

CITY OF SURPRISE
Regular City Council Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Tuesday, January 19, 2021 @ 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/3kFsM6l>

A. Call To Order

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

B. Roll Call

C. Pledge of Allegiance

D. Proclamation and Community Acknowledgements

E. City Manager Report

1. Update on COVID-19

F. City Clerk Report

- | | | |
|----|---|--|
| 2. | Consideration and action pertaining to selection of a Vice Mayor and directing the City Clerk to administer the Oath of Office. | 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:

- | | | | |
|----|------------|---|---|
| 3. | Citywide | Consideration and action on the minutes of January 5, 2021 Regular City Council Work Session and Regular City Council Meeting. | None

Sherry Aguilar
City Clerk |
| 4. | District 3 | Consideration and action to approve a request by Ryan Edward Stemsrud (Agent) for a Series 6 (Bar) liquor license for Sterling Grove Country Club, LLC located at 17193 W. Montpelier Street, Surprise, AZ. 85388. | None

Sherry Aguilar
City Clerk |
| 5. | Citywide | Consideration and action pertaining to approval of a Fiscal Year 2021 budget amendment reallocating appropriations in the amount of \$50,000 for contract building inspector services; Resolution #2021-12. | None

Chris Boyd
Community
Development |
| 6. | Citywide | Consideration and action pertaining to approval of an amendment to the Fiscal Year 2021 budget by reallocating appropriations in the amount of \$172,600 for an additional Building Inspector II FTE position; Resolution #2021-11. | None

Chris Boyd
Community
Development |
| 7. | District 1 | Consideration and action pertaining to approval of the Final Plat entitled "Desert Oasis Phase 2 – Parcel L-12A", dated October 28, 2020, an approximately 24.865 acre property located in the Desert Oasis PAD. (Case FS20-319) | None

Sergio Angulo
Community
Development |

8.	District 1	Consideration and action to approve or disapprove the Final Plat entitled, "Desert Oasis Phase 2 – Parcel L-12B", dated December 14, 2020, an approximately 32.17 acre property located in the Desert Oasis PAD. (Case FS20-321)	None Sergio Angulo Community Development
9.	District 1	Consideration and action pertaining to approval of the Final Plat entitled, "Desert Oasis Phase 3 – Parcel L-1B", dated December 14, 2020, an approximately 29.516 acre property located in the Desert Oasis PAD. (Case FS20-322)	None Sergio Angulo Community Development
10.	District 1	Consideration and action pertaining to approval of the Final Plat entitled, "Desert Oasis Phase 3 – Parcel L-1A", dated December 14, 2020, an approximately 25.602 acre property located in the Desert Oasis PAD. (Case FS20-327)	None Sergio Angulo Community Development
11.	District 1	Consideration and action pertaining to approval of the Final Plat entitled, "Desert Oasis Phase 3 – Parcel L-2", dated December 14, 2020, an approximately 35.726 acre property located in the Desert Oasis PAD. (Case FS20-323)	None Sergio Angulo Community Development
12.	Citywide	Consideration and action pertaining to the acceptance of the STOP Violence Against Women Grant in the amount of \$129,297 and amending the FY21 budget by reallocating appropriations from grant contingency and general fund to Project G13071; Resolution # 2021-13.	None Robert Wingo Legal
13.	Citywide	Consideration and action pertaining to the approval of an amendment to the City of Surprise Program Year 2019 Community Development Block Grant Annual Action Plan.	None Seth Dyson Human Svcs and Comm Vitality
14.	Citywide	Consideration and action pertaining to the approval of an amendment to the Intergovernmental Agreement with Maricopa County to provide Community Action Program services, accepting grant funding, and amending the Fiscal Year 2021 Budget by reallocation appropriations of \$227,300 within the Grants Fund; Resolution # 2021-15.	None Seth Dyson Human Svcs and Comm Vitality
15.	Citywide	Consideration and action pertaining to approval of an amendment to the Fiscal Year 2021 Budget by reallocating appropriations of \$587,400 from Contingency within the Grants Fund to the Neighborhood Revitalization Fund, Project G51681, to accept funding from the Department of Housing and Urban Development in response to COVID-19; and amending the Fiscal Year 2021 Contract Awarding Authority List by Increasing the COVID-19 Response item to \$1,100,000; Resolution # 2021-10.	None Seth Dyson Human Svcs and Comm Vitality

- | | | | |
|-----|------------|--|--|
| 16. | District 1 | Consideration and action declaring the intent to enlarge and enlarging an existing lighting improvement district known as "The City of Surprise, Arizona, Desert Oasis Parcel L13B#151" pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks; Resolution # 2021-01. | None

Mike Gent
Public Works |
| 17. | District 1 | Consideration and action declaring the intent to enlarge and enlarging an existing lighting improvement district known as "The City of Surprise, Arizona, Desert Oasis Lancer - Parcels 5A, 5B and 14A" pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks; Resolution # 2021-02. | None

Mike Gent
Public Works |
| 18. | District 4 | Consideration and action pertaining to approval of the Final Re-Plat entitled "Bola Drive Plaza", dated June 30, 2020, an approximately 7.845 acre property located generally on the southwest corner of Bola Drive and El Mirage Road (Case FS20-140). | None

Sergio Angulo
Community Development |
| 19. | Citywide | Consideration and action pertaining to approval of an amendment to the Fiscal Year 2021 budget by reallocating appropriations in the amount of \$11,800 from Personnel to Services within the General Fund for a contract administrative technician; Resolution #2021-14. | None

Chris Boyd
Community Development |
| 20. | District 3 | Consideration and action pertaining to acceptance of a sewer line easement from the Garcia Family Living Trust between Cotton Lane and the Loop 303 and Peoria. | Lloyd Abrams
Community Development |
| 21. | Citywide | Consideration and action pertaining to the approval of the Intergovernmental Agreement (IGA) with the State of Arizona for a Master Maintenance Agreement; Resolution #2021-16 | None

Kristin Tytler
Public Works |

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|-----|------------|--|---|
| 22. | District 1 | Consideration and action pertaining to approval of a rezone of approximately 99.68 acres of land located generally northwest of the northwestern corner of Beardsley Road and 227th Avenue from Residential Ranch (RR) to Low Density Residential with PUD Overlay (RL-5-PUD), modifying land uses, and providing development standards; Ordinance #2021-03. | None

Hobart Wingard
Community Development |
| 23. | District 1 | Consideration and action pertaining to approval of the Preliminary Plat entitled, "Rancho Vista," received October 12, 2020, an approximately 99.68 acre property generally located northwest of the northwestern corner of Beardsley Road and 227th Avenue. (Case FS20-250) | None

Hobart Wingard
Community Development |

- | | | | |
|-----|------------|--|--|
| 24. | District 1 | Consideration and action pertaining to approval of an amendment to the Austin Ranch West Preliminary Plat entitled, "North Copper Canyon Parcels 2, 3.2, & 3.3," received November 3, 2020, an approximately 141.78 acre property generally located north of the intersection of Deer Valley and Austin Ranch Roads. (Case FS20-328) | None

Hobart Wingard
Community
Development |
|-----|------------|--|--|

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|-----|----------|--|---|
| 25. | Citywide | Presentation and discussion pertaining to the status of the Solid Waste Recycling program. | None

Bobby Parks
Public Works |
| 26. | Citywide | Consideration and action pertaining to approval of the Veterans, Disability and Human Services Strategic Plan. | None

Danielle Osborne
Human Svcs and
Comm Vitality |
| 27. | Citywide | Consideration and action pertaining to approval of a 2021 Legislative Agenda. | None

Jodi Tas
City Manager
Office |
| 28. | Citywide | Consideration and action pertaining to approval of an amendment to the Surprise Municipal Code Chapters 26, 34, and 54 by amending Special Events definition, adding Interference with City Operations and Business and obstructing streets and sidewalks, and establishing a permit process for Parades and Assemblies; Ordinance #2021-02. | None

Police |
| 29. | Internal | Consideration and action pertaining to approval of proposed amendments to the City Council Policies and Procedures Manual. | Robert Wingo
Legal |

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: January 14, 2021 at 12:15 PM

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



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 19, 2021
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: January 19, 2021
Submitting Department: City Clerk
Staff Recommendations:

Contact Person:
District: Internal

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

Agenda Wording:

Update on COVID-19

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 19, 2021
Submitting Department: City Clerk
Staff Recommendations: None

Contact Person: Sherry Aguilar, City Clerk
District: Citywide

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

Agenda Wording:

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

Motion:

Vote by written ballot

Background:

Sec. 2-41. - **Vice-mayor**; selection and role.

(a) Eligibility. Any council member, other than the **mayor**, may serve as **vice-mayor**, whether or not the member has served as **vice-mayor** previously.(b)

Selection.

Not later than January 30th of each year, the city council shall select one of its members, other than the **mayor**, to serve as **vice-mayor**. The member selected as **vice-mayor** will serve as such until the member resigns the office, vacates council, or is replaced by another member as **vice-mayor**.

Any council member may nominate any council member, including him/herself, to serve as the **vice-mayor**. All nominations must occur prior to voting. The council must vote by written ballot. The candidate receiving a majority of the votes cast will serve as **vice-mayor**. In the event that no candidate receives a majority of votes cast, the two candidates receiving the highest number of votes will be considered in a run-off vote. Voting must be repeated until a **vice-mayor** is selected. The meeting may not adjourn or recess until a **vice-mayor** is selected.

The **vice-mayor** will perform the duties of the **mayor** in the absence or inability of the **mayor** to perform his or her duties. In the absence or inability of the **vice-mayor** to perform the duties of the **mayor**, the most senior council member will perform the duties of **mayor/vice-mayor**. Seniority is determined by the then current number of consecutive years the member has served on the council.

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 19, 2021
Submitting Department: City Clerk
Staff Recommendations: None

Contact Person: Sherry Aguilar, City Clerk
District: Citywide

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

Agenda Wording:

Consideration and action on the minutes of January 5, 2021 Regular City Council Work Session 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. work session
 2. Reg Meeting Minutes
-

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

Tuesday, January 5, 2021 @ 4:00PM

Call To Order

Roll Call

Mayor Hall called to order the Regular City Council Work Session of January 5, 2021 at 4:00 PM at Surprise City Hall Council Chambers, 16000 N Civic Center Plaza, Surprise, Arizona 85374. Also in attendance with Mayor Hall were Vice Mayor Judd and Council Members Winters, Cline, Duffy, Hastings and Remley.

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

Pledge of Allegiance

Call To The Public

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

1. Presentation and discussion of proposed Ordinance # 2021-02, an ordinance pertaining to establishing a Parade and Assembly Permit process - NO ACTION

Attorney, Harold Brady gave a powerpoint presentation on this item.

Mr. Brady reviewed the definitions in detail pertaining to the ordinance.

Mayor Hall questioned if a parade is organized to celebrate a birthday or special; event, would this need a permit?

Mr. Brady commented, No permit needed as long as it does not impede traffic.

Council Member Remley asked about family reunions and birthday parties, etc., would they be in violation?

Mr. Brady, No only if they have expressive activity.

Vice Mayor Judd commented that he is not sure how he feels about permitting first amendment speech. Are we putting together an ordinance that is expected to go to court? Are we copying some other ordinances that have been tried in court?

City Attorney Wingo gave an overview of what went into creating the ordinance, and defining types of events, etc.

Council Member Cline - permitting process goes online, make the form a PDF fillable form.

Council Member Hastings commented that we are always walking the fine line of freedom and safety. I believe in peaceful protests, but this is not what we are talking about. We are fortunate here in Surprise with fantastic police department and City Manager. I do like this and it's a good idea. Have we given a chance for stakeholders to give input on this ordinance?

Mr. Brady commented that this actually came out of the police department and being reviewed by Fire Department. This will depend on the circumstances on enforcement.

Council Member Duffy asked how the birthday parades work? Will they need to get a permit? I don't want these types of events to stop, they only last a few minutes.

Mr. Brady, no permit if following traffic regulations.

Council Member Remley commented that he is glad funeral processions were removed. What is the penalty for violating any portion of the ordinance?

City Attorney Wingo commented class 1 misdemeanor if portions of the ordinance are violated.

Vice Mayor Judd wanted to know when the word Disrupt would apply, asked for clarification.

2. Consideration and discussion pertaining to proposed amendments to the City Council Policies and Procedures Manual - NO ACTION

City Attorney Wingo gave an overview of the proposed recommended changes to the policy.

Vice Mayor Judd asked about social media, Facebook specifically. What do we do if Facebook deletes one of my accounts when they find out we have two. Diane Arthur gave an explanation on the City Facebook pages for Council.

Council Member Hastings questioned Facebook posts and discretionary funds and how they can be used to assist struggling businesses due to COVID. What are the guidelines for this.

Attorney Wingo reviewed sections of the policy on discretionary funds.

Council Member Hastings asked about speaking to the media, is there restrictions?

Mayor Hall commented that the press will trick you if they can. Sometimes when they asked me a questions that is tricky, I defer to the City Manager's Office or Communications or ask them for assistance.

Council Member Remley asked for specific language for the policy on discretionary funds.

Vice Mayor Judd also commented that he is in favor of broadening the description for discretionary funds.

Council Member Cline agreed with broadening the description for discrepancy funds.

Mayor Hall thanked Vice-Mayor Judd and Councilmember Winters for their hard work on this project.

Vice Mayor Judd asked for clarification regarding social media and sharing of posts from City page to private page.

Adjournment

Vice Mayor Judd made the motion to adjourn the Regular City Council Work Session of January 5, 2021 at 5:44 PM. Council Member Winters seconded the motion. Seven yes votes, motion carried.

Skip Hall, Mayor

ATTEST:

Sherry Ann Aguilar, City Clerk, MMC

CERTIFICATION:

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Regular City Council Work Session of **Tuesday, January 5, 2021.**

Sherry Ann Aguilar, City Clerk, MMC

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

Tuesday, January 5, 2021 @ 6:00PM

Call To Order

Invocation

The invocation was led by Raymond Grim.

Roll Call

Mayor Hall called to order the Regular City Council Meeting of January 5, 2021 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 and Council Members Winters, Cline, Duffy, Hastings 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

City Manager Report

Reports

1. Update on COVID 19

City Manager Frazier gave an update on COVID 19. He also spoke of ACM Schott's retirement, the promotion of Terry Young and Interim Police Chief Geoff Leggett.

City Clerk Report

1. Reports

2. The City Clerk will conduct an Official Oath of Office for newly and re-elected Mayor and Councilmembers: Mayor Hall; Councilmembers Patrick Duffy, Ken Remley and Alyson Cline.

City Clerk Aguilar administered the Oath of Office for Mayor Hall and Council Members Patrick Duffy, Ken Remley and Alyson Cline.

Call To The Public

Rana Labe - Asked Council to not approve 5G by the Council. Health issues, dangerous and unsafe, animals and plants. It is not faster, has to work in conjunction with 5G.

Regular City Council Meeting Agenda

CONSENT AGENDA:

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

3. Consideration and action on the minutes of the Regular City Council Work Session, Regular City Council Meeting and Executive Session Minutes of December 15, 2020 - APPROVED

4. Consideration and action pertaining to approval of the Final Plat entitled, North Copper Canyon Parcel 3.1" dated November 6, 2020, and the accompanying Alternative Assurance Agreement, for a property generally located on the northwest corner of 183rd Avenue and Country Club Terrace in the North Copper Canyon PAD; Case FS20-207 - APPROVED

5. Consideration and action pertaining to approval of an amendment to the Software License Agreement for the City's LIS software; Resolution #2021-03 - APPROVED

6. Consideration and action pertaining to acceptance of a Drainage Easement from Fulton Homes and Pinnacle Peak & 163rd Avenue LLC for roadway improvements along Pinnacle Peak Road near 163rd avenue - APPROVED

7. Consideration and action pertaining to acceptance of a sewer line easement from the Garcia Family Living Trust between Cotton Lane and the Loop 303 and Peoria - APPROVED

8. Consideration and action pertaining to approval of the Final Plat entitled, Lingor Estates Final Plat dated October 5, 2020, a property generally located on the southwest corner of Williams Road and 178th Avenue adjacent to the North Copper Canyon PAD; Case FS20-396 - APPROVED

9. Consideration and action pertaining to approval of an amendment to the FY21 Budget by reallocating appropriations in the amount of \$400,000 from general contingency to the Risk Management Fund and amending the Contract Awarding Authority List by increasing the risk insurance deductibles item; Resolution #2021-05.

10. Consideration and action declaring the intent to enlarge the "City of Surprise, Arizona, Austin Ranch West Parcel 6 # 143" 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 within the district; Resolution # 2021-04 - APPROVED

11. Consideration and action pertaining to approval of the First Amendment to Reems Road and Channel Agreement; Resolution #2021-06 - APPROVED

12. Consideration and action pertaining to approval of an amendment to the Fiscal Year 2021 budget by reallocating appropriations in the amount of \$15,000 within the Grants Fund and authorizing acceptance of a grant award from U.S. Department of Justice (DOJ), U.S. Marshals Service, to cover overtime expenses associated with the participation of one Surprise Police Officer in the Joint Law Enforcement Operations (JLEO) Task Force from October 1, 2020 to September 30, 2021. Resolution #2021-09 - APPROVED

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

13. Presentation and discussion pertaining to Internal Audit reports approved by the City of Surprise Audit Committee for Fiscal Year 2019-20 - NO ACTION

City Auditor, Carol Holley gave a powerpoint presentation on this item.

Council Member Hastings asked for clarification on high and low risk charts and if you audit each department every year?

Mayor Hall questioned the high risk category of fleet maintenance and what it entails.

14. Consideration and action pertaining to approval of an amendment to the Surprise Municipal Code Chapter 105, Article II, Division 1, Section 105-19A adopting local amendments to the 2018 International Fire Code, Chapters 5, 9, and 12 relating to fire service features, fire protection and life safety features, and energy systems; Ordinance # 2021-01 - APPROVED

Fire Marshall, Keith Tanner gave a powerpoint presentation on this item.

Mayor Hall asked if this applies to house units, do we know right now who has this unit on their house?

If there is an issue being on a house, will we be able to respond?

Mr. Tanner - Yes in our LS system.

Council Member Remley - How do we know what type of battery is used? On the premise alert.

Council Member Remley with the code we are adopting tonight, if the incident happened again, would we avoid people getting hurt?

Vice Mayor Judd made the motion to approve Ordinance 2021-01. Council Member Winters seconded the motion. Seven yes votes, motion carried.

Other Business and Future Agenda Items

Mayor Hall - add the Legislative Agenda for action on the January 19, 2021 Regular City Council Meeting.

City Council Reports

Mayor and Council attended and/or reported on the following:

Council Member Hastings - Thanked Mark Schott for 25 years of service to the City; Congrats to Chief Young who will take over as ACM, and Geoff Leggett as Police Chief. Next meeting at Chef Peter's Bistro. Congrats to Councilmember Cline.

Council Member Remley - Thank god 2020 is over, looking forward to good news for 2021. AZ highest rate of COVID in the US. Salvation Army 72,000 food boxes. The food organizations need help.

Council Member Duffy wished everyone Happy New Year, hope this next year will be a better year.

CM Cline - Audit presentation was very helpful; joined West Valley Women, non-profits in west side of Surprise;

Council Member Winters - Student at Willow Canyon HS, selected as semi-finalist.

Vice Mayor Judd - Meet and Greet cancelled this weekend.

Mayor Hall - Join in with CM Frazier's announcements for leadership changes. Jan. 1st illegal to talk or text on the phone while driving. I've seen a lot of people driving and on the phone, we need to step up enforcement.

Executive Session

Adjournment

Council Member Cline made the motion to adjourn Regular City Council Meeting of January 10, 2021 at 7:09 PM. Council Member Hastings seconded the motion. Seven yes votes, motion carried.

Skip Hall, Mayor

ATTEST:

Sherry Ann Aguilar, City Clerk, MMC

CERTIFICATION:

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CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 19, 2021
Submitting Department: City Clerk
Staff Recommendations: None

Contact Person: Sherry Aguilar, City Clerk
District: District 3

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

Agenda Wording:

Consideration and action to approve a request by Ryan Edward Stemsrud (Agent) for a Series 6 (Bar) liquor license for Sterling Grove Country Club, LLC located at 17193 W. Montpelier Street, Surprise, AZ. 85388.

Motion:

I move to approve a request by Ryan Edward Stemsrud (Agent) for a Series 6 (Bar) liquor license for Sterling Grove Country Club, LLC located at 17193 W. Montpelier Street, Surprise, AZ. 85388.

Background:

This request is of a routine nature and follows State requirements for liquor license applications. Departmental reports are attached noting no concerns.

Objective Analysis:

Policy Compliant:

Yes

Financial Impact:

N/A

Budget Impact:

N/A

FTE Impact:

ATTACHMENTS:

1. Finance Sterling Grove Country Club LLC_Memo to Clerk_20201222
2. Fire Report Sterling Grove Country Club Liquor License
3. Police Report Sterling Grove Country Club LLC Series 6
4. Sterling Grove CC January 2021 Report
5. STERLING GROVE COUNTRY CLUB MAP



MEMO

Date: 5/13/2019

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

RE: Liquor License Application – Sterling Grove Country Club LLC

Business License Status:

License #10210, current and valid for 2021.



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



December 22, 2020

To: Sherry Ann Aguilar, City Clerk

From: Keith Tanner, Fire Marshal

Subject: Liquor License Application

Applicant: Sterling Grove Country Club, LLC
17193 W Montpelier St
Surprise, AZ 85388

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

If you have any questions feel free to contact me.

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

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

REFERENCE:

DATE: January 4, 2021

Job Number- 120469

Series #6 – Bar - License #06070109/128171

APPLICANT:

Sterling Grove Country Club, LLC
17193 W. Montpelier Street
Surprise, Arizona 85388

FINDINGS:

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

Sterling Grove Country Club LLC is requesting a liquor license for the entire brand new residential community, which would allow the consumption, sales, and liquor within its entire 203 acres of privately owned property, including the golf course, clubhouses and pool buildings. This does not include the streets, park lots or private residences. The audience should be members of the residential area and their visitors along with visitors of the golf course.

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

New roads were recently added to allow entry to the community off Peoria Avenue and Cactus Road, with expansion of these roads as the community grows. The entire community is also bounded by Cotton Lane on the east and Citrus Road on the west. There should not be a great effect on vehicular traffic in close proximity at this time; however, there has been heavy traffic congestion recently due to large Farmer Markets in the community, which could benefit from off duty traffic officers to help alleviate traffic congestion in the area.

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

N/A. New construction.

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

Sterling Grove Country Club LLC will have a wide variety of hours depending on functions of the community and operation hours of the golf course. There are no other existing commercial businesses in close proximity.

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

This license request appears appropriate for this type of business.

Submitted by Officer C. E. Tovar #2059



COMMUNITY DEVELOPMENT DEPARTMENT

Date: January 6, 2021
To: Sherry Aguilar, City Clerk
From: Chris Boyd, Community Development Director
James Stewart, Zoning Specialist
Re: Liquor License Application for:

STERLING GROVE COUNTRY CLUB, LLC
Ryan Edward Stemsrud, Agent
11530 N. Greenwich Road, Surprise, Arizona 85388

SERIES 6 – BAR – LICENSE NUMBER 06070109/128171

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

None

The immediate area is comprised of commercial and residential establishments. The property is zoned PAD which is consistent with the proposed use of a Golf Course Clubhouse.

Commercial and residential growth is expected to increase.

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

STERLING GROVE COUNTRY CLUB

PAD - PRASADA

PAD - SARAH ANN
RANCH

RM-6

RM
-9

RH-15

RM-9

CR ,
C-3

RM-6

RM-9

PAD - PRASADA

RM-6

CR,
C-3

RR

CACTUS RD

PAD - PRASADA

SITE

PAD - SYCAMORE
FARMS

COTTON LN

PEORIA AVE



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 19, 2021

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

Submitting Department: Community Development District: Citywide

Staff Recommendations: None

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

Consideration and action pertaining to approval of a Fiscal Year 2021 budget amendment reallocating appropriations in the amount of \$50,000 for contract building inspector services; Resolution #2021-12.

Motion:

I move to approve Resolution #2021-12.

Background:

Additional funds are requested to supplement the existing contract inspector positions currently working on behalf of the City. Community Development began utilizing contract Building Inspectors in FY2018 with the initial intent of supplementing the full-time regular positions within the department to ensure appropriate coverage during times of extraordinary demand, extended absences, or during turnover of full-time regular employees. However, those times of extraordinary demand have evolved such that contract building inspectors have been used consistently since 2018 and are now part of the regular workforce needed to get inspections done on a daily basis.

Community Development started FY21 with a contract inspector budget of \$198,400, but has paid an average of \$29,000 a month for contract services in the first five months of the year. At this rate, the original budgeted amount of \$198,400 will be exhausted before the end of the fiscal year. To continue to support the workload of the Building Inspection Program, an additional \$50,000 in contract funds is requested to ensure contract inspectors can be utilized for the duration of the fiscal year. This request is supported both by current levels of service and revenues collected. Community Development has collected 115% of the revenue projected for FY21 within the first five months of the fiscal year, with 58% of the year remaining in which to collect additional revenue. With permits up 32% over last year and rising, the ability to utilize contract inspectors on an as-needed basis is essential to ensure Community Development can continue to keep up with the demand.

Objective Analysis:

The purpose of supplementing the Building Inspection workforce with contract staff is to reduce any potential negative impact on City staff should there be an economic slowdown (such as the 40% reduction in staff in 2009 due to the economic downturn). With permits up 32% over last year and rising, the ability to hire contract inspectors on an as-needed basis is essential to ensure Building Safety can continue to provide residents and developers with timely, quality inspection services.

Policy Compliant:

This action is consistent with City and Council policy.

Financial Impact:

This action will increase the expenditure for contract building inspectors by \$50,000 which will be supported by an increase of revenue in Community Development building inspection permits.

Budget Impact:

This action reallocates spending authority in the amount of \$50,000 from Contingency to Community Development Services without increasing or decreasing the total adopted citywide expenditure budget for FY2021.

FTE Impact:

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

ATTACHMENTS:

1. Res 2021-12 Budget Amd Contract Building Inspectors-final
-

RESOLUTION # 2021-12

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2021 BUDGET BY REALLOCATING APPROPRIATIONS OF \$50,000 FROM CONTINGENCY WITHIN THE GRANTS FUND TO THE GENERAL FUND FOR CONTRACT BUILDING INSPECTORS.

WHEREAS, the FY2021 budget was adopted including funding for contract building inspectors;

WHEREAS, the services of contract building inspectors have been, and continue to be, necessary to support the substantial workload of building inspections;

WHEREAS, the increase in expenditures is supported by revenue collections;

WHEREAS, to date, the Community Development Department has collected one hundred fifteen percent of FY2021 budgeted revenue amounts;

WHEREAS, the FY2021 budget, including the FY2021 Contract Awarding Authority List, was adopted by Council Resolution #2020-63 on June 2, 2020;

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

WHEREAS, 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, 2020 through June 30, 2021.

APPROVED AND ADOPTED this ____ day of _____, 2021.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2021-12

Exhibit A

1. Appropriation - The allocation below represents a reallocation of appropriation in the amount of \$50,000 from Contingency within the Grants Fund to Services within the General Fund to cover the cost of services provided by contract building inspectors. 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/Contingency	General Operations	Contingency	E	17,760,300	(50,000)	17,710,300
General Fund	Community Development	Services	E	731,900	50,000	781,900
				18,492,200	0	18,492,200

2. List of Operating Items Over \$50,000- Council approved monies for contract inspectors. This amount was based on the Fiscal Year 2021 approved budget. With this budget amendment, the contract inspector line item will increase by \$50,000.

Reference ID	Description	Current Amount	Increase/ (Decrease)	Amended Amount
21372	Contract Inspectors	600,000	50,000	650,000



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 19, 2021

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

Submitting Department: Community Development District: Citywide

Staff Recommendations: None

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

Consideration and action pertaining to approval of an amendment to the Fiscal Year 2021 budget by reallocating appropriations in the amount of \$172,600 for an additional Building Inspector II FTE position; Resolution #2021-11.

Motion:

I move to approve Resolution #2021-11.

Background:

Two Building Inspector II FTEs were requested as part of the FY21 budget, along with \$63,500 in work space redesign funds to reconfigure the existing space in order to accommodate the additional staff. The Building Inspector II FTEs and the space redesign funds were intended to be part of the Citywide Budget Amendment adopted by Council in September of this year. Initially, just one Building Inspector II position was presented to Council and approved under RES2020-126. This request is to approve a second Building Inspector II and the funds to reconfigure the work space, as supported by an increased workload, and increased revenue.

As of November 30, 2020, building inspections are up an average of 30% per Inspector over last year with no indication of demand subsiding. Reasonably, an inspector should have 15-20 inspections assigned to them per day to ensure they are providing quality inspection services. During Fiscal Year 2021, Inspectors have been managing an average of 25 inspections per day. Building permits are also up 32% in the first five months of this fiscal year, as compared to the same period last year. The large number of projects currently in entitlement and in the initial building permit application process indicate that the inspection demand will continue at its current pace or rise in the months ahead. Additionally, Community Development has collected 115% of the revenue projected for FY21 within the first five months of this fiscal year, with 58% of the year remaining in which to collect additional revenue. The City began employing contract building inspectors in 2018 to supplement the inspection workforce and has consistently used contract inspectors since that time. The strategy of supplementing the Building Inspection staff with contract Inspectors is to reduce any potential negative impact on City staff should there be an economic slowdown (such as the 40% reduction in staff in 2009 due to the economic downturn). However, prolonged and consistent use of contract inspectors, as well as the ongoing, increased workload, have demonstrated the need to add additional permanent staff. The fully loaded salary of a city-employed Building Inspector II is \$108,500. Under the current contract, an Inspector I costs the City \$166,400 for the same number of annual work hours. With respect to

reconfiguring the work space, contract inspectors are sharing desk space and there is no empty cubicle in which to add this Building Inspector II. Therefore, the funds for space redesign are essential to improve current working conditions and to accommodate the additional staff.

Objective Analysis:

The purpose of supplementing the Building Inspection workforce with contract staff is to reduce any potential negative impact on City staff should there be an economic slowdown (such as the 40% reduction in staff in 2009 due to the economic downturn). However, prolonged and consistent use of contract inspectors, as well as the ongoing, increased workload, have demonstrated the need to add additional permanent staff as well. Under the current contract, a Contract Building Inspector I costs the City approximately \$58,000 more annually than the fully loaded FTE salary cost of a Building Inspector II for the same number of annual work hours. In addition, FTEs can build a solid connection with teammates, provide continuity, develop organizational loyalty, and share a vested interest in Department and City goals.

Policy Compliant:

This action is consistent with City and Council policy.

Financial Impact:

This action will allow for an increase of ongoing expenses in the amount of \$69,100 for personnel, supplies, and services, and a one-time capital expense of \$103,000. This is supported by an increase of revenue in Community Development building inspection permits.

Budget Impact:

This action reallocates spending authority in the amount of \$172,600 from Grants Fund contingency to the General Fund for Community Development supplies, services, personnel and capital without increasing or decreasing the total adopted citywide expenditure budget for FY2021.

FTE Impact:

This request will add one full-time equivalent (FTE) position to Community Development for a total of 46 FTEs.

ATTACHMENTS:

1. Res 2021-11 Building Inspector II FTE_Rev_122320
-

RESOLUTION # 2021-11

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2021 BUDGET BY REALLOCATING APPROPRIATIONS OF \$172,600 FROM CONTINGENCY WITHIN THE GRANTS FUND TO THE GENERAL FUND FOR BUILDING INSPECTOR II FTE POSITION.

WHEREAS, the FY2021 budget amendment adopted by Council Resolution #2020-126 on October 6, 2020 did not include appropriations for one of two requested Building Inspector II positions;

WHEREAS, the services of an additional full-time building inspector is necessary to support the substantial workload and increasing number of building inspection demand;

WHEREAS, the increase in expenditures is supported by revenue collections;

WHEREAS, to date, the Community Development Department has collected one hundred fifteen percent of FY2021 budgeted revenue amounts;

WHEREAS, the FY2021 budget was adopted by Council Resolution #2020-63 on June 2, 2020;

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, 2020 through June 30, 2021.

APPROVED AND ADOPTED this ____ day of _____, 2020.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2021-11**Exhibit A**

1. Appropriation - The allocation below represents a reallocation of appropriation in the amount of \$172,600 from Contingency within the Grants Fund to Services with the General Fund to cover the cost of the additional Building Inspector II FTE position . 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/Contingency	General Operations	Contingency	E	17,760,300	(172,600)	17,587,700
General Fund	Community Development	Personnel Services	E	4,476,400	54,500	4,530,900
General Fund	Community Development	Supplies	E	66,000	11,200	77,200
General Fund	Community Development	Services	E	731,900	1,600	733,500
General Fund	Community Development	Capital	E	40,000	103,500	143,500
General Fund	Public Works	Supplies	E	861,600	1,300	862,900
General Fund	Public Works	Services	E	2,796,300	500	2,796,800
Grants/Contingency	General Operations	Other	R	25,990,100	(172,600)	25,817,500
General Fund	Community Development	Charges for Services	R	5,746,200	172,600	5,918,800

2. Full-Time Equivalent (FTE) – The increasing workload and building inspection demand requires the addition of 1.0 new FTE in the Building Safety Division.

Fund	Department	Current FTEs	Increase/ (Decrease)	Amended FTEs
General Fund	Community Development	45	1	46



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 19, 2021 Contact Person: Sergio Angulo
Submitting Department: Community Development District: District 1
Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to approval of the Final Plat entitled “Desert Oasis Phase 2 – Parcel L-12A”, dated October 28, 2020, an approximately 24.865 acre property located in the Desert Oasis PAD. (Case FS20-319)

Motion:

I move to approve the Final Plat entitled, “Desert Oasis Phase 2 – Parcel L-12A” dated October 28, 2020.

Background:

CVL, on behalf of Metro Oasis, LLLP, seeks approval of a Final Plat for a single-family residential development for 94 lots in a portion of Parcel L-12 of the Desert Oasis PAD.

Objective Analysis:

This Final Plat will create 94 single-family residential lots, which is consistent with the approved Desert Oasis PAD and the approved preliminary plat under case FS17-545.

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 - FS20-319 - Staff Report

2. 01 - FS20-319 - Vicinity Map
 3. 02 - FS20-319 - Final Plat
 4. FS20-319 - PowerPoint
-

Case: FS20-319

Project Name: Desert Oasis Phase 2 Parcel L-12A - Final Plat

Council District: 1

City Council Date: January 19, 2021

Planner: Sergio Angulo, Planner II

Owner: Metro Oasis, LLLP

Applicant: Parker Froehlich with Coe and Van Loo Consultants, Inc.

Request: Final Plat for a 94-lot, single-family subdivision in a portion of Parcel L-12 of the Desert Oasis PAD.

Site Location: South of Dynamite Boulevard and east of 175th Lane

Site Size: 24.865 acres (approx.)

Density: 3.78 DU/Ac

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Desert Oasis PAD as amended under case FS17-545.
- The Final Plat is in substantial conformance with the Preliminary Plat approved under case FS17-545.

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:

Coe and Van Loo Consultants, Inc., on behalf of Metro Oasis, LLLP, requests approval of the Final Plat for Desert Oasis Phase 2 – Parcel L-12A. The subject property is approximately 24.865 acres and it is located south of Dynamite Boulevard and east of 175th Lane. The subject property is zoned PAD with a land use designation of Low Density Residential.

The applicant proposes 94 single-family lots for a total density of 3.78 dwelling units per acre. The typical lot size proposed in this subdivision is 50' x 125'. This development dedicates approximately 6.13 acres (24.7%) for open space. Tract D of this plat provides a ramada with seating and a turf area for open play and recreation. Residents of this plat will also have access to the amenities in the adjacent parcels. The preliminary plat approved under case FS17-545 proposed a pedestrian trail along the north side of the property, between the northern lots and the right-of-way of Dynamite Boulevard. During the developer's final engineering process, the developer needed to remove that trail in order to provide enough space for a drainage channel that runs along the north side of the property. Staff evaluated the removal of this trail and concluded that it did not affect pedestrian connectivity because there is still a sidewalk along Dynamite Boulevard that allows pedestrians to access the adjacent developments. In addition, the trail that is being removed is not a requirement by the Desert Oasis PAD; therefore, the proposed final plat is still in compliance with the PAD.

Overall, the proposed Final Plat is in compliance with the latest amendment to the Desert Oasis PAD (case FS17-545) and in substantial compliance with the Preliminary Plat approved under case FS17-545.

Attachments:

- 01 Vicinity Map
- 02 Final Plat



VICINITY MAP

FINAL PLAT FOR
DESERT OASIS PHASE 2 - PARCEL L-12A

A REPLAT OF A PORTION OF TRACT K OF THE FINAL PLAT FOR DESERT OASIS
PHASE 1 - PARCEL L-3, AS RECORDED IN BOOK 1506, OF MAPS, PAGE 9, M.C.R.,
LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 35,
TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

COUNTY RECORDER

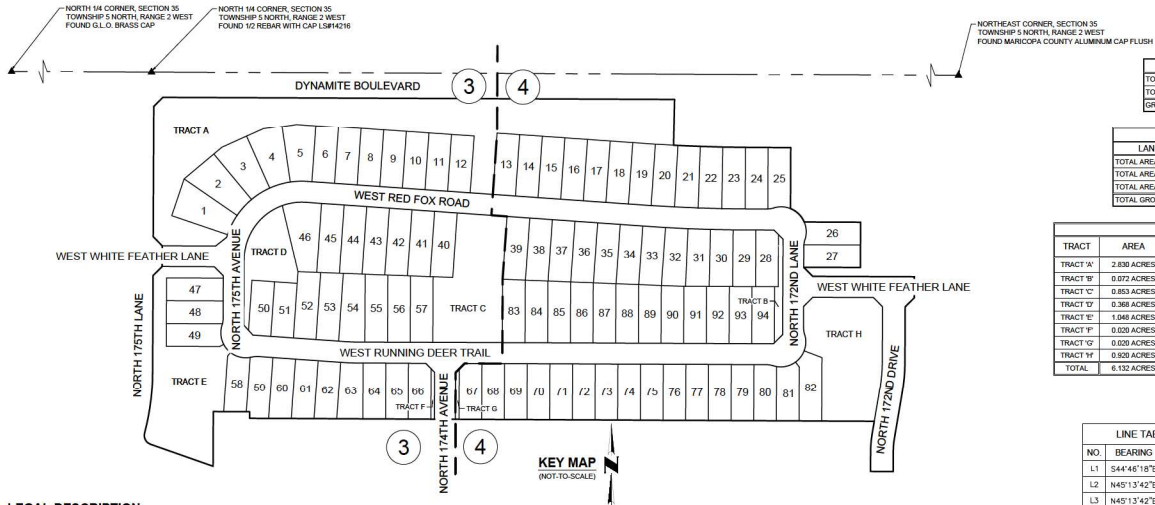


DATE
REVISION
NO.

FINAL PLAT
DESERT OASIS PHASE 2 - PARCEL L-12A
SURPRISE, ARIZONA



10/15/2023 10:00 AM



LEGAL DESCRIPTION

THAT PART OF TRACT K OF DESERT OASIS PHASE 1 - PARCEL L-3, AS RECORDED IN
BOOK 1506 OF MAPS, PAGE 9, RECORDED IN MARICOPA COUNTY, ARIZONA, BEING
SITUATED IN THE NORTH HALF OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST OF
THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/2" REBAR WITH CAP L584216 MARKING THE NORTH QUARTER
CORNER OF SAID SECTION 35, FROM WHICH MARICOPA COUNTY ALUMINUM CAP FLUSH
MARKING THE NORTHEAST CORNER OF SAID SECTION 35 BEARS SOUTH 89°46'18" EAST,
A DISTANCE OF 2,643.21 FEET;

THENCE SOUTH 89°46'18" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER
OF SAID SECTION 35 AND THE NORTH LINE OF SAID TRACT K, A DISTANCE OF 1,154.04
FEET;

THENCE SOUTH 00°13'42" WEST, DEPARTING SAID NORTH LINES, A DISTANCE OF 55.00
FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 01°11'13" WEST, A DISTANCE OF 102.80 FEET;
THENCE SOUTH 89°42'57" EAST, A DISTANCE OF 9.44 FEET;
THENCE SOUTH 89°19'38" EAST, A DISTANCE OF 49.66 FEET;
THENCE SOUTH 89°19'38" EAST, A DISTANCE OF 49.66 FEET;
THENCE SOUTH 89°46'18" EAST, A DISTANCE OF 100.00 FEET;

THENCE SOUTH 00°13'42" WEST, A DISTANCE OF 133.90 FEET TO A POINT ON A 55.00
FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 21°55'58" WEST;
THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF
44°19'01", A DISTANCE OF 42.93 FEET;

THENCE SOUTH 89°46'18" EAST, A DISTANCE OF 124.59 FEET;
THENCE SOUTH 00°13'42" WEST, A DISTANCE OF 100.00 FEET;
THENCE SOUTH 89°46'18" WEST, A DISTANCE OF 100.00 FEET;
THENCE SOUTH 44°46'18" EAST, A DISTANCE OF 26.28 FEET;
THENCE SOUTH 89°46'18" EAST, A DISTANCE OF 26.28 FEET;
THENCE SOUTH 00°13'42" WEST, A DISTANCE OF 48.00 FEET;
THENCE SOUTH 45°13'42" WEST, A DISTANCE OF 26.28 FEET;

THENCE SOUTH 00°13'42" WEST, A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A
TANGENT CURVE OF 45.00 FOOT RADIUS, CONCAVE WESTERLY;

THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°27'57", A
DISTANCE OF 70.21 FEET;

THENCE SOUTH 00°41'59" WEST, A DISTANCE OF 103.22 FEET TO THE BEGINNING OF A
TANGENT CURVE OF 160.00 FOOT RADIUS, CONCAVE EASTERLY;

THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°29'18", A
DISTANCE OF 26.33 FEET;

THENCE SOUTH 00°45'21" WEST, A DISTANCE OF 46.13 FEET TO A POINT ON THE
SOUTHERLY LINE OF SAID TRACT K;

THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT K THE FOLLOWING COURSES:

THENCE NORTH 89°42'39" WEST, A DISTANCE OF 50.00 FEET;
THENCE NORTH 89°10'01" EAST, A DISTANCE OF 45.00 FEET TO THE BEGINNING OF A
TANGENT CURVE OF 241.95 FOOT RADIUS, CONCAVE EASTERLY;

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°45'22", A
DISTANCE OF 36.96 FEET;

THENCE NORTH 89°41'39" EAST, A DISTANCE OF 30.09 FEET;
THENCE NORTH 89°42'39" WEST, A DISTANCE OF 1,377.88 FEET;
THENCE NORTH 89°16'21" EAST, A DISTANCE OF 14.40 FEET;
THENCE NORTH 89°42'39" WEST, A DISTANCE OF 80.00 FEET;
THENCE SOUTH 00°16'21" WEST, A DISTANCE OF 120.05 FEET;

THENCE NORTH 70°41'14" WEST, A DISTANCE OF 146.39 FEET TO THE BEGINNING OF A
TANGENT CURVE OF 30.00 FOOT RADIUS, CONCAVE NORTHEASTERLY;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF
84°54'59", A DISTANCE OF 30.02 FEET TO A POINT ON A 635.00 FOOT RADIUS
NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 75°05'46" WEST;

THENCE NORTHERLY, DEPARTING THE SOUTHERLY LINE OF SAID TRACT K ALONG SAID
CURVE, THROUGH A CENTRAL ANGLE OF 14°28'30", A DISTANCE OF 130.72 FEET;

THENCE NORTH 00°13'41" EAST, A DISTANCE OF 213.56 FEET;
THENCE NORTH 40°13'42" EAST, A DISTANCE OF 26.28 FEET;
THENCE NORTH 89°13'41" EAST, A DISTANCE OF 46.00 FEET;
THENCE NORTH 44°46'18" WEST, A DISTANCE OF 26.28 FEET;
THENCE NORTH 89°13'41" EAST, A DISTANCE OF 268.03 FEET;

THENCE SOUTH 40°13'42" EAST, A DISTANCE OF 26.28 FEET;

THENCE SOUTH 89°46'18" EAST, A DISTANCE OF 1,128.01 FEET TO THE TRUE POINT OF
BEGINNING.

LOTH AREA: 1,083,108 SQUARE FEET; OR 24.80 ACRES; MORE OR LESS.

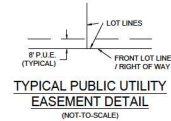
TOTAL LAND USE	
TOTAL NUMBER OF LOTS	94
TOTAL NUMBER OF TRACTS	9
GROSS RESIDENTIAL DENSITY	3.78 D.U./A.C.

LAND USE TABLE		
LAND USE AREAS	SQUARE FEET	ACRES
TOTAL AREA OF LOTS	631,302	14.493
TOTAL AREA OF TRACTS	267,109	6.132
TOTAL AREA OF RIGHT OF WAY	184,897	4.240
TOTAL GROSS AREA	1,083,108	24.865

TRACT TABLE		
TRACT	AREA	DESCRIPTION
TRACT A	2.830 ACRES	LANDSCAPE, DRAINAGE, RETENTION, P.U.E., S.V.T.
TRACT B	0.872 ACRES	LANDSCAPE, P.U.E., S.V.T.
TRACT C	0.863 ACRES	LANDSCAPE, DRAINAGE, RETENTION, P.U.E., S.V.T.
TRACT D	0.368 ACRES	LANDSCAPE, P.U.E., S.V.T.
TRACT E	1.046 ACRES	LANDSCAPE, DRAINAGE, RETENTION, P.U.E., S.V.T.
TRACT F	0.020 ACRES	LANDSCAPE, P.U.E., S.V.T.
TRACT G	0.820 ACRES	LANDSCAPE, P.U.E., S.V.T.
TRACT H	0.920 ACRES	LANDSCAPE, DRAINAGE, RETENTION, P.U.E., S.V.T.
TOTAL	6.132 ACRES	

LINE TABLE		
NO.	BEARING	LENGTH
L1	S44°46'18"E	28.28'
L2	N45°13'42"E	28.28'
L3	N45°13'42"E	28.28'
L4	N44°46'18"W	28.28'
L5	N45°13'42"E	28.28'
L6	N00°16'21"E	46.13'
L7	N51°52'30"E	31.37'
L8	S44°46'18"E	28.28'
L9	S45°13'42"W	28.28'
L10	N45°13'42"E	28.28'
L11	S44°46'18"E	28.28'
L12	S44°46'18"E	28.28'

LINE TABLE		
NO.	BEARING	LENGTH
L13	S44°46'18"E	28.28'
L14	S45°13'42"W	28.28'
L15	N42°53'16"W	29.20'
L16	S62°22'49"W	10.00'
L17	S38°07'34"W	10.00'
L18	S38°28'35"E	13.58'



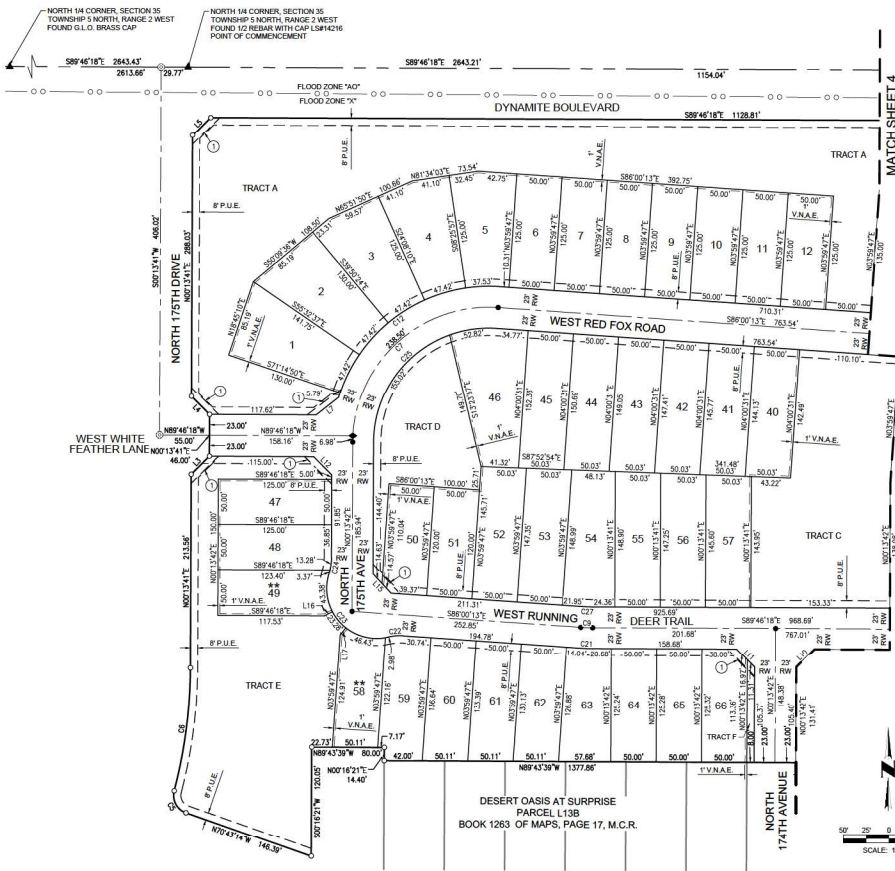
TYPICAL PUBLIC UTILITY
EASEMENT DETAIL
(NOT-TO-SCALE)

SEE SHEET 4 FOR CURVE
TABLE AND LOT AREA TABLE

2 SHEET
OF
4
C.D. DESIGNED BY: F. FROELICH
C.D. PERMIT NO. 2916-01
10/15/2023 10:00 AM

FINAL PLAT FOR DESERT OASIS PHASE 2 - PARCEL L-12A

A REPLAT OF A PORTION OF TRACT K OF THE FINAL PLAT FOR DESERT OASIS PHASE 1 - PARCEL L-3, AS RECORDED IN BOOK 1506, OF MAPS, PAGE 8, M.C.R., LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
1	8,805
2	8,805
3	8,306
4	8,145
5	7,712
6	6,250
7	6,250
8	6,250
9	6,250
10	6,250
11	6,250
12	6,250
13	6,750
14	6,750
15	6,750
16	6,750
17	6,750
18	6,750
19	6,750
20	6,858
21	6,865
22	6,866
23	6,848
24	6,750
25	6,592
26	6,091
27	6,250
28	6,200
29	6,289
30	6,376
31	6,437

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
32	6,573
33	6,440
34	6,515
35	6,592
36	6,669
37	6,746
38	6,824
39	6,901
40	7,166
41	7,248
42	7,330
43	7,412
44	7,494
45	7,576
46	9,820
47	6,250
48	6,243
49	6,085
50	5,947
51	6,000
52	7,326
53	7,408
54	7,920
55	7,404
56	7,321
57	7,239
58	6,236
59	6,782
60	6,751
61	6,588
62	6,425

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
63	6,722
64	6,263
65	6,265
66	6,195
67	6,199
68	6,273
69	6,275
70	6,277
71	6,279
72	6,281
73	6,283
74	6,285
75	6,287
76	6,289
77	6,291
78	6,293
79	6,294
80	6,257
81	6,209
82	7,514
83	6,905
84	6,818
85	6,731
86	6,643
87	6,556
88	6,468
89	6,381
90	6,294
91	6,250
92	6,250
93	6,250
94	6,248
TOTAL	631,302

LEGEND

- SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
- CENTER LINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DET. 120 TYPE "P" (UNLESS OTHERWISE NOTED)
- FOUND BRASS CAP PER ADJOINING RECORDED SUBDIVISION PER M.A.G. STD. DET. 120 TYPE "P" (UNLESS OTHERWISE NOTED)
- CENTERLINE MONUMENTATION AND ETHEBT ADDRESSING CHANGE - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DET. 120 TYPE "P" (UNLESS OTHERWISE NOTED)
- CORNER OF SUBDIVISION - SET BRASS CAP UPON COMPLETION OF JOB PER M.A.G. STD. DET. 120 TYPE "P" (UNLESS OTHERWISE NOTED)
- CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DET. 120 TYPE "C" - MOORED (UNLESS OTHERWISE NOTED)
- SECTION LINE
- MD-SECTION LINE
- BOUNDARY LINE
- LOT LINE
- CENTERLINE
- EASEMENT
- EXISTING RW
- FLOOD ZONE

SHEET NUMBER

- SIGHT VISIBILITY TRIANGLE (S.V.T.) - 30/30'
- P.U.E. PUBLIC UTILITY EASEMENT
- V.N.A.E. VEHICULAR NON ACCESS EASEMENT
- AC. ACRES
- L1 LINE NUMBER
- C1 CURVE NUMBER
- RW RIGHT-OF-WAY
- APN ASSESSOR PARCEL NUMBER
- EX. EXISTING
- G.L.O. GENERAL LAND OFFICE
- ** HEADLIGHT INTRUSION
- M.C.R. MARICOPA COUNTY RECORDER
- DOC.# DOCUMENT NUMBER

SEE SHEET 2 FOR LEGAL DESCRIPTION, TRACT AND LOT AREA TABLES AND SHEET 4 FOR CURVE TABLE

COUNTY RECORDER

Coe & Van Loo Consultants, Inc.

FINAL PLAT

DESERT OASIS PHASE 2 - PARCEL L-12A

SURPRISE, ARIZONA

3 SHEET 4

DATE

REVISION

NO.

SCALE: 1" = 50'

3800

2000

1000

500

250

125

62.5

31.25

15.625

7.8125

3.90625

1.953125

0.9765625

0.48828125

0.244140625

0.1220703125

0.06103515625

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FINAL PLAT FOR DESERT OASIS PHASE 2 - PARCEL L-12A

A REPLAT OF A PORTION OF TRACT K OF THE FINAL PLAT FOR DESERT OASIS PHASE 1 - PARCEL L-3, AS RECORDED IN BOOK 1506, OF MAPS, PAGE 8, M.C.R., LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

COUNTY RECORDER



DATE
REVISION
NO.

FINAL PLAT
DESERT OASIS PHASE 2 - PARCEL L-12A
SURPRISE, ARIZONA

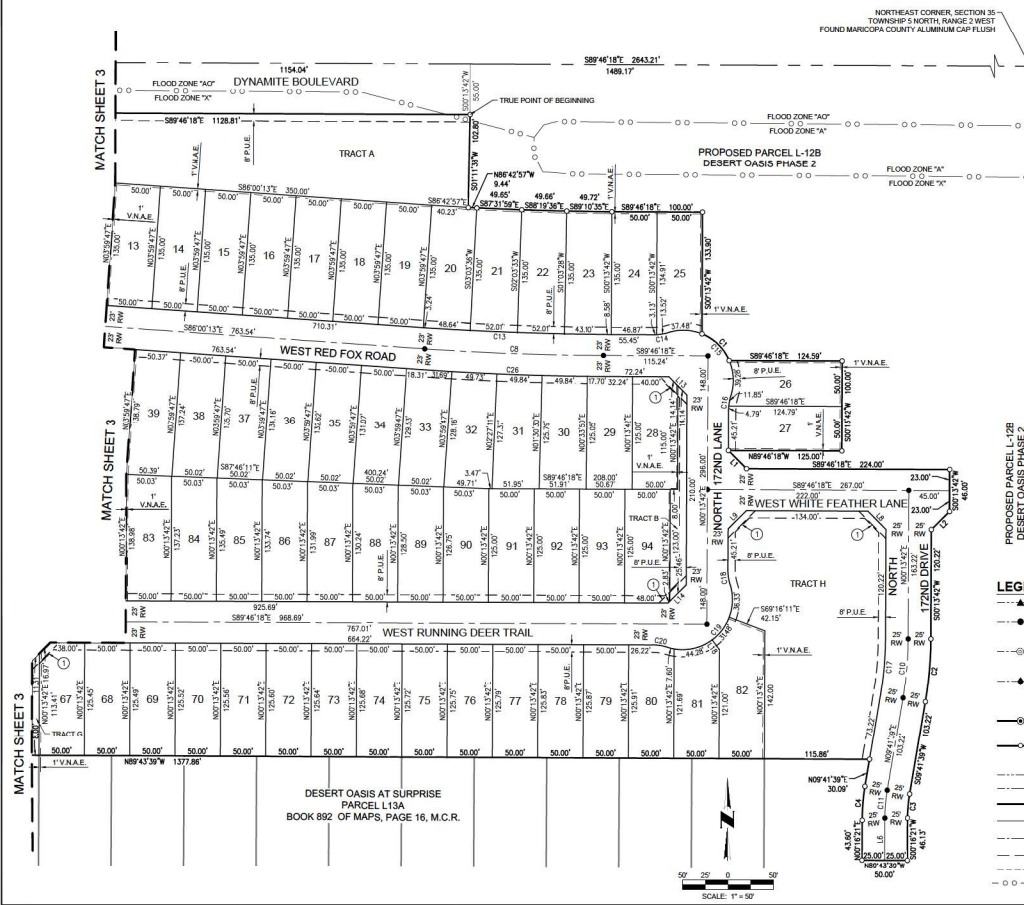


NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	42.93'	55.00'	044°43'02"	22.62	41.84	N49°42'30"W
C2	70.21'	425.00'	009°27'57"	35.19	70.13	N04°57'41"E
C3	26.33'	160.00'	009°25'18"	13.19	26.30	S04°59'00"W
C4	36.98'	241.95'	008°45'22"	18.52	36.94	S04°39'02"W
C5	30.02'	20.26'	084°54'09"	18.53	27.34	S28°16'10"E
C6	136.72'	535.00'	014°38'30"	68.73	136.35	N07°32'56"E
C7	245.48'	150.00'	093°48'04"	160.20	218.99	S47°06'44"W
C8	197.29'	3000.00'	003°48'04"	98.68	197.25	S87°53'16"E
C9	13.15'	200.00'	003°48'04"	6.58	13.15	S87°53'16"E
C10	66.08'	400.00'	009°27'57"	33.12	66.01	N04°57'41"E
C11	30.44'	185.00'	009°25'18"	15.25	30.40	S04°59'00"W
C12	232.98'	173.00'	077°09'39"	138.01	215.77	S55°24'57"W
C13	52.01'	3711.70'	000°48'10"	26.00	52.01	S87°31'44"E
C14	13.52'	55.00'	014°04'55"	6.79	13.48	N79°55'40"E
C15	119.69'	55.00'	124°40'58"	104.94	97.43	N44°46'16"W
C16	16.65'	55.00'	017°20'29"	8.39	16.58	S08°53'57"W
C17	61.95'	375.00'	009°27'57"	31.05	61.88	N04°57'41"E
C18	16.65'	55.00'	017°20'29"	8.39	16.58	S08°53'57"W
C19	119.69'	55.00'	124°40'58"	104.94	97.43	N45°13'42"E
C20	16.65'	55.00'	017°20'29"	8.39	16.58	N81°06'03"W
C21	14.66'	223.00'	003°48'04"	7.34	14.66	S87°53'16"E
C22	16.65'	55.00'	017°20'29"	8.39	16.58	S85°19'32"W
C23	116.07'	55.00'	120°54'54"	97.04	95.70	S42°53'16"E
C24	16.65'	55.00'	017°20'29"	8.39	16.58	N08°53'57"E
C25	207.84'	127.00'	093°48'04"	135.64	185.41	S47°06'44"W
C26	198.80'	3023.00'	003°48'04"	99.44	198.76	S87°53'16"E
C27	11.64'	177.00'	003°48'04"	5.82	11.64	S87°53'16"E

LEGEND

- SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
- CENTER LINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DET. 130, TYPE "B" (UNLESS OTHERWISE NOTED)
- FOUND BRASS CAP PER ADJOINING RECORDED SUBDIVISION PER M.A.G. STD. DET. 130, TYPE "B" (UNLESS OTHERWISE NOTED)
- CORNER OF SUBDIVISION - SET BRASS CAP UPON COMPLETION OF JOB PER M.A.G. STD. DET. 130, TYPE "B" (UNLESS OTHERWISE NOTED)
- SET SURVEY MARKER PER M.A.G. STD. DET. 130, TYPE "C" - MONUMENT (UNLESS OTHERWISE NOTED)
- SECTION LINE
- MD-SECTION LINE
- BOUNDARY LINE
- LOT LINE
- CENTERLINE
- EASEMENT
- EXISTING ROW
- FLOOD ZONE
- SHEET NUMBER
- SIGHT VISIBILITY TRIANGLE (S.V.T.) - 30X30
- P.U.E. PUBLIC UTILITY EASEMENT
- V.N.A.E. VEHICULAR NON ACCESS EASEMENT
- AC. ACRES
- L1 LINE NUMBER
- C1 CURVE NUMBER
- ROW RIGHT-OF-WAY
- APN ASSESSOR PARCEL NUMBER
- EX. EXISTING
- G.L.O. GENERAL LAND OFFICE
- ** HEADLIGHT INTRUSION
- M.C.R. MARICOPA COUNTY RECORDER
- DOC.# DOCUMENT NUMBER

SEE SHEET 2 FOR LEGAL DESCRIPTION, TRACT AND LOT AREA TABLES



Plotted By: [Name] Date: [Date] Project: [Project Name] File: [File Name]



FS20-319
Desert Oasis Phase 2
Parcel L-12A
Final Plat

City Council
January 19, 2021



VICINITY MAP

FINAL PLAT FOR DESERT OASIS PHASE 2 - PARCEL L-12A

A REPLAT OF A PORTION OF TRACT K OF THE FINAL PLAT FOR DESERT OASIS PHASE 1 - PARCEL L-1, AS RECORDED IN BOOK 1506, OF MAPS, PAGE 4, M.C.R., LOCATED IN A PORTION OF THE NORTH-EAST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

COUNTY RECORDER



DATE

REVISION

SHEET

FINAL PLAT

Coe & Van Loo Consultants, Inc.

DESERT OASIS PHASE 2 - PARCEL L-12A
SURPRISE, ARIZONA



2 SHEET
OF 4



TOTAL LAND USE		
TOTAL NUMBER OF LOTS	88	
TOTAL NUMBER OF TRACTS	8	
DESERT RECREATIONAL DENSITY	3.75 PER A.C.	

LAND USE TABLE		
LAND USE AREAS	SQUARE FEET	ACRES
TOTAL AREA OF LOTS	100,000	2.303
TOTAL AREA OF TRACTS	201,100	4.602
TOTAL AREA OF RIGHT-OF-WAY	100,000	2.303
TOTAL TRACT AREA	301,100	6.905

TRACT TABLE		
TRACT	AREA	DESCRIPTION
TRACT M	3.00 ACRES	AVOIDANCE CHANNEL, RETENTION P.O., S.W.1/4
TRACT N	3.00 ACRES	AVOIDANCE P.O., S.W.1/4
TRACT O	3.00 ACRES	AVOIDANCE CHANNEL, RETENTION P.O., S.W.1/4
TRACT P	3.00 ACRES	AVOIDANCE P.O., S.W.1/4
TRACT Q	3.00 ACRES	AVOIDANCE CHANNEL, RETENTION P.O., S.W.1/4
TRACT R	3.00 ACRES	AVOIDANCE P.O., S.W.1/4
TRACT S	3.00 ACRES	AVOIDANCE P.O., S.W.1/4
TRACT T	3.00 ACRES	AVOIDANCE CHANNEL, RETENTION P.O., S.W.1/4
TOTAL	24.00 ACRES	

LINE TABLE		
MD	BEARING	LENGTH
L-1	S44°10'00"E	30.30'
L-2	S44°10'00"E	30.30'
L-3	S44°10'00"E	30.30'
L-4	S44°10'00"E	30.30'
L-5	S44°10'00"E	30.30'
L-6	S44°10'00"E	30.30'
L-7	S44°10'00"E	30.30'
L-8	S44°10'00"E	30.30'
L-9	S44°10'00"E	30.30'
L-10	S44°10'00"E	30.30'
L-11	S44°10'00"E	30.30'
L-12	S44°10'00"E	30.30'

LEGAL DESCRIPTION

TRACT M OF TRACTS OF DESERT OASIS PHASE 2 - PARCEL L-12A, AS RECORDED IN BOOK 1506, OF MAPS, PAGE 4, M.C.R., LOCATED IN A PORTION OF THE NORTH-EAST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/4 CORNER OF THE NORTH-EAST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND THENCE NORTH 1/4 CORNER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, A DISTANCE OF 1.304 FEET.

THENCE SOUTH 89°40'00"E, A DISTANCE OF 1.304 FEET TO THE 1/4 CORNER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, A DISTANCE OF 1.304 FEET.

THENCE SOUTH 89°40'00"E, A DISTANCE OF 1.304 FEET TO THE 1/4 CORNER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, A DISTANCE OF 1.304 FEET.

THENCE SOUTH 89°40'00"E, A DISTANCE OF 1.304 FEET TO THE 1/4 CORNER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, A DISTANCE OF 1.304 FEET.

THENCE SOUTH 89°40'00"E, A DISTANCE OF 1.304 FEET TO THE 1/4 CORNER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, A DISTANCE OF 1.304 FEET.

THENCE SOUTH 89°40'00"E, A DISTANCE OF 1.304 FEET TO THE 1/4 CORNER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, A DISTANCE OF 1.304 FEET.

THENCE SOUTH 89°40'00"E, A DISTANCE OF 1.304 FEET TO THE 1/4 CORNER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, A DISTANCE OF 1.304 FEET.

THENCE SOUTH 89°40'00"E, A DISTANCE OF 1.304 FEET TO THE 1/4 CORNER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, A DISTANCE OF 1.304 FEET.

THENCE SOUTH 89°40'00"E, A DISTANCE OF 1.304 FEET TO THE 1/4 CORNER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, A DISTANCE OF 1.304 FEET.

THENCE SOUTH 89°40'00"E, A DISTANCE OF 1.304 FEET TO THE 1/4 CORNER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, A DISTANCE OF 1.304 FEET.

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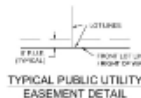
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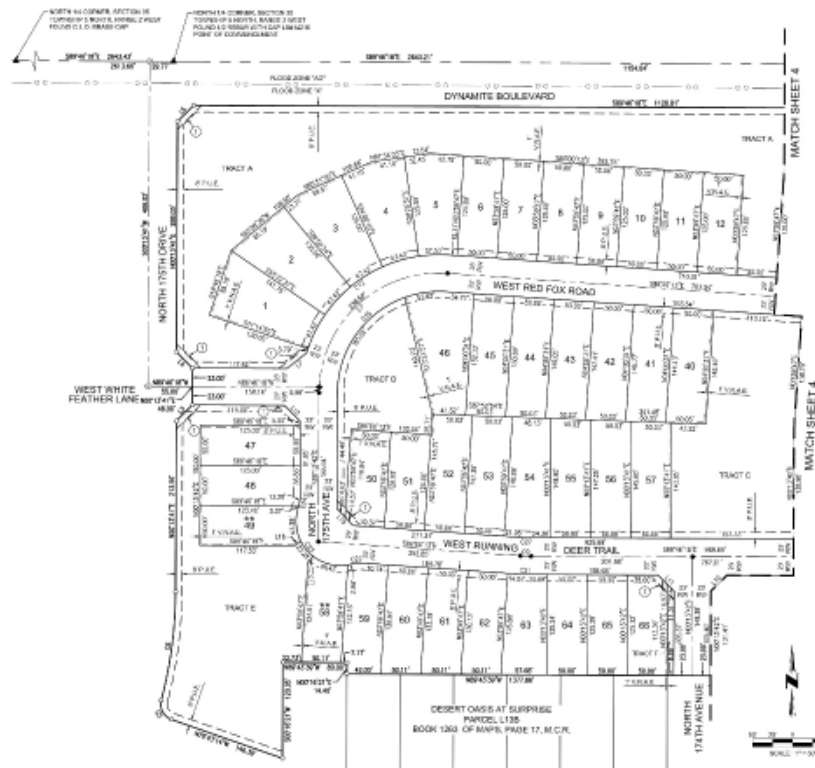
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TYPICAL PUBLIC UTILITY
EASEMENT DETAIL
(NOT TO SCALE)

SEE SHEET 1 FOR CROSS
SECTION AND LOT AREA TABLE

A REPLAT OF A PORTION OF TRACT K OF THE FINAL PLAT FOR DESERT OASIS
PHASE 1 - PARCEL L-3, AS RECORDED IN BOOK 1905, OF MAPS, PAGE 6, M.C.R.,
LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 38,
TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.



LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)
1	8,800	36	6,573	61	6,700
2	8,800	37	6,490	64	6,687
3	8,306	38	6,515	65	6,506
4	6,745	39	6,592	66	6,195
5	7,712	38	6,809	67	6,199
6	6,100	37	6,748	68	6,273
7	6,100	38	6,804	69	6,275
8	6,100	38	6,831	70	6,277
9	6,100	40	5,788	71	6,279
10	6,100	41	5,248	72	6,281
11	6,100	42	5,250	73	6,283
12	6,200	43	7,412	74	6,285
13	6,700	44	7,481	75	6,287
14	6,700	45	7,818	76	6,289
15	6,700	46	8,800	77	6,291
16	6,700	47	6,290	78	6,293
17	6,700	48	6,243	79	6,294
18	6,700	49	6,385	80	6,297
19	6,700	50	5,847	81	6,309
20	6,700	51	6,000	82	6,314
21	6,860	52	7,334	83	6,306
22	6,860	53	7,408	84	6,318
23	6,860	54	7,820	85	6,371
24	6,700	50	7,404	86	6,843
25	5,982	58	7,231	87	6,256
26	6,091	57	7,258	88	6,048
27	6,100	58	6,238	89	6,361
28	6,100	58	6,762	90	6,294
29	6,089	60	6,701	91	6,258
30	6,376	61	6,598	92	6,259
31	6,417	62	6,400	93	6,269
				94	6,248
				TOTAL	631,300

- [illegible]

CVL
CONSULTANTS
60 YEARS
4000 North Elm Street
Chicago, Illinois 60630
847.464.4444

NO.	REVISION	DATE

Coe & Van Loo Consultants, Inc.

FINAL PLAT
DESERT OASIS PHASE 2 - PARCEL L-12A
SUBDIVISION, MARICOPA COUNTY, ARIZONA



3	SHEET	4
10/10/2018 10:10:10 AM 10/10/2018 10:10:10 AM 10/10/2018 10:10:10 AM		

FINAL PLAT

FINAL PLAT FOR DESERT OASIS PHASE 2 - PARCEL L-12A

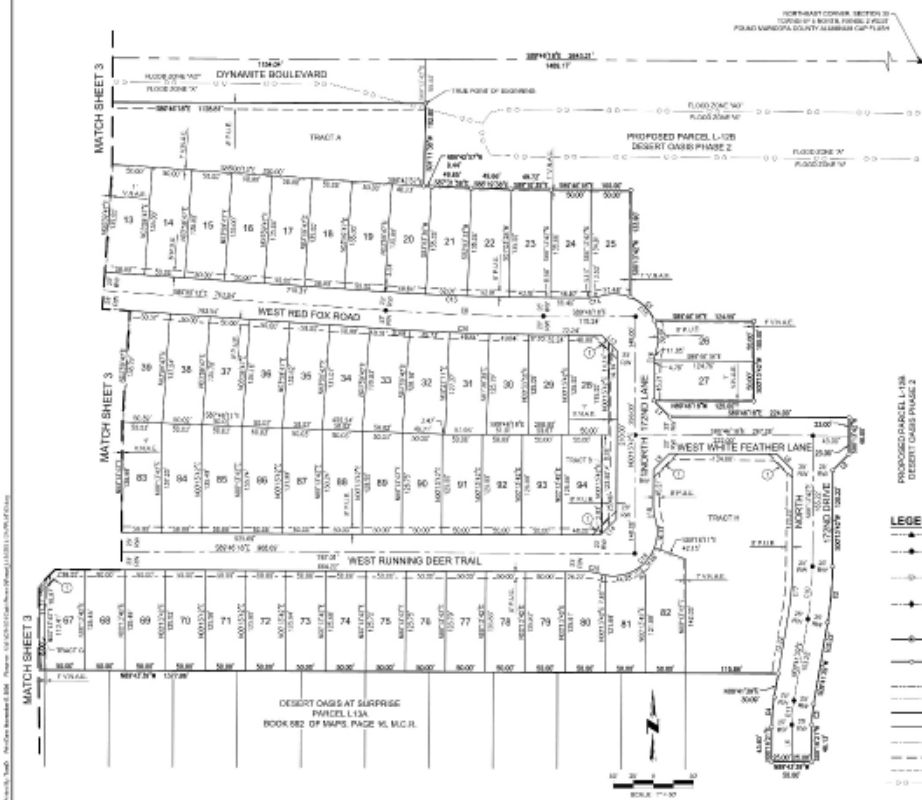
A REPLAT OF A PORTION OF TRACT K OF THE FINAL PLAT FOR DESERT OASIS PHASE 1, PARCEL L-3, AS RECORDED IN BOOK 1882 OF MAPS, PAGE 3, M.C.J.L. LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

COUNTY RECORDER



DATE: _____
BY: _____
REVISED: _____
NO. _____

FINAL PLAT
DESERT OASIS PHASE 2 - PARCEL L-12A
SURPRISE, ARIZONA





QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 19, 2021 Contact Person: Sergio Angulo
Submitting Department: Community Development District: District 1
Staff Recommendations: None

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

Agenda Wording:

Consideration and action to approve or disapprove the Final Plat entitled, “Desert Oasis Phase 2 – Parcel L-12B”, dated December 14, 2020, an approximately 32.17 acre property located in the Desert Oasis PAD. (Case FS20-321)

Motion:

I move to approve/disapprove the Final Plat entitled, “Final Plat for Desert Oasis Phase 2 – Parcel L-12B” dated December 14, 2020.

Background:

CVL, on behalf of Metro Oasis, LLLP, seeks approval of a Final Plat for a single-family residential development for 99 lots in a portion of Parcel L-12 of the Desert Oasis PAD.

The subject property is in the process of being sold, so the plat may name the future owner/homebuilder. As per Section 7 of the Metro Oasis Development Agreement, the City Council may approve the final plat and hold recordation until the City receives the required financial guarantees for subdivision improvements to the property. Consequently, approval of the final plat gives the homebuilder assurance to close on the purchase of the property and to provide the required financial guarantees to the City.

Objective Analysis:

This Final Plat will create 99 single-family residential lots, which is consistent with the approved Desert Oasis PAD and the approved preliminary plat under case FS17-545.

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 - FS20-321 - Staff Report
 2. 01 - FS20-321 - Vicinity Map
 3. 02 - FS20-321 - Final Plat
 4. FS20-321 - PowerPoint
-

Case: FS20-321

Project Name: Desert Oasis Phase 2 Parcel L-12B - Final Plat

Council District: 1

City Council Date: January 19, 2021

Planner: Sergio Angulo, Planner II

Owner: Metro Oasis, LLLP

Applicant: Parker Froehlich with Coe and Van Loo Consultants, Inc.

Request: Final Plat for a 99-lot, single-family subdivision in a portion of Parcel L-12 of the Desert Oasis PAD.

Site Location: South of Dynamite Boulevard and west of 171st Ave

Site Size: 32.17 acres (approx.)

Density: 3.07 DU/Ac

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Desert Oasis PAD as amended under case FS17-545.
- The Final Plat is consistent with the Preliminary Plat approved under case FS17-545.

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:

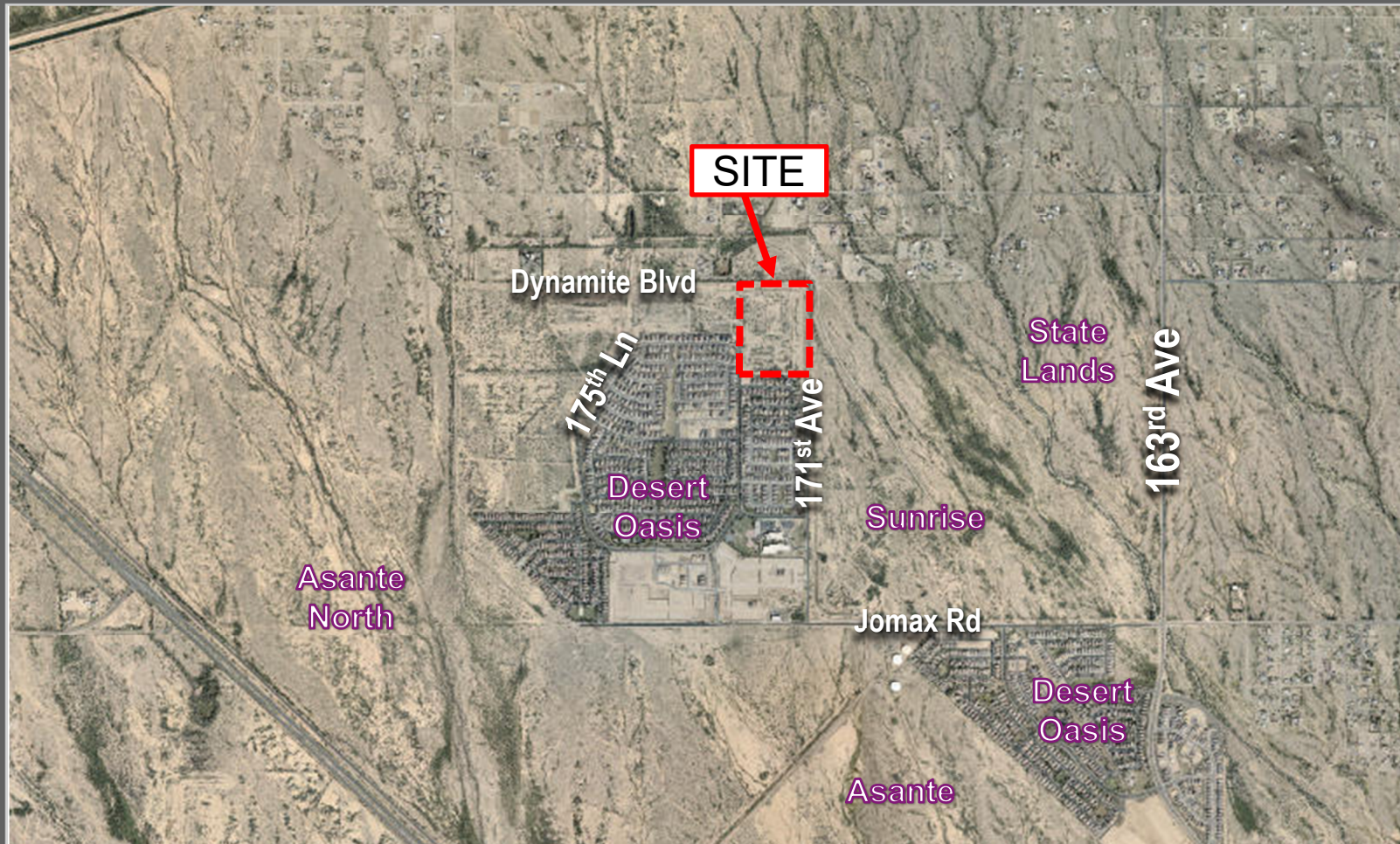
Coe and Van Loo Consultants, Inc., on behalf of Metro Oasis, LLLP, requests approval of the Final Plat for Desert Oasis Phase 2 – Parcel L-12B. The subject property is approximately 32.17 acres and it is located south of Dynamite Boulevard and west of 171st Avenue. The subject property is zoned PAD with a land use designation of Low Density Residential.

The applicant proposes 99 single-family lots for a total density of 3.07 dwelling units per acre. The property is accessed from the west through White Feather Lane and Blue Sky Drive. These local streets lead to 175th Lane, which connects to Dynamite Boulevard to the north. The typical lot size proposed in this subdivision is 55' x 125'. This development dedicates approximately 11.11 acres (34.6%) for open space. Tract A of this plat provides a tot lot with playground equipment, benches, and a turf area for open play and recreation. Residents of this plat will also have access to the amenities in the adjacent parcels.

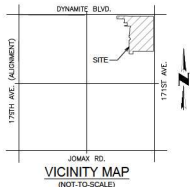
The proposed Final Plat is in compliance with the latest amendment to the Desert Oasis PAD (case FS17-545) and with the Preliminary Plat approved under case FS17-545.

Attachments:

- 01 Vicinity Map
- 02 Final Plat



VICINITY MAP



DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS:

THAT KB HOME PHOENIX, INC., AN ARIZONA CORPORATION, ("OWNER"), HAS SUBDIVIDED UNDER THE NAME "DESERT OASIS PHASE 2 - PARCEL L-12B" A REPLAT OF A PORTION OF TRACT K OF THE FINAL PLAT OF DESERT OASIS PHASE 1 - PARCEL L-3, AS RECORDED IN BOOK 1506, OF MAPS, PAGE 8, M.C.R., LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS FOR THE PLAT OF "DESERT OASIS PHASE 2 - PARCEL L-12B", AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

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

OWNER HEREBY GRANTS TO THE PUBLIC A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER, UNDER, UPON, AND ACROSS ALL AREAS DESIGNATED ON THE PLAT AS WATERDRAINAGE LINE, MANHOLES, FIRE HYDRANTS, AND WATER METERS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING THE WATERDRAINAGE LINES, MANHOLES, FIRE HYDRANTS, AND WATER METERS.

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 AVIATION 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, 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 AUXILIARY FIELD.

OWNER OR SUBSEQUENT OWNERS HEREBY GRANT TO THE CITY OF SURPRISE ALL GROUND AND SURFACE WATER RIGHTS ASSOCIATED WITH THE PROPERTY. OWNER OR SUBSEQUENT OWNERS SHALL CONVERT EXISTING IRRIGATION GRANDFATHER RIGHTS APPURTENANT TO THE PROPERTY TO TYPE I IRRIGATION FOR LANDSCAPE OPEN AREAS AND RIGHTS-OF-WAY. OWNER OR SUBSEQUENT OWNERS ALL EXTINGUISH AND TRANSFER TO THE CITY ALL IRRIGATION GRANDFATHER RIGHTS WHICH REMAIN AFTER THE TYPE I CONVERSION. OWNER OR SUBSEQUENT OWNERS HEREBY GRANT TO THE CITY OF SURPRISE ALL EXISTING WATER CREDITS, INCLUDING BUT NOT LIMITED TO BANKED, LONG TERM AND EXTINGUISHMENT CREDITS ASSOCIATED WITH THE PROPERTY.

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

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

IN WITNESS WHEREOF, KB HOME PHOENIX, INC., AN ARIZONA CORPORATION, AS OWNER, HAS CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER, THEREUNTO DULY AUTHORIZED.

DULY AUTHORIZED OFFICER THIS ____ DAY OF ____, 20__.

BY: KB HOME PHOENIX, INC., AN ARIZONA CORPORATION

NAME: JANNELLE SPEAKE
ITS: VICE PRESIDENT OF FORWARD PLANNING AND DEVELOPMENT

NOTES

1. NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
2. 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.
3. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN A PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT, SANITARY SEWER EASEMENT, OR WATER EASEMENT.
4. DEVELOPMENT STANDARDS ARE PER APPROVED DESERT OASIS P.A.D. OR AS SUBSEQUENTLY AMENDED.
5. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF SURPRISE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
6. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
7. AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, HAS BEEN FORMED AND WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACTS" OR EASEMENTS INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.
8. STRUCTURES AND PLANT MATERIAL PLACEMENT SHALL BE IN CONFORMANCE WITH THE LINE OF SIGHT AND NIGHT VISIBILITY TRIANGLE REQUIREMENTS REFERENCED IN THE CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS DETAIL 4.01 AND 4.02.
9. THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIAN WITHIN, COLLECTORS AND LOCAL STREETS, AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALKS, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
10. THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS AND POND SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNERS ASSOCIATION FORMED BY THE OWNER.
11. LANDSCAPING MAINTENANCE OF THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE THE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.
12. THIS FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT FOR DESERT OASIS APPROVED 08-07-2010 UNDER CASE 1517-045.

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)

ON THIS ____ DAY OF ____, 20__ BEFORE ME, PERSONALLY

APPEARED JANNELLE SPEAKE, WHOSE IDENTITY WAS PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO SHE CLAIMS TO BE, AND ACKNOWLEDGED THAT SHE SIGNED THE ABOVE ATTACHED DOCUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

(SEAL) NOTARY PUBLIC

FLOOD ZONE INFORMATION

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "ZONE 'AO', ZONE 'X', AND ZONE 'Y' (SHADED) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NUMBER 4603C1212L, WITH A DATE OF IDENTIFICATION OF OCTOBER 18, 2015. FOR COMMUNITY NUMBER 06033, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

ZONE "AO" AREAS SUBJECT TO INUNDATION BY A 1-PERCENT ANNUAL-CHANCE SHALLOW FLOODING (USUALLY SHEET FLOW ON SLOPING TERRAIN) WHERE AVERAGE DEPTHS ARE BETWEEN ONE AND THREE FEET. AVERAGE FLOOD DEPTHS DERIVED FROM DETAILED HYDRAULIC ANALYSES ARE SHOWN IN THE ZONE.

ZONE "X" (SHADED) 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.

ZONE "Y" AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT ANNUAL-CHANCE FLOOD EVENT GENERALLY DETERMINED USING APPROXIMATE METHODOLOGIES. BECAUSE DETAILED HYDRAULIC ANALYSES HAVE NOT BEEN PERFORMED, NO BASE FLOOD ELEVATIONS (BFE) OR FLOOD DEPTHS ARE SHOWN.

FINAL PLAT FOR DESERT OASIS PHASE 2 - PARCEL L-12B

A REPLAT OF A PORTION OF TRACT K OF THE FINAL PLAT OF DESERT OASIS PHASE 1 - PARCEL L-3, AS RECORDED IN BOOK 1506, OF MAPS, PAGE 8, M.C.R., LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEVELOPER/OWNER

KB HOME PHOENIX, INC.
16429 S. 51ST ST.,
SUITE 100
PHOENIX, AZ 85044
PHONE: (602) 463-8687
CONTACT: JANELLE SPEAKE

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS PLAT IS NORTH 0°16'20" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 1283 OF MAPS, PAGE 17, MARICOPA COUNTY RECORDS.

RELEASE OF LIABILITY

KB HOME PHOENIX, INC., AN ARIZONA CORPORATION, ("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 CIVIL, 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. SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDARY OF SAID PLAT UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND ACCEPTED BY THE CITY OF SURPRISE.

KB HOME PHOENIX, INC., AN ARIZONA CORPORATION, ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE USAF AND THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE CIVIL, OR IN CONNECTION WITH AIRCRAFT OPERATIONS 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.

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

PUBLIC NOTICE

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

100 YEAR ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF DESERT OASIS PHASE 04-07-523 WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45-57E.

ENGINEER

COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 264-8831
FAX: (602) 264-8208
CONTACT: PARKER FROELICH, P.E.

HOMEOWNERS ASSOCIATION RATIFICATION

BY THIS RATIFICATION, _____, DULY AUTHORIZED AGENT OF "DESERT OASIS" HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDED OF THIS PLAT FOR "DESERT OASIS PHASE 2 - PARCEL L-12B" AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

NAME: _____

ON THIS ____ DAY OF ____, 20__ BEFORE ME PERSONALLY

APPEARED _____, 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 ABOVE ATTACHED DOCUMENT.

HOMEOWNERS ASSOCIATION RATIFICATION ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)

ON THIS ____ DAY OF ____, 20__ BEFORE ME PERSONALLY

APPEARED _____, 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 ABOVE ATTACHED DOCUMENT.

NOTARY PUBLIC SEAL NOTARY PUBLIC SIGNATURE

CITY OF SURPRISE ENGINEER APPROVAL:

DATA ON THIS PLAT REVIEWED AND APPROVED THIS ____ DAY OF ____, 20__

BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED: _____ CITY ENGINEER DATE: _____

CITY OF SURPRISE COUNCIL APPROVAL:

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

THIS ____ DAY OF ____, 20__

ATTEST: _____ MAYOR DATE: _____

CITY CLERK DATE: _____

CERTIFICATION

I, RICHARD G. ALCOCKER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF FIVE (5) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF AUGUST, 2018, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.

BY:
RICHARD G. ALCOCKER
REGISTRATION NUMBER 33851
4500 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-8831
CCLSURVEY@CCLCI.COM

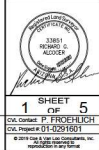
CASE FS20-321
DATE: 12/14/2020

GROSS AREA = 32.172ACRES
TOTAL LOTS = 89

SEE SHEET 3 FOR CURVE
TABLE AND LOT AREA TABLE



DATE: _____
REVISION: _____
NO: _____
FINAL PLAT
DESERT OASIS PHASE 2 - PARCEL L-12B
SURPRISE, ARIZONA



1 SHEET OF 5
CCL CONSULTANTS
RICHARD G. ALCOCKER
CELEBRATING 60 YEARS OF SERVICE
1960-2020
www.cclci.com

FINAL PLAT FOR
DESERT OASIS PHASE 2 - PARCEL L-12B

A REPLAT OF A PORTION OF TRACT K OF THE FINAL PLAT OF DESERT OASIS
PHASE 1 - PARCEL L-3, AS RECORDED IN BOOK 1006, OF MAPS, PAGE 8, M.C.R.
LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 35,
TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

COUNTY RECORDER



DATE

REVISION

NO.

NO.

NO.

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NO.

NO.

LEGAL DESCRIPTION

THAT PART OF TRACT K OF DESERT OASIS PHASE 1 - PARCEL L-3, AS
RECORDED IN BOOK 1006 OF MAPS, PAGE 8, RECORDS OF MARICOPA
COUNTY, ARIZONA, BEING SITUATED IN THE NORTHEAST QUARTER OF
SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCED AT THE MARICOPA COUNTY ALUMINUM CAP FLUSH MARKING
THE NORTHEAST CORNER OF SAID SECTION 35, FROM WHICH THE BRASS
CAP FLUSH IS STAMPED L583714 MARKING THE EAST QUARTER CORNER OF
SAID SECTION 35 BEARS SOUTH 00°03'09" WEST, A DISTANCE OF 2,635.86
FEET.

THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID TRACT K
THE FOLLOWING COURSES:

THENCE SOUTH 00°03'09" WEST, ALONG THE EAST LINE OF THE NORTHEAST
QUARTER OF SAID SECTION 35, A DISTANCE OF 1,416.74 FEET;

THENCE NORTH 89°56'50" WEST, DEPARTING SAID EAST LINE, A DISTANCE
OF 50.00 FEET TO THE TRUE POINT OF BEGINNING.

THENCE CONTINUING NORTH 89°56'50" WEST, A DISTANCE OF 60.00 FEET;

THENCE NORTH 89°43'30" WEST, A DISTANCE OF 730.74 FEET;

THENCE SOUTH 00°16'21" WEST, A DISTANCE OF 119.00 FEET;

THENCE NORTH 89°43'30" WEST, A DISTANCE OF 134.70 FEET TO THE
BEGINNING OF A TANGENT CURVE OF 20.00 FOOT RADIUS, CONCAVE
NORTHEASTERLY;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL
ANGLE OF 89°34'10", A DISTANCE OF 31.50 FEET;

THENCE NORTH 00°16'21" EAST, A DISTANCE OF 507.86 FEET, TO THE
BEGINNING OF A TANGENT CURVE OF 20.00 FOOT RADIUS, CONCAVE
SOUTHEASTERLY;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL
ANGLE OF 21°32'32", A DISTANCE OF 22.56 FEET TO THE BEGINNING OF A
TANGENT REVERSE CURVE OF 20.00 FOOT RADIUS, CONCAVE
NORTHEASTERLY;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL
ANGLE OF 50°46'16", A DISTANCE OF 19.47 FEET;

THENCE NORTH 89°17'25" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON
A 20.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS
NORTH 00°10'41" EAST;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL
ANGLE OF 55°49'02", A DISTANCE OF 19.45 FEET TO THE BEGINNING OF A
TANGENT REVERSE CURVE OF 59.98 FOOT RADIUS, CONCAVE
NORTHWESTERLY;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL
ANGLE OF 21°32'54", A DISTANCE OF 22.56 FEET TO THE BEGINNING OF A
TANGENT REVERSE CURVE OF 20.00 FOOT RADIUS, CONCAVE
NORTHEASTERLY;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL
ANGLE OF 30°46'02", A DISTANCE OF 19.47 FEET;

THENCE NORTH 00°16'21" EAST, DEPARTING THE SOUTHERLY LINE OF SAID
TRACT K, A DISTANCE OF 45.13 FEET TO THE BEGINNING OF A TANGENT
CURVE OF 160.00 FOOT RADIUS, CONCAVE EASTERLY;

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF
09°25'10", A DISTANCE OF 26.33 FEET;

THENCE NORTH 09°41'30" EAST, A DISTANCE OF 103.22 FEET TO THE
BEGINNING OF A TANGENT CURVE OF 425.00 FOOT RADIUS, CONCAVE
WESTERLY;

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF
09°27'57", A DISTANCE OF 70.21 FEET;

THENCE NORTH 00°13'42" EAST, A DISTANCE OF 120.22 FEET;

THENCE NORTH 40°13'42" EAST, A DISTANCE OF 28.28 FEET;

THENCE NORTH 00°13'42" EAST, A DISTANCE OF 46.00 FEET;

THENCE NORTH 89°48'18" WEST, A DISTANCE OF 224.00 FEET;

THENCE NORTH 44°48'18" WEST, A DISTANCE OF 28.28 FEET;

THENCE SOUTH 89°48'18" EAST, A DISTANCE OF 125.00 FEET;

THENCE NORTH 00°13'42" EAST, A DISTANCE OF 100.00 FEET;

THENCE NORTH 89°48'18" WEST, A DISTANCE OF 124.59 FEET, TO A POINT
730.44 FEET NORTH BEARING TANGENTLY TO THE 184°56'50" CENTER BEARS
SOUTH 89°39'01" WEST;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL
ANGLE OF 44°43'02", A DISTANCE OF 42.30 FEET;

THENCE NORTH 00°13'42" EAST, A DISTANCE OF 103.00 FEET;

THENCE NORTH 89°48'18" WEST, A DISTANCE OF 100.00 FEET;

THENCE NORTH 89°10'30" WEST, A DISTANCE OF 49.72 FEET;

THENCE NORTH 89°10'30" WEST, A DISTANCE OF 49.66 FEET;

THENCE NORTH 87°31'50" WEST, A DISTANCE OF 49.65 FEET;

THENCE NORTH 80°42'21" WEST, A DISTANCE OF 18.44 FEET;

THENCE NORTH 01°11'30" EAST, A DISTANCE OF 102.80 FEET TO A POINT ON
A LINE WHICH IS PARALLEL WITH AND 55.00 FEET SOUTHERLY, AS
MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF THE NORTHEAST
QUARTER OF SAID SECTION 35;

THENCE SOUTH 89°48'18" EAST, ALONG SAID PARALLEL LINE, A DISTANCE
OF 1,414.34 FEET;

THENCE SOUTH 44°43'02" EAST, DEPARTING SAID PARALLEL LINE, A
DISTANCE OF 28.33 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH
AND 55.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE
EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35;

THENCE SOUTH 00°03'09" WEST, ALONG SAID PARALLEL LINE, A DISTANCE
OF 1,341.91 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1,401,373 SQUARE FEET OR 32.171 ACRES, MORE OR LESS.

KEY MAP
(NOT-TO-SCALE)

EAST 1/4 CORNER, SECTION 35
TOWNSHIP 5 NORTH, RANGE 2 WEST
FOUND BRASS CAP FLUSH STAMPED L583714

FINAL PLAT
DESERT OASIS PHASE 2 - PARCEL L-12B
SURPRISE, ARIZONA



2 SHEET OF 5
CPL. DESIGNED BY P. FROEHLICH
CPL. PREPARED BY P. FROEHLICH
DATE: 07-02-2010

SEE SHEET 3 FOR CURVE
TABLE, LINE TABLE AND LOT
AREA TABLE.

A REPLAT OF A PORTION OF TRACT K OF THE FINAL PLAT OF DESERT OASIS
PHASE 1 - PARCEL L-3, AS RECORDED IN BOOK 1506, OF MAPS, PAGE 8, M.C.R.
LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 35,
TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

COUNTY RECORDER



LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
95	6,872
96	6,741
97	7,247
98	7,424
99	7,425
100	7,425
101	7,425
102	7,425
103	7,425
104	7,425
105	7,420
106	10,341
107	12,571
108	8,364
109	6,895
110	6,905
111	6,914
112	6,923
113	6,933
114	6,942
115	6,951
116	6,960
117	6,970
118	6,979
119	6,988
120	6,998
121	7,007
122	7,016
123	7,025
124	6,876
125	6,802
126	6,896
127	6,893
128	6,891

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
128	6,891
129	6,889
130	6,886
131	6,884
132	6,882
133	6,879
134	6,886
135	7,282
136	6,854
137	6,875
138	6,875
139	6,875
140	7,243
141	6,814
142	6,800
143	6,800
144	6,800
145	6,800
146	6,800
147	6,800
148	6,528
149	6,528
150	6,600
151	6,600
152	6,600
153	7,660
154	7,096
155	7,541
156	7,675
157	7,715
158	6,875
159	7,475
160	7,697
161	7,691

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
161	7,691
162	8,161
163	8,632
164	9,927
165	9,135
166	6,072
167	6,875
168	6,803
169	8,494
170	8,494
171	8,494
172	8,494
173	8,494
174	9,723
175	14,415
176	10,293
177	6,801
178	6,875
179	6,875
180	6,803
181	6,875
182	6,875
183	6,875
184	6,875
185	6,803
186	6,803
187	6,875
188	6,875
189	6,875
190	6,875
191	6,875
192	6,875
193	6,875
TOTAL	736,188

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	31.50'	20.15'	089°34'10"	20.00	28.39	S45°56'34"E
C2	19.47'	20.00'	055°46'16"	10.58	18.71	S28°09'29"W
C3	22.56'	60.00'	021°32'32"	11.41	22.43	S45°16'21"E
C4	19.47'	20.00'	055°46'16"	10.58	18.71	S82°23'13"W
C5	19.48'	20.00'	055°49'05"	10.59	18.72	S61°51'46"E
C6	22.56'	60.00'	021°32'54"	11.41	22.43	N44°43'41"W
C7	19.47'	20.00'	055°46'16"	10.58	18.71	S27°36'53"E
C8	20.23'	165.00'	009°25'18"	13.10	26.30	S45°00'00"W
C9	76.31'	420.00'	009°27'57"	35.19	70.13	N04°57'10"E
C10	42.93'	55.00'	044°43'02"	22.62	41.84	N45°42'30"E
C11	61.75'	40.00'	008°50'30"	30.92	61.66	S88°21'03"W
C12	61.75'	40.00'	008°50'30"	30.92	61.66	N85°21'03"W
C13	16.65'	55.00'	17°02'29"	8.39	16.58	N08°53'57"E
C14	119.69'	55.00'	124°40'58"	10.84	97.43	S44°46'18"E
C15	16.65'	55.00'	17°02'29"	8.39	16.58	S81°33'28"W
C16	58.18'	377.00'	008°50'30"	29.15	58.12	S85°21'03"W
C17	65.27'	420.00'	008°50'30"	32.70	65.21	N85°21'03"W
C18	16.65'	55.00'	17°02'29"	8.39	16.58	N05°56'36"E
C19	119.73'	55.00'	124°43'31"	105.04	97.45	S44°46'18"E
C20	16.65'	55.00'	17°02'29"	8.39	16.58	S81°33'28"W
C21	16.65'	55.00'	17°02'29"	8.39	16.58	N81°06'03"E
C22	119.69'	55.00'	124°40'58"	10.84	97.43	N45°13'42"E
C23	16.65'	55.00'	17°02'29"	8.39	16.58	S06°26'32"E
C24	16.65'	55.00'	17°02'29"	8.39	16.58	S08°53'57"W
C25	119.69'	55.00'	124°40'58"	10.84	97.43	N44°46'18"E
C26	16.65'	55.00'	17°02'29"	8.39	16.58	N81°33'28"E
C27	16.65'	55.00'	17°02'29"	8.39	16.58	N81°06'03"E
C28	119.69'	55.00'	124°40'58"	10.84	97.43	N45°13'42"E
C29	16.65'	55.00'	17°02'29"	8.39	16.58	S08°26'32"E
C30	17.02'	377.00'	005°31'52"	8.51	17.02	N82°13'24"W
C31	65.27'	420.00'	008°50'30"	32.70	65.21	S85°21'03"W

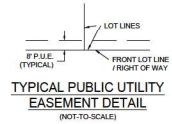
LINE TABLE		
NO.	BEARING	LENGTH
L1	N45°13'42"E	28.28'
L2	N44°46'18"W	26.28'
L3	S44°51'35"E	28.33'
L4	S44°46'18"E	26.28'
L5	S44°46'18"E	28.28'
L6	S44°44'56"E	28.23'
L7	N45°13'42"E	28.28'
L8	N45°13'42"E	28.28'
L9	S44°46'18"E	28.28'
L10	S45°13'42"W	28.28'
L11	S44°46'18"E	28.28'
L12	N47°37'05"E	27.10'
L13	S44°46'18"E	28.28'
L14	S45°13'42"W	28.28'
L15	N44°44'58"W	28.27'

TRACT TABLE		
TRACT	AREA	DESCRIPTION
TRACT 'A'	7.960 ACRES	LANDSCAPE, DRAINAGE, RETENTION, P.U.E.S.V.T.
TRACT 'B'	1.139 ACRES	LANDSCAPE, DRAINAGE, RETENTION, P.U.E.S.V.T.
TRACT 'C'	0.161 ACRES	LANDSCAPE, P.U.E.S.V.T.
TRACT 'D'	0.038 ACRES	LANDSCAPE, P.U.E.S.V.T.
TRACT 'E'	0.701 ACRES	LANDSCAPE, DRAINAGE, RETENTION, P.U.E.S.V.T.
TRACT 'F'	0.792 ACRES	LANDSCAPE, DRAINAGE, RETENTION, P.U.E.S.V.T.
TRACT 'G'	0.276 ACRES	LANDSCAPE, P.U.E.S.V.T.
TRACT 'H'	0.040 ACRES	LANDSCAPE, P.U.E.S.V.T.
TOTAL	11.117 ACRES	

TOTAL LAND USE	
TOTAL NUMBER OF LOTS	99
TOTAL NUMBER OF TRACTS	8
GROSS RESIDENTIAL DENSITY	3.97 D.U./A.C.

LAND USE TABLE		
LAND USE AREAS	SQUARE FEET	ACRES
TOTAL AREA OF LOTS	730,188	16.764
TOTAL AREA OF TRACTS	484,267	11.117
TOTAL AREA OF RIGHT OF WAY	186,917	4.291
TOTAL GROSS AREA	1,401,372	32.172

NOTE: LAND USE TABLE MAY NOT TOTAL DUE TO ROUNDING



FINAL PLAT		NO.	REVISION	DATE
DESERT OASIS PHASE 2 - PARCEL L-12B SURPRISE, ARIZONA				

Coe & Van Loo Consultants, Inc.



FINAL PLAT FOR
DESERT OASIS PHASE 2 - PARCEL L-12B

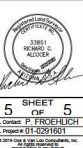
A REPLAT OF A PORTION OF TRACT K OF THE FINAL PLAT OF DESERT OASIS
PHASE 1 - PARCEL L-3, AS RECORDED IN BOOK 1506, OF MAPS, PAGE 8, M.C.R.
LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 35,
TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

COUNTY RECORDER



Coe & Van Loo Consultants, Inc.

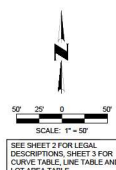
FINAL PLAT
DESERT OASIS PHASE 2 - PARCEL L-12B
SURPRISE, ARIZONA



5 SHEET OF 5
DATE: 01-29-2021
PROJECT: DESERT OASIS PHASE 2 - PARCEL L-12B

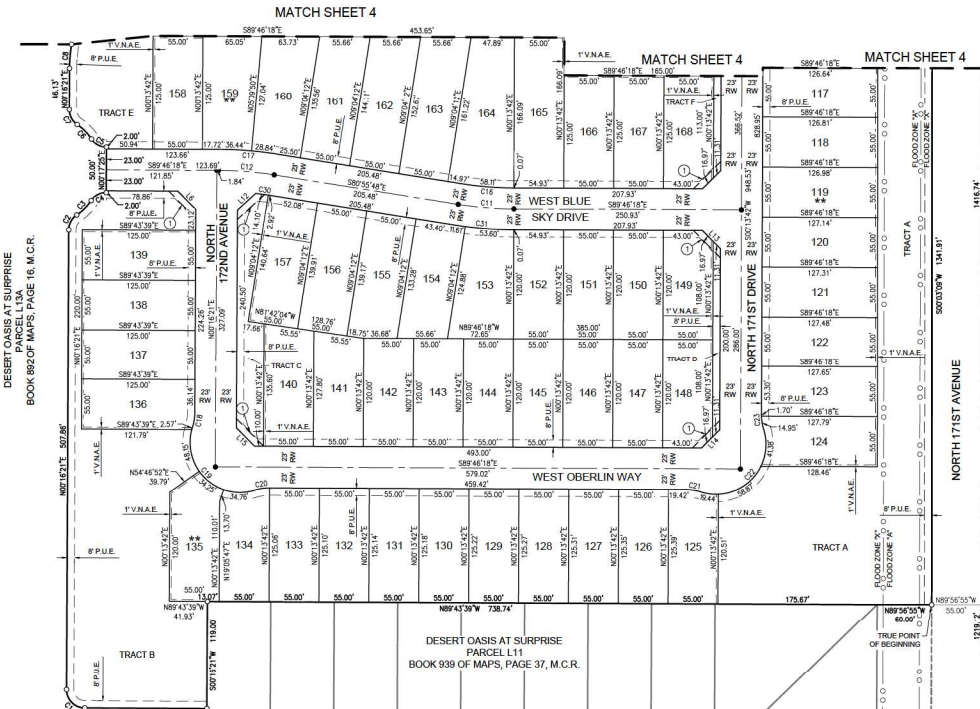
LEGEND

- SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
- UTILITY LINE MONUMENT (A.I.P.) - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.S. STD. DET. 123 TYPE "P" (UNLESS OTHERWISE NOTED)
- CORNER OF SUBDIVISION - SET BRASS CAP UPON COMPLETION OF JOB PER M.A.S. STD. DET. 123 TYPE "P" (UNLESS OTHERWISE NOTED)
- CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.S. STD. DET. 123 TYPE "C" - MODIFIED (UNLESS OTHERWISE NOTED)
- SECTION LINE
- MID-SECTION LINE
- BOUNDARY LINE
- LOT LINE
- CENTERLINE
- EASEMENT
- EXISTING RW
- FLOOD ZONE
- M.C.R. MARICOPA COUNTY RECORDER
- DOC# DOCUMENT NUMBER
- G.L.O. GENERAL LAND OFFICE
- # SHEET NUMBER
- SIGHT VISIBILITY TRIANGLE (S.V.T.) - 30'X30'
- P.U.E. PUBLIC UTILITY EASEMENT
- V.N.A.E. VEHICULAR NON ACCESS EASEMENT
- AC. ACRES
- L1 LINE NUMBER
- C1 CURVE NUMBER
- RW RIGHT-OF-WAY
- APN ASSESSOR PARCEL NUMBER
- EX. EXISTING
- ** HEADQUARTER INTRUSION



SEE SHEET 2 FOR LEGAL DESCRIPTIONS, SHEET 3 FOR CURVE TABLE, LINE TABLE AND LOT AREA TABLE

EAST 1/4 CORNER, SECTION 35
TOWNSHIP 5 NORTH, RANGE 2 WEST
FOUND BRASS CAP FLUSH STAMPED L583714



MATCH SHEET 4

MATCH SHEET 4

MATCH SHEET 4

DESERT OASIS AT SURPRISE
PARCEL L-13A
BOOK 892 OF MAPS, PAGE 15, M.C.R.

DESERT OASIS AT SURPRISE
PARCEL L-11
BOOK 939 OF MAPS, PAGE 37, M.C.R.



FS20-321
Desert Oasis Phase 2
Parcel L-12B
Final Plat

City Council
January 19, 2021



VICINITY MAP

A REPLAT OF A PORTION OF TRACT K OF THE FINAL PLAT OF DESERT GASS
PHASE 1 - PARCEL L-3, AS RECORDED IN BOOK 1566 OF MAPS, PAGE 8, M.C.R.
LOCATED IN A PORTION OF THE NORTH EAST QUARTER OF SECTION 35,
TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

A REPLAT OF A PORTION OF TRACT K OF THE FINAL PLAT OF DESERT GASS
PHASE 1 - PARCEL L-3, AS RECORDED IN BOOK 1566 OF MAPS, PAGE 8, M.C.R.
LOCATED IN A PORTION OF THE NORTH EAST QUARTER OF SECTION 35,
TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.



THAT PART OF TRACT 4 OF EIGHTY-THREE-ONE-FOUR-LL-2, AS RECORDED IN BOOK 28 OF MAPS, PAGE 4, IN RECORD OF MARICOPA COUNTY, ARIZONA, BEING SITUATED IN THE NORTH-EAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE 6TH AND 5TH PRINCIPAL MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NATIONAL COUNTRY CLUBS AND CAP FLUSH MARKING THE NORTH-EAST CORNER OF GRID SECTION 35, FROM WHENCE THE GRASS CUP FLUSH STAKES LIGHTLY MARKING THE EAST QUARTER CORNER OF GRID SECTION 28 BEARS SOUTH 80° 00' 00" WEST, A DISTANCE OF 12.048 FEET.

THENCE ALONG THE EASTERN AND SOUTHERLY LINES OF SAID TRACT IN THE FOLLOWING COURSE:

THENCE SOUTH 45 DEGREES WEST ALONG THE EAST LINE OF THE NORTHWEST CORNER OF SAID SECTION 36, A DISTANCE OF 1.430 IN ALL;

TRUNCE NORTH-85°WEST, 20°DIP TO S&E; UNCL. A DISTANCE OF 65.5 FEET TO THE TRAP POINT OF BEGINNING.

TWICE NORTH-ADVERSE WEST, A DISTANCE OF 13.14 FEET

THENCE NORTH-83°00'WEST, A DISTANCE OF 5.81 SO FEET TO THE BEGINNING OF A TANGENT CURVE OF 22.93 FOOT RADIUS, CURVE NORTH-EAST-70°15'.

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°26'15" A DISTANCE OF 21.00 FEET;

TRENCH NORTHWESTERLY, ALONG SAB CAIRN, THROUGH A CENTRAL ANGLE OF 0°40'N; A DISTANCE OF 15.41 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 90.00 FEET RADII, CONCISE.

THENCE NORTHWESTERLY, ALONG SAID CORREL, THROUGH A DITCH, A LOT OF 31.1033, A DISTANCE OF 33.88 FEET TO THE REVERSED OF A TANGENT PIVOTING CURVE OF 26.39 FOOT RADIUS, CONCISE.

THREE NORTHWESTERLY, BLIND SAE CURVE, THROUGH A DRIVE,
(MILE-OF 90 10'10" A DISTANCE-OF 75-100')

THENCE NORTHWESTERLY, ALONG S&B C&P, THROUGH A CENTRAL,

THENCE NORTHWESTERLY, ALONG S&B CORNER, THROUGH A DUNHILL,

TWICE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL

TRUSS NORTH OF 191ST STREET, SHOWING THE SOUTHERLY LINE OF GRID TRACK, A DISTANCE OF 46.13 FEET TO THE BEGINNING OF A TANGENT CURVE OF 1000-FOOT RADIUS, CONCING EASTWARD.

THENCE NORTHEASTLY, ALONG SAID CURVE, THROUGH A POINT, WHOLE OF 07°25'12", A DISTANCE OF 36.33 FEET.

THENCE NORTH-OF-WEST, A DISTANCE OF 136.33 FEET TO THE BEGINNING OF A TANGENT CURVE OF 100.00 FEET RADIUS, CURVATURE

THENCE NORTHEASTLY, ALONG SUB CURVE, THROUGH A CURVE, BEING 60 DEGREES, A DISTANCE OF 30.41 FEET.

THENCE NORTH-00°15'27"EAST, A DISTANCE OF 130.33 FEET
THENCE NORTH-81°12'42"EAST, A DISTANCE OF 28.28 FEET;

COUNTY RECORDER

CVL
CONSISTANTS
60 YEARS
400 West 12th Street
Minneapolis, MN 55404
612.338.1234
www.cvl.com

NO.	REVISION	DATE

Coe & Van Loo Consultants, Inc.

FINAL PLAT


UNIVERSITY OF TORONTO LIBRARIES
2 SHELF 5
U.T. LIBRARY STAMP

FINAL PLAT

A REPEAT OF A PORTION OF TRACT K OF THE FINAL PLAT OF DESERT OASIS
PHASE 1 - PARCEL L-3, AS RECORDED IN BOOK 1506, OF MAPS, PAGE 8, M.C.R.
LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 35,
TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN
MARICOPA COUNTY, ARIZONA

CVL
CONSULTANTS
60 YEARS
OF SERVICE
4000 N. 11th Street
Phoenix, Arizona 85016
480.944.4444

NO.	REVISION	DATE

Coe & Van Loo Consultants, Inc.

FINAL PLAT

DESERT OASIS PHASE 2 - P
SURPRISE, ARIZONA

4 SHEET 5
 10/10/2010 10:10:10
 10/10/2010 10:10:10

FINAL PLAT



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 19, 2021 Contact Person: Sergio Angulo
Submitting Department: Community Development District: District 1
Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to approval of the Final Plat entitled, “Desert Oasis Phase 3 – Parcel L-1B”, dated December 14, 2020, an approximately 29.516 acre property located in the Desert Oasis PAD. (Case FS20-322)

Motion:

I move to approve the Final Plat entitled, “Desert Oasis Phase 3 – Parcel L-1B” dated December 14, 2020.

Background:

CVL, on behalf of Metro Oasis, LLLP, seeks approval of a Final Plat for a single-family residential development for 85 lots in a portion of Parcel L-1 of the Desert Oasis PAD.

The subject property is in the process of being sold, so the plat may name the future owner/homebuilder. As per Section 7 of the Metro Oasis Development Agreement, the City Council may approve the final plat and hold recordation until the City receives the required financial guarantees for subdivision improvements to the property. Consequently, approval of the final plat gives the homebuilder assurance to close on the purchase of the property and to provide the required financial guarantees to the City.

Objective Analysis:

This Final Plat will create 85 single-family residential lots, which is consistent with the approved Desert Oasis PAD and the approved preliminary plat under case FS17-545.

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 - FS20-322 - Staff Report
 2. 01 - FS20-322 - Vicinity Map
 3. 02 - FS20-322 - Final Plat
 4. FS20-322 - PowerPoint
-

Case: FS20-322

Project Name: Desert Oasis Phase 3 Parcel L-1B - Final Plat

Council District: 1

City Council Date: January 19, 2021

Planner: Sergio Angulo, Planner II

Owner: Metro Oasis, LLLP

Applicant: Parker Froehlich with Coe and Van Loo Consultants, Inc.

Request: Final Plat for an 85-lot, single-family subdivision in a portion of Parcel L-1 of the Desert Oasis PAD.

Site Location: South of Dynamite Boulevard and west of 175th Lane

Site Size: 29.516 acres (approx.)

Density: 2.88 DU/Ac

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Desert Oasis PAD as amended under case FS17-545.
- The Final Plat is in substantial conformance with the Preliminary Plat approved under case FS17-545.

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:

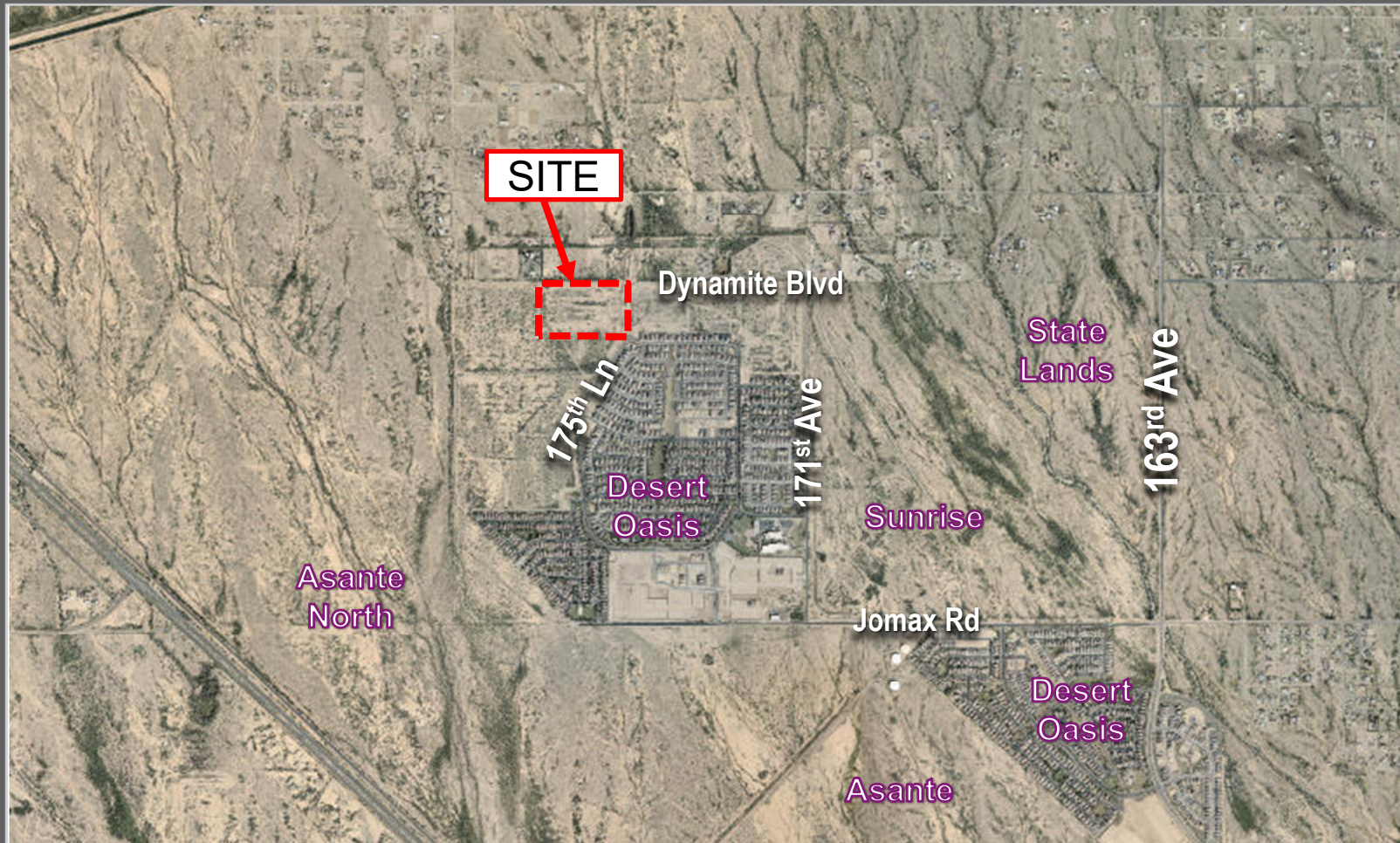
Coe and Van Loo Consultants, Inc., on behalf of Metro Oasis, LLLP, requests approval of the Final Plat for Desert Oasis Phase 3 – Parcel L-1B. The subject property is approximately 29.516 acres and it is located south of Dynamite Boulevard and west of 175th Lane. The subject property is zoned PAD with a land use designation of Low Density Residential.

The applicant proposes 85 single-family lots for a total density of 2.88 dwelling units per acre. The property is accessed from 175th Lane on the east and 177th Avenue on the west. Both of these streets have access to Dynamite Boulevard to the north. The typical lot size proposed in this subdivision is 60' x 125'. This development dedicates approximately 9.44 acres (32%) for open space. Tract G of this plat provides a ramada with seating and a turf area for open play and recreation. Residents of this plat will also have access to the amenities in the adjacent parcels. The preliminary plat approved under case FS17-545 proposed a pedestrian trail along the north side of the property, between the northern lots and the right-of-way of Dynamite Boulevard. During the developer's final engineering process, the developer needed to remove that trail in order to provide enough space for a drainage channel that runs along the north side of the property. Staff evaluated the removal of this trail and concluded that it did not affect pedestrian connectivity because there is still a sidewalk along Dynamite Boulevard that allows pedestrians to access the adjacent developments. In addition, the trail that is being removed is not a requirement by the Desert Oasis PAD; therefore, the proposed final plat is still in compliance with the PAD.

Overall, the proposed Final Plat is in compliance with the latest amendment to the Desert Oasis PAD (case FS17-545) and in substantial compliance with the Preliminary Plat approved under case FS17-545.

Attachments:

- 01 Vicinity Map
- 02 Final Plat



VICINITY MAP

JULY PROJECT NO. FS20-022

FINAL PLAT FOR
DESERT OASIS PHASE 3 - PARCEL L-1B

A REPLAT OF A PORTION OF TRACT J OF THE FINAL PLAT FOR DESERT OASIS PHASE 1 - PARCEL L-3, AS RECORDED IN BOOK 1506, OF MAPS, PAGE 9, M.C.R., LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

COUNTY RECORDER



Coe & Van Loo Consultants, Inc.

FINAL PLAT
DESERT OASIS PHASE 3 - PARCEL L-1B
SURPRISE, ARIZONA



2 SHEET OF 5
C.V. CONSULTANTS, INC.
C.V. PROJECT # 01-025119-01
C.V. PROJECT # 01-025119-01

TOTAL LAND USE		
TOTAL NUMBER OF LOTS	85	
TOTAL NUMBER OF TRACTS	11	
GROSS RESIDENTIAL DENSITY	2.88 D.U./A.C.	

LAND USE TABLE		
LAND USE AREAS	SQUARE FEET	ACRES
TOTAL AREA OF LOTS	655,257	15.294
TOTAL AREA OF TRACTS	411,324	9.443
TOTAL AREA OF RIGHT OF WAY	208,094	4.777
TOTAL GROSS AREA	1,282,715	29.516

TRACT TABLE		
TRACT	AREA	DESCRIPTION
TRACT A	2,371 ACRES	LANDSCAPE, RETENTION, DRAINAGE, P.U.E., S.V.T.
TRACT B	0.191 ACRES	LANDSCAPE, P.U.E., S.V.T.
TRACT C	0.429 ACRES	LANDSCAPE, P.U.E., S.V.T.
TRACT D	0.191 ACRES	LANDSCAPE, P.U.E., S.V.T.
TRACT E	2,296 ACRES	LANDSCAPE, RETENTION, DRAINAGE, P.U.E., S.V.T., SEWER LAGEMENT
TRACT F	0.029 ACRES	LANDSCAPE, P.U.E., S.V.T.
TRACT G	3.489 ACRES	SEWER LAGEMENT, LANDSCAPE, RETENTION, DRAINAGE, P.U.E., S.V.T.
TRACT H	0.040 ACRES	LANDSCAPE, P.U.E., S.V.T.
TRACT I	0.556 ACRES	LANDSCAPE, P.U.E., S.V.T.
TRACT J	0.540 ACRES	LANDSCAPE, P.U.E., S.V.T.
TOTAL	9.843 ACRES	

LEGAL DESCRIPTION

THAT PART OF TRACT J OF DESERT OASIS PHASE 1 - PARCEL L-3, AS RECORDED IN BOOK 1506 OF MAPS, PAGE 9, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING SITUATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE G.L.O. BRASS CAP MARKING THE NORTHWEST CORNER OF SAID SECTION 35, FROM WHICH THE 1/2" REBAR WITH CAP L-104218 MARKING THE NORTH QUARTER CORNER OF SAID SECTION 35 BEARS SOUTH 89°40'40" EAST, A DISTANCE OF 2,643.43 FEET;

THENCE SOUTH 89°40'40" EAST, A DISTANCE OF 124.41 FEET TO A POINT ON A 55.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 08°30'12" WEST, A DISTANCE OF 8.62 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 55.00 FOOT RADIUS, CONCAVE EAST;

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°58'37", A DISTANCE OF 56.26 FEET;

THENCE SOUTH 41°02'52" EAST, A DISTANCE OF 20.80 FEET;

THENCE SOUTH 89°40'40" EAST, A DISTANCE OF 125.00 FEET;

THENCE NORTH 08°12'02" EAST, A DISTANCE OF 275.00 FEET;

THENCE NORTH 89°40'40" WEST, A DISTANCE OF 125.00 FEET;

THENCE NORTH 08°12'02" EAST, A DISTANCE OF 450.00 FEET;

THENCE NORTH 45°13'20" EAST, A DISTANCE OF 28.28 FEET;

THENCE SOUTH 89°40'40" EAST, A DISTANCE OF 115.00 FEET;

THENCE NORTH 08°12'02" EAST, A DISTANCE OF 28.28 FEET;

THENCE SOUTH 89°40'40" WEST, A DISTANCE OF 28.00 FEET;

THENCE SOUTH 89°40'40" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1,199.87 FEET; TO THE TRUE POINT OF BEGINNING.

CONTAINING 1,285,715 SQUARE FEET OR 29.516 ACRES, MORE OR LESS.

THENCE SOUTH 35°17'52" WEST, A DISTANCE OF 262.42 FEET;

THENCE NORTH 54°42'11" WEST, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 219.70 FEET;

THENCE NORTH 08°12'02" EAST, A DISTANCE OF 25.53 FEET;

THENCE NORTH 89°40'40" WEST, A DISTANCE OF 1,104.26 FEET;

THENCE NORTH 08°12'02" EAST, A DISTANCE OF 124.41 FEET TO A POINT ON A 55.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 08°30'12" WEST;

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°58'37", A DISTANCE OF 56.26 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 55.00 FOOT RADIUS, CONCAVE EAST;

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°38'41", A DISTANCE OF 56.26 FEET;

THENCE SOUTH 41°02'52" EAST, A DISTANCE OF 20.80 FEET;

THENCE SOUTH 89°40'40" EAST, A DISTANCE OF 125.00 FEET;

THENCE NORTH 08°12'02" EAST, A DISTANCE OF 275.00 FEET;

THENCE NORTH 89°40'40" WEST, A DISTANCE OF 125.00 FEET;

THENCE NORTH 08°12'02" EAST, A DISTANCE OF 450.00 FEET;

THENCE NORTH 45°13'20" EAST, A DISTANCE OF 28.28 FEET;

THENCE SOUTH 89°40'40" EAST, A DISTANCE OF 115.00 FEET;

THENCE NORTH 08°12'02" EAST, A DISTANCE OF 28.28 FEET;

THENCE SOUTH 89°40'40" WEST, A DISTANCE OF 28.00 FEET;

THENCE SOUTH 89°40'40" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1,199.87 FEET; TO THE TRUE POINT OF BEGINNING.

CONTAINING 1,285,715 SQUARE FEET OR 29.516 ACRES, MORE OR LESS.

THENCE SOUTH 35°17'52" WEST, A DISTANCE OF 262.42 FEET;

THENCE NORTH 54°42'11" WEST, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 219.70 FEET;

THENCE NORTH 08°12'02" EAST, A DISTANCE OF 25.53 FEET;

THENCE NORTH 89°40'40" WEST, A DISTANCE OF 1,104.26 FEET;

KEY MAP
(NOT-TO-SCALE)



FINAL PLAT FOR
DESERT OASIS PHASE 3 - PARCEL L-1B

A REPLAT OF A PORTION OF TRACT J OF THE FINAL PLAT FOR DESERT OASIS
PHASE 1 - PARCEL L-3, AS RECORDED IN BOOK 1506, OF MAPS, PAGE 8, M.C.R.,
LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE SILE AND SALT RIVER MEHLIAN,
MARICOPA COUNTY, ARIZONA

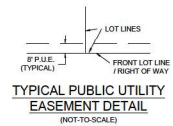
COUNTY RECORDER

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
1	8,356
2	14,209
3	13,024
4	7,437
5	7,500
6	7,500
7	7,500
8	7,500
9	7,500
10	7,500
11	7,500
12	7,500
13	7,500
14	7,500
15	7,500
16	7,448
17	13,290
18	14,035
19	8,356
20	7,200
21	7,200
22	7,200
23	7,200
24	7,200
25	7,200
26	7,200
27	7,200
28	7,200
29	7,200
30	7,200
31	7,200
32	7,200
33	7,200
34	7,200
35	7,200
36	7,200
37	7,200
38	7,200
39	7,200
40	7,200
41	7,200
42	7,200
43	7,200

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
44	7,456
45	12,303
46	12,495
47	7,889
48	7,500
49	7,423
50	7,405
51	7,500
52	7,500
53	7,500
54	7,500
55	7,500
56	7,500
57	7,500
58	7,498
59	7,498
60	7,500
61	7,500
62	7,500
63	7,500
64	7,500
65	7,500
66	7,500
67	7,500
68	7,438
69	7,438
70	7,500
71	7,500
72	7,500
73	7,500
74	7,500
75	7,500
76	7,500
77	7,500
78	7,438
79	7,278
80	7,438
81	7,500
82	7,500
83	7,500
84	7,500
85	7,500
TOTAL	666,297

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	285.00'	465.00'	039°06'58"	147.13	280.56
C2	8.62'	55.00'	008°58'37"	4.32	8.61
C3	56.28'	55.00'	058°36'41"	30.87	53.84
C4	16.46'	66.00'	01°00'50"	8.39	16.88
C5	119.89'	55.00'	124°41'23"	104.96	97.43
C6	16.65'	55.00'	01°20'29"	8.39	16.58
C7	16.65'	55.00'	01°20'29"	8.39	16.58
C8	119.89'	55.00'	124°40'58"	104.94	97.43
C9	16.65'	55.00'	01°20'29"	8.39	16.58
C10	16.65'	55.00'	01°20'29"	8.39	16.58
C11	119.89'	55.00'	124°40'58"	104.94	97.43
C12	16.65'	55.00'	01°20'29"	8.39	16.58
C13	16.65'	55.00'	01°20'29"	8.39	16.58
C14	119.88'	55.00'	124°40'36"	104.93	97.43
C15	16.65'	55.00'	01°20'29"	8.39	16.58
C16	16.65'	55.00'	01°20'29"	8.39	16.58
C17	119.88'	55.00'	124°40'36"	104.93	97.43
C18	16.65'	55.00'	01°20'29"	8.39	16.58

LINE TABLE		
NO.	BEARING	LENGTH
L1	S44°46'19"E	28.28'
L2	S45°13'51"W	28.28'
L3	S44°46'19"E	28.28'
L4	N49°13'20"E	28.28'
L5	N45°13'20"E	28.28'
L6	N44°46'18"W	28.28'
L7	N45°13'20"E	28.28'
L8	S44°46'40"E	28.28'
L9	N45°13'20"E	28.28'
L10	S44°46'40"E	28.28'
L11	N45°13'31"E	28.29'
L12	N45°13'42"E	28.28'
L13	S44°46'29"E	28.28'
L14	N45°13'31"E	28.29'
L15	S44°46'40"E	28.28'
L16	N45°13'20"E	28.28'
L17	N44°46'29"W	28.28'
L18	N45°13'31"E	28.29'
L19	N44°46'40"E	28.28'
L20	N45°13'20"E	28.28'
L21	N41°58'57"E	34.10'
L22	N41°02'53"W	33.63'
L23	S55°00'05"E	35.98'
L24	N55°00'05"W	36.03'

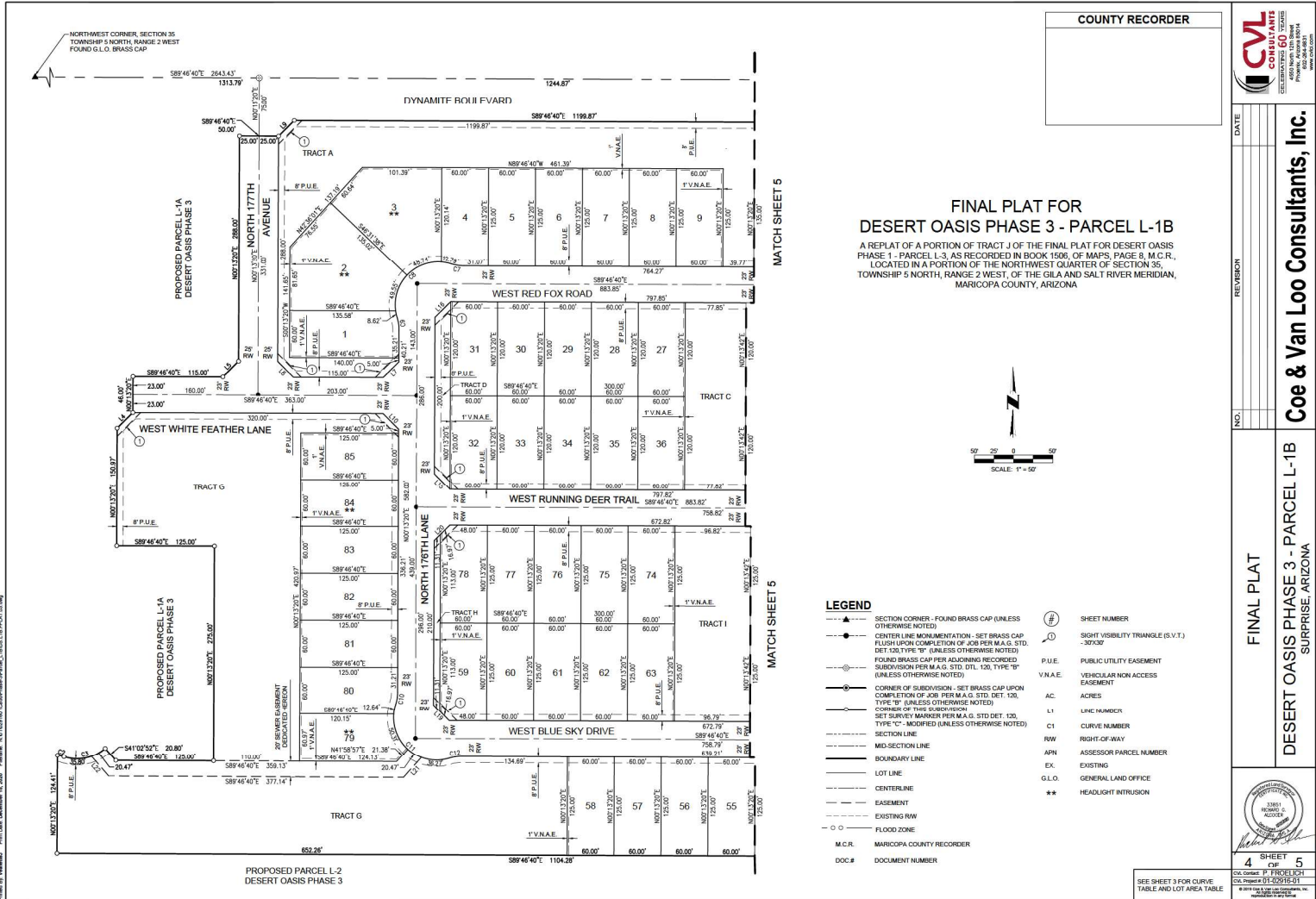


DATE
REVISION
NO.
FINAL PLAT
DESERT OASIS PHASE 3 - PARCEL L-1B
SURPRISE, ARIZONA

3 SHEET OF 5
CPL, GERM, P. FROELICH
CPL, PROJECT DT-020119-01
CPL, PROJECT DT-020119-01
CPL, PROJECT DT-020119-01

SEE SHEET 3 FOR CURVE
TABLE AND LOT AREA TABLE

Printed By: Valentin, Print Date: December 16, 2009 Filename: N:\120101000-CapitolPhase 3\Phase 3 - DESERT L-1B.PLT 12.16.09





FS20-322
Desert Oasis Phase 3
Parcel L-1B
Final Plat

City Council
January 19, 2021



VICINITY MAP

A REPLAT OF A PORTION OF TRACT J OF THE FINAL PLAT FOR DESERT OASIS
PHASE I - PARCEL L-3, AS RECORDED IN BOOK 1805, OF MAPS, PAGE 8, M.C.R.
LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN
MARICOPA COUNTY, ARIZONA

WEST-MIDWEST CORNER, SECTION 36
TOPPED-UP 2 INCHES, RANGE 2 WEST
FOUND S.L.O. BRICK CAP

NORTHEAST CORNER, SECTION 33
TOWNSHIP 5 NORTH, RANGE 2 WEST
HOUND RABBIT COUNTY, MINNESOTA

SOUTH-1A CORNER, SECTION 36
TOWNSHIP 5 NORTH, RANGE 2 WEST
COUNTY OF HARRIS, ALBERTA

TOTAL LAND USE	
TOTAL NUMBER OF LOTS	89
TOTAL NUMBER OF TRACTS	11
CHORD RESIDENTIAL DENSITY	5.80 D.U./A.C.

LAND USE AREAS	SQUARE FEET	ACRES
TOTAL AREA OF LOTS	646,257	15.298
TOTAL AREA OF BLDGS	417,324	9.443
TOTAL AREA OF ROAD OF HWY	228,954	5.277
TOTAL GROSS AREA	1,292,535	29.817

TRACT TABLE		
TRACT	AREA	DESCRIPTION
TRACT 1	0.31 ACRES	LANDSCAPE RETENTION, DRAINAGE P.A.S. 2.4.1
TRACT 2	0.1 ACRES	LANDSCAPE, P.U.S. 5.V.1
TRACT 3	0.04 ACRES	LANDSCAPE, P.U.S. 5.V.1
TRACT 4	0.01 ACRES	LANDSCAPE, P.A.S. 2.4.1
TRACT 5	0.04 ACRES	LANDSCAPE RETENTION, DRAINAGE P.A.S. 2.4.1 (NEAR EXISTENT)
TRACT 7	0.04 ACRES	LANDSCAPE, P.U.S. 5.V.1
TRACT 9	0.04 ACRES	RECREATION/ LANDSCAPE RETENTION, DRAINAGE, P.U.S. 5.V.1
TRACT 10	0.04 ACRES	LANDSCAPE, P.U.S. 5.V.1
TRACT 11	0.04 ACRES	LANDSCAPE, P.U.S. 5.V.1
TRACT 12	0.04 ACRES	LANDSCAPE, P.U.S. 5.V.1
TOTAL	0.41 ACRES	

WEST PART OF TRACT 11 OF SECTION ONE, RANGE 1-S, RECORDED IN BOOK 104, PAGE 16, COUNTY OF MARICOPA, ARIZONA, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 1-S, OF THE GLEA AND SALT RIVER MORAINS, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE SOUTH 89°40' EFT. ALONG THE NORTH LINE OF SAID TRACT 1 AND THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 2.666 FEET TO THE NORTH-EAST CORNER OF SAID TRACT 1.

THENCE ALONG THE EASTERN LINE OF SAID TRACT 3 THE FOLLOWING COURSE:

THENCE SOUTH 15°13'20" WEST, DEPARTING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 88.20 FEET TO THE TRUE POPE OF BISHOPDUG.

THENCE SOUTH 40°41'5" EAST, A DISTANCE OF 28.28 FEET;
THENCE SOUTH 87°12'11" WEST, A DISTANCE OF 288.12 FEET;
THENCE SOUTH 86°12'11" WEST, A DISTANCE OF 28.28 FEET;
THENCE SOUTH 89°12'11" WEST, A DISTANCE OF 48.00 FEET;
THENCE SOUTH 40°41'5" EAST, A DISTANCE OF 28.28 FEET;

THENCE SOUTHEAST 87° 01' 10" E, A DISTANCE OF 2.00 FEET TO THE BEGINNING OF
TANGENT CURVE OF 400.00 FEET RADII, CORNER WESTERNLY;

THENCE SOUTH 10°17'19" WEST, A DISTANCE OF 201.42 FEET;
THENCE NORTH 44°47'17" WEST, DEPARTING SAID EAST-SOUTH LINE, A DISTANCE OF
249.76 FEET)

THENCE NORTH 87°12'00" EAST, A DISTANCE OF 25.33 FEET;
THENCE NORTH 87°46" WEST, A DISTANCE OF 1.18.26 FEET.

THENCE NORTH 07°13' EAST, A DISTANCE OF 134.41 FEET TO A POINT ON A 56.00 FOOT RADIUS NON-TANGENT CURVE, SPECIFIC CURVE BEING SOUTH 89°32' WEST;
THENCE EASTERLY, ALONG SAID CURVE, THROUGH CENTRAL ANGLE OF 95.55°, A DISTANCE OF 84.83 FEET TO THE BEGINNING OF A TANGENT STRAIGHT COURSE TO

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 95.9547', A DISTANCE OF 38.25 FEET;

THOUGH SOUTH OF WEST FORT, A DISTANCE OF ONE MILE.
THOUGH NORTH OF WEST FORT, A DISTANCE OF 2700 FEET.
THOUGH NORTH OF WEST FORT, A DISTANCE OF 1300 FEET.
THOUGH NORTH OF WEST FORT, A DISTANCE OF 1000 FEET.
THOUGH NORTH OF WEST FORT, A DISTANCE OF 500 FEET.

THENCE SOUTH BY 40° 40' EAST, A DISTANCE OF 110.00 FEET,
THENCE NORTH BY 123° 12' EAST, A DISTANCE OF 20.28 FEET,
THENCE NORTH BY 53° 52' EAST, A DISTANCE OF 50.00 FEET,
THENCE SOUTH BY 40° 40' EAST, A DISTANCE OF 100.00 FEET.

THENCE SOUTH BY 89° 58' EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1.1883 FEET, TO THE TRAIL POINT OF BEGINNING.

CONTAINING "LIEBELT'S SQUARE FEET ON 25.078 ACRES, MORE OR LESS."

SEE SHEET 3 FOR CONTINUED TABLE AND LOT AREA.



CVL
CONSULTING
CONSTRUCTION 60 YEARS
400 West 12th Street
Chicago, Illinois 60607
www.cvl.com

NO.	REVISION	DATE

Coe & Van Loo Consultants, Inc.

FINAL PLAT
DESERT OASIS PHASE 3 - PARCEL L-1B
SURPRISE, ARIZONA



2019-2020

SEE SHEET 2 FOR CAPUT
TAIL AND ADJ. NEUL TAIL

Available from: <http://www.ncbi.nlm.nih.gov/pubmed/15020000>

FINAL PLAT



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 19, 2021 Contact Person: Sergio Angulo
Submitting Department: Community Development District: District 1
Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to approval of the Final Plat entitled, “Desert Oasis Phase 3 – Parcel L-1A”, dated December 14, 2020, an approximately 25.602 acre property located in the Desert Oasis PAD. (Case FS20-327)

Motion:

I move to approve the Final Plat entitled, “Desert Oasis Phase 3 – Parcel L-1A” dated December 14, 2020.

The subject property is in the process of being sold, so the plat may name the future owner/homebuilder. As per Section 7 of the Metro Oasis Development Agreement, the City Council may approve the final plat and hold recordation until the City receives the required financial guarantees for subdivision improvements to the property. Consequently, approval of the final plat gives the homebuilder assurance to close on the purchase of the property and to provide the required financial guarantees to the City.

Background:

CVL, on behalf of Metro Oasis, LLLP, seeks approval of a Final Plat for a single-family residential development for 110 lots in a portion of Parcel L-1 of the Desert Oasis PAD.

Objective Analysis:

This Final Plat will create 110 single-family residential lots, which is consistent with the approved Desert Oasis PAD and the approved preliminary plat under case FS17-545.

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 - FS20-327 - Staff Report
 2. 01 - FS20-327 - Vicinity Map
 3. 02 - FS20-327 - Final Plat
 4. FS20-327 - PowerPoint
-

Case: FS20-327

Project Name: Desert Oasis Phase 3 Parcel L-1A - Final Plat

Council District: 1

City Council Date: January 19, 2021

Planner: Sergio Angulo, Planner II

Owner: Metro Oasis, LLLP

Applicant: Parker Froehlich with Coe and Van Loo Consultants, Inc.

Request: Final Plat for a 110-lot, single-family subdivision in a portion of Parcel L-1 of the Desert Oasis PAD.

Site Location: South of Dynamite Boulevard and west of 175th Lane

Site Size: 25.602 acres (approx.)

Density: 4.3 DU/Ac

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Desert Oasis PAD as amended under case FS17-545.
- The Final Plat is in substantial conformance with the Preliminary Plat approved under case FS17-545.

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:

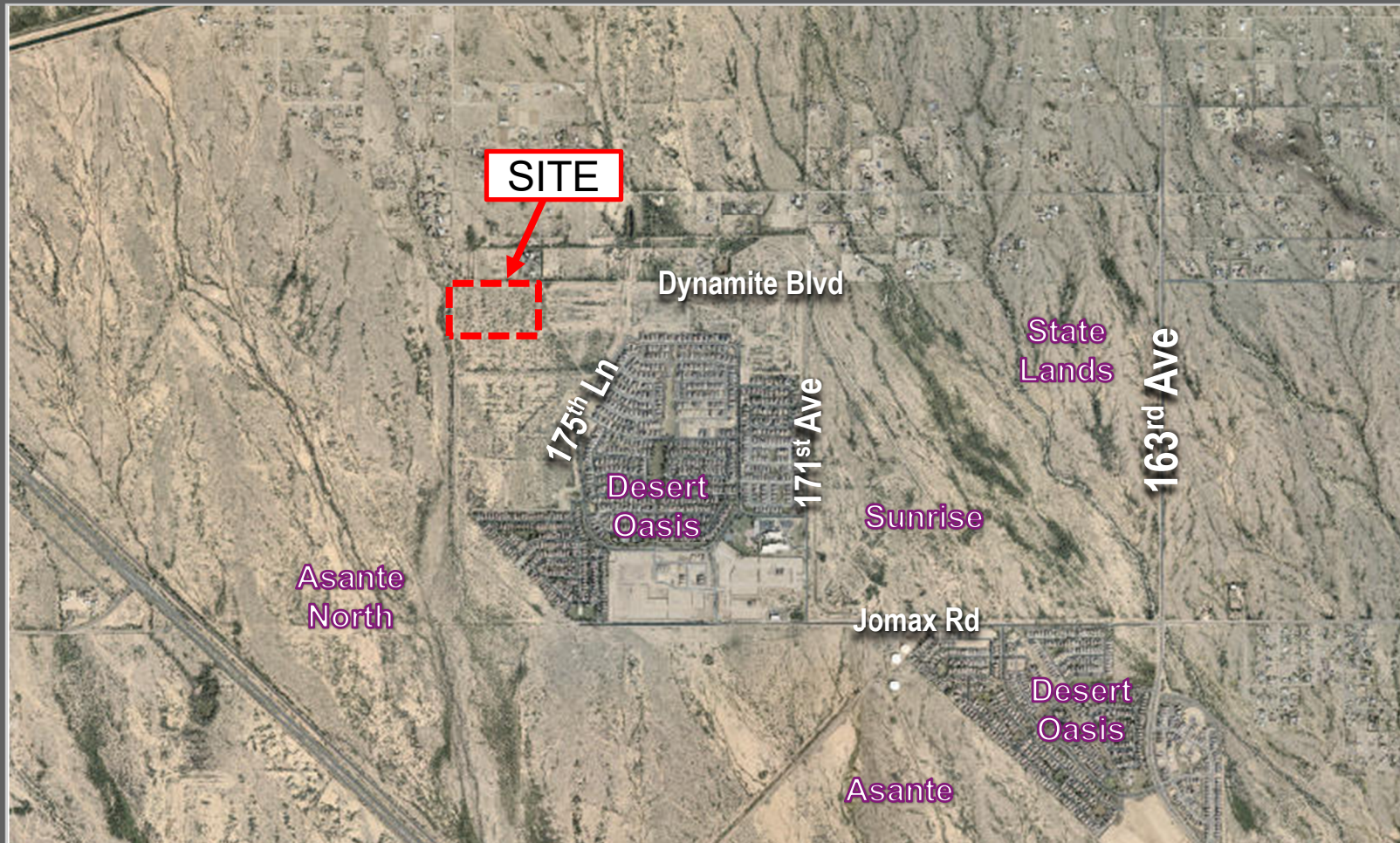
Coe and Van Loo Consultants, Inc., on behalf of Metro Oasis, LLLP, requests approval of the Final Plat for Desert Oasis Phase 3 – Parcel L-1A. The subject property is approximately 25.602 acres and it is located south of Dynamite Boulevard and west of 175th Lane. The subject property is zoned PAD with a land use designation of Low Density Residential.

The applicant proposes 110 single-family lots for a total density of 4.3 dwelling units per acre. The property is accessed from White Feather Lane on the east and 178th Lane on the south. Both of these access points are from adjacent parcels to the south and east and lead to Dynamite Road. The typical lot size proposed in this subdivision is 55' x 120'. This development dedicates approximately 2.5 acres (9.9%) for open space. Tract C of this plat provides a pedestrian trail with a seating area. Residents of this plat will also have access to the amenities in the adjacent parcels. The preliminary plat approved under case FS17-545 proposed a pedestrian trail along the north side of the property, between the northern lots and the right-of-way of Dynamite Boulevard. During the developer's final engineering process, the developer needed to remove that trail in order to provide enough space for a drainage channel that runs along the north side of the property. Staff evaluated the removal of this trail and concluded that it did not affect pedestrian connectivity because there is still a sidewalk along Dynamite Boulevard that allows pedestrians to access the adjacent developments. In addition, the trail that is being removed is not a requirement by the Desert Oasis PAD; therefore, the proposed final plat is still in compliance with the PAD.

Overall, the proposed Final Plat is in compliance with the latest amendment to the Desert Oasis PAD (case FS17-545) and in substantial compliance with the Preliminary Plat approved under case FS17-545.

Attachments:

- 01 Vicinity Map
- 02 Final Plat



VICINITY MAP

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL PERSONS BY THESE PRESENTS:

THAT RICHMOND AMERICAN HOMES OF ARIZONA INC., A DELAWARE CORPORATION, ("OWNER"), HAS SUBDIVIDED UNDER THE NAME "DESERT OASIS PHASE 3 - PARCEL L-1A", A REPLAT OF A PORTION OF TRACT J OF THE FINAL PLAT FOR DESERT OASIS PHASE 1 - PARCEL L-3, AS RECORDED IN BOOK 106, OF MAPS, PAGE 8, M.C.R., LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "DESERT OASIS PHASE 3 - PARCEL L-1A", AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT SHOWN THEREON, 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 THE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THE PLAT.

OWNER HEREBY GRANTS TO THE PUBLIC A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER, UNDER, UPON, AND ACROSS ALL AREAS DESIGNATED ON THE PLAT AS WATERSEWER LINES, MANHOLES, FIRE HYDRANTS AND WATER METERS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING THE WATERSEWER LINES, MANHOLES, FIRE HYDRANTS, AND WATER METERS.

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 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 INCLUDING CURB/INLEAKS AND UNINTENDED FUEL IMPACTS AND EXPENSES.

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AN AVIATION 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 ADJUTANT FIELD.

OWNER OR SUBSEQUENT OWNERS HEREBY GRANT TO THE CITY OF SURPRISE ALL GROUND AND SURFACE WATER RIGHTS ASSOCIATED WITH THE PROPERTY. OWNER OR SUBSEQUENT OWNERS SHALL CONVERT EXISTING IRRIGATION GRANDFATHER RIGHTS APPURTENANT TO THE PROPERTY TO TYPE I, NON-IRRIGATION FOR LANDSCAPE OPEN AREAS AND RIGHTS-OF-WAY. OWNER OR SUBSEQUENT OWNERS ALL EXTINGUISH AND TRANSFER TO THE CITY ALL IRRIGATION GRANDFATHER RIGHTS WHICH REMAIN AFTER THE TYPE I CONVERSION. OWNER OR SUBSEQUENT OWNERS HEREBY GRANT TO THE CITY OF SURPRISE ALL EXISTING WATER CREDITS, INCLUDING BUT NOT LIMITED TO BANKED, LONG TERM AND EXTINGUISHED CREDITS ASSOCIATED WITH THE PROPERTY.

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

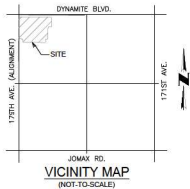
THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL, AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNERS AND ITS HEIRS, ASSIGNS AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL, OR LOT THEREOF.

IN WITNESS WHEREOF, RICHMOND AMERICAN HOMES OF ARIZONA INC., A DELAWARE CORPORATION, HEREIN CAUSES ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED,

DAILY AUTHORIZED OFFICER THIS ____ DAY OF ____, 2020.

BY: RICHMOND AMERICAN HOMES OF ARIZONA INC., A DELAWARE CORPORATION

NAME: PHILIP CROSS
ITS: VICE PRESIDENT



FINAL PLAT FOR DESERT OASIS PHASE 3 - PARCEL L-1A

A REPLAT OF A PORTION OF TRACT J OF THE FINAL PLAT FOR DESERT OASIS PHASE 1 - PARCEL L-3, AS RECORDED IN BOOK 1506, OF MAPS, PAGE 8, M.C.R., LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

NOTES

- NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
- IN ACCORDANCE WITH ARS § 4-61.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN A PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT, SANITARY SEWER EASEMENT, OR WATER EASEMENT.
- DEVELOPMENT STANDARDS ARE PER APPROVED DESERT OASIS P.A.D. OR AS SUBSEQUENTLY AMENDED.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF SURPRISE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, HAS BEEN FORMED AND WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACT" OR EASEMENTS INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.
- STRUCTURES AND PLANT MATERIAL PLACEMENT SHALL BE IN CONFORMANCE WITH THE LINE OF SIGHT AND SIGHT VISIBILITY TRIANGLE REQUIREMENTS REFERENCED IN THE CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS DETAIL 4.01 AND 4.02.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS AND PAVES SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE ASSOCIATION FORMED BY THE OWNER.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIAN WITHIN COLLECTORS AND LOCAL STREETS, AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
- LANDSCAPING MAINTENANCE OF THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE THE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.
- THIS FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT FOR DESERT OASIS PHASE 3-01-2010 UNDER CASE F517-545.

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS ____ DAY OF ____, 20____, BEFORE ME, PERSONALLY

APPEARED PHILIP CROSS, WHOSE IDENTITY WAS PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO HE CLAIMS TO BE, AND ACKNOWLEDGED THAT HE SIGNED THE ABOVE ATTACHED DOCUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

(SEAL) NOTARY PUBLIC

FLOOD ZONE INFORMATION

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "ZONE 1" (SHADED), BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NUMBER 6415C-1205L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NUMBER 86053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

ZONE "1" (SHADED): 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.

DEVELOPER/OWNER

RICHMOND AMERICAN HOMES OF ARIZONA INC.
16427 N SCOTTSDALE ROAD
SUITE 300
SCOTTSDALE, AZ 85254
PHONE: (602) 364-8331
FAX: (602) 264-8031
CONTACT: RICK MORRIS

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS PLAT IS NORTH 0°16'20" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 1263 OF MAPS, PAGE 17, MARICOPA COUNTY RECORDS.

RELEASE OF LIABILITY

RICHMOND AMERICAN HOMES OF ARIZONA INC., A DELAWARE CORPORATION, ("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.

RICHMOND AMERICAN HOMES OF ARIZONA INC., A DELAWARE CORPORATION, ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE USAF AND THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND ITS ADJUTANT 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.

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

PUBLIC NOTICE

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN CONFORMANCE 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.

100 YEAR ASSURED WATER SUPPLY

THE AREA PLATTED HEREIN LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF DESERT OASIS PHASE 3-01-2010 WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45-57E.

HOMEOWNERS ASSOCIATION RATIFICATION

BY THIS RATIFICATION, _____ DULY AUTHORIZED AGENT OF

"DESERT OASIS" HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDED OF THIS PLAT FOR "DESERT OASIS PHASE 3 - PARCEL L-1A, A REPLAT OF A PORTION OF TRACT J OF THE FINAL PLAT FOR DESERT OASIS PHASE 1 - PARCEL L-3, AS RECORDED IN BOOK 106, OF MAPS, PAGE 8, M.C.R." AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

NAME: _____

TITLE: _____ DATE: _____

HOMEOWNERS ASSOCIATION RATIFICATION ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS ____ DAY OF ____, 20____, BEFORE ME PERSONALLY

APPEARED _____ 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 ABOVE ATTACHED DOCUMENT.

NOTARY PUBLIC SEAL

NOTARY PUBLIC SIGNATURE

CITY OF SURPRISE ENGINEER APPROVAL:

DATA ON THIS PLAT REVIEWED AND APPROVED THIS ____ DAY OF ____, 20____, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED: _____ CITY ENGINEER DATE: _____

CITY OF SURPRISE COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA, THIS ____ DAY OF ____, 20____.

ATTEST: _____

MAYOR DATE: _____

CITY CLERK DATE: _____

CERTIFICATION

I, RICHARD G. ALCOCKER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF FOUR (4) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF AUGUST, 2018, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: RICHARD G. ALCOCKER
REGISTRATION NUMBER 33851
4500 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-8031
CIVLSURVEY@CIVLCI.COM

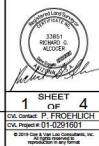
CASE F820-327
DATE: 12/14/2020

GROSS AREA = 25,602 ACRES
TOTAL LOTS = 110

SEE SHEET 4 FOR CURVE
TABLE AND LOT AREA TABLE



DATE: _____
REVISION: _____
NO: _____
FINAL PLAT
DESERT OASIS PHASE 3 - PARCEL L-1A
SURPRISE, ARIZONA



FINAL PLAT FOR
DESERT OASIS PHASE 3 - PARCEL L-1A

A REPLAT OF A PORTION OF TRACT J OF THE FINAL PLAT FOR DESERT OASIS PHASE 1 - PARCEL L-3,
AS RECORDED IN BOOK 1508, OF MAPS, PAGE 8, M.C.R.,
LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

COUNTY RECORDER



DATE
REVISION
NO.

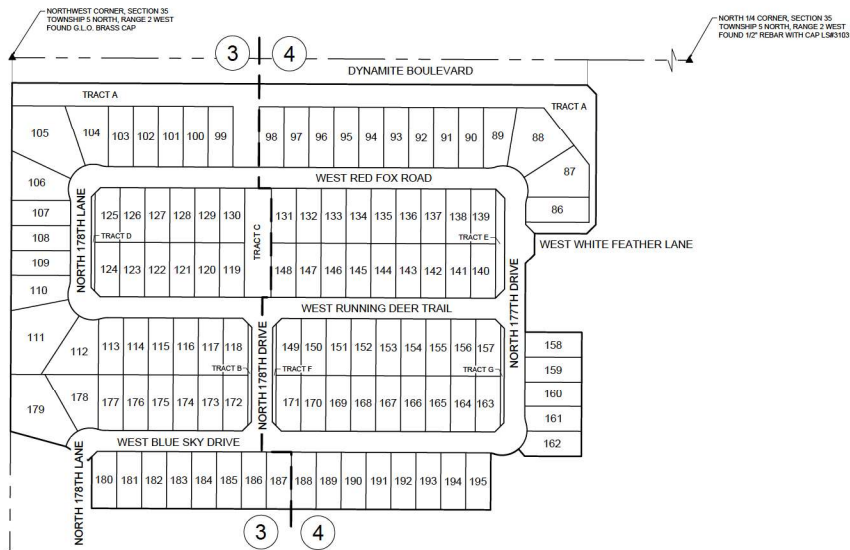
FINAL PLAT
DESERT OASIS PHASE 3 - PARCEL L-1A
SURPRISE, ARIZONA

Coe & Van Loo Consultants, Inc.

TOTAL LAND USE	
TOTAL NUMBER OF LOTS	110
TOTAL NUMBER OF TRACTS	7
GROSS RESIDENTIAL DENSITY	4.30 D.U./A.C.

LAND USE TABLE		
LAND USE AREAS	SQUARE FEET	ACRES
TOTAL AREA OF LOTS	816,523	18.745
TOTAL AREA OF TRACTS	111,038	2.549
TOTAL AREA OF REMAINDER OF WAY	167,496	3.793
TOTAL GROSS AREA	1,115,241	25.602

TRACT TABLE		
TRACT	AREA	DESCRIPTION
TRACT A	1.966 ACRES	LANDSCAPE, DRAINAGE, P.U.E., S.V.T.
TRACT B	0.040 ACRES	LANDSCAPE, P.U.E., S.V.T.
TRACT C	0.324 ACRES	LANDSCAPE, P.U.E.
TRACT D	0.038 ACRES	LANDSCAPE, P.U.E., S.V.T.
TRACT E	0.101 ACRES	LANDSCAPE, P.U.E., S.V.T.
TRACT F	0.040 ACRES	LANDSCAPE, P.U.E., S.V.T.
TRACT G	0.040 ACRES	LANDSCAPE, P.U.E., S.V.T.
TOTAL	2.549 ACRES	



LEGAL DESCRIPTION

THAT PART OF TRACT J OF DESERT OASIS PHASE 1 - PARCEL L-3, AS RECORDED IN BOOK 1508 OF MAPS, PAGE 8, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING SITUATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE G.L.O. BRASS CAP MARKING THE NORTHWEST CORNER OF SAID SECTION 35, FROM WHICH THE MARICOPA COUNTY ALUMINUM CAP MARKING THE WEST QUARTER CORNER OF SAID SECTION 35 BEARS SOUTH 00°16'25" WEST, A DISTANCE OF 2,449.98 FEET;

THENCE SOUTH 00°16'25" WEST, ALONG THE WEST LINE OF SAID TRACT J AND THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 55.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 55.00 FEET SOUTHERLY AS MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35, BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°46'40" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1,268.84 FEET;

THENCE SOUTH 44°46'40" EAST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 28.28 FEET;

THENCE SOUTH 00°13'20" WEST, A DISTANCE OF 286.89 FEET;

THENCE SOUTH 45°13'20" WEST, A DISTANCE OF 28.28 FEET;

THENCE NORTH 45°46'40" WEST, A DISTANCE OF 113.00 FEET;

THENCE SOUTH 00°13'20" WEST, A DISTANCE OF 46.00 FEET;

THENCE NORTH 45°13'20" WEST, A DISTANCE OF 28.28 FEET;

THENCE SOUTH 00°13'20" WEST, A DISTANCE OF 150.97 FEET;

THENCE SOUTH 89°46'40" EAST, A DISTANCE OF 125.00 FEET;

THENCE SOUTH 00°13'20" WEST, A DISTANCE OF 275.00 FEET;

THENCE NORTH 89°46'40" WEST, A DISTANCE OF 125.00 FEET;

THENCE NORTH 41°02'52" WEST, A DISTANCE OF 30.80 FEET TO A POINT ON A 55.00 FOOT RADIUS NORTHWEST CURVE, WHOSE CENTER BEARS NORTH 41°02'52" WEST;

THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°36'41", A DISTANCE OF 56.26 FEET, TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 55.00 FOOT RADIUS, CONCAVE SOUTHERLY;

THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 80°50'37", A DISTANCE OF 8.62 FEET;

THENCE SOUTH 00°13'20" WEST, A DISTANCE OF 124.41 FEET;

THENCE NORTH 89°46'40" WEST, A DISTANCE OF 80.00 FEET;

THENCE NORTH 00°13'20" EAST, A DISTANCE OF 113.00 FEET;

THENCE SOUTH 45°13'20" WEST, A DISTANCE OF 11.31 FEET;

THENCE NORTH 50°11'40" WEST, A DISTANCE OF 57.68 FEET;

THENCE NORTH 74°43'34" WEST, A DISTANCE OF 126.91 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35;

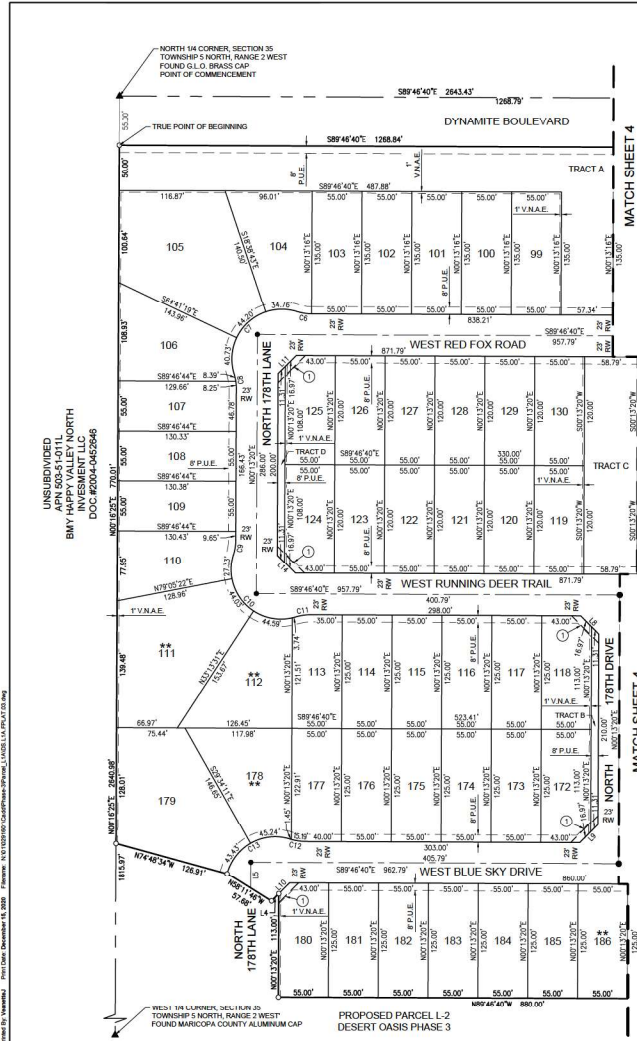
THENCE NORTH 00°16'25" EAST, ALONG SAID WEST LINE, A DISTANCE OF 770.81 FEET TO THE TRUE POINT OF BEGINNING;

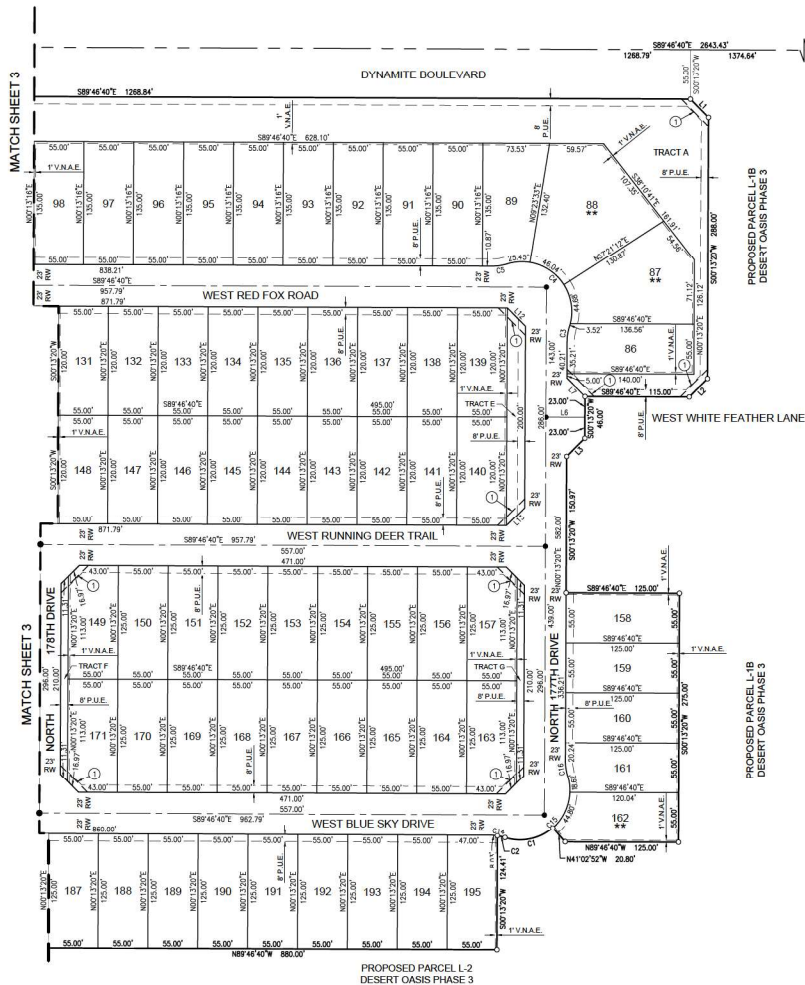
CONTAINING 1,115,241 SQUARE FEET OR 25.602 ACRES, MORE OR LESS.

SEE SHEET 4 FOR CURVE TABLE AND LOT AREA TABLE



2 SHEET OF 4
C.D. GIBSON, P. FROELICH
C.D. PROJECT 01-0291001
P. FROELICH, SURVEYOR
REGISTERED PROFESSIONAL SURVEYOR





NORTH 1/4 CORNER, SECTION 35
TOWNSHIP 5 NORTH, RANGE 2 WEST
FOUND 1/2" REBAR WITH CAP L5931031

FINAL PLAT FOR DESERT OASIS PHASE 3 - PARCEL L-1A

A REPLAT OF A PORTION OF TRACT J OF THE FINAL PLAT FOR DESERT OASIS PHASE 1 - PARCEL L-3,
AS RECORDED IN BOOK 1506, OF MAPS, PAGE 8, M.C.R.,
LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

LINE TABLE		
NO.	BEARING	LENGTH
L1	S44°46'40"E	28.28'
L2	S45°13'20"W	28.28'
L3	S45°13'20"W	28.28'
L4	S45°13'20"W	11.31'
L5	N00°13'20"E	28.88'
L6	S89°48'40"E	43.00'
L7	N44°48'40"W	28.28'
L8	N44°48'40"W	28.28'
L9	S45°13'20"W	28.28'
L10	S45°13'20"W	16.97'
L11	N45°13'20"E	28.28'
L12	S44°48'40"E	28.28'
L13	S45°13'20"W	28.28'
L14	N44°48'40"W	28.28'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	56.26'	55.00'	058°36'41"	30.87	53.84
C2	8.62'	55.00'	008°58'37"	4.32	8.61
C3	16.65'	55.00'	017°20'29"	8.39	16.58
C4	46.04'	55.00'	047°57'40"	24.47	44.71
C5	16.65'	55.00'	017°20'29"	8.39	16.58
C6	16.65'	55.00'	017°20'29"	8.39	16.58
C7	44.20'	55.00'	046°02'36"	23.37	43.02
C8	16.65'	55.00'	017°20'29"	8.39	16.58
C9	16.65'	55.00'	017°20'29"	8.39	16.58
C10	44.03'	55.00'	045°51'51"	23.27	42.86
C11	16.65'	55.00'	017°20'29"	8.39	16.58
C12	15.19'	55.00'	015°49'39"	7.65	15.15
C13	45.24'	55.00'	047°08'00"	23.99	43.98
C14	16.65'	55.00'	017°20'29"	8.39	16.58
C15	119.69'	55.00'	124°40'58"	104.94	97.43
C16	16.65'	55.00'	017°20'29"	8.39	16.58

LEGEND

- SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
- CENTER LINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DET. 125 TYPE "Y" (UNLESS OTHERWISE NOTED)
- CORNER OF SUBDIVISION - SET BRASS CAP UPON COMPLETION OF JOB PER M.A.G. STD. DET. 130, TYPE "Y" (UNLESS OTHERWISE NOTED)
- CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DET. 130, TYPE "C" - MODIFIED (UNLESS OTHERWISE NOTED)
- SECTION LINE
- 1/4 SECTION LINE
- BOUNDARY LINE
- LOT LINE
- CENTERLINE
- EXISTENCE
- EXISTING ROW
- FLOOD ZONE
- M.C.R. MARICOPA COUNTY RECORDER
- U.A.L.# UNLAWFUL NUMBER
- G.L.O. GENERAL LAND OFFICE
- SHEET NUMBER
- SIGHT VISIBILITY TRIANGLE (S.V.T.) - 30'X30'
- P.U.E. PUBLIC UTILITY EASEMENT
- V.N.A.C. VEHICULAR NON ACCESS EASEMENT
- AC. ACRES
- L1 LINE NUMBER
- C1 CURVE NUMBER
- RIGHT-OF-WAY
- APN ASSESSOR PARCEL NUMBER
- EX. EXISTING
- ** HEADLIGHT INTRUSION

COUNTY RECORDER



DATE
REVISION
NO.

FINAL PLAT
DESERT OASIS PHASE 3 - PARCEL L-1A
SURPRISE, ARIZONA

4 SHEET OF 4
C.D. GORDON, P. FROELICH
C.D. PREPARED BY: 01-0291001
www.valentin-engineers.com
10/16/2009 12:42 PM

SEE SHEET 4 FOR CURVE
TABLE AND LOT AREA TABLE



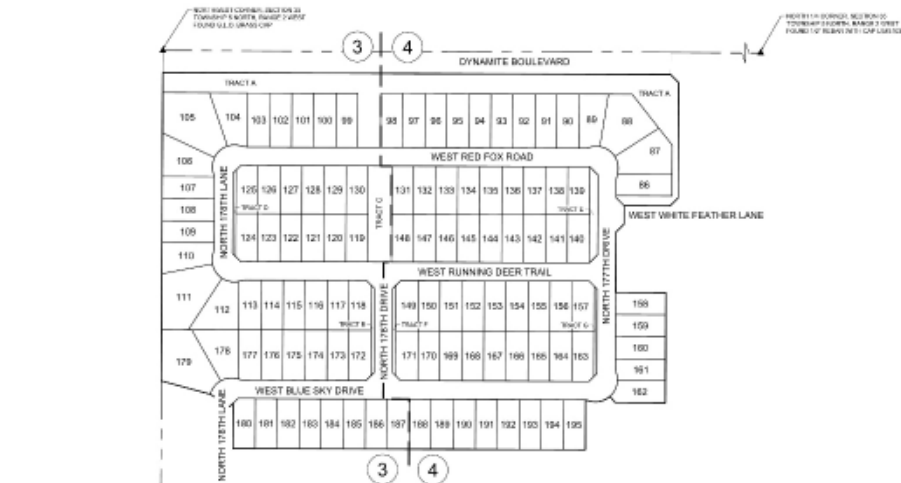
FS20-327
Desert Oasis Phase 3
Parcel L-1A
Final Plat

City Council
January 19, 2021



VICINITY MAP

A REPLAY OF A PORTION OF TRACT J OF THE FINAL PLAT FOR DESERT DAVIS PHASE 1 - PARCEL L-8,
AG RECORDED IN BOOK 1506, OF MAPS, PAGE 9, M.C.R.,
LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 8 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



TYPE OF TRACT: J OF SUBDIVISION PHASE 1 - PAVES 1.0, RECORDED IN BOOK 406 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA. MAP IS SITUATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. HOME PARTICULARS DESCRIBED AS FOLLOWS:

COMMENCING AT THE G. L. BROWN EAP MARKING THE NORTHWEST CORNER OF SAID SECTION 25, FROM THENCE THE NADWODA COUNTY ALLEGEDLY COMPRISING THE WEST QUARTER CORNER OF SAID SECTION 25 BEING SOUTH 65° 25' WEST, A DISTANCE OF 3.64160 FEET;

THENCE SOUTH 88°20' WEST, ALONG THE WEST LINE OF SAID TRACT, 1/4 MILE THE DISTANCE OF THE NORTHWEST QUARTER OF SAID SECTION IS A DISTANCE OF 3/4 MILE TO A POINT ON ALONG WHICH SUNDRISS, WREN AND SLOOPSET RUN TOGETHER, BE UNLAWFUL STRUT AND RO, FROM THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION IS, MARK THE TRUE POINT OF BEGINNING.

5-THREE SOUTH 46°45'47" EAST, DEPARTING SHD PARALLEL LINE, A DISTANCE OF 25.25 FEET.

W-0009 SOUTH 40°12'24" EAST, A DISTANCE OF 200.00 FEET;
W-0010 SOUTH 40°12'24" EAST, A DISTANCE OF 20.00 FEET;
W-0011 NORTH 40°12'24" WEST, A DISTANCE OF 170.00 FEET;
W-0012 SOUTH 40°12'24" EAST, A DISTANCE OF 40.00 FEET;
W-0013 SOUTH 40°12'24" EAST, A DISTANCE OF 20.00 FEET;
W-0014 SOUTH 40°12'24" EAST, A DISTANCE OF 20.00 FEET.

THENCE SOUTH 89°00'00" EAST, A DISTANCE OF 125.00 FEET;
THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 275.00 FEET;
THENCE SOUTH 89°00'00" WEST, A DISTANCE OF 125.00 FEET;

THENCE NORTH 11 TO 10° WEST, A DISTANCE OF 26.80 FEET TO A POINT ON A 50-FOOT RADII HORIZONTAL CURVE, ANCHOR CENTER-ANGLES NORTH 47° 02' 00" WEST;
THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30° 00', A DISTANCE OF 50.00 FEET, TO THE BEGINNING OF A THIRTEEN REVERSE CURVE OF 500-FOOT RADIUS, CONVERGING SOUTHERLY;

THINER 105.7000-100.000 WAVE, A DISTANCE OF 10.000 FEET
THINER 105.7000-100.000 WAVE, A DISTANCE OF 10.000 FEET

THENCE NORTH 10°10' EAST, A DISTANCE OF 10.55 FEET;
THENCE SOUTH 84°00' WEST, A DISTANCE OF 11.28 FEET;
THENCE NORTH 84°44' WEST, A DISTANCE OF 17.66 FEET;
THENCE NORTH 14°08' WEST, A DISTANCE OF 12.61 FEET TO A POINT ON THE WEST
LINE OF THE HIGHER EIGHT CORNER OF SAID SECTION 24.

THENCE NORTH 87°00' EAST, ALONG SAUNDERS LINE, A DISTANCE OF 12.51 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1,715,891 SQUARE FEET OR 25,000 ACRES, MORE OR LESS.

TOTAL LAND USE	
TOTAL NUMBER OF LOTS	178
TOTAL NUMBER OF TRACTS	2
PARCELS WITH MINIMAL DENSITY	4 TO 5 U.S.A.C.

LAND USE RECLASS	SQUARE FEET	ACRES
TOTAL AREA OF LOTS	690,423	15.745
TOTAL AREA OF TRACTS	111,696	2.543
TOTAL AREA OF RIGHT-OF-WAY	587,687	13.394
TOTAL SQUARE FEET	1,389,806	31.682

TRACT TABLE		
TRACT	AREA	DESCRIPTION
TRACT W	1.888 ACRES	LANDSCAPE GRASSLAND, P&E, S&T
TRACT V	5.040 ACRES	LANDSCAPE P&E, S&T
TRACT C	3.324 ACRES	LANDSCAPE P&E
TRACT Q	3.338 ACRES	LANDSCAPE P&E, S&T
TRACT W	3.931 ACRES	LANDSCAPE P&E, S&T
TRACT P	3.848 ACRES	LANDSCAPE P&E, S&T
TRACT Q	3.040 ACRES	LANDSCAPE P&E, S&T
TOTAL	23.898 ACRES	

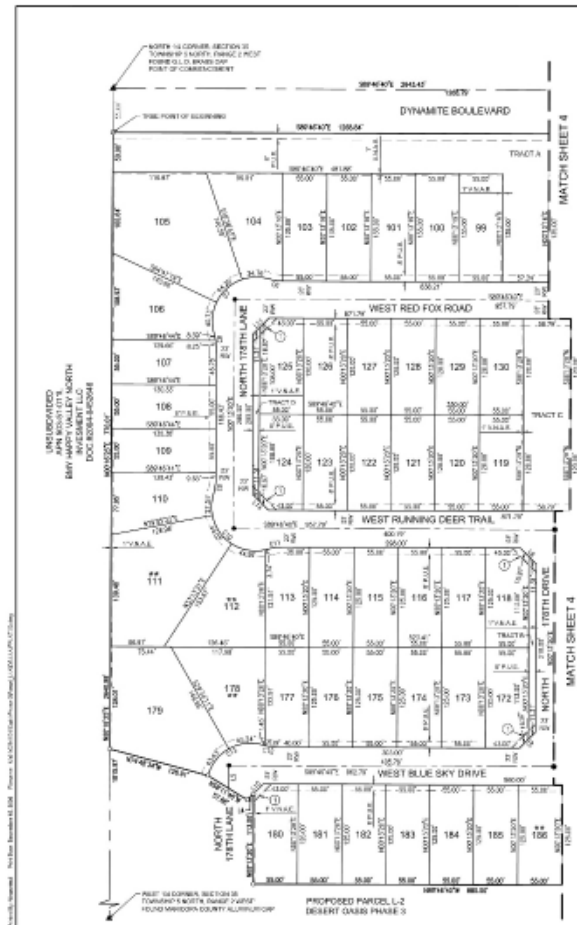
DESERT OASIS PHASE 3 - PARCEL L-1A
SURPRISE, ARIZONA



2	DRILL	4
DRILLING FLUIDS		
DRILLING FLUIDS		
DRILLING FLUIDS		

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CONSULTANTS
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New York, NY 10014
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FINAL PLAT FOR DESERT OASIS PHASE 3 - PARCEL L-1A

A REPEAT OF A PORTION OF TRACT J OF THE FINAL PLAT FOR DESERT OASIS PHASE 1 - PARCEL L-3,
AS RECORDED IN BOOK 1936, OF MAPS, PAGE 8, M.C.R.,
LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 36,
TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

LOT AREA TABLE

LOT #	AREA (SQUARE FEET)
85	7,676
87	13,482
88	14,174
89	8,828
90	3,525
91	3,425
92	3,425
93	3,425
94	3,425
95	3,425
96	3,425
97	3,425
98	3,425
99	3,425
100	3,425
101	3,425
102	3,425
103	3,425
104	8,894
105	18,891
106	18,891
107	7,180
108	7,180
109	7,172
110	8,288
111	17,226
112	16,818
113	6,891

LOT AREA TABLE

LOT #	AREA (SQUARE FEET)
114	6,876
115	6,876
116	6,876
117	6,876
118	6,800
119	6,800
120	6,800
121	6,800
122	6,800
123	6,800
124	6,518
125	6,518
126	6,518
127	6,518
128	6,518
129	6,518
130	6,518
131	6,518
132	6,518
133	6,518
134	6,518
135	6,518
136	6,518
137	6,518
138	6,518
139	6,518
140	6,518
141	6,518

LOT AREA TABLE

LOT #	AREA (SQUARE FEET)
142	6,800
143	6,800
144	6,800
145	6,800
146	6,800
147	6,800
148	6,800
149	6,503
150	6,575
151	6,575
152	6,575
153	6,575
154	6,575
155	6,575
156	6,575
157	6,803
158	6,575
159	6,575
160	6,575
161	6,783
162	7,003
163	6,803
164	6,875
165	6,875
166	6,875
167	6,875
168	6,875
169	6,875
170	6,875
171	6,875
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175	6,875
176	18,131
177	6,585
178	18,050
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QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 19, 2021 Contact Person: Sergio Angulo
Submitting Department: Community Development District: District 1
Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to approval of the Final Plat entitled, “Desert Oasis Phase 3 – Parcel L-2”, dated December 14, 2020, an approximately 35.726 acre property located in the Desert Oasis PAD. (Case FS20-323)

Motion:

I move to approve the Final Plat entitled, “Desert Oasis Phase 3 – Parcel L-2” dated December 14, 2020.

Background:

CVL, on behalf of Metro Oasis, LLLP, seeks approval of a Final Plat for a single-family residential development for 140 lots in Parcel L-2 of the Desert Oasis PAD.

The subject property is in the process of being sold, so the plat may name the future owner/homebuilder. As per Section 7 of the Metro Oasis Development Agreement, the City Council may approve the final plat and hold recordation until the City receives the required financial guarantees for subdivision improvements to the property. Consequently, approval of the final plat gives the homebuilder assurance to close on the purchase of the property and to provide the required financial guarantees to the City.

Objective Analysis:

This Final Plat will create 140 single-family residential lots, which is consistent with the approved Desert Oasis PAD and the approved preliminary plat under case FS17-545.

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 - FS20-323 - Staff Report
 2. 01 - FS20-323 - Vicinity Map
 3. 02 - FS20-323 - Final Plat
 4. FS20-323 - PowerPoint
-

Case: FS20-323

Project Name: Desert Oasis Phase 3 Parcel L-2 - Final Plat

Council District: 1

City Council Date: January 19, 2021

Planner: Sergio Angulo, Planner II

Owner: Metro Oasis, LLLP

Applicant: Parker Froehlich with Coe and Van Loo Consultants, Inc.

Request: Final Plat for a 140-lot, single-family subdivision in Parcel L-2 of the Desert Oasis PAD.

Site Location: Generally south of Dynamite Boulevard and west of 175th Lane

Site Size: 35.726 acres (approx.)

Density: 3.92 DU/Ac

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Desert Oasis PAD as amended under case FS17-545.
- The Final Plat is consistent with the Preliminary Plat approved under case FS17-545.

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:

40 Coe and Van Loo Consultants, Inc., on behalf of Metro Oasis, LLLP, requests approval of the Final Plat
41 for Desert Oasis Phase 3 – Parcel L-2. The subject property is approximately 35.726 acres and it is
42 generally located south of Dynamite Boulevard and west of 175th Lane. The subject property is zoned
43 PAD with a land use designation of Low Density Residential.

44

45 The applicant proposes 140 single-family lots for a total density of 3.92 dwelling units per acre. The
46 property is accessed from 175th Lane on the east and 176th Drive and 178th Lane from the adjacent
47 parcels south and north of this site. Both of 175th Lane and 178th Lane lead to Dynamite Boulevard to
48 the north. The typical lot size proposed in this subdivision is 50' x 120'. This development dedicates
49 approximately 10.2 acres (28.6%) for open space. Tract A of this plat provides a large turf area for
50 open play and recreation and a pedestrian trail with seating areas along the trail. Residents of this
51 plat will also have access to the amenities in the adjacent parcels.

52

53 The proposed Final Plat is in compliance with the latest amendment to the Desert Oasis PAD (case
54 FS17-545) and in compliance with the Preliminary Plat approved under case FS17-545.

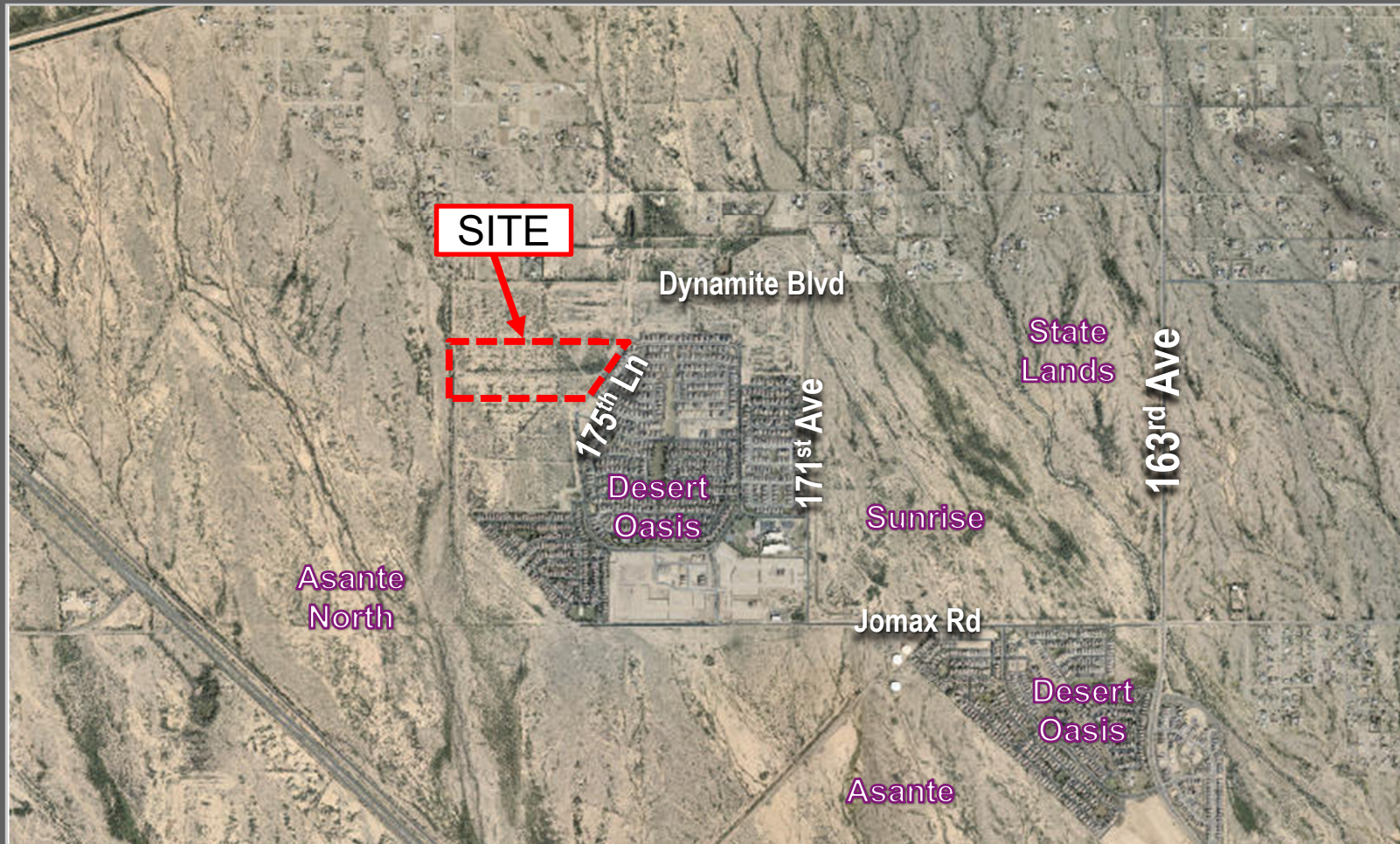
55

56 **Attachments:**

57

58 01 Vicinity Map

59 02 Final Plat



VICINITY MAP



Coe & Van Loo Consultants, Inc.

FINAL PLAT

DESERT OASIS PHASE 3 - PARCEL L-2
SURPRISE, ARIZONA

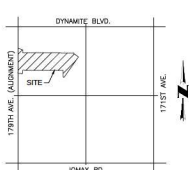


1 SHEET OF 5
CCL: Richard G. Alcocer
CCL: Richard G. Alcocer
CCL: Richard G. Alcocer
CCL: Richard G. Alcocer

COUNTY RECORDER

FINAL PLAT FOR DESERT OASIS PHASE 3 - PARCEL L-2

A REPLAT OF A PORTION OF TRACT J OF THE FINAL PLAT FOR DESERT OASIS PHASE 1 -
PARCEL L-3, AS RECORDED IN BOOK 1506, OF MAPS, PAGE 8, M.C.R.,
LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA)

VICINITY MAP

(NOT-TO-SCALE)

KNOW ALL PERSONS BY THESE PRESENTS:

THAT KB HOME PHOENIX INC., AN ARIZONA CORPORATION, ("OWNER"), HAS SUBDIVIDED
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
TRIANGLED FOR THE PURPOSE OF ENSURING THAT THESE AREAS REMAIN FREE OF
SIGHT VISIBILITY OBSTRUCTIONS.

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

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE
AIR FORCE (USAF) AN AVIATION 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, UNDER THIS PLAT, INCLUDING WITHIN
ATTENDANT 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 LURE AIR FORCE BASE AND
AUXILIARY FIELD.

OWNER OR SUBSEQUENT OWNERS HEREBY GRANT TO THE CITY OF SURPRISE ALL
GROUND AND SURFACE WATER RIGHTS ASSOCIATED WITH THE PROPERTY. OWNER OR
SUBSEQUENT OWNERS SHALL CONVERT EXISTING IRRIGATION GRANDFATHER RIGHTS
APPURTENANT TO THE PROPERTY TO TYPE I IRRIGATION FOR LANDSCAPE OPEN
AREAS AND RIGHTS OF WAY. OWNER OR SUBSEQUENT OWNERS ALL EXISTING AND
TRANSFER TO THE CITY ALL IRRIGATION GRANDFATHER RIGHTS WHICH REMAIN AFTER
THE TYPE I CONVERSION. OWNER OR SUBSEQUENT OWNERS HEREBY GRANT TO THE
CITY OF SURPRISE ALL EXISTING WATER CREDITS, INCLUDING BUT NOT LIMITED TO
BANKED, LONG TERM AND EXTINGUISHMENT CREDITS ASSOCIATED WITH THE
PROPERTY.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL, NON-EXCLUSIVE
EASEMENT OVER, UNDER, UPON AND ACROSS ALL AREAS DESIGNATED ON THE PLAT
AS WATERSEWER LINES, MANHOLES, FIRE HYDRANTS AND WATER METER LOCATIONS
FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING,
AND UTILIZING THE WATERSEWER LINES, MANHOLES, FIRE HYDRANTS AND WATER METERS.

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

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

IN WITNESS WHEREOF, KB HOME PHOENIX INC., AN ARIZONA CORPORATION, HAS
HEREINTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL
TO BE AFFIXED BY THE UNDERSIGNED.

DAILY AUTHORIZED OFFICER THIS ____ DAY OF ____, 2020.

BY: KB HOME PHOENIX INC., AN ARIZONA CORPORATION

NAME: JANELLE SPEAKE
ITS: VICE PRESIDENT OF FORWARD PLANNING AND DEVELOPMENT

NOTES

1. NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
2. 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.
3. NO NEW UTILITY OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR IN FACT WITHIN A PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT, SANITARY SEWER EASEMENT, OR WATER EASEMENT.
4. DEVELOPMENT STANDARDS ARE PER APPROVED DESERT OASIS P.A.D. OR AS SUBSEQUENTLY AMENDED.
5. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF SURPRISE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
6. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
7. AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, HAS BEEN FORMED AND WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS TRACT OR EASEMENTS INCLUDING LANDSCAPED AREAS AND URBAN/RAIL FACILITIES IN ACCORDANCE WITH APPROVED PLANS.
8. STRUCTURES AND PLANT MATERIAL PLACEMENT SHALL BE IN CONFORMANCE WITH THE LINE OF SIGHT AND SIGHT VISIBILITY TRIANGLE REQUIREMENTS REFERENCED IN THE CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS DETAIL 4.01 AND 4.02.
9. 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.
10. THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIAN WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALKS, SHALL BE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
11. LANDSCAPING MAINTENANCE OF THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE THE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.
12. THE FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT FOR DESERT OASIS APPROVED 08/07/2018 UNDER CASE F517-645.

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)

ON THIS ____ DAY OF ____, 20____, BEFORE ME, PERSONALLY

APPEARED JANELLE SPEAKE, WHOSE IDENTITY WAS PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO SHE CLAIMS TO BE, AND ACKNOWLEDGED THAT SHE SIGNED THE ABOVE ATTACHED DOCUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

(SEAL)

NOTARY PUBLIC

DEVELOPER/OWNER

KB HOME PHOENIX
10420 N. 17TH STREET
SUITE 100
PHOENIX, AZ 85044
PHONE: (602) 463-6807
CONTACT: JANELLE SPEAKE

ENGINEER

COE & VAN LOO CONSULTANTS, INC.
4500 N. 17TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 264-6031
FAX: (602) 264-7028
CONTACT: PARKER FROELICH, P.E.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS PLAT IS NORTH 00°10'20" EAST ALONG
THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP
5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING
TO BOOK 1353 OF MAPS, PAGE 17, MARICOPA COUNTY RECORDS.

RELEASE OF LIABILITY

KB HOME PHOENIX INC., AN ARIZONA CORPORATION, ("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. SUBSEQUENT
ADJACENT OWNERS WITHIN THE BOUNDARY OF SAID PLAT UNTIL SUCH
TIME THAT THE AREA WITHIN THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND
ACCEPTED BY THE CITY OF SURPRISE.

KB HOME PHOENIX INC., AN ARIZONA CORPORATION, ("OWNER") DOES HEREBY (1)
RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR
FORCE (USAF) AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD
HARMLESS THE USAF AND THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR
ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT
MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT
OPERATIONS FROM AIRCRAFT UTILIZING LURE 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
LURE 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.

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

PUBLIC NOTICE

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LURE AIR
FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY 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.

100 YEAR ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF
DESERT OASIS PHASE 3 PARCEL L-2 WHICH IS DESIGNATED AS HAVING AN ASSURED WATER
SUPPLY PURSUANT A.R.S. § 45-57E.

FLOOD ZONE INFORMATION

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "ZONE X"
(SHADED) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ON FLOOD
INSURANCE RATE MAP NUMBER 0413C120A, WITH A DATE OF IDENTIFICATION OF
OCTOBER 16, 2013, FOR COMMUNITY NUMBER 00033, IN MARICOPA COUNTY, STATE OF
ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY
IN WHICH SAID PROPERTY IS SITUATED.

ZONE "X" (SHADED) AREAS OF 0.7% 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.

HOMEOWNERS ASSOCIATION RATIFICATION

BY THIS RATIFICATION, _____, DAILY AUTHORIZED AGENT
OF DESERT OASIS HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT
CORPORATION, HEREBY RATIFIES THE RECORDED OF THIS PLAT FOR "DESERT
OASIS PHASE 3 - PARCEL L-2" AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH
THEREIN.

NAME: _____
COUNTY OF MARICOPA)
ON THIS ____ DAY OF ____, 20____, BEFORE ME PERSONALLY

APPEARED _____, 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 ABOVE ATTACHED DOCUMENT.

HOMEOWNERS ASSOCIATION RATIFICATION ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)

ON THIS ____ DAY OF ____, 20____, BEFORE ME PERSONALLY

APPEARED _____, 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 ABOVE ATTACHED DOCUMENT.

NOTARY PUBLIC SEAL
NOTARY PUBLIC SIGNATURE

CITY OF SURPRISE ENGINEER APPROVAL:

DATA ON THIS PLAT REVIEWED AND APPROVED THIS ____ DAY OF ____, 20____,
BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED: _____ CITY ENGINEER
DATE: _____

CITY OF SURPRISE COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA,
THIS ____ DAY OF ____, 20____.

ATTEST:

MAYOR

CITY CLERK

DATE

CERTIFICATION

I, RICHARD G. ALCOCER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR
IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF FIVE (5) SHEETS,
CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION
DURING THE MONTH OF AUGUST, 2018, THAT THE SURVEY IS TRUE AND COMPLETE, AS
SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN,
THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE
SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY:
RICHARD G. ALCOCER
REGISTRATION NUMBER 33851
4500 N. 17TH STREET
PHOENIX, ARIZONA 85014
(602) 264-6031
CULSVURNEY@CVC.COM

CASE F520-323
DATE: 12/14/2020

GROSS AREA = 35.726 ACRES
NUMBER OF LOTS = 140

SEE SHEET 3 FOR CURVE
TABLE, LINE TABLE AND LOT
AREA TABLE.

FINAL PLAT FOR
DESERT OASIS PHASE 3 - PARCEL L-2

A REPLAT OF A PORTION OF TRACT J OF THE FINAL PLAT FOR DESERT OASIS
PHASE 1 - PARCEL L-3, AS RECORDED IN BOOK 1506, OF MAPS, PAGE 8, M.C.R.,
LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

COUNTY RECORDER



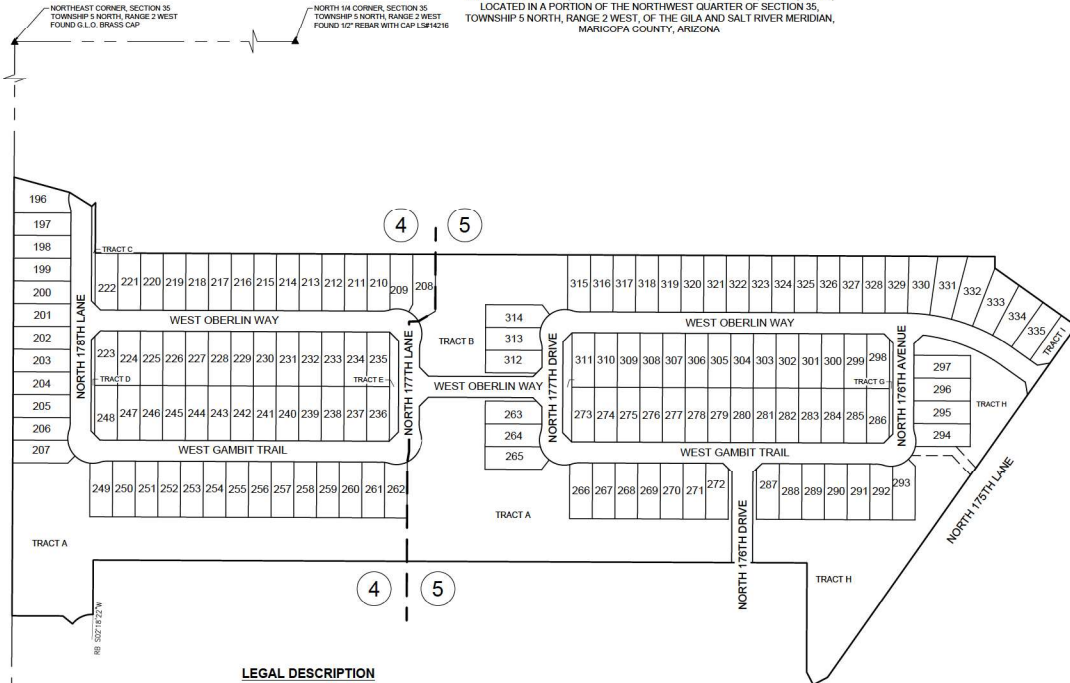
DATE
REVISION
NO.
FINAL PLAT
DESERT OASIS PHASE 3 - PARCEL L-2
SURPRISE, ARIZONA
Coe & Van Loo Consultants, Inc.

FINAL PLAT
DESERT OASIS PHASE 3 - PARCEL L-2
SURPRISE, ARIZONA



2 SHEET OF 5
C.V. Coe & P. Froehlich
C.V. Project # 07-0296-01
11010 N. 15th Street, Suite 100, Phoenix, AZ 85021
602.998.1111
www.cvl.com

SEE SHEET 3 FOR CURVE
TABLE, LINE TABLE AND LOT
AREA TABLE.



LEGAL DESCRIPTION

THAT PART OF TRACT J OF DESERT OASIS PHASE 1 - PARCEL L-3, AS RECORDED IN
BOOK 1506 OF MAPS, PAGE 8, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING
SITUATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2
WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE G.L.O. BRASS CAP MARKING THE NORTHWEST CORNER OF SAID
SECTION 35, FROM WHICH THE MARICOPA COUNTY ALUMINUM CAP MARKING THE WEST
QUARTER CORNER OF SAID SECTION 35 BEARS SOUTH 00°16'25" WEST, A DISTANCE OF
2,640.98 FEET;

THENCE SOUTH 00°16'25" WEST, ALONG THE WEST LINE OF SAID TRACT J AND ALONG
THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF
825.01 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 74°48'34" EAST, DEPARTING SAID WEST LINES, A DISTANCE OF 126.91
FEET;

THENCE SOUTH 91°11'18" EAST, A DISTANCE OF 57.88 FEET;
THENCE NORTH 45°13'22" EAST, A DISTANCE OF 11.31 FEET;
THENCE SOUTH 00°13'22" WEST, A DISTANCE OF 113.00 FEET;

THENCE SOUTH 00°16'42" EAST, A DISTANCE OF 1,064.20 FEET;
THENCE SOUTH 00°13'22" WEST, A DISTANCE OF 25.53 FEET;

THENCE SOUTH 54°42'11" EAST, A DISTANCE OF 219.76 FEET TO A POINT ON THE
WESTERN LINE OF SAID TRACT J;

THENCE ALONG THE EASTERLY, SOUTHERLY AND WESTERLY LINES OF SAID TRACT J
THE FOLLOWING COURSES:

THENCE SOUTH 35°17'50" WEST, A DISTANCE OF 968.18 FEET;
THENCE SOUTH 62°40'34" WEST, A DISTANCE OF 35.49 FEET;
THENCE NORTH 27°30'16" WEST, A DISTANCE OF 31.67 FEET;
THENCE NORTH 00°13'22" EAST, A DISTANCE OF 245.00 FEET;
THENCE NORTH 00°16'42" WEST, A DISTANCE OF 1,054.30 FEET;

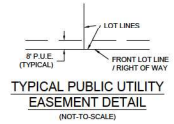
THENCE SOUTH 00°13'22" WEST, A DISTANCE OF 120.04 FEET TO A POINT ON A 55.00
FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 02°18'22" WEST;
THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF
50°09'50", A DISTANCE OF 51.97 FEET;

THENCE NORTH 51°12'33" WEST, A DISTANCE OF 27.60 FEET;

THENCE NORTH 00°16'22" WEST, A DISTANCE OF 112.03 FEET TO A POINT ON THE WEST
LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35;

THENCE NORTH 00°16'22" EAST, ALONG SAID WEST LINE, A DISTANCE OF 968.49 FEET TO
THE TRUE POINT OF BEGINNING.

CONTAINING 1,556,222 SQUARE FEET OR 35.726 ACRES, MORE OR LESS.



TYPICAL PUBLIC UTILITY
EASEMENT DETAIL
(NOT-TO-SCALE)

FINAL PLAT FOR
DESERT OASIS PHASE 3 - PARCEL L-2

A REPLAT OF A PORTION OF TRACT J OF THE FINAL PLAT FOR DESERT OASIS
PHASE 1 - PARCEL L-3, AS RECORDED IN BOOK 1506, OF MAPS, PAGE 8, M.C.R.,
LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 6 NORTH, RANGE 7 WEST, OF THE 2ND & 3RD RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

COUNTY RECORDER



DATE
REVISION
NO.

Coe & Van Loo Consultants, Inc.

FINAL PLAT
DESERT OASIS PHASE 3 - PARCEL L-2
SURPRISE, ARIZONA



3 SHEET OF 5
C.D. GORDON P. FROELICH
C.D. PROJECT DT-0296-01
1000 N. 10TH AVENUE, SUITE 100
PHOENIX, ARIZONA 85014
WWW.CVLI.COM

SEE SHEET 3 FOR CURVE
TABLE, LINE TABLE AND LOT
AREA TABLE.

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
196	7,777
197	6,292
198	6,294
199	6,296
200	6,298
201	6,301
202	6,303
203	6,305
204	6,307
205	6,310
206	6,306
207	6,388
208	6,929
209	6,050
210	6,297
211	6,250
212	6,250
213	6,250
214	6,250
215	6,250
216	6,250
217	6,250
218	6,250
219	6,250
220	6,250
221	6,250
222	6,178
223	5,928
224	6,000
225	6,000
226	6,000
227	6,000
228	6,000
229	6,000
230	6,000
231	6,000
232	6,000
233	6,000
234	6,000
235	6,000
236	6,000
237	6,000
238	6,000
239	6,000
240	6,000
241	6,000
242	6,000

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
243	6,000
244	6,000
245	6,000
246	6,000
247	6,000
248	5,928
249	6,139
250	6,250
251	6,250
252	6,250
253	6,250
254	6,250
255	6,250
256	6,250
257	6,250
258	6,250
259	6,250
260	6,250
261	6,249
262	6,092
263	6,178
264	6,103
265	6,556
266	6,223
267	6,250
268	6,250
269	6,250
270	6,250
271	6,250
272	6,178
273	6,000
274	6,000
275	6,000
276	6,000
277	6,000
278	6,000
279	6,000
280	6,000
281	6,000
282	6,000
283	6,000
284	6,000
285	6,000
286	5,928
287	6,178
288	6,250
289	6,250

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
290	6,250
291	6,250
292	6,148
293	6,310
294	6,118
295	6,250
296	6,250
297	6,250
298	5,928
299	6,000
300	6,000
301	6,000
302	6,000
303	6,000
304	6,000
305	6,000
306	6,000
307	6,000
308	6,000
309	6,000
310	6,000
311	6,000
312	6,178
313	6,103
314	6,556
315	6,197
316	6,250
317	6,250
318	6,250
319	6,250
320	6,250
321	6,250
322	6,250
323	6,250
324	6,250
325	6,250
326	6,250
327	6,250
328	6,250
329	6,384
330	7,138
331	7,702
332	8,685
333	7,331
334	6,889
335	6,000
TOTAL	869,627

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	51.37'	55.00'	053°30'59"	27.73	49.52
C2	244.87'	400.00'	035°04'30"	126.41	241.06
C3	258.95'	423.00'	035°04'30"	133.68	254.92
C4	16.65'	55.00'	017°20'29"	8.39	16.58
C5	119.69'	55.00'	124°40'58"	104.94	97.43
C6	16.65'	55.00'	017°20'29"	8.39	16.58
C7	16.65'	55.00'	017°20'29"	8.39	16.58
C8	119.69'	55.00'	124°40'58"	104.94	97.43
C9	16.65'	55.00'	017°20'29"	8.39	16.58
C10	31.02'	55.00'	032°18'35"	15.93	30.61
C11	16.65'	55.00'	017°20'29"	8.39	16.58
C12	16.65'	55.00'	017°20'29"	8.39	16.58
C13	119.69'	55.00'	124°40'58"	104.94	97.43
C14	16.65'	55.00'	017°20'29"	8.39	16.58
C15	16.65'	55.00'	017°20'29"	8.39	16.58
C16	119.69'	55.00'	124°40'58"	104.94	97.43
C17	16.65'	55.00'	017°20'29"	8.39	16.58
C18	16.65'	55.00'	017°20'29"	8.39	16.58
C19	119.69'	55.00'	124°40'58"	104.94	97.43
C20	16.65'	55.00'	017°20'29"	8.39	16.58
C21	16.65'	55.00'	017°20'29"	8.39	16.58
C22	119.69'	55.00'	124°40'58"	104.94	97.43
C23	16.65'	55.00'	017°20'29"	8.39	16.58
C24	187.77'	377.00'	028°32'14"	95.88	185.84

LINE TABLE		
NO.	BEARING	LENGTH
L1	N45°13'20"E	11.31'
L2	N80°17'49"E	28.29'
L3	N45°13'20"E	28.28'
L4	N44°46'40"W	28.28'
L5	N45°13'20"E	28.28'
L6	S44°46'40"E	28.28'
L7	N45°13'20"E	28.28'
L8	N47°43'51"E	27.02'
L9	N09°42'11"W	28.29'
L10	N45°13'20"E	28.28'
L11	S44°46'40"E	28.28'
L12	S45°13'20"W	28.28'
L13	N44°46'40"W	28.28'
L14	N45°13'20"E	28.28'
L15	S44°46'40"E	28.28'
L16	S45°13'20"W	28.28'
L17	N44°46'40"W	28.28'
L18	S42°30'07"E	64.59'
L19	N42°30'07"W	60.17'
L20	N89°43'39"W	89.40'

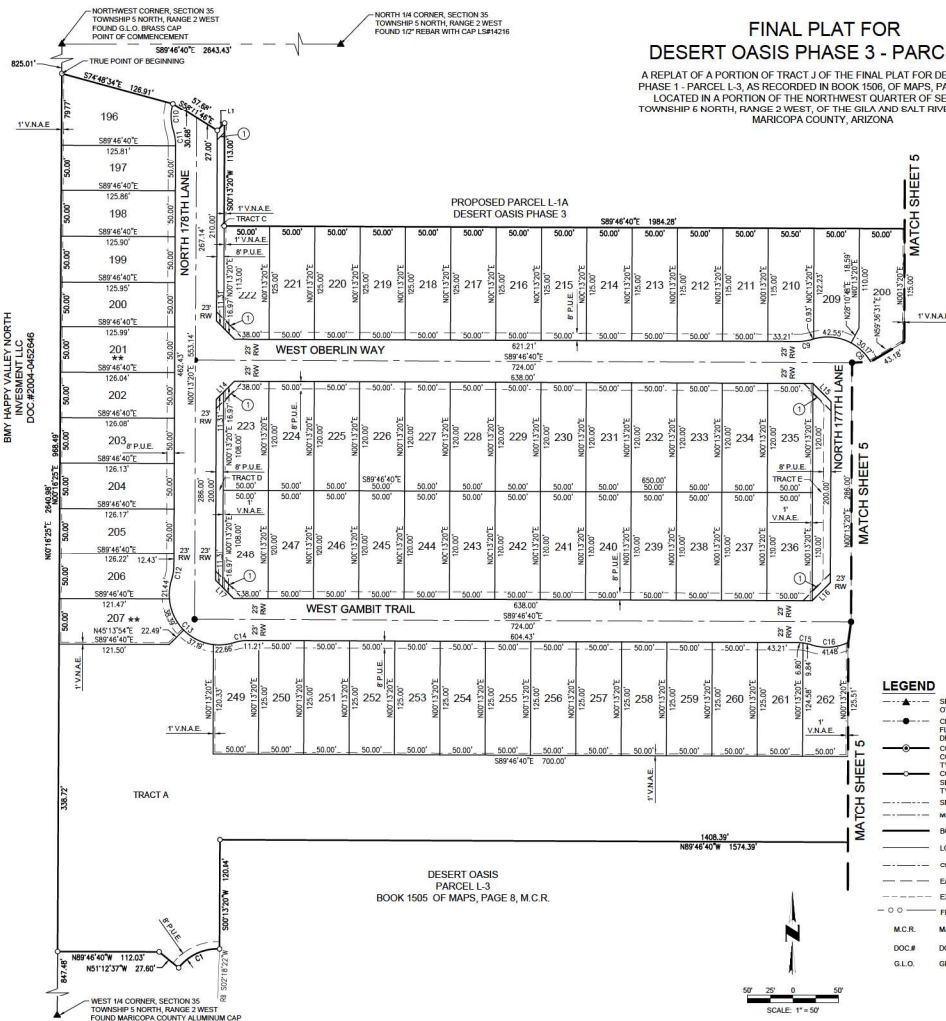
TOTAL LAND USE	
TOTAL NUMBER OF LOTS	140
TOTAL NUMBER OF TRACTS	9
GROSS RESIDENTIAL DENSITY	3.92 D.U./A.C.

LAND USE TABLE		
LAND USE AREAS	SQUARE FEET	ACRES
TOTAL AREA OF LOTS	869,627	19.964
TOTAL AREA OF TRACTS	444,323	10.200
TOTAL AREA OF RIGHT OF WAY	262,271	5.962
TOTAL GROSS AREA	1,556,222	35.726

TRACT TABLE		
TRACT	AREA (ACRES)	DESCRIPTION
TRACT 'A'	5.948	LANDSCAPE, P.U.E., S.V.T., DRAINAGE, RETENTION
TRACT 'B'	1.272	LANDSCAPE, P.U.E., S.V.T., DRAINAGE, RETENTION
TRACT 'C'	0.040	LANDSCAPE, P.U.E., S.V.T.
TRACT 'D'	0.038	LANDSCAPE, P.U.E., S.V.T.
TRACT 'E'	0.161	LANDSCAPE, P.U.E., S.V.T.
TRACT 'F'	0.101	LANDSCAPE, P.U.E., S.V.T.
TRACT 'G'	0.038	LANDSCAPE, P.U.E., S.V.T.
TRACT 'H'	2.556	SEWER EASEMENT, LANDSCAPE, P.U.E., S.V.T., DRAINAGE, RETENTION
TRACT 'I'	0.100	LANDSCAPE, P.U.E., S.V.T.
TOTAL	10.200	

Printed By: Valentin, Print Date: December 16, 2009, Filename: N:\101010000\Calphornia\Phase3\Final_2009_1217\FINAL.P3.dwg

UNSUBDIVIDED
APN 503-51-011
BIM VALLEY NORTH
TOWNSHIP 5 NORTH, RANGE 2 WEST
MARICOPA COUNTY, ARIZONA
DOC #2004-045246



FINAL PLAT FOR DESERT OASIS PHASE 3 - PARCEL L-2

A REPLAT OF A PORTION OF TRACT J OF THE FINAL PLAT FOR DESERT OASIS PHASE 1 - PARCEL L-3, AS RECORDED IN BOOK 1506, OF MAPS, PAGE 8, M.C.R., LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

COUNTY RECORDER



DATE
REVISION
NO.

FINAL PLAT
DESERT OASIS PHASE 3 - PARCEL L-2
SURPRISE, ARIZONA

4 SHEET OF 5
C.V. Coe & Van Loo
C.V. Coe & Van Loo
C.V. Coe & Van Loo
C.V. Coe & Van Loo

- LEGEND**
- SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
 - CENTER LINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DET. 120 TYPE "B" (UNLESS OTHERWISE NOTED)
 - CORNER OF SUBDIVISION - SET BRASS CAP UPON COMPLETION OF JOB PER M.A.G. STD. DET. 120, TYPE "C" (UNLESS OTHERWISE NOTED)
 - SET SURVEY MARKER PER M.A.G. STD. DET. 120, TYPE "C" - MODIFIED (UNLESS OTHERWISE NOTED)
 - SECTION LINE
 - BOUNDARY LINE
 - LOT LINE
 - CONTRIBUTOR
 - EASEMENT
 - EXISTING ROW
 - FLOOD ZONE
 - M.C.R. - MARICOPA COUNTY RECORDER
 - DOC# - DOCUMENT NUMBER
 - G.L.O. - GENERAL LAND OFFICE
 - SHEET NUMBER
 - SIGHT VISIBILITY TRIANGLE (S.V.T.) - 30'X30'
 - INDICATED RIGHT-OF-WAY PER DESERT OASIS PARCEL L-130, RECORDED IN BOOK 1506 OF MAPS, PAGE 11, M.C.R.
 - P.U.E. - PUBLIC UTILITY EASEMENT
 - V.N.A.E. - VEHICULAR NON ACCESS EASEMENT
 - AC. - ACRES
 - L1 - LINE NUMBER
 - C1 - CURVE NUMBER
 - RW - RIGHT-OF-WAY
 - APN - ASSESSOR PARCEL NUMBER
 - EX. - EXISTING
 - ** - HEADLIGHT INTRUSION

SEE SHEET 3 FOR CURVE
TABLE, LINE TABLE AND LOT
AREA TABLE.

FINAL PLAT FOR
DESERT OASIS PHASE 3 - PARCEL L-2

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 36,
TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

COUNTY RECORDER

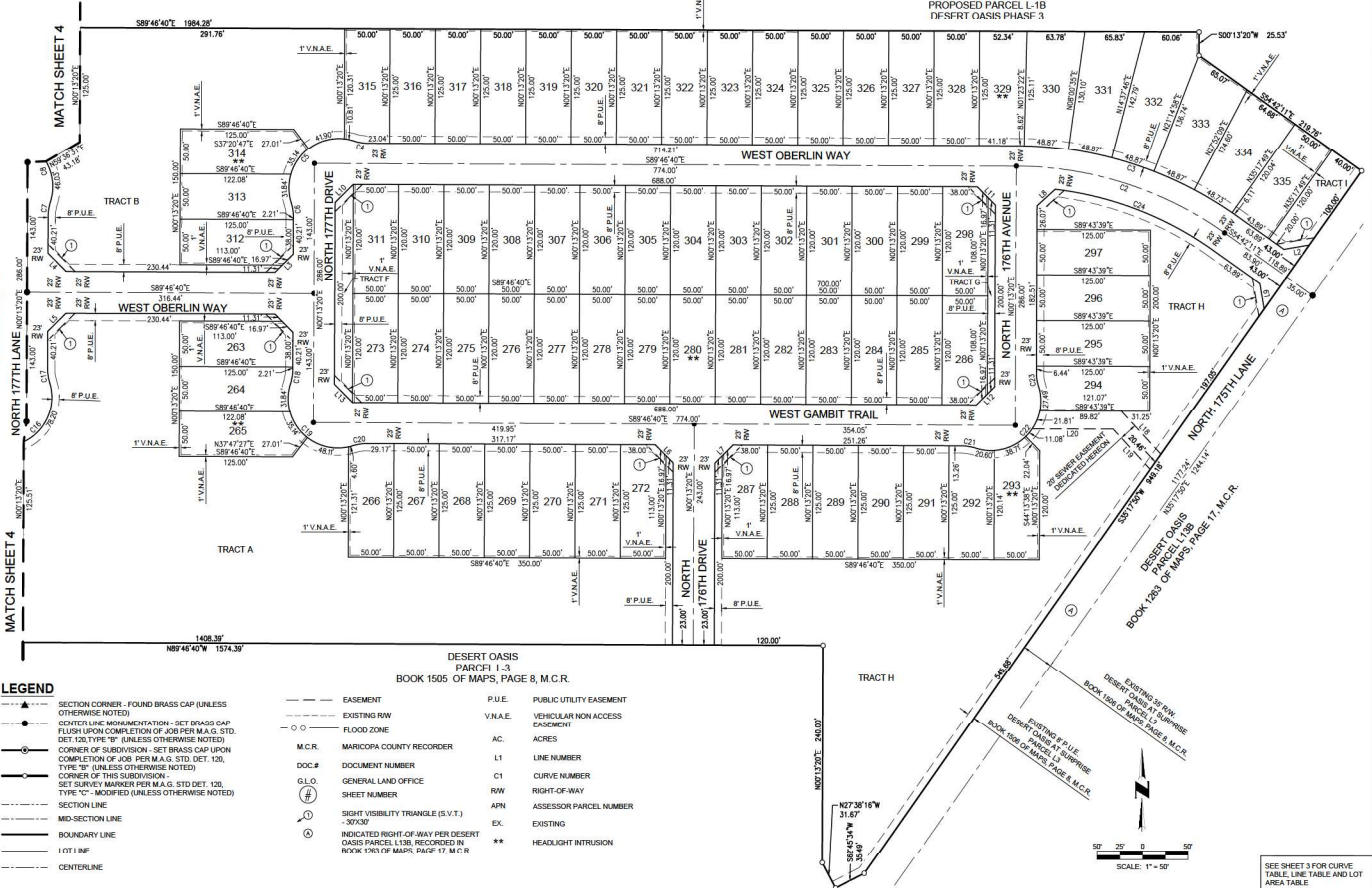


Coe & Van Loo Consultants, Inc.

FINAL PLAT
DESERT OASIS PHASE 3 - PARCEL L-2
SURPRISE, ARIZONA



5 SHEET OF 5



- LEGEND**
- SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
 - COUNTERLINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DET. 120 TYPE "B" (UNLESS OTHERWISE NOTED)
 - CORNER OF SUBDIVISION - SET BRASS CAP UPON COMPLETION OF JOB PER M.A.G. STD. DET. 120 TYPE "B" (UNLESS OTHERWISE NOTED)
 - CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DET. 120 TYPE "C" - MODIFIED (UNLESS OTHERWISE NOTED)
 - SECTION LINE
 - SECTION LINE
 - BOUNDARY LINE
 - 1:07 LINE
 - CENTERLINE
 - EASEMENT
 - EXISTING RW
 - FLOOD ZONE
 - M.C.R. MARICOPA COUNTY RECORDER
 - D.C.C.# DOCUMENT NUMBER
 - G.L.O. GENERAL LAND OFFICE
 - SHEET NUMBER
 - SIGHT VISIBILITY TRIANGLE (S.V.T.) - 30'x30'
 - INDICATED RIGHT-OF-WAY PER DESERT OASIS PARCEL L138, RECORDED IN BOOK 1383 OF MAPS, PAGE 11 M.C.R.
 - P.U.E. PUBLIC UTILITY EASEMENT
 - V.N.A.E. VEHICULAR NON ACCESS EASEMENT
 - AC. ACRES
 - L1 LINE NUMBER
 - C1 CURVE NUMBER
 - RW RIGHT-OF-WAY
 - APN ASSESSOR PARCEL NUMBER
 - EX. EXISTING
 - ** HEADLIGHT INTRUSION

SEE SHEET 3 FOR CURVE
TABLE, LINE TABLE AND LOT
AREA TABLE.



FS20-323
Desert Oasis Phase 3
Parcel L-2
Final Plat

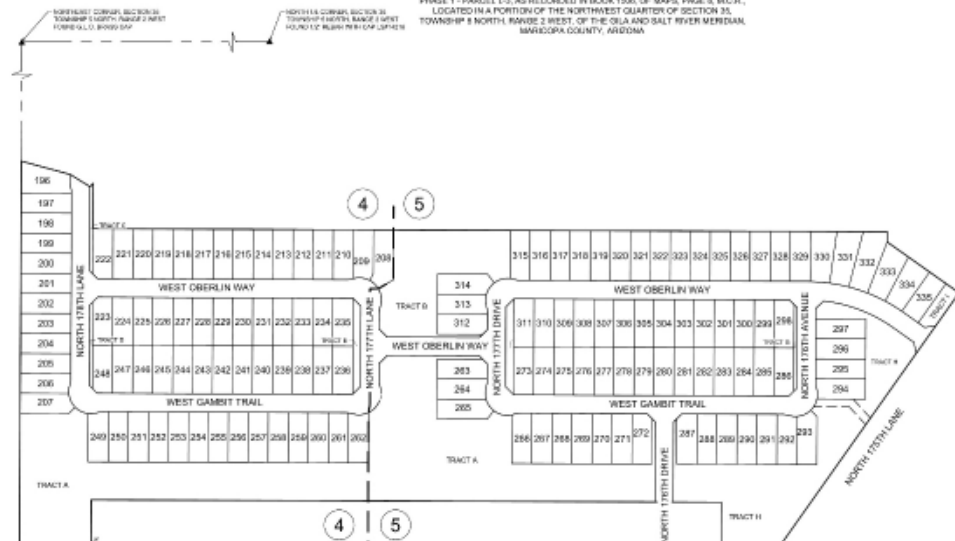
City Council
January 19, 2021



VICINITY MAP

A REPLAT OF A PORTION OF TRACT J OF THE FINAL PLAT FOR DESERT OASES
PHASE 1 - PARCEL 1-3, AS RECORDED IN BOOK 1506, OF MAPS, PAGE 8, M.C.R.
LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 8 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

CVL
CONSULTANTS
LIMITED
60 YEARS
4000 North 11th Street
Phoenix, Arizona 85018
Tel: 602/998-8800
Fax: 602/998-8801
www.cvl.com



THE PART OF TRACT 2 OF RESORT OAKS, PHASE 1 - PARCEL 1, AS RECORDED IN BOOK 108 OF MAPS, PAGES 1 AND 2 OF MARICOPA COUNTY, ARIZONA, BEING 1/4 SECTION 36, NORTHWEST QUARTER 1 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE 6TH & 5TH PRIMER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE E.D. GRADE CORNER MARKING THE NORTHWEST CORNER OF SAID SECTION 36, FROM WHICH THE MARICOPA COUNTY ALJAMBA CORNER MARKING THE WEST QUARTER CORNER OF SAID SECTION 36 BEING SOUTH BY WEST AT A BEARING OF 248° 00' 00" EAST;

THINGS DON'T GET BETTER JUST ALONG THE WEST LINE OF SAME TRACT. JUNE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 600 FT. EAST TO THE NORTH LINE OF SECTION 6.

THENCE SOUTH 15° 02' EAST, ON PAYERS OLD POST LINE, A DISTANCE OF 10.81 FEET.

THENCE SOUTH 05°19'40" EAST, A DISTANCE OF 57.48 FEET;
THENCE NORTH 40°13'28" EAST, A DISTANCE OF 11.21 FEET;
THENCE SOUTH 05°02'00" WEST, A DISTANCE OF 10.83 FEET;
THENCE SOUTH 89°00'00" EAST, A DISTANCE OF 1.04126 FEET;
THENCE SOUTH 05°00'00" WEST, A DISTANCE OF 25.50 FEET;

THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID TRACT A,
THENCE ALONG THE EASTERLY, SOUTHERLY AND WESTERLY LINES OF SAID TRACT J
THE FOLLOWING COURSE:

TRINCE SOUTH-DE 17TH WEST, A DISTANCE OF 1045 FEET.
 TRINCE SOUTH-DE 13TH WEST, A DISTANCE OF 1035 FEET.
 TRINCE NORTH-DE 28TH WEST, A DISTANCE OF 1035 FEET.
 TRINCE NORTH-DE 28TH WEST, A DISTANCE OF 1035 FEET.
 TRINCE NORTH-DE 28TH WEST, A DISTANCE OF 1035 FEET.
 TRINCE NORTH-DE 28TH WEST, A DISTANCE OF 1035 FEET.
 TRINCE SOUTH-DE 13TH WEST, A DISTANCE OF 1035 FEET.
 TRINCE SOUTH-DE 13TH WEST, A DISTANCE OF 1035 FEET.
 TRINCE SOUTH-DE 13TH WEST, A DISTANCE OF 1035 FEET.
 TRINCE SOUTH-DE 13TH WEST, A DISTANCE OF 1035 FEET.

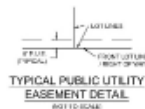
TRUCKS FOURHEDRALLY, ALONG S&B CENTRE, THROUGH A CURVE, WHEEL OF
STUCK, A DISTANCE OF 30 FT FROM

Twice width $\times$ distance, a distance of 20 feet.

TWENTY-NORTH-EAST-NORTH-WEST, A DISTANCE OF 112.05 FEET TO A POINT ON THE WEST LINE OF THE NORTH-WEST QUARTER OF SAID SECTION 26;

THENCE NORTH 00° 00' 00" EAST, ALONG SAID WESTLINE, A DISTANCE OF 666.40 FEET
THE TRUE POINT OF BEGINNING.

CONTAINS 1,306,223 SQUARE FEET OF 36,725 ACRES, MORE OR LESS.



**TYPICAL PUBLIC UTILITY
EASEMENT DETAIL**
8-1110-10-0001

SEE SHEET 3 FOR CONTINUED
TABLE LINE TABLE AND 12
AREA TABLE

FINAL PLAT

DESERT OASIS PHASE 3 - PARCEL L-2
SURPRISE, ARIZONA

Coe & Van Loo Consultants, Inc.

FINAL PLAT

A REPLAT OF A PORTION OF TRACT J OF THE FINAL PLAT FOR DESERT OASIS
PHASE 1 - PARCEL L-3, AS RECORDED IN BOOK 1666, OF MAPS, PAGE 8, M.C.R.L.
LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 38,
TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN
MARICOPA COUNTY, ARIZONA.

CVL
CONSISTENTE
ECONOMIA 60 TRACCE
4000 North 12th Street
Miami, Florida 33136

Coe & Van Loo Consultants, Inc.

FINAL PLAT

DESERT OASIS PHASE 3 - PARCEL L-2
SUNRISE, ARIZONA

4 SHEET 5

SEE 24-HOUR 2 FOR CAPON TABLE, LINE TABLE AND LOT AREA TABLE	COLLEGE: P. F. PUGH JR. DIST. CODE: 20-2200-01 UNIT: 24-HOUR 2
--	---

FINAL PLAT

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 2 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

COUNTY RECORDER



Coe & Van Loo Consultants, Inc.

FINAL PLAT

DESERT OASIS PHASE 3 - PARCEL L-2
SUNBELT ARIZONA

5 OFFSET 5

SEE 3-4887 3 FOR CROSS
TABLE LINE TABLE AND LOT
AREA TABLE

FINAL PLAT



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 19, 2021

Contact Person: Robert Wingo, CITY
ATTORNEY

Submitting Department: Legal

District: Citywide

Staff Recommendations: None

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to the acceptance of the STOP Violence Against Women Grant in the amount of \$129,297 and amending the FY21 budget by reallocating appropriations from grant contingency and general fund to Project G13071; Resolution # 2021-13.

Motion:

I move to approve Resolution # 2021-13.

Background:

The City of Surprise City Attorney Criminal Division, in its efforts to promote safety and wellness within the community, maintains a Victim Services Program. This grant focuses on reducing repeat victimization for domestic and family violence victims'. The City will have one full-time and one part-time advocates for the Cognitive Behavioral Coaching program (CBC). CBC is the method to be used to reduce repeat victimization by addressing victims' adaptability in stressful situations, autonomy, self-worth, self-confidence, and perceived control over their environment. Improving these factors has been empirically shown to reduce repeat victimization, plus it improves a victims' overall well-being leading to a greater chance a victim will aid in prosecution.

Objective Analysis:

Acceptance of these grant funds allows the city to improve its Victim Services Program as it relates to domestic violence.

Policy Compliant:

This grant acceptance is consistent with City Council's directive to identify and utilize all available sources of funding, including grants, to maintain, improve, and expand City programs which do not generate funds of their own accord. The budget amendment is necessary to comply with financial policies adopted by Council.

Financial Impact:

Acceptance of this grant agreement will provide ongoing funding beginning FY2021 thru FY2024 for personnel, supplies, and services. Per the agreement, the grant award is as follows: Calendar year 2021 is awarded \$129,297 in grant funding with a \$43,099 city match requirement; Calendar years 2022 and 2023 to be determined at a later date but is expected to be similar in nature.

Budget Impact:

Acceptance of this grant will amend the FY2021 budget by reallocating appropriations in the amount of \$68,200 within the Grants Fund from Contingency and \$22,800 within the General Fund to Project G13071. Due to the timing of the grant performance period, this action will reallocate only the pro-rated amount which will be spent during FY2021. Any unspent grant funding will be carried over from year to year and match funding will be identified as part of the annual budget process. This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

FTE Impact:

This request will add one full-time equivalent (FTE) position to City Attorney Department for a total of 18.5 FTEs.

ATTACHMENTS:

1. City of Surprise Prosecutor's Office
 2. 21.1.5-Res 2021-13 Budget Amd for STOP Violence Grant-final
-



DOUGLAS A. DUCEY
GOVERNOR

STATE OF ARIZONA
OFFICE OF THE GOVERNOR

MARIA C. FUENTES
DIRECTOR

Via:valarie.serrano@surpriseaz.gov

December 16, 2020

Mr. Michael T. Frazier
City Manager
City of Surprise, Prosecutor's Office
16081 N. Civic Center Plaza Suite 104
Surprise, Arizona 85374

RE: The STOP Violence Against Women Grant Program
Request for Grant Application ("R.F.G.A.") R.F.G.A. No. ST-WSG-20-010121-00
R.F.G.A. ST-WSG-20-010121-09

Dear Mr. Frazier:

Your application to provide a STOP Violence Against Women Formula Grant Program for the Governor's Office of Youth, Faith and Family has been accepted. Your grant application was evaluated in accordance with A.R.S. §41-2701, et. seq. and the evaluation criteria in the R.F.G.A. Attached, please find a countersigned copy of your Offer and Acceptance Form and Notice of Award.

This office requires a current copy of your Certificate of Insurance, in the types and amounts stated in the RFGA. It is the awardee's responsibility to ensure that all required coverage is in full force and effect during the term of the contract and shall not serve to limit any liabilities or any other sub-grantee obligations. Copies of the applicable Certificate of Insurance shall be provided to this office to the attention of Sarah Bean, Procurement Manager, State of Arizona, Governor's Accounting Office, 1700 W. Washington, Suite 500, Phoenix, AZ 85007 or sbean@az.gov. Failure to do so may result in cancellation of the contract for breach.

Congratulations on your contract award! The Governor's Office of Youth, Faith and Family looks forward to a mutually beneficial relationship during this contract period. Should you have any questions, please contact me at sbean@az.gov.

Sincerely,

A handwritten signature in cursive script that reads "Sarah Bean".

Sarah Bean
Procurement Manager

Enclosure: Offer and Acceptance Form
Notice of Award

cc: Emily Uline-Olmstead, Program Administrator

GOVERNOR'S OFFICE OF YOUTH, FAITH AND FAMILY
1700 West Washington Street, Suite 230, Phoenix, Arizona 85007
Phone 602-542-4043 * Fax 602-542-3423 * www.goyff.az.gov



Douglas A. Ducey
Governor

State of Arizona
Governor's Office of Youth, Faith and Family

Maria Cristina Fuentes
Director

OFFER AND ACCEPTANCE FORM (SPO FORM 203)

TO THE GOVERNOR'S OFFICE OF YOUTH, FAITH AND FAMILY:

The Undersigned hereby agrees, if awarded a grant, to all terms, conditions, requirements, and amendments in this Request for Grant Application ("RFGA") solicitation and any written exceptions, as accepted by the Governor's Office of Youth, Faith and Family, in the Application.

Arizona Transaction (Sales) Privilege Tax License No.:

07338247

Federal Employer Identification No.:

86-6007796

Name of Point of Contact Concerning this Application:

Name: Valerie Serrano

Phone: 623/222-1145 Fax: 623/222-1141

E-Mail: Valerie.Serrano@surpriseaz.gov

By signature in this Offer section, the Applicant certifies:

1. The submission of the Application did not involve collusion or other anti-competitive practices.
2. The Applicant shall not discriminate against any employee or Applicant for employment in violation of Federal Executive Order 11246, State Executive Order 2009-9 or A.R.S. §§ 41-1461 through 1465.
3. The Applicant has not given, offered to give, nor intends to give at any time hereafter any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor, or service to a public servant in connection with the submitted offer. Failure to provide a valid signature affirming the stipulations required by this clause shall result in rejection of the offer. Signing the offer with a false statement shall void the offer, any resulting contract and may be subject to legal remedies provided by law.

City of Surprise Prosecutor's Office
Name of Applicant Organization

16081 N. Civic Center Plaza Suite 104
Address

Surprise
City

AZ
State

85374
Zip

Michael T. Frazier
Signature of Person Authorized to Sign Offer

Michael T. Frazier
Printed Name

City Manager
Title

CERTIFICATION

ACCEPTANCE OF APPLICATION

The Application is hereby accepted.

The Applicant is now bound to perform as stated in the attached grant Application, and based upon the RFGA Solicitation Documents, including all terms, conditions, requirements, amendments, etc., and the Applicant's grant Application as accepted by the State.

This grant shall henceforth be referred to as Grant No. ST-WSG-20-010121-09

The effective date of the contract is January 1, 2021

The Applicant has been cautioned not to commence any billable work or to provide any material or service under this contract until Applicant receives a purchase order, contract release document, or written notice to proceed.

State of Arizona

Awarded this

1st

day of

January

20 21

Sarah Bean
Sarah Bean, Procurement Manager



State of Arizona
Governor's Office of Youth, Faith and Family

1. Type of Award Grant Award		2. (Title of Grant) STOP Violence Against Women Grant Program		3. Action Type Initial Agreement	4. Page 1 of 1
5. Contract No. ST-WSG-20-010121-09		6. Amendment No. N/A		7. Performance Period 01/01/21 -12/31/21	
		9. Effective Date 01/01/21		8. Sponsoring Federal Agency United States Department of Justice, Office on Violence Against Women	
10. Awarded to: City of Surprise, Prosecutor's Office 16081 N. Civic Center Plaza Suite 104 Surprise, Arizona 85374		11. Grantee ID <i>EIN:</i> 86-6007796 <i>DUNS:</i> 21648936		12. Grantee's Program Name Cognitive Behavioral Coaching	
				13. CFDA No. 16.588	
				14. FAIN No. 2019-WF-AX-0039	
15. Award Info STOP Funding: \$129,297 Grantee Indirect: % Match: \$43,099		15. Agreement Type Cost Reimbursement		16. Program Report Contact Emily Uline-Olmstead Program Administrator State of Arizona Governor's Office of Youth, Faith and Family 1700 W. Washington, Suite 230 Phoenix, AZ 85007	
		18. Method of Payment ACH or Warrant			
		19. Financial Reporting Monthly 20 days after month end			
20. Program Reporting Quarterly Due Dates April 30, 2021 July 30, 2021 October 30, 2021 January 30, 2022 Final Narrative Report due February 15, 2022 The DOJ/OVW Annual Progress Report (Muskie) due February 15, 2022, for all activities for the calendar year 2021. The Governor's Office of Youth, Faith, and Family shall provide the forms for the quarterly reports and fiscal narrative report. the DOJ/OVW Annual Progress Report can be found on the internet at: https://www.vawamei.org/tools-resource/stop-subgrantee-progress-reporting-form/		21. Remittance Address State of Arizona Governor's Accounting Office 1700 W. Washington Suite 500 Phoenix, AZ 85007 grantrfr@az.gov Ph: 602-542-1339		22. Grantee Program Contact Valarie Serrano Senior Criminal Analyst City of Surprise Prosecutor's Office 16081 N. Civic Center Office Plaza Surprise, Arizona 85374 623-222-1145 valarie.serrano@surpriseaz.gov	
				23. Grantee Financial Contact Teresa Butterbredt Assistant Finance Director City of Surprise 16000 N. Civic Center Plaza Surprise, Arizona 85374 623-222-1820 teresa.butterbredt@surpriseaz.gov	

24. Special Conditions

The above grant program is approved subject to such conditions of limitations as are incorporated by reference to the subgrantee's contract materials. Contract materials incorporated by reference include: The Request for Grant Solicitation document No. ST-WSG-20-010121-00; solicitation amendment(s); subgrantee's response application (including scope of work and exhibits); clarification requests and responses; and countersigned Offer and Acceptance Form, all of which are in the possession of the subgrantee.

The State of Arizona's Uniform Terms and Conditions V9_(Rev 7-1-13) are incorporated into this contract as if fully set forth herein. Copies of this document may be accessed at:

https://spo.az.gov/sites/default/files/documents/files/Uniform%20Terms%20and%20Conditions%20V9_%28Rev%207-1-2013%29.pdf.

In the event of any divergence between these contract materials and the Uniform Terms and Conditions, the contract shall control. Grantee warrants that it has read and understands the Uniform Terms and Conditions V9_(Rev 7-1-13), and agrees to be bound by them in their entirety.

RESOLUTION # 2021-13

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2021 BUDGET BY REALLOCATING APPROPRIATIONS OF \$68,200 WITHIN THE GRANTS FUND FROM CONTINGENCY AND \$22,800 WITHIN THE GENERAL FUND TO PROJECT G13071, ACCEPTING A GRANT AWARD IN THE AMOUNT OF \$129,297 FROM THE STATE OF ARIZONA STOP VIOLENCE AGAINST WOMEN GRANT PROGRAM, AND RECLASSIFYING ONE PREVIOUSLY GRANT-FUNDED PART-TIME TEMPORARY PROGRAM ASSISTANT VICTIM SERVICES POSITION TO FULL-TIME.

WHEREAS, the FY2021 budget was adopted without any grant funding for Victim Services;

WHEREAS, the City was awarded the State of Arizona, Office of the Governor STOP Violence Against Women Grant in the amount of \$129,297;

WHEREAS, this grant will allow the city to continue with its Victim Services Program by paying for personnel and supplies and reclassifying one part-time temporary position to full-time, which is necessary due with the increase in domestic violence cases;

WHEREAS, the FY2021 budget was adopted by Council Resolution #2020-63 on June 2, 2020;

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, 2020 through June 30, 2021.

Section 2. The agreement between the City of Surprise and the State of Arizona Governor's Office attached as *Exhibit B* is approved.

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

APPROVED AND ADOPTED this ____ day of _____, 2021.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2021-13

Exhibit A

1. Appropriation - The allocation below represents a reallocation of appropriation in the amount of \$68,200 within the Grants Fund from Contingency and \$22,800 within the General Fund to project G13071 to allow the the City to continue with its Victim Services Program by paying for personnel and supplies and reclassifying one part-time temporary position to full-time. 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	City Attorney	#G13071 STOP Violence Against Women	E	-	68,200	68,200
General Fund	City Attorney	#G13071 STOP Violence Against Women	E	-	22,800	22,800
General Fund	City Attorney	Personnel Services	E	2,268,600	(22,800)	2,245,800
Grants/Contingency	General Operations	Other	R	26,022,600	(68,200)	25,954,400
Grants/Contingency	General Operations	Contingency	E	9,595,400	(68,200)	9,527,200
Grants	City Attorney	#G13071 STOP Violence Against Women	R	-	68,200	68,200
Expense Total				11,864,000	-	11,864,000
Revenue Total				26,022,600	-	26,022,600

2. Full-Time Equivalent (FTE) – The increase of domestic violence cases requires the addition of one new FTE.

Fund	Department	Current FTEs	Increase/ (Decrease)	Amended FTEs
General Fund	City Attorney	17.5	1	18.5

RESOLUTION # 2021-13
Exhibit B

AGREEMENT WITH THE
STATE OF ARIZONA GOVERNOR'S OFFICE



DOUGLAS A. DUCEY
GOVERNOR

STATE OF ARIZONA
OFFICE OF THE GOVERNOR

MARIA C. FUENTES
DIRECTOR

Via:valarie.serrano@surpriseaz.gov

December 16, 2020

Mr. Michael T. Frazier
City Manager
City of Surprise, Prosecutor's Office
16081 N. Civic Center Plaza Suite 104
Surprise, Arizona 85374

RE: The STOP Violence Against Women Grant Program
Request for Grant Application ("R.F.G.A.") R.F.G.A. No. ST-WSG-20-010121-00
R.F.G.A. ST-WSG-20-010121-09

Dear Mr. Frazier:

Your application to provide a STOP Violence Against Women Formula Grant Program for the Governor's Office of Youth, Faith and Family has been accepted. Your grant application was evaluated in accordance with A.R.S. §41-2701, et. seq. and the evaluation criteria in the R.F.G.A. Attached, please find a countersigned copy of your Offer and Acceptance Form and Notice of Award.

This office requires a current copy of your Certificate of Insurance, in the types and amounts stated in the RFGA. It is the awardee's responsibility to ensure that all required coverage is in full force and effect during the term of the contract and shall not serve to limit any liabilities or any other sub-grantee obligations. Copies of the applicable Certificate of Insurance shall be provided to this office to the attention of Sarah Bean, Procurement Manager, State of Arizona, Governor's Accounting Office, 1700 W. Washington, Suite 500, Phoenix, AZ 85007 or sbean@az.gov. Failure to do so may result in cancellation of the contract for breach.

Congratulations on your contract award! The Governor's Office of Youth, Faith and Family looks forward to a mutually beneficial relationship during this contract period. Should you have any questions, please contact me at sbean@az.gov.

Sincerely,

A handwritten signature in cursive script that reads "Sarah Bean".

Sarah Bean
Procurement Manager

Enclosure: Offer and Acceptance Form
Notice of Award

cc: Emily Uline-Olmstead, Program Administrator

GOVERNOR'S OFFICE OF YOUTH, FAITH AND FAMILY
1700 West Washington Street, Suite 230, Phoenix, Arizona 85007
Phone 602-542-4043 * Fax 602-542-3423 * www.goyff.az.gov



Douglas A. Ducey
Governor

State of Arizona
Governor's Office of Youth, Faith and Family

Maria Cristina Fuentes
Director

OFFER AND ACCEPTANCE FORM (SPO FORM 203)

TO THE GOVERNOR'S OFFICE OF YOUTH, FAITH AND FAMILY:

The Undersigned hereby agrees, if awarded a grant, to all terms, conditions, requirements, and amendments in this Request for Grant Application ("RFGA") solicitation and any written exceptions, as accepted by the Governor's Office of Youth, Faith and Family, in the Application.

Arizona Transaction (Sales) Privilege Tax License No.:

07338247

Federal Employer Identification No.:

86-6007796

Name of Point of Contact Concerning this Application:

Name: Valerie Serrano

Phone: 623/222-1145 Fax: 623/222-1141

E-Mail: Valerie.Serrano@surpriseaz.gov

By signature in this Offer section, the Applicant certifies:

1. The submission of the Application did not involve collusion or other anti-competitive practices.
2. The Applicant shall not discriminate against any employee or Applicant for employment in violation of Federal Executive Order 11246, State Executive Order 2009-9 or A.R.S. §§ 41-1461 through 1465.
3. The Applicant has not given, offered to give, nor intends to give at any time hereafter any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor, or service to a public servant in connection with the submitted offer. Failure to provide a valid signature affirming the stipulations required by this clause shall result in rejection of the offer. Signing the offer with a false statement shall void the offer, any resulting contract and may be subject to legal remedies provided by law.

City of Surprise Prosecutor's Office
Name of Applicant Organization

16081 N. Civic Center Plaza Suite 104
Address

Surprise AZ 85374
City State Zip

Michael T. Frazier
Signature of Person Authorized to Sign Offer

Michael T. Frazier
Printed Name

City Manager
Title

CERTIFICATION

ACCEPTANCE OF APPLICATION

The Application is hereby accepted.

The Applicant is now bound to perform as stated in the attached grant Application, and based upon the RFGA Solicitation Documents, including all terms, conditions, requirements, amendments, etc., and the Applicant's grant Application as accepted by the State.

This grant shall henceforth be referred to as Grant No. ST-WSG-20-010121-09

The effective date of the contract is January 1, 2021

The Applicant has been cautioned not to commence any billable work or to provide any material or service under this contract until Applicant receives a purchase order, contract release document, or written notice to proceed.

State of Arizona

Awarded this 1st day of January 20 21

Sarah Bean
Sarah Bean, Procurement Manager



State of Arizona
Governor's Office of Youth, Faith and Family

1. Type of Award Grant Award		2. (Title of Grant) STOP Violence Against Women Grant Program		3. Action Type Initial Agreement	4. Page 1 of 1
5. Contract No. ST-WSG-20-010121-09		6. Amendment No. N/A		7. Performance Period 01/01/21 -12/31/21	
		9. Effective Date 01/01/21		8. Sponsoring Federal Agency United States Department of Justice, Office on Violence Against Women	
10. Awarded to: City of Surprise, Prosecutor's Office 16081 N. Civic Center Plaza Suite 104 Surprise, Arizona 85374		11. Grantee ID <i>EIN:</i> 86-6007796 <i>DUNS:</i> 21648936		12. Grantee's Program Name Cognitive Behavioral Coaching	
				13. CFDA No. 16.588 14. FAIN No. 2019-WF-AX-0039	
15. Award Info STOP Funding: \$129,297 Grantee Indirect: % Match: \$43,099		15. Agreement Type Cost Reimbursement 18. Method of Payment ACH or Warrant 19. Financial Reporting Monthly 20 days after month end		16. Program Report Contact Emily Uline-Olmstead Program Administrator State of Arizona Governor's Office of Youth, Faith and Family 1700 W. Washington, Suite 230 Phoenix, AZ 85007	
				17. Statutory Authority Violence Against Women Act of 2000, the Violence Against Women Act of 2005 and the Violence Against Women Act of 2013 under 34 U.S.C. §§ 10441, 10446-10451.	
20. Program Reporting Quarterly Due Dates April 30, 2021 July 30, 2021 October 30, 2021 January 30, 2022 Final Narrative Report due February 15, 2022 The DOJ/OVW Annual Progress Report (Muskie) due February 15, 2022, for all activities for the calendar year 2021. The Governor's Office of Youth, Faith, and Family shall provide the forms for the quarterly reports and fiscal narrative report. the DOJ/OVW Annual Progress Report can be found on the internet at: https://www.vawamei.org/tools-resource/stop-subgrantee-progress-reporting-form/		21. Remittance Address State of Arizona Governor's Accounting Office 1700 W. Washington Suite 500 Phoenix, AZ 85007 grantrfr@az.gov Ph: 602-542-1339		22. Grantee Program Contact Valarie Serrano Senior Criminal Analyst City of Surprise Prosecutor's Office 16081 N. Civic Center Office Plaza Surprise, Arizona 85374 623-222-1145 valarie.serrano@surpriseaz.gov	
				23. Grantee Financial Contact Teresa Butterbredt Assistant Finance Director City of Surprise 16000 N. Civic Center Plaza Surprise, Arizona 85374 623-222-1820 teresa.butterbredt@surpriseaz.gov	

24. Special Conditions

The above grant program is approved subject to such conditions of limitations as are incorporated by reference to the subgrantee's contract materials. Contract materials incorporated by reference include: The Request for Grant Solicitation document No. ST-WSG-20-010121-00; solicitation amendment(s); subgrantee's response application (including scope of work and exhibits); clarification requests and responses; and countersigned Offer and Acceptance Form, all of which are in the possession of the subgrantee.

The State of Arizona's Uniform Terms and Conditions V9_(Rev 7-1-13) are incorporated into this contract as if fully set forth herein. Copies of this document may be accessed at:

https://spo.az.gov/sites/default/files/documents/files/Uniform%20Terms%20and%20Conditions%20V9_%28Rev%207-1-2013%29.pdf.

In the event of any divergence between these contract materials and the Uniform Terms and Conditions, the contract shall control. Grantee warrants that it has read and understands the Uniform Terms and Conditions V9_(Rev 7-1-13), and agrees to be bound by them in their entirety.



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 19, 2021
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
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Agenda Wording:

Consideration and action pertaining to the approval of an amendment to the City of Surprise Program Year 2019 Community Development Block Grant Annual Action Plan.

Motion:

I move to approve Substantial Amendment #2 to the City of Surprise Program Year 2019 Annual Action Plan.

Background:

The additional CDBG-CV funding made available to the City by HUD through the CARES Act must be used to prevent, prepare for, and respond to coronavirus (COVID-19), and facilitate assistance to eligible communities, households, and persons economically impacted by COVID-19. Additionally, the CARES Act provides CDBG grantees with flexibilities that make it easier to utilize CDBG-CV for coronavirus response, and authorizes HUD to grant waivers and alternative requirements.

To utilize the CDBG-CV funding, the City of Surprise is required to amend its Annual Action Plan in accordance with the Citizen Participation Plan (CPP). The CPP requires a substantial amendment to allocate any new CDBG funding received from the Department of Housing & Urban Development.

Objective Analysis:

This action will allow the City to utilize the CDBG-CV funding, made available by HUD through the CARES Act, for the purpose of responding to and preventing the spread of Coronavirus 19 (COVID-19), and facilitate assistance to eligible communities, households, and persons economically impacted by COVID-19. Such activities include public facility improvements, and public service activities in support of COVID-19 response.

Policy Compliant:

This action is compliant with federal requirements and City and Council policies.

Financial Impact:

This item will allow for the expenditure of up to \$587,338 in additional CDBG-CV grant funding. These expenditures will be eligible for reimbursement through a federal grant.

Budget Impact:

This action will require a budget amendment to reallocate appropriations from Grant Contingency funds to the Neighborhood Revitalization fund in the amount of \$587,338 to cover the projected expenditures of the program.

FTE Impact:

None

ATTACHMENTS:

1. Staff Report
 2. AMENDMENT #2 TO CITY OF SURPRISE PROGRAM YEAR 2019 ANNUAL ACTION PLAN
 3. CARES Spending Summary PY2019 AMENDMENT
 4. Presentation
-



HUMAN SERVICE AND COMMUNITY VITALITY

Date: January 19, 2021
To: Mayor and Council Members
From: Adam Lane, Neighborhood Services Supervisor
Re: Program Year 2019 Annual Action Plan Amendment #2 for CDBG-CV Funding

Introduction

As an entitlement recipient of Community Development Block Grant (CDBG) funds, the City has received and additional allocation of \$587,338 in Community Development Block Grant (CDBG) funding from the U.S. Department of Housing and Urban Development (HUD), made available through the Coronavirus Aid, Relief, and Economic Security Act (CARES Act).

Background

The Additional CDBG-CV funding made available to the City by HUD through the CARES Act must be used to prevent, prepare for, and respond to coronavirus (COVID-19), and facilitate assistance to eligible communities, households, and persons economically impacted by COVID-19. Additionally, the CARES Act provides CDBG grantees with flexibilities that make it easier to utilize CDBG-CV for coronavirus response, and authorizes HUD to grant waivers and alternative requirements.

To utilize the CDBG-CV funding, the City of Surprise is required to amend its Annual Action Plan in accordance with the Citizen Participation Plan (CPP). The CPP requires a substantial amendment to allocate any new CDBG funding received from the Department of Housing & Urban Development. The CPP requires draft Annual Action Plans and Amendments be made available for public review and comment for no fewer than 30 days. However, HUD has issued waivers allowing for a minimum 5-day review and comment period for CDBG-CV funded activities. HUD has also issued waivers allowing for Virtual Public Hearings to amend Action Plans related to COVID-19.

The CPP also requires a public hearing to allow citizens and interested parties to comment on the draft amendment. A public hearing was held on January 13, 2021 at the Veterans, Disability & Human Services Commission meeting. No comments were received during the public hearing, and the Commission recommended approval of the draft amendment. The draft

amendment was made available for public review and comment from January 5, 2021 through January 13, 2021, in accordance with the Citizen Participation Plan and COVID-19 HUD waivers. No comments were received during the comment period. The amendment will be forwarded to HUD following approval by the Council

PY 2019 Amendment #2

The CDBG-CV funding made available to the City by HUD through the CARES Act will be used for the purpose of responding to and preventing the spread of coronavirus 19 (COVID-19), and facilitate assistance to eligible communities, households, and persons economically impacted by COVID-19. Such activities include public facility improvements, and public service activities in support of COVID-19 response. See the attached budget for planned activities.

Program Year	Current Allocation CDBG-CV	Amendment	Amended Amount	Description/Planned Activities
2019	\$275,854	+\$20,000	\$294,854	In support of COVID-19 response - Public Services Citations: 570.201(e), 570.207(b)(4) Associated Goal: Public Services Outcome: 20 LMC Matrix Codes: 03T, 05B, 05Q
2019	\$0	+\$450,000	\$450,000	In support of COVID-19 response – Public Facility Improvements Citations: 570.201(c) Associated Goal: Public Facility Improvements Outcome: 600 LMC Matrix Codes: 03A, 03C, 03E, 03M
2019	\$76,463	+\$117,338	\$193,801	In support of COVID-19 response – Program Administration & Planning Citation: 570.206 Associated Goal: Admin & Planning Outcome: 1 Other Matrix Codes: 20, 21A

Recommendations

Staff recommends approval of the PY2019 Annual Action Plan Amendment #2 for submittal to HUD.

Previous Actions

- 8-Day Public Comment Period – January 5, 2021 – January 13, 2021
- VDHS Commission recommendation for approval – January 13, 2021

Future Actions

- Submission of Amendment to HUD – January 28, 2021

SUBSTANTIAL AMENDMENT TO CITY OF SURPRISE PROGRAM YEAR 2019 ANNUAL
ACTION PLAN

Amendment #2

Annual Action Plan PY 2019 Amendment

The City of Surprise is amending the Program Year 2019 Annual Action Plan to add an increase of CDBG-CV funding made available through the CARES Act. The amendment will allow the City to receive and administer **\$587,338** in Community Development Block Grant (CDBG) funding from the U.S. Department of Housing and Urban Development (HUD) made available through the Coronavirus Aid, Relief, and Economic Security Act (CARES Act).

The CDBG-CV funding made available to the City by HUD through the CARES Act will be used for the purpose of responding to and preventing the spread of coronavirus 19 (COVID-19), and facilitate assistance to eligible communities, households, and persons economically impacted by COVID-19. Such activities include public facility improvements, and public service activities in support of COVID-19 response. See the attached budget for planned activities.

Program Year	Current Allocation CDBG-CV	Amendment	Amended Amount	Description/Planned Activities
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2019	\$76,463	+\$117,338	\$193,801	In support of COVID-19 response – Program Administration & Planning Citation: 570.206 Associated Goal: Admin & Planning Outcome: 1 Other Matrix Codes: 20, 21A

CITY OF SURPRISE PY2019 - Amendment #1 CDBG Annual Action Plan Spending Summary Allocatin of CARES Act Funding			Original Funding Allocation	PY2019 Amended Amount	CARES ACT Funding
AFFORDABLE HOUSING					
City of Surprise Housing Rehab/HQS			\$91,896	\$91,896	\$0
Matrix <u>14A</u>	Original Funding Request	Match	Citations: 570.202(a)(1), 570.202(b)(9) Associated Goal: Housing Rehabilitation Outcome: 20 LMH		
Activity Delivery	\$40,000	\$40,000			
Capital	\$51,896	\$0			
Support for HOME			\$10,000	\$10,000	\$30,000
Matrix <u>14J</u>	Original Funding Request	Leverage	Citation: 570.201(k) Associated Goal: Housing Services Outcome: 26 LMH		
Capital	\$0	\$150,000			
Activity Delivery	\$40,000	\$25,000			
Homeowner Assistance/Housing Creation			\$100,000	\$100,000	\$0
Matrix <u>14J</u>	Original Funding Request	Leverage	Citation: 570.201(k) Associated Goal: Housing Services Outcome: 26 LMH		
Capital	\$100,000	\$150,000			
Activity Delivery	\$0	\$0			
SUBTOTAL - Housing Activities			\$201,896	\$201,896	\$30,000
PUBLIC FACILITY IMPROVEMENTS					
Public Facility Improvements			\$250,000	\$250,000	\$450,000
Matrix <u>03E, 03F, 03L</u>	Original Funding Request	Match	Citation: 570.201(c) Associated Goal: Public Facility Improvements Outcome: 4,000 LMA Outcome: 600 LMC		
Capital	\$240,000	\$0			
Activity Delivery	\$10,000				
SUBTOTAL - PUBLIC FACILITIES			\$250,000	\$250,000	\$450,000
PUBLIC SERVICES					
Subrecipient - Homeless Services			\$20,000	\$20,000	\$20,000
Matrix <u>03T</u>	Original Funding Request	Applicant Leverage	Citations: 570.201(e), 570.207(b)(4) Associated Goal: Public Services Outcome: 40 LMC		
Capital	\$20,000	\$100,000			
Subrecipient - Services for persons with disabilities			\$15,000	\$15,000	\$20,000
Matrix <u>05B</u>	Original Funding Request	Match	Citations: 570.201(e), 570.207(b)(4) Associated Goal: Public Services Outcome: 50 LMC		
Capital	\$15,000	\$5,000			
City Program - Short term housing assistance			\$20,000	\$20,000	\$195,000
Matrix <u>05Q</u>	Original Funding Request	Match	Citations: 570.201(e), 570.207(b)(4) Associated Goal: Public Services Outcome: 35 LMC		
Capital	\$35,000	\$15,000			
Pandemic Response			\$0	\$35,000	\$50,854
Matrix <u>05</u>	Original Funding Request	Match	Citations: 570.201(e), 570.207(b)(4) Associated Goal: Public Services Outcome: 120 LMC		
Capital	\$15,000	\$0			
Other Public Services			\$50,000	\$15,000	\$10,000
Matrix <u>05</u>	Original Funding Request	Match	Citations: 570.201(e), 570.207(b)(4) Associated Goal: Public Services Outcome: 15 LMC		
Capital	\$15,000	\$0			
SUBTOTAL - PUBLIC SERVICES (HUD maximum 15% Waived for PY2019 and PY2020)			\$105,000	\$105,000	\$295,854
City of Surprise General Program Administration (all new funds)			\$134,223	\$134,223	\$193,801
SUBTOTAL - PLANNING & ADMINISTRATION (HUD Max. 20%)			\$134,223	\$134,223	\$193,801
GRAND TOTAL W/ ADMINISTRATION & PLANNING			\$691,119	\$691,119	\$969,655
FUNDS AVAILABLE	New CDBG Funds		\$671,119	\$671,119	\$969,655
	Program Income - City		\$20,000	\$20,000	\$0
TOTAL FUNDS AVAILABLE			\$691,119	\$691,119	\$969,655
TOTAL REQUESTS IN EXCESS OF FUNDING			\$0	\$0	\$0



CDBG Annual Action Plan Substantial Amendment #2 Program Year 2019

Council Review

Human Service & Community Vitality | January 19, 2021



Introduction

The City of Surprise has received additional CDBG funding from the Department of Housing & Urban Development (HUD), through the CARES Act.

Coronavirus Aid, Relief, and Economic Security Act (CARES Act)

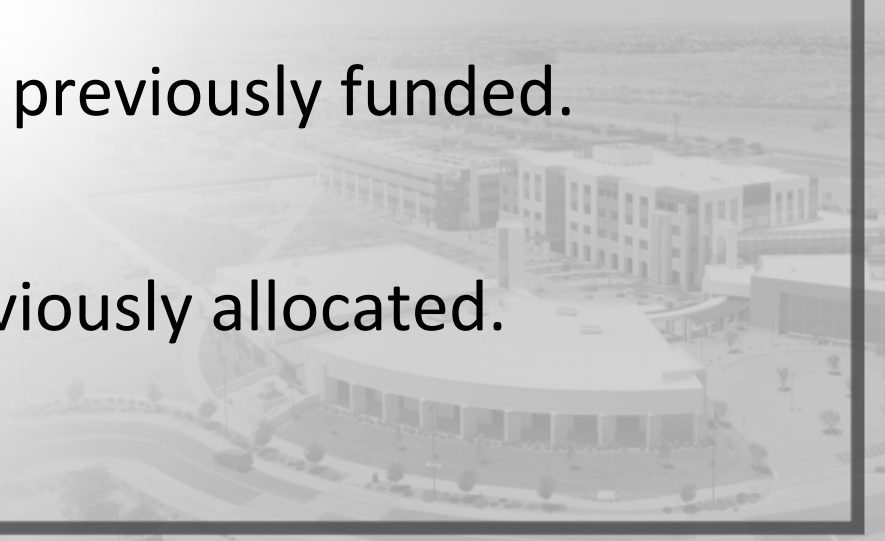
Funding: \$587,338

Total CDBG-CV Allocation: \$969,655



Introduction

The City of Surprise must complete a Substantial Amendment to the Annual Action Plan when:

- 1) Adding a new activity not previously funded.
 - or
 - 2) Allocating funding not previously allocated.
- 



CDBG-CV

CDBG-CV must be utilized for:

“The purpose of preventing the spread of coronavirus (COVID-19) and facilitate assistance to eligible communities, households, and persons economically impacted by COVID-19.”

Activities must still meet the CDBG National Objectives, and costs must be allowable under the program.



CDBG-CV

Project Funding

CDBG-CV Round 1 Review

Public Service

- Short Term Rental Assistance
- Short Term Mortgage Assistance
- Other services to support COVID-19 response.
 - Food Security Services, Senior Services, disabled services, prevention of homelessness



CDBG-CV

New Funding Allocation

Public Services (15% cap waived) - \$20,000

- Services to support COVID-19 response.
 - Senior Services, disabled services, prevention of homelessness

Public Facility Improvements - \$450,000

- Improvements or Rehabilitation of public facilities utilized to serve LMI persons affected by COVID-19.

Planning & Administration (20% cap) - \$117,338

- Expenses related to planning and administering the CDBG-CV funding.



Citizen Participation

Summary of Citizen Participation:

- 8-Day Public review and comment period (minimum 5-days)
- Press Release
- Social Media
- Virtual Public Hearing



Staff Recommendations

Staff recommends approval of the Program Year 2019 Annual Action Plan Amendment #2 for submission to HUD.



What's Next?

January 5 – January
13, 2021

8-Day Review &
Comment Period

January 13, 2021
Public Hearing

VDHS Commission
Review

January 19, 2021

Council Approval

January 28, 2021

Amendment
submitted to HUD



QUESTIONS OR COMMENTS?

Adam Lane
Human Service & Community Vitality
Neighborhood Services Supervisor

Seth Dyson
Human Service & Community Vitality
Director



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 19, 2021
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
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Agenda Wording:

Consideration and action pertaining to the approval of an amendment to the Intergovernmental Agreement with Maricopa County to provide Community Action Program services, accepting grant funding, and amending the Fiscal Year 2021 Budget by reallocation appropriations of \$227,300 within the Grants Fund; Resolution # 2021-15.

Motion:

I move to approve Resolution # 2021-15.

Background:

Maricopa County and the City of Surprise entered into an IGA in 2016 to provide Community Action Program services from the Surprise Resource Center. The parties wish to enter into Amendment Number six to increase the agreement funding in the amount of \$227,252 for the period of January 1, 2021 through June 30, 2021.

Objective Analysis:

This action will allow HSCV to expend additional administrative resources to operate the Community Action Program services from the Surprise Resource Center from January 1, 2021- June 30, 2021.

Policy Compliant:

This action is compliant with City and Council policies.

Financial Impact:

This one-time grant award is \$227,252 for temporary personnel, employee related expenses, and other administrative support costs from January 1, 2021 - June 30, 2021. All expenditures will be reimbursed on a monthly basis. There is a match of \$30,000 annually, which was met within the first half of the fiscal year.

Budget Impact:

This action will require a reallocation of appropriations within the grants fund in the amount of \$227,300 to cover the projected expenditures of the program. This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

FTE Impact:

Temporary staff will be retained through June 30, 2021 to assist with administration of the additional rental and utility voucher program funds; however, grant-funded temporary personnel does not impact the overall full-time equivalent count.

ATTACHMENTS:

1. RES 2021-15 CAP IGA Amend 6
-

RESOLUTION # 2021-15

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA APPROVING AN AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT WITH MARICOPA COUNTY TO PROVIDE COMMUNITY ACTION PROGRAM SERVICES, ACCEPTING GRANT FUNDING, AND AMENDING THE FISCAL YEAR 2021 BUDGET BY REALLOCATING APPROPRIATIONS OF \$227,300 WITHIN THE GRANTS FUND.

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

WHEREAS, Maricopa County and the City of Surprise entered into a financial Intergovernmental Agreement (“IGA” or “Agreement”) on or about June 30, 2016 for the term of July 1, 2016 through June 30, 2017;

WHEREAS, the Parties have executed five additional amendments to the IGA, including most recently, Amendment 5 on or about August 18, 2020 through Council Resolution 2020-95, which extended the agreement term for the period of January 1, 2021 through June 30, 2021, and provided funding for the period of July 1, 2020 through December 31, 2020;

WHEREAS, the parties desire to enter into Amendment No. 6 to increase Agreement funding in the amount of \$227,300 for the period of January 1, 2021 through June 30, 2021;

WHEREAS, all other terms and conditions of the Agreement, as amended by Amendment Nos. 1, 2, 3, 4 and 5, remain in full force and effect;

WHEREAS, the FY2021 budget was adopted by Council Resolution #2020-63 on June 2, 2020;

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, 2020 through June 30, 2021.

Section 2. The Intergovernmental Agreement Amendment No. 6 between the City of Surprise and the Maricopa County, attached as *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 _____, 2021.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A

1. Appropriation - The allocations below represent a reallocation of appropriations in the amount of \$227,300 from contingency within the Grants Fund to the Neighborhood Revitalization Fund due to an additional Community Development Block Grant allocation as a result of the CARES Act. 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	Human Svcs and Comm Vitality	#G51591 FY20 CAP	E	227,300	227,300	454,600
Grants	Human Svcs and Comm Vitality	#G51591 FY20 CAP	R	382,400	227,300	609,700
Grants/Contingency	General Operations	Contingency	E	9,627,900	(227,300)	9,400,600
Grants/Contingency	General Operations	Other	R	25,990,100	(227,300)	25,762,800
Expense Total				9,855,200	-	9,855,200
Revenue Total				26,372,500	-	26,372,500

EXHIBIT B

INTERGOVERNMENTAL AGREEMENT AMENDMENT NO. 5 BETWEEN
THE CITY OF SURPRISE AND *MARICOPA COUNTY*

AMENDMENT NO. 6 TO THE
INTERGOVERNMENTAL AGREEMENT
BETWEEN
MARICOPA COUNTY
ADMINISTERED BY ITS
HUMAN SERVICES DEPARTMENT
AND
CITY OF SURPRISE

- I. Maricopa County ("County"), administered by its Human Services Department, and the City of Surprise ("Subrecipient"), entered into a financial Intergovernmental Agreement ("Agreement"), which was fully executed on or about July 14, 2016, for the term of July 1, 2016, through June 30, 2017. The purpose of the Agreement is for the County to provide the Subrecipient with funds for the provision of Community Action Program services to include Crisis Case Management and Financial Assistance Services in the Community Service Area (CSA). The County and the Subrecipient collectively are referred to as the "Parties."

The Parties fully executed Amendment No. 1 on or about July 24, 2017, which (among other things) extended the Agreement term and provided funding for the period July 1, 2017, through June 30, 2018. The Parties fully executed Amendment No. 2 on or about August 27, 2018, which (among other things) extended the Agreement term and provided funding for the period July 1, 2018, through June 30, 2019. The Parties fully executed Amendment No. 3 on or about July 25, 2019, which (among other things) extended the Agreement term and provided funding for the period July 1, 2019, through June 30, 2020. The Parties fully executed Amendment No. 4 on or about June 24, 2020, which (among other things) extended the Agreement term and provided funding for the period July 1, 2020, through December 31, 2020. The Parties fully executed Amendment No. 5 on or about September 2, 2020, which (among other things) provided funding for the period January 1, 2021, through June 30, 2021.

- II. The Parties agree to enter into this Amendment No. 6 to amend the Agreement as follows:
- A. The County shall provide the Subrecipient with \$227,252 for the period of January 1, 2021, through June 30, 2021. The period of availability of these funds shall be from January 1, 2021 through June 30, 2021.
 - B. Attach a revised Operating Budget for the period of availability.
- III. This Amendment is subject to and incorporates the provisions of A.R.S. § 38-511.
- IV. The foregoing paragraph contains all the changes made by this Amendment No. 6. All other terms and conditions of the Agreement remain in full force and effect as amended by Amendment Nos. 1, 2, 3, 4, and 5.
- V. The Parties have authorized the undersigned to execute this Amendment No. 6 on their behalf.
- VI. This Amendment No. 6 shall be effective upon approval and signature by both Parties.

[Signatures on the following page]

IN WITNESS, the Parties have approved and signed this Amendment No. 6:

APPROVED BY:
SUBRECIPIENT

APPROVED BY:
MARICOPA COUNTY

Mayor Date

Chairman, Board of Supervisors Date

Attested To:

Attested To:

City Clerk Date

Clerk of the Board Date

IN ACCORDANCE WITH A.R.S. §§ 9-240, 9-500.11, 11-952, AND 46-241, ET SEQ., THIS AMENDMENT NO. 6 HAS BEEN REVIEWED BY THE UNDERSIGNED ATTORNEY WHO HAS DETERMINED IT IS PROPER IN FORM AND WITHIN THE POWERS AND AUTHORITY GRANTED TO THE CITY OF SURPRISE UNDER THE LAWS OF THE STATE OF ARIZONA.

IN ACCORDANCE WITH A.R.S. §§ 11-201, 11-251, AND 11-952, THIS AMENDMENT NO. 6 HAS BEEN REVIEWED BY THE UNDERSIGNED ATTORNEY WHO HAS DETERMINED IT 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:

APPROVED AS TO FORM:

BY: _____
Attorney for the Subrecipient Date

BY: _____
Deputy County Attorney Date

ATTACHMENT A
SFY21 OPERATING BUDGET

Contract Operating Budget -County January 1, 2021 to June 30, 2021

SUBRECIPIENT : **City of Surprise**

Service: Crisis Case Management and Financial Assistance Services

Revenue Sources

County*	\$227,252
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Total Revenues	\$227,252
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Budget Categories

Personnel / ERE	\$211,349
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Professional / Outside Services	\$10,403
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Materials / Supplies	\$5,500
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Total Expenses	\$227,252
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*Funding will be allocated internally on a monthly basis
by Maricopa County Human Services
Department/Financial Services.

Based on fund availability, funds utilized may include, but are not
limited to:

SSBG, TANF, LIHEAP, County Funds and CSBG



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 19, 2021
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
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Agenda Wording:

Consideration and action pertaining to approval of an amendment to the Fiscal Year 2021 Budget by reallocating appropriations of \$587,400 from Contingency within the Grants Fund to the Neighborhood Revitalization Fund, Project G51681, to accept funding from the Department of Housing and Urban Development in response to COVID-19; and amending the Fiscal Year 2021 Contract Awarding Authority List by Increasing the COVID-19 Response item to \$1,100,000; Resolution # 2021-10.

Motion:

I move to approve Resolution # 2021-10.

Background:

The City is to receive a special allocation of Community Development Block Grant funds (CDBG-CV) to be used to prevent, prepare for, and respond to the Coronavirus (COVID-19). The allocation was authorized by the Coronavirus Aid, Relief and Economic Security Act (CARES Act), Public Law 116-136, signed by the President of the United States on March 27, 2020. The City allocation is \$587,338 and all expenditures are on a reimbursement basis;

Objective Analysis:

Acceptance of the funding will provide resources for the City to prevent, prepare for, and respond to the COVID-19 pandemic.

Policy Compliant:

This action is compliant with City and Council policy as well as Federal regulation.

Financial Impact:

This action will allow for an increase in expenditures of \$587,338 for COVID-19 Response. Expenses are reimbursed by the Department of Housing and Urban Development. This is a one-time action and there is no City match requirement.

Budget Impact:

This allocation represents a reallocation of appropriation of \$587,400 from Contingency within the Grants fund to the Neighborhood Revitalization Fund, Project G51681. This action represents a transfer

of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

FTE Impact:

None

ATTACHMENTS:

1. Res 2021-10 CDBG CV3 CARES Act BA-final
 2. CDBG CV3 Letter Funding Notification
-

RESOLUTION # 2021-10

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2021 BUDGET BY REALLOCATING APPROPRIATIONS OF \$587,400 FROM CONTINGENCY WITHIN THE GRANTS FUND TO THE NEIGHBORHOOD REVITALIZATION FUND, PROJECT G51681; TO ACCEPT FUNDING FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT IN RESPONSE TO COVID-19; AND AMENDING THE FISCAL YEAR 2021 CONTRACT AWARDING AUTHORITY LIST BY INCREASING THE COVID-19 RESPONSE ITEM TO \$1,100,000.

WHEREAS, the FY2021 budget was adopted including funding for Program Year 2020 Community Development Block Grant (CDBG) expenditures and a special allocation of Community Development Block Grant Coronavirus (CDBG-CV) funds;

WHEREAS, the City is to receive a second special allocation of Community Development Block Grant Coronavirus (CDBG-CV) funds to be used to prevent, prepare for, and respond to the Coronavirus (COVID-19).

WHEREAS, the allocation was authorized by the Coronavirus Aid, Relief and Economic Security Act (CARES Act), Public Law 116-136, signed by the President of the United States on March 27, 2020;

WHEREAS, the allocation to the City of Surprise is \$587,338 and all expenditures are on a reimbursement basis;

WHEREAS, the FY2021 budget and Contract Awarding Authority List was adopted by Council Resolution #2020-63 on June 2, 2020;

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

WHEREAS, 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, 2020 through June 30, 2021.

Section 2. That the statements and schedules attached as *Exhibit B* and incorporated by reference are adopted, the Fiscal Year 2021 Contract Awarding Authority List of the City of Surprise, Arizona for the fiscal year July 1, 2020 through June 30, 2021.

APPROVED AND ADOPTED this ____ day of _____, 2021.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2021-10
Exhibit A

1. Appropriation- The allocations below represent a reallocation of appropriations in the amount of \$587,400 from contingency within the Grants Fund to Neighborhood Revitalization Fund due to an additional Community Development Block Grant allocation as a result of the CARES Act. 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
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51681 CARES Act	E	382,400	587,400	969,800
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51681 CARES Act	R	382,400	587,400	969,800
Grants/Contingency	General Operations	Contingency	E	18,748,100	(587,400)	18,160,700
Grants/Contingency	General Operations	Other	R	25,552,300	(587,400)	24,964,900
Expense Total				19,130,500	-	19,130,500
Revenue Total				25,934,700	-	25,934,700

RESOLUTION # 2021-10
Exhibit B

1. Contract Awarding Authority List – Council approved \$587,400 for the purpose of preventing, preparing for, and responding to the Coronavirus (COVID-10) included on the Fiscal Year 2021 Contract Awarding Authority List. This amount was based on the information received from the Department of Housing and Urban Development.

Reference #	Description	Current Amount	Increase/ (Decrease)	Amended Amount
21470	COVID-19 Response	\$500,000	\$600,000	\$1,100,000



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-7000

ASSISTANT SECRETARY FOR
COMMUNITY PLANNING AND DEVELOPMENT

September 11, 2020

The Honorable Skip Hall
Mayor of Surprise
16000 N Civic Center Plaza
Surprise, AZ 85374-7463

Dear Mayor Hall:

I am pleased to inform you of a special allocation to your jurisdiction of Community Development Block Grant funds to be used to prevent, prepare for, and respond to the coronavirus (COVID-19). This allocation was authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, which was signed by President Trump on March 27, 2020, to respond to the growing effects of this historic public health crisis.

The CARES Act made available \$5 billion in Community Development Block Grant Coronavirus (CDBG-CV) funds. Of this amount, the Department immediately allocated \$2 billion on March 27, 2020, the same day President Trump signed the Act, based on the fiscal year 2020 CDBG formula; this constituted the first round of CDBG-CV funds. Next, \$1 billion was required by the Act to be allocated to States and insular areas within 45 days of enactment of the Act; HUD accomplished this on May 11, 2020, and this constituted the second round of CDBG-CV funds. Finally, the remaining \$2 billion in CDBG-CV funds was required by the Act to be allocated to states and local governments at the discretion of the Secretary on a rolling basis; HUD accomplished this on September 11, 2020, and this constituted the third round of CDBG-CV funds. Additionally, up to \$10 million will be set aside for technical assistance.

Accordingly, this letter informs you that your jurisdiction's allocation for the third round is \$587,338. Your cumulative amount for all allocation rounds is \$969,655.

The CARES Act adds additional flexibility for both the CDBG-CV grant and, in some cases, for the annual FY2019 and FY2020 CDBG grants in these unprecedented times. The public comment period is reduced to not less than 5 days, grantees may use virtual public hearings when necessary for public health reasons, the public services cap is suspended during the emergency, and States and local governments may reimburse costs of eligible activities incurred for pandemic response regardless of the date.

In addition, the CARES Act authorizes the HUD Secretary to grant waivers and alternative requirements of statutes and regulations the HUD Secretary administers in connection with the use of CDBG-CV funds and fiscal year 2019 and 2020 CDBG funds (except for requirements related to fair housing, nondiscrimination, labor standards, and the environment). Waivers and alternative requirements can be granted when necessary to expedite and facilitate the use of funds to prevent,

prepare for, and respond to coronavirus.

The CDBG CARES Act Federal Register Notice (FR-6218-N-01) was released on August 10, 2020. The notice describes the allocations and grant procedures applicable to the CDBG-CV grants. It also describes the program flexibilities, waivers, and alternative requirements that apply to the CDBG-CV grants as well as the fiscal year 2019 and 2020 CDBG grants. As further such flexibilities become available, they will be posted on HUD's website and distributed to grantees. The Department will also support grantees with technical assistance.

As you develop your plan for the use of these grant funds, we encourage you to consider approaches that prioritize the unique needs of low- and moderate-income persons and the development of partnerships between all levels of government and the private for-profit and non-profit sectors. You should coordinate with state and local health authorities before undertaking any activity to support state or local pandemic response. CDBG-CV grants will be subject to oversight, reporting, and the requirement that each grantee have adequate procedures to prevent the duplication of benefits (DOB). HUD will provide guidance and technical assistance on DOB, the prevention of fraud, waste, and abuse, and on documenting the impact of this program for beneficiaries.

Reminder, all CPD Grantees must ensure they maintain active Dun and Bradstreet Numbering System (DUNS) numbers in the System for Award Management (SAM) system. Entities must have an active and unexpired DUNS before execution of grant agreements to avoid delays in the obligation of funds- which will delay your ability to drawdown funds in the Integrated Disbursement & Information System (IDIS). Grantees are required to maintain an active SAMs registration by re-activating their DUNS number annually in the SAM system for the entire drawdown period of their grants. DUNS numbers can be registered and renewed each year at the following website: <https://www.sam.gov/SAM/>.

The Office of Community Planning and Development (CPD) is looking forward to working with you to successfully meet the urgent and complex challenges faced by our communities. If you or any member of your staff has questions, please contact your local CPD Field Office Director or CPDQuestionsAnswered@hud.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Gibbs', with a stylized, cursive script.

John Gibbs
Acting Assistant Secretary
for Community Planning and Development
U.S. Department of Housing and Urban Development



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 19, 2021
Submitting Department: Public Works
Staff Recommendations: None

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

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

Consideration and action declaring the intent to enlarge and enlarging an existing lighting improvement district known as "The City of Surprise, Arizona, Desert Oasis Parcel L13B#151" pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks; Resolution # 2021-01.

Motion:

I move to approve Resolution # 2021-01.

Background:

Desert Oasis Parcel L13B #151 was formed in January 19, 2016 (Resolution 2016-03). 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. 68 (estimated) new lights are proposed within this enlargement which are local and collector roads and will be billed to the Desert Oasis Parcel L13B #151 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 streetlights 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 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 2021-01 SLID Enlargement Desert Oasis Ph 2 Final
 2. 02 SLID Petition_Desert Oasis Ph 2 Par L12A_B_approved
 3. 03 Streetlights Desert Oasis Ph 2 Par L12A
 4. 03 Streetlights Desert Oasis Ph 2 Par L12B
 5. 03 Streetlights Desert Oasis Ph2-175th
 6. 04 Council Map_Desert Oasis Ph 2 L12A_B_approved
-

RESOLUTION # 2021-01

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA DECLARING ITS INTENT TO ENLARGE THE CITY OF SURPRISE, ARIZONA *DESERT OASIS PARCEL L13B #151* AND ORDERING SUCH ENLARGEMENT.

WHEREAS, on *January 19, 2016* the Mayor and City Council of the City of Surprise adopted Resolution No. 2016-03, ordering the formation of the City of Surprise, Arizona *Desert Oasis Parcel L13B #151* (the "District") for the purpose of purchasing energy for the lighting of the public streets and parks within the District;

WHEREAS, Ariz. Rev. Stat. § 48-616(M) permits the City to add new territory to an existing district, thereby enlarging the boundaries of an existing street lighting improvement district ("SLID"), when proper notice has been given to the owners of real property that will be added to the SLID;

WHEREAS, Ariz. Rev. Stat. § 48-617(A) gives the City immediate jurisdiction to order the creation or enlargement of a SLID without the necessity of publication and posting of the resolution of intention when all owners of the real property being added to the SLID have petitioned the City to form or enlarge the SLID;

WHEREAS, the owners, exclusive of mortgagees and other lienholders, of parcels of property which adjoin the District (hereinafter referred to as "Petitioners") acting pursuant to the provisions of Ariz. Rev. Stat. §§ 48-616(M) and 48-617(A), 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;

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 *Desert Oasis Parcel L13B #151* shall be enlarged by the addition of the property legally described in Exhibit A and shown in the map in 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 2021/2022 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 _____, 2021.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A

Legal Description

April 13, 2020

LEGAL DESCRIPTION FOR
DESERT OASIS PHASE 2
STREET LIGHT IMPROVEMENT DISTRICT

That part of Tract K of Desert Oasis Phase 1 - Parcel 3, as recorded in Book 1506 of Maps, Page 8, Records of Maricopa County, Arizona, being situated in the North Half of Section 35, Township 5 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the 1/2" Rebar with Cap LS#14216 marking the North Quarter Corner of said Section 35, from which the Maricopa County Aluminum Cap marking the Northeast Corner of said Section 35 bears South 89°46'18" East, a distance of 2,643.21 feet;

Thence along the Northerly, Easterly and Southerly boundaries of said Tract K the following courses:

Thence South 89°46'18" East, along the North line of the Northeast Quarter of said Section 35, a distance of 2,643.21 feet to the Maricopa County Aluminum Cap marking the Northeast Corner of said Section 35;

Thence South 00°03'09" West, along the East line of the Northeast Quarter of said Section 35, a distance of 1,416.74 feet;

Thence North 89°56'55" West, departing said East line, a distance of 115.00 feet;

Thence North 89°43'39" West, a distance of 738.74 feet;

Thence South 00°16'21" West, a distance of 119.00 feet;

Thence North 89°43'39" West, a distance of 134.70 feet to the beginning of a tangent curve of 20.15 foot radius, concave Northeasterly;

Thence Northwesterly, along said curve, through a central angle of 89°34'10", a distance of 31.50 feet;

Thence North 00°16'21" East, a distance of 507.86 feet to the beginning of a tangent curve of 20.00 foot radius, concave Southeasterly;

Thence Northeasterly, along said curve, through a central angle of 55°46'16", a distance of 19.47 feet to the beginning of a tangent reverse curve of 60.00 foot radius, concave Northwesterly;

Thence Northeasterly, along said curve, through a central angle of 21°32'32", a distance of 22.56 feet to the beginning of a tangent reverse curve of 20.00 foot radius, concave Southeasterly;

Legal Description for
Desert Oasis Phase 2
Street Light Improvement District
April 13, 2020

Thence Northeasterly, along said curve, through a central angle of $55^{\circ}46'16''$, a distance of 19.47 feet;

Thence North $00^{\circ}17'25''$ East, a distance of 50.00 feet to a point on a 20.00 foot radius non-tangent curve, whose center bears North $00^{\circ}13'41''$ East;

Thence Northwesterly, along said curve, through a central angle of $55^{\circ}49'05''$, a distance of 19.48 feet; to the beginning of a tangent reverse curve of 59.98 foot radius, concave Northeasterly;

Thence Northwesterly, along said curve, through a central angle of $21^{\circ}32'54''$, a distance of 22.56 feet; to the beginning of a tangent reverse curve of 20.00 foot radius, concave Southwesterly;

Thence Northwesterly, along said curve, through a central angle of $55^{\circ}46'28''$, a distance of 19.47 feet;

Thence North $89^{\circ}43'39''$ West, a distance of 50.00 feet;

Thence North $00^{\circ}16'21''$ East, a distance of 43.60 feet; to the beginning of a tangent curve of 241.95 foot radius, concave Easterly;

Thence Northerly, along said curve, through a central angle of $08^{\circ}45'22''$, a distance of 36.98 feet;

Thence North $09^{\circ}41'39''$ East, a distance of 30.09 feet;

Thence North $89^{\circ}43'39''$ West, a distance of 1,377.86 feet;

Thence North $00^{\circ}16'21''$ East, a distance of 14.40 feet;

Thence North $89^{\circ}43'39''$ West, a distance of 80.00 feet;

Thence South $00^{\circ}16'21''$ West, a distance of 120.05 feet;

Thence North $70^{\circ}43'14''$ West, a distance of 146.39 feet; to the beginning of a tangent curve of 20.26 foot radius, concave Northeasterly;

Thence Northwesterly, along said curve, through a central angle of $84^{\circ}49'52''$, a distance of 29.99 feet;

Thence North $75^{\circ}07'39''$ West, a distance of 35.00 feet; to a point on a 500.00 foot radius non-tangent curve, whose center bears North $75^{\circ}07'39''$ West;

Thence Northerly, departing the Southerly line of said Tract K along said curve, through a central angle of $14^{\circ}38'40''$, a distance of 127.80 feet;

Thence North $00^{\circ}13'41''$ East, a distance of 662.59 feet to a point on the North line of the Northwest Quarter of said Section 35, also being the North line of said Tract K;

Legal Description for
Desert Oasis Phase 2
Street Light Improvement District
April 13, 2020

Thence South 89°46'40" East, along said North lines, a distance of 29.77 feet to the True Point of Beginning.

Containing 2,734,019 Square Feet or 62.764 Acres, more or less.

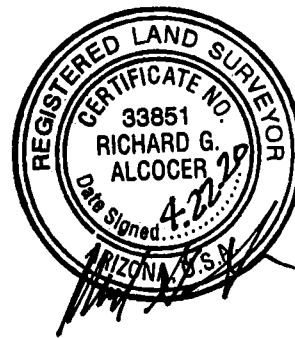
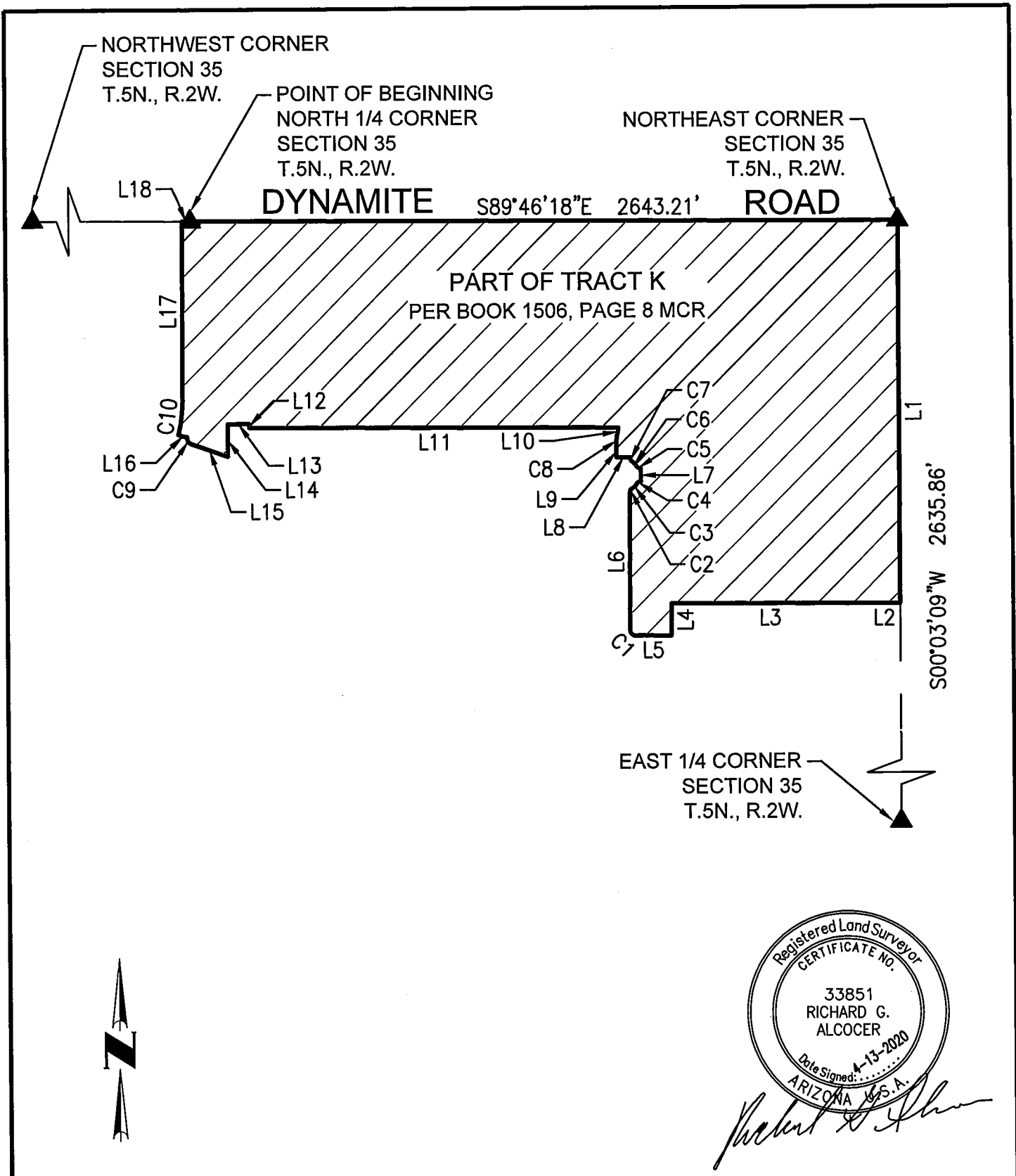


EXHIBIT B

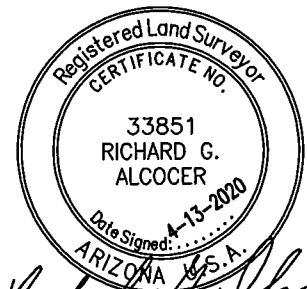
Map



SCALE 1" = 500'	DESERT OASIS PHASE 2	 CELEBRATING 60 YEARS
EXHIBIT		
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlc.com	STREET LIGHT IMPROVEMENT DISTRICT	

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	31.50'	20.15'	089°34'10"	20.00'	28.39'	N44°56'34"W
C2	19.47'	20.00'	055°46'16"	10.58'	18.71'	N28°09'29"E
C3	22.56'	60.00'	021°32'32"	11.41'	22.43'	N45°16'21"E
C4	19.47'	20.00'	055°46'16"	10.58'	18.71'	N62°23'13"E
C5	19.48'	20.00'	055°49'05"	10.59'	18.72'	N61°51'46"W
C6	22.56'	59.98'	021°32'54"	11.41'	22.43'	N44°43'41"W
C7	19.47'	20.00'	055°46'28"	10.58'	18.71'	N27°36'53"W
C8	36.98'	241.95'	008°45'22"	18.52'	36.94'	N04°39'02"E
C9	29.99'	20.26'	084°49'52"	18.51'	27.33'	N28°18'16"W
C10	127.80'	500.00'	014°38'40"	64.25'	127.45'	N07°33'01"E



NO SCALE

EXHIBIT

4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
<http://www.cvlci.com>

DESERT OASIS PHASE 2

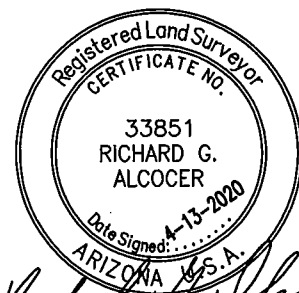
STREET LIGHT
IMPROVEMENT DISTRICT



2 OF 3

LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°03'09"W	1416.74'
L2	N89°56'55"W	115.00'
L3	N89°43'39"W	738.74'
L4	S00°16'21"W	119.00'
L5	N89°43'39"W	134.70'
L6	N00°16'21"E	507.86'
L7	N00°17'25"E	50.00'
L8	N89°43'39"W	50.00'
L9	N00°16'21"E	43.60'

LINE TABLE		
NO.	BEARING	LENGTH
L10	N09°41'39"E	30.09'
L11	N89°43'39"W	1377.86'
L12	N00°16'21"E	14.40'
L13	N89°43'39"W	80.00'
L14	S00°16'21"W	120.05'
L15	N70°43'14"W	146.39'
L16	N75°07'39"W	35.00'
L17	N00°13'41"E	662.59'
L18	S89°46'40"E	29.77'



Richard G. Alcocer

NO SCALE EXHIBIT	DESERT OASIS PHASE 2	
	STREET LIGHT IMPROVEMENT DISTRICT	
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com		3 OF 3

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:

Desert Oasis Parcel L13B #151

(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
Metro Oasis LLLP	17700 N PACESETTER WAY, STE 100 SCOTTSDALE AZ 85255	503-57-548	See attached signature page

STREET LIGHT IMPROVEMENT DISTRICT PETITION ENLARGEMENT

The name of the existing street light improvements district to be enlarged:
Desert Oasis Parcel 13B #151

PETITIONERS:

METRO OASIS, LLLP
AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP

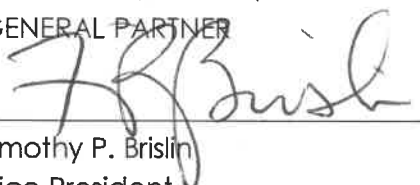
BY: DESERT OASIS VENTURES, LLLP

ITS: GENERAL PARTNER

BY: HARVARD VENTURES, INC.

ITS: GENERAL PARTNER

BY:


Timothy P. Brislin

Its:

Vice President

DATE:





**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

AVAILABILITY

This rate schedule is applicable to those portions of cities, towns and unincorporated communities in which the Company does a general retail electric business and where the Company has installed a multiple or series street lighting system of adequate capacity for the service to be rendered.

DESCRIPTION

E-58 is a rate that is applicable for lighting public streets, alleys, thoroughfares, public parks and playgrounds from dusk to dawn by use of Company's facilities.

TIME PERIODS

Dusk: Time between sunset and full night when photocontrol senses the lack of sufficient sunlight and turns on the lights.
Dawn: The time between full night and sunrise when a photocontrol senses sufficient sunlight to turn off lights.

CHARGES

The monthly bill will consist of the following charges, plus adjustments.

I. FIXTURES (Includes Mounting Arm, if Applicable)

	Lumen	Watts	kWh	CHARGES	
				Investment by Company	Investment by Others
A. Acorn	3,835 LED	75	26	\$21.63	\$7.59
	4,796 LED	75	26	\$17.38	\$6.46
	5,003 LED	100	35	\$23.45	\$8.71
	5,904 LED	100	35	\$23.03	\$8.60
	6000 IND	85	29	\$19.24	\$5.14
B. Architectural	6,200 IND	85	29	\$10.13	\$3.93
	8,400 IND	100	34	\$10.69	\$4.36
	10,200 IND	120	41	\$11.75	\$4.99
	13,000 IND	150	52	\$12.98	\$5.93
	20,500 IND	200	69	\$14.78	\$7.37
	22,500 IND	265	91	\$17.63	\$9.28
	3,300 LED	43	15	\$10.24	\$3.79
	3,800 LED	32	12	\$7.73	\$2.92
	3,900 LED	32	12	\$9.96	\$3.51
	4,050 LED	63	22	\$18.63	\$6.52
	4,100 LED	45	16	\$10.34	\$3.89
	4,800 LED	41	15	\$8.27	\$3.27
	5,000 LED	41	15	\$9.61	\$3.62



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

	CHARGES				
	Lumen	Watts	kWh	Investment by Company	Investment by Others
	5,100 LED	60	21	\$10.18	\$4.19
	5,300 LED	67	24	\$10.47	\$4.48
	5,800 LED	94	32	\$17.81	\$5.16
	5,890 LED	89	31	\$20.56	\$7.66
	6,000 LED	62	22	\$18.63	\$6.52
	6,000 LED	67	24	\$19.89	\$6.99
	6,400 LED	89	31	\$17.89	\$5.10
	6,810 LED	101	35	\$18.89	\$7.50
	7,100 LED	62	22	\$19.70	\$6.80
	7,400 LED	127	44	\$20.42	\$6.34
	7,500 LED	73	26	\$20.08	\$7.18
	7,700 LED	86	30	\$18.41	\$7.02
	8,200 LED	88	31	\$10.45	\$4.97
	8,200 LED	95	33	\$11.87	\$5.48
	8,300 LED	72	25	\$17.93	\$6.54
	8,300 LED	106	37	\$12.45	\$5.91
	8,500 LED	88	31	\$11.69	\$5.30
	9,020 LED	139	48	\$22.94	\$9.47
	9,200 LED	139	48	\$25.60	\$7.30
	9,900 LED	130	45	\$13.82	\$6.84
	10,000 LED	93	32	\$21.43	\$7.96
	10,000 LED	113	39	\$13.26	\$6.28
	10,600 LED	126	44	\$22.56	\$9.09
	11,100 LED	108	38	\$12.76	\$6.07
	11,500 LED	108	38	\$13.16	\$6.18
	12,300 LED	203	70	\$25.48	\$8.85
	12,900 LED	119	41	\$22.31	\$8.82
	13,260 LED	202	70	\$27.11	\$12.12
	13,620 LED	202	70	\$28.49	\$9.24
	14,000 LED	171	59	\$26.07	\$11.08
	15,000 LED	136	47	\$24.93	\$9.94
	15,400 LED	144	50	\$25.21	\$10.22
	18,300 LED	162	56	\$16.13	\$8.22
	19,200 LED	257	89	\$26.87	\$13.38
	20,000 LED	258	89	\$26.87	\$13.38
	20,300 LED	193	67	\$17.17	\$9.26
	21,000 LED	193	67	\$24.77	\$11.28
C. Cobra	6,200 IND	75	26	\$10.54	\$3.77
	6,400 IND	85	29	\$8.97	\$3.78
	8,000 IND	88	30	\$10.47	\$4.04
	8,400 IND	100	34	\$9.70	\$4.24
	10,200 IND	120	41	\$10.44	\$4.81



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

				CHARGES				
				Investment by Company	Investment by Others			
				Lumen	Watts	kWh		
C. Cobra				13,000 IND	150	52	\$11.50	\$5.73
				15,250 IND	200	69	\$13.86	\$7.25
				22,500 IND	250	86	\$18.55	\$9.06
		Gray / Bronz		3,500 IND	55	19	\$10.50	\$3.27
				6,000 LED	95	33	\$17.05	\$5.13
				8,700 LED	142	49	\$19.17	\$6.53
				9,600 LED	157	54	\$20.40	\$7.04
				11,600 B-LED	181	62	\$19.03	\$7.44
		Gray / Bronz		3,300 LED	43	15	\$9.00	\$2.79
		Gray / Bronz		5,300 LED	67	23	\$10.45	\$3.54
		Gray / Bronz		8,300 LED	106	37	\$13.55	\$4.94
		Gray / Bronz		10,500 LED	130	45	\$15.08	\$5.69
		Gray / Bronz		20,000 LED	258	89	\$26.21	\$10.27
D. Decorative Transit				5,300 LED	75	26	\$28.44	\$6.12
				8,300 LED	100	34	\$30.45	\$6.97
				8,147 LED	75	26	\$35.76	\$11.36
				9,522 LED	100	35	\$36.14	\$12.09
				10,500 LED	150	52	\$32.69	\$8.52
				14,896 LED	150	52	\$39.98	\$14.29
		Double		8,147 LED	75	26	\$64.74	\$18.96
		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



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

	8,200 LED	95	33	\$11.36	\$5.34
	8,300 LED	106	37	\$11.74	\$5.72
	8,500 LED	88	31	\$11.18	\$5.16
	9,900 LED	130	45	\$13.31	\$6.70
	10,000 LED	113	39	\$12.75	\$6.14
	11,100 LED	108	38	\$12.03	\$5.88
	11,500 LED	108	38	\$12.65	\$6.04
	18,300 LED	162	56	\$15.23	\$7.98
	19,200 LED	257	89	\$19.11	\$11.32
	20,000 LED	258	89	\$19.11	\$11.32
	20,300 LED	193	67	\$16.27	\$9.02
	21,000 LED	193	67	\$17.01	\$9.22

FROZEN	4,000 INC	295	103	\$10.54	\$5.89
	7,000 MV	175	73	\$13.65	\$7.83
	11,000 MV	250	96	\$17.09	\$10.43
	20,000 MV	400	150	\$26.84	\$15.21
FROZEN ACORN	9,500 HPS	100	41	\$29.14	\$9.93
	16,000 HPS	150	69	\$32.35	\$12.55
FROZEN ARCHITECTURAL	9,500 HPS	100	41	\$16.56	\$7.90
	16,000 HPS	150	69	\$19.77	\$19.34
	30,000 HPS	250	99	\$22.95	\$13.57
	50,000 HPS	400	153	\$28.32	\$19.53
	14,000 MH	175	72	\$23.17	\$12.70
	21,000 MH	250	101	\$26.31	\$15.66
	36,000 MH	400	159	\$32.89	\$21.54
	8,000 LPS	55	30	\$24.08	\$10.58
	13,500 LPS	90	50	\$28.39	\$12.76
	22,500 LPS	135	72	\$32.43	\$15.56
FROZEN COBRA ROADWAY	33,000 LPS	180	90	\$39.01	\$18.33
	5,800 HPS	70	29	\$9.40	\$5.56
	9,500 HPS	100	41	\$11.07	\$6.81
	16,000 HPS	150	69	\$13.86	\$9.50
FROZEN COBRA ROADWAY	30,000 HPS	250	99	\$16.72	\$12.35
	50,000 HPS	400	153	\$22.69	\$17.63
	14,000 MH	175	72	\$16.12	\$10.99
	21,000 MH	250	101	\$18.84	\$13.67
	36,000 MH	400	159	\$24.81	\$18.99
FROZEN DECORATIVE TRANSIT	8,000 FL	100	38	\$18.53	\$5.43
	9,500 HPS	100	41	\$39.95	\$11.96
	16,000 HPS	150	69	\$39.72	\$13.36
FROZEN FLOOD	30,000 HPS	250	99	\$45.74	\$17.26
	30,000 HPS	250	99	\$22.20	\$13.79
	50,000 HPS	400	153	\$27.53	\$19.14
	21,000 MH	250	101	\$23.69	\$14.58
FROZEN Colonial Gray	36,000 MH	400	159	\$28.89	\$19.76
	8,000 FL	100	38	\$19.97	\$5.64



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

POST TOP	Colonial Gray	9,500 HPS	100	41	\$11.42	\$7.16
	Colonial Black	9,500 HPS	100	41	\$13.15	\$7.41
	Decorative	9,500 HPS	100	41	\$34.97	\$11.03

NOTES:

1. Investment by Company. These rates are applicable where the Company provides the initial investment to purchase and install all facilities necessary for street lighting service. The Company will own, operate, and maintain the street lighting system.
2. Investment by Others. These rates are applicable in those instances where the requesting entity or individual purchases and installs the street lighting facilities at their own expense and in accordance with Company specifications. These rates will also apply in the instance where the Customer provides a non-refundable advance to the Company to cover the Company's cost of purchasing and installing the street lighting system. The Company retains ownership of the street lighting system and provides operation and maintenance for all facilities.
3. Listed kWhs reflect the assigned monthly energy usage for each type of fixture and are used to determine any applicable transmission, system benefit, distribution, energy, and adjustment charges.
4. HPS = High Pressure Sodium
5. MH = Metal Halide
6. LPS = Low Pressure Sodium
7. FL = Fluorescent
8. INC = Incandescent. Incandescent lighting charges are applicable and available only to those Customers being served and those installations in service on November 1, 1986.
9. MV = Mercury Vapor. Mercury Vapor lighting charges are applicable and available only to those Customers being served and those installation in service on November 1, 1986 in accordance with A.R.S. §49-1104(A).
10. LED = Light Emitting Diode
11. IND = Induction



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

II. POLES

				CHARGES		
				Investment by Company	Investment by Others	
A. Anchor Base Mounted (Flush)	Round Steel	1 Simplex Adapter	Height			
			12 ft.	\$13.11	\$1.81	
			22 ft.	\$14.75	\$2.03	
			25 ft.	\$15.97	\$2.21	
			30 ft.	\$18.34	\$2.52	
		32 ft.	\$19.27	\$2.55		
		2 Simplex Adapters	12 ft.	\$13.98	\$1.93	
			22 ft.	\$16.06	\$2.22	
			25 ft.	\$16.75	\$2.31	
			30 ft.	\$19.47	\$2.68	
	32 ft.		\$20.77	\$2.87		
	Square Steel	5"	13 ft.	\$15.03	\$2.06	
			15 ft.	\$13.43	\$1.85	
			23 ft.	\$15.93	\$2.19	
			25 ft.	\$17.51	\$2.41	
			28 ft.	\$19.44	\$2.67	
			32 ft.	\$19.33	\$2.66	
	Concrete		12 ft.	\$44.79	\$6.17	
	Fiberglass		12 ft.	\$37.93	\$5.22	
	Decorative Transit		4"	16 ft.	\$36.98	\$5.10
	Decorative Transit		6"	30 ft.	\$71.39	\$9.83
	Hinged Poles		Square	15 ft.	\$14.21	\$1.16
Round			19 ft.	\$12.85	\$1.05	
B. Anchor Base Mounted (Pedestal)	Round Steel	1 Simplex Adapter	12 ft.	\$12.61	\$1.73	
			22 ft.	\$14.26	\$1.96	
			25 ft.	\$15.46	\$2.13	
			30 ft.	\$17.85	\$2.47	
			32 ft.	\$18.75	\$2.58	
		2 Simplex Adapters	12 ft.	\$13.47	\$1.85	
			22 ft.	\$15.05	\$2.06	
			25 ft.	\$16.24	\$2.23	
			30 ft.	\$18.97	\$2.60	
			32 ft.	\$20.26	\$2.79	
		3 Bolt	32 ft.	\$23.28	\$3.20	
		Square Steel	5"	13 ft.	\$14.54	\$2.01
				15 ft.	\$14.86	\$2.03
				23 ft.	\$15.43	\$2.13
	25 ft.			\$17.02	\$2.36	
	28 ft.			\$18.91	\$2.60	
	32 ft.			\$19.63	\$2.69	



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

II POLES (cont)

		CHARGES		
		Height	Investment by Company	Investment by Others
C. Direct Bury	Round Steel	19 ft.	\$19.84	\$2.74
		30 ft.	\$15.49	\$2.87
		38 ft.	\$18.90	\$2.94
		Self 40 ft.	\$23.28	\$3.69
		Stepped 25 ft.	\$53.55	\$4.37
		32 ft.	\$56.40	\$4.60
		49 ft.	\$70.00	\$9.65
	Square Steel	4" 34 ft.	\$17.09	\$2.96
		5" 20 ft.	\$16.23	\$2.68
		30 ft.	\$16.92	\$2.79
		38 ft.	\$18.36	\$3.19
		8" 28 ft.	\$30.64	\$2.49
		32 ft.	\$32.03	\$2.62
		Decorative Transit 41 ft 6	\$22.05	\$3.24
	Decorative Transit	47 ft.	\$27.47	\$4.04
	Steel Distribution Pole (for lighting only)	35 ft.	\$25.36	\$3.34
D. Post Top	Decorative Transit Anchor Base	16 ft.	\$37.77	\$5.19
	Gray Steel/Fiberglass	23 ft.	\$13.10	\$2.15
	Black Steel	23 ft.	\$14.44	\$2.38
E. Existing distribution pole suitable for streetlight use			\$1.59	--
F. FROZEN	Wood Poles	30 ft.	\$9.64	\$1.67
		35 ft.	\$9.64	\$1.59

NOTE: The monthly rate for all new poles includes up to 300 feet of overhead secondary wire, or up to 300 feet of underground secondary wire if the Customer provides earthwork and conduit (excluding the underground to overhead transition).

III. ANCHOR BASE

		CHARGES		
		Height	Investment by Company	Investment by Others
A. Flush		4 ft.	\$10.67	\$1.47
		6 ft.	\$12.73	\$2.21
B. Pedestal		8 ft.	\$14.59	\$2.54
	For 32' Round Steel Pole only	4 ft. 6"	\$10.12	\$1.75



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

IV. CHARGES FOR OPTIONAL OR ADDITIONAL EQUIPMENT

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

V. DETERMINATION OF CHARGES FOR NEW EQUIPMENT

Monthly charges for new lighting fixtures, poles and other equipment not included in Sections I, II, or III above will be determined by the Company using the following method:

Step 1 Determination of Charges for each Charge Type							Monthly Fixed Charge Rate
Charge Type	Monthly Charge		Cost Inputs Equipment Cost		PV Factor		
1	Carrying Cost (fixtures)	=	(installed)	x	NA	x	1.518%
			Equipment Cost				
2	Carrying Cost (poles)	=	(installed)	x	NA	x	1.296%
			Equipment Cost				
3	Fixture Replacement Cost	=	Equipment Cost (installed)	x	0.257	x	1.518%
4	Pole, Anchor Replacement Cost	=	Equipment Cost (installed)	x	0.110	x	1.296%
5	Lighting O&M	=	O&M Cost (lifecycle)	x	0.427	x	1.518%
Charge Type	Monthly Charge		kWh Input		\$/kWh		
6	Generation	=	kWh per month	x	0.06760		
7	T&D, RCS, SB	=	kWh per month	x	0.02738		



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

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

<u>Equipment</u>	<u>Charge Type</u>
Fixture - IBC	1,5,6,7
Fixture - IBO	3,5,6,7
Pole, Anchor Base - IBC	2
Pole, Anchor Base - IBO	4

TRIP CHARGE

A \$100.00 trip charge per light will be charged when a Customer requests a disconnect or reconnect of service in order to accommodate the maintenance activities of the Customer or its designee(s) on their street lighting equipment.

ADJUSTMENTS

The bill will include the following adjustments:

1. The Renewable Energy Standard charge, Adjustment Schedule REAC-1.
2. The Power Supply Adjustment charges, Adjustment Schedule PSA-1.
3. The Transmission Cost Adjustment charge, Adjustment Schedule TCA-1.
4. The Environmental Improvement Surcharge, Adjustment Schedule EIS.
5. The Demand Side Management Adjustment charge, Adjustment Schedule DSMAC-1.
6. The Lost Fixed Cost Recovery Adjustment charge, Adjustment Schedule LFCR.
7. Direct Access Customers returning to Standard Offer service may be subject to a Returning Customer Direct Access Charge, Adjustment Schedule RCDAC-1.
8. Any applicable taxes and governmental fees that are assessed on APS's revenues, prices, sales volume, or generation volume.

SERVICE DETAILS

1. Street lighting facilities installed under this rate schedule are of the type currently being furnished by Company as standard at the time service is initially requested. Standard facilities are those listed in the Company's Transmission and Distribution Construction Standards book.



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

2. The Customer will be responsible for notifying the Company when the streetlighting facilities are not operating as intended. The Company will use reasonable efforts to complete normal maintenance (replacement of lamps, photocontrols or fixtures) within ten (10) working days from notification by Customer. If the maintenance requires cable replacement or repairs, the Company will use reasonable efforts to complete said repairs within twenty (20) working days.
3. The Customer's bill will not be reduced due to lamp, photocontrol or cable repair or replacement outages.
4. Lighting equipment which is not specified in this rate schedule will be billed at the rates corresponding to the most similar equipment, as determined by the Company.
5. Non-standard facilities (non-standard being defined as any facility not listed in the Company's Transmission and Distribution Construction Standards book) do not qualify for this rate schedule. At the Company's discretion, such facilities may be served under another of the Company's rate schedules.
6. The Company will extend its standard street lighting system up to a distance of 300 feet for each additional lighting installation without cost at the request of the Customer. When the extension is underground the customer will provide earthwork as specified in the Company's Service Schedule 3, Conditions Governing Extensions of Electric Distribution Lines and Services; or, at the applicant's request, the Company will provide such earthwork and the applicant will be required to pay a non-refundable contribution in aid of construction equal to the cost of such earthwork. Any additional extension required (over and above the first 300 feet) will be provided by Company for a contribution in aid of construction equal to the cost of the additional extension.
 - a. Extensions to isolated areas requiring a substantial extension of the electric distribution system, as opposed to an extension of the street lighting system, will require a special study to determine the terms and conditions under which the Company will undertake such an extension.
7. APS provides electric service under the Company's Service Schedules. These schedules provide details about how the Company serves its Customers, and they have provisions and charges that may affect the Customer's bill. In addition, service may be subject to special terms and conditions as provided for in a Customer contract or service agreement.

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

DESERT OASIS PHASE 2 PARCEL L-12A STREET LIGHT DESIGN

FS20-319 RCVD 11/13/2020

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:

- ALL CONSTRUCTION MUST CONFORM TO MARICOPA ASSOCIATION OF GOVERNMENT (MAG) SPECIFICATIONS AND DETAILS AND LATEST REVISIONS UNLESS OTHERWISE STATED ON PLANS.
- THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND THEY WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL OVERHEAD AND UNDERGROUND UTILITY LOCATIONS WHERE CONSTRUCTION OCCURS. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT ALL UTILITIES ARE AVOIDED. UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND NOT FOR CONSTRUCTION PURPOSES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AND OR REPLACED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COMPLY WITH ALL CURRENT ARIZONA UNDERGROUND FACILITIES LAWS (ARIZONA REVISED STATUTES TITLE 40, CHAPTER 2, ARTICLE 6.3, SECTION 40-360.21-32). CALL ARIZONA 811 FOR FIELD LOCATION BY DIAL 811.
- THE CITY OF SURPRISE ENGINEERING SERVICES OF PUBLIC WORKS SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK AT 623-222-6150.
- THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION OR VARIANCE FROM THESE PLANS. ANY VARIATION FROM THESE PLANS SHALL BE PROPOSED AND RESUBMITTED FOR REVIEW AND APPROVAL.
- THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THE DRAWING, SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FENCING SHALL BE REPLACED IN KIND.
- ANY INSPECTION BY THE CITY, COUNTY, OR THE ENGINEER, SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.
- THE CONTRACTOR IS TO LOCATE ALL EXISTING LANDSCAPING, LANDSCAPING IRRIGATION LINES, PROPERTY MONUMENTS, FENCING OR SURFACE FEATURES PRIOR TO CONSTRUCTION. ANYTHING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
- NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
- ALL CONSTRUCTION WATER USED WITHIN THE CITY OF SURPRISE WATER SERVICE AREA REQUIRES APPROVAL BY THE CITY OF SURPRISE PUBLIC WORKS DEPARTMENT AND MAY BE SUBJECT TO VOLUME AND TIME RESTRICTIONS. PLEASE SEE THE CITY OF SURPRISE CONSTRUCTION WATER GUIDELINES FOR ADDITIONAL INFORMATION. THE GUIDELINES CAN BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT AT 623-222-6000.
- TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH MAG SPECIFICATION 401, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND THE "TEMPORARY WORK ZONE TRAFFIC MANAGEMENT POLICY" (LATEST EDITION).
- PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF THE WORK, THE DEVELOPER/CONTRACTOR WILL BE REQUIRED TO CLEAN AND REPAIR ADJACENT (OFF-PROJECT) ROADWAYS USED OR DAMAGED DURING THE COURSE OF CONSTRUCTION.
- EMERGENCY VEHICLE ACCESS (E.V.A.) MUST BE PROVIDED BY THE DEVELOPER/CONTRACTOR THROUGHOUT THE PROJECT SITE. E.V.A. ROADS AND SIGNAGE SHALL BE MAINTAINED BY THE DEVELOPER/CONTRACTOR AT ALL TIMES. SIGNAGE SHALL BE POSTED AT THE POINT OF ENTRY TO THE SITE AND AT ALL LOCATIONS WHERE A CHANGE IN DIRECTION OCCURS.
- THE PLANS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT'S ACCESSIBILITY GUIDELINES, AS PUBLISHED IN THE FEDERAL REGISTER ON SEPTEMBER 15, 2010.

UTILITIES WITHIN OR AFFECTED BY THE PROJECT	
UTILITY CONTACT	DATE SUBMITTED
ARIZONA PUBLIC SERVICE	5/11/2020
CENTURY LINK	5/11/2020
COX COMMUNICATIONS	5/11/2020
SOUTHWEST GAS	5/11/2020

NOTE

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



SHEET INDEX

COVER SHEET	SL1
STREET LIGHT PLAN	SL2
STREET LIGHT PLAN	SL3
STREET LIGHT DETAILS	SL4

CITY OF SURPRISE APPROVAL

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

CITY OF SURPRISE ENGINEER

DATE

STREET LIGHTING (APS AREA)													
KEY NO.	SYMBOL	STREET TYPE	OFFSET BEHIND B/C	QUANTITY	POLE		MAST ARM	LUMINAIRE					
					POLE HEIGHT	FOUNDATION		SIZE	MOUNTING HEIGHT	LUMENS	WATTAGE	I.E.S. DIST.	STYLE
①		LOCAL	PER PLANS	21	30'-6"	DIRECT BURY	2'-0"	25'-0"	4,900	39 W	TYPE 2	*	LED ARCHITECTURAL (SHOEBOX)

*PER UTILITY COMPANY REQUIREMENTS

CIVIL ENGINEER
CVL CONSULTANTS
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: DAVE COBLE

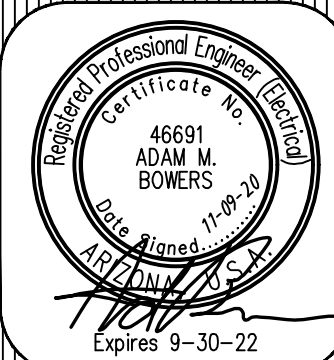
OWNER
METRO OASIS LLLP
17700 N. PACESETTER WAY, SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3252
CONTACT: TIM BRISLIN

WRIGHT ENGINEERING
PROJECT NO:
20151
DESIGN BY: DMH
DRAWN BY: DMH
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
DESERT OASIS
PHASE 2 PARCEL L-12A
STREET LIGHT COVER SHEET**

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

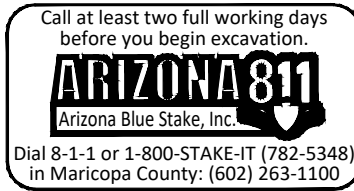
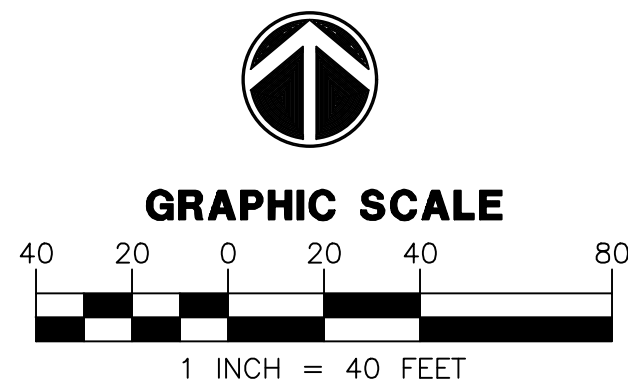


DRAWING NO:
SL1
OF 4



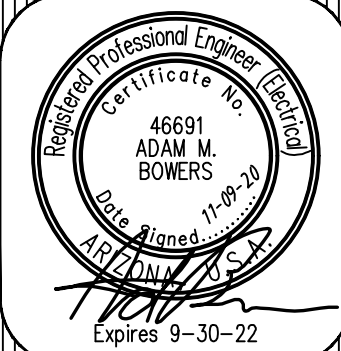
This is a detailed civil engineering site plan for a residential development. The plan shows a grid of lots numbered 1 through 68. Key streets include N 175th Ave, N 175th Ln, W White Feather Ln, Running Deer Tr, and 174th Ave. The plan includes stationing for all roads, such as 11+00 to 18+00 for N 175th Ave and 10+00 to 16+00 for Running Deer Tr. It also shows various engineering details like right-of-way (RW), boundary (BC), and shoulder (SW) widths, as well as proposed structures like buildings and parking areas. A north arrow is located in the upper right corner.

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



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**SURPRISE, ARIZONA
DESERT OASIS
PHASE 2 PARCEL L-12A
STREET LIGHT PLAN**

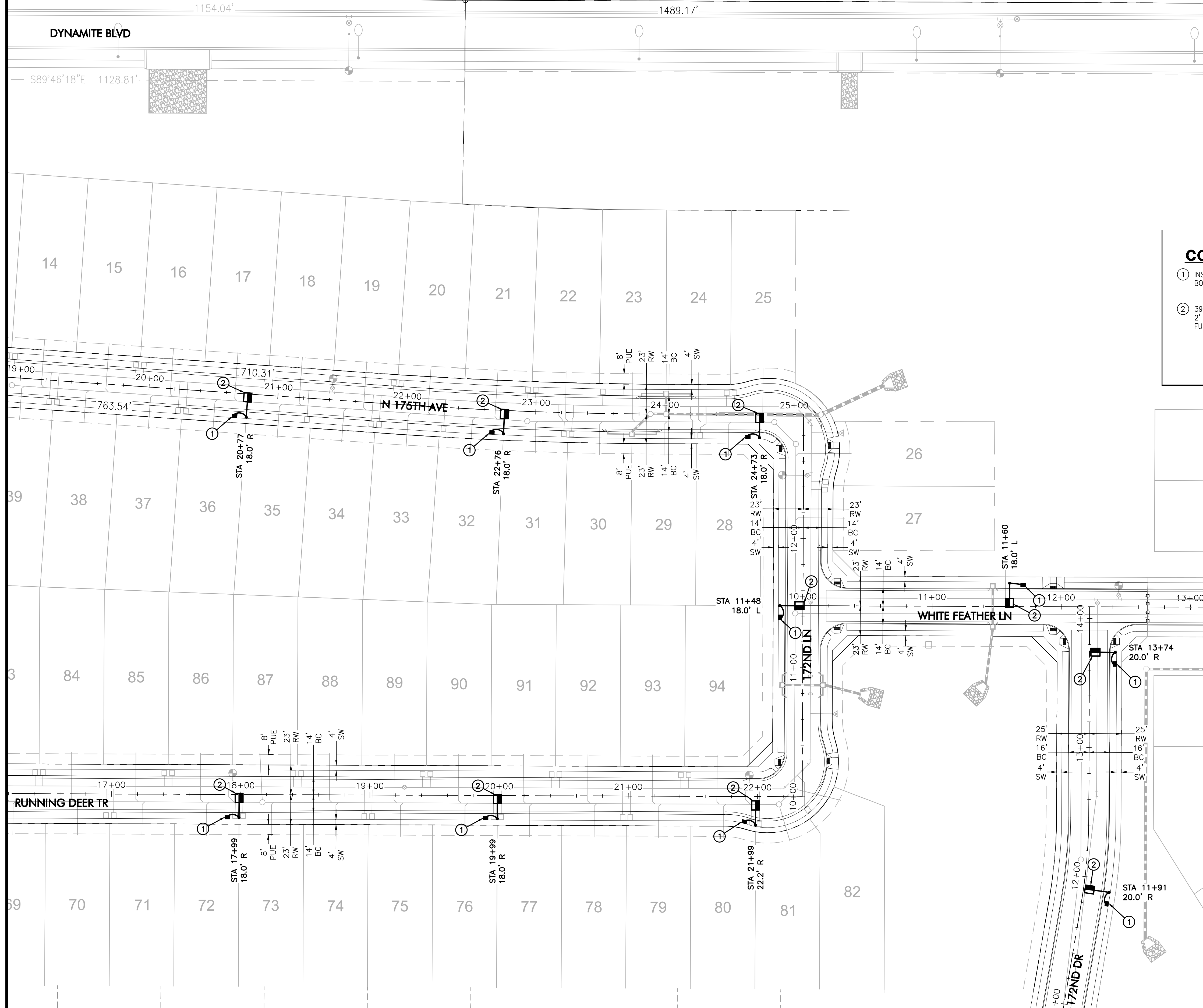
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DRAWING NO:
SL2
OF 4

CASE NUMBER: FS20-319H\2020\20151-Desert Oasis Phase 2 & 3\20151-SI-PARCEL-12A.dwg

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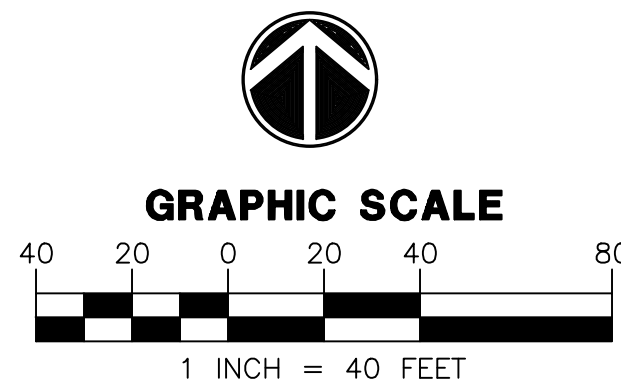
MATCHLINE 'A'
SEE SHEET SL2



- LEGEND**
- 4,900 LUMEN LED STREET LIGHT, SQUARE POLE
 - PULL BOX
 - NEW CONDUIT RUN
 - FIRE HYDRANT
 - FUTURE STREET LIGHT
 - LIGHT PER ADJACENT PLAN SET

CONSTRUCTION NOTES

- INSTALL APS PULL BOX NEXT TO POLE. 1" CONDUIT WITH (2) #14 TYPE THHN/THWN & (1) #14 BARE BOND FROM PULL BOX TO FUSE HOLDER IN STREET LIGHT PER APS DETAILS & SPECIFICATIONS.
- 39W LED (4,900 LUMEN) LUMINAIRE (SEE LUMINAIRE TABLE), PHOTOCCELL, 30"-6" DIRECT BURIED POLE, 2' MAST ARM PER APS DETAIL 8030 (SEE SHEET SL5), (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. WIRING, FUSING, & GROUNDING PER APS DETAILS & SPECIFICATIONS.



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

WRIGHT ENGINEERING
PROJECT NO:
20151
DESIGN BY: DMH
DRAWN BY: DMH
CHECKED BY: AMB

WRIGHT
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www.wrightengineering.us

PROJECT: TITLE:
**SURPRISE, ARIZONA
DESERT OASIS
PHASE 2 PARCEL L-12A
STREET LIGHT PLAN**

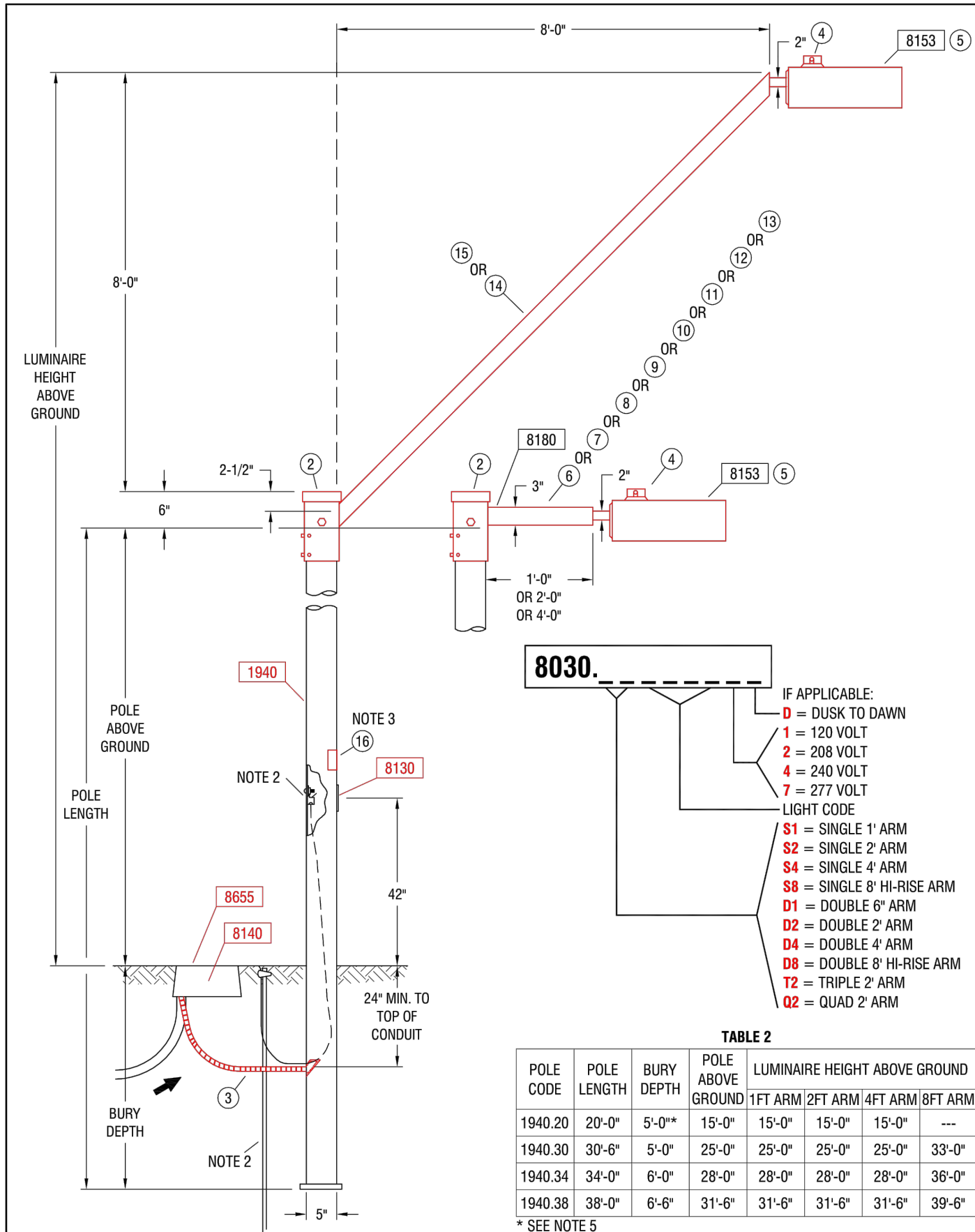
NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	APR 2020	1ST SUBMITTAL

Professional Engineer (PE) Seal
46691
ADAM M. BOWERS
Expire 9-30-22

DRAWING NO:
SL3
OF 4

CASE NUMBER: FS20-319H-2020\20151-Desert Oasis Phase 2 & 3\20151-SL-PARCEL-12A.dwg

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



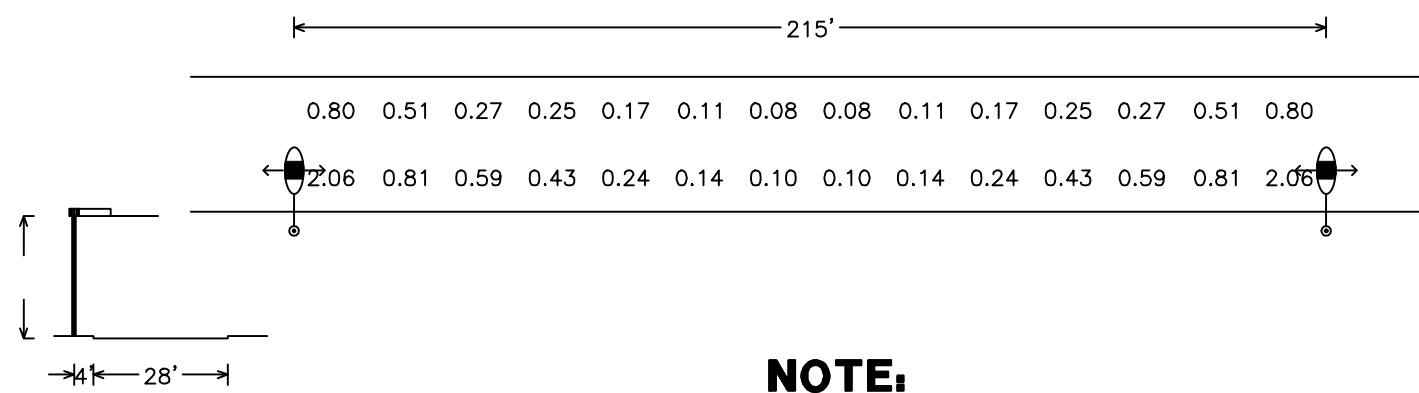
- NOTES:**
- ADJUST PHOTO EYE TO FACE NORTH.
 - A GROUND ROD IS PROVIDED WITH EACH STREET LIGHT POLE. WHERE A GROUND ROD CANNOT BE DRIVEN, ALTERNATE GROUND SHALL BE USED. SEE 2449 THRU 2460 FOR APPROVED ALTERNATES.
 - SIGN, "NOTICE THIS POLE IS OWNED AND MAINTAINED BY APS. DISCONNECT INSIDE" IS REQUIRED ON ALL DUSK-TO-DAWN AND AREA LIGHTING APPLICATIONS.
 - POLES THAT HAVE MORE THAN ONE LUMINAIRE REQUIRE A SEPARATE CIRCUIT WITH FUSING FROM THE J-BOX TO EACH LUMINAIRE.
 - USING THE 20'-0" POLE TO MATCH THE 18'-0" PEDESTRIAN LIGHT MOUNTING HEIGHT REDUCE POLE BURY DEPTH TO 4'-0".
 - THE BROWN PHOTO CONTROL IS A FAIL OFF CONTROL AND SHALL BE USED WITH ALL INDUCTION AND LED LUMINAIRES.
 - ON 277 VOLT STREET LIGHT CIRCUITS, INSTALL A 277 VOLT MICARTA TAG ON CABLE IN J-BOX. TAG PROVIDED BY SPEC 8129.
 - THE LUMINAIRE SHOWN IS RECOMMENDED FOR THIS MOUNTING HEIGHT. SEE 8153 FOR ADDITIONAL BROWN ARCHITECTURAL LUMINAIRES.
 - THE TWO ARMED TENON BRACKET POSITIONS THE DOUBLE ARM 180 DEGREES APART.
 - TO ACCOMMODATE LESS THAN 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.
 - IN-LINE FUSE FOR UNDERGROUND FEEDS, SEE 8130-8140.
 - FOR PEDESTRIAN ONLY APPLICATIONS SEE 8030.

TABLE 1						
LIGHT CODE	APN	WATTS	K	TYPE	VOLTS	INITIAL LUMENS
AH16	00099450	100	5,500	HPS	120/208/240/277	5,500
AH17	00099451	150	2100	HPS	120/208/240/277	16,000
AH18	00099452	250		HPS	120/208/240/277	30,000
AH19	00099454	400		HPS	120/208/240/277	50,000
RH40	00128250	55	2700	LED	120/208/240/277	3,500
RH41	00126667	100		LED	120/208/240/277	8,400
RH42	00132846	120		LED	120/208/240/277	10,200
RH43	00132850	150	5000	LED	120/208/240/277	15,000
RH44	00121153	200		LED	120/208/240/277	15,250
RH45	00116527	250		LED	120/208/240/277	22,500
RL40	00141047	32		LED	120/208/240/277	3,800
RL41	00141048	41		LED	120/208/240/277	4,800
RL42	00141049	88	3000	LED	120/208/240/277	8,200
RL43	00141050	108		LED	120/208/240/277	11,000
RL44	00141051	182		LED	120/208/240/277	19,000
RL50	00128251	45		LED	120/208/240/277	4,300
RL52	00126804	60		LED	120/208/240/277	5,400
RL53	00126805	95	4000	LED	120/208/240/277	8,600
RL54	00126806	113		LED	120/208/240/277	10,000
RL56	00128365	257		LED	120/208/240/277	19,200
AL56	00113722	62		LED	120/208/240/277	7,100
AL58	00128911	72		LED	120/208/240/277	6,300
AL60	00113723	119		LED	120/208/240/277	12,900
AL61	00116525	118*		LED	120/208/240/277	12,900
AL62	00116526	118*		LED	120/208/240/277	12,900
AL65	00107462	144		LED	120/208/240/277	15,400
AS20	33806772	55		LPS	120/240	8,000
AS21	33806774	90		LPS	120/240	13,500
AS22	33806776	135		LPS	120/240	22,500
AS23	33806778	180		LPS	120/240	33,000

* CALL STANDARDS ENGINEERING FOR APPLICATION

MATERIAL LIST															
ITEM	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY
1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
3	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
4	1	1	1	1	2	2	2	3	4	4	4	4	4	4	4
5	1	1	1	1	2	2	2	3	4	4	4	4	4	4	4
6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

WORST CASE MAXIMUM SPACING FOR LOCAL ROADS



NOTE:
ALL CALCULATIONS BASED ON ILLUMINANCE METHOD

Roadway Grid
28 points at z=0, sp 15.357ft by 14ft
HORIZONTAL FOOTCANDLES
Average 0.47
Maximum 2.06
Minimum 0.08
Avg:Min 5.86
Max:Min 29.75
Coef Var 1.07
UniGrad 2.72

4900 LUMEN LED
TYPE II
2' MA
condela 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

WRIGHT ENGINEERING
PROJECT NO:
20151
DESIGN BY: DMH
DRAWN BY: DMH
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
DESERT OASIS
PHASE 2 PARCEL L-12A
STREET LIGHT DETAILS**

NO. DATE SUBMITTALS/REVISIONS (DESCRIPTIONS)

1 APR 2020 1ST SUBMITTAL

Professional Engineer
46691
ADAM M. BOWERS
Expires 9-30-22

DRAWING NO:
SL4
OF 4

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

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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:

- ALL CONSTRUCTION MUST CONFORM TO MARICOPA ASSOCIATION OF GOVERNMENT (MAG) SPECIFICATIONS AND DETAILS AND LATEST REVISIONS UNLESS OTHERWISE STATED ON PLANS.
- THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND THEY WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL OVERHEAD AND UNDERGROUND UTILITY LOCATIONS WHERE CONSTRUCTION OCCURS. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT ALL UTILITIES ARE AVOIDED. UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND NOT FOR CONSTRUCTION PURPOSES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AND OR REPLACED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COMPLY WITH ALL CURRENT ARIZONA UNDERGROUND FACILITIES LAWS (ARIZONA REVISED STATUTES TITLE 40, CHAPTER 2, ARTICLE 6.3, SECTION 40-360.21-32). CALL ARIZONA 811 FOR FIELD LOCATION BY DIAL 811.
- THE CITY OF SURPRISE ENGINEERING SERVICES OF PUBLIC WORKS SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK AT 623-222-6150.
- THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION OR VARIANCE FROM THESE PLANS. ANY VARIATION FROM THESE PLANS SHALL BE PROPOSED AND RESUBMITTED FOR REVIEW AND APPROVAL.
- THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THE DRAWING, SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FENCING SHALL BE REPLACED IN KIND.
- ANY INSPECTION BY THE CITY, COUNTY, OR THE ENGINEER, SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.
- THE CONTRACTOR IS TO LOCATE ALL EXISTING LANDSCAPING, LANDSCAPING IRRIGATION LINES, PROPERTY MONUMENTS, FENCING OR SURFACE FEATURES PRIOR TO CONSTRUCTION. ANYTHING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
- NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
- ALL CONSTRUCTION WATER USED WITHIN THE CITY OF SURPRISE WATER SERVICE AREA REQUIRES APPROVAL BY THE CITY OF SURPRISE PUBLIC WORKS DEPARTMENT AND MAY BE SUBJECT TO VOLUME AND TIME RESTRICTIONS. PLEASE SEE THE CITY OF SURPRISE CONSTRUCTION WATER GUIDELINES FOR ADDITIONAL INFORMATION. THE GUIDELINES CAN BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT AT 623-222-6000.
- TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH MAG SPECIFICATION 401, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND THE "TEMPORARY WORK ZONE TRAFFIC MANAGEMENT POLICY" (LATEST EDITION).
- PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF THE WORK, THE DEVELOPER/CONTRACTOR WILL BE REQUIRED TO CLEAN AND REPAIR ADJACENT (OFF-PROJECT) ROADWAYS USED OR DAMAGED DURING THE COURSE OF CONSTRUCTION.
- EMERGENCY VEHICLE ACCESS (E.V.A.) MUST BE PROVIDED BY THE DEVELOPER/CONTRACTOR THROUGHOUT THE PROJECT SITE. E.V.A. ROADS AND SIGNAGE SHALL BE MAINTAINED BY THE DEVELOPER/CONTRACTOR AT ALL TIMES. SIGNAGE SHALL BE POSTED AT THE POINT OF ENTRY TO THE SITE AND AT ALL LOCATIONS WHERE A CHANGE IN DIRECTION OCCURS.
- THE PLANS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT'S ACCESSIBILITY GUIDELINES, AS PUBLISHED IN THE FEDERAL REGISTER ON SEPTEMBER 15, 2010.

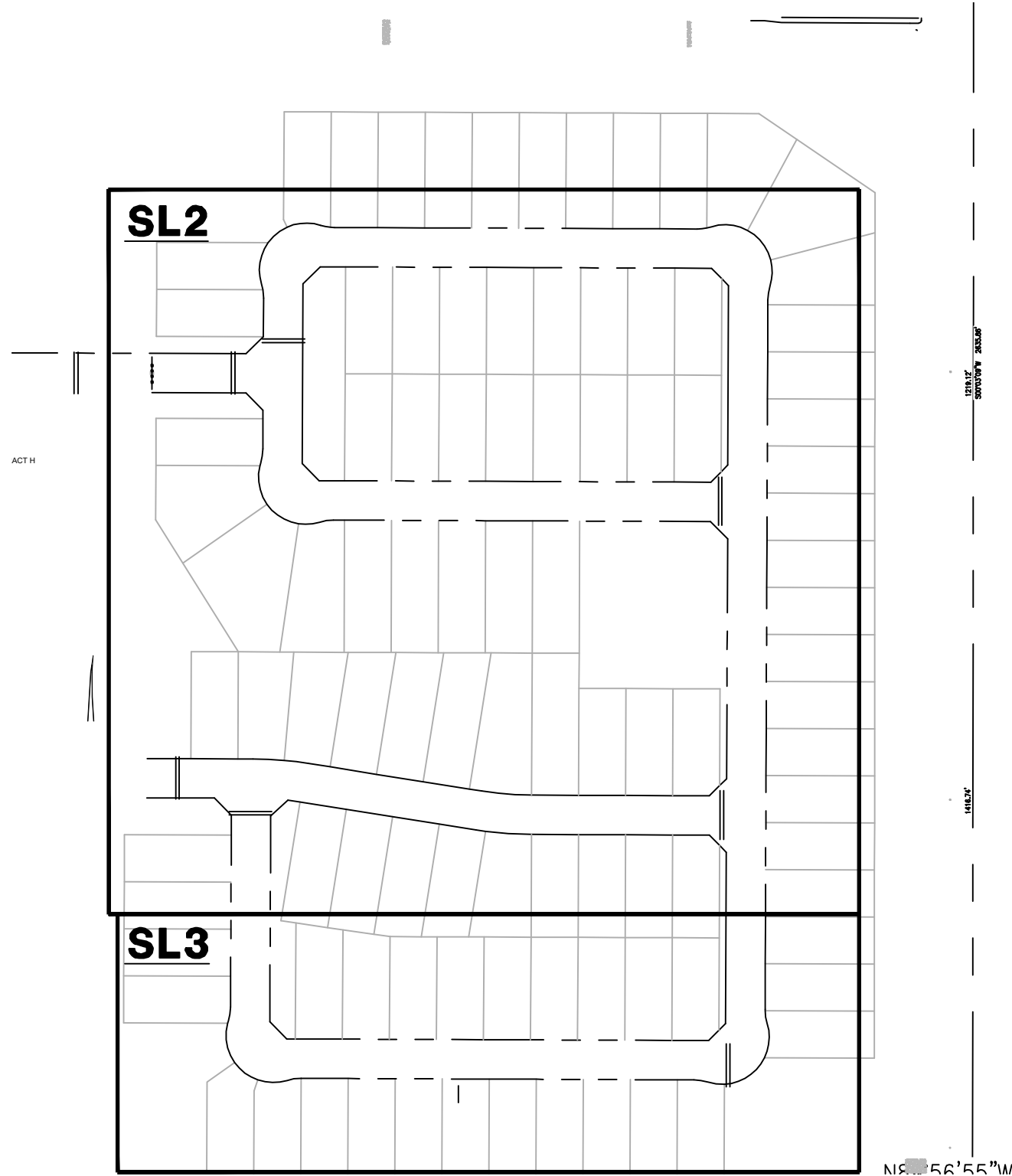
UTILITIES WITHIN OR AFFECTED BY THE PROJECT	
UTILITY CONTACT	DATE SUBMITTED
ARIZONA PUBLIC SERVICE	5/11/2020
CENTURY LINK	5/11/2020
COX COMMUNICATIONS	5/11/2020
SOUTHWEST GAS	5/11/2020

NOTE

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

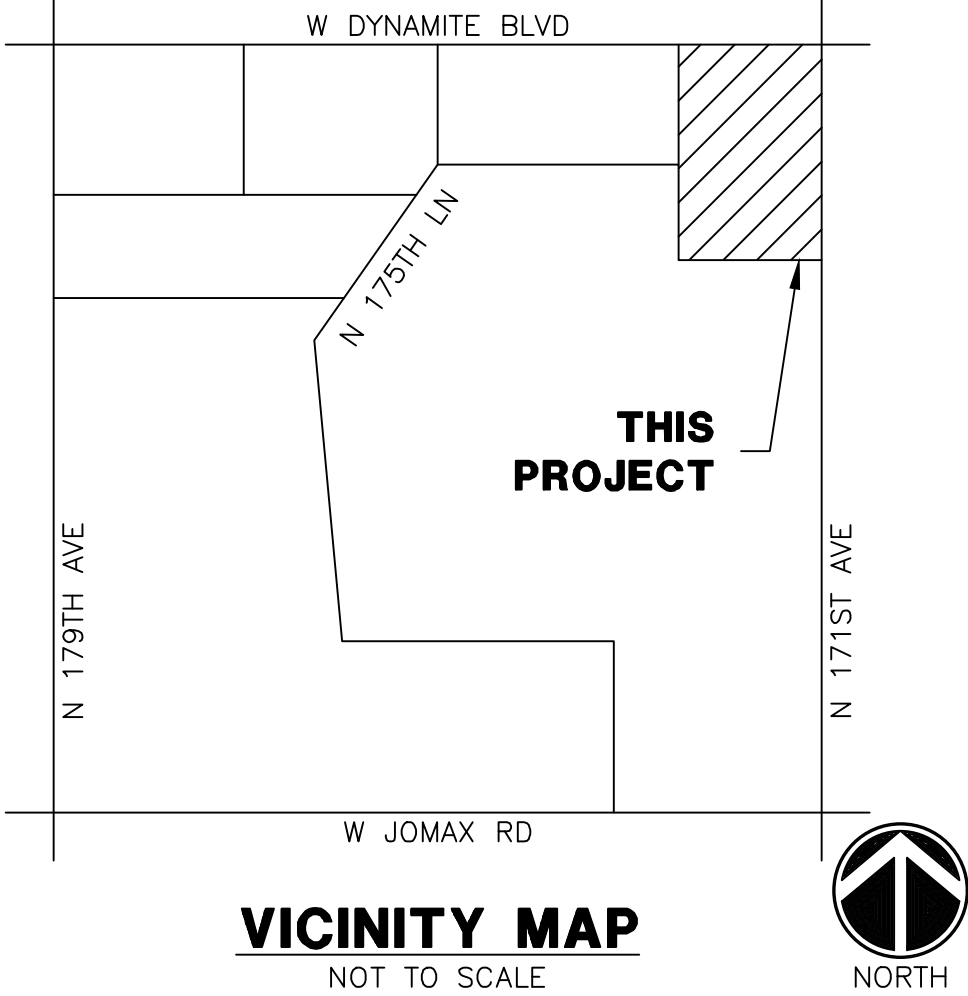
THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO ISSUANCE OF PERMITS. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THIS COMPLIANCE APPROVAL SHALL NOT PREVENT THE CITY ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN PLANS FOUND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

CITY OF SURPRISE ENGINEER

DATE

STREET LIGHTING (APS AREA)														
KEY NO.	SYMBOL	STREET TYPE	OFFSET BEHIND B/C	QUANTITY	POLE		MAST ARM	LUMINAIRE						
					POLE HEIGHT	FOUNDATION	SIZE	MOUNTING HEIGHT	LUMENS	WATTAGE	I.E.S. DIST.	VOLTAGE	TYPE	STYLE
①		LOCAL	PER PLANS	22	30'-6"	DIRECT BURY	2'-0"	25'-0"	4,900	39 W	TYPE 2	*	LED	ARCHITECTURAL (SHOEBOX)

*PER UTILITY COMPANY REQUIREMENTS



SHEET INDEX

COVER SHEET	SL1
STREET LIGHT PLAN	SL2
STREET LIGHT DETAILS	SL3



CIVIL ENGINEER
CVL CONSULTANTS
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: DAVE COBLE

OWNER
METRO OASIS LLLP
17700 N. PACESETTER WAY, SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3252
CONTACT: TIM BRISLIN



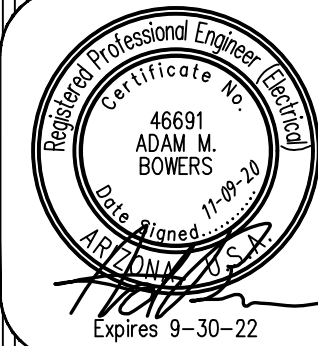
SURPRISE, ARIZONA

DESERT OASIS
PHASE 2 PARCEL L-12B

STREET LIGHT COVER SHEET

NO. DATE SUBMITTALS/REVISIONS (DESCRIPTIONS)

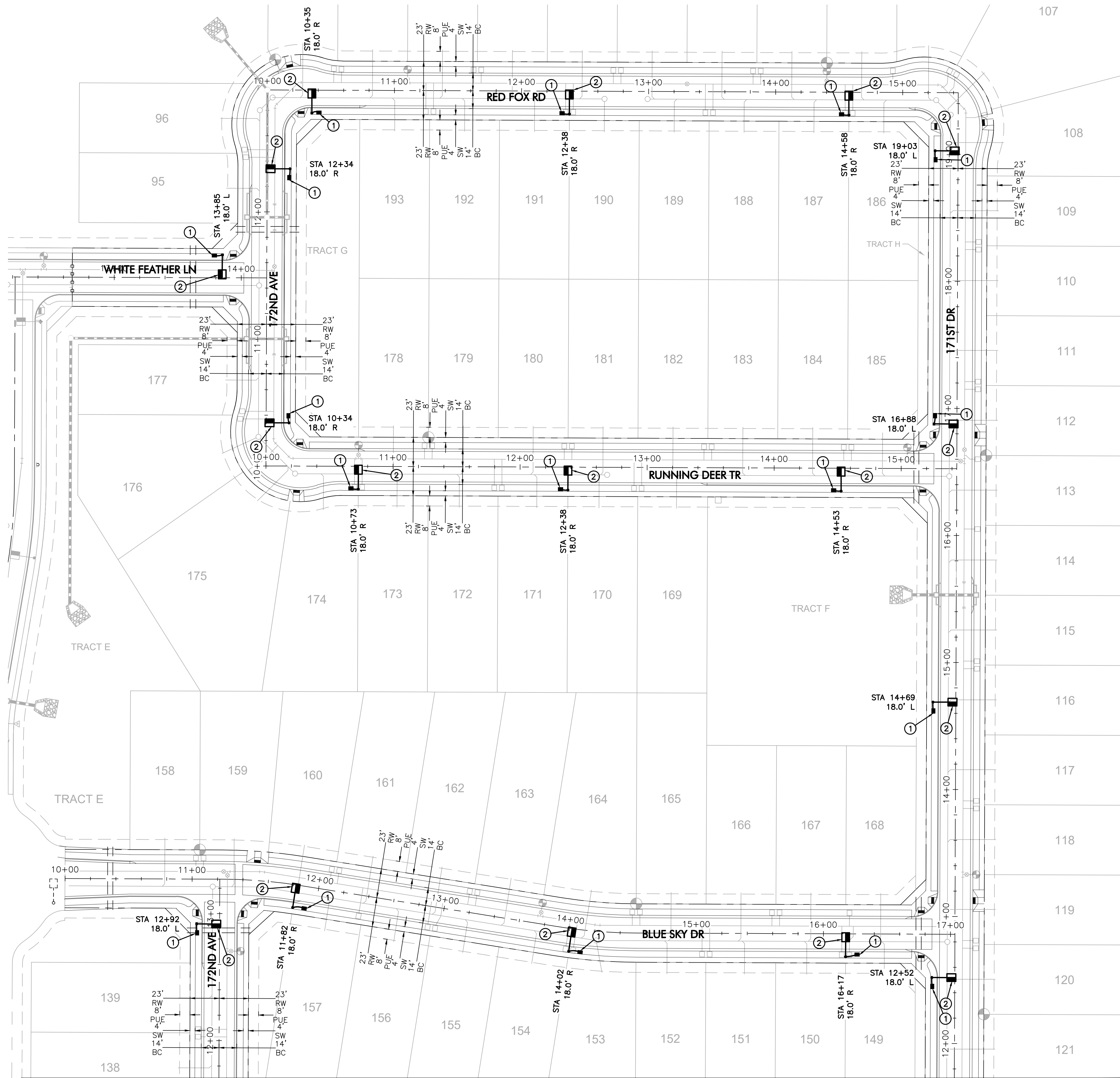
1 APR 2020 1ST SUBMITTAL



DRAWING NO:

SL1
OF SL3

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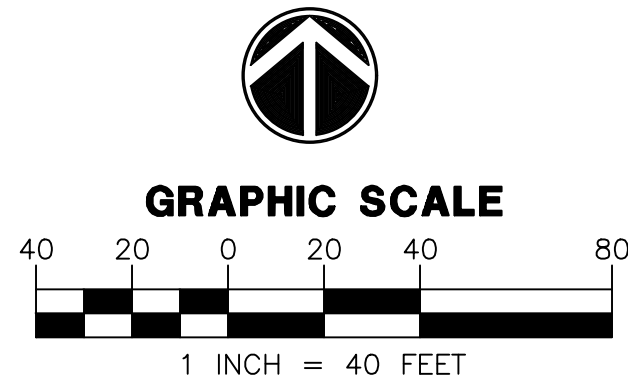
MATCHLINE 'A'
SEE SHEET SL3

LEGEND

- 4,900 LUMEN LED STREET LIGHT, SQUARE POLE
- EXISTING STREET LIGHT
- PULL BOX
- NEW CONDUIT RUN
- FIRE HYDRANT

CONSTRUCTION NOTES

- INSTALL APS PULL BOX NEXT TO POLE. 1" CONDUIT WITH (2) #14 TYPE THHN/THWN & (1) #14 BARE BOND FROM PULL BOX TO FUSE HOLDER IN STREET LIGHT PER APS DETAILS & SPECIFICATIONS.
- 39W LED (4,900 LUMEN) LUMINAIRE (SEE LUMINAIRE TABLE), PHOTOCCELL, 30'-6" DIRECT BURIED POLE, 2' MAST ARM PER APS DETAIL 8030 (SEE SHEET SL5), (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. WIRING, FUSING, & GROUNDING PER APS DETAILS & SPECIFICATIONS.



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

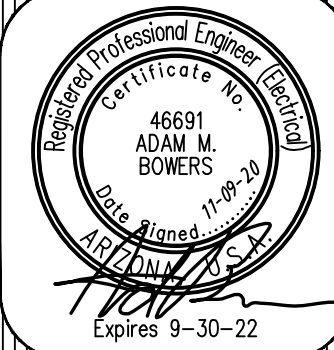
SURPRISE, ARIZONA

DESERT OASIS
PHASE 2 PARCEL L-12B

STREET LIGHT PLAN

NO. DATE SUBMITTALS/REVISIONS (DESCRIPTIONS)

1	APR 2020	1ST SUBMITTAL
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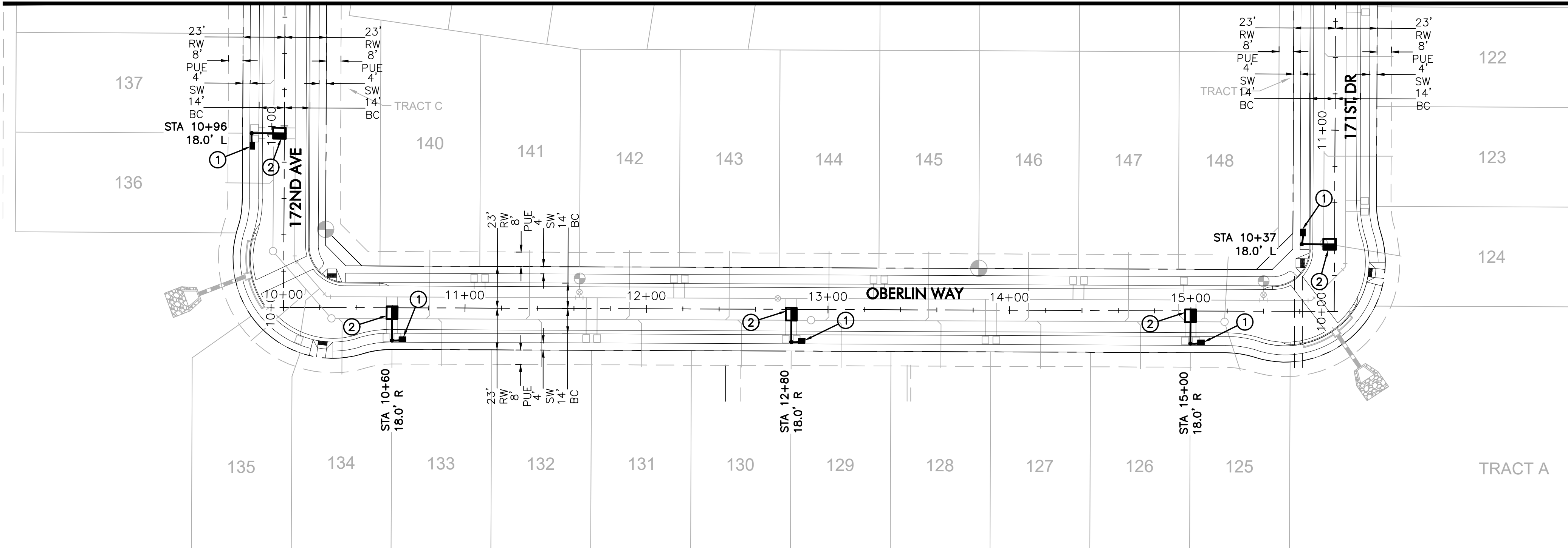
DRAWING NO:
SL2
OF SL3

WRIGHT ENGINEERING
PROJECT NO:
20151
DESIGN BY: DMH
DRAWN BY: DMH
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

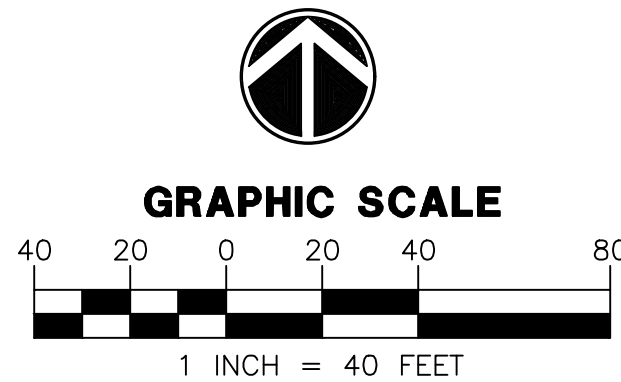
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MATCHLINE 'A'
SEE SHEET SL2



LEGEND

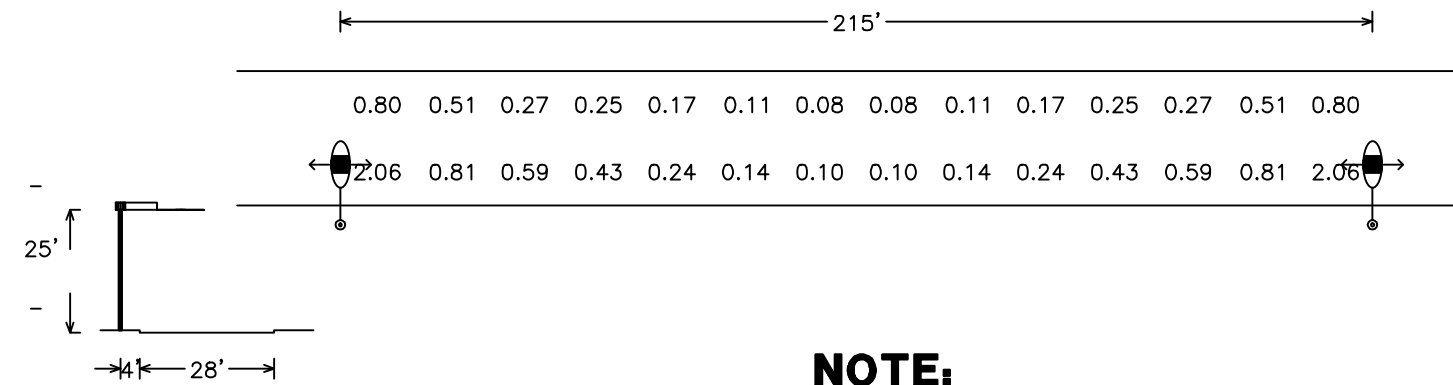
- 4,900 LUMEN LED STREET LIGHT, SQUARE POLE
- EXISTING STREET LIGHT
- PULL BOX
- NEW CONDUIT RUN
- FIRE HYDRANT



CONSTRUCTION NOTES

- INSTALL APS PULL BOX NEXT TO POLE. 1" CONDUIT WITH (2) #14 TYPE THHN/THWN & (1) #14 BARE BOND FROM PULL BOX TO FUSE HOLDER IN STREET LIGHT PER APS DETAILS & SPECIFICATIONS.
- 39W LED (4,900 LUMEN) LUMINAIRE (SEE LUMINAIRE TABLE), PHOTOCELL, 30"-6" DIRECT BURIED POLE, 2" MAST ARM PER APS DETAIL 8030 (SEE SHEET SL5), (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. WIRING, FUSING, & GROUNDING PER APS DETAILS & SPECIFICATIONS.

WORST CASE MAXIMUM SPACING FOR LOCAL ROADS



NOTE:

ALL CALCULATIONS BASED ON ILLUMINANCE METHOD

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

Roadway Grid
28 points at z=0, sp 15.357ft by 14ft
HORIZONTAL FOOTCANDLES
Average 0.47
Maximum 2.06
Minimum 0.08
Avg/Min 5.86
Max/Min 25.75
Coef Var 1.07
UnifGrad 2.72

4900 LUMEN LED
TYPE II
2" MA
candela file 'ERL1_05A330_120-277VIES'
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

NOTES:

- ADJUST PHOTO EYE TO FACE NORTH.
- 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.
- SIGN, "NOTICE THIS POLE IS OWNED AND MAINTAINED BY APS. DISCONNECT INSIDE", IS REQUIRED ON ALL DUSK-TO-DAWN AND AREA LIGHTING APPLICATIONS.
- POLES THAT HAVE MORE THAN ONE LUMINAIRE REQUIRE A SEPARATE CIRCUIT WITH FUSING FROM THE J-BOX TO EACH LUMINAIRE.
- USING THE 20'-0" POLE TO MATCH THE 16'-0" PEDESTRIAN LIGHT MOUNTING HEIGHT REDUCE POLE BURY DEPTH TO 4'-0".
- THE BROWN PHOTO CONTROL IS A FAIL OFF CONTROL AND SHALL BE USED WITH ALL INDUCTION AND LED LUMINAIRES.
- ON 277 VOLT STREET LIGHT CIRCUITS, INSTALL A "277 VOLT" MICARTA TAG ON CABLE IN J-BOX. TAG PROVIDED BY SPEC 8129.
- THE LUMINAIRE SHOWN IS RECOMMENDED FOR THIS MOUNTING HEIGHT. SEE 8153 FOR ADDITIONAL BROWN ARCHITECTURAL LUMINAIRES.
- THE TWO ARMED TENON BRACKET POSITIONS THE DOUBLE ARM 180 DEGREES APART.
- TO ACCOMMODATE LESS THAN 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.
- IN-LINE FUSE FOR UNDERGROUND FEEDS, SEE 8130-8140.
- FOR PEDESTRIAN ONLY APPLICATIONS SEE 8030.

TABLE 1									
LIGHT CODE	APN	WATTS	K	TYPE	VOLTS	INITIAL LUMENS	MOUNTING HEIGHT		
AL16	00099450	100			120/208/240/277	9,500			
AL17	00099451	150			120/208/240/277	16,000			
AL18	00099452	250			120/208/240/277	30,000			
AL19	00099454	400			120/208/240/277	50,000			
AL40	00128250	55	2700		120/208/240/277	3,500			
AL41	00126667	100			120/208/240/277	8,400			
AL42	00132846	120			120/208/240/277	10,200			
AL43	00132850	150	5000	IND	120/208/240/277	13,000			
AL44	00121153	200			120/208/240/277	15,250			
AL45	00116527	250			120/208/240/277	22,500			
AL46	00141047	32			120/208/240/277	3,800			
AL47	00141048	41			120/208/240/277	4,800			
AL48	00141049	88	3000	LED	120/208/240/277	8,200			
AL49	00141050	108			120/208/240/277	11,000			
AL50	00141051	162			120/208/240/277	19,000			
AL51	00128251	45			120/208/240/277	4,300			
AL52	00126804	60			120/208/240/277	5,400			
AL53	00126805	95	4000	S	120/208/240/277	8,600			
AL54	00126806	113			120/208/240/277	10,000			
AL55	00126865	257			120/208/240/277	19,200			
AL56	00113722	62			120/208/240/277	7,100			
AL57	00129911	72			120/208/240/277	8,300			
AL58	00113723	119	4000	M	120/208/240/277	12,900			
AL59	00116525	1198			120/208/240/277	12,900			
AL60	00116526	1198			120/208/240/277	12,900			
AL61	00107462	144			120/208/240/277	15,400			
AS20	33806772	55			120/240	8,000			
AS21	33806774	90			120/240	13,500			
AS22	33806776	135	1700	LPS	120/240	22,500			
AS23	33806778	180			120/240	33,000			

* CALL STANDARDS ENGINEERING FOR APPLICATION

MATERIAL LIST											
CODE	ITEM	QTY	QTY	QTY	QTY	QTY	QTY	QTY	DESCRIPTION	APN	
8030.S1	1	-	-	-	-	-	-	-	BRACKET ARCH SLIP BOLTED	00092251	
8030.S2	2	1	1	1	1	1	1	1	CAP STL 1/2 SQ-P 5.5" ARM	00100036	
8030.S3	3	10	10	10	10	10	10	10	CONDUIT 1" PVC FLEX COR	32900891	
8030.S4	4	1	1	1	1	2	2	2	3	CONTROL PHOTO MULTI BR-20	00073241
8030.S5	5	1	1	1	1	2	2	2	3	LUMINAIRE - SEE TABLE 1	00121154
8030.S6	6	-	-	-	-	-	-	-	MAST ARM STL 3" SQ X 1 DBL	00088370	
8030.S7	7	1	-	-	-	-	-	-	MAST ARM STL 3" SQ X 1 SGL	33701117	
8030.S8	8	-	-	-	-	-	-	-	MAST ARM STL 3" SQ X 2 DBL	00052665	
8030.S9	9	-	-	-	-	-	-	-	MAST ARM STL 3" SQ X 2 QUAD	33701116	
8030.S10	10	-	-	-	-	-	-	-	MAST ARM STL 3" SQ X 2 SGL	00052664	
8030.S11	11	-	-	-	-	-	-	-	MAST ARM STL 3" SQ X 2 TPL	00073267	
8030.S12	12	-	-	-	-	-	-	-	MAST ARM STL 3" SQ X 4 DBL	00061738	
8030.S13	13	-	-	-	-	-	-	-	MAST ARM STL 3" SQ X 4 SGL	33701120	
8030.S14	14	-	-	-	-	-	-	-	MAST ARM STL 3" SQ X 8 SGL	00092252	
8030.S15	15	-	-	-	-	-	-	-	MAST ARM STL 6" BOLT-ON	00050092	
8030.S16	16	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

WRIGHT ENGINEERING
PROJECT NO:
20151
DESIGN BY: DMH
DRAWN BY: DMH
CHECKED BY: AMB

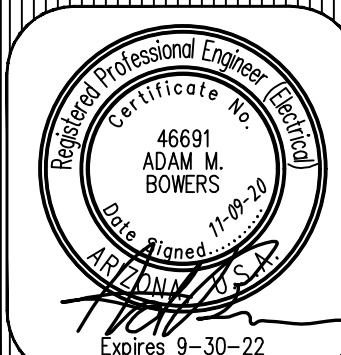
WRIGHT
engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
www.wrightengineering.us

PROJECT: TITLE:

SURPRISE, ARIZONA
DESERT OASIS
PHASE 2 PARCEL L-12B
STREET LIGHT DETAILS

NO. DATE SUBMITTALS/REVISIONS (DESCRIPTIONS)

1 APR 2020 1ST SUBMITTAL



DRAWING NO:

SL3
OF SL3

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

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

STREET LIGHTING REQUIREMENTS

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

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

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

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

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

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

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

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

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

5.03 LIGHT POLES:
LIGHT POLES SHALL BE INSTALLED PLUMB, BE ADJUSTED TO PROVIDE PROPER ALIGNMENT TO THE ROADWAY 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:

- ALL CONSTRUCTION MUST CONFORM TO MARICOPA ASSOCIATION OF GOVERNMENT (MAG) SPECIFICATIONS AND DETAILS AND LATEST REVISIONS UNLESS OTHERWISE STATED ON PLANS.
- THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND THEY WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL OVERHEAD AND UNDERGROUND UTILITY LOCATIONS WHERE CONSTRUCTION OCCURS. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT ALL UTILITIES ARE AVOIDED. UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND NOT FOR CONSTRUCTION PURPOSES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AND OR REPLACED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COMPLY WITH ALL CURRENT ARIZONA UNDERGROUND FACILITIES LAWS (ARIZONA REVISED STATUTES TITLE 40, CHAPTER 2, ARTICLE 6.3, SECTION 40-360.21-32). CALL ARIZONA 811 FOR FIELD LOCATION BY DIAL 811.
- THE CITY OF SURPRISE ENGINEERING SERVICES OF PUBLIC WORKS SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK AT 623-222-6150.
- THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION OR VARIANCE FROM THESE PLANS. ANY VARIATION FROM THESE PLANS SHALL BE PROPOSED AND RESUBMITTED FOR REVIEW AND APPROVAL.
- THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THE DRAWING, SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FENCING SHALL BE REPLACED IN KIND.
- ANY INSPECTION BY THE CITY, COUNTY, OR THE ENGINEER, SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.
- THE CONTRACTOR IS TO LOCATE ALL EXISTING LANDSCAPING, LANDSCAPING IRRIGATION LINES, PROPERTY MONUMENTS, FENCING OR SURFACE FEATURES PRIOR TO CONSTRUCTION. ANYTHING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
- NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
- ALL CONSTRUCTION WATER USED WITHIN THE CITY OF SURPRISE WATER SERVICE AREA REQUIRES APPROVAL BY THE CITY OF SURPRISE PUBLIC WORKS DEPARTMENT AND MAY BE SUBJECT TO VOLUME AND TIME RESTRICTIONS. PLEASE SEE THE CITY OF SURPRISE CONSTRUCTION WATER GUIDELINES FOR ADDITIONAL INFORMATION. THE GUIDELINES CAN BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT AT 623-222-6000.
- TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH MAG SPECIFICATION 401, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND THE "TEMPORARY WORK ZONE TRAFFIC MANAGEMENT POLICY" (LATEST EDITION).
- PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF THE WORK, THE DEVELOPER/CONTRACTOR WILL BE REQUIRED TO CLEAN AND REPAIR ADJACENT (OFF-PROJECT) ROADWAYS USED OR DAMAGED DURING THE COURSE OF CONSTRUCTION.
- EMERGENCY VEHICLE ACCESS (E.V.A.) MUST BE PROVIDED BY THE DEVELOPER/CONTRACTOR THROUGHOUT THE PROJECT SITE. E.V.A. ROADS AND SIGNAGE SHALL BE MAINTAINED BY THE DEVELOPER/CONTRACTOR AT ALL TIMES. SIGNAGE SHALL BE POSTED AT THE POINT OF ENTRY TO THE SITE AND AT ALL LOCATIONS WHERE A CHANGE IN DIRECTION OCCURS.
- THE PLANS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT'S ACCESSIBILITY GUIDELINES, AS PUBLISHED IN THE FEDERAL REGISTER ON SEPTEMBER 15, 2010.

UTILITIES WITHIN OR AFFECTED BY THE PROJECT		
UTILITY	CONTACT	DATE SUBMITTED
ARIZONA PUBLIC SERVICE		5/11/2020
CENTURY LINK		5/11/2020
COX COMMUNICATIONS		5/11/2020
SOUTHWEST GAS		5/11/2020

STREET LIGHTING (APS AREA)														
KEY NO.	SYMBOL	STREET TYPE	OFFSET BEHIND B/C	QUANTITY	POLE		MAST ARM	LUMINAIRE						
					POLE	HEIGHT	FOUNDATION	SIZE	MOUNTING HEIGHT	LUMENS	WATTAGE	I.E.S. DIST.	VOLTAGE	TYPE
①		COLLECTOR	PER PLANS	4	34'-0"	DIRECT BURY	4'-0"	28'-0"	4,900	39 W	TYPE 2	*	LED	ARCHITECTURAL (SHOEBOX)

*PER UTILITY COMPANY REQUIREMENTS

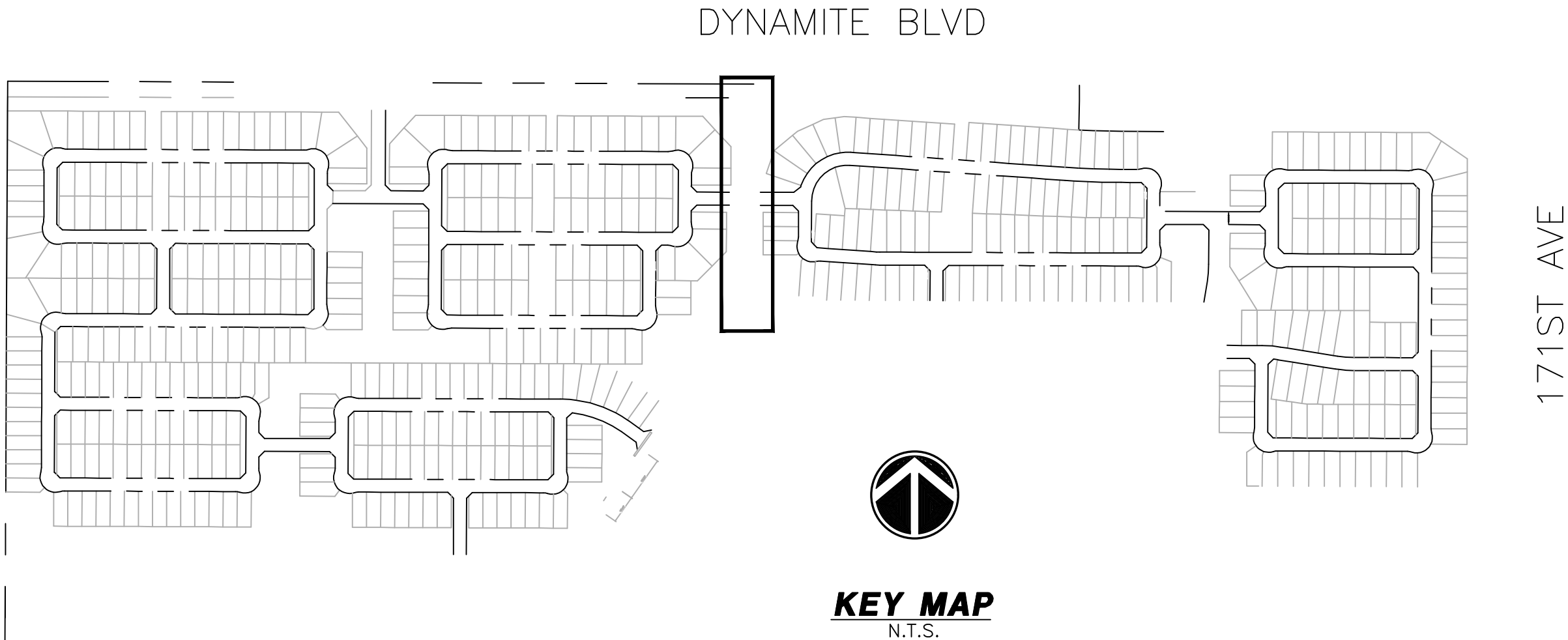
DESERT OASIS
175TH LANE
STREET LIGHT DESIGN

NOTE

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

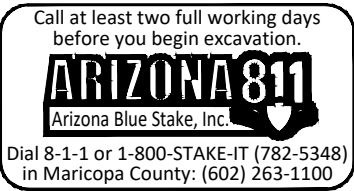
CITY OF SURPRISE ENGINEER

DATE

CIVIL ENGINEER
CVL CONSULTANTS
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: DAVE COBLE

OWNER
METRO OASIS LLLP
17700 N. PACESETTER WAY, SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3252
CONTACT: TIM BRISLIN

RECEIVED
11/18/2020



PROJECT: TITLE:

SURPRISE, ARIZONA
DESERT OASIS
175TH LANE
STREET LIGHT COVER SHEET

NO. DATE SUBMITTALS/REVISIONS (DESCRIPTIONS)

1 APR 2020 1ST SUBMITTAL

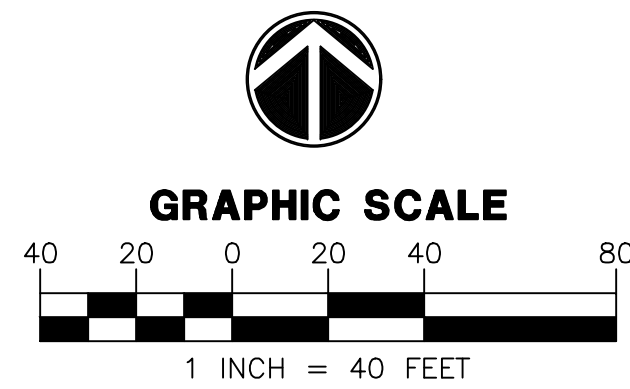
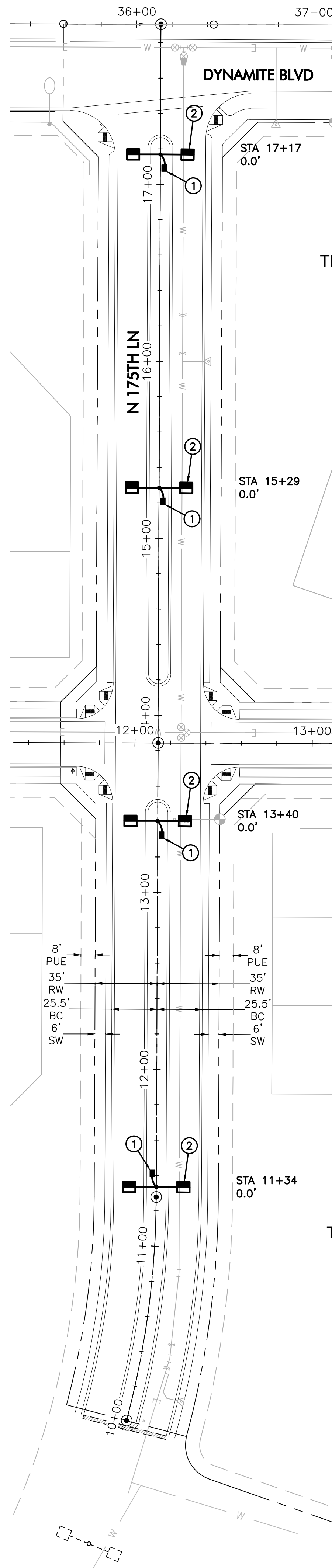


DRAWING NO:

SL1
OF 2

CASE# FS20-316

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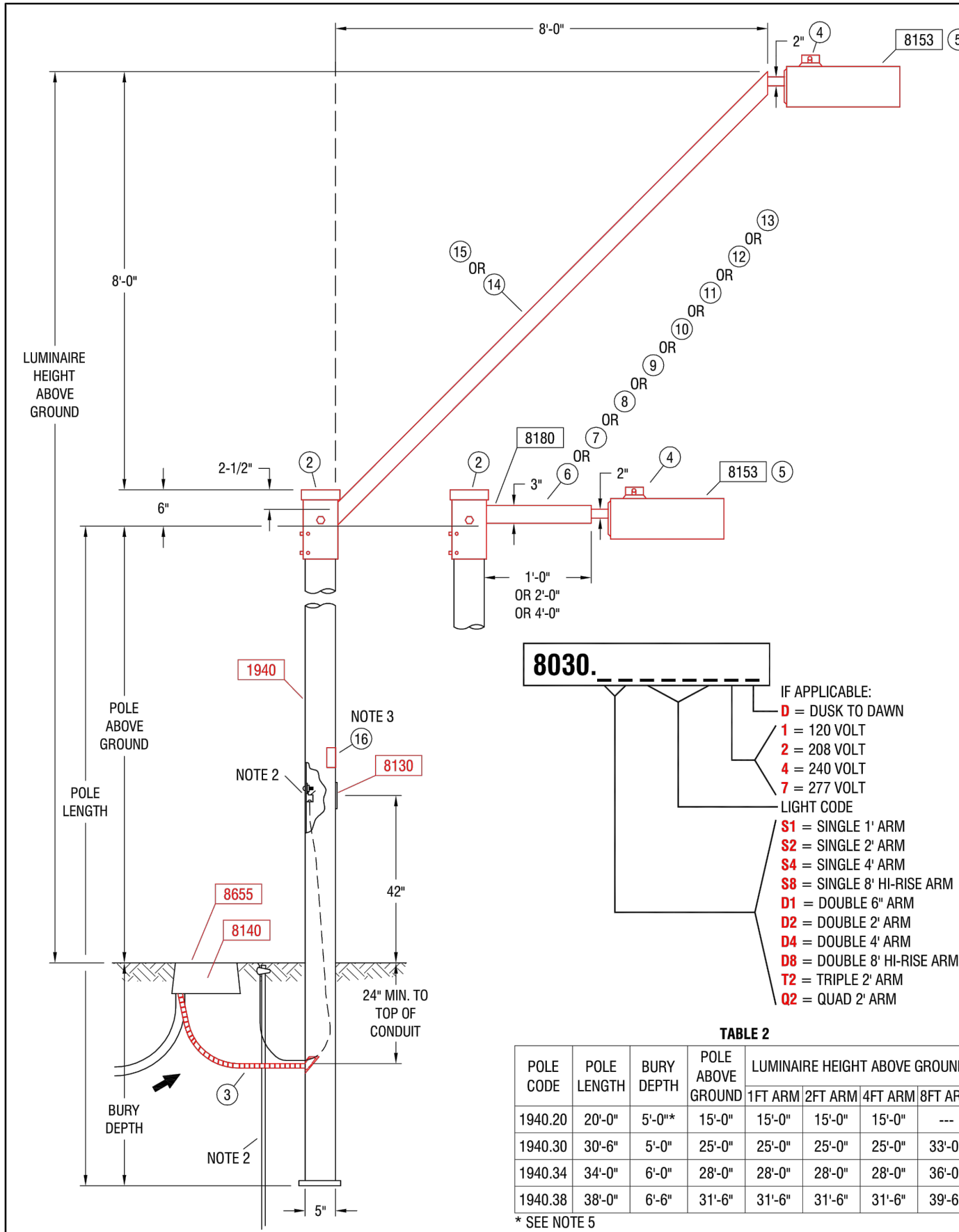


LEGEND

- STREET LIGHT PER ADJACENT PLAN SET
- 4,900 LUMEN LED STREET LIGHT, SQUARE POLE
- STREET LIGHT PER ADJACENT PLAN SET
- PULL BOX
- NEW CONDUIT RUN
- FIRE HYDRANT
- FUTURE STREET LIGHT
- EXISTING STREET LIGHT

CONSTRUCTION NOTES

- INSTALL APS PULL BOX NEXT TO POLE. 1" CONDUIT WITH (2) #14 TYPE THHN/THWN & (1) #14 BARE BOND FROM PULL BOX TO FUSE HOLDER IN STREET LIGHT PER APS DETAILS & SPECIFICATIONS.
- 39W LED (4,900 LUMEN) LUMINAIRE (SEE LUMINAIRE TABLE), PHOTOCCELL, 34'-0" DIRECT BURIED POLE, 4" MAST ARM PER APS DETAIL 8030 (SEE SHEET SL2). (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. WIRING, FUSING, & GROUNDING PER APS DETAILS & SPECIFICATIONS.



POLE CODE	POLE LENGTH	BURY DEPTH	POLE ABOVE GROUND	LUMINAIRE HEIGHT ABOVE GROUND
1940.20	20'-0"	5'-0"	15'-0"	15'-0"
1940.30	30'-0"	5'-0"	25'-0"	25'-0"
1940.34	34'-0"	6'-0"	28'-0"	28'-0"
1940.38	38'-0"	6'-0"	31'-0"	31'-0"

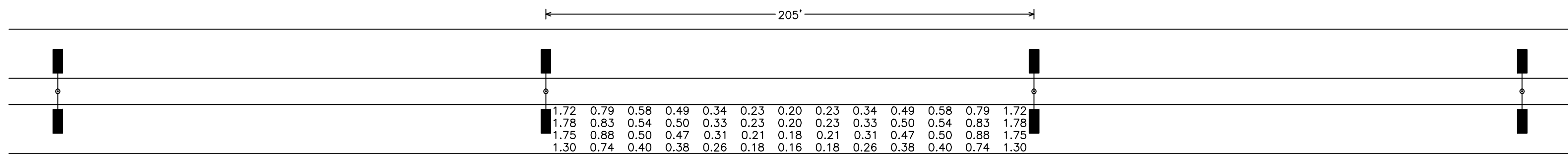
- NOTES:
- ADJUST PHOTO EYE TO FACE NORTH.
 - A GROUND ROD IS PROVIDED WITH EACH STREET LIGHT POLE. WHERE A GROUND ROD CANNOT BE DRIVEN, ALTERNATE GROUND SHALL BE USED. SEE 2449 THRU 2460 FOR APPROVED ALTERNATES.
 - SIGN, "NOTICE THIS POLE IS OWNED AND MAINTAINED BY APS. DISCONNECT INSIDE", IS REQUIRED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

ITEM	QTY	DESCRIPTION	APN
1	1	BRACKET ARCH SLIP BOLTED	00092251
2	1	CAP STLT 50'-0" 5' ARM	00100036
3	10	CONDUIT 1" PVC FLEX CORR.	32900891
4	1	CONTROL PHOTO MULTI BR-20	00073241
5	1	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	00072697
13	1	MAST ARM STLT 3" SQ X 4' SGL	00061738
14	1	MAST ARM STLT 3" SQ X 8' SGL	33701120
15	1	MAST ARM STLT 8" BOLT-ON	00092252
16	1	SIGN POLE OWNED BY APS	00050092

LIGHT CODE	APN	WATTS	K	TYPE	VOLTS	INITIAL LUMENS	MOUNTING HEIGHT
AH16	00099450	100			120/208/240/277	9,500	
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	
RA40	00128250	55	2700		120/208/240/277	3,500	
RA41	00126667	100			120/208/240/277	8,400	
RA42	00132946	120			120/208/240/277	10,200	
RA43	00132850	150	5000	IND	120/208/240/277	13,000	
RA44	00121153	200			120/208/240/277	15,250	
RA45	00116527	250			120/208/240/277	22,500	
RL40	00141047	32			120/208/240/277	3,800	
RL41	00141048	41			120/208/240/277	4,800	
RL42	00141049	88	3000	LED	120/208/240/277	8,200	
RL43	00141050	108		S	120/208/240/277	11,000	
RL44	00141051	162			120/208/240/277	19,000	
RL50	00129251	45			120/208/240/277	4,300	
RL52	00126804	60			120/208/240/277	5,400	
RL53	00126805	95	4000	LED	120/208/240/277	8,600	
RL54	00126806	113		S	120/208/240/277	10,000	
RL56	00126805	257			120/208/240/277	19,200	
AL56	00113722	62			120/208/240/277	7,100	
AL58	00129911	72			120/208/240/277	8,300	
AL59	00113723	119	4000	LED	120/208/240/277	12,900	
AL61	00116525	1198*		M	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			120/240	8,800	
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

LUMINAIRE TABLE						
DARK BRONZE ROADWAY SCALEABLE LED 3000K						
LIGHT CODE	COLOR	APN	WATTS	VOLTS	INITIAL LUMENS	CATALOG #
RL40		00141047	31	120/208/240/277	3,900	ERL1004B330ADKBZGLRX
RL41		00141048	39	120/208/240/277	4,900	ERL1005A330ADKBZGLRX
RL42	DKBZ	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



(2) 4900 LUMEN LED 28' II
Type II Distribution, 4' Mast arm
2 luminaires per location, candela file 'ERL1_05A330'-----120-277VIES'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 39
mounting height= 28 ft
number locations= 4, number luminaires= 8
kw all locations= 0.3

Roadway Grid
52 points at z=0, sp 15.769ft by 5.125ft
HORIZONTAL FOOTCANDLES
Average 0.62
Maximum 1.78
Minimum 0.16
Avg/Min 3.67
Max/Min 11.13
Coeff Var 0.78
Unit/grad 2.18

WRIGHT ENGINEERING
PROJECT NO:
20151
DESIGN BY: DMH
DRAWN BY: DMH
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
DESERT OASIS
175TH LANE
STREET LIGHT PLAN**

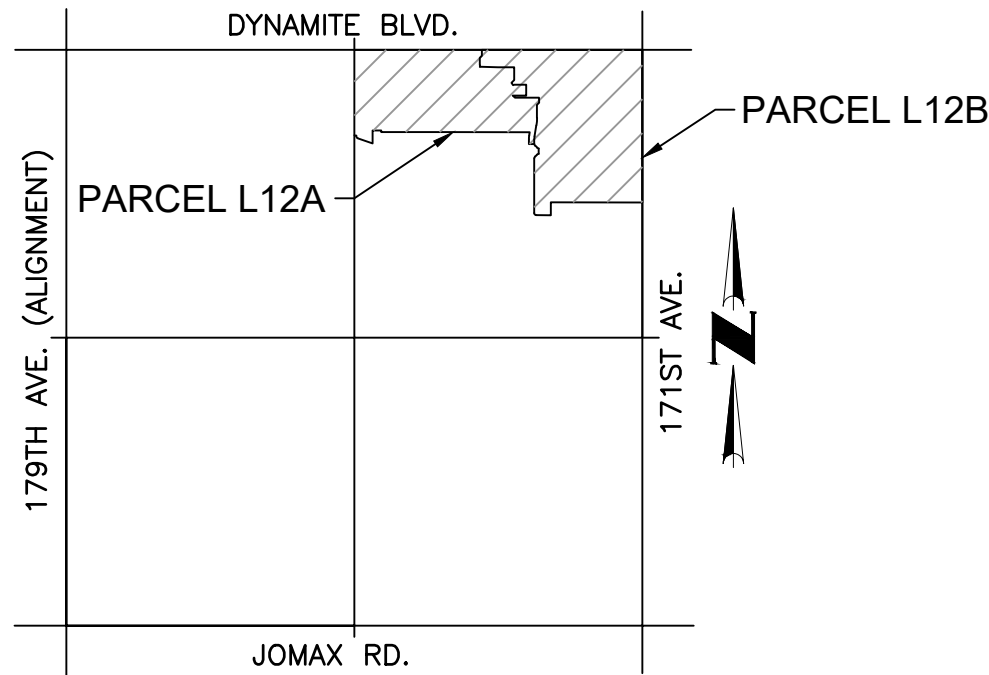
NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	APR 2020	1ST SUBMITTAL

Professional Engineer
46691
ADAM M.
BOWERS
Expires 9-30-22

DRAWING NO:
SL2
OF 2

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

CASE# FS20-316

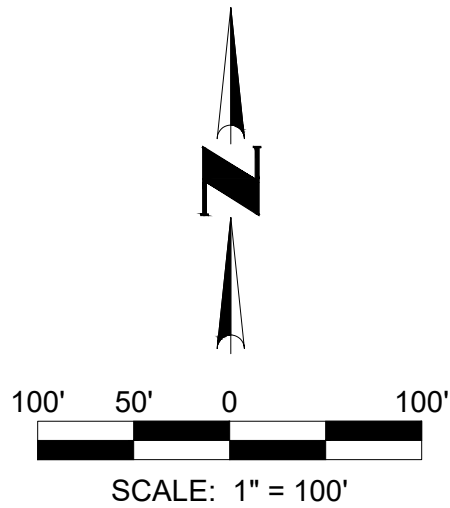
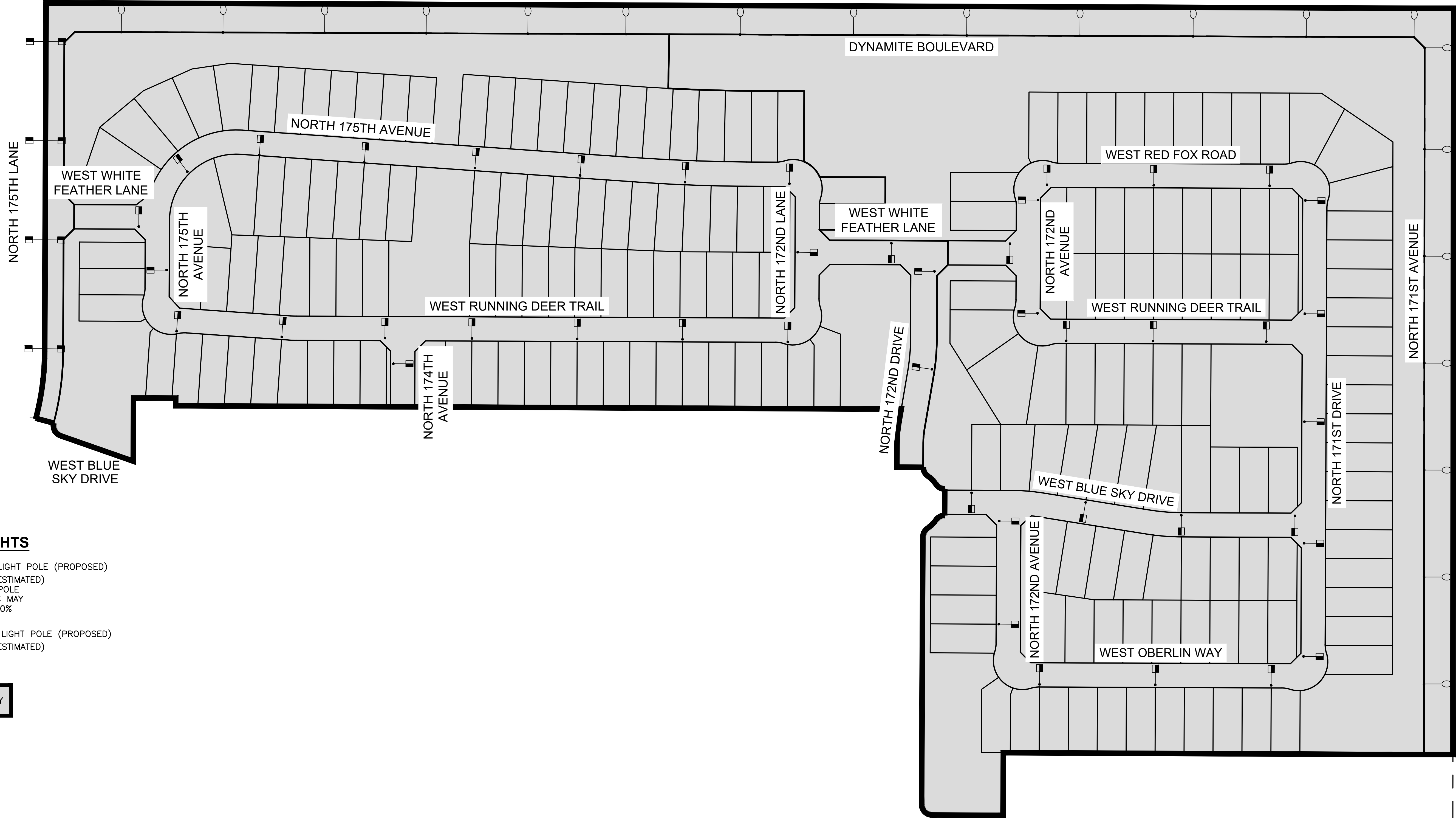


VICINITY MAP
(NOT-TO-SCALE)

STREET LIGHTS

- ON-SITE STREET LIGHT POLE (PROPOSED)
48 POLES (ESTIMATED)
• ACTUAL POLE NUMBERS MAY VARY ±10%
- OFF-SITE STREET LIGHT POLE (PROPOSED)
20 POLES (ESTIMATED)

SLID BOUNDARY



1 SHEET OF 1
CVL Contact:
CVL Project #:
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DESERT OASIS PHASE 2
PRELIMINARY STREET LIGHT PLAN

DESERT OASIS
SUPRISE, ARIZONA

Coe & Van Loo Consultants, Inc.

NO.	REVISION	DATE



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 19, 2021
Submitting Department: Public Works
Staff Recommendations: None

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

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

Consideration and action declaring the intent to enlarge and enlarging an existing lighting improvement district known as "The City of Surprise, Arizona, Desert Oasis Lancer - Parcels 5A, 5B and 14A" pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks; Resolution # 2021-02.

Motion:

I move to approve Resolution # 2021-02.

Background:

Desert Oasis Lancer - Parcels 5A, 5B and 14A was formed in July 13, 2006 (Resolution 2006-091). 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. 97 (estimated) new lights are proposed within this enlargement, which are local, and collector roads and will be billed to the Desert Oasis Lancer - Parcels 5A, 5B and 14A 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 streetlights 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 ad valorem of taxes based on the number and classification of properties within the District. The enlargement of the SLID will only affect the parcels joining into the District, as the valuation of the property may be increased.

Policy Compliant:

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

consistent with these objectives.

Financial Impact:

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

Budget Impact:

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

FTE Impact:

This action does not change the full time equivalent count.

ATTACHMENTS:

1. 01 Res 2021-02-SLID Enlargement Desert Oasis Ph3 Final
 2. 02 SLID Petition_Desert Oasis Ph3 1A,B,2_approved
 3. 03 Streetlights Desert Oasis_Ph3-1A
 4. 03 Streetlights Desert Oasis_Ph3-1B
 5. 03 Streetlights Desert Oasis_Ph3-2
 6. 04 Council Map_Desert Oasis Ph3L1A,1B,2_approved
-

RESOLUTION # 2021-02

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA DECLARING ITS INTENT TO ENLARGE THE CITY OF SURPRISE, ARIZONA *DESERT OASIS LANCER - PARCELS 5A, 5B AND 14A* AND ORDERING SUCH ENLARGEMENT.

WHEREAS, on *July 13, 20016* the Mayor and City Council of the City of Surprise adopted Resolution No. 2006-091, ordering the formation of the City of Surprise, Arizona *Desert Oasis Lancer - Parcels 5A, 5B and 14A* (the "District") for the purpose of purchasing energy for the lighting of the public streets and parks within the District;

WHEREAS, Ariz. Rev. Stat. § 48-616(M) permits the City to add new territory to an existing district, thereby enlarging the boundaries of an existing street lighting improvement district ("SLID"), when proper notice has been given to the owners of real property that will be added to the SLID;

WHEREAS, Ariz. Rev. Stat. § 48-617(A) gives the City immediate jurisdiction to order the creation or enlargement of a SLID without the necessity of publication and posting of the resolution of intention when all owners of the real property being added to the SLID have petitioned the City to form or enlarge the SLID;

WHEREAS, the owners, exclusive of mortgagees and other lienholders, of parcels of property which adjoin the District (hereinafter referred to as "Petitioners") acting pursuant to the provisions of Ariz. Rev. Stat. §§ 48-616(M) and 48-617(A), 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;

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 *Desert Oasis Lancer - Parcels 5A, 5B and 14A* shall be enlarged by the addition of the property legally described in Exhibit A and shown in the map in 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 2021/2022 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 Resolution No. 2021-02
RFLS #7538
Rev 11/20

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 _____, 2021.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A

Legal Description

October 9, 2020

LEGAL DESCRIPTION FOR
DESERT OASIS PHASE 3
STREET LIGHT IMPROVEMENT DISTRICT

That part of Tracts J and K of Desert Oasis Phase 1 – Parcel 3, as recorded in Book 1506 of Maps, Page 8, Records of Maricopa County, Arizona, being situated in the Northwest Quarter of Section 35, Township 5 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the G.L.O. Brass Cap marking the Northwest Corner of said Section 35, from which the 1/2" Rebar with Cap LS#14216 marking the North Quarter Corner of said Section 35 bears South 89°46'40" East, a distance of 2,643.43 feet;

Thence South 89°46'40" East, along the North line of the Northwest Quarter of said Section 35 and along the North lines of said Tracts J and K, a distance of 2,613.66 feet;

Thence South 00°13'41" West, departing said North lines, a distance of 662.59 feet to the beginning of a tangent curve of 500.00 foot radius, concave Westerly;

Thence Southerly, along said curve, through a central angle of 14°38'40", a distance of 127.80 feet to a point on the Southerly line of said Tract K;

Thence North 75°10'04" West, along said Southerly line, a distance of 35.00 feet to a point on the Southerly line of said Tract J, said point being on a 465.00 foot radius non-tangent curve, whose center bears North 75°07'28" West;

Thence along the Southerly and Westerly lines of said Tract J the following courses:

Thence Southwesterly, along said curve, through a central angle of 20°22'48", a distance of 165.40 feet;

Thence South 35°17'50" West, a distance of 1211.60 feet;

Thence South 62°45'34" West, a distance of 35.49 feet;

Thence North 27°38'16" West, a distance of 31.67 feet;

Thence North 00°13'20" East, a distance of 240.00 feet;

Thence North 89°46'40" West, a distance of 1,574.39 feet;

Thence South 00°13'20" West, a distance of 120.04 feet to a point on a 55.00 foot radius non-tangent curve, whose center bears South 02°18'22" West;

Thence Southwesterly, along said curve, through a central angle of 53°30'59", a distance of 51.37 feet;

N:\01\0291601\Admin\Legal Descriptions\g-lg-phase 3 slid-R1.docx

Page 1 of 2

Legal Description for
Desert Oasis Phase 3
Street Light Improvement District
October 9, 2020

Thence North 51°12'37" West, a distance of 27.60 feet;

Thence North 89°46'40" West, a distance of 112.03 feet to a point on the West line of the Northwest Quarter of said Section 35;

Thence North 00°16'25" East, along said West line, a distance of 1,793.50 feet to the True Point of Beginning.

Containing 4,129,434 Square Feet or 94.799 Acres, more or less.

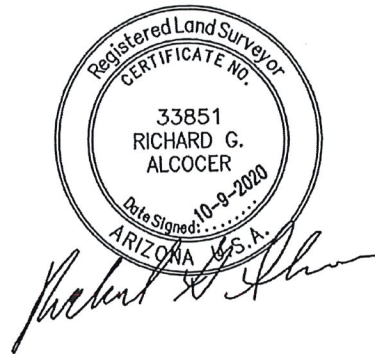
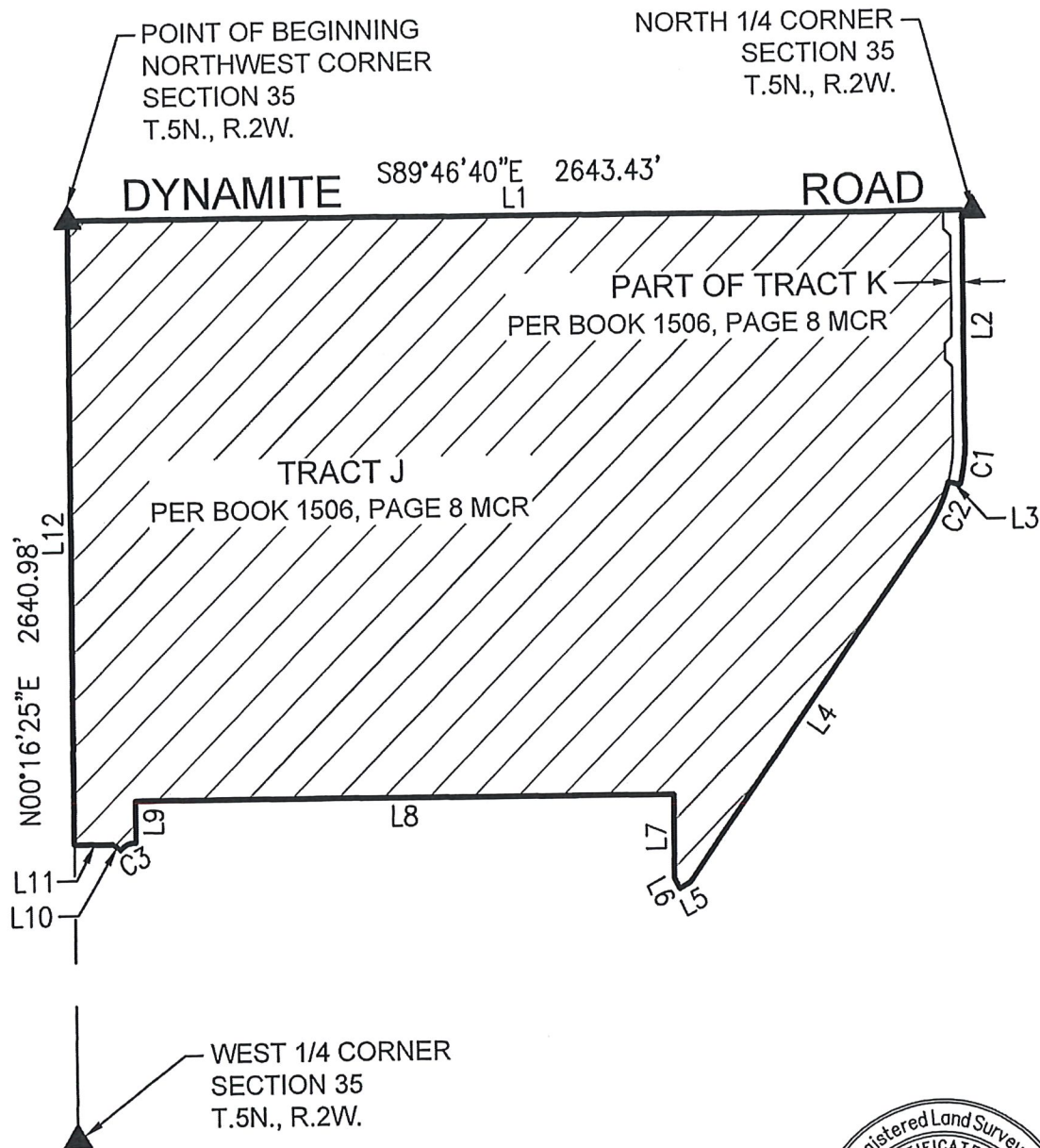


EXHIBIT B

Map



T.5N., R.2W. = TOWNSHIP 5 NORTH
RANGE 2 WEST



Richard G. Alcocer

SCALE 1" = 500'

EXHIBIT

4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
<http://www.cvlci.com>

DESERT OASIS PHASE 3

STREET LIGHT
IMPROVEMENT DISTRICT



1 OF 2

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	127.80'	500.00'	014°38'40"	64.25'	127.45'	S07°33'01"W
C2	165.40'	465.00'	020°22'48"	83.96'	165.24'	S25°06'35"W
C3	51.37'	55.00'	053°30'59"	27.73'	49.52'	S65°32'52"W

LINE TABLE

NO.	BEARING	LENGTH
L1	S89°46'40"E	2613.66'
L2	S00°13'41"W	662.59'
L3	N75°10'04"W	35.00'
L4	S35°17'50"W	1211.60'
L5	S62°45'34"W	35.49'
L6	N27°38'16"W	31.67'
L7	N00°13'20"E	240.00'
L8	N89°46'40"W	1574.39'
L9	S00°13'20"W	120.04'
L10	N51°12'37"W	27.60'
L11	N89°46'40"W	112.03'
L12	N00°16'25"E	1793.50'



Richard G. Alcocer

NO SCALE

EXHIBIT

4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
<http://www.cvlci.com>

DESERT OASIS PHASE 2

STREET LIGHT
IMPROVEMENT DISTRICT



2 OF 2

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:

DESERT OASIS LANCER, PARCELS 5A,5B, &14A

(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
Metro Oasis LLLP	17700 N PACESETTER WAY, STE 100 SCOTTSDALE AZ 85255	503-57-547	See attached signature page

STREET LIGHT IMPROVEMENT DISTRICT PETITION ENLARGEMENT

The name of the existing street light improvements district to be enlarged:
Desert Oasis Lancer, Parcels 5A, 5B & 14A

PETITIONERS:

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:



Timothy P. Brislin

DATE:



10/6/2010

Its:

Vice President



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

AVAILABILITY

This rate schedule is applicable to those portions of cities, towns and unincorporated communities in which the Company does a general retail electric business and where the Company has installed a multiple or series street lighting system of adequate capacity for the service to be rendered.

DESCRIPTION

E-58 is a rate that is applicable for lighting public streets, alleys, thoroughfares, public parks and playgrounds from dusk to dawn by use of Company's facilities.

TIME PERIODS

Dusk: Time between sunset and full night when photocontrol senses the lack of sufficient sunlight and turns on the lights.
Dawn: The time between full night and sunrise when a photocontrol senses sufficient sunlight to turn off lights.

CHARGES

The monthly bill will consist of the following charges, plus adjustments.

I. FIXTURES (Includes Mounting Arm, if Applicable)

	Lumen	Watts	kWh	CHARGES	
				Investment by Company	Investment by Others
A. Acorn	3,835 LED	75	26	\$21.63	\$7.59
	4,796 LED	75	26	\$17.38	\$6.46
	5,003 LED	100	35	\$23.45	\$8.71
	5,904 LED	100	35	\$23.03	\$8.60
	6000 IND	85	29	\$19.24	\$5.14
B. Architectural	6,200 IND	85	29	\$10.13	\$3.93
	8,400 IND	100	34	\$10.69	\$4.36
	10,200 IND	120	41	\$11.75	\$4.99
	13,000 IND	150	52	\$12.98	\$5.93
	20,500 IND	200	69	\$14.78	\$7.37
	22,500 IND	265	91	\$17.63	\$9.28
	3,300 LED	43	15	\$10.24	\$3.79
	3,800 LED	32	12	\$7.73	\$2.92
	3,900 LED	32	12	\$9.96	\$3.51
	4,050 LED	63	22	\$18.63	\$6.52
	4,100 LED	45	16	\$10.34	\$3.89
	4,800 LED	41	15	\$8.27	\$3.27
	5,000 LED	41	15	\$9.61	\$3.62



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

	CHARGES				
	Lumen	Watts	kWh	Investment by Company	Investment by Others
	5,100 LED	60	21	\$10.18	\$4.19
	5,300 LED	67	24	\$10.47	\$4.48
	5,800 LED	94	32	\$17.81	\$5.16
	5,890 LED	89	31	\$20.56	\$7.66
	6,000 LED	62	22	\$18.63	\$6.52
	6,000 LED	67	24	\$19.89	\$6.99
	6,400 LED	89	31	\$17.89	\$5.10
	6,810 LED	101	35	\$18.89	\$7.50
	7,100 LED	62	22	\$19.70	\$6.80
	7,400 LED	127	44	\$20.42	\$6.34
	7,500 LED	73	26	\$20.08	\$7.18
	7,700 LED	86	30	\$18.41	\$7.02
	8,200 LED	88	31	\$10.45	\$4.97
	8,200 LED	95	33	\$11.87	\$5.48
	8,300 LED	72	25	\$17.93	\$6.54
	8,300 LED	106	37	\$12.45	\$5.91
	8,500 LED	88	31	\$11.69	\$5.30
	9,020 LED	139	48	\$22.94	\$9.47
	9,200 LED	139	48	\$25.60	\$7.30
	9,900 LED	130	45	\$13.82	\$6.84
	10,000 LED	93	32	\$21.43	\$7.96
	10,000 LED	113	39	\$13.26	\$6.28
	10,600 LED	126	44	\$22.56	\$9.09
	11,100 LED	108	38	\$12.76	\$6.07
	11,500 LED	108	38	\$13.16	\$6.18
	12,300 LED	203	70	\$25.48	\$8.85
	12,900 LED	119	41	\$22.31	\$8.82
	13,260 LED	202	70	\$27.11	\$12.12
	13,620 LED	202	70	\$28.49	\$9.24
	14,000 LED	171	59	\$26.07	\$11.08
	15,000 LED	136	47	\$24.93	\$9.94
	15,400 LED	144	50	\$25.21	\$10.22
	18,300 LED	162	56	\$16.13	\$8.22
	19,200 LED	257	89	\$26.87	\$13.38
	20,000 LED	258	89	\$26.87	\$13.38
	20,300 LED	193	67	\$17.17	\$9.26
	21,000 LED	193	67	\$24.77	\$11.28
C. Cobra	6,200 IND	75	26	\$10.54	\$3.77
	6,400 IND	85	29	\$8.97	\$3.78
	8,000 IND	88	30	\$10.47	\$4.04
	8,400 IND	100	34	\$9.70	\$4.24
	10,200 IND	120	41	\$10.44	\$4.81



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

				CHARGES				
				Investment by Company	Investment by Others			
				Lumen	Watts	kWh		
C. Cobra				13,000 IND	150	52	\$11.50	\$5.73
				15,250 IND	200	69	\$13.86	\$7.25
				22,500 IND	250	86	\$18.55	\$9.06
		Gray / Bronz		3,500 IND	55	19	\$10.50	\$3.27
				6,000 LED	95	33	\$17.05	\$5.13
				8,700 LED	142	49	\$19.17	\$6.53
				9,600 LED	157	54	\$20.40	\$7.04
				11,600 B-LED	181	62	\$19.03	\$7.44
		Gray / Bronz		3,300 LED	43	15	\$9.00	\$2.79
		Gray / Bronz		5,300 LED	67	23	\$10.45	\$3.54
		Gray / Bronz		8,300 LED	106	37	\$13.55	\$4.94
		Gray / Bronz		10,500 LED	130	45	\$15.08	\$5.69
		Gray / Bronz		20,000 LED	258	89	\$26.21	\$10.27
D. Decorative Transit				5,300 LED	75	26	\$28.44	\$6.12
				8,300 LED	100	34	\$30.45	\$6.97
				8,147 LED	75	26	\$35.76	\$11.36
				9,522 LED	100	35	\$36.14	\$12.09
				10,500 LED	150	52	\$32.69	\$8.52
				14,896 LED	150	52	\$39.98	\$14.29
		Double		8,147 LED	75	26	\$64.74	\$18.96
		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



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

	8,200 LED	95	33	\$11.36	\$5.34
	8,300 LED	106	37	\$11.74	\$5.72
	8,500 LED	88	31	\$11.18	\$5.16
	9,900 LED	130	45	\$13.31	\$6.70
	10,000 LED	113	39	\$12.75	\$6.14
	11,100 LED	108	38	\$12.03	\$5.88
	11,500 LED	108	38	\$12.65	\$6.04
	18,300 LED	162	56	\$15.23	\$7.98
	19,200 LED	257	89	\$19.11	\$11.32
	20,000 LED	258	89	\$19.11	\$11.32
	20,300 LED	193	67	\$16.27	\$9.02
	21,000 LED	193	67	\$17.01	\$9.22

FROZEN	4,000 INC	295	103	\$10.54	\$5.89
	7,000 MV	175	73	\$13.65	\$7.83
	11,000 MV	250	96	\$17.09	\$10.43
	20,000 MV	400	150	\$26.84	\$15.21
FROZEN ACORN	9,500 HPS	100	41	\$29.14	\$9.93
	16,000 HPS	150	69	\$32.35	\$12.55
FROZEN ARCHITECTURAL	9,500 HPS	100	41	\$16.56	\$7.90
	16,000 HPS	150	69	\$19.77	\$19.34
	30,000 HPS	250	99	\$22.95	\$13.57
	50,000 HPS	400	153	\$28.32	\$19.53
	14,000 MH	175	72	\$23.17	\$12.70
	21,000 MH	250	101	\$26.31	\$15.66
	36,000 MH	400	159	\$32.89	\$21.54
	8,000 LPS	55	30	\$24.08	\$10.58
	13,500 LPS	90	50	\$28.39	\$12.76
	22,500 LPS	135	72	\$32.43	\$15.56
FROZEN COBRA ROADWAY	33,000 LPS	180	90	\$39.01	\$18.33
	5,800 HPS	70	29	\$9.40	\$5.56
	9,500 HPS	100	41	\$11.07	\$6.81
	16,000 HPS	150	69	\$13.86	\$9.50
FROZEN COBRA ROADWAY	30,000 HPS	250	99	\$16.72	\$12.35
	50,000 HPS	400	153	\$22.69	\$17.63
	14,000 MH	175	72	\$16.12	\$10.99
	21,000 MH	250	101	\$18.84	\$13.67
	36,000 MH	400	159	\$24.81	\$18.99
FROZEN DECORATIVE TRANSIT	8,000 FL	100	38	\$18.53	\$5.43
	9,500 HPS	100	41	\$39.95	\$11.96
	16,000 HPS	150	69	\$39.72	\$13.36
FROZEN FLOOD	30,000 HPS	250	99	\$45.74	\$17.26
	30,000 HPS	250	99	\$22.20	\$13.79
	50,000 HPS	400	153	\$27.53	\$19.14
	21,000 MH	250	101	\$23.69	\$14.58
FROZEN Colonial Gray	36,000 MH	400	159	\$28.89	\$19.76
	8,000 FL	100	38	\$19.97	\$5.64



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

POST TOP	Colonial Gray	9,500 HPS	100	41	\$11.42	\$7.16
	Colonial Black	9,500 HPS	100	41	\$13.15	\$7.41
	Decorative	9,500 HPS	100	41	\$34.97	\$11.03

NOTES:

1. Investment by Company. These rates are applicable where the Company provides the initial investment to purchase and install all facilities necessary for street lighting service. The Company will own, operate, and maintain the street lighting system.
2. Investment by Others. These rates are applicable in those instances where the requesting entity or individual purchases and installs the street lighting facilities at their own expense and in accordance with Company specifications. These rates will also apply in the instance where the Customer provides a non-refundable advance to the Company to cover the Company's cost of purchasing and installing the street lighting system. The Company retains ownership of the street lighting system and provides operation and maintenance for all facilities.
3. Listed kWhs reflect the assigned monthly energy usage for each type of fixture and are used to determine any applicable transmission, system benefit, distribution, energy, and adjustment charges.
4. HPS = High Pressure Sodium
5. MH = Metal Halide
6. LPS = Low Pressure Sodium
7. FL = Fluorescent
8. INC = Incandescent. Incandescent lighting charges are applicable and available only to those Customers being served and those installations in service on November 1, 1986.
9. MV = Mercury Vapor. Mercury Vapor lighting charges are applicable and available only to those Customers being served and those installation in service on November 1, 1986 in accordance with A.R.S. §49-1104(A).
10. LED = Light Emitting Diode
11. IND = Induction



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

II. POLES

				CHARGES		
				Investment by Company	Investment by Others	
A. Anchor Base Mounted (Flush)	Round Steel	1 Simplex Adapter	Height			
			12 ft.	\$13.11	\$1.81	
			22 ft.	\$14.75	\$2.03	
			25 ft.	\$15.97	\$2.21	
			30 ft.	\$18.34	\$2.52	
		32 ft.	\$19.27	\$2.55		
		2 Simplex Adapters	12 ft.	\$13.98	\$1.93	
			22 ft.	\$16.06	\$2.22	
			25 ft.	\$16.75	\$2.31	
			30 ft.	\$19.47	\$2.68	
	32 ft.		\$20.77	\$2.87		
	Square Steel	5"	13 ft.	\$15.03	\$2.06	
			15 ft.	\$13.43	\$1.85	
			23 ft.	\$15.93	\$2.19	
			25 ft.	\$17.51	\$2.41	
			28 ft.	\$19.44	\$2.67	
			32 ft.	\$19.33	\$2.66	
	Concrete		12 ft.	\$44.79	\$6.17	
	Fiberglass		12 ft.	\$37.93	\$5.22	
	Decorative Transit		4"	16 ft.	\$36.98	\$5.10
	Decorative Transit		6"	30 ft.	\$71.39	\$9.83
	Hinged Poles		Square	15 ft.	\$14.21	\$1.16
Round			19 ft.	\$12.85	\$1.05	
B. Anchor Base Mounted (Pedestal)	Round Steel	1 Simplex Adapter	12 ft.	\$12.61	\$1.73	
			22 ft.	\$14.26	\$1.96	
			25 ft.	\$15.46	\$2.13	
			30 ft.	\$17.85	\$2.47	
			32 ft.	\$18.75	\$2.58	
		2 Simplex Adapters	12 ft.	\$13.47	\$1.85	
			22 ft.	\$15.05	\$2.06	
			25 ft.	\$16.24	\$2.23	
			30 ft.	\$18.97	\$2.60	
			32 ft.	\$20.26	\$2.79	
		3 Bolt	32 ft.	\$23.28	\$3.20	
		Square Steel	5"	13 ft.	\$14.54	\$2.01
				15 ft.	\$14.86	\$2.03
				23 ft.	\$15.43	\$2.13
	25 ft.			\$17.02	\$2.36	
	28 ft.			\$18.91	\$2.60	
	32 ft.			\$19.63	\$2.69	



**RATE SCHEDULE E-58
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STREET LIGHTING SERVICE**

II POLES (cont)

			CHARGES			
			Investment by Company	Investment by Others		
			Height			
C. Direct Bury	Round Steel		19 ft.	\$19.84	\$2.74	
			30 ft.	\$15.49	\$2.87	
			38 ft.	\$18.90	\$2.94	
		Self	40 ft.	\$23.28	\$3.69	
		Stepped	25 ft.	\$53.55	\$4.37	
			32 ft.	\$56.40	\$4.60	
			49 ft.	\$70.00	\$9.65	
		Square Steel	4"	34 ft.	\$17.09	\$2.96
			5"	20 ft.	\$16.23	\$2.68
	30 ft.			\$16.92	\$2.79	
	38 ft.			\$18.36	\$3.19	
	8"		28 ft.	\$30.64	\$2.49	
			32 ft.	\$32.03	\$2.62	
	Decorative Transit		41 ft 6	\$22.05	\$3.24	
	Decorative Transit	47 ft.	\$27.47	\$4.04		
	Steel Distribution Pole (for lighting only)	35 ft.	\$25.36	\$3.34		
D. Post Top	Decorative Transit Anchor Base	16 ft.	\$37.77	\$5.19		
	Gray Steel/Fiberglass	23 ft.	\$13.10	\$2.15		
	Black Steel	23 ft.	\$14.44	\$2.38		
E. Existing distribution pole suitable for streetlight use			\$1.59	--		
F. FROZEN	Wood Poles	30 ft.	\$9.64	\$1.67		
		35 ft.	\$9.64	\$1.59		

NOTE: The monthly rate for all new poles includes up to 300 feet of overhead secondary wire, or up to 300 feet of underground secondary wire if the Customer provides earthwork and conduit (excluding the underground to overhead transition).

III. ANCHOR BASE

		Height	CHARGES	
			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



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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

V. DETERMINATION OF CHARGES FOR NEW EQUIPMENT

Monthly charges for new lighting fixtures, poles and other equipment not included in Sections I, II, or III above will be determined by the Company using the following method:

Step 1 Determination of Charges for each Charge Type							Monthly Fixed Charge Rate
Charge Type	Monthly Charge		Cost Inputs Equipment Cost		PV Factor		
1	Carrying Cost (fixtures)	=	(installed)	x	NA	x	1.518%
			Equipment Cost				
2	Carrying Cost (poles)	=	(installed)	x	NA	x	1.296%
			Equipment Cost				
3	Fixture Replacement Cost	=	Equipment Cost (installed)	x	0.257	x	1.518%
4	Pole, Anchor Replacement Cost	=	Equipment Cost (installed)	x	0.110	x	1.296%
5	Lighting O&M	=	O&M Cost (lifecycle)	x	0.427	x	1.518%
Charge Type	Monthly Charge		kWh Input		\$/kWh		
6	Generation	=	kWh per month	x	0.06760		
7	T&D, RCS, SB	=	kWh per month	x	0.02738		



**RATE SCHEDULE E-58
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STREET LIGHTING SERVICE**

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

<u>Equipment</u>	<u>Charge Type</u>
Fixture - IBC	1,5,6,7
Fixture - IBO	3,5,6,7
Pole, Anchor Base - IBC	2
Pole, Anchor Base - IBO	4

TRIP CHARGE

A \$100.00 trip charge per light will be charged when a Customer requests a disconnect or reconnect of service in order to accommodate the maintenance activities of the Customer or its designee(s) on their street lighting equipment.

ADJUSTMENTS

The bill will include the following adjustments:

1. The Renewable Energy Standard charge, Adjustment Schedule REAC-1.
2. The Power Supply Adjustment charges, Adjustment Schedule PSA-1.
3. The Transmission Cost Adjustment charge, Adjustment Schedule TCA-1.
4. The Environmental Improvement Surcharge, Adjustment Schedule EIS.
5. The Demand Side Management Adjustment charge, Adjustment Schedule DSMAC-1.
6. The Lost Fixed Cost Recovery Adjustment charge, Adjustment Schedule LFCR.
7. Direct Access Customers returning to Standard Offer service may be subject to a Returning Customer Direct Access Charge, Adjustment Schedule RCDAC-1.
8. Any applicable taxes and governmental fees that are assessed on APS's revenues, prices, sales volume, or generation volume.

SERVICE DETAILS

1. Street lighting facilities installed under this rate schedule are of the type currently being furnished by Company as standard at the time service is initially requested. Standard facilities are those listed in the Company's Transmission and Distribution Construction Standards book.



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

2. The Customer will be responsible for notifying the Company when the streetlighting facilities are not operating as intended. The Company will use reasonable efforts to complete normal maintenance (replacement of lamps, photocontrols or fixtures) within ten (10) working days from notification by Customer. If the maintenance requires cable replacement or repairs, the Company will use reasonable efforts to complete said repairs within twenty (20) working days.
3. The Customer's bill will not be reduced due to lamp, photocontrol or cable repair or replacement outages.
4. Lighting equipment which is not specified in this rate schedule will be billed at the rates corresponding to the most similar equipment, as determined by the Company.
5. Non-standard facilities (non-standard being defined as any facility not listed in the Company's Transmission and Distribution Construction Standards book) do not qualify for this rate schedule. At the Company's discretion, such facilities may be served under another of the Company's rate schedules.
6. The Company will extend its standard street lighting system up to a distance of 300 feet for each additional lighting installation without cost at the request of the Customer. When the extension is underground the customer will provide earthwork as specified in the Company's Service Schedule 3, Conditions Governing Extensions of Electric Distribution Lines and Services; or, at the applicant's request, the Company will provide such earthwork and the applicant will be required to pay a non-refundable contribution in aid of construction equal to the cost of such earthwork. Any additional extension required (over and above the first 300 feet) will be provided by Company for a contribution in aid of construction equal to the cost of the additional extension.
 - a. Extensions to isolated areas requiring a substantial extension of the electric distribution system, as opposed to an extension of the street lighting system, will require a special study to determine the terms and conditions under which the Company will undertake such an extension.
7. APS provides electric service under the Company's Service Schedules. These schedules provide details about how the Company serves its Customers, and they have provisions and charges that may affect the Customer's bill. In addition, service may be subject to special terms and conditions as provided for in a Customer contract or service agreement.

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

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:

- ALL CONSTRUCTION MUST CONFORM TO MARICOPA ASSOCIATION OF GOVERNMENT (MAG) SPECIFICATIONS AND DETAILS AND LATEST REVISIONS UNLESS OTHERWISE STATED ON PLANS.
- THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND THEY WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL OVERHEAD AND UNDERGROUND UTILITY LOCATIONS WHERE CONSTRUCTION OCCURS. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT ALL UTILITIES ARE AVOIDED. UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND NOT FOR CONSTRUCTION PURPOSES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AND OR REPLACED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COMPLY WITH ALL CURRENT ARIZONA UNDERGROUND FACILITIES LAWS (ARIZONA REVISED STATUTES TITLE 40, CHAPTER 2, ARTICLE 6.3, SECTION 40-360.21-32). CALL ARIZONA 811 FOR FIELD LOCATION BY DIAL 811.
- THE CITY OF SURPRISE ENGINEERING SERVICES OF PUBLIC WORKS SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK AT 623-222-6150.
- THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION OR VARIANCE FROM THESE PLANS. ANY VARIATION FROM THESE PLANS SHALL BE PROPOSED AND RESUBMITTED FOR REVIEW AND APPROVAL.
- THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THE DRAWING, SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FENCING SHALL BE REPLACED IN KIND.
- ANY INSPECTION BY THE CITY, COUNTY, OR THE ENGINEER, SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.
- THE CONTRACTOR IS TO LOCATE ALL EXISTING LANDSCAPING, LANDSCAPING IRRIGATION LINES, PROPERTY MONUMENTS, FENCING OR SURFACE FEATURES PRIOR TO CONSTRUCTION. ANYTHING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
- NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
- ALL CONSTRUCTION WATER USED WITHIN THE CITY OF SURPRISE WATER SERVICE AREA REQUIRES APPROVAL BY THE CITY OF SURPRISE PUBLIC WORKS DEPARTMENT AND MAY BE SUBJECT TO VOLUME AND TIME RESTRICTIONS. PLEASE SEE THE CITY OF SURPRISE CONSTRUCTION WATER GUIDELINES FOR ADDITIONAL INFORMATION. THE GUIDELINES CAN BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT AT 623-222-6000.
- TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH MAG SPECIFICATION 401, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND THE "TEMPORARY WORK ZONE TRAFFIC MANAGEMENT POLICY" (LATEST EDITION).
- PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF THE WORK, THE DEVELOPER/CONTRACTOR WILL BE REQUIRED TO CLEAN AND REPAIR ADJACENT (OFF-PROJECT) ROADWAYS USED OR DAMAGED DURING THE COURSE OF CONSTRUCTION.
- EMERGENCY VEHICLE ACCESS (E.V.A.) MUST BE PROVIDED BY THE DEVELOPER/CONTRACTOR THROUGHOUT THE PROJECT SITE. E.V.A. ROADS AND SIGNAGE SHALL BE MAINTAINED BY THE DEVELOPER/CONTRACTOR AT ALL TIMES. SIGNAGE SHALL BE POSTED AT THE POINT OF ENTRY TO THE SITE AND AT ALL LOCATIONS WHERE A CHANGE IN DIRECTION OCCURS.
- THE PLANS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT'S ACCESSIBILITY GUIDELINES, AS PUBLISHED IN THE FEDERAL REGISTER ON SEPTEMBER 15, 2010.

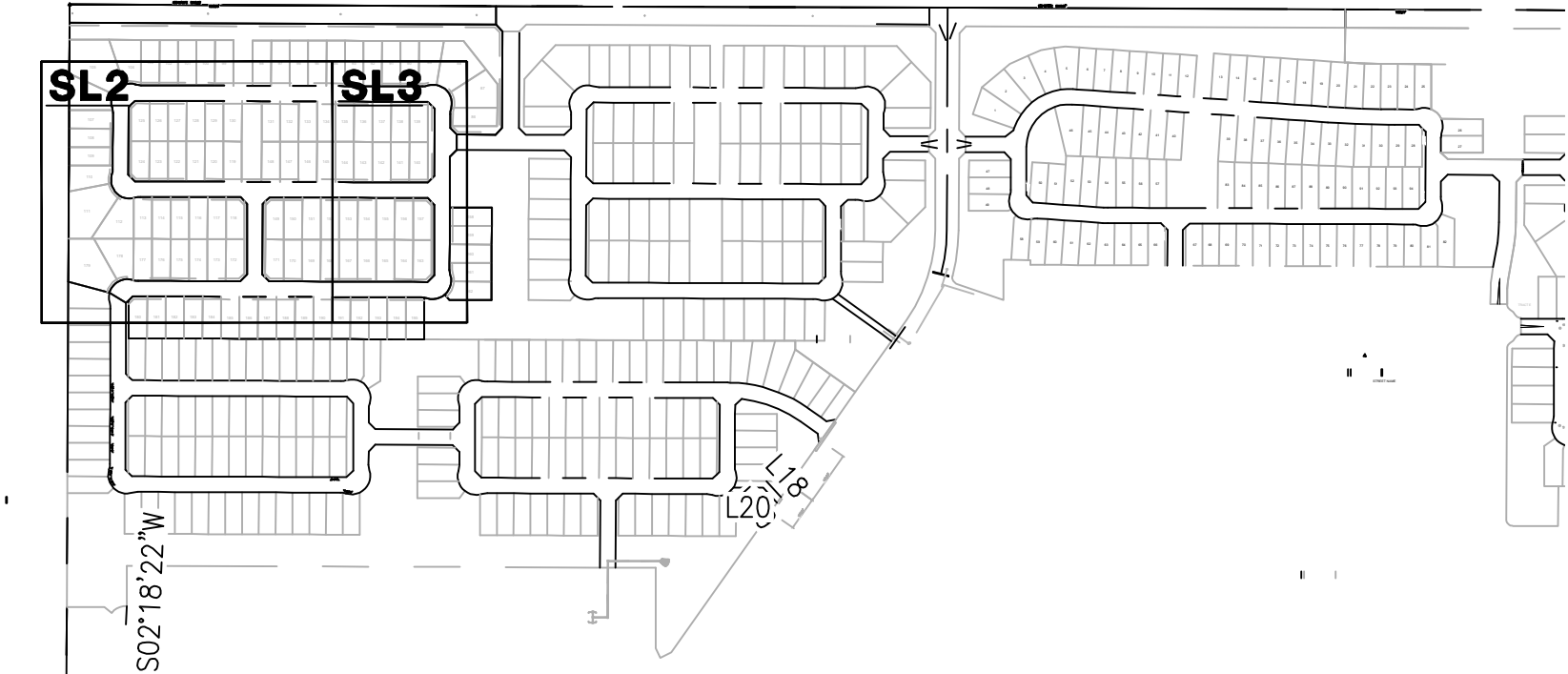
UTILITIES WITHIN OR AFFECTED BY THE PROJECT	
UTILITY CONTACT	DATE SUBMITTED
ARIZONA PUBLIC SERVICE	5/11/2020
CENTURY LINK	5/11/2020
COX COMMUNICATIONS	5/11/2020
SOUTHWEST GAS	5/11/2020

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.



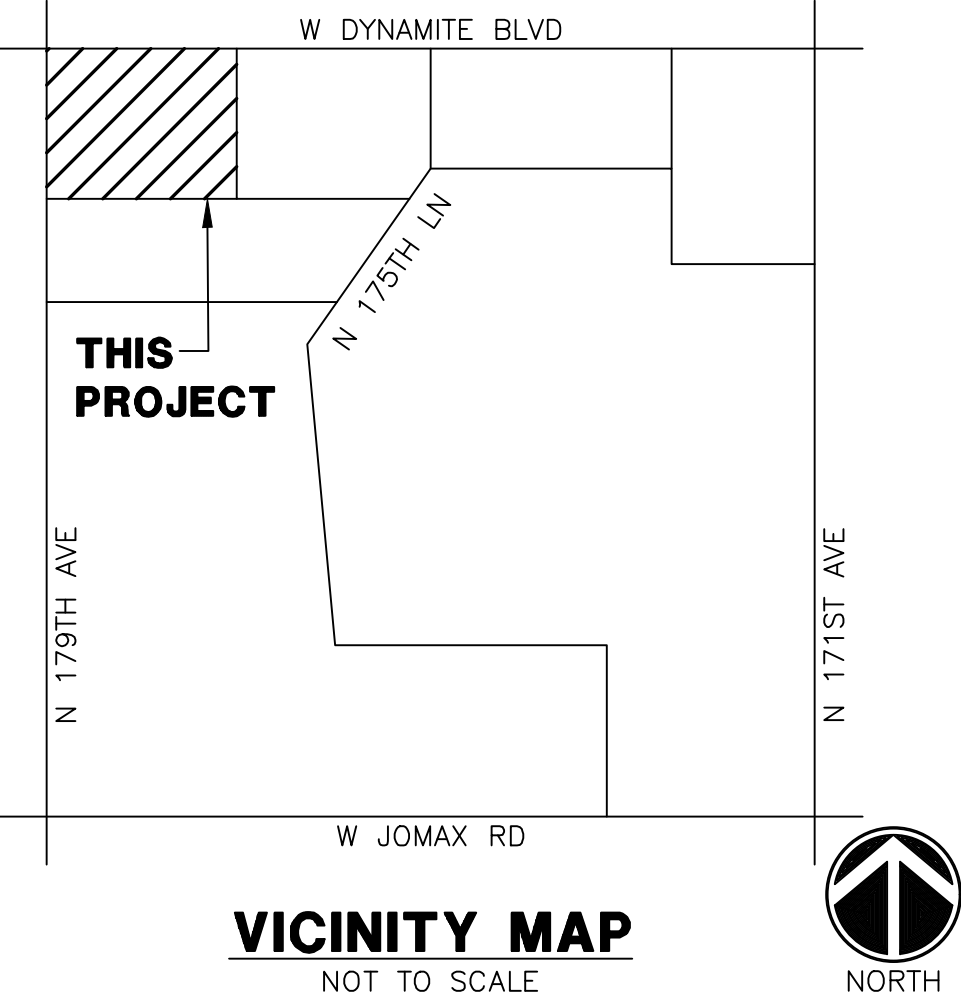
CITY OF SURPRISE APPROVAL

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
CVL CONSULTANTS
4550 N. 12TH STREET
PHEONIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: DAVE COBLE

OWNER
METRO OASIS LLLP
17700 N. PACESETTER WAY, SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3252
CONTACT: TIM BRISLIN



SHEET INDEX

COVER SHEET	SL1
STREET LIGHT PLAN	SL2
STREET LIGHT DETAILS	SL3

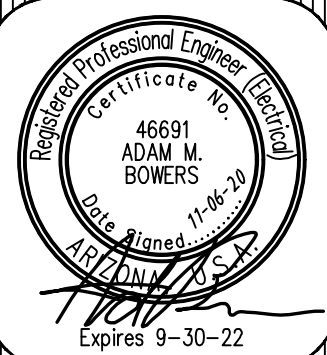


WRIGHT ENGINEERING
PROJECT NO:
20151
DESIGN BY: DMH
DRAWN BY: DMH
CHECKED BY: AMB

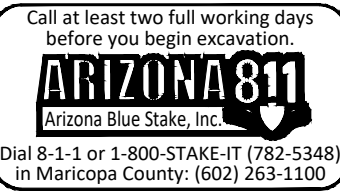
WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
www.wrightengineering.us

PROJECT: TITLE:
**SURPRISE, ARIZONA
DESERT OASIS
PHASE 3 PARCEL L-1A
STREET LIGHT COVER SHEET**

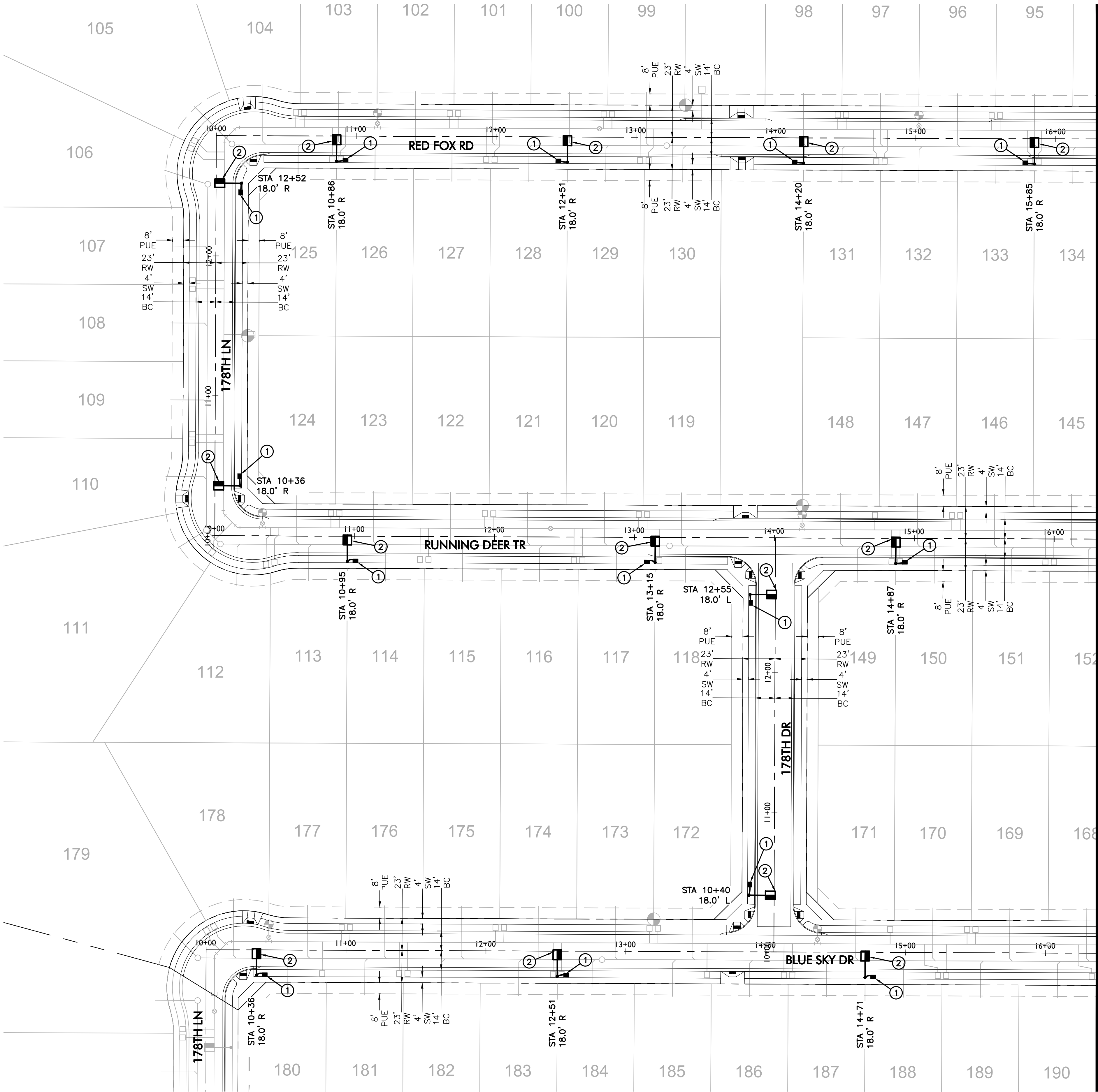
NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	APR 2020	1ST SUBMITTAL



DRAWING NO:
SL1
OF 3



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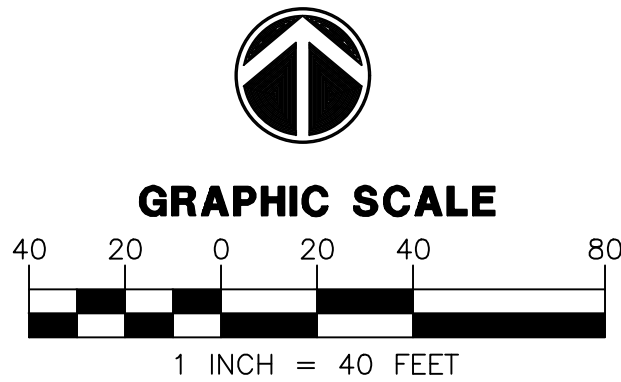
MATCHLINE 'A'
SEE SHEET SL3

LEGEND

- 4,900 LUMEN LED STREET LIGHT, SQUARE POLE
- EXISTING STREET LIGHT
- PULL BOX
- NEW CONDUIT RUN
- FIRE HYDRANT

CONSTRUCTION NOTES

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



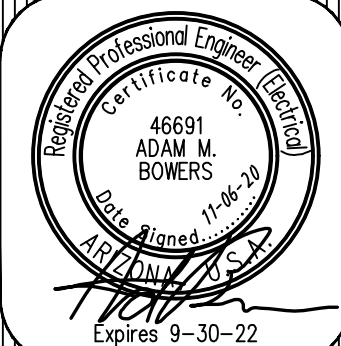
Call at least two full working days
before you begin excavation.
ARIZONA 811
Arizona Blue State, Inc.
In Maricopa County: (602) 263-1100

WRIGHT ENGINEERING
PROJECT NO:
20151
DESIGN BY: DMH
DRAWN BY: DMH
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
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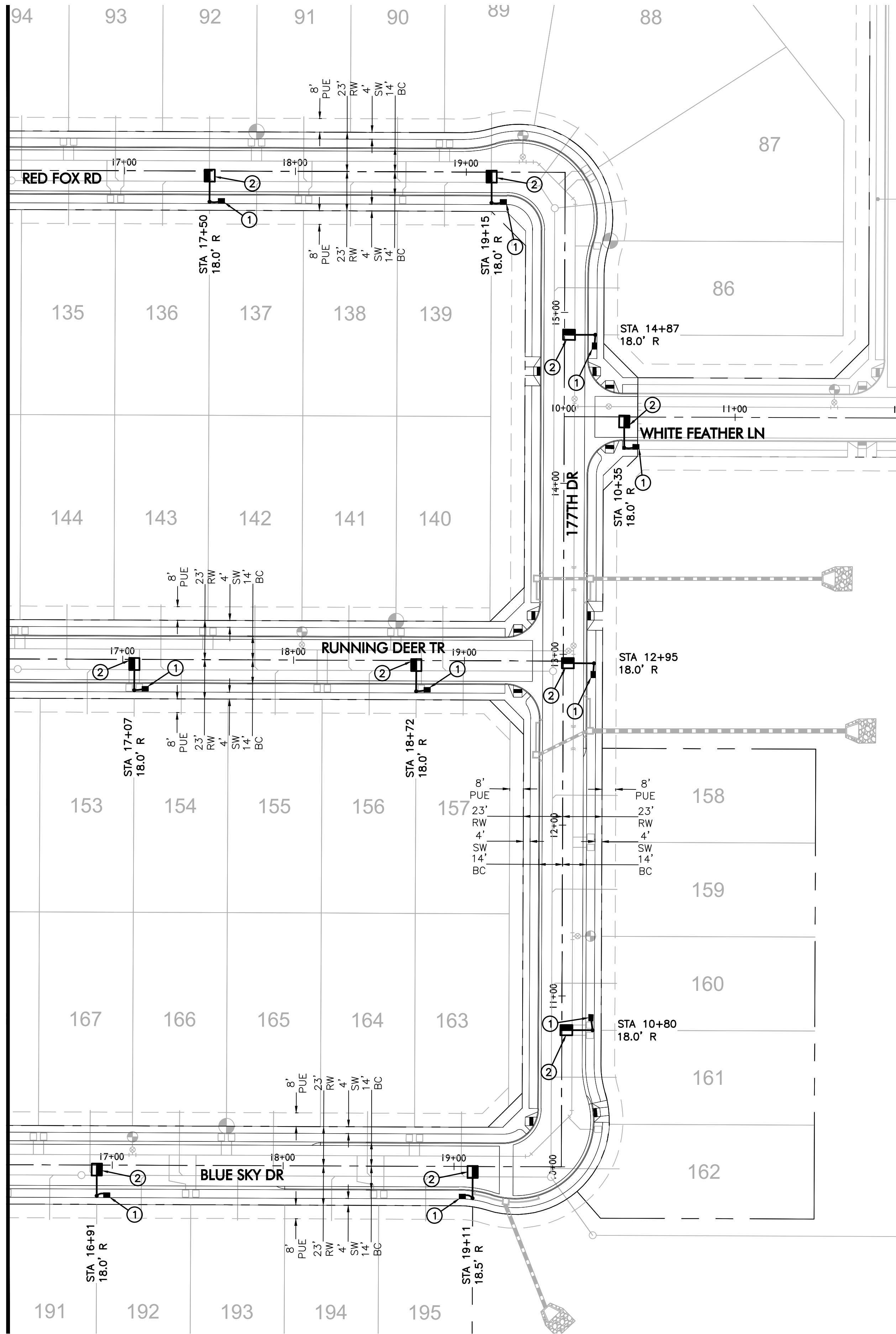
PROJECT: TITLE:
**SURPRISE, ARIZONA
DESERT OASIS
PHASE 3 PARCEL L-1A
STREET LIGHT PLAN**

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

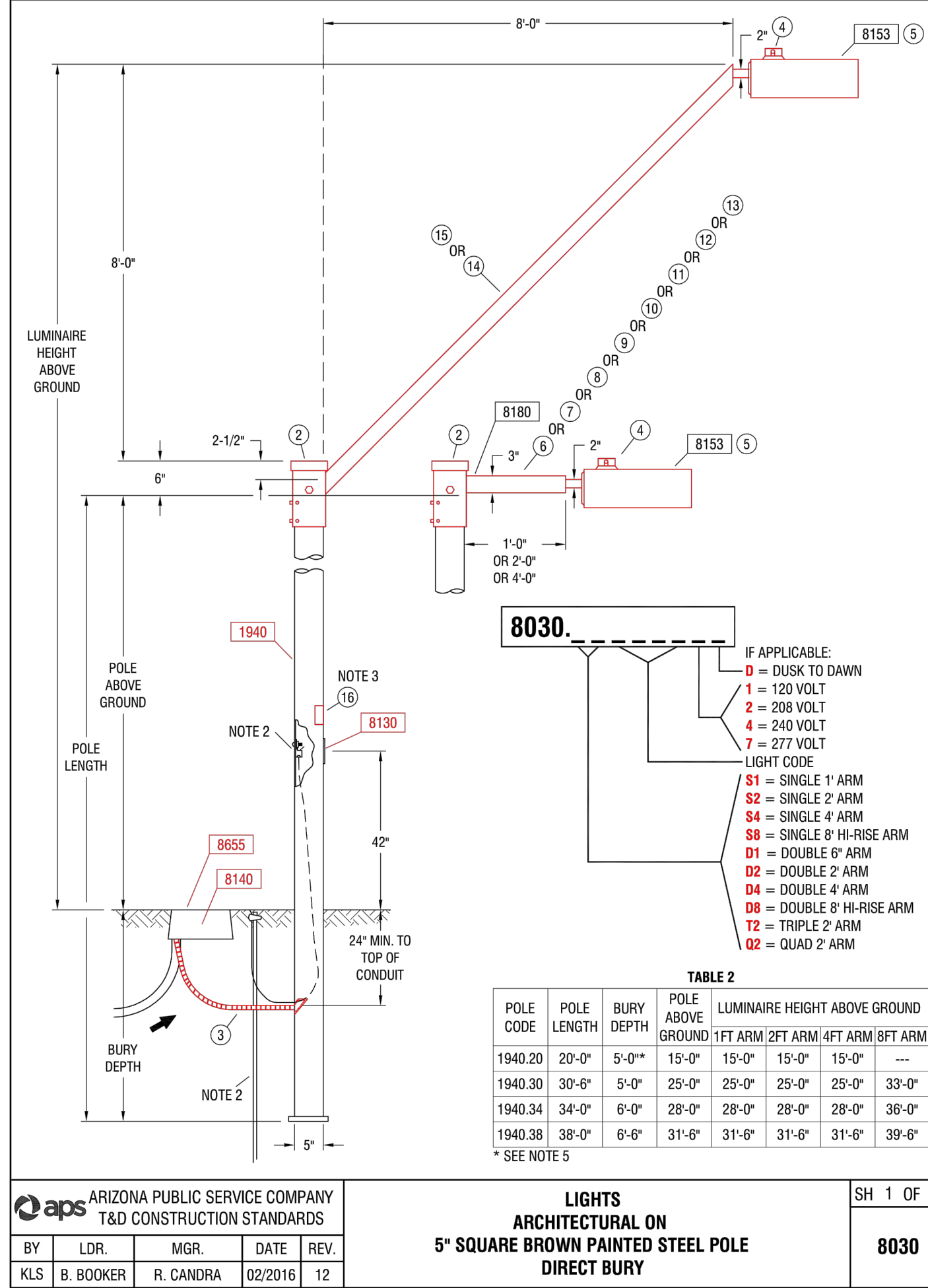
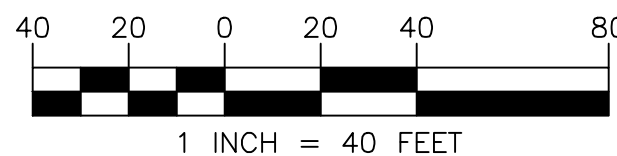


DRAWING NO:
SL2
OF 3

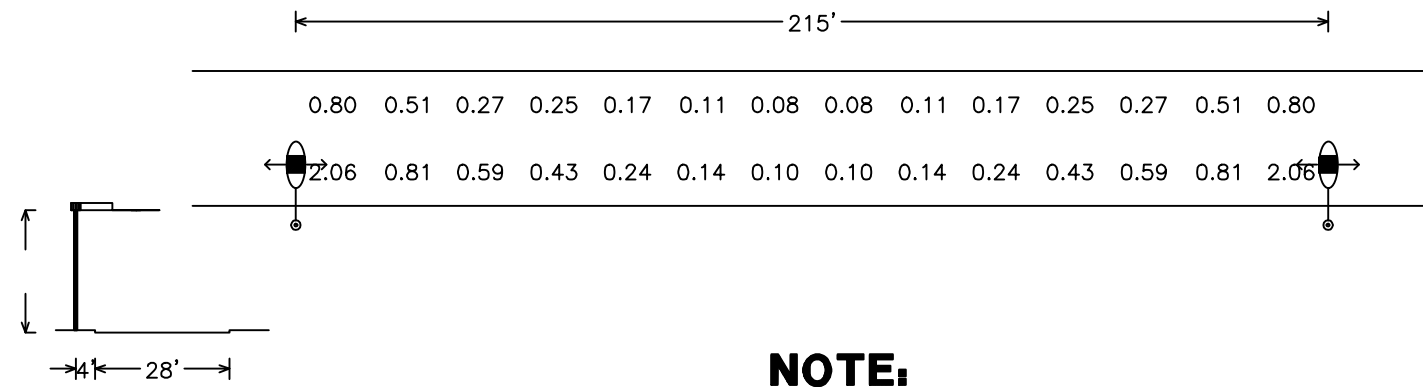
MATCHLINE 'A'
SEE SHEET SL2



GRAPHIC SCALE



WORST CASE MAXIMUM SPACING FOR LOCAL ROADS



NOTE:

ALL CALCULATIONS BASED ON ILLUMINANCE METHOD

LUMINAIRE TABLE				
GRAY ROADWAY SCALEABLE LED 3000K				
LIGHT CODE	COLOR	APN	WATTS	CATALOG #
CL50	GRAY	00141040	31	120/208/240/277
CL51		00141041	39	120/208/240/277
CL52		00141043	71	120/208/240/277
CL53		00141045	97	120/208/240/277
CL54		00141046	174	120/208/240/277

CONSTRUCTION NOTES

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

- NOTES:
- ADJUST PHOTO EYE TO FACE NORTH.
 - 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.
 - SIGN, "NOTICE THIS POLE IS OWNED AND MAINTAINED BY APS. DISCONNECT INSIDE" IS REQUIRED ON ALL DUSK-TO-DAWN AND AREA LIGHTING APPLICATIONS.
 - POLES THAT HAVE MORE THAN ONE LUMINAIRE REQUIRE A SEPARATE CIRCUIT WITH FUSING FROM THE J-BOX TO EACH LUMINAIRE.
 - USING THE 20'-0" POLE TO MATCH THE 16'-0" PEDESTRIAN LIGHT MOUNTING HEIGHT REDUCE POLE BURY DEPTH TO 4'-0".
 - THE BROWN PHOTO CONTROL IS A FAIL OFF CONTROL AND SHALL BE USED WITH ALL INDUCTION AND LED LUMINAIRES.
 - ON 277 VOLT STREET LIGHT CIRCUITS, INSTALL A '277 VOLT' MICART TAG ON CABLE IN J-BOX. TAG PROVIDED BY SPEC 8129.
 - THE LUMINAIRE SHOWN IS RECOMMENDED FOR THIS MOUNTING HEIGHT. SEE 8153 FOR ADDITIONAL BROWN ARCHITECTURAL LUMINAIRES.
 - THE TWO ARMED TENON BRACKET POSITIONS THE DOUBLE ARM 180 DEGREES APART.
 - TO ACCOMMODATE LESS THAN 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.
 - IN-LINE FUSE FOR UNDERGROUND FEEDS, SEE 8130-8140.
 - FOR PEDESTRIAN ONLY APPLICATIONS SEE 8030.

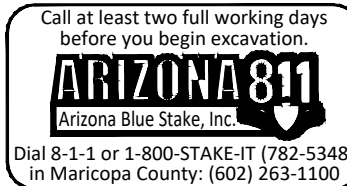
TABLE 1									
LIGHT CODE	APN	WATTS	K	TYPE	VOLTS	INITIAL LUMENS	MOUNTING HEIGHT		
AH15	00098450	100			120/208/240/277	9,500			
AH17	00098451	150			120/208/240/277	16,000			
AH18	00098452	250	2100	HPS	120/208/240/277	30,000			
AH19	00098454	400			120/208/240/277	50,000			
RL40	00128250	55	2700		120/208/240/277	8,500			
RL41	00128667	100			120/208/240/277	8,400			
RL42	00132846	120		IND	120/208/240/277	10,200			
RL43	00132850	150	5000		120/208/240/277	13,000			
RL44	00121153	200			120/208/240/277	15,250			
RL45	00116527	250			120/208/240/277	22,500			
RL46	00141047	32			120/208/240/277	3,800			
RL47	00141048	41			120/208/240/277	4,800			
RL48	00141049	88	3000	LED	120/208/240/277	8,200			
RL49	00141050	108		S	120/208/240/277	11,000			
RL50	00141051	162			120/208/240/277	19,000			
RL51	00128251	45			120/208/240/277	4,300			
RL52	00126804	60		LED	120/208/240/277	5,400			
RL53	00126805	95	4000	S	120/208/240/277	8,600			
RL54	00126806	113			120/208/240/277	10,000			
RL55	00126805	257			120/208/240/277	19,200			
AL56	00113722	62			120/208/240/277	7,100			
AL57	00128911	72		LED	120/208/240/277	8,300			
AL58	00113723	119		M	120/208/240/277	12,900			
AL59	00116528	119L*			120/208/240/277	12,900			
AL60	00107462	144			120/208/240/277	15,400			
AS20	33806772	55			120/240	8,000			
AS21	33806774	90	1700	LPS	120/240	13,500			
AS22	33806776	135			120/240	22,500			
AS23	33806778	180			120/240	33,000			

* CALL STANDARDS ENGINEERING FOR APPLICATION

MATERIAL LIST									
ITEM	QTY	QTY	QTY	QTY	QTY	QTY	QTY	DESCRIPTION	APN
1	-	-	-	-	-	-	-	BRACKET ARM SLIP BOLTED	00082251
2	1	1	1	1	1	1	1	CAP STL SLIP SQ 5.5" ARM	00100036
3	10	10	10	10	10	10	10	CONDUIT 1" PVC FLEX CORR	32900891
4	1	1	1	1	2	2	3	CONTROL PHOTO MULT BR-20	00073241
5	1	1	1	1	2	2	3	LUMINAIRE - SEE TABLE 1	
6	-	-	-	-	-	-	-	MAST ARM STL 3" SQ X 1" DBL	00121154
7	1	-	-	-	-	-	-	MAST ARM STL 3" SQ X 1" SGL	00088370
8	-	-	-	-	-	-	-	MAST ARM STL 3" SQ X 2" DBL	33701117
9	-	-	-	-	-	-	-	MAST ARM STL 3" SQ X 2" QUAD	00052665
10	-	1	-	-	-	-	-	MAST ARM STL 3" SQ X 2" SGL	33701116
11	-	-	-	-	-	-	-	MAST ARM STL 3" SQ X 2" TPL	00052664
12	-	-	-	-	-	-	-	MAST ARM STL 3" SQ X 4" DBL	00073267
13	-	1	-	-	-	-	-	MAST ARM STL 3" SQ X 4" SGL	00061738
14	-	-	-	-	-	-	-	MAST ARM STL 3" SQ X 6" SGL	33701120
15	-	-	-	-	-	-	-	MAST ARM STL 8" BOLT-ON	00052652
16	1	1	1	1	1	1	1	SIGN POLE OWNED BY APS	00050092

LEGEND

- 4,900 LUMEN LED STREET LIGHT, SQUARE POLE
- EXISTING STREET LIGHT
- PULL BOX
- NEW CONDUIT RUN
- FIRE HYDRANT



WRIGHT ENGINEERING
PROJECT NO:
20151

DESIGN BY: DMH
DRAWN BY: DMH
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
DESERT OASIS
PHASE 3 PARCEL L-1A
STREET LIGHT DETAILS**

NO. DATE SUBMITTALS/REVISIONS (DESCRIPTIONS)

1	APR 2020	1ST SUBMITTAL
---	----------	---------------

Professional Engineer
46691
ADAM M. BOWERS
Expire 9-30-22

DRAWING NO:
SL3
OF 3

Call at least two full working days before you begin excavation
ARIZONA 811
Dial 811 or 1-800-STAKE-IT (782-5348) in Maricopa County: (602) 263-1100

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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:

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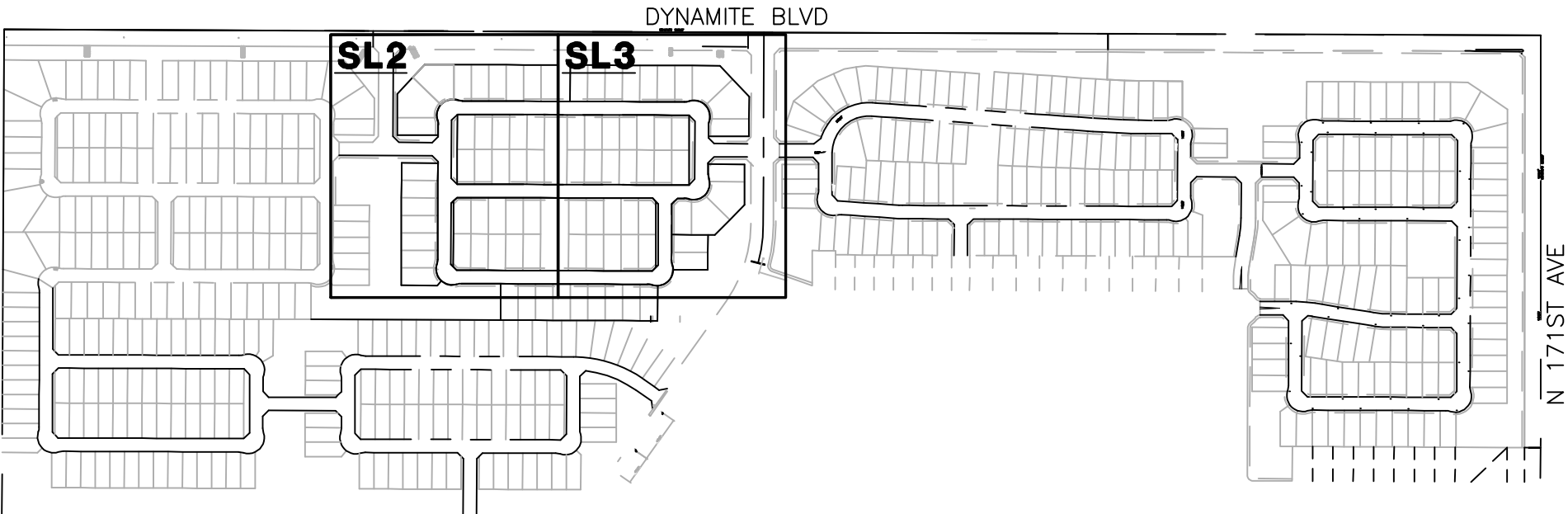
UTILITIES WITHIN OR AFFECTED BY THE PROJECT	
UTILITY CONTACT	DATE SUBMITTED
ARIZONA PUBLIC SERVICE	5/11/2020
CENTURY LINK	5/11/2020
COX COMMUNICATIONS	5/11/2020
SOUTHWEST GAS	5/11/2020

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.



CITY OF SURPRISE APPROVAL

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CITY OF SURPRISE ENGINEER

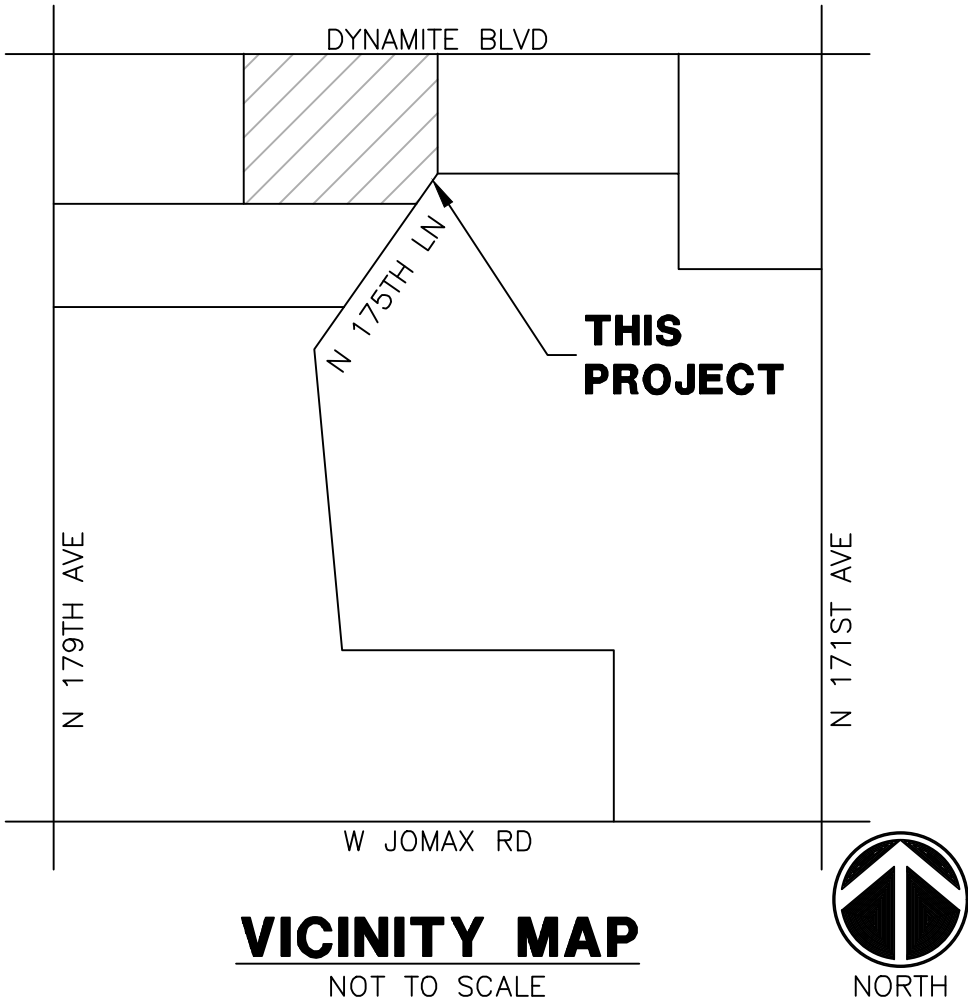
DATE

CIVIL ENGINEER
CVL CONSULTANTS
4550 N. 12TH STREET
PHEONIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: DAVE COBLE

OWNER
METRO OASIS LLLP
17700 N. PACESETTER WAY, SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3252
CONTACT: TIM BRISLIN

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

*PER UTILITY COMPANY REQUIREMENTS



SHEET INDEX

COVER SHEET	SL1
STREET LIGHT PLAN	SL2
STREET LIGHT PLAN	SL3
STREET LIGHT DETAILS	SL4



SURPRISE, ARIZONA

DESERT OASIS

PHASE 3 PARCEL L-1B

STREET LIGHT COVER SHEET

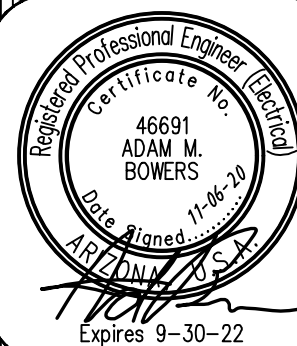
WRIGHT ENGINEERING
PROJECT NO:
20151
DESIGN BY: DMH
DRAWN BY: DMH
CHECKED BY: AMB

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:

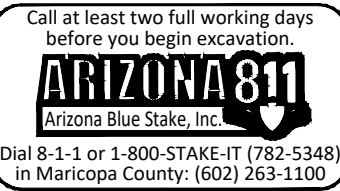
NO. DATE SUBMITTALS/REVISIONS (DESCRIPTIONS)

1 APR 2020 1ST SUBMITTAL

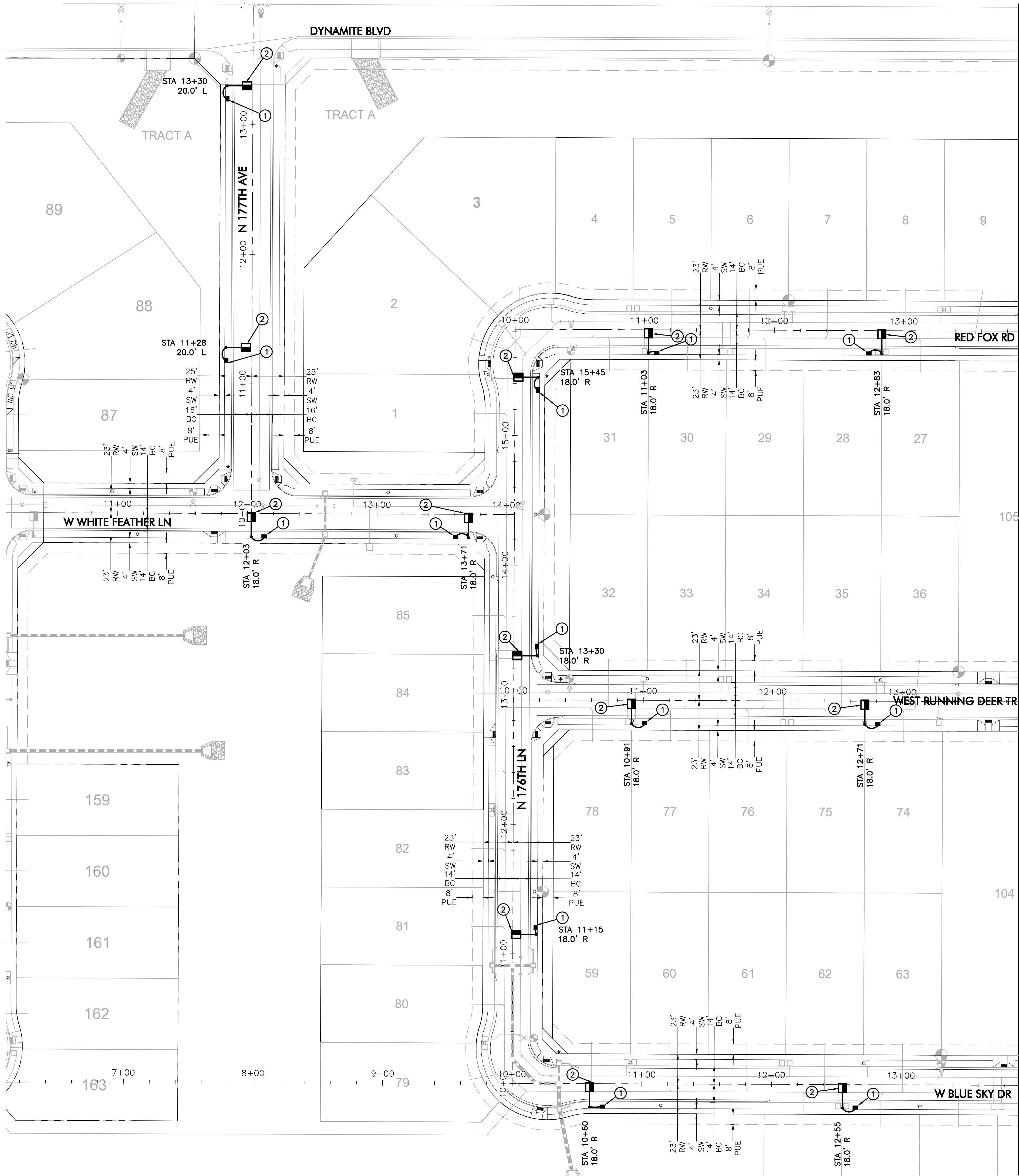


DRAWING NO:

SL1
OF 4



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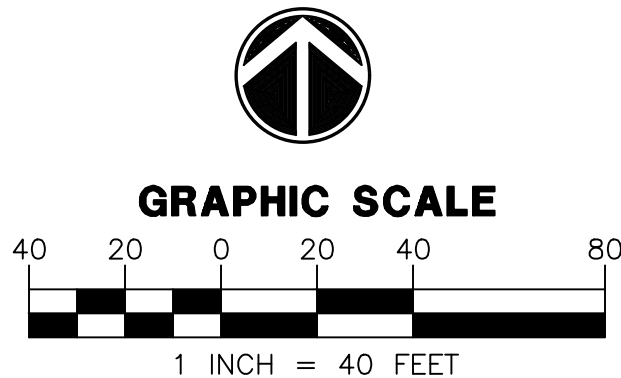


LEGEND

- 4,900 LUMEN LED STREET LIGHT, SQUARE POLE
- EXISTING STREET LIGHT
- PULL BOX
- NEW CONDUIT RUN
- FIRE HYDRANT

CONSTRUCTION NOTES

- INSTALL APS PULL BOX NEXT TO POLE. 1" CONDUIT WITH (2) #14 TYPE THHN/THWN & (1) #14 BARE BOND FROM PULL BOX TO FUSE HOLDER IN STREET LIGHT PER APS DETAILS & SPECIFICATIONS.
- 39W LED (4,900 LUMEN) LUMINAIRE (SEE LUMINAIRE TABLE), PHOTOCELL, 30'-6" DIRECT BURIED POLE, 2' MAST ARM PER APS DETAIL 8030 (SEE SHEET SL4). (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. WIRING, FUSING, & GROUNDING PER APS DETAILS & SPECIFICATIONS.



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

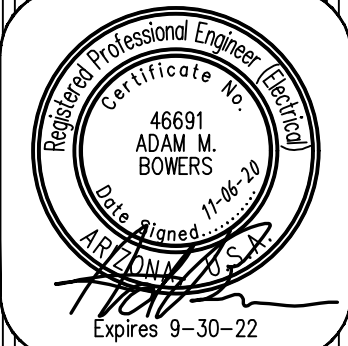
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WRIGHT
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ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
www.wrightengineering.us

PROJECT: TITLE:
**SURPRISE, ARIZONA
DESERT OASIS
PHASE 3 PARCEL L-1B
STREET LIGHT PLAN**

NO. DATE SUBMITTALS/REVISIONS (DESCRIPTIONS)

1 APR 2020 1ST SUBMITTAL

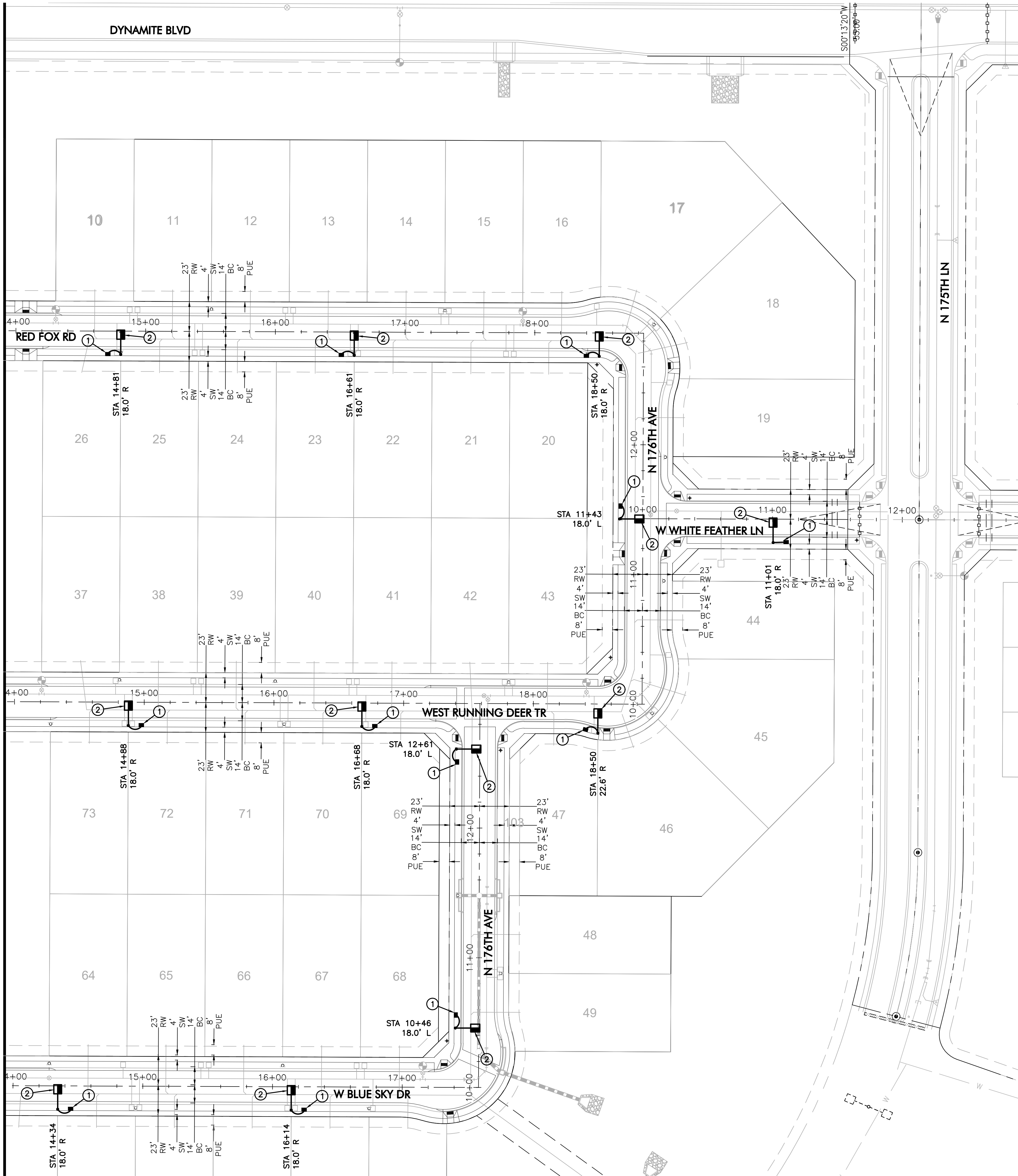


DRAWING NO:
SL2
OF 4

CASE NUMBER: FS20-322 H:\2020\20151-Desert Oasis Phase 2 & 3\20151-SL-PARCEL-1B.dwg

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MATCHLINE 'A'
SEE SHEET SL2

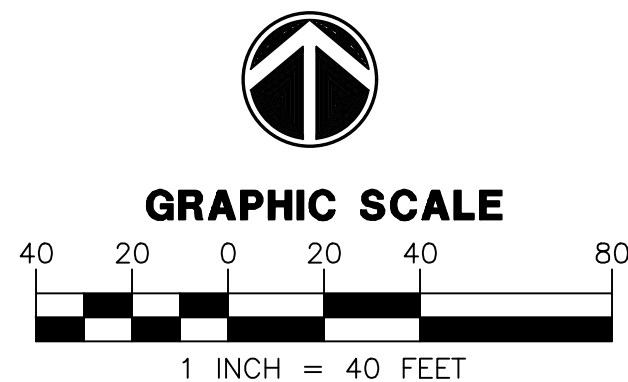


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- EXISTING STREET LIGHT
- PULL BOX
- NEW CONDUIT RUN
- FIRE HYDRANT

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PROJECT: TITLE:
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DESERT OASIS
PHASE 3 PARCEL L-1B
STREET LIGHT PLAN**

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

Professional Engineer
46691
ADAM M.
BOMERS
Expires 9-30-22

DRAWING NO:
SL3
OF 4

CASE NUMBER: FS20-322 H:\2020\20151-Desert Oasis Phase 2 & 3\20151-SL-PARCEL-1B.dwg

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FS20-323 RCVD 11/13/2020

STREET LIGHTING REQUIREMENTS

5.00 GENERAL NOTES:
THE FOLLOWING INFORMATION IS PROVIDED TO EMPHASIZE CRITICAL WORK AND IS INTENDED TO SUPPLEMENT THE SPECIFICATIONS. SHOULD THERE BE A CONFLICT WITH THE SPECIFICATIONS, THIS DOCUMENT SHALL TAKE PRECEDENCE.
ALTERNATES SHALL BE PRE-APPROVED BY THE CITY ENGINEERING MANAGER. APPROVAL OF ALTERNATE PRODUCTS SHALL BE ON AN EQUAL BASIS WITH THE PRODUCT SPECIFIED AND SHALL BE SUBMITTED A MINIMUM OF TEN (10) DAYS PRIOR TO BID OPENING. STRUCTURAL CALCULATIONS SHALL BE FURNISHED FOR ALTERNATE PRODUCTS AND CERTIFIED BY A STRUCTURAL ENGINEER, REGISTERED IN THE STATE OF ARIZONA. LUMINAIRES AND LAMPS SHALL MEET OR EXCEED THE PHOTOMETRIC, ELECTRICAL, AND MECHANICAL REQUIREMENTS FOR THE SPECIFIED PRODUCTS.
THE CONTRACTOR SHALL COMPLY WITH STATE AND CITY STATUTES, AND MANUFACTURER'S RECOMMENDATIONS.
THE SUBMITTAL PACKAGE SHALL CONSIST OF THREE (3) COPIES OF EQUIPMENT/MATERIAL TO BE INSTALLED AND SHALL BE BOUND/STAPLED IN A FOLDER AND SUBMITTED AT THE TIME OF PERMIT APPLICATION.
PRIOR TO SUBMITTING A PROPOSAL, THE BIDDER SHALL EXAMINE ALL GENERAL CONSTRUCTION DRAWINGS AND VISIT THE CONSTRUCTION SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS UNDER WHICH HE WILL OPERATE AND WHICH WILL IN ANY WAY AFFECT THE WORK UNDER THE CONTRACT. NO SUBSEQUENT ALLOWANCE WILL BE MADE IN THIS CONNECTION IN THE BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART.
PRIOR TO ORDERING ANY MATERIALS OR DOING ANY WORK, THE CONTRACTOR SHOULD VERIFY DIMENSIONS AT THE SITE. IMMEDIATELY REPORT DIFFERENCES TO THE ENGINEERING MGR. AND SHOULD NOT PROCEED WITH WORK UNTIL THE ENGINEERING MGR. RENDERS A DECISION. NO EXTRA CHARGES OR COMPENSATION WILL BE ALLOWED FOR DIFFERENCES IN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED ON THE DRAWINGS.
5.01 GENERAL:
THE ELECTRICAL CONTRACTOR SHALL COMPLY WITH ALL LICENSING REQUIREMENTS SET FORTH BY THE STATE REGISTRAR OF CONTRACTORS OFFICE TO PERFORM WORK RELATING TO STREET LIGHT INSTALLATION IN THE CITY RIGHT-OF-WAY.
ONE PROJECT UNDERGROUND UTILITIES (RIGHT OF WAY) PERMIT AND ONE STREETLIGHT PERMIT FOR EACH STREET LIGHT POLE SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
5.02 WORKING / "AS BUILT" PLANS:
ACCEPTANCE OF THE COMPLETED IMPROVEMENTS WILL NOT BE GIVEN UNTIL 4 MIL PHOTO MYLAR REPRODUCIBLE "AS BUILT" PLANS HAVE BEEN SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.
5.03 LIGHT POLES:
LIGHT POLES SHALL BE INSTALLED PLUMB, BE ADJUSTED TO PROVIDE PROPER ALIGNMENT TO THE ROADWAY BEING LIGHTED AND BE PROPERLY GROUNDED WHEN THE INSTALLATION IS COMPLETE.
5.04 EMBEDMENT:
DIRECT BURIED POLES SHALL BE SET IN A TWELVE (12) INCH AUGURED HOLE DEPTH AS SPECIFIED IN UNDISTURBED EARTH. POLE SHALL BE SET PLUMB IN TWO DIRECTIONS 90 DEGREES APART. HAND TAMPING OF ABC BACKFILL WITH PNEUMATIC OR VIBRATING EQUIPMENT IS THE ACCEPTABLE METHOD OF COMPACTION. BACKFILL SHALL BE COMPACTED TO 85% OF MAXIMUM DENSITY AS DEFINED BY ASTM D-2922 AND D-3017. A GROUND ROD SHALL BE INSTALLED ADJACENT TO PULL BOX IN UNDISTURBED SOIL AND A LEAD IN COPPER BOND WIRE (#6) SHALL BE INSTALLED IN 1" CARFLEX LIQUIDTIGHT FLEXIBLE NONMETALLIC CONDUIT (OR EQUAL) FOR POLE GROUNDING.
SURPLUS EXCAVATION SHALL BE DISPOSED OF BY THE CONTRACTOR.
5.05 LUMINAIRES:
LUMINAIRES SHALL BE INSTALLED LEVEL AND INCLUDE A LAMP AND PHOTOCCELL. CONTRACTOR SHALL ASSURE THAT THE LUMINAIRES SHALL BE FREE OF DUST, DIRT OR ANYTHING THAT WOULD IMPAIR THE OUTPUT OF THE LIGHT BEFORE HE LEAVES THE SITE.
LUMINAIRES FURNISHED WITH MULTI-TAP BALLASTS SHALL BE REWIRED OR RECONNECTED TO MATCH THE VOLTAGE SUPPLIED BY THE ELECTRIC UTILITY COMPANY.
5.06 WIRING:
WIRING SHALL BE INSTALLED PER UTILITY STANDARDS.
5.07 GROUNDING:
EACH POLE SHALL HAVE A 8' X 5/8" COPPER CLAD GROUND ROD DRIVEN ADJACENT TO PULL BOX. A #6 BARE COPPER LEAD FROM THE GROUND ROD IN PULL BOX TO LANDING LUG IN STREET LIGHT POLE HAND HOLE.
5.08 PULL BOXES:
EXCAVATION FOR PULL BOXES AND MATERIAL SPECIFICATION SHALL BE PER THE ELECTRIC UTILITY COMPANY STANDARDS.
5.09 TRENCH
TRENCH SHALL BE INSTALLED PER THE UTILITY COMPANY STANDARDS.
THE USE OF A COMMON ELECTRIC UTILITY COMPANY TRENCH IS PERMITTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANY FOR COORDINATION OF TRENCHING AND THE INSTALLATION OF CONDUIT.
CONDUIT SHALL BE INSTALLED AT THE DEPTH SPECIFIED ON THE PLANS. CONDUIT SHALL BE 1 INCH CARFLEX LIQUIDTIGHT FLEXIBLE NONMETALLIC CONDUIT OR EQUAL. CONDUIT MUST BE UL RATED AND SUITABLE FOR UNDERGROUND USE.
CONNECTIONS SHALL BE PER UTILITY STANDARDS.
5.12 LIGHT POLE IDENTIFICATION:
THE CONTRACTOR SHALL FURNISH AND INSTALL A NUMBER ON EACH LIGHT POLE. STREET LIGHT POLE IDENTIFICATION AND SPECIFICATIONS WILL BE PROVIDED BY THE CITY OF SURPRISE.

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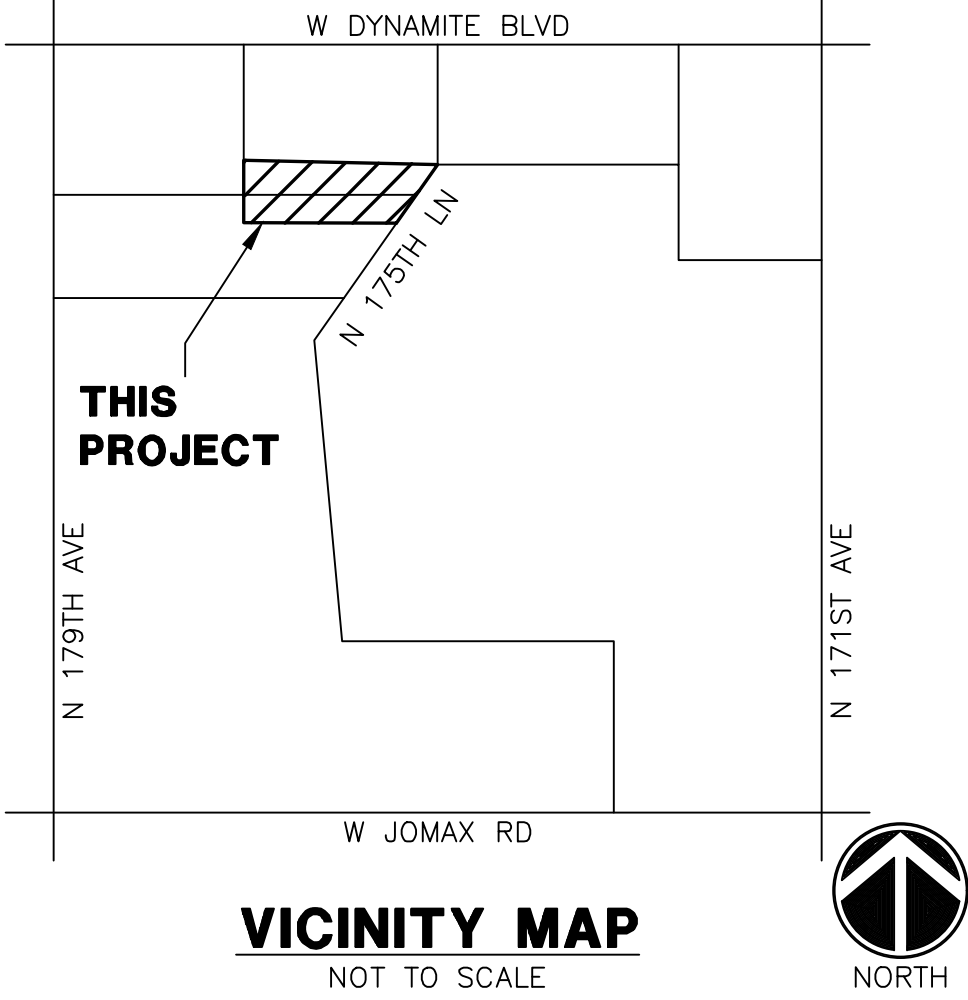
CITY OF SURPRISE ENGINEER

DATE

STREET LIGHTING (APS AREA)													
KEY NO.	SYMBOL	STREET TYPE	OFFSET BEHIND B/C	QUANTITY	POLE		MAST ARM	LUMINAIRE					
					POLE HEIGHT	FOUNDATION		SIZE	MOUNTING HEIGHT	LUMENS	WATTAGE	I.E.S. DIST.	STYLE
①		LOCAL	PER PLANS	29	30'-6"	DIRECT BURY	2'-0"	25'-0"	4,900	39W	TYPE II	*	LED ARCHITECTURAL (SHOEBOX)
④		LOCAL	PER PLANS	2	38'-0"	DIRECT BURY	8' X 8'	38'-0"	9,600	97W	TYPE II	*	LED ARCHITECTURAL (SHOEBOX)

*PER UTILITY COMPANY REQUIREMENTS

DESERT OASIS
PHASE 3 PARCEL L-2
STREET LIGHT DESIGN



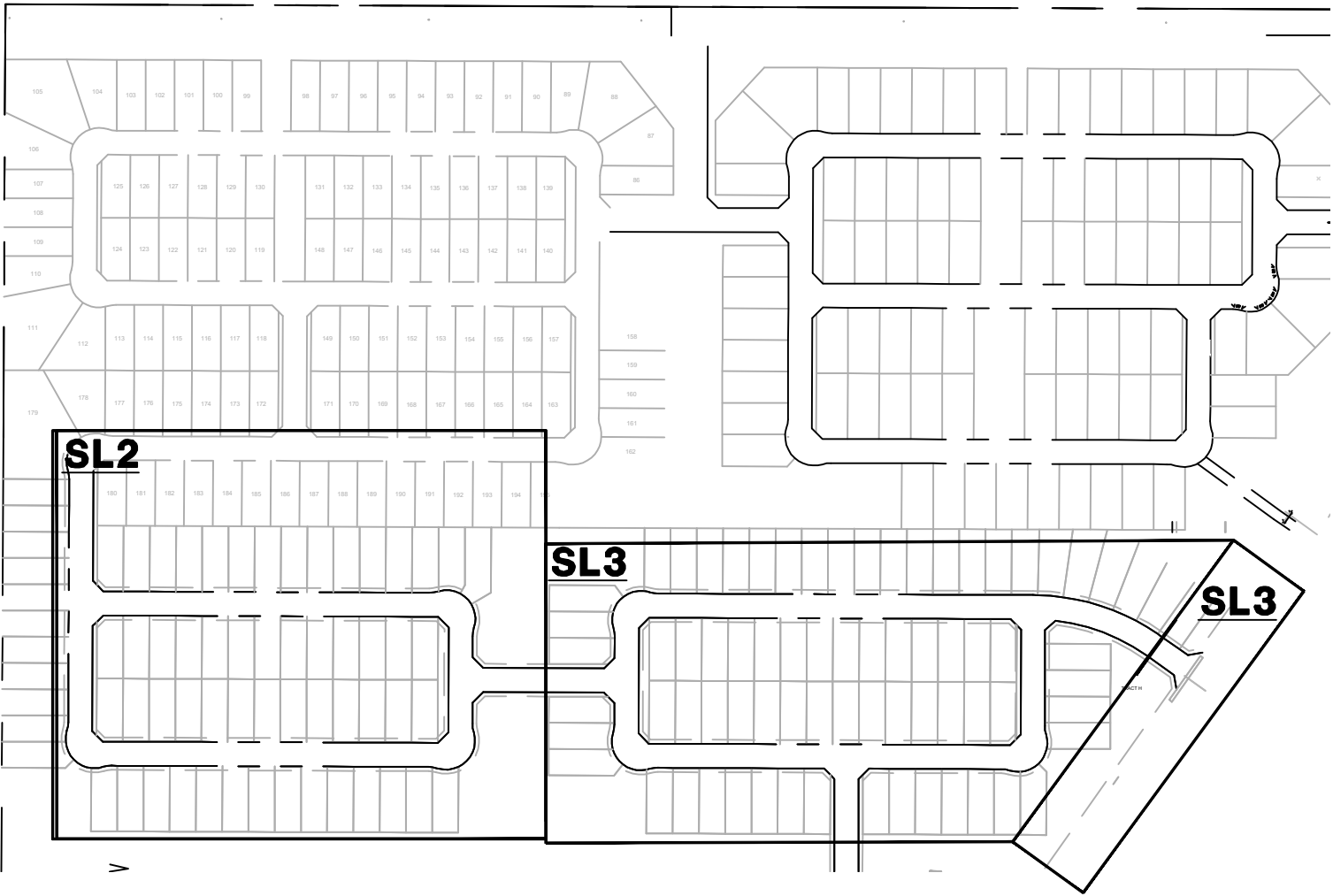
VICINITY MAP
NOT TO SCALE

NOTE

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

SHEET INDEX

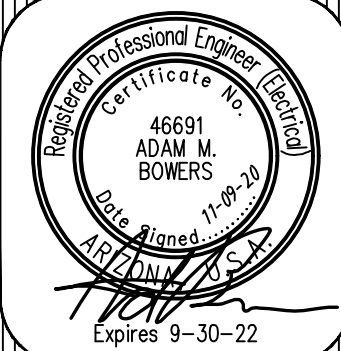
COVER SHEET	SL1
STREET LIGHT PLAN	SL2
STREET LIGHT PLAN	SL3
STREET LIGHT DETAILS	SL4
PHOTOMETRICS	SL5

WRIGHT ENGINEERING
PROJECT NO:
20151
DESIGN BY: DMH
DRAWN BY: DMH
CHECKED BY: AMB

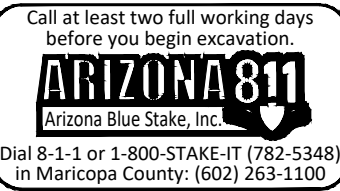
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PROJECT: TITLE:
**SURPRISE, ARIZONA
DESERT OASIS
PHASE 3 PARCEL L-2
STREET LIGHT COVER SHEET**

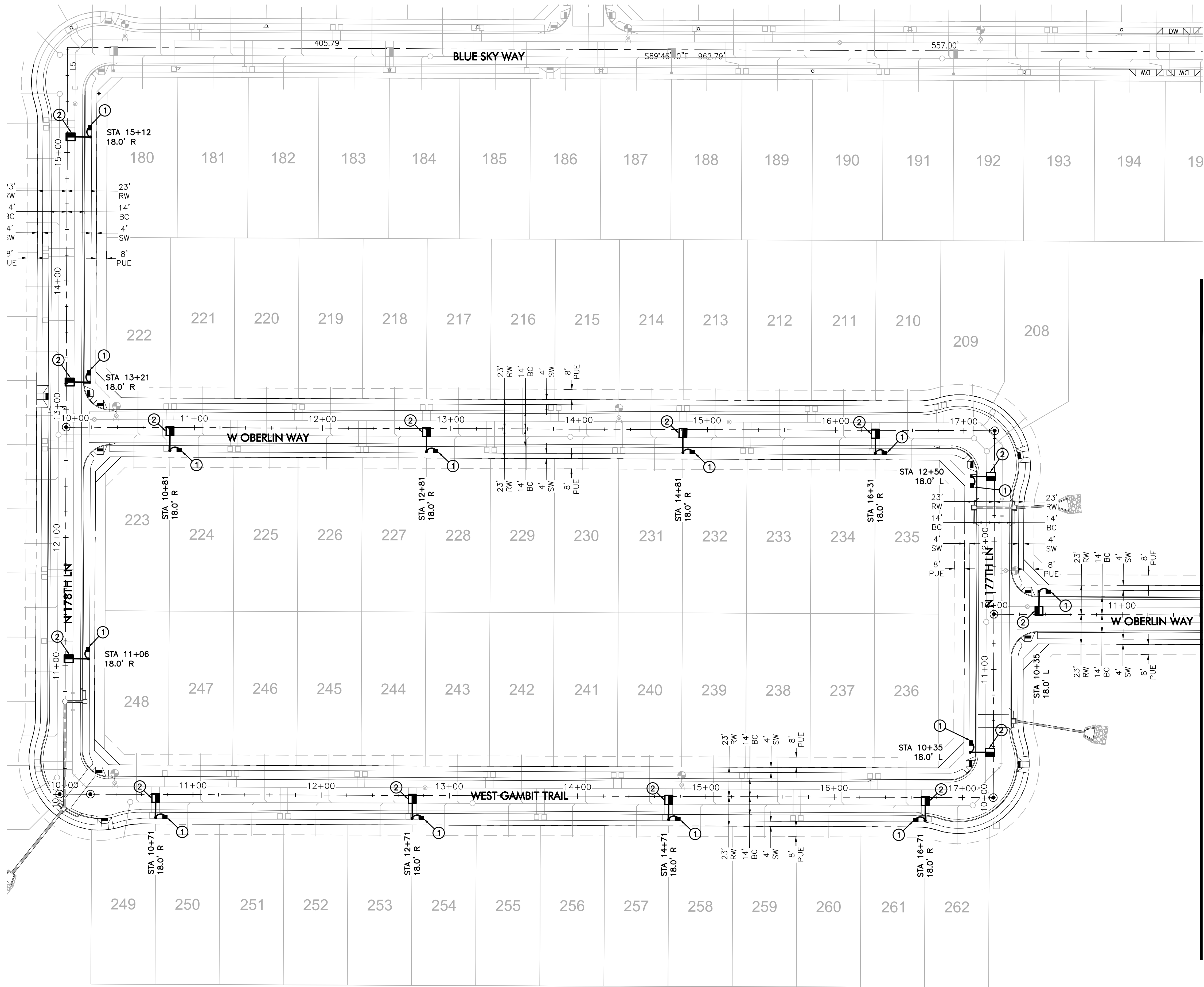
NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	APR 2020	1ST SUBMITTAL



DRAWING NO:
SL1
OF 5



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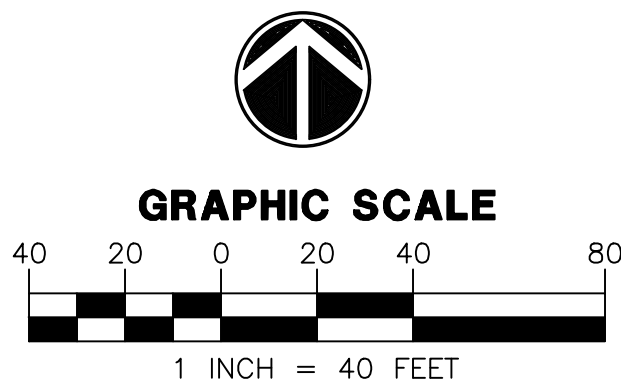
LEGEND

- 4,900 LUMEN LED STREET LIGHT, SQUARE POLE
- EXISTING STREET LIGHT
- PULL BOX
- NEW CONDUIT RUN
- FIRE HYDRANT
- 9,600 LUMEN LED STREET LIGHT, SQUARE POLE

CONSTRUCTION NOTES

- INSTALL APS PULL BOX NEXT TO POLE. 1" CONDUIT WITH (2) #14 TYPE THHN/THWN & (1) #14 BARE BOND FROM PULL BOX TO FUSE HOLDER IN STREET LIGHT PER APS DETAILS & SPECIFICATIONS.
- 39W LED (4,900 LUMEN) LUMINAIRE (SEE LUMINAIRE TABLE), PHOTOCELL, 30"-6" DIRECT BURIED POLE, 2" MAST ARM PER APS DETAIL 8030 (SEE SHEET SL4). (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. WIRING, FUSING, & GROUNDING PER APS DETAILS & SPECIFICATIONS.
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MATCHLINE 'A'
SEE SHEET SL3



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

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PROJECT NO:
20151
DESIGN BY: DMH
DRAWN BY: DMH
CHECKED BY: AMB

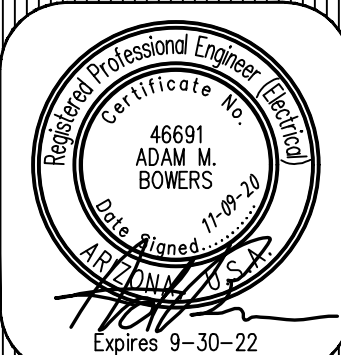
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PROJECT: TITLE:

**SURPRISE, ARIZONA
DESERT OASIS
PHASE 3 PARCEL L-2
STREET LIGHT PLAN**

NO. DATE SUBMITTALS/REVISIONS (DESCRIPTIONS)

1 APR 2020 1ST SUBMITTAL



DRAWING NO:

SL2
OF 5

CASE NUMBER: FS200-323 H:\2020\20151-Desert Oasis Phase 2 & 3\20151-SL-PARCEL-2A.dwg

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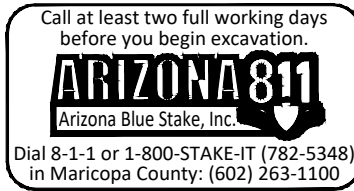
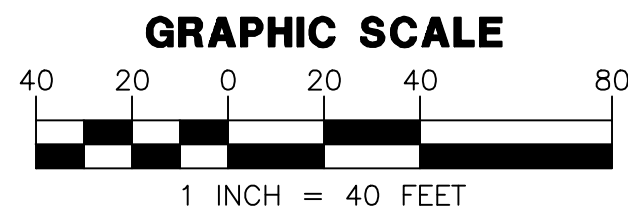
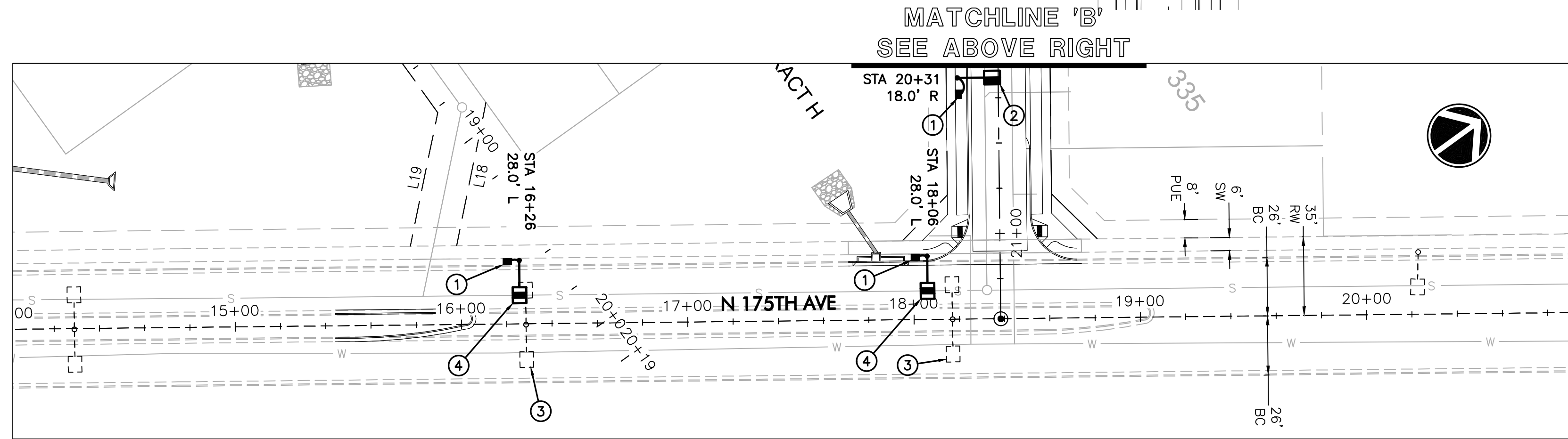
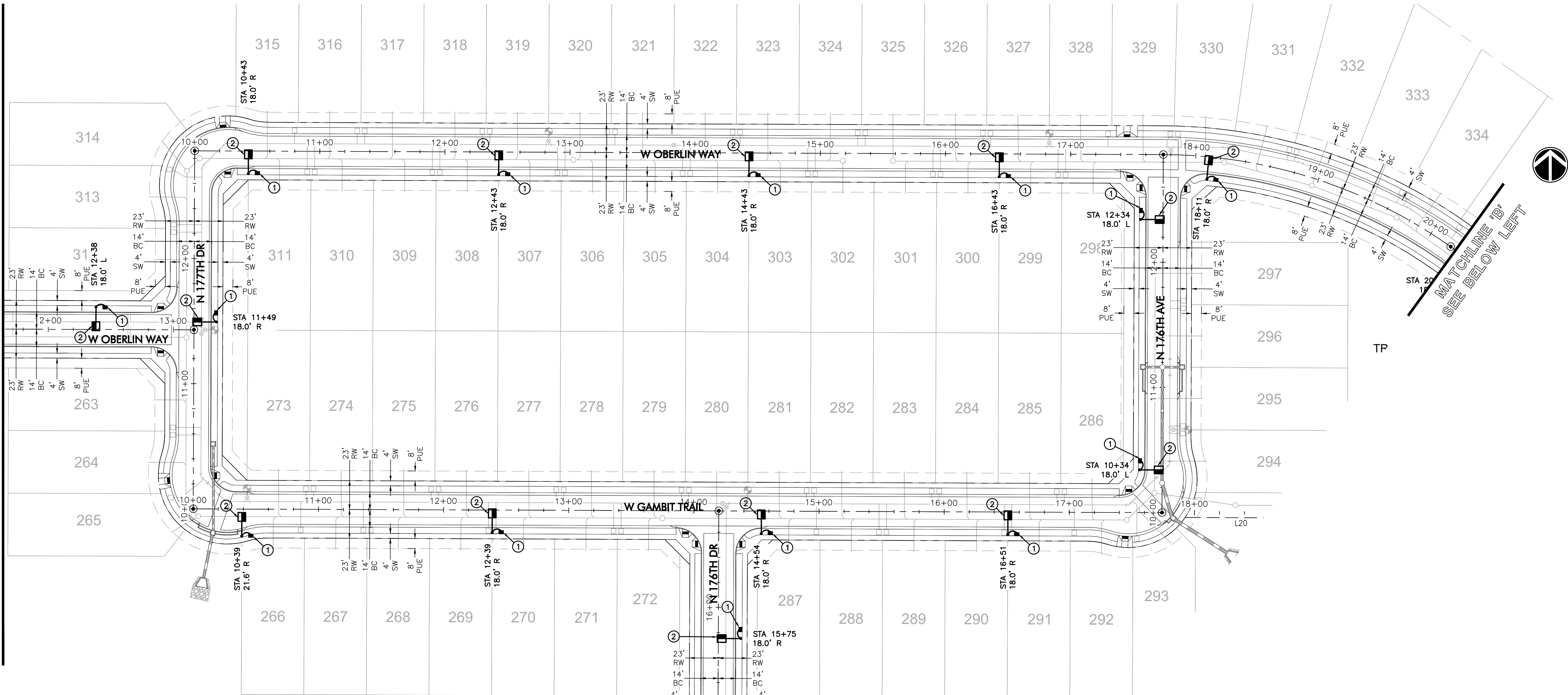
MATCHLINE 'A' SEE SHEET SL2

LEGEND

- 4,900 LUMEN LED STREET LIGHT, SQUARE POLE
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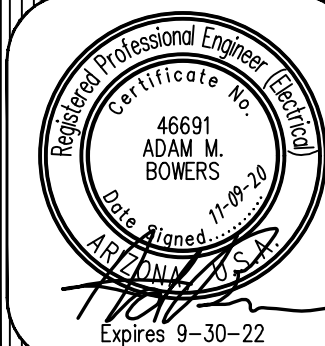


PROJECT: TITLE:

SURPRISE, ARIZONA
DESERT OASIS
PHASE 3 PARCEL L-2
STREET LIGHT PLAN

NO. DATE SUBMITTALS/REVISIONS (DESCRIPTIONS)

1 APR 2020 1ST SUBMITTAL



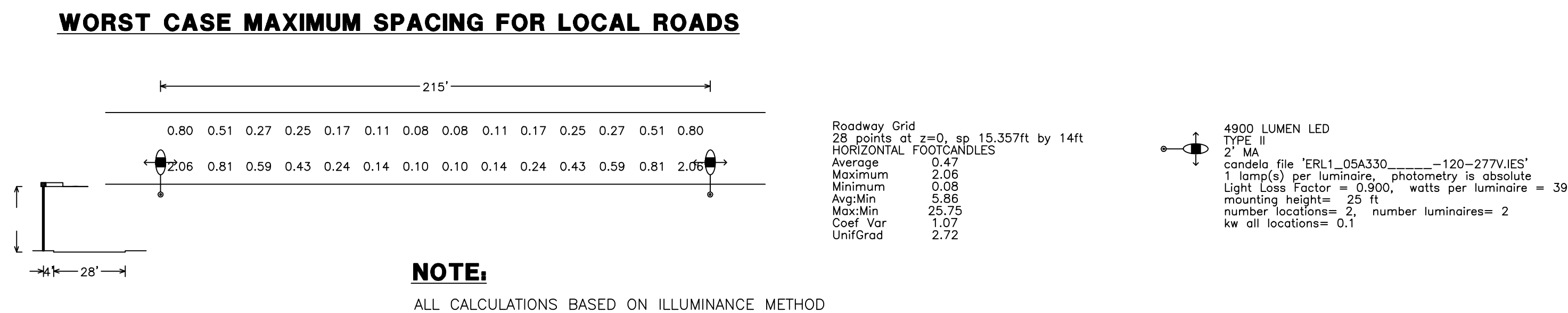
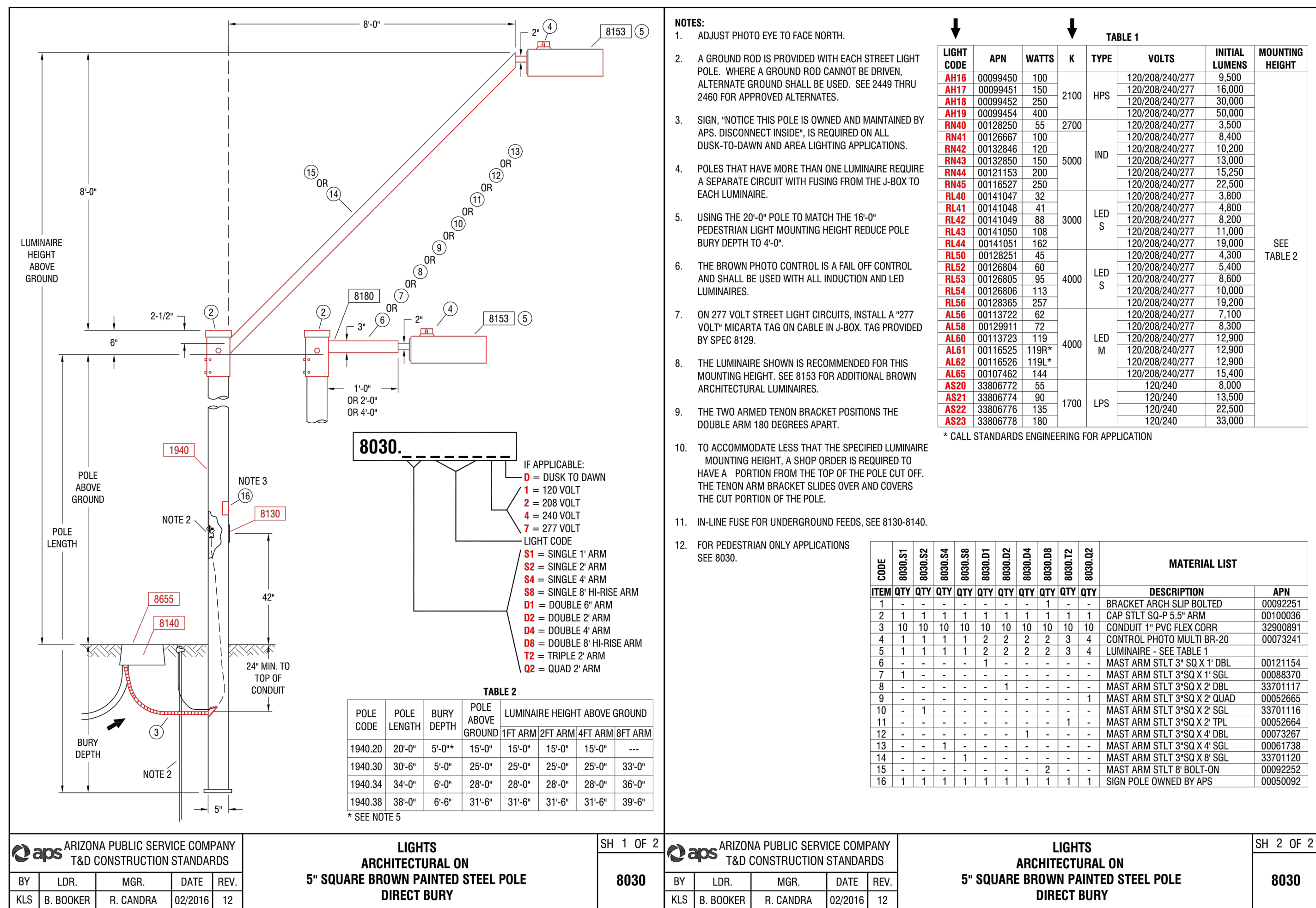
DRAWING NO:

SL3
OF 5

CASE NUMBER: FS20-323 H: 2020/20151-Desert Oasis Phase 2 & 3/20151-SL-PARCEL-2A.dwg

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20151
DESIGN BY: DMH
DRAWN BY: DMH
CHECKED BY: AMB

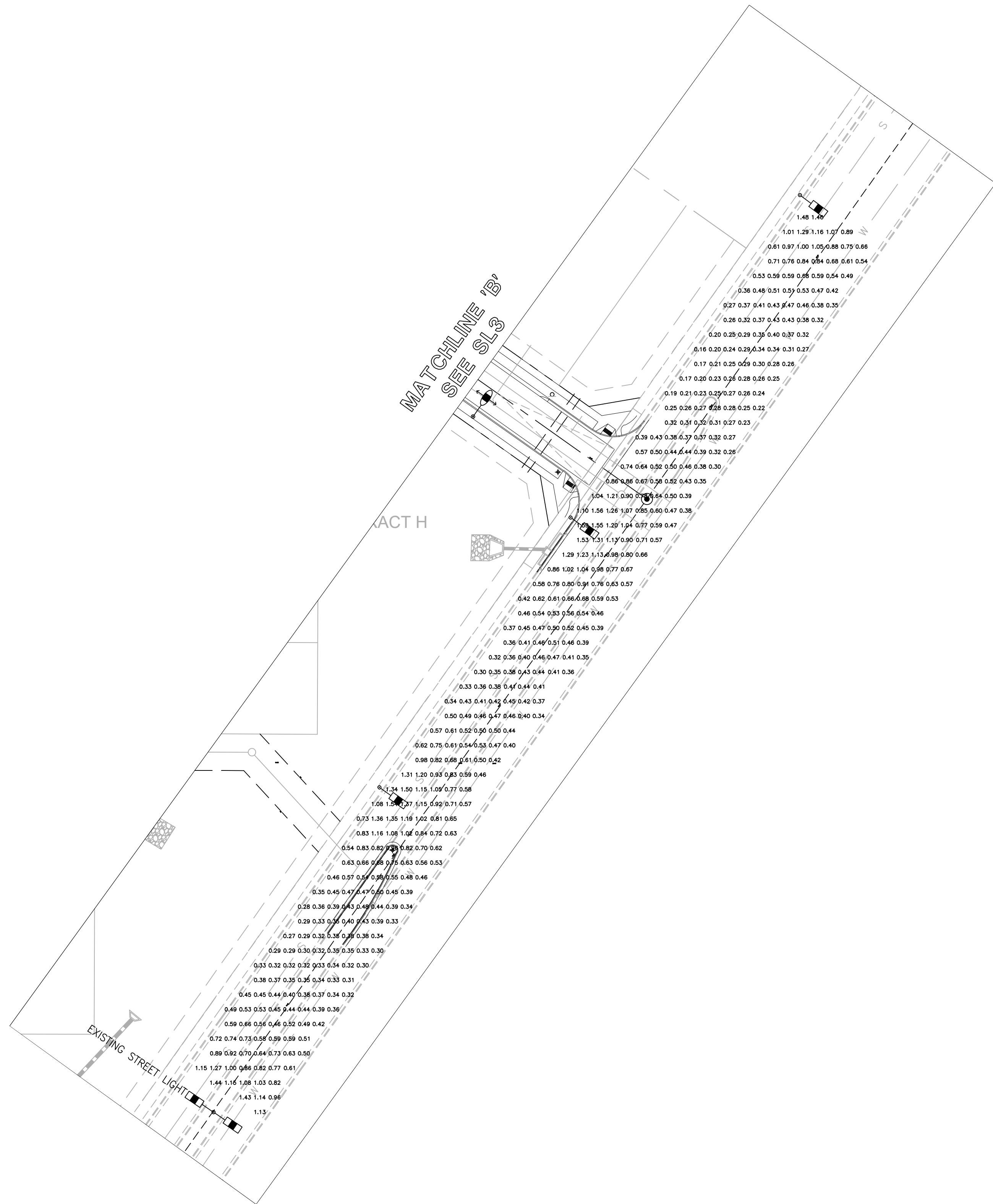
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LUMINAIRE TABLE						
DARK BRONZE ROADWAY SCALEABLE LED 3000K						
LIGHT CODE	COLOR	APN	WATTS	VOLTS	INITIAL LUMENS	CATALOG #
RL40	DKBZ	00141047	31	120/208/240/277	3,900	ERL1004B330ADKBZGLRX
RL41		00141048	39	120/208/240/277	4,900	ERL1005A330ADKBZGLRX
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	ERL2012C330ADKBZGLR

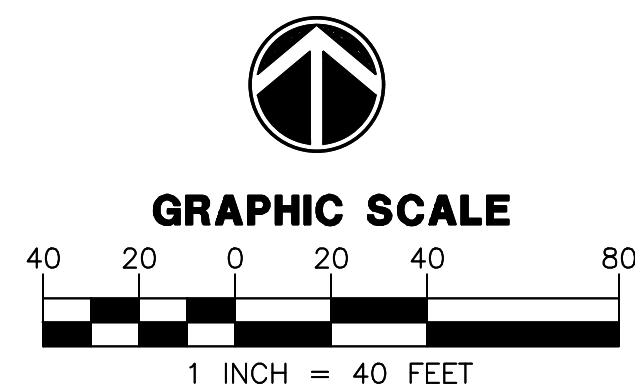
CODE	8003.51	8003.52	8003.53	8003.54	8003.55	8003.61	8003.62	8003.63	8003.64	8003.65	8003.66	8003.67	8003.68	8003.69	8003.72	MATERIAL LIST	APN
ITEM	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	DESCRIPTION	
1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	BRACKET ARM SLP BOLTED	00092251
2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CAP STL 3/8" X 5.5" ARM	00100059
3	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	CONDUIT 1" PVC FLEX CORR	32008091
4	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	CONTR. PHOTO MOLD BR-20	00072154
5	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	LUMINAIRE - SEE TABLE	
6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	MAST ARM STL 2" X 2" X 1/2"	00112514
7	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	MAST ARM STL 3" SQ X 1" DBL	00088370
8	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	MAST ARM STL 3" X 2" X SGL	33701117
9	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	MAST ARM STL 3" SQ X 2" QUAD	00052685
10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	MAST ARM STL 3" SQ X 2" SGL	33711515
11	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	MAST ARM STL 3" SQ X 2" PTL	00052684
12	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	MAST ARM STL 3" SQ X 4" DBL	00073267
13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	MAST ARM STL 3" SQ X 4" SGL	00061738
14	-	-	1	-	-	-	-	2	-	-	-	-	-	-	-	MAST ARM STL 3" SQ X 2" SGL	33701120
15	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	SIGN POLE OWNED BY 8-LOTON	00092252
16	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	SIGN POLE OWNED BY APS	00050092

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175	
412 points	at z=0, sp 8ft by 8ft
HORIZONTAL FOOTCANDLES	
Average	0.58
Maximum	1.59
Minimum	0.16
Avg:Min	3.64
Max:Min	9.94
Coef Var	0.53
UnifGrad	1.86


 9,600 LUMEN LED III
 TYPE III 8'X8' MAST ARM
 candelabra file "ERL1_10C330_.....IES"
 1 lamp(s) per luminaire, photometry is absolute
 Light Loss Factor = 0.900, watts per luminaire = 97
 mounting height= 36 ft
 number locations= 5, number luminaires= 5
 kw all locations= 0.5



Call at least two full working days
before you begin excavation.

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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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PROJECT NO:
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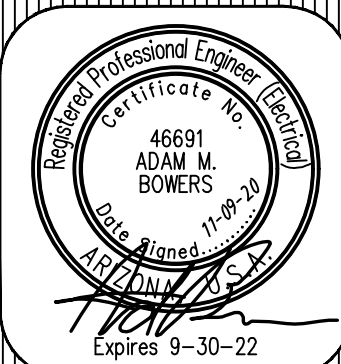
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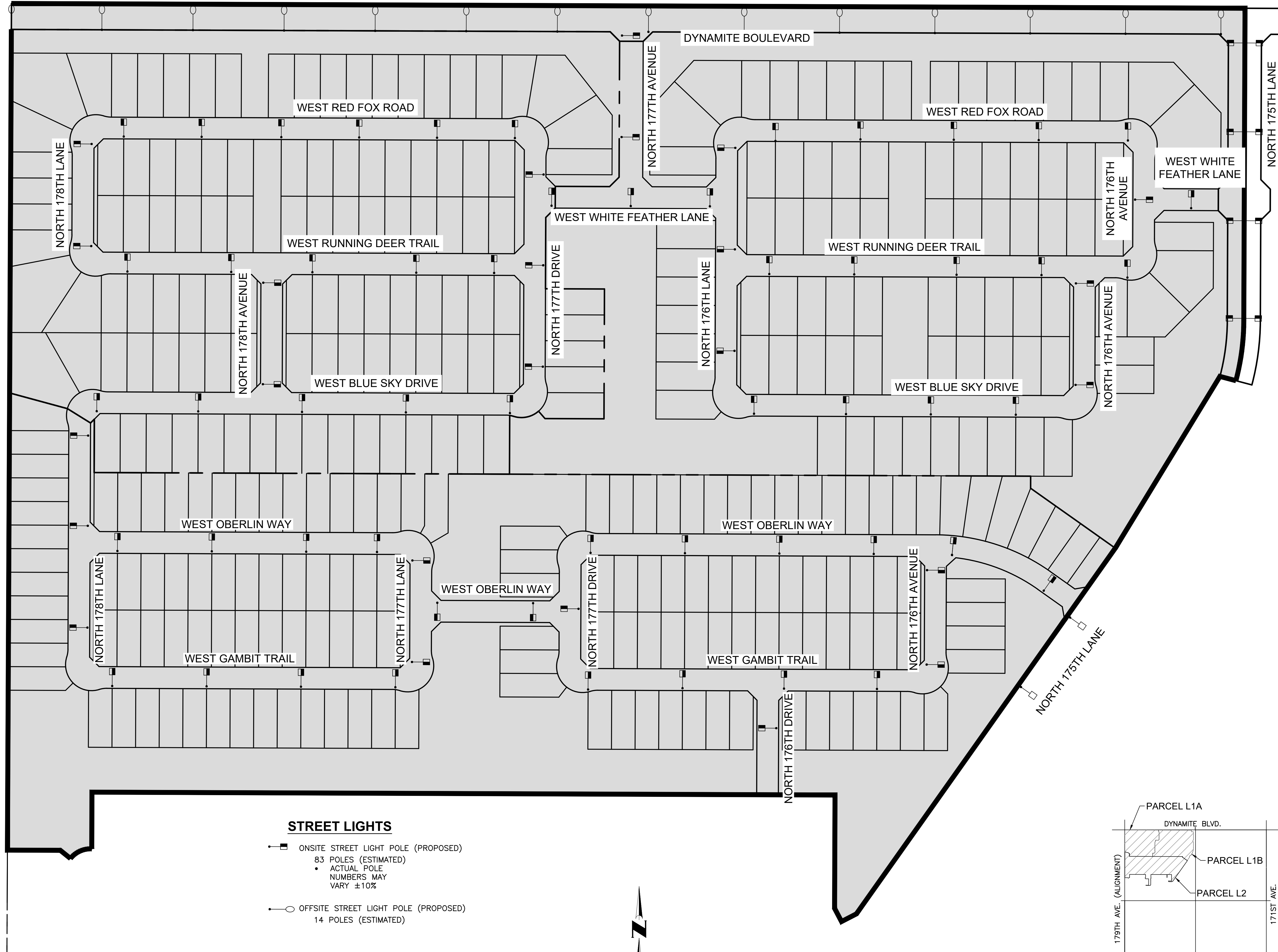
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PROJECT:	TITLE:
SURPRISE, ARIZONA DESERT OASIS PARCEL 2A PHOTOMETRICS	

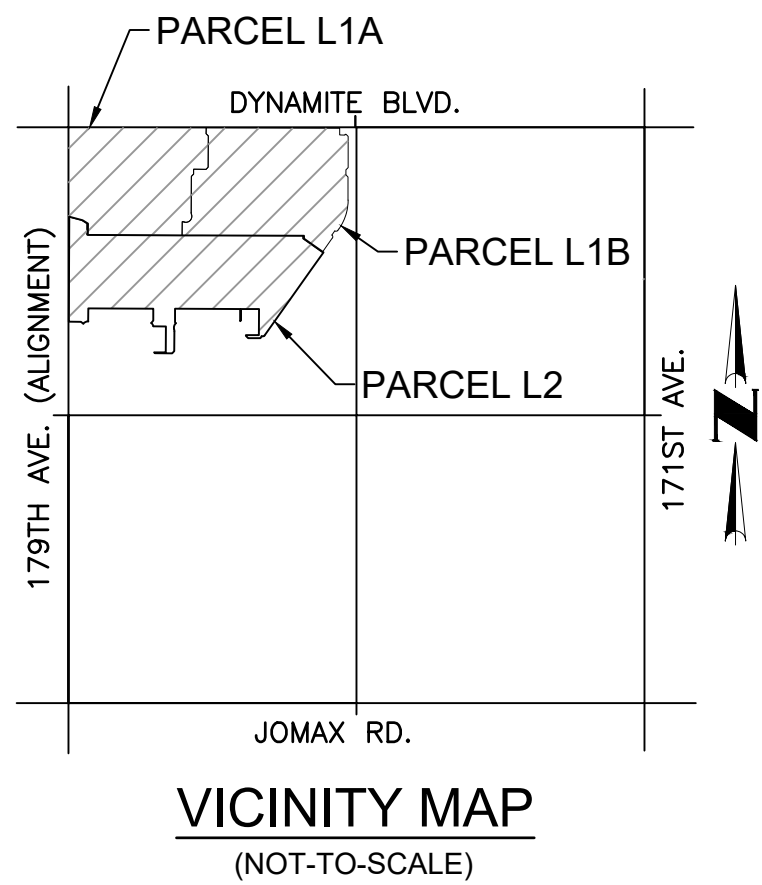
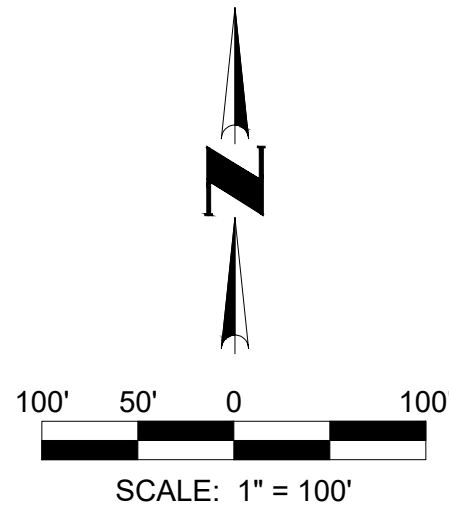
[illegible]

DRAWING NO:
SL5
OF 5



- STREET LIGHTS**
- ONSITE STREET LIGHT POLE (PROPOSED)
83 POLES (ESTIMATED)
• ACTUAL POLE
NUMBERS MAY VARY ±10%
 - OFFSITE STREET LIGHT POLE (PROPOSED)
14 POLES (ESTIMATED)

SLID BOUNDARY



DESERT OASIS PHASE 3		DESERT OASIS SUPRISE, ARIZONA	
PRELIMINARY STREET LIGHT PLAN		Coe & Van Loo Consultants, Inc.	
1		SHEET OF 1	
CVL Contact:		CVL Project #:	
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No. _____		Revision _____	
Date _____		Date _____	





CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 19, 2021 Contact Person: Sergio Angulo
Submitting Department: Community Development District: District 4
Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to approval of the Final Re-Plat entitled “Bola Drive Plaza”, dated June 30, 2020, an approximately 7.845 acre property located generally on the southwest corner of Bola Drive and El Mirage Road (Case FS20-140).

Motion:

I move to approve the Final Plat entitled “Final Plat for Bola Drive Plaza”, on the southwest corner of Bola Drive and El Mirage Road.

Background:

Bell Mirage Business Group, LLC., seeks approval of a Final Plat to re-plat Parcel 2 of Tract E of the Village at Surprise.

Objective Analysis:

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

Policy Compliant:

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

Financial Impact:

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

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

1. 00 - FS20-140 - Staff Report

2. 01 - FS20-140 - Vicinity Map
 3. 02 - FS20-140 - Final Plat
 4. FS20-140 - PowerPoint
-

Case: FS20-140

Project Name: Bola Drive Plaza

Council District: 4

City Council Date: January 19, 2021

Planner: Sergio Angulo, Planner II

Owner/Applicant: Bell Mirage Business Group, LLC

Request: Final Re-Plat of Parcel 2 of Tract E of the Village at Surprise

Site Location: Southwest corner of Bola Drive and El Mirage Road

Site Size: 7.854 acres (approx.)

Density: N/A

Findings:

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

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

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

Additional Information:

35 Bell Mirage Business Group, LLC., requests approval of the Final Plat for Bola Drive Plaza. The subject
36 property is approximately 7.854 acres and is located on the southwest corner of Bola Drive and El
37 Mirage Road in the Surprise Heritage District. The subject property is zoned Surprise Heritage District
38 – Commercial Overlay (SHD-CO).

39

40 This Final Plat corrects a nonconforming lot split of the subject property. The subject property was
41 previously subdivided through a meets and bounds recordation with the Maricopa County Assessor
42 without the City's approval. There is an existing medical building in Lot 1, while Lots 2 and 3 remain
43 vacant. The property owner claims that there have been inquiries from different developers on Lot 2
44 and he seeks approval of this Final Plat to sell the property to one of the interested developers. This
45 Final Plat does not dedicate any new right-of-way and is in compliance with Surprise Municipal Code.

46

47 **Attachments:**

48

49 01 Vicinity Map

50 02 Final Plat

Maricopa County Unincorporated

Bell Rd

El Mirage Rd

Greasewood St

Bola Dr

FS20-140
Bola Drive
Plaza

VICINITY MAP

DEDICATION:

STATE OF ARIZONA)
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS:

THAT BOOMERANG DESERT MIRAGE LLC AN ARIZONA LIMITED LIABILITY COMPANY, BELL MIRAGE BUSINESS GROUP LLC AN ARIZONA LIMITED LIABILITY COMPANY, JANE HAM & JOE PAINTER HAS SUBDIVIDED UNDER THE NAME OF BOLA DRIVE PLAZA A SUBDIVISION LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE BOLA DRIVE PLAZA FINAL PLAT AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, ABBREVIATION 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 DEDICATES 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 PURPOSE OF PROVIDING CONTIGUOUS 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 LIKE AIR FORCE BASE AND AUXILIARY FIELDS.

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.

PUBLIC NOTICE:

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LIKE 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:

OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM 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.

BOOMERANG DESERT MIRAGE LLC AN ARIZONA LIMITED LIABILITY COMPANY, BELL MIRAGE BUSINESS GROUP LLC AN ARIZONA LIMITED LIABILITY COMPANY, JANE HAM & JOE PAINTER, OWNERS DO HEREBY (1) RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE USAF AND THE CITY OF SURPRISE, 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 LIKE 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 LIKE AIR FORCE BASE AND ITS AUXILIARY FIELDS. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSONS, 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.

NOTES:

- THE SURVEY DEPICTED HEREON WAS PARTLY CONSTRUCTED UTILIZING THE TITLE NO. 2410007, AS PREPARED BY THE CHICAGO TITLE INSURANCE COMPANY, AND DATED MAY 17, 2004 AND TITLE NO. NCS-940391-ORL, AS PREPARED BY THE FIRST AMERICAN TITLE INSURANCE COMPANY, AND DATED 2-14-2019.
- THIS SURVEY WAS CONDUCTED ON THE GROUND OF THE PREMISES AS DEPICTED HEREON IN NOVEMBER, 2019.
- THE PROPERTY IS LOCATED IN FLOOD ZONE "X", ACCORDING TO FEMA MAP NUMBER 04013C1240L, EFFECTIVE DATED 10/16/2013.
- ALL DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS:

N 00°03'37" W ALONG THE MONUMENTED EAST LINE OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, PER BOOK 666, PAGE 22, M.C.R., AND AS SHOWN HEREON.

FINAL PLAT FOR BOLA DRIVE PLAZA
A RE-PLAT OF PARCEL 2 OF TRACT "E" OF THE
VILLAGE AT SURPRISE, A MINOR LAND DIVISION
FILED IN BOOK 666, PAGE 22, RECORDS OF MARICOPA COUNTY, ARIZONA, ALSO BEING A PORTION OF THE
NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA.

A.P.N. 501-81-221A, 501-81-221B &
501-81-221C

OWNER 501-81-221A: BOOMERANG DESERT MIRAGE LLC
OWNER 501-81-221B: BELL MIRAGE BUSINESS GROUP LLC
OWNER 501-81-221C: JANE HAM & JOE PAINTER

PARENT LEGAL DESCRIPTION:

THAT PORTION OF TRACT E OF THE VILLAGE AT SURPRISE AS SHOWN IN BOOK 233 OF MAPS, PAGE 2, MARICOPA COUNTY RECORDS, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 1 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 2;

THENCE S 30°01'10" E 60 DEGREES 01 MINUTE 12 SECONDS EAST ALONG 116.1 EAST LINE OF SAID SECTION 2, A DISTANCE OF 154.20 FEET;

THENCE NORTH 88 DEGREES 34 MINUTES 20 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT E, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 34 MINUTES 20 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT E, A DISTANCE OF 146.10 FEET;

THENCE NORTH 00 DEGREES 01 MINUTE 25 SECONDS WEST PARALLEL WITH THE WEST LINE OF SAID TRACT E, A DISTANCE OF 532.71 FEET TO THE NORTH LINE OF SAID TRACT E;

THENCE ALONG THE NORTHERLY LINE OF SAID TRACT E, THE FOLLOWING (B) COURSES:

- EASTERLY ALONG A NON-TANGENT CURVE, THE CENTER OF WHICH BEARS SOUTH 18 DEGREES 06 MINUTES 12 SECONDS EAST A DISTANCE OF 80.00 FEET, THROUGH A CENTRAL ANGLE OF 29 DEGREES 12 MINUTES 13 SECONDS AN ARC DISTANCE OF 41.22 FEET;
- ALONG A REVERSE CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 120.00 FEET, THROUGH A CENTRAL ANGLE OF 11 DEGREES 25 MINUTES 40 SECONDS AN ARC DISTANCE OF 29.85 FEET;
- NORTH 89 DEGREES 37 MINUTES 13 SECONDS EAST, 115.02 FEET;
- ALONG A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 120.00 FEET, THROUGH A CENTRAL ANGLE OF 11 DEGREES 38 MINUTES 25 SECONDS AN ARC DISTANCE OF 30.00 FEET;
- ALONG A REVERSE CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 80.00 FEET, THROUGH A CENTRAL ANGLE OF 62 DEGREES 4 MINUTES 25 SECONDS AN ARC DISTANCE OF 81.67 FEET;
- SOUTH 38 DEGREES 54 MINUTES 13 SECONDS EAST, 33.31 FEET;
- ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 175.00 FEET, THROUGH A CENTRAL ANGLE OF 31 DEGREES 06 MINUTES 05 SECONDS AN ARC DISTANCE OF 156.06 FEET;
- NORTH 89 DEGREES 39 MINUTES 37 SECONDS EAST, 294.85 FEET TO THE NORTHEAST CORNER OF SAID TRACT E;

THENCE SOUTH 00 DEGREES 01 MINUTE 25 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID SECTION 2, A DISTANCE OF 421.85 FEET TO THE POINT OF BEGINNING.

(EXCEPT THE EAST 22 FEET THEREOF FROM PLAT FILED IN BOOK 666, PAGE 22, M.C.R.)

APPROVALS:

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

CITY ENGINEER _____ DATE _____

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

ATTEST:

MAYOR _____ DATE _____

CITY CLERK _____ DATE _____

BENCHMARK:

THE BENCHMARK USED FOR THIS SURVEY: NGS MONUMENT PID A2856, DESIGNATION 4G42 AND MCDOT SURVEY PRIMARY CONTROL, HAVING AN ELEVATION OF 1165.994' (NAVD83 DATUM)

SITE BENCHMARK BEING A FOUND "X" CAPPED REBAR AT THE NORTHWEST CORNER OF THE SUBJECT PROPERTY, HAVING AN ELEVATION OF 1173.10' (NAVD83 DATUM)

ACKNOWLEDGMENT:

STATE OF ARIZONA)
COUNTY OF MARICOPA)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS, _____ DAY OF _____, BY _____ OF BOOMERANG DESERT MIRAGE LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____, 20____.

ACKNOWLEDGMENT:

STATE OF ARIZONA)
COUNTY OF MARICOPA)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS, _____ DAY OF _____, BY _____ OF BELL MIRAGE BUSINESS GROUP LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____, 20____.

ACKNOWLEDGMENT:

STATE OF ARIZONA)
COUNTY OF MARICOPA)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS, _____ DAY OF _____, BY _____ JOE PAINTER.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____, 20____.

ACKNOWLEDGMENT:

STATE OF ARIZONA)
COUNTY OF MARICOPA)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS, _____ DAY OF _____, BY _____ JANE HAM.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____, 20____.

SURVEYOR'S CERTIFICATION:

100 YEAR ASSURED WATER SUPPLY:

THE SUBDIVIDER(S) HAVE OBTAINED A CERTIFICATE OF 100 YEAR ASSURED WATER SUPPLY FROM THE DEPARTMENT OF WATER AFFAIRS (DWA).

DWR NO. _____ CERTIFICATE NUMBER _____ DATE _____

CITY NOTES:

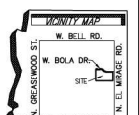
- THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE PROPERTY ASSOCIATION FORMED BY THE OWNERS.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS, AND LANDSCAPED AREAS BETWEEN THE CURBS AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE PROPERTY ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
- LANDSCAPING MAINTENANCE OF THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.
- IN ACCORDANCE WITH AHS 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
- THE OWNER OR SUBSEQUENT OWNERS OF ANY EXISTING OR FUTURE WELLS ON THE LAND DESCRIBED IN THIS PLAT SHALL BE REQUIRED TO SIGN A WELL IMPACT WAIVER(S) WITH THE CITY OF SURPRISE.
- ANY PARTY WITH RIGHTS TO ANY WATER OR SEWER EASEMENT THAT OVERLAPS ANOTHER WATER OR SEWER EASEMENT SHALL HAVE THE RIGHT TO INSTALL, CONSTRUCT, MAINTAIN, REPAIR, REPLACE AND UTILIZE THE WATER/SEWER LINES/WATER METERS IN SUCH EASEMENTS THAT OVERLAP IN AN EMERGENCY SITUATION WITHOUT THE CONSENT OF ALL PARTIES WITH RIGHTS TO SUCH EASEMENTS. IN SUCH AREAS THAT OVERLAP IN A NON-EMERGENCY SITUATION ALL PARTIES SHALL CONSENT PRIOR TO ALLOWING ANY OTHER PARTY TO PERFORM ANY INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, OR REPLACEMENT WORK WITHIN THE EASEMENT.
- THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION ZONE "X", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 04013, PANEL 1240 SURF. I, WITH A DATE OF 10/16/2013 FOR COMMUNITY NO. 04003, CITY OF SURPRISE WITHIN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- PURSUANT TO A.R.S. 4-2-1102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSMENT VALUE EXCEPT FOR SPECIAL DISTRICTS 14371 AND 14716, WHEN APPLICABLE.
- NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.

AREA:

GROSS ACREAGE: 342,087 SQ. FT. OR 7.854 ACRES
LOT 1: 158,499 SQ. FT. OR 3.639 ACRES
LOT 2: 136,471 SQ. FT. OR 3.133 ACRES
LOT 3: 47,115 SQ. FT. OR 1.082 ACRES

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 KNOWLEDGE AND BELIEF.

REGISTERED LAND SURVEYOR
BRYAN COWDER
ARIZONA NO. 59124
P.O. BOX 2132
PEORIA, AZ 85369
623-328-9424



Global Land Surveying LLC
P.O. Box 2132
PEORIA, ARIZONA 85369
623-328-9424
Bill Wyrse Business Group DATE: 6/30/20
18017 N. 94th Drive SCALE AS SHOWN
ARIZONA, AZ 85369 SHEET 1 OF 2
SEC 2 T3N R1W L08N1904081



FS20-140
Bola Drive Plaza
Final Plat

City Council
January 19, 2021

Maricopa County Unincorporated

Bell Rd

El Mirage Rd

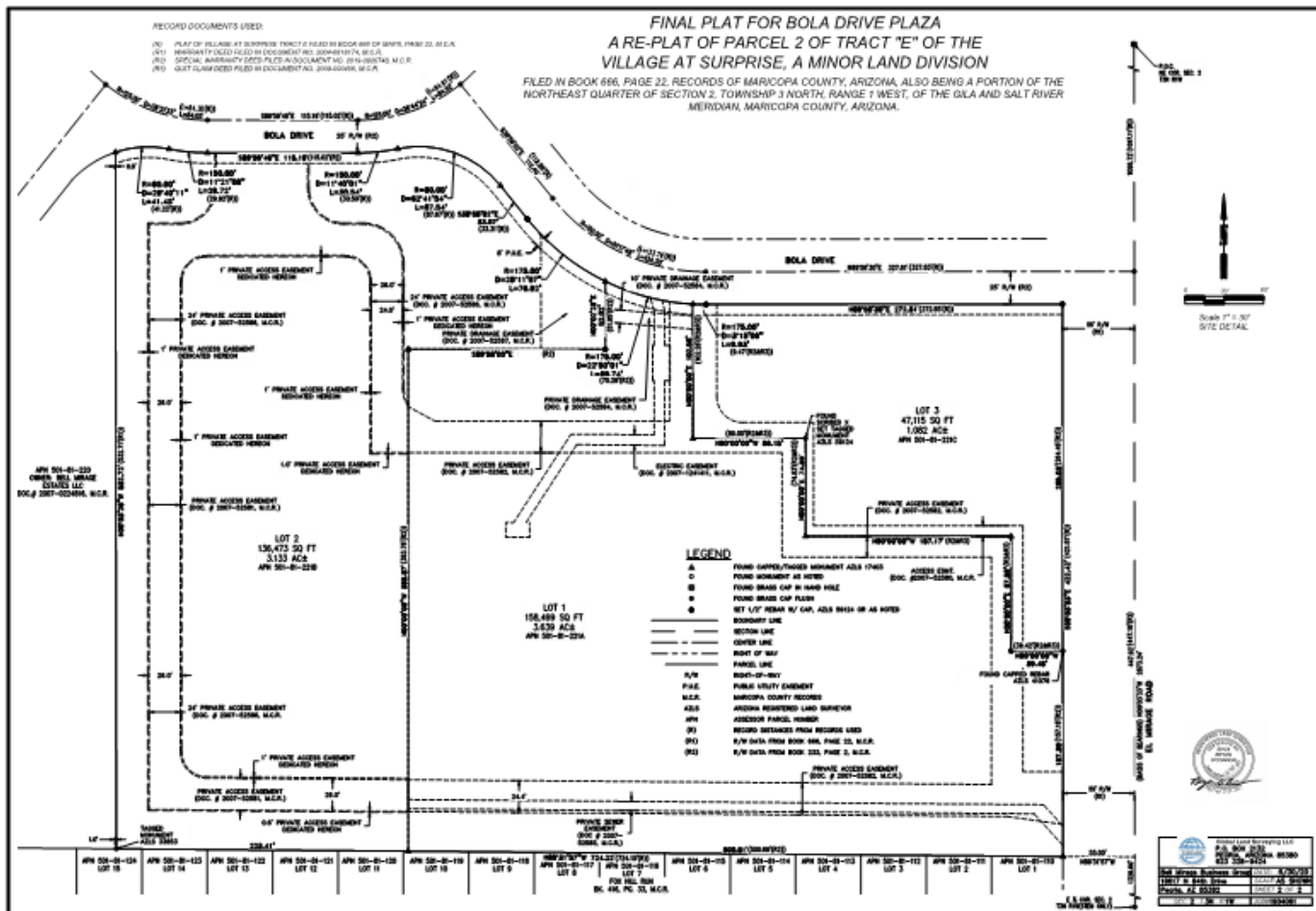
Greasewood St

Bola Dr

FS20-140
Bola Drive
Plaza

VICINITY MAP

FINAL PLAT





QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 19, 2021

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

Submitting Department: Community Development District: Citywide

Staff Recommendations: None

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 2021 budget by reallocating appropriations in the amount of \$11,800 from Personnel to Services within the General Fund for a contract administrative technician; Resolution #2021-14.

Motion:

I move to approve Resolution #2021-14.

Background:

Funds in the amount of \$11,800 were approved in the FY21 Community Development budget to reclassify a Planner II to a Senior Planner. However, Community Development has determined there is not a need for the Senior Planner reclassification during this budget cycle and therefore wishes to utilize the funding approved in the amount of \$11,800, by reallocating the funds to be used for a contract administrative technician.

Community Development is in the process of preparing for the conversion and implementation of updated LIS software which is currently used by the City. A vital part of the implementation process for the software conversion is to scan and digitize existing paper documents and records. As it stands currently, Development Services does not have the staff resources to devote existing FTE to solely scanning documents to ensure proper retention, while also striving to ensure Development Services is adequately prepared for the upcoming software conversion. Bringing in a contract administrative technician with a sole focus of scanning and digitizing documents, will ensure Development Services is adequately prepared for the software conversion which in turn will result in successful implementation.

Objective Analysis:

The ability to utilize contract staff will allow Development Services the additional support needed to complete the project at hand without placing additional strain on existing staff within the department.

Policy Compliant:

This action is consistent with City and Council policy.

Financial Impact:

This action will result in the ongoing increase of expenditures for services in the amount of \$11,800 which will be offset by an equal decrease in personnel expenses.

Budget Impact:

This action reallocates spending authority in the amount of \$11,800 within the General Fund without increasing or decreasing the total adopted citywide expenditure budget for FY2021.

FTE Impact:

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

ATTACHMENTS:

1. RES2021-14 Budget Amendment - Contract Admin Technician-final
-

RESOLUTION # 2021-14

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2021 BUDGET BY REALLOCATING APPROPRIATIONS OF \$11,800 FROM PERSONNEL TO SERVICES WITHIN THE GENERAL FUND FOR CONTRACT ADMINISTRATIVE TECHNICIAN SERVICES.

WHEREAS, the FY2021 budget was adopted including funding for the reclassification of a Planner II to Senior Planner;

WHEREAS, the Community Development Department has determined the funds approved for the position reclassification will be better utilized for a contract administrative technician to support the Development Review Assistants with the current workload and projects;

WHEREAS, the increase in expenditures is supported by revenue collections;

WHEREAS, the Community Development Department collected one hundred fifteen percent of budgeted revenue amounts within the first five months of FY2021;

WHEREAS, the FY2021 budget, including the FY2021 Contract Awarding Authority List, was adopted by Council Resolution #2020-63 on June 2, 2020;

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, 2020 through June 30, 2021.

APPROVED AND ADOPTED this ____ day of _____, 2021.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2021-14**Exhibit A**

1. Appropriation - The allocation below represents a reallocation of appropriation in the amount of \$11,800 from Community Development Current Planning Personnel to Services within the General Fund to cover the cost of a contract administrative technician in Development Services. 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	Community Development	Personnel Services	E	4,476,400	(11,800)	4,464,600
General Fund	Community Development	Services	E	731,900	11,800	743,700
Expense Total				5,208,300	-	5,208,300
Revenue Total				-	-	-



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 19, 2021 Contact Person: Lloyd Abrams
Submitting Department: Community Development District: District 3
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to acceptance of a sewer line easement from the Garcia Family Living Trust between Cotton Lane and the Loop 303 and Peoria.

Motion:

I move to accept the Sewer Line Easement from the Garcia Family Living Trust.

Background:

The sewer line will serve the Paradisi development. It is needed in order for the project to move forward to connect to the City sewer line in Peoria Avenue. The sewer line is between Cotton Lane and Loop 303 in Peoria Avenue right of way.

Objective Analysis:

Approval of this item will allow the sewer line for the Paradisi development to connect to the sewer line in Peoria Avenue.

Policy Compliant:

Approval of this item is policy compliant. The proposed easement will advance the goals and policies of the Surprise General Plan and the City Council's Strategic Plan.

Financial Impact:

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

Budget Impact:

There is currently no budgetary impact related to approval of this item. The City will plan for future O&M when the sewer line is in place and is accepted by the City.

FTE Impact:

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

ATTACHMENTS:

1. Paradisi_Sycamore Farm - Sewer Easement

2. Sewer Easement Map

WHEN RECORDED, RETURN TO:

City Clerk
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374

SEWER EASEMENT

This Sewer Easement (the "Easement") is executed as of the ____ day of _____, 2020 by and between Garcia Family Living Trust, dated March 5, 2007, ("Grantor" or "Owner") and the City of Surprise, an Arizona municipal corporation ("Grantee" or "City"). Grantor and Grantee may individually be referred to herein as "Party" or collectively as "Parties."

RECITALS

- A. Grantor is the fee title owner of a parcel of land located in Maricopa County, Arizona described on Exhibit 1 hereto (the "Property").
- B. Grantee desires to acquire, and Grantor desires to grant, an exclusive easement in, over, under, across and through a portion of the Property (the "Easement Area") for sewer purposes, including but not limited to, locating, installing, constructing, operating, repairing, and/or maintaining a sewer and related pipes, lines, connections and improvements. The Easement Area is legally described and depicted on Exhibit A hereto.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and for the purpose set forth in the foregoing Recitals which are incorporated herein by reference, the parties hereto agree as follows:

- 1. Easement. Grantor hereby grants and conveys to Grantee, its successors and assigns, an exclusive Easement in, under, over, to and through the Easement Area for sewer purposes, including but not limited to, the installation, construction, improvement, operation, maintenance, repair and utilization of sewer improvements for all sewer purposes. Grantor shall not erect or construct or permit to be erected or constructed any landscaping, structure or improvement(s) within the Easement Area that unreasonably interfere with the Easement and sewer purposes set forth herein. Grantor may have the right to make use of the Easement Area to the extent said use(s) are not inconsistent with and do not unreasonably interfere with Grantee's use of the Easement and Easement Area granted herein.
- 2. Maintenance. The Parties understand that this Easement shall be in perpetuity, and the City's obligation to maintain the Easement Area, shall remain in place so long as the City owns and operates the sewer within the Easement Area. The Easement Area may be redefined only with the prior approval of the City (granted in the City's sole discretion). In the event the City approves a redefined Easement Area, and such redefined Easement

Area necessitates the relocation of the sewer, Grantor, and/or its successors and assigns, shall be responsible for any and all costs associated with the relocation of the sewer lines, equipment, connections, pipes and/or related improvements. The City shall have no liability, responsibility or obligation to share in the costs of such relocation.

3. Restoration of Property. In no event shall the City, its successors or assigns, or any other person or entity permitted by the City to enter the Easement Area, have any obligation to restore, salvage, or repair any damage to landscaping or any other improvements installed by Grantor that unreasonably interfere with and impair the use of the Easement Area by Grantee, its successors and assigns.
4. Not a Public Dedication. This Easement for sewer purposes shall not be deemed a conveyance or dedication of any portion of the Easement Area to the general public, other than to the City for the purposes stated herein.
5. Miscellaneous. The Recitals are incorporated herein. The Headings in this Easement are for convenience only and shall not define or limit the provisions hereof. This Easement shall be construed according to its ordinary meaning and shall not be strictly construed for and against Grantor or Grantee. This Easement shall be governed by the laws of the State of Arizona. Should any term, provision, covenant or condition be void, invalid or inoperative, the same shall not affect any other term, provision, covenant or condition of this Easement, and the remainder thereof shall be effective as though such void, invalid or inoperative term, provision, covenant or condition had not been contained herein.
6. Conflicts of Interest. The Parties acknowledge that A.R.S. § 38-511 is applicable to this Easement.

IN WITNESS WHEREOF, the parties hereto have executed this Sewer Easement as of the date above written.

GRANTOR:
Garcia Family Living Trust
dated March 5, 2007

[Authorized Signor for Property Owner]

[Authorized Signor #2 for Property Owner]

STATE OF ARIZONA)
) SS.
County of Maricopa)

The foregoing document was acknowledged before me this ____ day of _____, 2020,
by _____, as _____ of , Garcia Family Living Trust, dated March 5,
2007.

Notary Public

My Commission Expires:

STATE OF ARIZONA)
) SS.
County of Maricopa)

The foregoing document was acknowledged before me this ____ day of _____, 2020,
by _____, as _____ of , Garcia Family Living Trust, dated March 5,
2007.

Notary Public

My Commission Expires:

GRANTEE:

City of Surprise, an Arizona municipal
corporation

By: _____

Skip Hall

Its: Mayor

ATTEST:

Sherry Aguilar, City Clerk

STATE OF ARIZONA)

County of Maricopa) SS.
)

The foregoing instrument was acknowledged before me this____ day of _____,
2020, by SKIP HALL, known by me as the Mayor of the City of Surprise, an Arizona municipal
corporation.

Notary Public

My Commission Expires:

Exhibit 1

Legal Description of the Property

Blocks Three Thousand Eight-Seven (3087), Three Thousand Eighty-Eight (3088), Three Thousand Eighty-Nine (3089), Three Thousand Ninety (3090), and Three Thousand Ninety-Four (3094), in the SUNDIVISION OF UNIT NUMBER 29, ROMOLA OF ARIZONA GRAPEFRUIT UNIT, according to the plat thereof of record in the office of the County Recorder of Maricopa County, Arizona, in Book 19 of Maps at page 19 thereof.

Exhibit A

Legal Description and Depiction of the Easement Area

EXHIBIT "A"
SEWER EASEMENT DESCRIPTION

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 SOUTHWEST 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 SOUTH QUARTER CORNER OF SAID SECTION 24, BEING MARKED BY A BRASS CAP FLUSH, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 24, BEING MARKED BY A BRASS CAP HANDHOLE, BEARS NORTH 89 DEGREES 58 MINUTES 57 SECONDS WEST, 2632.26 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 57 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 1279.41 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 01 MINUTES 03 SECONDS EAST, 33.00 FEET TO NORTH RIGHT-OF-WAY LINE OF PEORIA AVENUE, AS SHOWN IN SAID FINAL PLAT AND THE **POINT OF BEGINNING**;

THENCE NORTH 89 DEGREES 58 MINUTES 57 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, 20.00 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 00 DEGREES 11 MINUTES 58 SECONDS EAST, 1340.99 FEET;

THENCE SOUTH 89 DEGREES 48 MINUTES 02 SECONDS EAST, 20.00 FEET;

THENCE SOUTH 00 DEGREES 11 MINUTES 58 SECONDS WEST, 1340.92 FEET TO SAID RIGHT-OF-WAY LINE AND TO SAID **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 26,819 SQUARE FEET OR 0.6157 ACRES, MORE OR LESS.



HUBBARD
ENGINEERING

www.hubbardengineering.com

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

W. 1/4 CORNER,
SEC. 24, T3N, R2W,
FND. BCF

CENTER SECTION,
SEC. 24, T3N, R2W,
FND. NOTHING

E-W MID-SECTION LINE, SEC. 24, T3N, R2W

S89°56'52"E 2629.62'

SYCAMORE FARMS (PARADISI)

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N0°01'03"E	33.00'
L2	N89°58'57"W	20.00'
L3	S89°48'02"E	20.00'

COTTON LANE
W. LINE, SW 1/4, SEC. 24, T3N, R2W
N0°14'00"E 2641.41'



GARCIA BEN
G/HORTENSIA TR

GARCIA BEN
G/HORTENSIA TR



L3
20.00' SEWER
ESMT.
N0°11'58"E 1340.99'
S0°11'58"W 1340.92'

MWD 33.00'
ROMOLA LTD FEE
BK. 19, PG. 19, M.C.R.

N-S MID-SECTION LINE, SEC. 24, T3N, R2W
S0°10'34"W 2639.81'

SW CORNER,
SEC. 24, T3N, R2W,
FND. BCHH

1352.85' ——— 1279.41' ———
N89°58'57"W 2632.26'
S. LINE, SW 1/4, SEC. 24, T3N, R2W
PEORIA AVENUE

P.O.C.
S. 1/4 CORNER,
SEC. 24, T3N, R2W,
FND. BCF

SYCAMORE FARMS (PARADISI)
SEWER EASEMENT
EXHIBIT "A"

City of Surprise, Maricopa County, Arizona

Project No.
19127

Date
11/25/20

Project Manager
ADRIAN BURCHAM

Project Eng.

SHT: 1 of 1



Waddell Rd

Cotton Ln

SR 303

Cactus Rd

Sewer Easement
Location

Peoria Ave



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 19, 2021
Submitting Department: Public Works
Staff Recommendations: None

Contact Person: Kristin Tytler
District: Citywide

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

Agenda Wording:

Consideration and action pertaining to the approval of the Intergovernmental Agreement (IGA) with the State of Arizona for a Master Maintenance Agreement; Resolution #2021-16

Motion:

I move to approve Resolution #2021-16.

Background:

The City entered into Intergovernmental Agreement 79-019 with Arizona Department of Transportation in 1979. This IGA will supersede and replace that agreement in its entirety. This IGA for a Master Maintenance agreement specifies each Party's respective responsibilities with respect to roadway construction, operation and maintenance of State highway routes encompassed with the City's system of streets. The portions of the State Highways System within Surprise that are covered by the IGA are US 60 and State Route 303.

Objective Analysis:

This IGA specifies each Party's respective responsibilities with respect to roadway construction, operation and maintenance of State highway routes encompassed within the City's system of streets.

Policy Compliant:

This item is policy compliant as it relates to the amendment and execution of intergovernmental agreements.

Financial Impact:

This item includes routine and minor maintenance responsibilities; however, those costs are already funded within the Public Works budget.

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:

RESOLUTION # 2021-61

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF
SURPRISE, ARIZONA APPROVING AN INTERGOVERNMENTAL
AGREEMENT WITH THE STATE OF ARIZONA FOR A MASTER
MAINTENANCE AGREEMENT.**

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

WHEREAS, the City and the State, through its department of transportation (“ADOT”), desire to enter into an intergovernmental agreement (“IGA”), in order to specify respective maintenance responsibilities with respect to roadway construction, operation, repair and maintenance of State highways located within the City, specifically, those portions of the US60 and State Route 303 that connect to, or are encompassed within, the City’s system of streets.

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

Section 1. The IGA between the City of Surprise and the State of Arizona, 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 _____, 2021.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A

INTERGOVERNMENTAL AGREEMENT BETWEEN
THE CITY OF SURPRISE AND THE STATE OF ARIZONA

ADOT CAR No.: IGA 20-0007810-I
AG Contract No.: P001 2020 002247
Project Location/Name: Various
Locations - Citywide/Roadway
Maintenance
Type of Work: Master Maintenance

INTERGOVERNMENTAL AGREEMENT

MASTER MAINTENANCE AGREEMENT

BETWEEN
THE STATE OF ARIZONA
AND
THE CITY OF SURPRISE

THIS AGREEMENT is entered into _____, pursuant to Arizona Revised Statutes ("A.R.S.") §§ 11-951 through 11-954, as amended, between the STATE OF ARIZONA, acting by and through its DEPARTMENT OF TRANSPORTATION (the "State" or "ADOT") and the CITY OF SURPRISE, acting by and through its MAYOR and CITY COUNCIL (the "City"). The State and the City may be individually referred to as "Party," and collectively as "Parties".

THIS MASTER MAINTENANCE INTERGOVERNMENTAL AGREEMENT ("AGREEMENT" OR "IGA"), supersedes and replaces, in its entirety, the Parties' existing IGA, 79-019, relative to the roadway elements included herein.

I. RECITALS

1. The State is empowered by A.R.S. § 28-401 to enter into this Agreement and has delegated to the undersigned, the authority to execute this Agreement on behalf of the State.
2. The City is empowered by A.R.S. §§ 9-240, 9-276, 11-951 et seq., 48-572 to enter into this Agreement and has authorized the undersigned to execute this Agreement on behalf of the City.
3. It is to the mutual benefit of the State and the City to enter into this Agreement in order to specify each Party's respective responsibilities with respect to roadway construction, operation, and maintenance of State highway routes encompassed within the City's system of streets.
4. The portions of the State Highway System within the City covered by this Agreement are as follows:
 - US 60
 - State Route 303

THEREFORE, in consideration of the mutual terms expressed in this Agreement, it is agreed as follows:

II. DEFINITIONS

“Blanket Permit” – means an ADOT issued encroachment permit allowing the City to perform only Routine/Minor Maintenance (defined below) and Emergency Maintenance (defined below) work within the State's rights of way. No new construction or installation shall be permitted under this permit.

“Blue Stake” – means the marking of an underground utility in accordance with A.R.S., Title 40 – Public Utilities and Carriers, Chapter 2 – Public Service Corporations Generally, Article 6.3 – Underground Facilities. A.R.S. §40-360.21 - .45

“Crossroads” - means existing or future local streets or arterials that cross the State Highway System.

“Emergency Maintenance Work” – means any urgent repairs required to eliminate safety hazard(s) within the State's rights of way.

“Hazardous Material Incidents” - means the uncontrolled, un-permitted release or potential release of hazardous materials that may present an imminent and substantial danger to the public's health or welfare, or to the environment.

“Homeless Encampment” – means a transient or interim gathering or community residing out of doors on a site comprised of temporary enclosures (tents and other forms of portable shelter that are not permanently attached to the ground), which results in accumulation of trash and undesired material.

“Intersection” - means an area shared by two or more roads, whose main function is to provide for the change of route directions. In this Agreement one of the two roads is a State highway, and the other road is a local crossroad.

“Limited Rehabilitation” - refers to minor restorative and/or reconstruction activities.

“Maintenance and/or Operations” – means the performance of practical work or practical application of the principles or processes used to carry out maintenance activities discussed in this Agreement and conducted by the responsible Party.

“Major Rehabilitation” – means the substantial work on roadway pavement that involves milling and resurfacing of the existing asphalt pavement to address the effects of per ride rutting, cracking, and other distresses and possible replacement of major roadway features with extensive and extended lane closures.

“Master Maintenance Agreement” – means this Agreement between the City and ADOT that establishes maintenance responsibilities, including but not limited to, roadways and associated rights of way, signing and striping, landscaping, drainage facilities, bridges, and specials features, as they relate to State Highway System found within the City's system of streets, unless covered under a separate agreement.

“Non-Standard State Items”- means any materials or equipment that are not consistent with or do not meet existing State Standards.

“Parties” - means the State and the City, collectively.

“Party” - means the State or the City, as the case may be.

“Preventative Maintenance” – means the planned strategy of cost effective treatments to an existing roadway system that preserves the system, delays future deterioration, and maintains or improves the functional condition of the roadway.

“Routine/Minor Maintenance” - means that work necessary to maintain area(s) and feature(s) of responsibility consistent with maintenance service levels adopted by the responsible Party. The areas and features include: street surfaces, shoulders, curbs and gutters, driveways, sidewalks, ADA ramps, and median dividers of Crossroads (as defined), bridges, pedestrian bridges, and Screen/Sound Walls (as defined), and surface drainage features feeding into the State’s drainage system. The responsibility for the Routine/Minor Maintenance of the defined areas and structures, within established rights of way, will include Preventative Maintenance and Limited Rehabilitation activities such as sweeping, crack sealing, removal of spills and debris, graffiti removal, repair of potholes, signing and striping, pavement markings, leveling and/or patching of asphalt concrete pavement with premix, seal coating of oxidized pavement, litter and trash removal, repair of the surface/base of damaged pavement presenting a safety hazard, and weed removal within designated areas (not covered in a separate landscape maintenance Agreement). A further listing of these and other responsibilities are detailed within the Roles and Responsibilities, herein referred to as Exhibit A, attached hereto and made a part hereof. The City’s areas of responsibility are depicted in the Maintenance Exhibit, herein referred to as, Exhibit B, attached hereto and made a part hereof.

“Screen/Sound Walls” - means walls used to mitigate noise and visual impacts to a local neighborhood generated by the traffic.

“Specialized Materials/Features” – means decorative materials, special construction materials, or one-of-a-kind features ***specifically requested by the*** City through a separate agreement, which are not required by ADOT specifications. Examples of such features include, but are not limited to: unique icons/patterns, decorative wrought iron fencing, sculptured metal signing, specialized lighting facilities, non-standard paint colors and specialized art features.

“State Standards” - means ADOT guidelines, specifications, policies, rules and regulations as of the date of this Agreement for the construction and maintenance of ramps, highways, landscaping, fencing and enclosure structures, drainage and flow structures and other related highway features. These standards will be used unless otherwise agreed to by the Parties to this Agreement.

III. SCOPE OF WORK

1. The State will:
 - a. Except for those areas identified as the City’s responsibility in Exhibits A and B, maintain all facilities within the State’s right of way limits, including the Major Rehabilitation of the roadways, curbs, gutters, sidewalks, medians, channelization, drainage facilities, guardrails, barriers, crash attenuation devices, walls, chain-link

- fencing, bridge structures (including pedestrian bridges, overpasses and wildlife crossings), drainage, tunnels, and other roadway-related facilities. As set forth herein, ADOT shall not be responsible for maintenance of special traffic signals, wrought iron fencing, certain drainage facilities as identified on Exhibit B, or any Specialized Materials/Features requested by the City and may be documented by separate agreement).
- b. Be responsible for major resurfacing, rehabilitation, and roadway reconstruction treatments including the construction and replacement of all Portland Cement Concrete Pavement (PCCP) roadway surfaces and all asphalt concrete roadway surfaces requiring such activities found within the City's areas of responsibility located within State rights of way, in excess of **100** square feet in size for paving and in excess of **50** linear feet in length per repair for curb, gutter and sidewalk.
 - c. Perform the Blue Stake requirements of State-owned facilities, within State access control limits.
 - d. Be responsible for the installation of all initial signing. Maintain all overhead sign structures and large ground-mount guide signs (16 square feet or larger) both in and out of State right of way. Maintain all signs between the off-ramp gore and the subsequent on-ramp gore (within the interchange).
 - e. Be responsible for the installation of all initial pavement markings (such as lane lines, edge lines, etc.) Maintain all transverse markings (such as crosswalks, stop bars, etc.), and symbol markings (such as turn arrows, "left turn only" words, etc.) at the intersections between the off-ramp gore and the subsequent on-ramp gore.
 - f. Be responsible for maintaining the structural integrity of Screen/Sound Walls constructed within the State's rights of way.
 - g. Maintain the structural integrity, of the following specialized structures: pedestrian bridges, wildlife crossings, overpasses, underpasses and pedestrian tunnels that are constructed over/under mainline roadways of the State, excluding the maintenance of all Non-Standard State Items or Specialized Materials/Features.
 - h. Provide response and clean-up of all Hazardous Material Incidents within State's rights of way.
 - i. Routine/Minor Maintenance responsibilities at several Crossroads and/or Intersections may require Homeless Encampment cleanup. As part of the Routine/Minor Maintenance responsibilities at these locations, the State will be responsible for any material at these locations that are deemed to be Hazardous Materials or oversized materials that would not fit into 50-gallon bags.
 - j. Issue, in accordance with the procedures of the State's Central District Permit Office, to the City an annual City-wide Blanket Permit for only Routine/Minor Maintenance and emergency maintenance work to be provided by the City within the State's rights of way. Permits will be issued in accordance with ADOT Risk Management requirements, including verification of appropriate insurance coverage/policies.

- k. Provide the City with a copy of the Arizona Administrative Code, "The Arizona Outdoor Advertising Control Regulations" (Rule No. R17-3-701), incorporated herein by reference, to be adhered to by the City except that, the City may implement more restrictive regulations if authorized by law.
- l. Comply with the latest edition Manual on Uniform Traffic Control Devices (MUTCD) published by the Federal Highway Administration (FHWA) and adopted by ADOT, as per A.R.S. § 28-641, when performing any work under this agreement. Traffic Control plans will be processed by and through the State's Central District Permits Office.

2. The City will:

- a. Perform Routine/Minor Maintenance, any necessary emergency maintenance work, and the Limited Rehabilitation within the defined areas of the City responsibility and as shown in Exhibits A and B. The Limited Rehabilitation repair of damaged asphalt pavement presenting a safety hazard is limited to areas not to exceed 100 square feet in size per repair for paving and 50 linear feet in length per repair for curb and gutter and sidewalk. (See Scope of Work 1.b. above). The City's responsibility to provide Limited Rehabilitation will be limited to a cap of 2,500 square feet per year within the City's area of maintenance, starting from the execution date of this Agreement.
- b. Maintain the signs between the back of the on-ramp gore to the subsequent back of the off-ramp gore (outside the interchange), signalized and un-signalized (non-interchange) freeway crossings, according to the Maintenance and Operations procedures of the City. Maintain all signs outside the gore area of the interchange along the Crossroad, with the exception of overhead signing or signs over 16 square feet.
- c. Be responsible for the maintenance of all internally illuminated street name signs.
- d. Perform the Blue Stake requirements of City owned facilities, within the State's right of way; not subordinate this responsibility without written consent of the State. Notwithstanding anything to the contrary, the City may hire, contract, or otherwise retain a third party to perform the City's Blue Stake requirements set forth herein.
- e. Maintain all bike signing, striping, pavement markings and other devices that are placed in conjunction with the bike lanes that cross the State Highway System. Obtain approval via written authority from the Regional Traffic Engineer and/or the District Administrator before placement such items.
- f. Be responsible for landscape maintenance of all features and within the defined areas of the City responsibility, as shown in Exhibit A, in accordance with accepted horticultural practices, keeping all areas free of weeds, undesirable grasses and litter, furnishing and applying insecticide/herbicide sprays and dust to combat diseases and other pests, pruning and replanting as required to maintain the landscaping.
- g. Be responsible, according to City standards, for the maintenance of Crossroads and/or trails where no Intersections are constructed and shown in Exhibit A.

- h. Routine/Minor Maintenance responsibilities at several Crossroads and/or Intersections may require Homeless Encampment cleanup. As part of the Routine/Minor Maintenance responsibilities at these locations, the City will be responsible for cleanup of any material that will generally fit into 50-gallon bags.
- i. Be responsible for the maintenance of the non-interchange freeway Crossings, according to City standards.
- j. Be responsible for Routine/Minor Maintenance of drainage basins and catch basins (including vector control), consistent with City Maintenance and Operations levels when such basins are located within the areas where the City is responsible for Routine/Minor Maintenance.
- k. Coordinate with the State to address any potential temporary or permanent impacts to the State's drainage system, catch basins, culverts, etc., related to any/all new construction by the City. Be liable for any/all new construction related modifications and/or construction elements within the State's right of way to accommodate the City's new construction, including any/all related costs to the State.
- l. Be responsible for Routine/Minor Maintenance and lighting of pedestrian facilities, overpasses and underpasses, including the upper level area of the quadrants where the City streets are depressed consistent with City's Maintenance and Operations levels. Routine/Minor Maintenance of these areas will include sweeping, removal of debris, nuisance weeds, and removal of graffiti. Be responsible for submitting any City desired modification requests of these facilities through the State's permit process.
- m. Be responsible for maintaining all longitudinal lines (such as lane lines, edge lines, etc.) and median noses of all Crossroads using paint, thermoplastic, tape or other materials. City pavement markings responsibilities shall be done according to City standards.
- n. Notify the State's Traffic Operations Center immediately of any Hazardous Material Incidents occurring within the areas of State-owned rights of way, designated as City responsibility.
- o. Keep detailed maintenance records, which will be made available to the State upon request.
- p. At no cost to the City, apply annually through the State's Central District Permit Office for the issuance of a Citywide Blanket Permit for the Routine/Minor Maintenance and emergency maintenance work as set forth in this Agreement. Any new construction or installation shall require a separate permit application to be obtained through the State's Central District Permit Office's established procedures. ADOT's application requires the City to provide proof of appropriate insurance with each encroachment permit application, then annually for the maintenance and emergency work to keep that permit valid.
- q. Comply with the latest edition Manual on Uniform Traffic Control Devices (MUTCD) published by the Federal Highway Administration (FHWA) and adopted by ADOT, as

per A.R.S. § 28-641, when performing any work under this Agreement. Traffic Control plans will be processed through the State's Central District Permits Office.

3. The Parties agree:

- a. This Agreement is intended to work in concert with project specific agreements. For example, in the event questions arise pertaining to roadway maintenance, the terms and conditions of this Agreement will control and take precedence. However, in the event questions arise pertaining to Specialized Materials/Features requested and constructed on behalf of the City, the terms and conditions of the project specific agreements will control and take precedence as to the responsibility of Maintenance and/or Operations of those Specialized Materials/Features.
- b. Any operation and maintenance changes or additions that occur will be by amendment to this Agreement.
- c. The responsibility for traffic signal and electrical facilities will be as provided by a separate maintenance agreement.
- d. The maintenance of street lighting and streetlight energy costs on State Highway System Crossroads and/or intersections along the freeway frontage roads will be as provided by a separate maintenance agreement.
- e. The maintenance of landscape related energy costs on the State Highway System Crossroads and/or intersections along the freeway frontage roads will be as provided by a separate maintenance agreement or by Project specific agreements.
- f. The State will maintain the pavement in accordance with the PASER Manual (Pavement Surface Evaluation and Rating) at a rating of 6 or below. The City will maintain the pavement in accordance with the City's established Pavement Maintenance Program. The Pavement Maintenance Program uses a Pavement Management System methodology to assign Pavement Condition Index (PCI) ratings and uses a life cycle cost analysis to determine the maintenance strategy.
- g. Where the Sound/Screen Walls delineate the areas between the areas of jurisdictional responsibilities, both Parties will maintain the surface of the wall facing each Party's jurisdiction. The Parties' maintenance will include graffiti removal, painting and minor surface repair and is delineated between the areas of jurisdictional responsibility. For graffiti removal the City's responsibility will be limited to only the walls facing the City's street.
- h. After construction of a new State highway within the City, the new portion of highway shall be incorporated by amendment to this Agreement, prior to completion of any new construction.
- i. If either Party's funding for maintenance is significantly decreased, the Parties will work together to achieve a level of maintenance for the safety and benefit of the traveling public.

- j. Upon annexation by the City of any area that is traversed by a State highway, the length of such highway which is within the annexation boundaries shall become subject to the terms of this Agreement, indicating the portion or portions of the State highway affected. This Agreement shall be amended to incorporate the additional area, within 90 days from the time of annexation.

IV. MISCELLANEOUS PROVISIONS

1. This Agreement shall become effective upon the signing and dating of the Determination Letter by the State's Attorney General.
2. This Agreement shall remain in full force and effect for successive periods of five years from the effective date and may be amended upon mutual written consent of both Parties, provided however, that this Agreement may be cancelled at any time, with 90 days written notice. This Agreement shall be reviewed and all reviews shall be completed within 60 days prior to the end of the 5th year anniversary date.
3. 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 other expenses (including, but not limited to, reasonable attorneys' fees) (hereinafter collectively referred to as "claims") arising out of bodily injury of any person (including death), property damage and any other claims (including, but not limited to, claims of derivative or vicarious liability), which are caused by the act, omission, negligence, misconduct or other fault of the indemnitor, its officers, officials, agents, employees or volunteers, to the extent permissible by law.
4. The Parties' respective contractors and subcontractors shall procure and maintain appropriate insurance policies until such time as all of their obligations have been discharged, including any warranty periods under their respective contracts with the City or the State. Said insurance for any and all claims for injury to persons or damage to property must be maintained by all contractors and subcontractors until any and all claims, obligations, and warranty periods are discharged, expired and/or otherwise satisfied. The amounts and types of insurance required are those required by the *ADOT Permits Insurance Matrix*.
5. The City acknowledges and will comply with Title VI of the Civil Rights Act Of 1964.
6. This Agreement shall be governed by and construed in accordance with Arizona laws.
7. This Agreement may be cancelled by either Party in accordance with A.R.S. § 38-511.
8. To the extent applicable under law, the provisions set forth in A.R.S. §§ 35-214 and 35-215 shall apply to this Agreement.
9. This Agreement is subject to all applicable provisions of the Americans with Disabilities Act (Public Law 101-336, 42 U.S.C. 12101-12213) and all applicable Federal regulations under

the Act, including 28 CFR Parts 35 and 36. The Parties to this Agreement shall comply with Executive Order Number 2009-09 issued by the Governor of the State of Arizona and incorporated herein by reference regarding "Non-Discrimination".

10. Non-Availability of Funds: Every obligation of the Parties under this Agreement is conditioned upon the availability of funds appropriated or allocated for the fulfillment of such obligations. If funds are not allocated and available for the continuance of this Agreement, this Agreement may be terminated by either Party at the end of the period for which the funds are available. No liability shall accrue to either Party in the event this provision is exercised, and neither Party shall be obligated or liable for any future payments as a result of termination under this paragraph.
11. In the event of any controversy, which may arise out of this Agreement, the Parties hereto agree to abide by required arbitration as is set forth for public works contracts if required by A.R.S. § 12-1518.
12. The Parties shall comply with the applicable requirements of A.R.S. § 41-4401.
13. The Parties shall ensure that all contractors comply with the applicable requirements of A.R.S. §35-393.01.
14. The Parties hereto shall comply with all applicable laws, rules, regulations and ordinances, as may be amended.
15. All notices or demands upon any Party to this Agreement shall be in writing and shall be delivered electronically, in person, or sent by mail, addressed as follows:

For Agreement and Amendments

Arizona Department of Transportation
Joint Project Agreement Section
205 S. 17th Avenue, Mail Drop 637E
Phoenix, AZ 85007
JPABranch@azdot.gov

City of Surprise
Attn: Public Works Director
16000 N. Civic Center Plaza
Surprise, AZ 85374
623.222.6000

For Maintenance Related Issues:

Arizona Department of Transportation
Central Maintenance District
Maintenance Engineer
2140 W. Hilton, MD E700
Phoenix, Arizona 85009
602.712.6664

City of Surprise
Attn: Public Works Director
16000 N. Civic Center Plaza
Surprise, AZ 85374
623.222.6000

For Notification of all Blanket and Non-Blanket Permits:

Central Maintenance District Permits Office
206 S. 17th Ave, MD004R
Phoenix, Arizona 85007
602.712.7386

City of Surprise
Attn: Public Works Director
16000 N. Civic Center Plaza
Surprise, AZ 85374
623.222.6000

For Notification of Hazardous Materials:

State's Traffic Operations Center
2140 W. Hilton, MD E700
Phoenix, Arizona 85009
602.712.6664

City of Surprise
Attn: Public Works Director
16000 N. Civic Center Plaza
Surprise, AZ 85374
623.222.6000

16. Any revisions to the names and addresses above may be updated administratively by either Party, by contracting each other writing.

17. In accordance with A.R.S. § 11-952(D), attached hereto and made a part hereof, is the written determination of each Party's legal counsel that the Parties are authorized under the laws of this State to enter into this Agreement and that the Agreement is in proper form.

IN WITNESS WHEREOF, the Parties have executed this Agreement the day and year first above written.

CITY OF SURPRISE

STATE OF ARIZONA

Department of Transportation

By _____
SKIP HALL
Mayor

By _____
STEVE BOSCHEN, PE
Division Director, IDO

ATTEST:

By _____
SHERRY ANN AGUILAR
City Clerk

ATTORNEY APPROVAL FORM FOR THE CITY OF SURPRISE

I have reviewed the above referenced Intergovernmental Agreement between the State of Arizona, acting by and through its DEPARTMENT OF TRANSPORTATION, and the CITY OF SURPRISE , an agreement among public agencies which, has been reviewed pursuant to Arizona Revised Statutes §§ 11-951 through 11-954 and declare this Agreement to be in proper form and within the powers and authority granted to the City under the laws of the State of Arizona.

No opinion is expressed as to the authority of the State to enter into this Agreement.

City Attorney

Date

IGA 20-0007810
Exhibit A

City of Surprise Maintenance Roles and Responsibility Matrix
within State Highway Right of Way

ALL ACTIVITIES SHALL BE CONDUCTED ACCORDING TO ADOPTED CITY
STANDARDS

ACTIVITIES AND DESCRIPTIONS:

SWEEPING:

- Sweeping shall be accomplished during times of low traffic volume when possible.

PATCHING WITH PREMIX:

- Patching potholes, severe depressions, edge breakup, and breaks in roadway and shoulder surfaces using premix materials.

FILL CRACKS:

- Clean and fill cracks in bituminous pavements to prevent the passage of water through the surface and into the sub grade.

FILL CRACKS WITH ASPHALT RUBBER SEALANT:

- Rout or clean, fill cracks in bituminous pavements to prevent the passage of water through the surface and into the sub grade.

TIGHT BLADING:

- The application of premix with a blade to fill ruts and raveling an asphalt pavement and/or ACFC finishing course (1 to 1 ½ inches deep or less).

FLUSH COAT/FOG SEAL:

- Apply emulsified petroleum resin or emulsified asphalt to continuous sections of asphalt concrete as flush coat to rejuvenate aged asphalt and to retard surface deterioration.

EMERGENCY PATCH AND/OR REPAIR:

- The emergency repair of asphalt roadway surface/base areas damages presenting a safety hazard to the driving public. The appropriate repair may require the limited rehabilitation repair, requiring the removal and replacement of damaged asphalt sub-surface and deteriorated base. When limited rehabilitation or total reconstruction is required for the area, City responsibility shall be limited to areas not to exceed 100 square feet in size.

MANUAL MECHANICAL AND/OR CHEMICAL WEED CONTROL:

- The majority of these activities generally are covered by separate agreement. However, some areas of the State rights of way remain City responsibility. Exemplified by: weeds found on the City side of a access control fences, weeds or other types of vegetation growing, around drainages basins, within cross-over streets, **or** pedestrian sidewalks in underpass areas. The specific methods of vegetation control must comply with state and federal environmental rules and regulations.

DEBRIS AND LETTER PICK-UP:

- Clean litter and debris from both roadway and City areas of the rights of way responsibility as identified in the Maintenance **Exhibit "B"**. This activity will be undertaken during times of low traffic volume when possible.
- Clean litter and debris from Homeless Encampments that fit in 50-gallon bags.

DRAINAGE/CATCH BASINS/ROUTINE MAINTENANCE:

- Clean of drainage/catch basins within the areas where the city is responsible for the routine and minor maintenance of the roadway surface.
- Vector control when necessary.

MINOR SLIDE REMOVAL:

- Removal of minor rock and or mud slides as required ensure that drainage ditches and/or roadway shoulders are free from hazardous conditions.

BLUE STAKE:

- The City shall be responsible for blue staking utility features that solely serve the City, yet are constructed within state rights of way. The responsibility shall become effective upon Blue Stake Operations Center notification.

ENCROACHMENT PERMITS:

- Management of rights of way encroachments on non-limited access state routes according to applicable statutes; issuing encroachments permits and notices of illegal encroachments as authorized by law will be the responsibility of the City. Copies of the encroachment notices and permits, including sketches showing exact locations of the encroachments will be forward to the state. Forms and encroachments permits will be furnished by the state.

PRIVACY & SOUND WALL MAINTENANCE:

- Unless covered by separate agreement for wall maintenance where privacy walls are constructed on the rights of way line or line of delineation between State and City responsibilities, the City will be responsible for maintaining the surface of the side of the wall facing their jurisdiction. Maintenance

activities will include graffiti removal, painting and minor surface repair. Sound wall structural integrity remains the responsibility of the State.

PAVEMENT MARKING MAINTENANCE:

- The City will be maintain all longitudinal lines, transverse lines, and symbols/messages (such as lane lines, edge lines, etc.) and median noses on all crossroads using paint, thermoplastic, tape and other materials. City pavement markings responsibilities shall be done according to City adopted standards.

SIGNING MAINTENANCE:

- The City shall be responsible for the maintenance of all signing on crossroads of signalized intersection maintained by the City and non-limited access State routes. Maintenance activities shall be done according to City standards.

IGA 18-0006976

Exhibit A

Roles and Responsibilities

Electrical Operations:

The responsibility for traffic signal and electrical facilities will be provided under the Electrical Master Maintenance Agreement or in a separate maintenance agreement.

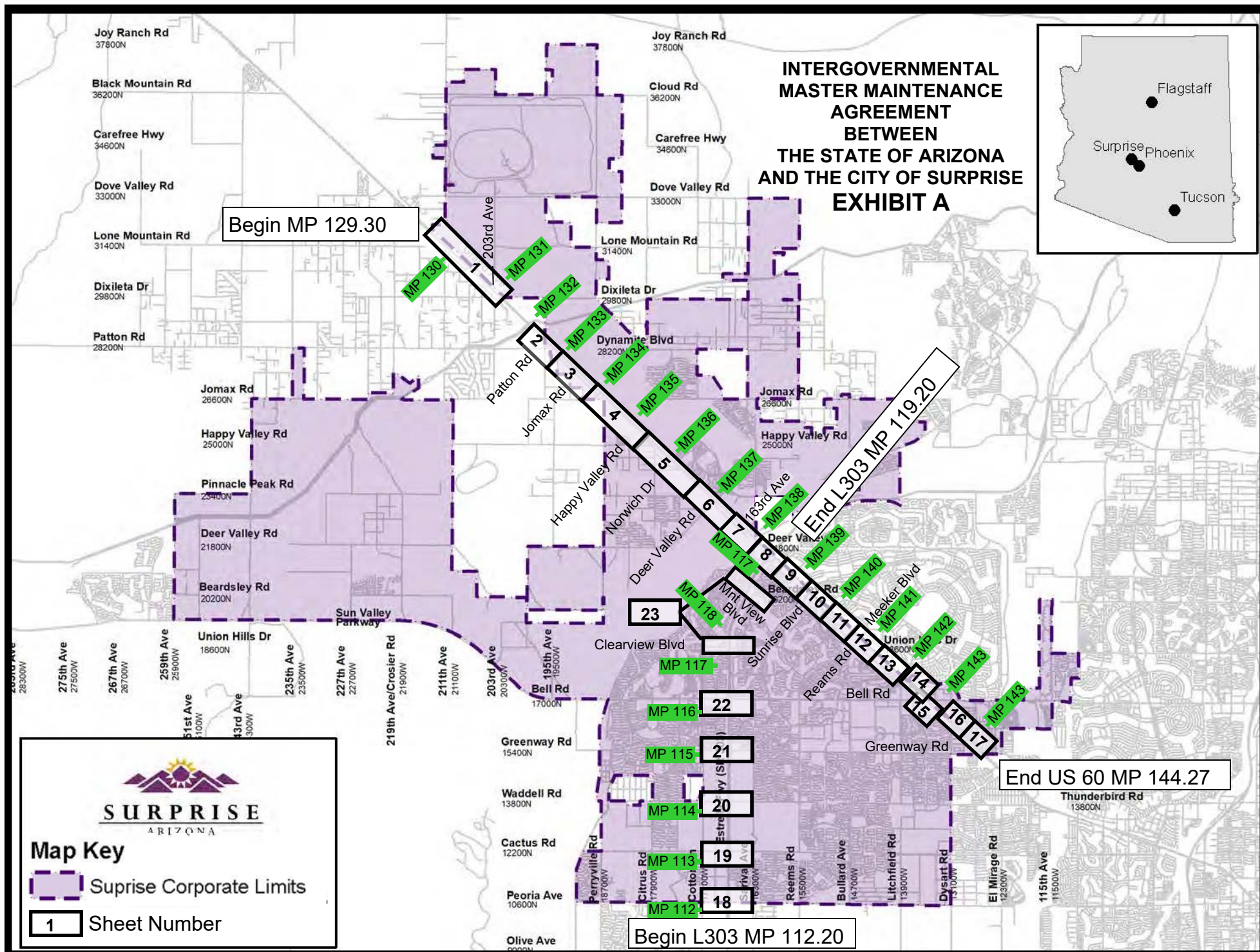
Landscape:

Weed removal on mainline	ADOT
Weed removal on crossroads	City
Weed removal on pedestrian/equestrian structures	City
Litter pickup on mainline	ADOT
Litter pickup on crossroads	City
Litter pickup on pedestrian/equestrian structures	City
Sweeping on mainline	ADOT
Sweeping ramps	ADOT
Sweeping crossroad	City
Graffiti within noise walls	ADOT
Graffiti outside of noise walls	City
Graffiti on pedestrian/equestrian structures	City

Roadway:

Crossroad portland cement concrete pavement	ADOT
Mainline pavement rehabilitation	ADOT
Crossroad pavement rehabilitation	City
Mainline shoulders	ADOT
Crossroad shoulders	City
Median dividers of crossroads	City
Bridge substructures	ADOT
Bridge superstructures	ADOT
Bridge fencing	ADOT
Pedestrian bridge features	City
Pedestrian and equestrian bridge structures	ADOT
Pedestrian and equestrian overpass/underpass structures	ADOT
Sidewalks	City
Structural integrity of sound and screen walls	ADOT
Sound Wall maintenance on freeway side	ADOT
Sound Wall maintenance away from freeway side	City
Right of way fence	ADOT
Mainline safety appurtenances	ADOT
Crossroad safety appurtenances	City

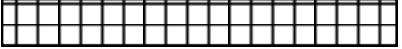
Specialized fence, walls, art and decorative features	City
Specialized paint colors	City
Specialized pedestrian bridge modifications	City
Culverts	ADOT
Channels	ADOT
Pumphouses	ADOT
Retention basins	ADOT
Mainline catch basins	ADOT
Crossroad catch basins	City
Specialized features within City maintained retention basins	City
Mainline incidents	ADOT
Crossroad incidents	ADOT
Hazardous material response on mainline	ADOT
Hazardous material response on crossroads	City
Traffic Engineering:	
Mainline signage	ADOT
Crossroad signage	City
Bicycle path signage	City
Overhead sign structures	ADOT
Large ground mount guide signs	ADOT
Mainline pavement markings	ADOT
Crossroad pavement markings	City
Ramp pavement markings	ADOT
Cross walks on cross roads	ADOT
Bicycle path/lane pavement signing, markings and TC devices	City
Encroachment Permits	
Issue encroachment permits for ADOT ROW	ADOT
Issue special event permits	ADOT
Request annual encroachment permit for maintenance	City
Blue Stake	
Blue stake of ADOT infrastructure	ADOT
Blue stake of local infrastructure	City
Homeless Encampments	
Cleanup and removal of all non-hazardous material that fits into 50-gallon bags	City
Cleanup and removal of all hazardous material and any material that does not fit into a 50-gallon bag.	ADOT

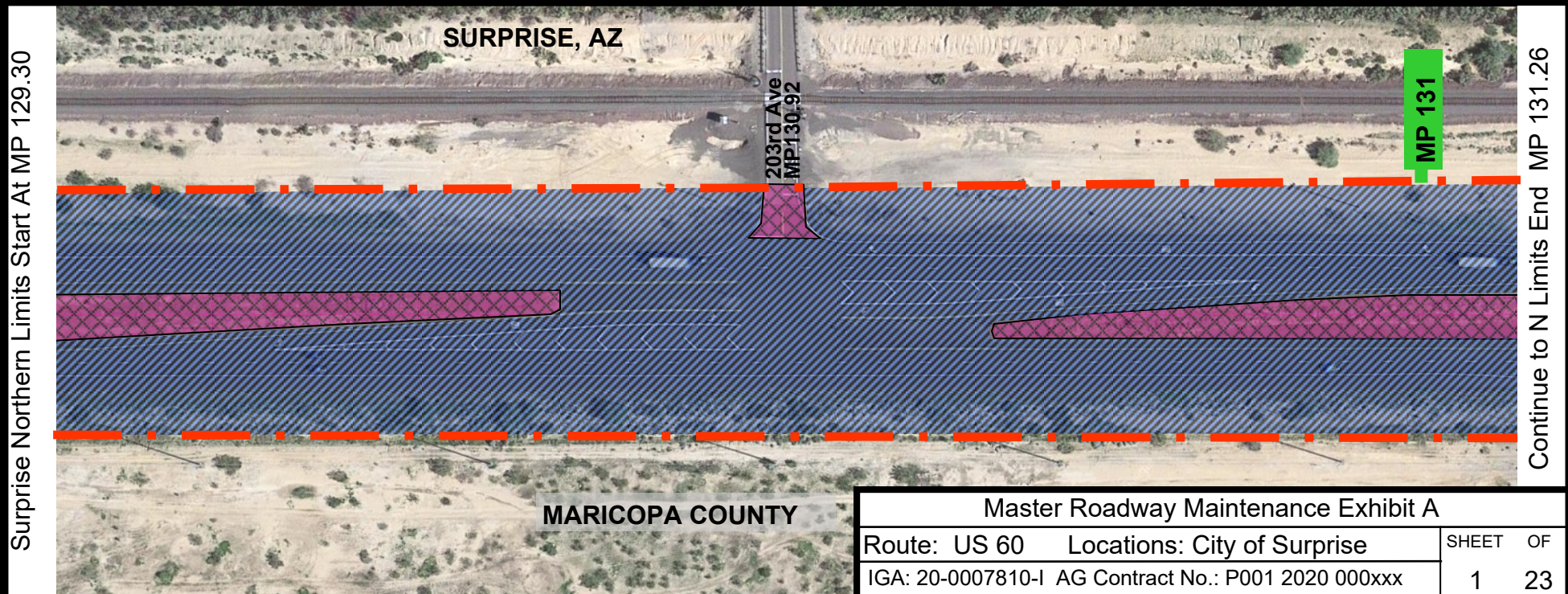


INTERGOVERNMENTAL MASTER MAINTENANCE AGREEMENT BETWEEN THE STATE OF ARIZONA AND THE CITY OF SURPRISE

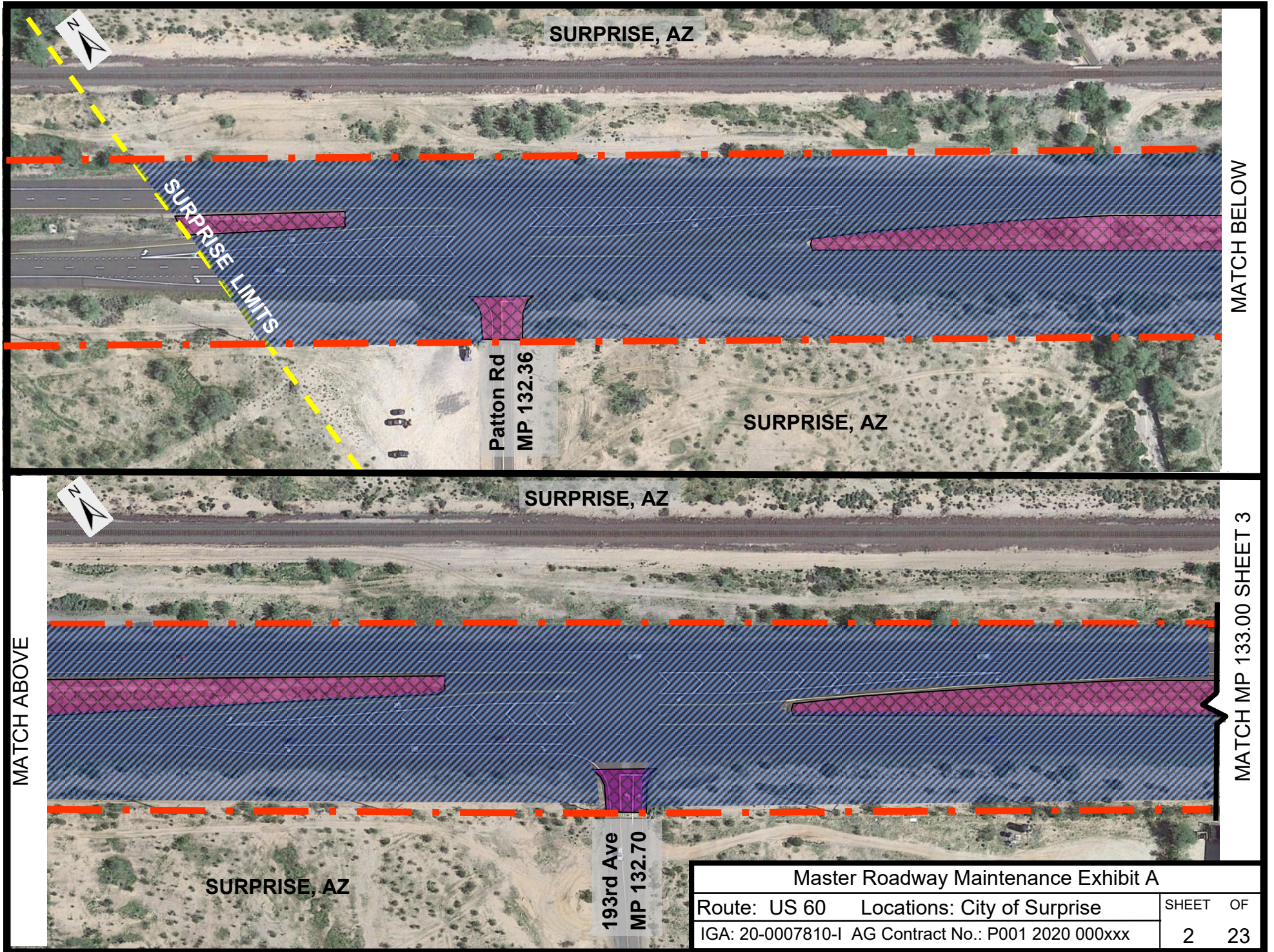
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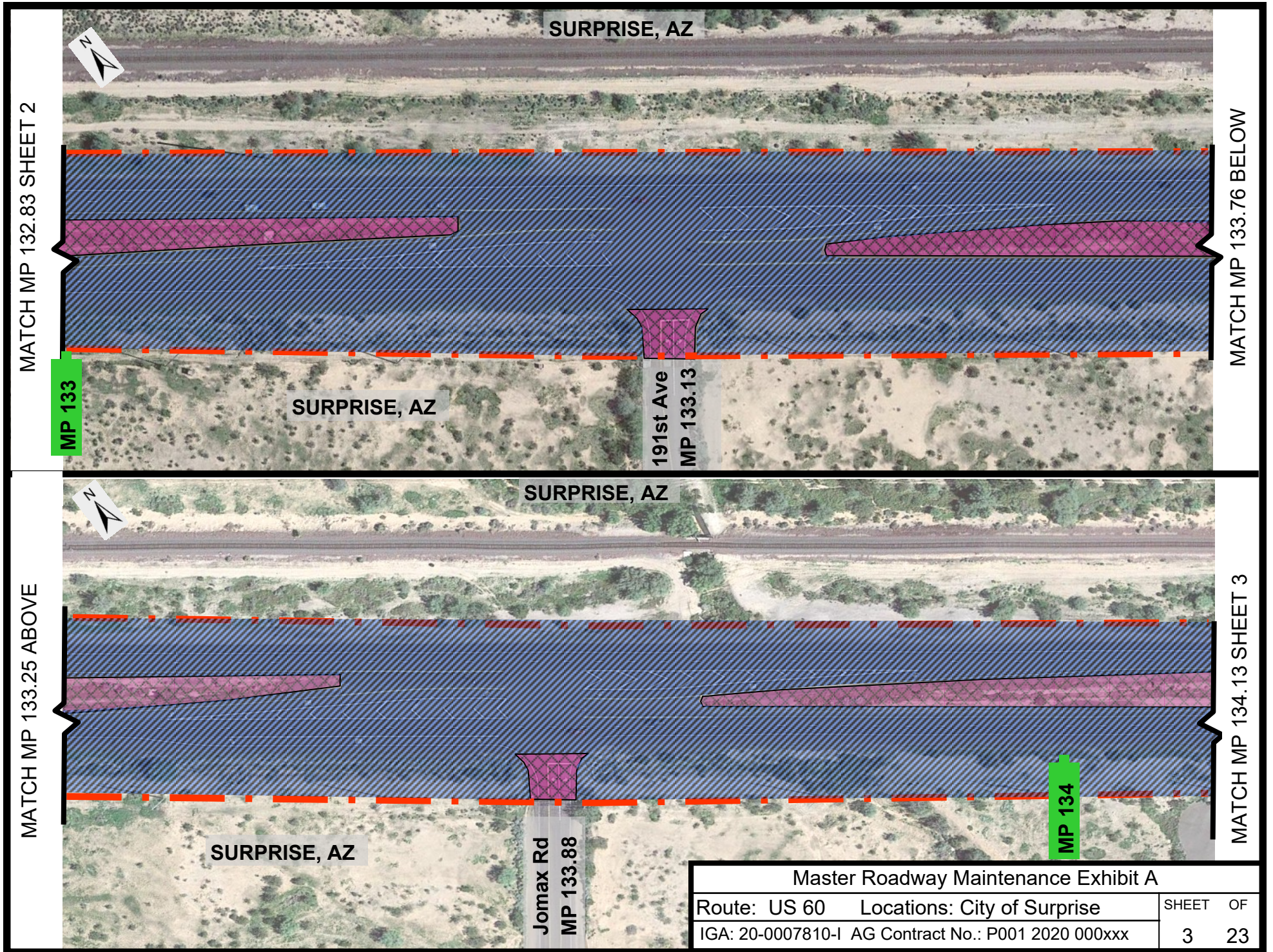
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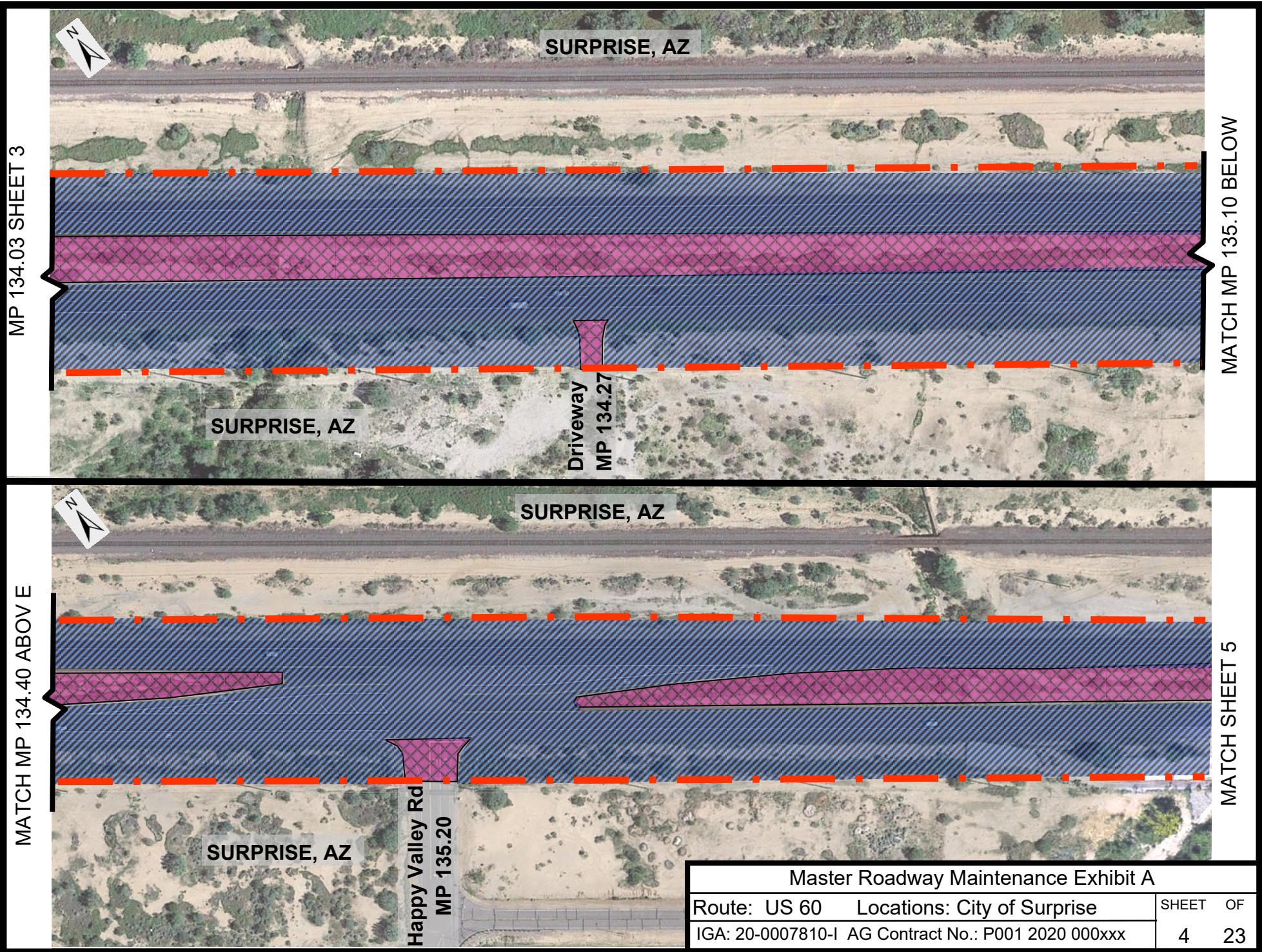
Roadway, Sidewalk & Landscape Boundary	
ADOT Maintenance Area	
Surprise, AZ Maintenance Area.....	
Developer responsibility-City to enforce.....	
Other Jurisdictions Sidewalk and Landscape Limits.....	

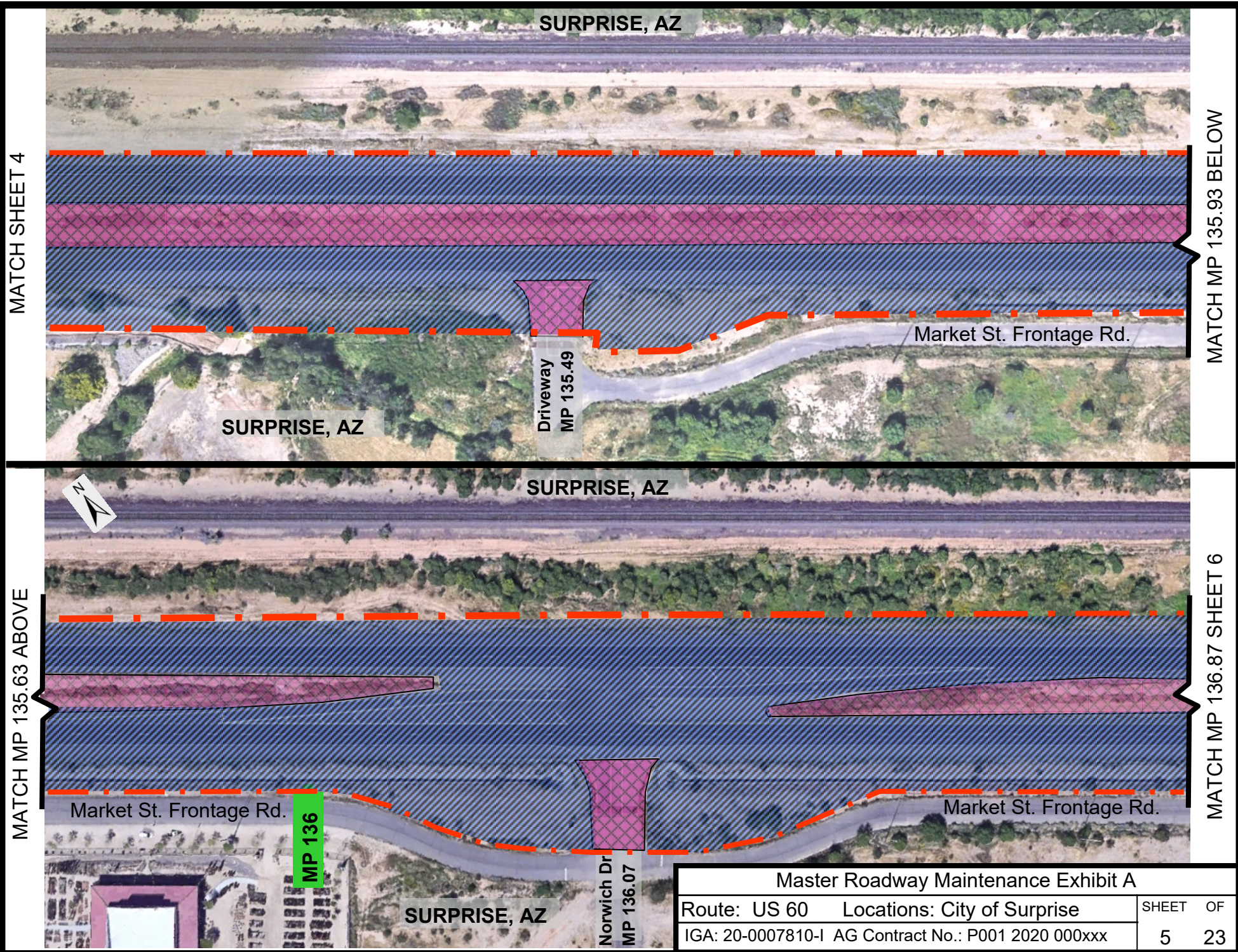


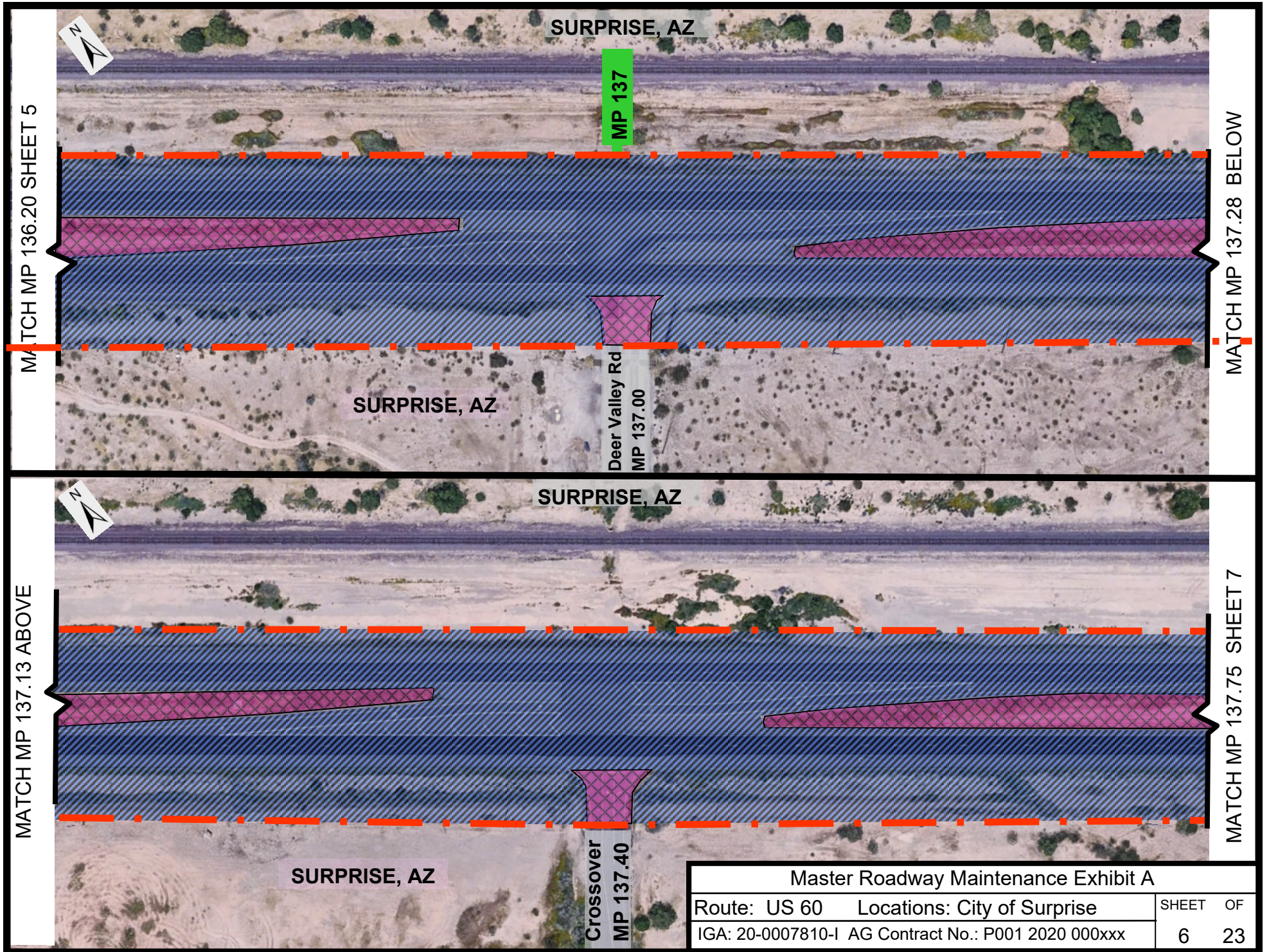
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IGA: 20-0007810-I		AG Contract No.: P001 2020 000xxx	
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		1	23





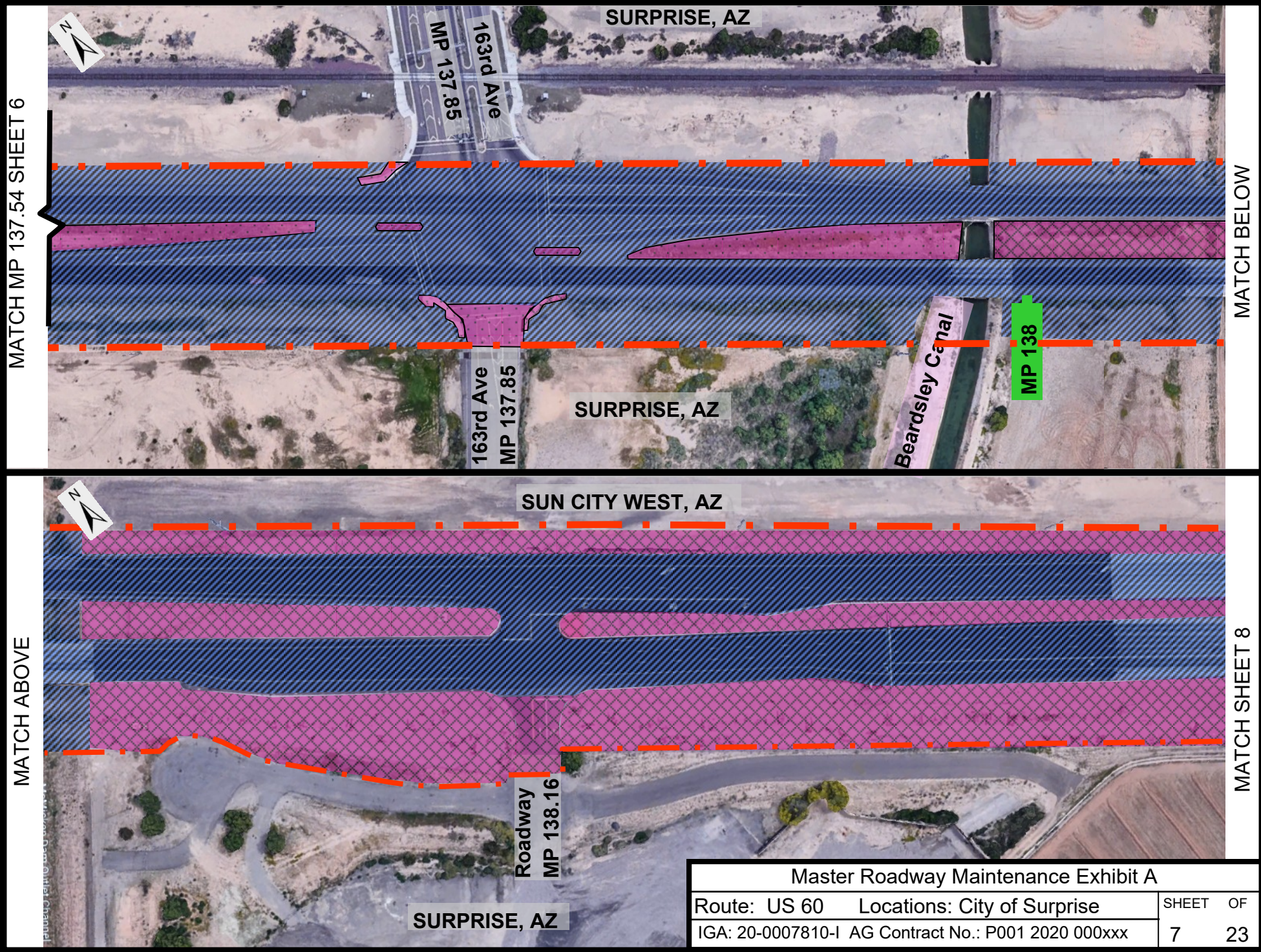






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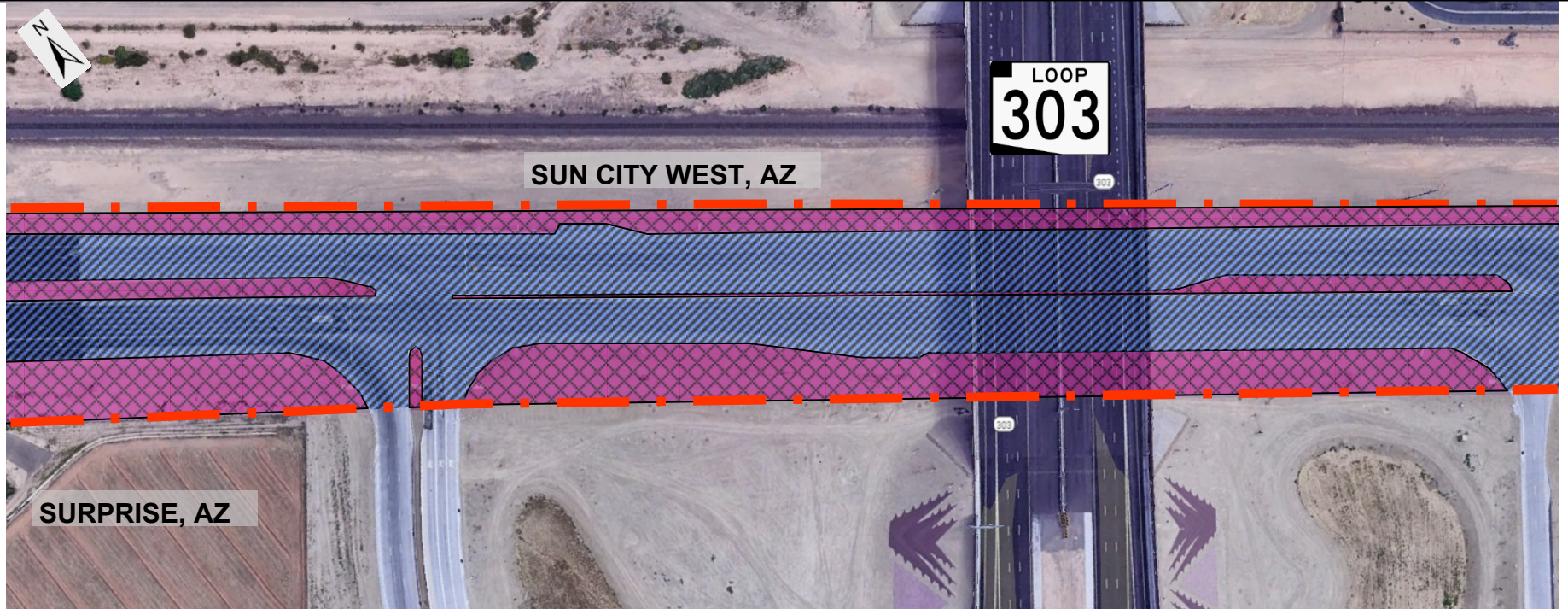
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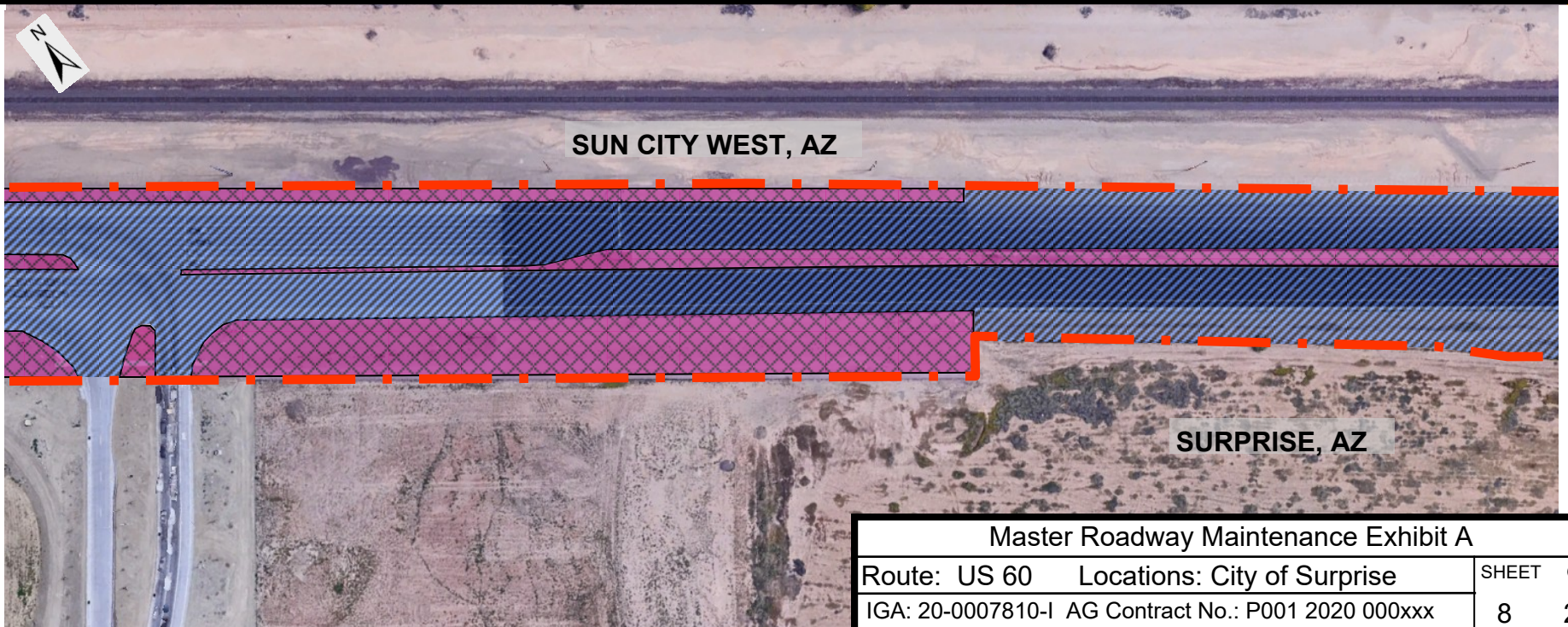
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IGA: 20-0007810-I	AG Contract No.: P001 2020 000xxx	7	23

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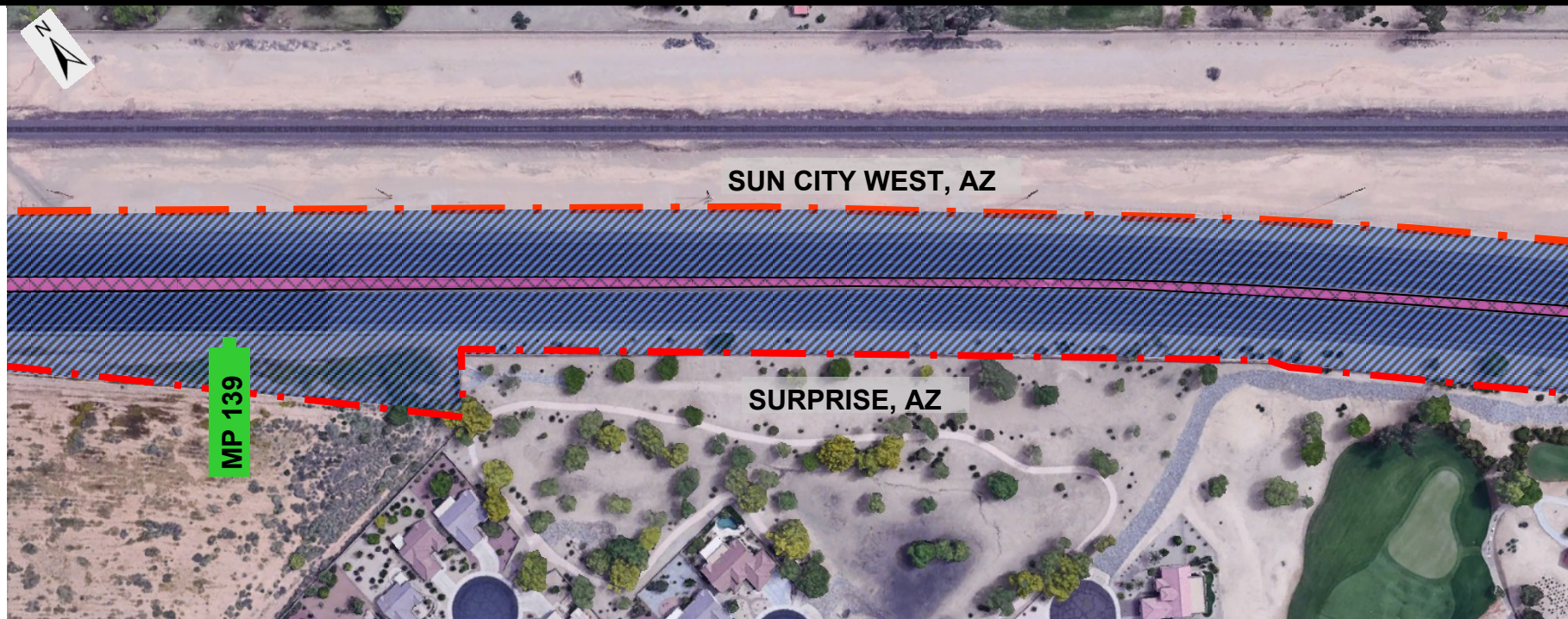
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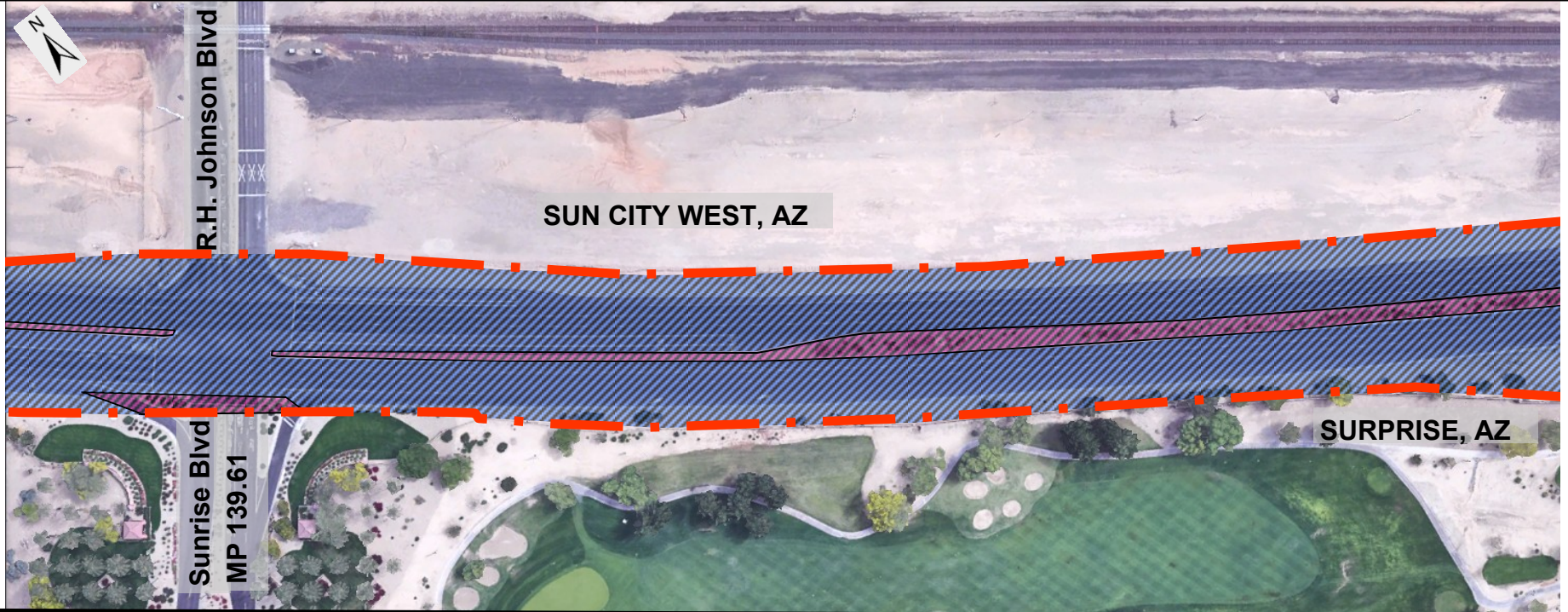
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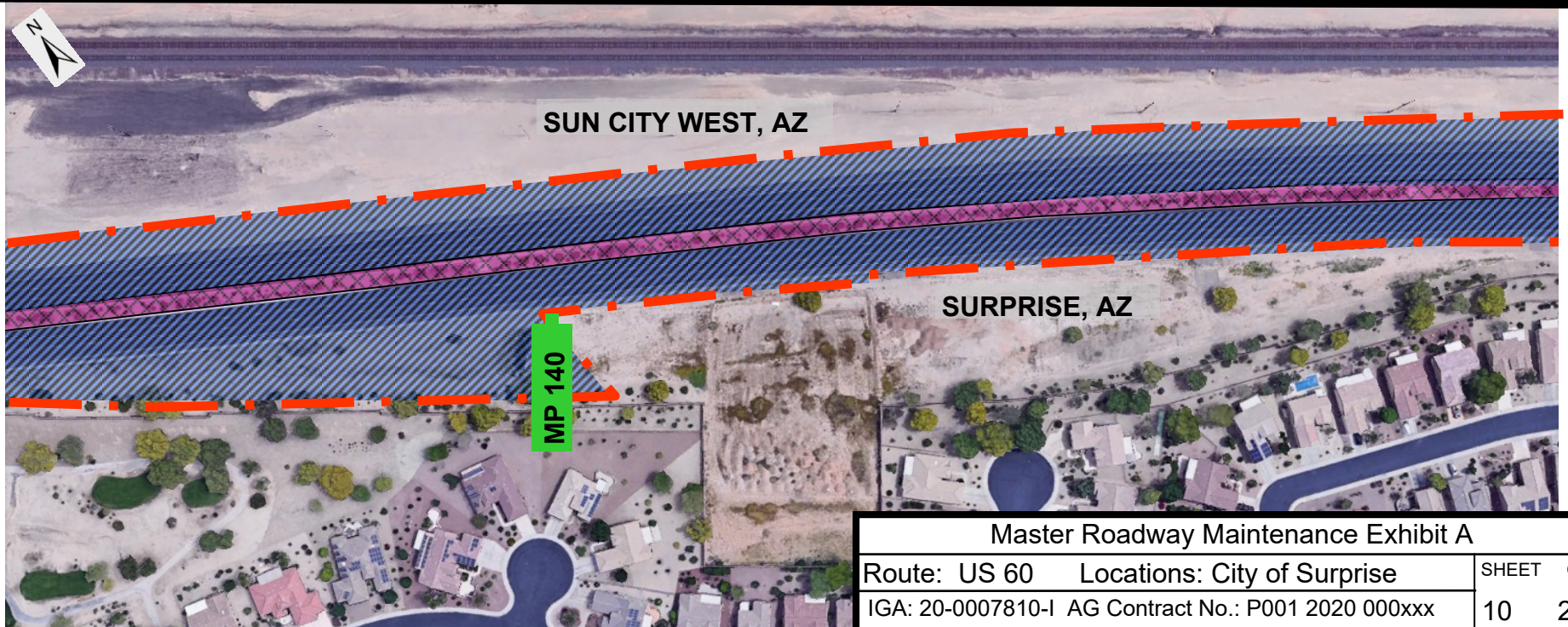
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IGA: 20-0007810-I		AG Contract No.: P001 2020 000xxx	
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Master Roadway Maintenance Exhibit A

Route: US 60	Locations: City of Surprise	SHEET	OF
IGA: 20-0007810-I	AG Contract No.: P001 2020 000xxx	10	23

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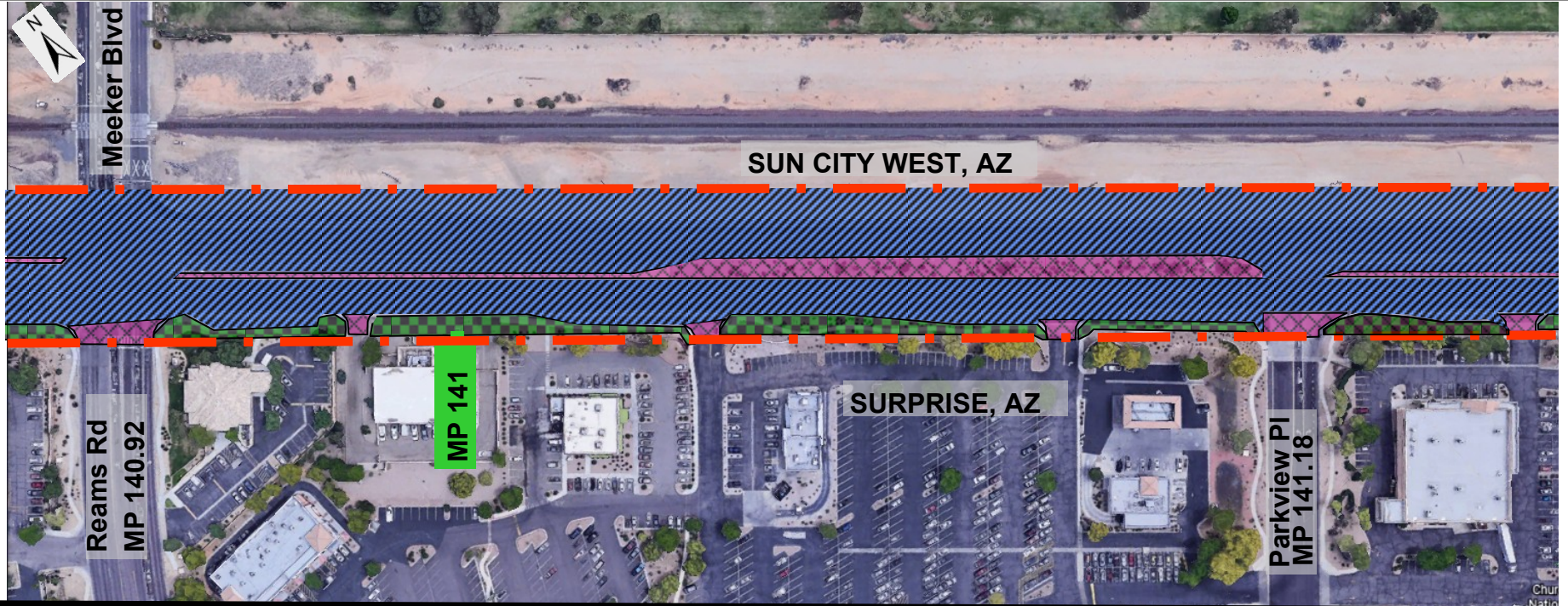
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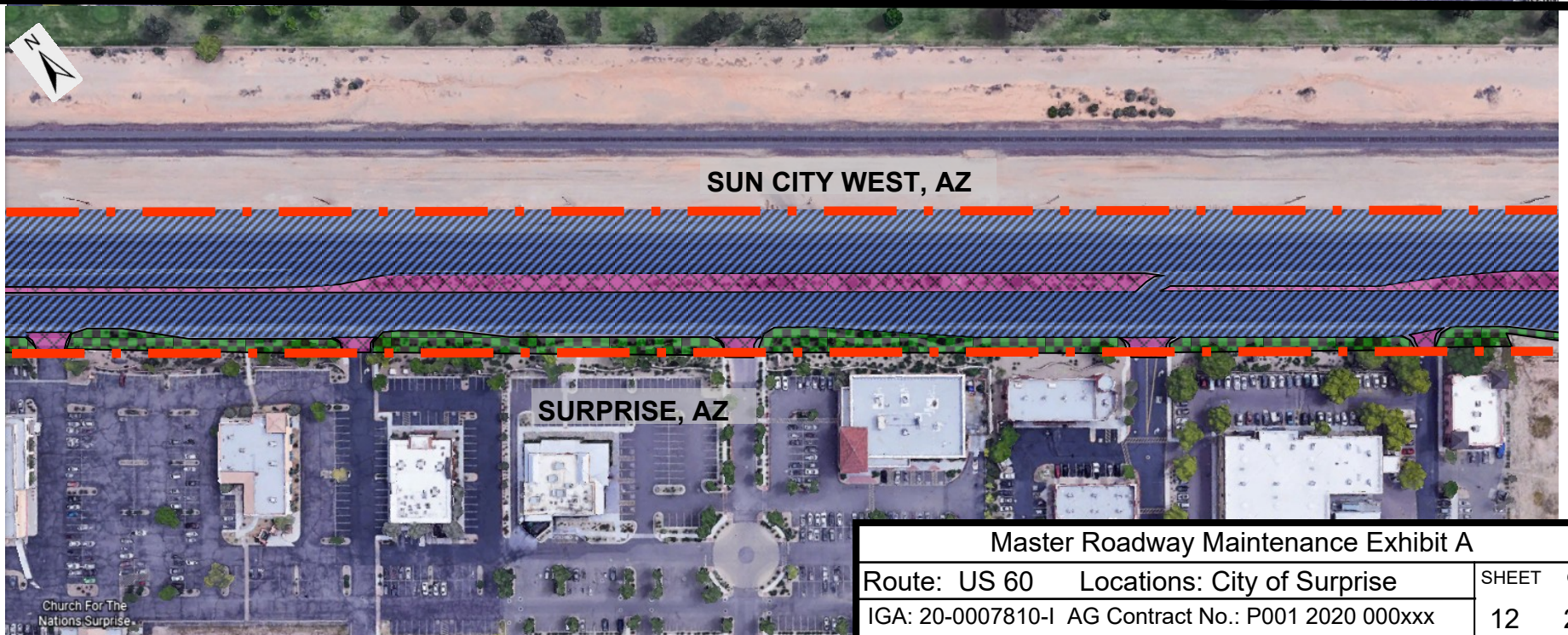
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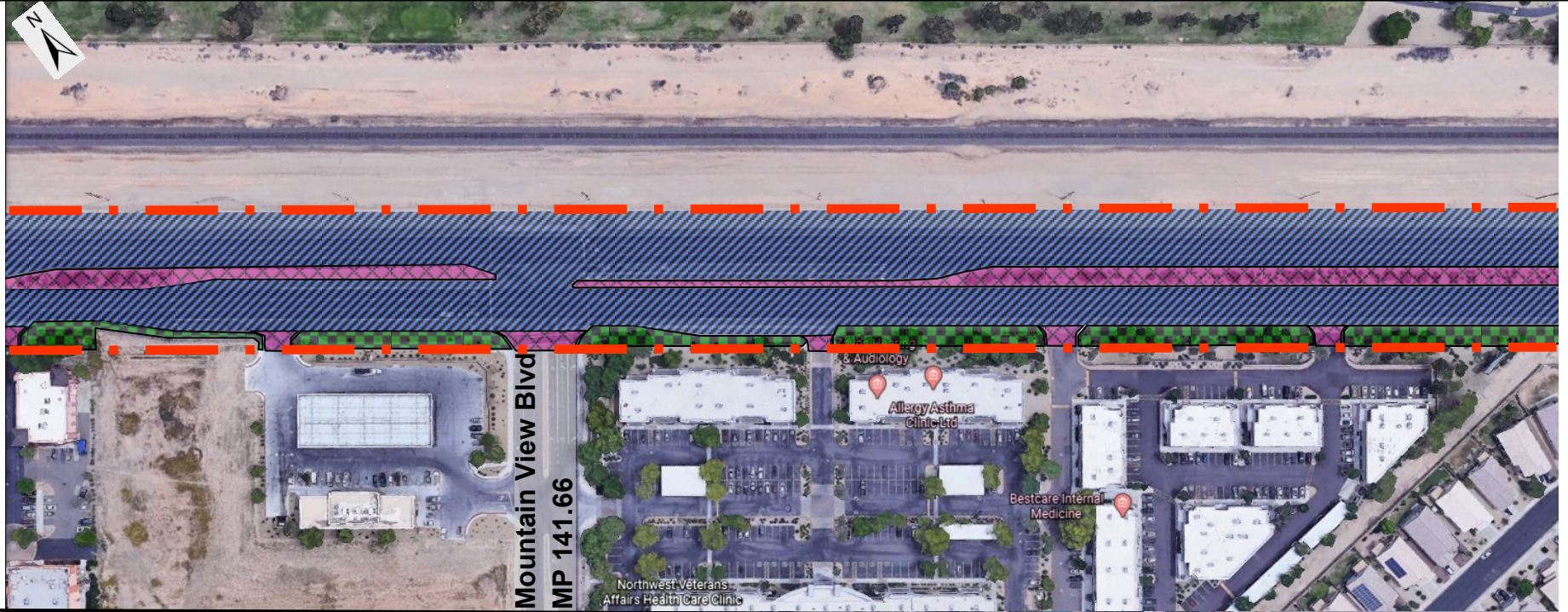
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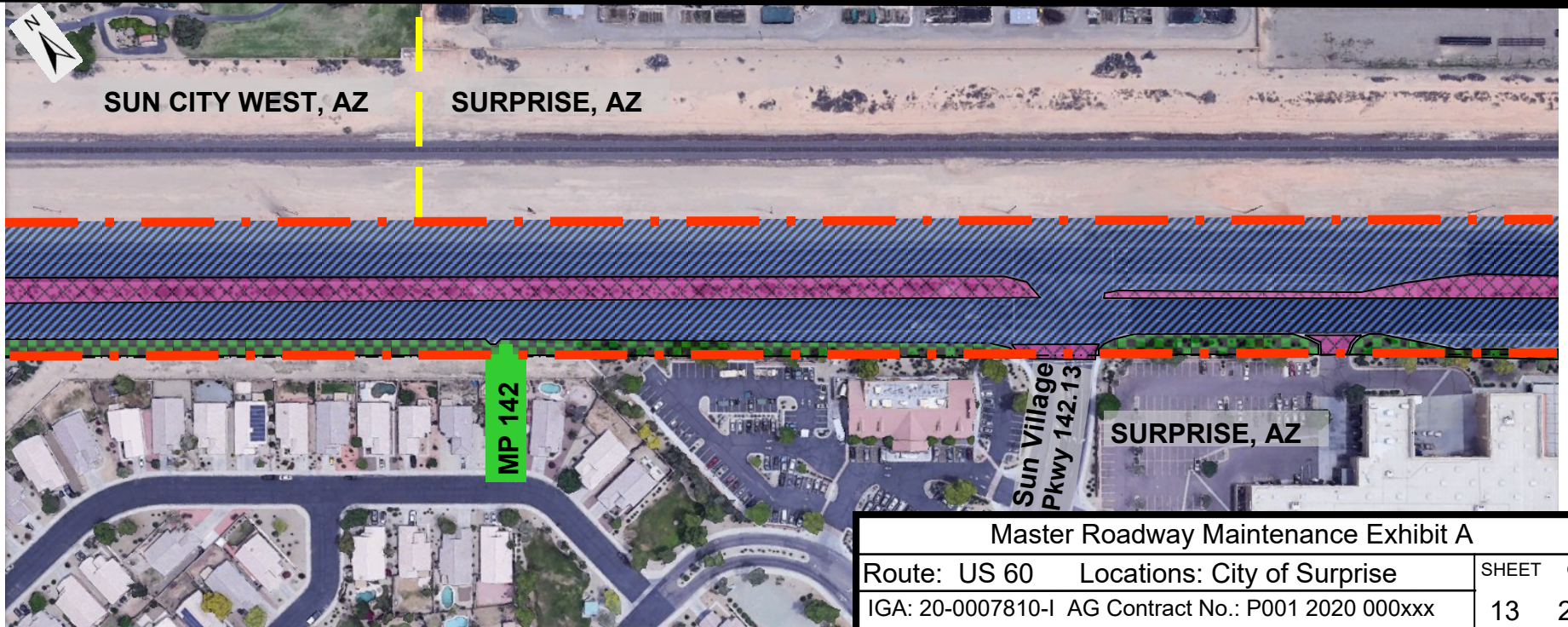
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IGA: 20-0007810-I AG Contract No.: P001 2020 000xxx

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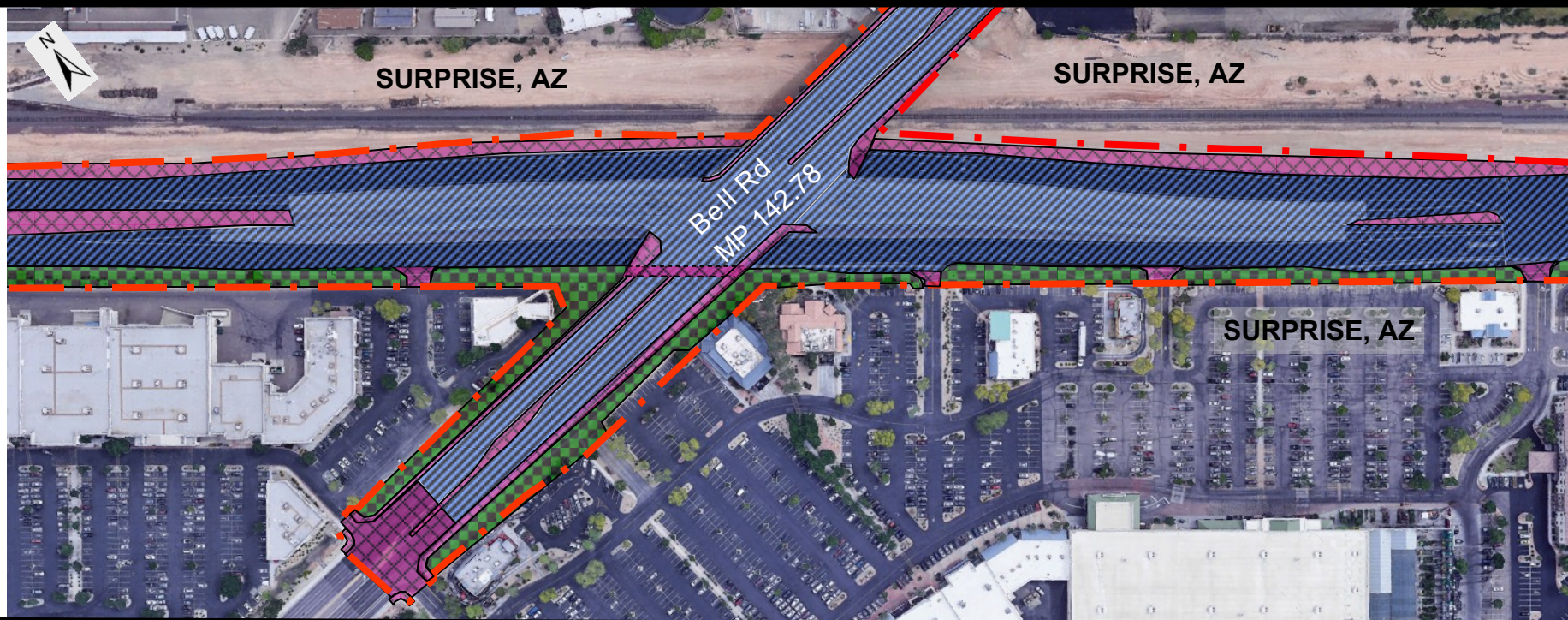
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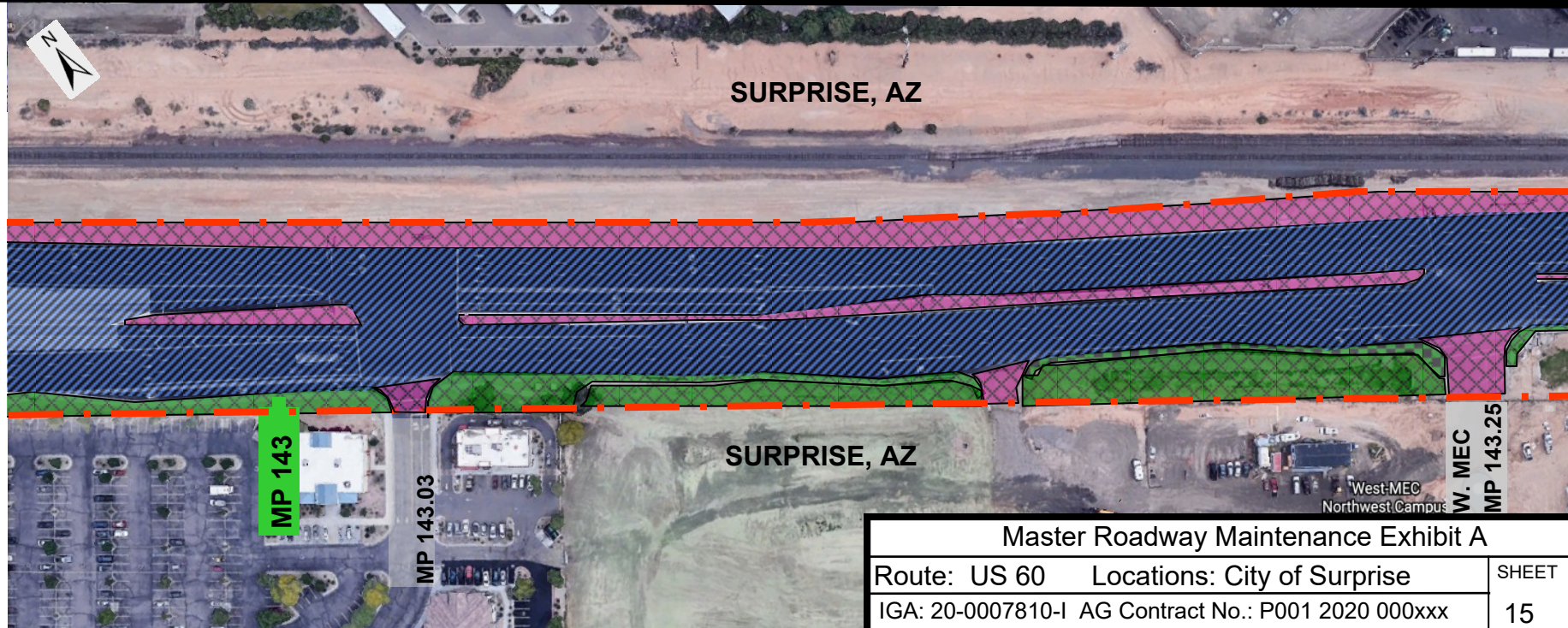
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IGA: 20-0007810-I	AG Contract No.: P001 2020 000xxx	14	23

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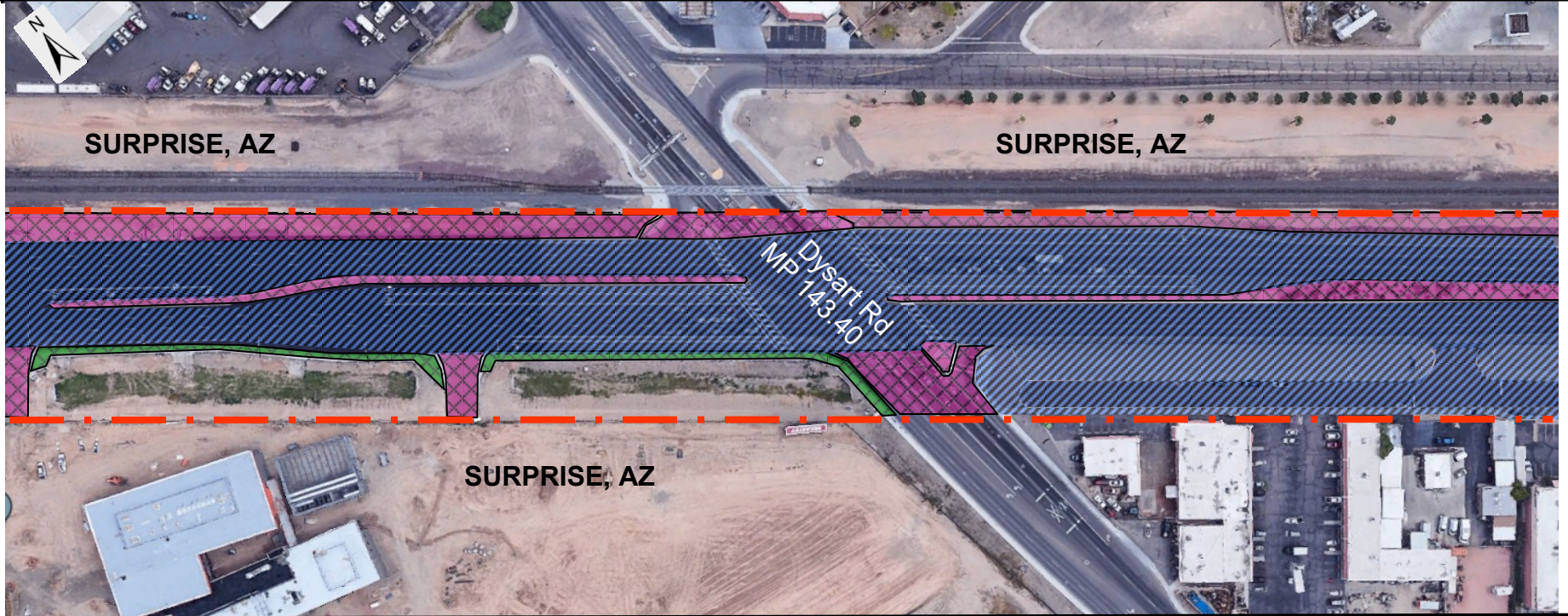
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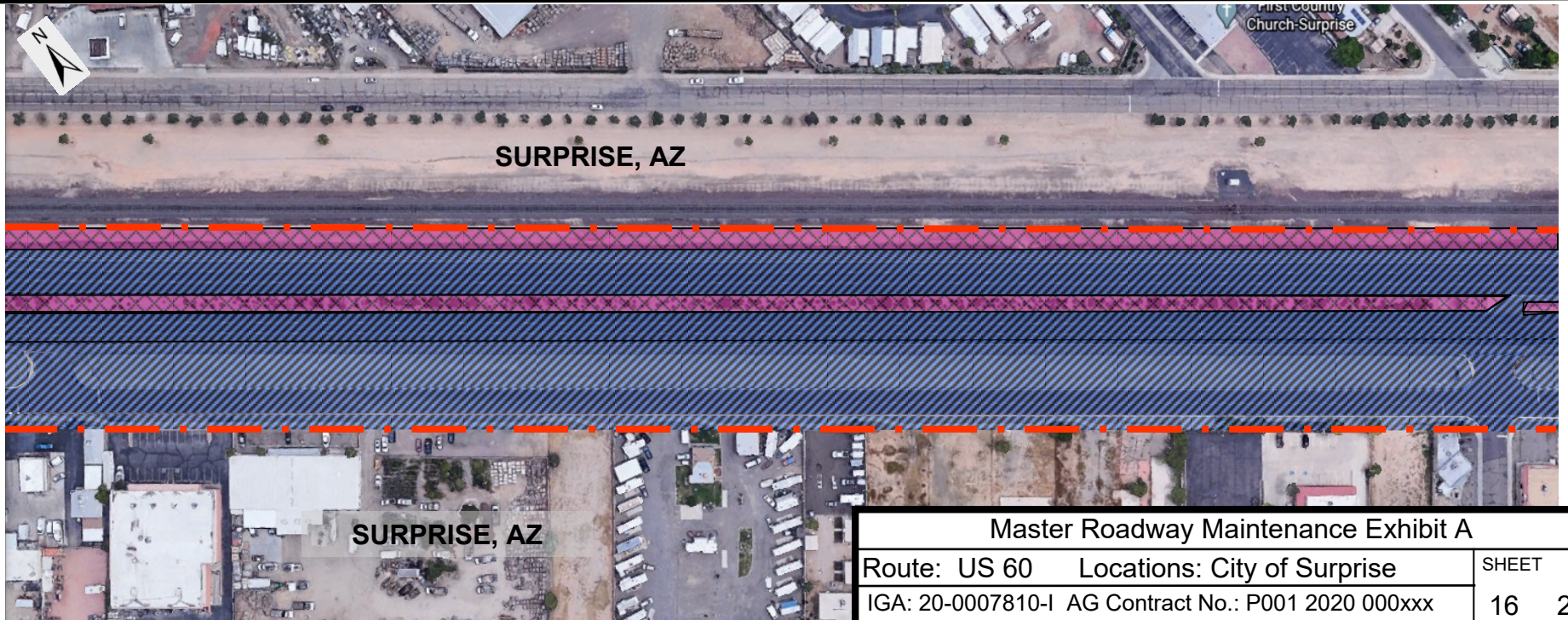
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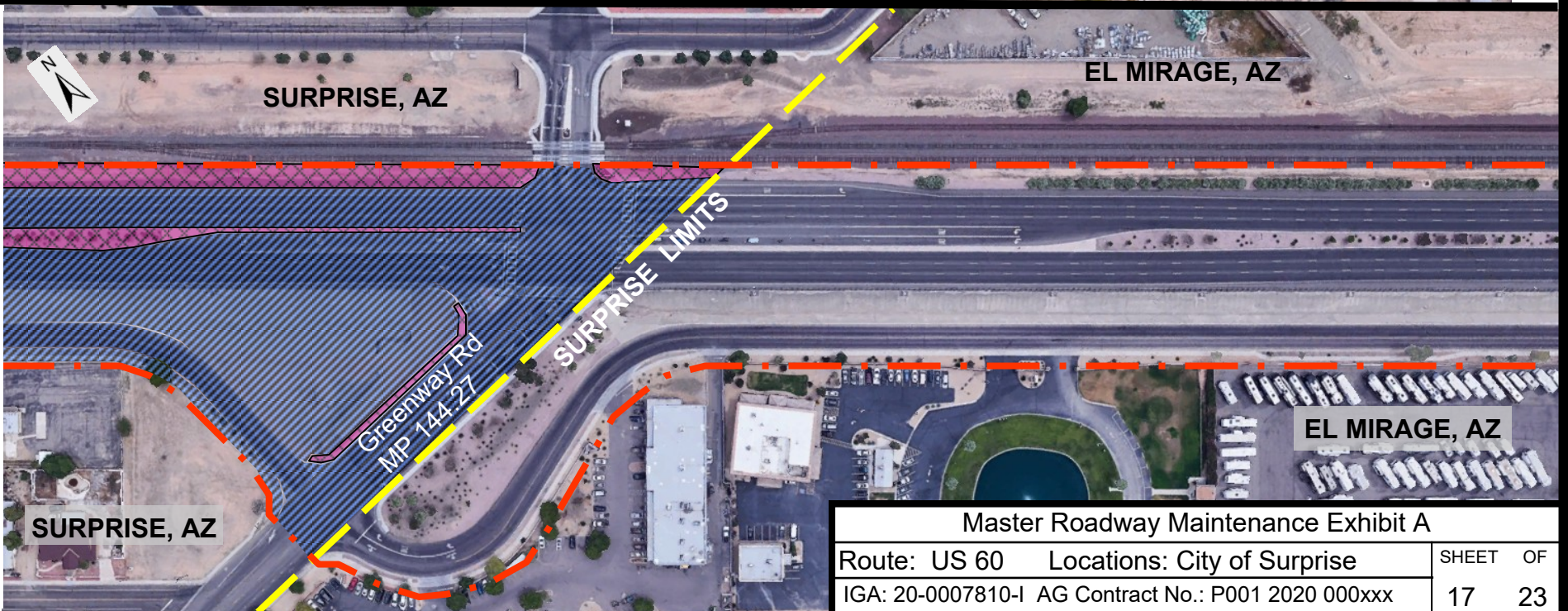
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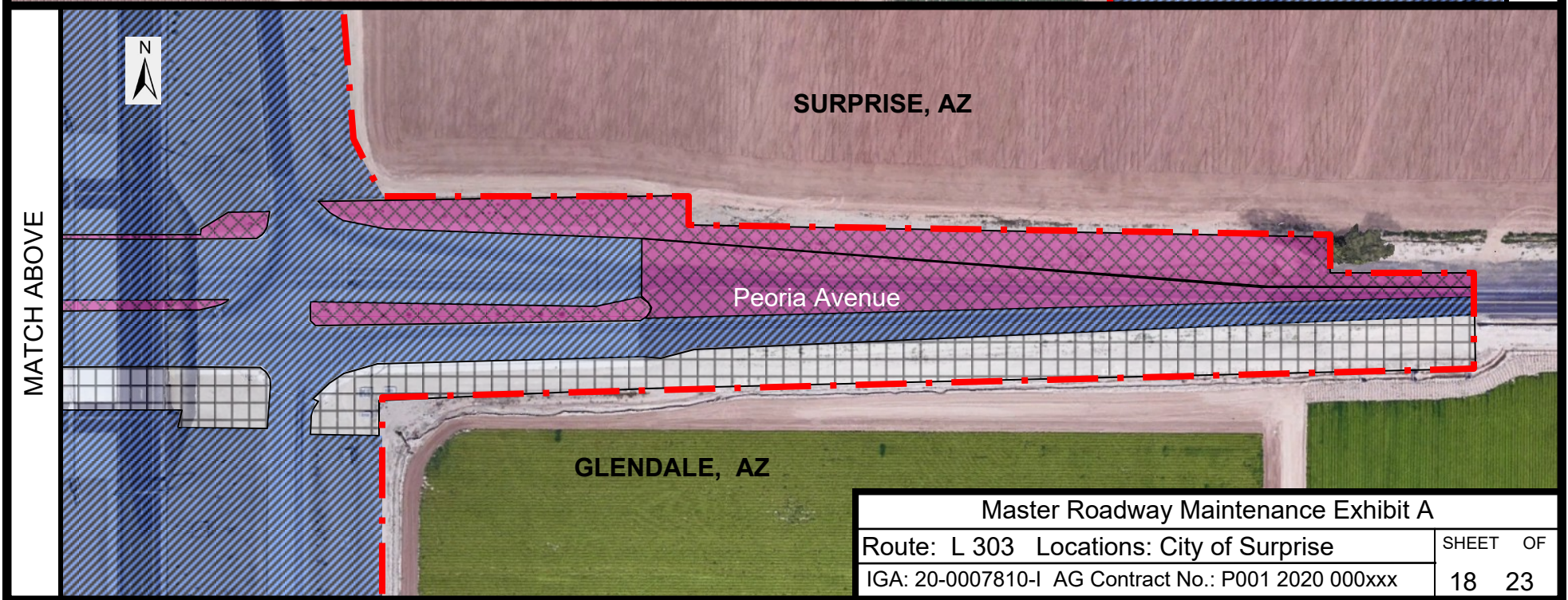
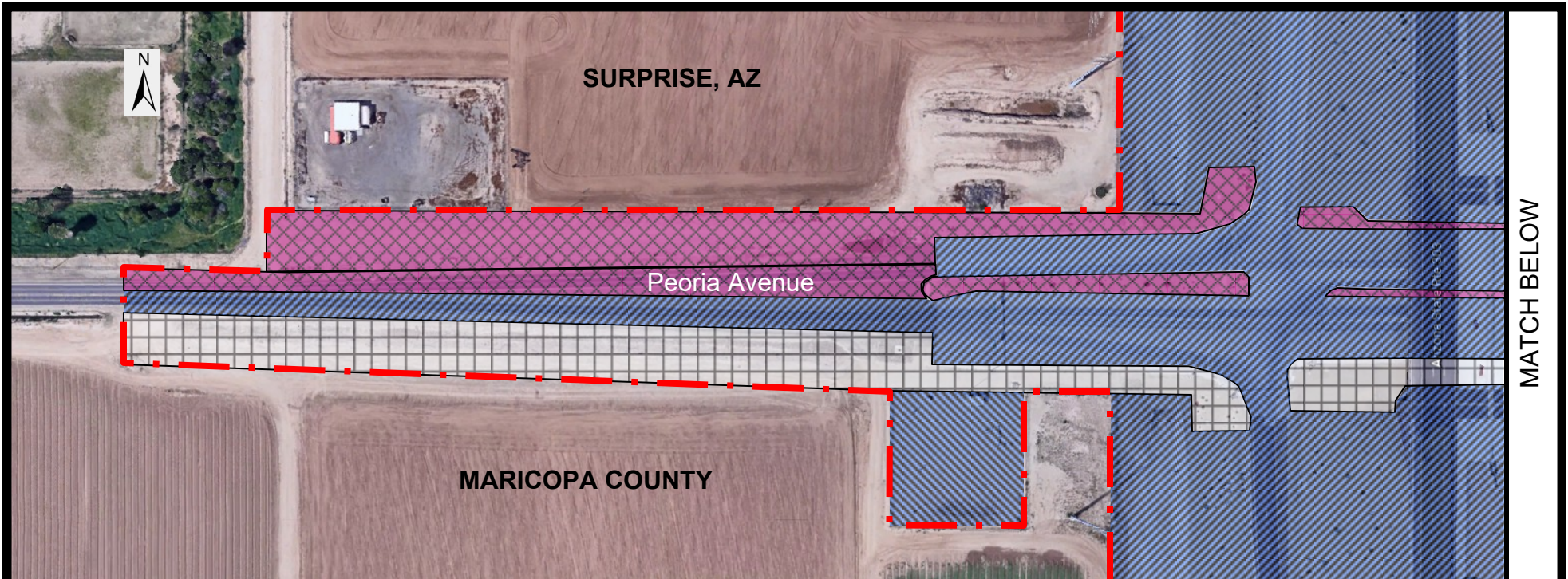
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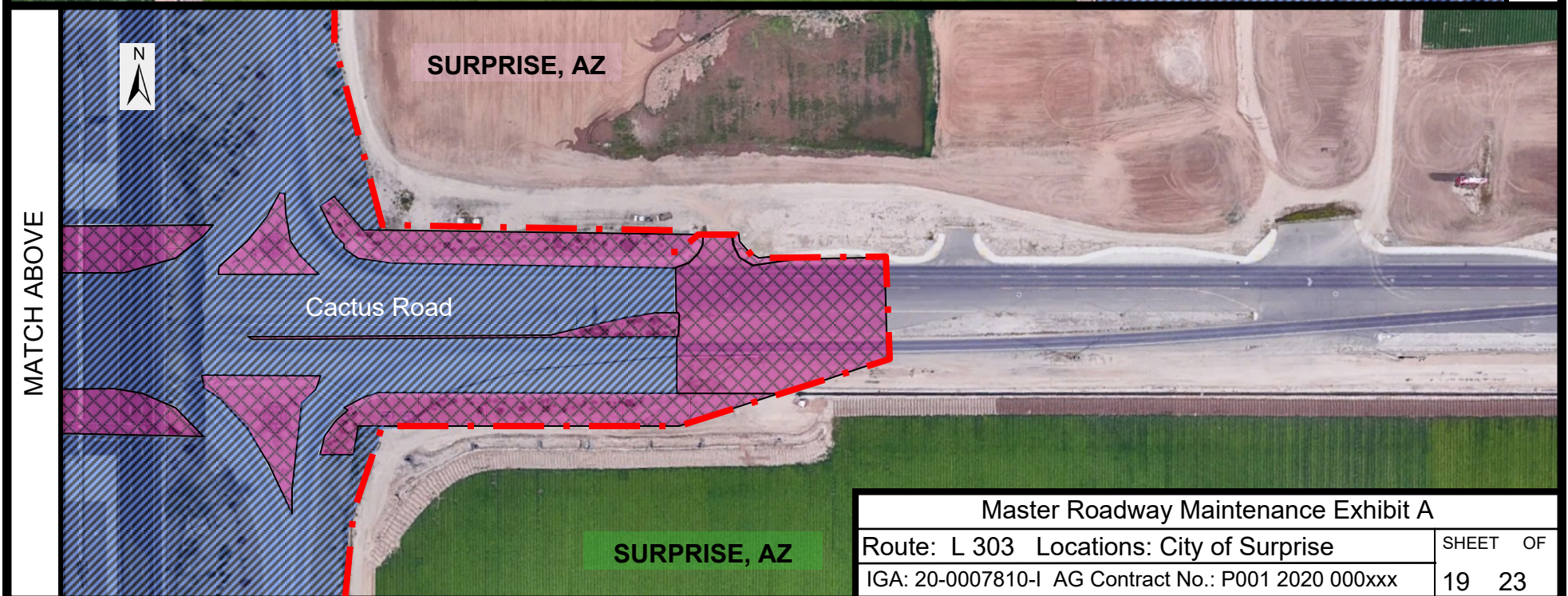
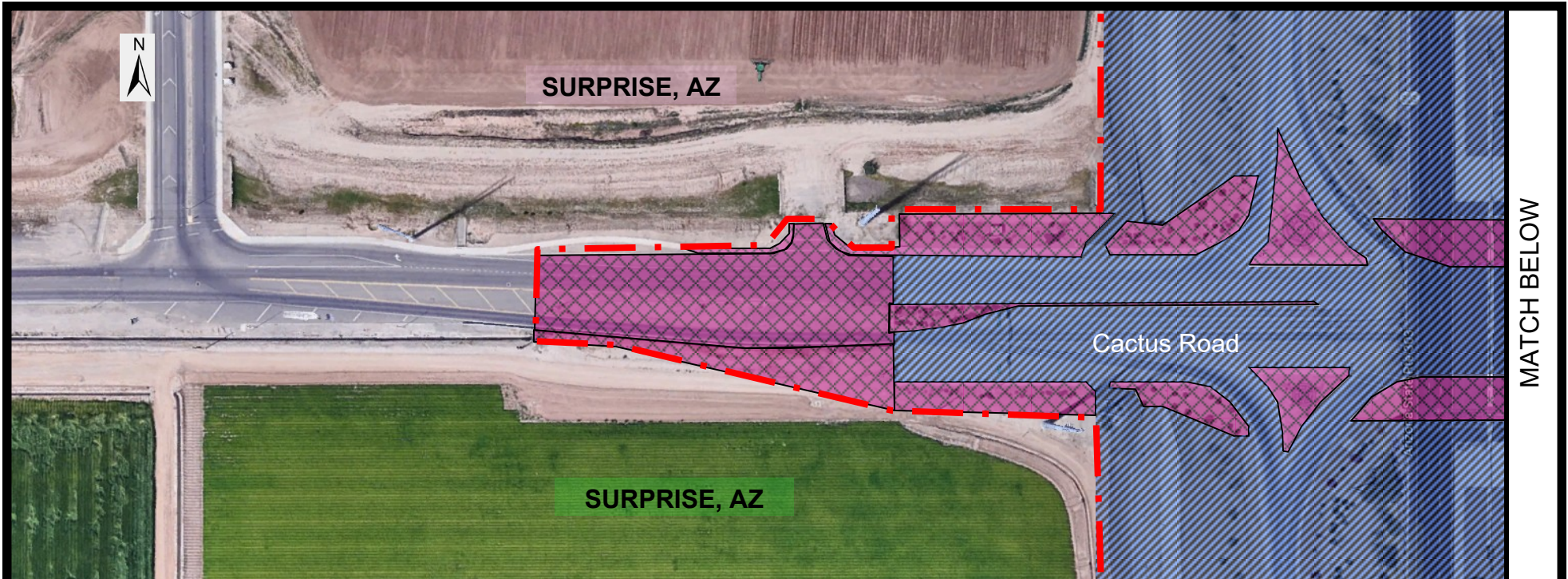


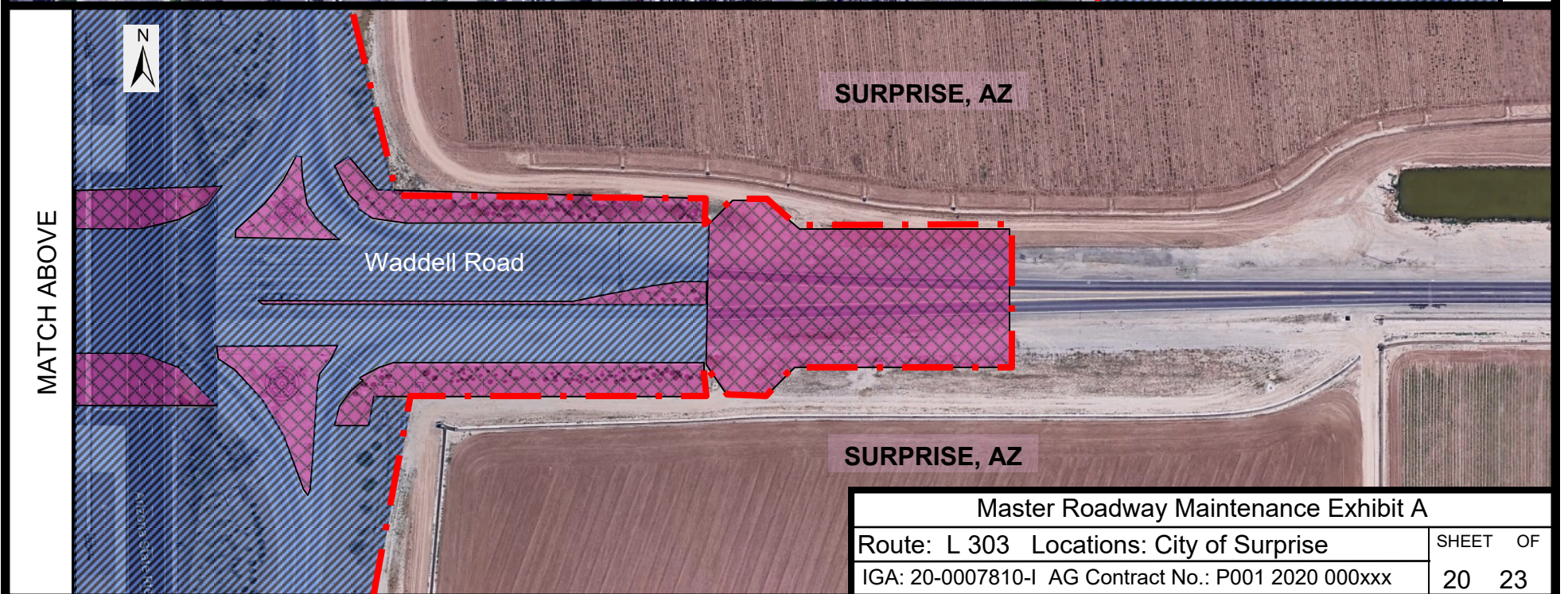
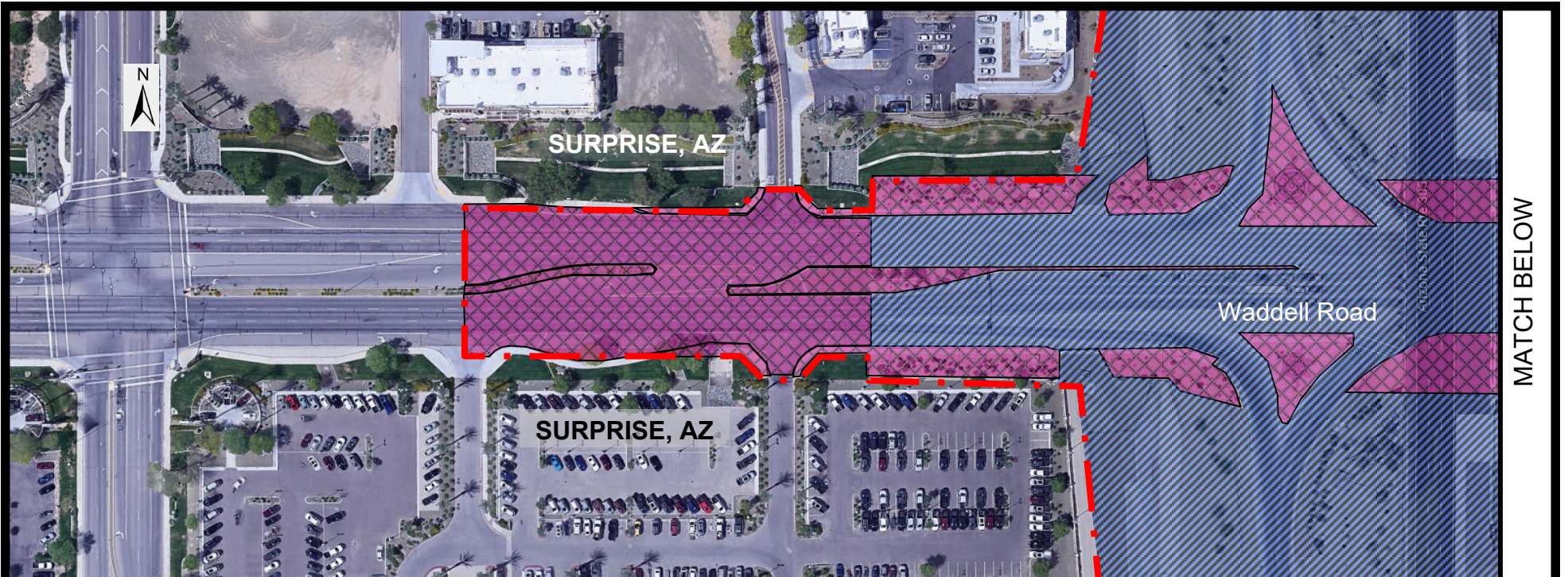
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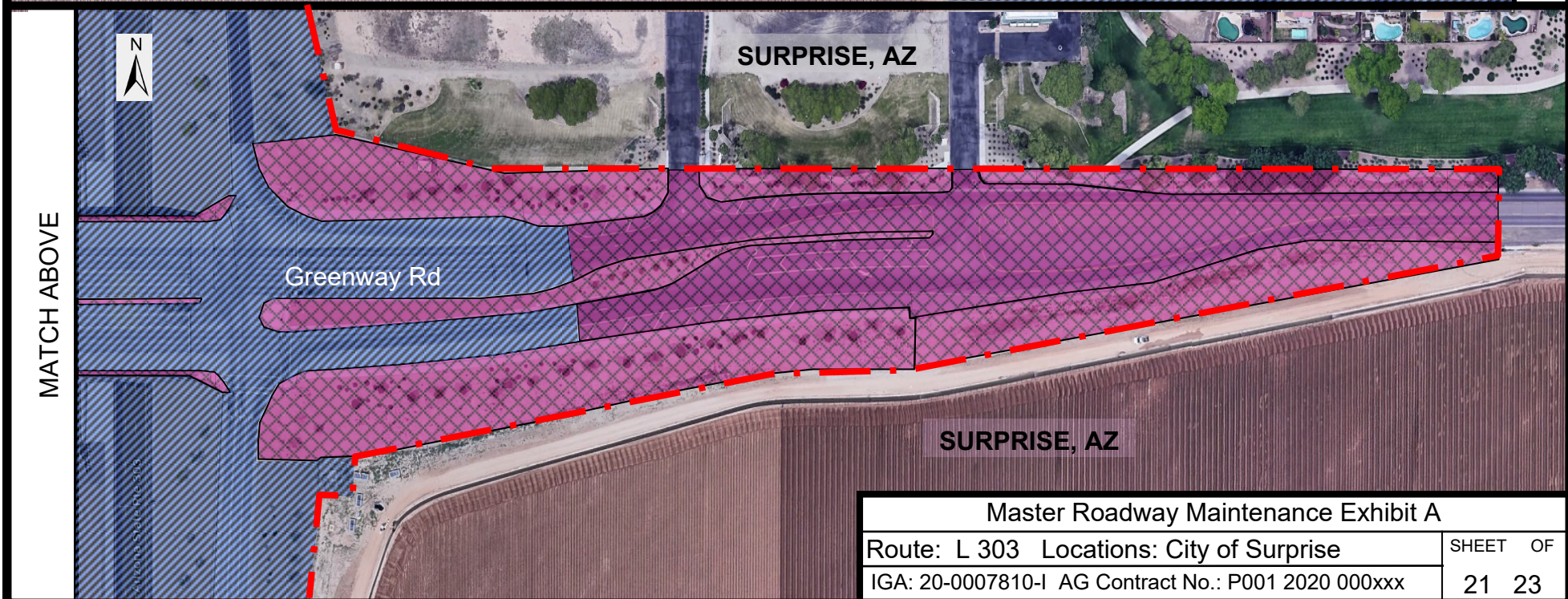
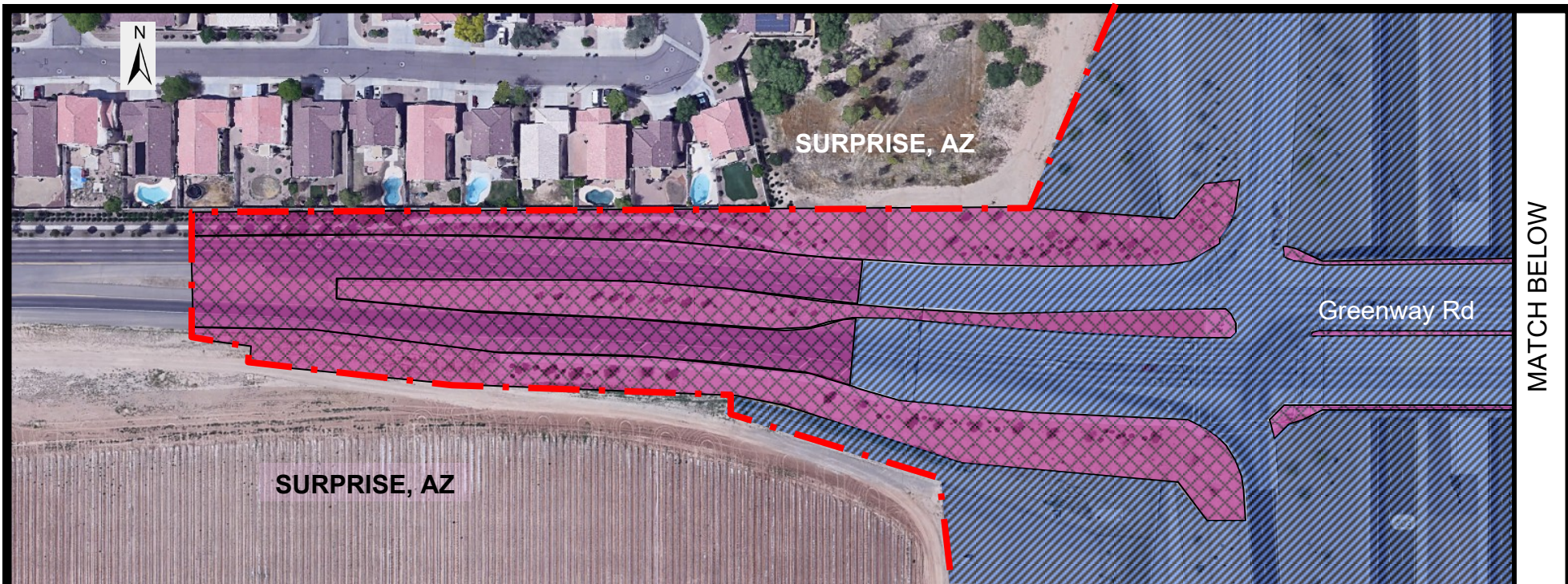


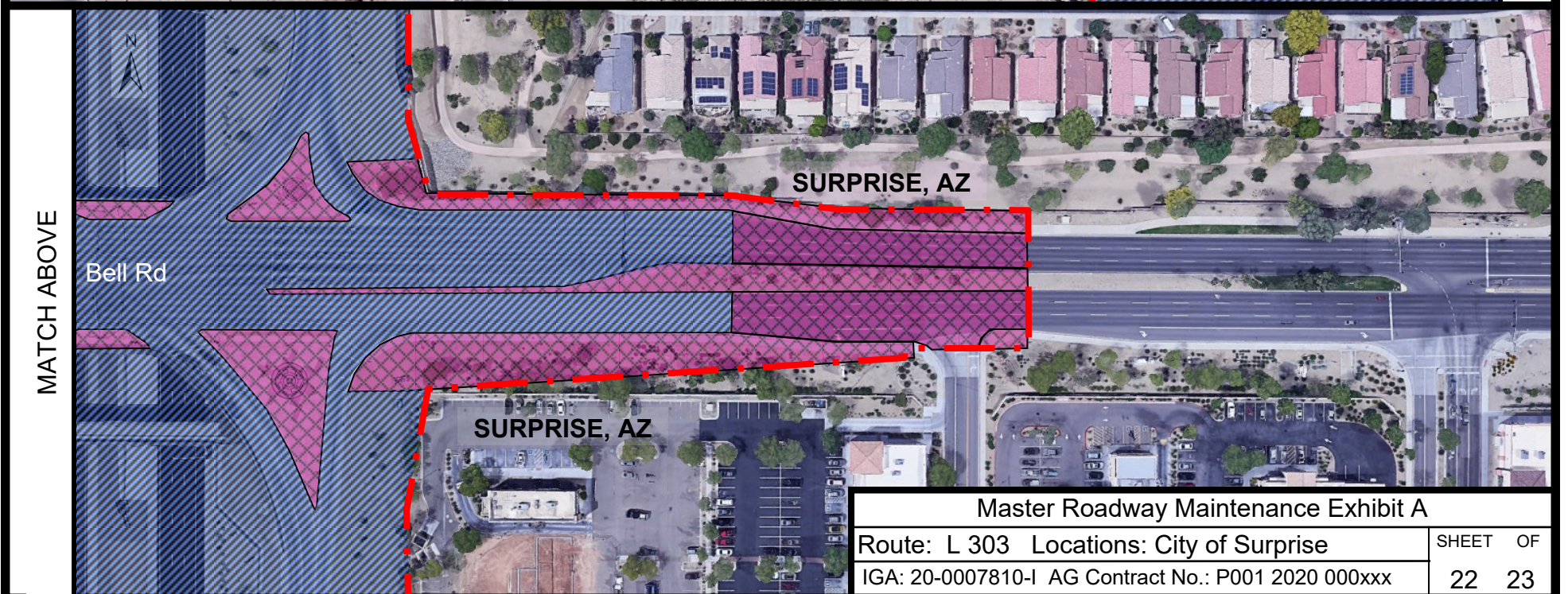
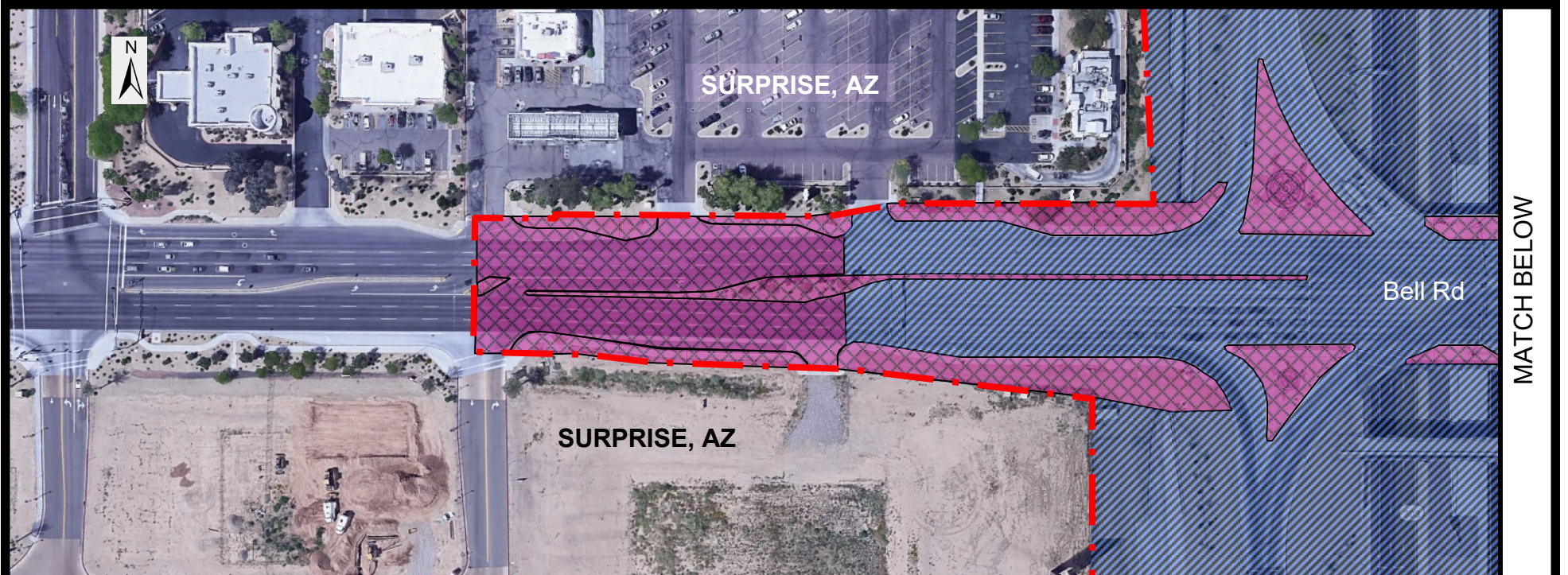
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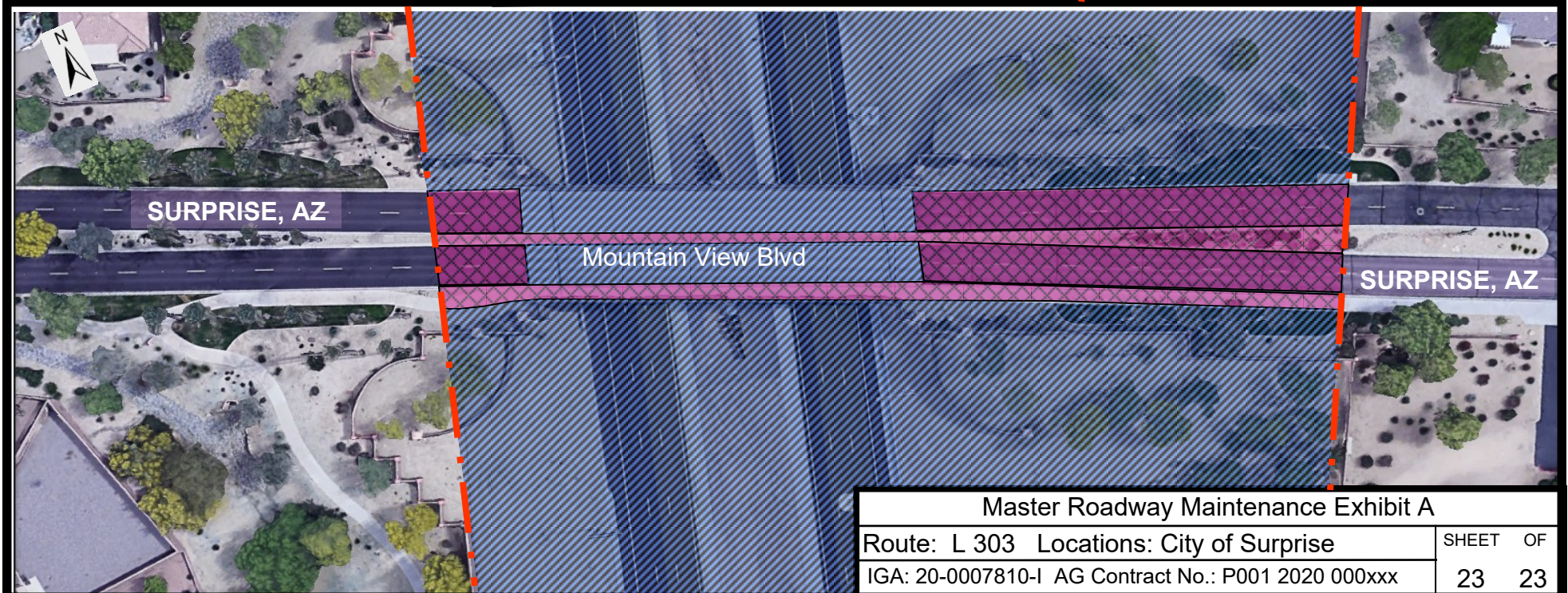
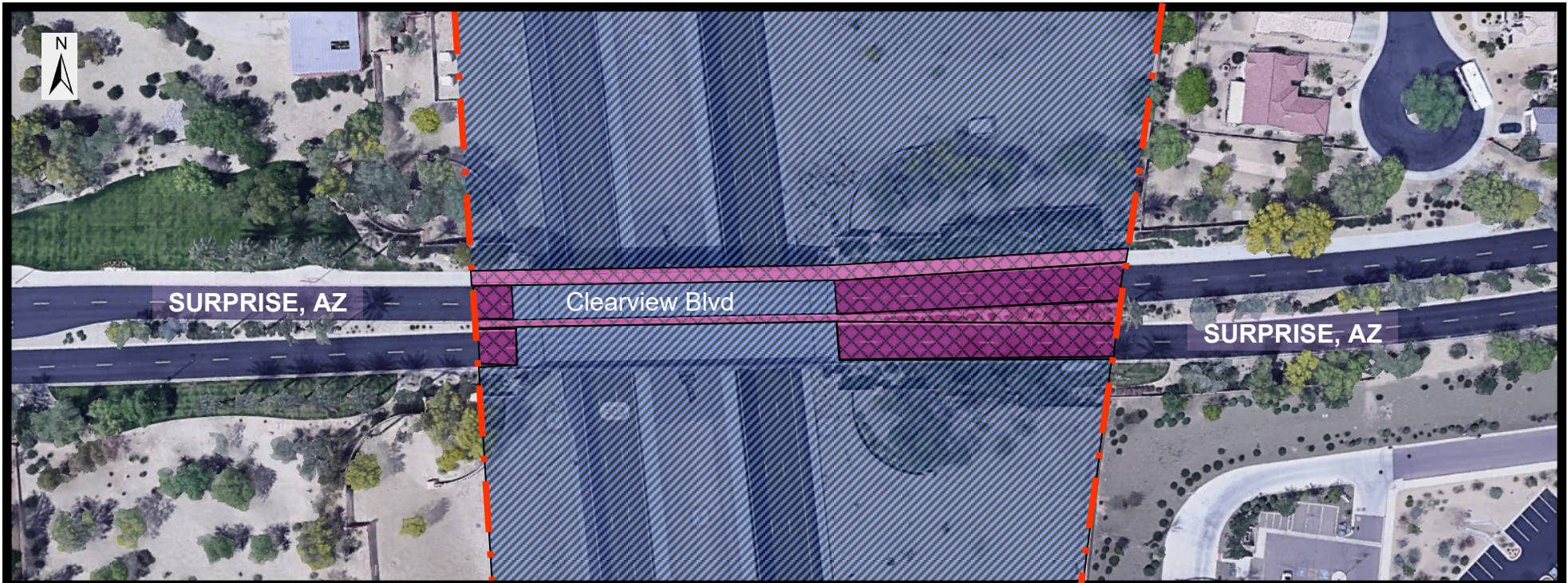














CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 19, 2021 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 99.68 acres of land located generally northwest of the northwestern corner of Beardsley Road and 227th Avenue from Residential Ranch (RR) to Low Density Residential with PUD Overlay (RL-5-PUD), modifying land uses, and providing development standards; Ordinance #2021-03.

Motion:

I move to approve Ordinance #2021-03.

Background:

RVI Planning and Landscape Architecture, on behalf of Surprise Foothills Development Company, seeks approval of a Rezone with PUD Overlay to change the zoning from Residential Ranch (RR) to Low Density Residential with PUD Overlay (RL-5-PUD), modifying land uses, and providing development standards.

Objective Analysis:

The applicant seeks a Zone Change over 99.68 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 - FS20-250 - Rancho Vista PUD - CC Staff Report - 121720
 2. 01 - FS20-250 - Rancho Vista PUD - Vicinity Map - 011921
 3. 02 - FS20-250 - Rancho Vista PUD - Case Map - 011921
 4. 03 - FS20-250 - Rancho Vista PUD - Project Narrative - 011921
 5. 04 - FS20-250 - Rancho Vista PUD - Luke Letter - 011921
 6. 05 - FS20-250 - Rancho Vista PUD - School Letter - 011921
 7. 06 - FS20-250 - Rancho Vista PUD - Citizen Participation - 011921(R)
 8. 07 - 20.12.17 EVR Rancho Vista PUD - CC Ord 2021-03
 9. PP - FS20-250 - Rancho Vista PUD - PZ PowerPoint - 011921
-

REZONE WITH PUD OVERLAY

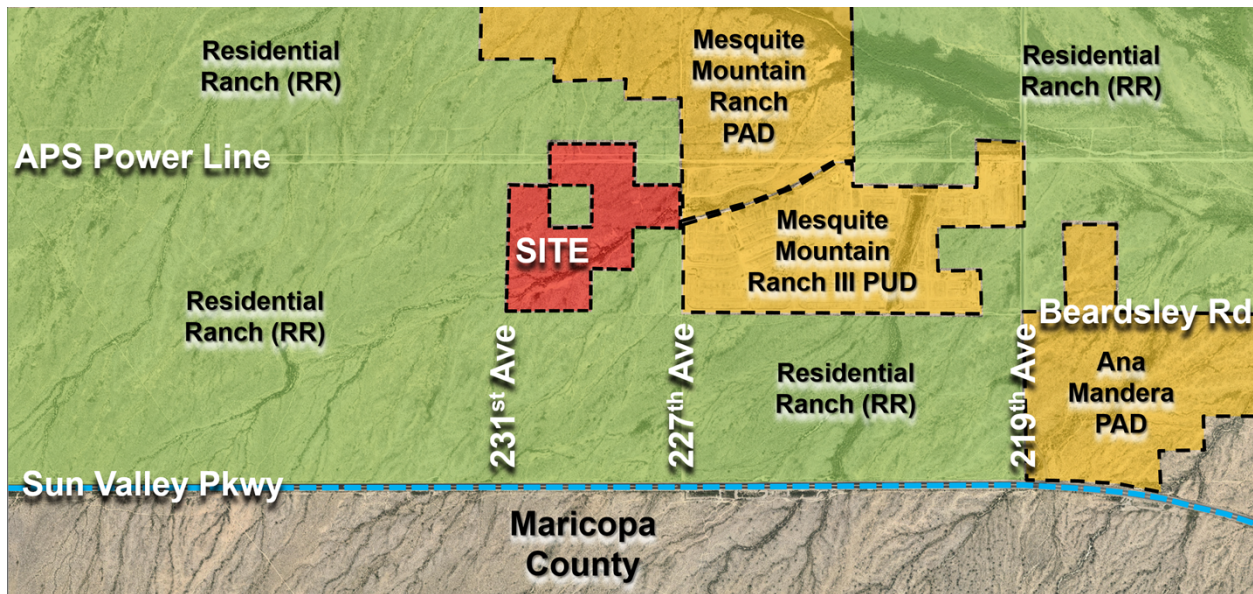
REPORT TO THE MAYOR AND CITY COUNCIL

1 **Case:** FS20-250
2
3 **Project Name:** Rancho Vista Rezone with Planned Unit Development (PUD) Overlay
4
5 **Council District:** 1 - Acacia
6
7 **Meeting Date:** January 19, 2021
8
9 **Planner:** Hobart Wingard
10
11
12 **Owner:** Surprise Foothills Development Company
13
14 **Applicant:** Mark Reddie of RVI Planning and Landscape Architecture
15
16 **Request:** Rezone from Residential Ranch (RR) to Low Density Residential with
17 PUD Overlay (RL-5-PUD) of 99.68 acres to modify land uses and
18 development standards
19
20 **Site Location:** Generally located north and west of the northwest corner of
21 Beardsley Road and 227th Avenue.
22
23 **Dwelling Units:** 285 total units
24
25 **Site Size:** 99.68 acres (approx.)
26
27 **Density:** 2.86 DU/Ac
28
29 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035
30
31 **Support/Opposition:** Refer to the attached Citizen Review Participation Report
32
33 **Commission Recommendation:** On December 17, 2020, the Planning and Zoning Commission
34 recommended approval of the Rancho Vista Rezone with
35 Planned Unit Development (PUD) Overlay to the Mayor and
36 City Council subject to stipulations 'a' through 'b'
37
38
39 **Project Description:**
40

Mark Reddie of RVI Planning and Landscape Architecture, on behalf of Surprise Foothills Development Company, requests a Rezone from Residential Ranch (RR) to Low Density Residential with PUD overlay (RL-5-PUD) to modify land uses and development standards for the subject project area. The proposed Zone Change is in conjunction with a related Preliminary Plat, which is currently proposed under separate cover. Both requests anticipate the eventual development of the property into a 285 lot subdivision, although only the merits of the Zone Change are discussed in this report.

Surrounding Land Zoning:

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



Residential Ranch (RR)	Residential Ranch (RR)	Mesquite Mountain Ranch PAD
Residential Ranch (RR)	Rancho Vista PUD	Mesquite Mountain Ranch PAD
Residential Ranch (RR)	Residential Ranch (RR)	Residential Ranch (RR)

Background:

June 8, 1989: The subject project area was annexed into the City of Surprise under Ordinance 89-05.

December 12, 2019: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR19-815.

April 7, 2020: The applicant filed a request for a Rezone from Residential Ranch (RR) to Low Density Residential with PUD Overlay (RL-5-PUD) to modify land uses and development standards and a Preliminary Plat for approximately 99.68 acres under case FS20-250, the subject case.

July 15, 2020: The applicant held a neighborhood outreach meeting to discuss the project.

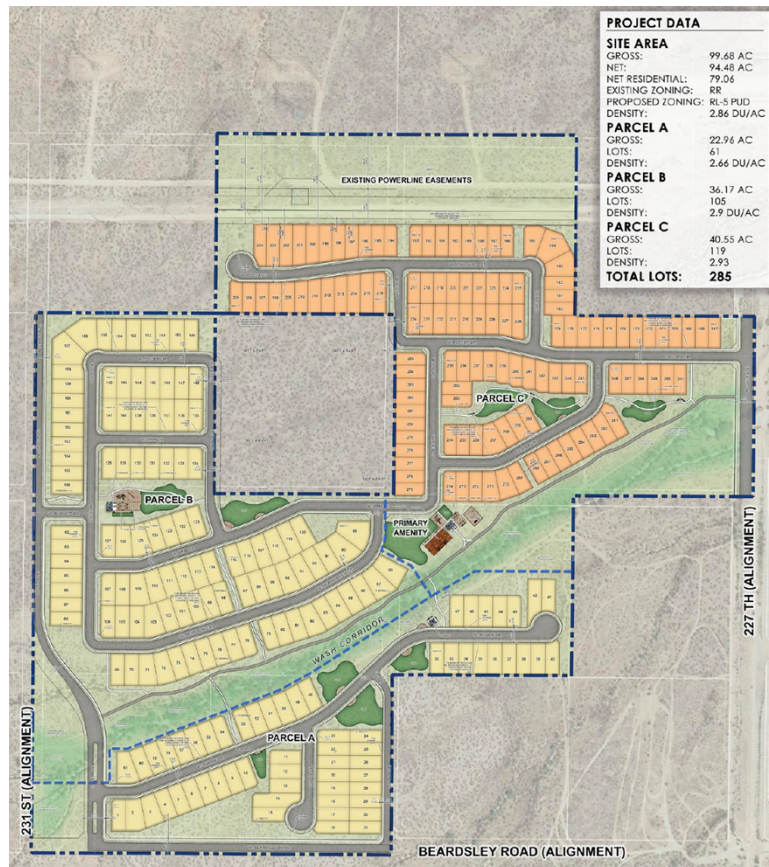
December 17, 2020: The Planning and Zoning Commission recommended approval of the Rancho Vista Rezone with Planned Unit Development (PUD) Overlay to the Mayor and City Council subject to stipulations 'a' through 'b'

Citizen Outreach:

As noted above, the applicant held a Citizen Review meeting on July 15, 2020, which had no attendees. This item was also advertised per state and local law. Refer to attached Citizen Participation Report.

Analysis and Discussion:

The proposed Rezone will modify 99.68 acres of Residential Ranch (RR) zoned property. The overview of the proposed project is shown below:



The primary purpose for the subject request is to rezone 99.68 acres from Residential Ranch (RR) to low density residential (RL-5) for a 285 unit neighborhood. The applicant is proposing several modifications to code sections in the document. Each item will be described and a justification of need given.

Reduction in Lot Width: The current RL-5 requirement for minimum lot width is 60 feet. Rancho Vista proposes a reduction in lot width to 53 feet for approximately 166 lots, and 48 feet wide for approximately 119 lots. The lot width reduction is justified by several factors tied to the unique physical site constraints affiliated with the property and lack of ability to obtain reasonable density limits as contemplated within the RL-5 zoning district. First, the property includes a major wash corridor that runs diagonally through the property, creating inefficiency in the overall subdivision design, particularly for larger lots. Second, there is an approximate 300-foot wide power line corridor along the entire northern portion of the property that cannot be developed, but is part of the gross parcel boundary, further limiting the density on the site. Third, there is a 10-acre exception parcel in the center of the development that requires roadway connectivity and access, and results in inefficiencies in the overall layout of the property, further affecting the overall density of the proposed development. Because of these physical site constraints and the resulting additional open space provided within the development, the lot size reduction will allow the property to develop at a reasonable (2.8 DU/Ac) but still lower density than the 5.0 DU/Ac that RL-5 allows.

Resulting Modified Development Standards Table

Table 1: RL-5 PUD Development Standards

Development Standards	RL-5 City Base Standard	RL-5 PUD 53' x 120' Lot Size	RL-5 PUD 48' x 115' Lot Size
Maximum Density (du/ac)	5.0	2.8 (overall)	
Minimum Lot Area (sf)	7,200	6,360	5,520
Minimum Lot Width (ft)	60	53	48
Minimum Lot Depth (ft)	100	120	115
Minimum Front Yard Setback (ft) (livable area/front-facing garage)	15	12/20	
Minimum Side Yard Setback (ft) (minimum/aggregate)	5/15	5/13	
Minimum Rear Yard Setback (ft)	20	20	
Maximum Building Height (ft)	30	30	
Driveway Width Percentage	30%	45%	
Driveway Area Percentage	30%	45%	

Reduction in Lot Area: The minimum lot area within RL-5 is 7,200 square feet. Rancho Vista is proposing a mix of 6,360 square feet for approximately 166 lots and 5,520 square feet for approximately 119 lots. The requested reduction in lot area applies to the same conditions addressed above in the reduction of lot width request.

Driveway Width: The requested driveway standards shall be modified as follows:

122-121(h)(3)c. - Driveways and other parking shall not comprise more than ~~30-45~~ percent of the front yard lot area of a detached single-family home; nor 50 percent of the front yard lot area of a two or more family residential units. ~~Circular driveways and similar circulation shall be permitted within the front yard so long as no long-term resident parking occupies such circular drive, and the square footage for driveway, parking and other impervious surfaces combined does not exceed the allowable percentages shown herein.~~

122-121(h)(3)d. - Driveway entrances shall not comprise more than ~~30-45~~ percent of the front lot line of a single family, detached residential parcel, ~~nor more than 50 percent of the front lot line of any multiple family or non-residential parcel.~~

Roadway Landscape Buffers: The current code standard requires a 60-foot landscape buffer for all arterial roads measured from the back of curb. The applicant is requesting modification as follows:

Section 122-137(e)(1) - ~~All arterial roads and parkways~~ Beardsley Road shall have an adjoining landscape tract, having ~~an average minimum~~ width of 60 feet, measured from the back of curb. For those segments of the Beardsley Road frontage where the landscape buffer is less than 60 feet in width, additional landscaping shall be provided to further mitigate this reduction in an amount of 50% increase in required linear trees and shrubs within the buffer area for those segments.

Additionally, the following language was modified to not require 110 feet of space between the arterial and residential lots:

Section 122-137(e)(1)a.1. - Residential units ~~shall~~ may be situated to face the required 60-foot landscape tract upon a single loaded local road. The minimum distance between the fronting residential lots and the arterial road right-of-way shall be 110 feet.

Recreational Field Requirement: Based on the size and scale of the single-family residential portion of the development at only 99.68 gross acres, a 3.5-acre turf field (which is roughly the size of three full-size professional football fields side by side by side) is oversized and inappropriate for this development. While the overall Project will exceed the open space requirement of 38 percent, the recreational fields provided will be scaled

appropriately for the development. The recreational field standard will be modified as follows:

1.3.e: Recreational Field - Section 122-137(p)(1) of the SUDC: The final modification is to the recreational fields standard and will be changed as follows:

"There shall be a minimum of one turf recreational field provided by the developer for ~~organized~~ sporting activity in a low density or medium density residential project. In no case shall there be less than one turf recreational field per 700 units within a development. Any required recreational field shall have a minimum turf area of 3.5 acres."

Utility and Services Table:

Water:	City of Surprise
Wastewater:	City of Surprise
School District:	Wickenburg Unified

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 or more.

Reviewing Agencies:

In addition to the standard city reviewing agencies, Maricopa County, 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 Zone Change over the subject parcels for the purpose of modifying land uses and development standards for the project area. Development standards are included with this Zone Change and will run with the land unless subsequently amended. The project will have a minimum of 38 percent open space and the overall density will be 2.86 DU/Ac. The proposed Zone Change is in conjunction with a related Preliminary Plat, which is discussed under separate cover. Both requests anticipate the eventual development of the property into a 285 lot subdivision.

Findings:

- The proposed Zone Change is consistent with the Surprise General Plan 2035
- The proposed Zone Change will advance the goals and policies of the General Plan.
- The proposed development standards will run with the land and allow the property to be reasonably developed.

- The Planning and Zoning Commission recommended approval of the subject Rezone with PUD Overlay subject to stipulations ‘a’ through ‘b.’

Recommendation:

Based on the findings noted above, the Planning and Zoning Commission recommended approval of the Rancho Vista Rezone with Planned Unit Development (PUD) Overlay to the Mayor and City Council subject to stipulations ‘a’ through ‘b’ as outlined below:

- a. Development and use of the site shall be in substantial conformance with the project narrative entitled “Rancho Vista”, prepared by RVI Planning and Landscape Architecture, consisting of 24 pages dated revised July 2020 and stamped received August 21, 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.

Should the Mayor and City Council wish to recommend denial of the request, the Mayor and City Council should make its own findings and base its decision on those alternative findings.

Attachments:

- 01 Vicinity Map
- 02 Case Map
- 03 Project Narrative
- 04 Luke AFB comments
- 05 School District Comments
- 06 Citizen Participation Report
- 07 Adopting Ordinance

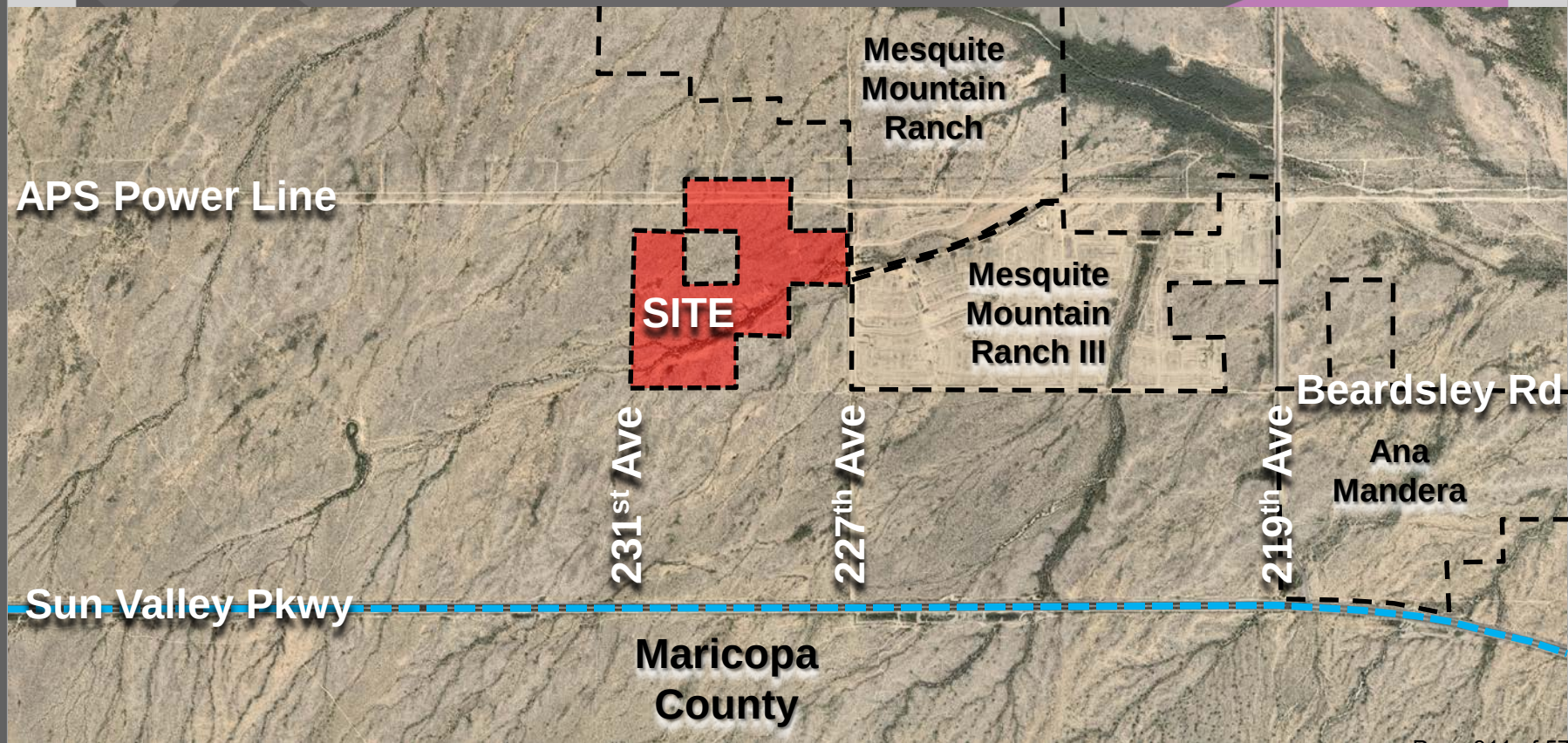
VICINITY MAP

FS20-250
Rancho Vista PUD



CASE MAP

FS20-250
Rancho Vista PUD



RANCHO VISTA

A Residential Development
Surprise, Arizona

PUD ZONING APPLICATION

1ST SUBMITTAL: APRIL 2020

2ND SUBMITTAL: JULY 2020

3RD SUBMITTAL: JULY 2020

CASE NUMBER: FS20-250



WOOD
PATEL

TABLE OF CONTENTS

1.0 DESCRIPTION OF REQUEST

- 1.1 INTRODUCTION
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1.0 DESCRIPTION OF REQUEST

1.1 INTRODUCTION

On behalf of 92 Acres Associates, LLC, RVI Planning + Landscape Architecture is requesting preliminary plat approval and a zone change from Residential Ranch (RR) to RL-5 PUD for 99.68-gross acres of land (94.48 net acres) located at the northwest corner of the Beardsley Road alignment and the 227th Avenue alignment. The site is irregularly shaped, bounded by the Beardsley Road alignment to the south, the 227th Avenue alignment to the east, an existing powerline corridor to the north, and the 231st Avenue alignment to the west. There is also an approximate 10-acre exception parcel within the property that is not a part of this request. On several occasions, the current owners of the excluded parcels encompassed by the site were contacted by the Developer to be included in this application without success. See **Figure 1**, *Vicinity Map* for the property boundary and general location.

1.2 PROJECT OVERVIEW AND ZONING REQUEST

Rancho Vista (the Project) will be developed as a single-family development within an active growth area of the City of Surprise. The residential zoning proposed for the property is RL-5 PUD for the entirety of the site, utilizing the Conventional Character Pattern. See **Figure 2**, *Proposed Zoning Map* for the location of the zoning district boundary.

Rancho Vista will include approximately 285 single-family lots, with an approximate mix of 119 lots at 48' x 115' (5,520 square feet) and 166 lots at 53' x 120' (6,360 square feet). This equates to an overall gross density of 2.86 dwelling units per acre (du/ac) which is within the lower portion of the 2-8 du/ac range permitted per the "Neighborhood" General Plan Character Area designation. The smaller lots are located along the northeast portion of the property, and the larger lots are located along the western portion of the property. See **Figure 3**, *Development Plan* for the overall layout of the Rancho Vista development.

1.3 RL-5 PUD ZONING DESIGNATIONS AND DEVELOPMENT STANDARDS

The RL-5 PUD residential zoning designation affiliated with this single-family development will use the Conventional Character Pattern in accordance with Section 122-33 of the City of Surprise Code of Ordinances as may be subsequently amended. The Planned Unit Development (PUD) overlay designation shall be applied to the property to allow the modification of certain RL-5 development standards within the Surprise Unified Development Code (SUDC).

The Rancho Vista project aligns with the majority of the RL-5 development standards with a few modifications as permitted with the PUD overlay. The requested modification and justification are provided in more detail below, but include a reduction in lot width, reduction in lot area, reduction in driveway width requirements, reduction in minimum arterial roadway landscape buffer for a portion of Beardsley Road, and a modification to the minimum recreational field size due to the size of the overall development.

As part of the PUD overlay, the applicant respectfully requests modifications to the following code requirements:

1.3.a: Reduction in Lot Width - Section 122-33(c)(2) Table 5-2 of the SUDC: The current RL-5 requirement for minimum lot width is 60. Rancho Vista proposes a reduction in lot width to 48' wide for approximately 119 lots and 53' wide for approximately 166 lots. The lot width reduction is justified by several factors tied to the unique physical site constraints affiliated with the property and lack of ability to obtain reasonable density limits as contemplated within the RL-5 zoning district. First, the property includes a major wash corridor that runs diagonally through

the property, creating inefficiency in the overall subdivision design, particularly for larger lots. Second, there is an approximate 300-wide powerline corridor along the entire northern portion of the property that cannot be developed but is part of the gross parcel boundary, further limiting the density on the site. Third, there is a 10-acre exception parcel in the center of the development that requires roadway connectivity and access, and also results in inefficiencies in the overall layout of the property, further impacting the overall density of the proposed development. As a result of these physical site constraints, and the resulting additional open space provided within the development, the lot size reduction allow the property to develop at a reasonable (2.8 du/ac) but still much lower density than the 5.0 du/ac that RL-5 allows.

1.3.b: Reduction in Lot Area - Section 122-33(c)(2) Table 5-2 of the SUDC: The minimum lot area within RL-5 is 7,200 square feet. Rancho Vista is proposing a mix of 6,360 square feet for approximately 166 lots and 5,520 square feet for approximately 119 lots. The requested reduction in lot area is tied to the same conditions address above in the reduction of lot width request above. It should also be noted that while we are requesting a reduction in lot width and area, the proposed lot depth exceeds the minimum requirement of 100' by proposing 115' in depth for approximately 119 lots and 120' in lot depth for approximately 166 lots.

1.3.c: Driveway Width - Section 122-121(h)(3)c and d of the SUDC: The third modification is for driveway width standards which is directly tied to the lot width reduction. The requested standard shall be changed as follows:

"c. Driveways and other parking shall not comprise more than ~~30~~ 45 percent of the front yard lot area of a detached single-family home; nor 50 percent of the front yard lot area of a two or more family residential units. ~~Circular driveways and similar circulation shall be permitted within the front yard so long as no long term resident parking occupies such circular drive, and the square footage for driveway, parking and other impervious surfaces combined does not exceed the allowable percentages shown herein.~~

d. Driveway entrances shall not comprise more than ~~30~~ 45 percent of the front lot line of a single family, detached residential parcel, ~~nor more than 50 percent of the front lot line of any multiple family or non-residential parcel.~~"

Rancho Vista includes 48' wide and 53' wide lots, which fits the market demand in this area. In order to accommodate a two-car garage and a 20' wide driveway, this standard will be modified to state: "c. Driveways and other parking shall not comprise more than 45 percent of the front yard lot area of a detached single family home." and "d. Driveway entrances shall not comprise more than 45 percent of the front lot line of a single family, detached residential parcel." This revised standard will allow all homes within the subdivision to accommodate a two-car garage and an appropriate width driveway.

1.3.d: Roadway Landscape Buffers - Section 122-137(e)(1) of the SUDC: The next modification request is to the landscape buffers required along Arterial roadways, specifically for Beardsley Road along the southern boundary. The current standard requires a 60' landscape buffer for all arterial roads measured from back of curb. While we can meet this standard along 227th Avenue, we are requesting a modification along Beardsley Road as follows:

"a. ~~All arterial roads and parkways~~ Beardsley Road shall have an adjoining landscape tract, having an ~~minimum~~ average width of 60 feet, measured from the back of curb. For

those segments of the Beardsley Road frontage where the landscape buffer is less than 60' in width, additional landscaping shall be provided to further mitigate this reduction in an amount of 50% increase in required linear trees and shrubs within the buffer area for those segments.

Additionally, we are requesting the provision within this code section requiring lots to face the 60-landscape tract for both arterial frontages be modified from shall to may as provided below:

- 1. Residential units shall may be situated to face the required 60-foot landscape tract upon a single loaded local road. The minimum distance between the fronting residential lots and the arterial road right-of-way shall be 110 feet."*

For the purposes of this Project, this standard will be modified to require a landscape buffer with an average width greater than or equal to 60 feet along Beardsley Road. The Beardsley Road and 227th Avenue alignments are classified as arterial roads. While all the lots planned along these rights-of-way meet the required 25-foot minimum building setback, there are areas on the Beardsley Road alignment where the 60-foot minimum landscape buffer cannot be met. Various constraints such as the wash and exception parcels that bisect and divide the site pose difficulties to meeting this requirement while maintaining any efficiency for the subdivision design; however, the proposed plan generously exceeds an average buffer width of 60 feet with a conservative calculation of approximately 80 feet. As further mitigation, additional landscape materials will be provided in those area that are less than 60' to offset the impacts of the proposed reduction. There are no issues regarding the 60-foot minimum buffer requirement along the 227th Avenue alignment. See **Figure 4, Beardsley Road Landscape Buffer**.

1.3.e: Recreational Field - Section 122-137(p)(1) of the SUDC; The final modification is to the recreational fields standard and will be changed as follows:

"There shall be a minimum of one turf recreational field provided by the developer for organized sporting activity in a low density or medium density residential project. In no case shall there be less than one turf recreational field per 700 units within a development. Any required recreational field shall have a minimum turf area of 3.5 acres."

The modification of this standard shall remove the last sentence that states: "Any required recreational field shall have a minimum turf area of 3.5 acres." Based on the size and scale of the single-family residential portion of the development at only 99.7 gross acres, a 3.5-acre turf field (which is roughly the size of three full-size professional football fields side by side) is oversized and inappropriate for this development. While the overall Project will exceed the open space requirement of 20%, the recreational fields provided will be scaled appropriately for the development as shown on **Figure 5, Open Space, Amenities and Trails Master Plan**. The plan proposes several separate recreational turf fields that will also serve as retention during storm events. These fields range in size from approximately 22,000 square feet within the central amenity area to approximately 11,000 square feet in a secondary amenity area and are sized to allow for a variety of recreational opportunities for residents. Additional smaller turf fields are provided throughout the development, with a total of approximately 2.5 acres of total turf

fields provided. If you extrapolate the turf requirements on a per lot basis, the code requires approximately 218 sf/lot of turf, while Rancho Vista will provide approximately 380 sf/lot, an increase of over 70% on a per lot basis. This is a substantial increase in the proportional requirement within the code and provides opportunities for multiple turf fields throughout the subdivision. As part of the system of open spaces throughout the site there will also be a 10-foot, non-motorized public access trail that will transverse the Project as a major improvement within the wash corridor. Additional mitigation regarding the overall open space plan is provided later in this document.

Mitigation: As appropriate mitigation for the above modified development standards, the Project will include reduced density limits and increased common-area open space for the benefit of the residents and surrounding community. Detailed regarding the proposed mitigation to these modified development standards are discussed further below. Unless specifically modified herein, the development of the property shall comply with Chapter 122 of the SUDC. In the event of a conflict between a development standard, provision or regulation between the rezoning application and the SUDC, the standard within this rezoning application shall prevail.

As stated above, the purpose of the RL-5 PUD overlay is to modify certain single-family residential development standards. As mitigation and additional justification for these modified development standards, the maximum allowable density for the Project will be reduced from 5.0 to 2.8 du/ac. The development will provide for an increase in the required open space from 20% gross residential area to 38% gross residential area, almost double the required open space. This includes several centrally located community open space areas, as well as a large wash corridor with trail connectivity running diagonally across the site. Much the community's open space will be located within and adjacent to this wash corridor with trail connectivity provided throughout the community to ensure easy access for all residents to the primary amenity areas.

Additional open space is provided within open space tracts throughout the development to accommodate multiple locations for active and passive recreation, landscaping and areas needed for retention and drainage within the development.

The remainder of the requested modifications to the code requirements related to the reduction in lot size are shown below with the proposed Rancho Vista development standards defined within **Table 1, RL-5 PUD Development Standards**:

Table 1: RL-5 PUD Development Standards

Development Standards	RL-5 City Base Standard	RL-5 PUD 53' x 120' Lot Size	RL-5 PUD 48' x 115' Lot Size
Maximum Density (du/ac)	5.0	2.8 (overall)	
Minimum Lot Area (sf)	7,200	6,360	5,520
Minimum Lot Width (ft)	60	53	48
Minimum Lot Depth (ft)	100	120	115
Minimum Front Yard Setback (ft) (livable area/front-facing garage)	15	12/20	
Minimum Side Yard Setback (ft) (minimum/aggregate)	5/15	5/13	
Minimum Rear Yard Setback (ft)	20	20	
Maximum Building Height (ft)	30	30	
Driveway Width Percentage	30%	45%	
Driveway Area Percentage	30%	45%	

1.4 RESIDENTIAL DEVELOPMENT PLAN CONCEPT

The development plan concept identifies three development parcels. Parcel A and Parcel B include the 53' x 120' single family residential lots and are located in the western and southwestern portion of the development. Parcel C includes the 48' x 115' single-family residential lots and is located in the northeastern portion of the development. The parcels of the development shall correspond to the proposed phases; however, the phases may develop in an alternate sequence depending on changing market demands. See **Figure 6, Phasing Plan**.

The design of this subdivision is guided in large part by the existing conditions on and around the property, including the existing alignments of Beardsley Road, 227th Avenue and 231st Avenue, the major wash corridor bisecting the site in a northeasterly direction, the 10-acre exception parcel, and the major powerline corridor along the northern perimeter. These challenging site conditions, along with a requirement for two points of access to each parcel has provided for a uniquely designed and livable subdivision with three separate development parcels that provide necessary access, appropriate connectivity, a dispersed network of open space and limited wash crossings.

Several common open space amenities will be provided for Rancho Vista residents. Open space amenities are spread evenly throughout the development and strategically located to provide high visibility and access for all residents. The primary wash that flows diagonally through the property will be preserved and utilized as a pedestrian and wildlife corridor. A central 10-foot, non-motorized public access trail will be constructed within the wash corridor and will connect to a network of neighborhood access trails or sidewalks that will allow access to and encourage walkability throughout the community. Two additional active and passive recreational open space areas are provided within each of the development parcels, providing further opportunities for residents to recreate within proximity of their homes.

The proposed development provides for multiple access points, including two along the Beardsley Road alignment and one at 227th Avenue. The two planned vehicular access points off Beardsley Road include a local street connection at the ¼ mile location that will provide full turn movement access to the property and the adjacent property to the east, and a collector street connection approximately 250' east of the ½ mile location, also a full access intersection. The slight adjustment to the ½ mile alignment is to address drainage constraints at that precise location and has been discussed and agreed to by transportation staff. Internal circulation includes a series of looped streets, providing various choices for residents and a minimum of two point of access to all lots while limiting crossing of the primary wash corridor to crossings at Beardsley Road and 231st Avenue. This will help maintain drainage flows, provide better connected open space and wildlife corridors with limited interruption of roads and utilities. From 231st Avenue, two separate local street access points provide entry into Parcels 1 and 2. Along 227th Avenue, an access location is provided just north of the primary wash corridor, providing full movement access to Parcel C.

The development plan concept represented in **Figure 3, Development Plan** is non-regulatory and subject to change without triggering an amendment to the zoning, but has been provided to graphically illustrate how the property may be developed, including roadway access and connectivity, relationship between surrounding properties, general lot configuration, and general location and size of open spaces. The lotting configuration will be finalized as the Project moves through the preliminary plat review and approval process.

1.5 CIRCULATION PLAN

The site is currently bounded by 227th Avenue alignment to the east, and Beardsley Road alignment to the south. Additionally, 231st Avenue will be constructed as a collector road along the western property line. As mentioned earlier, 231st Avenue will be modified slightly to address the drainage constraints presented by the wash and this decision was made in consultation with City Transportation Staff. It was agreed upon that instead of providing three separate wash tributary crossings, including one at the intersection, the alignment will be shifted approximately 250+/- feet east to avoid the wash convergence at the intersection. The road will immediately curve back to alignment further north as shown on **Figure 3**. Beardsley Road is classified as a Minor Arterial with a 55' half street right-of-way. 227th Avenue is designated as a major arterial street with a 68-foot half street right-of-way. 231st Avenue is classified as a collector road with a 40-foot half street right-of-way.

Primary access to the property will be from Beardsley Road and 227th Avenue with a 55-foot local street system providing direct access and connectivity to the single-family residential property. Beardsley Road will ultimately be constructed from 227th Ave west to the modified 231st Avenue alignment, accessing the development. While the required right-of-way will be dedicated east of the modified 231st Avenue alignment to the property's western boundary, the roadway construction will end at the intersection as part of this development so as not to impact the adjacent washes immediately to the west. All perimeter half street improvements will be constructed with each phase of development as required by the City.

Parcel A at the southern portion of the development will have two access points off Beardsley Road with local street connections between 231st Avenue and 229th Avenue through the subdivision. Parcel B is located along the northwestern portion of the property and will have its primary access off 231st Avenue with a secondary connection via local streets through Parcel

C to 227th Avenue. Parcel C is located at the northeast portion of the community and will have primary access of 227th Avenue with secondary access via local street connections through Parcel B to 231st Avenue.

There is also an exception parcel within the property, and future roadway access has been provided to that property at the northeast corner and west property line of the parcel. In order to ensure two-way traffic and fire access at these locations, the roadway rights-of-way have been offset on the Rancho Vista property to allow appropriate construction prior to the exception parcel being developed. Within these specific areas, sidewalks will be attached to the curb to provide two-way vehicular traffic within the proposed ROW for these specific areas. This modified section has been reviewed and accepted by city staff and is included with the pre-plat being processed concurrent with this zoning application.

1.6 OPEN SPACE, TRAILS AND AMENITIES PLAN

The community will provide perimeter and internal open spaces, several local community amenity areas and setback sidewalks that will encourage walking and pedestrian connectivity within the development. The primary wash that flows diagonally through the property will be preserved and include a 10-foot, non-motorized public access trail. This 10-foot trail will provide a main artery for the system of 6-foot trails that will connect the community together along with 5-foot detached sidewalks adjacent to all local streets within the development. This primary loop will provide access to the central amenity, as well as other amenities within the development. It will also provide opportunities for a connected walking and jogging trail within the subdivision. The wash corridor is considered one of the primary community amenities due to its size, central location, access and visibility to the overall development.

In addition to the wash corridor, the central recreational amenity is located along the north edge of the wash corridor and central to the entire development. This central park will include a variety of active and passive recreational amenities, including the following:

- 20,000 +/- square foot informal turf area also used for surface retention;
- Full multi-use sport court;
- Play equipment;
- Shade ramadas with seating;
- Game area for outdoor lawn games;
- Parcourse exercise stations;
- Trails;
- Landscaping;
- On-street parking adjacent to the park on two sides;
- Direct connections to the wash corridor and looped trail.

A second neighborhood park is located along the western portion of the property immediately off the 231st Avenue community entry to the development. This park will include the following:

- Large informal turf area also used for surface retention;
- Tot lot;
- Shade ramada with seating;

- Trails/sidewalks connecting to the looped trail;
- Game area for outdoor lawn games;
- Parcourse Exercise stations;
- Landscaping;

In addition, there are several smaller pocket parks throughout the development that will provide active and passive open space amenities such as turf areas for informal play, trails, landscaping, parcourse stations, sitting areas and surface retention basins.

See **Figure 5, Open Space, Amenities and Trails Master Plan** for a graphic depiction of all open space amenities proposed within the development.

A minimum 60-foot wide perimeter setback will be provided along 227th Avenue and will include landscaping, retention and community signage. An average 60 foot wide landscape setback is provided along Beardsley Road and a 20' wide landscape setback is provided along 231st Avenue, with wider open spaces along some of the street frontages and entries to the development creating an attractive entry experience as residents and visitors enter the community. Monument signs that meet city code requirements will be located at the primary entries into the community at 231st Avenue and 227th Avenue. See **Figure 7, Walls and Entry Monument** for a conceptual design of the perimeter walls and entry monuments proposed for Rancho Vista.

Overall, a minimum of 38% net residential acreage open space will be provided, almost doubling the 20% required for the community Section 122-137(d)(2), Conventional Character. Included with this is approximately 38 acres of total open space, with approximately 10 acres dedicated to improved recreational open space for the use and enjoyment of community residents.

1.7 DRAINAGE MASTER PLAN

In 1991 the Sun Valley Parkway Flood Insurance Study (FIS) was completed for the area which established the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) Special Flood Hazard Areas (SFHAs) 100-year floodplain designations. One FEMA SFHA Zone A wash, Wash 4, flowed across the subject property. In 2005, the regional drainage was investigated within the Wittmann Area Drainage Master Study Update (ADMSU) prepared by Entellus for the Flood Control District of Maricopa County. In 2017, the development located immediately downstream, Mesquite Mountain Ranch, obtained a Wash 4 FEMA Letter of Map Revision (LOMR) that re-delineated a portion of the Wash 4 FEMA SFHA 100-year floodplain within the Site. The Mesquite Mountain Ranch LOMR used the Wittman ADMSU hydrology results to establish the FEMA LOMR SFHAs. The Drainage Master Plan will develop the existing and post-development Wash 4 100-year discharge for the Site and establish its existing and post-development floodplain limits. These results will be included within a FEMA Conditional Letter of Map Revision (CLOMR) that is being prepared for Ranch Vista to re-delineate the Wash 4 FEMA SFHAs throughout the Site.

As previously mentioned, the 231st Avenue alignment is being proposed such as to allow the Wash 4 tributaries to combine along the west side of the Site prior to impacting the roadway. The Drainage Master Plan for the Wash 4 100-year discharge is to pass this flow safely under 231st Avenue within a triple barrel 10-ft x 4-ft box culvert. The discharge will continue through the Site within the natural wash until it reaches 227th Avenue. Site development is proposed to encroach within the Wash 4 overbank 100-year floodplain. The Drainage Master Plan incorporates erosion protection throughout the encroachment locations to protect the

proposed lots, storage basins and roadways from flooding and potential lateral wash migration. As the discharge reaches 227th Avenue, the flow will be conveyed under the road via a six barrel 10-foot by 4-foot box culvert which will effectively pass the flow without any anticipated adverse impact to the Site and/or adjacent property owners.

Localized offsite runoff impacts the site at several locations along the west and south property boundaries and from the internal out parcel property. The Drainage Master Plan for localized offsite runoff incorporates a stormwater management system to safely intercept this flow and convey the discharge through the Site to downstream historical outfall locations.

The Drainage Master Plan proposed onsite stormwater management system for the community adheres to both the City of Surprise and Flood Control District of Maricopa County (FCDMC) current drainage design standards and regulations. The stormwater management system is to collect the local site runoff within the adjacent roadways and into storm drain systems. The storm drains will then convey the flow into proposed 100-year, 2-hour storm water storage basins. Emergency overflow paths are to be established to convey any additional runoff safely into the downstream adjacent wash corridor and/or to historical downstream flow paths. As such, there is no adverse impact anticipated to the community from the 100-year runoff. See **Figure 8, Post-Development Drainage Map** for details on the Drainage Master Plan for the site.

1.8 WATER & SEWER MASTER PLANS

Proposed Water system

The Project currently does not have existing water infrastructure immediately adjacent to the site. However, in accordance with the City of Surprise IWMP and the West Deer Valley Water Group Area Master Study, a new water campus is being planned for three developments, Buena Vista Ranch, Surprise Foothills and Mesquite Mountain Ranch. This Phase 1 of the Surprise Foothills Water Campus is currently under construction and it will provide required water storage and supply to the first phases of these three developments. However, there are excess capacity in the planned Phase 1 campus to meet the supply and storage requirements for Rancho Vista. However, additional pumping capacity will be required to support Rancho Vista and the required upgrades will be provided by this development. A demand technical memorandum has been prepared separately by Wood, Patel & Associates to document the Phase 1 campus capacity and required upgrades to meet the demand from Rancho Vista.

It is anticipated that the Mesquite Mountain Ranch development will design and install a 16-inch off-site water line along 227th avenue, which will connect to the existing water line along Deer Valley Road. A 16-inch waterline is proposed by this Project in Beardsley Road from 227th Avenue to 231st Avenue. A 12-inch waterline is proposed in 231st Avenue along the entire frontage of this Project. The proposed on-site water system will consist of 8-inch and 10-inch diameter water lines that are to be constructed in the roadways and easements. Proposed water lines for Rancho Vista are sized to accommodate maximum day demand plus fire flow for the full build-out condition.

Proposed Sewer system

The proposed onsite wastewater system consists of 8-inch diameter gravity sewer lines that are to be constructed in the roadways and easements. The 8-inch diameter gravity sewer line will connect to the gravity sewer system in Mesquite Mountain Ranch. Sewage flows will be routed through Mesquite Mountain Ranch which will ultimately connect to existing sewer trunk line in Deer Valley Road. The existing sewer system in Deer Valley Road will outfall into the SPA 3-WRF Facility near the intersection of 183rd Avenue and Deer Valley Road. The SPA 3 WRF was constructed with a capacity of 1.8 MGD.

The proposed sewer layout follows the natural topography of the Site, sloping in the northeast direction. The proposed wastewater collection system meets the minimum slopes and depth of cover requirements established by the City of Surprise. Proposed sewer lines for the Site were sized to accommodate peak-flow conditions for the full build-out condition.

1.9 FUTURE OWNER'S RESPONSIBILITY

The community will include a separate Homeowners Association (HOA) to be responsible for future maintenance of the development. The HOA will maintain all common community amenities, including signage, parks, trails, open space tracts, and other common areas within the development. The HOA will include a formal governance structure to be established by the HOA bylaws and community Covenants, Conditions and Restrictions (CC&R's). In the early phases of the single-family project, the HOA will be managed by the owner, master developer or homebuilder until such time as there are enough homeowners take over the management responsibilities. The purchasers of property within the single-family community will automatically become members of the HOA and will be required to pay annual dues for the ongoing operation and maintenance of community facilities owned by the HOA.

2.0 EXISTING CONDITIONS ANALYSIS

2.1 PROPERTY LOCATION AND DESCRIPTION

The proposed site is located approximately ¼ mile west and ¼ mile north of the northwest corner of the Beardsley Road alignment and the 227th Avenue alignment within the City of Surprise. More specifically, the property is an irregular-shaped parcel generally bounded by 231st Avenue to the west, northern edge of the existing powerline corridors to the north, 227th Avenue to the east and West Beardsley Road alignment to the south. There is also an existing undeveloped, platted subdivision to the east named Mesquite Mountain Ranch..

The following Assessor Parcel Numbers are included with this zoning application:

503-80-003E, 92 Acres Partners LLC

503-80-003H, 92 Acres Partners LLC

503-80-003J, 92 Acres Partners LLC

503-80-003L, 92 Acres Partners LLC

503-80-003N, 92 Acres Partners LLC

503-80-003U, 92 Acres Partners LLC

503-80-003V, 92 Acres Partners LLC

503-80-003X, 92 Acres Partners LLC

503-80-003Y, 92 Acres Partners LLC

2.2 EXISTING LAND USE, GENERAL PLAN DESIGNATION AND ZONING

The subject property is currently vacant land except for major overhead powerline along the northern portion of the land. Properties surrounding the site include vacant land to the north and west, platted residential land to the east, and vacant land to the south. A large overhead electrical easement extends 300+/- feet onto the subject property running parallel to the north property line. There are several overhead power lines within the easement and the lots will be setback accordingly. See **Table 2** below and **Figure 1, Vicinity Map** for the existing land uses on the site and surrounding area.

The site is currently designated as Neighborhood Character Area with the City of Surprise 2035 General Plan. The site is also within the *Scenic Lands Growth Area (SLGA)* as defined within the Anticipated Growth map in the General Plan. The Scenic Lands Growth Area calls for the Project to recognize the visual beauty and other natural area open space qualities and how the design, intensity and orientation of incoming development and public realm areas can strengthen and enhance the natural environment found in the underlying character areas. Specifically, land use, circulation and urban design guidance for the SLGA shall integrate development with the topography, protect large washes for wildlife mobility and promote off street trail systems, protect major vistas, preserve or sensitively develop in unique circumstances areas with 20% slope or greater, and demonstrate how executive housing opportunities and or enclaves of higher intensity residential cluster developments can preserve and enhance public access and use of adjacent natural area open spaces. This development meets the intent of the SLGA by recognizing the importance of the natural wash corridor, preserving and integrating it as a central amenity within the development, and designing the subdivision around this natural feature. Trails are also an important element of the LGA and have been carefully and thoughtfully designed within the subdivision to connect various open spaces and the linear wash corridor, providing extensive opportunities for mobility and recreation throughout the development.

The Neighborhood land use designation allows for densities up to 8+ du/ac and supports a wide variety of residential development opportunities. The proposed zoning is in conformance with the Neighborhood General Plan designation and will utilize the Suburban Development Type (2-8 du/ac) throughout the community. See **Table 2** below and **Figure 9, Existing General Plan Land Use Map** for the General Plan land use designation on the site and surrounding area.

Currently, the property is zoned Residential Ranch in the City of Surprise, permitting 1 dwelling unit per acre, however much of the land surrounding this property has been rezoned to suburban land uses. See **Table 2** below and **Figure 10, Existing Zoning Map** for the existing zoning on the site and surrounding area.

Table 2: Existing Land Use, General Plan Designation and Zoning

LOCATION	LAND USE	GENERAL PLAN	ZONING
SITE	Vacant and overhead power lines	Neighborhood	RR
NORTH	Vacant	Neighborhood	RR
EAST	Platted, Future Residential	Neighborhood	PUD (Mesquite Mountain Ranch III)
SOUTH	Vacant	Neighborhood	State Trust Land
WEST	Vacant	Neighborhood	RR

2.3 SURROUNDING DEVELOPMENTS, FACILITIES AND SERVICES

The site is located within the City of Surprise Municipal Planning Boundary. **Figure 1**, *Vicinity Map* shows the jurisdictional limits of the City of Surprise in relation to lands within unincorporated Maricopa County.

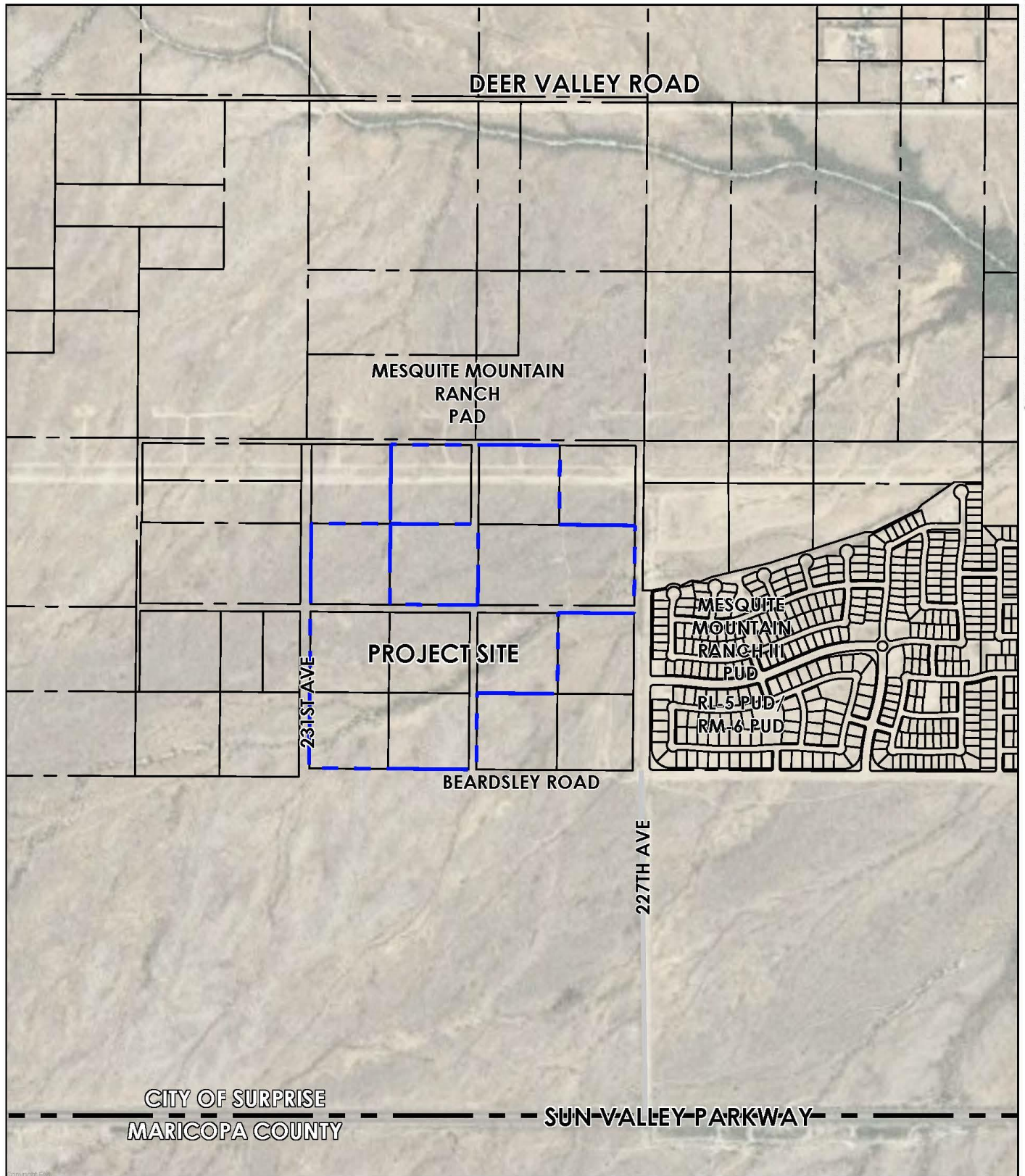
The proposed property is approximately 7.7 miles west of the Loop 303 Freeway, with direct access to both Beardsley Road and 227th Avenue alignments via W. Sun Valley Parkway from the south.

The subject property is within the Wickenburg Unified #9 School District. The property is within the boundary of Festival Foothills Elementary School, located at 26252 W. Desert Vista Blvd., and Vulture Peak Middle School, located at 920 South Vulture Mine Rd. Wickenburg High School serves grades 9-12 and is located at 1090 S. Vulture Mine Rd.

Since the property has been annexed into the City of Surprise, fire & emergency services and law enforcement services will be provided by the City. The nearest fire station, Surprise Fire Station #303, is located 7 miles southeast of the site near Cotton Lane and Greenway Road. The nearest Police Station is in Surprise City Hall, approximately 11.5 miles southeast of the site.

Refuse collection for the single-family will be provided by the City of Surprise.

FIGURE -1



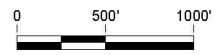
LT180308 BEARDSLEY AND 227TH AVENUE PLANNING CONCEPTUAL DESIGN AND VICINITY MAP.DWG



120 S. Ash Avenue
Tempe, Arizona 85281
Tel: 480.984.0504
www.rvplanning.com

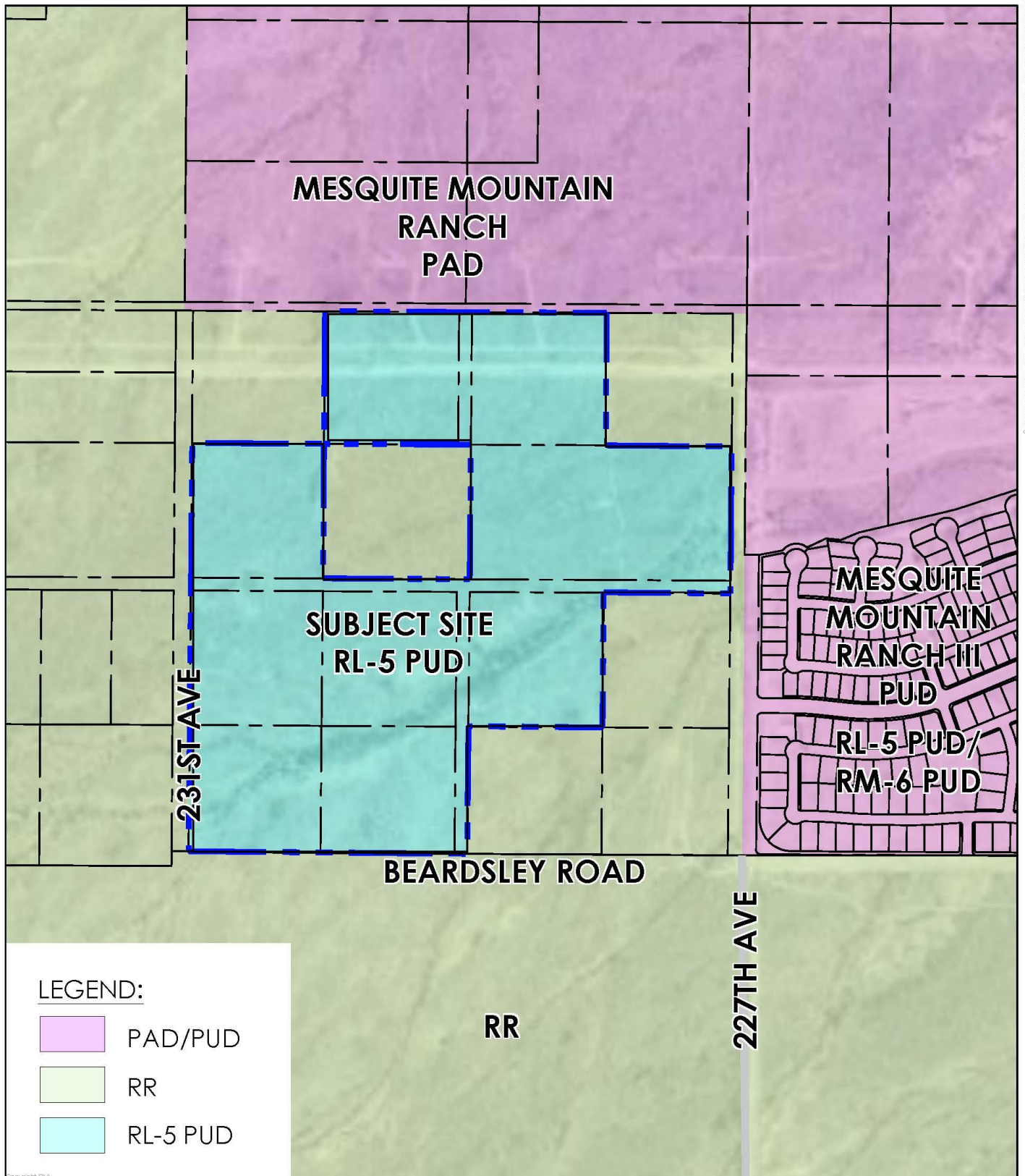
RANCHO VISTA • VICINITY MAP

- 📍 SURPRISE, ARIZONA
- 📅 2020-07-21
- # 503-80-003E, H, L, N, U, X and Y
- 👤 92 ACRES ASSOCIATES, LLC



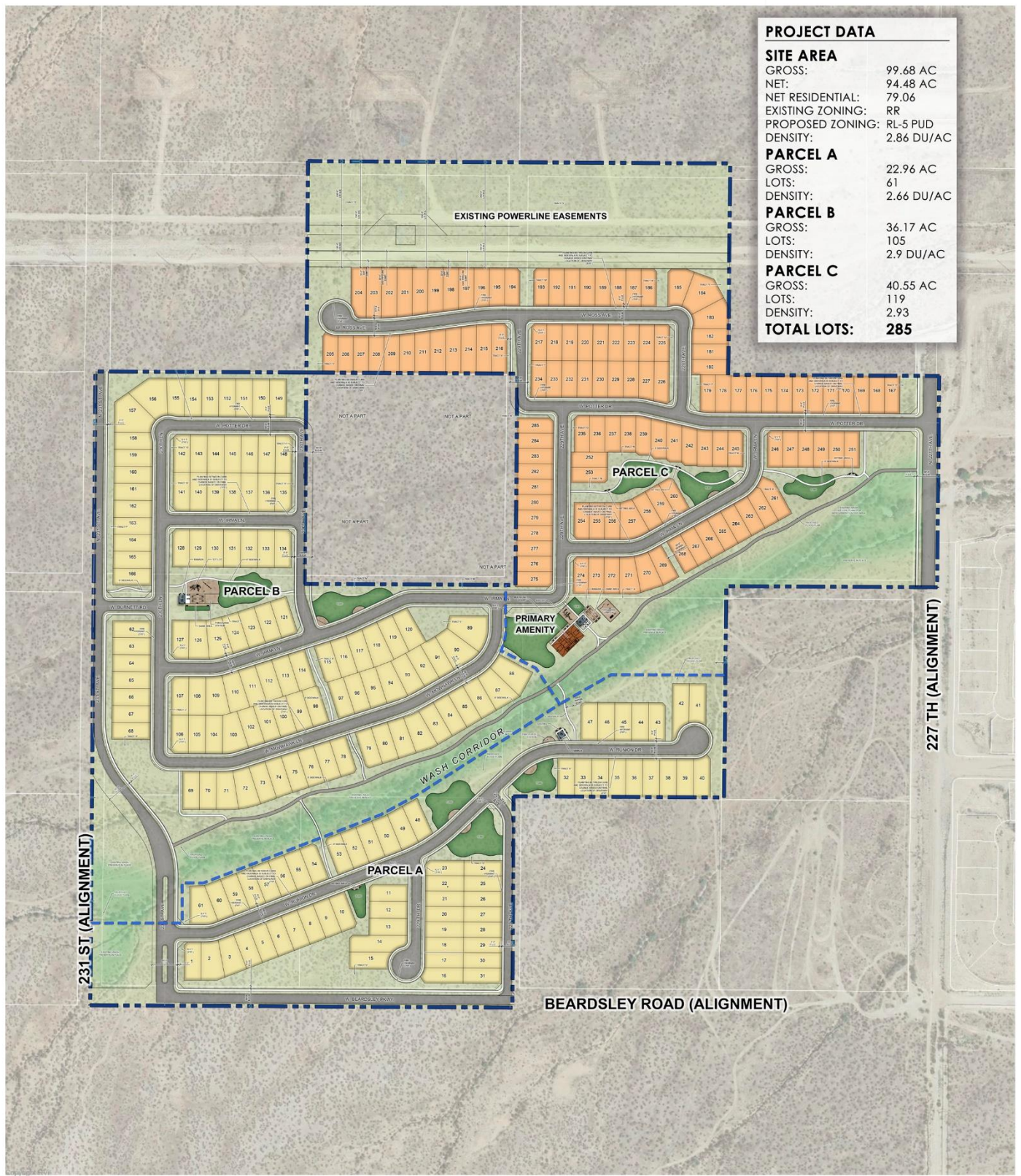
Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

FIGURE – 2



L:\18003063\BEARDSLEY AND 227TH AVENUES PLANNING AND CONCEPTUAL DESIGN\18003063 PROPOSED ZONING.DWG

FIGURE – 3



PROJECT DATA	
SITE AREA	
GROSS:	99.68 AC
NET:	94.48 AC
NET RESIDENTIAL:	79.06
EXISTING ZONING:	RR
PROPOSED ZONING:	RL-5 PUD
DENSITY:	2.86 DU/AC
PARCEL A	
GROSS:	22.96 AC
LOTS:	61
DENSITY:	2.66 DU/AC
PARCEL B	
GROSS:	36.17 AC
LOTS:	105
DENSITY:	2.9 DU/AC
PARCEL C	
GROSS:	40.55 AC
LOTS:	119
DENSITY:	2.93
TOTAL LOTS:	285

FIGURE – 4

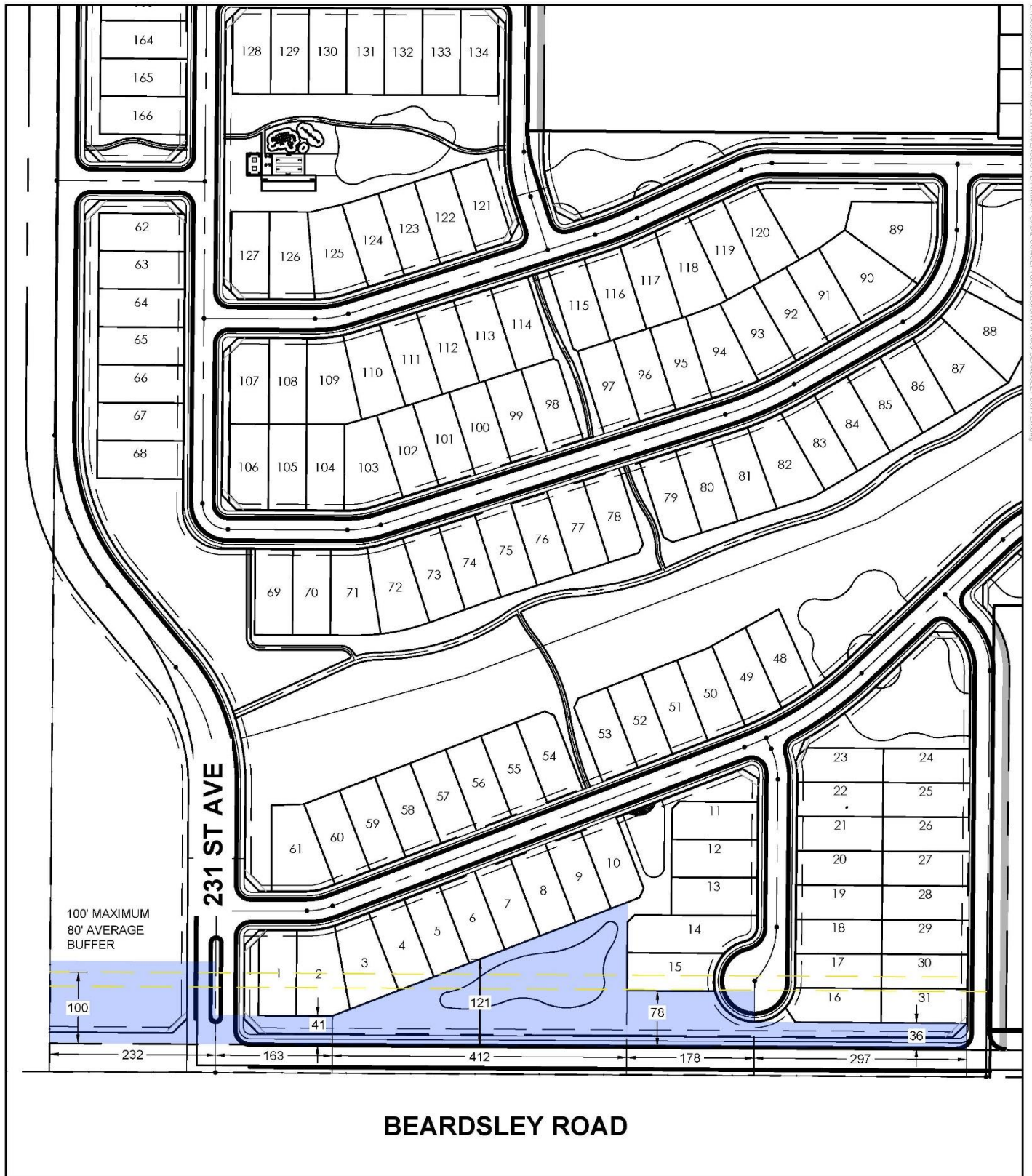


FIGURE - 5

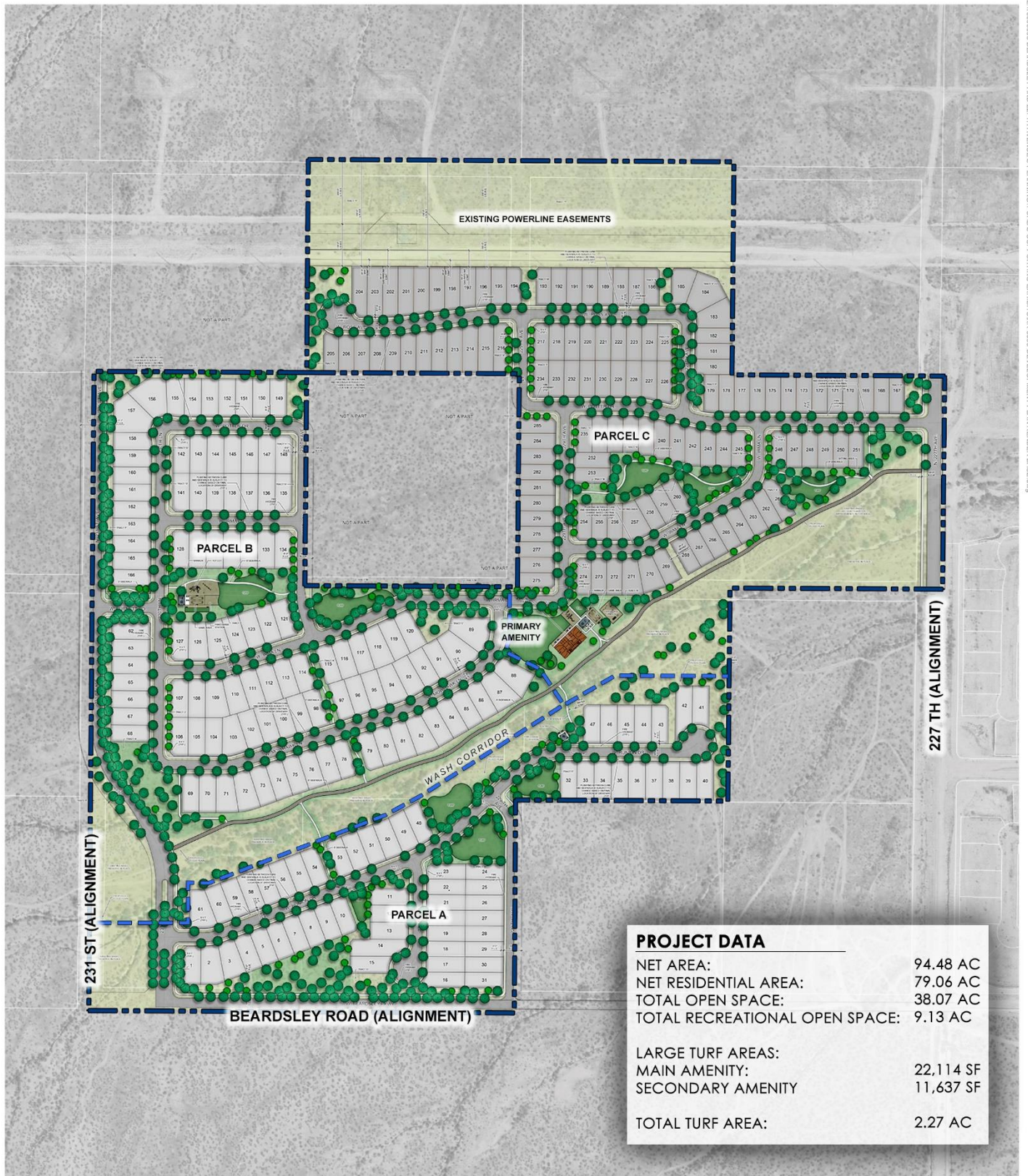
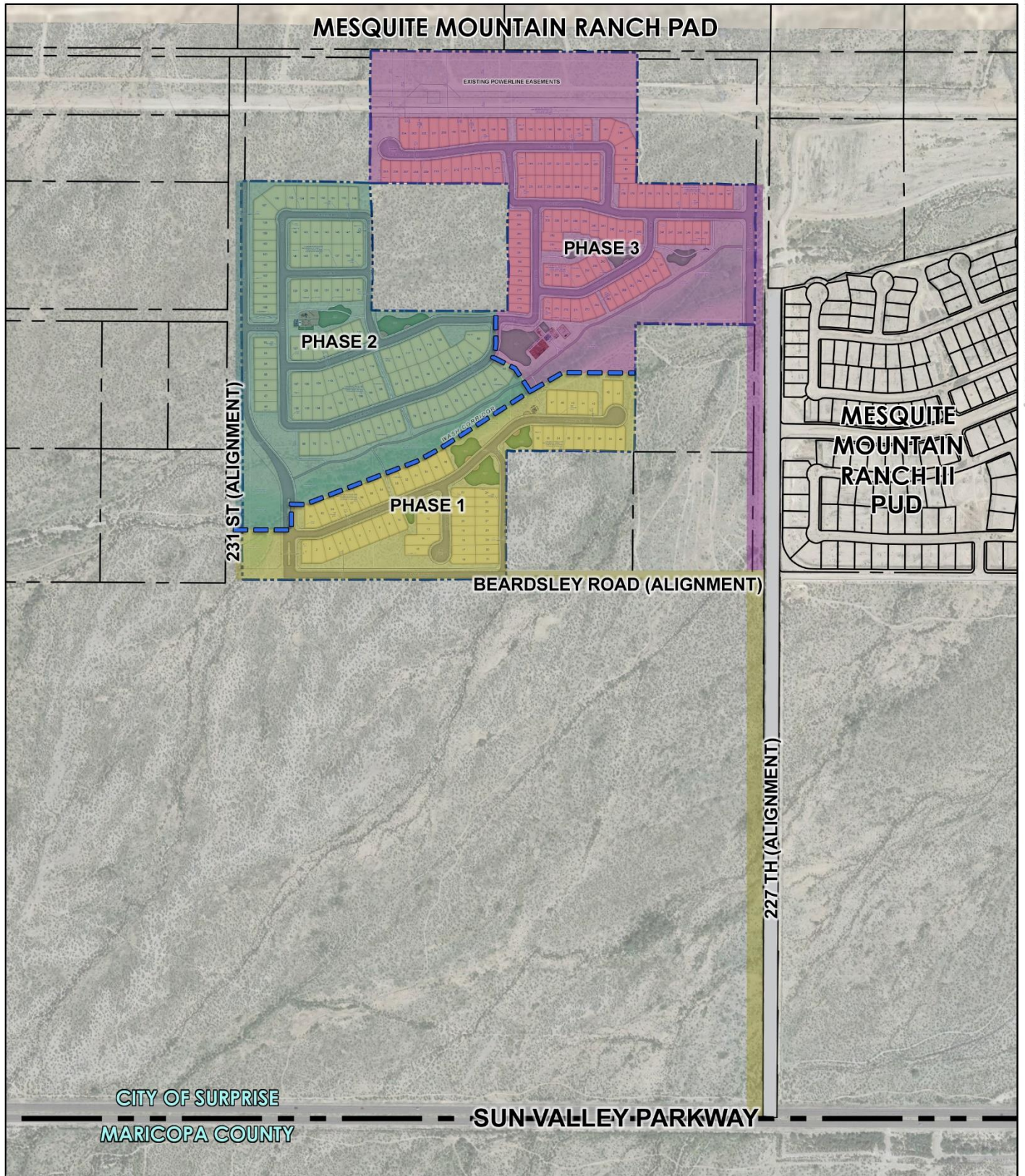


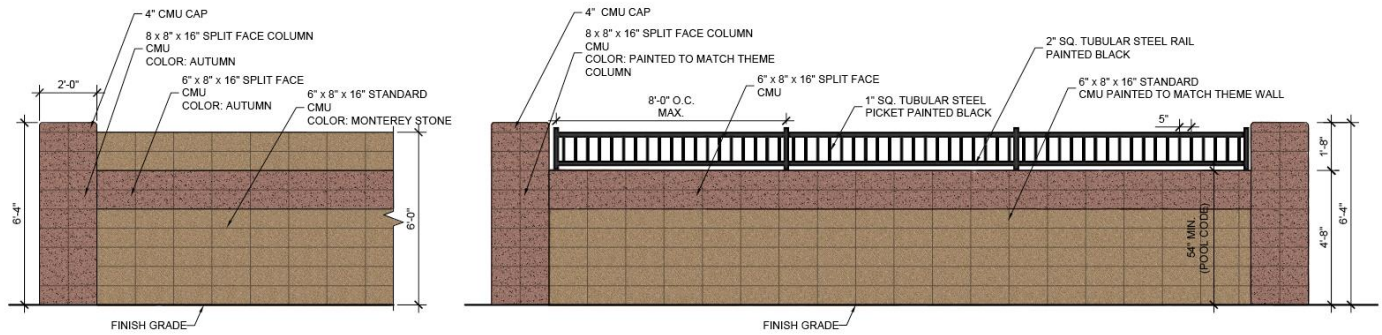
FIGURE – 6



L:\18000000\BEARDSLEY AND 227TH AVENUE\PLANNING\CD03-CONCEPTUAL DESIGN\RW-3003-PHASE PLANNING

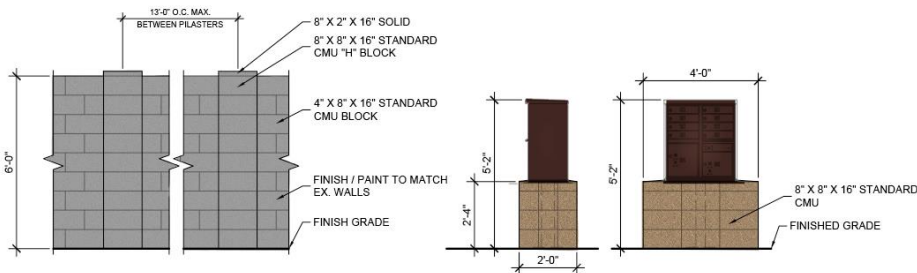


FIGURE – 7



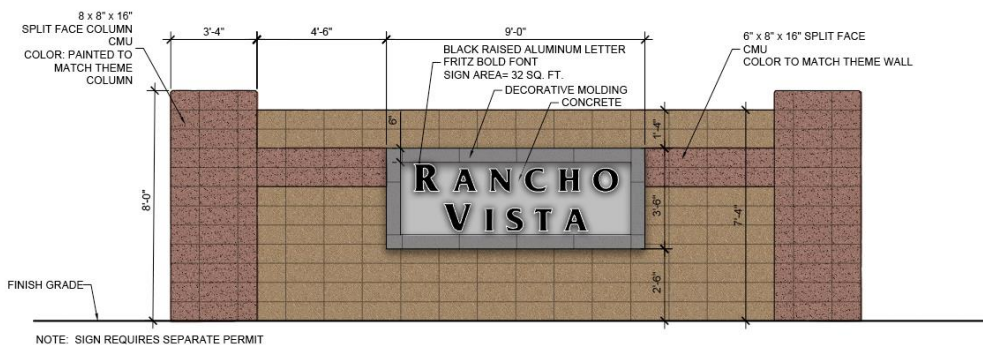
1 THEME WALL/COLUMN
SCALE: N.T.S.

2 PARTIAL VIEW FENCE
SCALE: N.T.S.



3 BUILDER WALL
SCALE: N.T.S.

4 MAILBOX CLUSTER
SCALE: N.T.S.



5 COMMUNITY ENTRY MONUMENT
SCALE: N.T.S.

L:\18003063\B\ARCHITECTURE AND 227TH AVENUE\PLANNING\1-CADD\SURFACING\EXHIBITS\RV-300-3-WALL DETAILS.dwg

Copyright RVI

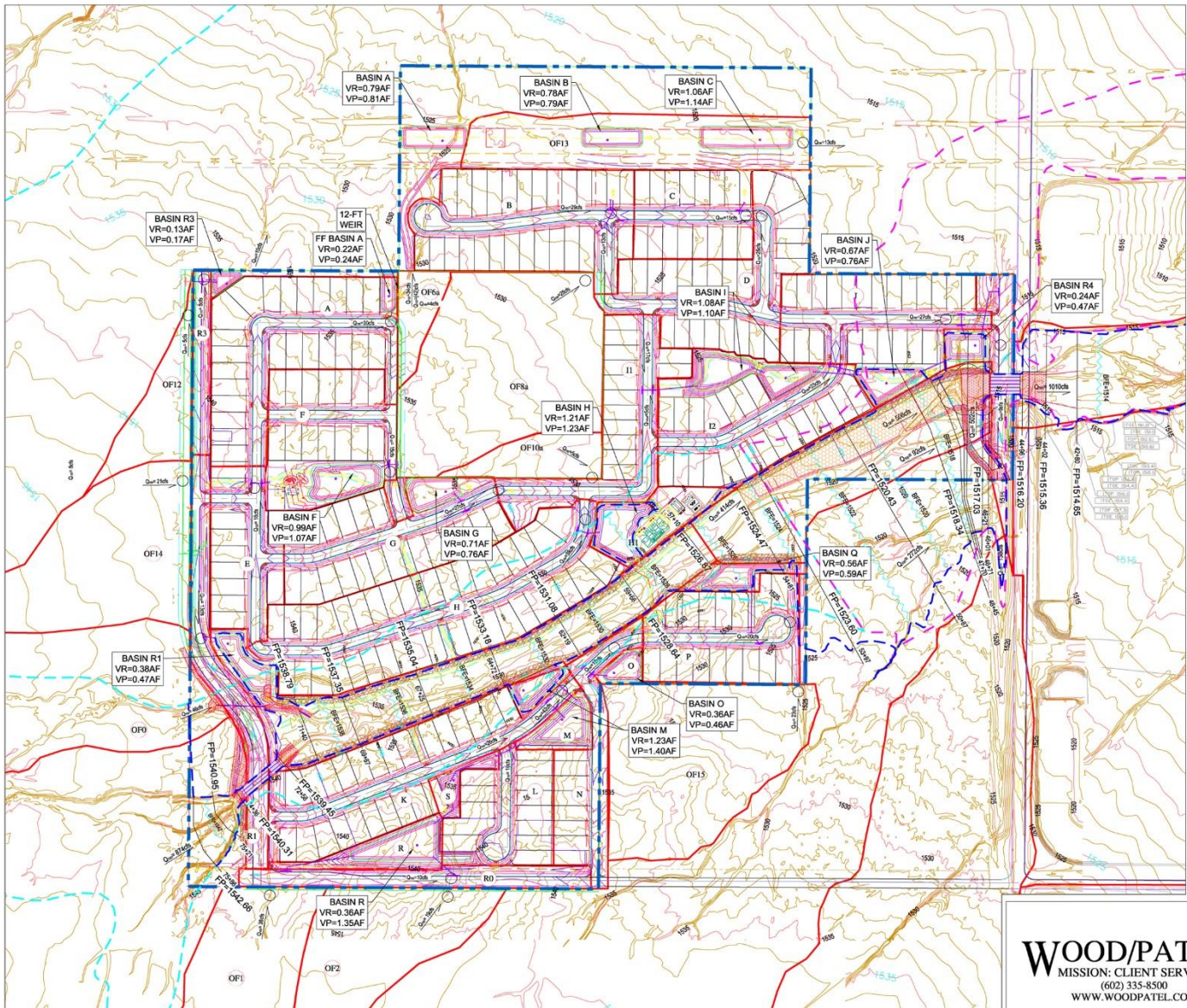


120 S. Ash Avenue
Tempe, Arizona 85281
Tel: 480.994.0994
www.rvplanning.com

RANCHO VISTA • WALL AND ENTRY MONUMENT

📍 SURPRISE, ARIZONA
📅 2020-06-24
18003063
👤 100 ACRES ASSOCIATES

FIGURE – 8



SEE EXISTING HEC-1 SCHEMATIC FOR CONTINUATION OF OFFSITE WATERSHED DELINEATIONS

WOOD/PATEL
MISSION: CLIENT SERVICE *
(602) 335-8500
WWW.WOODPATEL.COM

LEGEND

- | | | | |
|--|---|--|-------------------------------|
| | RANCHO VISTA PROPERTY | | WATERSHED BOUNDARY |
| | 100-YEAR FLOODPLAIN | | BASIN WATERSHED ID |
| | HECRAS CROSS SECTION | | STORMWATER STORAGE BASINS |
| | BASE FLOOD CS AND ELEVATION | | OVERFLOW DIRECTION |
| | 100-YEAR DISCHARGE | | DRYWELL |
| | 100-YEAR FLOODPLAIN ELEV. | | CONCENTRATION POINT |
| | TURF REINFORCEMENT MATTRESS (TRM) MACMAT R1 | | PRELIMINARY PIPE CULVERT |
| | ROCK RIPRAP PROTECTION | | FEMA EFFECTIVE SFHA ZONE 'A' |
| | RENO MATTRESS - 9" THICK | | FEMA EFFECTIVE SFHA ZONE 'AE' |

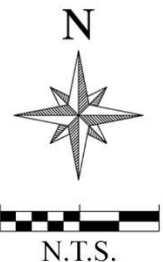
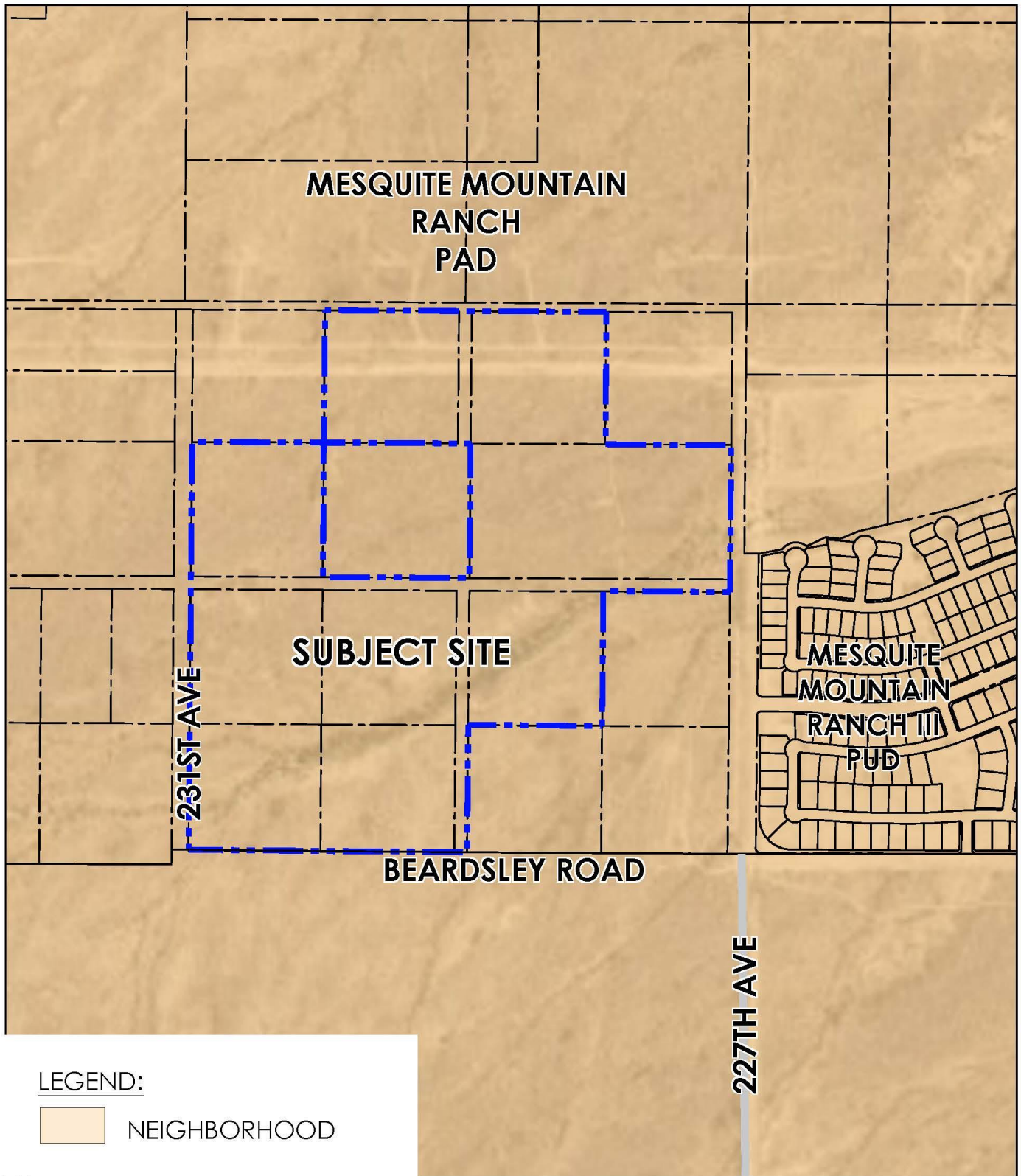


FIGURE – 9



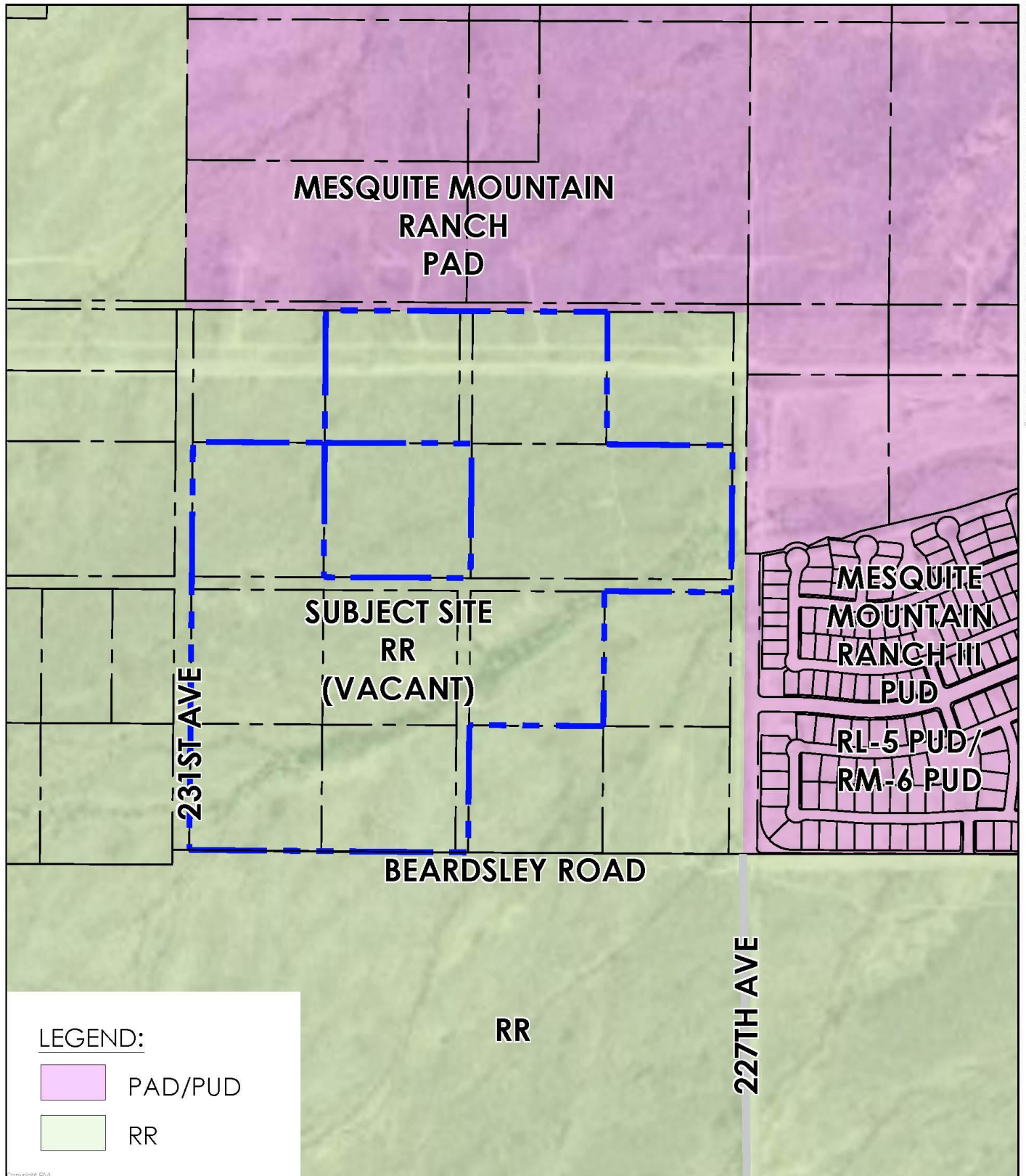
L:\180003 BEARDSLEY AND 227TH AVENUES PLANNING\180003-CONCEPTUAL DESIGN\180003-EXISTING GENERAL PLAN LAND USE.MXD

LEGEND:

 NEIGHBORHOOD



FIGURE – 10





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

14 April 2020

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

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

Re: FS20-250; Rancho Vista (APNs: 503-80-003E, H, J, L, N, U, X & Y)

Dear Ms. Nevarez

Thank you for the opportunity to provide comments on the Preliminary Plat Application for Rancho Vista. The site sits on approximately 100 acres of vacant land located at the northwest corner of Beardsley Rd and 227th Ave in Surprise AZ. This development has an overall planned density of 2.9. The site is approximately 2.3 miles outside the Aux-1 2004 65 Ldn, "high noise or accident potential zone" as 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 request, as stated in the narrative, will not have a negative impact on Luke AFB Flight Operations. If this development is approved, we recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents/tenants about Luke AFB operations.

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

Sincerely

A handwritten signature in black ink, appearing to read "James R. Mitchell", is written over a horizontal line.

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



Wickenburg Unified School District
101 East Coconino Street
Wickenburg, AZ 85390
Phone: (928) 668-5350 FAX: (928) 668-5390
www.wickenburgschools.org

January 2, 2020

City of Surprise
Community Development Department
16000 Civic Center Plaza
Surprise, AZ 85374

To Whom It May Concern:

I want to note our support for the conceptual development of the Rancho Vista housing development, which is proposed to be located west of the 227th avenue alignment in Surprise. The Wickenburg Unified School District serves this area and we have a K-8 school approximately five miles west of this location.

We look forward to working with the developer and the City of Surprise as the process progresses and stand ready to negotiate a developer agreement at the appropriate point in time.

Please feel free to reach out to me with any questions.

Best regards,

Howard C. Carlson, Ed. D.
Superintendent
Wickenburg Unified School District

CITIZEN PARTICIPATION REPORT

RANCHO VISTA RL-5 PUD ZONING AND PRELIMINARY PLAT CITY OF SURPRISE

Property Location:

West and North of Northwest Corner of Beardsley Road and 227th Avenue

Prepared by:

RVi Planning + Landscape Architecture
120 E. Ash Ave.
Tempe, AZ 85281

Prepared For:

City of Surprise

Case: FS20-250

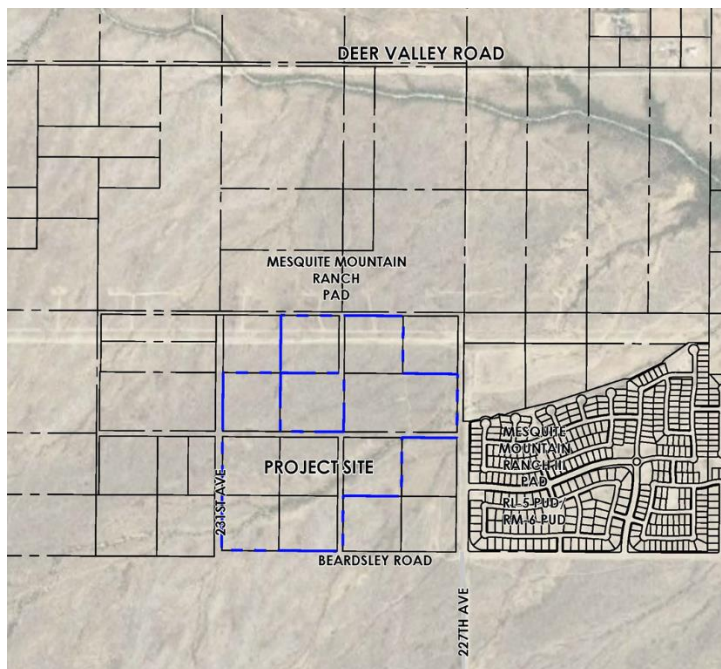
July 16, 2020

Project Summary

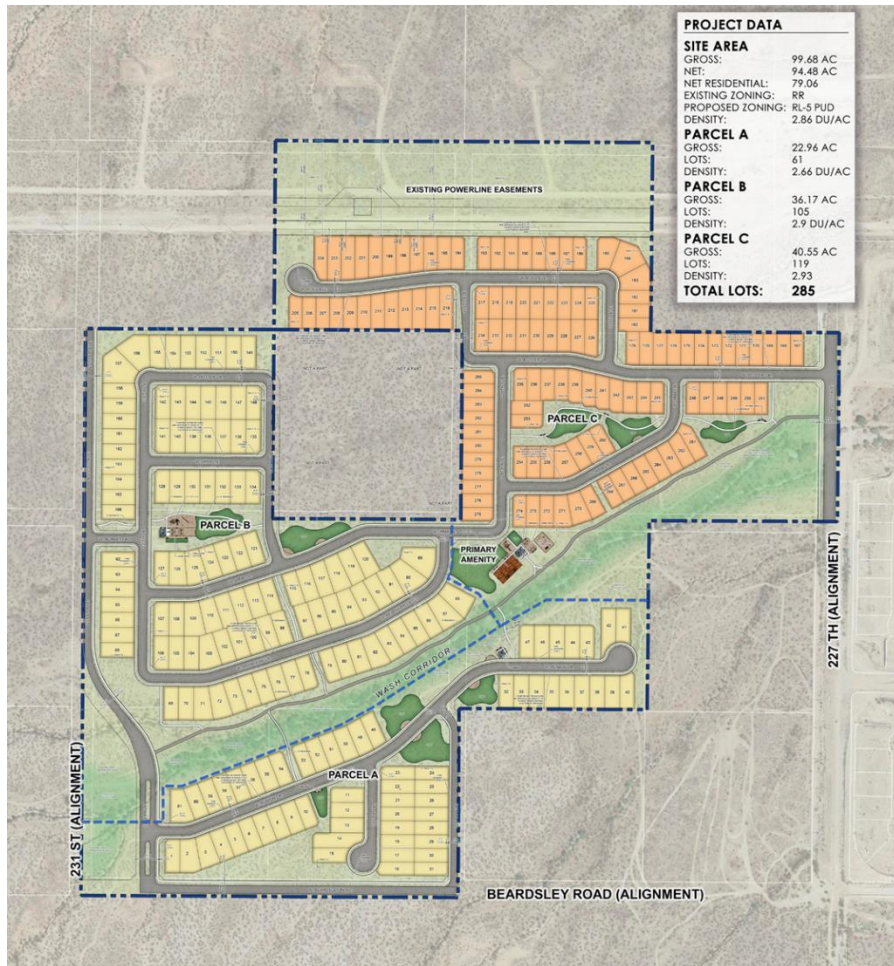
RVi Planning + Landscape Architecture, on behalf of 92 Acres Associates, LLC, is pleased to submit this Citizen Participation Report for the Rancho Vista RL-5 PUD Rezoning and Preliminary Plat to facilitate a new single-family residential subdivision. The proposed development includes a request for preliminary plat approval and a zone change from Residential Ranch (RR) to RL-5 PUD for 99.68-gross acres of land (94.48 net acres) located at the northwest corner of the Beardsley Road alignment and the 227th Avenue alignment. The site is irregularly shaped, bounded by the Beardsley Road alignment to the south, the 227th Avenue alignment to the east, an existing powerline corridor to the north, and the 231st Avenue alignment to the west. There is also an approximate 10-acre exception parcel within the property that is not a part of this request. On several occasions, the current owners of the excluded parcels encompassed by the site were contacted by the Developer to be included in this application without success, so they are not included in this application request.

Rancho Vista (the Project) will be developed as a single-family residential development within an active growth area of the City of Surprise. The residential zoning proposed for the property is RL-5 PUD for the entirety of the site, utilizing the Conventional Character Pattern.

Rancho Vista will include approximately 285 single-family lots, with an approximate mix of 119 lots at 48' x 115' (5,520 square feet) and 166 lots at 53' x 120' (6,360 square feet). This equates to an overall gross density of 2.86 dwelling units per acre (du/ac) which is within the lower portion of the 2-8 du/ac range permitted per the "Neighborhood" General Plan Character Area designation. The smaller lots are located along the northeast portion of the property, and the larger lots are located along the western portion of the property. Below is an exhibit showing the property location and proposed development plan.



Property Location



Proposed Development Plan

Summary of Neighborhood Outreach Efforts

Neighborhood Meeting: The development team understands the importance of reaching out to area residents and proactively working with neighborhood stakeholders to gain their feedback and address any potential development plan concerns. The development team coordinate a virtual neighborhood meeting on **July 15, 2020** at 6:00 p.m. via Zoom Video Conference for the purpose of presenting the rezoning request and preliminary plan to area residents and stakeholders. The meeting notification, mailing, and on-site signage was provided per the City's public outreach requirements. Other than the development team and City staff, nobody attending the neighborhood meeting, and no feedback, comments and questions have been received by the applicant from the public to date.

Project Website: The applicant also developed a project website to further inform the public about the proposed development plan. That website can be found at the following web address:

<https://arcg.is/1baqi1>. The project website has detailed information about the proposed request, as well as contact information for residents to reach out to the applicant to ask questions or provide comment. To date, the applicant has not received any feedback or comments.

Wickenburg School District

The project is located within the boundaries of the Wickenburg Unified School District (WUSD). The property owner has coordinated with the WUSD for their adjacent properties and plans to cooperate and execute a developer assistance agreement for this project similar to Mesquite Mountain Ranch to the north and east. While not executed yet, the developer has every intention of executing an agreement with the WUSD.

Sign Posting and Notification

Per City requirements, a neighborhood notification sign was posted on the site on June 30, 2020. The sign was located on 227th Avenue adjacent to the property, and provided information regarding the virtual Zoom meeting, the case number, project request, and the project website that provided additional information regarding the development proposal. The sign photos and affidavit is provided as an attachment to this report.

Additionally, notification mailings were provided by the City per the notification requirements, which included information about the neighborhood meeting and project website. A copy of the notification letter is provided with this CPR.

Conclusion

The Rancho Vista rezoning application and preliminary plat is consistent with the General Plan and other nearby development proposals. While we have not yet received any citizen comments on the project to date, we will continue to monitor and work with surrounding residents and property owners as necessary through the design and development of this new residential community.

Attachments

- A. Neighborhood Meeting – Outreach Letter
- B. Neighborhood Meeting - Affidavit of Mailing
- C. Neighborhood Meeting – Sign Location
- D. Neighborhood Meeting – Sign Photos and Affidavit of Sign Posting
- E. Neighborhood Meeting – PowerPoint Presentation

Attachment A
Neighborhood Meeting – Outreach Letter

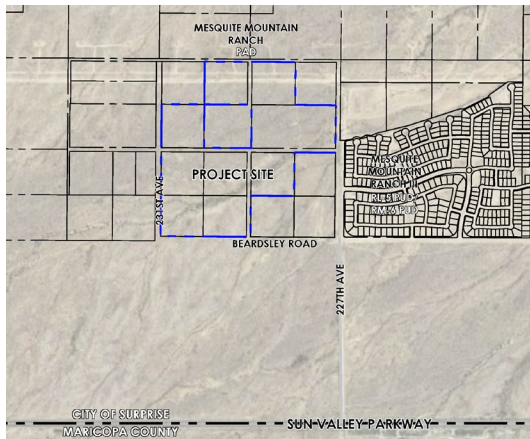


Dear Neighbor,

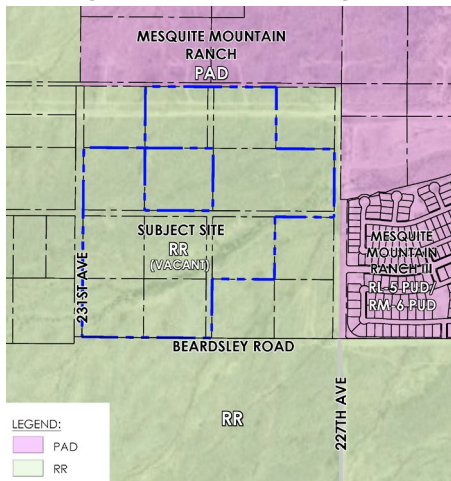
This letter is regarding the rezoning of the approximate 99 acres of property located at the northwest corner of the Beardsley Road alignment and 227th Avenue alignment called Rancho Vista. An application has been filed with the City of Surprise requesting approval for a rezoning and preliminary plat (case number FS20-250) for the Property from Residential Ranch (RR) to Residential Low Density with a Planned Unit Development Overlay (RL-5 PUD).

The site is irregularly shaped and bounded by the Beardsley Road alignment to the south, the 227th Avenue alignment to the east, an existing powerline corridor to the north, and the 231st Avenue alignment to the west. There is also an approximate 10-acre exception parcel within the property that is not a part of this request. Please see the images below for property boundary. In the City of Surprise 2035 General Plan the site is classified as the 'Neighborhood' General Plan Character Area designation.

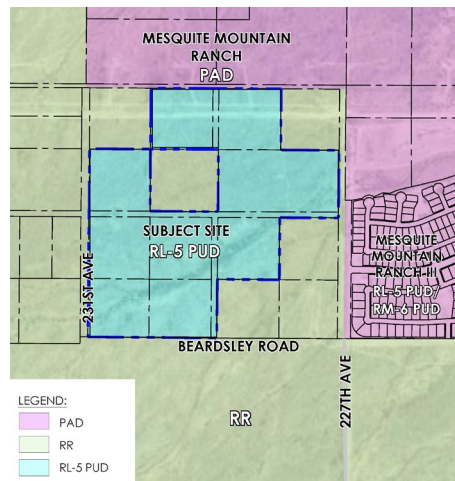
Project Location



Existing and Proposed Zoning



Existing Zoning

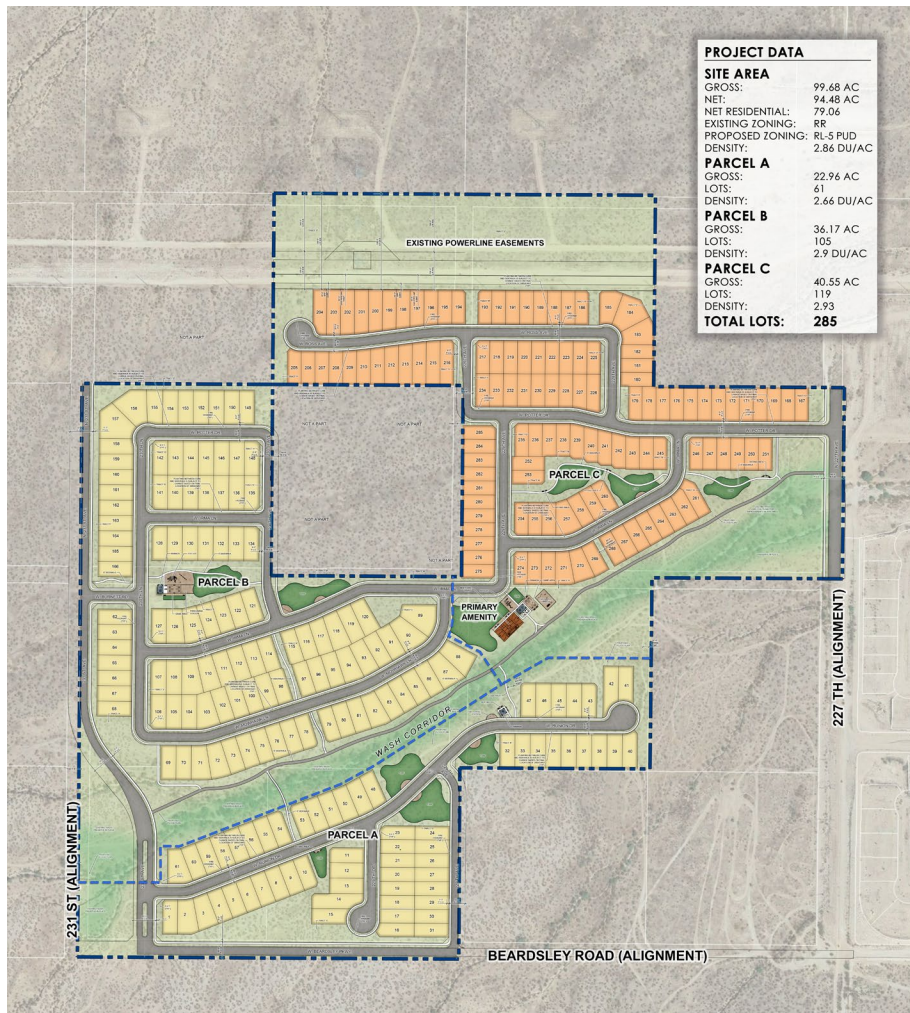


Proposed Zoning

Rancho Vista will include approximately 285 single-family lots, with an approximate mix of 119 lots at 48' x 115' (or 5,520 square feet) and 166 lots at 53' x 120' (or 6,360 square feet). This comes to an overall gross density of 2.86 dwelling units per acre (du/ac) which is within the lower portion of the 2-8 du/ac range permitted per the "Neighborhood" General Plan Character Area designation. The Project will be developed as three development parcels.

Several common open space amenities will be provided for Rancho Vista residents. These amenities are distributed throughout the development and strategically located to provide visibility and access for all residents. The primary wash that flows diagonally through the property will be preserved and utilized as a pedestrian and wildlife corridor. A 10-foot wide public access trail will be constructed within the wash corridor and will connect to a network of neighborhood access trails or sidewalks that will allow access to and encourage walkability throughout the community. Two additional recreational open space areas are provided within each of the development parcels, providing further opportunities for residents to recreate within proximity of their homes. Programmed amenities for the development may include combinations of turf areas, sport courts, play equipment, shade structures, lawn games and trails.

Conceptual Development Plan



The PUD overlay will help to accommodate the numerous constraints on the site such as the wash corridor, exception parcels and powerline easement. These constraints break the site up into more intimate neighborhoods that will offer a unique community feeling but also require specialized solutions to achieve this. Some of these solutions include narrower and more densely landscaped buffers along the perimeter arterials, and smaller lots to compensate for the large wash corridor and power line corridor that deems much of the land area as unusable. The flexibility of the PUD allows these modifications if mitigation is provided to justify the proposed changes. As the housing market keep trending toward homes with smaller yards to reduce homeowner maintenance and communities with larger community open spaces and more diverse amenities, Rancho Vista will be better able to provide a desirable development designed around a contemporary lifestyle.

As a part of the City of Surprise's rezoning process, we will be holding a neighborhood meeting for neighbors of the property to learn about the project and ask questions or voice your support and concerns. Due to the current situation with COVID-19, we will be holding the meeting virtually on an internet video conference platform called Zoom. The information for the meeting is as follows:

Meeting: Rancho Vista Neighborhood Meeting

Location: Meeting held virtually (see instructions below).

Date and Time: Wednesday, July 15th, 2020 at 6:00 p.m.

MEETING LINK: <https://bit.ly/3fUehcR>

Instructions for Access to Virtual Neighborhood Meeting: The neighborhood meeting will be held via Zoom, which can be accessed through your internet browser. To access the meeting, you may use the link above or go to the project website: <https://arcg.is/1baqi1>

Once on the webpage, go to the Neighborhood Meeting section. From there, you will see a button that says "CLICK TO JOIN MEETING." *Please note, to access the meeting, you will be asked to download or open an application by Zoom.* At the beginning of the meeting, we will provide a brief overview of the meeting procedures and instructions for asking question, followed by a brief presentation of the project after which we will open the floor for questions and answers.

In addition to this mailing and the virtual neighborhood meeting the website mentioned above also has general information about the project: <https://arcg.is/1baqi1>

Please be advised that future meetings and hearings before the Surprise Planning and Zoning Commission and Surprise City Council will be scheduled to review this case as well. Specific dates for future meetings and hearings have not yet been set. Additional notification letters will be provided in the coming months with information regarding hearing times and location (or instructions for virtual meetings if needed).

If you have any questions about this letter or the project itself, please contact me or the City planner assigned to this case (contact information included below).

Chelsea McCaw, RVi Planning + Landscape Architecture

Email: cmccaw@rviplanning.com

Phone: (480) 586-2358

Hobart Wingard, City of Surprise

Email: hobart.wingard@surpriseaz.gov

Phone: (623) 222-3156

We look forward to meeting with you.

Sincerely,

Chelsea McCaw

Planner & Landscape Architect

RVi Planning + Landscape Architecture

Attachment B
Neighborhood Meeting – Affidavit of Mailing

AFFIDAVIT OF PUBLIC NOTICE MAILOUT

I, Hobart Wingard, being duly authorized to complete the task as stated herein, did on June 29, 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 #: FS20-250
[Case #]

Project Name: Rancho Vista
[Case Name]

Signed this 29th day of June, 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. 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

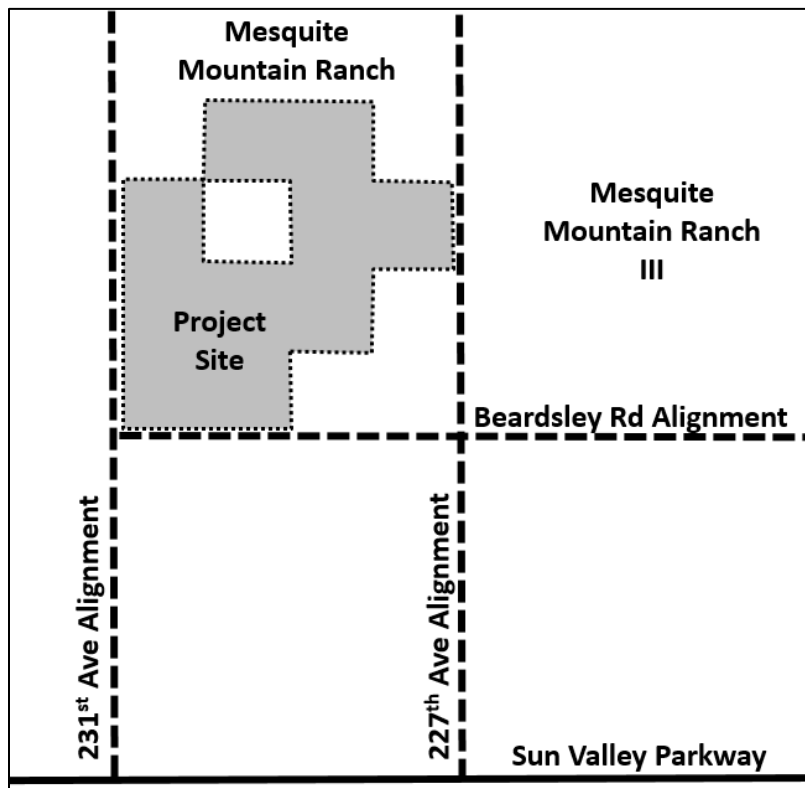
CITIZEN REVIEW MEETING DETAILS

DATE: Wednesday July 15, 2020

TIME: 6:00 PM

ONLINE ACCESS: <https://arcg.is/1baqi1>

Project Location



PROJECT DESCRIPTION: A Rezone of 99.68 gross acres from Residential Ranch (RR) to Low Density Residential with a Planned Unit Development (PUD) overlay (RL-5-PUD). Case FS20-250, Rancho Vista.

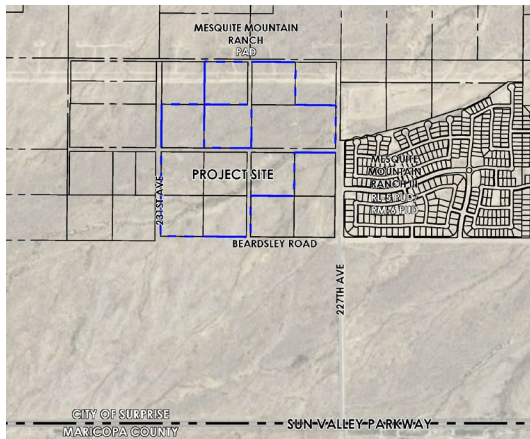


Dear Neighbor,

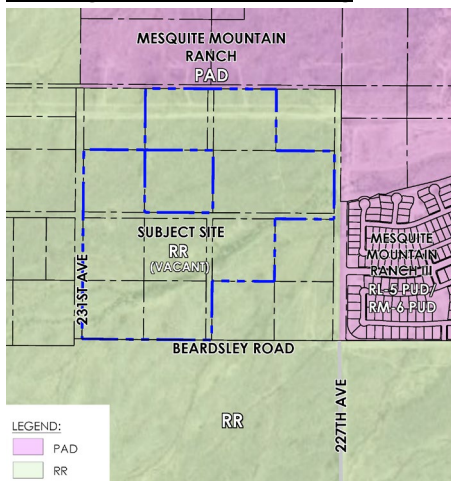
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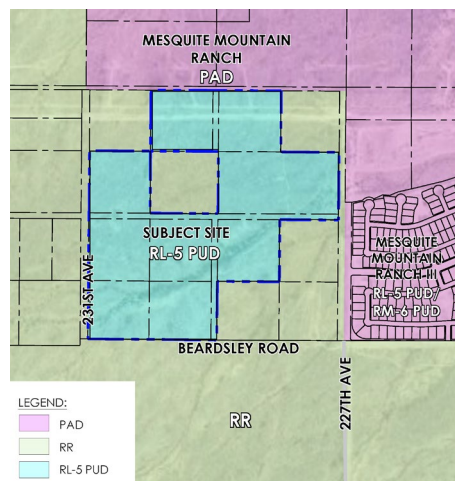
Project Location



Existing and Proposed Zoning



Existing Zoning

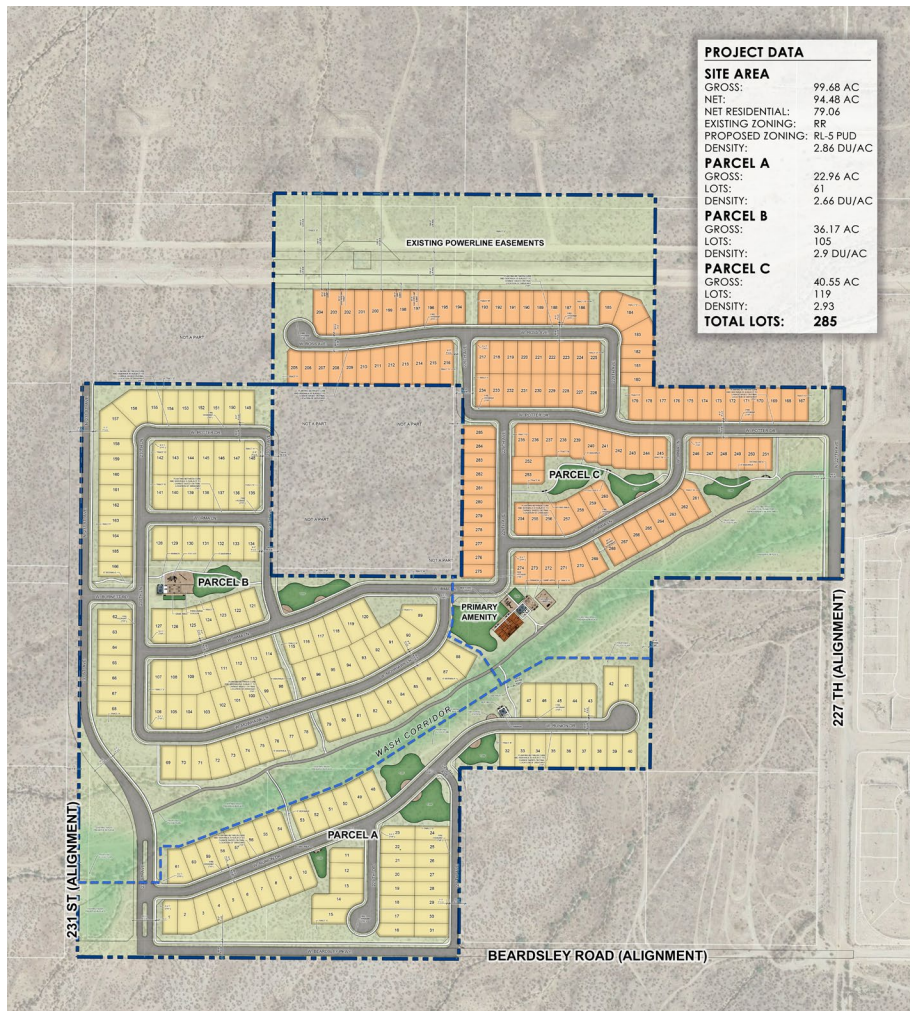


Proposed Zoning

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Once on the webpage, go to the Neighborhood Meeting section. From there, you will see a button that says "CLICK TO JOIN MEETING." *Please note, to access the meeting, you will be asked to download or open an application by Zoom.* At the beginning of the meeting, we will provide a brief overview of the meeting procedures and instructions for asking question, followed by a brief presentation of the project after which we will open the floor for questions and answers.

In addition to this mailing and the virtual neighborhood meeting the website mentioned above also has general information about the project: <https://arcg.is/1baqi1>

Please be advised that future meetings and hearings before the Surprise Planning and Zoning Commission and Surprise City Council will be scheduled to review this case as well. Specific dates for future meetings and hearings have not yet been set. Additional notification letters will be provided in the coming months with information regarding hearing times and location (or instructions for virtual meetings if needed).

If you have any questions about this letter or the project itself, please contact me or the City planner assigned to this case (contact information included below).

Chelsea McCaw, RVi Planning + Landscape Architecture

Email: cmccaw@rviplanning.com

Phone: (480) 586-2358

Hobart Wingard, City of Surprise

Email: hobart.wingard@surpriseaz.gov

Phone: (623) 222-3156

We look forward to meeting with you.

Sincerely,

Chelsea McCaw

Planner & Landscape Architect

RVi Planning + Landscape Architecture

92 ACRES ASSOCIATES LLC

[REDACTED]

BERNSTEIN JAY G

[REDACTED]

BETANCOURT EFRAIN/ROSA

[REDACTED]

CHANG ANDREW C/MARY M TR

[REDACTED]

CHAU KEN V/KIM K TR/LIM JULIE

[REDACTED]

JACK OKLAND IRREVOCABLE TRUST

[REDACTED]

JUE KENNETH/LAI KOON TR

[REDACTED]

MAHNKE DEAN R/PATRICIA D/BERNAT
RICHARD C TR

[REDACTED]

MESQUITE MOUNTAIN RANCH
INVESTMENTS LLC

[REDACTED]

PAPYRUS INVESTMENTS LLC

[REDACTED]

RACE IS ON TRUST

[REDACTED]

SHELBRACK CAROL JEAN

[REDACTED]

SNAZZY PROPERTIES L L C/ETAL

[REDACTED]

WACHTEL JOHN/TARIANNE/WACHTEL
THOMAS/CAROLYN

[REDACTED]

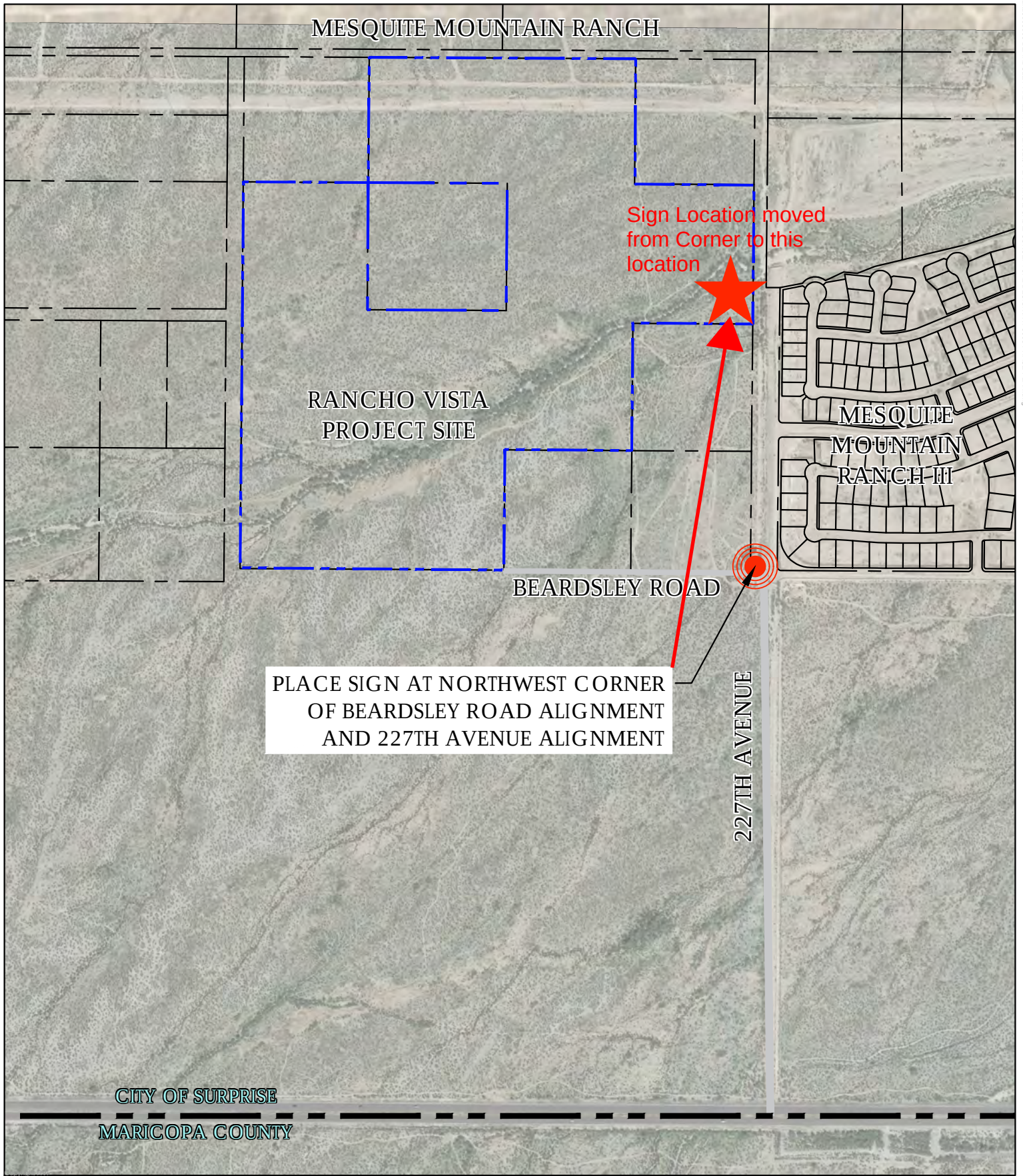
WINTER LEWIS S JR/BEAULAH JEAN TR

[REDACTED]

MR CHRISTOPHER P TOALE

[REDACTED]

Attachment C
Neighborhood Meeting – Sign Location



L:\18030363\BEARDSLEY AND 227TH AVENUES PLANNING\1.CAD\2-CONCEPTUAL DESIGN\RV-3063 PHASE PLANNING



RANCHO VISTA • SIGN LOCATION

- 📍 SURPRISE, ARIZONA
- 📅 2020-02-05
- # 503-80-003E, H, L, N, U, X and Y
- 👤 92 ACRES ASSOCIATES, LLC



NOT TO SCALE

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

Attachment D
Neighborhood Meeting – Sign Photo and Affidavit
of Sign Posting

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: July 15, 2020

Time: 6:00 P.M.

Location: Virtual Meeting @
<https://bit.ly/3fUehcR>

Planning & Zoning

Date: TBD

Time: TBD

Location: TBD

City Council

Date: TBD

Time: TBD

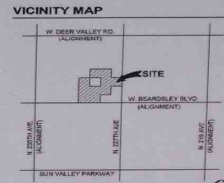
Location: TBD

Case #: FS120-250

Request: Zone change from Residential Ranch (RR) to Low Density Residential (RL-5) with a PUD overlay

For more information about the project, visit the project website at: <http://arccg.is/1baqi1>

Please call to confirm dates:
623-222-3011



6/30/20 10:23:13

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: July 15, 2020

Time: 6:00 P.M.

Location: Virtual Meeting @
<https://bit.ly/3fUehcR>

Planning & Zoning

Date: TBD

Time: TBD

Location: TBD

City Council

Date: TBD

Time: TBD

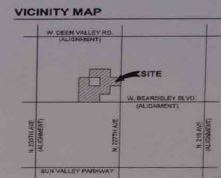
Location: TBD

Case #: FS120-250

Request: Zone change from Residential Ranch (RR) to Low Density Residential (RL-5) with a PUD overlay

For more information about the project, visit the project website at: <http://arccg.is/1baqi1>

Please call to confirm dates:
623-222-3011



6/30/20 10:23:31

AFFIDAVIT OF POSTING

Application No: FS120-250

Applicant Name:

Location: Northwest corner of Beardsley Road and 227th Avenue Alignment

Date Site Posted: June 30th, 2020

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

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

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

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

Maria Hitt
Applicant/Representative Signature

6/30/2020
Date

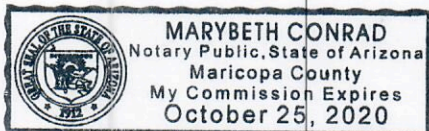
This instrument was acknowledged before me on this 30th day of June,

2020, and by Maria Hitt. I witness whereof I hereunto

set my hand and official seal.

Marybeth Conrad
Notary Public

10-25-20
My commission expires



Attachment E

Neighborhood Meeting – PowerPoint Presentation

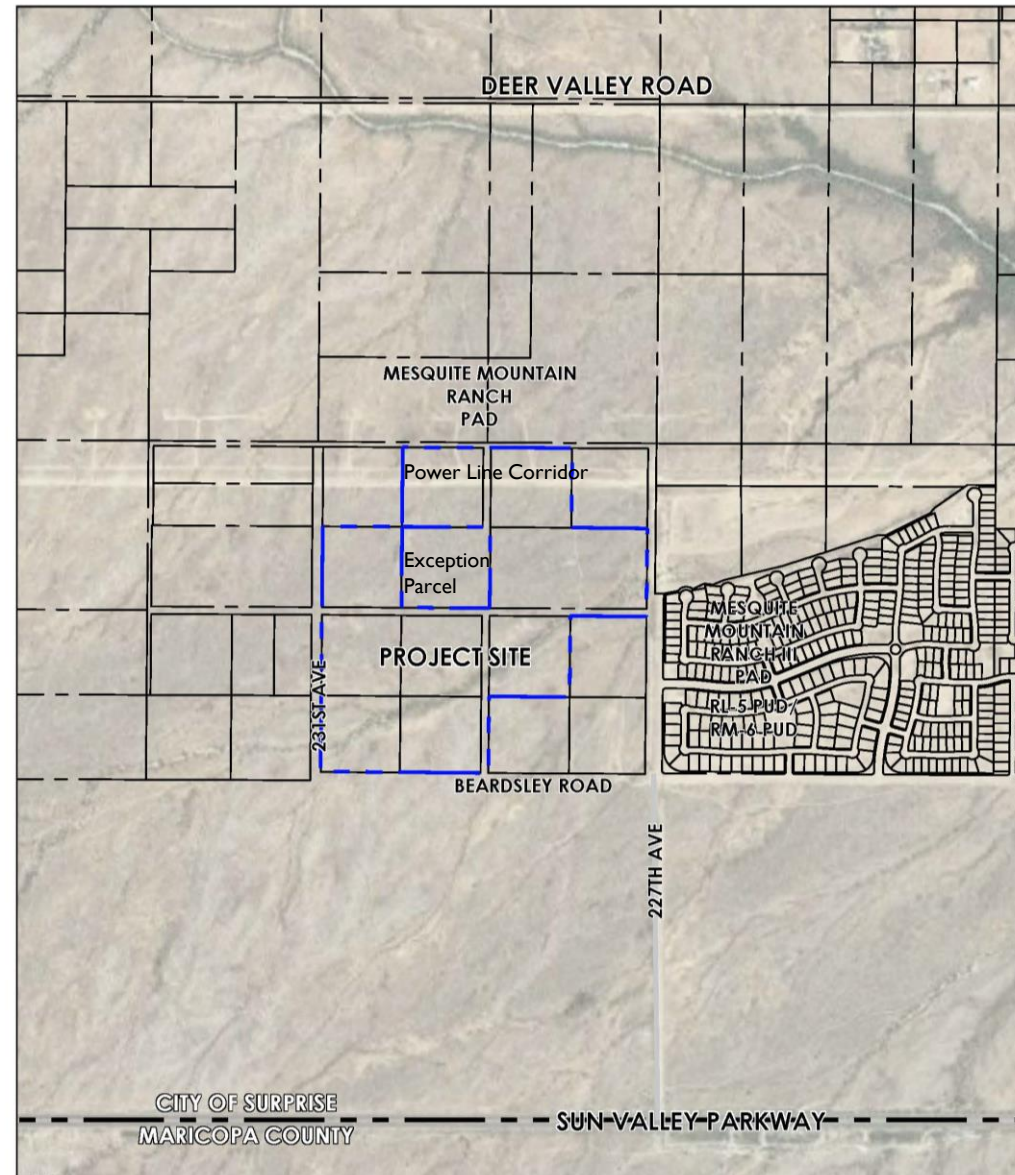
RANCHO VISTA (227TH AVE & BEARDSLEY ROAD) NEIGHBORHOOD MEETING

JULY 15, 2020



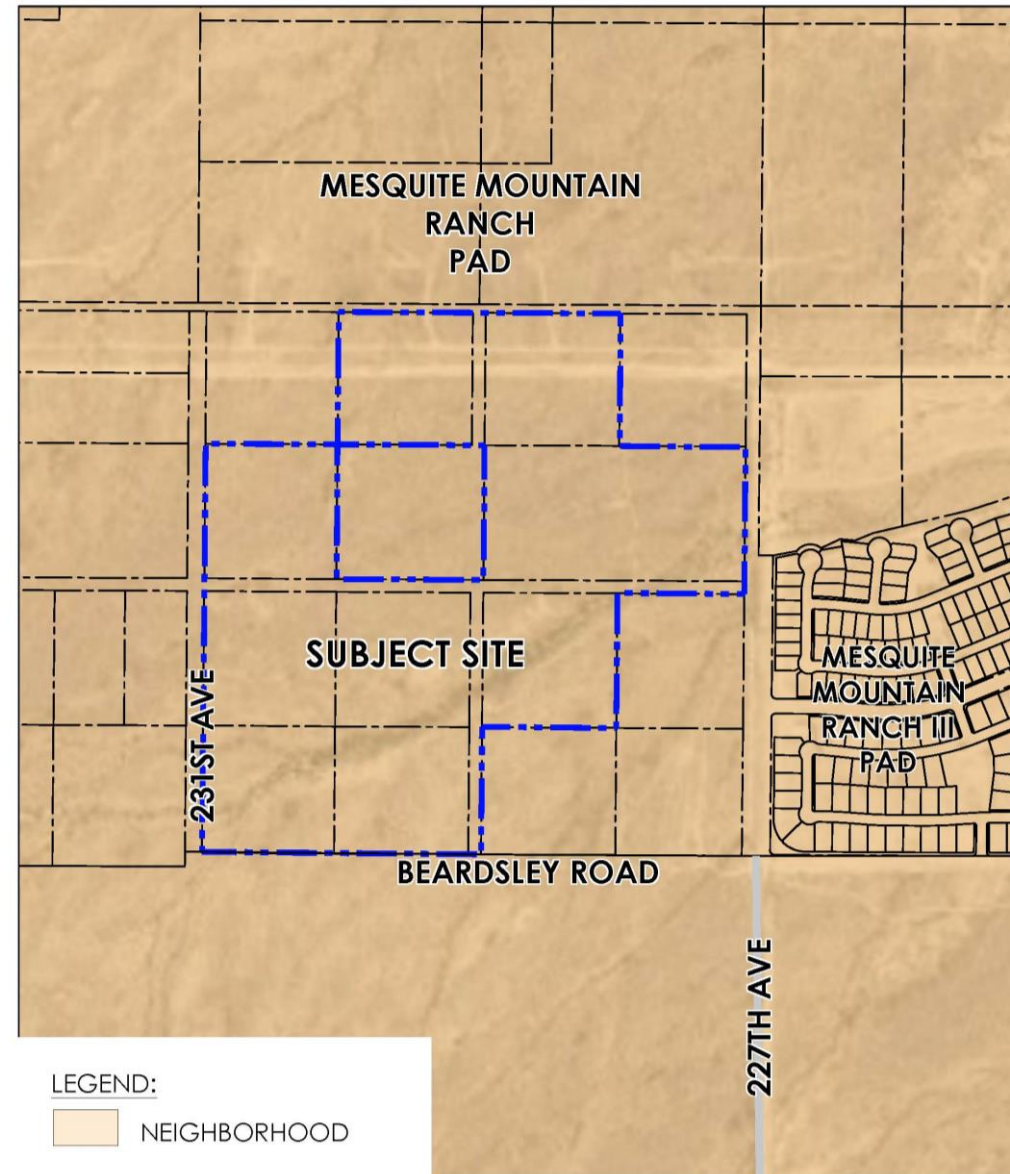
PROJECT REQUEST AND LOCATION

- Rezoning from RR to RL-5 PUD
- Preliminary Plat
- North of Beardsley Road
- West of 227th Avenue
- East of 231st
- Irregular shaped
- Exception parcel in middle of site
- Property is all vacant land



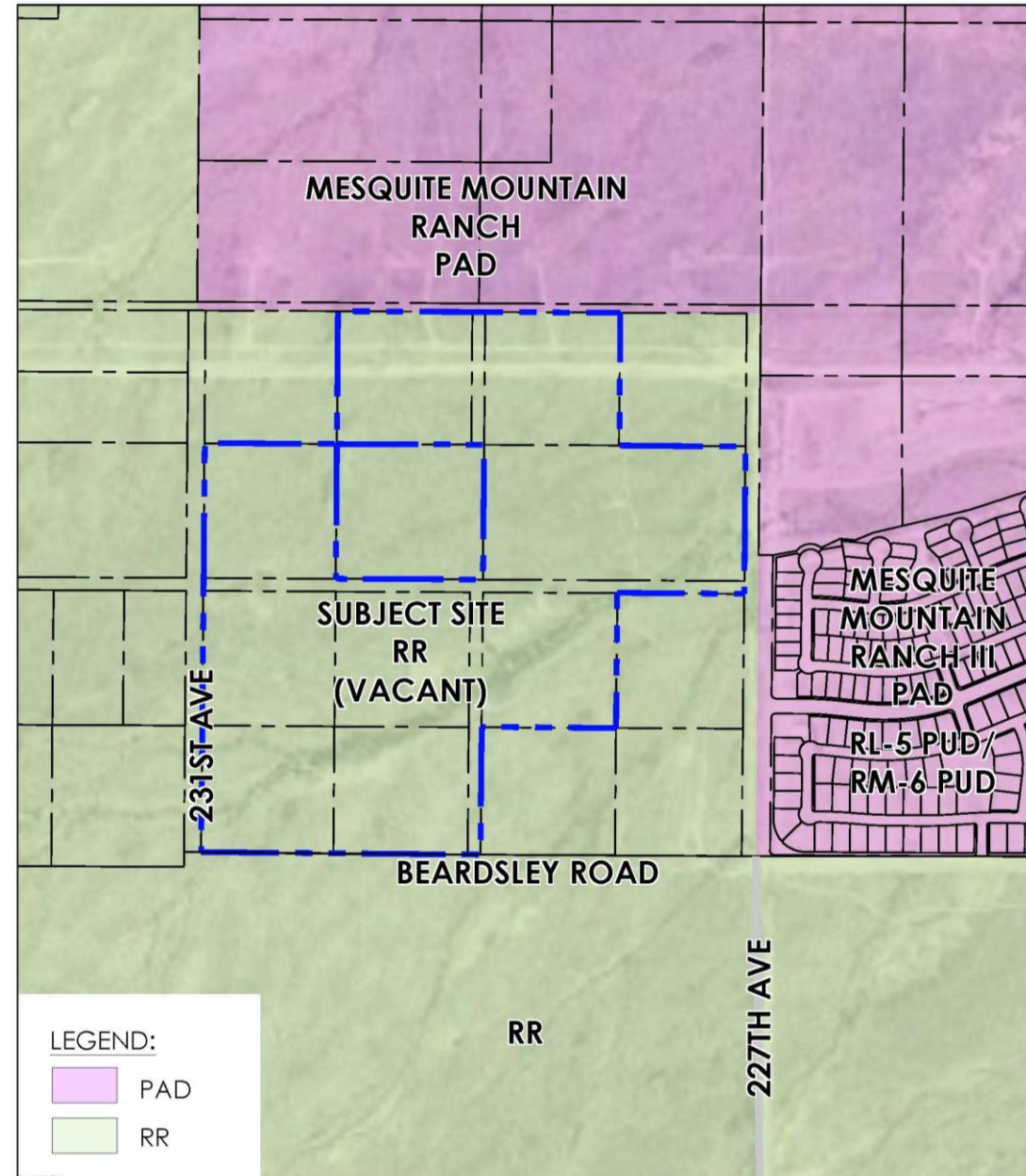
GENERAL PLAN DESIGNATION

- Entire property and area designated “Neighborhood”
- Suburban Category: Density of 2-8 du/ac
- Uses Permitted:
 - Small Lot Single-Family Residential
 - Medium Lot Single Family Residential
 - Neighborhood Commercial
 - Professional Office



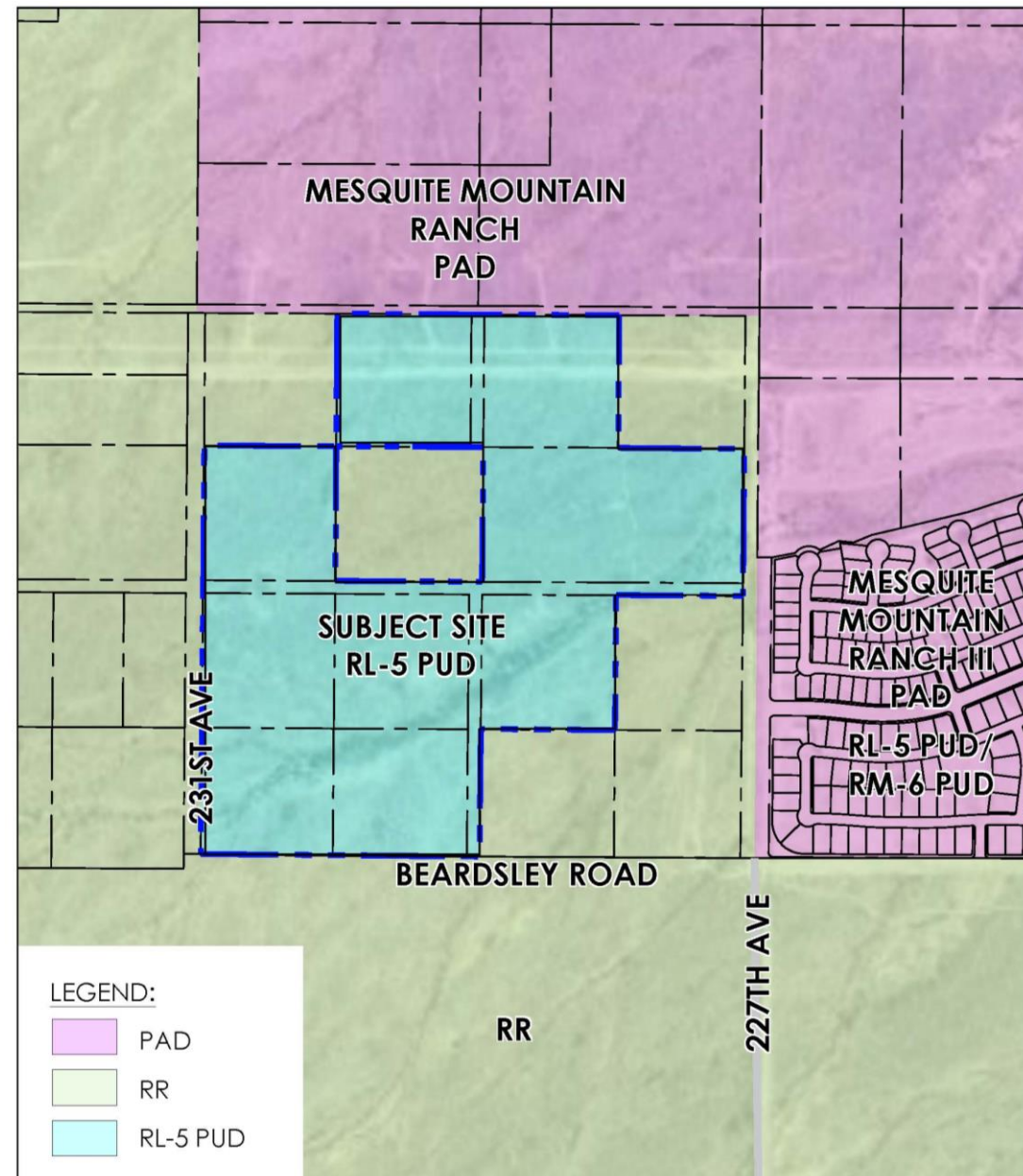
EXISTING ZONING

- Rural Ranch
- Purpose: To preserve aspects of the City's rural heritage through preservation of existing farms, ranches, and open spaces.
- "Neighborhood" General Plan designation, intent is to rezone property to single-family residential.
- Property surrounding site is designated as RL-5 (Residential Low, and RM-6 (Residential Medium).



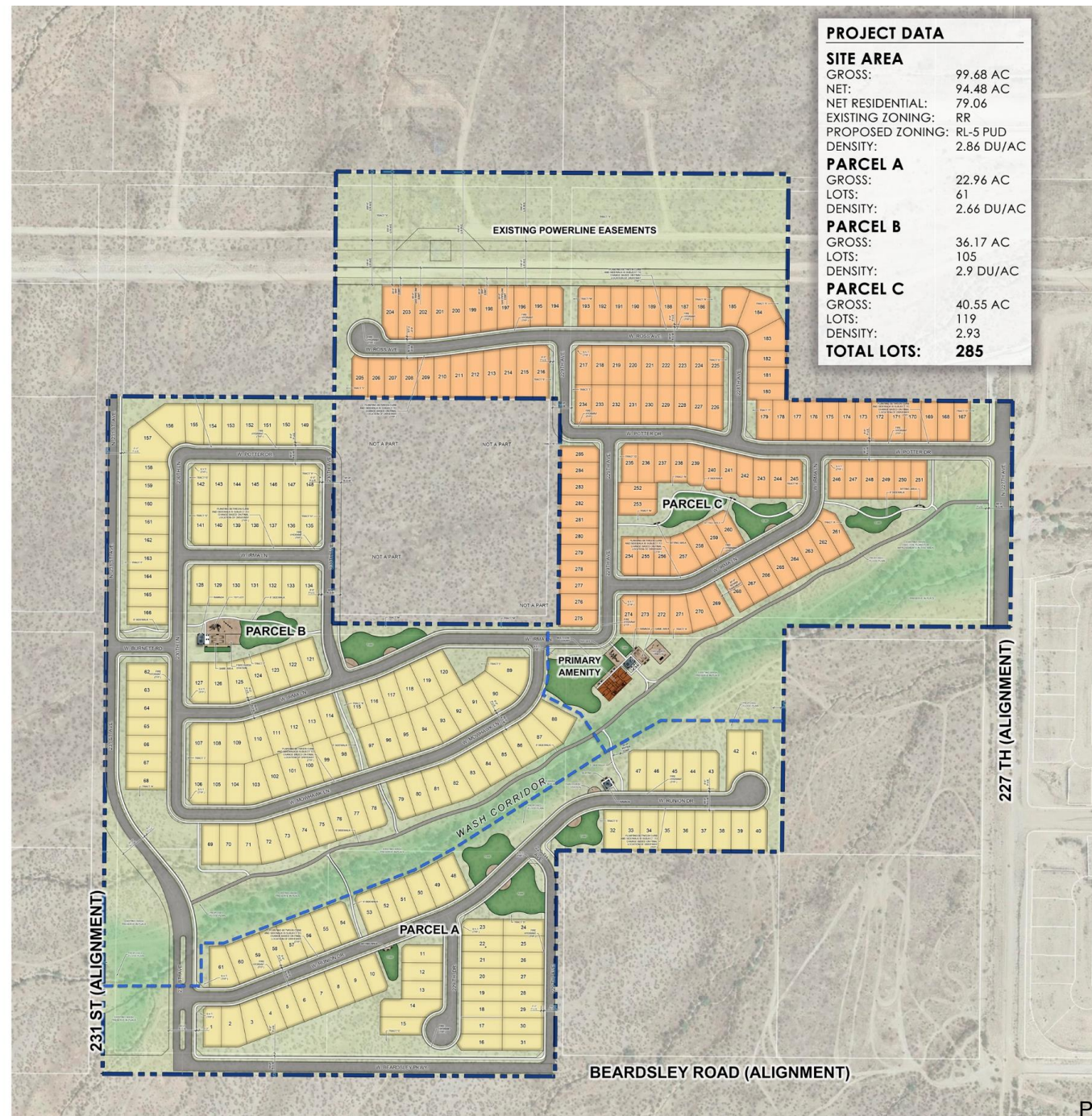
PROPOSED ZONING

- RL-5 PUD (Residential Low)
- Purpose: To provide for low density, single-family homes with densities up to 5 du/ac
- PUD allows for modification to certain development standards with appropriate mitigation
- Adjacent properties will remain RR until such time as they may request rezoning.



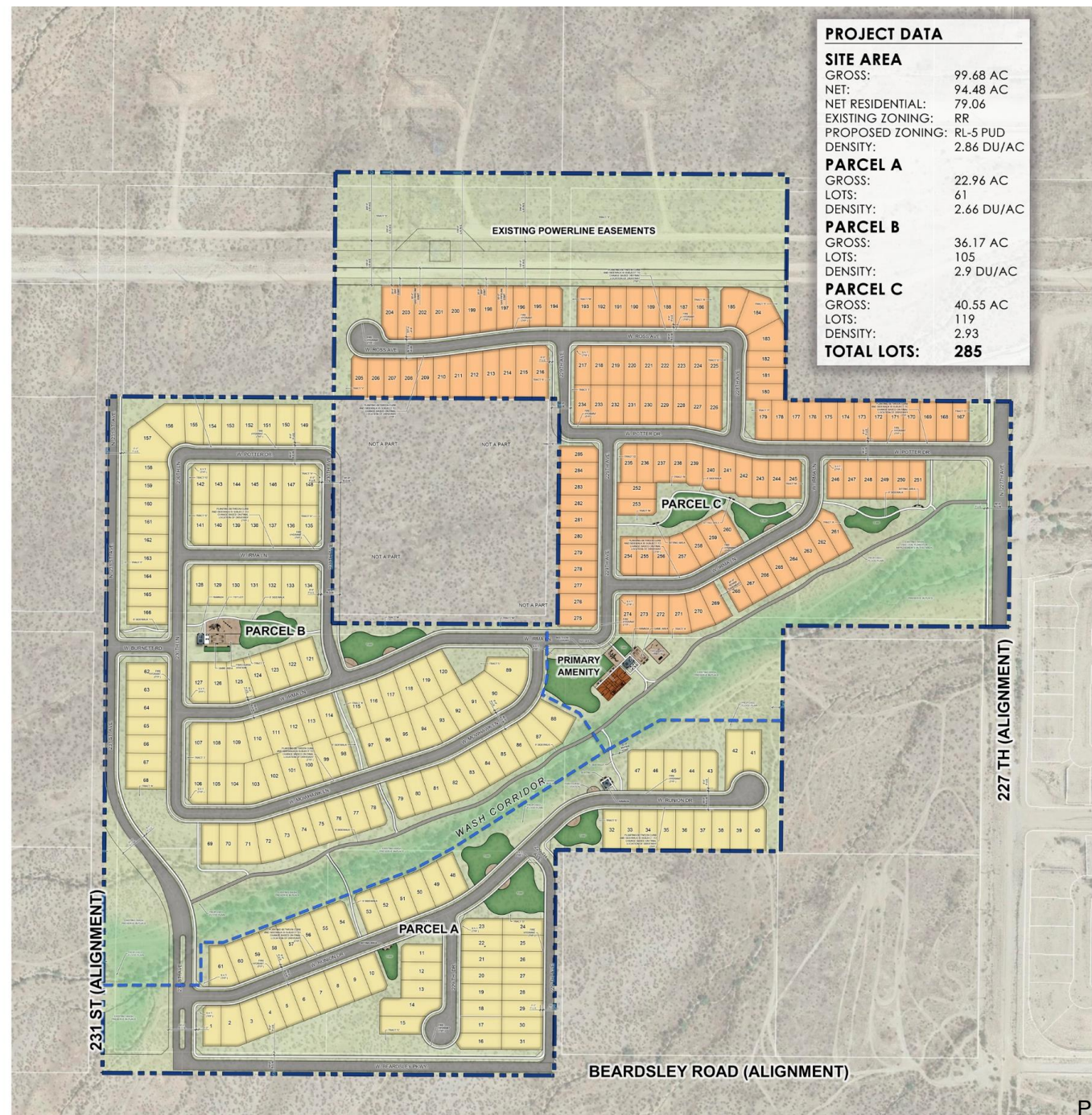
DEVELOPMENT PLAN

- 100-acre development
- 285 total units
- 2.85 du/ac
- 166 lots at 53' x 120' (6,360 sf)
- 119 lots at 48' x 115' (5,520 sf)
- 3 Access Points:
 - 231st Avenue
 - Beardsley Road
 - 227th Avenue
- Major Wash corridor
- Power Lines
- 2 Access points to exception parcels



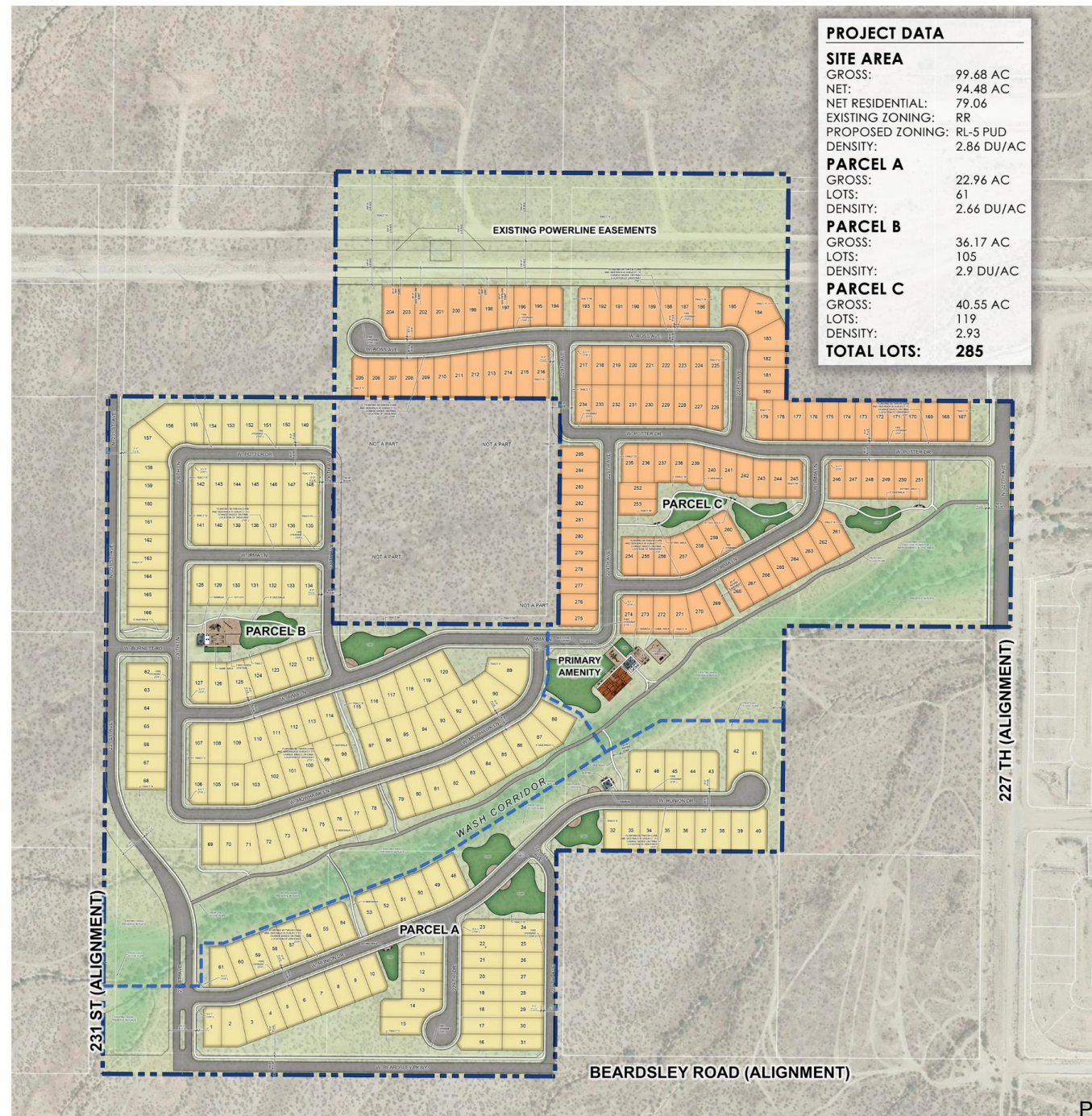
AMENITIES, TRAILS AND OPEN SPACE PLAN

- Total of 38% NR Open Space
- Major Wash Corridor with 10' regional trail
- 2 main park sites and smaller pocket parks
 - 20,000 sf turf area for free play
 - Multi-use sport court
 - Shade ramada with seating
 - Lawn games
 - Parcourse exercise stations
- Trails and Landscaping



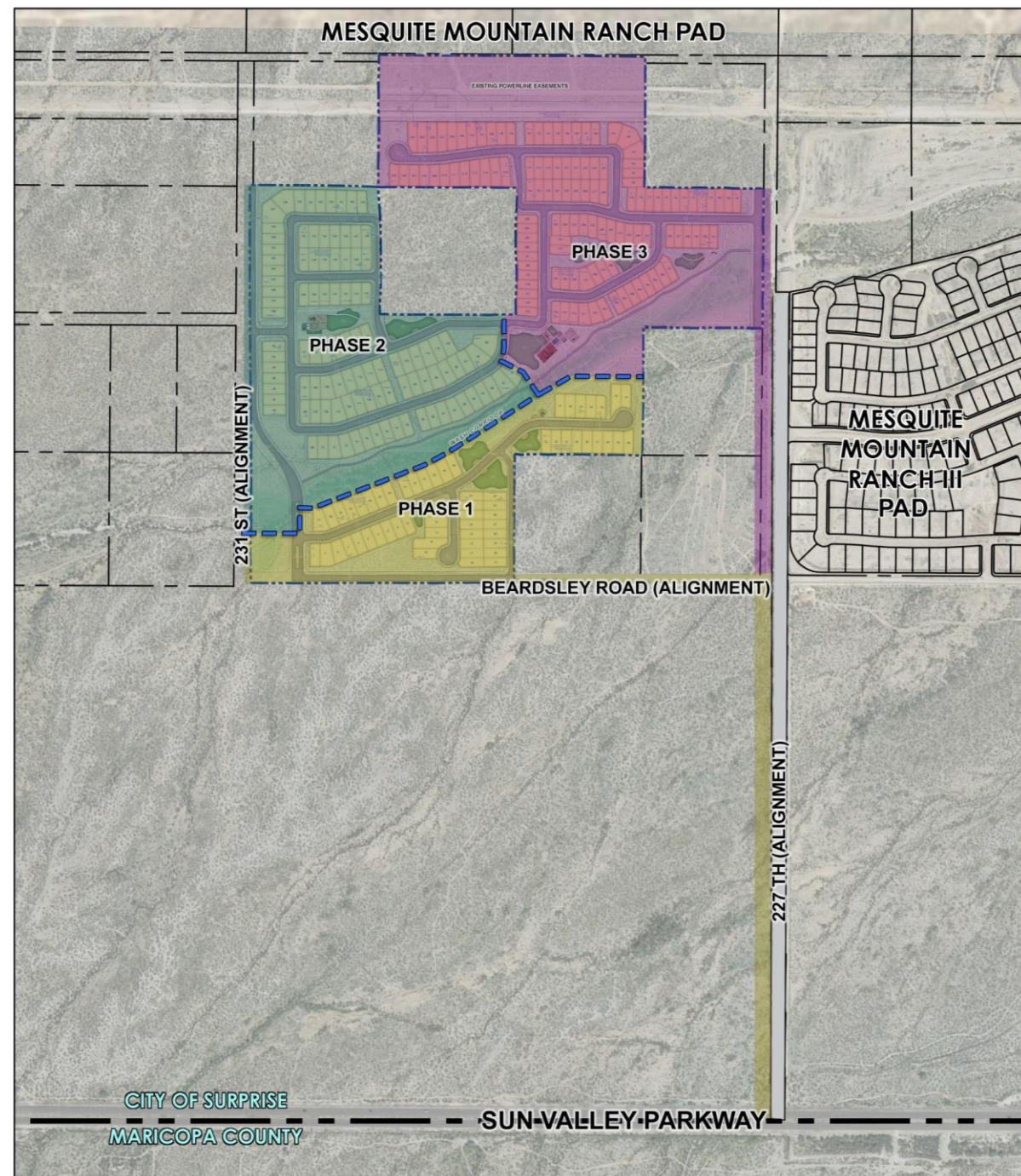
PROPOSED PUD MODIFICATIONS

- Reduction on Lot Width: from 60' to 53' and 48'
- Reduction in Lot Area: from 7,200 to 6,360 and 5,520
- Increased Driveway Width: from 30% to 45% of lot width
- Landscape Buffer: on Beardsley from 60' minimum to 60' average
- Recreation Field: from single large field to multiple smaller fields
- Mitigation: Significant increase in Open Space



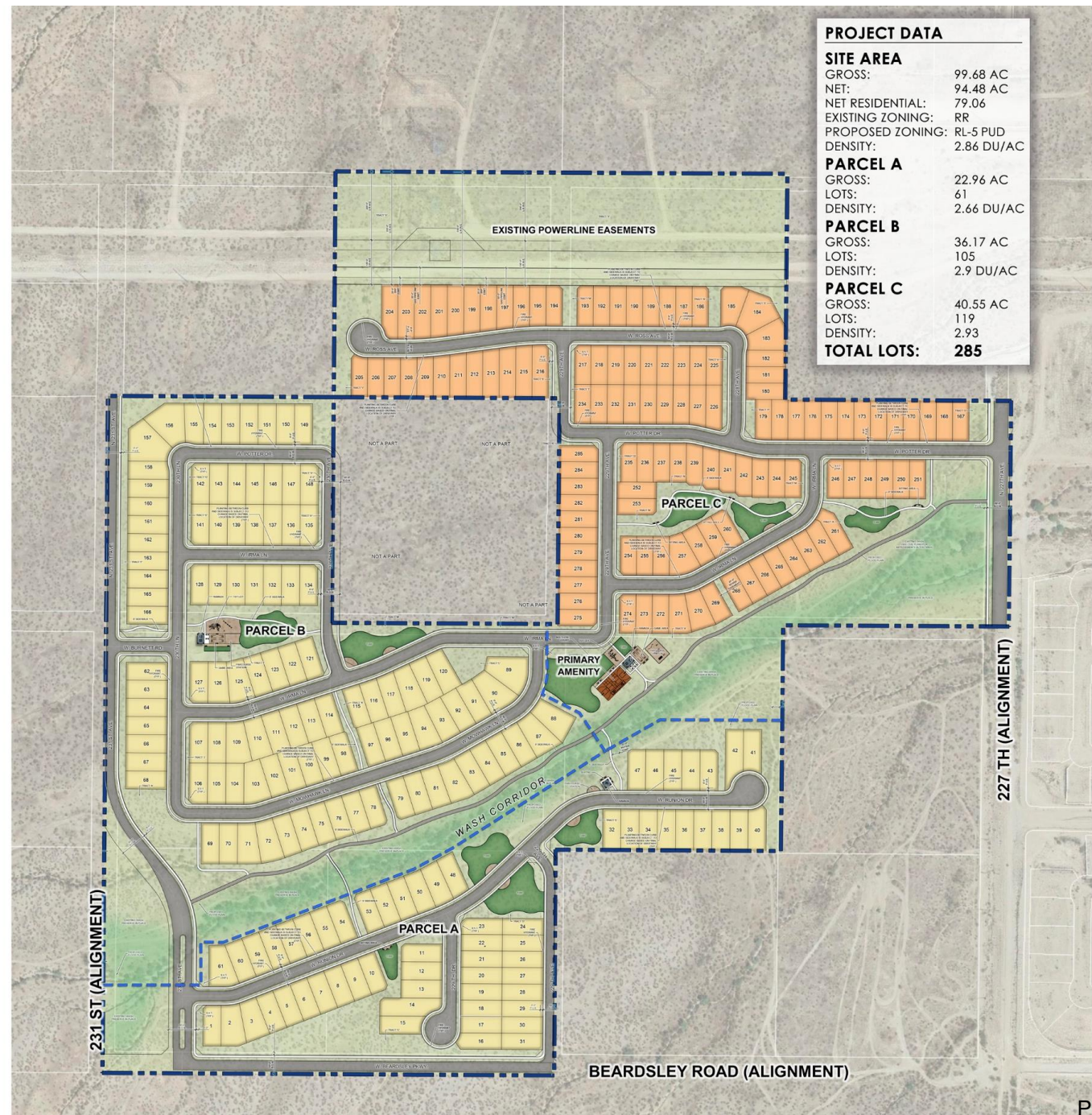
PHASING PLAN

- Phase 1 (yellow)
 - 227th Avenue ½ street from Sun Valley Parkway to Beardsley
 - Beardsley ½ street from 227th Avenue to 231st Avenue
 - 61 lots and associated improvements
- Phase 2 (Blue)
 - 102 lots and associated improvements
- Phase 3 (pink)
 - 227th Avenue ½ street from Beardsley to northern property boundary
 - 119 lots and associated improvements



PROPOSED SCHEDULE

- Currently under city review and public outreach process for rezoning and pre-plat
- Expect public hearings in September/October timeframe
- Market to builders once zoning approved
- Final plat and improvements dependent on timing of purchase, but anticipate soon after zoning approval.



RANCHO VISTA (227TH AVE & BEARDSLEY ROAD)

QUESTIONS OR COMMENTS

JULY 15, 2020



ORDINANCE # 2021-03

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A REZONE WITH A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY FOR RANCHO VISTA, LOCATED NORTHWEST OF THE NORTHWESTERN 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;

WHEREAS, the subject site is located northwest of the northwestern corner of Beardsley Road and 227th Avenue;

WHEREAS, the subject site is zoned as Residential Ranch (RR);

WHEREAS, the rezone with PUD overlay district is authorized by and satisfies the requirements of Surprise Municipal Code §122-68;

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

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

WHEREAS, on December 17, 2020, the Planning and Zoning Commission recommended approval of the Rancho Vista 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 Rancho Vista, is rezoned from Residential Ranch (RR) to Residential Low Density (RL-5) with a PUD Overlay subject to the following stipulations:

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

Section 3. *Codification.* This ordinance is not of a general nature and will not be codified.

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

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

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

PASSED AND ADOPTED this _____ day of _____ 2021.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A

DESCRIPTION

REZONE FROM RESIDENTIAL RANCH (RR) to RESIDENTIAL LOW DENSITY with a PLANNED UNIT DEVELOPMENT OVERLAY (RL-5-PUD)

Parcel #1: The Northwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 22, Township 4 North, Range 3 West of the Gila and Salt River Meridian, Maricopa County, Arizona.

TOGETHER WITH:

Parcel #2: The Southwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 22, Township 4 North, Range 3 West of the Gila and Salt River Meridian, Maricopa County, Arizona.

TOGETHER WITH:

Parcel #3: The Northwest Quarter of the Southeast Quarter of the Southeast Quarter of Section 22, Township 4 North, Range 3 West of the Gila and Salt River Meridian, Maricopa County, Arizona.

TOGETHER WITH:

Parcel #4: The Northeast Quarter of the Northwest Quarter of the Southeast Quarter of Section 22, Township 4 North, Range 3 West of the Gila and Salt River Meridian, Maricopa County, Arizona.

TOGETHER WITH:

Parcel #5: The Northwest Quarter of the Northeast Quarter of the Southeast Quarter of Section 22, Township 4 North, Range 3 West of the Gila and Salt River Meridian, Maricopa County, Arizona.

TOGETHER WITH:

Parcel #6: The South Half of the Northeast Quarter of the Southeast Quarter of Section 22, Township 4 North, Range 3 West of the Gila and Salt River Meridian, Maricopa County, Arizona.

TOGETHER WITH:

Parcel #7: The Northeast Quarter of the Southwest Quarter of the Southeast Quarter of Section 22, Township 4 North, Range 3 West of the Gila and Salt River Meridian, Maricopa County, Arizona.

TOGETHER WITH:

Parcel #8: The Southeast Quarter of the Southwest Quarter of the Southeast Quarter of Section 22, Township 4 North, Range 3 West of the Gila and Salt River Meridian, Maricopa County, Arizona.

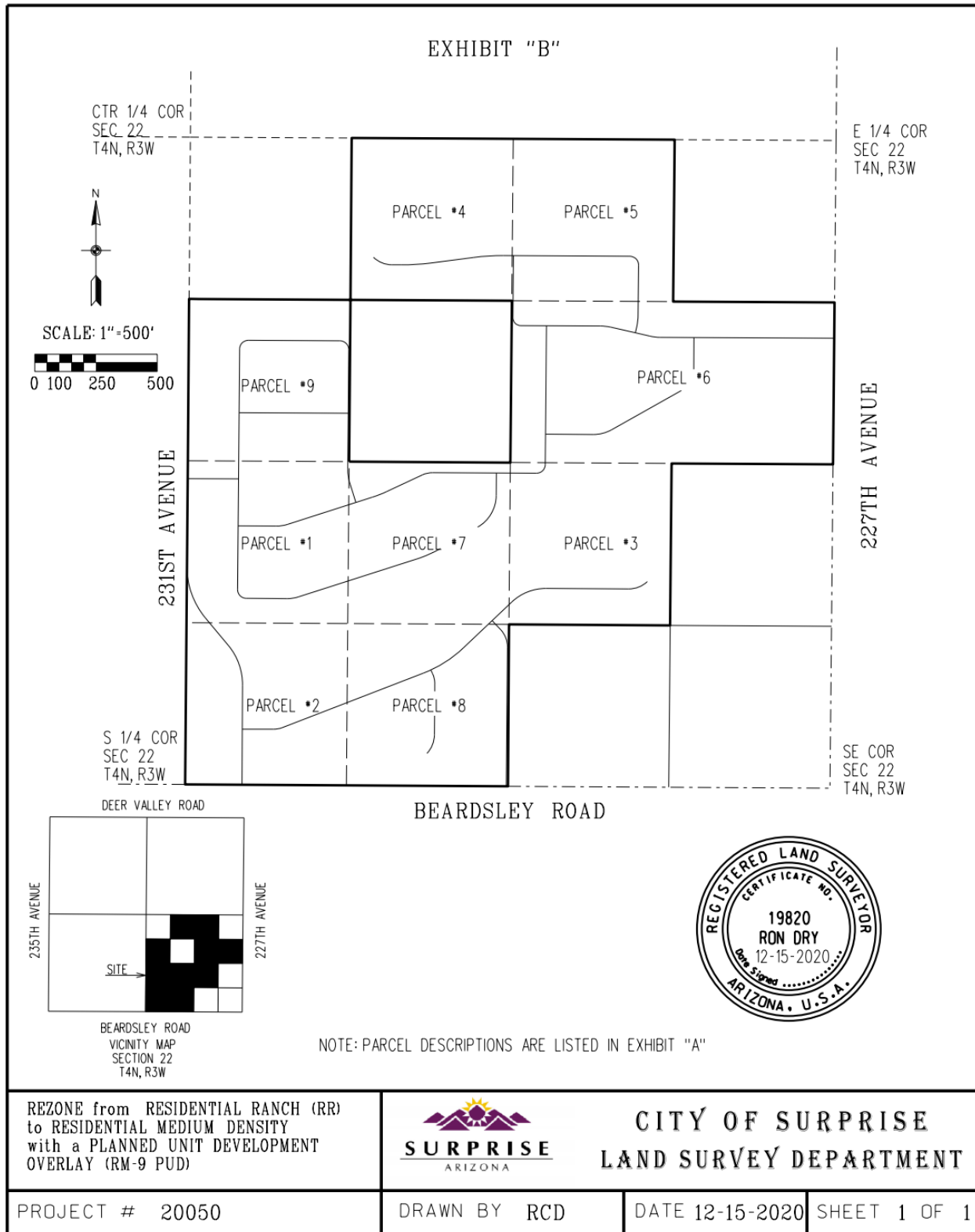
TOGETHER WITH:

Parcel #9: The Southwest Quarter of the Northwest Quarter of the Southeast Quarter of Section 22, Township 4 North, Range 3 West of the Gila and Salt River Meridian, Maricopa County, Arizona.

Containing 4,342,158 Square Feet or 99.6822 Acres, more or less.

End of description

EXHIBIT B



Ordinance No. 2021-03
RFLS #7558
Rev 021/20



FS20-250

Rancho Vista

Rezone with PUD Overlay

Mayor and City Council – January 19, 2021

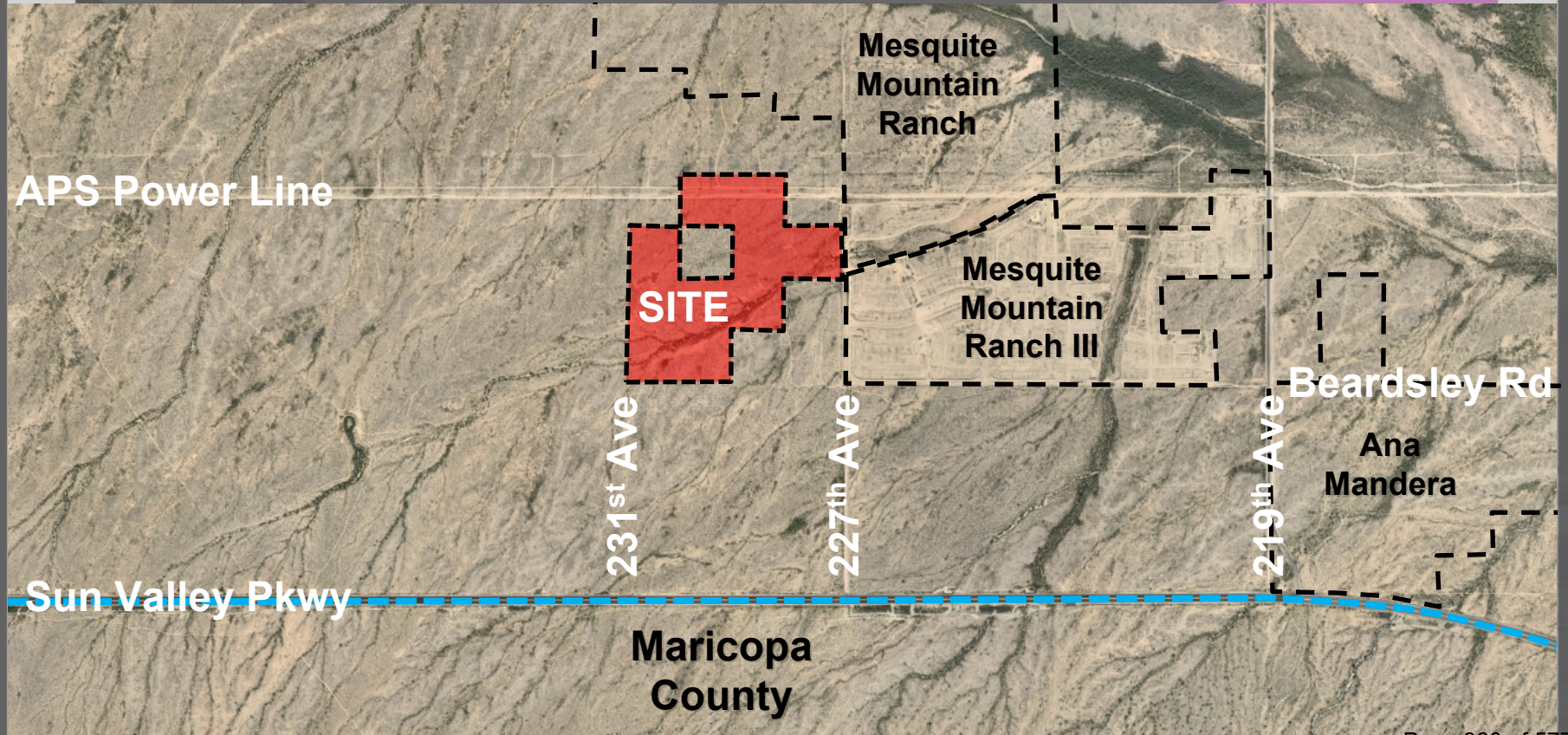
VICINITY MAP

FS20-250
Rancho Vista PUD



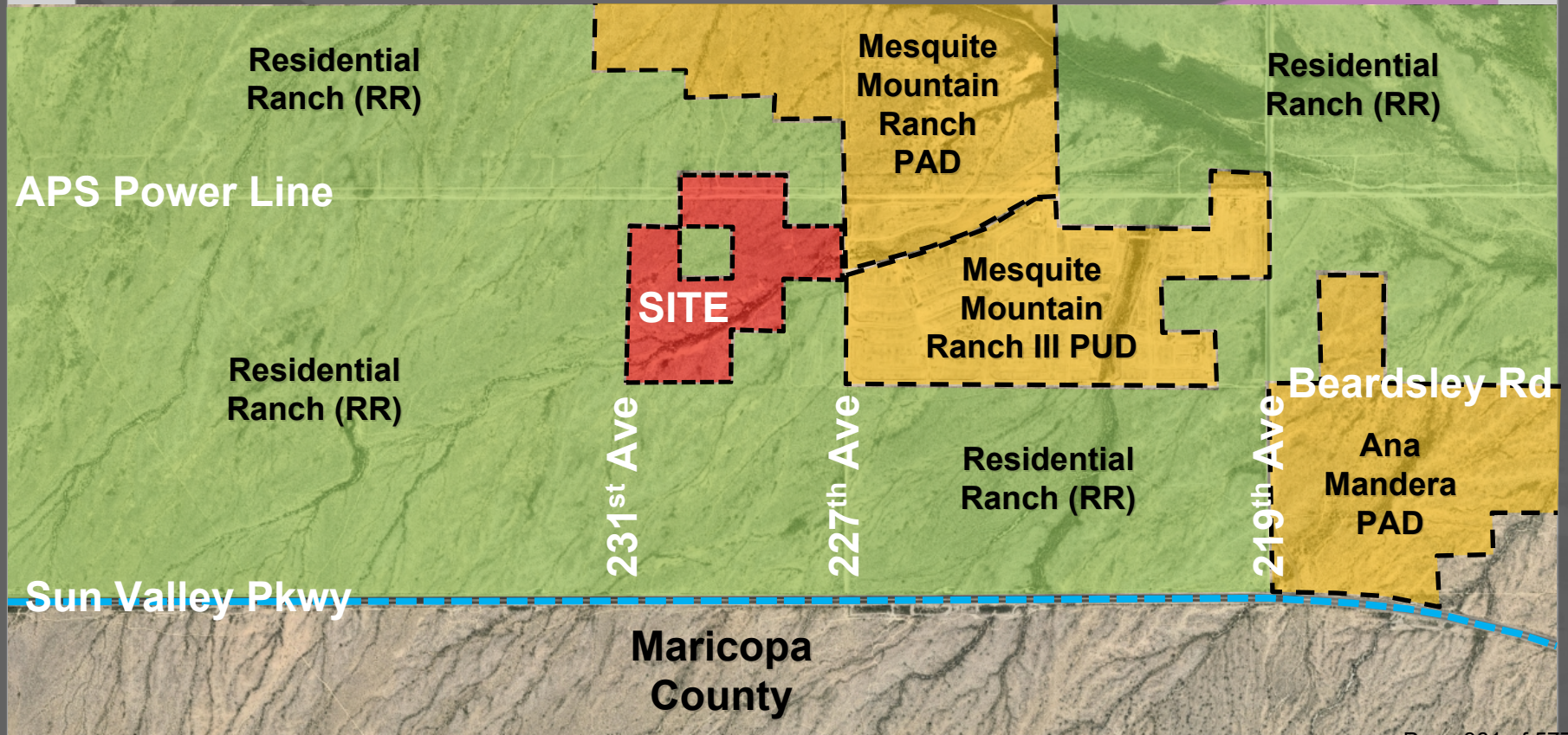
CASE MAP

FS20-250
Rancho Vista PUD

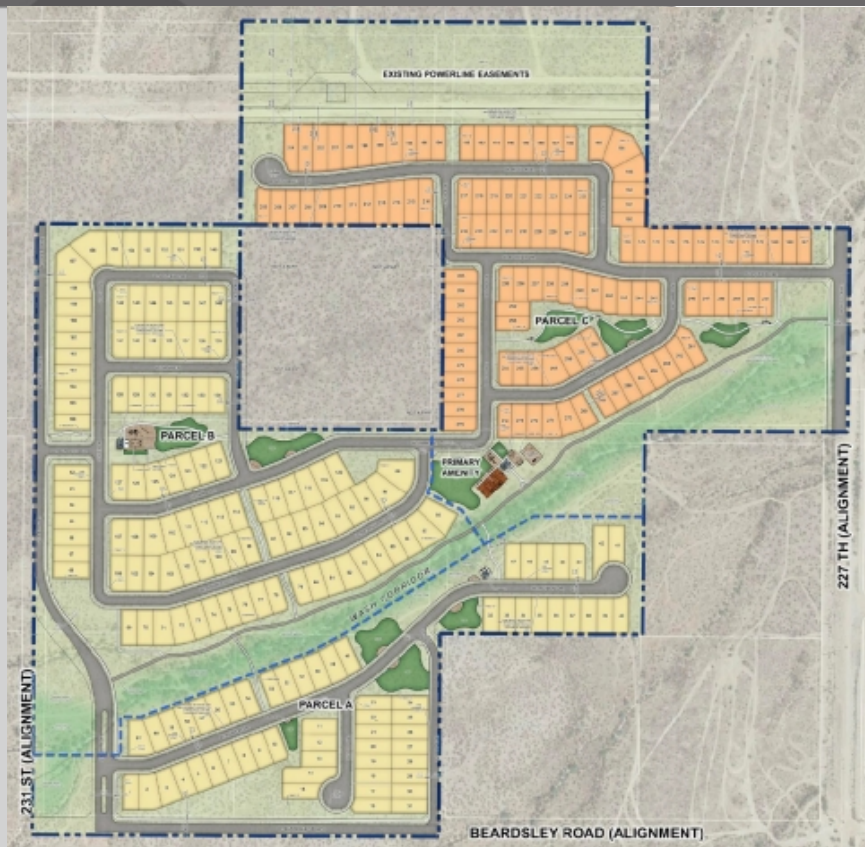


ZONING MAP

FS20-250
Rancho Vista PUD



LAND USE



PROJECT DATA

SITE AREA

GROSS:	99.68 AC
NET:	94.48 AC
NET RESIDENTIAL:	79.06
EXISTING ZONING:	RR
PROPOSED ZONING:	RL-5 PUD
DENSITY:	2.86 DU/AC

PARCEL A

GROSS:	22.96 AC
LOTS:	61
DENSITY:	2.66 DU/AC

PARCEL B

GROSS:	36.17 AC
LOTS:	105
DENSITY:	2.9 DU/AC

PARCEL C

GROSS:	40.55 AC
LOTS:	119
DENSITY:	2.93

TOTAL LOTS: 285



LOT WIDTH

Because of the physical site constraints and the resulting additional open space provided within the development, the lot size reduction allow the property to develop at a reasonable (2.8 DU/Ac) but still lower density than the 5.0 DU/Ac that RL-5 allows.

- The subject parcels includes a major wash corridor that runs diagonally through the property, creating inefficiency in the overall subdivision design, particularly for larger lots.
- There is an existing approximate 300-wide power line corridor along the entire northern portion of the property that cannot be developed but is part of the gross parcel boundary.
- There is a 10-acre exception parcel in the center of the development that requires roadway connectivity and access, and results in inefficiencies in the overall layout of the property.

LOT WIDTH

Development Standards	RL-5 City Base Standard	RL-5 PUD 53' x 120' Lot Size	RL-5 PUD 48' x 115' Lot Size
Maximum Density (du/ac)	5.0	2.8 (overall)	
Minimum Lot Area (sf)	7,200	6,360	5,520
Minimum Lot Width (ft)	60	53	48
Minimum Lot Depth (ft)	100	120	115
Minimum Front Yard Setback (ft) (livable area/front -facing garage)	15	12/20	
Minimum Side Yard Setback (ft) (minimum/aggregate)	5/15	5/13	
Minimum Rear Yard Setback (ft)	20	20	
Maximum Building Height (ft)	30	30	
Driveway Width Percentage	30%	45%	
Driveway Area Percentage	30%	45%	



LOT AREA

The minimum lot area within RL-5 is 7,200 square feet. Rancho Vista is proposing a mix of 6,360 square feet for approximately 166 lots and 5,520 square feet for approximately 119 lots.

- The subject parcels includes a major wash corridor that runs diagonally through the property, creating inefficiency in the overall subdivision design, particularly for larger lots.
- There is an existing approximate 300-wide power line corridor along the entire northern portion of the property that cannot be developed but is part of the gross parcel boundary.
- There is a 10-acre exception parcel in the center of the development that requires roadway connectivity and access, and results in inefficiencies in the overall layout of the property.



DRIVEWAY WIDTH

122-121(h)(3)c. - Driveways and other parking shall not comprise more than ~~30~~ 45 percent of the front yard lot area of a detached single-family home; nor 50 percent of the front yard lot area of a two or more family residential units. ~~Circular driveways and similar circulation shall be permitted within the front yard so long as no long-term resident parking occupies such circular drive, and the square footage for driveway, parking and other impervious surfaces combined does not exceed the allowable percentages shown herein.~~

122-121(h)(3)d. - Driveway entrances shall not comprise more than ~~30~~ 45 percent of the front lot line of a single family, detached residential parcel, ~~nor more than 50 percent of the front lot line of any multiple family or non-residential parcel.~~



ROADWAY BUFFERS

Section 122-137(e)(1) - ~~All arterial roads and parkways~~ Beardsley Road shall have an adjoining landscape tract, having an average ~~minimum~~ width of 60 feet, measured from the back of curb. For those segments of the Beardsley Road frontage where the landscape buffer is less than 60 feet in width, additional landscaping shall be provided to further mitigate this reduction in an amount of 50% increase in required linear trees and shrubs within the buffer area for those segments.

Section 122-137(e)(1)a.1. - Residential units ~~shall~~ may be situated to face the required 60-foot landscape tract upon a single loaded local road. The minimum distance between the fronting residential lots and the arterial road right-of-way shall be 110 feet.



RECREATIONAL FIELD

“There shall be a minimum of one turf recreational field provided by the developer for ~~organized~~ sporting activity in a low density or medium density residential project. In no case shall there be less than one turf recreational field per 700 units within a development. ~~Any required recreational field shall have a minimum turf area of 3.5 acres.~~”



RECOMMENDATION

On December 17, 2020, the Planning and Zoning Commission Recommended Approval of the Rancho Vista Rezone with PUD Overlay Subject to Stipulations 'a' through 'b'

- a. Development and use of the site shall be in substantial conformance with the project narrative entitled "Rancho Vista", prepared by RVI Planning and Landscape Architecture, consisting of 24 pages dated revised July 2020 and stamped received August 21, 2020.
- a. 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.



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 19, 2021 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 the Preliminary Plat entitled, "Rancho Vista," received October 12, 2020, an approximately 99.68 acre property generally located northwest of the northwestern corner of Beardsley Road and 227th Avenue. (Case FS20-250)

Motion:

I move to approve the Preliminary Plat entitled, "Rancho Vista," received October 12, 2020, subject to stipulations 'a' through 'd' as set forth in the Staff Report.

Background:

The subject request involves a Preliminary Plat for the Rancho Vista Community. The applicant seeks to subdivide the subject parcel into 285 lots, 20.92 acres for Rights-of-Way, and 37.97 acres of open space tracts.

Objective Analysis:

The subject request involves Preliminary Plat approval for a 285 lot detached single family residential subdivision on 99.68 acres, generally located northwest of the northwestern corner of Beardsley Road and 227th Avenue. The project provides for a density of 2.86 DU/Ac. Low Density Residential (LDR) parcels are proposed. The 285 LDR lots are provided in 48 and 53 foot widths. The subject Preliminary Plat meets the requirements of the Rancho Vista PUD, in addition to other requirements as set forth in the SUDC. All city reviewing departments have reviewed the request and offered no concerns.

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 or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. At 2.86 DU/Ac, the project most closely aligns with the Suburban Neighborhood type and is consistent with the General Plan in this regard. The site also lies with the 0-6 DU/Ac. ribbon of the Luke Air Force Base Graduated Density Concept and is consistent with the GDC.

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 - FS20-250 - Rancho Vista PP - CC Staff Report - 011921
 2. 01 - FS20-250 - Rancho Vista PP - Vicinity Map - 011921
 3. 02 - FS20-250 - Rancho Vista PP - Case Map - 011921
 4. 03 - FS20-250 - Rancho Vista PP - Pre Plat - 011921
 5. 04 - FS20-250 - Rancho Vista PP - Landscape - 011921
 6. 05 - FS20-250 - Rancho Vista PP - Open Space - 011921
 7. 06 - FS20-250 - Rancho Vista PP - School Letter - 011921
 8. 07 - FS20-250 - Rancho Vista PP - Luke Letter - 011921
 9. PP - FS20-250 - Rancho Vista PP - CC PowerPoint - 011921
-

PRELIMINARY PLAT

REPORT TO THE MAYOR AND CITY COUNCIL

Case: FS20-250

Project Name: Rancho Vista Preliminary Plat

Council District: 1 - Acacia

Meeting Date: January 19, 2021

Planner: Hobart Wingard

Owner: Surprise Foothills Development Company

Applicant: Mark Reddie of RVI Planning and Landscape Architecture

Request: Preliminary Plat Approval

Site Location: Generally located north and west of the northwest corner of Beardsley Road and 227th Avenue.

Dwelling Units: 285 total units

Site Size: 99.68 acres (approx.)

Density: 2.86 DU/Ac

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

Support/Opposition: None received

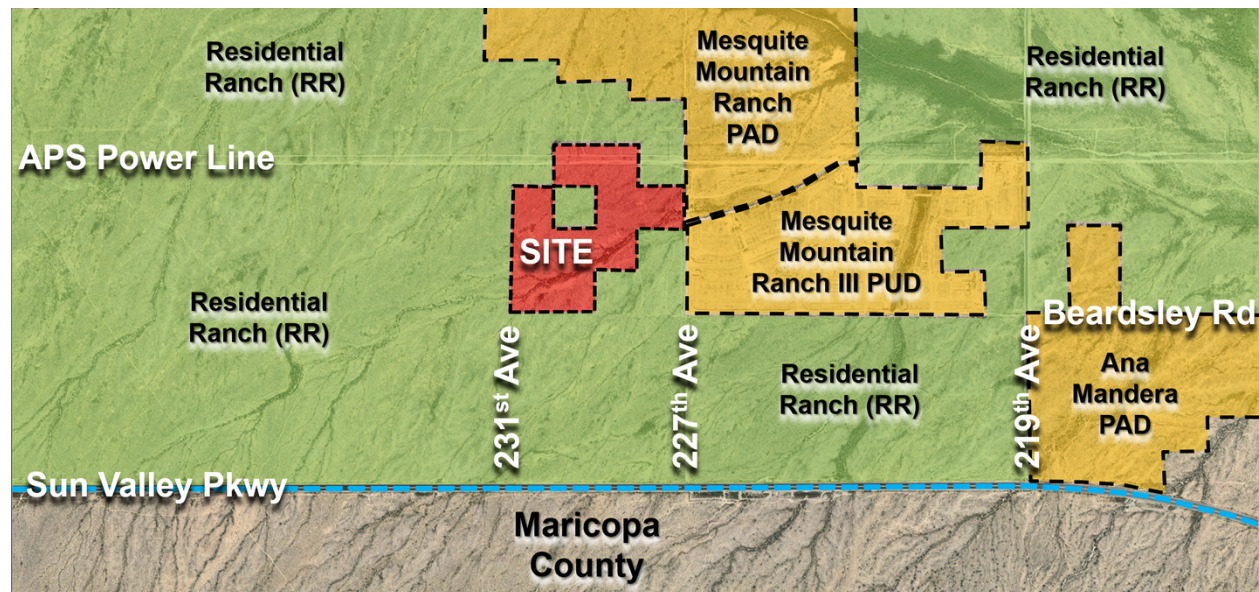
Commission Recommendation: On December 17, 2020, the Planning and Zoning Commission recommended approval of the Rancho Vista Preliminary Plat to the Mayor and City Council subject to stipulations 'a' through 'd.'

Project Description:

The subject request involves a Preliminary Plat for the Rancho Vista Community. The applicant seeks to subdivide the subject parcel into 285 lots and 25 tracts.

Surrounding Land Zoning:

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



Residential Ranch (RR)	Residential Ranch (RR)	Mesquite Mountain Ranch PAD
Residential Ranch (RR)	Rancho Vista PUD	Mesquite Mountain Ranch PAD
Residential Ranch (RR)	Residential Ranch (RR)	Residential Ranch (RR)

Background:

June 8, 1989: The subject project area was annexed into the City of Surprise under Ordinance 89-05.

December 12, 2019: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR19-815.

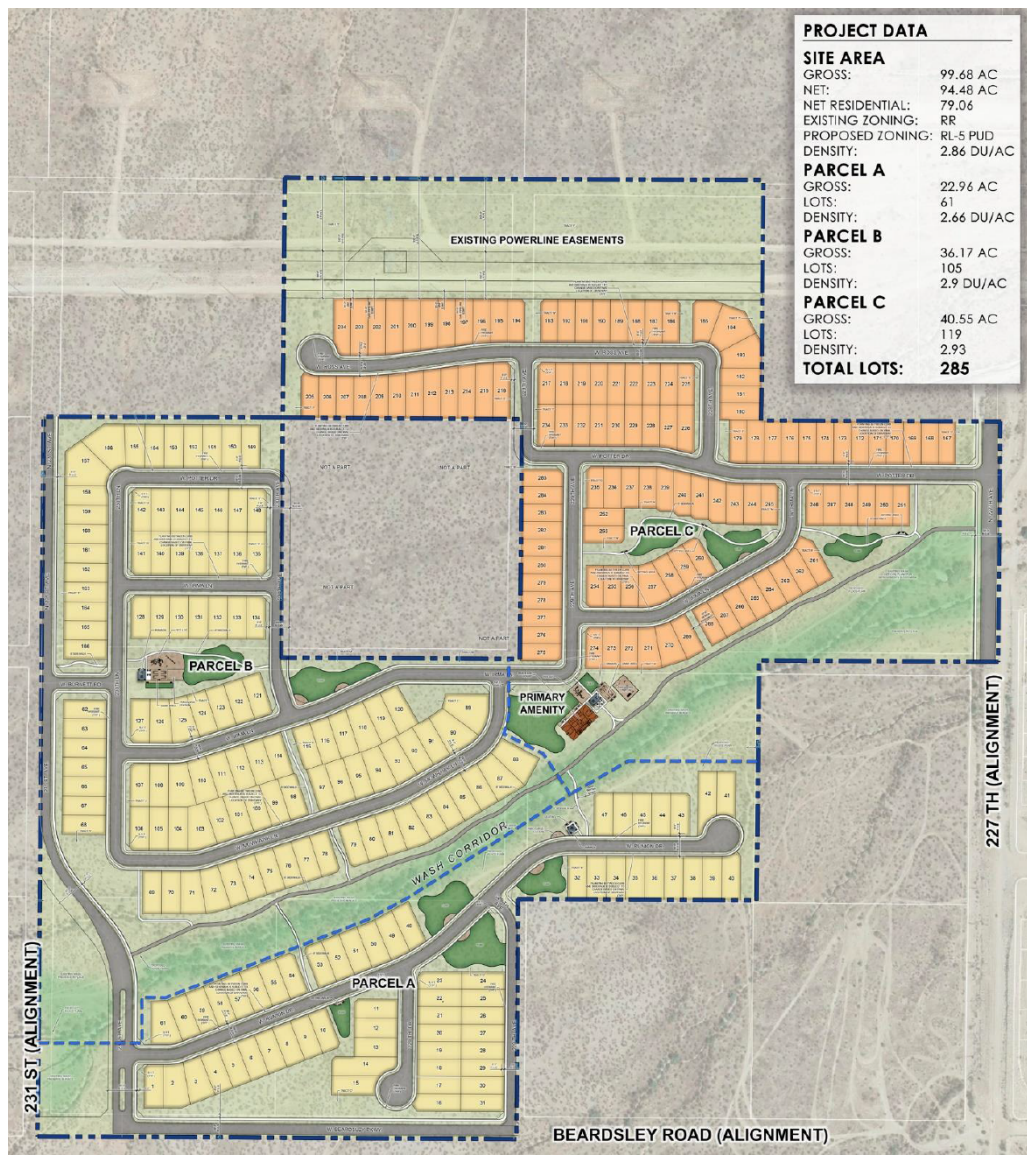
April 7, 2020: The applicant filed a request for a Rezone with PUD Overlay and Preliminary Plat to modify land uses and development standards for approximately 99.68 acres under case FS20-250, the subject case.

December 17, 2020: The Planning and Zoning Commission recommended approval of the Rancho Vista Preliminary Plat to the Mayor and City Council subject to stipulations 'a' through 'd.'

Analysis and Discussion:

Mark Reddie of RVI Planning and Landscape Architecture is requesting Preliminary Plat approval for a 285 lot detached single-family residential subdivision on 99.68 acres, generally located north and west of the northwest corner of Beardsley Road and 227th Avenue. The project provides for a density of 2.86 DU/Ac.

The proposed Preliminary Plat project area is shown below:



The subject Preliminary Plat provides 285 Low Density Residential (LDR) parcels. The lots are provided in both 48 and 53 foot widths.

The open space comprises 38 percent of the subject area. Additionally, a public access easement is provided along the wash that bifurcates the site that will contribute to the City of Surprise trail system.

Utility and Services Table:

Water:	City of Surprise
Wastewater:	City of Surprise
School District:	Wickenburg Unified

Conformance with Adopted Plans:

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 or more.

Reviewing Agencies:

In addition to the standard city reviewing agencies, Maricopa County, 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 proposed under Case FS20-250.
- The reviewing agencies have indicated no objections.
- The Planning and Zoning Commission recommended approval of the subject Preliminary Plat subject to stipulations 'a' through 'd.'

Recommendation:

Based on the findings noted above, the Planning and Zoning Commission recommended approval of the Rancho Vista Preliminary Plat to the Mayor and City Council 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 Rancho Vista" consisting of 10 sheets prepared by Wood Patel and stamped received October 12, 2020 subject to the following conditions:
 1. Provide a safety edge treatment, per MAG Detail 201, on all street cross sections.
 2. The developer will be responsible to pay for half street improvements on Beardsley Road, from 231st Avenue to the west parcel boundary. Place a note stating barricades (MAG STD DTL 130) and road-closed signs (OM4-2) will be required.
- b. Prior to the issuance of any civil engineering permits on the subject property, the applicant shall remit \$38,500.00 to the City of Surprise to cover their pro-rata cost of the traffic signal to be located at the intersection of 227th Avenue and Sun Valley Parkway.
- c. Landscaping of the site shall be consistent with the Landscape Plan entitled "Preliminary Landscape Plans for Rancho Vista," consisting of 9 sheets prepared by RVI Planning and Landscape Architecture and stamped received September 18, 2020.
- 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.

Should the Mayor and City Council wish to recommend denial of the request, the Mayor and City Council should make its own findings and base its decision on those alternative findings.

Attachments:

- 01 Vicinity Map
- 02 Case Map
- 03 Preliminary Plat
- 04 Landscape Plans
- 05 Open Space Plan
- 06 School Letter
- 07 Luke Letter

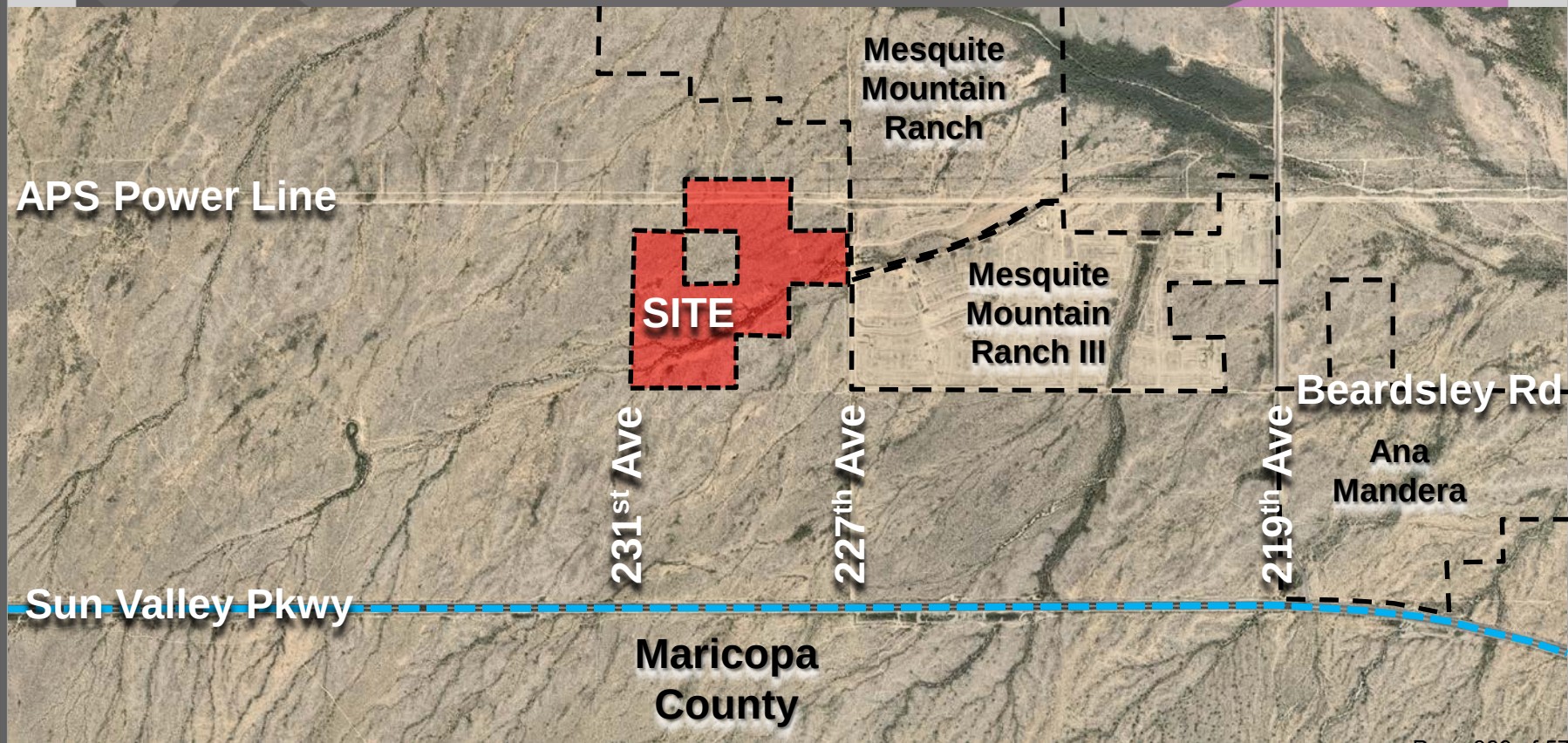
VICINITY MAP

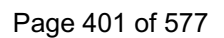
FS20-250
Rancho Vista PP

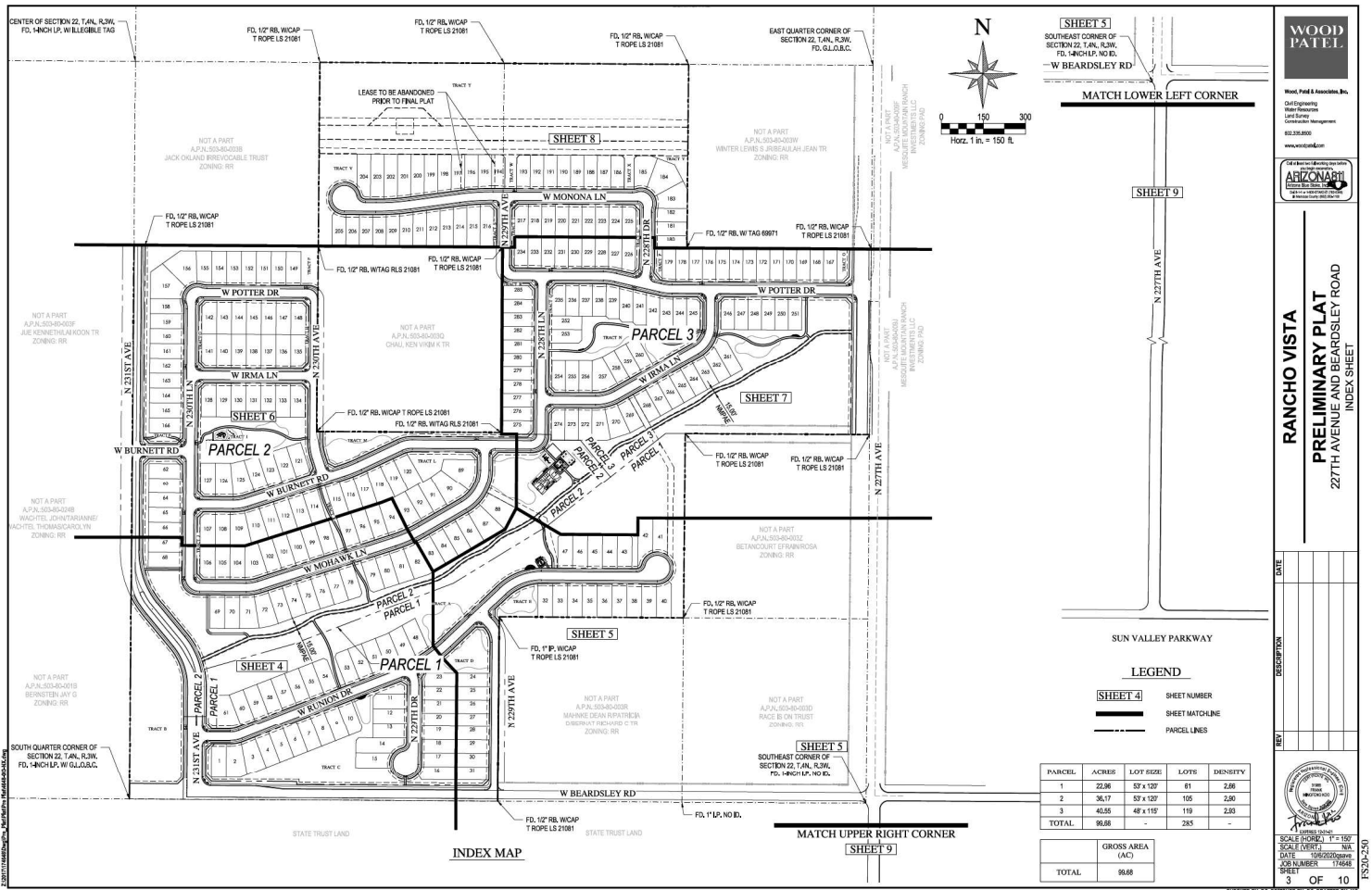


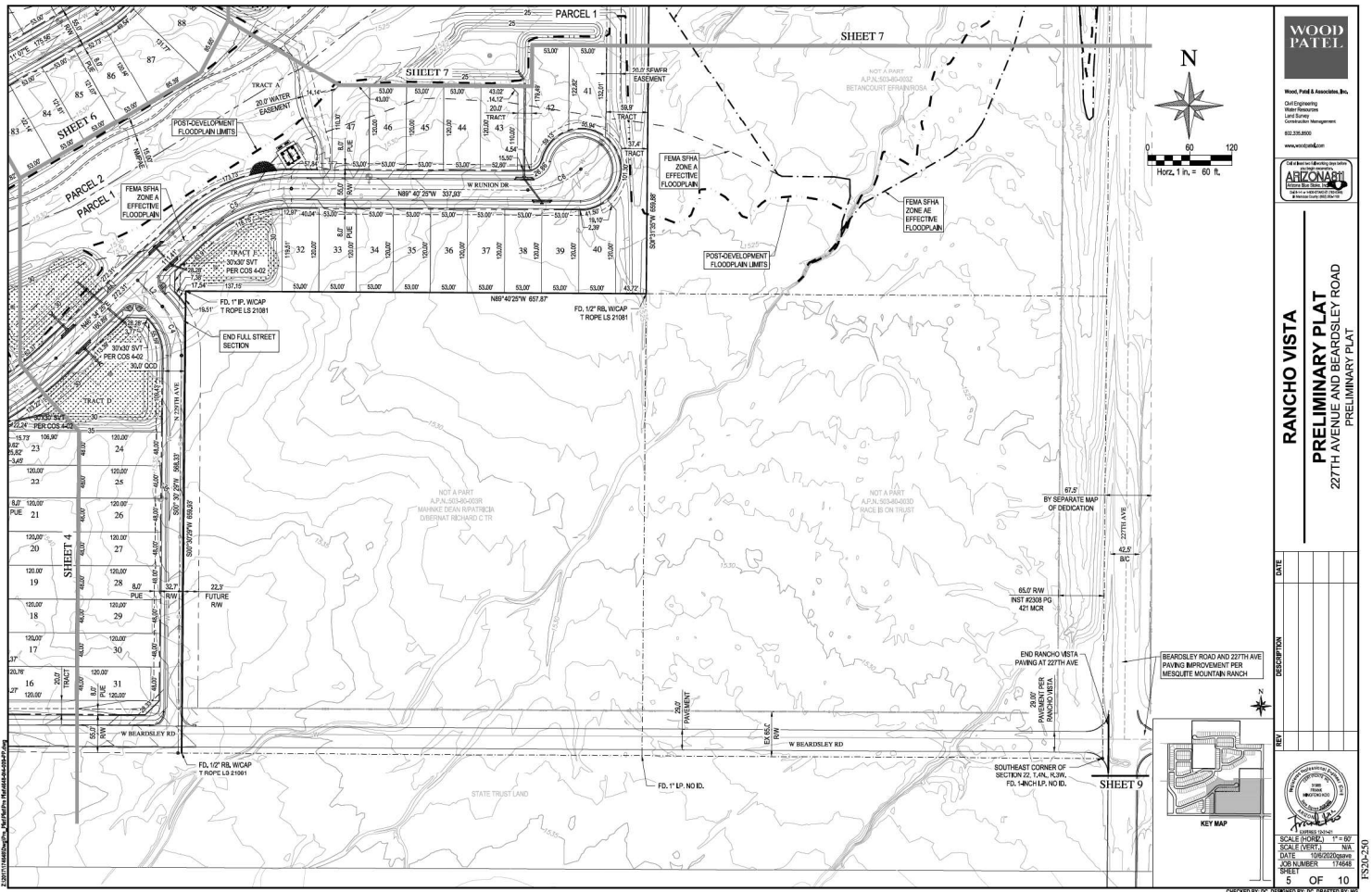
CASE MAP

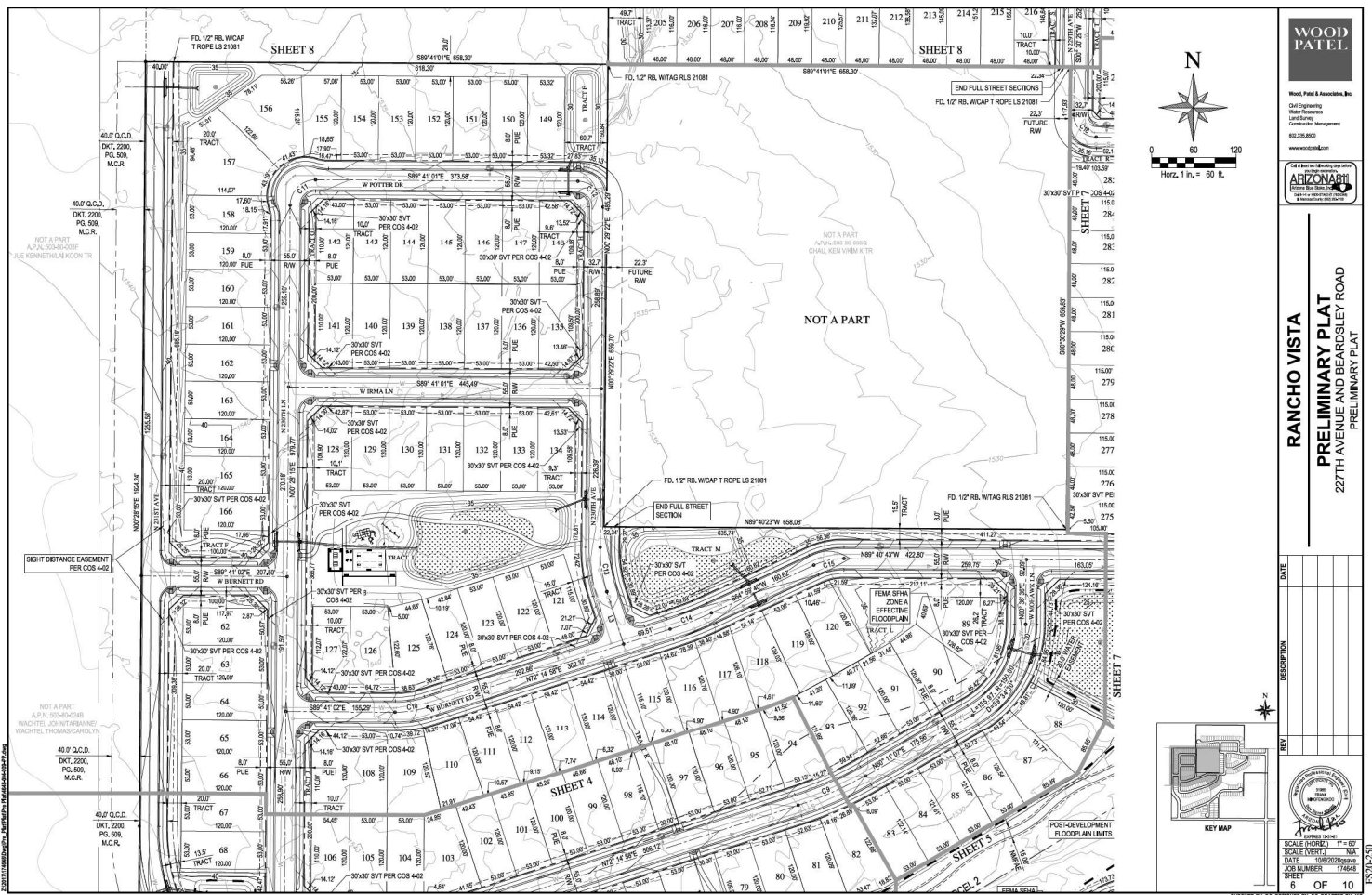
FS20-250
Rancho Vista PP











SURPRISE, ARIZONA
ELLIOT D. POLLACK COMPANY

	ITEM	SIZE	QTY.	COMMENTS
	<i>Acacia aneura</i> MULGA	24" BOX 1" CALIPER	-	
	<i>Acacia farnesiana</i> SWEET ACACIA	24" BOX 1" CALIPER	-	
	<i>Acacia propinqua</i> CATYWA OF ACACIA	24" MUL. 1 1/8" CALIPER	-	
	<i>Acacia saligna</i> WILLOW ACACIA	24" BOX 1" CALIPER	-	
	<i>Callitris baeckeleana</i> DESERT WILLOW	24" BOX 1" CALIPER	-	
	<i>Callitris baeckeleana</i> CHATHAM	24" BOX 0 7/8" CALIPER	-	
	<i>Eucalyptus tereticornis</i> IRONWOOD	36" BOX 0 7/8" CALIPER	-	
	<i>Eucalyptus tereticornis</i> BLUE PALM VERDE	48" BOX 1" CALIPER	-	
	<i>Ficus microcarpa</i> FOOTBALL PALM VERDE	24" BOX 1" CALIPER	-	
	<i>Ficus microcarpa</i> PALM BREA	24" BOX 1" CALIPER	-	
	<i>Prosopis juliflora</i> VELVET MESQUITE	24" BOX 1" CALIPER	-	
	<i>Quercus agrifolia</i> SOUTHERN LIVE OAK	24" BOX 1" CALIPER	-	

[illegible]

DATE	DESCRIPTION / COMMENTS
04/08/2020	1ST CITY OF SURPRISE SUBMITTAL
07/02/2020	2ND CITY OF SURPRISE SUBMITTAL
07/31/2020	3RD CITY OF SURPRISE SUBMITTAL
09/15/2020	4TH CITY OF SURPRISE SUBMITTAL

DISCIPLINE	CONTACT INFORMATION
OWNER	ELLIOT D. POLLACK & COMPANY RICK MERRITT 7505 E. 6TH STREET, SUITE 100 SCOTTSDALE, ARIZONA 85251 480-423-0200
LANDSCAPE ARCHITECT	RVI PLANNING + LANDSCAPE ARCHITECT DOUG CRAIG, P.E. 120 S. ASH AVENUE TEMPE, ARIZONA 85281 480-994-0594
CIVIL ENGINEER	WOOD PATEL FRANK KOO, P.E. 2061 W. NORTHERN AVE., SUITE 100 PHOENIX, ARIZONA 85021 602-335-0000 602-335-0000

NUMBER	DESCRIPTION
L0.00	COVER SHEET
L1.00	WALL PLAN
L2.01 THRU L2.08	PLANTING PLANS
L3.00	WALL / MONUMENT DETAILS

GROSS AC.	99.08 AC.
NET AC.	94.48 AC.
EXISTING ZONING:	RR
PROPOSED ZONING:	RL-5 FUD
OPEN SPACE REQUIRED:	20% OF GROSS 19.80 ACRES
OPEN SPACE PROVIDED:	38% OF GROSS 36.07 ACRES

FOR TRACT TABLE SEE PRELIMINARY PLAT BY WOOD PATEL

Tract A: Existing Wash/Open Space / 6' Multi-use trail / Multi-Use court / Rain Water Games / Picnourse Stations / Turf Retention Basins

Tract C: Open Space / Turf Retention Basins / Sitting Area

Tract D: Open Space / Turf Retention Basin

Tract E: Open space / Turf Retention Basin

Tract F: Open Space / 6' Multi-Use Trail

Tract I: Ramada / Tot Lot / Turf Retention Basin / Lawn Games / Picnourse

Tract K: 6' Multi-use trail

Tract M: Turf Retention Basin

Tract N: 6' Multi-use trail / Sitting Area / Turf Retention Basin

1. ALL CHANGES TO BE APPROVED BY THE CITY OF SURPRISE PLANNING DEPARTMENT.
2. SIGNS REQUIRE A SEPARATE PERMIT.
3. ALL UTILITY BOXES AND MANHOLES ARE TO BE SCREENED FROM VIEW.
4. PLANT MATERIAL IS NOT TO BE LOCATED WITHIN THREE FEET OF ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION.
5. ALL PLANT MATERIAL LOCATED UNDER FIRE DEPT. SIGNS E-44.5 IS REQUIRED FOR ANY TREE LOCATED WITH THREE (3) FEET OF ANY SIDEWALK, CURB, PAVEMENT OR WALL.
6. ALL PLANT MATERIAL LOCATED WITHIN THREE FEET OF ANY SIDEWALK OR CURB.
7. ALL PLANT MATERIAL LOCATED WITHIN VISIBILITY TRIANGLES ARE TO BE MAINTAINED NO HIGHER THAN 30 INCHES HIGH, AND HAND NO LOWER THAN 7 FEET FROM GROUND.
8. ALL PLANT MATERIAL LOCATED WITHIN VISIBILITY TRIANGLES ARE TO BE MAINTAINED WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF THE STOP LINE.
9. ALL SIDEWALKS AND DRIVEWAYS ARE TO BE MAINTAINED TO A MINIMUM OF 4:0:1 GRADE.
10. SIDEWALKS AND PATHWAYS ARE TO BE ADA COMPLIANT, WHERE PRACTICAL.
11. TRUNKS AND SIDEWALK SEPARATION WALL WILL CONFORM TO THE CITY OF SURPRISE PLANNING DEPARTMENT DESIGN STANDARDS.

A.	AREA OF TURF LANDSCAPE	2.84 AC.
B.	AREA OF NON TURF LANDSCAPE	12.12 AC.
C.	TURF PEAK SEASON DEMAND	19,382,718 GAL.
D.	NON-TURF PEAK SEASON DEMAND	1,293,038 GAL./
E.	ANNUAL TOTAL DEMAND	20,655,754 GAL.

ITEM	SIZE	QTY.	COMMENTS
<i>Andropogon distachys</i>	1 GAL.	-	
BURGEAGE			
<i>Ruellia occidentalis</i>	1 GAL.	-	
DESERT MARIGOLD	1 GAL.	-	
<i>Dalea greggii</i>	1 GAL.	-	
TRAILING INDIGO BUSH			
<i>Eriogonum fasciculatum</i>	1 GAL.	-	
FLATTOP BUCKWHEAT			
<i>Gutierrezia rigida</i>	1 GAL.	-	
SANDPAPER YERBENA			
Lantana New Gold	1 GAL.	-	
NEW GOLD LANTANA			
<i>Melampyrum leucanthum</i>	1 GAL.	-	
BLACKFOOT DAISY			
<i>Penstemon parryi</i>	1 GAL.	-	
PARRY'S PENSTEMON			

ITEM	QTY	UNIT	COMMENTS
CONCRETE HEADER	8'	4"	
PLANTING AREA TO INCLUDE DECOMPOSED GRANITE	1/2"	MINUS PALMING GOLD	
UNDISTURBED OPEN SPACE			
HYBRID BERMUDA E-Z TURF MIDRON			

5. Ash Avenue
Tempe, Arizona 85281
Tel: 480-864-2942
www.hipcamping.com

EXPIRES 05/31/20

NOVEMBER 2009
SECRET
DOUGLAS
HARDY
ONE

[Signature]

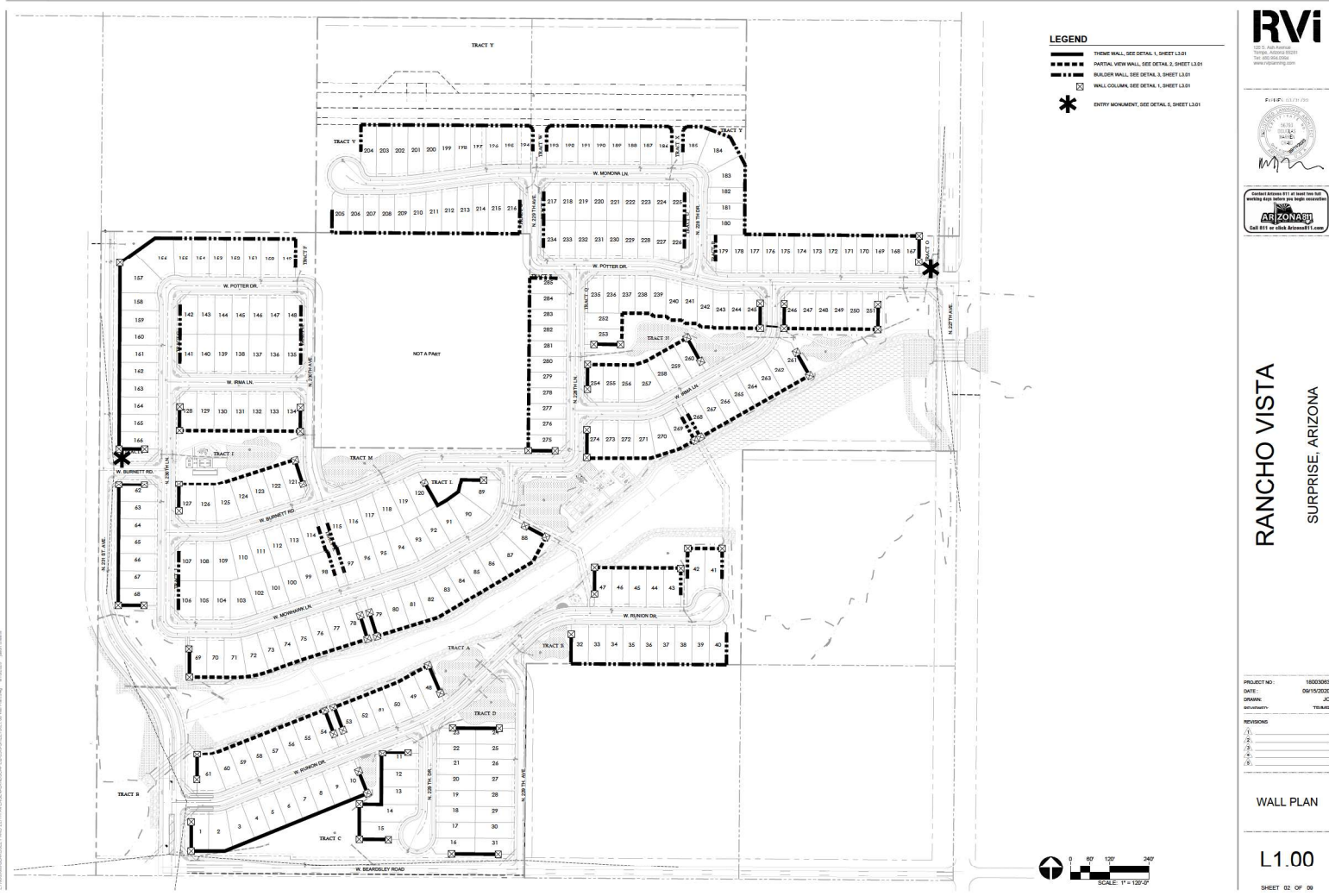
Get an Arizona B11 at least two full
king days before you begin excavation

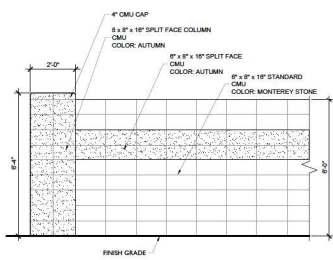
ARIZONA
B11

all B11 or click ArizonaB11.com

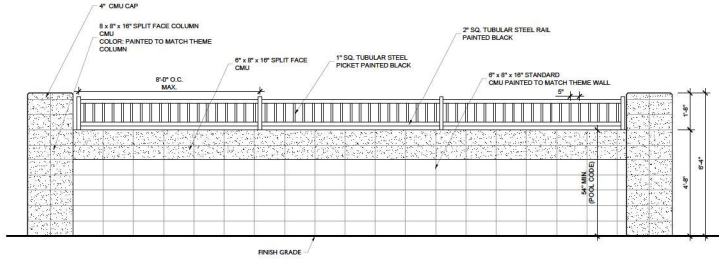
RANCHO VISTA
SURPRISE, ARIZONA

L0.00

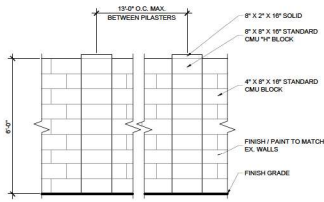




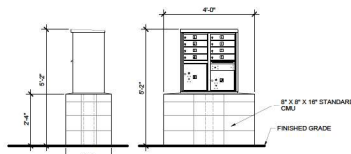
1 THEME WALL/COLUMN
SCALE: 1/2" = 1'-0"



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

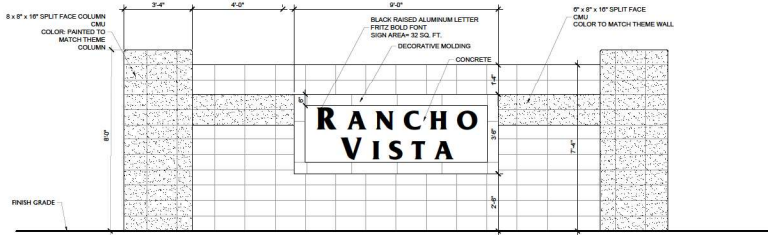


3 BUILDER WALL
SCALE: 1/2" = 1'-0"



4 MAILBOX CLUSTER
SCALE: 1/2" = 1'-0"

NOTE: LOCATION AND QUANTITIES WILL BE PROVIDED PER UNITED STATES POSTAL SERVICE.



5 COMMUNITY ENTRY MONUMENT
SCALE: 1/2" = 1'-0"

NOTE: SIGN REQUIRES SEPARATE PERMIT

RVI
RANCHO VISTA
10000 S. 100TH AVENUE
SUITE 100
TULSA, OK 74129
918.466.1100
www.ranchovista.com



Standard drawings are not to be used without the approval of the design engineer.
ARCHITECT
RANCHO VISTA
10000 S. 100TH AVENUE
SUITE 100
TULSA, OK 74129
918.466.1100
www.ranchovista.com

RANCHO VISTA
SURPRISE, ARIZONA

PROJECT NO.: 100003093
DATE: 09/10/2020
DRAWN BY: JG
CHECKED BY: TULSA

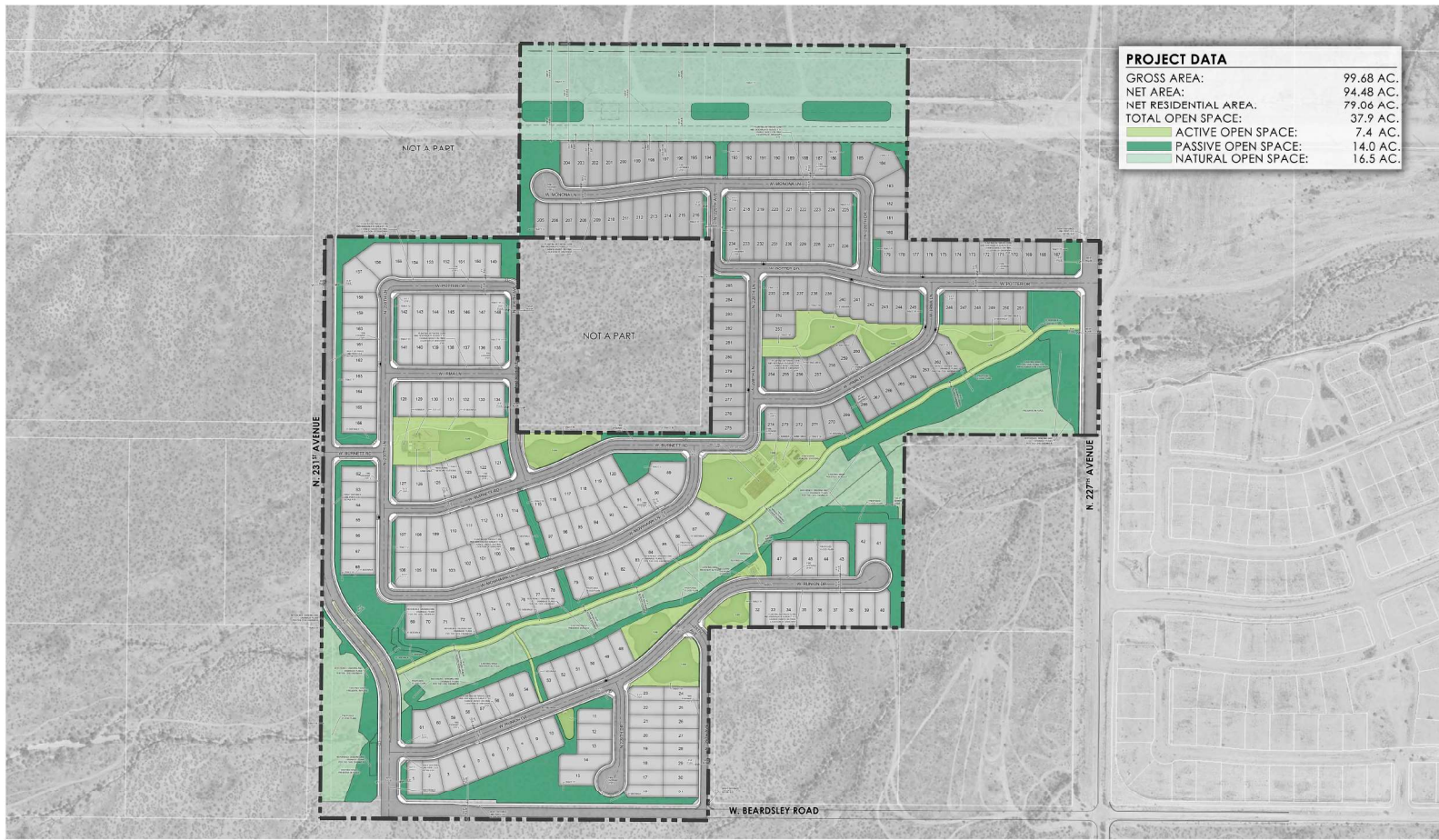
REVISIONS
1. 09/10/2020
2. 09/10/2020
3. 09/10/2020
4. 09/10/2020
5. 09/10/2020

**HARDSCAPE
DETAILS**

L3.01

SHEET 09 OF 09

4TH SUBMITTAL CASE# FFS20-250



BEARDSLEY & 227TH ST • OPEN SPACE PLAN

SURPRISE, AZ
 2023-06-14
 18003063
 100 ACRES PARTNERS, LLC

Information furnished regarding this property is based on a visual inspection. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



Wickenburg Unified School District
101 East Coconino Street
Wickenburg, AZ 85390
Phone: (928) 668-5350 FAX: (928) 668-5390
www.wickenburgschools.org

January 2, 2020

City of Surprise
Community Development Department
16000 Civic Center Plaza
Surprise, AZ 85374

To Whom It May Concern:

I want to note our support for the conceptual development of the Rancho Vista housing development, which is proposed to be located west of the 227th avenue alignment in Surprise. The Wickenburg Unified School District serves this area and we have a K-8 school approximately five miles west of this location.

We look forward to working with the developer and the City of Surprise as the process progresses and stand ready to negotiate a developer agreement at the appropriate point in time.

Please feel free to reach out to me with any questions.

Best regards,

Howard C. Carlson, Ed. D.
Superintendent
Wickenburg Unified School District



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

14 April 2020

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

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

Re: FS20-250; Rancho Vista (APNs: 503-80-003E, H, J, L, N, U, X & Y)

Dear Ms. Nevarez

Thank you for the opportunity to provide comments on the Preliminary Plat Application for Rancho Vista. The site sits on approximately 100 acres of vacant land located at the northwest corner of Beardsley Rd and 227th Ave in Surprise AZ. This development has an overall planned density of 2.9. The site is approximately 2.3 miles outside the Aux-1 2004 65 Ldn, "high noise or accident potential zone" as 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 request, as stated in the narrative, will not have a negative impact on Luke AFB Flight Operations. If this development is approved, we recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents/tenants about Luke AFB operations.

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

Sincerely

A handwritten signature in black ink, appearing to read "James R. Mitchell", is written over a horizontal line.

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



FS20-250

Rancho Vista

Preliminary Plat

Mayor and City Council – January 19, 2021

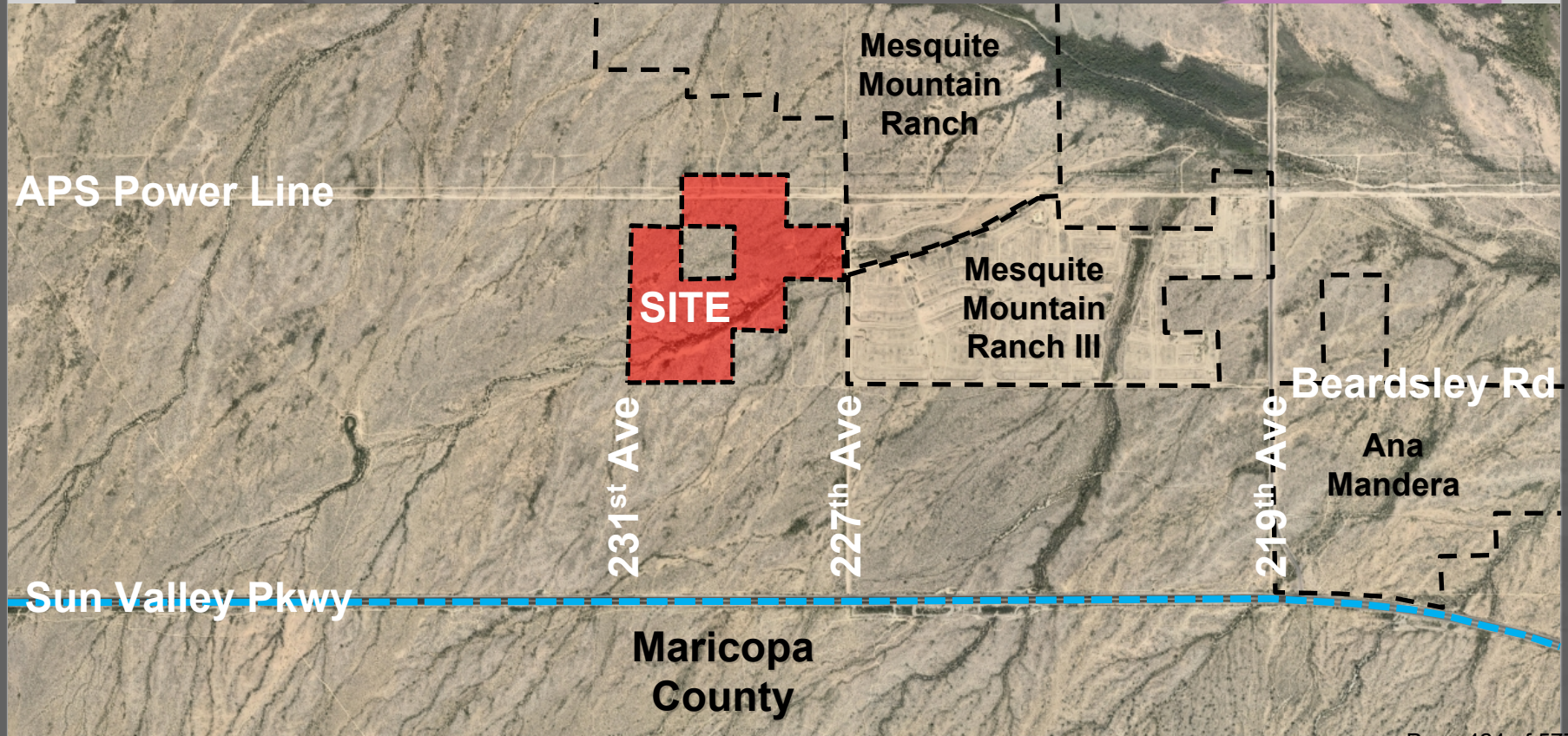
VICINITY MAP

FS20-250
Rancho Vista PP



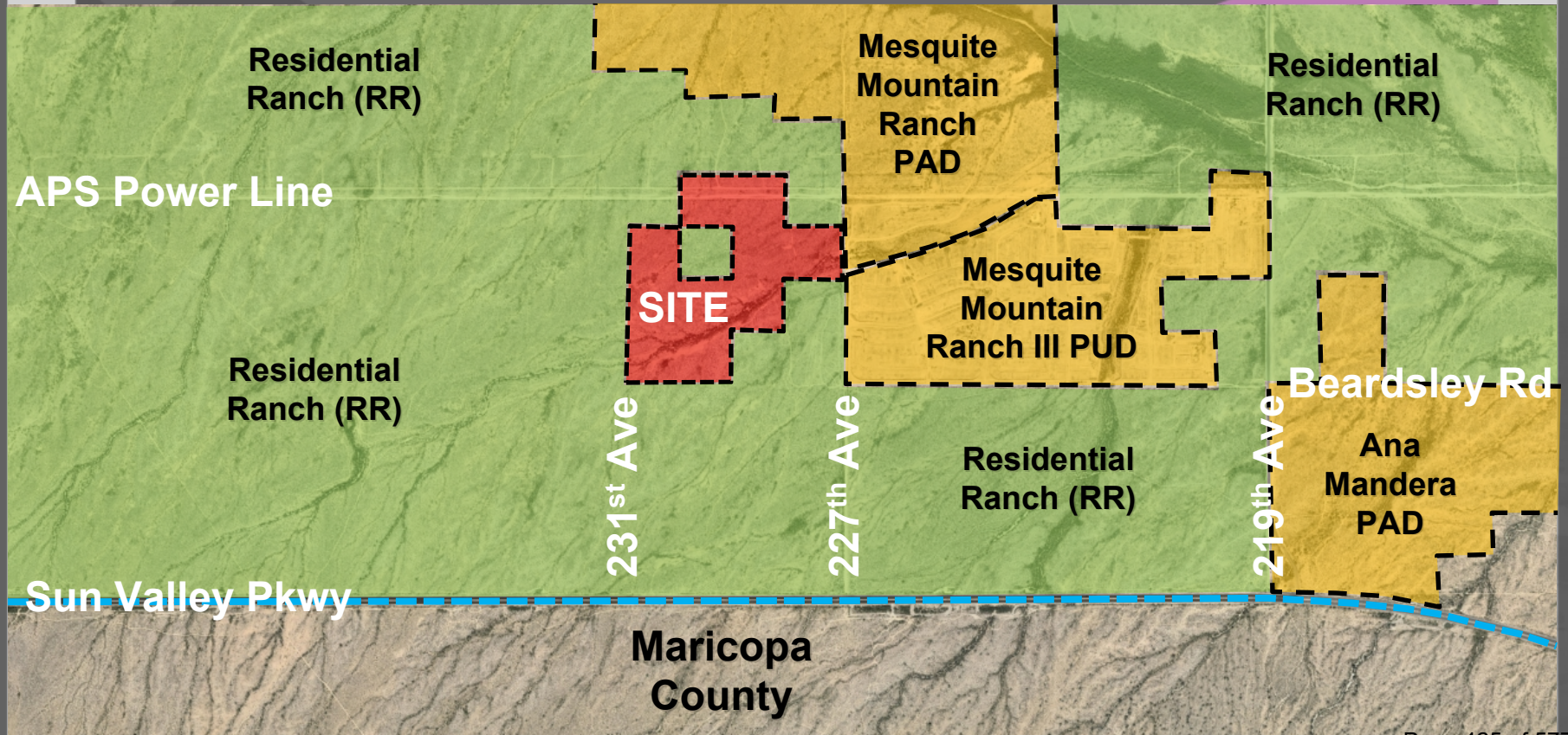
CASE MAP

FS20-250
Rancho Vista PP

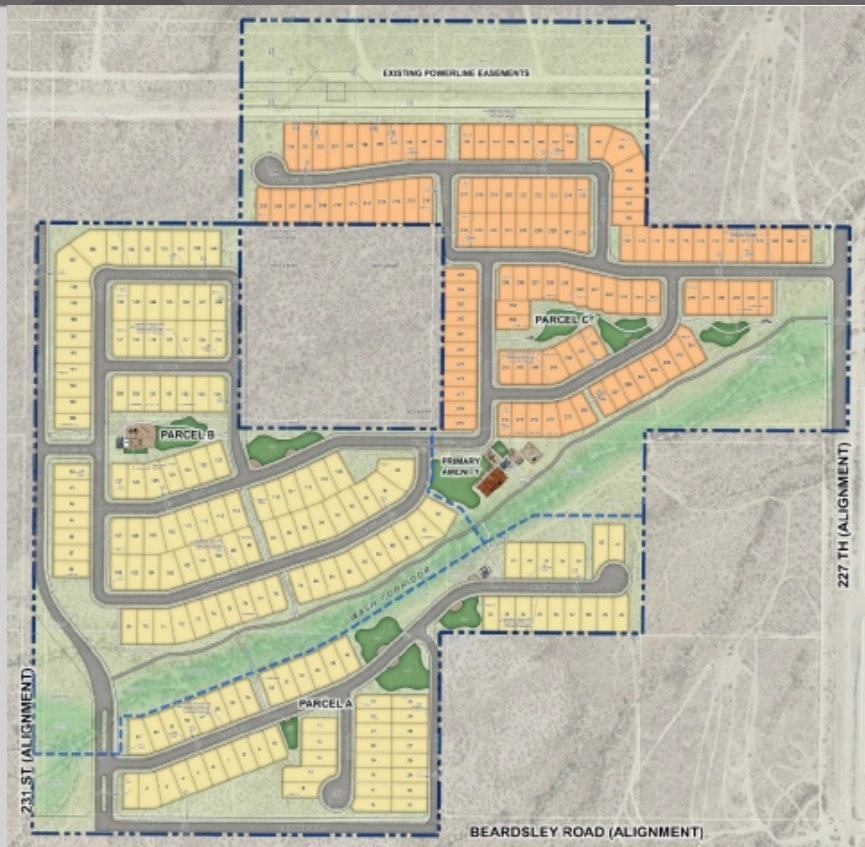


ZONING MAP

FS20-250
Rancho Vista PP



PRELIMINARY PLAT



PROJECT DATA

SITE AREA

GROSS:	99.68 AC
NET:	94.48 AC
NET RESIDENTIAL:	79.06
EXISTING ZONING:	RR
PROPOSED ZONING:	RL-5 PUD
DENSITY:	2.86 DU/AC

PARCEL A

GROSS:	22.96 AC
LOTS:	61
DENSITY:	2.66 DU/AC

PARCEL B

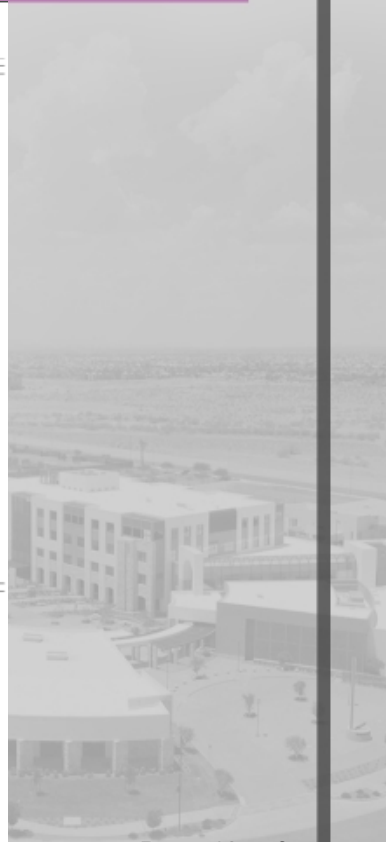
GROSS:	36.17 AC
LOTS:	105
DENSITY:	2.9 DU/AC

PARCEL C

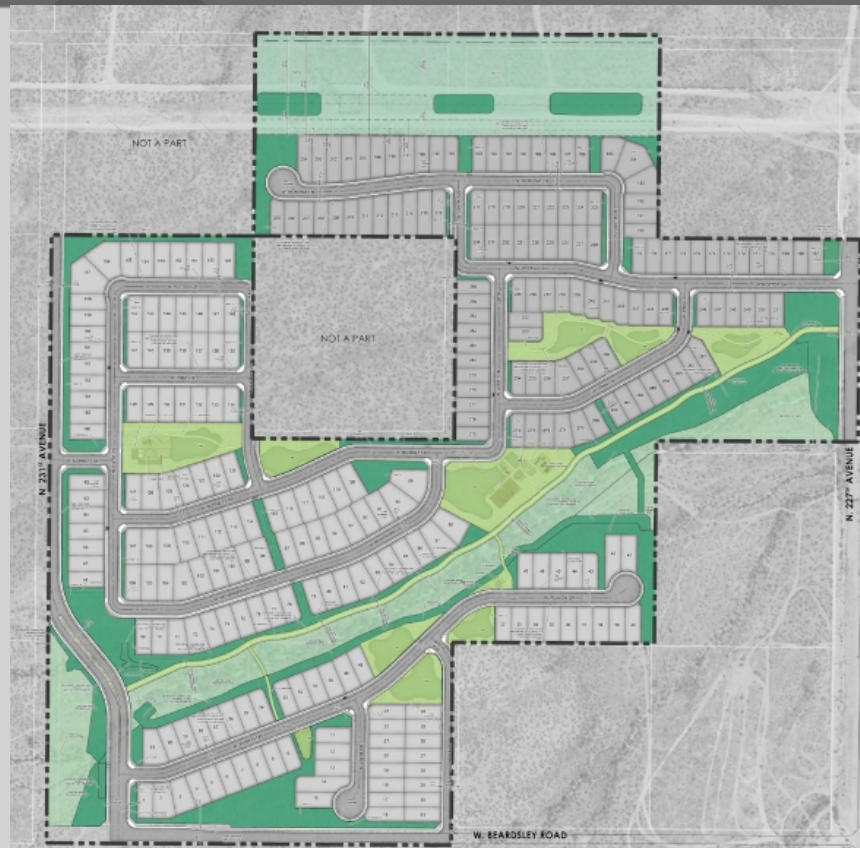
GROSS:	40.55 AC
LOTS:	119
DENSITY:	2.93

TOTAL LOTS: 285

PRELIMINARY PLAT

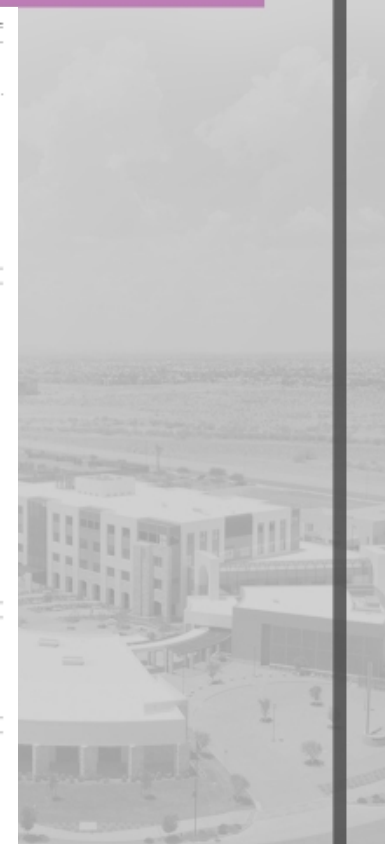


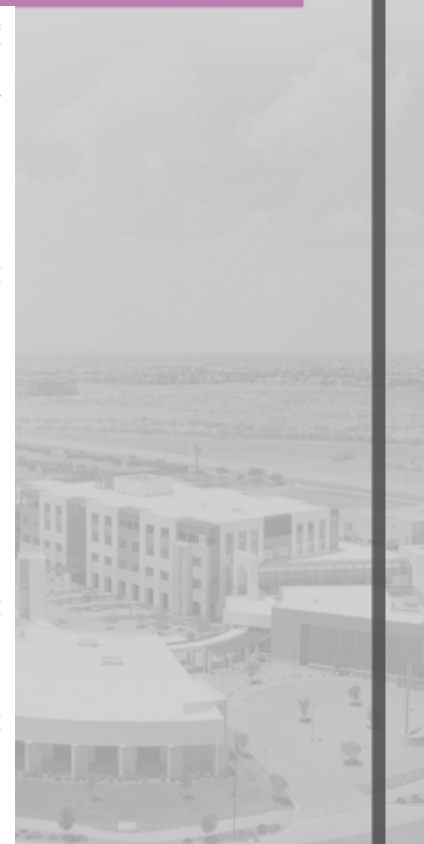
OPEN SPACE

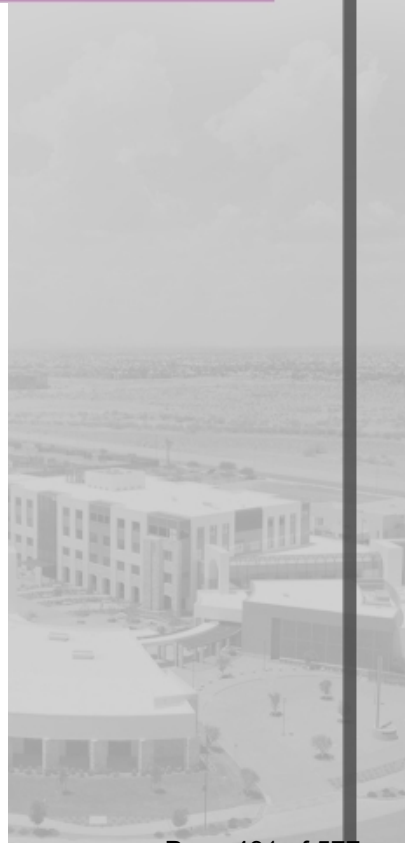


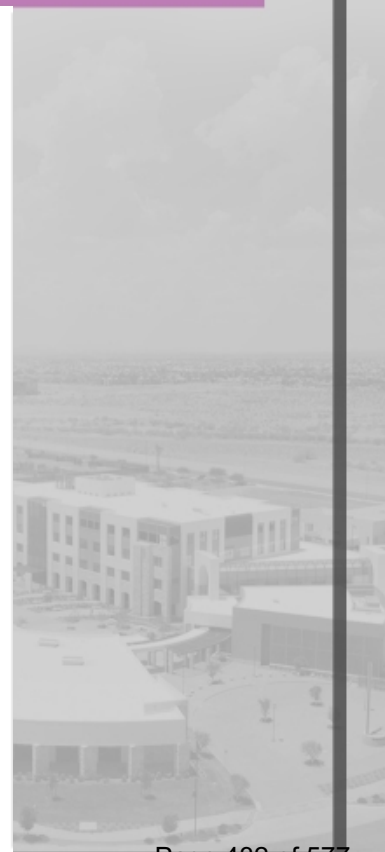
PROJECT DATA

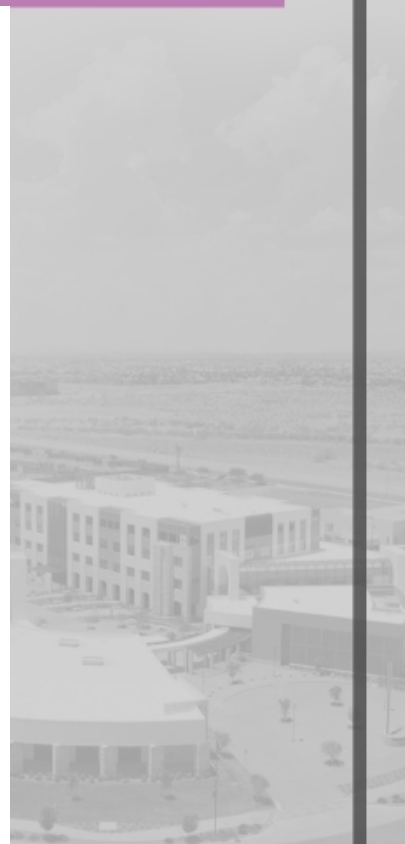
GROSS AREA:	99.68 AC.
NET AREA:	94.48 AC.
NET RESIDENTIAL AREA:	79.06 AC.
TOTAL OPEN SPACE:	37.9 AC.
ACTIVE OPEN SPACE:	7.4 AC.
PASSIVE OPEN SPACE:	14.0 AC.
NATURAL OPEN SPACE:	16.5 AC.

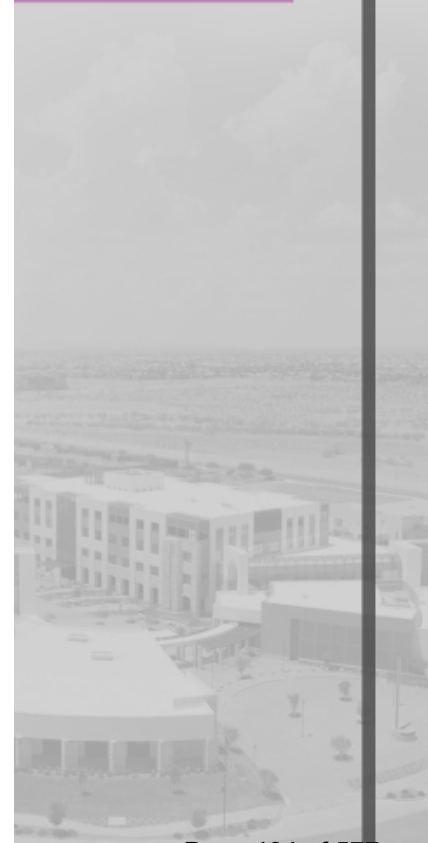










[illegible]

1

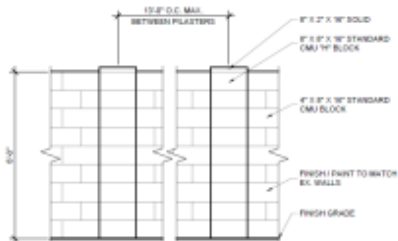
THEME WALL/COLUMN

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

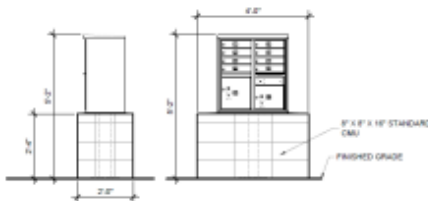
2

PARTIAL VIEW FENCE

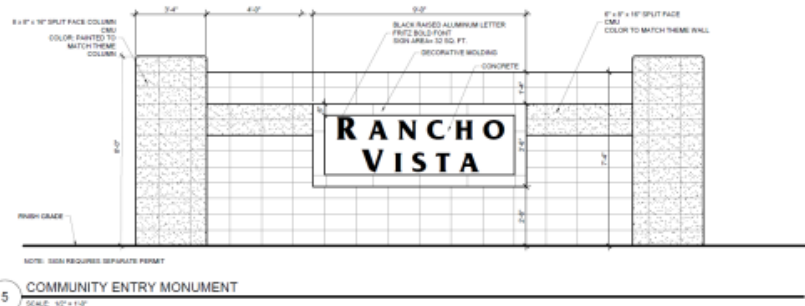
SCALE: 1/2" = 1'-0"

 PARTIAL VIEW FENCE

MAILBOX CLUSTER



NOTE: LOCATION AND QUANTITIES WILL BE PROVIDED PER UNITED STATES POSTAL SERVICE



5 COMMUNITY ENTRY MONUMENT



RECOMMENDATION

On December 17, 2020, the Planning and Zoning Commission Recommended Approval of the Rancho Vista Preliminary Plat Subject to Stipulations 'a' through 'd'

- a. Development and use of the site shall be consistent with the Preliminary Plat entitled "Preliminary Plat for Rancho Vista" consisting of 10 sheets prepared by Wood Patel and stamped received October 12, 2020 subject to the following conditions:
 - 1. Provide a safety edge treatment, per MAG Detail 201, on all street cross sections.
 - 2. The developer will be responsible to pay for half street improvements on Beardsley Road, from 231st Avenue to the west parcel boundary. Place a note stating barricades (MAG STD DTL 130) and road-closed signs (OM4-2) will be required.
- b. Prior to the issuance of any civil engineering permits on the subject property, the applicant shall remit \$38,500.00 to the City of Surprise to cover their pro-rata cost of the traffic signal to be located at the intersection of 227th Avenue and Sun Valley Parkway.
- c. Landscaping of the site shall be consistent with the Landscape Plan entitled "Preliminary Landscape Plans for Rancho Vista," consisting of 9 sheets prepared by RVI Planning and Landscape Architecture and stamped received September 18, 2020.
- 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.



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 19, 2021 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 an amendment to the Austin Ranch West Preliminary Plat entitled, "North Copper Canyon Parcels 2, 3.2, & 3.3," received November 3, 2020, an approximately 141.78 acre property generally located north of the intersection of Deer Valley and Austin Ranch Roads. (Case FS20-328)

Motion:

I move to approve the Amended Preliminary Plat entitled, "North Copper Canyon Parcels 2, 3.2, & 3.3," received November 3, 2020, subject to stipulations "a" through "c" as set forth in the staff report.

Background:

The subject request involves a Preliminary Plat for the North Copper Canyon Community. The applicant seeks to subdivide the subject parcel into 525 lots, 27.85 acres for Rights-of-Way, and 43.3 acres of open space tracts subject to stipulations "a" through "c".

Objective Analysis:

The subject request involves Preliminary Plat approval for a 525 lot detached single family residential subdivision on 141.78 acres generally located north of the intersection of Deer Valley and Austin Ranch Roads. The project provides for a density of 3.70 DU/Ac. Low Density Residential (LDR) parcels are proposed. The 525 LDR lots are provided in 45 and 50 foot widths. The subject Preliminary Plat meets the requirements of the North Copper Canyon PAD, in addition to other requirements as set forth in the SUDC. All city reviewing departments have reviewed the request and offered no concerns.

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 or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. At 3.70 DU/Ac, the project most closely aligns with the Suburban Neighborhood type and is consistent with the General Plan in this regard. The site also lies within the 0-6 DU/Ac. ribbon of the Luke Air Force Base Graduated Density Concept and is consistent with the GDC.

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 - FS20-328 - NCC 2, 3.2, and 3.3 PP - PZ Staff Report - 011921
 2. 01 - FS20-328 - NCC 2, 3.2, and 3.3 PP - Vicinity Map - 011921
 3. 02 - FS20-328 - NCC 2, 3.2, and 3.3 PP - Case Map - 011921
 4. 03 - FS20-328 - NCC 2, 3.2, and 3.3 PP - Pre Plat - 011921
 5. 04 - FS20-328 - NCC 2, 3.2, and 3.3 PP - Landscape - 011921
 6. 05 - FS20-328 - NCC 2, 3.2, and 3.3 PP - Open Space - 011921
 7. 06 - FS20-328 - NCC 2, 3.2, and 3.3 PP - Luke Letter - 011921
 8. PP - FS20-328 - NCC 2, 3.2, and 3.3 PP - PZ PowerPoint - 011921
-

PRELIMINARY PLAT

REPORT TO THE MAYOR AND CITY COUNCIL

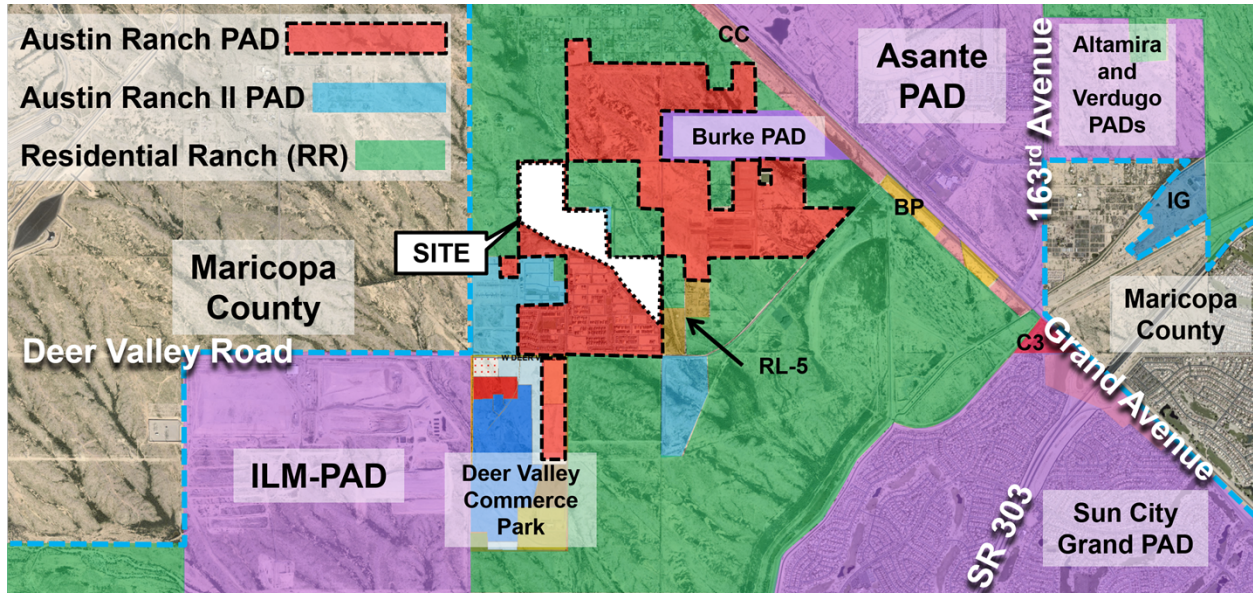
1 **Case:** FS20-328
2
3 **Project Name:** North Copper Canyon Parcels 2, 3.2, and 3.3 Preliminary Plat
4
5 **Council District:** 1 - Acacia
6
7 **Meeting Date:** January 19, 2021
8
9 **Planner:** Hobart Wingard
10
11
12 **Owner:** Austin Ranch LLC
13
14 **Applicant:** Duane Hunn of Courtland Homes, Inc.
15
16 **Request:** Preliminary Plat Approval
17
18 **Site Location:** Generally located north of the intersection of Deer Valley and Austin
19 Ranch Roads.
20
21 **Dwelling Units:** 525 total units
22
23 **Site Size:** 141.78 acres (approx.)
24
25 **Density:** 3.70 DU/Ac
26
27 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035
28
29 **Support/Opposition:** None received
30
31 **Commission Recommendation:** On December 17, 2020, the Planning and Zoning Commission
32 recommended approval of the North Copper Canyon Parcels
33 2, 3.2, and 3.3 Preliminary Plat to the Mayor and City Council
34 subject to stipulations 'a' through 'c.'
35
36
37
38

39 **Project Description:**
40

The subject request involves a Preliminary Plat for Parcels 2, 3.2, and 3.3 of the North Copper Canyon Community. The applicant seeks to subdivide the subject parcel into 525 lots and 14 tracts.

Surrounding Land Zoning:

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



Residential Ranch (RR)	Residential Ranch (RR)	North Copper Canyon PAD
Residential Ranch (RR)	North Copper Canyon PAD	Residential Ranch (RR)
North Copper Canyon PAD	North Copper Canyon PAD	Low Density Residential RL-5

Background:

June 8, 1989: The subject project area was annexed into the City of Surprise under Ordinance 89-05.

May 27, 2004: The Mayor and City Council approved the Austin Ranch PAD.

September 29, 2005: The Mayor and City Council approved the Austin Ranch II PAD.

January 26, 2006: The Mayor and City Council approved a Preliminary Plat for Austin Ranch West.

February 18, 2020: The Mayor and City Council approved a PADA for North Copper Canyon.

February 27, 2020: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR20-096.

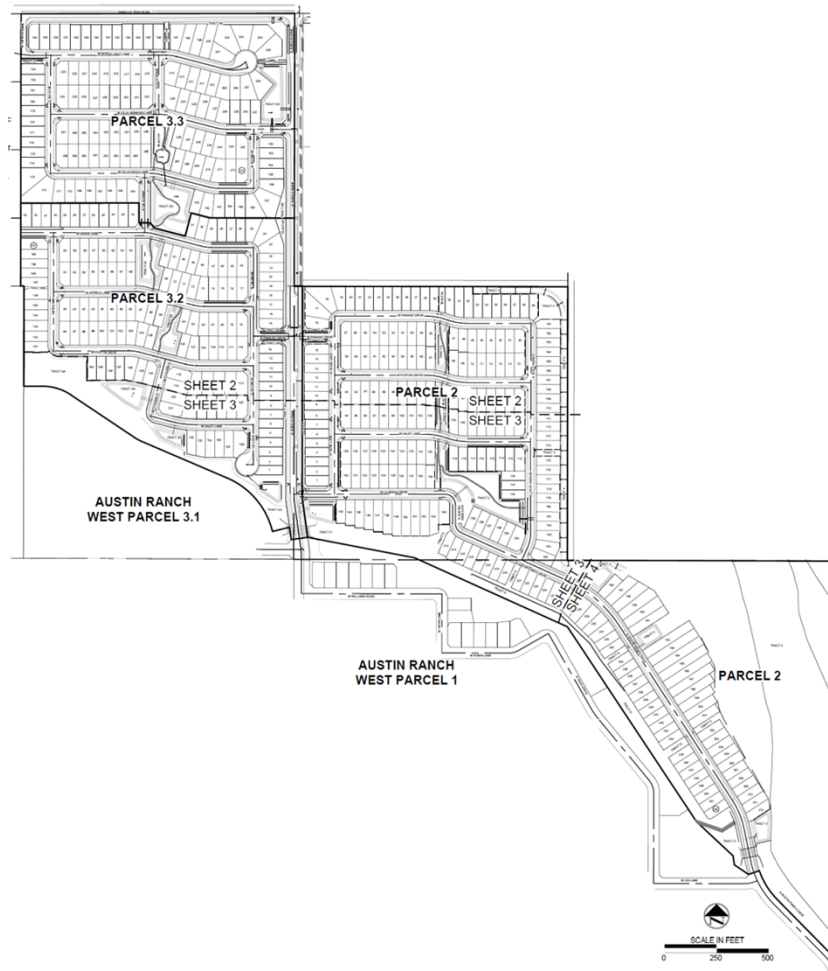
May 13, 2020: The applicant filed a request for a Preliminary Plat for the subject project area under case FS20-328, the subject case.

December 17, 2020: The Planning and Zoning Commission recommended approval of the North Copper Canyon Parcels 2, 3.2, and 3.3 Preliminary Plat to the Mayor and City Council subject to stipulations 'a' through 'c.'

Analysis and Discussion:

Duane Hunn of Courtland Homes, Inc., is requesting Preliminary Plat approval for a 525 lot detached single-family residential subdivision on 141.78 acres generally north of the intersection of Deer Valley and Austin Ranch Roads. The project provides for a density of 3.70 DU/Ac.

The proposed Preliminary Plat project area is shown below:



The subject Preliminary Plat provides 525 Low Density Residential (LDR) parcels. The lots are provided in both 45 and 50 foot widths.

The open space comprises 31 percent of the subject area. Additionally, a public access easement is provided along the wash that crosses the site that will contribute to the City of Surprise trail system.

Utility and Services Table:

Water:	Beardsley Water
Wastewater:	City of Surprise
School District:	Dysart Unified

Conformance with Adopted Plans:

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 or more.

Reviewing Agencies:

In addition to the standard city reviewing agencies, Maricopa County, 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 proposed under Case FS19-431.
- The reviewing agencies have indicated no objections.

Recommendation:

Based on the findings noted above, the Planning and Zoning Commission recommended approval of the North Copper Canyon Parcels 2, 3.2, and 3.3 Preliminary Plat to the Mayor and City Council subject to subject to stipulations 'a' through 'c' as outlined below:

- a. Development and use of the site shall be consistent with the Preliminary Plat entitled "North Copper Canyon Parcels 2, 3.2 & 3.3 and Amendment to the Austin Ranch West Preliminary Plat" consisting of 4 sheets prepared by Terrascape and stamped received November 3, 2020.

b. Landscaping of the site shall be consistent with the Landscape Plan entitled "North Copper Canyon Parcels 2, 3.2 & 3.3 An Amendment to the Austin Ranch West Preliminary Plat," consisting of 5 sheets prepared by McGough Adamson and stamped received October 16, 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.

Should the Mayor and City Council wish to deny the request, the Mayor and City Council should make its own findings and base its decision on those alternative findings.

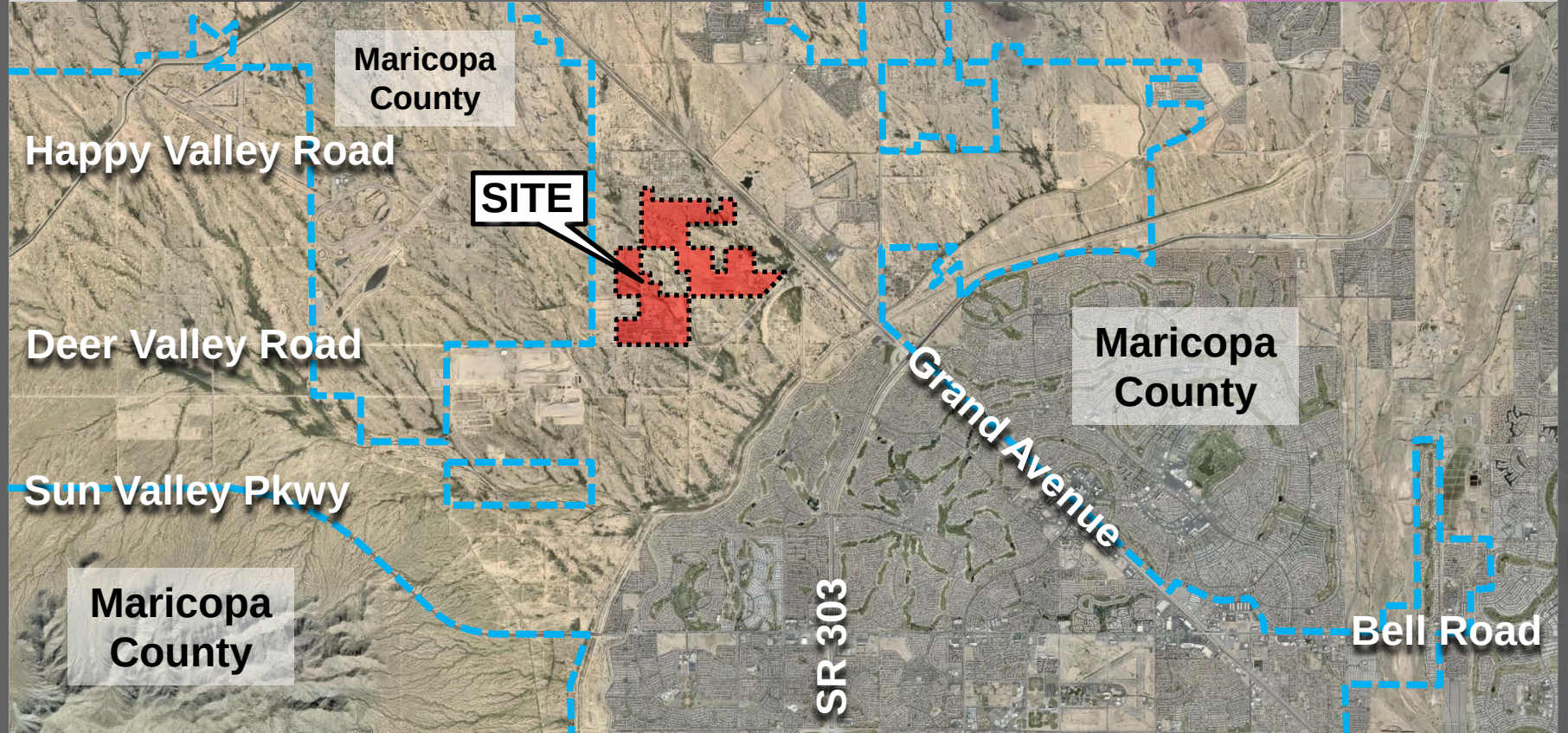
Attachments:

- 01 Vicinity Map
- 02 Case Map
- 03 Preliminary Plat
- 04 Landscape Plans
- 05 Open Space
- 06 Luke AFB comments

VICINITY MAP

FS20-328

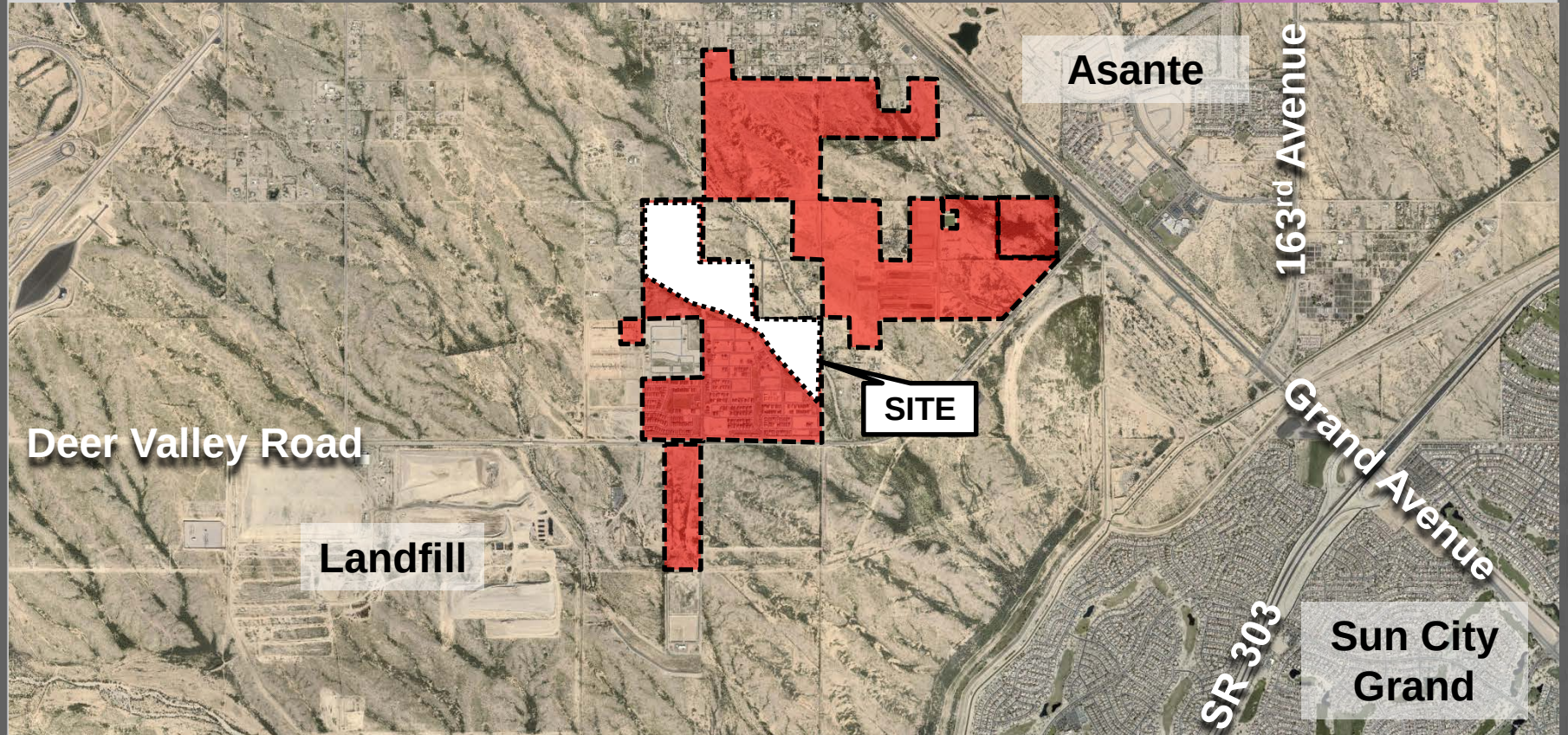
North Copper Canyon 2, 3.2, and 3.3

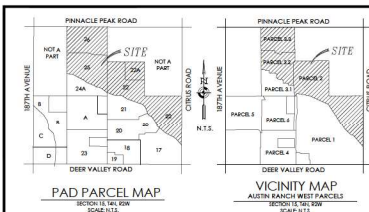


CASE MAP

FS20-328

North Copper Canyon 2, 3.2, and 3.3





NORTH COPPER CANYON PARCELS 2, 3.2 & 3.3

AN AMENDMENT TO THE AUSTIN RANCH WEST PRELIMINARY PLAT

LOCATED IN SECTION 15, TOWNSHIP 4 NORTH, RANGE 2 WEST,
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEVELOPER/APPLICANT
COURTLAND HOMES CO
PLANNING DEVELOPMENT COMPANY
2900 E. CAMELBACK RD., SUITE 100
PHOENIX, AZ 85016
CONTACT: DUANE HEARN
PHONE: 602.440.8680
EMAIL: DUANE@KANDDEVELOPMENT.COM

CIVIL ENGINEER
TERRASCOPE CONSULTING, LLC
400 N. MICHIGAN AVE., SUITE 100
PHOENIX, AZ 85012
CONTACT: PIM VAN DER BEEKSEN, P.E.
EMAIL: PIMVANDERBEEKSEN@TERRASCOPE.US

LEGAL DESCRIPTION

PARCEL NO. 1
THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2
THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3
LOTS 1 THROUGH 14, INCLUSIVE, AND LOTS 15 THROUGH 16, INCLUSIVE, OF FRAME B, BELLAMY SUBDIVISION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 11 OF MAPS, PAGE 35.

PARCEL NO. 4
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 5
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 6
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 7
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 8
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 9
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

LOCATED WITHIN THE NORTH HALF OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION BEARS NORTH 89°52' EAST, A DISTANCE OF 383.11 FEET;

THENCE NORTH 89°42' WEST, ALONG THE NORTH LINE OF AUSTIN RANCH WEST PARCEL 8, AS RECORDED IN BOOK 1386, PAGE 36, MARICOPA COUNTY RECORDS, A DISTANCE OF 1,304.05 FEET TO THE WEST LINE OF LOTS 13 AND 4 OF THE FRANK E. BELLAMY SUBDIVISION, RECORDED IN BOOK 11, PAGE 35, MARICOPA COUNTY RECORDS;

THENCE DEPARTING SAID NORTH LINE, NORTH 0°00'52" EAST, ALONG THE WEST LINE OF SAID LOT 13 AND 4, A DISTANCE OF 830.27 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89°42' EAST, A DISTANCE OF 90.12 FEET TO THE BEGINNING OF A 200.00 FOOT RADIAL CURVE, CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°39'57", A DISTANCE OF 146.62 FEET;

THENCE SOUTH 89°12'37" EAST, A DISTANCE OF 363.33 FEET TO THE BEGINNING OF A 212.30 FOOT RADIAL CURVE, CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°55'32", AN ARC DISTANCE OF 30.29 FEET;

THENCE SOUTH 89°48'50" EAST, A DISTANCE OF 449.74 FEET TO THE BEGINNING OF A 375.86 FOOT RADIAL CURVE, CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°11'47", AN ARC DISTANCE OF 348.69 FEET TO A RADIAL LINE;

THENCE NORTH 70°23'47" EAST, ALONG SAID RADIAL LINE, A DISTANCE OF 85.62 FEET;

THENCE DEPARTING SAID RADIAL LINE, SOUTH 0°57'51" EAST, A DISTANCE OF 80.90 FEET;

THENCE NORTH 12°42'46" EAST, A DISTANCE OF 80.90 FEET TO THE NORTHWEST CORNER OF TRACT 01 OF THE FINAL PLAT FOR AUSTIN RANCH PARCEL 1, RECORDED IN BOOK 1307, PAGE 31, MARICOPA COUNTY RECORDS;

THENCE SOUTH 0°57'51" EAST, ALONG THE WEST LINE OF SAID TRACT 01, A DISTANCE OF 44.50 FEET TO THE BEGINNING OF A 380.00 FOOT RADIAL CURVE, CONCAVE SOUTHWESTERLY;

THENCE CONTINUING ALONG SAID WEST LINE, SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 86°54'01", AN ARC DISTANCE OF 34.81 FEET;

THENCE CONTINUING ALONG SAID WEST LINE, SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 86°54'01", AN ARC DISTANCE OF 34.81 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89°49'30" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 77.00 FEET TO THE POINT OF BEGINNING.



Area Summary Table

Parcel #	Area (ac)
1	70.03
2	27.85
3	43.3
Total	141.18

Lot Size Summary Table

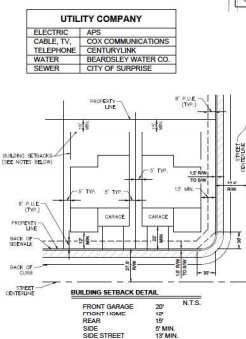
Parcel	40x110	50x110
1	104	0
2	191	0
3	0	122
Total	295	122
Total Lots	295	122

NORTH COPPER CANYON
Open Space Classification Table

Actual Area (ac)	Proposed Area (ac)	Natural Area (ac)	Total (ac)
4.62	1.88	26.53	33.03

NORTH COPPER CANYON
Approved Prelim Plat Dated October 31, 2006

Actual Open Space	Proposed Open Space
17.84	13.86



AUSTIN RANCH WEST PARCEL 1

NOTE:
ALL DEVELOPMENT PHASES DEPICTED ON THIS PRELIMINARY PLAT SHALL BE PROVIDED A MINIMUM OF (3) SEPARATE POINTS OF UNOBSTRUCTED ACCESS WITH A MINIMUM WIDTH OF TWENTY FEET, INSTALLED & MAINTAINED PURSUANT TO THE REQUIREMENTS OF THE CITY OF SURPRISE.



BENCHMARK

CITY OF SURPRISE STATION "LEMON" BEING A 2-57" ALUMINUM CANT. CITY OF SURPRISE GEODETIC SURVEY L.S. 3889 W. CITY LOG. DATUM POINT IS THE CENTER OF THE BURN IN THE LOG. STATION IS LOCATED AT THE NORTHEAST CORNER OF PINNACLE PEAK ROAD AND CITRUS ROAD. STAMPPING "LEMON" - 2009-04

ELEVATION = 1184.52 CITY OF SURPRISE DATUM

BASIS OF BEARING

NORTH BEARING EAST, BEING THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO AN UNCORRECTED A.L.T.A. SURVEY BY LAND SURVEY SERVICES DATED 05/03/2008. THE BASIS OF BEARING ALONG THE SURVEY AS STATED BELOW:

SOUTH 80°57'51" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST, G.A.S. & M.

CLOM NOTE:

A CLOM FOR THE PROJECT AREA HAS BEEN APPROVED BY FEMA. THIS PROJECT IS WITHIN FEMA FLOOD ZONES "A2" & "X1" FLOODPLAIN AND FLOODPLAIN BOUNDARIES DEFINED ON THE PRELIMINARY PLAT.

SHEET INDEX

COVER SHEET	1
PRELIMINARY PLAT AMENDMENT	2-4

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P: 602.272.7232 • info@terrascope.us • www.terrascope.us

NORTH COPPER CANYON
PARCELS 2, 3.2, 3.3

PRELIMINARY PLAT AMENDMENT

DATE	DESCRIPTION
05/10/2006	1ST CITY SUBMISSION
07/10/2006	2ND CITY SUBMISSION
07/20/2006	4TH CITY SUBMISSION
11/02/2006	5TH CITY SUBMISSION
CHECKED BY:	PJV
DRAWN BY:	BCC
TITLE:	COVER SHEET
SHEET No.	1 of 4
PROJECT No.	799.1



SURVEY LEGEND

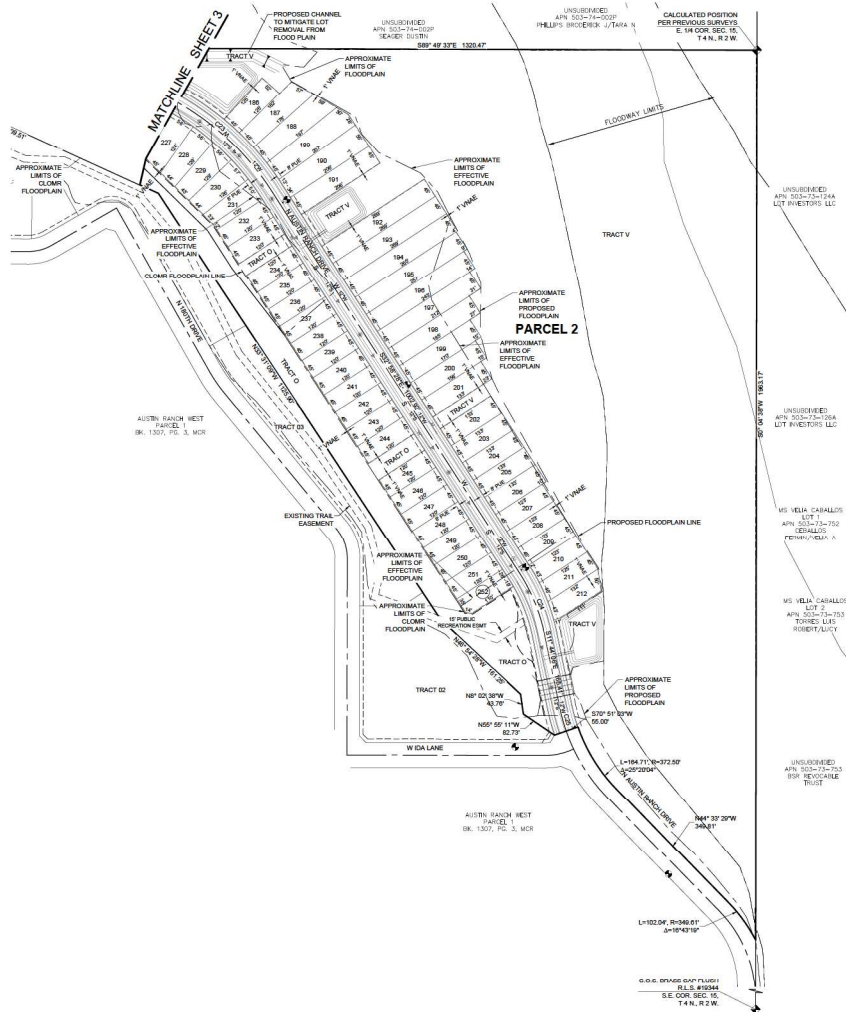
- SECTION CORNER AS NOTED
 FOUND MONUMENT AS NOTED
 SEWER MANHOLE
 FIRE HYDRANT
 VNAME VEHICULAR NON-ACCESS EASEMENT
 PUE PUBLIC UTILITY EASEMENT
 RW RIGHT OF WAY
 MCR MARICOPA COUNTY RECORDS
 303X30' SIGHT VISIBILITY EASEMENT
- SECTION LINE
 BOUNDARY LINE
 CENTER LINE
 EASEMENT LINE AS NOTED
 SETBACK LINE
 EFFECTIVE FLOOD PLANE
 CLOMR FLOOD PLANE
 PROPOSED FLOOD PLANE
 SEWER
 WATER (DOMESTIC)

PRELIMINARY PLAT
AMENDMENT

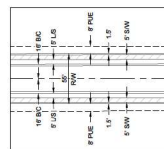
DATE	DESCRIPTION
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07/18/20	2ND CITY SUBMISSION
09/28/20	3RD CITY SUBMISSION
10/15/20	4TH CITY SUBMISSION
11/02/20	5TH CITY SUBMISSION

CHECKED BY:	PJV
DRAWN BY:	BCC
TITLE:	
AMENDED PRELIMINARY PLAT	
SHEET No.	
3 of 4	
PROJECT No.	
799.1	

CURVE DATA			
CURVE #	LENGTH	RADIUS	DELTA
C1	51.29'	200.00'	14°41'09"
C2	112.10'	182.50'	33°21'52"
C3	51.29'	200.00'	14°41'09"
C4	50.69'	200.00'	14°38'18"
C5	51.29'	200.00'	14°41'09"
C6	50.69'	200.00'	14°38'18"
C7	51.29'	200.00'	14°41'09"
C8	50.69'	200.00'	14°38'18"
C9	51.29'	200.00'	14°41'09"
C10	50.69'	200.00'	14°38'18"
C11	51.29'	200.00'	14°41'09"
C12	50.69'	200.00'	14°38'18"
C13	122.79'	485.00'	14°38'18"
C14	102.67'	300.00'	19°40'00"
C15	102.67'	300.00'	19°40'00"
C16	102.67'	300.00'	19°40'00"
C17	102.67'	300.00'	19°40'00"
C18	102.67'	300.00'	19°40'00"
C19	102.67'	300.00'	19°40'00"
C20	78.94'	50.00'	90°00'00"
C21	57.41'	50.00'	90°00'00"
C22	63.39'	155.00'	24°12'09"
C23	342.79'	600.00'	32°43'49"
C24	148.29'	400.00'	21°14'22"
C25	52.34'	400.00'	7°29'44"



- SURVEY LEGEND**
- SECTION CORNER AS NOTED
 - FOUND MONUMENT AS NOTED
 - SEWER MANHOLE
 - FIRE HYDRANT
 - VEHICULAR HIGH ADDRESS EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - R/W RIGHT OF WAY
 - MCOR MARICOPA COUNTY RECORDS
 - 3000' SIGHT VISIBILITY EASEMENT
 - SECTION LINE
 - BOUNDARY LINE
 - CENTER LINE
 - EASEMENT LINE AS NOTED
 - SETBACK LINE
 - EFFECTIVE FLOOD PLAN LINE
 - CLOM/F FLOOD PLAN LINE
 - PROPOSED FLOOD PLAN LINE
 - SEWER
 - WATER (DOMESTIC)



- UTILITY DESIGN NOTES**
- SANITARY SEWER LINES AND MANHOLES SHALL BE DESIGNED PER ESD CHAPTER 7 AND CITY OF SURPRISE INTERESTED MASTER WATER PLAN DSW AND 2000 AS WELL AS APPROVED NORTH COPPER CANYON WASTEWATER MASTER PLAN ADDENDUM (JUNE 2019).
 - THE WATER SYSTEM SHALL BE DESIGNED PER BEARDSLEY WATER COMPANY REQUIREMENTS.



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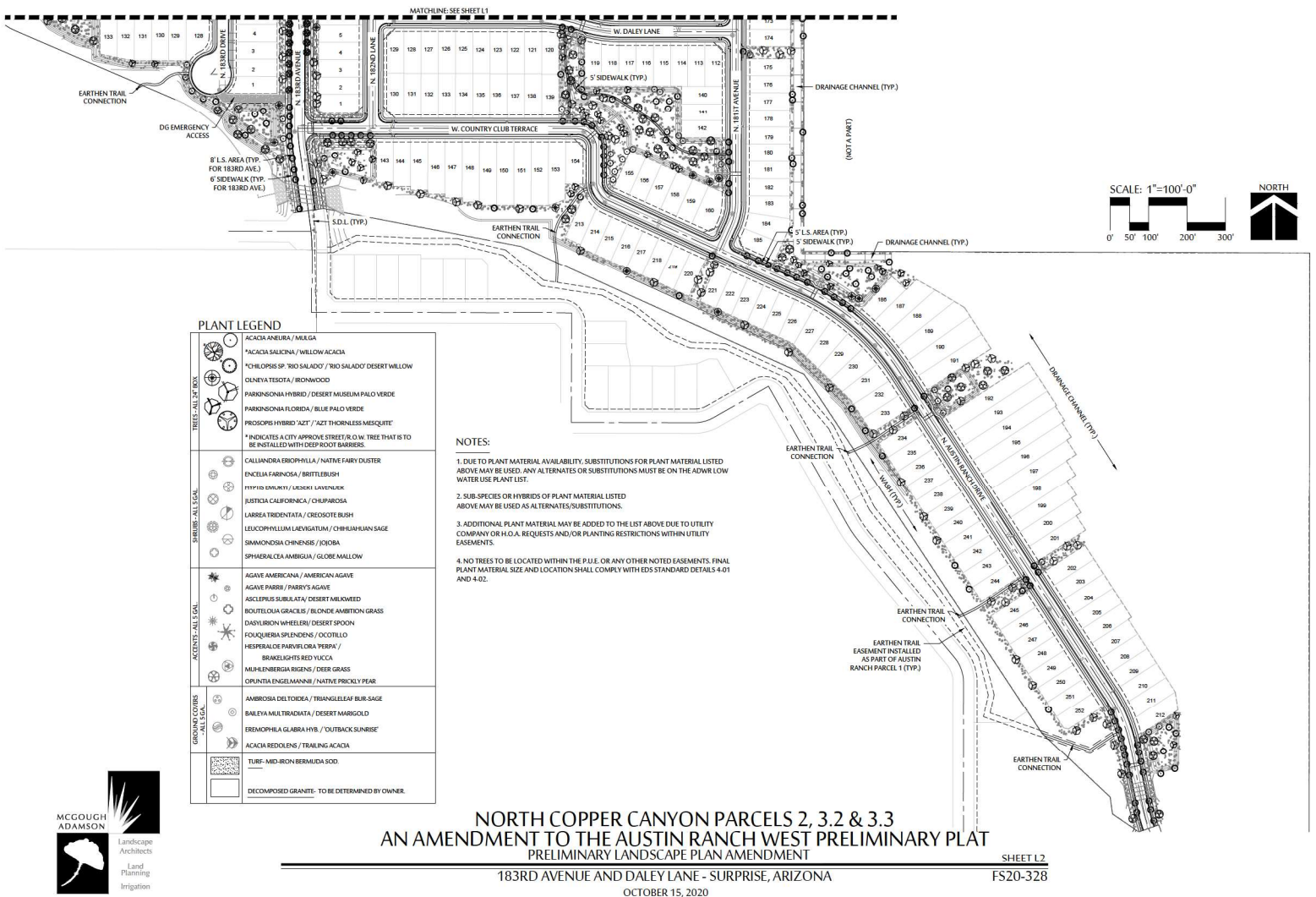
NORTH COPPER CANYON
PARCELS 2, 3, 5, 6

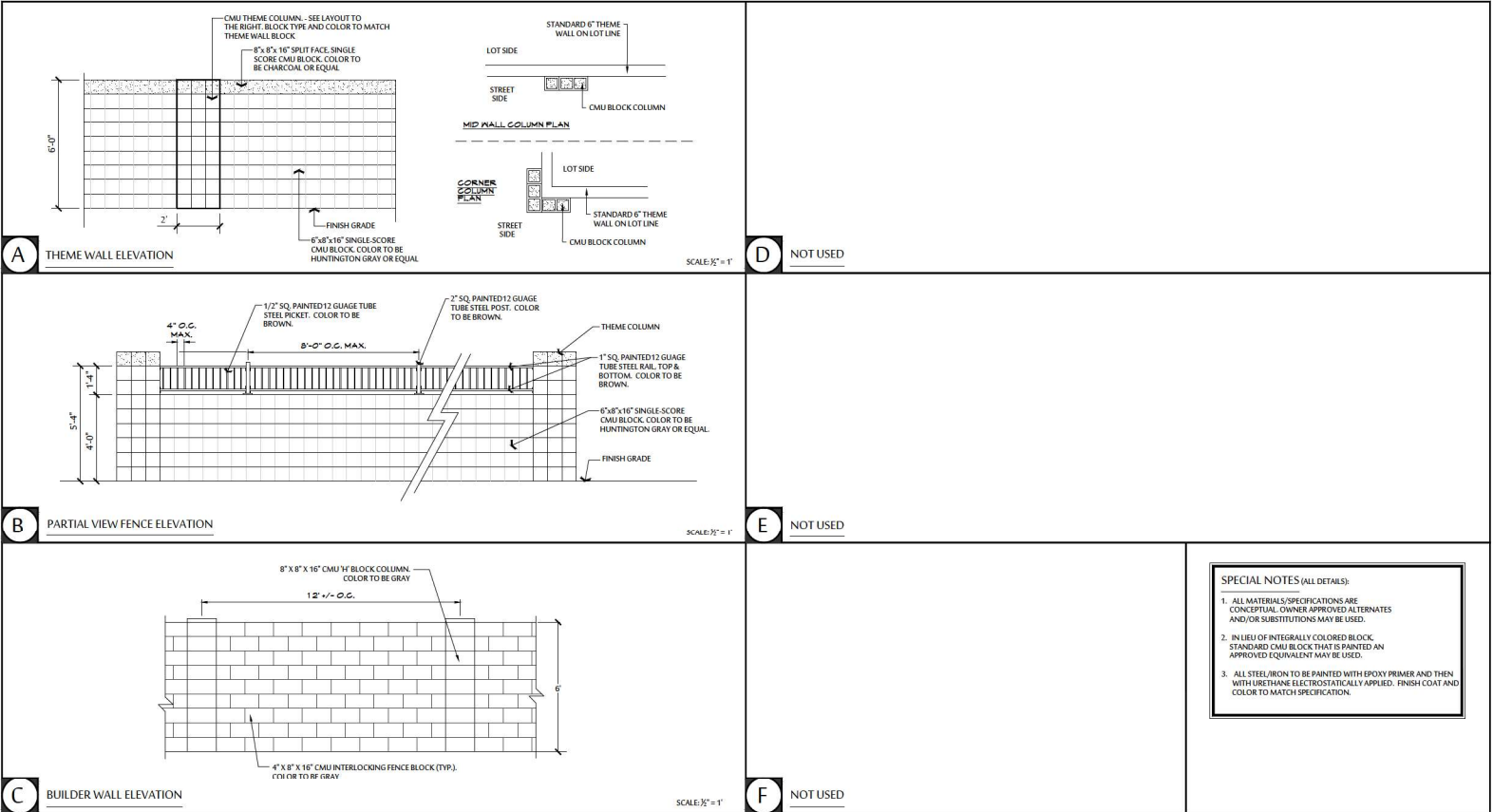
PRELIMINARY PLAT
AMENDMENT



DATE	DESCRIPTION
05/13/2020	1ST CITY SUBMISSION
07/13/2020	2ND CITY SUBMISSION
07/20/2020	3RD CITY SUBMISSION
10/15/2020	4TH CITY SUBMISSION
11/02/2020	5TH CITY SUBMISSION

CHECKED BY: PJV
DRAWN BY: BOC
TITLE: AMENDED
PRELIMINARY PLAT
SHEET No: 4 of 4
PROJECT No: 799.1





NORTH COPPER CANYON PARCELS 2, 3.2 & 3.3
 AN AMENDMENT TO THE AUSTIN RANCH WEST PRELIMINARY PLAT
 PRELIMINARY WALL DETAILS AMENDMENT

183RD AVENUE AND DALEY LANE - SURPRISE, ARIZONA

OCTOBER 15, 2020

SHEET 1.5
 FS20-328



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

29 May 2020

Mr. Christopher P. Toale
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

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

Re: FS20-328; Austin Ranch Parcel 2, 3.2 & 3.3 (APNs: 503-74-005U, 503-74-023, 024, 025A, 503-74-001Q, 503-74-001P and 001N; Portions of 503-71-012, 013, 016, 017 & 018)

Dear Ms. Nevarez

Thank you for the opportunity to provide comments on the Preliminary Plat for Austin Ranch Parcel 2, 3.2 & 3.3. The site sits on 141.72 acres of vacant land located at southeast corner of Pinnacle Peak Rd and 185th Ave in Surprise AZ. This request is for 536 lots for a density of 3.8 du/ac. The site is approximately .6 miles outside the Aux-1 2004 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is outside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence, Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. Austin Ranch West Parcel 2, 3.2 & 3.3 with a density of 3.8 du/ac falls within these guidelines.

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

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

Sincerely

A handwritten signature in black ink, appearing to read "C. P. Toale". The signature is fluid and cursive, with the first name "C" being large and the last name "Toale" written in a more compact, cursive style.

CHRISTOPHER P. TOALE

cc:

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

Mr. James R. Mitchell, GS-14, 56th Fighter Wing

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



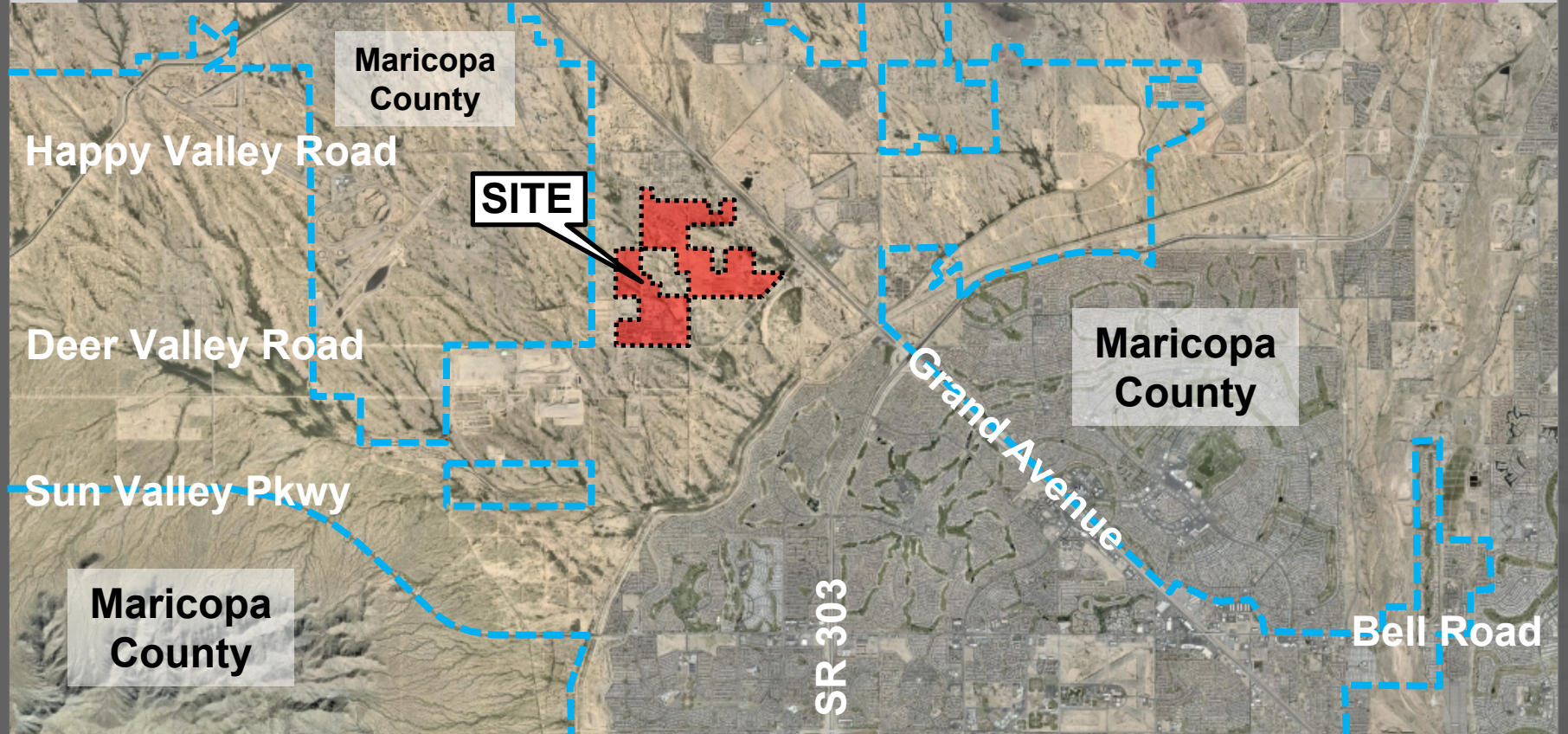
FS20-328
North Copper Canyon
Parcels 2, 3.2, and 3.3
Preliminary Plat

Mayor and City Council – January 19, 2021

VICINITY MAP

FS20-328

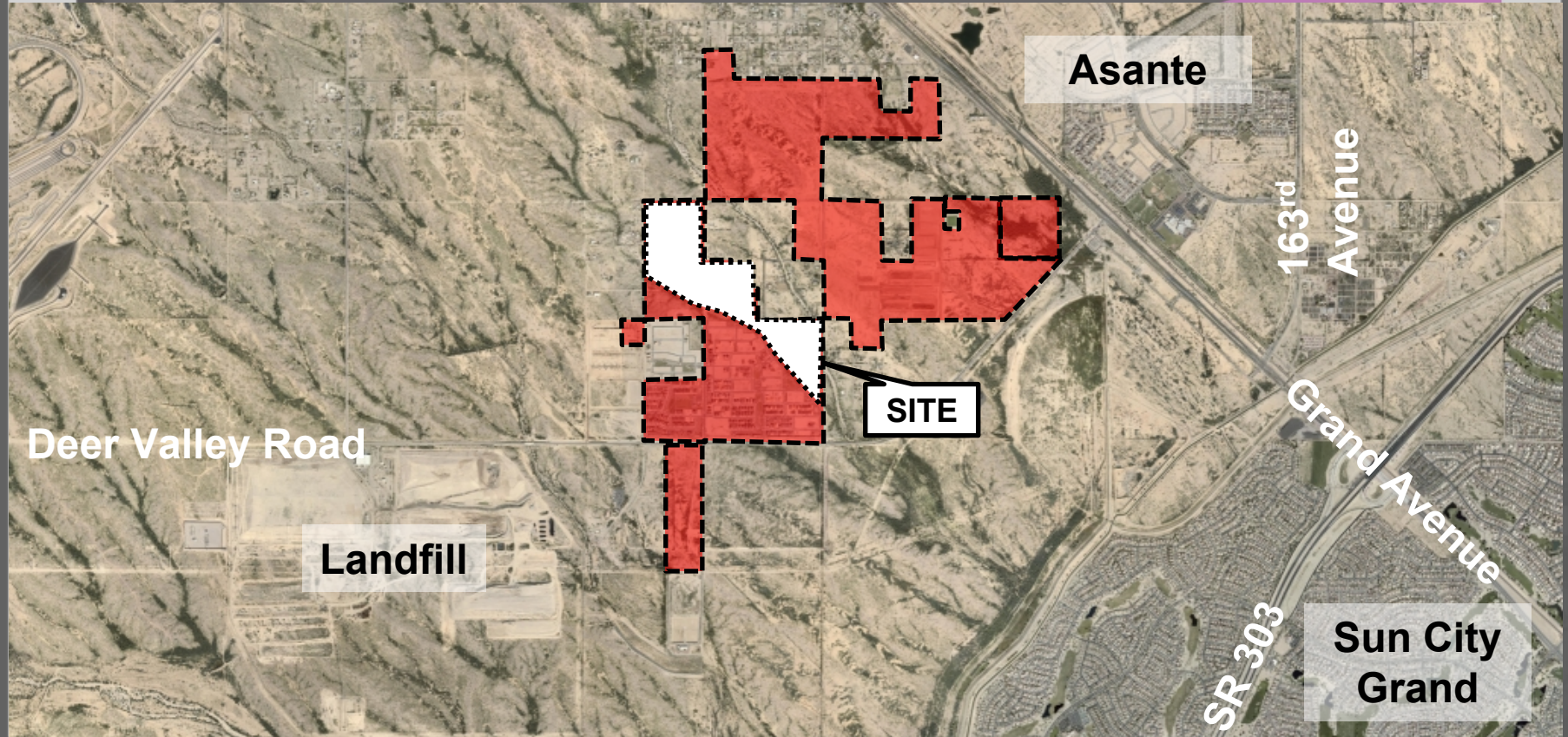
North Copper Canyon 2, 3.2, and 3.3



CASE MAP

FS20-328

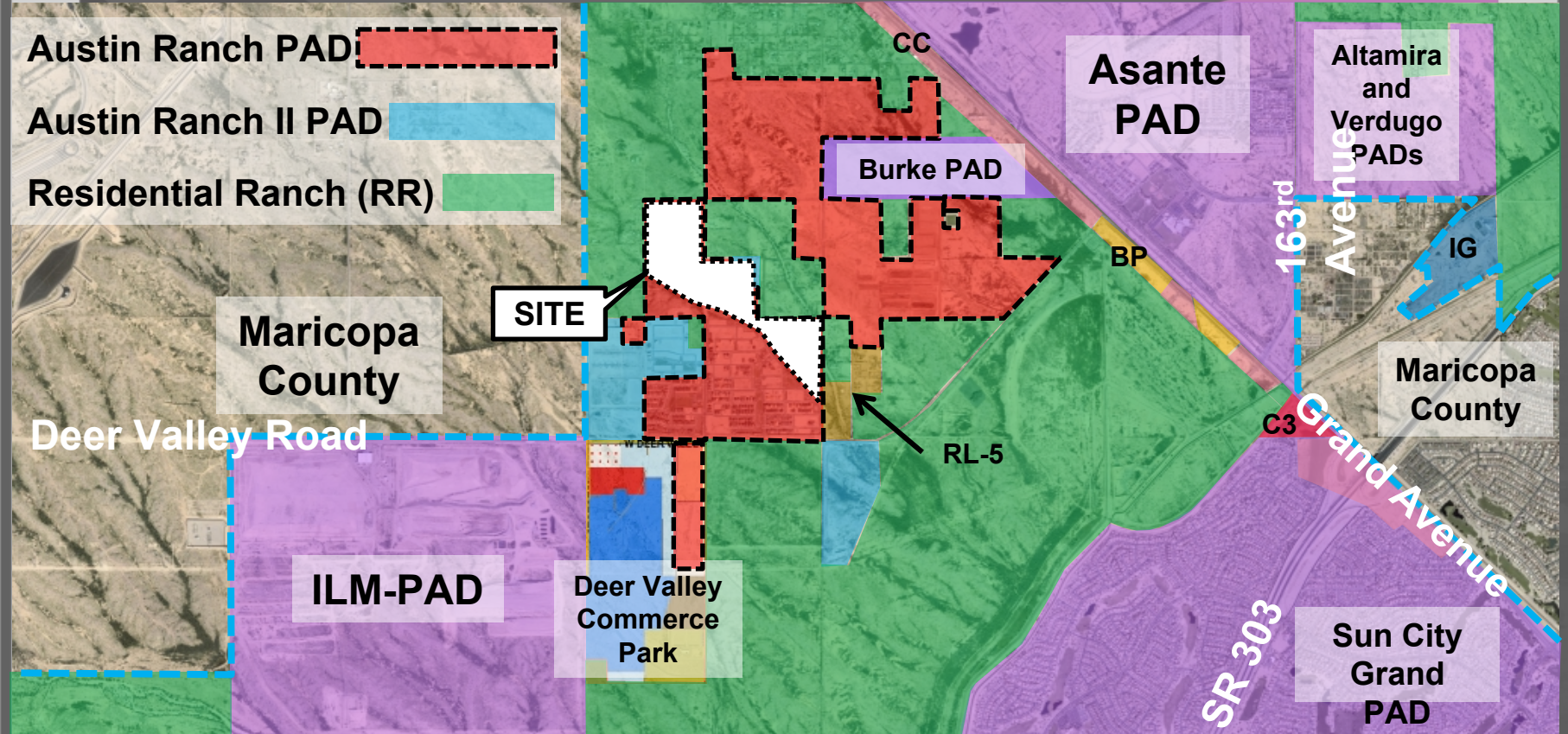
North Copper Canyon 2, 3.2, and 3.3



ZONING MAP

FS20-328

North Copper Canyon 2, 3.2, and 3.3



PRELIMINARY PLAT



North Copper Canyon Parcels 2, 3.2, and 3.3

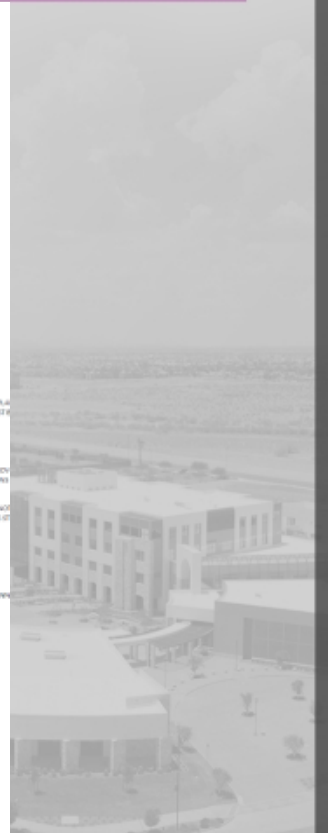
- 141.78 Acres
- 525 Lots
- 14 Tracts

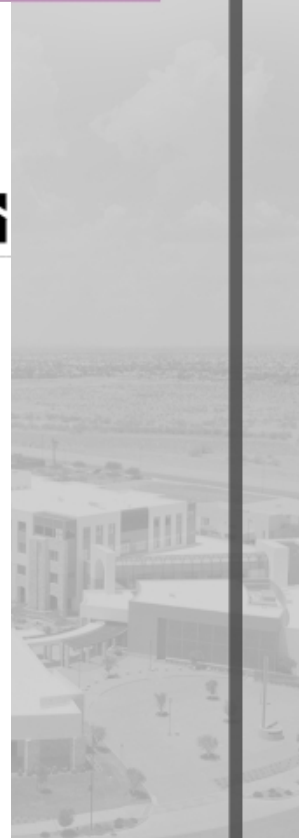
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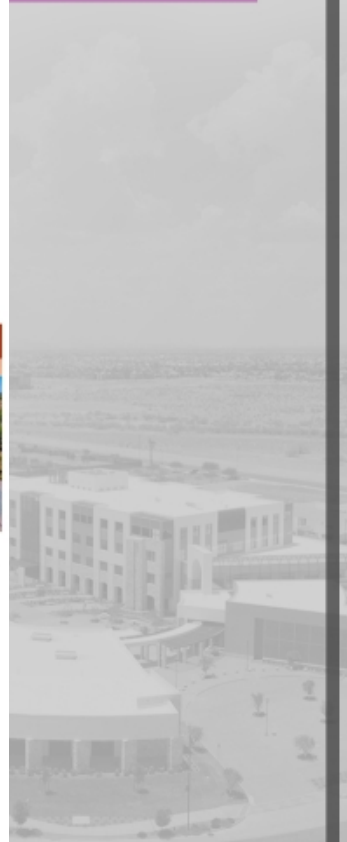




LANDSCAPE









QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 19, 2021
Submitting Department: Public Works
Staff Recommendations: None

Contact Person: Bobby Parks
District: Citywide

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

Agenda Wording:

Presentation and discussion pertaining to the status of the Solid Waste Recycling program.

Motion:

None.

Background:

This item is for presentation only to inform Council on Solid Waste Recycling program.

Objective Analysis:

The Public Works Department periodically presents to Mayor and Council the status of projects.

Policy Compliant:

This item is policy compliant.

Financial Impact:

None at this time, however, topics discussed in this work session could lead to future actions, which may have a fiscal impact on city operations.

Budget Impact:

All presented are fully funded.

FTE Impact:

This item does not change the full time equivalent count.

ATTACHMENTS:

1. Recycle Update_Final
-



Recycling Program Update

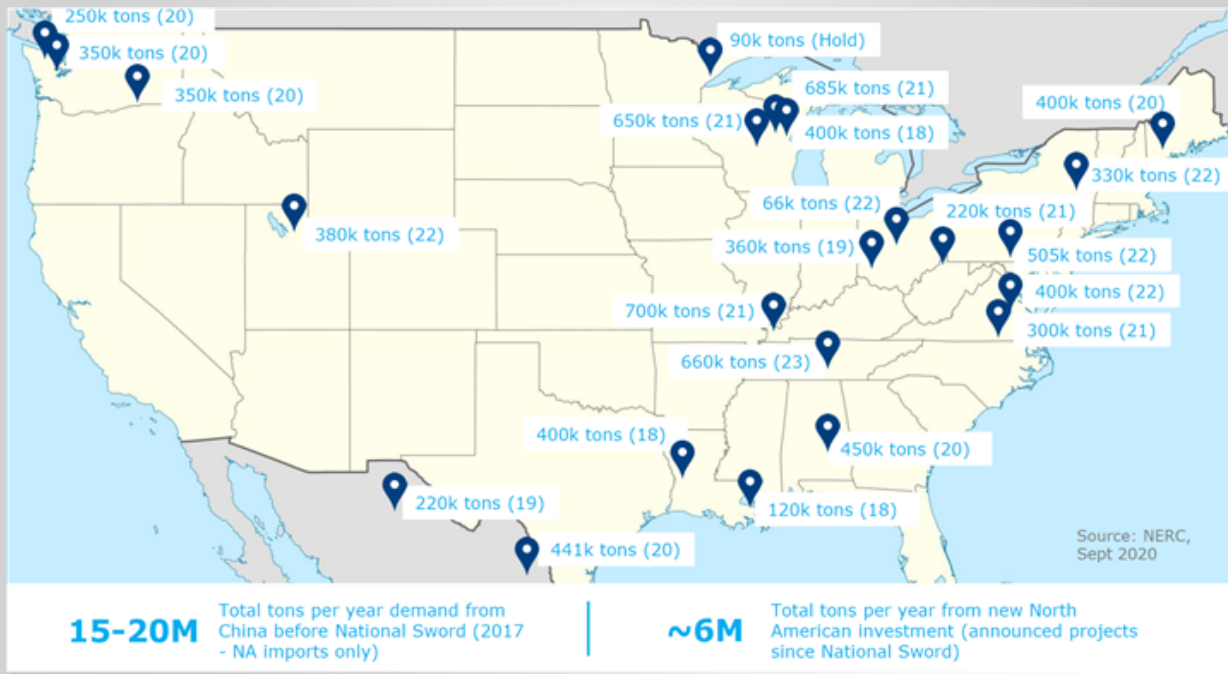
PUBLIC WORKS DEPARTMENT SOLID WASTE DIVISION

City Council Work Session
January 19, 2021

OVERVIEW OF RECYCLING INDUSTRY

- 2018: China enacts the National Sword Policy
 - Bans 40 types of recycling material including all plastics
 - Introduces strict contamination policy of 0.5% or less
- 2019: Recycle markets collapse as supply dominates demand
- Estimated less than 10% of all plastic is recycled

NORTH AMERICA DEMAND FOR RECYCLING

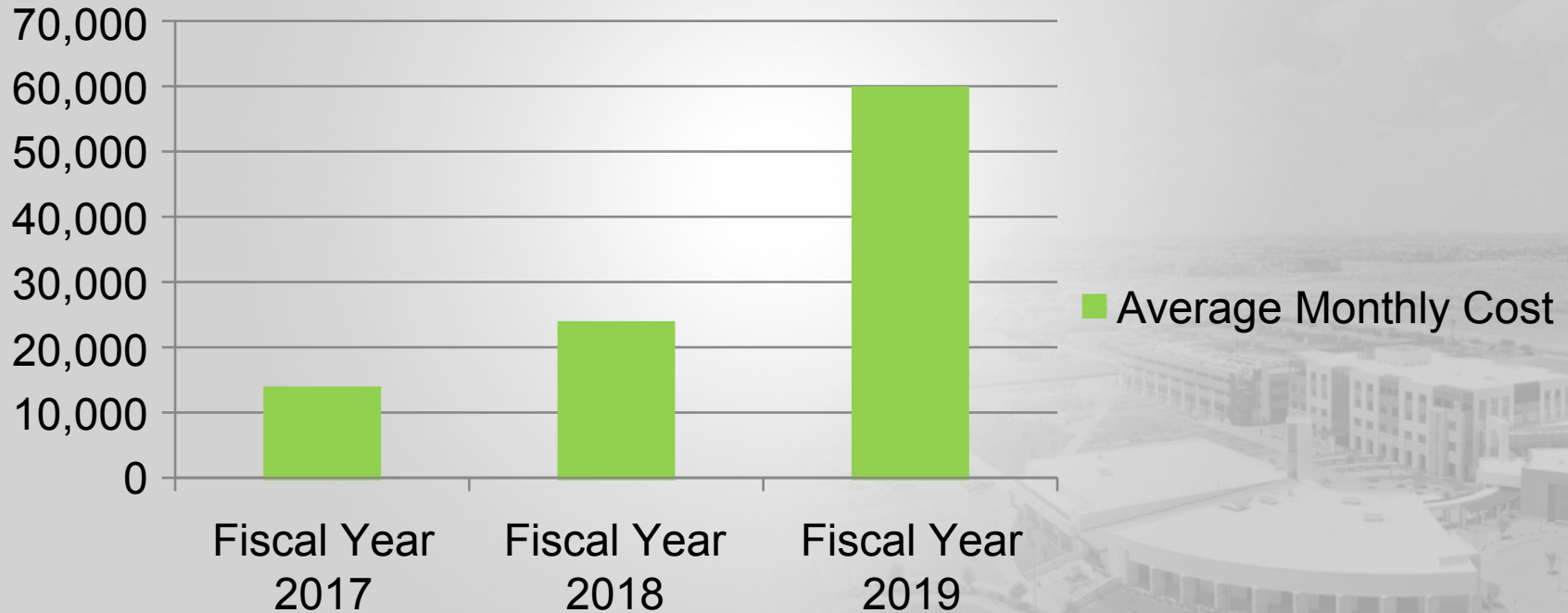


Investment in North American mills is increasing demand, but still far short of China's previous demand. Future market balance will require more investment

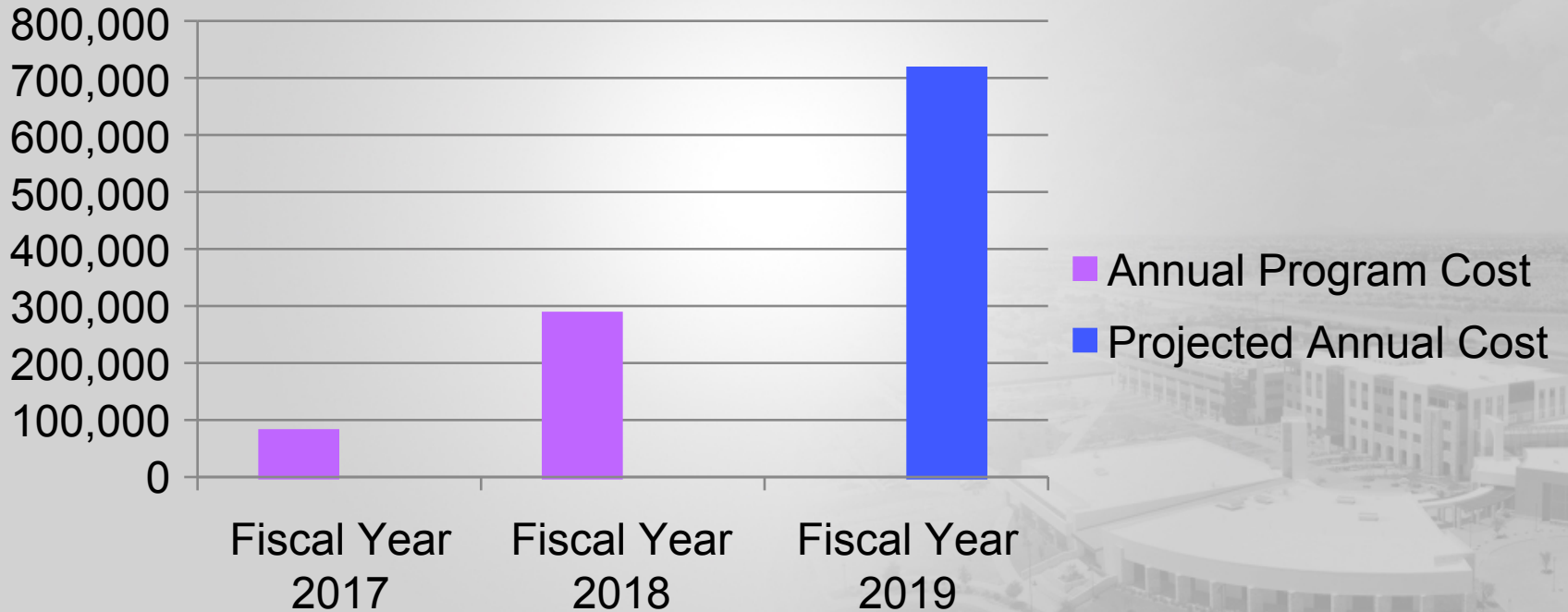
SURPRISE'S RECYCLING PROGRAM

- Dec 2017: End of Recycling Agreement
- Jan 2018: Recycling becomes a monthly cost for the City
- Aug 2019: Recycle material starts to be diverted to the landfill
- July 2020: Recycle drop-off site opened

SURPRISE'S RISING MONTHLY RECYCLE COSTS



SURPRISE'S ANNUAL RECYCLE COSTS



RECYCLING PROGRAM COLLECTION SERVICE

- Hours of Operation
 - Tuesday, Wednesday, & Saturday
 - From 8 – 11 am & 1 – 3 pm
- Acceptable Items
 - Cardboard
 - Plastic bottles #1 - #2
 - Aluminum/Tin
- Average of 500 cars per month
- Estimated 90% cardboard
- Material is separated before being hauled to the Materials Recovery Facility



ENVIRONMENTAL IMPACT

Reduced Operations by 2 Trucks

- Equivalent to:

- 17,500 gallons of fuel consumed annually
- 400,000 pounds of GHG emissions annually
- 450,000 miles of GHG emissions produced by an average car

- Heavy duty truck impact on roads: 1 solid waste truck = 3,000 cars

- 1,248,000 cars annually
- 44,000 miles of Surprise roads

WHAT'S NEXT FOR SURPRISE?

- Anxiously engaged in re-establishing a responsible and sustainable curbside recycling program
- Ongoing discussions with sustainability leaders, neighboring cities, and private partners
- Reviewing short-term results vs. long-term solution



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 19, 2021

Contact Person: Danielle Osborne, HSCV
Administrator

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 of the Veterans, Disability and Human Services Strategic Plan.

Motion:

I move to approve the Veterans, Disability, and Human Services Strategic Plan.

Background:

Between late May and December, 2019, I&E Consulting, LLC actively engaged with the Surprise human services community (both recipients and providers of services); residents and community advocates; faith communities; leaders/staff members of City of Surprise Human Services and public safety departments; volunteers; and members of nonprofit boards, commissions and coalitions to conduct a human services needs assessment for the community.

This human services community needs assessment was the first of its kind for the City to be commissioned in conjunction with the City's Veterans, Disability and Human Services Commission (VDHS) and the City Council for use in the City's planning process. The assessment includes a prioritized list of recurrent needs common to all population groups, a prioritized list of services needed by each population group, prioritized recommendations and best practice strategies to address the gaps, and prioritized suggestions for local and/or regional partnership strategies.

Using the information from the community needs assessment the consultant assisted the VDHS Commission in aligning a strategic plan with the identification of data-driven needs and opportunities.

Objective Analysis:

VDHS Commission Chair and the Consultant will review the draft Strategic Plan with the City Council to receive guidance for further input or recommendation of approval.

Policy Compliant:

This action is compliant with City and Council policies.

Financial Impact:

The cost associated with the Strategic plan is \$10,000. Funds have already been allocated out of the Human Service & Community Vitality budget.

Budget Impact:

This item has been included in the FY21 Human Service and Community Vitality Department budget. \$5,000 is coming from the funding allotted to the VDHS Commission and \$5,000 is coming from the HSCV administrative budget.

FTE Impact:

None

ATTACHMENTS:

1. Strategic Plan Framework Formal Presentation 1-19-2021
 2. City of Surprise, Human Service and Community Vitality Veterans Strategic Plan FINAL with edits per Commission 12-2020
-



Veterans, Disability & Human Services Commission: Strategic Plan Framework

Presented by Chair Karissa Perry

Human Service & Community Vitality | January 19, 2021



Introduction and Purpose

- Thank you - Chair Perry
 - Mayor and Council for the support of our efforts and the investments especially the first ever Human Service & Community Vitality Needs Assessment
 - Staff, Fellow Commissioners and contributing consultants, Dr. Zorita, Dr. Williams and Chela Schuster of I&E Consulting and Anna Maria Maldonado of Phoenix International Consultants for their time conducting research and giving guidance
- Presentation Purpose
 - Overview, dialogue, Q&A of Strategic Plan Framework and request for Mayor and Council approval to proceed with further investment of time and exploration of potential budgetary allocation related to findings



Strategy Overview

- Commission Vision and Purpose as part of Human Service & Community Vitality
- Commission discussion and input
- Consensus on prioritization of community needs centered around solid foundation, efficiency and sustainability
- Initial areas of priority opportunity
 - Transit
 - Resource Satellite Hubs
 - Master of Social Work Volunteer Coordinator Project
 - Job Readiness Employment & Training
 - Communications – Promotion (Education and Awareness of Resources)



Transit

- Transit
 - Established priority for supportive practical transit for connectivity and mobility for connectivity and mobility, self sufficient accessibility to ADLs, work and education within and beyond City boundaries
 - Established workgroup
 - Buildout goals, Subgoals, Key Measures, Timelines, Explore potential costs
 - **Requesting approval for active inclusion in transit discussions and planning activities**



Resource Satellite Hubs

- Resource Satellite Hubs
 - Priority to serve more given our current times and its effect on our vulnerable neighbors
 - Established Workgroup
 - Pilot and evaluate best practices
 - Priority based on accessibility (Mobility and Virtual requirements)
 - Grow strategic partnerships and local points of entry
 - Duplication of efforts and added navigational support through community partners
 - Train the Trainer through strategic partnerships and or work internships (slide 6 MSW and LCSW Volunteer Coordinator)
 - Buildout goals, Subgoals, Key Measures, Timelines, Explore potential costs
- **Request for approval allowing workgroup to continue exercise and formal proposal specific to timeline and potential cost(s)**



Volunteer Coordinator

- MSW and LCSW Internship Program
 - Prioritize for low cost efficiencies and sustainability
 - Teaching Model i.e. train the trainer
 - More with Less
 - Established workgroup
 - Enhance intensive virtual and face to face navigational support
 - Enhancing self sufficiency
 - Proactively support innovative public safety needs centered on wholistic needs and care prioritizing behavioral health
 - Fulfill post-graduate requirements
 - Buildout goals, Subgoals, Key Measures, Timelines, Explore potential costs
- **Request for approval allowing workgroup to continue exercise and formal proposal specific to timeline and potential cost(s)**



Job Readiness

- Strategic enhancements and educational training aligned with regional future job growth needs
 - Prioritize supporting opportunity readiness and regionally aligned self sufficiency
- Workgroup established
 - Cross disciplinary exploration regional job needs, future job needs, inventory existing training and educational resources
 - Inclusion
 - Representation
 - Creative leverage of funding streams
 - Recommendations around investment opportunities for job placement and economic development
 - Buildout goals, Subgoals, Key Measures, Timelines, Explore potential costs
- **Request for approval allowing workgroup to continue exercise and formal proposal specific to timeline and potential cost(s)**



Communication

- Promotion and Community Education centered on Human Service Resources in Surprise Service Area
 - Prioritize consistent sharing (internally and externally) of resources-services
 - Services and Education is only as successful as they are utilized
 - Established workgroup
 - In collaboration with Department and Communications Staff
 - Evaluate current communication strategy
 - Recommend and support enhanced strategy to include all community resources and in an effective cadence (including services of strategic partners and volunteer opportunities)
 - Develop key measures specific to utilization based on communications
 - Explore Staff, tools (virtual and telephonic applications) resource needs
 - Build out goals, subgoals, timelines, key measures, and potential costs.
- **Request for approval allowing workgroup to continue exercise and formal proposal specific to timeline and potential cost(s)**



QUESTIONS OR COMMENTS?

Thank You



Veterans, Disability & Human Services Commission

DRAFT Strategic Plan

December 2020

Introduction

This strategic plan is the result of the organizational restructuring, progression of process and inclusionary representation of perspective to the Veterans, Disability & Human Services Commission (VDHS) strategically aligned with the City of Surprise's Human Service and Community Vitality Department. The revisions commenced assessment and engagement exercises taking inventory of overall community needs and human service delivery to vulnerable residents in the City of Surprise. The results generated the Commissioning and publishing of *the Human Services & Community Vitality in Surprise-A Community That Cares.....A Community Needs Assessment* and the development of an aligned strategic plan. The Veterans, Disability & Human Services Commission Strategic Plan will serve as initial recommendations for the City of Surprise City Council for prioritization of enhanced service delivery infrastructure within the City based on the data and highlighted needs outlined in the assessment and of the expertise of the Commission.

Background

In December 2018, the City of Surprise's City Council voted to disband the Disability Advisory Commission and expand it into a new holistic and multi-dimensional Commission. The newly-formed authority: the Veterans, Disability & Human Services Commission. The expanded Commission is charged with assisting in the development and expansion of City human service programming related to veterans; people with special needs; and those experiencing socioeconomic vulnerability and in need of general guidance and supportive services, workforce development and overall care.

The Commission is comprised of volunteer members representing veterans, their family members or someone representing a veteran service organization, members representing those with disabilities and/or programs that support our special needs communities and those representing the social and human services sectors. The new Commission assembled for the first time in February 2019. A total of 18 regular Commission meetings have been held to-date, along with various trainings specific to social service delivery and entitled benefits.

In preparation for their work ahead and finalizing the needs assessment and subsequent strategic plan, the Commission hosted and participated in countless meetings, surveys, interviews, focus groups, and community forums. Two community forums with information-seeking, and then information and data sharing were held with 230 participants in attendance. This coincided with the new five-year HUD Consolidated Plan reviewed by the Commission and adopted by Council. The Commission also established a new annual event, the Care & Share Expo, which serves as a resource fair for all residents and continues with an ongoing workgroup meeting of the Care & Share planning committee. The Care & Share event is made possible through the VDHS budget authorized by the Surprise City Council and supported through in-kind sponsors. The in-person Care & Share Expo for 2020 was canceled due to the pandemic with some discussion around hosting virtually. The Commission's preparation, training, and activities to-date and accomplishments are broken out below.

VDHS Commission Summary (Feb 2019 – Oct 2020)

Special Needs/Disability/Accessibility Topics/Trainings/Discussions:

1. Voting Accessibility (10/14/20)
2. Sounds of Autism Presentation & Discussion (9/9/20)
3. Blue Mountain Developmental Programs Presentation & Discussion (3/11/20)
4. Arizona Industries for the Blind Presentation & Discussion (2/12/20)
5. Raising Special Kids Presentation & Discussion (10/9/19)
6. City of Surprise Adaptive Recreation Programs Presentation & Discussion (9/11/19)
7. The Arc of Arizona Presentation & Discussion (8/14/19)
8. Translational Genomics Research Institute (TGEN) Presentation & Discussion (8/14/19)
9. One-Step Beyond Presentation & Discussion (6/12/19)
10. Social Security Income and Social Security Disability Income Benefits Presentation & Discussion, Slepian & Smith Law Firm (4/10/19)

Veteran Topics/Discussions/Trainings/Presentations:

1. VDHS Commissioner Veteran Appreciation (10/14/20)
2. Vetlink Foundation Presentation & Discussion (11/13/19)
3. West Valley Vet Center Presentation & Discussion (10/9/19)
4. Be Connected, Arizona Coalition for Military Families Presentation & Discussion (9/11/19)
5. American Patriot Service Corporation Presentation & Discussion (6/12/19)
6. West Valley Veteran Success Center Presentation & Discussion (5/8/19)
7. Disabled American Veterans (DAV) Presentation & Discussion (5/8/19)

Human Service Topics/Discussions/Presentations:

1. Community Legal Services Presentation & Discussion (3/11/20)
2. Cancer Support Community of Arizona Presentation & Discussion (2/12/20)
3. NW Interfaith Homeless Emergency Lodging Program (I-HELP) Presentation & Discussion (1/8/20)
4. Arizona@Work Maricopa County Employment & Training Services Presentation & Discussion (1/8/20)
5. Surprise Public Safety Response to Behavioral & Mental Health Calls – Surprise Police Crisis Intervention Team (12/11/19)

6. Surprise Public Safety Response to Behavioral & Mental Health Calls – Surprise Fire-Medical Department (11/13/19)
7. WHAM Overview, Presentation & Discussion about programs (10/9/19)
8. City of Surprise Transit Options Presentation & Discussion (10/9/19)
9. Surprise Resource Center Offerings Presentation & Discussion (3/13/19)

HUD CDBG & HOME Trainings/Plans/Items/Discussions:

1. Annual HUD Consolidated Annual Performance Evaluation Report (CAPER) (9/9/20)(9/11/19)
2. 2020-2024 HUD Consolidated Plan & Annual Action Plan (postponed, but Commission provided input to Council) (3/11/20), (2/12/20)
3. HUD HOME Consortium Action Plan Amendment (12/11/19)
4. HUD CDBG & HOME Funding Training (8/7/19)

Other:

1. Care & Share Working Group (Virtual Resource Campaign) (10/14/20), (9/23/20), (9/8/20)
2. Care & Share Commission Discussion (9/9/20), (8/12/20), (10/9/19), (9/11/19), (8/14/19), (6/12/19), (3/13/19)
3. Strategic Plan Items (10/14/20), (8/12/20)
4. Commissioner Trainings (8/12/20), (2/13/19)
5. Community Needs Assessment (3/11/20), (11/13/19), (8/14/19), (6/12/19), (4/10/19), (3/13/19)

VDHS Community Events:

- Care & Share Expo (Oct 2019), (Resource Media Campaign 2020)
- Community Needs Forums (9/27/2019), (2/28/2020)

Annual Budget - \$10,000 Past uses:

- Care & Share Expo - \$5,000
- Care & Share Virtual Resource Campaign - \$1,250*
- Strategic Planning Support - \$5,000
- VDHS Table Cover for Future Events - \$150.00

** - projected cost of full-page newspaper ad and social media advertisements*

Organizational Structure:

The 11-member Commission is comprised of volunteer members representing veterans, their family members or someone representing a veteran service organization, members representing those with disabilities and or programs that support our special needs communities and those representing the social and human services sectors.

Membership includes the initial existing members of the original Disability Advisory Commission for the remainder of their respective terms and four additional members. The latest members appointed thereafter shall be limited to (i) service members, veterans, and relatives of either; (ii) individuals with disabilities and disability service organizations; and (iii) human service representatives and organizations.

The following definitions apply:

Service member means an active member of the United States Armed Forces; Army or Air National Guard; and any other category of persons designated by the President in time of war or national emergency

Veteran means a person who served as a service member and who was discharged or released under conditions other than dishonorable

Relative means spouse, child, parent, or sibling

Disability means a physical or mental impairment that substantially limits one or more major life activities

Human services means services provided to individuals to stabilize their life and find self-sufficiency through guidance, counseling, treatment and the provision of basic needs, including but not limited to times of crisis.

The Commission is governed by City of Surprise City Code Article VIII Sec. 2-298 - Veterans, Disability and Human Services Commission.

Vision:

The Veterans, Disability & Human Services Commission's vision and purpose is to provide guidance and recommendation to the City Council for allocation of resources aligned on data-driven needs and opportunities for community services enhancements to measurably improving the lives of vulnerable Surprise residents.

The Veterans, Disability & Human Services Commission's – as part of the City of Surprise's Human Service & Community Vitality Department – mission and guiding principle is to strengthen community, non-profits and government partnerships to better serve Surprise residents and strive as "a community that cares," committed to linking residents to programs that offer the support needed for a fuller, safer, more community-oriented Surprise life and promotes quality of life, accessibility and equity for all residents of Surprise.

Values:

The Veterans, Disability & Human Services Commission promotes quality of life, accessibility and equity for all residents of Surprise, including those who are veterans, who experience disabilities and or vulnerability through cooperation with Surprise residents and any veterans, disability and human service organizations that serve the all vulnerable residents of the City of Surprise.

Mission:

The Veterans, Disability & Human Services Commission advises the Surprise City Council and Staff on veteran, disability and human services issues by providing a common forum for service providers and residents to discuss, coordinate activities, and develop solutions for challenges faced by Surprise residents, including, but not limited to, accessibility to veterans services, disability and human services.

The Commission reviews and makes recommendations on connecting residents who are seeking assistance including but not limited to; human service, education, mentoring, workforce support, housing, transit, health and wellness, to existing City and third party and private strategic partners and resources. In addition, the Commission discusses, reviews and makes recommendations to increase community awareness, education, and outreach on like issues advocating for compliance with local, state and federal laws pertaining to service members, veterans, individuals with disabilities and anyone experiencing vulnerability.

The Commission also publicly recognizes the efforts of Community, including but not limited to employers; businesses; schools; organizations; individuals and others, who have developed or support outstanding assistance programs or proactively achieved success in accessibility, employment, communications and services for veterans, residents with disabilities and community in need at-large.

Strategic Plan Framework:

The newly reorganized Veterans, Disability & Human Services Commission's first call to action, in cooperation with Staff of the Human Service & Vitality Department, was to commission the first ever City of Surprise Community Needs Assessment in preparation for the development of this aligned inaugural strategic plan.

The Community Needs Assessment collected data and information from residents, service providers, community leaders, the U.S. Census Bureau and other data sources. The exercise was awarded, lead and published by I & E Consulting. The areas assessed included: veteran services, youth, seniors/aging, disability/special needs, low-to-moderate income families, poverty, homelessness, all types of violence against individuals and any other discovered areas of need that appeared through the appraisal investigation.

As part of the assessment, a request for community feedback through community forums, based on the preliminary results of the needs assessment was incorporated and a crucial piece of the assessments' findings. The forums identified gaps, trends and new ideas as part of the Community Needs Assessment. Discussions were framed and centered on solutions to meet the discovered needs. Forum participants

were community leaders both public and elected officials, business leaders, faith community leaders, faith community members, social service agency representatives, organizational representatives who provide human services in the geographical area and anyone providing services for Surprise residents in need or experiencing vulnerability at any point in time. This exercise served to inform the City of Surprise Veterans, Disability & Human Services Commission and stakeholders at-large with community input, data and feedback to assist in the creation of a strategic plan to support prioritization, initiatives and programs to meet the growing and/or unmet human service needs throughout the City. The final published needs assessment, [*The Human Services & Community Vitality in Surprise-A Community That Cares.....A Community Needs Assessment was finalized and published November 2019*](#) can be found in PDF form on the City of Surprise’s Human Service & Community Vitality web page.

The Commission re-examined and studied the needs assessment in late October in preparation for the strategic planning sessions in November. The Commission convened to begin their deliberation and tactical discussion around the initial framework of the inaugural strategic plan framework. The strategy sessions took place over two four-hour evening discussions based on the opportunities published in the needs assessment.

The Commission established five initial areas of priority. These areas of importance are:

1. Transit
2. Resource Satellite Hubs
3. Master of Social Work Volunteer Coordinator Project
4. Job Readiness Employment & Training
5. Communications – promotion (Education & Awareness of Resources)

Transit:

The Commission quickly highlighted and initiated robust discussion centered on the need for stronger and more supportive practical transit infrastructure for connectivity and mobility, specifically for self-sufficient accessibility to activities of daily living and work and education in and outside of the city boundaries. A transit workgroup was created to explore the present state, funding streams, data and innovate solutions specific to the City’s transit needs. The working group initially slated engaging with Staff and subject area experts for education and orientation. The working group will build out the transit goals, subgoals, timeline specific to recommendations and measures specific to building an innovative needs-based transit infrastructure for all Surprise visitors, students, employees and residents.

Resource Satellite Hubs:

The priority of establishing Resource Satellite Hubs throughout the City, duplicating the resource center model, promptly surfaced early on during the Commissions strategy discussion. The Commission recognized through the evaluation of transit-mobility needs and due to the pandemic, the Surprise Resource Center needed to establish electronic-telephonic-virtual hubs throughout the City for accessibility to more residents. The Hubs will be easily accessible points of entry to human service navigational support. The Commission discussed developing a community-based social services navigation training or “train the trainer” program through supportive strategic partners, such as social work interns or faith-based strategic partners, to pilot the virtual Hubs. Phones and computers will be

strategically placed in high need accessible areas such as public libraries, grocery stores and faith-based communities. A Hub working group was established. The workgroup will build out the Hub goals, subgoals, timeline specific to Council recommendations and potential costs specific to building hosting and intern partnerships and outlining key measures for pilot's success.

MSW and LCSW Volunteer Coordinator:

The Commission recommends building an Internship program or teaching model with an in-house Master of Social Work (MSW) and Licensed Clinical Social Work (LCSW) supervising and supporting post-graduate MSW and LCSW interns to build a community-based wrap around human service program for residents needing more intensive navigational support and offering practical experience to newly graduated professionals needing professional support for licensure. This teaching model will not only enhance the self-sufficiency of our most vulnerable neighbors, but will directly, proactively support innovative public safety needs centered around behavioral health needs. A workgroup was established to move the recommended initiative forward. The workgroup will build out the MSW and LCSW Volunteer Coordinator initiative goals, subgoals, timelines specific to Council recommendations and costs specific to building the program and key measures associated with the initiative.

Job Readiness:

In addition to transit, healthier wrap around services and easy access to those services, the Commission prioritized enhancing and supporting training programs strategically aligned with regional future job growth needs. A workgroup was established. The workgroup will engage in a cross-disciplinary approach to explore regional current job readiness needs, future needs and inventory existing training assets and future asset opportunities with City of Surprise's Economic Development Department and similar regional economic development strategic partners. The work group will leverage existing programs and funding streams and make recommendations around potential investment opportunities. The workgroup will build out the initiative goals, subgoals, timelines, key measures and potential costs.

Communications:

To bring the strategy discussion priorities full circle, the Commission concluded with the establishment of a communications workgroup to communicate, direct and promote the great work the Human Service & Community Vitality Department, in partnership with the Veterans, Disability & Human Services Commission and City's strategic partners are doing to support the vulnerable residents of the Surprise Community. The Communications working group will review the existing communications strategy (both internal communications and external communications) recommend, help build and support an effective and measured communications plan specific to the Department's, Commission's and affiliated community based Strategic Partner's services and successes. The workgroup will explore with Staff resource needs for enhancements and added tools to support successful communications, such as a smart phone application for virtual connections to human services – a Hub, social service events, and volunteer opportunities. The workgroup, in partnership with communications Staff, will build out the initiative goals, subgoals, timelines, key measures and potential costs.

Goals:

Each workgroup will explore and document, as a vital part of the strategic plan, long-term and short-term measurable objectives. These goals will be documented and added to this strategic plan and updated as each initiative or category is built out. The goals will include subgoals, timelines, key measures and potential costs.

Evaluation:

Each workgroup will create, fine-tune and timeline key measures, as well as update and add reporting outcomes and key notes to the key measures or evaluation portion of the strategic plan.

Strategic Plan Summary:

This strategic plan will guide and organize the Veterans, Disability & Human Services Commission (VDHS) to succinctly initiate, agree on, and maintain momentum specific to recommendations for the City of Surprise City Council and prioritize improved service delivery infrastructure within the City.

This strategic plan will focus the Commission's work on their mission to provide a common forum for Staff, service providers and residents to discuss, prioritize, coordinate activities, and develop solutions for challenges faced by Surprise residents, including accessibility to veterans services, disability and human services and frame Commission discussions, reviews and support to increase community awareness, education, and outreach and support efforts to publicly recognizes the accomplishments of community and strategic partnerships supporting their mission.



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 19, 2021

Contact Person: Jodi Tas, MNGMNT ANALYST - SR

Submitting Department: City Manager Office

District: Citywide

Staff Recommendations: None

Consent: No

Regular: Yes

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to approval of a 2021 Legislative Agenda.

Motion:

I move to approve the 2021 Legislative Agenda.

Background:

The Surprise City Council is committed to ensuring Surprise residents live and work in a dynamic community with quality and efficient services. The City's Legislative Agenda will be utilized to guide Government Relations for the First Regular Session of the 55th Arizona State Legislature.

Objective Analysis:

N/A

Policy Compliant:

N/A

Financial Impact:

While this item does not have an immediate or direct financial impact, it will be determined by legislative success.

Budget Impact:

N/A

FTE Impact:

N/A

ATTACHMENTS:

1. 2021 Legislation Agenda Final



2021 Legislative Agenda

First Regular Session of the 55th Arizona Legislature

PURPOSE

- To define the City's legislative priorities and core values for the 2021 state legislative session.
- To provide direction to Government Relations to ensure the City is actively engaging on issues at the Capitol that reflect the priorities and mission of the Surprise City Council.
- To be mindful of budgetary impacts of legislation to the City that would negatively impact its financial health (i.e. unfunded mandates).

2021 LEGISLATIVE

AGENDA

- Maintain Surprise's Quality of Life / Healthy Neighborhoods
 - Protect city infrastructure and unique characteristics that make Surprise a desirable community for families, visitors and business.
 - Examples include efficient transportation, public safety, safe neighborhoods, open space, and economic prosperity.
 - Support our policies that build resilient & healthy neighborhoods.
- Protect Mission of Luke Air Force Base
 - Advocate for the long-term mission and viability of Luke AFB through local and regional community support as well as any level of advocacy to protect base.

2021 LEGISLATIVE

AGENDA

- Preserve Local Funding Sources & Authority

- Protect funding sources that bring revenue to the City of Surprise that support the needs of our growing community, today and into the future.
- Common examples include our portion of state shared income tax, state transaction tax, vehicle license tax and Highway User Revenue Fund (HURF) monies.

2021 LEGISLATIVE

AGENDA

- Preserve Local Authority & Control
 - Local decision-making addresses unique community needs.
 - Community trusts in local elected officials to protect public health, safety and their quality of life.
 - Any efforts to weaken or eliminate local control/authority through pre-emption or mandates will be opposed.

2021 LEGISLATIVE AGENDA

- Transportation
 - Support regionally coordinated transportation planning.
 - Support an update to the Regional Transportation Plan.
 - Oppose efforts that limit local control in the transportation decision-making process.
- Land Use Planning
 - Protect local authority in land use planning.
 - Support efforts that promote orderly and sustainable growth.
 - Oppose efforts that impede growth management.

2021 LEGISLATIVE

• Public Safety AGENDA

- Preserve and enhance the ability of local governments to strategically plan for and respond to emergencies.
- Support legislation that enhances public safety and protects against criminal activity; while maintaining vigilance in the protection of individual rights.

2021 LEGISLATIVE

AGENDA

- Economic Development
 - Support efforts that enhance our economic competitiveness and job growth.
 - Support diversification of economic development tools.
 - Protect local authority on development projects.
- Water and Sustainability
 - Support the wise usage of natural resources.
 - Protect Surprise's investment in safe and reliable water resources and wastewater services.
 - Oppose measures that would have a negative impact to our Integrated Water Master Plan.



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 19, 2021
Submitting Department: Police
Staff Recommendations: None

Contact Person:
District: Citywide

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

Consideration and action pertaining to approval of an amendment to the Surprise Municipal Code Chapters 26, 34, and 54 by amending Special Events definition, adding Interference with City Operations and Business and obstructing streets and sidewalks, and establishing a permit process for Parades and Assemblies; Ordinance #2021-02.

Motion:

I move to approve Ordinance #2021-02.

Background:

The last year has seen a revival of citizen involvement in 1st Amendment activity. In addition, the growth of the City of Surprise has also seen a concurrent growth in the complexity of handling parades and assemblies. In order to better handle these events in a way that is lawful, protecting the rights of persons involved in parades and assemblies, while at the same time providing a mechanism by which the City has the ability to ensure the health and safety of participants, Surprise citizens, and their respective property are protected, and generally preserve the peace, an Ordinance establishing a permit process is being brought forward for City Council consideration.

Objective Analysis:

The ordinance implements a neutral, rational process for permitting events (parades and assemblies as defined) to keep both city property and city operations functional and accessible and ensuring the health and safety of individuals and their property is protected. The ordinance requires a permit to be obtained by event planners in order to lawfully conduct an event. The time required for the application for the permit is shortened as much as possible for 1st Amendment activity. The ordinance sets forth the reasons for which a permit may be denied or altered and appeal procedures for the event planners who disagree with such a decision.

In addition, the ordinance sets forth procedural guidelines for event planners to get to the City the information the City necessary to direct when and where events occur, should the requested permit present significant issues relative to one or more stated locations or routes; and, regulations for the conduct of persons involved in the parade as well as the authority to intervene in events when there is a significant public health, public welfare or safety reason to do so.

The requirements of the proposed ordinance are limited to only those necessary for the protection of a significant public health, public welfare or safety concern. No permit will be denied on an arbitrary or capricious basis nor will the message, viewpoint, or expression of the participants be a consideration in the permitting process.

Policy Compliant:

It is the policy of the City to conduct operations in full compliance with the Constitution and laws of the United States as well as the State of Arizona. This ordinance is drafted to do exactly that. It protects the 1st Amendment rights of event participants while giving the City the authority to place reasonable time, place and manner restrictions, all in accordance with statutory and common law.

Financial Impact:

Processing the event permits will require the work of city staff, but it is believed such work will be accomplished within current staffing. Event permit fees will be minimal and designed to seek events remain as cost neutral to the City as possible without

unreasonably restricting 1st Amendment rights. .

Budget Impact:

There will be some internal costs generated by administering and enforcing the ordinance which will be absorbed into the current City Budget.

FTE Impact:

No FTE impact.

ATTACHMENTS:

1. 2021.01.06 Ord 2021-02 Protests and Parade permits
 2. Council Presentation Parades and Assemblies 210119
-

ORDINANCE # 2021-02

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING SURPRISE MUNICIPAL CODE CHAPTER 26, DIVISION 2, DEFINITIONS, CHAPTER 34, ARTICLE V OFFENSES INVOLVING PUBLIC PEACE AND ORDER BY ADDING DIVISION 2 INTERFERENCE WITH TRAFFIC AND BUSINESS, AND CHAPTER 54 TRAFFIC AND VEHICLES BY ADDING A NEW ARTICLE VIII PARADES AND ASSEMBLIES; INCLUDING SEVERABILITY; REPEALING CONFLICTING ORDINANCES; ESTABLISHING AN EFFECTIVE DATE; AND REPEALING CONFLICTING ORDINANCES.

WHEREAS, the City, Arizona and the United States have seen a recent increase in participation in First Amendment activity, especially assemblies/parades ;

WHEREAS, the City of Surprise is growing quickly and this results in events becoming increasingly larger, complex and more difficult to administer and oversee; and

WHEREAS, the City desires to encourage and accommodate lawful First Amendment activity and parades, but also desires to do so in a manner that allows for appropriate oversight, the activities being carried out safely and the City retaining the ability to impose appropriate time, place and manner restrictions.

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

Section 1. The definition of Special Event, found in Chapter 26, Division 2, Section 26-47, Definitions, is hereby amended to read as follows:

Special event means any fair, ~~parade, march, motorcade,~~ ceremony, show exhibition, ~~procession,~~ festival, street dance, circus, carnival, concert, performance, rodeo, organized race, seasonal/holiday sales lot or other temporary activity which invites public participation and patronage (with or without charge) whether held on public or private property. Special events do not include block parties or private events to which the public is not invited or allowed to participate OR PARADES OR ASSEMBLIES AS DEFINED BY CHAPTER 54.

Section 2. Chapter 34, Article V is hereby amended by adding a new Division 2 *Interference with Traffic or Business* as stated on Exhibit A and hereby incorporated by reference.

Section 3. Chapter 54 is hereby amended by adding a new Article VIII *Parades and Assemblies* as stated on Exhibit B and hereby incorporated by reference.

Section 4. All ordinances, resolutions or codes in conflict with the provisions of this Ordinance or Code adopted by this Ordinance are repealed.

Section 5. 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 6. This ordinance will become effective at the time and manner prescribed by law.

PASSED AND ADOPTED this _____ day of _____, 2021.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

ORDINANCE 2021-02
EXHIBIT A

DIVISION 2. INTERFERENCE WITH TRAFFIC OR BUSINESS

Section 34-134. Interference with city operations or business.

- A. No person shall interfere with, interrupt, or prevent city operations or city transaction of business on city property by:
 - 1. physically blocking ingress or egress from city building or facilities;
 - 2. Physically interfering with free movement of city staff or the public who are engaged in city operations or transacting city business.

34-135. Obstructing a street or sidewalk.

- A. As stated in Surprise Municipal Code Section 54-31, the police department has the authority to direct all traffic. It shall be unlawful for any person to stand upon, march, proceed along, or otherwise obstruct a street, highway or public way contrary to the direction of law enforcement or an event permit issued pursuant to Surprise Municipal Code, Chapter 54, Article VIII.
- B. It shall be unlawful to intentionally, knowingly or recklessly obstruct a vehicle's access to or through a street or highway except:
 - 1. in an emergency when necessary to prevent harm to a person and/or property and only so long as the emergency exists;
 - 2. pursuant to an event permit issued pursuant to Surprise Municipal Code, Chapter 54, Article VIII; or,
 - 3. with proper authorization through the Public Works Department.

ORDINANCE 2021-02
EXHIBIT B

ARTICLE VIII. PARADES AND ASSEMBLIES

Section 54-220. Purpose and Findings.

This Article establishes the procedures for the issuance of permits for events in the City of Surprise by which the City may exercise reasonable time, place, and manner restrictions. The purpose of this Article is to preserve and protect the public health and safety of the citizens of Surprise and event participants, avoid damage to property, and minimize disruption to the orderly and safe circulation of traffic, both pedestrian and vehicular, while at the same time preserving the rights of individuals to engage in expressive activities protected under the First Amendment.

The City Council finds that hazards to participants, vehicles and pedestrians increase when the free flow of traffic is impeded, but the necessary management of significant traffic congestion requires the use of police and possibly fire-medical resources, which decreases the availability of such resources for other duties. The City Council finds that pedestrian and vehicular safety on the streets, sidewalks, parks and other City property and rights-of-way, are affected by:

- the time, place, and manner of assemblies;
- the number of marchers and vehicles, both large and small, in a roadway;
- width and physical condition of streets, traffic lanes and sidewalks;
- vehicular speed limits and the known customary vehicle speeds;
- number and location of traffic control devices
- availability of emergency personnel along the route;
- weather conditions, especially those that may create hazardous conditions;

Section 54-221. Definitions.

The following terms, when used in this Article, shall have the following meanings:

"Assembly" means any stationary formation, or gathering of 25 or more participants for the purpose of Expressive Activity upon any public street, sidewalk, alley, rights-of-way, park, or other public place, or any stationary formation or gathering for purpose of Expressive Activity that does not comply with, or disrupts, normal or usual traffic regulations, controls, or movement regardless of number of participants. This term does not include city/government activities or block parties, street festivals, carnivals or other street closures that fall under the purview of a special event permit as defined in Surprise Municipal Code Chapter 26.

"Closure of Streets" means the restriction of vehicular traffic to a roadway or portion thereof, and includes the manual control of traffic at intersections by police or other persons authorized to do so.

"Department" means the Community Development Department of the City of Surprise, which will administer the permit process under this Article.

"Disrupts" as used in this section, means the occurrence of one or more of the following:

- 1) The closure of streets and/or the full or partial blocking of alleys, sidewalks, or rights-of-ways;
- 2) The substantial interference with the ability of non-participants to use public property for its primary intended purpose or designated use;
- 3) Non-participant pedestrian and/or vehicular traffic is stopped, significantly slowed or delayed;
- 4) The attention of drivers is unreasonably diverted from the safe operation of their vehicles as a direct result of noise, movement, or other coordinated distractive activity;
- 5) Non-participant drivers may be caused to suddenly or unexpectedly stop, slow, or change lanes as a direct result of the activity.

"Event" means a parade or assembly, or both, which is the subject of a permit application under this section.

"Expressive Activity" includes conduct, the sole or principal object of which is the expression, dissemination or communication by verbal, visual, literary or auditory means of opinions, views, or ideas.

"Impacted Departments" means the Police Department, Fire-Medical, Public Works, the Risk Management Division of the City Attorneys Office, and any other city departments or personnel, as may be identified from time to time, whose consultation and involvement is necessary to ensure the preservation and protection the public health and safety of the citizens of Surprise and participants, avoid damage to property, and minimize disruption to the orderly and safe circulation of traffic during events.

"Parade" means any march or procession consisting of persons, animals or vehicles (motorized or not), or combination thereof, upon any public street, sidewalk, alley or other public place, which does not comply with, or disrupts, normal or usual traffic regulations, controls, or movement. This term does not include city/government activities, funeral processions, or activities that fall under the purview of a Special Event permit as defined in Surprise Municipal Code Chapter 26.

Section 54-222. Permit required; Interference with a Permitted Event; Constitutional Provisions.

- A. A permit is required for an Event. No person shall conduct, manage or sponsor any Event without, or contrary to the terms or conditions of, a written permit issued by the City. No person shall participate in any Event with the knowledge that its sponsor has not been issued the required permit.
- B. No person shall knowingly join or participate in any Event conducted under permit in violation of any of the terms of the permit, or knowingly join or participate in any permitted event without the consent and over the objection of the permittee, nor in any manner interfere with the progress or orderly conduct of a permitted Event.
- C. No permit requested under this Article shall be denied, revoked or modified, and no restrictions shall be imposed, due in whole or in part, to the contents of statements or viewpoints expressed by the event participants. The City may impose those reasonable and content neutral time, place, and manner restrictions authorized by this ordinance to the extent such restrictions are consistent with the Arizona state and United States constitutions.

Section 54-223. Permit application and process.

- A. Written applications for permits should be submitted to the Department at least 15 business days prior to the date of the requested event. However, all applications for permits may be acted upon by the Department so long as they are received by the Department not less than seven days before the date of the requested Event. The seven day time limitation may be waived by the Department if the occurrence giving rise to the permit application did not reasonably allow the applicant time to file within the time prescribed, imposition of the time limitation would place an unreasonable restriction on the right to free speech, and it is affirmatively determined that the city is able to mobilize resources sufficient to prevent an unreasonable traffic hazard or danger without unduly hindering the city from providing other necessary municipal services.
- B. An application will be accepted by the Department only if it is fully completed, legible, and is accompanied by payment of the permit application fee. The permit application fee is a nonrefundable fee to be paid by the applicant at the time the permit application is submitted. The amount of the fee will be set from time to time by resolution of the City Council. The fee will be used to defray the direct costs of processing and investigating the event application.
- C. An application for a permit shall be electronically submitted on the form approved by the Department and shall, at a minimum, contain the following:
 - 1. The name, address, and telephone number of the applicant, the organizer or sponsoring organization;
 - 2. The specific date(s) of the Event, including date(s) for set-up and tear down;

3. The starting and ending times;
4. The exact location of the assembly and disbanding areas, indicating the particular portion of a street, corner of an intersection, portion of private property or park area, etc., if appropriate;
5. The exact route and direction of travel of the Event;
6. The portion of the street needed for the Event;
7. The total number and type of bands, marching units, vehicles, animals, structures, or other elements/props which will be used in the Event;
8. The estimated number of participants and spectators expected at the Event;
9. A description of any sound amplification equipment which will be used in the Event;
10. the number of floats, if any, which will be used in the Event and their size, type and method of power;
11. The cleanup activities planned; and
12. The parking contingencies planned.

D. Upon receipt of the complete application and permit application fee, the Department shall:

1. Notify and transmit a copy of the application to the Impacted Departments. This notification and transmittal shall be for the purpose of identifying any logistical or public safety issues surrounding the granting of a particular application.
2. Establish a timeframe under which all Impacted Departments which have received a copy of the application must respond with comments, objections, recommendations, and any additional time, place, and manner conditions consistent with this Article. Failure to respond to the Department by the established timeframe will be considered a recommendation for approval with no additional conditions.
3. Rely on the recommendations of, and include any additional time, place, and manner conditions identified and requested by, the Impacted Departments when administering the permit process. The Department will not issue a permit unless all Impacted Departments have recommended approval and any additional conditions are included and accepted by the applicant.

Section 54-224 Action on Application

A. Recommendations of Impacted Departments.

(1) If the recommendation of the Impacted Departments is to approve the application without additional conditions or with conditions to which the applicant agrees, the department will approve and issue the Event permit.

(2) If the recommendation of the Impacted Departments is to deny the permit or approve the application with conditions to which the applicant disagrees, then the contested conditions or grounds for denial shall be set forth in writing by the Department and a copy shall be provided to the applicant.

B. Conditions to Issuance of Permit. The Department, in consultation with, and consideration of the recommendations of, the Impacted Departments, may condition the issuance of a permit by imposing reasonable requirements concerning the time, place, and manner of the Event, as necessary to protect the safety of all persons and property, provided that the conditions shall not unreasonably restrict the right of free speech. These conditions include, but are not limited to:

1. Alteration of the date or time of the Event proposed on the application;
2. Alteration of the location of the assembly, route of the parade, and/or the area and manner of assembling and disbanding of the Event;
3. Accommodation of pedestrian or vehicular traffic, including restricting the Event to only a portion of a street or highway;
4. Compliance with all ordinances or laws and obtaining all legally required permits or licenses;
5. Requirements for the training and use of volunteers, monitors, parade officials or event Participants;
6. Restrictions on the number and type of vehicles, animals, or structures at the Event, and prior inspection and approval of floats, structures, and decorated vehicles for fire safety by the Surprise Fire-Medical Department;
7. Requirements for the use of garbage containers, cleanup, and restoration of City property;
8. Requirements for providing notice of permit conditions to volunteers, monitors, parade officials, and Event participants;
9. Requirements for providing a certain specified number of Event officials or volunteers to ensure a safe and expeditious Event;
10. Requirements for the provision of adequate first aid and sanitary facilities;
11. Requirements for the use of amplification devices or amplified sound;
12. Requirements to provide proof of automobile insurance (where the event involves the operating of vehicles, including motorized floats, upon the streets or highways).

C. Grounds for Denial of Application, Revocation, or modification of a Permit.

1. The Department shall approve an application for a permit unless it determines after consideration of the application and consultation with, or recommendations of the Impacted Departments, the existence of any of the following, any of which shall also be justification for the Department to revoke or modify a previously issued permit:

- a. Information contained in the application, or supplementary information requested from the applicant, is false in any material detail;
- b. The applicant failed to provide a complete application after being notified of the requirement of producing additional information or documents;
- c. The Event will interfere with another Event, street closure or other activity for which a permit has previously been granted;
- d. The concentration of persons, animals and/or vehicles at the site of the event, or at the assembly and disbanding areas, will prevent proper police, fire, ambulance, or other public services to areas contiguous to the event;
- e. The time, route or size of the Event will disrupt to an unreasonable extent the safe and expeditious movement of traffic contiguous to the event site or route, or unreasonably disrupt the use of a street or highway when it is usually subject to great traffic congestion;
- f. The size or duration of the Event will require the diversion of so great a number of police officers or other personnel of the City that providing the minimum level of police services or other services to other areas of the City is jeopardized. Nothing in this paragraph authorizes denial of a permit because of the need to protect Event participants from the conduct of others;
- g. The Event will substantially interfere with any construction or maintenance work scheduled to take place upon or along the affected City streets or highways, or a previously granted encroachment permit;
- h. The parade will not move from its point of origin to its point of termination in five hours or less;
- i. The length of the parade route exceeds 3 miles from its point of origin to its point of termination;
- j. Conditions or traffic hazards that could not have been anticipated at the time the permit was issued require the modification of the parade;
- k. Conditions and circumstances at the time and location of the parade or assembly are substantially different than those described in the application and as a result a term or terms of the permit are either unnecessary or inadequate;

- l. The applicant fails to conduct the Event in accordance with the information contained in the permit application, or any terms and conditions imposed on the issued permit;
- m. The Event is proposed to be held for the sole purpose of advertising any product, goods, wares, merchandise or event, or is designed to be held purely for private profit; or
- n. Disaster, public calamity, riot or other emergency.

D. When the grounds for denial of the application for a permit can be corrected by altering the time, place and/or manner of the Event as authorized by Subsection B, the Department shall, instead of denying the application, conditionally approve the application provided the applicant accepts such conditions for permit issuance. Initial acceptance by the applicant may be informal, with formal acceptance memorialized in the permit. The conditions imposed shall provide for only such modifications of the applicant's proposed event as are necessary to achieve compliance with this subsection.

E. Each permit shall specify:

- 1. The assembly area and time therefor;
- 2. The start time;
- 3. The minimum and maximum speed;
- 4. The route of the parade or motorcade;
- 5. What portions of streets to be traversed may be occupied by such parade or motorcade;
- 6. The maximum number of platoons or units and the maximum and minimum intervals of space to be maintained between the units of such parade or motorcade;
- 7. The maximum length of such parade or motorcade in miles or fractions thereof;
- 8. The disbanding area, and disbanding time;
- 9. The number of persons required to monitor the event;
- 10. The number and type of vehicles, if any;
- 11. The material and maximum size of any banner, placard or carrying device therefor;
- 12. That the materials used in the construction of floats used in any parade shall be of fire-retardant materials and shall be subject to such requirements concerning fire safety as may be determined by the Fire-Medical Department;

13. That permittee shall advise all participants in the Event, either orally or by written notice, of the terms and conditions of the permit prior to the commencement of such Event;
14. That amplification of sound permitted to be emitted from sound trucks or bullhorns be fixed and not variable;
15. That the parade or motorcade continues to move at a fixed rate of speed and that any willful delay or willful stopping of said parade or motorcade, except when reasonably required for the safe and orderly conduct of the parade or motorcade, shall constitute a violation of the permit; and
16. Such other requirements as are found by the Department to be reasonably necessary for the protection of persons or property;
17. Signed acknowledgement and acceptance by the applicant by all terms and conditions contained in the permit.

F. The granting of an Event permit pertains only to the Event and does not authorize any activity for which a separate permit is required.

Section 54-224 Appeal Procedure.

- A. Right to Appeal. The applicant shall have the right to appeal a denial of a permit application or any permit conditions imposed upon an Event.
- B. Notice of Appeal. A notice of appeal stating the grounds for the appeal shall be filed with the City Clerk no later than three business days after delivery of the denial of the application or contested/disputed permit conditions.
- C. Hearing by City Manager. If an applicant files a timely notice of appeal, the City Manager, or their designee, shall conduct an informal hearing on the appeal. The City Manager, or their designee, shall render a decision at the hearing unless the permit applicant agrees to a continuance. The decision of the City Manager/designee is final.

Section 54-225. Parking on event route

The City may prohibit or restrict the parking of vehicles along a street or part thereof constituting a part of the route of an event. The City shall post signs 24 hours in advance to such effect, and it is unlawful for any person to park or leave unattended any vehicle in violation of the signs and such a vehicle may be towed and impounded if its removal is necessary for the event to be safely conducted.

Section 54-226. Carrying or Possessing Certain Items Prohibited

A. No person shall carry or possess the following items or articles while attending or participating in any event:

1. Any length of lumber, wood, or wood lath unless that object is $\frac{1}{4}$ inch or less in thickness and 2 inches or less in width, or if not generally rectangular in shape, such object shall not exceed $\frac{3}{4}$ inch in its thickest dimension. Both ends of the lumber, wood or wood lath shall be blunt;
2. Any length of metal or plastic pipe, whether hollow or solid; provided, however, that hollowing plastic piping not exceeding $\frac{3}{4}$ inch in its thickest dimension and not exceeding $\frac{1}{8}$ inch in wall thickness, and not filled with any material, liquid, gas or solid may be used solely to support a sign, banner or placard, puppet or other similar expressive display. Both ends of any plastic pipe permissible under this subsection shall be blunt;
3. Signs, posters, banners, plaques or notices, whether or not mounted on a length of material permitted under Subdivisions 1 or 2 of this section, unless such sign, poster, banner, plaque or notice is constructed solely of soft material, such as cloth, paper, soft plastic capable of being rolled or folded, or cardboard material no greater than $\frac{1}{4}$ inch in thickness;
4. Baseball or softball bats, regardless of composition or size; provided however, that such items are permissible when configured of cloth, cardboard, soft plastic, foam or paper for expressive purposes;
5. Any aerosol spray, tear gas, mace, pepper spray or bear repellent;
6. Any projectile launcher or other device, such as a catapult or wrist rocket, which is commonly used for the purpose of launching, hurling or throwing any object, liquid, material or other substance, whether through force of air pressure, spring action or any other mechanism;
7. Weapons such as knives, swords, sabers or other bladed devices, axes, hatchets, ice picks, razor blades, nunchucks or martial arts weapons of any kind, box cutters, pellet or BB guns, conducted electrical weapons (CEWs), including, but not limited to, Tasers or stun gun, metal/composite/wooden knuckles, or any chain greater than 20 inches in length or greater than $\frac{1}{4}$ inch in diameter. This subdivision also includes toy or replica firearms unless such toy or replica is florescent colored or transparent;
8. Balloons, bottles or any other container such as water cannons or super-soakers, filled with any flammable, biohazard or other noxious matter which is injurious, or nauseous, sickening or irritating to any of the senses, with intent to throw, drop, pour, disperse, deposit, release, discharge or expose the same in, upon or about any demonstration, rally, protest, picket line or public assembly;

9. Glass bottles, whether empty or filled;
 10. Open flame torches, lanterns or other devices that utilize combustible materials such as gasoline, kerosene, propane or other fuel sources;
 11. Shields made of metal, wood, hard plastic or any combination thereof;
 12. Bricks, rocks, pieces of asphalt, concrete, pellets or ball bearings;
 13. Fireworks as defined by state law.
- B. When feasible, excluding exigent circumstances, a warning shall be issued before enforcement of the provisions of this section. Such warning shall be sufficient if provided orally, by posted signs or by amplified announcement.
 - C. Authorized peace officers, or employees, agents or representatives of the City shall be exempt from the provisions of this section when such officers, employees, agents or representatives of the City are engaged in official business of the City.
 - D. Nothing in this section shall prohibit an individual from carrying a cane or using a walker or other device necessary for providing mobility so that the person may participate in an Event. Further, nothing in this section shall prohibit the imposition of special conditions for activities expressly authorized under an Event permit issued by the City of Surprise.



Parade and Assembly Ordinance

Police and Community Development

Background



- This last year has seen a great increase in the number of persons exercising their free speech rights; a very few of them have done so in a manner causing harm to others and/or property damage
- The City of Surprise is growing and, as it grows, the community events and exercises of expressive activity will grow in size and number

Background



1. These two items have made clear that the City needs to adopt an ordinance which protects the rights of those persons using the City's streets and public property as well as providing the City the ability to place appropriate time, place and manner restrictions on those uses of City property
2. This item was discussed at the Council Work Session on January 5th.

Ordinance Overview



- Section 1 of the ordinance helps draw the line between a “Special event” and an “event” under this ordinance
- The first part of the attachment to the ordinance is a couple of sections dealing with conduct of persons when exercising their free speech rights; Chapter 34 additions.
- The second part of the attachment to the ordinance is several sections dealing with the requirement to obtain a City permit before using City property for speech or other purposes, procedures for the processing of that permit application and regulations for the activities authorized by the permit. Chapter 54 additions.

Council input



- After comments by Vice Mayor Sanders, the direction to staff was to add a definition for what actions would amount to “disrupts” traffic. Proposed Section 54-221 was amended by inserting a proposed definition which is on the next slide.

“Disrupts”



“Disrupts” as used in this section, means the occurrence of one or more of the following:

- The closure of streets and/or the full or partial blocking of alleys, sidewalks, or rights-of-ways;
- The substantial interference with the ability of non-participants to use public property for its primary intended purpose or designated use;

“Disrupts” (cont.)



- Non-participant pedestrian and/or vehicular traffic is stopped, significantly slowed or delayed;
- The attention of drivers is unreasonably diverted from the safe operation of their vehicles as a direct result of noise, movement, or other coordinated distractive activity;
- Non-participant drivers may be caused to suddenly or unexpectedly stop, slow, or change lanes as a direct result of the activity.

Changes



No other changes to the ordinance were suggested nor were any other changes made.



Comments & Questions

Thank you!



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 19, 2021

Contact Person: Robert Wingo, CITY
ATTORNEY

Submitting Department: Legal

District: Internal

Staff Recommendations:

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

Consideration and action pertaining to approval of proposed amendments to the City Council Policies and Procedures Manual.

Motion:

I move to approve the amendments to the City Council Policies and Procedures Manual as proposed.

Background:

At the September 15, 2020, regular City Council Meeting, Mayor Hall directed the Rules Committee to meet, review the City Council Policies and Procedures Handbook, and bring before City Council any recommended revisions to that document. The Rules Committee met publicly on September 24 and October 19 to review, discuss, and make recommendations to the Council policy.

In general, the Committee recommended the following changes: 1) Amend Rules 4 through 8 by condensing those sections and removing redundant provision;. 2) Clarify obligations under Rule 6 advocacy and designate the Mayor as official spokes person for official city positions; 3) Rule 8 to expressly identify compliance with the "Council manager form of government" consistent with City Code; 4) Align the definition of relative in Rule 9 with the state law definition; and 5) Remove in applicable and impractical provisions pertaining to Council's discretionary funds and ensure compliance with law. In addition, the City Attorney drafted language to address on-going issues with social media accounts, vetted the new provision with the Rules Committee, and inserted the new provision under Rule 5, Transparent Governance, for consideration by Council as a whole.

The proposed amendments were considered by City Council as a whole at the January 5, 2021, City Council Workshop. City Council generally directed that further amendments be drafted to the Discretionary Funds section of the Manual. Council's direction has been memorialized in the document to provide that City Council will set the amount of discretionary funds during the annual budget process, use of the funds has been broadened but expressly limited to the member's respective district (or city-wide for the Mayor), and a review to ensure legality of use by the City Attorney's Office before disbursement included in the process.

Objective Analysis:

It is within City Council's discretion to amend its own policies and procedures. The amendments as

proposed will define the Council members' duties, obligations, and decorum, and the appropriate processes and procedures to be utilized when performing same.

Policy Compliant:

The City Council Policies and Procedures Manual mandates review and consideration of updates from time to time. This process and potential amendment complies with that mandate and the actions of City Council will establish policies pertaining to City Council moving forward. Furthermore, the proposed amendments ensure continued compliance and alignment with State law.

Financial Impact:

None.

Budget Impact:

None.

FTE Impact:

None.

ATTACHMENTS:

1. 21.01.06 Council Policies and Procedures final draft (004)
 2. 21.01.06 Council Policies and Procedures Redline final (004)
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PROLOGUE

We will never bring disgrace on this our City by an act of dishonesty or cowardice.

We will fight for the ideals and sacred things of the City, both alone and with many.

We will revere and obey the City's laws, and will do our best to incite a like reverence and respect in those above us who are prone to annul them or set them at naught.

We will strive increasingly to quicken the public's sense of civic duty.

Thus, in all these ways, we will transit this City, not only, not less, but greater and more beautiful it was transmitted to us.

-The Athenian Oath

INTRODUCTION

Residents of the City of Surprise are entitled to have fair, ethical and accountable local government that has earned the public's full confidence and trust. Excellence in local governance requires that public officials comply with the letter and spirit of the laws and policies affecting the operations of government. It requires that every official be independent and impartial in matters brought before them. Effective local government requires that each public office be used for the good of the public and not for personal gain. Transparent local government demands that deliberations and discussions be conducted openly, unless legally confidential, in an atmosphere of respect and civility.

Notwithstanding the standards, requirements, and prohibitions set forth within this Policy, the United States and Arizona Constitutions, as the supreme laws of the land, guarantee to all, not excluding elected officials, certain protections, rights, and privileges. Therefore, nothing in this Policy shall be interpreted or applied in a manner which infringes or impairs any elected official's protections, privileges, or rights guaranteed by the respective Constitutions or any federal or state laws adopted under the authority of same.

RULES OF CONDUCT AND Demeanor

Elected and appointed officials are often called upon to make decisions that affect various groups and individuals. Balancing diverse constituent interests can be a difficult task. While someone may be disappointed in a decision, officials must adhere to ethical standards that eliminate disappointment borne of dishonesty, conflicts of interest, unfairness, or illegality. **Preservation of public trust is critical for the preservation of democracy.**

It is the policy of the City of Surprise to uphold, promote, and demand the highest standards of ethics from all of its officials, whether elected or appointed. Accordingly, all members of the City Council will maintain the following standards:

Rule 1. Act in the Public Interest

Recognizing that stewardship of the public interest must be their primary concern, members will work for the common good of the City of Surprise and not for any private or personal interest, and will assure fair and equal treatment of all persons, claims and transactions coming before the Surprise City Council.

Rule 2. Comply with the Law

Members will comply with the laws of the nation, the State of Arizona, and the City of Surprise in the performance of their public duties. These laws include, but are not limited to: the Federal and State constitutions; laws pertaining to conflicts of interest, election campaigns, financial disclosures, anti-discrimination, confidentiality/non-disclosure laws, and open meeting; City ordinances; and City and City Council policies.

Rule 3. Professional Conduct

The professional and personal conduct of members must be above reproach and devoid of even the appearance of impropriety. Members must refrain from abusive conduct, harassment, personal charges or verbal attacks upon the character or motives of other members of Council, boards, commissions, and committees, City staff or members of the public. Likewise, Honesty and integrity shall be the primary values exercised in resolving all issues.

Rule 4. Conduct of Public Meetings

Members have an obligation to attend meetings, be prepared, and act in accordance with the processes and rules of order established by City Council. Members are expected to review the materials, participate in discussions and make an informed decision on the merits of the issue. Members must act courteously, refrain from interrupting other speakers, making personal comments not germane to the business of the body, or otherwise interfering with the orderly conduct of meetings.

Rule 5. Transparent Governance

Members must publicly disclose substantive information that is relevant to a matter under consideration by the Council which the member may have received from sources outside the public decision-making process.

Members are increasingly using social media to share information with the public and as a forum to facilitate the public's ability to communicate with them about matters relating to City governance. However, numerous laws and legal obligations are implicated, and legal issues arise, when members utilize social media accounts to carry out their official duties or engage in city business. These legal issues become even more pronounced when members conduct official city business on personal or private social media accounts.

Therefore, in order to ensure social media accounts are administered uniformly, to the highest standards, and in compliance with all laws and legal obligations, the City will create and maintain official social media accounts for use by members in connection with their official duties. Once an official account is created on any given platform, members will not use a personal or private social media account on that platform for official purposes, conducting city business, or performing their duties as a council member. For example, members will not use personal or private social media accounts to make announcements about official responsibilities, actions, or events, discuss city business, solicit comments or input from the public on city matters, or distribute official city notices or information. Members' personal or private social media account designs will not utilize official city logos, graphics, pictures, or material that would reasonably mislead the public to believe it is an official city account.

Rule 6. Advocacy

Members of the City Council are frequently contacted by the media for background and quotes. The Mayor is the designated representative of the Council to present and speak on the official

City position. Members must represent the official policies or positions of the City Council to the best of their ability if designated as delegates for this purpose. When presenting their individual opinions and positions, members must not allow or perpetuate the inference or misperception of official City representation to exist. Until and unless the Mayor and Council take an **official** position on an issue as a collective public body in a public meeting, any statements or written correspondence should reflect clearly that the position taken is that of the individual in his/her personal capacity. Members should never go “off the record” when making statements and are cautioned to choose words carefully and cautiously. Comments may be taken out of context resulting in unintended issues.

Rule 7. Policy Role of Members

The Role of each Member, as an individual, is to represent the community and to share their ideas, recommendations, and point of view forward during consideration of matters before the body. Members must respect and adhere to the Council-manager structure of the Surprise City government as outlined in City Code. In this structure, the City Council determines the policies of the City with the advice, information and analysis provided by the public, boards, commissions, committees and City staff. Members therefore may not interfere with the administrative functions of the City or the professional duties of City staff; nor impair the ability of staff to implement Council policy decisions. Members should also refrain from individually directing the City Manager in the performance of his/her job responsibilities.

Rule 8. Positive Work Place Environment

Members must support and maintain a positive and constructive work place environment for City employees, residents, and businesses dealing with the City. Members must recognize the special role of the Council in dealings with City employees and refrain from directing staff other than the City Manager pursuant to the Council Manager form of government.

Rule 9. Conflict of Interest

Members must be constantly on guard against conflicts of interest, whether real or perceived. Officials must not be involved in discussing or deciding any issue over which the Council may have jurisdiction and which may impact a financial or property interest of either the member or a member’s relatives (relatives means the spouse, children, parent, grandparent, grandchildren, siblings of whole or half blood and their spouses and in-laws).

If a member believes that a conflict of interest (or even a possible conflict) exists, then the member must disclose the fact as soon as possible on the record. From that point on, the member may not participate in any manner (by discussing, questioning or voting) in that matter. Declaring a conflict and not participating should be recognized as a necessary part of preserving public trust and should not be avoided simply because of delays or inconvenience. Indeed, members should declare possible conflicts to avoid any appearance of impropriety.

Rule 10. Accepting Gifts, Favors or Benefits

The acceptance or solicitation of gifts, favors or benefits by a member in their official capacity should be avoided. "Gifts, favors or benefits" include event tickets, admission, meals, products, autographs, memorabilia, special celebrity access, and travel expenses, but does not include de minimus tokens of appreciation or for participation such as a pen, pin, plaque of appreciation or award. Gift, favor, or benefit does not include City sponsored or hosted events, or event tickets/admission given to a member when such is necessary for the member to perform the member's function as a Council member.

Generally, Arizona law prohibits a Council member from receiving anything of value or any compensation other than the normal salary for any service rendered in connection with that person's duties with the City, or using or attempting to use the position on Council to secure anything of value or benefit. See A.R.S. §§38-504 and 38-505.

The acceptance and, specifically, the solicitation of gifts, benefits or favors either for the member or the member's family or friends, even if not technically in violation of law, will raise the appearance of impropriety. The member should also not accept or solicit any gift, benefit or favor when such would be advantageous to their political/career aspirations.

Members must recognize, and avoid at all costs, the appearance of impropriety. When a member does receive a gift, benefit, or favor, as defined above, in either (a) the member's capacity as an elected official (a non-personal gift), or (b) from parties with business before the City or which may come before the City; and when the value of such individually or combined will all gifts, benefits, or favors received in a 24 hour period, has a market value of \$50 or more, the member must disclose such in writing. Written disclosure of any gift, benefit, or favor must be made to the City Clerk within 10 business days after receipt and must include a description of the gift, benefit, or favor, the estimated value, the date of receipt, and the source. The disclosure of gifts will be posted on the City's web page along with the member's financial disclosure statements. Under no circumstances may a member accept a gift, benefit or favor that can be construed to be a bribe or reflects to a reasonable person an effort to influence the member contrary to that member's responsibility to the public to act impartially and on the merits of a matter. The acceptance of such gifts or benefits should be in the best interest the parties involved should the transaction be publicized, i.e. how would it look to the public ("headline test"). If the publication of the transaction would make any of the parties involved uncomfortable, it is likely not appropriate.

Examples of items that are not gifts, favors, or benefits include: City event access passes (e.g. spring training passes); dinner tickets received as part of a conference paid for by the member as an individual or by the City; a plaque of appreciation given the member by a civic/community organization; access to celebrities attending the same event as a member; access to an event utilized for various public relations purposes such as building relationships with residents regarding City purpose and business, promoting business or other opportunities in Surprise, promoting relationships with other municipalities, or promoting corporate partnership and development.

Examples of items that are gifts, favors, or benefits that must be disclosed include: tickets to a sporting event given by a developer doing business in Surprise; sports equipment/clothing given

by a vendor, contractor, developer, etc. doing business in Surprise; a series of meals and small gifts given over 24 hours the aggregate value of which is \$50 or more.

In the event of uncertainty, contact the City Attorney.

PARLIAMENTARY PROCEDURE

Surprise Municipal Code §2-80 provides that “the latest standard edition of Robert’s Rules of Order will serve as a guide for parliamentary procedure...”. In furtherance of such guidance, the parliamentary rules outlined below will be followed in all City Council Meetings, keeping the following principles:

1. The Council must act as a body.
2. The Council should proceed in the most efficient manner possible.
3. The Council must act by at least a majority.
4. Every member must have an equal opportunity to participate in decision making.
5. The Council’s rules of procedure must be followed consistently.
6. The Council’s actions should be the result of a decision on the merits and not a manipulation of the procedural rules.

Rule 1. Powers of the Chair

The Chair (usually the Mayor) has the following powers:

- a) To rule motions in or out of order, including any motion patently offered for obstructive or dilatory purposes;
- b) To determine whether a speaker has gone beyond reasonable standards of courtesy in his or her remarks and to entertain and rule on objections from other members on this ground;
- c) To entertain and answer questions of parliamentary law or procedure;
- d) To call a brief recess at any time;
- e) To adjourn in an emergency.

***Comment:** A decision by the Chair under (a), (b) or (c) may be appealed to the Council upon motion of any member, pursuant to Rule 8(b). Such a motion is in order immediately after a decision under (a),(b) or (c) is announced and at no other time. The member making the motion need not be recognized by the presiding officer, and the motion if timely made may not be ruled out of order.*

Rule 2. Consent Agenda

The Council may designate a part of the agenda as the “consent agenda.” Items are placed on the

consent agenda if they are judged to be noncontroversial and routine. Any member may remove an item from the consent agenda and place it on the regular agenda when the consent agenda comes forward for action and can be revised prior to its adoption. All items on the consent agenda must be voted on and adopted by a single motion, with the minutes reflecting the motion and vote on each item.

Comment: *Many Councils use a consent agenda as a device to handle routine business more quickly. As a general rule, ordinances, controversial items, matters in which citizens may be interested, and matters of great substance will not be included on the consent agenda.*

The Council reviews the "consent agenda" at the beginning of each meeting. Each member is free to remove items from the consent agenda to the regular agenda. A member may wish to do so if, for example, he or she would like to debate the proposal or vote against the item.

Rule 3. When the Chair Is in Active Debate

If the Chair becomes actively engaged in extended debate on a particular proposal, the Chair may designate another member to preside over the debate. The Chair will resume presiding as soon as action on the matter is concluded.

Comment: *Good leadership depends, to a certain extent, on not taking sides during a debate. On a small board this may not always be feasible or desirable; yet, an unfair advantage accrues to the side whose advocate controls access to the floor. This rule is designed to ensure even-handed treatment to both sides during a heated debate. Ordinarily, if the Chair is leading the meeting, he or she should ask the Vice Chair to preside in this situation. But, if that person also engaged in the debate, the Chair should feel free to call on some other member in order to achieve the purpose of this rule.*

Rule 4. One Motion at a Time

A member may make only one substantive motion at a time.

Comment: *None.*

Rule 5. Substantive Motions

A substantive motion is a motion to take action on the principal item and is out of order while another substantive motion is pending. In other words, a substantive motion is any motion other than the procedural motions listed in Rule 8. A substantive motion may deal with any subject within the Council's legal powers, duties, and responsibilities.

Comment: *This rule sets forth the basic principle of parliamentary procedure that distinct issues will be considered and dealt with one at a time, and a new proposal may not be put forth until action on the preceding one has been concluded. The term substantive motion is used here to underscore the distinction between this type of motion and the various procedural motions listed in Rule 8.*

Rule 6. Debate

The Chair will state the motion and then open the floor to debate on it. The Chair will preside over

the debate according to the following general principles:

- (a) The maker of the motion is entitled to speak first;
- (b) A member who has not spoken on the issue will be recognized before someone who has already spoken;
- (c) To the extent possible, the debate will alternate between proponents and opponents of the measure.

Comment: None.

Rule 7. Ratification of Actions

To the extent permitted by law, the Council may ratify actions taken on its behalf but without its prior approval. A motion to ratify is a substantive motion.

Comment: Ratification of actions taken on the Council's behalf but without its prior approval is permitted under these rules, to the extent that such after-the-fact approval of actions is legally allowed. The principle behind the motion to ratify is that an assembly may subsequently approve what it could have authorized. This rule treats the motion to ratify as a substantive proposal rather than as a procedural motion, since a ratification is in effect an after-the-fact substantive action by the Council concerning something that was done without Council approval when advance authorization should have been obtained. For example, if the City enters a contract that would normally have been approved by Council prior to the City entering the contract, but the circumstances were such that prior Council approval was not possible, Council can approve the contract after the fact under this rule.

Rule 8. Withdrawal of Motion

A motion may be withdrawn by the maker at any time before it is amended or before the Chair puts the motion to a vote, whichever occurs first.

Comment: This rule prohibits withdrawing motions after they have been amended. Once a motion has been amended, it is no longer the same motion as was made by the maker, so it is no longer his or hers to withdraw.

Rule 9. Procedural Motions

(a) Motions Allowed. In addition to substantive proposals, only the following procedural motions, and no others, are permitted. Unless otherwise noted, each motion is debatable, may be amended, and requires a majority of the votes cast, a quorum being present, for adoption. Procedural motions are in order while a substantive motion is pending and at other times, except as otherwise noted.

Comment: The following enumeration of procedural motions is exhaustive; if a procedural option is not on the list, then it is not available. Procedural motions are frequently used to "act upon" a substantive motion by amending it, delaying consideration of it, and so forth. Several procedural motions can be entertained in succession without necessarily disposing of the previous procedural motion. The order of priority establishes which procedural motion yields to which—that is, which procedural motion may be made and considered while another one is pending.

(b) Order of Priority of Motions. In order of priority (if applicable), the procedural motions are:

Motion 1. To Appeal a Procedural Ruling of the Chair. A decision of the Chair ruling a motion in or out of order, determining whether a speaker has gone beyond reasonable standards of courtesy in his or her remarks, or entertaining and answering a question of parliamentary law or procedure may be appealed to the Council. This appeal is in order immediately after such a decision is announced and at no other time. The member making the motion need not be recognized by the Chair and the motion, if timely made, may not be ruled out of order.

Comment: *This motion allows the ruling of the Chair on certain procedural matters to be appealed to the whole Council. This appeal must be made as soon as the Chair's decision is announced, so this motion is accorded the highest priority.*

Motion 2. To Adjourn. This motion may be made only at the conclusion of Council consideration of a pending substantive matter; it may not interrupt deliberation of a pending matter. A motion to or adjourn ends the current meeting to a time and place certain and establishes a specified time and place for the meeting to reconvene.

Comment: *Since the number of members is small and procedures are available to limit debate, Motion 2 allows both debate and amendment, but specifies the motion is in order only when consideration of a pending matter has concluded. If the Council wants to adjourn before completing final action on a matter, it must, prior to adjourning, first temporarily conclude its consideration of that matter. This is done with one of three motions: to defer consideration of the matter, to postpone the matter to a certain time or day, or to refer the matter to a committee. Only as a last resort should the Council use a motion to suspend the rules, in order to allow the motion to adjourn to interrupt deliberation on the matter.*

Motion 3. To Take a Brief Recess. This motion is made when a member wishes to take a short break during the meeting, but does not end the meeting.

Comment: *This motion allows the Council to pause briefly in its proceedings and should not be confused with the motion to adjourn to a time and place certain, which is a form of the motion to adjourn under these rules. Motion 3 is a "motion to take a brief recess" rather than a "motion to recess" or "motion to adjourn." Since the number of Council members is small, and procedures are available to limit debate, debate is allowed on this motion. A motion to take a brief recess is in order at any time except when a motion to appeal a procedural ruling of the Chair or a motion to adjourn is pending.*

Motion 4. Call to Follow the Agenda. This motion would require the agenda be taken in order, prohibiting the Chair from taking items out of order. The motion must be made at the first reasonable opportunity, or the right to make it is waived for the out-of-order item in question.

Comment: *This motion may be debated. Unless the motion is made when the item of business that deviates from the agenda is proposed, the right to insist on following the agenda is waived for that item.*

Motion 5. To Suspend the Rules. The Council may not suspend provisions of the rules that state requirements imposed by law on the Council. For adoption, the motion requires a vote equal to two-thirds of the actual membership of the Council, excluding vacant seats.

Comment: *This motion is in order when the Council wishes to do something that it may legally do but cannot accomplish without violating its own rules. The motion permits the Council to exercise greater flexibility and perhaps informality than adhering strictly to what the rules might allow. A motion to suspend the rules requires approval by two-thirds of the actual membership of the Council to pass. Note that the Chair and members who are absent from the meeting are counted for purposes of determining two-thirds of the Council, but vacant seats are excluded in making the two-thirds determination.*

Motion 6. To Go into Executive Session. The Council may go into Executive session only for one or more of the permissible purposes listed in A.R.S. §38-431.03. The motion to go into Executive Session must cite the purpose of the Executive Session and must be adopted at an open meeting.

Comment: *The requirements for this motion are found in A.R.S. §38-431.03(A), which permits Executive Session only for 7 topics. Those are:*

- 1. Discussion or consideration of employment, assignment, appointment, promotion, demotion, dismissal, salaries, disciplining or resignation of a public officer, appointee or employee of any public body, except that, with the exception of salary discussions, an officer, appointee or employee may demand that the discussion or consideration occur at a public meeting. The public body shall provide the officer, appointee or employee with written notice of the executive session as is appropriate but not less than twenty-four hours for the officer, appointee or employee to determine whether the discussion or consideration should occur at a public meeting.*
- 2. Discussion or consideration of records exempt by law from public inspection, including the receipt and discussion of information or testimony that is specifically required to be maintained as confidential by state or federal law.*
- 3. Discussion or consultation for legal advice with the attorney or attorneys of the public body.*
- 4. Discussion or consultation with the attorneys of the public body in order to consider its position and instruct its attorneys regarding the public body'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.*
- 5. Discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations with employee organizations regarding the salaries, salary schedules or compensation paid in the form of fringe benefits of employees of the public body.*

6. 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.

7. Discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property.

Motion 7. To Divide a Complex Motion and Consider It by Paragraph. The motion is in order whenever a member wishes to consider and vote on subparts of a complex motion separately.

Comment: *This motion is debatable.*

Motion 8. Motion for the Previous Question. The motion is not in order until every member has had an opportunity to speak once and there has been either at least 15 minutes of debate or debate has become repetitive.

Comment: *With small boards, a minimum period of debate on every proposal that comes before it strikes a superior balance between efficiency and effective representation by all Council members. Since every member will have an opportunity to speak, the debate may be ended by a majority vote. Fifteen minutes is merely a suggested minimum period of time. This rule avoids the practice followed by some boards of allowing any member to end debate by simply saying "call the question," without the Council actually taking a vote on that procedural issue. Such a practice is contrary to regular parliamentary procedures. In addition, such a practice allows individual members to impose their will unilaterally on the group, in defiance of the principle of majority rule on which these rules are based.*

Motion 9. To Postpone to a Certain Time or Day. If consideration of a motion has been postponed, a new motion with the same effect cannot be introduced while the postponed motion remains pending. A member who wishes to revisit the matter must either wait until the specified time, or move to suspend the rules.

Comment: *This motion allows the Council to postpone consideration to a specified time or day and is appropriate when more information is needed or the deliberations are likely to be lengthy. Note the restriction on making a new motion with the same effect while a postponed motion remains pending.*

Motion 10. To Refer a Matter to a Sub-Committee. The Council may vote to refer an item on the agenda to a sub-committee for study and recommendations. Sixty days or more after a substantive motion has been referred to a sub-committee, a member may compel consideration of the item by the entire Council, whether or not the committee has reported the matter to the Council by requesting the matter be placed back on the Council agenda.

Comment: *The right of the maker to compel consideration by the full Council after a specified period of time prevents using the motion as a mechanism to defeat a proposal by referring it to a subcommittee that is willing to "sit" on it.*

Motion 11. To Amend.

(a) An amendment to a motion must be pertinent to the subject matter of the motion. An amendment is improper if adoption of the motion with that amendment added would have the same effect as rejection of the original motion. A proposal to substitute completely different wording for a motion or an amendment will be treated as a motion to amend.

(b) A motion may be amended, and that amendment may be amended, but no further amendments may be made until the last-offered amendment is disposed of by a vote.

Comment: *The restriction on amendments stated in subpart (a), second sentence, of the provisions concerning this motion should be read narrowly; it is intended only to prevent an amendment that merely negates the provisions of the original motion. The intent of such an amendment can be achieved in a simpler and more straightforward manner by the defeat of the original proposal. Pertinent amendments that make major substantive changes in the original motion are quite proper.*

Some Councils allow a "substitute motion" when major changes in a motion are proposed. Such a motion is, in effect, a type of amendment. To avoid confusion, "substitute motions" are not allowed under these rules. All proposals for changes in a motion or in an amendment are treated as motions to amend, no matter how major their potential effect.

Subpart (b) of the rules governing this motion limits the number of proposed amendments that may be pending at one time to two, in order to reduce confusion. Amendments are voted on in reverse order; that is, the last-offered amendment, which would amend the first amendment, is voted on first. Once the last-offered of the two pending amendments is disposed of, an additional amendment may be offered.

Some Councils may have a practice of requiring the person making the original motion to approve of any proposed amendments to that motion. Such a practice is not recommended. Once a motion has been offered to the Council, it is up to the Council to decide whether or not it should be changed by amendment. If the person making the motion does not favor a proposed amendment, he or she is free to vote against it. And so long as the original motion has not been voted on and no amendment to it has passed, the original maker of the motion is free under these rules to withdraw it (see Rule 8). If a motion has been withdrawn, the Council members are generally free to make their own separate motions on the same subject.

Motion 12. To Reconsider. The Council may vote to reconsider its action on a matter. The motion to do so must be made by a member who voted with the prevailing side (the majority side except in the case of a tie; in that case the "nos" prevail) and at the meeting during which the original vote was taken, including any continuation of that meeting through adjournment to a time and place certain. The motion cannot interrupt deliberation on a pending matter, but is in order at any time before final adjournment of the meeting.

Comment: *To avoid placing a measure in limbo, these rules restrict the availability of the motion to the same meeting as the original vote, including any continuation of that meeting if it is recessed, or adjourned to a time and place certain.*

USE OF CITY RESOURCES

Discretionary Funds:

Each member will be allotted discretionary funds, not to exceed an amount determined by Council during the annual budget process, to be utilized for a public purpose and betterment of the community within a member's respective District or city-wide for the Mayor. Use of discretionary funds must be consistent with all applicable laws.

Use of discretionary funds requires the member wishing to utilize such funds to provide a Disbursement Request to the Finance Department. The City Attorney's Office will be consulted prior to expenditure to ensure compliance with all applicable laws. Funds will be released consistent with this policy.

Expenses, Reimbursements and Stipends

Council members are eligible to receive a City-issued cell phone or receive a monthly stipend for the business use of a personal cell phone.

Travel expenses, including mileage, reimbursements and stipends will be provided to members on the same basis as general City employees and will be approved and processed consistent with City policy.

Uses Barred

Consistent with State Law, no City resources, including communications media (computers, newsletters, etc.) may be used for advocacy or promotion of any issue subject to voter approval or candidate for elected office.

Council Offices

Council Offices are located in the northeast section of the 4th Floor of City Hall. The Office of the Mayor will be occupied by the one elected to that office, or appointed after a vacancy consistent with City Code. All other offices will be occupied on a first-come first-serve basis. Any member can request to move into any vacant office. If more than one member wishes to occupy a vacant office, selection of Council member offices will be based on seniority (that is the greatest number of uninterrupted days as a Surprise elected official), and then by lottery.

PREPARATION OF THE COUNCIL AGENDA

Supporting Information and Attachments

Each item on the Agenda should have supporting information and documentation for the item being considered. Necessary information includes the following, if applicable:

- **Background Information:** Relevant historical information, such as prior actions on the same or similar item, origin of the request, regional impact, or similar information.
- **Financial Impact:** actual and operational costs, revenue and other financial considerations, and whether such are one-time or ongoing.
- **Budget Impact:** Funding sources in the current budget (including e.g. contingency, unforeseen grants, etc.), and funding sources for future years, if applicable.
- **Policy Compliant:** Statement whether the action is consistent with City and Council Policy. If not, an explanation of why the item should deviate from policy. (Policy for this purpose includes normal City practice whether or not included in a written policy).
- **FTE Impact:** Necessary change in the number of FTE, whether the action would require a new FTE or the transfer of an FTE from another program.
- **Objective Analysis:** Analysis containing potential positive and negative impacts and impacts of if the item is not approved.
- **Actual final documents** (Resolution, Ordinance, Contracts, etc.)

Use of Consent Agenda

Consistent with the Council Rules of Conduct and Demeanor, and Parliamentary Rule #2, the Consent Agenda, unless otherwise required by law, should include all items previously discussed by Council for which no changes were requested by any member of Council; routine items (i.e. minor budget amendments, simple Intergovernmental Agreements, contract extensions, grant acceptances, and simple contract amendments); and items placed on the Consent Agenda at the Agenda Review.

Draft Agenda, Agenda Review

The Mayor (or designee) and the Vice Mayor (or designee), along with relevant staff selected by the City Manager, will review the Draft Agenda no fewer than 6 calendar days prior to the Council meeting. A Draft Agenda and the required “Supporting Information and Attachments” must be provided to the Mayor and Vice Mayor (or designees) no later than 24 hours prior to the Agenda Review meeting. Items may be removed that do not have sufficient information as identified in “Supporting Information and Attachments”. Removed items will be placed on the agenda as soon as the “Supporting Information and Attachments” are available. The requirements of this section do not apply to emergency meetings or items placed on the agenda pursuant to Municipal Code Section 2-61(c)(1) (pertaining to items added 24 hours prior to the meeting) for which there is insufficient time to comply with this section.

SUBCOMMITTEES & WORKING GROUPS

Subcommittees and Working Groups formed in accordance with Surprise Municipal Code §2-40(i) will convene meetings at the direction of the subcommittee chair. Requests for meetings may be made to the subcommittee chair through the staff liaison.

An Agenda for each subcommittee meeting will be posted by the City Clerk no less than 24 hours prior to the meeting, in conformance with the Open Meeting Law, A.R.S. §38-431.01. Subcommittee meetings will convene in a meeting room at City Hall generally accessible to the public, except that executive sessions may be held in any location at City Hall.

IMPLEMENTATION AND ENFORCEMENT

As an expression of the standards of conduct for members expected by the City, this Policy & Procedure Manual is intended to be self-enforcing. Members themselves have the primary responsibility to assure that standards are understood and met, and that the public can continue to have full confidence in the integrity of government. It therefore becomes most effective when members are thoroughly familiar with it and embrace its provisions. For this reason, standards will be included in the regular orientations for candidates for City Council, and newly elected members. Members entering office must sign a statement affirming they have read and understood the provisions of this City Council Policy & Procedure Manual. In addition, this manual will be reviewed by the City Council to consider recommendations and update it as necessary in August of even-numbered years, or a soon thereafter as practical.

Notwithstanding the intended self-enforcing nature of these policies and procedures, the City Council, by a vote of a majority of its members, may impose sanctions on members whose conduct does not comply with the City's standards, such as reprimand, formal censure, removal from meeting (if the member's conduct is disruptive or impedes the orderly conduct of business at the meeting), or removal from any position or assignment to which the member has been appointed by the Mayor or City Council.

REPORTING VIOLATIONS

Members have a duty to create the image and reality of a responsive, accessible, and fair City government. Accordingly, members have a duty to report if another member has violated law or policy. Moreover, members must never attempt to use their authority or influence for the purpose of intimidating, threatening, coercing, commanding or influencing any person with the intent of interfering with that person's duty to disclose such improper activity. As a Corresponding duty, members shall refrain from making a false, misleading, or unsubstantiated report. If after review it is determined that a complaint is groundless and was made in bad faith or for the purpose of harassment, or intentionally false or otherwise malicious in nature, the complainant may be subject to sanctions under this Policy.

COMPLAINT

A Complaint by a member must be filed with the City Attorney on or before one-hundred eighty (180) days after the violation is alleged to have occurred or thirty (30) days after the alleged violation was discovered, whichever date is earlier. Upon receipt, the City Attorney will engage conflict counsel who will conduct an initial screening of the complaint and within fifteen (15) days recommend that the City Attorney handle the complaint as follows:

- (a) Dismiss it for being incomplete, untimely, or on its face lacking factual or legal merit;

- (b) Dismiss it if the complaint on its face fails to state allegations that, if true, would violate a mandatory requirement or prohibition as opposed to an aspirational or administrative provision of this Policy, City Code or any other laws;
- (c) Refer alleged violations of Arizona or federal laws to an appropriate agency if the complaint states on its face allegations that, if true, would constitute a violation of Arizona or federal law;
- (d) Or If the complaint states on its face allegations that, if true, would constitute a violation of a mandatory requirement or prohibition (as opposed to aspirational or administrative provisions) of the this Policy, the City Code or any other law, conflict counsel shall investigate the complaint and report to the City Council, the complainant, the member who is the subject of the complaint, and the City Attorney findings of fact and conclusions of law within sixty (60) days. The City Council shall consider the Conflict Counsel's report at a public meeting and either accept or reject the report as submitted and shall impose sanctions as it finds appropriate.

In all circumstances, the City Attorney shall follow conflict counsel's recommendation. The City Attorney's recommendation to refer a complaint for further investigation pursuant to subsection (c) and (d) above shall not raise the presumption that any of the complaint's allegations are true or that any member had violated this Policy or law. The timelines for handling complaints set forth above set the outer limits. All parties involved are strongly encouraged to make their findings, recommendations, and decisions as expeditiously as possible for the sake of the public and the City officials against whom complaints have been filed.

The City Attorney will adopt written rules of procedure to govern the review process, including the right of a member against whom the complaint has been lodged to respond to the complaint, attend any hearing, and present witnesses and other evidence on her or his own behalf.

Any complaints relating to City elections must be filed with or referred to the City Clerk for review and disposition as provided by law.

APPENDIX

A. Statement of Commitment

B. Rules for the Public at Council Meetings

Statement of Commitment

As a member of the Surprise City Council I agree to uphold the principles, policies and procedures set forth in the Surprise City Council Policy & Procedure Manual and conduct myself by the following model of behavior. I will:

- Recognize the worth of individual members and appreciate their individual talents, perspectives and contributions;
- Help create an atmosphere of respect and civility where individual members, City staff and the public are free to express their ideas and work to their full potential;
- Conduct my personal and public affairs with honesty, integrity, fairness, and respect for others;
- Respect the dignity and privacy of individuals and organizations;
- Keep the common good as my highest purpose and focus on achieving constructive solutions for the public benefit;
- Avoid and discourage conduct that is divisive or harmful to the best interests of the City;
- Treat all people with whom I come in contact in the way I wish to be treated.

I affirm that I have read and that I understand the Surprise City Council Policy & Procedure Manual, dated this _____ day of _____, _____.

Mayor /Council Member for District _____

Rules for the Public at Council Meetings

- 1) Presence in the Council Dais Area. During a Council meeting, members of the public are permitted within the area in front of the Council dais only at the invitation or consent of the chair for purposes of making presentations and providing information to Council.
- 2) Addressing Council
 - a) Any member of the public desiring to address the Council may not proceed to the lectern until after being recognized by the Chair.
 - b) At the lectern, the member of the public should clearly state their name, and approximate cross streets for the record.
 - c) Statements will be limited to four (4) minutes per item to allow the meeting to proceed and end in a timely manner. The time limit may be extended at the option of the Chair.
 - d) If several speakers desire to speak regarding a single topic, the Chair can limit the number of speakers or limit the time given to each group; however, an equal amount of time will be given to each side of an issue.
 - e) Oral communications during the City Council meeting may not be used to lodge charges or complaints against any employee of the City or members of the body, regardless of whether such person is identified in the presentation by name or by any other reference that tends to identify him/her. Any such charges or complaints should be submitted during normal business hours to the City Manager for appropriate action.
- 3) No loud vocalization (shouting or calling out) will be permitted from the seating area of the Council Chamber.

PROLOGUE

We will never bring disgrace on this our City by an act of dishonesty or cowardice.

We will fight for the ideals and sacred things of the City, both alone and with many.

We will revere and obey the City's laws, and will do our best to incite a like reverence and respect in those above us who are prone to annul them or set them at naught.

We will strive increasingly to quicken the public's sense of civic duty.

Thus, in all these ways, we will transit this City, not only, not less, but greater and more beautiful it was transmitted to us.

-The Athenian Oath

INTRODUCTION

Residents of the City of Surprise are entitled to have fair, ethical and accountable local government that has earned the public's full confidence and trust. Excellence in local governance requires that public officials comply with the letter and spirit of the laws and policies affecting the operations of government. It requires that every official be independent and impartial in matters brought before them. Effective local government requires that each public office be used for the good of the public and not for personal gain. Transparent local government demands that deliberations and discussions be conducted openly, unless legally confidential, in an atmosphere of respect and civility.

Notwithstanding the standards, requirements, and prohibitions set forth within this Policy, the United States and Arizona Constitutions, as the supreme laws of the land, guarantee to all, not excluding elected officials, certain protections, rights, and privileges. Therefore, nothing in this Policy shall be interpreted or applied in a manner which infringes or impairs any elected official's protections, privileges, or rights guaranteed by the respective Constitutions or any federal or state laws adopted under the authority of same.

RULES OF CONDUCT AND Demeanor

Elected and appointed officials are often called upon to make decisions that affect various groups and individuals. Balancing diverse constituent interests can be a difficult task. While someone may be disappointed in a decision, officials must adhere to ethical standards that eliminate disappointment borne of dishonesty, conflicts of interest, unfairness, or illegality. **Preservation of public trust is critical for the preservation of democracy.**

It is the policy of the City of Surprise to uphold, promote, and demand the highest standards of ethics from all of its officials, whether elected or appointed. Accordingly, all members of the City Council will maintain the following standards:

Rule 1. Act in the Public Interest

Recognizing that stewardship of the public interest must be their primary concern, members will work for the common good of the City of Surprise and not for any private or personal interest, and will assure fair and equal treatment of all persons, claims and transactions coming before the Surprise City Council.

Rule 2. Comply with the Law

Members will comply with the laws of the nation, the State of Arizona, and the City of Surprise in the performance of their public duties. These laws include, but are not limited to: the Federal and State constitutions; laws pertaining to conflicts of interest, election campaigns, financial disclosures, anti-discrimination, confidentiality/non-disclosure laws, and open meeting; City ordinances; and City and City Council policies.

Rule 3. Professional Conduct

The professional and personal conduct of members must be above reproach and devoid of even the appearance of impropriety. Members must refrain from abusive conduct, harassment, personal charges or verbal attacks upon the character or motives of other members of Council, boards, commissions, and committees, City staff or members of the public. Likewise, Honesty and integrity shall be the primary values exercised in resolving all issues.

~~Rule 4. Respect for Process~~

~~Members must perform their duties in accordance with the processes and rules of order established by the City Council governing the deliberation of public policy issues, meaningful involvement of the public, and implementation of policy decisions of the City Council by City staff.~~

Rule ~~4~~5. Conduct of Public Meetings

Members have an obligation to attend meetings, be prepared, and act in accordance with the processes and rules of order established by City Council. Members are expected to review the materials, participate in discussions and make an informed decision on the merits of the issue. Members must prepare themselves for public issues; listen courteously and attentively to all public discussions before the body; and focus on the business at hand. Members must act courteously, refrain from interrupting other speakers, making personal comments not germane to the business of the body, or otherwise interfering with the orderly conduct of meetings.

~~Rule 6. Decisions Based on Merit~~

~~Members must base all decisions on the merits and substance of the matter at hand.~~

Rule ~~5~~7. Transparent Governance

Members must publicly ~~disclose~~share substantive information that is relevant to a matter under consideration by the Council which the member may have received from sources outside the public decision-making process.

Members are increasingly using social media to share information with the public and as a forum to facilitate the public's ability to communicate with them about matters relating to City governance. However, numerous laws and legal obligations are implicated, and legal issues arise, when members utilize social media accounts to carry out their official duties or engage in city business. These legal issues become even more pronounced when members conduct official city business on personal or private social media accounts.

Therefore, in order to ensure social media accounts are administered uniformly, to the highest standards, and in compliance with all laws and legal obligations, the City will create and maintain official social media accounts for use by members in connection with their official duties. Once an official account is created on any given platform, members will not use a personal or private social media account on that platform for official purposes, conducting city business, or performing their duties as a council member. For example, members will not use personal or private social media

accounts to make announcements about official responsibilities, actions, or events, discuss city business, solicit comments or input from the public on city matters, or distribute official city notices or information. Members' personal or private social media account designs will not utilize official city logos, graphics, pictures, or material that would reasonably mislead the public to believe it is an official city account.

Rule ~~68~~. Advocacy

Members of the City Council are frequently contacted by the media for background and quotes. The Mayor is the designated representative of the Council to present and speak on the official City position. Members must represent the official policies or positions of the City Council to the best of their ability ~~if~~when designated as delegates for this purpose. When presenting their individual opinions and positions, members must ~~explicitly state that the member does not represent the City of Surprise or its Council, and may not allow~~ or perpetuate the inference or misperception of official City ~~such~~ representation to exist. Until and unless the Mayor and Council take an **official** position on an issue as a collective public body in a public meeting, any statements or written correspondence should reflect clearly that the position taken is that of the individual in his/her personal capacity. Members should never go "off the record" when making statements and are cautioned to choose words carefully and cautiously. Comments may be taken out of context resulting in unintended issues.

Rule ~~79~~. Policy Role of Members

The Role of each Member, as an individual, is to represent the community and to share their ideas, recommendations, and point of view forward during consideration of matters before the body. Members must respect and adhere to the Council-manager structure of the Surprise City government as outlined in City Code. In this structure, the City Council determines the policies of the City with the advice, information and analysis provided by the public, boards, commissions, committees and City staff. Members therefore may not interfere with the administrative functions of the City or the professional duties of City staff; nor impair the ability of staff to implement Council policy decisions. Members should also refrain from individually directing the City Manager in the performance of his/her job responsibilities.

Rule ~~810~~. Positive Work Place Environment

Members must support and maintain a positive and constructive work place environment for City employees, residents, and businesses dealing with the City. Members must recognize the special role of the Council in dealings with City employees and refrain from ~~creating the perception of inappropriate directing to~~ staff other than the City Manager pursuant to the Council Manager form of government.

Rule ~~911~~. Conflict of Interest

Members must be constantly on guard against conflicts of interest, whether real or perceived. Officials must not be involved in discussing or deciding any issue over which the Council may have jurisdiction and which may impact a financial or property interest of either the member or a

~~member's relatives family member~~ (relatives means the spouse, children, parent, grandparent, grandchildren, siblings of whole or half blood and their spouses and in-laws).

If a member believes that a conflict of interest (or even a possible conflict) exists, then the member must disclose the fact as soon as possible on the record. From that point on, the member may not participate in any manner (by discussing, questioning or voting) in that matter. Declaring a conflict and not participating should be recognized as a necessary part of preserving public trust and should not be avoided simply because of delays or inconvenience. Indeed, members should declare possible conflicts to avoid any appearance of impropriety.

Rule ~~1012~~. Accepting Gifts, Favors or Benefits

The acceptance or solicitation of gifts, favors or benefits by a member in their official capacity should be avoided. "Gifts, favors or benefits" include event tickets, admission, meals, products, autographs, memorabilia, special celebrity access, and travel expenses, but does not include de minimus tokens of appreciation or for participation such as a pen, pin, plaque of appreciation or award. Gift, favor, or benefit does not include City sponsored or hosted events, or event tickets/admission given to a member when such is necessary for the member to perform the member's function as a Council member.

Generally, Arizona law prohibits a Council member from receiving anything of value or any compensation other than the normal salary for any service rendered in connection with that person's duties with the City, or using or attempting to use the position on Council to secure anything of value or benefit. See A.R.S. §§38-504 and 38-505.

The acceptance and, specifically, the solicitation of gifts, benefits or favors either for the member or the member's family or friends, even if not technically in violation of law, will raise the appearance of impropriety. The member should also not accept or solicit any gift, benefit or favor when such would be advantageous to their political/career aspirations.

Members must recognize, and avoid at all costs, the appearance of impropriety. When a member does receive a gift, benefit, or favor, as defined above, in either (a) the member's capacity as an elected official (a non-personal gift), or (b) from parties with business before the City or which may come before the City; and when the value of such individually or combined will all gifts, benefits, or favors received in a 24 hour period, has a market value of \$50 or more, the member must disclose such in writing. Written disclosure of any gift, benefit, or favor must be made to the City Clerk within 10 business days after receipt and must include a description of the gift, benefit, or favor, the estimated value, the date of receipt, and the source. The disclosure of gifts will be posted on the City's web page along with the member's financial disclosure statements. Under no circumstances may a member accept a gift, benefit or favor that can be construed to be a bribe or reflects to a reasonable person an effort to influence the member contrary to that member's responsibility to the public to act impartially and on the merits of a matter. The acceptance of such gifts or benefits should be in the best interest the parties involved should the transaction be publicized, i.e. how would it look to the public ("headline test"). If the publication of the transaction would make any of the parties involved uncomfortable, it is likely not appropriate.

Examples of items that are not gifts, favors, or benefits include: City event access passes (e.g. spring training passes); dinner tickets received as part of a conference paid for by the member as an individual or by the City; a plaque of appreciation given the member by a civic/community organization; access to celebrities attending the same event as a member; access to an event utilized for various public relations purposes such as building relationships with residents regarding City purpose and business, promoting business or other opportunities in Surprise, promoting relationships with other municipalities, or promoting corporate partnership and development.

Examples of items that are gifts, favors, or benefits that must be disclosed include: tickets to a sporting event given by a developer doing business in Surprise; sports equipment/clothing given by a vendor, contractor, developer, etc. doing business in Surprise; a series of meals and small gifts given over 24 hours the aggregate value of which is \$50 or more.

In the event of uncertainty, contact the City Attorney.

PARLIAMENTARY PROCEDURE

Surprise Municipal Code §2-80 provides that “the latest standard edition of Robert’s Rules of Order will serve as a guide for parliamentary procedure...”. In furtherance of such guidance, the parliamentary rules outlined below will be followed in all City Council Meetings, keeping the following principles:

1. The Council must act as a body.
2. The Council should proceed in the most efficient manner possible.
3. The Council must act by at least a majority.
4. Every member must have an equal opportunity to participate in decision making.
5. The Council’s rules of procedure must be followed consistently.
6. The Council’s actions should be the result of a decision on the merits and not a manipulation of the procedural rules.

Rule 1. Powers of the Chair

The Chair (usually the Mayor) has the following powers:

- a) To rule motions in or out of order, including any motion patently offered for obstructive or dilatory purposes;
- b) To determine whether a speaker has gone beyond reasonable standards of courtesy in his or her remarks and to entertain and rule on objections from other members on this ground;
- c) To entertain and answer questions of parliamentary law or procedure;
- d) To call a brief recess at any time;

- e) To adjourn in an emergency.

Comment: A decision by the Chair under (a), (b) or (c) may be appealed to the Council upon motion of any member, pursuant to Rule 8(b). Such a motion is in order immediately after a decision under (a),(b) or (c) is announced and at no other time. The member making the motion need not be recognized by the presiding officer, and the motion if timely made may not be ruled out of order.

Rule 2. Consent Agenda

The Council may designate a part of the agenda as the “consent agenda.” Items are placed on the consent agenda if they are judged to be noncontroversial and routine. Any member may remove an item from the consent agenda and place it on the regular agenda when the consent agenda comes forward for action and can be revised prior to its adoption. All items on the consent agenda must be voted on and adopted by a single motion, with the minutes reflecting the motion and vote on each item.

Comment: Many Councils use a consent agenda as a device to handle routine business more quickly. As a general rule, ordinances, controversial items, matters in which citizens may be interested, and matters of great substance will not be included on the consent agenda.

The Council reviews the “consent agenda” at the beginning of each meeting. Each member is free to remove items from the consent agenda to the regular agenda. A member may wish to do so if, for example, he or she would like to debate the proposal or vote against the item.

Rule 3. When the Chair Is in Active Debate

If the Chair becomes actively engaged in extended debate on a particular proposal, the Chair may designate another member to preside over the debate. The Chair will resume presiding as soon as action on the matter is concluded.

Comment: Good leadership depends, to a certain extent, on not taking sides during a debate. On a small board this may not always be feasible or desirable; yet, an unfair advantage accrues to the side whose advocate controls access to the floor. This rule is designed to ensure even-handed treatment to both sides during a heated debate. Ordinarily, if the Chair is leading the meeting, he or she should ask the Vice Chair to preside in this situation. But, if that person also engaged in the debate, the Chair should feel free to call on some other member in order to achieve the purpose of this rule.

Rule 4. One Motion at a Time

A member may make only one substantive motion at a time.

Comment: None.

Rule 5. Substantive Motions

A substantive motion is a motion to take action on the principal item and is out of order while another substantive motion is pending. In other words, a substantive motion is any motion other than the procedural motions listed in Rule 8. A substantive motion may deal with any subject

within the Council's legal powers, duties, and responsibilities.

Comment: *This rule sets forth the basic principle of parliamentary procedure that distinct issues will be considered and dealt with one at a time, and a new proposal may not be put forth until action on the preceding one has been concluded. The term substantive motion is used here to underscore the distinction between this type of motion and the various procedural motions listed in Rule 8.*

Rule 6. Debate

The Chair will state the motion and then open the floor to debate on it. The Chair will preside over the debate according to the following general principles:

- (a) The maker of the motion is entitled to speak first;
- (b) A member who has not spoken on the issue will be recognized before someone who has already spoken;
- (c) To the extent possible, the debate will alternate between proponents and opponents of the measure.

Comment: *None.*

Rule 7. Ratification of Actions

To the extent permitted by law, the Council may ratify actions taken on its behalf but without its prior approval. A motion to ratify is a substantive motion.

Comment: *Ratification of actions taken on the Council's behalf but without its prior approval is permitted under these rules, to the extent that such after-the-fact approval of actions is legally allowed. The principle behind the motion to ratify is that an assembly may subsequently approve what it could have authorized. This rule treats the motion to ratify as a substantive proposal rather than as a procedural motion, since a ratification is in effect an after-the-fact substantive action by the Council concerning something that was done without Council approval when advance authorization should have been obtained. For example, if the City enters a contract that would normally have been approved by Council prior to the City entering the contract, but the circumstances were such that prior Council approval was not possible, Council can approve the contract after the fact under this rule.*

Rule 8. Withdrawal of Motion

A motion may be withdrawn by the maker at any time before it is amended or before the Chair puts the motion to a vote, whichever occurs first.

Comment: *This rule prohibits withdrawing motions after they have been amended. Once a motion has been amended, it is no longer the same motion as was made by the maker, so it is no longer his or hers to withdraw.*

Rule 9. Procedural Motions

(a) Motions Allowed. In addition to substantive proposals, only the following procedural motions, and no others, are permitted. Unless otherwise noted, each motion is debatable, may be amended, and requires a majority of the votes cast, a quorum being present, for adoption.

Procedural motions are in order while a substantive motion is pending and at other times, except as otherwise noted.

Comment: *The following enumeration of procedural motions is exhaustive; if a procedural option is not on the list, then it is not available. Procedural motions are frequently used to “act upon” a substantive motion by amending it, delaying consideration of it, and so forth. Several procedural motions can be entertained in succession without necessarily disposing of the previous procedural motion. The order of priority establishes which procedural motion yields to which—that is, which procedural motion may be made and considered while another one is pending.*

(b) Order of Priority of Motions. In order of priority (if applicable), the procedural motions are:

Motion 1. To Appeal a Procedural Ruling of the Chair. A decision of the Chair ruling a motion in or out of order, determining whether a speaker has gone beyond reasonable standards of courtesy in his or her remarks, or entertaining and answering a question of parliamentary law or procedure may be appealed to the Council. This appeal is in order immediately after such a decision is announced and at no other time. The member making the motion need not be recognized by the Chair and the motion, if timely made, may not be ruled out of order.

Comment: *This motion allows the ruling of the Chair on certain procedural matters to be appealed to the whole Council. This appeal must be made as soon as the Chair’s decision is announced, so this motion is accorded the highest priority.*

Motion 2. To Adjourn. This motion may be made only at the conclusion of Council consideration of a pending substantive matter; it may not interrupt deliberation of a pending matter. A motion to or adjourn ends the current meeting to a time and place certain and establishes a specified time and place for the meeting to reconvene.

Comment: *Since the number of members is small and procedures are available to limit debate, Motion 2 allows both debate and amendment, but specifies the motion is in order only when consideration of a pending matter has concluded. If the Council wants to adjourn before completing final action on a matter, it must, prior to adjourning, first temporarily conclude its consideration of that matter. This is done with one of three motions: to defer consideration of the matter, to postpone the matter to a certain time or day, or to refer the matter to a committee. Only as a last resort should the Council use a motion to suspend the rules, in order to allow the motion to adjourn to interrupt deliberation on the matter.*

Motion 3. To Take a Brief Recess. This motion is made when a member wishes to take a short break during the meeting, but does not end the meeting.

Comment: *This motion allows the Council to pause briefly in its proceedings and should not be confused with the motion to adjourn to a time and place certain, which is a form of the motion to adjourn under these rules. Motion 3 is a “motion to take a brief recess” rather than a “motion to recess” or “motion to adjourn.” Since the number of Council members is small, and procedures are available to limit debate, debate is allowed on this motion. A motion to take a brief recess is in order at any time except when a motion to*

appeal a procedural ruling of the Chair or a motion to adjourn is pending.

Motion 4. Call to Follow the Agenda. This motion would require the agenda be taken in order, prohibiting the Chair from taking items out of order. The motion must be made at the first reasonable opportunity, or the right to make it is waived for the out-of-order item in question.

Comment: *This motion may be debated. Unless the motion is made when the item of business that deviates from the agenda is proposed, the right to insist on following the agenda is waived for that item.*

Motion 5. To Suspend the Rules. The Council may not suspend provisions of the rules that state requirements imposed by law on the Council. For adoption, the motion requires a vote equal to two-thirds of the actual membership of the Council, excluding vacant seats.

Comment: *This motion is in order when the Council wishes to do something that it may legally do but cannot accomplish without violating its own rules. The motion permits the Council to exercise greater flexibility and perhaps informality than adhering strictly to what the rules might allow. A motion to suspend the rules requires approval by two-thirds of the actual membership of the Council to pass. Note that the Chair and members who are absent from the meeting are counted for purposes of determining two-thirds of the Council, but vacant seats are excluded in making the two-thirds determination.*

Motion 6. To Go into Executive Session. The Council may go into Executive session only for one or more of the permissible purposes listed in A.R.S. §38-431.03. The motion to go into Executive Session must cite the purpose of the Executive Session and must be adopted at an open meeting.

Comment: *The requirements for this motion are found in A.R.S. §38-431.03(A), which permits Executive Session only for 7 topics. Those are:*

- 1. Discussion or consideration of employment, assignment, appointment, promotion, demotion, dismissal, salaries, disciplining or resignation of a public officer, appointee or employee of any public body, except that, with the exception of salary discussions, an officer, appointee or employee may demand that the discussion or consideration occur at a public meeting. The public body shall provide the officer, appointee or employee with written notice of the executive session as is appropriate but not less than twenty-four hours for the officer, appointee or employee to determine whether the discussion or consideration should occur at a public meeting.*
- 2. Discussion or consideration of records exempt by law from public inspection, including the receipt and discussion of information or testimony that is specifically required to be maintained as confidential by state or federal law.*
- 3. Discussion or consultation for legal advice with the attorney or attorneys of the public body.*

4. Discussion or consultation with the attorneys of the public body in order to consider its position and instruct its attorneys regarding the public body'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.

5. Discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations with employee organizations regarding the salaries, salary schedules or compensation paid in the form of fringe benefits of employees of the public body.

6. 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.

7. Discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property.

Motion 7. To Divide a Complex Motion and Consider It by Paragraph. The motion is in order whenever a member wishes to consider and vote on subparts of a complex motion separately.

Comment: This motion is debatable.

Motion 8. Motion for the Previous Question. The motion is not in order until every member has had an opportunity to speak once and there has been either at least 15 minutes of debate or debate has become repetitive.

Comment: With small boards, a minimum period of debate on every proposal that comes before it strikes a superior balance between efficiency and effective representation by all Council members. Since every member will have an opportunity to speak, the debate may be ended by a majority vote. Fifteen minutes is merely a suggested minimum period of time. This rule avoids the practice followed by some boards of allowing any member to end debate by simply saying "call the question," without the Council actually taking a vote on that procedural issue. Such a practice is contrary to regular parliamentary procedures. In addition, such a practice allows individual members to impose their will unilaterally on the group, in defiance of the principle of majority rule on which these rules are based.

Motion 9. To Postpone to a Certain Time or Day. If consideration of a motion has been postponed, a new motion with the same effect cannot be introduced while the postponed motion remains pending. A member who wishes to revisit the matter must either wait until the specified time, or move to suspend the rules.

Comment: This motion allows the Council to postpone consideration to a specified time or day and is appropriate when more information is needed or the deliberations are likely to be lengthy. Note the restriction on making a new motion with the same effect while a postponed motion remains pending.

Motion 10. To Refer a Matter to a Sub-Committee. The Council may vote to refer an item on the agenda to a sub-committee for study and recommendations. Sixty days or more after a substantive motion has been referred to a sub-committee, a member may compel consideration of the item by the entire Council, whether or not the committee has reported the matter to the Council by requesting the matter be placed back on the Council agenda.

Comment: *The right of the maker to compel consideration by the full Council after a specified period of time prevents using the motion as a mechanism to defeat a proposal by referring it to a subcommittee that is willing to “sit” on it.*

Motion 11. To Amend.

(a) An amendment to a motion must be pertinent to the subject matter of the motion. An amendment is improper if adoption of the motion with that amendment added would have the same effect as rejection of the original motion. A proposal to substitute completely different wording for a motion or an amendment will be treated as a motion to amend.

(b) A motion may be amended, and that amendment may be amended, but no further amendments may be made until the last-offered amendment is disposed of by a vote.

~~(c) Any amendment to a proposed legislative action (resolution/ordinance) must be reduced to writing before the vote on the amendment is taken.~~

Comment: ~~This motion is similar to a traditional motion to amend except for the additional requirement to write down amendments to legislation.~~ The restriction on amendments stated in subpart (a), second sentence, of the provisions concerning this motion should be read narrowly; it is intended only to prevent an amendment that merely negates the provisions of the original motion. The intent of such an amendment can be achieved in a simpler and more straightforward manner by the defeat of the original proposal. Pertinent amendments that make major substantive changes in the original motion are quite proper.

Some Councils allow a “substitute motion” when major changes in a motion are proposed. Such a motion is, in effect, a type of amendment. To avoid confusion, “substitute motions” are not allowed under these rules. All proposals for changes in a motion or in an amendment are treated as motions to amend, no matter how major their potential effect.

Subpart (b) of the rules governing this motion limits the number of proposed amendments that may be pending at one time to two, in order to reduce confusion. Amendments are voted on in reverse order; that is, the last-offered amendment, which would amend the first amendment, is voted on first. Once the last-offered of the two pending amendments is disposed of, an additional amendment may be offered.

~~Subpart (c) of the rules for this motion imposes an additional writing requirement for amendments to legislative actions. The rule assumes that amendments to proposed ordinances, like the ordinances themselves, should be in written form before they are voted on, both because of the importance of ordinances and to make it easier to maintain the required ordinance book and the minutes of the Council accurately. Similarly, amendments to orders, policies, and resolutions should be in written form before they are voted on, because of their significance and to make it easier to record them in the minutes.~~

Some Councils may have a practice of requiring the person making the original motion to approve of any proposed amendments to that motion. Such a practice is not recommended. Once a motion has been offered to the Council, it is up to the Council to decide whether or not it should be changed by amendment. If the person making the motion does not favor a proposed amendment, he or she is free to vote against it. And so long as the original motion has not been voted on and no amendment to it has passed, the original maker of the motion is free under these rules to withdraw it (see Rule 8). If a motion has been withdrawn, the Council members are generally free to make their own separate motions on the same subject.

Motion 12. To Reconsider. The Council may vote to reconsider its action on a matter. The motion to do so must be made by a member who voted with the prevailing side (the majority side except in the case of a tie; in that case the "nos" prevail) and at the meeting during which the original vote was taken, including any continuation of that meeting through adjournment to a time and place certain. The motion cannot interrupt deliberation on a pending matter, but is in order at any time before final adjournment of the meeting.

Comment: *To avoid placing a measure in limbo, these rules restrict the availability of the motion to the same meeting as the original vote, including any continuation of that meeting if it is recessed, or adjourned to a time and place certain.*

USE OF CITY RESOURCES

Discretionary Funds:

Each member will be allotted discretionary funds, not to exceed an amount determined by Council during the annual budget process, \$2,500 each fiscal year, \$5,000 to the Mayor, that may be used to reimburse a not-for-profit organization for a specific or onetime purchase or for event costs when the event is held or conducted in whole or in part within the member's district, and when such expenditure is to be utilized for a public purpose and the betterment of the community within a member's respective District or city-wide for the Mayor.- Use of discretionary funds ~~may not be used when:~~ must be consistent with all applicable laws.

- ~~1) The recipient is a beneficiary of any other city program (Council Grants, Tourism Grants, etc);~~
- ~~2) The expenditure would create a requirement for on-going funding;~~
- ~~3) The expenditure was rejected by the City Manager for inclusion in a departmental budget or capital improvement;~~
- ~~4) The expenditure replaces/supplants regular on-going maintenance and/or operations that are a part of a department's normal responsibility; or~~
- ~~5) The use conflicts with state law.~~

Use of discretionary funds requires the member wishing to utilize such funds to provide a Disbursement Request to the Finance Department. The City Attorney's Office will be consulted

prior to expenditure to ensure compliance with all applicable laws. Funds will be released consistent with this policy.

Expenses, Reimbursements and Stipends

Council members are eligible to receive a City-issued cell phone or receive a monthly stipend for the business use of a personal cell phone.

Travel expenses, including mileage, reimbursements and stipends will be provided to members on the same basis as general City employees and will be approved and processed consistent with City policy.

Uses Barred

Consistent with State Law, no City resources, including communications media (computers, newsletters, etc.) may be used for advocacy or promotion of any issue subject to voter approval or candidate for elected office.

Council Offices

Council Offices are located in the northeast section of the 4th Floor of City Hall. The Office of the Mayor will be occupied by the one elected to that office, or appointed after a vacancy consistent with City Code. All other offices will be occupied on a first-come first-serve basis. Any member can request to move into any vacant office. If more than one member wishes to occupy a vacant office, selection of Council member offices will be based on seniority (that is the greatest number of uninterrupted days as a Surprise elected official), and then by lottery.

PREPARATION OF THE COUNCIL AGENDA

Supporting Information and Attachments

Each item on the Agenda should have supporting information and documentation for the item being considered. Necessary information includes the following, if applicable:

- Background Information: Relevant historical information, such as prior actions on the same or similar item, origin of the request, regional impact, or similar information.
- Financial Impact: actual and operational costs, revenue and other financial considerations, and whether such are one-time or ongoing.
- Budget Impact: Funding sources in the current budget (including e.g. contingency, unforeseen grants, etc.), and funding sources for future years, if applicable.
- Policy Compliant: Statement whether the action is consistent with City and Council Policy. If not, an explanation of why the item should deviate from policy. (Policy for this purpose includes normal City practice whether or not included in a written policy).
- FTE Impact: Necessary change in the number of FTE, whether the action would require a new FTE or the transfer of an FTE from another program.

- Objective Analysis: Analysis containing potential positive and negative impacts and impacts of if the item is not approved.
- Actual final documents (Resolution, Ordinance, Contracts, etc.)

Use of Consent Agenda

Consistent with the Council Rules of Conduct and Demeanor, and Parliamentary Rule #2, the Consent Agenda, unless otherwise required by law, should include all items previously discussed by Council for which no changes were requested by any member of Council; routine items (i.e. minor budget amendments, simple Intergovernmental Agreements, contract extensions, grant acceptances, and simple contract amendments); and items placed on the Consent Agenda at the Agenda Review.

Draft Agenda, Agenda Review

The Mayor (or designee) and the Vice Mayor (or designee), along with relevant staff selected by the City Manager, will review the Draft Agenda no fewer than 6 calendar days prior to the Council meeting. A Draft Agenda and the required “Supporting Information and Attachments” must be provided to the Mayor and Vice Mayor (or designees) no later than 24 hours prior to the Agenda Review meeting. Items may be removed that do not have sufficient information as identified in “Supporting Information and Attachments”. Removed items will be placed on the agenda as soon as the “Supporting Information and Attachments” are available. The requirements of this section do not apply to emergency meetings or items placed on the agenda pursuant to Municipal Code Section 2-61(c)(1) (pertaining to items added 24 hours prior to the meeting) for which there is insufficient time to comply with this section.

SUBCOMMITTEES & WORKING GROUPS

Subcommittees and Working Groups formed in accordance with Surprise Municipal Code §2-40(i) will convene meetings at the direction of the subcommittee chair. Requests for meetings may be made to the subcommittee chair through the staff liaison.

An Agenda for each subcommittee meeting will be posted by the City Clerk no less than 24 hours prior to the meeting, in conformance with the Open Meeting Law, A.R.S. §38-431.01. Subcommittee meetings will convene in a meeting room at City Hall generally accessible to the public, except that executive sessions may be held in any location at City Hall.

IMPLEMENTATION AND ENFORCEMENT

As an expression of the standards of conduct for members expected by the City, this Policy & Procedure Manual is intended to be self-enforcing. Members themselves have the primary responsibility to assure that standards are understood and met, and that the public can continue to have full confidence in the integrity of government. It therefore becomes most effective when members are thoroughly familiar with it and embrace its provisions. For this reason, standards will be included in the regular orientations for candidates for City Council, and newly elected

members. Members entering office must sign a statement affirming they have read and understood the provisions of this City Council Policy & Procedure Manual. In addition, this manual will be reviewed by the City Council to consider recommendations and update it as necessary in August of ~~even~~odd-numbered years, or a soon thereafter as practical.

Notwithstanding the intended self-enforcing nature of these policies and procedures, the City Council, by a vote of a majority of its members, may impose sanctions on members whose conduct does not comply with the City's standards, such as reprimand, formal censure, removal from meeting (if the member's conduct is disruptive or impedes the orderly conduct of business at the meeting), or removal from any position or assignment to which the member has been appointed by the Mayor or City Council.

REPORTING VIOLATIONS

Members have a duty to create the image and reality of a responsive, accessible, and fair City government. Accordingly, members have a duty to report if another member has violated law or policy. Moreover, members must never attempt to use their authority or influence for the purpose of intimidating, threatening, coercing, commanding or influencing any person with the intent of interfering with that person's duty to disclose such improper activity. As a Corresponding duty, members shall refrain from making a false, misleading, or unsubstantiated report. If after review it is determined that a complaint is groundless and was made in bad faith or for the purpose of harassment, or intentionally false or otherwise malicious in nature, the complainant may be subject to sanctions under this Policy.

COMPLAINT

A Complaint by a member must be filed with the City Attorney on or before one-hundred eighty (180) days after the violation is alleged to have occurred or thirty (30) days after the alleged violation was discovered, whichever date is earlier. Upon receipt, the City Attorney will engage conflict counsel who will conduct an initial screening of the complaint and within fifteen (15) days recommend that the City Attorney handle the complaint as follows:

- (a) Dismiss it for being incomplete, untimely, or on its face lacking factual or legal merit;
- (b) Dismiss it if the complaint on its face fails to state allegations that, if true, would violate a mandatory requirement or prohibition as opposed to an aspirational or administrative provision of this Policy, City Code or any other laws;
- (c) Refer alleged violations of Arizona or federal laws to an appropriate agency if the complaint states on its face allegations that, if true, would constitute a violation of Arizona or federal law;
- (d) Or If the complaint states on its face allegations that, if true, would constitute a violation of a mandatory requirement or prohibition (as opposed to aspirational or administrative provisions) of the this Policy, the City Code or any other law, conflict counsel shall investigate the complaint and report to the City Council, the complainant, the member who is the subject of the complaint, and the City Attorney findings of fact and conclusions of law within sixty (60) days. The City Council shall consider the Conflict Counsel's report at a public meeting and either accept or reject the report as submitted and shall impose sanctions as it finds appropriate.

In all circumstances, the City Attorney shall follow conflict counsel's recommendation. The City Attorney's recommendation to refer a complaint for further investigation pursuant to subsection (c) and (d) above shall not raise the presumption that any of the complaint's allegations are true or that any member had violated this Policy or law. The timelines for handling complaints set forth above set the outer limits. All parties involved are strongly encouraged to make their findings, recommendations, and decisions as expeditiously as possible for the sake of the public and the City officials against whom complaints have been filed.

The City Attorney will adopt written rules of procedure to govern the review process, including the right of a member against whom the complaint has been lodged to respond to the complaint, attend any hearing, and present witnesses and other evidence on her or his own behalf.

Any complaints relating to City elections must be filed with or referred to the City Clerk for review and disposition as provided by law.

APPENDIX

- A. Statement of Commitment
- B. Rules for the Public at Council Meetings

Statement of Commitment

As a member of the Surprise City Council I agree to uphold the principles, policies and procedures set forth in the Surprise City Council Policy & Procedure Manual and conduct myself by the following model of behavior. I will:

- Recognize the worth of individual members and appreciate their individual talents, perspectives and contributions;
- Help create an atmosphere of respect and civility where individual members, City staff and the public are free to express their ideas and work to their full potential;
- Conduct my personal and public affairs with honesty, integrity, fairness, and respect for others;
- Respect the dignity and privacy of individuals and organizations;
- Keep the common good as my highest purpose and focus on achieving constructive solutions for the public benefit;
- Avoid and discourage conduct that is divisive or harmful to the best interests of the City;
- Treat all people with whom I come in contact in the way I wish to be treated.

I affirm that I have read and that I understand the Surprise City Council Policy & Procedure Manual, dated this _____ day of _____, _____.

Mayor /Council Member for District _____

Rules for the Public at Council Meetings

- 1) Presence in the Council Dais Area. During a Council meeting, members of the public are permitted within the area in front of the Council dais only at the invitation or consent of the chair for purposes of making presentations and providing information to Council.
- 2) Addressing Council
 - a) Any member of the public desiring to address the Council may not proceed to the lectern until after being recognized by the Chair.
 - b) At the lectern, the member of the public should clearly state their name, and approximate cross streets for the record.
 - c) Statements will be limited to four (4) minutes per item to allow the meeting to proceed and end in a timely manner. The time limit may be extended at the option of the Chair.
 - d) If several speakers desire to speak regarding a single topic, the Chair can limit the number of speakers or limit the time given to each group; however, an equal amount of time will be given to each side of an issue.
 - e) Oral communications during the City Council meeting may not be used to lodge charges or complaints against any employee of the City or members of the body, regardless of whether such person is identified in the presentation by name or by any other reference that tends to identify him/her. Any such charges or complaints should be submitted during normal business hours to the City Manager for appropriate action.
- 3) No loud vocalization (shouting or calling out) will be permitted from the seating area of the Council Chamber.