

CITY OF SURPRISE
Regular City Council Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Tuesday, February 2, 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

F. City Clerk Report

G. Call To The Public

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

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

H. Regular City Council Meeting Agenda

CONSENT AGENDA:

- | | | | |
|----|------------|--|--|
| 1. | Citywide | Consideration and action on the minutes of the Regular City Council Meeting of January 19, 2021 and Special City Council Meeting minutes for January 20, 2021. | None

Sherry Aguilar
City Clerk |
| 2. | District 1 | Consideration and action pertaining to the approval of the Final Plat entitled, "North Copper Canyon Parcel 3.2" together with an associated Alternative Assurance Agreement, for a property generally located south of the southwest corner of Pinnacle Peak Road and 183rd Avenue in the North Copper Canyon PAD; Case FS20-435. | None

Hobart Wingard
Community
Development |
| 3. | District 5 | Consideration and action pertaining to the approval of the Final Plat entitled, "Parkview Townhomes" generally located on the southeast corner of Parkview Place and Young Street; Case FS20-079. | None

Hobart Wingard
Community
Development |
| 4. | District 5 | Consideration and action pertaining to approval of the Final Plat entitled, "Northeast Quadrant of Surprise Center" and dated November 10, 2020, an approximately 159.40 acre property generally located on the southwest corner of Bell and Litchfield Roads; Case FS20-508. | None

Hobart Wingard
Community
Development |
| 5. | District 1 | Consideration and action pertaining to conditional acceptance of certain streets and public utility improvements at Bell Pointe II South, generally located at North Bell Pointe Boulevard and West Ipswitch Way; Resolution # 2021-19. | None

Mike Gent
Public Works |

- | | | | |
|----|------------|---|---|
| 6. | District 5 | Consideration and action pertaining to approval of a Quit Claim Deed to FDG Acquisition, LLC, for the purpose of releasing certain deed restrictions on a six acre property located near Bell and Litchfield Roads. | Lloyd Abrams
Community
Development |
| 7. | Citywide | Consideration and action pertaining to approval of a Lease Agreement with Anita Wattier and Walter Kadle for continued placement of GPS survey equipment in Morristown. | Lloyd Abrams
Community
Development |
| 8. | Citywide | Consideration and action pertaining to approval of an amendment to the Fiscal Year 2021 budget by providing additional budget authority of \$73,900 within various funds; transferring budget authority of \$842,300 from the City Manager's Office to the Human Services and Community Vitality Department (HSCV); amending the scope of project A34130 and the Contract Awarding Authority List; Resolution #2021-08. | None

Andrea Davis
Finance |
| 9. | Internal | Consideration and action pertaining to an amendment to the Fiscal Year 2021 budget by reallocating appropriations of \$242,300 from Contingency within the Grants Fund to the Neighborhood Revitalization Fund to increase the spending authority within the Community Development Block Grant; Resolution #2021-20. | None

Seth Dyson
Human Svcs and
Comm Vitality |

REGULAR AGENDA ITEM - PUBLIC HEARING:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|-----|----------|--|-------------------------------------|
| 10. | Citywide | Presentation and discussion pertaining to Club Sports and 3rd Party Field Usage. | None

Parks and
Recreation |
| 11. | Citywide | Presentation and discussion pertaining to the Fiscal Year 2022 Budget Kickoff. | None

Andrea Davis
Finance |

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 28, 2021 at 12:30 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: February 2, 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: February 2, 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 the Regular City Council Meeting of January 19, 2021 and Special City Council Meeting minutes for January 20, 2021.

Motion:

I move to approve the minutes of the Regular City Council Meeting of January 19, 2021 and Special City Council Meeting minutes for January 20, 2021.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. Special Meeting
 2. 1.19.21
-

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

Wednesday, January 20, 2021 @ 3:00PM

Call To Order

Roll Call

Mayor Hall called to order the Special City Council Meeting of January 20, 2021 at 3:00 PM at Surprise City Hall Council Chambers, 16000 N Civic Center Plaza, Surprise, Arizona 85374. Also in attendance with Mayor Hall were Vice Mayor Duffy, Council Members; Hastings, Remley, Judd (via WebEx), Winters and Cline.

Staff Present: City Manager, Michael Frazier; City Attorney, Robert Wingo and Deputy City Clerk, Linda Stevens.

Pledge of Allegiance

Call To The Public

Special City Council Meeting Agenda

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

1. Presentation and discussion pertaining to the Council-Manager form of government, Conflicts of interest, and Arizona's Open Meeting laws - NO ACTION

City Attorney Wingo gave a presentation and stated that he would tie-in questions from last night's Council Meeting.

Why Council/Manager form of government, why is it preferred? Mr. Wingo spoke of local government, being responsive and receptive, the blending of Council's vision and that of the community. He referred to the recycling program topic that was discussed the previous night. He also reported on conflict of interest, appearance of impropriety and public meetings.

Mayor Hall - referred to emails and "reply all" and public records request.

Council Member Remley - referred to their calendars - it goes to the paper, and being careful on social network

Adjournment

Council Member Cline made the motion to adjourn the Special City Council Meeting of January 20, 2021 at 3:59 PM. Council Member Duffy seconded the motion. Seven yes votes, motion carried.

Skip Hall, Mayor

ATTEST:

Sherry Ann Aguilar, City Clerk, MMC

CERTIFICATION:

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Special City Council Meeting of **Wednesday, January 20, 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 19, 2021 @ 6:00PM

Call To Order

Invocation

Roll Call

Mayor Hall called to order the Regular City Council Meeting of January 19, 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 Hastings, Remley, Duffy, Winters and Cline.

Staff Present: City Manager, Michael Frazier; City Attorney, Robert Wingo and Deputy City Clerk, Linda Stevens.

Pledge of Allegiance

City Manager Report

City Clerk Report

1. Reports

2. Consideration and action pertaining to selection of a Vice Mayor and directing the City Clerk to administer the Oath of Office - PATRICK DUFFY WAS SELECTED

Vice Mayor Judd and Council Member Hastings nominated Council Member Duffy. Unanimously selected by Mayor and Council.

Deputy City Clerk, Linda Stevens administered the Oath of Office.

Call To The Public

Alejandro Christ spoke regarding President Trump's final days in office.

CONSENT AGENDA:

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

3. Consideration and action on the minutes of January 5, 2021 Regular City Council Work Session and Regular City Council Meeting - APPROVED

4. 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 - APPROVED

5. 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 - APPROVED

6. 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 - APPROVED

7. 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) - APPROVED

8. 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) - APPROVED

9. 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) – APPROVED

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

11. 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) - APPROVED

12. 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 - APPROVED

13. 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 - APPROVED

14. 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 - APPROVED

15. 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 - APPROVED

16. 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. Â§ 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks; Resolution # 2021-01 – APPROVED

17. 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. Â§ 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks; Resolution # 2021-02 - APPROVED

18. 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) - APPROVED

19. 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 - APPROVED

20. 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

21. 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 - APPROVED

REGULAR AGENDA ITEM - PUBLIC HEARING:

22. 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 - APPROVED

City Planner, Hobart Wingard reported on this item, Ordinance 2021-03.

Council Member Hastings - district 1 issue where response times for public safety almost 10 miles away

Mr. Wingard - future phase room for a fire station still respond to the closest

Mayor Hall - commented that Buckeye has a brand new fire Sun City Festival 3 miles away; Aid agreement.

Council Member Hasting - all completed?

Mayor Hall - all done

Council Member Winters - central part different HOA?

Mr. Wingard - people have not come in provided access for that parcel

Council Member Remley - inquired about donut hole

Mr. Wingard - rezone and a plat for that area
rural residential

Council Member Remley - ingress and egress where is it coming from?

Mr. Wingard reported on phasing/access plan 4

Council Member Remley - is Beardsley Road completed

Mr. Wingard - yes

Mayor Hall - inquired about the buy-in agreement for wastewater plant.

No public comments were made.

Council Member Remley made the motion to approve Ordinance 2021-03.
Council Member Duffy seconded the motion. Seven yes votes, motion carried.

23. 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)

City Planner, Hobart Wingard reported on the Preliminary Plat Rancho Vista.

Council Member Winters inquired about Beardsley Road.

Mr. Wingard - yes that is being addressed

Mayor Hall - inquired about the Buy-In Agreement

No public comments were made.

Council Member Winters made the motion to approve the Preliminary Plat entitled Rancho Vista. Council Member Duffy seconded the motion. Seven yes votes, motion carried.

24. 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)

City Planner, Hobart Wingard reported on this item.

Mayor Hall - the water issue is coming along.

Mr. Wingard - yes it is.

No public comments were made.

Council Member Winters made the motion to approve the amendment to the Austin Ranch West Preliminary Plat - North Copper Canyon Parcels 2, 3.2 and 3.3. Council Member Duffy seconded the motion. Seven yes votes, motion carried.

25. Presentation and discussion pertaining to the status of the Solid Waste Recycling program - NO ACTION

ACM Mike Gent spoke of goals moving forward, introduced Gladys Nkeze and Robert Parks.

Mr. Parks gave a powerpoint presentation.

Mr. Gent explained MRF - Material Recovery Facility

Council Member Hastings - inquired about the first slide .5 % or less

Mr. Gent - covered sending material to China

Council Member Hastings - using the blue bins before what percentage roughly getting recycled

Mr. Parks - 40 percent and above from what we were told

Council Member Hastings - inquired about annual cost

Mr. Gent - options are not fiscally sustainable looking for a viable program we will get there

Council Member Remley - unlike some of the other cities we were honest and some not so forthright. He spoke of unrealistic expectations; plastics and resetting the public's expectations.

Council Member Duffy - spoke of cardboard boxes, after holidays

Mr. Parks - people don't just take cardboard

Council Member Cline - inquired about the cost to run a second truck and savings

Mr. Parks reviewed the numbers, the fuel, impact etc.

Mayor Hall - good feed back tonight

Mr. Gent - reported on recycling glass program, burning plastics

Council Member Winters point there are people that would we pay more we're paying more to not recycle take it to the same place the two park issue 1000% increase to mislead resident referred to drop off

Council Member Hastings - spoke of expanding this drop off program and would like further discussion in a work session

Public comments:

Both comments were read for the record by Deputy City Clerk Stevens:

I am mystified that recycling stopped and our trash collection bill went up. Less service for a higher price. I live in Sun Village- our homes do not have

recycling. Our condos have recycling. I feel that this issue should have been resolved many months ago. I am disappointed in the lack of resolution in this matter. Looking forward how this will be resolved.

Ann Frederickson

Surprise

Hello City Council Members,

I appreciate the opportunity to address you about the city's recycling program. I would like to strongly encourage you to vote to re-instate the city-wide weekly curb-side recycling program. The cost is a trivial amount to each home's monthly bill, but brings such an overall benefit to our community and environment. As vast as the land area of Surprise is, our growth is also rapid and we have to consider long-term effects of the ever-increasing amount of garbage we are sending to the landfill. We already have an entire community right next to the landfill. How many more communities will have to endure the same undesirable environment?

Please be responsible to our community, now and for generations to come. Please vote to re-instate the city-wide curb-side recycling program.

Thank you,
Jennifer Mathews
Surprise, AZ

Bud Suiter - letters are spot on all feel the same frustration.
He spoke of fake news, MRF in Mesa and staying on this project.

26. Consideration and action pertaining to approval of the Veterans, Disability and Human Services Strategic Plan - APPROVED

Karissa Perry, Chair of the Commission - thanks Council, staff and the Consultant and reported on the framework.

Council Member Hall - great work looks likes human services more that disability priorities are

Consultant - Sub-segment all inclusive

Council Member Hall - spoke in regards to communications

Ms. Perry - spoke of virtual campaign

Council Member Cline - impressed with developing the plan, see the process and work groups; gave an example; great job regarding virtual campaign and this is an opportunity we need to go forward on.

Council Member Hastings - nice to have a one-stop-shop an easy place to go to and breaking it up specific resources

Council Member Hall - welcome wagon

Mr. Dyson - spoke of the upcoming City Academy and volunteering for boards and commissions.

Council Member Duffy - I put my support behind this.

Council Member Remley - spoke of the importance of communications

Mayor Hall - the sales office is a good idea

Council Member Cline - SCG, HOA and include it in the package

Council Member Cline made the motion to approve the Veterans, Disability and Human Services Strategic Plan. Council Member Hastings seconded the motion. Seven yes votes, motion carried.

27. Consideration and action pertaining to approval of a 2021 Legislative Agenda - APPROVED

Jodi Tas spoke of the purpose, the focus on 9 key areas mirror what Council's goals are.

Council Member Hastings – inquired poke of who involved in the process? Ms

Ms. Tas – we typically adopt the League's

Council Member Hastings – spoke of cancer among Fire Fighters; adding to the public safety portion supporting this and sending a message that supports first responders.

Council Member Hasting made the motion to accept this Legislative Agenda with the amendment at previously stated. There was no second.

Mayor Hall - referred to the 2nd bullet support that enhances public safety

Council Member Hasting made the motion to accept this Legislative Agenda with the amendment at previously stated. There was no second, the motion failed.

Vice Mayor Judd made the motion to approve the Legislative Agenda. Council Member Cline seconded the motion. Six yes votes, one no vote the motion carried.

28. 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 - APPROVED AS AMENDED

Attorney Harold Brady reported on Ordinance 2021-02 - three sections of the ordinance special event removing some items a good breaking point.

Council Member Remley - timely, good job

Vice Mayor Judd - referred to side by side parades

Mr. Brady - if it's not disrupting traffic you don't need a permit

Vice Mayor Judd - inquired about the number of people (25)

Mr. Brady - larger cities chose 25

Vice Mayor Judd - prefers 50

Mr. Brady spoke of - illegal to disrupt traffic

City Manager Frazier - I personally don't have a preference and 25 people can be very disruptive.

Vice Mayor Judd - permit for a birthday

City Attorney Wingo – referred to expressive activity, and unreasonable distractions

Council Member Duffy - ok with going to 50

Council Member Cline - many down town areas block on ramps and off ramps preventing 303 example

Vice Mayor Judd made the motion to amend the ordinance from 25 to 50. Council Member Remley seconded the motion. Seven yes votes, motion carried.

Vice Mayor Judd made the motion to approve 2021-02 as mended. Council Member Cline seconded the motion. Seven yes votes, motion carried.

29. Consideration and action pertaining to approval of proposed amendments to the City Council Policies and Procedures Manual - APPROVED

Mayor Hall made the motion to approve the proposed amendments to the City Council Policies and Procedures Manual. Vice Mayor Judd seconded the motion. Seven yes votes, motion carried.

City Council Reports

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

Council Member Cline - Meeting with Department Heads and SCG provided info that was helpful

Council Member Winters: first shot to fight the virus, Jodi and Breanne set it and booster shot

Vice Mayor Judd - Dr. Mike Gent - thank you for always getting back to me and anything I need help with

Council Member Duffy - was a recreation leader, thanked Mayor and Council for nomination, it's humbling

Council Member Remley - is proud of the residents of Surprise practicing social distancing; mailing out monthly news letter; and home beautification awards

Council Member Hastings - got the vaccine, smooth process 1 1/2, let's do what it takes, met with Dr. Kellis re-launch of what they have started in Dysart, unite our community, engineering clubs. Civic Engagement Program/Ottawa; meet and greet was good; met with Jeanine ED - thanked Mr. Gent recycling

issue responds to emails; Special City Council meeting tomorrow at 3 PM and congrats to the newly elected

Mayor Hall - anti-liter program, keep it beautiful Surprise Campaign

Other Business and Future Agenda Items

Council Member Hastings and seconded by Council Member Cline - work session on a work session regarding the Feasibility of a Drop Off/Recycling Program

Executive Session

Adjournment

Council Member Dufy made the motion to adjourn the Regular City Council Meeting of January 19, 2021 at 8:50 PM. Council Member Winters seconded the motion. Seven yes votes, motion carried.

Skip Hall, Mayor

ATTEST:

Sherry Ann Aguilar, City Clerk, MMC

CERTIFICATION:

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Regular City Council Meeting of **Tuesday, January 19, 2021.**

Sherry Ann Aguilar, City Clerk, MMC



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: February 2, 2021 Contact Person: Hobart Wingard, PLANNER II
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 the approval of the Final Plat entitled, "North Copper Canyon Parcel 3.2" together with an associated Alternative Assurance Agreement, for a property generally located south of the southwest corner of Pinnacle Peak Road and 183rd Avenue in the North Copper Canyon PAD; Case FS20-435.

Motion:

I move to approve the Final Plat entitled, "North Copper Canyon Parcel 3.2" and the associated Alternative Assurance Agreement.

Background:

Courtland Homes, Inc., on behalf of Austin Ranch, LLC, seeks approval of a Final Plat and associated Alternative Assurance Agreement, for a 151-lot, single-family residential subdivision in Parcel 3.2 of the North Copper Canyon PAD.

Objective Analysis:

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

Policy Compliant:

The requested Final Plat and associated Alternative Assurance Agreement are consistent with the North Copper Canyon PAD and advances the goals and policies of the General Plan.

Financial Impact:

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

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

1. 00 - FS20-435 - NCC 3.2 FP - CC Staff Report - 020221
 2. 01 - FS20-435 - NCC 3.2 FP - Vicinity Map - 020221
 3. 02 - FS20-435 - NCC 3.2 FP - Case Map - 020221
 4. 03 - FS20-435 - NCC 3.2 FP - Final Plat - 020221
 5. 04 - FS20-435 - NCC 3.2 FP - Landscape - 020221
 6. 05 - FS20-435 - NCC 3.2 FP - Alternative Assurance Agreement - 020221
 7. PP - FS20-435 - NCC 3.2 FP - CC PowerPoint - 020221
-

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: FS20-435

Project Name: North Copper Canyon Parcel 3.2 Final Plat

Council District: 1 - Acacia

City Council Date: February 2, 2021

Planner: Hobart Wingard, Planner II

Owner / Applicant: Courtland Homes LLC on behalf of Austin Ranch LLC

Request: Final Plat with Alternative Assurance Agreement for a 151-lot, single-family residential subdivision in Parcel 3.2 of the North Copper Canyon Planned Area Development (PAD)

Site Location: Generally located south of the southwest corner of Pinnacle Peak Road and 183rd Avenue in the North Copper Canyon PAD

Site Size: 35.21 acres (approx.)

Density: 4.29 DU/Ac

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the North Copper Canyon PADA as approved under case FS19-431.
- The Final Plat is in substantial conformance with the Preliminary Plat approved under Case FS20-328.

Alternative Actions:

Approve – Approval of the proposed Final Plat and associated Alternative Assurance Agreement will allow the applicant the ability to subdivide the property as proposed.

Deny – Denial of the requested Final Plat and associated Alternative Assurance Agreement will prevent the applicant from subdividing the property as proposed.

Additional Information:

Courtland Homes, Inc., on behalf of Austin Ranch, LLC, requests approval of the Final Plat for North Copper Canyon Parcel 3.2. The subject property is approximately 35.21 acres and is located on the northwest corner of 183rd Avenue and Williams Road. The subject property is zoned North Copper Canyon PAD with the underlying land use of medium density residential (PAD-MDR).

The applicant proposes 151 single-family lots for a total density of 4.29 dwelling units per acre. The typical lot proposed is 45 feet by 115 feet. This plat includes a total of 6.19 acres of open space.

The proposed Final Plat is in compliance with the approved North Copper Canyon PADA approved under Case FS19-431, and the Preliminary Plat approved under case FS20-328.

The applicant is choosing an Alternative Assurance Agreement, which was an option made available to developers in Title 17 of a previous code. In lieu of acceptable financial assurances, the city will not record the final plat until the supporting infrastructure is constructed, installed, and accepted by the City of Surprise in its entirety, or traditional financial assurances acceptable to the city are posted by the developer.

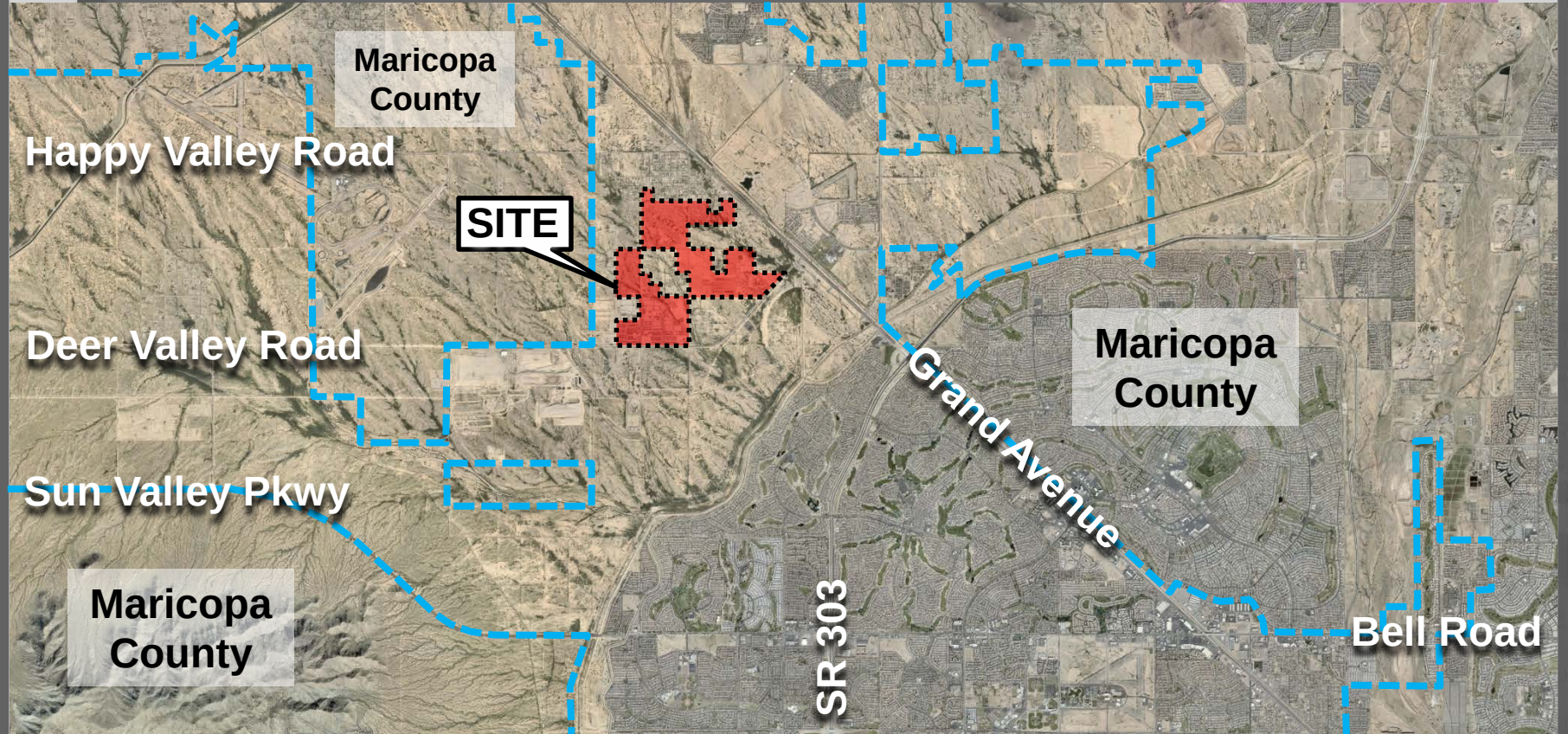
Attachments:

- 01 Vicinity Map
- 02 Case Map
- 03 Final Plat
- 04 Landscape Plans
- 05 Alternative Assurance Agreement

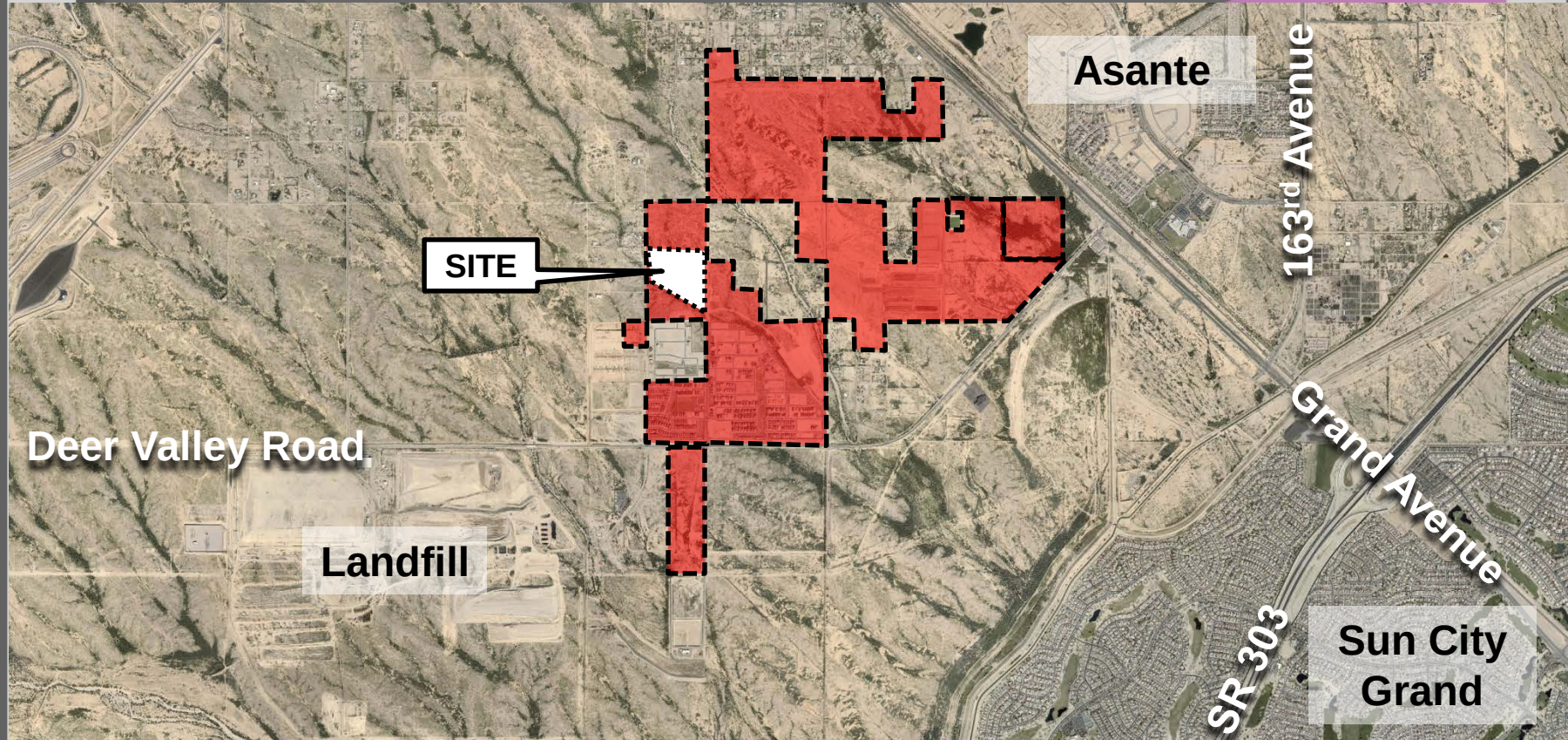
VICINITY MAP

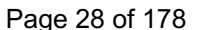
FS20-435

North Copper Canyon 3.2



North Copper Canyon 3.2





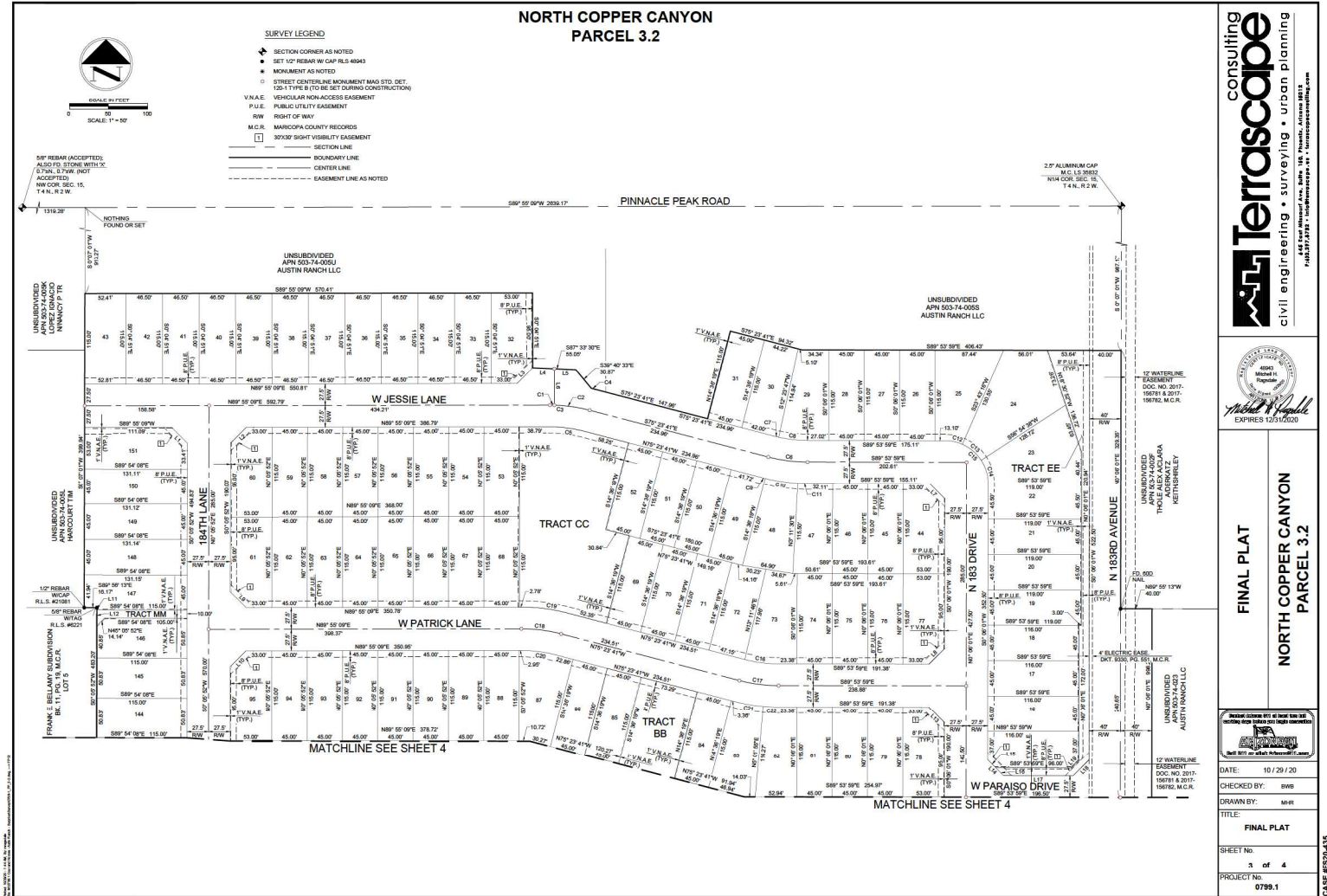
NORTH COPPER CANYON PARCEL 3.2



- SURVEY LEGEND**
- SECTION CORNER AS NOTED
 - SET 10' REBAR W/ CAP PLS 4543
 - MONUMENT AS NOTED
 - STREET CENTERLINE MONUMENT MAG STD. DET.
 - 150' TYPE N TO BE SET DURING CONSTRUCTION
 - V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R.W. RIGHT-OF-WAY
 - M.C.R. MARICOPA COUNTY RECORDS
 - 30'X30' SIGHT VISIBILITY EASEMENT
 - SECTION LINE
 - BOUNDARY LINE
 - CENTER LINE
 - EASEMENT LINE AS NOTED

5" PIP REBAR (ACCEPTED);
ALSO 10' STONE WITH 'X'
(2" DIA. 12" HIGH) (NOT
ACCEPTED)
NEW COR. SEC. 15,
T 4 N, R 2 W.

2" P ALUMINUM CAP
M.C. 153 30853
N104 COR. SEC. 15,
T 4 N, R 2 W.



Terrascap
consulting
civil engineering • surveying • urban planning



FINAL PLAT
NORTH COPPER CANYON
PARCEL 3.2



DATE: 10/29/20
CHECKED BY: BWS
DRAWN BY: MHR
TITLE:
FINAL PLAT
SHEET No:
3 of 4
PROJECT No:
0799.1

IRRIGATION NOTES

1. ALL IRRIGATION TO UTILIZE AN AUTOMATIC CLOCK AS SPECIFIED. LOCATE POWER SOURCE IN THE FIELD.
2. USE COMMON TRENCHES WHERE POSSIBLE.
3. USE PEN TIES AND SEALER FOR ALL LOW VOLTAGE WIRING WITH ELECTRICAL VALVES.
4. ALL MAINLINE TO BE BURIED A MINIMUM OF 18" BELOW FINISH GRADE. ALL LATERALS TO BE BURIED A MINIMUM OF 12" BELOW FINISH GRADE.
5. INSTALL ELECTRIC VALVES IN PLASTIC VALVE BOXES FLUSH WITH GRADE. VALVE BOX LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT.
6. VACUUM BREAKER TO BE ASSEMBLY WITH ALL HARD COPPER PIPE AND FITTINGS. A UNION SHALL BE INSTALLED ON BOTH INLET AND OUTLET. 3/4" NPT. AND 1/2" NPT.
7. MAINTAIN IRRIGATION AS-BUILT AND TURN OVER TO OWNER PRIOR TO INSTALLATION ACCEPTANCE. AS-BUILT PLANS TO BE AVAILABLE FOR REVIEW AT THE TIME OF FINAL WALK THRU.
8. ALL IRRIGATION EQUIPMENT TO BE LOCATED IN LANDSCAPE AREAS. ALL LINES AND EQUIPMENT LOCATIONS ARE SCHEMATIC.
9. IRRIGATION AND ELECTRICAL SLEEVES TO BE SCH. 40 PVC. ALL SLEEVES TO EXTEND AT LEAST 1" BEYOND CONCRETE STRUCTURES. ALLOW 4" FROM END OF SLEEVES TO FIRST FITTING ON IRRIGATION LINE. ALL SLEEVES TO BE 24" BELOW GRADE AND/OR AS PER OWNER'S SPECIFICATIONS.
10. LANDSCAPE CONTRACTOR RESPONSIBLE FOR ALL REQUIRED IRRIGATION SLEEVING. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR. VERIFY ANY EXISTING SLEEVES INSTALLED BY OTHER CONTRACTORS.
11. LOCATE EMITTERS ON UPWALL SIDE OF PLANTS ON SLOPED PLANTING AREA OR PER APPROVAL BY ARCHITECT OR OWNER'S REPRESENTATIVE.
12. ALL PEA GRAVEL IN VALVE BOXES TO BE CLEANED FROM TOP OF VALVE SO THAT VALVE IS COMPLETELY VISIBLE. LIP OF VALVE BOX SHALL ALSO BE FREE OF DEBRIS.
13. ALL MATERIAL USED SHALL BE INSTALLED AS PER PLAN AND AS PER MANUFACTURER'S SPECIFICATIONS. ANY DEVIATIONS FROM DRAWINGS OR MATERIAL USED SHALL BE APPROVED BY OWNER'S REPRESENTATIVE AND/OR ARCHITECT.
14. LOCATE PRESSURE REGULATOR AND Y STRAINER IN VALVE BOX AS REQUIRED. REMOTE CONTROL VALVES TO BE LOCATED IN A SEPARATE, ADJACENT VALVE BOX OR A JUMBO VALVE BOX MAY BE USED IN LIEU OF TWO SEPARATE BOXES. ALL BOXES TO BE LOCATED IN PLANTING AREAS AND INSTALLED FLUSH W/ GRADE.
15. ALL DRIP SYSTEMS TO BE FLUSHED THROUGH FLUSH CAPS. FLUSH CAPS TO BE LOCATED IN 10' ROUND LUNUMONY BOXES. (SEE NOTE #11)
16. ALL PLANTS REQUIRING MORE THAN ONE DRIP EMITTER SHALL HAVE EMITTERS DISTRIBUTED EVENLY AROUND THE EDGE OF THE FOOTBALL.
17. PRIOR TO OWNER'S APPROVAL, AN IRRIGATION "TUNE-UP" MUST BE PERFORMED AS FOLLOWS:
 - a. ALL IRRIGATION EQUIPMENT INCLUDING ALL PIPELINES AND SLEEVES TO BE DOCUMENTED FROM TWO STATIONARY POINTS.
 - b. ALL DRIP SYSTEMS TO BE FLUSHED BEGINNING WITH THE Y STRAINER, AND WORKING AWAY FROM PRESSURE REGULATOR.
 - c. IRRIGATION VALVES TO BE LABELED ON A SHEET OF PAPER WITH STATIONS CORRESPONDING TO MARKED LABELS ON TOP OF VALVE BOXES. THIS SHEET TO BE PLACED IN A PLASTIC POUCH AND ATTACHED TO THE INSIDE OF THE CONTROLLER.
 - d. ALL IRRIGATION SPRAY HEADS ARE TO BE FLUSHED OF DEBRIS AND FLOW CONTROLS ADJUSTED IN ORDER TO ACHIEVE 100% COVERAGE. AVOID SPRAY INTO ALL STREETS, CURBS, SIDEWALKS OR ANY OTHER HARDSCAPE AREA OR STRUCTURE.
 - e. ALL IRRIGATION HEADS TO BE ADJUSTED TO PROPER HEIGHT.
 - f. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING MATERIALS AND LABOR TO PROVIDE SPECIFIED ELECTRICAL SERVICE TO ALL CONTROLLER LOCATIONS. ALL ELECTRICAL WORK TO BE PER MANUFACTURER'S SPECIFICATIONS AND PER LOCAL CODE.
18. IRRIGATION PLAN IS SCHEMATIC. ACTUAL BACKFLOW PREVENTOR LOCATION TO BE SCREENED FROM VIEW BY PLANT MATERIAL. REFER TO PLANTING PLAN FOR SCREENING.
19. CONTROLLER WIRE SHALL BE A DIFFERENT COLOR FOR TREE LINES AND DRIP LINES. AT LEAST ONE EXTRA CONTROL WIRE TO BE RUN TO THE FARTHEST VALVE LOCATION OF THE SYSTEM.
20. ALL IRRIGATION LINES ARE SCHEMATIC. THE CONTRACTOR IS RESPONSIBLE FOR RUNNING IRRIGATION LINES TO ALL TREES, SHRUBS, AND GROUND COVER ON THE PROJECT. ALL IRRIGATION EQUIPMENT SHALL BE LOCATED IN LANDSCAPE AREAS AND WITHIN THE LIMITS OF WORK.
21. IRRIGATION LINES SHALL RUN PARALLEL TO THE HIGH SIDE OF SLOPES WHEREVER POSSIBLE.
22. TREES ARE TO BE VALVED SEPARATELY FROM SHRUBS AND GROUND COVER.
23. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING AND INSTALLING ALL SLEEVING NECESSARY TO RUN IRRIGATION LINES AND/OR CONTROL WIRE UNDER ANY REQUIRED LANDSCAPE AREAS, WALLS, ETC.
24. CONTRACTOR SHALL ADJUST ALL SPRAY HEADS AS NECESSARY TO AVOID OVER SPRAY ONTO ALL WALKS, CURBS, OR ANY OTHER HARDSCAPE AREAS AND TO ACHIEVE 100% COVERAGE.
25. CONTRACTOR TO PROVIDE EMITTERS TO ALL TREES IN TURF AREAS. EMITTERS TO TREES IN TURF AREAS SHALL BE BURIED IN PLASTIC BOXES. TOP OF BOXES TO BE FLUSH WITH GRADE.
26. EXISTING CITY OF SURPRISE IRRIGATION SHALL BE MODIFIED IN RIGHT OF WAY AND CONNECTED TO THE NEW SYSTEM. MAINTAIN ANY THROUGH IRRIGATION REQUIREMENTS CONTRACTOR TO CAP OFF OR ABANDON EXISTING IRRIGATION TO PLANT MATERIAL AND PROVIDE NEW IRRIGATION PRO PROJECT TO EXISTING RIGHT OF WAY LANDSCAPING.

CITY OF SURPRISE GENERAL NOTES

1. CONTRACTOR TO OBTAIN PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THE SITE.
2. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE LANDSCAPE DOCUMENTS. HE SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF PLANS AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AGENT.
3. ALL QUANTITIES PROVIDED ARE FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADES IN LANDSCAPE AREAS. HE SHALL DETERMINE, WITH THE GENERAL CONTRACTOR, THE EXTENT OF ROUGH GRADING AND/OR FINE GRADING TO BE ESTABLISHED BY OTHERS. ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER OR AS DIRECTED BY THE OWNER'S AGENT. PROVIDE POSITIVE DRAINAGE AWAY FROM ANY BUILDINGS IN ALL CONDITIONS. CONTRACTOR TO MEET ALL EXISTING GRADES AT PROJECT BOUNDARIES. FINISH GRADE OF LANDSCAPE AREAS SHALL BE 3" BELOW THE TOP OF ADJACENT WALKS AND CURBS PRIOR TO RECEIVING DECOMPOSED GRANITE OR GRASS SEED/SOD.
5. ALL SIGNS AND SIGNAGE REQUIRE A CITY OF SURPRISE SEPARATE PERMIT.
7. ALL TREES AND SHRUBS LOCATED IN THE LINE-OF-SIGHT WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 2' TO 7'.
8. THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.

