000	(3,152,500)	2,668,000
	\$ 13,551,700	\$ 12,848,700	\$ 13,551,700
Franchise Fees			
APS Franchise Revenue	\$ 2,819,200	\$ 2,378,000	\$ 2,819,200
Business License Revenue	382,000	388,400	382,000
Cable TV Franchise Revenue	1,217,000	1,000,000	1,217,000
Sanitation Haulers License Rev	64,000	75,900	64,000
Southwest Gas Franchise Rev	308,400	304,100	308,400
Water Franchise Revenue	593,400	488,400	593,400
	\$ 5,384,000	\$ 4,634,800	\$ 5,384,000
Intergovernmental			
Auto Lieu Tax (VLT)-County	\$ 5,823,000	\$ 4,830,300	\$ 5,823,000
Non-Grant Intergovtl Rev-Local	200,800	85,700	200,800
Non-Grant Intergovtl Rev-County	150,000	150,000	150,000
State Fire Ins Premium Tax Rev	260,000	364,000	260,000
State Shared Income Tax Rev	17,347,200	17,866,200	17,347,200
State Shared Sales Tax Rev	14,062,500	11,395,000	14,062,500
	\$ 37,843,500	\$ 34,691,200	\$ 37,843,500
Local Sales Tax			
Bed Tax Revenue	\$ 172,000	\$ 151,800	\$ 172,000
Construction Sales Tax Revenue	1,250,000	1,250,000	0
Local Sales Tax Revenue	49,586,700	42,506,100	49,586,700
	\$ 51,008,700	\$ 43,907,900	\$ 49,758,700
General Fund Total	\$ 107,787,900	\$ 96,082,600	\$ 106,537,900

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF SURPRISE
Revenues Other Than Property Taxes
Fiscal Year 2021

SOURCE OF REVENUES	ESTIMATED REVENUE 2020	ACTUAL REVENUES 2020*	ESTIMATED REVENUES 2021
SPECIAL REVENUE FUND			
Animal Seizure Bond Forfeiture			
Charges for Services/Other	\$ 1,000	\$ 0	\$ 0
	\$ 1,000	\$ 0	\$ 0
Arizona Office of Tourism			
Non-Grant Intergovtl Rev-State	\$ 106,800	\$ 106,800	\$ 106,800
	\$ 106,800	\$ 106,800	\$ 106,800
Donations			
Charges for Services/Other	\$ 129,500	\$ 117,600	\$ 142,500
	\$ 129,500	\$ 117,600	\$ 142,500
Grants			
Charges for Services/Other	\$ 24,381,900	\$ 57,900	\$ 25,040,800
Area Agency on Aging-Federal	80,000	80,000	0
DEA-DAG Revenue-Federal	16,400	9,500	0
Federal Grant Revenue	1,296,200	880,600	1,263,300
State Grant Revenue	2,000	17,100	0
	\$ 25,776,500	\$ 1,045,100	\$ 26,304,100
Highway User Revenue			
Charges for Services/Other	\$ 9,500	\$ 7,700	\$ 9,500
Highway User Tax Revenue-State	8,560,000	9,344,600	8,560,000
	\$ 8,569,500	\$ 9,352,300	\$ 8,569,500
Highway User Revenue Capital			
Charges for Services/Other	\$ 0	\$ 25,300	\$ 0
	\$ 0	\$ 25,300	\$ 0
LTAF III/ALF			
State Shared Lottery Tax Rev	\$ 369,100	\$ 347,100	\$ 369,100
	\$ 369,100	\$ 347,100	\$ 369,100
Municipal Court Enhancement			
Charges for Services/Other	\$ 85,800	\$ 80,700	\$ 85,800
	\$ 85,800	\$ 80,700	\$ 85,800
Municipal Court FARE			
Charges for Services/Other	\$ 0	\$ 100	\$ 0
Non-Grant Intergovtl Rev-State	5,500	5,600	5,500
	\$ 5,500	\$ 5,700	\$ 5,500
Municipal Court JCEF			
Charges for Services/Other	\$ 20,000	\$ 19,800	\$ 20,000
	\$ 20,000	\$ 19,800	\$ 20,000

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF SURPRISE
Revenues Other Than Property Taxes
Fiscal Year 2021

SOURCE OF REVENUES	ESTIMATED REVENUE 2020	ACTUAL REVENUES 2020*	ESTIMATED REVENUES 2021
Municipal Court MFTG			
Charges for Services/Other	\$ 0	\$ 200	\$ 0
Non-Grant Intergovtl Rev-State	6,500	9,700	6,500
	\$ 6,500	\$ 9,900	\$ 6,500
Neighborhood Revitalization			
Charges for Services/Other	\$ 109,000	\$ 0	\$ 0
Federal Grant Revenue	2,769,000	857,300	2,488,200
Grant Revenue-Program Income	982,600	108,600	941,900
State Grant Revenue	100,000	100,000	0
	\$ 3,960,600	\$ 1,065,900	\$ 3,430,100
Net Premium Seating			
Charges for Services/Other	\$ 30,000	\$ 12,900	\$ 30,000
	\$ 30,000	\$ 12,900	\$ 30,000
Program 1033 Auction Proceeds			
Charges for Services/Other	\$ 1,000	\$ 0	\$ 1,000
	\$ 1,000	\$ 0	\$ 1,000
SB1398 Fines			
Charges for Services/Other	\$ 15,900	\$ 20,100	\$ 15,900
	\$ 15,900	\$ 20,100	\$ 15,900
SLIDs			
Charges for Services/Other	\$ 0	\$ 4,100	\$ 0
Special Assessment District Property Tax	2,764,600	2,752,100	5,452,700
	\$ 2,764,600	\$ 2,756,200	\$ 5,452,700
SPD DEA			
Charges for Services/Other	\$ 0	\$ 300	\$ 0
	\$ 0	\$ 300	\$ 0
SPD RICO			
Charges for Services/Other	\$ 245,000	\$ 207,100	\$ 245,000
	\$ 245,000	\$ 207,100	\$ 245,000
SPD Towing			
Charges for Services/Other	\$ 62,500	\$ 47,500	\$ 62,500
	\$ 62,500	\$ 47,500	\$ 62,500
Sports and Tourism Fund			
Charges for Services/Other	\$ 2,493,300	\$ 1,680,600	\$ 2,493,300
	\$ 2,493,300	\$ 1,680,600	\$ 2,493,300
Spring Trng Ticket Surcharge			
Charges for Services/Other	\$ 689,000	\$ 381,400	\$ 689,000
	\$ 689,000	\$ 381,400	\$ 689,000

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF SURPRISE
Revenues Other Than Property Taxes
Fiscal Year 2021

SOURCE OF REVENUES	ESTIMATED REVENUE 2020	ACTUAL REVENUES 2020*	ESTIMATED REVENUES 2021
Stadium Improvements			
Charges for Services/Other	\$ 137,100	\$ 137,100	\$ 137,100
	\$ 137,100	\$ 137,100	\$ 137,100
SW Gas Capital Expenditures			
Franchise Fees	\$ 0	\$ 156,300	\$ 325,000
	\$ 0	\$ 156,300	\$ 325,000
Tourism			
Local Sales Tax	\$ 605,400	\$ 659,000	\$ 605,400
	\$ 605,400	\$ 659,000	\$ 605,400
Unclaimed Property Disposal			
Charges for Services/Other	\$ 1,000	\$ 0	\$ 1,000
	\$ 1,000	\$ 0	\$ 1,000
Wildland Fire			
Non-Grant Intergovtl Rev-State	\$ 297,600	\$ 118,600	\$ 297,600
	\$ 297,600	\$ 118,600	\$ 297,600
Special Revenue Fund Total	\$ 46,373,200	\$ 18,353,300	\$ 49,395,400
DEBT SERVICE FUND			
Election 2017 Debt Service			
Charges for Services/Other	\$ 0	\$ 7,700	\$ 0
	\$ 0	\$ 7,700	\$ 0
Stadium Gov Debt Service 2015			
Charges for Services/Other	\$ 0	\$ 1,300	\$ 0
	\$ 0	\$ 1,300	\$ 0
Debt Service Fund Total	\$ 0	\$ 9,000	\$ 0
CAPITAL PROJECTS FUND			
163rd Ave Dev 2014 Law			
Charges for Services/Other	\$ 1,100	\$ 2,000	\$ 2,000
	\$ 1,100	\$ 2,000	\$ 2,000
Fire & EMS Dev Fee			
Charges for Services/Other	\$ 1,100,000	\$ 1,004,700	\$ 897,600
	\$ 1,100,000	\$ 1,004,700	\$ 897,600
Fire/EMS Dev Fee 2020			
Charges for Services/Other	\$ 0	\$ 288,000	\$ 340,100
	\$ 0	\$ 288,000	\$ 340,100

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF SURPRISE
Revenues Other Than Property Taxes
Fiscal Year 2021

SOURCE OF REVENUES	ESTIMATED REVENUE 2020	ACTUAL REVENUES 2020*	ESTIMATED REVENUES 2021
FS Package Replacement Reserve			
Charges for Services/Other	\$ 0	\$ 600	\$ 0
	\$ 0	\$ 600	\$ 0
General Capital Projects Fund			
Charges for Services/Other	\$ 0	\$ 86,400	\$ 87,300
Franchise Fees	0	169,100	0
Local Sales Tax	3,597,600	8,252,700	5,146,000
	\$ 3,597,600	\$ 8,508,200	\$ 5,233,300
General Govt Dev Fee			
Charges for Services/Other	\$ 323,200	\$ 461,500	\$ 475,400
	\$ 323,200	\$ 461,500	\$ 475,400
Library Dev Fee			
Charges for Services/Other	\$ 20,700	\$ 14,700	\$ 0
	\$ 20,700	\$ 14,700	\$ 0
Park & Rec Dev Fee			
Charges for Services/Other	\$ 1,079,300	\$ 0	\$ 0
	\$ 1,079,300	\$ 0	\$ 0
Parks/Rec Dev Fee 2020			
Charges for Services/Other	\$ 0	\$ 2,008,200	\$ 2,090,300
	\$ 0	\$ 2,008,200	\$ 2,090,300
Police Dev Fee			
Charges for Services/Other	\$ 534,800	\$ 733,800	\$ 756,600
	\$ 534,800	\$ 733,800	\$ 756,600
Public Safety Election 2017			
Charges for Services/Other	\$ 0	\$ 233,500	\$ 233,700
	\$ 0	\$ 233,500	\$ 233,700
Public Works Dev Fee			
Charges for Services/Other	\$ 112,100	\$ 36,800	\$ 0
	\$ 112,100	\$ 36,800	\$ 0
Rds Reg. Sig. SPA 2 4 and 6			
Charges for Services/Other	\$ 20,500	\$ 16,400	\$ 0
	\$ 20,500	\$ 16,400	\$ 0
Rds Regional Sig. SPA 3 and 5			
Charges for Services/Other	\$ 0	\$ 200	\$ 200
	\$ 0	\$ 200	\$ 200

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF SURPRISE
Revenues Other Than Property Taxes
Fiscal Year 2021

SOURCE OF REVENUES	ESTIMATED REVENUE 2020	ACTUAL REVENUES 2020*	ESTIMATED REVENUES 2021
Traffic Election 2017			
Charges for Services/Other	\$ 0	\$ 190,200	\$ 190,400
	\$ 0	\$ 190,200	\$ 190,400
Transportation Improvement			
Charges for Services/Other	\$ 0	\$ 116,600	\$ 107,800
State Grant Revenue	250,000	0	250,000
Local Sales Tax	2,959,700	6,273,000	3,101,900
	\$ 3,209,700	\$ 6,389,600	\$ 3,459,700
Vehicle Replacement			
Charges for Services/Other	\$ 0	\$ 89,000	\$ 90,100
	\$ 0	\$ 89,000	\$ 90,100
Capital Projects Fund Total	\$ 9,999,000	\$ 19,977,400	\$ 13,769,400
ENTERPRISE FUNDS			
Ground Ambulance Capital Fund			
Federal Grant Revenue	\$ 287,200	\$ 305,200	\$ 0
	\$ 287,200	\$ 305,200	\$ 0
Ground Ambulance Service			
Charges for Services/Other	\$ 3,972,000	\$ 3,981,700	\$ 4,071,300
	\$ 3,972,000	\$ 3,981,700	\$ 4,071,300
Sewer Operations			
Charges for Services/Other	\$ 18,984,800	\$ 18,830,300	\$ 20,054,300
	\$ 18,984,800	\$ 18,830,300	\$ 20,054,300
Sewer System Dev Impact Fees			
Charges for Services/Other	\$ 1,903,500	\$ 1,993,400	\$ 2,165,800
	\$ 1,903,500	\$ 1,993,400	\$ 2,165,800
Sewer Utility Capital			
Charges for Services/Other	\$ 0	\$ 88,700	\$ 0
	\$ 0	\$ 88,700	\$ 0
Solid Waste Capital			
Charges for Services/Other	\$ 0	\$ 173,700	\$ 0
	\$ 0	\$ 173,700	\$ 0
Solid Waste Operations			
Charges for Services/Other	\$ 10,277,600	\$ 10,138,700	\$ 12,066,800
	\$ 10,277,600	\$ 10,138,700	\$ 12,066,800

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF SURPRISE
Revenues Other Than Property Taxes
Fiscal Year 2021

SOURCE OF REVENUES	ESTIMATED REVENUE 2020	ACTUAL REVENUES 2020*	ESTIMATED REVENUES 2021
Sr Util. Refund Oblig Ser 2018			
Charges for Services/Other	\$ 0	\$ 8,100	\$ 0
	\$ 0	\$ 8,100	\$ 0
Stormwater Capital			
Charges for Services/Other	\$ 0	\$ 9,200	\$ 0
	\$ 0	\$ 9,200	\$ 0
Stormwater Operations			
Charges for Services/Other	\$ 2,056,500	\$ 1,866,600	\$ 3,483,600
	\$ 2,056,500	\$ 1,866,600	\$ 3,483,600
Water Operations			
Charges for Services/Other	\$ 18,363,900	\$ 20,297,700	\$ 19,913,400
Groundwater Savings Facility	170,000	170,000	170,000
State Grant Revenue	0	19,900	366,100
	\$ 18,533,900	\$ 20,487,600	\$ 20,449,500
Water Resource Dev Impact Fees			
Charges for Services/Other	\$ 2,229,900	\$ 410,600	\$ 459,300
	\$ 2,229,900	\$ 410,600	\$ 459,300
Water System Dev Impact Fees			
Charges for Services/Other	\$ 603,500	\$ 1,722,300	\$ 1,808,300
	\$ 603,500	\$ 1,722,300	\$ 1,808,300
Water Utility Capital			
State Grant Revenue	\$ 0	\$ 0	\$ 50,000
	\$ 0	\$ 0	\$ 50,000
Wtr Res Dev Fee 2020			
Charges for Services/Other	\$ 0	\$ 574,400	\$ 631,800
	\$ 0	\$ 574,400	\$ 631,800
Enterprise Funds Total	\$ 58,848,900	\$ 60,590,500	\$ 65,240,700
INTERNAL SERVICE FUND			
Employee Healthcare - Int Svc			
Charges for Services/Other	\$ 12,184,400	\$ 12,611,000	\$ 14,043,900
	\$ 12,184,400	\$ 12,611,000	\$ 14,043,900
Risk Management - Int Svc Fd			
Charges for Services/Other	\$ 3,265,500	\$ 2,115,000	\$ 2,276,800
	\$ 3,265,500	\$ 2,115,000	\$ 2,276,800

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF SURPRISE
Revenues Other Than Property Taxes
Fiscal Year 2021

SOURCE OF REVENUES	ESTIMATED REVENUE 2020	ACTUAL REVENUES 2020*	ESTIMATED REVENUES 2021
Workers' Compensation			
Charges for Services/Other	\$ 1,017,100	\$ 910,000	\$ 1,263,600
	\$ 1,017,100	\$ 910,000	\$ 1,263,600
Internal Service Fund Total	\$ 16,467,000	\$ 15,636,000	\$ 17,584,300
TOTAL ALL FUNDS	\$ 239,476,000	\$ 210,648,800	\$ 252,527,700

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF SURPRISE
Other Financing Sources/<Uses> and Interfund Transfers
Fiscal Year 2021

FUND	OTHER FINANCING 2021		INTERFUND TRANSFERS 2021	
	SOURCES	<USES>	IN	<OUT>
GENERAL FUND				
General Fund (Franchise Fee In Lieu)	\$	\$	\$ 837,100	\$
General Fund (Cost Allocation)			6,348,500	
General Fund (PILOT)			592,900	
General Fund (Debt)				(1,963,600)
General Fund (Other Transfers)				(3,931,200)
Total General Fund	\$	\$	\$ 7,778,500	\$ (5,894,800)
SPECIAL REVENUE FUND				
Highway User Revenue (Other Transfers)	\$	\$	\$	\$ (4,105,200)
Highway User Revenue Capital (Other Transfers)			3,983,800	
Municipal Art Fund (Other Transfers)			700	
Net Premium Seating (Other Transfers)			125,800	
SPD Towing (Other Transfers)				(200)
Sports and Tourism Fund (Other Transfers)			2,711,500	(12,400)
Tourism (Debt)				(464,400)
Wildland Fire (Other Transfers)				(3,100)
Total Special Revenue Fund	\$	\$	\$ 6,821,800	\$ (4,585,300)
CAPITAL PROJECTS FUND				
Communications Asset Replaceme (Other Transfers)	\$	\$	\$ 84,800	\$
Facilities Asset Replacement (Other Transfers)			852,100	
Fire/EMS Dev Fee 2020 (Debt)				(66,900)
General Capital Projects Fund (Other Transfers)				(8,228,000)
General Govt Dev Fee (Debt)				(367,300)
HSCV Asset Replacement (Other Transfers)			57,700	
IT Asset Replacement (Other Transfers)			2,608,100	
Park & Rec Dev Fee (Debt)				(437,600)
Parks & Recreation Asset Repla (Other Transfers)			1,464,600	
Police Dev Fee (Debt)				(135,400)
Public Safety Election 2017 (Bond Proceeds)	17,200,000			
Sports and Tourism Asset Repl (Other Transfers)			1,510,000	
Traffic Election 2017 (Bond Proceeds)	3,500,000			
Transportation Improvement (Other Transfers)				(1,500)
Vehicle Replacement (Other Transfers)			1,650,700	
Total Capital Projects Fund	\$ 20,700,000	\$	\$ 8,228,000	\$ (9,236,700)
DEBT SERVICE FUND				
Refunded Gov Debt Service 2015 (Debt)	\$	\$	\$ 1,853,100	\$
Stadium Gov Debt Service 2015 (Debt)			1,582,100	
Total Debt Service Fund	\$	\$	\$ 3,435,200	\$

CITY OF SURPRISE
Other Financing Sources/<Uses> and Interfund Transfers
Fiscal Year 2021

FUND	OTHER FINANCING 2021		INTERFUND TRANSFERS 2021	
	SOURCES	<USES>	IN	<OUT>
ENTERPRISE FUNDS				
Ground Ambulance Capital Fund (Other Transfers)	\$	\$	\$ 219,600	\$
Ground Ambulance Service (Other Transfers)				(265,700)
Ground Ambulance Service (PILOT)				(1,700)
Ground Ambulance Service (Cost Allocation)				(745,800)
Refund Sewer Debt Service 2015 (Debt)			805,300	
Sewer Operations (Franchise Fee In Lieu)				(401,100)
Sewer Operations (Cost Allocation)				(1,781,800)
Sewer Operations (PILOT)				(395,400)
Sewer Operations (Other Transfers)				(7,558,700)
Sewer System Dev Impact Fees (Debt)				(2,957,800)
Sewer Utility Capital (Other Transfers)			7,498,700	
Solid Waste Capital (Other Transfers)			1,141,500	
Solid Waste Operations (Franchise Fee In Lieu)				(27,000)
Solid Waste Operations (Cost Allocation)				(1,901,300)
Solid Waste Operations (PILOT)				(12,200)
Solid Waste Operations (Other Transfers)				(1,243,700)
Sr Util. Refund Oblig Ser 2018 (Debt)			2,152,500	
Stormwater Capital (Other Transfers)			1,088,400	(700)
Stormwater Operations (Other Transfers)				(1,101,700)
Stormwater Operations (Cost Allocation)				(241,600)
Stormwater Operations (PILOT)				(2,400)
Water Operations (Franchise Fee In Lieu)				(409,000)
Water Operations (Cost Allocation)				(1,678,000)
Water Operations (PILOT)				(181,200)
Water Operations (Other Transfers)				(45,900)
Water Utility Capital (Bond Proceeds)	1,000,000			
Total Enterprise Funds	\$ 1,000,000	\$	\$ 12,906,000	\$ (20,952,700)
INTERNAL SERVICE FUND				
Workers' Compensation (Other Transfers)	\$	\$	\$ 1,500,000	\$
Total Internal Service Fund	\$	\$	\$ 1,500,000	\$
TOTAL ALL FUNDS	\$ 21,700,000	\$	\$ 40,669,500	\$ (40,669,500)

CITY OF SURPRISE
Expenditures/Expenses by Fund
Fiscal Year 2021

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2020	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2020	ACTUAL EXPENDITURES/ EXPENSES 2020*	BUDGETED EXPENDITURES/ EXPENSES 2021
GENERAL FUND				
General Fund				
City Attorney	\$ 2,371,400	\$	\$ 2,203,100	\$ 2,407,400
City Clerk	593,700		587,000	852,000
City Court	2,626,600		2,509,000	2,650,800
City Manager Office	3,315,400	(50)	3,172,700	3,399,800
Community Development	5,053,400	800	4,546,200	4,823,400
Contingency	2,669,400	(94,300)	250,000	3,305,100
Economic Development	1,507,900		1,449,000	1,496,600
Finance	4,615,600		4,145,700	4,533,400
Fire - Medical	22,849,600	297,300	22,250,000	23,572,700
General Operations	7,419,100		5,667,300	5,596,000
Human Resources	2,690,600		2,483,900	2,681,200
Human Svcs and Comm Vitality	2,449,700	89,200	2,155,300	2,500,000
Information Technology	5,851,650		5,794,600	5,855,600
Mayor and Council	663,800		601,800	671,900
Parks and Recreation	14,444,000	43,000	13,405,400	12,394,200
Police	30,127,300		28,527,300	31,060,000
Public Works	8,939,250		8,085,400	8,835,600
General Fund Total	\$ 118,188,400	\$ 335,950	\$ 107,833,700	\$ 116,635,700
SPECIAL REVENUE FUND				
Animal Seizure Bond Forfeiture				
Police	\$ 1,000	\$	\$	\$
Arizona Office of Tourism				
Sports and Tourism	\$ 106,800	\$	\$ 106,800	\$ 106,800
Donations				
Contingency	\$ 20,200	\$	\$	\$
Economic Development	10,000		10,000	5,000
Fire - Medical	17,800		2,800	17,800
Human Svcs and Comm Vitality	74,800		16,000	74,800
Parks and Recreation	190,000	4,200	49,000	177,500
Police	87,300		18,900	87,300
Sports and Tourism	193,800		11,000	193,800
Grants				
City Attorney	\$ 186,000	\$ (29,800)	\$ 69,400	\$ 86,800
Community Development	126,700	(2,800)	166,800	
Contingency	24,000,000	(1,770,200)		25,000,000
Fire - Medical	141,700	243,800	250,600	703,400
Human Svcs and Comm Vitality	167,600	50,100	202,800	14,900
Police	735,800	(29,200)	339,200	513,900

CITY OF SURPRISE
Expenditures/Expenses by Fund
Fiscal Year 2021

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2020	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2020	ACTUAL EXPENDITURES/ EXPENSES 2020*	BUDGETED EXPENDITURES/ EXPENSES 2021
Highway User Revenue				
Contingency	\$ 698,500	\$ (697,700)	\$	\$ 187,400
General Operations				94,800
Public Works	6,654,700	698,500	6,326,060	6,728,100
Highway User Revenue Capital				
Public Works	\$ 2,421,100	\$ (800)	\$ 784,200	\$ 5,834,200
LTAF II/ALF				
Public Works	\$ 369,100	\$ (21,900)	\$ 347,100	\$ 355,000
Municipal Art Fund				
City Manager Office	\$	\$	\$	\$ 25,000
Contingency	121,000			97,200
Municipal Court Enhancement				
City Court	\$ 40,000	\$	\$ 32,700	\$ 40,000
Contingency	175,400			
Municipal Court FARE				
Contingency	\$ 15,400	\$	\$	\$
Municipal Court JCEF				
Contingency	\$ 63,500	\$	\$	\$
Municipal Court MFTG				
City Court	\$	\$	\$	\$
Contingency	21,800			
Neighborhood Revitalization				
Human Svcs and Comm Vitality	\$ 3,851,700	\$ (56,900)	\$ 1,056,700	\$ 3,439,300
Net Premium Seating				
Contingency	\$ 44,200	\$	\$	\$
Sports and Tourism	165,000		176,700	165,000
Program 1033 Auction Proceeds				
Contingency	\$ 4,700	\$	\$	\$
Police	700		200	700
Proposition 400				
Contingency	\$ 400	\$	\$	\$
SB1398 Fines				
Contingency	\$ 20,400	\$	\$	\$
Police	15,900		15,000	15,900
SLIDs				
General Operations	\$ 2,882,400	\$	\$ 2,417,400	\$ 5,845,300
SPD DEA				
Contingency	\$ 16,100	\$	\$	\$

CITY OF SURPRISE
Expenditures/Expenses by Fund
Fiscal Year 2021

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2020	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2020	ACTUAL EXPENDITURES/ EXPENSES 2020*	BUDGETED EXPENDITURES/ EXPENSES 2021
SPD RICO				
Contingency	\$ 374,400	\$	\$	\$
Police	985,800		650,100	510,800
SPD Towing				
Contingency	\$ 63,200	\$	\$	\$
Police	338,900		278,500	115,500
Sports and Tourism Fund				
Sports and Tourism	\$ 3,353,400	\$	\$ 2,941,100	\$ 5,541,800
Spring Trng Ticket Surcharge				
Contingency	\$	\$	\$	\$ 600,000
Sports and Tourism	689,000		381,400	689,000
SW Gas Capital Expenditures				
Contingency	\$	\$	\$	\$ 243,700
Public Works	75,000	81,300	156,300	81,300
Tourism				
Contingency	\$ 761,500	\$ (175,000)	\$	\$ 5,000
Sports and Tourism		175,000		
Unclaimed Property Disposal				
Contingency	\$ 6,600	\$	\$	\$
Police	1,000			1,000
Wildland Fire				
Contingency	\$ 584,700	\$	\$	\$
Fire - Medical	161,900		123,200	169,800
Special Revenue Fund Total	\$ 51,036,900	\$ (1,531,400)	\$ 16,929,960	\$ 57,767,800
DEBT SERVICE FUND				
Election 2017 Debt Service				
Contingency	\$ 170,300	\$	\$	\$
General Operations	4,285,300		4,285,300	4,855,000
Refunded Gov Debt Service 2015				
General Operations	\$ 1,851,600	\$	\$ 1,851,600	\$ 1,853,100
Stadium Gov Debt Service 2015				
General Operations	\$ 1,580,900	\$	\$ 1,580,900	\$ 1,582,100
Debt Service Fund Total	\$ 7,888,100	\$	\$ 7,717,800	\$ 8,290,200
CAPITAL PROJECTS FUND				
163rd Ave Dev 2014 Law				
Public Works	\$ 111,700	\$	\$	\$ 115,500

CITY OF SURPRISE
Expenditures/Expenses by Fund
Fiscal Year 2021

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2020	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2020	ACTUAL EXPENDITURES/ EXPENSES 2020*	BUDGETED EXPENDITURES/ EXPENSES 2021
Communications Asset Replaceme				
City Manager Office	\$	\$	\$	\$ 84,800
Facilities Asset Replacement				
Public Works	\$	\$	\$	\$ 852,100
Fire & EMS Dev Fee				
Contingency	\$ 3,538,800	\$	\$	\$
Fire/EMS Dev Fee 2020				
Fire - Medical	\$	\$	\$	\$ 262,000
General Operations				29,300
General Capital Projects Fund				
City Manager Office	\$ 35,000	\$	\$ 25,200	\$
Community Development	1,185,700	(28,500)	113,500	1,043,700
Contingency	2,493,900	445,200		4,084,000
Economic Development	990,800	(117,200)	408,500	465,100
Fire - Medical	591,500	(32,000)	406,500	1,412,000
Human Svcs and Comm Vitality	42,000		10,000	
Information Technology	2,083,600		926,800	236,800
Parks and Recreation	2,554,600	(223,600)	966,000	963,800
Police	459,900		459,900	138,000
Public Works	6,711,300	(43,900)	5,811,300	2,935,500
Sports and Tourism	250,000		188,000	100,000
General Govt Dev Fee				
Contingency	\$ 278,300	\$	\$	\$
HSCV Asset Replacement				
Human Svcs and Comm Vitality	\$	\$	\$	\$ 57,700
IT Asset Replacement				
Information Technology	\$	\$	\$	\$ 2,608,100
Library Dev Fee				
Contingency	\$	\$ 938,000	\$	\$
Parks and Recreation	3,788,200	(938,000)	2,849,100	
Park & Rec Dev Fee				
Contingency	\$ 1,899,700	\$ (85,900)	\$	\$
General Operations	280,000		241,600	59,800
Parks and Recreation		85,900	72,200	13,700
Parks & Recreation Asset Repla				
Parks and Recreation	\$	\$	\$	\$ 1,464,600
Parks/Rec Dev Fee 2020				
General Operations	\$	\$ 50,000	\$ 250,000	\$ 279,300

CITY OF SURPRISE
Expenditures/Expenses by Fund
Fiscal Year 2021

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2020	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2020	ACTUAL EXPENDITURES/ EXPENSES 2020*	BUDGETED EXPENDITURES/ EXPENSES 2021
Pavmnt Preservtn Election 2017				
City Manager Office	\$ 131,200	\$	\$	\$ 131,200
Contingency	52,800	526,900		214,000
General Operations	8,900		8,900	8,900
Public Works	5,409,400	(526,900)	514,600	4,367,900
Police Dev Fee				
Contingency	\$ 2,985,600	\$	\$	\$
General Operations				27,800
Police	326,000		326,000	50,000
Public Safety Election 2017				
City Manager Office	\$ 421,200	\$	\$ 25,000	\$ 421,100
Contingency	45,100	256,900		676,100
Fire - Medical	9,701,800	(220,300)	3,190,600	13,417,300
General Operations	14,900		453,500	14,900
Police	1,546,600	100	144,500	11,247,900
Public Works	3,138,900	(36,700)	3,102,200	
Public Works Dev Fee				
Contingency	\$	\$ 1,071,500	\$	\$
Public Works	8,173,800	(1,071,500)	7,076,200	
Rds Reg. Sig. SPA 2 4 and 6				
Contingency	\$	\$ 52,200	\$	\$
Public Works	2,456,200	(52,200)	2,399,900	
Rds Regional Sig. SPA 3 and 5				
Contingency	\$ 23,900	\$	\$	\$ 24,800
Sports and Tourism Asset Repl				
Sports and Tourism	\$	\$	\$	\$ 1,510,000
Traffic Election 2017				
City Manager Office	\$ 203,300	\$	\$	\$ 203,300
Contingency	98,600	297,900		1,882,700
General Operations	11,600		73,000	11,600
Public Works	11,959,500	(297,900)	3,110,800	10,936,200
Transportation Improvement				
Community Development	\$ 171,200	\$	\$ 10,800	\$ 560,400
Contingency	1,565,400	(1,437,500)		1,000,000
Public Works	4,513,600	2,380,400	1,833,300	11,718,400
Vehicle Replacement				
Contingency	\$ 278,900	\$ 131,700	\$	\$
Fire - Medical	1,932,800	(31,300)	1,451,000	450,500
Public Works	3,207,800	(100,400)	1,225,900	3,078,700
Capital Projects Fund Total	\$ 85,674,000	\$ 992,900	\$ 37,674,800	\$ 79,159,500

CITY OF SURPRISE
Expenditures/Expenses by Fund
Fiscal Year 2021

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2020	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2020	ACTUAL EXPENDITURES/ EXPENSES 2020*	BUDGETED EXPENDITURES/ EXPENSES 2021
ENTERPRISE FUNDS				
Ground Ambulance Capital Fund				
Fire - Medical	\$ 730,100	\$ (2,600)	\$ 710,200	\$ 17,300
Ground Ambulance Service				
Contingency	\$ 419,800	\$	\$	\$
Fire - Medical	3,225,200		3,425,300	3,249,400
General Operations				11,700
Refund Sewer Debt Service 2015				
General Operations	\$ 812,700	\$	\$ 812,700	\$ 805,300
Sewer Operations				
City Manager Office	\$ 32,900	\$	\$ 29,300	\$ 33,600
Contingency	3,629,300			4,421,600
Finance	874,600		807,500	848,800
General Operations	590,600		590,600	1,548,100
Information Technology	44,600		44,300	44,900
Public Works	163,700		131,800	147,300
Water Resource Management	9,223,900		8,094,100	10,199,500
Sewer System Dev Impact Fees				
Contingency	\$ 407,200	\$	\$	\$
General Operations	5,800			64,400
Water Resource Management	300,000			300,000
Sewer Utility Capital				
Contingency	\$ 5,847,000	\$ (547,700)	\$	\$ 6,199,800
Public Works	945,200	100	427,400	595,200
Water Resource Management	8,750,900	547,600	1,479,600	15,265,000
Solid Waste Capital				
Contingency	\$ 164,000	\$ 18,800	\$	\$ 186,700
Public Works	3,734,800	(18,800)	2,836,500	2,754,500
Solid Waste Operations				
City Manager Office	\$ 400	\$	\$ 400	\$ 400
Contingency	1,141,000			2,342,000
Finance	379,900		348,600	365,100
General Operations				59,400
Information Technology	19,200		19,000	18,900
Public Works	6,425,000		5,910,000	6,494,800
Sr Util. Refund Oblig Ser 2018				
General Operations	\$ 2,152,500	\$	\$ 2,152,500	\$ 2,152,500

CITY OF SURPRISE
Expenditures/Expenses by Fund
Fiscal Year 2021

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2020	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2020	ACTUAL EXPENDITURES/ EXPENSES 2020*	BUDGETED EXPENDITURES/ EXPENSES 2021
Stormwater Capital				
Contingency	\$	\$ 2,400	\$	\$ 27,100
Information Technology	75,000		75,000	
Public Works	928,800	(2,400)	724,300	1,117,100
Water Resource Management	632,800			800,000
Stormwater Operations				
Contingency	\$ 189,000	\$	\$	\$ 187,500
Finance	118,500		109,700	104,000
General Operations				1,500
Information Technology	5,800		5,600	4,600
Public Works	499,300		463,200	468,600
Water Resource Management	360,800		341,500	517,800
Water Operations				
City Manager Office	\$ 36,900	\$	\$ 33,300	\$ 37,600
Contingency	3,897,800			4,399,400
Finance	1,446,600	300,000	1,630,900	1,912,000
General Operations				212,000
Information Technology	33,200		32,600	37,400
Public Works	462,600		415,600	445,400
Water Resource Management	10,658,200	(48,200)	7,913,100	11,313,900
Water Resource Dev Impact Fees				
Contingency	\$ 2,838,700	\$	\$	\$
General Operations	5,800			5,800
Water System Dev Impact Fees				
Contingency	\$ 3,365,500	\$ 43,500	\$	\$ 3,691,600
General Operations	5,800		1,138,100	1,733,700
Water Resource Management	1,356,500	(43,500)		1,813,000
Water Utility Capital				
Contingency	\$ 3,416,900	\$ 284,000	\$	\$ 3,916,900
Finance	5,416,600	(118,900)	3,219,100	2,578,500
Public Works	383,200	(36,400)	69,800	349,100
Water Resource Management	6,535,000	(76,900)	1,448,700	7,331,900
Wtr Res Dev Fee 2020				
General Operations	\$	\$	\$	\$ 29,300
Water Resource Management	887,500			1,387,500
Enterprise Funds Total	\$ 93,577,100	\$ 301,000	\$ 45,440,300	\$ 102,549,400
INTERNAL SERVICE FUND				
Employee Healthcare - Int Svc				
Contingency	\$ 2,646,300	\$	\$	\$ 2,646,300
Human Resources	11,939,200		11,485,100	14,047,100

CITY OF SURPRISE
Expenditures/Expenses by Fund
Fiscal Year 2021

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2020	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2020	ACTUAL EXPENDITURES/ EXPENSES 2020*	BUDGETED EXPENDITURES/ EXPENSES 2021
Risk Management - Int Svc Fd				
City Attorney	\$ 2,319,500	\$	\$ 2,148,500	\$ 2,260,700
Contingency	750,000			750,000
Workers' Compensation				
City Attorney	\$ 794,100	\$	\$ 793,300	\$ 1,205,600
Contingency	1,500,000			3,000,000
Internal Service Fund Total	\$ 19,949,100	\$	\$ 14,426,900	\$ 23,909,700
TOTAL ALL FUNDS	\$ 376,313,600	\$ 98,450	\$ 230,023,460	\$ 388,312,300

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF SURPRISE
Expenditures/Expenses by Department
Fiscal Year 2021

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2020	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2020	ACTUAL EXPENDITURES/ EXPENSES 2020*	BUDGETED EXPENDITURES/ EXPENSES 2021
CITY ATTORNEY				
General Fund	\$ 2,371,400	\$	\$ 2,203,100	\$ 2,407,400
Grants	186,000	(29,800)	69,400	86,800
Risk Management - Int Svc Fd	2,319,500		2,148,500	2,260,700
Workers' Compensation	794,100		793,300	1,205,600
Department Total	\$ 5,671,000	\$ (29,800)	\$ 5,214,300	\$ 5,960,500
CITY CLERK				
General Fund	\$ 593,700	\$	\$ 587,000	\$ 852,000
Department Total	\$ 593,700	\$	\$ 587,000	\$ 852,000
CITY COURT				
General Fund	\$ 2,626,600	\$	\$ 2,509,000	\$ 2,650,800
Municipal Court Enhancement	40,000		32,700	40,000
Municipal Court MFTG				
Department Total	\$ 2,666,600	\$	\$ 2,541,700	\$ 2,690,800
CITY MANAGER OFFICE				
Communications Asset	\$	\$	\$	\$ 84,800
General Capital Projects Fund	35,000		25,200	
General Fund	3,315,400	(50)	3,172,700	3,399,800
Municipal Art Fund				25,000
Pavmnt Preservtn Election 2017	131,200			131,200
Public Safety Election 2017	421,200		25,000	421,100
Sewer Operations	32,900		29,300	33,600
Solid Waste Operations	400		400	400
Traffic Election 2017	203,300			203,300
Water Operations	36,900		33,300	37,600
Department Total	\$ 4,176,300	\$ (50)	\$ 3,285,900	\$ 4,336,800
COMMUNITY DEVELOPMENT				
General Capital Projects Fund	\$ 1,185,700	\$ (28,500)	\$ 113,500	\$ 1,043,700
General Fund	5,053,400	800	4,546,200	4,823,400
Grants	126,700	(2,800)	166,800	
Transportation Improvement	171,200		10,800	560,400
Department Total	\$ 6,537,000	\$ (30,500)	\$ 4,837,300	\$ 6,427,500
CONTINGENCY				
Donations	\$ 20,200	\$	\$	\$
Election 2017 Debt Service	170,300			
Employee Healthcare - Int Svc	2,646,300			2,646,300
Fire & EMS Dev Fee	3,538,800			

CITY OF SURPRISE
Expenditures/Expenses by Department
Fiscal Year 2021

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2020	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2020	ACTUAL EXPENDITURES/ EXPENSES 2020*	BUDGETED EXPENDITURES/ EXPENSES 2021
CONTINGENCY				
General Capital Projects Fund	2,493,900	445,200		4,084,000
General Fund	2,669,400	(94,300)	250,000	3,305,100
General Govt Dev Fee	278,300			
Grants	24,000,000	(1,770,200)		25,000,000
Ground Ambulance Service	419,800			
Highway User Revenue	698,500	(697,700)		187,400
Library Dev Fee		938,000		
Municipal Art Fund	121,000			97,200
Municipal Court Enhancement	175,400			
Municipal Court FARE	15,400			
Municipal Court JCEF	63,500			
Municipal Court MFTG	21,800			
Net Premium Seating	44,200			
Park & Rec Dev Fee	1,899,700	(85,900)		
Pavmnt Preservtn Election 2017	52,800	526,900		214,000
Police Dev Fee	2,985,600			
Program 1033 Auction Proceeds	4,700			
Proposition 400	400			
Public Safety Election 2017	45,100	256,900		676,100
Public Works Dev Fee		1,071,500		
Rds Reg. Sig. SPA 2 4 and 6		52,200		
Rds Regional Sig. SPA 3 and 5	23,900			24,800
Risk Management - Int Svc Fd	750,000			750,000
SB1398 Fines	20,400			
Sewer Operations	3,629,300			4,421,600
Sewer System Dev Impact Fees	407,200			
Sewer Utility Capital	5,847,000	(547,700)		6,199,800
Solid Waste Capital	164,000	18,800		186,700
Solid Waste Operations	1,141,000			2,342,000
SPD DEA	16,100			
SPD RICO	374,400			
SPD Towing	63,200			
Spring Trng Ticket Surcharge				600,000
Stormwater Capital		2,400		27,100
Stormwater Operations	189,000			187,500
SW Gas Capital Expenditures				243,700
Tourism	761,500	(175,000)		5,000
Traffic Election 2017	98,600	297,900		1,882,700
Transportation Improvement	1,565,400	(1,437,500)		1,000,000
Unclaimed Property Disposal	6,600			
Vehicle Replacement	278,900	131,700		
Water Operations	3,897,800			4,399,400
Water Resource Dev Impact Fees	2,838,700			

CITY OF SURPRISE
Expenditures/Expenses by Department
Fiscal Year 2021

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2020	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2020	ACTUAL EXPENDITURES/ EXPENSES 2020*	BUDGETED EXPENDITURES/ EXPENSES 2021
CONTINGENCY				
Water System Dev Impact Fees	3,365,500	43,500		3,691,600
Water Utility Capital	3,416,900	284,000		3,916,900
Wildland Fire	584,700			
Workers' Compensation	1,500,000			3,000,000
Department Total	\$ 73,305,200	\$ (739,300)	\$ 250,000	\$ 69,088,900
ECONOMIC DEVELOPMENT				
Donations	\$ 10,000	\$	\$ 10,000	\$ 5,000
General Capital Projects Fund	990,800	(117,200)	408,500	465,100
General Fund	1,507,900		1,449,000	1,496,600
Department Total	\$ 2,508,700	\$ (117,200)	\$ 1,867,500	\$ 1,966,700
FINANCE				
General Fund	\$ 4,615,600	\$	\$ 4,145,700	\$ 4,533,400
Sewer Operations	874,600		807,500	848,800
Solid Waste Operations	379,900		348,600	365,100
Stormwater Operations	118,500		109,700	104,000
Water Operations	1,446,600	300,000	1,630,900	1,912,000
Water Utility Capital	5,416,600	(118,900)	3,219,100	2,578,500
Department Total	\$ 12,851,800	\$ 181,100	\$ 10,261,500	\$ 10,341,800
FIRE - MEDICAL				
Donations	\$ 17,800	\$	\$ 2,800	\$ 17,800
Fire/EMS Dev Fee 2020				262,000
General Capital Projects Fund	591,500	(32,000)	406,500	1,412,000
General Fund	22,849,600	297,300	22,250,000	23,572,700
Grants	141,700	243,800	250,600	703,400
Ground Ambulance Capital Fund	730,100	(2,600)	710,200	17,300
Ground Ambulance Service	3,225,200		3,425,300	3,249,400
Public Safety Election 2017	9,701,800	(220,300)	3,190,600	13,417,300
Vehicle Replacement	1,932,800	(31,300)	1,451,000	450,500
Wildland Fire	161,900		123,200	169,800
Department Total	\$ 39,352,400	\$ 254,900	\$ 31,810,200	\$ 43,272,200

CITY OF SURPRISE
Expenditures/Expenses by Department
Fiscal Year 2021

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2020	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2020	ACTUAL EXPENDITURES/ EXPENSES 2020*	BUDGETED EXPENDITURES/ EXPENSES 2021
GENERAL OPERATIONS				
Election 2017 Debt Service	\$ 4,285,300	\$	\$ 4,285,300	\$ 4,855,000
Fire/EMS Dev Fee 2020				29,300
General Fund	7,419,100		5,667,300	5,596,000
Ground Ambulance Service				11,700
Highway User Revenue				94,800
Park & Rec Dev Fee	280,000		241,600	59,800
Parks/Rec Dev Fee 2020		50,000	250,000	279,300
Pavmnt Preservtn Election 2017	8,900		8,900	8,900
Police Dev Fee				27,800
Public Safety Election 2017	14,900		453,500	14,900
Refund Sewer Debt Service 2015	812,700		812,700	805,300
Refunded Gov Debt Service 2015	1,851,600		1,851,600	1,853,100
Sewer Operations	590,600		590,600	1,548,100
Sewer System Dev Impact Fees	5,800			64,400
SLIDs	2,882,400		2,417,400	5,845,300
Solid Waste Operations				59,400
Sr Util. Refund Oblig Ser 2018	2,152,500		2,152,500	2,152,500
Stadium Gov Debt Service 2015	1,580,900		1,580,900	1,582,100
Stormwater Operations				1,500
Traffic Election 2017	11,600		73,000	11,600
Water Operations				212,000
Water Resource Dev Impact Fees	5,800			5,800
Water System Dev Impact Fees	5,800		1,138,100	1,733,700
Wtr Res Dev Fee 2020				29,300
Department Total	\$ 21,907,900	\$ 50,000	\$ 21,523,400	\$ 26,881,600
HUMAN RESOURCES				
Employee Healthcare - Int Svc	\$ 11,939,200	\$	\$ 11,485,100	\$ 14,047,100
General Fund	2,690,600		2,483,900	2,681,200
Department Total	\$ 14,629,800	\$	\$ 13,969,000	\$ 16,728,300
HUMAN SVCS AND COMM VITALITY				
Donations	\$ 74,800	\$	\$ 16,000	\$ 74,800
General Capital Projects Fund	42,000		10,000	
General Fund	2,449,700	89,200	2,155,300	2,500,000
Grants	167,600	50,100	202,800	14,900
HSCV Asset Replacement				57,700
Neighborhood Revitalization	3,851,700	(56,900)	1,056,700	3,439,300
Department Total	\$ 6,585,800	\$ 82,400	\$ 3,440,800	\$ 6,086,700

CITY OF SURPRISE
Expenditures/Expenses by Department
Fiscal Year 2021

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2020	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2020	ACTUAL EXPENDITURES/ EXPENSES 2020*	BUDGETED EXPENDITURES/ EXPENSES 2021
INFORMATION TECHNOLOGY				
General Capital Projects Fund	\$ 2,083,600	\$	\$ 926,800	\$ 236,800
General Fund	5,851,650		5,794,600	5,855,600
IT Asset Replacement				2,608,100
Sewer Operations	44,600		44,300	44,900
Solid Waste Operations	19,200		19,000	18,900
Stormwater Capital	75,000		75,000	
Stormwater Operations	5,800		5,600	4,600
Water Operations	33,200		32,600	37,400
Department Total	\$ 8,113,050	\$	\$ 6,897,900	\$ 8,806,300
MAYOR AND COUNCIL				
General Fund	\$ 663,800	\$	\$ 601,800	\$ 671,900
Department Total	\$ 663,800	\$	\$ 601,800	\$ 671,900
PARKS AND RECREATION				
Donations	\$ 190,000	\$ 4,200	\$ 49,000	\$ 177,500
General Capital Projects Fund	2,554,600	(223,600)	966,000	963,800
General Fund	14,444,000	43,000	13,405,400	12,394,200
Library Dev Fee	3,788,200	(938,000)	2,849,100	
Park & Rec Dev Fee		85,900	72,200	13,700
Parks & Recreation Asset Repla				1,464,600
Department Total	\$ 20,976,800	\$ (1,028,500)	\$ 17,341,700	\$ 15,013,800
POLICE				
Animal Seizure Bond Forfeiture	\$ 1,000	\$	\$	\$
Donations	87,300		18,900	87,300
General Capital Projects Fund	459,900		459,900	138,000
General Fund	30,127,300		28,527,300	31,060,000
Grants	735,800	(29,200)	339,200	513,900
Police Dev Fee	326,000		326,000	50,000
Program 1033 Auction Proceeds	700		200	700
Public Safety Election 2017	1,546,600	100	144,500	11,247,900
SB1398 Fines	15,900		15,000	15,900
SPD RICO	985,800		650,100	510,800
SPD Towing	338,900		278,500	115,500
Unclaimed Property Disposal	1,000			1,000
Department Total	\$ 34,626,200	\$ (29,100)	\$ 30,759,600	\$ 43,741,000

CITY OF SURPRISE
Expenditures/Expenses by Department
Fiscal Year 2021

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2020	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2020	ACTUAL EXPENDITURES/ EXPENSES 2020*	BUDGETED EXPENDITURES/ EXPENSES 2021
PUBLIC WORKS				
163rd Ave Dev 2014 Law	\$ 111,700	\$	\$	\$ 115,500
Facilities Asset Replacement				852,100
General Capital Projects Fund	6,711,300	(43,900)	5,811,300	2,935,500
General Fund	8,939,250		8,085,400	8,835,600
Highway User Revenue	6,654,700	698,500	6,326,060	6,728,100
Highway User Revenue Capital	2,421,100	(800)	784,200	5,834,200
LTAF II/ALF	369,100	(21,900)	347,100	355,000
Pavmnt Preservtn Election 2017	5,409,400	(526,900)	514,600	4,367,900
Public Safety Election 2017	3,138,900	(36,700)	3,102,200	
Public Works Dev Fee	8,173,800	(1,071,500)	7,076,200	
Rds Reg. Sig. SPA 2 4 and 6	2,456,200	(52,200)	2,399,900	
Sewer Operations	163,700		131,800	147,300
Sewer Utility Capital	945,200	100	427,400	595,200
Solid Waste Capital	3,734,800	(18,800)	2,836,500	2,754,500
Solid Waste Operations	6,425,000		5,910,000	6,494,800
Stormwater Capital	928,800	(2,400)	724,300	1,117,100
Stormwater Operations	499,300		463,200	468,600
SW Gas Capital Expenditures	75,000	81,300	156,300	81,300
Traffic Election 2017	11,959,500	(297,900)	3,110,800	10,936,200
Transportation Improvement	4,513,600	2,380,400	1,833,300	11,718,400
Vehicle Replacement	3,207,800	(100,400)	1,225,900	3,078,700
Water Operations	462,600		415,600	445,400
Water Utility Capital	383,200	(36,400)	69,800	349,100
Department Total	\$ 77,683,950	\$ 950,500	\$ 51,751,860	\$ 68,210,500
SPORTS AND TOURISM				
Arizona Office of Tourism	\$ 106,800	\$	\$ 106,800	\$ 106,800
Donations	193,800		11,000	193,800
General Capital Projects Fund	250,000		188,000	100,000
Net Premium Seating	165,000		176,700	165,000
Sports and Tourism Asset Repl				1,510,000
Sports and Tourism Fund	3,353,400		2,941,100	5,541,800
Spring Trng Ticket Surcharge	689,000		381,400	689,000
Tourism		175,000		
Department Total	\$ 4,758,000	\$ 175,000	\$ 3,805,000	\$ 8,306,400

CITY OF SURPRISE
Expenditures/Expenses by Department
Fiscal Year 2021

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2020	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2020	ACTUAL EXPENDITURES/ EXPENSES 2020*	BUDGETED EXPENDITURES/ EXPENSES 2021
WATER RESOURCE MANAGEMENT				
Sewer Operations	\$ 9,223,900	\$	\$ 8,094,100	\$ 10,199,500
Sewer System Dev Impact Fees	300,000			300,000
Sewer Utility Capital	8,750,900	547,600	1,479,600	15,265,000
Stormwater Capital	632,800			800,000
Stormwater Operations	360,800		341,500	517,800
Water Operations	10,658,200	(48,200)	7,913,100	11,313,900
Water System Dev Impact Fees	1,356,500	(43,500)		1,813,000
Water Utility Capital	6,535,000	(76,900)	1,448,700	7,331,900
Wtr Res Dev Fee 2020	887,500			1,387,500
Department Total	\$ 38,705,600	\$ 379,000	\$ 19,277,000	\$ 48,928,600
Total All Departments	\$ 376,313,600	\$ 98,450	\$ 230,023,460	\$ 388,312,300

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF SURPRISE
Full-Time Employees and Personnel Compensation
Fiscal Year 2021

FUND	Full-time Equivalent (FTE) 2021	Employee Salaries and Hourly Costs 2021	Retirement Costs 2021	Healthcare Costs 2021	Other Benefit Costs 2021	Total Estimated Personnel Compensation 2021
GENERAL FUND	717.10	\$ 57,235,000	\$ 13,139,500	\$ 8,747,700	\$ 4,534,600	= \$ 83,656,800
SPECIAL REVENUE FUND						
Grants		\$ 1,046,600	\$ 4,800	\$ 2,200	\$ 2,900	\$ 1,056,500
Highway User Revenue	36.50	2,436,300	328,200	473,900	290,200	3,528,600
Neighborhood Revitalization		115,600				115,600
SPD Towing	0.50	25,400	4,100	8,900	2,100	40,500
Sports and Tourism Fund	39.40	1,986,800	225,100	283,600	177,300	2,672,800
Wildland Fire		115,200	34,700		4,300	154,200
Total Special Revenue Fund	76.40	\$ 5,725,900	\$ 596,900	\$ 768,600	\$ 476,800	= \$ 7,568,200
CAPITAL PROJECTS FUND						
Pavmnt Preservtn Election		\$	\$	\$	\$ 4,600	\$ 4,600
Public Safety Election 2017					38,600	38,600
Traffic Election 2017					237,100	237,100
Transportation Improvement	1.00	75,600	10,100	17,100	6,600	109,400
Total Capital Projects Fund	1.00	\$ 75,600	\$ 10,100	\$ 17,100	\$ 286,900	= \$ 389,700
ENTERPRISE FUNDS						
Ground Ambulance Service	32.00	\$ 1,862,600	\$ 249,400	\$ 328,900	\$ 182,400	\$ 2,623,300
Sewer Operations	49.00	3,220,600	428,500	609,800	302,000	4,560,900
Solid Waste Operations	40.90	2,399,500	322,700	558,300	271,600	3,552,100
Stormwater Operations	6.20	467,800	63,600	78,500	46,900	656,800
Water Operations	42.50	2,798,600	374,900	528,000	254,900	3,956,400
Total Enterprise Funds	170.60	\$ 10,749,100	\$ 1,439,100	\$ 2,103,500	\$ 1,057,800	= \$ 15,349,500
INTERNAL SERVICE FUND						
Employee Healthcare - Int	1.00	\$ 72,600	\$ 9,700	\$ 17,000	\$ 5,800	\$ 105,100
Risk Management - Int Svc	2.00	203,100	27,200	7,600	16,000	253,900

CITY OF SURPRISE
Full-Time Employees and Personnel Compensation
Fiscal Year 2021

FUND	Full-time Equivalent (FTE) 2021	Employee Salaries and Hourly Costs 2021	Retirement Costs 2021	Healthcare Costs 2021	Other Benefit Costs 2021	Total Estimated Personnel Compensation 2021
Workers' Compensation	1.00	58,200	7,800	17,000	4,600	87,600
Total Internal Service Fund	4.00	333,900	44,700	41,600	26,400	446,600
TOTAL ALL FUNDS	969.10	74,119,500	15,230,300	11,678,500	6,382,500	107,410,800



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: May 5, 2020

Contact Person: Harold Brady, PS LEGAL
ADVISOR

Submitting Department: Police
Staff Recommendations: None

District: Citywide

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

Presentation and discussion of recommended amendments to the Surprise Municipal Code pertaining to parking near crosswalks and school zones.

Motion:

Presentation and discussion only. Based on City Council comment and direction this item may be presented for action at a future Council Meeting.

Background:

The City Traffic Committee both receives and initiates possible changes to the City Code as it relates to parking conditions throughout the City. After considering the issues, the Committee makes recommendations to the appropriate City officers about possible changes. During the last meeting, the Committee recommended to the Police Department and the Public Works Department two changes relative to parking near crosswalks. The first change is to increase the no parking zone around crosswalks near intersections from the present 20' to 30'. This change provides both drivers and users of the crosswalk a less obstructed view. The second change is to prohibit the parking of vehicles from a school crosswalk to the "school is in session" sign, when that sign is in place. Again, this change is intended to provide users of the school crosswalk and vehicles approaching that crosswalk a less obstructed view. It is believed that both changes will increase health and safety by creating less obstructed views for both users of the crosswalks and drivers of vehicles when approaching these crosswalks.

Objective Analysis:

One of the constant themes encountered by personnel responding to vehicle-pedestrian accidents involving crosswalks is that neither party saw the other prior to the accident, often because of an obstructed view. These changes are intended to provide a less obstructed view for both the user of the crosswalk as well as the driver of the vehicle to hopefully eliminate these accidents.

The negative impact to both of these changes is the elimination of some on-street parking. For crosswalks at intersections, the change will eliminate 10 additional feet of parking close to the intersection. For crosswalks with school is in session signs, the change will eliminate 300 feet of parking while the signs are in place.

Policy Compliant:

The policy of the City and one of its primary purposes for existence is enhancing the safety of its citizens. It is believed that both of these ordinance changes will decrease view obstruction of both the users of the crosswalks as well as the drivers in the vicinity and thus will enhance the safety of our citizens and others who use these roadways and crosswalks, thereby being compliant with this fundamental city policy.

Financial Impact:

Implementation of these ordinance changes has a small one-time expense impact and a negligible ongoing revenue impact but no one-time revenue impact nor any ongoing expenses to the City. The implementation costs are small (approximately \$700) as the parking notices of violation require the

officer or citizen patrol member to mark the specific violation that is identified.

Budget Impact:

The current year's fiscal budget has the funds to cover the printing of the new notices of violation and any additional costs that may be necessary to implement and enforce these changes.

FTE Impact:

Implementation of these ordinance changes do not change the full time equivalent count.

ATTACHMENTS:

1. Ordinance No. 2020-06 SMC 54-89 parking near crosswalks FINAL
 2. Ordinance 2020-06 SMC 54-89 Crosswalk Parking Powerpoint
-

ORDINANCE 2020-06

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING CHAPTER 54, ARTICLE IV, DIVISION 1, SECTION 54-89, SUBSECTION a(6) BY PROHIBITING PARKING WITHIN THIRTY FEET OF A CROSSWALK AT AN INTERSECTION OR WITHIN 300 FEET OF A SCHOOL CROSSWALK WHILE SCHOOL IS IN SESSION; INCLUDING SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE; AND REPEALING CONFLICTING ORDINANCES.

WHEREAS, a person parking within thirty feet of a crosswalk at an intersection obstructs the view of motorists and pedestrians alike, making it difficult to see pedestrians in the crosswalk and to safely cross the roadway;

WHEREAS, A.R.S. § 28-797 permits schools to place portable “school zone” signs within 300 feet on each side of a school crosswalk;

WHEREAS, for the health and safety of students and pedestrians in general, parking in the public right of way should not be permitted within three hundred feet from each side of a school crossing while school is in session; and

WHEREAS, adopting health, safety and traffic regulations to discourage and eliminate these safety concerns and parking problems will increase traffic safety within the City of Surprise.

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

Section 1. Chapter 54, Article IV, Division 1, Section 54-89(a)(6) of the Surprise Municipal Code is hereby amended as described on attached Exhibit A, and incorporated by this reference.

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

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

Section 4. This ordinance will become effective at the time and manner prescribed by law.

PASSED AND ADOPTED this _____ day of _____, 2020.

Attest:

Skip Hall, Mayor

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A

ORDINANCE No. 2020-06

Surprise Municipal Code Chapter 54, Article IV, Division 1, Section 54-89, subsections a(2) and a(6) are hereby amended to read:

Sec. 54-89. - Parking violations.

(a) Except if necessary to avoid conflict with other traffic or if in compliance with the law or the directions of a police officer or traffic control device, a person may not stop, stand or park a vehicle in any of the following places:

(1) On a sidewalk.

. . .

(6) Within EITHER:

a. 230 feet of a crosswalk at an intersection; OR

b. WITHIN 300 FEET OF A SCHOOL CROSSWALK WHEN THE "NO PASSING 15 MPH" SCHOOL SIGN IS PLACED IN THE ROADWAY.

. . .



PARKING NEAR CROSSWALKS

POLICE AND PUBLIC WORKS DEPARTMENTS

BACKGROUND

- The City Traffic Committee receives and initiates possible changes to both the City Code and parking conditions themselves
- Recently, there have been multiple complaints about obstructed views near crosswalks
- After discussion within the Committee and within the Police and Public Works Departments, two changes are being recommended to deal with this issue

CROSSWALK AT INTERSECTION

- One of the common complaints is from both users of the sidewalks at intersections and drivers approaching the intersection that cars parked close to the intersection/crosswalk block their view
- The staff recommendation is to increase the no parking distance from 20' to 30' from the crosswalk



SCHOOL CROSSWALKS

- The second change recommended by staff relates to crosswalks near schools
- Again both drivers and users of the crosswalk have difficulty seeing each other when vehicles park near the crosswalk



SCHOOL CROSSWALKS (CONT.)

- Present state law (ARS 28-797) recommends “school in session” signs be placed no more than 300’ from a school crosswalk to warn drivers and to begin the 15 mph speed zone
- Staff’s recommendation is to prohibit parking from the “school in session” sign to the crosswalk, but only so long as the school in session sign is in place



CITIZEN INPUT



- Communications assisted with vetting these proposals by creating an online survey asking for public comment
- 3 possible parking changes were lumped together; however, if a respondent identified:
 - the school is in session change, it was endorsed by 65 with 12 opposed;
 - the intersection crosswalk change, it was endorsed by 67 and opposed by 13.
-

CITIZEN INPUT (CONT.)



- The survey itself received 299 responses with most directed in opposition to a third change which would have prohibited parking within 3' on either side of a driveway



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: May 5, 2020
Submitting Department: Mayor and Council
Staff Recommendations: None

Contact Person: Skip Hall
District: Internal

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

Agenda Wording:

Consideration and action pertaining to approval of an amendment to the Surprise Municipal Code to include a "resign to run" provision in City boards and commissions bylaws.; Ordinance 2020-17.

Motion:

I move to approve Ordinance # 2020-17.

Background:

At the April 22, 2020, Regular Council Meeting, Mayor Hall and Councilman Winters directed staff to place on the next regularly scheduled Council meeting's agenda, consideration and possible action of an amendment to City Code requiring resignation of members of city boards and commissions who run for public office.

Recognizing that conflicts and issues may arise when salaried public officers run for another local, state, or federal office, Arizona State law already has a "resign to run" requirement in place for those situations. A.R.S. 38-296 provides in pertinent part,

A. Except during the final year of the term being served, no incumbent of a salaried elective office, whether holding by election or appointment, may offer himself for nomination or election to any salaried local, state or federal office.

B. An incumbent of a salaried elected office shall be deemed to have offered himself for nomination or election to a salaried local, state or federal office on the filing of a nomination paper pursuant to section 16-311, subsection A.

Objective Analysis:

This proposed amendment is similar to the state law which requires salaried elected or appointed officials to "resign to run" for another local, state, or federal political office. This amendment will require any city board or commission member to resign from their respective board or commission upon filing nomination papers for local, state, or federal public office.

Policy Compliant:

Because City boards and commissions are created by City Council, receive their respective authority

from City Council, and members serve at the pleasure of City Council; the City Council has the ability to place qualifications or restrictions on members' service, consistent with law.

This amendment is consistent with state law and merely extends the state's "resign to run" prohibition to volunteer members of the city's boards and commissions.

Financial Impact:

N/A.

Budget Impact:

N/A.

FTE Impact:

N/A.

ATTACHMENTS:

1. 20.04.22 Ord 2018-17 Amendments to Chpt 2 Boards
-

ORDINANCE # 2020-17

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING CHAPTER 2, ARTICLE VIII, SECTIONS 2-295, SUBSECTION 7, BY ADDING A RESIGN TO RUN PROVISION TO BOARDS AND COMMISSIONS' BYLAWS.

WHEREAS, Chapter 2, Article VIII of the City Code pertaining to procedures for the City's Boards and Commissions was last amended in 2018;

WHEREAS, the City aspires to conduct a review, from time to time, of the City Code and update or revise any provisions which have been identified as needing clarity or revision for various reasons;

WHEREAS, Arizona state law addresses potential conflicts and issues which may arise when salaried public officers offer themselves as a candidate for another salaried local, state, or federal office, by mandating that salaried public officers "resign to run"; and

WHEREAS, City Council recognizes that the same conflicts and issues potentially arise when board or commission members serve on a City board or commission while concurrently running for local, state, or federal political office.

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

Section 1. Chapter 2, Article VIII, Section 2-295, Subsection (7) of the Surprise Municipal Code is hereby amended to read as follows:

(7) Political activity. No member of a public body may use membership on the body to advocate, campaign, or influence the outcome of an election. Violation of this section will be promptly referred to city council, and the member may be removed from the public body. NO MEMBER OF A PUBLIC BODY MAY OFFER HIM OR HERSELF FOR NOMINATION OR ELECTION TO ANY LOCAL, STATE, OR FEDERAL OFFICE. A MEMBER SHALL BE DEEMED TO HAVE OFFERED HIM OR HERSELF FOR NOMINATION OR ELECTION ON THE FILING OF A NOMINATION PAPER PURSUANT TO A.R.S. TITLE 16, CHAPTER 3, ARTICLE 2.

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

Section 3. 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 will not be read to affect the validity of the remaining portions thereof.

Section 4. This ordinance will become effective at the time and manner prescribed by law.

PASSED AND ADOPTED this _____ day of _____, 2020.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney