CITY OF SURPRISE
Regular City Council Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Tuesday, June 16, 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

Community Letter from the Surprise City Council

E. City Manager Report

1. Update by Police Chief Terry Young regarding current events.

F. City Clerk Report

2.	Consideration and action to reappoint the following Board/Commission members seeking reappointment: Arts & Cultural Advisory Commission - Rhiannon Miett, Susan deJong and Kathie Morgan for 4 year terms ending on June 30, 2024; City Audit Committee - John Holland and Connie Bowers for 2 year terms ending on June 30, 2022; Judicial Selection Advisory Commission - Judge, Peter Swann for a 4 year term ending on June 30, 2024; Board of Trustees - Aaron Bacon with a 4 year term ending on June 30, 2024; Personnel Appeals Board - Ira McCullough and Valerie Serrano for a 4 year term ending on June 30, 2024; Planning & Zoning Commission - Scott Krous, Dennis Smith and Mitchell Rosenbaum for a 4 year term ending on June 30, 2024; Public Safety Retirement Board (Citizen Member) Jim Conner for a 4 year term ending on June 30, 2024 and Veterans, Disabilities and Human Services Commission - Bruce Hertzog and Dan Moore with a 4 year term ending on June 30, 2024.	None Sherry Aguilar City Clerk
3.	Consideration and action to appoint the following members to fill vacancies as follows: Aaron Bacon for the City Audit Committee with a term expiration of June 30, 2022; Eric Lochner for the Personnel Appeals Board with a term expiration of June 30, 2024; Jay Lickus for the Arts and Cultural Commission to serve the remainder of a term ending on June 30, 2023 and Jason Cooper to serve on the Veterans, Disabilities and Human Services Commission with a term expiration of June 30, 2023.	None Sherry Aguilar City Clerk
4.	Update on August 4, 2020 City Primary Election	None Sherry Aguilar City Clerk

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:

5.	Citywide	Consideration and action on the minutes of June 2, 2020 Special City Council Meeting and Regular City Council Meeting.	None Sherry Aguilar City Clerk
6.	Internal	Consideration and action to amend the 2020 Council Meeting Schedule adding Tuesday, September 1st, 2020 to the list after the Arizona League of Cities and Towns announced the cancellation of the 2020 Arizona League of Cities and Towns Conference.	None Sherry Aguilar City Clerk
7.	District 3	Consideration and action pertaining to approval of the Final Plat entitled, “Stonefield” and dated March 10, 2020, an approximately 18.56 acre property located west of the northwestern corner of Reems Road and Peoria Avenue - FS19-759 – Stonefield at Greer Ranch Final Plat	None Hobart Wingard Community Development
8.	Citywide	Consideration and action pertaining to approval of the Second Amendment to the Intergovernmental Agreement (IGA) between the City of Surprise and Regional Public Transit Authority (RPTA) for Fiscal Year 2021 Transit Services; Resolution #2020-64.	None Mike Gent Public Works
9.	District 3	Consideration and action declaring the intent to enlarge an existing lighting improvement district pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks for the Greer Ranch South Street Light Improvement District (Stonefield); Resolution No. 2020-66	None Mike Gent Public Works
10.	District 5	Consideration and action declaring the intent to enlarge an existing lighting improvement district pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks for the SU-City Center 01187 Street Light Improvement District; Resolution #2020-73.	None Mike Gent Public Works
11.	District 5	Consideration and action on granting a Quit Claim Deed to The Fountains at Surprise Center, LLC, to release restrictions on a property generally located near Bullard and Greenway Roads - Fountains at Surprise Deed Restriction Removal.	None Lloyd Abrams Community Development
12.	District 1	Consideration and action pertaining to approval of an Intergovernmental Agreement (IGA) amendment with the City of Eloy for sale and purchase of underground Long Term Storage Credits established within the Phoenix Active Management Area in an amount not to exceed 2,120 Acre-feet year for the benefit of the City of Surprise water service area; Resolution # 2020-74.	None Lee Lambert Water Resource Management
13.	Citywide	Consideration and action pertaining to the selection of a mural for the Surprise Aquatic Center.	None Danielle Osborne City Manager Office

14.	Citywide	Consideration and action pertaining to approval of an amendment to the Fiscal Year 2020 budget by reallocating appropriations in the amount of $5,000 from contingency with the the Grants Fund to G54100 USTA Facility Recovery within the Grant Fund for reimbursement of expenses related to re-opening the Surprise Tennis & Racquet Complex; Resolution #2020-75.	None Donna Miller Parks and Recreation
15.	Citywide	Consideration and action amending the Surprise Municipal Code, Chapter 3 - Personnel amending Chapter 3, Article VII, Section 3-71 - Eligible employee groups; Ordinance #2020-19.	None Lisa Angelini Human Resources
16.	Citywide	Consideration and action pertaining to the approval of an Intergovernmental Agreement with Maricopa County for Workforce Development Services; Resolution #2020-77.	None Seth Dyson Human Svcs and Comm Vitality

REGULAR AGENDA ITEM - PUBLIC HEARING:

17.	District 1	Consideration and action pertaining to the approval of a Comprehensive Sign Program for Abrazo at Surprise Farms Gateway entitled, “Abrazo Surprise Hospital Sign Plan” generally located on the southwest corner of Bell Road and State Route 303.	None Hobart Wingard Community Development
18.	District 3	Consideration and action pertaining to approval of the Preliminary Plat entitled, “Sycamore Farms Subdivision” and dated April 29, 2020, an approximately 228 acre property generally located on the southeast corner of Cactus Road and Cotton Lane.	None Hobart Wingard Community Development
19.	District 1	Consideration and action pertaining to approval of a Development Agreement with Metro Oasis, LLLP for Sunrise Ranch; Resolution #2020-59.	Lloyd Abrams Community Development
20.	District 1	Consideration and action pertaining to approval of a rezone of approximately 201.9 acres of property from Mesquite Mountain Ranch Planned Area Development (PAD) and Mesquite Mountain Ranch II PAD to Medium and Low Density Residential with a PUD overlay, generally located on the northwest corner of Beardsley Road and 219th Avenue; Ordinance #2020-18.	None Hobart Wingard Community Development
21.	Citywide	Consideration and action pertaining to the adoption of updated Water Resource Development Fees; Resolution # 2020-57.	None Andrea Davis Lee Lambert Water Resource Management

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

22.	Citywide	Consideration and action pertaining to approval to authorize data sharing, collaboration, and exploration of West Valley Regional Solutions to address homelessness; Resolution 2020-70.	None Seth Dyson Human Svcs and Comm Vitality
23.	District 1	Consideration and action pertaining to approval of the Preliminary Plat entitled, "Heritage Asante- Parcel 6" and dated March 26, 2020, an approximately 30 acre property generally located west of 163rd Avenue and north of Grand Avenue.	None Sergio Angulo Community Development
24.	Citywide	Consideration and action pertaining to an amendment to Surprise Municipal Code Section 54-89 by adding restrictions to parking near crosswalks located at intersections and crosswalks located in school zones; Ordinance #2020-06.	None Harold Brady Police
25.	Citywide	Consideration and action levying primary property taxes at a rate of $0.7591 per hundred dollars ($100) of assessed valuation and secondary property taxes at a rate of $0.3880 per one hundred dollars ($100) of assessed valuation for Fiscal Year 2021 within the City of Surprise; Resolution #2020-72.	None Andrea Davis Holly Osborn Finance
26.	Citywide	Consideration and action setting forth the Fiscal Year 2021 levy of property tax rates for Street Light Improvement Districts (SLID) within the City of Surprise; Resolution #2020-71.	None Andrea Davis Holly Osborn Finance
27.	Citywide	Consideration and action authorizing the acceptance of federal funding in the amount of $16,263,957 from the U.S. Department of the Treasury CARES Act Corona Virus Relief Fund and amending the FY2020 Adopted Budget; Resolution #2020-76.	None Andrea Davis Finance
28.	Citywide	Consideration and action pertaining to an amendment to Surprise Municipal Code Section 2-40(d) removing the Mayor's standing authority to unilaterally declare a local emergency; Ordinance # 2020-22.	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: June 11, 2020 at 1:35 PM; amended item #2, correction to attachment on June 15, 2020 @ 2:28 p.m.

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: June 16, 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: June 16, 2020
Submitting Department: Mayor and Council
Staff Recommendations:

Contact Person: Mayor Hall
District: Citywide

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

Agenda Wording:
Community Letter from the Surprise City Council

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 16, 2020
Submitting Department: Police
Staff Recommendations:

Contact Person: Chief Young
District: Citywide

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

Agenda Wording:
Update by Police Chief Terry Young regarding current events.

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 16, 2020
Submitting Department: City Clerk
Staff Recommendations: None

Contact Person: Sherry Aguilar, City Clerk
District: Internal

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

Agenda Wording:
Consideration and action to reappoint the following Board/Commission members seeking reappointment: Arts & Cultural Advisory Commission - Rhiannon Miett, Susan deJong and Kathie Morgan for 4 year terms ending on June 30, 2024; City Audit Committee - John Holland and Connie Bowers for 2 year terms ending on June 30, 2022; Judicial Selection Advisory Commission - Judge, Peter Swann for a 4 year term ending on June 30, 2024; Board of Trustees - Aaron Bacon with a 4 year term ending on June 30, 2024; Personnel Appeals Board - Ira McCullough and Valerie Serrano for a 4 year term ending on June 30, 2024; Planning & Zoning Commission - Scott Krous, Dennis Smith and Mitchell Rosenbaum for a 4 year term ending on June 30, 2024; Public Safety Retirement Board (Citizen Member) Jim Conner for a 4 year term ending on June 30, 2024 and Veterans, Disabilities and Human Services Commission - Bruce Hertzog and Dan Moore with a 4 year term ending on June 30, 2024.

Motion:
I move to reappoint the following Board/Commission members seeking reappointment: Arts & Cultural Advisory Commission - Rhiannon Miett, Susan deJong and Kathie Morgan for 4 year terms ending on June 30, 2024; City Audit Committee - John Holland and Connie Bowers for 2 year terms ending on June 30, 2022; Judicial Selection Advisory Commission - Judge, Peter Swann for a 4 year term ending on June 30, 2024; Board of Trustees - Aaron Bacon with a 4 year term ending on June 30, 2024; Personnel Appeals Board - Ira McCullough and Valerie Serrano for a 4 year term ending on June 30, 2024; Planning & Zoning Commission - Scott Krous, Dennis Smith and Mitchell Rosenbaum for a 4 year term ending on June 30, 2014; Public Safety Retirement Board (Citizen Member) Jim Conner for a 4 year term ending on June 30, 2024 and Veterans,m Disabilities and Human Services Commission - Bruce Hertzog and Dan Moore with a 4 year term ending on June 30, 2024.

Background:
This action follows the Surprise City Code relating to Boards and Commission reappointments.

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. reappt appls

THE NOMINATIONS COMMISSION WILL NEED TO REVIEW THE REAPPOINTMENT LIST:

BOARD/COMMISSION REAPPOINTMENT SUMMARY
TERM EXPIRATIONS - JUNE 30, 2020 – ALL 4 YEAR TERMS, EXCEPT FOR AUDIT COMMITTEE (2 YEAR TERMS)

Board/Commission:	Member:	Seeking Reappointment?
Arts Commission	Rhiannon Miett	YES
Arts	Susan dejong	YES
Arts	Kathie Morgan	YES
Audit Committee	John Holland	2 year term – YES
Audit	Connie Bowers	2 year term – YES
Audit	One New Vacancy	2 year term
JSAC	Judge Peter Swann	YES
Board of Trustees	Aaron Bacon	YES
Personnel Appeals Board	Rayana Mariland	Moved out of Surprise
	Ira McCullough	YES
	Valerie Serrano	YES
Planning & Zoning	Scott Krous	YES
	Dennis Smith	YES
	Mitchell Rosenbaum	YES
PSPRS Board – Citizen	Jim Conner	YES
VDHS Commission	Bruce Hertzog	YES
	Dan Moore	YES

SURPRISE
ARIZONA

City of Surprise

REAPPOINTMENT APPLICATION FOR ALL SURPRISE BOARDS/COMMISSIONS

Name: Rhiannon Miett

Date Submitted: 04.12.2020

Address. _____

Zip Code: 85379

Phone (Home): _____

Cell: [illegible]

E: Mail Address: [illegible]

Resident of Surprise: X Yes ____ No

Number of Years: 9

Board/Commission(s) you are seeking reappointment for:

Arts and Cultural Advisory Commission

Does the above information reflect any changes from your original application?

Yes ___ No X

If Yes, please explain?

FYI- We sold our house and will be moving into our new home sometime in June (still being built). New address: 18991 W. Mercer Lane, Surprise, AZ 85388

I, Rhiannon Miett acknowledges that all information given herewith is true and correct and understand that with completion of the Reappointment Application, you hereby verify that you are interested in serving on the same Board/Commission for an additional 4-year term scheduled to expire June 30, 2024 **subject to Council approval.**

DocuSigned by:
Rhiannon Miett
AFBA212D3E424A2...
Applicant's Signature

Please return to:
City Clerk's Office
16000 N. Civic Center Plaza
Surprise, AZ. 85374
623-222-1200
clerk@surpriseaz.gov

Received by the City Clerk's Office

Date/Time: 04-13-2020 Initials: [illegible]

Applicant - You can submit your application in person, by mail or scan and send electronically but your application must contain your signature. **Please submit your application no later than Thursday, April 30, 2020 no later than 5:00 p.m.**

SURPRISE
ARIZONA

City of Surprise

REAPPOINTMENT APPLICATION FOR ALL SURPRISE BOARDS/COMMISSIONS

Name: Susan deJong Date Submitted: 4/15/20

Address1 _____ Zip Code: _85374

Phone (Home): _____ Cell: _____

E: Mail Address: _____

Resident of Surprise: ✓ Yes _____ No Number of Years: _15 ½ yrs

Board/Commission(s) you are seeking reappointment for:
Arts and Cultural Advisory Commission

Does the above information reflect any changes from your original application?

Yes _X__ No ___

If Yes, please explain?

__Address and number of years I have lived here

I, Susan de Jong acknowledges that all information given herewith is true and correct and understand that with completion of the Reappointment Application, you hereby verify that you are interested in serving on the same Board/Commission for an additional 4-year term scheduled to expire June 30, 2024 **subject to Council approval.**

Susan de Jong
Applicant's Signature

Please return to:
City Clerk's Office
16000 N. Civic Center Plaza
Surprise, AZ. 85374
623-222-1200
clerk@surpriseaz.gov

Received by the City Clerk's Office
Date/Time: 04-21-2020 Initials: AB

---------- Forwarded m

From: **kathie morgan**

Date: Sat, Apr 11, 2020 at 5:21 PM

Subject: Fwd: Reappointment Application

To: Kathie Morgan , Kathie Morgan

Subject: Reappointment Application for Arts/Culture Advisory

City of Surprise

REAPPOINTMENT APPLICATION FOR ALL SURPRISE BOARDS/COMMISSIONS

Name: Kathie Morgan

Date Submitted: April 7, 2020

Address: _____ Zip Code: 85379

Phone (Home) _____ Cell: 8[redacted]

Email Address: [redacted]l.com

Resident of Surprise Yes _X_ No ___

Number of Years: 12

Board/Commission(s) you are seeking reappointment for:

Art and Culture Advisory Commission

Does the above information reflect any changes from your original application?

Yes ___ No _X__

If Yes, please explain?

_____

_____

I, Kathie Morgan, acknowledges that all information given herewith is true and correct and understand that with completion of the Reappointment Application, you hereby verify that you are interested in serving on the same Board/Commission for an additional 4-year term scheduled to expire June 30, 2024 **subject to Council approval.**

Kathie L Morgan

Applicant's Signature

Received by the City Clerk's Office
Date/Time: 4-15-2020 Initials:

Please return to:
City Clerk's Office

SURPRISE

City of Surprise

REAPPOINTMENT APPLICATION FOR ALL SURPRISE BOARDS/COMMISSIONS

Name: John Holland Date Submitted: 4-23-20

Address: [redacted] Zip Code: 85379

Phone (Home): [redacted] Cell: [redacted]

E: Mail Address: [redacted]

Resident of Surprise: ✓ Yes ____ No Number of Years: 7

Board/Commission(s) you are seeking reappointment for:

Does the above information reflect any changes from your original application?

Yes ___ No ✓

If Yes, please explain?

I, John W Holland acknowledges that all information given herewith is true and correct and understand that with completion of the Reappointment Application, you hereby verify that you are interested in serving on the same Board/Commission for an additional 2-year term scheduled to expire June 30, 2022 **subject to Council approval.**

John W Holland

Applicant's Signature

Please return to:

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

Received by the City Clerk's Office

Date/Time:_____ Initials: _____

Applicant - You can submit your application in person, by mail or scan and send electronically but your application must contain your signature. **Please submit your application no later than Thursday, April 30, 2020 no later than 5:00 p.m.**

SURPRISE
ARIZONA

City of Surprise

REAPPOINTMENT APPLICATION FOR ALL SURPRISE BOARDS/COMMISSIONS

Name: Connie Bowers Date Submitted: 4/16/2020

Address: _____ Zip Code: 85379

Phone (Home): _____ Cell: _____

E: Mail Address: _____

Resident of Surprise: ✓ Yes ___ No Number of Years: 6+

Board/Commission(s) you are seeking reappointment for:

Audit Commission

Does the above information reflect any changes from your original application?

Yes ___ No ✓

If Yes, please explain?

_____

I, Connie Bowers acknowledges that all information given herewith is true and correct and understand that with completion of the Reappointment Application, you hereby verify that you are interested in serving on the same Board/Commission for an additional 2-year term scheduled to expire June 30, 2022 **subject to Council approval.**

Connie Bowers
Applicant's Signature

Please return to:
City Clerk's Office
16000 N. Civic Center Plaza
Surprise, AZ. 85374
623-222-1200
clerk@surpriseaz.gov

Received by the City Clerk's Office
Date/Time: 04-16-2020 Initials: DA

E-Mail

Applicant - You can submit your application in person, by mail or scan and send electronically but your application must contain your signature. **Please submit your application no later than Thursday, April 30, 2020 no later than 5:00 p.m.**

IN THE SUPREME COURT OF THE STATE OF ARIZONA

In the Matter of: APPOINTMENT OF A JUDGE OF THE COURT OF APPEALS TO THE CITY OF SURPRISE JUDICIAL SELECTION ADVISORY COMMISSION	Administrative Order No. 2020 - 81

Pursuant to Article III, § 30-41 of the City of Surprise Municipal Code, the Chief Justice is responsible for appointing a judge of the Arizona Court of Appeals as a member of the City of Surprise Judicial Selection Advisory Commission. Therefore, after due consideration,

IT IS ORDERED that the Honorable Peter Swann, Arizona Court of Appeals, Division One, is reappointed as a member of the City of Surprise Judicial Selection Advisory Commission for a three-year term beginning July 1, 2020 and ending June 30, 2023.

Dated this 27th day of May, 2020.

ROBERT BRUTINEL
Chief Justice

SURPRISE
ARIZONA

City of Surprise

REAPPOINTMENT APPLICATION FOR ALL SURPRISE BOARDS/COMMISSIONS

Name: Aaron Kyle Bacon Date Submitted: 02/40/2020

Address: [redacted] Zip Code: 85379

Phone (Home): None Cell. [redacted]

E: Mail Address: [redacted]

Resident of Surprise: _X__ Yes ____ No Number of Years: 6

Board/Commission(s) you are seeking reappointment for:

Board of Trustees (seeking reappointment - current Vice Chair)

Does the above information reflect any changes from your original application?

Yes __ No _X__

If Yes, please explain?

I, Aaron Kyle Bacon acknowledges that all information given herewith is true and correct and understand that with completion of the Reappointment Application, you hereby verify that you are interested in serving on the same Board/Commission for an additional 4-year term scheduled to expire June 30, 2024 **subject to Council approval.**

Applicant's Signature

Please return to:
City Clerk's Office
16000 N. Civic Center Plaza
Surprise, AZ. 85374
623-222-1200
clerk@surpriseaz.gov

Received by the City Clerk's Office
Date/Time: 04/20/2020 Initials: SD
E-Mail

Applicant - You can submit your application in person, by mail or scan and send electronically but your application must contain your signature. **Please submit your application no later than Thursday, April 30, 2020 no later than 5:00 p.m.**

SURPRISE
ARIZONA

City of Surprise

REAPPOINTMENT APPLICATION FOR ALL SURPRISE BOARDS/COMMISSIONS

Name: Ira A. McCullough

Date Submitted: 4/15/2020

Address: [redacted]

Zip Code: 85387

Phone (Home): [redacted]

Cell: [redacted]

E: Mail Address [redacted]

Resident of Surprise: X Yes ____ No

Number of Years: 4

Board/Commission(s) you are seeking reappointment for:

Personnel Appeals Board

Does the above information reflect any changes from your original application?

Yes X No ___

If Yes, please explain?

Change of address

I, Ira A. McCullough acknowledges that all information given herewith is true and correct and understand that with completion of the Reappointment Application, you hereby verify that you are interested in serving on the same Board/Commission for an additional 4-year term scheduled to expire June 30, 2024 **subject to Council approval.**

Applicant's Signature

Please return to:
City Clerk's Office
16000 N. Civic Center Plaza
Surprise, AZ. 85374
623-222-1200
clerk@surpriseaz.gov

Received by the City Clerk's Office

Date/Time: 04-15-2020 Initials: [redacted]

Applicant - You can submit your application in person, by mail or scan and send electronically but your application must contain your signature. **Please submit your application no later than Thursday, April 30, 2020 no later than 5:00 p.m.**

ARIZONA

City of Surprise

REAPPOINTMENT APPLICATION FOR ALL SURPRISE BOARDS/COMMISSIONS

Name: Valarie Serrano

Date Submitted: 4/30/2020

Address: [redacted] Ave Sur pr[redacted]

Zip Code: 85387

Phone (Home): _____

Cell: [redacted]

E-Mail Address: [redacted]

Resident of Surprise: X Yes ___ No

Number of Years: 12

Board/Commission(s) you are seeking reappointment for:

Personnel Appeals

Does the above information reflect any changes from your original application?

Yes X No ___

If Yes, please explain?

home & email address

I, Vale Valarie Serrano acknowledges that all information given herewith is true and correct and understand that with completion of the Reappointment Application, you hereby verify that you are interested in serving on the same Board/Commission for an additional 4-year term scheduled to expire June 30, 2024 subject to Council approval.

[signature]

Applicant's Signature

Please return to:

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

Received by the City Clerk's Office

Date/Time: 4-1-200 Initials: [initials]

Applicant - You can submit your application in person, by mail or scan and send electronically but your application must contain your signature. **Please submit your application no later than Thursday, April 30, 2020 no later than 6:00 p.m.**

SURPRISE
ARIZONA

City of Surprise

REAPPOINTMENT APPLICATION FOR ALL SURPRISE BOARDS/COMMISSIONS

Name: Scott Krous Date Submitted: 04/14/2020

Address: [redacted] AZ Zip Code: 85379

Phone (Home): [redacted] Cell: [redacted]

E: Mail Address: [redacted]

Resident of Surprise: X Yes ____ No Number of Years: 3

Board/Commission(s) you are seeking reappointment for:

Planning and Zoning Commission

Does the above information reflect any changes from your original application?

Yes ___ No X

If Yes, please explain?

I, Scott Krous acknowledges that all information given herewith is true and correct and understand that with completion of the Reappointment Application, you hereby verify that you are interested in serving on the same Board/Commission for an additional 4-year term scheduled to expire June 30, 2024 **subject to Council approval.**

Applicant's Signature

Please return to:
City Clerk's Office
16000 N. Civic Center Plaza
Surprise, AZ. 85374
623-222-1200
clerk@surpriseaz.gov

Received by the City Clerk's Office
Date/Time: 4-15-2020 Initials:

Applicant - You can submit your application in person, by mail or scan and send electronically but your application must contain your signature. **Please submit your application no later than Thursday, April 30, 2020 no later than 5:00 p.m.**

SURPRISE
ARIZONA

City of Surprise

REAPPOINTMENT APPLICATION FOR ALL SURPRISE BOARDS/COMMISSIONS

Name: Dennis W. Smith Date Submitted: 04/07/2020

Address: [redacted] Zip Code: 85387

Phone (Home): [redacted] Cell: [redacted]

E: Mail Address: [redacted]

Resident of Surprise: X Yes ____ No Number of Years: 18 years

Board/Commission(s) you are seeking reappointment for:

Planning + Zoning

Does the above information reflect any changes from your original application?

Yes ___ No X

If Yes, please explain?

I, Dennis W. Smith acknowledges that all information given herewith is true and correct and understand that with completion of the Reappointment Application, you hereby verify that you are interested in serving on the same Board/Commission for an additional 4-year term scheduled to expire June 30, 2024 **subject to Council approval.**

Dennis W. Smith

Applicant's Signature

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

Received by the City Clerk's Office

Date/Time: 04-09-2020 Initials: AB

Mail

Applicant - You can submit your application in person, by mail or scan and send electronically but your application must contain your signature. **Please submit your application no later than Thursday, April 30, 2020 no later than 5:00 p.m.**

SURPRISE
ARIZONA

City of Surprise

REAPPOINTMENT APPLICATION FOR ALL SURPRISE BOARDS/COMMISSIONS

Name: Mitchell D. Rosenbaum _____ Date Submitted: __4/8/2020_____

Address: [redacted] _____ Zip Code: _85374_____

Phone (Home): [redacted] _____ Cell: [redacted] _____

E: Mail Address:
_mmtworoses@cox.net_____

Resident of Surprise: ___X Yes _____ No Number of Years: eleven years_____

Board/Commission(s) you are seeking reappointment for:

Planning and Zoning Commission

Does the above information reflect any changes from your original application?

Yes ___ No X___

If Yes, please explain?

_____

I, Mitchell D. Rosenbaum acknowledges that all information given herewith is true and correct and understand that with completion of the Reappointment Application, you hereby verify that you are interested in serving on the same Board/Commission for an additional 4-year term scheduled to expire June 30, 2024 **subject to Council approval.**

Mitchell D Rosenbaum
Applicant's Signature

Please return to:
City Clerk's Office
16000 N. Civic Center Plaza
Surprise, AZ. 85374
623-222-1200
clerk@surpriseaz.gov

Received by the City Clerk's Office
Date/Time: 4-13-2020 Initials: DS

Applicant - You can submit your application in person, by mail or scan and send electronically but your application must contain your signature. **Please submit your application no later than Thursday, April 30, 2020 no later than 5:00 p.m.**

SURPRISE
ARIZONA

City of Surprise

REAPPOINTMENT APPLICATION FOR ALL SURPRISE BOARDS/COMMISSIONS

Name: James Conner _____ Date Submitted: 04/07/2020

Address: _____ Zip Code:85374

Phone (Home): _____

E: Mail Address:
_Arbitrator3730@yahoo.com_____

Resident of Surprise: X___ Yes _____ No Number of Years: _14_____

Board/Commission(s) you are seeking reappointment for:

PSPRS Board (Police/Fire)

Does the above information reflect any changes from your original application?

Yes ___ No X ___

If Yes, please explain?

_____

I, _James Conner_____ acknowledges that all information given herewith is true and correct and understand that with completion of the Reappointment Application, you hereby verify that you are interested in serving on the same Board/Commission for an additional 4-year term scheduled to expire June 30, 2024 **subject to Council approval.**

_____
Applicant's Signature

Please return to:
City Clerk's Office
16000 N. Civic Center Plaza
Surprise, AZ. 85374
623-222-1200
clerk@surpriseaz.gov

Received by the City Clerk's Office
Date/Time 04-28 2020 Initials: 1:40 p.m.

SURPRISE
ARIZONA

City of Surprise

REAPPOINTMENT APPLICATION FOR ALL SURPRISE BOARDS/COMMISSIONS

Name: Bruce L. Hertzog_____ Date Submitted: 4/7/20

Address: _____ Zip Code: 85379

Phone (Home): _____ Cell. ___

E: Mail Address

Resident of Surprise: __X___ Yes _____ No Number of Years: 6_____

Board/Commission(s) you are seeking reappointment for:

Veterans, Disability and Human Services Commission

Does the above information reflect any changes from your original application?

Yes _X__ No __

If Yes, please explain?

_Name of commission changed to combine VA and HR commission.

I, ___Bruce L. Hertzog_____ acknowledges that all information given herewith is true and correct and understand that with completion of the Reappointment Application, you hereby verify that you are interested in serving on the same Board/Commission for an additional 4-year term scheduled to expire June 30, 2024 **subject to Council approval.**

Bruce L Hertzog 4/7/20
Applicant's Signature

Please return to:
City Clerk's Office
16000 N. Civic Center Plaza
Surprise, AZ. 85374
623-222-1200
clerk@surpriseaz.gov

Received by the City Clerk's Office
Date/Time: 04-07-2020 11:19A Initials: Email

Applicant - You can submit your application in person, by mail or scan and send electronically but your application must contain your signature. **Please submit your application no later than Thursday, April 30, 2020 no later than 5:00 p.m.**

SURPRISE
ARIZONA

City of Surprise

REAPPOINTMENT APPLICATION FOR ALL SURPRISE BOARDS/COMMISSIONS

Name: Kenneth (Daniel) Moore Date Submitted: April 28, 2020

Address: Zip Code: 85388

Phone (Home): none Cell:

E: Mail Address:

Resident of Surprise: Yes Number of Years: 13

Board/Commission(s) you are seeking reappointment for:
Veterans, Disability and Human Services

Does the above information reflect any changes from your original application?

Yes ___ No X___

If Yes, please explain?

I, Kenneth Daniel Moore, acknowledges that all information given herewith is true and correct and understand that with completion of the Reappointment Application, you hereby verify that you are interested in serving on the same Board/Commission for an additional 4-year term scheduled to expire June 30, 2024 **subject to Council approval.**

_____
Applicant's Signature

Please return to:
City Clerk's Office
16000 N. Civic Center Plaza
Surprise, AZ. 85374
623-222-1200
clerk@surpriseaz.gov

Received by the City Clerk's Office
Date/Time: 4-28-2020 Initials:

Applicant - You can submit your application in person, by mail or scan and send electronically but your application must contain your signature. **Please submit your application no later than Thursday, April 30, 2020 no later than 5:00 p.m.**

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 16, 2020
Submitting Department: City Clerk
Staff Recommendations: None

Contact Person: Sherry Aguilar, City Clerk
District: Internal

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

Agenda Wording:
Consideration and action to appoint the following members to fill vacancies as follows: Aaron Bacon for the City Audit Committee with a term expiration of June 30, 2022; Eric Lochner for the Personnel Appeals Board with a term expiration of June 30, 2024; Jay Lickus for the Arts and Cultural Commission to serve the remainder of a term ending on June 30, 2023 and Jason Cooper to serve on the Veterans, Disabilities and Human Services Commission with a term expiration of June 30, 2023.

Motion:
I move to approve appointing the following members to fill vacancies as follows: Aaron Bacon for the City Audit Committee for a 2 year term with a term expiration of June 30, 2022; Eric Lochner for the Personnel Appeals Board for a 4 year term with a term expiration of June 30, 2024; Jay Lickus for the Arts and Cultural Commission to serve the remainder of a term ending on June 30, 2023 and Jason Cooper to serve on the Veterans, Disabilities and Human Services Commission to serve the remainder of a term with a term expiration of June 30, 2023.

Background:
This action follows the City Code regarding Boards and Commission Member appointments.

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. selected_Redacted

Date/Time/Initials Received by Clerk's Office: 04-20-2020 - E-Mail

SURPRISE
ARIZONA

City of Surprise

APPOINTMENT APPLICATION FOR ALL SURPRISE COMMISSIONS

Name: Aaron Kyle Bacon Date Submitted: 04/20/2020

[redacted]

Resident of Surprise: X Yes ____ No Number of Years: 6

Board/Commission(s) you are applying for? City Audit Committee

Education: Bachelor of Arts in Political Science & Government (Summa Cum Laude) from Ashford University, Associate in General Studies from Glendale Comm.

EMPLOYMENT BACKGROUND:

Present Employer/Position: United Services Automobile Associations (USAA), Sales Manager (lead a team of 15 licensed agents) - 17 years

Previous Employer(s)/Position (Last 5 Years): US Army Reserve, Sergeant/E5 and Counterintelligence Agent - 6 years

Special Qualifications (Include list of Surprise activities or organizations you have participated in and dates):
In-depth knowledge of underwriting, finances, and risk mitigation as well as project management. Six Sigma Yellow Belt trained and 17 years experience with risk and underwriting.

(Continued on Reverse Side)

Do you currently serve, or have you previously served on any other City of Surprise Commissions? If yes, which one(s):
4 years experience on the City Board of Trustees (current Vice Chair)

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

I love my city and want to expand the service I offer in the perpetuation of its success and growth. I have not only served on the Board of Trustees, but previously helped to organize the local Memorial Day events from 2014-2017 and was on the committee that oversaw the completion and installation of the Nicky D. Bacon Memorial at City Hall. I have broad and deep knowledge of risk management combined with a financial and business sense that I think could be of great value to the City Audit Committee.

Additional Information/Comments:

I have a proven track record of public service and reliability that can be vouched for by my fellow Trustees and anyone who has worked with me on projects or committees. I am a member of the VFW, DAV, American Legion, Military Intelligence Corps Assoc. I am also a decorated veteran, having served in Iraq from 2003-2004 and receiving the Bronze Star and Army Commendation Medal for my service.

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

Applicant's Signature

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

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

05/13/2020

SURPRISE
ARIZONA

City of Surprise

APPOINTMENT APPLICATION FOR ALL SURPRISE COMMISSIONS

Name: Eric Lochner Date Submitted: 5-13-2020

[redacted]

Resident of Surprise: X Yes _____ No Number of Years: 10

Board/Commission(s) you are applying for? Board of Trustees & Personnel Appeals Board

Education: Bachelor's Degree, Liberal Arts, Grand Canyon University (2012) 3.65 GPA

Dean's List - 3 times

President's List 1 time

EMPLOYMENT BACKGROUND:

Present Employer/Position: Buckeye Valley Fire District/ Firefighter (13 years)
Federal Emergency Management Agency/Disaster Survival Assistant-Reservist (1 year)

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

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

I have participated in numerous community activities and organizations during my personal and professional life.

With Buckeye Valley Fire District (BVFD) I started working in our charities through our Local Union Chapter L4371. I organized several events, most notably the L4371 Horseshoe Tournament in 2011, the original Mustache May Event in 2015, numerous food drives and numerous toy drives throughout the years.

I was eventually elected by my peers to represent them with our BVFD Labor-Management Process as a Labor Trustee in 2011 and then was elected in 2017 as Local 4371 Chapter Vice President where I served for 1 year. I was a part of a process where I was elected to act upon our BVFD members in their best interests in dealings with our BVFD Leadership and other outside Locals and agencies. Being a part of the Local Board I had the

occasional experience of making hard, but fair choices that may not have been the best for the member's personal interest but better on behalf of the organization.

Other committees I have been a part of besides being on the BVFD Labor Board and Charities have been:
Safety Committee
Annexation Committee
Political Action Committee
Bond Committee
Wellness Committee

Within the Wellness Committee, I developed and formed Peer Fitness Trainer Team and Peer Counselor Team (Firestrong Team) to address the well-being of our members, their families, and an extension to other agencies in our region. This met the goal of addressing firefighter physical, mental, and emotional needs on and off duty.

In addition to my work within the Local Union of BVFD, I have been an EMT/Firefighter for 13 years. I promoted to Engineer (I drive the truck) a couple years ago and am qualified as a Move-Up Captain.

Outside of my life at BVFD, I have tried to be an active part in Surprise. My wife and I like to be an example to our 9 year old son and get involved.

We are members of Radiant Church and as a family have contributed our time to numerous Second Saturday events. Also, I have volunteered with my wife at the Food Bank in Surprise.

I have coached within the City of Surprise numerous seasons serving as an assistant coach and a head coach for youth baseball. Including baseball, I volunteered as a track coach in 2015 at Jefferson Prep High School and their associated club track team for a season prior to returning to baseball. I have coached consistently from 2013-2019 within the City of Surprise and neighboring cities.

Do you currently serve, or have you previously served on any other City of Surprise Commissions? If yes, which one(s): None

---

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

I seek to serve as a Commission Member for the City of Surprise though either the Board of Trustees or Personnel Appeals Board because I desire to have a greater influence in the community my family and I reside in. I have really enjoyed being involved in the community I live in and the other community I work in, but I want to do more. I want to have a stronger influence in the direction the City of Surprise goes as it grows exponentially.

I LOVED the time I spent as a Local Board Member because I knew I had a positive influence on the direction of our District and the members that worked on the front line. I completed a lot of challenges through that role and in 2018 I moved on so I could pursue other priorities in my life and career. A lot of my time and energy was spent in these roles I have had and currently hold within BVFD because I wanted to succeed and see those around me succeed with me

.I strongly believe I have the passion, work experience, and personal skills needed to thrive as a Commission Member in the City of Surprise. Being in tough spots that affect many families outside of my own was commonplace and I know working for the City of Surprise on the Board of Trustees or the Appeals Board would be no different, I am up for the challenge!

The drive to do greater grows stronger everyday! I have tried to live my life as a leader, a role model, and someone with an infectious personality that is kind and considerate. I strive to be better everyday as a father, a husband, and a professional.

Additional Information/Comments:

Thank you for taking the time to read through my application and for your consideration as a Commissions Member. You have my word in writing that I will be the same guy (or greater) at the end of the term with the same drive and focus. The drive to do greater grows stronger everyday! I strive to live my life as a leader, a role model, and someone with an infectious personality that is kind and considerate; a person that others love to be around and can be led by. I strive to be better everyday as a father, a husband, and a professional.

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

Eric James Lochner
Applicant's Signature

Please return to:

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

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

Date/Time/Initials Received by Clerk's Office: 4/27/2020 7:50 AM LDA

SURPRISE
ARIZONA

City of Surprise

APPOINTMENT APPLICATION FOR ALL SURPRISE COMMISSIONS

Name: JAY LICKUS Date Submitted: 4-26-20

[redacted]

E: Mail Address: [redacted]

Resident of Surprise: X Yes ____ No Number of Years: 25

Board/Commission(s) you are applying for? ARTS & CULTURAL ADVISORY

Education: UNIVERSITY of ILLINOIS - BS

EMPLOYMENT BACKGROUND:

Present Employer/Position: BENEVILLA - MARKETING COORDINATOR

Previous Employer(s)/Position (Last 5 Years): PPG INDUSTRIES
REGIONAL SALES MANAGER

Special Qualifications (Include list of Surprise activities or organizations you have participated in and dates):
ROTARY CLUB OF SURPRISE - PAST PRESIDENT
AARP HISTORIC CHAPTER #1 - PRESIDENT

(Continued on Reverse Side)

ALLIANCE OF BUSINESS & COMMUNITY - BOARD MEMBER
YOUNGSTOWN LENDING CENTER - BOARD MEMBER

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

NO

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

- TO ENCOURAGE TASTEFUL & CREATIVE CULTURAL GROWTH IN THE CITY
- ENSURE ART, CULTURE & ENTERTAINMENT REMAIN AS IMPORTANT ELEMENTS IN THE OVERALL MASTER PLAN OF THE CITY
- INCREASE THE CITY'S ART & CULTURAL ASSETS GROWING THE OVERALL APPEAL OF SURPRISE AS A TOURIST DESTINATION.
- COLLABORATE WITH COUNCIL, CITY BOARDS & COMMISSIONS AND PRIVATE SECTOR INDUSTRY TO PROMOTE A VIBRANT, FORWARD LOOKING AND CULTURALLY RICH FUTURE FOR OUR CITY

Additional Information/Comments:

IT IS IMPORTANT TO WORK WITH AREA CITIES TO BUILD A HOMOGENEOUS AND COMPREHENSIVE COLLECTION OF RESOURCES ATTRACTING INTERNATIONAL ARTISTS AND ENTERTAINMENT TO OUR COMMUNITIES.

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

Applicant's Signature

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

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

Date/Time/Initials Received by Clerk's Office: 4-21-2020 PK

SURPRISE
ARIZONA

City of Surprise

APPOINTMENT APPLICATION FOR ALL SURPRISE COMMISSIONS

Name: Jason Cooper Date Submitted: 4/21/2020

[redacted]

Resident of Surprise: ✓ Yes ____ No Number of Years: 4

Board/Commission(s) you are applying for? Open to serve in any capacity

Education: M.S. National Security Studies, B.S. Political Science

EMPLOYMENT BACKGROUND:

Present Employer/Position: Southwest Airlines / Pilot

Previous Employer(s)/Position (Last 5 Years): United States Air Force, Commander, 425th Fighter Squadron; Director of Staff, 56th Fighter Wing.

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

(Continued on Reverse Side)

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

NO

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

I HAVE A PASSION FOR PUBLIC SERVICE AND AS A RESIDENT OF SURPRISE, I WOULD LIKE TO BE OF SERVICE TO MY COMMUNITY AND ELECTED OFFICIALS.

Additional Information/Comments:

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

Applicant's Signature

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

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

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 16, 2020
Submitting Department: City Clerk
Staff Recommendations: None

Contact Person: Sherry Aguilar, City Clerk
District: Citywide

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

Agenda Wording:
Update on August 4, 2020 City Primary Election

Motion:
No action - report only

Background:
An update on the upcoming Primary Election, August 4, 2020, current voter registration numbers and designated polling locations.

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 16, 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 June 2, 2020 Special City Council Meeting and Regular City Council Meeting.

Motion:
I move to approve the meeting minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:
1. special meeting 622020
2. Reg 06022020

CITY OF SURPRISE

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

Tuesday, June 2, 2020 @ 6:00PM

Call To Order

Roll Call

Mayor Hall called to order the Special City Council Meeting of June 2, 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

Call To The Public

Special City Council Meeting Agenda

REGULAR AGENDA ITEM - PUBLIC HEARING:

1. Consideration and action pertaining to the City's intent to levy primary property taxes in the amount of $0.7591 per hundred dollars ($100) of assessed valuation and secondary property taxes in the amount of $0.3880 per one hundred dollars ($100) of assessed valuation and setting the property tax adoption for June 16, 2020; Resolution #2020-60 - APPROVED

Finance Director, Andrea Davis and Assistant Director, Holly Osborne gave a powerpoint presentation on this item.

Vice Mayor Judd asked if estimated expenses are more and where does the money comes from.

Mayor Hall asked how many street lights do we have that are paid through a SLID.

DCM Gent - More than 20,000.

No public comments were made.

Council Member Remley made the motion to approve Resolution #2020-60. Council Member Duffy seconded the motion.

Roll Call Vote:

Mayor Hall - yes; Council Member Sanders - yes; Council Member Remley - yes; Council Member Duffy - yes; Vice Mayor Judd - yes; Council Member Winters - yes and Council Member Hayden - yes. Motion carried.

2. Consideration and action pertaining to the City's intent to adopt Street Light Improvement District (SLID) property tax levies up to the maximum rate of $1.20 for each one hundred dollars ($100) of assessed valuation and setting the property tax adoption for June 16, 2020, pursuant to A.R.S. 48-616; Resolution #2020-61 - APPROVED

No public comments were made.

Vice Mayor Judd made the motion to approve Resolution #2020-61. Council Member Winters seconded the motion.

Roll Call Vote:

Mayor Hall - yes; Council Member Sanders - yes; Council Member Remley - yes; Council Member Duffy - yes; Vice Mayor Judd - yes; Council Member Winters - yes and Council Member Hayden - yes. Motion carried.

3. Consideration and action pertaining to adoption of the final budget for Fiscal Year 2021; Resolution #2020-63 - APPROVED

No public comments were made.

Council Member Sanders made the motion to approve Resolution #2020-63. Council Member Remley seconded the motion. Seven yes votes, motion carried.

Executive Session

Adjournment

Council Member Duffy made the motion to adjourn the Special City Council Meeting of June 2, 2020 at 6:16 PM. Council Member Sanders seconded the motion. Seven yes votes, motion carried.

_____
Skip Hall, Mayor

ATTEST:

_____
Sherry Ann Aguilar, City Clerk, MMC

CERTIFICATION:

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Special City Council Meeting of **Tuesday, June 2, 2020.**

_____
Sherry Ann Aguilar, City Clerk, MMC

CITY OF SURPRISE

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

Tuesday, June 2, 2020 @ 6:15PM

Call To Order

Invocation

Led by Kent Guyer.

Roll Call

Mayor Hall called to order the Regular City Council Meeting of June 2, 2020 at 6:18 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. The United States Army's 245th Birthday Proclamation

Mayor Hall read aloud the proclamation and Mario Diaz, Secretary to the Army Arizona spoke on behalf of this office.

City Manager Report

City Clerk Report

Call To The Public

Regular City Council Meeting Agenda

CONSENT AGENDA:

Council Member Duffy made the motion to approve the consent agenda. Vice Mayor Judd seconded the motion. Seven yes votes, motion carried.

1. Consideration and action on the minutes of May 19, 2020 Regular City Council Work Session and Regular City Council Meeting - APPROVED

2. Consideration and action declaring the City's intent to establish the "City of Surprise, Arizona, SU-TieraVrdeEast185 Lighting Improvement District" pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks; Resolution #2020-48 - APPROVED

3. Consideration and action pertaining to approval of two Intergovernmental Agreements for the purpose of Records Management System (RMS) Sharing; Resolution #2020-20 - APPROVED

4. Consideration and action pertaining to approval of an amendment to the Fiscal Year 2020 budget by reallocating appropriations in the amount of $33,600 from contingency within the Grant Fund Coronavirus Emergency Supplemental Funding Project to account for the acceptance of a grant award from the U.S. Department of Justice, Office of Justice Programs (OJP) for the Bureau of Justice Assistance, BJA FY20 Coronavirus Emergency Supplemental Funding Program; Resolution #2020-65 - APPROVED

5. Consideration and action pertaining to approval of an amendment to the Fiscal Year 2020 budget by reallocating appropriations of $75,500 from the Grants Fund to a new project in the Ground Ambulance Service Fund to account for the acceptance of CARES Act funding and cover healthcare related expenses attributable to the COVID-19 pandemic; Resolution #2020-68 - APPROVED

6. Consideration and action declaring the City's intent to establish the "City of Surprise, Arizona, SU-DesertCove184 Lighting Improvement District" pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks; Resolution #2020-58 - APPROVED

7. Consideration and action pertaining to approval of an amendment to the Fiscal Year 2020 budget by reallocating appropriations of $750,000 within the Employee Healthcare fund to cover anticipated medical and pharmacy expenditures; Resolution #2020-67 - APPROVED

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

8. Discussion and action pertaining to the selection of art for the new Fire Station 304 facility - APPROVED

Danielle Osborne reported on this item.

Arts Chair, Margaret Lieu thanked Council for their continued support for the Arts and reviewed the powerpoint presentation for Council. Jerry Moar, Jesse Westad and Mariana Periera were available for questions.
Mayor Hall - appreciates all the work and is looking forward to the installation.

Council Member Winters - how many RFP's did you send and get back?

Ms. Osborne - 3 proposals from one vendor.

Council Member Sanders - I think this is a job well done and visible form the main road.

Council Member Winters made the motion to approve the proposed art design by Logan Simpson and WERK to be installed at the site of Fire Station 304. Council Member Hayden seconded the motion. Seven yes votes, motion carried.

Other Business and Future Agenda Items

Mayor Hall - revisit the Ordinance relating to the powers of the Mayor in Section 2-40.

City Council Reports

Council attended and/or reported on the following events:

Council Member Sanders - Mr. Mesquite, HOA Meetings, thanked staff, City Management, Police and Fire Department they are protecting the residents.

Council Member Remley - looking forward to the fire works on the 4th of July; District 4 on the 4th Wednesday of June at 6 PM on Hollyhock Street and

Reel Pizza.

Council Member Duffy - Shadow Ridge, Michael Hawkins received the Distinguished Administrator Award from the Arizona School of Administrators; Ribbon cuttings Mr. Mesquite, Handel's Ice Cream and Meet and Greet this Saturday at Spencer's at 9 AM.

Council Member Hayden - Audra Colson Event; businesses are re-opening; virtual ribbon cuttings by ED and several business re-opening in my district.

Council Member Winters - Chance Shelter land designation.

Vice Mayor Judd - shout out to Surprise Police Department; and Chief Young's approach

Mayor Hall - shout out to Dysart School District; Shadow Ridge High School was named the 2020 Best High School by the US News and World Report; Willow Canyon High School model of excellence; Valley Vista girls basketball team earned their 3rd Straight Title in 4 years - Coach of the Year; Willow Canyon P.O.M. Squad earned the National Championship; 40 Million dollars in college scholarships; congrats to the entire Dysart Team and Students. 4th of July - 20 minute fireworks @ 8:40 PM. Former Council Member Richard Alton passed away recently.

Executive Session

Adjournment

Council Member Winters made the motion to adjourn the Regular City Council Meeting of June 2, 2020 at 6:59 PM. Council Member Remley 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, June 2, 2020.**

_____
Sherry Ann Aguilar, City Clerk, MMC

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 16, 2020
Submitting Department: City Clerk
Staff Recommendations: None

Contact Person: Sherry Aguilar
District: Internal

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

Agenda Wording:
Consideration and action to amend the 2020 Council Meeting Schedule adding Tuesday, September 1st, 2020 to the list after the Arizona League of Cities and Towns announced the cancellation of the 2020 Arizona League of Cities and Towns Conference.

Motion:
I move to amend the 2020 Council Meeting Schedule adding Tuesday, September 1st, 2020 to the list after the Arizona League of Cities and Towns announced the cancellation of the 2020 Arizona League of Cities and Towns Conference.

Background:

2020 LIST OF REGULAR WORK SESSIONS AND COUNCIL MEETINGS

Tuesday, January 7, 2020

Tuesday, January 21, 2020

Tuesday, February 4, 2020

Tuesday, February 18, 2020

Tuesday, March 3, 2020

Tuesday, March 17, 2020

Tuesday, April 7, 2020

Tuesday, April 21, 2020

Tuesday, May 5, 2020

Tuesday, May 19, 2020

Tuesday, June 2, 2020

Tuesday, June 16, 2020

NO MEETINGS IN JULY 2020

Tuesday, August 4, 2020 – NO MEETINGS – PRIMARY ELECTION DAY

Tuesday, August 18, 2020

Tuesday, September 1, 2020 – League Conference has been officially cancelled.

Tuesday, September 17, 2020

Tuesday, October 6, 2020

Tuesday, October 20, 2020

Tuesday, November 3, 2020 – General Election Day!

Tuesday, November 17, 2020

Tuesday, December 1, 2020

Tuesday, December 15, 2020

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 16, 2020 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 3
Staff Recommendations: None

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

Agenda Wording:
Consideration and action pertaining to approval of the Final Plat entitled, "Stonefield" and dated March 10, 2020, an approximately 18.56 acre property located west of the northwestern corner of Reems Road and Peoria Avenue - FS19-759 – Stonefield at Greer Ranch Final Plat

Motion:
I move to approve the Final Plat entitled "Stonefield" and dated March 10, 2020.

Background:
Hubbard Engineering, on behalf of PL Stonefield LLC, seeks approval of a Final Plat to provide for a 60 lot residential subdivision.

Objective Analysis:
The proposed Final Plat will divide the 18.56-acre parcel into 60 residential lots and 5 tracts for residential development.

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

Financial Impact:
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 - FS19-759 - Stonefield FP - CC Staff Report - 061620
2. 01 - FS19-759 - Stonefield FP - Vicinity - 061620

3. 02 - FS19-759 - Stonfield FP - Plat - 061620
4. 03 - FS19-759 - Stonefield FP - Landscape Plans - 061620
5. 04 - FS19-759 - Stonefield FP - Luke Letter - 061620
6. 05 - FS19-759 - Stonefield FP - Dysart Letter - 061620
7. PP - FS19-759 - Stonefield at Greer Ranch FP - CC PowerPoint - 061620
8. RW value FS19-759 Stonefield Replat

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case:	**FS19-759**
Project Name:	Stonefield
Council District:	3
City Council Date:	**June 16, 2020**
Planner:	Hobart Wingard

Owner:	PL Stonefield, LLC
Applicant:	Andrew Jupp of Kimley-Horn and Associates, Inc. on behalf of PL Stonefield, LLC
Request:	Final Plat for a 60 lot single-family residential subdivision in the Greer Ranch Planned Area Development (PAD) zoning district (R1-5-PAD).
Site Location:	Generally located west of the northwest corner of Peoria and Reems Roads
Site Size:	18.56 acres (approx.)
Density:	3.23 DU/Ac

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Zone Change as approved under case FS19-382.
- The proposed Final Plat is consistent with the Preliminary Plat approved under case FS19-382.
- The proposed Final Plat is consistent with the Surprise Municipal Code.

Alternative Actions:	**Approve** – Approval of the proposed Final Plat will allow the applicant the ability to subdivide the property as proposed.
	Deny – Denial of the requested Final Plat will prevent the applicant from subdividing the property as proposed.

Additional Information:

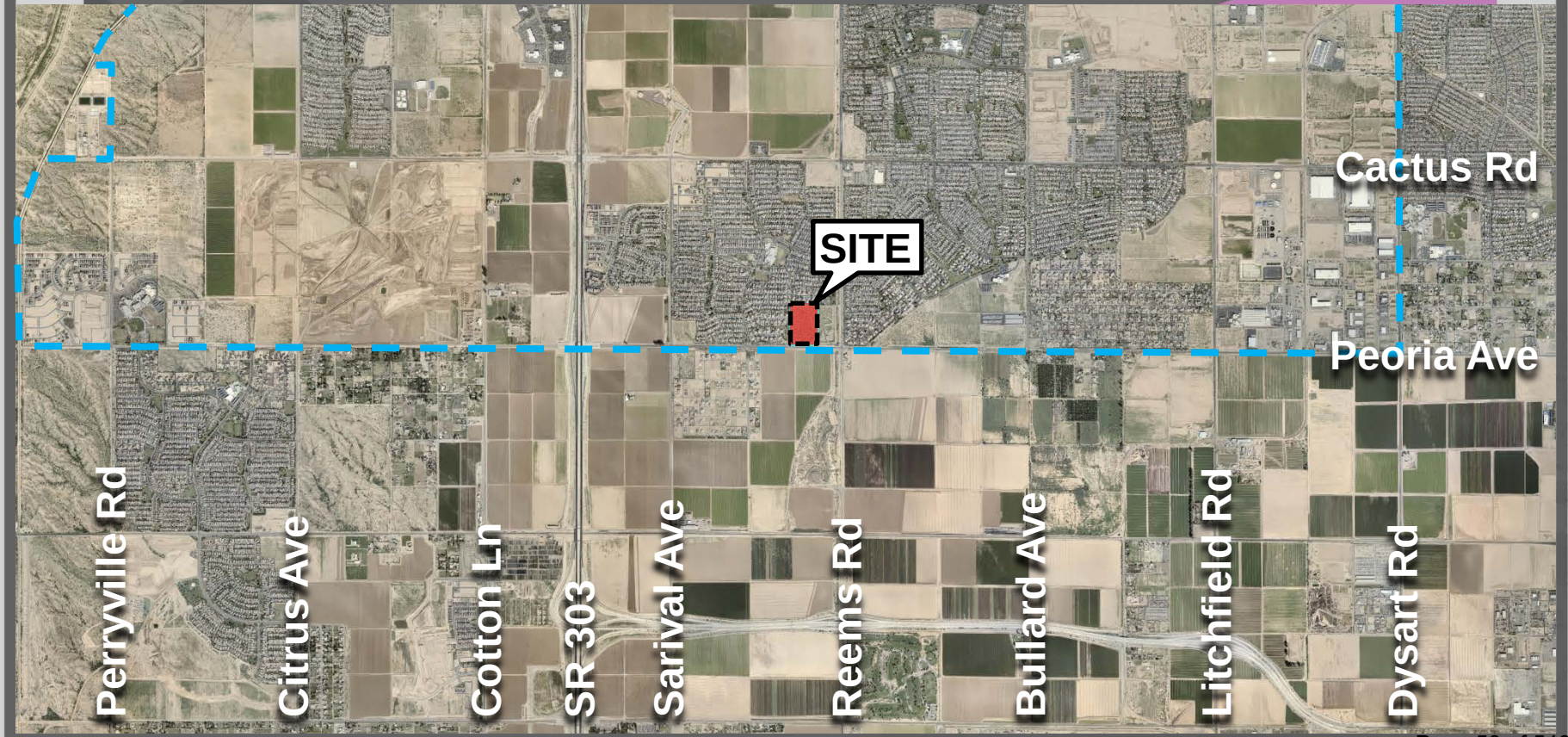
The subject Final Plat request involves platting 60 low density residential (R1-5-PAD) zoned single-family residential lots. The project provides 60 single-family residential lots over approx. 18.56 acres for a gross density of 3.23 DU/Ac.

Attachments:

01 Vicinity and Zoning Maps
02 Final Plat
03 Landscape Plans
04 Luke AFB Comments
05 Dysart School District Comments

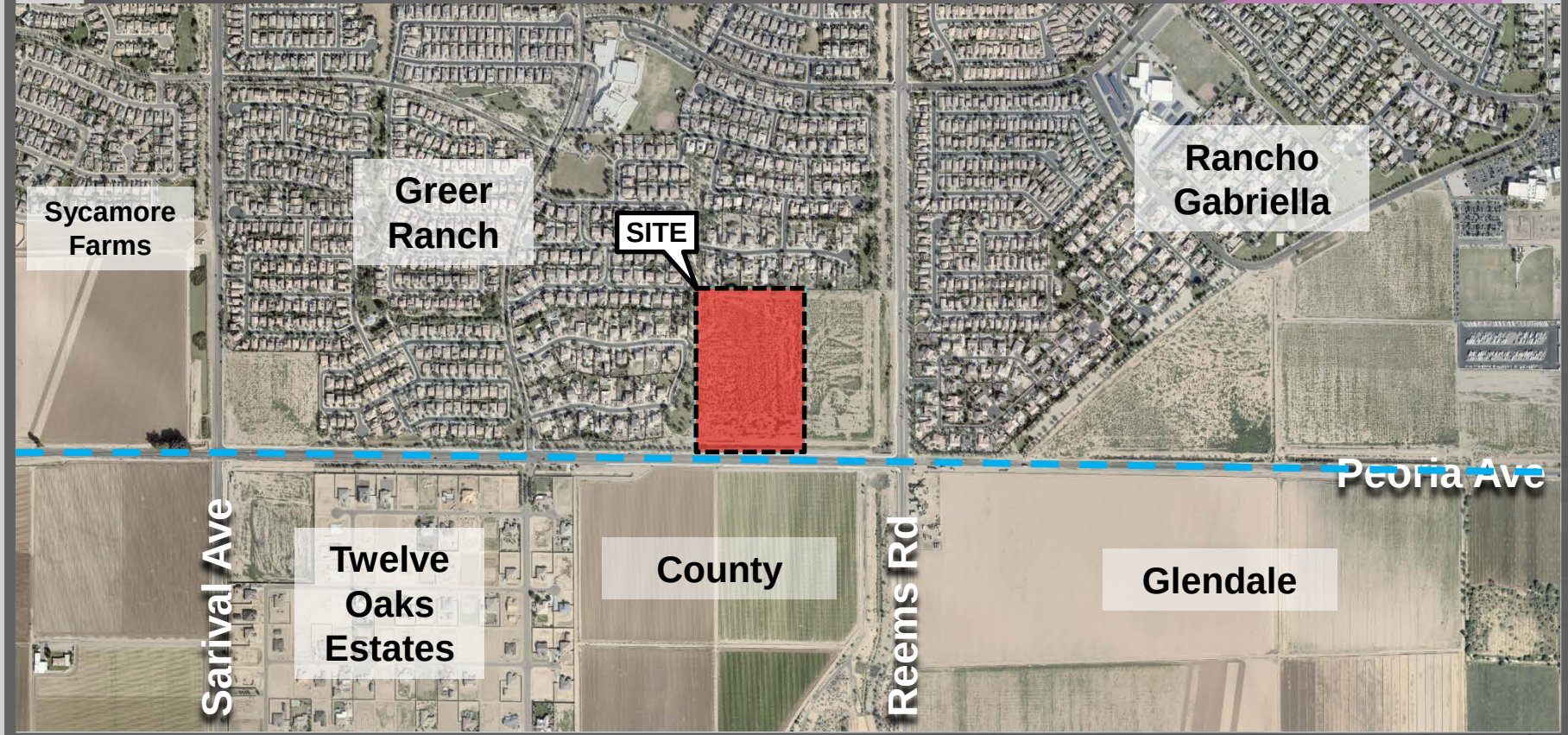
VICINITY MAP

FS19-759
Stonefield



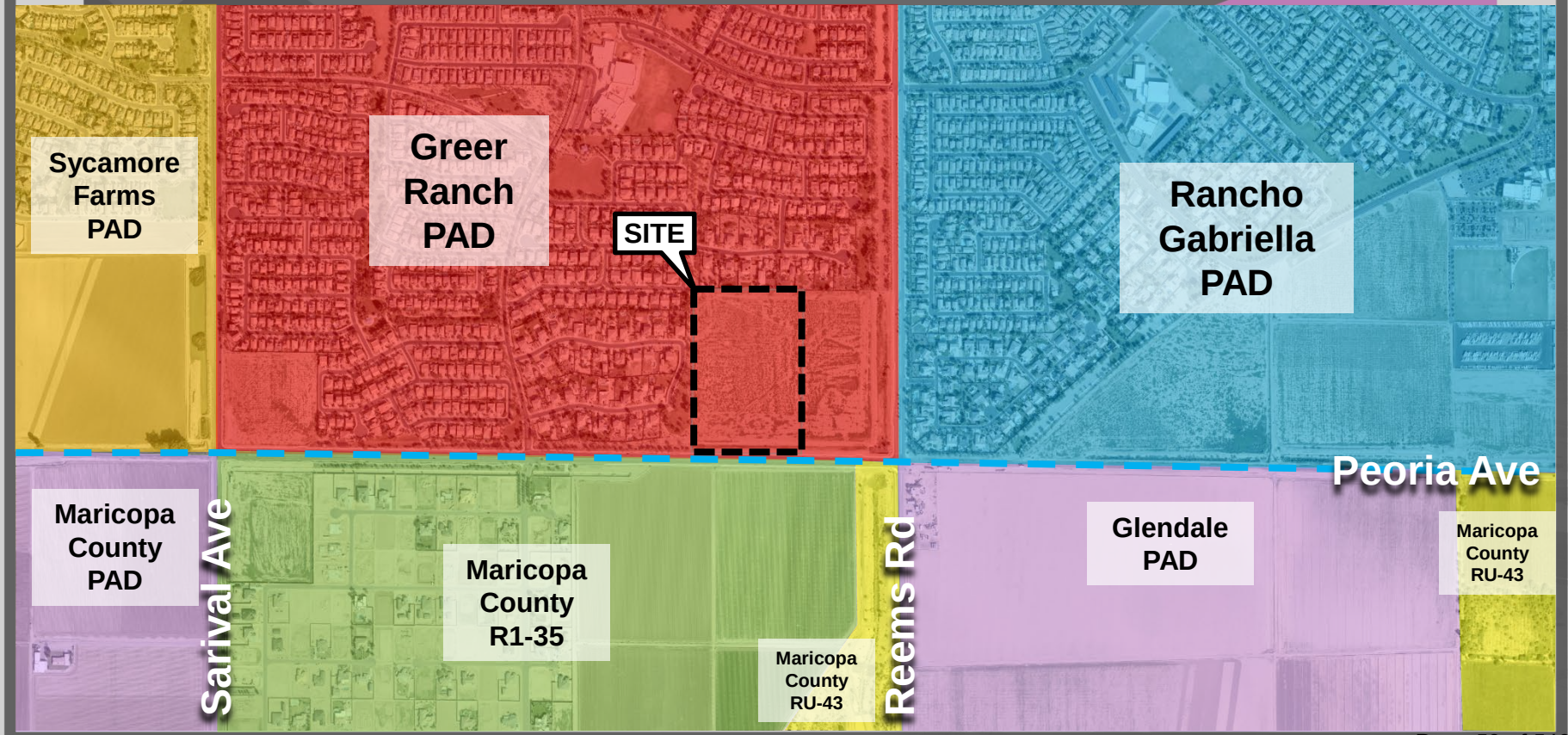
VICINITY MAP

FS19-759
Stonefield



ZONING MAP

FS19-759 Stonefield



STONEFIELD

A REPLAT OF LOT 1 OF THE NORTHWEST CORNER OF PEORIA AVENUE & REEMS ROAD

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS:
PL STONEFIELD, LLC, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "STONEFIELD", A REPLAT OF LOT 1 OF THE NORTHWEST CORNER OF PEORIA AVENUE & REEMS ROAD, AS RECORDED IN BOOK _____, PAGE ____, M.C.R., A SUBDIVISION LOCATED IN SECTION 19, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "STONEFIELD", AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSION OF EACH LOT, TRACT, STREET AND EASEMENT CONSTITUTING THE SAME, AND THAT EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

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

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

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

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

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

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

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

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

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

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

PL STONEFIELD, LLC

BY: _____ ITS: _____ DATE:_____

EPCOR WATER ARIZONA INC.

BY: _____ ITS: _____ DATE:_____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

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

_____, _____
NOTARY PUBLIC MY COMMISSION EXPIRES

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

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

_____, _____
NOTARY PUBLIC MY COMMISSION EXPIRES

LEGAL DESCRIPTION

LOT 1 OF THE NORTHWEST CORNER OF PEORIA AVENUE & REEMS ROAD, AS RECORDED IN BOOK _____, PAGE ____, M.C.R.

NOTES

1. THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE ASSOCIATION FORMED BY THE OWNER.
2. THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE PROPERTY ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
3. LANDSCAPING MAINTENANCE WITHIN THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.
4. SPRINKLERS ARE REQUIRED IN ALL ONE AND TWO FAMILY DWELLINGS.
5. THE PROPERTY OWNER AT THE TIME WHEN CITY OF SURPRISE WATER, AND/OR SEWER INFRASTRUCTURE IS AVAILABLE AT THE PROPERTY, SHALL BE REQUIRED TO CONNECT IN ACCORDANCE WITH SURPRISE MUNICIPAL CODE AND PAY ALL APPLICABLE FEES. ANY OWNER OF THE PROPERTY SHALL NOTIFY PROSPECTIVE BUYERS AND THE PUBLIC OF THIS NOTE, AND ANY SALES CONTRACTS OR SALES REPORTS SHALL INCLUDE SUCH NOTE.
6. NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
7. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE 'X' AND 'A' BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C660L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
8. IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
9. PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.
10. 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.
11. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
12. ALL STRUCTURES AND LANDSCAPING WITH THE 30'X30' VISIBILITY TRIANGLE ALONG THE PROPERTY LINES AT LOT CORNERS SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 30" ABOVE GROUND LEVEL. NO LIMBS, LEAVES NEEDLES OR OTHER FOLIAGE ABOVE 30 INCHES OR BELOW 84 INCHES ARE PERMITTED.
13. ALL EXTERIOR SUBDIVISION BOUNDARY CORNERS ARE AS SHOWN PER THIS PLAT IN CONFORMANCE WITH ARIZONA STATUE. ALL INTERIOR CORNER AND MONUMENTS ARE TO BE SET BY THE SURVEYOR RESPONSIBLE FOR THE CONSTRUCTION SURVEY AND STAKING OR THIS PROJECT AND MUST BE IN CONFORMANCE WITH SAID ARIZONA STATUTORY REQUIREMENTS.
14. 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.).
15. THIS FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE "STONEFIELD" PRELIMINARY PLAT, APPROVED DATE OF 10/01/19, UNDER CASE FS19-382.
16. ZONING OF THE PROPERTY IS AS APPROVED BY THE CITY COUNCIL ON 10/01/19 UNDER CASE FS19-382, OR AS SUBSEQUENTLY AMENDED.
17. LOTS 15 THROUGH 20 ARE LIMITED TO SINGLE STORY STRUCTURES.

PUBLIC NOTICE

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

RELEASE OF LIABILITY

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

RELEASE OF LIABILITY

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

RELEASE OF LIABILITY

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

NOTICE OF INTERGOVERNMENTAL AGREEMENT

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

SHEET INDEX

1.....COVER SHEET
2.....KEY MAP/LOT & TRACT TABLES
3-4.....REPLAT

OWNER

PL STONEFIELD, LLC
7629 E. PINNACLE PEAK ROAD #110
SCOTTSDALE, AZ., 85255
TELEPHONE: (480)401-0800
CONTACT: RANDY CLARNO

SURVEYOR

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

ENGINEER

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

ZONING

R1-5-PAD

ACREAGE DETAIL

GROSS ACREAGE:	808,532 SQ. FT. OR 18.5613 AC. ±
TOTAL LOTS: 60	
TOTAL LOT ACREAGE:	432,751 SQ. FT. OR 9.9346 AC. ±
TOTAL TRACT ACREAGE:	243,555 SQ. FT. OR 5.5913 AC. ±
RIGHT-OF-WAY ACREAGE:	132,226 SQ. FT. OR 3.0355 AC. ±

PERTINENT DOCUMENTS

"GREER RANCH SOUTH PARCEL 14", A FINAL PLAT, AS RECORDED IN BOOK 671, PAGE 24, M.C.R.
"NWC PEORIA AVENUE & REEMS ROAD", A RECORD OF SURVEY, AS RECORDED IN BOOK 1405, PAGE 43, M.C.R.
"NORTHWEST CORNER OF PEORIA AVENUE & REEMS ROAD", A FINAL PLAT, AS RECORDED IN BOOK xxxx, PAGE xx, M.C.R.

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.
MEASURED BEARING=N89°06'16"W
BEARING DERIVED UTILIZING THE CITY OF SURPRISE LOW DISTORTION PROJECTION PARAMETERS AS FOLLOWS:
LATITUDE OF ORIGIN/CENTRAL PARALLEL : 33° 15' NORTH
LONGITUDE OF CENTRAL MERIDIAN: 112° 15' WEST
FALSE NORTHING: 1,500,000.00 FEET
FALSE EASTING: 2,500,000.00 FEET
SCALE AT CENTRAL PARALLEL: 1.000045 (EXACT)

CERTIFICATE OF ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF EPCOR WATER ARIZONA INC., _____, SIGNED ON _____, DECISION AND ORDER NUMBER _____, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. _____.

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 _____
CITY ENGINEER

CITY OF SURPRISE COUNCIL APPROVAL

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

_____
MAYOR

ATTEST:

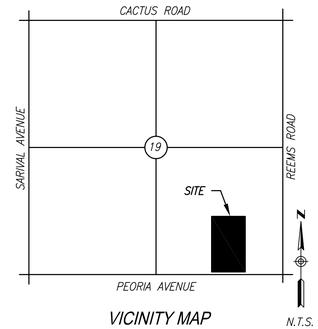
_____
CITY CLERK

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.
ALL LOT CORNERS WILL BE PERMANENTLY SET BY COMPLETION OF CONSTRUCTION.

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

REGISTERED LAND SURVEYOR
41282
ADRIAN M. BURCHAM
CERTIFICATE NO.
Arizona U.S.A.



VICINITY MAP
T3N, R1W, SEC 19
N.T.S.

HUBBARD ENGINEERING
1201 S. Alma School Rd.
Suite 12000
Mesa, AZ 85210
Ph: 480.892.3313
www.hubbardengineering.com

STONEFIELD
REPLAT OF LOT 1 OF THE NORTHWEST CORNER OF PEORIA AVE. AND REEMS RD.
City of Surprise, Maricopa County, Arizona

Date 03/10/20	Project Eng.
Project No. 19102	Project Manager ADRIAN BURCHAM

Sht: 1 of 4

CASE #FS19-759

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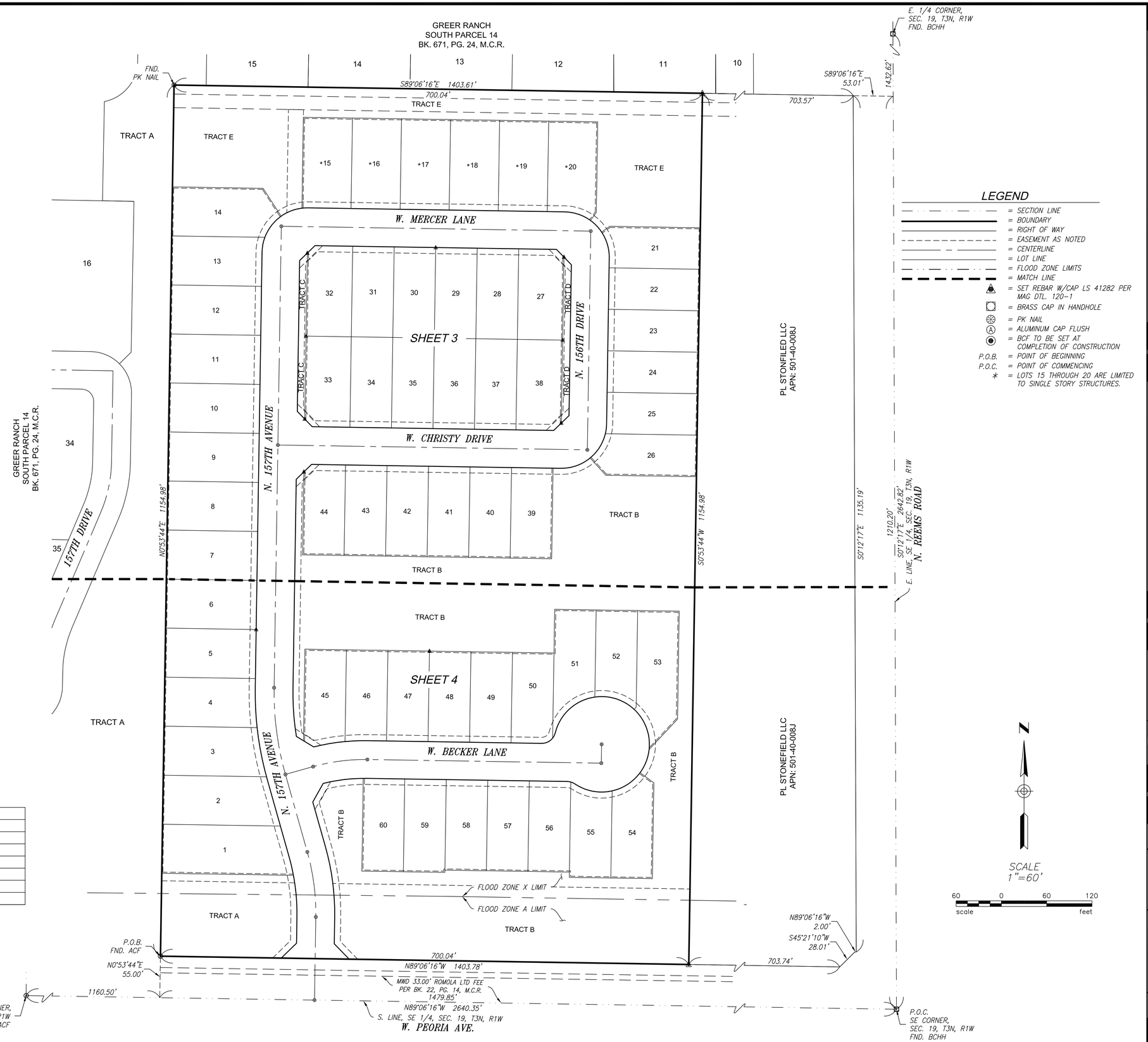
LOT TABLE			
LOT #	SQUARE FEET	ACRES	ZONE
1	10776.00	0.2474	RM-6 PUD
2	9522.00	0.2186	RM-6 PUD
3	8397.00	0.1928	RM-6 PUD
4	7859.00	0.1804	RM-6 PUD
5	7800.00	0.1791	RM-6 PUD
6	7800.00	0.1791	RM-6 PUD
7	7800.00	0.1791	RM-6 PUD
8	7800.00	0.1791	RM-6 PUD
9	7800.00	0.1791	RM-6 PUD
10	7800.00	0.1791	RM-6 PUD
11	7800.00	0.1791	RM-6 PUD
12	7800.00	0.1791	RM-6 PUD
13	7823.00	0.1796	RM-6 PUD
14	8585.00	0.1971	RM-6 PUD
15	7801.00	0.1791	RM-6 PUD
16	7800.00	0.1791	RM-6 PUD
17	7800.00	0.1791	RM-6 PUD
18	7800.00	0.1791	RM-6 PUD
19	7800.00	0.1791	RM-6 PUD
20	7961.00	0.1828	RM-6 PUD
21	6758.00	0.1551	RM-6 PUD
22	6602.00	0.1516	RM-6 PUD
23	6602.00	0.1516	RM-6 PUD
24	6602.00	0.1516	RM-6 PUD
25	6609.00	0.1517	RM-6 PUD
26	7130.00	0.1637	RM-6 PUD
27	7150.00	0.1641	RM-6 PUD
28	6600.00	0.1515	RM-6 PUD
29	6600.00	0.1515	RM-6 PUD
30	6600.00	0.1515	RM-6 PUD
31	6600.00	0.1515	RM-6 PUD
32	7150.00	0.1641	RM-6 PUD
33	7150.00	0.1641	RM-6 PUD
34	6600.00	0.1515	RM-6 PUD
35	6600.00	0.1515	RM-6 PUD
36	6600.00	0.1515	RM-6 PUD
37	6600.00	0.1515	RM-6 PUD
38	7150.00	0.1641	RM-6 PUD
39	6600.00	0.1515	RM-6 PUD
40	6600.00	0.1515	RM-6 PUD
41	6600.00	0.1515	RM-6 PUD
42	6600.00	0.1515	RM-6 PUD
43	6600.00	0.1515	RM-6 PUD
44	6550.00	0.1504	RM-6 PUD
45	6880.00	0.1579	RM-6 PUD
46	6616.00	0.1519	RM-6 PUD
47	6600.00	0.1515	RM-6 PUD
48	6600.00	0.1515	RM-6 PUD
49	6600.00	0.1515	RM-6 PUD
50	6568.00	0.1508	RM-6 PUD
51	7255.00	0.1666	RM-6 PUD
52	6567.00	0.1508	RM-6 PUD
53	8698.00	0.1997	RM-6 PUD
54	7021.00	0.1612	RM-6 PUD
55	6440.00	0.1478	RM-6 PUD
56	6599.00	0.1515	RM-6 PUD
57	6600.00	0.1515	RM-6 PUD
58	6600.00	0.1515	RM-6 PUD
59	6765.00	0.1553	RM-6 PUD
60	6765.00	0.1553	RM-6 PUD
TOTAL	432751.00	9.9346	

TRACT TABLE			
TRACT	SQUARE FEET	ACRES	USAGE
A	19495.00	0.4475	OPENSPACE, DRAINAGE
B	155039.00	3.5592	OPENSPACE, DRAINAGE
C	2100.00	0.0482	OPENSPACE
D	2100.00	0.0482	OPENSPACE
E	64821.00	1.4881	OPENSPACE, DRAINAGE
TOTAL	243555.00	5.5913	

RIGHT OF WAY TABLE		
	SQUARE FEET	ACRES
R/W	132226.00	3.0355



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City of Surprise, Maricopa County, Arizona

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
41282
ADRIAN M.
BURCHAM
Date Signed 12/31/2020
ARIZONA U.S.A.

Date 03/10/20	Project Eng.
Project No. 19102	Project Manager ADRIAN BURCHAM

Sht: 2 of 4

CASE #FS19-759

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LEGEND

= SECTION LINE	= SET REBAR W/CAP LS 41282 PER MAG DTL. 120-1
= PLAT BOUNDARY	= ALUMINUM CAP FLUSH
= RIGHT OF WAY	= BRASS CAP IN HANDHOLE
= EASEMENT AS NOTED	= BCF TO BE SET AT COMPLETION OF CONSTRUCTION
= EXISTING EASEMENT AS NOTED	APN = ASSESSORS PARCEL NUMBER
= CENTERLINE	ACF = ALUMINUM CAP FLUSH
= LOT LINE	BCHH = BRASS CAP IN HANDHOLE
= FLOOD ZONE LIMITS	BK. PG. = BOOK PAGE
= MATCH LINE	DKT. PG. = DOCKET PAGE

DOC.	= DOCUMENT
ESMT.	= EASEMENT
FND.	= FOUND
M.C.R.	= MARICOPA COUNTY RECORDER
P.U.E.	= PUBLIC UTILITY EASEMENT
R/W	= RIGHT-OF-WAY
S.V.T.	= 30'x30' SIGHT VISIBILITY TRIANGLE
V.N.A.E.	= VEHICLE NON ACCESS EASEMENT
*	= LOTS 15 THROUGH 20 ARE LIMITED TO SINGLE STORY STRUCTURES.

N

SCALE
1"=40'

40 0 40 80
scale feet

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N15°45'50"W	106.80'
L2	S74°14'10"W	38.18'
L3	S0°53'44"W	25.00'
L4	S45°53'44"W	28.28'
L5	N45°53'44"E	28.28'
L6	N58°48'07"W	26.80'
L7	N29°14'10"E	28.14'
L8	N15°45'50"W	61.80'
L9	N44°06'16"W	28.28'
L10	N44°06'16"W	28.28'
L11	N45°53'44"E	28.28'
L12	S44°06'16"E	28.28'
L13	S45°53'44"W	28.28'
L14	S33°03'16"E	44.06'
L15	S35°53'15"W	13.24'
L16	N54°17'57"E	13.10'
L17	N42°20'56"W	30.92'
L18	S42°54'08"W	3.94'
L19	S42°54'08"W	55.27'
L20	S53°33'48"E	22.72'

CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD
C1	16°39'34"	300.00'	87.23'	N07°26'03"W 86.92'
C2	16°39'34"	400.00'	116.30'	N07°26'03"W 115.90'
C3	16°39'34"	250.00'	72.69'	S82°33'57"W 72.43'
C4	16°39'34"	275.00'	79.96'	S07°26'03"E 79.68'
C5	16°39'34"	425.00'	123.57'	S07°26'03"E 123.14'
C6	90°00'00"	60.00'	94.25'	S45°53'44"W 84.85'
C7	90°00'00"	60.00'	94.25'	N44°06'16"W 84.85'
C8	90°00'00"	60.00'	94.25'	N45°53'44"E 84.85'
C9	9°50'52"	375.00'	64.45'	N04°01'42"W 64.37'
C10	15°02'35"	275.00'	72.20'	S83°22'26"W 71.99'
C11	76°55'44"	18.50'	24.84'	S52°25'52"W 23.02'
C12	290°03'41"	63.30'	320.46'	N21°00'10"W 72.56'
C13	33°07'57"	18.50'	10.70'	S72°32'18"E 10.55'
C14	14°56'53"	225.00'	58.70'	N83°25'17"E 58.53'
C15	16°39'34"	325.00'	94.50'	N07°26'03"W 94.17'

GREER RANCH
SOUTH PARCEL 14
BK. 671, PG. 24, M.C.R.

FND. PK NAIL

30.00' PUBLIC UTILITIES PER DOC. 04-157493, M.C.R.

12.00' WATER LINE ESMT. PER DOC. 04-726599, M.C.R.

S89°06'16"E 1403.61'
700.04'

E. 1/4 CORNER, SEC. 19, T3N, R1W
FND. BCHH

S89°06'16"E 53.01'

1432.62'

703.57'

TRACT E

TRACT A

TRACT B

TRACT C

TRACT D

20.00' WATER ESMT.

1.00' V.N.A.E.

S89°06'16"E 390.00'

N0°53'44"E 120.54'

S0°53'44"W 120.00'

178.26'

S89°06'16"E 120.00'

L=8.02'

8.00' P.U.E.

L=29.83'

L=36.07'

L=36.64'

L=21.54'

S89°06'16"E 120.03'

123.43'

L=20.39'

W. MERCER LANE
S89°06'16"E 410.00'
R/W DEDICATED HEREON
340.00'
320.00'
330.00'

25.00' R/W

50.00'
55.00'
14.14'
S.V.T.

65.00'
120.00'
110.00'
60.00'
23.00'
45.00'

25.00' R/W

8.00' P.U.E.

13.26'
120.04'
41.74'
L=13.37'
121.52'

55.00'

N0°53'44"E 1154.98'

S0°53'44"W 1154.98'

290.00'

200.00'

220.00'

N. 157TH AVENUE
N0°53'44"E 611.77'

N. 156TH DRIVE
S0°53'44"W 290.00'

R/W DEDICATED HEREON

W. CHRISTY DRIVE
N89°06'16"W 410.00'
R/W DEDICATED HEREON

L=42.24'

L=36.64'

10.00'

N89°06'16"W 120.02'

576.77'

321.77'

276.77'

646.72'

S0°12'17"E 1135.19'

1210.20'
S0°12'17"E 2642.82'
E. LINE SE 1/4, SEC. 19, T3N, R1W

N. REEMS ROAD

157TH DRIVE

GREER RANCH
SOUTH PARCEL 14
BK. 671, PG. 24, M.C.R.

KCI PR 40 LLC/KCP PR INVESTMENTS LLC
APN: 501-40-008J

1.00' V.N.A.E.

8.00' P.U.E.

25.00' R/W

SEE SHEET 4

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City of Surprise, Maricopa County, Arizona

Project No. 19102	Date 03/10/20
Project Manager ADRIAN BURCHAM	Project Eng.

Sht: 3 of 4

CASE #FS19-759

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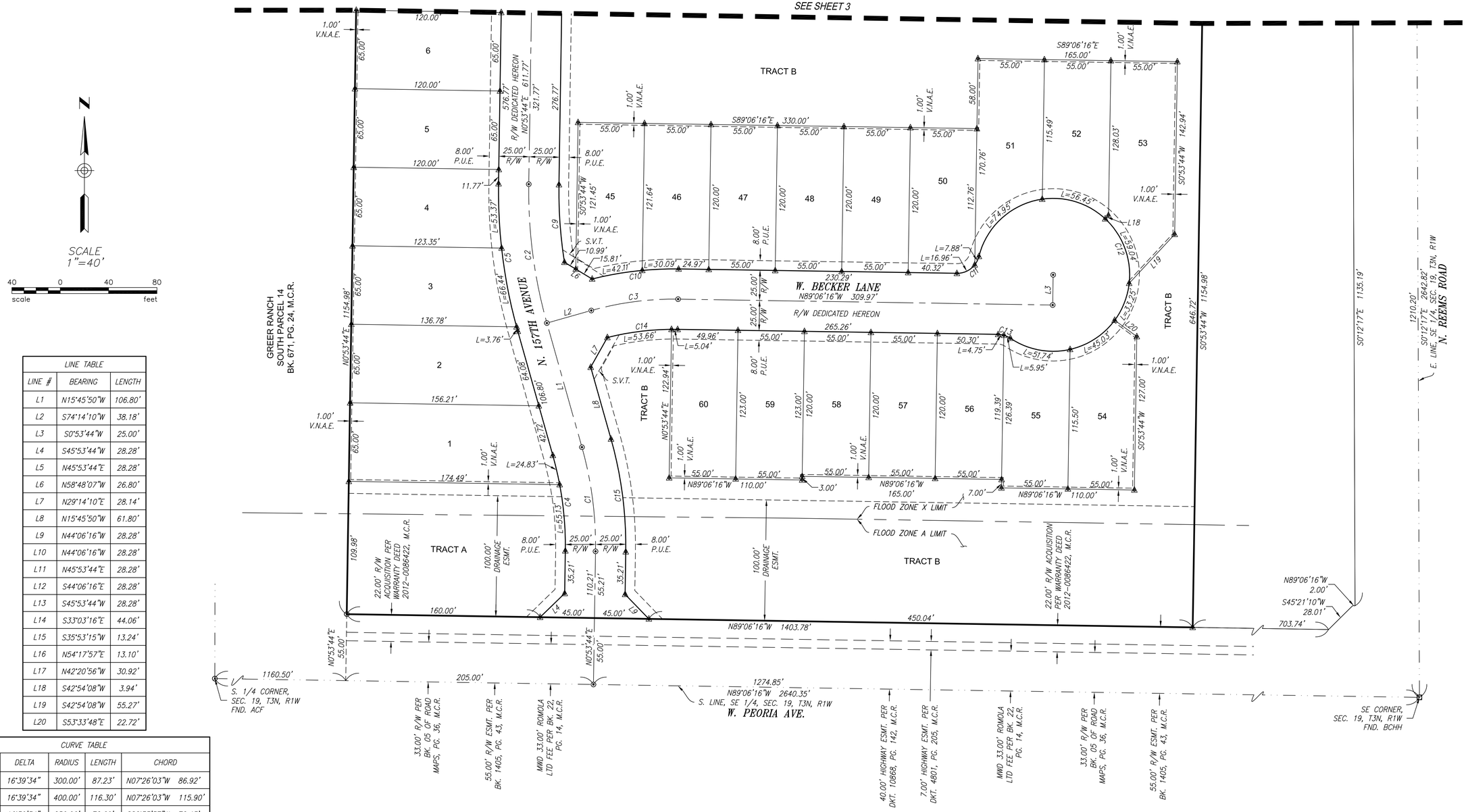

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LEGEND

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- = RIGHT OF WAY
- = EASEMENT AS NOTED
- = EXISTING EASEMENT AS NOTED
- = CENTERLINE
- = LOT LINE
- = FLOOD ZONE LIMITS
- = MATCH LINE

- = SET REBAR W/CAP LS 41282 PER MAG DTL. 120-1
- (A) = ALUMINUM CAP FLUSH
- = BRASS CAP IN HANDHOLE
- = BCF TO BE SET AT COMPLETION OF CONSTRUCTION
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City of Surprise, Maricopa County, Arizona

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Date 03/10/20	Project Eng.
Project No. 19102	Project Manager ADRIAN BURCHAM

Sht: 4 of 4

CASE #FS19-759

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LANDSCAPE AND IRRIGATION PLANS FOR STONEFIELD SUBDIVISION

A PORTION OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 1 WEST
SURPRISE, ARIZONA

OWNER/DEVELOPER
PINNACLE LAND DEVELOPMENT, LLC/PL STONEFIELD LLC
7440 E PINNACLE PEAK ROAD #142
SCOTTSDALE, AZ. 85255
TELEPHONE: 480-401-0800
CONTACT: RANDY CLARNO

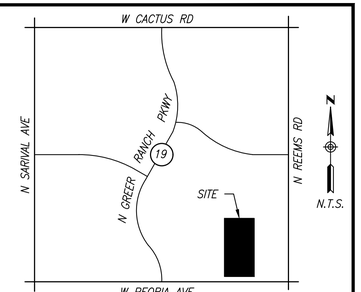
CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET
SUITE 300
PHOENIX, ARIZONA 85020
PHONE: (602) 944-5500
FAX: (602) 944-7423
CONTACT: ANDREW JUPP, PE

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

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

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

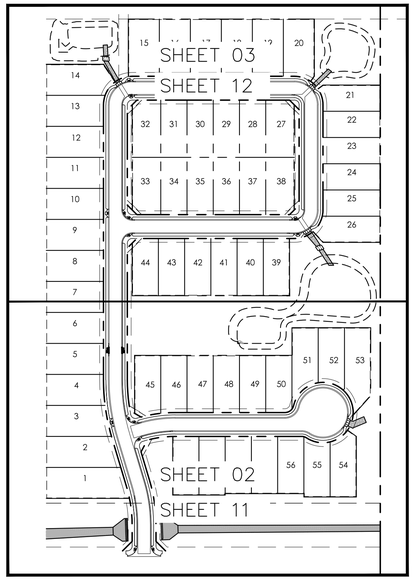
ZONING INFORMATION
CURRENT ZONING:
R1-5-PAD



VICINITY MAP

GENERAL LANDSCAPE NOTES

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



SITE MAP
SCALE: 1" = 100'

LANDSCAPE REQUIREMENTS

REQUIREMENT	REQUIRED	PROVIDED
STREETSCAPE (W PEORIA) 642 LF		
• 2 TREES PER 25 LF (24" BOX) 25% 36" BOX	52 TREES TOTAL 13 TREES (36" BOX)	52 TREES 13 TREES
• 6 SHRUBS PER 25 LF	154 SHRUBS	196 SHRUBS
LOCAL FRONTAGE		
• 50'+ LOT- 2 TREES (24" BOX) - 6 SHRUBS (5 GAL.)	60 LOTS = 120 TREES 360 SHRUBS	103 TREES (STV AND LIGHTING CONFLICTS) 360 SHRUBS
• GENERAL - 1 TREE / 4 SHRUBS PER 25 LF	4,930 LF = 197 TREES 789 SHRUBS	176 TREES (SVT AND LIGHTING CONFLICTS) 789 SHRUBS
SIDE YARD TRACTS 707 LF		
• 1 TREE PER 35 LF	20 TREES	20 TREES
• 2.5 SHRUBS PER 20 LF	89 SHRUBS	147 SHRUBS
OPEN SPACE 113,787 SF		
• 50% LIVE COVERAGE	56,893 SF TOTAL	
• 1 TREE PER 500 SF	227 TREES	227 TREES
• 6 SHRUBS PER 500 SF	1,365 SHRUBS	1,396

*MINIMUM CALIPER SIZE FOR MULTI-TRUNK (MT) TREES IS CALCULATED BY TAKING THE AVERAGE OF THE TWO LARGEST TRUNKS.

WATER USE CALCULATIONS

TURF AREA	DG / XERISCAPE AREA	TURF PEAK SEASON DEMAND		DG LANDSCAPE PEAK SEASON DEMAND		TOTAL PEAK SEASON DEMAND	
SF	SF	GPM	GPD	GPM	GPD	GPM	GPD
3,395	23,280	220	3,520	112	17,728	332	21,248
ANNUAL TOTAL DEMAND (PEAK + OFF-PEAK IN GALLONS)							2,205,975

PLANTING LEGEND

TREES

BOTANICAL NAME / COMMON NAME	SIZE	QTY
Acacia aneura / Mulga	24" Box, 1" Cal. Min. 36" Box, 1.5" Cal. Min.	140 7
Acacia salincia / Willow Acacia	24" Box, 1" Cal. Min.	16
Cercidium praecox / Palo Brea	24" Box, Multitrunk	21
Parkinsonia florida/ Blue Palo Verde	24" Box, 1.5" Cal. Min.	42
Prosopis x phoenix / Thornless Mesquite	24" Box, 1.5" Cal. Min. 36" Box, 2" Cal. Min.	30 6
Quercus virginiana / Live Oak	24" Box, 1.5" Cal. Min.	92
Vitex agnus-castus 'Montrose Purple / Monk's Pepper Tree	24" Box, Multitrunk	9

SHRUBS

BOTANICAL NAME / COMMON NAME	SIZE	QTY
Bougainvillea 'Torch Glow' / Torch Glow Bougainvillea	5 Gal.	94
Caesilpinia pulcherima / Red Bird of Paradise	5 Gal.	112
Hamelia patens / Fire Bush	5 Gal.	50
Leucophyllum frutescens 'Green Cloud' / Green Cloud Sage	5 Gal.	134
Leucophyllum langmaniae / Rio Bravo Sage	5 Gal.	329
Senna covesii / Desert Senna	5 Gal.	117
Tecoma stans 'Gold Star' / Yellow Bells	5 Gal.	82

ACCENTS

BOTANICAL NAME / COMMON NAME	SIZE	QTY
Agave palmeri / Palmer Agave	5 Gal.	36
Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Grass	5 Gal.	40
Dasylirion wheeleri / Desert Spoon	5 Gal.	61
Hesperaloe funifera / Giant Hesperaloe	5 Gal.	99
Hesperaloe parviflora 'Brakelights' / Brakelights Red Yucca	5 Gal.	509
Muhlenbergia capillaris 'Regal Mist' / Regal Mist Muhly	5 Gal.	26

GROUNDCOVERS

BOTANICAL NAME / COMMON NAME	SIZE	QTY
Convolvulus cneorum/ Bush Morning Glory	1 Gal.	250
Lantana camara 'New Gold' / New Gold Lantana	1 Gal.	369
Lantana montevidensis / Purple Trailing Lantana	1 Gal.	62

MATERIALS

DESCRIPTION	QTY
Decomposed Granite (All Planting Areas) ¾" Screened, Express Armor, 2" Depth Min.	22,800 SY
Turf: Hybrid Bermuda Bermuda Tifway 419 'Sod'	3,400 SY
Concrete Header Curb Medium Broom Finish	700 LF

NOTES

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3. TREES WITHIN SIGHT VISIBILITY TRIANGLES OR WITHIN SIGHT DISTANCE AREAS SHALL BE MAINTAINED CLEAR UP TO 84 INCHES.
4. NO SHRUBS, ACCENTS, OR GROUNDCOVER WITHIN SIGHT DISTANCE TRIANGLES AND SIGHT DISTANCE AREAS SHALL EXCEED 30 INCHES IN HEIGHT.
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AMENITIES

1. TOT LOT:
   - SHADE COVERED PLAY STRUCTURE
   - SWING SET
   - THREE BENCHES
   - ONE DRINKING FOUNTAIN
2. RAMADA (EACH WITH):
   - PICNIC TABLE
   - BBQ GRILL
   - TRASH RECEPTACLE
3. RECREATIONAL TURF AREA
4. HALF BASKETBALL COURT

IRRIGATION LEGEND

EQUIPMENT

SYMBOL	MANUFACTURER / DESCRIPTION	QTY
A	Rain Bird ESP12-LXMEF with ESPLXMSM12 12-Station Expansion Module, 24-Station, Flow Sensing Outdoor Mount Controller in Stainless Steel Locking Enclosure; Coordinate Final Location with Owner; See Electrical Sheets	1
	Water Meter- 1" Service	1
	Backflow Preventer- 1" FEBCO 825YA or Approved Equal	1
MV	Rain Bird 150 EFB-CP 1 ½" Master Valve, Normally Closed, with Rain Bird PRS-D Pressure Regulating Module	1
FS	Rain Bird FS150B 1 ½" Brass Flow Sensor	1
	Gate Valve	3
	Rain Bird XCZ-150-PRB-COM Drip Control Valve Kit with 1 ½" Ball Valve and Pressure Regulating Basket Filter	8
	Rain Bird XCZ-100-PRB-COM Drip Control Valve Kit with 1" Ball Valve and Pressure Regulating Basket Filter	2
	Rain Bird 150-PESB-PRS-D, 1 ½" Electric Remote Control Spray Valve with Pressure Regulating Module	9
E	Rain Rain Bird Rotor 5000-MPR-25 (25' radius) Rotor Nozzle on 5006 PRS Series 6" pop-up Rotor Body (Avoid Spray on Posts and Overspray)	22
F	Rain Bird Rotor 5000-MPR-30 (30' radius) Rotor Nozzle on 5006 PRS Series 6" pop-up Rotor Body (Avoid Spray on Posts and Overspray)	30
G	Rain Bird Rotor 5000-MPR-35 (35' radius) Rotor Nozzle on 5006 PRS Series 6" pop-up Rotor Body (Avoid Spray on Posts and Overspray)	5
	Flush End Cap	108
not shown	Rain Bird XBT-20-6 (1 per tree, 6 ports open)	375
	Rain Bird XBT-10-6 / XBT-05-6 (1 per shrub, 5 ports open max)	465

SLEEVE SCHEDULE

SYMBOL	DESCRIPTION	QTY
2	Schedule 40 PVC 2" Lateral Sleeve, Spears or Equal "X" Indicates Quantity	3,135 LF
1	Schedule 40 PVC 4" Mainline Sleeve, Spears or Equal "X" Indicates Quantity	205 LF

PIPE SCHEDULE

SYMBOL	SIZE / DESCRIPTION	QTY
	2" SCH 40 PVC Mainline	2,395 LF
T	1" SCH 40 PVC Tree Lateral	11,700LF
S	1" SCH 40 PVC Shrub Lateral	14,025 LF
	1" SCH 40 PVC Spray Lateral	1,420LF

Flow (GPM)	Pipe Size	Pipe Class
0-5.0	½"	SCH 40 PVC
5.1-10	¾"	SCH 40 PVC
10.1-15	1"	SCH 40 PVC

NOTES

1. ALL IRRIGATION PIPING SHALL BE INSTALLED IN PURPLE PIPE. SURPRISE DEVELOPMENT STANDARD 8.2(5).

Contact Arizona 811 at least two full working days before you begin excavation
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SHEET INDEX

SHEET	SHEET TITLE
01	LANDSCAPE COVER
02-03	LANDSCAPE PLAN
04	LANDSCAPE DETAILS
05	AMENITY AREA ENLARGEMENT
06	TOT LOT ENLARGEMENT
07-08	HARDSCAPE DETAILS
09	WALL LAYOUT
10	GENERAL STRUCTURAL NOTES
11	WALL DETAILS
12	MONUMENT SIGN DETAILS
13-14	IRRIGATION PLAN
15	IRRIGATION DETAILS

NO.	REVISION	BY	DATE

STONEFIELD
LANDSCAPE COVER
SURPRISE, ARIZONA

Kimley»Horn

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

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 50615 ANNE S. DEBOARD Date Signed 1/9/20 ARIZONA U.S.A.

DESIGNED	DRAWN	CHECKED
JLW	JLW	ASD

SCALE (H): N/A
SCALE (V): N/A
DATE: 1/9/2020
SHEET NO. 01
PROJECT NO. 191235060
DWG. NAME 5006-LS-CVR.dwg
of 15 shts

FS 19-759

K:\PHX_Civil\291015006 - Peoria Reems\CADD\Improvement Plans\5006-LS-CVR.dwg Jan 09, 2020 jenna.wilson
XREFS: x5006-TB-x5006.tim
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MATCHLINE SEE SHEET 03

PLANTING LEGEND

TREES

BOTANICAL NAME / COMMON NAME
Acacia aneura / Mulga
Acacia salicina / Willow Acacia
Cercidium praecox / Palo Brea
Parkinsonia florida/ Blue Palo Verde
Prosopis x phoenix / Thornless Mesquite
Quercus virginiana / Live Oak
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BOTANICAL NAME / COMMON NAME
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Turf: Hybrid Bermuda Bermuda Tifway 419 'Sod'
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NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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NO.	REVISION	BY	DATE

STONEFIELD

LANDSCAPE PLAN

SURPRISE, ARIZONA

Kimley»Horn

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

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DESIGNED	DRAWN	CHECKED
JLW	JLW	ASD

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SCALE (V): N/A
DATE: 1/9/2020
SHEET NO. 02
PROJECT NO. 191235060
DWG. NAME 5006-LS.dwg
of 15 shts.

FS 19-759

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15
HOWARD
DAVID M
501-40-041

14
DAVID &
SANDRA LEE
FAMILY TRUST
501-40-040

13
RONALD &
LINDA
ROBINSON
LIVING TRUST
501-40-039

GREER RANCH
SOUTH PARCEL 14
BK. 671, PG. 24, M.C.R.

12
DENGLER NEVA J/
STEPHEN JR
501-40-038

30' PUBLIC UTILITIES EASEMENT

11
BRANDON/NICOLE
EWING
501-40-037

10' L/S BUFFER

12' WATER LINE ESMT

BASIN B

BASIN C

BASIN A

8' S/W

20' WATER ESMT

FIRE HYDRANT,
5' CLEAR MIN, TYP.

6" RIPRAP PER CIVIL PLANS
COLOR: EXPRESS ARMOR TO
MATCH D.G., TYP.

W MERCER LN

W CHRISTY DR

N 157TH AVE

N 156TH DR

8' PUE

50.0' R/W

30.0' B/C

5' S/W

5' L/S

9' S/W

SVT

PROPERTY LINE

NO0°53'44"E 1154.98'

MATCHLINE SEE SHEET 02

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NORTH

GRAPHIC SCALE IN FEET
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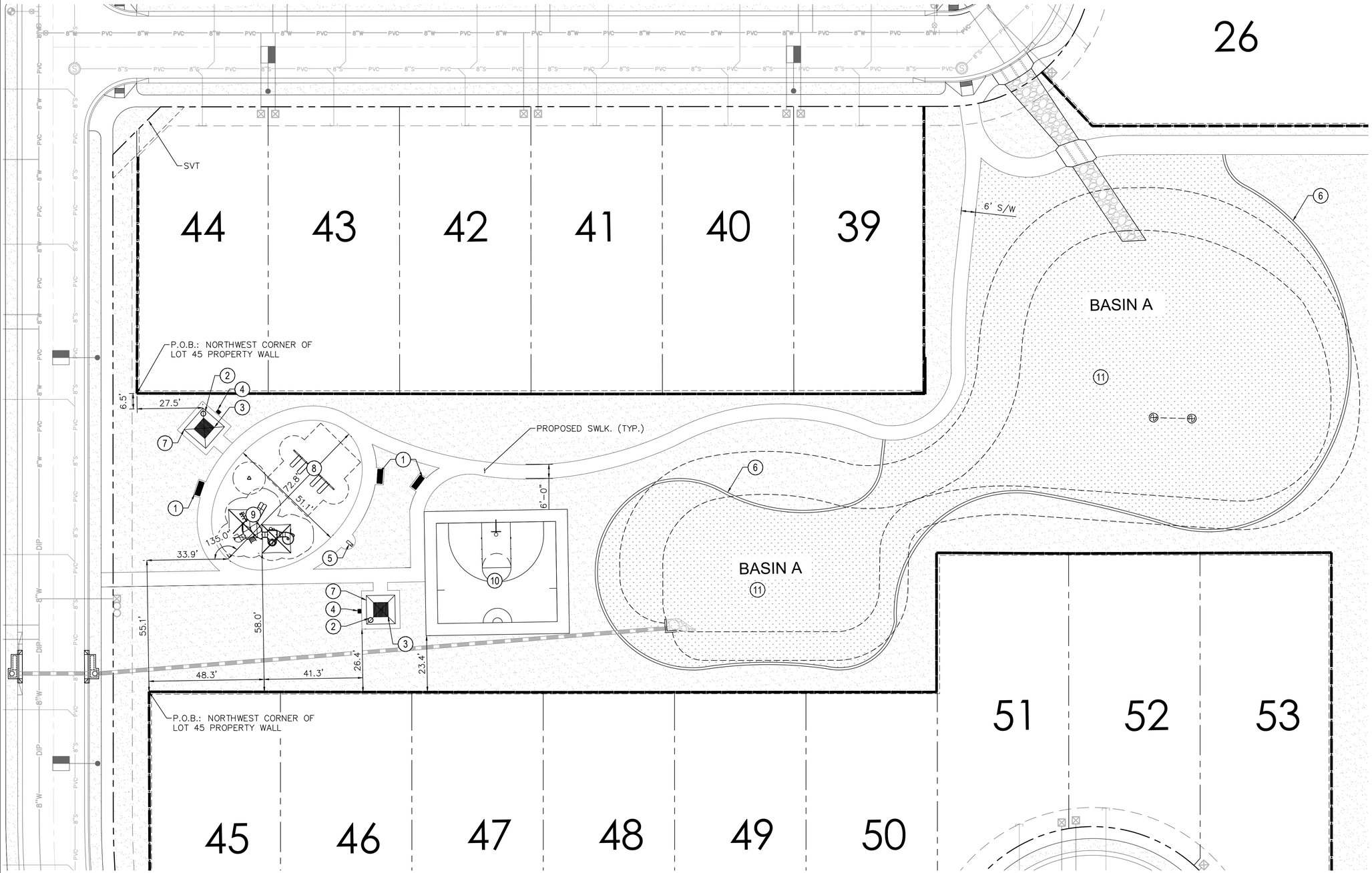

1 AMENITY AREA ENLARGEMENT

SCALE: 1" = 20'-0"

LANDSCAPE CONSTRUCTION LEGEND

SITE FURNISHINGS

DESCRIPTION / MODEL / MANUFACTURER / FINISH

1. *BENCH - VICTOR STANLEY STEELSITES RB-28, 6' BENCH*
   COLOR: BLACK
   Refer to Detail 1, Sheet 07
2. *TRASH RECEPTACLE -*
   VICTOR STANLEY PRODUCTIONS S-4524, 22 GAL.
   COLOR: BLACK
   Refer to Detail 2, Sheet 07
3. *PICNIC TABLE AND BENCHES -*
   VICTOR STANLEY HOMESTEAD ST-5, 6' TABLE
   COLOR: FRAME-BLACK, SLATS- MAPLE RECYCLED PLASTICS
   Refer to Detail 3, Sheet 07
4. *SINGLE BARBECUE -616 GRILL PEDESTAL MOUNTED GRILL*
   ULTRASITE
   Refer to Detail 4, Sheet 07
5. *DRINKING FOUNTAIN -MODEL NO. 3202 G*
   HAWS, COLOR: NATURAL STEEL
   Refer to Detail 7, Sheet 07
6. *CONCRETE HEADER -MEDIUM BROOM FINISH*
   Refer to Detail 6, Sheet 04
7. *PICNIC RAMADA -MESA MODEL, 12' X 12'*
   CLASSIC RECREATION SYSTEMS
   Refer to Detail 5 & 6, Sheet 07
8. *SWING SET -FREESTANDING PLAY*
   LANDSCAPE STRUCTURES, INC.
   REPRESENTATIVE ORGANIZATION: EXERPLAY, INC.
   Refer to Detail 1, Sheet 06
9. *PLAY STRUCTURE -PLAY BOOSTER*
   LANDSCAPE STRUCTURES, INC.
   REPRESENTATIVE ORGANIZATION: EXERPLAY, INC.
   Refer to Detail 1, Sheet 06
10. *BASKETBALL HALF COURT -*
    Refer to Details 10, 11, & 12 Sheet 08
11. *RECREATIONAL FIELD AREA*
    30,520 SF

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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ARIZONA 811
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NO.	REVISION	BY	DATE

STONEFIELD

AMENITY AREA ENLARGEMENT

SURPRISE, ARIZONA

Kimley»Horn

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

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 50615
ANNE S. DEBOARD
Date Signed 1/9/2020
ARIZONA, U.S.A.

DESIGNED	DRAWN	CHECKED
JLW	JLW	ASD

SCALE (H): 1" = 20'
SCALE (V): N/A
DATE: 1/9/2020
SHEET NO. 05
PROJECT NO. 191235060
DWG. NAME 5006-LS.dwg
of 15 shts.

FS 19-759

K:\Phx_Civil\191015006 - Peoria Reems\CADD\Improvement Plans\5006-LS.dwg Jan 09, 2020 jenna.wilson
XREFS: x5006-TB x5006 bm x5006 HS x5006 LS x5006 PA x5006 ut x5006 VP x5006 WALL x5006-TP x hs dtl
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DESIGN STANDARD:

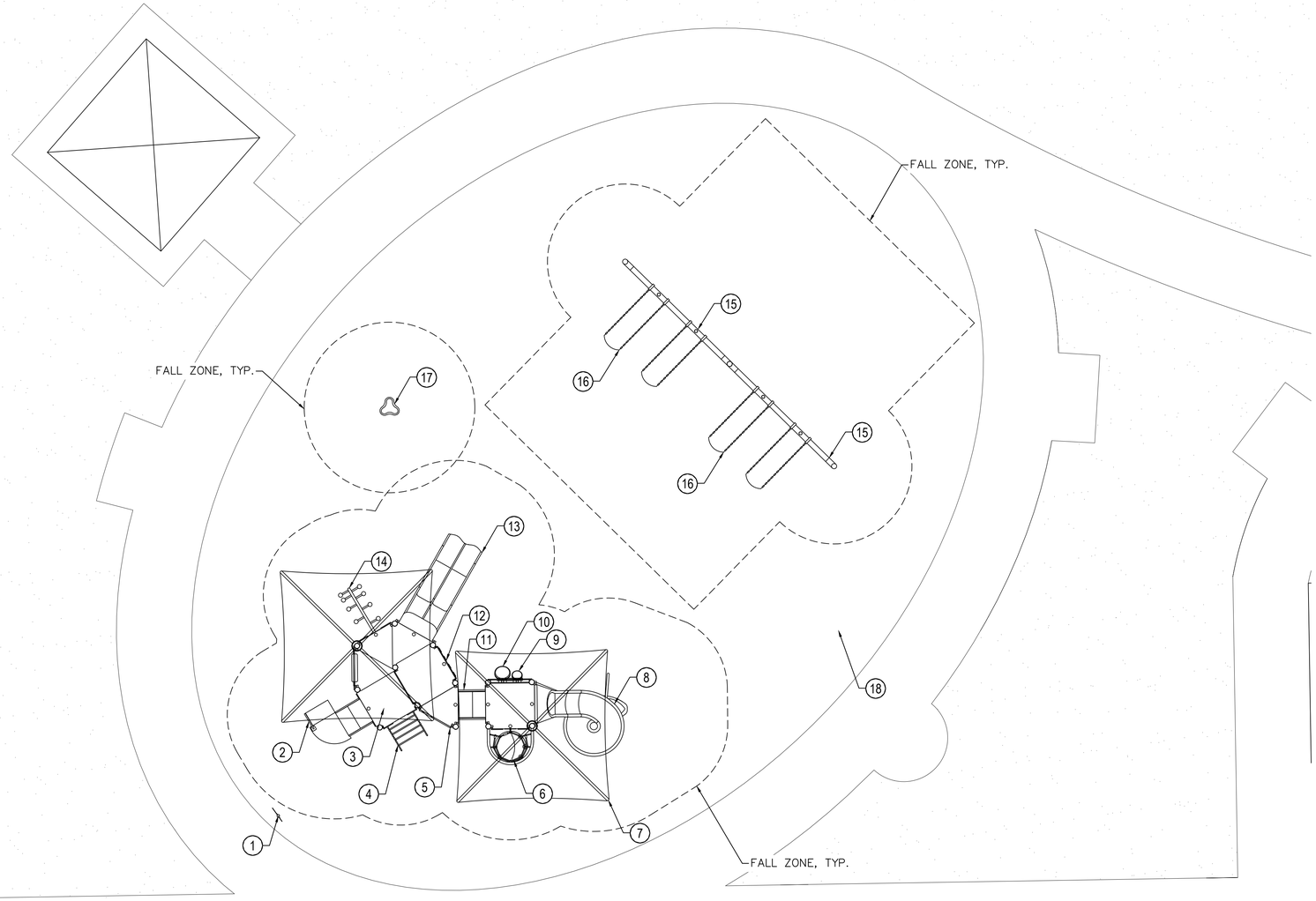
MANUFACTURER: LANDSCAPE STRUCTURES, INC.
REPRESENTATIVE ORGANIZATION: EXERPLAY, INC.
DESCRIPTION: PLAYBOOSTER SERIES.

-OR EQUAL PER THIS DETAIL

SHOP DRAWING REQUIRED

NOTICE

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



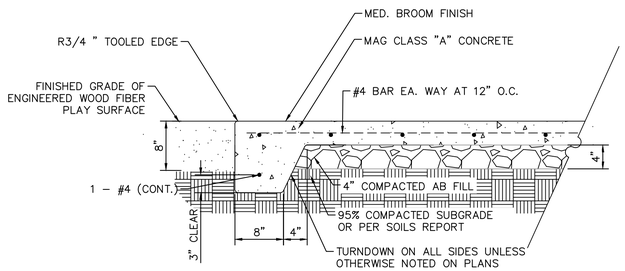
EQUIPMENT SCHEDULE

NUMBER	DESCRIPTION
1	182503 - WELOME SIGN (LSI PROVIDED) 5-12 YEARS, DIRECT BURY
2	152911- LEFT TRANSFER MODULE
3	116247 - 32" DECK DIFF. PERM. LADDER
4	123284 - WIGGLE LADDER
5	116247 - PIPE BARRIER
6	229829 - CHIMNEY CLIMBER, DIRECT BURY
7	154884 - COOLTOPPER SINGLE POST, DIRECT BURY
8	222708 - WHOOSHWINDER
9	164094- BONGO REACH PANEL (AT GRADE)
10	115243 - SOUND CHIME PANEL

NUMBER	DESCRIPTION
11	152907 - DECK LINK WITH BARRIER (2 STEP)
12	145624 - VERTICAL ASCENT
13	130390 - DOUBLE SWOOSH POLY SLIDE
14	176078 - LOLLIPOP CLIMBER
15	177333 - SINGLE POST SWING, ADDITIONAL BAY DIRECT BURY ONLY (2)
16	174018 - BELT SEAT WITH PROGUARD CHAINS, 8' BEAM HEIGHT (4)
17	152179 - SADDLE SPINNER, 16" SEAT HEIGHT
18	ENGINEERED WOOD FIBER PLAY SURFACE (MEETING ASTM F1292 FOR SAFETY; ASTM F205 FOR PURITY, AND ASTM F1951 FOR WHEELCHAIR ACCESS)

1 TOT LOT ENLARGEMENT

SCALE: 1½" = 1'-0"



2 CONCRETE TURNDOWN

SCALE: 1"=1'-0"

NORTH

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STONEFIELD

TOT LOT ENLARGEMENT

SURPRISE, ARIZONA

Kimley»Horn

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Phoenix, Arizona 85020 (602) 944-5500

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
50615
ANNE S. DEBOARD
Date Signed 1/9/2020
ARIZONA, U.S.A.

DESIGNED	DRAWN	CHECKED
JLW	JLW	ASD

SCALE (H): NTS
SCALE (V): N/A

DATE: 1/9/2020

SHEET NO. 06

PROJECT NO. 191235060

DWG. NAME 5006-LS.dwg

of 15 shts

PS 19-759

K:\PHX_Civil\191015006 - Peoria Reems\CADD\Improvement Plans\5006-LS.dwg, Jan 09, 2020, jenna.wilson
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WALL TYPE LEGEND

SYM	ID	WALL DESCRIPTION
	1	THEME WALL - SEE DETAIL 1 & 2, SHEET 11
	2	PARTIAL VIEW FENCE - SEE DETAIL 1 & 3, SHEET 11

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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STONEFIELD

WALL LAYOUT

SURPRISE, ARIZONA

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ANNE S. DEBOARD
Date Signed 01/09/20
ARIZONA, U.S.A.

DESIGNED	DRAWN	CHECKED
JLW	JLW	ASD

SCALE (H): 1" = 50'
SCALE (V): N/A
DATE: 1/9/2020
SHEET NO. 09
PROJECT NO. 191235060
DWG. NAME 5006-WALL.dwg
of 15 shts

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GENERAL STRUCTURAL NOTES

DESIGN SPECIFICATIONS

2018 INTERNATIONAL BUILDING CODE WITH CITY OF SURPRISE AMENDMENTS.

DESIGN LOADS

DEAD LOAD – WEIGHT OF BACKFILL = 120pcf

EQUIVALENT FLUID PRESSURE FOR ACTIVE SOIL PRESSURE = 35pcf

EQUIVALENT FLUID PRESSURE FOR PASSIVE SOIL PRESSURE = 300pcf

COEFFICIENT OF FRICTION = 0.35
ALLOWABLE SOIL BEARING PRESSURE = 1250psf

LIVE LOAD SURCHARGE PRESSURE:
– VEHICULAR TRAFFIC =240psf

WIND

ULTIMATE DESIGN WIND SPEED = 115 MPH
NOMINAL DESIGN WIND SPEED = 89 MPH
RISK CATEGORY = II
WIND EXPOSURE = C
DESIGN WIND PRESSURE = 28 PSF (STRENGTH LEVEL)
COMPONENTS AND CLADDING PRESSURE = 40.28 PSF

SEISMIC

RISK CATEGORY = I
SEISMIC IMPORTANCE FACTOR = 1.00
MAPPED SPECTRAL RESPONSE ACCELERATION PARAMETERS:
S_s = 0.171g
S_1 = 0.057g
SITE CLASS = D
DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETERS:
S_{DS} = 0.183g
S_{D1} = 0.09g
SEISMIC DESIGN CATEGORY = B
DESIGN BASE SHEAR:
R = 2
Cs = 0.089
V = 0.089W
ANALYSIS PROCEDURE USED:
EQUIVALENT LATERAL FORCE PROCEDURE

FOUNDATIONS

FOUNDATION DATA BASED ON REPORT FOR GEOTECHNICAL INVESTIGATION FOR A 20 ACRE RESIDENTIAL DEVELOPMENT, LOCATED AT THE NORTHWEST CORNER OF REEMS ROAD & PEORIA AVENUE ,SURPRISE, ARIZONA, PREPARED BY SPEEDIE & ASSOCIATES, INC., PROJECT NO. 182385SA, DATED JANUARY 16, 2019.

FOUNDATION PREPARATION:

"...SHOULD BE OVER–EXCAVATED AT LEAST 1.5 FEET BELOW PROPOSED BOTTOM OF STANDARD SPREAD FOOTING ELEVATION...OR EXISTING GRADE, WHICHEVER IS DEEPER. A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER SHALL EXAMINE THE SUBGRADE ONCE SUB–EXCAVATION IS COMPLETE AND PRIOR TO BACKFILLING TO ENSURE REMOVAL OF DELETERIOUS MATERIALS. FILL PLACEMENT AND QUALITY SHOULD BE AS DEFINED IN THE "FILL AND BACKFILL" SECTION OF THIS REPORT."

"FILL SHOULD BE PLACED ON SUBGRADE WHICH HAS BEEN PROPERLY PREPARED AND APPROVED BY A SOILS ENGINEER. FILL MUST BE WETTED AND THOUROUGHLY MIXED TO ACHIEVE OPTIMUM MOISTURE CONTENT, ±2 PERCENT (OPTIMUM TO 3 PERCENT ABOVE FOR SLAB ON GRADE FILL). FILL SHOULD BE PLACED IN HORIZONTAL LIFTS OF 8–INCH THICKNESS (OR AS DICTATED BY COMPACTION EQUIPMENT) AND COMPACTED TO THE PERCENT OF MAXIMUM DRY DENSITY PER ASTM D–698 SET FORTH AS FOLLOWS:

BELOW FOOTING LEVEL 95%

CONCRETE AND REINFORCEMENT

f'c = 3000 psi – FOOTINGS (TYPE II CEMENT)
fs = 24,000 psi – REINFORCING STEEL (fy = 60,000 psi)

REINFORCING SHALL CONFORM TO ASTM A615, EXCEPT REINFORCING BARS WHICH ARE TO BE WELDED SHALL CONFORM TO A706.

DETAIL, FABRICATE AND ERECT REINFORCEMENT BARS, INCLUDING BAR SUPPORTS, SPACERS, ETC. IN ACCORDANCE WITH "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT." (A.C.I. SP–66(04)).

ALL BEND DIMENSIONS FOR REINFORCING STEEL SHALL BE OUT–TO–OUT OF BARS. ALL PLACEMENT DIMENSIONS FOR REINFORCING STEEL SHALL BE TO CENTER OF BARS UNLESS NOTED OTHERWISE.

ALL REINFORCING SHALL HAVE 2" CLEAR COVER UNLESS NOTED OTHERWISE.

ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4".

MASONRY

STRUCTURAL CONCRETE MASONRY, AS SHOWN ON THESE DRAWINGS, SHALL HAVE A COMPRESSIVE STRENGTH (F'M) OF 1900 PSI.

MASONRY UNITS SHALL CONFORM TO ASTM C90, TYPE II NORMAL WEIGHT, HOLLOW UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE DRAWINGS, WITH A UNIT STTRENGTH AS REQUIRED TO ACHIEVE COMPRESSIVE STRENGTH SPECIFIED ABOVE.

MASONRY SHALL BE REINFORCED WITH 9 GAUGE LADDER REINFORCING SPACED AT 16" MAXIMUM.

JOINT NOTES:

CONCRETE FOOTINGS:

FOOTINGS MAY BE CONTINUOUS WITH NO JOINT.

MASONRY WALL:

CONTROL JOINTS SHALL BE PROVIDED AT INTERVALS NOT EXCEEDING 24'–0".

VERTICAL REINFORCEMENT TO BE PLACED IN CELLS ON EACH SIDE OF CONTROL JOINT.

HORIZONTAL REINFORCEMENT DOES NOT CROSS THE CONTROL JOINT.

CONTROL JOINTS TO BE LOCATED AT A MINIMUM 24" AWAY FROM ALL WALL OPENINGS.

WALL GEOMETRY:

SEE WALL GRADING SHEETS FOR WALL LAYOUT AND TOP OF WALL ELEVATIONS. HEIGHT OF WALL MAY VARY ±2 INCHES.

ALL WALL ELEVATIONS SHOWN ARE DEVELOPED ELEVATIONS.

RETAINING WALL LAYOUT LINE IS REFERENCED TO THE EXPOSED FACE OF THE RETAINING WALL AS SHOWN ON WALL TYPICAL SECTION.

COORDINATION:

CONTRACTOR SHALL COORDINATE ALL EXISTING CONDITIONS DURING CONSTRUCTION OF PROJECT. UTILITY INFORMATION SHOWN ON THE PLANS MAY NOT BE COMPLETE OR ACCURATELY DEPICT THE LOCATION OF THE FACILITIES SHOWN. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL EXISTING, NEW, RELOCATED AND ABANDONED UTILITIES WITH THE PROJECT PLANS AND NOTIFY RESPECTIVE OWNERS BEFORE COMMENCING THE WORK OF EXCAVATION, INCLUDING ANY DRILLING OR PILING REQUIRED FOR TEMPORARY SHORING. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO PROCEEDING WITH THE WORK. SEE CIVIL AND UTILITY DRAWINGS FOR ADDITIONAL INFORMATION.

VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO STARTING WORK. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

WALL FINISH REQUIREMENTS:

REFERENCE SHEET 11 AND 12 FOR THEME WALL AND PARTIAL VIEW FENCE WALL FINISHES.

CONTRACTOR SHALL PROVIDE RETAINING WALL FINISHES TO OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL

SPECIAL INSPECTIONS:

1. SPECIAL INSPECTION IS REQUIRED OF MATERIALS, INSTALLATION , FABRICATION, ERECTION OR PLACEMENT OF COMPONENTS AND CONNECTIONS REQUIRING SPECIAL EXPERTISE TO ENSURE COMPLIANCE WITH APPROVED CONSTRUCTION DOCUMENTS. SOIL SPECIAL INSPECTIONS SHALL BE PERFORMED BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE (SOILS ENGINEER OR GEOTECHNICAL ENGINEER OF RECORD), WHO HAS PREPARED THE APPROVED GEOTECHNICAL INVESTIGATION REPORT.

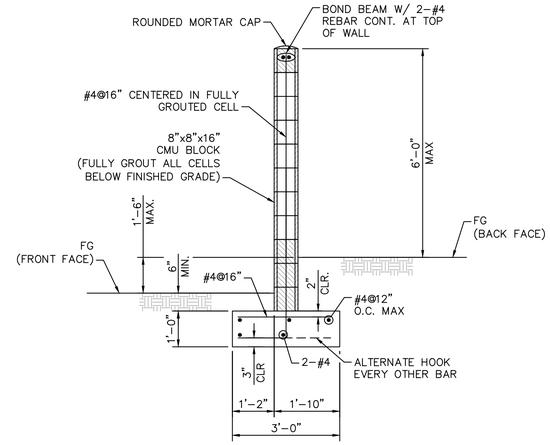
2. SPECIAL INSPECTION SHALL BE PROVIDED PER 2012 INTERNATIONAL BUILDING CODE (IBC) SECTION 1705.

A. CONCRETE CONSTRUCTION (TABLE 1705.3)
B. MASONRY CONSTRUCTION (SECTION 1705.4)
C. WOOD CONSTRUCTION (SECTION 1705.5)
D. SOILS (TABLE 1705.6)

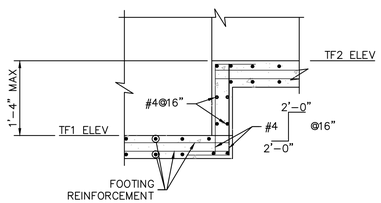
GEOTECHNICAL ENGINEER SHALL PROVIDE CONTINUOUS INSPECTIONS DURING SHORING, EXCAVATION NAND REMOVAL OF SHORING. SHORING ENGINEER TO PROVIDE MONITORING OF SHORING AND IMPROVEMENTS ON ADJACENT PROPERTIES AND SUBMIT RESULTS TO THE BUILDING INSPECTOR ON A DAILY BASIS DURING EXCAVATIONS AND SHORING AND WEEKLY BASIS THEREAFTER.

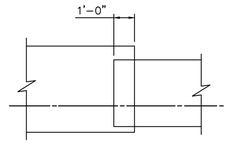
ABBREVIATIONS:

ELEV	ELEVATION
EXP JT	EXPANSION JOINT
LOL	LAYOUT LINE
MIN	MINIMUM
NTS	NOT TO SCALE
RW	RETAINING WALL
STA	STATION
TF	TOP OF FOOTING
TRW	TOP OF RETAINING WALL
TYP	TYPICAL

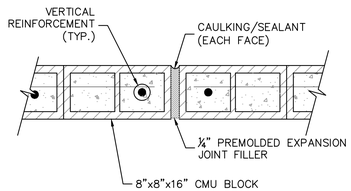


SCREEN WALL TYPICAL SECTION SCALE: 1/2" = 1'–0"

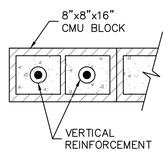




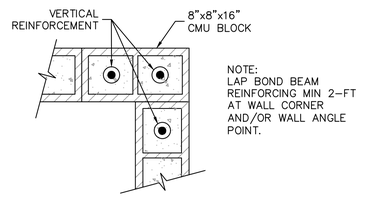
FOOTING STEP DETAIL



MASONRY WALL CONTROL JOINT



WALL END



WALL CORNER ANGLE POINT

TYPICAL MASONRY DETAILS SCALE: N.T.S

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STONEFIELD

GENERAL STRUCTURAL NOTES

SURPRISE, ARIZONA

Kimley»Horn

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Phoenix, Arizona 85020 (602) 944–5500

Registered Professional Engineer (Civil) CERTIFICATE NO. 60164 NATHAN MERRILL Date Signed 01/09/20 ARIZONA, USA

DESIGNED	DRAWN	CHECKED
JLW	JLW	ASD

SCALE (H): N/A
SCALE (V): N/A
DATE: 1/9/2020
SHEET NO. 10
PROJECT NO. 191235060
DWG. NAME 5006–WALL.dwg
of 15 shts

S 19–759

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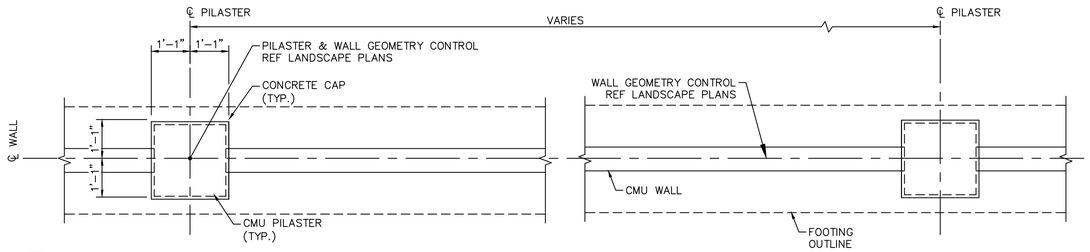
MATERIAL SCHEDULE

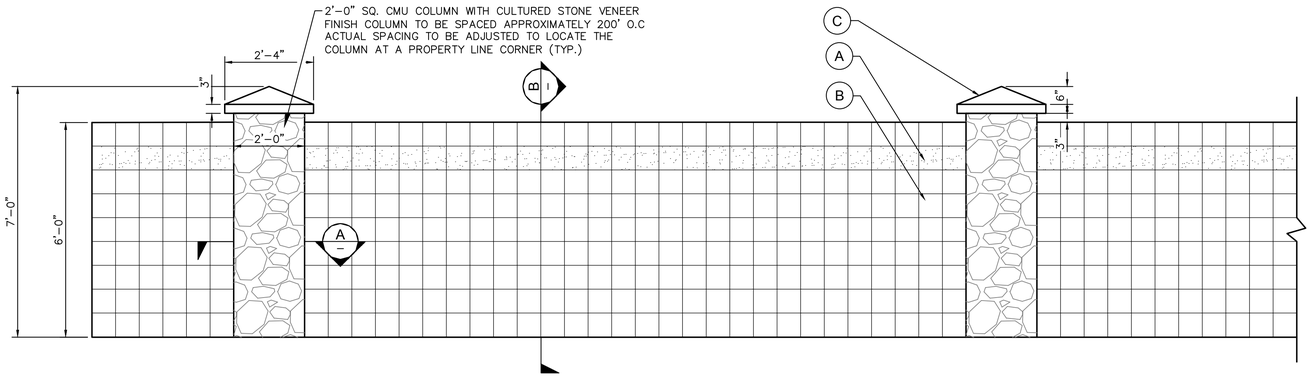
NO.	DESCRIIPTION
A	SPLIT FACE: INTEGRALLY COLORED "MONTEREY STONE" BY OLDCASTLE® OR APPROVED EQUAL.
B	SMOOTH FACE BLOCK: INTEGRALLY COLORED "ANTHEM RED" BY OLDCASTLE® OR APPROVED EQUAL.
C	SMOOTH CONCRETE CAP: INTEGRALLY COLORED TO MATCH "ANTHEM RED" COLOR.
D	ORNAMETAL STEEL FENCE: 'MONTAGE PLUS MAJESTIC", BRONZE FINISH, BY AMERISTAR® FENCE OR APPROVED EQUAL.

MATERIAL SCHEDULE NOTES:

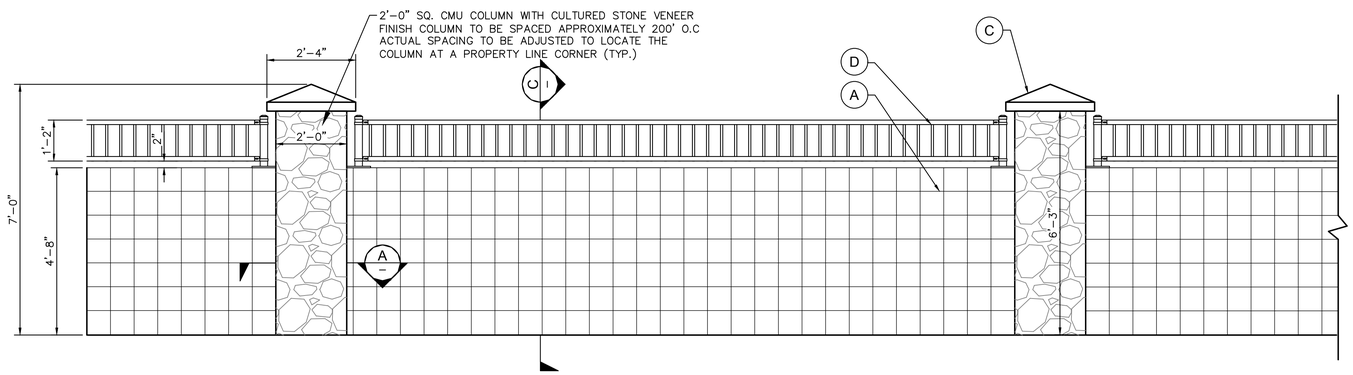
CONTRACTOR SHALL SUBMIT SAMPLES FOR ALL MATERIALS TO OWNER FOR APPROVAL PRIOR TO FINALIZING ORDER,



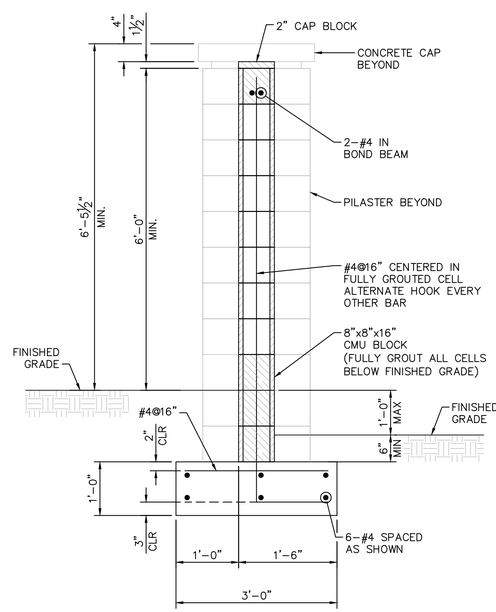
1 TYPICAL WALL PLAN
SCALE: ½" = 1'-0"



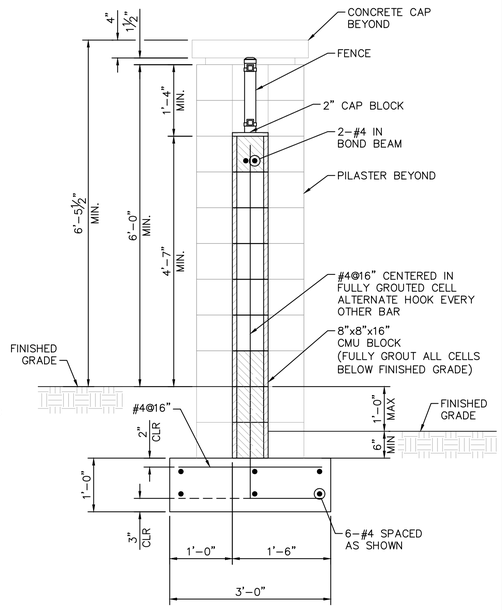
2 THEME WALL
SCALE: 1/2" = 1'-0"



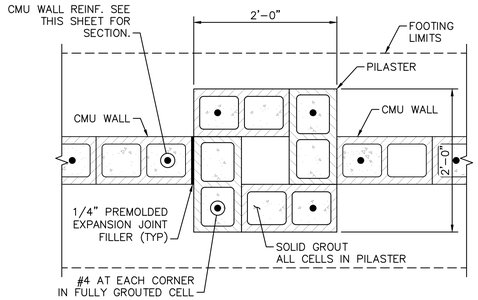
3 PARTIAL VIEW FENCE
SCALE: 1/2" = 1'-0"



4 TYPICAL THEME WALL SECTION B-B
SCALE: ¾" = 1'-0"



5 PARTIAL VIEW FENCE B SECTION C-C
SCALE: ¾" = 1'-0"



6 PILASTER SECTION A-A
SCALE: ¾" = 1'-0"

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STONEFIELD

WALL DETAILS

SURPRISE, ARIZONA

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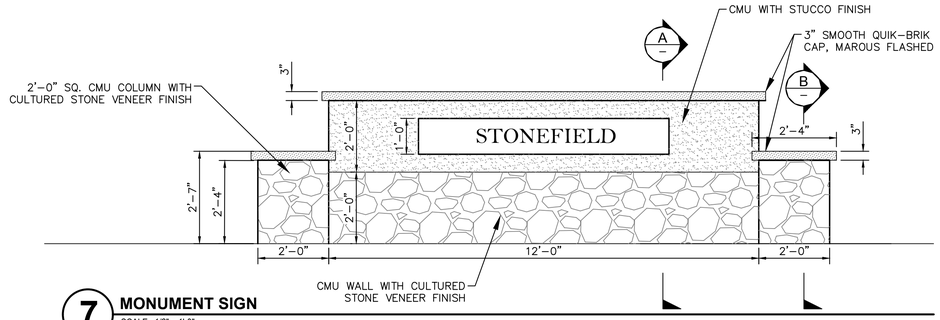
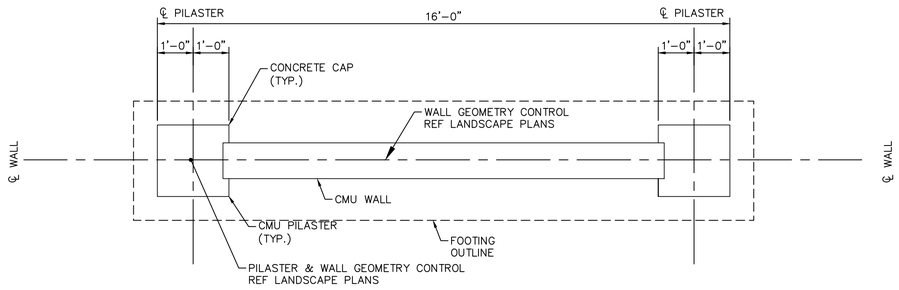
ES 19-759

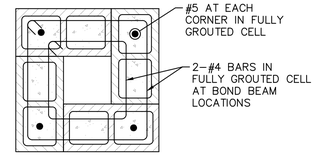
K:\PHX_Civil\191015006 - Peoria Beems\C-ADD\Improvement Plans\5006-WALL.dwg, Jan 09, 2020, jenna.wilson
THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS PATENTED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



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



8 MONUMENT SIGN PLAN
SCALE: 1/2" = 1'-0"



11 PILASTER SECTION C-C
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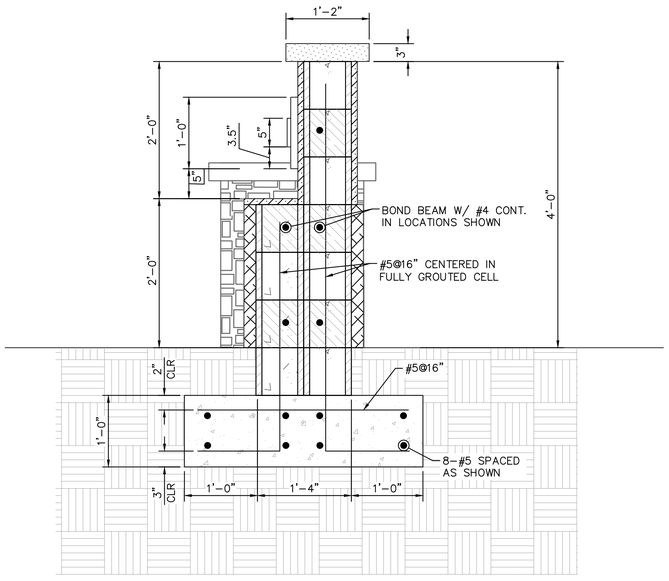

9 MONUMENT SIGN SECTION A-A
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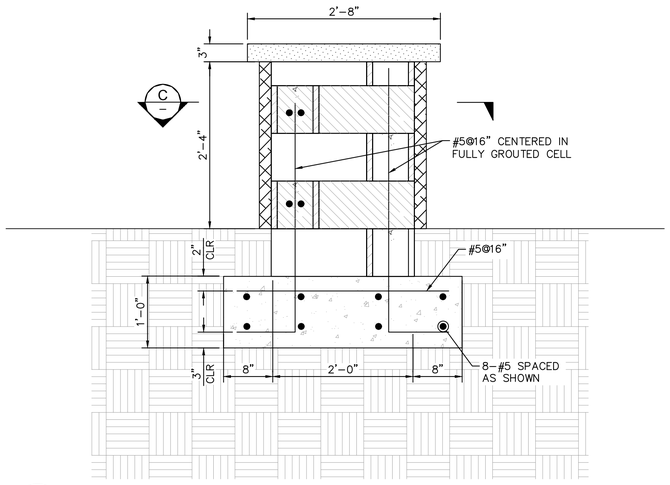


10 MONUMENT SIGN SECTION B-B
SCALE: 1/2" = 1'-0"

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

NO.	REVISION	BY	DATE

STONEFIELD

MONUMENT SIGN DETAILS

SURPRISE, ARIZONA

Kimley»Horn

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
50615
ANNE S. DEBOARD
Date Signed 01/09/20
ARIZONA, U.S.A.

Registered Professional Engineer (Civil)
CERTIFICATE NO.
60164
NATHAN MERRILL
Date Signed 01/09/20
ARIZONA, U.S.A.

DESIGNED	DRAWN	CHECKED
JLW	JLW	ASD

SCALE (H): N/A
SCALE (V): N/A
DATE: 1/9/2020
SHEET NO. 12
PROJECT NO. 191235060
DWG. NAME 5006-WALL.dwg
of 15 shts

FS 19-759

K:\PHX_Civil\191015006 - Peoria Reems\CADD\Improvement Plans\5006-WALL.dwg Jan 09, 2020 jimna wilson
XREF: ...\Xrefs\Title.dwg, ...\Xrefs\Logo.dwg, ...\Xrefs\Sheet Border.dwg, ...\Xrefs\Sheet Border Arch D.dwg, ...\Xrefs\Sheet Border Arch E1.dwg, ...\Xrefs\Sheet Border Arch E.dwg, ...\Xrefs\Sheet Border Arch D1.dwg, ...\Xrefs\Sheet Border Arch C.dwg, ...\Xrefs\Sheet Border Arch B.dwg, ...\Xrefs\Sheet Border Arch A.dwg, ...\Xrefs\Sheet Border Arch A1.dwg, ...\Xrefs\Sheet Border Arch A2.dwg, ...\Xrefs\Sheet Border Arch A3.dwg, ...\Xrefs\Sheet Border Arch A4.dwg, ...\Xrefs\Sheet Border Arch B1.dwg, ...\Xrefs\Sheet Border Arch C1.dwg, ...\Xrefs\Sheet Border Arch C2.dwg, ...\Xrefs\Sheet Border Arch C3.dwg, ...\Xrefs\Sheet Border Arch C4.dwg, ...\Xrefs\Sheet Border Arch D2.dwg, ...\Xrefs\Sheet Border Arch D3.dwg, ...\Xrefs\Sheet Border Arch E2.dwg, ...\Xrefs\Sheet Border Arch E3.dwg, ...\Xrefs\Sheet Border Arch E4.dwg, ...\Xrefs\Sheet Border Arch F.dwg, ...\Xrefs\Sheet Border Arch F1.dwg, ...\Xrefs\Sheet Border Arch F2.dwg, ...\Xrefs\Sheet Border Arch F3.dwg, ...\Xrefs\Sheet Border Arch F4.dwg, ...\Xrefs\Sheet Border Arch G.dwg, ...\Xrefs\Sheet Border Arch G1.dwg, ...\Xrefs\Sheet Border Arch G2.dwg, ...\Xrefs\Sheet Border Arch G3.dwg, ...\Xrefs\Sheet Border Arch G4.dwg, ...\Xrefs\Sheet Border Arch H.dwg, ...\Xrefs\Sheet Border Arch H1.dwg, ...\Xrefs\Sheet Border Arch H2.dwg, ...\Xrefs\Sheet Border Arch H3.dwg, ...\Xrefs\Sheet Border Arch H4.dwg, ...\Xrefs\Sheet Border Arch J.dwg, ...\Xrefs\Sheet Border Arch J1.dwg, ...\Xrefs\Sheet Border Arch J2.dwg, ...\Xrefs\Sheet Border Arch J3.dwg, ...\Xrefs\Sheet Border Arch J4.dwg, ...\Xrefs\Sheet Border Arch K.dwg, ...\Xrefs\Sheet Border Arch K1.dwg, ...\Xrefs\Sheet Border Arch K2.dwg, ...\Xrefs\Sheet Border Arch K3.dwg, ...\Xrefs\Sheet Border Arch K4.dwg, ...\Xrefs\Sheet Border Arch L.dwg, ...\Xrefs\Sheet Border Arch L1.dwg, ...\Xrefs\Sheet Border Arch L2.dwg, ...\Xrefs\Sheet Border Arch L3.dwg, ...\Xrefs\Sheet Border Arch L4.dwg, ...\Xrefs\Sheet Border Arch M.dwg, ...\Xrefs\Sheet Border Arch M1.dwg, ...\Xrefs\Sheet Border Arch M2.dwg, ...\Xrefs\Sheet Border Arch M3.dwg, ...\Xrefs\Sheet Border Arch M4.dwg, ...\Xrefs\Sheet Border Arch N.dwg, ...\Xrefs\Sheet Border Arch N1.dwg, ...\Xrefs\Sheet Border Arch N2.dwg, ...\Xrefs\Sheet Border Arch N3.dwg, ...\Xrefs\Sheet Border Arch N4.dwg, ...\Xrefs\Sheet Border Arch P.dwg, ...\Xrefs\Sheet Border Arch P1.dwg, ...\Xrefs\Sheet Border Arch P2.dwg, ...\Xrefs\Sheet Border Arch P3.dwg, ...\Xrefs\Sheet Border Arch P4.dwg
THESE DOCUMENTS, AND ALL IDEAS, DESIGNS, AND CONCEPTS PRESENTED IN THEM, ARE GENERATED FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

11 June 2019

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

Ms. Allysa Robinson
Planning Project Coordinator
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS19-382; Stonefield, a Major Amendment to the Greer Ranch PAD (APN 501-40-008K)

Dear Ms. Robinson

Thank you for the opportunity to provide comments on Stonefield, a major amendment to the Greer Ranch PAD to allow for a 60 lot residential subdivision. The site is located at the northwest corner of Peoria Avenue and Reems Road in Surprise AZ. This project consists of 60 single-family units on the 19.4 gross acre lot, yielding an overall density of 3.1 dwelling units per acre. The property is located 0.22 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 within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

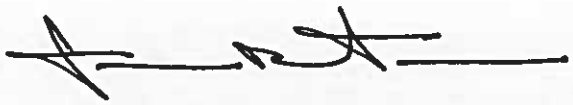
In an effort to promote a more compatible co-existence Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum 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 3.1 du/ac does not fall within these guidelines and it exceeds the densities that Luke AFB follows. However, we recognize that we are not the approval authority and furthermore have no objection to this density due to the fact when calculations are done utilizing the overall development and location of the larger 586.2 acres of Greer Ranch, the density is 3.33, thus falling within the guidelines. Furthermore, we recognize and appreciate Greer Ranch along with the city working diligently to keep the project density low.

If approved, Stonefield at Greer Ranch 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. 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 Michael S. Richardson, Vice Commander, 56th Fighter Wing
Ms. Cindy L. Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing

March 26, 2019

Peoria & Reems Single Family (501-40-008K) - Dysart Unified School District Comments

To Whom it May Concern,

Below are the District's comments regarding the Peoria and Reems residential project:

- Pedestrian Access - The district would emphasis the importance of pedestrian access throughout the project area, including to the NW. This will allow students in the area direct access to the local school (Sonoran Heights Elementary School), as well as general access for pedestrians. It appears this access is being provided for this project.
- Capacities - The district has planned for and has capacities for the new students this development would bring. We are planning for future growth throughout the district, and reviewing ways to address capital needs for this growth. There are no objections to the project and the district looks forward to serving this project's new student population.

The District has no objections to plan amendments, land use actions, platting etc. needed to complete this project subject to maintaining pedestrian connectivity to the local K-8 school to the northwest.

Sincerely,

Kevin Shipman
Planning Administrator
Dysart Unified School District
p: 623-876-7976
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

SURPRISE
ARIZONA

FS19-759
Stonefield at Greer Ranch
Final Plat

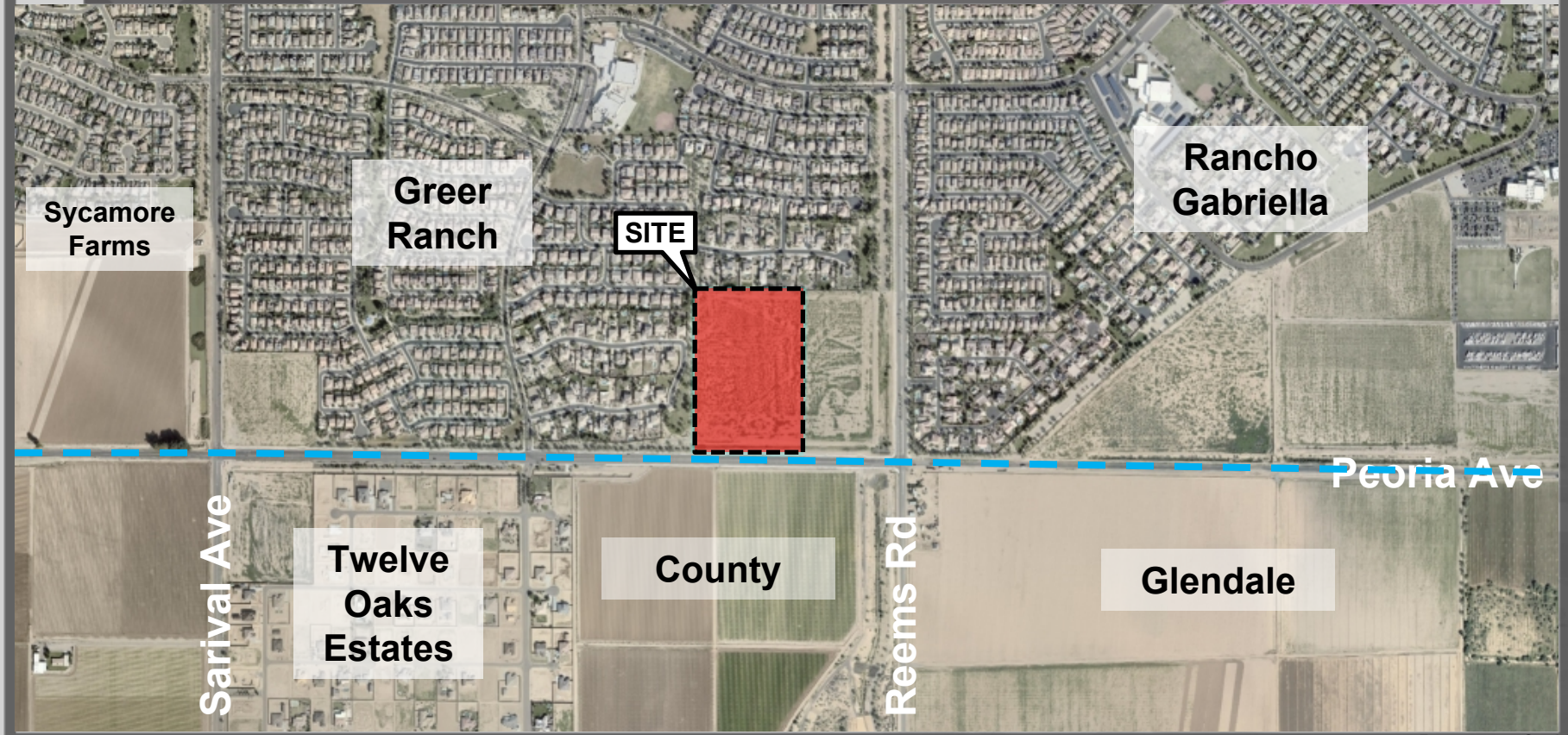
Mayor and City Council – June 16, 2020

VICINITY MAP

FS19-759
Stonefield

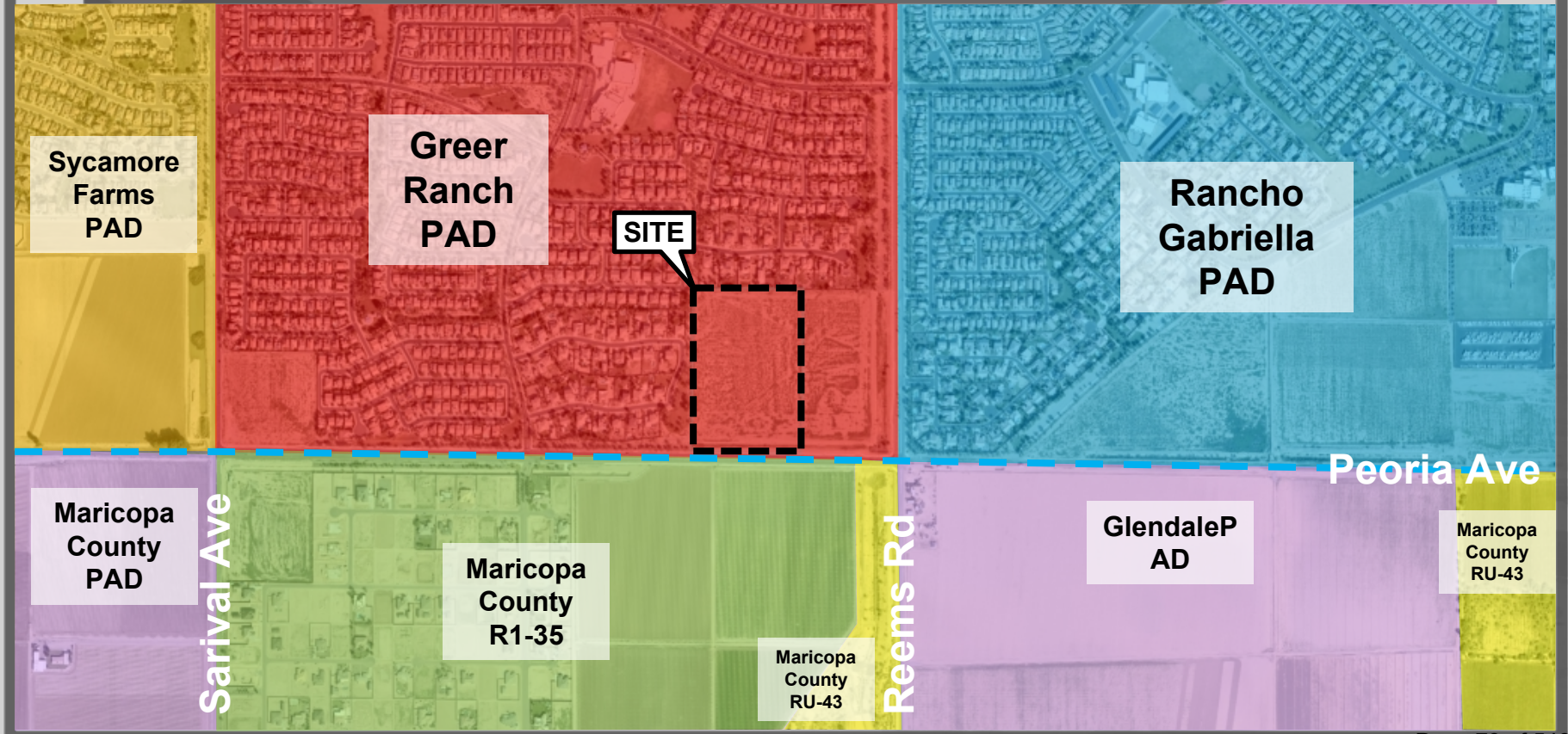
VICINITY MAP

FS19-759
Stonefield



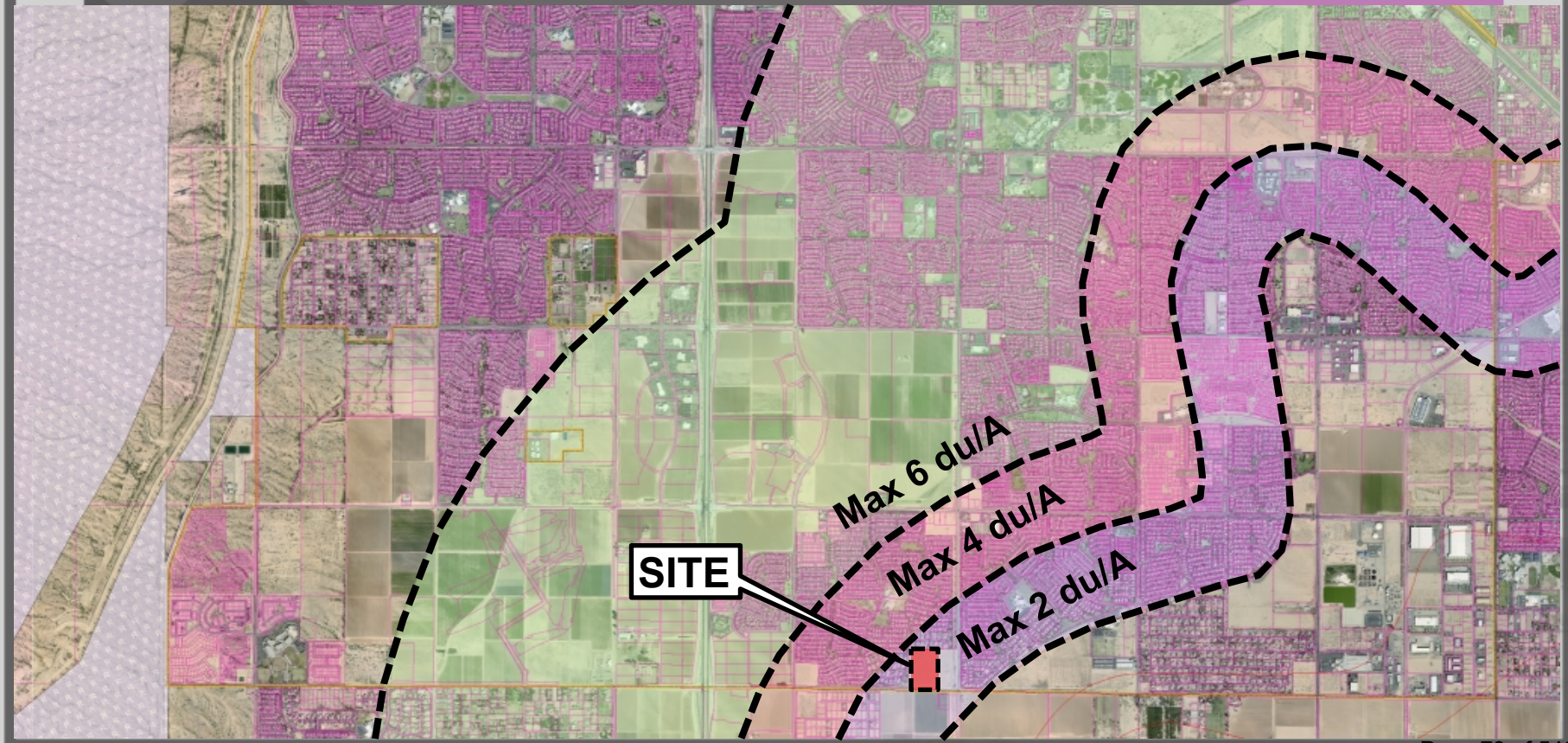
ZONING MAP

FS19-759 Stonefield

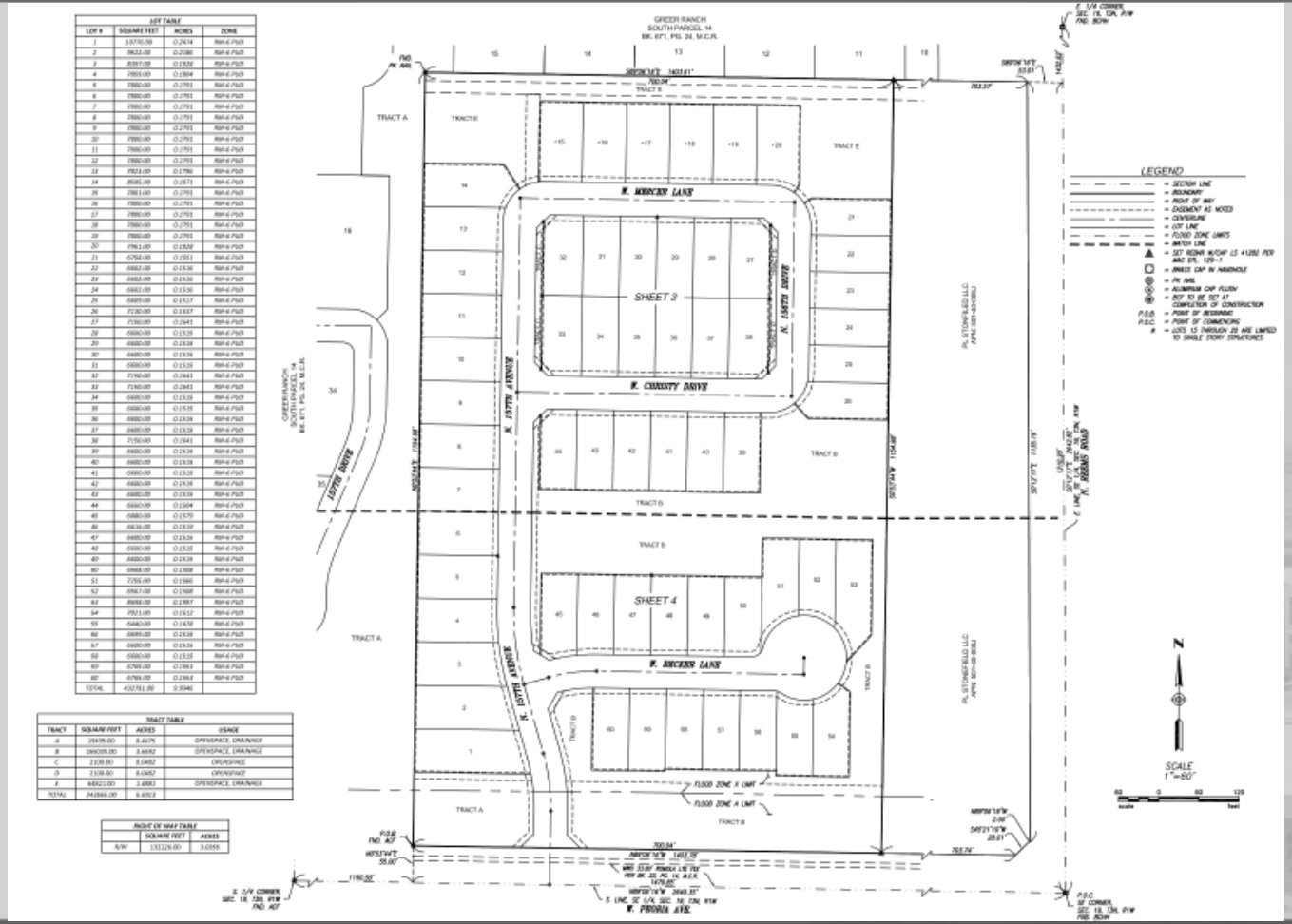


LUKE GDC MAP

FS19-759
Stonefield



FINAL PLAT



LOT TABLE			
LOT #	SQUARE FEET	ACRES	ZONE
1	10776.00	0.2474	RMH-6 PUD
2	9622.00	0.2186	RMH-6 PUD
3	8357.00	0.1938	RMH-6 PUD
4	7855.00	0.1804	RMH-6 PUD
5	7880.00	0.2701	RMH-6 PUD
6	7880.00	0.2701	RMH-6 PUD
7	7880.00	0.2701	RMH-6 PUD
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11	7880.00	0.2701	RMH-6 PUD
12	7880.00	0.2701	RMH-6 PUD
13	7823.00	0.1796	RMH-6 PUD
14	8585.00	0.1971	RMH-6 PUD
15	7881.00	0.2701	RMH-6 PUD
16	7880.00	0.2701	RMH-6 PUD
17	7880.00	0.2701	RMH-6 PUD
18	7880.00	0.2701	RMH-6 PUD
19	7880.00	0.2701	RMH-6 PUD
20	7961.00	0.1828	RMH-6 PUD
21	6758.00	0.1551	RMH-6 PUD
22	6682.00	0.1536	RMH-6 PUD
23	6682.00	0.1536	RMH-6 PUD
24	6682.00	0.1536	RMH-6 PUD
25	6689.00	0.1537	RMH-6 PUD
26	7130.00	0.1637	RMH-6 PUD
27	7150.00	0.2641	RMH-6 PUD
28	6680.00	0.1535	RMH-6 PUD
29	6680.00	0.1536	RMH-6 PUD
30	6680.00	0.1536	RMH-6 PUD
31	6680.00	0.1535	RMH-6 PUD
32	7150.00	0.2641	RMH-6 PUD
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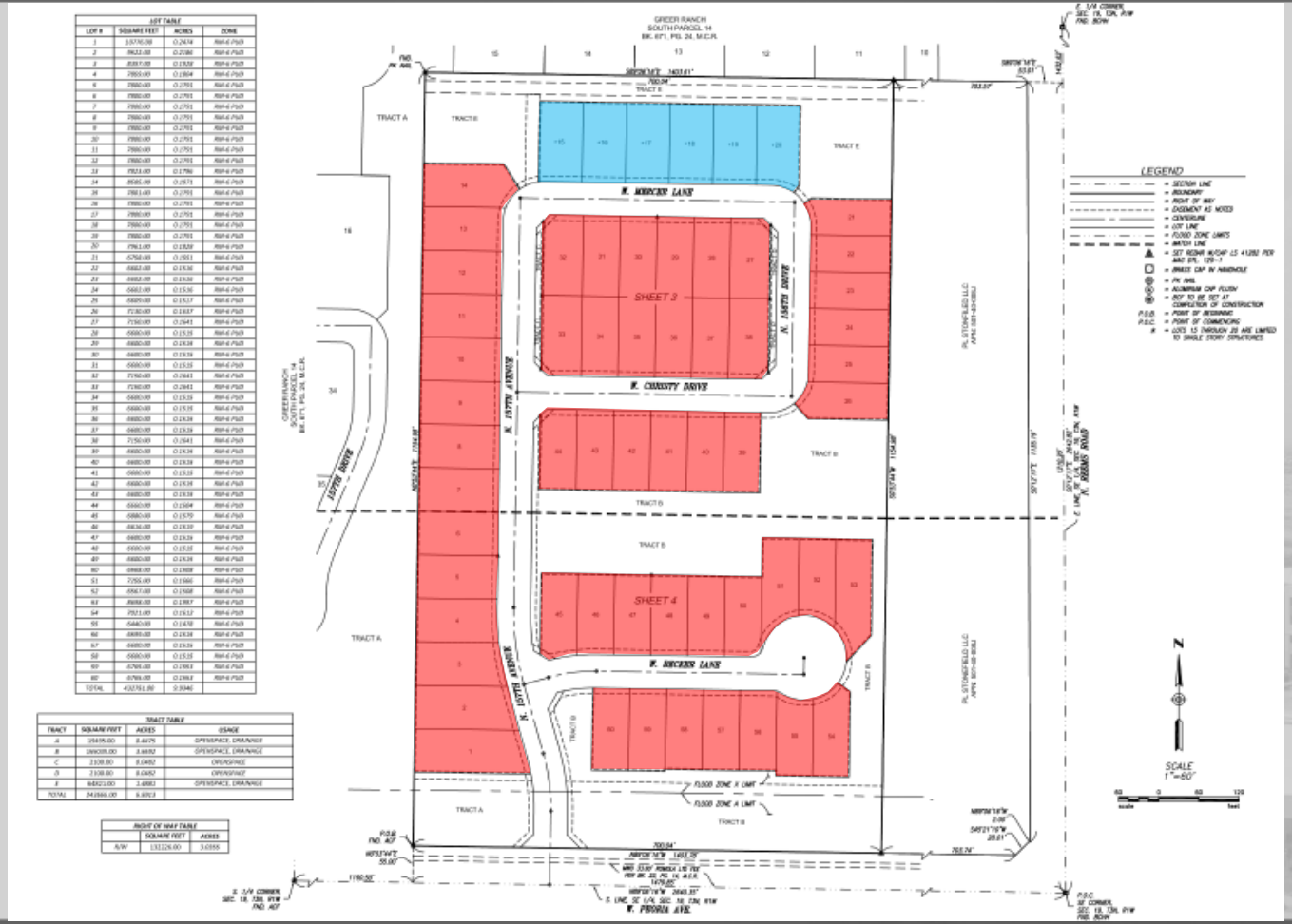
41	6680.00	0.1535	RMH-6 PUD
42	6680.00	0.1536	RMH-6 PUD
43	6680.00	0.1536	RMH-6 PUD
44	6660.00	0.1504	RMH-6 PUD
45	6880.00	0.1579	RMH-6 PUD
46	6836.00	0.1539	RMH-6 PUD
47	6680.00	0.1536	RMH-6 PUD
48	6680.00	0.1535	RMH-6 PUD
49	6680.00	0.1536	RMH-6 PUD
50	6968.00	0.1588	RMH-6 PUD
51	7255.00	0.1666	RMH-6 PUD
52	6967.00	0.1588	RMH-6 PUD
53	8698.00	0.1997	RMH-6 PUD
54	7921.00	0.1612	RMH-6 PUD
55	6440.00	0.1478	RMH-6 PUD
56	6680.00	0.1536	RMH-6 PUD
57	6680.00	0.1536	RMH-6 PUD
58	6680.00	0.1535	RMH-6 PUD
59	6768.00	0.1553	RMH-6 PUD
60	6768.00	0.1553	RMH-6 PUD
TOTAL	432761.00	9.9346	

TRACT TABLE			
TRACT	SQUARE FEET	ACRES	USAGE
A	19695.00	0.4475	OPENSPACE, DRAINAGE
B	166039.00	3.6492	OPENSPACE, DRAINAGE
C	2108.00	0.0482	OPENSPACE
D	2108.00	0.0482	OPENSPACE
E	64321.00	3.4883	OPENSPACE, DRAINAGE
TOTAL	243566.00	6.9713	

RIGHT OF WAY TABLE		
	SQUARE FEET	ACRES
R/W	131126.00	3.0155

FINAL PLAT



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RIGHT OF WAY TABLE		
	SQUARE FEET	ACRES
R/W	131126.00	3.0155

FINAL PLAT

LOT TABLE
TRACT TABLE
RIGHT OF WAY TABLE
GREER RANCH SOUTH PARCEL 14
BK. 871, PG. 24, M.C.R.
TRACT A
TRACT B
TRACT C
TRACT D
TRACT E
TRACT F
TRACT G
TRACT H
SHEET 3
SHEET 4
W. MICKEN LANE
W. COUNTY DRIVE
N. 135TH AVENUE
N. 136TH AVENUE
N. 137TH AVENUE
N. 138TH AVENUE
N. 139TH AVENUE
N. 140TH AVENUE
N. 141ST AVENUE
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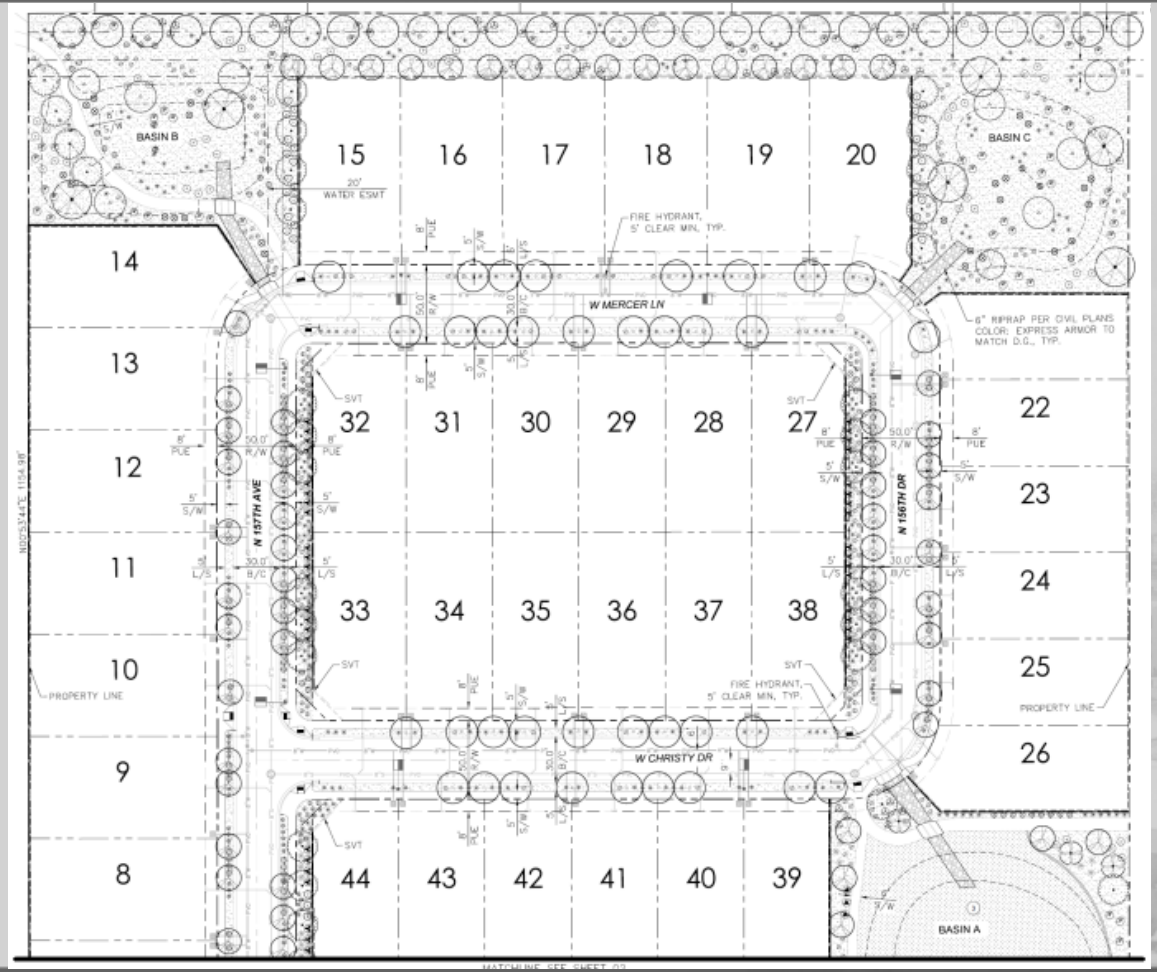
SCALE
1" = 60'

LANDSCAPE PLANS

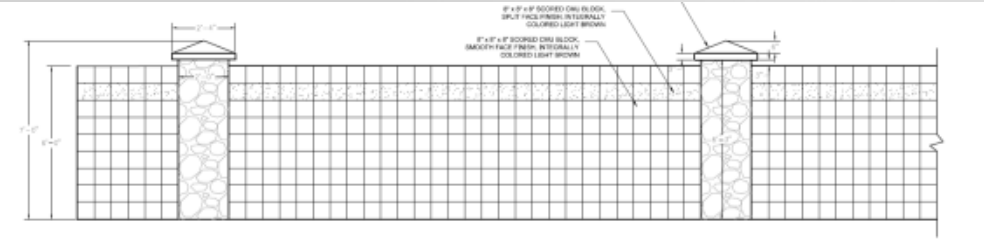
LANDSCAPE PLANS



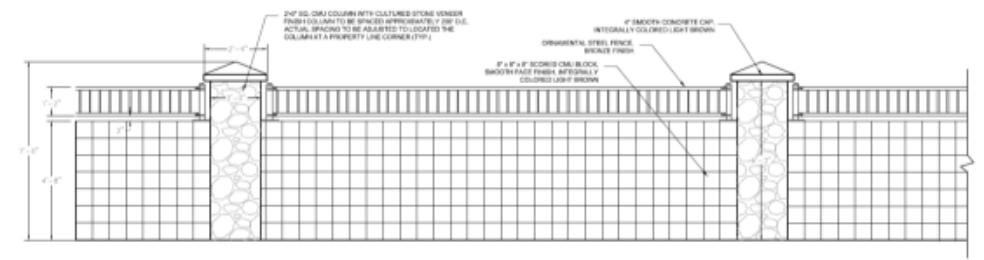
PARK AMENITY

WALL PLANS

Theme Wall
View Wall
Builder Wall
ROAD 1
ROAD 1
ROAD 2
ROAD 3
ROAD 4
ROAD 5
BASIN A
BASIN A
BASIN B
BASIN C



1 THEME WALL



2 PARTIAL VIEW FENCE

WALL PLANS

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

SURPRISE
ARIZONA

COMMUNITY DEVELOPMENT
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623·222·3000

Date: **February 28, 2020**

To: **Finance**

From: **Lari Beth Kirkendall, Real Property Manager**

Re: **FS19-759 Stonefield Re-Plat Right of Way Valuation**

The Value of the Right of Way associated with the Stonefield Re-Plat FS19-759 is $661,130.00.

The area being dedicated as right-of-way is 132,226 square feet. The value of the land is $5.00/sq foot.

RESOLUTION # 2020-64

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING AN AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT WITH THE VALLEY METRO REGIONAL PUBLIC TRANSPORTATION AUTHORITY FOR TRANSIT SERVICES.

WHEREAS, pursuant to Arizona Revised Statute §11-952, *et seq.,* the City of Surprise has the authority to enter into intergovernmental agreements with other governmental entities for the purposes set forth within;

WHEREAS, the Valley Metro Regional Public Transportation Authority ("RPTA") has established a network of regional public transportation services within Maricopa County;

WHEREAS, the City and the RPTA together with other Maricopa County cities have provided a regional public transportation system;

WHEREAS, the City and the RPTA have entered into an intergovernmental agreement adopted under Resolution #2018-110 for transit services ("Master Intergovernmental Agreement");

WHEREAS, the parties may amend the Master Intergovernmental Agreement on an annual basis to accommodate changes in service levels, costs, and revenues, pursuant to Section 3 of the Master Intergovernmental Agreement;

WHEREAS, on or about July 1, 2019, the parties entered into the first amendment of the Master Intergovernmental Agreement to acknowledge changes in service levels, costs, and revenues for Fiscal Year 2020; and

WHEREAS, the parties now wish to approve a second amendment to the amended terms of the Master Intergovernmental Agreement entered into by the City and the RPTA to acknowledge changes in service levels, costs, and revenues for FY 2021.

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

Section 1. The Second Amendment to the Master Intergovernmental Agreement between the City and the RPTA, attached as Exhibit A, is approved.

Section 2. The Mayor is hereby authorized to execute and submit all documents and other necessary or desirable instruments in connection with said Second Amendment to the Master Intergovernmental Agreement.

APPROVED AND ADOPTED this _____day of _____, 2020.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

EXHIBIT A

SECOND AMENDMENT
TO
INTERGOVERNMENTAL AGREEMENT BETWEEN
THE CITY OF SURPRISE
AND
VALLEY METRO REGIONAL PUBLIC TRANSPORTATION AUTHORITY

TRANSIT SERVICES AMENDMENT

BETWEEN

THE CITY OF SURPRISE

AND

THE REGIONAL PUBLIC TRANSPORTATION AUTHORITY

CONTRACT # CONTRACT # 166-75-2021

This Amendment dated July 1, 2020, amends the following items of the Transit Services Agreement Contract #166-75-2020 entered into between the City of Surprise ("Member" "City" or "Surprise") and the Regional Public Transportation Authority ("RPTA") dated the 1st day of July 2018, as amended July 1, 2019 ("collectively, the Agreement").

The following Schedules replace and supersede those Schedules of the Agreement entered into July 1, 2018, as amended July 1, 2019.

The attached Schedule A replaces and supersedes Schedule A entered into July 1, 2019.

The attached Schedule B replaces and supersedes Schedule B entered into July 1, 2019.

The attached Schedule C replaces and supersedes Schedule C entered into July 1, 2019.

The attached Schedule D replaces and supersedes Schedule D entered into July 1, 2019.

The attached Schedule E replaces and supersedes Schedule E entered into July 1, 2019.

All other terms of the Parties Transit Services Agreement dated July 1, 2018, as amended remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the Parties have each executed this Agreement as of the date first set forth above.

REGIONAL PUBLIC TRANSPORTATION AUTHORITY (RPTA)

By: _____

Scott W. Smith, Chief Executive Officer

APPROVED AS TO FORM:

By: _____

Michael J. Minnaugh, General Counsel

CITY OF SURPRISE (MEMBER)

By: _____

Skip Hall, Mayor

By: _____

Sherry Aguilar, City Clerk

APPROVED AS TO FORM:

By: _____

Robert Wingo, Member Attorney

SCHEDULE "A" REGIONALLY FUNDED FIXED ROUTE BUS SERVICE

Sources of Project Operating Budget

I. Regionally Funded Fixed Route Bus Service **$92,217.00** (including express)

The above line represents the value of transit service paid for by the RPTA to the benefit of the City of Surprise. The calculation to derive this figure is daily revenue miles of service x number of service days x cost per revenue mile of service.

FY21 Fixed Route Bus Estimate								
PTF Funded Service in the City of Surprise								
Route 571								
Funding	**RPTA**							
Level	**Route**	**HASTUS**	**Annual Miles**	**Gross Costs**	**Fares**	**PM**	**CARE$ Act**	**Net Cost**
W	571	El Mir	8,940	$70,869	($1,633)	($14,118)	($24,748)	$30,370
W	571	Phoe	17,828	$141,322	(1,971)	(28,153)	(49,350)	61,847
Grand Total			**26,768**	**$212,191**	**($3,605)**	**($42,272)**	**($74,098)**	**$92,217**

SCHEDULE "B" – CITY FUNDED FIXED ROUTE BUS SERVICE COST ESTIMATE

For the period July 1, 2020 to June 30, 2021, the City of Surprise will pay the Regional Public Transportation Authority **$90,453.00** for bus service on Routes in Surprise.

Payments made by the CITY to RPTA for operation of bus routes depicted in Schedule B shall consist of twelve (12) monthly installments of **$7,537.75** commencing July 1, 2020 and shall become due within thirty (30) days of receiving an invoice from the RPTA.

FY21 Fixed Route Bus Estimate								
RPTA Operated in the City of Surprise								
Surprise Funded								
Funding	**Surprise**							
Level	**Route**	**HASTUS**	**Annual Miles**	**Gross Costs**	**Fares**	**PM**	**CARE$ Act**	**Net Cost**
W	571	Phoe	20,880	$165,520	($2,309)	($32,974)	($57,800)	$72,437
W	571	Surp	6,683	52,974	(5,905)	(10,553)	(18,499)	18,017
Grand Total			**27,563**	**$218,493**	**($8,214)**	**($43,527)**	**($76,299)**	**$90,453**
					**Surprise added Contingency			10,000
								$100,453

SCHEDULE C – PARATRANSIT SERVICE AND FINANCIAL INFORMATION AND SERVICES COST ESTIMATE

For the period from July 1, 2020 through June 30, 2021, the City will pay Valley Metro a total of **$223,585.00** for the provision of regional paratransit services. Payments will be made monthly based on reconciliation of trips provided; grant monies and Proposition 400 monies applied and shall become due within thirty (30) calendar days after the receipt of an invoice from RPTA. If at any time the costs of this program are projected to exceed the annual amount of **$223,585.00** the Parties will reduce service levels to stay within the budgeted amount.

FY21 Paratransit Service
Funded by City of Surprise

	Paratransit (Regional)
Trips:	
ADA Trips	
Non-ADA Trips	6,900
Total Trips	6,900
Cost:	
Contractor Transportation Cost	$360,801
RPTA Salaries, Fringes & OHD	$7,452
Contract Contingency	$13,000
Total Gross Program Cost	$381,253
Total Fare Revenue	($27,600)
CARES Act Federal Funding	($78,673)
Total Net Program Cost Before PTF	$274,980
Cost for ADA Service	$274,980
Cost for Non-ADA Service	
Net Program Cost	$274,980
PTF Balance Available	$51,395
PTF Applied	$51,395
Member City Contributions:	
ADA-Costs	$223,585
Non-ADA Costs	
Total Member City Contribution	**$223,585**

SCHEDULE "C" – ADA MANDATED PARATRANSIT SERVICE

ADA Mandated Paratransit Service Overview

Schedule C	
Valley Metro ADA Paratransit Service	
Effective July 1, 2020	
Service Overview	
Service type	Origin to destination, shared-ride service provided with accessible vans and cutaways, accessible minivans, sedans and other non-accessible vehicles
Eligibility	ADA certified, and ADA eligible visitors Non-ADA verified (prior to October 1, 2019), No longer accepting new Non-ADA verifications
Visitors	Visitors who are ADA certified, or who have an obvious disability, or who present documentation demonstrating a disability that indicates the inability to use transit are eligible for ADA paratransit for up to 30 days per 365 days. To register as a visitor, contact Valley Metro Mobility Center at 602.716.2100, eligibility option.
Service Area	Trips that begin in Surprise and end within the federally mandated ADA paratransit service area. This includes areas that are within 3/4 mile of a transit route or light rail station and any pockets that are surrounded by areas that are within 3/4 mile of a transit route or light rail station and that have been so designated by Valley Metro. See the ADA paratransit service area map shown in Exhibit 1.
Days of Service	Monday - Sunday Including HOLIDAYS
Hours of Service	5 AM to 10 PM and at other times when transit is available within 3/4 mile of both the origin and destination
Trip Limits	No limit to the number of trips an individual can take as long as the individual is ADA certified and the trips are within the ADA service area and during ADA service hours
Trip Purposes	Surprise covers trips that are for medical and work only.
Fare Structure	
Fares	$4.00 FOR A ONE-WAY TRIP
Fare Media	Cash, Regional, Paratransit, East/Northwest and Phoenix DAR tickets, Phoenix Monthly DAR Pass (Phoenix fare media may only be used by Phoenix residents.)

Passenger Types	
Riders	ADA certified and ADA eligible visitors Non-ADA verified (prior to October 1, 2019), No longer accepting new Non-ADA verifications
Personal Care Attendant (PCA)	ADA certified customer may indicate the need for a PCA, an individual who assists the customer with activities of daily living. Pursuant to ADA requirements, PCA's are not charged a fare.
Companions	A customer may travel with one additional individual (and more on a space available basis). Companions must pay the same fare as the customer.
Children	Customers must be eight years of age or older to travel unaccompanied. Customers may bring children as PCAs or companions. A child who is five or under may travel for free with a fare-paying adult.
Mobility Devices and Disability-Related Equipment	
Service Animals	Service animals are permitted on paratransit. For more information on Valley Metro's service animal policies, visit valleymetro.org/service animals.
Mobility Devices	VM Paratransit will accommodate mobility devices measuring up to 51 inches in length and 34 inches in width and weighing not more than 800 pounds when occupied, unless vehicle allows for larger devices.
Oxygen and Other Equipment	Must be able to be safely secured on board the vehicle without blocking safe path-of-travel for riders or the driver.
Reservation Changes and Cancellations	
Reservations Number	602.716.2200
Reservations Hours	Daily 6 AM to 7:00 PM
Reservations Period	1 to 14 days prior to service; no same day trips
Reserving based on Pick-Up Time	If customer requests a specific pick-up time, VM Paratransit will offer a pick-up time that is within one hour either side of the time requested.
Reserving based on appointment time	If a customer specifies an appointment time, VM Paratransit will offer a pick-up time which should enable the customer to arrive at his/her destination between 0 and 30 minutes before his/her specified appointment time.
Changes	May be made until 7:00 PM on the day before travel.
Cancellations	May be made up to 2 hours before the scheduled pick-up time.

Service Delivery	
Expectation for On-Time Pick-Ups	Service is on-time if the vehicle arrives to transport the rider between 0 and 30 minutes after the pick-up time quoted to the passenger when the trip was booked.
Expectation for On-Time Appointments	Service is on-time if the vehicle arrives to drop off the rider between 0 and 30 minutes before the appointment time specified by the rider at the time the trip was booked.
Early Trips	A trip is early if the vehicle arrives before the scheduled pick-up window as communicated to the rider when the trip was booked, whether or not the rider takes the trip.
Late Trips	A trip is late if the vehicle arrives 31 minutes or more after the scheduled pick-up window as communicated to the rider when the trip was booked.
Excessively Late Trips	A trip is excessively late if the vehicle arrives 61 minutes or more after the end of the pickup window scheduled as communicated to the rider when the trip was booked.
Missed Trips	A trip is missed if the trip is later than 30 minutes after the end of pickup window whether or not the customer actually takes the trip and/or if the vehicle fails to arrive.
Pick Up Window	Pick-up window is zero to 30 minutes from the negotiated pick up time provided to the customer.
Boarding Window	A five-minute pick-up window during which the rider is expected to board the vehicle as long as the vehicle arrives on-time as defined herein. If the vehicle arrives early, the pick-up window begins at the scheduled pick-up time as defined herein.
No-Show	A no-show is when the rider fails to board the vehicle within the five-minute boarding window as defined herein. No-shows cannot be charged when the vehicle departs before the start of the pick-up window or when the vehicle arrives late or excessively late.
Door-to-Door Service	This is the base level of service, defined as service from the outermost door of a rider's origin to the outermost door of a rider's destination. The driver is not permitted to lose sight of a vehicle when occupied. Drivers are not required to go beyond the outermost door of a rider's origin or destination, and drivers are not permitted to enter a rider's place of residence.

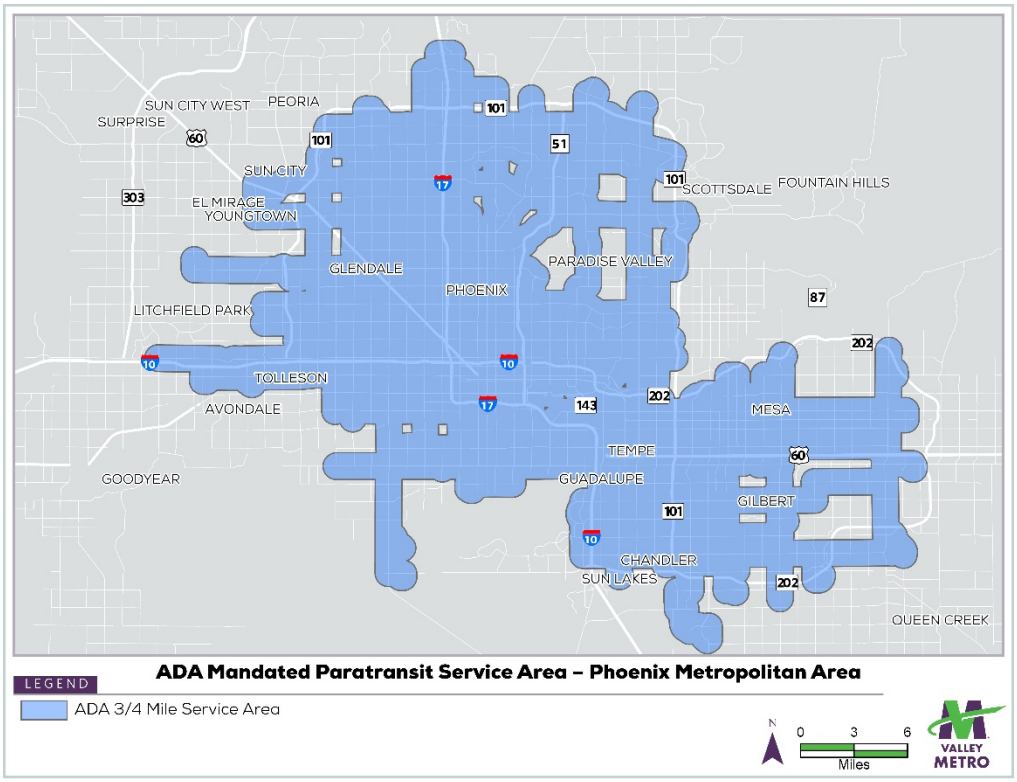
Hand-to-Hand Service	This is a higher level of service provided for riders who are unable to be left alone safely. A driver must receive the rider from a care giver and accompany the rider from the outermost door of his/her origin to the outermost door of his/her destination and must ensure that a responsible person receives the customer at the rider's destination before departing. Valley metro will identify riders who must be provided hand-to-hand service.
Driver Assistance	The driver is expected to provide any of the assistance identified herein as needed/requested: guiding the passenger by the hand/arm, pushing the rider's mobility device, carrying small packages, assisting rider on and off vehicle, assisting with vehicle seatbelt and securement systems, and collecting the fare. Drivers are not permitted to lift or carry passengers or their children, and drivers are not permitted to enter a rider's place of residence.
Use of the Lift/Ramp	Any rider is permitted to use the vehicle lift/ramp upon request.
Seatbelts and Mobility Device Securement	All riders must wear seatbelts, and all mobility devices must be secured. VM Paratransit will not transport a rider who is not wearing a seatbelt or mobility devices that are not secured.
Children	A child may travel with the rider. The rider is responsible for ensuring that his/her accompanying child(ren) is/are transported in an approved child safety seat when required to do so by law. The rider is responsible for bringing his/her own child safety seat. VM Paratransit drivers are trained to assist with the securement of child safety seats, but drivers may not lift or carry children.
Pets	A pet, who is completely secured in a closed pet carrier, may be transported as long as the rider has notified the provider in advance and as long as the pet carrier fits on the rider's lap or at the rider's feet, without blocking the path-of-travel for riders or the driver.
Packages	Riders are subject to Valley Metro's approved package policy available in the Valley Metro ADA Paratransit Ride Guide. Drivers will assist with carrying small packages, weighing not more than fifty pounds in total.
Ride Time	VM Paratransit is a shared-ride service. Accordingly, a ride may take as long as a comparable trip would take on public transit.
Provider and Contract Information	
Provider	Contracted service - Prime contractor The Prime contractor manages service, accepts reservations, schedules trips, provides a portion of service and utilizes subcontractors who provide the rest. Prime contractor provides facility, fleet and employees. VM provides some technology and pays for fuel. (These terms and conditions could

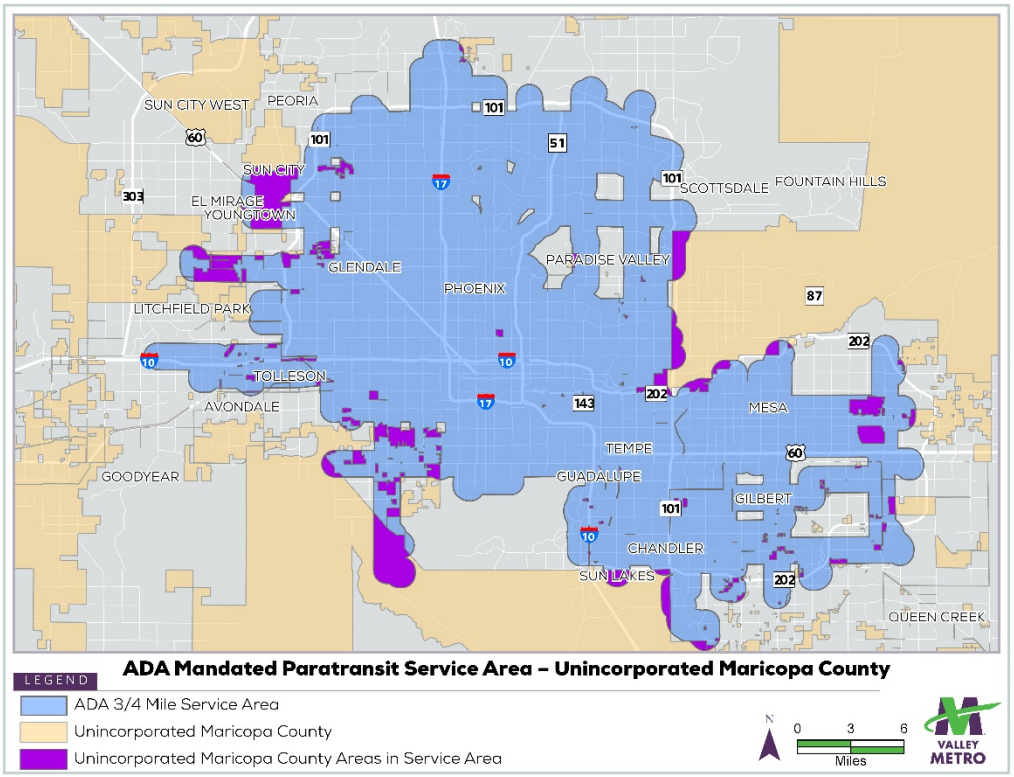
	change based on procurement and/or contract changes).
Provider Rate Structure	Contractor is reimbursed as follows: 1) Monthly fixed fee; 2) set price per trip provided by contractor; 3) actual cost of trips provided by subcontractors; 4) passenger fares collected by contractor and retained as partial payment; and 5) adjustments up or down for performance-based incentives and liquidated damages. Fixed fees and per-trip rates as set forth in the contract are provided in Exhibit 2.
Performance Standards	Included in Exhibit 3.
Contract Term	Five-year base; 1 three-year option and one two-year option.

The following Exhibits are hereto attached to Schedule "C".

- Exhibit 1: Maps
- Exhibit 2: Contract Rate Sheet
- Exhibit 3: Contract Based Performance Standards
- Exhibit 4: Payments

SCHEDULE C – Exhibit 1 – Maps





SCHEDULE C – Exhibit 2 – Contract Rate Sheet

Paratransit Contract Rates				
Contract Year	**Beginning**	**Ending**	**Annual Fixed Fee**	**Billable Cost per Transdev Trip**
1	7/1/2017	6/30/2018	$ 4,865,269	$29.92
2	7/1/2018	6/30/2019	$ 5,227,885	$30.67
3	7/1/2019	6/30/2020	$ 5,389,333	$31.09
4	7/1/2020	6/30/2021	$ 5,544,771	$29.82
5	7/1/2021	6/30/2022	$ 5,693,367	$30.95
6	7/1/2022	6/30/2023	$ 5,393,190	$29.84
7	7/1/2023	6/30/2024	$ 5,711,807	$30.86
8	7/1/2024	6/30/2025	$ 5,890,225	$31.91
9	7/1/2025	6/30/2026	$ 6,070,573	$32.99
10	7/1/2026	6/30/2027	$ 6,258,875	$34.11

SCHEDULE C – Exhibit 3 – Contract Based Performance Standards

Valley Metro Paratransit

FY '19 INCENTIVES/LIQUIDATED DAMAGES

DATE:

	STANDARD	A-Level	B-Level	C-Level	D-Level	F-Level	Results	Grade	Increase or (Decrease)
PICK UP-ON TIME PERFORMANCE									
% of PICKUPs that arrive between 0 and 30 minutes after the scheduled pick up time	94.0% - 95.9%	98.0% - 100%	96.0% - 97.9%	94.0% - 95.9%	92.0% - 93.9%	<91.9%			
Indicator Value	% of Total Contract Revenues	1.0%	0.50%	0.0%	-0.50%	-1.0%			
DROP OFFS-ON TIME PERFORMANCE									
% of DROP OFFS that arrive between 0 and 30 minutes BEFORE the appointment time	94.0% - 95.9%	98.0% - 100%	96.0% - 97.9%	94.0% - 95.9%	92.0% - 93.9%	<91.9			
Indicator Value	% of Total Contract Revenues	1.0%	0.5%	0.0%	-0.5%	-1.0%			
ACCIDENT FREQUENCY									
Accidents per 100,000 miles operated	1.0 - 1.49	0 - 0.49	0.50 - 0.99	1.0 - 1.49	1.50 - 1.99	2 or more			
Indicator Value	% of Total Contract Revenues	1.0%	0.50%	0.0%	-0.50%	-1.0%			
Customer Service/COMPLAINTS									
Valid Complaints/1,000 Customer trips	2.0-2.99	0 - 0.99	1.0 - 1.99	2.0 - 2.99	3.0 - 3.99	4.00 or more			
Indicator Value	% of Total Contract Revenues	1.0%	0.50%	0.0%	-0.50%	-1.0%			
Timeliness of Response to Complaints									
Complaints in CAS from VM have five business days to research, resolve & respond; Complaints from member cities have three business days to research, resolve & respond through VM	Complaints resolved and closed on time								

Valley Metro Paratransit

FY '19 INCENTIVES/LIQUIDATED DAMAGES

DATE:

	STANDARD	A-Level	B-Level	C-Level	D-Level	F-Level	Results	Grade	Increase or (Decrease)
Indicator Value	Amount of Disincentive	$50 per day for late response							
ROAD CALLS									
# of miles between Road Calls	12,000 to 17,999 miles	24,000 miles or more	18,000 to 23,999 miles	12,000 to 17,999 miles	6,000 to 11,999 miles	5,999 or fewer miles			
Indicator Value	% of Total Contract Revenues	1.0%	0.50%	0.0%	-0.50%	-1.0%			
Timeliness of PMI's for Dedicated Vehicles									
100% of PMI's conducted within 10% of the number of miles recommended by the OEM	95% of PMI's conducted within 10% of miles per OEM guidelines			95%	Less than 95%				
Indicator Value	% of Total Contract Revenues			0.0%	-0.5%				
Adherence to Vehicle and Driver Standards									
Valley Metro observation that a vehicle is not in compliance with the vehicle specifications and/or driver does ot meet uniform, appearance or service standards.	Monthly Observatins								
Indicator Value	Amount of Disincentive	$50 per occurrence of non-compliance							
Excessive Trip Lengths									
% of trips exceeding ride time standard	Less than 1% of Trips Exceed Ride Time Standard			Less than 1% of Trips Exceed Ride Time	1% or More Trips Exceed Ride Times				

Valley Metro Paratransit

FY '19 INCENTIVES/LIQUIDATED DAMAGES

DATE:

	STANDARD	A-Level	B-Level	C-Level	D-Level	F-Level	Results	Grade	Increase or (Decrease)
Indicator Value	% of Total Contract Revenues			0.0%	-0.5%				
Missed Trips									
Vehicle arrives before the start of the pick-up window or after the close of the pick-up window, and the customer declines the trip or when the vehicle arrives more than thirty minutes after the close of the pick-up window—whether or not the customer chooses to take the trip	Less than 1% of Trips are Missed			Less than 1% of Trips are Missed	1% or More Trips Are Missed				
Indicator Value	% of Total Contract Revenues			0.0%	-0.5%				
Timeliness of Data and Reports									
Monthly invoice, reports and supporting documentation received by tenth business day of the month for the previous month. $50 for every day late	Reports and the monthly invoice are submitted on time								
Indicator Value	Amount of Disincentive	$50 per day that reports are submitted late							
ADA Trip Denials									
Denying a request due to capacity constraints; offering a pickup time that is more than one hour before or after a requested pcikup time; offering a return pickup time which is earlier than the time a rider has indicated they can leave a location	No trip denials for ADA Service								
Indicator Value	Amount of Disincentive	$250 per ADA denial							
Major System Failures									

Valley Metro Paratransit

FY '19 INCENTIVES/LIQUIDATED DAMAGES

DATE:

	STANDARD	A-Level	B-Level	C-Level	D-Level	F-Level	Results	Grade	Increase or (Decrease)
Failure of telephone system, paratransit scheduling software and dispatch systems or any failure that interrupts or delays service	No system failures without redundant procedures in place and working within 15 minutes								
Indicator Value	Level 1	Amount of Disincentive	Failure between 15 minutes and 4 hours	$1,000					
Indicator Value	Level 2	Amount of Disincentive	More than 4 hours but less than 24 hours	$2,000					
Indicator Value	Level 3	Amount of Disincentive	More than 24 hours	$2,000 per day					

Schedule C – Exhibit 4 – Payments to Provider

Exhibit A "Payment Schedule" of Valley Metro's paratransit provider contract outlines the method of reimbursement which will be used for these services:

- Fixed Fee – The RPTA's contracted paratransit contractor will bill the agency a monthly fixed fee which will be allocated to each member based on its budgeted share of total paratransit trips to be provided.
- Per-Trip Charges – The RPTA's paratransit contractor will bill the agency a set amount for each paratransit trip to be provided. Each member will be billed for each trip provided to its residents as well as for its share of trips provided to visitors as defined within the ADA. The member's share for visitor per-trip costs will be equal to its share of the paratransit contractor's fixed fee.
- Fuel – The RPTA's paratransit contractor will be reimbursed for fuel used by dedicated vehicles on a pass-through basis with no mark-up. These fuel reimbursements are further limited to the average price for fuel in the Phoenix metropolitan area as well as to the expected level of fuel consumption as specified by each vehicle's Original Equipment Manufacturer (OEM). Each member's share of reimbursable fuel costs is equal to its share of the paratransit contractor's fixed fee.
- Performance-Related Incentives and Liquidated Damages – The RPTA's paratransit contractor will be eligible to receive incentives for exceptional performance, and to be assessed liquidated damages for poor service. The RPTA will bill each member agency its share of incentives, and the RPTA will credit each member for its share of liquidated damages. Each member agency's share of billed incentives and credited liquidated damages will be equal to its share of the paratransit contractor's monthly fixed fee.
- RPTA Overhead – the RPTA will bill each member agency a portion of the overhead required for the RPTA to oversee, manage and report on these services. Each member's share of RPTA overhead will be equal to the member's share of the paratransit contractor's fixed fee.
- Passenger Fares – The paratransit contractor will collect a fare from each rider in accordance with the paratransit fare structure established by the RPTA and/or as agreed to between the RPTA and the member. The paratransit contractor will retain fares paid in cash as partial payment for the service provided, and the member will be credited for these fares. Each member will be credited those cash fares collected from those riders whose service is attributed to that member.

SCHEDULE "D" –RIDE CHOICE PROGRAM SERVICES COST ESTIMATE

The City of Surprise agrees to participate and financially support the RideChoice Transportation Services program for Fiscal Year 2020-2021. The City of Surprise shall fund this project in the amount of **$468,659.00 for** the period July 1, 2020 to June 30, 2021. Payments will be made monthly based on reconciliation of trips provided; grant monies and Proposition 400 monies applied, and shall become due within thirty (30) calendar days after the receipt of an invoice from RPTA. If at any time the costs of this program are projected to exceed the annual amount of **$468,659.00** the Parties will reduce service levels to stay within the budgeted amount.

FY21 Paratransit Service
Funded by City of Surprise

	Total RideChoice
Trips:	
Ride Choice Trips	30,300
Total Trips	30,300
Cost:	
Contractor Transportation Cost	$655,801
RPTA Salaries, Fringes & OHD	$59,696
Total Gross Program Cost	$715,497
Total Fare Revenue	($97,397)
Federal funding	($60,000)
CARES Act Federal Funding	($89,441)
Total Net Program Cost	$468,659
City Contingency	$20,000
Total Member City Contribution	**$488,659**

SCHEDULE "D" – RIDECHOICE SERVICE OVERVIEW

Valley Metro RideChoice Overview	
Effective July 1, 2020	
Service Overview	
Service type	Subsidized curb-to-curb transportation
Eligibility	Eligible residents of Incorporated Surprise, who are seniors, low income qualified or ADA certified. City of Surprise will determine eligible low income customers.
Visitors	Not eligible. Rider must be resident of participating community.
Service Area	Trips must begin within Incorporated Surprise. Under the RideChoice program, the service area should include all Maricopa County.
Days of Service	365 days per year
Hours of Service	24 hours per day
Trip Limits	Base level is 20 trips per month. If a rider uses RideChoice to get to work, school or medical appointments, rider may request an increase to 50 trips per month. Unused trips do not roll over.
Trip Purposes	Any trip, regardless of trip purpose. There are no trip purpose restrictions, but if a customer requests an increase in trip levels, they must demonstrate that they need the additional service to cover at least some service for school, work or medical purposes. Furthermore, Valley Metro reserves the right to reduce a customer's trip level back to the base level if it is determined that customers never or rarely use RideChoice for work, school or medical purposes.
Fare Structure	
Fares	$3 for up to eight-mile trip. $2 per mile beginning after the eighth mile.
Fare Media	Credit/debit cards, some reloadable cash cards, eWallet, and cash (some providers)

Passenger Types	
Riders	Riders are seniors, low income qualified or ADA certified. City of Surprise will determine eligible low income customers.
Personal Care Attendant (PCA)	Permitted
Companions	Customer may travel with up to three additional companions, including the PCA at no additional charge.
Children	Customers must be eighteen years of age or older to travel unaccompanied. Customers may bring children as PCAs or companions.
Mobility Devices and Disability-Related Equipment	
Service Animals	Service animals are permitted on RideChoice. For more information on Valley Metro's service animal policies, visit valleymetro.org/service animals.
Mobility Devices	RideChoice will accommodate mobility devices measuring up to 51 inches in length and 34 inches in width and weighing not more than 800 pounds when occupied. Some providers may only be able to accommodate folding manual wheelchairs.
Oxygen and Other Equipment	Must be able to be safely secured on board the vehicle.
Reservations, Changes and Cancellations	
Reservations Number	602.716.2111
Reservations Hours	24 hours per day
Reservations Period	On an immediate basis or up to 14 days prior to travel. Riders requiring wheelchair-accessible service are encouraged to call on the day before service is needed.

Changes	May be made at any time. Providers may not be able to accommodate last-minute changes.
Cancellations	May be made at any time.
Service Delivery	
Vehicle Response Times	In urbanized areas, vehicle should arrive within 30 minutes or less from the time a ride is requested. In outlying communities and incorporated areas of Surprise and during late night and early morning hours, vehicle should arrive within one hour from the time a ride is requested.
Early Trips	Applies to pre-scheduled trips only. If a vehicle arrives 5 or more minutes before the scheduled pick-up time, the vehicle is early. A rider is not required to take an early trip. There are no early pick-ups for immediate pick-ups.
Late Trips	Applies to pre-scheduled trips only. A trip is late if the vehicle arrives 31 minutes or more after the request for an immediate pick-up or the scheduled pick-up time for a pre-scheduled trip. A rider is not required to take a late trip.
Missed Trips	A trip is missed if the vehicle fails to arrive within 1 hours of an immediate request or of the scheduled time for pre-scheduled trips and the passenger does not travel. Missed trips will not be billed to the jurisdiction if the customer does not travel.
Boarding Window	The driver will wait for five minutes. If the rider fails to board within that time, the driver may leave, and the rider will be charged with a no-show.
Curb-to-Curb Service	This is the base level of service, defined as service from the nearest safe parking area near the rider's origin to the nearest safe parking area near the rider's destination. This could be a driveway, a parking lot, or the curbside adjacent to the rider's pick-up or drop-off address. Some drivers may choose to provide a higher level of service, but it is not required.

Driver Assistance	Upon request, the driver may (but are not required to) provide any of the assistance identified herein: pushing the rider's mobility device, carrying small packages, assisting rider on and off vehicle, assisting with vehicle seatbelt and securement systems, and collecting the fare. Drivers are not permitted to lift or carry passengers or their children, and drivers are not permitted to enter a rider's place of residence.
Seatbelts and Mobility Device Securement	Riders are strongly encouraged to use seatbelts and mobility device securement systems.
Children	Riders are responsible for ensuring that accompanying children are transported in approved child safety seats when required to do so by law. The rider is responsible for bringing his/her own child safety seat.
Pets	The transport of pets is at the driver's discretion.
Packages	Customers are subject to the package policies of individual RideChoice providers. Most vehicles have trunks and/or cargo storage areas which will accommodate items such as groceries, luggage and other small items.
Provider and Contract Information	
Provider	Contracted service - Prime contractor manages service, accepts reservations, schedules trips, and utilizes subcontractors who provide the trips. Subcontractors of several local taxicab companies and several other non-emergency medical transportation providers.
Provider Rate Structure	Contractor is reimbursed on the basis of a fixed booking fee per-trip and a transportation fee that is equal to the actual provider cost for the trip, less any collected passenger fares.
Performance Standards	This has not been negotiated yet.
Contract Term	Three-year base; 1 three-year option

SCHEDULE "E" – AMERICANS WITH DISABILITIES ACT (ACT) PUBLIC TRANSPORTATION FUNDS (PTF) AVAILABILITY

For the period July 1, 2020 to June 30, 2021 the maximum amount of Public Transportation Funds (PTF) available for the City of Surprise is **$51,395.00.** The PTF will pay actual costs for ADA trips and other trips taken by ADA certified individuals using non-ADA service or the RideChoice program up to the maximum amount. A final reconciliation at fiscal year-end will be performed and adjustments, if necessary, will be made using actual ADA eligible costs.

Any remaining ADA PTF funds not used up to the maximum reimbursements may be requested by City for other ADA certified rider eligible expenses, and certified by the City's chief financial officer or designee. RPTA will reimburse City within thirty (30) business days based upon availability of funds. City may request that reimbursements be made electronically. Wire transfers must be pre-arranged through the RPTA Finance Department.

Maximum amount: **$51,395.00**

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 16, 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 declaring the intent to enlarge an existing lighting improvement district pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks for the Greer Ranch South Street Light Improvement District (Stonefield); Resolution No. 2020-66

Motion:
I move to approve Resolution #2020-66.

Background:
Greer Ranch South was formed in July 22, 2004 (Resolution 2004-166). 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. 15 (estimated) new lights and 2 existing lights are proposed within this enlargement which are local and collector roads and will be billed to the Greer Ranch South 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 equal apportionment of taxes based on the number and classification of properties within the District. The enlargement of the SLID will only affect the parcels joining into the District, as the valuation of the property may be increased.

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

Financial Impact:

Any financial impact on the City is anticipated to be minimal, as the ratio of the new lights to existing lights is very small.

Budget Impact:

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

FTE Impact:

This action does not change the full time equivalent count.

ATTACHMENTS:

1. 01 Res 2020-66 Enlarge Stonefield_FINAL
2. 02-SLID Petition_Stonefield
3. 03 Streetlight Plans_Stonefield
4. 04 Council Exhibit_Stonefield

RESOLUTION # 2020-66

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA DECLARING ITS INTENT TO ENLARGE THE CITY OF SURPRISE, ARIZONA GREER RANCH SOUTH STREET LIGHT IMPROVEMENT DISTRICT AND ORDERING SUCH ENLARGEMENT.

WHEREAS, on July 22, 2004 the Mayor and City Council of the City of Surprise adopted Resolution No. 2004-166, ordering the formation of the City of Surprise, Arizona Greer Ranch South (the "District") for the purpose of purchasing electricity and energy 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 Arizona Revised Statutes, Title 48, Ch. 4, Art. 2. 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 the 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), the City finds that 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 Greer Ranch South 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:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

EXHIBIT A

Legal Description

EXHIBIT "A"
SLID DESCRIPTION

THAT PORTION OF THE PROPERTY DESCRIBED IN DOCUMENT NUMBER 2018-0885085, MARICOPA COUNTY RECORDS, (M.C.R.), LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF SURPRISE BRASS CAP IN HANDHOLE, MARKING THE SOUTHEAST CORNER OF SAID SECTION 19, FROM WHICH A MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP FLUSH, MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 19 BEARS NORTH 89 DEGREES 06 MINUTES 16 SECONDS WEST, 2640.35 FEET;

THENCE NORTH 89 DEGREES 06 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 779.81 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 89 DEGREES 06 MINUTES 16 SECONDS WEST, 700.04 FEET TO THE EAST LINE OF "GREER RANCH SOUTH PARCEL 14", A FINAL PLAT, RECORDED IN BOOK 671 OF MAPS, PAGE 24, M.C.R.;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 53 MINUTES 44 SECONDS EAST, ALONG SAID EAST LINE, 1209.98 FEET TO A NAIL IN WASHER STAMPED 42137 ON THE SOUTH LINE OF SAID "GREER RANCH SOUTH PARCEL 14";

THENCE DEPARTING SAID EAST LINE, SOUTH 89 DEGREES 06 MINUTES 16 SECONDS EAST, ALONG SAID SOUTH LINE, 700.04 FEET;

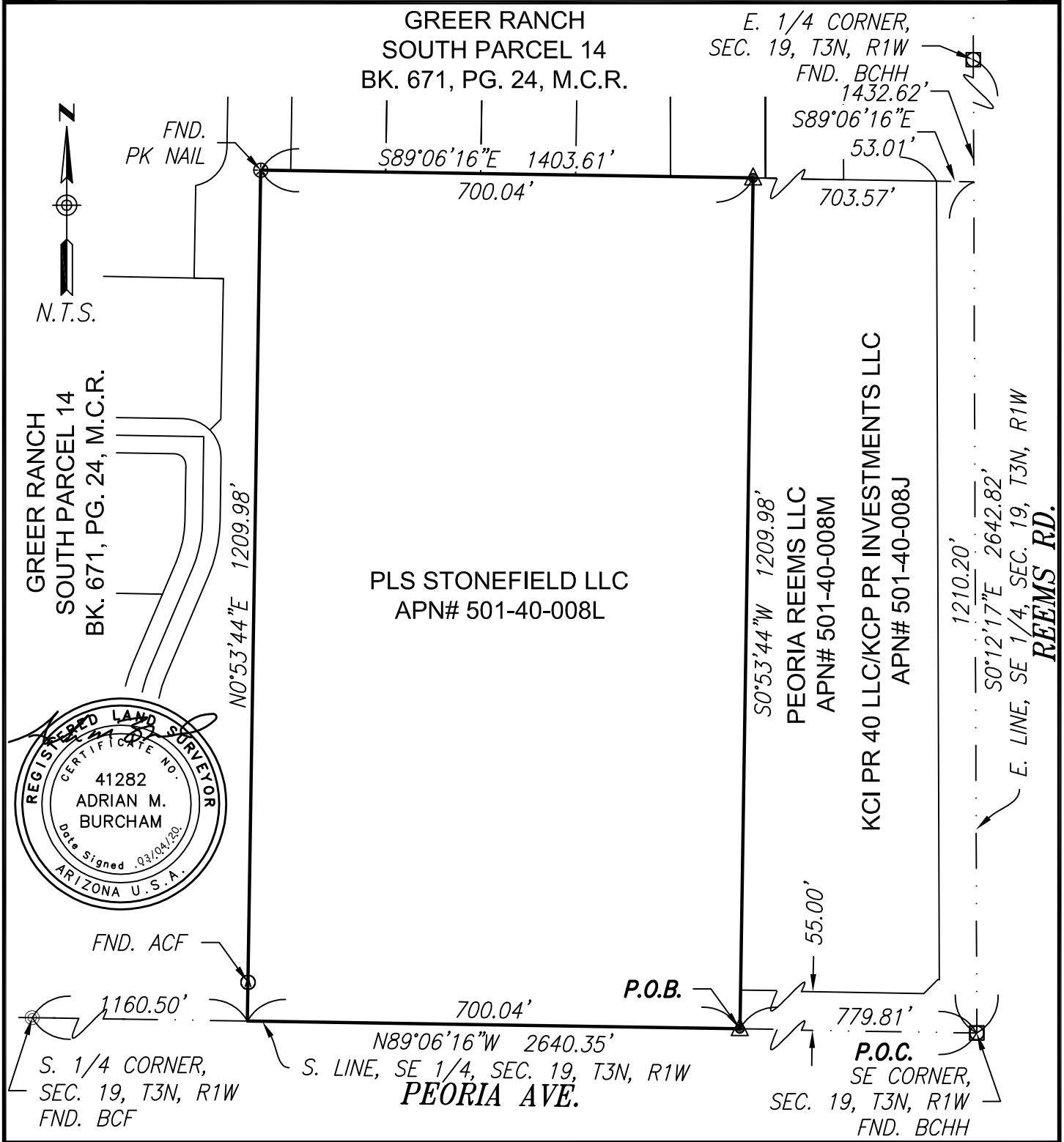
THENCE DEPARTING SAID SOUTH LINE, SOUTH 00 DEGREES 53 MINUTES 44 SECONDS WEST, 1209.98 FEET TO SAID SOUTH LINE AND SAID **POINT OF BEGINNING**.

SAID PARCEL CONTAINING 847,034 SQUARE FEET OR 19.4452 ACRES, MORE OR LESS.

EXHIBIT B

Map

HUBBARD ENGINEERING
www.hubbardengineering.com
1201 S. Alma School Rd.
Suite 12000
Mesa, AZ 85210
Ph: 480.892.3313



STONEFIELD
SLID
EXHIBIT "B"
City of Surprise, Maricopa County, Arizona

Project No. 19102	Date 03/04/20	Sht: 1 of 1
Project Manager ADRIAN BURCHAM	Project Eng.	

LEGEND

SITE BOUNDARY

STEPHEN WHELCHEL/STACY R 501-40-060

157TH DRIVE

GREER RANCH SOUTH PARCEL 14 BK. 671, PG. 24, M.C.R.

JAMES & KAY BUCKNER FAMILY TRUST 501-40-042

TRACT A 501-40-076

TRACT A 501-40-076

SECTION LINE

EXISTING RIGHT OF WAY

PEORIA AVENUE

STONEFIELD

HOWARD DAVID M 501-40-041

DAVID & SANDRA LEE FAMILY TRUST 501-40-040

RONALD & LINDA ROBINSON LIVING TRUST 501-40-039

DENGLER NEVA J/ STEPHEN JR 501-40-038

BRANDON/NICOLE EWING 501-40-037

JAMES F ANGELOPOULOS/ KAREN R TR 501-40-036

PROPOSED BOUNDARY

KCI PR 40 LLC/KCP PR INVESTMENTS LLC 501-40-008J

KCI PR 40 LLC/KCP PR INVESTMENTS LLC 501-40-008J

Kimley»Horn

STONEFIELD

SLID - EXHIBIT B

March 11, 2020

0 50 100 200

NORTH

STREET LIGHT IMPROVEMENT DISTRICT PETITION ENLARGEMENT

TO THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE:

We, the undersigned, are all or a majority of the real property owners, exclusive of mortgagees and other lienholders, adjoining the district named below. We petition the City Council of the City of Surprise, Arizona, to enlarge the District to include said property legally described in Exhibit A with such boundaries as shown in the map in Exhibit B attached hereto. This petition includes a charge for maintaining the lighting facilities.

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

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

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

The name of the existing street light improvements district to be enlarged:
Greer Ranch South

(Leave Blank - to be assigned by City staff)

PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Randal S. Clarno	NW Corner of Peoria & Reems	501- 40-008L	

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)

				CHARGES	
	Lumen	Watts	kWh	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

				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

					CHARGES	
		Lumen	Watts	kWh	Investment by Company	Investment by Others
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		5,300 LED	75	26	$28.44	$6.12
Transit		8,300 LED	100	34	$30.45	$6.97
		8,147 LED	75	26	$35.76	$11.36
		9,522 LED	100	35	$36.14	$12.09
		10,500 LED	150	52	$32.69	$8.52
		14,896 LED	150	52	$39.98	$14.29
	Double	8,147 LED	75	26	$64.74	$18.96
	Double	9,522 LED	100	35	$64.67	$19.58
	Double	14,896 LED	100	52	$70.67	$22.32
	Copper	6,000 IND	85	29	$18.87	$5.09
	Gray/Black	8,000 IND	88	30	$14.86	$4.62
	Gray/Black	4,350 LED	86	30	$13.48	$4.44
E. Flood		14,470 LED	148	51	$23.93	$9.95
		16,000 LED	125	43	$23.17	$9.19
F. Pendant		8,678 LED	75	26	$26.36	$8.85
		13,964 LED	100	35	$27.84	$9.88
G. Post Top		4,350 LED	86	30	$13.43	$5.69
		6,400 LED	30	30	$13.43	$5.69
		6,600 LED	83	29	$13.33	$5.59
H. Roadway		3,300 LED	43	15	$9.46	$3.58
		3,800 LED	32	12	$7.24	$2.79
		3,900 LED	32	12	$9.18	$3.30
		4,100 LED	45	16	$9.56	$3.68
		4,800 LED	41	15	$7.76	$3.13
		5,000 LED	41	15	$9.12	$3.49
		5,100 LED	60	21	$9.69	$4.06
		5,300 LED	67	24	$9.98	$4.35
		8,200 LED	88	31	$9.72	$4.77

	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
	33,000 LPS	180	90	$39.01	$18.33
FROZEN COBRA ROADWAY	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
	30,000 HPS	250	99	$16.72	$12.35
FROZEN COBRA ROADWAY	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
	8,000 FL	100	38	$18.53	$5.43
FROZEN DECORATIVE TRANSIT	9,500 HPS	100	41	$39.95	$11.96
	16,000 HPS	150	69	$39.72	$13.36
	30,000 HPS	250	99	$45.74	$17.26
FROZEN FLOOD	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
	36,000 MH	400	159	$28.89	$19.76
FROZEN Colonial Gray	8,000 FL	100	38	$19.97	$5.64

FROZEN

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

II. POLES

				CHARGES	
			Height	Investment by Company	Investment by Others
A. Anchor Base Mounted (Flush)	Round Steel	1 Simplex Adapter	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

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

FROZEN

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

IV. CHARGES FOR OPTIONAL OR ADDITIONAL EQUIPMENT

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

FROZEN

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

Charge Type	Monthly Charge		Cost Inputs		PV Factor		Monthly Fixed Charge Rate
1	Carrying Cost (fixtures)	=	Equipment Cost (installed)	x	NA	x	1.518%
2	Carrying Cost (poles)	=	Equipment Cost (installed)	x	NA	x	1.296%
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

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

Equipment	Charge Type
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.

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.

STONEFIELD
157TH & PEORIA
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 PHOTOCELL. CONTRACTOR SHALL ASSURE THAT THE LUMINAIRES SHALL BE FREE OF DUST, DIRT OR ANYTHING THAT WOULD IMPAIR THE OUTPUT OF THE LIGHT BEFORE HE LEAVES THE SITE.

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

5.06 WIRING:

WIRING SHALL BE INSTALLED PER UTILITY STANDARDS.

5.07 GROUNDING:

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

5.08 PULL BOXES:

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

5.09 TRENCH

TRENCH SHALL BE INSTALLED PER THE UTILITY COMPANY STANDARDS.

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

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

CONNECTIONS SHALL BE PER UTILITY STANDARDS.

5.12 LIGHT POLE IDENTIFICATION:

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

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

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

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

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

GENERAL ENGINEERING NOTES:

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 REPLACEDIN 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	10/07/2019
CENTURY LINK	10/07/2019
COX COMMUNICATIONS	10/07/2019
SOUTHWEST GAS	10/07/2019
EPCOR	12/20/2019

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.

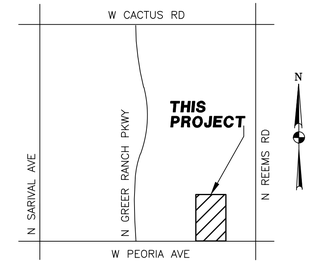
LED NOTE

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.

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 DETAILS & PHOTOMETRICS	SL3

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

OWNER
PINNACLE LAND DEVELOPMENT
7740 E PINNACLE PEAK ROAD SUITE 142
SCOTTSDALE, AZ 85255
PHONE: (480) 401-0800
CONTACT: RANDY CLARNO

STREET LIGHTING (APS AREA)															
KEY NO.	SYMBOL	STREET TYPE	OFFSET BEHIND B/C	QUANTITY	POLE		MAST ARM	LUMINAIRE							APS STANDARD CODE NO.
					POLE HEIGHT	FOUNDATION	SIZE	MOUNTING HEIGHT	LUMENS	WATTAGE	I.E.S. DIST.	VOLTAGE	TYPE	STYLE	
(1)		LOCAL	PER PLANS	15	30'-6"	DIRECT BURY	2'-0"	25'-0"	4,900	39 W	TYPE A3	*	LED	ARCHITECTURAL (SHOEBOX)	8030.S2

*PER UTILITY COMPANY REQUIREMENTS

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.

Call at least two full working days before you begin excavation.
ARIZONA 811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

WRIGHT ENGINEERING PROJECT NO:
19419
DESIGN BY: SLB
DRAWN BY: SLB
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: SURPRISE, ARIZONA
STONEFIELD
157TH & PEORIA

TITLE: STREET LIGHT COVER SHEET

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	OCT 2019	1ST SUBMITTAL
2	DEC 2019	2ND SUBMITTAL

Registered Professional Engineer (Retired)
Certificate No. 46691
ADAM M. BOWERS
Date Signed 1-3-20
Expires 9-30-22

DRAWING NO: SL1
OF 3

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FS19-759

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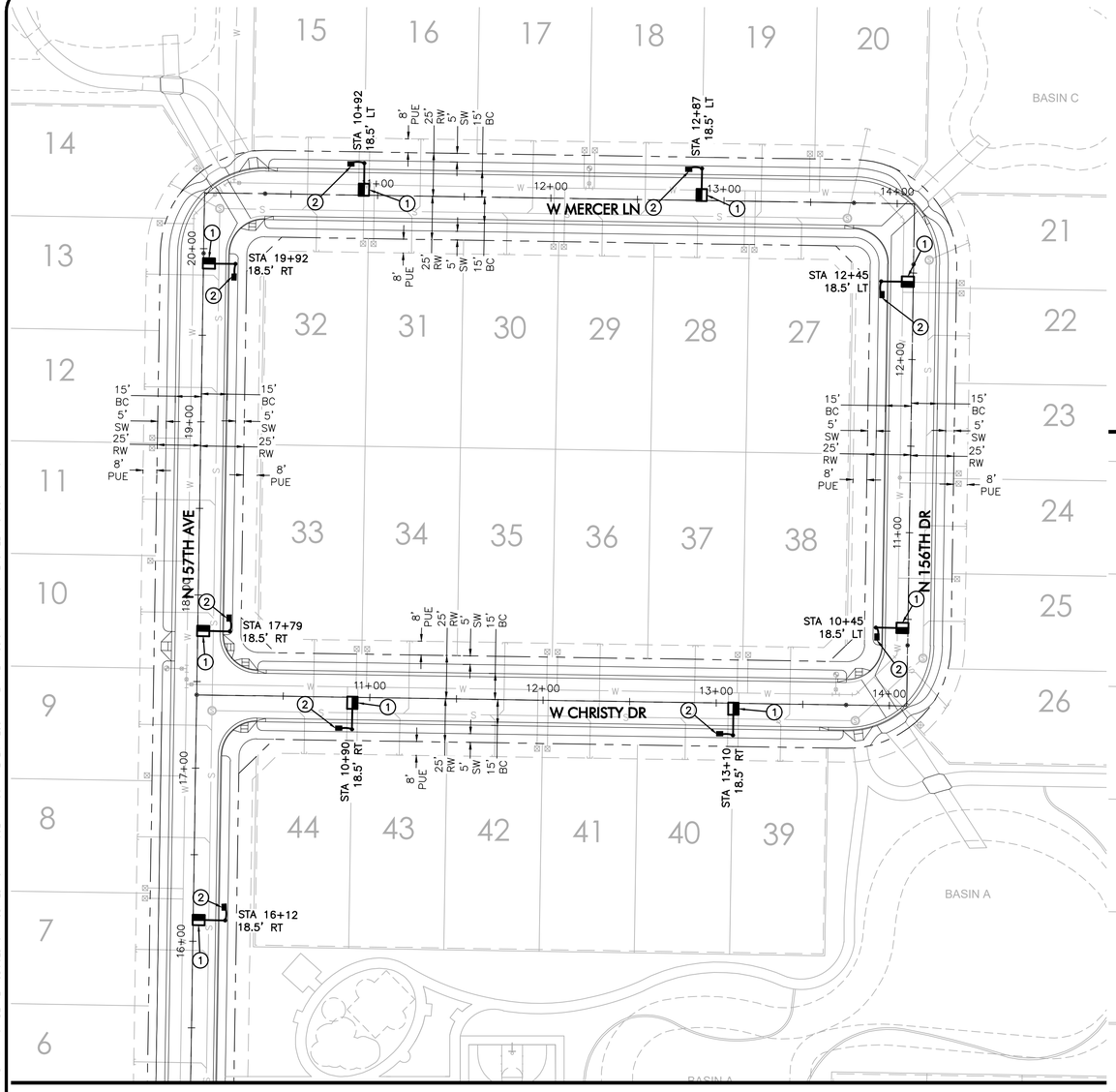
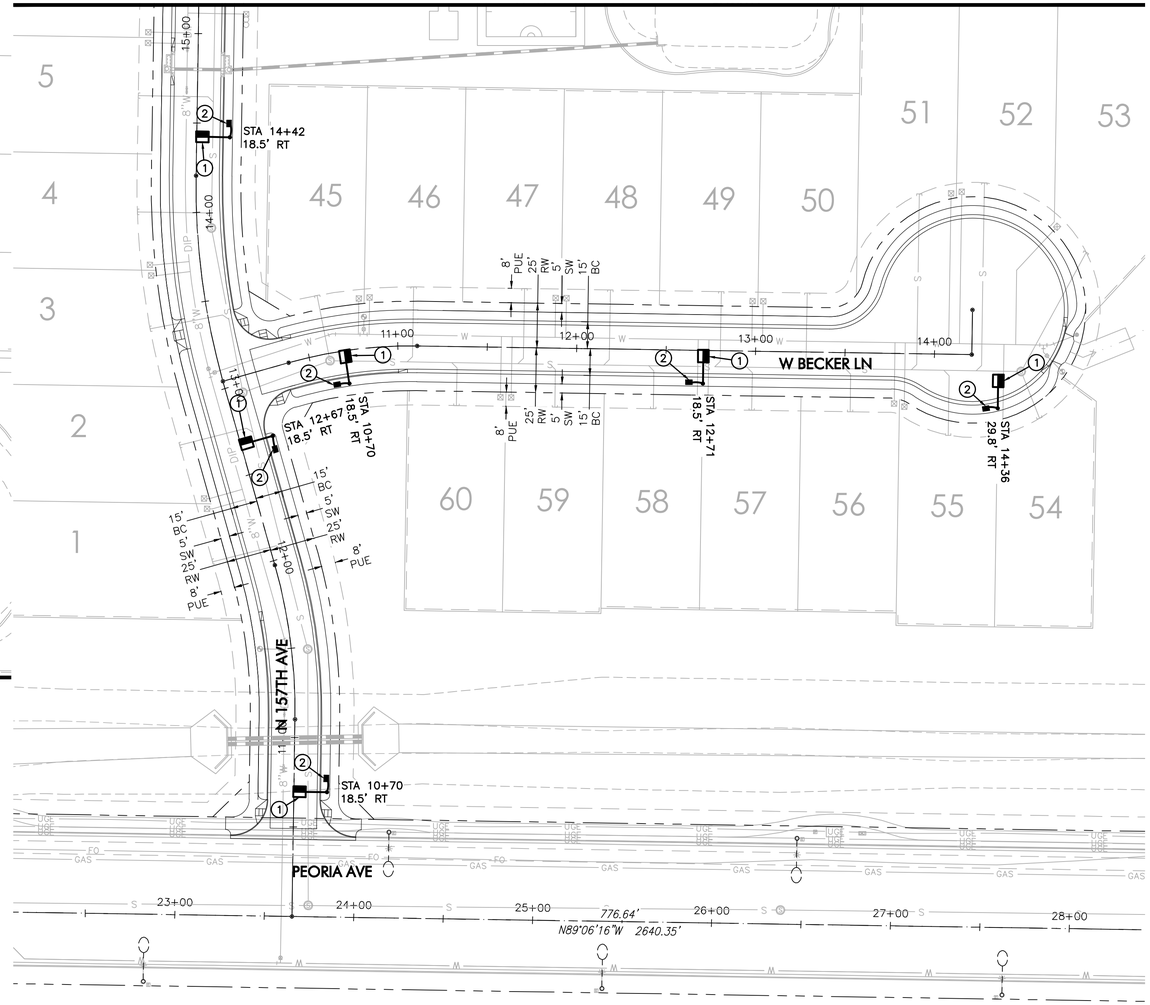


MATCHLINE 'A'
SEE TOP RIGHT



MATCHLINE 'A'
SEE BOTTOM LEFT

CONSTRUCTION NOTES

1. INSTALL 39W LED (4,900 LUMEN) LUMINAIRE (SEE LUMINAIRE TABLE), PHOTOCELL, 30'–6" DIRECT BURIED POLE (1940.30), 2' MAST ARM PER APS DETAIL 8030 (SEE SHEET SL3). INSTALL (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. ALL WIRING, FUSING, AND GROUNDING PER APS DETAILS AND SPECIFICATIONS.
2. INSTALL APS PULL BOX NEXT TO POLE. INSTALL 1" CONDUIT WITH (2) #14 TYPE THHN/THWN AND (1) #14 BARE BOND FROM PULL BOX TO FUSE HOLDER IN STREET LIGHT PER APS DETAILS AND SPECIFICATIONS.

LEGEND

- 39W (4900 LUMEN) LED SHOEBOX STREET LIGHT
- EXISTING STREET LIGHT
- PULL BOX
- NEW CONDUIT RUN
- FIRE HYDRANT

GRAPHIC SCALE
40 20 0 20 40 80
1 INCH = 40 FEET

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

WRIGHT ENGINEERING PROJECT NO:
19419

DESIGN BY: SLB
DRAWN BY: SLB
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
STONEFIELD
157TH & PEORIA

STREET LIGHT PLAN

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	OCT 2019	1ST SUBMITTAL
2	DEC 2019	2ND SUBMITTAL

Registered Professional Engineer (Retired)
Certificate No.
46691
ADAM M. BOWERS
Date Signed 1-24-20
Expires 9-30-22

DRAWING NO:
SL2
OF 3

FS19–759

H:\2019\19419-Stonefield\19419-SL.dwg

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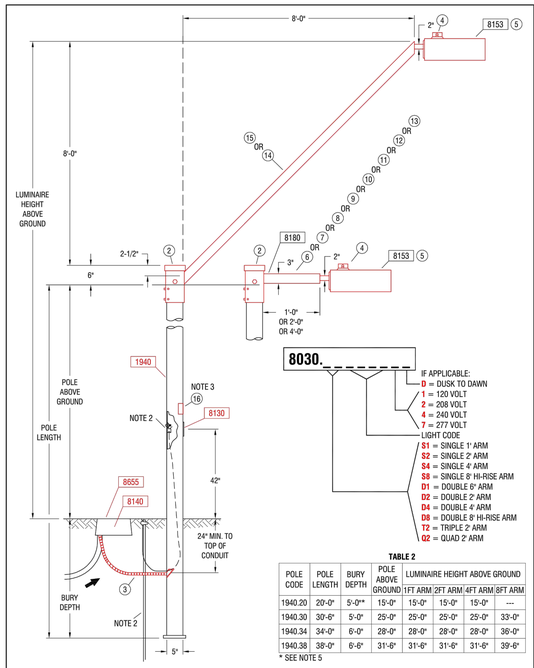


TABLE 2

POLE CODE	POLE LENGTH	BURY DEPTH	POLE ABOVE GROUND	LUMINAIRE HEIGHT ABOVE GROUND			
				1FT ARM	2FT ARM	4FT ARM	8FT ARM
1940.20	20'-0"	5'-0"*	15'-0"	15'-0"	15'-0"	15'-0"	---
1940.30	30'-6"	5'-0"	25'-0"	25'-0"	25'-0"	25'-0"	33'-0"
1940.34	34'-0"	6'-0"	28'-0"	28'-0"	28'-0"	28'-0"	36'-0"
1940.38	38'-0"	6'-6"	31'-6"	31'-6"	31'-6"	31'-6"	39'-6"

* SEE NOTE 5

NOTES:

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

TABLE 1

LIGHT CODE	APN	WATTS	K	TYPE	VOLTS	INITIAL LUMENS	MOUNTING HEIGHT
AH16	00099450	100	2100	HPS	120/208/240/277	9,500	SEE TABLE 2
AH17	00099451	150			120/208/240/277	16,000	
AH18	00099452	250			120/208/240/277	30,000	
AH19	00099454	400			120/208/240/277	50,000	
RN40	00128250	55	2700	IND	120/208/240/277	3,500	
RN41	00126667	100	5000		120/208/240/277	8,400	
RN42	00132846	120			120/208/240/277	10,200	
RN43	00132850	150			120/208/240/277	13,000	
RN44	00121153	200			120/208/240/277	15,250	
RN45	00116527	250			120/208/240/277	22,500	
RL40	00141047	32	3000	LED S	120/208/240/277	3,800	
RL41	00141048	41			120/208/240/277	4,800	
RL42	00141049	88			120/208/240/277	8,200	
RL43	00141050	108			120/208/240/277	11,000	
RL44	00141051	162			120/208/240/277	19,000	
RL50	00128251	45	4000	LED S	120/208/240/277	4,300	
RL52	00126804	60			120/208/240/277	5,400	
RL53	00126805	95			120/208/240/277	8,600	
RL54	00126806	113			120/208/240/277	10,000	
RL56	00128365	257			120/208/240/277	19,200	
AL56	00113722	62	4000	LED M	120/208/240/277	7,100	
AL58	00129911	72			120/208/240/277	8,300	
AL60	00113723	119			120/208/240/277	12,900	
AL61	00116525	119R*			120/208/240/277	12,900	
AL62	00116526	119L*			120/208/240/277	12,900	
AL65	00107462	144			120/208/240/277	15,400	
AS20	33806772	55	1700	LPS	120/240	8,000	
AS21	33806774	90			120/240	13,500	
AS22	33806776	135			120/240	22,500	
AS23	33806778	180			120/240	33,000	

* CALL STANDARDS ENGINEERING FOR APPLICATION

CODE	8030.S1	8030.S2	8030.S4	8030.S8	8030.D1	8030.D2	8030.D4	8030.D8	8030.T2	8030.Q2	MATERIAL LIST	
ITEM	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	DESCRIPTION	APN
1	-	-	-	-	-	-	-	-	1	-	BRACKET ARCH SLIP BOLTED	00092251
2	1	1	1	1	1	1	1	1	1	1	CAP STLT SQ-P 5.5" ARM	00100036
3	10	10	10	10	10	10	10	10	10	10	CONDUIT 1" PVC FLEX CORR	32900891
4	1	1	1	1	2	2	2	2	3	4	CONTROL PHOTO MULTI BR-20	00073241
5	1	1	1	1	2	2	2	2	3	4	LUMINAIRE - SEE TABLE 1	
6	-	-	-	-	1	-	-	-	-	-	MAST ARM STLT 3" SQ X 1' DBL	00121154
7	1	-	-	-	-	-	-	-	-	-	MAST ARM STLT 3"SQ X 1' SGL	00088370
8	-	-	-	-	-	1	-	-	-	-	MAST ARM STLT 3"SQ X 2' DBL	33701117
9	-	-	-	-	-	-	-	-	-	1	MAST ARM STLT 3"SQ X 2' QUAD	00052665
10	-	1	-	-	-	-	-	-	-	-	MAST ARM STLT 3"SQ X 2' SGL	33701116
11	-	-	-	-	-	-	-	-	1	-	MAST ARM STLT 3"SQ X 2' TPL	00052664
12	-	-	-	-	-	-	1	-	-	-	MAST ARM STLT 3"SQ X 4' DBL	00073267
13	-	-	1	-	-	-	-	-	-	-	MAST ARM STLT 3"SQ X 4' SGL	00061738
14	-	-	-	1	-	-	-	-	-	-	MAST ARM STLT 3"SQ X 8' SGL	33701120
15	-	-	-	-	-	-	-	2	-	-	MAST ARM STLT 8' BOLT-ON	00092252
16	1	1	1	1	1	1	1	1	1	1	SIGN POLE OWNED BY APS	00050092

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

LIGHTS ARCHITECTURAL ON 5" SQUARE BROWN PAINTED STEEL POLE DIRECT BURY

SH 1 OF 2

8030

aps ARIZONA PUBLIC SERVICE COMPANY T&D CONSTRUCTION STANDARDS

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

LIGHTS ARCHITECTURAL ON 5" SQUARE BROWN PAINTED STEEL POLE DIRECT BURY

SH 2 OF 2

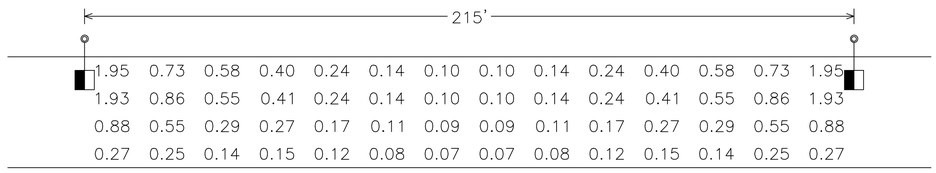
8030

LUMINAIRE TABLE

DARK BRONZE ROADWAY SCALEABLE LED 3000K

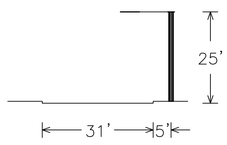
LIGHT CODE	COLOR	APN	WATTS	VOLTS	INITIAL LUMENS	CATALOG #
RL40	DKBZ	00141047	31	120/208/240/277	3,900	ERL1004B330ADKBZGLRX
RL41		00141048	39	120/208/240/277	4,900	ERL1005A330ADKBZGLRX
RL42		00141049	71	120/208/240/277	7,800	ERL1008C330ADKBZGLRX
RL43		00141050	97	120/208/240/277	9,600	ERL1010C330ADKBZGLRX
RL44		00141051	174	120/208/240/277	20,100	ERL2021C330ADKBZGLR

PHOTOMETRIC CALCUTATIONS BASED ON ILLUMINANCE
WORST CASE PHOTOMETRICS FOR MAXIMUM SPACING



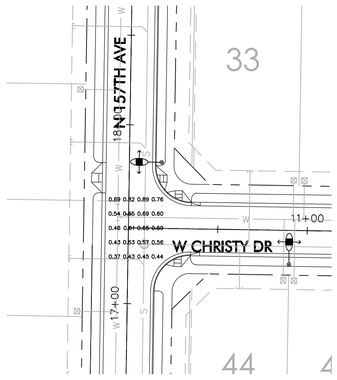
Roadway Grid
56 points at z=0, sp 15.357ft by 7.75ft
HORIZONTAL FOOTCANDLES

Average	0.42
Maximum	1.95
Minimum	0.07
Avg:Min	6.03
Max:Min	27.86
Coef Var	1.14
UnifGrad	2.67



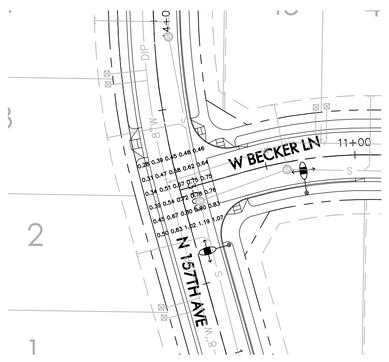
4900 LUMEN LED
TYPE II
2' MA
candela file 'ERL1_05A330_____-120-277V.IES'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 39
mounting height= 25 ft
number locations= 2, number luminaires= 2
kw all locations= 0.1

4900 LUMEN LED TYPE 2
2' Mast arm
candela file 'ERL1_05B330_____-120-277V.IES'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 39
mounting height= 25 ft
number locations= 14, number luminaires= 14
kw all locations= 0.5



INT-157TH AVE & W CHRISTY DR
20 points at z=0, sp 8ft by 8ft
HORIZONTAL FOOTCANDLES

Average	0.59
Maximum	0.89
Minimum	0.37
Avg:Min	1.59
Max:Min	2.41
Coef Var	0.23
UnifGrad	1.33



INT-157TH AVE & BECKER LN
30 points at z=0, sp 8ft by 8ft
HORIZONTAL FOOTCANDLES

Average	0.64
Maximum	1.19
Minimum	0.28
Avg:Min	2.28
Max:Min	4.25
Coef Var	0.35
UnifGrad	1.66

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

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

WRIGHT ENGINEERING PROJECT NO:
19419

DESIGN BY: SLB
DRAWN BY: SLB
CHECKED BY: AMB

PROJECT: SURPRISE, ARIZONA
STONEFIELD
157TH & PEORIA

TITLE: STREET LIGHT DETAILS/PHOTOMETRICS

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	OCT 2019	1ST SUBMITTAL
2	DEC 2019	2ND SUBMITTAL

Registered Professional Engineer (Electrical)
Certificate No.
46691
ADAM M. BOWERS
12-31-19
State of Arizona
Expires 9-30-22

DRAWING NO:
SL3
OF 3

FS19-759

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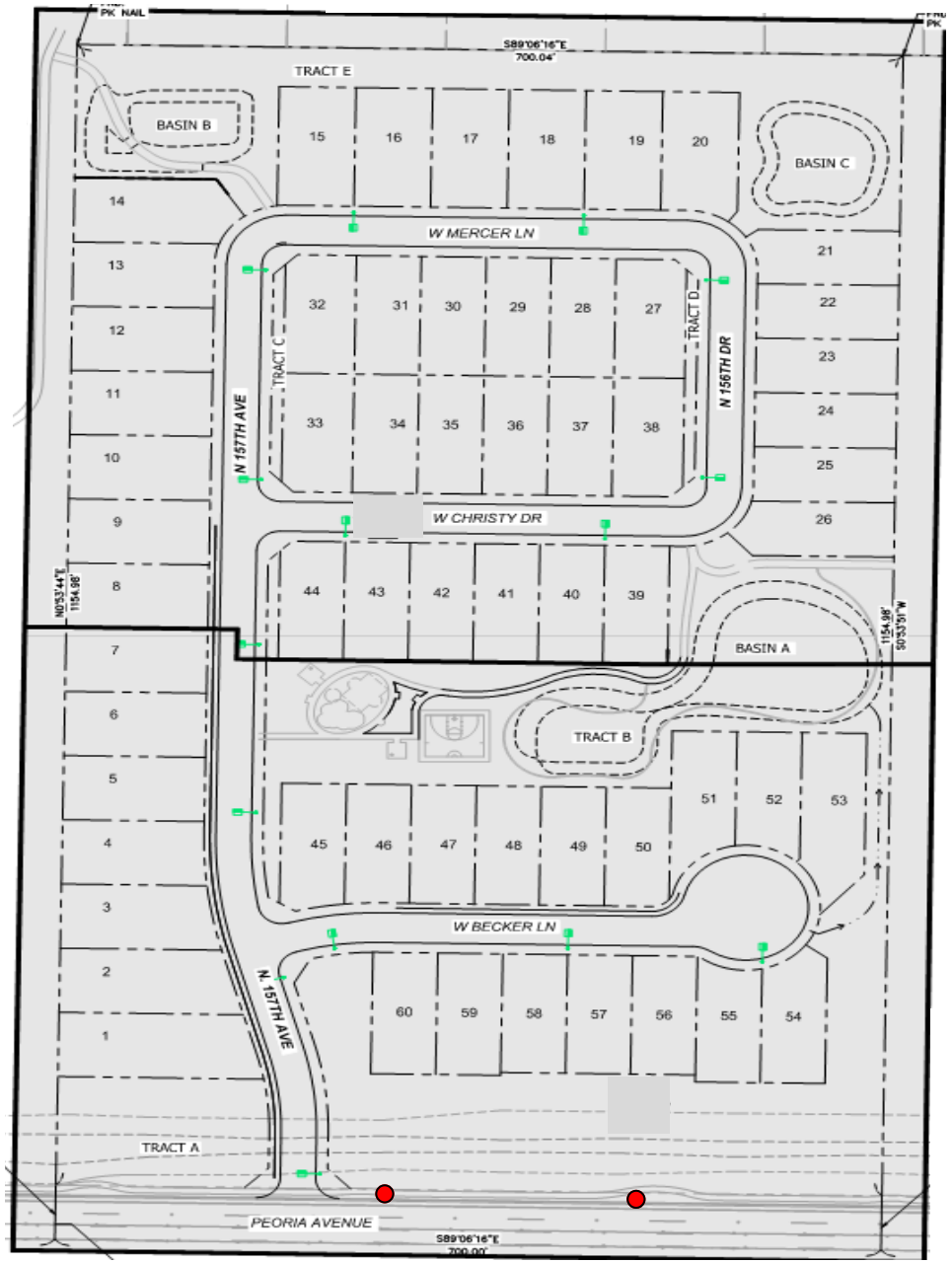
STONEFIELD



Street Lights:

- Street Light Pole
  15 new poles
- Street Light Pole
  2 existing poles (Arterial)
- SLID Boundary

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 16, 2020
Submitting Department: Public Works
Staff Recommendations: None

Contact Person: Mike Gent, DIRECTOR - PW
District: District 5

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

Agenda Wording:
Consideration and action declaring the intent to enlarge an existing lighting improvement district pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks for the SU-City Center 01187 Street Light Improvement District; Resolution #2020-73.

Motion:
I move to approve Resolution #2020-73.

Background:
SU City Center 01 187 was formed in December 17, 2019 (Resolution 2019-143). 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. 2 (estimated) new lights are proposed within this enlargement which are local roads and will be billed to the SU City Center 01 187 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 equal apportionment of taxes based on the number and classification of properties within the District. The enlargement of the SLID will only affect the parcels joining into the District, as the valuation of the property may be increased.

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

Financial Impact:

Any financial impact on the City is anticipated to be minimal, as the ratio of the new lights to existing lights is very small.

Budget Impact:

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

FTE Impact:

This action does not change the full time equivalent count.

ATTACHMENTS:

1. 01 Res 2020-73_The Fountains at Surprise Center Expand SLID_FINAL
2. 02 SLID Petition_The Fountains
3. 03 Streetlight Plans_The Fountains
4. 04 Council Exhibit_The Fountains

RESOLUTION # 2020-73

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA DECLARING ITS INTENT TO ENLARGE THE CITY OF SURPRISE, ARIZONA SU-CITY CENTER 01187 STREET LIGHT IMPROVEMENT DISTRICT AND ORDERING SUCH ENLARGEMENT.

WHEREAS, on December 17, 2019 the Mayor and City Council of the City of Surprise adopted Resolution No. 2019-143, ordering the formation of the City of Surprise, Arizona *SU-CITY CENTER 01187* (the "District") for the purpose of purchasing electricity for the lighting of the public streets and parks within the District;

WHEREAS, Ariz. Rev. Stat. § 48-616(M) permits the City to enlarge the boundaries of a street lighting improvement district ("SLID") when proper notice has been given by giving notice of the added territory in the same manner as providing notice of improvement Arizona Revised Statutes, Title 48, Ch. R, Art. 2. 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), the City finds that 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-City Center 01187 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:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

EXHIBIT A

Legal Description

EXHIBIT 'A'

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 4, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 4 BEARS NORTH 00 DEGREES 11 MINUTES 00 SECONDS EAST A DISTANCE OF 2660.59 FEET, THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, NORTH 00 DEGREES 11 MINUTES 00 SECONDS EAST, A DISTANCE OF 468.96 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID WEST LINE, SOUTH 89 DEGREES 05 MINUTES 11 SECONDS EAST, A DISTANCE OF 614.46 FEET;

THENCE NORTH 00 DEGREES 54 MINUTES 26 SECONDS EAST, A DISTANCE OF 226.30 FEET;

THENCE NORTH 89 DEGREES 05 MINUTES 13 SECONDS WEST, A DISTANCE OF 617.32 FEET;

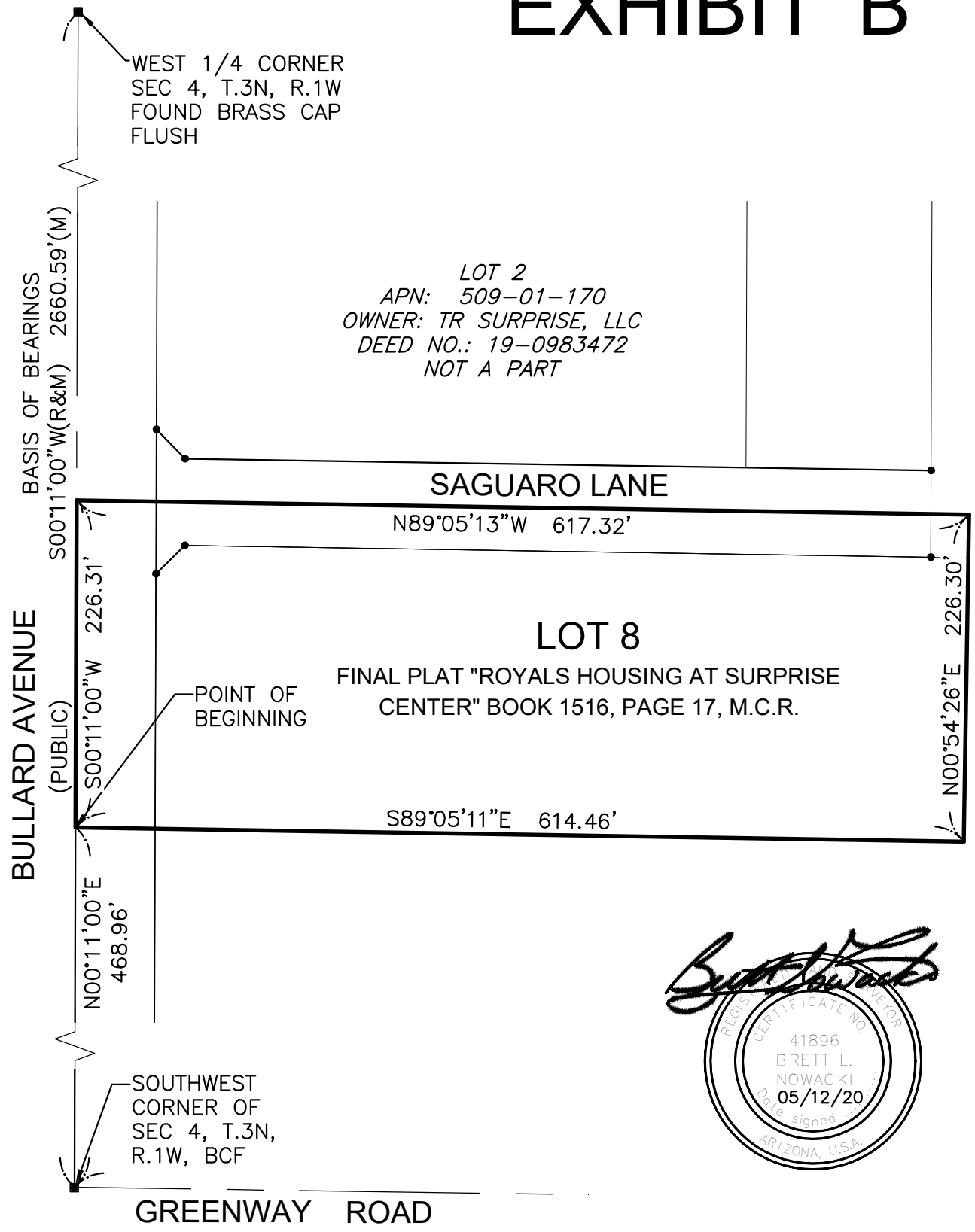
THENCE SOUTH 00 DEGREES 11 MINUTES 00 SECONDS WEST, A DISTANCE OF 226.31 FEET TO THE POINT OF BEGINNING.

beck consulting engineers	PROJECT: CITY CENTER 01 187	DATE : 01/10/2020	SHEET EX-A
	JOB NO.: 172001	SCALE: NTS	

EXHIBIT B

Map

EXHIBIT 'B'



beck consulting engineers	PROJECT: CITY CENTER 01 187	DATE : 01/10/2020
	JOB NO.: 172001	SCALE: 1"=100'

SHEET
EX-B

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.

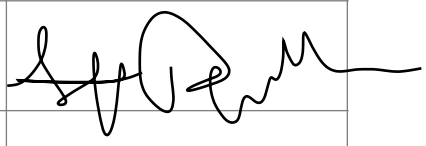
It is hereby requested that, in compliance with the Arizona Revised Statutes, the City Council adopt a Resolution of Intention to enlarge the existing District, and that unless protests are received pursuant to A.R.S. §48-579 sufficient to bar further proceedings, the City Council proceed with the improvements 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 City Center 01 187~~

PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Scott Phillips Surprise Center Development Company	N. BULLARD AVE & W. GREENWAY RD, SURPRISE, AZ 85379	**509-01-173**	

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)

				CHARGES	
	Lumen	Watts	kWh	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

				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

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

	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	9,500 HPS	100	41	$29.14	$9.93
ACORN	16,000 HPS	150	69	$32.35	$12.55
FROZEN	9,500 HPS	100	41	$16.56	$7.90
ARCHITECTURAL	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
	33,000 LPS	180	90	$39.01	$18.33
FROZEN	5,800 HPS	70	29	$9.40	$5.56
COBRA	9,500 HPS	100	41	$11.07	$6.81
ROADWAY	16,000 HPS	150	69	$13.86	$9.50
	30,000 HPS	250	99	$16.72	$12.35
FROZEN	50,000 HPS	400	153	$22.69	$17.63
COBRA	14,000 MH	175	72	$16.12	$10.99
ROADWAY	21,000 MH	250	101	$18.84	$13.67
	36,000 MH	400	159	$24.81	$18.99
	8,000 FL	100	38	$18.53	$5.43
FROZEN	9,500 HPS	100	41	$39.95	$11.96
DECORATIVE	16,000 HPS	150	69	$39.72	$13.36
TRANSIT	30,000 HPS	250	99	$45.74	$17.26
FROZEN	30,000 HPS	250	99	$22.20	$13.79
FLOOD	50,000 HPS	400	153	$27.53	$19.14
	21,000 MH	250	101	$23.69	$14.58
	36,000 MH	400	159	$28.89	$19.76
FROZEN Colonial Gray	8,000 FL	100	38	$19.97	$5.64

PROPOSED

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

II. POLES

				CHARGES	
			Height	Investment by Company	Investment by Others
A. Anchor Base Mounted (Flush)	Round Steel	1 Simplex Adapter	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

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

FROZEN

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

IV. CHARGES FOR OPTIONAL OR ADDITIONAL EQUIPMENT

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

FROZEN

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

Charge Type	Monthly Charge		Cost Inputs		PV Factor		Monthly Fixed Charge Rate
1	Carrying Cost (fixtures)	=	Equipment Cost (installed)	x	NA	x	1.518%
2	Carrying Cost (poles)	=	Equipment Cost (installed)	x	NA	x	1.296%
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

Step 2 Determination of Total Monthly Charge

The total monthly charge will be the summation of the charges for each applicable charge type

Equipment	Charge Type
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.

2. The Customer will be responsible for notifying the Company when the streetlighting facilities are not operating as intended. The Company will use reasonable efforts to complete normal maintenance (replacement of lamps, photocontrols or fixtures) within ten (10) working days from notification by Customer. If the maintenance requires cable replacement or repairs, the Company will use reasonable efforts to complete said repairs within twenty (20) working days.

3. The Customer's bill will not be reduced due to lamp, photocontrol or cable repair or replacement outages.

4. Lighting equipment which is not specified in this rate schedule will be billed at the rates corresponding to the most similar equipment, as determined by the Company.

5. Non-standard facilities (non-standard being defined as any facility not listed in the Company's Transmission and Distribution Construction Standards book) do not qualify for this rate schedule. At the Company's discretion, such facilities may be served under another of the Company's rate schedules.

6. The Company will extend its standard street lighting system up to a distance of 300 feet for each additional lighting installation without cost at the request of the Customer. When the extension is underground the customer will provide earthwork as specified in the Company's Service Schedule 3, Conditions Governing Extensions of Electric Distribution Lines and Services; or, at the applicant's request, the Company will provide such earthwork and the applicant will be required to pay a non-refundable contribution in aid of construction equal to the cost of such earthwork. Any additional extension required (over and above the first 300 feet) will be provided by Company for a contribution in aid of construction equal to the cost of the additional extension.

   a. Extensions to isolated areas requiring a substantial extension of the electric distribution system, as opposed to an extension of the street lighting system, will require a special study to determine the terms and conditions under which the Company will undertake such an extension.

7. APS provides electric service under the Company's Service Schedules. These schedules provide details about how the Company serves its Customers, and they have provisions and charges that may affect the Customer's bill. In addition, service may be subject to special terms and conditions as provided for in a Customer contract or service agreement.

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FS19-868

THE FOUNTAINS AT SURPRISE CENTER

BULLARD AVE AND GREENWAY RD

STREET LIGHT DESIGN

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

STREET LIGHTING REQUIREMENTS

5.00 GENERAL NOTES:

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

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

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

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

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

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

5.01 GENERAL:

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

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

5.02 WORKING / "AS BUILT" PLANS:

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

5.03 LIGHT POLES:

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

5.04 EMBEDMENT:

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

SURPLUS EXCAVATION SHALL BE DISPOSED OF BY THE CONTRACTOR.

5.05 LUMINAIRES:

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

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

5.06 WIRING:

WIRING SHALL BE INSTALLED PER UTILITY STANDARDS.

5.07 GROUNDING:

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

5.08 PULL BOXES:

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

5.09 TRENCH

TRENCH SHALL BE INSTALLED PER THE UTILITY COMPANY STANDARDS.

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

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

CONNECTIONS SHALL BE PER UTILITY STANDARDS.

5.12 LIGHT POLE IDENTIFICATION:

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

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

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

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

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

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.

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 REPLACEDIN 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	2/25/2020
CENTURY LINK	2/25/2020
COX COMMUNICATIONS	2/25/2020
SOUTHWEST GAS	2/25/2020

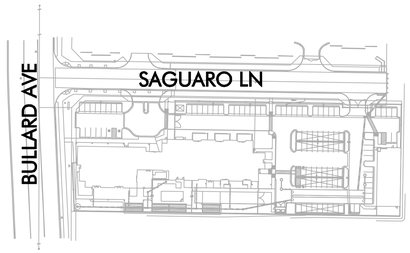
NOTE

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.

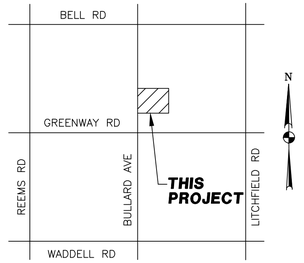
LED NOTE

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.



KEY MAP
N.T.S.

NORTH



VICINITY MAP
N.T.S.

SHEET INDEX

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

CITY OF SURPRISE APPROVAL

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

CITY OF SURPRISE ENGINEER **DATE**

CIVIL ENGINEER
3 ENGINEERING
6370 E THOMAS RD SUITE #200
SCOTTSDALE, AZ 85251
PHONE: (602) 334-4387
CONTACT: DAN G MANN
EMAIL: DAN@3ENGINEERING.COM

OWNER
SURPRISE CENTER DEVELOPMENT COMPANY LLC
1440 W 12TH PLACE
TEMPE, AZ 85281
PHONE: (480) 747-4737
CONTACT: PATRICK BOYD
EMAIL: PATRICK@PROHOUSING.COM

STREET LIGHTING (APS AREA)

KEY NO.	SYMBOL	STREET TYPE	OFFSET BEHIND B/C	QUANTITY	POLE		MAST ARM	LUMINAIRE							APS STANDARD CODE NO.
					POLE HEIGHT	FOUNDATION	SIZE	MOUNTING HEIGHT	LUMENS	WATTAGE	I.E.S. DIST.	VOLTAGE	TYPE	STYLE	
1		COLLECTOR	PER PLANS	2	41'-6"	DIRECT BURY	2'-0"	33'-5"	10,270	75 W	TYPE III	120	LED	N/A	8043

*PER UTILITY COMPANY REQUIREMENTS

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

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

WRIGHT ENGINEERING PROJECT NO:
20077

DESIGN BY: JZH
DRAWN BY: JZH
CHECKED BY: WTW

PROJECT: SURPRISE, ARIZONA
THE FOUNTAINS AT SURPRISE CENTER
BULLARD AVE AND GREENWAY RD

TITLE: STREET LIGHT COVER SHEET

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	FEB 2020	1ST SUBMITTAL
2	APR 2020	1ST REVIEW

Registered Professional Engineer (Retired)
Certificate No.
35943
WADE T. WILLIAMS
Date Signed 3-31-20
ARIZONA
Expires 3-31-22

PROJECT # FS19-868

DRAWING NO:
SL1
OF 3

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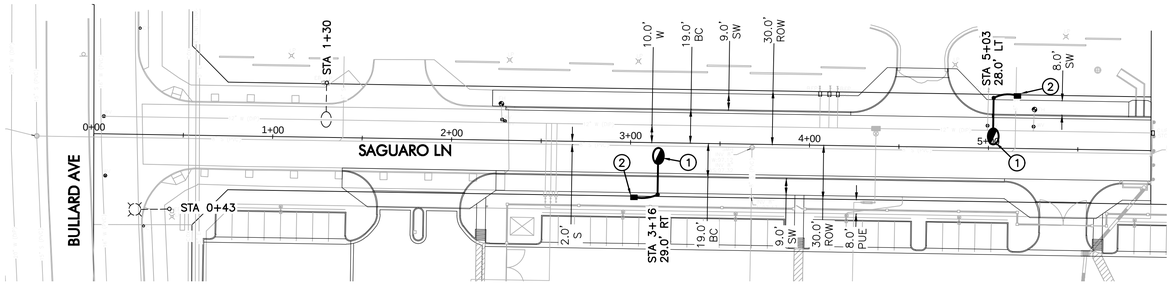

LEGEND

- 75W LED DECORATIVE STREET LIGHT
- EXISTING 75W LED STREET LIGHT
- EXISTING DECORATIVE STREET LIGHT
- PULL BOX
- NEW CONDUIT RUN
- FIRE HYDRANT

CONSTRUCTION NOTES

1. 75W LED (10,270 LUMEN) LUMINAIRE WITH PHOTOELECTRIC CONTROL ON A 41'–6" DIRECT BURIED POLE WITH A SINGLE 2' MAST ARM (S2) PER APS DETAIL 8043 (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.
2. INSTALL APS PULL BOX NEXT TO POLE. INSTALL 1" CONDUIT WITH (2) #14 TYPE THHN/THWN AND (1) #14 BARE BOND FROM PULL BOX TO FUSE HOLDER IN STREET LIGHT PER APS DETAILS AND SPECIFICATIONS.

NORTH

GRAPHIC SCALE

40 20 0 20 40 80

1 INCH = 40 FEET

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20077

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165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
www.wrightengineering.us

PROJECT: TITLE:

SURPRISE, ARIZONA
THE FOUNTAINS AT SURPRISE CENTER
BULLARD AVE AND GREENWAY RD

STREET LIGHT PLAN

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	FEB 2020	1ST SUBMITTAL
2	APR 2020	1ST REVIEW

Registered Professional Engineer (Retired)
Certificate No.
35943
WADE T. WILLIAMS
Date Signed 4-28-20
ARIZONA U.S.A.
Expires 3-31-22

DRAWING NO:
SL2
OF 3

H:\2020\20077– Surprise Royals Housing Project SL\20077–SL.dwg

K830 EL MIRAGE - LED

The K830 El Mirage is a solid, bold pendant with a shroud, designed to increase roadway performance while providing superior spacing. Suitable for off roadway applications as well, this time-less design can be used in both contemporary and historical settings.

KING LED TECHNOLOGY

PROJECT: _____

PREPARED BY: _____

DATE: _____

PRODUCT SPECIFICATIONS

LED ENGINE
Light engine shall include an array of 60 or 84 solid state Cree X-Series high power LEDs (light emitting diodes). The emitters shall be mounted to a metal core circuit board using SMT technology. The LEDs and circuit boards shall then be mounted to a high performance heat sink which is vented to the outside ambient air to provide dynamic airflow for cooling the system.

OPTICS
External light control shall consist of high precision refractive lenses mounted above the LED emitter arrays in such a way to achieve optimum uplight control. The lenses shall also control horizontal light distribution so that Type II, III, IV or V IESNA distribution patterns are achieved.

DECORATIVE BODY
The luminaire shall consist of a heavy Grade A319 cast aluminum housing that acts as the enclosure for the engine and is of adequate thickness to give structural rigidity. The engine must be affixed to the inside of the housing with stainless steel screws.

The bottom decorative portion of the K830 El Mirage fixture is comprised of a one-piece spun aluminum alloy with a minium thickness of 0.09". The spinning is permanently affixed to the cast housing with the use of stainless steel hardware.

DRIVER
The LED universal dimmable driver will be class 2 and capable of 120 - 277V or 347 - 480V input voltage, greater than 0.9 power factor, less than 20% total harmonic distortion. The case temperature of the driver can range from -40°C to 70°C. Each LED system comes with a standard surge protection designed to withstand up to 20kV/10kA of transient line surge as per IEEE C62.41.2 C High. An in-line ferrite choke is utilized to provide protection against EFT's. The driver assembly will be mounted on a heavy duty fabricated aluminum bracket to allow complete tool-less maintenance.

PHOTOMETRICS
Fixtures are tested to IESNA LM79 specifications. These reports are available upon request.

CHROMATICITY
High output LEDs come standard at 3000K & 4000K (+/- 300K) with a minimum nominal 70 CRI. Additional CCT emitters are available upon request.

LUMEN MAINTENANCE
Reported (TM21) and Calculated (L70) reports are available upon request with a minimum calculated value of 100,000 hrs.

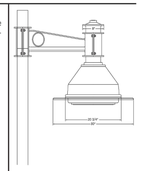
WIRING
All internal wiring and connections shall be completed so that it will be necessary only to attach the incoming supply connectors to Mate-N-Lok connectors or to a terminal block. Mate-N-Lok shall be certified for 600V operation. Internal wire connectors shall be crimp connector only and rated at 1000V and 150°C. All wiring to be CSA certified and/or UL listed, type SFF-2, SEWF-2, or SEW-2 No. 14 gauge, 150°C, 600V, and color coded for the required voltage.

THERMALS
Fixtures tested to DOE sanctioned standards to determine the maximum in-situ solder-point or junction-point temperatures of the LED emitters. This report is available upon request.

FINISH
Housing is finished with a 13 step KingCoat™ SuperDurable polyester TGIC powder coat. Standard colors include strobe white, brown metal, marina blue, gate gray, Chicago bronze, standard gold, standard black, federal green and rain forest. Please see our website for a complete list of colors. RAL and custom color matches are available.

MISCELLANEOUS
All exterior hardware and fasteners, wholly or partly exposed, shall be stainless steel alloy. All internal fasteners are stainless steel or zinc coated steel. All remaining internal hardware is stainless steel, aluminum alloy, or zinc coated steel.

WARRANTY
The K830 El Mirage LED luminaire comes with a 7 year limited warranty.



CERTIFICATION:
CSA US Listed
Suitable for wet locations
ISO 9001
IP66
ARRA Compliant
LM79 / LM80 Compliant

DRIVER INFO:
>0.9 Power Factor
<20% Total Harmonic Distortion
120 - 277V & 347 - 480V
-40°C Min. Case Temperature
70°C Max. Case Temperature
Surge Protection: ANSI C136.2 extreme level 20kV/10kA

EPA:

Flat Lens:	0.92 sq.ft
4.00 Arm	1.24 sq.ft
5.56 Arm	1.30 sq.ft

FIXTURE WEIGHT:
Flat Lens: 40 lbs

Contact King Luminaire for product specifications that are exempt from CSA Certification 9-21-2015

POWER & LUMENS

K830 EL MIRAGE - LED PENDANT

P4 Optic Engine

Test Voltage: 120V
Nominal Color Temperature: 3000K & 4000K†
8060 Engine Series: 60 Emitters (40 - 120W Max)
8084 Engine Series: 84 Emitters (150 - 220W Max)
LED Engine + Driver Rated Life = 100,000 hrs‡

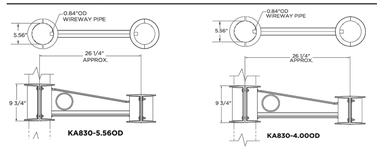
To learn more about the P4 Optic, please see the P4 Optic Information Sheet

Flat Lens

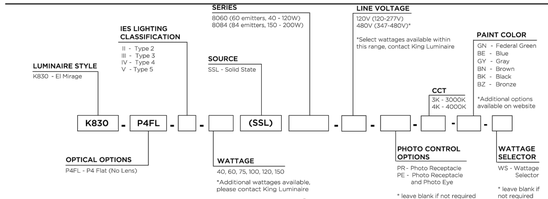
Photometric Test Report Number	Decorative Option	Color Temperature	IES Distribution	Nominal Watts	Engine Series	Delivered Lumens*	Efficacy (LM/W)*	mA @ Emitter	Driver Output Current	BUG Rating	HID Equivalent**
080OSP4FL3X040430XXJ	Flat Lens	3000	Type III	40	8060	5444	142	200	2000	1-0-1	50 - 70
080OSP4FL3X060630XXJ	Flat Lens	3000	Type III	60	8060	7981	137	300	3000	2-0-2	70 - 100
080OSP4FL3X060640XXD	Flat Lens	4000	Type III	60	8060	8122	134.0	300	3000	2-0-2	70 - 100
080OSP4FL5X060640XXA	Flat Lens	4000	Type V	60	8060	7280	121.7	300	3000	2-0-1	70 - 100
080OSP4FL3X075530XXJ	Flat Lens	3000	Type III	75	8060	10071	136	400	4000	2-0-2	100 - 150
080OSP4FL3X075540XXD	Flat Lens	4000	Type III	75	8060	10270	130.0	400	4000	2-0-2	100 - 150
080OSP4FL5X075540XXA	Flat Lens	4000	Type V	75	8060	8774	118.4	400	4000	3-0-1	100 - 150
080OSP4FL3X100630XXJ	Flat Lens	3000	Type III	100	8060	12230	137	480	4800	2-0-2	150 - 175
080OSP4FL3X100640XXD	Flat Lens	4000	Type III	100	8060	12960	121.9	480	4800	2-0-2	150 - 175
080OSP4FL5X100640XXA	Flat Lens	4000	Type V	100	8060	11724	112.3	480	4800	3-0-1	150 - 175
080OSP4FL3X120530XXJ	Flat Lens	3000	Type III	120	8060	14334	133	600	6000	3-0-3	150 - 200
080OSP4FL3X120640XXD	Flat Lens	4000	Type III	120	8060	13860	121.2	600	6000	3-0-3	150 - 200
080OSP4FL5X120640XXA	Flat Lens	4000	Type V	120	8060	14299	118	600	6000	3-0-1	150 - 200
080OSP4FL3X150430XXD	Flat Lens	4000	Type III	150	8084	19057	120.4	500	7500	3-0-3	200 - 250
080OSP4FL5X150430XXA	Flat Lens	4000	Type V	150	8084	16717	111.8	500	7500	4-0-2	200 - 250

†Color temperature is nominal, please see test report for specific chromaticity information
‡Contact factory for TM21 information
*Due to the continuous advancements in LED technology, luminaire delivered lumen and efficacy is subject to change without notice at the discretion of King Luminaire
**Equivalence should always be confirmed by performing a photometric layout, due to the variability of performance requirements and application criteria

FIXTURE OPTIONS



HOW TO ORDER



KING LED TECHNOLOGY
A Member of The StressCrete Group of Companies
www.stresscretegroup.com
KING LUMINAIRE 1153 State Route 46N Jefferson, OH 44047 Phone: 1.800.268.7809 www.kingluminaire.com

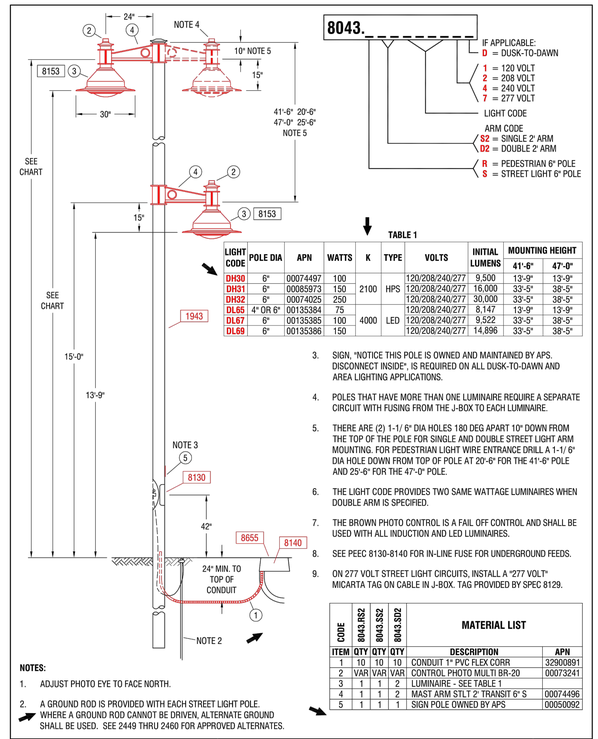


TABLE 1

LIGHT CODE	POLE DIA	APN	WATTS	K	TYPE	VOLTS	INITIAL LUMENS	MOUNTING HEIGHT 41'-6"	MOUNTING HEIGHT 47'-0"
DH30	6"	00074497	100			120/208/240/277	9,500	13'-9"	13'-9"
DH31	6"	00085973	150	2100	HPS	120/208/240/277	16,000	33'-5"	38'-5"
DH32	6"	00074025	250			120/208/240/277	30,000	33'-5"	38'-5"
DL65	4" OR 6"	00135384	75			120/208/240/277	8,147	13'-9"	13'-9"
DL67	6"	00135385	100	4000	LED	120/208/240/277	9,522	33'-5"	38'-5"
DL69	6"	00135386	150			120/208/240/277	14,896	33'-5"	38'-5"

3. SIGN, *NOTICE THIS POLE IS OWNED AND MAINTAINED BY APS. DISCONNECT INSIDE*, IS REQUIRED ON ALL DUSK-TO-DAWN AND AREA LIGHTING APPLICATIONS.
4. POLES THAT HAVE MORE THAN ONE LUMINAIRE REQUIRE A SEPARATE CIRCUIT WITH FUSING FROM THE J-BOX TO EACH LUMINAIRE.
5. THERE ARE (2) 1-1/ 6" DIA HOLES 180 DEG APART 10° DOWN FROM THE TOP OF THE POLE FOR SINGLE AND DOUBLE STREET LIGHT ARM MOUNTING. FOR PEDESTRIAN LIGHT WIRE ENTRANCE DRILL A 1-1/ 6" DIA HOLE DOWN FROM TOP OF POLE AT 20'-6" FOR THE 41'-6" POLE AND 25'-6" FOR THE 47'-0" POLE.
6. THE LIGHT CODE PROVIDES TWO SAME WATTAGE LUMINAIRES WHEN DOUBLE ARM IS SPECIFIED.
7. THE BROWN PHOTO CONTROL IS A FAIL OFF CONTROL AND SHALL BE USED WITH ALL INDUCTION AND LED LUMINAIRES.
8. SEE PEEC 8130-8140 FOR IN-LINE FUSE FOR UNDERGROUND FEEDS.
9. ON 277 VOLT STREET LIGHT CIRCUITS, INSTALL A "277 VOLT" MICARTA TAG ON CABLE IN J-BOX. TAG PROVIDED BY SPEC 8129.

NOTES:
1. ADJUST PHOTO EYE TO FACE NORTH.
2. A GROUND ROD IS PROVIDED WITH EACH STREET LIGHT POLE. WHERE A GROUND ROD CANNOT BE DRIVEN, ALTERNATE GROUND SHALL BE USED. SEE 2449 THRU 2460 FOR APPROVED ALTERNATES.

CODE	8043.RS2	8043.SS2	8043.SD2	MATERIAL LIST	
ITEM	QTY	QTY	QTY	DESCRIPTION	APN
1	10	10	10	CONDUIT 1" PVC FLEX CORR	32900891
2	VAR	VAR	VAR	CONTROL PHOTO MULTI BR-20	00073241
3	1	1	2	LUMINAIRE - SEE TABLE 1	
4	1	1	2	MAST ARM STLT 2' TRANSIT 6" S	00074496
5	1	1	1	SIGN POLE OWNED BY APS	00050092

aps ARIZONA PUBLIC SERVICE COMPANY T&D CONSTRUCTION STANDARDS				
BY	LDR.	MGR.	DATE	REV.
KLS	B. BOOKER	R. CANDRA	07/2016	5

LIGHTS
DECORATIVE TRANSIT LUMINAIRE ON
41'-0" AND 47'-0" STEEL DIRECT BURIED POLES WITH 2'-0" ARM WITH PEDESTRIAN OPTION

SH 1 OF 1

8043

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20077

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DRAWN BY: JZH
CHECKED BY: WTW

PROJECT: THE FOUNTAINS AT SURPRISE CENTER
BULLARD AVE AND GREENWAY RD
SURPRISE, ARIZONA

TITLE: STREET LIGHT DETAILS

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2	APR 2020	1ST REVIEW

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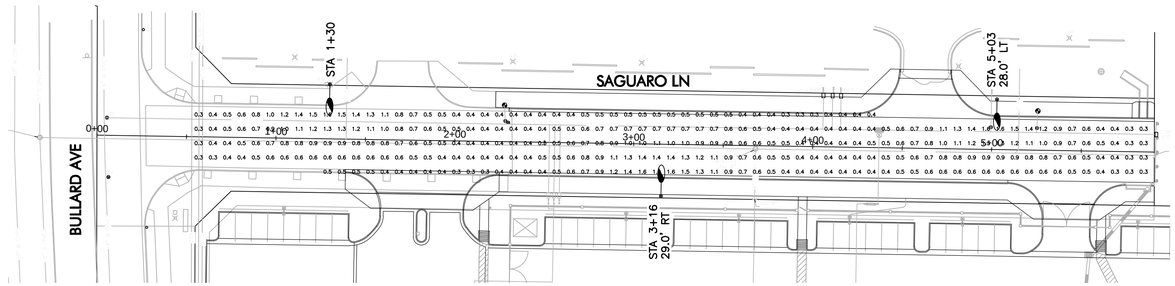
RECEIVED
05/11/2020



CALCULATIONS

SAGUARO LN
307 points at z=0, sp 8ft by 8ft
HORIZONTAL FOOTCANDLES

Average	0.7
Maximum	1.6
Minimum	0.3
Avg:Min	2.21
Max:Min	5.33
Coef Var	0.49
UnifGrad	1.57

LEGEND

King Luminaire K803-P4FL-III-75(SSL)-8060
SCGPL test report no. 0800SP4FL3X07540XXD
lamp(s): XPGDWT-00-0000-00KE5
ballast: Meanwell HLG-100H-24B
candela file '0800SP4FL3X07540XXD.IES'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 79
mounting height= 33.5 ft
number locations= 3, number luminaires= 3
kw all locations= 0.2

NORTH

GRAPHIC SCALE

40 20 0 20 40 80

1 INCH = 40 FEET

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

PHOTOMETRIC CALCULATION SHEET. FOR INFORMATION ONLY.

Registered Professional Engineer Certificate No. 35943 WADE T. WILLIAMS Date Signed 4-28-20 ARIZONA U.S.A. Expires 3-31-22

PROJECT NAME:
RANGERS HOUSING FACILITY
BULLARD AVE & GREENWAY RD
PUBLIC STREET LIGHTING

WRIGHT ENG.
PROJECT NO: **20077**

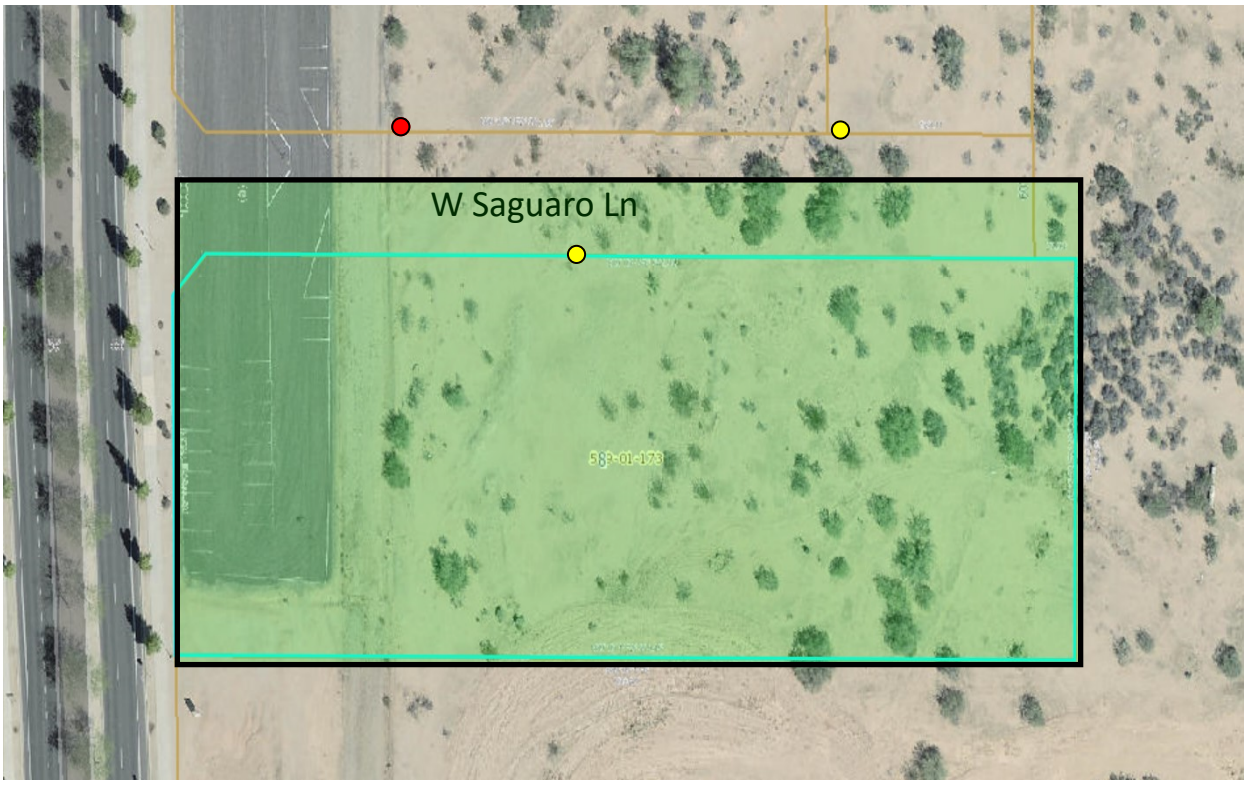
DESIGN BY: JZH **PH1**

H:\2020\20077- Surprise Royals Housing Project SL\Photometrics\20077-PH.dwg

Street Lights:

Street Light Pole

- 2 new pole (Local)
- 1 existing pole (Local) (in SLID)
- SLID Boundary



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 16, 2020 Contact Person: Lloyd Abrams
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 on granting a Quit Claim Deed to The Fountains at Surprise Center, LLC, to release restrictions on a property generally located near Bullard and Greenway Roads - Fountains at Surprise Deed Restriction Removal.

Motion:
I move to approve granting a Quit Claim Deed to The Fountains at Surprise Center, LLC.

Background:
In 2013 the City of Surprise and the City of Phoenix entered into an Intergovernmental Agreement (IGA) for the Assignment and Assumption of Beneficial Interest under Recorded Deed Restrictions. The IGA allows for the removal of deed restrictions placed on the property due to the Luke Auxiliary Field located in the area. The IGA establishes a procedure and price associated with the removal of the restrictions. The Fountains at Surprise Center, LLC is ready to move forward to remove those restrictions for living facilities for the Kansas City Royals players.

Objective Analysis:
The City is granting the release of deed restrictions in our ongoing partnership with the Kansas City Royals.

Policy Compliant:
Approval of this item is policy compliant.

Financial Impact:
The cost to remove the restrictions is $33,718.18 per acre. This consideration has been tendered directly to the City of Surprise by The Fountains at Surprise Center, LLC. The City will then remit the payment amount to the City of Phoenix once the deed restrictions are lifted per IGA recordation # 20131082868.

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

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

ATTACHMENTS:

1. City Quit-Claim Deed Revised 5-15-20 PM.pdf

When recorded return to:
City Clerk
City of Surprise, Arizona
16000 N. Civic Center Plaza
Surprise, AZ 85374

Exempt from Requirement for
Filing Affidavit of Property value
Pursuant to A.R.S. §11-1134(A)(3) and 11-1134(a)(4)

QUIT CLAIM DEED

Pursuant to that certain Intergovernmental Agreement dated December 19, 2013 between the City of Surprise and the City of Phoenix, the City of Surprise, an Arizona municipal corporation (the "City") and recorded on December 24, 2013 in the office of the County Recorder for Maricopa County, Arizona as document no. 2013-1082868, hereby quit-claims to The Fountains at Surprise Center, LLC, an Arizona limited liability company, all of the City's right, title and interest in the real property situated in the County of Maricopa, State of Arizona, known as Assessor's Parcel No. 509-01-173 and more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference, specifically including the benefit of the deed restrictions in that certain Special Warranty Deed recorded as document no. 2000-0325404 on April 28, 2000, and re-recorded as document no. 2019-0065891 on January 30, 2019, in the office of the County Recorder for Maricopa County, Arizona, and that certain Special Warranty Deed recorded as document no. 2000-0325405 on April 28, 2000 and re-recorded as document no. 2019-0065892 on January 30, 2019, in the office of the County Recorder for Maricopa County, Arizona.

DATED: _____, 2020.

CITY OF SURPRISE, an Arizona Municipal Corporation

By: _____
Name: _____
Title: _____

STATE OF ARIZONA)
)ss.
County of Maricopa)

On this _____ day of _____, 2020, Before me personally appeared _____ _____, the _____ of the City of Surprise, an Arizona municipal corporation, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the foregoing Quitclaim Deed dated _____, 2020, on behalf of the City of Surprise.

My Commission Expires:
_____

_____
NOTARY PUBLIC

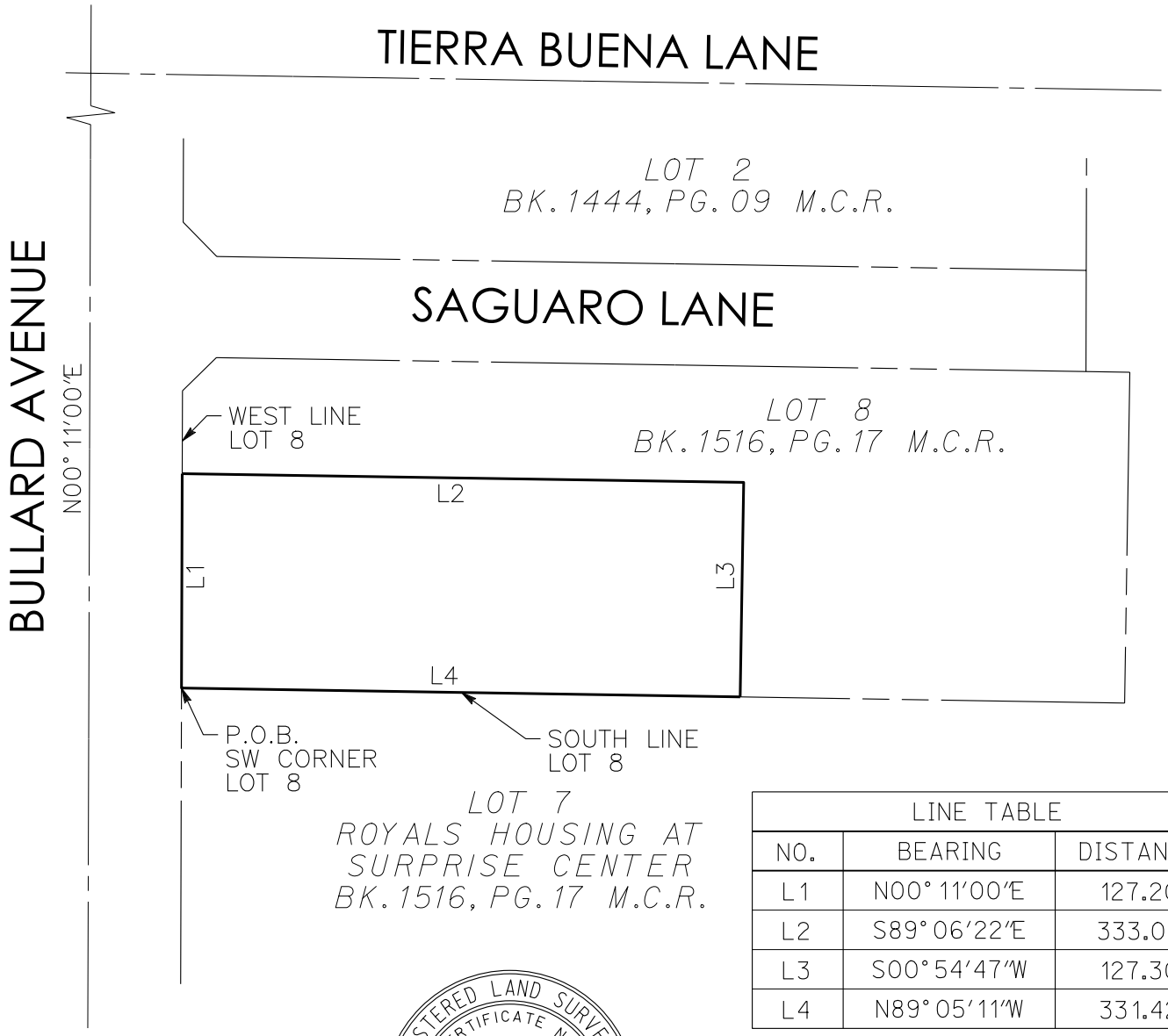
May 15, 2020
3 Engineering Job No. 1826

Legal Description
For
Deed Restriction

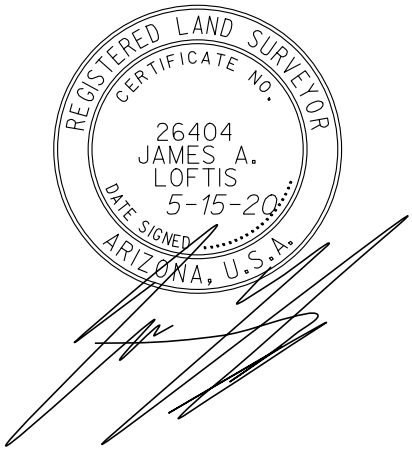
A portion of LOT 8 of ROYALS HOUSING AT SURPRISE CENTER, according to the plat of record recorded in Book 1516 of Maps, page 17, records of Maricopa County, Arizona, located in the Southwest quarter of Section 4, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian being more particularly described as follows;

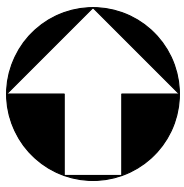
BEGINNING at the Southwest corner of said LOT 8; Thence North 00 Degrees 11 Minutes 00 Seconds East along the West line of said LOT 8 a distance of 127.20 feet; Thence South 89 Degrees 06 Minutes 22 Seconds East a distance of 333.04 feet; Thence South 00 Degrees 54 Minutes 47 Seconds West a distance of 127.30 feet to a point on the South line of said LOT 8; Thence North 89 Degrees 05 Minutes 11 Seconds West along said South line a distance of 331.42 feet to the **POINT OF BEGINNING.**

The above described parcel contains 0.970 acres (42,274 sq. ft.)

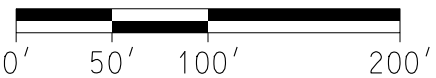


LINE TABLE		
NO.	BEARING	DISTANCE
L1	N00°11'00"E	127.20'
L2	S89°06'22"E	333.04'
L3	S00°54'47"W	127.30'
L4	N89°05'11"W	331.42'





SCALE: 1"= 100'



LEGAL EXHIBIT

DEED RESTRICTION

3 engineering
planning civil engineering surveying

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

DATE:	PROJECT NO.
05/15/20	1826

C:\My SecurSync\Projects\1826_Royals_Apartments\1826_Deed_Restricted_Legal.dgn

COPYRIGHT 2020 3 ENGINEERING, LLC

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 16, 2020
Submitting Department: Water Resource Management
Staff Recommendations: None

Contact Person: Lee Lambert
District: District 1

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

Agenda Wording:
Consideration and action pertaining to approval of an Intergovernmental Agreement (IGA) amendment with the City of Eloy for sale and purchase of underground Long Term Storage Credits established within the Phoenix Active Management Area in an amount not to exceed 2,120 Acre-feet year for the benefit of the City of Surprise water service area; Resolution # 2020-74.

Motion:
I move to approve Resolution #2020-74.

Background:
The 2015 Integrated Water Master Plan Water Resources Update identified the need to aggressively seek further acquisition of any available Central Arizona Project (CAP) water for future allocation to the City's portfolio, wherever available. In 2018 the City executed an IGA with the City of Eloy for the purchase and sale of 2,000 acre-feet of their CAP allocation. This IGA amendment will increase this allocation by 120 acre feet for a total of 2,120 acre-feet. The current cost to fund this acquisition is $451,000 annually and the 120 acre-foot increase will require an additional $26,900 annually.

Objective Analysis:
This agreement amendment will increase the Groundwater Savings potential for the City of Surprise by an additional 120 acre-feet on an annual basis. The Water Resource Management Department intends to continue utilizing Maricopa Water District to recharge this water within our area of Hydrologic Impact

Policy Compliant:
This is consistent with the Water Acquisition Policy adopted May 19, 2015, and recently amended August 20, 2018.

Financial Impact:
The actual costs of the long term storage credits purchased by the City will be based on CAP's pricing schedule. Current cost is $224.00 per acre-foot. The City currently has agreements with Maricopa Water District and New Magma Irrigation district who are leasing this allocation from the City for $20/ AF. This revenue will allow the department to seek additional water resources to supplement our portfolio.

Budget Impact:

This increased allocation will require an additional $26,900 annually. This is currently budgeted in the Water Resource Management Portfolio Budget and will be covered with savings realized from final CAP rates being less than budgeted.

FTE Impact:

There are no FTE's associated with this item.

ATTACHMENTS:

1. Res 2020-74 Eloy IGA Amndmnt CAP LTSC Final
2. First Amendment_IGA Eloy_Surprise_Clean_Final

RESOLUTION # 2020-74

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA APPROVING INTERGOVERNMENTAL AGREEMENT AMENDMENT (IGA) WITH THE CITY OF ELOY FOR THE SALE AND PURCHASE OF LONG TERM STORAGE CREDITS IN AN ANNUAL AMOUNT OF UP TO 2,120 ACRE-FEET PER YEAR AT CAP SCHEDULED RATES.

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

WHEREAS, pursuant to the City's Water Acquisition Policy, adopted May 2015, the City will purchase Long Term Storage Credits (LTSC) where deemed beneficial to the City;

WHEREAS, on October 16, 2018, the City of Surprise ("Surprise") and the City of Eloy ("Eloy") entered into an Intergovernmental Agreement ("IGA") wherein Surprise agreed to purchase annually from Eloy, 2000 acre feet of Long-Term Storage Credits ("LTSCs") developed by Eloy pursuant to A.R.S. Title 45, Chapter 3.1, all within the Phoenix Active Management Area, in order to benefit the City of Surprise water service area;

WHEREAS, the parties now desire to amend the IGA in order to increase Surprise's purchase of LTSCs from Eloy from 2,000 acre feet per year, to 2,120 acre feet per year; and

WHEREAS, the purchase of additional LTSCs from Eloy provides a benefit to the City of Surprise water service area.

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

Section 1. The Intergovernmental Agreement Amendment between the City of Surprise and the City of Eloy, attached as *Exhibit A*, is approved.

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

SIGNATURES ON THE FOLLOWING PAGE

APPROVED AND ADOPTED this _____day of _____, 2020.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

EXHIBIT A

INTERGOVERNMENTAL AGREEMENT AMENDMENDT NO. 1 BETWEEN
THE CITY OF SURPRISE AND THE CITY OF ELOY

FIRST AMENDMENT
TO
INTERGOVERNMENTAL AGREEMENT
BY AND BETWEEN CITY OF SURPRISE AND THE CITY OF ELOY
REGARDING THE SALE OF UNDERGROUND LONG-TERM WATER STORAGE CREDITS

THIS FIRST AMENDMENT TO INTERGOVERNMENTAL AGREEMENT ("**First Amendment**") is dated this ___ day of _____, 20___, and made by and between the CITY OF SURPRISE, a municipal corporation of the State of Arizona ("Surprise") and the CITY OF ELOY, a municipal corporation of the State of Arizona ("Eloy") regarding the sale of underground long-term water storage credits established within the Phoenix Active Management Area (Phoenix AMA) by Eloy to Surprise.

RECITALS

A. On October 16, 2018, Surprise and Eloy entered into that certain Intergovernmental Agreement ("**Agreement**") in connection with the development, sale and transfer of Long-Term Storage Credits ("**Credits**") in the Phoenix Active Management Area by Eloy to Surprise for the benefit of the Surprise water service area, a copy of which is attached hereto as **Exhibit A**.

B. The Parties desire to amend the Agreement for the limited purpose of increasing the available Credits from 2000 acre feet, to 2120 acre feet, all pursuant to the terms and condition set forth in this First Amendment.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises and obligations set forth herein, the Parties agree as follows:

1. **Sale and Purchase.** Section 2.1 of the Agreement is hereby amended to read as follows:

(A) Subject to the terms and conditions of this Agreement, beginning January 1, 2020, and each subsequent year during the term of this Agreement, Eloy agrees to sell, transfer, and assign to Surprise all Long-Term Storage Credits, not to exceed 2120 acre feet, created in the Phoenix Active Management Area from the storage of Eloy's CAP Water minus losses as determined by ADWR pursuant to A.R.S. § 45-852.01(C) and Surprise agrees to accept and purchase such Long-Term Storage Credits. Provided, however, Eloy shall not be obligated to sell, transfer, and assign Long-Term Storage Credits to Surprise pursuant to this Agreement, for any year in which Eloy is unable, due to Force Majeure, to store CAP water and/or accrue CAP water Long-Term

Storage Credits at an underground storage facility or groundwater savings facility designated by Surprise.

2. Full Force and Effect. Except as amended hereby, all other the terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this First Amendment as of the date first set forth above.

SURPRISE: **CITY OF SURPRISE**

By: _____
It's Mayor

ATTEST: _____
City Clerk

Pursuant to A.R.S. § 11-952(D) the undersigned attorney has reviewed this First Agreement to the IGA between the City of Surprise and the City of Eloy and determined that it is in proper form and is within the powers and authority granted the City of Surprise under the laws of the State of Arizona.

_____
Surprise City Attorney Date

ELOY: **CITY OF ELOY**

By: _____
It's Mayor

ATTEST: _____
City Clerk

Pursuant to A.R.S. § 11-952(D) the undersigned attorney has reviewed this First Agreement to the IGA between the City of Surprise and the City of Eloy and determined that it is in proper form and is within the powers and authority granted the City of Eloy under the laws of the State of Arizona.

_____
Eloy City Attorney Date

EXHIBIT A
TO
FIRST AMENDMENT
TO
INTERGOVERNMENTAL AGREEMENT
BY AND BETWEEN THE CITY OF SURPRISE AND THE CITY OF ELOY REGARDING THE SALE OF UNDERGROUND LONG-TERM WATER STORAGE CREDITS

[Intergovernmental Agreement]

See following pages.

RESOLUTION # 2018-153

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA APPROVING AN INTERGOVERNMENTAL AGREEMENT (IGA) WITH THE CITY OF ELOY FOR THE SALE AND PURCHASE OF LONG TERM STORAGE CREDITS IN AN ANNUAL AMOUNT OF UP TO 2,000 ACRE-FEET PER YEAR AT CAP SCHEDULED RATES AND AMENDING THE FISCAL YEAR 2019 BUDGET BY REALLOCATING APPROPRIATIONS OF $238,800 FROM WATER CONTINGENCY TO WATER OPERATIONS AND AMENDING THE CAPITAL AND OPERATING LIST OF ITEMS OVER $50,000 ASSOCIATED WITH THE RELATED SUPPLIES SERVICES AND CAPITAL.

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

WHEREAS, Surprise and Eloy desire to enter into an intergovernmental agreement in order to facilitate the sale and purchase of Long-Term Credits developed within the Phoenix Active Management Area by the City of Eloy pursuant A.R.S Title 45, Chapter 3.1, for the benefit of the City of Surprise water service area;

WHEREAS, pursuant to the City's Water Acquisition Policy, adopted May 2015, the City will purchase Long Term Storage Credits (LTSC) where deemed beneficial to the City;

WHEREAS, the FY2019 budget, including the FY2019 Capital and Operating List of Items Over $50,000, was adopted by Council Resolution #2018-78 on June 5, 2018;

WHEREAS, the City of Surprise Procurement Code §2-388 (d) requires the authority of Mayor and Council when the cost to the city is greater than $50,000;

WHEREAS, this action will necessitate a budget amendment; and

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

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

Section 1. The Intergovernmental Agreement between the City of Surprise and the City of Eloy, attached as Exhibit A, is approved.

Section 2. That the statements and schedules attached as Exhibit B and incorporated by reference are adopted, amending the budget of the City of Surprise, Arizona for the fiscal year July 1, 2018 through June 30, 2019.

Section 3. The City Manager, or his designee, is hereby authorized to execute and submit all documents and other necessary or desirable instruments in connection with said agreement.

APPROVED AND ADOPTED this 16 day of Oct., 2018.

Sharon R. Wolcott, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

Resolution #2018-153
RFLS #6388
Rev 01/18

INTERGOVERNMENTAL AGREEMENT
BETWEEN
THE CITY OF SURPRISE
AND
THE CITY OF ELOY

THIS PURCHASE AND SALE AGREEMENT (the "Agreement") is entered into this 16 day of October, 2018, (the "Effective Date"), pursuant to Arizona Revised Statute (A.R.S.) § 11-952, between the CITY OF SURPRISE, a municipal corporation of the State of Arizona ("Surprise"), acting by and through its city council and the CITY OF ELOY, a municipal corporation of the State of Arizona ("Eloy"), acting by and through its City Council. This Agreement provides for the sale of underground Long-Term Storage Credits established within the Phoenix Active Management Area (Phoenix AMA) by Eloy to Surprise in an amount not to exceed 2,000 acre-feet per year (AF/Yr.).

RECITALS

WHEREAS, both Surprise and Eloy are authorized to purchase and sell Long-Term Storage Credits and enter into this Agreement pursuant to, *inter alia*, A.R.S. § 11-952 and A.R.S. § 45-854.01 :

WHEREAS, Eloy has a valid CAP subcontract with the Central Arizona Water Conservation District (CAWCD) for the delivery of up to 2,171 AF/year;

WHEREAS, Surprise desires to purchase Long-Term Storage Credits developed within the Phoenix Active Management Area by Eloy pursuant to A.R.S. Title 45, Chapter 3.1, for the benefit of Surprise water service area; and

WHEREAS, Eloy is willing to develop, sell, and transfer certain Long-Term Storage Credits in the Phoenix Active Management Area to Surprise under the terms and conditions set forth herein.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is acknowledged, and intending to be legally bound, Surprise and Eloy agree as follows:

ARTICLE 1
DEFINITIONS

As used in this Agreement, the following terms, when capitalized, shall mean:

1.1. "ADWR" means the Arizona Department of Water Resources.

1.2. "Agreement" means this Purchase and Sale Agreement for Long-Term Storage Credits.

1.3. "Annual Notice" means the notice submitted by Eloy to Surprise pursuant to Article 3.1 of this Agreement.

1.4. "CAWCD" means the Central Arizona Water Conservation District.

1.5. "CAP" means the Central Arizona Project.

1.6. "Estimated Annual Long-Term Storage Credit Volume" is as defined in Article 3.1 of this Agreement.

1.7. "Final Annual Long-Term Storage Credit Volume" is as defined in Article 4.1 of this Agreement.

1.8. "Force Majeure" is defined as an occurrence that is beyond the control of Eloy and occurs without its fault or negligence, including, but not limiting the foregoing acts of God: acts of the public enemy; war; acts of terror; riots; strikes; mobilization; labor disputes; civil disorders; fire; floods; lockouts, injunctions-interventions-acts, or failures or refusals to act by government authority; events or obstacles resulting from a governmental authority's response to the foregoing; and other similar occurrences beyond the control of Eloy and which Eloy is unable to prevent by exercising reasonable diligence.

1.9. "Eloy's CAP Water" means the 2,171 acre-feet per year of CAP M&I priority water available to Eloy under the Subcontract among the United States, the Central Arizona Water Conservation District, and the City of Eloy, Providing for Water Service, Subcontract No. 07-xx-30-W0464.

1.10. "Eloy's Long-Term Storage Account" means the account established pursuant to Arizona Revised Statutes § 45-852.01 in Eloy's name to hold the Long-Term Storage Credits accrued by Eloy through the storage of Eloy's CAP Water in the Phoenix Active Management Area.

1.11. "Eloy's Water Storage Permit" means the water storage permit obtained by Eloy pursuant to Arizona Revised Statutes § 45-831.01 and Article 2.5.1 of this Agreement authorizing Eloy to store Eloy's CAP Water at agreed storage and/or groundwater savings facilities.

1.12. "Initial Term" is as defined in Article 6.1 of this Agreement.

1.13. "Long-Term Storage Credit" is as defined in Arizona Revised Statutes § 45-802.01(11).

1.14. "Long-Term Storage Credit Transfer Form" is a form, approved by ADWR, to effectuate the assignment of Long-Term Storage Credits, as defined in Arizona Revised Statutes § 45-854.01(B), and more specifically described in Article 3.2 of this Agreement.

1.15. " Purchase Price" means the annual purchase price for Long -Term Storage Credits to be transferred pursuant to the terms of this Agreement as calculated pursuant to Article 2.2 of this Agreement.

1.16. "Renewal Term(s)" is as defined in Article 6.1 of this Agreement.

ARTICLE 2
PURCHASE OF LONG-TERM STORAGE CREDITS

2.1. Sale and Purchase. Subject to the terms and conditions of this Agreement, beginning January 1, 2019, and each subsequent year during the term of this Agreement, Eloy agrees to sell, transfer, and assign to Surprise all Long-Term Storage Credits, not to exceed 2000 acre feet, created in the Phoenix Active Management Area from the storage of Eloy's CAP Water minus losses as determined by ADWR pursuant to A.R.S. § 45-852.01(C) and Surprise agrees to accept and purchase such Long-Term Storage Credits. Provided, however, Eloy shall not be obligated to sell, transfer, and assign Long-Term Storage Credits to Surprise pursuant to this Agreement, for any year in which Eloy is unable, due to Force Majeure, to store CAP water and/or accrue CAP water Long-Term Storage Credits at an underground storage facility or groundwater savings facility designated by Surprise.

2.2. Purchase Price Calculation. The Purchase Price for the Long-Term Storage Credits to be transferred pursuant to this Agreement shall be based on the firm rates as set forth in the published CAP Final Delivery Rate Schedule for the respective year multiplied by the amount of water delivered to Phoenix AMA storage facilities on behalf of Surprise pursuant to this Agreement. The Purchase Price shall be calculated as follows:

> Purchase Price (PP) = (CAP Long Term M&I Subcontract Capital Charge- "Rate component A") + (CAP Municipal and Industrial Subcontract Charge- "Rate Component B+C") + (Storage Facility Charge if applicable**) *x* (Acre Feet of CAP water delivered to Phoenix AMA storage facilities)

The following is, by way of example and for illustrative purposes only, calculation of the Purchase Price using the applicable CAP charges for 2018 and a delivered CAP Volume of 2,000 acre-feet to Phoenix Active Management Area CAP storage facilities.

> PP = ($45.00 [Capital charge] + $160.00 [Subcontract charge] + $13.00 [Storage Facility charge])x (2,000 [AF of Delivered CAP water])
>
> PP= $218.00 x 2000
>
> PP= $436,000.00
>
> ** Surprise shall pay for applicable facility charges, and shall be entitled to retain re-imbursements from groundwater savings facilities, where and when applicable.

2.3. Type of Water. It is the intent of the parties that all Long-Term Storage Credits purchased and sold under this Agreement shall retain the identity of the source of water used to generate such Long-Term Storage Credits.

2.4. Long-Term Storage Credits. The Long-Term Storage Credits to be sold by Eloy will be from Eloy's Long-Term Storage Account and shall be transferred to Surprise's Account(s) subject to the terms and conditions of this Agreement.

2.5. Water Storage Permit: Obligation to Store Water.

2.5.1. Eloy shall apply for and obtain a water storage permit from ADWR pursuant to Arizona Revised Statutes § 45-831.01 authorizing Eloy to store Eloy CAP Water at the storage facility(ies) designated in writing by Surprise. Eloy shall provide Surprise with a copy of the permit within ten days of ADWR's issuance of Eloy's Water Storage Permit. Within thirty days of receipt of a copy of Eloy's water storage permit(s), Surprise shall reimburse the ADWR fees associated with obtaining the water storage permit(s).

2.5.2. Eloy shall provide Surprise with a copy of any agreement between Eloy and the owner of the Phoenix AMA storage and or groundwater savings facilities authorizing Eloy to store Eloy's CAP Water in the owner's storage and/or savings facility and any amendments to such agreement.

2.5.3. For each year during the term of this Agreement, Eloy shall, unless unable due to Force majeure, store up to 2,171 Acre Feet of CAP Water at Phoenix AMA storage and/or savings facilities designated by Surprise for the purpose of creating Long-Term Storage Credits to transfer and assign to Surprise under this Agreement. Any and all deliveries of CAWCD water to the Phoenix AMA by Eloy will be pursuant to a schedule approved by Surprise.

2.6. Storage of Water at Alternate Facilities. In the event storage at the Phoenix AMA storage facility as designated by Surprise becomes impracticable, Eloy may request Surprise designate an alternative storage facilities within the Phoenix Active Management Area. Unless otherwise agreed to in writing by Surprise, any Long-Term Storage Credits accrued by Eloy through the storage of Eloy's CAP Water at such alternative facilities shall be transferred and assigned to Surprise under the same terms and conditions of this Agreement.. Prior to commencing storage of Eloy's CAP Water in any facility, Eloy shall provide Surprise with a copy of Eloy's water storage permit for that facility and any agreement entered into with the operator of such facility.

ARTICLE 3
TIME AND MANNER OF TRANSFER

3.1. Annual Notice. On or before February 15, 2020, and on or before February 15 of each year thereafter during the term of this Agreement, Eloy shall provide Surprise with an accounting of the volume of Long-Term Storage Credits to be transferred and

assigned to Surprise during such year (the "Estimated Annual Long-Term Storage Credit Volume").

3.2. Long-Term Storage Credit Transfer Form. On or before July 1, 2020, and on or before July 1 of each year thereafter during the term of this Agreement, Eloy and Surprise shall complete, sign and submit to ADWR the Long-Term Storage Credit Transfer Form to evidence the transfer of the Estimated Annual Long-Term Storage Credit Volume stored for the previous year. In the event ADWR adopts a water storage accounting schedule which frustrates a July 1 submission of the Transfer Form, the parties will amend this Agreement per Section 8.3 and select a new deadline for submission which ensures the expeditious transfer of Long Term Storage Credits to Surprise. A copy of the Long-Term Storage Credit Transfer Form is attached as Exhibit A to this Agreement. If ADWR adopts a different Long-Term Storage Credit Transfer form, then the Parties shall utilize that form instead.

3.3. Additional Actions and Documentation. Surprise shall pay all administrative fees established by ADWR to effectuate the transfer of Long-Term Storage Credits into Surprise's Account(s). The parties shall cooperate to take such further actions and execute such further documents as may be determined by either party to be necessary or advisable in order to complete the transfer of the Long-Term Storage Credits contemplated by this Agreement.

ARTICLE 4
COMPLETION OF DELIVERY AND PAYMENT

4.1. Completion of Delivery. Delivery of the Long-Term Storage Credits to be transferred to Surprise in any particular year under this Agreement shall be deemed complete when ADWR notifies Surprise in writing that ADWR has received and accepted the Long-Term Storage Credit Transfer Form for such year and intends to transfer Long-Term Storage Credits from Eloy's Long-Term Storage Account to Surprise's Account(s) ("ADWR Acceptance"). The volume of Long-Term Storage Credits that the ADWR Acceptance provides will be transferred from Eloy's Long-Term Storage Account to Surprise's Account(s) in any particular year will be the "Final Annual Long-Term Storage Credit Volume" for that year.

4.2. Payment. Each month during the term of this Agreement and within thirty (30) days after Eloy's confirmation of CAWCD's delivery of water scheduled to be stored under the terms of this Agreement, Eloy shall invoice Surprise the Purchase Price for the respective delivery. Surprise shall pay the invoice within thirty (30) days of receipt.

ARTICLE 5
REJECTION OR INVALIDATION OF TRANSFER

5.1. Nonoccurrence of Transfer. If for any reason, including but not limited to ADWR withholding approval, any transfer of Long-Term Storage Credits contemplated hereunder fails to occur, Eloy shall refund the Purchase Price paid by Surprise for

the Long-Term Storage Credits due but not transferred. Eloy shall refund such amount within forty-five calendar days after either Surprise or Eloy receives notice of the frustrated transfer. Upon receipt of said refund, Surprise shall disavow any interest in the applicable credits. Eloy's obligation to refund any payments under this Article 5 shall expire thirty (30) days after ADWR has issued a non-appealable final agency decision approving the transfer and assignment of the Long-Term Storage Credits into Surprise's Account(s). The Parties' rights and obligations under this Article 5 shall remain in full force and effect, and shall survive termination of this Agreement for purposes of addressing a circumstance where ADWR rejects or invalidates any transfer of Long-Term Storage Credits made hereunder.

ARTICLE 6
EFFECTIVE DATE AND TERM

6.1. Term. This Agreement shall be effective as of the date set forth in the introductory paragraph of this Agreement (the "Effective Date"). The initial term of this Agreement shall extend from the Effective Date to December 31, 2034 (the "Initial Term"). This Agreement will automatically renew for three additional five year terms (the "Renewal Term(s)"), unless either Party notifies the other in writing at least one-hundred twenty days before the expiration of the Initial Term, or the Renewal Term as applicable, that it does not wish to renew this Agreement. (The Parties intend that Eloy will sell and Surprise will purchase Long-term Storage Credits for fifteen years under the Initial Term of this Agreement, and up to thirty years, if this Agreement is automatically renewed pursuant to the provisions of this Article.)

6.2. Termination without Cause. Notwithstanding Section 6.1 of this Agreement, Eloy or Surprise may terminate this agreement at any time and without cause by providing a minimum of 180 days advance written notice of its intent to terminate to the other Party. In the event of such termination, neither Eloy nor Surprise shall have any further obligation other than payment of any outstanding invoices and consummation of any outstanding Long-Term Storage Credit transfers as of the date of termination.

6.3. Prior Appropriation. Pursuant to ARS § 42-17106, the City is a governmental agency which relies upon the appropriation of funds by its governing body to satisfy its obligations. City represents that it intends to pay all monies due under this Agreement if such funds have been legally appropriated. However, in the event that an appropriation is not granted and operating funds are not otherwise legally available to pay the monies due or to become due under this Agreement, City shall have the right to terminate the Agreement without penalty on the last day of the fiscal period for which funds were legally available. In the event of such termination, City agrees to provide a minimum of thirty calendar days' advance written notice of its intent to terminate.

ARTICLE 7
DEFAULT AND REMEDIES

7.1. Default. The occurrence of any of the following events constitutes an event of default by a party to this Agreement:

7.1.1. The failure of either party to perform any term covenant, or condition of this Agreement, if that failure continues for sixty days following the receipt of written notice from the other party. The parties shall have an opportunity to cure a potential failure to perform or other breach of this Agreement during the sixty days following receipt of written notice. Both parties shall cooperate with each other to remedy any default.

7.2. Remedies. If an event a default occurs, the non-defaulting party may immediately terminate this Agreement by written notice to the defaulting party and/or may pursue any other rights available to it in law or equity. The obligation of the defaulting party to pay any amounts due but unpaid, or bring any outstanding Long-Term Storage Credit transfers as of the date of termination to completion shall survive such termination.

ARTICLE 8
MISCELLANEOUS PROVISIONS

8.1. Interpretation. This Agreement is governed by and must be construed and interpreted in accordance with and in reference to the laws of the State of Arizona, without regard to its' conflicts of laws provisions. Any action to resolve any dispute regarding this Agreement shall be taken in a stale court of competent jurisdiction located in Maricopa County, Arizona.

8.2. Eloy's Warranty of Title. Eloy warrants that to the best of its actual knowledge it has, and will have, good and marketable title to the Long-Term Storage Credits that are the subject of this Agreement and agrees to convey marketable title to such Long-Term Storage Credits free and clear of all liens and encumbrances. Eloy shall warrant and defend title against all persons claiming by or through Eloy and no other.

8.3. Amendments. This Agreement may be modified, amended or revoked only by the express written agreement of the parties hereto.

8.4. Entire Agreement, This Agreement constitutes the entire agreement between the parties and no understandings or obligations not expressly set forth in this Agreement are binding upon the parties.

8.5. Waiver. No delay in exercising any right or remedy shall constitute a waiver unless such right or remedy is waived in writing signed by the waiving party. A waiver by any party of any right or remedy hereunder shall not be construed as a waiver of any other right or remedy, whether pursuant to the same or a different term, condition or covenant.

8.6. Captions. All captions, titles, or headings in this Agreement are used for the purpose of reference and convenience only and do not limit, modify, or otherwise affect any of the provisions of this Agreement.

8.7. Rules, Regulations and Amendment or Successor Statutes. All references in this Agreement to the Arizona Revised Statutes include all rules and regulations promulgated by ADWR under such statutes and all amendment statutes and successor statutes, rules, and regulations to such statutes, rules, and regulations.

8.8. Conflict of Interest. This parties to this Agreement are hereby notified of A.R.S. § 38-511.

8.9. Notices. Except as otherwise required by law, any notice given in connection with this Agreement must be in writing and must be given by personal delivery, overnight delivery, or United States certified or registered mail. Any such notice must be addressed to the appropriate party at the following address (or at any other address as a party may hereafter designate by written notice given as required by this paragraph):

City of Surprise:

For delivery use: c/o Water Resource Management Director
16000 N. Civic Center Plaza
Surprise AZ, 85374

For U.S. Mail use: Same.

CITY OF ELOY:

For delivery use: c/o City Manager

For U.S. Mail use: c/o City Manager

Notice is deemed to have been given on the date on which notice is personally delivered, delivered to an overnight delivery service or mailed. Notice is deemed to have been received on the date on which the notice is actually received or delivery is refused.

IN WITNESS WHEREOF, the parties to this Agreement have executed this Agreement as of the date first set forth above.

SURPRISE: **CITY OF SURPRISE**

By: _____
It's Mayor

ATTEST: _____
City Clerk

Pursuant to A.R.S. § 11-952(D) the undersigned attorney has reviewed this Agreement and determined that it is in proper form and is within the powers and authority granted the City of Surprise under the laws of the State of Arizona.

_____ 10/12/18
Surprise City Attorney Date

ELOY: **CITY OF ELOY**

By: _____
It's Mayor

ATTEST: _____
City Clerk

Pursuant to A.R.S. § 11-952(D) the undersigned attorney has reviewed this Agreement and determined that it is in proper form and is within the powers and authority granted the City of Eloy under the laws of the State of Arizona.

_____
Eloy City Attorney Date

IN WITNESS WHEREOF, the parties to this Agreement have executed this Agreement as of the date first set forth above.

SURPRISE: **CITY OF SURPRISE**

By: _____
It's Mayor

ATTEST: _____
City Clerk

Pursuant to A.R.S. § 11-952(D) the undersigned attorney has reviewed this Agreement and determined that it is in proper form and is within the powers and authority granted the City of Surprise under the laws of the State of Arizona.

_____
Surprise City Attorney Date

ELOY: **CITY OF ELOY**

By: _____
It's Mayor

ATTEST: _____
City Clerk

Pursuant to A.R.S. § 11-952(D) the undersigned attorney has reviewed this Agreement and determined that it is in proper form and is within the powers and authority granted the City of Eloy under the laws of the State of Arizona.

_____ 10/15/2018
Eloy City Attorney Date

EXHIBIT A

INTERGOVERNMENTAL AGREEMENT BETWEEN
THE CITY OF SURPRISE AND THE CITY OF ELOY

INTERGOVERNMENTAL AGREEMENT
BETWEEN
THE CITY OF SURPRISE
AND
THE CITY OF ELOY

THIS PURCHASE AND SALE AGREEMENT (the "Agreement") is entered into this _____ day of October, 2018, (the "Effective Date"), pursuant to Arizona Revised Statute (A.R.S.) § 11-952, between the CITY OF SURPRISE, a municipal corporation of the State of Arizona ("Surprise"), acting by and through its city council and the CITY OF ELOY, a municipal corporation of the State of Arizona ("Eloy"), acting by and through its City Council. This Agreement provides for the sale of underground Long-Term Storage Credits established within the Phoenix Active Management Area (Phoenix AMA) by Eloy to Surprise in an amount not to exceed 2,000 acre-feet per year (AF/Yr.).

RECITALS

WHEREAS, both Surprise and Eloy are authorized to purchase and sell Long-Term Storage Credits and enter into this Agreement pursuant to, *inter alia*, A.R.S. § 11-952 and A.R.S. § 45-854.01 :
WHEREAS, Eloy has a valid CAP subcontract with the Central Arizona Water Conservation District (CAWCD) for the delivery of up to 2,171 AF/year;
WHEREAS, Surprise desires to purchase Long-Term Storage Credits developed within the Phoenix Active Management Area by Eloy pursuant to A.R.S. Title 45, Chapter 3.1, for the benefit of Surprise water service area; and
WHEREAS, Eloy is willing to develop, sell, and transfer certain Long-Term Storage Credits in the Phoenix Active Management Area to Surprise under the terms and conditions set forth herein.
NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is acknowledged, and intending to be legally bound, Surprise and Eloy agree as follows:

ARTICLE 1
DEFINITIONS

As used in this Agreement, the following terms, when capitalized, shall mean:

1.1. "ADWR" means the Arizona Department of Water Resources.

1.2. "Agreement" means this Purchase and Sale Agreement for Long-Term Storage Credits.

1.3. "Annual Notice" means the notice submitted by Eloy to Surprise pursuant to Article 3.1 of this Agreement.

1.4. "CAWCD" means the Central Arizona Water Conservation District.

1.5. "CAP" means the Central Arizona Project.

1.6. "Estimated Annual Long-Term Storage Credit Volume" is as defined in Article 3.1 of this Agreement.

1.7. "Final Annual Long-Term Storage Credit Volume" is as defined in Article 4.1 of this Agreement.

1.8. "Force Majeure" is defined as an occurrence that is beyond the control of Eloy and occurs without its fault or negligence, including, but not limiting the foregoing acts of God: acts of the public enemy; war; acts of terror; riots; strikes; mobilization; labor disputes; civil disorders; fire; floods; lockouts, injunctions-interventions-acts, or failures or refusals to act by government authority; events or obstacles resulting from a governmental authority's response to the foregoing; and other similar occurrences beyond the control of Eloy and which Eloy is unable to prevent by exercising reasonable diligence.

1.9. "Eloy's CAP Water" means the 2,171 acre-feet per year of CAP M&I priority water available to Eloy under the Subcontract among the United States, the Central Arizona Water Conservation District, and the City of Eloy, Providing for Water Service, Subcontract No. 07-xx-30-W0464.

1.10. "Eloy's Long-Term Storage Account" means the account established pursuant to Arizona Revised Statutes § 45-852.01 in Eloy's name to hold the Long-Term Storage Credits accrued by Eloy through the storage of Eloy's CAP Water in the Phoenix Active Management Area.

1.11. "Eloy's Water Storage Permit" means the water storage permit obtained by Eloy pursuant to Arizona Revised Statutes § 45-831.01 and Article 2.5.1 of this Agreement authorizing Eloy to store Eloy's CAP Water at agreed storage and/or groundwater savings facilities.

1.12. "Initial Term" is as defined in Article 6.1 of this Agreement.

1.13. "Long-Term Storage Credit" is as defined in Arizona Revised Statutes § 45-802.01(11).

1.14. "Long-Term Storage Credit Transfer Form" is a form, approved by ADWR, to effectuate the assignment of Long-Term Storage Credits, as defined in Arizona Revised Statutes § 45-854.01(B), and more specifically described in Article 3.2 of this Agreement.

1.15. " Purchase Price" means the annual purchase price for Long -Term Storage Credits to be transferred pursuant to the terms of this Agreement as calculated pursuant to Article 2.2 of this Agreement.

1.16. "Renewal Term(s)" is as defined in Article 6.1 of this Agreement.

ARTICLE 2
PURCHASE OF LONG-TERM STORAGE CREDITS

2.1. Sale and Purchase. Subject to the terms and conditions of this Agreement, beginning January 1, 2019, and each subsequent year during the term of this Agreement, Eloy agrees to sell, transfer, and assign to Surprise all Long-Term Storage Credits, not to exceed 2000 acre feet, created in the Phoenix Active Management Area from the storage of Eloy's CAP Water minus losses as determined by ADWR pursuant to A.R.S. § 45-852.01(C) and Surprise agrees to accept and purchase such Long-Term Storage Credits. Provided, however, Eloy shall not be obligated to sell, transfer, and assign Long-Term Storage Credits to Surprise pursuant to this Agreement, for any year in which Eloy is unable, due to Force Majeure, to store CAP water and/or accrue CAP water Long-Term Storage Credits at an underground storage facility or groundwater savings facility designated by Surprise.

2.2. Purchase Price Calculation. The Purchase Price for the Long-Term Storage Credits to be transferred pursuant to this Agreement shall be based on the firm rates as set forth in the published CAP Final Delivery Rate Schedule for the respective year multiplied by the amount of water delivered to Phoenix AMA storage facilities on behalf of Surprise pursuant to this Agreement. The Purchase Price shall be calculated as follows:

> Purchase Price (PP) = (CAP Long Term M&I Subcontract Capital Charge- "Rate component A") + (CAP Municipal and Industrial Subcontract Charge- "Rate Component B+C") + (Storage Facility Charge if applicable**) *x* (Acre Feet of CAP water delivered to Phoenix AMA storage facilities)

The following is, by way of example and for illustrative purposes only, calculation of the Purchase Price using the applicable CAP charges for 2018 and a delivered CAP Volume of 2,000 acre-feet to Phoenix Active Management Area CAP storage facilities.

> PP = ($45.00 [Capital charge] + $160.00 [Subcontract charge] + $13.00 [Storage Facility charge])x (2,000 [AF of Delivered CAP water])
>
> PP= $218.00 x 2000
>
> PP= $436,000.00
>
> ** Surprise shall pay for applicable facility charges, and shall be entitled to retain re-imbursements from groundwater savings facilities, where and when applicable.

2.3. Type of Water. It is the intent of the parties that all Long-Term Storage Credits purchased and sold under this Agreement shall retain the identity of the source of water used to generate such Long-Term Storage Credits.

2.4. Long-Term Storage Credits. The Long-Term Storage Credits to be sold by Eloy will be from Eloy's Long-Term Storage Account and shall be transferred to Surprise's Account(s) subject to the terms and conditions of this Agreement.

2.5. Water Storage Permit: Obligation to Store Water.

2.5.1. Eloy shall apply for and obtain a water storage permit from ADWR pursuant to Arizona Revised Statutes § 45-831.01 authorizing Eloy to store Eloy CAP Water at the storage facility(ies) designated in writing by Surprise. Eloy shall provide Surprise with a copy of the permit within ten days of ADWR's issuance of Eloy's Water Storage Permit. Within thirty days of receipt of a copy of Eloy's water storage permit(s), Surprise shall reimburse the ADWR fees associated with obtaining the water storage permit(s).

2.5.2. Eloy shall provide Surprise with a copy of any agreement between Eloy and the owner of the Phoenix AMA storage and or groundwater savings facilities authorizing Eloy to store Eloy's CAP Water in the owner's storage and/or savings facility and any amendments to such agreement.

2.5.3. For each year during the term of this Agreement, Eloy shall, unless unable due to Force majeure, store up to 2,171 Acre Feet of CAP Water at Phoenix AMA storage and/or savings facilities designated by Surprise for the purpose of creating Long-Term Storage Credits to transfer and assign to Surprise under this Agreement. Any and all deliveries of CAWCD water to the Phoenix AMA by Eloy will be pursuant to a schedule approved by Surprise.

2.6. Storage of Water at Alternate Facilities. In the event storage at the Phoenix AMA storage facility as designated by Surprise becomes impracticable, Eloy may request Surprise designate an alternative storage facilities within the Phoenix Active Management Area. Unless otherwise agreed to in writing by Surprise, any Long-Term Storage Credits accrued by Eloy through the storage of Eloy's CAP Water at such alternative facilities shall be transferred and assigned to Surprise under the same terms and conditions of this Agreement.. Prior to commencing storage of Eloy's CAP Water in any facility, Eloy shall provide Surprise with a copy of Eloy's water storage permit for that facility and any agreement entered into with the operator of such facility.

ARTICLE 3
TIME AND MANNER OF TRANSFER

3.1. Annual Notice. On or before February 15, 2020, and on or before February 15 of each year thereafter during the term of this Agreement, Eloy shall provide Surprise with an accounting of the volume of Long-Term Storage Credits to be transferred and assigned to Surprise during such year (the "Estimated Annual Long-Term Storage Credit Volume").

3.2. Long-Term Storage Credit Transfer Form. On or before July 1, 2020, and on or before July 1 of each year thereafter during the term of this Agreement, Eloy and Surprise shall complete, sign and submit to ADWR the Long-Term Storage Credit Transfer Form to evidence the transfer of the Estimated Annual Long-Term Storage Credit Volume stored for the previous year. In the event ADWR adopts a water storage accounting schedule which frustrates a July 1 submission of the Transfer Form, the parties will amend this Agreement per Section 8.3 and select a new deadline for submission which ensures the expeditious transfer of Long Term Storage Credits to Surprise. A copy of the Long-Term Storage Credit Transfer Form is attached as Exhibit A to this Agreement. If ADWR adopts a different Long-Term Storage Credit Transfer form, then the Parties shall utilize that form instead.

3.3. Additional Actions and Documentation. Surprise shall pay all administrative fees established by ADWR to effectuate the transfer of Long-Term Storage Credits into Surprise's Account(s). The parties shall cooperate to take such further actions and execute such further documents as may be determined by either party to be necessary or advisable in order to complete the transfer of the Long-Term Storage Credits contemplated by this Agreement.

ARTICLE 4
COMPLETION OF DELIVERY AND PAYMENT

4.1. Completion of Delivery. Delivery of the Long-Term Storage Credits to be transferred to Surprise in any particular year under this Agreement shall be deemed complete when ADWR notifies Surprise in writing that ADWR has received and accepted the Long-Term Storage Credit Transfer Form for such year and intends to transfer Long-Term Storage Credits from Eloy's Long-Term Storage Account to Surprise's Account(s) ("ADWR Acceptance"). The volume of Long-Term Storage Credits that the ADWR Acceptance provides will be transferred from Eloy's Long-Term Storage Account to Surprise's Account(s) in any particular year will be the "Final Annual Long- Term Storage Credit Volume" for that year.

4.2. Payment. Each month during the term of this Agreement and within thirty (30) days after Eloy's confirmation of CAWCD's delivery of water scheduled to be stored under the terms of this Agreement, Eloy shall invoice Surprise the Purchase Price for the respective delivery. Surprise shall pay the invoice within thirty (30) days of receipt.

ARTICLE 5
REJECTION OR INVALIDATION OF TRANSFER

5.1. Nonoccurrence of Transfer. If for any reason, including but not limited to ADWR withholding approval, any transfer of Long-Term Storage Credits contemplated hereunder fails to occur, Eloy shall refund the Purchase Price paid by Surprise for the Long-Term Storage Credits due but not transferred. Eloy shall refund such amount within forty-five calendar days after either Surprise or Eloy receives notice of the frustrated transfer. Upon receipt of said refund, Surprise shall disavow any

interest in the applicable credits. Eloy's obligation to refund any payments under this Article 5 shall expire thirty (30) days after ADWR has issued a non-appealable final agency decision approving the transfer and assignment of the Long-Term Storage Credits into Surprise's Account(s). The Parties' rights and obligations under this Article 5 shall remain in full force and effect, and shall survive termination of this Agreement for purposes of addressing a circumstance where ADWR rejects or invalidates any transfer of Long-Term Storage Credits made hereunder.

ARTICLE 6
EFFECTIVE DATE AND TERM

6.1. Term. This Agreement shall be effective as of the date set forth in the introductory paragraph of this Agreement (the "Effective Date"). The initial term of this Agreement shall extend from the Effective Date to December 31, 2034 (the "Initial Term"). This Agreement will automatically renew for three additional five year terms (the "Renewal Term(s)"), unless either Party notifies the other in writing at least one-hundred twenty days before the expiration of the Initial Term, or the Renewal Term as applicable, that it does not wish to renew this Agreement. (The Parties intend that Eloy will sell and Surprise will purchase Long-term Storage Credits for fifteen years under the Initial Term of this Agreement, and up to thirty years, if this Agreement is automatically renewed pursuant to the provisions of this Article.)

6.2. Termination without Cause. Notwithstanding Section 6.1 of this Agreement, Eloy or Surprise may terminate this agreement at any time and without cause by providing a minimum of 180 days advance written notice of its intent to terminate to the other Party. In the event of such termination, neither Eloy nor Surprise shall have any further obligation other than payment of any outstanding invoices and consummation of any outstanding Long-Term Storage Credit transfers as of the date of termination.

6.3. Prior Appropriation. Pursuant to ARS § 42-17106, the City is a governmental agency which relies upon the appropriation of funds by its governing body to satisfy its obligations. City represents that it intends to pay all monies due under this Agreement if such funds have been legally appropriated. However, in the event that an appropriation is not granted and operating funds are not otherwise legally available to pay the monies due or to become due under this Agreement, City shall have the right to terminate the Agreement without penalty on the last day of the fiscal period for which funds were legally available. In the event of such termination, City agrees to provide a minimum of thirty calendar days' advance written notice of its intent to terminate.

ARTICLE 7
DEFAULT AND REMEDIES

7.1. Default. The occurrence of any of the following events constitutes an event of default by a party to this Agreement:

7.1.1. The failure of either party to perform any term covenant, or condition of this Agreement, if that failure continues for sixty days following the receipt of written notice from the other party. The parties shall have an opportunity to cure a potential failure to perform or other breach of this Agreement during the sixty days following receipt of written notice. Both parties shall cooperate with each other to remedy any default.

7.2. Remedies. If an event a default occurs, the non-defaulting party may immediately terminate this Agreement by written notice to the defaulting party and/or may pursue any other rights available to it in law or equity. The obligation of the defaulting party to pay any amounts due but unpaid, or bring any outstanding Long-Term Storage Credit transfers as of the date of termination to completion shall survive such termination.

ARTICLE 8
MISCELLANEOUS PROVISIONS

8.1. Interpretation. This Agreement is governed by and must be construed and interpreted in accordance with and in reference to the laws of the State of Arizona, without regard to its' conflicts of laws provisions. Any action to resolve any dispute regarding this Agreement shall be taken in a stale court of competent jurisdiction located in Maricopa County, Arizona.

8.2. Eloy's Warranty of Title. Eloy warrants that to the best of its actual knowledge it has, and will have, good and marketable title to the Long-Term Storage Credits that are the subject of this Agreement and agrees to convey marketable title to such Long-Term Storage Credits free and clear of all liens and encumbrances. Eloy shall warrant and defend title against all persons claiming by or through Eloy and no other.

8.3. Amendments. This Agreement may be modified, amended or revoked only by the express written agreement of the parties hereto.

8.4. Entire Agreement, This Agreement constitutes the entire agreement between the parties and no understandings or obligations not expressly set forth in this Agreement are binding upon the parties.

8.5. Waiver. No delay in exercising any right or remedy shall constitute a waiver unless such right or remedy is waived in writing signed by the waiving party. A waiver by any party of any right or remedy hereunder shall not be construed as a waiver of any other right or remedy, whether pursuant to the same or a different term, condition or covenant.

8.6. Captions. All captions, titles, or headings in this Agreement are used for the purpose of reference and convenience only and do not limit, modify, or otherwise affect any of the provisions of this Agreement.

8.7. Rules, Regulations and Amendment or Successor Statutes. All references in this Agreement to the Arizona Revised Statutes include all rules and regulations promulgated by ADWR under such statutes and all amendment statutes and successor statutes, rules, and regulations to such statutes, rules, and regulations.

8.8. Conflict of Interest. This parties to this Agreement are hereby notified of A.R.S. § 38-511.

8.9. Notices. Except as otherwise required by law, any notice given in connection with this Agreement must be in writing and must be given by personal delivery, overnight delivery, or United States certified or registered mail. Any such notice must be addressed to the appropriate party at the following address (or at any other address as a party may hereafter designate by written notice given as required by this paragraph):

City of Surprise:

For delivery use: c/o Water Resource Management Director
16000 N. Civic Center Plaza
Surprise AZ, 85374

For U.S. Mail use: Same.

CITY OF ELOY:

For delivery U.S. Mail use: c/o City Manager
628 N. Main St.
Eloy, AZ 85131

Notice is deemed to have been given on the date on which notice is personally delivered, delivered to an overnight delivery service or mailed. Notice is deemed to have been received on the date on which the notice is actually received or delivery is refused.

INTERGOVERNMENTAL AGREEMENT
BETWEEN
THE CITY OF SURPRISE
AND
THE CITY OF ELOY

THIS PURCHASE AND SALE AGREEMENT (the "Agreement") is entered into this _____ day of October, 2018, (the "Effective Date"), pursuant to Arizona Revised Statute (A.R.S.) § 11-952, between the CITY OF SURPRISE, a municipal corporation of the State of Arizona ("Surprise"), acting by and through its city council and the CITY OF ELOY, a municipal corporation of the State of Arizona ("Eloy"), acting by and through its City Council. This Agreement provides for the sale of underground Long-Term Storage Credits established within the Phoenix Active Management Area (Phoenix AMA) by Eloy to Surprise in an amount not to exceed 2,000 acre-feet per year (AF/Yr.).

RECITALS

WHEREAS, both Surprise and Eloy are authorized to purchase and sell Long-Term Storage Credits and enter into this Agreement pursuant to, *inter alia*, A.R.S. § 11-952 and A.R.S. § 45-854.01 :

WHEREAS, Eloy has a valid CAP subcontract with the Central Arizona Water Conservation District (CAWCD) for the delivery of up to 2,171 AF/year;

WHEREAS, Surprise desires to purchase Long-Term Storage Credits developed within the Phoenix Active Management Area by Eloy pursuant to A.R.S. Title 45, Chapter 3.1, for the benefit of Surprise water service area; and

WHEREAS, Eloy is willing to develop, sell, and transfer certain Long-Term Storage Credits in the Phoenix Active Management Area to Surprise under the terms and conditions set forth herein.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is acknowledged, and intending to be legally bound, Surprise and Eloy agree as follows:

ARTICLE 1
DEFINITIONS

As used in this Agreement, the following terms, when capitalized, shall mean:

1.1. "ADWR" means the Arizona Department of Water Resources.

1.2. "Agreement" means this Purchase and Sale Agreement for Long-Term Storage Credits.

1.3. "Annual Notice" means the notice submitted by Eloy to Surprise pursuant to Article 3.1 of this Agreement.

1.4. "CAWCD" means the Central Arizona Water Conservation District.

1.5. "CAP" means the Central Arizona Project.

1.6. "Estimated Annual Long-Term Storage Credit Volume" is as defined in Article 3.1 of this Agreement.

1.7. "Final Annual Long-Term Storage Credit Volume" is as defined in Article 4.1 of this Agreement.

1.8. "Force Majeure" is defined as an occurrence that is beyond the control of Eloy and occurs without its fault or negligence, including, but not limiting the foregoing acts of God: acts of the public enemy; war; acts of terror; riots; strikes; mobilization; labor disputes; civil disorders; fire; floods; lockouts, injunctions-interventions-acts, or failures or refusals to act by government authority; events or obstacles resulting from a governmental authority's response to the foregoing; and other similar occurrences beyond the control of Eloy and which Eloy is unable to prevent by exercising reasonable diligence.

1.9. "Eloy's CAP Water" means the 2,171 acre-feet per year of CAP M&I priority water available to Eloy under the Subcontract among the United States, the Central Arizona Water Conservation District, and the City of Eloy, Providing for Water Service, Subcontract No. 07-xx-30-W0464.

1.10. "Eloy's Long-Term Storage Account" means the account established pursuant to Arizona Revised Statutes § 45-852.01 in Eloy's name to hold the Long-Term Storage Credits accrued by Eloy through the storage of Eloy's CAP Water in the Phoenix Active Management Area.

1.11. "Eloy's Water Storage Permit" means the water storage permit obtained by Eloy pursuant to Arizona Revised Statutes § 45-831.01 and Article 2.5.1 of this Agreement authorizing Eloy to store Eloy's CAP Water at agreed storage and/or groundwater savings facilities.

1.12. "Initial Term" is as defined in Article 6.1 of this Agreement.

1.13. "Long-Term Storage Credit" is as defined in Arizona Revised Statutes § 45-802.01(11).

1.14. "Long-Term Storage Credit Transfer Form" is a form, approved by ADWR, to effectuate the assignment of Long-Term Storage Credits, as defined in Arizona Revised Statutes § 45-854.01(B), and more specifically described in Article 3.2 of this Agreement.

1.15. " Purchase Price" means the annual purchase price for Long -Term Storage Credits to be transferred pursuant to the terms of this Agreement as calculated pursuant to Article 2.2 of this Agreement.

1.16. "Renewal Term(s)" is as defined in Article 6.1 of this Agreement.

ARTICLE 2
PURCHASE OF LONG-TERM STORAGE CREDITS

2.1. Sale and Purchase. Subject to the terms and conditions of this Agreement, beginning January 1, 2019, and each subsequent year during the term of this Agreement, Eloy agrees to sell, transfer, and assign to Surprise all Long-Term Storage Credits, not to exceed 2000 acre feet, created in the Phoenix Active Management Area from the storage of Eloy's CAP Water minus losses as determined by ADWR pursuant to A.R.S. § 45-852.01(C) and Surprise agrees to accept and purchase such Long-Term Storage Credits. Provided, however, Eloy shall not be obligated to sell, transfer, and assign Long-Term Storage Credits to Surprise pursuant to this Agreement, for any year in which Eloy is unable, due to Force Majeure, to store CAP water and/or accrue CAP water Long-Term Storage Credits at an underground storage facility or groundwater savings facility designated by Surprise.

2.2. Purchase Price Calculation. The Purchase Price for the Long-Term Storage Credits to be transferred pursuant to this Agreement shall be based on the firm rates as set forth in the published CAP Final Delivery Rate Schedule for the respective year multiplied by the amount of water delivered to Phoenix AMA storage facilities on behalf of Surprise pursuant to this Agreement. The Purchase Price shall be calculated as follows:

> Purchase Price (PP) = (CAP Long Term M&I Subcontract Capital Charge- "Rate component A") + (CAP Municipal and Industrial Subcontract Charge- "Rate Component B+C") + (Storage Facility Charge if applicable**) *x* (Acre Feet of CAP water delivered to Phoenix AMA storage facilities)

The following is, by way of example and for illustrative purposes only, calculation of the Purchase Price using the applicable CAP charges for 2018 and a delivered CAP Volume of 2,000 acre-feet to Phoenix Active Management Area CAP storage facilities.

> PP = ($45.00 [Capital charge] + $160.00 [Subcontract charge] + $13.00 [Storage Facility charge])x (2,000 [AF of Delivered CAP water])
>
> PP= $218.00 x 2000
>
> PP= $436,000.00
>
> ** Surprise shall pay for applicable facility charges, and shall be entitled to retain re-imbursements from groundwater savings facilities, where and when applicable.

2.3. Type of Water. It is the intent of the parties that all Long-Term Storage Credits purchased and sold under this Agreement shall retain the identity of the source of water used to generate such Long-Term Storage Credits.

2.4. Long-Term Storage Credits. The Long-Term Storage Credits to be sold by Eloy will be from Eloy's Long-Term Storage Account and shall be transferred to Surprise's Account(s) subject to the terms and conditions of this Agreement.

2.5. Water Storage Permit: Obligation to Store Water.

2.5.1. Eloy shall apply for and obtain a water storage permit from ADWR pursuant to Arizona Revised Statutes § 45-831.01 authorizing Eloy to store Eloy CAP Water at the storage facility(ies) designated in writing by Surprise. Eloy shall provide Surprise with a copy of the permit within ten days of ADWR's issuance of Eloy's Water Storage Permit. Within thirty days of receipt of a copy of Eloy's water storage permit(s), Surprise shall reimburse the ADWR fees associated with obtaining the water storage permit(s).

2.5.2. Eloy shall provide Surprise with a copy of any agreement between Eloy and the owner of the Phoenix AMA storage and or groundwater savings facilities authorizing Eloy to store Eloy's CAP Water in the owner's storage and/or savings facility and any amendments to such agreement.

2.5.3. For each year during the term of this Agreement, Eloy shall, unless unable due to Force majeure, store up to 2,171 Acre Feet of CAP Water at Phoenix AMA storage and/or savings facilities designated by Surprise for the purpose of creating Long-Term Storage Credits to transfer and assign to Surprise under this Agreement. Any and all deliveries of CAWCD water to the Phoenix AMA by Eloy will be pursuant to a schedule approved by Surprise.

2.6. Storage of Water at Alternate Facilities. In the event storage at the Phoenix AMA storage facility as designated by Surprise becomes impracticable, Eloy may request Surprise designate an alternative storage facilities within the Phoenix Active Management Area. Unless otherwise agreed to in writing by Surprise, any Long-Term Storage Credits accrued by Eloy through the storage of Eloy's CAP Water at such alternative facilities shall be transferred and assigned to Surprise under the same terms and conditions of this Agreement.. Prior to commencing storage of Eloy's CAP Water in any facility, Eloy shall provide Surprise with a copy of Eloy's water storage permit for that facility and any agreement entered into with the operator of such facility.

ARTICLE 3
TIME AND MANNER OF TRANSFER

3.1. Annual Notice. On or before February 15, 2020, and on or before February 15 of each year thereafter during the term of this Agreement, Eloy shall provide Surprise with an accounting of the volume of Long-Term Storage Credits to be transferred and

assigned to Surprise during such year (the "Estimated Annual Long-Term Storage Credit Volume").

3.2. Long-Term Storage Credit Transfer Form. On or before July 1, 2020, and on or before July 1 of each year thereafter during the term of this Agreement, Eloy and Surprise shall complete, sign and submit to ADWR the Long-Term Storage Credit Transfer Form to evidence the transfer of the Estimated Annual Long-Term Storage Credit Volume stored for the previous year. In the event ADWR adopts a water storage accounting schedule which frustrates a July 1 submission of the Transfer Form, the parties will amend this Agreement per Section 8.3 and select a new deadline for submission which ensures the expeditious transfer of Long Term Storage Credits to Surprise. A copy of the Long-Term Storage Credit Transfer Form is attached as Exhibit A to this Agreement. If ADWR adopts a different Long-Term Storage Credit Transfer form, then the Parties shall utilize that form instead.

3.3. Additional Actions and Documentation. Surprise shall pay all administrative fees established by ADWR to effectuate the transfer of Long-Term Storage Credits into Surprise's Account(s). The parties shall cooperate to take such further actions and execute such further documents as may be determined by either party to be necessary or advisable in order to complete the transfer of the Long-Term Storage Credits contemplated by this Agreement.

ARTICLE 4
COMPLETION OF DELIVERY AND PAYMENT

4.1. Completion of Delivery. Delivery of the Long-Term Storage Credits to be transferred to Surprise in any particular year under this Agreement shall be deemed complete when ADWR notifies Surprise in writing that ADWR has received and accepted the Long-Term Storage Credit Transfer Form for such year and intends to transfer Long-Term Storage Credits from Eloy's Long-Term Storage Account to Surprise's Account(s) ("ADWR Acceptance"). The volume of Long-Term Storage Credits that the ADWR Acceptance provides will be transferred from Eloy's Long-Term Storage Account to Surprise's Account(s) in any particular year will be the "Final Annual Long-Term Storage Credit Volume" for that year.

4.2. Payment. Each month during the term of this Agreement and within thirty (30) days after Eloy's confirmation of CAWCD's delivery of water scheduled to be stored under the terms of this Agreement, Eloy shall invoice Surprise the Purchase Price for the respective delivery. Surprise shall pay the invoice within thirty (30) days of receipt.

ARTICLE 5
REJECTION OR INVALIDATION OF TRANSFER

5.1. Nonoccurrence of Transfer. If for any reason, including but not limited to ADWR withholding approval, any transfer of Long-Term Storage Credits contemplated hereunder fails to occur, Eloy shall refund the Purchase Price paid by Surprise for

the Long-Term Storage Credits due but not transferred. Eloy shall refund such amount within forty-five calendar days after either Surprise or Eloy receives notice of the frustrated transfer. Upon receipt of said refund, Surprise shall disavow any interest in the applicable credits. Eloy's obligation to refund any payments under this Article 5 shall expire thirty (30) days after ADWR has issued a non-appealable final agency decision approving the transfer and assignment of the Long-Term Storage Credits into Surprise's Account(s). The Parties' rights and obligations under this Article 5 shall remain in full force and effect, and shall survive termination of this Agreement for purposes of addressing a circumstance where ADWR rejects or invalidates any transfer of Long-Term Storage Credits made hereunder.

ARTICLE 6
EFFECTIVE DATE AND TERM

6.1. Term. This Agreement shall be effective as of the date set forth in the introductory paragraph of this Agreement (the "Effective Date"). The initial term of this Agreement shall extend from the Effective Date to December 31, 2034 (the "Initial Term"). This Agreement will automatically renew for three additional five year terms (the "Renewal Term(s)"), unless either Party notifies the other in writing at least one-hundred twenty days before the expiration of the Initial Term, or the Renewal Term as applicable, that it does not wish to renew this Agreement. (The Parties intend that Eloy will sell and Surprise will purchase Long-term Storage Credits for fifteen years under the Initial Term of this Agreement, and up to thirty years, if this Agreement is automatically renewed pursuant to the provisions of this Article.)

6.2. Termination without Cause. Notwithstanding Section 6.1 of this Agreement, Eloy or Surprise may terminate this agreement at any time and without cause by providing a minimum of 180 days advance written notice of its intent to terminate to the other Party. In the event of such termination, neither Eloy nor Surprise shall have any further obligation other than payment of any outstanding invoices and consummation of any outstanding Long-Term Storage Credit transfers as of the date of termination.

6.3. Prior Appropriation. Pursuant to ARS § 42-17106, the City is a governmental agency which relies upon the appropriation of funds by its governing body to satisfy its obligations. City represents that it intends to pay all monies due under this Agreement if such funds have been legally appropriated. However, in the event that an appropriation is not granted and operating funds are not otherwise legally available to pay the monies due or to become due under this Agreement, City shall have the right to terminate the Agreement without penalty on the last day of the fiscal period for which funds were legally available. In the event of such termination, City agrees to provide a minimum of thirty calendar days' advance written notice of its intent to terminate.

ARTICLE 7
DEFAULT AND REMEDIES

7.1. Default. The occurrence of any of the following events constitutes an event of default by a party to this Agreement:

7.1.1. The failure of either party to perform any term covenant, or condition of this Agreement, if that failure continues for sixty days following the receipt of written notice from the other party. The parties shall have an opportunity to cure a potential failure to perform or other breach of this Agreement during the sixty days following receipt of written notice. Both parties shall cooperate with each other to remedy any default.

7.2. Remedies. If an event a default occurs, the non-defaulting party may immediately terminate this Agreement by written notice to the defaulting party and/or may pursue any other rights available to it in law or equity. The obligation of the defaulting party to pay any amounts due but unpaid, or bring any outstanding Long-Term Storage Credit transfers as of the date of termination to completion shall survive such termination.

ARTICLE 8
MISCELLANEOUS PROVISIONS

8.1. Interpretation. This Agreement is governed by and must be construed and interpreted in accordance with and in reference to the laws of the State of Arizona, without regard to its' conflicts of laws provisions. Any action to resolve any dispute regarding this Agreement shall be taken in a stale court of competent jurisdiction located in Maricopa County, Arizona.

8.2. Eloy's Warranty of Title. Eloy warrants that to the best of its actual knowledge it has, and will have, good and marketable title to the Long-Term Storage Credits that are the subject of this Agreement and agrees to convey marketable title to such Long-Term Storage Credits free and clear of all liens and encumbrances. Eloy shall warrant and defend title against all persons claiming by or through Eloy and no other.

8.3. Amendments. This Agreement may be modified, amended or revoked only by the express written agreement of the parties hereto.

8.4. Entire Agreement, This Agreement constitutes the entire agreement between the parties and no understandings or obligations not expressly set forth in this Agreement are binding upon the parties.

8.5. Waiver. No delay in exercising any right or remedy shall constitute a waiver unless such right or remedy is waived in writing signed by the waiving party. A waiver by any party of any right or remedy hereunder shall not be construed as a waiver of any other right or remedy, whether pursuant to the same or a different term, condition or covenant.

8.6. Captions. All captions, titles, or headings in this Agreement are used for the purpose of reference and convenience only and do not limit, modify, or otherwise affect any of the provisions of this Agreement.

8.7. Rules, Regulations and Amendment or Successor Statutes. All references in this Agreement to the Arizona Revised Statutes include all rules and regulations promulgated by ADWR under such statutes and all amendment statutes and successor statutes, rules, and regulations to such statutes, rules, and regulations.

8.8. Conflict of Interest. This parties to this Agreement are hereby notified of A.R.S. § 38-511.

8.9. Notices. Except as otherwise required by law, any notice given in connection with this Agreement must be in writing and must be given by personal delivery, overnight delivery, or United States certified or registered mail. Any such notice must be addressed to the appropriate party at the following address (or at any other address as a party may hereafter designate by written notice given as required by this paragraph):

City of Surprise:

For delivery use: c/o Water Resource Management Director
16000 N. Civic Center Plaza
Surprise AZ, 85374

For U.S. Mail use: Same.

CITY OF ELOY:

For delivery use: c/o City Manager

For U.S. Mail use: c/o City Manager

Notice is deemed to have been given on the date on which notice is personally delivered, delivered to an overnight delivery service or mailed. Notice is deemed to have been received on the date on which the notice is actually received or delivery is refused.

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 16, 2020

Contact Person: Danielle Osborne, MGMT ANALYST

Submitting Department: City Manager Office

District: Citywide

Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to the selection of a mural for the Surprise Aquatic Center.

Motion:

I move to approve the recommended mural design concept to be installed at the Surprise Aquatic Center.

Background:

The Surprise Arts & Cultural Advisory Commission identified a major project for completion utilizing money from the Municipal Art Fund: installation of an original mural onto the Surprise Aquatic Center building. On March 17, 2020, the Surprise City Council approved Resolution #2020-21, reallocating funds and granting budget authority towards completion of this project. The Commission directly selected an artist and received three conceptual design proposals for review.

Upon review of the proposals, the commission narrowed the choices down to two options, and requested public feedback. A one-question survey with an option to leave comments was released to the public and remained open for two (2) weeks, allowing the public an opportunity to select their preferred mural and to share why they made their selection. The survey closed on Friday, May 1st.

After review of public feedback at the May 18, 2020 Special Meeting, the Arts & Cultural Advisory Commission voted to recommend the "Swimming with Porpoise" mural to the City Council for final selection and approval.

This item has been placed on the agenda for final action towards the installation of the Aquatic Center mural.

Objective Analysis:

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

Policy Compliant:

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

Financial Impact:

On March 17, 2020, Council approved Resolution #2020-21 which initiated a one-time reorganization of expenses related to the acquisition and administration of art projects from the Municipal Art Fund to art project R12090 Surprise Aquatic Center Art in the amount of $8,500.

Budget Impact:

On March 17, 2020, the City Council approved Resolution #2020-21, which established art project R12090 Surprise Aquatic Center Art in the amount of $8,500.

FTE Impact:

There is no FTE impact associated with this item.

ATTACHMENTS:

1. 20200616 Surprise Aquatic Center Mural
2. AQUATIC estimate
3. Res 2020-021_Signed

SURPRISE
ARIZONA

Surprise Aquatic Center Mural

Surprise Arts & Cultural Advisory Commission
June 16, 2020

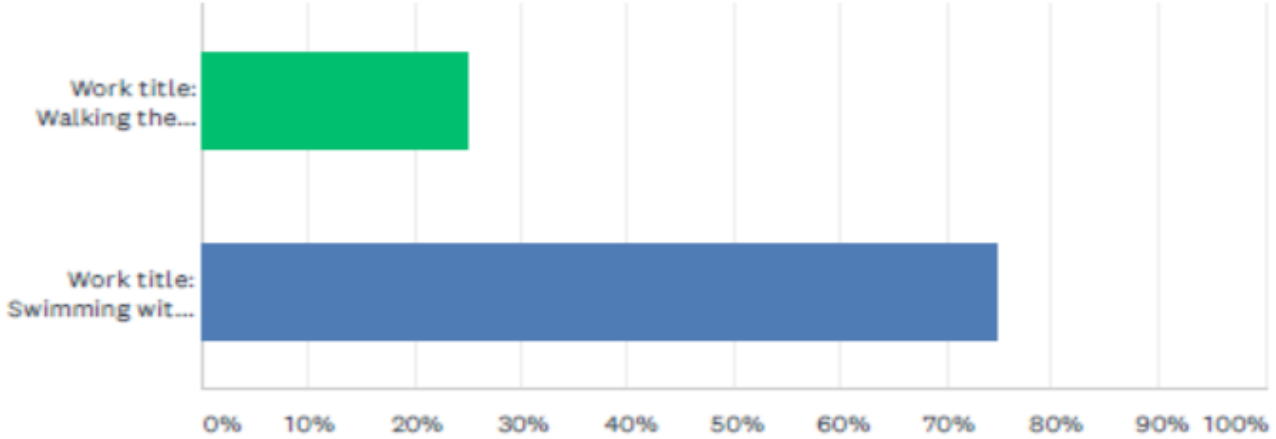
BACKGROUND

- The Surprise Arts & Cultural Advisory Commission (SACAC) identified the need for an artistic enhancement to the Aquatic Center building.
- On March 17, 2020, the City Council approved Resolution #2020-21, reallocating $8,500 towards the procurement of services related to the mural.
- Upon review of three proposals by a selected artist, the Commission conducted public outreach through a two (2) question online survey shared through the City website and social media.

Surprise Aquatic Center Mural Survey

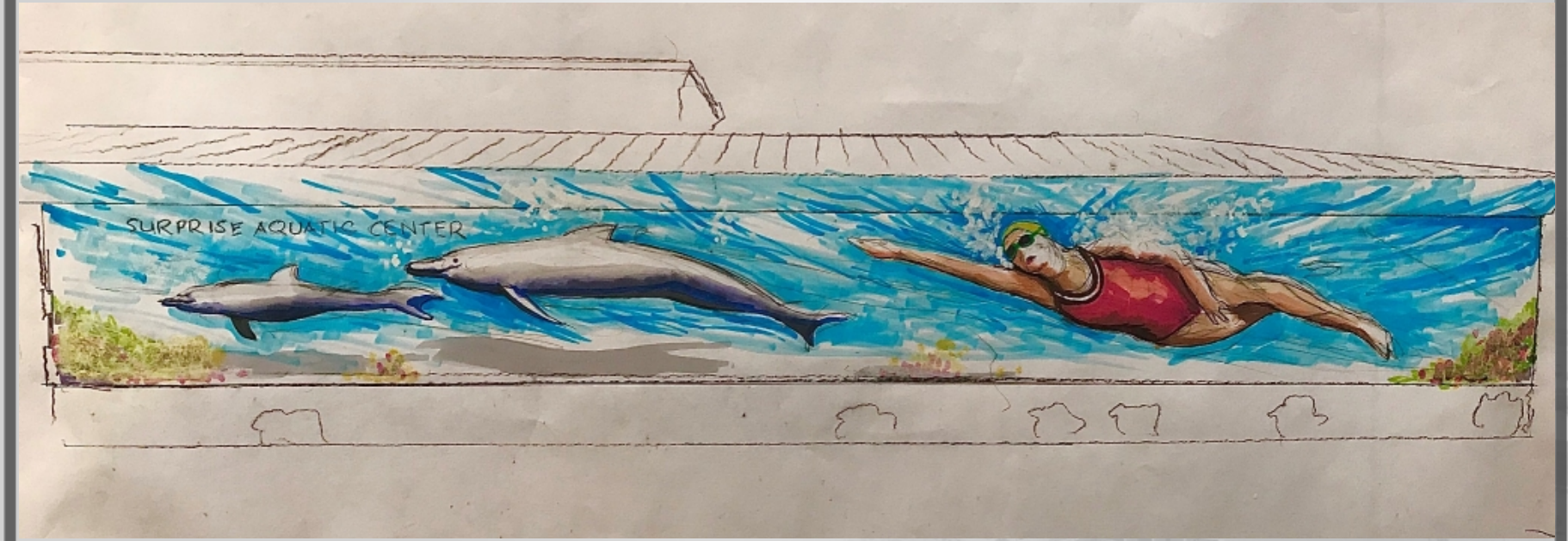
Q1 Choose your favorite conceptual drawing.

Answered: 1,521 Skipped: 0



ANSWER CHOICES	RESPONSES	
Work title: Walking the Shark	25.18%	383
Work title: Swimming with Porpoise	74.82%	1,138
TOTAL		1,521

“Swimming with Porpoise”



Aquatic Center

Mural to be placed on front entrance wall.

Artist Profile

- Jeremie Frank, a.k.a. BacPac
- Phoenix-based artist specializing in aerosol paintings
- Experience with creating both public and privately-owned murals

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

COMPANY NAME

ESTIMATE

ATTENTION: Danielle Osborne:

Project Title: City of Surprise Aquatic Center
Project Description: Mural
PROPOSAL

Description	Unit Price	Cost
Materials for 10’ x 75’ Area, Aerosols	$5 can average	$ 1,000.00
Spray caps and special markers		$ 120.00
Wall Prep: Steam clean and Sealant (may not be necessary to seal but included in this estimate	5 gal. sealer $23 gal.	$ 115.00
Masking Papers and Tapes		$ 300.00
Clear Coat I itemize this separately as some murals do not require a clear coat . I strongly recommend a clear coat on this.	3 gal.$99 each plus 1 day labor	$ 550.00
Intern x 2 days (assist with masking)	$100.00 day	$200.00
Travel Cost	$40 week x 4	$160.00
Storage Pod (month rental plus delivery and pick up to Surprise)		$427.00
ARTIST FEE		$3500.00
TOTAL		$ 6,372.00

This is an estimate based on my visit to the site and should be very close to the final.
Any major changes in the art proposed might add to the cost (added lettering for example, or a completely different direction).

RESOLUTION # 2020-21

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

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

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

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

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

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

WHEREAS, this action will necessitate a budget amendment; and

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

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

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

SIGNATURES ON THE FOLLOWING PAGE

APPROVED AND ADOPTED this 17 day of March, 2020.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

for Robert Wingo, City Attorney

Resolution No. 2020-21
RFLS #7173
Rev 01/20

RESOLUTION # 2020-21
Exhibit A

1. Appropriation- The allocations below represent a reallocation of appropriations in the amount of $25,000 to establish art project R12080 Northwest Regional Library Mural Restoration in the amount of $16,500 and R12090 Surprise Aquatic Center Art in the amount of $8,500 from the Municipal Art Fund Contingency, to further the City's Public Art Program. These allocations do not represent an actual transfer of funds, but only a transfer of spending authority. Additionally, these allocations do not increase or decrease the total budget.

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
Municipal Art Fund	General Operations	Contingency	E	121,000	(25,000)	96,000
Municipal Art Fund	City Manager Office	#R12080 NWRL Mural Restoration	E	-	16,500	16,500
Municipal Art Fund	City Manager Office	#R12090 Surprise Aquatic Center Art	E	-	8,500	8,500
				121,000	**-**	**121,000**

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 16, 2020
Submitting Department: Parks and Recreation
Staff Recommendations: None

Contact Person: Donna Miller, DIRECTOR - CRS
District: Citywide

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

Agenda Wording:
Consideration and action pertaining to approval of an amendment to the Fiscal Year 2020 budget by reallocating appropriations in the amount of $5,000 from contingency with the the Grants Fund to G54100 USTA Facility Recovery within the Grant Fund for reimbursement of expenses related to re-opening the Surprise Tennis & Racquet Complex; Resolution #2020-75.

Motion:
I move to approve Resolution #2020-75.

Background:
The United States Tennis Association (UTSA) offered Facility Recovery Grants to help defray some of the tennis-related expenses associated with reopening tennis facilities after closing due to COVID-19. The Parks and Recreation Department applied for the grant and has been awarded $5,000 to assist with these efforts.

Objective Analysis:
This grant will provide funding for the reimbursement of cleaning supplies necessary to reopen the Surprise Tennis & Racquet Complex for programs and services. The funds will also be utilized to purchase a ball mower to assist with picking up balls to minimize player contact as well as a ball machine to promote individual play.

Policy Compliant:
This action is compliant with City and Council policy.

Financial Impact:
This one-time grant award includes $5,000 for expenses related to re-opening the tennis center. There is no City match requirement.

Budget Impact:
This action requires a budget amendment to the Fiscal Year 2020 budget to reallocate appropriation in the amount of $5,000 from contingency within the Grants Fund to G54100 USTA Facility Recovery within the Grants Fund. This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

FTE Impact:
There is no FTE impact.

ATTACHMENTS:
1. Res 2020-75 Tennis Grant

RESOLUTION # 2020-75

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA AMENDING THE FISCAL YEAR 2020 BUDGET BY REALLOCATING APPROPRIATIONS OF $5,000 FROM CONTINGENCY WITHIN THE GRANTS FUND TO G54100 USTA FACILITY RECOVERY IN ORDER TO ACCEPT A DISTRIBUTION FROM THE UNITED STATES TENNIS ASSOCIATION INCORPORATED FOR THE REIMBURSEMENT OF EXPENSES RELATED TO RE-OPENING THE SURPRISE TENNIS AND RACQUET COMPLEX AND RELATED TENNIS EXPENSES.

WHEREAS, the United States Tennis Association Incorporated ("USTA") offered Facility Recovery Grants to help defray some of the tennis-related expenses associated with reopening tennis facilities after closing due to COVID-19;

WHEREAS, the Parks and Recreation Department applied for and has been awarded $5,000 from these Facility Recovery Grants;

WHEREAS, the Parks and Recreation Department desires to accept this grant which will be utilized for supplies and equipment to prepare the Tennis and Racquet Complex to reopen and resume programs;

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

WHEREAS, this action will necessitate a budget amendment; and

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

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

Section 1. The City is hereby authorized to accept a grant in the amount of $5,000 from the USTA for the City of Surprise Parks and Recreation Department to use to help with tennis-related expenses and reopening tennis facilities.

Section 2. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, amending the budget of the City of Surprise, Arizona for the fiscal year July 1, 2019 through June 30, 2020.

Section 3. The Facility Recovery Grant Award Letter from the USTA to the City of Surprise, attached as *Exhibit B* and incorporated by reference, is approved.

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

APPROVED AND ADOPTED this _____day of _____, 2020.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

RESOLUTION # 2020-75
Exhibit A

1. Appropriation- The allocations below represent a reallocation of appropriations in the amount of $5,000 from Contingency within the Grants Fund to G54100 USTA Facility Recovery within the Grants Fund to establish a budget for reopening expenses for the Surprise Tennis & Racquet Complex to be reimbursed by the USTA Facility Recovery Grant. This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
Grants	Parks and Recreation	#G54100 USTA Facility Recovery	E	-	5,000	5,000
Grants	Parks and Recreation	#G54100 USTA Facility Recovery	R	-	5,000	5,000
Grants	General Operations	Contingency	E	20,825,000	(5,000)	20,820,000
Grants	General Operations	Other	R	23,628,900	(5,000)	23,623,900
			Expense Total	**20,825,000**	**-**	**20,825,000**
			Revenue Total	**23,628,900**	**-**	**23,628,900**

RESOLUTION # 2020-75
Exhibit B

5/18/2020

Jennifer Wright
Surprise Tennis & Racquet Complex
14469 West Paradise Lane
Surprise, AZ 85374

RE: Facility Recovery Grant Award Letter: Surprise Tennis & Racquet Complex

Dear Jennifer,

Congratulations! We are pleased to inform you that Surprise Tennis & Racquet Complex (the "Facility") has been selected to receive a Facility Recovery Grant Award (the "Grant") in the amount of $5000 to help defray some of the tennis-related expenses associated with reopening your Facility in 2020. Expenses that qualify under this Grant include, but are not limited to:

- Tennis balls, teaching equipment (tubes, carts, hoppers)
- Cleaning/sanitizing efforts (i.e. disposable gloves, disinfectant, cleaning equipment)
- No Touch Items (i.e. scanning software, automatic/sliding doors)
- Other qualified tennis related reopening expenses

The Grant will be distributed within approximately fifteen (15) business days of receipt of all required documentation which includes;

- Announcement to the public or your clientele of the 2020 reopening date
- Receipt of purchase orders and/or invoices for qualified expenses (dated May 1, 2020 or later)
- Current W-9
- Countersigned Grant Award Letter sent to the attention of Lynne Schachte (lynne.schachte@contractor.usta.com)

If your Facility is not scheduled to reopen for several months, please provide the countersigned Grant Award Letter and W-9 along with your anticipated reopening date, and provide the additional documentation as soon as possible, but no later than September 30, 2020.

The Grant will be disbursed after the receipt of all of the above documents. Only one check will be issued per Grant. If proof of expenses is less than the Grant, the award amount will be reduced to reflect the documented expenses. The Grant must be utilized for qualified expenses in 2020 within thirty (30) business days of the Facility reopening.

In addition, by signing below, you confirm that you have the power and authority to sign this Grant Award Letter and comply with the conditions of the Grant, and further, you acknowledge and agree that the Facility is:

- open to the public for play and/or programming;
- compliant with or uses its best efforts to be compliant with all applicable requirements and guidelines of the Americans with Disabilities Act (ADA);
- in good standing with local, state and federal regulations;
- is acknowledging that your teaching pros are Safe Play compliant or will become Safe Play compliant within ninety (90) days of the Grant; and
- does not discriminate in its hiring practices or in connection with making the Facility available to the general public.

In consideration of receiving the Grant the undersigned, the Facility and its owners, hereby release, waive, discharge and covenant not to sue the USTA, its affiliated entities, Tennis Industry United, the specific USTA Section and all its assigns, directors, officers, agents, employees and volunteers for any claims arising out of or in connection with the Grant or the manner in which the funds were utilized,

including but not limited to, any items or equipment purchased with the Grant.

We are hopeful that despite the impacts of COVID-19, that your Facility and the tennis industry as a whole will rebound and continue to thrive. Please continue to check the Tennis Industry United webpage on www.usta.com for future information.

Thank you for your efforts to promote the game of tennis in your community.

Sincerely,

Michael Dowse
Chief Executive Officer & Executive Director
United States Tennis Association

Eric Mitchell
Chief Executive Officer & Executive Director
USTA Southwest

ACCEPTED AND AGREED TO:
NAME OF FACILITY

By: _____

Name (printed): _____

Job Title:_____

Date:_____

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 16, 2020
Submitting Department: Human Resources
Staff Recommendations: None

Contact Person: Lisa Angelini, DIRECTOR - HR
District: Citywide

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

Agenda Wording:

Consideration and action amending the Surprise Municipal Code, Chapter 3 - Personnel amending Chapter 3, Article VII, Section 3-71 - Eligible employee groups; Ordinance #2020-19.

Motion:

I move to approve Ordinance #2020-19.

Background:

Due to recent revisions to the 2020-2022 Memorandums of Understanding between the City and the United Phoenix Fire Fighters Local 493 Surprise Chapter Employee Association, management agreed to include civilian Emergency Medical Technicians (EMTs) and Paramedics subject to a code amendment by City Council allowing the inclusion of those two employee groups.

Objective Analysis:

These changes support the City Manager's recommended July 1, 2020 through June 30, 2022 Memorandum of Understanding between the City of Surprise and the United Phoenix Fire Fighters Local 493 Surprise Chapter Employee Association.

Policy Compliant:

This request for an update to the Surprise Municipal Code, Chapter 3 - Personnel is consistent with prior practices when recommending amendments.

Financial Impact:

Including the civilian EMTs and Paramedics in the MOU creates the following pays and benefits with a financial impact if approved as operating expenses: Implements Post Employment Health Plan (PEHP) benefit, creates new civilian pay rates for employees working special assignments outside of their normal assignment or administrative assignment, increases the rate of PTO accrual for these employees (but still maintains their current maximum accrual for PTO at 560 hours).

Budget Impact:

These items were included in the City Manager's recommended budget for FY2021 adopted on June 2, 2020.

FTE Impact:

This action does not change the full time equivalent count.

ATTACHMENTS:

1. 6.16.2020 Chapter 3 Code Amendment
2. Ordinance 2020-19

SURPRISE
ARIZONA

Municipal Code Chapter 3 Amendment

Human Resources Department, June 16, 2020

Overview

UNDER THE 2020-22 MEMORANDUM OF UNDERSTANDING WITH THE UNITED PHOENIX FIRE FIGHTERS LOCAL 493 SURPRISE CHAPTER EMPLOYEE ASSOCIATION, MANAGEMENT AGREED TO INCLUDE CIVILIAN EMERGENCY MEDICAL TECHNICIANS AND PARAMEDICS SUBJECT TO A CODE AMENDMENT BY CITY COUNCIL ALLOWING THE INCLUSION OF THOSE TWO GROUPS

- **Eligible Employee Groups** (Sec. 3-71)
  - Update to position titles – added positions of Emergency Medical Technician (EMT) and Paramedic

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

ORDINANCE # 2020-19

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING SURPRISE MUNICIPAL CODE CHAPTER 3, ARTICLE VII, SECTION 3-71, *ELIGIBLE EMPLOYEE GROUPS,* BY EXPANDING GROUPS TO INCLUDE EMERGENCY MEDICAL TECHNICIANS AND PARAMEDICS; INCLUDING SEVERABLITY; ESTABLISHING AN EFFECTIVE DATE; AND REPEALING CONFLICTING ORDINANCES.

WHEREAS, Chapter 23, Article VII of the Surprise Municipal Code pertaining to the Meet and Confer process was last revised in June of 2018;

WHEREAS, from time to time the Human Resources Department reviews the personnel portions of the Surprise City Code and identifies sections which would benefit from clarification or revision for various reasons; and

WHEREAS, during the 2020 Meet and Confer process, a preferred amendment to Chapter 23, Article VII of the City Code was identified.

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

Section 1. Chapter 3, Article VII. Section 3-71 of the Surprise Municipal Code is hereby amended as to read as follows:

Sec. 3-71. - Eligible employee groups.

(a) *Employee groups eligible for representation.*

(1) Police officers in classifications up to and including sergeants, police transportation officers, records supervisor, records technicians, community services officers, property and evidence supervisor and technicians, public safety communications supervisors and officers, police animal control officers and other non-supervisory civilian support staff (i.e., administrative assistants, analysts, etc.) working within the police department.

(2) Firefighters up to and including the rank of captain AND CIVILIAN EMERGENCY MEDICAL TECHNICIANS AND PARAMEDICS.

(3) All other city employees not otherwise covered or exempted by this section.

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.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 16, 2020
Submitting Department: Human Svcs and Comm Vitality
Staff Recommendations: None

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

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

Agenda Wording:
Consideration and action pertaining to the approval of an Intergovernmental Agreement with Maricopa County for Workforce Development Services; Resolution #2020-77.

Motion:
I move to approve Resolution #2020-77.

Background:
In 2018, the city entered into an IGA with the County for Workforce Development Services to be offered out of the Surprise Resource Center. Workforce Development services are critical to the City's economic health, and a strategic investment and partnership with Arizona@Work Maricopa County will enhance employment services for Surprise businesses and career seekers. This IGA allows those Services to continue for an additional 3-year period.

Objective Analysis:
This action allows Workforce Development Services to continue being offered out of the Surprise Resource Center.

Policy Compliant:
This action is compliant with City and Council policies.

Financial Impact:
The item will allow for expenditures up to $45,668 for the period of July 1, 2020 through June 30, 2021; $46,802 for the period of July 1, 2021 through June 30, 2022; and $47,967 for the period of July 1, 2022 through June 30, 2023. There is a city-match requirement of 50% of the salary costs.

Budget Impact:
This item was included as a part of the Fiscal Year 2021 budget, project N51010, within the Human Service & Community Vitality Department. Funding has been allocated for the full three-year period.

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

ATTACHMENTS:

1. RES 2020-77 Workforce Development Services
2. Exhibit A - Intergovernemental Agreement

RESOLUTION # 2020-77

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH MARICOPA COUNTY FOR WORKFORCE DEVELOPMENT SERVICES.

WHEREAS, pursuant to Arizona Revised Statute §11-951, *et seq.,* the City of Surprise ("City") has the authority to enter into intergovernmental agreements ("IGAs") with other governmental entities, including Maricopa County ("County"), for the purposes set forth within;

WHEREAS, the City and County ("Parties") previously entered into an IGA in 2018 ("2018 IGA") in order to facilitate the integration of the County's workforce development system in the Surprise Resource Center; and

WHEREAS, the term of the 2018 IGA was for one year, with the option of two, one-year renewals; and

WHEREAS, the 2018 IGA having now expired, the Parties desire to enter into this new IGA in order to continue to work together to facilitate the integration of the County's workforce development system in the Surprise Resource Center; and

WHEREAS, Workforce Development services are critical to the City's economic health, and a strategic investment and partnership with Arizona@Work Maricopa County will enhance employment services for Surprise businesses and career seekers; and

WHEREAS, the term of this IGA is July 1, 2020 through June 30, 2023 and may be extended for two (2) additional two-year terms; and

WHEREAS, the City shall compensate the County on a monthly basis for program service delivery in a total amount not to exceed $45,668 for the period of July 1, 2020 through June 30, 2021; $46,802 for the period of July 1, 2021 through June 30, 2022; and $47,967 for the period of July 1, 2022 through June 30, 2023.

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

Section 1. The Intergovernmental Agreement between the City of Surprise and the Maricopa County for Workforce Development Services, attached as Exhibit A, is approved.

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

APPROVED AND ADOPTED this _____day of _____, 2020.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

EXHIBIT A

INTERGOVERNMENTAL AGREEMENT BETWEEN
THE CITY OF SURPRISE AND MARICOPA COUNTY

INTERGOVERNMENTAL AGREEMENT
BETWEEN
MARICOPA COUNTY
ADMINISTERED BY ITS
HUMAN SERVICES DEPARTMENT
AND
CITY OF SURPRISE

County Contract #: _____
City Contract #: _____
Agreement Amount: $140,437
Agreement Start Date: July 1, 2020
Agreement Termination Date: June 30, 2023

1.0 PARTIES

This financial Intergovernmental Agreement ("Agreement") is between the City of Surprise ("City") and Maricopa County ("County") administered by its Human Services Department, Workforce Development Division ("Department"), and pertains to Workforce Development services. The County and the City collectively are referred to as the "Parties" and individually as the "Party."

2.0 PURPOSE

2.1 The purpose of this Agreement is to integrate the County's workforce development system into the City's social and community services resource network. The Parties' goal is to support workforce development activities and training efforts that will enable the City's employers to attract and retain top talent, as well as to provide adult and youth job seekers with Workforce Innovation and Opportunity Act (WIOA) program services.

2.2 The integrated service delivery model will be located at the City's Resource Center located at 12425 West Bell Road, Building A, Suite 124, Surprise, Arizona 85378.

2.3 The County shall assign a County Workforce Development Coordinator to be located at the location listed above for 40 hours per week.

2.4 The services to be provided at the identified facilities will benefit City residents by having County staff available to meet with job seekers (Adult and Youth) and local employers and provide WIOA activities that will improve resident's knowledge for:

- 2.4.1 conducting job searches to secure stable employment;
- 2.4.2 exploring career opportunities;
- 2.4.3 improving skills necessary to enter or advance in a specific occupation or trade; and
- 2.4.4 employment opportunities with local employers.

2.5 The Parties shall share the costs for funding the program. The City shall compensate the County on a monthly basis for program service delivery.

- 2.5.1 The City shall reimburse the County for a portion of the Workforce Development Coordinator's salary. The funding amount, per fiscal year, is indicated in the attached Itemized Service Budget, Attachment A. The Parties acknowledge that the Workforce Development Coordinator will remain a County employee and will not be considered an employee of the City.

3.0 BACKGROUND

3.1 The Workforce Innovation and Opportunity Act of 2014, 29 U.S.C. § 3101, *et seq.*, Public Law 113-128 was signed into law on July 22, 2014, and it became effective on July 1, 2015. WIOA is designed to help job seekers access employment, education, training and support services to succeed in the labor market and to match employers with the skilled workers they need to compete in the global economy.

3.2 Maricopa County is designated as a Local Workforce Development Area (LWDA) under the federal WIOA program. The County operates two (2) comprehensive Workforce Development One Stop Career Centers (Centers). The Centers provide employment-related services to job seekers and employers in Maricopa County, in accordance with the WIOA program regulations.

4.0 TERM OF AGREEMENT

4.1 The initial term of this Agreement is listed on page one of this Agreement.

4.1 This Agreement shall be effective upon approval and signature by both Parties.

4.2 The Agreement may be extended for two (2) additional two-year terms, provided the City is in compliance with the terms and conditions of this Agreement. Extensions must be in writing and approved and signed by both Parties. The City must provide notice of intent to renew (60) calendar days prior to the end of the original or extended Agreement term, as applicable.

5.0 AMENDMENTS

5.1 Any changes to this Agreement shall be carried out in accordance with the following:

5.1.1 A written amendment, signed by the Parties to this Agreement, shall be required for all purposes, including the following:

5.1.1.1 Whenever the agreement period is lengthened or shortened; and

5.1.1.2 For any other changes in the terms and conditions of this Agreement that the Parties deem substantial.

6.0 FUNDING

6.1 The City shall provide the County with the amount defined in the Itemized Service Budget (ISB), Attachment A. The ISB has been developed between the Parties and is incorporated into this Agreement.

6.2 The anticipated costs for the Agreement term:

6.2.1 The City shall compensate the County in an amount not to exceed $45,668 for the period July 1, 2020 through June 30, 2021.

6.2.2 The City shall compensate the County in an amount not to exceed $46,802 for the period July 1, 2021 through June 30, 2022.

6.2.3 The City shall compensate the County in an amount not to exceed $47,967 for the period July 1, 2022 through June 30, 2023.

7.0 AVAILABILITY OF FUNDS

7.1 Should funding for program activities be reduced for any reason and services are not funded, then a Party may either accept a decrease in services offered by the other Party or terminate this Agreement (or both).

7.2 If the City is unable to provide funding to support County personnel, then the County has the right to either change the availability of, or withdraw, County staff (or both).

8.0 PAYMENTS

8.1 Subject to ongoing review and possible modifications during the term or terms of this Agreement, the City shall pay the County based on the County submitting a monthly invoice. The City shall prepare and issue payment within 30 calendar days of receipt of

the invoice, except for the last month of each fiscal year, regarding which the City shall submit payment by July 5th of each year. Payments shall be submitted to the Department's Finance Division at the address 234 North Central Avenue, Phoenix, Arizona 85004.

9.0 RESPONSIBILITIES OF ORGANIZATIONS

9.1 The County shall:

9.1.1 Assign a County Workforce Development Coordinator to act as a business liaison, trainer, career guidance specialist, and partner with the City to provide assistance to participants and businesses within the City by:

9.1.1.1 Enrolling WIOA eligible program participants;

9.1.1.2 Organizing workshops for job seekers to assist with job searches and the development of job retention skills and assessment tools for measuring interests, aptitude and skills, career exploration, and vocational training;

9.1.1.3 Providing eligible participant support services that may include funding assistance to enable participants to continue training, retain or obtain employment, and encourage successful program completion;

9.1.1.4 Directing job seekers toward activities that lead to the attainment of a secondary school diploma or its equivalent;

9.1.1.5 Organizing job fairs for local employers recruiting employees to fill vacant positions;

9.1.1.6 Engaging with the business community in collaboration with the City's Human Service & Community Vitality Department and Economic Development Department;

9.1.1.7 Providing case management and referral services; and

9.1.1.8 Providing the City with reports on a semi-annual basis (i.e., January and July of each year) containing the following data metrics:

9.1.1.8.1 Community Outreach Efforts;

9.1.1.8.2 Total number of Enrollments - including participants' demographics; and

9.1.1.8.3 Summary of services provided;

9.1.1.8.3.1 Total number of Trainings provided;

9.1.1.8.3.2 Employment Outcomes; and

9.1.1.8.3.3 Number of Surprise Employers engaged in services.

9.1.2 Provide computers and equipment for County staff to fulfill their duties.

9.2 The City shall:

9.2.1 Provide workspace at the facility listed in Section 2.2 for County staff to provide the services identified in this Agreement. The workspace shall be a secure location to house all computers and equipment provided by the County. The workspace shall remain locked when not in use by County staff and whenever the facility is not in use;

9.2.2 Provide internet connection;

9.2.3 Work cooperatively with County staff to improve efficiency, effectiveness, and the coordination of workforce services;

9.2.4 Provide meeting space and space for job fairs as needed; and

9.2.5 Include information attributing ARIZONA@WORK – Maricopa County program in any outreach materials, website, and other promotional/marketing materials related to this partnership.

10.0 TERMINATION

10.1 Under A.R.S. §38-511, the Parties may cancel this Agreement without penalty or further obligation within three years after execution of this Agreement if any person significantly involved in initiating, negotiating, securing, drafting, or creating this Agreement on behalf of

the County is, at any time while this Agreement or any extension of this Agreement is in effect, an employee or agent of any other party to the Agreement in any capacity or consultant to any other party of the Agreement with respect to the subject matter of the Agreement. Additionally, under A.R.S § 38-511, the County may recoup any fee or commission paid or due to any person significantly involved in initiating, negotiating, securing, drafting, or creating this Agreement on behalf of the County from any other party to this Agreement arising as the result of this Agreement.

10.2 Either Party may terminate this Agreement at any time by giving the other Party at least sixty (60) calendar days prior notice in writing (unless terminated by the Board of Supervisors under the Availability of Funds provision). The notice shall be given by either mail or via email to the persons listed in Section 11 (Notices) of this Agreement.

10.3 This Agreement may be terminated by mutual written agreement of the Parties specifying the termination date therein.

10.4 The County has the right to terminate this Agreement upon twenty-four (24) hour notice when the County determines that the health or welfare of the service recipients are endangered, or the City's non-compliance jeopardizes funding source financial participation. If not terminated by one of the above methods, then this Agreement shall terminate upon the expiration of the term stated on page one of this Agreement or expiration of any extended term described in Section 4.0

11.0 NOTICES

Notifications and communications concerning this Agreement shall be directed to the following:

County:
Thomas Colombo, Assistant Director
Workforce Development
Maricopa County Human Services Department
234 N Central Avenue, Suite 3000
Phoenix, AZ 85004
Telephone: 602-372-2733
Email: Tom.Colombo@maricopa.gov

City of Surprise:
Name: Seth Dyson
Title: Human Service & Community Vitality Director
Address: 15832 North Hollyhock Street, Surprise, AZ 85378
Telephone: 623-222-1620
Email: Seth.Dyson@surpriseaz.gov

12.0 EMPLOYMENT DISCLAIMER

12.1 This Agreement is not intended to constitute, create, give rise to, or otherwise recognize a joint venture agreement, partnership, or other formal business association or organization of any kind, and the rights and obligations of the Parties shall be only those expressly set forth in this Agreement.

12.2 The City agrees that no individual performing under this Agreement on behalf of City may be considered a County agent, employee, or representative and that no rights of County civil service, County retirement, or County personnel rules shall accrue or apply to any such individual. The City shall have total responsibility for all salaries, wages, bonuses, retirement, withholdings, workers' compensation, occupational disease compensation, unemployment compensation, other employee benefits, and all taxes and premiums

appurtenant thereto concerning such individuals shall indemnify, defend and hold harmless the County with respect to the foregoing.

12.3 The County agrees that no individual performing under this Agreement on behalf of County may be considered a City agent, employee, or representative and that no rights of City civil service, City retirement, or City personnel rules shall accrue or apply to any such individual. The County shall have total responsibility for all salaries, wages, bonuses, retirement, withholdings, workers' compensation, occupational disease compensation, unemployment compensation, other employee benefits, and all taxes and premiums appurtenant thereto concerning such individuals and the County shall indemnify, defend and hold harmless the City with respect to the foregoing.

13.0 SAFEGUARDING OF PARTICIPANT INFORMATION

The use or disclosure by either Party of any information concerning an applicant for, or recipient of, service under this Agreement is directly limited to the conduct of this Agreement. The City and any and all of its agents, representatives, officials, officers, directors, employees, volunteers, departments, agencies, boards, committees, and commissions shall safeguard the confidentiality of this information, just as they would safeguard their own confidential information.

14.0 GENERAL INDEMNIFICATION

Each Party (as "Indemnitor") agrees to indemnify, defend, and hold harmless the other Party (as "Indemnitee") from and against any and all claims, losses, liability, costs, or expenses (including reasonable attorney and expert fees) (collectively referred to as "Claims") arising out of bodily injury (including death) of any person or property damage, but only to the extent that such Claims, which result in vicarious/derivative liability to the Indemnitee, are caused by the act, omission, negligence, misconduct, or other fault of the Indemnitor and any and all of its agents, representatives, officials, officers, directors, employees, volunteers, departments, agencies, boards, committees, and commissions.

15.0 NON-LIABILITY

The County and its agents, representatives, officials, officers, directors, employees, volunteers, departments, agencies, boards, and commissions shall not be liable for any act or omission by the City or any and all of its agents, representatives, officials, officers, directors, employees, volunteers, departments, agencies, boards, or commissions occurring in the performance of this Agreement, nor shall the County and its agents, representatives, officials, officers, directors, employees, volunteers, departments, agencies, boards, and commissions be liable for purchases or contracts made by the City or any and all of its agents, representatives, officials, officers, directors, employees, volunteers, departments, agencies, boards, or commissions in connection with this Agreement.

16.0 GENERAL LIABILITY INSURANCE EXCEPTION

Each Party is a public entity. For such reason, insurance policy requirements shall not apply. Instead, each Party shall provide the other Party a Certificate of Self- Insurance equal to:

General Aggregate	$3,000,000
Each Occurrence Limit	$1,000,000

17.0 COMPLIANCE WITH APPLICABLE LAWS

17.1 Each Party shall comply with all applicable laws, ordinances, resolutions, executive orders, rules, regulations, standards, and codes of the federal, state, and local governments whether specifically referenced in this Agreement. Specifically, the following apply:

17.1.1 Unless exempt under federal law, the Parties shall comply with Title VII of the Civil Rights Act of 1964, as amended, the Age Discrimination in Employment Act, and State Executive Order No. 75-5, as updated in State Executive Order No. 99-4

(Executive Order No. 2009-09 superseded Executive Order No. 99-4 and amended Executive Order No. 75-5), which mandates that all persons, regardless of race, color, religion, sex, age, national origin, or political affiliation, shall have equal access to employment opportunities. The Parties shall comply with the Rehabilitation Act of 1973, as amended, which prohibits discrimination in the employment of qualified persons because of physical or mental disability. The Parties shall comply with the requirements of the Fair Labor Standards Act of 1938, as amended.

17.1.2 The Parties shall comply with Title VI of the Civil Rights Act of 1964, which prohibits the denial of benefits of, or participation in, contract services on the basis of race, color, or national origin. The Parties shall comply with the requirements of Section 504 of the Rehabilitation Act of 1973, as amended, which prohibits discrimination on the basis of disability, in delivering contract services; and with Title II of the Americans with Disabilities Act, and the Arizona Disability Act, which prohibits discrimination on the basis of physical or mental disabilities in the provision of contract programs, services, and activities.

17.1.3 The Parties shall not discriminate upon the basis of race, color, creed, religion, ancestry, national origin, sex, gender, sexual orientation, gender identity, disability, age, marital status or status with regard to the benefits of, or participation in, or use of the programs, services, and activities.

17.1.4 Each Party warrants that it is in compliance with A.R.S. § 41-4401 and further acknowledges that:

17.1.4.1 The Parties and their Vendors, if any, warrant their compliance with all federal immigration laws and regulations that relate to their employees and their compliance with A.R.S. § 23-214;

17.1.4.2 A breach of a warranty under this Section 17.1.4 shall be deemed a material breach of this Agreement that is subject to penalties up to and including termination of this Agreement;

17.1.4.3 The Parties retains the legal right to inspect the papers of any contractor or (Sub)contractor or Vendor employee who works on this Agreement to ensure that the Parties are complying with the warranty provided under subsections listed above and that the Parties agrees to make all papers and employment records of said employee(s) available during normal working hours in order to facilitate such an inspection;

18.0 CERTIFICATION REGARDING DEBARMENT, SUSPENSION INELIGIBILITY, AND VOLUNTARY EXCLUSION

The City certifies to the best of its knowledge and belief, that it and its directors, officers, officials, agents, representatives, employees, and volunteers:

18.1 Are not presently debarred, suspended, proposed for debarment, or declared ineligible or voluntarily excluded from covered transactions by any federal department or agency.

18.2 Have not within a three-year period been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

18.3 Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with commission of any of the offenses enumerated in the paragraphs above; and

18.4 Have not within a three-year period had one or more public transactions (federal, state, or local) terminated for cause or default.

19.0 FEDERAL IMMIGRATION AND NATIONALITY ACT

19.1 The Parties understand and acknowledge the applicability of the Immigration Reform and Control Act of 1986 (IRCA). The Parties agree to comply with the IRCA in performing under this Agreement and to permit the other Party to inspect personnel records to verify such compliance.

19.2 By entering into this Agreement, the Parties warrant compliance with the Federal Immigration and Nationality Act (FINA) and all other federal immigration laws and regulations related to the immigration status of its employees. The Parties shall obtain statements from their (Sub)contractors certifying compliance and shall furnish the statements to the other Party upon request. These warranties shall remain in effect through the term of this Agreement. The Parties and their (Sub)contractors shall also maintain Employment Eligibility Verification forms (I-9) as required by the U.S. Department of Labor's Immigration and Control Act for all employees performing work under the Agreement. I-9 forms are available for download at USCIS.GOV.

19.3 The Parties may request verification of compliance for any employee or (sub)contractor performing work under this Agreement. Should either Party suspect or find that the other Party or any of its (Sub)contractors are not in compliance, then the Party may pursue all remedies allowed by law, including, but not limited to: suspension of work, termination of this Agreement for default, and suspension or debarment of the other Party. All costs necessary to verify compliance are the responsibility of the requesting Party.

20.0 WRITTEN CERTIFICATION UNDER A.R.S. § 35-393.01

If the City engages in for-profit activity and has 10 or more employees and, if this Agreement has a value of $100,000 or more, then the City certifies it is not currently engaged in, and agrees for the duration of this Agreement to not engage in, a boycott of goods or services from Israel. This certification does not apply to a boycott prohibited by 50 U.S.C. § 4842 or a regulation issued pursuant to 50 U.S.C. § 4842.

21.0 ASSIGNABILITY AND SUBCONTRACTING

No rights, liabilities, obligations, or duties under this Agreement may be assigned, delegated, or subcontracted, in whole or part, without the prior written approval of the County. The City shall bear all liability under this Agreement, even if it is assigned, delegated, or subcontracted, in whole or in part, unless the County approves the assignment, delegation, or subcontract or agrees otherwise.

22.0 RIGHTS/OBLIGATIONS OF PARTIES ONLY

The terms of this Agreement are intended only to define the respective rights and obligations of the Parties. Nothing in this Agreement shall create any rights or duties in favor of any potential third-party beneficiary or other person, agency, or organization. Nothing in this Agreement shall affect the legal liabilities of either Party by imposing any standard of care different from the standard of care imposed by law.

23.0 WAIVER OF TERMS, CONDITIONS, AND DEFENSES

The failure of either Party to insist in any one or more instances on performance of any of the terms and conditions of, or to exercise any rights or privileges contained in, this Agreement shall not be considered as waiving such terms, conditions, rights, or privileges, and they shall remain in full force and effect. Nothing in this Agreement shall be construed as consent to any lawsuits or waiver of any defenses in a lawsuit brought against the County in any state or federal court.

24.0 ENTIRE AGREEMENT

This Agreement contains the entire understanding of the Parties. There are no representations or other provisions besides those contained in either this Agreement or in any written amendments approved and signed by both Parties.

25.0 SEVERABILITY

The Parties agrees that should any part of this Agreement be held invalid or void, the remainder of this Agreement shall remain in full force and effect and shall be binding on the Parties.

26.0 EXECUTION OF AGREEMENT/COUNTERPARTS

This Agreement may be executed in counterparts. Each counterpart shall be deemed an original, and all counterparts shall form a single instrument.

27.0 CHOICE OF LAW; VENUE

This Agreement shall be construed in accordance with and governed by the laws of the State of Arizona. The proper venue for any proceedings relating to this Agreement shall be Maricopa County, Arizona.

28.0 AUTHORIZATION

Each Party warrants to the other Party that the appropriate governing body of the Party has authorized approval and signature of this Agreement.

IN WITNESS, the Parties have approved and signed this Agreement:

FOR CITY OF SURPRISE:

_____

Mayor Date

Attested to:

_____

City Clerk Date

IN ACCORDANCE WITH A.R.S. §§ 9-240 AND 11-952, THIS AGREEMENT HAS BEEN REVIEWED BY THE UNDERSIGNED ATTORNEY WHO HAS DETERMINED THIS AGREEMENT IS PROPER IN FORM AND WITHIN THE POWERS AND AUTHORITY GRANTED TO THE CITY OF SURPRISE UNDER THE LAWS OF THE STATE OF ARIZONA.

Approved as to form:

By:

_____

City Attorney Date

FOR MARICOPA COUNTY:

_____

Chairman, Board of Supervisors Date

Attested to:

_____

Fran McCarroll, Clerk of the Board Date

IN ACCORDANCE WITH A.R.S. §§ 11-201, 11-251, AND 11-952, THIS AGREEMENT HAS BEEN REVIEWED BY THE UNDERSIGNED ATTORNEY WHO HAS DETERMINED THIS AGREEMENT IS PROPER IN FORM AND WITHIN THE POWERS AND AUTHORITY GRANTED TO MARICOPA COUNTY UNDER THE LAWS OF THE STATE OF ARIZONA.

Approved as to form:

By:

_____

Deputy County Attorney Date

ATTACHMENT A

ITEMIZED SERVICE BUDGET

Effective Dates 7/1/2020 to 6/30/2021

CONTRACT SERVICE: Arizona@Work Workforce Development

City of Surprise shared cost is 50% of FTE	12-Month Agreement Cost	MCHSD Cost	City of Surprise Cost
Total Personnel - 1 FTE @ $24.04/hr * __2088_____ total hours	$ 50,196	$ 25,098	$ 25,098
Maricopa County Merit Pay Increase for FY21 - 3%	$ 1,506	$ 753	$ 753
Total Employee Related Expenses - [1]ERE = 19.87% + $12,768	$ 23,041	$ 11,521	$ 11,521
Total Indirect Cost - 22.2%	$ 16,593	$ 8,296	$ 8,296
Subtotal	$ 91,335	$ 45,668	$ 45,668
Total Cost for 12-Month for the City of Surprise			**$ 45,668**

[1] ***Based on 2020 FICA***, *Retirement, Unemployment Compensation, Worker's Compensation, Liability Insurance, Health/Dental/Life Insurance, and Dependent Care Assistance*

ATTACHMENT A

ITEMIZED SERVICE BUDGET

Effective Dates 7/1/2021 to 6/30/2022

CONTRACT SERVICE: Arizona@Work Workforce Development

City of Surprise shared cost is 50% of FTE	12-Month Agreement Cost	MCHSD Cost	City of Surprise Cost
Total Personnel - 1 FTE @ $24.76/hr * __2088_____ total hc	$ 51,699	$ 25,849	$ 25,849
Maricopa County Merit Pay Increase for FY21 - 3%	$ 1,551	$ 775	$ 775
Total Employee Related Expenses - [1]ERE = 19.87% + $12,76	$ 23,349	$ 11,674	$ 11,674
Total Indirect Cost - 22.2%	$ 17,005	$ 8,502	$ 8,502
Subtotal	$ 93,603	$ 46,802	$ 46,802
Total Cost for 12-Month for the City of Surprise			**$ 46,802**

[1] ***Based on 2020 FICA***, *Retirement, Unemployment Compensation, Worker's Compensation, Liability Insurance, Health/Dental/Life Insurance, and Dependent Care Assistance*

ATTACHMENT A

ITEMIZED SERVICE BUDGET

Effective Dates 7/1/2022 to 6/30/2023

CONTRACT SERVICE: Arizona@Work Workforce Development

City of Surprise shared cost is 50% of FTE	12-Month Agreement Cost	MCHSD Cost	City of Surprise Cost
Total Personnel - 1 FTE @ $25.50/hr * __2088_____ total hc	$ 53,244	$ 26,622	$ 26,622
Maricopa County Merit Pay Increase for FY21 - 3%	$ 1,597	$ 799	$ 799
Total Employee Related Expenses - [1]ERE = 19.87% + $12,76	$ 23,665	$ 11,832	$ 11,832
Total Indirect Cost - 22.2%	$ 17,428	$ 8,714	$ 8,714
Subtotal	$ 95,935	$ 47,967	$ 47,967
Total Cost for 12-Month for the City of Surprise			**$ 47,967**

[1] ***Based on 2020 FICA**, Retirement, Unemployment Compensation, Worker's Compensation, Liability Insurance, Health/Dental/Life Insurance, and Dependent Care Assistance*

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 16, 2020 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 1
Staff Recommendations: None

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

Agenda Wording:
Consideration and action pertaining to the approval of a Comprehensive Sign Program for Abrazo at Surprise Farms Gateway entitled, "Abrazo Surprise Hospital Sign Plan" generally located on the southwest corner of Bell Road and State Route 303.

Motion:
I move to approve to the Comprehensive Sign Program entitled, "Abrazo Surprise Hospital Sign Plan".

Background:
Lisa Lutz of Fastsigns Glendale, on behalf of Surprise Micro-Hospital II, LLC, requests a Comprehensive Sign Program (CSP) for the Abrazo Micro-hospital located within the Surprise Farms Gateway commercial center.

Objective Analysis:
Two (2) of the proposed directory signs are intended to provide easy identification for the hospital facility but fail to meet the requirement of the current sign code. The proposed CSP will allow for an increase in sign dimensional regulations. The proposed signage meets the requirements of the Sign Code with respect to Comprehensive Sign Programs and does not introduce a sign type that is otherwise prohibited.

Policy Compliant:
Staff believes the proposed CSP provides a mechanism whereby the applicant may create directional signage necessary for a Hospital facility. The proposed signage meets the requirements of the Sign Code with respect to Comprehensive Sign Programs and does not introduce a sign type that is otherwise prohibited.

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 - FS20-104 - Abrazo CSP - PZ Staff Report - 061620
2. 01 - FS20-104 - Abrazo CSP - Vicinity Maps - 061620
3. 02 - FS20-104 - Abrazo CSP - CSP Document - 061620
4. 03 - FS20-104 - Abrazo CSP - Participation Report - 061620
5. PP - FS20-104 - Abrazo CSP - CC PowerPoint - 061620

COMPREHENSIVE SIGN PROGRAM

REPORT TO THE CITY COUNCIL

Case:	**FS20-104**
Project Name:	Abrazo at Surprise Farms Gateway Comprehensive Sign Program
Council District:	1
Meeting Date:	**June 16, 2020**
Planner:	Hobart Wingard

Owner:	Surprise Micro-Hospital II, LLC
Applicant:	Lisa Lutz of Fastsigns Glendale
Request:	Comprehensive Sign Program (CSP) for Abrazo Micro-Hospital at Surprise Farms Gateway
Site Location:	Generally, on the southwest corner of Bell Road and State Route 303
Site Size:	2.94 acres (approx.)
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	Refer to the attached Citizen Review Participation Report

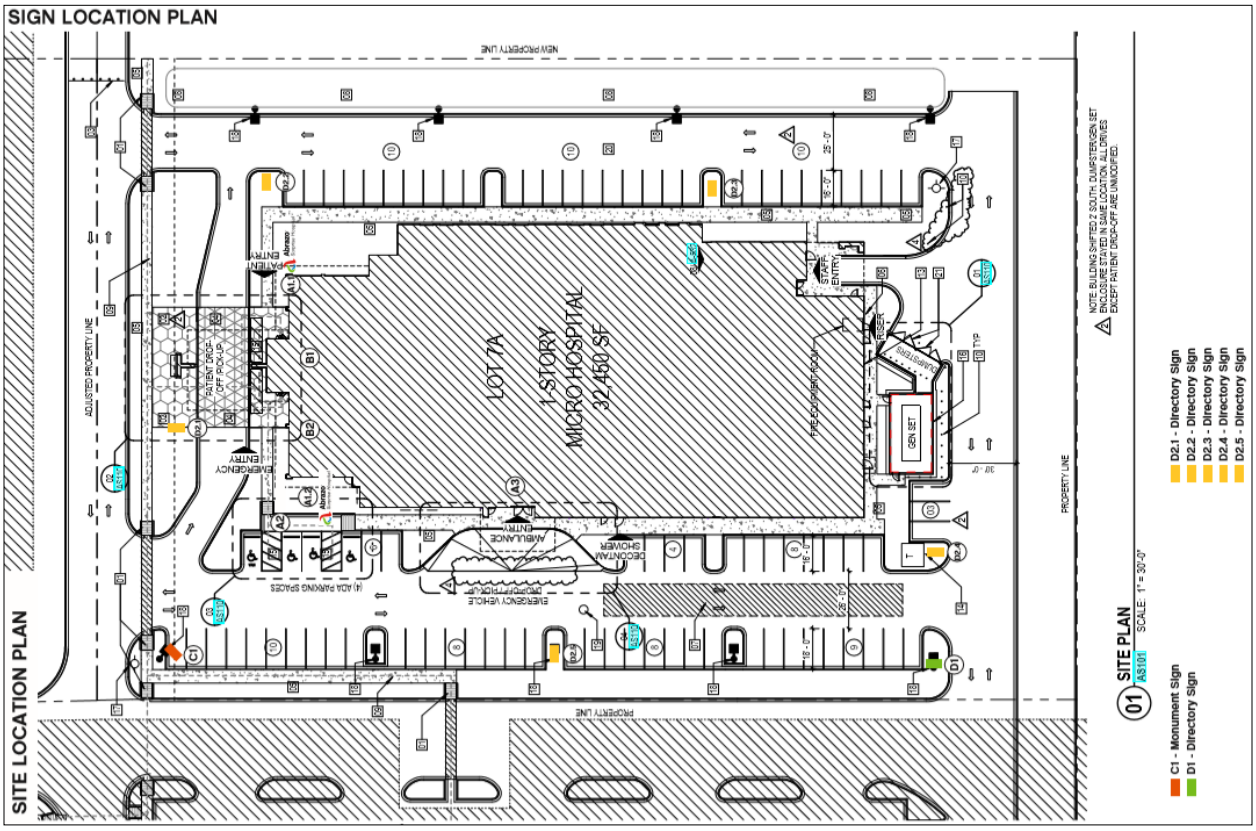
Findings:

- The proposed signs are not addressed in the Surprise Municipal Code.
- The proposed signs may be approved through a Comprehensive Sign Program.
- The reviewing agencies have indicated no objections to the request.

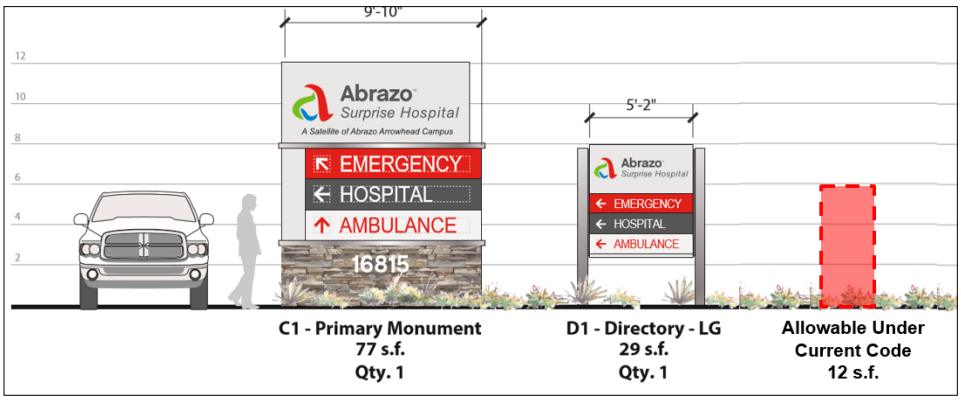
P&Z Recommendation: Unknown as of the writing of this report

Project Description:

Lisa Lutz of Fastsigns Glendale, on behalf of Surprise Micro-Hospital II, LLC, requests a Comprehensive Sign Program (CSP) for the Abrazo Micro-hospital located within the Surprise Farms Gateway commercial center. This CSP anticipates seven (7) directory signs to be located in the general areas as shown on the following map:



The current sign code, Chapter 113, only provides for a maximum of 12 square feet and a height of six (6) feet for directory signs. Signs designated as C1 and D1 do not meet these criteria. The proposed CSP will allow for increased height and copy area to for these two (2) signs:



Background:

June 20, 1984: The subject parcel was annexed into the City of Surprise.

March 27, 1995: The City Council approved the original Surprise Farms / Villages at Surprise South PAD under case PAD95-003.

October 8, 2013: The Planning and Zoning Commission approved a Major Site Plan for WinCo at Surprise Farms Gateway under case FS13-289.

December 20, 2018: The Planning and Zoning Commission approved a site plan for Abrazo at Surprise Farms Gateway under case FS18-425.

January 9, 2020: A Concept Review meeting was held for the current proposal under case CR19-856.

February 10, 2020: The applicant submitted for a Comprehensive Sign Program for Abrazo Micro-Hospital under Case FS20-104, the subject case.

April 22, 2020: The applicant held an online Citizen Review meeting; however, due to an issue with the technology, members of the public were unable to participate in the discussion. The meeting was rescheduled.

May 13, 2020: The applicant held an online Citizen Review meeting.

June 4, 2020: The Planning and Zoning Commission will consider the proposed CSP for Abrazo Hospital.

Reviewing Agencies:

The request was routed to the standard reviewing agencies who have reviewed the proposal and indicated no objections to the request.

Citizen Outreach:

Because of the current COVID-19 conditions, the applicant held an online Citizen Review meeting on April 22, 2020; however, due to an issue with the technology, members of the public were unable to participate in the discussion. The online Citizen Review meeting was rescheduled and held on May 13, 2020 at 5:00 PM. Refer to the attached Citizen Participation Report.

Staff receive one (1) phone call expressing concerns over the potential lighting impacts of the proposed Major Monument Sign and requested that landscaping be installed to help screen the adjacent residences from this impact. As the only illuminated sign is located approximately 270 feet from the residential property line, there will be no impact.

Discussion:

The Sign Code will allow Class IV Monument Sign (Directory Signs) with a maximum sign copy of 12 square feet and a height of six (6) feet. There is no provision that will allow the proposed signs by-right; however, Section 133-15 of the Sign Code will allow deviations to the code through the CSP process as outlined below:

Sec. 113-15. - Comprehensive sign programs.

(a) Purpose. The purpose of comprehensive sign programs is to provide a mechanism by which a specific set of sign criteria may be approved for a specific property or geographic area in a manner that is appropriate to the character of the community in which the comprehensive sign program will apply.

(b) A comprehensive sign program may be obtained for the following purposes:

(1) To allow a deviation from the requirements applicable to a particular sign class or type, and/or;

(2) To introduce a unique or creative sign type that is not listed as a permitted sign type in subsection 113-7(a).

(c) A comprehensive sign program may not introduce a sign type that is specifically prohibited in subsection 113-7(f).

(d) The comprehensive sign program must demonstrate that:

(1) The proposed signage represents a material improvement over what is otherwise permitted in chapter 113 of the Surprise Municipal Code,

(2) The proposed signage is appropriate to the character of the development covered by the comprehensive sign program,

(3) The proposed signage is appropriate to the neighborhood in which the property is located, and

(4) The comprehensive sign program creates a cohesive aesthetic that will apply to all signage covered by the comprehensive sign program within the specific geographic area covered by the comprehensive sign program.

(e) A comprehensive sign program may be included as part of a zone change request, or as an independent stand-alone document, in either case processed as a type IV application as outlined in article XII of the Surprise Unified Development Code. The approval or denial of a proposed comprehensive sign program is discretionary with the final approval authority lying with the Surprise City Council. A decision by the city council to deny a proposed comprehensive sign program shall not in any way be construed as a diminution of property values or a restraint of development rights.

Summary:

Staff believes the proposed CSP provides a mechanism whereby the applicant may create directional signage necessary for a Hospital facility. The proposed signage meets the requirements of the Sign Code with respect to Comprehensive Sign Programs and does not introduce a sign type that is otherwise prohibited.

Findings:

- The proposed signs are not addressed in the Surprise Municipal Code.
- The proposed signs may be approved through a Comprehensive Sign Program.
- The reviewing agencies have indicated no objections to the request.

Commission Recommendation:

The Planning and Zoning Commission's recommendation is unknown as of the writing of this report; however, based on the findings noted above, staff recommended the Commission move to recommend approval of the subject Comprehensive Sign Program request to the City Council, subject to stipulations 'a' and 'b' as outlined below:

a. Development and use of the signage for the site shall be in substantial conformance with the project narrative entitled "Abrazo Surprise Hospital Comprehensive Sign Plan", prepared by Fastsigns, consisting of seven (7) pages and stamped received February 10, 2020.

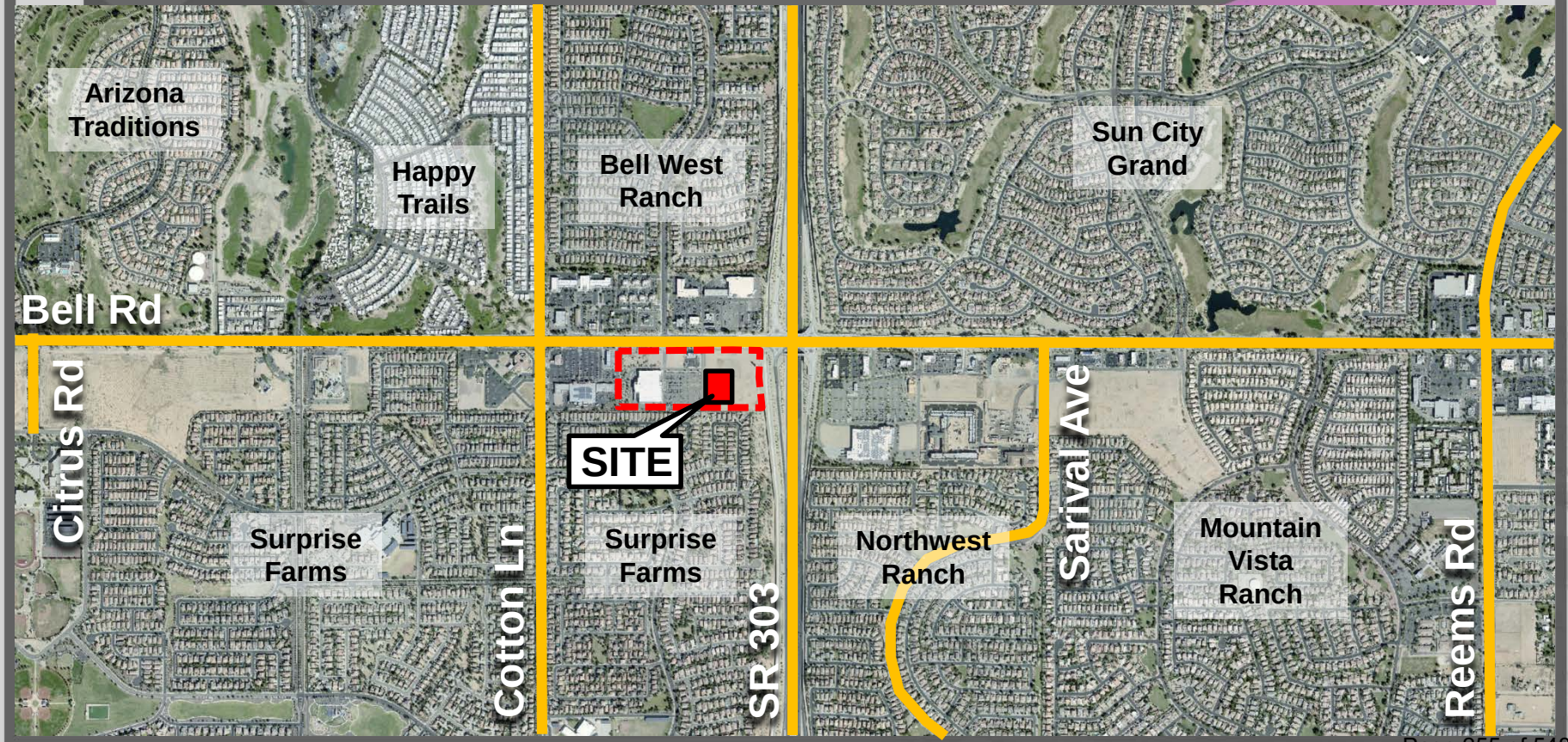
b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

Attachments:

01 Vicinity Maps
02 CSP Document

VICINITY MAP

FS20-104
Abrazo Hospital CSP

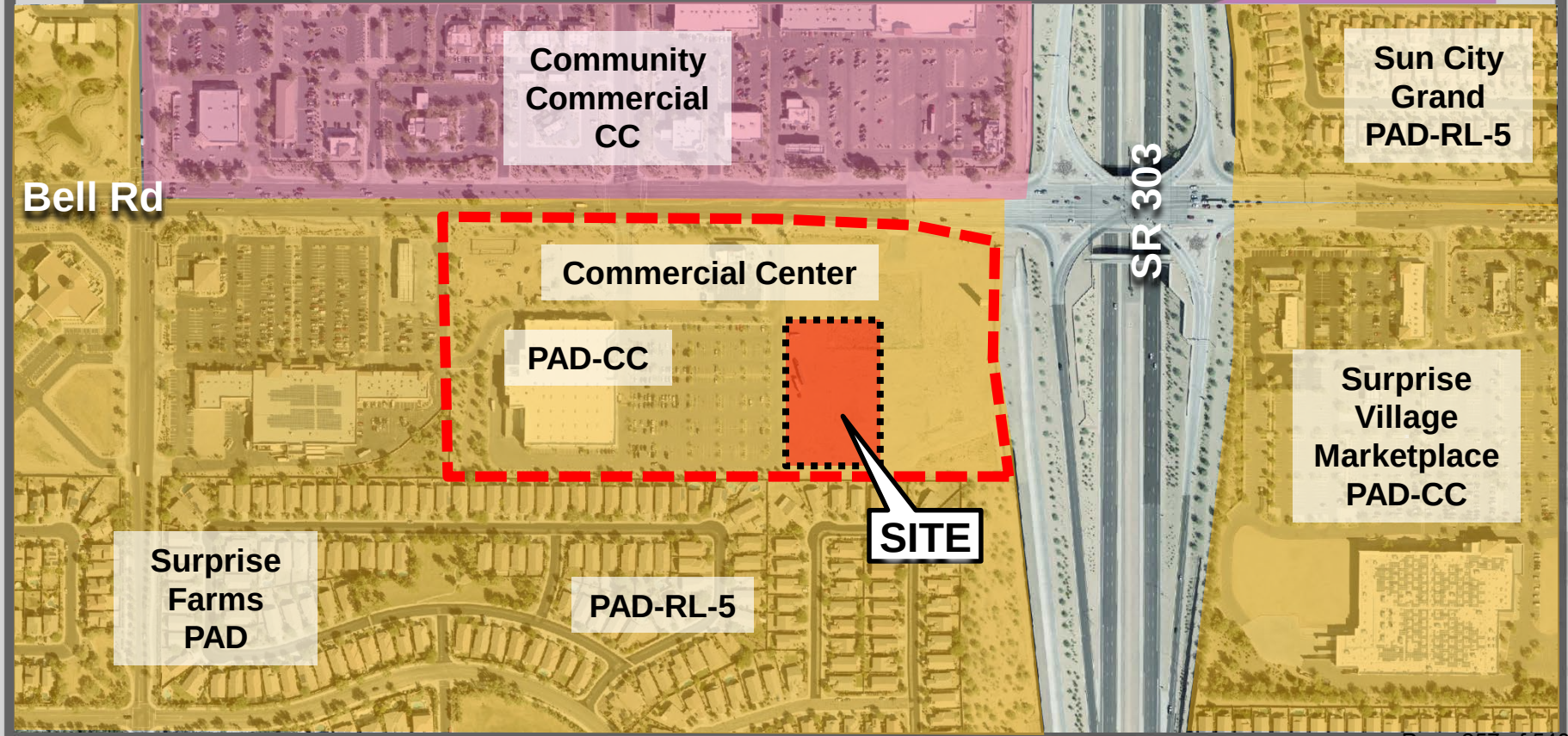


VICINITY MAP

FS20-104
Abrazo Hospital CSP

ZONING

FS20-104
Abrazo Hospital CSP



Abrazo™
Surprise Hospital

COMPREHENSIVE SIGN PLAN

February 06, 2020

Prepared for:
Abrazo Surprise Hospital
16815 W Bell Rd. | Surprise, AZ 83705
602-439-2360
Abrazo Community Health Network / Tenant Health

FASTSIGNS
More than fast. More than signs.™
sales.194@fastsigns.com | fastsigns.com/194
6020 West Bell Road, E101, Glendale AZ 85308
o: 602-439-4242 | f: 602-439-2360

Customer
Abrazo

Project: Abrazo Surprise Hospital
16815 W Bell Rd, Surprise, AZ 85374

CONTENTS

Project Background.....1
C1 - 12’ Primary Monument.....2
D1 - Directory - LG.....3
Hierarchy of Sign Types.....4
D2.1 - D2.5 - Directory.... 5
Site Location Plan.....6

PROJECT BACKGROUND

Abrazo Surprise Hospital, is a part of the Abrazo Community Health Network, and is located at 16815 W Bell Rd, Surprise, AZ 83705. Its major cross streets Bell Road and the Loop 303.

The newly constructed 32,250 SF building includes a 12-bed emergency department, an operating room and eight inpatient rooms, along with additional services.

The facility will focus on providing emergency and lower-acuity inpatient procedures as part of Abrazo’s continuum of care.

The facility’s ED will be open around the clock and staffed by board-certified emergency physicians. Additional services will include surgery, diagnostic imaging, laboratory, pharmacy and other outpatient services.

Adendum: All wall mount signs associated with this project will follow the Surprise Farms PADA, Case PADA08-037.

LEGAL DESCRIPTION

Lot 7A of “Replat of Lots 5, 6, and 7 of “Surprise Gateway,”” according to the Plat of Record in the office of the County Recorder’s office of Maricopa County , Arizona, recorder in Book 1429, Page 23.

C1 12' PRIMARY MONUMENT

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o: 602-439-4242 | f: 602-439-2360

Customer
Abrazo

Project: Abrazo Surprise Hospital
16815 W Bell Rd, Surprise, AZ 85374

Signage Type: Monument

Mounting:

Illumination: LED

Face: Acrylic and Vinyl

Returns: None

Installation: Yes

This drawing is the property of FASTSIGNS. The borrower agree it shall not be reproduced, copied or disposed of, directly or indirectly, nor used for any purpose without permission.

Sign size: 12’ x 9’ 10”

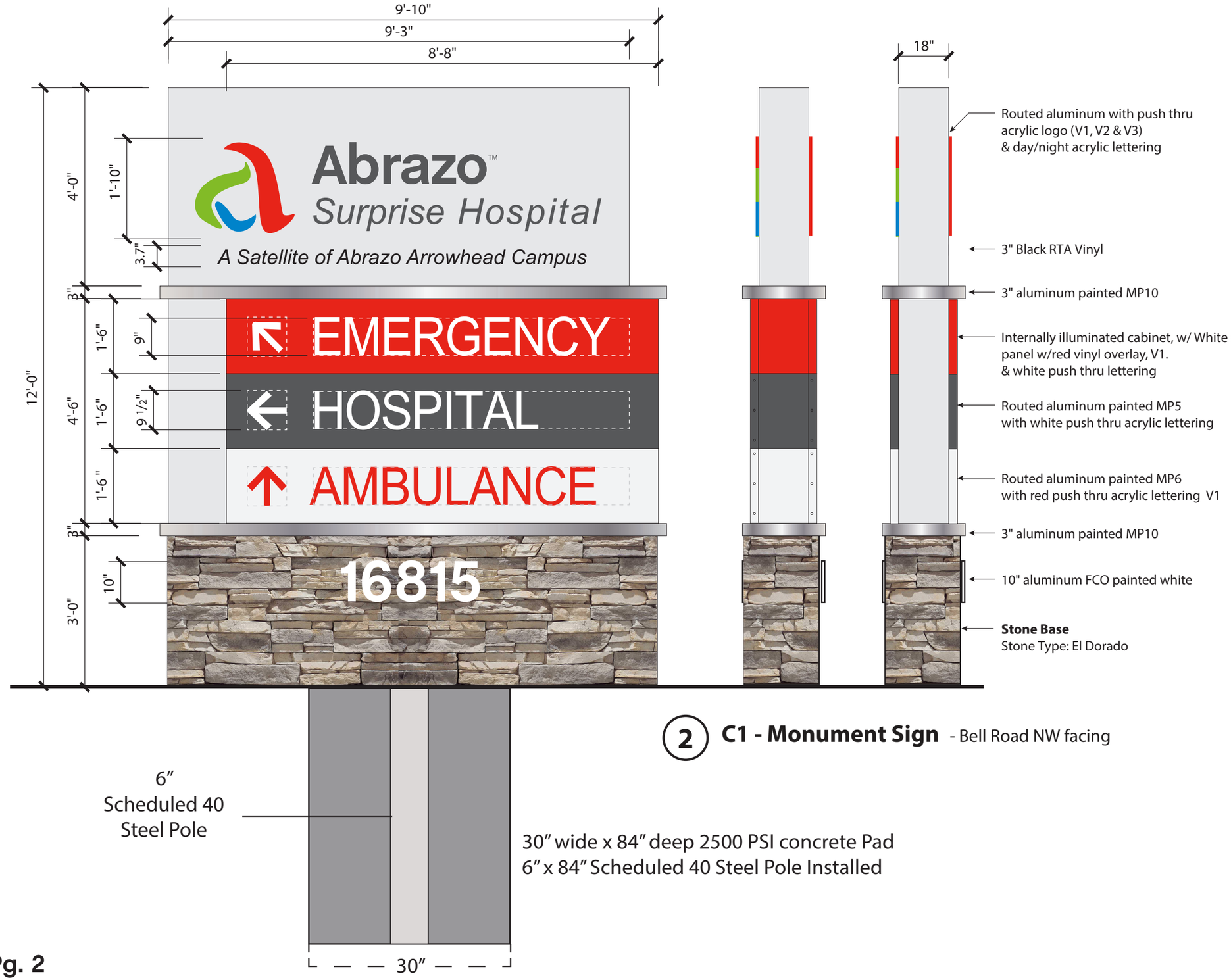
Letter Height:

Sign area: 77 sq. ft.

Ground to bottom of sign:

Building frontage:

Customer must provide electrical power no further than 6’-0” from center of sign.



2 **C1 - Monument Sign** - Bell Road NW facing

30” wide x 84” deep 2500 PSI concrete Pad
6” x 84” Scheduled 40 Steel Pole Installed

D1 - DIRECTORY - LG

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o: 602-439-4242 | f: 602-439-2360

Customer
Abrazo

Project: Abrazo Surprise Hospital
16815 W Bell Rd, Surprise, AZ 85374

Signage Type: Directory

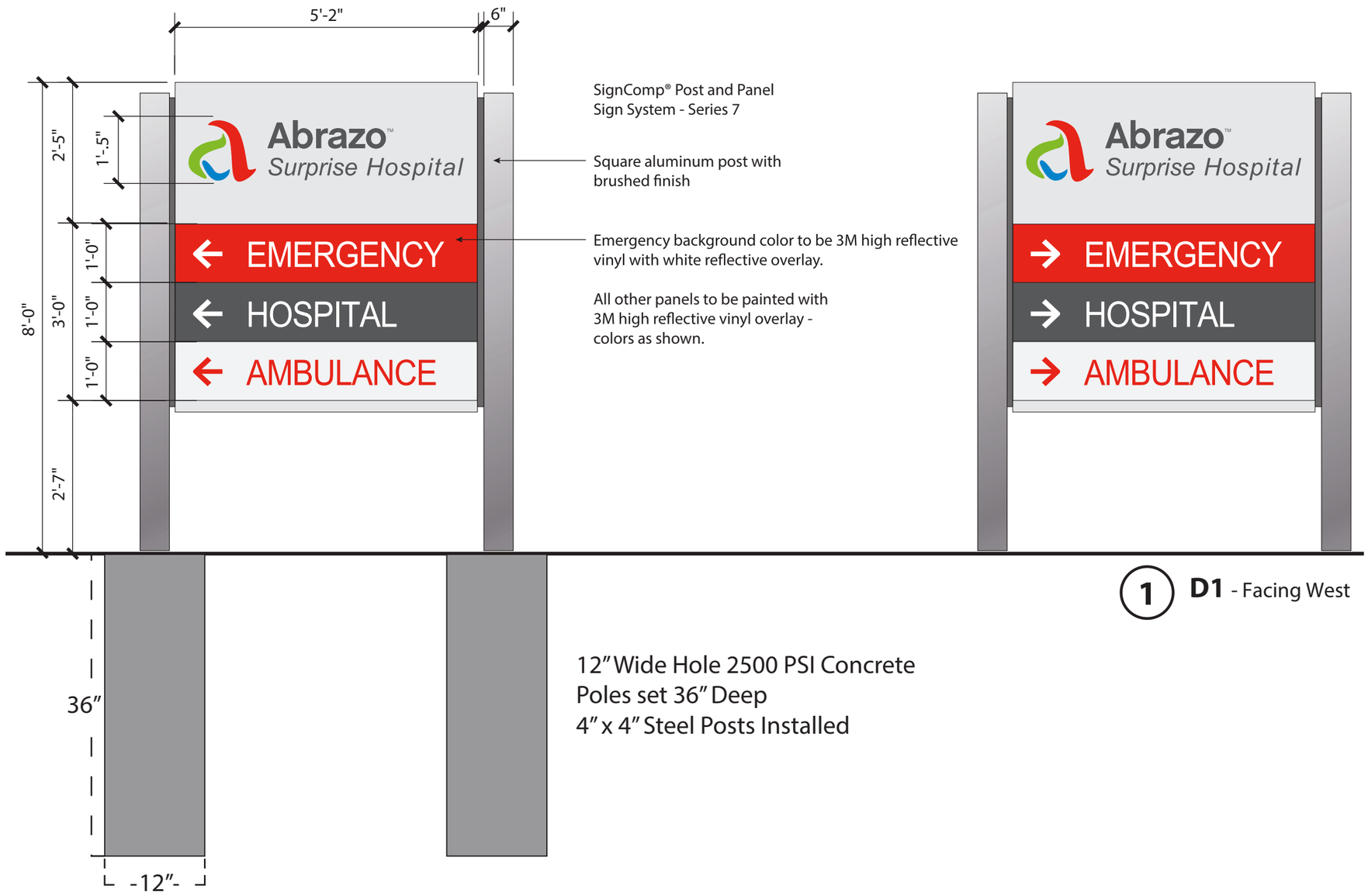
Mounting:

Illumination: Non-Illuminated

Face: Brushed Aluminum and Reflective Vinyl

Returns: None

Installation: Yes



1 **D1** - Facing West

This drawing is the property of FASTSIGNS. The borrower agree it shall not be reproduced, copied or disposed of, directly or indirectly, nor used for any purpose without permission.

Sign size: 5' 5" x 5' 2"

Letter Height:

Sign area: 27.8 sq. ft.

Ground to bottom of sign:

Building frontage:

Customer must provide electrical power no further than 6'-0" from center of sign.

HIERARCHY OF SIGN TYPES

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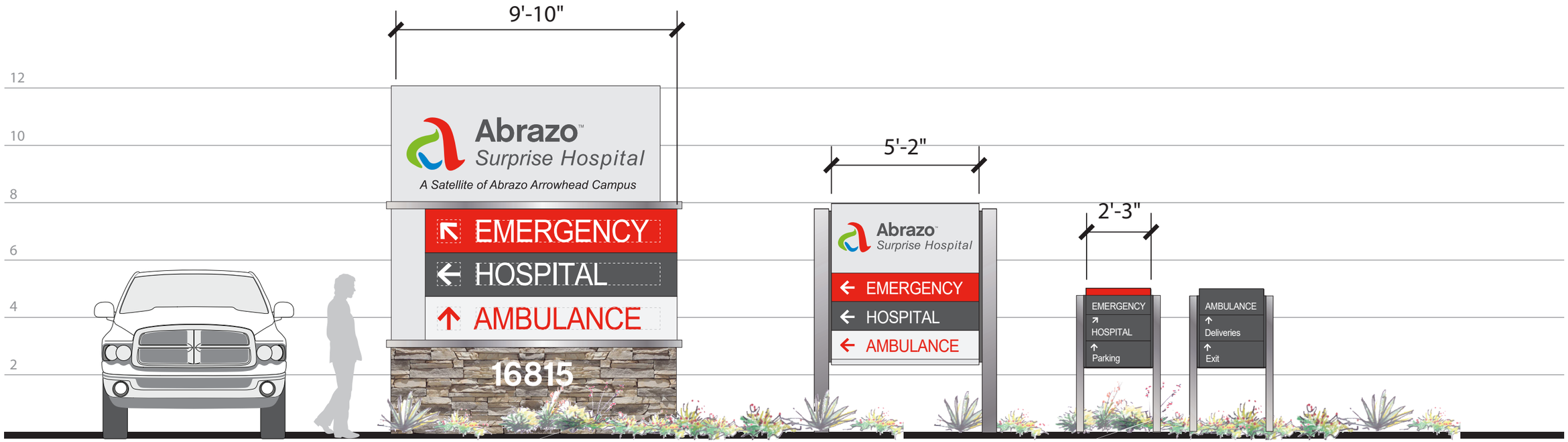
6020 West Bell Road, E101, Glendale AZ 85308
o: 602-439-4242 | f: 602-439-2360

Customer
Abrazo

Project: Abrazo Surprise Hospital
16815 W Bell Rd, Surprise, AZ 85374



C1 - Primary Monument
77 s.f.
Qty. 1

D1 - Directory - LG
29 s.f.
Qty. 1

D2 - Directory
6 s.f.
Qty. 5

D2 - DIRECTORY SIGNS

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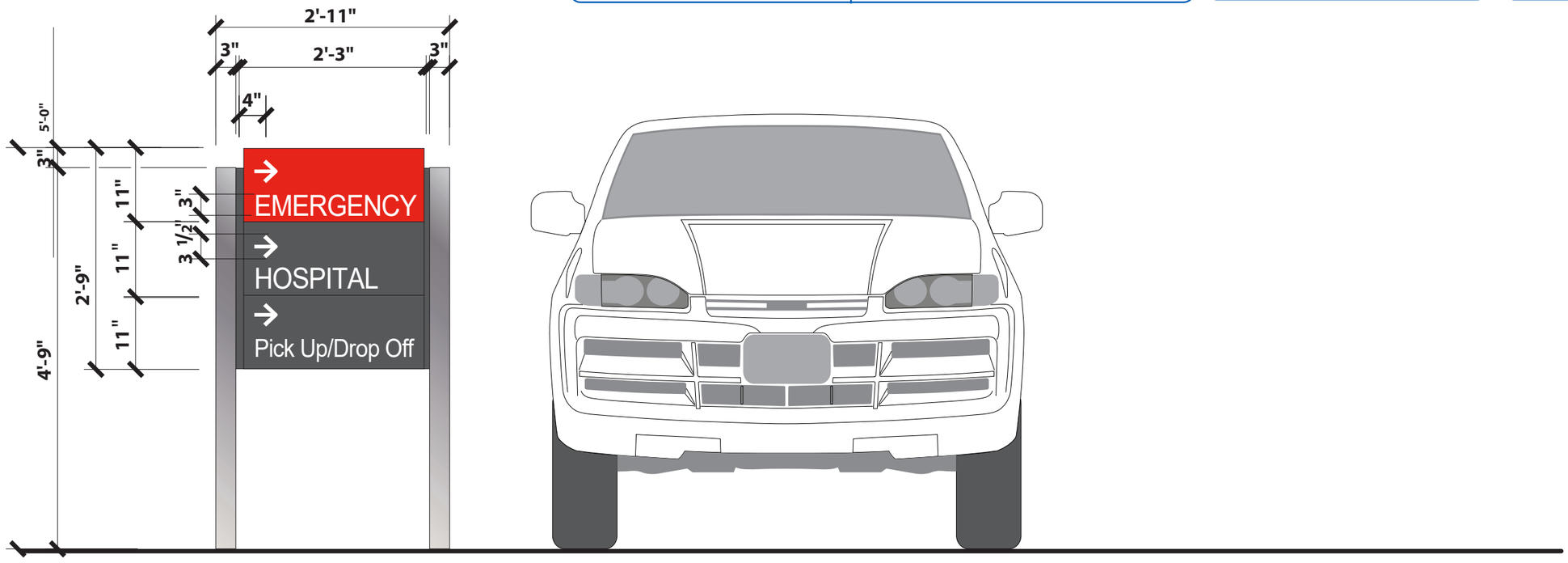
6020 West Bell Road, E101, Glendale AZ 85308
o: 602-439-4242 | f: 602-439-2360

Customer
Abrazo

Project: Abrazo Surprise Hospital
16815 W Bell Rd, Surprise, AZ 85374



Signage Type: Directory

Mounting:

Illumination: None

Face:

Returns: None

Installation: Yes

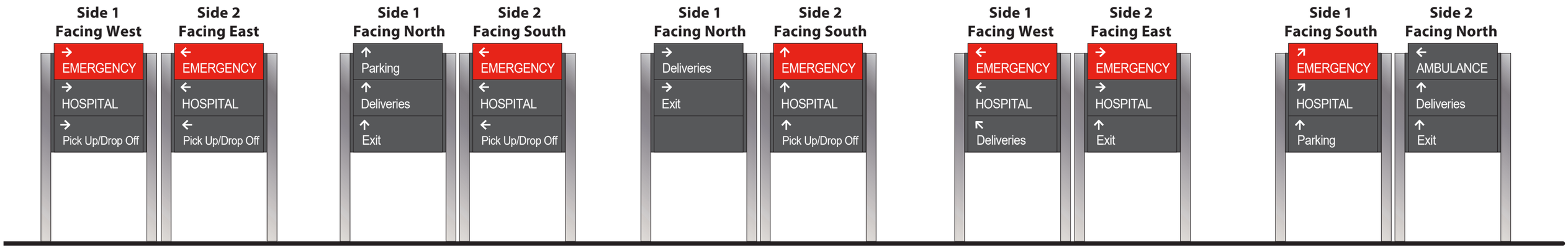
This drawing is the property of FASTSIGNS. The borrower agree it shall not be reproduced, copied or disposed of, directly or indirectly, nor used for any purpose without permission.

Sign size:
2’ 9” x 2’ 11”

Letter Height:
3”

7.9 sq. ft.

1 D2 - Post & Panel 6sf



D2.1
North Entrance

D2.2
NE Corner

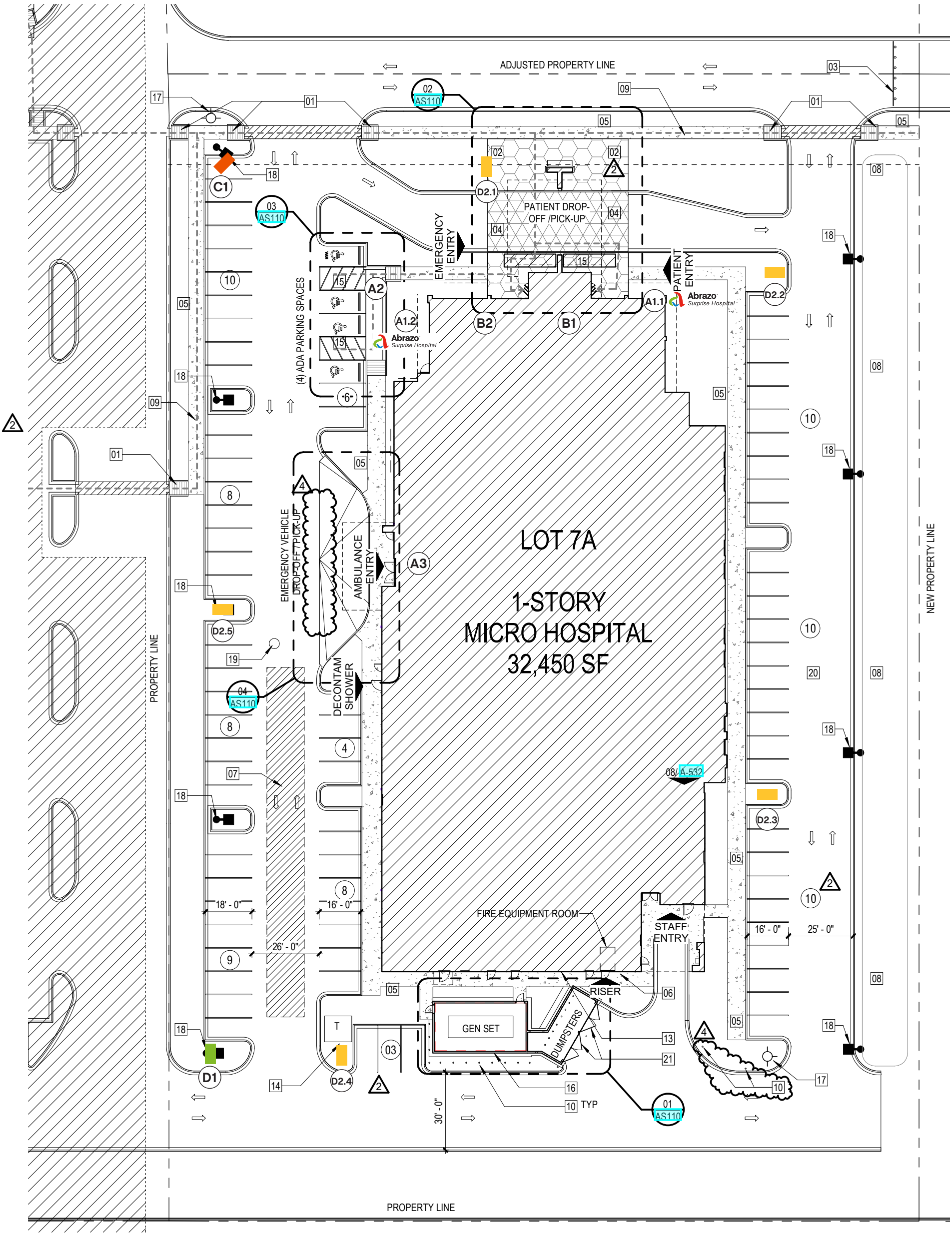
D2.3
SE Corner

D2.4
SW Corner

D2.5
West Entrance

SITE LOCATION PLAN

SIGN LOCATION PLAN



NOTE: BUILDING SHIFTED 2' SOUTH. DUMPSTER/GEN SET ENCLOSURE STAYED IN SAME LOCATION. ALL DRIVES EXCEPT PATIENT DROP-OFF ARE UNMODIFIED.

01 SITE PLAN

AS101 SCALE: 1" = 30'-0"

- C1 - Monument Sign
- D1 - Directory Sign
- D2.1 - Directory Sign
- D2.2 - Directory Sign
- D2.3 - Directory Sign
- D2.4 - Directory Sign
- D2.5 - Directory Sign

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6020 West Bell Road, E101, Glendale AZ 85308
o: 602-439-4242 | f: 602-439-2360

Customer: Abrazo

Address: W Bell Rd at Loop 303, Surprise, AZ 85374

SURPRISE
ARIZONA

COMMUNITY DEVELOPMENT
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623·222·3000

Citizen Participation Report

Comprehensive Sign Program (CSP) for Abrazo at Surprise Farms Gateway

Case FS20-104

May 13, 2020 at 5:00 pm

Project Summary:

Lisa Lutz of Fastsigns Glendale, on behalf of Surprise Micro-Hospital II, LLC, requests a Comprehensive Sign Program (CSP) for the Abrazo Micro-hospital located within the Surprise Farms Gateway commercial center. This CSP anticipates seven (7) directory signs.

Advertising:

Because of the COVID-19 health emergency, the Citizen Review meeting was held online via WebEx meeting. Refer to the attached advertisement, site posting affidavit, and Mailing Affidavit.

Summary:

Originally, the citizen review meeting was held online on April 22, 2020. Due to a technical issue (no sound) the meeting was rescheduled to May 13, 2020.

While there were no attendees from the public at the meeting, staff received a call from a resident to the south with concerns that the lighting from the signs will shine light into their lot. Of the signs proposed, the only illuminated sign would be approximately 270 feet from the residential property.

INDEPENDENT NEWSMEDIA INC. USA
17220 N. Boswell Blvd., Suite 101, Sun City, AZ 85373 • 1-800-282-8586

State of Arizona:

County of Maricopa:

Affidavit of Publication

I Charlene Bisson, Arizona group publisher of Independent Newsmedia Inc. USA, am authorized to make this affidavit of publication. Under oath, I state that the following is true and correct.

The Daily Independent is a newspaper which is published daily, is of general circulation and is in compliance with the Arizona Revised Statutes 10-140.34 & 39-201 A & B. I solemnly swear that the notice was published in the regular and entire section of the said newspaper and not in any supplement. The below listed advertisement appeared in the following issue (s)
04/25/20, 04/29/20

Sworn to and subscribed before me this 29th Day of April, A.D., 2020

SANDRA D PERRY
NOTARY PUBLIC, ARIZONA
MARICOPA COUNTY
My Commission Expires
August 22, 2020

Ad Caption: FS20-104 Abrazo CSP
Ad Number: 406032
Total Cost:$384.00

CITY OF SURPRISE
CITIZEN REVIEW MEETING

Take notice that at the date, time, and place listed below, there will be a Citizen Review meeting to discuss the below-referenced project. Due to the current COVID-19 public health emergency, the meeting will be conducted electronically using a computer interface program known as WebEx. By using a computer and the access information provided below, any member of the public may participate and be heard relative to this project. The City of Surprise Community Development Department may be contacted prior to the scheduled meeting for additional information.

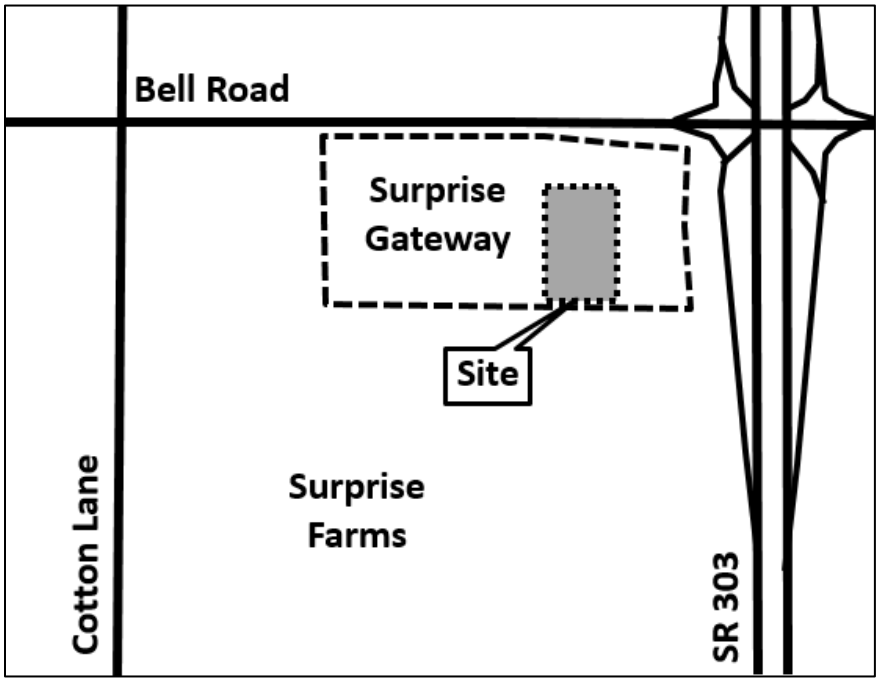
City of Surprise Planner: Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov

---

CITIZEN REVIEW MEETING DETAILS

DATE:	Wednesday May 13, 2020
TIME:	5:00 PM
ONLINE ACCESS:	WebEx Online Meeting https://www.webex.com/ Meeting Number: 627 842 909 Password: 2AhU3FHCyE2
PHONE ACCESS:	602-666-0783 Meeting Number: 627 842 909

Project Location



PROJECT DESCRIPTION: A Comprehensive Sign Program for directional signage for Abrazo Hospital located on the southwest corner of Bell Road and Arizona State Route 303 in the Surprise Gateway Commercial Center. Case FS20-104.

SURPRISE
ARIZONA

COMMUNITY DEVELOPMENT
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623·222·3000

AFFIDAVIT OF PUBLIC NOTICE MAILOUT

I, Hobart Wingard, being duly authorized to complete the task as stated herein, did on April 23, 2020 send the attached written notification pertaining to the case(s) listed below to the entities as stated in the attached Mailing List via 1st Class Mail as required by State and Local law. I obtained the names and addresses as stated on said Mailing List from the following source(s):

- □ Maricopa County Accessor Website
- □ Agency Website
- □ City Database
- □ Other

Case #: FS20-104, Project Name: Abrazo CSP

[Case #] [Case Name]

Signed this 23rd day of April, 2020

[Day] [Month] [Year]

By: _____

[Signature]

Rev. 07/10/19

CITY OF SURPRISE
CITIZEN REVIEW MEETING

Take notice that at the date, time, and place listed below, there will be a Citizen Review meeting to discuss the below-referenced project. Due to the current COVID-19 public health emergency, the meeting will be conducted electronically using a computer interface program known as WebEx. By using a computer and the access information provided below, any member of the public may participate and be heard relative to this project. The City of Surprise Community Development Department may be contacted prior to the scheduled meeting for additional information.

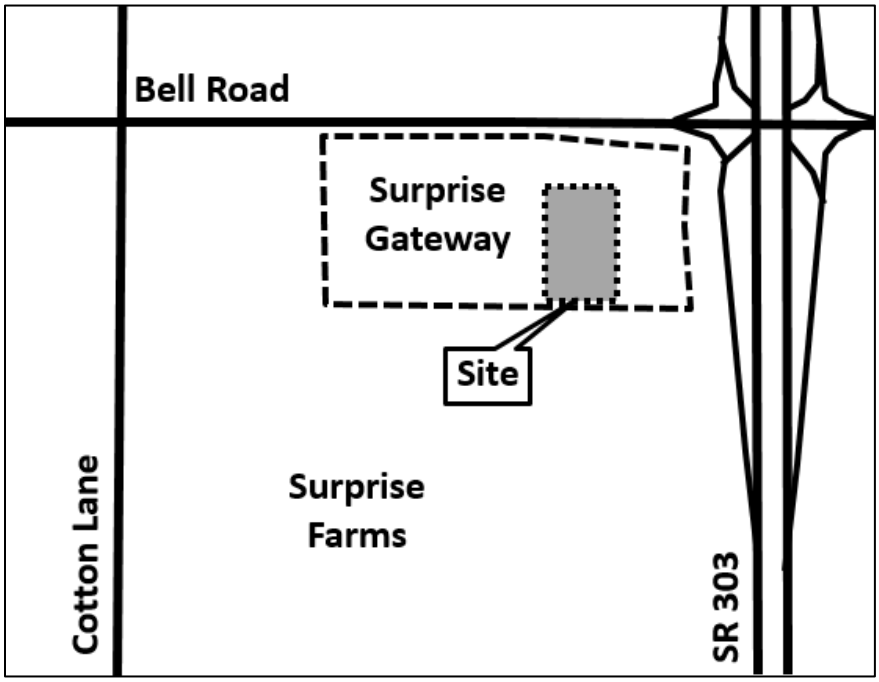
City of Surprise Planner: Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov

---

CITIZEN REVIEW MEETING DETAILS

DATE:	Wednesday May 13, 2020
TIME:	5:00 PM
ONLINE ACCESS:	WebEx Online Meeting https://www.webex.com/ Meeting Number: 627 842 909 Password: 2AhU3FHCyE2
PHONE ACCESS:	602-666-0783 Meeting Number: 627 842 909

Project Location



PROJECT DESCRIPTION: A Comprehensive Sign Program for directional signage for Abrazo Hospital located on the southwest corner of Bell Road and Arizona State Route 303 in the Surprise Gateway Commercial Center. Case FS20-104.

Owner	Mailing Address	MAIL_ADDR1	MAIL_CITY	MAIL_STA	MAIL_ZIP
BELL ROAD AND LOOP 303 LLP	[redacted]				
GOODKIN HEATHER					
HILL JOANN					
HISAW DANIEL L					
HOWELL ROBERT E/JOLENE A TR					
LUNDBERG STREET LLC					
PACHECO ABEL					
SURPRISE MICRO-HOSPITAL II LLC					
WINCO FOODS LLC					

AFFIDAVIT OF POSTING

Case Number: CR19-856

Project Name: ABRAZO SURPRISE HOSPITAL

Project Location: 16815 W. BELL RD SURPRISE AZ

Date Site Posted: 5/5/20

In order to assist in providing adequate notice to interested parties, the applicant for any type of public hearing shall erect two (2) signs providing notice of the date, time, and place of the scheduled hearing(s). These signs must be erected not less than fifteen (15) calendar days prior to the date of the first hearing. The signs shall also include the description of the request as contained on the formal development application. The size and format of this sign shall meet requirements established by the city (see example).

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, as well as the information on the sign, until final disposition of the case.

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

Joseph Dana Lutz — Owner/Applicant Signature

4-6-20 — Date

This instrument was acknowledged before me this 6th day of May, 2020 by Joseph Dana Lutz

Ryan Zimmerman — Notary Public

My Commission Expires: 2/22/2021

RYAN SHANE ZIMMERMAN
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
February 22, 2021

FASTSIGNS
More than fast. More than signs.™
sales.194@fastsigns.com | fastsigns.com/194
6020 West Bell Road, E101, Glendale AZ 85308
o: 602-439-4242 | f: 602-439-2360

Customer	Address
Surprise City Hall PAD	16815 W. Bell Rd, Surprise

Order#	Design/Rev Date
84349	5/4/2020

96″

4.9″
3.8″
1.5″
1.5″
1.5″
2.8″
2.8″

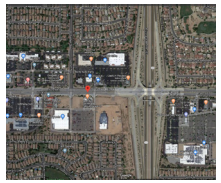
Notice of Public Hearing
City of Surprise

Neighborhood Meeting	Planning and Zoning	City Council
Date: May 13th, 2020	Date: June 4th, 2020	Date: June 16th, 2020
Time: 5:00 pm	Time: 6:00 pm	Time: 6:00 pm
Location: Tele-Conference	Location: Tele-Conference	Location: Tele-Conference

Meeting link: https://meetingsamer14.webex.com/meetingsamer14/j.php?MTID=m8dd6a296540b43d6bdf7372ea9a1ad1c Meeting number: 627 842 909

Password: 2AhU3FHCyE2 (22483342 from phones)

Access code: 627 842 909 Join by phone: +1-408-418-9388 United States Toll



Case Number CR19-856 . Approval of a Conditional Use Permit for a Comprehensive Sign Package for Abrazo Hospital. Case FS20-104.

For more information, call: 623-222-3011
surpriseaz.gov

48″

Signage Type: UV print on MDO .50

Mounting: see above

Illumination: none

Face: see aove

Returns:

Installation:

Sign size:	19.88″ H x 96″W
Letter Height:	See sample
Sign area:	XXX
Ground to bottom of sign:	XXX
Building frontage:	XXX

Building Owner Approval

Landlord/Property Management Approval

Tenant/Client Approval

Customer must provide electrical power no further than 6’-0” from center of sign.

Sold By	Designed By
Tom	Devoney

This drawing is the property of FASTSIGNS. The borrower agree it shall not be reproduced, copied or disposed of, directly or indirectly, nor used for any purpose without permission.

SURPRISE
ARIZONA

FS20-104
Abrazo Hospital at Surprise Farms Gateway CSP

City Council – June 16, 2020

VICINITY MAP

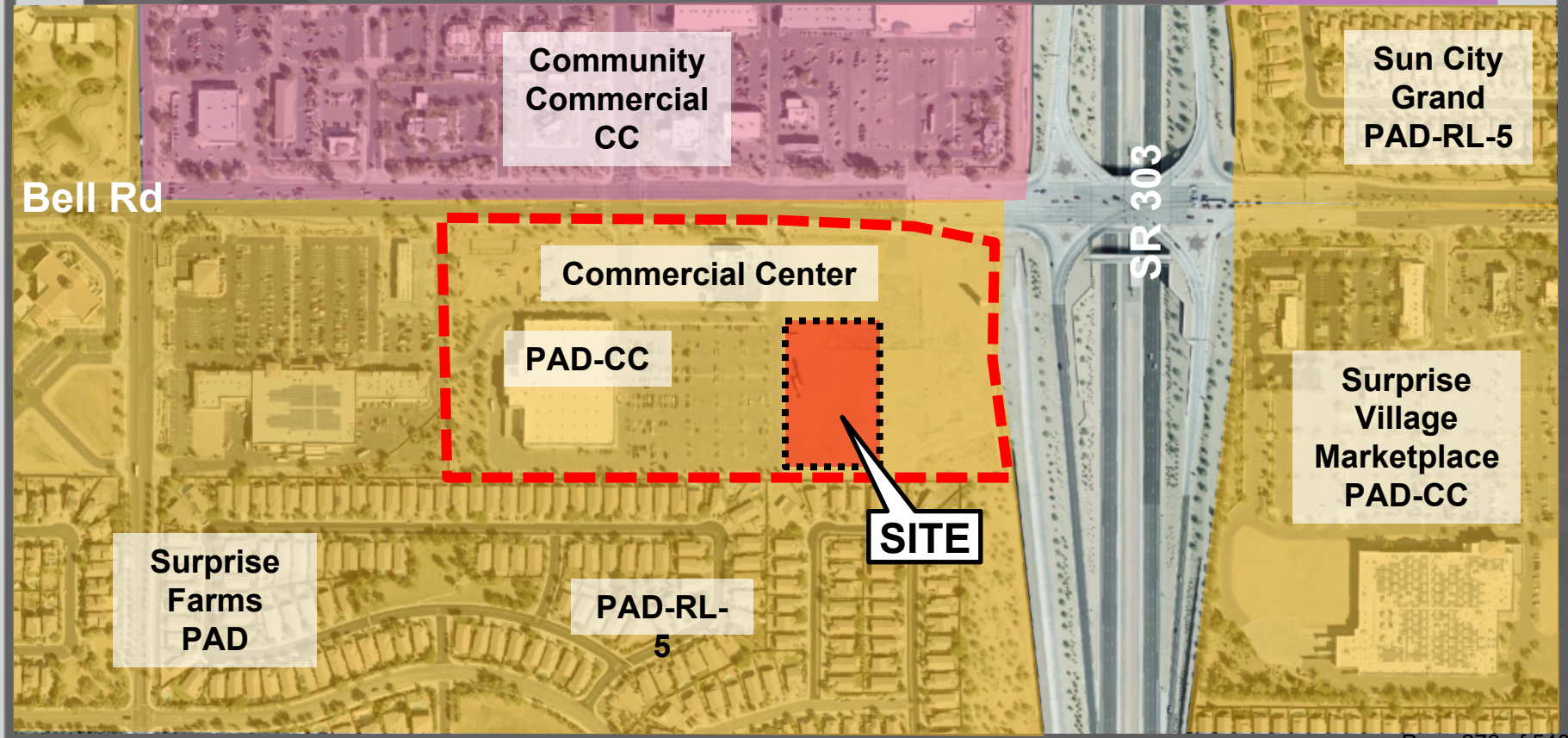
FS20-104
Abrazo Hospital CSP

VICINITY MAP

FS20-104
Abrazo Hospital CSP

ZONING

FS20-104
Abrazo Hospital CSP



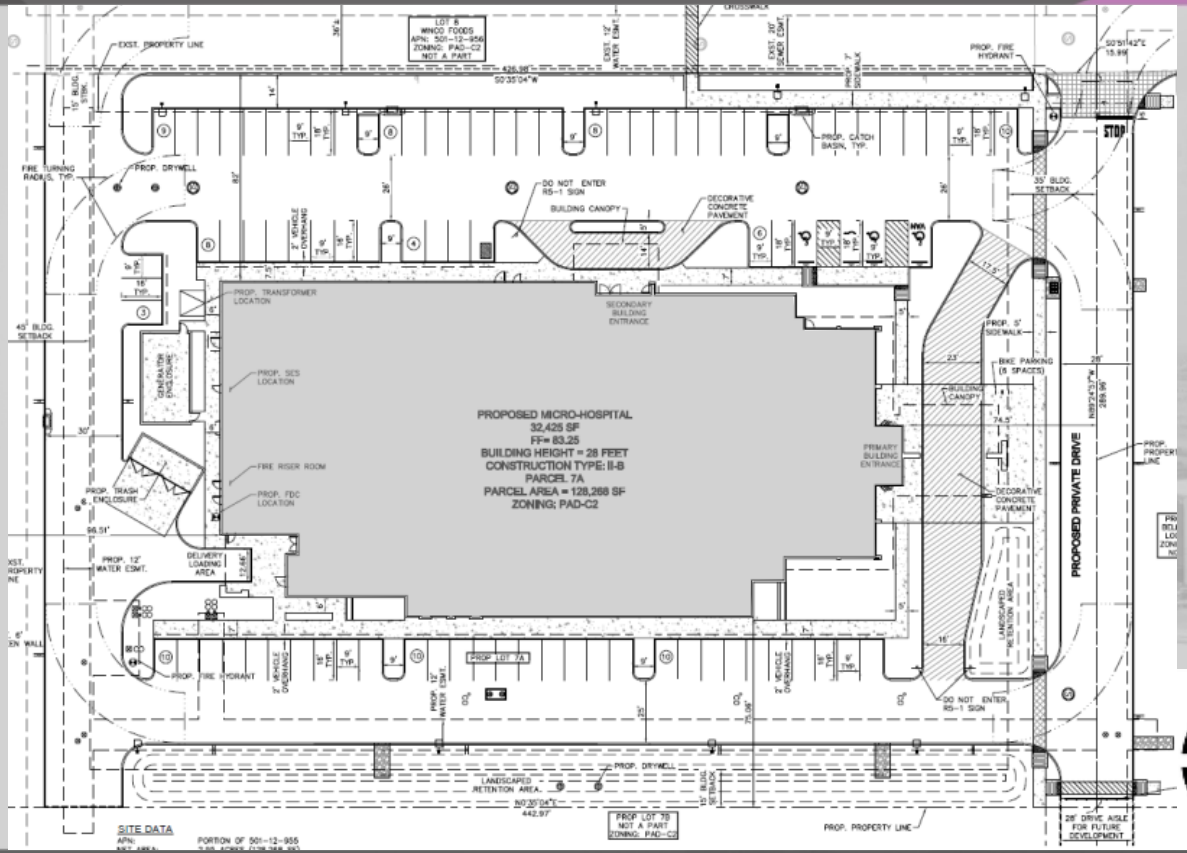
TYPE IV MONUMENT SIGNS

C1 - Primary Monument
77 s.f.
Qty. 1

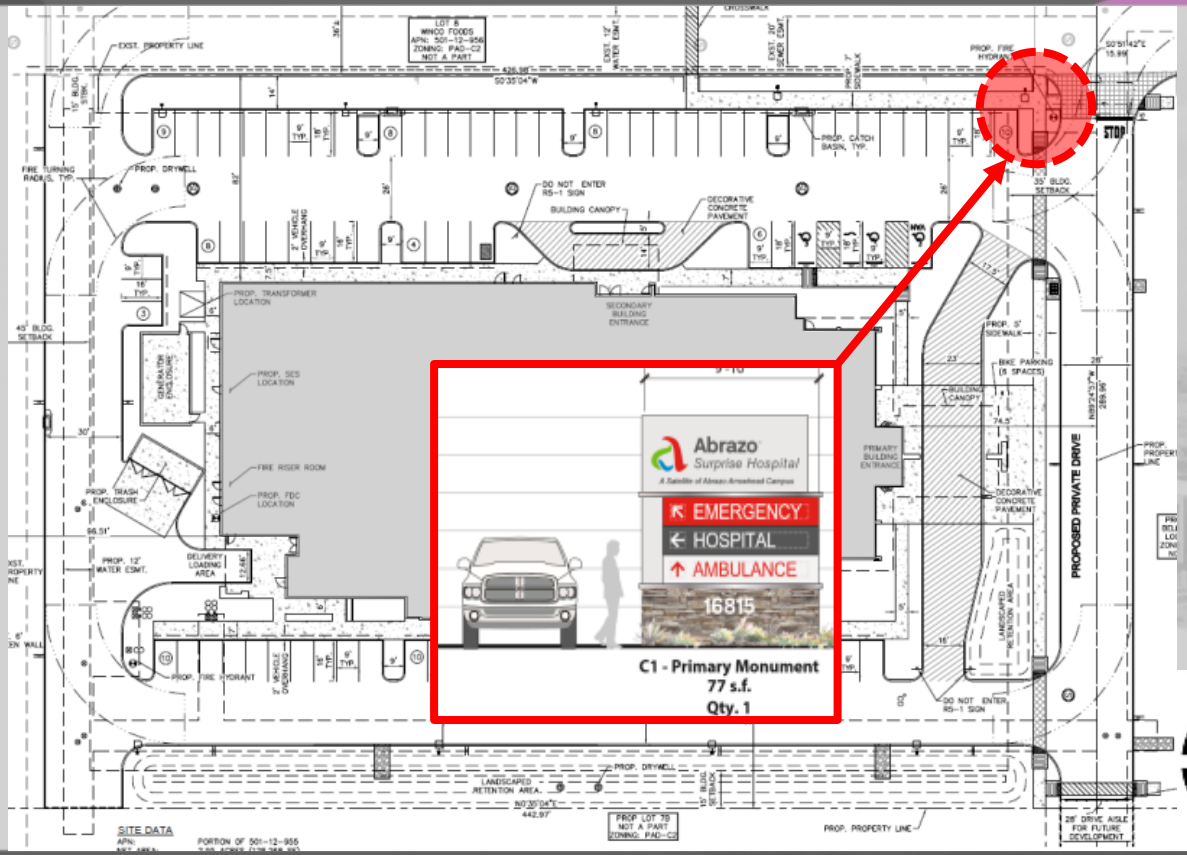
D1 - Directory - LG
29 s.f.
Qty. 1

Allowable Under Current Code
12 s.f.

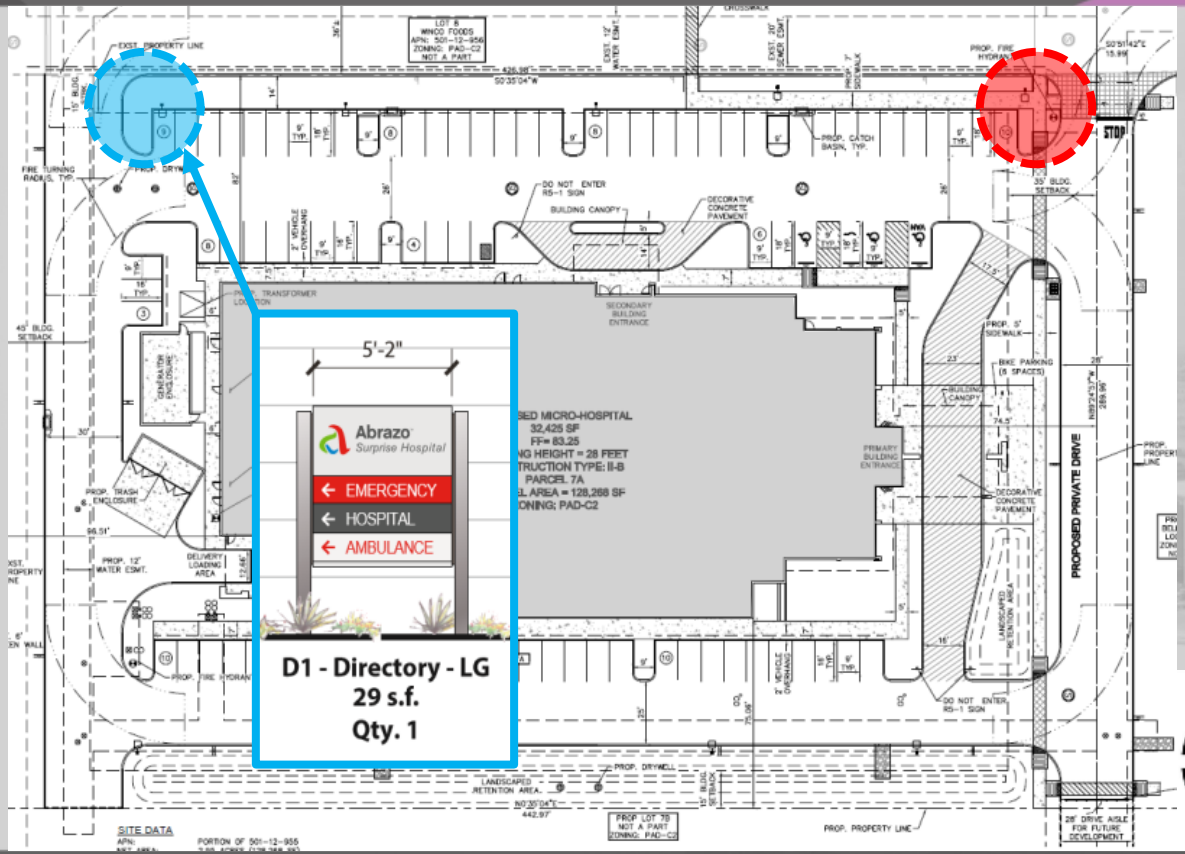
TYPE IV MONUMENT SIGNS



TYPE IV MONUMENT SIGNS



TYPE IV MONUMENT SIGNS



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 16, 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 Preliminary Plat entitled, "Sycamore Farms Subdivision" and dated April 29, 2020, an approximately 228 acre property generally located on the southeast corner of Cactus Road and Cotton Lane.

Motion:
I move to approve the Preliminary Plat entitled, "Sycamore Farms Subdivision" dated April 29, 2020.

Background:
The subject request involves a Preliminary Plat for the Sycamore Farms Community. The applicant seeks to subdivide the subject parcel into 711 lots and 63 tracts.

Objective Analysis:
Alex Stedman of RVI Planning and Landscape Architecture is requesting Preliminary Plat approval for a 711 lot detached single family residential subdivision on 227.99 acres generally located at the southeast corner of Cactus Road and Cotton Lane. The project provides for a density of 3.38 DU/Ac. The current zoning of the parcel is PAD and is located in the 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. 20.06.01 EVR Sycamore Farms PP - CC Staff Report - 061620
2. 01 - FS19-787 - Sycamore Farms PP - Vicinity - 061620
3. 02 - FS19-787 - Sycamore Farms PP - PrePlat - 061620
4. 03 - FS19-787 - Sycamore Farms PP - Landscape - 061620
5. 04 - FS19-787 - Sycamore Farms PP - Dysart Letter - 061620
6. 05 - FS19-787 - Sycamore Farms PP - Luke Letter - 061620
7. PP - FS19-787 - Sycamore Farms PP - CC PowerPoint - 061620

PRELIMINARY PLAT

REPORT TO THE MAYOR AND CITY COUNCIL

Case:	**FS19-787**
Project Name:	Sycamore Farms Preliminary Plat
Council District:	3 - Mesquite
Meeting Date:	**June 16, 2020**
Planner:	Hobart Wingard

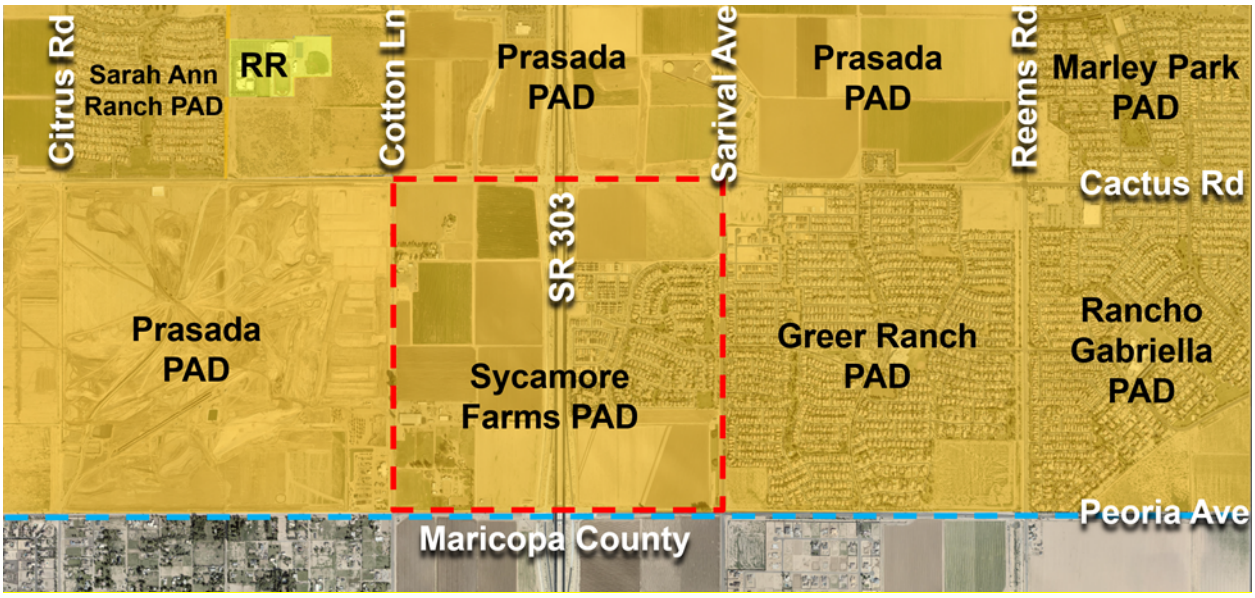
Owner/Applicant:	Alex Stedman of RVI Planning and Landscape Architecture
Request:	Preliminary Plat Approval
Site Location:	Generally, on the southeast corner of Cactus Road and Cotton Lane
Dwelling Units:	711 Units
Site Size:	227.99 acres (approx.)
Density:	3.38 DU/Ac for the low and medium density residential parcels
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	None received
Commission Recommendation:	Unknown as of the writing of this report

Project Description:

The subject request involves a Preliminary Plat for the Sycamore Farms Community. The applicant seeks to subdivide the subject parcel into 711 lots and 63 tracts.

Surrounding Land Zoning:

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



NWC of Cactus and Cotton PAD	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.

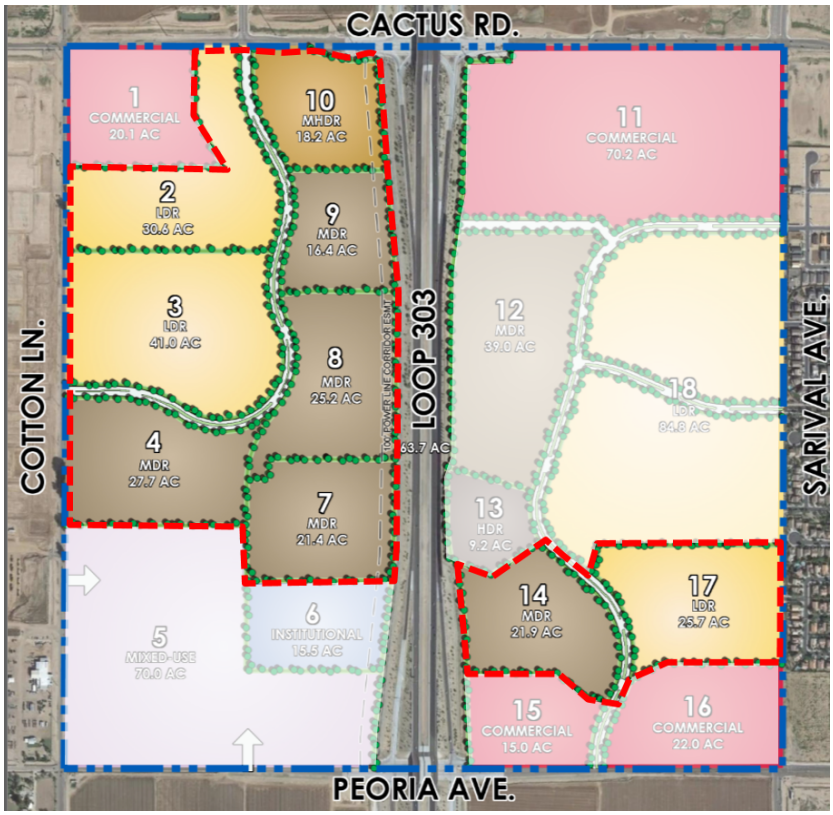
May 5, 2020: The City Council approved a PAD zoning amendment for the Sycamore Farms project under FS19-787.

June 4, 2020: The Planning and Zoning Commission will consider the subject Preliminary Plat.

Analysis and Discussion:

Alex Stedman of RVI Planning and Landscape Architecture is requesting Preliminary Plat approval for a 711 lot detached single family residential subdivision on 227.99 acres generally located at the southeast corner of Cactus Road and Cotton Lane. The project provides for a density of 3.38 DU/Ac for the low and medium density parcels.

The proposed Preliminary Plat will subdivide 227.99 acres of 637.4-acre Sycamore Farms PAD. The areas affected are highlighted below:



The subject Preliminary Plat provide both Medium Density Residential (MDR) and Low Density Residential (LDR) parcels. The 437 MDR lots are provided in both 45 and 50 foot widths while the 274 LDR parcels propose 58 and 63-foot-wide lots.

The open space compromises 23.04 percent of the subject area. The developers have embraced the agricultural history of the site through a series of farm themed park areas. The main park area, "the Arizona Experience," contains a clubhouse, community pool, and various recreational opportunities. Additionally, an eight (8) foot wide public multi-use path is being provided along the SR303 from Cactus Road to Parcel 7. The path will eventually extend to Peoria Avenue to the south.

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.

Reviewing Agencies:

In addition to the standard city reviewing agencies, Arizona Department of Transportation, Maricopa Water District, and Luke AFB were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

Summary:

The applicant seeks a Preliminary Plat across the subject property. The proposed development is compatible with the neighboring land uses and the amenities included will provide recreational opportunities for the neighborhood residents.

Findings:

- The proposed Preliminary Plat is consistent with the Surprise General Plan.
- The proposed Preliminary Plat is consistent with the Rezone approved under FS19-787.
- The reviewing agencies have indicated no objections.

Commission Recommendation:

The Planning and Zoning Commission's recommendation is unknown as of the writing of this report. However, based on the findings noted above, staff recommends the City Council approve the subject Preliminary Plat, subject to stipulations 'a' through 'd' as outlined below:

a. Development and use of the site shall be consistent with the Preliminary Plat entitled "Preliminary Plat for Sycamore Farms Subdivision" consisting of 25 sheets prepared by Kimley Horn and stamped received May 1, 2020.

b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Sycamore Farms Preliminary Landscape Submittal," consisting of 23 sheets prepared by RVI Planning and Landscape Architecture and stamped received May 1, 2020.

c. The developer shall be responsible for a portion of the cost of the new traffic signal at Autoshow/168th Avenue and Cactus Road. This project will contribute 40% (or $140,000) of the cost of the traffic signal. The cost of engineering services for the preparation of construction drawings for the traffic signal installation and portions of ultimate traffic signal improvements constructed with the adjacent street improvement can be provided to the City as a portion of the $140,000 maximum developer contribution. The design credit shall not exceed $25k for traffic signal design services.

d. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

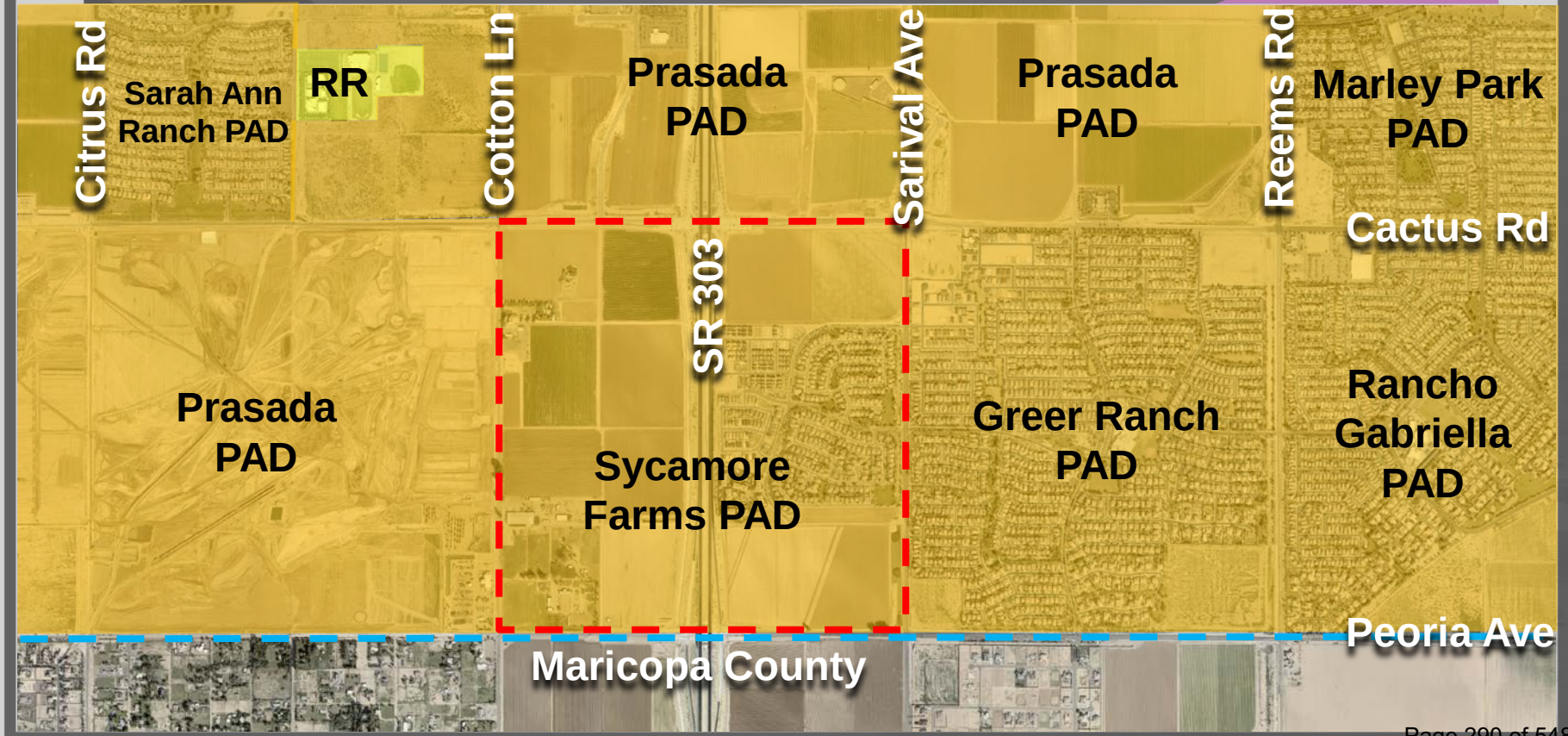
However, should the Council wish to deny the request, the Council should make its own findings and base its decision on those alternative findings.

Attachments:

01 Vicinity and Zoning Maps
02 Preliminary Plat
03 Landscape Plans
04 Dysart Letter
05 Luke AFB comments

VICINITY MAP

ZONING MAP


Citrus Rd
Sarah Ann Ranch PAD
RR
Cotton Ln
Prasada PAD
Sarival Ave
Prasada PAD
Reems Rd
Marley Park PAD
Cactus Rd
SR 303
Prasada PAD
Sycamore Farms PAD
Greer Ranch PAD
Rancho Gabriella PAD
Peoria Ave
Maricopa County

PRELIMINARY PLAT
FOR
SYCAMORE FARMS
SUBDIVISION

A PORTION OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 2 WEST
SURPRISE, ARIZONA

ZONING INFORMATION

EXISTING ZONING:
PLANNED AREA DEVELOPEMENT
(PAD)

PROPOSED ZONING
WEST PORTION:
182.4 ACRES
PAD ZONING

EAST PORTION:
49.1 ACRES
PAD ZONING

WEST ADJACENT ZONING:
WEST: RESIDENTIAL(502-13-286), PAD
EAST: VACANT(501-09-002A), PAD
SOUTH: VACANT(501-08-021), PAD
NORTH: VACANT(501-40-958), PAD

EAST ADJACENT ZONING:
WEST: VACANT(501-08-027A), PAD
EAST: RESIDENTIAL(501-40-397), PAD
SOUTH: VACANT(501-06-012A), PAD
NORTH: RESIDENTIAL(501-07-265), PAD

BASIS OF BEARINGS

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.
MEASURED BEARING=N00°12'54"E
DERIVED UTILIZING THE CITY OF SURPRISE LOW DISTORTION PROJECTION PARAMETERS AS FOLLOWS:
LATITUDE OF ORIGIN/CENTRAL PARALLEL : 33° 15' NORTH
LONGITUDE OF CENTRAL MERIDIAN: 112° 15' WEST
FALSE NORTHING: 1,500,000.00 FEET
FALSE EASTING: 2,500,000.00 FEET
SCALE AT CENTRAL PARALLEL: 1.000045 (EXACT)

BENCHMARK

1 INCH BRASS PIN STAMPED "SURPRISE_G3_19820" SET IN THE CENTER OF A HEADWALL, APPROX. 55' WEST OF COTTON LN. PAVEMENT, ON THE SOUTH SIDE OF CACTUS RD.
ELEVATION: 1224.38 FT (NAVD 88)

SITE DESCRIPTION

THE PROJECT CONSISTS OF 711 LOT SINGLE FAMILY SUBDIVISION. THE WEST 177.71 ACRES & EAST 47.36 ACRES IS PROPOSED TO BE ZONED PAD. THIS IS AN IN-FILL PROJECT WITH EXISTING DEVELOPMENT TO THE WEST AND EAST OF THE SITE. THERE EXISTS UNDEVELOPED VACANT FARMLAND TO THE NORTH AND SOUTH OF THE SITE IN ADDITION TO DEVELOPED SUBDIVISIONS. THE PROPOSED LOTS VARY IN WIDTH PER THE MODIFIED CASE ZONING STIPULATIONS, INTERNAL LOCAL STREETS AND WET UTILITIES WILL BE LOCATED WITHIN DEDICATED PUBLIC STREET RIGHT OF WAY. OPEN SPACE TRACTS WITH AMENITIES AND LANDSCAPING ARE DEDICATED TO THE BENEFIT OF THE HOA IN VARIOUS LOCATIONS THROUGHOUT THE SITE.

CERTIFICATE OF ASSURED WATER SUPPLY NOTE

PRIOR TO APPROVAL OF FINAL PLAT, A CERTIFICATE OF ASSURED WATER SUPPLY SHALL BE ISSUED BY ADWR.

FLOOD INFORMATION

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X" AND "A," BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1660L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED

COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE
040053	1660	L	10/16/2013	"X"
040053	1660	L	10/16/2013	"A"

LDR PAD & MDR PAD STANDARDS

STANDARD	PROPOSED LDR STANDARD	PROPOSED MDR STANDARD
MAXIMUM DENSITY (DU/ACRE)	5	6
MINIMUM LOT AREA (SF)	6,000	2,600
MINIMUM LOT WIDTH (FT)*	58	30
MINIMUM LOT DEPTH (FT)	110	80
MINIMUM FRONT YARD SETBACK (LIVABLE AREA/FRONT FACING GARAGE) (FT)	12/20[b,c]	12/20[b,c]
MINIMUM SIDE YARD SETBACK (FT)	5[c] & 8[c]	0 ATTATCHED, 5[c] & 5[c] DETACHED
MINIMUM REAR YARD SETBACK (FT)	15[c,d] LIVING, 5 FOR GARAGE OR UNCLOSED PATIO	10[c,d] LIVING, 5 FOR GARAGE OR UNCLOSED PATIO
MAXIMUM BUILDING HEIGHT (FT)	30	36

a) LOT WIDTH SHALL BE MEASURED AT THE FRONT SETBACK AS SHOWN ON PRE-PLAT. THE FRONT SETBACK SHALL BE LOCATED AT THE MINIMUM FRONT YARD SETBACK FOR TYPICAL SHAPED RECTANGULAR LOTS. FOR IRREGULAR SHAPED LOTS, THE FRONT SETBACK SHALL BE THE LARGER OF EITHER THE MINIMUM SETBACK OR AT THE LOCATION WHERE THE DISTANCE ALONG THE SETBACK MEETS THE MINIMUM LOT WIDTH.

b) FRONT FACING GARAGES SHALL HAVE MIN 20FT FRONT YARD SETBACK FROM STREET RIGHT-OF-WAY. FRONT YARD SETBACKS MAY BE REDUCED TO 12FT FOR SIDE LOADED GARAGE AND LIVABLE AREA OF THE HOME.

c) ANY DIMENSIONAL REQUIREMENT NOT IN COMPLIANCE WITH THE STANDARDS IN THE TABLE AND FOOTNOTES ABOVE SHALL BE IN VIOLATION OF THIS ORDINANCE.

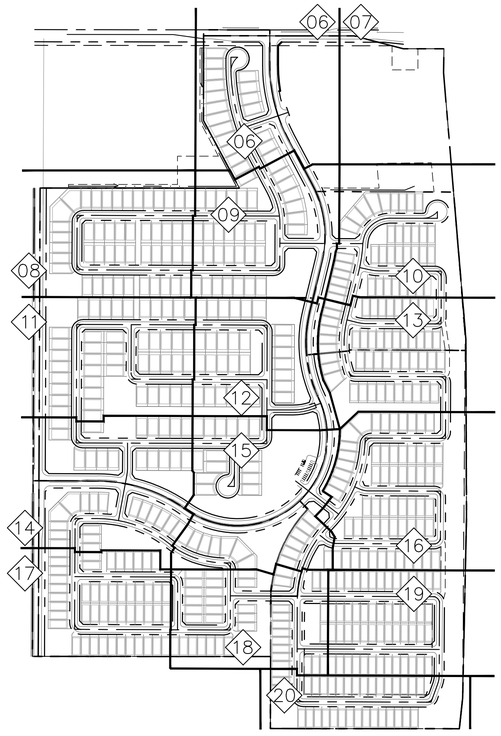
d) REAR SETBACK 5' FOR GARAGE OR UNENCLOSED PATIO. FIREPLACE, BAY WINDOWS, OR ENTERTAINMENT POP-OUTS MAY ENCROACH 3 FEET INTO THE REAR SETBACK.

LAND SURVEYOR

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

LAND PLANNER

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



PRELIMINARY PLAT

KEY MAP
1"=400'

SHEET INDEX

SHEET NUMBER	SHEET TITLE
01	PRELIMINARY PLAT COVER SHEET
02	PRELIMINARY NOTES AND DETAILS
03	PHASE MAP
04-05	LOT SUMMARY TABLE
06-24	PRELIMINARY PLAT
25	LINE & CURVE TABLE

NOTICE OF SYCAMORE FARMS DEVELOPMENTAND WATER DELIVERY AGREEMENT

LANDOWNER HAS ENTERED INTO A SYCAMORE FARMS DEVELOPMENT AND WATER DELIVERY AGREEMENT DATED AUGUST 4, 2005 ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON AUGUST 9, 2005, AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCKET NO. 2005-1128112. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF LANDOWNER (INSERT LANDOWNERS NAME & ADDRESS), AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 7 AND SECTION 9, UPON REASONABLE REQUEST.

DATED THIS _____ DAY OF _____

MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, a political subdivision of the State of Arizona

ATTEST

BY: _____ BY: _____

ITS: _____ ITS: _____

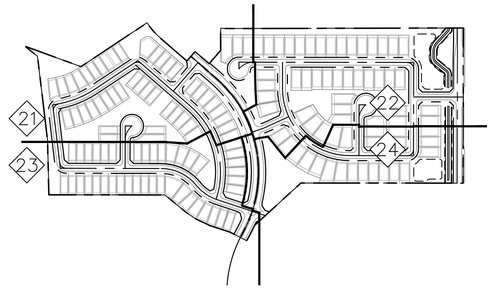
LANDOWNER: _____

NOTICE OF INTERGOVERNMENTAL AGREEMENT

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

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

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



NOTE:
1. PUBLIC UTILITY EASEMENT DEDICATIONS ADJACENT TO CITY RIGHT-OF-WAY TO BE DETERMINED AND COORDINATED WITH THE CITY AND MARICOPA WATER DISTRICT PRIOR TO FINAL PLAT APPROVAL.

OWNER/DEVELOPER

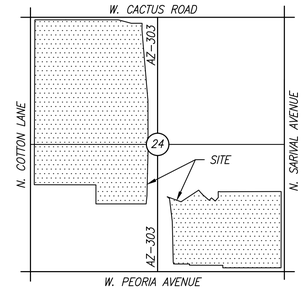
TAYLOR MORRISON/ARIZONA INC.
4900 N. SCOTTSDALE ROAD, SUITE 2200
SCOTTSDALE, AZ. 85251
TELEPHONE: 480-409-5516
CONTACT: ANGELA CARMITCHEL

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
1001 WEST SOUTHERN AVENUE, SUITE 131
MESA, ARIZONA 85210
PHONE: (480) 207-2667
CONTACT: JASON BURM, PE

LANDSCAPE ARCHITECT

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



VICINITY MAP
T3N, R2W, SEC. 24

ABBREVIATIONS

ABC	AGGREGATE BASE COURSE
AC	ACRES/ASPHALT CONCRETE
AC-FT	ACRE-FOOT
A.D.	ALGEBRAIC DIFFERENCE
ADA	AMERICANS WITH DISABILITIES ACT
ARCH	ARCHITECT/ARCHITECTURAL
B.C.	BRASS CAP
BC	BACK OF CURB
BCF	BRASS CAP FLUSH
BK	BOOK
BLDG	BUILDING
BVCE	BEGINNING VERTICAL CURVE ELEVATION
BVCS	BEGINNING VERTICAL CURVE STATION
BW	BOTTOM OF WALL
CF	CUBIC FEET
CFS	CUBIC FEET PER SECOND
CL	CENTERLINE
C, CONC	CONCRETE
CMP	CORRUGATED METAL PIPE
COS	CITY OF SUPRISE
COR	CORNER
CY	CUBIC YARDS
DET	DETAIL
ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX., EXST	EXISTING
F/C	FACE OF CURB
FES	FLARED END SECTION
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE ELEVATION
FL	FLOWLINE
FSB	FRONT YARD SETBACK
FT	FEET
G	GUTTER
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH POINT
INV	INVERT
IRR	IRRIGATION
L	LENGTH
LF	LINEAR FEET
LF_{88}	FINISH FLOOR ELEVATION (NAVD '88 DATUM)
LP	LOW POINT
LS	LANDSCAPE
MAG	MARICOPA ASSOCIATION OF GOVERNMENTS
MAX	MAXIMUM
MEP	MECHANICAL/ELECTRICAL/ PLUMBING
MH	MANHOLE
MIN	MINIMUM
MWD	MARICOPA COUNTY WATER DISTRICT
N	NORTH
N.T.S.	NOT TO SCALE
P	PAVEMENT ELEVATION
P.E.	PROFESSIONAL ENGINEER
PC	POINT OF CURVATURE
PCCP	PORTLAND CEMENT CONCRETE PAVEMENT
PG	PAGE
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS/RANGE
R/W	RIGHT-OF-WAY
REF	REFERENCE
REV	REVISION
S	SOUTH
SCE	SCHEDULE
SDE	SIGHT DISTANCE EASEMENT
SEC	SECTION
SES	SERVICE ENTRY SECTION
SF	SQUARE FEET
SHLDR	SHOULDER
SLP	SLOPE EASEMENT
SPEC	SPECIFICATION
SS	SANITARY SEWER
ST	STREET
STD	STANDARD
SW	SIDEWALK
SWMP	STORMWATER MANAGEMENT PLAN
SY	SQUARE YARDS
T	TELEPHONE/TOWNSHIP/TANGENT
TC	TOP OF CURB
TF	TOP OF FOOTING
TRANS	TRANSITION
TRW	TOP OF RETAINING WALL
TSW	TOP OF SCREEN WALL
TVF	TOP OF VIEW FENCE
TW	TOP OF WALL
TYP	TYPICAL
UBC	UNIFORM BUILDING CODE
UBE	USE AND BENEFIT EASEMENT
UNK	UNKNOWN
UPC	UNIFORM PLUMBING CODE
V.C.	VERTICAL CURVE
VPROV	VOLUME PROVIDED
VREQ	VOLUME REQUIRED
W	WEST/WATER/WIDTH
W/	WITH

LEGEND

PROPERTY LINE/TRACT LINE
RIGHT OF WAY LINE
STREET CENTERLINE
EASEMENT LINE
PHASE BOUNDARY
PROPOSED BUILDING PAD
OH — EXISTING OVERHEAD ELECTRIC
FO — EXISTING FIBER OPTIC LINE
S — EXISTING SANITARY SEWER MAIN
W — EXISTING PUBLIC WATER MAIN
TV — EXISTING CABLE TV LINE
E — EXISTING ELECTRIC LINE
W — PROPOSED PUBLIC WATER MAIN
S — PROPOSED PUBLIC SEWER MAIN
12 — PROPOSED CONTOUR
12 — EXISTING CONTOURS
X — EXISTING FENCE
PROPOSED SWALE (6" MIN DEPTH) GRADE TO DRAIN
100 YEAR WATER SURFACE ELEVATION
PROSOSED SOUND WALL
PROPOSED NAOS LIMIT
PROPOSED SIGHT VISIBILITY TRIANGLE
PROPOSED RETAINING WALL
PROPOSED SCREEN WALL
PROPOSED STORM DRAIN
RIP-RAP/OUTLET PROTECTION
R=52.8' R=36.4' — SU-40 FIRE TURNING RADIUS

10.00 P — PROPOSED SPOT ELEVATION
10.00 P — EXISTING PAVEMENT SPOT ELEVATION
EXISTING SANITARY SEWER MANHOLE
PROPOSED SEWER MANHOLE
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
99.79 — LOT HIGH POINT ELEVATION
99.79 — TOP OF CURB ELEVATION (4" CURB)
GRADE BREAK
SCARP/SLOPE
EXISTING SIGN
EXISTING STREET LIGHT
EXISTING GATE VALVE
EXISTING POWER POLE
EXISTING SURVEY MONUMENT
T — EXISTING TELECOM MANHOLE
E — EXISTING ELECTRIC MANHOLE
PROPOSED SURVEY MONUMENT
PROPOSED REDUCER
PROPOSED GATE VALVE

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
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1001 WEST SOUTHERN AVENUE, Suite 131
Mesa, Arizona 85210 (480) 207-2666

SCALE (H): NONE
SCALE (V): NONE
DESIGNED BY: EEH
DRAWN BY: SER
CHECKED BY: JMB
DATE: APR 2020

SYCAMORE FARMS
PRELIMINARY PLAT COVER SHEET
SURPRISE, ARIZONA

Registered Professional Engineer (Civil)
CERTIFICATE NO.
52081
JASON M. BURM
Date Signed 04/29/20
ARIZONA U.S.A.

PROJECT NO.
191069042

DRAWING NAME
069042-PPCV

01 OF 25

CASE#: FS19-787

K:\EAV_Civil\191069042 - Sycamore Farms\CAD\Preliminary Plat\069042-PPCV.dwg
Apr 29, 2020 - 3:56pm jburm
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LEGAL DESCRIPTION

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

PARCEL NO. 1

THAT PORTION OF 'UNIT NUMBER 29 ROMOLA OF ARIZONA GRAPE FRUIT UNIT', A FINAL PLAT RECORDED IN BOOK 19, PAGE 19, MARICOPA COUNTY RECORDS (M.C.R.), BEING LOCATED IN THE WEST HALF OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 24, BEING MARKED BY A BRASS CAP FLUSH, FROM WHICH THE NORTHWEST CORNER OF SECTION OF SAID SECTION 24, BEARS NORTH 00 DEGREES 12 MINUTES 47 SECONDS EAST, 2639.69 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 52 SECONDS EAST, ALONG THE EAST–WEST MID–SECTION LINE OF SAID SECTION 24, 33.00 FEET TO THE EAST RIGHT–OF–WAY LINE OF COTTON LANE, AS SHOWN IN SAID FINAL PLAT AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST–WEST MID–SECTION LINE, NORTH 00 DEGREES 12 MINUTES 54 SECONDS EAST, ALONG SAID RIGHT–OF–WAY LINE, 1754.41 FEET; THENCE DEPARTING SAID RIGHT–OF–WAY LINE, SOUTH 89 DEGREES 57 MINUTES 45 SECONDS EAST, 1114.13 FEET; THENCE NORTH 27 DEGREES 57 MINUTES 02 SECONDS WEST, 427.87 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 28 SECONDS EAST, 473.96 FEET TO THE SOUTH RIGHT–OF–WAY LINE OF CACTUS ROAD, AS SHOWN IN SAID FINAL PLAT; THENCE SOUTH 89 DEGREES 55 MINUTES 32 SECONDS EAST, ALONG SAID RIGHT–OF–WAY LINE, 842.15 FEET TO THE BEGINNING OF THE ARIZONA DEPARTMENT OF TRANSPORTATION (A.D.O.T.) RIGHT–OF–WAY LINE, AS RECORDED IN DOC. 2009–0786048, M.C.R. AND RE–RECORDED IN DOC. 2013–0162010, M.C.R.; THENCE DEPARTING SAID SOUTH RIGHT–OF–WAY LINE, SOUTH 75 DEGREES 20 MINUTES 32 SECONDS EAST, ALONG SAID A.D.O.T. RIGHT–OF–WAY LINE, 283.85 FEET TO A POINT ON THE A.D.O.T. RIGHT–OF–WAY LINE, AS RECORDED IN DOC. 2013–0473059, M.C.R.; THENCE DEPARTING SAID A.D.O.T. RIGHT–OF–WAY LINE, NORTH 89 DEGREES 57 MINUTES 52 SECONDS EAST, ALONG SAID A.D.O.T. RIGHT–OF–WAY LINE, 226.65 FEET; THENCE CONTINUING ALONG SAID RIGHT–OF–WAY LINE, SOUTH 01 DEGREE 01 MINUTES 07 SECONDS WEST, 134.05 FEET; THENCE CONTINUING ALONG SAID RIGHT–OF–WAY LINE, SOUTH 04 DEGREES 47 MINUTES 39 SECONDS EAST, 1495.15 FEET; THENCE CONTINUING ALONG SAID RIGHT–OF–WAY LINE, SOUTH 00 DEGREES 11 MINUTES 15 SECONDS EAST, 910.94 FEET TO SAID EAST–WEST MID–SECTION LINE; THENCE CONTINUING SOUTH 00 DEGREES 11 MINUTES 15 SECONDS EAST, ALONG SAID RIGHT–OF–WAY LINE, 95.08 FEET; THENCE CONTINUING ALONG SAID RIGHT–OF–WAY LINE, SOUTH 01 DEGREE 13 MINUTES 50 SECONDS WEST, 1000.55 FEET; THENCE CONTINUING ALONG SAID RIGHT–OF–WAY LINE, SOUTH 06 DEGREES 08 MINUTES 33 SECONDS WEST, 172.00 FEET; THENCE DEPARTING SAID RIGHT–OF–WAY LINE, NORTH 89 DEGREES 57 MINUTES 24 SECONDS WEST, 1056.39 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 58 SECONDS EAST, 402.64 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 26 SECONDS WEST, 1298.70 FEET TO SAID EAST RIGHT–OF–WAY LINE OF COTTON LANE; THENCE NORTH 00 DEGREES 14 MINUTES 00 SECONDS EAST, ALONG SAID RIGHT–OF–WAY LINE, 864.09 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 7,741,190 SQUARE FEET OR 177.7133 ACRES, MORE OR LESS.

PARCEL 2

THAT PORTION OF 'UNIT NUMBER 29 ROMOLA OF ARIZONA GRAPE FRUIT UNIT', A FINAL PLAT RECORDED IN BOOK 19, PAGE 19, MARICOPA COUNTY RECORDS (M.C.R.), BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 24, BEING MARKED BY A BRASS CAP FLUSH, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 24, BEARS NORTH 00 DEGREES 07 MINUTES 00 SECONDS EAST, 2640.94 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, 770.99 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 00 SECONDS WEST, 33.00 FEET TO THE WEST RIGHT–OF–WAY LINE OF SARIVAL AVENUE, AS SHOWN IN SAID FINAL PLAT AND THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 57 MINUTES 20 SECONDS WEST, 873.67 FEET; THENCE SOUTH 47 DEGREES 32 MINUTES 41 SECONDS WEST, 351.96 FEET TO THE BEGINNING OF NON–TANGENT CURVE, CONCAVE NORTHWESTERLY, FROM WHICH THE CENTER BEARS NORTH 66 DEGREES 08 MINUTES 55 SECONDS WEST, 751.37 FEET; THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 05 DEGREES 18 MINUTES 28 SECONDS, AN ARC LENGTH OF 69.60 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 660.00; THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02 DEGREES 14 MINUTES 04 SECONDS, AN ARC LENGTH OF 25.74 FEET; THENCE NORTH 63 DEGREES 02 MINUTES 05 SECONDS WEST, 106.09 FEET; THENCE NORTH 71 DEGREES 45 MINUTES 41 SECONDS WEST, 116.33 FEET; THENCE NORTH 65 DEGREES 00 MINUTES 01 SECONDS WEST, 87.65 FEET; THENCE NORTH 55 DEGREES 43 MINUTES 03 SECONDS WEST, 64.39 FEET; THENCE NORTH 50 DEGREES 39 MINUTES 53 SECONDS WEST, 154.96 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 19 SECONDS WEST, 648.38 FEET TO A POINT ON THE RIGHT–OF–WAY LINE, AS RECORDED IN DOC. 2013–0473059, M.C.R.; THENCE NORTH 01 DEGREE 22 MINUTES 35 SECONDS WEST, ALONG SAID RIGHT–OF–WAY LINE, 305.63 FEET; THENCE CONTINUING ALONG SAID RIGHT–OF–WAY LINE, NORTH 06 DEGREES 51 MINUTES 18 SECONDS WEST, 472.08 FEET; THENCE CONTINUING ALONG SAID RIGHT–OF–WAY LINE, NORTH 50 DEGREES 46 MINUTES 24 SECONDS WEST, 84.00 FEET; THENCE CONTINUING ALONG SAID RIGHT–OF–WAY LINE, NORTH 03 DEGREES 23 MINUTES 16 SECONDS WEST, 1.72 FEET TO THE SOUTH LINE OF A SPECIAL WARRANTY DEED, RECORDED IN 2011–0182547, M.C.R., THENCE DEPARTING SAID RIGHT–OF–WAY LINE, SOUTH 69 DEGREES 54 MINUTES 12 SECONDS EAST, ALONG SAID SOUTH LINE, 310.83 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 56 DEGREES 26 MINUTES 03 SECONDS EAST, 443.63 FEET TO THE SOUTH LINE OF SPECIAL WARRANTY DEED, RECORDED IN DOC. 2005–1168870 AND THE BEGINNING OF NON–TANGENT CURVE, CONCAVE NORTHEASTERLY, FROM WHICH THE CENTER BEARS NORTH 56 DEGREES 30 MINUTES 31 SECONDS EAST, 430.00 FEET; THENCE DEPARTING SAID SOUTH LINE, ALONG SAID SOUTH LINE AND ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 15 DEGREES 36 MINUTES 54 SECONDS, AN ARC LENGTH OF 117.19 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 49 DEGREES 06 MINUTES 24 SECONDS EAST, 192.57 FEET TO THE EAST LINE OF SAID SPECIAL WARRANTY DEED; THENCE DEPARTING SAID SOUTH LINE, NORTH 40 DEGREES 53 MINUTES 30 SECONDS EAST, ALONG SAID EAST LINE AND ITS NORTHEASTERLY PROLONGATION, 70.00 FEET TO THE SOUTH LINE OF 'SYCAMORE FARMS 165TH DRIVE LANDSCAPE TRACT', AS RECORDED IN DOC. 2011–028956, M.C.R.; THENCE DEPARTING SAID EAST LINE AND ITS NORTHEASTERLY PROLONGATION, SOUTH 49 DEGREES 06 MINUTES 24 SECONDS EAST, ALONG SAID SOUTH LINE, 103.75 FEET TO THE EAST LINE OF SAID TRACT; THENCE DEPARTING SAID SOUTH LINE, NORTH 40 DEGREES 53 MINUTES 36 SECONDS EAST, ALONG SAID EAST LINE AND ITS NORTHEASTERLY PROLONGATION, 98.49 FEET TO THE EAST LINE OF 'SYCAMORE FARMS WELL SITE', AS RECORDED IN SAID DOC. 2011–028956, M.C.R.; THENCE DEPARTING SAID EAST LINE AND ITS NORTHEASTERLY PROLONGATION, NORTH 00 DEGREES 08 MINUTES 22 SECONDS WEST, ALONG SAID EAST LINE, 114.24 FEET TO THE EAST LINE OF 'SYCAMORE FARMS HOPE DRIVE LANDSCAPE TRACT', AS RECORDED IN DOC. 2011–0626835, M.C.R.; THENCE DEPARTING SAID EAST LINE AND ITS NORTHEASTERLY PROLONGATION, NORTH 06 DEGREES 32 MINUTES 23 SECONDS EAST, ALONG SAID EAST LINE, 10.00 FEET TO THE SOUTH RIGHT–OF–WAY LINE OF HOPE DRIVE, AS SHOWN IN 'SYCAMORE FARMS PARCEL 13', RECORDED IN BOOK 798, PAGE 38, M.C.R. AND TO THE BEGINNING OF NON–TANGENT CURVE, CONCAVE NORTHEASTERLY, FROM WHICH THE CENTER BEARS NORTH 06 DEGREES 32 MINUTES 22 SECONDS EAST, 300.00 FEET; THENCE ALONG SAID RIGHT–OF–WAY LINE AND SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06 DEGREES 40 MINUTES 44 SECONDS, AN ARC LENGTH OF 34.97 FEET; THENCE CONTINUING ALONG SAID RIGHT–OF–WAY LINE AND IS EASTERLY PROLONGATION, NORTH 89 DEGREES 51 MINUTES 38 SECONDS EAST, 1288.11 FEET TO SAID WEST RIGHT–OF–WAY LINE OF SARIVAL AVENUE; THENCE DEPARTING SAID RIGHT–OF–WAY LINE AND ITS EASTERLY PROLONGATION, SOUTH 00 DEGREES 07 MINUTES 00 SECONDS WEST, ALONG SAID WEST RIGHT–OF–WAY LINE, 867.31 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2,063,128 SQUARE FEET OR 47.3629 ACRES, MORE OR LESS.

K:\EAV_Civil\191069042 – Sycamore Farms\CADD\Preliminary Plat\069042–PPCV.dwg Apr 29, 2020 Jon.Gitt
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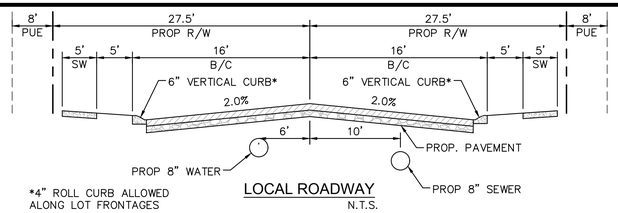
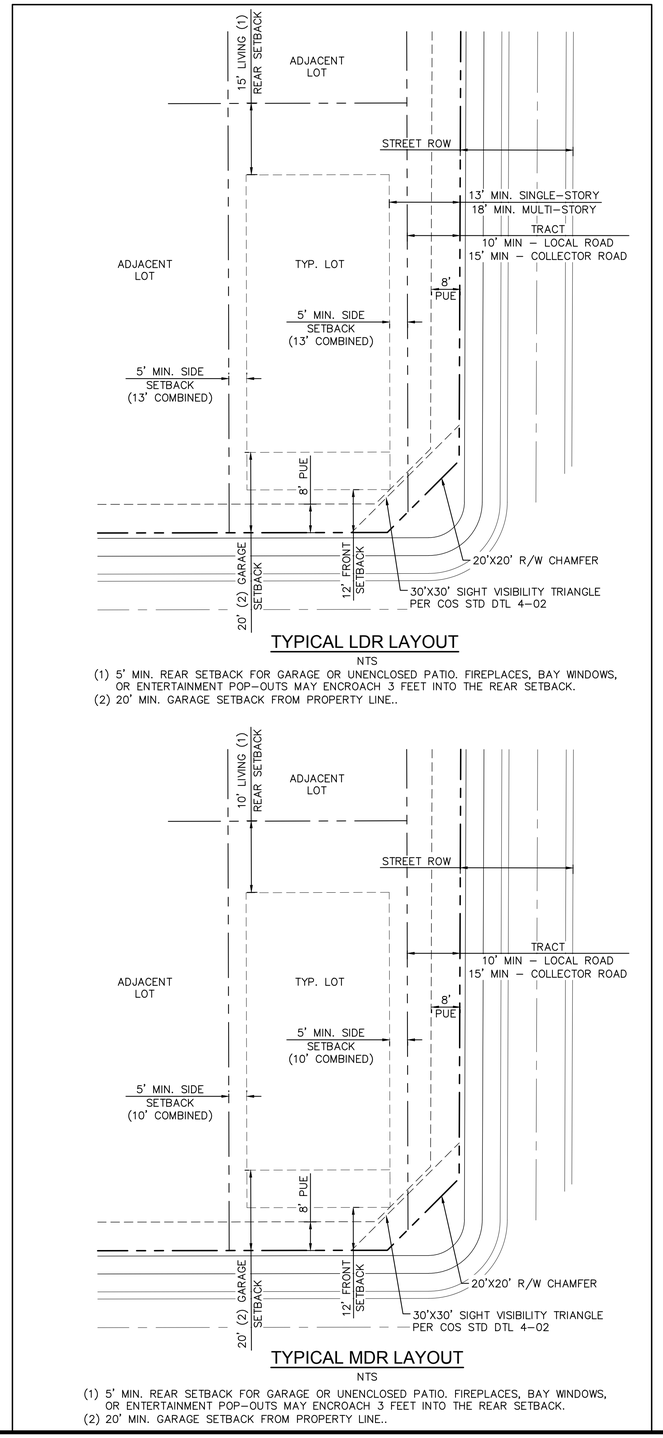


*4" ROLL CURB ALLOWED ALONG LOT FRONTAGES

LOCAL ROADWAY
N.T.S.



TYPICAL LDR LAYOUT

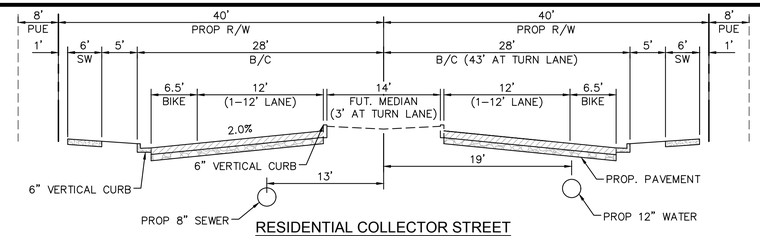
NTS

(1) 5' MIN. REAR SETBACK FOR GARAGE OR UNENCLOSED PATIO. FIREPLACES, BAY WINDOWS, OR ENTERTAINMENT POP–OUTS MAY ENCROACH 3 FEET INTO THE REAR SETBACK.
(2) 20' MIN. GARAGE SETBACK FROM PROPERTY LINE..

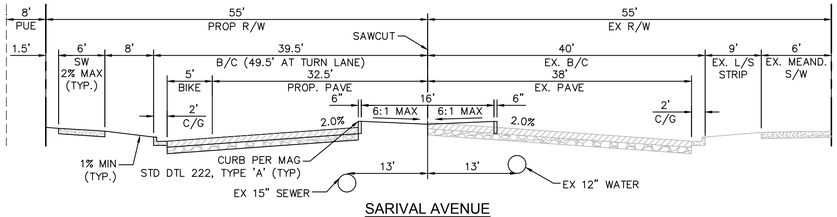
TYPICAL MDR LAYOUT

NTS

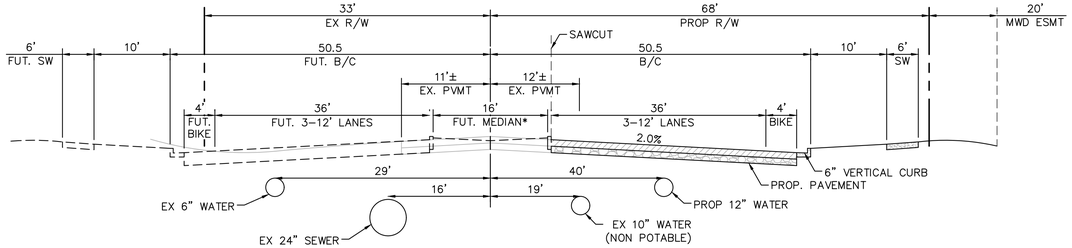
(1) 5' MIN. REAR SETBACK FOR GARAGE OR UNENCLOSED PATIO. FIREPLACES, BAY WINDOWS, OR ENTERTAINMENT POP–OUTS MAY ENCROACH 3 FEET INTO THE REAR SETBACK.
(2) 20' MIN. GARAGE SETBACK FROM PROPERTY LINE..



RESIDENTIAL COLLECTOR STREET
N.T.S.

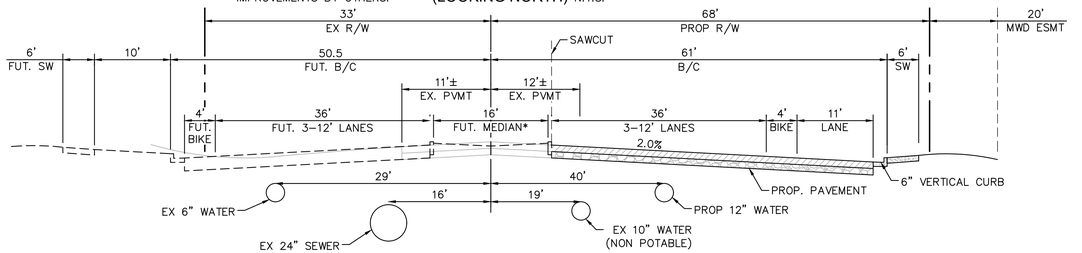


SARIVAL AVENUE
(LOOKING NORTH) N.T.S.



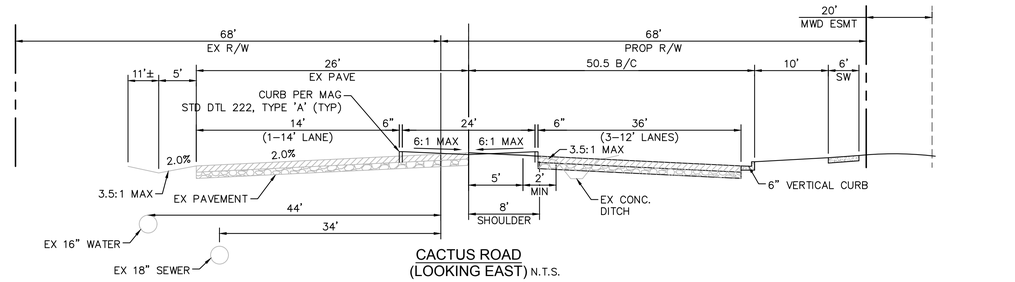
*WEST–HALF OF COTTON LANE IMPROVEMENTS BY OTHERS.

COTTON LANE
(LOOKING NORTH) N.T.S.

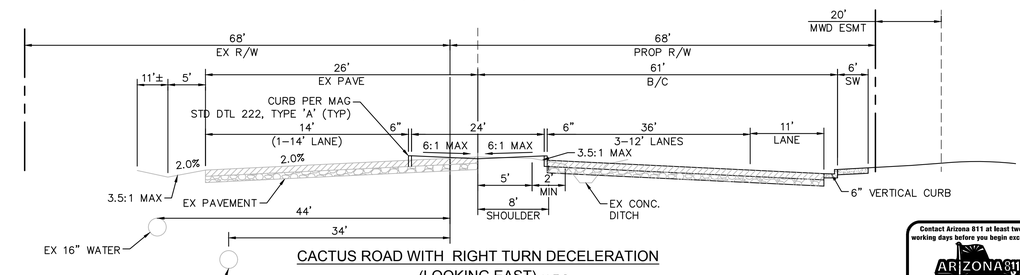


*WEST–HALF OF COTTON LANE IMPROVEMENTS BY OTHERS.

COTTON LANE WITH RIGHT TURN DECELERATION
(LOOKING NORTH) N.T.S.



CACTUS ROAD
(LOOKING EAST) N.T.S.



CACTUS ROAD WITH RIGHT TURN DECELERATION
(LOOKING EAST) N.T.S.

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn

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1001 WEST SOUTHERN AVENUE, Suite 131
Mesa, Arizona 85210 (480) 207–2666

SCALE (H): NONE
SCALE (V): NONE
DESIGNED BY: EEH
DRAWN BY: SER
CHECKED BY: JMB
DATE: APR 2020

SYCAMORE FARMS

PRELIMINARY NOTES AND DETAILS

SURPRISE, ARIZONA

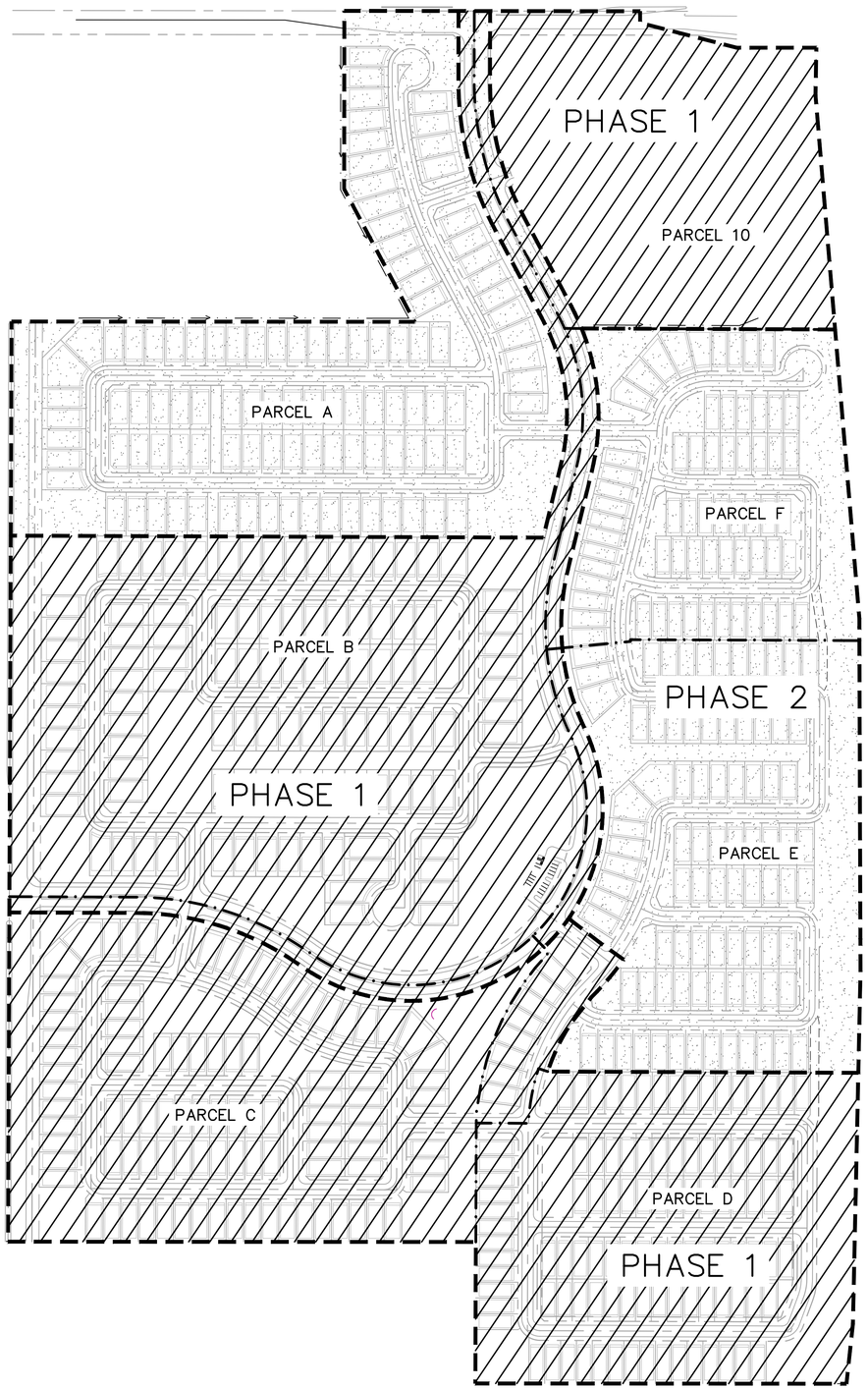
Registered Professional Engineer (Civil)
CERTIFICATE NO.
52081
JASON M. BURM
Date Signed 04/29/20

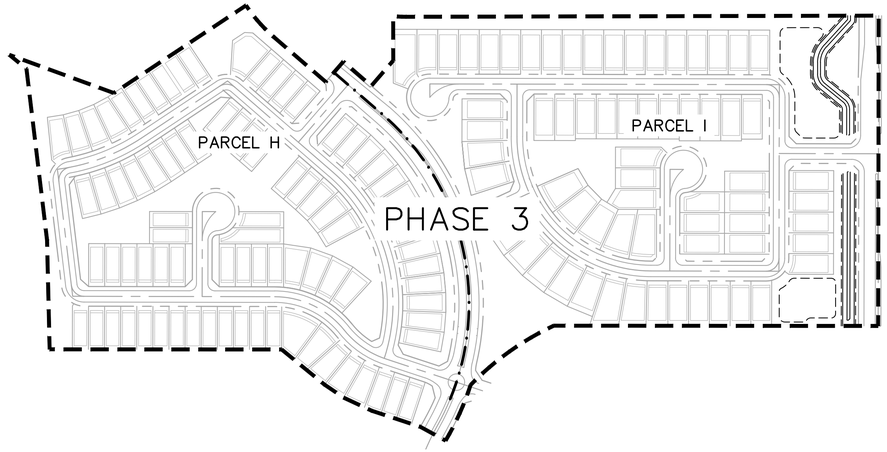
PROJECT NO.
191069042

DRAWING NAME
069042–PPCV

02 OF 25

CASE#: FS19-787





LEGEND

PHASE BOUNDARY

PARCEL BOUNDARY

PHASING SUMMARY	
PHASE	ASSUMED CONSTRUCTION
1	PARCEL B, PARCEL C, PARCEL D, A PORTION OF PARCEL E, PARCEL 10 AND THE COLLECTOR ROAD FROM CACTUS ROAD TO COTTON LANE
2	PARCEL A, PARCEL E, PARCEL F
3	PARCEL H AND PARCEL I

AREA CALCULATIONS - PARCEL A (LDR)			
	ACRES	SQUARE FEET	PERCENTAGE
GROSS AREA	30.60	1,332,762	14.72%
OFFSITE ROW	1.53	66,690	5.00%
NET AREA	29.07	1,266,071	15.50%
INTERNAL ROW	6.83	297,072	22.29%
OPENSPACE	4.50	196,224	14.72%
LOTS	17.74	772,775	57.98%
NET DEVELOPABLE	22.23	968,479	20.26%
TOTAL LRD LOTS		102	LOTS
GROSS DENSITY		3.33	DU/A
NET DENSITY		3.51	DU/A

AREA CALCULATIONS - PARCEL B (LDR)			
	ACRES	SQUARE FEET	PERCENTAGE
GROSS AREA	40.99	1,785,686	26.53%
OFFSITE ROW	1.60	69,862	3.91%
NET AREA	39.39	1,715,824	27.61%
INTERNAL ROW	9.11	399,556	22.38%
OPENSPACE	10.88	473,760	26.53%
LOTS	19.34	842,509	47.18%
NET DEVELOPABLE	30.28	1,319,013	35.92%
TOTAL LDR LOTS		106	LOTS
GROSS DENSITY		2.59	DU/A
NET DENSITY		2.69	DU/A

AREA CALCULATIONS - PARCEL C (MDR)			
	ACRES	SQUARE FEET	PERCENTAGE
GROSS AREA	27.66	1,204,652	21.19%
OFFSITE ROW	1.53	66,764	5.54%
NET AREA	26.12	1,137,887	22.43%
INTERNAL ROW	6.36	276,983	22.99%
OPENSPACE	5.86	255,240	21.19%
LOTS	13.90	605,664	50.28%
NET DEVELOPABLE	19.76	860,914	29.65%
TOTAL MDR LOTS		96	LOTS
GROSS DENSITY		3.47	DU/A
NET DENSITY		3.68	DU/A

AREA CALCULATIONS - PARCEL D (MDR)			
	ACRES	SQUARE FEET	PERCENTAGE
GROSS AREA	21.41	932,402	19.65%
OFFSITE ROW	0.00		0.00%
NET AREA	21.41	932,402	19.65%
INTERNAL ROW	4.52	196,885	21.12%
OPENSPACE	4.21	183,200	19.65%
LOTS	12.68	552,317	59.24%
NET DEVELOPABLE	16.89	735,515	24.91%
TOTAL MDR LOTS		102	LOTS
GROSS DENSITY		4.77	DU/A
NET DENSITY		4.77	DU/A

AREA CALCULATIONS - PARCEL E (MDR)			
	ACRES	SQUARE FEET	PERCENTAGE
GROSS AREA	25.24	1,099,424	23.93%
OFFSITE ROW	0.00		0.00%
NET AREA	25.24	1,099,424	23.93%
INTERNAL ROW	5.88	253,558	23.06%
OPENSPACE	6.04	263,081	23.93%
LOTS	13.38	582,785	53.01%
NET DEVELOPABLE	19.36	843,140	31.20%
TOTAL MDR LOTS		93	LOTS
GROSS DENSITY		3.68	DU/A
NET DENSITY		3.68	DU/A

AREA CALCULATIONS - PARCEL F (MDR)			
	ACRES	SQUARE FEET	PERCENTAGE
GROSS AREA	16.37	713,156	25.67%
OFFSITE ROW	0.00		0.00%
NET AREA	16.37	713,156	25.67%
INTERNAL ROW	4.23	184,513	25.87%
OPENSPACE	4.20	183,068	25.67%
LOTS	7.93	345,575	48.46%
NET DEVELOPABLE	12.14	528,688	34.63%
TOTAL MDR LOTS		61	LOTS
GROSS DENSITY		3.73	DU/A
NET DENSITY		3.73	DU/A

AREA CALCULATIONS - PARCEL H (MDR)			
	ACRES	SQUARE FEET	PERCENTAGE
GROSS AREA	21.99	957,754	22.97%
OFFSITE ROW	0.00		0.00%
NET AREA	21.99	957,754	22.97%
INTERNAL ROW	5.46	237,703	24.82%
OPENSPACE	5.05	220,004	22.97%
LOTS	11.48	500,048	52.21%
NET DEVELOPABLE	16.53	719,932	30.56%
TOTAL MDR LOTS		85	LOTS
GROSS DENSITY		3.87	DU/A
NET DENSITY		3.87	DU/A

AREA CALCULATIONS - PARCEL I (LDR)			
	ACRES	SQUARE FEET	PERCENTAGE
GROSS AREA	26.03	1,133,897	29.66%
OFFSITE ROW	1.10	47,698	4.21%
NET AREA	24.94	1,086,199	30.96%
INTERNAL ROW	5.63	245,035	21.61%
OPENSPACE	7.72	336,312	29.66%
LOTS	11.59	504,853	44.52%
NET DEVELOPABLE	19.31	841,005	39.99%
TOTAL LDR LOTS		66	LOTS
GROSS DENSITY		2.54	DU/A
NET DENSITY		2.65	DU/A

NORTH

GRAPHIC SCALE IN FEET
0 100 200 400

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn

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1001 WEST SOUTHERN AVENUE, Suite 131
Mesa, Arizona 85210 (480) 207-2666

SCALE (H):1"=200'
SCALE (V): NONE
DESIGNED BY: EEH
DRAWN BY: DJR
CHECKED BY: JMB
DATE: APR 2020

SYCAMORE FARMS
PHASE MAP
SURPRISE, ARIZONA

Registered Professional Engineer (Civil)
CERTIFICATE NO.
52081
JASON M. BURM
Date Signed 04/29/20
ARIZONA U.S.A.

PROJECT NO.
191069042

DRAWING NAME
069042–PPPM

03 OF 25

CASE#: FS19-787

K:\EAV_Civil\191069042 – Sycamore Farms\CADD\Preliminary Plat\069042–PPPM.dwg Apr 29, 2020 Jon.Gitt
THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

PARCEL "A" AREA TABLE

Parcel #	Area (SF)	Area (AC)	Zoning
1	7644.29	0.18	PAD
2	7370.90	0.17	PAD
3	7738.13	0.18	PAD
4	8023.30	0.18	PAD
5	8535.76	0.20	PAD
6	9287.10	0.21	PAD
7	9850.71	0.23	PAD
8	9061.95	0.21	PAD
9	8375.93	0.19	PAD
10	7925.16	0.18	PAD
11	7699.46	0.18	PAD
12	7260.55	0.17	PAD
13	7227.18	0.17	PAD
14	7430.46	0.17	PAD
15	7420.04	0.17	PAD
16	7409.62	0.17	PAD
17	7399.19	0.17	PAD
18	7388.77	0.17	PAD
19	7378.35	0.17	PAD
20	7367.93	0.17	PAD
21	7357.50	0.17	PAD
22	7347.08	0.17	PAD
23	7336.66	0.17	PAD
24	7326.24	0.17	PAD
25	7315.81	0.17	PAD
26	7305.39	0.17	PAD
27	7294.97	0.17	PAD
28	7284.55	0.17	PAD
29	7274.12	0.17	PAD
30	7271.47	0.17	PAD
31	11701.86	0.27	PAD
32	13559.48	0.31	PAD
33	7250.00	0.17	PAD
34	7250.00	0.17	PAD
35	7250.00	0.17	PAD
36	7250.00	0.17	PAD
37	7592.06	0.17	PAD
38	7250.72	0.17	PAD
39	7250.00	0.17	PAD
40	7250.00	0.17	PAD
41	7250.00	0.17	PAD
42	7250.00	0.17	PAD
43	7250.00	0.17	PAD
44	7250.00	0.17	PAD
45	7250.00	0.17	PAD
46	7250.00	0.17	PAD
47	7250.00	0.17	PAD
48	7250.00	0.17	PAD
49	7250.00	0.17	PAD
50	7250.00	0.17	PAD
51	7250.00	0.17	PAD
52	7875.00	0.18	PAD
53	7875.00	0.18	PAD
54	7875.00	0.18	PAD
55	7250.00	0.17	PAD
56	7250.00	0.17	PAD
57	7250.00	0.17	PAD
58	7250.00	0.17	PAD
59	7250.00	0.17	PAD
60	7250.00	0.17	PAD
61	7250.00	0.17	PAD
62	7250.00	0.17	PAD
63	7250.00	0.17	PAD
64	7250.00	0.17	PAD
65	7250.00	0.17	PAD
66	7250.00	0.17	PAD
67	7250.00	0.17	PAD
68	7250.00	0.17	PAD
69	7250.00	0.17	PAD
70	7250.00	0.17	PAD
71	7200.00	0.17	PAD
72	7200.00	0.17	PAD
73	7250.00	0.17	PAD

PARCEL "A" AREA TABLE

Parcel #	Area (SF)	Area (AC)	Zoning
74	7250.00	0.17	PAD
75	7250.00	0.17	PAD
76	7250.00	0.17	PAD
77	7250.00	0.17	PAD
78	7250.00	0.17	PAD
79	7250.00	0.17	PAD
80	7250.00	0.17	PAD
81	7250.00	0.17	PAD
82	7250.00	0.17	PAD
83	7250.00	0.17	PAD
84	7250.00	0.17	PAD
85	7250.00	0.17	PAD
86	7250.00	0.17	PAD
87	7250.00	0.17	PAD
88	7250.00	0.17	PAD
89	7744.73	0.18	PAD
90	7762.55	0.18	PAD
91	7762.55	0.18	PAD
92	7762.55	0.18	PAD
93	7762.55	0.18	PAD
94	7575.50	0.17	PAD
95	7250.00	0.17	PAD
96	7250.00	0.17	PAD
97	7274.63	0.17	PAD
98	7954.63	0.18	PAD
99	8367.77	0.19	PAD
100	8367.77	0.19	PAD
101	8365.35	0.19	PAD
102	7287.13	0.17	PAD

PARCEL "B" AREA TABLE

Parcel #	Area (SF)	Area (AC)	Zoning
103	10196.91	0.23	PAD
104	7875.00	0.18	PAD
105	7875.00	0.18	PAD
106	7875.00	0.18	PAD
107	7875.00	0.18	PAD
108	7875.00	0.18	PAD
109	7875.00	0.18	PAD
110	7875.00	0.18	PAD
111	7875.00	0.18	PAD
112	7875.00	0.18	PAD
113	7875.00	0.18	PAD
114	7875.00	0.18	PAD
115	7875.00	0.18	PAD
116	7875.00	0.18	PAD
117	7875.00	0.18	PAD
118	7946.71	0.18	PAD
119	7895.82	0.18	PAD
120	7875.00	0.18	PAD
121	7875.00	0.18	PAD
122	7875.00	0.18	PAD
123	7875.00	0.18	PAD
124	7875.00	0.18	PAD
125	7875.00	0.18	PAD
126	7875.00	0.18	PAD
127	7875.00	0.18	PAD
128	7895.71	0.18	PAD
129	8100.21	0.19	PAD
130	7875.00	0.18	PAD
131	7875.00	0.18	PAD
132	7875.00	0.18	PAD
133	7875.00	0.18	PAD
134	7875.00	0.18	PAD
135	7875.00	0.18	PAD
136	7875.00	0.18	PAD
137	7875.00	0.18	PAD
138	8524.00	0.20	PAD
139	9085.00	0.21	PAD
140	9134.18	0.21	PAD
141	9586.76	0.22	PAD

PARCEL "B" AREA TABLE

Parcel #	Area (SF)	Area (AC)	Zoning
142	8127.76	0.19	PAD
143	7825.00	0.18	PAD
144	7875.00	0.18	PAD
145	7875.00	0.18	PAD
146	8108.84	0.19	PAD
147	8019.22	0.18	PAD
148	7875.00	0.18	PAD
149	7875.00	0.18	PAD
150	7875.00	0.18	PAD
151	7875.00	0.18	PAD
152	7875.00	0.18	PAD
153	7838.87	0.18	PAD
154	7875.00	0.18	PAD
155	7875.00	0.18	PAD
156	7875.00	0.18	PAD
157	7875.00	0.18	PAD
158	7875.00	0.18	PAD
159	7875.00	0.18	PAD
160	7875.00	0.18	PAD
161	7875.00	0.18	PAD
162	7875.00	0.18	PAD
163	7825.00	0.18	PAD
164	7825.00	0.18	PAD
165	7875.00	0.18	PAD
166	7875.00	0.18	PAD
167	7875.00	0.18	PAD
168	7875.00	0.18	PAD
169	7875.00	0.18	PAD
170	7875.00	0.18	PAD
171	7875.00	0.18	PAD
172	7875.00	0.18	PAD
173	7875.00	0.18	PAD
174	7875.73	0.18	PAD
175	7875.00	0.18	PAD
176	7875.00	0.18	PAD
177	7875.00	0.18	PAD
178	7875.00	0.18	PAD
179	7875.00	0.18	PAD
180	7875.00	0.18	PAD
181	7875.00	0.18	PAD
182	7875.00	0.18	PAD
183	7875.00	0.18	PAD
184	7825.00	0.18	PAD
185	7875.00	0.18	PAD
186	7875.00	0.18	PAD
187	7875.00	0.18	PAD
188	7875.00	0.18	PAD
189	7875.00	0.18	PAD
190	7875.00	0.18	PAD
191	7875.00	0.18	PAD
192	7875.00	0.18	PAD
193	7875.00	0.18	PAD
194	7875.00	0.18	PAD
195	7825.00	0.18	PAD
196	7825.00	0.18	PAD
197	7875.00	0.18	PAD
198	7875.00	0.18	PAD
199	7875.00	0.18	PAD
200	7875.00	0.18	PAD
201	7875.00	0.18	PAD
202	7875.00	0.18	PAD
203	7875.00	0.18	PAD
204	7875.00	0.18	PAD
205	7825.00	0.18	PAD
206	7875.00	0.18	PAD
207	7875.00	0.18	PAD
208	7897.98	0.18	PAD

PARCEL "C" AREA TABLE

Parcel #	Area (SF)	Area (AC)	Zoning
209	6597.97	0.15	PAD
210	6013.69	0.14	PAD
211	6000.59	0.14	PAD
212	11635.78	0.27	PAD
213	9998.14	0.23	PAD
214	6019.90	0.14	PAD
215	6000.00	0.14	PAD
216	6000.00	0.14	PAD
217	6000.00	0.14	PAD
218	6000.00	0.14	PAD
219	6000.00	0.14	PAD
220	6000.00	0.14	PAD
221	6000.00	0.14	PAD
222	6000.00	0.14	PAD
223	6000.00	0.14	PAD
224	6000.00	0.14	PAD
225	6077.81	0.14	PAD
226	6435.57	0.15	PAD
227	6172.24	0.14	PAD
228	6163.93	0.14	PAD
229	6155.61	0.14	PAD
230	6147.30	0.14	PAD
231	6138.99	0.14	PAD
232	6130.67	0.14	PAD
233	6122.36	0.14	PAD
234	6114.05	0.14	PAD
235	6105.73	0.14	PAD
236	6097.42	0.14	PAD
237	6089.11	0.14	PAD
238	6080.80	0.14	PAD
239	6072.48	0.14	PAD
240	6064.17	0.14	PAD
241	6055.86	0.14	PAD
242	6047.55	0.14	PAD
243	6294.25	0.14	PAD
244	6161.15	0.14	PAD
245	6000.00	0.14	PAD
246	6000.00	0.14	PAD
247	6000.00	0.14	PAD
248	6000.00	0.14	PAD
249	7935.03	0.18	PAD
250	10580.66	0.24	PAD
251	8831.54	0.20	PAD
252	7074.86	0.16	PAD
253	7074.86	0.16	PAD
254	7074.86	0.16	PAD
255	7079.96	0.16	PAD
256	6034.54	0.14	PAD
257	6548.00	0.15	PAD
258	6548.00	0.15	PAD
259	6548.00	0.15	PAD
260	6548.00	0.15	PAD
261	6545.75	0.15	PAD
262	5950.00	0.14	PAD
263	6000.00	0.14	PAD
264	6000.00	0.14	PAD
265	6000.00	0.14	PAD
266	5950.00	0.14	PAD
267	6000.00	0.14	PAD
268	6000.00	0.14	PAD
269	6000.00	0.14	PAD
270	6000.00	0.14	PAD
271	6000.00	0.14	PAD
272	6000.00	0.14	PAD
273	5950.00	0.14	PAD
274	6000.00	0.14	PAD
275	6000.00	0.14	PAD
276	6000.00	0.14	PAD
277	6000.00	0.14	PAD
278	6000.00	0.14	PAD
279	6000.00	0.14	PAD
280	6000.00	0.14	PAD

PARCEL "C" AREA TABLE

Parcel #	Area (SF)	Area (AC)	Zoning
281	6000.00	0.14	PAD
282	5950.00	0.14	PAD
283	5950.00	0.14	PAD
284	6000.00	0.14	PAD
285	6000.00	0.14	PAD
286	6000.00	0.14	PAD
287	6000.00	0.14	PAD
288	6000.00	0.14	PAD
289	6000.00	0.14	PAD
290	6000.00	0.14	PAD
291	6000.00	0.14	PAD
292	5950.00	0.14	PAD
293	6633.99	0.15	PAD
294	6062.74	0.14	PAD
295	6000.00	0.14	PAD
296	6000.00	0.14	PAD
297	6000.00	0.14	PAD
298	5950.00	0.14	PAD
299	5950.00	0.14	PAD
300	6000.00	0.14	PAD
301	6000.00	0.14	PAD
302	6000.00	0.14	PAD
303	6000.00	0.14	PAD
304	5950.37	0.14	PAD

PARCEL "D" AREA TABLE

Parcel #	Area (SF)	Area (AC)	Zoning
305	5417.82	0.12	PAD
306	5416.63	0.12	PAD
307	5415.43	0.12	PAD
308	5414.24	0.12	PAD
309	5413.04	0.12	PAD
310	5411.85	0.12	PAD
311	5410.65	0.12	PAD
312	5409.46	0.12	PAD
313	5408.26	0.12	PAD
314	5407.07	0.12	PAD
315	5405.87	0.12	PAD
316	5489.57	0.13	PAD
317	5616.25	0.13	PAD
318	5526.59	0.13	PAD
319	5519.88	0.13	PAD
320	5513.18	0.13	PAD
321	5506.47	0.13	PAD
322	5499.76	0.13	PAD
323	5493.05	0.13	PAD
324	5486.34	0.13	PAD
325	5479.64	0.13	PAD
326	5472.93	0.13	PAD
327	5466.22	0.13	PAD
328	5459.51	0.13	PAD
329	5452.80	0.13	PAD
330	5446.09	0.13	PAD
331	5439.39	0.12	PAD
332	5398.92	0.12	PAD
333	5400.00	0.12	PAD
334	5400.00	0.12	PAD
335	5400.00	0.12	PAD
336	5400.00	0.12	PAD
337	5400.00	0.12	PAD
338	5400.00	0.12	PAD
339	5400.00	0.12	PAD
340	5400.00	0.12	PAD
341	5400.00	0.12	PAD
342	5400.00	0.12	PAD
343	5400.00	0.12	PAD
344	5400.00	0.12	PAD
345	5400.00	0.12	PAD
346	5350.00	0.12	PAD
347	5350.00	0.12	PAD
348	5400.00	0.12	PAD

PARCEL "D" AREA TABLE

Parcel #	Area (SF)	Area (AC)	Zoning
349	5400.00	0.12	PAD
350	5400.00	0.12	PAD
351	5400.00	0.12	PAD
352	5400.00	0.12	PAD
353	5400.00	0.12	PAD
354	5400.00	0.12	PAD
355	5400.00	0.12	PAD
356	5400.00	0.12	PAD
357	5400.00	0.12	PAD
358	5400.00	0.12	PAD
359	5400.00	0.12	PAD
360	5400.00	0.12	PAD
361	5400.00	0.12	PAD
362	5350.00	0.12	PAD
363	5350.00	0.12	PAD
364	5400.00	0.12	PAD
365	5400.00	0.12	PAD
366	5400.00	0.12	PAD
367	5400.00	0.12	PAD
368	5400.00	0.12	PAD
369	5400.00	0.12	PAD
370	5400.00	0.12	PAD
371	5400.00	0.12	PAD
372	5400.00	0.12	PAD
373	5400.00	0.12	PAD
374	5400.00	0.12	PAD
375	5400.00	0.12	PAD
376	5400.00	0.12	PAD
377	5400.00	0.12	PAD
378	5400.00	0.12	PAD
379	5400.00	0.12	PAD
380	5400.00	0.12	PAD
381	5400.00	0.12	PAD
382	5400.00	0.12	PAD
383	5400.00	0.12	PAD
384	5400.00	0.12	PAD
385	5400.00	0.12	PAD
386	5400.00	0.12	PAD
387	5400.00	0.12	PAD
388	5400.00	0.12	PAD
389	5400.00	0.12	PAD
390	5350.00	0.12	PAD
391	5570.21	0.13	PAD
392	5400.00	0.12	PAD
393	5400.00	0.12	PAD
394	5400.00	0.12	PAD
395	5400.00	0.12	PAD
396	5400.00	0.12	PAD
397	5400.00	0.12	PAD
398	5400.00	0.12	PAD
399	5400.00	0.12	PAD
400	5400.00	0.12	PAD
401	5400.00	0.12	PAD
402	5400.00	0.12	PAD
403	5400.00	0.12	PAD
404	5400.00	0.12	PAD
405	5400.00	0.12	PAD
406	5400.00	0.12	PAD

PARCEL "E" AREA TABLE

Parcel #	Area (SF)	Area (AC)	Zoning
407	6592.50	0.15	PAD
408	6592.50	0.15	PAD
409	6592.50	0.15	PAD
410	6592.50	0.15	PAD
411	6592.50	0.15	PAD
412	6592.50	0.15	PAD
413	6592.50	0.15	PAD
414	6592.50	0.15	PAD
415	6111.98	0.14	PAD
416	6000.00	0.14	PAD
417	6000.00	0.14	PAD
418	6000.00	0.14	PAD
419	6000.00	0.14	PAD
420	6000.00	0.14	PAD
421	6000.00	0.14	PAD
422	6000.00	0.14	PAD
423	6000.00	0.14	PAD
424	6000.00	0.14	PAD
425	6000.00	0.14	PAD
426	6011.98	0.14	PAD
427	6396.81	0.15	PAD
428	6000.00	0.14	PAD
429	6000.00	0.14	PAD
430	6000.00	0.14	PAD
431	6000.00	0.14	PAD
432	6000.00	0.14	PAD
433	6000.00	0.14	PAD
434	6000.00	0.14	PAD
435	6000.00	0.14	PAD
436	6000.00	0.14	PAD
437	5950.00	0.14	PAD
438	5950.00	0.14	PAD
439	6000.00	0.14	PAD
440	6000.00	0.14	PAD
441	6000.00	0.14	PAD
442	6000.00	0.14	PAD
443	6000.00	0.14	PAD
444	6000.00	0.14	PAD
445	6034.77	0.14	PAD
446	6000.00	0.14	PAD
447	6000.00	0.14	PAD
448	6000.00	0.14	PAD
449	6000.00	0.14	PAD
450	6000.00	0.14	PAD
451	6000.00	0.14	PAD
452	6000.00	0.14	PAD
453	6225.27	0.14	PAD
454	6030.93	0.14	PAD
455	6000.00	0.14	PAD
456	6000.00	0.14	PAD
457	6000.00	0.14	PAD
458	6000.00	0.14	PAD
459	6000.00	0.14	PAD
460	6000.00	0.14	PAD
461	5940.66	0.14	PAD
462	6664.36	0.15	PAD
463	6664.36	0.15	PAD
464	6664.36	0.15	PAD
465	6664.36	0.15	PAD
466	6666.38	0.15	PAD
467	6052.66	0.14	PAD
468	10445.07	0.24	PAD
469	12446.40	0.29	PAD
470	6000.00	0.14	PAD
471	6000.00	0.14	PAD
472	6000.00	0.14	PAD
473	6000.00	0.14	PAD
474	6000.00	0.14	PAD
475	6000.00	0.14	PAD
476	6000.00	0.14	PAD
477	5950.00	0.14	PAD
478	6000.00	0.14	PAD

PARCEL "E" AREA TABLE

Parcel #	Area (SF)	Area (AC)	Zoning
479	6000.00	0.14	PAD
480	6000.00	0.14	PAD
481	6000.00	0.14	PAD
482	6000.00	0.14	PAD
483	6000.00	0.14	PAD
484	6000.00	0.14	PAD
485	6000.00	0.14	PAD
486	6075.56	0.14	PAD
487	6082.43	0.14	PAD
488	6000.00	0.14	PAD
489	6000.00	0.14	PAD
490	6000.00	0.14	PAD
491	6000.00	0.14	PAD
492	6000.00	0.14	PAD
493	6000.00	0.14	PAD
494	6000.00	0.14	PAD
495	6000.00	0.14	PAD
496	6000.00	0.14	PAD
497	9627.22	0.22	PAD
498	6697.32	0.15	PAD
499	6697.32	0.15	PAD

PARCEL "F" AREA TABLE

Parcel #	Area (SF)	Area (AC)	Zoning
500	6027.17	0.14	PAD
501	6023.39	0.14	PAD
502	6023.39	0.14	PAD
503	5995.84	0.14	PAD
504	5412.82	0.12	PAD
505	5400.00	0.12	PAD
506	5400.00	0.12	PAD
507	5400.00	0.12	PAD
508	5400.00	0.12	PAD
509	5400.00	0.12	PAD
510	5694.05	0.13	PAD
511	5890.14	0.14	PAD
512	7761.01	0.18	PAD
513	7367.59	0.17	PAD
514	8164.92	0.19	PAD
515	8858.24	0.20	PAD
516	7286.98	0.17	PAD
517	5400.00	0.12	PAD
518	5400.00	0.12	PAD
519	5400.00	0.12	PAD
520	5400.00	0.12	PAD
521	5668.12	0.13	PAD
522	5430.81	0.12	PAD
523	5400.00	0.12	PAD
524	5400.00	0.12	PAD
525	5400.00	0.12	PAD
526	5400.00	0.12	PAD
527	5400.00	0.12	PAD
528	5400.00	0.12	PAD
529	5400.00	0.12	PAD
530	5400.00	0.12	PAD
531	5501.13	0.13	PAD
532	5400.00	0.12	PAD
533	5400.00	0.12	PAD
534	5400.00	0.12	PAD
535	5400.00	0.12	PAD
536	5400.00	0.12	PAD
537	5400.00	0.12	PAD
538	5400.00	0.12	PAD
539	5385.73	0.12	PAD
540	5572.47	0.13	PAD
541	5404.41	0.12	PAD
542	5400.00	0.12	PAD
543	5400.00	0.12	PAD

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn

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1001 WEST SOUTHERN AVENUE, Suite 131
Mesa, Arizona 85210 (480) 207-2666

SCALE (H): NONE
SCALE (V): NONE
DESIGNED BY: EEH
DRAWN BY: SER
CHECKED BY: JMB
DATE: APR 2020

SYCAMORE FARMS

LOT SUMMARY TABLE

SURPRISE, ARIZONA

Registered Professional Engineer (Civil)
CERTIFICATE NO.
52081
JASON M. BURM
Date Signed 04/29/20
ARIZONA U.S.A.

PROJECT NO.
191069042

DRAWING NAME
069042-PPCV

04 OF 25

CASE#: FS19-787

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

K:\EAV_Civil\191069042 - Sycamore Farms\CADD\Preliminary Plat\069042-PPCV.dwg Apr 29, 2020 Jon.Gitt

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PARCEL "F" AREA TABLE

Parcel #	Area (SF)	Area (AC)	Zoning
544	5400.00	0.12	PAD
545	5400.00	0.12	PAD
546	5400.00	0.12	PAD
547	5400.02	0.12	PAD
548	5400.00	0.12	PAD
549	5400.00	0.12	PAD
550	5400.00	0.12	PAD
551	5400.00	0.12	PAD
552	5400.00	0.12	PAD
553	5400.00	0.12	PAD
554	5311.76	0.12	PAD
555	5395.30	0.12	PAD
556	5400.00	0.12	PAD
557	5400.00	0.12	PAD
558	5400.00	0.12	PAD
559	5400.00	0.12	PAD
560	5400.00	0.12	PAD

PARCEL "H" AREA TABLE

Parcel #	Area (SF)	Area (AC)	Zoning
561	6432.05	0.15	PAD
562	6236.94	0.14	PAD
563	6236.94	0.14	PAD
564	6495.32	0.15	PAD
565	5403.89	0.12	PAD
566	5403.16	0.12	PAD
567	5403.39	0.12	PAD
568	5403.62	0.12	PAD
569	5403.85	0.12	PAD
570	5404.07	0.12	PAD
571	9632.57	0.22	PAD
572	5400.00	0.12	PAD
573	5400.00	0.12	PAD
574	5400.00	0.12	PAD
575	5400.00	0.12	PAD
576	5400.00	0.12	PAD
577	5556.86	0.13	PAD
578	6048.08	0.14	PAD
579	6048.08	0.14	PAD
580	6048.08	0.14	PAD
581	6048.08	0.14	PAD
582	6048.08	0.14	PAD
583	6048.08	0.14	PAD
584	6048.09	0.14	PAD
585	6048.09	0.14	PAD
586	6048.09	0.14	PAD
587	6048.09	0.14	PAD
588	6048.09	0.14	PAD
589	6048.09	0.14	PAD
590	5510.76	0.13	PAD
591	5429.90	0.12	PAD
592	5427.35	0.12	PAD
593	5424.80	0.12	PAD
594	5422.25	0.12	PAD
595	5419.70	0.12	PAD
596	5417.16	0.12	PAD
597	5414.61	0.12	PAD
598	5412.06	0.12	PAD
599	5409.51	0.12	PAD
600	5406.96	0.12	PAD
601	5404.41	0.12	PAD
602	5396.14	0.12	PAD
603	10286.32	0.24	PAD
604	7474.28	0.17	PAD
605	6666.99	0.15	PAD
606	6511.80	0.15	PAD
607	6511.49	0.15	PAD
608	5757.49	0.13	PAD
609	5511.03	0.13	PAD
610	5511.03	0.13	PAD
611	5871.30	0.13	PAD
612	5943.36	0.14	PAD

PARCEL "H" AREA TABLE

Parcel #	Area (SF)	Area (AC)	Zoning
613	5943.36	0.14	PAD
614	5943.36	0.14	PAD
615	5919.68	0.14	PAD
616	5400.00	0.12	PAD
617	5400.00	0.12	PAD
618	5400.00	0.12	PAD
619	5393.17	0.12	PAD
620	5400.00	0.12	PAD
621	5400.00	0.12	PAD
622	5400.00	0.12	PAD
623	5400.00	0.12	PAD
624	5400.00	0.12	PAD
625	6177.63	0.14	PAD
626	6394.15	0.15	PAD
627	6394.15	0.15	PAD
628	5400.00	0.12	PAD
629	5400.00	0.12	PAD
630	5400.00	0.12	PAD
631	5400.00	0.12	PAD
632	5400.00	0.12	PAD
633	5400.00	0.12	PAD
634	5400.00	0.12	PAD
635	5400.00	0.12	PAD
636	5879.27	0.13	PAD
637	7649.85	0.18	PAD
638	5400.00	0.12	PAD
639	5400.00	0.12	PAD
640	5400.00	0.12	PAD
641	5409.05	0.12	PAD
642	7321.33	0.17	PAD
643	6641.75	0.15	PAD
644	6625.22	0.15	PAD
645	6625.22	0.15	PAD

PARCEL "I" AREA TABLE

Parcel #	Area (SF)	Area (AC)	Zoning
646	10253.56	0.24	PAD
647	7354.29	0.17	PAD
648	7250.00	0.17	PAD
649	7250.00	0.17	PAD
650	7250.00	0.17	PAD
651	7250.00	0.17	PAD
652	7250.00	0.17	PAD
653	7250.00	0.17	PAD
654	7250.00	0.17	PAD
655	7250.00	0.17	PAD
656	7250.00	0.17	PAD
657	7250.00	0.17	PAD
658	7250.00	0.17	PAD
659	7250.00	0.17	PAD
660	7250.00	0.17	PAD
661	7250.00	0.17	PAD
662	7250.00	0.17	PAD
663	7284.76	0.17	PAD
664	7301.03	0.17	PAD
665	7539.60	0.17	PAD
666	8440.17	0.19	PAD
667	8451.22	0.19	PAD
668	8429.52	0.19	PAD
669	8440.17	0.19	PAD
670	8397.70	0.19	PAD
671	8384.14	0.19	PAD
672	8384.14	0.19	PAD
673	9708.42	0.22	PAD
674	8664.71	0.20	PAD
675	7502.40	0.17	PAD
676	7276.88	0.17	PAD
677	7282.59	0.17	PAD
678	7278.35	0.17	PAD
679	7274.11	0.17	PAD
680	7280.29	0.17	PAD

PARCEL "I" AREA TABLE

Parcel #	Area (SF)	Area (AC)	Zoning
681	7250.00	0.17	PAD
682	7250.00	0.17	PAD
683	7250.00	0.17	PAD
684	7250.00	0.17	PAD
685	7430.51	0.17	PAD
686	7540.00	0.17	PAD
687	7540.00	0.17	PAD
688	7250.00	0.17	PAD
689	7250.00	0.17	PAD
690	7250.00	0.17	PAD
691	7250.00	0.17	PAD
692	7250.00	0.17	PAD
693	7540.00	0.17	PAD
694	7540.00	0.17	PAD
695	7540.00	0.17	PAD
696	7250.00	0.17	PAD
697	7698.29	0.18	PAD
698	7250.18	0.17	PAD
699	7858.85	0.18	PAD
700	9295.73	0.21	PAD
701	9224.73	0.21	PAD
702	8782.12	0.20	PAD
703	8782.12	0.20	PAD
704	8779.98	0.20	PAD
705	7145.31	0.16	PAD
706	7250.00	0.17	PAD
707	7250.00	0.17	PAD
708	7250.00	0.17	PAD
709	7250.00	0.17	PAD
710	7250.00	0.17	PAD
711	7250.00	0.17	PAD

PARCEL A – TRACT TABLE

Tract	Area (S.F.)	Area (AC)	Use
TRACT A	30,710	0.70	OPEN SPACE/RETENTION
TRACT BG	41,561	0.95	OPEN SPACE/RETENTION
TRACT BH	3,750	0.09	OPEN SPACE
TRACT C	2,200	0.05	OPEN SPACE
TRACT D	7,500	0.17	OPEN SPACE
TRACT E	13,759	0.32	OPEN SPACE
TRACT F	12,850	0.29	OPEN SPACE/RETENTION
TRACT G	28,710	0.66	OPEN SPACE
TRACT R	55,184	1.27	CITRUS PARK/RETENTION

PARCEL B – TRACT TABLE

Tract	Area (S.F.)	Area (AC)	Use
TRACT AM	213,812	4.91	OPEN SPACE/RETENTION
TRACT AW	1,300	0.03	OPEN SPACE
TRACT BK	51,063	1.17	OPEN SPACE/RETENTION
TRACT L	79,762	1.83	OPEN SPACE/RETENTION
TRACT M	3,750	0.09	OPEN SPACE
TRACT N	2,200	0.05	OPEN SPACE
TRACT O	2,200	0.05	OPEN SPACE
TRACT P	103,831	2.38	CATTLE PARK/RETENTION
TRACT Q	15,842	0.36	OPEN SPACE/RETENTION

PARCEL C – TRACT TABLE

Tract	Area (S.F.)	Area (AC)	Use
TRACT AA	45,569	1.05	OPEN SPACE/RETENTION
TRACT AB	59,054	1.36	OPEN SPACE/RETENTION
TRACT AC	2,100	0.05	OPEN SPACE
TRACT AD	2,100	0.05	OPEN SPACE
TRACT AE	2,100	0.05	OPEN SPACE
TRACT AF	64,029	1.47	COPPER PARK/RETENTION
TRACT AG	80,289	1.84	OPEN SPACE/RETENTION

PARCEL D – TRACT TABLE

Tract	Area (S.F.)	Area (AC)	Use
TRACT BI	4,863	0.11	OPEN SPACE
TRACT K	2,208	0.05	OPEN SPACE
TRACT U	119,668	2.75	OPEN SPACE/RETENTION
TRACT V	23,080	0.53	OPEN SPACE/RETENTION
TRACT W	5,580	0.13	OPEN SPACE
TRACT X	2,100	0.05	OPEN SPACE
TRACT Y	2,100	0.05	OPEN SPACE
TRACT Z	23,600	0.54	COTTON PARK

PARCEL E – TRACT TABLE

Tract	Area (S.F.)	Area (AC)	Use
TRACT AH	8,835	0.20	OPEN SPACE
TRACT AI	15,110	0.35	OPEN SPACE
TRACT AJ	6,174	0.14	OPEN SPACE
TRACT AK	75,166	1.73	OPEN SPACE/RETENTION
TRACT AL	3,106	0.07	OPEN SPACE
TRACT AX	2,100	0.05	OPEN SPACE
TRACT BB	3,115	0.07	OPEN SPACE
TRACT BL	8,426	0.19	OPEN SPACE
TRACT T	141,048	3.24	OPEN SPACE/RETENTION

PARCEL F – TRACT TABLE

Tract	Area (S.F.)	Area (AC)	Use
TRACT AY	14,578	0.33	OPEN SPACE
TRACT BJ	1,770	0.04	OPEN SPACE
TRACT BM	17,912	0.41	OPEN SPACE
TRACT H	30,642	0.70	OPEN SPACE/RETENTION
TRACT I	12,000	0.28	OPEN SPACE
TRACT J	97,069	2.23	CLIMATE PARK/RETENTION
TRACT S	9,097	0.21	OPEN SPACE

PARCEL H – TRACT TABLE

Tract	Area (S.F.)	Area (AC)	Use
TRACT AN	27,736	0.64	OPEN SPACE/RETENTION
TRACT AT	26,263	0.60	OPEN SPACE
TRACT AU	4,048	0.09	OPEN SPACE
TRACT AV	48,461	1.11	OPEN SPACE/RETENTION
TRACT BA	2,200	0.05	OPEN SPACE
TRACT BC	2,651	0.06	OPEN SPACE
TRACT BF	108,645	2.49	OPEN SPACE/RETENTION

PARCEL I – TRACT TABLE

Tract	Area (S.F.)	Area (AC)	Use
TRACT AO	31,331	0.72	OPEN SPACE/RETENTION
TRACT AP	59,241	1.36	OPEN SPACE/RETENTION
TRACT AQ	118,348	2.72	OPEN SPACE/RETENTION
TRACT AR	58,556	1.34	OPEN SPACE/RETENTION
TRACT AS	62,166	1.43	OPEN SPACE/RETENTION
TRACT BD	4,600	0.11	OPEN SPACE
TRACT BE	1,297	0.03	OPEN SPACE

RIGHT-OF-WAY AREA TABLE

Tract	Area (S.F.)	Area (AC)	Use
CACTUS ROAD	31,829	0.73	ROW
COTTON LANE	86,651	1.99	ROW
SARIVAL AVENUE	28,623	0.66	ROW

K:\EAV_Civil\191069042 – Sycamore Farms\CADD\Preliminary Plat\069042-PPCV.dwg Apr 29, 2020 Jon.Gitt
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NO.	REVISION	BY	DATE	APPR.

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1001 WEST SOUTHERN AVENUE, Suite 131
Mesa, Arizona 85210 (480) 207-2666

SCALE (H): NONE
SCALE (V): NONE
DESIGNED BY: EEH
DRAWN BY: SER
CHECKED BY: JMB
DATE: APR 2020

SYCAMORE FARMS
LOT SUMMARY TABLE
SURPRISE, ARIZONA

Registered Professional Engineer
CERTIFICATE NO.
52081
JASON M. BURM
Date Signed 04/29/20
ARIZONA U.S.A.

PROJECT NO.
191069042

DRAWING NAME
069042-PPCV

05 OF 25

CASE#: FS19-787

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

N AUTOSHOW AVE

CACTUS ROAD

S89°55'32"E 1313.92'

S89°55'32"E 842.15'

S0°04'23"W 32.96'

S89°55'32"E 842.15'

S89°55'32"E 472.15'

S89°55'432"W 841.77'

S89°55'47"E 2627.02'

FND. BCF
NW CORNER
SEC. 24, T3N, R2W

FND. BCHH
N. ¼ CORNER
SEC. 24, T3N, R2W

FND. BCHH
NE CORNER
SEC. 24, T3N, R2W

MWD 33' ROMOLA LTD FEE BK.19 PG.19

MWD 20' LATERAL 7 ROW AND CONCRETE DITCH BK.14 PG.35 BK.24 PG.3

EXISTING STREET LIGHT TO REMAIN

EXISTING STREET LIGHT TO REMAIN

33' EX R/W

35' PROP R/W

2' B/C

38.5' B/C

6' S/W

1.0' VNAE

PROP. MWD IMP. BY OTHERS

C48

ENTRY MONUMENT

TRACT A

N 168TH LN

L8

EX. 40.0' R/W TO BE ABANDONED

S0°04'28"W 167.00'

MWD 20' LATERAL 7 EASEMENT MCR NO. 06-1141237

86.0' R/W

21.0' B/C

43.0' B/C

16.0' S/W

5.0' PARKING STRIP

6.0' S/W

3.0' B/C

1.0' VNAE

L1

C47

Δ=9°59'45"
R=814.01'
L=142.01'
CB=S4°55'24"E
C=141.83'

N 169TH AVE

8.0' PUE

S80°04'43"W 6.00'

EX. 40.0' R/W TO BE ABANDONED

R=820.00'
L=81.30'

S62°36'41"E 27.63'

S24°46'05"W 27.63'

C52

C53

C54

L37

C51

C49

C50

C6

R=820.00'
L=81.72'

W DESERT HILLS DR

TRACT A

TRACT G

N 168TH LN

C2

PLAT BOUNDARY

S27°57'02"E 291.53'

L9

APN:
501-10-017
(PAD)

PLAT BOUNDARY

20' TEMP DRAINAGE ESMT

TEMP DRAINAGE SWALE

TEMP DRAINAGE ESMT

EX. STRUCTURE

N27°57'02"W 427.87'

N0°04'28"E 473.96'

MATCHLINE: SEE SHEET 09

PARCEL 10
(MHDR)

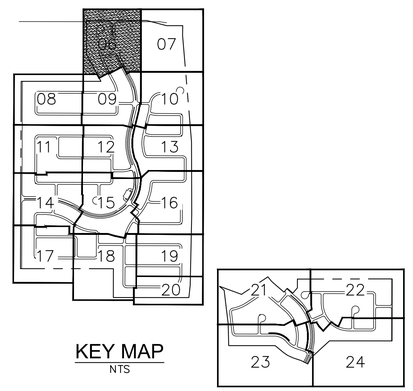
PARCEL 10

1	7644 SQ FT	0.18 ACRES
2	7371 SQ FT	0.17 ACRES
3	7738 SQ FT	0.18 ACRES
4	8023 SQ FT	0.18 ACRES
5	8536 SQ FT	0.20 ACRES
6	9287 SQ FT	0.21 ACRES
7	9851 SQ FT	0.23 ACRES
8	9062 SQ FT	0.21 ACRES
9	8376 SQ FT	0.19 ACRES
10	7925 SQ FT	0.18 ACRES
11	7699 SQ FT	0.18 ACRES
12	7261 SQ FT	0.17 ACRES
89	7745 SQ FT	0.18 ACRES
90	7763 SQ FT	0.18 ACRES
91	7763 SQ FT	0.18 ACRES
92	7763 SQ FT	0.18 ACRES
93	7763 SQ FT	0.18 ACRES
94	576 SQ FT	.17 ACRES
95	7250 SQ FT	0.17 ACRES
96	7250 SQ FT	0.17 ACRES

EX. IRRIGATION DITCH TO BE DEMOLISHED

PRE-PLAT NOTES

1. LOCAL 30' BY 30' SIGHT VISIBILITY TRIANGLE PER COS 4-02
2. PROPOSED MID BLOCK CURB RAMP PER MAG STD DTL 238-1
3. PROPOSED CURB RAMP PER MAG STD DTL 237-1
4. SIGHT DISTANCE FOR ARTERIAL & COLLECTOR STREETS PER COS 4-01



KEY MAP
NTS

NOTE:

1. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO CITY OF SURPRISE STANDARD 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.
2. LINE AND CURVE DETAIL ON SHEET 25.
3. ALL DECOMPOSED GRANITE TRAILS WILL BE STABILIZED WITH A BINDER.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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NO.	REVISION	BY	DATE	APPR.

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1001 WEST SOUTHERN AVENUE, Suite 131
Mesa, Arizona 85210 (480) 207-2666

SCALE (H):1"=40'
SCALE (V): NONE
DESIGNED BY: EEH
DRAWN BY: SER
CHECKED BY: JMB
DATE: APR 2020

SYCAMORE FARMS
PRELIMINARY PLAT
SURPRISE, ARIZONA

Registered Professional Engineer
CERTIFICATE NO.
52081
JASON M. BURM
Expiration Date: 09/30/20
ARIZONA U.S.A.

PROJECT NO.
191069042

DRAWING NAME
069042-PP

06 OF 25

CASE#: FS19-787

K:\EAV_Civil\191069042 — Sycamore Farms\CADD\Preliminary Plat\069042-PP.dwg Apr 29, 2020 Jon.Gitt
K:\EAV_Civil\191069042 — Sycamore Farms\CADD\Xrefs\069042-XREF-Boundary.dwg Apr 29, 2020 Jon.Gitt
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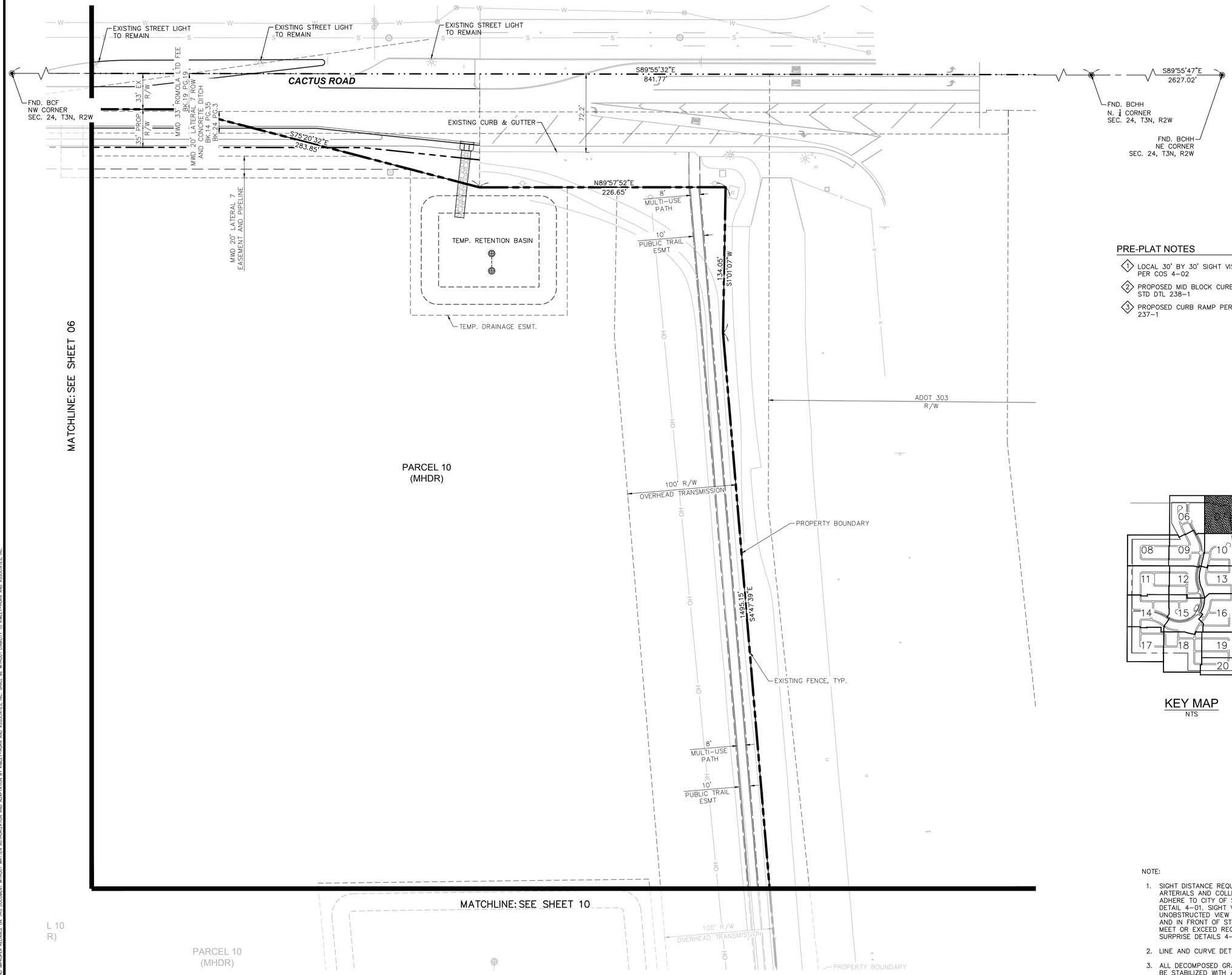
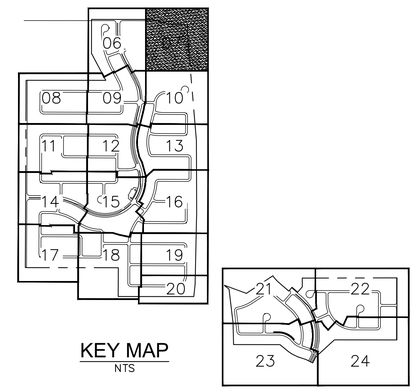


PRE-PLAT NOTES

1. LOCAL 30' BY 30' SIGHT VISIBILITY TRIANGLE PER COS 4-02
2. PROPOSED MID BLOCK CURB RAMP PER MAG STD DTL 238-1
3. PROPOSED CURB RAMP PER MAG STD DTL 237-1



KEY MAP
NTS

NOTE:

1. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO CITY OF SURPRISE STANDARD 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.
2. LINE AND CURVE DETAIL ON SHEET 25.
3. ALL DECOMPOSED GRANITE TRAILS WILL BE STABILIZED WITH A BINDER.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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ARIZONA811
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NO.	REVISION	BY	DATE	APPR.

Kimley»Horn

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1001 WEST SOUTHERN AVENUE, Suite 131
Mesa, Arizona 85210 (480) 207-2666

SCALE (H): 1"=40'
SCALE (V): NONE
DESIGNED BY: EEH
DRAWN BY: SER
CHECKED BY: JMB
DATE: APR 2020

SYCAMORE FARMS
PRELIMINARY PLAT
SURPRISE, ARIZONA

Registered Professional Engineer (Civil)
CERTIFICATE NO.
52081
JASON M. BURM
Date Signed 04/29/20
ARIZONA U.S.A.

PROJECT NO.
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07 OF 25

CASE#: FS19-787

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XREF: 069042-XBASE.dwg, 069042-TITLE.dwg, 069042-PP-KEY.dwg, 069042-PP-NOTES.dwg
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PRE-PLAT NOTES

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2. PROPOSED MID BLOCK CURB RAMP PER MAG STD DTL 238-1
3. PROPOSED CURB RAMP PER MAG STD DTL 237-1

APN: 501-10-003 (PAD)

APN:502-13-536 (PAD)

W POINSETTIA DR

W JENAN RD

COTTON LANE

N 170TH LN

TRACT C

TRACT D

TRACT BG

TRACT BH

TRACT L

TRACT M

TEMP DRAINAGE SWALE

TEMP DRAINAGE ESMT

20' TEMP DRAINAGE ESMT

EX. GAS

EX. SEWER

EX. WATER

FLOOD ZONE LIMITS

MWD 33.0' ROMOLA LTD FEE BK.19 PG.19

NEW MWD 20.0' LATERAL 7 SUBLATERAL F EASEMENT AND PIPELINE

MWD 20.0' LATERAL 7 SUBLATERAL F EASEMENT MCR NO. 06-1141237

MWD 20.0' LATERAL 7 ROW AND CONCRETE DITCH BK.14 PG.35 BK.24 PG.3

33.0' EX. 35.0' PROP. R/W

PROPERTY BOUNDARY

50.0' INGRESS/EGRESS ESMT. TO BE REMOVED

PROP. 6.0' SWLK

WEST-HALF IMPROVEMENTS BY OTHERS. MEDIAN IMPROVEMENTS ARE 50% RESPONSIBILITY OF THIS PROJECT.

EX. STRUCTURE. PROPERTY TO BE DEMOLISHED, TYP.

EX POWER POLE TO BE DEMOLISHED

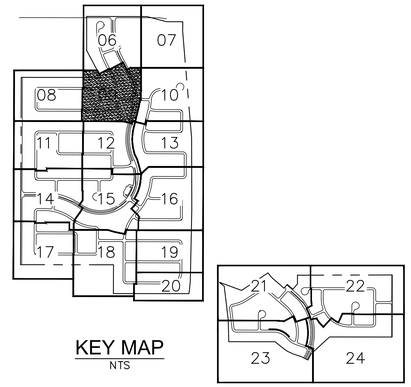
S89°57'45"E 1114.13'

N012.54"E 1754.41'

| | | |

PRE-PLAT NOTES

1. LOCAL 30' BY 30' SIGHT VISIBILITY TRIANGLE PER COS 4-02
2. PROPOSED MID BLOCK CURB RAMP PER MAG STD DTL 238-1
3. PROPOSED CURB RAMP PER MAG STD DTL 237-1
4. SIGHT DISTANCE FOR ARTERIAL & COLLECTOR STREETS PER COS 4-01



KEY MAP
NTS

MATCHLINE: SEE SHEET 06
MATCHLINE: SEE SHEET 08
MATCHLINE: SEE SHEET 10
MATCHLINE: SEE SHEET 12

TEMPORARY BASIN LL HW: 1213.50 BTM: 1210.50
TEMP DRAINAGE SWALE
EX. STRUCTURE
DEMOLISHED 17 ACRES
EX. 40.0' R/W TO BE ABANDONED
PARCEL 10 (MHDR)
PARCEL BOUNDARY
TRACT E
TRACT F
TRACT G
TRACT H
TRACT BM
TRACT R
W POINSETTIA DR
W JENAN RD
N 169TH AVE
N 168TH LN
N 168TH DR
LANDSCAPE AMENITY, REF. LANDSCAPE PLANS
6' LOCAL II PATH

NOTE:

1. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO CITY OF SURPRISE STANDARD 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.
2. LINE AND CURVE DETAIL ON SHEET 25.
3. ALL DECOMPOSED GRANITE TRAILS WILL BE STABILIZED WITH A BINDER.

NORTH
GRAPHIC SCALE IN FEET
0 20 40 80

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ARIZONA811 Call 811 or click Arizona811.com

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
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SCALE (V): NONE
DESIGNED BY: EEH
DRAWN BY: SER
CHECKED BY: JMB
DATE: APR 2020

SYCAMORE FARMS
PRELIMINARY PLAT
SURPRISE, ARIZONA

Registered Professional Engineer
CERTIFICATE NO.
52081
JASON M. BURM
Date Signed 04/29/20

PROJECT NO.
191069042

DRAWING NAME
069042-PP

09 OF 25

CASE#: FS19-787

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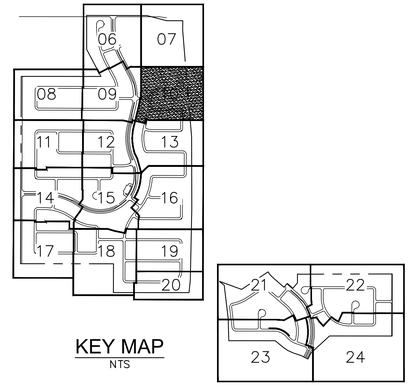
PRE-PLAT NOTES

1. LOCAL 30' BY 30' SIGHT VISIBILITY TRIANGLE PER COS 4-02
2. PROPOSED MID BLOCK CURB RAMP PER MAG STD DTL 238-1
3. PROPOSED CURB RAMP PER MAG STD DTL 237-1
4. SIGHT DISTANCE FOR ARTERIAL & COLLECTOR STREETS PER COS 4-01



KEY MAP
NTS

MATCHLINE: SEE SHEET 07

PARCEL 10
(MHDR)

100' R/W
OVERHEAD TRANSMISSION

10'
PUBLIC TRAIL
ESMT

8'
MULTI-USE
PATH

PROPERTY BOUNDARY

PROPOSED SOUND WALL

ADOT 303
R/W

EXISTING FENCE
TO BE REMOVED, TYP.

TRACT H

TRACT J

TRACT I

TRACT BM

TRACT S

TRACT AY

515
8858 SQ FT
0.20 ACRES

516
7287 SQ FT
0.17 ACRES

517
5400 SQ FT
0.12 ACRES

518
5400 SQ FT
0.12 ACRES

519
5400 SQ FT
0.12 ACRES

520
5400 SQ FT
0.12 ACRES

514
8165 SQ FT
0.19 ACRES

513
7368 SQ FT
0.17 ACRES

512
7761 SQ FT
0.18 ACRES

511
5890 SQ FT
0.14 ACRES

510
5694 SQ FT
0.13 ACRES

509
5400 SQ FT
0.12 ACRES

508
5400 SQ FT
0.12 ACRES

507
5400 SQ FT
0.12 ACRES

506
5400 SQ FT
0.12 ACRES

505
5400 SQ FT
0.12 ACRES

504
5413 SQ FT

555
5395 SQ FT
0.12 ACRES

556
5400 SQ FT
0.12 ACRES

557
5400 SQ FT
0.12 ACRES

558
5400 SQ FT
0.12 ACRES

559
5400 SQ FT
0.12 ACRES

560
5400 SQ FT
0.12 ACRES

554
5312 SQ FT
0.12 ACRES

553
5400 SQ FT
0.12 ACRES

552
5400 SQ FT
0.12 ACRES

551
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0.12 ACRES

550
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0.12 ACRES

549
5400 SQ FT
0.12 ACRES

548
5400 SQ FT
0.12 ACRES

547
5400 SQ FT
0.12 ACRES

540
5572 SQ FT
0.13 ACRES

541
5404 SQ FT
0.12 ACRES

542
5400 SQ FT
0.12 ACRES

543
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0.12 ACRES

544
5400 SQ FT
0.12 ACRES

545
5400 SQ FT
0.12 ACRES

546
5400 SQ FT
0.12 ACRES

539
5386 SQ FT
0.12 ACRES

538
5400 SQ FT
0.12 ACRES

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5400 SQ FT
0.12 ACRES

535
5400 SQ FT
0.12 ACRES

534
5400 SQ FT
0.12 ACRES

533
5400 SQ FT
0.12 ACRES

532
5400 SQ FT
0.12 ACRES

W POINSETTIA DR

W JENAN RD

N 168TH DR

N 167TH DR

PARCEL BOUNDARY

RSO PWR CLR ZONE

MATCHLINE: SEE SHEET 09

MATCHLINE: SEE SHEET 13

NOTE:

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NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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SCALE (V): NONE
DESIGNED BY: EEH
DRAWN BY: SER
CHECKED BY: JMB
DATE: APR 2020

SYCAMORE FARMS
PRELIMINARY PLAT
SURPRISE, ARIZONA

Registered Professional Engineer (Civil)
CERTIFICATE NO.
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JASON M.
BURM
Date Signed 04/29/20
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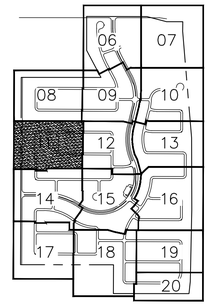
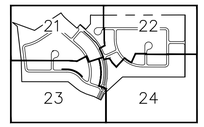
2. PROPOSED MID BLOCK CURB RAMP PER MAG STD DTL 238-1
3. PROPOSED CURB RAMP PER MAG STD DTL 237-1



KEY MAP
NTS



MATCHLINE: SEE SHEET 08

MATCHLINE: SEE SHEET 12

MATCHLINE: SEE SHEET 14

TRACT BG

TRACT BH

TRACT L

TRACT M

TRACT N

TRACT O

TRACT P

TRACT P

W CANTERBURY DR

W SIERRA ST

COTTON LANE

N 170TH LN

N 170TH AVE

APN:502-13-536
(PAD)

EX POWER POLE TO BE DEMOLISHED

NEW MWD 20' LATERAL 7 SUBLATERAL F EASEMENT AND PIPELINE

MWD 20' LATERAL 7 SUBLATERAL F EASEMENT
MCR NO. 06-1141237

EX. GAS

EX. SEWER

EX. WATER

MWD 33' ROMOLA LTD FEE BK.19 PG.19

MWD 20' LATERAL 7 ROW AND CONCRETE DITCH BK.14 PG.35 BK.24 PG.3

FLOOD ZONE LIMITS

33' EX. R/W

35' PROP. R/W

20' MWD ESMT.

PROPERTY BOUNDARY

PROP. 6' SWLK

WEST-HALF IMPROVEMENTS BY OTHERS. MEDIAN IMPROVEMENTS ARE 50% RESPONSIBILITY OF THIS PROJECT.

RETAINING WALL

LANDSCAPE AMENITY. REF. LANDSCAPE PLANS

N01°12'54"E 1754.41'

L51 L52 L57 L58 L50

C81 C82 C83 C84 C86 C87 C88

118 7947 SQ FT 0.18 ACRES	117 7875 SQ FT 0.18 ACRES	116 7875 SQ FT 0.18 ACRES	115 7875 SQ FT 0.18 ACRES	114 7875 SQ FT 0.18 ACRES	113 7875 SQ FT 0.18 ACRES	112 7875 SQ FT 0.18 ACRES	111 7875 SQ FT 0.18 ACRES	110 7875 SQ FT 0.18 ACRES	109 7875 SQ FT 0.18 ACRES	108 7875 SQ FT 0.18 ACRE	
119 7896 SQ FT 0.18 ACRES	196 7825 SQ FT 0.18 ACRES	205 7825 SQ FT 0.18 ACRES	163 7825 SQ FT 0.18 ACRES	162 7875 SQ FT 0.18 ACRES	161 7875 SQ FT 0.18 ACRES	160 7875 SQ FT 0.18 ACRES	159 7875 SQ FT 0.18 ACRES	158 7875 SQ FT 0.18 ACRES	7875 SQ FT 0.18 ACRES	7875 SQ FT 0.18 ACRES	7875 SQ FT 0.18 ACRES
120 7875 SQ FT 0.18 ACRES	197 7875 SQ FT 0.18 ACRES	206 7875 SQ FT 0.18 ACRES									
121 7875 SQ FT 0.18 ACRES	198 7875 SQ FT 0.18 ACRES	207 7875 SQ FT 0.18 ACRES	164 7825 SQ FT 0.18 ACRES	165 7875 SQ FT 0.18 ACRES	166 7875 SQ FT 0.18 ACRES	167 7875 SQ FT 0.18 ACRES	168 7875 SQ FT 0.18 ACRES	169 7875 SQ FT 0.18 ACRES	170 7875 SQ FT 0.18 ACRES	171 7875 SQ FT 0.18 ACRES	172 7875 SQ FT 0.18 ACRES	173 7875 SQ FT 0.18 ACRES
122 7875 SQ FT 0.18 ACRES	199 7875 SQ FT 0.18 ACRES	208 7898 SQ FT 0.18 ACRES									
123 7875 SQ FT 0.18 ACRES	200 7875 SQ FT 0.18 ACRES		174 7876 SQ FT 0.18 ACRES	175 7875 SQ FT 0.18 ACRES	176 7875 SQ FT 0.18 ACRES	177 7875 SQ FT 0.18 ACRES	178 7875 SQ FT 0.18 ACRES	179 7875 SQ FT 0.18 ACRES	180 7875 SQ FT 0.18 ACRES	181 7875 SQ FT 0.18 ACRES	182 7875 SQ FT 0.18 ACRES	183 7875 SQ FT 0.18 ACRES
124 7875 SQ FT 0.18 ACRES	201 7875 SQ FT 0.18 ACRES										
125 7875 SQ FT 0.18 ACRES	202 7875 SQ FT 0.18 ACRES										
126 7875 SQ FT 0.18 ACRES	203 7875 SQ FT 0.18 ACRES										
127 7875 SQ FT 0.18 ACRES	204 7875 SQ FT 0.18 ACRES		185 7875 SQ FT 0.18 ACRES	186 7875 SQ FT 0.18 ACRES	187 7875 SQ FT 0.18 ACRES	188 7875 SQ FT 0.18 ACRES	189 7875 SQ FT 0.18 ACRES	190 7875 SQ FT 0.18 ACRES				

NOTE:

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NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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Registered Professional Engineer
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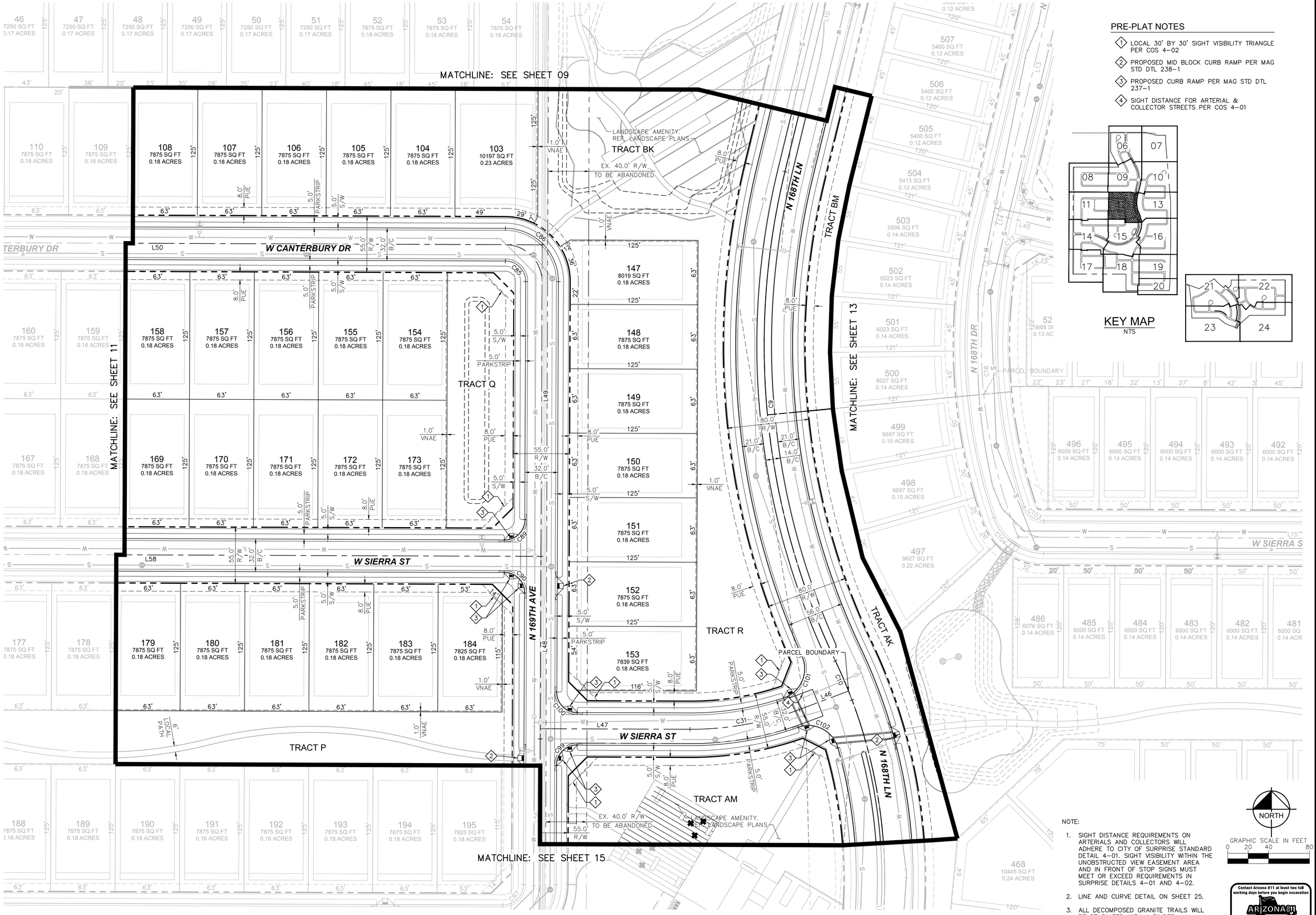

PRE-PLAT NOTES

1. LOCAL 30' BY 30' SIGHT VISIBILITY TRIANGLE PER COS 4-02
2. PROPOSED MID BLOCK CURB RAMP PER MAG STD DTL 238-1
3. PROPOSED CURB RAMP PER MAG STD DTL 237-1
4. SIGHT DISTANCE FOR ARTERIAL & COLLECTOR STREETS PER COS 4-01

KEY MAP
NTS

NOTE:

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PROJECT NO. 191069042
DRAWING NAME 069042-PP

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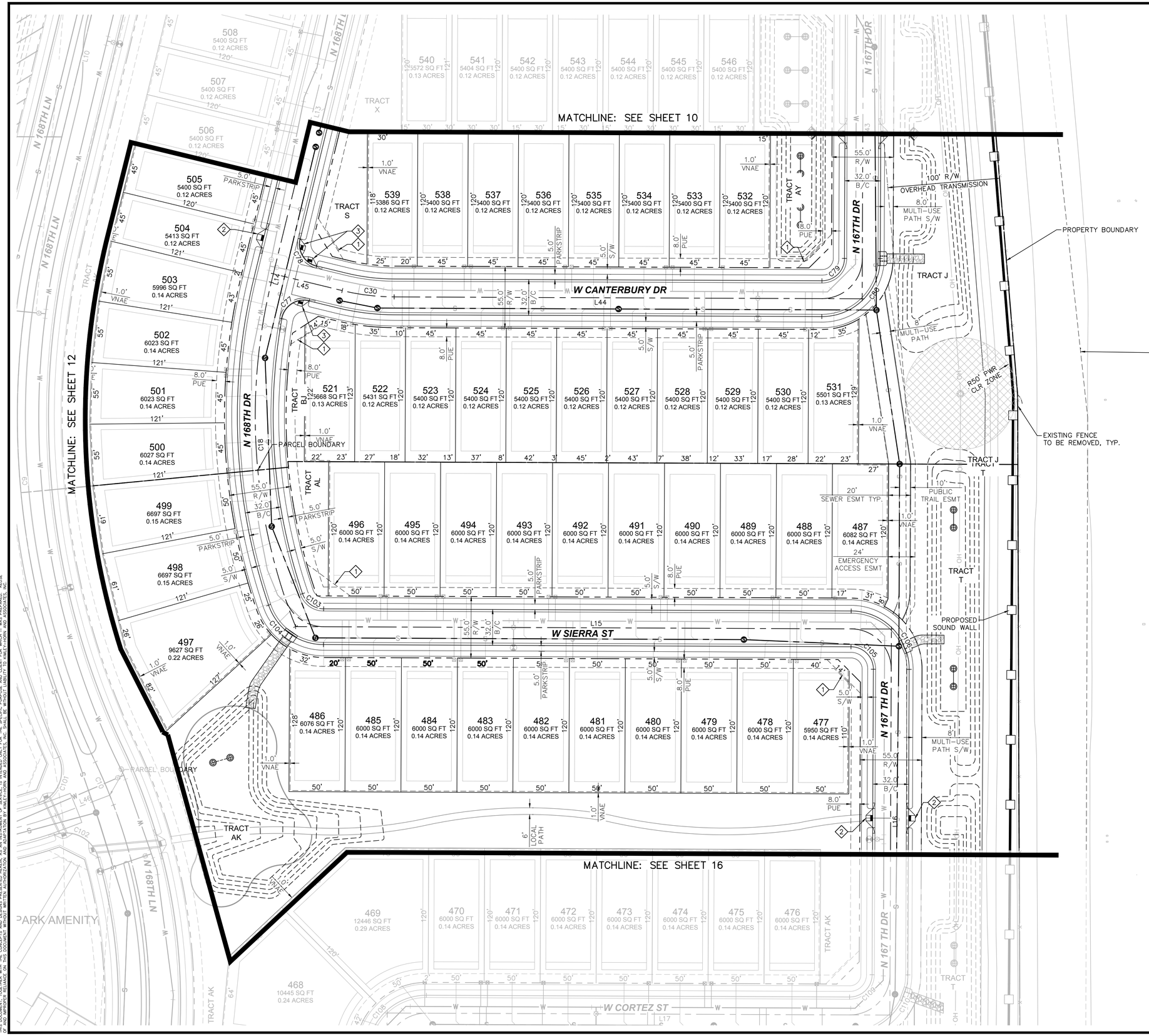
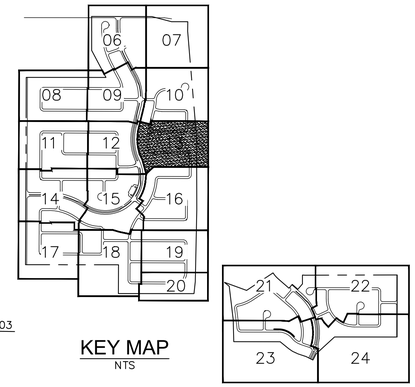


PRE-PLAT NOTES

1. LOCAL 30' BY 30' SIGHT VISIBILITY TRIANGLE PER COS 4-02
2. PROPOSED MID BLOCK CURB RAMP PER MAG STD DTL 238-1
3. PROPOSED CURB RAMP PER MAG STD DTL 237-1



KEY MAP
NTS

NOTE:

1. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO CITY OF SURPRISE STANDARD 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.
2. LINE AND CURVE DETAIL ON SHEET 25.
3. ALL DECOMPOSED GRANITE TRAILS WILL BE STABILIZED WITH A BINDER.

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1001 WEST SOUTHERN AVENUE, Suite 131
Mesa, Arizona 85210 (480) 207-2666

SCALE (H):1"=40'
SCALE (V): NONE
DESIGNED BY: EEH
DRAWN BY: SER
CHECKED BY: JMB
DATE: APR 2020

SYCAMORE FARMS
PRELIMINARY PLAT
SURPRISE, ARIZONA

Registered Professional Engineer (Civil)
CERTIFICATE NO. 52081
JASON M. BURM
Date Signed 04/29/20
ARIZONA, U.S.A.

PROJECT NO. 191069042
DRAWING NAME 069042-PP2

13 OF 25

CASE#: FS19-787

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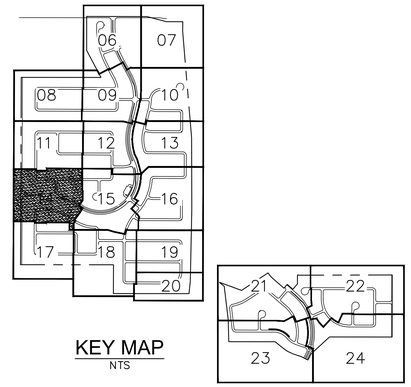
MATCHLINE: SEE SHEET 11

MATCHLINE: SEE SHEET 15

MATCHLINE: SEE SHEET 17

PRE-PLAT NOTES

1. LOCAL 30' BY 30' SIGHT VISIBILITY TRIANGLE PER COS 4-02
2. PROPOSED MID BLOCK CURB RAMP PER MAG STD DTL 238-1
3. PROPOSED CURB RAMP PER MAG STD DTL 237-1
4. SIGHT DISTANCE FOR ARTERIAL & COLLECTOR STREETS PER COS 4-01



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NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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PROJECT NO.
191069042

DRAWING NAME
069042-PP2

14 OF 25

CASE#: FS19-787

APN:502-13-536 (PAD)

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MATCHLINE: SEE SHEET 12

MATCHLINE: SEE SHEET 14

MATCHLINE: SEE SHEET 16

MATCHLINE: SEE SHEET 18

PRE-PLAT NOTES

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2. PROPOSED MID BLOCK CURB RAMP PER MAG STD DTL 238-1
3. PROPOSED CURB RAMP PER MAG STD DTL 237-1
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KEY MAP
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MATCHLINE: SEE SHEET 13

MATCHLINE: SEE SHEET 15

MATCHLINE: SEE SHEET 19

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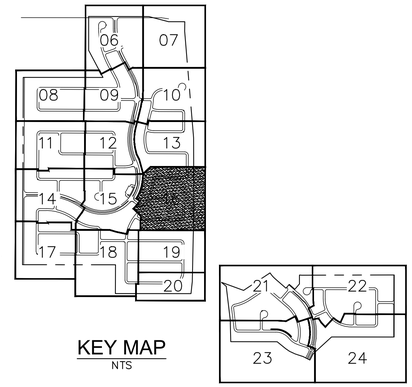

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3. PROPOSED CURB RAMP PER MAG STD DTL 237-1

MATCHLINE: SEE SHEET 14

MATCHLINE: SEE SHEET 18

W SHANGRI-LA RD

W HOPE DR

N 170TH LN

N 169TH LN

N 169TH DR

W YUCATAN DR

COTTON LANE

TRACT AF

TRACT AB

TRACT X

TRACT AE

WEST-HALF IMPROVEMENTS BY OTHERS. MEDIAN IMPROVEMENTS ARE 50% RESPONSIBILITY OF THIS PROJECT.

FLOOD ZONE LIMITS

EX. GAS
EX. SEWER
EX. WATER

33' EX. 35' PROP. R/W

PROPERTY BOUNDARY

MWD 33' ROMOLA LTD FEE BK.19 PG.19

APN:502-13-536 (PAD)

APN: 501-08-004 (PAD)

N89°57'26"W 1298.70'

N01°40'00"E 864.09'

LOT	SQ FT	ACRES
215	6000	0.14
216	6000	0.14
217	6000	0.14
218	6000	0.14
219	6000	0.14
220	6000	0.14
221	6000	0.14
222	6000	0.14
223	6000	0.14
224	6000	0.14
225	6078	0.14
226	6436	0.15
227	6172	0.14
228	6164	0.14
229	6156	0.14
230	6147	0.14
231	6139	0.14
232	6131	0.14
233	6122	0.14
234	6114	0.14
235	6106	0.14
236	6097	0.14
237	6089	0.14
238	6081	0.14
239	6072	0.14
240	6064	0.14
241	6056	0.14
242	6048	0.14
243	6294	0.14
254	7075	0.16
255	7080	0.16
256	6035	0.14
262	5950	0.14
263	6000	0.14
264	6000	0.14
265	6000	0.14
266	5950	0.14
267	6000	0.14
268	6000	0.14
269	6000	0.14
270	6000	0.14
271	6000	0.14
272	6000	0.14
273	5950	0.14
274	6000	0.14
275	6000	0.14
276	6000	0.14
277	6000	0.14
278	6000	0.14
279	6000	0.14
280	6000	0.14
281	6000	0.14
282	5950	0.14
283	5950	0.14
284	6000	0.14
285	6000	0.14
286	6000	0.14
287	6000	0.14
288	6000	0.14
289	6000	0.14
290	6000	0.14
291	6000	0.14
292	5950	0.14
293	6634	0.15
294	6063	0.14
295	6000	0.14
296	6000	0.14
297	6000	0.14
298	5950	0.14
299	5950	0.14
300	6000	0.14
301	6000	0.14
302	6000	0.14

KEY MAP
NTS

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NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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SCALE (H):1"=40'
SCALE (V): NONE
DESIGNED BY: EEH
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DATE: APR 2020

SYCAMORE FARMS

PRELIMINARY PLAT

SURPRISE, ARIZONA

Registered Professional Engineer (Civil)
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JASON M. BURM
Date Signed 04/29/20
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PROJECT NO.
191069042

DRAWING NAME
069042-PP2

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CASE#: FS19-787

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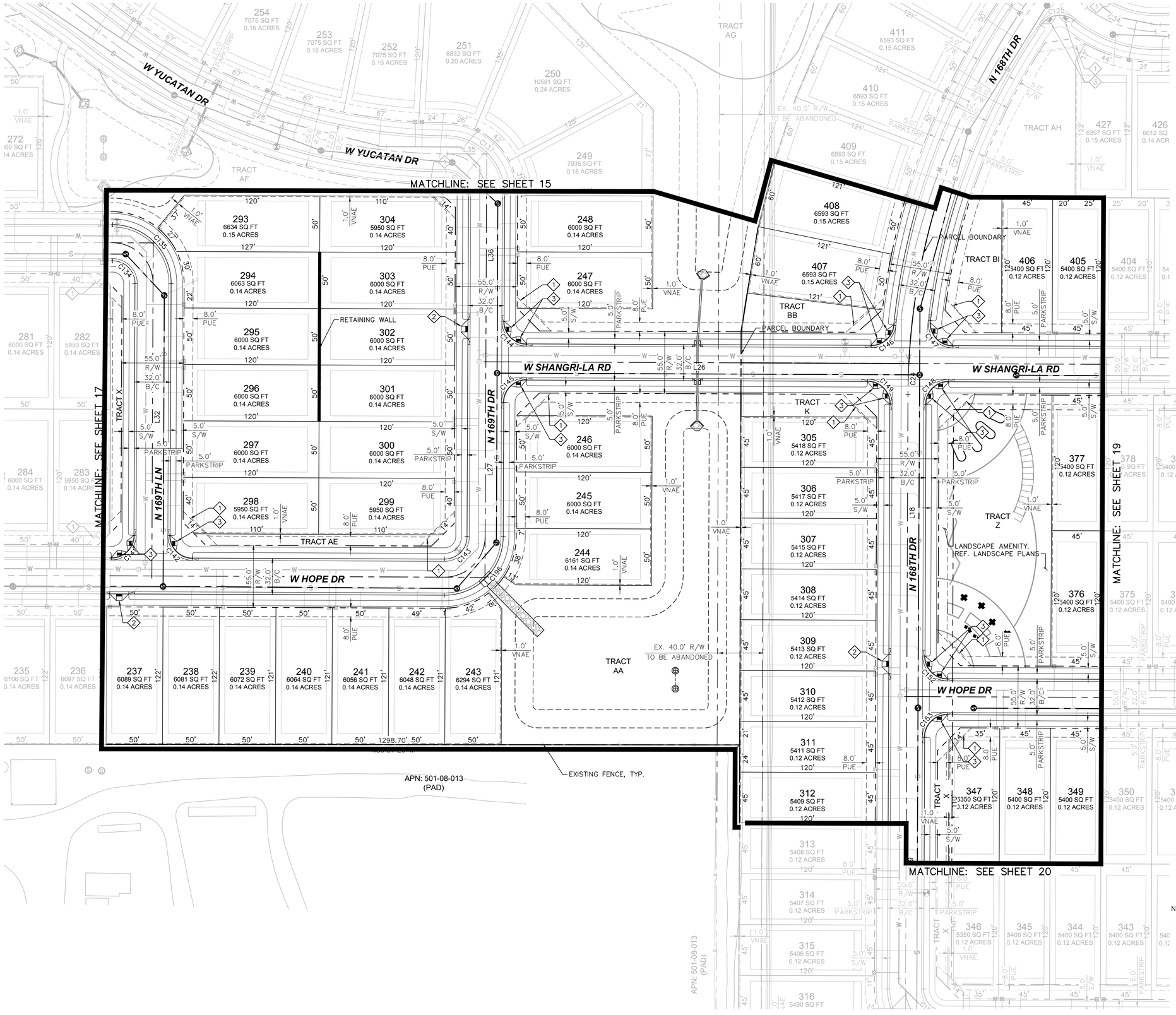

PRE-PLAT NOTES

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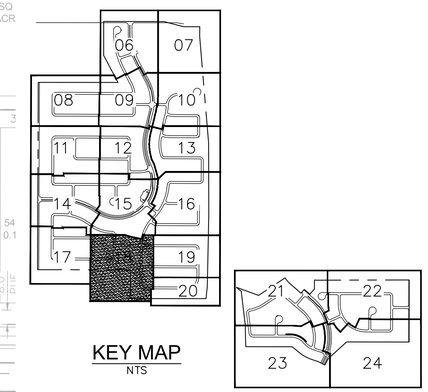
2. PROPOSED MID BLOCK CURB RAMP PER MAG STD DTL 238-1
3. PROPOSED CURB RAMP PER MAG STD DTL 237-1



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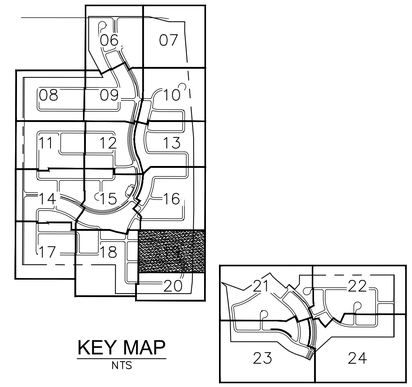

KEY MAP
NTS

MATCHLINE: SEE SHEET 16

MATCHLINE: SEE SHEET 18

MATCHLINE: SEE SHEET 20

W SHANGRI-LA RD

W HOPE DR

W DESERT MIRAGE DR

N 167TH DR

TRACT AH

TRACT U

TRACT W

TRACT Y

TRACT Z

EXISTING FENCE TO BE REMOVED, TYP.

PROPERTY BOUNDARY

ADOT 303 R/W

PROPOSED SOUND WALL

NOTE:

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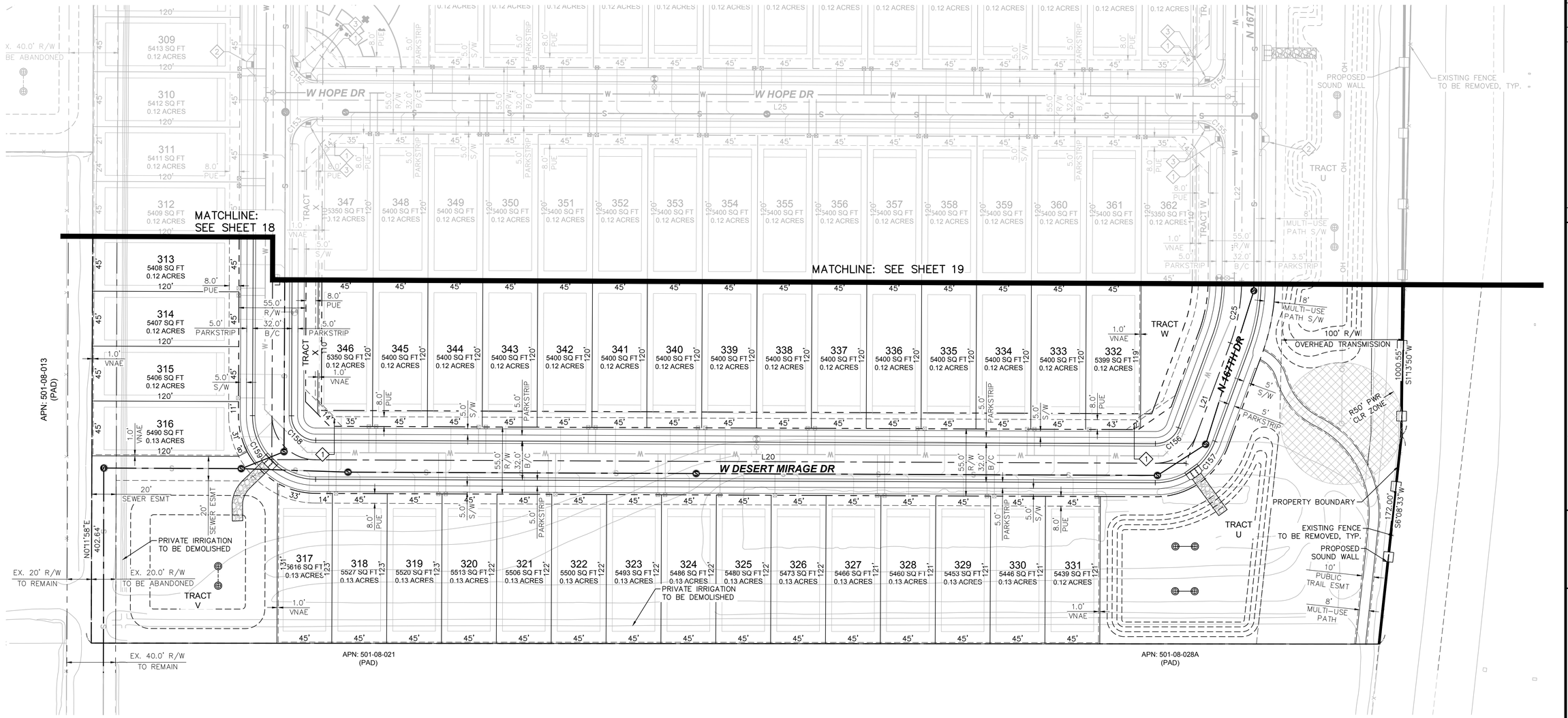

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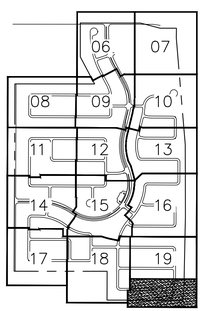

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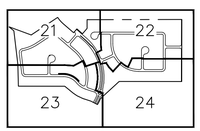

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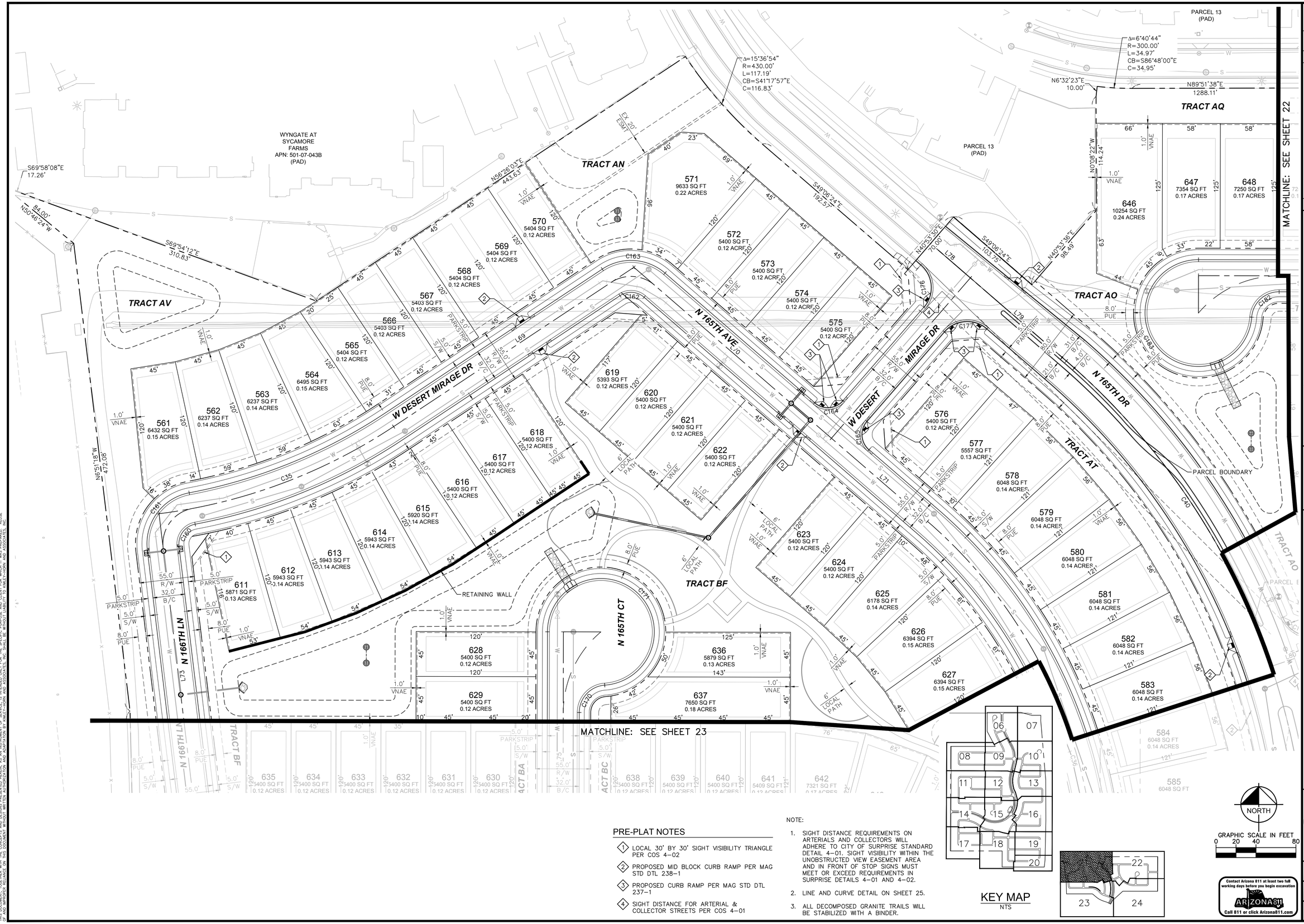

PRE-PLAT NOTES

1. LOCAL 30' BY 30' SIGHT VISIBILITY TRIANGLE PER COS 4-02
2. PROPOSED MID BLOCK CURB RAMP PER MAG STD DTL 238-1
3. PROPOSED CURB RAMP PER MAG STD DTL 237-1
4. SIGHT DISTANCE FOR ARTERIAL & COLLECTOR STREETS PER COS 4-01

NOTE:

1. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO CITY OF SURPRISE STANDARD 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.
2. LINE AND CURVE DETAIL ON SHEET 25.
3. ALL DECOMPOSED GRANITE TRAILS WILL BE STABILIZED WITH A BINDER.

KEY MAP
NTS

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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ARIZONA811
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NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
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1001 WEST SOUTHERN AVENUE, Suite 131
Mesa, Arizona 85210 (480) 207-2666

SCALE (H): 1"=40'
SCALE (V): NONE
DESIGNED BY: EEH
DRAWN BY: SER
CHECKED BY: JMB
DATE: APR 2020

SYCAMORE FARMS
PRELIMINARY PLAT
SURPRISE, ARIZONA

Registered Professional Engineer (Civil)
CERTIFICATE NO.
52081
JASON M. BURM
Date Signed 04/29/20
ARIZONA, U.S.A.

PROJECT NO.
191069042

DRAWING NAME
069042-PP3

21 OF 25

CASE#: FS19-787

K:\EAV_Civil\191069042 - Sycamore Farms\CADD\Preliminary Plat\069042-PP3.dwg, Apr 29, 2020, 4:08:21 PM, Jon.Gitt
KIMLEY-HORN AND ASSOCIATES, INC. 2020
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MATCHLINE: SEE SHEET 21

MATCHLINE: SEE SHEET 24

W DESERT MIRAGE DR

W CHRISTY DR

W MERCER LN

N 163RD DR

N 164TH DR

N 164TH CT

N 165TH DR

SARIVAL AVENUE

TRACT AO

TRACT AP

TRACT AQ

TRACT AR

TRACT AS

APN: 501-07-307 (PAD)

N89°51'38"E 1288.11'

PROPOSED DRAINAGE CHANNEL

EX CELL TOWER ESMT

EX CELL TOWER TO REMAIN

RETAINING WALL

RETAINING

MWD 33' ROMOLA LTD FEE BK.19 PG.19

PARCEL BOUNDARY

648	7250 SQ FT	0.17 ACRES		
649	7250 SQ FT	0.17 ACRES		
650	7250 SQ FT	0.17 ACRES		
651	7250 SQ FT	0.17 ACRES		
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660	7250 SQ FT	0.17 ACRES		
661	7250 SQ FT	0.17 ACRES		
662	7250 SQ FT	0.17 ACRES		
663	7285 SQ FT	0.17 ACRES		
664	7301 SQ FT	0.17 ACRES		
665	7540 SQ FT	0.17 ACRES		
666	8440 SQ FT	0.19 ACRES		
667	8451 SQ FT	0.19 ACRES		
668	8430 SQ FT	0.19 ACRES		
669	8440 SQ FT	0.19 ACRES		
670	8398 SQ FT	0.19 ACRES		
681	7250 SQ FT	0.17 ACRES		
682	7250 SQ FT	0.17 ACRES		
683	7250 SQ FT	0.17 ACRES		
686	7540 SQ FT	0.17 ACRES		
687	7540 SQ FT	0.17 ACRES		
688	7250 SQ FT	0.17 ACRES		
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692	7250 SQ FT	0.17 ACRES		
693	7540 SQ FT	0.17 ACRES		
694	7540 SQ FT	0.17 ACRES		
695	7540 SQ FT	0.17 ACRES		
696	7250 SQ FT	0.17 ACRES		
697	7698 SQ FT	0.18 ACRES		
698	7250 SQ FT	0.17 ACRES		
699	7859 SQ FT	0.18 ACRES		
700	9296 SQ FT	0.21 ACRES		
701	9225 SQ FT	0.21 ACRES		
702	8782 SQ FT	0.20 ACRES		
703	8782 SQ FT	0.20 ACRES		
704	8780 SQ FT	0.20 ACRES		
705	7145 SQ FT	0.16 ACRES		
706	7250 SQ FT	0.17 ACRES		
707	7250 SQ FT	0.17 ACRES		
708	7250 SQ FT	0.17 ACRES		
709	7250 SQ FT	0.17 ACRES		
710	7250 SQ FT	0.17 ACRES		
711	7250 SQ FT	0.17 ACRES		

PRE-PLAT NOTES

1. LOCAL 30' BY 30' SIGHT VISIBILITY TRIANGLE PER COS 4-02
2. PROPOSED MID BLOCK CURB RAMP PER MAG STD DTL 238-1
3. PROPOSED CURB RAMP PER MAG STD DTL 237-1
4. SIGHT DISTANCE FOR ARTERIAL & COLLECTOR STREETS PER COS 4-01

NOTE:

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2. LINE AND CURVE DETAIL ON SHEET 25.
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KEY MAP
NTS

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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Mesa, Arizona 85210 (480) 207-2666

SCALE (H):1"=40'
SCALE (V): NONE
DESIGNED BY:EEH
DRAWN BY: SER
CHECKED BY: JMB
DATE: APR 2020

SYCAMORE FARMS
PRELIMINARY PLAT
SURPRISE, ARIZONA

Registered Professional Engineer (Inactive)
CERTIFICATE NO.
52081
JASON M. BURM
Date Signed 04/29/20
ARIZONA

PROJECT NO.
191069042

DRAWING NAME
069042-PP3

22 OF 25

CASE#: FS19-787

K:\EA_Civil\191069042 - Sycamore Farms\CAD\Preliminary Plat\069042-PP3.dwg, Apr 29, 2020, 10:58:47 AM, Jon.Gitt
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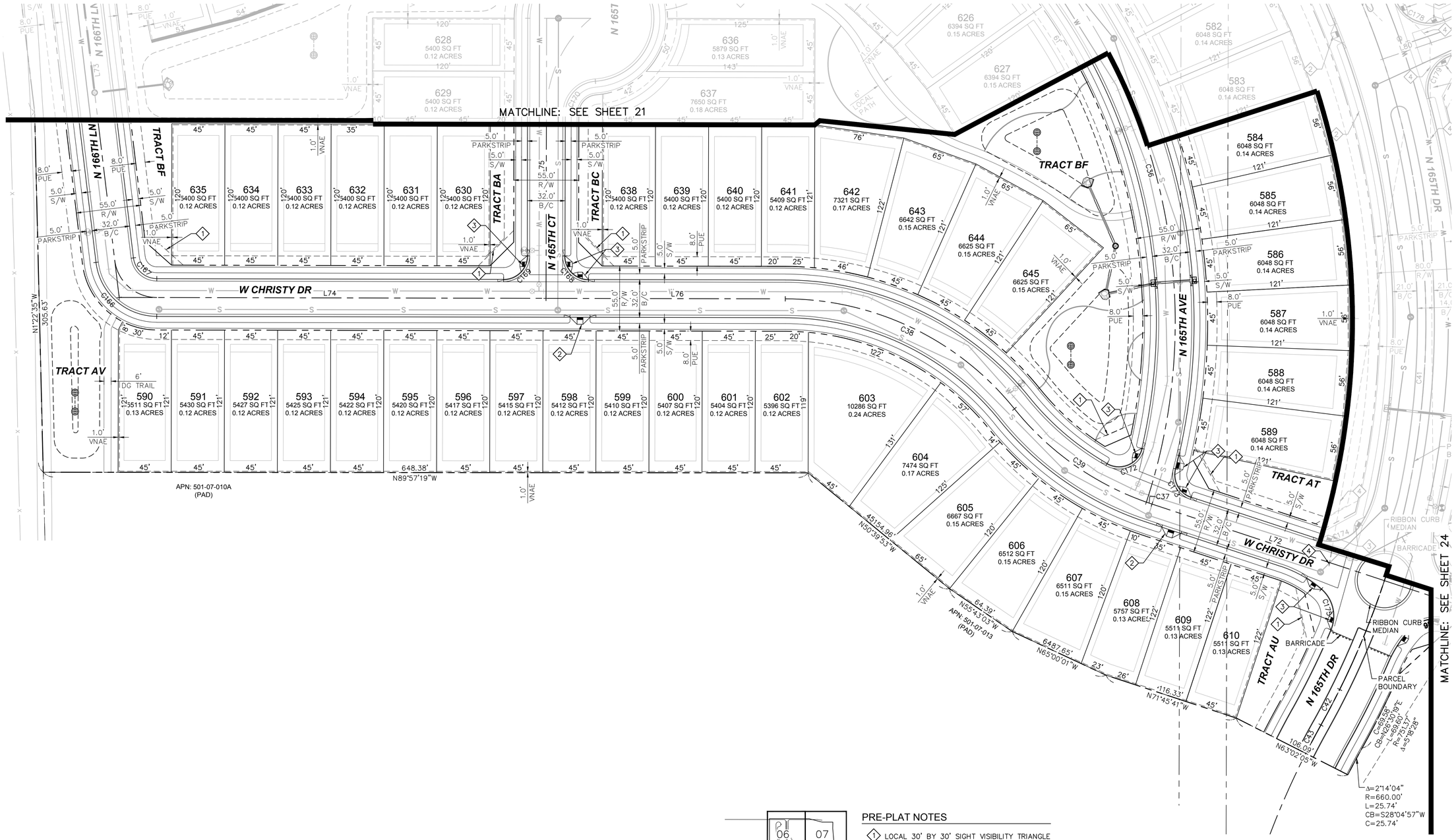
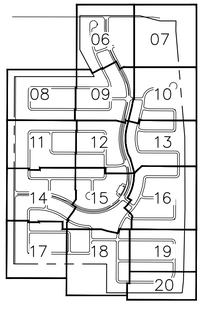
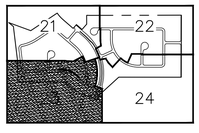




KEY MAP
NTS



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Mesa, Arizona 85210 (480) 207-2666

SCALE (H): 1"=40'
SCALE (V): NONE
DESIGNED BY: EEH
DRAWN BY: SER
CHECKED BY: JMB
DATE: APR 2020

SYCAMORE FARMS
PRELIMINARY PLAT
SURPRISE, ARIZONA

Registered Professional Engineer (Civil)
CERTIFICATE NO.
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JASON M. BURM
Date Signed 04/29/20
ARIZONA

PROJECT NO.
191069042

DRAWING NAME
069042-PP3

23 OF 25

CASE#: FS19-787

K:\EAV_Civil\191069042 - Sycamore Farms\CADD\Preliminary Plat\069042-PP3.dwg, Apr 29, 2020, Jon.Gitt
XREF: C-PROP-BOUNDARY.dwg, C-PROP-ROW.dwg, C-PROP-LOT.dwg, C-PROP-TRACT.dwg, L-ADJACENT.dwg
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MATCHLINE: SEE SHEET 21

MATCHLINE: SEE SHEET 22

MATCHLINE: SEE SHEET 23

664 7301 SQ FT 0.17 ACRES
665 7540 SQ FT 0.17 ACRES
666 8440 SQ FT 0.19 ACRES
667 8451 SQ FT 0.19 ACRES
668 8430 SQ FT 0.19 ACRES
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671 8384 SQ FT 0.19 ACRES
672 8384 SQ FT 0.19 ACRES
673 9708 SQ FT 0.22 ACRES
674 8665 SQ FT 0.20 ACRES
675 7502 SQ FT 0.17 ACRES
676 7277 SQ FT 0.17 ACRES
677 7283 SQ FT 0.17 ACRES
678 7278 SQ FT 0.17 ACRES
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N 164TH DR
N 164TH CT
N 165TH DR
N 163RD DR
W CHRISTY DR
W MERCER LN
SARIVAL AVENUE
TRACT AP
TRACT AR
TRACT AS
RETAINING WALL
PROPOSED DRAINAGE CHANNEL
MWD 33' ROMOLA LTD FEE BK.19 PG.19
PARCEL BOUNDARY
RIBBON CURB MEDIAN
BARRICADE
6' DG TRAIL
6' LOCAL PATH
8.0' PUE
1.0' VNAE
5.0' S/W
5.0' PARKSTRIP
55.0' R/W
32.0' B/C
39.5' B/C
80.0' R/W
21.0' B/C
14.0' B/C
16.0' S/W

N89°57'20"W 5873.67'
APN: 501-07-036 (PAD)

S47°32'41"W 351.96'
APN: 501-07-033 (PAD)

S00°07'00"W 867.31'

PRE-PLAT NOTES

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KEY MAP
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GRAPHIC SCALE IN FEET
0 20 40 80

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NO.	REVISION	BY	DATE	APPR.

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Mesa, Arizona 85210 (480) 207-2666

SCALE (H): 1"=40'
SCALE (V): NONE
DESIGNED BY: EEH
DRAWN BY: SER
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DATE: APR 2020

SYCAMORE FARMS
PRELIMINARY PLAT
SURPRISE, ARIZONA

Registered Professional Engineer (Civil)
CERTIFICATE NO.
52081
JASON M. BURM
Date Signed 04/29/20
ARIZONA U.S.A.

PROJECT NO.
191069042

DRAWING NAME
069042-PP3

24 OF 25

CASE#: FS19-787

K:\EAV_Civil\191069042 - Sycamore Farms\CADD\Preliminary Plat\069042-PP3.dwg, Apr 29, 2020, Jon.Gitt
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LINE TABLE		
LINE	LENGTH	BEARING
L1	47.00	S0°04'28.37"W
L2	217.45	S27°57'02.29"E
L3	105.62	S0°12'54.21"W
L4	152.82	S0°12'54.21"W
L5	1131.28	S89°47'05.79"E
L6	305.00	S0°12'54.21"W
L7	1132.00	S89°47'05.79"E
L8	200.00	S0°04'28.37"W
L9	291.53	S27°57'02.29"E
L10	290.05	S13°39'02.34"W
L11	360.70	N89°47'05.79"W
L12	265.62	N89°46'00.23"W
L13	282.24	S13°39'02.34"W
L14	7.82	S13°39'02.34"W
L15	532.19	S89°46'00.23"E
L16	345.00	S0°13'59.77"W
L17	448.90	N89°46'00.23"W
L18	267.39	S0°13'59.77"W
L19	295.00	S0°13'59.77"W
L20	750.00	S89°46'00.23"E
L21	105.12	N20°13'59.77"E
L22	144.91	N0°13'59.77"E
L23	295.00	N0°13'59.77"E
L24	794.36	N89°46'00.23"W
L25	795.00	N89°46'00.23"W
L26	374.56	N89°46'00.23"W
L27	190.91	S0°13'59.77"W
L28	295.00	N89°46'00.23"W
L29	575.00	N89°46'00.23"W
L30	295.00	N0°13'59.77"E
L31	575.00	S89°46'00.23"E
L32	295.00	S0°13'59.77"W
L33	325.00	N0°13'59.77"E
L34	125.44	S89°46'00.23"E
L35	35.00	S89°46'00.23"E
L36	184.09	S0°13'59.77"W
L37	60.46	S71°04'42.34"W
L38	217.50	S71°04'42.34"W
L39	212.84	N89°47'05.79"W
L40	251.15	N89°47'05.79"W
L41	66.76	S77°40'29.56"E
L42	349.13	S89°46'00.23"E
L43	295.00	S0°13'59.77"W
L44	417.99	N89°46'00.23"W
L45	63.36	N76°20'57.66"W
L46	51.56	N69°22'02.94"E
L47	146.38	S89°47'05.79"E
L48	178.68	S0°12'54.21"W
L49	305.00	S0°12'54.21"W
L50	759.97	N89°47'05.79"W
L51	305.00	N89°47'05.79"W
L52	662.35	S0°12'54.21"W
L53	286.97	S89°47'05.79"E
L54	598.00	S89°47'05.79"E
L55	180.00	S89°47'05.79"E
L56	178.68	N0°12'54.21"E
L57	305.00	S0°12'54.21"W
L58	759.97	N89°47'05.79"W
L59	240.00	S0°12'54.21"W
L60	144.48	S0°12'54.21"W
L61	46.82	S10°36'05.11"W
L62	210.00	S10°36'05.11"W
L63	212.50	S52°22'33.44"E
L64	36.04	S66°39'12.86"E
L65	407.73	S89°46'00.23"E
L66	295.00	S0°13'59.77"W
L67	580.72	N89°46'00.23"W

LINE TABLE		
LINE	LENGTH	BEARING
L68	39.26	N51°58'48.06"W
L69	288.76	N56°26'26.38"E
L70	261.67	S49°06'43.73"E
L71	127.14	S49°06'43.73"E
L72	207.52	S71°45'40.58"E
L73	357.64	S6°50'35.01"E
L74	361.85	S89°52'59.81"E
L75	237.50	N0°07'00.19"E
L76	202.81	S89°52'59.81"E
L77	212.50	N40°53'16.27"E
L78	52.50	S49°06'43.73"E
L79	127.14	S49°06'43.73"E
L80	43.19	N71°24'20.61"E
L81	125.41	N65°12'11.55"E
L82	243.68	S89°52'59.81"E
L83	733.00	S89°52'59.81"E
L84	146.58	S0°07'00.19"W
L85	53.00	S89°52'59.81"E
L86	305.00	S89°52'59.81"E
L87	284.08	N0°07'00.19"E
L88	329.00	N0°07'00.19"E
L89	192.58	N0°07'00.19"E
L90	277.50	S89°52'59.81"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	1077.50'	357.24'	S9°25'25"E	355.61'	18°59'46"	180.27'
C2	1077.50'	169.80'	S23°26'10"E	169.62'	9°01'45"	85.08'
C3	400.00'	149.98'	N17°12'34"W	149.10'	21°28'57"	75.88'
C4	400.00'	46.66'	N3°07'36"W	46.63'	6°41'00"	23.36'
C5	860.00'	285.13'	S9°25'25"E	283.82'	18°59'46"	143.88'
C6	860.00'	135.52'	S23°26'10"E	135.38'	9°01'45"	67.90'
C7	617.50'	343.90'	N11°59'46"W	339.47'	31°54'33"	176.53'
C8	617.50'	104.46'	N8°48'16"E	104.33'	9°41'32"	52.35'
C9	720.00'	490.82'	S5°52'43"E	481.37'	39°03'30"	255.38'
C10	500.00'	41.67'	N23°01'12"W	41.66'	4°46'31"	20.85'
C11	500.00'	508.38'	N8°29'45"E	486.77'	58°15'24"	278.62'
C12	500.00'	765.35'	N81°28'32"E	692.79'	87°42'10"	480.35'
C13	860.00'	371.13'	N67°02'09"W	368.25'	24°43'32"	188.50'
C14	860.00'	155.90'	N84°35'30"W	155.68'	10°23'11"	78.16'
C15	150.00'	228.38'	S46°36'58"W	206.95'	87°14'03"	142.93'
C16	830.00'	135.10'	N7°39'44"E	134.95'	9°19'34"	67.70'
C17	830.00'	19.20'	N12°59'16"E	19.20'	1°19'32"	9.60'
C18	507.50'	313.37'	S4°02'19"E	308.41'	35°22'44"	161.86'
C19	712.50'	280.56'	N12°03'57"E	278.75'	22°33'40"	142.12'
C20	712.50'	177.55'	N30°29'07"E	177.09'	14°16'39"	89.24'
C21	712.50'	88.05'	N41°09'51"E	87.99'	7°04'50"	44.08'
C22	600.00'	70.00'	S41°21'44"W	69.96'	6°41'04"	35.04'
C23	600.00'	368.08'	S20°26'43"W	362.34'	35°08'57"	190.04'
C24	600.00'	27.62'	S1°33'07"W	27.62'	2°38'15"	13.81'
C25	150.00'	52.36'	N10°14'00"E	52.09'	20°00'00"	26.45'
C26	650.00'	117.62'	N84°34'58"W	117.46'	10°22'05"	58.97'
C27	650.00'	314.59'	N65°32'01"W	311.52'	27°43'47"	160.44'
C28	500.00'	332.47'	S70°43'04"E	326.38'	38°05'53"	172.64'
C29	200.00'	42.21'	S83°43'15"E	42.13'	12°05'31"	21.18'
C30	200.00'	46.84'	S83°03'29"E	46.73'	13°25'03"	23.53'
C31	300.00'	109.16'	N79°47'29"E	108.56'	20°50'51"	55.19'
C32	200.00'	36.26'	N5°24'30"E	36.21'	10°23'11"	18.18'
C33	100.00'	40.34'	S78°12'37"E	40.07'	23°06'47"	20.45'
C34	100.00'	65.95'	S70°52'24"E	64.76'	37°47'12"	34.22'
C35	550.00'	252.81'	N69°36'32"E	250.59'	26°20'11"	128.68'
C36	487.50'	573.00'	N15°26'23"W	540.58'	67°20'42"	324.78'
C37	250.00'	4.98'	S71°11'25"E	4.98'	1°08'32"	2.49'
C38	250.00'	222.81'	N64°21'02"W	215.51'	51°03'55"	119.42'
C39	250.00'	138.76'	S54°43'07"E	136.98'	31°48'04"	71.22'
C40	700.00'	372.85'	N33°51'12"W	368.45'	30°31'04"	190.96'
C41	700.00'	549.87'	N3°54'34"E	535.84'	45°00'27"	290.00'
C42	697.14'	34.05'	N27°48'23"E	34.04'	2°47'53"	17.03'
C43	700.00'	27.30'	S28°04'57"W	27.30'	2°14'04"	13.65'
C44	500.00'	54.13'	N68°18'16"E	54.10'	6°12'09"	27.09'
C45	375.00'	163.06'	S12°20'24"E	161.78'	24°54'49"	82.84'
C46	375.00'	425.99'	S57°20'24"E	403.45'	65°05'11"	239.30'
C47	27.50'	41.98'	S41°29'46"W	38.02'	87°28'00"	26.31'
C48	53.50'	247.59'	N47°20'53"W	78.79'	265°09'17"	58.23'
C49	20.00'	32.11'	S62°55'52"E	28.77'	91°58'51"	20.70'
C50	20.00'	32.11'	S25°05'17"W	28.77'	91°58'51"	20.70'
C51	30.00'	45.62'	N27°30'52"E	41.35'	87°07'40"	28.53'
C52	30.00'	48.85'	S62°16'39"E	43.63'	93°17'17"	31.77'
C53	30.00'	48.85'	S24°26'04"W	43.63'	93°17'17"	31.77'
C54	30.00'	45.62'	N65°21'28"W	41.35'	87°07'40"	28.53'
C55	20.00'	35.99'	N38°39'39"E	31.33'	103°06'30"	25.19'
C56	20.00'	31.42'	N44°47'06"W	28.28'	90°00'00"	20.00'
C57	20.00'	31.42'	S44°47'06"E	28.28'	90°00'00"	20.00'
C58	30.00'	47.43'	N44°55'26"E	42.64'	90°34'56"	30.31'
C59	30.00'	46.87'	S45°01'34"E	42.25'	89°31'04"	29.75'
C60	20.00'	26.72'	N51°56'37"E	24.78'	76°32'34"	15.78'
C61	27.50'	41.16'	N47°21'26"E	37.42'	85°45'07"	25.53'
C62	53.50'	248.15'	N42°38'34"W	78.41'	265°45'07"	57.62'
C63	20.00'	31.42'	S45°12'54"W	28.28'	90°00'00"	20.00'
C64	30.00'	51.77'	N40°20'52"W	45.58'	98°52'28"	35.05'
C65	30.00'	43.28'	S48°53'09"W	39.62'	82°39'31"	26.38'
C66	20.00'	33.34'	N42°01'38"W	29.61'	95°30'56"	22.02'
C67	20.00'	31.42'	N45°12'54"E	28.28'	90°00'00"	20.00'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C68	52.00'	81.68'	N45°12'54"E	73.54'	90°00'00"	52.00'
C69	20.00'	30.58'	S33°51'58"E	27.69'	87°37'03"	19.19'
C70	20.00'	30.95'	S57°59'16"W	27.96'	88°40'28"	19.54'
C71	20.00'	31.42'	N44°46'00"W	28.28'	90°00'00"	20.00'
C72	52.00'	81.68'	N44°46'00"W	73.54'	90°00'00"	52.00'
C73	20.00'	31.42'	S44°47'06"E	28.28'	90°00'00"	20.00'
C74	52.00'	81.68'	S44°47'06"E	73.54'	90°00'00"	52.00'
C75	20.00'	31.42'	S45°12'54"W	28.28'	90°00'00"	20.00'
C76	52.00'	81.68'	S45°12'54"W	73.54'	90°00'00"	52.00'
C77	20.00'	32.61'	S56°56'14"W	29.12'	93°25'37"	21.23'
C78	20.00'	31.42'	S31°20'58"E	28.28'	90°00'00"	20.00'
C79	20.00'	31.42'	N45°14'00"E	28.28'	90°00'00"	20.00'
C80	52.00'	81.68'	N45°14'00"E	73.54'	90°00'00"	52.00'
C81	52.00'	81.68'	S45°12'54"W	73.54'	90°00'00"	52.00'
C82	20.00'	31.42'	S45°12'54"W	28.28'	90°00'00"	20.00'
C83	20.00'	31.42'	N44°47'06"W	28.28'	90°00'00"	20.00'
C84	20.00'	31.42'	S45°12'54"W	28.28'	90°00'00"	20.00'
C85	20.00'	31.42'	N44°47'06"W	28.28'	90°00'00"	20.00'
C86	52.00'	81.68'	N44°47'06"W	73.54'	90°00'00"	52.00'
C87	20.00'	31.42'	S44°47'06"E	28.28'	90°00'00"	20.00'
C88	52.00'	81.68'	S44°47'06"E	73.54'	90°00'00"	52.00'
C89	20.00'	31.42'	N45°12'54"E	28.28'	90°00'00"	20.00'
C90	20.00'	31.42'	N44°47'06"W	28.28'	90°00'00"	20.00'
C91	20.00'	31.42'	S44°47'06"E	28.28'	90°00'00"	20.00'
C92	52.00'	81.68'	S44°47'06"E	73.54'	90°00'00"	52.00'
C93	20.00'	31.42'	N44°47'06"W	28.28'	90°00'00"	20.00'
C94	20.00'	31.42'	S45°12'54"W	28.28'	90°00'00"	20.00'
C95	20.00'	31.42'	N44°47'06"W	28.28'	90°00'00"	20.00'
C96	20.00'	31.42'	S45°12'54"W	28.28'	90°00'00"	20.00'
C97	20.00'	31.42'	N45°12'54"E	28.28'	90°00'00"	20.00'
C98	52.00'	81.68'	N45°12'54"E	73.54'	90°00'00"	52.00'
C99	20.00'	31.42'	S45°12'54"W	28.28'	90°00'00"	20.00'
C100	20.00'	31.42'	S44°47'06"E	28.28'	90°00'00"	20.00'
C101	30.00'	49.99'	N23°42'41"E	44.40'	95°28'27"	33.01'
C102	30.00'	48.93'	N62°36'30"W	43.68'	93°26'33"	31.86'
C103	20.00'	24.77'	S54°17'07"E	23.22'	70°57'46"	14.26'
C104	52.00'	64.40'	S54°17'07"E	60.37'	70°57'46"	37.07'
C105	20.00'	31.42'	N44°46'00"W	28.28'	90°00'00"	20.00'
C106	52.00'	81.68'	N44°46'00"W	73.54'	90°00'00"	52.00'
C107	20.00'	30.27'	S46°52'29"W	27.46'	86°43'02"	18.89'
C108	52.00'	78.70'	S46°52'29"W	71.40'	86°43'02"	49.10'
C109	20.00'	31.42'	N45°14'00"E	28.28'	90°00'00"	20.00'
C110	52.00'	81.68'	N45°14'00"E	73.54'	90°00'00"	52.00'
C111	30.04'	46.55'	N51°18'25"E	42.03'	88°45'56"	29.40'
C112	30.00'	44.40'	S34°08'16"E	40.46'	84°48'10"	27.40'
C113	27.50'	41.16'	N43°05'28"E	37.42'	85°45'07"	25.53'
C114	53.50'	248.15'	S46°54'32"E	78.41'	265°45'07"	57.62'
C115	20.00'	30.17'	S22°37'41"E	27.39'	86°26'05"	18.79'
C116	20.00'	30.59'	S69°54'53"W	27.69'	87°37'25"	19.19'
C117	20.00'	31.42'	N44°46'00"W	28.28'	90°00'00"	20.00'
C118	52.00'	81.68'	N44°46'00"W	73.54'	90°00'00"	52.00'
C119	30.00'	44.65'	S9°44'25"E	40.64'	85°16'17"	27.62'
C120	30.00'	44.65'	S84°59'18"W	40.64'	85°16'17"	27.62'
C121	20.00'	32.48'	N5°51'03"W	29.03'	93°03'02"	21.09'
C122	20.00'	32.48'	N81°05'56"E	29.03'	93°03'02"	21.09'
C123	20.00'	31.42'	N45°14'00"E	28.28'	90°00'00"	20.00'
C124	52.00'	81.68'	N45°14'00"E	73.54'	90°00'00"	52.00'
C125	20.00'	33.00'	S81°38'07"W	29.38'	94°32'48"	21.65'
C126	20.00'	32.04'	S4°12'20"E	28.72'	91°46'40"	20.63'
C127	30.00'	48.85'	N36°02'33"W	43.63'	93°17'17"	31.77'
C128	30.00'	48.85'	S57°14'44"W	43.63'	93°17'17"	31.77'
C129	20.00'	30.37'	S32°53'40"E	27.53'	86°59'31"	18.98'
C130	20.00'	30.37'	N54°05'50"E	27.53'	86°59'31"	18.98'
C131	20.00'	31.42'	S45°14'00"W	28.28'	90°00'00"	20.00'
C132	52.00'	81.68'	S45°14'00"W	73.54'	90°00'00"	52.00'
C133	20.00'	31.42'	S44°46'00"E	28.28'	90°00'00"	20.00'
C134	20.00'	31.42'	N44°46'00"W	28.28'	90°00'00"	20.00'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C135	52.00'	81.68'	N44°46'00"W	73.54'	90°00'00"	52.00'
C136	20.00'	31.38'	N44°42'48"W	28.26'	89°53'35"	19.96'
C137	52.00'	81.58'	N44°42'48"W	73.47'	89°53'35"	51.90'
C138	20.00'	31.42'	S45°14'00"W	28.28'	90°00'00"	20.00'
C139	20.00'	31.42'	S44°46'00"E	28.28'	90°00'00"	20.00'
C140	52.00'	81.68'	S44°46'00"E	73.54'	90°00'00"	52.00'
C141	20.00'	31.42'	N45°14'00"E	28.28'	90°00'00"	20.00'
C142	20.00'	31.42'	S44°46'00"E	28.28'	90°00'00"	20.00'
C143	20.00'	31.42'	N45°14'00"E	28.28'	90°00'00"	20.00'
C144	20.00'	31.42'	S44°46'00"E	28.28'	90°00'00"	20.00'
C145	20.00'	31.42'	S45°14'00"W	28.28'	90°00'00"	20.00'
C146	20.00'	29.41'	N48°06'12"E	26.83'	84°15'36"	18.09'
C147	20.00'	33.68'	S41°31'44"E	29.84'	96°28'33"	22.40'
C148	20.00'	31.42'	S45°14'00"W	28.28'	90°00'00"	20.00'
C149	20.00'	31.42'	N44°46'00"W	28.28'	90°00'00"	20.00'
C150	20.00'	31.42'	N44°46'00"W	28.28'	90°00'00"	20.00'
C151	52.00'	81.68'	N44°46'00"W	73.54'	90°00'00"	52.00'
C152	20.00'	31.42'	S44°46'00"E	28.28'	90°00'00"	20.00'
C153	20.00'	31.42'	S45°14'00"W	28.28'	90°00'00"	20.00'
C154	20.00'	31.42'	N45°14'00"E	28.28'	90°00'00"	20.00'
C155	20.00'	31.42'	N44°46'00"W	28.28'	90°00'00"	20.00'
C156	20.00'	24.43'	N55°14'00"E	22.94'	70°00'00"	14.00'
C157	52.00'	63.53'	N55°14'00"E	59.65'	70°00'00"	36.41'
C158	20.00'	31.42'	S44°46'00"E	28.28'	90°00'00"	20.00'
C159	52.00'	81.68'	S44°46'00"E	73.54'	90°00'00"	52.00'
C160	20.00'	30.06'	S36°13'02"W	27.31'	86°07'15"	18.69'
C161	52.00'	78.16'	S36°13'02"W	71.01'	86°07'15"	48.59'
C162	20.00'	25.99'	N86°20'09"W	24.20'	74°26'50"	15.19'
C163	52.00'	67.57'	N86°20'09"W	62.91'	74°26'50"	39.50'
C164	20.00'	31.42'	N85°53'16"E	28.28'	90°00'00"	20.00'
C165	20.00'	31.42'	S4°06'44"E	28.28'	90°00'00"	20.00'
C166	52.00'	75.36'	S48°21'47"E	68.94'	83°02'25"	46.04'
C167	20.00'	28.99'	S48°21'47"E	26.52'	83°02'25"	17.71'
C168	20.00'	31.42'	S44°53'00"E	28.28'	90°00'00"	20.00'
C169	20.00'	31.42'	N45°07'00"E	28.28'	90°00'00"	20.00'
C170	27.50'	41.16'	S42°59'34"W	37.42'	85°45'07"	25.53'
C171	53.50'	248.15'	N47°00'26"W	78.41'	265°45'07"	57.62'
C172	20.00'	37.23'	N66°26'37"E	32.08'	106°39'26"	26.86'
C173	20.00'	30.04'	S28°43'58"E	27.29'	86°03'24"	18.67'
C174	30.00'	40.00'	N70°02'44"E	37.10'	76°23'11"	23.60'
C175	30.00'	37.68'	N13°08'54"W	35.25'	71°57'24"	21.78'
C176	30.00'	47.12'	N4°06'44"W	42.43'	90°00'00"	30.00'
C177	30.00'	47.12'	S85°53'16"W	42.43'	90°00'00"	30.00'
C178	30.00'	48.60'	S68°23'22"E	43.46'	92°48'53"	31.51'
C179	30.00'	44.57'	S27°26'05"W	40.58'	85°07'28"	27.55'
C180	20.00'	29.66'	N22°42'57"E	27.02'	84°58'30"	18.32'
C181	20.00'	29.66'	N72°18'34"W	27.02'	84°58'30"	18.32'
C182	27.50'	41.16'	S47°14'27"W	37.42'	85°45'07"	25.53'
C183	53.50'	248.15'	S42°45'33"E	78.41'	265°45'07"	57.62'
C184	20.00'	31.42'	S45°07'00"W	28.28'	90°00'00"	20.00'
C185	20.00'	31.42'	N44°53'00"W	28.28'	90°00'00"	20.00'
C186	20.00'	31.42'	S44°53'00"E	28.28'	90°00'00"	20.00'
C187	20.00'	30.41'	N43°40'46"E	27.57'	87°07'32"	19.02'
C188	20.00'	31.42'	N45°07'00"E	28.28'	90°00'00"	20.00'
C189	52.00'	81.68'	N45°07'00"E	73.54'	90°00'00"	52.00'
C190	20.00'	31.42'	S44°53'00"E	28.28'	90°00'00"	20.00'
C191	20.00'	31.42'	S45°07'00"W	28.28'	90°00'00"	20.00'
C192	20.00'	31.42'	N44°53'00"W	28.28'	90°00'00"	20.00'
C193	52.00'	81.68'	N44°53'00"W	73.54'	90°00'00"	52.00'
C194	27.50'	41.16'	S42°59'34"W	37.42'	85°45'07"	25.53'
C195	53.50'	248.15'	N47°00'26"W	78.41'	265°45'07"	57.62'
C196	52.00'	81.68'	N45°14'00"E	73.54'	90°00'00"	52.00'
C197	30.00'	34.75'	S38°34'39"E	32.84'	66°22'04"	19.62'
C198	30.00'	34.75'	S75°03'18"W	32.84'	66°22'04"	19.62'

K:\FAV_Civil\191069042 — Sycamore Farms\C\ADD\Preliminary Plat\069042-LC.dwg Apr 29, 2020 Jon.Gitt
KIMLEY-HORN AND ASSOCIATES, INC. 2020
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NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
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1001 WEST SOUTHERN AVENUE, Suite 131
Mesa, Arizona 85210 (480) 207-2666

SCALE (H): NONE
SCALE (V): NONE
DESIGNED BY: EEH
DRAWN BY: SER
CHECKED BY: JMB
DATE: APR 2020

SYCAMORE FARMS
LINE & CURVE TABLE
SURPRISE, ARIZONA

Registered Professional Engineer (Civil)
CERTIFICATE NO.
52081
JASON M. BURM
Date Signed 04/29/20
ARIZONA U.S.A.

PROJECT NO.
191069042

DRAWING NAME
069042-LC

25 OF 25

CASE#: FS19-787

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

SYCAMORE FARMS

PRELIMINARY LANDSCAPE SUBMITTAL

SURPRISE, ARIZONA

3RD SUBMITTAL - 04/29/2020

CITY OF SURPRISE CASE NUMBER
FS19-787

OWNER:
Taylor Morrison/Arizona Inc.
9000 E. Pima Center Parkway,
Suite 350
Scottsdale, AZ 85258
Contact: Angela Carmitchel

LANDSCAPE ARCHITECT:
RVI PLANNING + LANDSCAPE ARCHITECTURE
120 South Ash Avenue
Tempe, AZ 85281
480.994.0994
Contact: Doug Craig

EXPIRES 03/31/23
REGISTERED LANDSCAPE ARCHITECT
56793
DOUGLAS WARREN CRAIG
ARIZONA U.S.A.

CIVIL ENGINEER:
Kimley Horn
1001 W Southern Ave
Suite 131
Mesa, AZ 85210
602.944.5500
Contact: Jason Burm

PLANNER:
RVI PLANNING + LANDSCAPE ARCHITECTURE
120 South Ash Avenue
Tempe, AZ 85281
480.994.0994
Contact: Alex Stedman

SITE DATA

TOTAL SITE AREA - 9,159,733 SQ. FT (210.29 AC)
TOTAL LOTS - 711 LOTS
TOTAL OPENSPACE - 2,110,889 SQ.FT (48.46 AC)
TOTAL OPENSPACE PERCENT - 23%
TOTAL TURF - 280,206 SQ.FT. (6.43 AC)
TOTAL TURF PERCENT - 13.3%

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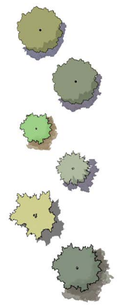
LANDSCAPE MATERIAL SCHEDULE



TREES BOTANICAL / COMMON NAME	SIZE (min.)	FORM	LOCATION
Acacia spp. Acacia Species	2" caliper	Single Trunk	
Acacia spp. Acacia Species	5' - 7' H 3' - 4' W	Multi-Trunk	
Acacia salicina Willow Acacia	2" caliper	Single Trunk	STREET TREE
Acacia willardiana Palo Blanco	2" caliper	Single Trunk	STREET TREE
Caesalpinia spp. Bird-of-Paradise	2" caliper	Single Trunk	
Caesalpinia spp. Bird-of-Paradise	5' - 7' H 3' - 4' W	Multi-Trunk	
Chilopsis linearis Desert Willow	2" caliper	Single Trunk	STREET TREE
Chilopsis spp. Desert Willow Species	5' - 7' H 3' - 4' W	Multi-Trunk	
Chitalpa spp. Chitalpa	2" caliper	Single Trunk	
Chitalpa spp. Chitalpa	6' - 7' H 3' - 4' W	Multi-Trunk	
Citrus spp. Citrus Tree Species	2" caliper	Single Trunk	
Cordia boisserii Texas Olive	2" caliper	Single Trunk	
Eucalyptus papuana Ghost Gum	2" caliper	Single Trunk	
Fraxinus greggii Ash	2" caliper	Single Trunk	STREET TREE
Fraxinus spp. Ash Species	2" caliper	Single Trunk	
Olneya Tesota Ironwood	2" caliper	Single Trunk	STREET TREE
Olneya Tesota Ironwood	4' - 6' H 2.5'-3.5' W	Multi-Trunk	
Parkinsonia aculeata Mexican Palo Verde	2" caliper	Single Trunk	STREET TREE
Parkinsonia florida Blue Palo Verde	2" caliper	Single Trunk	STREET TREE
Parkinsonia x 'Desert Museum' 'Desert Museum' Palo Verde	2" caliper	Single Trunk	STREET TREE
Parkinsonia spp. Palo Verde Species	5' - 7' H 3' - 4' W	Multi-Trunk	
Phoenix spp. Date Palm Species			
Pistacia chinensis Chinese Pistache	2" caliper	Single Trunk	STREET TREE
Pistacia spp. Pistache Species	2" caliper	Single Trunk	
Pistacia spp. Pistache Species	6' - 7' H 2' - 3' W	Multi-Trunk	
Prosopis chilensis Thornless Chilean Mesquite	2" caliper	Single Trunk	STREET TREE
Prosopsis spp. Mesquite Species	2" caliper	Single Trunk	
Prosopsis spp. Mesquite Species	5' - 7' H 4' - 6' W	Multi-Trunk	
Quercus spp. Oak Species	2" caliper	Single Trunk	
Quercus virginiana Southern Live Oak	2" caliper	Single Trunk	STREET TREE
Rhus lancea African Sumac	2" caliper	Single Trunk	STREET TREE
Sophora secundiflora Texas Mountain Laurel	2" caliper	Single Trunk	STREET TREE
Sophora secundiflora Texas Mountain Laurel	2.5' - 4' H 2' - 3' W	Multi-Trunk	
Ulmus spp. Elm Species	2" caliper	Single Trunk	
Vitex agnus-castus Chaste Tree	5' - 7' H 3' - 4' W	Multi-Trunk	

GROUNDCOVER BOTANICAL / COMMON NAME	SIZE (min.)
Dalea greggii Trailing Indigo Bush	1 GAL
Eremophila glabra 'Mingenew Gold' Emu Bush 'Mingenew Gold'	1 GAL
Lantana spp. Lantana Species	1 GAL
Sphagneticola trilobata Yellow Dot	1 GAL

SHRUBS & ACCENTS BOTANICAL / COMMON NAME	SIZE (min.)
Agave spp. Agave Species	1 GAL
Aloe spp. Aloe Species	1 GAL
Caesalpinia spp. Bird-of-Paradise Species	1 GAL
Caesalpinia pulcherrima Red Pride of Barbados	1 GAL
Calliandra spp. Fairy Duster Species	1 GAL
Callistemon citrinus 'Little John' Little John	1 GAL
Convalvulus cneorum Bush Morning Glory	1 GAL
Cuphea llavea Bat-faced Cuphea	1 GAL
Dasylirion spp. Desert Spoon Species	1 GAL
Dodonaea spp. Hopseed Bush Species	1 GAL
Eremophila spp. Eremophila Species	1 GAL
Euphorbia spp. Euphorbia Species	1 GAL
Hesperaloe spp. Hesperaloe Species	1 GAL
Justicia spp. Justica Species	1 GAL
Leucophyllum spp. Ranger Sage Species	1 GAL
Muhlenbergia spp. Muhly Grass Species	1 GAL
Myrtus communis 'compacta' Compact Myrtle	1 GAL
Nolina spp. Bear Grass Species	1 GAL
Rosmarinus spp. Rosemary Species	1 GAL
Ruellia spp. Ruellia Species	1 GAL
Salvia spp. Salvia Species	1 GAL
Tecoma spp. Tecoma Species	1 GAL
Vauquelinia californica Arizona Rosewood	1 GAL

MISCELLANEOUS BOTANICAL / COMMON NAME	SIZE
CONCRETE HEADER	6" x 4"
CONCRETE	
ROCK MULCH	1/2" Screened
STABILIZED W/ BINDER DECOMPOSED GRANITE TRAIL	1/4" Minus Stabilized w/ Binder
Cynodon dactylon 'E-Z Turf Midiron' Midiron Bermuda	sod

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.

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120 S Ash Avenue
Tempe, Arizona 85281
Tel: 480.994.0994
www.rviplanning.com

SYCAMORE FARMS • **LANDSCAPE MASTERPLAN**

Surprise, Arizona
April 6 2020
19002272
Taylor Morrison

EXPIRES 03/31/23
REGISTERED LANDSCAPE ARCHITECT
56793
DOUGLAS WARREN CRAIG
Date Signed 03/29/2022
ARIZONA, U.S.A.

0 200' 400'
SCALE: 1" = 200'-0"

For illustrative purposes only.
Subject to change without notice.

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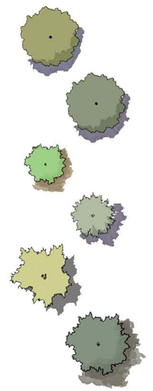
LANDSCAPE MATERIAL SCHEDULE



TREES BOTANICAL / COMMON NAME	SIZE (min.)	FORM	LOCATION
Acacia spp. Acacia Species	2" caliper	Single Trunk	
Acacia spp. Acacia Species	5' - 7' H 3' - 4' W	Multi-Trunk	
Acacia salicina Willow Acacia	2" caliper	Single Trunk	STREET TREE
Acacia willardiana Palo Blanco	2" caliper	Single Trunk	STREET TREE
Caesalpinia spp. Bird-of-Paradise	2" caliper	Single Trunk	
Caesalpinia spp. Bird-of-Paradise	5' - 7' H 3' - 4' W	Multi-Trunk	
Chilopsis linearis Desert Willow	2" caliper	Single Trunk	STREET TREE
Chilopsis spp. Desert Willow Species	5' - 7' H 3' - 4' W	Multi-Trunk	
Chitalpa spp. Chitalpa	2" caliper	Single Trunk	
Chitalpa spp. Chitalpa	6' - 7' H 3' - 4' W	Multi-Trunk	
Citrus spp. Citrus Tree Species	2" caliper	Single Trunk	
Cordia boisserii Texas Olive	2" caliper	Single Trunk	
Eucalyptus papuana Ghost Gum	2" caliper	Single Trunk	
Fraxinus greggii Ash	2" caliper	Single Trunk	STREET TREE
Fraxinus spp. Ash Species	2" caliper	Single Trunk	
Olneya Tesota Ironwood	2" caliper	Single Trunk	STREET TREE
Olneya Tesota Ironwood	4' - 6' H 2.5'-3.5' W	Multi-Trunk	
Parkinsonia aculeata Mexican Palo Verde	2" caliper	Single Trunk	STREET TREE
Parkinsonia florida Blue Palo Verde	2" caliper	Single Trunk	STREET TREE
Parkinsonia x 'Desert Museum' 'Desert Museum' Palo Verde	2" caliper	Single Trunk	STREET TREE
Parkinsonia spp. Palo Verde Species	5' - 7' H 3' - 4' W	Multi-Trunk	
Phoenix spp. Date Palm Species			
Pistacia chinensis Chinese Pistache	2" caliper	Single Trunk	STREET TREE
Pistacia spp. Pistache Species	2" caliper	Single Trunk	
Pistacia spp. Pistache Species	6' - 7' H 2' - 3' W	Multi-Trunk	
Prosopis chilensis Thornless Chilean Mesquite	2" caliper	Single Trunk	STREET TREE
Prosposis spp. Mesquite Species	2" caliper	Single Trunk	
Prosposis spp. Mesquite Species	5' - 7' H 4' - 6' W	Multi-Trunk	
Quercus spp. Oak Species	2" caliper	Single Trunk	
Quercus virginiana Southern Live Oak	2" caliper	Single Trunk	STREET TREE
Rhus lancea African Sumac	2" caliper	Single Trunk	STREET TREE
Sophora secundiflora Texas Mountain Laurel	2" caliper	Single Trunk	STREET TREE
Sophora secundiflora Texas Mountain Laurel	2.5' - 4' H 2' - 3' W	Multi-Trunk	
Ulmus spp. Elm Species	2" caliper	Single Trunk	
Vitex agnus-castus Chaste Tree	5' - 7' H 3' - 4' W	Multi-Trunk	

BOTANICAL / COMMON NAME	
CONCRETE HEADER	6" x 4"
CONCRETE	
ROCK MULCH	1/2" Screened
STABILIZED W/ BINDER DECOMPOSED GRANITE TRAIL	1/4" Minus Stabilized w/ Binder
Cynodon dactylon 'E-Z Turf Midiron' Midiron Bermuda	sod

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.

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120 S Ash Avenue
Tempe, Arizona 85281
Tel: 480.994.0994
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SYCAMORE FARMS • **LANDSCAPE PLAN SHEET 1**

Surprise, Arizona
April 6 2020
19002272
Taylor Morrison

EXPIRES 03/31/23
REGISTERED LANDSCAPE ARCHITECT
56793
DOUGLAS WARREN CRAIG
Date signed 04/03/2020
ARIZONA, U.S.A.

0 50' 100'
SCALE: 1" = 50'-0"

For illustrative purposes only. Subject to change without notice.

LANDSCAPE MATERIAL SCHEDULE

TREES BOTANICAL / COMMON NAME	SIZE (min.)	FORM	LOCATION
Acacia spp. Acacia Species	2" caliper	Single Trunk	
Acacia spp. Acacia Species	5' - 7' H 3' - 4' W	Multi-Trunk	
Acacia salicina Willow Acacia	2" caliper	Single Trunk	STREET TREE
Acacia willardiana Palo Blanco	2" caliper	Single Trunk	STREET TREE
Caesalpinia spp. Bird-of-Paradise	2" caliper	Single Trunk	
Caesalpinia spp. Bird-of-Paradise	5' - 7' H 3' - 4' W	Multi-Trunk	
Chilopsis linearis Desert Willow	2" caliper	Single Trunk	STREET TREE
Chilopsis spp. Desert Willow Species	5' - 7' H 3' - 4' W	Multi-Trunk	
Chitalpa spp. Chitalpa	2" caliper	Single Trunk	
Chitalpa spp. Chitalpa	6' - 7' H 3' - 4' W	Multi-Trunk	
Citrus spp. Citrus Tree Species	2" caliper	Single Trunk	
Cordia boisserii Texas Olive	2" caliper	Single Trunk	
Eucalyptus papuana Ghost Gum	2" caliper	Single Trunk	
Fraxinus greggii Ash	2" caliper	Single Trunk	STREET TREE
Fraxinus spp. Ash Species	2" caliper	Single Trunk	
Olneya Tesota Ironwood	2" caliper	Single Trunk	STREET TREE
Olneya Tesota Ironwood	4' - 6' H 2.5'-3.5' W	Multi-Trunk	
Parkinsonia aculeata Mexican Palo Verde	2" caliper	Single Trunk	STREET TREE
Parkinsonia florida Blue Palo Verde	2" caliper	Single Trunk	STREET TREE
Parkinsonia x 'Desert Museum' 'Desert Museum' Palo Verde	2" caliper	Single Trunk	STREET TREE
Parkinsonia spp. Palo Verde Species	5' - 7' H 3' - 4' W	Multi-Trunk	
Phoenix spp. Date Palm Species			
Pistacia chinensis Chinese Pistache	2" caliper	Single Trunk	STREET TREE
Pistacia spp. Pistache Species	2" caliper	Single Trunk	
Pistacia spp. Pistache Species	6' - 7' H 2' - 3' W	Multi-Trunk	
Prosopis chilensis Thornless Chilean Mesquite	2" caliper	Single Trunk	STREET TREE
Prosposis spp. Mesquite Species	2" caliper	Single Trunk	
Prosposis spp. Mesquite Species	5' - 7' H 4' - 6' W	Multi-Trunk	
Quercus spp. Oak Species	2" caliper	Single Trunk	
Quercus virginiana Southern Live Oak	2" caliper	Single Trunk	STREET TREE
Rhus lancea African Sumac	2" caliper	Single Trunk	STREET TREE
Sophora secundiflora Texas Mountain Laurel	2" caliper	Single Trunk	STREET TREE
Sophora secundiflora Texas Mountain Laurel	2.5' - 4' H 2' - 3' W	Multi-Trunk	
Ulmus spp. Elm Species	2" caliper	Single Trunk	
Vitex agnus-castus Chaste Tree	5' - 7' H 3' - 4' W	Multi-Trunk	

BOTANICAL / COMMON NAME		
CONCRETE HEADER	6" x 4"	
CONCRETE		
ROCK MULCH	1/2" Screened	
STABILIZED W/ BINDER DECOMPOSED GRANITE TRAIL	1/4" Minus Stabilized w/ Binder	
Cynodon dactylon 'E-Z Turf Midiron' Midiron Bermuda	sod	

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.

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SYCAMORE FARMS • LANDSCAPE PLAN SHEET 2

Surprise, Arizona
April 6 2020
19002272
Taylor Morrison

EXPIRES 03/31/23
56793 DOUGLAS WARREN CRAIG
ARIZONA, U.S.A.

0 50' 100'
SCALE: 1" = 50'-0"

For illustrative purposes only. Subject to change without notice.

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.

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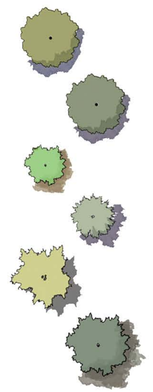
LANDSCAPE MATERIAL SCHEDULE



TREES BOTANICAL / COMMON NAME	SIZE (min.)	FORM	LOCATION
Acacia spp. Acacia Species	2" caliper	Single Trunk	
Acacia spp. Acacia Species	5' - 7' H 3' - 4' W	Multi-Trunk	
Acacia salicina Willow Acacia	2" caliper	Single Trunk	STREET TREE
Acacia willardiana Palo Blanco	2" caliper	Single Trunk	STREET TREE
Caesalpinia spp. Bird-of-Paradise	2" caliper	Single Trunk	
Caesalpinia spp. Bird-of-Paradise	5' - 7' H 3' - 4' W	Multi-Trunk	
Chilopsis linearis Desert Willow	2" caliper	Single Trunk	STREET TREE
Chilopsis spp. Desert Willow Species	5' - 7' H 3' - 4' W	Multi-Trunk	
Chitalpa spp. Chitalpa	2" caliper	Single Trunk	
Chitalpa spp. Chitalpa	6' - 7' H 3' - 4' W	Multi-Trunk	
Citrus spp. Citrus Tree Species	2" caliper	Single Trunk	
Cordia boisserii Texas Olive	2" caliper	Single Trunk	
Eucalyptus papuana Ghost Gum	2" caliper	Single Trunk	
Fraxinus greggii Ash	2" caliper	Single Trunk	STREET TREE
Fraxinus spp. Ash Species	2" caliper	Single Trunk	
Olneya Tesota Ironwood	2" caliper	Single Trunk	STREET TREE
Olneya Tesota Ironwood	4' - 6' H 2.5'-3.5' W	Multi-Trunk	
Parkinsonia aculeata Mexican Palo Verde	2" caliper	Single Trunk	STREET TREE
Parkinsonia florida Blue Palo Verde	2" caliper	Single Trunk	STREET TREE
Parkinsonia x 'Desert Museum' 'Desert Museum' Palo Verde	2" caliper	Single Trunk	STREET TREE
Parkinsonia spp. Palo Verde Species	5' - 7' H 3' - 4' W	Multi-Trunk	
Phoenix spp. Date Palm Species			
Pistacia chinensis Chinese Pistache	2" caliper	Single Trunk	STREET TREE
Pistacia spp. Pistache Species	2" caliper	Single Trunk	
Pistacia spp. Pistache Species	6' - 7' H 2' - 3' W	Multi-Trunk	
Prosopis chilensis Thornless Chilean Mesquite	2" caliper	Single Trunk	STREET TREE
Prosposis spp. Mesquite Species	2" caliper	Single Trunk	
Prosposis spp. Mesquite Species	5' - 7' H 4' - 6' W	Multi-Trunk	
Quercus spp. Oak Species	2" caliper	Single Trunk	
Quercus virginiana Southern Live Oak	2" caliper	Single Trunk	STREET TREE
Rhus lancea African Sumac	2" caliper	Single Trunk	STREET TREE
Sophora secundiflora Texas Mountain Laurel	2" caliper	Single Trunk	STREET TREE
Sophora secundiflora Texas Mountain Laurel	2.5' - 4' H 2' - 3' W	Multi-Trunk	
Ulmus spp. Elm Species	2" caliper	Single Trunk	
Vitex agnus-castus Chaste Tree	5' - 7' H 3' - 4' W	Multi-Trunk	

BOTANICAL / COMMON NAME	
CONCRETE HEADER	6" x 4"
CONCRETE	
ROCK MULCH	1/2" Screened
STABILIZED W/ BINDER DECOMPOSED GRANITE TRAIL	1/4" Minus Stabilized w/ Binder
Cynodon dactylon `E-Z Turf Midiron` Midiron Bermuda	sod

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SYCAMORE FARMS • LANDSCAPE PLAN SHEET 3

Surprise, Arizona
April 6 2020
19002272
Taylor Morrison

EXPIRES 03/31/23
56793
DOUGLAS WARREN CRAIG
REGISTERED LANDSCAPE ARCHITECT
ARIZONA, U.S.A.

0 50' 100'
SCALE: 1" = 50'-0"

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Subject to change without notice.

MATCHLINE 'E' - SEE PAGE 4

MATCHLINE 'G' - SEE PAGE 8

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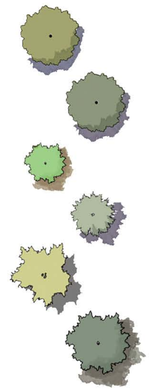
LANDSCAPE MATERIAL SCHEDULE



TREES BOTANICAL / COMMON NAME	SIZE (min.)	FORM	LOCATION
Acacia spp. Acacia Species	2" caliper	Single Trunk	
Acacia spp. Acacia Species	5' - 7' H 3' - 4' W	Multi-Trunk	
Acacia salicina Willow Acacia	2" caliper	Single Trunk	STREET TREE
Acacia willardiana Palo Blanco	2" caliper	Single Trunk	STREET TREE
Caesalpinia spp. Bird-of-Paradise	2" caliper	Single Trunk	
Caesalpinia spp. Bird-of-Paradise	5' - 7' H 3' - 4' W	Multi-Trunk	
Chilopsis linearis Desert Willow	2" caliper	Single Trunk	STREET TREE
Chilopsis spp. Desert Willow Species	5' - 7' H 3' - 4' W	Multi-Trunk	
Chitalpa spp. Chitalpa	2" caliper	Single Trunk	
Chitalpa spp. Chitalpa	6' - 7' H 3' - 4' W	Multi-Trunk	
Citrus spp. Citrus Tree Species	2" caliper	Single Trunk	
Cordia boisserii Texas Olive	2" caliper	Single Trunk	
Eucalyptus papuana Ghost Gum	2" caliper	Single Trunk	
Fraxinus greggii Ash	2" caliper	Single Trunk	STREET TREE
Fraxinus spp. Ash Species	2" caliper	Single Trunk	
Olneya Tesota Ironwood	2" caliper	Single Trunk	STREET TREE
Olneya Tesota Ironwood	4' - 6' H 2.5'-3.5' W	Multi-Trunk	
Parkinsonia aculeata Mexican Palo Verde	2" caliper	Single Trunk	STREET TREE
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Parkinsonia x 'Desert Museum' 'Desert Museum' Palo Verde	2" caliper	Single Trunk	STREET TREE
Parkinsonia spp. Palo Verde Species	5' - 7' H 3' - 4' W	Multi-Trunk	
Phoenix spp. Date Palm Species			
Pistacia chinensis Chinese Pistache	2" caliper	Single Trunk	STREET TREE
Pistacia spp. Pistache Species	2" caliper	Single Trunk	
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Sophora secundiflora Texas Mountain Laurel	2.5' - 4' H 2' - 3' W	Multi-Trunk	
Ulmus spp. Elm Species	2" caliper	Single Trunk	
Vitex agnus-castus Chaste Tree	5' - 7' H 3' - 4' W	Multi-Trunk	

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.

BOTANICAL / COMMON NAME	SIZE (min.)
CONCRETE HEADER	6" x 4"
CONCRETE	
ROCK MULCH	1/2" Screened
STABILIZED W/ BINDER DECOMPOSED GRANITE TRAIL	1/4" Minus Stabilized w/ Binder
Cynodon dactylon `E-Z Turf Midiron` Midiron Bermuda	sod

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Tempe, Arizona 85281
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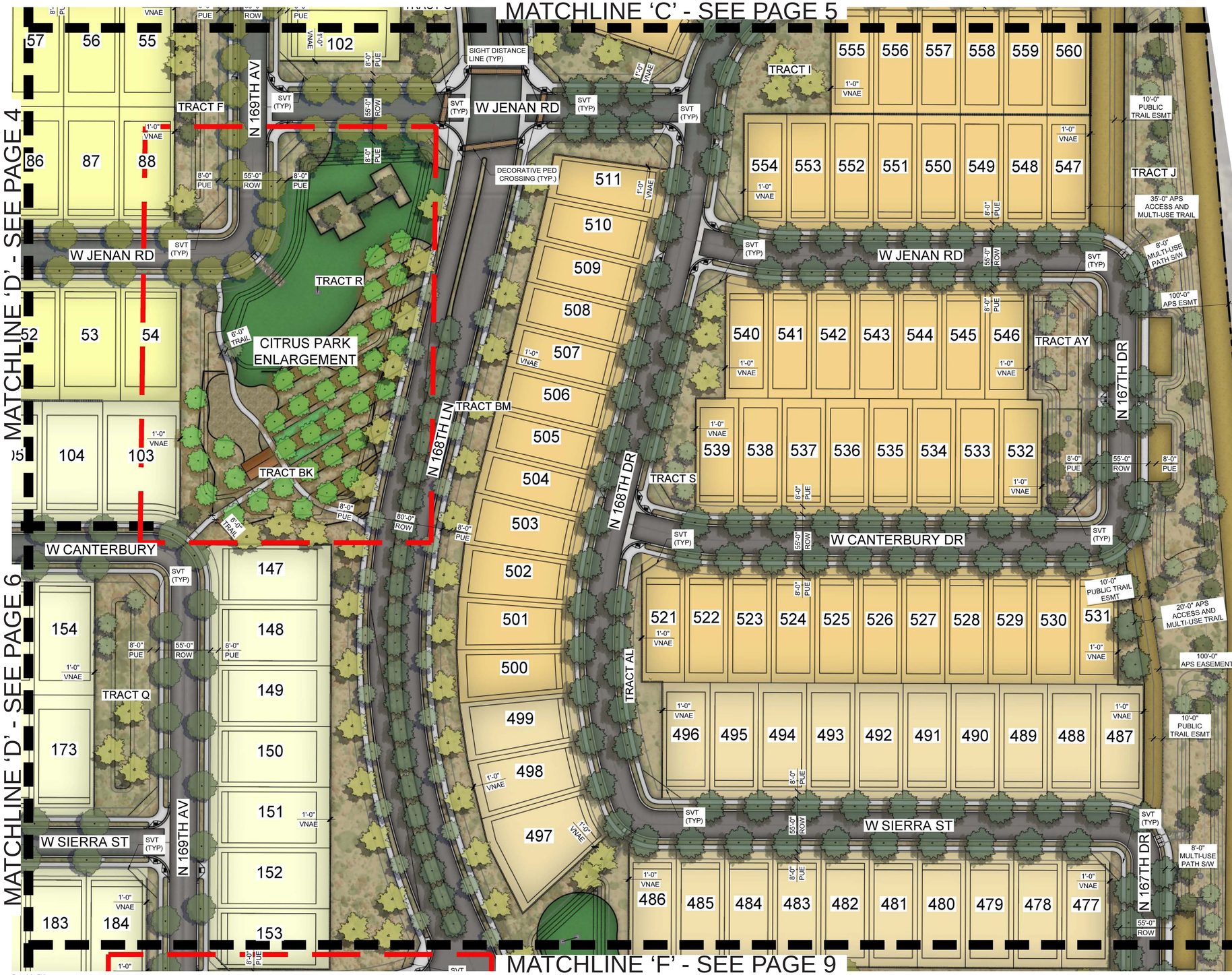
SYCAMORE FARMS • **LANDSCAPE PLAN SHEET 4**

Surprise, Arizona
April 6 2020
19002272
Taylor Morrison

EXPIRES 03/31/23
REGISTERED LANDSCAPE ARCHITECT
56793
DOUGLAS WARREN CRAIG
ARIZONA, U.S.A.

0 50' 100'
SCALE: 1" = 50'-0"

For illustrative purposes only. Subject to change without notice.



LANDSCAPE MATERIAL SCHEDULE

TREES BOTANICAL / COMMON NAME	SIZE (min.)	FORM	LOCATION
Acacia spp. Acacia Species	2" caliper	Single Trunk	
Acacia spp. Acacia Species	5' - 7' H 3' - 4' W	Multi-Trunk	
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Caesalpinia spp. Bird-of-Paradise	5' - 7' H 3' - 4' W	Multi-Trunk	
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Chitalpa spp. Chitalpa	2" caliper	Single Trunk	
Chitalpa spp. Chitalpa	6' - 7' H 3' - 4' W	Multi-Trunk	
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Cordia boisserii Texas Olive	2" caliper	Single Trunk	
Eucalyptus papuana Ghost Gum	2" caliper	Single Trunk	
Fraxinus greggii Ash	2" caliper	Single Trunk	STREET TREE
Fraxinus spp. Ash Species	2" caliper	Single Trunk	
Olneya Tesota Ironwood	2" caliper	Single Trunk	STREET TREE
Olneya Tesota Ironwood	4' - 6' H 2.5'-3.5' W	Multi-Trunk	
Parkinsonia aculeata Mexican Palo Verde	2" caliper	Single Trunk	STREET TREE
Parkinsonia florida Blue Palo Verde	2" caliper	Single Trunk	STREET TREE
Parkinsonia x 'Desert Museum' 'Desert Museum' Palo Verde	2" caliper	Single Trunk	STREET TREE
Parkinsonia spp. Palo Verde Species	5' - 7' H 3' - 4' W	Multi-Trunk	
Phoenix spp. Date Palm Species			
Pistacia chinensis Chinese Pistache	2" caliper	Single Trunk	STREET TREE
Pistacia spp. Pistache Species	2" caliper	Single Trunk	
Pistacia spp. Pistache Species	6' - 7' H 2' - 3' W	Multi-Trunk	
Prosopis chilensis Thornless Chilean Mesquite	2" caliper	Single Trunk	STREET TREE
Prosopsis spp. Mesquite Species	2" caliper	Single Trunk	
Prosopsis spp. Mesquite Species	5' - 7' H 4' - 6' W	Multi-Trunk	
Quercus spp. Oak Species	2" caliper	Single Trunk	
Quercus virginiana Southern Live Oak	2" caliper	Single Trunk	STREET TREE
Rhus lancea African Sumac	2" caliper	Single Trunk	STREET TREE
Sophora secundiflora Texas Mountain Laurel	2" caliper	Single Trunk	STREET TREE
Sophora secundiflora Texas Mountain Laurel	2.5' - 4' H 2' - 3' W	Multi-Trunk	
Ulmus spp. Elm Species	2" caliper	Single Trunk	
Vitex agnus-castus Chaste Tree	5' - 7' H 3' - 4' W	Multi-Trunk	

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.

BOTANICAL / COMMON NAME	- - -
CONCRETE HEADER	6" x 4"
CONCRETE	
ROCK MULCH	1/2" Screened
STABILIZED W/ BINDER DECOMPOSED GRANITE TRAIL	1/4" Minus Stabilized w/ Binder
Cynodon dactylon 'E-Z Turf Midiron' Midiron Bermuda	sod

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SYCAMORE FARMS • **LANDSCAPE PLAN SHEET 5**

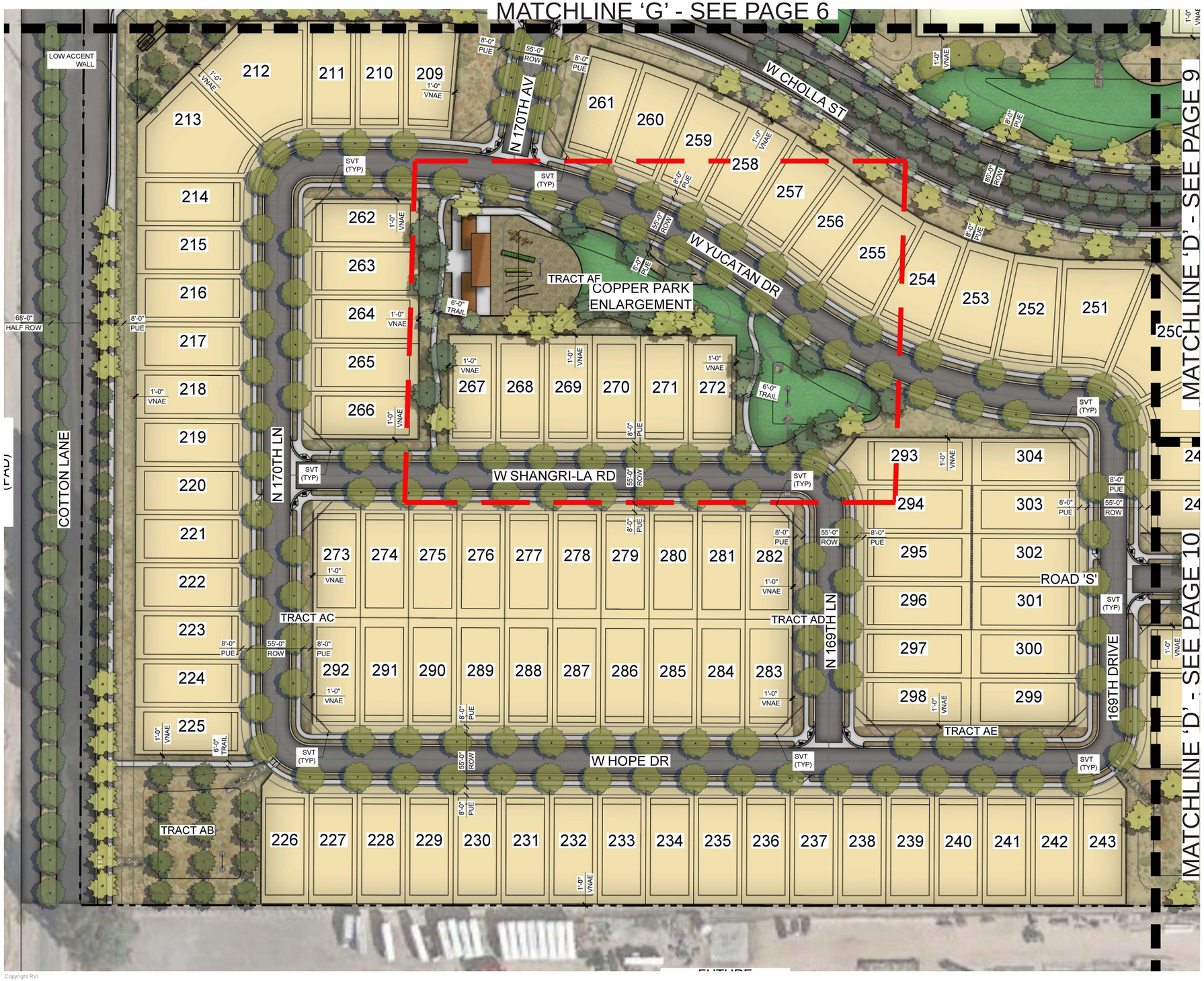
- Surprise, Arizona
- April 6 2020
- # 19002272
- Taylor Morrison

EXPIRES 03/31/23
56793 DOUGLAS WARREN CRAIG
Date signed 03/28/22
REGISTERED LANDSCAPE ARCHITECT
ARIZONA U.S.A.

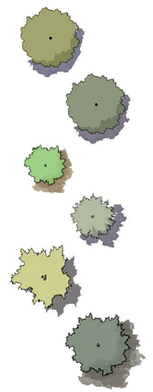
0 50' 100'
SCALE: 1" = 50'-0"

For illustrative purposes only. Subject to change without notice.

MATCHLINE 'G' - SEE PAGE 6



LANDSCAPE MATERIAL SCHEDULE



TREES BOTANICAL / COMMON NAME	SIZE (min.)	FORM	LOCATION
Acacia spp. Acacia Species	2" caliper	Single Trunk	
Acacia spp. Acacia Species	5' - 7' H 3' - 4' W	Multi-Trunk	
Acacia salicina Willow Acacia	2" caliper	Single Trunk	STREET TREE
Acacia willardiana Palo Blanco	2" caliper	Single Trunk	STREET TREE
Caesalpinia spp. Bird-of-Paradise	2" caliper	Single Trunk	
Caesalpinia spp. Bird-of-Paradise	5' - 7' H 3' - 4' W	Multi-Trunk	
Chilopsis linearis Desert Willow	2" caliper	Single Trunk	STREET TREE
Chilopsis spp. Desert Willow Species	5' - 7' H 3' - 4' W	Multi-Trunk	
Chitalpa spp. Chitalpa	2" caliper	Single Trunk	
Chitalpa spp. Chitalpa	6' - 7' H 3' - 4' W	Multi-Trunk	
Citrus spp. Citrus Tree Species	2" caliper	Single Trunk	
Cordia boisserii Texas Olive	2" caliper	Single Trunk	
Eucalyptus papuana Ghost Gum	2" caliper	Single Trunk	
Fraxinus greggii Ash	2" caliper	Single Trunk	STREET TREE
Fraxinus spp. Ash Species	2" caliper	Single Trunk	
Olneya Tesota Ironwood	2" caliper	Single Trunk	STREET TREE
Olneya Tesota Ironwood	4' - 6' H 2.5'-3.5' W	Multi-Trunk	
Parkinsonia aculeata Mexican Palo Verde	2" caliper	Single Trunk	STREET TREE
Parkinsonia florida Blue Palo Verde	2" caliper	Single Trunk	STREET TREE
Parkinsonia x 'Desert Museum' 'Desert Museum' Palo Verde	2" caliper	Single Trunk	STREET TREE
Parkinsonia spp. Palo Verde Species	5' - 7' H 3' - 4' W	Multi-Trunk	
Phoenix spp. Date Palm Species			
Pistacia chinensis Chinese Pistache	2" caliper	Single Trunk	STREET TREE
Pistacia spp. Pistache Species	2" caliper	Single Trunk	
Pistacia spp. Pistache Species	6' - 7' H 2' - 3' W	Multi-Trunk	
Prosopis chilensis Thornless Chilean Mesquite	2" caliper	Single Trunk	STREET TREE
Prosposis spp. Mesquite Species	2" caliper	Single Trunk	
Prosposis spp. Mesquite Species	5' - 7' H 4' - 6' W	Multi-Trunk	
Quercus spp. Oak Species	2" caliper	Single Trunk	
Quercus virginiana Southern Live Oak	2" caliper	Single Trunk	STREET TREE
Rhus lancea African Sumac	2" caliper	Single Trunk	STREET TREE
Sophora secundiflora Texas Mountain Laurel	2" caliper	Single Trunk	STREET TREE
Sophora secundiflora Texas Mountain Laurel	2.5' - 4' H 2' - 3' W	Multi-Trunk	
Ulmus spp. Elm Species	2" caliper	Single Trunk	
Vitex agnus-castus Chaste Tree	5' - 7' H 3' - 4' W	Multi-Trunk	

BOTANICAL / COMMON NAME	SIZE
CONCRETE HEADER	6" x 4"
CONCRETE	
ROCK MULCH	1/2" Screened
STABILIZED W/ BINDER DECOMPOSED GRANITE TRAIL	1/4" Minus Stabilized w/ Binder
Cynodon dactylon `E-Z Turf Midiron` Midiron Bermuda	sod

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.

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SYCAMORE FARMS • **LANDSCAPE PLAN SHEET 6**

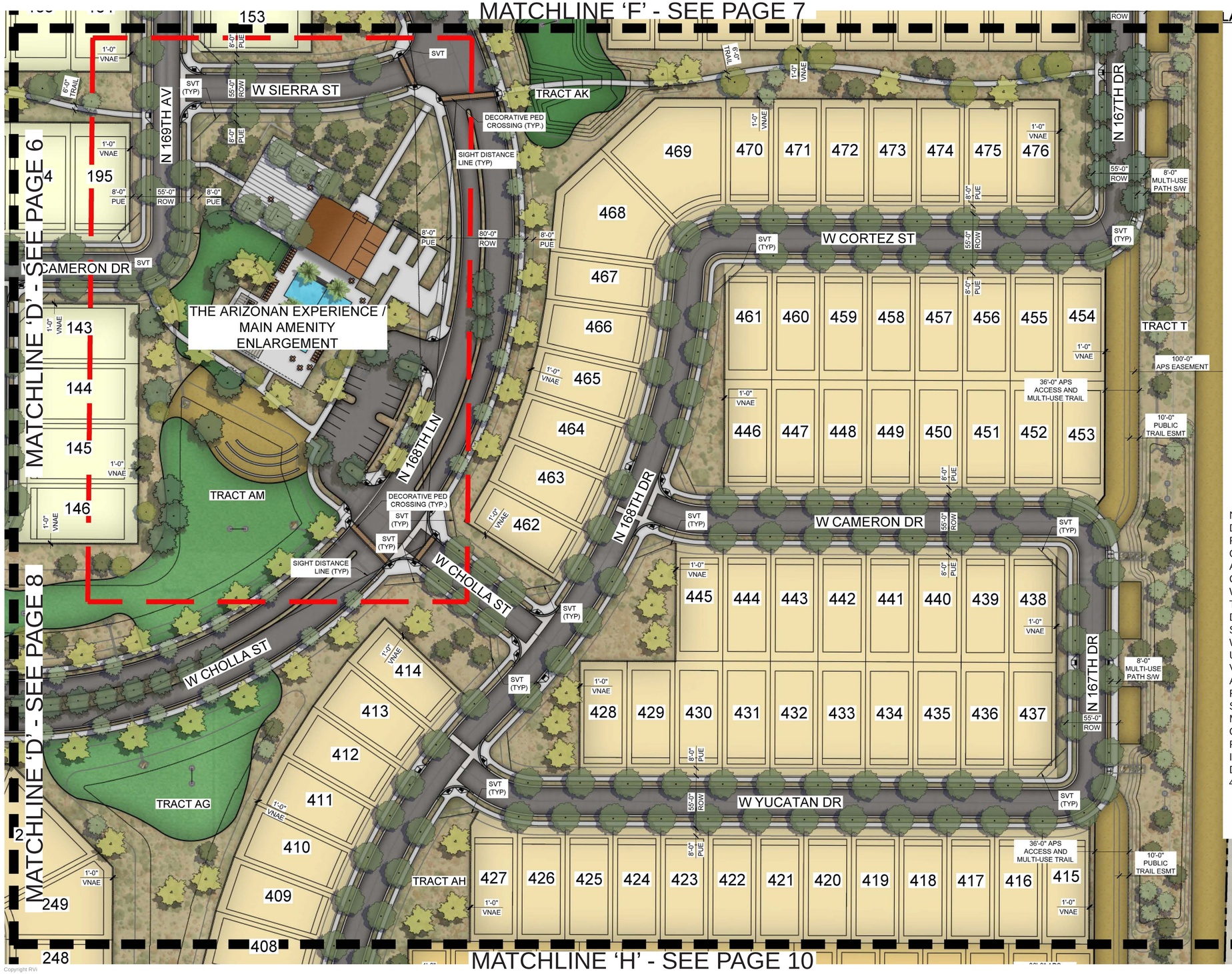
- Surprise, Arizona
- April 6 2020
- 19002272
- Taylor Morrison

EXPIRES 03/31/23 — REGISTERED LANDSCAPE ARCHITECT — 56793 — DOUGLAS WARREN CRAIG — Not Signed or Sealed Unless Wet Signature — ARIZONA, U.S.A.

0 50' 100'
SCALE: 1" = 50'-0"

For illustrative purposes only. Subject to change without notice.

MATCHLINE ‘F’ - SEE PAGE 7



MATCHLINE ‘D’ - SEE PAGE 6

MATCHLINE ‘D’ - SEE PAGE 8

MATCHLINE ‘H’ - SEE PAGE 10

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LANDSCAPE MATERIAL SCHEDULE

TREES BOTANICAL / COMMON NAME	SIZE (min.)	FORM	LOCATION
Acacia spp. Acacia Species	2" caliper	Single Trunk	
Acacia spp. Acacia Species	5' - 7' H 3' - 4' W	Multi-Trunk	
Acacia salicina Willow Acacia	2" caliper	Single Trunk	STREET TREE
Acacia willardiana Palo Blanco	2" caliper	Single Trunk	STREET TREE
Caesalpinia spp. Bird-of-Paradise	2" caliper	Single Trunk	
Caesalpinia spp. Bird-of-Paradise	5' - 7' H 3' - 4' W	Multi-Trunk	
Chilopsis linearis Desert Willow	2" caliper	Single Trunk	STREET TREE
Chilopsis spp. Desert Willow Species	5' - 7' H 3' - 4' W	Multi-Trunk	
Chitalpa spp. Chitalpa	2" caliper	Single Trunk	
Chitalpa spp. Chitalpa	6' - 7' H 3' - 4' W	Multi-Trunk	
Citrus spp. Citrus Tree Species	2" caliper	Single Trunk	
Cordia boisserii Texas Olive	2" caliper	Single Trunk	
Eucalyptus papuana Ghost Gum	2" caliper	Single Trunk	
Fraxinus greggii Ash	2" caliper	Single Trunk	STREET TREE
Fraxinus spp. Ash Species	2" caliper	Single Trunk	
Olneya Tesota Ironwood	2" caliper	Single Trunk	STREET TREE
Olneya Tesota Ironwood	4' - 6' H 2.5'-3.5' W	Multi-Trunk	
Parkinsonia aculeata Mexican Palo Verde	2" caliper	Single Trunk	STREET TREE
Parkinsonia florida Blue Palo Verde	2" caliper	Single Trunk	STREET TREE
Parkinsonia x 'Desert Museum' 'Desert Museum' Palo Verde	2" caliper	Single Trunk	STREET TREE
Parkinsonia spp. Palo Verde Species	5' - 7' H 3' - 4' W	Multi-Trunk	
Phoenix spp. Date Palm Species			
Pistacia chinensis Chinese Pistache	2" caliper	Single Trunk	STREET TREE
Pistacia spp. Pistache Species	2" caliper	Single Trunk	
Pistacia spp. Pistache Species	6' - 7' H 2' - 3' W	Multi-Trunk	
Prosopis chilensis Thornless Chilean Mesquite	2" caliper	Single Trunk	STREET TREE
Prosopsis spp. Mesquite Species	2" caliper	Single Trunk	
Prosopsis spp. Mesquite Species	5' - 7' H 4' - 6' W	Multi-Trunk	
Quercus spp. Oak Species	2" caliper	Single Trunk	
Quercus virginiana Southern Live Oak	2" caliper	Single Trunk	STREET TREE
Rhus lancea African Sumac	2" caliper	Single Trunk	STREET TREE
Sophora secundiflora Texas Mountain Laurel	2" caliper	Single Trunk	STREET TREE
Sophora secundiflora Texas Mountain Laurel	2.5' - 4' H 2' - 3' W	Multi-Trunk	
Ulmus spp. Elm Species	2" caliper	Single Trunk	
Vitex agnus-castus Chaste Tree	5' - 7' H 3' - 4' W	Multi-Trunk	

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.

BOTANICAL / COMMON NAME	
CONCRETE HEADER	6" x 4"
CONCRETE	
ROCK MULCH	1/2" Screened
STABILIZED W/ BINDER DECOMPOSED GRANITE TRAIL	1/4" Minus Stabilized w/ Binder
Cynodon dactylon 'E-Z Turf Midiron' Midiron Bermuda	sod

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SYCAMORE FARMS • LANDSCAPE PLAN SHEET 7

- Surprise, Arizona
- April 6 2020
- # 19002272
- Taylor Morrison

EXPIRES 03/31/23
56793
DOUGLAS WARREN CRAIG
Date signed 4/23/2020
ARIZONA, U.S.A.

0 50' 100'
SCALE: 1" = 50'-0"

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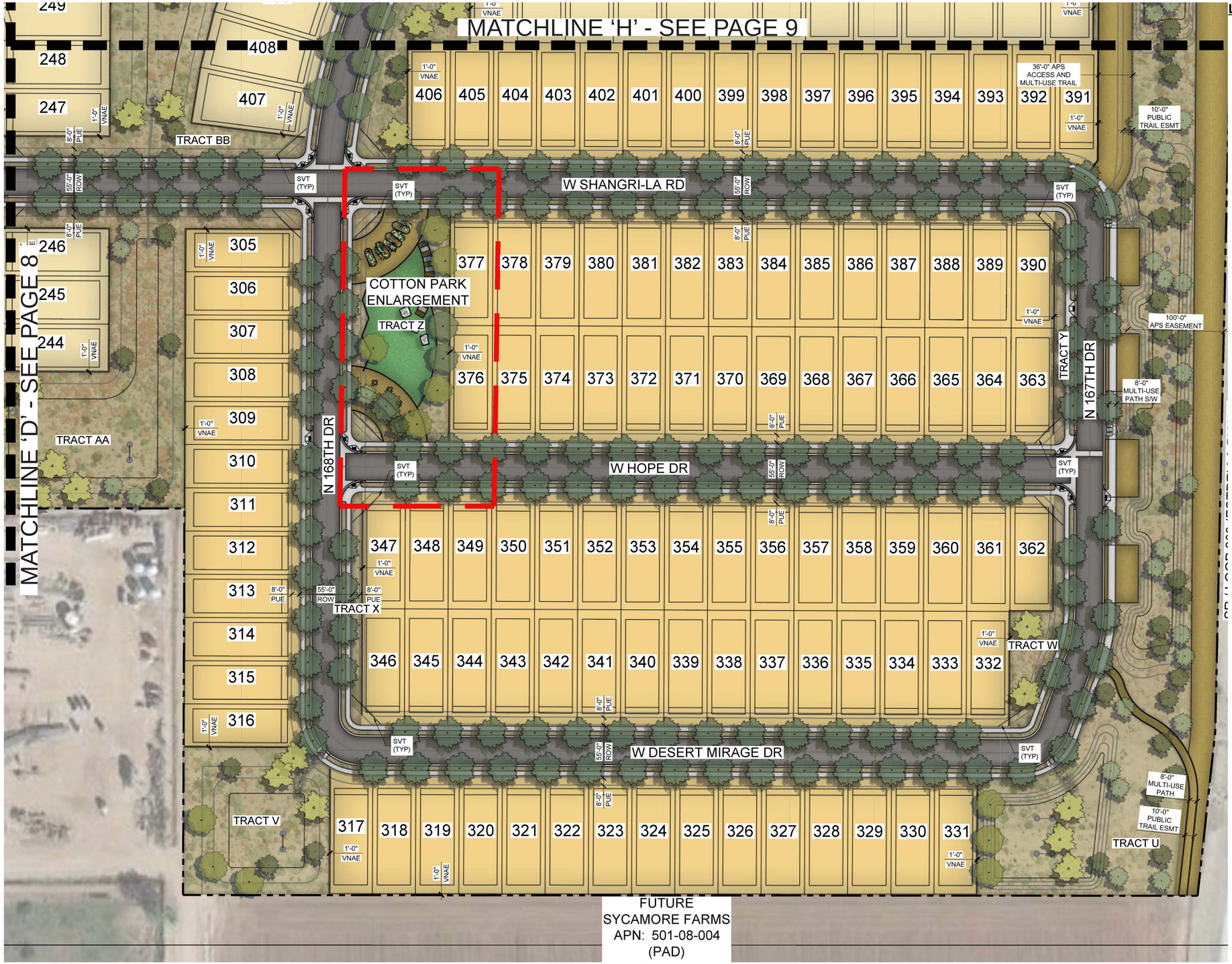

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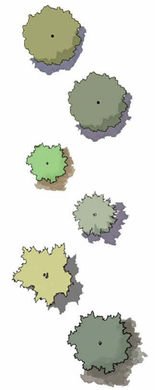
LANDSCAPE MATERIAL SCHEDULE



TREES BOTANICAL / COMMON NAME	SIZE (min.)	FORM	LOCATION
Acacia spp. Acacia Species	2" caliper	Single Trunk	
Acacia spp. Acacia Species	5' - 7' H 3' - 4' W	Multi-Trunk	
Acacia salicina Willow Acacia	2" caliper	Single Trunk	STREET TREE
Acacia willardiana Palo Blanco	2" caliper	Single Trunk	STREET TREE
Caesalpinia spp. Bird-of-Paradise	2" caliper	Single Trunk	
Caesalpinia spp. Bird-of-Paradise	5' - 7' H 3' - 4' W	Multi-Trunk	
Chilopsis linearis Desert Willow	2" caliper	Single Trunk	STREET TREE
Chilopsis spp. Desert Willow Species	5' - 7' H 3' - 4' W	Multi-Trunk	
Chitalpa spp. Chitalpa	2" caliper	Single Trunk	
Chitalpa spp. Chitalpa	6' - 7' H 3' - 4' W	Multi-Trunk	
Citrus spp. Citrus Tree Species	2" caliper	Single Trunk	
Cordia boisserii Texas Olive	2" caliper	Single Trunk	
Eucalyptus papuana Ghost Gum	2" caliper	Single Trunk	
Fraxinus greggii Ash	2" caliper	Single Trunk	STREET TREE
Fraxinus spp. Ash Species	2" caliper	Single Trunk	
Olneya Tesota Ironwood	2" caliper	Single Trunk	STREET TREE
Olneya Tesota Ironwood	4' - 6' H 2.5'-3.5' W	Multi-Trunk	
Parkinsonia aculeata Mexican Palo Verde	2" caliper	Single Trunk	STREET TREE
Parkinsonia florida Blue Palo Verde	2" caliper	Single Trunk	STREET TREE
Parkinsonia x 'Desert Museum' 'Desert Museum' Palo Verde	2" caliper	Single Trunk	STREET TREE
Parkinsonia spp. Palo Verde Species	5' - 7' H 3' - 4' W	Multi-Trunk	
Phoenix spp. Date Palm Species			
Pistacia chinensis Chinese Pistache	2" caliper	Single Trunk	STREET TREE
Pistacia spp. Pistache Species	2" caliper	Single Trunk	
Pistacia spp. Pistache Species	6' - 7' H 2' - 3' W	Multi-Trunk	
Prosopis chilensis Thornless Chilean Mesquite	2" caliper	Single Trunk	STREET TREE
Prosopsis spp. Mesquite Species	2" caliper	Single Trunk	
Prosopsis spp. Mesquite Species	5' - 7' H 4' - 6' W	Multi-Trunk	
Quercus spp. Oak Species	2" caliper	Single Trunk	
Quercus virginiana Southern Live Oak	2" caliper	Single Trunk	STREET TREE
Rhus lancea African Sumac	2" caliper	Single Trunk	STREET TREE
Sophora secundiflora Texas Mountain Laurel	2" caliper	Single Trunk	STREET TREE
Sophora secundiflora Texas Mountain Laurel	2.5' - 4' H 2' - 3' W	Multi-Trunk	
Ulmus spp. Elm Species	2" caliper	Single Trunk	
Vitex agnus-castus Chaste Tree	5' - 7' H 3' - 4' W	Multi-Trunk	

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.

BOTANICAL / COMMON NAME	SIZE
CONCRETE HEADER	6" x 4"
CONCRETE	
ROCK MULCH	1/2" Screened
STABILIZED W/ BINDER DECOMPOSED GRANITE TRAIL	1/4" Minus Stabilized w/ Binder
Cynodon dactylon 'E-Z Turf Midiron' Midiron Bermuda	sod

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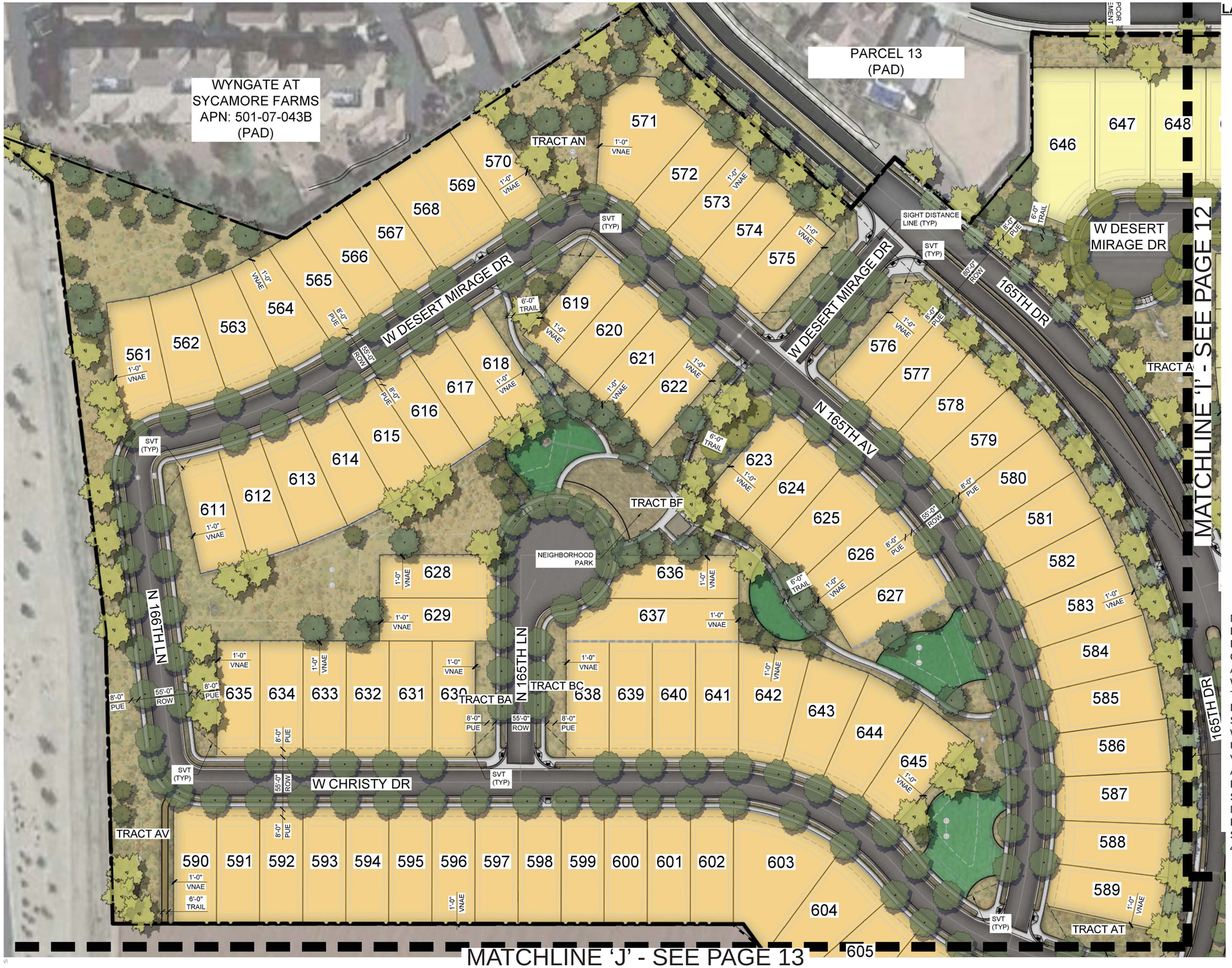
SYCAMORE FARMS • **LANDSCAPE PLAN SHEET 8**

- Surprise, Arizona
- April 6 2020
- # 19002272
- Taylor Morrison

EXPIRES 03/31/23
56793 DOUGLAS WARREN CRAIG
Date signed 03/29/2020
ARIZONA, U.S.A.

0 50' 100'
SCALE: 1" = 50'-0"

For illustrative purposes only. Subject to change without notice.



LANDSCAPE MATERIAL SCHEDULE

TREES BOTANICAL / COMMON NAME	SIZE (min.)	FORM	LOCATION
Acacia spp. Acacia Species	2" caliper	Single Trunk	
Acacia spp. Acacia Species	5' - 7' H 3' - 4' W	Multi-Trunk	
Acacia salicina Willow Acacia	2" caliper	Single Trunk	STREET TREE
Acacia willardiana Palo Blanco	2" caliper	Single Trunk	STREET TREE
Caesalpinia spp. Bird-of-Paradise	2" caliper	Single Trunk	
Caesalpinia spp. Bird-of-Paradise	5' - 7' H 3' - 4' W	Multi-Trunk	
Chilopsis linearis Desert Willow	2" caliper	Single Trunk	STREET TREE
Chilopsis spp. Desert Willow Species	5' - 7' H 3' - 4' W	Multi-Trunk	
Chitalpa spp. Chitalpa	2" caliper	Single Trunk	
Chitalpa spp. Chitalpa	6' - 7' H 3' - 4' W	Multi-Trunk	
Citrus spp. Citrus Tree Species	2" caliper	Single Trunk	
Cordia boisserii Texas Olive	2" caliper	Single Trunk	
Eucalyptus papuana Ghost Gum	2" caliper	Single Trunk	
Fraxinus greggii Ash	2" caliper	Single Trunk	STREET TREE
Fraxinus spp. Ash Species	2" caliper	Single Trunk	
Olneya Tesota Ironwood	2" caliper	Single Trunk	STREET TREE
Olneya Tesota Ironwood	4' - 6' H 2.5'-3.5' W	Multi-Trunk	
Parkinsonia aculeata Mexican Palo Verde	2" caliper	Single Trunk	STREET TREE
Parkinsonia florida Blue Palo Verde	2" caliper	Single Trunk	STREET TREE
Parkinsonia x 'Desert Museum' 'Desert Museum' Palo Verde	2" caliper	Single Trunk	STREET TREE
Parkinsonia spp. Palo Verde Species	5' - 7' H 3' - 4' W	Multi-Trunk	
Phoenix spp. Date Palm Species			
Pistacia chinensis Chinese Pistache	2" caliper	Single Trunk	STREET TREE
Pistacia spp. Pistache Species	2" caliper	Single Trunk	
Pistacia spp. Pistache Species	6' - 7' H 2' - 3' W	Multi-Trunk	
Prosopis chilensis Thornless Chilean Mesquite	2" caliper	Single Trunk	STREET TREE
Prosopis spp. Mesquite Species	2" caliper	Single Trunk	
Prosopis spp. Mesquite Species	5' - 7' H 4' - 6' W	Multi-Trunk	
Quercus spp. Oak Species	2" caliper	Single Trunk	
Quercus virginiana Southern Live Oak	2" caliper	Single Trunk	STREET TREE
Rhus lancea African Sumac	2" caliper	Single Trunk	STREET TREE
Sophora secundiflora Texas Mountain Laurel	2" caliper	Single Trunk	STREET TREE
Sophora secundiflora Texas Mountain Laurel	2.5' - 4' H 2' - 3' W	Multi-Trunk	
Ulmus spp. Elm Species	2" caliper	Single Trunk	
Vitex agnus-castus Chaste Tree	5' - 7' H 3' - 4' W	Multi-Trunk	

BOTANICAL / COMMON NAME	
CONCRETE HEADER	6" x 4"
CONCRETE	
ROCK MULCH	1/2" Screened
STABILIZED W/ BINDER DECOMPOSED GRANITE TRAIL	1/4" Minus Stabilized w/ Binder
Cynodon dactylon `E-Z Turf Midiron` Midiron Bermuda	sod

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.

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SYCAMORE FARMS • **LANDSCAPE PLAN SHEET 9**

- Surprise, Arizona
- April 6 2020
- # 19002272
- Taylor Morrison

EXPIRES 03/31/23
56793 DOUGLAS WARREN CRAIG
Date signed 4/23/2020
ARIZONA U.S.A.

0 50' 100'
SCALE: 1" = 50'-0"

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LANDSCAPE MATERIAL SCHEDULE

TREES BOTANICAL / COMMON NAME	SIZE (min.)	FORM	LOCATION
Acacia spp. Acacia Species	2" caliper	Single Trunk	
Acacia spp. Acacia Species	5' - 7' H 3' - 4' W	Multi-Trunk	
Acacia salicina Willow Acacia	2" caliper	Single Trunk	STREET TREE
Acacia willardiana Palo Blanco	2" caliper	Single Trunk	STREET TREE
Caesalpinia spp. Bird-of-Paradise	2" caliper	Single Trunk	
Caesalpinia spp. Bird-of-Paradise	5' - 7' H 3' - 4' W	Multi-Trunk	
Chilopsis linearis Desert Willow	2" caliper	Single Trunk	STREET TREE
Chilopsis spp. Desert Willow Species	5' - 7' H 3' - 4' W	Multi-Trunk	
Chitalpa spp. Chitalpa	2" caliper	Single Trunk	
Chitalpa spp. Chitalpa	6' - 7' H 3' - 4' W	Multi-Trunk	
Citrus spp. Citrus Tree Species	2" caliper	Single Trunk	
Cordia boisserii Texas Olive	2" caliper	Single Trunk	
Eucalyptus papuana Ghost Gum	2" caliper	Single Trunk	
Fraxinus greggii Ash	2" caliper	Single Trunk	STREET TREE
Fraxinus spp. Ash Species	2" caliper	Single Trunk	
Olneya Tesota Ironwood	2" caliper	Single Trunk	STREET TREE
Olneya Tesota Ironwood	4' - 6' H 2.5'-3.5' W	Multi-Trunk	
Parkinsonia aculeata Mexican Palo Verde	2" caliper	Single Trunk	STREET TREE
Parkinsonia florida Blue Palo Verde	2" caliper	Single Trunk	STREET TREE
Parkinsonia x 'Desert Museum' 'Desert Museum' Palo Verde	2" caliper	Single Trunk	STREET TREE
Parkinsonia spp. Palo Verde Species	5' - 7' H 3' - 4' W	Multi-Trunk	
Phoenix spp. Date Palm Species			
Pistacia chinensis Chinese Pistache	2" caliper	Single Trunk	STREET TREE
Pistacia spp. Pistache Species	2" caliper	Single Trunk	
Pistacia spp. Pistache Species	6' - 7' H 2' - 3' W	Multi-Trunk	
Prosopis chilensis Thornless Chilean Mesquite	2" caliper	Single Trunk	STREET TREE
Prosposis spp. Mesquite Species	2" caliper	Single Trunk	
Prosposis spp. Mesquite Species	5' - 7' H 4' - 6' W	Multi-Trunk	
Quercus spp. Oak Species	2" caliper	Single Trunk	
Quercus virginiana Southern Live Oak	2" caliper	Single Trunk	STREET TREE
Rhus lancea African Sumac	2" caliper	Single Trunk	STREET TREE
Sophora secundiflora Texas Mountain Laurel	2" caliper	Single Trunk	STREET TREE
Sophora secundiflora Texas Mountain Laurel	2.5' - 4' H 2' - 3' W	Multi-Trunk	
Ulmus spp. Elm Species	2" caliper	Single Trunk	
Vitex agnus-castus Chaste Tree	5' - 7' H 3' - 4' W	Multi-Trunk	

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.

BOTANICAL / COMMON NAME	
CONCRETE HEADER	6" x 4"
CONCRETE	
ROCK MULCH	1/2" Screened
STABILIZED W/ BINDER DECOMPOSED GRANITE TRAIL	1/4" Minus Stabilized w/ Binder
Cynodon dactylon `E-Z Turf Midiron` Midiron Bermuda	sod

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SYCAMORE FARMS • LANDSCAPE PLAN SHEET 10

Surprise, Arizona
April 6 2020
19002272
Taylor Morrison

EXPIRES 03/31/23
56793 DOUGLAS WARREN CRAIG
ARIZONA U.S.A.

0 50' 100'
SCALE: 1" = 50'-0"

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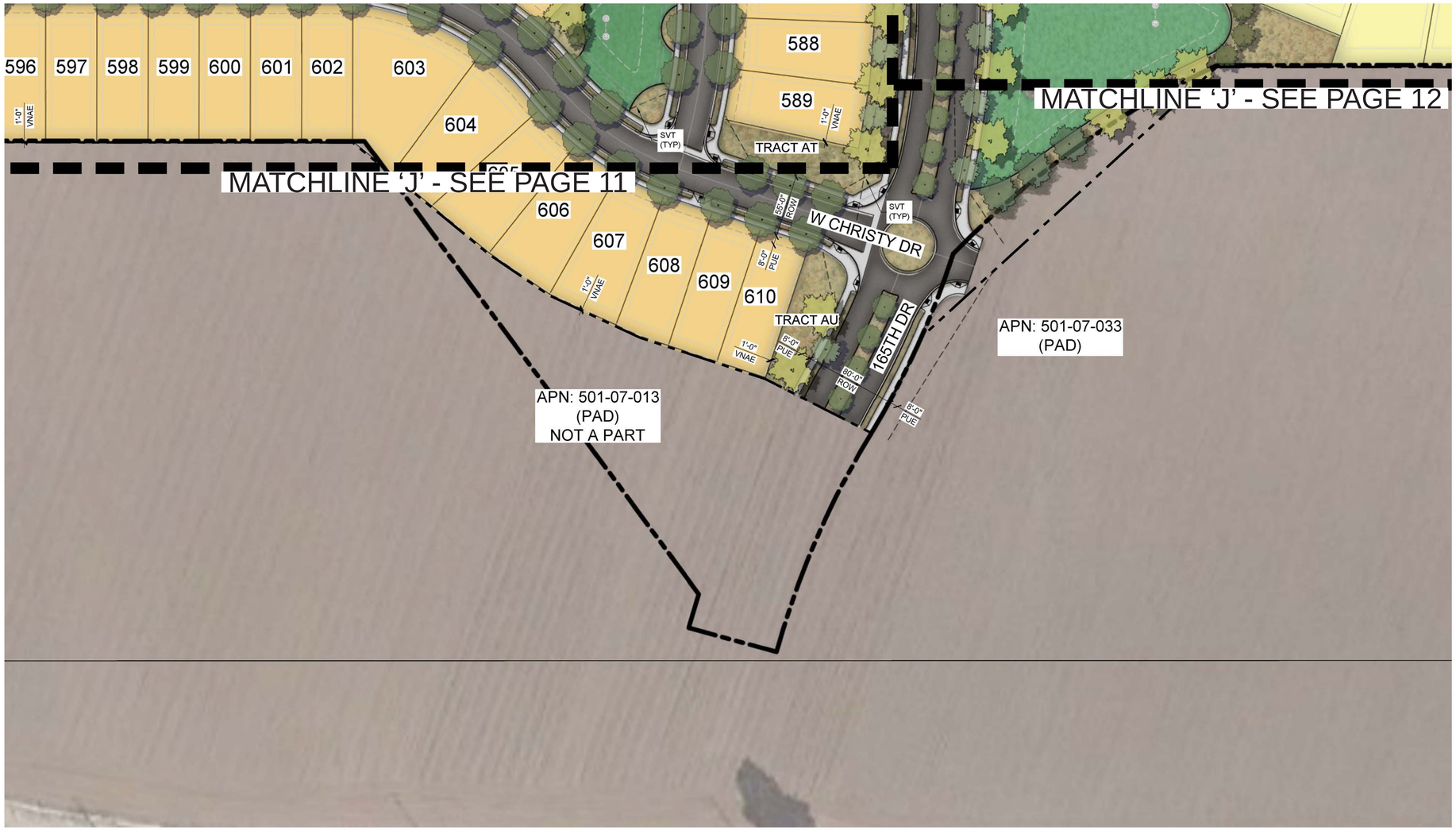

NOTE: SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02.

LANDSCAPE MATERIAL SCHEDULE

TREES BOTANICAL / COMMON NAME	SIZE (min.)	FORM	LOCATION
Acacia spp. Acacia Species	2" caliper	Single Trunk	
Acacia spp. Acacia Species	5' - 7' H 3' - 4' W	Multi-Trunk	
Acacia salicina Willow Acacia	2" caliper	Single Trunk	STREET TREE
Acacia willardiana Palo Blanco	2" caliper	Single Trunk	STREET TREE
Caesalpinia spp. Bird-of-Paradise	2" caliper	Single Trunk	
Caesalpinia spp. Bird-of-Paradise	5' - 7' H 3' - 4' W	Multi-Trunk	
Chilopsis linearis Desert Willow	2" caliper	Single Trunk	STREET TREE
Chilopsis spp. Desert Willow Species	5' - 7' H 3' - 4' W	Multi-Trunk	
Chitalpa spp. Chitalpa	2" caliper	Single Trunk	
Chitalpa spp. Chitalpa	6' - 7' H 3' - 4' W	Multi-Trunk	
Citrus spp. Citrus Tree Species	2" caliper	Single Trunk	
Cordia boisserii Texas Olive	2" caliper	Single Trunk	
Eucalyptus papuana Ghost Gum	2" caliper	Single Trunk	
Fraxinus greggii Ash	2" caliper	Single Trunk	STREET TREE
Fraxinus spp. Ash Species	2" caliper	Single Trunk	
Olneya Tesota Ironwood	2" caliper	Single Trunk	STREET TREE
Olneya Tesota Ironwood	4' - 6' H 2.5'-3.5' W	Multi-Trunk	
Parkinsonia aculeata Mexican Palo Verde	2" caliper	Single Trunk	STREET TREE
Parkinsonia florida Blue Palo Verde	2" caliper	Single Trunk	STREET TREE
Parkinsonia x 'Desert Museum' 'Desert Museum' Palo Verde	2" caliper	Single Trunk	STREET TREE
Parkinsonia spp. Palo Verde Species	5' - 7' H 3' - 4' W	Multi-Trunk	
Phoenix spp. Date Palm Species			
Pistacia chinensis Chinese Pistache	2" caliper	Single Trunk	STREET TREE
Pistacia spp. Pistache Species	2" caliper	Single Trunk	
Pistacia spp. Pistache Species	6' - 7' H 2' - 3' W	Multi-Trunk	
Prosopis chilensis Thornless Chilean Mesquite	2" caliper	Single Trunk	STREET TREE
Prosposis spp. Mesquite Species	2" caliper	Single Trunk	
Prosposis spp. Mesquite Species	5' - 7' H 4' - 6' W	Multi-Trunk	
Quercus spp. Oak Species	2" caliper	Single Trunk	
Quercus virginiana Southern Live Oak	2" caliper	Single Trunk	STREET TREE
Rhus lancea African Sumac	2" caliper	Single Trunk	STREET TREE
Sophora secundiflora Texas Mountain Laurel	2" caliper	Single Trunk	STREET TREE
Sophora secundiflora Texas Mountain Laurel	2.5' - 4' H 2' - 3' W	Multi-Trunk	
Ulmus spp. Elm Species	2" caliper	Single Trunk	
Vitex agnus-castus Chaste Tree	5' - 7' H 3' - 4' W	Multi-Trunk	

BOTANICAL / COMMON NAME	
CONCRETE HEADER	6" x 4"
CONCRETE	
ROCK MULCH	1/2" Screened
STABILIZED W/ BINDER DECOMPOSED GRANITE TRAIL	1/4" Minus Stabilized w/ Binder
Cynodon dactylon 'E-Z Turf Midiron' Midiron Bermuda	sod

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SYCAMORE FARMS • **LANDSCAPE PLAN 11**

Surprise, Arizona
April 6 2020
19002272
Taylor Morrison

EXPIRES 03/31/23
REGISTERED LANDSCAPE ARCHITECT
56793
DOUGLAS WARREN CRAIG
Do not remove seal
ARIZONA, U.S.A.

0 50' 100'
SCALE: 1" = 50'-0"

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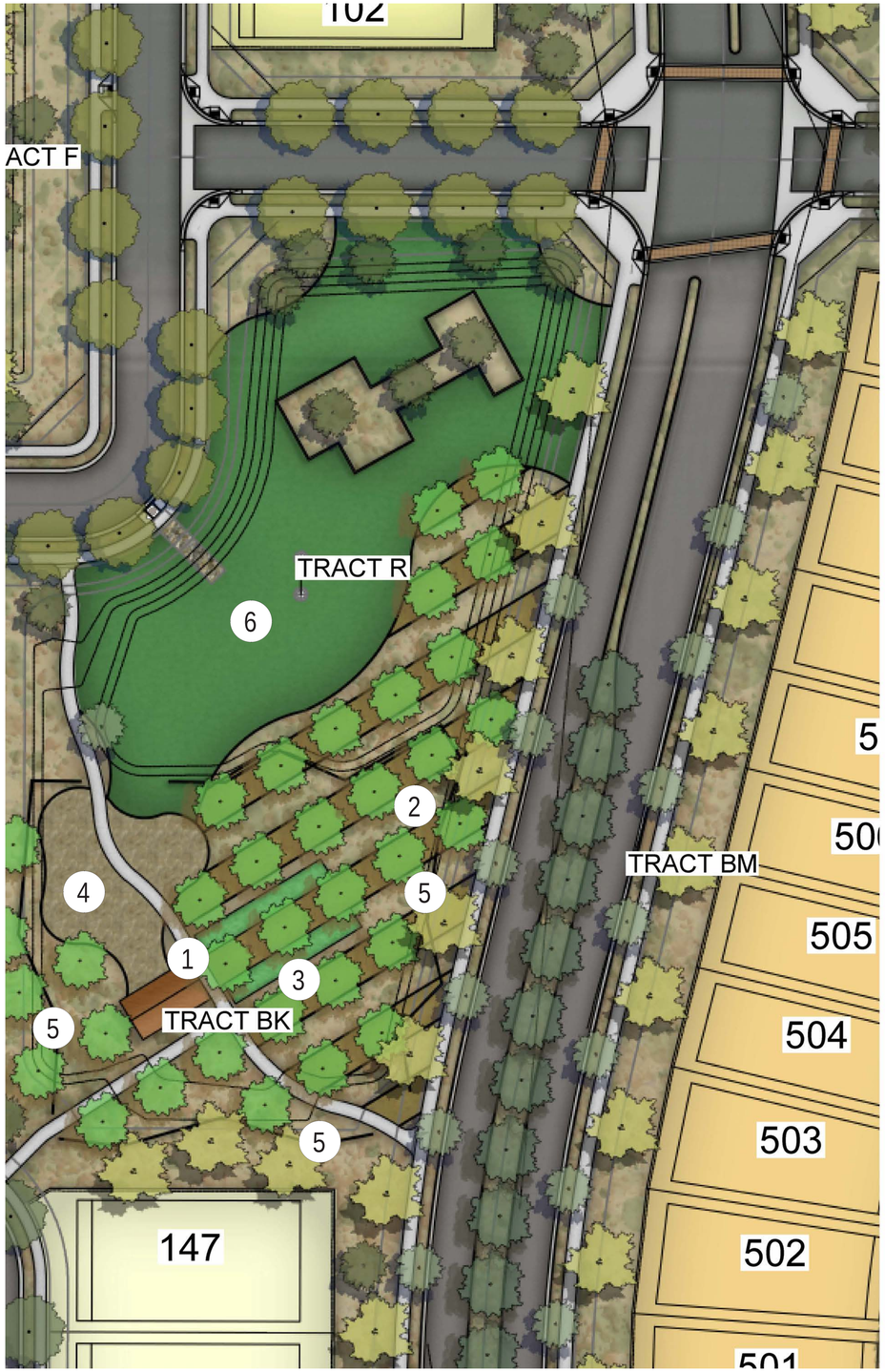

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LEGEND

1. RAMADA / CENTRAL GATHERING
2. CITRUS GROVE
3. BOCCE COURT
4. TOT LOT
5. PERIMETER FENCING
6. OPEN TURF

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SYCAMORE FARMS • **CITRUS PARK**

- Surprise, Arizona
- April 6 2020
- # 19002272
- Taylor Morrison

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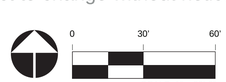
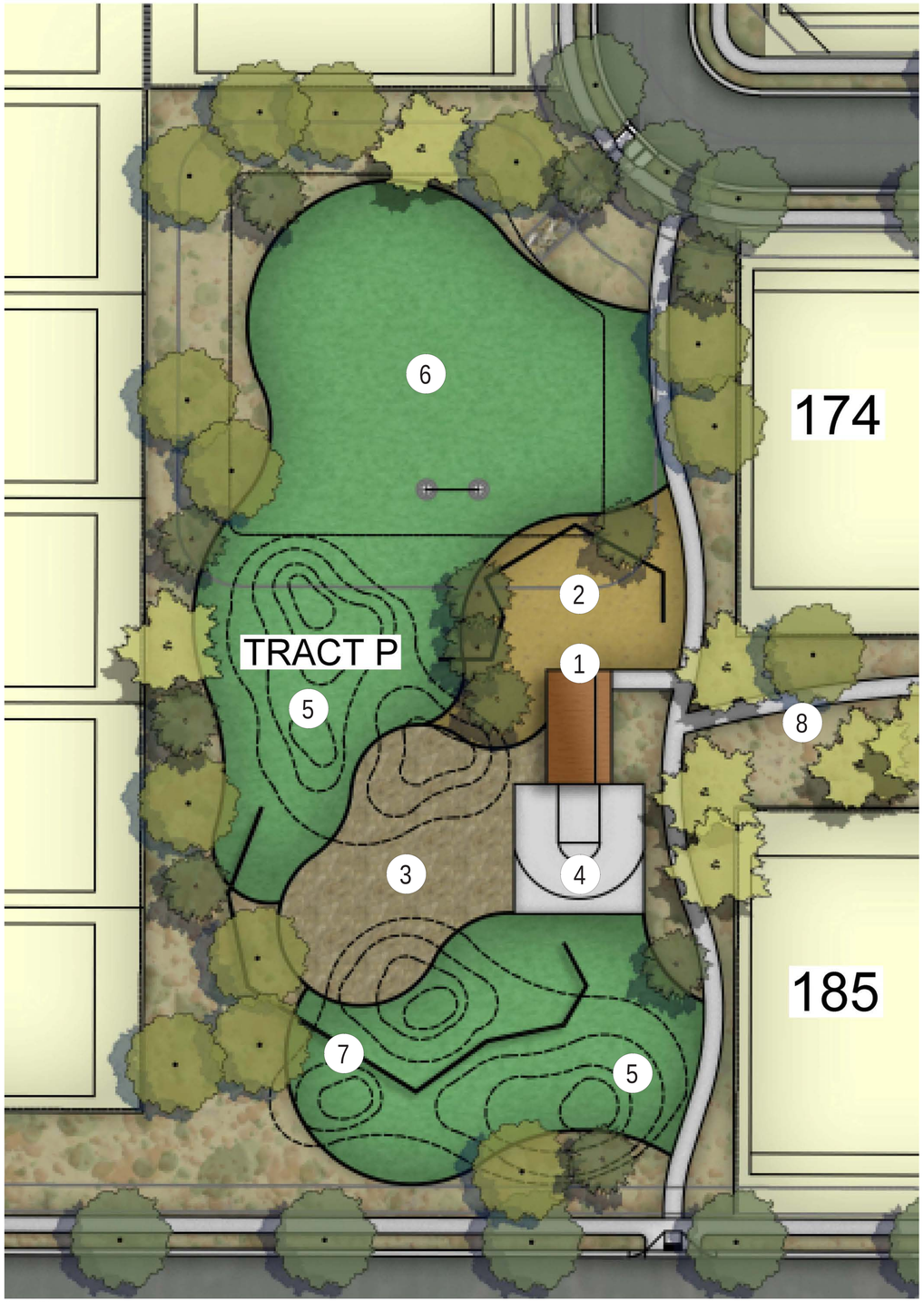
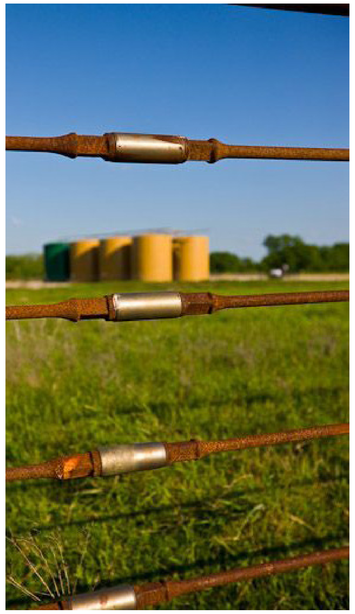
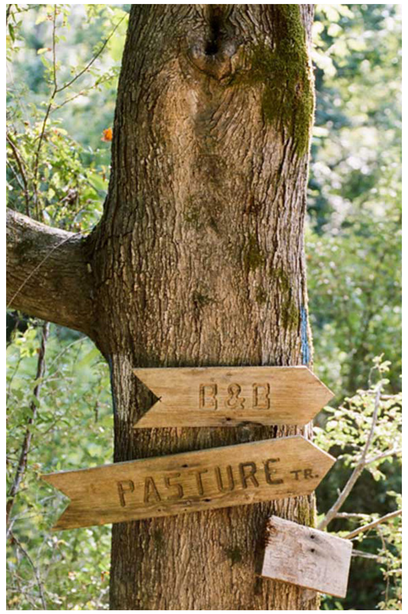




LEGEND

1. RAMADA / CENTRAL GATHERING
2. OUTDOOR FIRE PLAZA
3. TOT LOT
4. HALF COURT BASKETBALL
5. TURF BERMS
6. OPEN TURF
7. PERIMETER FENCING
8. TRAIL CONNECTIONS





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SYCAMORE FARMS • **THE CATTLE PARK**

Surprise, Arizona
April 6 2020
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Taylor Morrison

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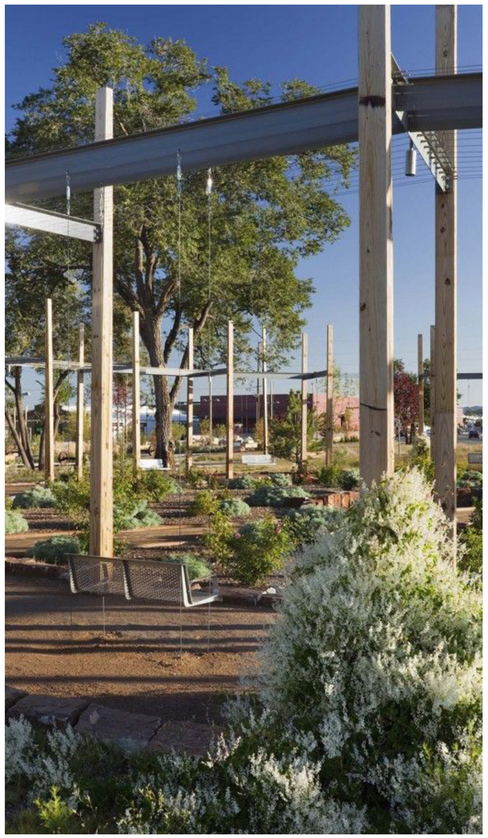
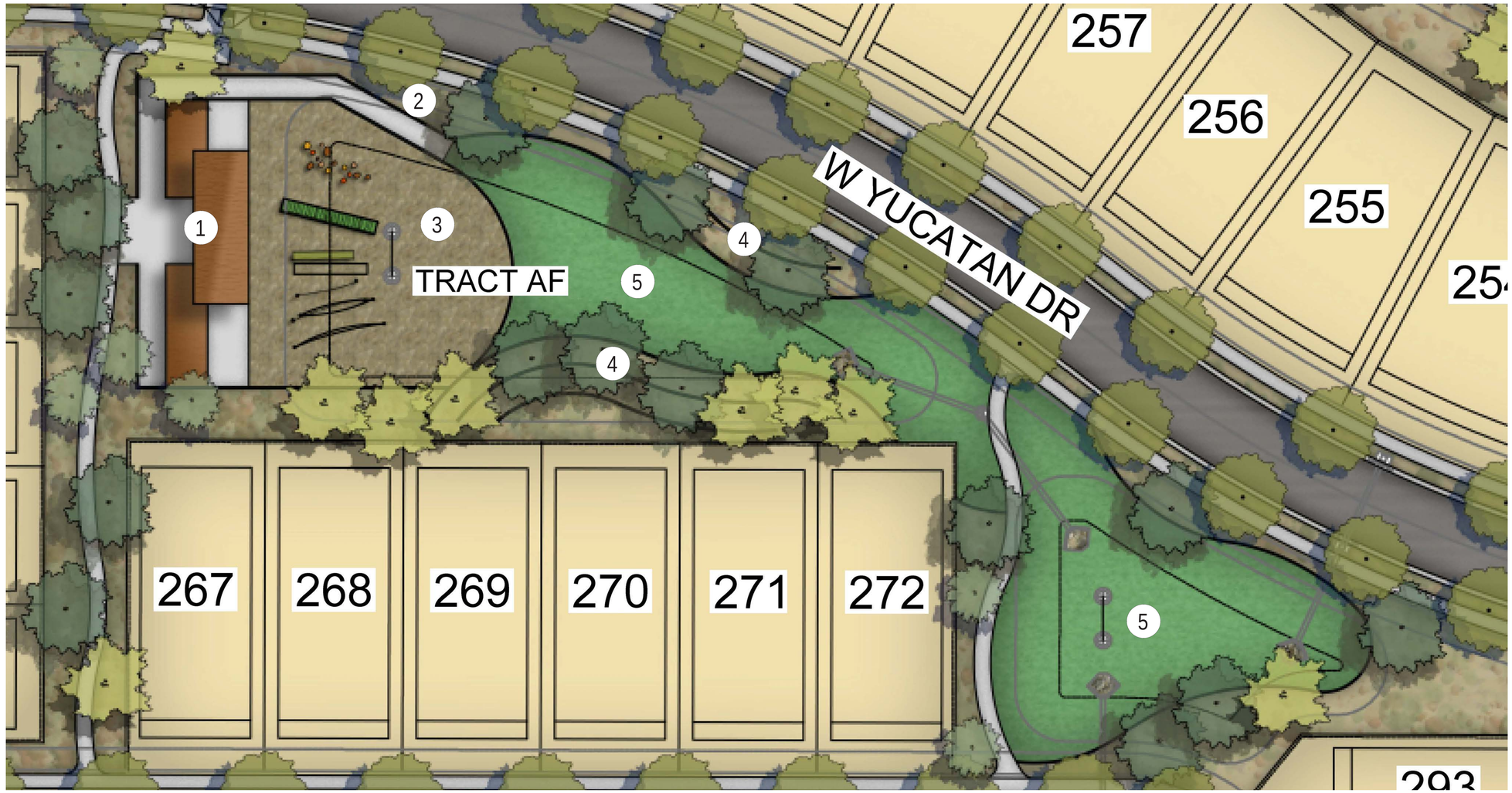
56793
DOUGLAS WARREN CRAIG
ARIZONA, U.S.A.

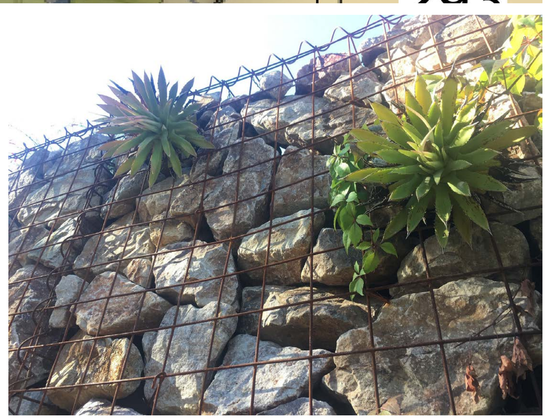
0 20' 40'
SCALE: 1" = 20'-0"

LEGEND

1. SHADE TRELLIS / RAISED PLAZA
2. PEDESTRIAN RAMP
3. TOT LOT ON SIDE SLOPE
4. TERRACED WALLS
5. OPEN TURF







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SYCAMORE FARMS • **THE COPPER PARK**

Surprise, Arizona
April 6 2020
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Taylor Morrison

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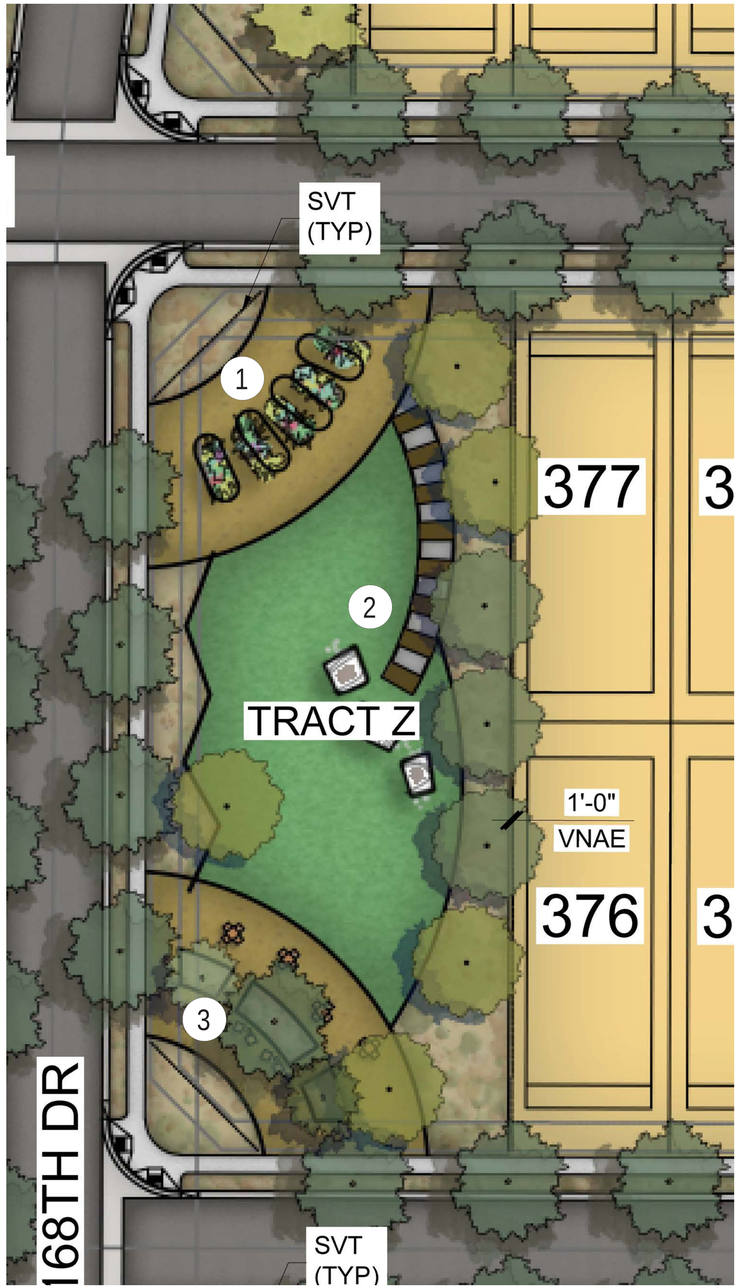
REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
56793
DOUGLAS WARREN CRAIG
Date signed/sealed
EXPIRES 03/31/
ARIZONA, U.S.A.

0 20' 40'
SCALE: 1" = 20'-0"

LEGEND

1. RAISED PLANTER PLAZA
2. TURF WITH SCULPTURES
3. SHADED SEATING PLAZA



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SYCAMORE FARMS • **THE COTTON PARK**

Surprise, Arizona
April 6 2020
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Taylor Morrison

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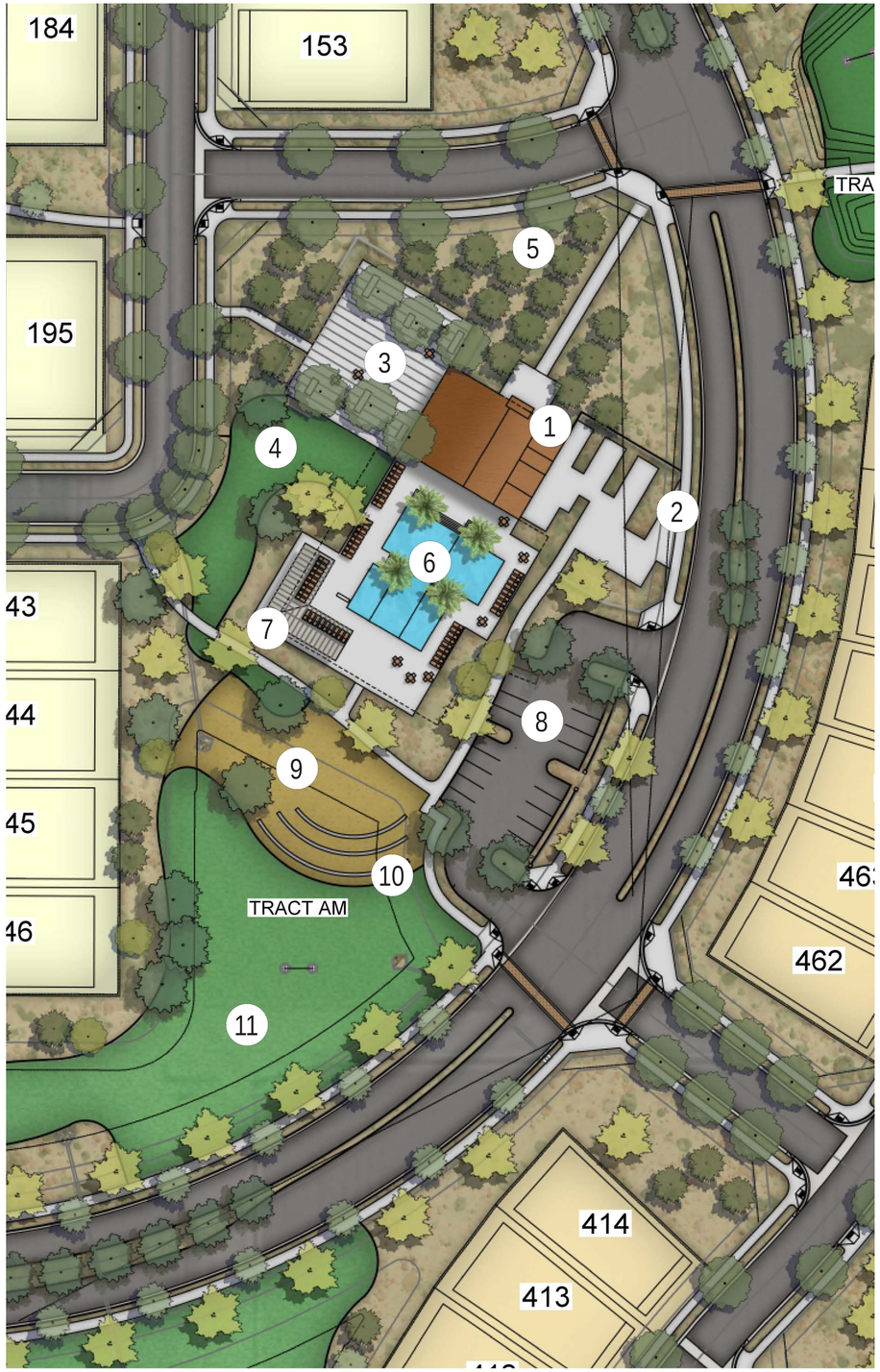
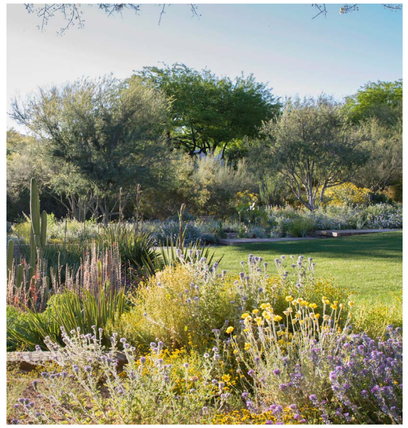
CERTIFICATE NO.
56793
DOUGLAS
WARREN
CRAIG
EXPIRES 03/31/2021
ARIZONA, U.S.A.

0 20' 40'
SCALE: 1" = 20'-0"



LEGEND

1. COMMUNITY BUILDING / COVERED GATHERING
2. DEMONSTRATION GARDEN / BUTTERFLY GARDEN
3. COMMUNITY PLAZA
4. EVENT LAWN
5. ENTRY GROVE
6. RESORT STYLE POOL
7. POOL RAMADA
8. PARKING
9. TOT LOT
10. TERRACE / SEAT WALLS
11. OPEN TURF / PLAY TURF



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SYCAMORE FARMS • THE “ARIZONAN” EXPERIENCE / MAIN AMENITY

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April 6 2020
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REGISTERED LANDSCAPE ARCHITECT
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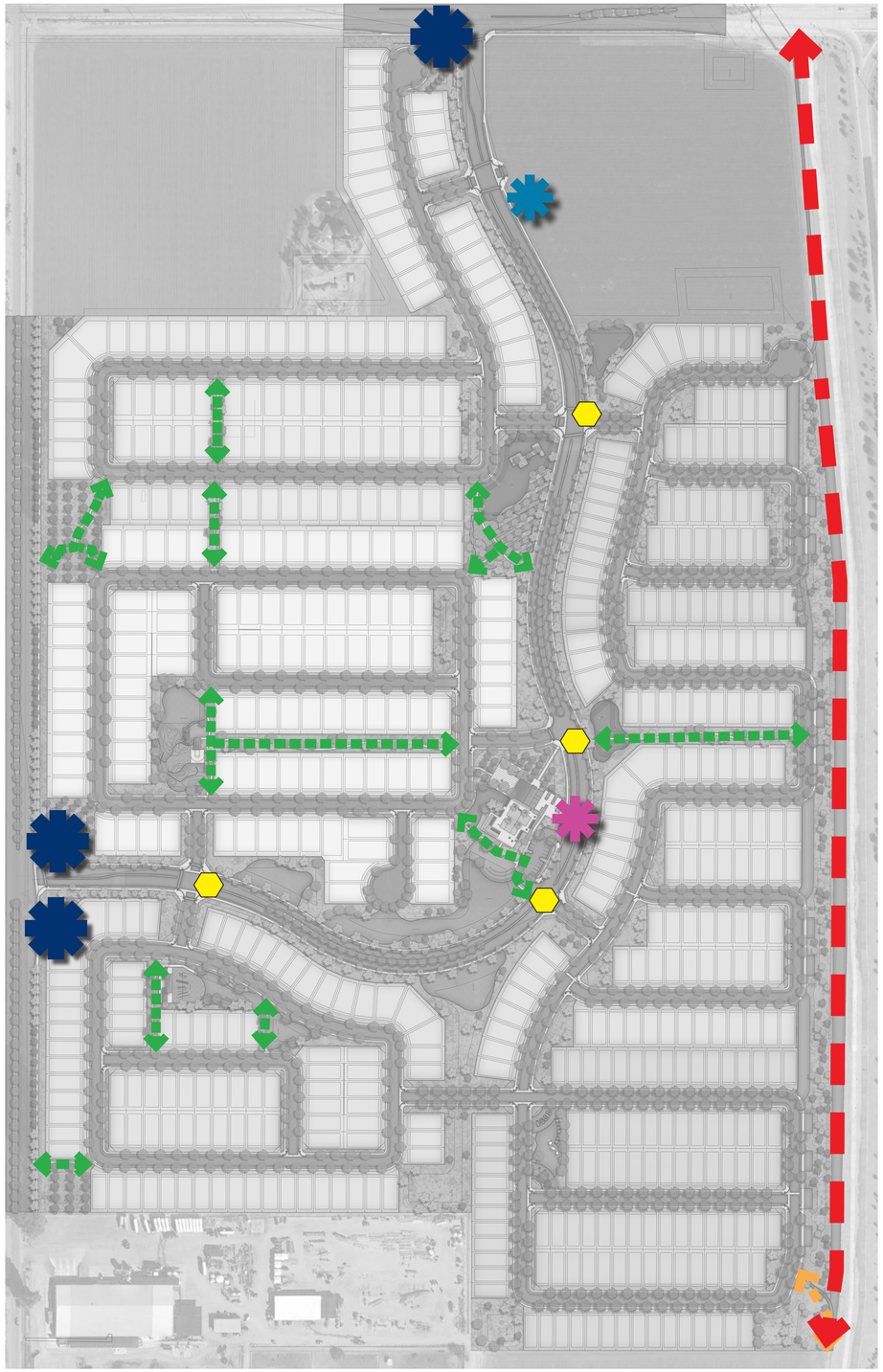
DOUGLAS WARREN CRAIG
ARIZONA, U.S.A.
EXPIRES 03/31/20

0 40' 80'
SCALE: 1" = 40'-0"



LEGEND

- PRIMARY MONUMENT
- SECONDARY MONUMENT
- AMENITY SIGNAGE
- NEIGHBORHOOD TRAIL (CONCRETE) - (6FT)
- STABILIZED W/ BINDER DECOMPOSED GRANITE TRAIL - (6FT)
- COMMUNITY TRAIL - (8FT)
- DESIGNATED TRAIL CROSSING

NOTE: 6 FOOT DETATCHED SIDEWALKS ARE BEING DESIGNED ADJACENT TO ALL STREETS (REFERENCE LANDSCAPE AND CIVIL DRAWINGS FOR LOCATION). THESE SIDEWALKS WILL SERVE AS THE FINAL LEVEL OF PEDESTRIAN CIRCULATION AND TRAIL CONNECTIONS WITHIN THE COMMUNITY

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SYCAMORE FARMS • SIGNAGE AND PEDESTRIAN CIRCULATION PLAN

Surprise, Arizona
April 6 2020
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Taylor Morrison

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DOUGLAS
WARREN
CRAIG
Date signed 04/03/2020
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0 200' 400'
SCALE: 1" = 200'-0"
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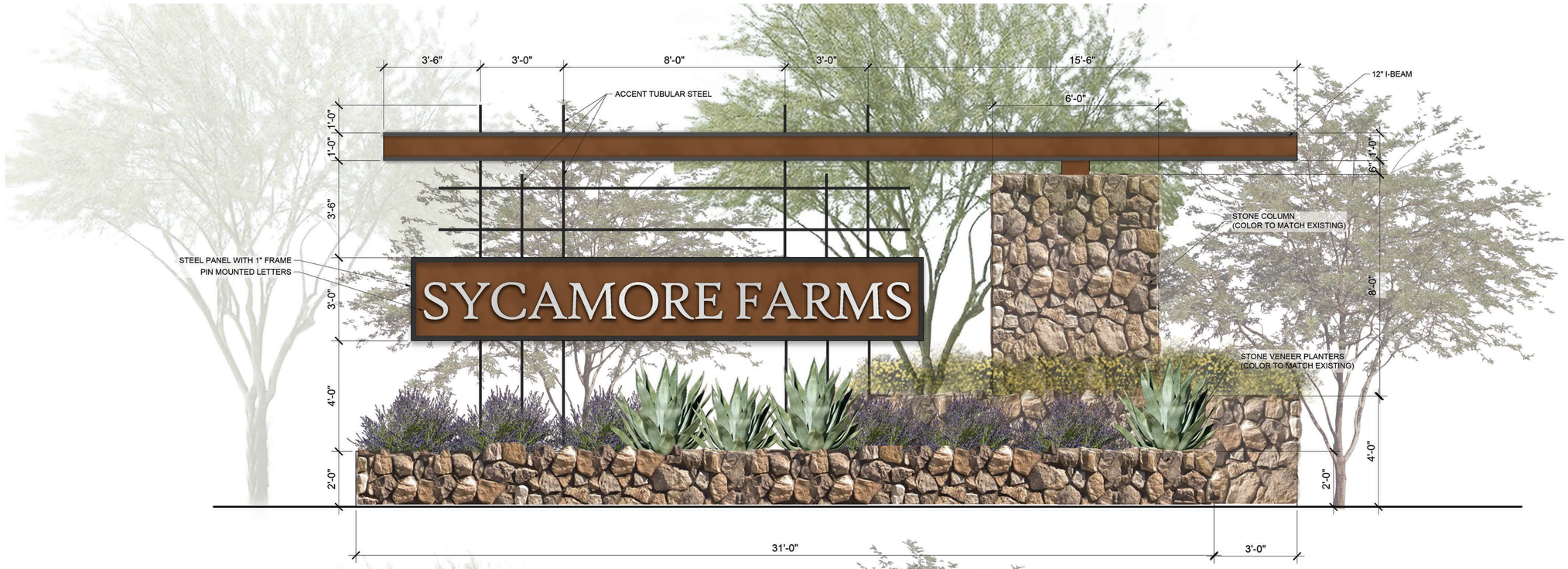

PRIMARY MONUMENTATION

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

SECONDARY MONUMENTATION

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

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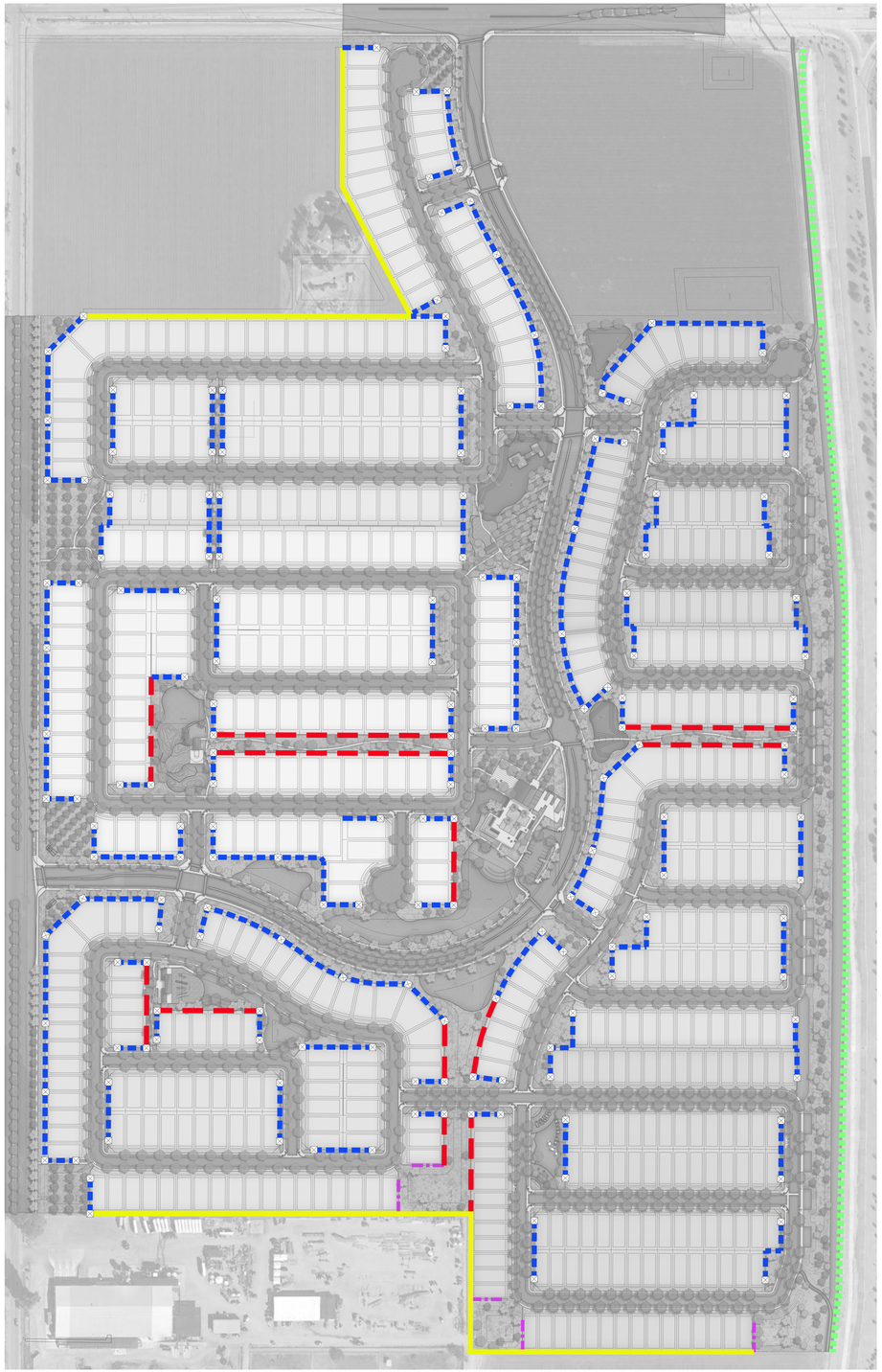

LEGEND

- 6’ THEME WALL
- PARTIAL VIEW WALL
- 8’ THEME WALL
- BUILDER WALL
- SOUND WALL
- EXISTING WALL
- THEME COLUMN

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SYCAMORE FARMS • **WALL MASTERPLAN**

Surprise, Arizona
April 6 2020
19002272
Taylor Morrison

0 200’ 400’
SCALE: 1" = 200’-0"

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WARREN
CRAIG
Date signed 04/03/2020
EXPIRES 03/31/23
ARIZONA, U.S.A.

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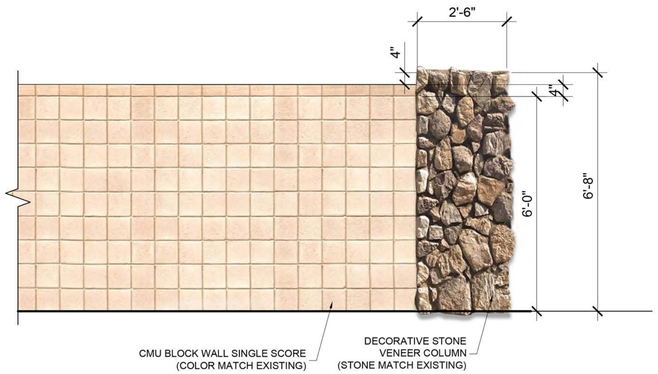
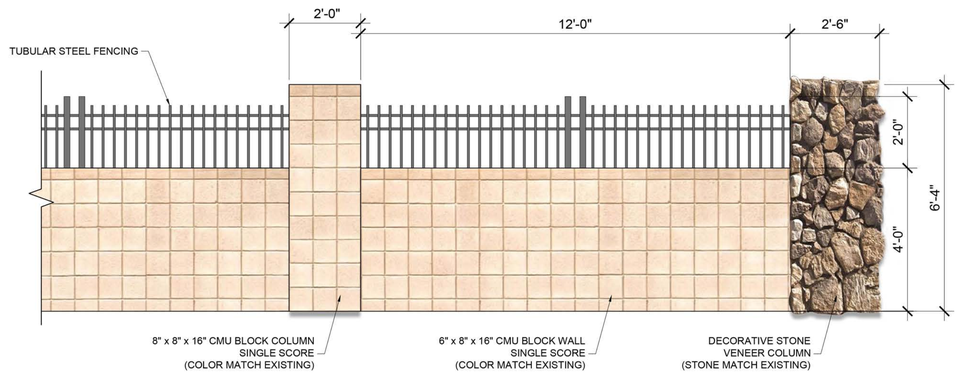


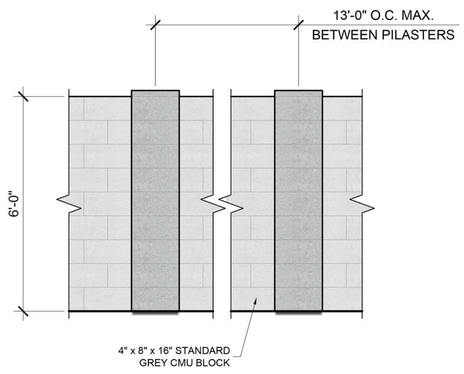
THEME WALL

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



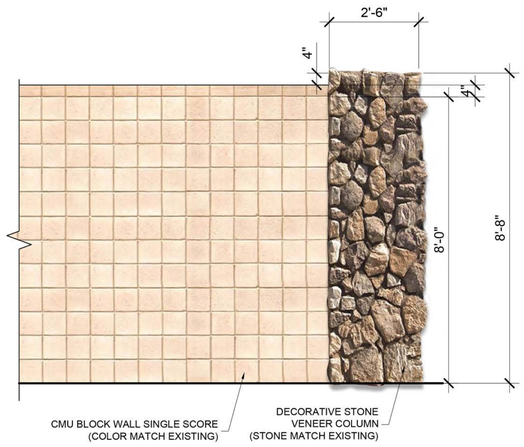
PARTIAL VIEW WALL

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



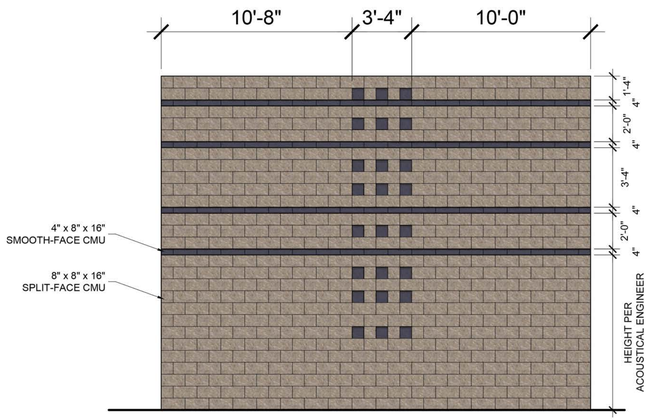
BUILDER WALL

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



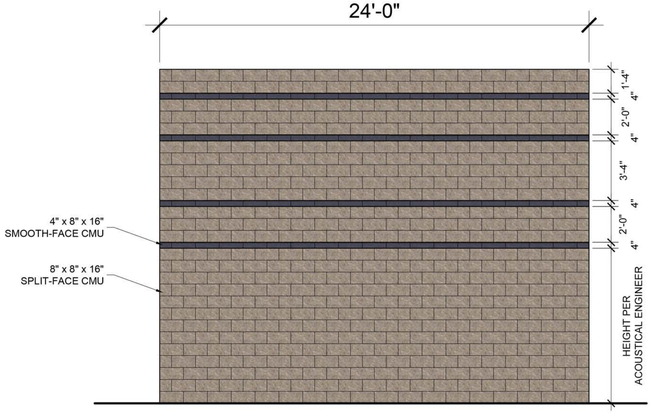
8' THEME WALL

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



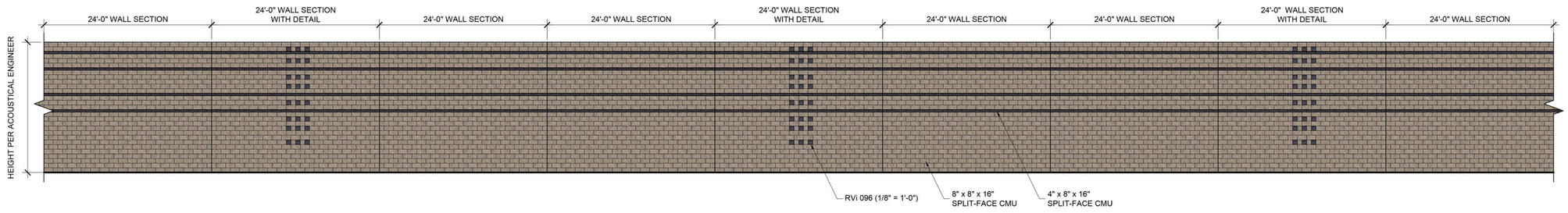
SOUND WALL - ELEVATION - WITH DETAIL

SCALE: 1/4" = 1'-0"



SOUND WALL - ELEVATION

SCALE: 1/4" = 1'-0"



SOUND WALL ELEVATION

SCALE: 1/8" = 1'-0"

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SYCAMORE FARMS • **WALL ELEVATIONS**

Surprise, Arizona
April 6 2020
19002272
Taylor Morrison

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CRAIG
Date signed 03/23/2020
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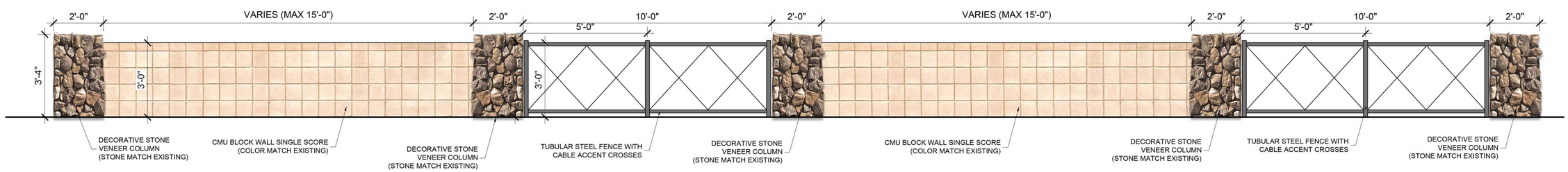
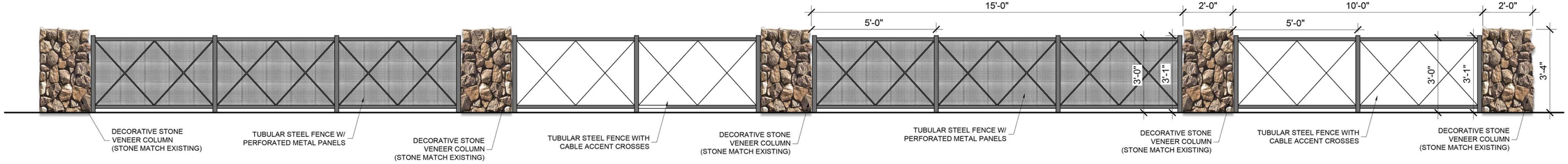


LOW ACCENT WALL AND ACCENT FENCE

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



LOW ACCENT WALL AND ACCENT FENCE - ALTERNATIVE A

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

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SYCAMORE FARMS • **WALL ELEVATIONS**

Surprise, Arizona
April 6 2020
19002272
Taylor Morrison

EXPIRES 03/31/23
56793
DOUGLAS WARREN CRAIG
Date signed 04/23/2020
REGISTERED LANDSCAPE ARCHITECT
ARIZONA, U.S.A.

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DYSART Unified School District

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 Supriorse 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,

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

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

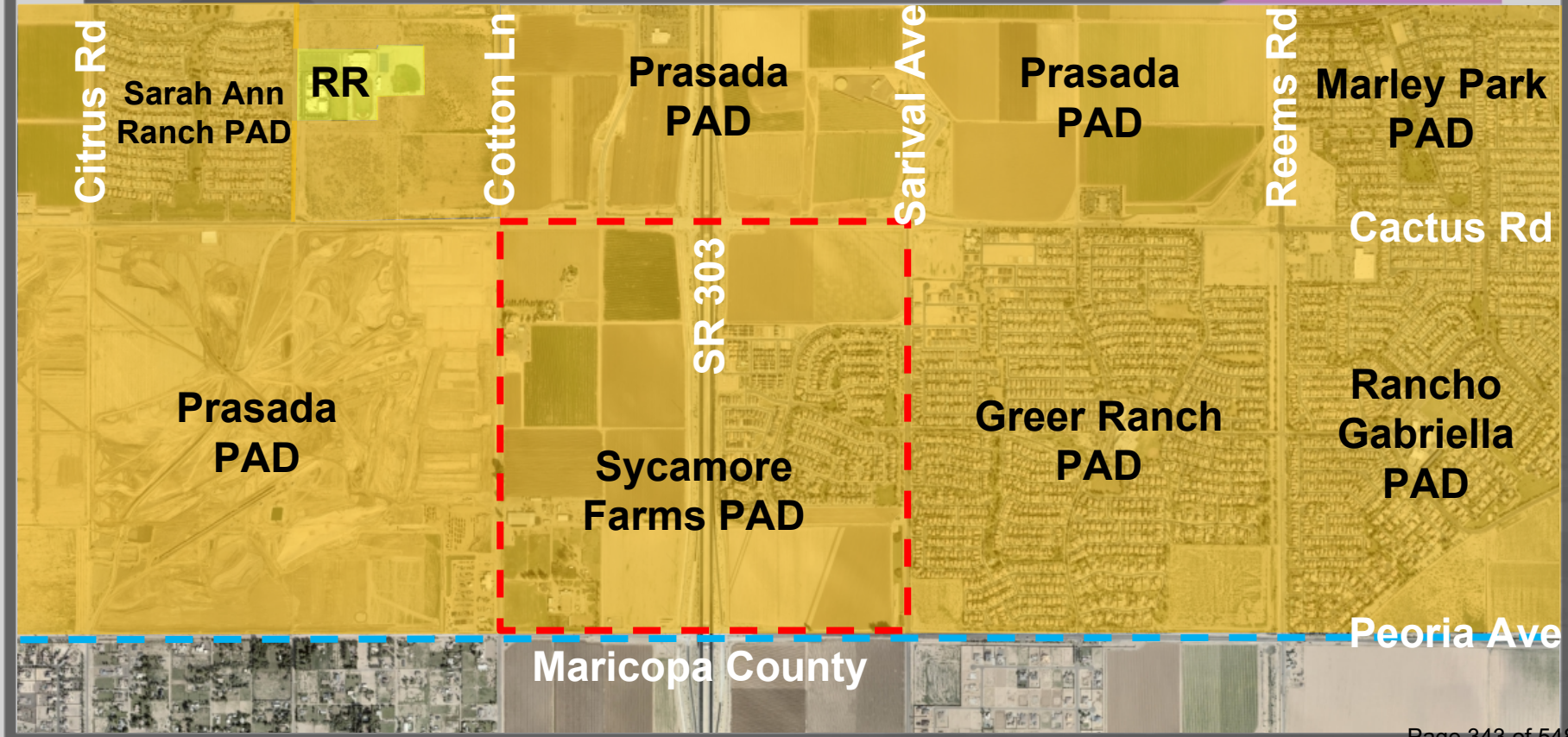
SURPRISE
ARIZONA

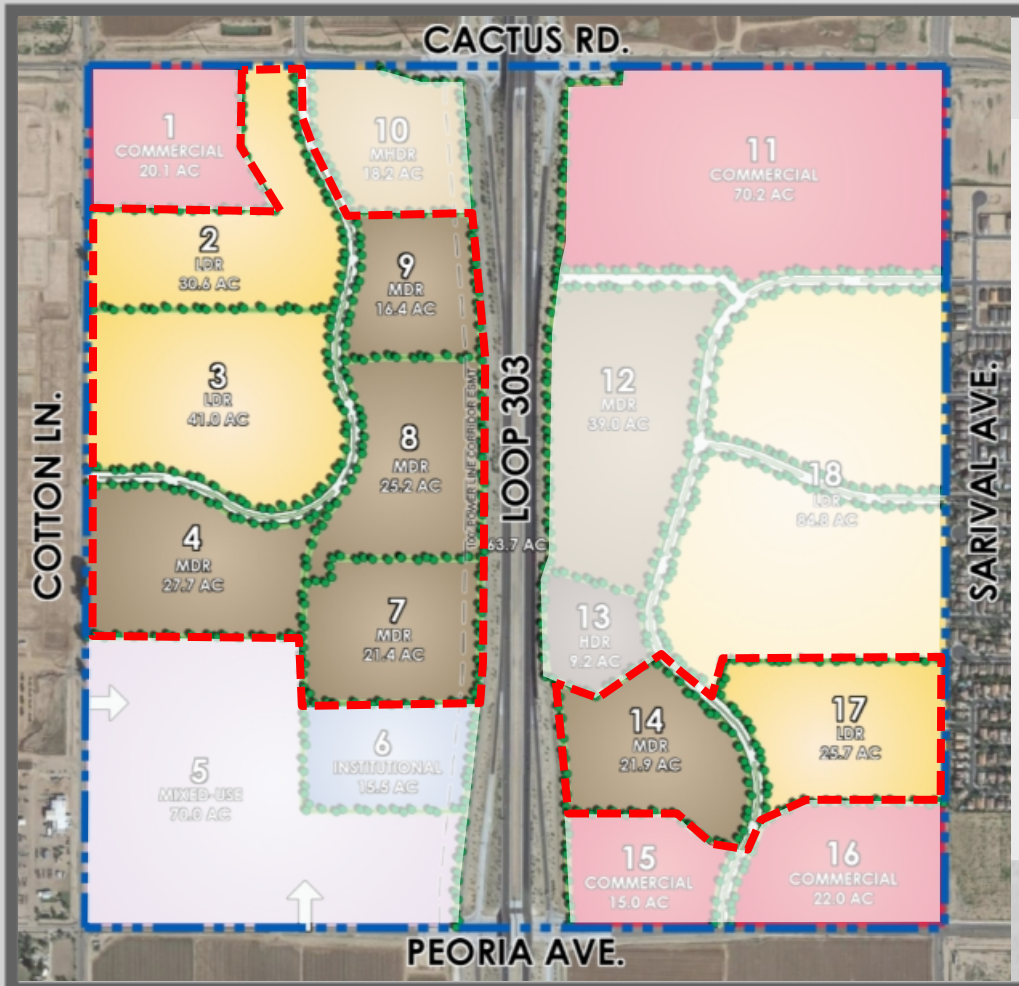
FS19-787
Sycamore Farms Preliminary Plat

Mayor and City Council – June 16, 2020

VICINITY MAP

ZONING MAP

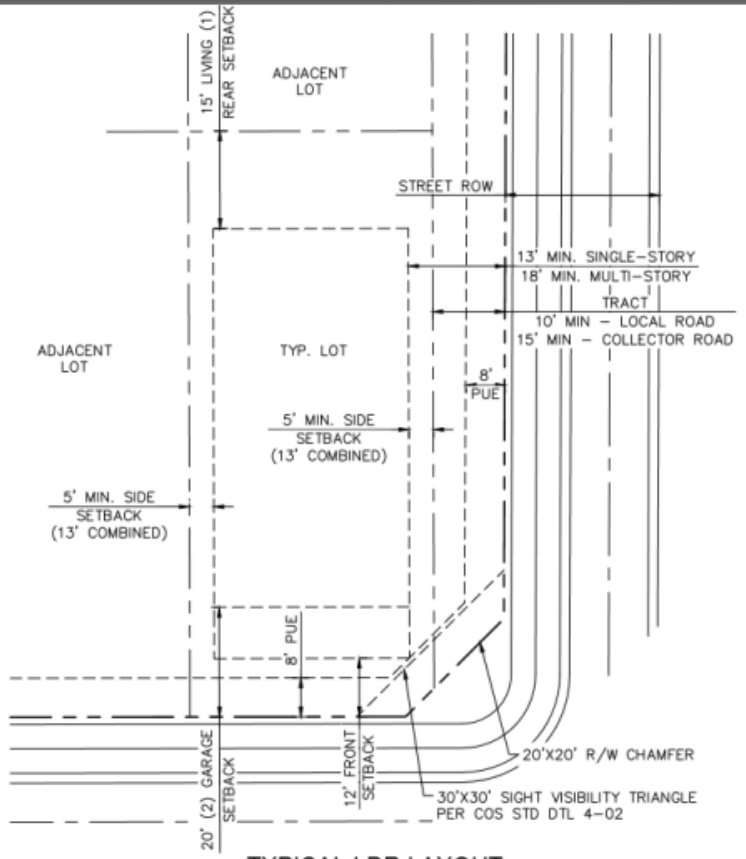

Citrus Rd
Sarah Ann Ranch PAD
RR
Cotton Ln
Prasada PAD
Sarival Ave
Prasada PAD
Reems Rd
Marley Park PAD
Cactus Rd
SR 303
Prasada PAD
Sycamore Farms PAD
Greer Ranch PAD
Rancho Gabriella PAD
Peoria Ave
Maricopa County



Low Density Residential
97.62 acres
274 units

Medium Density Residential
112.67 acres
437 units

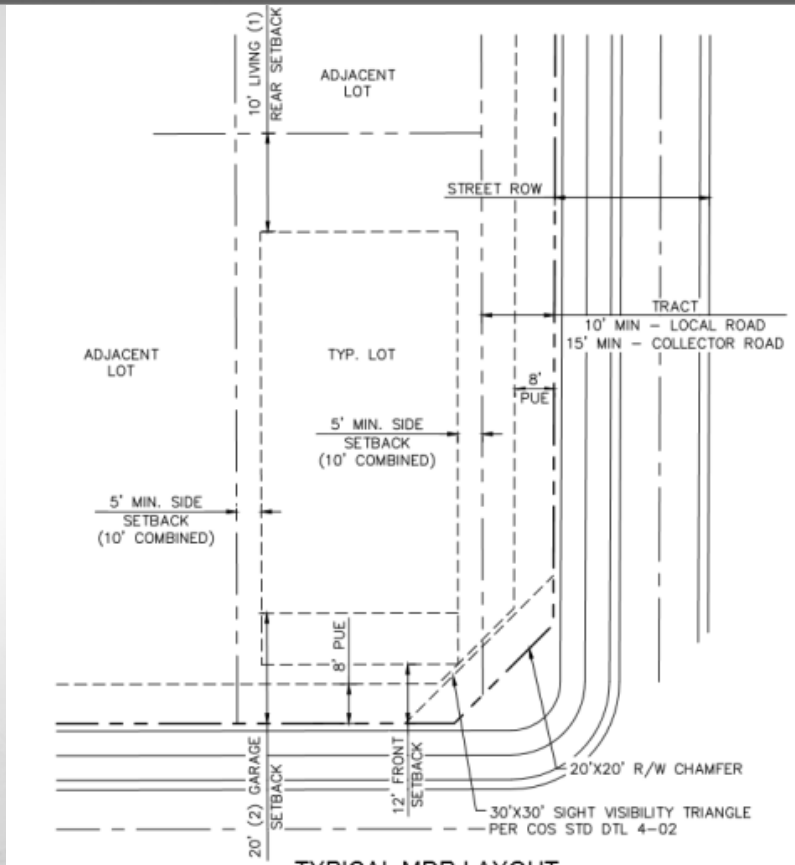
Total
210.29 acres
711 units



TYPICAL LDR LAYOUT

NTS

(1) 5' MIN. REAR SETBACK FOR GARAGE OR UNENCLOSED PATIO. FIREPLACES, BAY WINDOWS, OR ENTERTAINMENT POP-OUTS MAY ENCROACH 3 FEET INTO THE REAR SETBACK.
(2) 20' MIN. GARAGE SETBACK FROM PROPERTY LINE..



TYPICAL MDR LAYOUT

NTS

(1) 5' MIN. REAR SETBACK FOR GARAGE OR UNENCLOSED PATIO. FIREPLACES, BAY WINDOWS, OR ENTERTAINMENT POP-OUTS MAY ENCROACH 3 FEET INTO THE REAR SETBACK.
(2) 20' MIN. GARAGE SETBACK FROM PROPERTY LINE..

OPEN SPACE

23 Percent Open Space

OPEN SPACE

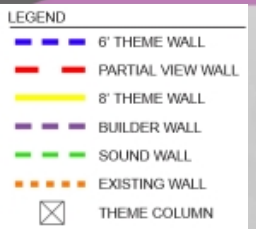
Public Trail

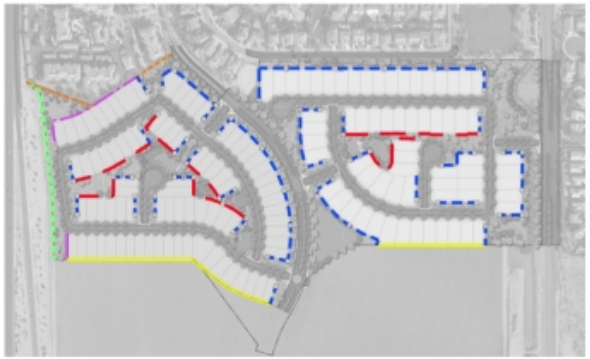
OPEN SPACE

LEGEND

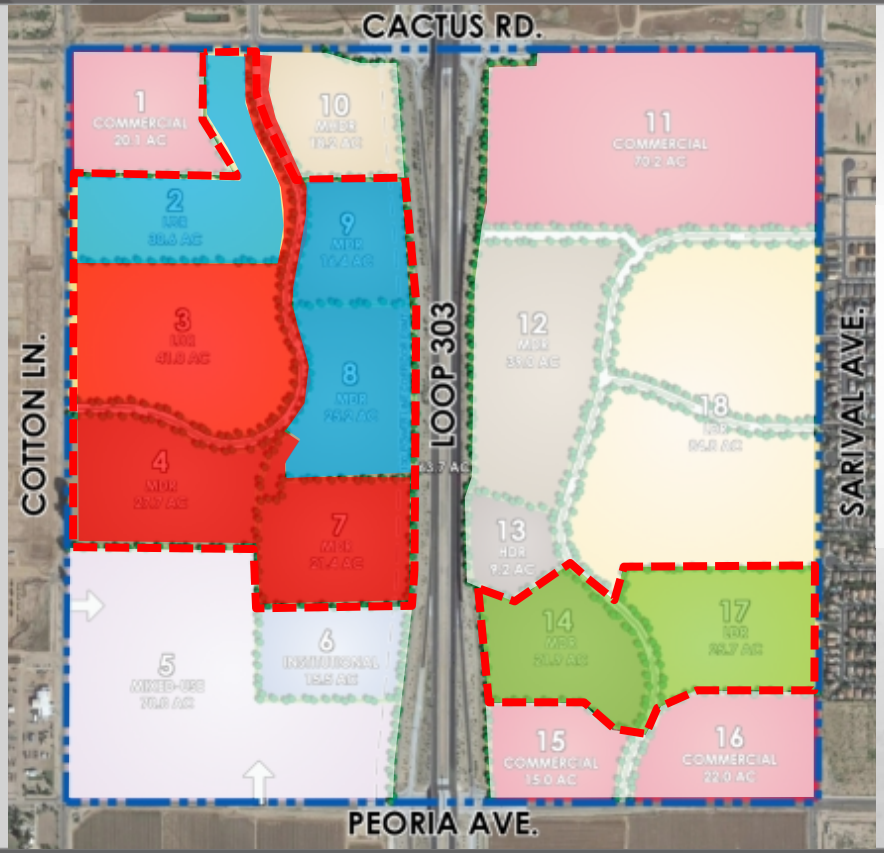
1. COMMUNITY BUILDING / COVERED GATHERING
2. DEMONSTRATION GARDEN / BUTTERFLY GARDEN
3. COMMUNITY PLAZA
4. EVENT LAWN
5. ENTRY GROVE
6. RESORT STYLE POOL
7. POOL RAMADA
8. PARKING
9. TOT LOT
10. TERRACE / SEAT WALLS
11. OPEN TURF / PLAY TURF

WALL PLAN


LEGEND
6' THEME WALL
PARTIAL VIEW WALL
8' THEME WALL
BUILDER WALL
SOUND WALL
EXISTING WALL
THEME COLUMN



PHASING



Phase 1

Phase 2

Phase 3

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 16, 2020 Contact Person: Lloyd Abrams
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:
Consideration and action pertaining to approval of a Development Agreement with Metro Oasis, LLLP for Sunrise Ranch; Resolution #2020-59.

Motion:
I move to approve Resolution No. 2020-59

Background:
The Sunrise Ranch Planned Unit Development (PUD) overlay was approved by the City on August 7, 2018. On September 5, 2019 the City approved a 476 lot preliminary subdivision plat for the Property as part of the Developer's obligation to construct or contribute towards off-site street improvements, Developer has agreed to pay an in-lieu fee to be used by the City towards the construction costs of a traffic signal at the intersection of 163rd Avenue and Jomax Road ("163rd Ave. Signal"). The Developer also holds rights to certain wells on the Property and is willing to provide certain well waivers to the City in exchange for the City's willingness and ability to provide water service to the Property.

On October 12th, 2000 the City approved the Desert Oasis Pre-Annexation Development Agreement which required the developer to construct the west half 171st Avenue without a median. Since that time, the Development Agreement has expired and the City Street standards have change to require a median. As new developments along Jomax Road and 171st Avenue have gone through the City's development review process and approval, each development has been required to pay an in-lieu fee for their share of construction cost associated to the future median in 171st Avenue (Excess Median Improvements) and Jomax Road. To date, the City has collected approximately $73,219.07 toward the future construction of the 171st Avenue median.

As a requirement for the Sunrise Ranch Development to move forward, the developer has the obligation to construct the east half of 171st Avenue and east half of the median along their frontage. The Developer has agreed to build the full median utilizing the in-lieu fees collected by the City for the west half of the median, if the City is in agreement to pay for any excess costs associated with the west half of the median (Excess Median Improvements). This agreement solidifies the in-lieu fee amount, timing of payments, how these funds are to be used and the City's obligation for the excess median cost.

Objective Analysis:
Growth is paying for itself; the in-lieu fee will assist against the construction costs of a traffic signal at the intersection of 163rd Avenue and Jomax Road.

Policy Compliant:
The action is compliant with Council policy relative to growth paying for itself.

Financial Impact:
Per the agreement, Metro Oasis, LLLP (Developer) and any successors-in-interest to the Property are obligated to pay to the City an in-lieu fee totaling $350,000 payable on a plat basis of $183.32 per lot. The first payment is due within 10 business day of recordation of the first final plat and if the entire Property is not subdivided with the Phase 1 Final Plat, then additional payment(s) in an amount equal to the Per Lot Fee multiplied by the number of residential lots included within any additional final plat for the Property is due within ten (10) business days after any Additional Plat is recorded in the Official Records of Maricopa County, Arizona.

Per the agreement, the City agrees to reimburse the Developer for the Excess Median Improvements Costs estimated to be $118,044.44 per Exhibit D. The reimbursement for the Excess Median Costs is due within thirty (30) days after receipt of a written request from the Developer, provided the Sunrise Median Improvements must have been completed and accepted by the City. This expense will be paid with In-lieu fees of $73,219.07 collected for this purpose, and $44,825.37 from the Public Works streets maintenance budget.

Budget Impact:
None at this time; however, the anticipated incremental additional maintenance expense associated with the public infrastructure will be incorporated in future budgets. The in-lieu fees collected will be put towards reimbursing the City costs to construct the traffic signal at the intersection of 163rd Avenue and Jomax Road. The City share of the Excess Median Improvements Costs is accounted for in previously collected in-lieu fees (project I61002 and T61880) with the remaining coming from the Public Works operating budget. If the actual cost of the Excess Median Improvements is greater than the Excess Median Improvements Costs set forth in Exhibit D of the agreement, then the difference will be budgeted in the following fiscal year, and paid by July 31st of that budgeted fiscal year.

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

ATTACHMENTS:
1. Signed DA
2. Draft Resolution
3. Sunrise Ranch DA CC 6-16-2020

When Recorded Return To:

CITY OF SURPRISE
City Clerk
16000 N. Civic Center Plaza
Surprise, Arizona 85374-7470

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("**Agreement**") is made by and between the CITY OF SURPRISE, an Arizona municipal corporation ("**City**"), and METRO OASIS, LLLP, an Arizona limited liability limited partnership ("**Developer**").

RECITALS

A. Developer is the owner of that certain real property comprised of approximately 130 acres located generally at the northeast intersection of 171st Avenue and Jomax Road in the City of Surprise, which parcels are legally described in **Exhibit A** and depicted in **Exhibit B** attached hereto and incorporated herein by this reference (the "**Property**").

B. The Property is zoned RM-9 with a Planned Unit Development overlay per Case # FS17-671 as approved by the City Council of the City on August 7, 2018 pursuant to Ordinance No. 2018-10 (the "**PUD**"). The PUD allows a maximum density of 3.68 dwelling units per acre on the Property.

C. A preliminary subdivision plat for the Property has been approved by the City in connection with the Developer's intended development of the Property as a single-family residential subdivision that include 476 residential lots (the "**Preliminary Plat**").

D. The City and Developer desire to cooperate on certain matters, as more particularly described in this Agreement, to facilitate development of the Property.

E. As part of the Developer's obligation to construct or contribute towards off-site street improvements, Developer has agreed to pay, and the City has agreed to accept, an in-lieu fee to be used by the City towards the construction of a traffic signal at the intersection of 163rd Avenue and Jomax Road ("**163rd Ave. Signal**").

F. Developer holds rights to certain wells on the Property and is willing to provide certain well waivers to the City where the City, in turn, is willing to confirm the City's willingness and ability to provide water service to the Property.

G. This Agreement is a development agreement within the meaning of A.R.S. §9-500.05 and shall be construed as such.

AGREEMENT

NOW THEREFORE, in consideration the foregoing recitals, representations, mutual covenants, and promises contained in this Agreement, and for good and valuable consideration, the receipt and sufficiency of which the parties acknowledge, the parties hereto agree as follows:

1. **Accuracy of Recitals**. The parties hereto hereby confirm the accuracy of the Recitals set forth above which are incorporated herein by this reference.

2. **Application to Property**. This Agreement pertains only to the Property described herein and does not apply to any other property owned by Developer.

3. **Effective Date**. This Agreement shall become effective upon the adoption of a resolution by the City Council of the City approving this Agreement and the execution by all parties to this Agreement and subsequent recordation in the Official Records of Maricopa County, Arizona.

4. **163rd Avenue and Jomax Traffic Signal; Developer's Payment of In-Lieu Fee**. As a result of existing and planned development in the general northwest Surprise area, including the planned development of the Property pursuant to the approved PUD and approved Preliminary Plat, the City has determined that a traffic signal is warranted or will be warranted in the near future at the intersection of 163rd Avenue and Jomax Road. A City prepared cost estimate dated August 2018 estimates the cost of the traffic signal as $350,000. Developer and City have agreed that Developer's proportionate share of the traffic signal is $87,500, which is 25% of the projected cost of the traffic signal, and Developer has agreed to pay to the City an in-lieu fee totaling $87,500 for construction of the traffic signal (the "**In-Lieu Fee**"). The In-Lieu Fee equals a proportionate share payment of approximately $183.82 for each of the 476 residential lots to be developed within the Property ("**Per Lot Fee**"). The In-Lieu Fee shall be due and payable to the City as follows:

4.1. **First Payment**. A payment in an amount equal to the Per Lot Fee multiplied by the number of residential lots included within the first final plat to be recorded for the Property ("**Phase 1 Final Plat**") is due within ten (10) business days after the first Phase 1 Final Plat is recorded in the Official Records of Maricopa County, Arizona ("**First Payment**"). As an example only, if 150 residential lots are included in the first Phase 1 Final Plat, then the First Payment is $27,573.

4.2. **Additional Payments**. If the entire Property is not subdivided with the Phase 1 Final Plat, then additional payment(s) in an amount equal to the Per Lot Fee multiplied by the number of residential lots included within any additional final plat for the Property ("**Additional Plat**"), provided that the total amount paid shall not exceed the In-Lieu Fee, is due within ten (10) business days after any Additional Plat is recorded in the Official Records of Maricopa County, Arizona.

5. **City Use of In-Lieu Fee**. The City agrees that the monies received by the City shall be placed in a separate fund and accounted for separately and shall only be used by the City for the purpose of completing the 163rd Ave. Signal at a future date as determined by the City. The City acknowledges that the costs of completing the 163rd Ave. Signal are anticipated to be greater than the amount of the In-Lieu Fee and that such additional costs shall be paid by the City, and neither Developer nor any of its successors in interest shall have any obligations with respect to such additional costs, except in the event of a breach or default of the payment obligations set forth in Section 4 of this Agreement by Developer that is not timely remedied within the Cure Period defined in Section 7.10 below.

6. **Future Development Impact Fees**. To the extent the 163rd Ave. Signal, or any portion thereof, are included as a component of a City adopted development impact fee or related infrastructure improvement plan, then Developer is entitled to receive a credit against the applicable development impact fee in an amount equal to the In-Lieu Fee ("**Impact Fee Credit**"). The Impact Fee Credit will be provided in accordance with the provisions of applicable State statutes, City codes, ordinances, regulations and policies.

7. **Well Waivers; Water Service**. The City agrees to provide water supply service to the Property, to the same extent and upon the same terms and conditions as those services are provided to other real properties in the City and in accordance with the requirements of Article IV – Water Service of the Code of Ordinances for the City, including that Developer may be required to design and construct water supply main extensions as necessary to connect the Property to the City's existing water service system; provided that Developer shall not be required to design, construct, or contribute monies towards the improvement of the City's water service system, including wells, tanks, transmission lines or water treatment facilities. Developer agrees, prior to approval of the Phase 1 Final Plat, to provide to the City well waivers for the wells registered with the Arizona Department of Water Resources 55-505918 and 55-505919.

8. **Median Improvements, 171st Avenue Road**. As a condition of development of the Property, the City has determined that Developer must install certain median and landscape improvements within the right of way for 171st Avenue ("**Sunrise Median Improvements**"), as more particularly shown on plans approved by the City pursuant to the Civil Improvement Plan Submittal FS19-599, Sunrise ROW Improvements on 171 Av. The cost for the Sunrise Median Improvements is $524,365.24 based on the engineer's opinion of probable costs attached hereto as **Exhibit C**, *Sunrise Median Improvements Costs*. Pursuant to standard City policy, the first developer to construct half-street roadway improvements along an arterial road is required to construct the full median curb within the right of way. The second developer to construct the remaining half-street roadway improvements along that same arterial road is required to install the landscaping within the previously constructed median. With respect to the Sunrise Median Improvements, the first developer was not required by the City to construct the full median curb as typically required and Developer is required to complete those improvements, which are above and beyond the improvements required under standard City policy "**Excess Median Improvements**") The cost of the Excess Median Improvements is $118,044.44 based on the engineer's opinion of probable costs attached hereto as **Exhibit D**, *Excess Median Improvements Costs*. The City agrees to reimburse Developer for the Excess Median Costs. The City's

reimbursement for the Excess Median Costs is due within thirty (30) days after receipt of a written request from Developer, provided that the Sunrise Median Improvements must have been completed and accepted by the City prior to reimbursement. If the actual cost of the Excess Median Improvements is greater than the Excess Median Improvements Costs set forth in Exhibit D, then the difference will be budgeted in the following fiscal year, and paid by July 31st of that budgeted fiscal year.

9. **Assurances for Improvement Completion.** Financial guarantees for improvements shall be provided as required per Section 122-118 of the Code of Ordinances for the City except that in lieu of providing financial guarantees thirty days prior to formal approval of final plats by the city council, the financial guarantees may be provided to the City after city council approval of the final plat, but must be provided prior to recording of the final plat. Civil permits will not be issued until financial guarantee is provided.

10. **Final Plat Recording**. Final plats for the Property will be recorded by the City within two business days after the City's receipt of the required financial guarantee; except that if the final plats for all four phases (see attached **Exhibit E**, *Sunrise Parcel Exhibit*")of the project are approved by the City Council at the same time, then the final plat for Parcel A within the Property will be recorded by the City within two business days after the City's receipt of the required financial guarantee ("**Parcel A Recording**") and the remaining final plats for Parcels B, C and D will be recorded ten business days after the Parcel A Recording to allow time for the Parcels B, C and D cover sheets to be updated with the Parcel A recording information. Pursuant to Paragraph 9 above, financial assurances for Parcels A, B, C and D will be provided prior to the recording of the final plat for Parcel A.

11. **General Provisions**.

11.1. **No Personal Liability; Developer**. No member, shareholder, director, partner, manager, officer or employee of Developer is personally liable to City, or any successor or assignee, (a) in the event of any default or breach by the Developer, (b) for any amount which may become due to the City or its successor or assign, or (c) pursuant to any obligation of Developer under the terms of this Agreement.

11.2. **No Personal Liability; City**. No member, official or employee of the City is personally liable to Developer, or any successor or assignee, (a) in the event of any default or breach by the City, (b) for any amount which may become due to the Developer or its successor or assign, or (c) pursuant to any obligation of the City under the terms of this Agreement.

11.3. **Conflict of Interest**. Pursuant to Arizona law, rules and regulations, no member, official or employee of the City may have any personal interest, direct or indirect, in this Agreement, nor may any such member, official or employee participate in any decision relating to this Agreement which affects his or her personal interest or the interest of any corporation, partnership or association in which he or she is, directly or indirectly, interested. This Agreement is subject to A.R.S. § 38-511.

11.4. **Notice**. All notices given pursuant to this Agreement must be in writing and transmitted by registered or certified mail, return receipt requested, or by personal delivery or by overnight mail, addressed as follows:

To Developer:	Metro Oasis, LLLP Attn: Craig Krumwiede c/o Harvard Investments, Inc. 17700 N. Pacesetter Way, Suite 100 Scottsdale, Arizona 85255
With a copy to:	Susan E. Demmitt Gammage & Burnham, P.L.C. Two North Central, 15th Floor Phoenix, Arizona 85004
To the City:	Public Works Director City of Surprise 16000 N. Civic Center Plaza Surprise, Arizona 85374
With a copy to:	City Attorney City of Surprise 16000 N. Civic Center Plaza Surprise, Arizona 85374

Either party may designate any other address for this purpose by written notice to the other party in the manner described herein. The date of service of any communication hereunder is the date of personal delivery or seventy-two (72) hours after the postmark on the certified or registered mail, or the date received if sent by overnight mail, as the case may be.

11.5. **Governing Law**. This Agreement will be governed by and construed in accordance with the laws of the State of Arizona. This Agreement has been made and entered into in Maricopa County, Arizona.

11.6. **Enforcement**. This Agreement may be enforced by either party in a court of law or equity. Nothing herein will prevent or prohibit the City from enforcing this Agreement through such other non-judicial means as may be permitted by law, including, but not limited to, the withholding of building permits.

11.7. **Successors and Assigns**. This Agreement runs with the land and all of the covenants and conditions set forth herein inure to the benefit of and are binding upon the successors and assigns of the parties hereto.

11.8. **Waiver**. No waiver by either party of any breach of any of the terms, covenants or conditions of this Agreement will be construed or held to be a waiver of any succeeding or preceding breach of the same for any other term, covenant or condition herein contained.

11.9. **Severability**. In the event that any phrase, clause, sentence, paragraph, section, article or other portion of this Agreement becomes illegal, null or void or against public policy, for any reason, or is held by any court of competent jurisdiction to be illegal, null or void or against public policy, the remaining portions of this Agreement are not affected thereby and remain in full force and effect to the fullest extent permitted by law, provided that the overall intent of the parties is not materially vitiated by such severability.

11.10. **Default**. Failure or unreasonable delay by any Party to perform or otherwise act in accordance with any term or provision hereof constitutes a breach of this Agreement and, if the breach is not cured within thirty (30) days after written notice thereof from a non-breaching Party (the "Cure Period") constitutes a default under this Agreement; provided, however, that if the failure is such that more than thirty (30) days would reasonably be required to cure the default or comply with any term or provision hereof, then the breaching party may have such additional time as may be necessary to perform or comply so long as the breaching party commences performance or compliance within said thirty (30) day period and diligently proceeds to complete such performance or fulfill such obligation. Any notice of a breach must specify the nature of the alleged breach in the manner in which said breach may be satisfactorily cured, if possible. In the event that a breach or default is not remedied within the Cure Period, the non-breaching Party may bring a civil action in a court of competent jurisdiction within Maricopa County, Arizona, to enforce the terms and conditions of this Agreement, with the only remedies available being injunction and specific performance. The Party filing suit may not seek and may not be awarded money damages.

11.11. **Entire Agreement**. This Agreement together with the following Exhibits attached hereto (which are incorporated herein by this reference) constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof and all prior and contemporaneous agreements, representations, negotiations and understandings of the parties hereto, oral or written, are hereby superseded and merged herein.

(a) Exhibit A: Legal Description of the Property

(b) Exhibit B: Depiction of the Property

(c) Exhibit C: Sunrise Median Improvements Costs

(d) Exhibit D: Excess Median Improvements Costs

(e) Exhibit E: Sunrise Parcel Exhibit

11.12. **Amendments**. Any amendment to or cancellation of this Agreement must be in writing, executed by the Parties hereto and recorded in its entirety in the official records of the Maricopa County Arizona Recorder's Office no later than ten (10) days after the City and the Developer execute such Agreement amendment or cancellation.

11.13. **Termination**. This Agreement terminates upon satisfaction of all obligations of this Agreement by City and Developer. Thereafter, at the request of Developer, the City

must promptly execute a notice of termination to be recorded in the official records of the Maricopa County Arizona Recorder's Office.

11.14. **Termination upon Sale of Residential Lots**. Except as otherwise provided herein, the Parties hereby acknowledge and agree that this Agreement is not intended to, and does not create conditions or exceptions to title or covenants running with any individual residential lots within the Property and any tracts or land intended to be dedicated or conveyed to City, any utility provider, any homeowners association or any school district. Therefore, in order to alleviate any concern as to the effect of this Agreement on the status of title to any of the Property, so long as not prohibited by law, this Agreement will terminate without the execution or recordation of any further document or installment as to any individual residential lot sold to a retail homebuyer and any tracts or land dedicated or conveyed to City, any utility provider, any homeowners association or any school district, and thereupon such individual residential lot and any tracts or land dedicated or conveyed to City, any utility provider, any homeowners association or any school district will be released from and no longer be subject to or burdened by the provisions of this Agreement.

11.15. **Attorneys' Fees**. In the event of any actual litigation between the parties in connection with this Agreement, the party prevailing in such action is entitled to recover from the other party all of its costs and fees, including reasonable attorneys' fees, which will be determined by the court and not by the jury.

11.16. **Recordation of Agreement**. This Agreement must be recorded in the Official Records of Maricopa County, Arizona, within ten (10) days after execution of this Agreement by the City.

11.17. **City Manager's Power to Consent**. The City authorizes and empowers the City Manager to consent to any and all requests of the Developer requiring the consent of the City hereunder without further action of the City Council, except for any actions requiring City Council approval as a matter of law, including, without limitation, any amendment or modification of this Agreement.

11.18. **Estoppel Certificates.** Within fifteen (15) days after receipt of a request therefor from Developer, the City must furnish to the Developer an estoppel certificate ("Estoppel Certificate") stating that the Developer has, to the date of the issuance of such Estoppel Certificate, satisfied Developer's contractual obligations with respect to the Property or, if the Developer has not satisfied its contractual obligations, stating those obligations which the Developer has not satisfied. Upon issuance of an Estoppel Certificate, the City is estopped from denying the truth of any statement made in such Estoppel Certificate.

11.19. **Time is of the Essence.** Time is of the essence of this Agreement and with respect to the performance required by each Party.

[signature pages follow]

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed on or as of the day and year first above written.

ATTEST:

"CITY"

THE CITY OF SURPRISE, an Arizona municipal corporation

_____
City Clerk

By_____
_____, Mayor

APPROVED AS TO FORM:

_____
City Attorney

STATE OF ARIZONA)
) ss
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this ____ day of _____, 2020, by _____, the Mayor of the City of Surprise.

_____
Notary Public

My Commission Expires:

_____

"DEVELOPER"
METRO OASIS, LLLP, an Arizona limited liability limited partnership
By: Desert Oasis Ventures, LLLP
Its: General Partner
By: Harvard Ventures, Inc.
Its: General Partner

By: _____
Name: Timothy P. Brislin
Title: Vice President

By: _____
Name: Katherine L. Astrom
Title: Treasurer

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 15th day of May, 2020 by Timothy P. Brislin, the Vice President of Harvard Ventures Inc., the General Partner of Desert Oasis Ventures, LLLP, the General Partner of Metro Oasis, LLLP an Arizona limited liability limited partnership.

MARY I TAYLOR
Notary Public - Arizona
Maricopa County
My Comm. Expires Oct 28, 2020

_____
Notary Public

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 13th day of May, 2020 by Katherine L. Astrom, the Treasurer of Harvard Ventures Inc., the General Partner of Desert Oasis Ventures, LLLP, the General Partner of Metro Oasis, LLLP an Arizona limited liability limited partnership.

MARY I TAYLOR
Notary Public - Arizona
Maricopa County
My Comm. Expires Oct 28, 2020

_____
Notary Public

EXHIBIT A

Legal Description of Property

July 9, 2019

LEGAL DESCRIPTION FOR
SUNRISE
DEVELOPMENT AGREEMENT

That portion of the Southwest Quarter of Section 36, Township 5 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the Southwest Corner of said Southwest Quarter, said point being the True Point of Beginning;

Thence North 00 Degrees 28 Minutes 05 Seconds West (record) North 00 Degrees 04 Minutes 08 Seconds East (measured) along the West line of said Southwest Quarter, a distance of 2477.75 feet (record) 2475.27 feet (measured) to the Northwest corner of said Southwest Quarter;

Thence North 89 Degrees 56 Minutes 06 Seconds East (record) South 89 Degrees 28 Minutes 41 Seconds East (measured) along the North line of said Southwest Quarter, a distance of 1601.63 feet;

Thence South 33 Degrees 22 Minutes 26 Seconds East, a distance of 1912.10 feet (record) South 32 Degrees 52 Minutes 12 Seconds East 1910.75 feet (measured) to a point on the East line of said Southwest Quarter;

Thence South 00 Degrees 23 Minutes 19 Seconds (record) South 00 Degrees 07 Minutes 45 Seconds West (measured) along the East line, a distance of 852.27 feet to the Southeast corner of said Southwest Quarter;

Thence South 88 Degrees 05 Minutes 06 Seconds West (record) South 89 Degrees 55 Minutes 26 Seconds West (measured) along the South line of said Southwest Quarter, a distance of 2639.15 feet (record) 2639.65 feet (measured) back to the True Point of Beginning;

EXCEPT all minerals as reserved to the State of Arizona in deed recorded in Docket 624, Page 452, Records of Maricopa County, Arizona.

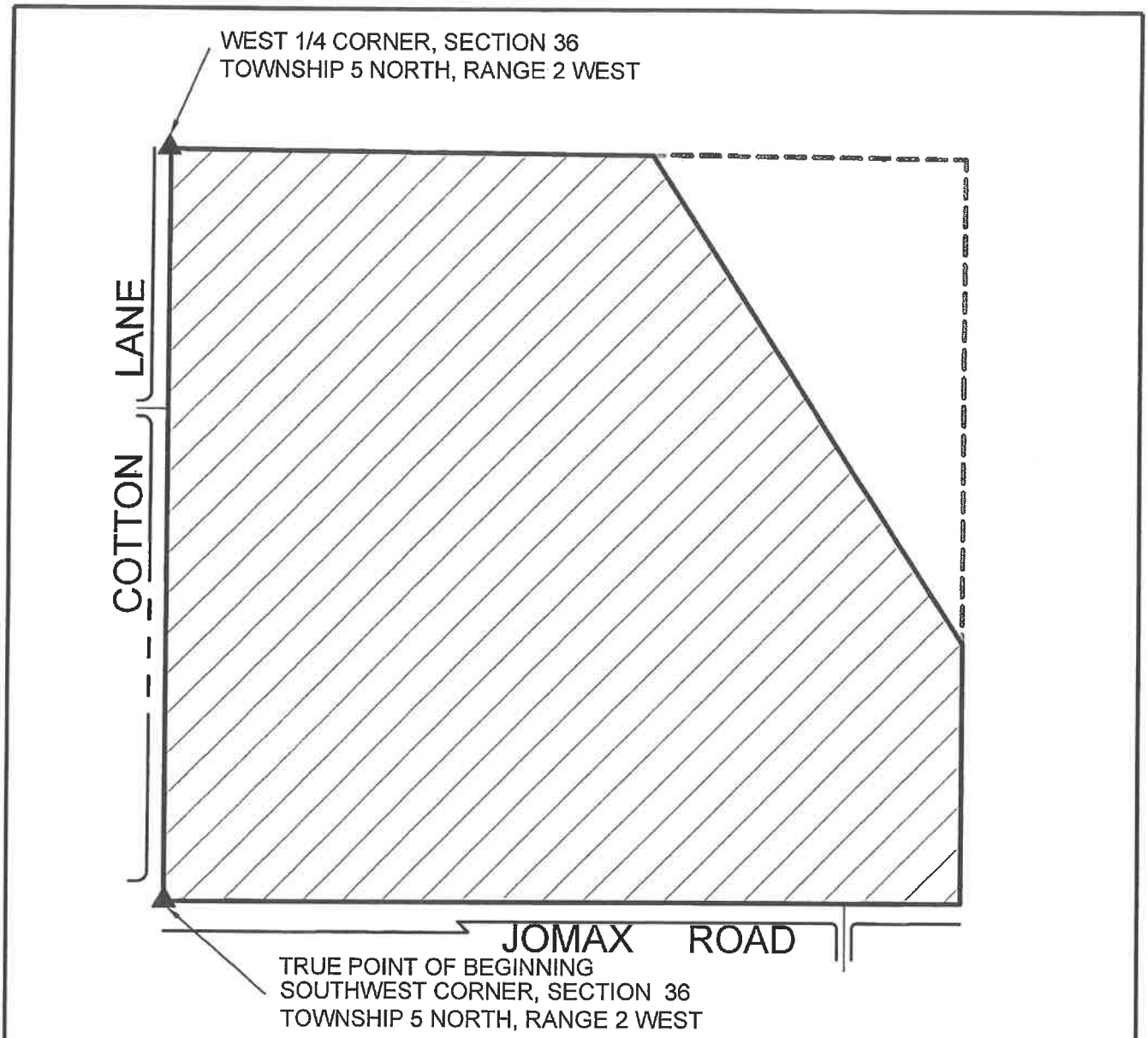
Containing 5,670,343 sq. ft. or 130.173 acres, more or less

4550 N 12th Street | Phoenix AZ 85014 | 602.264.6831 | (F) 602.264.0928

CVL CONSULTANTS

EXHIBIT B

Depiction of the Property



Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G. ALCOCER
Date Signed: 7-9-19
ARIZONA U.S.A.

SCALE 1" = 500'	SUNRISE	CVL CONSULTANTS CELEBRATING 60 YEARS
EXHIBIT	DEVELOPMENT AGREEMENT	1 OF 1
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com		

N:\01\0298201\Cadd\Exhibits\VX.DEVAGREEMENT.dwg **MikeR July 9, 2019**

EXHIBIT C

Sunrise Median Improvements Costs

THE QUANTITIES AND PRICING SHOWN ARE AN ESTIMATE ONLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES BEFORE BIDDING. ACTUAL BID PRICES MAY VARY.

ENGINEER'S OPINION OF PROBABLE COST FOR SUNRISE MEDIAN IMPROVEMENTS

DESCRIPTION	COST	UNITS	QUANTITY	SUBTOTAL
5" AC / 12" A.B.C.	$40.50	SY	8,151	$330,115.50
6" VERTICAL CURB & GUTTER PER M.A.G. STD. DTL. 220–1 "A"	$13.50	LF	4891	$66,028.50
MEDIAN LANDSCAPE IMPROVEMENTS	$3.50	SF	14,885	$52,097.50
			SUBTOTAL	$448,241.50
PERMIT	3.50%	EA		$15,688.45
BOND	1.50%	EA		$6,723.62
ENGINEERING	$24,700.00	EA	0.5	$12,350.00
TRAFFIC CONTROL	$7,500.00	EA	0.5	$3,750.00
TAX	8.10%	EA		$37,611.66
			TOTAL	$524,365.24

EXHIBIT

4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
http://www.cvlci.com

SUNRISE - 171ST AVENUE

EXHIBIT C

CVL CONSULTANTS
CELEBRATING 60 YEARS

1 OF 1

N:\01\0298201\Cadd\Exhibits\DX.171st Median Improvement Quantities 1.dwg **Parker April 13, 2020**

EXHIBIT D

Excess Median Improvements Costs

THE QUANTITIES AND PRICING SHOWN ARE AN ESTIMATE ONLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES BEFORE BIDDING. ACTUAL BID PRICES MAY VARY.

ENGINEER'S OPINION OF PROBABLE COST FOR SUNRISE MEDIAN EXCESS IMPROVEMENTS

DESCRIPTION	COST	UNITS	QUANTITY	SUBTOTAL
5" AC / 12" A.B.C.	$40.50	SY	784	$31,752.00
6" VERTICAL CURB & GUTTER PER M.A.G. STD. DTL. 220–1 "A"	$13.50	LF	346	$4,671.00
SAWCUT, REMOVE, REPLACE & MATCH PAVEMENT	$23.00	SY	200	$4,600.00
MEDIAN LANDSCAPE IMPROVEMENTS	$3.50	SF	13,703	$47,960.50
			SUBTOTAL	$88,983.50
PERMIT	3.50%	EA		$3,114.42
BOND	1.50%	EA		$1,334.75
ENGINEERING	$24,700.00	EA	0.5	$12,350.00
TRAFFIC CONTROL	$7,500.00	EA	0.5	$3,750.00
TAX	8.10%	EA		$8,511.76
			TOTAL	$118,044.44

EXHIBIT

4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
http://www.cvlci.com

SUNRISE - 171ST AVENUE

EXHIBIT D

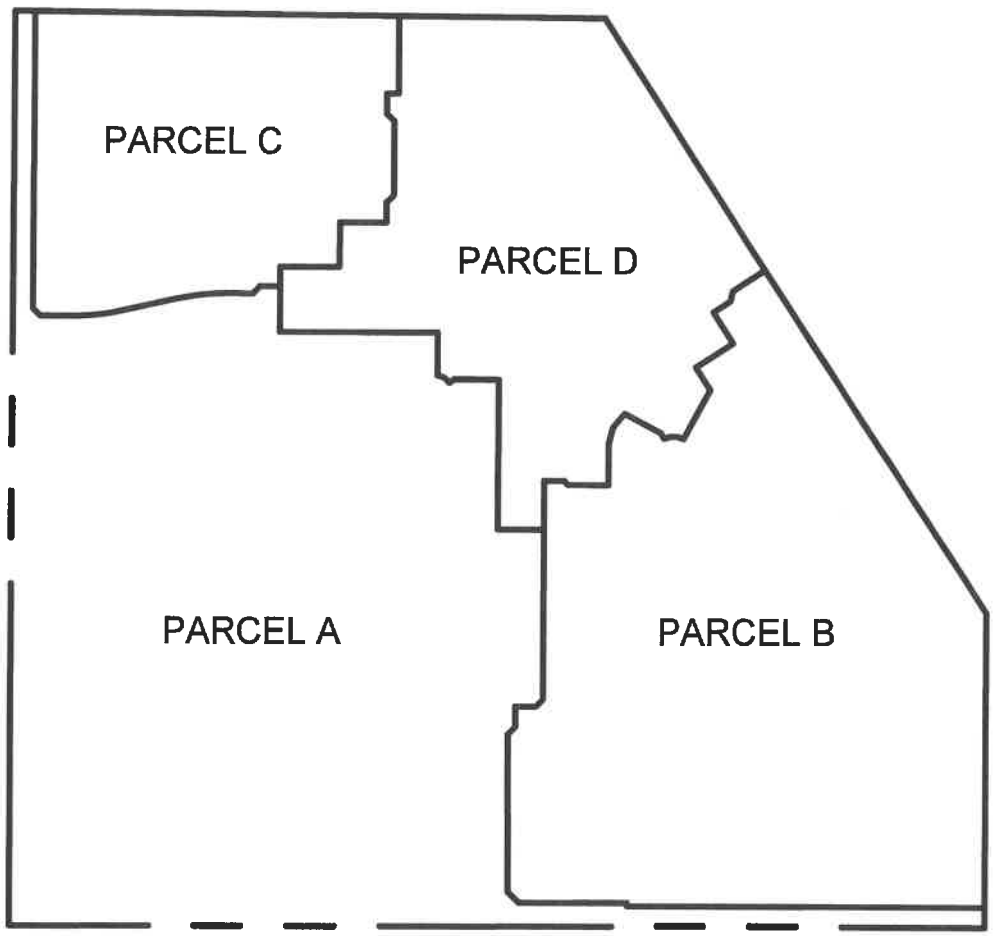
CVL CONSULTANTS
CELEBRATING 60 YEARS

1 OF 1

N:\01\0298201\Cadd\Exhibits\DX.171st Median Improvement Quantities 2.dwg **Parker April 13, 2020**

EXHIBIT E

Sunrise Parcel Exhibit



N.T.S. EXHIBIT	SUNRISE	CVL CONSULTANTS CELEBRATING 60 YEARS
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com	DEVELOPMENT AGREEMENT	1 OF 1

N:\01\0298201\Cadd\Exhibits\2020-03-13\DX.Development-Agreement.dwg **VeanetteJ** **March 13, 2020**

RESOLUTION # 2020-59

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SURPRISE AND METRO OASIS, LLLP, FOR AN APPROXIMATELY 130 ACRE PROJECT GENERALLY LOCATED AT THE NORTHEAST CORNER OF 171ST AVENUE AND JOMAX RD IN THE CITY OF SURPRISE.

WHEREAS, the City is authorized to enter into development agreements, pursuant to Arizona Revised Statutes § 9-500.05, for development of property setting forth, among other things, conditions, terms, restrictions, and requirements for the financing of public infrastructure over time;

WHEREAS, Metro Oasis, LLLP (the "Developer"), is the owner of certain real property generally located northeast of the intersection of 171st Avenue and Jomax Road in the City of Surprise (the "Property"), which parcels are legally described in Exhibit A and depicted in Exhibit B to the Development Agreement that is the subject of this Resolution attached as Exhibit "A" hereto;

WHEREAS, the Property is included within a planned unit development (PUD) called "Sunrise Ranch" approved by the City Council on August 7, 2018 pursuant to Ordinance No. 2017-10 (the "PUD");

WHEREAS, the City has approved preliminary subdivision plats for the Property in connection with the Developer's intended development of the Property as a single-family residential subdivision containing four hundred and seventy six (476) lots (the "Preliminary Plat") ; and

WHEREAS, the City and Developer desire to cooperate on certain matters, as more particularly described in this Agreement, to facilitate development of the Property; and

WHEREAS, the City of Surprise and the Developer now desire to obtain City Council approval for entry into the Agreement, attached as Exhibit "A", for the purpose of setting forth the parties' obligations and commitments relative to the Developer's in lieu fee to be used by the City for the cost of a traffic signal at the intersection of 163rd Avenue and Jomax Road, the Developer's willingness to provide certain well waivers to the City exchange for the City's willingness and ability to provide water service to the Property and the City's obligation to contribute to the 171st Avenue median cost as detailed in the Agreement.

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

Section 1. The Development Agreement between the City of Surprise and Metro Oasis, LLLP proposed by the City staff and the Developer and attached hereto as Exhibit "A" is hereby approved.

Section 2. The Mayor is hereby directed to execute the Agreement on behalf of the City of Surprise and any other documents necessary to effectuate the intent of this Resolution.

APPROVED AND ADOPTED this_____day of_____, 2019.

_____
Skip Hall, Mayor

Attest:

_____
Sherry Aguilar, City Clerk

Approved as to form:

_____
Robert Wingo, City Attorney

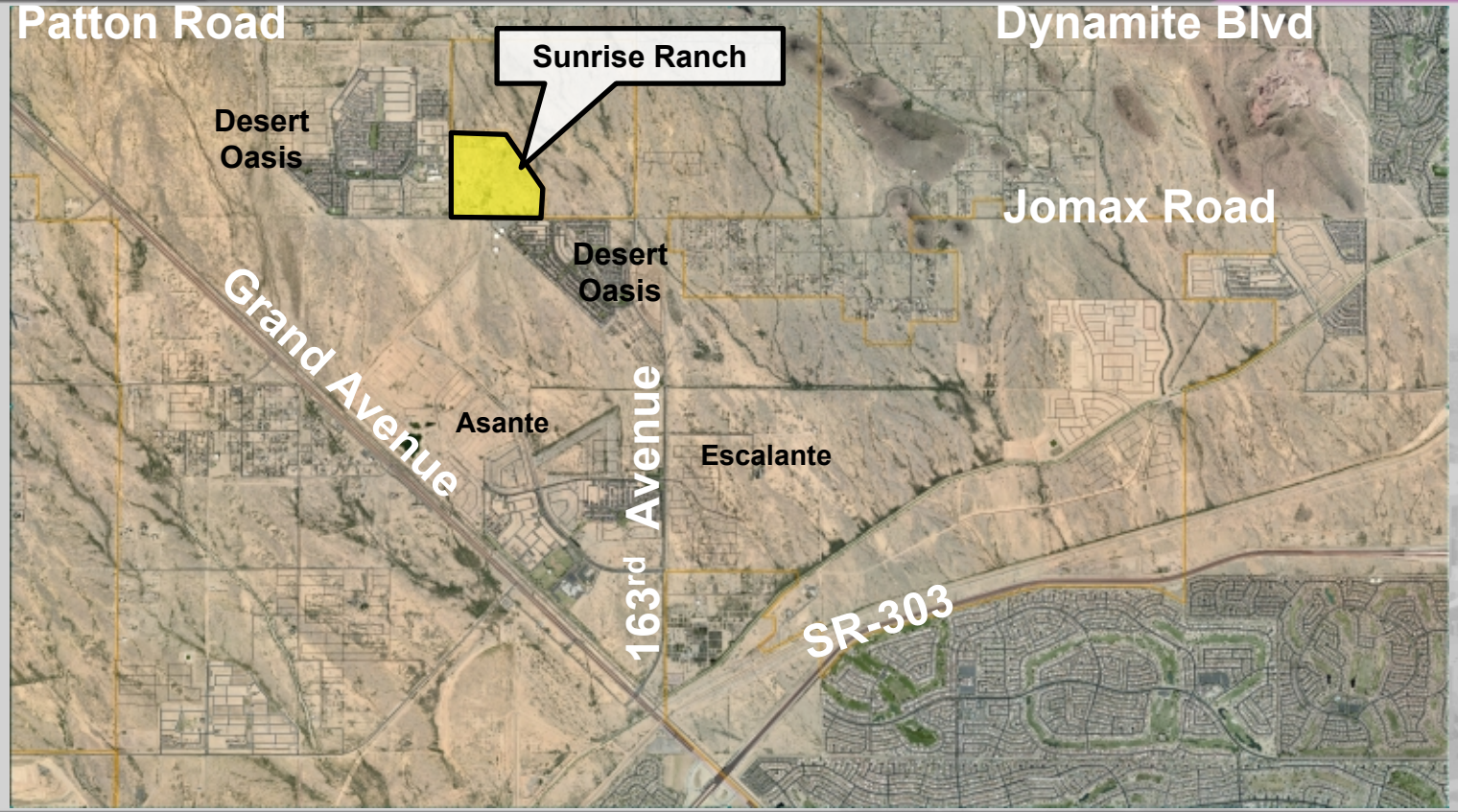
SURPRISE
ARIZONA

Sunrise Ranch Development Agreement Resolution 2020-59

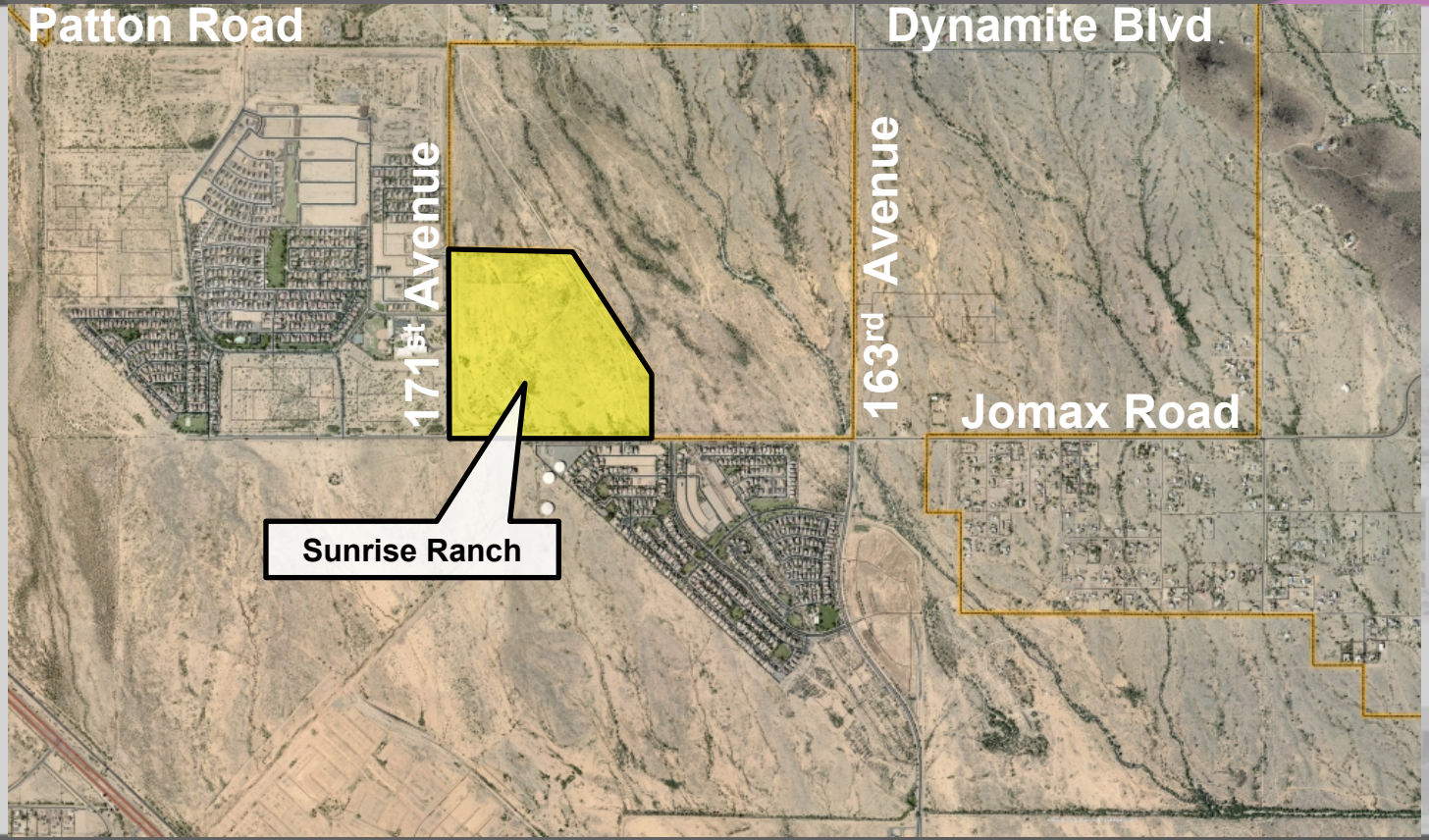
City Council

June 16, 2020

VICINITY MAP



VICINITY MAP



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 16, 2020 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 1
Staff Recommendations: None

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

Agenda Wording:
Consideration and action pertaining to approval of a rezone of approximately 201.9 acres of property from Mesquite Mountain Ranch Planned Area Development (PAD) and Mesquite Mountain Ranch II PAD to Medium and Low Density Residential with a PUD overlay, generally located on the northwest corner of Beardsley Road and 219th Avenue; Ordinance #2020-18.

Motion:
I move to approve Ordinance #2020-18.

Background:
The subject request involves the rezoning of approximately 201.9 acres of land from Mesquite Mountain Ranch and Mesquite Mountain Ranch II (RL-5-PAD) to Low Density Residential (RL-5-PUD), Medium Density Residential (RM-6-PUD), and Open Space (OS-PUD) with a PUD Overlay to allow modifications from the base development standards, modifications from certain development requirements, and to cap the maximum density.

Objective Analysis:
The applicant seeks a Zone Change over 201.9 acres 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 - FS18-617 - MMR III - Rezone with PUD - CC Staff Report - 061620
2. 01 - FS18-617 - MMR III - Rezone with PUD - Maps - 061620
3. 02 - FS18-617 - MMR III - Rezone with PUD - PUD Document - 061620
4. 03 - FS18-617 - MMR III - Rezone with PUD - Wickenburg Letter - 061620
5. Ordinance 2020-18 -MMR III - Rezone with PUD
6. PP - FS18-617 - MMR III - Rezone with PUD - CC PowerPoint - 061620

SURPRISE
ARIZONA

ZONE CHANGE

REPORT TO THE CITY COUNCIL

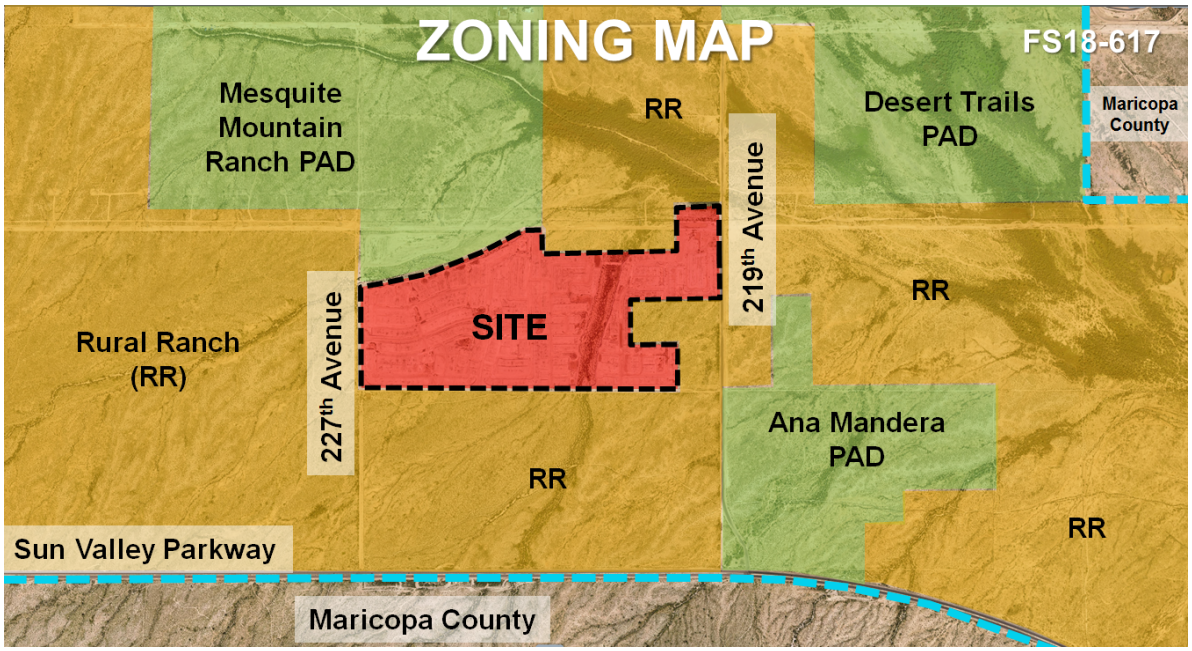
Case:	**FS18-617**
Project Name:	Mesquite Mountain Ranch III
Council District:	1 – Acacia
Meeting Date:	**June 16, 2020**
Planner:	Hobart Wingard, Planner II
Owner:	Elliot D Pollack and Company
Applicant:	Goodwin and Marshall, Inc.
Request:	Zone Change from Mesquite Mountain Ranch Planned Area Development ("PAD") Low Density Residential (RL-5-PAD) to Mesquite Mountain Ranch III Planned Unit Development ("PUD") Low Density Residential (RL-5-PUD), Medium Density Residential (RM-6-PUD), and Open Space (OS-PUD); and Zone Change from Mesquite Mountain Ranch II PAD Low Density Residential (RL-5-PAD) to Mesquite Mountain Ranch III PUD Low Density Residential (RL-5-PUD) and Medium Density Residential (RM-6-PUD).
Site Location:	Generally located on the northwest corner of Beardsley Road and 219th Avenue
Area and Density:	201.9 acres at 3.3 dwelling units per acre (DU/Ac)
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	The applicant held Citizen Review meetings on May 13, 2019 and October 2, 2019 with general support from participants
P&Z Recommendation:	Unknown as of the writing of this report

PROJECT DESCRIPTION:

The subject request involves the rezoning of approximately 201.9 acres of land from Mesquite Mountain Ranch and Mesquite Mountain Ranch II (RL-5-PAD) to Low Density Residential (RL-5-PUD), Medium Density Residential (RM-6-PUD), and Open Space (OS-PUD) with a PUD Overlay to allow modifications from the base development standards, modifications from certain development requirements, and to cap the maximum density.

EXISTING ZONING:

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



Residential Ranch (RR) Vacant	Mesquite Mountain Ranch PAD Residential Ranch (RR)	Residential Ranch (RR) Vacant
Residential Ranch (RR) Vacant	**Mesquite Mountain Ranch and Mesquite Mountain Ranch II PADs**	Residential Ranch (RR) Vacant
Residential Ranch (RR) Vacant	Residential Ranch (RR) Vacant	Residential Ranch (RR) Vacant

BACKGROUND:

June 8, 1989: The subject parcels were annexed into the City of Surprise under Ordinance 89-05.

April 27, 2006: The Mayor and City Council approved a Preliminary Plat for Mesquite Mountain Ranch Phase 1A under Case PP05-315.

May 11, 2006: The Mayor and City Council Approved a PAD for Mesquite Mountain Ranch under Case PAD05-314.

January 11, 2007: The Mayor and City Council approved a Preliminary Plat for Mesquite Mountain Ranch Phase 2 under Case PP06-129.

January 25, 2007: The Mayor and City Council Approved a PAD for Mesquite Mountain Ranch II under Case PAD06-050.

September 27, 2007: The Mayor and City Council approved a Final Plat for Mesquite Mountain Ranch Phase 1A under Case FP06-348.

October 23, 2007: The Mayor and City Council approved a Map of Dedication for Mesquite Mountain Ranch Phase 1A under Case MOD06-347.

February 28, 2008: The Mayor and City Council approved a Final Plat for Mesquite Mountain Ranch Phase 2 under Case FP07-288.

May 17, 2018: Staff held a Concept Review meeting with the applicant for a Rezone with PUD Overlay for Mesquite Mountain Ranch III under Case CR18-203.

October 19, 2018: The applicant filed a request for a Rezone with PUD Overlay for Mesquite Mountain Ranch III under Case FS18-617, the subject case.

May 13, 2019: The applicant held a Citizen Review Meeting for the subject project at the Hilton Garden Inn located at 16601 North Stadium Way.

October 2, 2019: The applicant held a Citizen Review Meeting for the subject project at the Western Peaks School Media Center located at 18063 West Surprise Loop South.

December 5, 2019: The Planning and Zoning Commission heard the subject request and recommended approval to the City Council; however, because the incorrect version of the zone change document was provided to the Commission, the case must be reconsidered.

January 7, 2020: The Mayor and City Council approved a rezone with PUD Overlay for the subject case. Because the incorrect version of the rezone document was provided to the City Council at that time, the case must be reconsidered.

June 4, 2020: The Planning and Zoning Commission is scheduled to re-hear the subject request; however, the results of that hearing are unknown as of the writing of this report.

CITIZEN REVIEW:

The applicant held Citizen Review meetings on May 13, 2019 and October 2, 2019. The meetings were lightly attended and the questions all were from landowners seeking out development information in their rural area. The site was also posted in accordance with the Surprise Unified Development Code ("SUDC") and state statute for both the original hearing and the re-hearing. The City of Surprise also sent notices via First Class mail in accordance with the SUDC and state statute for both the original hearing and the re-hearing.

ANALYSIS AND DISCUSSION:

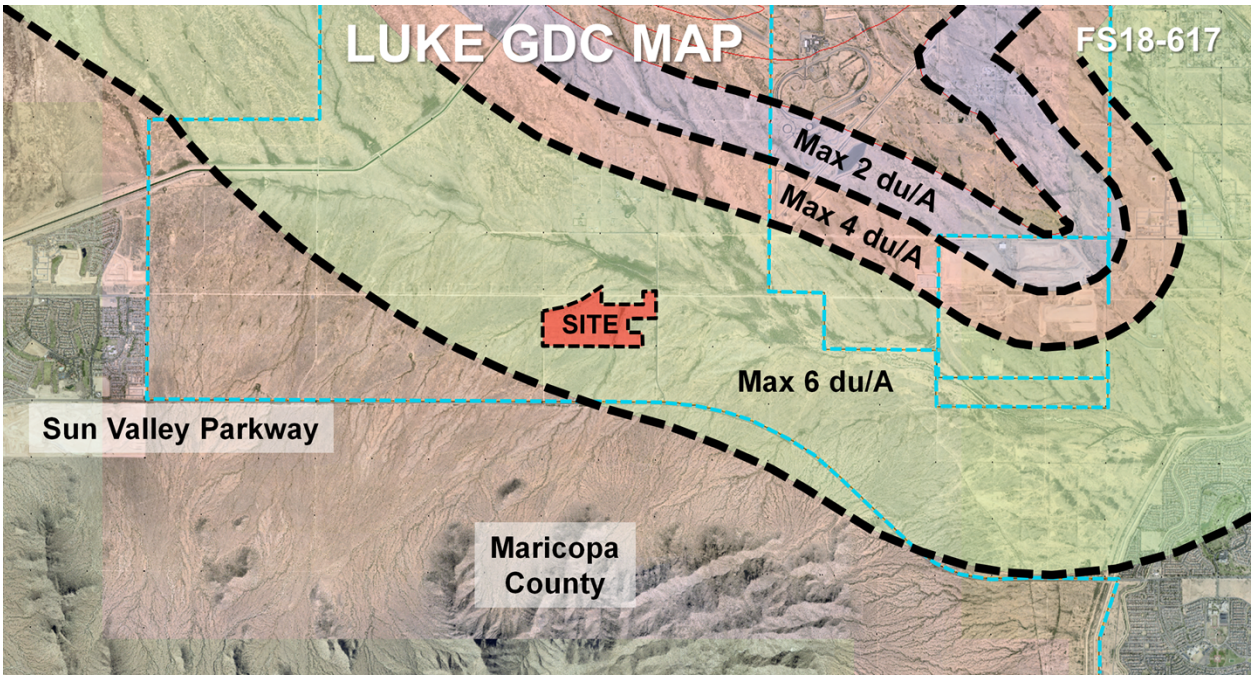
The subject zone change request involves a zone change from:

- Mesquite Mountain Ranch Planned Area Development ("PAD") Low Density Residential (RL-5-PAD) to Mesquite Mountain Ranch III Planned Unit Development ("PUD") Low Density Residential (RL-5-PUD), Medium Density Residential (RM-6-PUD), and Open Space (OS-PUD); and

- Zone Change from Mesquite Mountain Ranch II PAD Low Density Residential (RL-5-PAD) to Mesquite Mountain Ranch III PUD Low Density Residential (RL-5-PUD) and Medium Density Residential (RM-6-PUD).

The project anticipates 664 single-family residential lots over approximately 201.9 acres for a gross density of 3.3 du/A. The PUD Overlay intended to modify development standards and limit density.

The subject site is located along the outer edge of the 0-6 du/A ribbon of the Luke AFB Graduated Density Concept ("GDC"). The subject project provides a density of 3.3 du/A, which is in keeping with the GDC. A context plan is shown below:



Unlike typical "PAD" zoning, the subject request falls under the current SUDC. As such, the uses associated with the proposed zoning district are per Section 122-43 of the SUDC. The proposed PUD Overlay, however, will allow certain modifications to the development standards.

The proposal will provide eight (8) different lot sizes within the two (2) proposed zoning districts.

Parcel	Zoning	Lot Size	Lot Quantity	Acreage	Open Space Acreage	Density Du/A
A	RM-6-PUD	53' x 120'	115	32.8	7.2	3.5
B	RM-6-PUD	53' x 130'	102	31.8	6.9	3.2
C	RM-6-PUD	48' x 115'	165	40.6	8.5	4.1
D	RM-6-PUD	53' x 115'	78	19.1	4.3	4.1
E	RL-5-PUD	58' x 125'	39	12.0	2.8	3.3
F	RM-6-PUD	48' x 110'	64	16.1	4.0	4.0
G	RL-5-PUD	58' x 130'	54	17.9	5.3	3.0
H	RM-6-PUD	58' x 120'	47	20.1	7.5	2.3
Wash 5	OS- PUD	-	0	11.5	11.5	-
Totals	-	-	664	201.9	58.0 28.7%	3.3

The following table is taken from the zoning narrative and expresses the proposed single-family residential development standards for the two (2) zoning districts:

Zoning District	Min. Lot Area	Min. Lot Width	Min. Lot Depth Note 4	Min. Front Yard Setback Notes 1 & 3	Min. Side Yards (Each)	Min. Side Yards (Total)	Min. Rear Yard Note 5	Max. Height Note 2
RM-6-PUD	5,280 sf	48'	110'	12'/21'	5'	10'	20'	35'
RL-5-PUD	7,250 sf	58'	125'	12'/21'	5'	10'	20'	35'

1. Front facing garages shall have minimum 21-foot front yard setback.
2. Where building height exceeds 20 feet and is located adjacent to an existing single family dwelling. One additional foot of yard setback shall be required for every one foot of height above 20 feet.
3. Front yard setbacks may be reduced to 12' for side loaded garage product.
4. Min lot depth can be reduced 10% on knuckle and cul-de-sac lots as long as gross square footage meets or exceeds minimum lot area.
5. Attached patios may reduce setback by 10' but no part of the structure can be closer than 10' of the rear property line. Enclosed patios will not be allowed within this encroachment.
6. Minimum lot width to be measured at the 21' Front Yard Setback.

As noted in the narrative, 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-foot rear setbacks, ample space will be available on each lot to accommodate a private pool should that homeowner chose to do so.

Section 122-69(3)(a) limits the length of cul-de-sacs to 300 feet. Because of the existing road layout, the applicant is requesting the maximum length be extended to 450 feet to accommodate a singular cul-de-sac in the northeastern portion of the project area. An effort was made by the applicant to provide open space features at the ends of all cul-de-sacs.
Section 122-137(e)(1)(a) requires all arterial roads and parkways shall have an adjoining landscape tract having a minimum width of 60 feet measured from the back of curb. The applicant is requesting the area be reduced so that the existing road layout, which was approved under a previous code, can be utilized. Enhanced landscaping is being provided in said areas.

The SUDC limits the width of a single-family residential driveway to 30 percent of the lot's width. The proposed minimum lot widths range between 48 and 63 feet. As these requirements do not work with lots less than 60 feet in width, the applicant proposes a 45 percent figure, which would allow for a minimum 18-foot-wide driveway for all products.
A second part of the driveway regulations limits the area of a residential driveway to 30 percent of the required front yard area, which is that area located between the front setback line and the front lot line. The proposed minimum lot widths are between 48 and 63 feet, while the proposed minimum front setback is 12 feet. 30 percent of the resulting area will not accommodate a driveway; however, increasing to 45 percent will accommodate the proposed driveway widths.

The SUDC requires that not less than 20 percent of the "net residential acreage" be set aside as open space. The net residential acreage is essentially the total amount of land taken up by the individual lots combined with the total open space. The applicant proposes an increase to over 28 percent of the net residential area as open space overall, which exceeds the 20 percent requirement set forth in the SUDC. Within those open spaces the following theme parks with unique experiences are proposed:

- Central Park
- Hills and Earth Park
- Classic Park
- Hills Park
- Swings and Slides Park
- Climbing Park
- Traditional Playground
- Pedestrian Trails

UTILITY AND SERVICES TABLE:

Electric	APS
Water	City of Surprise
Wastewater	City of Surprise
Refuse	City of Surprise
Natural Gas	Southwest Gas
Schools	Wickenburg USD

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, provided appropriate transitions are made between the various Neighborhood types included within the character area. The proposed RL-5-PUD and RM-6-PUD zoning district will generate a density of 3.3 du/A.

REVIEWING AGENCIES:

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

Wickenburg Unified School District (WUSD): In a letter dated January 28, 2019, WUSD indicated they are in strong support of the Mesquite Mountain Ranch III Rezone. The letter is attached.

SUMMARY:

The applicant is seeking a zone change over the subject properties and seeks relief from certain aspects of the SUDC through the PUD Overlay. Said Zone Change is consistent with the Surprise General Plan and the rationale for the granting of the PUD Overlays stem from the developer's commitment to mitigate against the negative effects of the development through the increase in the minimum open space in the single-family portion, a reduction in density over that allowed under the base zoning districts, and the reduction of certain development standards which are not essential for the successful development of the site. The proposed development is compatible with the neighboring land uses and the amenities included will provide recreational opportunities for the neighborhood residents. Further, much needed infrastructure will be constructed as part of this development.

FINDINGS:

- The proposed zone change is consistent with the Surprise General Plan 2035.
- The proposed development standards will allow the property to be reasonably developed.
- There are no objections to the request.
- The previous approval erroneously included an obsolete version of the rezone document thereby necessitating the re-hearing of the request.

RECOMMENDATION:

The Planning and Zoning Commission's recommendation is unknown as of the writing of this report; however, based on the findings noted above, staff recommended the Commission approve the subject Rezone with PUD Overlay, subject to the following stipulations:

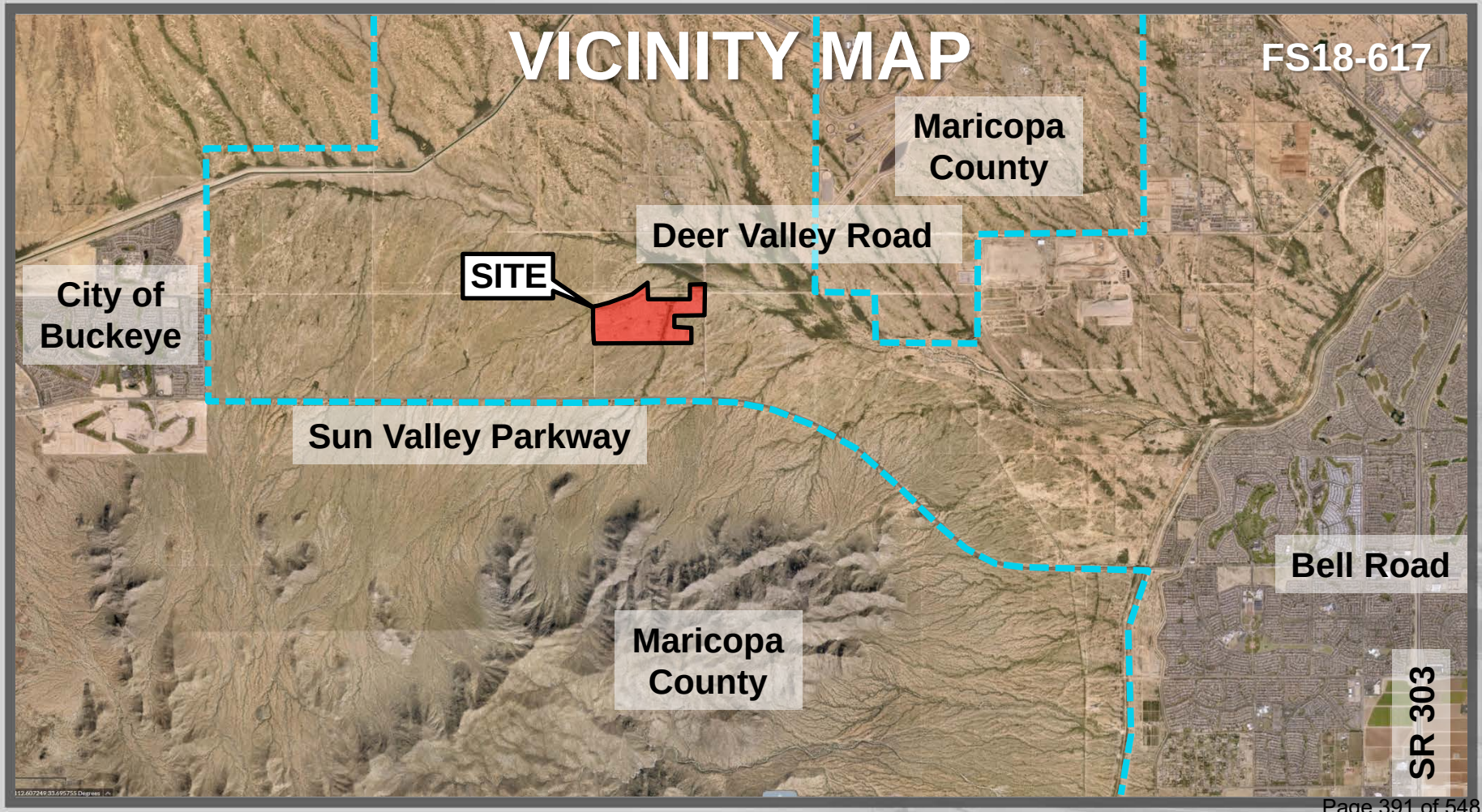
a. Development and use of the site shall be in conformance with the Rezone with PUD Overlay document entitled "Mesquite Mountain Ranch III Rezone with PUD Overlay", consisting of 47 pages plus exhibits, prepared by Goodwin and Marshall, Inc., and stamped received June 19, 2019.

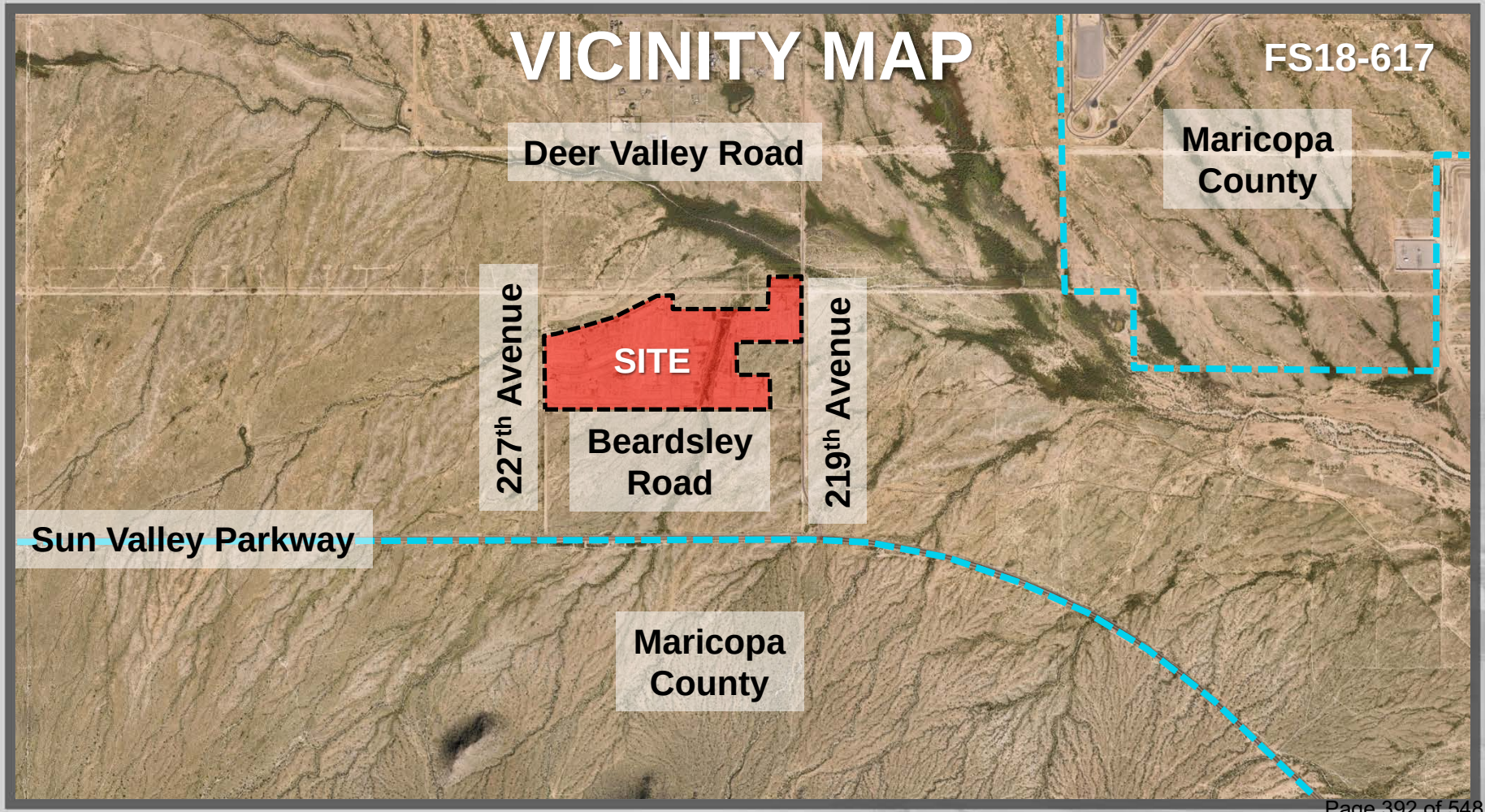
b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

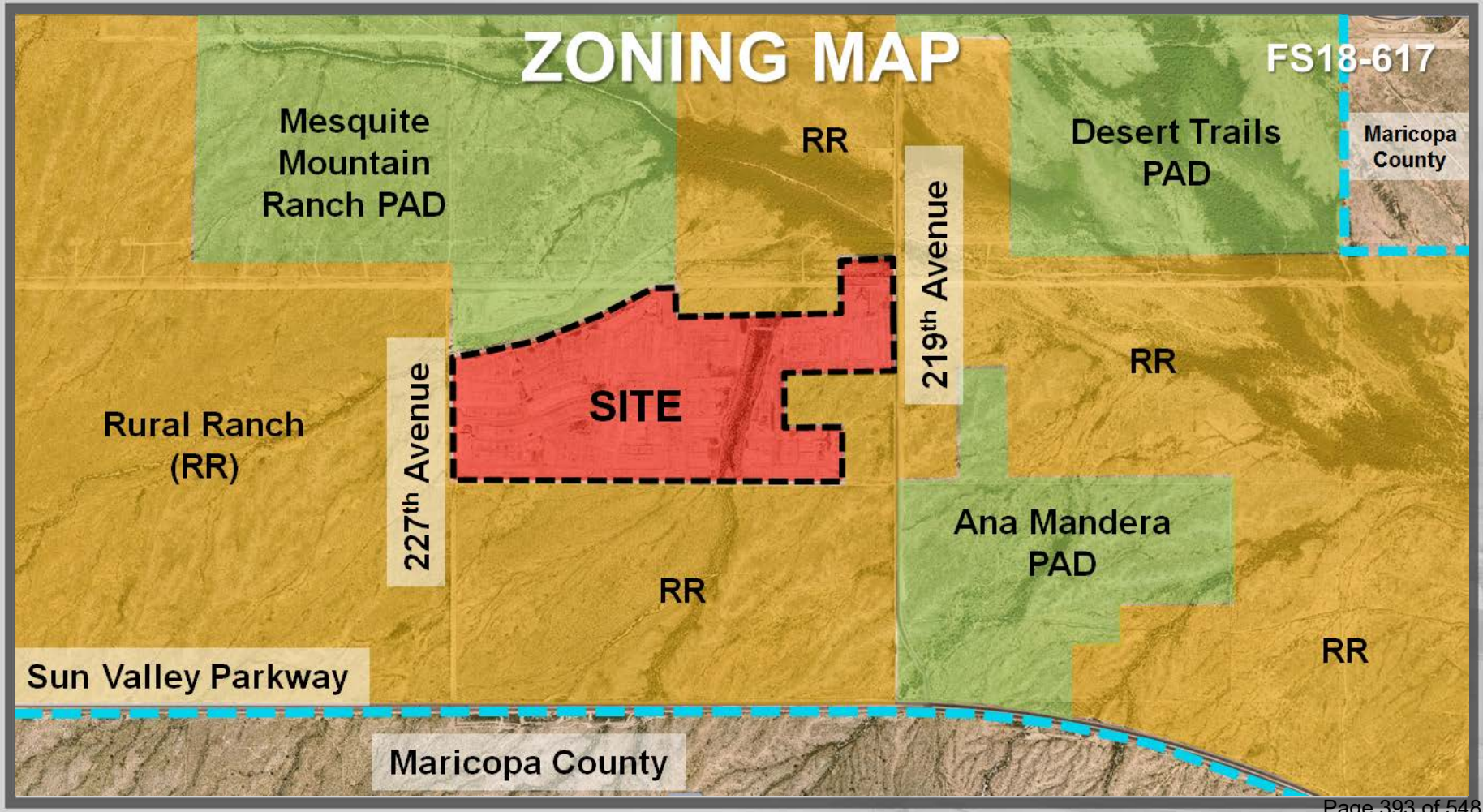
However, should the Council wish to deny the request, the Council should make its own findings and base its decision on those alternative findings.

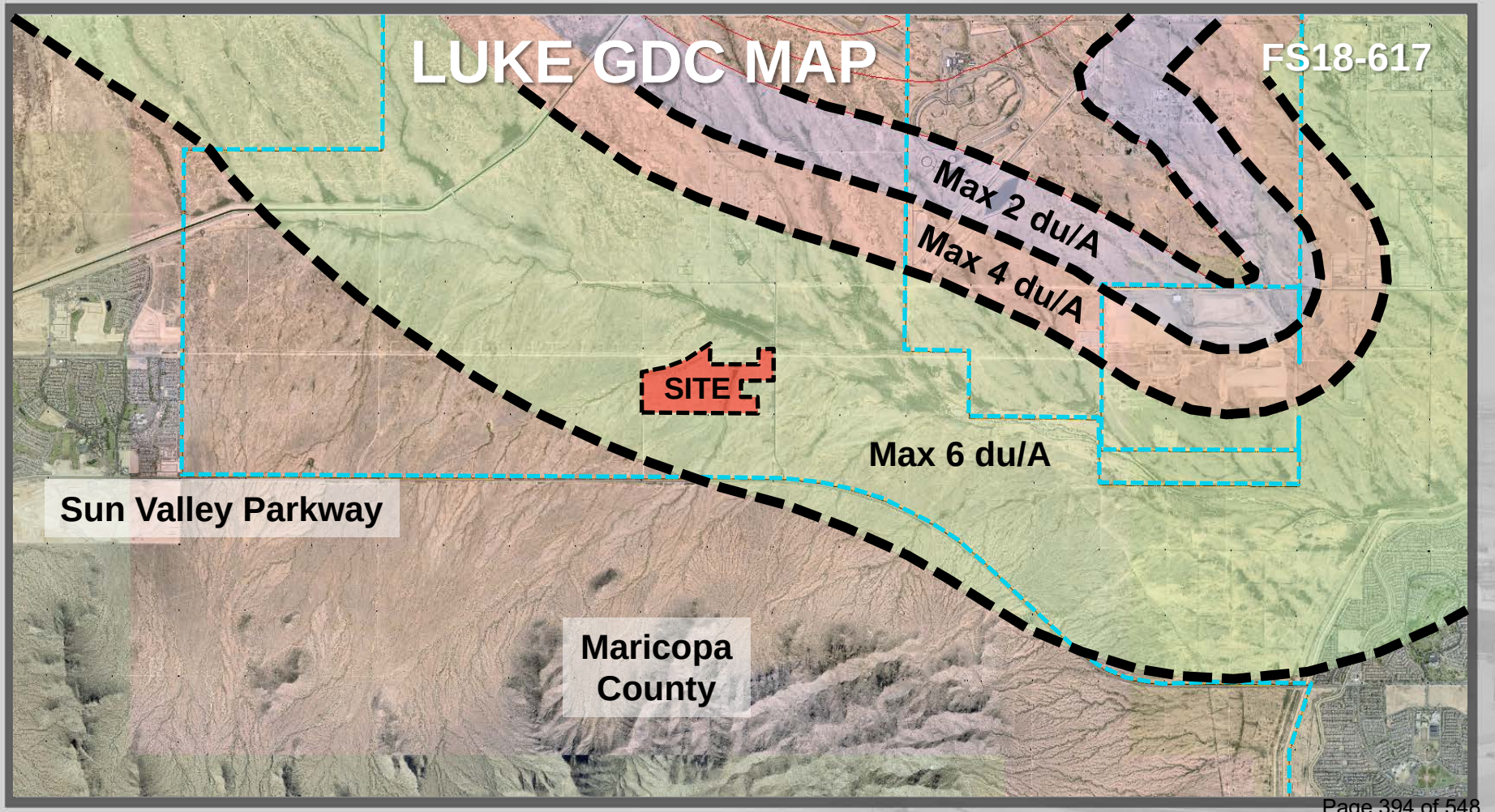
ATTACHMENTS:

01 - Vicinity Maps
02 - Rezone with PUD Overlay Document
03 - Wickenburg USD Letter
04 - Ordinance


VICINITY MAP
FS18-617
Maricopa County
Deer Valley Road
SITE
City of Buckeye
Sun Valley Parkway
Bell Road
Maricopa County
SR 303


VICINITY MAP
FS18-617
Deer Valley Road
Maricopa County
SITE
227th Avenue
Beardsley Road
219th Avenue
Sun Valley Parkway
Maricopa County


ZONING MAP
FS18-617
Mesquite Mountain Ranch PAD
RR
Desert Trails PAD
Maricopa County
219th Avenue
SITE
227th Avenue
Rural Ranch (RR)
RR
Ana Mandera PAD
RR
RR
Sun Valley Parkway
Maricopa County


LUKE GDC MAP
FS18-617
Max 2 du/A
Max 4 du/A
SITE
Max 6 du/A
Sun Valley Parkway
Maricopa
County

MESQUITE MOUNTAIN RANCH III
REZONE WITH PUD OVERLAY

SURPRISE, ARIZONA

PREPARATION DATE:

NOVEMBER 8, 2018

REVISION DATES:

JANUARY 17, 2019

MARCH 13, 2019

JUNE 3,2019

CASE NUMBER

FS18-617

MESQUITE MOUNTAIN RANCH

MAJOR AMENDMENT TO PAD

1st Submittal: November 13, 2018

2nd Submittal: January 29, 2019

3rd Submittal: March 13, 2019

4th Submittal: June 12, 2019

OWNER:

Mesquite Mountain Ranch Investments, LLC

7505 East Sixth Street

Scottsdale, Arizona 85251

LANDSCAPE ARCHITECT:

LANGVARDT DESIGN GROUP
EST. 2006
LDG
SALT LAKE CITY
PLANNING & LANDSCAPE ARCHITECTURE

ENGINEER:

GOODWIN AND MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

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MESQUITE MOUNTAIN RANCH

REZONE WITH PUD OVERLAY

SURPRISE, ARIZONA

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MESQUITE MOUNTAIN RANCH

REZONE WITH PUD OVERLAY

PROJECT NARRATIVE

Introduction

The intent of the Rezone with PUD Overlay as described herein is to modify lot sizes in Phase 1A of the Mesquite Mountain Ranch ("MMR") PAD and the Mesquite Mountain Ranch, Phase II ("MMR2") PAD to create a development more suited to the current market. The proposed mix of lots consists of 48' and 53' wide (RM-6-PUD) as well as 58' wide (RL-5-PUD) lots resulting in a total increase in lot count of 111 single family dwellings (originally 553 dwelling units and proposed 664 dwelling units). The existing zoning designation for all lots is R1-5-PAD. The proposed zoning designations are RL-5-PUD, RM-6-PUD and OS-PUD. The actual lot quantities of existing and proposed densities will be discussed further below, and identified by parcel in Tables 1 and 2 herein.

The intent of the PUD overlay district is to encourage creative and imaginative designs for development. To accommodate the increase in density the proposed land plan focuses on significant additional recreational opportunities. The proposed community adds four (4) local pocket parks and greatly enhances an additional two (2) of the original proposed parks. The entire park system is planned to provide a comprehensive array of uses, with each neighborhood park having a specific theme as discussed herein. In addition, the main entrance traffic circle has been significantly enhanced for the aesthetic enjoyment of the community residents. The local school district strongly supports this proposed rezoning and copy of the letter can be found in Appendix C. Finally, a comprehensive trail system utilizing the wash corridors resulting in an overall connected trail system of 1.5 miles has been added to the master plan. This trail corridor will eventually link into the regional trail system when constructed by the City. The trail system links all of the MMR community, and with the proposed sidewalk system gives all residents pedestrian access to all of the various parks described herein. We feel strongly that this imaginative design approach provides a greater livability for the future residents of the MMR community.

Location

Mesquite Mountain Ranch is located in west Surprise. The project lies between future 227 Avenue and 219th Avenue immediately north of Beardsley Road. A location map can be found in Figure 1. The actual legal description can be found in Appendix A.

History

The original MMR zoning case was assigned PAD05-314 with City Council approval on 5/11/06. The original zoning exhibit can be found in Figure 2. It should be noted that the current zoning case only includes the southern portion of this display (east of 227th and south of the north boundary of the transmission easement as shown). This case was followed up with MMR2 (PAD 06-050), which was approved by the City Council on 1/25/07. The overall zoning exhibit for MMR2 can be found on Figure 3. Each of the PAD's were processed for minor amendment with administrative approval in 2016. The purpose of the amendment was to update the landscape theming. No lot modifications were proposed. Both requests for minor amendment were approved on 8/11/16.

All of the construction plans for both MMR and MMR2 were originally approved for construction and the Final Plats recorded. In addition the project was graded and all of the wash retaining walls were constructed. The project construction plans expired, but have been resubmitted for re-approval. This process has been put on hold pending the outcome of this amended PAD zoning case. An attempt has been made to keep as much of this infrastructure in conformance with the original approved land plan and final construction plans. This is the reason for the modifications being requested as discussed in the following.

Proposed Rezone with PUD Overlay

As previously described the intent of the rezone with PUD Overlay to modify the lot sizes to current market desires. Table 1 below reflects the approved PAD zoning land use summary table. The existing zoning is R5-1-PAD with the lot sizes as shown on Table 1.

Table 1 - Existing MMR PAD and MMR2 PAD Land Use Summary

Parcel Number	Zoning	Lot Size	Lot Quantity	Acreage	Open Space Acreage	Density Du/A
1	MMR R1-5 PAD	58' x 115'	145	40.6	7.8	3.6
2	MMR R1-5 PAD	63' x 120'	101	32.8	6.3	3.1
3	MMR R1-5 PAD	83' x 130'	73	31.8	5.1	2.3
4	MMR2 R1-5 PAD	58' x 115'	69	19.1	3.2	3.6
5	MMR2 R1-5 PAD	63' x 120'	47	20.1	6.0	2.3
6	MMR2 R1-5 PAD	75' x 125'	76	28.1	3.9	2.7
7	MMR2 R1-5 PAD	83' x 130'	42	17.9	2.5	2.3
Wash 5	-	-	0	11.5	11.5	-
Totals	-	-	553	201.9	46.3 22.9%	2.7

* This table has been slightly modified to address some minor discrepancies in gross acreage. A mix of 48', 53' and 58' lots are being requested.

* The proposed revised land plan can be found in Figure 4. As discussed above, the land plan results in an increase of 111 single family lots.

Table 2 - Proposed MMR PUD Rezone Land Use Summary

Parcel	Zoning	Lot Size	Lot Quantity	Acreage	Open Space Acreage	Density Du/A
A	RM-6-PUD	53' x 120'	115	32.8	7.2	3.5
B	RM-6-PUD	53' x 130'	102	31.8	6.9	3.2
C	RM-6-PUD	48' x 115'	165	40.6	8.5	4.1
D	RM-6-PUD	53' x 115'	78	19.1	4.3	4.1
E	RL-5-PUD	58' x 125'	39	12.0	2.8	3.3
F	RM-6-PUD	48' x 110'	64	16.1	4.0	4.0
G	RL-5-PUD	58' x 130'	54	17.9	5.3	3.0
H	RM-6-PUD	58' x 120'	47	20.1	7.5	2.3
Wash 5	OS- PUD	-	0	11.5	11.5	-
Totals	-	-	664	201.9	58.0 28.7%	3.3

Table 3 - Existing SUDC, MMR PAD, and MMR2 PAD Dimensional Standards

Zoning District and Source	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Min. Front Yard Setback Notes 1 & 3	Min. Side Yards (Each)	Min. Side Yards (Total)	Min. Rear Yard	Max. Height Note 2
RM-6 SUDC	6,000 sf	50'	100'	12'/21'	5'	10'	20'	35'
RL-5 SUDC	7,200 sf	60'	100'	15'	5'	15'	20'	30'
MMR 58 x 115	6,380 sf	58'	110'	12'/18'	5'	13'	15'	30'
MMR2 60 x 115	6,380 sf	60'	110'	12'/18'	5'	13'	15'	30'
MMR 63 x 120	6,930 sf	63'	110'	12'/18'	5'	13'	15'	30'
MMR2 65 x 120	6,930 sf	65'	110'	12'/18'	5'	13'	15'	30'
MMR and MMR2 75 x 125	8,250 sf	75'	110'	12'/18'	5'	15'	15'	30'
MMR and MMR2 83 x 130	9,130 sf	83'	110'	12'/18'	8'	18'	15'	30'

1) Front facing garages shall have minimum 21-foot front yard setback.

2) Where building height exceeds 20 feet and is located adjacent to an existing single family dwelling. One additional foot of yard setback shall be required for every one foot of height above 20 feet.

Note: Front yard setbacks may be reduced to 12' for side loaded garage product.

Table 4 - Proposed MMR PUD Dimensional Standards

Zoning District	Min. Lot Area	Min. Lot Width Note 6	Min. Lot Depth Note 4	Min. Front Yard Setback Notes 1 & 3	Min. Side Yards (Each)	Min. Side Yards (Total)	Min. Rear Yard Note 5	Max. Height Note 2
RM-6-PUD	5,280 sf	48'	110'	12'/21'	5'	10'	20'	35'
RL-5-PUD	7,250 sf	58'	125'	12'/21'	5'	10'	20'	35'

1) Front facing garages shall have minimum 21-foot front yard setback.

2) Where building height exceeds 20 feet and is located adjacent to an existing single family dwelling. One additional foot of yard setback shall be required for every one foot of height above 20 feet.

3) Front yard setbacks may be reduced to 12' for side loaded garage product.

4) Min lot depth can be reduced 10% on knuckle and cul-de-sac lots as long as gross square footage meets or exceeds minimum lot area.

5) Attached patios may reduce setback by 10' but no part of the structure can be closer than 10' of the rear property line. Enclosed patios will not be allowed within this encroachment.

6) Minimum lot width to be measured at the 21' Front Yard Setback.

Open Space

In conjunction with the new land plan, it is understood that the intent of the PUD overlay is to provide for more creative and imaginative designs for the development. Therefore we are proposing extensive open space enhancements in conjunction with the rezone case. A total of four (4) additional active neighborhood parks are proposed and two (2) existing proposed parks have been substantially upgraded. In addition, the main entry roundabout has been significantly upgraded with an additional non retention passive open space being added. The additional parks and open spaces proposed with this amended PAD are shown in detail in Figure 5. Figure 6 contains a comprehensive conceptual development and parks plan. Figure 7 maps distance to park for all residents. It must be noted that due to the redesign philosophy **all residences are within 1/4 mile of an active park.** In addition, the proposed rezone structures the various parks for different themes, uses and age groups. Finally, a comparison of Tables 1 and 2 indicates an increase in open space greater than 20%. The following parks are proposed:

Central Park with Multiple Sports Courts - Figure 11

This is the main active park in the project. Centrally located within the community, we have provided all types of sports courts from basketball to pickle ball to bocce ball that will attract all age groups. The park is all centered on a large pyramid climbing structure for the younger groups of residents. The park also features a climbing mound and large turf areas for families and children to have unobstructed play.

Hills and Earth Park - Figure 12

This will be a large park consisting of hills of various sizes to create a hidden traditional park in the middle. The hills will be a focal point where kids of all ages can explore and use the hills in every type of play. At the center of the park will be a traditional playground that will attract all other types of users that may not be interested in the hills but instead would rather use a play structure. There will also be a pavilion for families to watch their children play, or simply gather with neighbors.

Classic Park - Figure 13

This park will consist of more traditional park features such as a swing set and climbing structure. In addition to all of the play features there will be a pavilion for families to rest and get some shade from the sun. This park will also feature a large play lawn for more unobstructed play.

Hills Park - Figure 14

This park will be focused on natural play. There will be large play mounds for kids of all age groups to enjoy in an unstructured way. There will also be a traditional playground placed here for residents that live close to this park and want the appeal of a traditional playground for their children. Along with all of the play features there will be small areas of turf for passive play areas.

Swings and Slides Park - Figure 15
This park will consist of many different elements that will make for a dynamic play experience. There will be a hill built for several slides with climbing features that will be ADA accessible. At the base of the hill will be a swing set for all age groups and abilities. There will also be a shade pavilion for families to rest while watching their children play.

Climbing Park - Figure 16
The climbing park is made up of all things climbing. The park's main features are large climbing mounds scattered throughout the park to attract all types of users. At the center of the park is a playground that will house several different climbing related structures for the residents. The park will aim at being accessible for all age groups. The park will also provide a shade structure.

Traditional Playground - Figure 17
This playground is one of the smaller playgrounds of the project, located immediately adjacent to the large wash. This park will feature traditional park elements such as a climbing structure, swing set and other small features for kids to use. The park will also provide a pavilion to look over the wash area and park facilities. The park also has direct access to the trail system proposed for the wash itself.

Pedestrian Tails - Figure 18
In addition to the parks as described above, trails have been incorporated into the native wash areas that will eventually tie into the regional trail facilities planned long term by the City. The wash trail will include a public access easement for the use of general public in the future.

Conformance with the 2035 General Plan
The project location relative to the 2035 General Plan indicates the property as Neighborhood (suburban) as indicated in Figure 19. This General Plan category calls for an overall density of 2 - 8 dwelling units per acre ("du/A") while MMR density consists of 3.24 du/A. Conformance with the Parks and Recreation Master Plan can be found on Figure 20 with the only criteria being to maintain the wash open space corridor, which has been done with this project. In addition, with a total of approximately 56.8 acres of parks and open space including a total of 7 active parks, 13 passive open space areas and two (2) major wash corridors.

Modifications Requested
Because the project has an approved Final Plat and construction plans have previously been designed and accepted, the developer requests that a small number of zoning modifications be granted in conjunction with the Amended PAD. Primarily these are related to minor deviations from the most recent roadway configurations. The roadway configurations contained in Appendix B are being proposed. In addition, the street/access configuration that has been previously approved

by staff, the Planning and Zoning Commission and City Council are being requested to generally remain as is. This allows for the previously approved construction plans to be re-approved without significant redesign and these plans will conform to the latest city EDS details. It is understood that design elements such as striping, handicap ramps, sidewalks, etc. will need to be updated to current standards. It is also requested that when platted adjacent to 219th Avenue escrow funds shall be set aside rather than to attempt improvements on the relatively small section of roadway. Table 5 compares existing zoning criteria to requested modifications/enhancements.

Table 5 - MMR Rezone with PUD Overlay Modifications

Seeking Relief from Code	Enhancements
Section 122-137 - Medium density residential projects containing 60 residential lots or greater shall be provided a swimming pool amenity, unless there is a community pool included as part of the overall development.	**1 -** The high level of community parks both active and passive have been added to the community. More residents will be drawn to these parks due to their local locations. **2 -** The wash corridor trails are designed for regional public use and connectivity to the remaining city wide system. These shall include public access easements. **3 -** Larger lots allow for individual pools in all of the lot sizes.
Section 122-69(3)(a) - Cul-de-sac shall be limited to a maximum length of 300; except if topography is unusual or other site conditions warrant, the length may be extended upon approval of the city manager or designee, provided the extended length does not exceed 600 feet. **(c) -** A diameter of 20 feet in the center of the cul-de-sac shall not be paved, but shall be reserved for landscaping.	All cul-de-sacs in MMR have been designed to extend to a location ending in an open space. This allows for visual and physical access to open space facilities. Maximum length is 450 feet and no landscaping island is necessary. MMR was zoned, platted, and designed in 2007 and 2008. The plats have been filed and the plans were accepted and have been updated. The current proposed rezoning land plan as presented honors the road locations, centerlines and geometric configurations from the original approved plat and plans. Any roadway deviations from the filed final plat would require complete redesign of the

	development. For that reason this request is to honor the originally accepted roadway locations, rights of way configurations and cross-sections as presented in the PUD overlay and roadway cross-sections contained in Appendix B. All attempts will be made to get as close to current standards as possible.
Section 122-137(e)(1)(a) - all arterial roads and parkways shall have an adjoining landscape tract, having a minimum width of 60 feet measured from the back of curb.	Through coordination with City staff enhanced landscaping will be provided instead of the 60' buffer. See Figure 20 for the enhanced landscaping example.

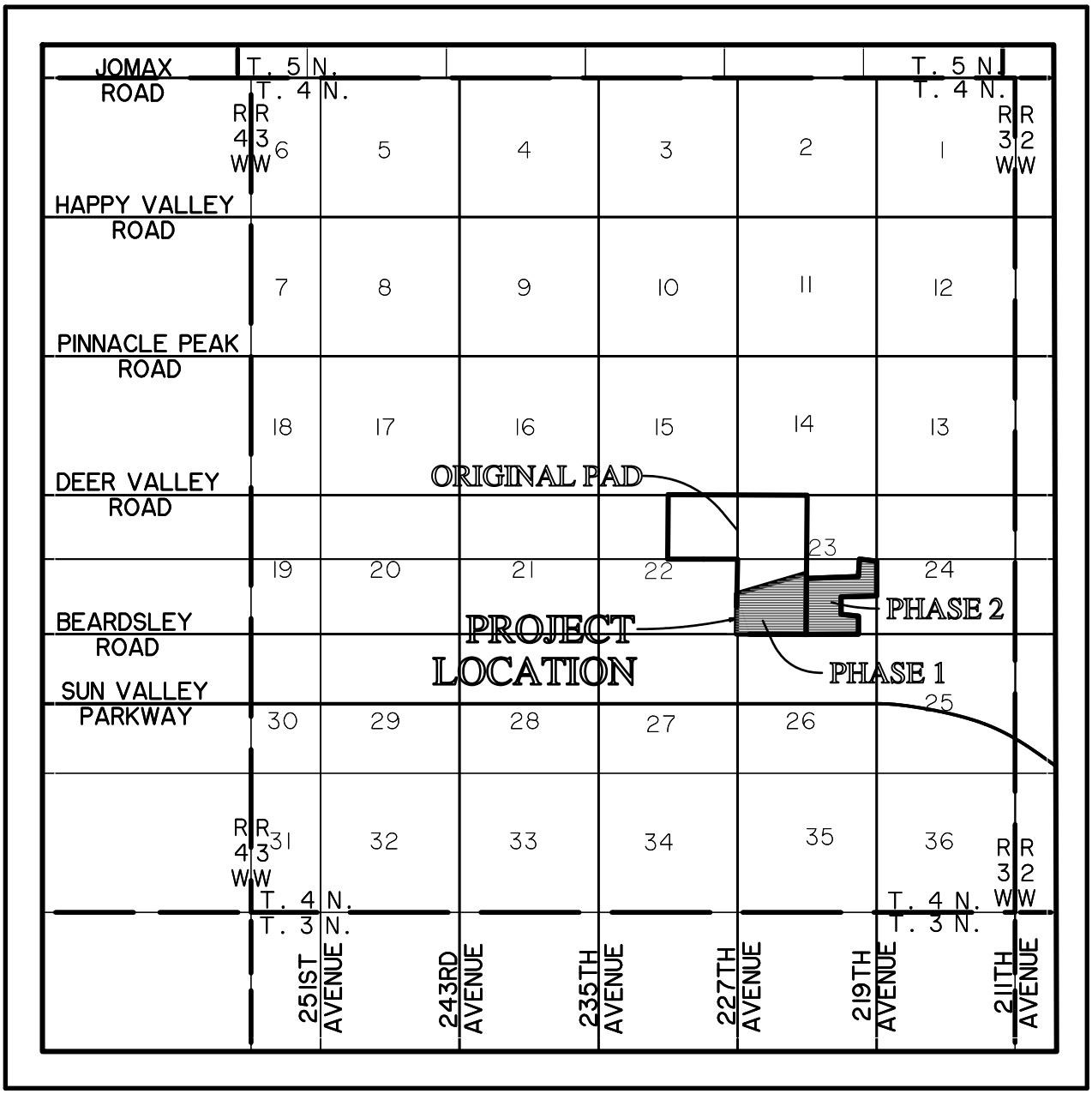
Infrastructure Phasing

It is currently the intent of the owner to construct the entire development at one time. However, it is possible that 1A and 2 are constructed independent of each other. Figure 21 indicates the intended infrastructure phasing if this occurs. Based on the small frontage on 219th adjacent to MMR, it would seem that construction of this section would be better served by establishing an escrow and building this section with a larger stretch.

Summary

A Rezone with PUD overlay is being requested to the existing PAD's for Mesquite Mountain Ranch with relatively minor revisions to account for the new lot layout. Lot sizes have been modified to meet current market demand. This results in the addition of 111 lots with an overall density of 3.28 du/A. It is understood that the intent of the PUD overlay is to encourage creative and imaginative designs for the development. We feel that is the very essence of the changes being proposed. In conjunction with the revised lot sizes, which reflect the current market conditions, substantial park and open space improvements have been added to the development as described herein. The resulting park and open space configuration results in all residential dwellings being within 1/4 mile of an active community facility. Total open space is increased in excess of 20% in the proposed master plan associated with the rezone request. The rezone with PUD overlay and associated modifications contained within this document are respectfully requested to be approved which will result in a far improved master planned community.

FIGURES



LOCATION MAP

GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2705 S. Alma School Road, #2
Chandler, Arizona 85286
(602) 218-7295

LOCATION MAP

MESQUITE MOUNTAIN RANCH
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

Scale:	NA
Date:	APRIL 2019
Job No.:	10505A
Drafted:	JEB
Checked:	WCR

FIGURE 1

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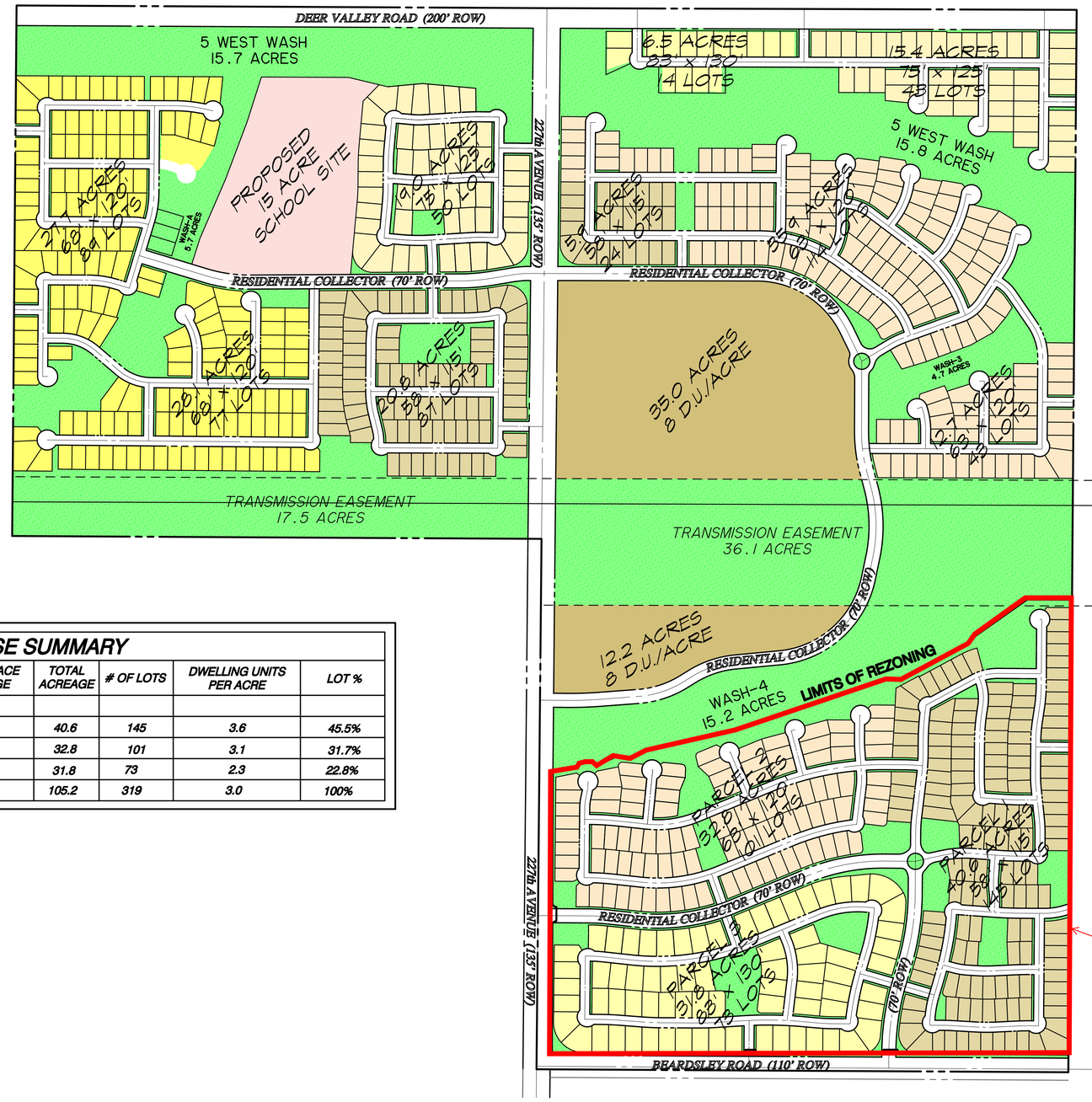

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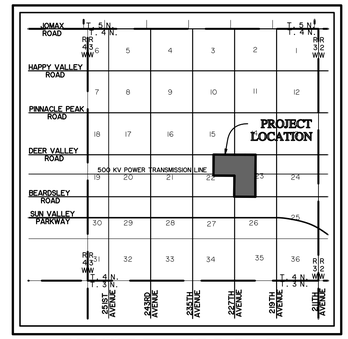

VICINITY MAP

N.T.S.

MMR 1A LAND USE SUMMARY

PARCEL	ZONING	LAND USE	OPEN SPACE ACREAGE	TOTAL ACREAGE	# OF LOTS	DWELLING UNITS PER ACRE	LOT %
1	R1-5-PAD	58' x 115'	7.8	40.6	145	3.6	45.5%
2	R1-5-PAD	63' x 120'	6.3	32.8	101	3.1	31.7%
3	R1-5-PAD	83' x 130'	5.1	31.8	73	2.3	22.8%
		TOTAL	19.2	105.2	319	3.0	100%

LEGEND

- Medium Density Residential
- 58' x 115' – Category "A"
- 63' x 120' – Category "B"
- 68' x 120' – Category "C"
- 75' x 125' – Category "D"
- 83' x 130' – Category "E"
- School
- Pavement
- Open Space

LIMITS OF REZONING

ENGINEER/PLANNER:
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CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
3131 East Camelback, Suite 200
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(602) 606 - 5760

DEVELOPER:
Taylor Woodrow
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6720 NORTH SCOTTSDALE ROAD #390
SCOTTSDALE, AZ 85253
TEL. 480 344 7000
FAX 480 344 7001

EXISTING ZONING EXHIBIT
OF
MESQUITE MOUNTAIN RANCH

SITUATED IN THE

CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

FEBRUARY 2006

FIGURE 2

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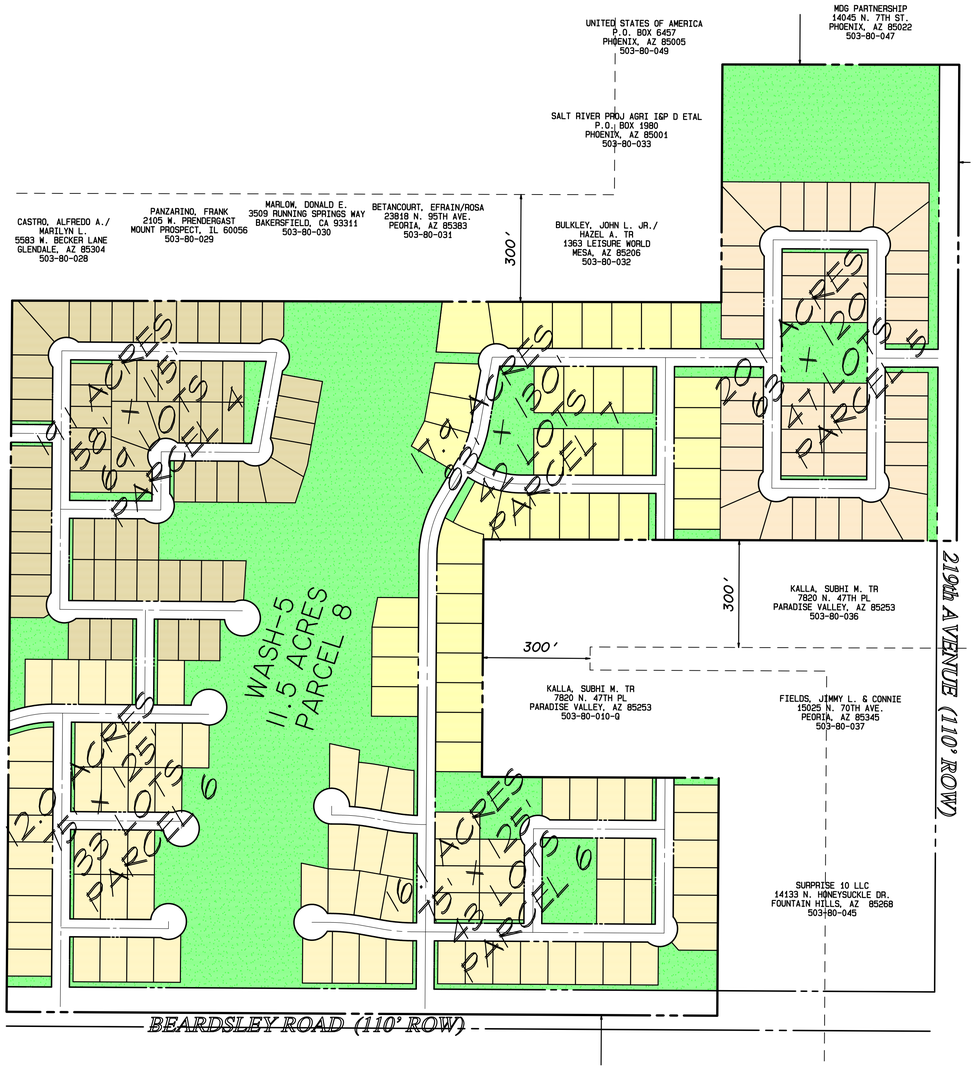

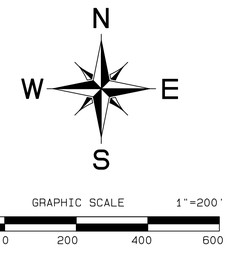

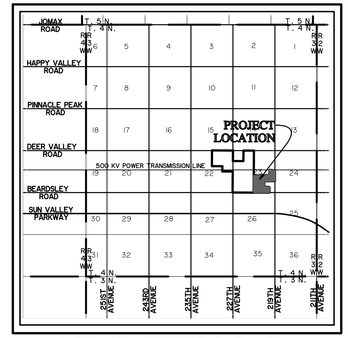

VICINITY MAP

N.T.S.

MMR 2 LAND USE SUMMARY

PARCEL	ZONING	LAND USE	OPEN SPACE ACREAGE	ACREAGE	# OF LOTS	DWELLING UNITS PER ACRE	LOT %
4	R1-5-PAD	58' x 115'	3.2	19.1	69	3.2	29.5%
5	R1-5-PAD	63' x 120'	6.0	20.1	47	2.3	20.1%
6	R1-5-PAD	75' x 125'	3.9	28.1	76	3.9	32.5%
7	R1-5-PAD	83' x 130'	2.5	17.9	42	2.3	17.9%
WASH		WASH-5	11.5	11.5	-	-	-
		TOTAL	46.3	96.7	234	2.7	100%

LEGEND

- 58' x 115' – Category "A"
- 63' x 120' – Category "B"
- 75' x 125' – Category "D"
- 83' x 130' – Category "E"
- Pavement
- Open Space

ENGINEER/PLANNER:

GOODWIN AND MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

3131 East Camelback, Suite 200
Phoenix, Arizona 85016
(602) 606 - 5760

DEVELOPER:

Taylor Woodrow

TAYLOR WOODROW HOMES, INC.
6720 NORTH SCOTTSDALE ROAD #390
SCOTTSDALE, AZ 85253
TEL. 480 344 7000
FAX 480 344 7001

EXISTING ZONING EXHIBIT
OF
MESQUITE MOUNTAIN RANCH
PHASE 2

SITUATED IN THE

CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

JANUARY 2006

FIGURE 3

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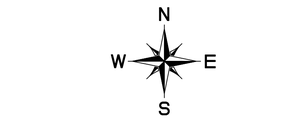

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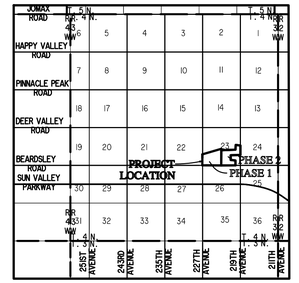

VICINITY MAP
N.T.S.

LEGEND

- 53' x 120'
- 53' x 130'
- 48' x 115'
- 53' x 115'
- 58' x 125'
- 58' x 120'
- 58' x 130'
- 48' x 110'
- Pavement
- Open Space
- Open Space / Wash

MESQUITE MOUNTAIN RANCH LAND USE SUMMARY

PARCEL	ZONING	LAND USE	OPEN SPACE/ PARK ACREAGE	TOTAL ACREAGE	# OF LOTS	DWELLING UNITS PER ACRE	LOT %
A	RM-6-PUD	53' x 120'	7.2	32.8	115	3.5	17.3%
B	RM-6-PUD	53' x 130'	6.9	31.8	102	3.2	15.4%
C	RM-6-PUD	48' x 115'	8.5	40.6	165	4.1	24.8%
D	RM-6-PUD	53' x 115'	4.3	19.1	78	4.1	11.7%
E	RL-5-PUD	58' x 125'	2.8	12.0	39	3.3	5.9%
F	RM-6-PUD	48' x 110'	4.0	16.1	64	4.0	9.6%
G	RL-5-PUD	58' x 130'	5.3	17.9	54	3.0	8.2%
H	RM-6-PUD	58' x 120'	7.5	20.1	47	2.3	7.1%
WASH	OS-PUD	WASH-5	11.5	11.5	-	-	-
		TOTAL	58.0	201.9	664	3.3	100.0%

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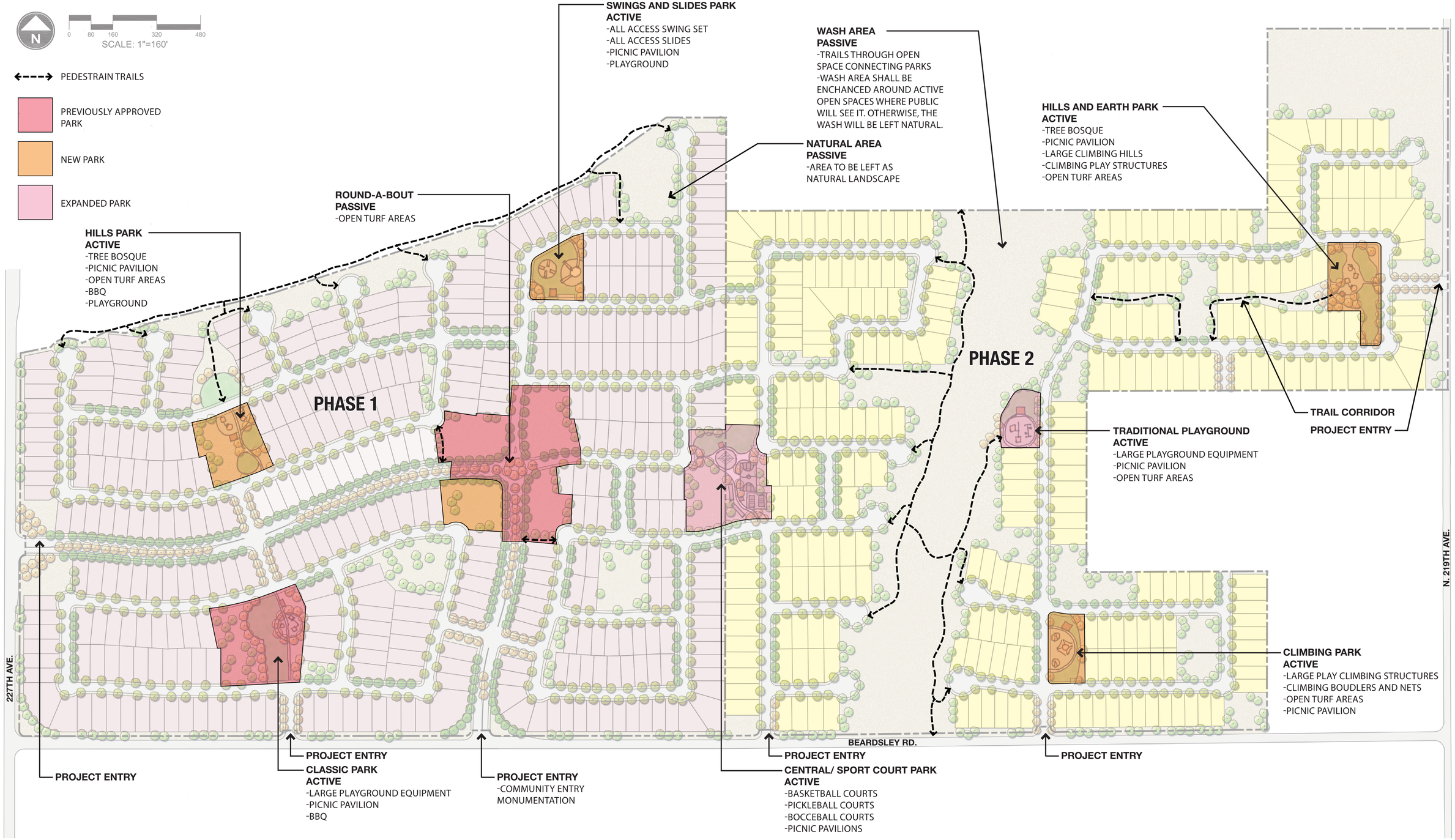
(602) 218-7285

PROPOSED ZONING EXHIBIT
FOR
MESQUITE MOUNTAIN RANCH

SITUATED IN THE
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA
MAY 2019 FIGURE 4

W:\10505A - MMR_Merritt\Zoning\MMR Prelim 53 lot revision.pro Thu May 30 10:23:33 2019



PARKS PLAN

FIGURE 5

MESQUITE MOUNTAIN RANCH
INVESTMENTS, LLC

7505 East Sixth Street
Scottsdale, AZ 85251

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LANDVEST DESIGN GROUP
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LDG
SALT LAKE CITY
PLANNING & LANDSCAPE ARCHITECTURE

MESQUITE MOUNTAIN RANCH

CITY OF SURPRISE, AZ

CONCEPTUAL LANDSCAPE MASTER PLAN

JUNE 2019

DEVELOPMENT DATA

TOTAL COMMON AREA 57.4 ACRES

LOT SUMMARY

PHASE	LOTS
PHASE 1	370
PHASE 2	282
TOTALS	652

NOTES:
- SEE CIVIL DRAWINGS FOR SIDEWALK LOCATIONS
- FINAL LANDSCAPE AND IRRIGATION DESIGN SHALL COMPLY WITH ENGINEERING DEVELOPMENT STANDARDS (EDS) CHAPTER 8

N

0 80 160 320 480
SCALE: 1"=160'

SWINGS AND SLIDES PARK
ACTIVE
-ALL ACCESS SWING SET
-ALL ACCESS SLIDES
-PICNIC PAVILION
-PLAYGROUND

WASH AREA
PASSIVE
-TRAILS THROUGH OPEN SPACE CONNECTING PARKS
-WASH AREA SHALL BE ENCHANCED AROUND ACTIVE OPEN SPACES WHERE PUBLIC WILL SEE IT. OTHERWISE, THE WASH WILL BE LEFT NATURAL.

HILLS AND EARTH PARK
ACTIVE
-TREE BOSQUE
-PICNIC PAVILION
-LARGE CLIMBING HILLS
-CLIMBING PLAY STRUCTURES
-OPEN TURF AREAS

NATURAL AREA
PASSIVE
-AREA TO BE LEFT AS NATURAL LANDSCAPE

ROUND-A-BOUT
PASSIVE
-OPEN TURF AREAS

HILLS PARK
ACTIVE
-TREE BOSQUE
-PICNIC PAVILION
-OPEN TURF AREAS
-BBQ
-PLAYGROUND

PHASE 1

PHASE 2

TRAIL CORRIDOR

PROJECT ENTRY

TRADITIONAL PLAYGROUND
ACTIVE
-LARGE PLAYGROUND EQUIPMENT
-PICNIC PAVILION
-OPEN TURF AREAS

227TH AVE.

N. 219TH AVE.

BEARDSLEY RD.

CLIMBING PARK
ACTIVE
-LARGE PLAY CLIMBING STRUCTURES
-CLIMBING BOULDERS AND NETS
-OPEN TURF AREAS
-PICNIC PAVILION

PROJECT ENTRY

PROJECT ENTRY
CLASSIC PARK
ACTIVE
-LARGE PLAYGROUND EQUIPMENT
-PICNIC PAVILION
-BBQ

PROJECT ENTRY
-COMMUNITY ENTRY MONUMENTATION

PROJECT ENTRY
CENTRAL/ SPORT COURT PARK
ACTIVE
-BASKETBALL COURTS
-PICKLEBALL COURTS
-BOCCEBALL COURTS
-PICNIC PAVILIONS

PROJECT ENTRY

CONCEPTUAL DEVELOPMENT AND PARKS PLAN

FIGURE 6

MESQUITE MOUNTAIN RANCH INVESTMENTS, LLC
7505 East Sixth Street
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MESQUITE MOUNTAIN RANCH

CITY OF SURPRISE, AZ

CONCEPTUAL LANDSCAPE MASTER PLAN

JUNE 2019

N

0 80 160 320 480

SCALE: 1"=160'

1/4 MILE RADIUS

HILLS PARK

SWINGS AND SLIDES PARK

ROUND-A-BOUT

NATURAL AREA

HILLS AND EARTH PARK

TRADITIONAL PLAYGROUND

WASH AREA

PHASE 1

PHASE 2

227TH AVE.

N. 219TH AVE.

BEARDSLEY RD.

CLASSIC PARK

CENTRAL/ SPORT COURT PARK

CLIMBING PARK

DISTANCE TO PARKS

FIGURE 7

MESQUITE MOUNTAIN RANCH
INVESTMENTS, LLC

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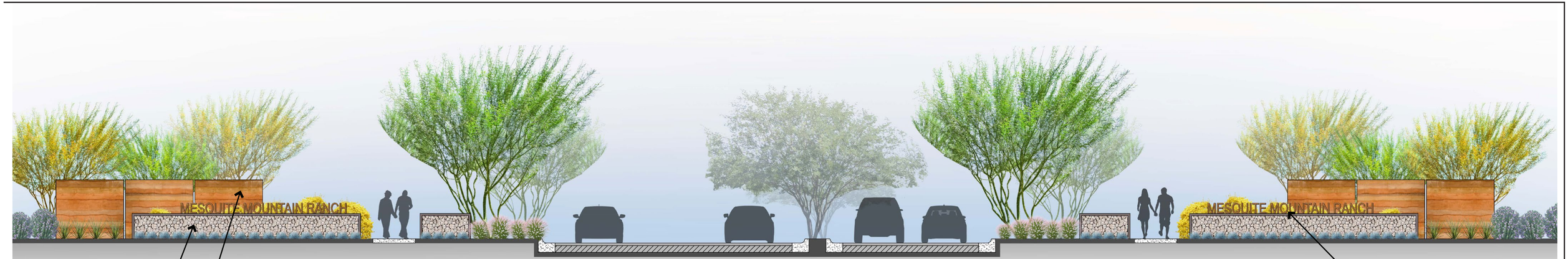
MESQUITE MOUNTAIN RANCH

CITY OF SURPRISE, AZ

CONCEPTUAL LANDSCAPE MASTER PLAN

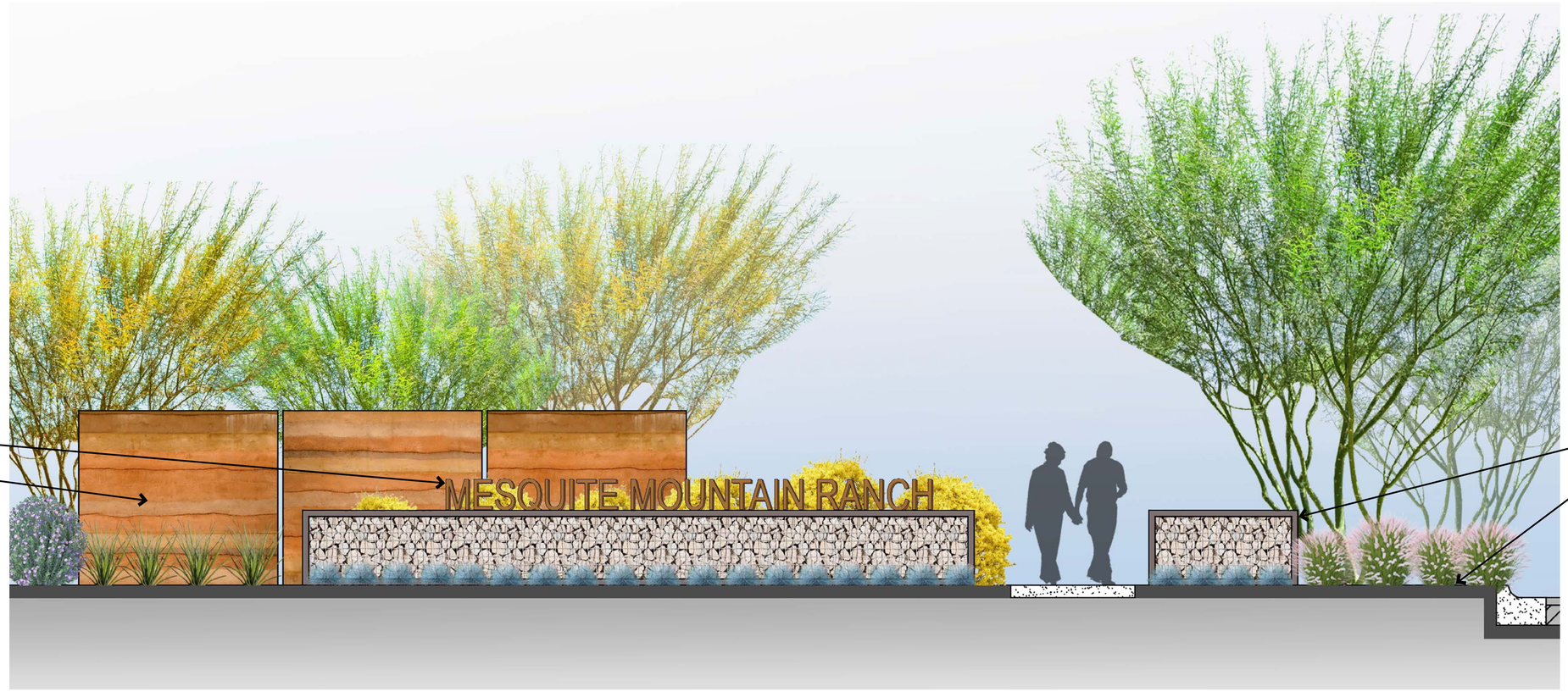
JUNE 2019



GABION BASKET W/ ANGLE IRON EDGES

RAMMED EARTH WALLS

RUSTED METAL SIGN



COMMUNITY ENTRY MONUMENTATION

FIGURE 8

GABION BASKET W/ ANGLE IRON EDGES

RAMMED EARTH WALLS

ENTRY DRIVE

RUSTED METAL SIGN

ORNAMENTAL LANDASCPING

BEARDSLEY ROAD

COMMUNITY ENTRY MONUMENTATION

FIGURE 9

MESQUITE MOUNTAIN RANCH INVESTMENTS, LLC

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MESQUITE MOUNTAIN RANCH

CITY OF SURPRISE, AZ

CONCEPTUAL LANDSCAPE MASTER PLAN

JUNE 2019

N. 224TH AVE. ROUNDABOUT

FIGURE 10

RESIDENTIAL STREET

RESIDENTIAL STREET

RESIDENTIAL STREET

TURF PLAY AREA

RETENTION BASIN

RESIDENTIAL STREET

N

0 10 20 40 60

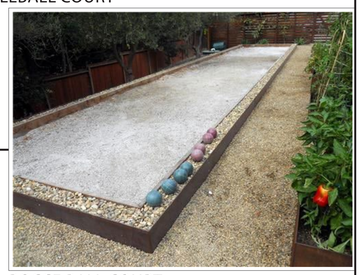
SCALE: 1"=20'

GRASS CLIMBING MOUND

SHADE PAVILION

NET CLIMBER

PICKLEBALL COURT



BOCCE BALL COURT

CENTRAL/ SPORT COURT PARK

FIGURE 11

MESQUITE MOUNTAIN RANCH INVESTMENTS, LLC

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MESQUITE MOUNTAIN RANCH

CITY OF SURPRISE, AZ

CONCEPTUAL LANDSCAPE MASTER PLAN

JUNE 2019

RESIDENTIAL STREET

TURF PLAY AREA

ENTRY DRIVE

RESIDENTIAL STREET

N

0 10 20 40 60

SCALE: 1"=20'

GRASS CLIMBING MOUND

PLAY STRUCTURE

SHADE PAVILION

TREE BOSQUE

HILLS AND EARTH PARK

FIGURE 12

MESQUITE MOUNTAIN RANCH
INVESTMENTS, LLC

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CITY OF SURPRISE, AZ

CONCEPTUAL LANDSCAPE MASTER PLAN

JUNE 2019

SHADE PAVILION

SWINGSET

PLAY STRUCTURE

CLASSIC PARK
FIGURE 13

MESQUITE MOUNTAIN RANCH INVESTMENTS, LLC
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MESQUITE MOUNTAIN RANCH
CITY OF SURPRISE, AZ

CONCEPTUAL LANDSCAPE MASTER PLAN

JUNE 2019

RESIDENTIAL STREET

TURF PLAY AREA

RETENTION BASIN

TURF PLAY AREA

N

0 5 10 20 30

SCALE: 1"=10'

PLAY STRUCTURE

SPINNING PLAY PIECE

SHADE PAVILION

GRASS CLIMBING MOUND

HILLS PARK

FIGURE 14

MESQUITE MOUNTAIN RANCH
INVESTMENTS, LLC

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MESQUITE MOUNTAIN RANCH

CITY OF SURPRISE, AZ

CONCEPTUAL LANDSCAPE MASTER PLAN

JUNE 2019

RESIDENTIAL STREET

TURF PLAY AREA

RESIDENTIAL STREET

RESIDENTIAL STREET

RESIDENTIAL STREET

N

0 5 10 20 30

SCALE: 1"=10'

GRASS CLIMBING HILL

HILL SLIDES

ROUND SWING SET

TREE BOSQUE

SWINGS AND SLIDES PARK

FIGURE 15

MESQUITE MOUNTAIN RANCH INVESTMENTS, LLC

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MESQUITE MOUNTAIN RANCH

CITY OF SURPRISE, AZ

CONCEPTUAL LANDSCAPE MASTER PLAN

JUNE 2019

GRASS CLIMBING HILL

CLIMBING PLAY STRUCTURES

SHADE PAVILION

TREE BOSQUE

N

0 5 10 20 30

SCALE: 1"=10'

CLIMBING PARK

FIGURE 16

MESQUITE MOUNTAIN RANCH INVESTMENTS, LLC

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CITY OF SURPRISE, AZ

CONCEPTUAL LANDSCAPE MASTER PLAN

JUNE 2019

TRADITIONAL PLAYGROUND
FIGURE 17

MESQUITE MOUNTAIN RANCH INVESTMENTS, LLC
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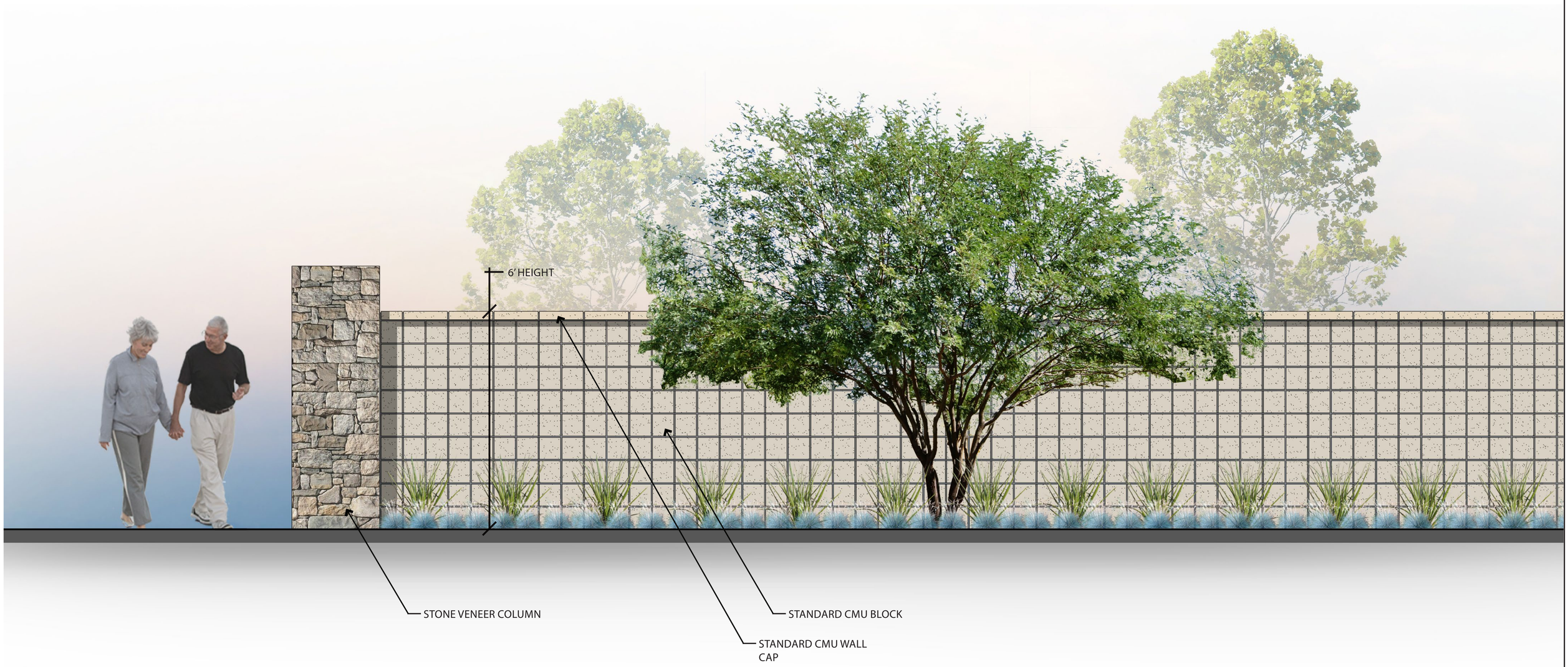
MESQUITE MOUNTAIN RANCH
CITY OF SURPRISE, AZ

CONCEPTUAL LANDSCAPE MASTER PLAN

JUNE 2019

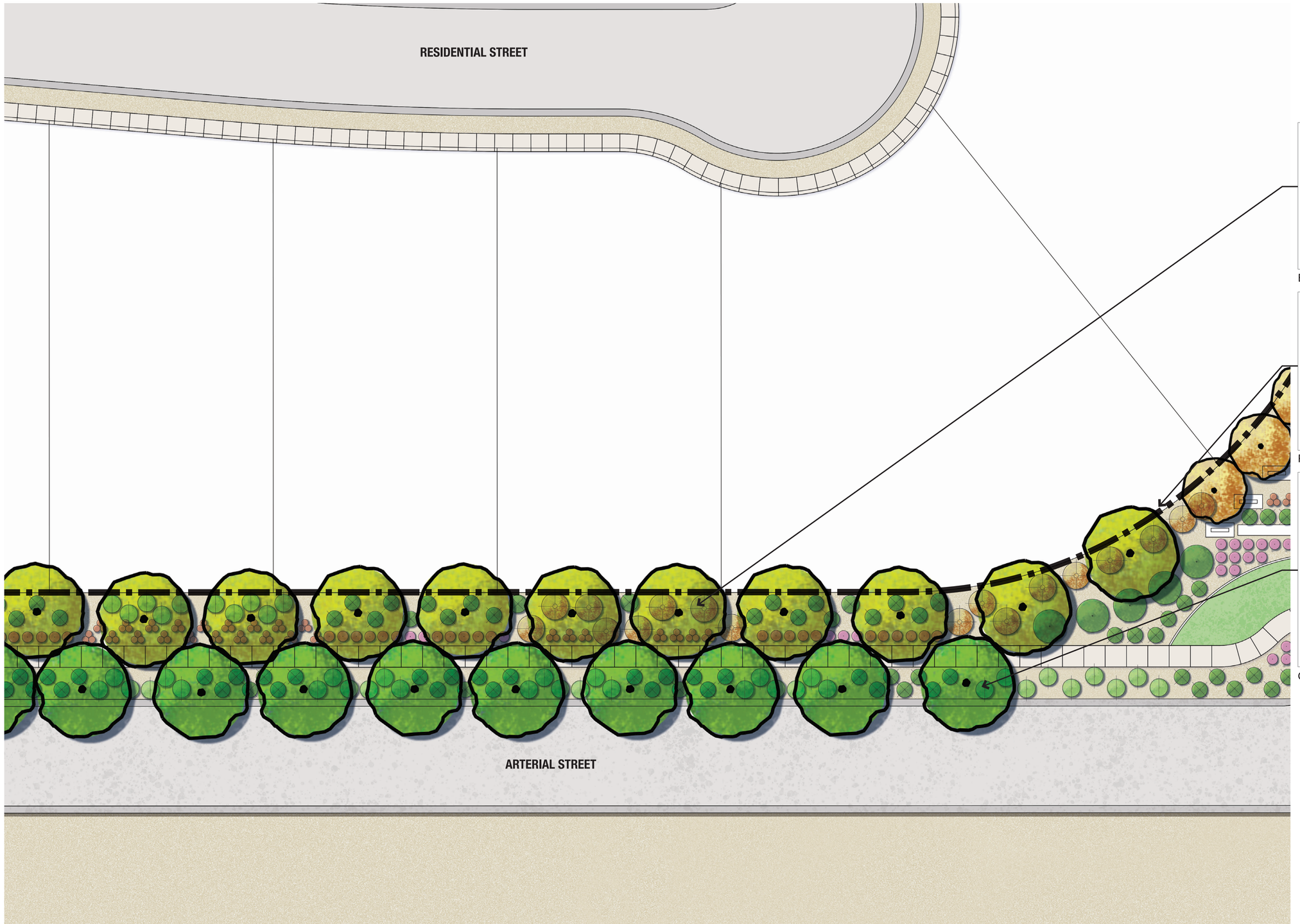
*30 PUBLIC ACCESS EASEMENT WILL BE DEDICATED AT THE TIME OF PLATTING

TRAIL CROSS-SECTION
FIGURE 18



COMMUNITY THEME WALL

FIGURE 19



ENHANCED LANDSCAPING

RESIDENTIAL BOUNDARY WALL

COLONNADE OF TREES LINING WALKWAY

ARTERIAL STREET LANDSCAPING

MESQUITE MOUNTAIN RANCH
INVESTMENTS, LLC

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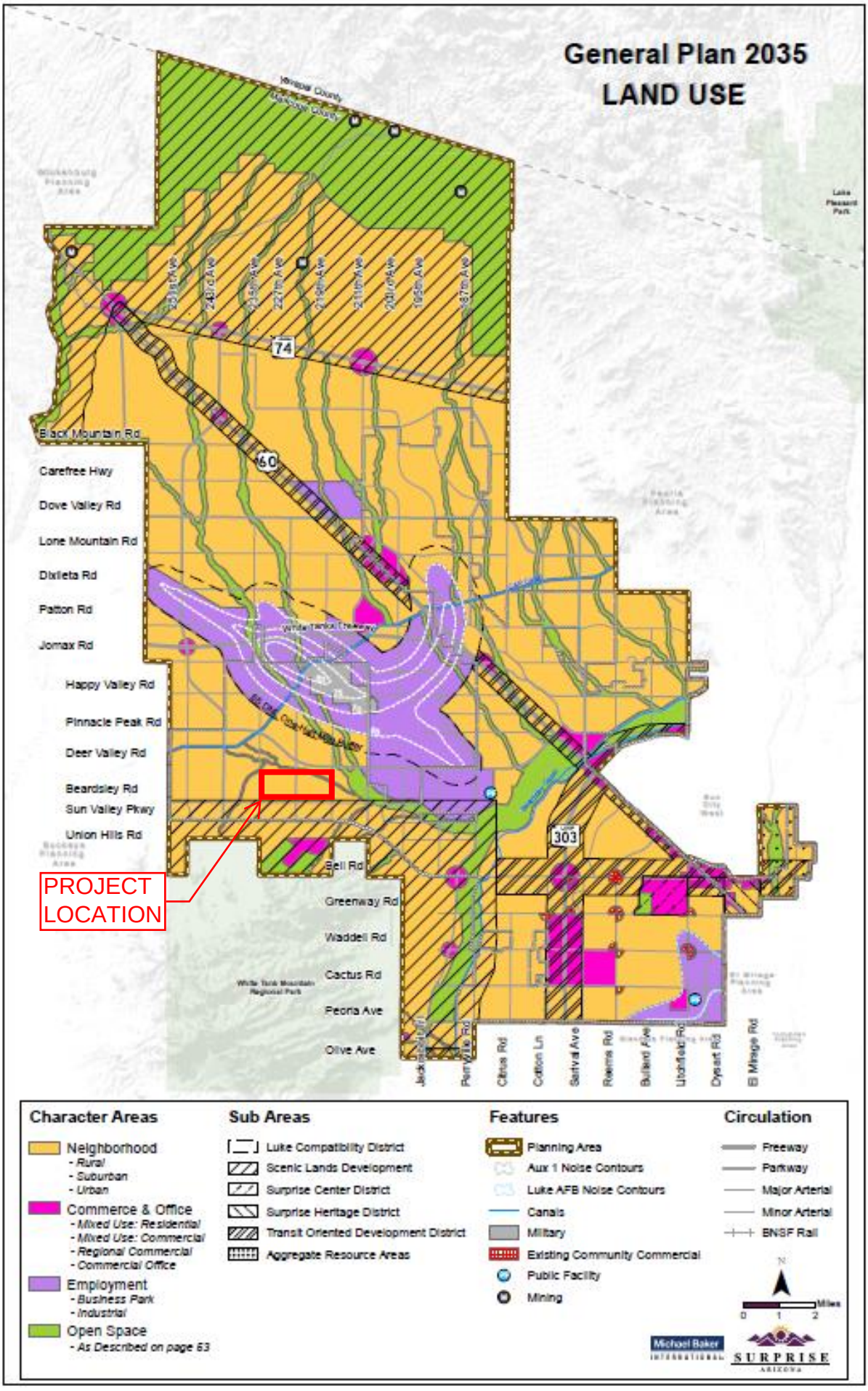
MESQUITE MOUNTAIN RANCH

CITY OF SURPRISE, AZ

CONCEPTUAL LANDSCAPE MASTER PLAN

JUNE 2019


General Plan 2035
LAND USE
Black Mountain Rd
Carefree Hwy
Dove Valley Rd
Lone Mountain Rd
Dixileta Rd
Patton Rd
Jomax Rd
Happy Valley Rd
Pinnacle Peak Rd
Deer Valley Rd
Beardsley Rd
Sun Valley Pkwy
Union Hills Rd
Bell Rd
Greenway Rd
Waddell Rd
Cactus Rd
Peoria Ave
Olive Ave
PROJECT LOCATION
74
60
303
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 63
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
N
Miles
0 1 2
Michael Baker INTERNATIONAL
SURPRISE ARIZONA

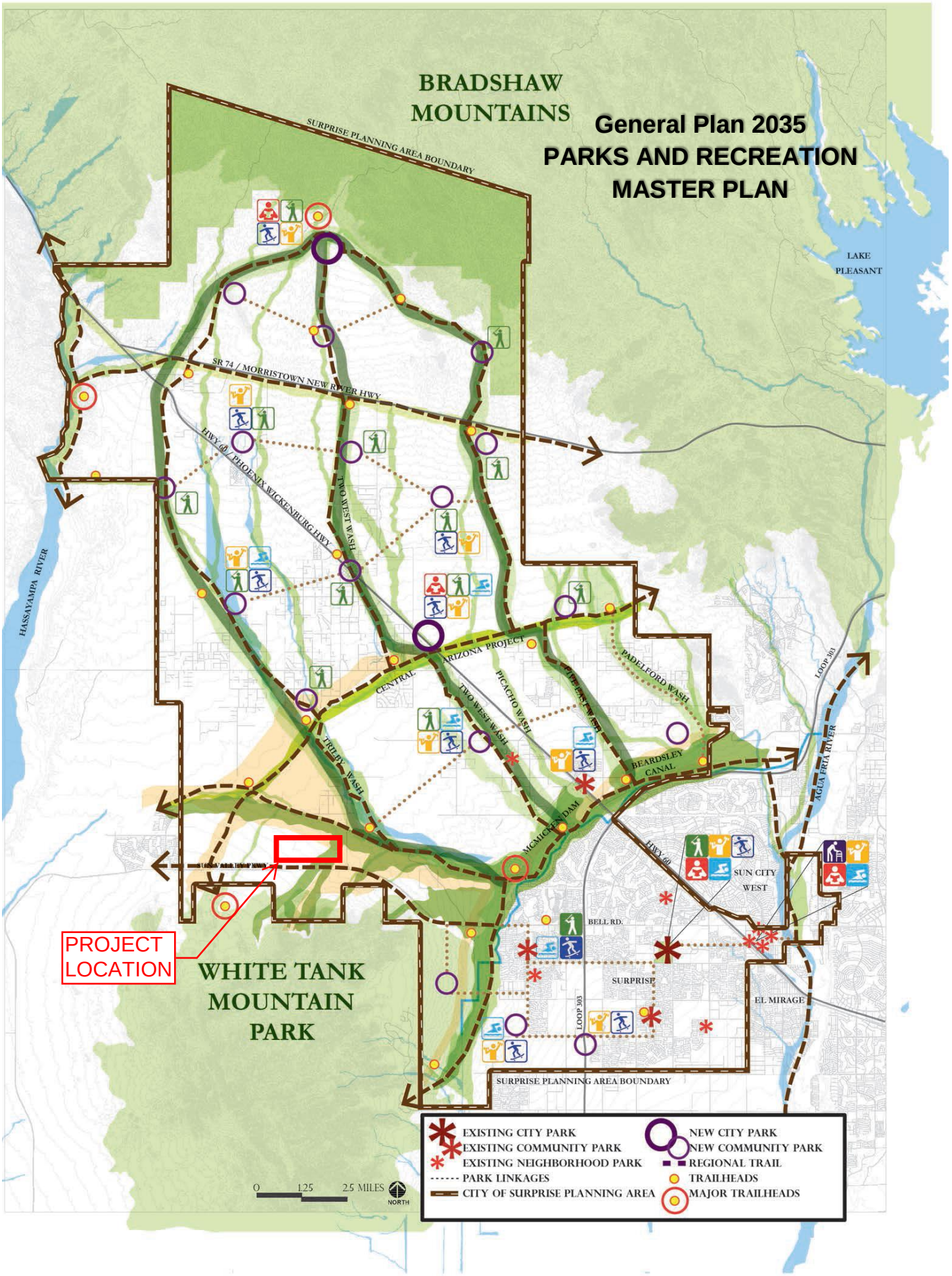
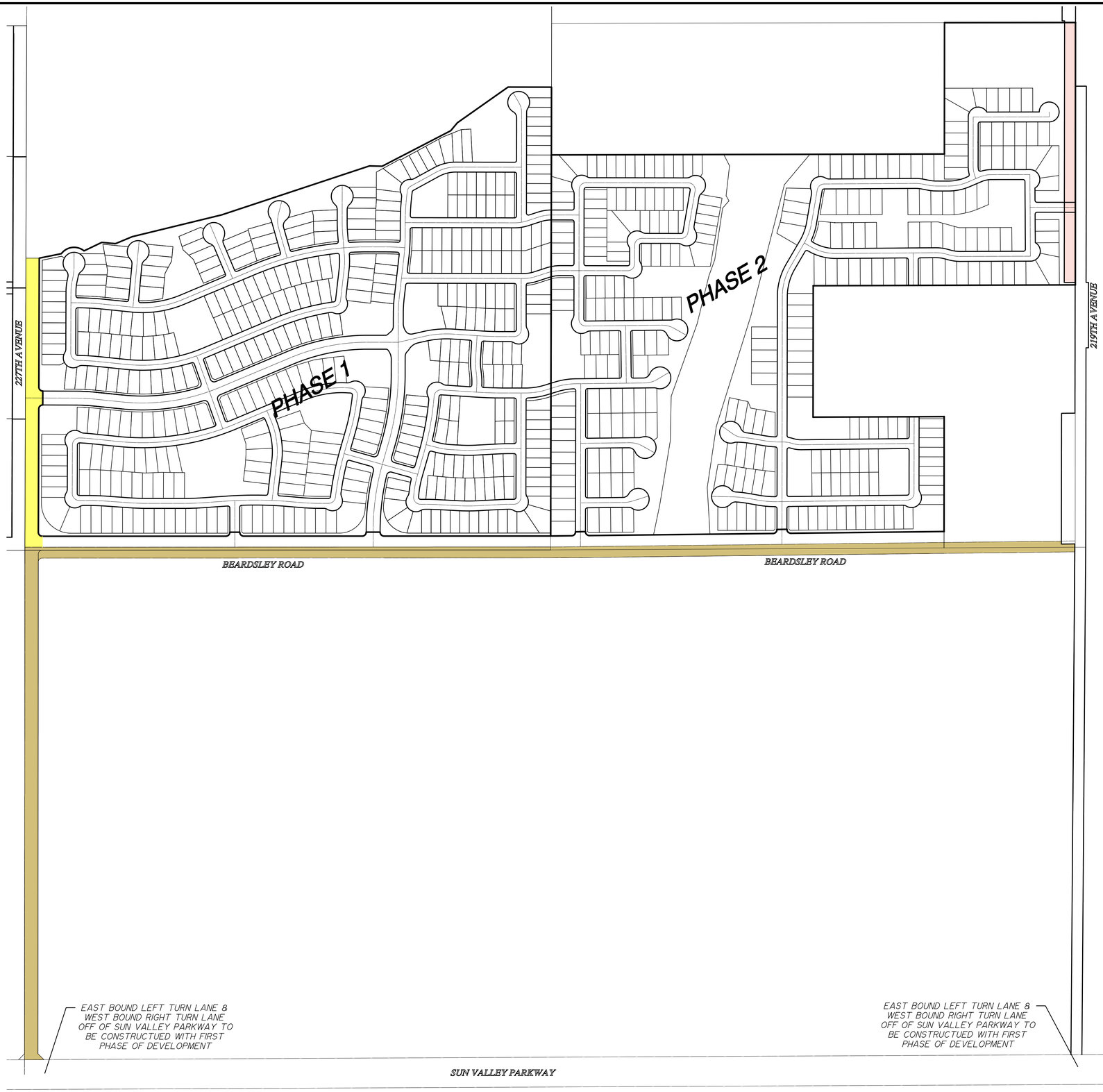

General Plan 2035
PARKS AND RECREATION
MASTER PLAN
BRADSHAW MOUNTAINS
SURPRISE PLANNING AREA BOUNDARY
LAKE PLEASANT
SR 74 / MORRISTOWN NEW RIVER HWY
HWY 60 / PHOENIX WICKENBURG HWY
TWO WEST WASH
HASSAYAMPA RIVER
ARIZONA PROJECT
CENTRAL
PICACHO WASH
TWO WEST WASH
TRILBY WASH
PADELFORD WASH
LOOP 303
AGUA FRIA RIVER
BEARDSLEY CANAL
MCMICKEN DAM
HWY 60
SUN CITY WEST
BELL RD.
SURPRISE
EL MIRAGE
LOOP 303
SURPRISE PLANNING AREA BOUNDARY
PROJECT LOCATION
WHITE TANK MOUNTAIN PARK
EXISTING CITY PARK
EXISTING COMMUNITY PARK
EXISTING NEIGHBORHOOD PARK
PARK LINKAGES
CITY OF SURPRISE PLANNING AREA
NEW CITY PARK
NEW COMMUNITY PARK
REGIONAL TRAIL
TRAILHEADS
MAJOR TRAILHEADS
0 1.25 2.5 MILES
NORTH

FIGURE 22



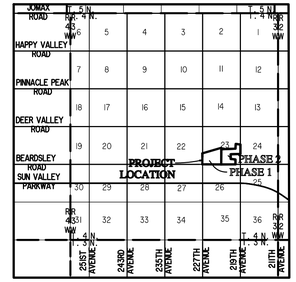
N

W E

S

GRAPHIC SCALE 1"=250'

0 250 500 750



VICINITY MAP

N.T.S.

LEGEND

- HALF STREET IMPROVEMENTS THAT THE FIRST PHASE THAT DEVELOPS IS RESPONSIBLE FOR
- HALF STREET IMPROVEMENTS THAT PHASE 1 IS RESPONSIBLE FOR
- HALF STREET IMPROVEMENTS THAT PHASE 2 IS RESPONSIBLE FOR (ESCROW REQUESTED)

PREPARED BY:

GOODWIN AND MARSHALL INC.

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ROADWAY INFRASTRUCTURE PHASING EXHIBIT

FOR

MESQUITE MOUNTAIN RANCH

SITUATED IN THE

CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

JUNE 2019 FIGURE 23

W:\10505A - MMR_Merrill\Zoning\MMR Prelim 53 lot revision.pro Mon Jun 17 10:54:52 2019

APPENDIX “A”

All that certain lot, tract, or parcel of land, situated in a portion of the South half of Section 23, Township 4 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

COMMENCING at the Southwest corner of said Section 23, from which the West Quarter corner of said Section 23 bears North 00 deg. 11 min. 57 sec. East (Basis of Bearings) – 2640.11 feet;

THENCE North 0 deg. 11 min. 57 sec. East along the West line of the Southwest Quarter of said section 23, a distance of 90.34 feet;

THENCE South 89 deg. 48 min. 3 sec. East departing said West line, a distance of 67.50 feet to the **TRUE POINT OF BEGINNING**;

THENCE North 0 deg. 11 min. 57 sec. East being 67.50 feet East of and parallel with the West line of the Southwest Quarter of said Section 23, a distance of 620.93 feet for a Point of Curvature of a circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 0 min. 0 sec., and being subtended by a chord which bears North 45 deg. 11 min. 57 sec. East - 28.28 feet;

THENCE in a Northeasterly direction along said curve to the right, a distance of 31.42 feet;

THENCE North 0 deg. 11 min. 57 sec. East radial to said curve, a distance of 70.00 feet for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 0 min. 0 sec., and being subtended by a chord which bears North 44 deg. 48 min. 3 sec. West - 28.28 feet;

THENCE in a Northwesterly direction along said curve to the right, a distance of 31.42 feet;

THENCE North 0 deg. 11 min. 57 sec. East tangent to said curve and being 67.50 feet East of and parallel with the West line of the Southwest Quarter of said Section 23, a distance of 648.90 feet;

THENCE North 78 deg. 33 min. 57 sec. East, a distance of 113.13 feet for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 80.00 feet, a central angle of 92 deg. 7 min. 36 sec., and being subtended by a chord which bears North 82 deg. 54 min. 55 sec. East - 115.22 feet;

THENCE in an Easterly direction along said curve to the right, a distance of 128.63 feet;

THENCE North 64 deg. 26 min. 25 sec. East, a distance of 98.87 feet;

THENCE South 84 deg. 40 min. 41 sec. East, a distance of 69.34 feet;

THENCE North 67 deg. 22 min. 19 sec. East, a distance of 91.71 feet;

THENCE North 76 deg. 17 min. 29 sec. East, a distance of 462.82 feet;

THENCE North 71 deg. 40 min. 59 sec. East, a distance of 783.75 feet;

THENCE South 88 deg. 49 min. 42 sec. East, a distance of 64.06 feet;

THENCE North 62 deg. 38 min. 9 sec. East, a distance of 388.22 feet;

THENCE North 39 deg. 56 min. 46 sec. East, a distance of 52.36 feet;

THENCE North 54 deg. 51 min. 7 sec. East, a distance of 312.04 feet;

THENCE South 89 deg. 53 min. 39 sec. East, a distance of 218.62 feet to the North-South mid-section line of said Section 23, from which the center corner of said Section 23 bears North 0 deg. 6 min. 21 sec. East – 321.72 feet;

THENCE South 0 deg. 6 min. 21 sec. West along said mid-section line, a distance of 341.07 feet, from which the South Quarter corner of said Section 23 bears South 0 deg. 6 min. 21 sec. West – 1988.37 feet;

THENCE North 89 deg. 51 min. 54 sec. East departing said mid-section line, a distance of 1,978.13 feet;

THENCE North 0 deg. 3 min. 1 sec. East, a distance of 660.92 feet to the North line of the Southeast Quarter of said Section 23;

THENCE North 89 deg. 55 min. 8 sec. East along said North line, a distance of 659.16 feet to the East Quarter corner of said Section 23;

THENCE South 0 deg. 1 min. 54 sec. West along the East line of the Southeast Quarter of said Section 23, a distance of 1,320.60 feet, from which the Southeast corner of said Section 23 bears South 0 deg. 1 min. 54 sec. West, a distance of 1320.61 feet;

THENCE South 89 deg. 48 min. 40 sec. West departing said East line, a distance of 1,319.19 feet;

THENCE South 0 deg. 4 min. 8 sec. West, a distance of 661.55 feet;

THENCE North 89 deg. 45 min. 25 sec. East, a distance of 659.81 feet;

THENCE South 0 deg. 3 min. 1 sec. West, a distance of 578.52 feet;

THENCE South 89 deg. 20 min. 40 sec. West, a distance of 770.75 feet for a Point of Curvature of a circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 44 min. 58 sec., and being subtended by a chord which bears North 45 deg. 16 min. 51 sec. West - 28.47 feet;

THENCE in a Northwesterly direction along said curve to the right, a distance of 31.68 feet;

THENCE South 88 deg. 44 min. 43 sec. West, a distance of 50.01 feet for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 20.00 feet, a central angle of 89 deg. 15 min. 2 sec., and being subtended by a chord which bears South 44 deg. 43 min. 9 sec. West - 28.10 feet;

THENCE in a Southwesterly direction along said curve to the right, a distance of 31.15 feet;

THENCE South 89 deg. 20 min. 40 sec. West tangent to said curve, a distance of 924.09 feet for a Point of Curvature of a circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 45 min. 41 sec., and being subtended by a chord which bears North 45 deg. 16 min. 30 sec. West - 28.47 feet;

THENCE in a Northwesterly direction along said curve to the right, a distance of 31.68 feet;

THENCE South 88 deg. 44 min. 3 sec. West, a distance of 50.01 feet for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 20.00 feet, a central angle of 89 deg. 14 min. 19 sec., and being subtended by a chord which bears South 44 deg. 43 min. 30 sec. West - 28.10 feet;

THENCE in a Southwesterly direction along said curve to the right, a distance of 31.15 feet;

THENCE South 89 deg. 20 min. 40 sec. West, a distance of 105.70 feet;

THENCE South 89 deg. 58 min. 30 sec. West, a distance of 838.10 feet for a Point of Curvature of a circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 0 min. 0 sec., and being subtended by a chord which bears North 45 deg. 01 min. 30 sec. West - 28.28 feet;

THENCE in a Northwesterly direction along said curve to the right, a distance of 31.42 feet;

THENCE South 89 deg. 58 min. 30 sec. West radial to said curve, a distance of 70.00 feet for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 0 min. 0 sec., and being subtended by a chord which bears South 44 deg. 58 min. 30 sec. West - 28.28 feet;

THENCE in a Southwesterly direction along said curve to the right, a distance of 31.42 feet;

THENCE South 89 deg. 58 min. 30 sec. West tangent to said curve, a distance of 596.27 feet for a Point of Curvature of a circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 0 min. 0 sec., and being subtended by a chord which bears North 45 deg. 01 min. 30 sec. West - 28.28 feet;

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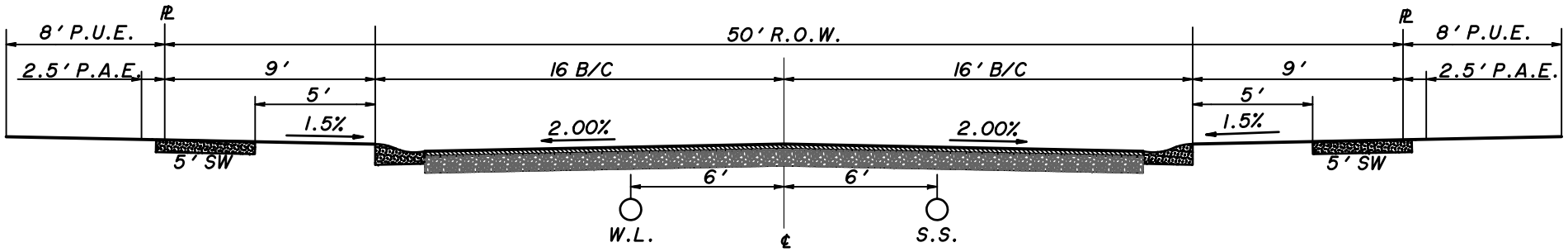
THENCE South 89 deg. 58 min. 30 sec. West radial to said curve, a distance of 50.00 feet for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 0 min. 0 sec., and being subtended by a chord which bears South 44 deg. 58 min. 30 sec. West - 28.28 feet;

THENCE in a Southwesterly direction along said curve to the right, a distance of 31.42 feet;

THENCE South 89 deg. 58 min. 30 sec. West tangent to said curve, a distance of 923.81 feet for a Point of Curvature of a circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 13 min. 27 sec., and being subtended by a chord which bears North 44 deg. 54 min. 46 sec. West - 28.34 feet;

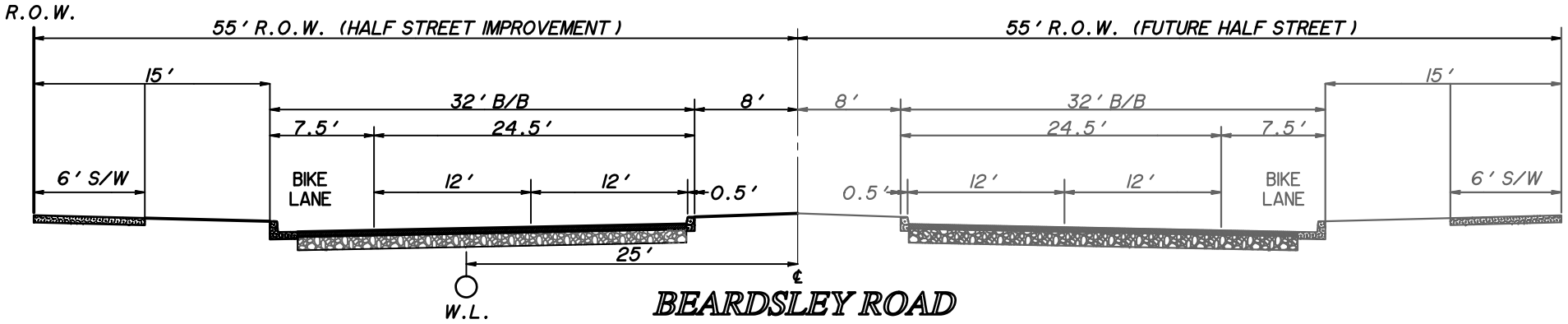
THENCE in a Northwesterly direction along said curve to the right, a distance of 31.49 feet to the **POINT OF BEGINNING**, containing 8,791,995 square feet or 201.836 acres of land, more or less.

APPENDIX “B”



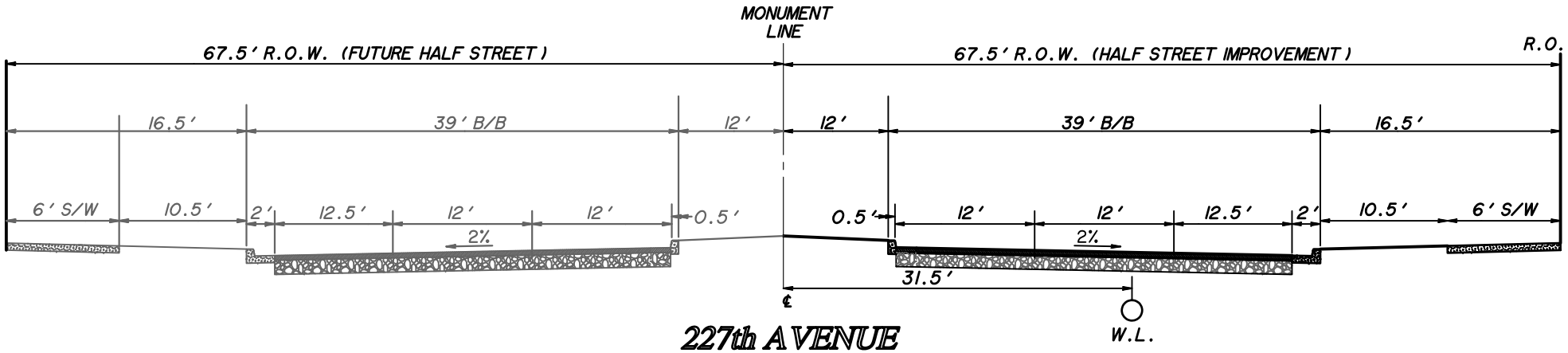
RESIDENTIAL STREET

FACING NORTH & EAST
NTS



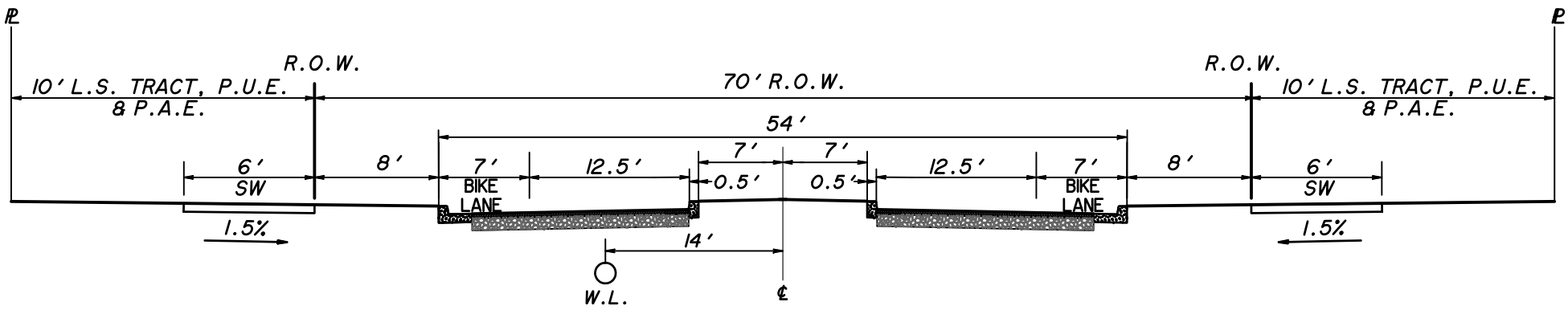
BEARDSLEY ROAD
MINOR ARTERIAL SECTION

FACING NORTH & EAST
NTS



227th AVENUE
MAJOR ARTERIAL SECTION

FACING NORTH & EAST
NTS



RESIDENTIAL COLLECTOR ROADWAY

FACING NORTH & EAST
NTS

APPENDIX “C”

Wickenburg Unified School District
40 West Yavapai Street • Wickenburg, AZ 85390
Phone: 928-668-5350 • FAX: 928-668-5390
wickenburgschools.org

January 28, 2019

Mr. Lloyd Abrams
Assistant Director, Community Development
City of Surprise
16000 N City Center Plaza
Surprise, AZ 85374

RE: Rezone case with PUD Overlay, Mesquite Mountain Ranch, Surprise, Arizona

Dear Mr. Abrams:

This letter is in regards to the above referenced rezoning case that is currently being processed. Wickenburg Unified School District is strongly in support of this proposed rezoning. If you have any questions feel free to contact me.

Sincerely,

Howard C. Carlson, Ed.D.
Superintendent
Wickenburg Unified School District #9

Cc: Matthew Goodwin

Wickenburg Unified School District
40 West Yavapai Street • Wickenburg, AZ 85390
Phone: 928-668-5350 • FAX: 928-668-5390
wickenburgschools.org

January 28, 2019

Mr. Lloyd Abrams
Assistant Director, Community Development
City of Surprise
16000 N City Center Plaza
Surprise, AZ 85374

RE: Rezone case with PUD Overlay, Mesquite Mountain Ranch, Surprise, Arizona

Dear Mr. Abrams:

This letter is in regards to the above referenced rezoning case that is currently being processed. Wickenburg Unified School District is strongly in support of this proposed rezoning. If you have any questions feel free to contact me.

Sincerely,

Howard C. Carlson, Ed.D.
Superintendent
Wickenburg Unified School District #9

Cc: Matthew Goodwin

ORDINANCE 2020-18

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A REZONE WITH A PLANNED UNIT DEVELOPMENT ("PUD") OVERLAY FOR MESQUITE MOUNTAIN RANCH III, GENERALLY LOCATED ON THE NORTHEAST CORNER OF BEARDSLEY ROAD AND 227TH AVENUE.

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

WHEREAS, the subject site is generally located on the northeast corner of Beardsley Road and 227th Avenue; and

WHEREAS, the subject site is zoned as Mesquite Mountain Ranch Planned Area Development ("PAD") and Mesquite Mountain Ranch II PAD; and

WHEREAS, the rezone with PUD overlay district is authorized by and satisfies the requirements of Surprise Municipal Code §122-68; and

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

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

WHEREAS, on June 4, 2020, the Planning and Zoning Commission recommended approval of the Mesquite Mountain Ranch III 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 Mesquite Mountain Ranch III, is rezoned from Mesquite Mountain Ranch PAD and Mesquite Mountain Ranch II PAD to Medium Density Residential (RM-6-PUD), Low Density Residential (RL-5-PUD) with a PUD Overlay subject to the stipulations as outlined in Section two (2) herein.

Section 2. *Stipulations of Approval.* The rezoning of the parcels as outlined in Sections one (1) above are approved subject to the following stipulations:

A. Development and use of the site shall be in conformance with the Rezone with PUD Overlay document entitled “Mesquite Mountain Ranch III Rezone with PUD Overlay”, consisting of 47 pages plus exhibits, prepared by Goodwin and Marshall, Inc., and stamped received June 19, 2019.

B. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

Section 3. *Amendment of Zoning Map.* The City of Surprise zoning map is herewith amended to reflect the change in districts referred to in Section one (1) above.

Section 4. *Codification.* This ordinance is not of a general nature and will not be codified.

Section 5. *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 6. *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 7. *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:

_____
Sherry Aguilar, City Clerk

Approved as to form:

_____
Robert Wingo, City Attorney

EXHIBIT A

All that certain lot, tract, or parcel of land, situated in a portion of the South half of Section 23, Township 4 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

COMMENCING at the Southwest corner of said Section 23, from which the West Quarter corner of said Section 23 bears North 00 deg. 11 min. 57 sec. East (Basis of Bearings) – 2640.11 feet;

THENCE North 0 deg. 11 min. 57 sec. East along the West line of the Southwest Quarter of said section 23, a distance of 90.34 feet;

THENCE South 89 deg. 48 min. 3 sec. East departing said West line, a distance of 67.50 feet to the TRUE POINT OF BEGINNING;

THENCE North 0 deg. 11 min. 57 sec. East being 67.50 feet East of and parallel with the West line of the Southwest Quarter of said Section 23, a distance of 620.93 feet for a Point of Curvature of a circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 0 min. 0 sec., and being subtended by a chord which bears North 45 deg. 11 min. 57 sec. East - 28.28 feet;

THENCE in a Northeasterly direction along said curve to the right, a distance of 31.42 feet;

THENCE North 0 deg. 11 min. 57 sec. East radial to said curve, a distance of 70.00 feet for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 0 min. 0 sec., and being subtended by a chord which bears North 44 deg. 48 min. 3 sec. West - 28.28 feet;

THENCE in a Northwesterly direction along said curve to the right, a distance of 31.42 feet;

THENCE North 0 deg. 11 min. 57 sec. East tangent to said curve and being 67.50 feet East of and parallel with the West line of the Southwest Quarter of said Section 23, a distance of 648.90 feet;

THENCE North 78 deg. 33 min. 57 sec. East, a distance of 113.13 feet for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 80.00 feet, a central angle of 92 deg. 7 min. 36 sec., and being subtended by a chord which bears North 82 deg. 54 min. 55 sec. East - 115.22 feet;

THENCE in an Easterly direction along said curve to the right, a distance of 128.63 feet;

THENCE North 64 deg. 26 min. 25 sec. East, a distance of 98.87 feet;

THENCE South 84 deg. 40 min. 41 sec. East, a distance of 69.34 feet;

THENCE North 67 deg. 22 min. 19 sec. East, a distance of 91.71 feet;

THENCE North 76 deg. 17 min. 29 sec. East, a distance of 462.82 feet;

THENCE North 71 deg. 40 min. 59 sec. East, a distance of 783.75 feet;

THENCE South 88 deg. 49 min. 42 sec. East, a distance of 64.06 feet;

THENCE North 62 deg. 38 min. 9 sec. East, a distance of 388.22 feet;

THENCE North 39 deg. 56 min. 46 sec. East, a distance of 52.36 feet;

THENCE North 54 deg. 51 min. 7 sec. East, a distance of 312.04 feet;

THENCE South 89 deg. 53 min. 39 sec. East, a distance of 218.62 feet to the North-South mid-section line of said Section 23, from which the center corner of said Section 23 bears North 0 deg. 6 min. 21 sec. East – 321.72 feet;

THENCE South 0 deg. 6 min. 21 sec. West along said mid-section line, a distance of 341.07 feet, from which the South Quarter corner of said Section 23 bears South 0 deg. 6 min. 21 sec. West – 1988.37 feet;

THENCE North 89 deg. 51 min. 54 sec. East departing said mid-section line, a distance of 1,978.13 feet;

THENCE North 0 deg. 3 min. 1 sec. East, a distance of 660.92 feet to the North line of the Southeast Quarter of said Section 23;

THENCE North 89 deg. 55 min. 8 sec. East along said North line, a distance of 659.16 feet to the East Quarter corner of said Section 23;

THENCE South 0 deg. 1 min. 54 sec. West along the East line of the Southeast Quarter of said Section 23, a distance of 1,320.60 feet, from which the Southeast corner of said Section 23 bears South 0 deg. 1 min. 54 sec. West, a distance of 1320.61 feet;

THENCE South 89 deg. 48 min. 40 sec. West departing said East line, a distance of 1,319.19 feet;

THENCE South 0 deg. 4 min. 8 sec. West, a distance of 661.55 feet;

THENCE North 89 deg. 45 min. 25 sec. East, a distance of 659.81 feet;

THENCE South 0 deg. 3 min. 1 sec. West, a distance of 578.52 feet;

THENCE South 89 deg. 20 min. 40 sec. West, a distance of 770.75 feet for a Point of Curvature of a circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 44 min. 58 sec., and being subtended by a chord which bears North 45 deg. 16 min. 51 sec. West - 28.47 feet;

THENCE in a Northwesterly direction along said curve to the right, a distance of 31.68 feet;

THENCE South 88 deg. 44 min. 43 sec. West, a distance of 50.01 feet for a Point of

Curvature of a non-tangent circular curve to the right, having a radius of 20.00

feet, a central angle of 89 deg. 15 min. 2 sec., and being subtended by a chord

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THENCE South 89 deg. 20 min. 40 sec. West tangent to said curve, a distance of 924.09 feet for a Point of Curvature of a circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 45 min. 41 sec., and being subtended by a chord which bears North 45 deg. 16 min. 30 sec. West - 28.47 feet;

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THENCE South 89 deg. 20 min. 40 sec. West, a distance of 105.70 feet;

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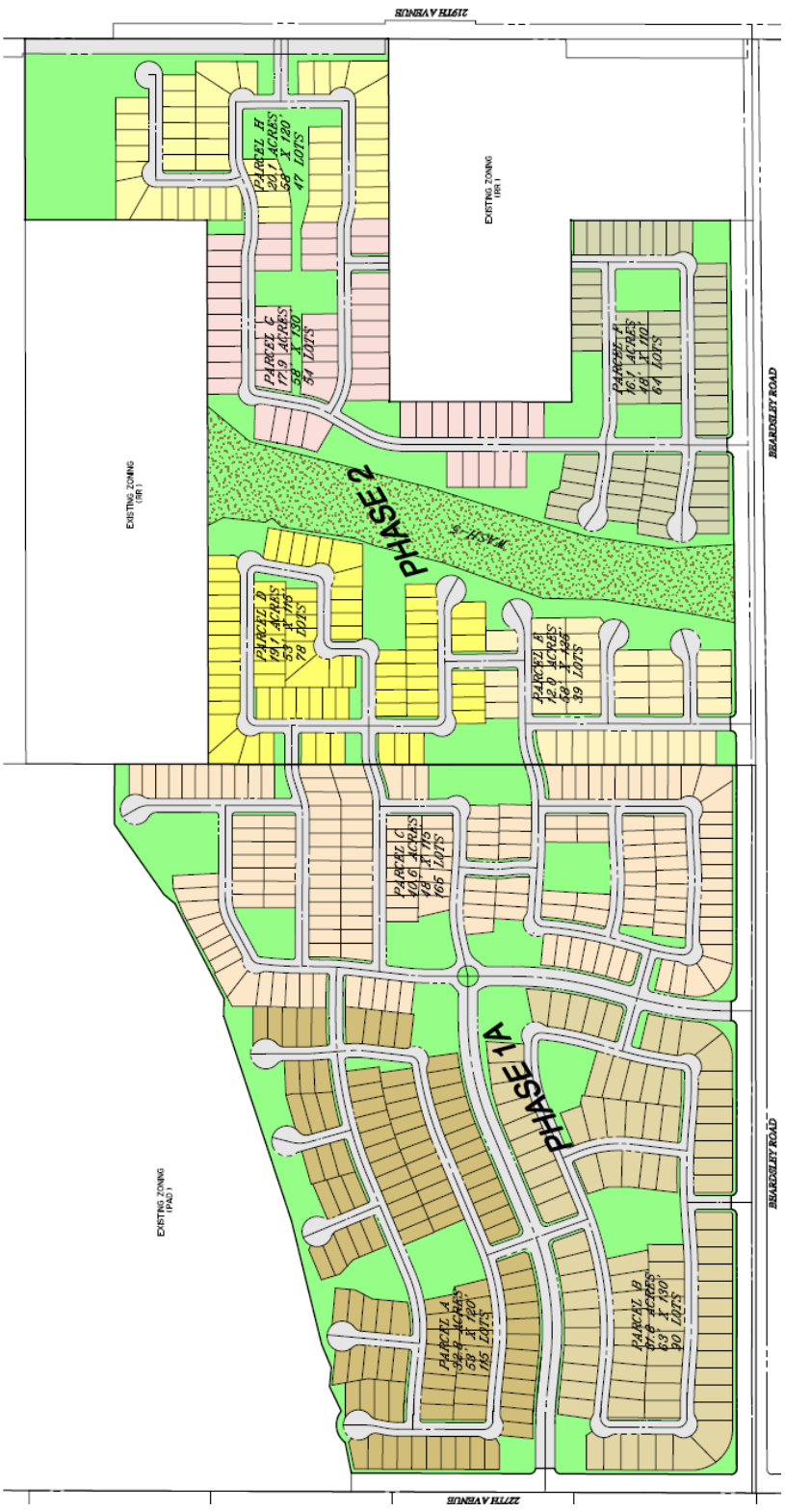
a central angle of 90 deg. 13 min. 27 sec., and being subtended by a chord which bears North 44 deg. 54 min. 46 sec. West - 28.34 feet;

THENCE in a Northwesterly direction along said curve to the right, a distance of 31.49 feet to the POINT OF BEGINNING, containing 8,791,995 square feet or 201.836 acres of land, more or less.

EXHIBIT B



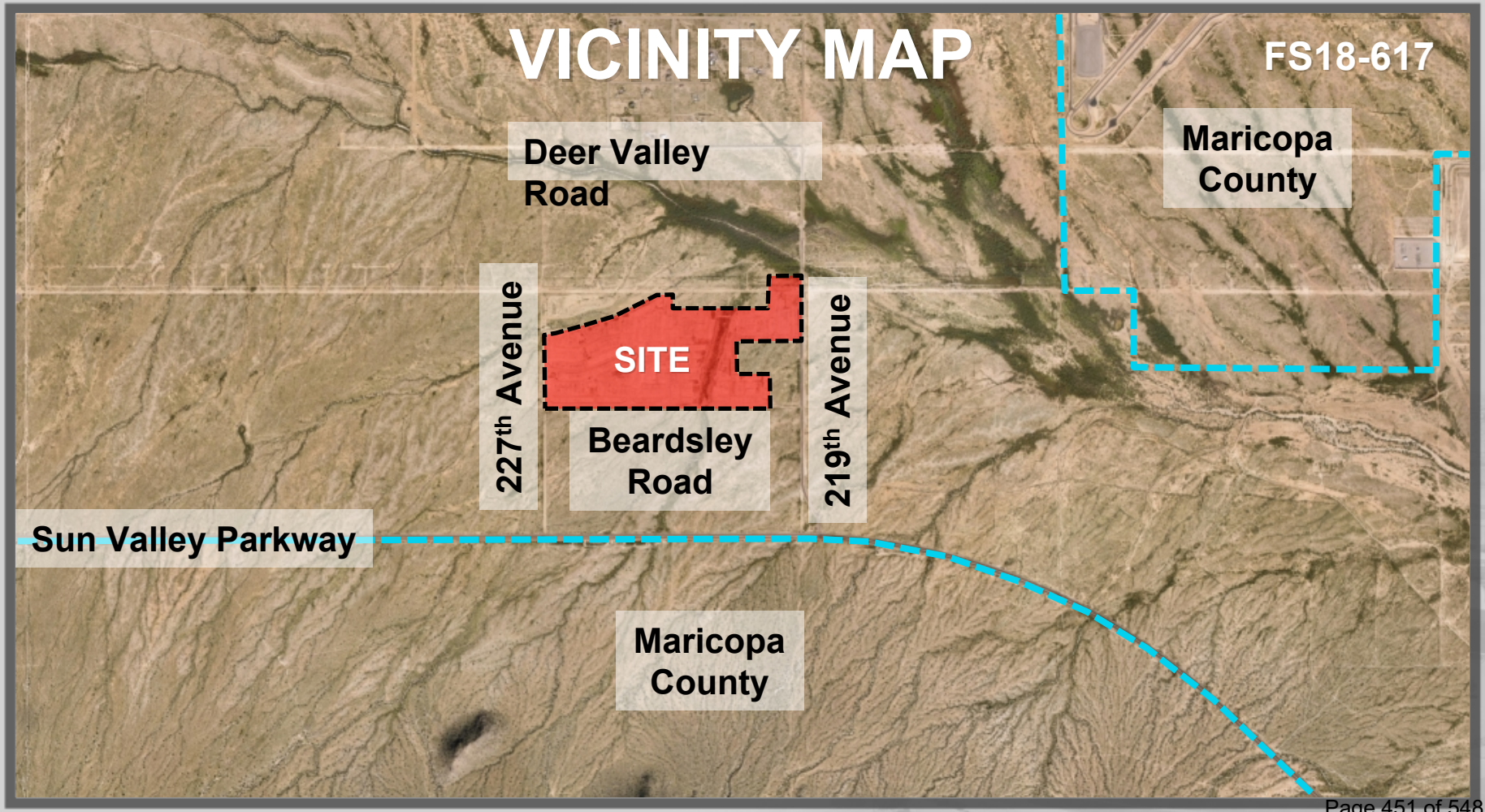
Ordinance No. 2019-18
RFLS #7289
Rev 05/20

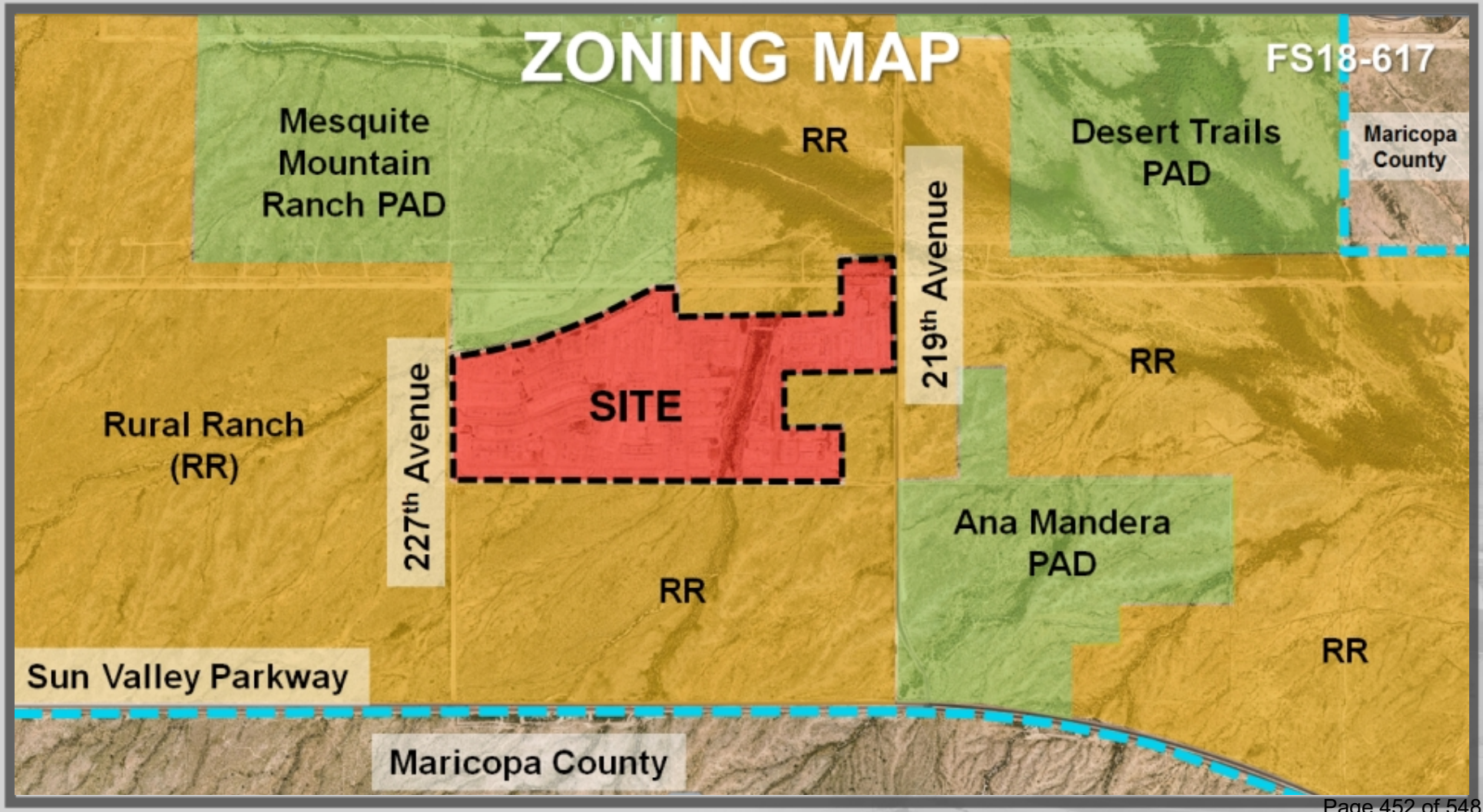
SURPRISE
ARIZONA

Mesquite Mountain Ranch III
FS18-617

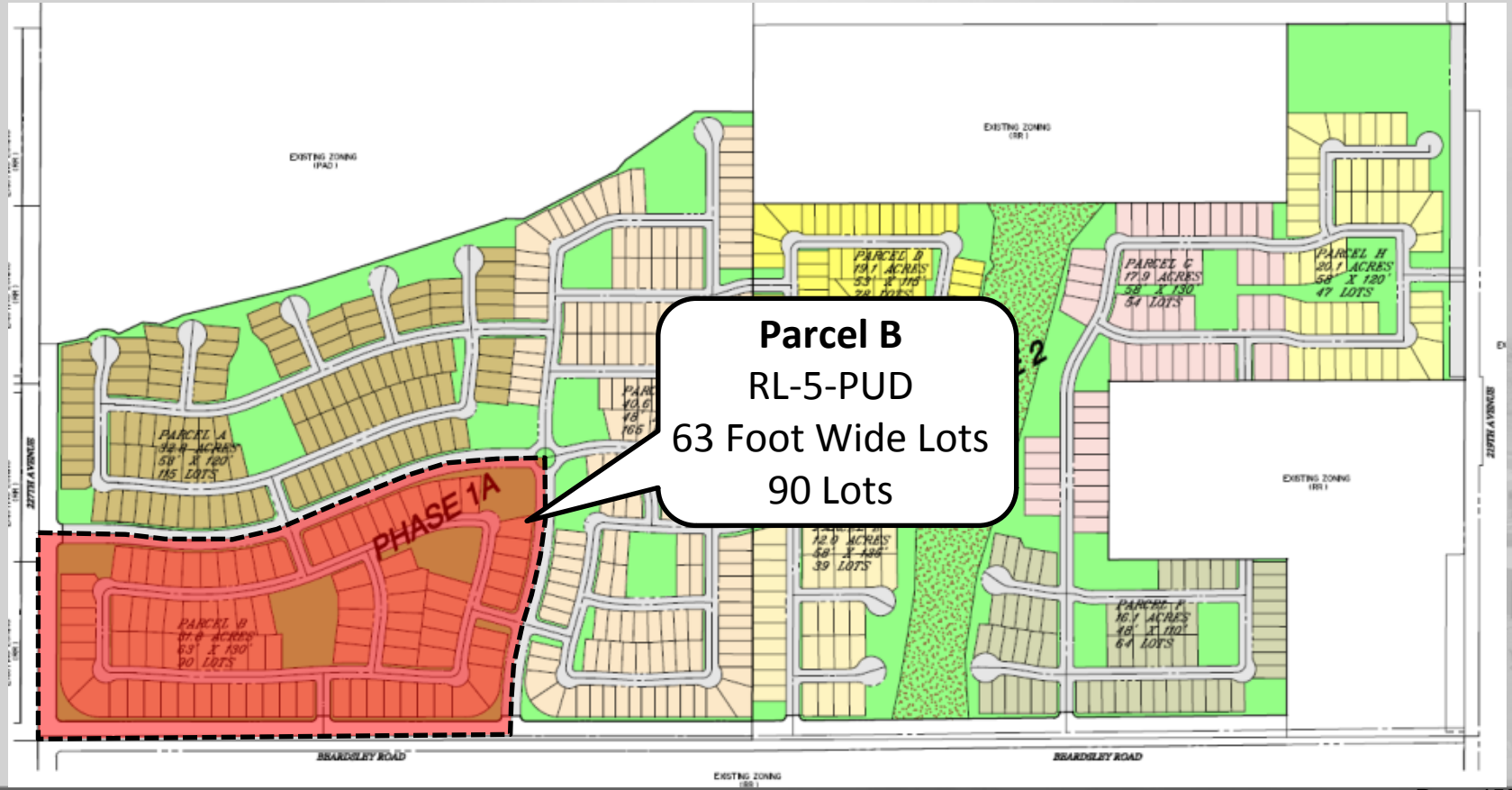
Rezone with PUD Overlay

Mayor and City Council – June 16, 2020

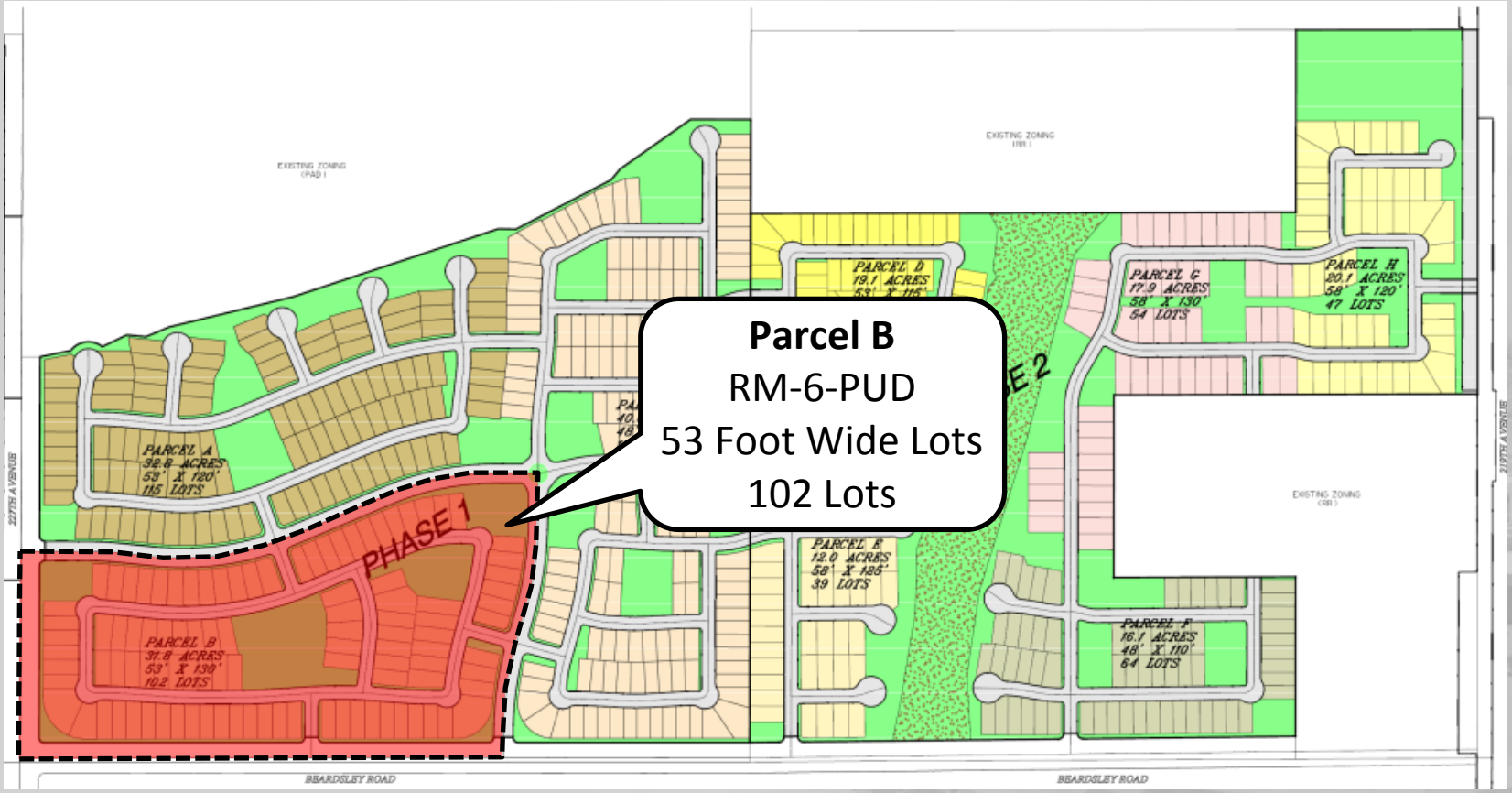

VICINITY MAP
FS18-617
Deer Valley Road
Maricopa County
SITE
227th Avenue
219th Avenue
Beardsley Road
Sun Valley Parkway
Maricopa County


ZONING MAP
FS18-617
Mesquite Mountain Ranch PAD
RR
Desert Trails PAD
Maricopa County
219th Avenue
SITE
227th Avenue
Rural Ranch (RR)
RR
Ana Mandera PAD
RR
RR
Sun Valley Parkway
Maricopa County

MESQUITE MOUNTAIN RANCH III



MESQUITE MOUNTAIN RANCH III



DENSITY

Existing Development	Existing Density	Proposed Density under Mesquite Mountain Ranch III PUD
Mesquite Mountain Ranch	3.0 du/A	~~3.2 du/A~~ 3.3 du/A
Mesquite Mountain Ranch II	2.4 du/A	
Total	2.7 du/A	

LOT DISTRIBUTION

Width	Existing	Proposed	Gain / Loss
48 feet (RM-6)	0	229	+229
53 feet (RM-6)	0	~~193~~ **295**	~~+193~~ **+295**
58 feet (RL-5)	214	140	-74
63 feet (RL-5)	148	~~90~~ **0**	~~-58~~ **-148**
75 feet (RL-5)	76	0	-76
83 feet (RL-5)	115	0	-115
Total	**553**	~~**652**~~ **664**	~~**+ 99**~~ **+111**

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 16, 2020

Contact Person: Andrea Davis, DIRECTOR - FINANCE, Lee Lambert

Submitting Department: Water Resource Management

District: Citywide

Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to the adoption of updated Water Resource Development Fees; Resolution # 2020-57.

Motion:

I move to approve Resolution # 2020-57.

Background:

A.R.S. § 9-463.05 provides in pertinent part that:

A municipality may assess development fees to offset costs to the municipality associated with providing necessary public services to a development, including costs of infrastructure, improvements, real property, engineering and architectural services, financing and professional services required for the preparation or revision of a development fee

A.R.S. §9-463.05 further provides that Land Use Assumptions (LUA) and Infrastructure Improvements Plans (IIP) must be updated at least every five years.

The City has complied with all of the notice, publication, and public hearing requirements set forth in A.R.S. § 9-463.05(C) and (D) for updating the City's development fees. Similarly, the City has complied with the substantive legal requirement of, among other things, A.R.S. § 9-463.05(B) in calculating the updated development fees. With this item, City Council will be adopting the updated Water Resource Development Impact Fees (DIF).

Objective Analysis:

Updates to the City's development fees is required by law and ensures an offset of the costs to the city associated with providing necessary public services to development.

Policy Compliant:

This action is in compliance with the procedural and substantive legal requirements of A.R.S. § 9-463.05.and is consistent with City and Council Policy which provides that development must offset the costs to the City associated with providing necessary public services to development.

Financial Impact:
The updated Water Resource DIF will become effective August 31, 2020 and will result in revenue collections of $744 less per permit than the current DIF. This will reduce the FY21 revenue projection for this fund from $631,800 to $476,300.

Budget Impact:
The updated Water Resource DIF has been included as part of the FY2021 Tentative Budget.

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

ATTACHMENTS:
1. Resolution 2020-57 WR DIF (final)

RESOLUTION # 2020-57

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING AND ADOPTING NEW WATER RESOURCE DEVELOPMENT FEES PURSUANT TO A.R.S. § 9-463.05.

WHEREAS, in accordance with A.R.S. § 9-463.05, the City of Surprise adopted an updated Land Use Assumptions and Infrastructure Improvement Plan by Resolution # 2019-31 on March 11, 2019;

WHEREAS, those fees were adopted by Council by Resolution # 2019-61 and became effective August 5, 2019;

WHEREAS, the City now wishes to update its water resource development impact fees in accordance with A.R.S. § 9-463.05;

WHEREAS, the City has provided the required notice of the adoption of these amended impact fees; and

WHEREAS, the Mayor and Council of the City of Surprise desire to assess an amended water resource development fee to offset costs to the City associated with providing necessary public services to development in accordance with A.R.S. § 9-463.05.

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

Section 1. The amended Land Use Assumptions and Infrastructure Improvements Plan set forth in *Exhibit A* is hereby adopted as amended.

Section 2. The amended water resource development impact fees shall become effective August 31, 2020.

SIGNATURES ON THE FOLLOWING PAGE

APPROVED AND ADOPTED this _____day of _____, 2020.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

RESOLUTION # 2020-57

Exhibit A

Water Resource Development Fee

SPA1, SPA2, SPA3	**Per EDU**	**$ 2,279.00**
SPA4, SPA5	**Per EDU**	**N/A**

Meter Size	EDUs/Meter	SPA1, SPA2, SPA3
0.75	1	2,279.00
1	1.67	3,805.93
1.5	3.33	7,589.07
2	5.33	12,147.07
3	10.67	24,316.93
4	16.67	37,990.93
6	33.33	75,959.07
8	53.33	121,539.07

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 16, 2020
Contact Person: Seth Dyson, DIRECTOR - HSCV
Submitting Department: Human Svcs and Comm Vitality
District: Citywide
Staff Recommendations: None

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

Agenda Wording:
Consideration and action pertaining to approval to authorize data sharing, collaboration, and exploration of West Valley Regional Solutions to address homelessness; Resolution 2020-70.

Motion:
I move to approve Resolution #2020-70.

Background:
The City of Surprise, City of Peoria, City of Glendale, City of El Mirage, Maricopa County and the Maricopa Regional Continuum of Care Governing Board recognize that homelessness is a humanitarian challenge impacting households with and without housing in all jurisdictions. The number of persons experiencing unsheltered homelessness in the Maricopa Region has increased between 2014 and 2020 and is a concern in the Region. The jurisdictions agree that an array of resources and interventions including, but not limited to housing for all incomes, homelessness prevention and diversion, assertive outreach, emergency lodging, transitional and bridge housing, and permanent supportive housing are required to maintain a system in which homelessness is rare, one-time and non-recurring.

Objective Analysis:
The objective is to have jurisdictions come together to explore the potential benefits of collaborating to develop regional solutions that might build on the unique capacities of each jurisdiction in order to prevent homelessness.

Policy Compliant:
This action is compliant with City and Council policies.

Financial Impact:
None

Budget Impact:
None

FTE Impact:
None

ATTACHMENTS:

1. RES 2020-70 West Valley Mngrs on Homeless Collaboration
2. Presentation

RESOLUTION # 2020-70

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AUTHORIZING DATA SHARING, COLLABORATION AND EXPLORATION OF WEST VALLEY REGIONAL SOLUTIONS TO ADDRESS HOMELESSNESS.

WHEREAS, the City of Peoria, City of Surprise, City of Glendale, City of El Mirage, Maricopa County and the Maricopa Regional Continuum of Care Governing Board recognize that homelessness is a humanitarian challenge impacting households with and without housing in all jurisdictions; and

WHEREAS, the number of persons experiencing unsheltered homelessness in the Maricopa Region has increased between 2014 and 2020, and is a concern in the Region; and

WHEREAS, the aforementioned jurisdictions agree that an array of resources and interventions including, but not limited to housing for all incomes, homelessness prevention and diversion, assertive outreach, emergency lodging, transitional and bridge housing, and permanent supportive housing are required to maintain a system in which homelessness is rare, one-time and non-recurring; and

WHEREAS, the aforementioned jurisdictions have come together to explore the potential benefits of collaborating to develop regional solutions that might build on the unique capacities of each jurisdiction and create economies of scale.

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

Section 1. The City Manager or his designee is encouraged to continue working collaboratively with the aforementioned jurisdictions for the exploration of West Valley regional solutions.

Section 2. The City Manager or his designee is encouraged to research best practices and investigate evidenced-based approaches in multi-jurisdictional strategies to preventing and reducing homelessness.

Section 3. The City Manager or his designee is encouraged to share data and analysis amongst jurisdictions for planning purposes, unless otherwise prohibited by law.

Section 4. The City Manager or his designee is encouraged to pursue the development of a portfolio of regional strategies and solutions for consideration by each individual jurisdiction.

Section 5. The City Manager or his designee is encouraged to work together to explore opportunities for a balanced portfolio of housing for all incomes and levels of support.

Section 6. The City Manager or his designee is authorized to ensure the planning process includes opportunities for public participation and input.

Section 7. That any future agreements among participating jurisdictions will be entered into in compliance with Arizona law.

APPROVED AND ADOPTED this _____day of _____, 2020.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

SURPRISE
ARIZONA

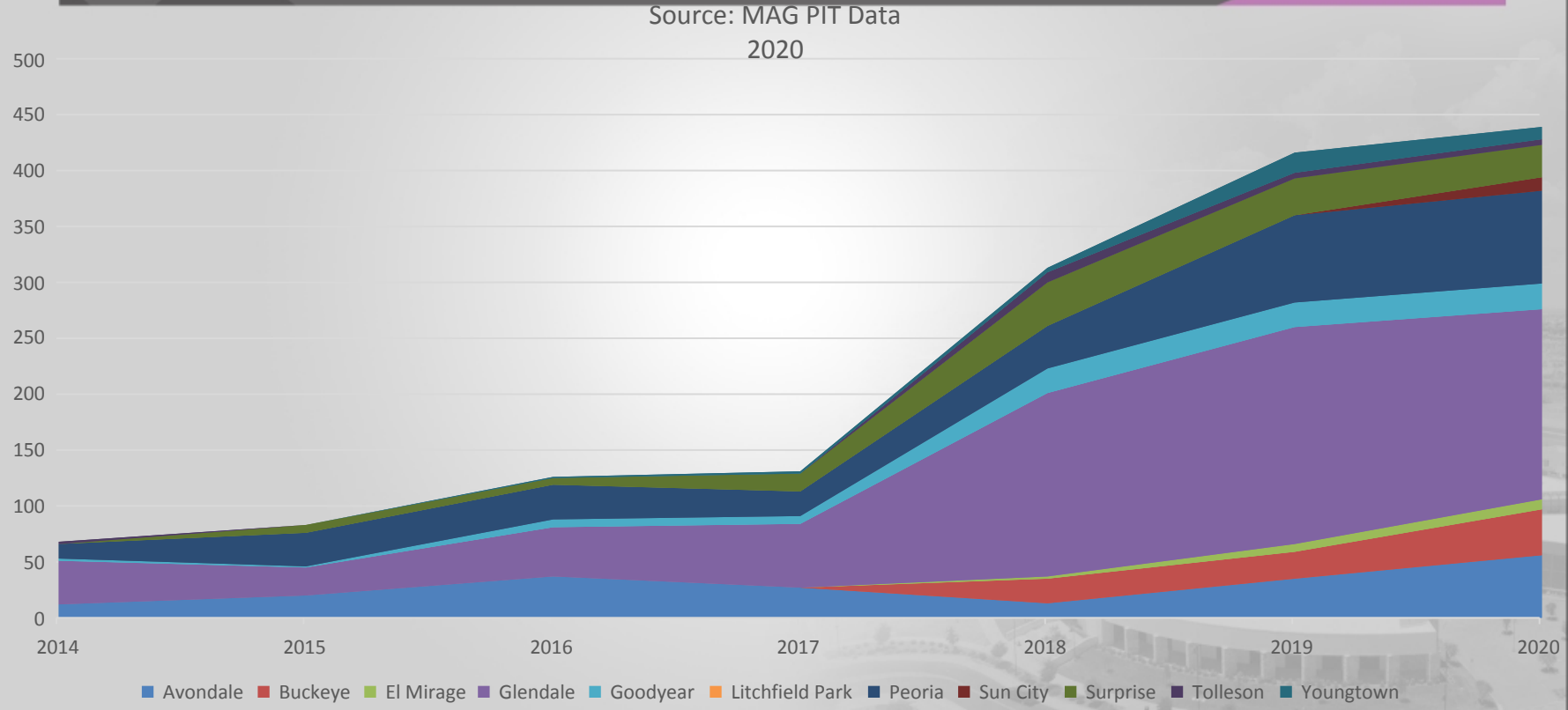
WV Municipality Collaboration on Homelessness Resolution

Human Service & Community Vitality | June 16, 2020

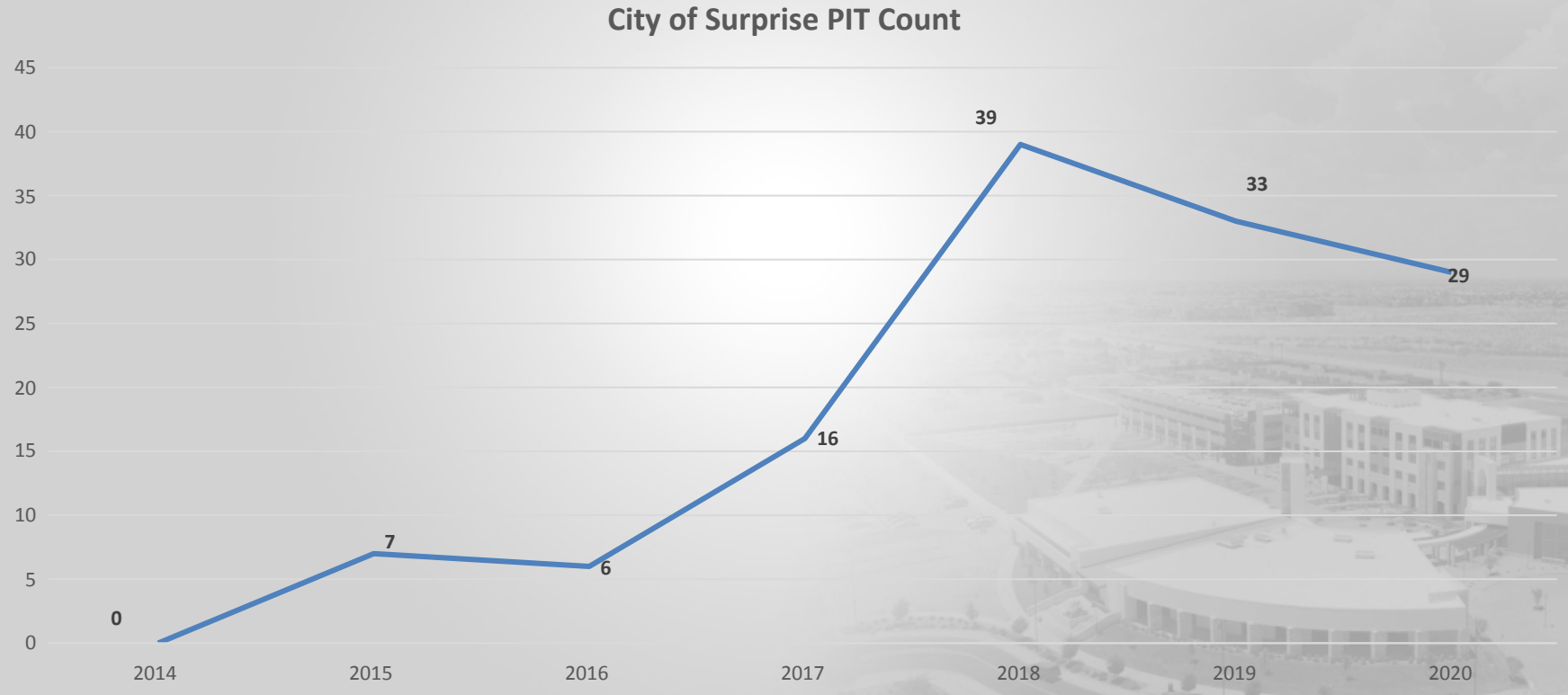
Resolution Purpose

- Cities to meet regularly to discuss trends, issues and responses
- Participants: El Mirage, Glendale, Peoria, Surprise, Maricopa County
- Builds upon 2019 regional I-HELP resolution passed by Surprise, El Mirage & Youngtown Councils

Homeless Trends in WV



Surprise Homeless Trends



I-HELP Launch & Update

- Interfaith Homeless Emergency Lodging Program (I-HELP)
- Funded by Maricopa County & City of Surprise
- Lutheran Social Services of the Southwest – Operator
- NW Regional I-HELP Launched Oct 27, 2019
  - Two guests, four faith communities, 4 of 7 nights/wk. covered
- Thru April 2020:
  - 36 guests served
  - 12 moved into permanent housing
  - 1,332 bed nights (Jan-Apr 2020)
  - Five faith communities, 7 nights/wk. covered

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 16, 2020 Contact Person: Sergio Angulo
Submitting Department: Community Development District: District 1
Staff Recommendations: None

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

Agenda Wording:
Consideration and action pertaining to approval of the Preliminary Plat entitled, "Heritage Asante-Parcel 6" and dated March 26, 2020, an approximately 30 acre property generally located west of 163rd Avenue and north of Grand Avenue.

Motion:
I move to approve the Preliminary Plat entitled, "Heritage Asante -Parcel 6" and dated March 26, 2020.

Background:
On December 10, 2019 Hilgart Wilson, LLC., submitted a request for a Preliminary Plat for Heritage Asante Parcel 6 generally located west of 163rd Avenue and north of Grand Avenue.

Objective Analysis:
This proposed Preliminary Plat will allow for the development of a new residential subdivision of 76 lots on the subject site.

Policy Compliant:
The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, 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 - FS19-854 Heritage Asante Parcel 6 - Staff Report - CC
2. 01 - FS19-854 Heritage Asante Parcel 6 - Vicinity Map

3. 02 - FS19-854 Heritage Asante Parcel 6 - PrePlat
4. 03 - FS19-854 Heritage Asante Parcel 6 - Landscape Plan
5. 04 - FS19-854 Heritage Asante Parcel 6 - Phasing Plat
6. FS19-854 Heritage Asante Parcel 6 - PowerPoint - CC

PRELIMINARY PLAT

REPORT TO THE CITY COUNCIL

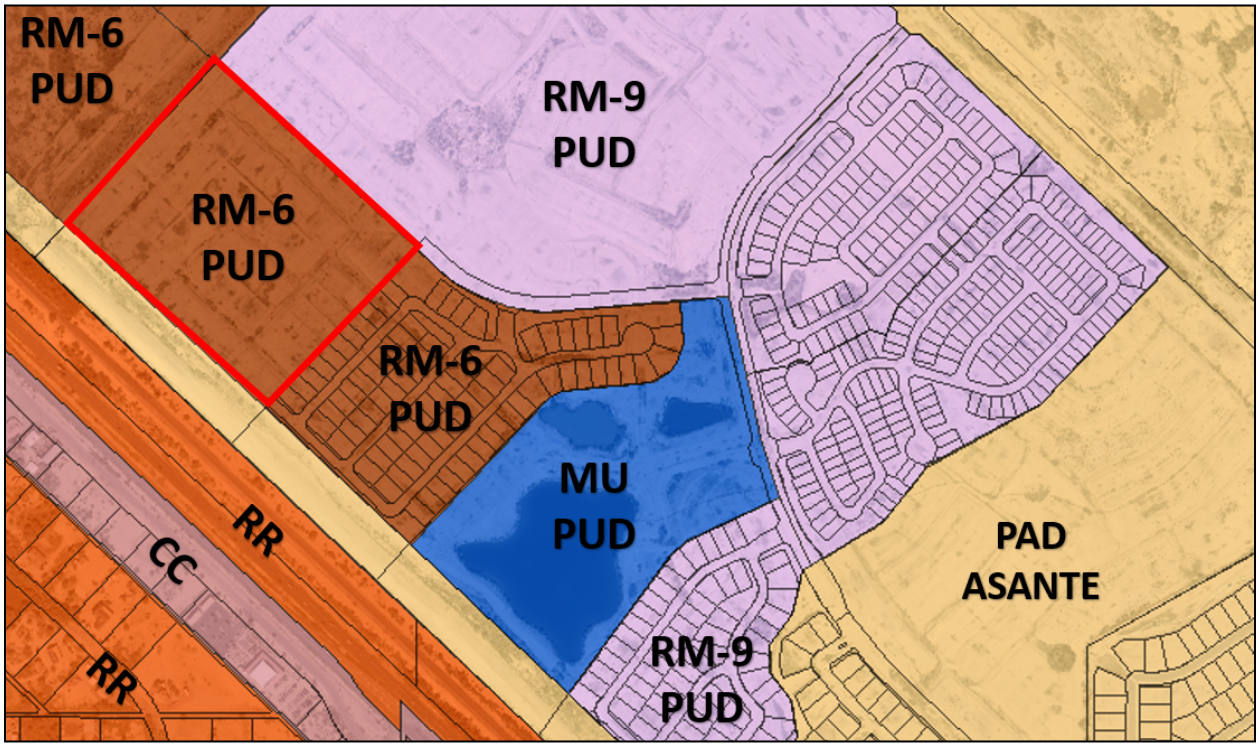
Case:	**FS19-854**
Project Name:	Heritage Asante Parcel 6
Council District:	1
Planning Commission Date:	June 4, 2020
City Council Date:	**June 16, 2020**
Planner:	Sergio Angulo

Owner:	LCD Asante, LLC
Applicant:	Diego Ortiz with Hilgart Wilson, LLC
Request:	Preliminary Plat for 76 Lots
Site Location:	Generally west of 163rd Avenue and north of Grand Avenue in a portion of Section 12, Township 4 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona.
Site Size:	30.05 acres (approx.)
Density:	2.53 DU/Ac
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	The proposal is consistent with the Surprise General Plan 2035
Commission Recommendation:	**Unknown** as of the writing of this report. At the time of this report, the subject case has not been heard by the Planning and Zoning Commission. The subject case will be heard by the Commission on June 4, 2020, where staff will recommend the Commission recommend approval to the City Council of the Preliminary Plat for Heritage Asante – Parcel 6, case FS19-854, subject to stipulations 'A' – 'C' as listed at the end of this report.

Project Description:

Hilgart Wilson, LLC. on behalf of LCD Asante, LLC., requests approval of a Preliminary Plat to allow for the development of a single-family residential subdivision on approximately 30.05 acres in parcel 6 of Heritage Asante, an active adult community generally located west of 163rd Avenue and north of Grand Avenue.

Surrounding Land Zoning:



RM-6 PUD	RM-9 PUD	RM-9 PUD
RM-6 PUD	**RM-6 PUD**	RM-6 PUD
PAD Asante (OS)	PAD Asante (OS)	PAD Asante (OS)

Background:

November 3, 1988: A portion of the Asante Planned Area Development was annexed into the City of Surprise by the Mayor and City Council.

October 14, 2004: Another portion of the Asante Planned Area Development was annexed into the City of Surprise by the Mayor and City Council.

November 24, 2004: The Mayor and City Council approved the Asante Planned Area Development.

July 27, 2006: The Asante North Planned Area Development was annexed into the City of Surprise by the Mayor and City Council.

July 27, 2006: The Mayor and City Council approved the Asante North Planned Area Development.

September 19, 2017: The Mayor and City Council approved the Rezone for of the subject property for the Asante Paradiso Active Adult Community.

April 16, 2018: The Community Development Director approved a minor zoning amendment to revise the development standards for the subject site under case FS18-078.

September 19, 2019: A Concept Review meeting was held for the current proposal under case CR19-627.

December 10, 2019: The applicant filed a related request for a Preliminary Plat under case FS19-854, the subject case.

June 4, 2020: At the time of this report, the subject case has not been heard by the Planning and Zoning Commission. The subject case will be heard by the Commission on June 4, 2020, where staff will recommend the Commission to recommend approval to the City Council of the Preliminary Plat for Heritage Asante – Parcel 6, case FS19-854, subject to stipulations 'A' – 'C' as listed at the end of this report.

Citizen Outreach: N/A

Analysis and Discussion:

The subject property is zoned RM-6 with a PUD Overlay. This development proposes 76 single-family detached homes and a total density of 2.53 dwelling units per acre which is consistent with the approved PUD Overlay. The typical lot size proposed in this subdivision is 70' x 120'. This development dedicates approximately 9.52 acres (32.67%) for open space which includes the public linear park along Grand Avenue. Additional landscape and retention basins also contribute to the total open space.

The proposed subdivision shows an access point into the site located on the north side from Freedom Way and another one on the southeast that connects to adjacent parcel (parcel 5) through West Wind Drive. Access into the overall Heritage Asante community will be restricted with gates at the entrance on Asante Boulevard north of 173rd Avenue approximately half a mile to the east of the subject property. The project proposes good pedestrian connectivity from the residential lots to the open space tracts, to the proposed sidewalks along Freedom Way, to the linear park along Grand Avenue, and to the adjacent residential parcel to the east.

Development Standards Table:

Development Standard:	RM-6 PUD Zoning:
Minimum Lot Area:	6,380 sq. ft.
Minimum Lot Width:	58’
Minimum Lot Depth:	110’
Minimum Front Setback (livable):	12’
Minimum Front Setback (garage):	20’
Minimum Side Yard Setback:	5’/8‘
Minimum Street Side Yard Setback:	13’
Minimum Rear Yard Setback:	15’
Maximum Building Height:	30’
Maximum Lot Coverage:	50%

Utility and Services Table:

Water:	City of Surprise
Wastewater:	City of Surprise
School District:	N/A (This is an Active Adult Community)

Conformance with Adopted Plans:

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

Reviewing Agencies:

In addition to the standard city reviewing agencies, who indicate no objections to the requests, Luke Air Force Base, Maricopa Water District, and ADOT were included in the routing of this case. These agencies also indicate no objections.

Summary:

The proposed Preliminary Plat meets the requirements of the Asante Paradiso PUD, the Surprise Municipal Code, and the General Plan.

Findings:

- The proposed Preliminary Plat is consistent with the Surprise General Plan 2035
- The proposed Preliminary Plat is consistent with the Paradiso Asante PUD as amended under case FS18-078.
- The reviewing agencies have indicated no objections to the request

Commission Recommendation:

Unknown as of the writing of this report; however, the subject case will be heard by the Commission on June 4, 2020. At which time, based on the findings noted above, staff will recommend the Commission to recommend approval of case **FS19-854** to the City Council subject to stipulations 'A' – 'C' as follows:

A. Development and use of the site shall be consistent with the Preliminary Plat entitled "Preliminary Plat for Heritage Asante – Parcel 6" prepared by Hilgart Wilson and received March 27, 2020.

B. Landscaping, walls, and amenities associated with the site shall be consistent with the Preliminary Landscape Plan entitled "Heritage Asante – Parcel 6" prepared by Norris Design and received March 27, 2020.

C. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

However, should the City Council wish to **deny** the request, the City Council should make its own findings and base its decision on those alternative findings.

Attachments:

01 Vicinity Map
02 Preliminary Plat
03 Landscape Plans
04 Phasing Plan

Heritage
At Asante
SITE
Asante
Desert
Oasis
Happy Valley Rd Alignment
Heritage
At Asante
Grand Ave
Asante Blvd
163rd Ave
Asante
Pat Tillman Blvd
Escalante
VICINITY MAP

PRELIMINARY PLAT FOR
HERITAGE ASANTE - PARCEL 6
SURPRISE, ARIZONA

A PORTION OF THE NORTH EAST QUARTER OF SECTION 11, AND
A PORTION OF THE NORTHWEST QUARTER OF SECTION 12
OF TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2 AND A PORTION OF THE NORTHWEST QUARTER SECTION 11, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM CAP ACCEPTED AS THE EAST QUARTER CORNER OF SAID SECTION 11 FROM WHICH A FOUND ALUMINUM CAP ACCEPTED AS THE SOUTHEAST CORNER OF SAID SECTION 11 BEARS SOUTH 00°43'44" WEST, 2644.11 FEET;

THENCE NORTH 89°21'01" WEST, 1812.65 FEET ALONG THE EAST–WEST MID–SECTION LINE OF SAID SECTION 11 TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE SANTE FE RAILROAD;

THENCE LEAVING SAID MID–SECTION LINE, NORTH 46°13'34" WEST, 2089.23 FEET ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE TO THE **POINT OF BEGINNING;**

THENCE CONTINUING NORTH 46°13'34" WEST, 1195.00 FEET ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE;

THENCE LEAVING SAID SOUTHWESTERLY RIGHT OF WAY LINE, NORTH 43°46'26" EAST, 1057.44 FEET;

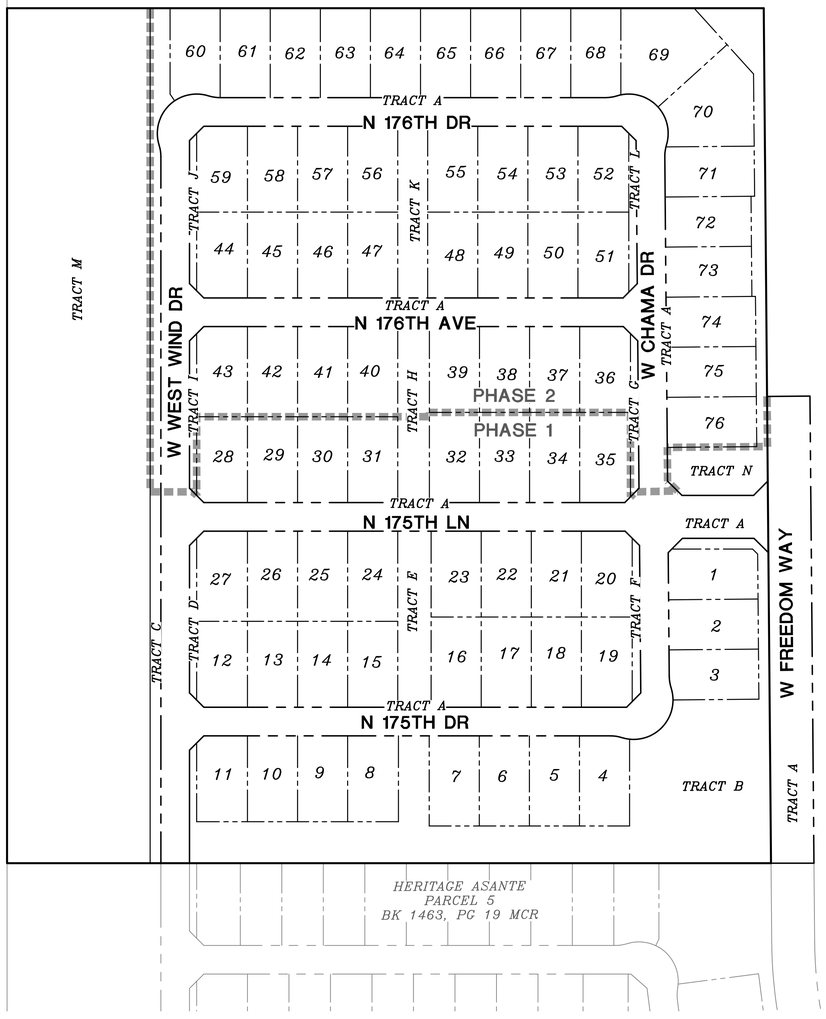
THENCE SOUTH 46°42'56" EAST, 1195.04 FEET;

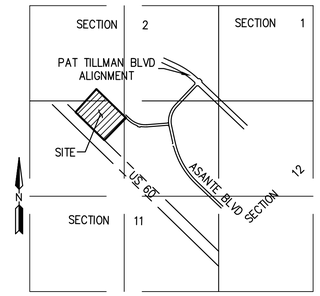
THENCE SOUTH 43°46'26" WEST, 1067.64 FEET TO THE **POINT OF BEGINNING.**

U.S. HWY 60 (GRAND AVENUE)
PHOENIX - WICKENBURG HWY

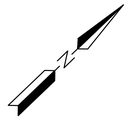
BURLINGTON NORTHERN &
SANTA FE RAILROAD
APN: 503-73-079A

UNSUBDIVIDED





VICINITY MAP
NOT TO SCALE



KEYMAP
N.T.S.

ENGINEER

HILGARTWILSON
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
FAX: (602) 368-2436
CONTACT: ZACH HILGART, PE
EMAIL: ZHILGART@HILGARTWILSON.COM

OWNER

LCD ASANTE LLC
1665 W. ALAMEDA DRIVE, SUITE 130
TEMPE, ARIZONA 85282
PHONE: (480) 332-6674
CONTACT: JOAN SCARBROUGH

BASIS OF BEARING

BASIS OF BEARING IS SOUTH 00°43'44" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON THE RECORD OF SURVEY, RECORDED IN BOOK 1390, PAGE 02, MARICOPA COUNTY RECORDERS.

BENCHMARK

FOUND 2" BRASS DISK IN THE NORTHEAST CURB RETURN ON PAT TILLMAN BOULEVARD, 500± WEST OF 163RD AVENUE STAMPED "CITY OF SURPRISE PT40 9–11 BENCHMARK"
DATUM: NAVD88
ELEVATION: 1361.76

SHEET INDEX

CV01	COVER SHEET
CV02	NOTES & DETAILS
PP01	PRELIMINARY PLAT

FLOOD ZONE DESIGNATION

THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C1210L, PANEL NUMBER 1210 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.

UTILITIES

WATER	CITY OF SURPRISE
SEWER	CITY OF SURPRISE
ELEC.	APS
GAS	SOUTHWEST GAS
TELEPHONE	CENTURY LINK
CABLE TV	COX
POLICE	CITY OF SURPRISE
FIRE	CITY OF SURPRISE
ELEMENTARY SCHOOL DISTRICT	DYSART UNIFIED SCHOOL DISTRICT
HIGH SCHOOL DISTRICT	DYSART UNIFIED SCHOOL DISTRICT

100 YEAR ASSURED WATER SUPPLY

THIS SUBDIVISION IS WITHIN THE CITY OF SURPRISE WATER SERVICE AREA AND HAS OBTAINED A CERTIFICATE OF 100 YEAR ASSURED WATER SUPPLY FROM THE DEPARTMENT OF WATER RESOURCES.

RECEIVED
05/27/2020

REV.:

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

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
68244
DIEGO
ORTIZ
3/26/20
ARIZONA U.S.A.

HERITAGE ASANTE - PARCEL 6
ASANTE BOULEVARD & PAT TILLMAN BOULEVARD
SURPRISE, ARIZONA

COVER SHEET

HILGARTWILSON
PROJ NO.: 1909
DATE: MAR 2020
SCALE: N.T.S.
DRAWN: HW
DESIGNED: AK
APPROVED: DO

DWG. NO.
CV01
SHT. 1 OF 3

Call at least two full working days before you begin excavation
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

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U:\1900\1909\ENGR\PARADISO ASANTE\PARCEL 6\PLANS\PRE-PLAT\1909-1-CV01.dwg 3/27/2020 9:19 AM

LOT TABLE

LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
1	8758	0.20	41	8820	0.20
2	8750	0.20	42	8820	0.20
3	8666	0.20	43	8896	0.20
4	8766	0.20	44	8470	0.19
5	8820	0.20	45	8400	0.19
6	8820	0.20	46	8400	0.19
7	8820	0.20	47	8400	0.19
8	8520	0.20	48	8400	0.19
9	8400	0.19	49	8400	0.19
10	8400	0.19	50	8400	0.19
11	8470	0.19	51	8488	0.19
12	8470	0.19	52	8470	0.19
13	8400	0.19	53	8400	0.19
14	8400	0.19	54	8400	0.19
15	8400	0.19	55	8400	0.19
16	8820	0.20	56	8400	0.19
17	8820	0.20	57	8400	0.19
18	8820	0.20	58	8400	0.19
19	8915	0.20	59	8470	0.19
20	8471	0.19	60	8606	0.20
21	8400	0.19	61	8750	0.20
22	8400	0.19	62	8750	0.20
23	8400	0.19	63	8750	0.20
24	8820	0.20	64	8750	0.20
25	8820	0.20	65	8750	0.20
26	8820	0.20	66	8750	0.20
27	8896	0.20	67	8750	0.20
28	8470	0.19	68	8720	0.20
29	8400	0.19	69	14413	0.33
30	8400	0.19	70	13486	0.31
31	8400	0.19	71	8743	0.20
32	8820	0.20	72	8400	0.19
33	8820	0.20	73	8400	0.19
34	8820	0.20	74	8750	0.20
35	8915	0.20	75	8750	0.20
36	8470	0.19	76	8750	0.20
37	8400	0.19			
38	8400	0.19			
39	8400	0.19			
40	8820	0.20			

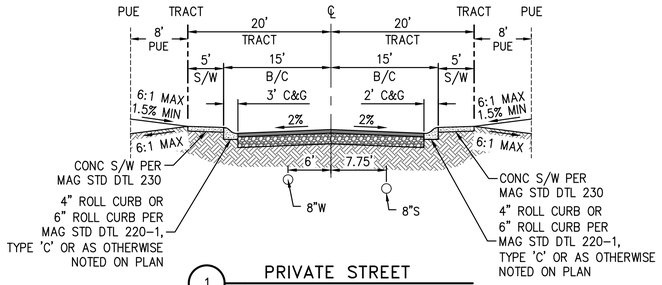
TRACT TABLE

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	4.3794	PRIVATE ACCESSWAY, WATER & SEWER EASEMENT
TRACT B	2.0049	COMMON AREA, DRAINAGE
TRACT C	0.4506	COMMON AREA, SEWER EASEMENT
TRACT D	0.0496	COMMON AREA
TRACT E	0.2633	COMMON AREA
TRACT F	0.0554	COMMON AREA
TRACT G	0.0551	COMMON AREA
TRACT H	0.2498	COMMON AREA
TRACT I	0.0496	COMMON AREA
TRACT J	0.0482	COMMON AREA
TRACT K	0.2305	COMMON AREA
TRACT L	0.0534	COMMON AREA
TRACT M	5.4867	COMMON AREA, DRAINAGE, LINEAR PARK (TO BE CONVEYED TO CITY), PUBLIC TRAIL
TRACT N	0.5224	COMMON AREA, DRAINAGE

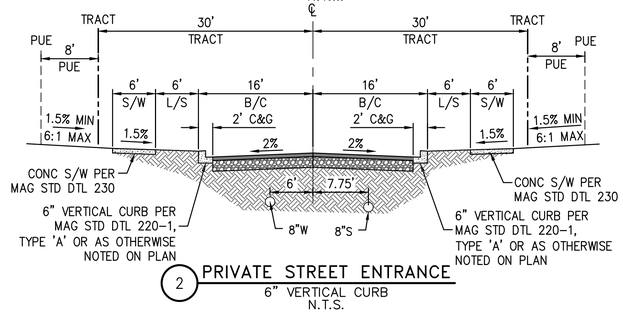
*COMMON AREA MAY INCLUDE OPEN SPACE, LANDSCAPE, PEDESTRIAN PATHS, AND/OR AMENITIES.

LEGEND

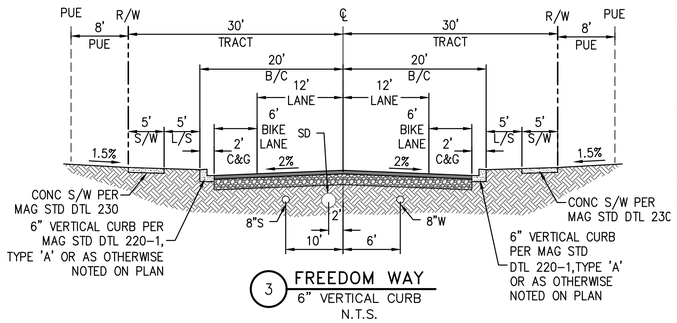
- BOUNDARY LINE
- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE
- SIGHT VISIBILITY EASEMENT
- APN — ASSESSOR PARCEL NUMBER
- PUE — PUBLIC UTILITY EASEMENT
- R/W — RIGHT-OF-WAY
- VNAE — VEHICLE NON-ACCESS EASEMENT
- MCR — MARICOPA COUNTY RECORDS
- FLOW ARROW
- 4" ROLL CURB & GUTTER
- 6" ROLL CURB & GUTTER
- VERTICAL CURB & GUTTER
- 5' CURB TRANSITION
- PERIMETER THEME WALL (SEE LANDSCAPE PLANS)
- THEME WALL PANEL (SEE LANDSCAPE PLANS)
- PARTIAL VIEW WALL (SEE LANDSCAPE PLANS)
- VIEW FENCE WITH 6' GATE (SEE LANDSCAPE PLANS)
- SOUND WALL (SEE LANDSCAPE PLANS)



1 PRIVATE STREET
4" ROLL CURB OR 6" VERTICAL CURB
N.T.S.



2 PRIVATE STREET ENTRANCE
6" VERTICAL CURB
N.T.S.



3 FREEDOM WAY
6" VERTICAL CURB
N.T.S.

SITE SUMMARY TABLE	
	PARCEL 6
OVERALL GROSS AREA (ACRES)	30.05
OVERALL NET (*) AREA (ACRES)	29.15
TOTAL NUMBER OF LOTS: SINGLE FAMILY	76
TOTAL OPEN SPACE (ACRES)	9.52
TOTAL PERCENTAGE OF OPEN SPACE (%)	32.67%
MINIMUM LOT SIZE (SF)	8,400
AVERAGE LOT SIZE (SF)	8,741
MAXIMUM LOT SIZE (SF)	14,413
TYPICAL LOT WIDTH (FT)	70'
TYPICAL LOT DEPTH (FT)	120'
DENSITY (DU/AC): PER GROSS AREA	2.53
TAX ASSESSORS PARCEL NUMBER	503-73-771A
*NET EXCLUDES W. FREEDOM WAY	

DEVELOPMENT STANDARDS TABLE - PER HERITAGE ASANTE PUD, FS-17-010, OR SUBSEQUENT AMENDMENTS	
ZONING	RM-6 PUD
TYPICAL LOT*	70' X 120'
MIN. AREA*	8400 SF
MIN. WIDTH*	70'
MIN. DEPTH*	120'
BUILDING SETBACKS (2)	
FRONT	20/12' FOR LIVING AREA OR SIDE ENTRY GARAGE (6)
SIDE (2)	5'/8'
STREET SIDE (2)(3)	13'
REAR (2)	15'
REAR ADJ. TO ARTERIAL (2)(7)(8)	20'
MIN. DISTANCE BETWEEN HOUSES	10'
BLDG. HEIGHT	30'
LOT COVERAGE	50%

(2) NON-STRUCTURAL ELEMENTS SUCH AS FIREPLACES, BAY WINDOWS, POP-OUTS, PERGOLAS OR PATIO COVERS MAY ENCROACH NO MORE THAN 3' INTO FRONT AND SIDE SETBACKS AND 10' INTO REAR SETBACKS PROVIDED THAT A PATIO COVER MAY NOT EXTEND TO A POINT CLOSER THAN 10' FROM THE REAR PROPERTY LINE EXCEPT FOR CLUSTER TYPE & Z LOT HOMES.

(3) DOES NOT APPLY IF LANDSCAPE TRACT IS USED (8' MIN).

(4) TWO ADJACENT MULTI-STORY HOUSES MUST BE SEPARATED BY NOT LESS THAN 13 FEET, AND A MULTI-STORY HOUSE AND AN ADJACENT SINGLE STORY HOUSE MUST BE SEPARATED BY NOT LESS THAN 10 FEET.

(5) IF ANY PORTION OF MULTI-STORY HOUSE HAS ONLY ONE STORY ADJACENT TO THE SIDE YARD PROPERTY LINE, THE SINGLE-STORY SETBACKS WILL APPLY.

(6) NO DRIVEWAY SHALL BE LESS THAN 20 FEET IN LENGTH, AS MEASURED FROM FACE OF GARAGE TO THE BACK OF SIDEWALK.

(7) IF THE PORTION OF A MULTI-STORY HOUSE OR STRUCTURE WHICH ABUTS ON AN ARTERIAL STREET IN THE REAR IS SINGLE-STORY, THEN THE REAR SETBACK SHALL NOT BE LESS THAN 20 FEET AS MEASURED FROM THE PROPERTY LINE.

(8) IF TWO ADJACENT HOUSES OR STRUCTURES ABUT AN ARTERIAL STREET IN THE REAR, THEN THE REAR SETBACKS SHALL BE STAGGERED AS FOLLOWS:
- (A) IF THE ADJACENT HOUSE OR STRUCTURES ARE BOTH MULTI-STORY, THEN THE REAR SETBACK SHALL BE 20-FEET (20') FOR ONE AND 25 FEET (25') FOR THE OTHER; OR
- (B) IF THE ADJACENT HOUSE OR STRUCTURES ARE BOTH MULTI-STORY, THEN THE REAR SETBACK SHALL BE 25-FEET (25') FOR ONE AND 30-FEET (30') FOR THE OTHER; OR
- (C) IF A MULTI-STORY HOUSE IS ADJACENT TO A SINGLE-STORY HOUSE, THEN THE SETBACKS ESTABLISHED IN SUBSECTIONS 1 AND 2 SHALL APPLY; AND
- (D) IF THREE OR MORE ADJACENT HOUSES OR STRUCTURES ABUT AN ARTERIAL STREET IN THE REAR, THEN THE REAR SETBACKS SHALL BE STAGGERED AS PROVIDED ABOVE SO THAT NOT MORE THAN TWO ADJACENT HOUSES OR STRUCTURES MAY HAVE THE SAME REAR SETBACK

(9) IF A LANDSCAPE TRACT WITH THE FOLLOWING DIMENSIONS IS CONSTRUCTED BETWEEN THE REAR PROPERTY LINES OF ADJACENT LOTS WHICH ABUT AN ARTERIAL STREET IN THE REAR, AND THE RIGHT-OF-WAY OF THE ARTERIAL STREET, THEN THE REAR SETBACKS ESTABLISHED IN SUBSECTION 8. (D) OF THIS SECTION SHALL APPLY. THE AVERAGE WIDTH OF SUCH LANDSCAPE TRACT SHALL NOT BE LESS THAN 15-FEET (15'). THE NARROWEST PART OF THE TRACT MUST BE 10-FEET (10') OR GREATER IN WIDTH. NOT LESS THAN 50-PERCENT (50%) OF THE LANDSCAPE TRACT, AS MEASURED ALONG THE LINEAL BOUNDARY BETWEEN THE TRACT AND THE ADJACENT LOTS, MUST BE 15-FEET (15') IN WIDTH OR GREATER.

(10) IF A HOUSE OR OTHER STRUCTURE ABUTS AN ARTERIAL STREET ON THE SIDE, THEN THE WIDER OF THE TWO SIDE SETBACKS APPLICABLE TO THE HOUSE OR STRUCTURE SHALL BE ON THE SIDE WHICH ABUTS THE ARTERIAL STREET AND SHALL BE INCREASED BY 5 ADDITIONAL FEET (5'). FOR EXAMPLE, IF THE SIDE SETBACKS OF A HOUSE OR STRUCTURE WHICH ABUTS AN ARTERIAL STREET ON THE SIDE WOULD ORDINARILY BE 8-FEET (8') AND 5-FEET (5'), THEN THE 8-FEET (8') SETBACK SHALL BE INCREASED TO 13-FEET (13') AND SHALL APPLY TO THE SIDE OF THE HOUSE OR STRUCTURE WHICH ABUTS THE ARTERIAL STREET, AND THE OTHER SIDE SETBACK SHALL REMAIN 5-FEET (5').

* VALUES SHOWN ARE TYPICAL PER THIS PRELIMINARY PLAT. ACTUAL MINIMUM VALUES ARE 58'X110', 6,380 SQ FT, 58', AND 110', RESPECTIVELY.

REV.:

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

REGISTERED PROFESSIONAL ENGINEER — CERTIFICATE NO. 68244 — DIEGO ORTIZ — 3/26/20 — ARIZONA U.S.A.

HERITAGE ASANTE - PARCEL 6

ASANTE BOULEVARD & PAT TILLMAN BOULEVARD
SURPRISE, ARIZONA

NOTES & DETAILS

HILGARTWILSON

PROJ NO.:	1909
DATE:	MAR 2020
SCALE:	N.T.S.
DRAWN:	HW
DESIGNED:	AK
APPROVED:	DO

DWG. NO.
CV02
SHT. 2 OF 3

Call at least two full working days before you begin excavation.
ARIZONA 811 — Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

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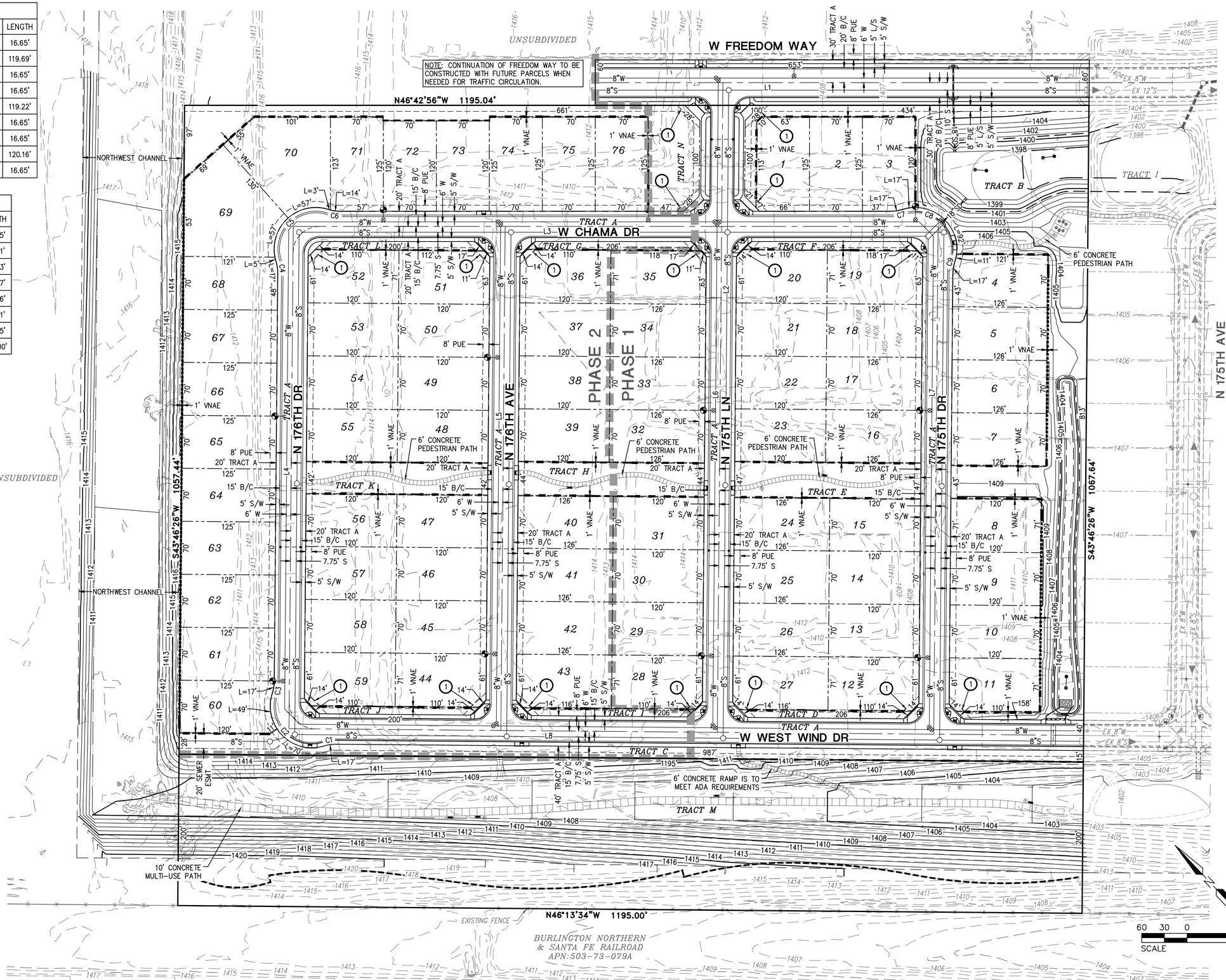
U:\1900\1909\ENGR\PARADISO ASANTE\PARCEL 6\PLANS\PRE-PLAT\1909-1-CV02.dwg 3/27/2020 9:19 AM

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	55.00'	17°20'29"	16.65'
C2	55.00'	124°40'58"	119.69'
C3	55.00'	17°20'29"	16.65'
C4	55.00'	17°20'29"	16.65'
C5	55.00'	124°11'37"	119.22'
C6	55.00'	17°20'29"	16.65'
C7	55.00'	17°20'29"	16.65'
C8	55.00'	125°10'20"	120.16'
C9	55.00'	17°20'29"	16.65'

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N46°42'56"W	762.65'
L2	S43°46'26"W	858.51'
L3	N46°42'56"W	852.03'
L4	S43°46'26"W	663.67'
L5	S43°46'26"W	666.06'
L6	S43°46'26"W	858.51'
L7	S43°46'26"W	670.95'
L8	N46°13'34"W	1050.00'



NOTES:

(1) 30'X30' SIGHT VISIBILITY TRIANGLE

Call at least two full working days before you begin excavation.
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PHOENIX, AZ 85016 | www.hilgartwilson.com

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 68244 DIEGO ORTIZ 3/26/20 ARIZONA U.S.A.

HERITAGE ASANTE - PARCEL 6

ASANTE BOULEVARD & PAT TILLMAN BOULEVARD
SURPRISE, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON

PROJ NO.:	1909
DATE:	MAR 2020
SCALE:	1" = 60'
DRAWN:	HW
DESIGNED:	AK
APPROVED:	DO

DWG. NO.

PP01

SHT. 3 OF 3

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FUTURE PARCEL 14

PARCEL 5

TREE PLANTING LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.
	Fraxinus velutina 'Rio Grande' ARIZONA ASH	36" BOX SINGLE TRUNK MATCHING	32
	Fraxinus velutina 'Rio Grande' ARIZONA ASH	24" BOX SINGLE TRUNK MATCHING	44
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	Pinus eldarica MONDEL PINE	24" BOX NATURAL LOW BRANCH	55
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	Quercus virginiana 'Heritage' HERITAGE LIVE OAK	24" BOX STANDARD	85
	Ulmus parvifolia 'Drake' Drake Evergreen Elm	24" BOX STANDARD	45

SHRUB PLANTING LEGEND

SYM	BOBOTANICAL/COMMON NAME	SIZE	MINIMUM SPACING	QTY.
	ACACIA REDOLENS DESERT CARPET ACACIA	5 GAL.	5'-0" O.C.	54
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	DASYLIRION WHEELERI SPOON YUCCA	5 GAL.	5'-0" O.C.	22
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	HESPERALOE PARIFLORA 'PINK PARADE' PINK PARADE RED YUCCA	5 GAL.	4'-0" O.C.	26
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	LEUCOPHYLLUM LANG. 'RIO BRAVO' RIO BRAVO TEXAS RANGER	5 GAL.	5'-0" O.C.	679
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	RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL.	5'-0" O.C.	81
	SENNA ARTEMISIOIDES FEATHERY SENNA	5 GAL.	5'-0" O.C.	349
	TEUCRIUM CHAMAEDRYS GERMANDER	1 GAL.	2'-6" O.C.	652

GROUNDCOVER PLANTING LEGEND

TURF MIDIRON SOD		
DECOMPOSED GRANITE 'DESERT VERDE'	1" SCREENED	
DECOMPOSED GRANITE 'DESERT VERDE'	1" MINUS	

TOTAL AREA OF NON-TURF LANDSCAPE: 304,432 S.F.

TOTAL AREA OF TURF : 21,827 S.F.

NOTE: SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02.

RECEIVED
05/27/2020

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE No.
51638
PATRICK C.M. MURPHY
Registered Professional
ARIZONA U.S.A.
EXP. 12-31-22

NORTH
SCALE: 1"=80'-0"

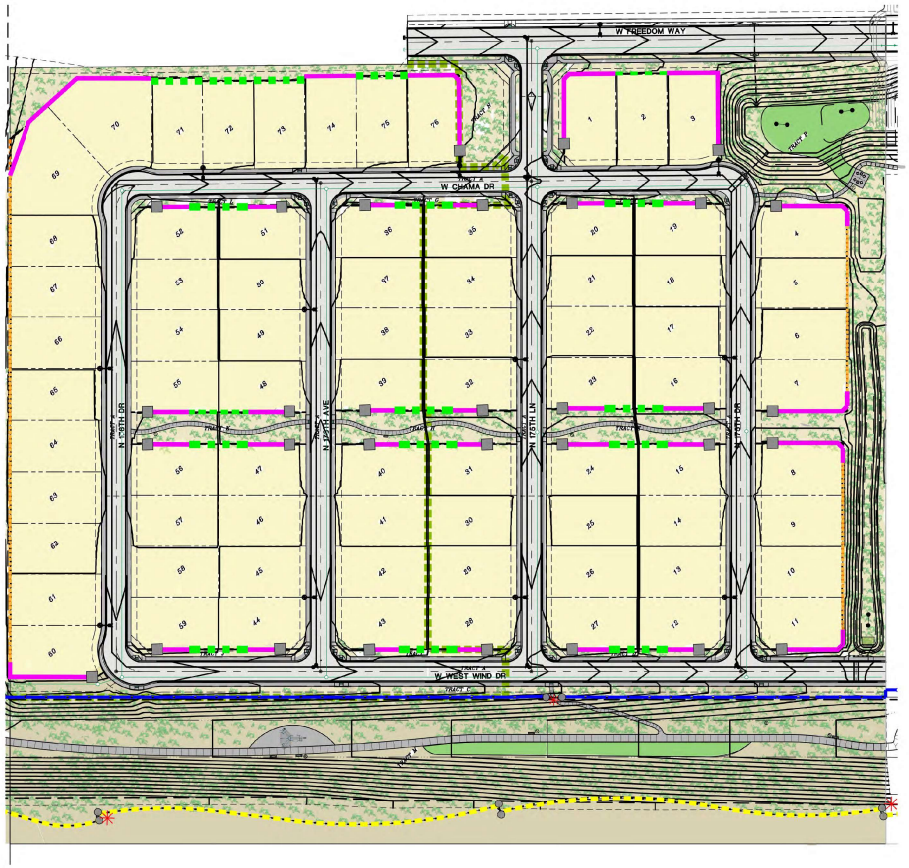
HERITAGE ASANTE - Parcel 6

Pennar Homes | Surprise, AZ | March 27, 2020

Preliminary Landscape Plan

SMP ENVIRONMENTAL DESIGN

FUTURE
PARCEL 14



PARCEL 5

WALL LEGEND

- PERIMETER THEME WALL
- THEME WALL PANEL
- PARTIAL VIEW WALL
- 6' VIEW FENCE
- SOUND WALL
- NOT SHOWN — BUILDER WALL
- THEME PILASTER
- PEDESTRIAN GATE
- PILASTER

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
51638
PATRICK C.M. MURPHY
ARIZONA U.S.A.
EXP. 12-31-22

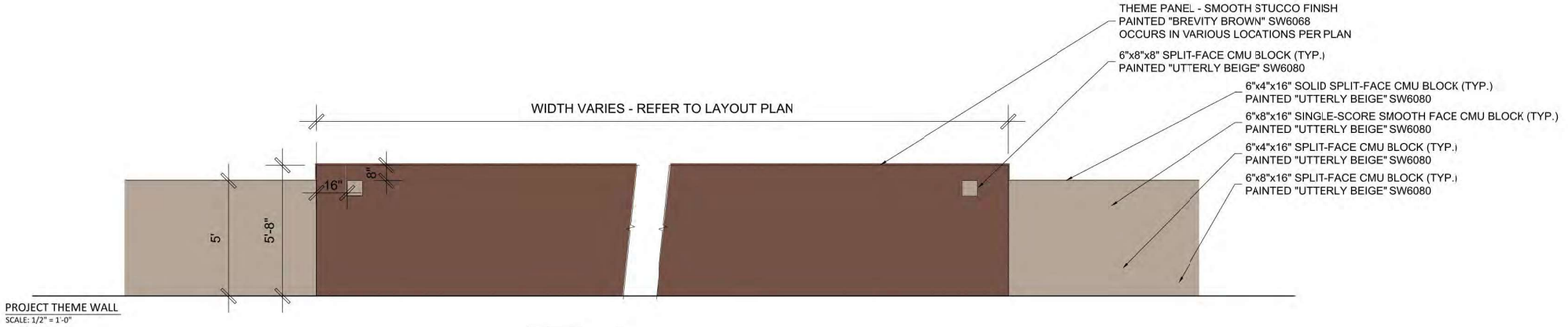
NORTH
SCALE: 1"=80'-0"

HERITAGE ASANTE - Parcel 6

Preliminary Wall Plan

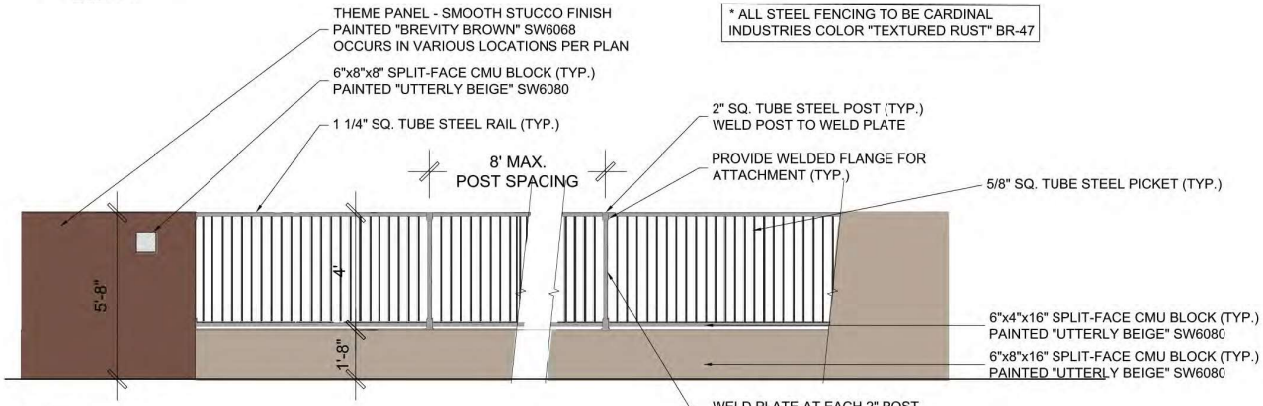
Pennar Homes | Surprise, AZ | March 27, 2020

SMP
ENVIRONMENTAL DESIGN

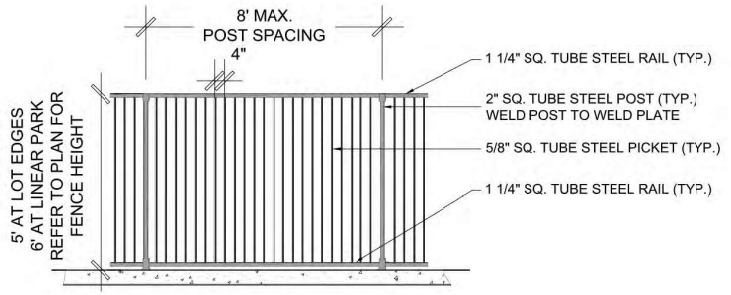


PROJECT THEME WALL
SCALE: 1/2" = 1'-0"

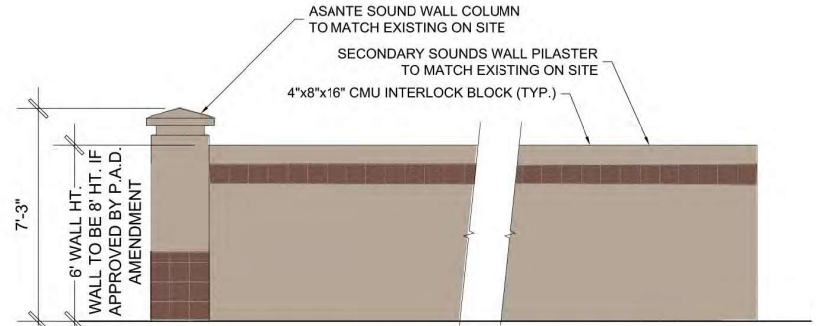
* ALL STEEL FENCING TO BE CARDINAL INDUSTRIES COLOR "TEXTURED RUST" BR-47



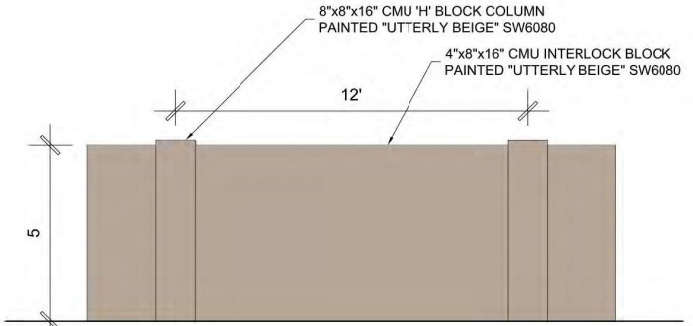
PARTIAL VIEW WALL
SCALE: 1/2" = 1'-0"



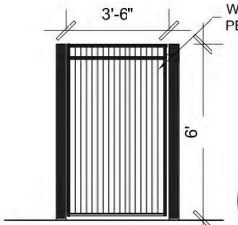
VIEW FENCE
SCALE: 1/2" = 1'-0"



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



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



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

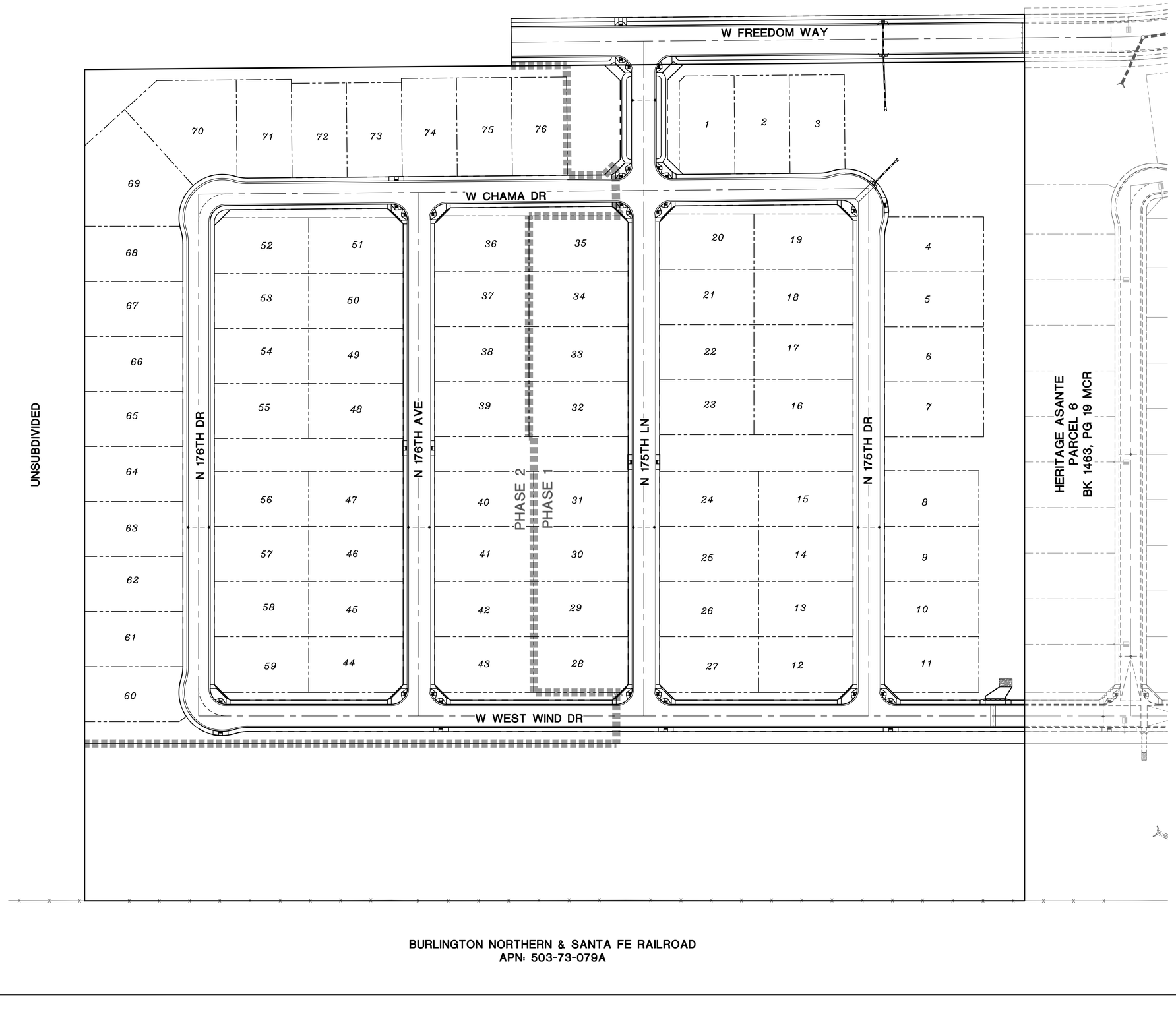
REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE No.
51638
PATRICK C.M.
MURPHY
Date Signed 10-30-20
ARIZONA U.S.A.
EXP. 12-31-22

HERITAGE ASANTE - Parcel 6

Preliminary Wall Details

Pennar Homes | Surprise, AZ | March 27, 2020

SMP ENVIRONMENTAL DESIGN



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PHOENIX, AZ 85016 | www.hilgartwilson.com

HERITAGE ASANTE - PARCEL 6

ASANTE BOULEVARD & PAT TILLMAN BOULEVARD
SURPRISE, ARIZONA

PHASING PLAN EXHIBIT

HILGARTWILSON
PROJ NO.: 1909
DATE: MAR 2020
SCALE: 1" = 60'
DRAWN: HW
DESIGNED: AK
APPROVED: DO

DWG. NO.
1

SHT. 1 OF 1

U:\1900\1909\ENGR\PARADISO ASANTE\PARCEL 6\EXHIBITS\1909-P6-PHASING PLAN.dwg 3/27/2020 9:12 AM

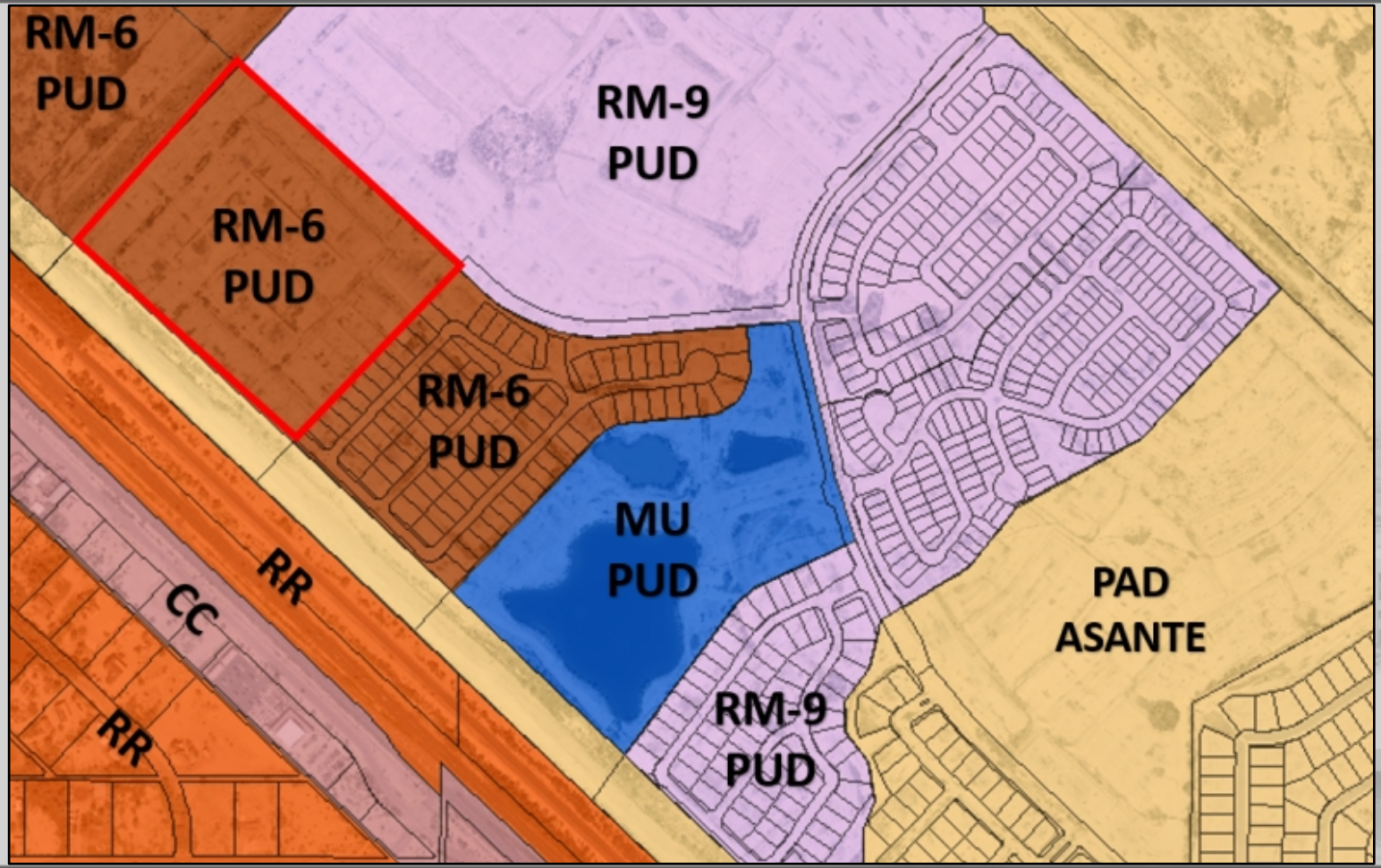
SURPRISE
ARIZONA

Heritage Asante Parcel 6 Preliminary Plat

City Council

June 16, 2020

Heritage
At Asante
SITE
Asante
Desert
Oasis
Happy Valley Rd Alignment
Heritage
At Asante
Grand Ave
Asante
Asante Blvd
163rd Ave
Escalante
Pat Tillman Blvd
VICINITY MAP


RM-6
PUD
RM-9
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PAD
ASANTE
RR
CC
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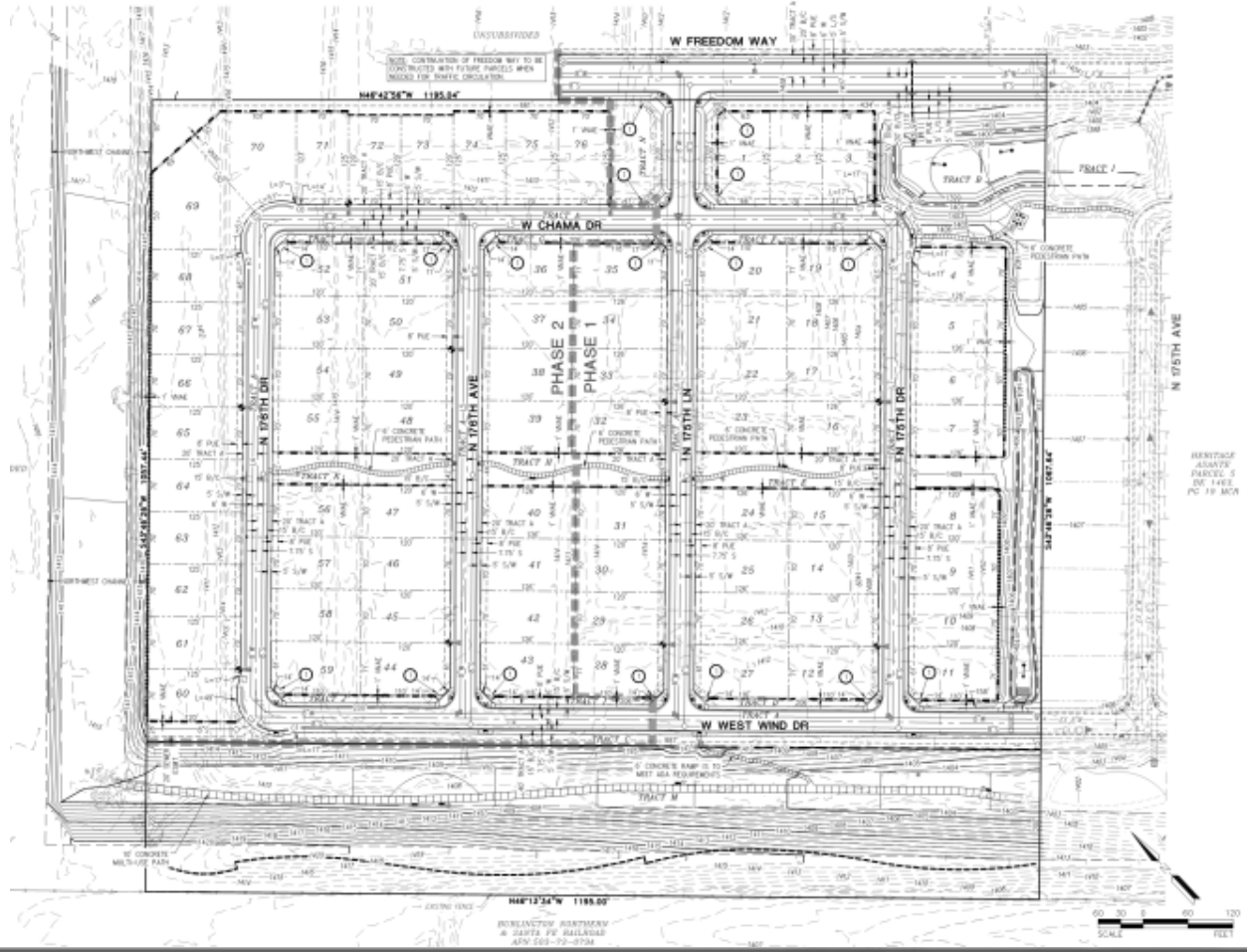
RM-9
PUD

ZONING



PRELIMINARY PLAT

LANDSCAPE PLAN

TREE PLANTING LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.
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	Fraxinus velutina 'Rio Grande' ARIZONA ASH	24" BOX SINGLE TRUNK MATCHING	44
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	TEUCRIUM CHAMAEDRYS GERMANDER	1 GAL.	2'-6" O.C.	652

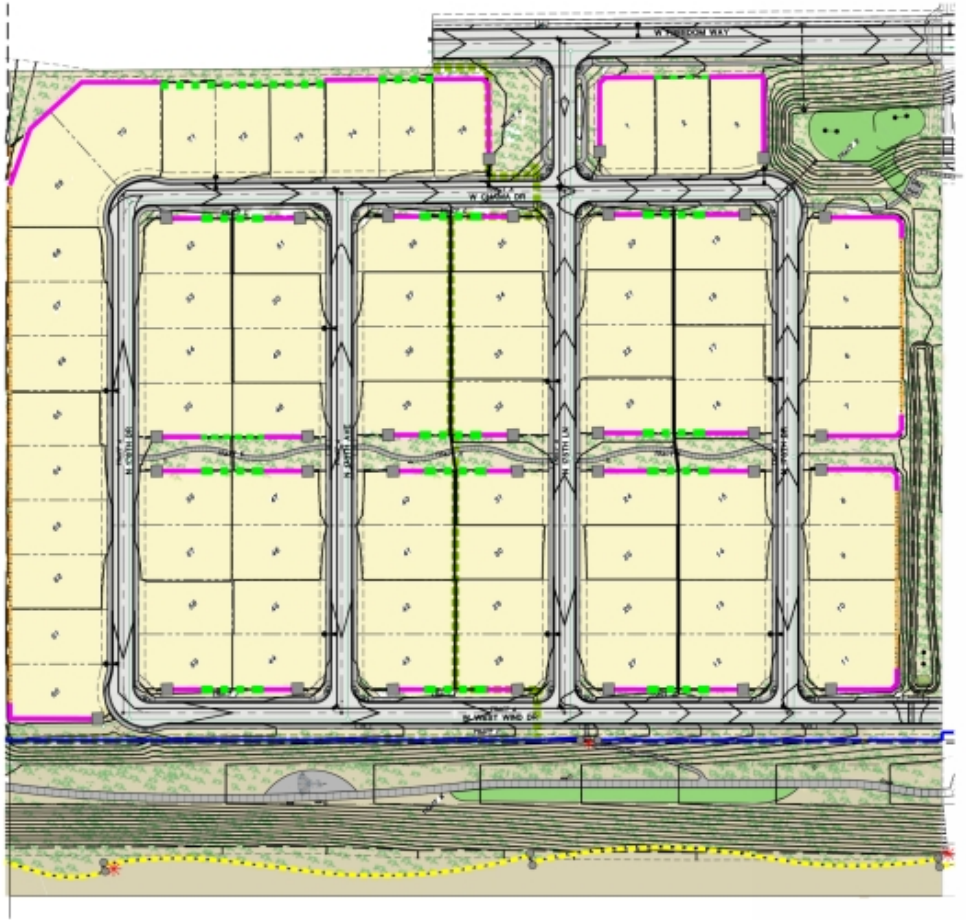
GROUNDCOVER PLANTING LEGEND

	TURF MEDIRON SOD	
	DECOMPOSED GRANITE 'DESERT VERDE'	1" SCREENED
	DECOMPOSED GRANITE 'DESERT VERDE'	1" MINUS

TOTAL AREA OF NON-TURF LANDSCAPE: 364,432 S.F.

TOTAL AREA OF TURF : 21,027 S.F.

NOTE: SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02.



PARCEL 5

WALL LEGEND

- PERIMETER THEME WALL
- THEME WALL PANEL
- PARTIAL VIEW WALL
- 6' VIEW FENCE
- SOUND WALL
- NOT SHOWN — BUILDER WALL
- THEME PILASTER
- PEDESTRIAN GATE
- PILASTER

WALL PLAN

WALL PLAN

RECOMMENDATION

June 4, 2020

P&Z Commission Recommendation will presented by Staff at the City Council meeting.

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 16, 2020

Contact Person: Harold Brady, PS LEGAL ADVISOR

Submitting Department: Police

District: Citywide

Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to an amendment to Surprise Municipal Code Section 54-89 by adding restrictions to parking near crosswalks located at intersections and crosswalks located in school zones; Ordinance #2020-06.

Motion:

I move to approve Ordinance #2020-06.

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 approaching a crosswalk 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, for those few locations where parking is allowed. More information about this will be provided at the meeting..

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. This, in turn, 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. As these are

new violation sections, they must be added to the notice of violation thereby requiring a reprinting of the notices of violation.

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. Ord 2020-06 SMC 54-89 Reg Session Crosswalk Parking Ppt
2. Ordinance No. 2020-06 SMC 54-89 parking near crosswalks FINAL

SURPRISE
ARIZONA

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 and vehicles blocking bike lanes near crosswalks
- After discussion within the Committee, within the Police and Public Works Departments, and Council Work Session. 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
- Also, vehicles will lineup in the bicycle lane or will pull into it to drop off students

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

Questions from Work Session

1. How many homeowners are impacted by the school crossing change?
2. Is there anything we can do relative to drivers who pull over and drop off kids on the street?
3. Is there a violation for a driver arriving before school gets out and sitting in their car?

Impact of Change

Staff has reviewed the school crosswalks in the City

- Dysart Elementary Schools will have impacted housing in three locations
- Charter schools do not have impacted housing in any location

Countryside Elementary
154th Ave and Custer (5)

Surprise Elementary – Greenway (6)

Western Peaks Elementary
Betty Elyse and Westpark (11)

Street Drop Off or Waiting

- Surprise Municipal Code Section 54-89 (the section in which both of these changes would reside, if adopted) reads:
- “a person may not stop, stand or park a vehicle in any of the following places . . .”

Street Drop Off or Waiting

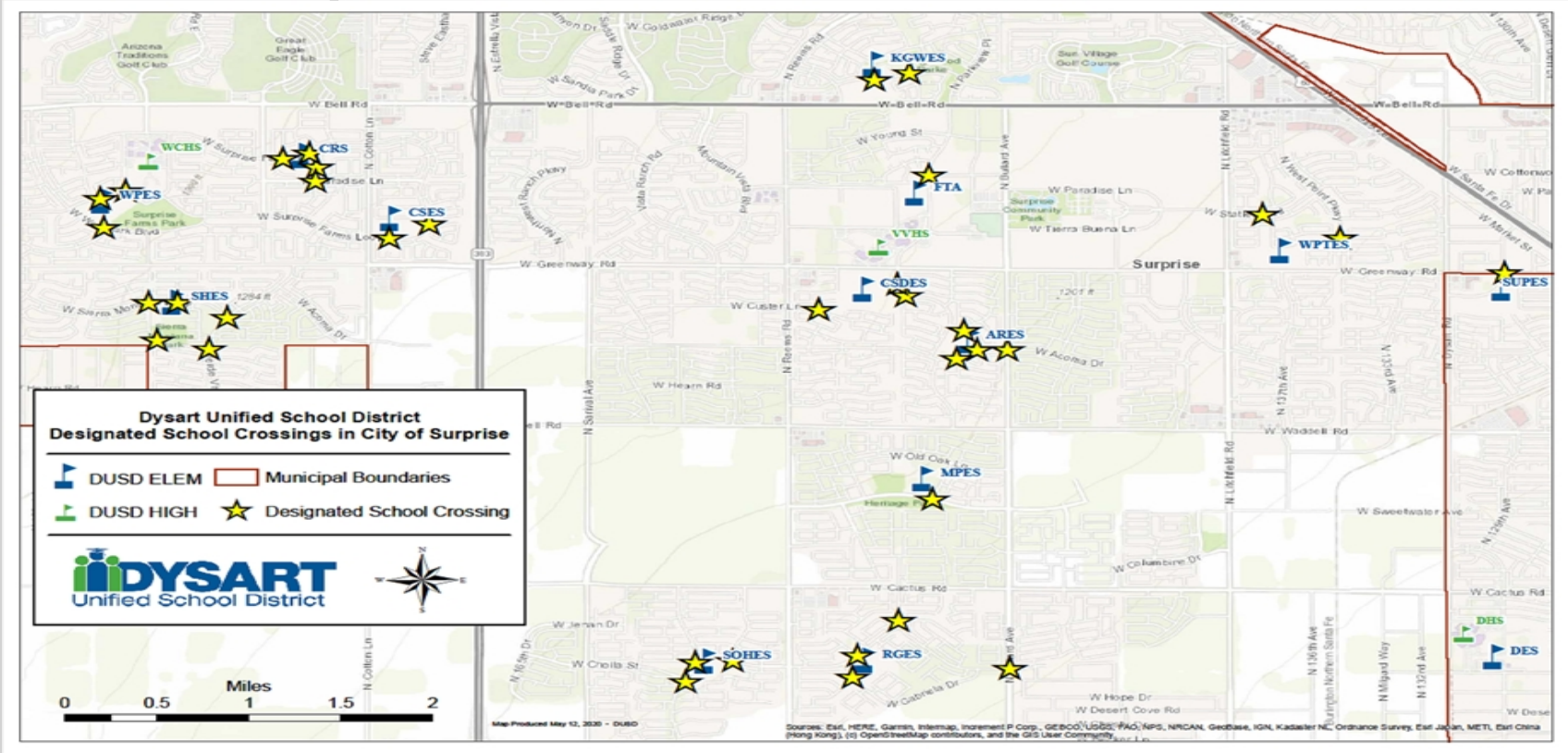
- As stated on the previous slide, the wording of the ordinance would prohibit **stopping, standing or parking**
- Consequently, if the vehicle is either stopped to let out a student or is standing awaiting the arrival of a student, it would be a violation

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

Surprise School Crosswalks



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 SEVERABLITY; 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 follows:

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. ~~2~~30 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.

. . .

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.

_____
Skip Hall, Mayor

Attest:

_____
Sherry Aguilar, City Clerk

Approved as to form:

_____
Robert Wingo, City Attorney

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 16, 2020

Submitting Department: Finance
Staff Recommendations: None

Contact Person: Andrea Davis, DIRECTOR - FINANCE, Holly Osborn, AD - FINANCE
District: Citywide

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

Agenda Wording:
Consideration and action levying primary property taxes at a rate of $0.7591 per hundred dollars ($100) of assessed valuation and secondary property taxes at a rate of $0.3880 per one hundred dollars ($100) of assessed valuation for Fiscal Year 2021 within the City of Surprise; Resolution #2020-72.

Motion:
I move to approve Resolution #2020-72. (In accordance with A.R.S. Section 42-17107(A)(4), a roll call vote on this motion is required.)

Background:
On June 2, 2020, the Mayor and City Council held a public hearing on the proposed levy of property taxes, and a roll call vote was held concerning the intention of passage of the primary property tax levy.

At that time, the City Council identified $0.7591 per $100 of assessed valuation as the proposed primary property tax rate and $0.3880 per $100 of assessed valuation as the proposed secondary property tax rate. All public hearings and notices were published and advertised in accordance with state law.

Adoption of Resolution #2020-72 will set the primary and secondary tax levies.

Objective Analysis:
This is the final step in the adoption process.

Policy Compliant:
This item is consistent with Arizona Revised Statutes 42-17104 and 42-17107, and the City and Council policies.

Financial Impact:
For FY2021, a primary property tax rate of $0.7591 per $100 of assessed value will be levied upon property, both real and personal, within the City and will generate a total of $9,135,500 and a secondary property tax rate of $0.3880 per $100 of assessed value will be levied upon property, both real and personal, within the City and will generate a total of $4,669,500.

Budget Impact:

Adoption of primary property tax levies will allow for the collection of these revenues, which are an integral part of the adopted fiscal year 2021 budget. The proposed primary property tax rate is $0.7591 per $100 of assessed value and will generate approximately $9,135,500 and the proposed secondary property tax rate is $0.3880 per $100 of assessed value and will generate approximately $4,669,500.

FTE Impact:

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

ATTACHMENTS:

1. 20200616 Resolution No 2020-72 Property Tax Levy final

RESOLUTION # 2020-72

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA LEVYING UPON THE ASSESSED VALUATION OF PROPERTY WITHIN THE CITY A CERTAIN SUM OF MONEY FOR FISCAL YEAR 2021 TO BE ASSESSED AGAINST THE VALUATION OF REAL AND PERSONAL PROPERTY FOR PRIMARY AND SECONDARY TAX PURPOSES

WHEREAS, the City Council is required by Arizona Revised Statutes § 42-17253 to adopt an annual tax levy based upon the rate to be assessed per each One Hundred Dollars ($100.00) of assessed valuation of property within the City;

WHEREAS, the primary and secondary tax levy for Fiscal Year 2021 beginning July 1, 2020 must be adopted by resolution prior to the third Monday in August, and not less than fourteen days after adoption of the municipal budget;

WHEREAS, the municipal budget of the City of Surprise was adopted at a special meeting of the City Council held on June 2, 2020, at least fourteen days prior to the adoption of this Resolution; and

WHEREAS, the City has computed tax rates at $0.7591 per One Hundred Dollars ($100.00) of assessed valuation to be levied and collected as primary taxes and $0.3880 per One Hundred Dollars ($100.00) of assessed valuation to be levied and collected as secondary taxes.

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

Section 1. That there is hereby levied, as a primary property tax, $0.7591 per each One Hundred Dollars ($100.00) of the assessed value of all property, both real and personal, within the corporate limits of the City, except such property as may be by law exempt from taxation, a primary property tax rate sufficient to raise the sum of nine million, one hundred thirty-five thousand, five hundred dollars ($9,135,500.00) for the fiscal year ending on June 30, 2021.

Section 2. That there is hereby levied, as a secondary property tax, $0.3880 per each One Hundred Dollars ($100.00) of the assessed value of all property, both real and personal, within the corporate limits of the City, except such property as may be by law exempt from taxation, a secondary property tax rate sufficient to raise the sum of four million, six hundred sixty-nine thousand, five hundred dollars ($4,669,500.00) for the fiscal year ending on June 30, 2021.

Section 3. Any failure by the Maricopa County officials to properly return the delinquent tax list, irregularity in assessments or omissions in the same, or any irregularity in any proceedings shall not invalidate such proceedings nor invalidate any title conveyed by any tax deed, any sale or proceeding pursuant

thereto, the validity of the assessment or levy of taxes, nor the judgment of sale by which the collection of taxes may be enforced. All actions by officers de facto shall be valid as if performed by officers de jure.

APPROVED AND ADOPTED this _____ day of _____, 2020.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 16, 2020

Submitting Department: Finance
Staff Recommendations: None

Contact Person: Andrea Davis, DIRECTOR - FINANCE, Holly Osborn, AD - FINANCE
District: Citywide

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

Agenda Wording:
Consideration and action setting forth the Fiscal Year 2021 levy of property tax rates for Street Light Improvement Districts (SLID) within the City of Surprise; Resolution #2020-71.

Motion:
I move to approve Resolution # 2020-71 (In accordance with A.R.S. Section 42-17107(A)(4), this motion must be by roll call vote).

Background:
On June 2, 2020, the Mayor and City Council held a public hearing on the proposed FY2021 SLID tax levy. Per Arizona Revised Statute 42-17107, a public hearing was held to receive public comment on the proposed SLID tax levies for fiscal year 2021. This hearing was published and advertised in accordance with State law. Adoption of Resolution # 2020-71 will set said SLID property tax levies.

Objective Analysis:
The Street Light Improvement Districts are established to levy a property tax within specific geographic areas to pay for costs of providing street lighting. These costs would otherwise be paid for through other operating sources.

Policy Compliant:
This item is consistent with City and Council policy as well as Arizona Revised Statutes.

Financial Impact:
For FY2021, a property tax will be levied upon the assessed valuation of property for Street Light Improvement Districts (SLID) at an amount up to the maximum rate of $1.20 per $100 of assessed value for each SLID. The levies will generate $2,632,224 of revenue in total. The funds will be used to pay for electricity, maintenance, and administration fees associated with each SLID.

Budget Impact:
The proposed SLID tax levies are included as a part of the FY2021 Final Budget which was approved by Council on June 2, 2020

FTE Impact:
No FTE impact will occur with this item.

ATTACHMENTS:
1. 20200616 Resolution No 2020-71 SLID Levy adoption final

RESOLUTION 2020-71

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, SETTING FORTH THE LEVY OF PROPERTY TAX RATES FOR STREET LIGHTING IMPROVEMENT DISTRICTS

WHEREAS, the provisions of Arizona Revised Statutes Section 48-616 require the governing body to levy taxes upon all property in municipal street lighting improvement districts necessary to pay the annual expenses of said districts;

WHEREAS, the City Council is required by Arizona Revised Statutes Section 42-17103 et seq. to hold a public hearing on or before the fourteenth day before the day on which it levies taxes, and the City council held such hearing on June 2, 2020; and

WHEREAS, the City has computed tax rates for Street Lighting Improvement Districts up to the maximum rate of $1.20 for each One Hundred Dollars ($100.00) of assessed valuation, as set forth on *Exhibit A* attached hereto.

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

Section 1. For each Street Lighting Improvement District as set forth in *Exhibit A*, attached and incorporated herein, there is hereby levied an amount not to exceed the maximum rate of $1.20 on each One Hundred Dollars ($100.00) of assessed valuation, to be collected as provided by law and for the purpose provided by law.

APPROVED AND ADOPTED this _____day of _____, 2020.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

EXHIBIT “A”

Street Light Improvement Districts

Expense Estimates and Levy Rates

Fiscal Year 2021

County Number / City District Name by Assessment Type		Net Assessed Value [1]	Estimated Expenses	Levy Amount	Levy Rate [2]
Ad Valorem					
23667	Asante Parcel 1.16	44,580	1,100	500	1.1215
23641	Asante Phase 1	9,828,606	50,900	107,500	1.0936
23183	Ashton Ranch I	2,962,850	13,800	11,600	0.3915
23238	Ashton Ranch II	3,440,972	15,400	12,000	0.3487
23355	Ashton Ranch III	3,131,281	17,200	14,300	0.4566
23358	Ashton Ranch IV	3,121,746	12,400	10,600	0.3396
23698	Autoshow East 1 #126 (Coulter Nissan)	937,293	700	600	0.0639
23872	Autoshow East 3 #132 (Toyota)	1,339,102	700	700	0.0522
23682	Autoshow NW #114 SLID	2,926,440	2,100	2,000	0.0682
23830	Autoshow West 1 #150	1,694,957	1,400	1,300	0.0766
23836	Autoshow West 2 #152	1,348,282	1,600	1,500	0.1112
23468	Bell Pointe I	5,223,884	23,800	19,600	0.3751
23193	Bell West Ranch	2,145,633	8,100	6,400	0.2983
23323	Bell West Ranch 1A	2,846,446	11,300	9,000	0.3161
23351	Bell West Ranch 1B	1,763,339	7,700	6,200	0.3516
23424	Bell West Ranch II	3,086,554	10,700	8,500	0.2753
23461	Bell West Ranch III	2,854,251	10,700	8,600	0.3013
23194	Canyon Ridge West	11,587,701	13,400	10,900	0.0941
23537	City @ Surprise Ph 1	2,671,046	8,300	7,700	0.2882
23125	Continental at Kingswood Parke	4,737,508	12,700	10,500	0.2216
23456	Cotton Gin	3,454,794	16,100	13,300	0.3849
23330	Countryside	9,082,529	34,000	28,000	0.3082
23590	Desert Oasis Lancer 5 A5B14A	3,440,496	30,500	25,800	0.7498
23450	Desert Oasis No. 1	8,857,219	25,100	11,100	0.1252
23700	Desert Oasis Pcl 13A	1,877,543	7,700	22,500	1.1983
23706	Desert Oasis Pcl 14C	2,383,465	8,600	6,900	0.2894
23258	Greenway Parc #1	3,609,259	20,100	16,200	0.4488
23329	Greenway Parc #2	3,194,752	16,700	14,200	0.4444
23268	Greenway Parc #3	851,411	6,300	4,600	0.5403
23525	Greer Ranch North Ph1	7,897,296	36,600	27,700	0.3507
23555	Greer Ranch North PH2	8,724,878	16,600	15,000	0.1719
23460	Greer Ranch South	12,710,795	45,500	37,800	0.2973
23644	Johnson Townhomes	524,339	1,200	1,100	0.2097
23469	Kenly Farms	3,750,665	12,200	10,700	0.2853
13980	Kingswood Parke	11,270,596	38,000	30,400	0.2697
23319	Legacy Parc	6,804,721	25,900	21,500	0.3159
23356	Legacy Parc G,H,I	2,904,328	15,500	12,900	0.4442
23419	Legacy Parc Parcels e, f, & j	3,429,835	11,000	8,900	0.2594
23449	Litchfield Manor	15,517,475	55,400	45,100	0.2905
23457	Marley Park I, p 1-4	7,186,261	29,600	24,700	0.3437
23521	Marley Park Ph 1, P 5, 6	4,795,788	18,000	15,200	0.3169
23512	Marley Park Ph 1, P 7, 8	3,760,284	11,400	9,300	0.2473
23566	Marley Park Ph 2, 9,11,12	4,463,920	15,100	12,900	0.2890
23135	Mountain Vista	8,302,600	20,400	17,100	0.2059
23191	Mountain Vista II	7,883,775	12,300	10,300	0.1305
23239	Mountain Vista III	5,685,326	18,800	15,300	0.2690
23267	Northwest Ranch #1	4,520,804	8,900	7,400	0.1636
23335	Northwest Ranch II	5,832,772	25,500	21,400	0.3668
23409	Orchards 1,2,3,4,5	8,601,484	30,800	25,400	0.2952
23417	Parke Row	866,141	3,200	2,900	0.3347

County Number / City District Name by Assessment Type		Net Assessed Value [1]	Estimated Expenses	Levy Amount	Levy Rate [2]
Ad Valorem					
23661	Quick Trip # 410	296,887	800	0	0.0000
23390	Rancho Gabriella - Phase I	9,874,703	29,900	24,400	0.2470
23401	Rancho Gabriella 2,3,4A-B	21,413,222	62,100	51,800	0.2419
23487	Rancho Gabriella Ph 2 pcl 11	1,233,270	3,800	3,200	0.2594
23536	Rancho Gabriella PH 3 pcl 17	1,376,379	3,900	3,200	0.2324
23336	Roseview Units 1-6	9,314,449	38,300	31,600	0.3393
23333	Roseview Units 5, 5a, 7, 8	5,752,625	20,500	16,600	0.2885
23542	Royal Ranch Unit 2, P7	2,237,615	7,100	224	0.0100
23524	Royal Ranch Unit 2, pcl 8	1,434,144	6,600	5,600	0.3905
23506	Royal Ranch Unit II, pcl 5,6,9	7,103,740	20,900	18,200	0.2562
23673	Santa Fe Ave #111	649,621	1,300	1,300	0.2001
23591	Sarah Ann Ranch	17,240,840	62,800	53,200	0.3085
23455	Sierra Montana Parcel 12	1,504,916	8,700	7,300	0.4851
23668	Sierra Montana Parcel 14	2,462,171	10,900	9,200	0.3736
23581	Sierra Montana Parcel 7	1,325,072	3,800	3,300	0.2490
23811	Sierra Montana Phase 1 Parcel G #141	588,941	4,600	1,900	0.3226
23448	Sierra Montana Phase II	14,065,169	40,800	32,800	0.2331
23510	Sierra Verde Parcel 4	1,549,016	3,600	2,600	0.1678
23467	Sierra Verde Ph I	9,253,776	39,500	32,600	0.3523
23458	Summerfield @ Litchfields	1,416,931	5,300	4,500	0.3175
23110	Sun City Grand (DW)	46,708,424	296,400	261,100	0.5590
23174	Sun City Grand II	125,843,567	513,200	449,600	0.3573
23184	Sun City Grand III	6,437,882	34,200	30,400	0.4721
23338	Sun City Grand IV	88,602,474	169,100	136,900	0.1544
23414	Surprise Farms 1A	13,644,743	43,000	34,700	0.2543
23444	Surprise Farms 1B	15,323,561	63,500	52,400	0.3420
23498	Surprise Farms Ph 2	12,283,586	47,200	38,700	0.3151
23517	Surprise Farms Ph 3	9,748,472	39,100	33,100	0.3394
23582	Surprise Farms PH 4, Par 1-6	11,043,527	33,600	27,700	0.2508
23654	Surprise Farms Phase 5	5,928,884	15,100	12,700	0.2141
23683	Surprise Medical Plaza SLID	1,358,027	3,600	3,300	0.2429
23645	Surprise Pointe Comml Subdivision	15,876,404	13,500	12,000	0.0756
23653	Surprise Valley Station (Trader Joe's)	1,168,802	1,100	1,000	0.0856
23563	Sycamore Estates Par 13	4,436,474	26,400	21,200	0.4779
23841	Sycamore Farms Parcel 12 Ph2 #138	1,092,170	7,900	3,200	0.2930
23405	Tash/Western Meadows	3,603,463	15,000	12,300	0.3412
23470	Veramonte	5,464,989	26,800	22,100	0.4043
23663	Westfield Commons	1,812,495	0	0	0.0000
23124	WestPoint Towne Center	18,510,726	73,900	61,300	0.3311
Total Ad Valorem			**2,638,800**	**2,282,824**	

County Number / City District Name by Assessment Type		# of Taxable Parcels [1]	Estimated Expenses	Levy Amount	Levy Rate [2]
Equal Apportionment					
23838	Austin Ranch Parcel 1	440	29,100	62,600	149.05
23834	Austin Ranch West Parcel 4 #139	148	9,500	20,200	146.37
23868	Austin Ranch West Parcel 6 #143	116	3,600	9,900	85.34
23708	Autoshow East 2 #127 (L Miller Dodge)	1	900	1,100	1,100.00
23670	Commerce Park East #109 SLID	63	4,100	3,800	62.30
23671	Coyote Lakes #95 SLID	772	37,800	33,000	43.35
23662	Crescent Crown #82	2	2,100	2,000	1,000.00
23819	Desert Oasis Parcel 11	71	4,200	2,000	31.24
23829	Desert Oasis Parcel 13B #151	116	4,500	9,900	96.12
23842	Desert Oasis Parcel L10 Sanverno	106	3,200	0	0.00
23911	Dysart Mini Storage #145	1	600	1,700	1,700.00
23676	Kingswood Parke #105 SLID	47	1,700	1,500	31.91
23666	Marley Park Parcel 12	156	13,600	11,400	79.16
23810	Marley Park Ph 4, #140	860	7,300	11,300	13.17
23790	Marley Park Phase 3	595	21,600	21,900	36.87
23665	Marley Park Plaza #91	9	1,300	1,400	199.99
23702	OTS Commercial B #123	4	2,100	2,000	500.00
23674	Parkview Place #112	8	2,600	2,300	287.50
23434	Royal Ranch Unit I	546	22,000	18,300	35.46
23418	Sierra Montana Phase 1a	1,454	78,000	58,000	41.51
23692	Skyway Business Park #92	63	17,400	17,200	296.54
23669	Stadium Village Small A #107	9	7,700	6,800	755.55
23672	Stonebrook #103	165	5,000	4,300	26.21
23808	Sycamore Farms Parcel 12 North #146	162	4,600	6,200	40.26
23694	Westgate #122	1	700	700	700.00
23856	Zanjero Trails Parcels 16 & 17 #162	116	4,900	9,900	94.29
23807	Zanjero Trails PH 2 #133	606	25,200	30,000	55.14
Total Equal Apportionment			**315,300**	**349,400**	
Grand Total			**2,954,100**	**2,632,224**	

[1] Net Assessed Value based on Maricopa County Assessor's Office 2020 February State Abstract report.

[2] Levy rate per $100 of assessed value for Ad Valorem assessments. Dollar levy per parcel for Equal Apportionment assessments.

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 16, 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 authorizing the acceptance of federal funding in the amount of $16,263,957 from the U.S. Department of the Treasury CARES Act Corona Virus Relief Fund and amending the FY2020 Adopted Budget; Resolution #2020-76.

Motion:

I move to approve Resolution # 2020-76.

Background:

The Arizona Governor's Office has created the AZCares Fund to provide immediate relief to local governments, who did not receive direct Federal funding from the CARES CRF. Using 2019 census data, and the same methodology as the Treasury, the State will allocate Federal funding from the remaining State CRF funding, to those incorporated local units of government that did not receive a direct allocation from the Treasury. The direct allocations must be used on payroll expenses related to an entity's public health and public safety expenses from 3/1/2020 through 12/30/2020. The City of Surprise was allocated $16,263,957.

Objective Analysis:

Policy Compliant:

This item is compliant with City and Council policies.

Financial Impact:

The City of Surprise was allocated $16,263,957 in federal funding. These funds will be used for personnel costs incurred within the General Fund between 3/1/2020 through 12/30/20 by the Police and Fire-Medical Departments. This one-time grant funding has no City match requirement.

Budget Impact:

This action will reallocate appropriation in the amount of $16,264,000 from contingency within the Grants Fund to project G12100 within the General Fund. Any unspent funding will be carried over to FY2021. This action represents a transfer of spending authority and does not increase or decrease the

total adopted citywide expenditure budget.

FTE Impact:

This action has no impact on the overall full-time equivalent count.

ATTACHMENTS:

1. awardNotification
2. Resolution 2020-76 Accept AZCares Funding
3. Presentation CARES Act Funding 06162020

Award Notification Letter

Dear Andrea Davis,

An award package has been created by Arizona for the following program solicitation:

Project:	City of Surprise AZCares Fund
Program:	AZCares Fund
Approved Amount:	$16,263,957.00
Federal Awards:	• US16728 U.S. Department of the Treasury: Coronavirus Aid, Relief, and Economic Security (CARES) Act: Coronavirus Relief Fund - FY 2020: $16,263,957.00 ◦ Agency: U.S. Department of the Treasury ◦ Fiscal Year: 2020 **Total Federal:** $16,263,957.00
Other Awards:	No non-federal funds were included in this award.
Total Match:	$0.00
Period of Performance:	03/01/2020 - 12/30/2020
Award/Contract Number:	ERMT-20-008
Ein:	86-600-7796

RESOLUTION # 2020-76

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2020 BUDGET BY REALLOCATING APPROPRIATIONS OF $16,264,000 FROM GRANTS FUND CONTINGENCY TO PROJECT G12100 WITHIN THE GENERAL FUND FOR ACCEPTANCE OF FUNDING FROM THE UNITED STATES DEPARTMENT OF TREASURY FOR PUBLIC SAFETY PERSONNEL EXPENSES RELATED TO COVID-19.

WHEREAS, on March 27, 2020, to assist with healthcare related expenses and/or lost revenue attributable to the COVID-19 pandemic, President Trump signed the bipartisan CARES Act which provides $2.822 billion to the State of Arizona;

WHEREAS, on May 29, 2020, the City's Finance Director received notification of a Federal Award to the City of Surprise through Project: City of Surprise AZCares Fund. This Award, US16728, through the U.S. Department of the Treasury, is granted pursuant to the Coronavirus Aid, Relief, and Economic Security (CARES) Act: Coronavirus Relief Fund, for Fiscal Year 2020, in the amount of $16,263,957 from the AZCares Fund;

WHEREAS, the City desires to accept the money in accordance with ERMT Grant Number: ERMT-20-008 and the Grant Agreement Terms and Conditions attached as Exhibit B;

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

WHEREAS, this action will necessitate a budget amendment; and

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

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

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

Section 2. The Agreement between the City of Surprise and the State of Arizona Office of the Governor, attached as the Terms and Conditions, Exhibit B, is approved.

Section 3. The City Manager, or his designee, is hereby authorized to execute and submit all documents and other necessary or desirable instruments in connection with said agreement.

APPROVED AND ADOPTED this _____day of _____, 2020.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

RESOLUTION # 2020-76
Exhibit A

1. Appropriation - The allocation below represents a reallocation of appropriations in the amount of $16,264,000 from contingency within the Grants Fund to project G12100 within the General Fund to cover public safety personnel expenses incurred by the Police and Fire-Medical Departments associated with preparing for, assisting with, preventing, and responding to the coronavirus national emergency. This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
General Fund	Police/Fire-Medical	#G12100 AZCares Funding	E	-	16,264,000	16,264,000
General Fund	Police/Fire-Medical	#G12100 AZCares Funding	R	-	(16,264,000)	(16,264,000)
Grants	General Operations	Contingency	E	20,825,000	(16,264,000)	4,561,000
Grants	General Operations	Other	R	(23,628,900)	16,264,000	(7,364,900)
		Expense Total		**20,825,000**	**-**	**20,825,000**
		Revenue Total		**(23,628,900)**	**-**	**(23,628,900)**

RESOLUTION # 2020-76
Exhibit B

State of Arizona
Office of the Governor
AZCares Fund Program

ERMT Grant Number: ERMT-20-008

Grant Agreement Terms and Conditions

This Grant Agreement ("Agreement") is between your local jurisdiction ("Grantee") and the State of Arizona, acting through the Governor's Office ("Grantor"), (sometimes, individually, a "Party," or collectively, "Parties").

I. Purpose

Distribution to local Arizona jurisdictions of federal financial assistance from The U.S. Department of the Treasury's Coronavirus Relief Fund (CRF), Catalog of Federal Domestic Assistance (CFDA) number 21.019, as part of the Coronavirus Aid, Relief, and Economic Security (CARES) Act.

II. Term, Effective Date, and Termination

The Agreement commences when it is signed by both Parties. The Agreement project period is March 1, 2020 through December 30, 2020. The Agreement expires at the end of the award term. The Agreement shall not bind nor purport to bind the Grantor for any commitment in excess of the original Agreement award term or amount.

In the event of a material breach of any provision of this Agreement, the non-breaching Party shall give written notice to the breaching Party specifically setting forth the nature of the breach. Upon being served with such notice, the breaching Party shall have ten (10) days in which to cure said breach. If said breach has not been cured within the ten (10) days, then the non-breaching Party may terminate this Agreement.

III. Renewal and Amendments

This Agreement is issued under the authority of the authorized Grantor representative who signed this Agreement. The Grantor shall have the right, at its sole and unfettered discretion, whether or not to extend this Agreement. If so, the Parties must execute a written Amendment or a new Agreement. A renewal may be considered if the Grantor adds additional funding and subsequent rounds of awards to the AZCares Fund, the State of Arizona receives additional federal Coronavirus Disease 2019 (COVID-19) public health emergency funding, and/or the State of Arizona Legislature chooses to appropriate funding for this specific purpose. Also, consideration for renewal will be based on results of program and fiscal monitoring.

The Agreement may be modified only through an Agreement Amendment within the scope of the Agreement. Any changes to the Agreement by a person who is not specifically authorized by the Grantor representative in writing or made unilaterally by the Grantee are violations of the Agreement and of applicable law. Such changes, including unauthorized written Agreement Amendments shall be void and without effect, and the Grantee shall not be entitled to any claim under this Agreement based on those changes.

IV. Obligations of the Parties

Responsibilities of the Grantee:

a. Grantee agrees that grant funds will be used in accordance with applicable statutes, program rules, guidelines and special conditions.
b. Grantee agrees that it will submit financial and activity reports to Grantor in a format provided by the Grantor, documenting the activities supported by these grant funds and

providing an assessment of the impact of these activities. In the event reports are not received on or before the indicated date(s), funding may be suspended until such time as delinquent report(s) are received.

c. Grantee understands that financial reports are required as an accounting of expenditures for either reimbursement or Grantor-approved payments. Reports are due pursuant to the schedule listed in this Agreement.
d. The final request for reimbursement of grant funds must be received by the Grantor on or before the last day of the project period.
e. Grantee agrees to remit all unexpended grant funds to the Grantor within thirty (30) days of written request received from the Grantor.
f. Grantee agrees that all encumbered funds must be expended and that payroll and Employee Related Expenses (ERE) must be paid on or before the expiration of this Agreement.
g. Grantee agrees to cooperate and participate with any and all assessments, evaluation efforts or information and data collection requests, and acknowledges that the Grantor has the right to obtain, reproduce, publish, or use data provided under this award in accordance with applicable statutes, rules, and guidelines.
h. Grantee understands that the Agreement may not be closed until Grantee is compliant with all requirements of the Agreement.
i. Required programmatic and financial reports are submitted according to the schedule below. At any point, the Grantee can submit its final report thus ending its need to submit any subsequent reports:

Programmatic and Financial Reports	
Report Period:	**Due Date:**
March 1st – June 30th	July 3rd
July 1st – September 30th	October 5th
October 1st – December 30th	January 4th

V. Fund Management

Grantee must receive these funds under this Agreement in a separate ledger account/fund and cannot mix these funds with other sources. The Grantee must manage funds according to applicable federal regulations for administrative requirements, cost principles and audits.

The Grantee must maintain adequate business systems to comply with Federal requirements. The business systems that must be maintained are:

a. Financial Management
b. Procurement
c. Personnel
d. Property
e. Travel

A system is adequate if it is: 1) ***written***; 2) ***consistently followed*** - it applies in all similar circumstances; and 3) ***consistently applied*** – it applies to all sources of funds. The Grantor reserves the right to review all business systems policies.
The Grantee shall manage funds according to applicable federal regulations for administrative requirements, cost principles and audits

VI. DUNS/CCR

Each Grantee must provide the following prior to an Agreement being executed: (a) Dun and Bradstreet Universal Numbering System (DUNS) number for the fiscal agent; and (b) proof of current registration in the System for Award Management ("SAM"). SAM is the Official U.S. Government system that consolidated the capabilities of Central Contractor Registration ("CCR"), Fed Reg, ORCA and EPLS. SAM registration must be maintained for the term of the Agreement. The DUNS website is located here.

VII. Reporting Requirements

In compliance with the CARES Act reporting requirements, the Grantee is required to provide the following information:

a. the total amount of funding received from the AZCares Fund;
b. the amount of funding received that was expended or obligated for each project or activity;
c. a detailed list of all projects or activities for which large covered funds were expended or obligated, including—
    i. the name of the project or activity;
    ii. a description of the project or activity; and
    iii. the estimated number of jobs created or retained by the project or activity, where applicable; and
d. detailed information on any level of subcontracts or subgrants awarded by the covered recipient or its subcontractors or subgrantees, to include the data elements required to comply with the Federal Funding Accountability and Transparency Act (FFATA) of 2006 (31 U.S.C. 6101 note) allowing aggregate reporting on awards below $50,000 or to individuals, as prescribed by the Director of the Office of Management and Budget.

VIII. Organizational Audit Requirements

Grantee agrees to comply with the organizational audit requirements of 2 CFR Part 200 *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal* Awards, and further understands and agrees that funds may be withheld, or other related requirements may be imposed, if outstanding audit issues (if any) from their organization's single audit are not satisfactorily and promptly addressed. This CFR Title 2 Part 200 can be found online.

Single Audit: Grantee expending $750,000 or more of Federal funds from all sources during the organization's fiscal year, must have an annual audit conducted in accordance with 2 CFR Part 200.

a. If your organization is subject to the requirements of 2 CFR Part 200, then attach one copy of your organization's most recently completed Single Audit with the Management Letter, Findings and Questioned Costs to the completed application.
b. If your organization is not subject to the requirements of 2 CFR Part 200, submit one copy of the most recently completed audit of financial statements.
c. If your organization does not have a recently completed audit, attach one copy of the most recently prepared financial statements including a Balance Sheet, Income Statement, and Statement of Cash Flows along with a description of the source of the documents.

IX. Unallowable Costs

All costs incurred prior to the project period start date and costs not consistent with the funding opportunity solicitation are not allowable under this award.

X. Conflicts of Interest Policy

Grantee must establish written policies and procedures to prevent employees, consultants, and others (including family, business, or other ties) involved in grant-supported activities, from involvement in actual or perceived conflicts of interest. The policies and procedures must:

a. address conditions under which outside activities, relationships, or financial interests are proper or improper;
b. provide for advance disclosure of outside activities, relationships, or financial interests to a responsible organizational official;
c. include a process for notification and review by the responsible official of potential or actual violations of the standards; and
d. specify the nature of penalties that may be imposed for violations.

XI. Acknowledgement of Federal Funding in Communications and Contracting

Grantee must acknowledge Federal funding when issuing statements, press releases, requests for proposals, bid invitations, and other documents describing projects or programs funded in whole or in part with Federal funds. Grantee is required to state: (1) the percentage and dollar amounts of the total program or project costs financed with Federal funds; and (2) the percentage and dollar amount of the total costs financed by nongovernmental sources.

XII. Mandatory Disclosures

Consistent with 45 CFR 75.113, Grantee must disclose in a timely manner, in writing, all information related to violations of Federal criminal law involving fraud, bribery, or gratuity violations potentially affecting the Federal award. Disclosures must be sent in writing to the Grantor as stated in Section XVII.

Failure to make required disclosures can result in any of the remedies described in 45 CFR 75.371 remedies for noncompliance, including suspension or debarment (see 2 CFR parts 180 & 376 and 31 U.S.C. 3321).

XIII. Data Collection and Performance Measurement

Grantee must comply with the performance goals, milestones, and expected outcomes as reflected in the funding opportunity solicitation and are required to submit data via the Grantor's data-entry and reporting system, eCivis.

XIV. Ad Hoc Submissions

Throughout the award term, the Grantor may determine that additional information is required beyond the standard deliverables.

XV. Applicable law

In accordance with A.R.S. § 41-2701, *et seq.,* and Arizona Administrative Code, this Agreement shall be governed and interpreted by the laws of the State of Arizona.

XVI. Documents incorporated by reference

The AZCares Fund Allocations and Certification Form are both incorporated into this Agreement in its entirety. Grantee warrants that it has read and understands the AZCares Fund Allocations and Certification Form and agrees to be bound by them in their entirety. In the event of any divergence between this Agreement and the AZCares Fund Allocations and Certification Form, this Agreement shall control.

XVII. Payments

Grantee reimbursements are based only on expenditures approved in its Application budget and budget narrative. A Grantee shall be reimbursed initially for actual public health and safety payroll expenses and EREs for the time period of March 1, 2020 up to the Grantee's application submission or the most recent pay period. If an allocation award balance exists, then the Grantee will either include forecasted payroll expenses and EREs in its application or submit further reimbursement request(s) of its actual public health and safety payroll expenses and EREs until its allocation is fully expended. The Grantee will need to provide its previous year's total actual expense(s) for that category(ies) to validate projection. Overtime is not an eligible expense for reimbursement request(s) from the AZCares Fund. For purposes of the AZCares Fund, Fire, Emergency Medical Services (EMS), 9-1-1, and Sheriff/Police personnel are considered public safety. The Grantee shall use the forms provided by the Grantor to submit reimbursement requests.

Per Federal guidance:

a. these public health and safety expenses do NOT need to be materially related to the Coronavirus Disease 2019 (COVID-19) public health emergency.
b. these funds are designed to address unforeseen financial needs and risks created by the COVID-19 public health emergency. For this reason, and as a matter of administrative convenience in light of the emergency nature of this program, the Grantee may presume that payroll costs for public health and public safety employees are payments for services substantially dedicated to mitigating or responding to the COVID-19 public health emergency.

Grantee must:

a. register for the U.S. Department of Homeland Security, Federal Emergency Management Agency's (FEMA's) Public Assistance (PA) Grant Program via the Arizona Department of Emergency and Military Affairs (DEMA) portal.
b. submit an application for FEMA PA Grant Program to be verified by DEMA to successfully complete, maintain compliance, and closeout the Public Health and Safety Stabilization Program.
c. enroll in automatic clearing house (ACH) payments. Grantee must complete the document titled "State of Arizona Substitute W-9 and ACH Vendor Authorization Forms & Instructions." Vendor account set-up and payment information can be found here.

Notwithstanding any other payment provision of this Agreement, failure of the Grantee to submit required reports when due, or failure to perform or deliver required work, supplies, or services, will result in the withholding of payment under this Agreement unless such failure arises due to causes beyond the control and without the fault or negligence of the Grantee.

XVIII. Notification of Program Changes

Grantee agrees to notify the Grantor in writing, thirty (30) calendar days in advance, of any changes in the program that will directly affect service delivery under the terms of the Agreement. No changes shall be implemented without the prior written approval of a formal Agreement Amendment issued by the Grantor.

XIX. Relationship of Parties

The individuals performing work on behalf of Grantee, its subgrantees or its subcontractors are not employees, servants, agents, partners, or joint venturers of the Grantor. The State of Arizona and the Grantor retains no control or direction over such individuals or over the detail, manner, or methods of performance of their services, and they do not have the authority to supervise or control their work. The individuals performing work on behalf of the Grantee, its subgrantees or its subcontractors are not entitled to receive benefits that employees of the State of Arizona are entitled to receive, including but not limited to, workers' compensation, unemployment compensation, health, vision, or dental insurance, retirement benefits, annual leave, and holiday pay.

XX. Other

a. Grantee shall follow all applicable laws, rules, and regulations in the performance of work in furtherance of the solicitation, application, and award.
b. In accordance with ARS § 35-154, every payment obligation of the Grantor under this Agreement is conditioned upon the availability of funds appropriated or allocated for payment of such obligation. If funds are not allocated and available for the continuance of this Agreement, this Agreement may be terminated by the Grantor at the end of the

period for which funds are available. No liability shall accrue to the Grantor in the event this provision is exercised, and the State shall not be obligated or liable for any future payments or for any damages as a result of termination under this paragraph.

c. In accordance with A.R.S. § 35-214, the Grantee shall retain all data, books, and other records ("records") relating to this Agreement for a period of five years from the last financial report submitted to the Grantor. All such documents shall be subject to inspection and audit at reasonable times, including such records of any subgrantee, contractor, or subcontractor. Upon request, the Grantee shall produce the original of any or all such records to the offices of the Grantor.
d. The Parties warrant that they are in compliance with A.R.S. § 41-4401 and further acknowledge that:
    i. Any contractor or subcontractor who is contracted by a Party to perform work related to this Agreement shall warrant its compliance with all federal immigration laws and regulations that relate to its employees and its compliance with A.R.S. § 23-214(A);
    ii. That any breach of the warranty in paragraph "b." above shall be deemed a material breach of this Agreement that is subject to penalties up to and including termination of this Agreement;
    iii. The Parties retain the legal right to inspect the employment records of any employee of any contractor or subcontractor who performs work related to this Agreement to ensure that the contractor or subcontractor is complying with the warranty in paragraph "b." above and that the contractor agrees to make all employment records of said employee available during normal working hours to facilitate such an inspection; and
    iv. Nothing in this Agreement shall make any contractor or subcontractor an agent or employee of the Parties to this Agreement.
e. The Parties shall comply with the provisions of State Executive Order 2009-9, Title VI of the Civil Rights Act of 1964, as amended, Section 504 of the Rehabilitation Act of 1973, as amended, and the Americans with Disabilities Act, as amended.
f. This Agreement does not imply authority to perform any tasks or accept any responsibility not expressly stated in this Agreement.
g. This Agreement does not create a duty or responsibility unless the intention to do so is clearly and unambiguously stated in this Agreement. This Agreement shall not relieve the Parties of any obligation or responsibility imposed on it by law.
h. This Agreement contains the entire agreement of the Parties with respect to its subject matter and supersedes all prior and contemporaneous agreements, understandings, and inducements, whether express or implied, oral or written.
i. Any change, modification, or extension of this Agreement must be submitted through the Grantor's online grant management system, eCivis, and approved by Grantor.
j. This Agreement has been arrived at by negotiation and shall not be construed for or against any Party.
k. The Parties agree that all the conditions set forth herein are material to this Agreement and a breach of any condition is a breach of this Agreement.
l. The failure of either Party to insist in any one or more instances upon the full and complete performance of any of the terms and provisions of this Agreement to be performed by the other Party or to take any action permitted by this Agreement shall not be construed as a waiver or relinquishment of the right to insist upon full and complete performance of the same or any other covenant or condition either in the past or in the future. The acceptance by either Party of sums less than may be due and owing at any time shall not be construed as an accord and satisfaction.
m. The substantive laws of Arizona (without reference to any choice of law principles) shall govern the interpretation, validity, performance and enforcement of this Agreement. The

Parties further agree to cooperate in all ways reasonable and necessary to comply with the applicable statutes, including amending this Agreement as needed in the future and making any refunds or payments that might be required to bring the Parties into full compliance with applicable law.

n. Nothing in this Agreement is intended to create any third-party beneficiary rights; and the Grantor and the Grantee expressly state that this Agreement does not create any third-party rights of enforcement.
o. This Agreement may be executed in any number of counterparts, all such counterparts shall be deemed to constitute one and the same instrument, and each of said counterparts shall be deemed an original hereof.
p. If the last day of any time stated herein shall fall on a Saturday, Sunday, or legal holiday in the State of Arizona, then the duration of such time shall be extended so that it shall end on the next succeeding day which is not a Saturday, Sunday, or legal holiday.
q. Except as expressly provided herein, no Party may delegate or assign its rights or responsibilities under this Agreement without prior written approval of the other Party and any purported assignment or delegation in violation of this provision shall be void.
r. The Parties to this Agreement agree to resolve all disputes arising out of or relating to this Agreement through arbitration, after exhausting applicable administrative review, to the extent required by A.R.S. § 12-1518, except as may be required by other applicable statutes.
s. If any provision of this Agreement is held invalid, the remainder of the Agreement shall not be affected thereby and all other parts of this Agreement shall be in full force and effect.
t. Any deviation or failure to comply with the purpose and/or conditions of this Agreement without prior approval may constitute sufficient reason for the Grantor to terminate this Agreement, revoke the grant, require the return of all unspent funds, perform an audit of expended funds, and require the return of any previously spent funds which are deemed to have been spent in violation of the purpose or conditions of this grant.
u. The Parties acknowledge they have been advised by counsel, or have had the opportunity to be advised by counsel, in the execution of the Agreement.

IN WITNESS WHEREOF, the Parties have made and executed the Agreement the day and year first above written.

FOR GRANTEE:

Authorized Signatory — Date

Printed Name and Title

Additional signature(s) if required by political subdivision — Date

Printed Name and Title — Date

Attest:

Clerk — Date

Note: If applicable, the Agreement must be approved by the appropriate county supervisory board or municipal council and appropriate local counsel (i.e. county or city attorney). Furthermore, if applicable, resolutions and meeting minutes must be forwarded to the Governor's Office with the signed Agreement.

Approved as to form and authority to enter into Agreement (Excluding non-profits):

Legal counsel for Grantee — Date

Printed Name and Title

Statutory or other legal authority to enter into Agreement (Excluding non-profits):

Appropriate A.R.S., ordinance, or charter reference

FOR GOVERNOR'S OFFICE:

Matthew Gress, Director — Date
State of Arizona
Governor's Office of Strategic Planning and Budgeting

SURPRISE
ARIZONA

CARES Act Funding

Regular City Council Meeting
June 16, 2020

CARES ACT
CORONAVIRUS RELIEF FUND

$150 billion appropriated to Coronavirus Relief Fund

- Direct payment from U.S. Treasury to jurisdictions with populations >500k
  - Mesa
  - Phoenix
  - Tucson
  - Maricopa County
  - Pima County

AZCARES FUND

- Created by the Arizona Governor's Office
  - Local governments <500,000 population
- City of Surprise allocation $16,263,957
  - Public safety personnel costs incurred from March through December 2020
- Provide capacity in General Fund to offset sales tax revenue loss

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 16, 2020
Submitting Department: Mayor and Council
Staff Recommendations:

Contact Person: Skip Hall
District: Citywide

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

Agenda Wording:
Consideration and action pertaining to an amendment to Surprise Municipal Code Section 2-40(d) removing the Mayor's standing authority to unilaterally declare a local emergency; Ordinance # 2020-22.

Motion:
I move to approve Ordinance #2020-22.

Background:
At the June 2, 2020 Regular Council meeting, Mayor Hall requested that Council consider and possibly take action to amend Surprise Municipal Code Sec 2-40 by repealing sub-section (d), which provides the Mayor with standing authority to unilaterally declare a local emergency.

Objective Analysis:
A.R.S. 26-311 provides that a mayor of an incorporated city or town may declare by proclamation an emergency or local emergency to exist, if the city or town has given that authority by ordinance or resolution. The City of Surprise currently has a codified ordinance (SMC Section 2-40(d)) which provides the Surprise Mayor with standing authority to declare an emergency in accordance with A.R.S 26-311. In the event SMC Section 2-40(d) is repealed, the Mayor will no longer have the authority to unilaterally declare an emergency. Instead, if a future declaration of local emergency becomes necessary, the City Council will be required to meet and adopt a resolution authorizing the Mayor to declare a local emergency.

Policy Compliant:
In this context, City Council determines appropriate policy, i.e. this is a policy consideration.

Financial Impact:
N/A.

Budget Impact:
N/A.

FTE Impact:
N/A.

ATTACHMENTS:

1. 20.06.09 Ordinance 2020-22

ORDINANCE 2020-22

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING CHAPTER 2, ARTICLE II, DIVISION 2, SECTION 2-40, OF THE SURPRISE MUNICIPAL CODE BY REMOVING THE MAYOR'S STANDING AUTHORITY TO UNILATERALLY DECLARE AN EMERGENCY; INCLUDING SEVERABLITY; ESTABLISHING AN EFFECTIVE DATE; AND REPEALING CONFLICTING ORDINANCES.

WHEREAS, A.R.S. § 26-311 authorizes a mayor of an Arizona incorporated city or town to unilaterally declare an emergency or local emergency to exist, if authorized by local ordinance or resolution;

WHEREAS, Surprise Municipal Code Section 2-40(d), provides the Mayor with standing unilateral authority to declare an emergency in accordance with A.R.S. § 26-311; and

WHEREAS, the City Council has determined that it is in the best interests of the City of Surprise to remove that standing unilateral authority to declare an emergency from the enumerated powers of the Mayor of Surprise.

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

Section 1. Chapter 2, Article II, Division 2, Section 2-40(d) of the Surprise Municipal Code is hereby repealed and reserved.

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 and shall not be retroactive in application.

PASSED AND ADOPTED this _____ day of _____, 2020.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

Ordinance No. 2020-22
RFLS #
Rev 12/19