LANDSCAPE ARCHITECT

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5335 E. MCKELLIPS ROAD, STE 131
MESA, ARIZONA 85203
CONTACT: NICK ADAMSON, RLA
602-997-9093
nick@mg-ad.com

LANDSCAPE NOTES

1. PROVIDE LANDSCAPE ARCHITECT A SAMPLE OF DECOMPOSED GRANITE FOR APPROVAL PRIOR TO DELIVERY TO THE SITE.
2. PREPARED BACKFILL FOR PLANTING PITS SHALL BE 4 PARTS NATIVE SOIL TO 1 PART NITROGEN STABILIZED MULCH. MIX MULCH AND SOIL BACKFILL THOROUGHLY TO CREATE BACKFILL PRIOR TO PLACING IN PIT.
3. TOPSOIL TO CONFORM TO THE REQUIREMENTS OF MAG SPECIFICATION, SECTION 795. PROVIDE A WRITTEN DESCRIPTION OF CERTIFICATION OF ORIGINAL ORIGIN OF TOPSOIL TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE.
4. THE UNIT PRICE ONLY AT THE TIME OF BIDDING.
5. CONTRACTORS RESPONSIBILITY TO FIELD ESTIMATE DECOMPOSED GRANITE QUANTITIES. INDICATE THE UNIT PRICE ONLY AT THE TIME OF BIDDING.
6. ALL PLANTS MUST BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING. PLANT QUANTITIES ON THE PLANT LIST ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR, PLANTS ARE PRECISE.
7. LANDSCAPE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES FOR PROTECTION PRIOR TO CONSTRUCTION. CONTACT BLUE STATE AT 602-263-1100 OR 1-800-782-5348. PRIOR TO BIDDING, THE LANDSCAPE SUPERINTENDENT SHALL WALK THE SITE TO DETERMINE THE FULL EXTENT OF DEMOLITION WORK REQUIRED.
8. THE LANDSCAPE CONTRACTOR SHALL WARRANT THE WORK FOR A PERIOD OF ONE YEAR.
11. CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
12. BEFORE WORK BEGINS ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE ARCHITECT AND/OR OWNER'S REPRESENTATIVE.
13. THE LANDSCAPE ARCHITECT, OWNER'S REPRESENTATIVE, AND THE CITY OF SURPRISE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
14. THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE INSPECTED PRIOR TO INSTALLATION.
15. UNLESS OTHERWISE NOTED ON PLANS, DECOMPOSED GRANITE SHALL EXTEND UNDER SHRUBS AND RAKED UNIFORMLY ALONG WALLS, SIDEWALKS, AND CURBS.
16. SEE ENGINEERING OR ARCHITECTURAL DRAWINGS FOR DRAINAGE FLOWS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED AND ARE NOT IMPAIRED WITH OBSTRUCTIONS.
17. DOUBLE STATE ALL TREES OUTSIDE FOOTBALL.
18. LANDSCAPE CONTRACTOR TO PROVIDE BARRICADES ALONG PUBLIC STREETS IF REQUIRED DURING INSTALLATION.
19. LANDSCAPE CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE TO BE REINSPECTED DURING FINAL WALK THRU. ANY DAMAGED AREAS TO BE REPAIRED AT CONTRACTOR'S EXPENSES.
20. PLANTS TO BE LOCATED AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES, AND LIGHT FIXTURES AS NECESSARY.
21. LANDSCAPE CONTRACTOR TO CONTACT ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OFFER EMERGENT FOR VERIFICATION. MINIMUM 2 APPLICATIONS REQUIRED.
22. LANDSCAPE PLANS MUST CONFORM TO CIVIL DRAWINGS.
23. LANDSCAPE MAINTENANCE WITHIN THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.

- SPECIAL NOTES:
1. TREE ROOT BARRIERS ARE REQUIRED PER CITY OF SURPRISE EDS STD. 8-14 WHEN TREES ARE WITHIN 3' OF SIDEWALKS, CURBS, PAVEMENT OR WALLS.
 2. CONTRACTOR TO INSTALL ALL MATERIALS AS SPECIFIED IN THE PLAN SET, OR AN APPROVED EQUIVALENT BY THE OWNER/LANDSCAPE ARCHITECT.
 3. STREET TREES WILL BE LOCATED IN THE LANDSCAPED AREA BETWEEN THE SIDEWALKS AND CURB. LOCAL STREETS WILL HAVE A MINIMUM OF ONE 24-INCH BOX TREE AND FOUR FIVE-GALLON SHRUBS AND/OR GROUND COVER PLANTS PER HOME FRONTAGE FOR LOTS UP TO 30 FEET WIDE. HOMES WITH FRONTAGES GREATER THAN 50 FEET WIDE WILL HAVE AN ADDITIONAL TREE AND TWO SHRUBS AND/OR GROUND COVER PLANTS.
 4. TREE SPECIES PERMITTED WITHIN THE R.O.W.:
 - ACACIA SALICINA (WILLOW ACACIA)
 - ACACIA STENOPEPHALLA (SHOESTRING ACACIA)
 - ACACIA WILLARDIANA (PALO BLANCO)
 - CALLISTEMON RIGIDUS (BOTTLEBRUSH)
 - QUERCUS VIRGINIANA (SOUTHERN LIVE OAK)
 - SOPHORA SECUNDIFOLIA (TEXAS MTN. LAUREL)
 - CHILIPSS LINEARIS (DESERT WILLOW)
 - CLEA EUROPEA (DWARF HILL OLIVE)
 - FRAXINUS GREGGII (LITTLE LEAF ASH)
 5. TREES WITH THORN ARE TO BE LOCATED A MINIMUM OF 10' FROM PEDESTRIAN ROUTES.
 6. DEVELOPER RESERVES THE RIGHT TO REPLACE ANY TREE, OUTSIDE OF THE R.O.W. WITH A SALVAGED TREE OF EQUAL OR GREATER SIZE, THAN WHAT IS SPECIFIED.
 7. ALL IRRIGATION PIPING SHALL BE INSTALLED IN PURPLE PIPING, PER CITY OF SURPRISE EDS STD. 8-203.
 8. HOMES LOCATED ON INTERSECTIONS ARE REQUIRED TO HAVE THE SIDE YARD LANDSCAPING INCLUDED WITH THE FRONT YARD LANDSCAPING BY THE DEVELOPER AT THE RATE OF ONE 24-INCH BOX TREE AND FOUR FIVE-GALLON SHRUBS AND/OR GROUND COVER PLANTS LOCATED EVERY 25 LINEAR FEET.

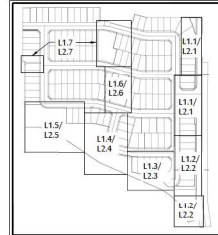
SHEET INDEX

SHEET #	DESCRIPTION
LO.1	COVER SHEET
L1.1 - L1.7	PLANTING PLAN
L2.1 - L2.7	IRRIGATION PLAN
L3.1	WALL PLAN
L4.1 - L4.4	DETAILS

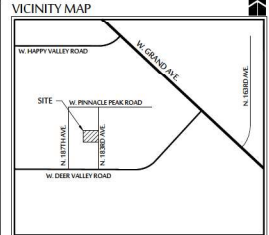
PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME	QTY	SIZE	COMMENTS
TREES				
	ACACIA SALICINA - WILLOW ACACIA	12	24" BOX	STANDARD
	* CHILOPSIS SALIGNA - "RIO SALADO" DESERT WILLOW	19	24" BOX	STANDARD
	* OLNEYA TESOTA - IRONWOOD	65	24" BOX	MULTI-TRUNK
	PARKINSONIA HYBRID - DESERT MUSEUM PALO VERDE	8	24" BOX	MULTI-TRUNK
	PARKINSONIA MICROPHYLLUM - FOOTHILLS PALO VERDE	33	24" BOX	MULTI-TRUNK
	PROSOPIS JULIFLORA - "AZT" THORNLESS MESQUITE	14	24" BOX	STANDARD
	PROSOPIS JULIFLORA - "AZT" THORNLESS MESQUITE	28	24" BOX	MULTI-TRUNK
SHRUBS				
	CALLIANDRA ERIOPHYLLA - NATIVE FAIRY DUSTER	72	5 GAL	CAN FULL
	ENCELIA FARINOSA - BRITTLEBUSH	117	5 GAL	CAN FULL
	HYPTIS EMORYI - DESERT LAVENDER	122	5 GAL	CAN FULL
	JUSTICIA CALIFORNICA - CHUPAROSA	31	5 GAL	CAN FULL
	LARREA TRIDENTATA - CREOSOTE BUSH	162	5 GAL	CAN FULL
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUA SAGE	209	5 GAL	CAN FULL
	SIMMONDSIA CHINENSIS - JOJOBA	59	5 GAL	CAN FULL
	SPHAERALCEA AMBIGUA - GLOBE MALLOW	63	5 GAL	CAN FULL
ACCENTS				
	AGAVE AMERICANA - AMERICAN AGAVE	16	5 GAL	CAN FULL
	AGAVE PARRYI - PARRY'S AGAVE	33	5 GAL	CAN FULL
	ASCLEPIAS TUBEROSA - DESERT MILKWEED	47	5 GAL	CAN FULL
	BOUTELOUA GRACILIS - BLONDE AMBITION GRASS	115	5 GAL	CAN FULL
	DASYLIRION WHEELERI - DESERT SPOON	49	5 GAL	CAN FULL
	FOQUIERIA SPLENDENS - COTONWOOD	20	8 CANES	BARE ROOT
	HEPERALOE PARVIFLORA "PERLA" - "BRICKLIGHTS" RED YUCCA	108	5 GAL	CAN FULL
	MUHLBERGIA RIGIDA - DEER GRASS	248	5 GAL	CAN FULL
	OPUNTIA ENGELMANNII - NATIVE PRICKLY PEAR	41	5 GAL	2 PADS MIN.
GROUND COVERS				
	AMBROSIA DELTOIDEA - TRIANGLELEAF BURSAGE	217	5 GAL	CAN FULL
	BALEA MULTIRADIATA - DESERT MARIGOLD	145	5 GAL	CAN FULL
	EREMOPHILA GLABRA HYBRID - "OUTBACK SUNRISE"	149	5 GAL	CAN FULL
	ACACIA REDOLENS - TRAILING ACACIA	180	5 GAL	CAN FULL
	DECOMPOSED GRANITE - T.B.D. BY OWNER	165,514 SQ.FT.		

KEY MAP



VICINITY MAP



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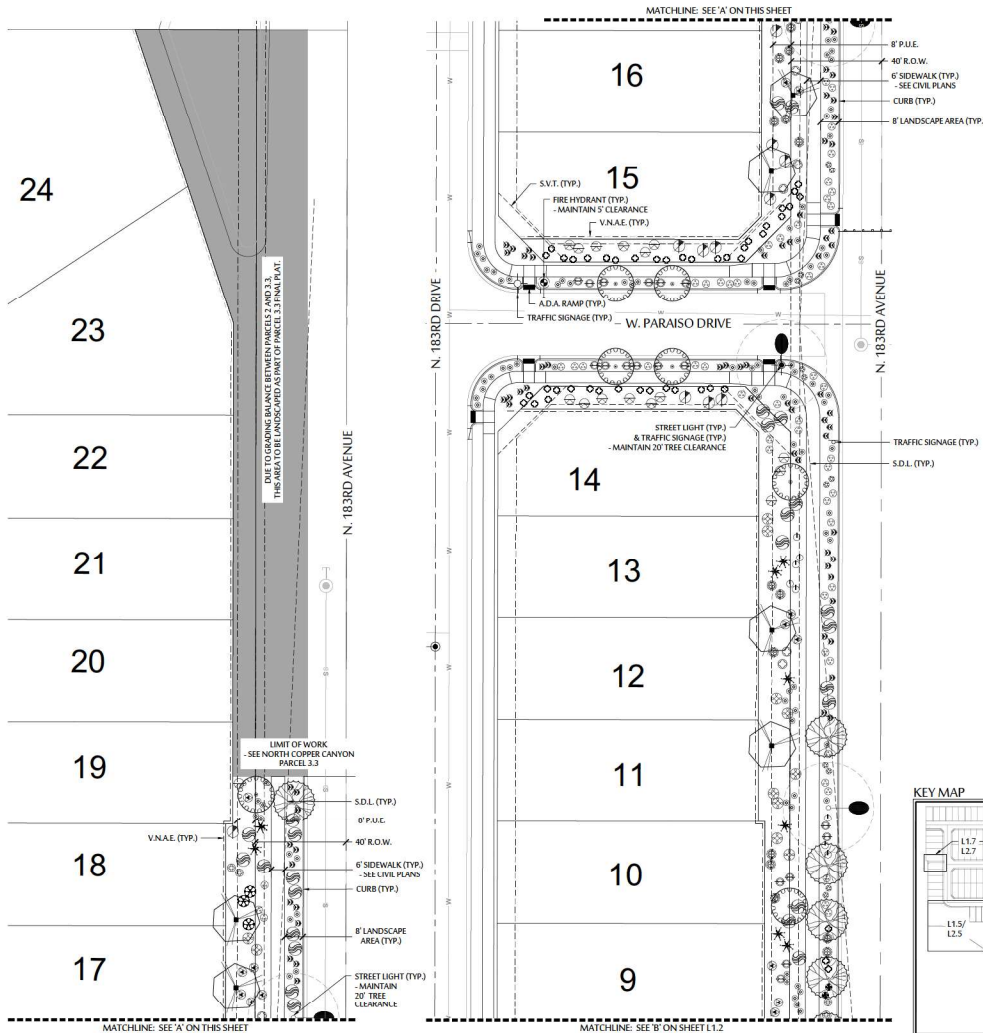
COVER SHEET
NORTH COPPER CANYON - PARCEL 3.2
N. 183RD AVENUE & W. DEER VALLEY ROAD
SURPRISE, AZ

These drawings, as legal instruments of professional service, are, and shall remain the property of the landscape architect.

JOB NO. 20-25
DATE: 11-09-2020
DRAWN BY: BD
CHECKED BY: NA

CASE #: ES20-435

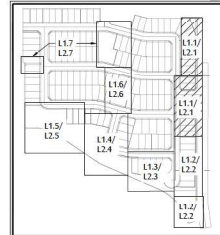
SHEET NO.
LO.1



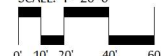
PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	ACACIA ANEURA - MULGA
	*ACACIA SALICINA - WILLOW ACACIA
	*CHILOPSIS SP. 'RIO SALADO' - 'RIO SALADO' DESERT WILLOW
	OLNEYA TESOTA - IRONWOOD
	PARKINSONIA HYBRID - DESERT MUSEUM PALO VERDE
	PARKINSONIA MICROPHYLLUM - FOOTHILLS PALO VERDE
	PROSOPIS HYBRID 'AZT' - 'AZT' THORNLESS MESQUITE
*INDICATES A CITY APPROVED STREET B.O.W. TREE THAT IS TO BE INSTALLED WITH DEEP ROOT BARRIERS.	
SHRUBS	
	CALLIANDRA ERIOPHYLLA - NATIVE FAIRY DUSTER
	ENCELIA FARINOSA - BRITTLEBUSH
	HYPTIS EMORYI - DESERT LAVENDER
	JUSTICIA CALIFORNICA - CHUPAROSA
	LARREA TRIDENTATA - CREOSOTE BUSH
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUA SAGE
	SIMMONDSIA CHINENSIS - JOJOBA
	SPHAERALCEA AMBIGUA - GLOBE MALLOW
ACCENTS	
	AGAVE AMERICANA - AMERICAN AGAVE
	AGAVE PARRYI - PARRY'S AGAVE
	ASCLEPIUS SUBULATA - DESERT MILKWEED
	BOUTELOUA GRACILIS - BLONDE AMBITION GRASS
	DASYLIRION WHEELERI - DESERT SPOON
	ECHINOCEREUS SETINERVIS - CHURCH CHIMNEY CACTUS
	HESPERALOE PARVIFLORA 'PERLA' - 'BRAKELIGHTS' RED YUCCA
	MUHLENBERGIA RIGENS - DEER GRASS
	OPUNTIA ENGELMANNII - NATIVE PRICKLY PEAR
GROUND COVERS	
	AMBROSIA DELTOIDEA - TRIANGLELEAF BURSAGE
	BAILEYA MULTIRADIATA - DESERT MARIGOLD
	EREMOPHILA GLABRA HYBRID - 'OUTBACK SUNRISE'
	ACACIA REDOLENS - TRAILING ACACIA
	DECOMPOSED GRANITE - T.B.D. BY OWNER

KEY MAP



SCALE: 1"=20'-0"



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PLANTING PLAN NORTH COPPER CANYON - PARCEL 3.2 N. 183RD AVENUE & W. DEER VALLEY ROAD SURPRISE, AZ

These drawings, as legal instruments of professional service, are, and shall remain the property of the landscape architect.

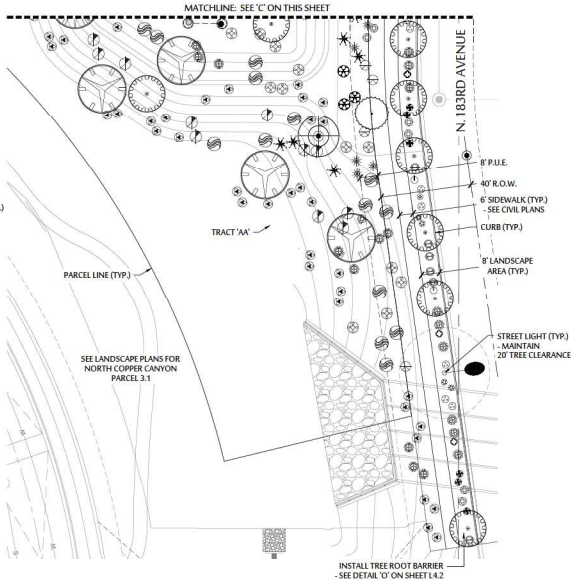
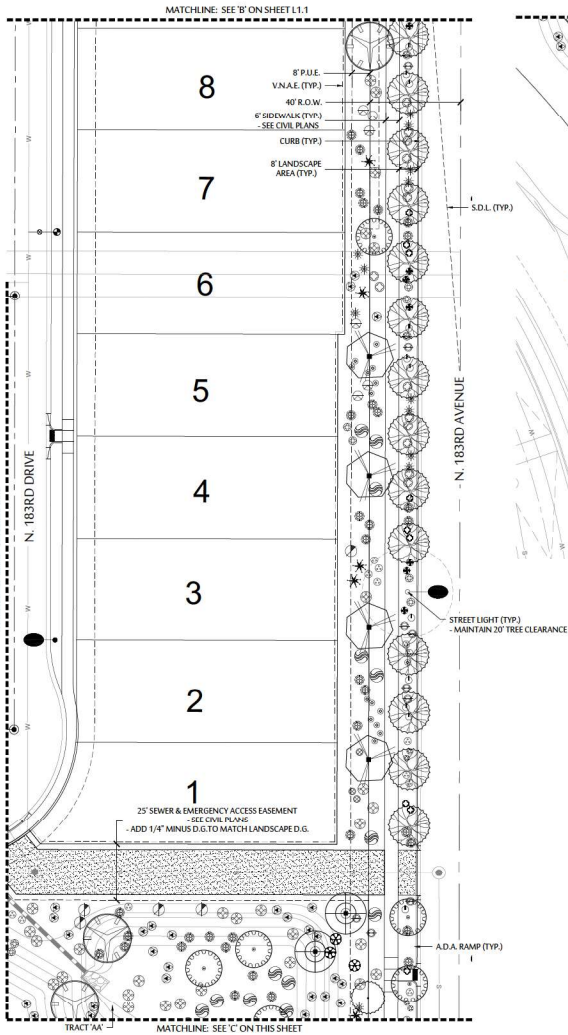
These drawings shall not be used on other projects or for additions to this project except by written agreement from the landscape architect.

JOB NO. 20-25
DATE: 11-09-2020
DRAWN BY: BD
CHECKED BY: NA

CASE #: FS20-435

SHEET NO.
L1.1

2 of 20



PLANT LEGEND	
SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	ACACIA ANEURA - MULGA
	*ACACIA SALICINA - WILLOW ACACIA
	*CHILOPSIS SP. 'RIO SALADO' - 'RIO SALADO' DESERT WILLOW
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	PARKINSONIA HYBRID - DESERT MUSEUM PALO VERDE
	PARKINSONIA MICROPHYLLUM - FOOTHILLS PALO VERDE
	PROSOPIS HYBRID 'AZT' - 'AZT' THORNLESS MESQUITE
	*INDICATES A CITY APPROVED STREET B.O.W. TREE THAT IS TO BE INSTALLED WITH DEEP ROOT BARRIERS.
SHRUBS	
	CALLIANDRA ERIOPHYLLA - NATIVE FAIRY CLUSTER
	ENCELIA FARINOSA - BRITTLEBUSH
	HYPTIS EMORYI - DESERT LAVENDER
	JUSTICIA CALIFORNICA - CHUPAROSA
	LARREA TRIDENTATA - CREOSOTE BUSH
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUA SAGE
	SIMMONDSIA CHINENSIS - JOJOBA
	SPHAERALCEA AMBIGUA - GLOBE MALLOW
ACCENTS	
	AGAVE AMERICANA - AMERICAN AGAVE
	AGAVE PARRYI - PARRY'S AGAVE
	ASCLEPIUS SUBULATA - DESERT MILKWEED
	BOULEOUA GRACILIS - BLONDE AMBITION GRASS
	DASYLIRION WHEELERI - DESERT SPOON
	ECHINOCEREUS SETINERVIS - CHOTATE CACTUS
	HESPERALOE PARVIFLORA 'PERLA' - 'BRAKELIGHTS' RED YUCCA
	MUHLENBERGIA RIGENS - DEER GRASS
	OPUNTIA ENGELMANNII - NATIVE PRICKLY PEAR
GROUND COVERS	
	AMBROSIA DELTOIDEA - TRIANGLELEAF BURSAGE
	BAILEY MULTIRADIATA - DESERT MARIGOLD
	EREMOPHILA GLABRA HYBRID - 'OUTBACK SUNRISE'
	ACACIA REDOLENS - TRAILING ACACIA
	DECOMPOSED GRANITE - T.B.D. BY OWNER



PLANTING PLAN
NORTH COPPER CANYON - PARCEL 3.2
N. 183RD AVENUE & W. DEER VALLEY ROAD
SURPRISE, AZ

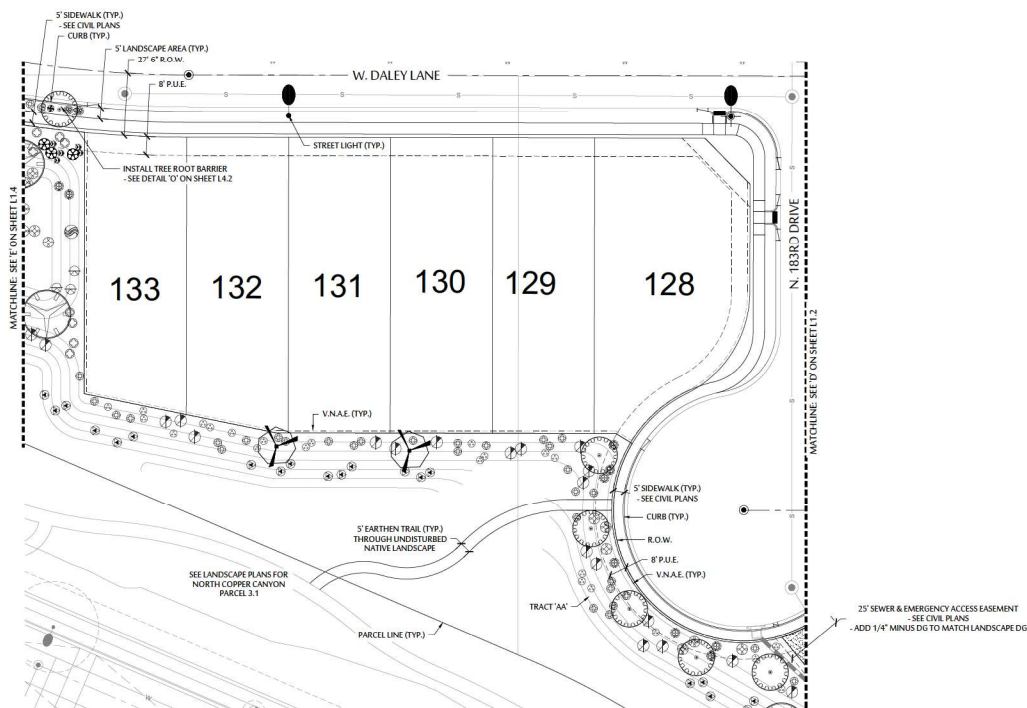
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JOB NO. 20-26
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CASE #: FS20-435
SHEET NO. L1.2

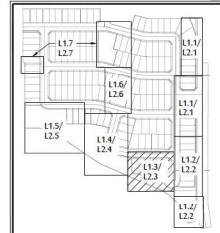
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PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	ACACIA ANEURA - MULGA
	*ACACIA SALICINA - WILLOW ACACIA
	*CHILOPSIS SP. 'RIO SALADO' - 'RIO SALADO' DESERT WILLOW
	OLNEYA TESOTA - IRONWOOD
	PARKINSONIA HYBRID - DESERT MUSEUM PALO VERDE
	PARKINSONIA MICROPHYLLUM - FOOTHILLS PALO VERDE
	PROSOPIS HYBRID 'AZT' - 'AZT' THORNLESS MESQUITE
	*INDICATES A CITY APPROVED STREET/B.O.W. TREE THAT IS TO BE INSTALLED WITH DEEP ROOT BARRIERS.
SHRUBS	
	CALLIANDRA ERIOPHYLLA - NATIVE FAIRY DUSTER
	ENCELIA FARINOSA - BRITTLEBUSH
	HYPTIS EMORYI - DESERT LAVENDER
	JUSTICIA CALIFORNICA - CHUPAROSA
	LARREA TRIDENTATA - CREOSOTE BUSH
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUA SAGE
	SIMMONDSIA CHINENSIS - JOJOBA
	SPHAERALCEA AMBIGUA - GLOBE MALLOW
ACCENTS	
	AGAVE AMERICANA - AMERICAN AGAVE
	AGAVE PARRYI - PARRY'S AGAVE
	ASCELIUS SUBULATA - DESERT MILKWEED
	BOUTELOUA GRACILIS - BLONDE AMBITION GRASS
	DASYLIRION WHEELERI - DESERT SPOON
	ECHINOCEREUS SETINERVIS - CHOTATE CACTUS
	HESPERALOE PARVIFLORA 'PERLA' - 'BIRKELIGHTS' RED YUCCA
	MUHLENBERGIA RIGENS - DEER GRASS
	OPUNTIA ENGELMANNII - NATIVE PRICKLY PEAR
GROUND COVERS	
	AMBROSIA DELTOIDEA - TRIANGLELEAF BURSAGE
	BAILEYA MULTIRADIATA - DESERT MARIGOLD
	EREMOPHILA GLABRA HYBRID - 'OUTBACK SUNRISE'
	ACACIA REDOLENS - TRAILING ACACIA
	DECOMPOSED GRANITE - T.B.D. BY OWNER

KEY MAP



SCALE: 1"=20'-0"



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PLANTING PLAN NORTH COPPER CANYON - PARCEL 3.2 N. 183RD AVENUE & W. DEER VALLEY ROAD SURPRISE, AZ

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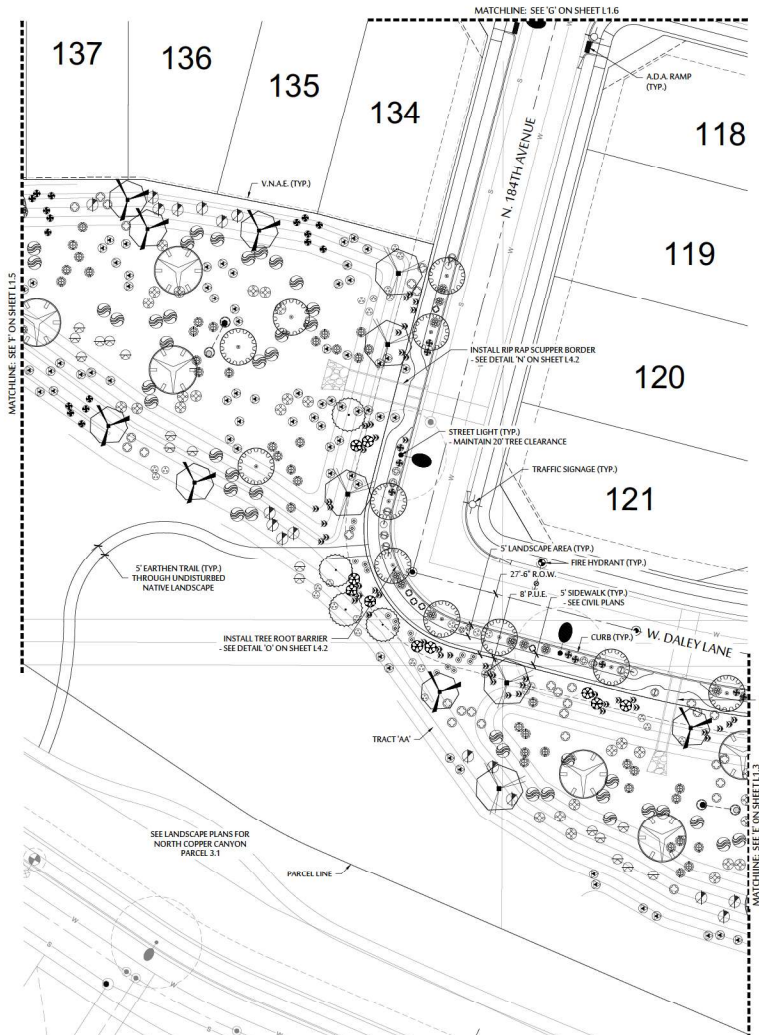
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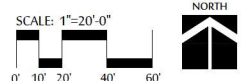
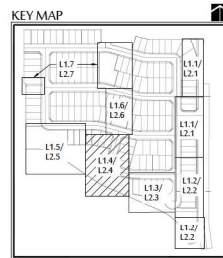
CASE #: FS20-435

SHEET NO.
L1.3

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PLANT LEGEND	
SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	ACACIA ANEURA - MULGA
	*ACACIA SALICINA - WILLOW ACACIA
	*CHILOPSIS SP. 'RIO SALADO' - 'RIO SALADO' DESERT WILLOW
	OLNEYA TESOTA - IRONWOOD
	PARKINSONIA HYBRID - DESERT MUSEUM PALO VERDE
	PARKINSONIA MICROPHYLLUM - FOOTHILLS PALO VERDE
	PROSOPIS HYBRID 'AZT' - 'AZT' THORNLESS MESQUITE
*INDICATES A CITY APPROVED STREET / R.O.W. TREE THAT IS TO BE INSTALLED WITH DEEP ROOT BARRIERS.	
SHRUBS	
	CALLIANDRA ERIOPHYLLA - NATIVE FAIRY DUSTER
	ENCELIA FARINOSA - BRITTLEBUSH
	HYPTIS EMORYI - DESERT LAVENDER
	JUSTICIA CALIFORNICA - CHUPAROSA
	LARREA TRIDENTATA - CREOSOTE BUSH
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUA SAGE
	SIMMONDSIA CHINENSIS - JOJOBA
	SPHAERALCEA AMBIGUA - GLOBE MALLOW
ACCENTS	
	AGAVE AMERICANA - AMERICAN AGAVE
	AGAVE PARRYI - PARRY'S AGAVE
	ASCLEPIUS SUBULATA - DESERT MILKWEED
	BOUTELOUA GRACILIS - BLONDE AMBITION GRASS
	DASYLIRION WHEELERI - DESERT SPOON
	ECHINOCEREUS SETINERVIS - CHURCH CHIMNEY
	HESPERALOE PARVIFLORA 'PERLA' - 'BIRKELIGHTS' RED YUCCA
	MUHLENBERGIA RIGENS - DEER GRASS
	OPUNTIA ENGELMANNII - NATIVE PRICKLY PEAR
GROUND COVERS	
	AMBROSIA DELTOIDEA - TRIANGLELEAF BURSAGE
	BAILEY MULTIRADIATA - DESERT MARIGOLD
	EREMOPHILA GLABRA HYBRID - 'OUTBACK SUNRISE'
	ACACIA REDOLENS - TRAILING ACACIA
	DECOMPOSED GRANITE - T.B.D. BY OWNER



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PLANTING PLAN

NORTH COPPER CANYON - PARCEL 3.2

N. 183RD AVENUE & W. DEER VALLEY ROAD

SURPRISE, AZ

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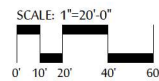
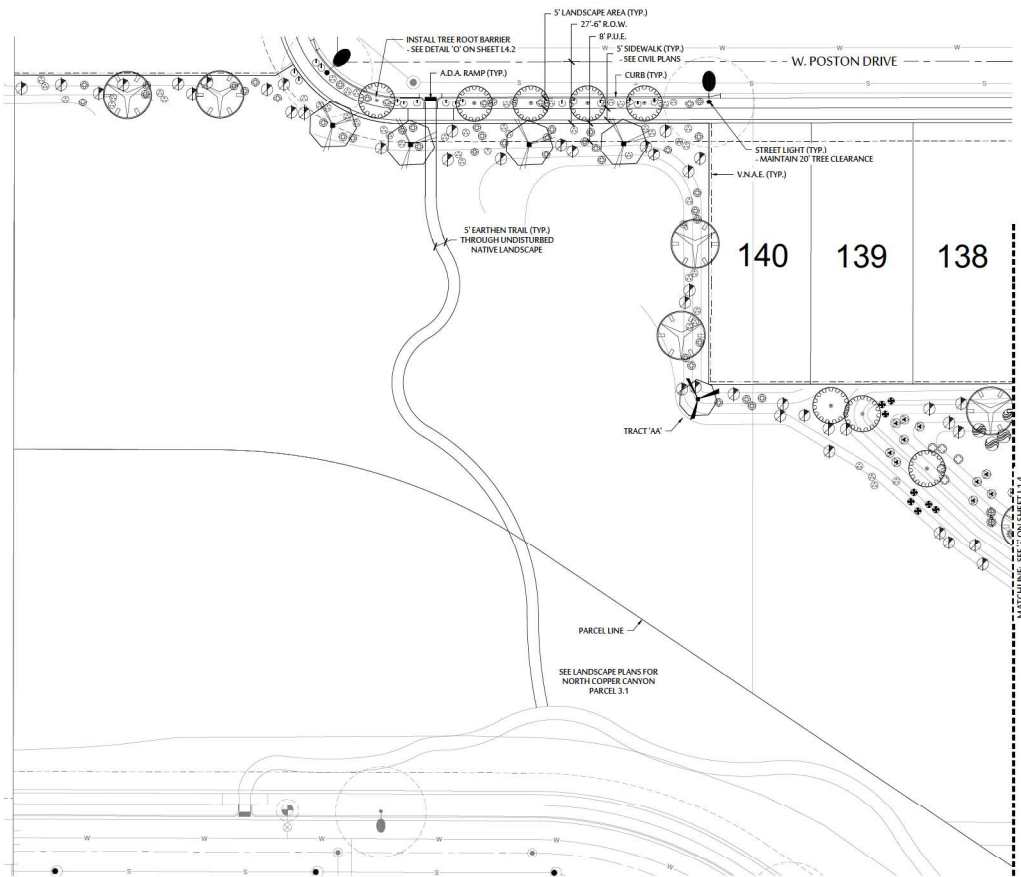
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JOB NO. 20-26
DATE: 11-09-2020
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CASE #: FS20-435

SHEET NO. L1.4

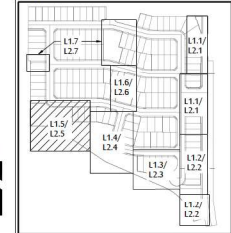
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PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	ACACIA ANEURA - MULGA
	*ACACIA SALICINA - WILLOW ACACIA
	*CHILOPSIS SP. 'RIO SALADO' - 'RIO SALADO' DESERT WILLOW
	OLNEYA TESOTA - IRONWOOD
	PARKINSONIA HYBRID - DESERT MUSEUM PALO VERDE
	PARKINSONIA MICROPHYLLUM - FOOTHILLS PALO VERDE
	PROSOPIS HYBRID 'AZT' - 'AZT' THORNLESS MESQUITE
*INDICATES A CITY APPROVED STREET B.O.W. TREE THAT IS TO BE INSTALLED WITH DEEP ROOT BARRIERS.	
SHRUBS	
	CALLIANDRA ERIOPHYLLA - NATIVE FAIRY DUSTER
	ENCELIA FARINOSA - BRITTLEBUSH
	HYPTIS EMORYI - DESERT LAVENDER
	JUSTICIA CALIFORNICA - CHUPAROSA
	LARREA TRIDENTATA - CREOSOTE BUSH
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUA SAGE
	SIMMONDSIA CHINENSIS - JOJOBA
	SPHAERALCEA AMBIGUA - GLOBE MALLOW
ACCENTS	
	AGAVE AMERICANA - AMERICAN AGAVE
	AGAVE PARRYI - PARRY'S AGAVE
	ASCLEPIUS SUBULATA - DESERT MILKWEED
	BOUTELOUA GRACILIS - BLONDE AMBITION GRASS
	DASYLIRION WHEELERI - DESERT SPOON
	ECHINOCEREUS SETINERVIS - CHURCH CHIMNEY CACTUS
	HESPERALOE PARVIFLORA 'PERLA' - 'BIRKELIGHTS' RED YUCCA
	MUHLENBERGIA RIGENS - DEER GRASS
	OPUNTIA ENGELMANNII - NATIVE PRICKLY PEAR
GROUND COVERS	
	AMBROSIA DELTOIDEA - TRIANGLELEAF BURSAGE
	BAILEYA MULTIRADIATA - DESERT MARIGOLD
	EREMOPHILA GLABRA HYBRID - 'OUTBACK SUNRISE'
	ACACIA REDOLENS - TRAILING ACACIA
	DECOMPOSED GRANITE - T.B.D. BY OWNER

KEY MAP



PLANTING PLAN NORTH COPPER CANYON - PARCEL 3.2 N. 183RD AVENUE & W. DEER VALLEY ROAD SURPRISE, AZ

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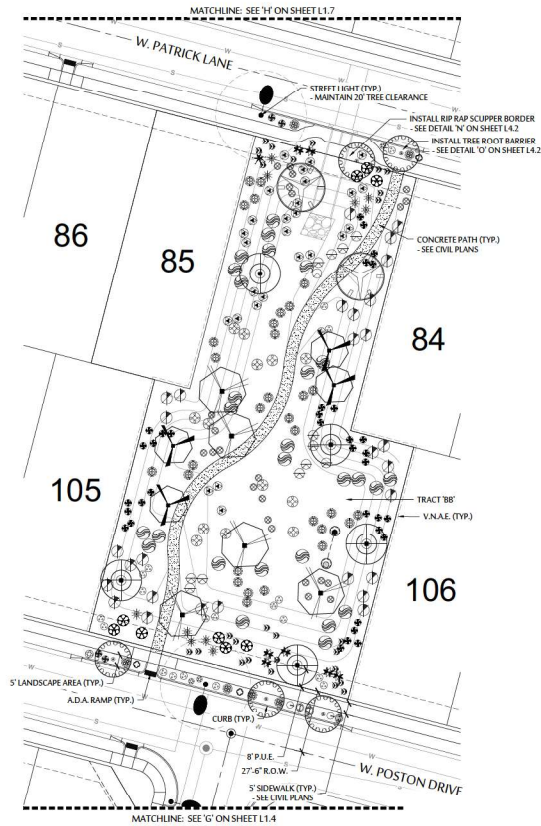
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CASE #: FS20-435

SHEET NO. L1.5

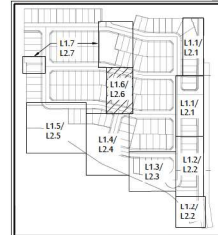
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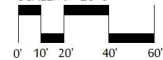
PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	ACACIA ANEURA - MULGA
	*ACACIA SALICINA - WILLOW ACACIA
	*CHILOPSIS SP. 'RIO SALADO' - 'RIO SALADO' DESERT WILLOW
	OLNEYA TESOTA - IRONWOOD
	PARKINSONIA HYBRID - DESERT MUSEUM PALO VERDE
	PARKINSONIA MICROPHYLLUM - FOOTHILLS PALO VERDE
	PROSOPIS HYBRID 'AZT.' - 'AZT' THORNLESS MESQUITE
	*INDICATES A CITY APPROVED STREET/BLVD. TREE THAT IS TO BE INSTALLED WITH DEEP ROOT BARRIERS.
SHRUBS	
	CALLIANDRA ERIOPHYLLA - NATIVE FAIRY CLUSTER
	ENCELIA FARINOSA - BRITTLEBUSH
	HYPTIS EMORYI - DESERT LAVENDER
	JUSTITIA CALIFORNICA - CHUPAROSA
	LARREA TRIDENTATA - CREOSOTE BUSH
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUA SAGE
	SIMMONDSIA CHINENSIS - JOJOBA
	SPHAERALCEA AMBIGUA - GLOBE MALLOW
ACCENTS	
	AGAVE AMERICANA - AMERICAN AGAVE
	AGAVE PARRYI - PARRY'S AGAVE
	ASCLEPIUS TUBEROSA - DESERT MILKWEED
	BOUTELOUA GRACILIS - BLONDE AMBITION GRASS
	DASYLIRION WHEELERI - DESERT SPOON
	ECHINOCEREUS SETINERVIS - CHolla
	HESPERALOE PARVIFLORA 'PERLA' - 'BRAKELIGHTS' RED YUCCA
	MUHLENBERGIA RIGENS - DEER GRASS
	OPUNTIA ENGELMANNII - NATIVE PRICKLY PEAR
GROUND COVERS	
	AMBROSIA DELTOIDEA - TRIANGLELEAF BURSAGE
	BAILEYA MULTIRADIATA - DESERT MARIGOLD
	EREMOPHILA GLABRA HYBRID - 'OUTBACK SUNRISE'
	ACACIA REDOLENS - TRAILING ACACIA
	DECOMPOSED GRANITE - T.B.D. BY OWNER

KEY MAP



SCALE: 1"=20'-0"



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PLANTING PLAN NORTH COPPER CANYON - PARCEL 3.2 N. 183RD AVENUE & W. DEER VALLEY ROAD SURPRISE, AZ

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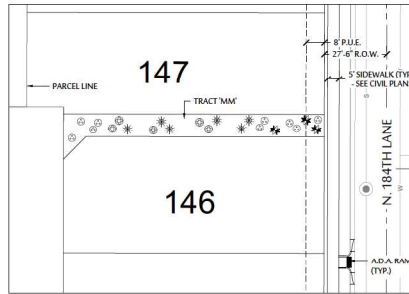
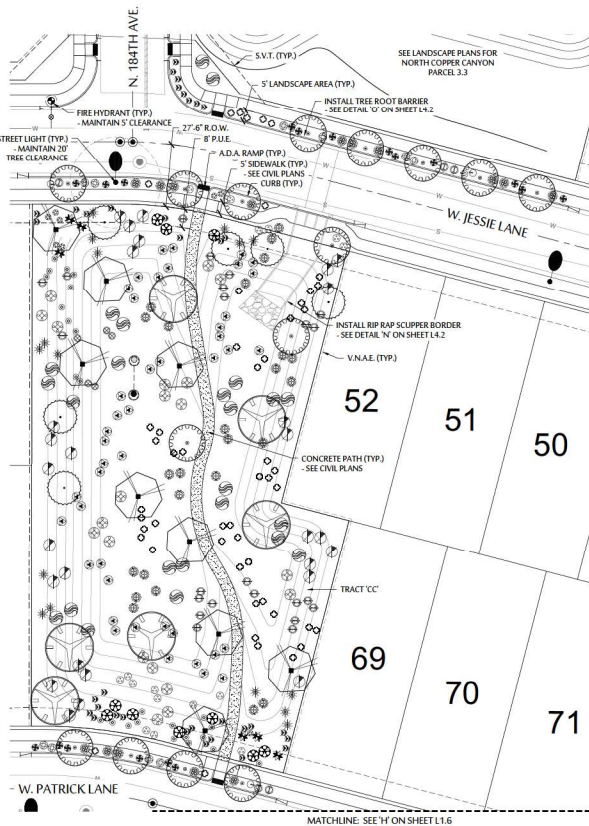
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CASE #: FS20-435

SHEET NO. L1.6

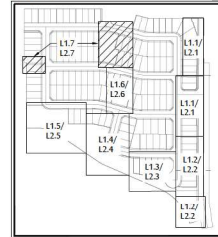
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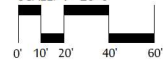
PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	ACACIA ANEURA - MULGA
	*ACACIA SALICINA - WILLOW ACACIA
	*CHILOPSIS SP. 'RIO SALADO' - 'RIO SALADO' DESERT WILLOW
	OLNEYA TESOTA - IRONWOOD
	PARKINSONIA HYBRID - DESERT MUSEUM PALO VERDE
	PROSOPIS HYBRID 'AZT' - 'AZT' THORNLESS MESQUITE
* INDICATES A CITY APPROVED STREET/R.O.W. TREE THAT IS TO BE INSTALLED WITH DEEP ROOT BARRIERS.	
SHRUBS	
	CALLIANDRA ERIOPHYLLA - NATIVE FAIRY DUSTER
	ENCELIA FARINOSA - BRITTLEBUSH
	HYPTIS EMORYI - DESERT LAVENDER
	JUSTICIA CALIFORNICA - CHUPAROSA
	LARREA TRIDENTATA - CREOSOTE BUSH
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUA SAGE
	SIMMONDSIA CHINENSIS - JOJOBA
	SPHAERALCEA AMBIGUA - GLOBE MALLOW
ACCENTS	
	AGAVE AMERICANA - AMERICAN AGAVE
	AGAVE PARRYI - PARRY'S AGAVE
	ASCLEPIAS TUBEROSA - DESERT MILKWEED
	BOUTELOUA GRACILIS - BLONDE AMBITION GRASS
	DASYLIRION WHEELERI - DESERT SPOON
	FOUQUIERIA SPLENDENS - OCOTILLO
	HESPERALOE PARVIFLORA 'PERLA' - 'BRAKELIGHTS' RED YUCCA
	MUHLENBERGIA RIGENS - DEER GRASS
	OPUNTIA ENGELMANNII - NATIVE PRICKLY PEAR
GROUND COVERS	
	AMBROSIA DELTOIDEA - TRIANGLELEAF BURSAGE
	BAILEYA MULTIRADIATA - DESERT MARIGOLD
	EREMOPHILA GLABRA HYBRID - 'OUTBACK SUNRISE'
	ACACIA REDOLENS - TRAILING ACACIA
	DECOMPOSED GRANITE - T.B.D. BY OWNER

KEY MAP



SCALE: 1"=20'-0"



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PLANTING PLAN
NORTH COPPER CANYON - PARCEL 3.2
N. 183RD AVENUE & W. DEER VALLEY ROAD
SURPRISE, AZ

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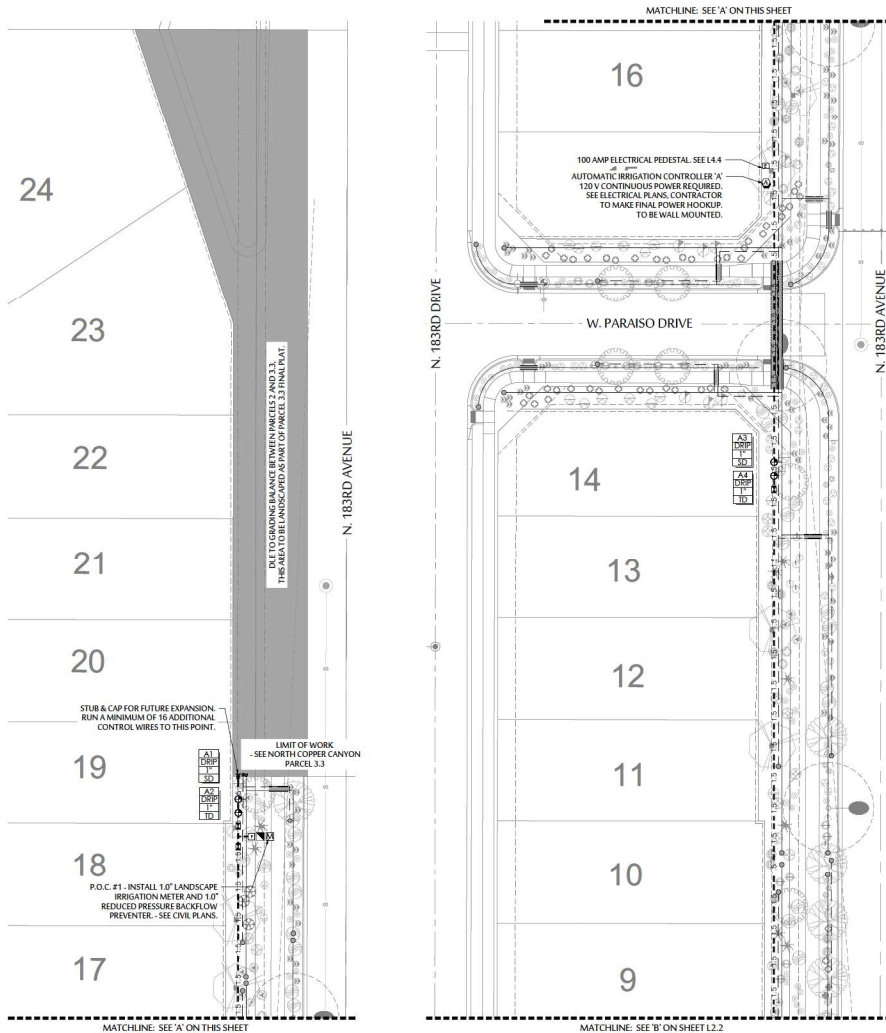
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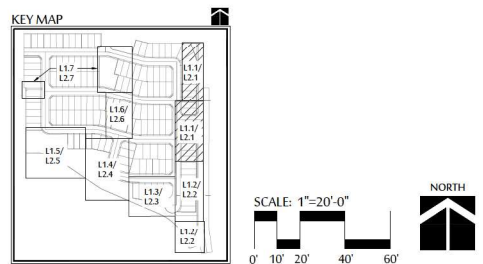
CASE #: FS20-435

SHEET NO. L1.7

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IRRIGATION SCHEDULE	
SYMBOL	SPECIFICATION
	WATER METER - SIZE PER PLANS. COORDINATE LOCATION AND INSTALLATION W/ OWNER'S REPRESENTATIVE OF METER. SEE CIVIL PLANS FOR EXACT LOCATIONS.
	FEBCO 825VA REDUCED PRESSURE BACKFLOW PREVENTOR - SIZE PER PLANS.
	GRUNDFOS 2000 SERIES MASTER VALVE (F2160 - 1.5" NORMALLY OPEN VALVE) AND IRRITROL FLOW SENSOR (FS-B150)
	IRRITROL AUTOMATIC IRRIGATION CONTROLLERS
	A=MC-386 (WALL MOUNT) - ADD CLIMATE LOGIC WEATHER STATION (CL-100-WIRELESS)
	B=MC-186 (WALL MOUNT) - ADD CLIMATE LOGIC WEATHER STATION (CL-100-WIRELESS)
	MAINLINE: SIZE AS PER PLAN- SCH. 40 PVC.
	PVC LATERAL (TREES) - CLASS 200 PVC MIN. SEE EMITTER SCHEDULE FOR TREE/EMITTER APPLICATION
	PVC LATERAL (SHRUBS, ACCENTS, GROUNDCOVERS), CLASS 200 PVC MIN. SEE EMITTER SCHEDULE FOR EMITTER APPLICATION
	HAMMOND 667 GATE VALVE- SAME SIZE AS MAINLINE.
	IRRITROL 700DK-1-MF - ELEC. REMOTE CONTROL DRIP VALVE ASSEMBLY: SIZE AS NOTED ON PLAN.
	FLUSH VALVE ASSEMBLY.
	PHASE CAP FOR LATERALS
	PHASE CAP FOR MAINLINES
	SCHEDULE SCH 40 PVC SLEEVE- SEE SLEEVING SCH.
	ADD 2" SCHEDULE SCH 40 PVC SLEEVE FOR CONTROL WIRE WHERE NECESSARY.
	CONTROLLER AND STATION
	FLOW - GALLONS PER MINUTE (SEE PIPE SIZING SCH.) VALVE SIZE VALVE I.D. - SD=SHRUB DRIP, TD=TREE DRIP.



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Landscape Architects
Land Planning
Irrigation

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IRRIIGATION PLAN
NORTH COPPER CANYON - PARCEL 3.2
N. 183RD AVENUE & W. DEER VALLEY ROAD
SURPRISE, AZ

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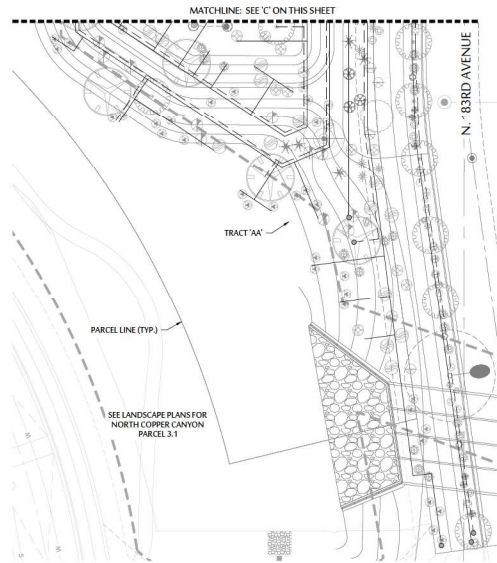
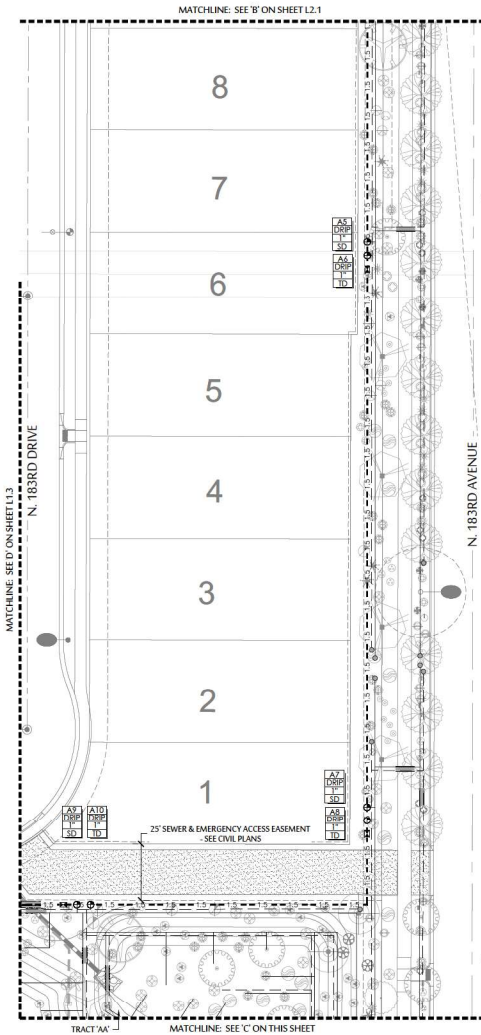
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JOB NO. 20-26
DATE: 11-09-2020
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CHECKED BY: NA

CASE #: ES20-435

SHEET NO. L2.1

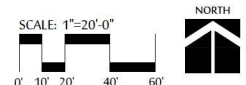
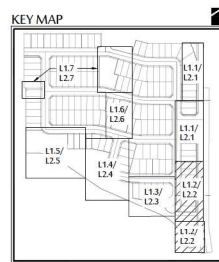
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IRRIGATION SCHEDULE	
SYMBOL	SPECIFICATION
	WATER METER - SIZE PER PLANS. COORDINATE LOCATION AND INSTALLATION W/ OWNER'S REPRESENTATIVE OF METER. SEE CIVIL PLANS FOR EXACT LOCATION.
	FEBCO 825VA REDUCED PRESSURE BACKFLOW PREVENTOR - SIZE PER PLANS.
	GROUND VALVE 2000 SERIES MASTER VALVE (F2160 - 1.5", NORMALLY OPEN VALVE) AND IRRITROL FLOW SENSOR (F5-B150)
	IRRITROL AUTOMATIC IRRIGATION CONTROLLERS A = MC-36E (WALL MOUNT) - ADD CLIMATE LOGIC WEATHER STATION (CL-100-WIRELESS) B = MC-18E (WALL MOUNT) - ADD CLIMATE LOGIC WEATHER STATION (CL-100-WIRELESS).
	MAINLINE: SIZE AS PER PLAN. SCH. 40 PVC.
	PVC LATERAL (TREES) - CLASS 200 PVC MIN. SEE EMITTER SCHEDULE FOR TREE/EMITTER APPLICATION
	PVC LATERAL (SHRUBS, ACCENTS, GROUNDCOVERS) - CLASS 200 PVC MIN. SEE EMITTER SCHEDULE FOR EMITTER APPLICATION
	HAMMOND 667 GATE VALVE - SAME SIZE AS MAINLINE.
	IRRITROL 7000K-1 MF-ELEC. REMOTE CONTROL DRIP VALVE ASSEMBLY: SIZE AS NOTED ON PLAN.
	FLUSH VALVE ASSEMBLY.
	PHASE CAP FOR LATERALS
	PHASE CAP FOR MAINLINES
	SCHEDULE SCH 40 PVC SLEEVE: SEE SLEEVING SCH.

CONTROLLER AND SCHEDULE FOR IRRIGATION DETAILS***

***CONTROLLER MUST HAVE OWNER, LANDSCAPE ARCHITECT & APPROVAL FOR ALL IRRIGATION EQUIPMENT.



MCGOUGH ADAMSON
Landscape Architects
Land Planning
Irrigation

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IRRIGATION PLAN
NORTH COPPER CANYON - PARCEL 3.2
N. 183RD AVENUE & W. DEER VALLEY ROAD
SURPRISE, AZ

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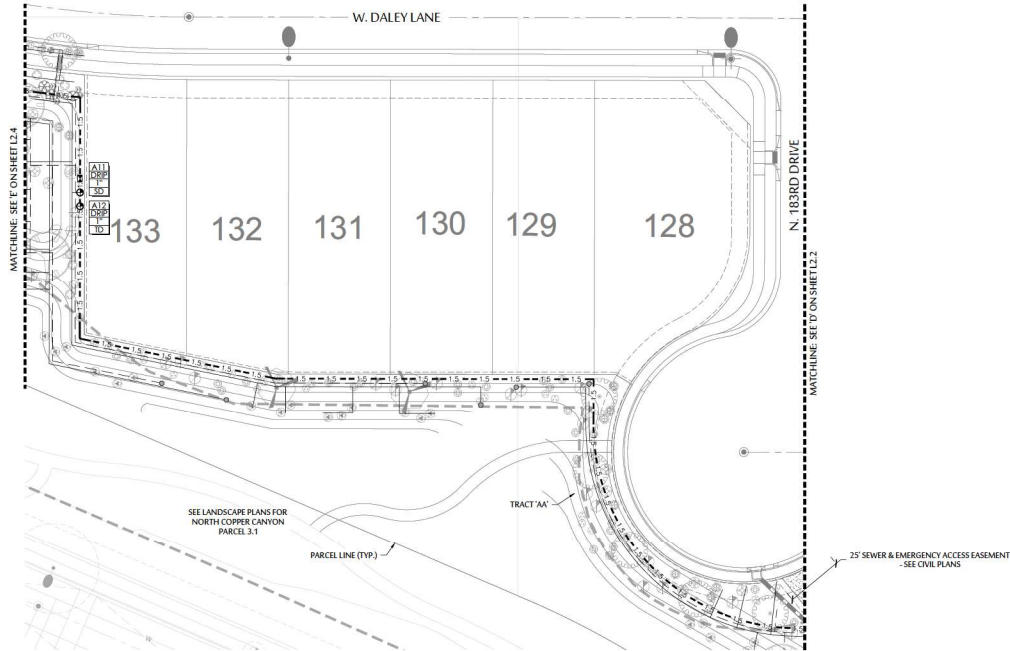
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JOB NO. 20-26
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CASE #: FS20-435

SHEET NO.
L2.2

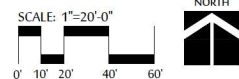
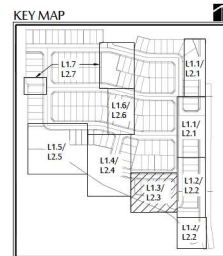
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IRRIGATION SCHEDULE	
SYMBOL	SPECIFICATION
	WATER METER - SIZE PER PLANS. COORDINATE LOCATION AND INSTALLATION W/ OWNER'S REPRESENTATIVE OF METER. SEE CIVIL PLANS FOR EXACT LOCATIONS.
	FEBCO 825VA REDUCED PRESSURE BACKFLOW PREVENTOR - SIZE PER PLANS.
	GRUNDFOS 2000 SERIES MASTER VALVE (#2160 - 1.5" NORMALLY OPEN VALVE) AND IRRITROL FLOW SENSOR (#S-B150)
	IRRITROL AUTOMATIC IRRIGATION CONTROLLERS A=MC-36E (WALL MOUNT) - ADD CLIMATE LOGIC WEATHER STATION (CL-100-WIRELESS) B=MC-18E (WALL MOUNT) - ADD CLIMATE LOGIC WEATHER STATION (CL-100-WIRELESS)
	MAINLINE: SIZE AS PER PLAN - SCH. 40 PVC.
	PVC LATERAL (TREES) - CLASS 200 PVC MIN. SEE EMITTER SCHEDULE FOR TREE/EMITTER APPLICATION
	PVC LATERAL (SHRUBS, ACCENTS, GROUNDCOVERS), CLASS 200 PVC MIN. SEE EMITTER SCHEDULE FOR EMITTER APPLICATION
	HAMMOND 667 GATE VALVE - SAME SIZE AS MAINLINE.
	IRRITROL 700DK-1-MF - ELEC. REMOTE CONTROL DRIP VALVE ASSEMBLY: SIZE AS NOTED ON PLAN.
	FLUSH VALVE ASSEMBLY.
	PHASE CAP FOR LATERALS PHASE CAP FOR MAINLINES
	SCHEDULE SCH 40 PVC SLEEVE. SEE SLEEVING SCH. ADD 2" SCHEDULE SCH 40 PVC SLEEVE FOR CONTROL WIRE WHERE NECESSARY.
	CONTROLLER AND STATION FLOW - GALLONS PER MINUTE (SEE PIPE SIZING SCH.) VALVE SIZE VALVE I.D. - SD=SHRUB DRIP. TD=TREE DRIP.

SEE SHEET L4.3 FOR ALL IRRIGATION DETAILS

*****CONTRACTOR MUST HAVE OWNER/LANDSCAPE ARCHITECT APPROVAL FOR ALL IRRIGATION EQUIPMENT ALTERNATES/EQUIVALENTS*****



535 E. MCKELLIPS RD., SUITE 131
MESA, ARIZONA 85203
PHONE: (602) 997-9093



IRRIGATION PLAN
NORTH COPPER CANYON - PARCEL 3.2
N. 183RD AVENUE & W. DEER VALLEY ROAD
SURPRISE, AZ

These drawings, as legal instruments of professional service, are, and shall remain the property of the landscape architect.

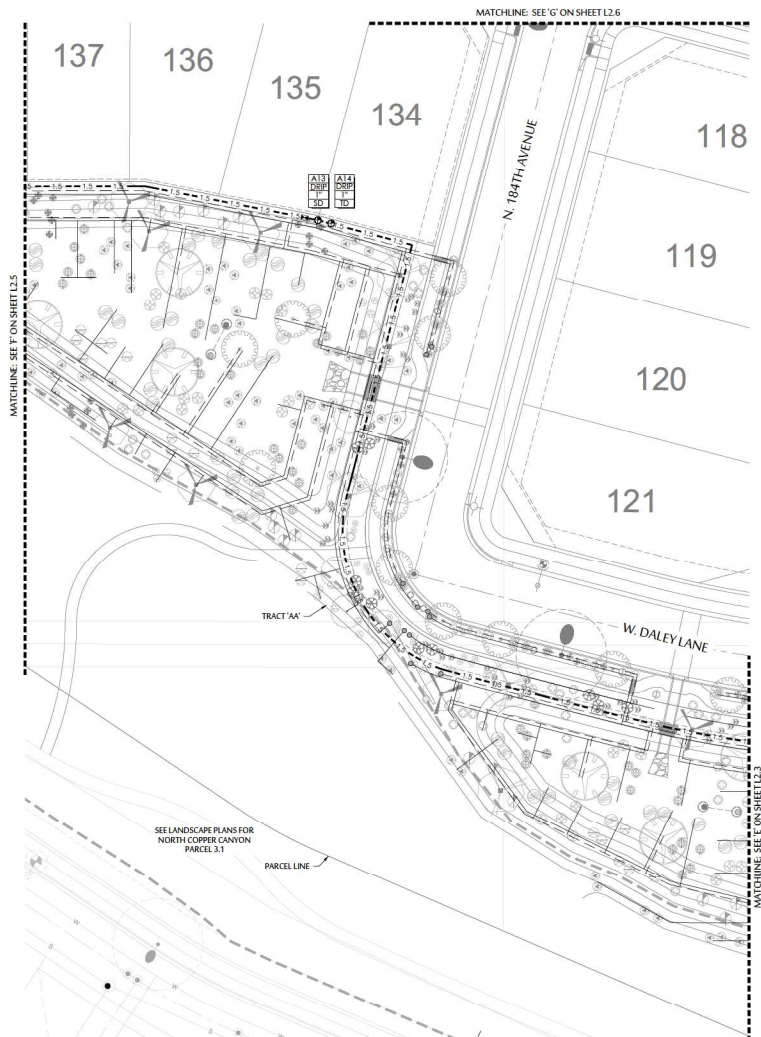
These drawings shall not be used on other projects or for additions to this project except by written agreement from the landscape architect.

JOB NO. 20-26
DATE: 11-09-2020
DRAWN BY: BD
CHECKED BY: NA

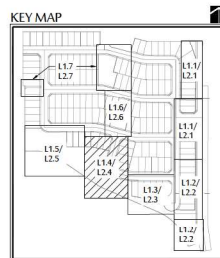
CASE #: FS20-435

SHEET NO.
L2.3

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IRRIGATION SCHEDULE	
SYMBOL	SPECIFICATION
	WATER METER - SIZE PER PLANS. COORDINATE LOCATION AND INSTALLATION W/ OWNER'S REPRESENTATIVE OF METER. SEE CIVIL PLANS FOR EXACT LOCATIONS.
	FEBCO B25YA REDUCED PRESSURE BACKFLOW PREVENTOR - SIZE PER PLANS.
	GRISWOLD 2000 SERIES MASTER VALVE (2"100 - 1.5" NORMALLY OPEN VALVE) AND IRRITROL FLOW SENSOR (FS-B150)
	IRRITROL AUTOMATIC IRRIGATION CONTROLLERS A=MC 386 (WALL MOUNT) - ADD CLIMATE LOGIC WEATHER STATION (CL-100-WIRELESS) B=MC 186 (WALL MOUNT) - ADD CLIMATE LOGIC WEATHER STATION (CL-100-WIRELESS)
	MAINLINE: SIZE AS PER PLAN. SCH. 40 PVC.
	PVC LATERAL (TREES) - CLASS 200 PVC MIN. SEE EMITTER SCHEDULE FOR TREE/EMITTER APPLICATION
	PVC LATERAL (SHRUBS, ACCENTS, GROUNDCOVERS) - CLASS 200 PVC MIN. SEE EMITTER SCHEDULE FOR EMITTER APPLICATION
	HAMMOND 667 GATE VALVE - SAME SIZE AS MAINLINE.
	IRRITROL 7000DK-1-MF - ELEC. REMOTE CONTROL DRIP VALVE ASSEMBLY. SIZE AS NOTED ON PLAN.
	FLUSH VALVE ASSEMBLY.
	PHASE CAP FOR LATERALS
	PHASE CAP FOR MAINLINES
	SCHEDULE SCH 40 PVC SLEEVE. SEE SLEEVING SCH.
	ADD 2" SCHEDULE SCH 40 PVC SLEEVE FOR CONTROL WIRE WHERE NECESSARY.
	CONTROLLER AND STATION. FLOW - GALLONS PER MINUTE (SEE PIPE SIZING SCH.) VALVE SIZE VALVE I.D. - SD=SHRUB DRIP. TD=TREE DRIP.
	TD
	SD



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IRRIGATION PLAN
NORTH COPPER CANYON - PARCEL 3.2
N. 183RD AVENUE & W. DEER VALLEY ROAD
SURPRISE, AZ

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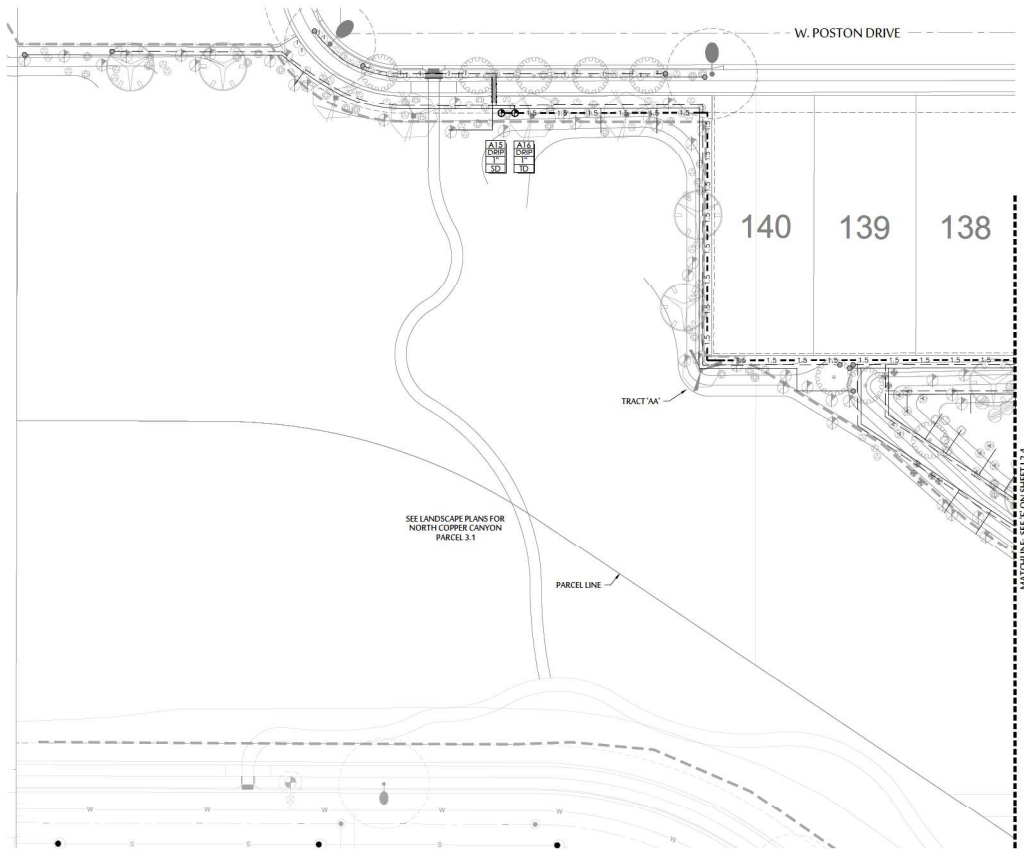
These drawings shall not be used on other projects or for additions to this project except by written agreement from the landscape architect.

JOB NO. 20-26
DATE: 11-09-2020
DRAWN BY: BD
CHECKED BY: NA

CASE #: FS20-435

SHEET NO.
L2.4

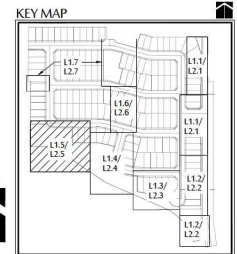
12 of 20

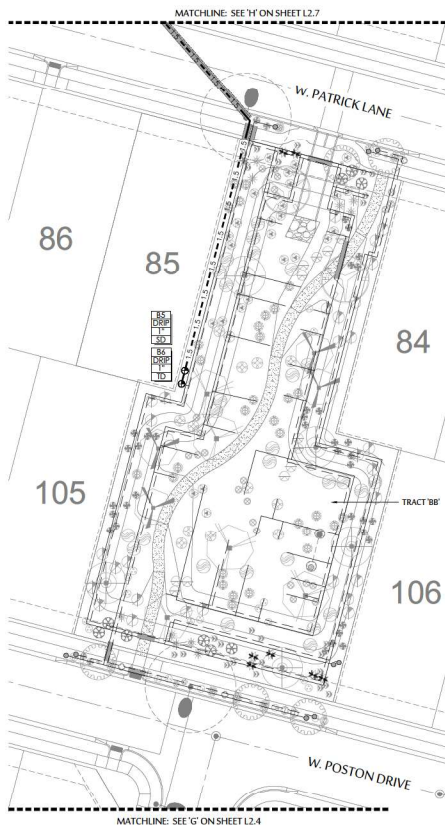


IRRIGATION SCHEDULE	
SYMBOL	SPECIFICATION
	WATER METER - SIZE PER PLANS, COORDINATE LOCATION AND INSTALLATION W/ OWNER'S REPRESENTATIVE OF METER. SEE CIVIL PLANS FOR EXACT LOCATIONS.
	FEBCO 825VA REDUCED PRESSURE BACKFLOW PREVENTOR - SIZE PER PLANS.
	GRUNDFOS 2000 SERIES MASTER VALVE (#2160 - 1.5", NORMALLY OPEN VALVE) AND IRRITROL FLOW SENSOR (#5-B150)
	IRRITROL AUTOMATIC IRRIGATION CONTROLLERS A = MC-386 (WALL MOUNT) - ADD CLIMATE LOGIC WEATHER STATION (CL-100 WIRELESS) B = MC-186 (WALL MOUNT) - ADD CLIMATE LOGIC WEATHER STATION (CL-100 WIRELESS)
	MAINLINE: SIZE AS PER PLAN. SCH. 40 PVC.
	PVC LATERAL (TREES) - CLASS 200 PVC MIN. SEE EMITTER SCHEDULE FOR TREE/EMITTER APPLICATION
	PVC LATERAL (SHRUBS, ACCENTS, GROUNDCOVERS), CLASS 200 PVC MIN. SEE EMITTER SCHEDULE FOR EMITTER APPLICATION
	HAMMOND 667 GATE VALVE - SAME SIZE AS MAINLINE.
	IRRITROL 7000DK-1-MF-ELEC. REMOTE CONTROL DRIP VALVE ASSEMBLY. SIZE AS NOTED ON PLAN.
	FLUSH VALVE ASSEMBLY.
	PHASE CAP FOR LATERALS
	PHASE CAP FOR MAINLINES
	SCHEDULE SCH 40 PVC SLEEVE. SEE SLEEVING SCH.
	ADD 2" SCHEDULE SCH 40 PVC SLEEVE FOR CONTROL WIRE WHERE NECESSARY.
	CONTROLLER AND STATION. FLOW - GALLONS PER MINUTE (SEE PIPE SIZING SCH.) VALVE SIZE VALVE I.D. - SD=SHRUB DRIP, TD=TREE DRIP.

SEE SHEET 1.4.3.9 FOR ALL IRRIGATION DETAILS

CONTRACTOR MUST HAVE OWNER/LANDSCAPE ARCHITECT APPROVAL FOR ALL IRRIGATION EQUIPMENT ALTERNATES/EQUIVALENTS

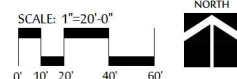
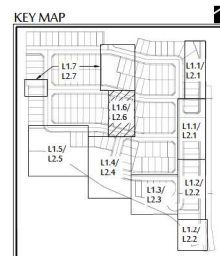




IRRIGATION SCHEDULE	
SYMBOL	SPECIFICATION
	WATER METER - SIZE PER PLANS. COORDINATE LOCATION AND INSTALLATION W/ OWNER'S REPRESENTATIVE OF METER. SEE CIVIL PLANS FOR EXACT LOCATIONS.
	FEBCO 825VA REDUCED PRESSURE BACKFLOW PREVENTOR - SIZE PER PLANS.
	GRUNDFOS 2000 SERIES MASTER VALVE (2" 160 - 1.5" NORMALLY OPEN VALVE) AND IRRITROL FLOW SENSOR (FS-B150)
	IBBTROL AUTOMATIC IRRIGATION CONTROLLERS A=MC-36E (WALL MOUNT) - ADD CLIMATE LOGIC WEATHER STATION (CL-100 WIRELESS) B=MC-18E (WALL MOUNT) - ADD CLIMATE LOGIC WEATHER STATION (CL-100 WIRELESS)
	MAINLINE: SIZE AS PER PLAN. SCH. 40 PVC.
	PVC LATERAL (TREES) - CLASS 200 PVC MIN. SEE EMITTER SCHEDULE FOR TREE/EMITTER APPLICATION
	PVC LATERAL (SHRUBS, ACCENTS, GROUNDCOVERS), CLASS 200 PVC MIN. SEE EMITTER SCHEDULE FOR EMITTER APPLICATION
	HAMMOND 667 GATE VALVE - SAME SIZE AS MAINLINE.
	IRRITROL 700DK-1-MF - ELEC. REMOTE CONTROL DRIP VALVE ASSEMBLY: SIZE AS NOTED ON PLAN.
	FLUSH VALVE ASSEMBLY.
	PHASE CAP FOR LATERALS PHASE CAP FOR MAINLINES
	SCHEDULE SCH 40 PVC SLEEVE. SEE SLEEVING SCH. ADD 2" SCHEDULE SCH 40 PVC SLEEVE FOR CONTROL WIRE WHERE NECESSARY.
	CONTROLLER AND STATION. FLOW - GALLONS PER MINUTE (SEE PIPE SIZING SCH.) VALVE SIZE VALVE I.D. - SD=SHRUB DRIP. TD=TREE DRIP.

SEE SHEET L4.3 FOR ALL IRRIGATION DETAILS

CONTRACTOR MUST HAVE OWNER/LANDSCAPE ARCHITECT APPROVAL FOR ALL IRRIGATION EQUIPMENT ALTERNATES/EQUIVALENTS



535 E. MCKELLIPS RD., SUITE 131
MESA, ARIZONA 85203
PHONE: (602) 997-9093



IRRIGATION PLAN
NORTH COPPER CANYON - PARCEL 3.2
N. 183RD AVENUE & W. DEER VALLEY ROAD
SURPRISE, AZ

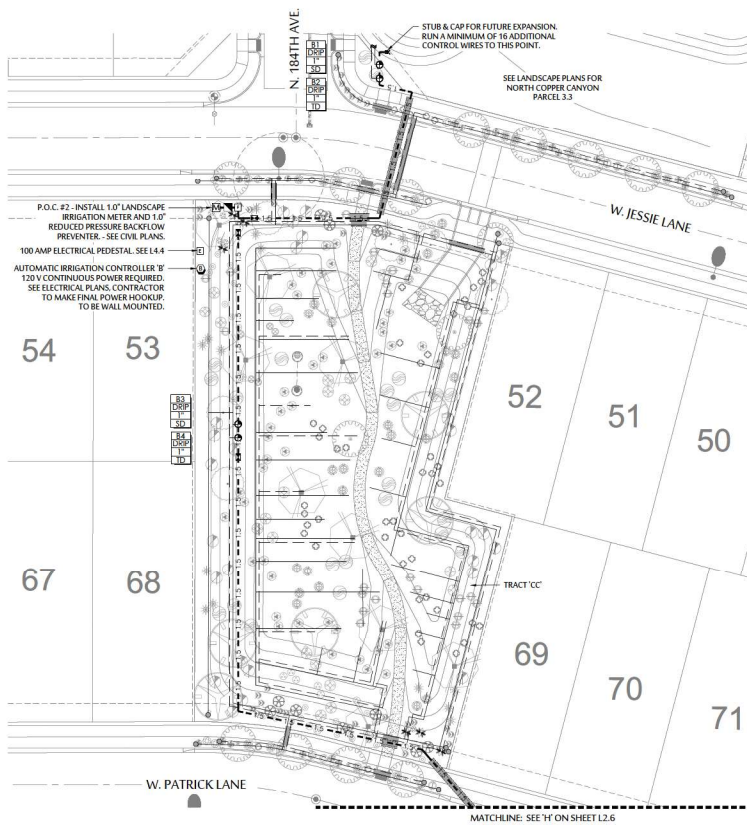
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JOB NO. 20-26
DATE: 11-09-2020
DRAWN BY: BD
CHECKED BY: NA

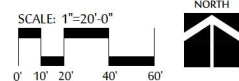
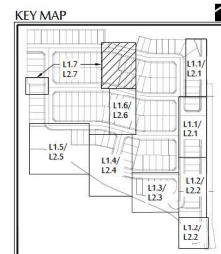
CASE #: ES20-435

SHEET NO.
L2.6

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IRRIGATION SCHEDULE	
SYMBOL	SPECIFICATION
	WATER METER - SIZE PER PLANS, COORDINATE LOCATION AND INSTALLATION W/ OWNER'S REPRESENTATIVE OF METER. SEE CIVIL PLANS FOR EXACT LOCATIONS.
	FEBCO 825VA REDUCED PRESSURE BACKFLOW PREVENTOR - SIZE PER PLANS
	FIBCO 2000 SERIES MASTER VALVE (2\"/>



IRRIGATION PLAN
NORTH COPPER CANYON - PARCEL 3.2
N. 183RD AVENUE & W. DEER VALLEY ROAD
SURPRISE, AZ

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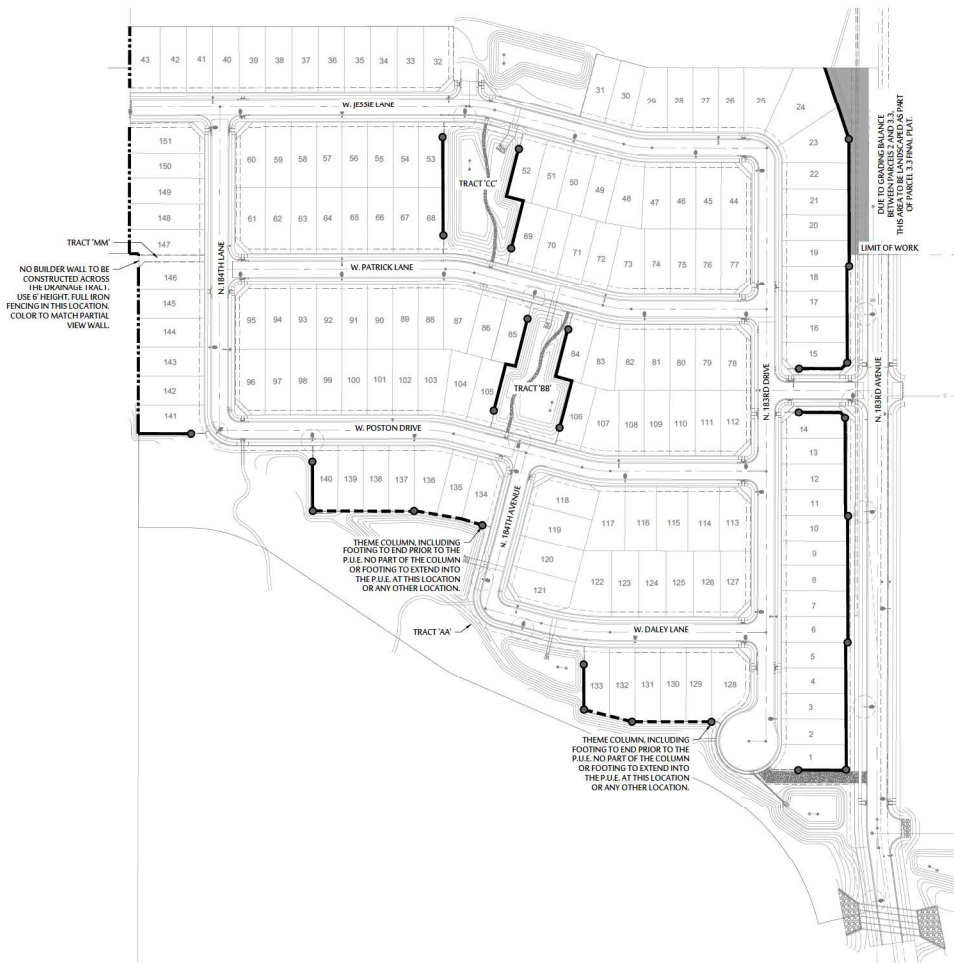
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JOB NO. 20-25
DATE: 11-09-2020
DRAWN BY: BD
CHECKED BY: NA

CASE #: FS20-435

SHEET NO. L2.7

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WALL PLAN LEGEND

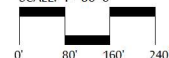
	6' PRIMARY THEME WALL (≈ 2,521 LF) - SEE DETAIL 'A' ON SHEET L4.1
	6' PARTIAL VIEW FENCE (≈ 532 LF) - SEE DETAIL 'C' ON SHEET L4.1
	6' HT. RUI DFR WALL (≈ 663 LF) - 4' BUILDER/DOOLEY WALL. MATCH THEME WALL.
	PRIMARY THEME COLUMN - 27 TOTAL - SEE DETAIL 'B' ON SHEET L4.1

BUILDER RESERVES THE RIGHT TO REVISE THE SPACING AND/OR QUANTITY OF THEME COLUMNS ON THE PROJECT. GET STRUCTURAL ENGINEERING APPROVAL FOR ANY CHANGES PRIOR TO CONSTRUCTION.

NOTES:

1. ALL FOOTINGS, WALLS, FENCES AND THEME COLUMNS TO BE LOCATED OUTSIDE OF THE P.U.E. 8' O.W. AND SIGHT VISIBILITY TRIANGLE EASEMENTS.
2. THEME COLUMNS ARE TO BE 25'-0" OFF THE BACK OF SIDEWALK UNLESS OTHERWISE NOTED. SOME THEME COLUMNS MAY HAVE TO BE LOCATED 30' OFF THE BACK OF SIDEWALK WHERE SIGHT VISIBILITY TRIANGLE EASEMENTS ARE PRESENT. CONTRACTOR TO INSTALL 6"X6" CONCRETE HEADER FROM THE FRONT OF THE COLUMN TO THE BACK OF THE SIDEWALK.
3. SEE CIVIL PLANS FOR RETAINING WALL LOCATIONS.
4. ALL PERIMETER AND INTERIOR WALLS NOT NOTED ABOVE SHALL BE STANDARD 4" X 8" X 16" CMU FENCE BLOCK.
5. ALL QUANTITIES ARE NOTED FOR CONVENIENCE ONLY. CONTRACTOR TO UTILIZE FINAL SITE PLAN TO DETERMINE FINAL QUANTITIES.

SCALE: 1"=80'-0"



WALL PLAN

NORTH COPPER CANYON - PARCEL 3.2

N. 183RD AVENUE & W. DEER VALLEY ROAD

SURPRISE, AZ

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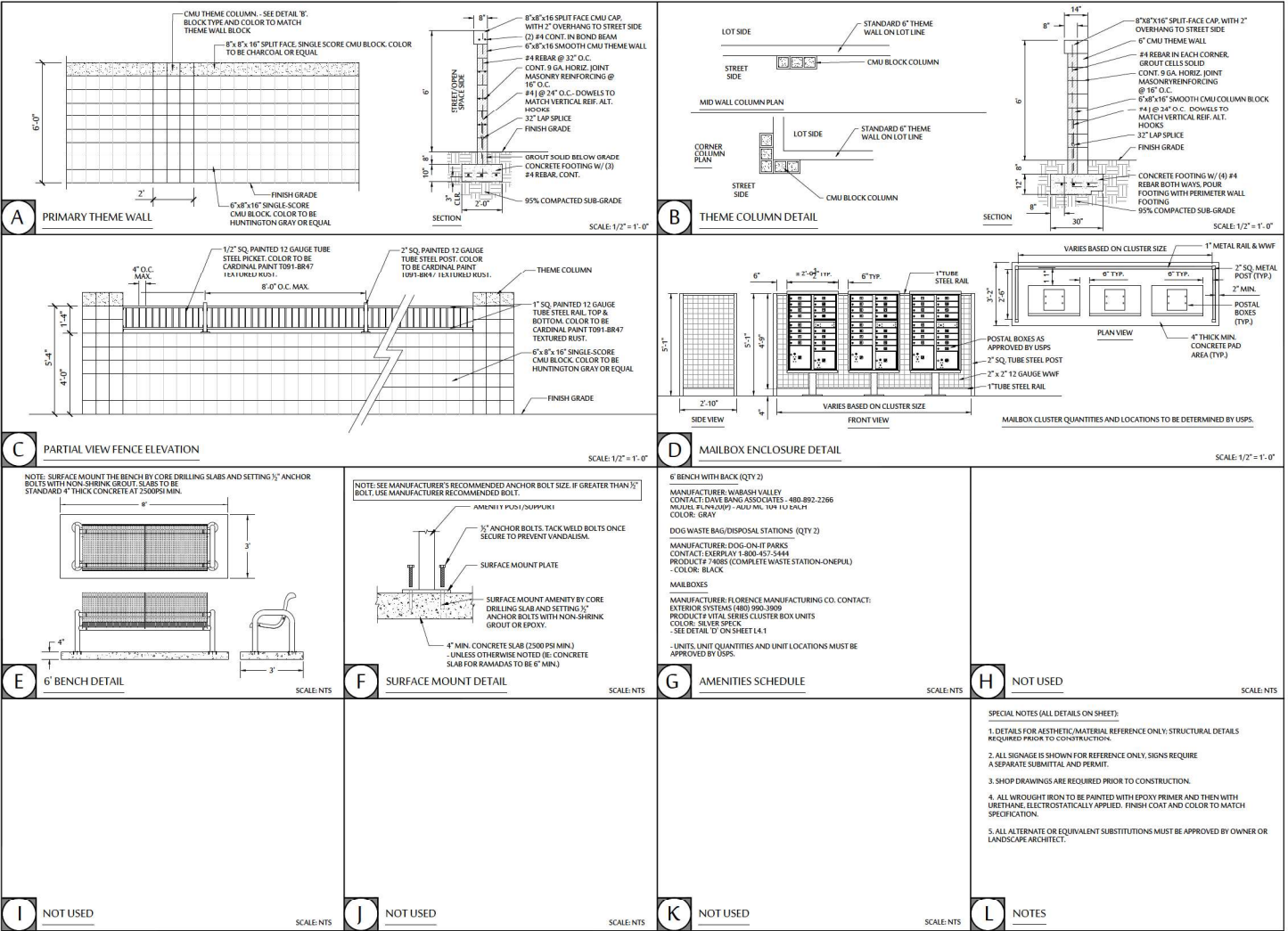
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JOB NO. 20-25
DATE: 11-09-2020
DRAWN BY: BD
CHECKED BY: NA

CASE #: FS20-435

SHEET NO.
L3.1

16 of 20



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Landscape
Architects

Land
Planning

Irrigation

535 E. MCKEE LIPS RD., SUITE 131
MESA, ARIZONA 85203
PHONE: (602) 997-9093

Seal

Expire: 02-28-2023

HARDSCAPE DETAILS

NORTH COPPER CANYON - PARCEL 3.2

N. 183RD AVENUE & W. DEER VALLEY ROAD

SURPRISE, AZ

These drawings, as legal instruments of professional service are, and shall remain the property of the landscape architect.

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JOB NO. 20-25

DATE: 11-09-2020

DRAWN BY: BD

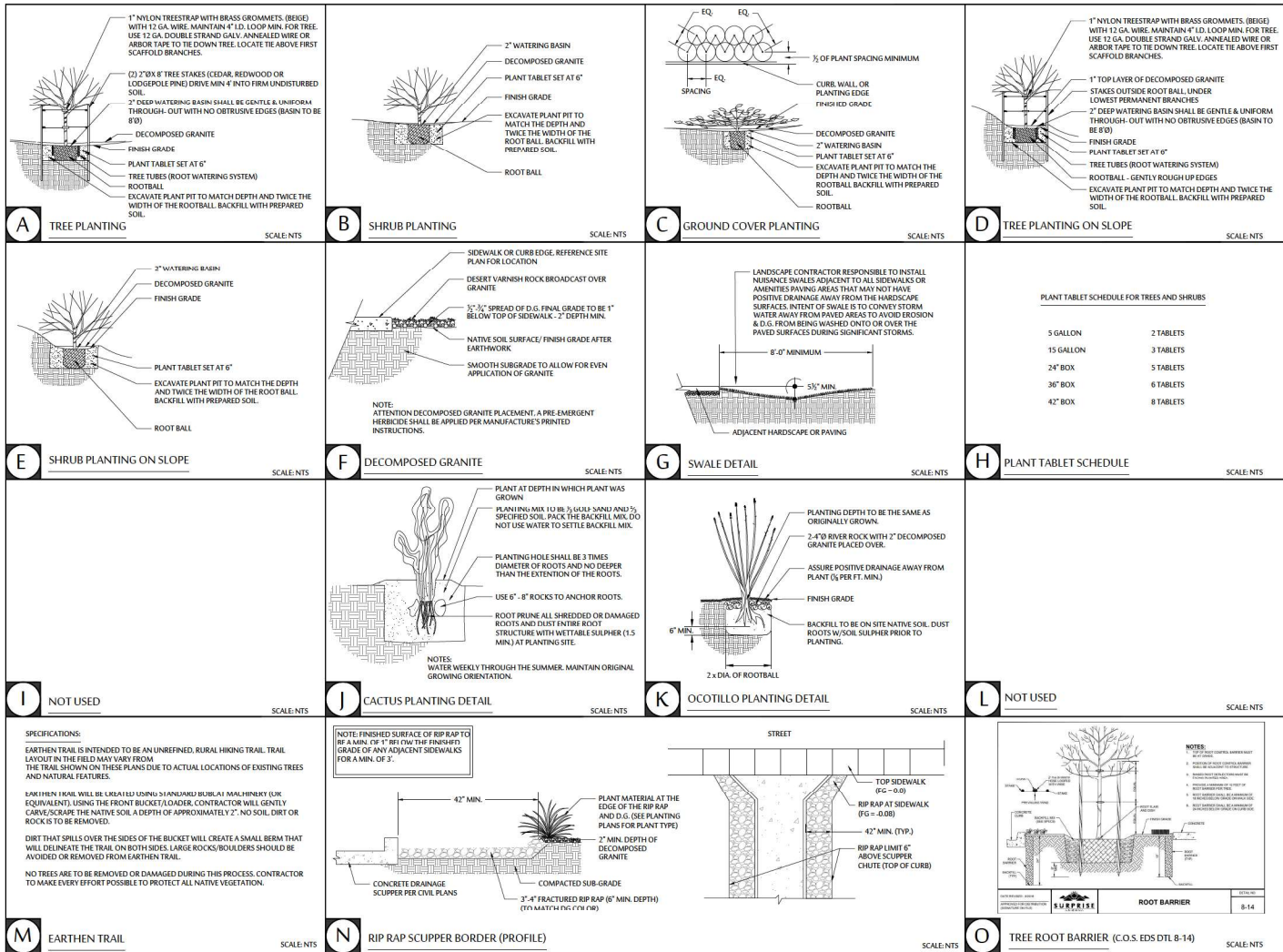
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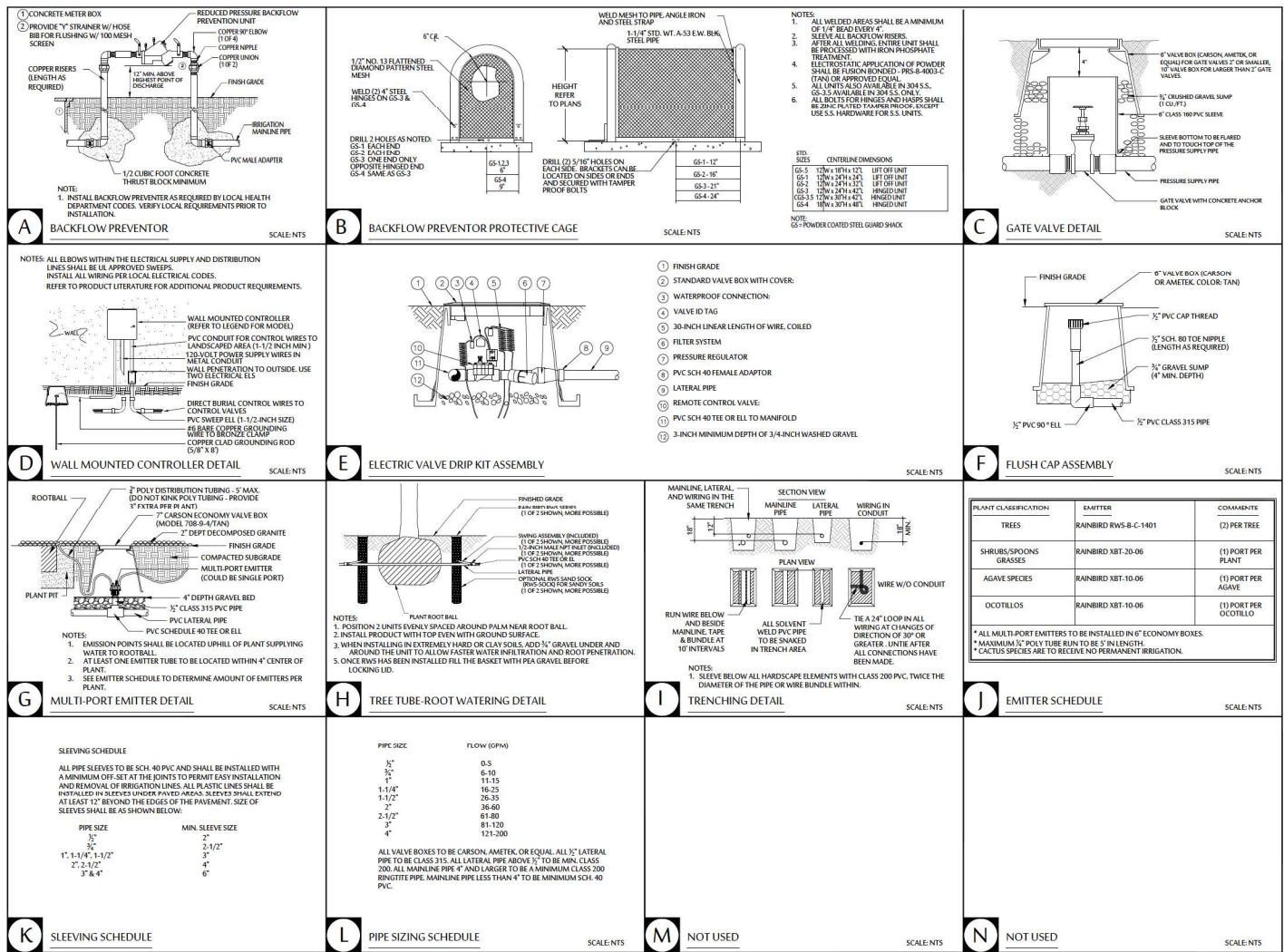
CASE #: FS20-435

SHEET NO. L4.1

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NORTH COPPER CANYON PARCEL 3.2 ALTERNATIVE ASSURANCE AGREEMENT

This North Copper Canyon Parcel 3.2 Alternative Assurance Agreement ("Agreement") is dated as of this ___ day of _____, 2020²¹ (the "Effective Date") by and between the City of Surprise, Arizona, an Arizona municipal corporation (the "City"), and Courtland Homes, Inc., an Arizona corporation ("Subdivider"). The City and Subdivider may be individually referred to as a "Party" or collectively as the "Parties."

RECITALS

WHEREAS, Surprise Municipal Code, Chapter 16.24 and Section 16.12.040(A)(9), in effect in 2004, required an applicant for approval of a final plat to provide a performance bond, irrevocable letter of credit, funds in escrow, or other equivalent financial guarantee to the City, prior to recording a final plat approved by the City Council, in an amount equal to one hundred percent (100%) of the cost of the labor and materials necessary to complete satisfactory construction, installation, and dedication of the required street, utility, drainage and other improvements, including any portions of such improvements which are located upon individual lots; and

WHEREAS, as an alternative to the posting of financial assurances, Surprise Municipal Code, Section 16.12.040E, in effect in 2004, allowed the City Council to approve a final plat, but withhold recordation of the final plat until completion and acceptance of all required infrastructure improvements, as follows:

Alternate Approval Procedure. As an alternate procedure and at the request of the "[Subdivider]", the City Council may approve a final plat and instruct the Community Development Director to withhold the approved final plat from recording for a period of time to allow the "[Subdivider]" to install all of the required public improvements according to the plans and specifications approved by the City Engineer. This procedure, when approved by the Council, shall be in lieu of the guarantees for installation of improvements as set forth in subsection (A) (9) of this section. An executed standard contract as approved by the City Attorney regarding installation of improvements shall be submitted with the final plat. The contract shall require that all improvements be completed no later than twelve months from the date the final plat was approved by the City Council and that no lot may be sold. When the completed improvements are inspected and approved by the City Engineer, the plat shall be recorded by the Community Development Director, and the sale of lots may proceed according to the approved and recorded plat, provided that a one-year warranty shall be submitted covering the completed improvements.

WHEREAS, the Parties desire to enter into this Agreement for the purpose of allowing Subdivider, as an alternative to posting financial assurances, to construct and install all of the

required infrastructure improvements within twenty-four (24) months of the date of this Agreement, after approval of a final plat by the City Council but before recordation of the final plat.

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by reference, and the mutual promises set forth in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties state, confirm, and agree as follows:

SPECIAL TERMS AND CONDITIONS

1. The improvements depicted on the following plans (the "Improvements") shall be completed by Subdivider:
 - North Copper Canyon Parcel 3.2, Grading and Drainage Plans
 - North Copper Canyon Parcel 3.2, Sewer Plans
 - North Copper Canyon Parcel 3.2, Water Plans
 - North Copper Canyon Parcel 3.2, Paving Plans
 - North Copper Canyon Parcel 3.2, Landscape Plans
2. If Subdivider elects to not provide acceptable financial assurances after approval of the final plat by the City Council, as permitted by Surprise Municipal Code, Chapter 16.24 and Section 16.12.040(A) (9), in effect in 2004, Subdivider shall complete satisfactory construction, installation, and dedication of the Improvements within twenty-four (24) months of the Effective Date of this Agreement as a precondition to recordation of the final plat. The final plat shall become null and void and of no force or effect if the Improvements have not been constructed and approved by the City Engineer within twenty-four (24) months of the Effective Date.
3. If Subdivider elects to not provide acceptable financial assurances after approval of the final plat by the City Council, as permitted by Surprise Municipal Code, Chapter 16.24 and Section 16.12.040(A)(9), in effect in 2004, no lots may be developed or sold until the Improvements are completed and approved by the City Engineer.
4. If Subdivider elects to not provide acceptable financial assurances after approval of the final plat by the City Council, as permitted by Surprise Municipal Code, Chapter 16.24 and Section 16.12.040(A)(9), in effect in 2004, after the completed Improvements have been inspected and approved by the City Engineer, the final plat shall be recorded by the Community Development Director promptly, and the sale of lots may proceed according to the approved and recorded plat, provided that a one-year warranty shall be submitted covering the completed Improvements.
5. If Subdivider should elect to post financial assurances for any improvement not approved by

the City, as required by Surprise Municipal Code, Chapter 16.24 and Section 16.12.040(A)(9), in effect in 2004, the Community Development Director shall promptly record the final plat as permitted by Surprise Municipal Code, Section 16.12.040(E), in effect in 2004, and the sale of lots may proceed according to the approved and recorded plat.

GENERAL TERMS AND CONDITIONS

6. Subdivider hereby waives and releases the City from any and all claims under A.R.S. § 12-1134, *et seq.*, including any right to compensation for reduction in the fair market value of the real property that is the subject of this Agreement (North Copper Canyon Parcel 3.2), as a result of the City's approval of this Agreement. The terms of this waiver shall run with the land and shall be binding upon all subsequent Subdividers and shall survive the expiration or other termination of this Agreement.
7. This Agreement is subject to cancellation for conflict of interest. Pursuant to A.R.S. § 38-503 and § 38-511, no member, official or employee of the City shall have any personal interest, direct or indirect, in this Agreement, nor shall any such member, official or employee participate in any decision relating to this Agreement which affects his or her personal interest or the interest of any corporation, partnership or association in which he or she is, directly or indirectly, interested.
8. The provisions of this Agreement are binding upon and shall inure to the benefit and burden of the Parties and all of their successors in interest and assigns. Subdivider shall provide the City with at least ten (10) business days' written notice in the event that title to all or any part of North Copper Canyon Parcel 3.2 is conveyed or otherwise transferred to a third party that is not related to or an affiliate of Subdivider.
9. This Agreement constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof and all prior and contemporaneous agreements, representations, negotiations and understandings of the parties hereto, oral or written, are hereby superseded and merged herein.
10. Upon the conveyance of all or a portion of North Copper Canyon Parcel 3.2 by Subdivider or its successors-in-title or assigns and the assumption by such transferee of Subdivider's obligations under this Agreement, Subdivider or its successors-in-title or assigns, as applicable, shall be released from its liabilities and obligations under this Agreement.
11. The laws of the State of Arizona shall govern any dispute, controversy, claim or cause of action arising out of or related to this Agreement. The venue for any such dispute shall be Maricopa County, Arizona, and each Party waives the right to object to venue in Maricopa County for any reason. Neither Party shall be entitled to recover any of its attorneys' fees or other costs from the other Party incurred in any such dispute, controversy, claim, or cause of action, but each Party shall bear its own attorneys' fees and costs, whether the same is resolved through arbitration, litigation in a court, or otherwise.

IN WITNESS WHEREOF, the parties have executed this Agreement, and this Agreement shall be effective, as of the Effective Date set forth above.

CITY OF SURPRISE, an Arizona municipal corporation

By: _____
Skip Hall, Mayor

Date: _____

APPROVED AS TO FORM:

City Attorney

ATTESTED:

City Clerk

Subdivider: Courtland Homes, Inc., an Arizona corporation

By: *Alan Hamberlin*
Alan Hamberlin

Its: Manager

Date: 10.6.2020

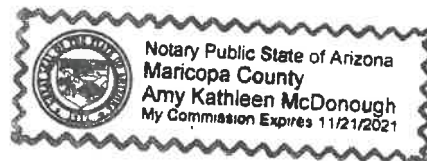
STATE OF ARIZONA)
) ss.
County of Maricopa)

This instrument was acknowledged before me on October 6th, 2020,
by Alan Hamberlin, Manager of Courtland Homes, Inc., an Arizona corporation, on behalf
of the corporation.

Amy K. McDonough
Notary Public

My Commission Expires:

11.21.2021





FS20-435

North Copper Canyon

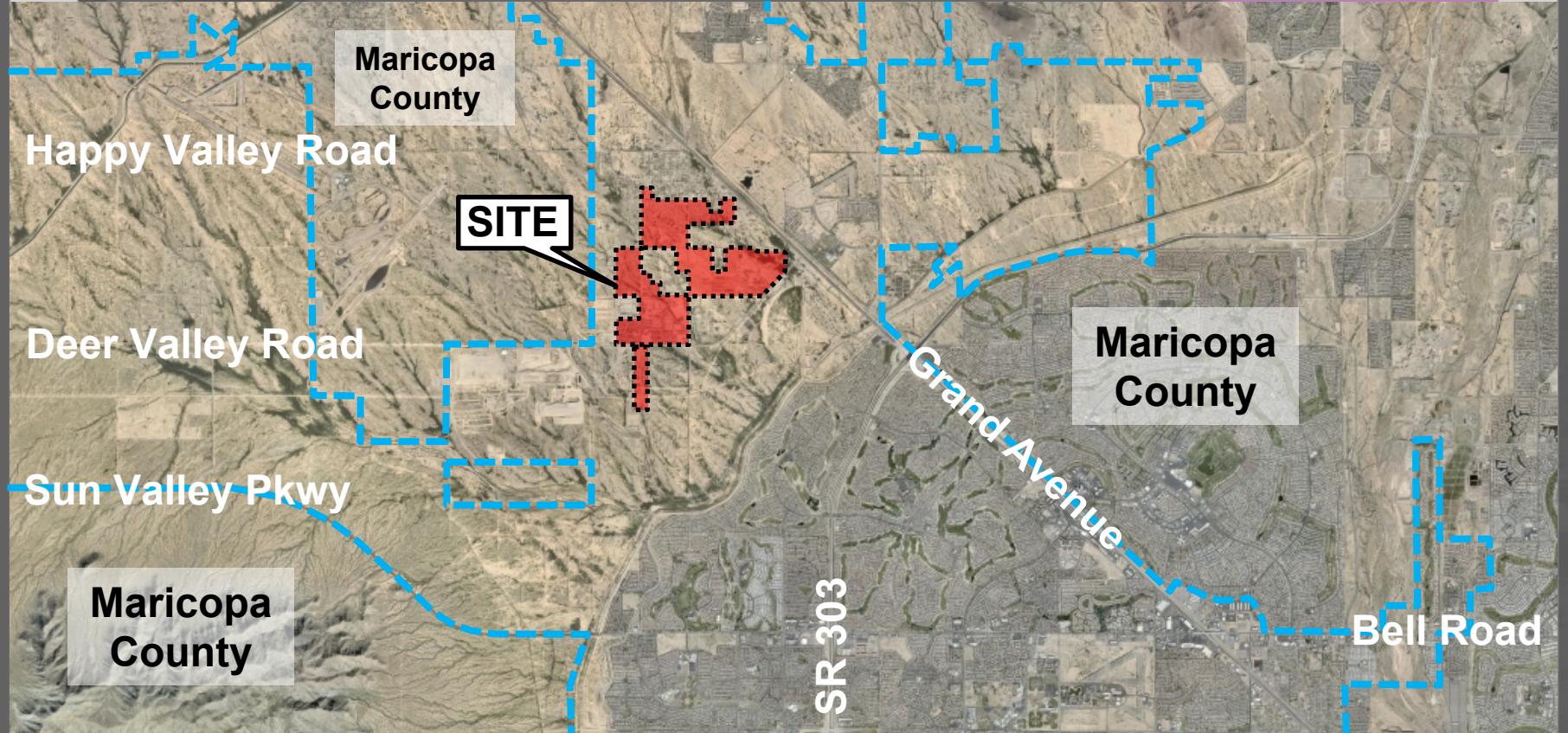
Parcel 3.2 Final Plat

City Council – February 2, 2021

VICINITY MAP

FS20-435

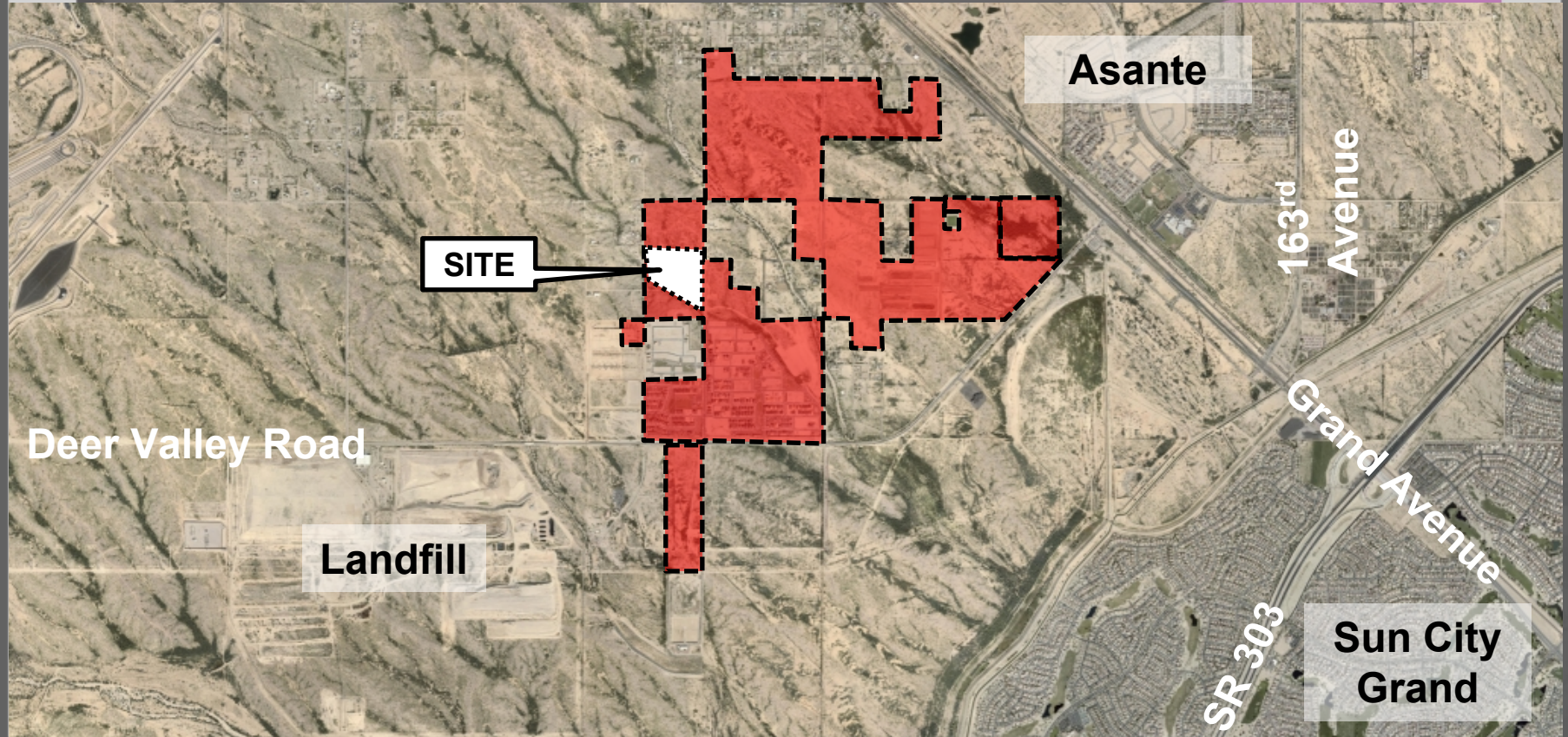
North Copper Canyon 3.2



CASE MAP

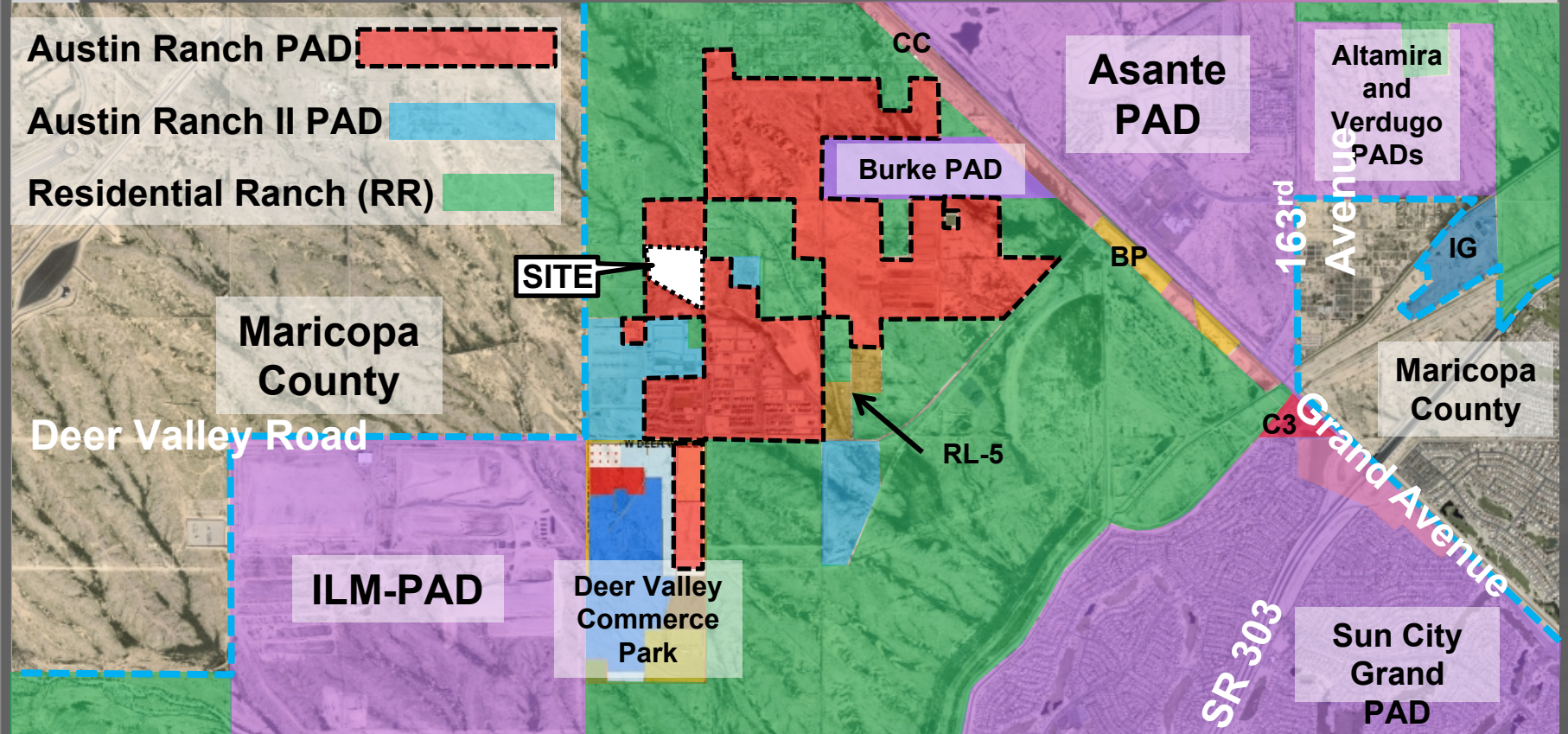
FS20-435

North Copper Canyon 3.2



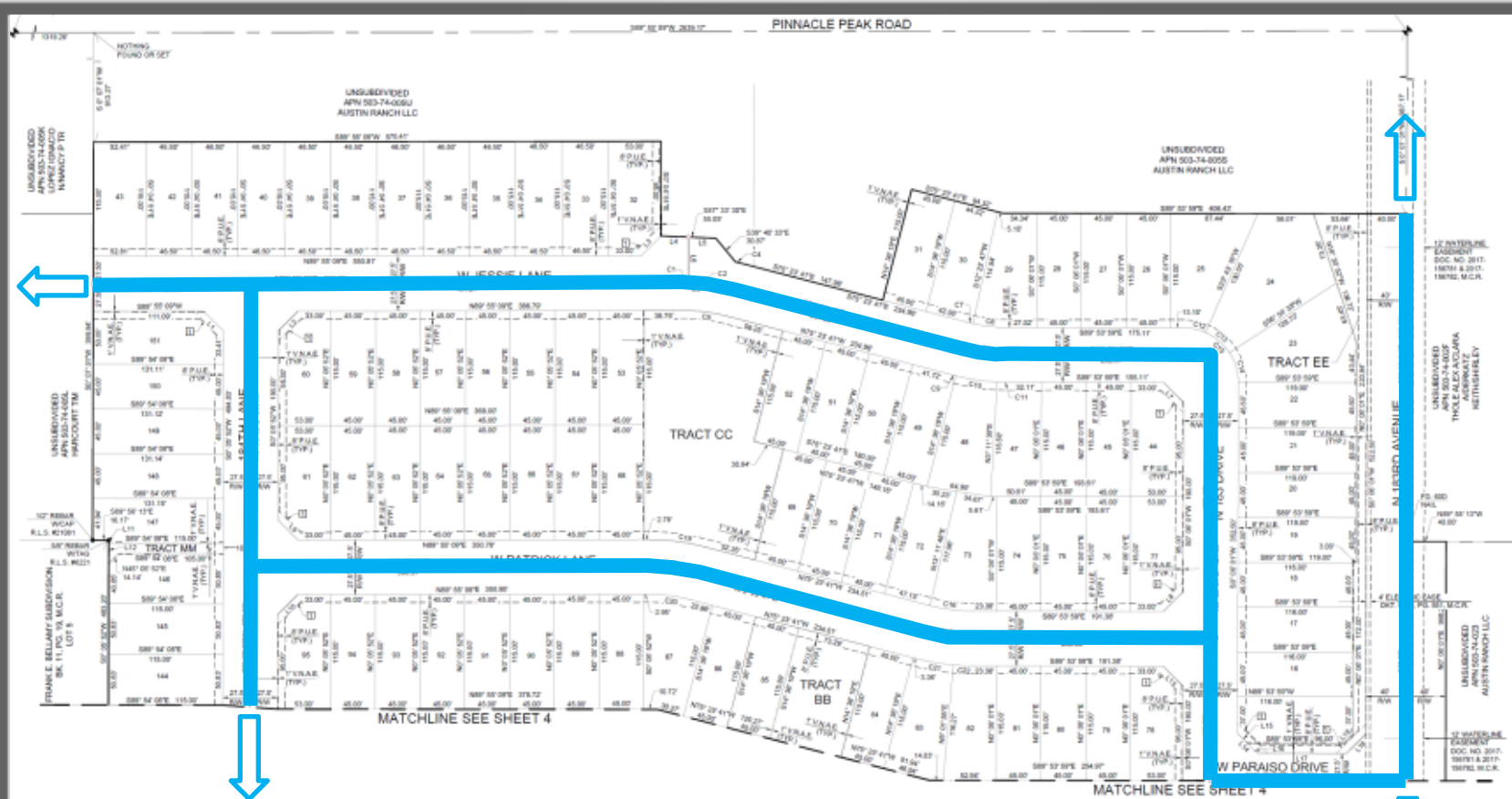
ZONING MAP

FS20-435
North Copper Canyon 3.2





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Roadways – 9.68 Acres

FINAL PLAT

[illegible]

Open Space – 6.19 Acres

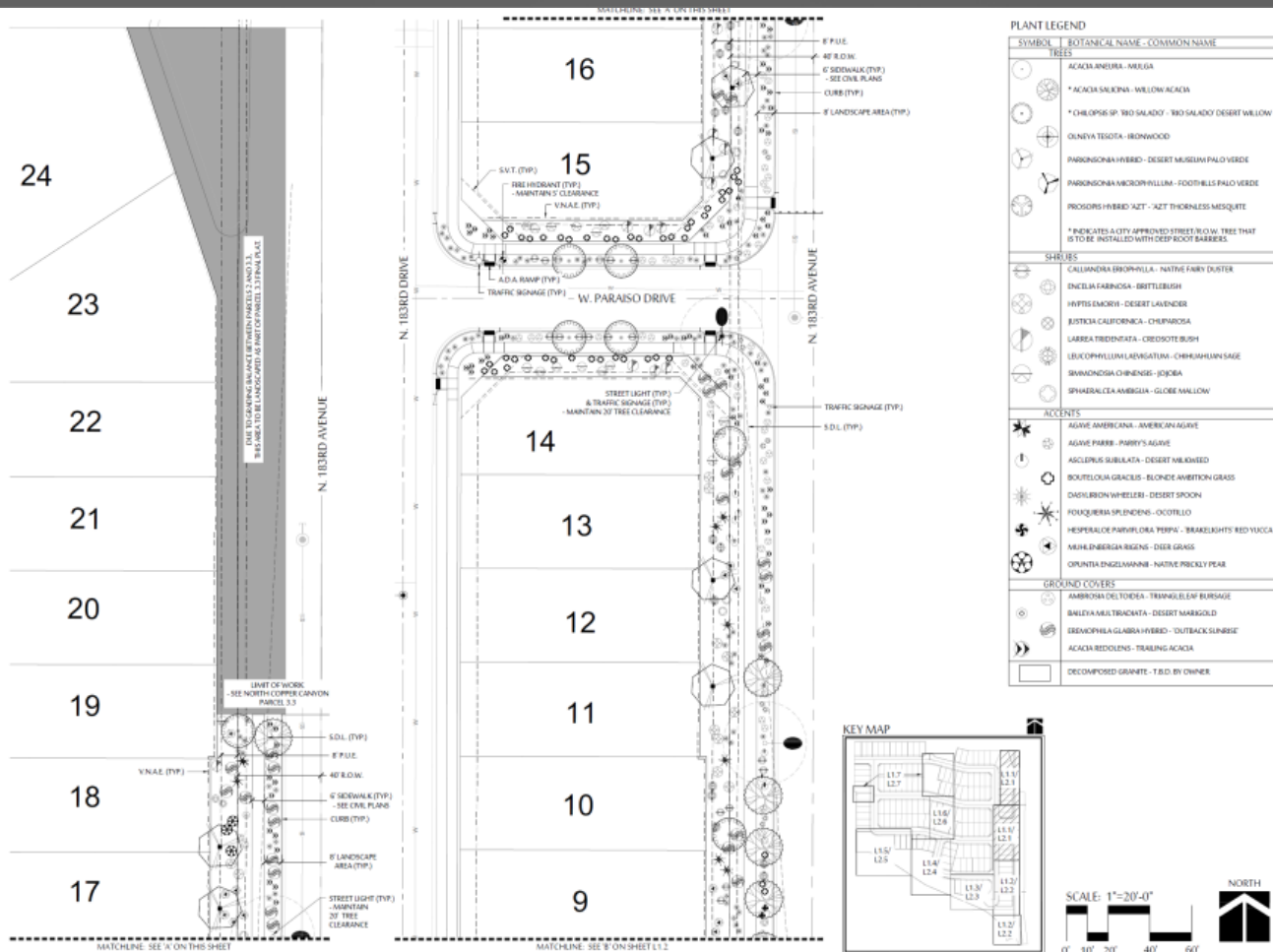
NORTH COPPER CANYON PARCEL 3.2

MATCHLINE SEE SHEET 3

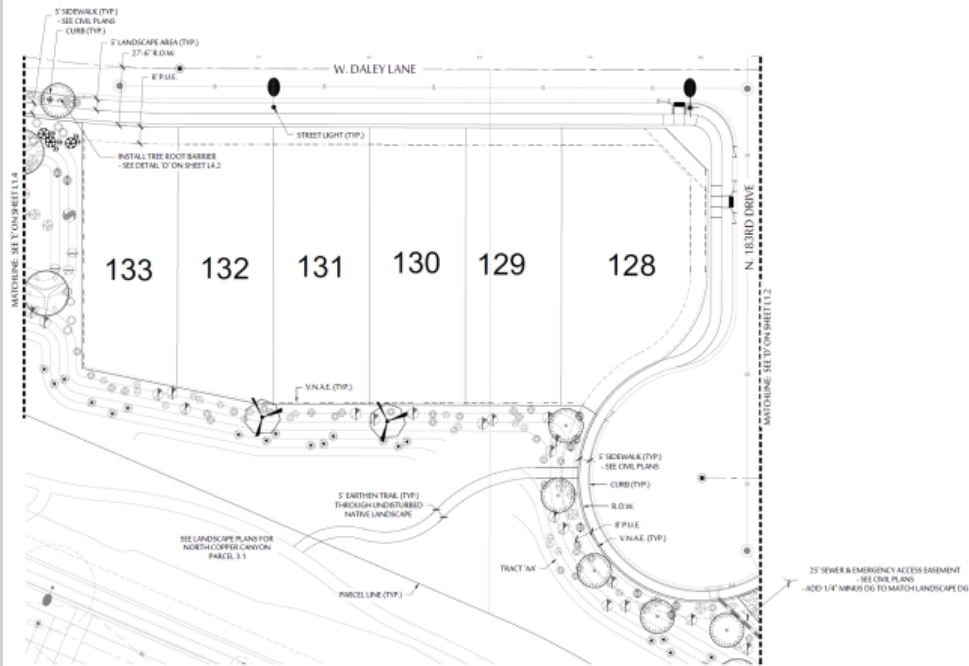


FINAL PLAT

Open Space
6.19 Acres



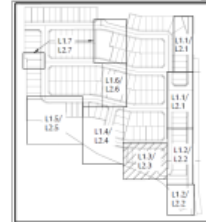
LANDSCAPE

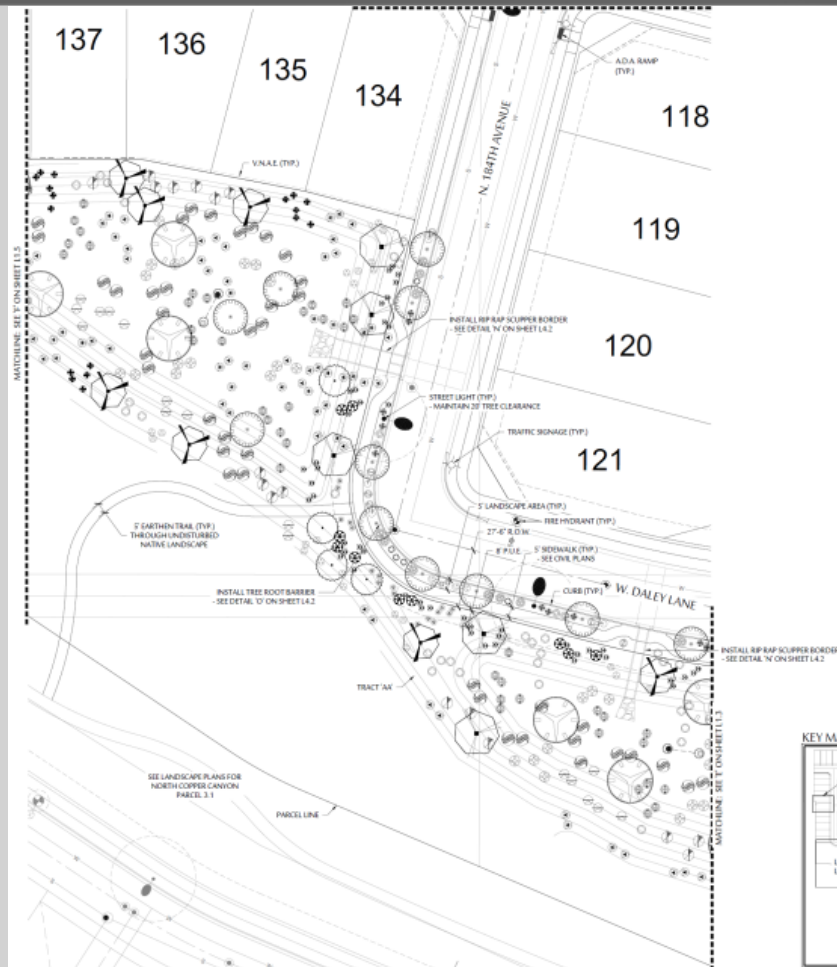


PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	ACACIA ANEURA - MULGA
	ACACIA SALICINA - WILLOW ACACIA
	CHOLEPSIS SP. 'RIO SALADO' - DESERT WILLOW
	OLNEYA TESOTA - IRONWOOD
	PARKINSONIA HYBRID - DESERT MUSEUM PALO VERDE
	PARKINSONIA MICROPHYLLUM - FOOTHILLS PALO VERDE
	PROSOPIS HYBRID 'AZT' - AZT THORNTLESS MESQUITE
*INDICATES A CITY APPROVED STREET/UTILITY TREE THAT IS TO BE INSTALLED WITH DEEP ROOT BARRIERS.	
SHRUBS	
	CALLIANDRA DECORYLLA - NATIVE FAIRY CLUSTER
	ENCELIA FARINOSA - BRITTLEBUSH
	HYPTIS EMERYI - DESERT LAVENDER
	JUSTICIA CALIFORNICA - CHUPARROSA
	LARREA TRIDENTATA - CREOSOTE BUSH
	LEUCOPHYLLUM LAEVIGATUM - CHINAMAN'S SAGE
	SAMOLUSIDA CHENOPODII - ICEBOX
	SPHAERALCEA AMBIGUA - GLOBE MALLOW
ACCENTS	
	AGAVE AMERICANA - AMERICAN AGAVE
	AGAVE PARRYI - PARRY'S AGAVE
	ASCLEPIAS TUBEROSA - DESERT MILKWEED
	BOUTELOUA GRACILIS - BLONDE AMBITION GRASS
	DASYLIRION WHEELERI - DESERT SPOON
	FOQUIERIA SPLENDENS - OCCOTILLO
	HEPERALOE PARVIFLORA 'PERRIC' - BIRD'S BEAK
	MULHENBERGIA RIGENS - DEER GRASS
	OPUNTIA ENGELMANNII - NATIVE PRICKLY PEAR
GROUND COVERS	
	AMBROSIA DELTOIDEA - TRANSJORDAN BURSAGE
	BAILEYA MULTIRADIATA - DESERT MARIGOLD
	BROMELIA GLABRA HYBRID - OUTBACK SUNRISE
	ACACIA REDOLENS - TRAINING ACACIA
	DECOMPOSED GRANITE - T.B.D. BY OWNER

KEY MAP

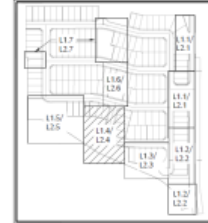




PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	ACACIA DREINERA - MULGA
	*ACACIA SALIGNA - WILLOW ACACIA
	*CHOLEPIS SP. 'RIO SALADO' - RIO SALADO DESERT WILLOW
	OLNEYA TESOTA - IRONWOOD
	PARKINSONIA HYBRID - DESERT MUSEUM PALO VERDE
	PARKINSONIA MICROPHYLLUM - FOOTHILLS PALO VERDE
	PROSOPIS HYBRID 'AZT.' - AZT. THORNTLESS MESQUITE
* INDICATES A CITY APPROVED STREET T.O.W. TREE THAT IS TO BE INSTALLED WITH DEEP ROOT BARRIERS	
SHRUBS	
	CALLIANDRA ERIOPHYLLA - NATIVE FAIRY DUSTER
	ENCELIA FARINOSA - BRITTLEBUSH
	HYPTIS EMORYI - DESERT LAVENDER
	JUSTICIA CALIFORNICA - CHUPAROSA
	LARREA TRIDENTATA - CREOSOTE BUSH
	LEUCOPHYLLUM LAEVIGATUM - CHINAJOHNSON SAGE
	SHRADDEOLA CHINENSIS - YOJOBA
	SPINAULCEA NUREGIA - GLOBE WILLOW
ACCENTS	
	AGAVE AMERICANA - AMERICAN AGAVE
	AGAVE PARRYI - PARRY'S AGAVE
	ASCLEPIAS TUBEROSA - DESERT MILKWEED
	BOUTELOUA GRACILIS - BLONDE AMBITION GRASS
	DASYLIRION WHEELERI - DESERT SPOON
	FOQUIERIA SPLENDENS - OCCOTILLO
	HEPERALOE PARVIFLORA 'PERLA' - BEAKLIGHT'S RED YUCCA
	MUHLENBERGIA RIGENS - DEER GRASS
	OPUNTIA ENGELMANNII - NATIVE PRICKLY PEAR
GROUND COVERS	
	AMBROSIA DELTOIDEA - TRIMMIL LEAF BURSAIGE
	BAILEY MULTICAULIS - DESERT MARIKOLD
	ERIOPHYLLA GLABRA HYBRID - OUTBACK SUNRISE
	ACACIA REDOLENS - TRAVELING ACACIA
	DECOMPOSED GRANITE - T.B.D. BY OWNER

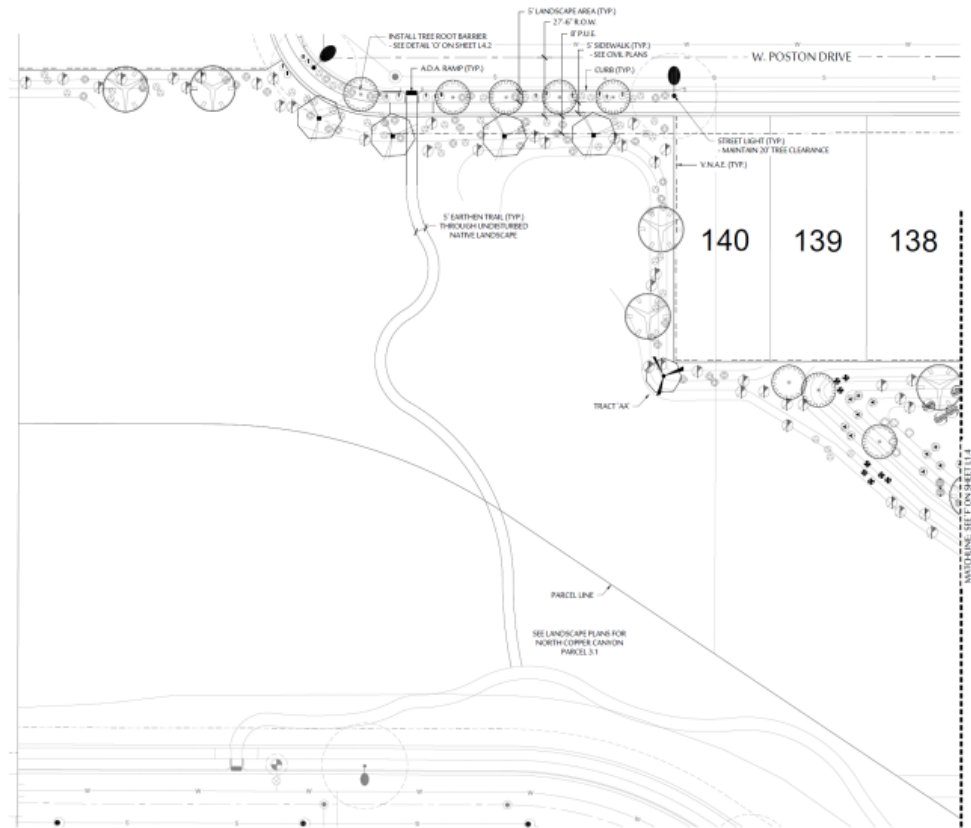
KEY MAP



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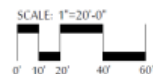


LANDSCAPE

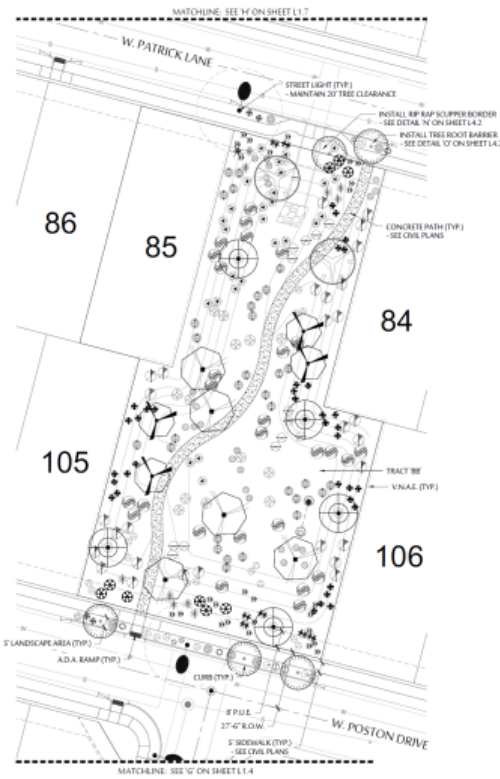


PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	ACACIA ANDURA - MULGA
	* ACACIA SALICINA - WILLOW ACACIA
	* CHILOPSIS SP. 'RIO SALADO' - DESERT WILLOW
	OENOTHERA TESOTA - IRONWOOD
	PARKINSONIA HYBRID - DESERT MUSEUM PALO VERDE
	PARKINSONIA MICROPHYLLUM - FOOTHILLS PALO VERDE
	PROSOPIS HYBRID 'AZT' - 'AZT' THORNSLESS MESQUITE
* INDICATES A CITY APPROVED STREET R.O.W. TREE THAT IS TO BE INSTALLED WITH DEEP ROOT BARRIERS.	
SHRUBS	
	CALLIANDRA ERIOPHYLLA - NATIVE FAIRY DUSTER
	ENCELIA FARINOSA - BRITTLEBUSH
	HIPPO ERIOPHYLLA - DESERT LAVENDER
	BACCHARIS CALIFORNICA - CHAPARRAL SAGE
	LARREA TRIDENTATA - CREOSOTE BUSH
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUA SAGE
	SARCOCOLLA CHRYSANTHA - PIGEON
	SPHAEROLCEA AMBIGUA - GLOBE MALLOW
ACCENTS	
	AGAVE AMERICANA - AMERICAN AGAVE
	AGAVE PARRYI - PARRY'S AGAVE
	ATRIPLEX SUBULATA - DESERT MILVEWEED
	BOUTELOUA GRACILIS - BLONDE AMBITION GRASS
	DASYLIRION WHEELERI - DESERT SPOON
	FOQUIERIA SPLENDENS - OCCOTILLO
	HEISTERIA PARVIFLORA 'PERK' - BRINKLIGHT'S RED YUCCA
	MUHLENBERGIA RIGENS - DEER GRASS
	OPUNTIA ENGELMANNII - NATIVE PRICKLY PEAR
GROUND COVERS	
	AMBROSIA DELTOIDEA - TRIANGLELEAF BURRAGE
	BAILEYA MULTIRADIATA - DESERT MARIKOLD
	ERIOGONUM GLABRA HYBRID - 'OUTBACK SUNRISE'
	ACACIA REDOLENS - TRAILING ACACIA
	DECOMPOSED GRANITE - T.B.D. BY OWNER



LANDSCAPE



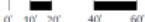
PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	ACACIA ANEURA - MULGA
	*ACACIA SALICINA - WILLOW ACACIA
	*CHILOPSIS SP. 'RIO SALADO' - 'RIO SALADO' DESERT WILLOW
	OLNEYA TESOTA - IRONWOOD
	PARKINSONIA HYBRID - DESERT MUSEUM PALO VERDE
	PARKINSONIA MICROPHYLLUM - FOOTHILLS PALO VERDE
	PROSOPIS HYBRID 'AZT' - 'AZT' THORNLESS MESQUITE
*INDICATES A CITY APPROVED STREET T.O.W. TREE THAT IS TO BE INSTALLED WITH DEEP ROOT BARRIERS.	
SHRUBS	
	CALLIANDRA ERIOPHYLLA - NATIVE FAIRY DUSTER
	ENCELIA FARINOSA - BRITTLEBUSH
	HYPTIS EMORYI - DESERT LAVENDER
	JUSTICIA CALIFORNICA - CHILPANCOA
	LARREA TRIDENTATA - CREOSOTE BUSH
	LEUCOPHYLLUM LAEVIGATUM - CHIRIKAHUA SAGE
	SARCOCOLLA CHIHUENSIS - JOJOBA
	SPARGANACCEA ANGUSTA - GLOBE MALLOW
ACCENTS	
	AGAVE AMERICANA - AMERICAN AGAVE
	AGAVE PARRYI - PARRY'S AGAVE
	ASCLEPIAS TUBEROSA - DESERT MILKWEED
	BOUTELOUA GRACILIS - BLONDE AMBITION GRASS
	DASYLIRION WHEELERI - DESERT SPOON
	FOQUIERIA SPLENDENS - OCOTILLO
	HEPERALOE PARVIFLORA 'PESPE' - 'BARELIGHTS' RED YUCCA
	MUHLENBERGIA RIGENS - DEER GRASS
	OPUNTIA ENGELMANNII - NATIVE PRICKLY PEAR
GROUND COVERS	
	AMBROSIA DELTOIDEA - TRIANGLELEAF BURSAGE
	BAILEYA MULTIRACATA - DESERT MARIGOLD
	CRENOPHLOEA GLABRA - HYBRID - 'OUTBACK' SUNSHINE
	ACACIA REDOLENS - TRAILING ACACIA
	DECOMPOSED GRANITE - T.B.D. BY OWNER

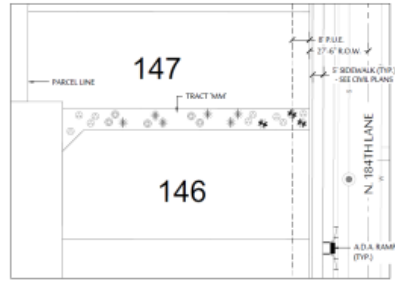
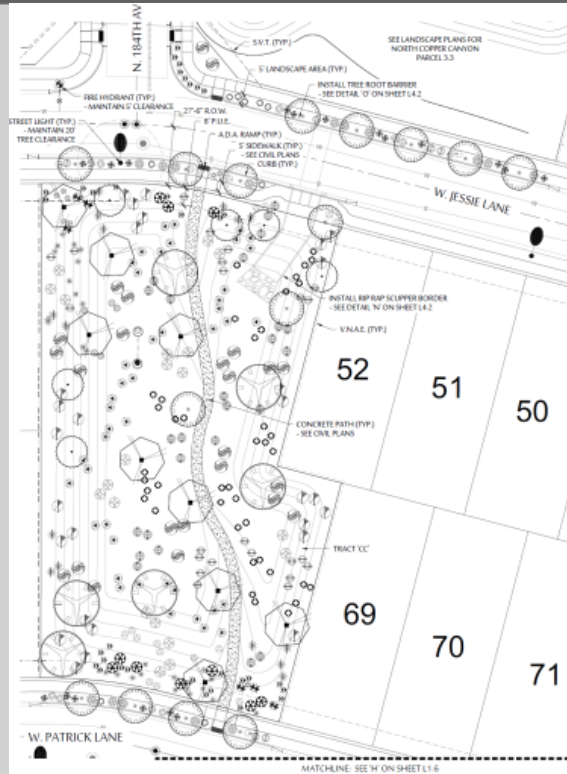
KEY MAP



SCALE 1"=20'-0"



LANDSCAPE

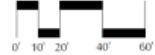


PLANT LEGEND	
SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	ACACIA ANTHURA - MULGA
	ACACIA SALICINA - WILLOW ACACIA
	CHELOERIS SP. 'RIO SALADO' - 'RIO SALADO' DESERT WILLOW
	OCELEA TEXOSA - BROWNWOOD
	PARAKONGIA HYBRID - DESERT MUSEUM PALO VERDE
	PARAKONGIA MICROPHYLLUM - FOOTHILLS PALO VERDE
	PROSOPE HYBRID 'AZIF' - 'AZIF' THORNLESS MESQUITE
*INDICATES A CITY APPROVED STREET/BLVD. TREE THAT IS TO BE INSTALLED WITH DEEP ROOT BARRIERS.	
SHRUBS	
	CALLUNDOBAEBOPIPHILA - NATIVE TARTY CLUSTER
	ENCLIA FABRIGOSA - BUTTERFLYBUSH
	HIPERIS EMORYI - DESERT LAVENDER
	JUSTICIA CALIFORNICA - CHURPABOSA
	LABREA TRIDENTATA - CREOSOTE BUSH
	LEUCOPHYLLUM LAEVIGATUM - CHIRICAHUA SAGE
	SMARANDHIA CHINENSIS - JOJOBA
	SPHAERALCEA AMBULIA - GLOBE MALLOW
ACCENTS	
	AGAVE AMERICANA - AMERICAN AGAVE
	AGAVE PARRE - PARRY'S AGAVE
	ASCLEPIUS SUBULATA - DESERT MILKWEED
	BOUTELOIDIA GRACILIS - BLONDE AMBITION GRASS
	DASYLIRION WHEELERII - DESERT SPOON
	FOUQUERIA SPLENDENS - OCOTILLO
	HESPERALOE PARVIFLORA 'PINK' - 'BIRKBEIGHTS' RED YUCCA
	MELALEUCADENDRA PAVENS - DEER GRASS
	OPUNTIA ENGELMANNII - NATIVE PRICKLY PEAR
GROUND COVERS	
	AMERISIA DELTOIDEA - TRIANGLELEAF BURSAGE
	BAILEYA MULTIRADIATA - DESERT MARIGOLD
	EREMOPHILA GLABRA HYBRID - 'OUTBACK SUNRISE'
	ACACIA REDDOLING - TRAILING ACACIA
	DECOMPOSED GRANITE - T.B.D. BY OWNER

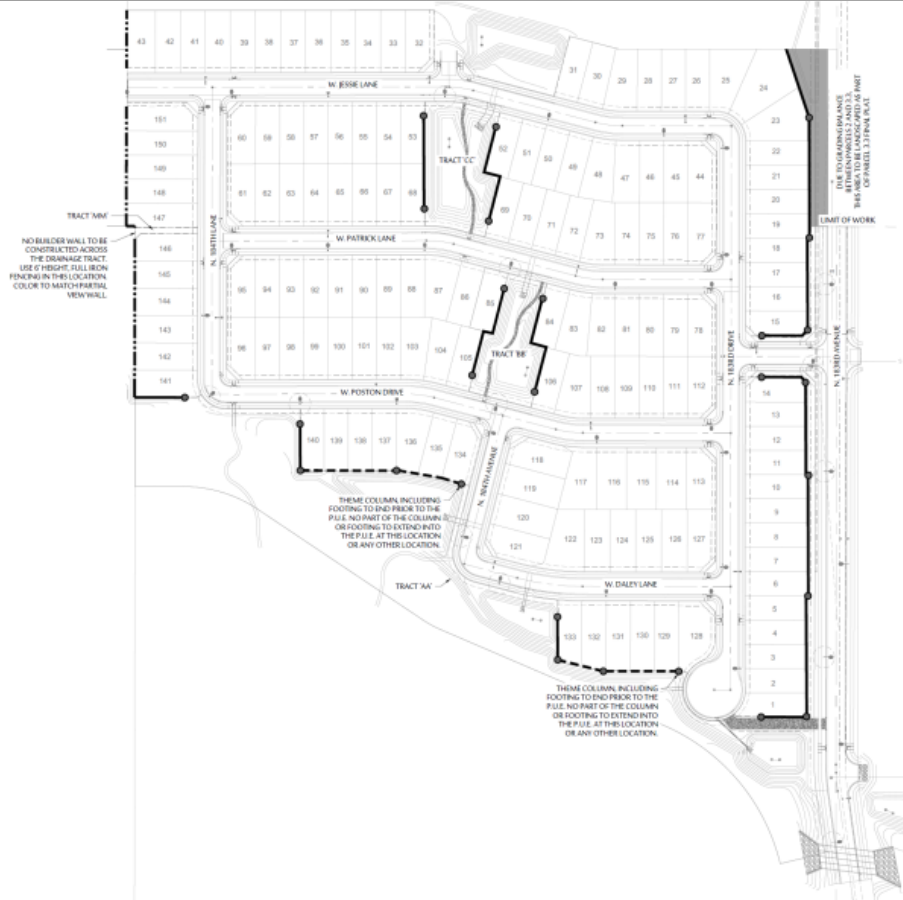
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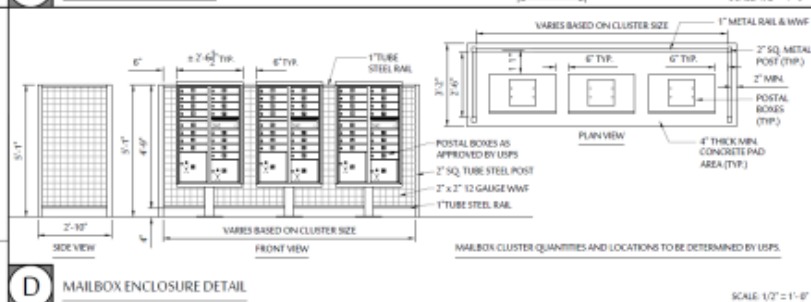
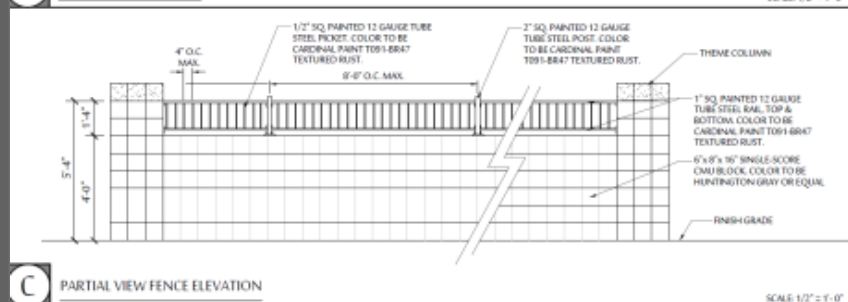
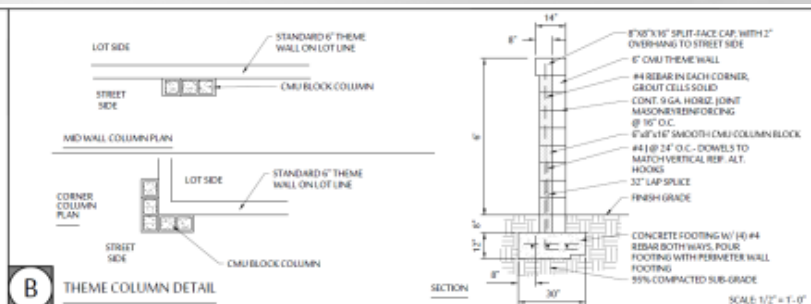
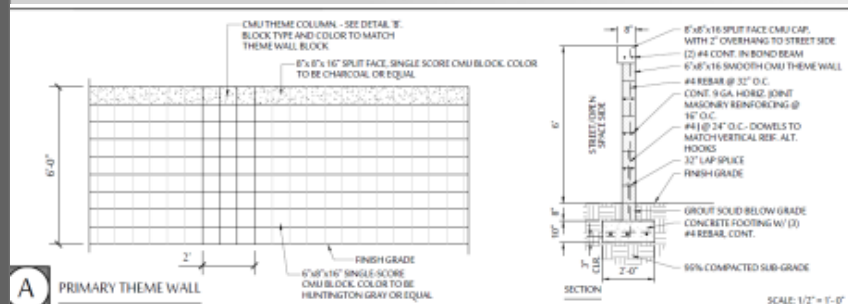


SCALE: 1"=20'-0"



LANDSCAPE







QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: February 2, 2021 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 5
Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to the approval of the Final Plat entitled, "Parkview Townhomes" generally located on the southeast corner of Parkview Place and Young Street; Case FS20-079.

Motion:

I move to approve the Final Plat entitled, "Parkview Townhomes"

Background:

Edifice, on behalf of Surprise AI Partners, seeks approval of a Final Plat for a 27-lot, 4-tract, residential Townhouse subdivision in Parcel 7 of the Orchards PAD. The subject Final Plat will also create a 3.87-acre lot for the existing assisted living facility located immediately to the east.

Objective Analysis:

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

Policy Compliant:

The requested Final Plat is consistent with the Orchards PAD as amended and advances the goals and policies of the General Plan.

Financial Impact:

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

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

1. 00 - FS20-079 - Parkview Townhomes FP - CC Staff Report - 020221
2. 01 - FS20-079 - Parkview Townhomes FP - Vicinity Map - 020221

3. 02 - FS20-079 - Parkview Townhomes FP - Case Map - 020221
 4. 03 - FS20-079 - Parkview Townhomes FP - Final Plat - 020221
 5. 04 - FS20-079 - Parkview Townhomes FP - Approved Site Plan - 020221
 6. PP - FS20-079 - Parkview Townhomes FP - CC PowerPoint - 020221
-

1 **Case:** **FS20-079**
2
3 **Project Name:** Parkview Townhomes at the Orchards Planned Area Development
4 (PAD) Final Plat
5
6 **Council District:** 5 - Palm
7
8 **City Council Date:** **February 2, 2021** (Continued from November 3, 2020)
9
10 **Planner:** Hobart Wingard, Planner II
11
12 **Owner:** Surprise AI Partners
13
14 **Applicant:** Edifice
15
16 **Request:** Final Plat for a 27-lot, 4-tract, residential Townhouse subdivision in
17 Parcel 7 of the Orchards PAD. The subject Final Plat will also create a
18 3.87-acre lot for the existing assisted living facility located
19 immediately to the east.
20
21 **Site Location:** On the southeast corner of Parkview Place and Young Street in the
22 Orchards PAD
23
24 **Site Size:** 5.77 acres overall and 1.90 acres for the townhome project only
25 (approx.)
26
27 **Density:** 14.21 DU/Ac (Townhome project only)
28
29 **Findings:**
30
31 • The proposed Final Plat is consistent with the Surprise General Plan 2035.
32 • The proposed Final Plat is consistent with the amended Orchards PAD as approved under
33 Case FS19-873.
34 • The proposed Final Plat is consistent with the approved Site Plan for Parkview Townhomes as
35 approved under Case FS19-873.
36
37 **Alternative Actions:** **Approve** – Approval of the proposed Final Plat will allow the applicant
38 the ability to subdivide the property as proposed.
39
40 **Deny** – Denial of the requested Final Plat will prevent the applicant
41 from subdividing the property as proposed.
42 **Additional Information:**

43

44 Edifice, on behalf of Surprise AI Partners, seeks approval of a Final Plat for a 27-lot, 4-tract, residential
45 Townhouse subdivision in Parcel 7 of the Orchards PAD. The subject Final Plat will also create a 3.87-
46 acre lot for the existing assisted living facility located immediately to the east. The subject property is
47 approximately 5.77 acres overall, with approximately 1.90 acres associated with the townhome
48 project, and is located on the southeast corner of Parkview Place and Young Street. The subject
49 property is zoned Orchards PAD Mixed Use (PAD-MU) which allows for a density up to 24 DU/ac.

50

51 The applicant proposes a 27-unit residential townhouse subdivision for a total density of 14.21 DU/Ac
52 for the townhome portion of the plat. This townhome portion of the plat includes a total of 0.81 acres
53 (32.11%) of open space.

54

55 The proposed Final Plat is in compliance with the Orchards PAD as amended and the Parkview
56 Townhomes Site Plan approved under Case FS19-873.

57

58 **Attachments:**

59

60 01 Vicinity Map

61 02 Case Map

62 03 Final Plat

63 04 Approved Site Plan (for reference only)

VICINITY MAP

FS20-079
Parkview Townhomes



CASE MAP

FS20-079
Parkview Townhomes



FINAL PLAT OF PARKVIEW TOWNHOMES

A REPLAT OF LOT 6 STADIUM VILLAGE SOUTH
AS RECORDED IN BOOK 853, PAGE 45, MARICOPA COUNTY RECORDER
LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER
MERIDIAN, SURPRISE, MARICOPA COUNTY, ARIZONA

OWNER

SURPRISE AI PARTNERS, LP
6370 LUKI FREWAY, SUITE 276
DALLAS, TX 75249
PH: (972) 224-4499
CONTACT: JOSH ROSEN

SURVEYOR

SYNERGY GEOMATICS
1355 E 9TH STREET, SUITE 101
TEMPE, AZ 85281
PH: (480) 408-3648
CONTACT: ROB UNDER



DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA }
KNOW ALL PERSONS BY THESE PRESENTS:
THAT SURPRISE AI PARTNERS, LP, A TEXAS LIMITED PARTNERSHIP, ("OWNER"), HAS SUBDIVIDED UNDER THE NAME OF "FINAL PLAT OF PARKVIEW TOWNHOMES" A SUBDIVISION LOCATED IN A PORTION OF SECTION 5, 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 THE PLAT OF THIS PLAT OF PARKVIEW TOWNHOMES, AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND LINES, THE DIMENSIONS OF EACH LOT, TRACT, STREET AND EASEMENTS CONTINUING SAME AND THAT EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBERS, LETTERS AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

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

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A 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 ULTIMATE OWNER OF EACH PARCEL CREATED BY THIS PLAT A CROSS ACCESS EASEMENT OVER, UPON AND ACROSS THE ENTIRE PLAT FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS TO EACH PARCEL CREATED BY THIS PLAT.

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 SIGHT, VISIBILITY, FUEL, OIL, 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.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS ALL STREETS AS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES, AND FOR TRAFFIC SIGNALS AND EMERGENCY SERVICE VEHICLES. THE CITY SHALL NOT BE REQUIRED TO NOTIFY OR GET APPROVAL FROM THE OWNER OR HOMEOWNERS' ASSOCIATION PRIOR TO ACCESSING THE EASEMENT.

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 DITCHES AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS' ASSOCIATION FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OR SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION. HOWEVER, SUCH TRACTS SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY 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. GRANTOR SHALL NOT ERECT, CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED ANY BUILDING OR OTHER STRUCTURE WITHIN THE LIMITS OF THE EASEMENT, PROVIDED, HOWEVER, GRANTOR SHALL HAVE THE RIGHT TO CONSTRUCT AND ERECT FENCES TO INSTALL LANDSCAPING, PARKING FACILITIES AND SIGNAGE, AND TO ESTABLISH OTHER USES WHICH ARE NOT INCONSISTENT WITH USES WITHIN THE LIMITS OF SAID EASEMENT IN A MANNER WHICH WILL NOT UNREASONABLY INTERFERE WITH GRANTEES ACCESS TO THE FACILITIES.

THE EASEMENT IS GRANTED SUBJECT TO THE CONDITION THAT GRANTOR SHALL HOLD GRANTOR AND GRANTOR'S SUCCESSORS AND ASSIGNS HARMLESS FROM ANY AND ALL DAMAGES, CLAIMS, LIABILITIES OR EXPENSES WHICH MAY RESULT FROM GRANTEES USE OF THE EASEMENT. BY ACCEPTING THE EASEMENT, THE GRANTEE AGREES TO EXERCISE REASONABLE CARE TO AVOID DAMAGE TO THE PREMISES AND ALL PROPERTY THAT MAY AT ANY TIME BE THEREIN.

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

SURPRISE AI PARTNERS, LP, A TEXAS LIMITED PARTNERSHIP

BY: _____
ITS: _____

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ }
BEFORE ME, THE _____ OF _____, 2020, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE _____ OF SURPRISE AI PARTNERS, LP, A TEXAS LIMITED PARTNERSHIP. THE LEGAL OWNER OF THE PROPERTY DESCRIBED AND OR PLATTED HEREON, AND ACKNOWLEDGES THAT HE/IS/IT IS DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

BY: _____ DATE: _____
MY COMMISSION EXPIRES: _____

CITY OF SURPRISE COUNCIL APPROVAL

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

MAYOR _____ DATE: _____

ATTEST: _____

CITY CLERK _____ DATE: _____

CITY OF SURPRISE ENGINEER APPROVAL

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

CITY ENGINEER _____ DATE: _____

RELEASE OF LIABILITY

SURPRISE AI PARTNERS, LP, A TEXAS LIMITED PARTNERSHIP ("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 LIKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, AIRBORNE DEBRIS, OIL, 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, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGES OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUEL, OIL, FUEL, AND LUBRICANT PARTICLES.

OWNER HEREBY GRANTS ACCESS TO ANY AND TO PERSONS OR PROPERTY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY, UNLESS SUCH THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.

PUBLIC NOTICE

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LIKE AIR FORCE BASE AND MAY BE SUBJECT TO OVER FLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DENTING THE 1988 MAG NOISE CONTOUR LINES IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA, BEARS _____
NORTH 10°12'27" EAST, AS SHOWN ON THE FINAL PLAT IN BOOK 853, PAGE 45, M.C.R.

LEGAL DESCRIPTION

LOT 6, OF STADIUM VILLAGE SOUTH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 853 OF MAPS, PAGE 45 AND AFFIDAVIT OF CORRECTION RECORDED AS 2008-128049, OF OFFICIAL RECORDS.

LENDER RATIFICATION

WE HAVE REVIEWED AND APPROVED THE DEVELOPMENT AS SHOWN

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

PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE PERSON WHOSE NAME IS SUBMITTED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I SET BY HAND AND OFFICIAL SEAL.

BY: _____
NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

GENERAL NOTES

1. THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS, SHALL NOT PROCEED WITH ANY ON SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
2. RETENTION BASINS, SEDIMENT BASINS AND/OR TEMPORARY RETENTION BASINS WILL BE MAINTAINED IN A FUNCTIONING MANNER AND THAT ALL BASINS SHALL BE DRY WITHIN 36 HOURS AFTER A RAINFALL EVENT.
3. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ON FLOOD INSURANCE RATE MAP NO. 13023C1001, WITH A DATE OF REPLENISHMENT OF OCTOBER 16, 2013 FOR COMMUNITY NO. 40026. IN MARICOPA COUNTY, STATE OF ARIZONA WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
4. THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF SURPRISE, AWS 2010-012, ZONED ON P-29-2001, UTILITY AND ORDER NUMBER 89-00234.001, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. 45-576.
5. PURSUANT TO A.R.S. § 42-1102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS (#14751 AND #14710) WHICH ARE APPLICABLE.
6. IN ACCORDANCE WITH A.R.S. § 9-411.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
7. OWNERS HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY.
8. THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE OWNER.
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 SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
10. LANDSCAPING MAINTENANCE OF THE MEDIAN WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

AREA TABLE

LOT 1	1,331 SF OR 0.031 AC	LOT 17	1,327 SF OR 0.030 AC
LOT 2	1,331 SF OR 0.031 AC	LOT 18	1,327 SF OR 0.030 AC
LOT 3	1,331 SF OR 0.031 AC	LOT 19	1,327 SF OR 0.030 AC
LOT 4	1,331 SF OR 0.031 AC	LOT 20	1,327 SF OR 0.030 AC
LOT 5	1,331 SF OR 0.031 AC	LOT 21	1,327 SF OR 0.030 AC
LOT 6	1,331 SF OR 0.031 AC	LOT 22	1,327 SF OR 0.030 AC
LOT 7	1,331 SF OR 0.031 AC	LOT 23	1,327 SF OR 0.030 AC
LOT 8	1,331 SF OR 0.031 AC	LOT 24	1,327 SF OR 0.030 AC
LOT 9	1,331 SF OR 0.031 AC	LOT 25	1,327 SF OR 0.030 AC
LOT 10	1,331 SF OR 0.031 AC	LOT 26	1,327 SF OR 0.030 AC
LOT 11	1,331 SF OR 0.031 AC	LOT 27	1,327 SF OR 0.030 AC
LOT 12	1,331 SF OR 0.031 AC	LOT 28	166,668 SF OR 3.873 AC
LOT 13	1,331 SF OR 0.031 AC		
LOT 14	1,797 SF OR 0.040 AC		
LOT 15	1,863 SF OR 0.043 AC		
LOT 16	1,327 SF OR 0.030 AC		
TOTAL LOTS		205,629 SF	OR 4.721 AC

SITE INFORMATION

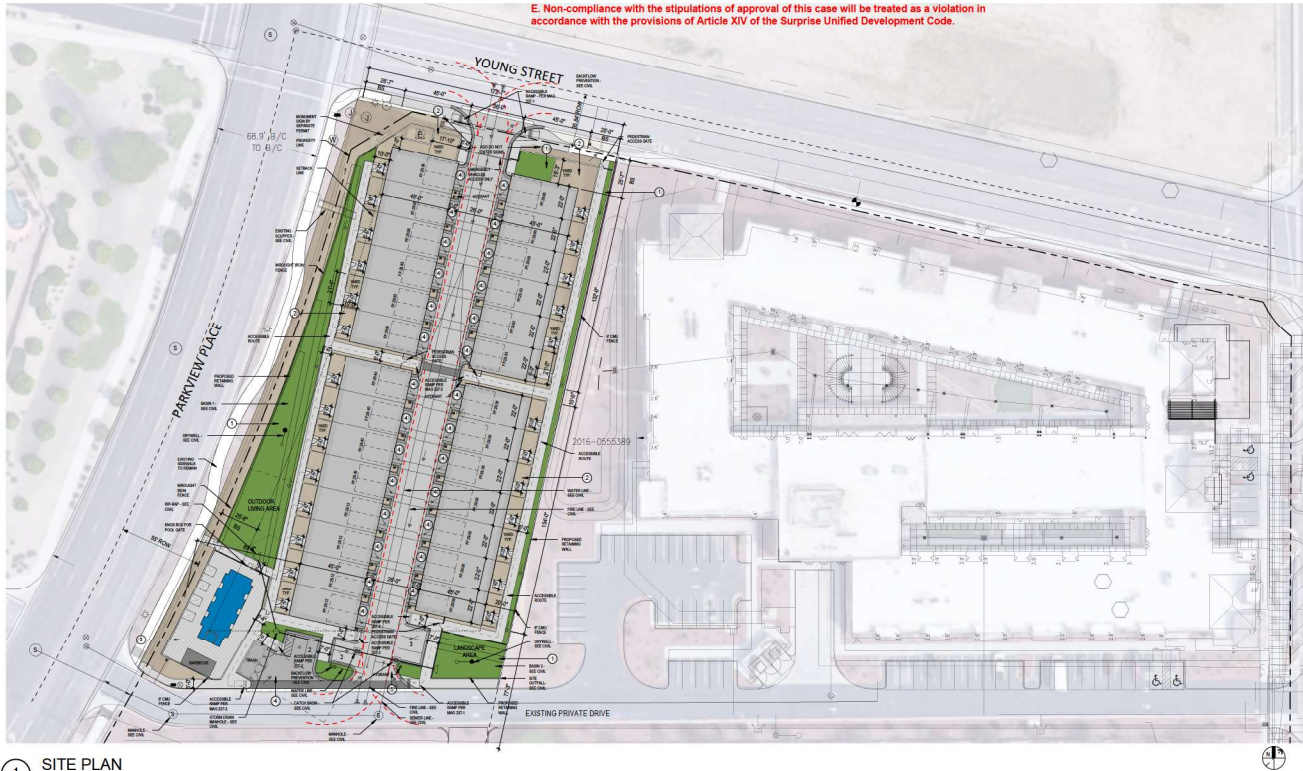
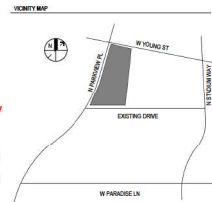
APR: 09-10-738
 LOT SIZE: 0.37 ACRES (251,358 SF)
 CASE NUMBER: FS19-873
 EXISTING ZONING: PAD
 ZONING DESIGNATION: MU PAD
 TOTAL UNITS: 37
 PARKING PROVIDED:
 PARKING REQUIRED: 27 UNITS x 2.25 = 61
 GARAGES PROVIDED: 54
 PARKING STALLS PROVIDED: 7
 TOTAL PARKING PROVIDED: 61

KEYNOTES	
KEY VALUE	KEYNOTE TEXT
1	GRASS
2	LANDSCAPE ROCK
3	COOLDECK OVER CONCRETE
4	CONCRETE
5	ASPHALT

Hobart Wingard
 Digitally signed by Hobart Wingard
 DN: cn=Hobart Wingard, ou=City of Surprise, email=hobart.wingard@surpriseaz.gov, c=US
 Date: 2020.10.07 10:40:15 -0700

FS19-873 - Parkview Townhomes at The Orchards PAD
 Planning and Zoning Commission Approved on 10/01/2020
 Subject to Conditions A through E:

- A.** Development and use of the site shall be consistent with the Site Plan entitled "Stadium Edge Residential Development" consisting of one (1) sheet prepared by Edifice and stamped received August 5, 2020.
- B.** Landscaping of the site shall be consistent with the Landscape Plan entitled "Stadium Edge Residential Development" consisting of one (1) sheet prepared by Edifice and stamped received July 16, 2020.
- C.** Building elevations shall be consistent with the Elevations entitled "Stadium Edge Residential Development" consisting of one (1) sheet prepared by Edifice and stamped received March 18, 2020.
- D.** The site plan for Parkview Townhomes is considered not approved until which time the Final Plat for the facility, Case FS20-079, is approved by the City Council.
- E.** 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.



1 SITE PLAN
 1" = 30'-0"



STADIUM EDGE
 RESIDENTIAL DEVELOPMENT
 FS19-873
 1400 10th Ave N, Suite 100
 PHOENIX, AZ 85016
 T 480.580.1119
 Contact: Tony Jule

PROJECT TEAM
 EDIFICE
 Architect
 1400 10th Ave N, Suite 100
 Phoenix, AZ 85016
 T 480.580.1119
 Contact: Tony Jule

DESCRIPTION DATE

DEVELOPMENT
 REVIEW 07/11
 SUBMITTAL 08/05/2020

ARCHITECTURAL
 SITE PLAN
AS-101



FS20-079

Parkview Townhomes

Final Plat

City Council – February 2, 2021

VICINITY MAP

FS20-079
Parkview Townhomes



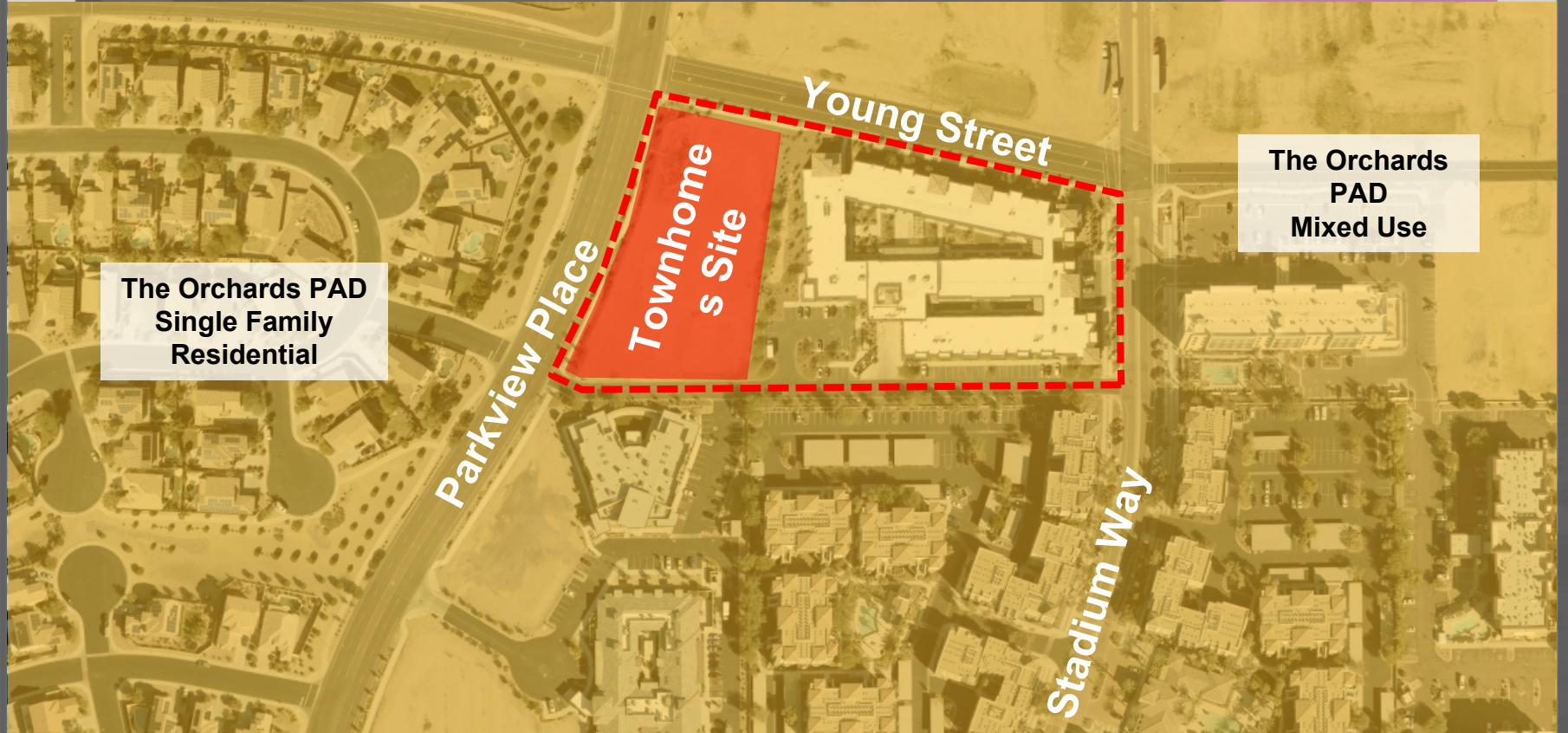
CASE MAP

FS20-079
Parkview Townhomes



ZONING MAP

FS20-079
Parkview Townhomes



A REPLAT OF LOT 6 STADIUM VILLAGE SOUTH
AS RECORDED IN BOOK 853, PAGE 45, MARICOPA COUNTY RECORDER
LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER
MERIDIAN, SURPRISE, MARICOPA COUNTY, ARIZONA

STATE OF ARIZONA
COUNTY OF MARICOPA

THAT SURVIVE IN PARTIALITY, U.S. TEXAS LIMITED PARTNERSHIP, ("OWNERS"), HAS SURRENDERED UNDER THE NAME OF "TRAIL PLAT OF FARKENBORN TOWNSHIPS", A SUBDIVISION LOCATED IN A PORTION OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE 6TH AND 7TH THIRD MERIDIAN, WARDENBURG COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT OF "TRAIL PLAT OF FARKENBORN TOWNSHIPS", AND DECLARED THAT THIS PLAT SETS FORTH THE LOCATION AND GRAS THE BOUNDARIES OF EACH LOT, TRACT, STREET AND EASEMENTS CONTRIBUTING SAME AND THAT EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER AND OR NAME GIVEN TO EACH RESPECTFULLY AS SHOWN ON THIS PLAT.

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

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS SEAT VELOCITY THROTTLES FOR THE PURPOSE OF EXCLUDING THAT THESE AREAS REMAIN FREE OF SEAT VELOCITY OBSTRUCTIONS.

OWNER HEREBY GRANTS TO THE ULTIMATE OWNER OF EACH PARCEL, CREATED BY THIS PLAT A CROSS ACCESS EASEMENT OVER, UPON AND ACROSS THE ENTIRE PLAT FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS TO EACH PARCEL CREATED BY THIS PLAT.

OWNER HEREBY OWNS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AN AVIATION CASUALTY OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH CASUALTY SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF PLACEMENT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, OILS, FUEL,

OWNER HEREBY OWES TO THE CITY OF SURPRISE A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS ALL STREETS AS

SHOWN ON THE PLAN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES, AND FOR TRANSIT PERSONAL AND EMERGENCY SERVICE VEHICLES. THE CITY SHALL NOT BE REQUIRED TO NOTIFY OR GET APPROVAL FROM THE OWNER OR HOMEOWNERS' ASSOCIATION PRIOR TO ACCESSING THE EASEMENT.

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, SIDEWAYS, DRAINAGE BASINS AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED ACCESS AND EGRESS FOR PUBLICLY OWNED

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC LEANING OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHT-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OR SUBSEQUENT SHALL BE REQUIRED TO HAVE BEEN DESIGNED BY ORDER OF THE CITY WITHIN THREE CONSECUTIVE MONTHS FROM

THE RESOLUTIONS COUNDED HEREIN THIS RESOLUTION ARE DEEMED AND DECIDED AND SHALL BE WITH THE LAND AND OF

OWNER SHALL NOT DIRECT, CONSTRUCT OR PERMIT TO BE DIRECTED OR CONSTRUCTED ANY BUILDING OR OTHER STRUCTURE WITHIN THE LIMITS OF THE EASEMENT DESCRIBED HEREIN. OWNER SHALL HAVE THE RIGHT TO CONSTRUCT AND ERECT

FORCES, TO INSTALL LANDSCAPING, PARKING FACILITIES AND DRIVEWAYS, AND TO EXERCISE OTHER USES WHICH ARE NOT INCONSISTENT WITH USES WITHIN THE LIMITS OF SAID EASEMENT IN A MANNER WHICH WILL NOT UNREASONABLY INTERFERE WITH DRIVEWAY ACCESS TO THE FACILITIES.

THE EASEMENT IS GRANTED SUBJECT TO THE CONDITION THAT GRANTEE SHALL HOLD GRANTOR AND GRANTOR'S SUCCESSORS AND ASSIGNS HARMLESS FROM ANY AND ALL DAMAGES, CLAIMS, LIABILITIES OR EXPENSES WHICH MAY RESULT FROM GRANTEE'S USE OF THE EASEMENT. BY ACCEPTING THE EASEMENT, THE GRANTEE AGREES TO EXERCISE REASONABLE CARE TO AVOID DAMAGE TO

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER: 940 _____ DAY OF _____, 2020.

SUPREME AI PARTNERS, LP, A TEXAS LIMITED PARTNERSHIP
BY _____

81

[illegible]

BEFORE ME THIS 2ND DAY OF _____, 2000, _____ PERSONALLY, APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HIMSELF TO BE _____ OF SURNAME AL PARTIDOS, S.A., A TEXAS LIMITED PARTNERSHIP, THE LEGAL OWNER OF THE PROPERTY DESCRIBED AND/OR PLATTED HEREON, WHO ACKNOWLEDGES THAT HE BEING FULLY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

BY	DATE
JOHN F. KELLY	

APPROVED BY THE CITY COUNCIL OF THE CITY OF SAN JOSE

DATE _____

CITY CLERK: _____ DATE: _____

FILED IN THIS CASE REVENUES AND APPROVED \$46 _____ DAY OF _____, 2020, BY THE CITY ENGINEER OF
SURPRISE, ARIZONA.

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Journal compilation © 2007 Blackwell Publishing Ltd

DATE _____

SURPRISE AI PARTNERS, LP
6370 LBJ FREEWAY, SUITE 276
DALLAS, TX 75240
PH: (972) 324-4488
CONTACT: JERRY ROSEN



SYNERGY GEOMATICS

2125 E. 5TH STREET, SUITE 100
TEMPE, AZ 85281
PH: (480) 405-3648
Contact: JIM LINDSEY

[illegible]

LET 1	5.201 5F 0M 0.50N AC	LET 17	5.201 5F 0M 0.50N AC
LET 2	5.201 5F 0M 0.50N AC	LET 18	5.201 5F 0M 0.50N AC
LET 3	5.201 5F 0M 0.50N AC	LET 19	5.201 5F 0M 0.50N AC
LET 4	5.201 5F 0M 0.50N AC	LET 20	5.201 5F 0M 0.50N AC
LET 5	5.201 5F 0M 0.50N AC	LET 21	5.201 5F 0M 0.50N AC
LET 6	5.201 5F 0M 0.50N AC	LET 22	5.201 5F 0M 0.50N AC
LET 7	5.201 5F 0M 0.50N AC	LET 23	5.201 5F 0M 0.50N AC
LET 8	5.201 5F 0M 0.50N AC	LET 24	5.201 5F 0M 0.50N AC
LET 9	5.201 5F 0M 0.50N AC	LET 25	5.201 5F 0M 0.50N AC
LET 10	5.201 5F 0M 0.50N AC	LET 26	5.201 5F 0M 0.50N AC
LET 11	5.201 5F 0M 0.50N AC	LET 27	5.201 5F 0M 0.50N AC
LET 12	5.201 5F 0M 0.50N AC	LET 28	5.201 5F 0M 0.50N AC
LET 13	5.201 5F 0M 0.50N AC		
LET 14	5.201 5F 0M 0.50N AC		
LET 15	5.201 5F 0M 0.50N AC		
LET 16	5.201 5F 0M 0.50N AC		

TOTAL LOFTS	205,629 SF OR 4,721 WU
-------------	------------------------

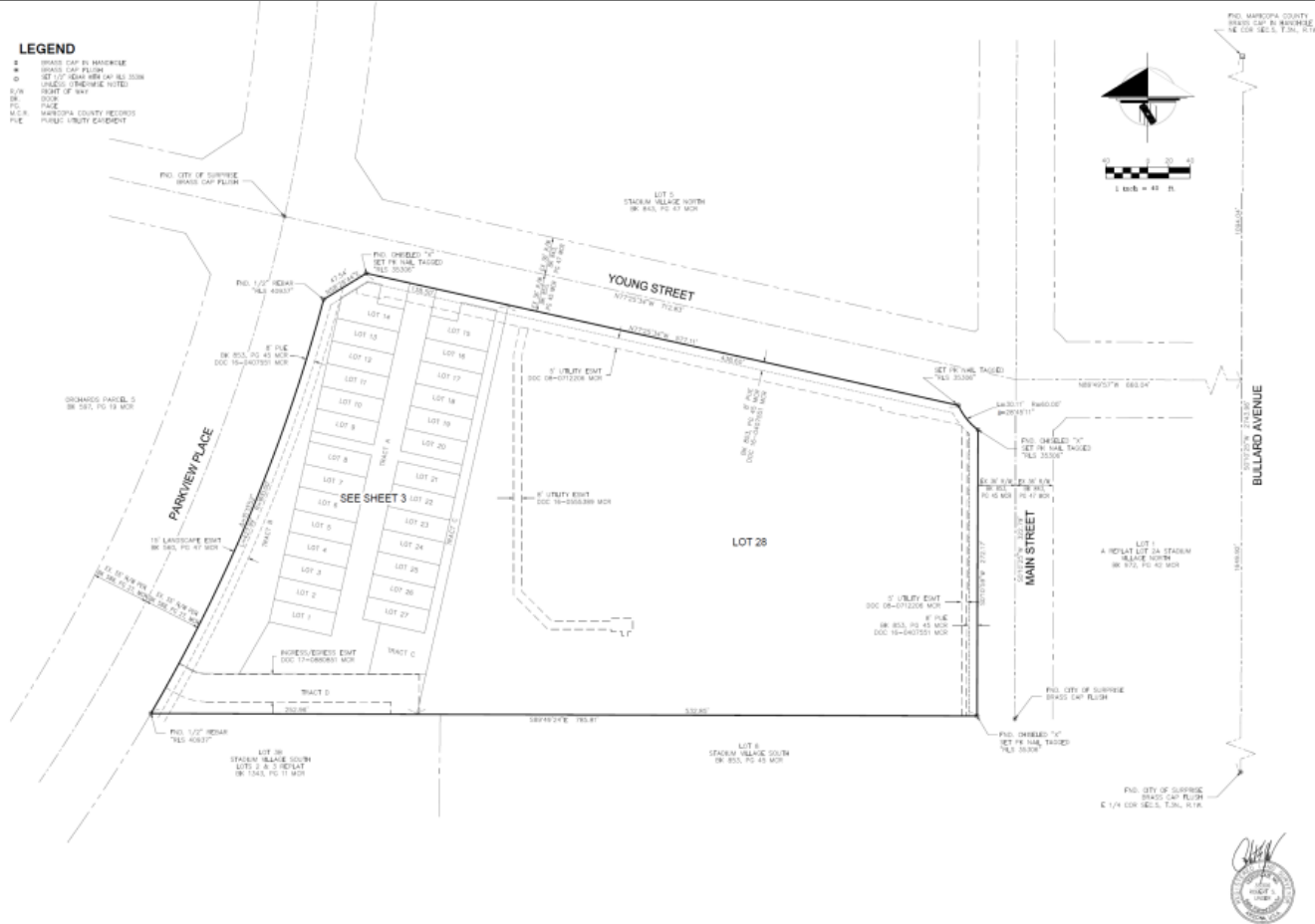
TRACT A	WALKWAY, CROSS, EMERGENCY VEHICLE ACCESS	14,875 SF OR 0.284 AC
TRACT B	LANDSCAPING, OPEN SPACE, DRAINAGE, RETENTION	14,745 SF OR 0.270 AC
TRACT C	LANDSCAPING, OPEN SPACE, DRAINAGE, RETENTION	8,304 SF OR 0.146 AC
TRACT D	WALKWAY, CROSS, EMERGENCY VEHICLE ACCESS	8,829 SF OR 0.216 AC
TOTAL TRACTS		46,753 SF OR 1.007 AC

I, ROBERT S. UNDER, HEREBY CERTIFY, THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP CONSISTING OF TWO (2) SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF DECEMBER, 2018, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT THE MEASUREMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THE MEASUREMENTS ARE CORRECT AND ACCURATE AS SHOWN AND THAT SAID MEASUREMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.

ROBERT S. LANGE 0000-0001-9000-0001

LEGEND

S BRASS CAP IN HANDHOUSE
 * BRASS CAP PLUMB
 @ LOT 10, STADIUM VILLAGE NORTH
 (PART OF WAY)
 R/W ROAD
 BR BRASS CAP PLUMB
 PC PLUMB
 M.C.R. MARICOPA COUNTY RECORDS
 PUE PLUMB UTILITY EXISTENT



FINAL PLAT



FINAL PLAT



DEVELOPMENT INFORMATION

APN: 060-02-750
 LOT AREA: 6.77 ACRES (291,399 SF)
 CASE NUMBER: F819-079
 EXISTING ZONING: CDMR (COMMERCIAL)
 TOTAL UNITS: 27
 PARKING PROVIDED: 27 SPOTS x 3.25 x 6 FT
 PARKING REQUIRED: 24
 PARKING STALLS PROVIDED: 7
 TOTAL PARKING PROVIDED: 31

KEY VALUE	REMARKS
1	GRAVEL
2	LANDSCAPE ROCK
3	CONCRETE PAVING (CONCRETE)
4	CONCRETE
5	ASPHALT

Hobart Wingard

Digitally signed by Hobart Wingard
 DN: cn=Hobart Wingard, o=City of Surprise,
 ou=Planning, email=hobart.wingard@cityofsurprise.gov, c=US
 Date: 2020.10.07 10:40:15 -0700

F819-079 - Parkview Townhomes at The Orchards PAD
 Planning and Zoning Commission Approved on 10/01/2020
 Subject to Conditions A through E.

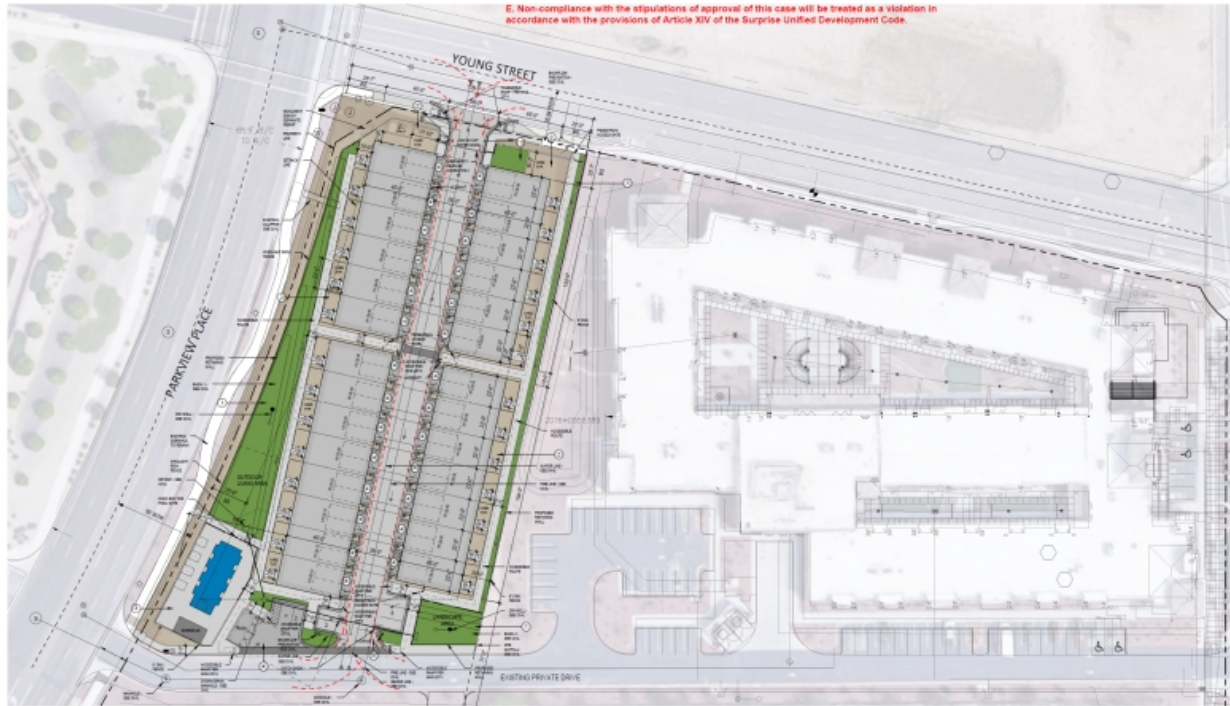
A. Development and use of the site shall be consistent with the Site Plan entitled "Stadium Edge Residential Development" consisting of one (1) sheet prepared by Edifice and stamped received August 5, 2020.

B. Landscaping of the site shall be consistent with the Landscape Plan entitled "Stadium Edge Residential Development" consisting of one (1) sheet prepared by Edifice and stamped received July 16, 2020.

C. Building elevations shall be consistent with the Elevations entitled "Stadium Edge Residential Development" consisting of one (1) sheet prepared by Edifice and stamped received March 18, 2020.

D. The site plan for Parkview Townhomes is considered not approved until which time the Final Plat for the facility, Case F820-079, is approved by the City Council.

E. 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.



1 SITE PLAN
 F819-079

SITE PLAN



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: February 2, 2021 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 5
Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to approval of the Final Plat entitled, "Northeast Quadrant of Surprise Center" and dated November 10, 2020, an approximately 159.40 acre property generally located on the southwest corner of Bell and Litchfield Roads; Case FS20-508.

Motion:

I move to approve the Final Plat entitled, "Northeast Quadrant of Surprise Center" and dated November 10, 2020.

Background:

FDG Acquisitions, LLC, on behalf of Surprise Development Group, LLC, seeks approval of a Final Plat for a two-lot subdivision, together with right-of-way dedication for Elm Street. The site is located generally south and west of Bell Road and Litchfield Road in the Surprise Center PAD. This Final Plat is associated with the Site Plan for Town at Surprise Town Center, a 114-unit residential project generally located north of Elm Street between 140th Avenue and 142nd Avenue. The Site Plan was approved by the Planning and Zoning Commission on December 17, 2020 under case FS20-508.

Objective Analysis:

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

Policy Compliant:

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

Financial Impact:

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

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

1. 00 - FS20-508 - Town at Surprise Center FP - CC Staff Report - 020221
 2. 01 - FS20-508 - Town at Surprise Center FP - Vicinity Map - 020221
 3. 02 - FS20-508 - Town at Surprise Center FP - Case Map - 020221
 4. 03 - FS20-508 - Town at Surprise Center FP - Final Plat - 020221
 5. 04 - FS20-508 - Town at Surprise Center SP - Approved Site Plan - 020221
 6. PP - FS20-508 - Town at Surprise Center FP - CC PowerPoint - 020221
-

Case: FS20-508

Project Name: Northwest Quadrant of Surprise Center Final Plat

Council District: 5 - Palm

City Council Date: February 2, 2021

Planner: Hobart Wingard, Planner II

Owner: Surprise Development Group, LLC

Applicant: FDG Acquisitions, LLC

Request: Final Plat to create a two-lot subdivision and associated right-of-way dedication for Elm Street in the Surprise Center PAD.

Site Location: Generally, south and west of Bell Road and Litchfield Road in the Surprise Center PAD

Site Size: 159.40 acres overall and 5.43 acres for the townhome project only (approx.)

Density: 20.99 DU/Ac (for townhome project only)

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Surprise Center PAD as approved under Case PAD00-105.
- The proposed Final Plat is consistent with the approved Site Plan for Town at Surprise Townhomes as approved under Case FS20-508.

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:

43

44 FDG Acquisitions, LLC, on behalf of Surprise Development Group, LLC, seeks approval of a Final Plat
45 for a two-lot subdivision, together with right-of-way dedication for Elm Street. The site is located
46 generally south and west of Bell Road and Litchfield Road in the Surprise Center PAD. This Final Plat
47 is associated with the Site Plan for Town at Surprise Town Center, a 114-unit residential project
48 generally located north of Elm Street between 140th Avenue and 142nd Avenue. The Site Plan was
49 approved by the Planning and Zoning Commission on December 17, 2020 under case FS20-508.

50

51 The subject Final Plat will take the two existing parcels (APN 501-17-956B at 16.69 acres and APN
52 501-17-955H at 116.45 acres) and create the following parcels:

- 53 • Lot 1 - 151.61 acres - Vacant land
54 • Lot 2 - 5.43 acres - Proposed townhome project
55 • ROW - 2.36 - Dedication of Elm Street
56 • **Total** - **159.40 acres**

57

58 The subject property is zoned Surprise Center PAD Mixed Use (MU-PAD) which allows for a minimum
59 density of 10 DU/Ac and a maximum density of 55 DU/Ac. The applicant proposes a 114-unit
60 residential townhouse community for a total density of 20.99 DU/Ac for the townhome portion of
61 this plat. The proposed Final Plat is consistent with the Surprise Center PAD and the Town at Surprise
62 Townhomes Site Plan approved under Case FS20-508.

63

64 **Attachments:**

65

66 01 Vicinity Map

67 02 Case Map

68 03 Final Plat

69 04 Approved Site Plan (for reference only)

VICINITY MAP

FS20-508

Town at Surprise Center



CASE MAP

FS20-508

Town at Surprise Center



DEDICATIONS

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL PERSONS BY THESE PRESENTS: THAT SURPRISE CENTER DEVELOPMENT COMPANY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAVE SUBDIVIDED UNDER THE NAME OF "NORTHEAST QUADRANT OF SURPRISE CENTER", A SUBDIVISION LOCATED IN A PORTION OF THE EAST HALF OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, AS SHOWN AND AS AND FOR THE PLAT OF "NORTHEAST QUADRANT OF SURPRISE CENTER" PLATTED HEREON, AND DOES HEREBY PUBLISH THIS PLAT AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

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

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

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

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

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

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

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

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.

GRANTORS HEREBY GRANT AND CONVEY TO THE CITY OF SURPRISE A PERPETUAL, EXCLUSIVE EASEMENT OVER THE EASEMENT AREAS FOR INSTALLATION AND MAINTENANCE OF WATER METERS.

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

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

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

DATED THIS _____ DAY OF _____, 20_____

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

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

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20_____, SURPRISE CENTER DEVELOPMENT COMPANY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

FINAL PLAT
FOR
"NORTHEAST QUADRANT OF SURPRISE CENTER"

A PART OF THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SURVEYOR

INFINITY ENGINEERING SERVICES, LTD.
P.O. BOX 88034
PHOENIX, AZ 88034
CONTACT: BRETT NOWACKI, R.L.S.
PH: (602) 670-8635

OWNER

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

RELEASE OF LIABILITY

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

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

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

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.

LEGAL DESCRIPTION

A PORTION OF THE EAST HALF OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 4 LIES NORTH 89°23'04" WEST 2638.64 FEET; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4 NORTH 89°23'04" WEST 442.19 FEET; THENCE SOUTH 00°36'56" WEST 65.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF BELL ROAD AND THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE SOUTH 89°23'04" EAST 387.63 FEET TO THE WEST RIGHT OF WAY OF LITCHFIELD ROAD; THENCE ALONG SAID WEST RIGHT OF WAY LINE SOUTH 00°13'27" WEST 2711.77 FEET TO A POINT ON THE EAST--WEST MIDSECTION LINE OF SAID SECTION 4, SAID POINT BEING NORTH 89°01'06" WEST 55.00 FEET OF THE EAST QUARTER CORNER OF SAID SECTION 4; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE SOUTH 00°13'59" WEST 710.58 FEET; THENCE SOUTH 45°13'59" WEST 46.67 FEET; THENCE NORTH 89°46'01" WEST 66.98 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 245.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°39'34" A DISTANCE OF 96.89 FEET; THENCE NORTH 67°06'27" WEST 252.48 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 355.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°56'43" A DISTANCE OF 135.97 FEET; THENCE NORTH 89°03'10" WEST 845.83 FEET; THENCE NORTH 46°54'32" WEST 48.94 FEET TO THE BEGINNING OF A NON--TANGENT CURVE, CONCAVE SOUTHWESTERLY, THE CENTER OF WHICH LIES SOUTH 83°55'23" WEST 718.25 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 82°56'31" A DISTANCE OF 1039.75 FEET; THENCE NORTH 89°01'06" WEST 329.34 FEET; THENCE NORTH 44°24'05" WEST 47.00 FEET; THENCE NORTH 00°12'56" EAST 1933.00 FEET; THENCE NORTH 00°12'57" EAST 108.12 FEET; THENCE SOUTH 44°47'03" EAST 46.67 FEET; THENCE SOUTH 89°47'03" EAST 493.65 FEET; THENCE NORTH 45°12'57" EAST 46.67 FEET; THENCE NORTH 00°13'38" EAST 529.71 FEET; THENCE NORTH 44°35'05" EAST 46.83 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF BELL ROAD; THENCE ALONG SAID RIGHT OF WAY SOUTH 89°23'04" EAST 115.89 FEET; THENCE SOUTH 45°22'52" WEST 46.47 FEET; THENCE SOUTH 00°12'57" WEST 359.57 FEET; THENCE SOUTH 89°45'36" EAST 393.23 FEET; THENCE NORTH 00°12'57" EAST 132.95 FEET; THENCE SOUTH 89°47'03" EAST 694.23 FEET; THENCE SOUTH 00°13'27" WEST 114.95 FEET; THENCE SOUTH 89°47'03" EAST 423.83 FEET; THENCE NORTH 00°12'43" EAST 364.24 FEET TO THE POINT OF BEGINNING.

LOT AREA SUMMARY TABLE

LOT 1: 6,604,113.45 S.F. OR 151.61 ACRES
LOT 2: 236,455.76 S.F. OR 5.43 ACRES
R.O.W. DEDICATION: 102,729.91 S.F. OR 2.36 ACRES
TOTAL: 6,943,299.12 S.F. OR 159.40 ACRES

RECORDER

GENERAL NOTES

1. FIRE SPRINKLERS ARE REQUIRED IN ALL ONE AND TWO FAMILY DWELLINGS BUILT IN AREAS WHICH DO NOT HAVE AN ADEQUATE WATER SUPPLY.
2. NO ON--SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
3. THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF SURPRISE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45--576.
4. THE ROADS DESIGNATED AS "PRIVATE" AND ANY APPURTENANCES INCLUDING BUT NOT LIMITED TO ROAD SIGNS, STRIPING, CURB AND GUTTER, AND SIDEWALKS ARE PRIVATE; SUCH ROADS AND APPURTENANCES ARE OWNED, MAINTAINED AND REPAIRED BY OWNER OR THE HOMEOWNER'S ASSOCIATION FORMED BY OWNER. THE CITY OF SURPRISE SHALL NOT MAINTAIN OR REPAIR ANY ROAD DESIGNATED AS "PRIVATE".
5. IN ACCORDANCE WITH ARS § 9--461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
6. PURSUANT TO A.R.S. § 42--1102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.
7. 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.
8. THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS--OF--WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE PROPERTY ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
9. WHERE NO PUBLIC UTILITY EASEMENT IS PROVIDED, DRY UTILITIES WILL BE LOCATED INTERNAL TO THE PROJECT SITE AND EASEMENTS PROVIDED FOR DRY UTILITIES AS REQUIRED.

FLOOD ZONE

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X," BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1240L AND 04013C1240L, WITH EFFECTIVE DATES OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

BASIS OF BEARING

NORTH 89 DEGREES 09 MINUTES 02 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON INSTRUMENT NO.: 2001-1090773, RECORDS OF MARICOPA COUNTY, AZ.

100 YEAR ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF MOUNTAIN VISTA PUBLIC WATER SYSTEM 04--07--500 WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45--576.

CITY OF SURPRISE ENGINEER APPROVAL

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

APPROVED _____ DATE _____
CITY ENGINEER

CITY OF SURPRISE COUNCIL APPROVAL

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

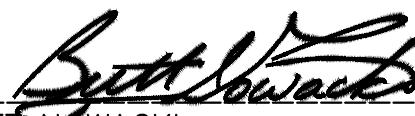
MAYOR

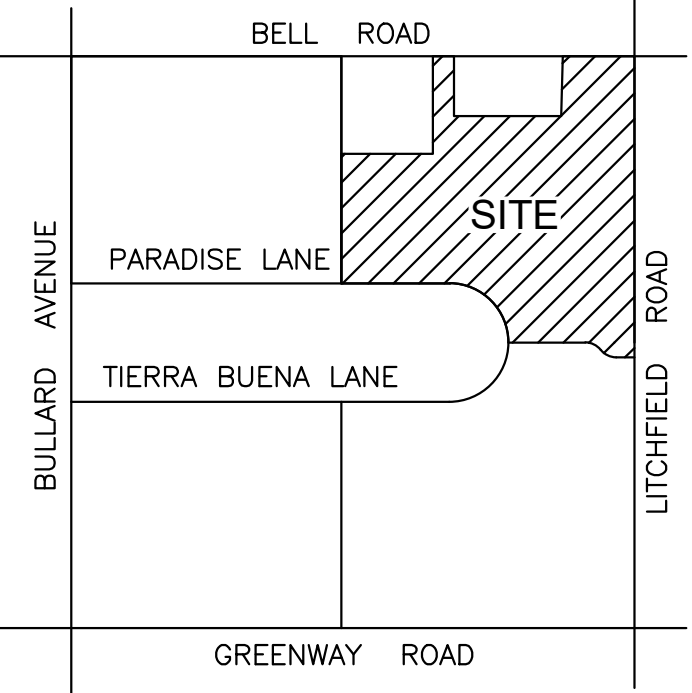
ATTEST: _____

CITY CLERK

LAND SURVEYOR'S CERTIFICATION:

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

BY:  _____
BRETT NOWACKI
REGISTERED LAND SURVEYOR # 41896



VICINITY MAP

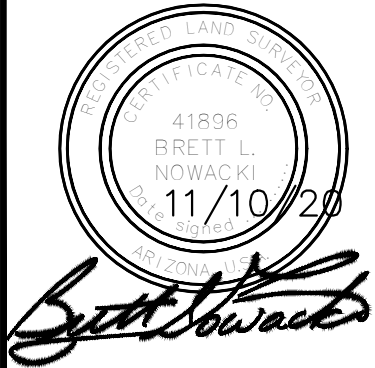
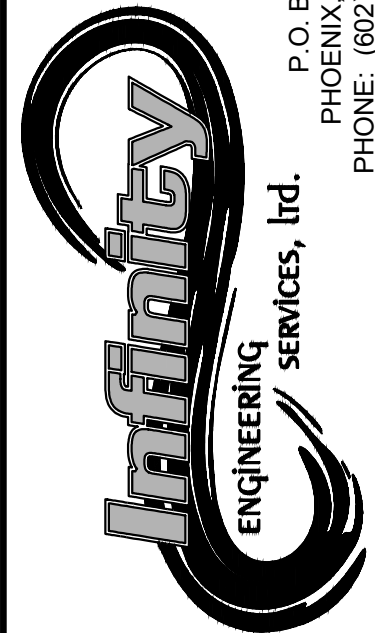
SCALE: N.T.S. SEC. 4 T.3N., R.1W.



FINAL PLAT
"NORTHEAST QUADRANT OF SURPRISE CENTER"
COVER SHEET

A PART OF THE EAST 1/2 OF SECTION 4, T-3N, R-1W
MARICOPA COUNTY, ARIZONA

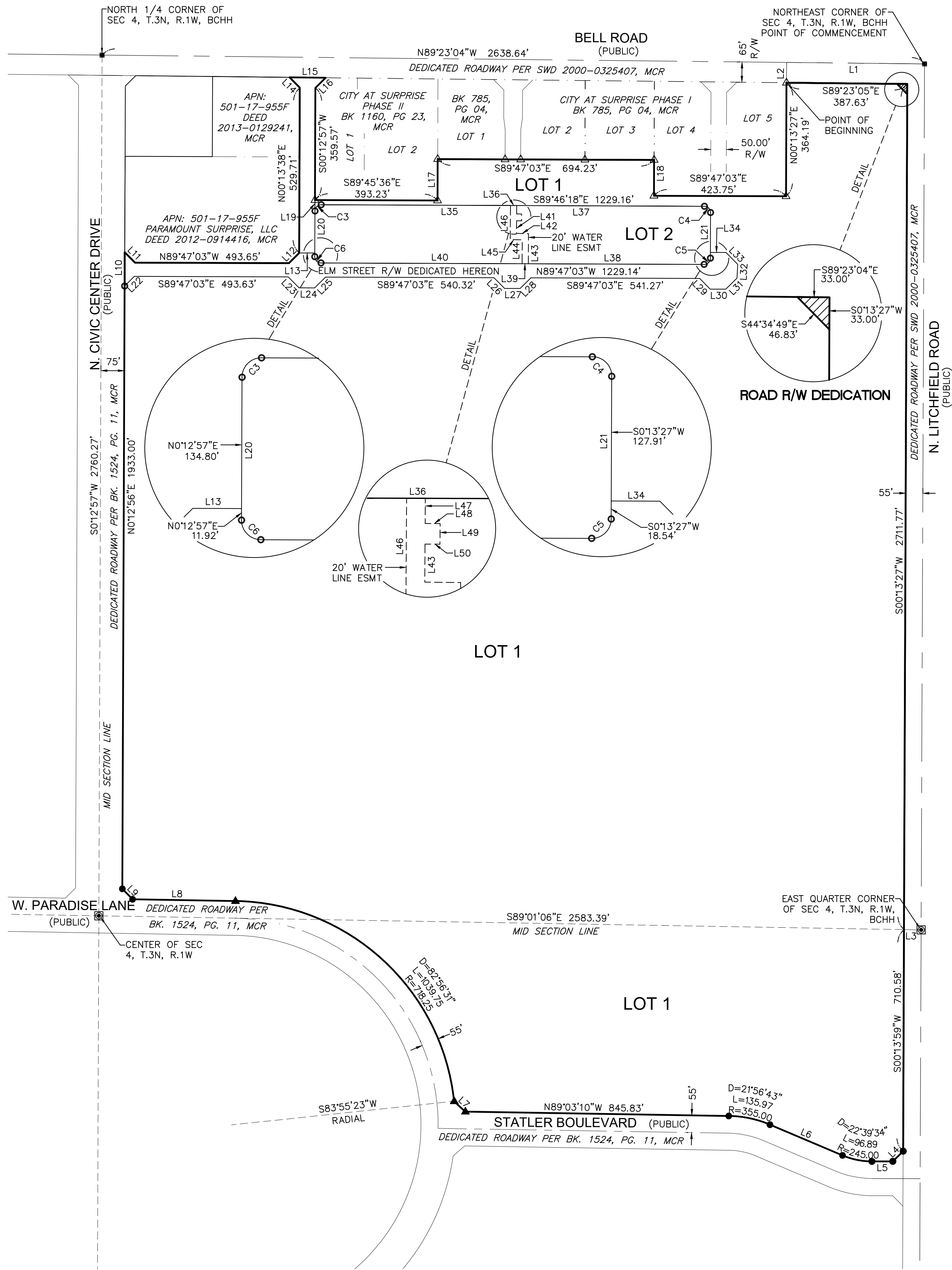
DRAWN BY: BLN
CHECKED BY: AJW
DATE: 11/10/20
SCALE: AS SHOWN
PROJECT #: 16042
LAST MODIFIED: 11/10/20
LAST MODIFIED BY: BLN



SHEET 1 OF 2

PL1

FS20-508



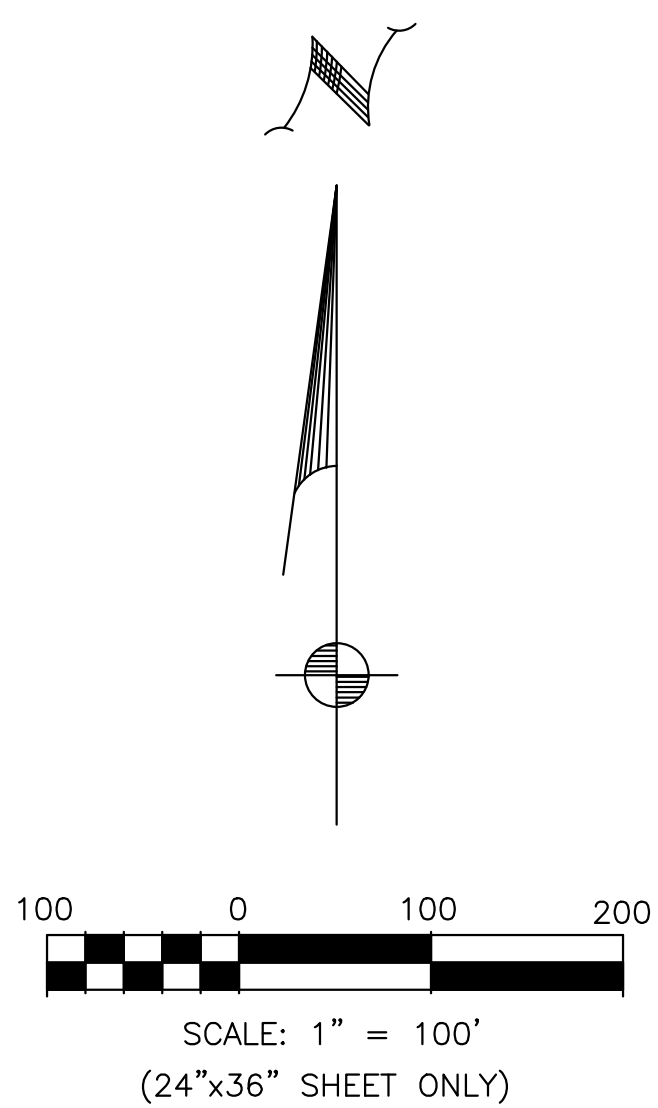
LEGEND

APN	ASSESSORS PARCEL NUMBER
FND	FOUND
(C)	CALCULATED
(R)	RECORDED
(M)	MEASURED
R/W	RIGHT OF WAY
R.L.S.	REGISTERED LAND SURVEYOR
M.C.R.	MARICOPA COUNTY RECORDER
P.U.E.	PUBLIC UTILITY EASEMENT
BK. PG.	BOOK AND PAGE
■	FND SURVEY MONUMENT
●	FND ALUM CAP COS 19820
▲	FND ALUM CAP RLS 52139
△	FND ALUM CAP RLS 44007
○	SET REBAR W/CAP RLS41896
---	SUBDIVISION PROPERTY LINE
---	LOT LINE
---	EASEMENT LINE
---	EXISTING PROPERTY LINE
---	CENTER LINE

LINE TABLE		
LINE	LENGTH	BEARING
L1	442.19	N89° 23' 04"W
L2	65.00	S0° 36' 56"W
L3	54.85	S89° 01' 06"E
L4	46.67	S45° 13' 59"W
L5	66.98	N89° 46' 01"W
L6	252.48	N67° 06' 27"W
L7	48.94	N46° 54' 32"W
L8	329.34	N89° 01' 06"W
L9	47.00	N44° 24' 05"W
L10	108.12	N0° 12' 56"E
L11	46.67	S44° 47' 03"E
L12	46.67	N45° 12' 57"E
L13	50.01	N89° 46' 34"W
L14	46.83	N44° 35' 04"W
L15	115.89	S89° 23' 04"E
L16	46.47	S45° 22' 52"W
L17	132.95	N0° 12' 57"E
L18	114.95	S0° 13' 27"W
L19	35.00	S0° 12' 57"W
L20	146.72	N0° 12' 57"E
L21	146.45	S0° 13' 27"W
L22	44.01	N45° 12' 57"E
L23	49.36	S44° 46' 34"E
L24	50.01	S89° 46' 34"E
L25	49.38	N45° 12' 57"E

LINE TABLE		
LINE	LENGTH	BEARING
L26	48.47	S44° 46' 34"E
L27	50.00	S89° 46' 34"E
L28	48.49	N45° 13' 27"E
L29	48.23	S44° 46' 34"E
L30	50.00	S89° 46' 34"E
L31	50.52	N45° 13' 27"E
L32	44.06	N3° 10' 15"E
L33	53.73	N44° 46' 34"W
L34	50.00	N89° 46' 34"W
L35	607.25	N89° 46' 18"W
L36	20.00	N89° 46' 18"W
L37	601.91	N89° 46' 18"W
L38	563.76	N89° 47' 03"W
L39	20.00	N89° 47' 03"W
L40	645.37	N89° 47' 03"W
L41	40.71	N0° 23' 14"E
L42	38.39	N89° 25' 47"W
L43	96.71	N0° 12' 57"E
L44	76.83	N0° 12' 57"E
L45	38.45	N89° 25' 47"W
L46	109.51	N0° 23' 14"E
L47	26.93	N0° 23' 14"E
L48	16.00	N89° 36' 46"W
L49	22.00	N0° 23' 14"E
L50	16.00	S89° 36' 46"E

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C3	20.00'	31.42'	90°00'45"	20.00'
C4	20.00'	31.41'	89°59'45"	20.00'
C5	20.00'	31.41'	89°59'30"	20.00'
C6	20.00'	31.42'	90°00'00"	20.00'



OWNER
SURPRISE CENTER DEVELOPMENT, LLC

PREPARED FOR
BECK CONSULTING ENGINEERS
2942 N. 24TH STREET #114
PHOENIX, AZ 85016
(602) 943-6200

PROPERTY INFO
A PART OF THE EAST 1/2 OF
SECTION 4, T-3N, R-1W,
CITY OF SURPRISE,
MARICOPA COUNTY, ARIZONA

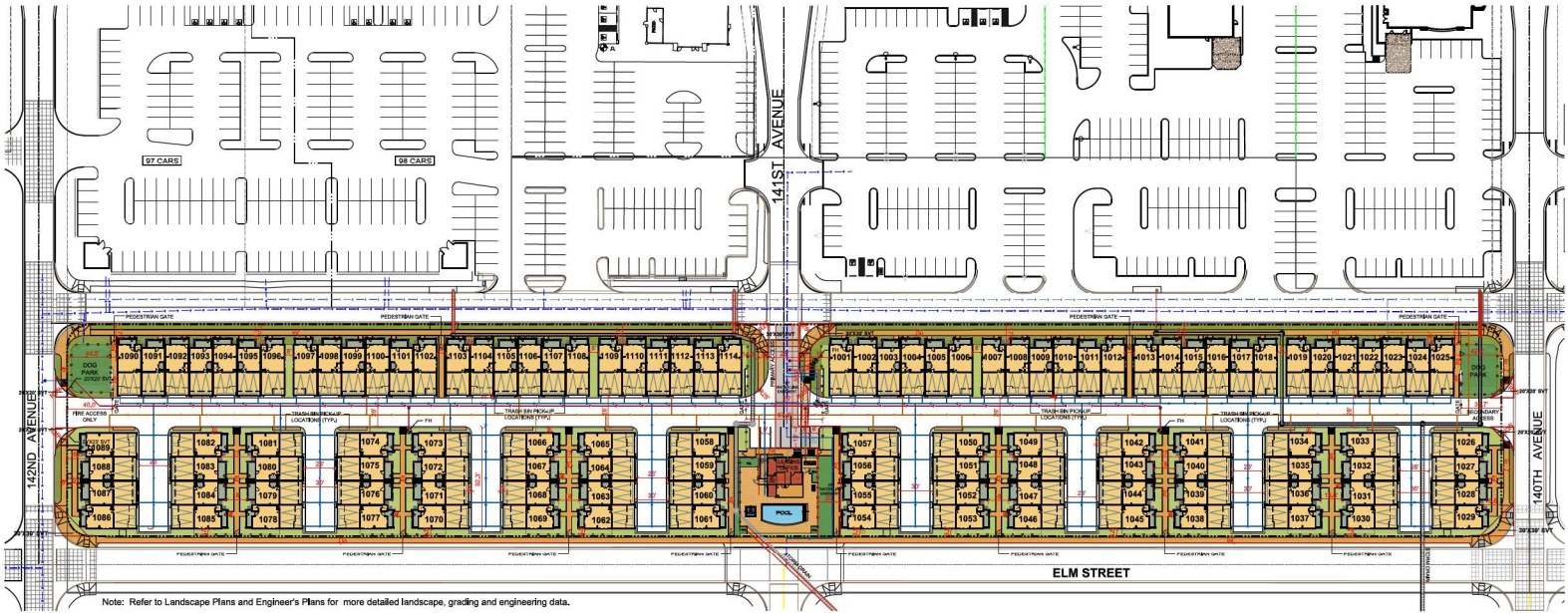
FINAL PLAT
"NORTHEAST QUADRANT OF SURPRISE CENTER"
A PART OF THE EAST 1/2 OF SECTION 4, T-3N, R-1W
MARICOPA COUNTY, ARIZONA

DRAWN BY:	BLN
CHECKED BY:	AJW
DATE:	11/10/20
SCALE:	AS SHOWN
PROJECT #:	16042
LAST MODIFIED:	11/10/20
LAST MODIFIED BY:	BLN

P.O. BOX 88034
PHOENIX, AZ 85080
PHONE: (602) 670-8635

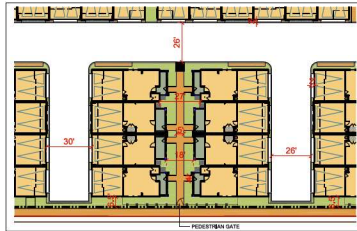
SHEET 2	OF 2
PL2	

FS20-508

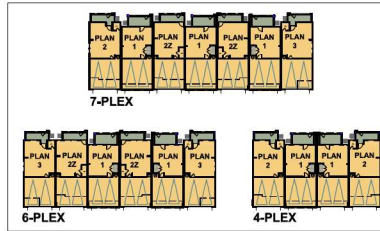


DESIGN OBJECTIVES

- CREATE A PRIVATE, GATED ENTRY TO PROVIDE RESIDENTS WITH A GREATER SENSE OF SECURITY, WHILE PROMOTING COMMUNITY PRIDE.
- LOCATE PRIMARY COMMUNITY AMENITY AND LEASING OFFICE AT ENTRY TO ENABLE EASY ACCESS, AS WELL AS SERVING AS AN ATTRACTIVE FOCAL POINT THAT IS CENTRAL TO ALL RESIDENTS.
- DESIGN FRONT DOOR, COURTYARD ELEVATIONS TO CREATE AN ATTRACTIVE PERIMETER STREET SCENE FOR ALL ADJACENT PROPERTIES, AS WELL AS PROMOTING A WELCOMING NEIGHBORHOOD ATMOSPHERE WITHIN THE COMMUNITY.
- CREATE A WELCOMING MAIN ACCESS STREET WITHIN THE COMMUNITY, WITH ATTRACTIVE ELEVATIONS AND LIMITED DOUBLE-LOADED GARAGE STREET CONDITIONS.
- PROVIDE DOG PARKS AT BOTH ENDS OF PROJECT TO PROMOTE A "PET FRIENDLY" NEIGHBORHOOD.



TYPICAL COURT & PASEO

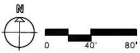


TYPICAL BUILDINGS

PROJECT SUMMARY TABLE					
TOTAL SITE AREA	5.4 ACRES				
TOTAL UNITS	114 UNITS				
NET DENSITY	21.1 DU/AC				
RESIDENTIAL UNIT SUMMARY					
UNIT PLAN	SQ. FT.	BDR	# UNITS	% MK	TOTAL S.F.
PLAN 1	1200	2/2.5	80	44%	60,000
PLAN 2	1238	2/2.5	34	30%	42,092
PLAN 22	1248	2/2.5	16	14%	19,968
PLAN 3	1347	3/2.5	14	12%	18,858
TOTAL			114	100%	140,918
SITE COVERAGE					
COVERAGE TYPE	SQ. FT.	ACRES	% OF TOTAL SITE		
BUILDING COVERAGE	117,498	2.70	50%		
ROADS, DWYS. & PARKING	58,750	1.35	28%		
LANDSCAPING & AMENITIES	55,520	1.37	28%		
TOTAL	231,777	5.41	100%		

ZONING: SURPRISE CENTER PAD (MU-PAD)

Digitally signed by Hobart Wingard
 DN: cn=Hobart Wingard, o=City of Surprise, ou=Planning, email=hobart.wingard@surpris.gov, c=US
 Date: 2020.12.31 10:39:17 -0700



Approved by the Planning and Zoning Commission on December 17, 2020



Hobart Wingard





FS20-508

Town at Surprise Center

Final Plat

Mayor and City Council – February 2, 2021

VICINITY MAP

FS20-508

Town at Surprise Center



CASE MAP

FS20-508

Town at Surprise Center



ZONING MAP

FS20-508

Town at Surprise Center

Kingswood Park /
Sun Village PAD

Bell Rd

142nd Ave

141st Ave

140th Ave

West
Point
Towne
Center
PAD

Elm Street

Civic Center Drive

TOWNHOME SITE

Surprise
Center
PAD

Litchfield Rd

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

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

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

THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACES, RETENTION BASINS AND PARKS SHALL BE THE RESPONSIBILITY OF THE USER AND NOT THE RESPONSIBILITY OF THE CITY OF CHICAGO.

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

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY THE CITY, SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION. HOWEVER, SUCH DEDICATION SHALL NOT OCCUR UNTIL THE CITY COUNCIL, FOR THE CITY OF SURPRISE, MANIFESTS ITS ACCEPTANCE BY SEPARATE RESOLUTION.

GRANTORS HEREBY GRANT AND CONVEY TO THE CITY OF SURPRISE A PERPETUAL, EXCLUSIVE EASEMENT OVER THE EASEMENT AREAS FOR INSTALLATION AND MAINTENANCE OF WATER METERS.

[illegible]

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

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

DATED THIS _____ DAY OF _____, 20____.

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

BY: RICHARD B. WEST, III

STATE OF ARIZONA }
COUNTY OF MARICOPA }

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____
20____, SURPRISE CENTER DEVELOPMENT COMPANY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, BY
WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES

INFINITY ENGINEERING SERVICES, LTD.
P.O. BOX 88034
PHOENIX, AZ 85034
CONTACT: BRETT NOWACKI, P.E.
PH: (602) 670-8636

BARFORD DEVELOPMENT COMPANY, INC., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER OF THE PROPERTY (1) RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY (INCLUDING ATTORNEY'S FEES) INCURRED BY THE CITY OF SURPRISE, OR ANY OF ITS AGENTS, AT ANY TIME IN THE FUTURE, CAUSED OR REASONABLY BELIEVED TO BE CAUSED BY OR FROM ANY DAMAGE TO OR FROM ANY AIRCRAFT UNLAWFULLY LAKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, OR OTHER AIRCRAFT RELATED ACTIVITY, OR FROM ANY OTHER CAUSE, INCLUDING THAT CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LAKE AIR FORCE BASE. THIS RELEASE SHALL RUN WITH THE LAND AND IS BINDING UPON GRANTOR AND ALL SUCCESSORS AND ASSIGNS OF GRANTOR. GRANTOR HEREBY AGREES THAT THE INSTRUMENT DOES NOT RELEASE THE UNITED STATES DEPARTMENT OF THE AIR FORCE FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PISTON, JET, OR MISSILE PARTS, EXCEPT AS STATED HEREIN WITH RESPECT TO EXISTING, PAST, FUEL, AND LUBRICANT PARTICLES.

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

[illegible]

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

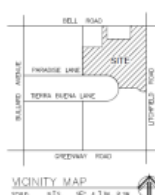
[illegible]

LOT 1: 8,604,113.45 S.F. OR 197.81 ACRES
LOT 2: 236,455.76 S.F. OR 5.43 ACRES
R.O.W. DEDICATION: 100,729.81 S.F. OR 2.36 ACRES
TOTAL: 8,840,300.12 S.F. OR 205.60 ACRES

EOB

A PART OF THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH,
RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SURPRISE CENTER DEVELOPMENT COMPANY, L.L.C.
11801 N. TATUM BLVD., STE. 4052
PHOENIX, AZ 85028
CONTACT: SCOTT PHILLIPS
PH: (602) 953-8708

[illegible]

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04053C1240L AND 04053C1240L, WITH EFFECTIVE DATES OF OCTOBER 18, 2013, FOR COMMUNITY NO. 040503, I MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP.

NORTH 89 DEGREES 09 MINUTES 02 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASIN AND MERRIAM, MARICOPA COUNTY, ARIZONA, AS SHOWN ON INSTRUMENT NO: 2008-1083773, RECORDS OF MARICOPA COUNTY, AZ.

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF MOUNTAIN VISTA PUBLIC WATER SYSTEM 04-07-500 WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45-518.

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

APPROVED _____
CITY CLERK DAY

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

MAYOR DAY

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

BY: Brett Hancock
BRETT HANCOCK
REGISTERED LAND SURVEYOR # 4180

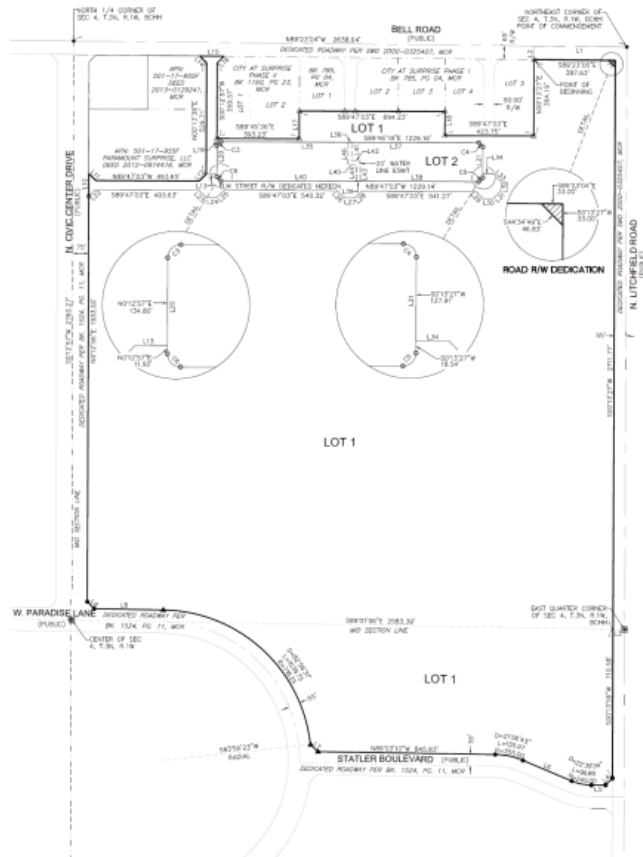
FINAL PLAT EAST QUADRANT OF SURPRISE CENTER[®] COVER SHEET	OWNERS CORPUS CREED DEVELOPMENT CENTER
	PREPARED FOR DECK CONSULTING ENGINEER 2040 N. 44TH STREET #104 PHOENIX, AZ 85018 (602) 943-6220
	PROPERTY INFO A PART OF THE EAST 1/2 OF SECTION 16, T-3N, R-1W CITY OF SURPRISE, ARIZONA MARICOPA COUNTY, ARIZONA

CREAM BY:	DLN
CHECKED BY:	ALW
DATE:	11/10/20
SCALE:	AS SHOWN
PROJECT #:	16042
LAST MODIFIED:	11/10/20
LAST MODIFIED BY:	DLN



FS20-508

PI 1

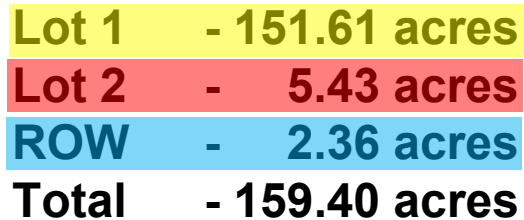


LINE TABLE	
LINE	BEARING
L1	442.19 R089° 23' 07"W
L2	85.03 R07° 36' 36"W
L3	34.80 S08° 07' 36"E
L4	46.87 S45° 13' 08"W
L5	60.96 N09° 46' 07"W
L6	252.48 N07° 06' 27"W
L7	48.94 N45° 34' 37"W
L8	524.34 N09° 07' 36"W
L9	47.03 N44° 24' 07"W
L10	108.12 N07° 12' 56"E
L11	46.87 S44° 47' 03"E
L12	46.87 N45° 12' 57"E
L13	50.01 N09° 46' 34"W
L14	46.85 N44° 25' 07"W
L15	115.89 S04° 23' 04"E
L16	46.47 S45° 22' 07"W
L17	132.95 N07° 12' 57"E
L18	114.96 S07° 12' 57"W
L19	35.00 S07° 12' 57"W
L20	145.72 N07° 12' 57"E
L21	146.45 S07° 12' 57"W
L22	44.01 N45° 12' 57"E
L23	49.36 S44° 46' 34"E

CURVE TABLE	
CURVE	DELTA
C3	20.00' 31.42' 89°08'40" 20.00'
C4	20.00' 31.41' 89°08'40" 20.00'
C5	20.00' 31.41' 89°08'30" 20.00'
C6	20.00' 31.42' 89°08'30" 20.00'

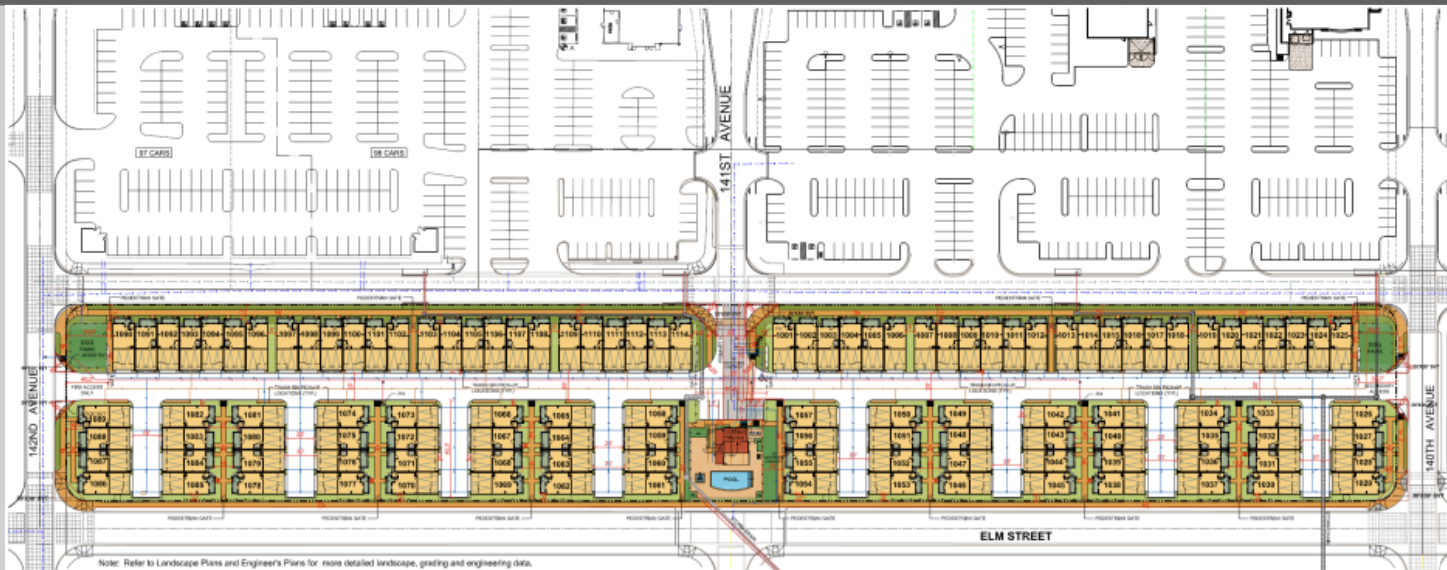
F820-508

OWNER	
LORNE DREW BROWNE LLC	
PREPARED FOR	
JOHN CHRISTIAN EMMERT INC & DBA DBP #1 P.O. BOX 42 8074 BUCKLEY, MO 63003	
PROPERTY INFO	
A PART OF THE EAST 1/2 OF SECTION 4, T.3N, R.1W OF SURPRISE CENTER, MARICOPA COUNTY, ARIZONA	
FINAL PLAT "NORTHEAST QUADRANT OF SURPRISE CENTER" A PART OF THE EAST 1/2 OF SECTION 4, T.3N, R.1W MARICOPA COUNTY, ARIZONA	
DRAWN BY: T.S.M. CHECKED BY: A.W. DATE: 11/10/20 SCALE: AS SHOWN PROJECT # 16042 DATE REVISED: 11/10/20 DATE RECORDED: 11/10/20	LORNE DREW BROWNE LLC 11/10/20 16042 11/10/20
SHEET 2 OF 2 PL2	



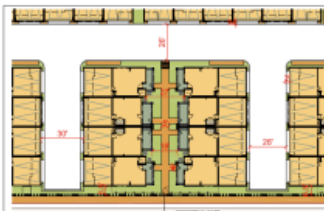
LINE TABLE		
LINE	LENGTH	ADDRESS
L24	50.21	589F 38' 38"
L25	49.48	583F 12' 57"
L26	46.37	584F 38' 08"
L27	50.00	586F 38' 38"
L28	48.89	583F 12' 27"
L29	48.23	584F 38' 38"
L30	50.00	585F 38' 38"
L31	50.52	583F 12' 27"
L32	44.08	587 10' 15"
L33	53.73	584A 48' 18"
L34	50.00	583F 48' 18"
L35	837.26	585F 48' 18"
L36	20.00	585F 48' 18"
L37	831.91	586F 48' 18"
L38	583.76	587F 43' 03"
L39	20.00	587F 43' 03"
L40	545.57	588F 23' 47"
L41	59.83	587 23' 47"
L42	36.26	588F 23' 47"
L43	95.71	587 12' 57"
L44	76.83	582F 12' 57"
L45	56.45	583F 23' 47"
L46	108.51	587 23' 47"





DESIGN OBJECTIVES

- CREATE A PRIVATE, GATED ENTRY TO PROVIDE RESIDENTS WITH A GREATER SENSE OF SECURITY, WHILE PROMOTING COMMUNITY PRIDE.
- LOCATE PRIMARY COMMUNITY AMENITY AND LEASING OFFICE AT ENTRY TO ENABLE EASY ACCESS, AS WELL AS SERVING AS AN ATTRACTIVE FOCAL POINT THAT IS CENTRAL TO ALL RESIDENTS.
- DESIGN FRONT DOOR, COURTYARD ELEVATIONS TO CREATE AN ATTRACTIVE PERIMETER STREET SCENE FOR ALL ADJACENT PROPERTIES, AS WELL AS PROMOTING A WELCOMING NEIGHBORHOOD ATMOSPHERE WITHIN THE COMMUNITY.
- CREATE A WELCOMING MAIN ACCESS STREET WITHIN THE COMMUNITY, WITH ATTRACTIVE ELEVATIONS AND LIMITED DOUBLE-LOADED GARAGE STREET CONDITIONS.
- PROVIDE DOG PARKS AT BOTH ENDS OF PROJECT TO PROMOTE A "PET FRIENDLY" NEIGHBORHOOD.



TYPICAL COURT & PASEO



TYPICAL BUILDINGS

PROJECT SUMMARY TABLE

TOTAL SITE AREA	5.4 ACRES				
TOTAL UNITS	114 UNITS				
NET DENSITY	21.1 DU/AC				
RESIDENTIAL UNIT SUMMARY					
UNIT PLAN	80 FT	850A	#UNITS	%BKS	TOTAL B.F.
PLAN 1	1250	22.5	50	44%	80,000
PLAN 2	1230	22.5	34	30%	42,082
PLAN 2Z	1240	22.5	18	14%	19,368
PLAN 3	1247	30.5	14	12%	18,854
TOTAL			114	100%	140,310
SITE COVERAGE					
COVERAGE TYPE	80 FT	ACRES	% OF TOTAL SITE		
BUILDING COVERAGE	117,498	2.30	50%		
ROADS, DRIVEYS & PARKING	58,793	1.35	25%		
LANDSCAPING & AMENITIES	58,529	1.37	26%		
TOTAL	235,777	5.41	100%		

ZONING: SURPRISE CENTER PAD (MU-PAD)

Digitally signed by Hobart Wingard
 DN: cn=Hobart Wingard, o=City of Surprise, ou=Planning, email=hobart.wingard@surprisearizona.gov, c=US
 Date: 2020.12.31 10:39:17 -0700



Approved by the Planning and Zoning Commission on December 17, 2020



Hobart Wingard

CASE NUMBER: FS20-508

ELEVATIONS



ELEVATIONS





QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: February 2, 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
--------------	-------------	--------------------	-----------------------

Agenda Wording:

Consideration and action pertaining to conditional acceptance of certain streets and public utility improvements at Bell Pointe II South, generally located at North Bell Pointe Boulevard and West Ipswitch Way; Resolution # 2021-19.

Motion:

I move to approve Resolution # 2021-19.

Background:

The Public Works Department conducted the final inspection of the public improvements for Bell Pointe II South, generally located at North Pointe Boulevard and West Ipswitch Way, on or about September 17, 2020 totaling 9,516 SY (approximately 3,294 LF) and determined that the infrastructure was compliant and acceptable to the city. The infrastructure includes asphalt pavement, storm drain and wastewater lines. Domestic water lines are located within the Epcor water jurisdiction.

Objective Analysis:

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

Policy Compliant:

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

Financial Impact:

Acceptance of streets, sewer, and storm drain infrastructure increases the city's asset base and adds to future maintenance commitments. The total acceptance value of the infrastructure included with this item is \$1,055,795.42.

Budget Impact:

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

FTE Impact:

This action does not change the full time equivalent count.

ATTACHMENTS:

1. 01_RES 2021-19 Bell Pointe II South Acceptance-Final
 2. 02_Notice of Completion Letter
 3. 03_Inspector Sign-Off Form
-

RESOLUTION # 2021-19

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, TO CONDITIONALLY ACCEPT THE STREET AND PUBLIC UTILITY IMPROVEMENTS AND COMMENCE MAINTENANCE AFTER TWO YEAR WARRANTY AT BELL POINTE II SOUTH, GENERALLY LOCATED AT NORTH BELL POINTE BOULEVARD AND WEST IPSWITCH WAY.

WHEREAS, the Mayor and City Council of the City of Surprise approved a final plat entitled "Bell Pointe II - South" on, August 6th, 2019;

WHEREAS, Richmond American Homes of Arizona Inc., a Delaware Corporation, the developer of Bell Pointe II South, dedicated to the City the street and public utility improvements, generally located at North Bell Pointe Boulevard and West Ipswitch Way;

WHEREAS, on or about December 20th, 2020, the City of Surprise Public Works Department Engineering Division completed an inspection of the public improvements described in this resolution and found the improvements to be in substantial compliance with the approved plans and specifications;

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

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

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

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

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

SIGNATURES ON THE FOLLOWING PAGE

APPROVED AND ADOPTED this _____ day of _____, 2021.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A

BELL POINTE II SOUTH



INFRASTRUCTURE TO

BE ACCEPTED:

- SEWER
- STORM DRAIN
- ROADWAY

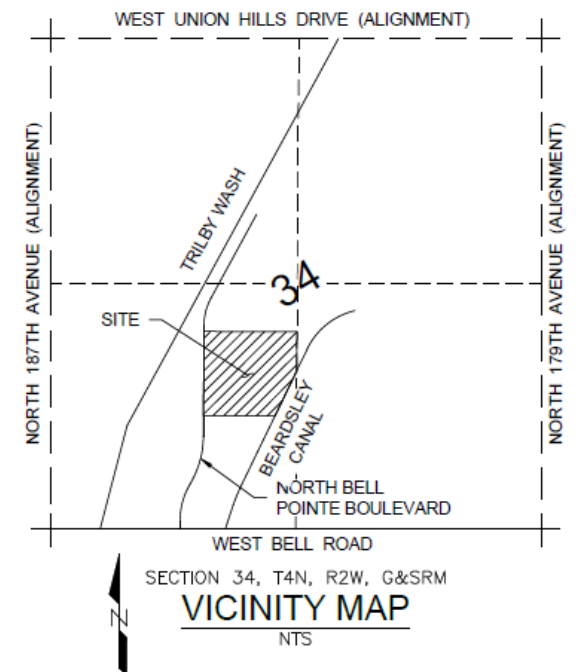




EXHIBIT B

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

Memorandum

To: City of Surprise City Council
From: Public Works – Engineering Services
Date: 01/07/2021
Re: Bell Pointe II South

The public improvements for the above project have been completed and are tentatively scheduled for the December 4th, 2020 council agenda for acceptance. The amounts for the infrastructure have been provided by a third party and not the City of Surprise. The following are the infrastructure improvements included with this acceptance and the corresponding valuation that the City will be accepting:

City Paving - \$247,886.00

City Concrete - \$404,493.73

City Sewer - \$273,898.65

City Storm Drain - \$129,517.04

Total: \$1,055,795.42

December 14, 2020

Richmond American Homes
16427 N Scottsdale Rd, 175
Scottsdale, AZ 85254

**RE: NOTICE OF COMPLETION AND COUNCIL ACTION REQUIREMENT FOR BELL POINTE II
SOUTH – FS17-043**

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

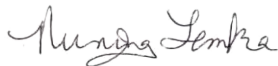
- A copy of all lien releases or a title report
- Actual construction cost for related civil permits issued
- Warranty assurance in a format acceptable by the City

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

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

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

Sincerely,



Nuning Lemka, P.E.
Engineering Manager

cc: Kristin Tytler, Assistant PW Director/City Engineer
David Mobley, PW Field Engineering Supervisor
Lynn Stone, PW Business Manager
Lee Lambert, Water Resource Management
Warren Bert, GIS

Mike Gent, Deputy City Manager/PW Director
John McFarland, PW Streets Manager
Jon Gake, Finance
Michael Boule - Water Resource Management



PROJECT SIGN OFF FORM

PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: 12/3/2020 Commercial ☐ Commercial w/Offsite ☒ Residential ☒

☒ COMPLETION ACCEPTANCE (End of Construction) ☐ FINAL ACCEPTANCE (End of Warranty)

9/17/2020 Date of Punch-List Walk 9/20/2020 Date Punch-List Completed

FS Number: FS17-043 Permit Number(s): E17P-0469,0474,0467,0472,0473,0471

Project Name: Bell Pointe II South

Project Developer/Builder: (Name/Email, Address)

Richmond American Homes

16427 N. Scottsdale Road 175 Scottsdale AZ, 85254

MAG TIP Reporting:

Street Name	Classification	Begin Limits	End Limits	# Lanes	Length to nearest 1/4 mi.	Features
Valerie Drive	Local	Bell Pointe BLVD	184th Lane	2	1/4	
183rd Lane	Local	Future tie end	Sunbelt Drive	2	1/4	
Sunbelt Drive	Local	183rd Lane	184th Lane	2	1/4	
184th Lane	Local	Sunbelt Drive	Ewers Drive	2	1/4	
183rd Ave	Local	Ewers Drive	W Ipswitch Way	2	1/4	

MATERIALS:

Asphalt: Vulcan Materials Supplier 2 Total Lane Miles 10,180 Total Square Yards

Water: 8" PVC Size/Type 2,868' Total LF 6" PVC Size/Type 559' Total LF

8" PVC Size/Type 1,930' Total LF 10" PVC Size/Type 347' Total LF

8" PVC Size/Type 1,930' Total LF 10" PVC Size/Type 347' Total LF

Storm: 18" RGRCP Size/Type 336' Total LF 24" RGRCP Size/Type 263' Total LF

30" RGRCP Size/Type 175' Total LF 24" RGRCP Size/Type 263' Total LF

Fire Ln: N/A Size/Type _____ Total LF _____ Size/Type _____ Total LF

N/A Size/Type _____ Total LF _____ Size/Type _____ Total LF

Additional Comments:

SUPPORTING DOCUMENTATION REQUIRED:

☒ Copy of Punch List

☒ Final Certification Letter from Engineer of Record

☒ Complete Geotechnical Testing Packet

☒ Sewer Pressure Testing Results

☒ Sewer Manhole Vacuum Testing Certification

☒ Sewer Manhole Insecticide Certification

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

☐ Other _____ (Specify)

☒ AOC

☒ Asphalt Concrete Ticket w/ Name of Contractor

☒ Streetlight Energize Letter

☒ As built Documents (PDF copy on CD)

☒ Updated asbuilt CAD base files (copy on CD)

APPROVAL:

Civil Inspector: Dennis Martinez David Mobley

Date: 12/3/20

Civil Engineering Supervisor: DA Mobley

Date: 12/04/2020



PROJECT SIGN OFF FORM

PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: 12/3/2020 Commercial Commercial w/Offsite X Residential
X COMPLETION ACCEPTANCE (End of Construction) FINAL ACCEPTANCE (End of Warranty)
9/17/2020 Date of Punch-List Walk 9/20/2020 Date Punch-List Completed

FS Number: FS17-043 Permit Number(s): E17P-0469,0474,0467,0472,0473,0471
Project Name: Bell Pointe II South
Project Developer/Builder: (Name/Email, Address)
Richmond American Homes
16427 N. Scottsdale Road 175 Scottsdale AZ, 85254

MAG TIP Reporting:

Street Name	Classification	Begin Limits	End Limits	# Lanes	Length to nearest ¼ mi.	Features
Ewers Drive	Local	184th Lane	183rd Ave	2	1/4	
W Ipswitch Way	Local	Bell Pointe BLVD	183rd Ave	2	1/4	
183rd Ave	Local	Existing	W Ipswitch Way	2	1/4	

MATERIALS:

Asphalt: Vulcan Materials Supplier 2 Total Lane Miles 10,180 Total Square Yards
Water: 8" PVC Size/Type 2,868' Total LF 6"PVC Size/Type 559' Total LF
 Size/Type Total LF Size/Type Total LF
Sewer: 8" PVC Size/Type 1,930' Total LF 10" PVC Size/Type 347' Total LF
 Size/Type Total LF Size/Type Total LF
Storm: 18" RGRCP Size/Type 336' Total LF 24" RGRCP Size/Type 263' Total LF
30" RGRCP Size/Type 175' Total LF Size/Type Total LF
Fire Ln: N/A Size/Type Total LF Size/Type Total LF

Additional Comments:

SUPPORTING DOCUMENTATION REQUIRED:

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

APPROVAL:

Civil Inspector: Dennis Martinez David Mobley

Date: 12/3/20

Civil Engineering Supervisor:

Date: 12/04/2020



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: February 2, 2021 Contact Person: Lloyd Abrams
Submitting Department: Community Development District: District 5
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to approval of a Quit Claim Deed to FDG Acquisition, LLC, for the purpose of releasing certain deed restrictions on a six acre property located near Bell and Litchfield Roads.

Motion:

I move to approve the Quit Claim Deed to FDG Acquisition, LLC.

Background:

In 2013, the City of Surprise and the City of Phoenix entered into an Intergovernmental Agreement for the Assignment and Assumption of Beneficial Interest under Recorded Deed Restrictions ("IGA") in regard to the City Center property. The IGA allows for the removal of the deed restrictions that prohibit certain land uses that were placed on the property to protect the operation of the Luke AFB Auxiliary Field located in the area. The IGA establishes a procedure and price associated with the removal of the restrictions. FDG Acquisition, LLC, is ready to move forward to remove those restrictions for development of a multi-family residential project of 677 units, which is the subject of Consent Agenda Item No. 4, "Final Plat for Northeast Quadrant of Surprise Center."

Objective Analysis:

The City is granting the release of deed restrictions to permit further development of the City Center property by Surprise Center Development, LLC.

Policy Compliant:

Approval of this item is policy compliant.

Financial Impact:

The cost to remove the restrictions is \$34,651.31 per acre. The total size is 6 acres, for a total of \$207,907.87. This sum will be paid by the developer.

Budget Impact:

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

FTE Impact:

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

ATTACHMENTS:

1. Deed Restriction Legal with exhibit
-

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

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

QUIT CLAIM DEED

Pursuant to that certain Intergovernmental Agreement dated December 19, 2013 between the City of Surprise and the City of Phoenix, the City of Surprise, an Arizona municipal corporation (the "City") hereby quit-claims to FDG Acquisitions, LLC, a California limited liability company, all of the City's right, title and interest in the real property situated in the County of Maricopa, State of Arizona, known as a portion of Assessor's Parcel No. 501-17-956D and more particularly described in Exhibit "A" and depicted on Exhibit "B" attached hereto and incorporated herein by this reference, specifically including the benefit of the deed restrictions recorded as document no. 2000-0325404 and document no. 2000-0325405 in the office of the County Recorder for Maricopa County, Arizona.

DATED: _____, 2021.

CITY OF SURPRISE, an Arizona Municipal Corporation

By: _____
Name: _____
Title: _____

STATE OF ARIZONA)
)ss.
County of Maricopa)

On this _____ day of _____, 2021, Before me personally appeared _____, the _____ of the City of Surprise, an Arizona municipal corporation, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the foregoing Quitclaim Deed dated _____, 2021, on behalf of the City of Surprise

My Commission Expires:

NOTARY PUBLIC

Exhibit "A"

DEED RESTRICTION **LEGAL DESCRIPTION**

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

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 4, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 4 BEARS NORTH 89 DEGREES 23 MINUTES 04 SECONDS WEST A DISTANCE OF 2638.64 FEET;

THENCE NORTH 89 DEGREES 23 MINUTES 04 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 1920.52;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00 DEGREES 36 MINUTES 56 SECONDS WEST, A DISTANCE OF 65.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF BELL ROAD;

THENCE SOUTH 45 DEGREES 22 MINUTES 52 SECONDS WEST, A DISTANCE OF 46.47 FEET;

THENCE SOUTH 00 DEGREES 12 MINUTES 57 SECONDS WEST, A DISTANCE OF 359.57 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 46 MINUTES 18 SECONDS EAST, A DISTANCE OF 1269.16 FEET;

THENCE SOUTH 00 DEGREES 13 MINUTES 30 SECONDS WEST, A DISTANCE OF 181.45 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 20.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THOROUGH A CENTRAL ANGLE OF 89 DEGREES 59 MINUTES 24 SECONDS, AN ARC LENGTH OF 31.41 FEET;

THENCE NORTH 89 DEGREES 47 MINUTES 03 SECONDS WEST, A DISTANCE OF 1229.14 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 20.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THOROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AN ARC LENGTH OF 31.42 FEET;

THENCE NORTH 00 DEGREES 12 MINUTES 57 SECONDS EAST, A DISTANCE OF 181.72 FEET TO THE POINT OF BEGINNING.





CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: February 2, 2021 Contact Person: Lloyd Abrams
Submitting Department: Community Development District: Citywide
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to approval of a Lease Agreement with Anita Wattier and Walter Kadle for continued placement of GPS survey equipment in Morristown.

Motion:

I move to approve the Lease Agreement with Anita Wattier and Walter Kadle.

Background:

The Lease Agreement serves as a continuation of an agreement the City has had with Wattier and Kadle since 2009. The Agreement allows the City to place an antenna mount solar panel array and meteorological station to operate a City Global Positioning System (GPS) reference station. The system is needed for the Geodetic Survey Control Map used to determine legal descriptions as required by the City engineering standards.

Objective Analysis:

Approval of this item will allow the City to continue to lease the area for the GPS.

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:

The rent is \$200.00 per month. This is the same rent we have paid since the City began the lease in 2009.

Budget Impact:

Appropriation for this lease is included as part of the FY2021 adopted budget.

FTE Impact:

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

ATTACHMENTS:

1. new 2020 lease signed by Wattier Kadle
2. GPS Site Location Map

When recorded return to:

City Clerk
City of Surprise, Arizona
16000 N. Civic Center Plaza
Surprise, AZ 85374

LEASE AGREEMENT

THIS LEASE AGREEMENT ("Lease") is made and entered into this _____ day of _____, 2020 by and between Anita Wattier and Walter Kadle, husband and wife, ("Lessor"), and the CITY OF SURPRISE, an Arizona municipal corporation("Lessee").

WHEREAS, Lessor is the owner of certain real property more particularly described in *Exhibit A*, attached hereto, ("Property"), a small portion of which ("Lease Area") is to be leased to Lessee for use pursuant to this Lease, with such portion more particularly described and depicted in *Exhibit B*, attached hereto.

WHEREAS, Lessee has constructed and desires to continue to maintain at this location an antenna mount solar panel array and meteorological station to operate a City of Surprise Global Positioning System (GPS) reference station in the Lease Area ("Lessee Improvements").

WHEREAS, Lessor is willing to lease to Lessee for its exclusive use, the Lease Area for the purpose stated above, subject to the requirements of this Lease.

THEREFORE, in consideration of the following mutual covenants and conditions, Lessor and Lessee hereby agree as follows:

I. LEASE AREA

The Lease Area includes and is limited to:

- a. Approximately 4,791.6 square feet measuring 45 feet by 75 feet, parallelogram in shape, for Lessee's equipment;
- b. Space from the ground up to a height not to exceed 12 feet for Lessee's antenna;
- c. A non-exclusive right for ingress and egress on foot or motor vehicle to the demised premises for the installation and maintenance of the antenna and its appurtenances.

II. LEASE TERM; RENT, FEES, TERMINATION WITHOUT CAUSE

Lessor grants to Lessee the right to use the Lease Area subject to the following provisions and conditioned upon Lessee's timely and complete performance of all of its obligations hereunder:

- a. The term of this Lease shall be ten (10) years with the option to renew for another ten (10) years, commencing on _____, 2020 ("Commencement Date") unless sooner terminated as hereinafter set forth. No renewal of this Lease shall occur without the written consent of both parties by individuals with the authority to bind their respective parties. Notwithstanding anything in this Lease to the contrary, one year after the Commencement Date each party shall have the right, in its sole discretion and without cause, to terminate this Lease by giving the other party thirty (30) days' written notice.
- b. As rent for its right to use the Lease Area, Lessee shall pay, without notice and free from all claims, deductions and set-offs against Lessor, rent in the amount of \$200.00 per month from the Commencement Date.
- c. Lessee shall pay the rent due for the current month in advance on the first day of each month. If the Commencement Date is not the first day of the month, Lessee's first and last month's rent shall be prorated accordingly.

III. HAZARDOUS WASTE

Lessee shall not produce, dispose, transport, treat, use or store any hazardous waste or toxic substance upon or about the Property subject to regulation under the Arizona Hazardous Waste Management Act, A.R.S. Sec. 49-901 et seq., the Resource Conservation and Recovery Act, 42 U.S.C. 6901 et seq., the Toxic Substance Control Act 15 U.S.C. 2601 et seq., or any other federal, state or local law pertaining to hazardous waste or toxic substances. The preceding sentence does not apply to proper and lawful use of properly maintained "gel-cel" batteries supplying back-up electrical power to the GPS. Lessee shall use the Property in a manner consistent with any regulations, permits or approvals issued by the Arizona Health Services. Lessee shall defend, indemnify and hold the Lessor harmless against any loss or liability incurred by reason of any hazardous waste or toxic substance on or affecting the Lease Area to the extent attributable to or caused in any way by a spill or release of hazardous waste or toxic substance by Lessee or a violation of environmental law by Lessee, and shall immediately notify the Lessor of any hazardous waste or toxic substance at any time discovered or existing upon the Property of which the Lessee has actual knowledge.

IV. MAINTENANCE

Lessee shall, at its own cost, have all responsibilities for improvements to and maintenance of the Lease Area during the term of this Lease.

V. INDEMNIFICATION

Lessee shall defend, indemnify and hold harmless Lessor and their assigns from all loss, damages or claims of whatever nature, including reasonable attorney's fees, expert witness fees and costs of litigation, that arise out of any act or omission of Lessee or its agents, employees, elected or appointed officials, boards, and commissions in connection with the Lessee's operation on the Lease Area and that result directly or indirectly in the injury or death of any person or the damage to or loss of any property, or that arise out of the failure of the Lessee to comply with any provision of the Lease, unless such act, omission, or failure to comply with a Lease provision was caused by the negligence or intentional act of Lessor.

VI. OCULATION

Lessor shall not cause or allow to be caused the erection or planting of any obstructions higher than the GPS\GNSS antenna, on a plane rising at a ten (10) degree inclination to the horizon. The inclination is higher northerly of the antenna between azimuths three hundred thirty (330) degrees, and thirty (30) degrees, and rises away at a fifty (50) degree inclination to the horizon. No obstruction shall be built or planted southerly of any solar panel, such that it blocks the direct rays of the sun. No obstruction shall be built or planted in the directional path of any telemetry antenna.

VII. DAMAGE OR DESTRUCTION

- A. If the Lease Area or any of the Lessee Improvements are damaged or destroyed (except damage or destruction caused by Lessee set forth in Subsection B) to such an extent Lessee is prevented from continuing operations; each party shall have the right, in its sole discretion and without cause, to terminate this Lease by giving the other party written notice of such termination.
- B. There shall be no obligation on the part of the Lessor to reimburse Lessee for the loss of or damage to equipment or other properties of the Lessee, except to the extent that such loss or damage is caused by the sole negligence of the Lessor or its assigns. Lessee for its own protection may separately insure the Lessee Improvements, as it so desires.

VIII. SURRENDER OR POSSESSION

Upon the expiration or termination of this Lease, Lessee's right to occupy the Lease Area and exercise the privileges and rights herein granted shall cease, and it shall surrender and leave the Lease Area in good condition, normal wear and tear excepted. Unless otherwise provided herein, all trade fixtures, equipment, and other personal property installed or placed by Lessee and the Lease Area shall remain the property of the Lessee, and Lessee shall have the right at any time during the term of this Lease and for an additional period 90 days after its expiration, to remove the same from the Lease Area; provided that the Lessee is not in default of any of its obligations hereunder and that Lessee shall repair, at its sole cost, any damage caused by such removal. Any property not removed by Lessee within said 90-day period shall become a part of the Lease Area, and ownership thereto shall vest on the Lessor.

IX. NOTICE

Except as otherwise provided, all notices required or permitted to be given under this Lease may be personally delivered (including by commercial courier, provided the courier's regular business is delivery service and provided further that it guarantees delivery to the addressee by the end of the of the next business day following the courier's receipt from the sender) or mailed by certified mail, return receipt requested, postage prepaid, to the following addresses:

TO THE LESSEE: City of Surprise
 Attention: LariBeth Kirkendall
 16000 North Civic Center Plaza
 Surprise, AZ, 85374

WITH A COPY TO: City of Surprise
 Attention: City Attorney
 16000 North Civic Center Plaza
 Surprise, AZ, 85374

LESSOR: Anita Wattier and Walter Kadle
 P.O. Box 386
 Morristown, AZ 85342-0836

Any notice given by certified mail shall be deemed to be received on the third business day after the date of mailing. Either party may designate in writing a different address for notice purposes pursuant to this Section.

X. SEVERABILITY

Should any provision of this Lease Agreement be declared invalid by a court of competent jurisdiction, the remaining terms shall remain effective, provided that elimination of the invalid provision does not materially prejudice either party with regard to its respective rights and obligations; in the event of such material prejudice. Then the adversely affected party may terminate this Lease Agreement.

XI. LITIGATION

This Lease Agreement shall be governed by the laws of the State of Arizona. In the event of any litigation or arbitration between the Lessor and Lessee arising from this Lease Agreement, the successful party shall be entitled to recover its attorney's fees and other costs incurred in connection with such litigation or arbitration. Remedies available to either party shall be limited to injunction, specific performance, and declaratory judgment. No money damages may be sought or recovered, except for those sums expressly required to be paid under this Lease.

XII. MISCELLANEOUS

This Lease constitutes the entire agreement between the parties concerning the matter contained herein and supersedes all prior negotiations, understandings, and agreements between the parties concerning such matters. This Lease shall be interpreted, applied, and enforced according to the fair meaning of its terms and shall not be construed strictly in favor of or against either party, regardless of which party may have drafted any of its provisions. No provision of this Lease may be waived or modified except by writing signed by the party against whom such waiver or modification is sought to be enforced. The terms of this Lease shall be binding upon and inure to the benefit of the parties' successors and assigns.

EXECUTED to be effective on the date specified above.

LESSOR:



ANITA WATTIER



WALTER KADLE

LESSEE:

CITY OF SURPRISE

By: _____

SKIP HALL, Major

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 22nd day of December, 2020, by ANITA WATTIER and WALTER KADLE known by me as owners of the subject property.

Lari Beth Kirkendall
NOTARY PUBLIC

My Commission expires:

10/8/2023

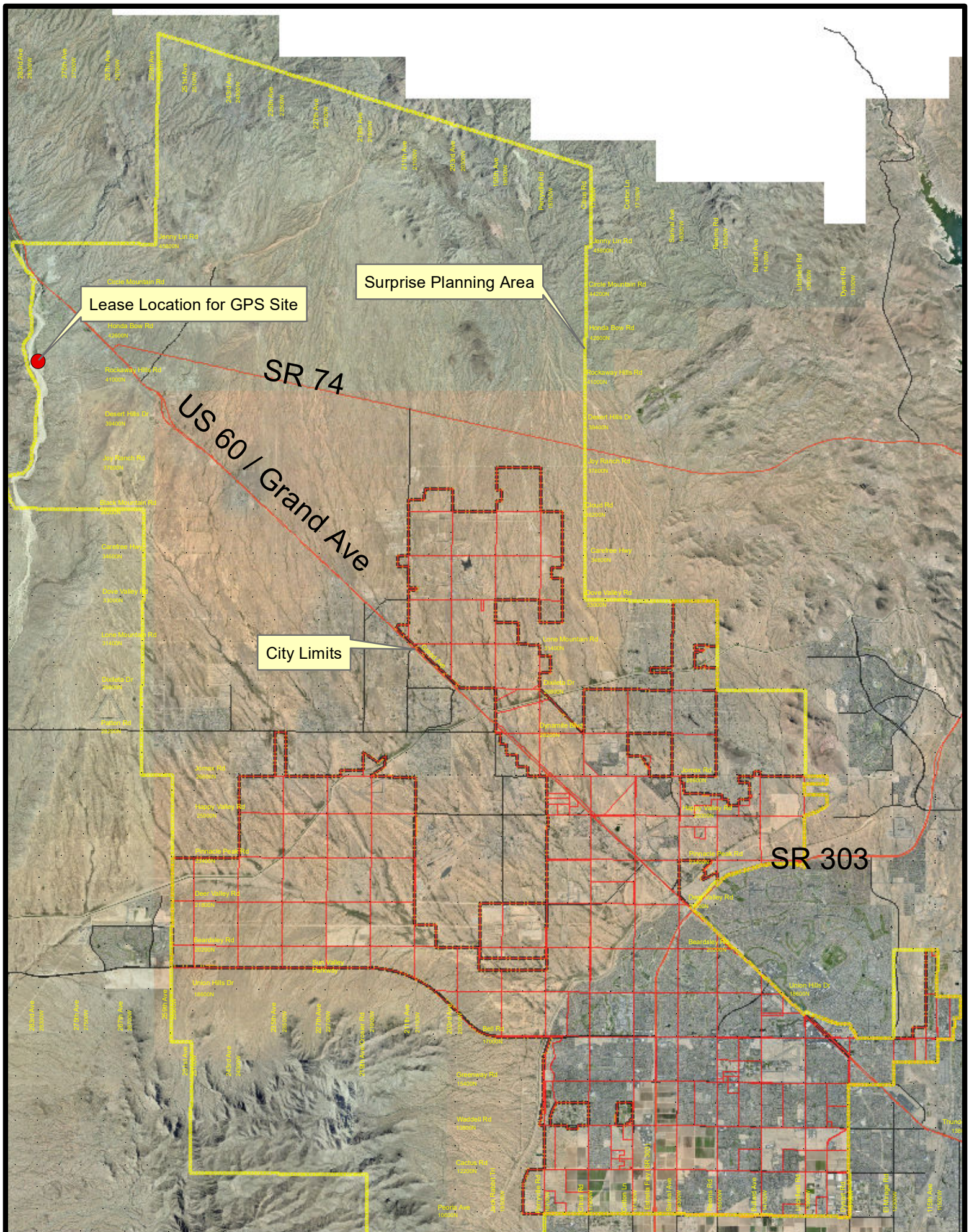


STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

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, Arizona, a municipal corporation.

NOTARY PUBLIC

My Commission expires:





CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: February 2, 2021

Contact Person: Andrea Davis, DIRECTOR -
FINANCE

Submitting Department: Finance

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 providing additional budget authority of \$73,900 within various funds; transferring budget authority of \$842,300 from the City Manager's Office to the Human Services and Community Vitality Department (HSCV); amending the scope of project A34130 and the Contract Awarding Authority List; Resolution #2021-08.

Motion:

I move to approve Resolution #2021-08.

Background:

On October 6, 2020, with Resolution #2020-126, the FY2021 budget was amended to include \$9,537,400 for personnel, supplies, services, and capital projects that were unfunded in the FY2021 adopted budget due to the uncertainty of economic impacts as a result of the COVID-19 pandemic. In order to fulfill the remaining approved initiatives as intended, additional budget authority is necessary; \$51,700 within the Highway User Revenue Fund (HURF), \$22,200 within the Water Operations Fund, \$6,400 within the General Fund, and \$6,400 within the Wildland Fire Fund.

The municipal arts program is being moved from the City Manager's Office to the HSCV Department which will require a transfer of budget authority.

Amending the scope of a capital project is needed. By repurposing the FY2021 budget in project A34130 for the purchase of a new ladder truck for the Fire-Medical Department, the City is saving \$700,000 that would otherwise be expended in the future. This project is being renamed/rescoped so that a down payment on a new ladder truck can be expensed in FY2021. It is anticipated that the ladder truck will cost a total of \$1,400,000 and, if approved, the final payment of \$700,000 will be requested with the FY2022 budget process.

Objective Analysis:

Provide budget authority for FY2021 budget requests.

Policy Compliant:

The budget amendment is compliance with the Comprehensive Financial Management Policy.

Financial Impact:

This action will decrease expenditures within the General Fund by \$6,400, increase expenditures within the Highway User Revenue Fund (HURF) by \$51,700, increase expenditures within the Water Operations Fund by \$22,200, and increase expenditures within the Wildland Fire Fund by \$6,400. There is no budget impact associated with the renaming/rescoping project A34130. Budget for FY2021 will remain \$700,000. Additional budget will be requested with the FY2022 budget process to complete the ladder truck purchase.

Budget Impact:

This budget amendment will reallocate appropriations within various funds for a net increase or decrease as detailed below. This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget. Ongoing impacts will be included in future budgets.

Fund	Amount
General Fund	\$ (6,400)
Highway User Revenue	\$ 51,700
Water Operations	\$ 22,200
Wildland Fire	\$ 6,400

FTE Impact:

There is no FTE impact.

ATTACHMENTS:

1. FY21 Contingency Budget Amendment Powerpoint
 2. Res 2021-08 BA_010521 COUNCIL MEETING_FINAL_rev
-



FY2021 Contingency Budget Amendment

FY2021 CONTINGENCY BUDGET AMENDMENT SUMMARY

Fund	Amount
General Fund	\$ (6,400)
Highway User Revenue	\$ 51,700
Water Operations	\$ 22,200
Wildland Fire	\$ 6,400

FY2021 CONTINGENCY BUDGET AMENDMENT

GENERAL FUND

Personnel	\$ 2,500
Supplies	(11,500)
Services	2,600
Total General Fund	\$ (6,400)

FY2021 CONTINGENCY BUDGET AMENDMENT

WILDLAND FIRE FUND

Supplies	\$	4,500
Services		1,900
Total Wildland Fire Fund	\$	6,400

FY2021 CONTINGENCY BUDGET AMENDMENT

HIGHWAY USER REVENUE FUND (HURF)

Supplies	\$ 7,500
Services	4,200
Capital	40,000
Total Highway User Revenue Fund	\$ 51,700

FY2021 CONTINGENCY BUDGET AMENDMENT

WATER OPERATIONS FUND

Supplies	\$	17,300
Services		4,900
Total Water Operations Fund	\$	22,200

FY2021 CONTINGENCY BUDGET AMENDMENT

ARTS AND CULTURAL PROGRAM TRANSFER

GENERAL FUND

Supplies	\$ 21,200
Services	\$ 59,500
Total General Fund	\$ 80,700

FY2021 CONTINGENCY BUDGET AMENDMENT

ARTS AND CULTURAL PROGRAM TRANSFER

CAPITAL

Municipal Art Fund	\$	11,000
Public Safety Election 2017	\$	416,100
Traffic Election 2017	\$	203,300
Pavmnt Preservtn Election 2017	\$	131,200
Total Capital Arts Projects	\$	761,600

FY2021 CONTINGENCY BUDGET AMENDMENT

CAPITAL PROJECT RE-SCOPE

A34130

Kenworth Fire Truck Replacement	\$ (700,000)
Ladder Truck Purchase	\$ 700,000

Additional \$700,000 to be requested in FY2022 budget for final payment



QUESTIONS OR COMMENTS?

Thank You

RESOLUTION #2021-08

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2021 BUDGET BY PROVIDING ADDITIONAL BUDGET AUTHORITY OF \$73,900 TO VARIOUS FUNDS; TRANSFERRING BUDGET AUTHORITY OF \$842,300 FROM THE CITY MANAGER'S OFFICE TO THE HUMAN SERVICES AND COMMUNITY VITALITY DEPARTMENT (HSCV) FOR THE TRANSITION OF THE ARTS AND CULTURAL PROGRAM; AMENDING THE SCOPE OF PROJECT A34130; AND AMENDING THE CONTRACT AWARDING AUTHORITY LIST.

WHEREAS, on October 6, 2020, with Resolution #2020-126, the FY2021 budget was amended to include \$9,537,400 for personnel, supplies, services, and capital projects that were unfunded in the FY2021 adopted budget due to the uncertainty of economic impacts as a result of the COVID-19 pandemic;

WHEREAS, certain expenses still require budget authority; it is necessary to provide additional budget authority in the amount of \$51,700 within the Highway User Revenue Fund (HURF), \$22,200 within the Water Operations Fund, \$6,400 within the General Fund, and \$6,400 within the Wildland Fire Fund in order to fully fund the intended initiatives;

WHEREAS, an amendment to the scope of capital project A34130 is also necessary in order to complete the intended initiatives;

WHEREAS, the Arts and Cultural program will transition from the City Manager's Office to the HSCV department;

WHEREAS, it is necessary to transfer budget authority in the amount of \$842,300 from the City Manager's Office to the HSCV department to support this transition;

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;

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

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

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

Section 1. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, amending the budget of the City of Surprise, Arizona for the fiscal year July 1, 2020 through June 30, 2021

Section 2. That the statements and schedules attached as *Exhibit B* and incorporated by reference are adopted, amending the Contract Awarding Authority List of the City of Surprise for 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 #2021-08
EXHIBIT A

1. Appropriation - The allocation below represents a reallocation of appropriation within various funds for expenses still in need of funding and for the transition of the Arts and Cultural Program. 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	Public Works	Supplies	E	861,600	1,300	862,900
General Fund	Public Works	Services	E	2,796,300	2,600	2,798,900
General Fund	Fire - Medical	Supplies	E	772,000	(12,800)	759,200
Wildland Fire	Fire - Medical	Supplies	E	6,200	4,500	10,700
Wildland Fire	Fire - Medical	Services	E	9,400	1,900	11,300
Water Operations	Water Resource Management	Supplies	E	511,400	17,300	528,700
Water Operations	Water Resource Management	Services	E	7,594,500	4,900	7,599,400
Highway User Revenue	Public Works	Services	E	2,363,500	4,200	2,367,700
Highway User Revenue	Public Works	Supplies	E	836,000	7,500	843,500
Highway User Revenue	Public Works	Capital	E	-	40,000	40,000
General Fund	Public Works	Personnel Services	E	5,297,200	2,500	5,299,700
Water Operations	General Operations	Contingency	E	4,399,400	(22,200)	4,377,200
Highway User Revenue	General Operations	Contingency	E	187,400	(51,700)	135,700
General Fund	City Manager Office	Supplies	E	77,100	(21,200)	55,900
General Fund	City Manager Office	Services	E	565,200	(59,500)	505,700
Municipal Art Fund	City Manager Office	#R12080 NWRL Mural Restoration	E	2,500	(2,500)	-
Municipal Art Fund	City Manager Office	#R12090 Surprise Aquatic Center Art	E	8,500	(8,500)	-
Public Safety Election 2017	City Manager Office	#R34070 Art_Land-PD Substation/Fire&Park	E	39,300	(39,300)	-
Public Safety Election 2017	City Manager Office	#R34080 Art_Fire Station 304	E	112,800	(112,800)	-
Public Safety Election 2017	City Manager Office	#R34090 Art_Fire Station 308	E	93,100	(93,100)	-
Public Safety Election 2017	City Manager Office	#R31020 Art_Police Training Facility	E	24,900	(24,900)	-
Public Safety Election 2017	City Manager Office	#R31030 Art_PS Evidence & Readiness	E	118,100	(118,100)	-
Public Safety Election 2017	City Manager Office	#R61480 Art_Public Works Yard	E	27,900	(27,900)	-

Traffic Election 2017	City Manager Office	#R61440 Art_ Waddell Rd (SR303-Reems Rd)	E	91,800	(91,800)	-
Traffic Election 2017	City Manager Office	#R61450 Art_ Litchfield Rd (Waddell-Peoria)	E	44,600	(44,600)	-
Traffic Election 2017	City Manager Office	#R61470 Art_ Greenway Rd Cotton Ln-Sarival	E	66,900	(66,900)	-
Pavmnt Preservtn Election 2017	City Manager Office	#R61460 Art_ Pavement Preservation	E	131,200	(131,200)	-
General Fund	Human Svcs and Comm Vitality	Supplies	E	199,100	21,200	220,300
General Fund	Human Svcs and Comm Vitality	Services	E	675,100	59,500	734,600
Municipal Art Fund	Human Svcs and Comm Vitality	#R12080 NWRL Mural Restoration	E	-	2,500	2,500
Municipal Art Fund	Human Svcs and Comm Vitality	#R12090 Surprise Aquatic Center Art	E	-	8,500	8,500
Public Safety Election 2017	Human Svcs and Comm Vitality	#R34070 Art_ Land-PD Substation/Fire&Park	E	-	39,300	39,300
Public Safety Election 2017	Human Svcs and Comm Vitality	#R34080 Art_ Fire Station 304	E	-	112,800	112,800
Public Safety Election 2017	Human Svcs and Comm Vitality	#R34090 Art_ Fire Station 308	E	-	93,100	93,100
Public Safety Election 2017	Human Svcs and Comm Vitality	#R31020 Art_ Police Training Facility	E	-	24,900	24,900
Public Safety Election 2017	Human Svcs and Comm Vitality	#R31030 Art_ PS Evidence & Readiness	E	-	118,100	118,100
Public Safety Election 2017	Human Svcs and Comm Vitality	#R61480 Art_ Public Works Yard	E	-	27,900	27,900
Traffic Election 2017	Human Svcs and Comm Vitality	#R61440 Art_ Waddell Rd (SR303-Reems Rd)	E	-	91,800	91,800
Traffic Election 2017	Human Svcs and Comm Vitality	#R61450 Art_ Litchfield Rd (Waddell-Peoria)	E	-	44,600	44,600
Traffic Election 2017	Human Svcs and Comm Vitality	#R61470 Art_ Greenway Rd Cotton Ln-Sarival	E	-	66,900	66,900
Pavmnt Preservtn Election 2017	Human Svcs and Comm Vitality	#R61460 Art_ Pavement Preservation	E	-	131,200	131,200
Expense Total				27,913,000	-	27,913,000
Revenue Total				-	-	-

RESOLUTION #2021-08
EXHIBIT B

1.Contract Awarding Authority List

- a. On October 6, 2020, with Resolution #2020-126, the Fiscal Year 2021 Contract Awarding Authority List (CAAL) was amended to include project A34130. The Description on the CAAL for project A34130 is amended as listed below.
- b. Management of the Art projects listed below is being transferred from the City Manager's Office to the Human Services & Community Vitality department. New CAAL numbers are being assigned to reflect the change in departments.

CURRENT:

CAPITAL				
Reference #	Description	Current Amount	Increase/ (Decrease)	Amended Amount
21099	A34130 – Asset Repl Pumper #2	\$700,000	\$0	\$700,000
21031	PS Evidence & Readiness-Art	\$125,000	\$0	\$125,000
21032	Fire Station 304-Art	\$125,000	\$0	\$125,000
21033	Fire Station 308-Art	\$125,000	\$0	\$125,000
21034	Waddell Rd (SR303-Reems)-Art	\$100,000	\$0	\$100,000
21035	Pavement Preservation-Art	\$150,000	\$0	\$150,000
21036	Greenway (Cotton-Sarival)-Art	\$75,000	\$0	\$75,000

AMENDED:

CAPITAL				
Reference #	Description	Current Amount	Increase/ (Decrease)	Amended Amount
21099	A34130 – Ladder Truck	\$700,000	\$0	\$700,000
21132	PS Evidence & Readiness-Art	\$125,000	\$0	\$125,000
21133	Fire Station 304-Art	\$125,000	\$0	\$125,000
21134	Fire Station 308-Art	\$125,000	\$0	\$125,000
21135	Waddell Rd (SR303-Reems)-Art	\$100,000	\$0	\$100,000
21136	Pavement Preservation-Art	\$150,000	\$0	\$150,000
21137	Greenway (Cotton-Sarival)-Art	\$75,000	\$0	\$75,000



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: February 2, 2021
Submitting Department: Human Svcs and Comm
Vitality
Staff Recommendations: None

Contact Person: Seth Dyson, DIRECTOR - HSCV
District: Internal

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

Consideration and action pertaining to an amendment to the Fiscal Year 2021 budget by reallocating appropriations of \$242,300 from Contingency within the Grants Fund to the Neighborhood Revitalization Fund to increase the spending authority within the Community Development Block Grant; Resolution #2021-20.

Motion:

I move to approve Resolution #2021-20.

Background:

As an entitlement city, Surprise receives a yearly allocation of Community Development Block Grant (CDBG) funding from the U. S. Department of Housing and Urban Development (HUD). The program supports CDBG Program Administration, Public Facility Improvement, Youth Employment Services, Public Infrastructure Improvement, Affordable Housing Creation, and Home Rehabilitation projects.

This amendment is being requested because more funding was received than budgeted in the FY2021 Budget for Project G51680.

Objective Analysis:

This action will allow the HSCV Department to fully utilize the funds allocated for the Community Development Block Grant Program, Project G51680.

Policy Compliant:

This action is compliant with City and Council policy.

Financial Impact:

This item will allow for an increase in expenditures of \$242,300 within the CDBG grant program for a total budget authority of \$1,093,100. Expenses are reimbursed by the Department of Housing and Urban Development. This is a one-time grant and there is no city-match requirement.

Budget Impact:

This action will amend the FY2021 budget to reallocate \$242,300 from Grants Fund Contingency to the

Neighborhood Revitalization fund, Project G51680. 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 2021-20
 2. Surprise_FY2020 Formula Correction letter
-

RESOLUTION # 2021-20

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2021 BUDGET BY REALLOCATING APPROPRIATIONS OF \$242,300 FROM CONTINGENCY WITHIN THE GRANTS FUND TO THE NEIGHBORHOOD REVITALIZATION FUND TO INCREASE SPENDING AUTHORITY WITHIN THE COMMUNITY DEVELOPMENT BLOCK GRANT.

WHEREAS, the FY2021 budget was adopted including funding for the Community Development Block Grant;

WHEREAS, more grant funding was received than budgeted in Project G51680;

WHEREAS, a reallocation of appropriations is required in order to align the Program Year 20 allocation with spending authority for Project G51680;

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 _____, 2021.

Attest:

Sherry Aguilar, City Clerk

Skip Hall, Mayor

Approved as to form:

Robert Wingo, City Attorney

RESOLUTION # 2021-20

Exhibit A

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51680 CDBG	E	850,800	242,300	1,093,100
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51680 CDBG	R	850,800	242,300	1,093,100
Grants/Contingency	General Operations	Contingency	E	9,580,400	(242,300)	9,338,100
Grants/Contingency	General Operations	Other	R	23,662,400	(242,300)	23,420,100
Expense Total				10,431,200	-	10,431,200
Revenue Total				24,513,200	-	24,513,200



ASSISTANT SECRETARY FOR
COMMUNITY PLANNING AND DEVELOPMENT

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-7000

October 22, 2020

CORRECTED NOTICE

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 your jurisdiction's Fiscal Year (FY) 2020 allocations for the Office of Community Planning and Development's (CPD) formula programs, which provide funding for housing, community and economic development activities, and assistance for low- and moderate-income persons and special needs populations across the country. President Trump signed Public Law 116-94 on December 20th, 2019, which includes FY 2020 funding for these programs.

Since issuing the original allocation announcement letters, HUD has discovered an error in the formula calculation for two CPD formula programs, the Community Development Block Grant (CDBG) and the HOME Investment Partnerships (HOME) programs, stemming from issues at HUD field offices in California which are currently being resolved. HUD informs you that the correction to the formula has resulted in a decrease in the allocation for your community, an amount representing 99.98% of your total CDBG grant for FY 2020. Surprise's original CDBG allocation was \$649,903. Your jurisdiction's FY 2020 available allocation is now as follows:

Community Development Block Grant (CDBG)	\$649,804
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This letter highlights several important points related to these programs. We remind grantees that CPD seeks to develop viable communities by promoting integrated approaches that provide decent housing and suitable living environments while expanding economic opportunities for low- and moderate-income and special needs populations, including people living with HIV/AIDS. The primary means towards this end is the development of partnerships among all levels of government and the private sector, including both for-profit and non-profit organizations.

Based on your jurisdiction's CDBG allocation for this year, you also have \$3,249,515 in available Section 108 borrowing authority. Since Section 108 loans are federally guaranteed, this program can leverage your jurisdiction's existing CDBG funding to access low-interest, long-term financing to invest in Opportunity Zones or other target areas in your jurisdiction.

HUD continues to emphasize the importance of effective performance measurements in all of its formula grant programs. Proper reporting in the Integrated Disbursement and Information System (IDIS) is critical to ensuring grantees are complying with program requirements and

policies, providing demographic and income information about the persons that benefited from a community's activities, and allowing HUD to monitor grantees. Your ongoing attention to ensuring complete and accurate reporting of performance measurement data continues to be an invaluable resource with regard to the impact of these formula grant programs.

The Office of Community Planning and Development is looking forward to working with you to promote simple steps that will enhance the performance of these critical programs and successfully meet the challenges that our communities face. If you or any member of your staff have questions, please contact your local CPD Office Director.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Gibbs', with a stylized, cursive script.

John Gibbs
Assistant Secretary (Acting)
for Community Planning and Development
U.S. Department of Housing and Urban Development



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: February 2, 2021 Contact Person:
Submitting Department: Parks and Recreation District: Citywide
Staff Recommendations: None

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

Agenda Wording:

Presentation and discussion pertaining to Club Sports and 3rd Party Field Usage.

Motion:

Discussion only.

Background:

Staff were asked to provide information regarding club sports and other 3rd parties that utilize sports fields. Staff will provide detail regarding club sports and other 3rd parties, current city sports field Inventory, fees and typical annual usage, information on other municipalities and how they handle field usage, Sports and Tourism opportunities and considerations.

Objective Analysis:

Park and recreation departments are major providers of both organized and unorganized sports programs and facilities across the nation. They offer safe spaces where local youth can play together, build new relationships and learn the fundamental skills of a particular sport, as well as learn teamwork. They also serve all community members, including youth from under-resourced neighborhoods and/or households that cannot afford participation on other sports teams. Often recreation league play leads to club sports which typically practice and play in various tournaments year round. Club sports play is considered competitive, with a higher cost to the participant and includes travel both in and out of state which can have a positive economic impact to a host community. Both provide benefits to youth and a community.

Policy Compliant:

Discussion only. This item is compliant with city and council policy.

Financial Impact:

No financial impact. Discussion only

Budget Impact:

No budget impact. Discussion only

FTE Impact:

No FTE impact

ATTACHMENTS:

1. Club Sports and 3rd Party Field Usage 2021 final
-



Club Sports & 3rd Party Field Usage

Parks and Recreation & Sports and Tourism Departments
February 2, 2021

Overview

3rd party sports field usage/club sports

- Shared usage/user groups
- Examples
- City of Surprise Field Inventory
- Fees & Typical Usage
- Sports and Tourism Opportunities
- Considerations

User Groups

Shared usage/user groups

- Parks and Recreation Dept. Programming
- General Public
- Sports and Tourism Dept.
- Ottawa University
- Dysart School District
- 3rd parties (club sports teams, 3rd party recreation sports groups, tournaments, events etc)
- MLB

Examples

Avondale:

During the economic downturn, Avondale cut many recreation programs. They now run their own recreational soccer and skills classes. Have an agreement with American Sports Center to provide residents a discount on leagues. They rent fields several ways. Field allocations, Tournaments and Private rentals.

Buckeye:

Run their own recreational soccer programs and outsource baseball/softball. Rent to various club groups in open times.

Examples

Peoria:

Recreation leagues are run by the city. Have enough fields that they can schedule out up to 18 months while dedicating certain locations to rentals and tournaments only.

Goodyear:

Runs recreational programs similar to Surprise. Outsources baseball/softball to little league. Has just a few club rentals due to low field inventory. New recreation campus opening in a few months and they anticipate that requests will increase when that happens.

City of Surprise Recreation Field Rental Inventory

Park	Fields/Type	Lights	Notes
Asante	(2) Softball/Baseball fields (2) Soccer/Multipurpose Fields	Yes Yes	
Gaines	(1) Youth Baseball Field (1) Multipurpose Field	Yes Yes	Ball field under construction
Bicentennial	(1) Softball Field	Yes	
Marley Park	(2) Softball Fields	Yes	

Typically not available for rent: Secured facilities such as Dick McComb Softball Complex, Youth Baseball Complex and Dreamcatcher Park. There is a multipurpose field/ball field at Sierra Montana and Veramonte available for drop in only.

City of Surprise Sports Tourism Field Inventory

Park	Fields/Type	Lights
Surprise Stadium/Fields	(12) Baseball Fields	(6) Ball fields are lit.
Mark Coronado Park	8 acres of multipurpose fields	Yes

Recreation Field Rental Process & Fees

Current Process/ Fees for Recreation Field Rentals

- 3rd parties must provide proof of insurance.
- Must list all players on the roster and their home/physical address. – required for regular renters.
- Team rosters comprised of 90% or more Surprise residents are eligible for the \$15/hr rate. Team rosters comprised of 89% or less Surprise residents are eligible for the \$30/hr rate.
- All reservations are a (2) hour minimum.
- Use of permanent full size goals or youth portable goals is included at Asante Park upon request.

Recreation Field Rental Usage and Revenue

- In 2019 (39) organizations reserved recreation fields for a total of almost 700 rentals and \$23,600 in revenue
- Types of associations
 - (13) Baseball
 - (7) Softball
 - (9) Adult softball practice
 - (0) Soccer
 - (2) adult pick up soccer
 - (2) Senior softball practice
 - (4) Football
 - (1) Cricket
 - (1) Cross Country

Recreation Field Rental Usage and Revenue

- In 2020 (28) organizations reserved recreation fields for just over 500 rentals and \$12,900 in revenue
- Types of associations
 - (17) Baseball
 - (4) Softball
 - (3) Adult softball practice
 - (1) Soccer
 - (1) Football
 - (1) Cricket
 - (1) Cross Country

* Field rentals were closed mid March through mid June 2020 due to pandemic

Considerations

- Possible schedule of city youth sports programming at new Countryside Park
 - September – November (fall youth sports leagues)
 - November (3 weeks maintenance/overseed)
 - December (open)
 - January – March (winter youth sports leagues)
 - March – June (spring youth sports leagues)
 - June (3 weeks maintenance)
 - July- August (open)
- Once new Countryside Park fields are open this will open up other facilities (Dysart schools with lights or Asante Park)
- Fees for recreation fields vs. professional fields very different
- Practice vs. Tournaments

Sports & Tourism Opportunities

- **Focus on maximizing facility usage during the Recreation off seasons:**
 - December, July & August
 - Holiday weekends
- **3rd Party Rental Opportunities:**
 - Club Sports
 - Tournaments
 - Events
- **Rental agreements based off of:**
 - Availability
 - Highest and best use
 - Pricing determined on services and staff needed



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: February 2, 2021

Contact Person: Andrea Davis, DIRECTOR -
FINANCE

Submitting Department: Finance

District: Citywide

Staff Recommendations: None

Consent: No

Regular: Yes

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Presentation and discussion pertaining to the Fiscal Year 2022 Budget Kickoff.

Motion:

None, discussion only.

Background:

This presentation and discussion will kick-off the Fiscal Year 2022 budget discussions over the next few months so that the City Manager may complete his Recommended Budget for the upcoming fiscal year.

Objective Analysis:

This presentation is consistent with City and Council policy and falls in line with the state budget adoption timeline.

Policy Compliant:

This presentation is consistent with City and Council policy and falls in line with the state budget adoption timeline.

Financial Impact:

The information presented is intended to encourage discussion which will have an impact on future operations and capital improvement plans.

Budget Impact:

The information presented is intended to encourage discussion which will have an impact on the FY2022 City Manager Recommended budget and the Tentative budget.

FTE Impact:

The number of full time equivalents (FTE) is not impacted by this item.

ATTACHMENTS:
