



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

Tuesday, November 2, 2021 @ 6:00 PM  
COUNCIL CHAMBERS

Amended agenda - updated minutes on October 28, 2021 at 4:55 PM

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

INSTRUCTIONS: In order to address the City Council, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the City Clerk before the meeting begins.

[Download the Call to the Public form](#) (PDF download requires Adobe Acrobat Reader)

[Fill out the Call to the Public form online](#) If submitting form electronically, please submit to City Clerk at least one hour before the meeting start time.

The Call to the Public form is also available at the front counter.

Note: A.R.S. 38-431.01(H)- During this time members of the public may address City Council only on issues within the jurisdiction of the City Council which are not an item on the agenda. At the conclusion of the open call, City Council may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

Approval of items on the Consent Agenda – all items with an asterisk (\*) are considered to be routine matters and will be enacted by one motion and one roll call vote to the City Council. There will be no separate discussion on these items unless a Councilmember requests, in which event the item will be removed from the consent agenda and considered in its normal sequence on the agenda.

Please be aware that Council Members may not discuss or respond to matters raised during call to the public that are not specifically identified on the agenda. Council Members may however, in their discretion, discuss or respond to relevant matters raised during a noticed public hearing or agenda item.



H. Regular City Council Meeting Agenda

CONSENT AGENDA:

- |    |            |                                                                                                                                                                                                                                                                                                                                                                                                               |                                                         |
|----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| 1. | Citywide   | Consideration and action on the minutes of October 19, 2021 Regular City Council Work Session and Regular City Council Meeting.                                                                                                                                                                                                                                                                               | None<br><br>Sherry Aguilar<br>City Clerk                |
| 2. | District 1 | Consideration and action to approve a Class "A" Bingo License for Heritage Asante Community Association located at 17401 W. Asante Blvd., Surprise, AZ. 85387.                                                                                                                                                                                                                                                | None<br><br>Sherry Aguilar<br>City Clerk                |
| 3. | Internal   | Consideration and action pertaining to authorizing submission of the Request for Exemption from posting deposit to the Industrial Commission of Arizona                                                                                                                                                                                                                                                       | None<br><br>Robert Wingo<br>Legal                       |
| 4. | Internal   | Consideration and action pertaining to approval of a Fiscal Year 2022 budget amendment by moving budget authority in the amount of \$375,000 from the General Fund to the Workers' Compensation Fund for the annual assessment of the Municipal Firefighters Cancer Reimbursement Fund, amending the FY2022 Contract Award Authority List, and authorizing an inter-fund cash transfer; Resolution #2021-167. | None<br><br>Robert Wingo<br>Legal                       |
| 5. | District 3 | Consideration and action pertaining to approval of the Final Plat entitled, "Zanjero Trails Commercial", dated September 14, 2021, an approximately 5.08 acre property generally located at the northwest corner of Peoria Avenue and Perryville Road in the Zanjero Trails PAD.                                                                                                                              | None<br><br>Chris Sexton<br>Community<br>Development    |
| 6. | District 1 | Consideration and action pertaining to approval of the Final Plat entitled, "Desert Oasis Tracts A & R", dated September 8, 2021, an approximately 3.41 acre property located on the northeast and southeast corners of 176th Avenue and Straight Arrow Lane.                                                                                                                                                 | None<br><br>Trevor Fleetham<br>Community<br>Development |
| 7. | District 1 | Consideration and action pertaining to acceptance of a sewer line easement from Fulton Homes, near 155th Avenue and Pinnacle Peak Road.                                                                                                                                                                                                                                                                       | Lloyd Abrams<br>Community<br>Development                |
| 8. | District 1 | Consideration and action pertaining to approval of the Final Plat entitled, "Asante – Unit 2.1" dated July 2021, an approximately 21.09 acre property generally located west of 163rd Avenue and north of Grand Avenue in the Asante PAD.                                                                                                                                                                     | None<br><br>Sergio Angulo<br>Community<br>Development   |
| 9. | District 1 | Consideration and action pertaining to approval of the Final Plat entitled, "Asante – Unit 2.13" dated July 2021, an approximately 25.61 acre property generally located west of 163rd Avenue and north of Grand Avenue in the Asante PAD.                                                                                                                                                                    | None<br><br>Sergio Angulo<br>Community<br>Development   |

|     |            |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                         |
|-----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| 10. | District 3 | Consideration and action pertaining to approval of the Final Plat entitled, "Village at Prasada", dated October 13, 2021, an approximately 85.908 acre property generally located at the southeast corner of Waddell Road and SR 303.                                                                                                                                                                | None<br><br>Trevor Fleetham<br>Community<br>Development |
| 11. | Citywide   | Consideration and action pertaining to approval of an amendment to the Fiscal Year 2022 Budget by moving budget authority in the amount of \$25,000 from Contingency to Project G31372 to account for the acceptance of additional grant funding for DUI enforcement by change order to the Intergovernmental Agreement with the Arizona Governor's Office of Highway Safety; Resolution # 2021-161. | None<br><br>Benny Pina<br>Police                        |
| 12. | District 1 | Consideration and action declaring the City's intent to enlarge, and ordering the enlargement of, an existing lighting improvement district known as, "Desert Oasis Lighting Improvement District No. 1" pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks; Resolution # 2021-147.                                           | None<br><br>Mike Gent<br>Public Works                   |
| 13. | District 5 | Consideration and action pertaining to acceptance of a sewer line easement from Polycomp Trust Company, near Bell Road and Bullard Avenue.                                                                                                                                                                                                                                                           | None<br><br>Lloyd Abrams<br>Community<br>Development    |
| 14. | District 5 | Consideration and action pertaining to acceptance of a Water line easement from Polycomp Trust Company, near Bell Road and Bullard Avenue.                                                                                                                                                                                                                                                           | None<br><br>Lloyd Abrams<br>Community<br>Development    |

REGULAR AGENDA ITEM - PUBLIC HEARING:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

|     |            |                                                                                                                                                                                                                                                                    |                                                           |
|-----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| 15. | Citywide   | Consideration and action pertaining to the Neighborhood Grant Program Awards for Fiscal Year 2022 as recommended by the Committee on Community Outreach, Partnerships and Grants.                                                                                  | None<br><br>Seth Dyson<br>Human Svcs and<br>Comm Vitality |
| 16. | District 3 | Consideration and action pertaining to approval of the Preliminary Plat entitled, "Unit M – Phase 3 – Toll at Prasada", dated August 6, 2021, an approximately 34.505 acre property generally located west of Cotton Lane, between Cactus Road and Peoria Avenue.  | None<br><br>Trevor Fleetham<br>Community<br>Development   |
| 17. | District 3 | Consideration and action pertaining to approval of the Preliminary Plat entitled, "Unit J – Phase 3 – Toll at Prasada", dated August 10, 2021, an approximately 13.442 acre property generally located west of Cotton Lane, between Cactus Road and Peoria Avenue. | None<br><br>Trevor Fleetham<br>Community<br>Development   |

- |     |            |                                                                                                                                                                                                                                                                   |                                                         |
|-----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| 18. | District 3 | Consideration and action pertaining to approval of the Condominium Plat entitled, "Toll at Prasada, Unit Q – Phase 1", dated October 11, 2021, an approximately 12.69 acre property generally located west of Cotton Lane, between Cactus Road and Peoria Avenue. | None<br><br>Trevor Fleetham<br>Community<br>Development |
|-----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
- 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

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SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: October 28, 2021 at 2:20 PM  
Amended agenda - updated minutes on October 28, 2021 at 4:55 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: November 2, 2021  
Submitting Department: City Clerk  
Staff Recommendations:

Contact Person:  
District: Internal

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

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**Agenda Wording:**

Invocation

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**Motion:**

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**Background:**

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**Objective Analysis:**

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**Policy Compliant:**

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**Financial Impact:**

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**Budget Impact:**

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**FTE Impact:**

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**ATTACHMENTS:**

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**CITY OF SURPRISE**  
**Regular City Council Meeting**

Council Meeting Date: November 2, 2021  
Submitting Department: City Clerk  
Staff Recommendations: None

Contact Person: Sherry Aguilar, City Clerk  
District: Citywide

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

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**Agenda Wording:**

Consideration and action on the minutes of October 19, 2021 Regular City Council Work Session and Regular City Council Meeting.

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**Motion:**

I move to approve the meeting minutes.

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**Background:**

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**Objective Analysis:**

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**Policy Compliant:**

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**Financial Impact:**

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**Budget Impact:**

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**FTE Impact:**

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**ATTACHMENTS:**

1. 10192021 WKS
  2. 10192021 Regular Meeting Minutes
-



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

Tuesday, October 19, 2021 @ 5:00PM

**Call To Order**

**Roll Call**

**Pledge of Allegiance**

**Call To The Public**

**Regular City Council Work Session Agenda**

**REGULAR AGENDA ITEM - NON-PUBLIC HEARING:**

**1. Presentation and discussion pertaining to a Sports and Tourism  
Department update - NO ACTION**

Sports and Tourism Director, Kendra Pettis gave a powerpoint presentation on a Sports and Tourism departmental update.

Mayor Hall asked for clarification on room sold/revenue.

Council Member Remley asked for a review of the chart listing the Rib Fest Throwdown.

Vice Mayor Duffy asked about capacity for Spring Training this coming up year.

Ms. Pettis commented that the way it is currently, we should be at full capacity unless things change.

Council Member Cline commented that she loves the idea of having more events at our stadium and Mark Coronado park, but the parking is an issue.

Parking is spread out everywhere. I would hate to have a wonderful concert but not with the parking we currently have.

## **Executive Session**

## **Adjournment**

Council Member Cline made the motion to adjourn the Regular City Council Work Session of October 19, 2021 at 5:23 PM. Vice Mayor Duffy seconded the motion. Six yes votes, one excused (Hastings), motion carried.

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Skip Hall, Mayor

## **ATTEST:**

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Sherry Ann Aguilar, City Clerk, MMC

## **CERTIFICATION:**

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

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Sherry Ann Aguilar, City Clerk, MMC

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

Tuesday, October 19, 2021 @ 6:00PM

**Call To Order**

**Invocation**

Led by Chaplain Robert Saunders

**Roll Call**

Mayor Hall called to order the Regular City Council Meeting of October 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 Duffy and Council Members: Winters, Cline, Judd and Remley. (Council Member Hastings-excused)

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

**Pledge of Allegiance**

**Proclamation and Community Acknowledgements**

**City Manager Report**

**1. Reports**

City Manager Frazier commented that a new Assistant Police Chief is Charles Marin.

**1. Announce Scholarship Recipients**

HR Director, Donna Meuse announced the Scholarship recipients.

## **City Clerk Report**

### **1. Reports**

### **2. EPCOR Elections Update**

Elections update by Sherry Ann Aguilar, City Clerk. Ms. Aguilar introduced Chad Guzman, Government Relations for EPCOR to give a brief update.

## **Call To The Public**

## **Regular City Council Meeting Agenda**

### **CONSENT AGENDA:**

Council Member Judd made the motion to approve the consent agenda. Council Member Remley seconded the motion. Six yes votes, one excused (Hastings), motion carried.

### **3. Consideration and action on the minutes of October 5, 2021 Regular City Council Meeting and executive session - APPROVED**

### **4. Consideration and action to approve the 2022 Council Work Session and Regular Meeting schedule - APPROVED**

### **5. Consideration and action pertaining to approval of the Final Plat entitled, Paloma Creek Phase 1â€" an approximately 47.96 acre property generally located north of Happy Valley Road and east of 163rd Avenue; Case FS20-573 - APPROVED**

### **6. Consideration and action pertaining to approval of the Final Plat entitled, "A Replat of Lot 3 of the 'Replat of Lot 3 of the 'Prasada-Phase 1B North' " and dated April 8, 2021, an approximately 5.131 acre property generally located at the Southwest corner of Waddell Road and Sarival Road; Case FS20-817 - APPROVED**

### **7. Consideration and action pertaining to approval of the Final Plat entitled, Toll at Prasada -Cotton Lane and dated September 13, 2021, an approximately 4.0283 acre property generally located at the west half of Cotton Lane between Cactus Road and Peoria Avenue; Case FS21-081 - APPROVED**

**8. Consideration and action pertaining to approval of the Final Plat entitled Condominium Plat Crossroads Lakes Professional Offices Condominium 2nd Amended and dated July 15, 2021, an approximately 5.2 acre property generally located south of Bell Road and west of El Mirage Road; Case FS21-361 - POSTPONED INDEFINITELY**

**9. Consideration and action pertaining to the Final Plat entitled, Paloma Creek Phase 2A an approximately 11.5 acre property generally located north of Happy Valley Road and east of 163rd Avenue; Case FS20-574 - APPROVED**

**10. Consideration and action pertaining to approval of the Final Plat entitled, Paloma Creek Phase 2B" an approximately 11.6 acre property generally located north of Happy Valley Road and east of 163rd Avenue; Case FS20-575 - APPROVED**

**11. Consideration and action pertaining to approval of an amendment to the Fiscal Year 2022 budget by moving budget authority of \$203,300 within the Traffic Election 2017 Fund for the purpose of consolidating Traffic Congestion Mitigation and Pavement Preservation art projects, renaming project R61460, and amending the Contract Award Authority List; Resolution #2021-148 - APPROVED**

**12. Consideration and action pertaining to the approval of a Sublease with A New Leaf, Inc. to operate a Housing Support Center upon property leased by the City located at 12779 and 12785 West Grand Ave; Resolution #2021-153 - APPROVED**

**13. Consideration and action pertaining to acceptance of eight Arizona Governor's Office of Highway Safety (GOHS) grants and amending the FY2022 budget by moving budget authority of \$207,200 from General Contingency to Projects G31265, G31275, G31314, G31324, G31356, G31393, G31412, and G31266 for the purpose of reimbursement for impaired driving enforcement overtime, capital outlay equipment, materials and supplies; Resolution #2021-156 - APPROVED**

**14. Consideration and action pertaining to approval of an amendment to the fiscal year 2022 budget by moving budget authority in the amount of \$229,500 within the Grants Fund for the acceptance of three grants from the Arizona Department of Homeland Security grant program; Resolution #2021-159 - APPROVED**

**15. Consideration and action pertaining to acceptance of a Utility, Access, and Water Line Easement from HE Capital Asante, LLC, near Jomax and 169th Avenue - APPROVED**

**16. Consideration and action pertaining to acceptance of a Quit Claim Deed for the Asante Water Tank from HE Capital Asante, LLC, near Jomax and 169th Avenue - APPROVED**

**17. Consideration and action pertaining to acceptance of a Quit Claim Deed for Asante Well Site No. 1 from HE Capital Asante, LLC, near Jomax and 169th Avenue - APPROVED**

**18. Consideration and action pertaining to approval of a Fiscal Year 2022 budget amendment moving budget authority in the amount of \$40,000 from the Water Operations Fund to project G71010 ADWR Xeriscape Garden; Resolution #2021-160 - APPROVED**

**19. Consideration and action pertaining to approval of the One Arizona Distribution of Opioid Settlement Funds Agreement and the Distributor and Janssen Settlement Agreements - APPROVED**

**REGULAR AGENDA ITEM - PUBLIC HEARING:**

**20. Consideration and action pertaining to approval of a proposed Text Amendment to Chapter 109 of the Surprise Land Development Ordinance regarding Billboard Signs; Ordinance #2021-15; Case FS21-147.**

City Planner, Trevor Fleetham gave a powerpoint presentation on this item.

The applicant, Bill Ally gave a powerpoint presentation explaining where the proposed billboard sign will be requested and the logistics of space, lighting, etc.

**Public Comments:**

Debra Humpal - Sun City West resident, had a handout of research. Opposes the billboard ordinance. Asked council to look at page 25 and 31 of the handout regarding crashes.

David Hunter, SCW Property Owners President - Spoke in opposition of electronic billboards on the 303. This moves the billboards from Surprise backyard to our backyard.

Scott Mitzner -Sun City West resident, Spoke in opposition of electronic billboards.

Dennis Vanderplow - Sun City West resident, Spoke in opposition of electronic billboards.

Linda Wright - Sun City West resident, Spoke in opposition of electronic billboards

Sara Caldwell - Sun City West resident, Spoke in opposition of electronic billboards

Lyn Lane - Sun Village resident, spoke in opposition of electronic billboards.

Donna Laporte - Surprise resident and registered voter, I wish I didn't have to be here tonight. Spoke in opposition to the electronic billboards.

Jeannie Frankowski - spoke in opposition of electronic billboards.

Michelle Theis - Resident of Rancho Gabriela spoke in opposition of electronic billboards.

Jeff McGuire - Property owner where billboard is being proposed. I feel billboards is the highest and best use for this property.

Raoul Sada - Surprise Regional Chamber of Commerce, President spoke in support of the electronic billboards.

Vice Mayor Duffy commented that he was not in attendance for the work session, but watched online. A lot of misinformation online. I looked at the location and this will not block the White Tank mountains. This is where the location should be. I am in support of this.

Council Member Cline commented that she also drove the corridor at different times of the day and night, I did not find in my driving, I didn't see anything but walls and power lines. I don't think this will make a significant difference.

Council Member Remley commented that tonight we are considering changing our ordinance so that billboard signs can be permitted. This troubles me a lot, we have lots of resources for advertising in the City, the A-Frame

signs were a problem for years. I was elected to represent my constituents, not in support of this.

Council Member Judd - We are in a tough spot here, we have many letters from businesses and comments from residents. I have said that if businesses support this, then I do as well. Billboards can be eyesores, but the proposed location will not be effected. I am inclined to support this because our business community wants this.

Mayor Hall comment5ed that we are in a tough position and will need to weigh the balance.

1st motion: Council Member Remley made the motion to go with one billboard. A second was not made, motion failed.

2nd motion: Vice Mayor Duffy made the motion to approve 3 billboard maximum. Council Member Cline seconded the motion. five yes votes. Five yes votes, one no vote (Remley) and 1 excused (Hastings), motion carried.

**21. Consideration and action pertaining to approval of a Minor General Plan Amendment to change approximately 107 acres of Open Space Character Area to Neighborhood Character Area, generally located north of McMicken Way and east of 147th Avenue; Resolution #2021-155; Case FS21-154 - APPROVED**

City Planner, Sergio Angulo gave a powerpoint presentation on this item.

Council Member Winters - There is now access from Happy Valley Road to the 303 area?

Mr. Angulo - 163rd east to the 303.

Council Member Cline - We managed to plat something that allowed for 2 things later to not match up?

Mr. Angulo - reported on the history/background update.

Mayor Hall - access from 147th?

Mr. Jones - 147th Ave./bridge.

No public comments were made.



Council Member Winters made the motion to approve Resolution 2021-155. Council Member Cline seconded the motion. Six yes votes, one excused (Hastings), motion carried.

**22. Consideration and action pertaining to approval of a rezone of approximately 14.47 acres of property generally located south of Happy Valley Road and east of 147th Avenue from Rural Residential (RR) to Residential High Density (RH-15) with a PUD Overlay; Ordinance #2021-22; Case FS21-154 - APPROVED**

City Planner, Sergio Angulo gave a powerpoint presentation.

Council Member Cline - build to rent or to own?

Mr. Ally - reviewed the site plan.

Public comments -

Melissa Theis questioned the density for this development. Commented as a real estate agent, there is not enough green space.

Council Member Judd asked ow much green space is at Rancho Mercado?

Minimum 10%.

Council Member Winters made the motion to approve Ordinance 2021-22. Council Member Cline seconded the motion. Six yes votes, 1 excused (Hastings), motion carried.

**23. Consideration and action pertaining to approval of a rezone of approximately 19.89 acres of property generally located on the southwest corner of San Ysidro Road and 158th Avenue from Residential Ranch (RR) to Residential Medium Density (RM-6) with a PUD Overlay; Ordinance # 2021-21;Case FS21-036.**

City Planner, Sergio Angulo gave a powerpoint presentation for this item.

Kent Xanders, the applicant - described the project and what they have done for the adjacent neighbors.

No public comments were made.

Council Member Cline made the motion to approve Ordinance 2021-21. Vice Mayor Duffy seconded the motion. Six yes votes, one excused (Hastings), motion carried.

**24. Consideration and action pertaining to approval of the annexation of approximately 19.896 acres for Windstone Ranch North, a property generally located north of Happy Valley Road and west of 151st Avenue alignment; Ordinance # 2021-20. (Case FS21-209) - APPROVED**

City Planner, Sergio Angulo gave a powerpoint presentation on this item.

No public comments were made.

Council Member Winters made the motion to approve Ordinance 2021-20. Council Member Cline seconded the motion. Six yes votes, one excused (Hastings), motion carried.

**25. Consideration and action pertaining to approval of a rezone of approximately 19.896 acres from Rural Residential (RR) to Residential Low Density (R-1) for Windstone Ranch North, a property generally located north of Happy Valley Road and west of the 151st Avenue alignment; Ordinance # 2021-13 - APPROVED**

City Planner, Sergio Angulo gave powerpoint presentation on this item.

Council Member Cline - great that you're looking at a reduced density in this area.

No public comments were made.

Council Member Remley made the motion to approve Ordinance 2021-13. Council Member Cline seconded the motion. Six yes votes, one excused (Hastings), motion carried.

**REGULAR AGENDA ITEM - NON-PUBLIC HEARING:**

**26. Consideration and action pertaining to approval of the commissioning of artist Brad Oldham for an original work of art in downtown Surprise - APPROVED**

Danielle Osborn, Arts Commission Staff Liaison gave an introduction for this item.

Mayor Hall commented that he likes the extension options.

Council Member Cline commented that she loves this concept.

Council Member Judd commented that this is a neat idea and glad in a public place. Polished steel, flowers are painted with automotive paint.

Council Member Judd made the motion to approve commissioning of artist Brad Oldham for an original work of art in downtown Surprise. Council Member Cline seconded the motion. Six yes votes, one excused (Hastings), motion carried.

**27. Consideration and action pertaining to approval of the Preliminary Plat entitled, " Bonita Ranch" and dated July 01, 2021, an approximately 73.01 acre property generally located south of Jomax Road and west of 147th Avenue; Case FS20-823 - APPROVED**

City Planner, Sergio Angulo gave a powerpoint presentation on this item.

Council Member Judd - amenities in the open space. When we looked at the LDO we came up with a solution for that. Is that being implemented here?

Council Member Winters made the motion to approve the Preliminary Plat for Bonita Ranch. Council Member Cline seconded the motion. Six yes votes, one excused (Hastings), motion carried.

**28. Consideration and action authorizing the acquisition of fee title, or lesser interest, in real property generally located along the Norwich Drive alignment in and near and west of 181st Drive, within Section 10, Township 4 North, Range 2 West in Surprise, Arizona, by dedication, donation, purchase, or eminent domain; Resolution # 2021-158 - APPROVED**

New Planning Manager, Jason Moquin gave a powerpoint presentation on this item.

Council Member Winters made the motion to approve Resolution 2021-158. Council Member Cline seconded the motion. Six yes votes, one excused (Hastings), motion carried.

## **Other Business and Future Agenda Items**

### **City Council Reports**

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

Council Member Remley - Fiesta Grande and GAIN Night.

Vice Mayor Duffy - No report

Council Member Cline - Rotary Club Members, Friends of the Surprise Libraries, Book Store, District 1 meeting, Gardening Subcommittee, opening of Mobile Home Depot and next meeting on Tuesday on the 26th in Sun City Grand.

Council Member Winters - District 1 meeting Council Member Cline was the guest speaker

Council Member Judd - Community Meeting on Tuesday at Freddy's at 6 PM, White Tank Mountain Conservancy tomorrow night.

Mayor Hall - Arizona Dept. of Housing Director regarding housing needs.

### **Executive Session**

### **Adjournment**

Council Member Cline made the motion to adjourn the Regular City Council Meeting of October 19, 2021 at 9:08 PM. Vice Mayor Duffy seconded the motion. Six yes votes, one excused (Hastings), motion carried.

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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, October 19, 2021.**

\_\_\_\_\_  
Sherry Ann Aguilar, City Clerk, MMC



## CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: November 2, 2021  
Submitting Department: City Clerk  
Staff Recommendations: None

Contact Person: Sherry Aguilar, City Clerk  
District: District 1

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

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### **Agenda Wording:**

Consideration and action to approve a Class "A" Bingo License for Heritage Asante Community Association located at 17401 W. Asante Blvd., Surprise, AZ. 85387.

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### **Motion:**

I move to approve a Class "A" Bingo License for Heritage Asante Community Association located at 17401 W. Asante Blvd., Surprise, AZ. 85387.

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### **Background:**

This is a new applicant request for a Class "A" Bingo License following State Statutes relating to Bingo Licenses in the State of Arizona. There are no concerns for this license request.

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### **Objective Analysis:**

### **Policy Compliant:**

5-404. Application for license

A. Each applicant for an initial license to be issued pursuant to the provisions of this section shall submit to the local governing body the local governing body fee and the license fee prescribed in section 5-414 together with a written application in the form prescribed by the licensing authority, duly executed and verified, and in which shall be stated:

1. The name, telephone number and address of the applicant.
2. Sufficient facts to enable the licensing authority to determine whether or not the applicant is qualified for the specific class of license for which the applicant is applying.
3. If the applicant is a qualified organization the names and addresses of its officers.
4. The place where and day and time when such games of bingo are to be held, operated and conducted by the applicant, under the license applied for.
5. The items of expense intended to be incurred or paid in connection with the holding, operating and conducting of such games of bingo and the names and addresses of the persons to whom, and the purposes for which, they are to be paid.
6. The specific projected use of the net proceeds.
7. Such other information as shall be deemed advisable by the licensing authority.

B. The applicant shall designate in the application:

1. One or two persons who will serve as manager.
  2. One person who will serve as proceeds coordinator.
  3. At least one person who will serve as supervisor.
  4. At least one person who will serve as assistant.
- C. A person designated as a manager, proceeds coordinator or supervisor on a license shall not serve in any of these positions under any other license.
- D. The applicant shall attach affidavits to the application which are executed by each manager and state that the manager:
1. Will conduct all bingo games in compliance with the license, this article and the rules of the licensing authority.
  2. Is of good moral character.
  3. Has never been convicted of a misdemeanor involving moral turpitude or a felony.
- E. The applicant shall attach an affidavit to the application which is executed by the proceeds coordinator and states that the proceeds coordinator:
1. Will use the net proceeds in compliance with the terms of the license, this article and the rules of the licensing authority.
  2. Is of good moral character.
  3. Has never been convicted of a misdemeanor involving moral turpitude or a felony.
- F. A person may serve as supervisor for more than one occasion for the same licensee. The supervisor shall be continuously present on the premises during the bingo games and until all associated activities have been completed. The applicant shall attach affidavits to the application which are executed by each supervisor and state that the supervisor:
1. Will comply with the terms of the license, this article and the rules of the licensing authority in supervising each occasion.
  2. Is of good moral character.
  3. Has never been convicted of a misdemeanor involving moral turpitude or a felony.
- G. Except in an application for a class A license, the applicant shall attach affidavits to the application which are executed by each assistant and state that the assistant:
1. Will comply with the terms of the license, this article and the rules of the licensing authority in assisting in the conduct of all bingo games.
  2. Is of good moral character.
  3. Has never been convicted of a misdemeanor involving moral turpitude or a felony.
- H. If any premises are to be leased or rented in connection with holding, operating or conducting any game of bingo pursuant to this article, an affidavit by the lessor shall accompany the application stating the lessor's name and address, the amount of rent, stated in a specific dollar amount and not relating to any percentage or portion of gross or net revenue, which will be paid for such premises and that the lessor is, or its officers and directors are, of good moral character and have not been convicted of any misdemeanor involving moral turpitude or a felony.
- I. The local governing body shall upon receipt of the application immediately set a hearing on the application to be held within forty-five days.
- J. Following the receipt of the application and the hearing the local governing body shall recommend approval or disapproval of the application and forward the original or a certified copy of the application endorsed with its approval or disapproval to the licensing authority. If the application is disapproved by the local governing body the endorsement shall contain the specific reasons for disapproval.

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**Financial Impact:**

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**Budget Impact:**

**FTE Impact:**

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**ATTACHMENTS:**

1. heritage assnte bingo \_Redacted
  2. applicant letter 2021
-





**This Application for Bingo License Packet includes:**

- Arizona Form 833 — Application for Bingo License
- Arizona Form 830 — Affidavit
- Arizona Form 832 —  
Endorsement by Local Governing Body

It is advisable that you obtain and review a copy of the Arizona Revised Statutes on "Games of Bingo" and the Administrative Rules prior to initiating an application. These documents outline qualifications and requirements for obtaining a bingo license and may be obtained from:

- [www.azleg.gov/](http://www.azleg.gov/) and
- [www.azsos.gov/public\\_services/table\\_of\\_contents.htm](http://www.azsos.gov/public_services/table_of_contents.htm)

All forms must be complete and legible. *Please type or print using black ink only.* Forms are available in a fillable pdf format at Arizona Department of Revenue (ADOR) web site [www.azdor.gov](http://www.azdor.gov). Be sure to include on your application a telephone number where you (or another party responsible for the games) can be reached during the day.

The bingo license package for **new** license and appropriate fees must be sent to and approved by the local governing body (the city council for incorporated cities or the county board of supervisors for unincorporated areas) prior to submission to the ADOR Bingo Section. Upon their approval or disapproval, the local governing body will forward the license package to the ADOR Bingo Section.

**Endorsement By Local Governing Body Form**

Complete lines 2, 3, and 4 of *Arizona Form 832, Endorsement by Local Governing Body* and submit to your local governing body with the bingo license package. **A bingo license cannot be issued until this form is received by the ADOR Bingo Section.**

As part of the review of your application for a bingo license, the ADOR **Bingo Section will conduct an analysis of any purchase agreement for either equipment and/or real property to determine that such agreement is bona fide.** This analysis is conducted pursuant to A.R.S. 5-406.F. The Bingo Section does not "approve" these agreements as to content or other legal ramifications. You are strongly advised to consult with independent legal counsel to determine your rights and obligations under these agreements.

If you need additional forms or have any questions, please call the ADOR Bingo Section in Phoenix at (602) 716-7801.

**CHECKLIST:**

*Send copies of all documents listed below unless otherwise noted. Before mailing, check to make sure that you have included the following:*

- 1 ☒ **Original** completed Application for Bingo License (Arizona Form 833).
- 2 ☐ **Original** completed affidavits (Arizona Form 830). Class B and Class C applicants must include a completed affidavit for each person participating in the conduct of your games. Class A applicants must include a complete affidavit for each person participating as a manager, proceeds coordinator and supervisors.
- 3 ☐ Rental agreement if more than one licensee is using the same rented premises in which to hold bingo.
- 4 ☐ Application for Special Bonus Game (Arizona Form 831) available at [www.azdor.gov](http://www.azdor.gov). If you do not conduct special bonus games do not complete the application.
- 5 ☒ License fee payable to the Arizona Department of Revenue:

| License Type | Fee      |
|--------------|----------|
| Class A      | \$10.00  |
| Class B      | \$50.00  |
| Class C      | \$200.00 |

- 6 ☒ The local governing body fee will be payable to the appropriate local governing entity:

| License Type | Fee     |
|--------------|---------|
| Class A      | \$5.00  |
| Class B      | \$25.00 |
| Class C      | \$50.00 |

- 7 ☐ If applying as a **qualified organization**, a current membership list must be submitted and must indicate initial membership dates for all members of the applicant organization. Any person from any branch of the applicant who will be participating in the operation of bingo games must be included on the membership list.
- 8 ☐ If applying as a **qualified organization**, the following must be submitted: charter documents, articles of incorporation, corporate bylaws, articles of association, minutes of the establishment meeting, and minutes of meetings for two years (two months of each year) immediately prior to the date of application for the applicant, parent and auxiliary.
- 9 ☐ Purchase agreement for real property (where applicable).
- 10 ☐ Purchase agreement/bill of sale for bingo equipment and supplies.
- 11 ☐ **Original** local governing body endorsement.

## Arizona Form 832

## Endorsement by Local Governing Body

## Bingo

FOR OFFICIAL USE ONLY PURSUANT TO A.R.S. § 5-404.A

- **License Applicants:** Complete lines 2, 3, and 4. Submit with entire license package to local governing body.
- **Local Governing Body:** Complete and return with license package to the Department of Revenue Bingo Section.  
A.R.S. §§ 5-409 and 5-410

☒ New Application☐ Change of Location

Date

10-07-2021

License Number

From (Name of local governing body)

City of Surprise

Address (number and street, PO Box)

16000 N. Civic Center Plaza

City

Surprise

State

AZ

ZIP Code

85374

Phone No. (with area code)

623-222-1220

REVENUE USE ONLY. DO NOT MARK IN THIS AREA.

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81 PM

80 RCVD

- 1 This is to certify that on \_\_\_\_\_ a hearing was conducted pursuant to Arizona Revised Statute, Title 5, Chapter 4, in the matter of:
- ☐ Application for a bingo license by the following applicant.
- ☐ Application for a bingo license location transfer.

2 Applicant's Name

Heritage Asante Community Association

3 Location/Address where live bingo will be conducted:

17401 W. Asante Blvd

City

Surprise

State

AZ

ZIP Code

85387

4 Fill in the time on the days live bingo will be played:

| SUN                           | MON                           | TUE                                           | WED                           | THUR                          | FRI                           | SAT                           |
|-------------------------------|-------------------------------|-----------------------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|
| <input type="checkbox"/> a.m. | <input type="checkbox"/> a.m. | <input type="checkbox"/> a.m.                 | <input type="checkbox"/> a.m. | <input type="checkbox"/> a.m. | <input type="checkbox"/> a.m. | <input type="checkbox"/> a.m. |
| <input type="checkbox"/> p.m. | <input type="checkbox"/> p.m. | 6:00 <input checked="" type="checkbox"/> p.m. | <input type="checkbox"/> p.m. | <input type="checkbox"/> p.m. | <input type="checkbox"/> p.m. | <input type="checkbox"/> p.m. |

5 Who is your live bingo supplier?

6 Recommendation for the application: ☐ Approved ☐ Disapproved

7 Specific reasons for disapproval are hereby listed pursuant to A.R.S. § 5-404.1:

This endorsement must be signed by a delegated authority of the local governing body.

PRINTED NAME

SIGNATURE

DATE

TITLE

Please mail to:  
 Arizona Department of Revenue  
 1600 W Monroe Street, Division Code 22  
 Phoenix, AZ 85007

☎ (602) 716-7801

**Arizona Form 833**
**Application for Bingo License**

- Type or print in black ink and complete all information requested on this form. If you do not, your application will be returned. All information is subject to verification. If you need more space, attach additional sheets.
- All bingo licenses expire one year from the date of issue.** To continue conducting live bingo games, you must renew your license prior to the expiration date pursuant to A.R.S. §§ 5-403(C) and 5-410.

|                                                                             |                                         |                          |
|-----------------------------------------------------------------------------|-----------------------------------------|--------------------------|
| 1 Applicant's Name<br><i>Heritage Asante Community Association</i>          |                                         |                          |
| 2a Mailing Address<br><i>17401 W Asante Blvd.</i>                           |                                         |                          |
| 2b City<br><i>Surprise</i>                                                  | State<br><i>AZ</i>                      | ZIP Code<br><i>85387</i> |
| 3a Administrative Office Location<br><i>11600 W. Broadway Rd., Ste. 200</i> |                                         |                          |
| 3b City<br><i>Tempe</i>                                                     | State<br><i>AZ</i>                      | ZIP Code<br><i>85282</i> |
| 4a Name of Contact Person<br><i>Yicki Enos</i>                              | 4b Telephone No.<br><i>623-259-4941</i> |                          |
| 4c E-mail Address<br><i>Yenos@associatedasset.com</i>                       | 4c Fax No.                              |                          |

**Falsification of information contained in this application constitutes a Class 6 felony.**

REVENUE USE ONLY. DO NOT MARK IN THIS AREA.

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81 PM

80 RCVD

- 5 Class B and Class C license applicants only:** If applying as a qualified organization, *check one box* to indicate the type of organization:

- |                                     |                                                    |                                                 |                                                      |
|-------------------------------------|----------------------------------------------------|-------------------------------------------------|------------------------------------------------------|
| <input type="checkbox"/> Charitable | <input type="checkbox"/> Social                    | <input type="checkbox"/> Religious              | <input type="checkbox"/> Veterans                    |
| <input type="checkbox"/> Fraternal  | <input type="checkbox"/> Volunteer Fire Department | <input type="checkbox"/> Homeowners Association | <input type="checkbox"/> Nonprofit Ambulance Service |

- 6 Class B and Class C license applicants only** applying as a qualified organization, ***provide parent or auxiliary information:***

|                                                  |       |          |                                                  |       |          |
|--------------------------------------------------|-------|----------|--------------------------------------------------|-------|----------|
| 6a Parent Name                                   |       |          | 6b Auxiliary Name                                |       |          |
| Address – Number and Street, Rural Rt., Apt. No. |       |          | Address – Number and Street, Rural Rt., Apt. No. |       |          |
| City                                             | State | ZIP Code | City                                             | State | ZIP Code |

- 7 Class B and Class C license applicants only** applying as a qualified organization, ***list the current officers or Board of Directors of the organization:***

|                                                  |       |          |                                                  |       |          |
|--------------------------------------------------|-------|----------|--------------------------------------------------|-------|----------|
| 7a Name                                          |       |          | 7b Name                                          |       |          |
| Title                                            |       |          | Title                                            |       |          |
| Address – Number and Street, Rural Rt., Apt. No. |       |          | Address – Number and Street, Rural Rt., Apt. No. |       |          |
| City                                             | State | ZIP Code | City                                             | State | ZIP Code |
| 7c Name                                          |       |          | 7d Name                                          |       |          |
| Title                                            |       |          | Title                                            |       |          |
| Address – Number and Street, Rural Rt., Apt. No. |       |          | Address – Number and Street, Rural Rt., Apt. No. |       |          |
| City                                             | State | ZIP Code | City                                             | State | ZIP Code |

- 8 Class B and Class C license applicants only:** Bingo checking account information:

|                         |           |             |
|-------------------------|-----------|-------------|
| Checking Account Number | Bank Name | Bank Branch |
|-------------------------|-----------|-------------|

Continued on page 2 →

Applicant's Name (as shown on page 1)

Heritage Asante Community Association

## APPLICATION FOR BINGO LICENSE

**9 Class B and Class C license applicants only:** Bingo interest-bearing account information:

|                |           |             |
|----------------|-----------|-------------|
| Account Number | Bank Name | Bank Branch |
|----------------|-----------|-------------|

**10 Class B and Class C license applicants only:** List all **officers and/or supervisors** authorized to sign checks from the accounts listed above. If applying as a qualified organization, all **supervisors must be members** of the applicant:

|                 |                 |
|-----------------|-----------------|
| <b>10a Name</b> | <b>10b Name</b> |
| Title           | Title           |

**11 List the name(s) of the one or two persons who will serve as managers.** If applying as a qualified organization, these persons **must be members** of the applicant. *Each person must submit an affidavit.*

|                               |                                  |
|-------------------------------|----------------------------------|
| <b>11a Name</b><br>Yicki Enos | <b>11b Name</b><br>Dave Fermaile |
| Title<br>Lifestyle Director   | Title<br>Community Manager       |

**12 List the name of the one person designated as proceeds coordinator.** If applying as a qualified organization, this person **must be an officer or director and a member** of the applicant. *Each person must submit an affidavit.*

|                    |                             |
|--------------------|-----------------------------|
| Name<br>Yicki Enos | Title<br>Lifestyle Director |
|--------------------|-----------------------------|

**13 List the name(s) of the person(s) who will serve as supervisor.** If applying as a qualified organization, each person **must be a member** of the applicant. *Each person must submit an affidavit. If additional names are required, please attach affidavits.*

|                               |                 |
|-------------------------------|-----------------|
| <b>13a Name</b><br>Yicki Enos | <b>13b Name</b> |
| Title<br>Lifestyle Director   | Title           |

**14 List the name(s) of the person(s) who will serve as assistants.** If applying as a qualified organization, each person **must be a member or new member** of the applicant. Except for "Class A" licensees, *each person must submit an affidavit.*

|                 |                 |
|-----------------|-----------------|
| <b>14a Name</b> | <b>14b Name</b> |
| <b>14c Name</b> | <b>14d Name</b> |

**15 Street address of the PHYSICAL location where live bingo will be played:**

17401 W. Asante Blvd. Surprise, AZ 85387

**16 Games of Bingo must not exceed 5 days a week.** Indicate the time on each respective day that live bingo will be played:

| SUN                           | MON                           | TUE                                           | WED                           | THUR                          | FRI                           | SAT                           |
|-------------------------------|-------------------------------|-----------------------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|
| <input type="checkbox"/> a.m. | <input type="checkbox"/> a.m. | <input type="checkbox"/> a.m.                 | <input type="checkbox"/> a.m. | <input type="checkbox"/> a.m. | <input type="checkbox"/> a.m. | <input type="checkbox"/> a.m. |
| <input type="checkbox"/> p.m. | <input type="checkbox"/> p.m. | 6:00 <input checked="" type="checkbox"/> p.m. | <input type="checkbox"/> p.m. | <input type="checkbox"/> p.m. | <input type="checkbox"/> p.m. | <input type="checkbox"/> p.m. |

Continued on page 3 →



Applicant's Name (as shown on page 1)

Heritage Asante Community Association

## APPLICATION FOR BINGO LICENSE

17 Indicate the type of premises where bingo will be played. Check one box:

a ☐ Neither rent nor mortgage will be paid from bingo funds.b ☐ Rented or leased. Attach rental affidavit and copy of rental agreement.

|                                   |                                                  |       |          |
|-----------------------------------|--------------------------------------------------|-------|----------|
| Landlord's Name                   | Address – Number and Street, Rural Rt., Apt. No. |       |          |
| Telephone Number (with area code) | City                                             | State | ZIP Code |

c ☒ Owned solely by the organization. Attach copy of mortgage, deed of trust, purchase agreement, escrow agreement, or other related document:

|                                   |                                                  |       |          |
|-----------------------------------|--------------------------------------------------|-------|----------|
| Holder of Mortgage                | Address – Number and Street, Rural Rt., Apt. No. |       |          |
| Telephone Number (with area code) | City                                             | State | ZIP Code |

Heritage Asante Community Assoc. 17401 W. Asante Blvd.  
623-259-4941 Surprise AZ 85387

d ☐ Owned jointly with other organization. Attach copy of mortgage, deed of trust, purchase agreement, escrow agreement, or other related document:

|                                   |                                                  |       |          |
|-----------------------------------|--------------------------------------------------|-------|----------|
| 1) Holder of Mortgage             | Address – Number and Street, Rural Rt., Apt. No. |       |          |
| Telephone Number (with area code) | City                                             | State | ZIP Code |
| 2) Co-Owner Holder:               | Address – Number and Street, Rural Rt., Apt. No. |       |          |
| Telephone Number (with area code) | City                                             | State | ZIP Code |
| 3) Co-Owner Holder:               | Address – Number and Street, Rural Rt., Apt. No. |       |          |
| Telephone Number (with area code) | City                                             | State | ZIP Code |

18 List bingo licensees who are or will be conducting bingo in the same premises as you and those licensees located within 1,000 feet of your premises:

|                                                  |                                                  |
|--------------------------------------------------|--------------------------------------------------|
| 18a Name                                         | 18b Name                                         |
| D/A                                              |                                                  |
| Address – Number and Street, Rural Rt., Apt. No. | Address – Number and Street, Rural Rt., Apt. No. |
| City State ZIP Code                              | City State ZIP Code                              |

Continued on page 4 ➔

Applicant's Name (as shown on page 1)

*Heritage Asante Community Association*

## APPLICATION FOR BINGO LICENSE

## 19 Expected bingo expenses:

a Mortgage: \$ 0.00 per month

|                                   |                                                  |       |          |
|-----------------------------------|--------------------------------------------------|-------|----------|
| Payable to                        | Address – Number and Street, Rural Rt., Apt. No. |       |          |
| Telephone number (with area code) | City                                             | State | ZIP Code |

b Rent: \$ 0.00 per ☐ month ☐ hour ☐ occasion

|                                   |                                                  |       |          |
|-----------------------------------|--------------------------------------------------|-------|----------|
| Payable to                        | Address – Number and Street, Rural Rt., Apt. No. |       |          |
| Telephone number (with area code) | City                                             | State | ZIP Code |

c Janitorial Services: \$ 0.00 per ☐ month ☐ hour ☐ occasion

|                                   |                                                  |       |          |
|-----------------------------------|--------------------------------------------------|-------|----------|
| Payable to                        | Address – Number and Street, Rural Rt., Apt. No. |       |          |
| Telephone number (with area code) | City                                             | State | ZIP Code |

d Accounting Services: \$ 0.00 per ☐ month ☐ hour ☐ occasion

|                                   |                                                  |       |          |
|-----------------------------------|--------------------------------------------------|-------|----------|
| Payable to                        | Address – Number and Street, Rural Rt., Apt. No. |       |          |
| Telephone number (with area code) | City                                             | State | ZIP Code |

e Security Services: \$ 0.00 per ☐ month ☐ hour ☐ occasion

|                                   |                                                  |       |          |
|-----------------------------------|--------------------------------------------------|-------|----------|
| Payable to                        | Address – Number and Street, Rural Rt., Apt. No. |       |          |
| Telephone number (with area code) | City                                             | State | ZIP Code |

f Bingo Supplies: \$ \_\_\_\_\_ per \_\_\_\_\_

|                                   |                                                  |       |          |
|-----------------------------------|--------------------------------------------------|-------|----------|
| Payable to                        | Address – Number and Street, Rural Rt., Apt. No. |       |          |
| Telephone number (with area code) | City                                             | State | ZIP Code |

20 Who is your live bingo supplier? (For all bingo supplies). Do you foresee purchasing/renting machines as "technological aids for your live bingo games?"

Continued on page 5 ➔

Applicant's Name (as shown on page 1)

Heritage Asante Community Association

APPLICATION FOR BINGO LICENSE

I, \_\_\_\_\_, under penalty of perjury and upon oath, declare that I am duly authorized to sign and file this application. I hereby swear or confirm that I have read the foregoing application and know the contents thereof and that all information provided has been fully, accurately, and truthfully completed to the best of my knowledge.

T R R 9-15-21 HOA TREASURER

APPLICANT'S SIGNATURE

DATE

TITLE

Please mail to:  
Arizona Department of Revenue  
1600 W Monroe Street, Division Code 22  
Phoenix, AZ 85007  
☎ (602) 716-7801

REVENUE USE ONLY. DO NOT MARK IN THIS AREA.

☐ Approved

☐ Disapproved

☐ Class A License

☐ Class B License

☐ Class C License

Reviewer's Name (please print)

Date

License Number

Effective Date

Expiration Date

**Arizona Form  
830****Affidavit****Bingo**

This affidavit must be completed by each person who wishes to assist in the conduct of any game of bingo. If any information is blank or incorrect, the affidavit will be returned to you. All information is subject to verification. Disclosure of your Social Security Number (SSN) is voluntary. This information may be used to establish positive identification for purposes of criminal background checks pursuant to A.R.S. § 5-404.

|                                                                                                                                                                                                            |                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| Licensee's Name<br><i>Heritage Asante Community Association</i>                                                                                                                                            | License Number                                    |
| Position (check the appropriate boxes):<br><input checked="" type="checkbox"/> Manager <input type="checkbox"/> Supervisor <input type="checkbox"/> Proceed Coordinator <input type="checkbox"/> Assistant | REVENUE USE ONLY. DO NOT MARK IN THIS AREA.<br>88 |
| Affiant's Name<br><i>Dave Fermole</i>                                                                                                                                                                      |                                                   |
|                                                                                                                                                                                                            | 81 PM 80 RCVD                                     |

If licensee is a qualified organization, complete the following section:

|                                                                                                                                                        |                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| Member?<br><input type="checkbox"/> Yes <input type="checkbox"/> No                                                                                    | Date Joined Organization |
| Officers?<br><input type="checkbox"/> Yes <input type="checkbox"/> No                                                                                  | Officer Title            |
| Do you have an affidavit on file for any other licensee?<br><input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", list license number(s): |                          |

I, *Dave Fermole* AFFIANT'S NAME, the above-named affiant, under penalty of perjury, upon oath, depose and say that I will conduct or assist in conducting all bingo games in compliance with the terms of the license, Arizona Revised Statutes, Title 5, Chapter 4, and the rules of the licensing authority. I am of good moral character and have never been convicted of any misdemeanor involving moral turpitude or felony. I have not and shall not receive any reward, compensation or recompense for my participation in the conduct of bingo games except as provided for by law. I hereby swear or confirm that I have read and understand the foregoing and verify that the information and statements made herein are true and correct to the best of my knowledge.

*[Signature]*  
Signature of Affiant

*15 Sept 2021*  
Date

Please mail to:  
Arizona Department of Revenue  
1600 W Monroe Street, Division Code 22  
Phoenix, AZ 85007

☎ (602) 716-7801



**Arizona Form  
830****Affidavit****Bingo**

This affidavit must be completed by each person who wishes to assist in the conduct of any game of bingo. If any information is blank or incorrect, the affidavit will be returned to you. All information is subject to verification. Disclosure of your Social Security Number (SSN) is voluntary. This information may be used to establish positive identification for purposes of criminal background checks pursuant to A.R.S. § 5-404.

|                                                                                                                                                                                                            |  |                                             |                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------|----------------|
| Licensee's Name<br><i>Heritage Asante Community Association</i>                                                                                                                                            |  | License Number                              |                |
| Position (check the appropriate boxes):<br><input type="checkbox"/> Manager <input checked="" type="checkbox"/> Supervisor <input type="checkbox"/> Proceed Coordinator <input type="checkbox"/> Assistant |  | REVENUE USE ONLY. DO NOT MARK IN THIS AREA. |                |
| Affiant's Name<br><i>Vicki Enos</i>                                                                                                                                                                        |  | <b>88</b>                                   |                |
|                                                                                                                                                                                                            |  | <b>81</b> PM                                | <b>80</b> RCVD |

If licensee is a qualified organization, complete the following section:

|                                                                                                                                                        |                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| Member?<br><input type="checkbox"/> Yes <input type="checkbox"/> No                                                                                    | Date Joined Organization |
| Officers?<br><input type="checkbox"/> Yes <input type="checkbox"/> No                                                                                  | Officer Title            |
| Do you have an affidavit on file for any other licensee?<br><input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", list license number(s): |                          |

I, *Vicki Enos*, the above-named affiant, under penalty of perjury, upon oath, depose and say that I will conduct or assist in conducting all bingo games in compliance with the terms of the license, Arizona Revised Statutes, Title 5, Chapter 4, and the rules of the licensing authority. I am of good moral character and have never been convicted of any misdemeanor involving moral turpitude or felony. I have not and shall not receive any reward, compensation or recompense for my participation in the conduct of bingo games except as provided for by law. I hereby swear or confirm that I have read and understand the foregoing and verify that the information and statements made herein are true and correct to the best of my knowledge.

*Vicki Enos*  
Signature of Affiant

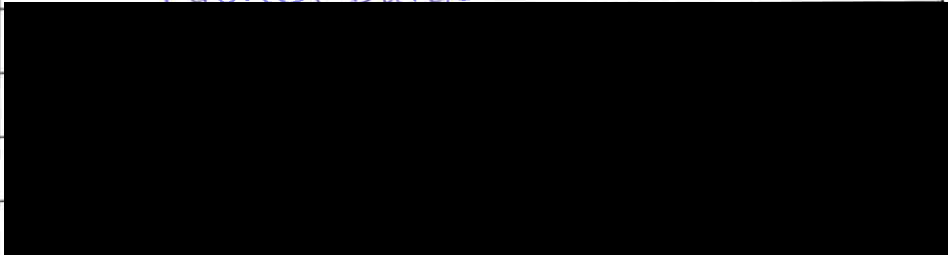
*August 19, 2021*  
Date

Please mail to:  
Arizona Department of Revenue  
1600 W Monroe Street, Division Code 22  
Phoenix, AZ 85007

☎ (602) 716-7801

**Arizona Form  
830****Affidavit****Bingo**

This affidavit must be completed by each person who wishes to assist in the conduct of any game of bingo. If any information is blank or incorrect, the affidavit will be returned to you. All information is subject to verification. Disclosure of your Social Security Number (SSN) is voluntary. This information may be used to establish positive identification for purposes of criminal background checks pursuant to A.R.S. § 5-404.

|                                                                                                                                                                                                            |                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| Licensee's Name                                                                                                                                                                                            | License Number                                    |
| Position (check the appropriate boxes):<br><input type="checkbox"/> Manager <input type="checkbox"/> Supervisor <input checked="" type="checkbox"/> Proceed Coordinator <input type="checkbox"/> Assistant | REVENUE USE ONLY. DO NOT MARK IN THIS AREA.<br>88 |
| Affiant's Name<br><i>Rachel Burgess</i><br>                                                                               | 81 PM      80 RCVD                                |

If licensee is a qualified organization, complete the following section:

|                                                                                                                                                          |                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| Member?<br><input type="checkbox"/> Yes <input type="checkbox"/> No                                                                                      | Date Joined Organization |
| Officers?<br><input type="checkbox"/> Yes <input type="checkbox"/> No                                                                                    | Officer Title            |
| Do you have an affidavit on file for any other licensee?<br><input type="checkbox"/> Yes <input type="checkbox"/> No   If "Yes", list license number(s): |                          |

I, *Rachel Burgess* AFFIANT'S NAME, the above-named affiant, under penalty of perjury, upon oath, depose and say that I will conduct or assist in conducting all bingo games in compliance with the terms of the license, Arizona Revised Statutes, Title 5, Chapter 4, and the rules of the licensing authority. I am of good moral character and have never been convicted of any misdemeanor involving moral turpitude or felony. I have not and shall not receive any reward, compensation or recompense for my participation in the conduct of bingo games except as provided for by law. I hereby swear or confirm that I have read and understand the foregoing and verify that the information and statements made herein are true and correct to the best of my knowledge.

*Rachel Burgess*  
Signature of Affiant

*9/22/2021*  
Date

Please mail to:  
Arizona Department of Revenue  
1600 W Monroe Street, Division Code 22  
Phoenix, AZ 85007

☎ (602) 716-7801



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

**October 15, 2021**

**VICKI ENOS, LIFESTYLE DIRECTOR  
HERITAGE ASANTE COMMUNITY ASSOCIATION  
17401 W. ASANTE BLVD.  
SURPRISE, AZ. 85387**

**REQUEST FOR CLASS "A" BINGO LICENSE**

E-Mail: [venos@associatedasset.com](mailto:venos@associatedasset.com)

**Dear Ms. Enos:**

Please be advised that we are in receipt of your request for a new Class "A" Bingo License for **HERITAGE ASANTE COMMUNITY ASSOCIATION, 17401 W. ASANTE BLVD.**  
SURPRISE, AZ. 85387

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

|                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Tuesday, November 2, 2021 - 6:00 p.m.</b><br/><b>Surprise City Hall - Council Chambers</b><br/><b>16000 N. Civic Center Plaza</b></p> |
|---------------------------------------------------------------------------------------------------------------------------------------------|

Upon receipt of this correspondence, please acknowledge receipt by email to [sherry.aguilar@surpriseaz.gov](mailto:sherry.aguilar@surpriseaz.gov) and advise who will be representing you at this meeting. Your cooperation is greatly appreciated.

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

Sincerely,

City Clerk, MMC



## CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: November 2, 2021

Contact Person: Robert Wingo, CITY  
ATTORNEY

Submitting Department: Legal

District: Internal

Staff Recommendations: None

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

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### **Agenda Wording:**

Consideration and action pertaining to authorizing submission of the Request for Exemption from posting deposit to the Industrial Commission of Arizona

### **Motion:**

I move to approve and authorize submission of the Request for Exemption from Requirement to Post Statutory Deposit to the Industrial Commission of Arizona.

### **Background:**

On January 30, 2017, Council approved by Resolution # 2017-03 the funding of a self-insured workers' Compensation program. With establishment of the self-insurance program comes certain regulatory compliance measures in addition to an annual application to the Industrial Commission of Arizona requesting authority to self insure.

In lieu of posting securities for outstanding workers' compensation liabilities, Arizona Administrative Code R-20-5-1114, affords public entities the opportunity to request waiver of a security deposit. This request for waiver must be submitted annually as part of the application process for renewal of Workers' Compensation self-insured status considered by the Industrial Commission of Arizona. The waiver must include the signatures of the majority of Council requesting such exemption be granted.

### **Objective Analysis:**

This action is to obtain consent from City Council to submit an exemption letter to the Industrial Commission of Arizona, seeking approval to waive the requirement to post a security deposit for outstanding workers' compensation liabilities. Council has approved, and an exemption letter has been submitted to the ICA, every year since the City initiated its self-insured Workers' Compensation program.

### **Policy Compliant:**

This action complies with all applicable statutes and codes and furthers the City Council's continuing agenda to be fiscally responsible and proactive.

### **Financial Impact:**

The action aims to avoid posting of statutory securities; thus preserving contingency funds held within

the Workers' Compensation Trust.

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**Budget Impact:**

The action aims to avoid posting of statutory securities; thus preserving contingency funds held within the Workers' Compensation Trust.

**FTE Impact:**

No FTE impact associated with this action

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**ATTACHMENTS:**

1. Request for Exemption from Requirement to Post Statutory Deposit
  2. City Clerk Jurat for Request for Exemption from Requirement to Post Statutory Deposit
-

### Request for Exemption from Requirement to Post Statutory Deposit

Pursuant to the Arizona Administrative Code subsection R20-5-1114 (A & B), this document constitutes a certified statement from the City of Surprise, an Arizona Municipal Corporation, duly qualified and authorized Arizona Workers Compensation self-insurer.

The City of Surprise hereby requests the Industrial Commission of Arizona (ICA) approve an alternate (exemption) from the posting of a statutory deposit, of which the current approved types are as follows: Letter of credit; a surety bond; U.S. Treasury notes or establishing a local government investment pool (LGIP) account. This request is made in accordance with A.A.C § R20-5-1114 and shall cover the City of Surprise unpaid Workers Compensation claims liability, as outlined in the foregoing statement.

The City of Surprise, Arizona states:

- 1) The City of Surprise has established a self-insurance trust pursuant to A.R.S § 11-981 (A-F), Section 4-4 of the Surprise Municipal Code, and expressly authorized by the Surprise City Council.
- 2) The City of Surprise shall conduct an actuary report on an annual basis. The confidence level shall be no less than 55%. The discount for investments shall be no more than 3.0% annually.
- 3) The Workers Compensation Trust Fund is sufficient to cover actuarial liabilities for workers compensation as determined by the self-insurer in accordance with Government Accounting Standards Board Statement #10 (replaced by GASB No.30).
- 4) The City of Surprise provides funding to the Workers Compensation Trust Fund established pursuant to A.R.S. § 11-981 (A-F) each year. The amount held for workers compensation purposes within the trust is sufficient to cover actuarial liabilities for workers compensation claims as determined by the self-insurer's actuary in accordance with GASB Statement #10, as well as, workers compensation reserves multiplied by 125% pursuant to the A.A.C.
- 5) The City of Surprise governing body, or designee, shall immediately notify the ICA and provide security as provided by and in this Article, if the governing body, or designee, learns that the risk management internal service fund and/or trust has insufficient funds to cover all workers compensation liabilities of the City of Surprise.
- 6) Pursuant to items 1 through 4, the City of Surprise meets the conditions required under A.R.S § 11-981 (A-F) and the A.A.C., subsection R20-5-1114 (A&B).
- 7) The signatures below represent a majority of the City of Surprise City Council members.

|              |            |
|--------------|------------|
| Signed _____ | Date _____ |
| Signed _____ | Date _____ |
| Signed _____ | Date _____ |
| Signed _____ | Date _____ |
| Signed _____ | Date _____ |
| Signed _____ | Date _____ |
| Signed _____ | Date _____ |



CITY CLERK  
CITY OF SURPRISE  
16000 N. CIVIC CENTER PLAZA  
SURPRISE, AZ 85374  
T. 623-222-1200

City of Surprise                    )  
                                              ) ss.  
COUNTY OF MARICOPA        )

I, Sherry Aguilar, City Clerk of the City of Surprise, County of Maricopa, within the State of Arizona, do hereby and attest that the attached is the original Request for Exemption from Requirement to Post Statutory Deposit for the City of Surprise in accordance with the Arizona Administrative Code and for its Self – Insured Workers’ Compensation program, has been duly approved and signed by the Surprise City Council on \_\_\_\_\_.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of the City of Surprise to be affixed hereunto this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Sherry Aguilar, City Clerk of the City of Surprise



**CITY OF SURPRISE**  
**Regular City Council Meeting**

Council Meeting Date: November 2, 2021

Contact Person: Robert Wingo, CITY  
ATTORNEY

Submitting Department: Legal

District: Internal

Staff Recommendations: None

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

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**Agenda Wording:**

Consideration and action pertaining to approval of a Fiscal Year 2022 budget amendment by moving budget authority in the amount of \$375,000 from the General Fund to the Workers' Compensation Fund for the annual assessment of the Municipal Firefighters Cancer Reimbursement Fund, amending the FY2022 Contract Award Authority List, and authorizing an inter-fund cash transfer; Resolution #2021-167.

---

**Motion:**

I move to approve Resolution # 2021-167.

---

**Background:**

During the 2021 Arizona legislative session, the state legislature passed Senate Bill 1827, which amended A.R.S. § 23-1703 to establish the Municipal Firefighter Cancer Reimbursement Fund to be administered by the Arizona Industrial Commission. This Fund has been established to reimburse municipal payors for the compensation and benefits paid by the municipal payors to municipal firefighters and investigators for compensation for temporary partial disability, permanent partial disability and lost earning capacity; compensation for temporary total disability and permanent total disability; medical, surgical and hospital benefits and death benefits.

From and after June 30, 2021, the Industrial Commission of Arizona will assess and collect fees from cities and towns for deposit in the fund. The fee will be assessed to each city and town that receives state shared revenues. The share of fees assessed in each fiscal year to each city and town is based on the population of the city or town as determined by the most recent population estimates of the United States Census Bureau as of July 1.

The City of Surprise' assessment is \$366, 916.00. However, Senate Bill 1827 also repealed A.R.S. §42-5041, which obligated the City to pay an annual assessment to the Arizona Department of Revenue for operations. This was done to offset the cost to cities for the new Municipal Firefighters Cancer Reimbursement Fund.

---

**Objective Analysis:**

A.R.S § 23-1703 establishes the Municipal Firefighters Cancer Reimbursement Fund. From and after June 30, 2021, the Industrial Commission of Arizona shall assess and collect fees from cities and towns



for deposit in the fund. The fee shall be assessed to each city and town that receives state shared revenues and will be based on population. The ongoing cost to the city is cost neutral due to the repeal of A.R.S §42-5041 which provided for an annual assessment to support the operations of the Department of Revenue. This fund will provide a mechanism for the City to seek reimbursement for compensation and benefits paid by the City for municipal firefighters and investigators.

---

**Policy Compliant:**

This action is necessitated by Arizona law as amended by SB1827. The process of seeking City Council approval for budget amendments is consistent with City of Surprise' Administrative Policies.

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**Financial Impact:**

The fiscal year 2022 assessment is \$366,916.02 and will be on ongoing cost. The Industrial Commission of Arizona shall assess the fees no later than July 31 of each year and are considered payable immediately on assessment.

---

**Budget Impact:**

This action will move budget authority in the amount of \$375,000, originally appropriated for the Arizona Department of Revenue (ADOR) annual assessment, from the General Fund to the Workers Compensation Fund for the annual assessment of the Municipal Firefighters Cancer Reimbursement Fund. This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

**FTE Impact:**

None

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**ATTACHMENTS:**

1. ICA Invoice #MFCRF22076
  2. Res 2021-167 Resolution for Budget Amendment for MFCRF2
-

# INDUSTRIAL COMMISSION OF ARIZONA



800 W. Washington Street  
Suite 301  
Phoenix, AZ 85007

**DATE:** September 30, 2021  
**INVOICE #** MFCRF22076  
**BILL TO:** SURPRISE

City of Surprise  
16000 N Civic Center Plaza  
Surprise, AZ 85374

## INVOICE

| DESCRIPTION                                                                                                                                                                                      | AMOUNT                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| FY 2022 Municipal Firefighters Cancer Reimbursement Fund<br>Assessment (A.R.S. § 23-1703)                                                                                                        | \$366,916.02                                                                                                                  |
| <b>TOTAL</b>                                                                                                                                                                                     | <b>\$366,916.02</b>                                                                                                           |
| <b>EARLY PAYMENTS</b>                                                                                                                                                                            | <b>\$0.00</b>                                                                                                                 |
| <b>BALANCE DUE</b>                                                                                                                                                                               | <b>\$366,916.02</b>                                                                                                           |
| <i>Payment is due no later than November 30, 2021.</i>                                                                                                                                           |                                                                                                                               |
| <b>Please Remit Checks To:</b><br>Industrial Commission of Arizona<br>800 West Washington Street, Suite 301<br>Phoenix, Arizona 85007<br>Reference Invoice: MFCRF22076                           | <b>Wire Transfer Instructions:</b><br>Bank of America<br>ABA: 026009593<br>Account: 000001000985<br>Reference: ICA MFCRF22076 |
| Accounting Division Phone: (602) 542-4654<br>Tax Unit Email: <a href="mailto:taxes@azica.gov">taxes@azica.gov</a><br>Agency Webpage: <a href="https://www.azica.gov/">https://www.azica.gov/</a> |                                                                                                                               |

**RESOLUTION # 2021-167**

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2022 BUDGET BY MOVING BUDGET AUTHORITY IN THE AMOUNT OF \$375,000 FROM THE GENERAL FUND TO THE WORKERS COMPENSATION FUND OPERATION BUDGET FOR THE ANNUAL ASSESSMENT OF THE MUNICIPAL FIREFIGHTERS CANCER REIMBURSEMENT FUND (MFCR), AMENDING THE FISCAL YEAR 2022 CONTRACT AWARDING AUTHORITY LIST BY ADDING THE MFCR FUND ASSESSMENT IN THE AMOUNT OF \$375,000, AND AUTHORIZING AN INTER-FUND CASH TRANSFER.**

**WHEREAS**, the FY2022 budget was adopted and did not include funding for the annual assessment for the Municipal Firefighters Cancer Fund;

**WHEREAS**, A.R.S § 23-1703 establishes the Municipal Firefighters Cancer Reimbursement Fund;

**WHEREAS**, the fund has been established to reimburse municipal payors for the compensation and benefits paid by the municipal payors to municipal firefighters and investigators for compensation for temporary partial disability, permanent partial disability, and lost earning capacity; compensation for temporary total disability and permanent total disability; medical, surgical, and hospital benefits and death benefits;

**WHEREAS**, from and after June 30, 2021, the Industrial Commission of Arizona shall assess and collect fees from cities and towns for deposit in the fund;

**WHEREAS**, the fee shall be assessed to each city and town that receives state shared revenues;

**WHEREAS**, the share of fees assessed in each fiscal year to each city and town shall be based on the population of the city or town as determined by the most recent population estimates of the United States Census Bureau as of July 1;

**WHEREAS**, the Industrial Commission of Arizona shall assess the fees no later than July 31 of each year and are considered payable immediately on assessment and will be an ongoing cost;

**WHEREAS**, the FY2022 assessment is \$366,916.02;

**WHEREAS**, the ADOR annual assessment has already been allocated within the general fund in the FY2022 budget;

**WHEREAS**, the FY2022 budget, including the FY2022 Contract Awarding Authority List, was adopted by Council Resolution #2021-87 on June 1, 2021;

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

**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, 2021 through June 30, 2022.

**Section 2.** That the statements and schedules attached as *Exhibit B* and incorporated by reference are adopted, approving the inter-fund cash transfer for the City of Surprise, Arizona for the fiscal year July 1, 2021 through June 30, 2022.

**Section 3.** That the statements and schedules attached as *Exhibit C* and incorporated by reference are adopted, the Fiscal Year 2022 Contract Awarding Authority List of the City of Surprise, Arizona for the fiscal year July 1, 2021 through June 30, 2022.

**APPROVED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Skip Hall, Mayor

Attest:

Approved as to form:

\_\_\_\_\_  
Sherry Aguilar, City Clerk

\_\_\_\_\_  
Robert Wingo, City Attorney

**RESOLUTION # 2021-167**  
**Exhibit A**

1. Appropriation - The allocation below represents a movement of budget authority in the amount of \$375,000 from the General Fund to the Workers Compensation Fund operating budget for the annual assessment for the Municipal Firefighters Cancer Reimbursement Fund. This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

| <b>Fund</b>              | <b>Department</b> | <b>Project/Category</b> | <b>Rev/<br/>Exp</b> | <b>Current<br/>Budget</b> | <b>Increase/<br/>(Decrease)</b> | <b>Amended<br/>Budget</b> |
|--------------------------|-------------------|-------------------------|---------------------|---------------------------|---------------------------------|---------------------------|
| General Fund             | Finance           | Services                | E                   | 1,654,300                 | (375,000)                       | 1,279,300                 |
| Workers'<br>Compensation | City Attorney     | Services                | E                   | 1,405,000                 | 375,000                         | 1,780,000                 |
| <b>Expense<br/>Total</b> |                   |                         |                     | <b>3,059,300</b>          | <b>-</b>                        | <b>3,059,300</b>          |

**RESOLUTION # 2021-167**  
**Exhibit B**

1. Cash Transfer- This will be an actual cash transfer of \$375,000 from the General Fund to the Workers' Compensation Fund based on the budget amendments in Exhibit A.

| Transfer from Fund | Transfer to Fund           | Current Budgeted Transfer | Increase/ (Decrease) | Amended Budgeted Transfer |
|--------------------|----------------------------|---------------------------|----------------------|---------------------------|
| General Fund       | Workers' Compensation Fund | 0                         | 375,000              | 375,000                   |

## RESOLUTION # 2021-167

### Exhibit C

1. Contract Awarding Authority List – Council approved \$375,000 for the purpose of the Municipal Firefighters Cancer Reimbursement Fund included on the Fiscal Year 2022 Contract Awarding Authority List.

| Reference # | Description          | Current Amount | Increase/ (Decrease) | Amended Amount |
|-------------|----------------------|----------------|----------------------|----------------|
| 22328       | MFCR Fund Assessment | 0              | 375,000              | 375,000        |



## CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: November 2, 2021      Contact Person: Chris Sexton  
Submitting Department: Community Development      District: District 3  
Staff Recommendations: None

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

---

### **Agenda Wording:**

Consideration and action pertaining to approval of the Final Plat entitled, "Zanjero Trails Commercial", dated September 14, 2021, an approximately 5.08 acre property generally located at the northwest corner of Peoria Avenue and Perryville Road in the Zanjero Trails PAD.

---

### **Motion:**

I move to approve the Final Plat entitled, "Zanjero Trails Commercial", dated September 14, 2021.

---

### **Background:**

SimonCRE Second III, LLC, requests approval of the Final Plat for Zanjero Trails Commercial Dollar General. The subject property is approximately 5.08 acres and is located at the northwest corner of Peoria Avenue and Perryville Road. The subject property is zoned Zanjero Trails PAD with the underlying land use of Community Commercial (C-2 PAD). The purpose of the Final Plat is to create two commercial lots for future development, and is in compliance with the Zanjero Trails PAD as approved under Case PAD 07-341.

---

### **Objective Analysis:**

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

---

### **Policy Compliant:**

The requested Final Plat is consistent with the Zanjero Trails 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 staffing levels.



---

**ATTACHMENTS:**

1. 00 - FS20-669 - Zanjero Trails Commercial - Final Plat - Staff Report - 11-02-21 CC
  2. 01 - FS20-669 - Zanjero Trails Commercial Vicinity Map
  3. 02 - FS20-669 - Zanjero Trails Commercial Zoning Map
  4. 03 - FS20-669 - Zanjero Trails Commercial Final Plat
  5. 04 - FS20-669 - Zanjero Trails Commercial FP - Luke AFB
  6. PP - FS20-669 - Zanjero Trails Commercial - 11-02-21 CC PowerPoint
-

**Case:** FS20-669

**Project Name:** Zanjero Trails Commercial Dollar General

**Council District:** 3 - Mesquite

**City Council Date:** November 02, 2021

**Planner:** Chris Sexton

**Owner:** Jen Arizona 11 LLC

**Applicant:** SimonCRE Second III, LLC

**Request:** Consideration and action pertaining to approval of the Final Plat entitled Zanjero Trails Commercial, dated September 14, 2021, at property generally located at **the northwest corner of Peoria Avenue and Perryville Road** in the Zanjero Trails PAD; Case FS20-669.

**Site Location:** The northwest corner of Peoria Avenue and Perryville Road in the Zanjero Trails PAD.

**Site Size:** 5.08 acres (approx.)

**Findings:**

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Zanjero Trails PAD.

**Alternative Actions:**

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

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

**Additional Information:**

44

45 SimonCRE Second III, LLC, requests approval of the Final Plat for Zanjero Trails Commercial Dollar  
46 General. The subject property is approximately 5.08 acres and is located at the northwest corner of  
47 Peoria Avenue and Perryville Road. The subject property is zoned Zanjero Trails PAD with the  
48 underlying land use of Community Commercial (C-2 PAD). The purpose of the Final Plat is create two  
49 commercial lots for future development, and is in compliance with the Zanjero Trails PAD as approved  
50 under Case PAD 07-341

51

52 **Attachments:**

53

54 01 - Vicinity Map

55 02 - Zoning Map

56 03 - Final Plat

57 04 - Luke AFB Comments

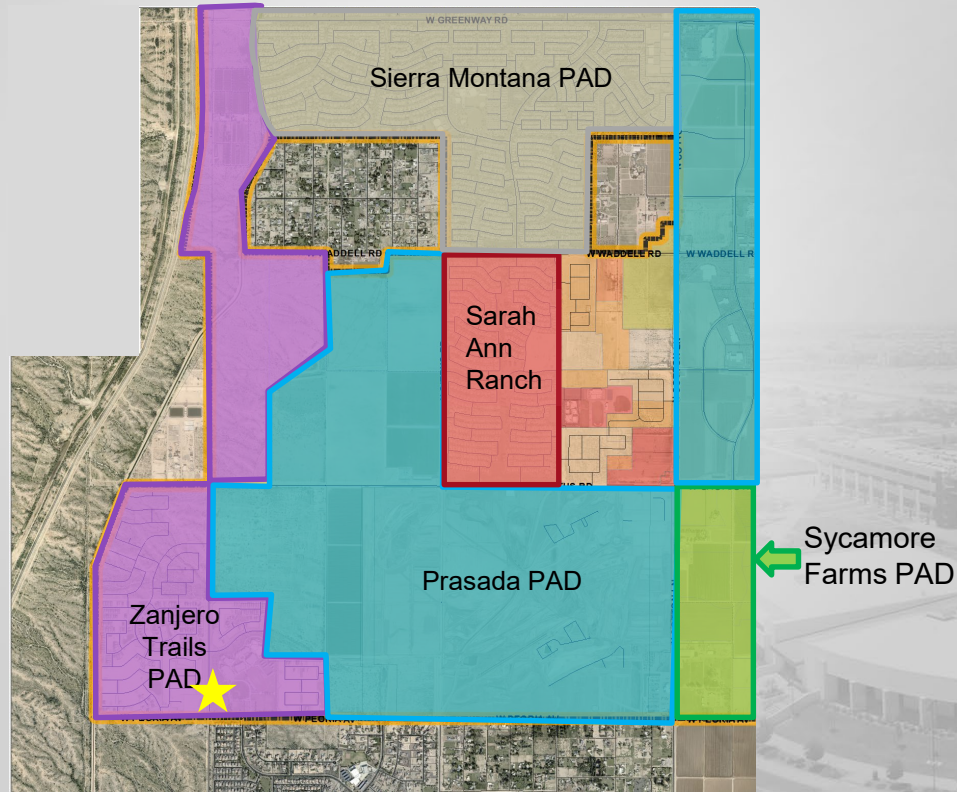
# VICINITY MAP

FS20-669  
Zanjero Trails Commercial



# ZONING

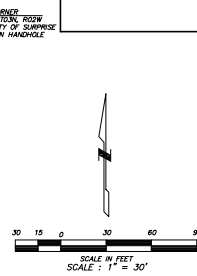
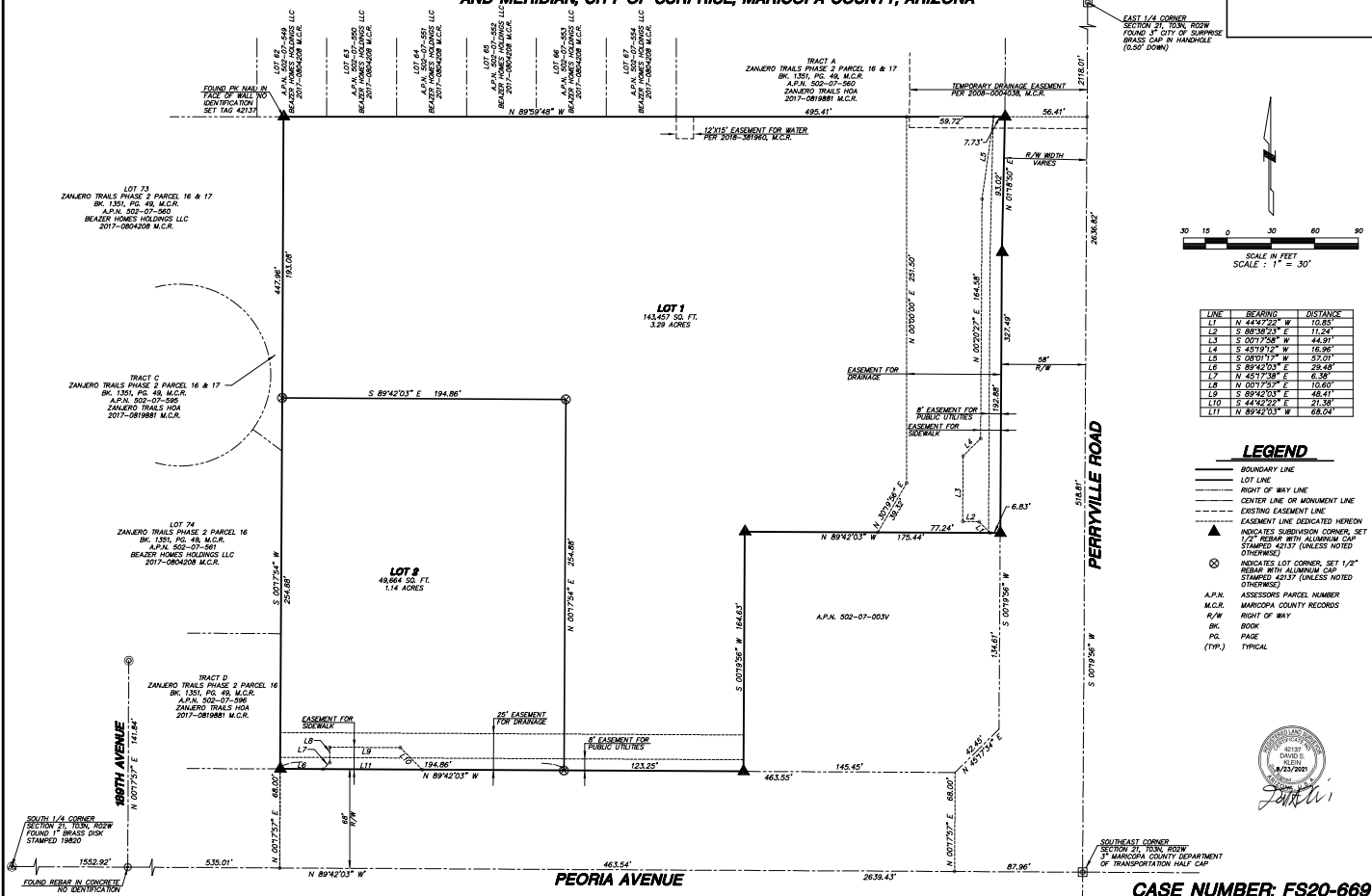
## FS20-669 Zanjero Trails Commercial







**FINAL PLAT OF 'ZANJERO TRAILS COMMERCIAL'**  
**LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 21,**  
**TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE**  
**AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA**



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| 1    | N 44°42'59" W | 110.83   |
| 2    | S 89°42'03" E | 110.83   |
| 3    | S 00°17'58" W | 44.91    |
| 4    | S 45°10'12" W | 16.96    |
| 5    | S 08°01'17" W | 57.01    |
| 6    | S 89°42'03" E | 29.48    |
| 7    | N 45°17'38" E | 6.38     |
| 8    | N 00°17'58" E | 10.60    |
| 9    | S 89°42'03" E | 45.41    |
| 10   | S 44°42'59" E | 21.38    |
| 11   | N 89°42'03" W | 68.04    |

- LEGEND**
- BOUNDARY LINE
  - LOT LINE
  - RIGHT OF WAY LINE
  - CENTER LINE OR MONUMENT LINE
  - EXISTING EASEMENT LINE
  - EASEMENT LINE INDICATED HEREON
  - INDICATES SUBDIVISION CORNER, SET 1/2" REBAR WITH ALUMINUM CAP STAMPED 42137 (UNLESS NOTED OTHERWISE)
  - INDICATES LOT CORNER, SET 1/2" REBAR WITH ALUMINUM CAP STAMPED 42137 (UNLESS NOTED OTHERWISE)
  - A.P.N. ASSESSORS PARCEL NUMBER
  - M.C.R. MARICOPA COUNTY RECORDS
  - R/W RIGHT OF WAY
  - BK BOOK
  - PG. PAGE
  - (TYP.) TYPICAL



**CASE NUMBER: FS20-669**

**FINAL PLAT**  
**"ZANJERO TRAILS COMMERCIAL"**  
 SURPRISE, ARIZONA

2122 W. Lone Cactus Drive, Suite 11  
 Surprise, Arizona 85379  
 602-969-0233  
 www.superiorlandmarking.com  
 info@superiorlandmarking.com

**SUPERIOR**  
 LANDMARKING SERVICES, INC.

DATE: 8/18/2021  
 SHEET NO. 001 OF 01  
 SHEET 8 OF 8

**RE: FS20-669 Zanjero Trails Commercial - (APN: 502-07-003V, 503-07-003Z)**

JAMES, MARK C GS-12 USAF AETC 56 FW/CVE

To: Nichole Flores

CC: 56 FW/CIT Community Initiative

Sent: 10/20/2020 9:08 AM

**\*\*\*The e-mail below is from an external source.&nbsp; Please do not open attachments or click links from an unknown or suspicious origin.\*\*\***

Hi Nichole,

&nbsp;

Thank you for allowing Luke AFB to make comments on the Zanjero Trails Commercial Application.&nbsp; This development review application is to construct a 9,100 SF retail store and related improvements.&nbsp; The site is located at the Northwest corner of Peoria Ave and Perryville Rd in Surprise, AZ.&nbsp; It is approximately 3.75 miles outside the Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.&nbsp;

&nbsp;

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

&nbsp;

Respectfully,

&nbsp;

Mark

&nbsp;

**Mark James**

Planning Manager, Community Initiatives Team

Luke AFB AZ 85309

Office:&nbsp; 623-856-9981

DSN:&nbsp; 896-9981

&nbsp;





# **FS20-669**

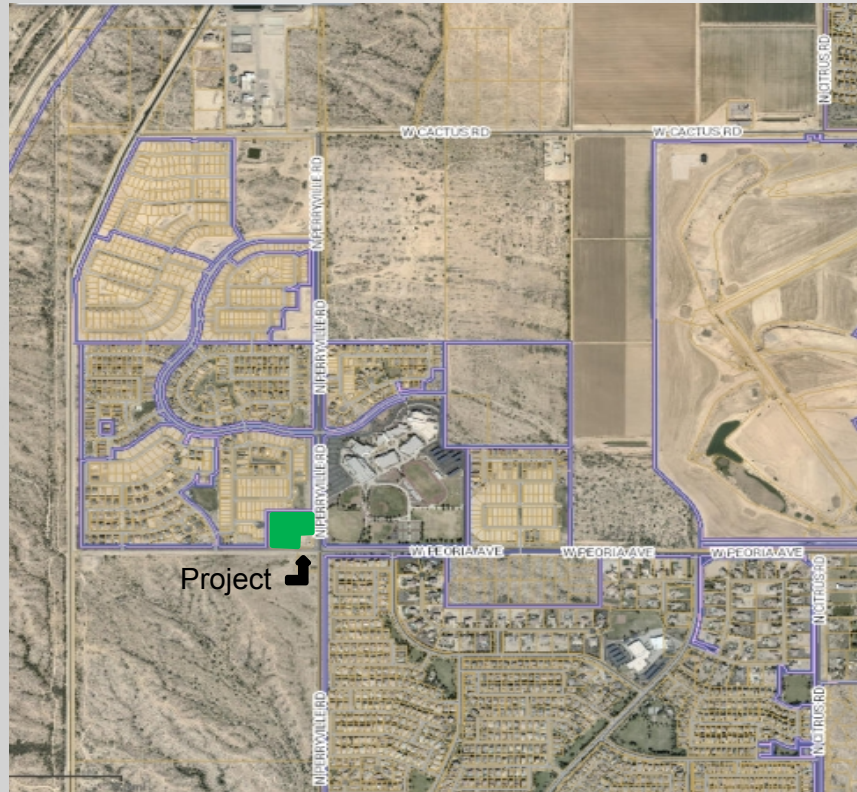
## **Commercial at Zanjero Trails**

### **Final Plat**

City Council – November 2, 2021

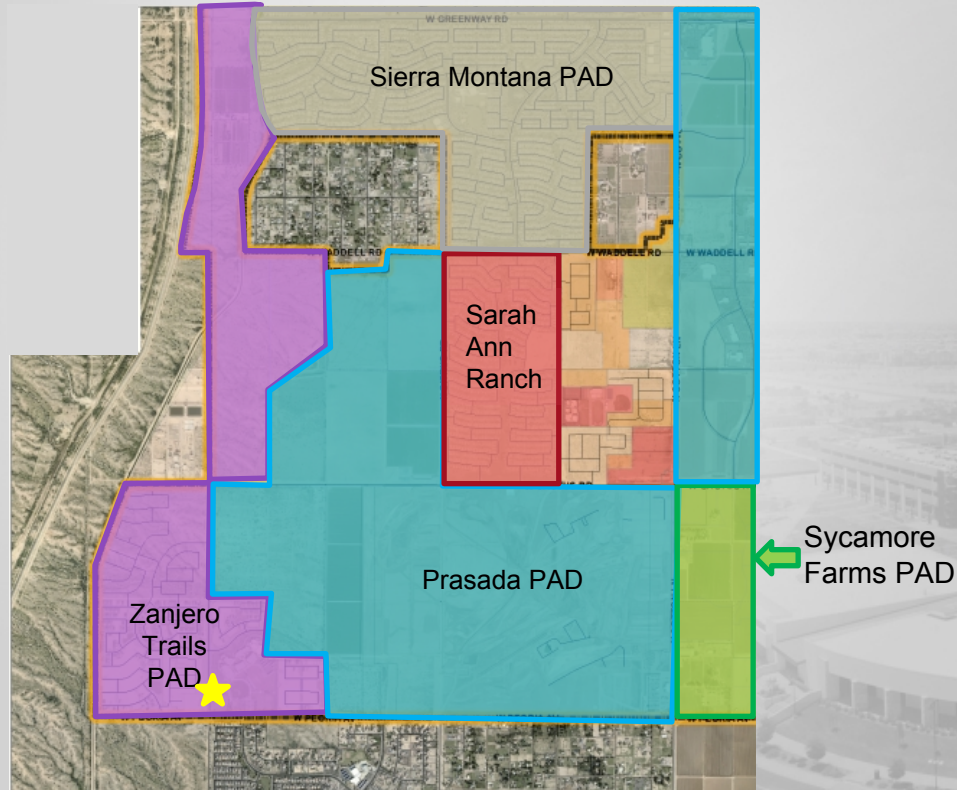
# VICINITY MAP

FS20-669  
Zanjero Trails Commercial



# ZONING

## FS20-669 Zanjero Trails Commercial







**PROJECT SITE**

**ZANJERO TRAILS LAND USE PLAN**



# FINAL PLAT





# QUESTIONS OR COMMENTS?

Thank You





## CITY OF SURPRISE Regular City Council Meeting

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Council Meeting Date: November 2, 2021      Contact Person: Trever Fleetham  
Submitting Department: Community Development      District: District 1  
Staff Recommendations: None

---

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

---

### **Agenda Wording:**

Consideration and action pertaining to approval of the Final Plat entitled, "Desert Oasis Tracts A & R", dated September 8, 2021, an approximately 3.41 acre property located on the northeast and southeast corners of 176th Avenue and Straight Arrow Lane.

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### **Motion:**

I move to approve the plat entitled "Final Plat for Desert Oasis Tracts A & R", dated September 8, 2021.

---

### **Background:**

3 Engineering LLC, on behalf of 175th & Straight Arrow LLC, requests approval of a Final Plat to allow for the development of six (6) single-family residential lots on approximately 3.41 acres located in the vicinity of Parcels L13 and L14 of Desert Oasis at Surprise. The sites are located on the northeast and southeast corners of 176th Avenue and Straight Arrow Lane.

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### **Objective Analysis:**

The developer is proposing a total of six (6) single-family residential units, at a gross density of 1.76 DU/Ac. The project includes lots ranging from 0.28 acres to 0.57 acres and 0.44 acres of open space. The subject Final Plat meets the requirements of the Desert Oasis at Surprise PAD, in addition to other requirements as set forth in the municipal code. All city reviewing departments have reviewed the request and offered no concerns.

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### **Policy Compliant:**

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac in a suburban neighborhood. At 1.76 DU/Ac, the project is consistent with the General Plan in this regard.

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### **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.

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### **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.

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**ATTACHMENTS:**

1. 00 - FS21-495 Desert Oasis Tracts A & R Final Plat - Staff Report 110221 CC (Revised)
  2. 01 - FS21-495 Desert Oasis Tracts A & R - Vicinity Map
  3. 02 - FS21-495 Desert Oasis Tracts A & R - Zoning Map
  4. 03 - FS21-495 Desert Oasis Tracts A & R - Final Plat
  5. 04 - FS21-495 Desert Oasis Tracts A & R - Luke Letter
  6. 05 - FS21-495 Desert Oasis Tracts A & R - HOA Letter
  7. FS21-495 Desert Oasis Tracts A & R Final Plat - Presentation 110221 CC
-

# FINAL PLAT

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## REPORT TO THE CITY COUNCIL

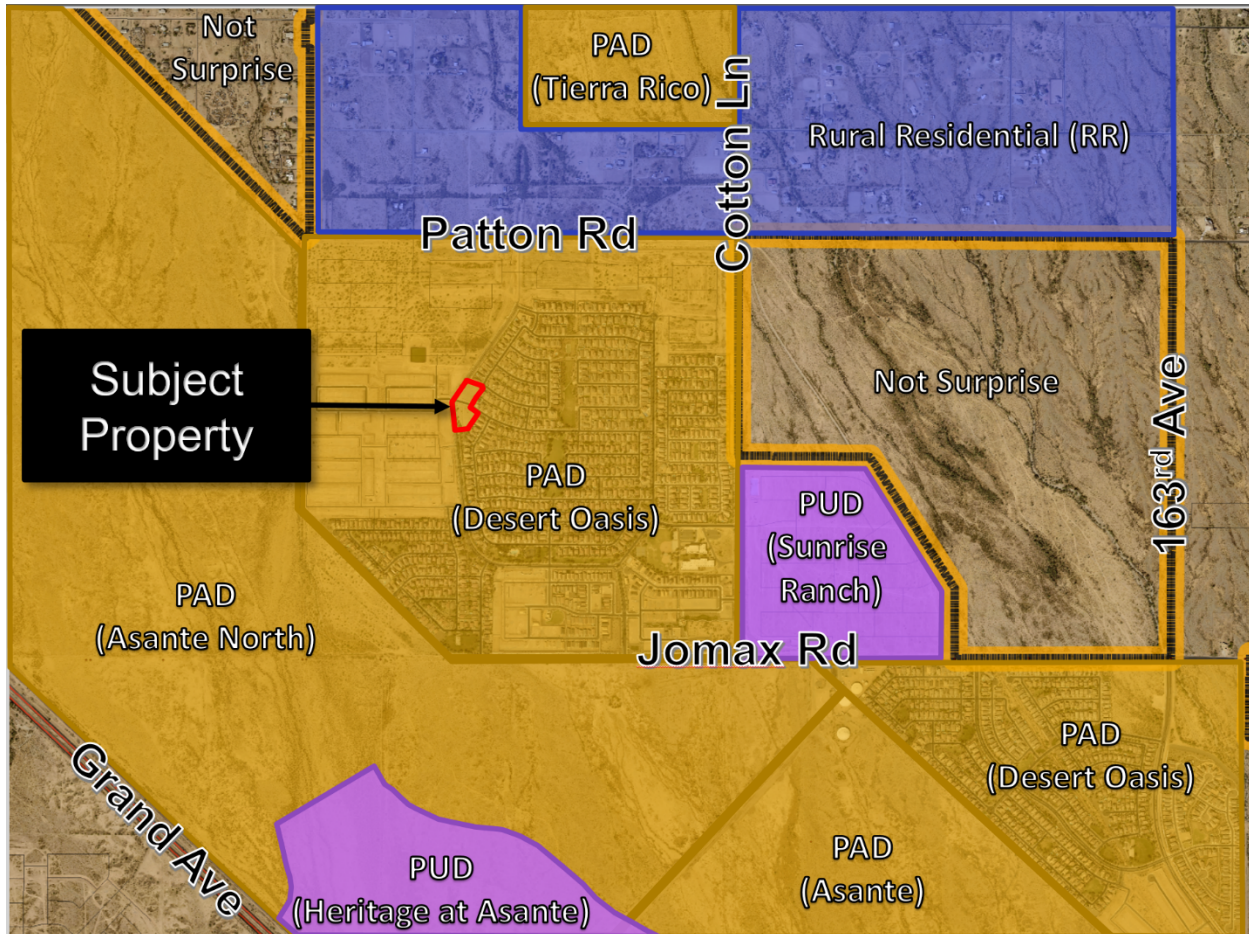
1 **Case:** FS21-495  
2  
3 **Project Name:** Desert Oasis Tracts A & R Final Plat  
4  
5 **Council District:** 1 - Acacia  
6  
7 **Meeting Date:** November 2, 2021  
8  
9 **Planner:** Trever Fleetham, AICP  
10  
11  
12 **Owner:** 175<sup>th</sup> & Straight Arrow, LLC  
13  
14 **Applicant:** 3 Engineering, LLC  
15  
16 **Request:** Final Plat for 6 lots as a re-plat of Tracts A & R of the Desert Oasis at  
17 Surprise Lancer Parcel – Phase 1  
18  
19 **Site Location:** Located on the northeast and southeast corners of 176th Avenue and  
20 Straight Arrow Lane.  
21  
22 **Lot Yield:** 6  
23  
24 **Area:** 3.41 acres  
25  
26 **Density:** 1.76 DU/Ac.  
27  
28 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035  
29  
30 **Support/Opposition:** None known  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42

**Project Description:**

3 Engineering LLC, on behalf of 175<sup>th</sup> & Straight Arrow LLC, requests approval of a Final Plat to allow for the development of six (6) single-family residential lots on approximately 3.41 acres located in the vicinity of Parcels L13 and L14 of Desert Oasis at Surprise. The sites are located on the northeast and southeast corners of 176<sup>th</sup> Avenue and Straight Arrow Lane.

**Surrounding Zoning:**

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



**Background:**

**September 14, 2000:** The Mayor and City Council approved Ordinance 00-18, approving the Planned Area Development (PAD) for Desert Oasis under case PAD99-129.

**October 12, 2000:** The subject property was annexed into the City of Surprise by the Mayor and City Council by Ordinance 00-19.

**February 12, 2004:** The Mayor and City Council approved case PP02-317, a Preliminary Plat for Desert Oasis of Surprise – Lancer Parcel.

**January 26, 2006:** The Mayor and City Council approved case MOD04-204, a Map of Dedication for Desert Oasis at Surprise Lancer Parcel – Phase I, which included Tracts A & R, the subject parcels.

**June 25, 2020:** A Concept Review meeting was held for the current proposal under case CR20-390.

**June 15, 2021:** The Mayor and City Council approved case FS20-826, the Preliminary Plat for the subject project.

**June 25, 2021:** The applicant submitted final plat documents under case FS21-495, the subject case.

**Analysis and Discussion:**

The subject property is zoned Planned Area Development (PAD) with a Low Density Residential land use designation. The two parcels that are the subject of this request were created by the recordation of the original Map of Dedication (MOD) for Desert Oasis at Surprise Lancer Parcel – Phase 1. One parcel is located on the northeast corner of 175<sup>th</sup> Lane and Straight Arrow Lane, and the other is located on the southeast corner of 176<sup>th</sup> Avenue and Straight Arrow Lane.

This development proposes three (3) single-family residential lots for each of the two original Tracts created by the aforementioned MOD. Collectively, the site is approximately 3.41 acres and offers a total density of 1.76 DU/Ac, which is consistent with the approved PAD. Lot sizes range from 0.28 acres to 0.57 acres with 0.44 acres of open space within two (2) tracts, most of which is intended for storm water retention.

Lot 1 will be accessed from Bent Tree Drive at the interior of the existing subdivision for Parcel L13B of Desert Oasis, while Lots 2 – 6 will have access from Straight Arrow Lane.

The developer plans to have these lots incorporated into the existing Desert Oasis HOA to give the residents of these lots access to the existing amenities in Desert Oasis. The Preliminary Plat approval (FS20-826) included stipulation ‘c’ requiring the developer to provide a statement from the existing HOA that these properties will be incorporated into the existing HOA. A letter dated and received October 13, 2021 satisfied that stipulation.

**Utility and Services Table:**

|                  |                                  |
|------------------|----------------------------------|
| Water:           | City of Surprise                 |
| Wastewater:      | City of Surprise                 |
| School District: | Nadaburg Unified School District |

**Conformance with Adopted Plans:**

101

102 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying  
103 within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac  
104 in a suburban neighborhood. At 1.76 DU/Ac, the project is consistent with the General Plan in this  
105 regard.

106

107 **Reviewing Agencies:**

108

109 In addition to the standard city reviewing agencies, who indicate no objections to the requests, Luke  
110 Air Force Base, Maricopa Water District, and Maricopa County Flood Control District were included  
111 in the routing of this case. These agencies also indicate no objections.

112

113 **Summary:**

114

115 The proposed Preliminary Plat meets the requirements of the Desert Oasis at Surprise PAD, the  
116 Surprise Municipal Code, and the General Plan.

117

118 **Findings:**

119

- 120     • The proposed Preliminary Plat is consistent with the Surprise General Plan 2035
- 121     • The proposed Preliminary Plat is consistent with the Desert Oasis at Surprise PAD
- 122     • The reviewing agencies have indicated no objections to the request

123

124 **Attachments:**

125

126 01 Vicinity Map

127 02 Zoning Map

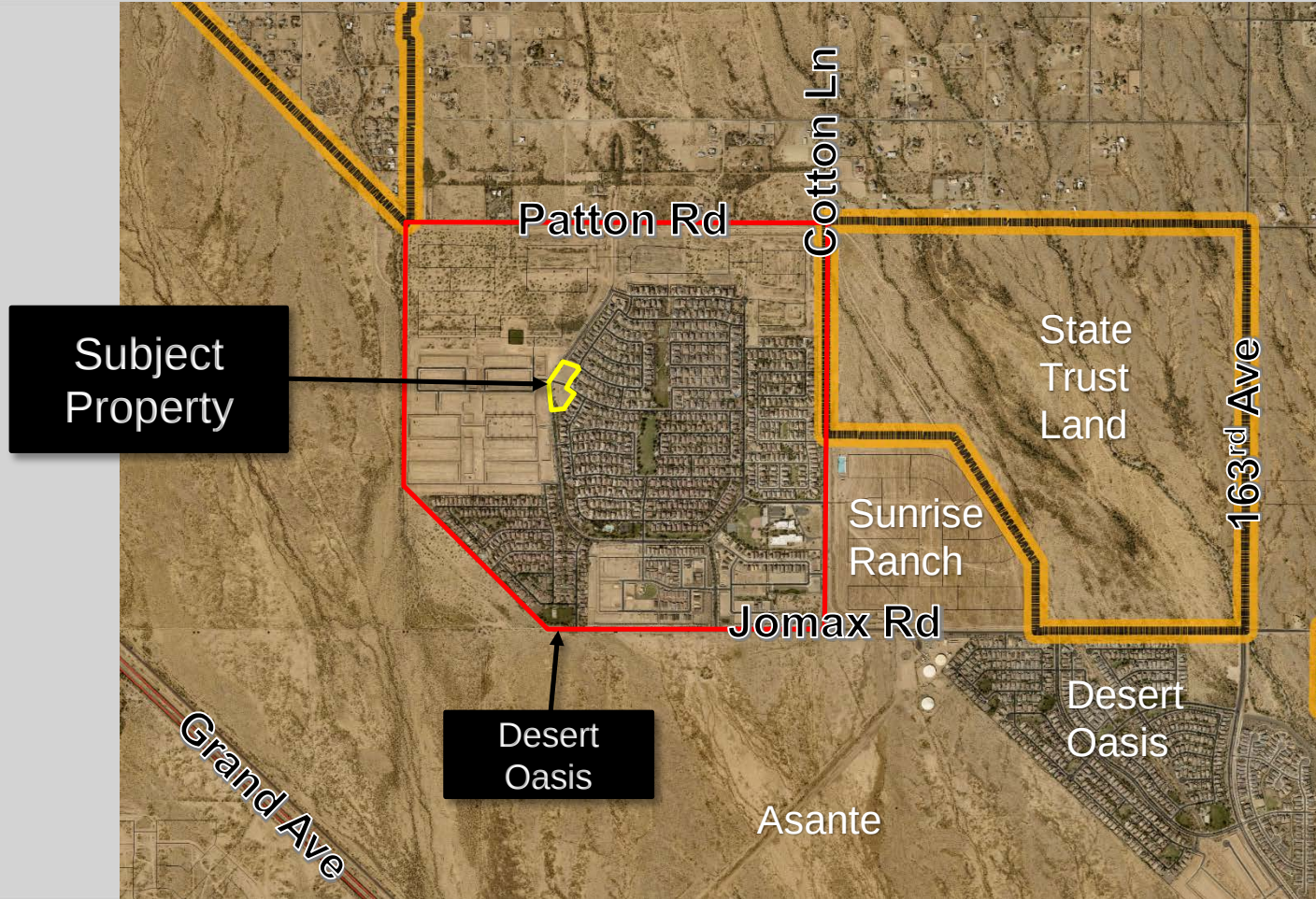
128 03 Final Plat

129 04 Luke Letter

130 05 HOA Letter

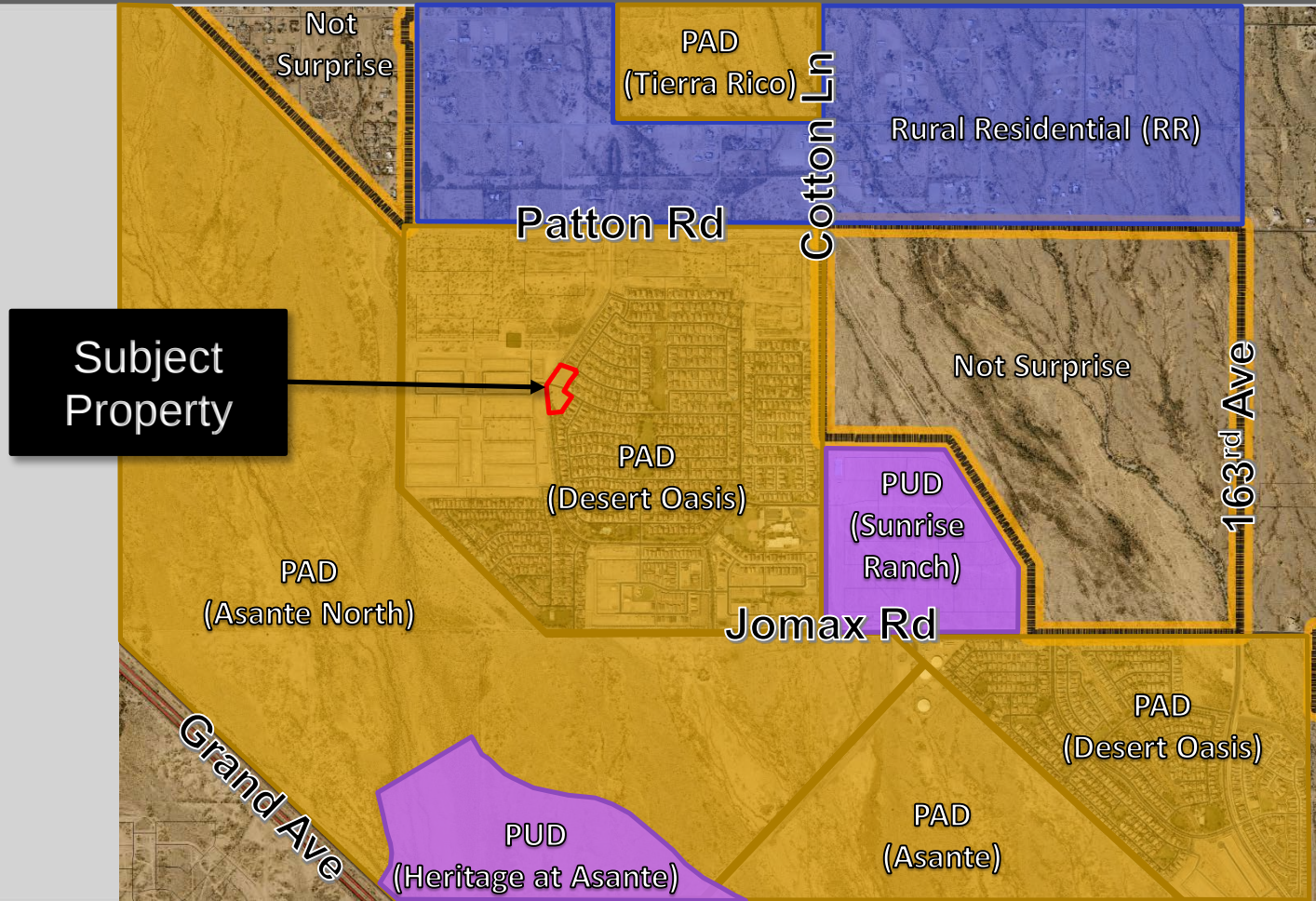
131 PPT





# FS21-495 Vicinity Map

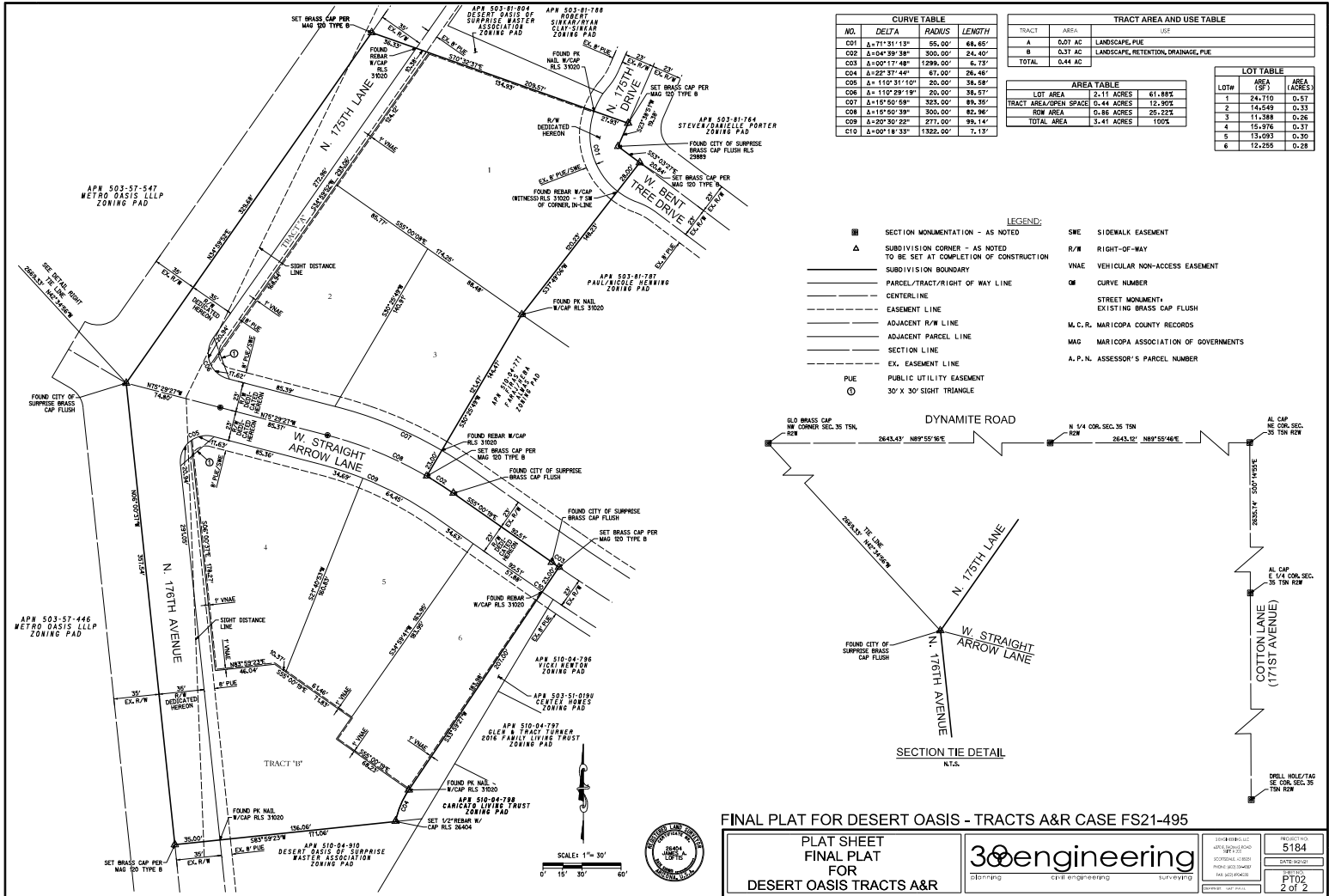




# FS21-495 Zoning Map









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

15 January 2021

Mr. Christopher P. Toale  
Director, Community Initiatives Team  
56th Fighter Wing  
14185 West Falcon Street  
Luke AFB AZ 85309-1629

Ms. Nichole Flores  
Development Services Specialist  
City of Surprise Planning Department  
16000 N. Civic Center Plaza  
Surprise AZ 85374

Re: FS20-826; Desert Oasis Tracts A & R (APN: 503-51-389 & 503-51-390)

Dear Ms. Flores

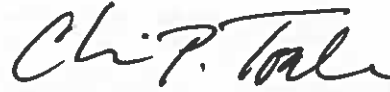
Thank you for the opportunity to provide comments on the preliminary plat application for Desert Oasis Tracts A & R. The site is located on approximately 3.4 acres of undeveloped land at the northeast and southeast corner of 175<sup>th</sup> Ave and Straight Arrow Rd in Surprise AZ. This request is to develop 6 single family lots with an overall density of less than 1 du/ac. The site is located approximately 1.6 miles outside the Aux-1 2004 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461, and falls inside and outside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

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

These parcels will be located within the "territory in the vicinity of a military airport," and will still be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential residents about Luke AFB operations.

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

Sincerely

A handwritten signature in black ink, appearing to read "Chi P. Toale". The signature is fluid and cursive, with the first name "Chi" and last name "Toale" clearly distinguishable.

CHRISTOPHER P. TOALE

cc:

Colonel Luke B. Casper, Vice Commander, 56th Fighter Wing

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

**Desert Oasis of Surprise Master Association**  
c/o AAM, LLC  
1600 W. Broadway Rd., Suite. 200 – Tempe, AZ 85282  
PHONE: 602-957-9191 | FAX: 602-870-8231

October 13, 2021

Mr. Trevor Fleetham  
City of Surprise  
Planning and Zoning Department  
[Trevor.fleetham@surpriseaz.com](mailto:Trevor.fleetham@surpriseaz.com)

Dr. Mr. Fleetham,  
On September 2, 2021 the Board of Directors for Desert Oasis of Surprise Master Association approved of the inclusion of the lots and tracts within Desert Oasis Tracts A & R plat (a replat of Tract A & R of the Desert Oasis at Surprise Lancer Parcel – Phase 1 Map of Dedication, as Recorded in Book 819 of Maps, Page 49, MCR) to be a part of the Desert Oasis of Surprise Master Association. This includes Parcel Numbers 503-51-389 and 503-51-390.

The proposed Lots 1 through 6 and Tracts A and B included within the Desert Oasis Tracts A & R plat upon recordation will be made subject to the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Desert Oasis at Surprise Recorded as Document Number 20050480530 on April 14, 2005 in the Official Records of Maricopa County Recorded as further amended and supplemented.

If you have any questions, please call me at 602-906-4944.

Sincerely,

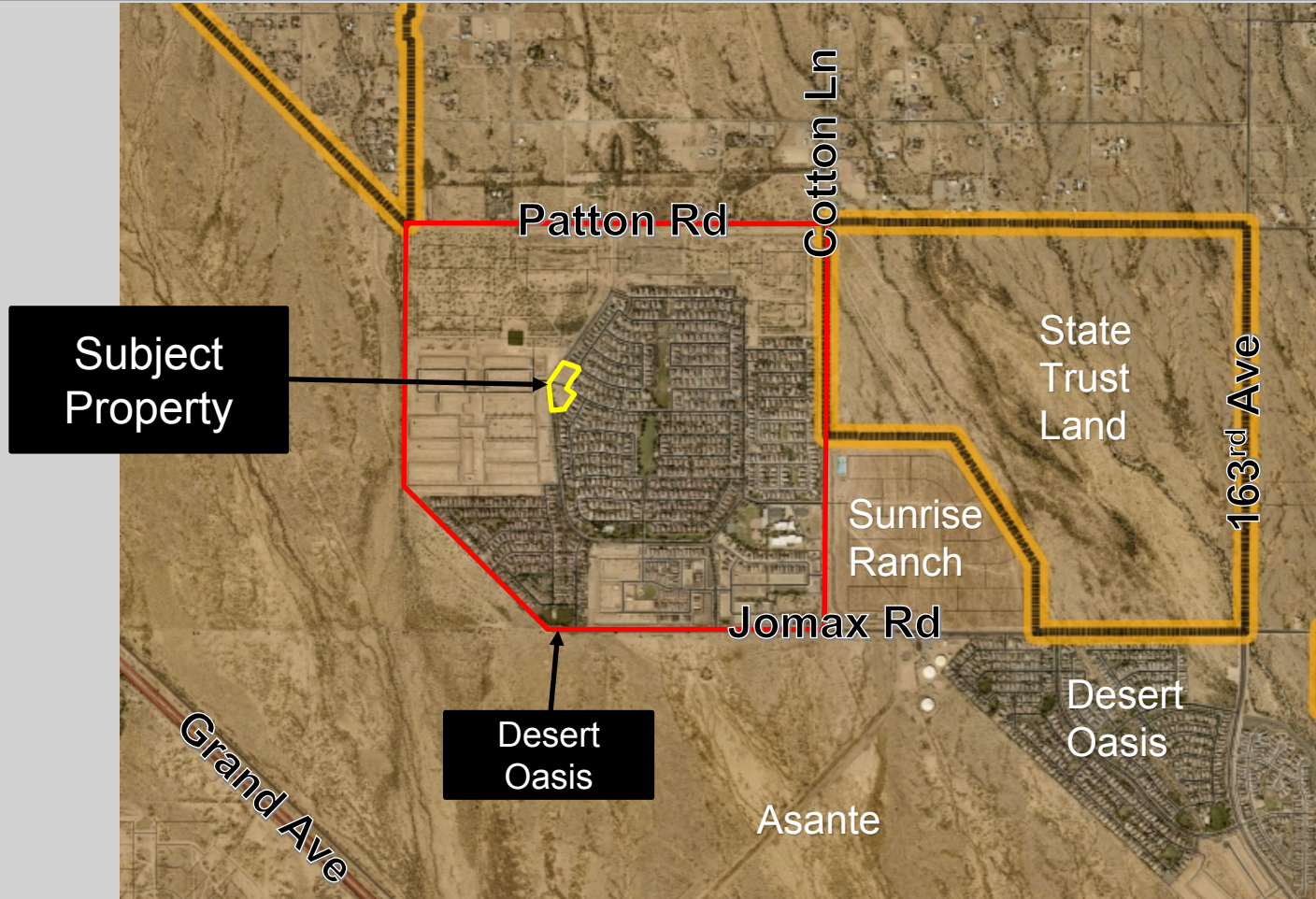
***Paul Favale***

Paul Favale  
Community Manager  
For the Board of Directors  
Desert Oasis of Surprise Master Association



City Council  
November 2, 2021

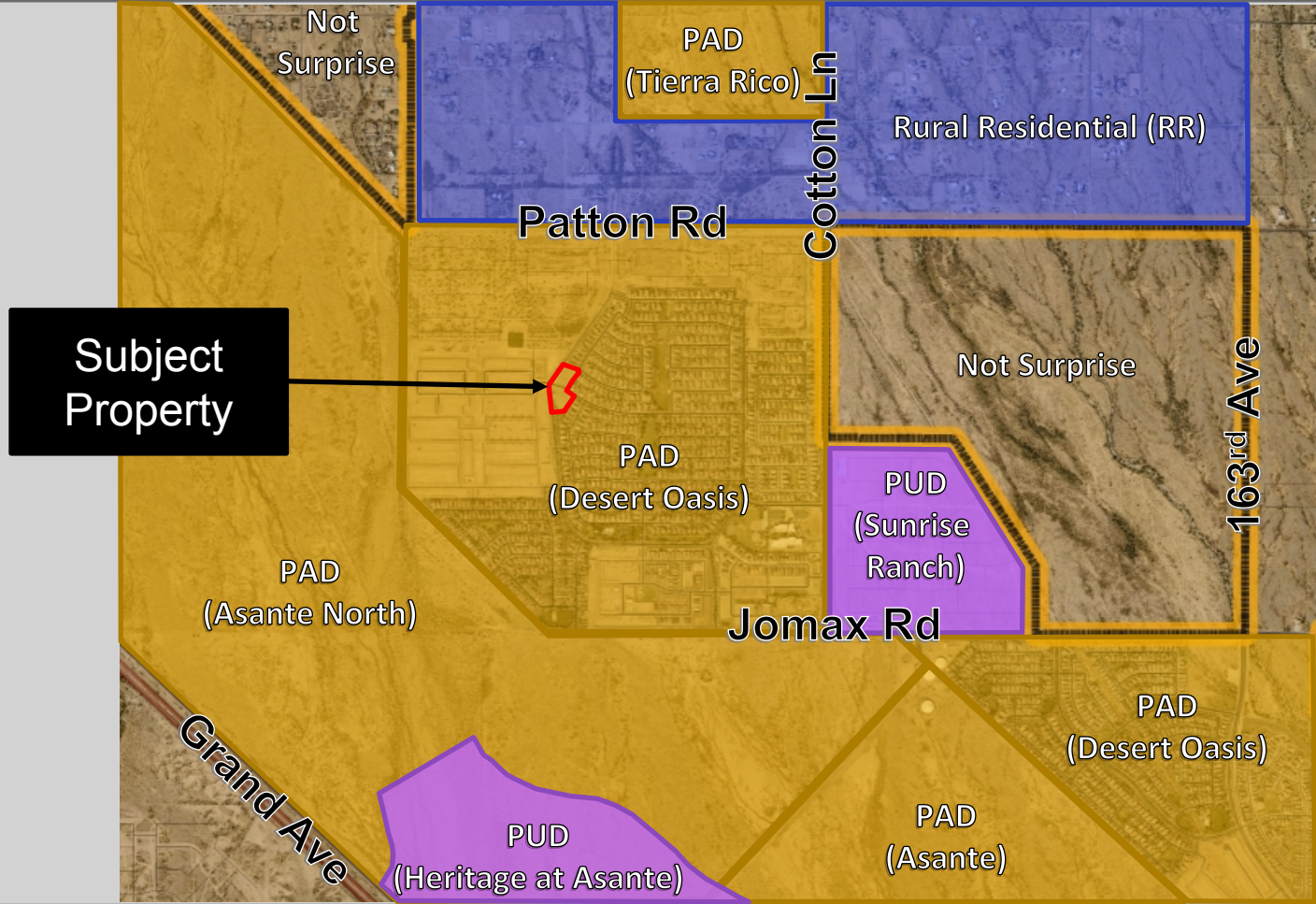
Desert Oasis  
Tracts A & R – Final Plat  
FS21-495



# FS21-495 Vicinity Map

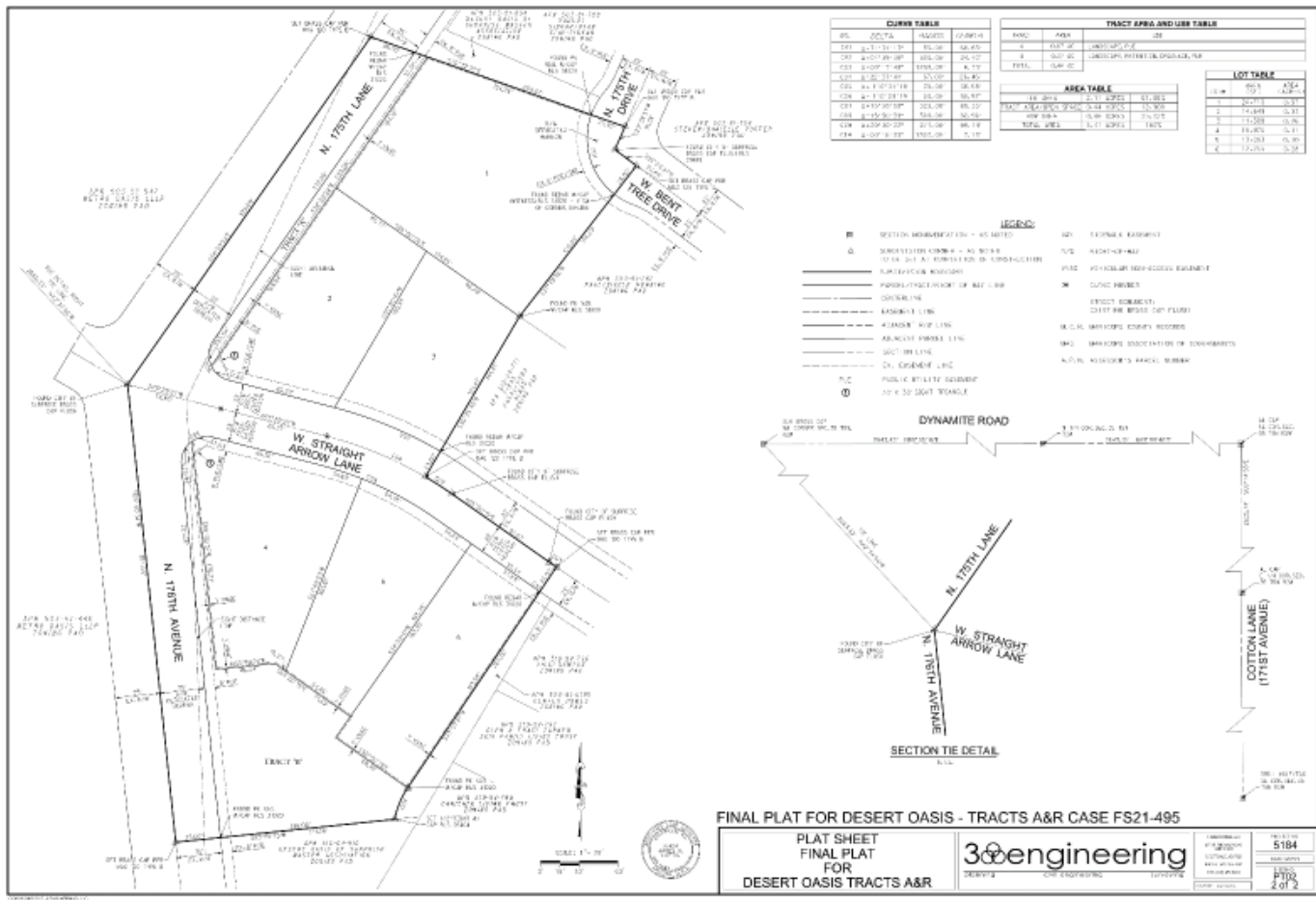


# FS21-495 Zoning Map





# FS21-495 Final Plat





# QUESTIONS OR COMMENTS?

Thank You



## CITY OF SURPRISE Regular City Council Meeting

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Council Meeting Date: November 2, 2021      Contact Person: Lloyd Abrams  
Submitting Department: Community Development      District: District 1  
Staff Recommendations:

---

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

---

**Agenda Wording:**

Consideration and action pertaining to acceptance of a sewer line easement from Fulton Homes, near 155th Avenue and Pinnacle Peak Road.

---

**Motion:**

I move to accept the Sewer Line Easement from Fulton Homes.

---

**Background:**

The sewer line will serve future development in this area. It allows for development of parcel 9 to be able to connect to the existing sewer line in 155th avenue.

---

**Objective Analysis:**

Approval of this item will allow the future development to connect to the City's sewer.

---

**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

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**Financial Impact:**

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

---

**Budget Impact:**

There is currently no budgetary impact related to approval of this item. The City will plan for future O&M when the sewer line is in place and is accepted by the City.

**FTE Impact:**

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

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**ATTACHMENTS:**

1. Fulton Homes sewer line easement
  2. Fulton Homes sewer line easement map
-



**WHEN RECORDED, RETURN TO:**

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

**SEWER LINE EASEMENT**

This Sewer Line Easement (the "Easement") Agreement is executed this 22<sup>ND</sup> day of SEPTEMBER, 2021, by and between FULTON HOMES CORPORATION, an Arizona corporation, hereinafter referred to as "Grantor" and the CITY OF SURPRISE, an Arizona municipal corporation hereinafter referred to as "Grantee".

**RECITALS**

- A. Grantor is the fee title owner of a parcel of land as described in that certain Special Warranty Deed recorded on June 28, 2021 as Instrument No. 2021-0782989, public records of Maricopa County, Arizona.
- B. Grantee desires to acquire from Grantor and Grantor desires to grant to Grantee a perpetual, exclusive sewer line easement over, under and across portions (the "Easement Area") of the above-mentioned Grantor's property. The Easement Area is legally described in Exhibit "A" and depicted on Exhibit "B".
- C. NOW, THEREFORE, for and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and for the purpose set forth in the foregoing Recitals which are incorporated herein by reference, the parties agree as follows:
  - a. Easements. Grantor hereby grants and conveys to Grantee, its successors and assigns, a perpetual, exclusive easement over the Easement Area (provided that this easement shall not prohibit the Grantor and Grantor's occupants from maintaining improvements in the Easement Area so long as such improvements do not interfere with Grantee's construction, installation, maintenance and replacement of the sewer line for installation and maintenance of a sewer line. Grantor shall not erect or construct or permit to be erected or constructed any structure within the Easement Areas. This Sewer Line Easement also includes ingress and egress to and from the Easement Areas in order to construct, install, maintain, repair and replace said water/sewer line.
  - b. Restoration of Property. Grantee, its successors and assigns, or any other person or entity entering upon, performing any work within, or otherwise using the Easement Areas pursuant to the rights granted pursuant to this Easement shall (a) promptly repair and restore any damage to the Easement areas resulting from such entry, work or use; (b) promptly remove any mechanic's or materialmen's

lien arising from any such work within the Easement Areas; and (c) indemnify, defend and hold the Grantor harmless for, from and against any claims, liability, judgments, loss, cost or expense, including reasonable attorney's fees, solely to the extent arising from injuries to any person or property in caused by Grantee's negligent performance of such entry, work or use. Grantee will cause the least possible interference with the activities of Grantor, the occupants of Grantor's property and their respective customers, agents, servants, employees, licenses and invitees in connection with its operations.

- c. Runs with the Land. The Easement shall be appurtenant to and shall run with the land and shall be binding upon and inure to the benefit of the Grantor, Grantee and their administrator, personal representatives, successors and assigns.
- d. Not a Public Dedication. Other than the grant of the easement as set forth herein, nothing contained in this Easement shall be deemed to be a conveyance or dedication of any portion of the Easement Areas to the general public or any public purpose whatsoever.
- e. Exception. There is excepted and reserved to Grantor from this Easement granted hereby: (i) all rights to utilize the Easement Area for any and all purposes not inconsistent with Grantee's rights hereunder; and (ii) all rights of Grantor to grant at its sole discretion and at any time, any and all additional easements to any other person across the Easement Area provided that such additional easements do not interfere in a material or adverse manner with Grantee's rights hereunder. Specifically included, without limitation, in such reservations are the rights to grant underground utilities and other rights to place facilities by the Grantor.
- f. Indemnification. Grantee shall indemnify Grantor from and against any loss, damage or injury of any kind or nature to any person or property arising from the use of the Easement Area by such indemnifying party, or its agents, employees, licensees, invitees or contractors, or from any accident arising from the use of the Easement Area by such indemnifying party, or its agents, employees, licensees, invitees or contractors, unless such loss, damage or injury was a result of the negligence or intentional conduct of Grantor.
- g. Miscellaneous. Headings in this Sewer Line Easement are for convenience only and shall not define or limit the provision hereof. This Sewer Line Easement shall be construed according to its ordinary meaning and shall not be strictly construed for and against the Grantor or the Grantee. This Sewer Line Easement shall be governed by the laws of the state of Arizona. Should any term, provision, covenant or condition of this Sewer Line Easement be void, invalid or inoperative, the same shall not affect any other term, provision, covenant or

condition of this Sewer Line Easement, but the remainder thereof shall be effective as though such void, invalid or inoperative term, provision, covenant or condition had not been contained herein.

IN WITNESS WHEREOF, the parties hereto have executed this Sewer Line Easement as of the date above-written.

GRANTOR:

FULTON HOMES CORPORATION,  
an Arizona corporation

By: *Norm L. Nicholls*  
(Name)

Its: PRESIDENT  
(Position/Owner)

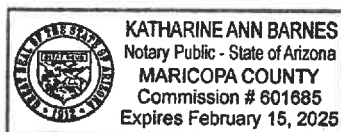
STATE OF ARIZONA )  
 )SS.  
County of MARICOPA )

The foregoing instrument was acknowledged before me this 22<sup>ND</sup> day of SEPTEMBER, 2021, by Norman L. Nicholls, known by my as the President of Fulton Homes Corporation.

*Katharine A. Barnes*  
Notary Public

My Commission Expires:

02/15/2025





GRANTEE:

CITY OF SURPRISE,  
an Arizona municipal corporation

By: \_\_\_\_\_  
Skip Hall

Its: Mayor

Attest:

\_\_\_\_\_  
Sherry Aguilar, City Clerk

STATE OF ARIZONA    )  
                                  )SS.  
County of Maricopa    )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
2021, by \_\_\_\_\_, known by my as the Mayor of the City of Surprise an  
Arizona municipal corporation.

\_\_\_\_\_  
Notary Public

My Commission Expires:

\_\_\_\_\_

Exhibit "A"  
(Legal Description of Easement Area)



**Legal Description  
Fulton Homes Escalante  
Parcel 8, 9 & 10 Sewer Easement**

Job No. 18-212

July 13, 2021

A portion of Tracts H and I of the Escalante Master Plat – Phase 1A, recorded as book 1542, page 19, Maricopa County Records, situated in the East half of Section 7, Township 4 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows;

COMMENCING at an aluminum cap at the Southeast corner of said Section 7, from which an aluminum cap at the South quarter corner of said Section 7 bears North 89 degrees 38 minutes 52 seconds West (Basis of Bearing), 2634.92 feet;

thence along the east line of the Southeast quarter, North 0 degrees 12 minutes 27 seconds West, 1001.06 feet;

thence South 89 degrees 47 minutes 33 seconds West, 207.50 feet to the POINT OF BEGINNING;

thence South 0 degrees 12 minutes 27 seconds East, 123.95 feet;

thence South 45 degrees 00 minutes 00 seconds West, 45.33 feet;

thence South 89 degrees 47 minutes 33 seconds West, 633.83 feet;

thence South 0 degrees 12 minutes 27 seconds East, 147.50 feet;

thence South 89 degrees 47 minutes 33 seconds West, 329.38 feet to the beginning of a non-tangent curve, concave Northwest, from which the radius point bears North 72 degrees 48 minutes 20 seconds West a distance of 55.00 feet;

thence Northeasterly 16.16 feet along the arc of said curve to the left through a central angle of 16 degrees 50 minutes 00 seconds;

thence North 0 degrees 21 minutes 39 seconds East, 4.10 feet;

thence North 89 degrees 47 minutes 33 seconds East, 306.82 feet;

thence North 0 degrees 12 minutes 27 seconds West, 147.50 feet;

thence North 89 degrees 47 minutes 33 seconds East, 645.59 feet;

thence North 45 degrees 00 minutes 00 seconds East, 28.76 feet;

thence North 0 degrees 12 minutes 27 seconds West, 115.62 feet;

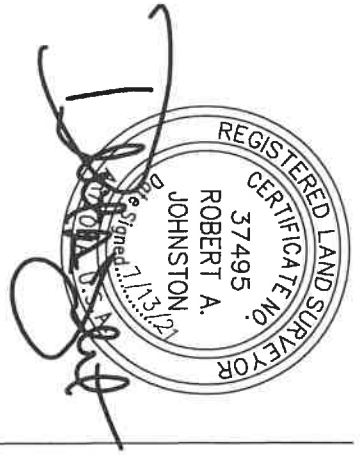
thence North 89 degrees 47 minutes 33 seconds East, 20.00 feet to the POINT OF BEGINNING.

Said overall portion of land contains 25,231 square feet or 0.5792 acres, more or less, and being subject to any easements, restrictions and/or rights-of-ways of record or otherwise.

This description shown hereon is not to be used to violate subdivision regulations of the state, county and/or municipality or any other land division restrictions.



Exhibit "B"  
(Depiction of Easement Area)



TRACT H  
ESCALANTE MASTER PLAT -  
PHASE 1A  
BK 1542, PG 19, MCR

EAST QUARTER CORNER  
SECTION 7, T4N, R1W  
FOUND 3" BLM BRASS CAP

N00°21'39"E 4.10'  
N72°48'20"W (RADIAL)  
N89°47'33"E 306.82'  
S89°47'33"W 329.38'  
N00°12'27"W 147.50'  
S00°12'27"E 147.50'

N89°47'33"E 645.59'  
S89°47'33"W 633.83'  
N89°47'33"E 20.00'  
N00°12'27"W 115.62'  
N45°00'00"E 28.76'  
S00°12'27"E 123.95'  
S89°47'33"W 207.50'  
S45°00'00"W 45.33'

1637.86'  
N0°12'27"W 2638.92'

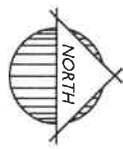
| CURVE TABLE |        |        |           |         |        |
|-------------|--------|--------|-----------|---------|--------|
| CURVE       | LENGTH | RADIUS | DELTA     | TANGENT | CHORD  |
| C1          | 16.16' | 55.00' | 16°50'00" | 8.14'   | 16.10' |

SOUTH QUARTER CORNER  
SECTION 7, T4N, R1W  
FOUND ALUMINUM CAP

N89°38'52"W 2634.92' (BASIS OF BEARING)

SOUTHEAST CORNER  
SECTION 7, T4N, R1W  
FOUND ALUMINUM CAP  
POINT OF COMMENCEMENT

155TH AVENUE



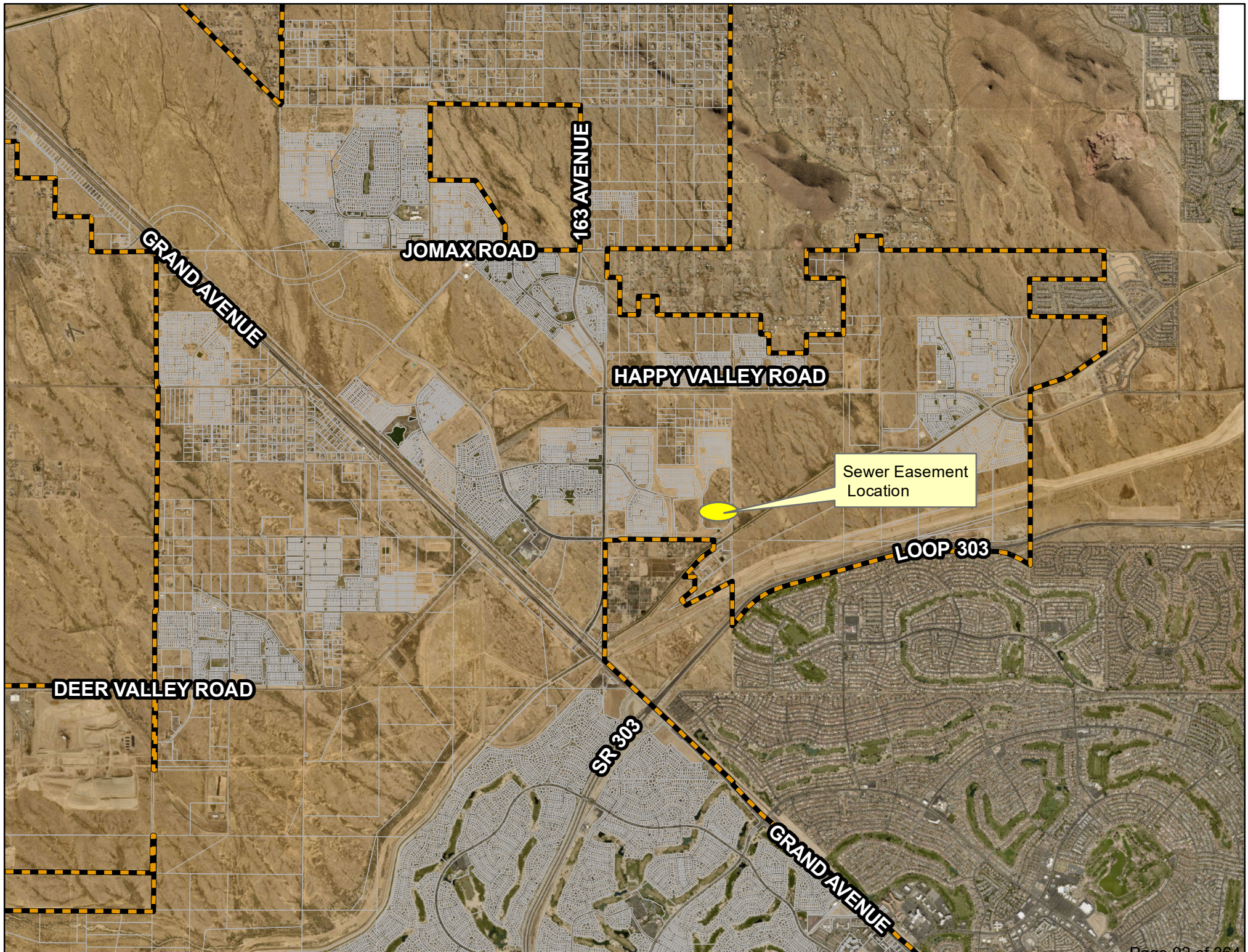
18-212

PARCEL 8, 9 & 10 SEWER EASEMENT  
FULTON HOMES ESCALANTE



1130 N ALMA SCHOOL RD  
Ste. 120 Mesa, AZ 85201  
T:480.503.2250 | F:480.835.1799  
www.epsgroupinc.com









**CITY OF SURPRISE**  
**Regular City Council Meeting**

---

Council Meeting Date: November 2, 2021      Contact Person: Sergio Angulo  
Submitting Department: Community Development      District: District 1  
Staff Recommendations: None

---

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

---

**Agenda Wording:**

Consideration and action pertaining to approval of the Final Plat entitled, “Asante – Unit 2.1” dated July 2021, an approximately 21.09 acre property generally located west of 163rd Avenue and north of Grand Avenue in the Asante PAD.

---

**Motion:**

I move to approve the Final Plat entitled, “Asante – Unit 2.1” dated July 2021.

---

**Background:**

Diego Ortiz with Hilgart Wilson LLC, seeks approval of a Final Plat for a 53-lot single-family residential subdivision in Unit 2.1 of the Asante 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 is consistent with the Asante 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 - FS21-230 - Asante 2.1 - Staff Report

2. 01 - FS21-230 - Asante 2.1 - Vicinity Map
  3. 02 - FS21-230 - Asante 2.1 - Zoning Map
  4. 03 - FS21-230 - Asante 2.1 - Final Plat
  5. 04 - FS21-230 - Asante 2.1 - Luke AFB Comments
  6. FS21-230 - Asante 2.1 - PowerPoint
-

**Case:** FS21-230

**Project Name:** Asante 2.1 – Final Plat

**Council District:** 1

**City Council Date:** November 2, 2021

**Planner:** Sergio Angulo, Planner II

---

**Owner:** Lennar Arizona Construction, Inc.

**Applicant:** Diego Ortiz with Hilgart Wilson, LLC

**Request:** Final Plat for a 53-lot, single-family subdivision in Unit 2.1 of the Asante PAD.

**Site Location:** Generally west of 163<sup>rd</sup> Avenue and north of Grand Avenue

**Site Size:** 21.09 acres (approx.)

**Density:** 2.5 DU/Ac

**Findings:**

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Asante PAD.
- The Final Plat is consistent with the Preliminary Plat approved under case FS20-504.

**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:**

Hilgart Wilson, LLC, on behalf of Lennar Arizona Construction, Inc., requests approval of the Final Plat of Asante – Unit 2.1. The subject property is approximately 21.09 acres and it is located generally west of 163<sup>rd</sup> Avenue and north of Grand Avenue. The subject property is zoned PAD – Low Density Residential. The proposed subdivision shows two access points into the site, one on the south side from Asante Boulevard and one located on the north side from Pat Tillman Boulevard.

The applicant proposes 53 single-family lots for a total density of 2.5 dwelling units per acre. The typical lot sizes proposed in this subdivision are 48' x 115' and 70' x 120'. This development dedicates approximately 8.169 acres (38.7%) for open space. This plat provides a ramada in Tract A along with an internal trail that connects to Asante Unit 2.13 to the north. Asante Unit 2.13 includes a pocket park with playground equipment, a half-sport court, and additional seating. This plat provides internal pedestrian trails that connect to adjacent parcels and to the sidewalks along Asante Boulevard and Pat Tillman Boulevard. Additional landscape and retention basins on site also contribute to the total open space. The proposed Final Plat is in compliance with the Asante PAD and the Preliminary Plat approved under case FS20-504.

**Attachments:**

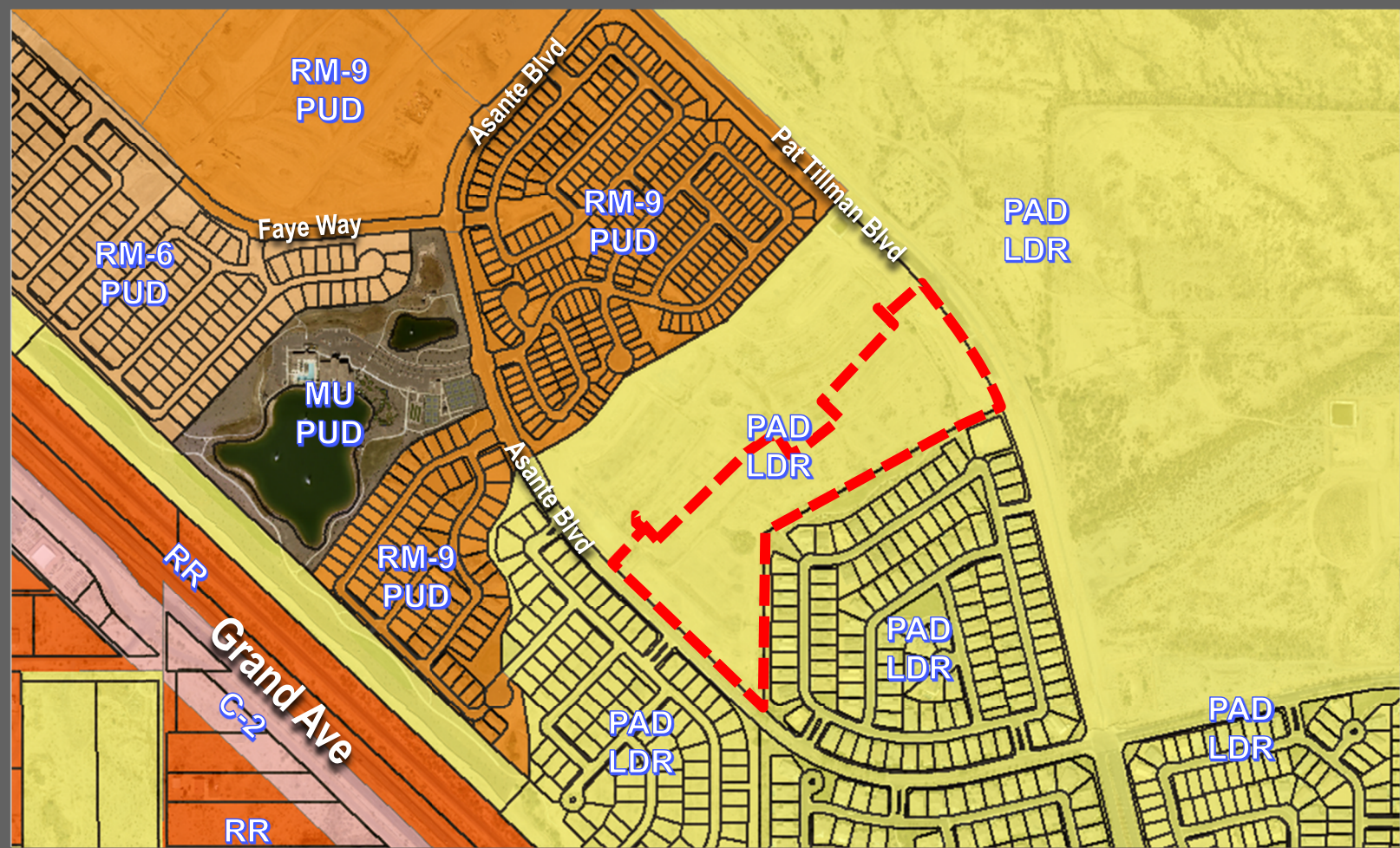
- 01 Vicinity Map
- 02 Zoning Map
- 03 Final Plat
- 04 Luke AFB Comments





# VICINITY MAP





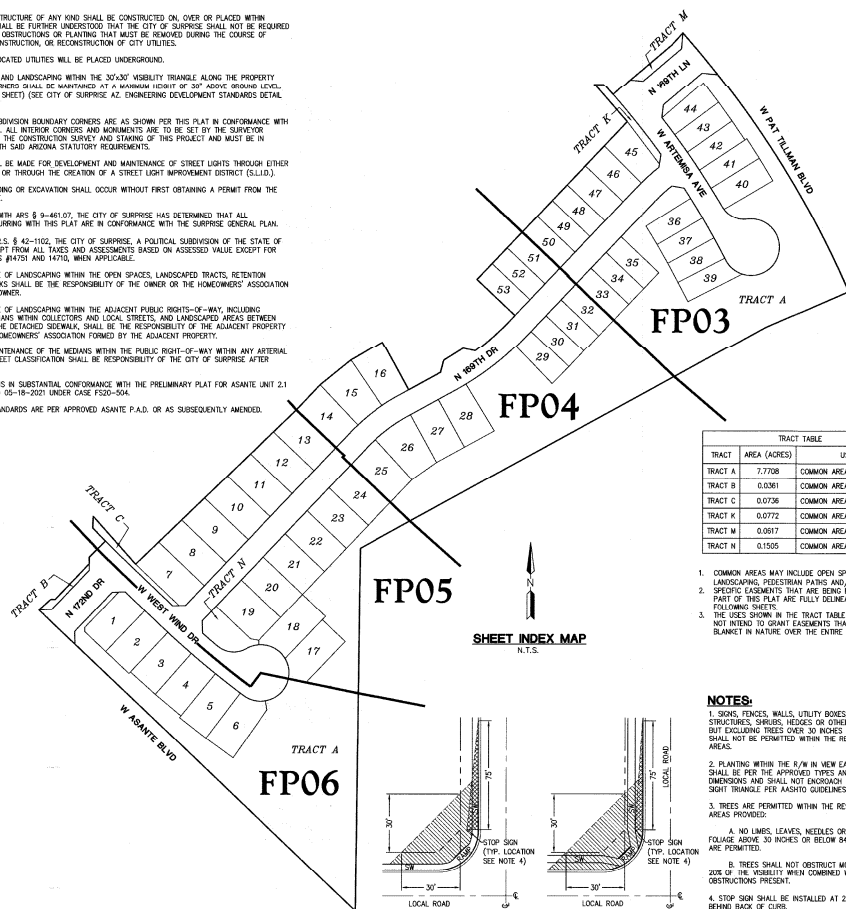
# ZONING





# NOTES

1. NO PERMANENT STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN EASEMENTS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF SURPRISE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. ALL STRUCTURES AND LANDSCAPING WITHIN THE 35'x30' VISIBILITY TRIANGLE ALONG THE PROPERTY LINES AT LOT CORNERS SHALL BE MAINTAINED AT A MINIMUM HEIGHT OF 30' ABOVE FINISHED GRADE. (SEE DETAIL THIS SHEET) (SEE CITY OF SURPRISE AZ. ENGINEERING DEVELOPMENT STANDARDS DETAIL NO. 4-02)
4. ALL EXTERIOR SUBDIVISION BOUNDARY CORNERS ARE AS SHOWN PER THIS PLAN IN CONFORMANCE WITH ARIZONA STATUTE. ALL INTERIOR CORNERS AND MONUMENTS ARE TO BE SET BY THE SURVEYOR RESPONSIBLE FOR THE CONSTRUCTION SURVEY AND DRAWING OF THIS PROJECT AND MUST BE IN CONFORMANCE WITH SAID ARIZONA STATUTORY REQUIREMENTS.
5. PROVISIONS SHALL BE MADE FOR DEVELOPMENT AND MAINTENANCE OF STREET LIGHTS THROUGH EITHER THE ASSOCIATION OR THROUGH THE CREATION OF A STREET LIGHT IMPROVEMENT DISTRICT (S.L.I.D.).
6. NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
7. IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAN ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
8. PURSUANT TO A.R.S. § 42-1102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSIGNED VALUE EXCEPT FOR SPECIAL DISTRICTS (#4751 AND 14710), WHEN APPLICABLE.
9. 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.
10. 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 SETBACK SIGNAL, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
11. LANDSCAPING MAINTENANCE OF THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.
12. THIS FINAL PLAN IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAN FOR ASANTE UNIT 21 & 21-3 APPROVED 09-10-2021 UNDER CASE F320-094.
13. DEVELOPMENT STANDARDS ARE PER APPROVED ASANTE P.A.D. OR AS SUBSEQUENTLY AMENDED.

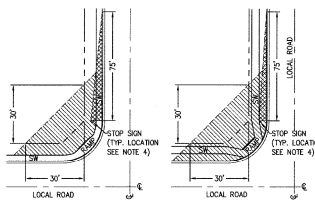


| TRACT   | AREA (ACRES) | USE                    |
|---------|--------------|------------------------|
| TRACT A | 7.7708       | COMMON AREA & DRAINAGE |
| TRACT B | 0.0361       | COMMON AREA & DRAINAGE |
| TRACT C | 0.0736       | COMMON AREA & DRAINAGE |
| TRACT K | 0.0772       | COMMON AREA & DRAINAGE |
| TRACT M | 0.0817       | COMMON AREA & DRAINAGE |
| TRACT N | 0.1505       | COMMON AREA & DRAINAGE |

1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS AND/OR AMENITIES.
2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAN ARE FULLY DELINEATED ON THE FOLLOWING SHEETS:
3. THE USES SHOWN IN THE TRACT TABLE ABOVE DO NOT INTEND TO GRANT EASEMENTS THAT ARE BLANKET IN NATURE OVER THE ENTIRE TRACT.

## NOTES:

1. SIGN, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS, BUT EXCLUDING TREES OVER 30 INCHES IN HEIGHT SHALL NOT BE PERMITTED WITHIN THE RESTRICTED AREAS.
2. PLANTING WITHIN THE E/W IN NEW EASEMENTS SHALL BE PER THE APPROVED TYPES AND DIMENSIONS AND SHALL NOT ENCROACH WITHIN THE SIGHT TRIANGLE PER ARIZONA GUIDELINES.
3. TREES ARE PERMITTED WITHIN THE RESTRICTED AREAS PROVIDED:
  - A. NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 30 INCHES OR BELOW 84 INCHES ARE PERMITTED.
  - B. TREES SHALL NOT OBSTRUCT MORE THAN 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS PRESENT.
4. STOP SIGN SHALL BE INSTALLED AT 2' MINIMUM BEHIND BACK OF CURB.
  - UNOBSTRUCTED NEW EASEMENT AREA (SEE NOTE #3)
  - NO VEGETATION OVER 30 INCHES IN HEIGHT



**LOCAL STREET SIGHT VISIBILITY TRIANGLES**  
CITY OF SURPRISE SUPPLEMENTAL ENGINEERING DEVELOPMENT STANDARDS  
DETAILS FOR PUBLIC CONSTRUCTION: DETAIL NO. 4-02  
SEE DETAIL NO. 4-01 SIGHT DISTANCE REQUIREMENTS FOR ARTERIAL & COLLECTOR STREETS

| LOT NO.  | AREA (SQ.FT.) | AREA (ACRES) |
|----------|---------------|--------------|
| LOT : 1  | 8875          | 0.1992       |
| LOT : 2  | 8891          | 0.2009       |
| LOT : 3  | 8611          | 0.1977       |
| LOT : 4  | 8611          | 0.1977       |
| LOT : 5  | 8980          | 0.2062       |
| LOT : 6  | 9432          | 0.2163       |
| LOT : 7  | 9801          | 0.2250       |
| LOT : 8  | 9635          | 0.2212       |
| LOT : 9  | 9419          | 0.2162       |
| LOT : 10 | 9204          | 0.2113       |
| LOT : 11 | 8986          | 0.2063       |
| LOT : 12 | 8772          | 0.2014       |
| LOT : 13 | 8556          | 0.1964       |
| LOT : 14 | 8778          | 0.2015       |
| LOT : 15 | 9359          | 0.2149       |
| LOT : 16 | 8018          | 0.2070       |
| LOT : 17 | 9233          | 0.2120       |
| LOT : 18 | 9292          | 0.2133       |
| LOT : 19 | 9223          | 0.2106       |
| LOT : 20 | 8400          | 0.1928       |

| LOT NO.  | AREA (SQ.FT.) | AREA (ACRES) |
|----------|---------------|--------------|
| LOT : 21 | 8400          | 0.1928       |
| LOT : 22 | 8400          | 0.1928       |
| LOT : 23 | 8400          | 0.1928       |
| LOT : 24 | 8421          | 0.1933       |
| LOT : 25 | 8810          | 0.2023       |
| LOT : 26 | 9790          | 0.2247       |
| LOT : 27 | 8400          | 0.1928       |
| LOT : 28 | 8646          | 0.1985       |
| LOT : 29 | 5778          | 0.1326       |
| LOT : 30 | 5526          | 0.1269       |
| LOT : 31 | 5520          | 0.1267       |
| LOT : 32 | 5520          | 0.1267       |
| LOT : 33 | 5520          | 0.1267       |
| LOT : 34 | 5520          | 0.1267       |
| LOT : 35 | 5520          | 0.1267       |
| LOT : 36 | 5713          | 0.1312       |
| LOT : 37 | 5713          | 0.1312       |
| LOT : 38 | 5713          | 0.1312       |
| LOT : 39 | 5838          | 0.1340       |
| LOT : 40 | 7042          | 0.1617       |

| LOT NO.  | AREA (SQ.FT.) | AREA (ACRES) |
|----------|---------------|--------------|
| LOT : 41 | 8139          | 0.1869       |
| LOT : 42 | 5885          | 0.1351       |
| LOT : 43 | 5885          | 0.1351       |
| LOT : 44 | 8134          | 0.1868       |
| LOT : 45 | 7650          | 0.1756       |
| LOT : 46 | 6792          | 0.1559       |
| LOT : 47 | 6670          | 0.1531       |
| LOT : 48 | 5520          | 0.1267       |
| LOT : 49 | 5520          | 0.1267       |
| LOT : 50 | 5520          | 0.1267       |
| LOT : 51 | 5520          | 0.1267       |
| LOT : 52 | 5520          | 0.1267       |
| LOT : 53 | 5520          | 0.1267       |

## AREAS

|                   |                               |
|-------------------|-------------------------------|
| ROW AREA =        | 165,283 SQ. FT. 3.7846 ACRES  |
| TRACTS AREA =     | 355,683 SQ. FT. 8.1699 ACRES  |
| LOTS AREA =       | 397,547 SQ. FT. 9.1284 ACRES  |
| GROSS AREA =      | 818,724 SQ. FT. 21.0810 ACRES |
| NET AREA =        | 793,439 SQ. FT. 17.2884 ACRES |
| DENSITY (GROSS) = | 2.5 D.U. / ACRE               |
| DENSITY (NET) =   | 3.1 D.U. / ACRE               |



**HILGART WILSON**  
BUSINESS PLAN | SURVEY | PLANS  
2441 EAST WILSON AVENUE SUITE 200  
TUCKER, AZ 85643  
www.hilgartwilson.com

**ASANTE - UNIT 21**  
ASANTE BOULEVARD & PAT TILMAN BOULEVARD  
SURPRISE, ARIZONA

**FINAL PLAN**

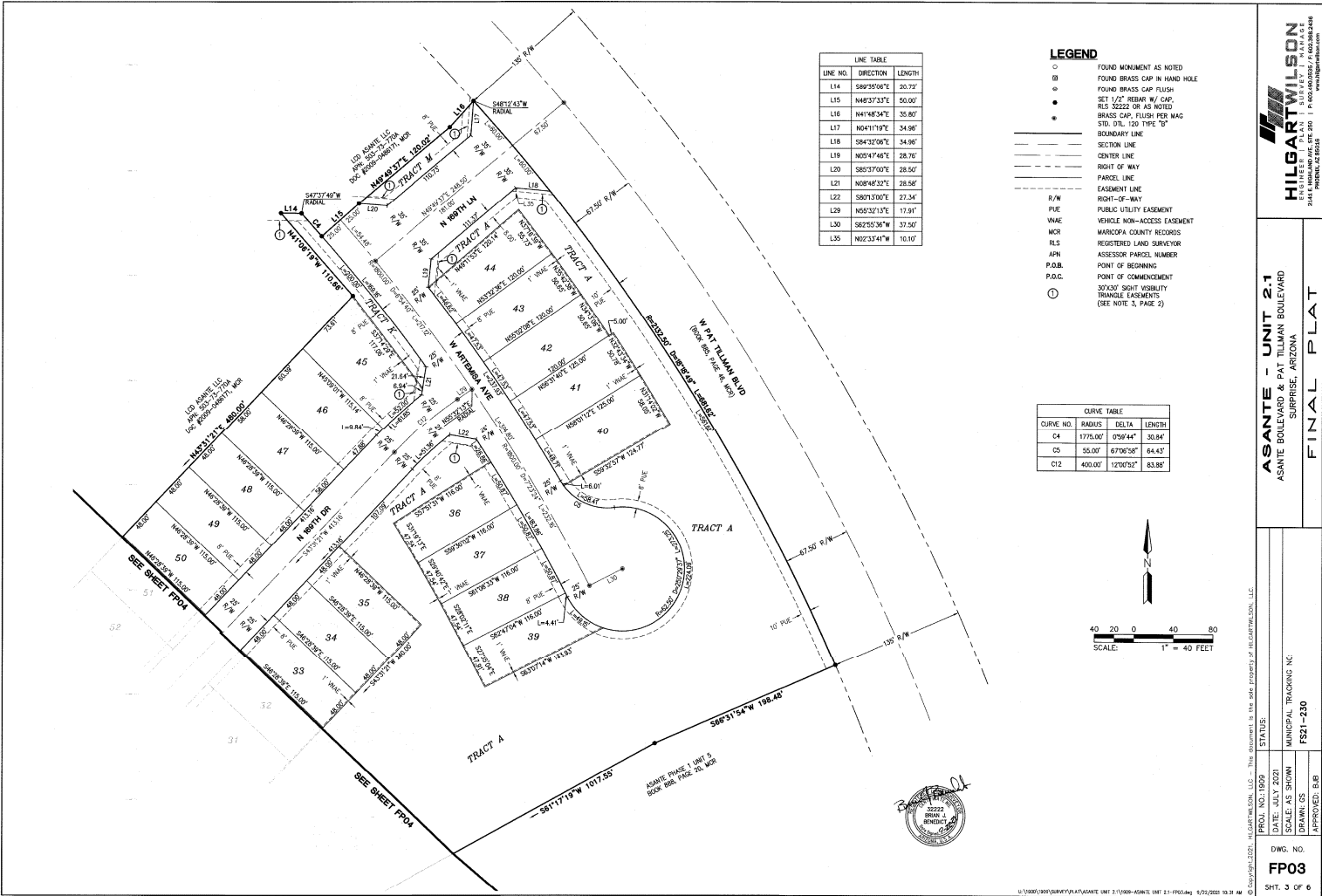
PROJ. NO: 1009  
DATE: JULY 2021  
SCALE: NONE  
DRAWN: GS  
APPROVED: BJB

STATUS:  
MUNICIPAL TRACKING NO:  
F321-230

DWG. NO.  
**FP02**

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11:5900\UNIFORM\PLAT\ASANTE UNIT 21-FP02.dwg 7/2/2021 10:36 AM

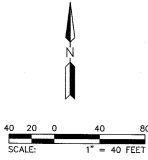


| LINE NO. | DIRECTION   | LENGTH |
|----------|-------------|--------|
| L14      | S89°35'06"E | 30.72' |
| L15      | N48°37'37"E | 50.00' |
| L16      | N41°48'34"E | 35.80' |
| L17      | N04°11'07"E | 34.96' |
| L18      | S84°32'06"E | 34.96' |
| L19      | N05°47'46"E | 28.76' |
| L20      | S85°37'00"E | 28.50' |
| L21      | N08°48'33"E | 28.56' |
| L22      | S80°13'00"E | 27.34' |
| L29      | N05°32'13"E | 17.91' |
| L30      | S82°55'36"W | 37.50' |
| L35      | N02°33'47"W | 10.10' |

LEGEND

- FOUND MONUMENT AS NOTED
- ⊕ FOUND BRASS CAP IN HAND HOLE
- ⊕ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 3222 OR AS NOTED
- BRASS CAP FLUSH PER MAG STD, DTL 120 TYPE "B"
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- R/W PUBLIC UTILITY EASEMENT
- PUE VEHICLE NON-ACCESS EASEMENT
- NCR MARICOPA COUNTY RECORDS
 RLS REGISTERED LAND SURVIVOR | APN ASSESSOR PARCEL NUMBER | P.O.B. POINT OF BEGINNING | P.O.C. POINT OF COMMENCEMENT |- ① 30'X30' BENT VISIBILITY TRIANGLE EASEMENTS (SEE NOTE 3, PAGE 2)

| CURVE NO. | RADIUS   | DELTA     | LENGTH |
|-----------|----------|-----------|--------|
| C4        | 1775.00' | 0°59'44"  | 30.84' |
| C5        | 55.00'   | 67°06'58" | 64.43' |
| C12       | 400.00'  | 12°00'50" | 83.88' |





**HILGART WILSON**  
ENGINEER - PLANS - SURVEY - MAPS  
2345 WEST WILSON AVENUE, SUITE 200  
PHOENIX, AZ 85015  
www.hilgartwilson.com

**ASANTE - UNIT 21**  
ASANTE BOULEVARD & PAT TILMAN BOULEVARD  
SURPRISE, ARIZONA

**FINAL PLAT**

PROJ. NO. 1009  
DATE: JULY 2021  
SCALE: AS SHOWN  
DRAWN: CS  
APPROVED: B.B.

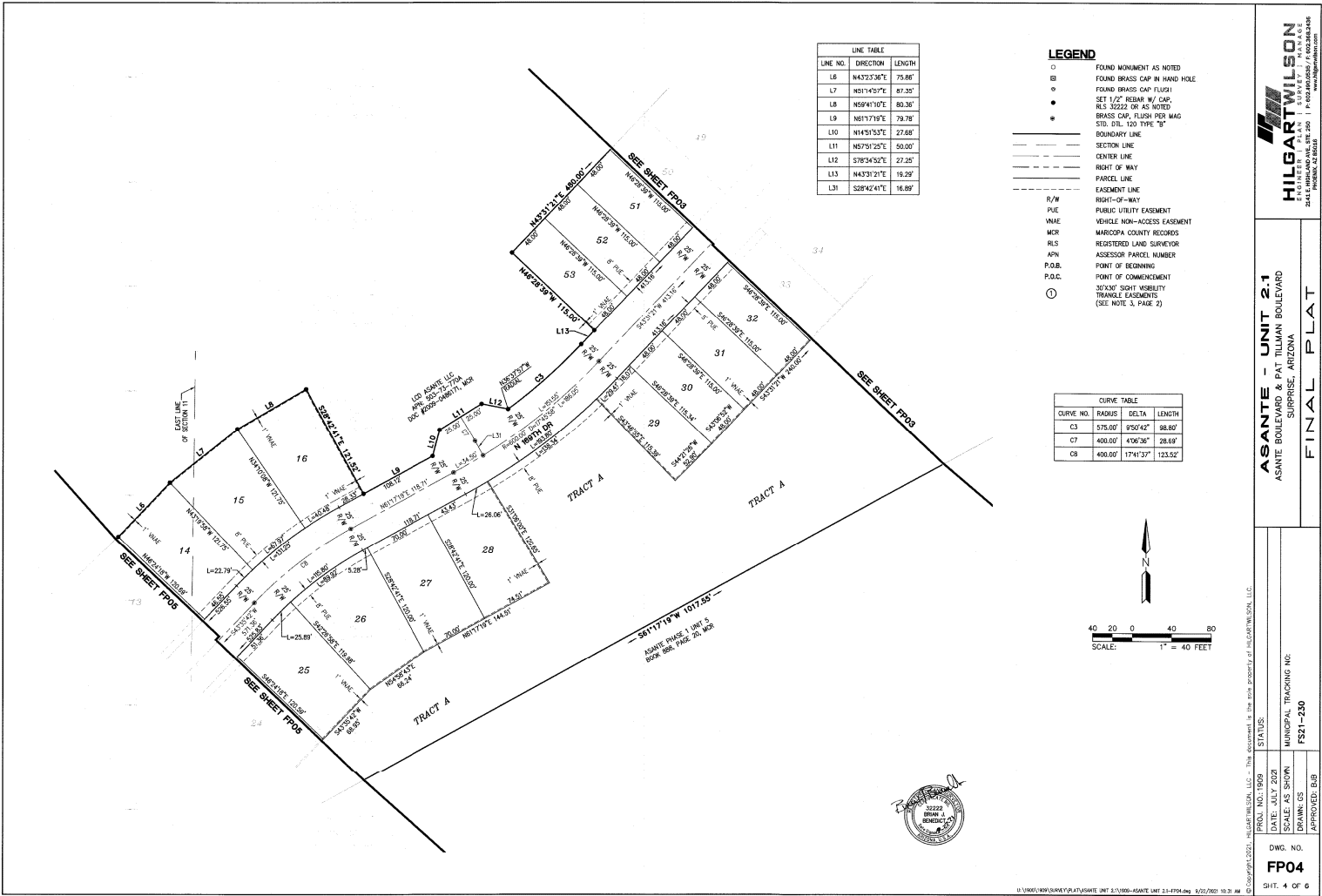
STATUS:  
MUNICIPAL TRACKING INC.  
FS21-230  
B.B.

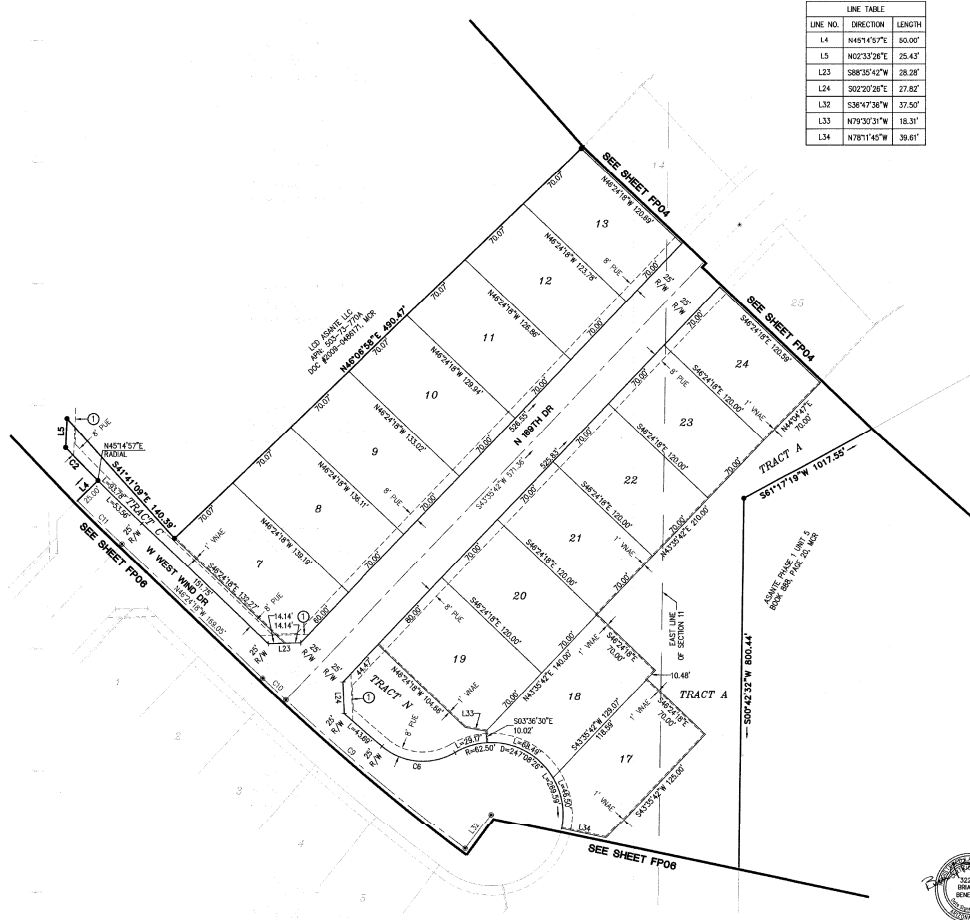
DWG. NO.  
**FP03**

SHT. 3 OF 6

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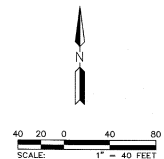


| LINE NO. | DIRECTION   | LENGTH |
|----------|-------------|--------|
| L4       | N45°14'57"E | 80.00' |
| L5       | N02°33'28"E | 25.43' |
| L23      | S88°35'42"W | 28.28' |
| L24      | S02°20'28"E | 27.82' |
| L32      | S38°47'38"W | 37.50' |
| L33      | N79°30'31"W | 18.31' |
| L34      | N78°11'43"W | 39.61' |

# LEGEND

- FOUND MONUMENT AS NOTED
- ⊙ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP IN FLUSH
- SET 1/2" REBAR W/ CAP, RLS 30222 OR AS NOTED
- BRASS CAP, FLUSH PER MAG STD. DTL. 120 TYPE "D"
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE
- EASEMENT LINE
- R/W RIGHT OF WAY
- PUE PUBLIC UTILITY EASEMENT
- VHNE VEHICLE NON-ACCESS EASEMENT
- MOR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- 30'X30' SIGHT VISIBILITY TRIANGLE EASEMENTS (SEE NOTE 3, PAGE 2)

| CURVE NO. | RADIUS   | DELTA     | LENGTH  |
|-----------|----------|-----------|---------|
| C2        | 1855.00' | 174°33'   | 40.22'  |
| C8        | 55.00'   | 70°28'07" | 67.65'  |
| C9        | 1945.00' | 5°59'09"  | 203.19' |
| C10       | 1945.00' | 0°48'57"  | 27.70'  |
| C11       | 1880.00' | 1°39'15"  | 54.28'  |



**HILGARTWILSON**  
ENGINEER - PLAT - SURVEY - MAPS  
22222  
12/22/2021  
PHOENIX, AZ 85016

**ASANTE - UNIT 2.1**  
ASANTE BOULEVARD & PAT TILMAN BOULEVARD  
SURPRISE, ARIZONA

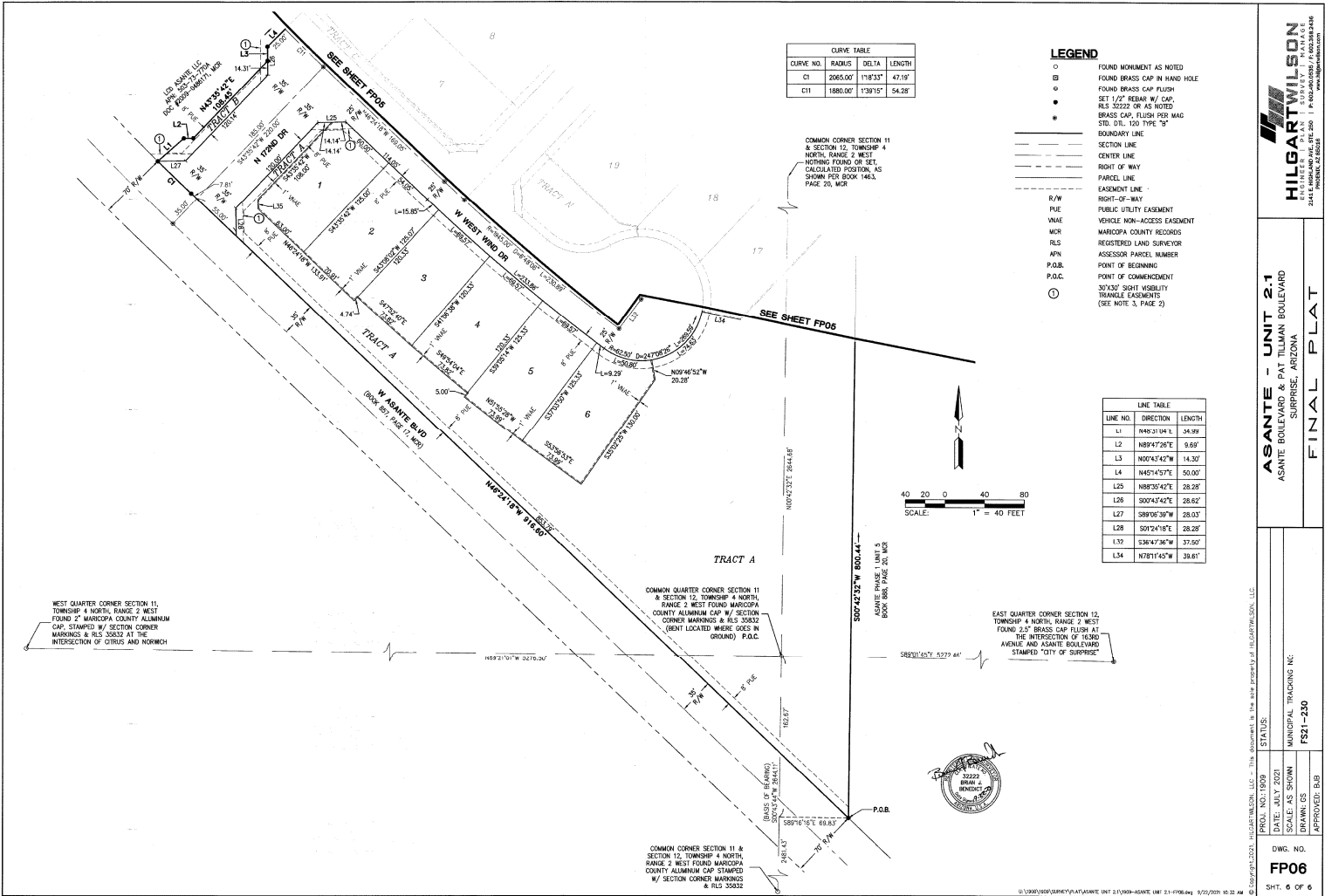
**FINAL PLAT**

PROJ. NO.: 1809  
DATE: JULY 2021  
SCALE: AS SHOWN  
DRAWN: OS  
APPROVED: SLB

MUNICIPAL TRACING NO.:  
**FS21-230**

DWG. NO.:  
**FP05**

SHT. 5 OF 6





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

30 September 2020

Mr. Christopher P. Toale  
Director, Community Initiatives Team  
56th Fighter Wing  
14185 West Falcon Street  
Luke AFB AZ 85309-1629

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

Re: FS20-504; Asante Parcel 2.1 & 2.13 (APN: 503-73-770A)

Dear Ms. Flores

Thank you for the opportunity to provide comments on the Preliminary Plat for Asante Parcel 2.1 & 2.13. The site is located on 47 acres of undeveloped land at Asante Blvd and 163<sup>rd</sup> Ave in Surprise AZ and is part of the larger 1,500-acre Asante Planned Area of Development. This request is to develop 155 single family homes on the 47 acres for an overall density of approximately 3.3 du/ac. The site is located approximately 2.4 miles outside the Luke AFB Auxiliary Field #1 2004 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461, and falls inside and outside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence, Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. This project with a density of 3.3 du/ac falls within these guidelines.

This request, as stated in the applications, will not negatively impact the flying operations at Luke AFB. Although these parcels will be located inside and outside the "territory in the vicinity of a military airport," they will still be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential residents about Luke AFB operations.



If there are any questions, please contact my Planning Manager, Mr. Mark James at (623) 856-9981.

Sincerely

A handwritten signature in black ink, reading "Chr P. Toale". The signature is written in a cursive, flowing style.

CHRISTOPHER P. TOALE

cc:

Colonel Luke B. Casper, Vice Commander, 56th Fighter Wing

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



# **Final Plat**

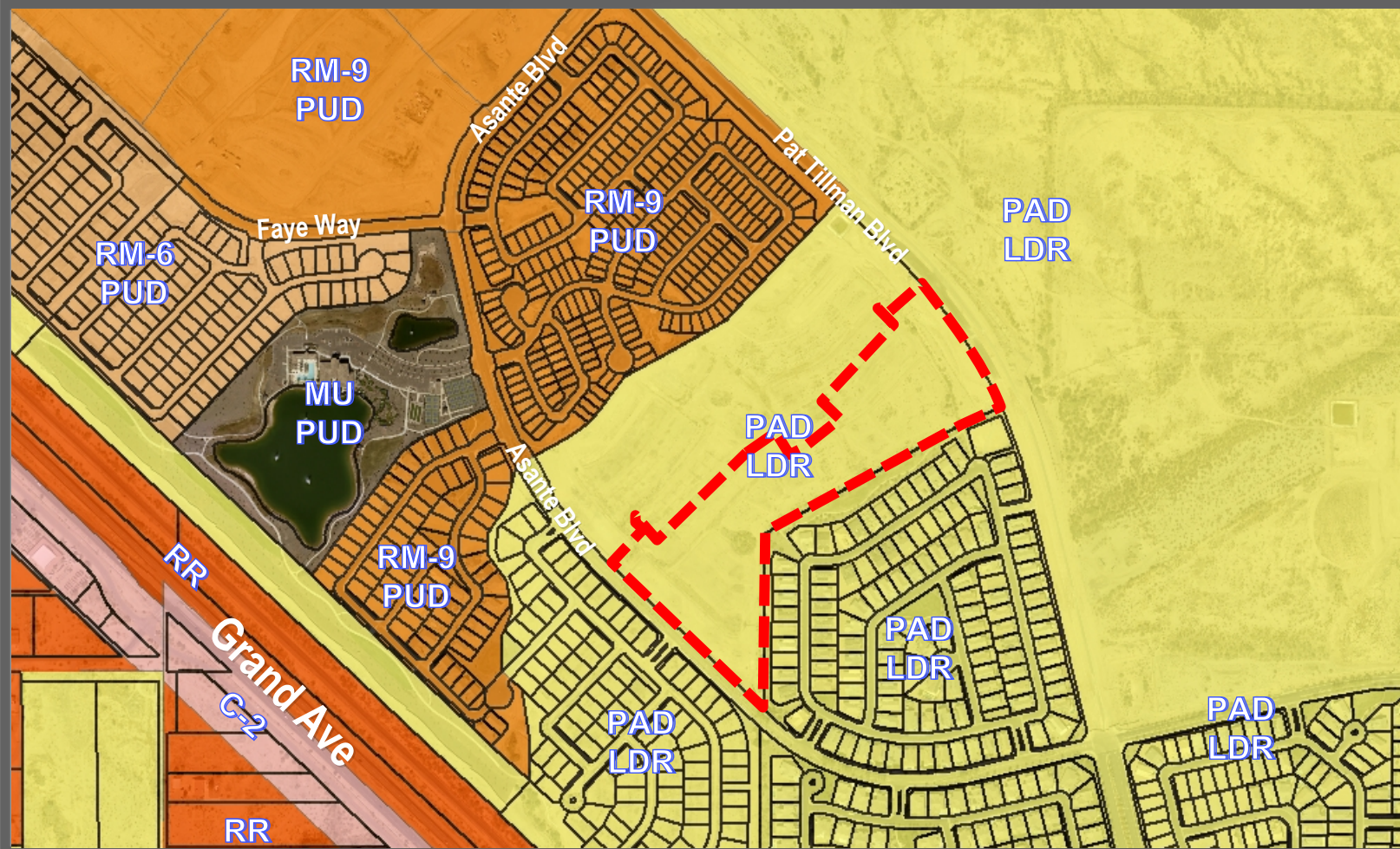
## **FS21-230 - Asante Unit 2.1**

**City Council**  
**November 2, 2021**



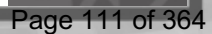
# VICINITY MAP





# ZONING

















# QUESTIONS OR COMMENTS?

Thank You



## CITY OF SURPRISE Regular City Council Meeting

---

Council Meeting Date: November 2, 2021      Contact Person: Sergio Angulo  
Submitting Department: Community Development      District: District 1  
Staff Recommendations: None

---

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

---

**Agenda Wording:**

Consideration and action pertaining to approval of the Final Plat entitled, “Asante – Unit 2.13” dated July 2021, an approximately 25.61 acre property generally located west of 163rd Avenue and north of Grand Avenue in the Asante PAD.

---

**Motion:**

I move to approve the plat entitled, “Asante – Unit 2.13”, dated July 2021.

---

**Background:**

Diego Ortiz with Hilgart Wilson LLC, seeks approval of a Final Plat for a 102-lot single-family residential subdivision in Unit 2.13 of the Asante 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 is consistent with the Asante 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 - FS21-231 - Asante 2.13 - Staff Report

2. 01 - FS21-231 - Asante 2.13 - Vicinity Map
  3. 02 - FS21-231 - Asante 2.13 - Zoning Map
  4. 03 - FS21-231 - Asante 2.13 - Final Plat
  5. 04 - FS21-231 - Asante 2.13 - Luke AFB Comments
  6. FS21-231 - Asante 2.13 - PowerPoint
-

**Case:** FS21-231

**Project Name:** Asante 2.13 – Final Plat

**Council District:** 1

**City Council Date:** November 2, 2021

**Planner:** Sergio Angulo, Planner II

---

**Owner:** Lennar Arizona Construction, Inc.

**Applicant:** Diego Ortiz with Hilgart Wilson, LLC

**Request:** Final Plat for a 102-lot, single-family subdivision in Unit 2.13 of the Asante PAD.

**Site Location:** Generally west of 163<sup>rd</sup> Avenue and north of Grand Avenue

**Site Size:** 25.61 acres (approx.)

**Density:** 4.0 DU/Ac

**Findings:**

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Asante PAD.
- The Final Plat is consistent with the Preliminary Plat approved under case FS20-504.

**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:**



Hilgart Wilson, LLC, on behalf of Lennar Arizona Construction, Inc., requests approval of the Final Plat of Asante – Unit 2.13. The subject property is approximately 25.61 acres and it is located generally west of 163<sup>rd</sup> Avenue and north of Grand Avenue. The subject property is zoned PAD – Low Density Residential. The proposed subdivision provides access through Unit 2.1 to the southeast which has direct access to Asante Boulevard on the south and Pat Tillman Boulevard on the north.

The applicant proposes 102 single-family lots for a total density of 4.0 dwelling units per acre. The typical lot sizes proposed in this subdivision are 48' x 115' and 70' x 120'. This development dedicates approximately 4.115 acres (16%) for open space. This plat provides a pocket park (Tract H) with playground equipment, a half-sport court, and seating area. This plat provides internal pedestrian trails that connect to adjacent parcels and to the sidewalks along Asante Boulevard and Pat Tillman Boulevard. Additional landscape and retention basins on site also contribute to the total open space. The proposed Final Plat is in compliance with the Asante PAD and the Preliminary Plat approved under case FS20-504.

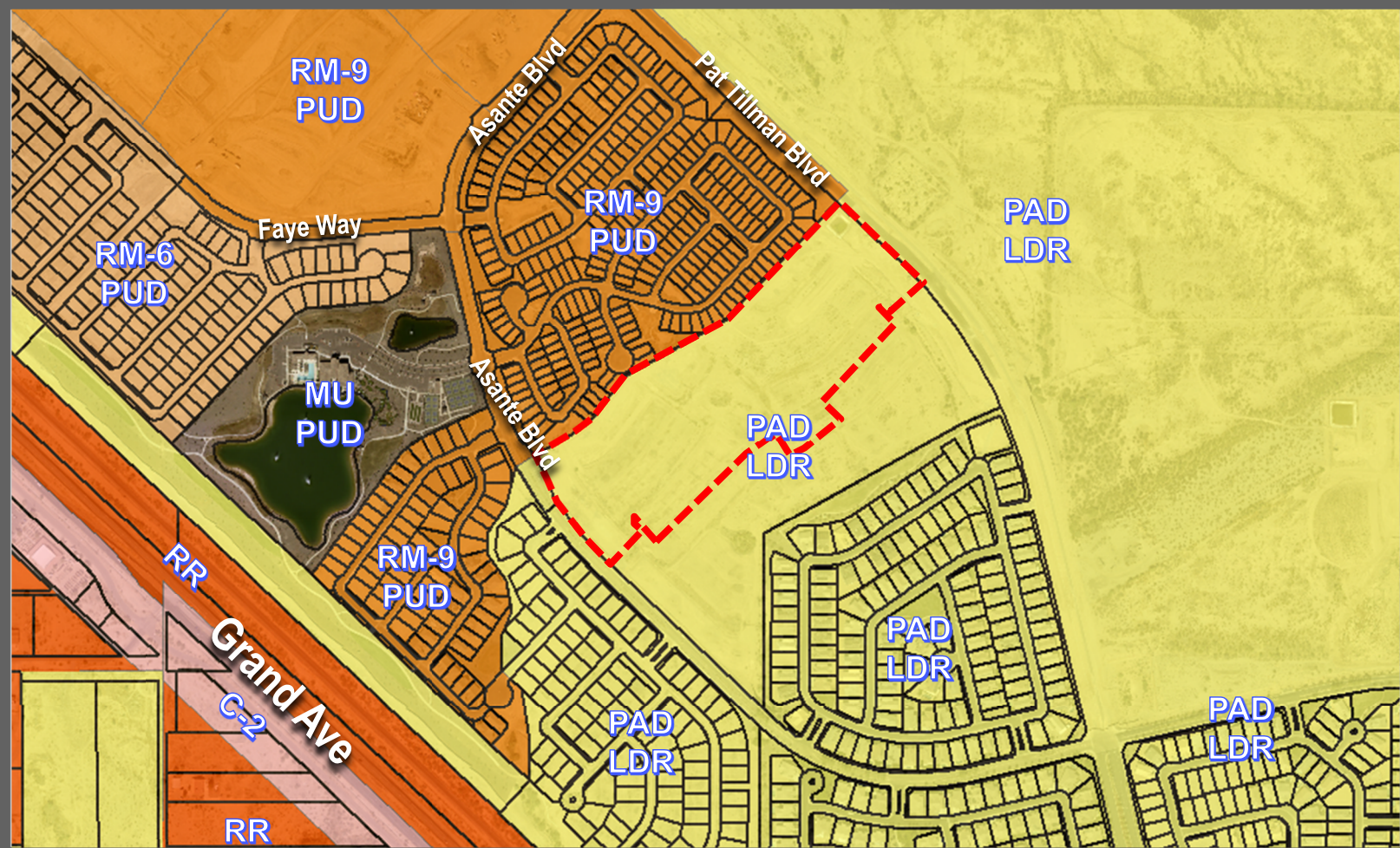
**Attachments:**

- 01 Vicinity Map
- 02 Zoning Map
- 03 Final Plat
- 04 Luke AFB Comments



# VICINITY MAP





# ZONING

## DEDICATION

STATE OF ARIZONA  
COUNTY OF MARICOPA

KNOW ALL PERSONS BY THESE PRESENTS, THAT LEO ASANTE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, OF A SUBDIVISION WITHIN THE COUNTY OF MARICOPA, HAS SUBMITTED UNDER THE NAME OF "ASANTE - UNIT 2.12, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 11 AND THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SAID "ASANTE - UNIT 2.12" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND LINES OF THE DIVISIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONVEYING SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY DEDICATES TO THE CITY OF SURPRISE THE RIGHT TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THIS FINAL PLAT. OWNER HEREBY DEDICATES TO THE PUBLIC A PERPETUAL NON-EXCLUSIVE EASEMENT IN, UPON, OVER, UNDER, THROUGH, AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF ACCESSING, INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.

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

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

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

OWNER HEREBY GRANTS TO THE 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 TRUCK COLLECTION VEHICLES.

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

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, ARE HEREBY GRANTED TO HAVE BEEN DESIGNED BY OWNER TO THE CITY UPON THEIR COMPLETION. HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY SEPARATE FORMAL COUNCIL ACTION.

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

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

IN WITNESS WHEREOF:  
LEO ASANTE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS 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 \_\_\_\_\_, 2021.

LEO ASANTE, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
BY: LINDA COMANES DEVELOPMENT, INC., A DELAWARE CORPORATION  
ITS: MANAGER  
BY: *[Signature]*  
NOTARY PUBLIC

ON THIS, the 25th day of Sept., 2021, BEFORE ME APPEARED, *Steve Sanderson*, WHO ACKNOWLEDGED HIMSELF TO BE THE *Vice President* OF LEO ASANTE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER, BEING DULY AUTHORIZED SO TO DO, DECEASED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF:  
I HEREBY SET MY HAND AND OFFICIAL SEAL:  
*And. E. Wingo*  
NOTARY PUBLIC

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NOTARY PUBLIC

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IN WITNESS WHEREOF:  
I HEREBY SET MY HAND AND OFFICIAL SEAL:  
*And. E. Wingo*  
NOTARY PUBLIC

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IN WITNESS WHEREOF:  
I HEREBY SET MY HAND AND OFFICIAL SEAL:  
*And. E. Wingo*  
NOTARY PUBLIC

# FINAL PLAT OF ASANTE - UNIT 2.13

SURPRISE, ARIZONA

A PORTION OF THE NORTHEAST QUARTER OF SECTION 11 AND NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

## COMMUNITY ASSOCIATION RATIFICATION

BY THE RATIFICATION, *Katie Voigt*, AS *President* OF ASANTE MAINTENANCE CORPORATION, AN ARIZONA NON-PROFIT CORPORATION, ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREIN.

BY: *Katie Voigt*  
TITLE: *President*

NAME: *Katie Voigt*

## ACKNOWLEDGMENT FOR RATIFICATION

STATE OF ARIZONA

ON THIS, the 25th day of Sept., 2021, BEFORE ME, *Katie Voigt*, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE *President* OF ASANTE MAINTENANCE CORPORATION, AN ARIZONA NON-PROFIT CORPORATION, AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER, BEING DULY AUTHORIZED SO TO DO, DECEASED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

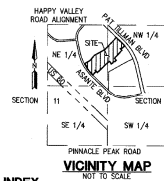
IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: *And. E. Wingo* MY COMMISSION EXPIRES: *Feb. 17, 2024*

## LEGAL DESCRIPTION

A PORTION OF LAND BEING SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 11 AND THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT MARICOPA COUNTY ALUMINUM CAP ACCEPTED AS THE EAST QUARTER CORNER OF SAID SECTION 11 FROM WHICH A FOUND MARICOPA COUNTY ALUMINUM CAP ACCEPTED AS THE SOUTHEAST CORNER THEREOF BEARS SOUTH 09°43'44" WEST, 254.14 FEET;  
THENCE NORTH 89°21'01" WEST, 635.52 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11;  
THENCE LEAVING SAID SOUTH LINE NORTH 90°29'59" EAST, 484.25 FEET TO THE NORTHEASTERN RIGHT OF WAY LINE OF W & M ASANTE BLVD AS RECORDED IN BOOK 867, PAGE 17, MARICOPA COUNTY RECORDS TO A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 420.22 FEET, THE CENTER OF WHICH BEARS NORTH 45°30'42" WEST, 171.76 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING SAID NORTHEASTERN RIGHT OF WAY LINE AND NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 109°24'30" AN ARC LENGTH OF 384.25 FEET TO THE NORTHEASTERN LINE OF TRACT D OF W & M ASANTE BLVD AS RECORDED IN BOOK 1402, PAGE 20, MARICOPA COUNTY RECORDS TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 180.00 FEET;  
THENCE THE FOLLOWING THREE (3) CURVES ALONG SAID NORTHEASTERN LINE:  
THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 71°20'14", AN ARC LENGTH OF 70.08 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 213.00 FEET;  
THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 174°43'50", AN ARC LENGTH OF 65.98 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 250.00 FEET;  
THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°53'57", AN ARC LENGTH OF 104.34 FEET TO THE EASTERN BOUNDARY LINE OF THE FINAL PLAT FOR HERITAGE ASANTE PARCELS 1 AS RECORDED IN BOOK 1463, PAGE 20, MARICOPA COUNTY RECORDS;  
THENCE THE FOLLOWING SEVEN (7) CURVES ALONG SAID EASTERN BOUNDARY LINE:  
THENCE LEAVING SAID NORTHEASTERN LINE, NORTH 80°51'30" EAST, 171.76 FEET;  
THENCE NORTH 57°50'30" EAST, 60.04 FEET;  
THENCE NORTH 50°38'45" EAST, 61.11 FEET;  
THENCE NORTH 30°38'50" EAST, 62.76 FEET;  
THENCE NORTH 61°32'50" EAST, 58.15 FEET;  
THENCE NORTH 43°32'21" EAST, 745.02 FEET TO THE SOUTHWESTERN RIGHT OF WAY LINE OF W & M TELLAM BLVD AS RECORDED IN BOOK 860, PAGE 48, MARICOPA COUNTY RECORDS;  
THENCE THE FOLLOWING TWO (2) CURVES ALONG SAID SOUTHWESTERN RIGHT OF WAY LINE:  
THENCE LEAVING SAID EASTERN BOUNDARY LINE, SOUTH 40°29'30" EAST, 547.81 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 213.00 FEET;  
THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°14'32", AN ARC LENGTH OF 174.64 FEET TO A NON-TANGENT LINE;  
THENCE SOUTH 49°49'37" WEST, 120.02 FEET;  
THENCE SOUTH 48°37'45" WEST, 50.00 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1775.00 FEET, THE CENTER OF WHICH BEARS SOUTH 48°37'37" WEST;  
THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 60°59'44", AN ARC LENGTH OF 30.84 FEET TO A NON-TANGENT LINE;  
THENCE NORTH 81°30'54" WEST, 26.72 FEET;  
THENCE NORTH 41°09'10" EAST, 110.66 FEET;  
THENCE SOUTH 43°37'21" WEST, 480.00 FEET;  
THENCE SOUTH 40°29'30" EAST, 115.00 FEET;  
THENCE SOUTH 43°37'21" WEST, 19.25 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 213.00 FEET;  
THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°50'42", AN ARC LENGTH OF 98.80 FEET TO A NON-TANGENT LINE;  
THENCE NORTH 78°34'30" WEST, 27.25 FEET;  
THENCE SOUTH 57°50'30" WEST, 50.00 FEET;  
THENCE SOUTH 14°53'53" WEST, 27.88 FEET;  
THENCE SOUTH 61°17'10" WEST, 70.78 FEET;  
THENCE NORTH 28°42'44" WEST, 121.52 FEET;  
THENCE SOUTH 59°41'07" WEST, 80.38 FEET;  
THENCE SOUTH 51°14'57" WEST, 87.35 FEET;  
THENCE NORTH 43°37'21" WEST, 20.96 FEET;  
THENCE SOUTH 48°37'45" WEST, 460.47 FEET;  
THENCE NORTH 41°09'10" WEST, 100.59 FEET;  
THENCE SOUTH 02°32'58" WEST, 20.43 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1805.00 FEET, THE CENTER OF WHICH BEARS NORTH 40°29'30" EAST;  
THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°14'37", AN ARC LENGTH OF 40.22 FEET TO A NON-TANGENT LINE;  
THENCE SOUTH 45°14'57" WEST, 50.00 FEET;  
THENCE SOUTH 02°41'42" EAST, 14.30 FEET;  
THENCE SOUTH 43°37'45" WEST, 100.45 FEET;  
THENCE SOUTH 89°47'38" WEST, 5.00 FEET;  
THENCE SOUTH 48°37'45" WEST, 50.00 FEET TO THE POINT OF BEGINNING.

300 YEAR ASSURED WATER SUPPLY  
THE AREA PLANNED HEREIN LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF CITY OF SURPRISE, ARIZONA, AND NO. 2010-012, SIGNED ON 8-29-2010, DECISION AND ORDER NUMBER 86-00244-001, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. 45-576.



## OWNER

LEO ASANTE, LLC  
1605 N. ALHAMBRA DRIVE, SUITE 130  
TOLSON, ARIZONA 85352

## SURVEYOR

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

## SHEET INDEX

FP01 COVER SHEET  
FP02 SHEET INDEX MAP, LEGEND, NOTES, AREA TABLE & VISIBILITY DETAIL  
FP03-FP06 FINAL PLAT

## BASIS OF BEARING

BASIS OF BEARING IS SOUTH 09°43'44" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 1360, PAGE 02, MARICOPA COUNTY RECORDS.

## RELEASE OF LIABILITY

LEO ASANTE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, "OWNER," DOES HEREBY (1) RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE 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 TAKEOFFS FROM AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND ITS AUXILIARY FIELDS. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL AND LUBRICANT PARTICLES.

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

## CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS PLAT REVIEWED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED: \_\_\_\_\_  
CITY ENGINEER

## CITY OF SURPRISE COUNCIL APPROVAL

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

ATTEST:

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

## CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREIN WAS MADE UNDER MY DIRECTOR DURING THE MONTH OF MARCH 2021; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT THE EXTERIOR BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

BRIAN J. BENEDICT  
RLS# 32222  
HILGARTWILSON, LLC  
2141 E. MIDLAND AVE., STE. 250  
PHOENIX, ARIZONA 85016  
P: 602-490-0535  
bbenedict@hilgartwilson.com



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

HILGARTWILSON, LLC  
2141 E. MIDLAND AVE., STE. 250  
PHOENIX, ARIZONA 85016  
P: 602-490-0535  
bbenedict@hilgartwilson.com

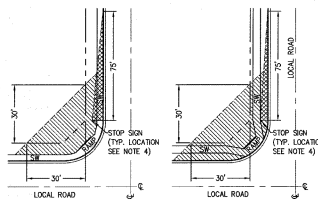
ASANTE - UNIT 2.13  
ASANTE DOWNSIDE & PATTILMAN BOULEVARD  
SURPRISE, ARIZONA  
FINAL PLAT

PROJ. NO.: 1009  
DATE: JULY 2021  
SCALE: AS SHOWN  
DRAWN: CS  
STATUS: STATUS  
MUNICIPAL TRACKING NO.: FS21-231  
APPROVED: BJB

DWG. NO.: FP01  
SHT. 1 OF 6

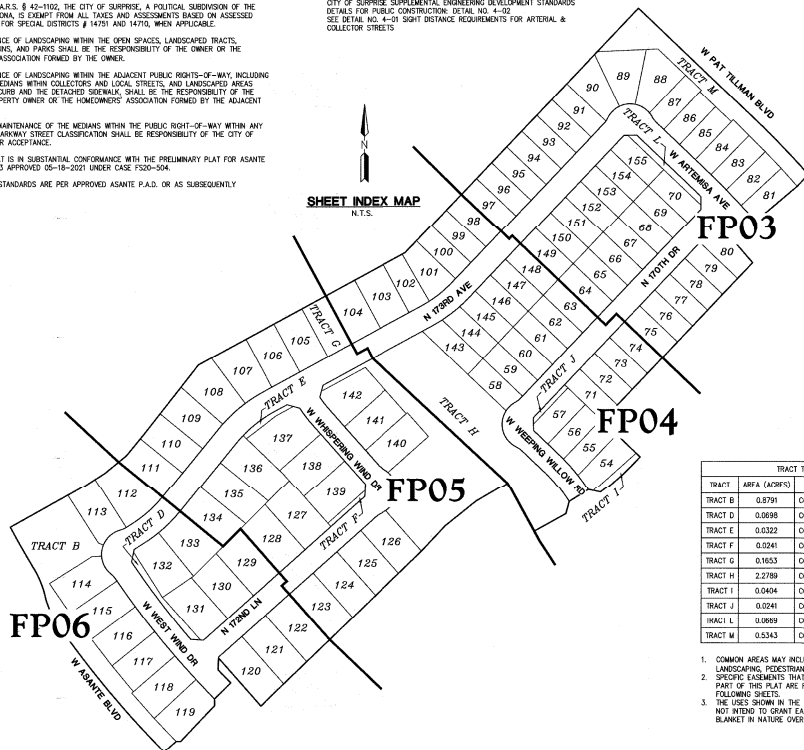
# NOTES

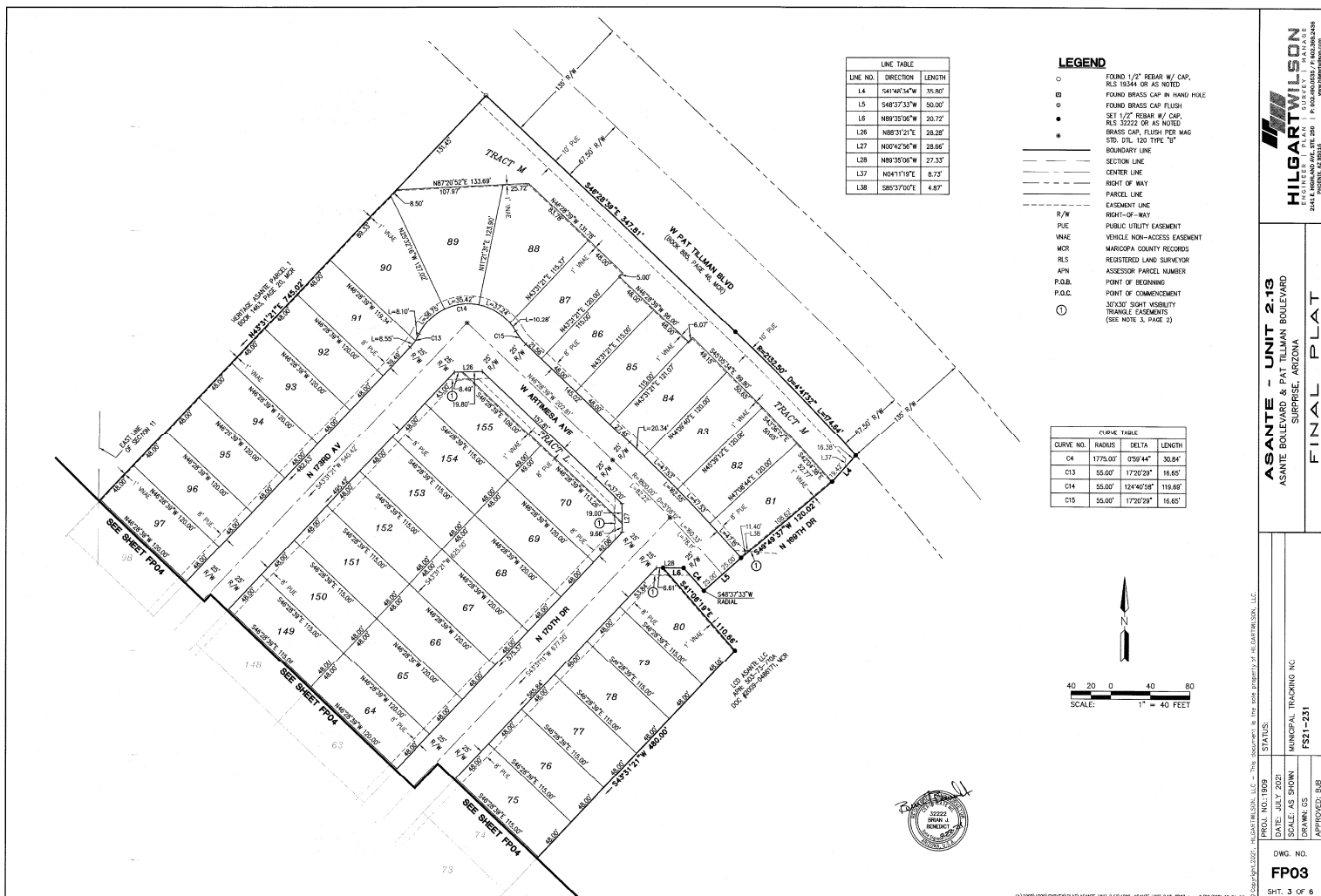
1. NO PERMANENT STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN EASEMENTS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF SURPRISE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. ALL STRUCTURES AND LANDSCAPING WITHIN THE 25'x35' VISIBILITY TRIANGLE ALONG THE PROPERTY LINES AT LOT CORNERS SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 30" ABOVE GROUND LEVEL. (SEE DETAIL THIS SHEET) (SEE CITY OF SURPRISE AZ, ENGINEERING DEVELOPMENT STANDARDS DETAIL NO. 4-02)
4. ALL EXTERIOR SUBDIVISION BOUNDARY CORNERS ARE AS SHOWN FOR THIS PLAN IN CONFORMANCE WITH ARIZONA STATUTE. ALL INTERIOR CORNERS AND MONUMENTS ARE TO BE SET BY THE SURVEYOR RESPONSIBLE FOR THE CONSTRUCTION SURVEY AND STAKING OF THIS PROJECT AND MUST BE IN CONFORMANCE WITH SAID ARIZONA STATUTORY REQUIREMENTS.
5. PROVISIONS SHALL BE MADE FOR DEVELOPMENT AND MAINTENANCE OF STREET LIGHTS THROUGHOUT THE ASSOCIATION OR THROUGH THE CREATION OF A STREET LIGHT IMPROVEMENT DISTRICT (S.L.I.D.).
6. NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
7. IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAN ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
8. PURSUANT TO A.R.S. § 42-1102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSIGNMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS # 14751 AND 14755, WHEN APPLICABLE.
9. 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.
10. 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 HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
11. LANDSCAPING MAINTENANCE OF THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.
12. THIS FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT FOR ASANTE UNIT 2.1 & 2.13 APPROVED 05-18-2021 UNDER CASE F320-504.
13. DEVELOPMENT STANDARDS ARE PER APPROVED ASANTE P.A.D. OR AS SUBSEQUENTLY AMENDED.



LOCAL STREET  
SIGHT VISIBILITY TRIANGLES

CITY OF SURPRISE SUPPLEMENTAL ENGINEERING DEVELOPMENT STANDARDS  
DETAILS FOR PUBLIC CONSTRUCTION, DETAIL NO. 4-02  
SEE DETAIL NO. 4-01 SIGHT DISTANCE REQUIREMENTS FOR ARTERIAL & COLLECTOR STREETS







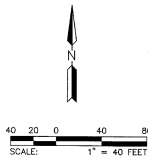


| CURVE TABLE |         |            |         |
|-------------|---------|------------|---------|
| CURVE NO.   | RADIUS  | DELTA      | LENGTH  |
| C5          | 575.00' | 95°04'     | 98.80'  |
| C16         | 55.00'  | 17°20'25"  | 16.65'  |
| C17         | 55.00'  | 124°40'58" | 119.69' |
| C18         | 55.00'  | 17°20'25"  | 16.65'  |
| C21         | 300.00' | 18°02'07"  | 94.43'  |
| C22         | 400.00' | 13°39'22"  | 95.34'  |

LEGEND

- FOUND 1/2" REBAR W/ CAP, RLS 18344 OR AS NOTED
- FOUND BRASS CAP IN FURNED TRAIL
- FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 3222 OR AS NOTED
- BRASS CAP, FLUSH PER MAG
- STL DTL 120 TYPE 15"
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT
- VEHICLE NON-ACCESS EASEMENT
- MARICOPA COUNTY RECORDS
- REGISTERED LAND SURVEYOR
- ASSESSOR PARCEL NUMBER
- P.O.B.
- POINT OF BEGINNING
- 30°/30° VISIBILITY TRIANGLE EASEMENTS (SEE NOTE 3, PAGE 3)

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE NO.   | DIRECTION   | LENGTH |
| L7         | S43°31'21"W | 19.29' |
| L8         | N78°54'52"W | 27.25' |
| L9         | S57°51'25"W | 50.00' |
| L10        | S14°51'53"W | 27.68' |
| L11        | S81°17'10"W | 78.76' |
| L29        | N01°28'30"W | 28.28' |



**HILGART WILSON**  
ENGINEER - PLANNING - SURVEY - EASING  
2044 E. WILSON AVENUE, SUITE 100 | PHOENIX, AZ 85016  
www.hilgartwilson.com

**ASANTE - UNIT 2.13**  
ASANTE BOULEVARD & PAT TILMAN BOULEVARD  
SURPRISE, ARIZONA  
**FINAL PLAT**

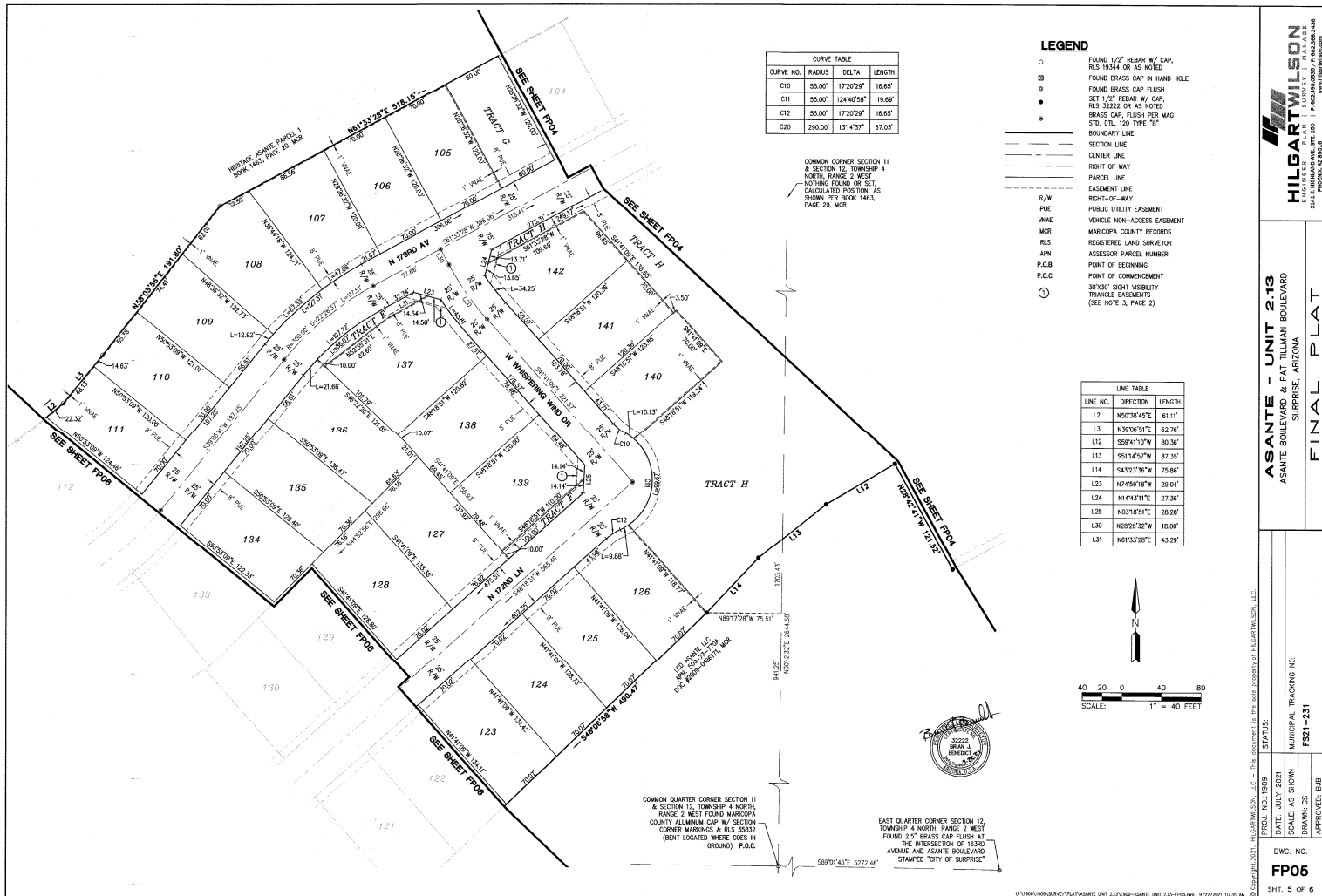
STATUS: PROJECT NO. 1909  
DATE: JULY 2021  
SCALE: AS SHOWN  
DRAWN: CS  
APPROVED: B.B.

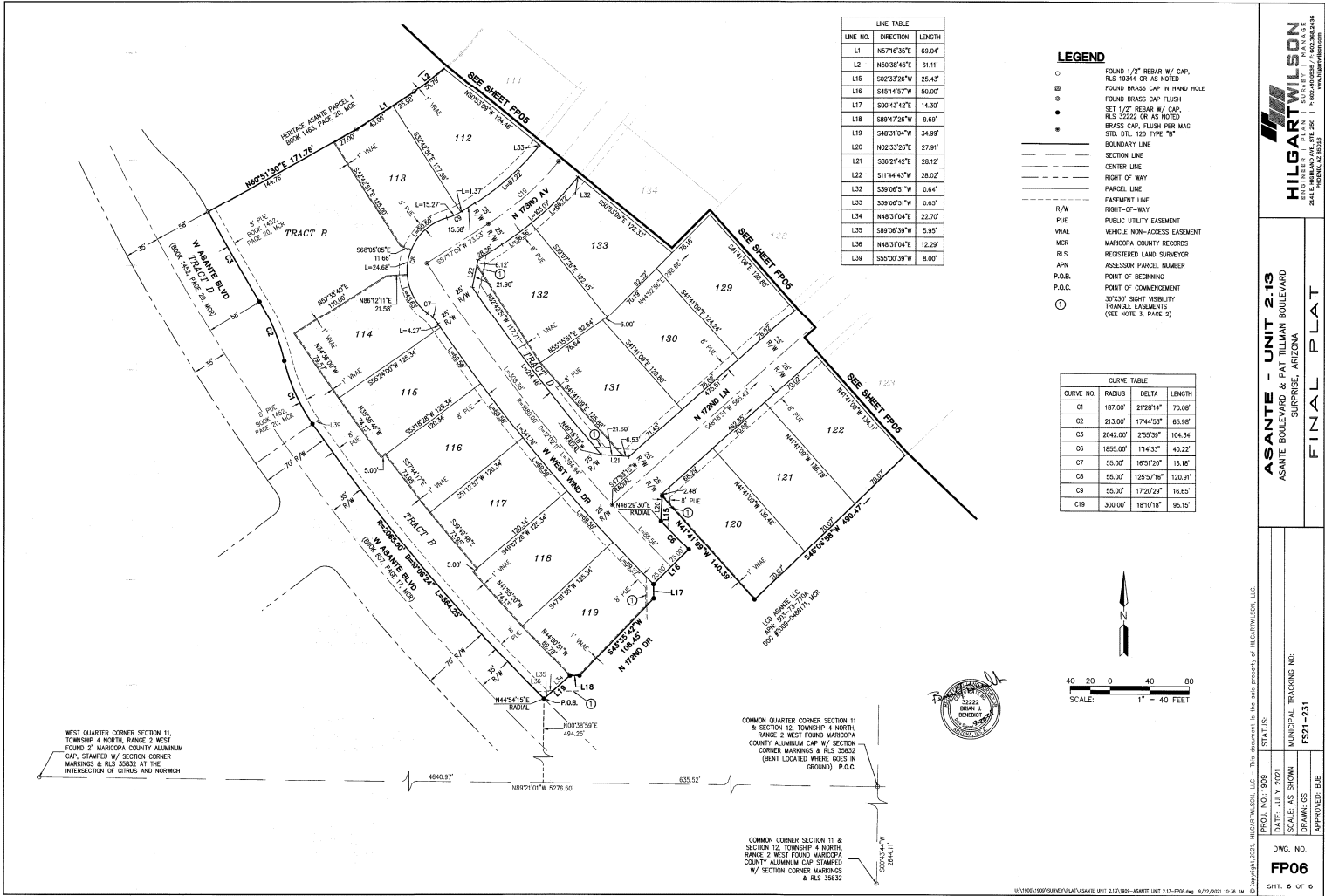
MUNICIPAL TRACKING NO:  
FS21-231

DWG. NO.  
**FP04**

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U:\PROJECTS\2021\ASANTE UNIT 2.13\HILGART WILSON\ASANTE UNIT 2.13-FINAL.dwg 9/22/2021 10:34 AM

SWT: 1 2 3







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

30 September 2020

Mr. Christopher P. Toale  
Director, Community Initiatives Team  
56th Fighter Wing  
14185 West Falcon Street  
Luke AFB AZ 85309-1629

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

Re: FS20-504; Asante Parcel 2.1 & 2.13 (APN: 503-73-770A)

Dear Ms. Flores

Thank you for the opportunity to provide comments on the Preliminary Plat for Asante Parcel 2.1 & 2.13. The site is located on 47 acres of undeveloped land at Asante Blvd and 163<sup>rd</sup> Ave in Surprise AZ and is part of the larger 1,500-acre Asante Planned Area of Development. This request is to develop 155 single family homes on the 47 acres for an overall density of approximately 3.3 du/ac. The site is located approximately 2.4 miles outside the Luke AFB Auxiliary Field #1 2004 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461, and falls inside and outside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence, Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. This project with a density of 3.3 du/ac falls within these guidelines.

This request, as stated in the applications, will not negatively impact the flying operations at Luke AFB. Although these parcels will be located inside and outside the "territory in the vicinity of a military airport," they will still be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential residents about Luke AFB operations.

If there are any questions, please contact my Planning Manager, Mr. Mark James at (623) 856-9981.

Sincerely

A handwritten signature in black ink, appearing to read "Chr P. Toale". The signature is fluid and cursive, with the first name "Chr" and last name "Toale" clearly distinguishable.

CHRISTOPHER P. TOALE

cc:

Colonel Luke B. Casper, Vice Commander, 56th Fighter Wing

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



**Final Plat**  
**Asante Unit 2.13**

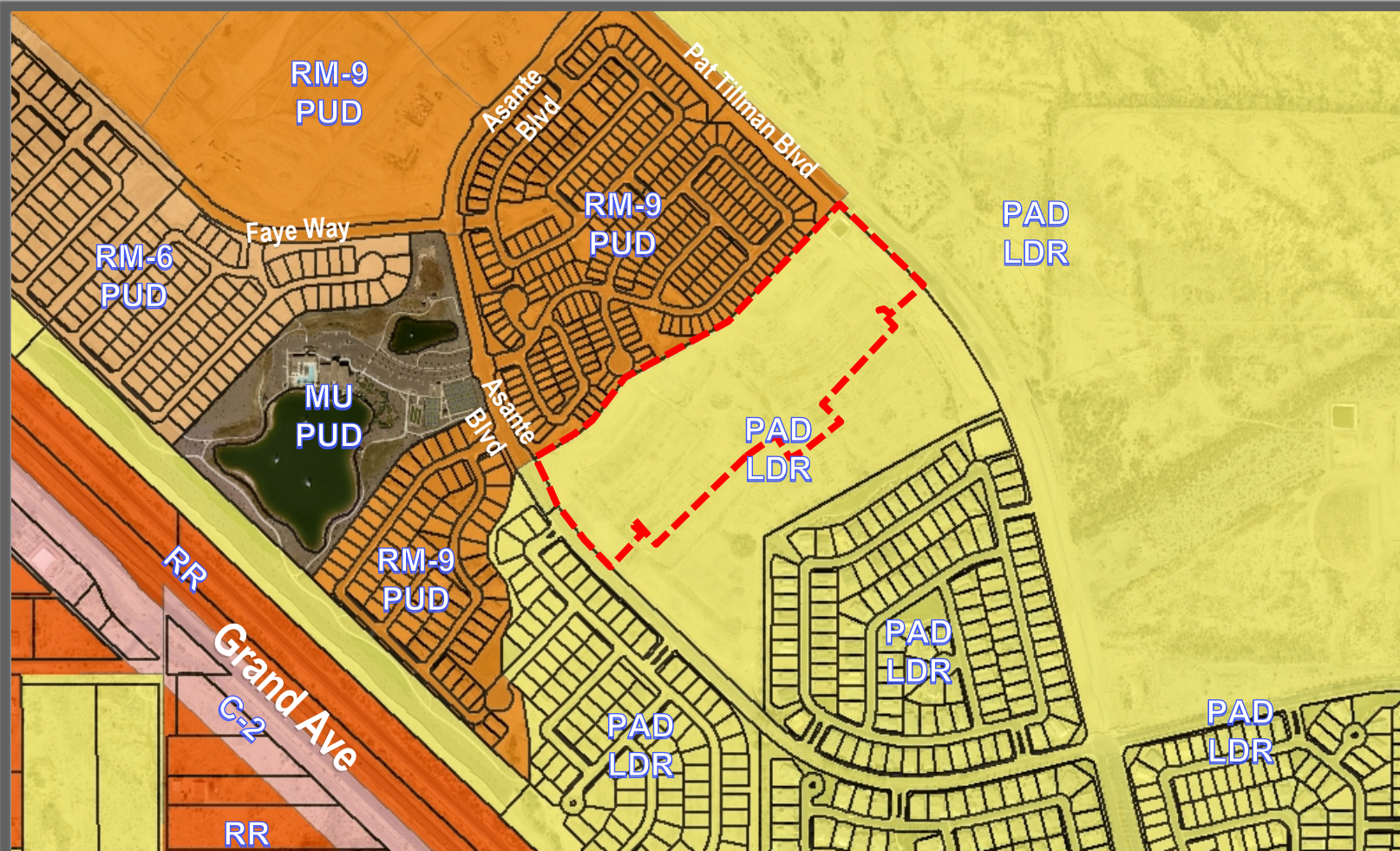
**City Council**  
**November 2, 2021**





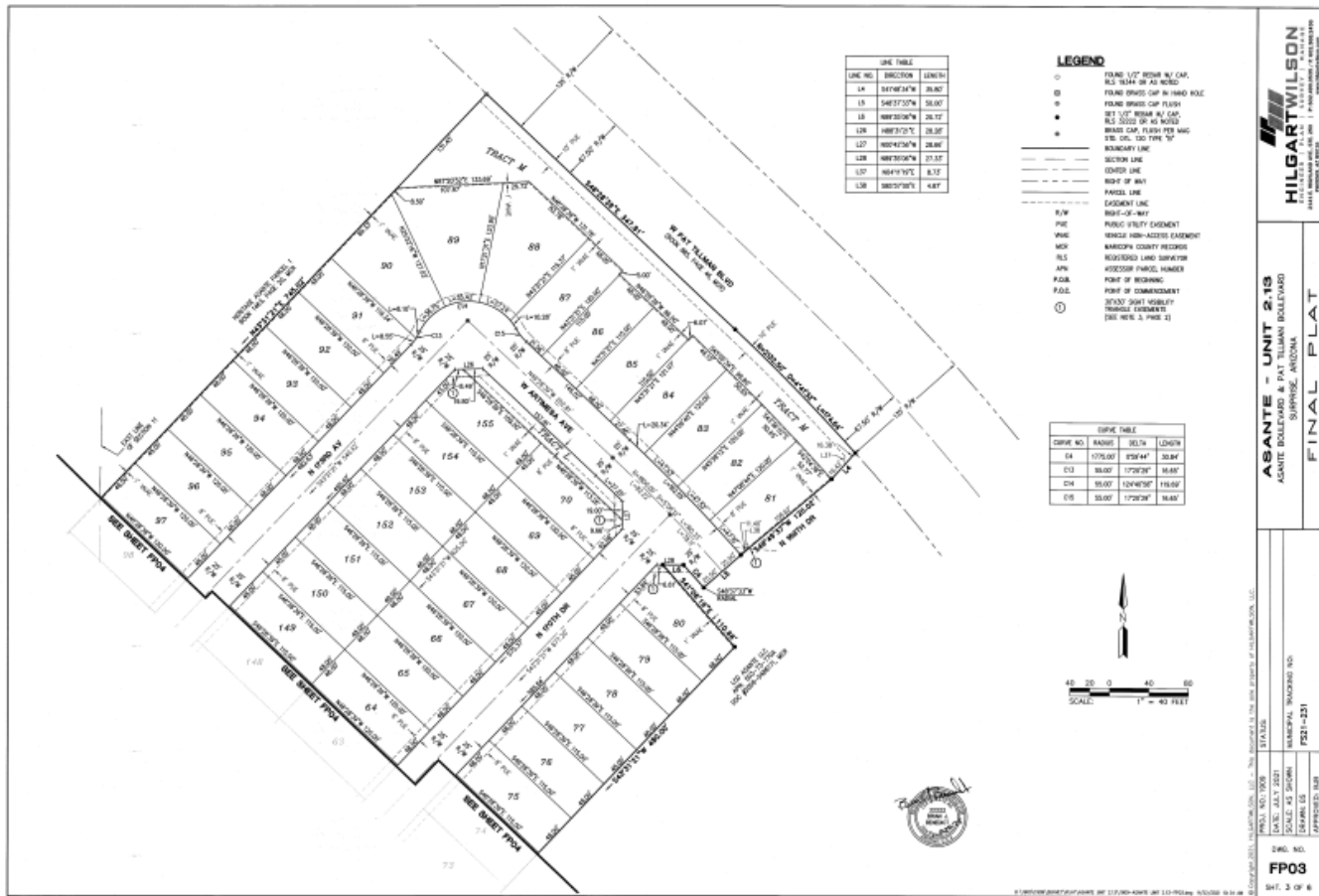
# VICINITY MAP





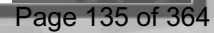
# ZONING

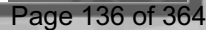
## Page 133 of 364



# FINAL PLAT













# QUESTIONS OR COMMENTS?

Thank You



## CITY OF SURPRISE Regular City Council Meeting

---

Council Meeting Date: November 2, 2021      Contact Person: Trever Fleetham  
Submitting Department: Community Development      District: District 3  
Staff Recommendations: None

---

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

---

### **Agenda Wording:**

Consideration and action pertaining to approval of the Final Plat entitled, "Village at Prasada", dated October 13, 2021, an approximately 85.908 acre property generally located at the southeast corner of Waddell Road and SR 303.

---

### **Motion:**

I move to approve the Final Plat entitled, "Village at Prasada", dated October 13, 2021.

---

### **Background:**

The subject request involves a Final Plat to replat Lot 5 of the 'Replat of Lot 5' of Prasada Phase 1B North. This project will include the utility main extensions and roadway construction of Prasada Parkway from Alexandria Way to Sweetwater Ave to facilitate future development of both commercial and multi-family.

---

### **Objective Analysis:**

The subject Final Plat meets the requirements of the Prasada PAD, in addition to other requirements as set forth in the Surprise Municipal Code. All city reviewing departments have reviewed the request and expressed no concerns.

---

### **Policy Compliant:**

The requested Final Plat is consistent with the Prasada 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 - FS21-390 Prasada Commercial Gateway Final Plat - Staff Report 110221 CC
  2. 01 - FS21-390 Prasada Commercial Gateway - Vicinity Map
  3. 02 - FS21-390 Prasada Commercial Gateway - Zoning Map
  4. FS21-390 Prasada Commercial Gateway Final Plat - Presentation 110221 CC
  5. 03 - FS21-390 Prasada Commercial Gateway - Final Plat
-

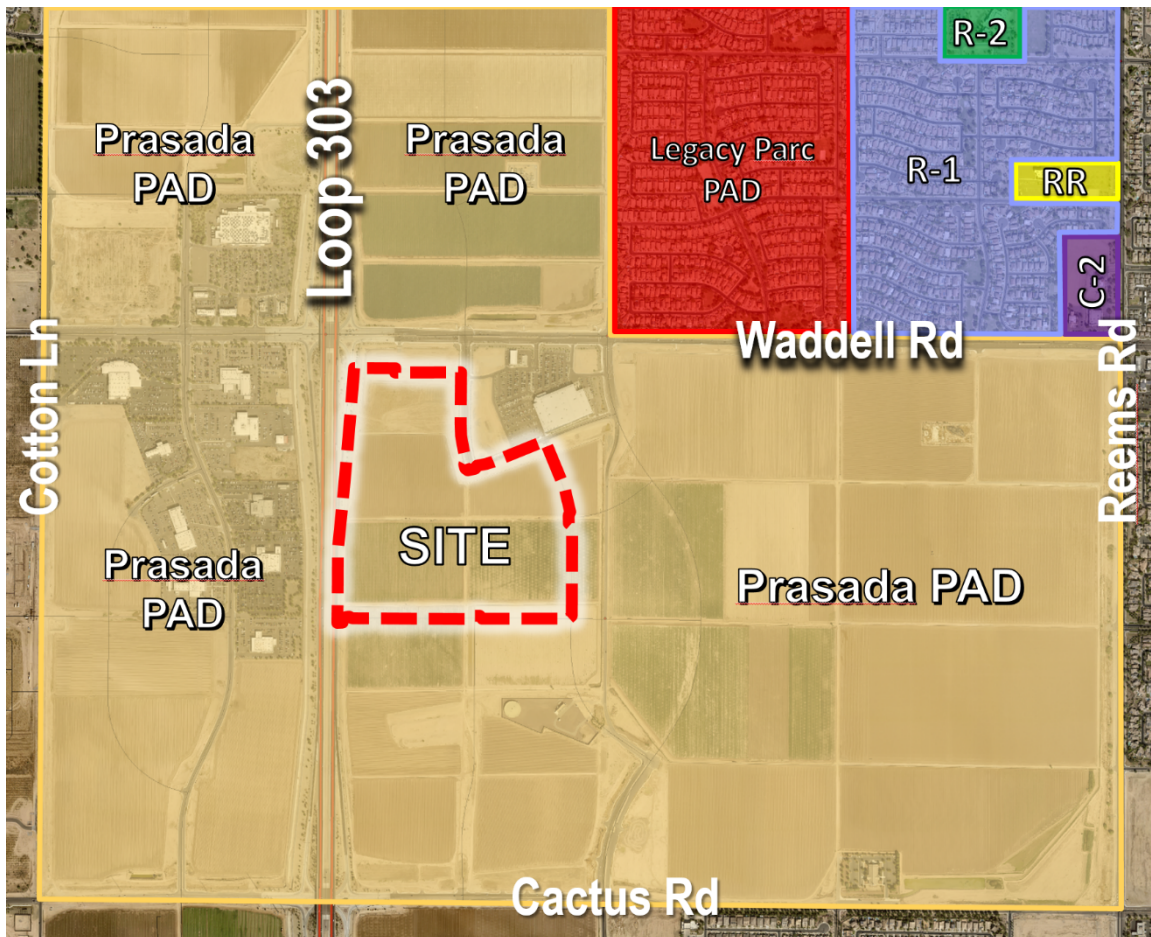
1 **Case:** FS21-390  
2  
3 **Project Name:** Prasada Commercial Gateway Final Plat  
4  
5 **Council District:** 3 - Mesquite  
6  
7 **Meeting Date:** November 2, 2021  
8  
9 **Planner:** Trever Fleetham, AICP  
10  
11  
12 **Owner:** Westcor Surprise, LLC  
13  
14 **Applicant:** Andrea Page with Olsson Inc.  
15  
16 **Request:** Final Plat for Prasada Commercial Gateway in the Prasada PAD  
17  
18 **Site Location:** Generally located at the southeast corner of Waddell Road and SR 303  
19 in a portion of the northeast quarter of section 13, township 3 north,  
20 range 2 west of the Gila and Salt River Base and Meridian, Maricopa  
21 County, Arizona.  
22  
23 **Area:** 85.908 acres  
24  
25 **Density:** N/A  
26  
27 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035  
28  
29 **Support/Opposition:** None known  
30  
31  
32  
33  
34  
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36  
37  
38  
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41  
42

**Project Description:**

The subject request involves a Final Plat to replat Lot 5 of the 'Replat of Lot 5' of Prasada Phase 1B North. This project will include the utility main extensions and roadway construction of Prasada Parkway from Alexandria Way to Sweetwater Avenue to facilitate future development of both commercial and multi-family.

**Surrounding Zoning:**

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



**Analysis and Discussion:**

The subject request divides an 85.908 acre parcel within the Prasada Gateway Village into five (5) lots to accommodate future commercial and multi-family development, as well as associated infrastructure. The project will create 2.111 acres of new Right of Way to accommodate the extension of Prasada Parkway from Alexandria Way to Sweetwater Ave. In conjunction with this public roadway construction, utility extensions, drainage facilities, and street lighting will be constructed as well.



61 **Conformance with Adopted Plans:**

62  
63 **Surprise General Plan 2035:** The proposal is consistent with the Surprise General Plan 2035.

64  
65 **Reviewing Agencies:**

66  
67 In addition to the standard city reviewing agencies, who indicate no objections to the requests, Luke  
68 Air Force Base, Maricopa Water District, and Maricopa County Flood Control District were included  
69 in the routing of this case. These agencies also indicate no objections.

70  
71 **Summary:**

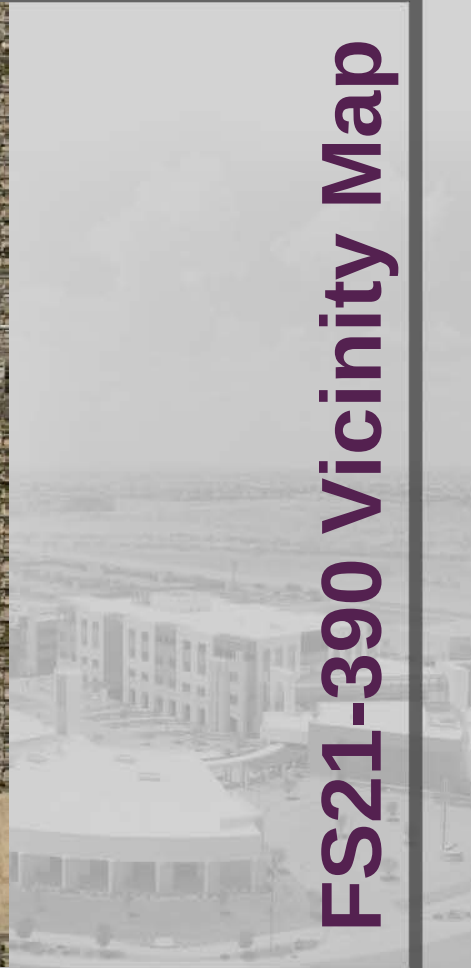
72  
73 The subject Final Plat meets the requirements of the Prasada PAD, in addition to other applicable  
74 requirements as set forth in the LDO. All city reviewing departments have reviewed the request and  
75 expressed no concerns.

76  
77 **Findings:**

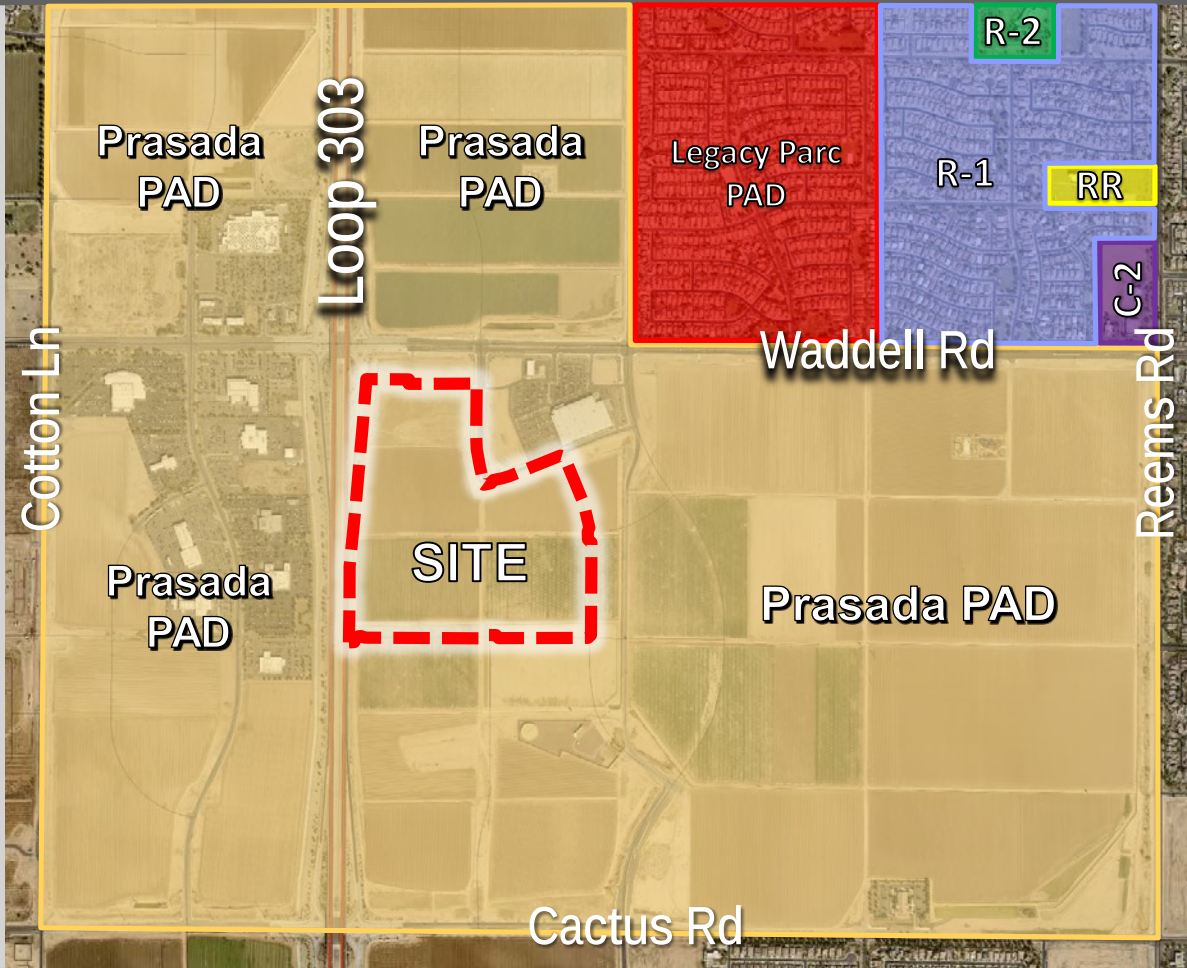
- 78  
79 • The proposed Final Plat is consistent with the Surprise General Plan.  
80 • The proposed Final Plat is consistent with the Prasada PAD.  
81 • The reviewing agencies have indicated no objections.

82  
83 **Attachments:**

- 84  
85 01 Vicinity Map  
86 02 Zoning Map  
87 03 Final Plat  
88 PPT



# FS21-390 Vicinity Map



# FS21-390 Zoning Map



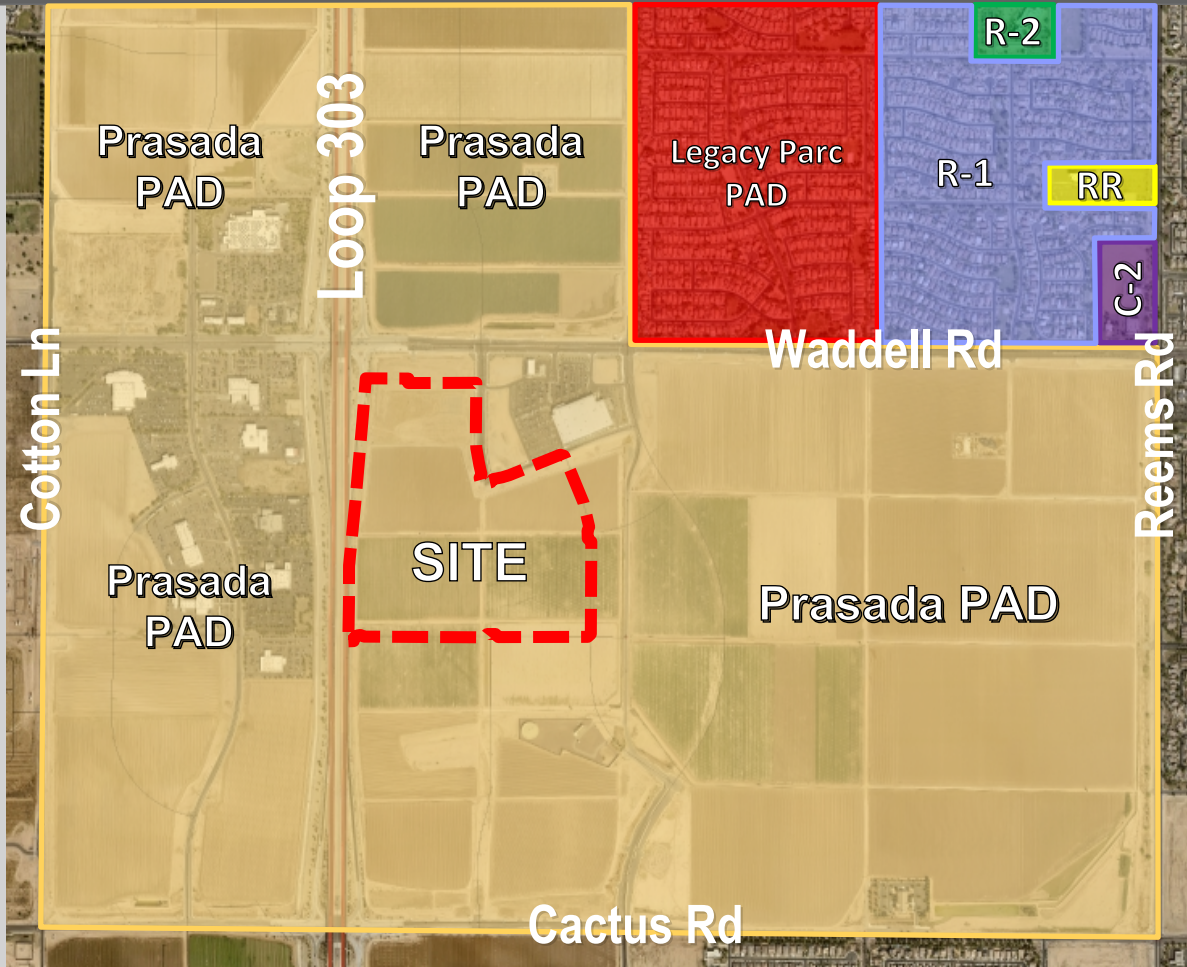
City Council  
November 2, 2021

Prasada Commercial Gateway  
Final Plat  
FS21-390



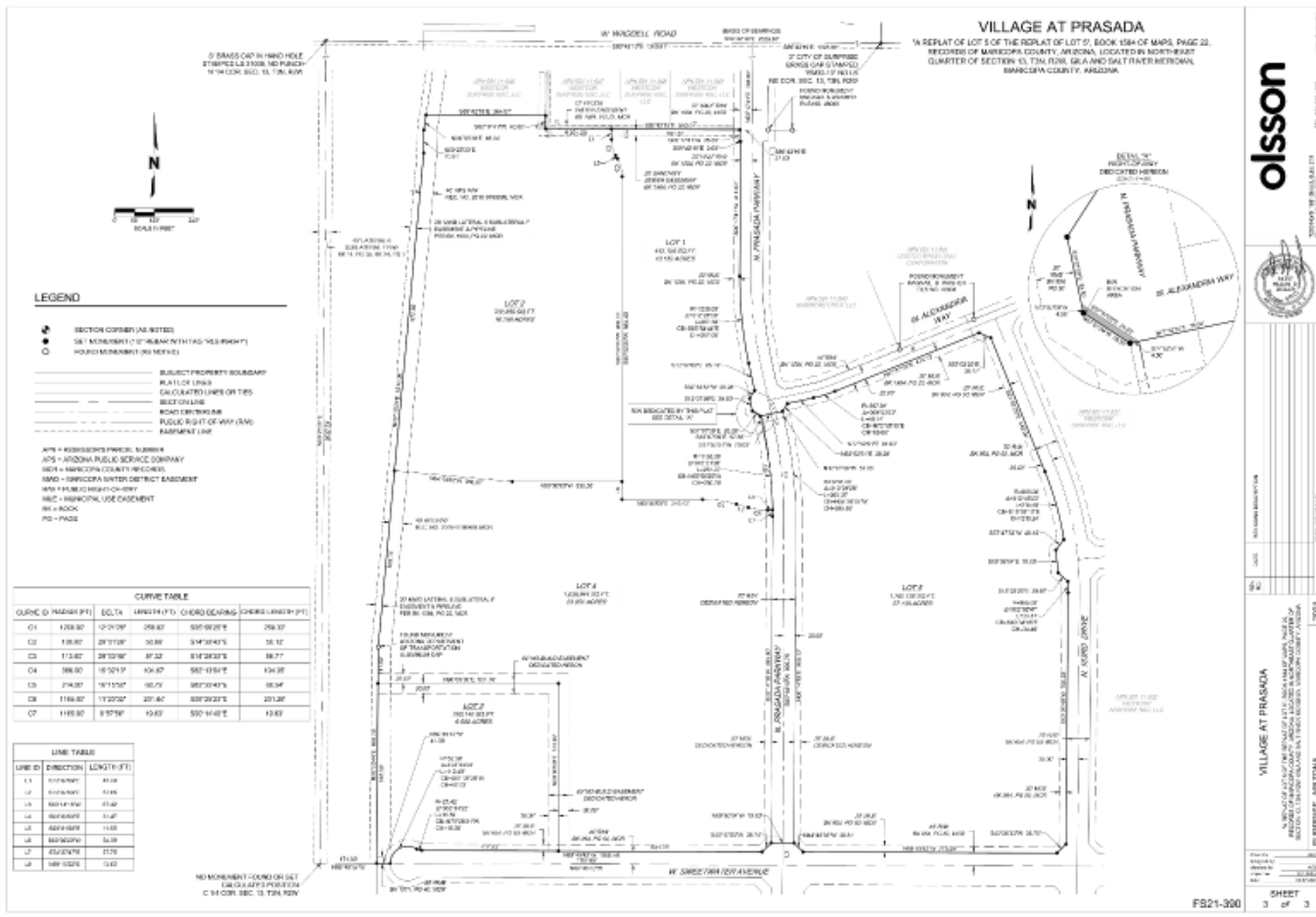


# FS21-390 Vicinity Map



# FS21-390 Zoning Map







# QUESTIONS OR COMMENTS?

Thank You





"A REPLAT OF LOT 5 OF THE REPLAT OF LOT 5", BOOK 1584 OF MAPS, PAGE 22, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN NORTHEAST QUARTER OF SECTION 13, T3N, R2W, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LOT 5, OF REPLAT OF LOT 3 OF "AMENDED REPLAT OF LOT 3, PRASADA - PHASE 1B NORTH", ACCORDING TO THE PLAT RECORDED IN BOOK 1584 OF MAPS, PAGE 22, RECORDS OF MARICOPA COUNTY, ARIZONA.

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID NORTH LINE BEING MONUMENTED AT THE NORTH QUARTER CORNER OF SAID SECTION 13 BY A 3-INCH BRASS CAP IN A HANDHOLE STAMPED "LS#31038", AND MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 13 BY A 3-INCH CITY OF SURPRISE BRASS CAP STAMPED "BM32-13", HAVING A MEASUREMENT OF S89°42'19"E AT A DISTANCE OF 2629.67 FEET BETWEEN SAID MONUMENTS (AS MEASURED AND DESCRIBED ON THE REPLAT OF LOT 5 RECORDED IN BOOK 1584 OF MAPS, PAGE 22)

THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION 'ZONE X', BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 04013C1660L, WITH AN REVISION DATE OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, SURPRISE, ARIZONA. ZONE X BEING DEFINED AS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

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

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

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

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 MAGNOISE 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.



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

WESTCOT SURPRISE RS LLC, ("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, (3) TO HOLD THE CITY OF SURPRISE HARMLESS FROM ANY STANDARDS AND THOROUGH IMPROVEMENTS 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.

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

1. PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.
2. IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
3. NO ON-SITE GRADING OR EXCAVATING SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
4. 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.
5. 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 HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
6. LANDSCAPING MAINTENANCE OF THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

1. THIS SURVEY WAS BASED UPON THE COMMONWEALTH LAND TITLE INSURANCE COMPANY REPORT ORDER NO. 20000567-040-DO-A98, AMENDMENT NO. 1, WITH THE AMENDMENT DATE OF APRIL 21, 2021.
2. ALL BEARINGS AND DISTANCES REPORTED ON THIS SURVEY ARE MEASURED TO THE MONUMENTS FOUND OR SET AS SHOWN, UNLESS OTHERWISE NOTED.
3. ALL CORNERS SHOWN WILL HAVE MONUMENTS SET WITHIN 90 DAYS OF APPROVAL OF THIS PLAT.

7878 North 16th Street, Suite 210  
Phoenix, AZ 85020-5282

REVISIONS

"A REPLAT OF LOT 5 OF THE REPLAT OF LOT 5", BOOK 1584 OF MAPS, PAGE 22, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN NORTHEAST QUARTER OF SECTION 13, T3N, R2W, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

drawn by: \_\_\_\_\_ WML  
designed by: \_\_\_\_\_  
checked by: \_\_\_\_\_ WDZ  
project no.: \_\_\_\_\_ 021-03125  
date: \_\_\_\_\_ 10.13.2021

SHEET  
of







## CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: November 2, 2021  
Submitting Department: Police  
Staff Recommendations: None

Contact Person: Benny Pina, POLICE CHIEF  
District: Citywide

---

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

---

### **Agenda Wording:**

Consideration and action pertaining to approval of an amendment to the Fiscal Year 2022 Budget by moving budget authority in the amount of \$25,000 from Contingency to Project G31372 to account for the acceptance of additional grant funding for DUI enforcement by change order to the Intergovernmental Agreement with the Arizona Governor's Office of Highway Safety; Resolution # 2021-161.

---

### **Motion:**

I move to approve Resolution # 2021-161.

---

### **Background:**

The City of Surprise Police Department applied for FFY2021 grant funding from the Arizona Governor's Office of Highway Safety (GOHS) was awarded \$56,800 in grant funding for personnel services (\$25,000), the purchase of a drone and six mobile printers (\$8,800), and Capital Outlay equipment (\$23,000). The Department sought additional funding and was awarded \$20,000 for overtime for impaired driving enforcement and \$5,000 in materials and supplies for the purchase of drone mapping software.

---

### **Objective Analysis:**

The additional grant funding will produce many positive impacts. DUI driving will be prosecuted and discouraged by traffic task force operations and will support improved enforcement of impaired driving, speeding, and distracted driving. The one negative to obtaining any grant funding is the employee time spent overseeing the grant and making regular reports back to the grantor.

---

### **Policy Compliant:**

This grant is consistent with the City's practice of discouraging DUIs and successfully discovering and prosecuting DUIs and in educating the public about safe driving practices and then taking steps to implement and encourage safe driving practices.

---

### **Financial Impact:**

This one-time grant award will provide \$20,000 in personnel services (overtime) for DUI related enforcement and \$5,000 for the purchase of drone mapping software. There is no City match requirement; however, all employee related expenses (ERE) associated with overtime will be absorbed by the Police Department's current operating budget.



---

**Budget Impact:**

The FY2022 adopted budget includes appropriations of \$56,800. Acceptance of this amendment will add an additional \$25,000 for a total of \$81,800. This will require a movement of budget authority in the amount of \$25,000 from Contingency to FY21 GOHS Prop 207 Funds to cover projected expenditures associated with overtime and the purchase of drone mapping software. This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

**FTE Impact:**

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

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**ATTACHMENTS:**

1. 2022-207-0050 Amendment 2021-001
  2. 2021-207-0050 Amendment Approval Letter
  3. Resolution 2021-161 Amendment to Grant GOHS 2021-207-0050 (final)
-





POLICE DEPARTMENT  
CITY OF SURPRISE  
14250 W. STATLER PLAZA, SUITE 103  
SURPRISE, AZ 85374  
T. 623-222-4000

September 28, 2021

Governor's Office of Highway Safety  
1700 West Washington Street  
Executive Tower, Suite 430  
Phoenix, Arizona 85007

Dear Director Gutler:

The Governor's Office of Highway Safety has been extremely helpful in assisting our officers in keeping the motoring public of Surprise safe. It is in this same spirit of cooperation that I make the following request.

The Surprise Police Department respectfully requests \$20,000 in additional funding for GOHS contract 2021-207-0050 for overtime funding for DU-related enforcement to be expended by the end of calendar year 2021. We recently selected three individuals within our agency who we will eventually add to our Traffic Unit and would appreciate the ability to work them into the DUI Enforcement rotation for the upcoming holiday season.

We further request an additional \$5,000 dollars for materials and supplies to complete the purchase of our traffic crash drone and software. It appears that we neglected to include the full cost of the drone mapping software in the initial funding request.

Thank you in advance for your consideration of this request for continued funding. If you have questions, concerns, or suggestions, please contact me at (623) 222-4020 or by email at [benny.pina@surpriseaz.gov](mailto:benny.pina@surpriseaz.gov)

Sincerely,

Benny Piña  
Chief of Police

cc: Marisa Sanchez, Program Project Specialist

OK. 9/29/2021

OK 9/29/2021

## RESOLUTION # 2021-161

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AUTHORIZING THE CITY TO ACCEPT A CHANGE ORDER TO AN INTERGOVERNMENTAL AGREEMENT WITH THE ARIZONA GOVERNOR'S OFFICE OF HIGHWAY SAFETY, ACCEPT ADDITIONAL GRANT FUNDING, AND AMEND THE FISCAL YEAR 2022 BUDGET BY MOVING BUDGET AUTHORITY IN THE AMOUNT OF \$25,000 FROM CONTINGENCY TO PROJECT G31372 FOR DUI ENFORCEMENT.**

**WHEREAS**, the City of Surprise Police Department sought and received a grant amendment for overtime for impaired driving enforcement in the amount of \$20,000 and \$5,000 for DUI enforcement materials and supplies;

**WHEREAS**, the Governor's Office of Highway Safety (GOHS) has now authorized a change order to this grant to allow for an additional \$20,000 for impaired driving enforcement (a total of \$45,000) and an additional \$5,000 for the purchase of drone mapping software (total of \$13,800);

**WHEREAS**, the Police Department desires to accept this change order;

**WHEREAS**, this additional grant funding was not included in the FY2022 budget;

**WHEREAS**, the FY2022 budget was adopted by Council Resolution #2021-87 on June 1, 2021;

**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, 2021 through June 30, 2022.

**Section 2.** The City of Surprise is authorized to accept and enter into a grant change order for the receipt of \$20,000 in additional grant funding for overtime for impaired driving enforcement and an additional \$5,000 for the purchase of drone mapping software. The amendment change order is attached as *Exhibit B*.

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

**APPROVED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Skip Hall, Mayor

Attest:

Approved as to form:

\_\_\_\_\_  
Sherry Aguilar, City Clerk

\_\_\_\_\_  
Robert Wingo, City Attorney

# **RESOLUTION # 2021-161** **Exhibit A**

1. Appropriation - The allocation below represents a movement of budget authority in the amount of \$25,000 from Contingency within the Grants Fund to Project G31372 FY21 GOHS Prop 207 Funds to cover the remaining expenditures of overtime and drone mapping software for DUI enforcement. This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

| <b>Fund</b>          | <b>Department</b>  | <b>Project/Category</b>          | <b>Rev/<br/>Exp</b> | <b>Current<br/>Budget</b> | <b>Increase/<br/>(Decrease)</b> | <b>Amended<br/>Budget</b> |
|----------------------|--------------------|----------------------------------|---------------------|---------------------------|---------------------------------|---------------------------|
| Grants               | Police             | #G31372 FY21 GOHS Prop 207 Funds | E                   | 56,800                    | 25,000                          | 81,800                    |
| Grants               | Police             | #G31372 FY21 GOHS Prop 207 Funds | R                   | 56,800                    | 25,000                          | 81,800                    |
| Grants/Contingency   | General Operations | Contingency                      | E                   | 3,014,100                 | (25,000)                        | 2,989,100                 |
| Grants/Contingency   | General Operations | Other                            | R                   | 3,094,700                 | (25,000)                        | 3,069,700                 |
| <b>Expense Total</b> |                    |                                  |                     | <b>3,070,900</b>          | <b>-</b>                        | <b>3,070,900</b>          |
| <b>Revenue Total</b> |                    |                                  |                     | <b>3,151,500</b>          | <b>-</b>                        | <b>3,151,500</b>          |



**RESOLUTION # 2021-161**

**Exhibit B**

INTERGOVERNMENTAL AGREEMENT BETWEEN  
THE CITY OF SURPRISE AND *ARIZONA GOVERNOR'S OFFICE OF HIGHWAY*  
*SAFETY*



## CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: November 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 declaring the City's intent to enlarge, and ordering the enlargement of, an existing lighting improvement district known as, "Desert Oasis Lighting Improvement District No. 1" pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks; Resolution # 2021-147.

---

### **Motion:**

I move to approve Resolution # 2021-147.

---

### **Background:**

Desert Oasis was formed in January 8, 2004 (Resolution 2004-01). Since the time of formation, new parcels have been formed in and around the original SLID boundary. We request enlarging the existing SLID to include the new parcels and extend existing boundaries to roadway centerlines. The city has verified that the Petition for the proposed street light improvement district enlargement contains the signatures of all of the real property owners in the enlargement area of the district, exclusive of mortgages and other lien holders. 55 (estimated) new lights are proposed within this enlargement which are local and collector roads and will be billed to the Desert Oasis No 1 SLID.

---

### **Objective Analysis:**

A SLID is a neighborhood partnership and very common practice in which property owners in a defined area agree to pay the costs to operate and maintain their immediate area's street lights through a property tax. All new developments in the City of Surprise require a SLID. This action will enlarge an existing SLID boundary to include the remainder of the parcels not within the SLID and extend existing boundaries to roadway centerlines. The District is paid for by the levy and collection of ad valorem of taxes based on the number and classification of properties within the District. The enlargement of the SLID will only affect the parcels joining into the District, as the valuation of the property may be increased.

---

### **Policy Compliant:**

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

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**Financial Impact:**

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

---

**Budget Impact:**

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

**FTE Impact:**

This action does not change the full time equivalent count.

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**ATTACHMENTS:**

1. 01 Res 2021-147-SLID Enlarge Paloma Creek
  2. 02 SLID Petition Enlargement\_Paloma Creek FS20-573
  3. 03 Paloma Creek 163rd Ave - Streetlight FS20-573
  4. 03 Paloma Creek Phase 1 - Streetlight FS20-573
  5. 03 Paloma Creek Phase 2A Streetlight FS20-574
  6. 03 Paloma Creek Phase 2B - Streetlight FS20-575
  7. 04 Council Map\_Paloma Creek FS20-573
-

## RESOLUTION # 2021-147

### **A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA DECLARING ITS INTENT TO ENLARGE THE CITY OF SURPRISE, ARIZONA *DESERT OASIS LIGHTING IMPROVEMENT DISTRICT NO. 1*, AND ORDERING SUCH ENLARGEMENT.**

**WHEREAS**, on *January 8, 2004* the Mayor and City Council of the City of Surprise adopted Resolution No. 2004-01, ordering the formation of the City of Surprise, Arizona *Desert Oasis Lighting Improvement District No. 1* (the "District"), for the purpose of purchasing energy for the lighting of the public streets and parks within the District;

**WHEREAS**, Ariz. Rev. Stat. § 48-616(M) permits the City to add new territory to an existing district, thereby enlarging the boundaries of an existing street lighting improvement district ("SLID") when proper notice has been given to the owners of property that will be added to the SLID in accordance with Ariz. Rev. Stat. Title 48, Chapter 4, Article 2;

**WHEREAS**, Ariz. Rev. Stat. § 48-617(A) gives the City immediate jurisdiction to adopt the resolution ordering the creation or enlargement of a SLID without the necessity of publication and posting of the resolution of intention when all owners of the real property being added to the SLID have petitioned the City to form or enlarge the SLID;

**WHEREAS**, the owners, exclusive of mortgagees and other lienholders, of parcels of property which adjoin the District (hereinafter referred to as "Petitioners") acting pursuant to the provisions of Ariz. Rev. Stat. §§ 48-616(M) and 48-617(A), have petitioned the City to enlarge the District to include said property legally described in Exhibit A to this resolution, with such boundaries as shown in the map in Exhibit B to this resolution; and

**WHEREAS**, the City has verified and finds that Petitioners are the owners, exclusive of mortgagees and other lienholders, of all of the real property being added to the boundary of the District.

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

**Section 1.** *District Enlargement.* The City of Surprise, Arizona *Desert Oasis Lighting Improvement District No. 1* shall be enlarged by the addition of the property described in Exhibit A and shown in Exhibit B, which are incorporated by reference hereto into this Resolution. The annual tax levied upon the District will remain in full force and effect, and, commencing in Fiscal Year 2022/2023 will apply to the District as enlarged by this Resolution.

**Section 2.** *Recording and Filing of this Resolution.* A certified copy of this Resolution shall be recorded in the office of the Maricopa County Recorder. Certified copies of this Resolution shall also be filed with the Arizona Department of Revenue and the Maricopa County Assessor's office pursuant to Ariz. Rev. Stat. § 42-17257.

**APPROVED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Skip Hall, Mayor

Attest:

Approved as to form:

\_\_\_\_\_  
Sherry Aguilar, City Clerk

\_\_\_\_\_  
Robert Wingo, City Attorney

## EXHIBIT A

### Legal Description



## Exhibit "A"

### Legal Description Paloma Creek Phases 1, 2A & 2B Street Light Improvement District (SLID)

Job No. 16-400.1

9/1/2020

A portion of the West Half of Section 6, Township 4 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

**BEGINNING** at the West Quarter Corner of said Section 6, being marked by a 2" MCDOT aluminum cap flush, from which the Northwest Corner of said Section 6, being marked by a 3" MCDOT brass cap in handhole, bears North 0 degrees 22 minutes 33 seconds East, 2275.55 feet;

thence along the West line of the Northwest Quarter of said Section 6, North 0 degrees 22 minutes 33 seconds East, 1317.40 feet;

thence South 89 degrees 50 minutes 48 seconds East, 504.98 feet;

thence South 0 degrees 06 minutes 10 seconds East, 1317.76 feet;

thence along the South line of the Northwest Quarter of said Section 6, South 89 degrees 48 minutes 26 seconds East, 1289.02 feet;

thence South 0 degrees 00 minutes 28 seconds East, 10.00 feet to the beginning of a curve, concave Northeast, having a radius of 150.00 feet;

thence Southeasterly 30.18 feet along the arc of said curve to the left through a central angle of 11 degrees 31 minutes 46 seconds;

thence South 11 degrees 32 minutes 15 seconds East, 107.30 feet to the beginning of a curve, concave Southwest, having a radius of 150.00 feet;

thence Southeasterly 30.18 feet along the arc of said curve to the right through a central angle of 11 degrees 31 minutes 46 seconds;

thence along the East line of the Southwest Quarter of said Section 6, South 0 degrees 00 minutes 28 seconds East, 1143.44 feet;

thence North 89 degrees 46 minutes 49 seconds West, 275.91 feet;

thence North 0 degrees 11 minutes 34 seconds East, 62.50 feet;

thence North 89 degrees 48 minutes 26 seconds West, 90.00 feet;

thence North 0 degrees 11 minutes 34 seconds East, 20.80 feet;

thence North 89 degrees 48 minutes 26 seconds West, 949.13 feet;

thence South 0 degrees 05 minutes 25 seconds East, 82.81 feet;

thence South 89 degrees 48 minutes 57 seconds West, 260.64 feet;

thence South 0 degrees 11 minutes 34 seconds West, 127.20 feet to the beginning of a curve, concave Northeast, having a radius of 22.00 feet;

thence Southeasterly 19.80 feet along the arc of said curve to the left through a central angle of 51 degrees 33 minutes 55 seconds to a point of reverse curvature of a curve, concave Northwest, having a radius of 70.50 feet;

thence Southwesterly 219.33 feet along the arc of said curve to the right through a central angle of 178 degrees 15 minutes 11 seconds to a point of reverse curvature of a curve having a radius of 22.00 feet;

thence Northwesterly 19.80 feet along the arc of said curve to the left through a central angle of 51 degrees 33 minutes 50 seconds;

thence on a non-tangent line South 75 degrees 18 minutes 54 seconds West, 124.40 feet;

thence South 31 degrees 05 minutes 50 seconds West, 41.01 feet to the beginning of a non-tangent curve, concave Southwest, from which the radius point bears South 77 degrees 49 minutes 23 seconds West a distance of 1465.00 feet;

thence Northwesterly 116.63 feet along the arc of said curve to the left through a central angle of 4 degrees 33 minutes 40 seconds;

thence along the West line of the Southwest Quarter of said Section 6, on a non-tangent line North 0 degrees 23 minutes 36 seconds East, 26.42 feet to the beginning of a non-tangent curve, concave Southwest, from which the radius point bears South 72 degrees 16 minutes 46 seconds West a distance of 1473.00 feet;

thence Southeasterly 22.04 feet along the arc of said curve to the right through a central angle of 0 degrees 51 minutes 26 seconds;

thence on a non-tangent line South 60 degrees 28 minutes 02 seconds East, 29.38 feet;

thence North 75 degrees 18 minutes 54 seconds East, 124.40 feet to the beginning of a curve, concave Northwest, having a radius of 22.00 feet;

thence Northeasterly 19.80 feet along the arc of said curve to the left through a central angle of 51 degrees 33 minutes 56 seconds to a point of reverse curvature of a curve having a radius of 70.50 feet;

thence Northeasterly 34.46 feet along the arc of said curve to the right through a central angle of 28 degrees 00 minutes 32 seconds to a point of reverse curvature of a curve having a radius of 22.00 feet;

thence Northeasterly 19.80 feet along the arc of said curve to the left through a central angle of 51 degrees 33 minutes 57 seconds;

thence North 0 degrees 11 minutes 34 seconds East, 126.73 feet;

thence South 89 degrees 48 minutes 57 seconds West, 195.49 feet;

thence along the West line of the Southwest Quarter of said Section 6, North 0 degrees 23 minutes 36 seconds East, 1321.29 feet to the **POINT OF BEGINNING**.

Contains 3,045,036 square feet or 69.9044 acres, more or less.



EXHIBIT B

Map

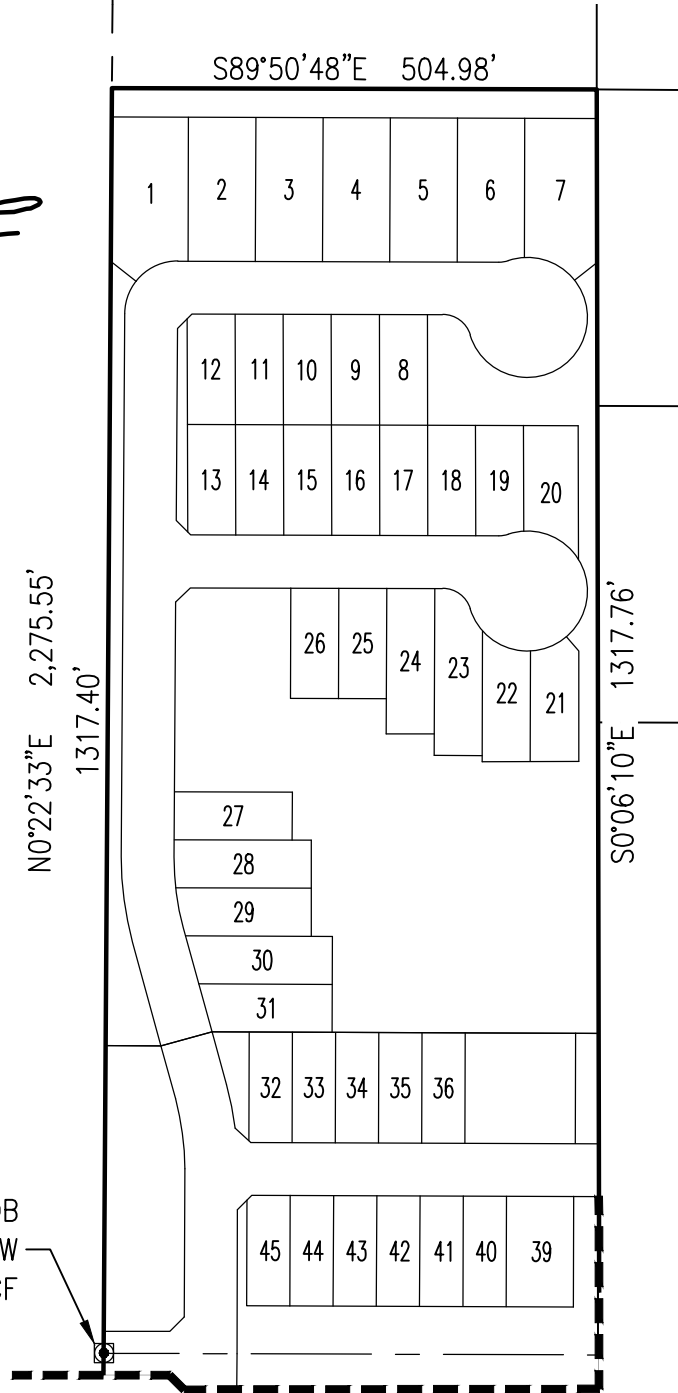
Sep. 01, 2020 11:38am Q:\Projects\2016\16-400\Land Survey\Legals\16-400.1 LD07 Phase 1, 2A & 2B SLID.dwg

NW COR, SEC 6, T4N, R1W  
3" MCDOT BCHH



N0°22'33"E 2,275.55'  
1317.40'

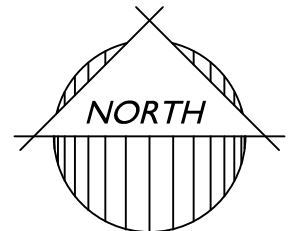
S89°50'48"E 504.98'



S0°06'10"E 1317.76'

POB  
W 1/4 COR, SEC 6, T4N, R1W  
2" MCDOT ACF

SEE SHEET 2 OF 4



SCALE: 1"=200'

16-400.1

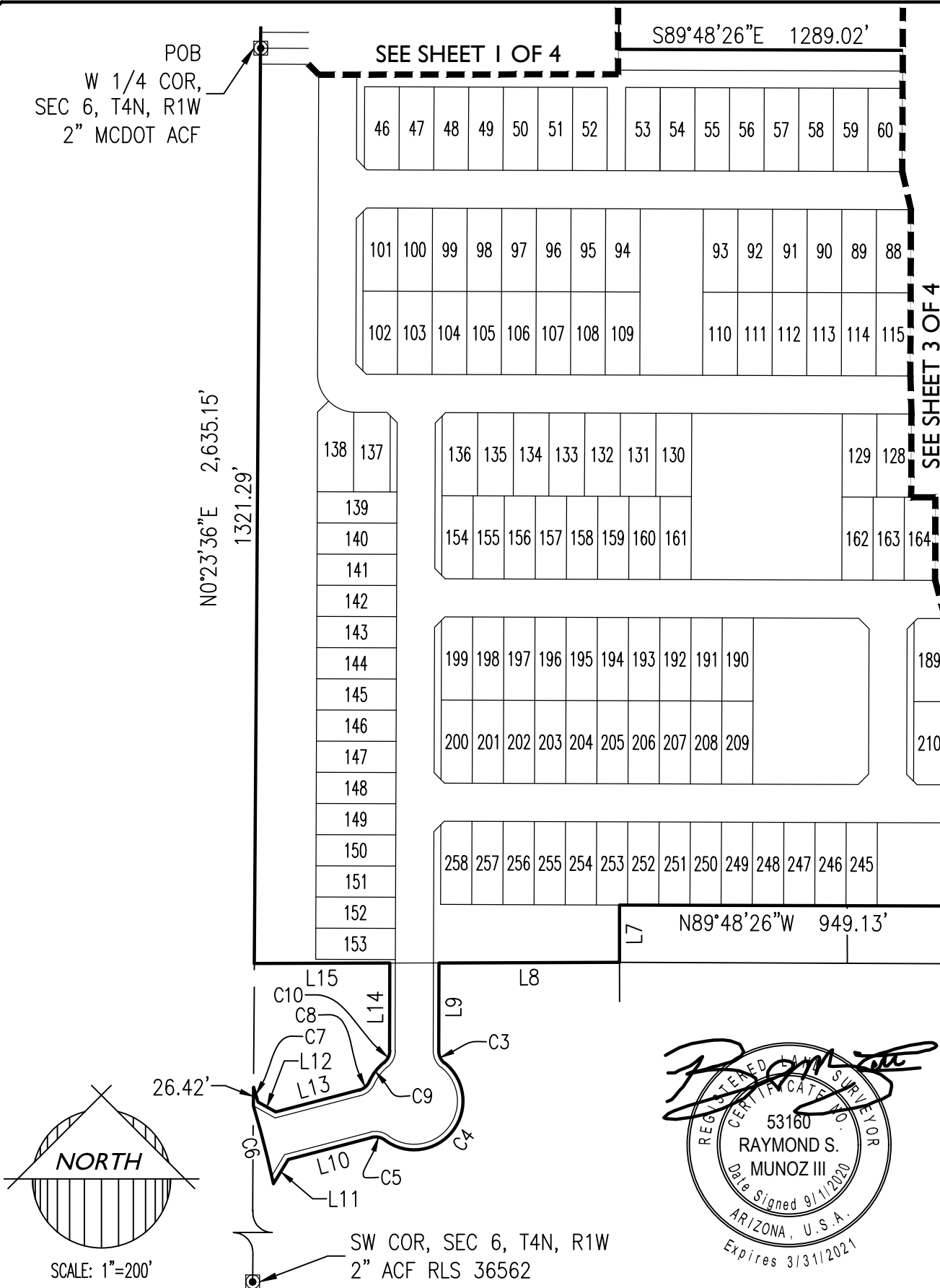
PALOMA CREEK PHASES 1, 2A & 2B  
STREET LIGHT IMPROVEMENT DISTRICT (SLID)

EXHIBIT "B"

SHEET 1 OF 4



1130 N Alma School Rd  
Ste 120 Mesa, AZ 85201  
T:480.503.2250 | F:480.503.2258  
www.epsgroupinc.com



16-400.1

PALOMA CREEK PHASES 1, 2A & 2B  
STREET LIGHT IMPROVEMENT DISTRICT (SLID)

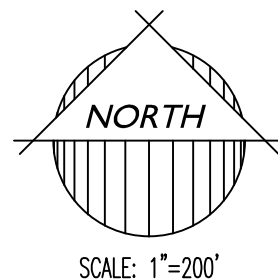
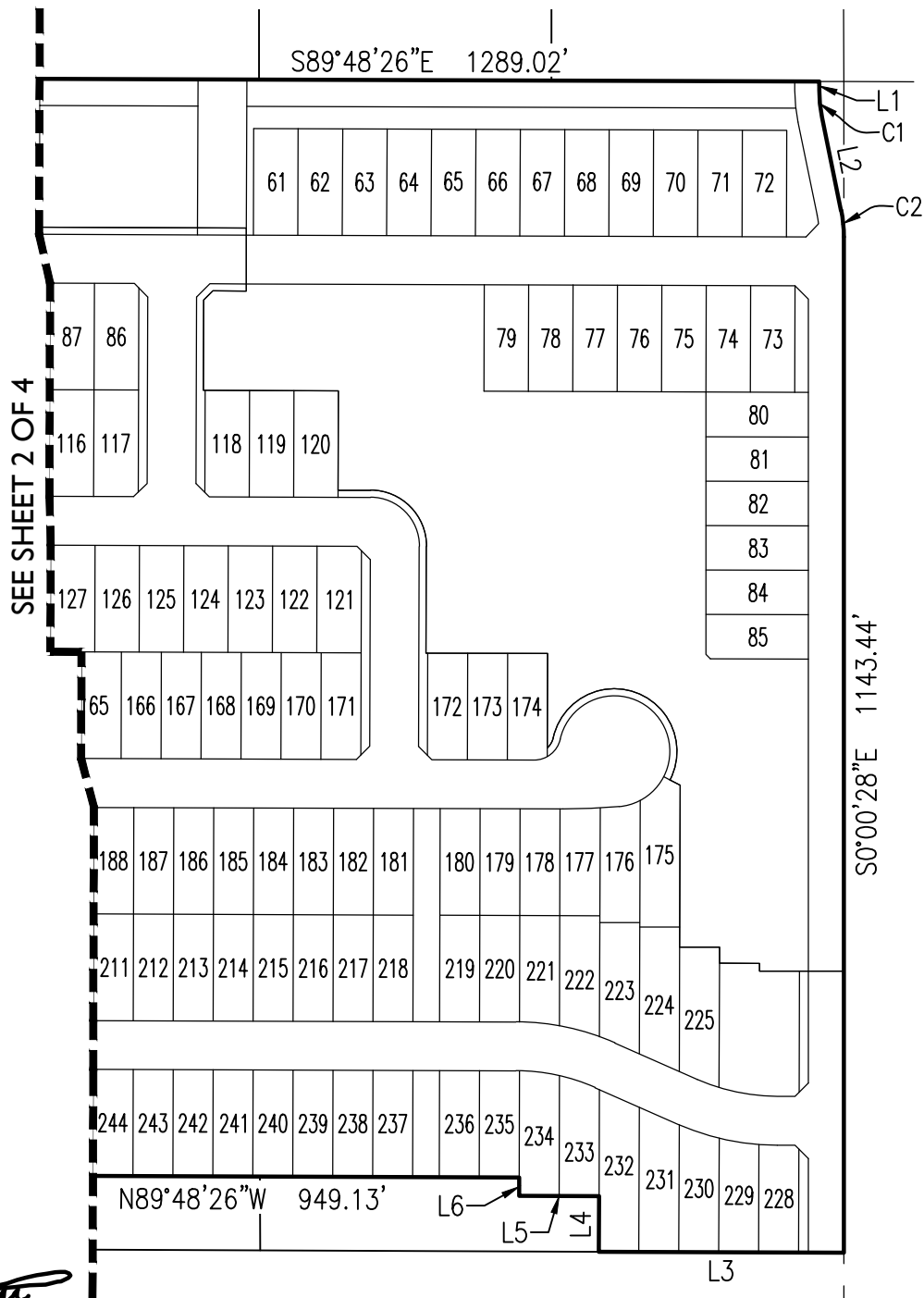
EXHIBIT "B"

SHEET 2 OF 4



1130 N Alma School Rd  
Ste 120 Mesa, AZ 85201  
T:480.503.2250 | F:480.503.2258  
www.epsgroupinc.com





16-400.1

PALOMA CREEK PHASES 1, 2A & 2B  
STREET LIGHT IMPROVEMENT DISTRICT (SLID)

EXHIBIT "B"

SHEET 3 OF 4



1130 N Alma School Rd  
Ste 120 Mesa, AZ 85201  
T:480.503.2250 | F:480.503.2258  
www.epsgroupinc.com

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE       | BEARING     | LENGTH  |
| L1         | S00°00'28"E | 10.00'  |
| L2         | S11°32'15"E | 107.30' |
| L3         | N89°46'49"W | 275.91' |
| L4         | N00°11'34"E | 62.50'  |
| L5         | N89°48'26"W | 90.00'  |
| L6         | N00°11'34"E | 20.80'  |
| L7         | S00°05'25"E | 82.81'  |
| L8         | S89°48'57"W | 260.64' |

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE       | BEARING     | LENGTH  |
| L9         | S00°11'34"W | 127.20' |
| L10        | S75°18'54"W | 124.40' |
| L11        | S31°05'50"W | 41.01'  |
| L12        | S60°28'02"E | 29.38'  |
| L13        | N75°18'54"E | 124.40' |
| L14        | N00°11'34"E | 126.73' |
| L15        | S89°48'57"W | 195.49' |



| CURVE TABLE |         |          |            |          |         |             |
|-------------|---------|----------|------------|----------|---------|-------------|
| CURVE       | LENGTH  | RADIUS   | DELTA      | TANGENT  | CHORD   | CHORD BRG   |
| C1          | 30.18'  | 150.00'  | 11°31'46"  | 15.14'   | 30.13'  | S05°46'21"E |
| C2          | 30.18'  | 150.00'  | 11°31'46"  | 15.14'   | 30.13'  | S05°46'21"E |
| C3          | 19.80'  | 22.00'   | 51°33'55"  | 10.63'   | 19.14'  | S25°35'24"E |
| C4          | 219.33' | 70.50'   | 178°15'11" | 4624.02' | 140.98' | S37°45'14"W |
| C5          | 19.80'  | 22.00'   | 51°33'50"  | 10.63'   | 19.14'  | N78°54'06"W |
| C6          | 116.63' | 1465.00' | 4°33'40"   | 58.34'   | 116.59' | N14°27'27"W |
| C7          | 22.04'  | 1473.00' | 0°51'26"   | 11.02'   | 22.04'  | S17°17'31"E |
| C8          | 19.80'  | 22.00'   | 51°33'56"  | 10.63'   | 19.14'  | N49°31'56"E |
| C9          | 34.46'  | 70.50'   | 28°00'32"  | 17.58'   | 34.12'  | N37°45'14"E |
| C10         | 19.80'  | 22.00'   | 51°33'57"  | 10.63'   | 19.14'  | N25°58'32"E |

16-400.1

PALOMA CREEK PHASES 1, 2A & 2B  
STREET LIGHT IMPROVEMENT DISTRICT (SLID)

EXHIBIT "B"

SHEET 4 OF 4



1130 N Alma School Rd  
Ste 120 Mesa, AZ 85201  
T:480.503.2250 | F:480.503.2258  
www.epsgroupinc.com

**STREET LIGHT IMPROVEMENT DISTRICT PETITION ENLARGEMENT**

TO THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE:

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

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

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

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

The name of the existing street light improvements district to be enlarged:  
Desert Oasis No. 1

*(Leave Blank - to be assigned by City staff)*

PETITIONERS: Please print and sign your name

| PRINT BUSINESS/<br>PETITIONER'S NAME | ADDRESS OF PROPERTY<br>OWNED WITHIN DISTRICT | ASSESSOR<br>PARCEL # | SIGNATURE        |
|--------------------------------------|----------------------------------------------|----------------------|------------------|
| Meritage Homes of Arizona Inc.       | NE 163rd Ave & Happy Valley Rd               | 503-55-013B          | <i>Troy Hill</i> |
| Meritage Homes of Arizona Inc.       | NE 163rd Ave & Happy Valley Rd               | 503-55-014B          | <i>Troy Hill</i> |
| Meritage Homes of Arizona Inc.       | NE 163rd Ave & Happy Valley Rd               | 503-55-012A          | <i>Troy Hill</i> |
| Meritage Homes of Arizona Inc.       | NE 163rd Ave & Happy Valley Rd               | 503-55-012G          | <i>Troy Hill</i> |

Meritage Homes of Arizona Inc. NE 163rd Ave & Happy Valley Rd 503-55-012E  
503-55-012D  
503-55-012F  
503-55-013A  
503-55-014A

*Troy Hill 7/28/21*



**RATE SCHEDULE E-58  
CLASSIFIED SERVICE  
STREET LIGHTING SERVICE**

AVAILABILITY

This rate schedule is applicable to those portions of cities, towns and unincorporated communities in which the Company does a general retail electric business and where the Company has installed a multiple or series street lighting system of adequate capacity for the service to be rendered.

DESCRIPTION

E-58 is a rate that is applicable for lighting public streets, alleys, thoroughfares, public parks and playgrounds from dusk to dawn by use of Company's facilities.

TIME PERIODS

Dusk: Time between sunset and full night when photocontrol senses the lack of sufficient sunlight and turns on the lights.  
Dawn: The time between full night and sunrise when a photocontrol senses sufficient sunlight to turn off lights.

CHARGES

The monthly bill will consist of the following charges, plus adjustments.

I. FIXTURES (Includes Mounting Arm, if Applicable)

|                  | Lumen      | Watts | kWh | CHARGES               |                      |
|------------------|------------|-------|-----|-----------------------|----------------------|
|                  |            |       |     | Investment by Company | Investment by Others |
| A. Acorn         | 3,835 LED  | 75    | 26  | \$21.63               | \$7.59               |
|                  | 4,796 LED  | 75    | 26  | \$17.38               | \$6.46               |
|                  | 5,003 LED  | 100   | 35  | \$23.45               | \$8.71               |
|                  | 5,904 LED  | 100   | 35  | \$23.03               | \$8.60               |
|                  | 6000 IND   | 85    | 29  | \$19.24               | \$5.14               |
| B. Architectural | 6,200 IND  | 85    | 29  | \$10.13               | \$3.93               |
|                  | 8,400 IND  | 100   | 34  | \$10.69               | \$4.36               |
|                  | 10,200 IND | 120   | 41  | \$11.75               | \$4.99               |
|                  | 13,000 IND | 150   | 52  | \$12.98               | \$5.93               |
|                  | 20,500 IND | 200   | 69  | \$14.78               | \$7.37               |
|                  | 22,500 IND | 265   | 91  | \$17.63               | \$9.28               |
|                  | 3,300 LED  | 43    | 15  | \$10.24               | \$3.79               |
|                  | 3,800 LED  | 32    | 12  | \$7.73                | \$2.92               |
|                  | 3,900 LED  | 32    | 12  | \$9.96                | \$3.51               |
|                  | 4,050 LED  | 63    | 22  | \$18.63               | \$6.52               |
|                  | 4,100 LED  | 45    | 16  | \$10.34               | \$3.89               |
|                  | 4,800 LED  | 41    | 15  | \$8.27                | \$3.27               |
|                  | 5,000 LED  | 41    | 15  | \$9.61                | \$3.62               |



**RATE SCHEDULE E-58  
CLASSIFIED SERVICE  
STREET LIGHTING SERVICE**

|          | CHARGES    |       |     |                             |                            |
|----------|------------|-------|-----|-----------------------------|----------------------------|
|          | Lumen      | Watts | kWh | Investment<br>by<br>Company | Investment<br>by<br>Others |
|          | 5,100 LED  | 60    | 21  | \$10.18                     | \$4.19                     |
|          | 5,300 LED  | 67    | 24  | \$10.47                     | \$4.48                     |
|          | 5,800 LED  | 94    | 32  | \$17.81                     | \$5.16                     |
|          | 5,890 LED  | 89    | 31  | \$20.56                     | \$7.66                     |
|          | 6,000 LED  | 62    | 22  | \$18.63                     | \$6.52                     |
|          | 6,000 LED  | 67    | 24  | \$19.89                     | \$6.99                     |
|          | 6,400 LED  | 89    | 31  | \$17.89                     | \$5.10                     |
|          | 6,810 LED  | 101   | 35  | \$18.89                     | \$7.50                     |
|          | 7,100 LED  | 62    | 22  | \$19.70                     | \$6.80                     |
|          | 7,400 LED  | 127   | 44  | \$20.42                     | \$6.34                     |
|          | 7,500 LED  | 73    | 26  | \$20.08                     | \$7.18                     |
|          | 7,700 LED  | 86    | 30  | \$18.41                     | \$7.02                     |
|          | 8,200 LED  | 88    | 31  | \$10.45                     | \$4.97                     |
|          | 8,200 LED  | 95    | 33  | \$11.87                     | \$5.48                     |
|          | 8,300 LED  | 72    | 25  | \$17.93                     | \$6.54                     |
|          | 8,300 LED  | 106   | 37  | \$12.45                     | \$5.91                     |
|          | 8,500 LED  | 88    | 31  | \$11.69                     | \$5.30                     |
|          | 9,020 LED  | 139   | 48  | \$22.94                     | \$9.47                     |
|          | 9,200 LED  | 139   | 48  | \$25.60                     | \$7.30                     |
|          | 9,900 LED  | 130   | 45  | \$13.82                     | \$6.84                     |
|          | 10,000 LED | 93    | 32  | \$21.43                     | \$7.96                     |
|          | 10,000 LED | 113   | 39  | \$13.26                     | \$6.28                     |
|          | 10,600 LED | 126   | 44  | \$22.56                     | \$9.09                     |
|          | 11,100 LED | 108   | 38  | \$12.76                     | \$6.07                     |
|          | 11,500 LED | 108   | 38  | \$13.16                     | \$6.18                     |
|          | 12,300 LED | 203   | 70  | \$25.48                     | \$8.85                     |
|          | 12,900 LED | 119   | 41  | \$22.31                     | \$8.82                     |
|          | 13,260 LED | 202   | 70  | \$27.11                     | \$12.12                    |
|          | 13,620 LED | 202   | 70  | \$28.49                     | \$9.24                     |
|          | 14,000 LED | 171   | 59  | \$26.07                     | \$11.08                    |
|          | 15,000 LED | 136   | 47  | \$24.93                     | \$9.94                     |
|          | 15,400 LED | 144   | 50  | \$25.21                     | \$10.22                    |
|          | 18,300 LED | 162   | 56  | \$16.13                     | \$8.22                     |
|          | 19,200 LED | 257   | 89  | \$26.87                     | \$13.38                    |
|          | 20,000 LED | 258   | 89  | \$26.87                     | \$13.38                    |
|          | 20,300 LED | 193   | 67  | \$17.17                     | \$9.26                     |
|          | 21,000 LED | 193   | 67  | \$24.77                     | \$11.28                    |
| C. Cobra | 6,200 IND  | 75    | 26  | \$10.54                     | \$3.77                     |
|          | 6,400 IND  | 85    | 29  | \$8.97                      | \$3.78                     |
|          | 8,000 IND  | 88    | 30  | \$10.47                     | \$4.04                     |
|          | 8,400 IND  | 100   | 34  | \$9.70                      | \$4.24                     |
|          | 10,200 IND | 120   | 41  | \$10.44                     | \$4.81                     |



**RATE SCHEDULE E-58  
CLASSIFIED SERVICE  
STREET LIGHTING SERVICE**

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





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|  |            |     |    |         |         |
|--|------------|-----|----|---------|---------|
|  | 8,200 LED  | 95  | 33 | \$11.36 | \$5.34  |
|  | 8,300 LED  | 106 | 37 | \$11.74 | \$5.72  |
|  | 8,500 LED  | 88  | 31 | \$11.18 | \$5.16  |
|  | 9,900 LED  | 130 | 45 | \$13.31 | \$6.70  |
|  | 10,000 LED | 113 | 39 | \$12.75 | \$6.14  |
|  | 11,100 LED | 108 | 38 | \$12.03 | \$5.88  |
|  | 11,500 LED | 108 | 38 | \$12.65 | \$6.04  |
|  | 18,300 LED | 162 | 56 | \$15.23 | \$7.98  |
|  | 19,200 LED | 257 | 89 | \$19.11 | \$11.32 |
|  | 20,000 LED | 258 | 89 | \$19.11 | \$11.32 |
|  | 20,300 LED | 193 | 67 | \$16.27 | \$9.02  |
|  | 21,000 LED | 193 | 67 | \$17.01 | \$9.22  |

|                                 |            |     |     |         |         |
|---------------------------------|------------|-----|-----|---------|---------|
| FROZEN                          | 4,000 INC  | 295 | 103 | \$10.54 | \$5.89  |
|                                 | 7,000 MV   | 175 | 73  | \$13.65 | \$7.83  |
|                                 | 11,000 MV  | 250 | 96  | \$17.09 | \$10.43 |
|                                 | 20,000 MV  | 400 | 150 | \$26.84 | \$15.21 |
| FROZEN<br>ACORN                 | 9,500 HPS  | 100 | 41  | \$29.14 | \$9.93  |
|                                 | 16,000 HPS | 150 | 69  | \$32.35 | \$12.55 |
| FROZEN<br>ARCHITECTURAL         | 9,500 HPS  | 100 | 41  | \$16.56 | \$7.90  |
|                                 | 16,000 HPS | 150 | 69  | \$19.77 | \$19.34 |
|                                 | 30,000 HPS | 250 | 99  | \$22.95 | \$13.57 |
|                                 | 50,000 HPS | 400 | 153 | \$28.32 | \$19.53 |
|                                 | 14,000 MH  | 175 | 72  | \$23.17 | \$12.70 |
|                                 | 21,000 MH  | 250 | 101 | \$26.31 | \$15.66 |
|                                 | 36,000 MH  | 400 | 159 | \$32.89 | \$21.54 |
|                                 | 8,000 LPS  | 55  | 30  | \$24.08 | \$10.58 |
|                                 | 13,500 LPS | 90  | 50  | \$28.39 | \$12.76 |
|                                 | 22,500 LPS | 135 | 72  | \$32.43 | \$15.56 |
| FROZEN<br>COBRA<br>ROADWAY      | 33,000 LPS | 180 | 90  | \$39.01 | \$18.33 |
|                                 | 5,800 HPS  | 70  | 29  | \$9.40  | \$5.56  |
|                                 | 9,500 HPS  | 100 | 41  | \$11.07 | \$6.81  |
|                                 | 16,000 HPS | 150 | 69  | \$13.86 | \$9.50  |
| FROZEN<br>COBRA<br>ROADWAY      | 30,000 HPS | 250 | 99  | \$16.72 | \$12.35 |
|                                 | 50,000 HPS | 400 | 153 | \$22.69 | \$17.63 |
|                                 | 14,000 MH  | 175 | 72  | \$16.12 | \$10.99 |
|                                 | 21,000 MH  | 250 | 101 | \$18.84 | \$13.67 |
|                                 | 36,000 MH  | 400 | 159 | \$24.81 | \$18.99 |
| FROZEN<br>DECORATIVE<br>TRANSIT | 8,000 FL   | 100 | 38  | \$18.53 | \$5.43  |
|                                 | 9,500 HPS  | 100 | 41  | \$39.95 | \$11.96 |
|                                 | 16,000 HPS | 150 | 69  | \$39.72 | \$13.36 |
| FROZEN<br>FLOOD                 | 30,000 HPS | 250 | 99  | \$45.74 | \$17.26 |
|                                 | 30,000 HPS | 250 | 99  | \$22.20 | \$13.79 |
|                                 | 50,000 HPS | 400 | 153 | \$27.53 | \$19.14 |
|                                 | 21,000 MH  | 250 | 101 | \$23.69 | \$14.58 |
| FROZEN Colonial Gray            | 36,000 MH  | 400 | 159 | \$28.89 | \$19.76 |
|                                 | 8,000 FL   | 100 | 38  | \$19.97 | \$5.64  |



**RATE SCHEDULE E-58  
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|          |                |           |     |    |         |         |
|----------|----------------|-----------|-----|----|---------|---------|
| POST TOP | Colonial Gray  | 9,500 HPS | 100 | 41 | \$11.42 | \$7.16  |
|          | Colonial Black | 9,500 HPS | 100 | 41 | \$13.15 | \$7.41  |
|          | Decorative     | 9,500 HPS | 100 | 41 | \$34.97 | \$11.03 |

NOTES:

1. Investment by Company. These rates are applicable where the Company provides the initial investment to purchase and install all facilities necessary for street lighting service. The Company will own, operate, and maintain the street lighting system.
2. Investment by Others. These rates are applicable in those instances where the requesting entity or individual purchases and installs the street lighting facilities at their own expense and in accordance with Company specifications. These rates will also apply in the instance where the Customer provides a non-refundable advance to the Company to cover the Company's cost of purchasing and installing the street lighting system. The Company retains ownership of the street lighting system and provides operation and maintenance for all facilities.
3. Listed kWhs reflect the assigned monthly energy usage for each type of fixture and are used to determine any applicable transmission, system benefit, distribution, energy, and adjustment charges.
4. HPS = High Pressure Sodium
5. MH = Metal Halide
6. LPS = Low Pressure Sodium
7. FL = Fluorescent
8. INC = Incandescent. Incandescent lighting charges are applicable and available only to those Customers being served and those installations in service on November 1, 1986.
9. MV = Mercury Vapor. Mercury Vapor lighting charges are applicable and available only to those Customers being served and those installation in service on November 1, 1986 in accordance with A.R.S. §49-1104(A).
10. LED = Light Emitting Diode
11. IND = Induction



**RATE SCHEDULE E-58  
CLASSIFIED SERVICE  
STREET LIGHTING SERVICE**

**II. POLES**

|                                         |                    |                       |         | CHARGES                     |                            |        |
|-----------------------------------------|--------------------|-----------------------|---------|-----------------------------|----------------------------|--------|
|                                         |                    |                       |         | Investment<br>by<br>Company | Investment<br>by<br>Others |        |
| A. Anchor Base<br>Mounted<br>(Flush)    | Round Steel        | 1 Simplex<br>Adapter  | Height  |                             |                            |        |
|                                         |                    |                       | 12 ft.  | \$13.11                     | \$1.81                     |        |
|                                         |                    |                       | 22 ft.  | \$14.75                     | \$2.03                     |        |
|                                         |                    |                       | 25 ft.  | \$15.97                     | \$2.21                     |        |
|                                         |                    |                       | 30 ft.  | \$18.34                     | \$2.52                     |        |
|                                         |                    | 32 ft.                | \$19.27 | \$2.55                      |                            |        |
|                                         |                    | 2 Simplex<br>Adapters | 12 ft.  | \$13.98                     | \$1.93                     |        |
|                                         |                    |                       | 22 ft.  | \$16.06                     | \$2.22                     |        |
|                                         |                    |                       | 25 ft.  | \$16.75                     | \$2.31                     |        |
|                                         |                    |                       | 30 ft.  | \$19.47                     | \$2.68                     |        |
|                                         | 32 ft.             |                       | \$20.77 | \$2.87                      |                            |        |
|                                         | Square Steel       | 5"                    | 13 ft.  | \$15.03                     | \$2.06                     |        |
|                                         |                    |                       | 15 ft.  | \$13.43                     | \$1.85                     |        |
|                                         |                    |                       | 23 ft.  | \$15.93                     | \$2.19                     |        |
|                                         |                    |                       | 25 ft.  | \$17.51                     | \$2.41                     |        |
|                                         |                    |                       | 28 ft.  | \$19.44                     | \$2.67                     |        |
|                                         |                    |                       | 32 ft.  | \$19.33                     | \$2.66                     |        |
|                                         | Concrete           |                       | 12 ft.  | \$44.79                     | \$6.17                     |        |
|                                         | Fiberglass         |                       | 12 ft.  | \$37.93                     | \$5.22                     |        |
|                                         | Decorative Transit |                       | 4"      | 16 ft.                      | \$36.98                    | \$5.10 |
|                                         | Decorative Transit |                       | 6"      | 30 ft.                      | \$71.39                    | \$9.83 |
|                                         | Hinged Poles       |                       | Square  | 15 ft.                      | \$14.21                    | \$1.16 |
| Round                                   |                    |                       | 19 ft.  | \$12.85                     | \$1.05                     |        |
| B. Anchor Base<br>Mounted<br>(Pedestal) | Round Steel        | 1 Simplex<br>Adapter  | 12 ft.  | \$12.61                     | \$1.73                     |        |
|                                         |                    |                       | 22 ft.  | \$14.26                     | \$1.96                     |        |
|                                         |                    |                       | 25 ft.  | \$15.46                     | \$2.13                     |        |
|                                         |                    |                       | 30 ft.  | \$17.85                     | \$2.47                     |        |
|                                         |                    |                       | 32 ft.  | \$18.75                     | \$2.58                     |        |
|                                         |                    | 2 Simplex<br>Adapters | 12 ft.  | \$13.47                     | \$1.85                     |        |
|                                         |                    |                       | 22 ft.  | \$15.05                     | \$2.06                     |        |
|                                         |                    |                       | 25 ft.  | \$16.24                     | \$2.23                     |        |
|                                         |                    |                       | 30 ft.  | \$18.97                     | \$2.60                     |        |
|                                         |                    |                       | 32 ft.  | \$20.26                     | \$2.79                     |        |
|                                         |                    | 3 Bolt                | 32 ft.  | \$23.28                     | \$3.20                     |        |
|                                         |                    | Square Steel          | 5"      | 13 ft.                      | \$14.54                    | \$2.01 |
|                                         |                    |                       |         | 15 ft.                      | \$14.86                    | \$2.03 |
|                                         |                    |                       |         | 23 ft.                      | \$15.43                    | \$2.13 |
|                                         | 25 ft.             |                       |         | \$17.02                     | \$2.36                     |        |
|                                         | 28 ft.             |                       |         | \$18.91                     | \$2.60                     |        |
|                                         | 32 ft.             |                       |         | \$19.63                     | \$2.69                     |        |



**RATE SCHEDULE E-58  
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**II POLES (cont)**

|                                                            |                                             |              | CHARGES                     |                            |         |        |
|------------------------------------------------------------|---------------------------------------------|--------------|-----------------------------|----------------------------|---------|--------|
|                                                            |                                             |              | Investment<br>by<br>Company | Investment<br>by<br>Others |         |        |
|                                                            |                                             |              | Height                      |                            |         |        |
| C. Direct<br>Bury                                          | Round Steel                                 |              | 19 ft.                      | \$19.84                    | \$2.74  |        |
|                                                            |                                             |              | 30 ft.                      | \$15.49                    | \$2.87  |        |
|                                                            |                                             |              | 38 ft.                      | \$18.90                    | \$2.94  |        |
|                                                            |                                             | Self         | 40 ft.                      | \$23.28                    | \$3.69  |        |
|                                                            |                                             | Stepped      | 25 ft.                      | \$53.55                    | \$4.37  |        |
|                                                            |                                             |              | 32 ft.                      | \$56.40                    | \$4.60  |        |
|                                                            |                                             |              | 49 ft.                      | \$70.00                    | \$9.65  |        |
|                                                            |                                             | Square Steel | 4"                          | 34 ft.                     | \$17.09 | \$2.96 |
|                                                            |                                             |              | 5"                          | 20 ft.                     | \$16.23 | \$2.68 |
|                                                            | 30 ft.                                      |              |                             | \$16.92                    | \$2.79  |        |
|                                                            | 38 ft.                                      |              |                             | \$18.36                    | \$3.19  |        |
|                                                            | 8"                                          |              | 28 ft.                      | \$30.64                    | \$2.49  |        |
|                                                            |                                             |              | 32 ft.                      | \$32.03                    | \$2.62  |        |
|                                                            | Decorative Transit                          |              | 41 ft 6                     | \$22.05                    | \$3.24  |        |
|                                                            | Decorative Transit                          | 47 ft.       | \$27.47                     | \$4.04                     |         |        |
|                                                            | Steel Distribution Pole (for lighting only) | 35 ft.       | \$25.36                     | \$3.34                     |         |        |
| D. Post<br>Top                                             | Decorative Transit Anchor<br>Base           | 16 ft.       | \$37.77                     | \$5.19                     |         |        |
|                                                            | Gray Steel/Fiberglass                       | 23 ft.       | \$13.10                     | \$2.15                     |         |        |
|                                                            | Black Steel                                 | 23 ft.       | \$14.44                     | \$2.38                     |         |        |
| E. Existing distribution pole suitable for streetlight use |                                             |              | \$1.59                      | --                         |         |        |
| F. FROZEN                                                  | Wood Poles                                  | 30 ft.       | \$9.64                      | \$1.67                     |         |        |
|                                                            |                                             | 35 ft.       | \$9.64                      | \$1.59                     |         |        |

**NOTE:** The monthly rate for all new poles includes up to 300 feet of overhead secondary wire, or up to 300 feet of underground secondary wire if the Customer provides earthwork and conduit (excluding the underground to overhead transition).

**III. ANCHOR BASE**

|             |                               | Height   | CHARGES               |                      |
|-------------|-------------------------------|----------|-----------------------|----------------------|
|             |                               |          | Investment by Company | Investment by Others |
| A. Flush    |                               | 4 ft.    | \$10.67               | \$1.47               |
|             |                               | 6 ft.    | \$12.73               | \$2.21               |
| B. Pedestal |                               | 8 ft.    | \$14.59               | \$2.54               |
|             | For 32' Round Steel Pole only | 4 ft. 6" | \$10.12               | \$1.75               |



**RATE SCHEDULE E-58  
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**IV. CHARGES FOR OPTIONAL OR ADDITIONAL EQUIPMENT**

|                              |                                               | CHARGE        |
|------------------------------|-----------------------------------------------|---------------|
|                              |                                               | Company Owned |
| <b>FROZEN</b>                |                                               |               |
| Underground Circuit Charges: |                                               |               |
| a.                           | Per foot of cable, installed under paving     | \$0.17000     |
| b.                           | Per foot of cable, not installed under paving | \$0.06000     |

**V. DETERMINATION OF CHARGES FOR NEW EQUIPMENT**

Monthly charges for new lighting fixtures, poles and other equipment not included in Sections I, II, or III above will be determined by the Company using the following method:

| <b>Step 1</b> Determination of Charges for each Charge Type |                               |   |                               |   |           |   | Monthly Fixed Charge Rate |
|-------------------------------------------------------------|-------------------------------|---|-------------------------------|---|-----------|---|---------------------------|
| Charge Type                                                 | Monthly Charge                |   | Cost Inputs<br>Equipment Cost |   | PV Factor |   |                           |
| 1                                                           | Carrying Cost (fixtures)      | = | (installed)                   | x | NA        | x | 1.518%                    |
|                                                             |                               |   | Equipment Cost                |   |           |   |                           |
| 2                                                           | Carrying Cost (poles)         | = | (installed)                   | x | NA        | x | 1.296%                    |
|                                                             |                               |   | Equipment Cost                |   |           |   |                           |
| 3                                                           | Fixture Replacement Cost      | = | Equipment Cost (installed)    | x | 0.257     | x | 1.518%                    |
| 4                                                           | Pole, Anchor Replacement Cost | = | Equipment Cost (installed)    | x | 0.110     | x | 1.296%                    |
| 5                                                           | Lighting O&M                  | = | O&M Cost (lifecycle)          | x | 0.427     | x | 1.518%                    |
| Charge Type                                                 | Monthly Charge                |   | kWh Input                     |   | \$/kWh    |   |                           |
| 6                                                           | Generation                    | = | kWh per month                 | x | 0.06760   |   |                           |
| 7                                                           | T&D, RCS, SB                  | = | kWh per month                 | x | 0.02738   |   |                           |



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

| <u>Equipment</u>        | <u>Charge Type</u> |
|-------------------------|--------------------|
| Fixture - IBC           | 1,5,6,7            |
| Fixture - IBO           | 3,5,6,7            |
| Pole, Anchor Base - IBC | 2                  |
| Pole, Anchor Base - IBO | 4                  |

**TRIP CHARGE**

A \$100.00 trip charge per light will be charged when a Customer requests a disconnect or reconnect of service in order to accommodate the maintenance activities of the Customer or its designee(s) on their street lighting equipment.

**ADJUSTMENTS**

The bill will include the following adjustments:

1. The Renewable Energy Standard charge, Adjustment Schedule REAC-1.
2. The Power Supply Adjustment charges, Adjustment Schedule PSA-1.
3. The Transmission Cost Adjustment charge, Adjustment Schedule TCA-1.
4. The Environmental Improvement Surcharge, Adjustment Schedule EIS.
5. The Demand Side Management Adjustment charge, Adjustment Schedule DSMAC-1.
6. The Lost Fixed Cost Recovery Adjustment charge, Adjustment Schedule LFCR.
7. Direct Access Customers returning to Standard Offer service may be subject to a Returning Customer Direct Access Charge, Adjustment Schedule RCDAC-1.
8. Any applicable taxes and governmental fees that are assessed on APS's revenues, prices, sales volume, or generation volume.

**SERVICE DETAILS**

1. Street lighting facilities installed under this rate schedule are of the type currently being furnished by Company as standard at the time service is initially requested. Standard facilities are those listed in the Company's Transmission and Distribution Construction Standards book.





**RATE SCHEDULE E-58  
CLASSIFIED SERVICE  
STREET LIGHTING SERVICE**

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2. The Customer will be responsible for notifying the Company when the streetlighting facilities are not operating as intended. The Company will use reasonable efforts to complete normal maintenance (replacement of lamps, photocontrols or fixtures) within ten (10) working days from notification by Customer. If the maintenance requires cable replacement or repairs, the Company will use reasonable efforts to complete said repairs within twenty (20) working days.
3. The Customer's bill will not be reduced due to lamp, photocontrol or cable repair or replacement outages.
4. Lighting equipment which is not specified in this rate schedule will be billed at the rates corresponding to the most similar equipment, as determined by the Company.
5. Non-standard facilities (non-standard being defined as any facility not listed in the Company's Transmission and Distribution Construction Standards book) do not qualify for this rate schedule. At the Company's discretion, such facilities may be served under another of the Company's rate schedules.
6. The Company will extend its standard street lighting system up to a distance of 300 feet for each additional lighting installation without cost at the request of the Customer. When the extension is underground the customer will provide earthwork as specified in the Company's Service Schedule 3, Conditions Governing Extensions of Electric Distribution Lines and Services; or, at the applicant's request, the Company will provide such earthwork and the applicant will be required to pay a non-refundable contribution in aid of construction equal to the cost of such earthwork. Any additional extension required (over and above the first 300 feet) will be provided by Company for a contribution in aid of construction equal to the cost of the additional extension.
  - a. Extensions to isolated areas requiring a substantial extension of the electric distribution system, as opposed to an extension of the street lighting system, will require a special study to determine the terms and conditions under which the Company will undertake such an extension.
7. APS provides electric service under the Company's Service Schedules. These schedules provide details about how the Company serves its Customers, and they have provisions and charges that may affect the Customer's bill. In addition, service may be subject to special terms and conditions as provided for in a Customer contract or service agreement.

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# PALOMA CREEK

## 163RD AVE

### STREET LIGHT DESIGN

#### STREET LIGHTING REQUIREMENTS

##### 5.00 GENERAL NOTES:

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

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

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

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

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

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

##### 5.01 GENERAL:

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

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

##### 5.02 WORKING / "AS BUILT" PLANS:

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

##### 5.03 LIGHT POLES:

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

##### 5.04 EMBEDMENT:

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

SURPLUS EXCAVATION SHALL BE DISPOSED OF BY THE CONTRACTOR.

##### 5.05 LUMINAIRES:

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

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

##### 5.06 WIRING:

WIRING SHALL BE INSTALLED PER UTILITY STANDARDS.

##### 5.07 GROUNDING:

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

##### 5.08 PULL BOXES:

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

##### 5.09 TRENCH

TRENCH SHALL BE INSTALLED PER THE UTILITY COMPANY STANDARDS.

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

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

CONNECTIONS SHALL BE PER UTILITY STANDARDS.

##### 5.12 LIGHT POLE IDENTIFICATION:

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

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

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

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

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

#### GENERAL ENGINEERING NOTES:

- ALL CONSTRUCTION MUST CONFORM TO MARICOPA ASSOCIATION OF GOVERNMENT (MAG) SPECIFICATIONS AND DETAILS AND LATEST REVISIONS UNLESS OTHERWISE STATED ON PLANS.
- THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND THEY WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL OVERHEAD AND UNDERGROUND UTILITY LOCATIONS WHERE CONSTRUCTION OCCURS. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT ALL UTILITIES ARE AVOIDED. UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND NOT FOR CONSTRUCTION PURPOSES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AND OR REPLACED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COMPLY WITH ALL CURRENT ARIZONA UNDERGROUND FACILITIES LAWS (ARIZONA REVISED STATUTES TITLE 40, CHAPTER 2, ARTICLE 6.3, SECTION 40-360.21-32). CALL ARIZONA 811 FOR FIELD LOCATION BY DIAL 811.
- THE CITY OF SURPRISE ENGINEERING SERVICES OF PUBLIC WORKS SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK AT 623-222-6150.
- THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION OR VARIANCE FROM THESE PLANS. ANY VARIATION FROM THESE PLANS SHALL BE PROPOSED AND RESUBMITTED FOR REVIEW AND APPROVAL.
- THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THE DRAWING, SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FENCING SHALL BE REPLACED IN KIND.
- ANY INSPECTION BY THE CITY, COUNTY, OR THE ENGINEER, SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.
- THE CONTRACTOR IS TO LOCATE ALL EXISTING LANDSCAPING, LANDSCAPING IRRIGATION LINES, PROPERTY MONUMENTS, FENCING OR SURFACE FEATURES PRIOR TO CONSTRUCTION. ANYTHING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
- NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
- ALL CONSTRUCTION WATER USED WITHIN THE CITY OF SURPRISE WATER SERVICE AREA REQUIRES APPROVAL BY THE CITY OF SURPRISE PUBLIC WORKS DEPARTMENT AND MAY BE SUBJECT TO VOLUME AND TIME RESTRICTIONS. PLEASE SEE THE CITY OF SURPRISE CONSTRUCTION WATER GUIDELINES FOR ADDITIONAL INFORMATION. THE GUIDELINES CAN BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT AT 623-222-6000.
- TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH MAG SPECIFICATION 401, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND THE "TEMPORARY WORK ZONE TRAFFIC MANAGEMENT POLICY" (LATEST EDITION).
- PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF THE WORK, THE DEVELOPER/CONTRACTOR WILL BE REQUIRED TO CLEAN AND REPAIR ADJACENT (OFF-PROJECT) ROADWAYS USED OR DAMAGED DURING THE COURSE OF CONSTRUCTION.
- EMERGENCY VEHICLE ACCESS (E.V.A.) MUST BE PROVIDED BY THE DEVELOPER/CONTRACTOR THROUGHOUT THE PROJECT SITE. E.V.A. ROADS AND SIGNAGE SHALL BE MAINTAINED BY THE DEVELOPER/CONTRACTOR AT ALL TIMES. SIGNAGE SHALL BE POSTED AT THE POINT OF ENTRY TO THE SITE AND AT ALL LOCATIONS WHERE A CHANGE IN DIRECTION OCCURS.
- THE PLANS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT'S ACCESSIBILITY GUIDELINES, AS PUBLISHED IN THE FEDERAL REGISTER ON SEPTEMBER 15, 2010.

| COORDINATION LIST: |                   |                                        |                 |
|--------------------|-------------------|----------------------------------------|-----------------|
| SERVICE            | PROVIDER          | CONTACT PERSON                         | DATE OF CONTACT |
| WATER/SEWER        | CITY OF SURPRISE  | MAOLIN ZHENG                           | 02-19-2021      |
| GAS                | SOUTHWEST GAS     | ADAM SHOCHAT                           | 02-19-2021      |
| ELECTRIC           | APS               | MARA NEWMAN                            | 02-19-2021      |
| TELEPHONE          | CENTURYLINK / COX | PAT PROVOST (CL) / VICTOR SCHAUM (COX) | 02-19-2021      |
| CABLE TV           | CENTURYLINK / COX | PAT PROVOST (CL) / VICTOR SCHAUM (COX) | 02-19-2021      |

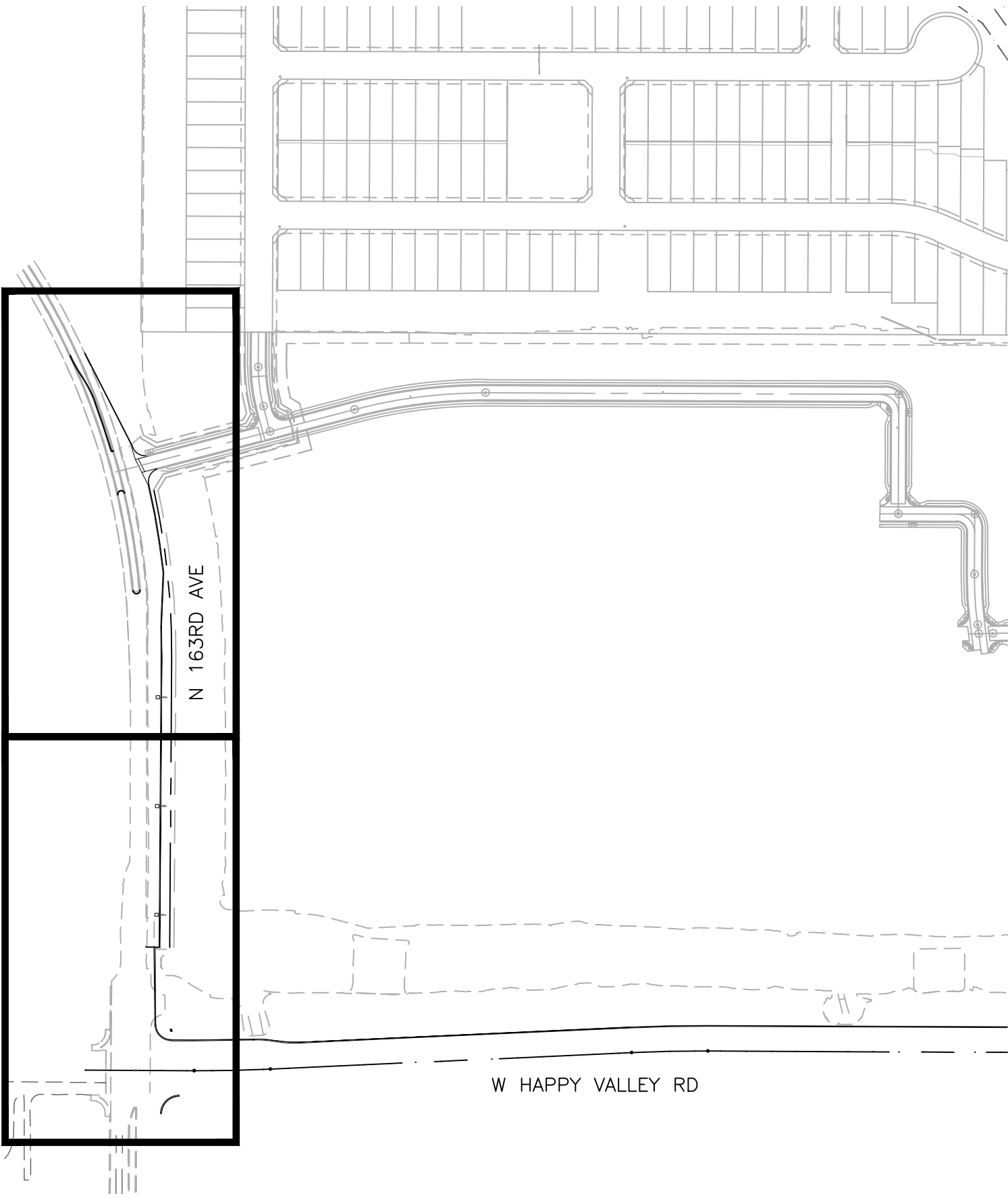
| STREET LIGHTING (APS AREA) |        |             |                      |          |        |             |            |       |                 |        |         |              |                             |
|----------------------------|--------|-------------|----------------------|----------|--------|-------------|------------|-------|-----------------|--------|---------|--------------|-----------------------------|
| KEY NO.                    | SYMBOL | STREET TYPE | OFFSET<br>BEHIND B/C | QUANTITY | POLE   |             | MAST ARM   |       | LUMINAIRE       |        |         |              |                             |
|                            |        |             |                      |          | POLE   | HEIGHT      | FOUNDATION | SIZE  | MOUNTING HEIGHT | LUMENS | WATTAGE | I.E.S. DIST. | STYLE                       |
| ①                          |        | ARTERIAL    | PER PLANS            | 3        | 38'-0" | DIRECT BURY |            | 8'-0" | 39'-6"          | 11,000 | 96 W    | TYPE 3       | LED ARCHITECTURAL (SHOEBOX) |

#### NOTE

- ENSURE THERE IS 1' CLEARANCE FROM EDGE OF SIDEWALK TO FACE OF POLE.
- THE ELECTRICAL/MAINTENANCE COSTS OF ALL STREET LIGHTS ON LOCAL AND COLLECTOR STREETS ARE TO BE PAID BY THE ADJACENT PROJECT OR THE ADJACENT DEVELOPMENT'S STREET LIGHT IMPROVEMENT DISTRICT (SLID). THE ELECTRICAL / MAINTENANCE COSTS OF ALL STREET LIGHTS ON ARTERIAL STREETS ARE TO BE BILLED TO THE CITY OF SURPRISE'S ENERGY BILL.

#### LED NOTE

LED TECHNOLOGY IS CHANGING RAPIDLY. THE FIXTURES SHOWN ON THESE PLANS MAY NOT BE APPLICABLE AT TIME OF CONSTRUCTION. CONTRACTOR TO COORDINATE WITH APS AND UTILIZE THEIR CURRENT SPECIFICATION AT THE TIME OF BIDDING AND CONSTRUCTION.



#### CITY OF SURPRISE APPROVAL

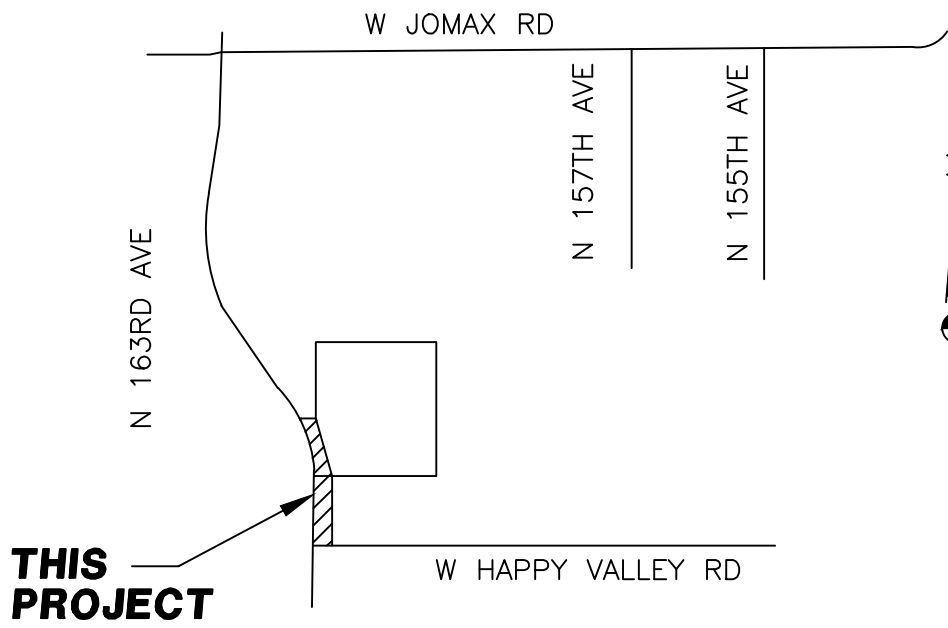
THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO ISSUANCE OF PERMITS. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THIS COMPLIANCE APPROVAL SHALL NOT PREVENT THE CITY ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN PLANS FOUND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

CITY OF SURPRISE ENGINEER

DATE

#### POWER CONDUIT NOTE

TRENCH & CONDUIT RUNS FROM STREET LIGHT PULL BOX TO POINT OF ELECTRICAL SERVICE WILL BE DESIGNED BY THE POWER COMPANY, AND ARE SHOWN ON POWER COMPANY PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THESE PLANS FROM DEVELOPER/OWNER, AND INCLUDE THESE RUNS IN THE BID. COORDINATE THIS WORK WITH THE POWER COMPANY.



#### VICINITY MAP

N.T.S.

#### SHEET INDEX

|                           |     |
|---------------------------|-----|
| COVER SHEET               | SL1 |
| STREET LIGHT PLAN         | SL2 |
| STREET LIGHT DETAILS      | SL3 |
| STREET LIGHT PHOTOMETRICS | SL4 |

CIVIL ENGINEER  
EPS GROUP, INC.  
1125 W. PINNACLE PEAK RD,  
SUITE 136  
PHOENIX, AZ 85027  
PHONE: (480) 503-2250  
CONTACT: CHANDRA MCCARTY, P.E.



#### KEY MAP

N.T.S.

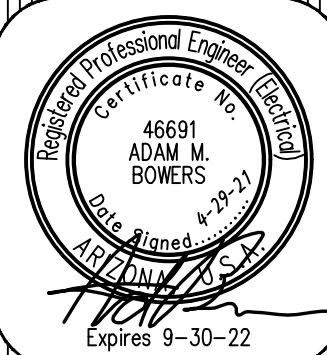
WRIGHT ENGINEERING  
PROJECT NO:  
**21015**  
DESIGN BY: GRB  
DRAWN BY: GRB  
CHECKED BY: AMB

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

PROJECT: TITLE:

**SURPRISE, ARIZONA**  
**PALOMA CREEK**  
**163RD AVE**  
**STREET LIGHT COVER SHEET**

| NO. | DATE     | SUBMITTALS/REVISIONS (DESCRIPTIONS) |
|-----|----------|-------------------------------------|
| 1   | FEB 2021 | 1ST SUBMITTAL                       |
| 2   | APR 2021 | 2ND SUBMITTAL                       |
|     |          |                                     |
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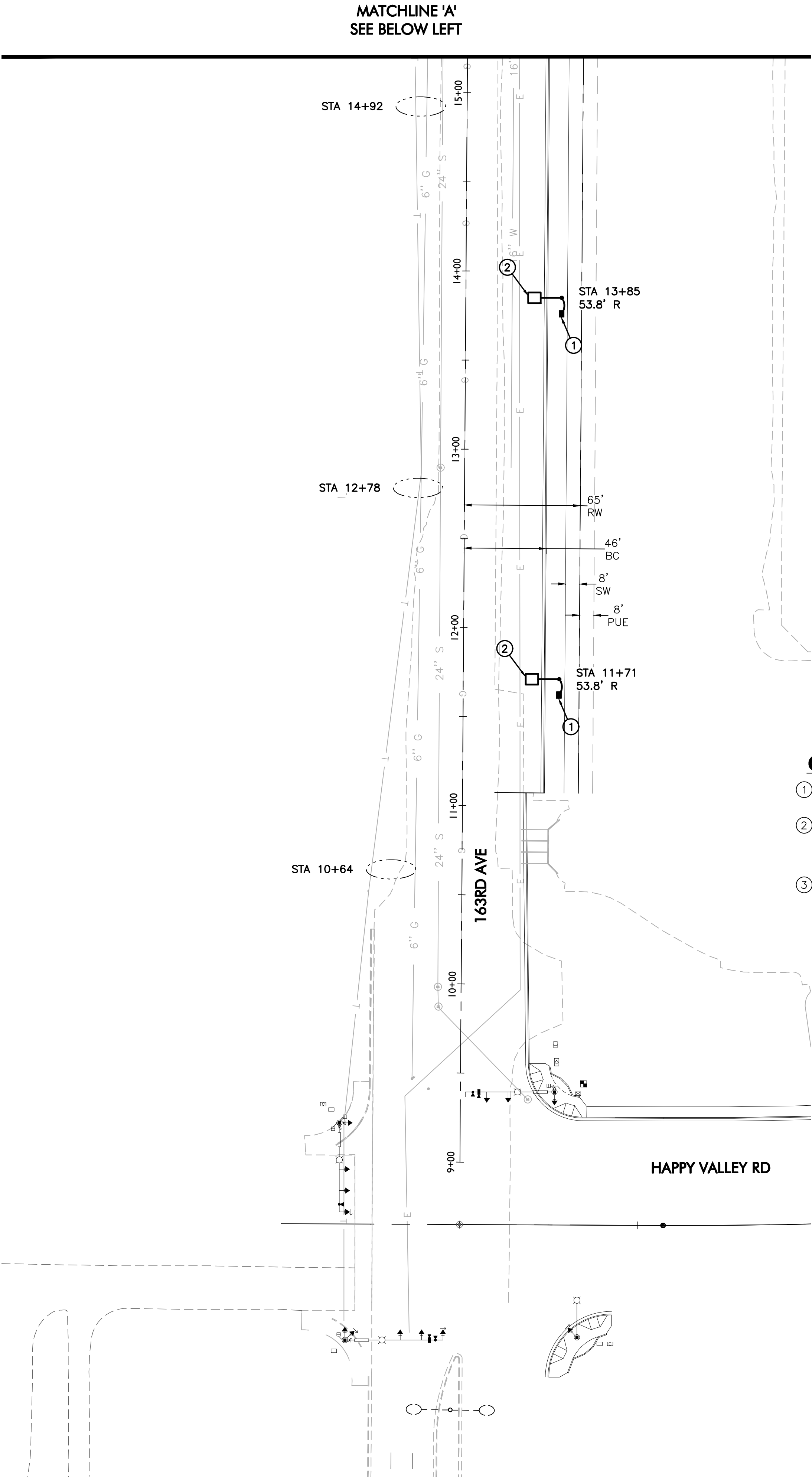
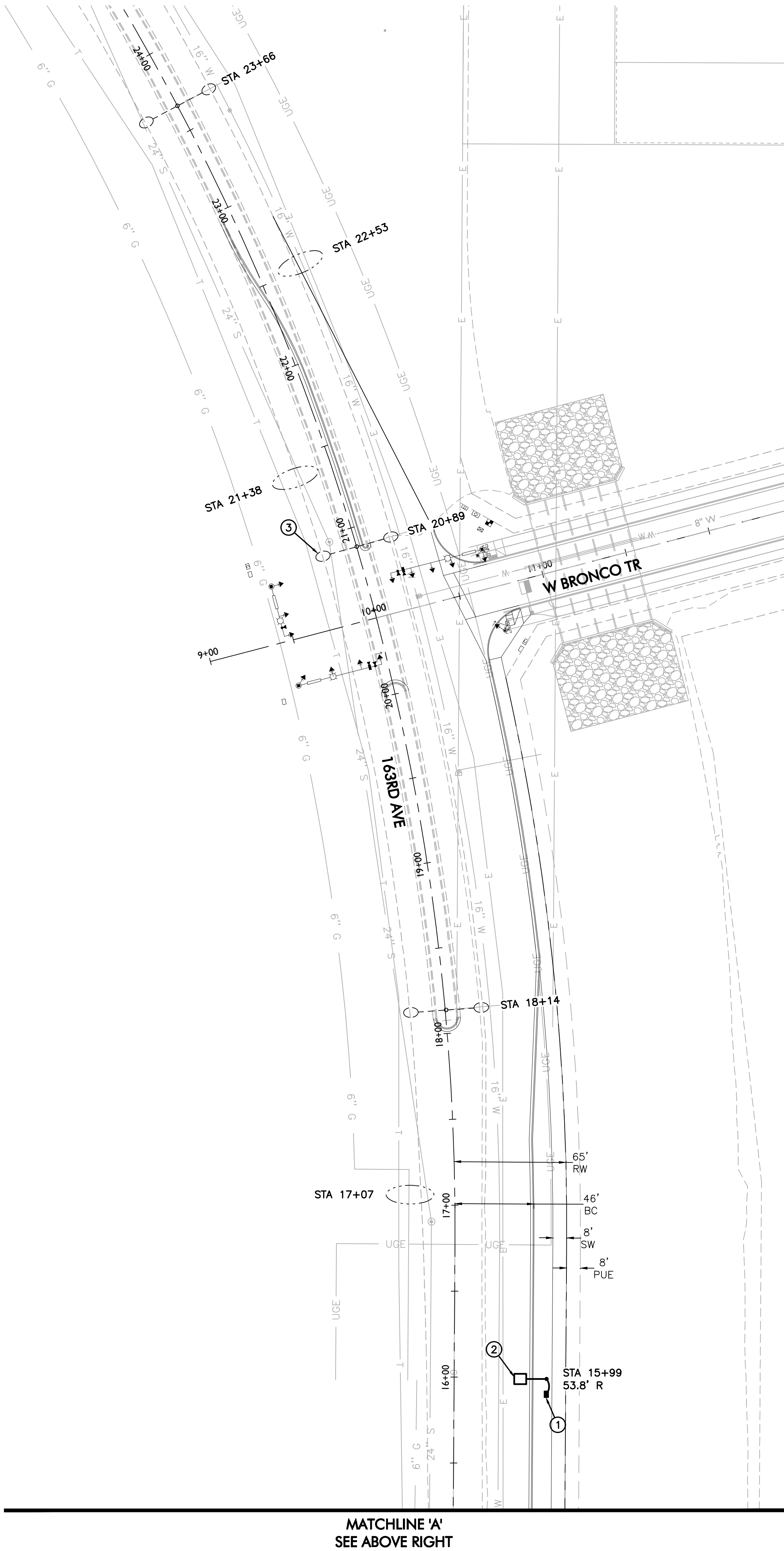


DRAWING NO:  
**SL1**  
OF 4





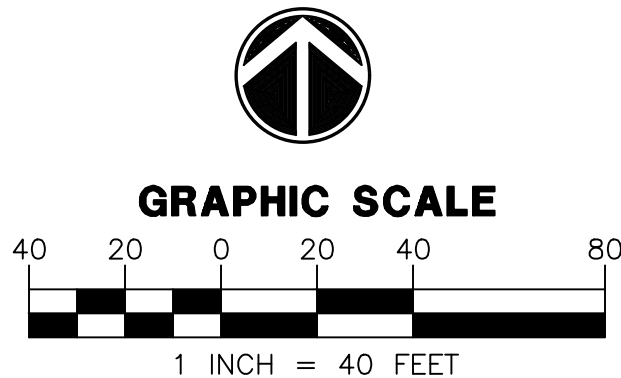
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- LEGEND**
- 11,000 LUMEN LED STREET LIGHT, SQUARE POLE
  - PROPOSED STREET LIGHT PER ADJACENT PLAN SET
  - EXISTING STREET LIGHT
  - PULL BOX
  - NEW CONDUIT RUN
  - FIRE HYDRANT
  - FUTURE STREET LIGHT
  - TRAFFIC SIGNAL W/LUMINAIRE

**CONSTRUCTION NOTES**

1. INSTALL APS PULL BOX NEXT TO POLE. 1" CONDUIT WITH (2) #14 TYPE THHN/THWN & (1) #14 BARE BOND FROM PULL BOX TO FUSE HOLDER IN STREET LIGHT PER APS DETAILS & SPECIFICATIONS.
2. 96W LED (11,000 LUMEN) LUMINAIRE (SEE LUMINAIRE TABLE), PHOTOCCELL, 38'-0" DIRECT BURIED POLE, 8' X 8' MAST ARM PER APS DETAIL 8030 (SEE SHEET SL3). (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. WIRING, FUSING, & GROUNDING PER APS DETAILS & SPECIFICATIONS.
3. REMOVE EXISTING DUAL MAST ARM STREET LIGHT AND SALVAGE TO THE CITY.



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

WRIGHT ENGINEERING  
PROJECT NO:  
**21015**  
DESIGN BY: GRB  
DRAWN BY: GRB  
CHECKED BY: AMB

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

PROJECT: TITLE:

**SURPRISE, ARIZONA  
PALOMA CREEK  
163RD AVE  
STREET LIGHT PLAN**

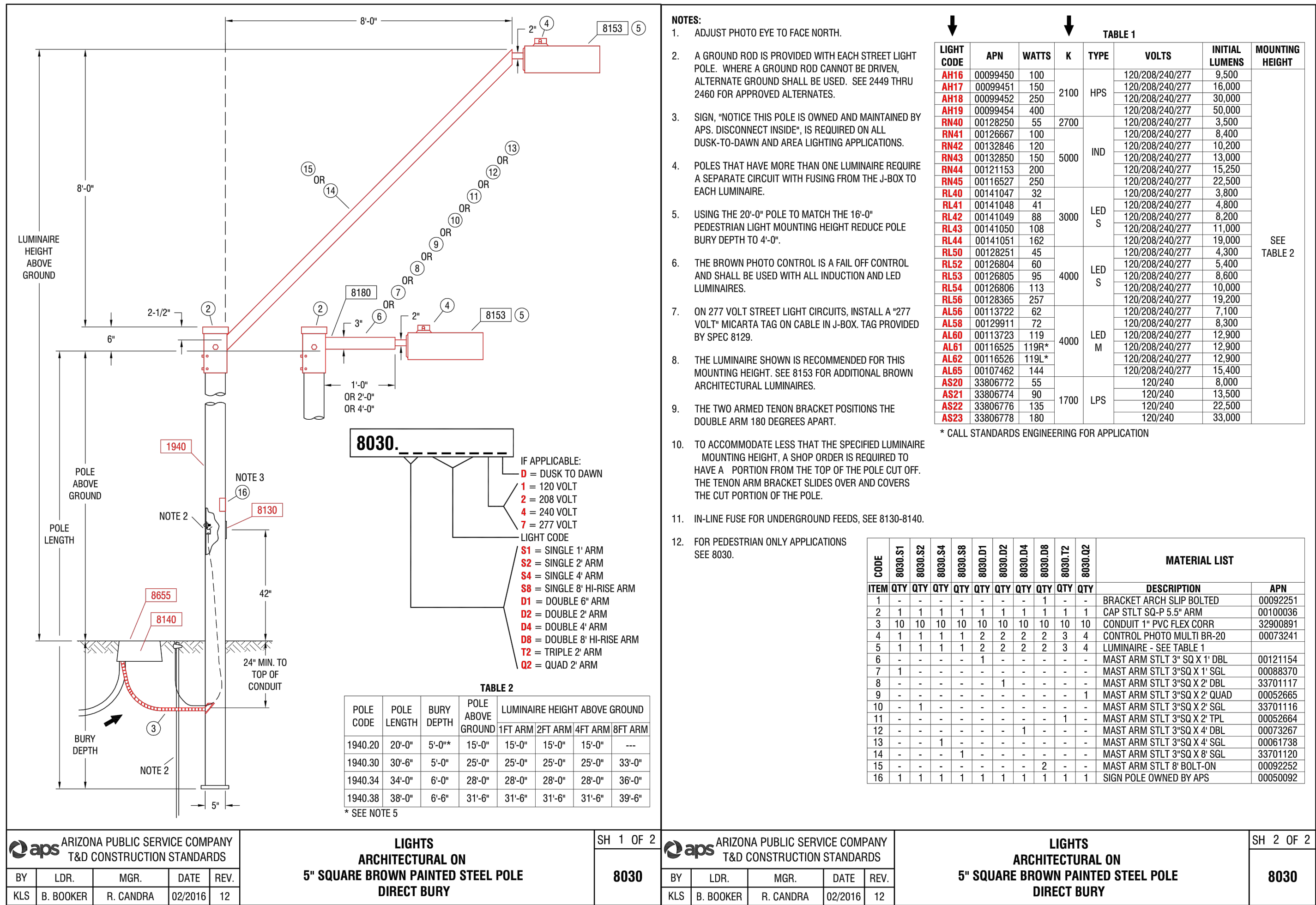
| NO. | DATE     | SUBMITTALS/REVISIONS (DESCRIPTIONS) |
|-----|----------|-------------------------------------|
| 1   | FEB 2021 | 1ST SUBMITTAL                       |
| 2   | APR 2021 | 2ND SUBMITTAL                       |
|     |          |                                     |
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DRAWING NO:  
**SL2**  
OF 4

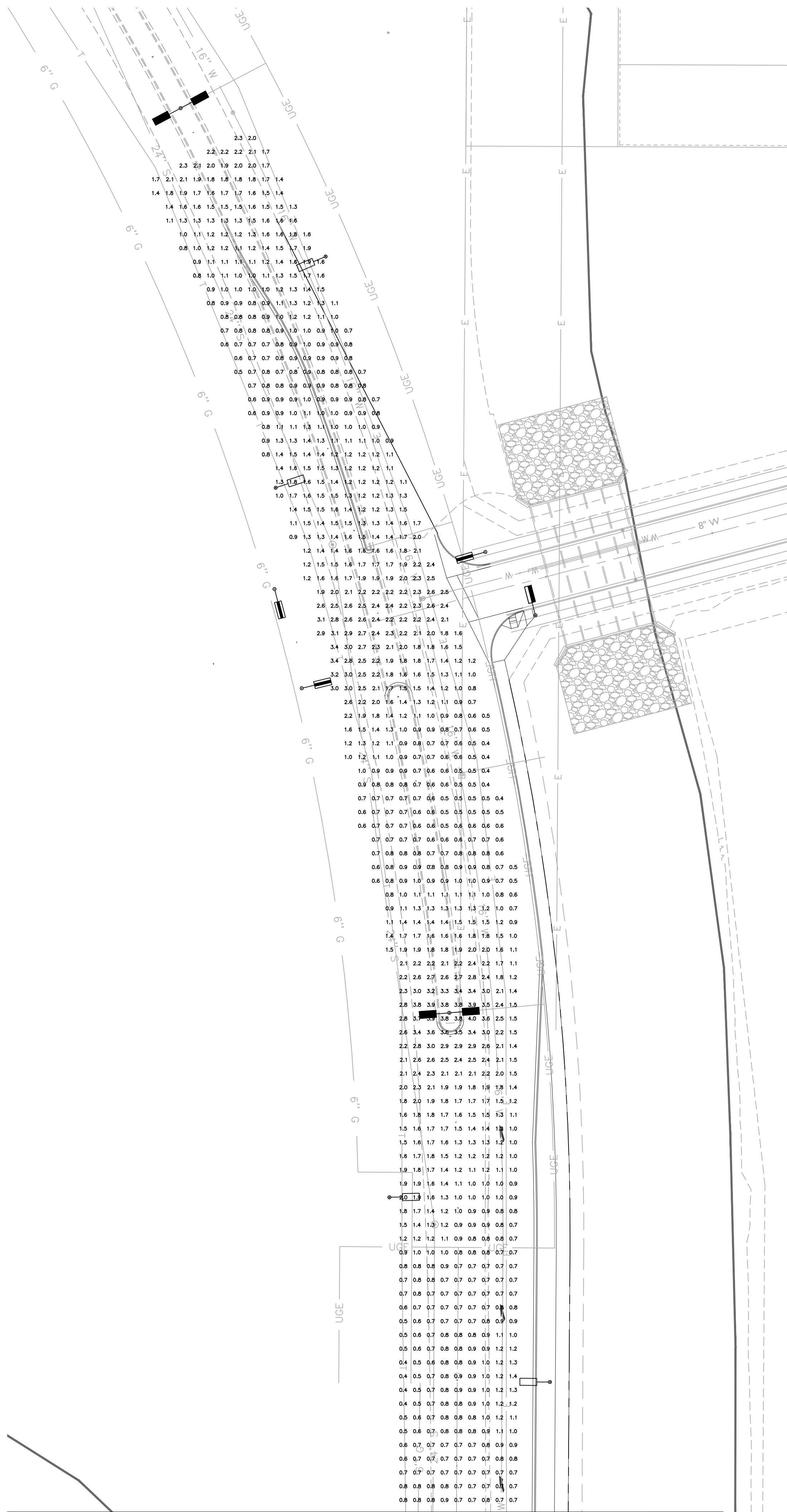


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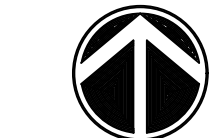
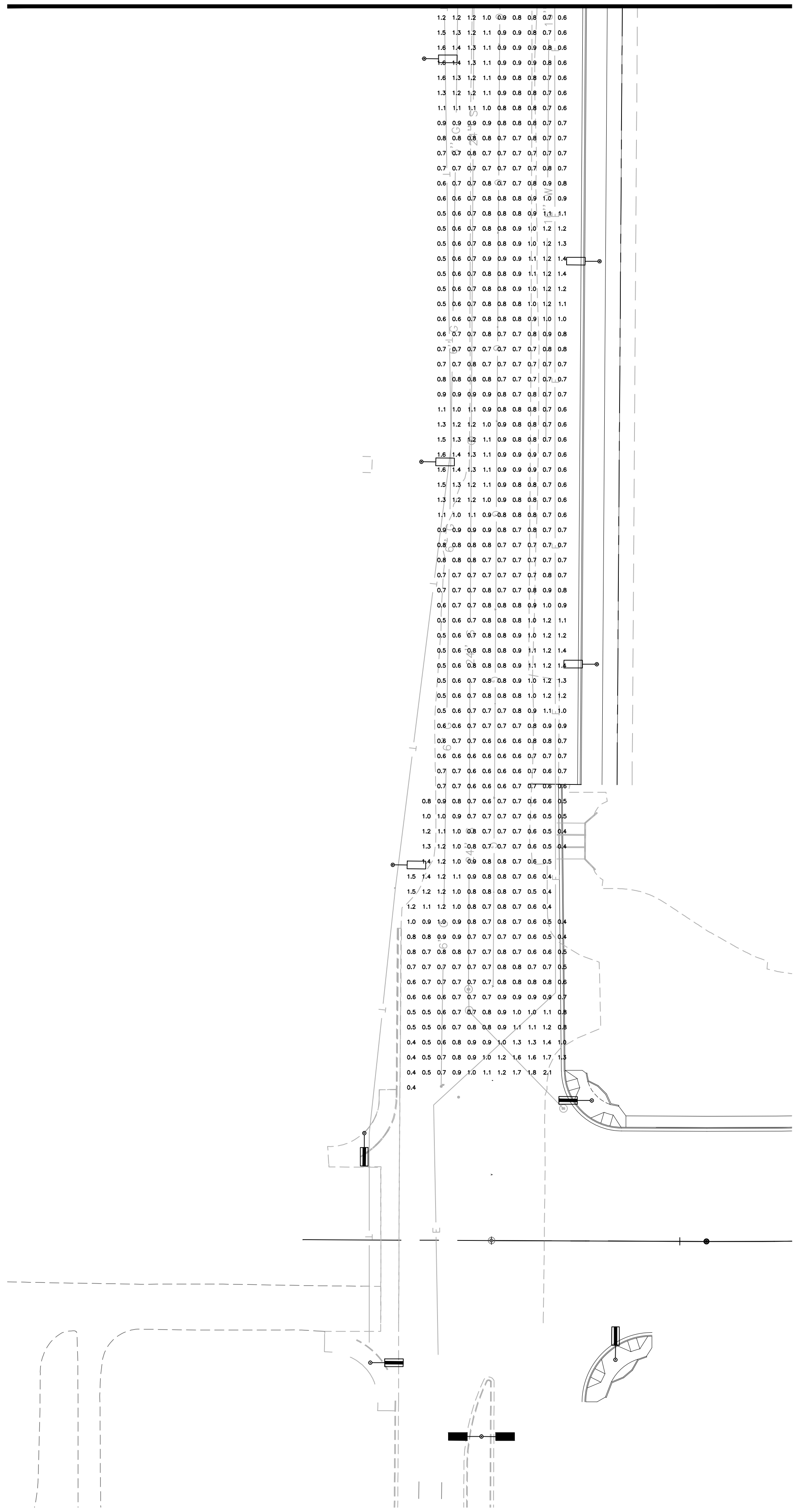


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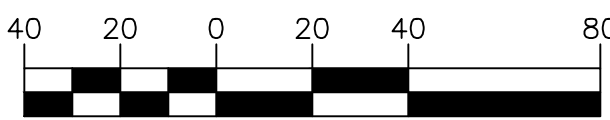


MATCHLINE 'A'  
SEE ABOVE RIGHT

MATCHLINE 'A'  
SEE BELOW LEFT



GRAPHIC SCALE



### LEGEND

- 96W 11,000 LUMEN LED Shoebox  
Type III Distribution, 8' Mast arm  
candela file 'ERLH\_11C330\_\_\_\_.IES'  
1 lamp(s) per luminaire, photometry is absolute  
Light Loss Factor = 0.900, watts per luminaire = 98  
mounting height= 39.5 ft  
number locations= 9, number luminaires= 9  
kw all locations= 0.9
- 43W 4,800 LUMEN LED Shoebox  
Type III Distribution, 8' Mast arm  
candela file 'ERLC\_05A430\_\_\_\_-120-277V.IES'  
1 lamp(s) per luminaire, photometry is absolute  
Light Loss Factor = 0.900, watts per luminaire = 43  
mounting height= 33 ft  
number locations= 1, number luminaires= 1  
kw all locations= 0.0
- (2) 250W HPS Shoebox  
Type III Distribution  
8'x8' Mast Arm  
2 luminaires per location, candela file 'CE453714.IES'  
1 lamp(s) per luminaire, 28000 initial lumens per lamp  
Light Loss Factor = 0.810, watts per luminaire = 250  
mounting height= 39.5 ft  
number locations= 3, number luminaires= 6  
kw all locations= 1.5
- 14,400 LUMEN LUMINAIRE ON SIGNAL  
Type III Distribution, 20' Mast Arm  
candela file 'ERLH\_15C330\_\_\_\_.IES'  
1 lamp(s) per luminaire, photometry is absolute  
Light Loss Factor = 0.900, watts per luminaire = 136  
mounting height= 35 ft  
number locations= 7, number luminaires= 7  
kw all locations= 1.0

163RD AVE  
1628 points at z=0, sp 8ft by 8ft  
HORIZONTAL FOOTCANDLES  
Average 1.1  
Maximum 4.0  
Minimum 0.4  
Avg:Min 2.80  
Max:Min 10.00  
Coef Var 0.54  
UnifGrad 1.75

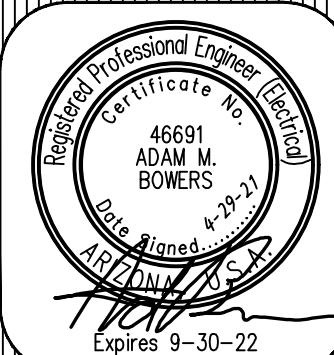
WRIGHT ENGINEERING  
PROJECT NO:  
**21015**  
DESIGN BY: GRB  
DRAWN BY: GRB  
CHECKED BY: AMB

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

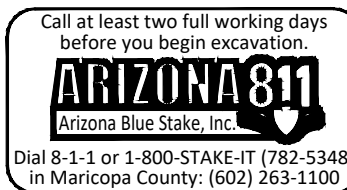
PROJECT: TITLE:

**SURPRISE, ARIZONA**  
**PALOMA CREEK**  
**163RD AVE**  
**STREET LIGHT PHOTOMETRICS**

| NO. | DATE     | SUBMITTALS/REVISIONS (DESCRIPTIONS) |
|-----|----------|-------------------------------------|
| 1   | FEB 2021 | 1ST SUBMITTAL                       |
| 2   | APR 2021 | 2ND SUBMITTAL                       |



DRAWING NO:  
**SL4**  
OF 4

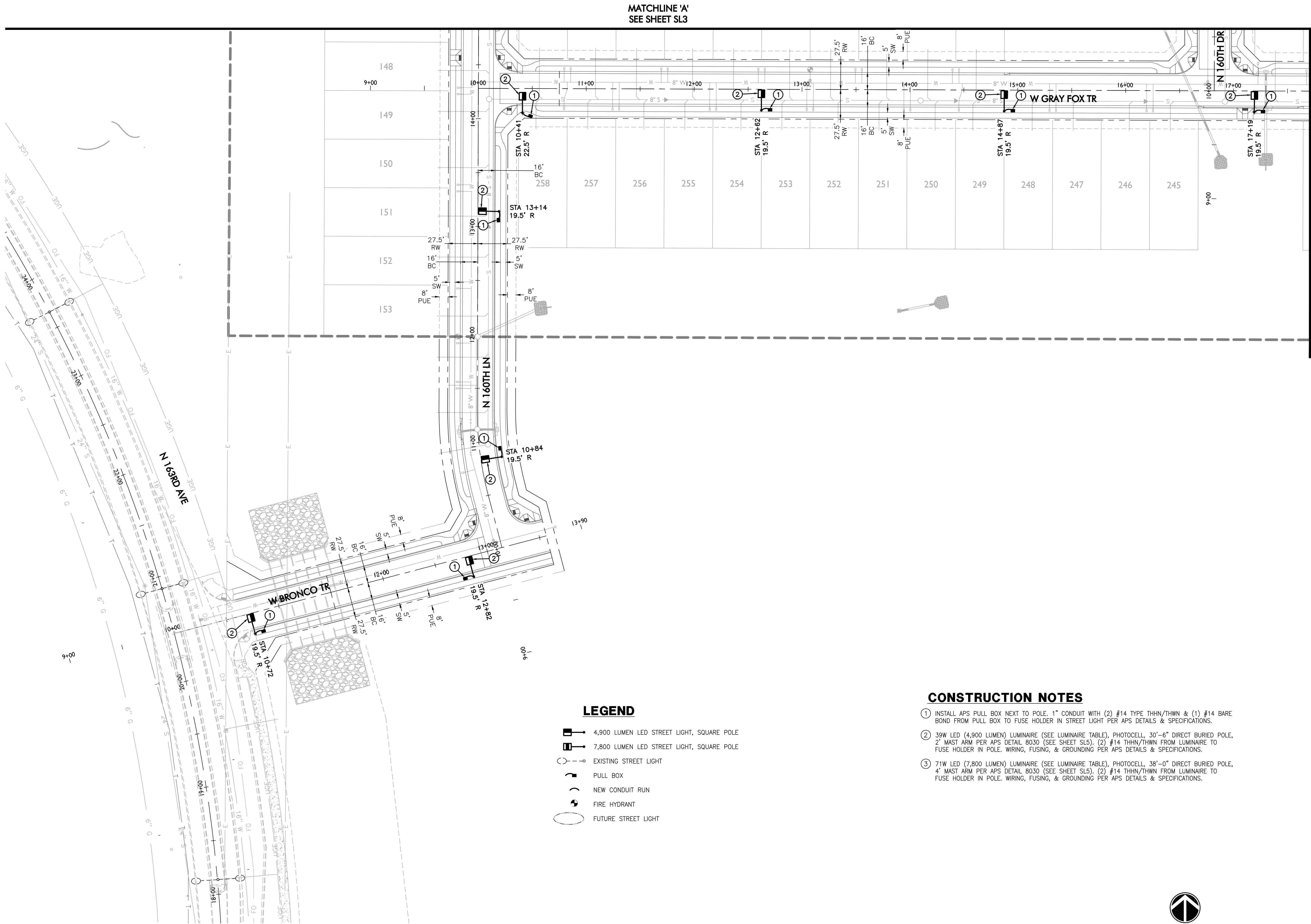




## Page 190 of 364



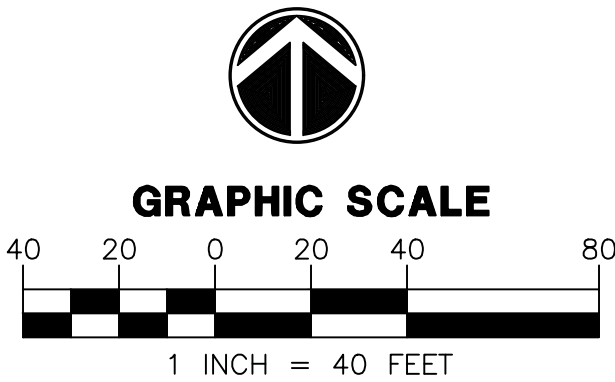
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- LEGEND**
- 4,900 LUMEN LED STREET LIGHT, SQUARE POLE
  - 7,800 LUMEN LED STREET LIGHT, SQUARE POLE
  - EXISTING STREET LIGHT
  - PULL BOX
  - NEW CONDUIT RUN
  - FIRE HYDRANT
  - FUTURE STREET LIGHT

**CONSTRUCTION NOTES**

- INSTALL APS PULL BOX NEXT TO POLE. 1" CONDUIT WITH (2) #14 TYPE THHN/THWN & (1) #14 BARE BOND FROM PULL BOX TO FUSE HOLDER IN STREET LIGHT PER APS DETAILS & SPECIFICATIONS.
- 39W LED (4,900 LUMEN) LUMINAIRE (SEE LUMINAIRE TABLE), PHOTOCELL, 30'-6" DIRECT BURIED POLE, 2' MAST ARM PER APS DETAIL 8030 (SEE SHEET SL5). (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. WIRING, FUSING, & GROUNDING PER APS DETAILS & SPECIFICATIONS.
- 71W LED (7,800 LUMEN) LUMINAIRE (SEE LUMINAIRE TABLE), PHOTOCELL, 38'-0" DIRECT BURIED POLE, 4' MAST ARM PER APS DETAIL 8030 (SEE SHEET SL5). (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. WIRING, FUSING, & GROUNDING PER APS DETAILS & SPECIFICATIONS.



SURPRISE, ARIZONA

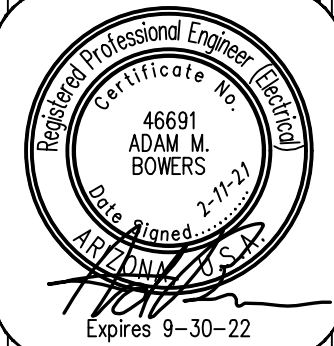
PALOMA CREEK

PHASE 1

STREET LIGHT PLAN

NO. DATE SUBMITTALS/REVISIONS (DESCRIPTIONS)

|   |          |               |
|---|----------|---------------|
| 1 | NOV 2020 | 1ST SUBMITTAL |
| 2 | FEB 2021 | 2ND SUBMITTAL |



DRAWING NO:

**SL2**  
OF 6

PROJECT: TITLE:



WRIGHT ENGINEERING  
PROJECT NO:  
**20229**

DESIGN BY: GRB  
DRAWN BY: GRB  
CHECKED BY: AMB

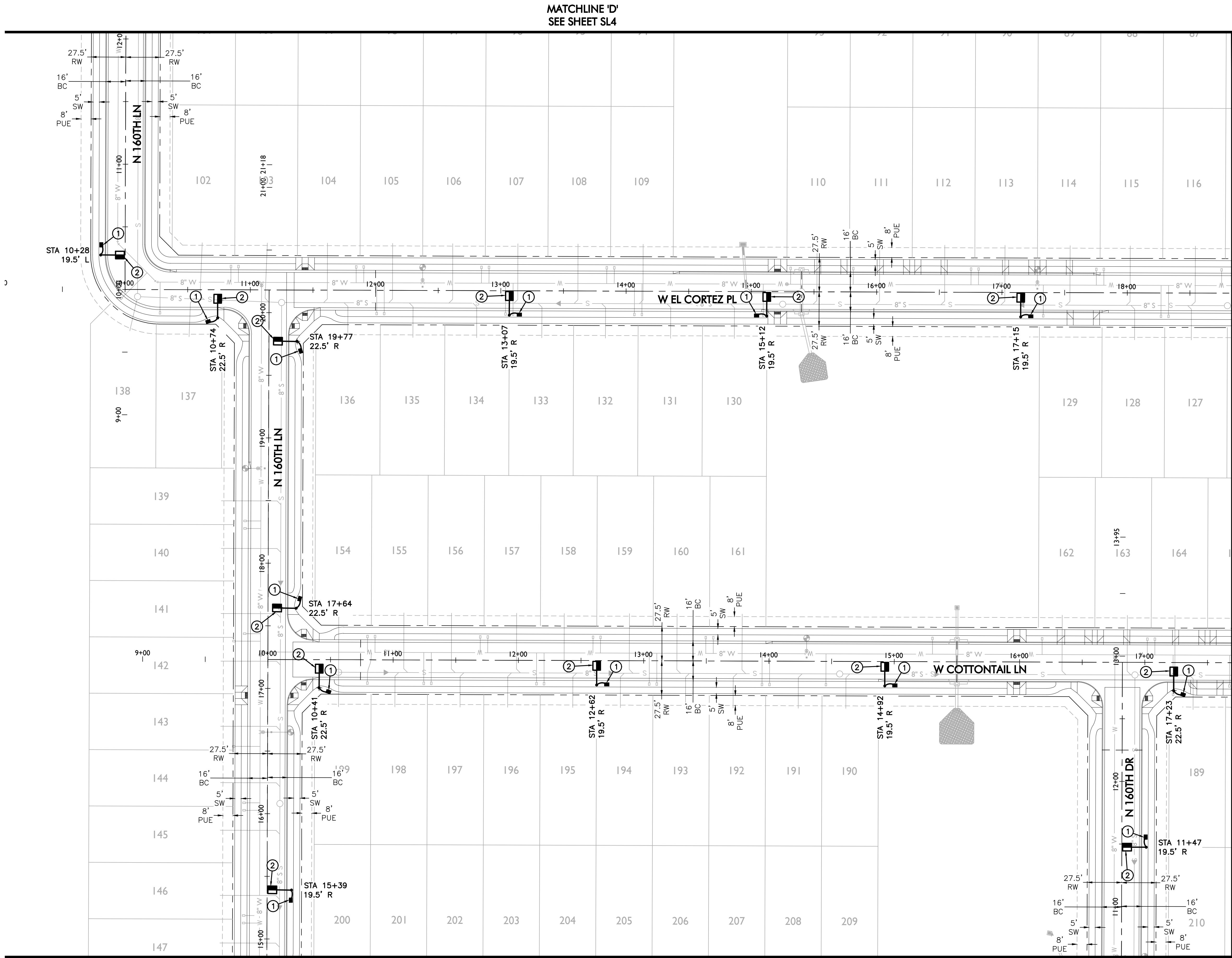
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**FS20-573**



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  - EXISTING STREET LIGHT
  - PULL BOX
  - NEW CONDUIT RUN
  - FIRE HYDRANT
  - FUTURE STREET LIGHT

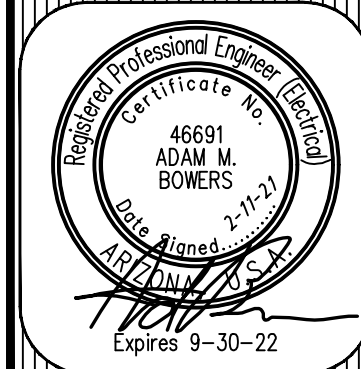


WRIGHT ENGINEERING  
PROJECT NO:  
**20229**  
DESIGN BY: GRB  
DRAWN BY: GRB  
CHECKED BY: AMB

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

PROJECT: TITLE:  
**SURPRISE, ARIZONA  
PALOMA CREEK  
PHASE 1  
STREET LIGHT PLAN**

| NO. | DATE     | SUBMITTALS/REVISIONS (DESCRIPTIONS) |
|-----|----------|-------------------------------------|
| 1   | NOV 2020 | 1ST SUBMITTAL                       |
| 2   | FEB 2021 | 2ND SUBMITTAL                       |

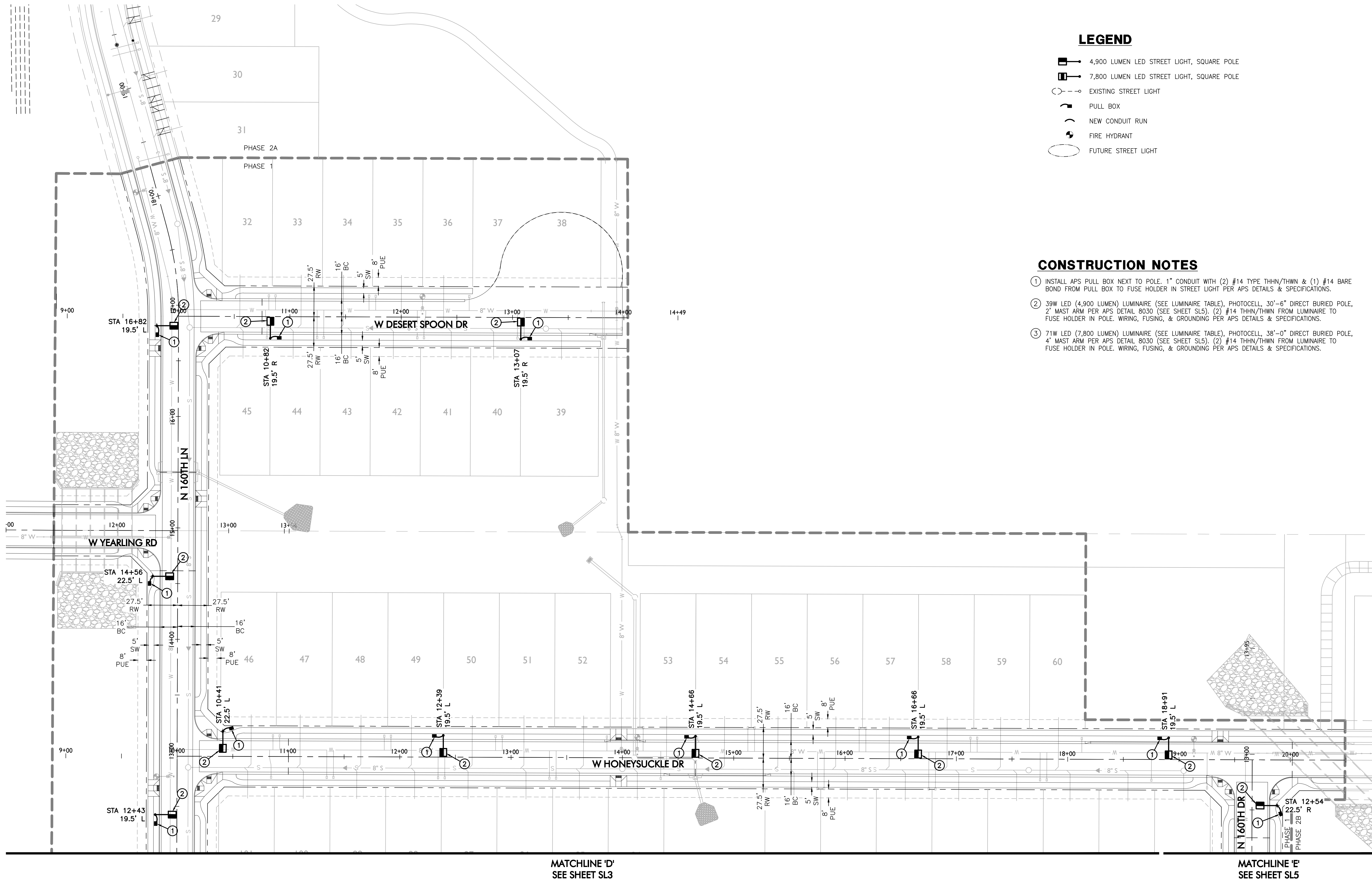


DRAWING NO:  
**SL3**  
OF 6

FS20-573 H:\2020\20229-Paloma Creek SL & SE\20229-SL-PHASE 1.dwg Page 192 of 364



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### LEGEND

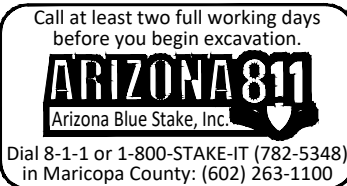
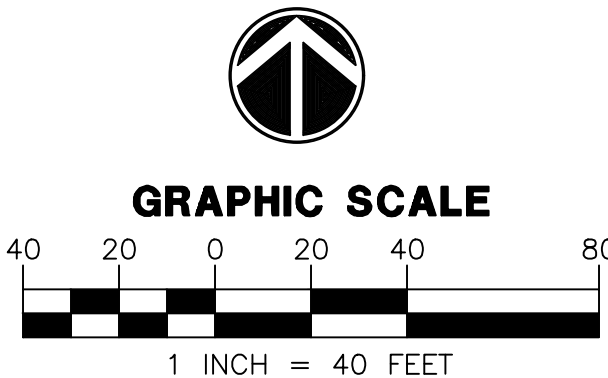
- 4,900 LUMEN LED STREET LIGHT, SQUARE POLE
- 7,800 LUMEN LED STREET LIGHT, SQUARE POLE
- EXISTING STREET LIGHT
- PULL BOX
- NEW CONDUIT RUN
- FIRE HYDRANT
- FUTURE STREET LIGHT

### CONSTRUCTION NOTES

1. INSTALL APS PULL BOX NEXT TO POLE. 1" CONDUIT WITH (2) #14 TYPE THHN/THWN & (1) #14 BARE BOND FROM PULL BOX TO FUSE HOLDER IN STREET LIGHT PER APS DETAILS & SPECIFICATIONS.
2. 39W LED (4,900 LUMEN) LUMINAIRE (SEE LUMINAIRE TABLE), PHOTOCELL, 30'-6" DIRECT BURIED POLE, 2" MAST ARM PER APS DETAIL 8030 (SEE SHEET SL5). (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. WIRING, FUSING, & GROUNDING PER APS DETAILS & SPECIFICATIONS.
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MATCHLINE 'D'  
SEE SHEET SL3

MATCHLINE 'E'  
SEE SHEET SL5

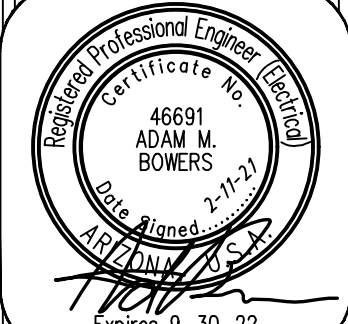


WRIGHT ENGINEERING  
PROJECT NO:  
**20229**  
DESIGN BY: GRB  
DRAWN BY: GRB  
CHECKED BY: AMB

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

PROJECT: TITLE:  
**SURPRISE, ARIZONA  
PALOMA CREEK  
PHASE 1  
STREET LIGHT PLAN**

| NO. | DATE     | SUBMITTALS/REVISIONS (DESCRIPTIONS) |
|-----|----------|-------------------------------------|
| 1   | NOV 2020 | 1ST SUBMITTAL                       |
| 2   | FEB 2021 | 2ND SUBMITTAL                       |



DRAWING NO:  
**SL4**  
OF 6

H:\2020\20229-Paloma Creek SL & SL\20229-SL-PHASE 1.dwg

**FS20-573**



**MATCHLINE 'B'**  
SEE SHEET SL2

**MATCHLINE 'C'**  
SEE SHEET SL3

**MATCHLINE 'E'**  
SEE SHEET SL4

**CONSTRUCTION NOTES**

- INSTALL APS PULL BOX NEXT TO POLE. 1" CONDUIT WITH (2) #14 TYPE THHN/THWN & (1) #14 BARE BOND FROM PULL BOX TO FUSE HOLDER IN STREET LIGHT PER APS DETAILS & SPECIFICATIONS.
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**LEGEND**

- 4,900 LUMEN LED STREET LIGHT, SQUARE POLE
- 7,800 LUMEN LED STREET LIGHT, SQUARE POLE
- EXISTING STREET LIGHT
- PULL BOX
- NEW CONDUIT RUN
- FIRE HYDRANT
- FUTURE STREET LIGHT

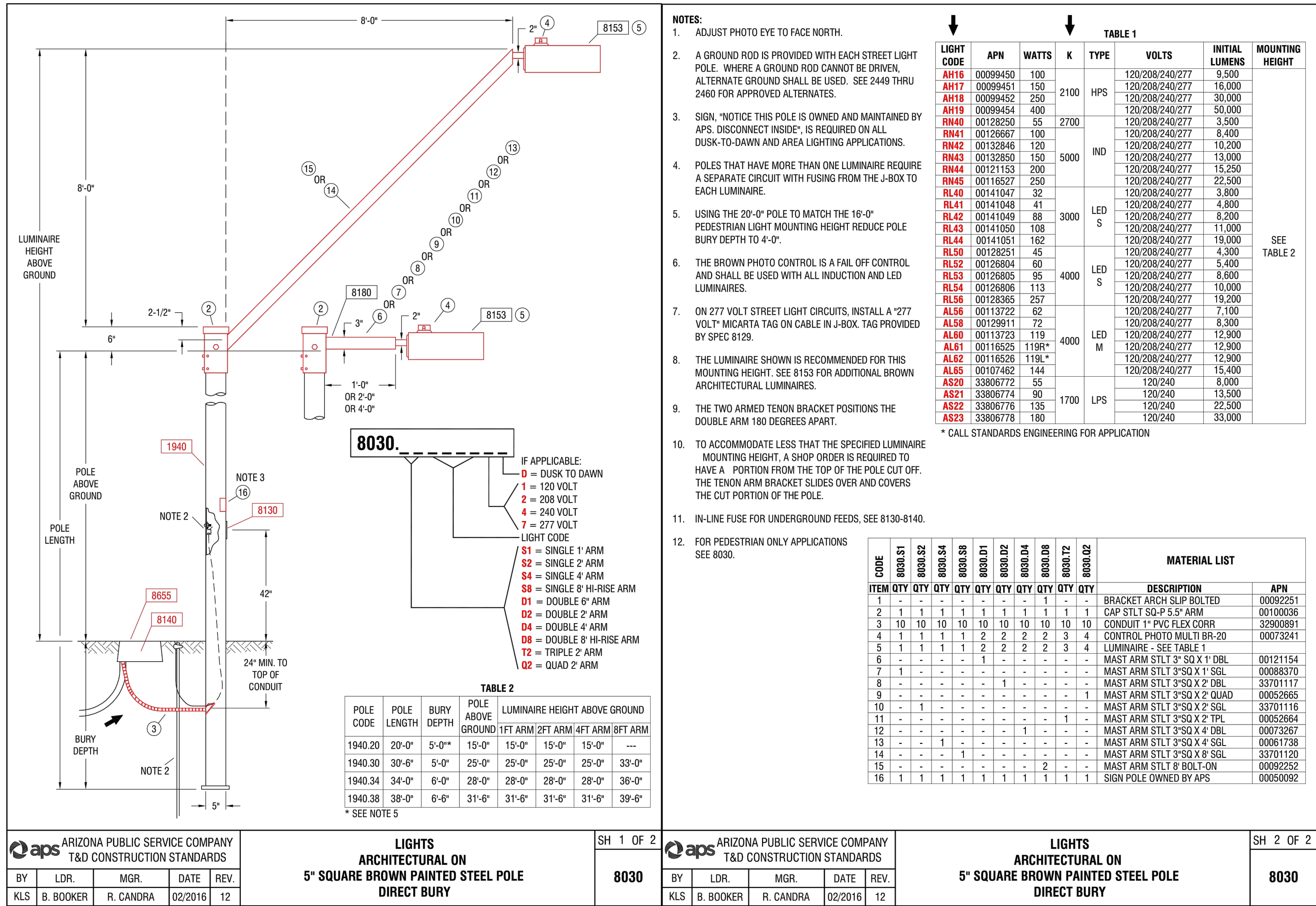
**GRAPHIC SCALE**  
1 INCH = 40 FEET

Call at least two full working days  
before you begin excavation.

**ARIZONA 811**  
Arizona Blue Stake, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)  
in Maricopa County: (602) 263-1100



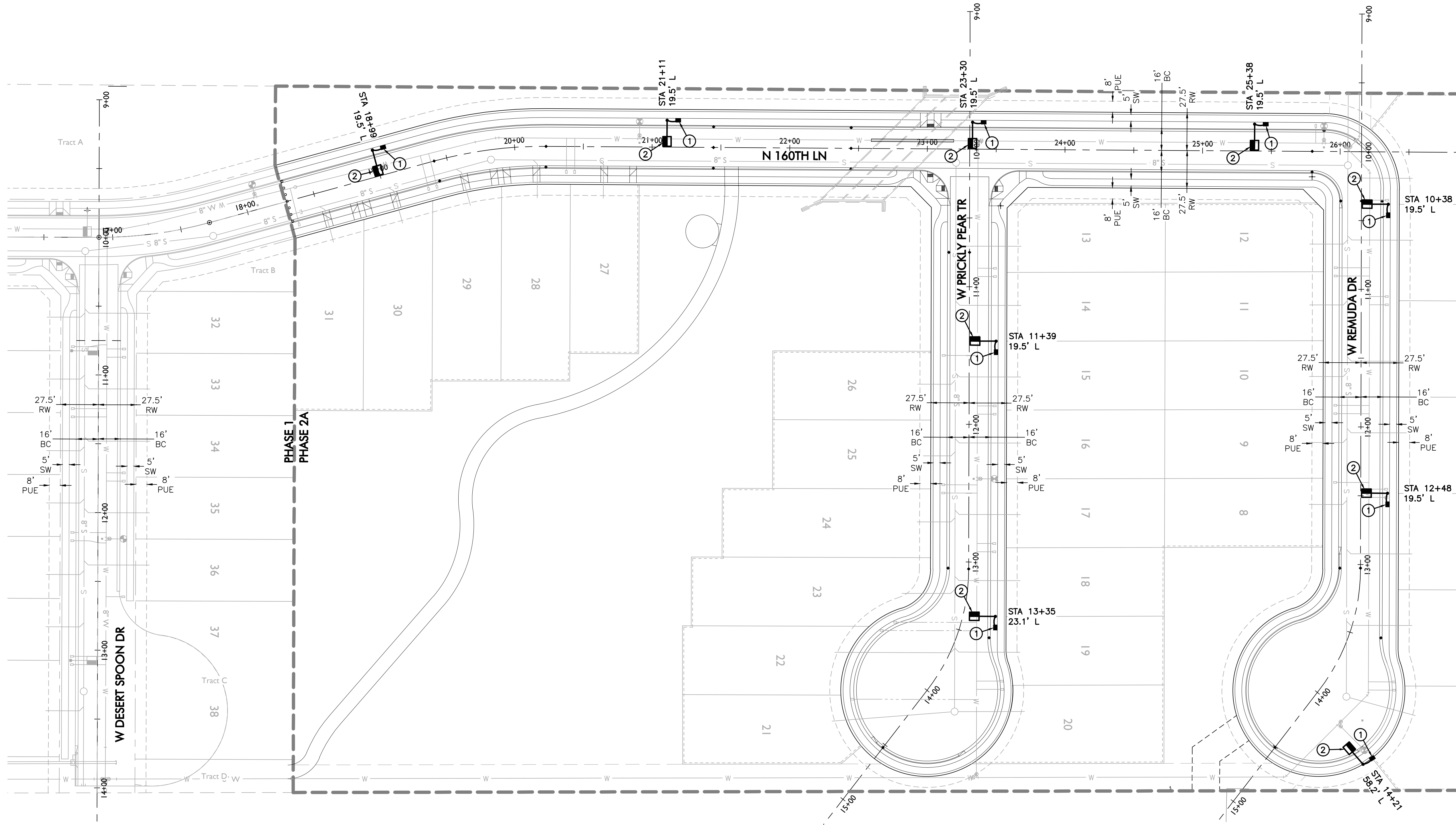








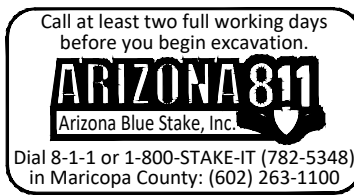
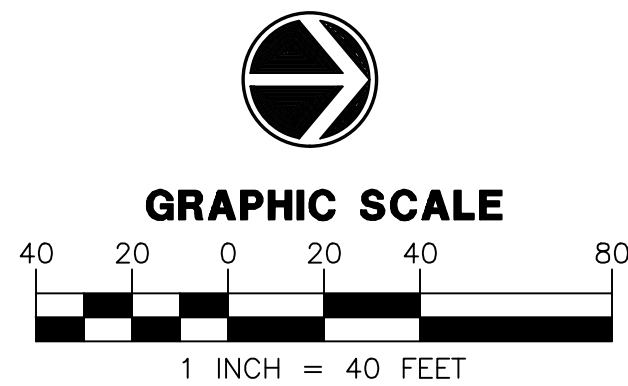
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- LEGEND**
- 4,900 LUMEN LED STREET LIGHT, SQUARE POLE
  - PROPOSED STREETLIGHT PER ADJACENT PLAN SET
  - EXISTING STREET LIGHT
  - PULL BOX
  - NEW CONDUIT RUN
  - FIRE HYDRANT
  - FUTURE STREET LIGHT

**CONSTRUCTION NOTES**

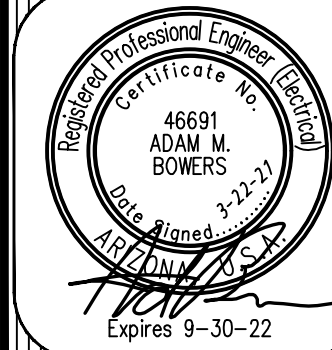
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FS20-574

SURPRISE, ARIZONA  
PALOMA CREEK  
PHASE 2A  
STREET LIGHT PLAN

| NO. | DATE     | SUBMITTALS/REVISIONS (DESCRIPTIONS) |
|-----|----------|-------------------------------------|
| 1   | JUL 2020 | 1ST SUBMITTAL                       |
| 2   | FEB 2021 | 2ND SUBMITTAL                       |
| 3   | MAR 2021 | 3RD SUBMITTAL                       |

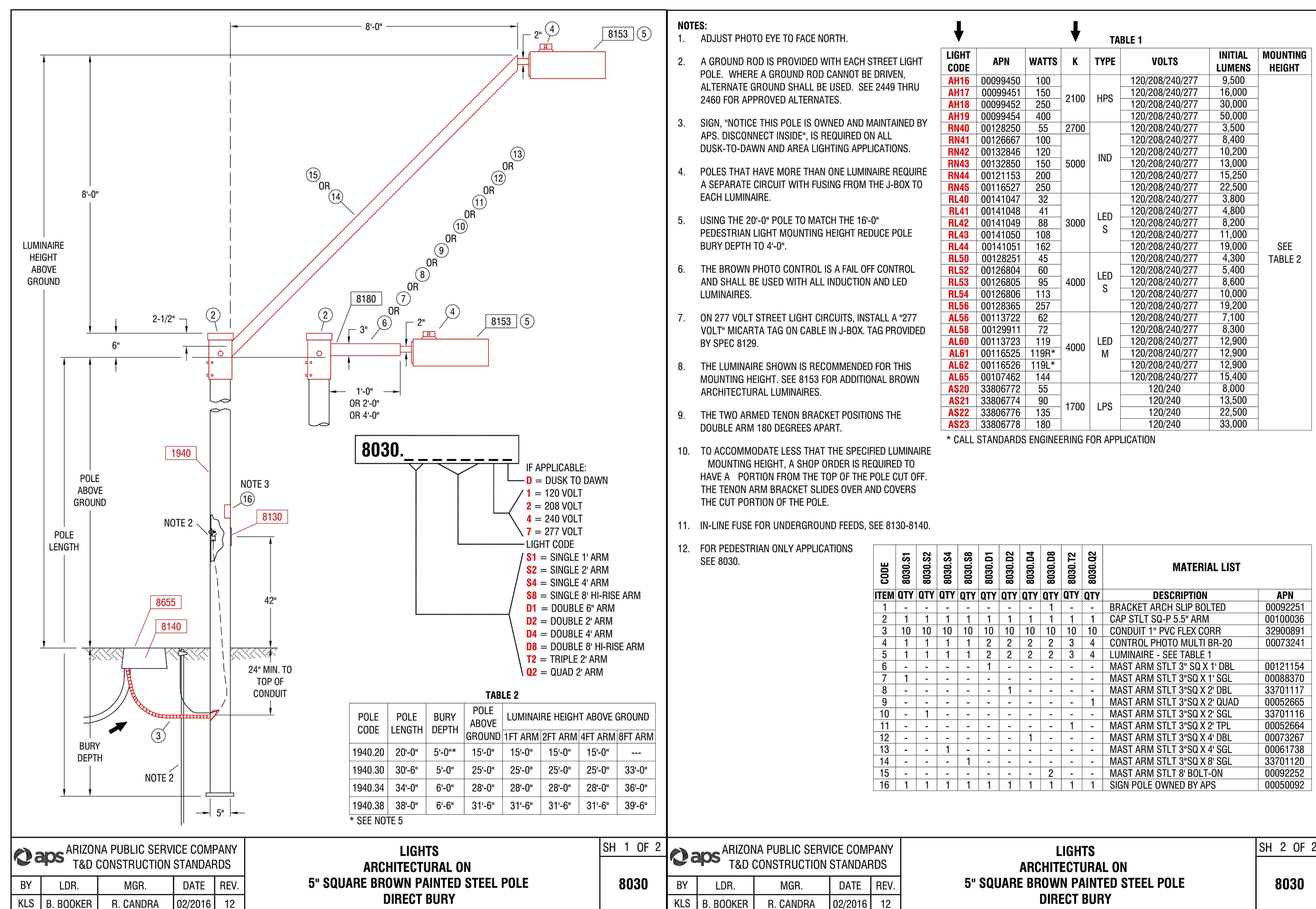


DRAWING NO:  
**SL2**  
OF 3

WRIGHT ENGINEERING  
PROJECT NO:  
**20229**  
DESIGN BY: GRB  
DRAWN BY: GRB  
CHECKED BY: AMB

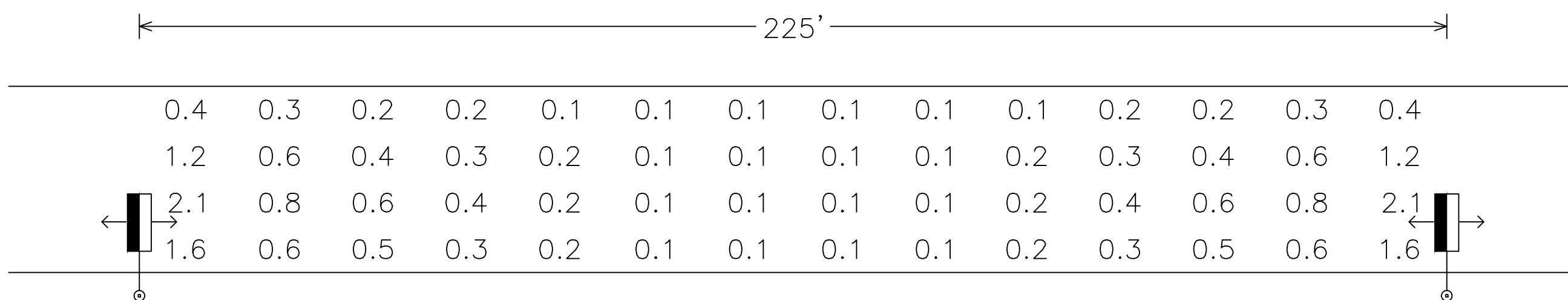
**WRIGHT**  
engineering corporation  
ELECTRICAL ENGINEERING AND DESIGN  
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225  
PHONE 480.497.5829 • FAX 480.497.5807  
www.wrightengineering.us





| LUMINAIRE TABLE                         |       |          |       |                 |                |                      |
|-----------------------------------------|-------|----------|-------|-----------------|----------------|----------------------|
| DARK BRONZE ROADWAY SCALEABLE LED 3000K |       |          |       |                 |                |                      |
| LIGHT CODE                              | COLOR | APN      | WATTS | VOLTS           | INITIAL LUMENS | CATALOG #            |
| RL40                                    | DKBZ  | 00141047 | 31    | 120/208/240/277 | 3,900          | ERL10048330ADKBZGLXR |
| RL41                                    |       | 00141048 | 39    | 120/208/240/277 | 4,900          | ERL10054330ADKBZGLXR |
| RL42                                    |       | 00141049 | 71    | 120/208/240/277 | 7,800          | ERL1008C330ADKBZGLXR |
| RL43                                    |       | 00141050 | 97    | 120/208/240/277 | 9,600          | ERL1010C330ADKBZGLXR |
| RL44                                    |       | 00141051 | 174   | 120/208/240/277 | 20,100         | ERL2021C330ADKBZGLR  |

### WORST CASE MAXIMUM SPACING FOR LOCAL STREETS




 39W 4,900 LUMEN LED  
 TYPE II DISTRIBUTION, 2' MAST ARM  
 candelabra file 'ERL1\_05A330-----120-277V.IES'  
 1 lamp(s) per luminaire, photometry is absolute  
 Light Loss Factor = 0.900, watts per luminaire = 39  
 mounting height = 25 ft  
 number locations = 2, number luminaires = 2  
 kw all locations = 0.1

Roadway Grid  
56 points at z=0, sp 16.071ft by 8ft  
HORIZONTAL FOOTCANDLES

|          |       |
|----------|-------|
| Average  | 0.4   |
| Maximum  | 2.1   |
| Minimum  | 0.1   |
| Avg:Min  | 4.29  |
| Max:Min  | 21.00 |
| Coef Var | 1.10  |
| UnifGrad | 2.67  |



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STREET LIGHTING REQUIREMENTS

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

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

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

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

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

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

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

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

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

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

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

SURPLUS EXCAVATION SHALL BE DISPOSED OF BY THE CONTRACTOR.

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

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

5.06 WIRING:  
WIRING SHALL BE INSTALLED PER UTILITY STANDARDS.

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

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

5.09 TRENCH  
TRENCH SHALL BE INSTALLED PER THE UTILITY COMPANY STANDARDS.

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

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

CONNECTIONS SHALL BE PER UTILITY STANDARDS.

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

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

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

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

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

GENERAL ENGINEERING NOTES:

1. ALL CONSTRUCTION MUST CONFORM TO MARICOPA ASSOCIATION OF GOVERNMENT (MAG) SPECIFICATIONS AND DETAILS AND LATEST REVISIONS UNLESS OTHERWISE STATED ON PLANS.
2. THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND THEY WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL OVERHEAD AND UNDERGROUND UTILITY LOCATIONS WHERE CONSTRUCTION OCCURS. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT ALL UTILITIES ARE AVOIDED. UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND NOT FOR CONSTRUCTION PURPOSES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AND OR REPLACED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COMPLY WITH ALL CURRENT ARIZONA UNDERGROUND FACILITIES LAWS (ARIZONA REVISED STATUTES TITLE 40, CHAPTER 2, ARTICLE 6.3, SECTION 40-360.21-32). CALL ARIZONA 811 FOR FIELD LOCATION BY DIAL 811.
4. THE CITY OF SURPRISE ENGINEERING SERVICES OF PUBLIC WORKS SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK AT 623-222-6150.
5. THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION OR VARIANCE FROM THESE PLANS. ANY VARIATION FROM THESE PLANS SHALL BE PROPOSED AND RESUBMITTED FOR REVIEW AND APPROVAL.
6. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THE DRAWING, SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FENCING SHALL BE REPLACED IN KIND.
7. ANY INSPECTION BY THE CITY, COUNTY, OR THE ENGINEER, SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.
8. THE CONTRACTOR IS TO LOCATE ALL EXISTING LANDSCAPING, LANDSCAPING IRRIGATION LINES, PROPERTY MONUMENTS, FENCING OR SURFACE FEATURES PRIOR TO CONSTRUCTION. ANYTHING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
9. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
10. ALL CONSTRUCTION WATER USED WITHIN THE CITY OF SURPRISE WATER SERVICE AREA REQUIRES APPROVAL BY THE CITY OF SURPRISE PUBLIC WORKS DEPARTMENT AND MAY BE SUBJECT TO VOLUME AND TIME RESTRICTIONS. PLEASE SEE THE CITY OF SURPRISE CONSTRUCTION WATER GUIDELINES FOR ADDITIONAL INFORMATION. THE GUIDELINES CAN BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT AT 623-222-6000.
11. TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH MAG SPECIFICATION 401, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND THE "TEMPORARY WORK ZONE TRAFFIC MANAGEMENT POLICY" (LATEST EDITION).
12. PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF THE WORK, THE DEVELOPER/CONTRACTOR WILL BE REQUIRED TO CLEAN AND REPAIR ADJACENT (OFF-PROJECT) ROADWAYS USED OR DAMAGED DURING THE COURSE OF CONSTRUCTION.
13. EMERGENCY VEHICLE ACCESS (E.V.A.) MUST BE PROVIDED BY THE DEVELOPER/CONTRACTOR THROUGHOUT THE PROJECT SITE. E.V.A. ROADS AND SIGNAGE SHALL BE MAINTAINED BY THE DEVELOPER/CONTRACTOR AT ALL TIMES. SIGNAGE SHALL BE POSTED AT THE POINT OF ENTRY TO THE SITE AND AT ALL LOCATIONS WHERE A CHANGE IN DIRECTION OCCURS.
14. THE PLANS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT'S ACCESSIBILITY GUIDELINES, AS PUBLISHED IN THE FEDERAL REGISTER ON SEPTEMBER 15, 2010.

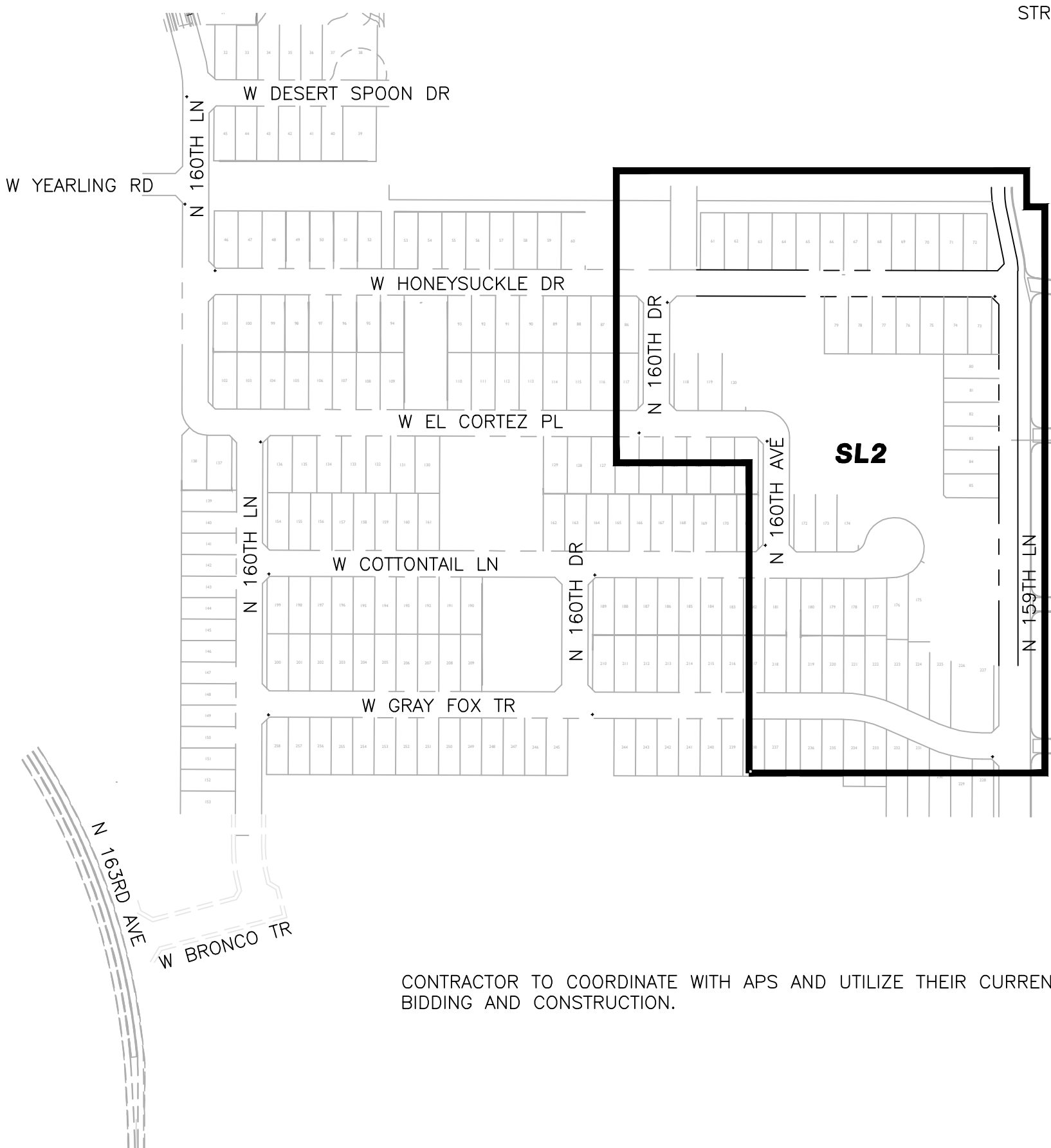
| UTILITIES WITHIN OR AFFECTED BY THE PROJECT |         |                |
|---------------------------------------------|---------|----------------|
| UTILITY                                     | CONTACT | DATE SUBMITTED |
| ARIZONA PUBLIC SERVICE                      |         | 7/24/2020      |
| CENTURY LINK                                |         | 7/24/2020      |
| COX COMMUNICATIONS                          |         | 7/24/2020      |
| SOUTHWEST GAS                               |         | 7/24/2020      |

NOTE

- A. ENSURE THERE IS 1' CLEARANCE FROM EDGE OF SIDEWALK TO FACE OF POLE.
- B. THE ELECTRICAL/MAINTENANCE COSTS OF ALL STREET LIGHTS ON LOCAL AND COLLECTOR STREETS ARE TO BE PAID BY THE ADJACENT PROJECT OR THE ADJACENT DEVELOPMENT'S STREET LIGHT IMPROVEMENT DISTRICT (SLID). THE ELECTRICAL / MAINTENANCE COSTS OF ALL STREET LIGHTS ON ARTERIAL STREETS ARE TO BE BILLED TO THE CITY OF SURPRISE'S ENERGY BILL.

LED NOTE

LED TECHNOLOGY IS CHANGING RAPIDLY. THE FIXTURES SHOWN ON THESE PLANS MAY NOT BE APPLICABLE AT TIME OF CONSTRUCTION. CONTRACTOR TO COORDINATE WITH APS AND UTILIZE THEIR CURRENT SPECIFICATION AT THE TIME OF BIDDING AND CONSTRUCTION.



CITY OF SURPRISE APPROVAL

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

CITY OF SURPRISE ENGINEER

DATE

| STREET LIGHTING (APS AREA) |        |             |                   |          |             |             |          |           |                 |        |         |              |         |                         |
|----------------------------|--------|-------------|-------------------|----------|-------------|-------------|----------|-----------|-----------------|--------|---------|--------------|---------|-------------------------|
| KEY NO.                    | SYMBOL | STREET TYPE | OFFSET BEHIND B/C | QUANTITY | POLE        |             | MAST ARM | LUMINAIRE |                 |        |         |              |         |                         |
|                            |        |             |                   |          | POLE HEIGHT | FOUNDATION  |          | SIZE      | MOUNTING HEIGHT | LUMENS | WATTAGE | I.E.S. DIST. | VOLTAGE | TYPE                    |
| 2                          |        | LOCAL       | PER PLANS         | 4        | 30'-6"      | DIRECT BURY | 2'-0"    | 25'-0"    | 4,900           | 39 W   | TYPE A3 | *            | LED     | ARCHITECTURAL (SHOEBOX) |
| 3                          |        | COLLECTOR   | PER PLANS         | 3        | 38'-0"      | DIRECT BURY | 4'-0"    | 31'-6"    | 7,800           | 71 W   | TYPE C3 | *            | LED     | ARCHITECTURAL (SHOEBOX) |

\*PER UTILITY COMPANY REQUIREMENTS

CIVIL ENGINEER  
EPS GROUP, INC.  
1130 N. ALMA SCHOOL RD, SUITE 120  
MESA, AZ 85201  
PHONE: (480) 503-2250  
CONTACT: DANIEL "OX" AUXIER, P.E.

DEVELOPER  
KAX GROUP, LLC  
8530 E VIA DEL SOL DR  
SCOTTSDALE, AZ 85255  
PHONE: (602) 499-9305  
CONTACT: KENT XANDER



FS20-575

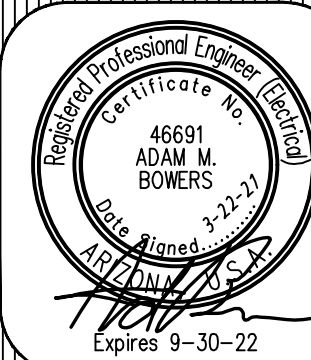
DRAWING NO:  
**SL1**  
OF 3

PROJECT: TITLE:

SURPRISE, ARIZONA  
**PALOMA CREEK  
PHASE 2B**  
STREET LIGHT COVER SHEET

NO. DATE SUBMITTALS/REVISIONS (DESCRIPTIONS)

|   |          |               |
|---|----------|---------------|
| 1 | JUL 2020 | 1ST SUBMITTAL |
| 2 | FEB 2021 | 2ND SUBMITTAL |
| 3 | MAR 2021 | 3RD SUBMITTAL |



WRIGHT ENGINEERING  
PROJECT NO:  
**20229**  
DESIGN BY: GRB  
DRAWN BY: GRB  
CHECKED BY: AMB

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



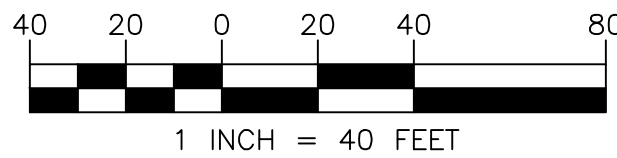
THESE DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF WRIGHT ENGINEERING CORPORATION AND MAY NOT BE REPRODUCED OR MODIFIED FOR ANY USE WITHOUT THE EXPRESS WRITTEN PERMISSION OF WRIGHT ENGINEERING CORPORATION.

### CONSTRUCTION NOTES

1. INSTALL APS PULL BOX NEXT TO POLE. 1" CONDUIT WITH (2) #14 TYPE THHN/THWN & (1) #14 BARE BOND FROM PULL BOX TO FUSE HOLDER IN STREET LIGHT PER APS DETAILS & SPECIFICATIONS.
2. 39W LED (4,900 LUMEN) LUMINAIRE (SEE LUMINAIRE TABLE), PHOTOCELL, 30'-6" DIRECT BURIED POLE, 2' MAST ARM PER APS DETAIL 8030 (SEE SHEET SL3), (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. WIRING, FUSING, & GROUNDING PER APS DETAILS & SPECIFICATIONS.
3. 71W LED (7,800 LUMEN) LUMINAIRE (SEE LUMINAIRE TABLE), PHOTOCELL, 38'-0" DIRECT BURIED POLE, 4' MAST ARM PER APS DETAIL 8030 (SEE SHEET SL3), (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. WIRING, FUSING, & GROUNDING PER APS DETAILS & SPECIFICATIONS.

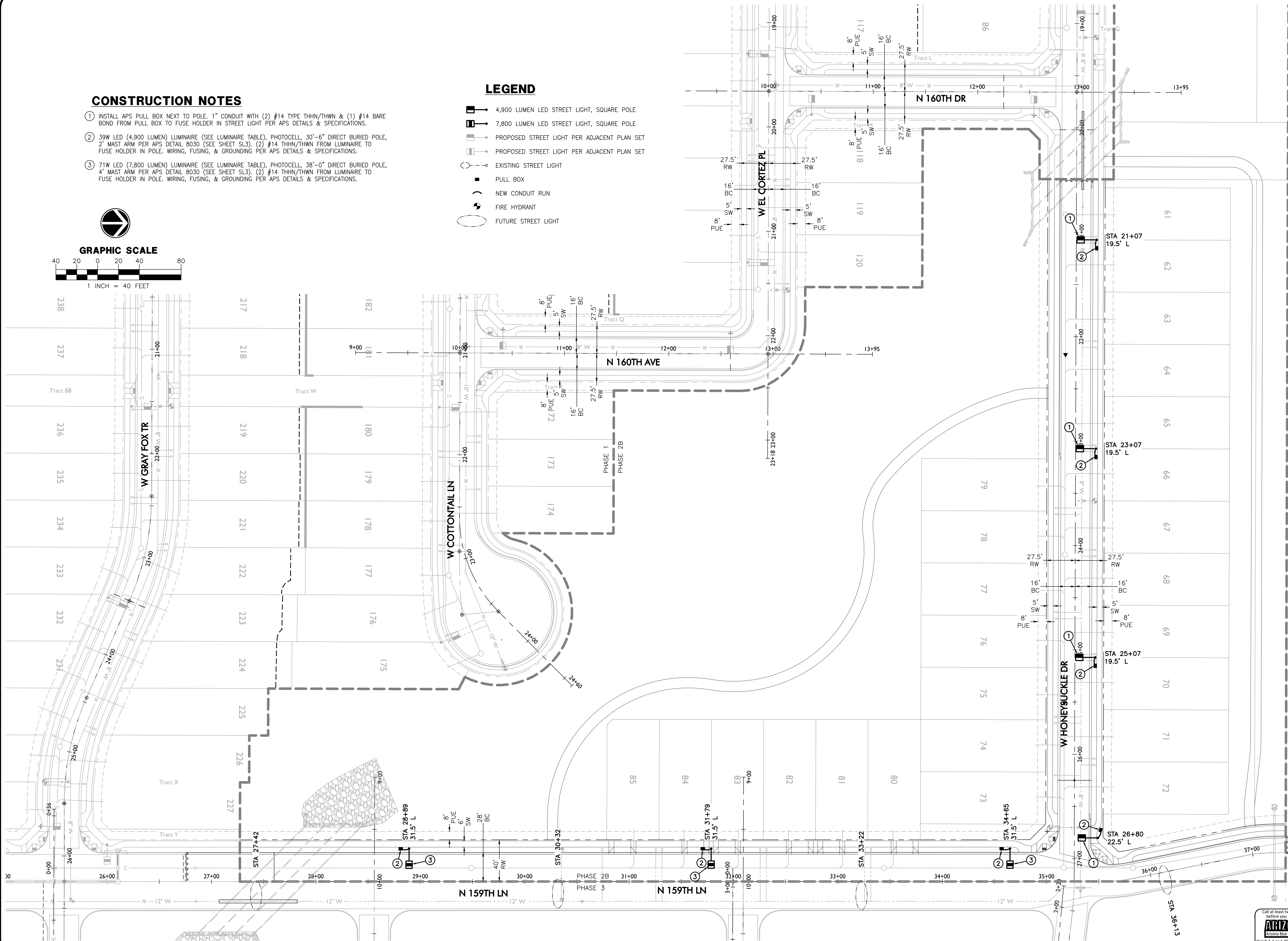


### GRAPHIC SCALE



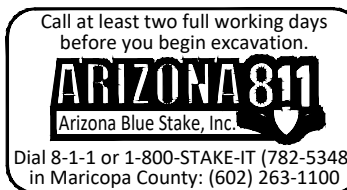
### LEGEND

- 4,900 LUMEN LED STREET LIGHT, SQUARE POLE
- 7,800 LUMEN LED STREET LIGHT, SQUARE POLE
- PROPOSED STREET LIGHT PER ADJACENT PLAN SET
- PROPOSED STREET LIGHT PER ADJACENT PLAN SET
- EXISTING STREET LIGHT
- PULL BOX
- NEW CONDUIT RUN
- FIRE HYDRANT
- FUTURE STREET LIGHT



FS20-575

STA 37+53



SURPRISE, ARIZONA

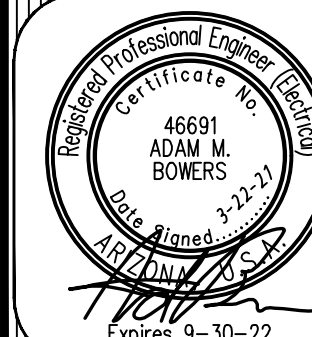
PALOMA CREEK

PHASE 2B

STREET LIGHT PLAN

NO. DATE SUBMITTALS/REVISIONS (DESCRIPTIONS)

|   |          |               |
|---|----------|---------------|
| 1 | JUL 2020 | 1ST SUBMITTAL |
| 2 | FEB 2021 | 2ND SUBMITTAL |
| 3 | MAR 2021 | 3RD SUBMITTAL |



DRAWING NO:

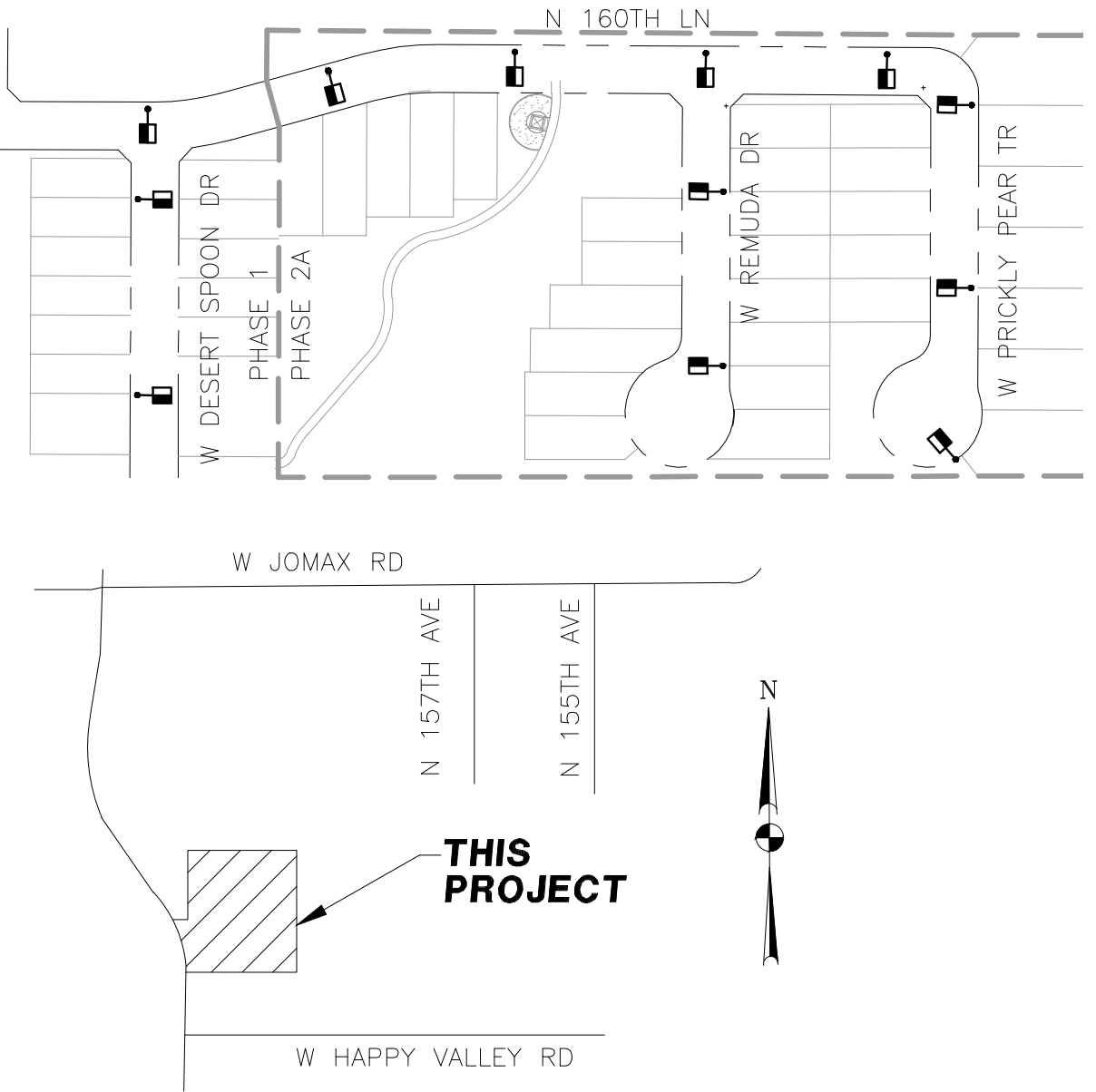
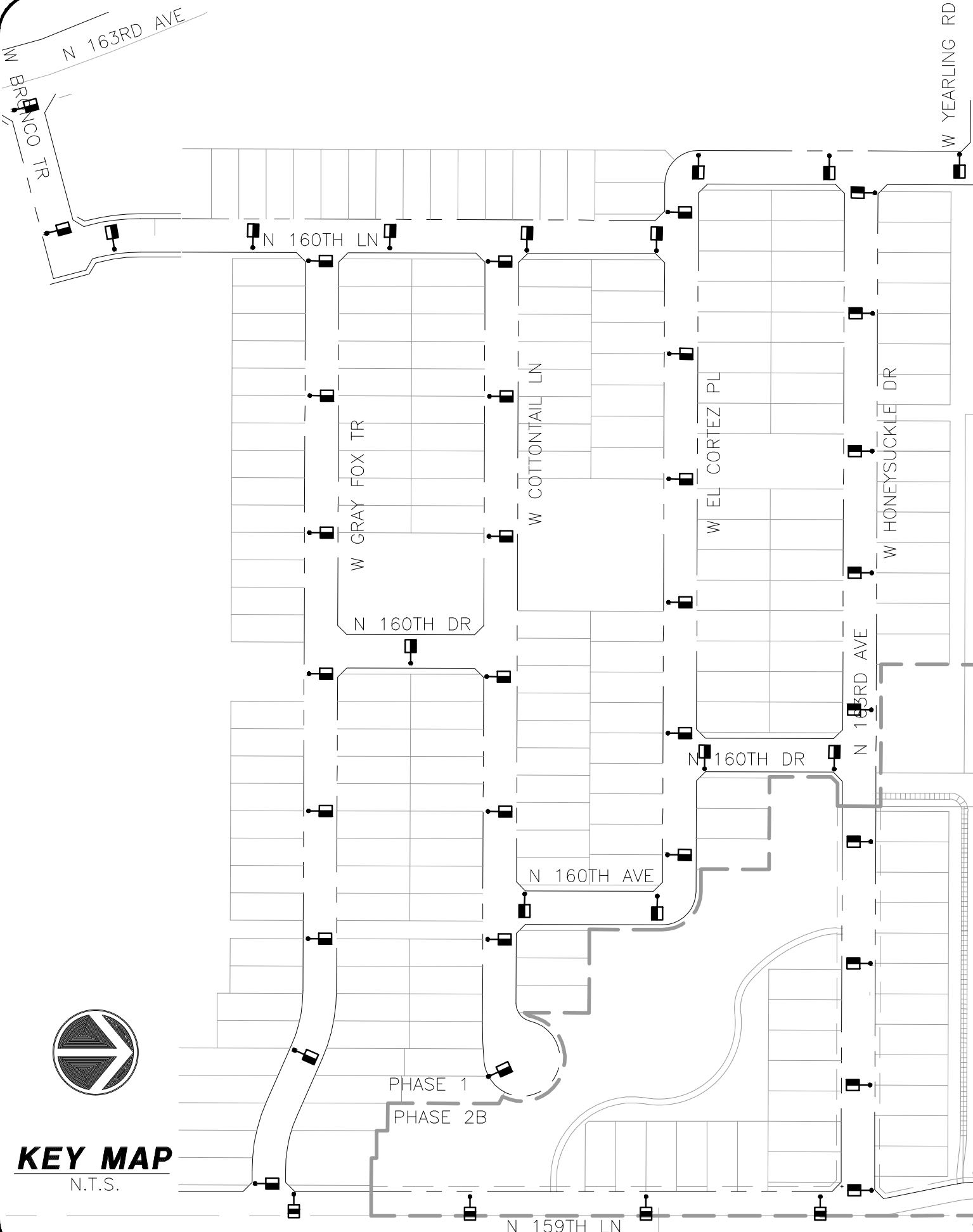
SL2  
OF 3

WRIGHT ENGINEERING  
PROJECT NO:  
**20229**  
DESIGN BY: GRB  
DRAWN BY: GRB  
CHECKED BY: AMB

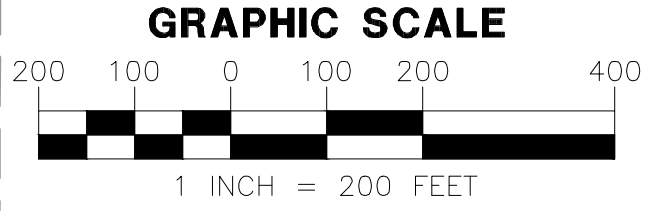
**WRIGHT**  
engineering corporation  
ELECTRICAL ENGINEERING AND DESIGN  
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225  
PHONE 480.497.5829 • FAX 480.497.5807  
www.wrightengineering.us







**VICINITY MAP**  
N.T.S.



**STREET LIGHTS:**

-  4900 LUMEN – 48 POLES
-  7800 LUMEN – 4 POLES

ACTUAL POLE NUMBERS MAY VARY ±10%

Call at least two full working days  
before you begin excavation.

**ARIZONA811**  
Arizona Blue Stake, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)  
in Maricopa County: (602) 263-1100

WRIGHT ENGINEERING  
PROJECT NO:  
**20229**  
DESIGN BY: GRB  
DRAWN BY: GRB  
CHECKED BY: AMB

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

PROJECT:  
PALOMA CREEK  
SLID

Registered Professional Engineer (Electrical)  
Certificate No. 46691  
ADAM M. BOWERS  
Date Signed 2-8-21  
Arizona, U.S.A.  
Expires 9-30-22

DRAWING NO:  
**1**  
OF  
**1**





**CITY OF SURPRISE**  
**Regular City Council Meeting**

---

Council Meeting Date: November 2, 2021      Contact Person: Lloyd Abrams  
Submitting Department: Community Development      District: District 5  
Staff Recommendations: None

---

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

---

**Agenda Wording:**

Consideration and action pertaining to acceptance of a sewer line easement from Polycomp Trust Company, near Bell Road and Bullard Avenue.

---

**Motion:**

I move to accept the Sewer Line Easement from Polycomp Trust Company.

---

**Background:**

The sewer line will serve future development in this area. It allows for development of Lot 1 to be able to connect to the existing sewer line in Stadium Way.

---

**Objective Analysis:**

Approval of this item will allow the future development to connect to the City's sewer.

---

**Policy Compliant:**

Approval of this item is policy compliant. The proposed easement will advance the goals and policies of the Surprise General Plan and the City Council's Strategic Plan.

---

**Financial Impact:**

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

---

**Budget Impact:**

There is currently no budgetary impact related to approval of this item. The City will plan for future O&M when the water line is in place and is accepted by the City.

**FTE Impact:**

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

---

**ATTACHMENTS:**

1. Springs-SV\_Sewer Esmt 1\_Legal\_Signed\_v2-1\_2021 10 07
-



**WHEN RECORDED, RETURN TO:**

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

**SEWER LINE EASEMENT**

This Sewer Line Easement (the “Easement”) Agreement is executed this \_\_\_\_ day of \_\_\_\_\_, 2021, by and among Polycomp Trust Company FBO Richard A. Barth IRA, Kenneth G. Barth, Trustee of the Kenneth G. Barth Trust dated June 8, 1993, Richard A. Barth and Lori Barth, husband and wife, Richard A. Barth, Custodian for Amy J. Barth under the California Uniform Transfer to Minors Act and Richard A. Barth, Custodian for David M. Barth under the California Uniform Transfer to Minors Act, collectively hereinafter referred to as “Grantor” and the City of Surprise, an Arizona municipal corporation, hereinafter referred to as “Grantee”.

**RECITALS**

- A. Grantor is the fee title owner of a parcel of land as described in Deed numbers 20100656714 and 20170654749, public records of Maricopa County, Arizona.
- B. Grantee desires to acquire from Grantor and Grantor desires to grant to Grantee a perpetual, exclusive sewer line easement over, under and across portions (the “Easement Area”) of the above-mentioned Grantor’s property. The Easement Area is legally described in Exhibit “A” and depicted on Exhibit “B”.
- C. NOW, THEREFORE, for and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and for the purpose set forth in the foregoing Recitals which are incorporated herein by reference, the parties agree as follows:
  - a. Easements. Grantor hereby grants and conveys to Grantee, its successors and assigns, a perpetual, exclusive easement over the Easement Area provided that this easement shall not prohibit the Grantor and Grantor’s occupants from maintaining improvements in the Easement Area so long as such improvements do not interfere with Grantee’s construction, installation, maintenance and replacement of the sewer line for installation and maintenance of a sewer line. Grantor shall not erect or construct or permit to be erected or constructed any structure within the Easement Areas. This Sewer Line Easement also includes ingress and egress to and from the Easement Areas in order to construct, install, maintain, repair and replace said sewer line.
  - b. Restoration of Property. Grantee, its successors and assigns, or any other person or entity entering upon, performing any work within, or otherwise using the Easement Areas pursuant to the rights granted pursuant to this Easement

shall (a) promptly repair and restore any damage to the Easement areas resulting from such entry, work or use; (b) promptly remove any mechanic's or materialmen's lien arising from any such work within the Easement Areas; and (c) indemnify, defend and hold the Grantor harmless for, from and against any claims, liability, judgments, loss, cost or expense, including reasonable attorney's fees, solely to the extent arising from injuries to any person or property in caused by Grantee's negligent performance of such entry, work or use. Grantee will cause the least possible interference with the activities of Grantor, the occupants of Grantor's property and their respective customers, agents, servants, employees, licenses and invitees in connection with its operations.

- c. Runs with the Land. The Easement shall be appurtenant to and shall run with the land and shall be binding upon and inure to the benefit of the Grantor, Grantee and their administrator, personal representatives, successors and assigns.
- d. Not a Public Dedication. Other than the grant of the easement as set forth herein, nothing contained in this Easement shall be deemed to be a conveyance or dedication of any portion of the Easement Areas to the general public or any public purpose whatsoever.
- e. Exception. There is excepted and reserved to Grantor from this Easement granted hereby: (i) all rights to utilize the Easement Area for any and all purposes not inconsistent with Grantee's rights hereunder; and (ii) all rights of Grantor to grant at its sole discretion and at any time, any and all additional easements to any other person across the Easement Area provided that such additional easements do not interfere in a material or adverse manner with Grantee's rights hereunder. Specifically included, without limitation, in such reservations are the rights to grant underground utilities and other rights to place facilities by the Grantor.
- f. Indemnification. Grantee shall indemnify Grantor from and against any loss, damage or injury of any kind or nature to any person or property arising from the use of the Easement Area by such indemnifying party, or its agents, employees, licensees, invitees or contractors, or from any accident arising from the use of the Easement Area by such indemnifying party, or its agents, employees, licensees, invitees or contractors, unless such loss, damage or injury was a result of the negligence or intentional conduct of Grantor.
- g. Miscellaneous. Headings in this Sewer Line Easement are for convenience only and shall not define or limit the provision hereof. This Sewer Line Easement shall be construed according to its ordinary meaning and shall not be strictly construed for and against the Grantor or the Grantee. This Sewer Line Easement shall be governed by the laws of the state of Arizona. Should any term, provision, covenant or condition of this Sewer Line Easement be void, invalid or inoperative, the same shall not affect any other term, provision, covenant or condition of this Sewer Line Easement, but the remainder thereof

shall be effective as though such void, invalid or inoperative term, provision, covenant or condition had not been contained herein.

IN WITNESS WHEREOF, the parties hereto have executed this Sewer Line Easement as of the date above-written.

[Signature pages follow]



GRANTOR:

Richard A. Barth and Lori Barth, husband and wife

By: Richard A. Barth

By: Lori Barth

SEE ATTACHED CA COMPLIANT CERTIFICATE - BLV

STATE OF \_\_\_\_\_ )  
 ) SS.  
\_\_\_\_\_ COUNTY )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, the above named Richard A. Barth to me known and acknowledge that he executed the foregoing instrument by his authority.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
My Commission Expires:

STATE OF \_\_\_\_\_ )  
 ) SS.  
\_\_\_\_\_ COUNTY )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, the above named Lori Barth to me known and acknowledge that she executed the foregoing instrument by her authority.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
My Commission Expires:

SEWER LINE EASEMENT

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

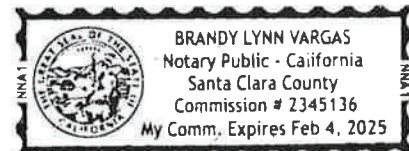
State of California  
County of Santa Clara

On 9/25/2021 before me, Brandy Lynn Vargas, Notary Public  
(insert name and title of the officer)

personally appeared RICHARD A. BARTH AND LORI BARTH  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Brandy Lynn Vargas (Seal)

GRANTOR:

Richard A. Barth, Custodian for Amy J. Barth under the California Uniform Transfer to Minors Act

By: Richard A. Barth Custodian for Amy J. Barth CUTMA

Richard A. Barth, Custodian for David M. Barth under the California Uniform Transfer to Minors Act

By: Richard A. Barth Custodian for David M. Barth CUTMA

SEE ATTACHED CA COMPLIANT CERTIFICATE - BLV

STATE OF \_\_\_\_\_ )  
 ) SS.  
\_\_\_\_\_ COUNTY )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, the above named Richard A. Barth, Custodian for Amy J. Barth under the California Uniform Transfer to Minors Act, to me known to be such officer and acknowledge that he executed the foregoing instrument as such officer as the deed of said trust, by its authority.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
My Commission Expires:

STATE OF \_\_\_\_\_ )  
 ) SS.  
\_\_\_\_\_ COUNTY )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, the above Richard A. Barth, Custodian for David M. Barth under the California Uniform Transfer to Minors Act, to me known to be such officer and acknowledge that he executed the foregoing instrument as such officer as the deed of said trust, by its authority.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
My Commission Expires:

# SEWER LINE EASEMENT

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

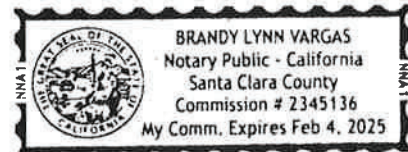
State of California  
County of Santa Clara

On 9/25/2021 before me, Brandy Lynn Vargas, Notary Public  
(insert name and title of the officer)

personally appeared RICHARD A. BARTH  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Brandy Lynn Vargas (Seal)

GRANTOR:

(Name/Company)

A (State) (LC/LLC/etc)

By: Kenneth D. Barth

Its: Trustee

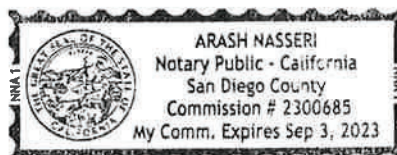
STATE OF California )  
San Diego ) ss.  
County of Maricopa )

The foregoing instrument was acknowledged before me this 22 day of September, 2021, by Kenneth G. Barth, known by me as Trustee of Kenneth G. Barth Trust.

Arash Nasser  
Notary Public

My Commission Expires:

9/3/23



GRANTOR:

Polycomp Trust Company FBO Richard A. Barth IRA

By: [Signature]

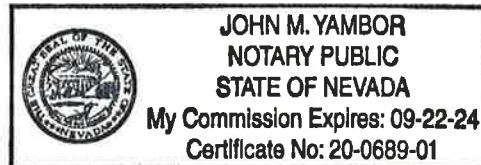
Name: Nicholas Vanderberg  
Authorized Signer

Title:

STATE OF Nevada )  
 ) SS.  
County of Clark COUNTY )

Personally came before me this 30<sup>th</sup> day of September, 2021, the above named Nicholas Vanderberg of Polycomp Trust Company FBO Richard A. Barth IRA, a(n) authorized signer to me known to be such officer and acknowledge that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

[Signature]  
Notary Public, State of Nevada  
My Commission Expires: 9/22/2024





GRANTEE:

CITY OF SURPRISE,  
An Arizona municipal corporation

By: \_\_\_\_\_

Skip Hall

Its: Mayor

Attest:

\_\_\_\_\_  
Sherry Aguilar, City Clerk

STATE OF ARIZONA    )  
                                  )SS.  
County of Maricopa    )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
202\_\_, by \_\_\_\_\_, known by my as the Mayor of the City of Surprise an  
Arizona municipal corporation.

\_\_\_\_\_  
Notary Public

My Commission Expires:

\_\_\_\_\_

August 24, 2021  
Project # 050866-01-001

**LEGAL DESCRIPTION  
PUBLIC SEWERLINE EASEMENT**

THAT PORTION OF LOT 2, STADIUM VILLAGE NORTH, ACCORDING BOOK 843 OF MAPS, PAGE 47, MARICOPA COUNTY RECORDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF SAID STADIUM VILLAGE NORTH;

THENCE SOUTH 00°10'25" WEST (BASIS OF BEARINGS), ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 122.89 FEET TO THE **POINT OF BEGINNING**;

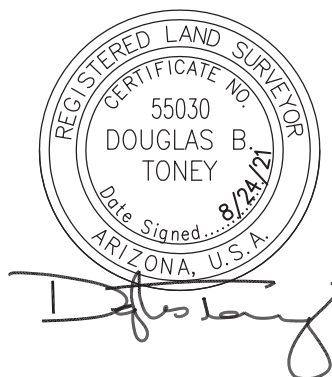
THENCE CONTINUING SOUTH 00°10'25" WEST, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 20.00 FEET;

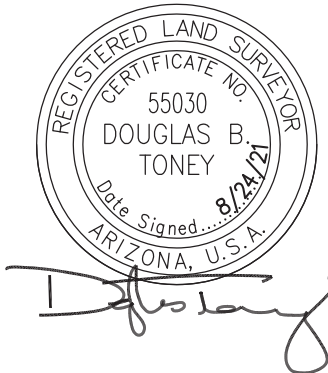
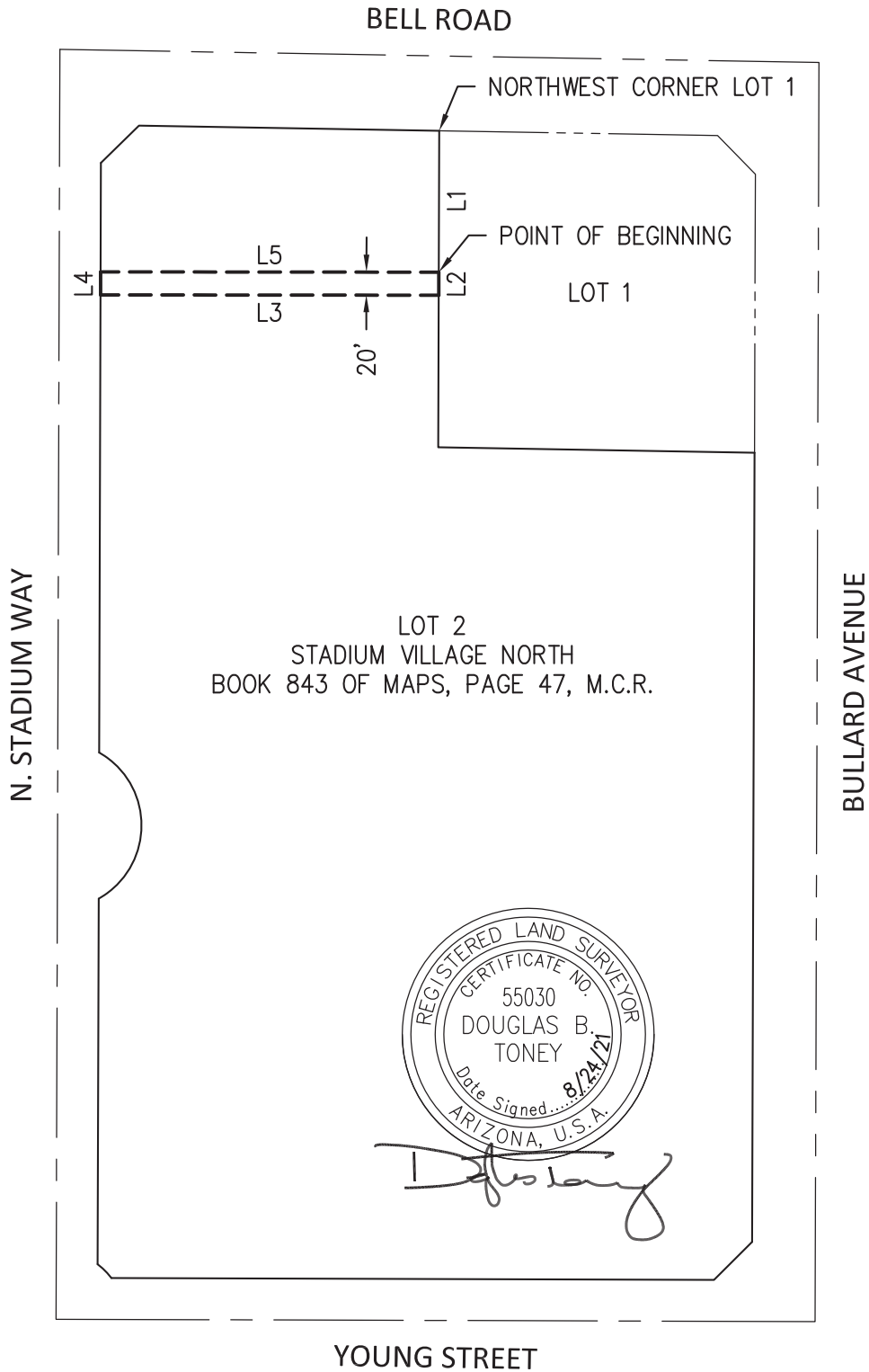
THENCE NORTH 89°57'02" WEST, A DISTANCE OF 294.03 FEET TO THE WEST LINE OF SAID LOT 2;

THENCE NORTH 00°10'25" EAST, ALONG SAID WEST LINE, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 89°57'02" EAST, A DISTANCE OF 294.03 FEET TO THE **POINT OF BEGINNING**.

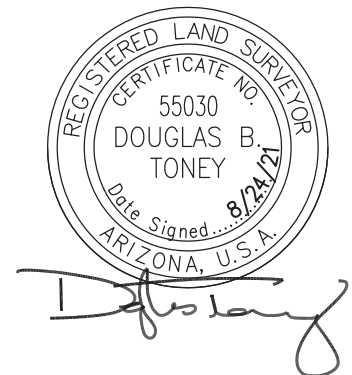
CONTAINING 5,881 SQ.FT. OR 0.1350 ACRES, MORE OR LESS.





|              |                                                       |        |      |     |                             |                                                                                                                |
|--------------|-------------------------------------------------------|--------|------|-----|-----------------------------|----------------------------------------------------------------------------------------------------------------|
| SHEET 1 OF 2 | EXHIBIT<br>PUBLIC SEWERLINE EASEMENT                  |        |      |     | <b>Bowman</b><br>CONSULTING | 1600 N Desert Drive, #210<br>Tempe, AZ 85281<br>Phone: (480) 629-8830<br>Fax: (480) 629-8841<br>www.bowman.com |
|              | DATE:                                                 | BY: DT | CHK: | QC: |                             |                                                                                                                |
|              | 8/24/21                                               |        |      |     |                             |                                                                                                                |
|              | BCG PROJECT NO: 050866-01 TASK: 001<br>CLIENT REF NO: |        |      |     |                             |                                                                                                                |

| LINE TABLE |         |             |
|------------|---------|-------------|
| LINE #     | LENGTH  | DIRECTION   |
| L1         | 122.89' | S00°10'25"W |
| L2         | 20.00'  | S00°10'25"W |
| L3         | 294.03' | N89°57'02"W |
| L4         | 20.00'  | N00°10'25"E |
| L5         | 294.03' | S89°57'02"E |



|              |                                                       |                                      |     |  |                             |                                                                                                                |
|--------------|-------------------------------------------------------|--------------------------------------|-----|--|-----------------------------|----------------------------------------------------------------------------------------------------------------|
| SHEET 2 OF 2 | DATE:<br>8/24/21                                      | EXHIBIT<br>PUBLIC SEWERLINE EASEMENT |     |  | <b>Bowman</b><br>CONSULTING | 1600 N Desert Drive, #210<br>Tempe, AZ 85281<br>Phone: (480) 629-8830<br>Fax: (480) 629-8841<br>www.bowman.com |
|              | BY: DT                                                | CHK:                                 | QC: |  |                             |                                                                                                                |
|              | BCG PROJECT NO: 050866-01 TASK: 001<br>CLIENT REF NO: |                                      |     |  |                             |                                                                                                                |



**CITY OF SURPRISE**  
**Regular City Council Meeting**

---

Council Meeting Date: November 2, 2021      Contact Person: Lloyd Abrams  
Submitting Department: Community Development      District: District 5  
Staff Recommendations: None

---

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

---

**Agenda Wording:**

Consideration and action pertaining to acceptance of a Water line easement from Polycomp Trust Company, near Bell Road and Bullard Avenue.

---

**Motion:**

I move to accept the Water Line Easement from Polycomp Trust Company.

---

**Background:**

The Water line will serve future development in this area. It allows for development of Lots 1 and 2 to be able to connect to the existing water line in the adjacent roadways.

---

**Objective Analysis:**

Approval of this item will allow the future development to connect to the City's water.

---

**Policy Compliant:**

Approval of this item is policy compliant. The proposed easement will advance the goals and policies of the Surprise General Plan and the City Council's Strategic Plan.

---

**Financial Impact:**

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

---

**Budget Impact:**

There is currently no budgetary impact related to approval of this item. The City will plan for future O&M when the water line is in place and is accepted by the City.

**FTE Impact:**

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

---

**ATTACHMENTS:**

1. Springs-SV\_Water Esmts 1-2\_Legal\_Signed\_v2-1\_2021 10 07
-

**WHEN RECORDED, RETURN TO:**

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

**WATER LINE EASEMENT**

This Water Line Easement (the “Easement”) Agreement is executed this \_\_\_\_ day of \_\_\_\_\_, 2021, by and among Polycomp Trust Company FBO Richard A. Barth IRA, Kenneth G. Barth, Trustee of the Kenneth G. Barth Trust dated June 8, 1993, Richard A. Barth and Lori Barth, husband and wife, Richard A. Barth, Custodian for Amy J. Barth under the California Uniform Transfer to Minors Act and Richard A. Barth, Custodian for David M. Barth under the California Uniform Transfer to Minors Act, collectively hereinafter referred to as “Grantor” and the City of Surprise, an Arizona municipal corporation, hereinafter referred to as “Grantee”.

**RECITALS**

- A. Grantor is the fee title owner of a parcel of land as described in Deed numbers 20100656714 and 20170654749, public records of Maricopa County, Arizona.
- B. Grantee desires to acquire from Grantor and Grantor desires to grant to Grantee a perpetual, exclusive water line easement over, under and across portions (the “Easement Area”) of the above-mentioned Grantor’s property. The Easement Area is legally described in Exhibit “A” and depicted on Exhibit “B”.
- C. NOW, THEREFORE, for and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and for the purpose set forth in the foregoing Recitals which are incorporated herein by reference, the parties agree as follows:
  - a. Easements. Grantor hereby grants and conveys to Grantee, its successors and assigns, a perpetual, exclusive easement over the Easement Area (provided that this easement shall not prohibit the Grantor and Grantor’s occupants from maintaining improvements in the Easement Area so long as such improvements do not interfere with Grantee’s construction, installation, maintenance and replacement of the water line) for installation and maintenance of a water line. Grantor shall not erect or construct or permit to be erected or constructed any structure within the Easement Areas. This Water Line Easement also includes ingress and egress to and from the Easement Areas in order to construct, install, maintain, repair and replace said water line.
  - b. Restoration of Property. Grantee, its successors and assigns, or any other person or entity entering upon, performing any work within, or otherwise using the Easement Areas pursuant to the rights granted pursuant to this Easement



shall (a) promptly repair and restore any damage to the Easement areas resulting from such entry, work or use; (b) promptly remove any mechanic's or materialmen's lien arising from any such work within the Easement Areas; and (c) indemnify, defend and hold the Grantor harmless for, from and against any claims, liability, judgments, loss, cost or expense, including reasonable attorney's fees, solely to the extent arising from injuries to any person or property in caused by Grantee's negligent performance of such entry, work or use. Grantee will cause the least possible interference with the activities of Grantor, the occupants of Grantor's property and their respective customers, agents, servants, employees, licenses and invitees in connection with its operations.

- c. Runs with the Land. The Easement shall be appurtenant to and shall run with the land and shall be binding upon and inure to the benefit of the Grantor, Grantee and their administrator, personal representatives, successors and assigns.
- d. Not a Public Dedication. Other than the grant of the easement as set forth herein, nothing contained in this Easement shall be deemed to be a conveyance or dedication of any portion of the Easement Areas to the general public or any public purpose whatsoever.
- e. Exception. There is excepted and reserved to Grantor from this Easement granted hereby: (i) all rights to utilize the Easement Area for any and all purposes not inconsistent with Grantee's rights hereunder; and (ii) all rights of Grantor to grant at its sole discretion and at any time, any and all additional easements to any other person across the Easement Area provided that such additional easements do not interfere in a material or adverse manner with Grantee's rights hereunder. Specifically included, without limitation, in such reservations are the rights to grant underground utilities and other rights to place facilities by the Grantor.
- f. Indemnification. Grantee shall indemnify Grantor from and against any loss, damage or injury of any kind or nature to any person or property arising from the use of the Easement Area by such indemnifying party, or its agents, employees, licensees, invitees or contractors, or from any accident arising from the use of the Easement Area by such indemnifying party, or its agents, employees, licensees, invitees or contractors, unless such loss, damage or injury was a result of the negligence or intentional conduct of Grantor.
- g. Miscellaneous. Headings in this Water Line Easement are for convenience only and shall not define or limit the provision hereof. This Water Line Easement shall be construed according to its ordinary meaning and shall not be strictly construed for and against the Grantor or the Grantee. This Water Line Easement shall be governed by the laws of the state of Arizona. Should any term, provision, covenant or condition of this Water Line Easement be void, invalid or inoperative, the same shall not affect any other term, provision, covenant or condition of this Sewer Line Easement, but the remainder thereof

shall be effective as though such void, invalid or inoperative term, provision, covenant or condition had not been contained herein.

IN WITNESS WHEREOF, the parties hereto have executed this Water Line Easement as of the date above-written.

[Signature pages follow]

GRANTOR:

Richard A. Barth and Lori Barth, husband and wife

By: *Richard A. Barth*

By: *Lori Barth*

SEE ATTACHED CA COMPLIANT CERTIFICATE - BLV

STATE OF \_\_\_\_\_ )  
 ) SS.  
\_\_\_\_\_ COUNTY )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, the above named Richard A. Barth to me known and acknowledge that he executed the foregoing instrument by his authority.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
My Commission Expires:

STATE OF \_\_\_\_\_ )  
 ) SS.  
\_\_\_\_\_ COUNTY )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, the above named Lori Barth to me known and acknowledge that she executed the foregoing instrument by her authority.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
My Commission Expires:

# WATER LINE EASEMENT

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

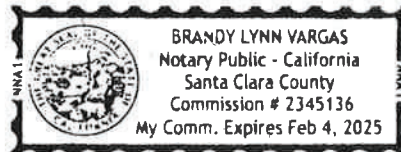
State of California  
County of Santa Clara

On 9/25/2021 before me, Brandy Lynn Vargas, Notary Public  
(insert name and title of the officer)

personally appeared RICHARD A. BARTH AND LORI BARTH  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Brandy Lynn Vargas (Seal)

GRANTOR:

Richard A. Barth, Custodian for Amy J. Barth under the California Uniform Transfer to Minors Act

By: Richard A. Barth for Amy J. Barth C U T M A

Richard A. Barth, Custodian for David M. Barth under the California Uniform Transfer to Minors Act

By: Richard A. Barth for David M. Barth C U T M A

SEE ATTACHED CA COMPLIANT CERTIFICATE-BLV

STATE OF \_\_\_\_\_ )  
 ) SS.  
\_\_\_\_\_ COUNTY )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, the above named Richard A. Barth, Custodian for Amy J. Barth under the California Uniform Transfer to Minors Act, to me known to be such officer and acknowledge that he executed the foregoing instrument as such officer as the deed of said trust, by its authority.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
My Commission Expires:

STATE OF \_\_\_\_\_ )  
 ) SS.  
\_\_\_\_\_ COUNTY )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, the above Richard A. Barth, Custodian for David M. Barth under the California Uniform Transfer to Minors Act, to me known to be such officer and acknowledge that he executed the foregoing instrument as such officer as the deed of said trust, by its authority.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
My Commission Expires:

# WATER LINE EASEMENT

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

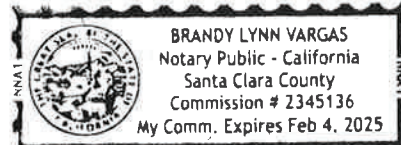
State of California  
County of Santa Clara

On 9/25/2021 before me, Brandy Lynn Vargas, Notary Public  
(insert name and title of the officer)

personally appeared RICHARD A. BARTH  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Brandy Lynn Vargas (Seal)



GRANTOR:

(Name/Company)

A (State) (LC/LLC/etc)

By: Kenneth G. Barth

(Name)

Its: Trustee

(Position/Owner)

STATE OF CA )

)SS.

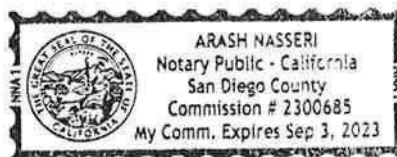
County of San Diego )

The foregoing instrument was acknowledged before me this 22 day of September,  
2021, by (NAME) Kenneth G. Barth known by my as (POSITION AND COMPANY) Trustee of Kenneth G. Barth Trust.

Arash Nasser  
Notary Public

My Commission Expires:

9/3/23



GRANTOR:

Polycomp Trust Company FBO Richard A. Barth IRA

By: [Signature]

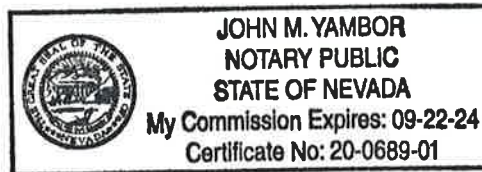
Name: Nicholas Vanderberg  
Authorized Signer

Title:

STATE OF Nevada )  
 ) SS.  
County of Clark COUNTY )

Personally came before me this 30<sup>th</sup> day of September, 2021, the above named Nicholas Vanderberg of Polycomp Trust Company FBO Richard A. Barth IRA, a(n) authorized signer to me known to be such officer and acknowledge that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

[Signature]  
Notary Public, State of Nevada  
My Commission Expires: 9/22/2024



GRANTEE:

CITY OF SURPRISE,  
An Arizona municipal corporation

By: \_\_\_\_\_

Skip Hall

Its: Mayor

Attest:

\_\_\_\_\_  
Sherry Aguilar, City Clerk

STATE OF ARIZONA    )  
                                  )SS.  
County of Maricopa    )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
202\_\_, by \_\_\_\_\_, known by my as the Mayor of the City of Surprise an  
Arizona municipal corporation.

\_\_\_\_\_  
Notary Public

My Commission Expires:

\_\_\_\_\_

August 24, 2021  
Project # 050866-01-001

**LEGAL DESCRIPTION  
PUBLIC WATERLINE EASEMENT**

THAT PORTION OF LOT 2, STADIUM VILLAGE NORTH, ACCORDING BOOK 843 OF MAPS, PAGE 47, MARICOPA COUNTY RECORDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF SAID STADIUM VILLAGE NORTH;

THENCE SOUTH 00°10'25" WEST (BASIS OF BEARINGS), ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 12.12 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 00°10'25" WEST, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 140.77 FEET;

THENCE NORTH 89°57'02" WEST, A DISTANCE OF 294.03 FEET TO THE WEST LINE OF SAID LOT 2;

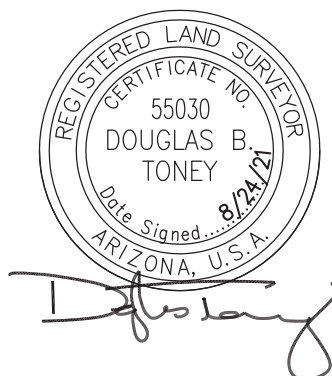
THENCE NORTH 00°10'25" EAST, ALONG SAID WEST LINE, A DISTANCE OF 20.00 FEET;

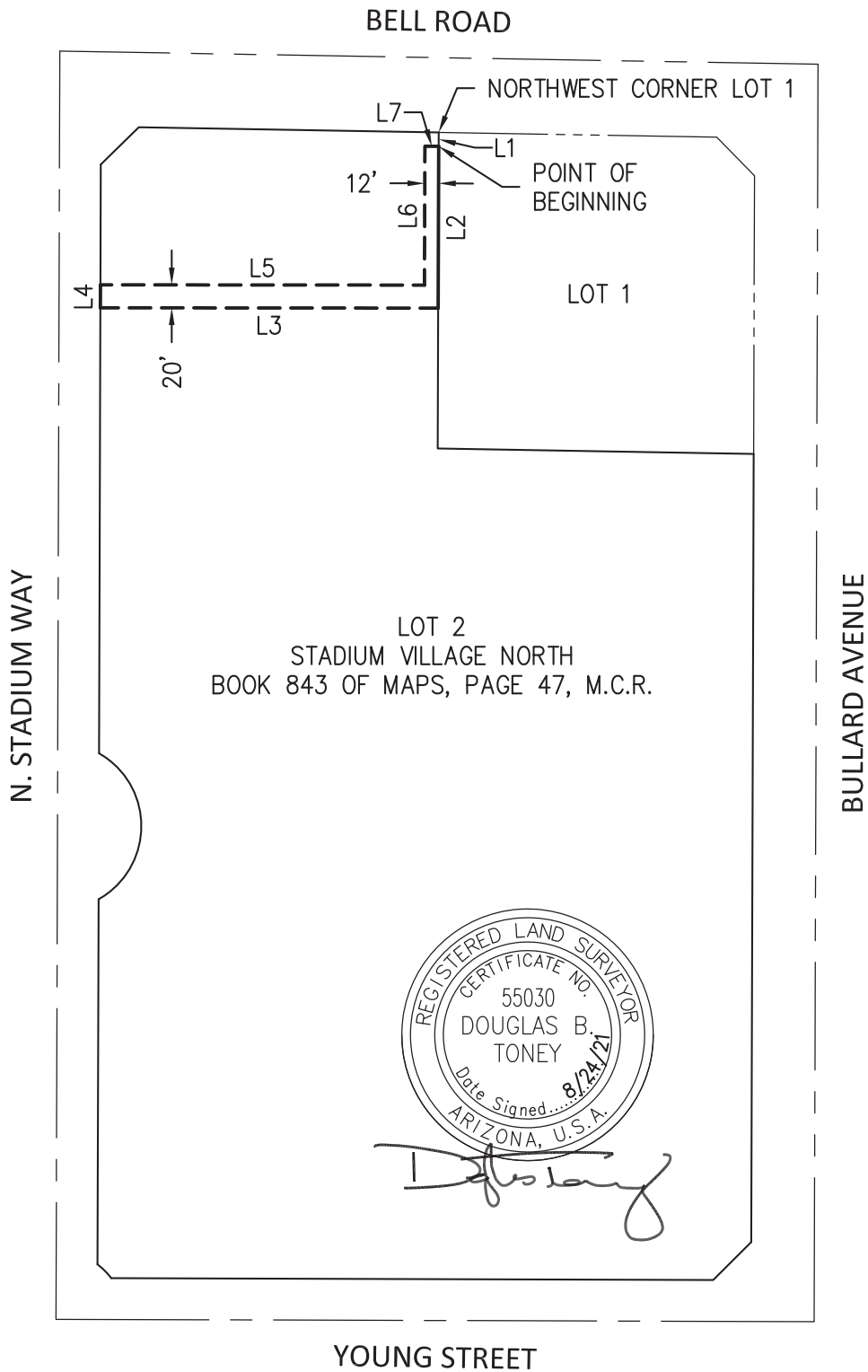
THENCE SOUTH 89°57'02" EAST, A DISTANCE OF 282.03 FEET;

THENCE NORTH 00°10'25" EAST, A DISTANCE OF 120.80 FEET;

THENCE SOUTH 89°49'35" EAST, A DISTANCE OF 12.00 FEET TO THE **POINT OF BEGINNING**.

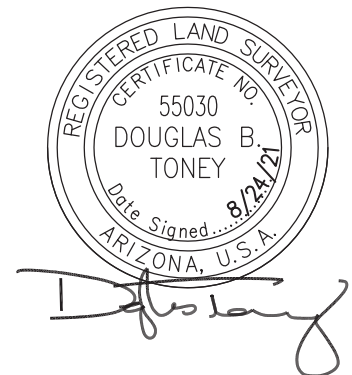
CONTAINING 7,330 SQ.FT. OR 0.1683 ACRES, MORE OR LESS.





|              |                  |                                      |      |     |  |                             |                                                                                                                |
|--------------|------------------|--------------------------------------|------|-----|--|-----------------------------|----------------------------------------------------------------------------------------------------------------|
| SHEET 1 OF 2 | DATE:<br>8/24/21 | EXHIBIT<br>PUBLIC WATERLINE EASEMENT |      |     |  | <b>Bowman</b><br>CONSULTING | 1600 N Desert Drive, #210<br>Tempe, AZ 85281<br>Phone: (480) 629-8830<br>Fax: (480) 629-8841<br>www.bowman.com |
|              |                  | BY: DT                               | CHK: | QC: |  |                             |                                                                                                                |
|              |                  | BCG PROJECT NO: 050866-01 TASK: 001  |      |     |  |                             |                                                                                                                |
|              |                  | CLIENT REF NO:                       |      |     |  |                             |                                                                                                                |

| LINE TABLE |         |             |
|------------|---------|-------------|
| LINE #     | LENGTH  | DIRECTION   |
| L1         | 12.12'  | S00°10'25"W |
| L2         | 140.77' | S00°10'25"W |
| L3         | 294.03' | N89°57'02"W |
| L4         | 20.00'  | N00°10'25"E |
| L5         | 282.03' | S89°57'02"E |
| L6         | 120.80' | N00°10'25"E |
| L7         | 12.00'  | S89°49'35"E |



|              |                                                       |                                      |     |  |                                             |                                                                                                                |
|--------------|-------------------------------------------------------|--------------------------------------|-----|--|---------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| SHEET 2 OF 2 | DATE:<br>8/24/21                                      | EXHIBIT<br>PUBLIC WATERLINE EASEMENT |     |  | <b>Bowman</b><br><b>C O N S U L T I N G</b> | 1600 N Desert Drive, #210<br>Tempe, AZ 85281<br>Phone: (480) 629-8830<br>Fax: (480) 629-8841<br>www.bowman.com |
|              | BY: DT                                                | CHK:                                 | QC: |  |                                             |                                                                                                                |
|              | BCG PROJECT NO: 050866-01 TASK: 001<br>CLIENT REF NO: |                                      |     |  |                                             |                                                                                                                |



September 27, 2021  
Project # 050866-01-001

**LEGAL DESCRIPTION  
PUBLIC WATERLINE EASEMENT**

THAT PORTION OF LOT 2, STADIUM VILLAGE NORTH, ACCORDING BOOK 843 OF MAPS, PAGE 47, MARICOPA COUNTY RECORDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 OF SAID STADIUM VILLAGE NORTH;

THENCE SOUTH 00°10'25" WEST (BASIS OF BEARINGS), ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 321.62 FEET TO THE **POINT OF BEGINNING**;

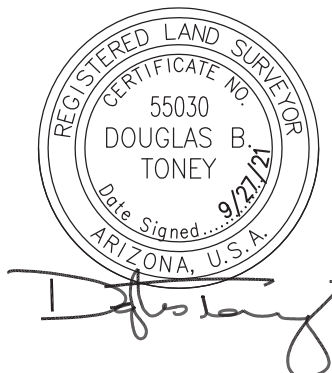
THENCE CONTINUING SOUTH 00°10'25" WEST, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 20.00 FEET;

THENCE NORTH 89°39'52" WEST, A DISTANCE OF 533.43 FEET TO THE WEST LINE OF SAID LOT 2, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE WESTERLY AND HAVING A RADIUS POINT WHICH BEARS NORTH 78°28'44" WEST, A RADIAL DISTANCE OF 73.00 FEET;

THENCE NORTHERLY ALONG SAID WEST LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°46'24", AN ARC DISTANCE OF 20.10 FEET TO A POINT;

THENCE SOUTH 89°39'52" EAST, A DISTANCE OF 532.22 FEET TO THE **POINT OF BEGINNING**.

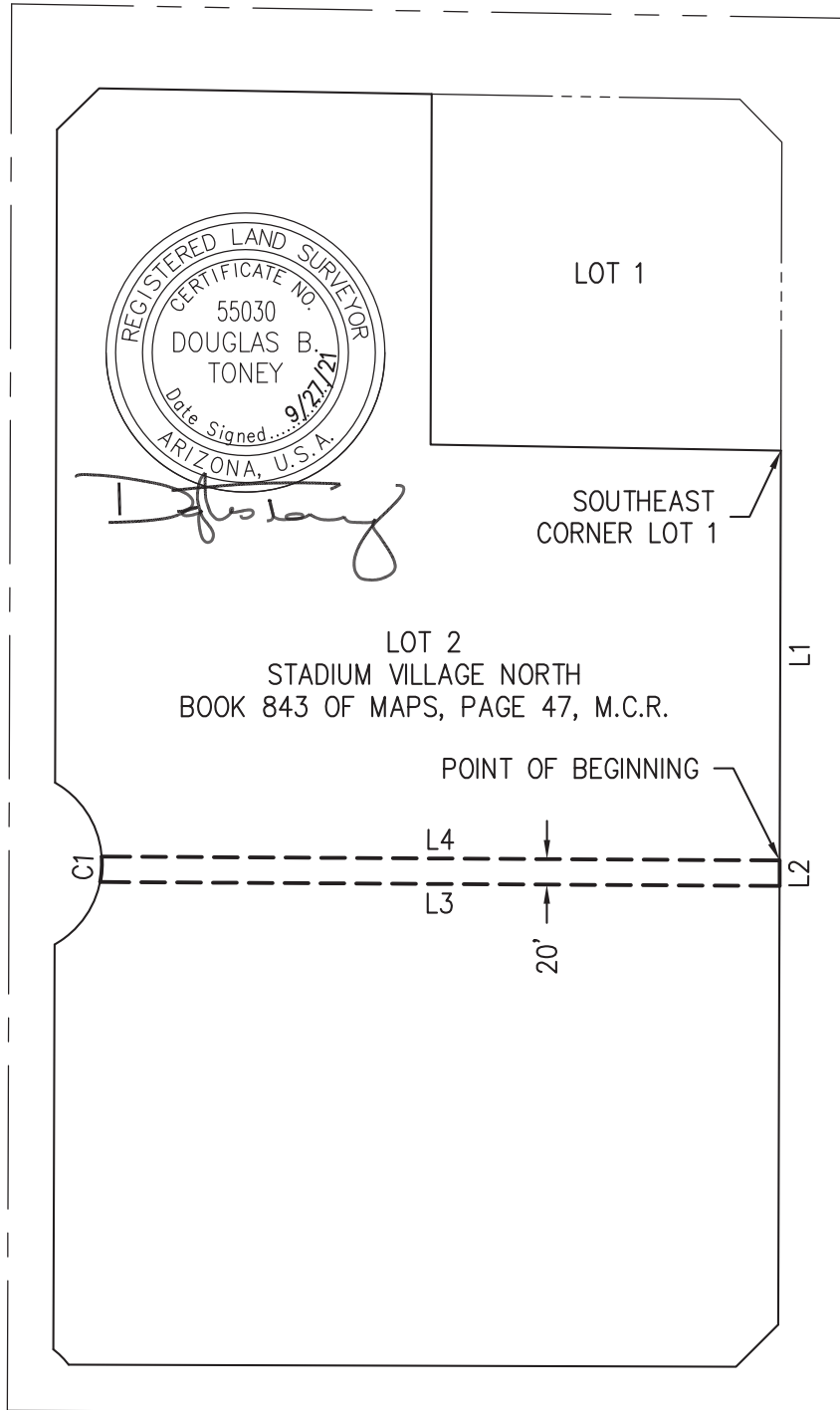
CONTAINING 10,647 SQ.FT. OR 0.2444 ACRES, MORE OR LESS.



BELL ROAD

N. STADIUM WAY

BULLARD AVENUE



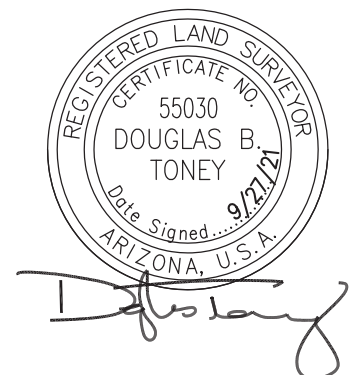
YOUNG STREET



|              |                  |                                                       |      |     |  |                             |                                                                                                                |
|--------------|------------------|-------------------------------------------------------|------|-----|--|-----------------------------|----------------------------------------------------------------------------------------------------------------|
| SHEET 1 OF 2 | DATE:<br>9/27/21 | EXHIBIT<br>PUBLIC WATERLINE EASEMENT                  |      |     |  | <b>Bowman</b><br>CONSULTING | 1600 N Desert Drive, #210<br>Tempe, AZ 85281<br>Phone: (480) 629-8830<br>Fax: (480) 629-8841<br>www.bowman.com |
|              |                  | BY: DT                                                | CHK: | QC: |  |                             |                                                                                                                |
|              |                  | BCG PROJECT NO: 050866-01 TASK: 001<br>CLIENT REF NO: |      |     |  |                             |                                                                                                                |

| LINE TABLE |         |             |
|------------|---------|-------------|
| LINE #     | LENGTH  | DIRECTION   |
| L1         | 321.62' | S00°10'25"W |
| L2         | 20.00'  | S00°10'25"W |
| L3         | 533.43' | N89°39'52"W |
| L4         | 532.22' | S89°39'52"E |

| CURVE TABLE |        |        |            |
|-------------|--------|--------|------------|
| CURVE #     | LENGTH | RADIUS | DELTA      |
| C1          | 20.10' | 73.00' | 015°46'24" |



|              |                                                       |                                      |     |  |                             |                                                                                                                |
|--------------|-------------------------------------------------------|--------------------------------------|-----|--|-----------------------------|----------------------------------------------------------------------------------------------------------------|
| SHEET 2 OF 2 | DATE:<br>8/24/21                                      | EXHIBIT<br>PUBLIC WATERLINE EASEMENT |     |  | <b>Bowman</b><br>CONSULTING | 1600 N Desert Drive, #210<br>Tempe, AZ 85281<br>Phone: (480) 629-8830<br>Fax: (480) 629-8841<br>www.bowman.com |
|              | BY: DT                                                | CHK:                                 | QC: |  |                             |                                                                                                                |
|              | BCG PROJECT NO: 050866-01 TASK: 001<br>CLIENT REF NO: |                                      |     |  |                             |                                                                                                                |



## CITY OF SURPRISE Regular City Council Meeting

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

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

---

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

---

### **Agenda Wording:**

Consideration and action pertaining to the Neighborhood Grant Program Awards for Fiscal Year 2022 as recommended by the Committee on Community Outreach, Partnerships and Grants.

---

### **Motion:**

I move to approve the funding as recommended by the Committee on Community Outreach, Partnerships and Grants.

---

### **Background:**

The Surprise Neighborhood Grant Program was designed to engage residents and increase community engagement, interest, and involvement within the City of Surprise. Funding will be available beginning November 2021. All funding should be spent by June 15, 2022. The Committee on Community Outreach, Partnerships and Grants have reviewed applications and are making funding recommendations to City Council

---

### **Objective Analysis:**

The Surprise Community Outreach Program was designed to provide neighborhoods with options for funding programs, community events or improvements. This outlet would provide them the opportunity to request assistance with the goal of building community engagement and stronger relationships with the City of Surprise.

---

### **Policy Compliant:**

The Neighborhood Grant Program is consistent with the Surprise Community Outreach Program initiative, city, and council policies

---

### **Financial Impact:**

This item will allow for one-time grants up to \$10,000 to be distributed to the qualified applicants to assist in completion of their projects.

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### **Budget Impact:**

The FY2022 budget includes appropriation within the General Fund in the amount of \$110,000 for the Community Outreach Program, \$10,000 of which is for the Neighborhood Grant Program. Since

funding for both the Community Outreach Program and Neighborhood Grant Program are combined, no budget amendment is necessary

**FTE Impact:**

None

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**ATTACHMENTS:**

1. Staff Report - Neighborhood Grant Program FY 22
  2. 2021 NGP Kingswood Park app
  3. 2021 NGP Marley Park app
  4. Revised NGP Marley Park App
  5. Neighborhood Grant Council Presentation FY2022
-



## HUMAN SERVICE AND COMMUNITY VITALTY

**Date:** November 2, 2021

**To:** Mayor and City Council

**From:** Jodi Tas, Government Relations Administrator  
Seth Dyson, Director

**Re:** Neighborhood Grant Program FY22

### **Introduction**

The Neighborhood Grant Program provides Surprise neighborhoods with grant opportunities or monetary assistance for funding community events, neighborhood functions or even improvements. This outlet provides the opportunity to request assistance with the goal of building community engagement and stronger relationships with the City of Surprise.

### **Background**

The Neighborhood Grant Program began in FY16 when City Council approved the pilot program with a recommended budget of \$10,000. The city received five applications totaling \$31,976. Four of those programs were funded. In FY17, two rounds of applications were needed in order to fund four applications totaling \$11,460. In FY18 we received eight applications totaling \$53,158 in funding requests. FY19 we received seven applications totaling \$40,476 and for FY20 we received four applications totaling \$17,296.20. Due to the COVID-19 pandemic the program was suspended for FY21 but brought back in FY22 with two applications totaling \$15,339.

### **Funding**

The City Council designated \$10,000 for the Neighborhood Grant Program of the \$110,000 approved for the Surprise Community Outreach Program.

The Committee on Community Outreach, Partnerships and Grants reviewed applications and are making recommendations to the full City Council for which groups get funding.

### **Committee Recommendations**

The Committee on Community Outreach, Partnerships and Grants held a meeting November 4<sup>th</sup> to review, discuss and act upon the eligible applications received. A total of 2 neighborhood applications were received. Applicants were invited to the meeting to present their project to the committee. Both applicants made presentations.



Committee recommendations are as follows:

| Neighborhood/Applicant   | Project Name         | Requested Amount | Committee Recommendation |
|--------------------------|----------------------|------------------|--------------------------|
| Kingswood Park           | Swing Addition       | \$10,000         | \$6,000                  |
| Homestead at Marley Park | Movie in the Park    | \$5,339          | \$3,760**                |
|                          | <b>Request Total</b> | <b>\$15,339</b>  | <b>\$9,760</b>           |

The application for Homestead at Marley Park was recommended for approval of \$4,000 with one of the following conditions to be met within 30 days:

1. Revise applicant to be part of the HOA Board or a separate third party entity; or,
2. Agreement for purchase and donation to city with right of first equipment use to Marley Park; or,
3. Application to cover cost of park fees, marketing and other rentals for the movie night events.

\*\*A revised application was received to include the cost of park fees and marketing of the movie night events at a total of \$3,760.

### **Future Actions**

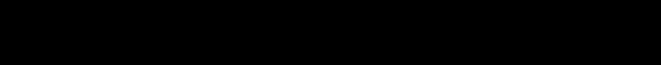
- Award notifications to be sent immediately after Council action
- Spending and projects must be complete by June 15, 2022

### **Recommendation**

Approval of Neighborhood Grant Program awards as recommended by the Committee on Community Outreach, Partnerships and Grants.

## PROJECT APPLICATION FORMS

Please provide the following information regarding your proposed project. **This three page application form is due to Jodi Tas on Monday, September 27<sup>th</sup> by 5:00PM.**

|                                                                                                      |                                                                                                                                                                                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name of Neighborhood:                                                                                | Kingswood Parke                                                                                                                                                                                                                                                                                                  |
| Name of Proposed Project:                                                                            | Swing Addition                                                                                                                                                                                                                                                                                                   |
| Contact Person:                                                                                      | Name: Linda Nettler<br>Address: <br>Telephone: <br>Email:  |
| Other Contacts (If Applicable):<br><br>Note: May include a community partner working on the project. | Name: _____<br>Address: _____<br>Telephone: _____<br>Email: _____                                                                                                                                                                                                                                                |
| What is the goal of the project?                                                                     | Addition of baby /child Swings                                                                                                                                                                                                                                                                                   |
| Please describe the need for the project.                                                            | There are not enough swings to accommodate children, and no baby swings at all                                                                                                                                                                                                                                   |
| What support have you received? Who is involved?                                                     | Kingswood Parke HOA Board of Directors                                                                                                                                                                                                                                                                           |
| Have you received HOA approval? (if applicable)                                                      | yes                                                                                                                                                                                                                                                                                                              |
| Do you have the support of 5 neighbors?                                                              | yes                                                                                                                                                                                                                                                                                                              |
| How will this bring your neighborhood together?                                                      | By accomodating more children and babies to be able to swing /play at the park.                                                                                                                                                                                                                                  |

## PROJECT APPLICATION FORMS (Continued)

Please use the following worksheets to estimate your project expenses.

### PROPOSED PROJECT EXPENSES

**Note:** These are only common categories and may not be all inclusive of the expenses for your project or program. Please add to this list on this sheet or another sheet of paper if needed and leave sections blank that do not apply to your project or program.

| Type of Cost                                                                      | Description of Expense                                  | Projected<br>\$ Amount  |
|-----------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------|
| <b>Salaries/Wages</b> such as youth to clean up after an event, babysitters, etc. |                                                         | \$ <del>N/A</del>       |
| <b>Contracted Services</b> such as site planning, sidewalk installation, etc.     | <del>Estimate with detailed expenditures included</del> | \$ <del>17,454.29</del> |
| <b>Material/Supplies</b> such as refreshments, safety equipment, etc.             |                                                         | \$ N/A                  |
| <b>Communication</b> such as long distance phone calls, internet usage, etc.      |                                                         | \$ N/A                  |
| <b>Printing/Reproduction</b> such as fliers, invitations, applications, etc.      |                                                         | \$ N/A                  |

## In-Kind Donations from Partners

Person/Group & Activity Performed

\$ Amount

|                                    |           |    |
|------------------------------------|-----------|----|
|                                    | \$        |    |
|                                    | \$        |    |
|                                    | \$        |    |
|                                    | \$        |    |
|                                    | \$        |    |
| <b>Total In-Kind From Partners</b> | <b>c)</b> | \$ |

Volunteer Hours (Valued at \$28.54 per hour)

# of Hours  
X \$28.54  
per hour =

Person/Group & Activity Performed

|                              |           |    |
|------------------------------|-----------|----|
|                              | \$        |    |
|                              | \$        |    |
|                              | \$        |    |
|                              | \$        |    |
|                              | \$        |    |
| <b>Total Volunteer Labor</b> | <b>d)</b> | \$ |

Grand Total (b+c+d=e)

e) \$ 0

Project Overage or Shortage (a-e=f)

f) \$ 17,454.29

City Grant Request (Total cash request from the City of Surprise)

g) \$ 10,000

Minimum amount willing to accept to continue with the project

e) \$ 3-7000

Neighbors within your residential area supporting the idea and the project application. A minimum of five (5) is required.

Name: Linda Nettler

Address: [REDACTED]

Phone: [REDACTED]

Name: Don BLAIR

Address: [REDACTED]

Phone: [REDACTED]

Name: Neil DONAHUE

Address: [REDACTED]

Phone: [REDACTED]

Name: [Signature]

Address: [REDACTED]

Phone: [REDACTED]

Name: Kim Franco

Address: [REDACTED]

Phone: [REDACTED]



7931 E Pecos Rd #160  
Mesa, AZ 85212  
ph 480-347-8486 fax 480-783-2427  
AZ ROC #294843 / NV Lic #0082749

# Estimate

| Date      | Estimate # |
|-----------|------------|
| 2/27/2020 | 9067       |

| Customer Information:                                                                                                          | Ship To                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| <b>Lonestar Property Management</b><br><b>Russell Budz / 623-221-9453</b><br><b>PO Box #9151</b><br><b>Surprise, AZ. 85374</b> | <b>Kingswood Parke</b><br><b>17137 N Larkspur Ln</b><br><b>Surprise, AZ 85374</b><br><b>SWING ADDITION</b> |

| Contact | Terms             |                                                                                                                                                                                                                                                                                                                                                                                           | FOB        | Lead Time   |
|---------|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------|
| JM      | 50% down / Net 10 |                                                                                                                                                                                                                                                                                                                                                                                           | Surprise   | 10-12 weeks |
| Qty     | U/M               | Description                                                                                                                                                                                                                                                                                                                                                                               | Unit Price | Total       |
| 1       | ea                | <b>SWING ADDITION</b><br>Burke #116-126231-1, Swing Bay Addition with (2) Tot Seats designed for ages 2-5<br>- Burke non-prorated Generations Warranty included!<br>- Play It Safe FREE Supplemental Warranty included!                                                                                                                                                                   | 1,978.00   | 1,978.00T   |
| 1       | lump s...         | Freight                                                                                                                                                                                                                                                                                                                                                                                   | 578.00     | 578.00T     |
| 1       | lump s...         | <b>SITE WORK AND INSTALLATION</b><br>- Remove and dispose of 48 lin. ft. of 6" x 12" concrete header<br>- Excavate 522 sq. ft. of dirt to 12" depth<br>- Haul away spoils<br>- Install 66 lin. ft. of 6" x 12" concrete header<br>- Install Burke #116-126231-1, 5" OD Swing Bay Addition with (2) Tot Seats<br>- Install 30 cu. yds. of wood fiber<br>- Temporary fencing (308 lin. ft.) | 12,000.00  | 12,000.00T  |
| 30      | cu. yds           | <b>WOOD FIBER SURFACING</b><br>30 cu. yds. of ADA compliant wood fiber surfacing                                                                                                                                                                                                                                                                                                          | 19.50      | 585.00T     |
| 1       | lump s...         | Freight                                                                                                                                                                                                                                                                                                                                                                                   | 1,248.00   | 1,248.00T   |
|         |                   | Surprise / Maricopa Contractors Sales Tax                                                                                                                                                                                                                                                                                                                                                 | 6.50%      | 1,065.29    |

*Thank you for your business!*

Valid for 30 days. Playstructure install includes private utility locating unless specified. Changes to scope, rock, poor soil conditions, water in excavation, unforeseen conditions may incur added charges. Not responsible for site vandalism. No hard dig (not excavatable with std Bobcat mounted hydraulic auger). Area assumed easily accessible by vehicle & equipment. Off-loading included if delivery coordinated with installation. Items not included unless specified: excavation, site prep, grading, levelling, removal, relocation/repair to existing utility/sprinkler lines, temp fencing, formed concrete, spoils removal from site, site vandalism, sales tax, bonds, permits, permit submittal, permit costs including architect site plans. 3.5% fee may be added if paid by P-card or credit card. Work may be done by Flexground AZROC #288687 / 283192, Flexground NV #0076764 / 0077757, Stafford Ind. AZROC #220813 and Premier Construction, AZROC #201405 / 252011 NV #85971 / 86185

**Total** **\$17,454.29**

*Customer acceptance signature*



## PROJECT APPLICATION FORMS

Please provide the following information regarding your proposed project. This three page application form is due to Jodi Tas on Monday, September 27<sup>th</sup> by 5:00PM.

|                                                                                                      |                                                                                        |
|------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| Name of Neighborhood:                                                                                | Home Stead at Marley Park                                                              |
| Name of Proposed Project:                                                                            | Movie in the Park                                                                      |
| Contact Person:                                                                                      | Name: Nathan Sams<br>Address: [REDACTED]<br>Telephone: [REDACTED]<br>Email: [REDACTED] |
| Other Contacts (If Applicable):<br><br>Note: May include a community partner working on the project. | Name: _____<br>Address: _____<br>Telephone: _____<br>Email: _____                      |
| What is the goal of the project?                                                                     | Bring Families together and have community                                             |
| Please describe the need for the project.                                                            | Equipment                                                                              |
| What support have you received? Who is involved?                                                     | Neighbors                                                                              |
| Have you received HOA approval? (if applicable)                                                      |                                                                                        |
| Do you have the support of 5 neighbors?                                                              | yes                                                                                    |
| How will this bring your neighborhood together?                                                      | Family time and building relationships among neighbors in a safe way & fun way         |

## PROJECT APPLICATION FORMS (Continued)

Please use the following worksheets to estimate your project expenses.

### PROPOSED PROJECT EXPENSES

**Note:** These are only common categories and may not be all inclusive of the expenses for your project or program. Please add to this list on this sheet or another sheet of paper if needed and leave sections blank that do not apply to your project or program.

| Type of Cost                                                                      | Description of Expense | Projected<br>\$ Amount |
|-----------------------------------------------------------------------------------|------------------------|------------------------|
| <b>Salaries/Wages</b> such as youth to clean up after an event, babysitters, etc. |                        | \$ 0                   |
| <b>Contracted Services</b> such as site planning, sidewalk installation, etc.     |                        | \$ 0                   |
| <b>Material/Supplies</b> such as refreshments, safety equipment, etc.             |                        | \$ 0                   |
| <b>Communication</b> such as long distance phone calls, internet usage, etc.      | N/A                    | \$ 0                   |
| <b>Printing/Reproduction</b> such as fliers, invitations, applications, etc.      | Flyers, facebook Ads   | \$ 150                 |

|                                                                    |                                                                       |             |
|--------------------------------------------------------------------|-----------------------------------------------------------------------|-------------|
| <b>Rentals/Leases</b> such as renting a PA System for an event     | Park Rental - 4 hours @ \$35/hr<br>Movie license - Avg \$650          | \$ 790      |
| <b>Capital Purchases</b> such as playground equipment, trees, etc. |                                                                       | \$ 0        |
| <b>Other</b>                                                       | Projector screen - 1,000<br>Projector - Optoma short throw<br>\$3,399 | \$ 4,399    |
| <b>Grand Total of Expenses</b>                                     |                                                                       | a) \$ 5,339 |

## PROPOSED PROJECT REVENUE

### Cash Donations from Partners

Name of Neighborhood, Person, or Organization

\$ Amount

|                                 |    |      |
|---------------------------------|----|------|
|                                 | \$ |      |
|                                 | \$ |      |
|                                 | \$ |      |
|                                 | \$ |      |
|                                 | \$ |      |
|                                 | \$ |      |
| <b>Total Cash From Partners</b> | b) | \$ 0 |

### In-Kind Donations from Partners

Person/Group & Activity Performed

\$ Amount

|                                    |           |             |
|------------------------------------|-----------|-------------|
|                                    | \$        |             |
|                                    | \$        |             |
|                                    | \$        |             |
|                                    | \$        |             |
|                                    | \$        |             |
| <b>Total In-Kind From Partners</b> | <b>c)</b> | <b>\$ 0</b> |

Volunteer Hours (Valued at \$28.54 per hour)

# of Hours  
X \$28.54  
per hour =

Person/Group & Activity Performed

|                                      |           |                  |
|--------------------------------------|-----------|------------------|
| Neighborhood Resident Volunteers     | \$ 114.16 |                  |
| setup equipment & tear down/clean up | \$        |                  |
|                                      | \$        |                  |
|                                      | \$        |                  |
|                                      | \$        |                  |
| <b>Total Volunteer Labor</b>         | <b>d)</b> | <b>\$ 114.16</b> |

Grand Total (b+c+d=e)

**e)** **\$ ~~114.16~~**

Project Overage or Shortage (a-e=f)

**f)** **\$ 5224.84**

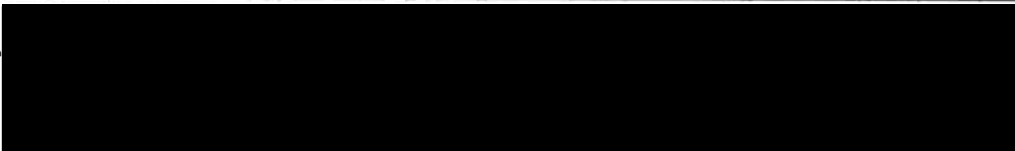
City Grant Request (Total cash request from the City of Surprise)

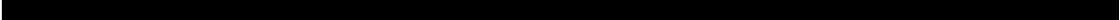
**g)** **\$ 5,339**

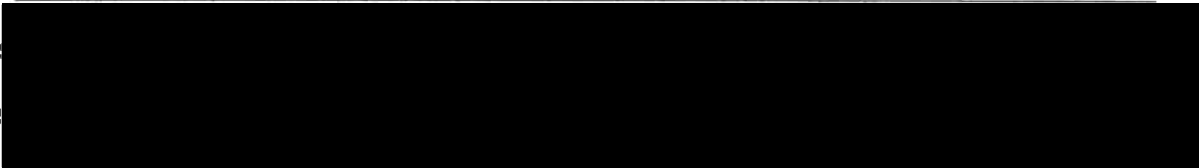
Minimum amount willing to accept to continue with the project

**e)** **\$ 4,000**

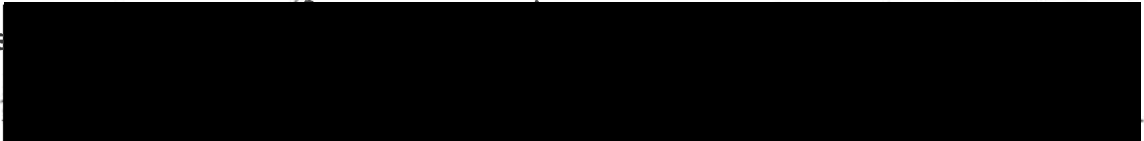
Neighbors within your residential area supporting the idea and the project application. A minimum of five (5) is required.

Name: Nathan Sams  
Address:   
Phone: 

Name: Dave Smith  
Address:   
Phone: 

Name: Rebecca Sindair  
Address:   
Phone: 

Name: Jess Staggers  
Address:   
Phone: 

Name: Michael Tryon  
Address:   
Phone: 

## PROJECT APPLICATION FORMS

Please provide the following information regarding your proposed project. **This three page application form is due to Jodi Tas on Monday, September 27<sup>th</sup> by 5:00PM.**

|                                                                                                      |                                                                                                                                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name of Neighborhood:                                                                                | Homestead at Marley Park                                                                                                                                                                                                                                                                                       |
| Name of Proposed Project:                                                                            | Movie in the Park                                                                                                                                                                                                                                                                                              |
| Contact Person:                                                                                      | Name: Nathan Sams<br>Address: <br>Telephone: <br>Email:  |
| Other Contacts (If Applicable):<br><br>Note: May include a community partner working on the project. | Name: _____<br>Address: _____<br>Telephone: _____<br>Email: _____                                                                                                                                                                                                                                              |
| What is the goal of the project?                                                                     | Bring Families together and have community 4 times in 2022                                                                                                                                                                                                                                                     |
| Please describe the need for the project.                                                            | Equipment and cost of licensing and park rental                                                                                                                                                                                                                                                                |
| What support have you received? Who is involved?                                                     | Neighbors and city of Surprise                                                                                                                                                                                                                                                                                 |
| Have you received HOA approval? (if applicable)                                                      |                                                                                                                                                                                                                                                                                                                |
| Do you have the support of 5 neighbors?                                                              | Yes                                                                                                                                                                                                                                                                                                            |
| How will this bring your neighborhood together?                                                      | Family time and building relationships among neighbors in a safe and fun way                                                                                                                                                                                                                                   |



## PROJECT APPLICATION FORMS (Continued)

Please use the following worksheets to estimate your project expenses.

### PROPOSED PROJECT EXPENSES

*Note: These are only common categories and may not be all inclusive of the expenses for your project or program. Please add to this list on this sheet or another sheet of paper if needed and leave sections blank that do not apply to your project or program.*

| Type of Cost                                                                      | Description of Expense      | Projected<br>\$ Amount |
|-----------------------------------------------------------------------------------|-----------------------------|------------------------|
| <b>Salaries/Wages</b> such as youth to clean up after an event, babysitters, etc. |                             | 0<br>\$                |
| <b>Contracted Services</b> such as site planning, sidewalk installation, etc.     |                             | 0<br>\$                |
| <b>Material/Supplies</b> such as refreshments, safety equipment, etc.             |                             | 0<br>\$                |
| <b>Communication</b> such as long distance phone calls, internet usage, etc.      |                             | 0<br>\$                |
| <b>Printing/Reproduction</b> such as fliers, invitations, applications, etc.      | Fliers and Social Media Ads | 600<br>\$              |

|                                                                      |                                                                |            |
|----------------------------------------------------------------------|----------------------------------------------------------------|------------|
| <b>Rentals/Leases</b> such as renting a PA System for an event       | Park Rental - 4 hours (\$35/hr)<br>Movie Licensing - \$650     | 3160<br>\$ |
| <b>Capital Purchases</b> such as playground equipment, trees, etc.   |                                                                | \$<br>0    |
| <b>Other</b>                                                         | Movie Screen and Projector Purchased by City, so no cost to us | 0<br>\$    |
| <b>Grand Total of Expenses</b> <span style="float: right;">a)</span> |                                                                | \$<br>3760 |

## PROPOSED PROJECT REVENUE

### Cash Donations from Partners

**Name of Neighborhood, Person, or Organization** **\$ Amount**

|                                                                       |         |
|-----------------------------------------------------------------------|---------|
|                                                                       | \$      |
|                                                                       | \$      |
|                                                                       | \$      |
|                                                                       | \$      |
|                                                                       | \$      |
|                                                                       | \$      |
| <b>Total Cash From Partners</b> <span style="float: right;">b)</span> | \$<br>0 |

### In-Kind Donations from Partners

Person/Group & Activity Performed

\$ Amount

|                                    |           |             |
|------------------------------------|-----------|-------------|
|                                    | \$        |             |
|                                    | \$        |             |
|                                    | \$        |             |
|                                    | \$        |             |
|                                    | \$        |             |
| <b>Total In-Kind From Partners</b> | <b>c)</b> | <b>\$ 0</b> |

Volunteer Hours (Valued at \$28.54 per hour)

# of Hours  
X \$28.54  
per hour =

Person/Group & Activity Performed

|                              |           |             |
|------------------------------|-----------|-------------|
|                              | \$        |             |
|                              | \$        |             |
|                              | \$        |             |
|                              | \$        |             |
|                              | \$        |             |
| <b>Total Volunteer Labor</b> | <b>d)</b> | <b>\$ 0</b> |

**Grand Total (b+c+d=e)**

**e)**

**\$ 3760**

**Project Overage or Shortage (a-e=f)**

**f)**

**\$**

**City Grant Request (Total cash request from the City of Surprise)**

**g)**

**\$ 3760**

**Minimum amount willing to accept to continue with the project**

**e)**

**\$ 3760**

Neighbors within your residential area supporting the idea and the project application. A minimum of five (5) is required.

Name: **Nathan Sams**

Address:

Phone:

Name: **Dave Smith**

Address:

Phone:

Name: **Rebecca Sinclair**

Address:

Phone:

Name: **Jessica Staggers**

Address:

Phone:

Name: **Michael Tryon**

Address:

Phone:



# Neighborhood Grant Program

FY2021-2022

# PROGRAM PURPOSE & OVERSIGHT

- To empower residents and increase community engagement, interest and involvement within the City of Surprise
- Surprise Sub-Committee on Community Outreach, Partnerships & Grants makes funding recommendations
- Sub-Committee Members are Council Members Chris Judd (Chair), Ken Remley and Jack Hastings



# PROGRAM GUIDELINES

To receive support, projects must:

- Provide a public benefit,
- Result in a product, which benefits a neighborhood or the larger Surprise Community;
- Be feasible for completion by June 15, 2022;
- Involve the benefiting neighborhood in project identification, planning and execution;
- Emphasize neighborhood self-help, or
- Be educational, community-building, or a public physical improvement

# APPLICATION PROCESS

- Application must be signed by a minimum of 5 neighbors within applicant's respective residential area supporting ideas and project applicant
- Must include a thorough description of how funding will be utilized
- Project must comply with City and HOA policies
  - Application must include approval of HOA Board, if necessary
- Nonprofit 501(c)3 organizations are not eligible

# PROCESS TIMELINE

July 1, 2021 –  
Sept. 27, 2021

Application Period

Information session  
held July 13<sup>th</sup>

October 4, 2021

Committee on  
Community  
Outreach,  
Partnerships &  
Grants Meeting &  
Recommendation

November 2, 2021

City Council  
Recommendation

# APPLICATION DESCRIPTION

| Neighborhood/Applicant   | Project Name         | Requested Amount | Committee Recommendation |
|--------------------------|----------------------|------------------|--------------------------|
| Kingswood Park           | Swing Addition       | \$10,000         | \$6,000                  |
| Homestead at Marley Park | Movies in the Park   | \$5,339          | \$3,760**                |
|                          | <b>Request Total</b> | <b>\$15,339</b>  | <b>\$9,760</b>           |

# PROGRAM GUIDELINES

- Funding would be available after City Council approval
- All funding must be spent by June 15, 2022
- Reporting will be similar to the Surprise Community Outreach Program



# QUESTIONS OR COMMENTS?

Thank You





## CITY OF SURPRISE Regular City Council Meeting

---

Council Meeting Date: November 2, 2021      Contact Person: Trever Fleetham  
Submitting Department: Community Development      District: District 3  
Staff Recommendations: None

---

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

---

### **Agenda Wording:**

Consideration and action pertaining to approval of the Preliminary Plat entitled, "Unit M – Phase 3 – Toll at Prasada", dated August 6, 2021, an approximately 34.505 acre property generally located west of Cotton Lane, between Cactus Road and Peoria Avenue.

---

### **Motion:**

I move to approve the Preliminary Plat entitled, "Unit M – Phase 3 – Toll at Prasada," dated August 6, 2021, subject to stipulations "a" through "c" as outlined in the staff report.

---

### **Background:**

The subject request involves a Preliminary Plat for a Unit M of the Toll at Prasada project. The proposed Preliminary Plat contemplates 169 standard lots consisting of three (3) lot products. Unit M was also included in the Phase 2 Infrastructure Plat that was approved under case FS19-061 and was depicted in said Final Plat, a single development parcel.

---

### **Objective Analysis:**

The subject Preliminary Plat meets the requirements of the Prasada PAD, in addition to other requirements as set forth in the LDO. All city reviewing departments have reviewed the request and expressed no concerns.

---

### **Policy Compliant:**

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. At 4.898 DU/Ac, the project most closely aligns with the Suburban Neighborhood type and is consistent with the General Plan in this regard. The site also lies within the 0-6 DU/Ac ribbon of the Luke Air Force Base Graduated Density Concept; however, the site is integral to the larger Sterling Grove project, which is approved for 2,207 lots overall and meets the guidance offered by the GDC.

---

### **Financial Impact:**

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

---

**Budget Impact:**

There is no anticipated budget impact related to this item.

**FTE Impact:**

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

---

**ATTACHMENTS:**

1. 00 - FS21-341 Toll at Prasada Unit M Preliminary Plat - Staff Report - 110221 CC
  2. 01 - FS21-341 Toll at Prasada Unit M - Vicinity Map
  3. 02 - FS21-341 Toll at Prasada Unit M - Preliminary Plat
  4. 03 - FS21-341 Toll at Prasada Unit M - Landscape Plans
  5. FS21-341 Toll at Prasada Unit M Preliminary Plat - 110221 CC Presentation
-

# PRELIMINARY PLAT

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## REPORT TO THE CITY COUNCIL

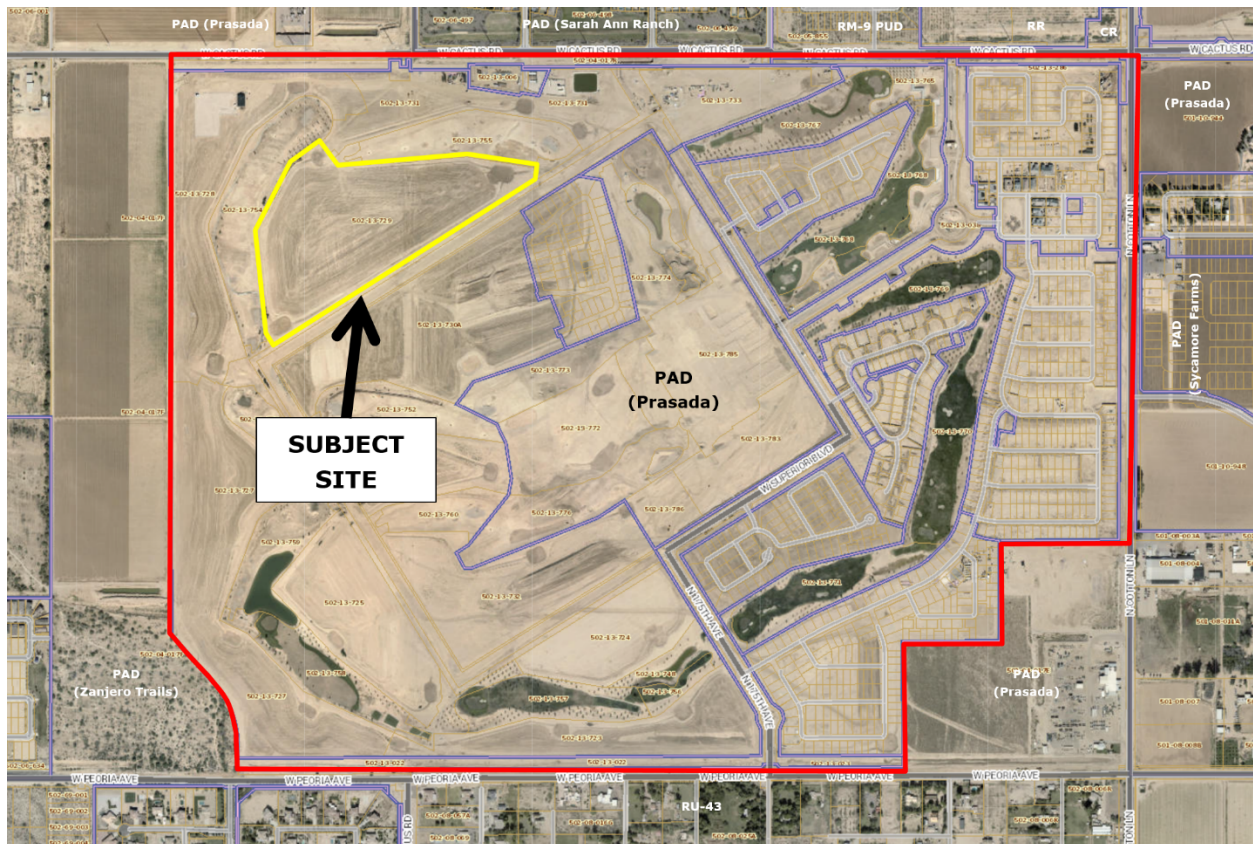
1 **Case:** FS21-341  
2  
3 **Project Name:** Toll at Prasada Unit M Preliminary Plat  
4  
5 **Council District:** 3 - Mesquite  
6  
7 **Meeting Date:** November 2, 2021  
8  
9 **Planner:** Trever Fleetham, AICP  
10  
11  
12 **Owner:** Toll Prasada, LLC  
13  
14 **Applicant:** Aaron Insco of Toll Bros, Inc.  
15  
16 **Request:** Preliminary Plat for Toll at Prasada Unit M in the Prasada PAD  
17  
18 **Site Location:** Generally located west of Cotton Lane, between Cactus Road and  
19 Peoria Avenue  
20  
21 **Lot Yield:** 169  
22  
23 **Area:** 34.505 acres  
24  
25 **Density:** 4.898 DU/Ac.  
26  
27 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035  
28  
29 **Support/Opposition:** None known  
30  
31 **Commission**  
32 **Recommendation:** The Planning and Zoning Commission recommends the Council  
33 **approve** the proposed Preliminary Plat, subject to stipulations "a"  
34 through "c".  
35  
36  
37  
38  
39  
40  
41  
42

**PROJECT DESCRIPTION:**

The subject request involves a Preliminary Plat for a Unit M of the Toll at Prasada project. The proposed Preliminary Plat contemplates 169 standard lots consisting of three (3) lot products. Unit M was also included in the Phase 2 Infrastructure Plat that was approved under case FS19-061 and was depicted in said Final Plat as a single development parcel.

**EXISTING ZONING:**

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



**BACKGROUND:**

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

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

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

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

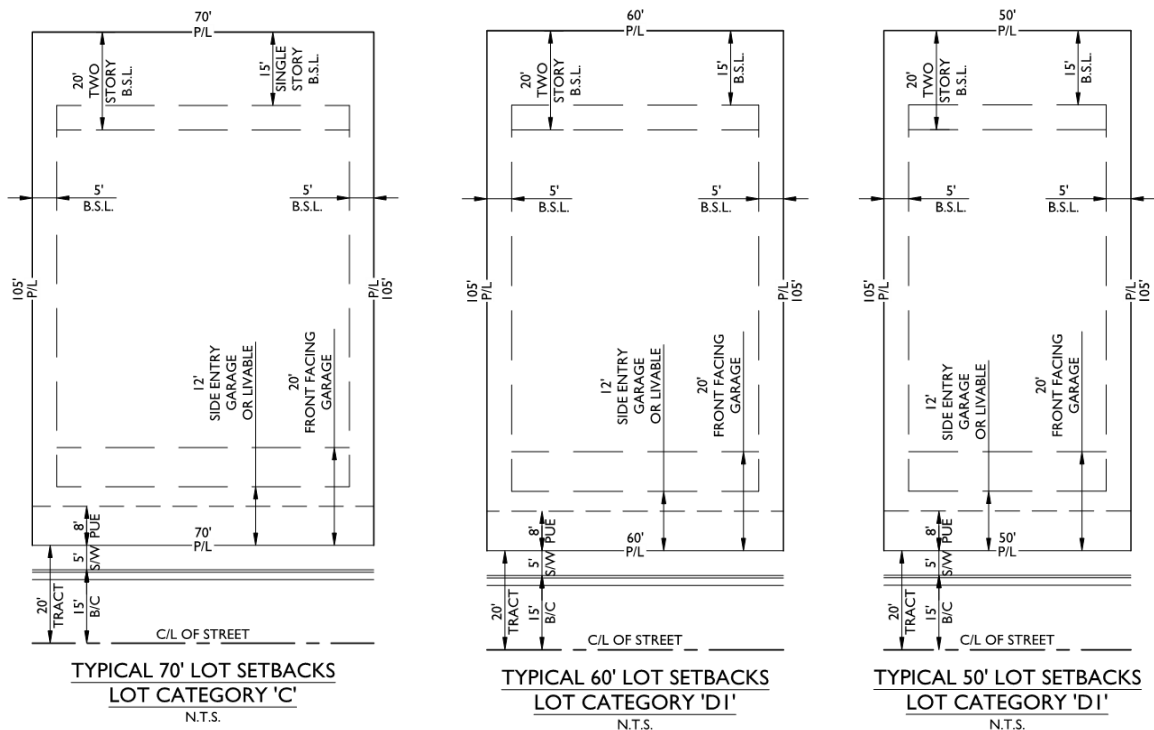
**January 15, 2019:** The City Council approved the Final Plat for Toll at Prasada Phase I Infrastructure under case FS18-290.

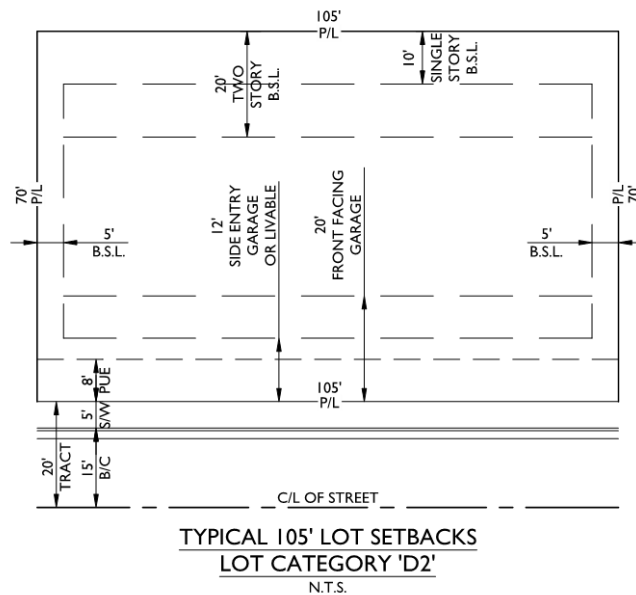
**August 6, 2019:** The City Council approved the Final Plat for Toll at Prasada Phase 2 Infrastructure under case FS19-061.

**April 30, 2021:** The applicant filed case FS21-341, the subject case.

### **ANALYSIS AND DISCUSSION:**

The proposed subdivision anticipates three (3) Lot Categories. These include Lot Category C, two (2) configurations of Lot Category D1, and Lot Category D2. All of the proposed configurations are consistent with the approved PAD zoning. These configurations are depicted below and on Sheet DT01 of the subject Preliminary Plat.





Primary access to this subdivision will be via Dana Point Boulevard, which runs along the southerly boundary of the site. North Hailey Avenue will act as the primary ingress/egress for the site and secondary emergency access points will extend from the cul-de-sacs of Montpelier Street and Julian Street. North Julian Street at the northern end of the site will be continued through as Unit O develops.

The subject site will also have 1.45 acres of passive open space.

**UTILITY AND SERVICES TABLE:**

|              |                         |
|--------------|-------------------------|
| Electric:    | Arizona Public Service  |
| Water:       | EPCOR                   |
| Wastewater:  | City of Surprise        |
| Refuse:      | City of Surprise        |
| Natural Gas: | Southwest Gas           |
| Irrigation:  | Maricopa Water District |
| Schools:     | Dysart USD              |



105 **CONFORMANCE WITH ADOPTED PLANS:**

106  
107 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying  
108 within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac  
109 or more, provided appropriate transitions are made between the various Neighborhood types  
110 included within the character area. At 4.898 DU/Ac, the project most closely aligns with the Suburban  
111 Neighborhood type and is consistent with the General Plan in this regard. The site also lies with the  
112 0-6 DU/Ac. ribbon of the Luke Air Force Base Graduated Density Concept; however, the site is integral  
113 to the larger Sterling Grove project, which is approved for 2,207 lots overall and meets the guidance  
114 offered by the GDC.

115  
116 **REVIEWING AGENCIES:**

117  
118 The subject request was routed to the standard reviewing agencies, who offered the following  
119 comments:

120  
121 **Maricopa Water District (MWD):** In an email dated May 3, 2021, MWD stated the project is located  
122 within an area included in the Toll at Prasada Development and Water Delivery Agreement between  
123 MWD and the original developer/landowner.

124  
125 **Luke Air Force Base (LAFB):** In an email dated May 3, 2021, LAFB stated the request will not  
126 negatively impact flight operations, but recommends a strong notification program.

127  
128 **Summary:**

129  
130 The subject Preliminary Plat meets the requirements of the Prasada PAD, in addition to other  
131 applicable requirements as set forth in the LDO. All city reviewing departments have reviewed the  
132 request and expressed no concerns.

133  
134  
135 **Findings:**

- 136  
137 • The proposed Preliminary Plat is consistent with the Surprise General Plan.  
138 • The proposed Preliminary Plat is consistent with the Prasada PAD.  
139 • The reviewing agencies have indicated no objections.

140  
141 **Commission Recommendation:**

142  
143 Based on the findings noted above, the Planning and Zoning Commission recommends the City  
144 Council **approve** the subject Preliminary Plat request, subject to stipulations 'a' through 'c' as outlined  
145 below:

147 a. Development and use of the site shall be consistent with the Preliminary Plat entitled  
148 "Preliminary Plat Unit M – Phase 3 – Toll at Prasada", prepared by EPS Group, and  
149 received 08/06/2021.

150  
151 b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Prasada –  
152 Unit M", prepared by Greey Pickett, and received 07/21/2021.

153  
154 c. Non-compliance with the stipulations of approval of this case will be treated as a  
155 violation in accordance with the applicable provisions of the Surprise Municipal Code.

156  
157 However, should the Council wish to recommend denial of the request, the Council should make its  
158 own findings and base its decision on those alternative findings.

159  
160 **Attachments:**

161  
162 01 Toll at Prasada Unit M Vicinity Map

163 02 Toll at Prasada Unit M Preliminary Plat

164 03 Toll at Prasada Unit M Preliminary Landscape Plans



# FS21-341 Vicinity Map

UNIT M (PHASE 3)

W. DANA FORT BLVD

W. 3900th BLVD

N. GALE RD (HARDENUT)

N. HAWKWOOD BLVD

N.T.S.

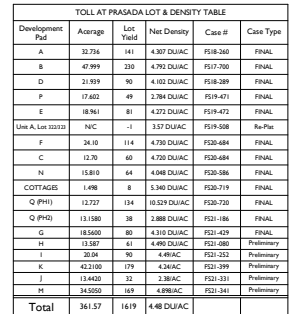


27-701007.0000  
-----  
CERTIFICATE NUMBER

11/14/2018  
DATE

|           |                        |
|-----------|------------------------|
| WATER     | EPCOR WATER            |
| SEWER     | CITY OF SURPRISE       |
| GAS       | SOUTHWEST GAS          |
| ELECTRIC  | ARIZONA PUBLIC SERVICE |
| TELEPHONE | CENTURYLINK / COX      |
| CABLE TV  | CENTURYLINK / COX      |
| FIRE      | CITY OF SURPRISE       |
| POLICE    | CITY OF SURPRISE       |

|             |             |                                        |
|-------------|-------------|----------------------------------------|
| SHEET 1     | CS01        | COVER SHEET                            |
| SHEET 2     | CS02        | INDEX SHEET                            |
| SHEET 3     | DT01        | LOT DIAGRAMS AND DEVELOPMENT STANDARDS |
| SHEET 4 - 6 | PP01 - PP03 | PRELIMINARY PLAT                       |
| SHEET 7     | TB01        | DATA TABLES                            |



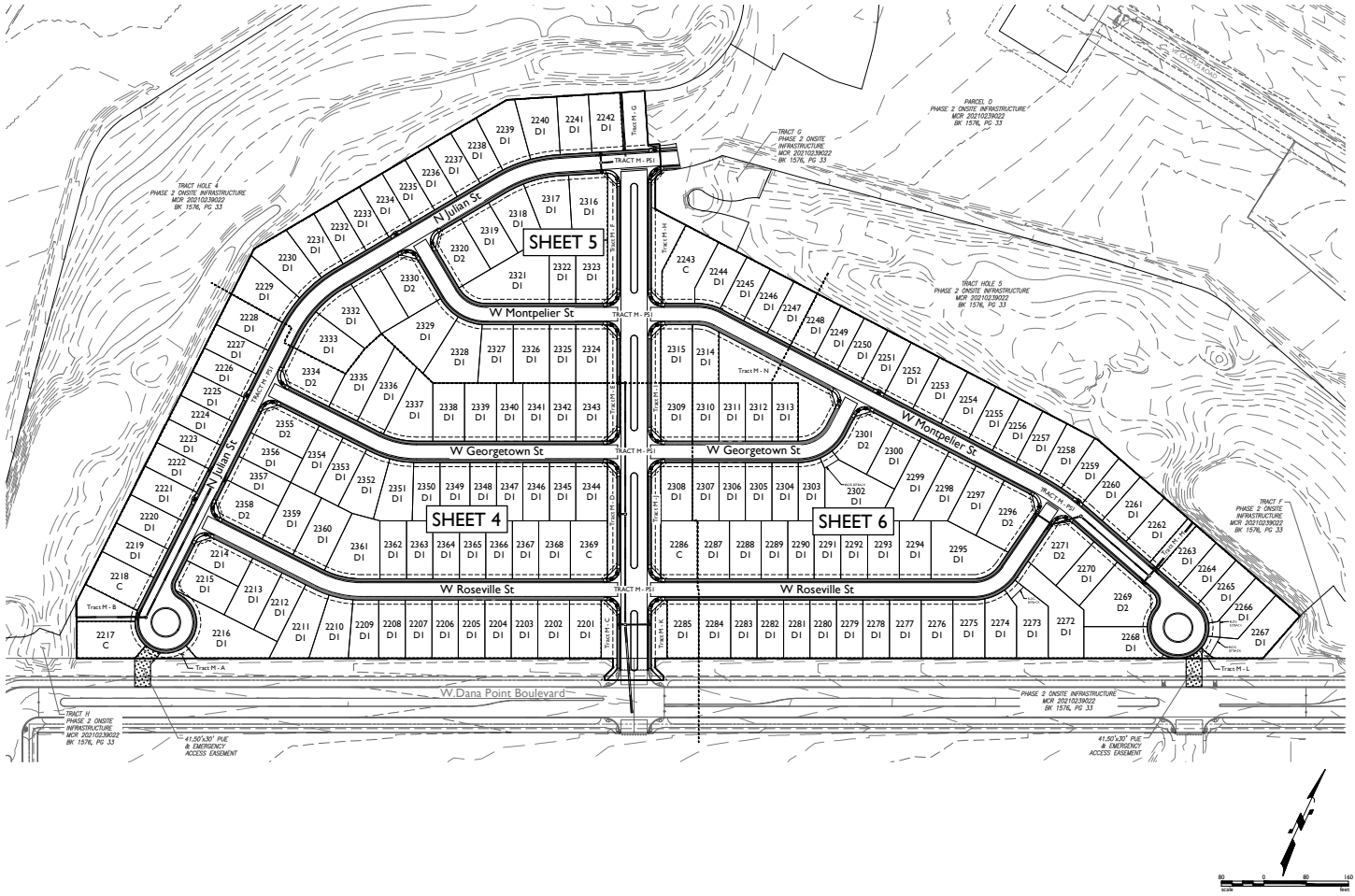
1. THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
2. LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
3. THE DEVELOPER WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
4. THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS AND ALL INTERIOR STREETS.
5. THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF CITY OF SURRIDGE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45-576.

THIS DEVELOPMENT SHALL CONFORM TO THE DEVELOPMENT STANDARDS APPROVED IN PRASADA, CASES FSI 7-587 & FSI 6-400.

16-339 - Phase 3 - Unit M - PRELIMINARY PLAT

Aug. 06, 2021 1:04PM S:\Projects\16-339\16-339.dwg User: J. Smith Plot Area: 16-339 - P3 - Unit M - CS02

Sheet



11710 N. 19th Street, Suite 100  
Tucson, AZ 85710  
Phone: (520) 555-2222  
Fax: (520) 555-2222  
www.eps-group.com

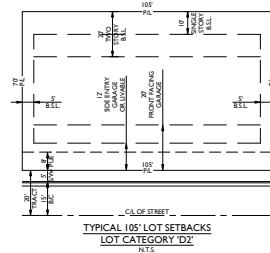
TOLL AT PRASADA  
PHASE 3 - Unit M - PRELIMINARY PLAT  
Preliminary Plat Index Sheet

Project: 16-339  
Revision: 02  
Date: 08/06/2021  
By: J. Smith  
Check: C. Smith  
Title: 16-339 - P3 - Unit M - CS02

Job No. 16-339  
Sheet No. 2 of 7



04. 2021 8:14am S:\Projekte\2016\16-339\Ch01\Source\Y\Jelt M\ProjDir\Pre Dir\16-339 - 00 - 0b 3 - Jelt M - DT01.dwg

[illegible]



[illegible]





20-02

WEST OF COTTON LANE , SOUTH OF CACTUS ROAD  
CITY OF SURPRISE PRE-PLAT LANDSCAPE PLANS

[illegible][illegible]

**ANGLE IR GRANITE RP-RAP**

1. INSTALL GRANITE RP-RAP IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS (TYPICAL). REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR COLOR AND SIZE OF GRANITE RP-RAP.
2. THE CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
3. THE CONTRACTOR SHALL REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.

2. ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF DECOMPOSED GRANITE, THROUGHOUT (TYPICAL).
3. CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

[illegible][illegible]

3. CONTRACTOR SHALL GRADE TO MAINTAIN PROPER DRAINAGE AWAY FROM ALL STRUCTURES. REVIEW ENGINEER PLAN FOR DRAINAGE.

4. FRESH GRADE SHALL BE MAINTAINED TO PROTECT LANDSCAPE ARCHITECT.

5. LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO FINISHING.

6. GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:

7. A. WITHIN THE PROJECT SITE, THE CONTRACTOR IS REQUIRED TO PROVIDE SLOPES, EVEN GRADE TRANSITION IN LANDSCAPE AREA.

8. RETAINING WALLS PLACING TOP SURFACE MINUS TOPGAINS IN THE FOLLOWING AREAS:

9. 1. SIDE AND ANNUAL AREAS (SEE DRAWING FOR LOCATION ON SITE-SLO).

10. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING ANY CALICHE ENCOUNTERED ON THE PROJECT SITE. THE CONTRACTOR SHALL REMOVE AND ANCHOR SHALL COORDINATE A SUITABLE LOCATION ON SITE TO EXPOSE OF THE CALICHE MATERIAL, SHOULD A SUITABLE LOCATION ON SITE NOT EXIST. THE OWNER SHALL BE RESPONSIBLE FOR THE REMOVAL OF CALICHE MATERIAL.

11. FRESH GRADE OF ALL FINISHING AREAS TO BE 1" TO 3" BELOW ADJACENT PAVING UNLESS OTHERWISE NOTED.

12. REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS. THE LANDSCAPE ARCHITECT SHALL VERIFY THAT AREAS ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.

13. THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS IN THE DIRECTION OF THE DRAINAGE FLOWS.

1. ALL SVTS WILL COMPLY WITH EDS DETAIL 4-01 AND 4-02
2. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTIONS WILL ADHERE TO CITY OF SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02. STOP SIGNS AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 64 INCHES, PER SURPRISE EDS DETAIL 4-01.

CACTUS, MD

PROJECT SITE

[illegible][illegible]

1. FOOTINGS WALLS AND FINISHES SHALL BE PLACED OUTSIDE THE PUBLIC RIGHT-OF-WAY.
2. RETENTION CIVIL PAVING SHALL BE DONE BY GROUND ENGINEERS FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CURVES, GRADES, SLOPES, AND ELEVATIONS SHALL BE PROVIDED BY THE CIVIL ENGINEER.
3. MODIFIED IF NECESSARY FOR THE CONSTRUCTION.
4. PRELIMINARIES FROM THE CIVIL ENGINEER SHALL BE PROVIDED BY THE CIVIL ENGINEER. THE CONTRACTOR SHALL CORRECT DISCREPANCIES OCCUR.
5. PRELIMINARIES SHALL BE PROVIDED BY THE CIVIL ENGINEER FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. MATERIALS, THE CONTRACTOR SHALL PROVIDE A 4"X4" SAMPLES FROM EACH LOT OF MATERIALS TO BE USED FOR TESTING AND ANALYSIS. EXPLORE ASPECTS PAYING, 1" CRIBRAG, COLOR, CONCRETE.
7. APPROVAL BY THE LANDSCAPE ARCHITECT SHALL BE OBTAINED FOR AUTHORIZED REPRESENTATIVE PRIOR TO FINAL CONSTRUCTION.
8. CONSTRUCTION OF THE CURB SHALL BE DONE BY THE CIVIL ENGINEER IN DETAILS, SHALL BE 2" OF 6" CRIB, 1.000 PSI CONCRETE.
9. CONSTRUCTION OF THE CURB SHALL BE DONE BY THE CIVIL ENGINEER AND EXPANSION JOINTS AT 20' ON CURB, SHALL BE 1/2" CRIB, 1.000 PSI CONCRETE.
10. THE CURB SHALL BE 1/2" CRIB, 1.000 PSI CONCRETE.
11. RADIUS OF ANGLE INTERSECTIONS SHALL BE 2' OF TYPICAL, UNLESS OTHERWISE.
12. THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL HORIZONTALS, BEHIND THE CONSTRUCTION FOR THE CIVIL ENGINEER.
13. THE CONTRACTOR SHALL PROVIDE A 4"X4" SAMPLES FROM EACH LOT OF MATERIALS, THE CONTRACTOR SHALL PROVIDE A 4"X4" SAMPLES FROM EACH LOT OF MATERIALS.

**DEVELOPER:**  
TOLL BROTHERS  
8747 E VIA DE VENTURA, SUITE 390  
SCOTTSDALE, AZ 85258  
TEL: (480) 314-6711  
CONTACT: OSCAR DOMINGUEZ

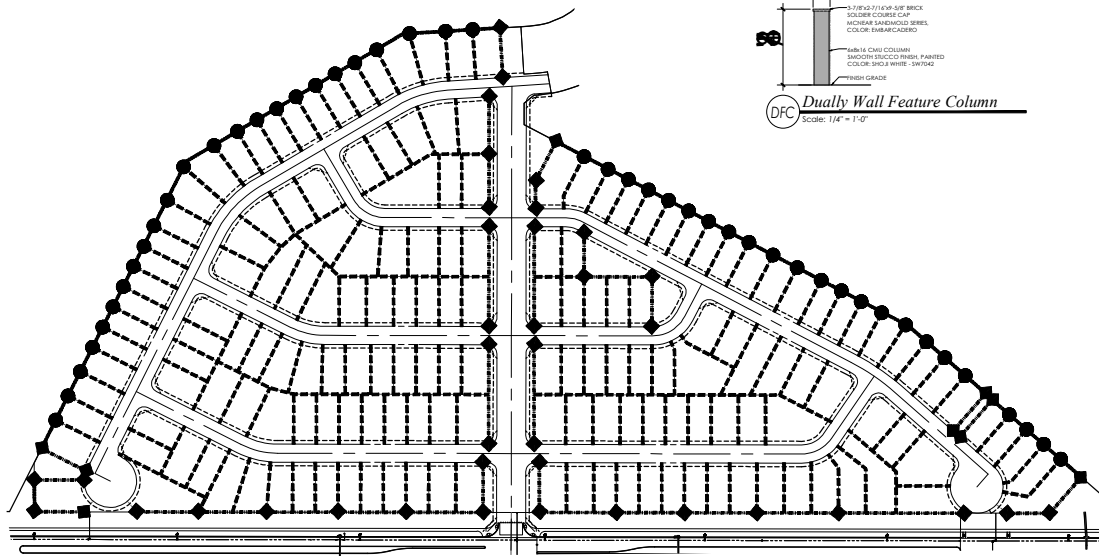
**LANDSCAPE ARCHITECT/PLANNER:**  
GREENE | PICKETT  
7144 E. STEPHEN DRIVE, SUITE 205  
SCOTTSDALE, AZ 85251  
PHONE: (480) 609-0009  
CONTACT: WENDELL PICKETT

**CIVIL ENGINEER:**  
EPS GROUP  
1130 N Alma School Road, Suite 120  
MESA, AZ 85201  
PHONE: (480) 503-2250  
CONTACT: RICH HOPPE, P.E.

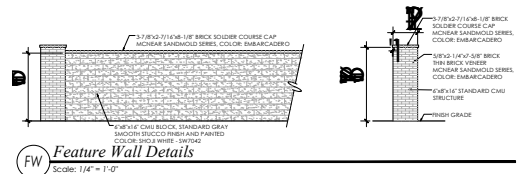
|                          |           |
|--------------------------|-----------|
| <b>LANDSCAPE PLANS</b>   |           |
| COVER SHEET              | L0.0      |
| WALL PLAN                | L1.1      |
| LANDSCAPE PLANS          | L3.1-L3.4 |
| PLANTING DETAILS         | L7.1      |
| LANDSCAPE SPECIFICATIONS | L8.1      |

| TRACT USE TABLE |                                                        |           |           |
|-----------------|--------------------------------------------------------|-----------|-----------|
| TRACT           | USE                                                    | AREA (SF) | AREA (AC) |
| Tract M - A     | PASSIVE OPENSPACE, EMERGENCY ACCESS & UTILITY EASEMENT | 1551      | 0.036     |
| Tract M - B     | PASSIVE OPENSPACE                                      | 5205      | 0.119     |
| Tract M - C     | PASSIVE OPENSPACE                                      | 3585      | 0.082     |
| Tract M - D     | PASSIVE OPENSPACE                                      | 3788      | 0.087     |
| Tract M - E     | PASSIVE OPENSPACE                                      | 3788      | 0.087     |
| Tract M - F     | PASSIVE OPENSPACE                                      | 4247      | 0.098     |
| Tract M - G     | PASSIVE OPENSPACE                                      | 5285      | 0.121     |
| Tract M - H     | PASSIVE OPENSPACE                                      | 6675      | 0.153     |
| Tract M - I     | PASSIVE OPENSPACE                                      | 3788      | 0.087     |
| Tract M - J     | PASSIVE OPENSPACE                                      | 3788      | 0.087     |
| Tract M - K     | PASSIVE OPENSPACE                                      | 3587      | 0.082     |
| Tract M - L     | EMERGENCY ACCESS & UTILITY EASEMENT                    | 486       | 0.011     |
| Tract M - M     | PASSIVE OPENSPACE                                      | 2200      | 0.051     |
| Tract M - N     | ACTIVE OPENSPACE                                       | 15222     | 0.349     |
| Tract M - PJ1   | PRIVATE STREET TRACT, PUBLIC UTILITY EASEMENT          | 312744    | 7.180     |

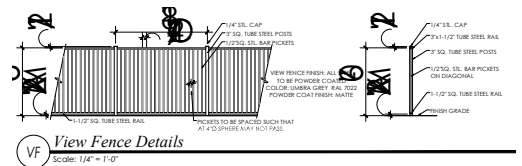
| UNIT M:         |              |               |                  |
|-----------------|--------------|---------------|------------------|
| Irrigated Acres | Annual Ac-Ft | Peak Flow GPM | Peak Gallons/Day |
| Turf            | 1.47         | 10.16         | 44               |
| Drip            | 2.73         | 4.75          | 14               |
| Totals          | 4.20         | 14.91         | 58               |
|                 |              |               | 24,100           |



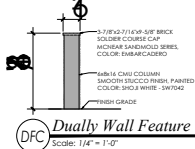
FW *Feature Wall Details*  
Scales: 1/4" = 1'-0"



VF *View Fence Details*  
Scale: 1/4" = 1'-0"



DEC *Dually Wall Feature Column*



**GREY PICKETT**  
landscape architecture community design  
7144 e station drive, suite 205  
scottsdale, arizona 85221  
480.669.0009p 480.669.0097f

PNASADA  
Parcel M  
SURPRISE, ARIZONA

**Toll Brothers**  
AMERICA'S LUXURY HOME BUILDER®

project #  
TOL 22  
scale  
As Shown  
issued for  
REVIEW  
drawn by  
TEAM  
date  
07.20.202  
drawing  
Wall Plan

FS21-341



MATCHLINE - SEE SHEET L3.2a

2324 DI

2343 DI

2315 DI

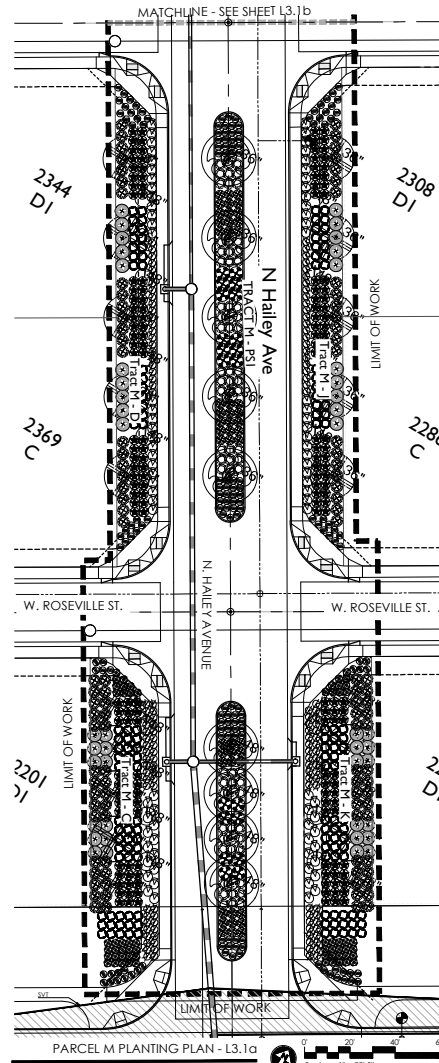
2309 DI

W. GEORGETOWN ST.

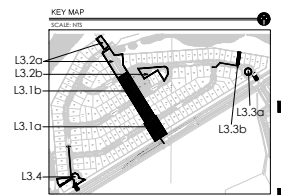
MATCHLINE - SEE SHEET L3.1a

PARCEL M PLANTING PLAN - L3.1b

0 20' 40' 60'



| PLANT MATERIALS LEGEND                                                                |                                             |                        |     |  |
|---------------------------------------------------------------------------------------|---------------------------------------------|------------------------|-----|--|
|                                                                                       | Plant Name                                  | Size                   | Qty |  |
|    | Flattened ribbed "Wu-Guandao"<br>Pinch Ash  | 30" x 10"              | 10  |  |
|    | Olive company "Wu-Hsi"<br>Pinch Ash         | 48" x 30"<br>30" x 30" | 10  |  |
|    | Flattened "Wu-Pao"<br>Pinch Ash             | 48" x 30"              | 10  |  |
|    | Spherical sandstone<br>"Chia-Hsu" Pine Tree | 48" x 30"              | 24  |  |
|    | Flint speckles<br>"Chia-Hsu" Pine Tree      | 30" x 30"              | 4   |  |
|   | Callanese callanese<br>"Yin-Hsi" Pine Tree  | 1" x 10"               | 10  |  |
|  | Callanese callanese<br>"Yin-Hsi" Pine Tree  | 1" x 10"               | 10  |  |
|  | Callanese callanese<br>"Yin-Hsi" Pine Tree  | 1" x 10"               | 10  |  |
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|  | Callanese callanese<br>"Yin-Hsi" Pine Tree  | 1" x 10"               | 10  |  |
|  | Callanese callanese<br>"Yin-Hsi" Pine Tree  | 1" x 10"               | 10  |  |
|  | Callanese callanese<br>"Yin-Hsi" Pine Tree  | 1" x 10"               | 10  |  |
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|  | Callanese callanese<br>"Yin-Hsi" Pine Tree  | 1" x 10"               | 10  |  |
|  | Callanese callanese<br>"Yin-Hsi" Pine Tree  | 1" x 10"               | 10  |  |
|  | Callanese callanese<br>"Yin-Hsi" Pine Tree  | 1" x 10"               | 10  |  |
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|  | Callanese callanese<br>"Yin-Hsi" Pine Tree  | 1" x 10"               | 10  |  |
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|  | Callanese callanese<br>"Yin-Hsi" Pine Tree  | 1" x 10"               | 10  |  |
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|  | Callanese callanese<br>"Yin-Hsi" Pine Tree  | 1" x 10"               | 10  |  |



**GREY PICKETT**  
architecture | community design

7144 e stetson drive, suite 205  
scottsdale, arizona 85251  
480.609.0069 p 480.609.0090 f



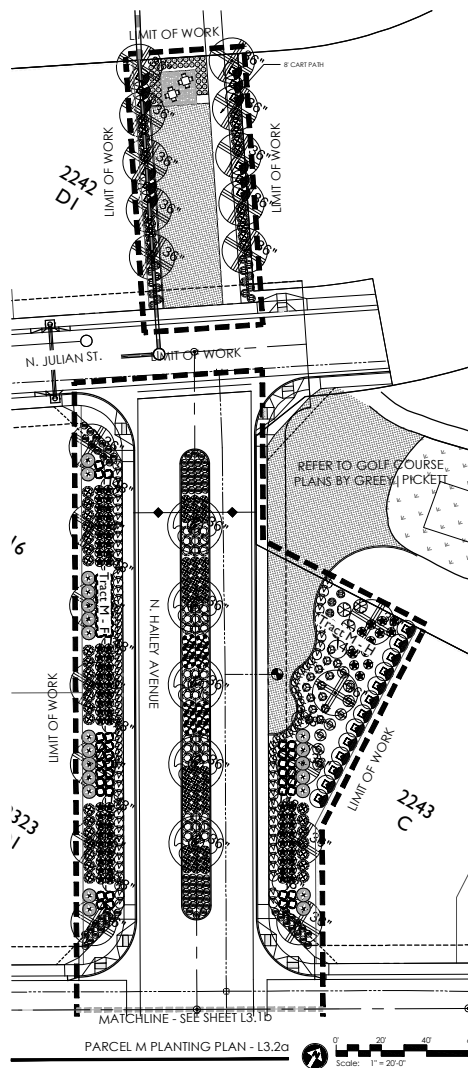
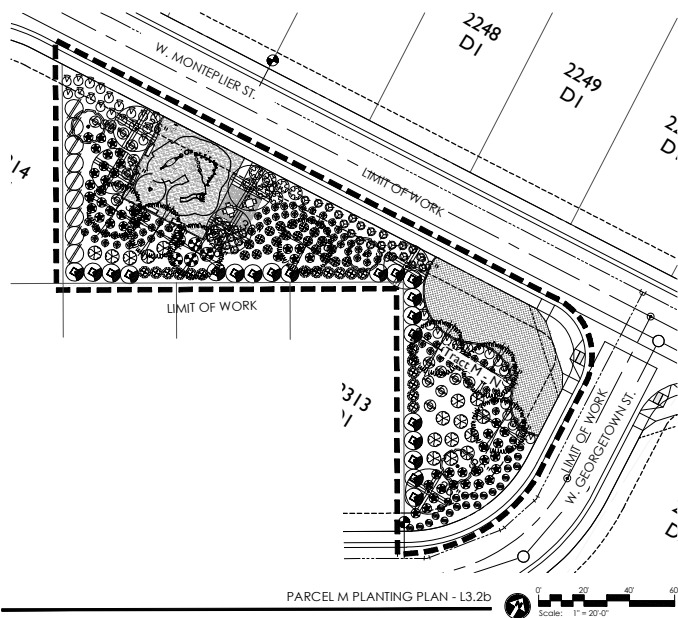
PARCEL M  
SURPRISE, ARIZONA

**Joll Brothers**  
AMERICA'S LUXURY HOME BUILDER®

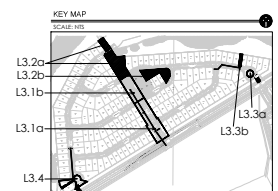
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Date: 0.202  
Drawing: g Pic

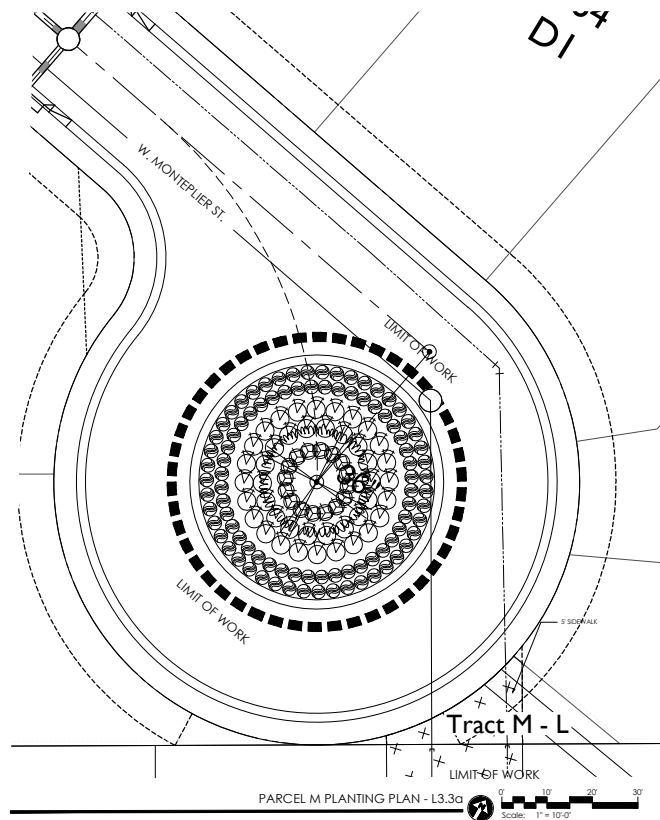
### 3.1

21-341 ■



| PLANT MATERIALS LEGEND                                                                |                                                     |           |     |  |
|---------------------------------------------------------------------------------------|-----------------------------------------------------|-----------|-----|--|
| Syms.                                                                                 | Plant Name                                          | Size      | Qty |  |
|    | <i>Fragaria vesca</i> "Wild Strawberry"<br>For Sale | 3" / 5"   | 10  |  |
|    | <i>Olea europaea</i> "Olive Tree"<br>For Sale       | 40" / 50" | 10  |  |
|    | <i>Siphocampylus</i> "Red Hot"<br>For Sale          | 3" / 5"   | 18  |  |
|    | <i>Siphocampylus</i> "Red Hot"<br>For Sale          | 3" / 5"   | 18  |  |
|    | <i>Siphocampylus</i> "Red Hot"<br>For Sale          | 3" / 5"   | 18  |  |
|    | <i>Siphocampylus</i> "Red Hot"<br>For Sale          | 3" / 5"   | 18  |  |
|    | <i>Siphocampylus</i> "Red Hot"<br>For Sale          | 3" / 5"   | 18  |  |
|  | <i>Siphocampylus</i> "Red Hot"<br>For Sale          | 3" / 5"   | 18  |  |
|  | <i>Siphocampylus</i> "Red Hot"<br>For Sale          | 3" / 5"   | 18  |  |
|  | <i>Siphocampylus</i> "Red Hot"<br>For Sale          | 3" / 5"   | 18  |  |
|  | <i>Siphocampylus</i> "Red Hot"<br>For Sale          | 3" / 5"   | 18  |  |
| Shrubs                                                                                |                                                     |           |     |  |
|    | <i>Calluna vulgaris</i> "Red Fairy Cane"            | 5 gal.    | 10  |  |
|    | <i>Calluna vulgaris</i> "Red Fairy Cane"            | 5 gal.    | 10  |  |
|    | <i>Calluna vulgaris</i> "Red Fairy Cane"            | 5 gal.    | 10  |  |
|    | <i>Calluna vulgaris</i> "Red Fairy Cane"            | 5 gal.    | 10  |  |
|    | <i>Calluna vulgaris</i> "Red Fairy Cane"            | 5 gal.    | 10  |  |
|    | <i>Calluna vulgaris</i> "Red Fairy Cane"            | 5 gal.    | 10  |  |
|    | <i>Calluna vulgaris</i> "Red Fairy Cane"            | 5 gal.    | 10  |  |
|  | <i>Calluna vulgaris</i> "Red Fairy Cane"            | 5 gal.    | 10  |  |
|  | <i>Calluna vulgaris</i> "Red Fairy Cane"            | 5 gal.    | 10  |  |
|  | <i>Calluna vulgaris</i> "Red Fairy Cane"            | 5 gal.    | 10  |  |
|  | <i>Calluna vulgaris</i> "Red Fairy Cane"            | 5 gal.    | 10  |  |
| Groundcovers                                                                          |                                                     |           |     |  |
|    | <i>Chamaenerion</i> "Red Fairy Cane"                | 1 gal.    | 225 |  |
|    | <i>Chamaenerion</i> "Red Fairy Cane"                | 1 gal.    | 225 |  |
|    | <i>Chamaenerion</i> "Red Fairy Cane"                | 1 gal.    | 225 |  |
|    | <i>Chamaenerion</i> "Red Fairy Cane"                | 1 gal.    | 225 |  |
|    | <i>Chamaenerion</i> "Red Fairy Cane"                | 1 gal.    | 225 |  |
|    | <i>Chamaenerion</i> "Red Fairy Cane"                | 1 gal.    | 225 |  |
|    | <i>Chamaenerion</i> "Red Fairy Cane"                | 1 gal.    | 225 |  |
|  | <i>Chamaenerion</i> "Red Fairy Cane"                | 1 gal.    | 225 |  |
|  | <i>Chamaenerion</i> "Red Fairy Cane"                | 1 gal.    | 225 |  |
|  | <i>Chamaenerion</i> "Red Fairy Cane"                | 1 gal.    | 225 |  |
|  | <i>Chamaenerion</i> "Red Fairy Cane"                | 1 gal.    | 225 |  |
| Accents                                                                               |                                                     |           |     |  |
|    | <i>Chamaenerion</i> "Red Fairy Cane"                | 1 gal.    | 225 |  |
|    | <i>Chamaenerion</i> "Red Fairy Cane"                | 1 gal.    | 225 |  |
|    | <i>Chamaenerion</i> "Red Fairy Cane"                | 1 gal.    | 225 |  |
|    | <i>Chamaenerion</i> "Red Fairy Cane"                | 1 gal.    | 225 |  |
|    | <i>Chamaenerion</i> "Red Fairy Cane"                | 1 gal.    | 225 |  |
|    | <i>Chamaenerion</i> "Red Fairy Cane"                | 1 gal.    | 225 |  |
|    | <i>Chamaenerion</i> "Red Fairy Cane"                | 1 gal.    | 225 |  |
|  | <i>Chamaenerion</i> "Red Fairy Cane"                | 1 gal.    | 225 |  |
|  | <i>Chamaenerion</i> "Red Fairy Cane"                | 1 gal.    | 225 |  |
|  | <i>Chamaenerion</i> "Red Fairy Cane"                | 1 gal.    | 225 |  |
|  | <i>Chamaenerion</i> "Red Fairy Cane"                | 1 gal.    | 225 |  |
| MASS PLANTING                                                                         |                                                     |           |     |  |
|    | SOD.                                                |           |     |  |
| INERTS                                                                                |                                                     |           |     |  |
| Syms.                                                                                 | Description                                         |           |     |  |
|    | DECOMPOSED GRANITE, COLOR TRD.                      |           |     |  |



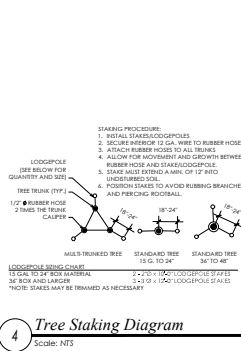


KEY MAP

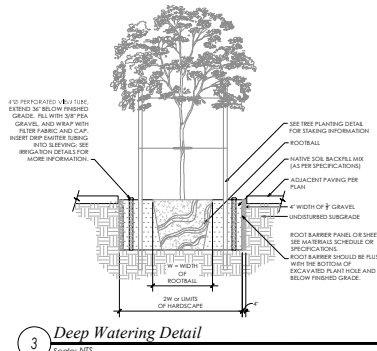
SCALE: 1:50

L3.2a  
L3.2b  
L3.1b  
L3.1a  
L3.4  
L3.3a  
L3.3b

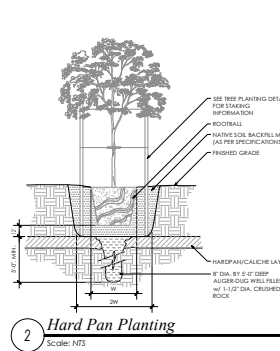




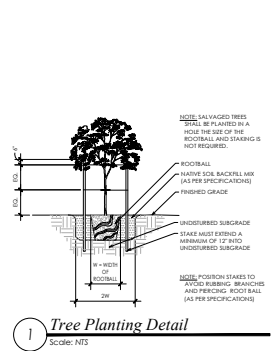
4 **Tree Staking Diagram**  
Scale: NTS



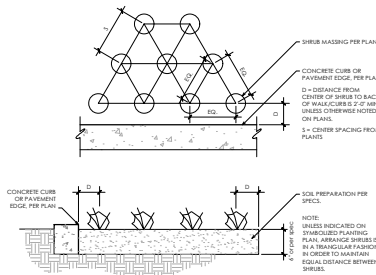
3 **Deep Watering Detail**  
Scale: NTS



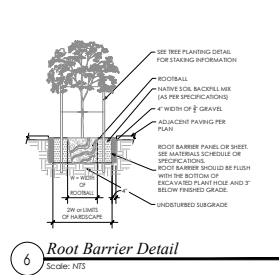
2 **Hard Pan Planting**  
Scale: NTS



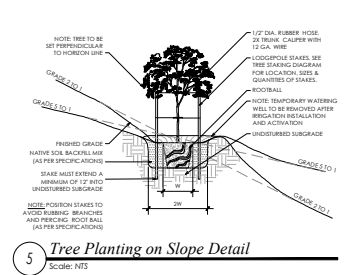
1 **Tree Planting Detail**  
Scale: NTS



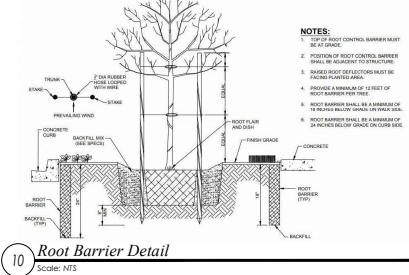
7 **Plant Spacing Detail**  
Scale: NTS



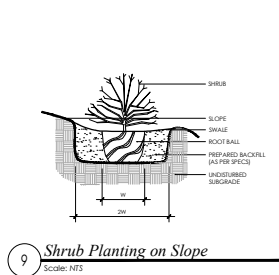
6 **Root Barrier Detail**  
Scale: NTS



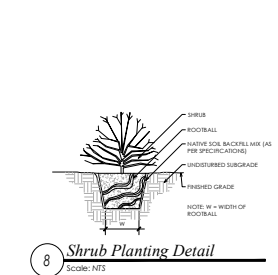
5 **Tree Planting on Slope Detail**  
Scale: NTS



10 **Root Barrier Detail**  
Scale: NTS



9 **Shrub Planting on Slope**  
Scale: NTS



8 **Shrub Planting Detail**  
Scale: NTS







**SURPRISE**  
ARIZONA

City Council

November 2, 2021

Toll at Prasada

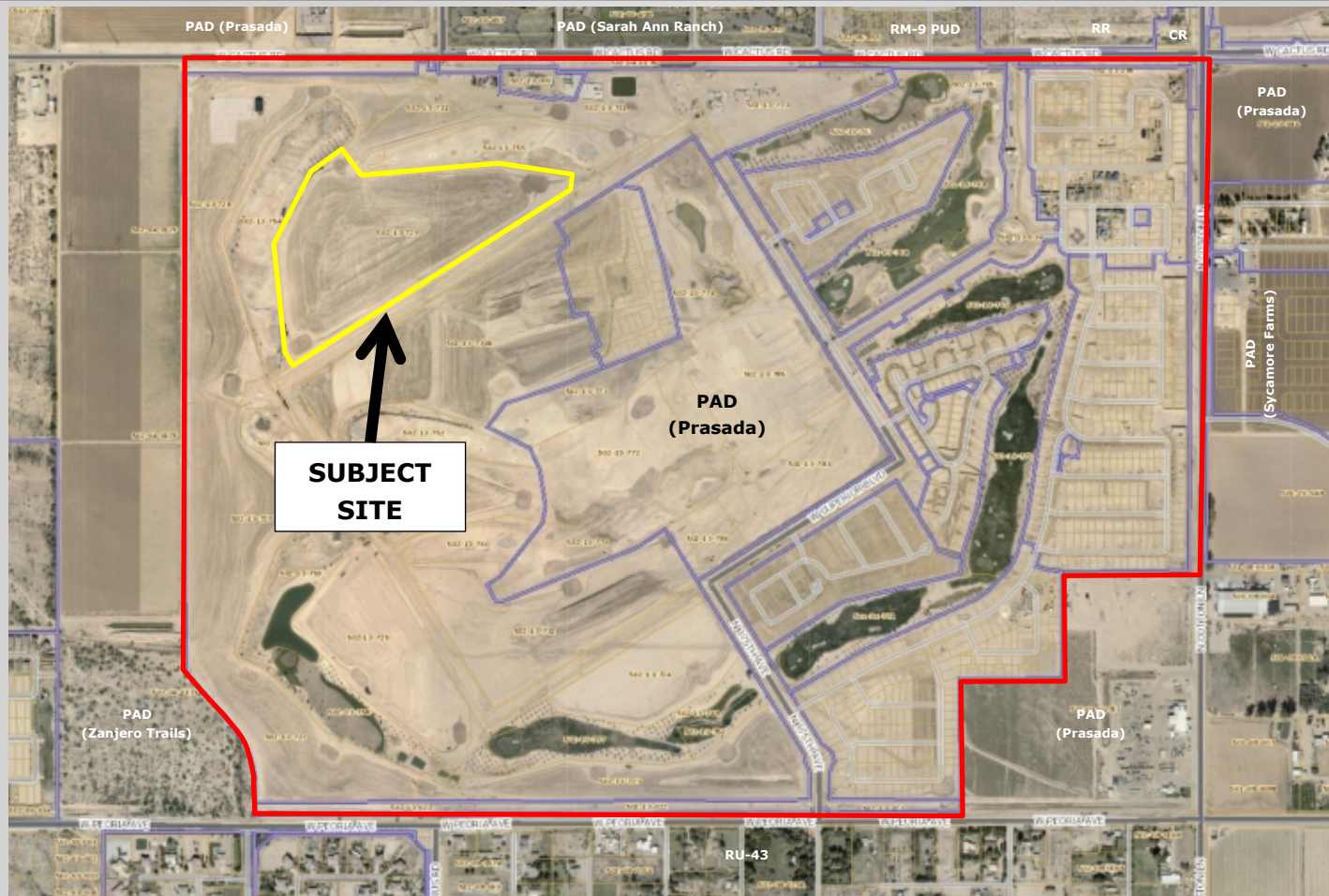
Unit M Preliminary Plat

FS21-341



# FS21-341 Vicinity Map





# FS21-341 Case Map

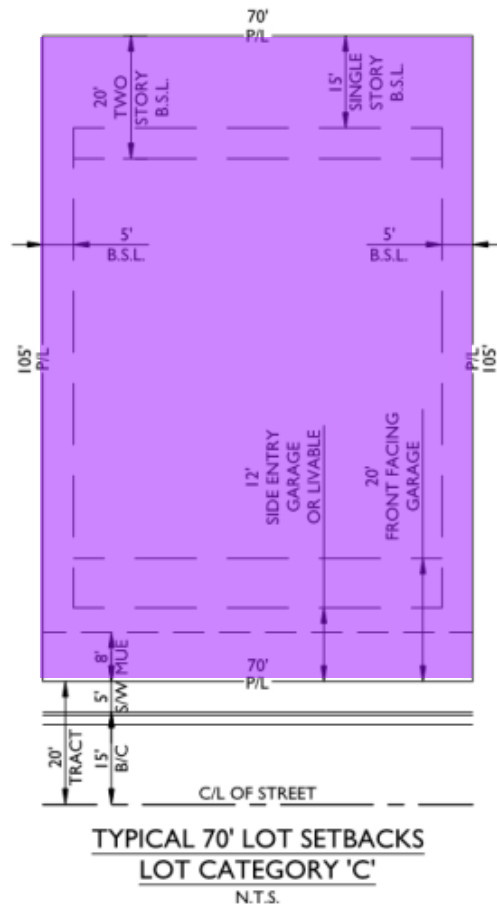
# Sterling Grove Master Plan



# Sterling Grove Master Plan

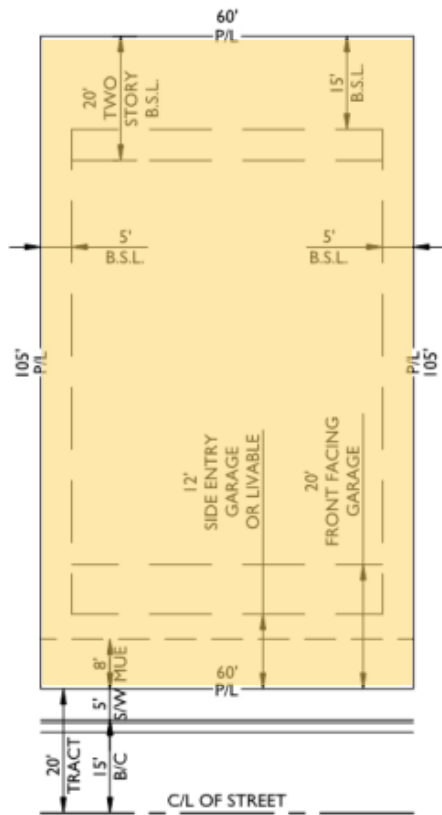




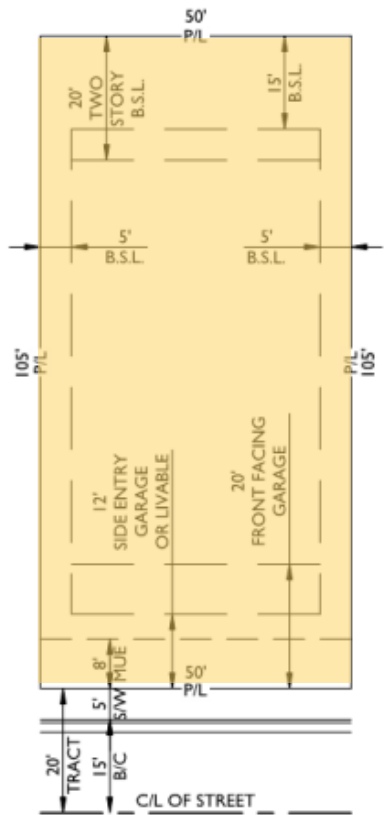


# FS21-341 Unit M Preliminary Plat





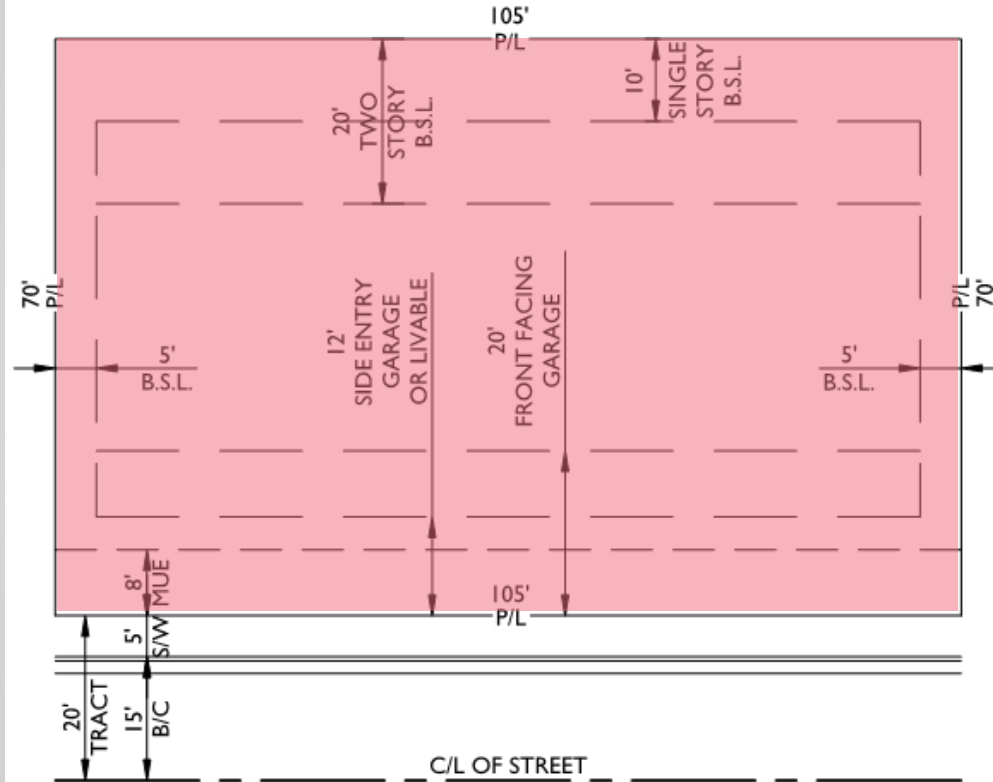
**TYPICAL 60' LOT SETBACKS**  
**LOT CATEGORY 'DI'**  
 N.T.S.



**TYPICAL 50' LOT SETBACKS**  
**LOT CATEGORY 'DI'**  
 N.T.S.

# FS21-341 Unit M

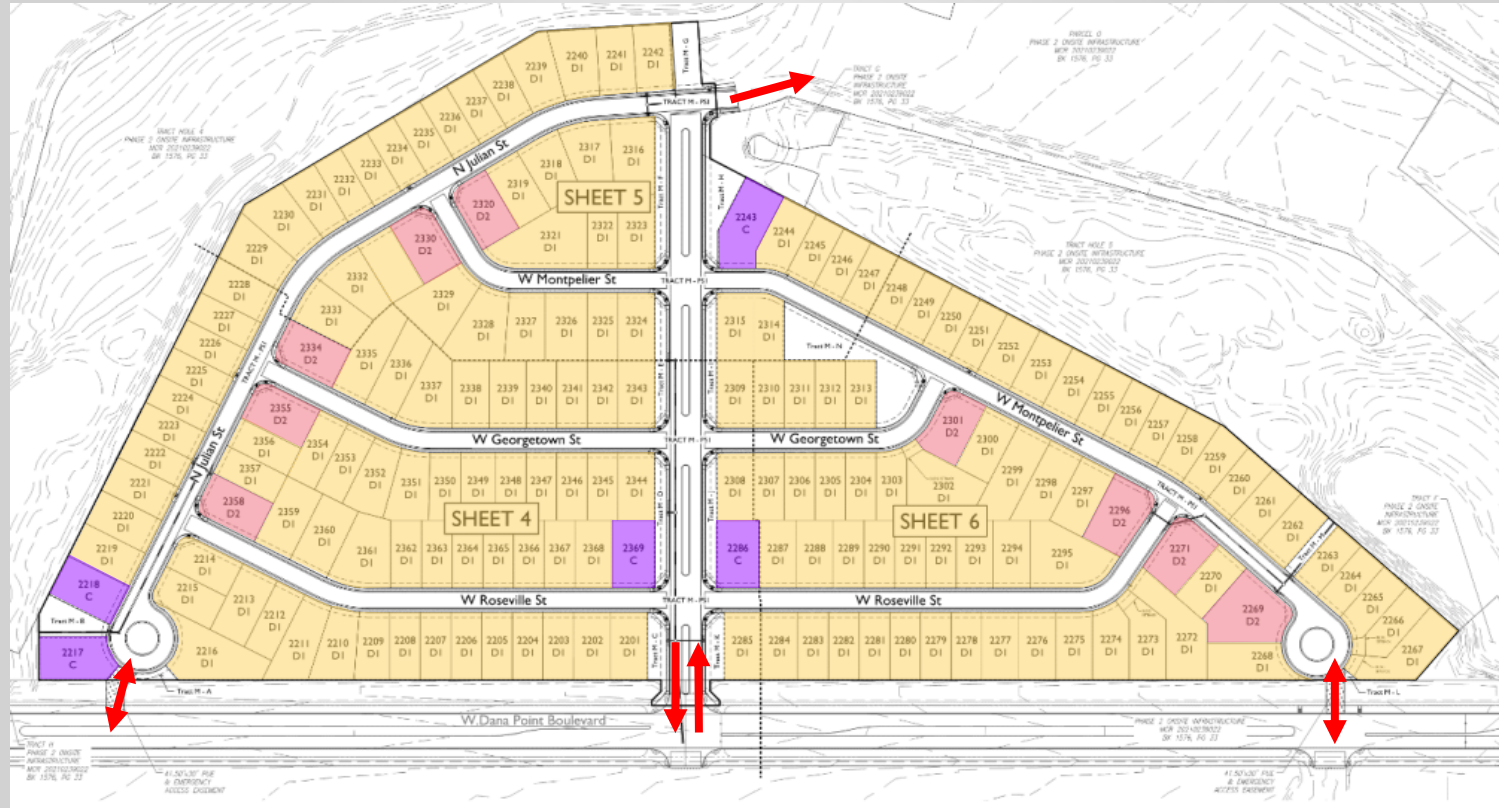
## Preliminary Plat



TYPICAL 105' LOT SETBACKS  
LOT CATEGORY 'D2'  
 N.T.S.

# FS21-341 Unit M Preliminary Plat

# FS21-341 Unit M Preliminary Plat



W. GEORGETOWN ST.

2324 DI

2343 DI

2315 DI

2309 DI

N. WATER AVENUE

LIMIT OF WORK

LIMIT OF WORK

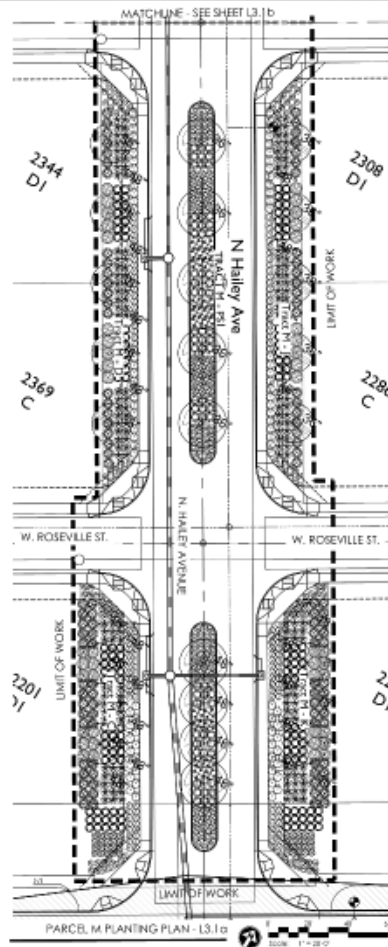
MATCHLINE - SEE SHEET 13.2a

MATCHLINE - SEE SHEET 13.1a

0 5 10

FEET

PARCEL M PLANTING PLAN - 13.1b

[illegible]

*Toll Brothers*

PRASADA  
Parcel M

**GREEN PICKETT**  
landscape architecture COMPANY/ly design  
1010 W. 24TH STREET, SUITE 200  
MINNEAPOLIS, MN 55411  
612.338.0334 FAX 612.338.0340

[illegible]

L3.

F521-341

## Page 295 of 364

PRASADA  
Parcel M  
SURPRISE, ARIZO

**Toll Brothers**

[illegible]L3.2  
F521-341  
Copyright © 2015

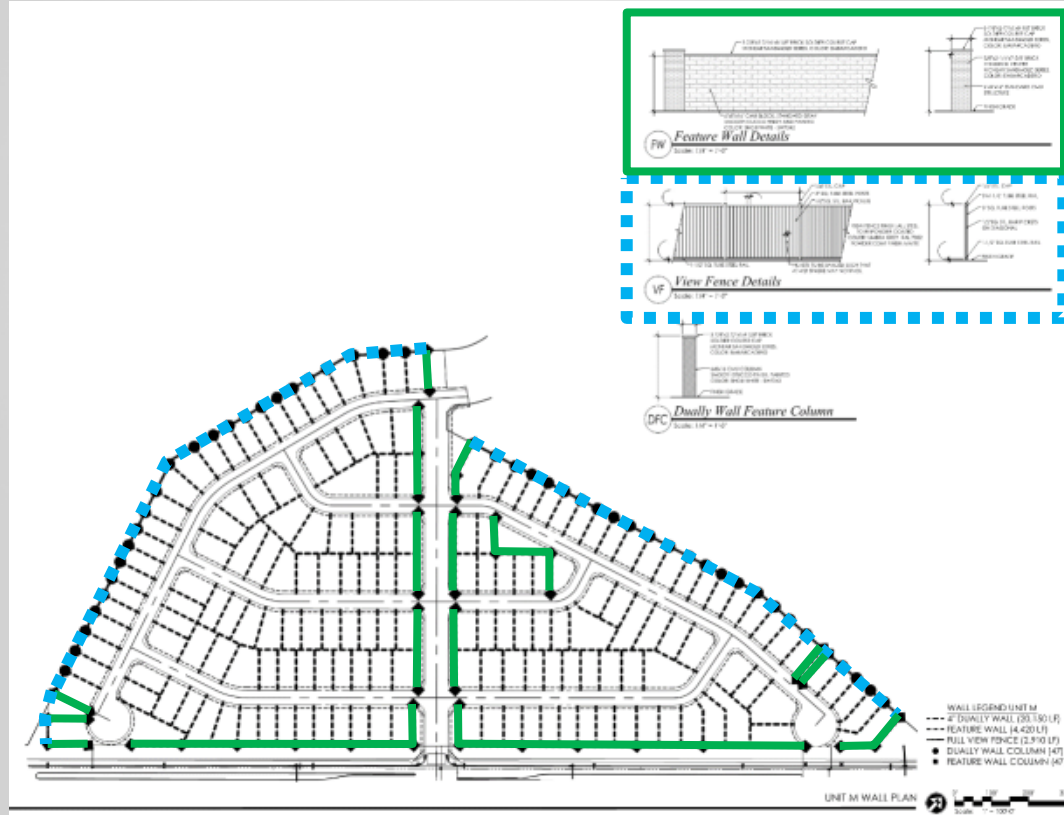
## Page 296 of 364







# FS21-341 Unit M Landscape



# **Commission Recommendation:**

**Approve subject to stipulations 'a' through 'c'**



# QUESTIONS OR COMMENTS?

Thank You



## CITY OF SURPRISE Regular City Council Meeting

---

Council Meeting Date: November 2, 2021      Contact Person: Trever Fleetham  
Submitting Department: Community Development      District: District 3  
Staff Recommendations: None

---

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

---

### **Agenda Wording:**

Consideration and action pertaining to approval of the Preliminary Plat entitled, “Unit J – Phase 3 – Toll at Prasada”, dated August 10, 2021, an approximately 13.442 acre property generally located west of Cotton Lane, between Cactus Road and Peoria Avenue.

---

### **Motion:**

I move to approve the Preliminary Plat entitled, “Unit J – Phase 3 – Toll at Prasada,”, dated August 10, 2021, subject to stipulations “a” through “c” as outlined in the staff report.

---

### **Background:**

The subject request involves a Preliminary Plat for a Unit J of the Toll at Prasada project. The proposed Preliminary Plat contemplates 32 standard lots consisting of two (2) lot products. Unit J was also included in the Phase 2 Infrastructure Plat that was approved under case FS19-061 and was depicted in said Final Plat, a single development parcel.

---

### **Objective Analysis:**

The subject Preliminary Plat meets the requirements of the Prasada PAD, in addition to other requirements as set forth in the LDO. All city reviewing departments have reviewed the request and expressed no concerns.

---

### **Policy Compliant:**

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. At 2.38 DU/Ac, the project most closely aligns with the Suburban Neighborhood type and is consistent with the General Plan in this regard. The site also lies within the 0-6 DU/Ac ribbon of the Luke Air Force Base Graduated Density Concept; however, the site is integral to the larger Sterling Grove project, which is approved for 2,207 lots overall and meets the guidance offered by the GDC.

---

### **Financial Impact:**

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

services.

---

**Budget Impact:**

There is no anticipated budget impact related to this item.

**FTE Impact:**

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

---

**ATTACHMENTS:**

1. 00 - FS21-331 Toll at Prasada Unit J Preliminary Plat - Staff Report - 110221 CC
  2. 01 - FS21-331 Toll at Prasada Unit J - Vicinity Map
  3. 02 - FS21-331 Toll at Prasada Unit J - Preliminary Plat
  4. 03 - FS21-331 Toll at Prasada Unit J - Landscape Plans
  5. FS21-331 Toll at Prasada Unit J Preliminary Plat - 110221 CC Presentation
-



# PRELIMINARY PLAT

---

## REPORT TO THE CITY COUNCIL

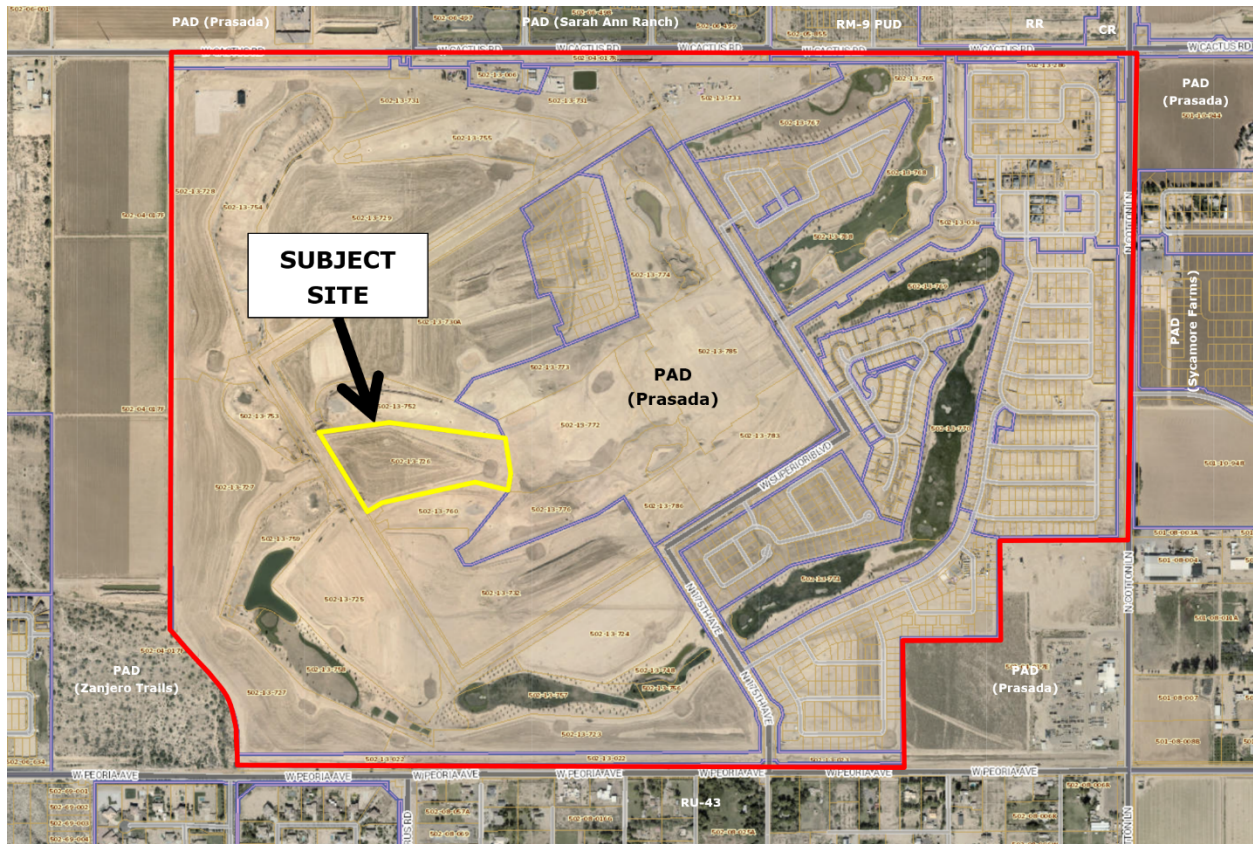
1 **Case:** FS21-331  
2  
3 **Project Name:** Toll at Prasada Unit J Preliminary Plat  
4  
5 **Council District:** 3 - Mesquite  
6  
7 **Meeting Date:** November 2, 2021  
8  
9 **Planner:** Trever Fleetham, AICP  
10  
11  
12 **Owner:** Toll Prasada, LLC  
13  
14 **Applicant:** Aaron Insco of Toll Bros, Inc.  
15  
16 **Request:** Preliminary Plat for Toll at Prasada Unit J in the Prasada PAD  
17  
18 **Site Location:** Generally located west of Cotton Lane, between Cactus Road and  
19 Peoria Avenue  
20  
21 **Lot Yield:** 32  
22  
23 **Area:** 13.442 acres  
24  
25 **Density:** 2.38 DU/Ac.  
26  
27 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035  
28  
29 **Support/Opposition:** None known  
30  
31 **Commission**  
32 **Recommendation:** The Planning and Zoning Commission recommends the Council  
33 **approve** the proposed Preliminary Plat, subject to stipulations "a"  
34 through "c".  
35  
36  
37  
38  
39  
40  
41  
42

43 **PROJECT DESCRIPTION:**  
44

45 The subject request involves a Preliminary Plat for Unit J of the Toll at Prasada project. The proposed  
46 Preliminary Plat contemplates 32 standard lots consisting of two (2) lot products. Unit J was also  
47 included in the Phase 2 Infrastructure Plat that was approved under case FS19-061 and was depicted  
48 in said Final Plat as a single development parcel.

50 **EXISTING ZONING:**  
51

52 The following map depicts the existing zoning of the subject site and its surroundings.



**BACKGROUND:**

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

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

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

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

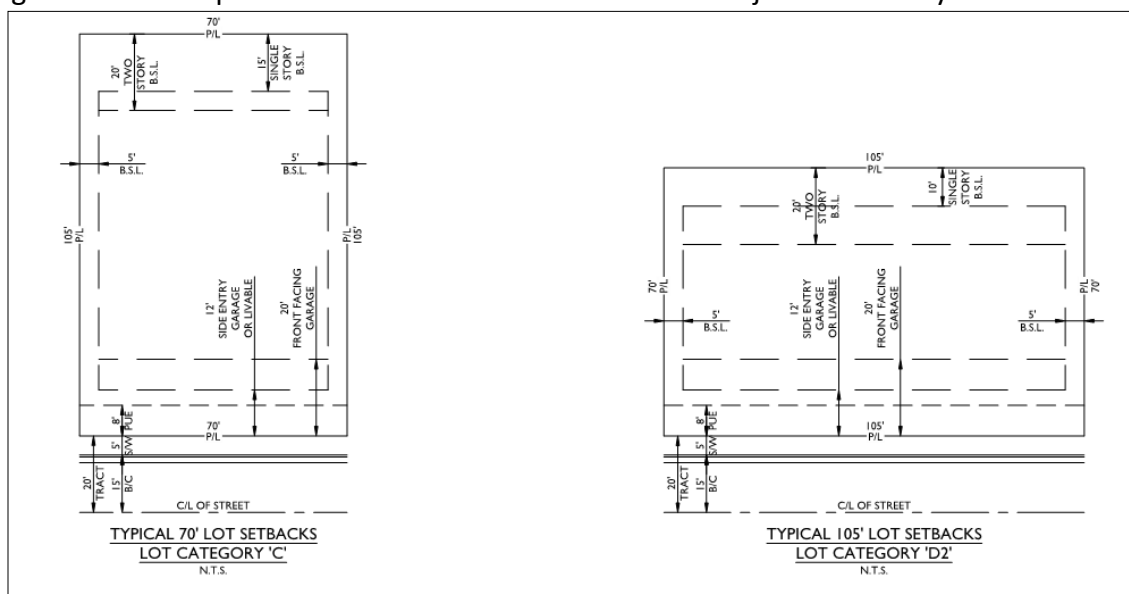
**January 15, 2019:** The City Council approved the Final Plat for Toll at Prasada Phase I Infrastructure under case FS18-290.

**August 6, 2019:** The City Council approved the Final Plat for Toll at Prasada Phase 2 Infrastructure under case FS19-061.

**April 28, 2021:** The applicant filed case FS21-331, the subject case.

**ANALYSIS AND DISCUSSION:**

The proposed subdivision anticipates two (2) Lot Categories. These include Lot Category C and Lot Category D2. All of the proposed configurations are consistent with the approved PAD zoning. These configurations are depicted below and on Sheet DT01 of the subject Preliminary Plat.



Primary access to this subdivision will be via Grand Haven Boulevard, which runs along the westerly boundary of the site. West Mountainair Street will act as the primary ingress/egress for the site and a secondary emergency access will extend from West Edinburg Street.

The subject site will also have approximately one (1) acre of passive open space.

**UTILITY AND SERVICES TABLE:**

|              |                         |
|--------------|-------------------------|
| Electric:    | Arizona Public Service  |
| Water:       | EPCOR                   |
| Wastewater:  | City of Surprise        |
| Refuse:      | City of Surprise        |
| Natural Gas: | Southwest Gas           |
| Irrigation:  | Maricopa Water District |
| Schools:     | Dysart USD              |

**CONFORMANCE WITH ADOPTED PLANS:**

**Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. At 2.38 DU/Ac, the project most closely aligns with the Suburban Neighborhood type and is consistent with the General Plan in this regard. The site also lies with the 0-6 DU/Ac ribbon of the Luke Air Force Base Graduated Density Concept; however, the site is integral to the larger Sterling Grove project, which is approved for 2,207 lots overall and meets the guidance offered by the GDC.

**REVIEWING AGENCIES:**

The subject request was routed to the standard reviewing agencies, who offered the following comments:

**Maricopa Water District (MWD):** In an email dated April 29, 2021, MWD stated the project is located within an area included in the Toll at Prasada Development and Water Delivery Agreement between MWD and the original developer/landowner.

**Luke Air Force Base (LAFB):** In an email dated May 3, 2021, LAFB stated the request will not negatively impact flight operations, but recommends a strong notification program.

**Summary:**

The subject Preliminary Plat meets the requirements of the Prasada PAD, in addition to other applicable requirements as set forth in the LDO. All city reviewing departments have reviewed the request and expressed no concerns.

**Findings:**

- The proposed Preliminary Plat is consistent with the Surprise General Plan.
- The proposed Preliminary Plat is consistent with the Prasada PAD.
- The reviewing agencies have indicated no objections.

**Commission Recommendation:**

Based on the findings noted above, the Planning and Zoning Commission recommends the City Council **approve** the subject Preliminary Plat request, subject to stipulations 'a' through 'c' as outlined below:

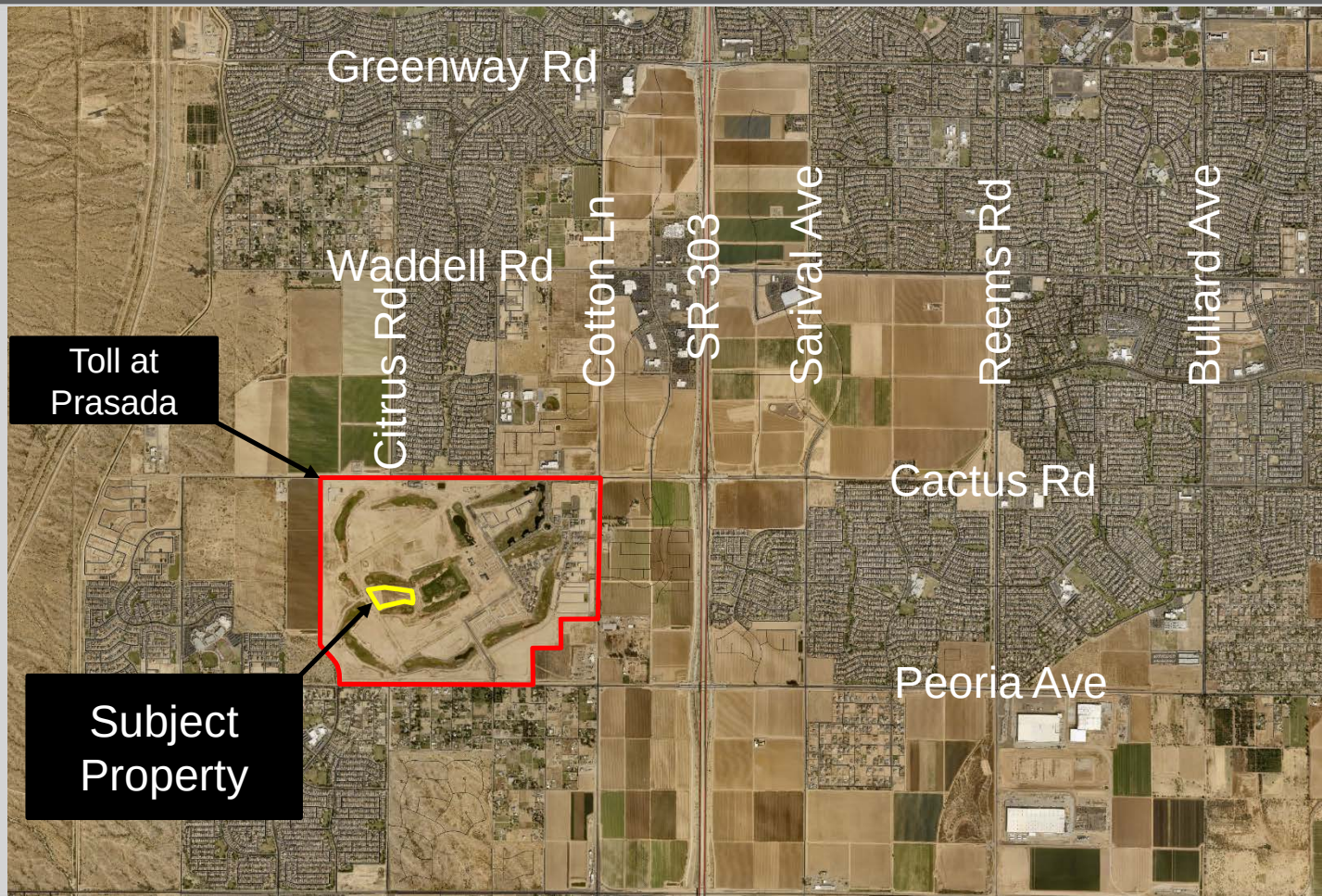
- a. Development and use of the site shall be consistent with the Preliminary Plat entitled "Preliminary Plat Unit J – Phase 3 – Toll at Prasada", prepared by EPS Group, and received 08/10/2021.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Prasada – Unit J", prepared by Greey Pickett, and received 08/10/2021.
- c. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

However, should the Council wish to recommend denial of the request, the Council should make its own findings and base its decision on those alternative findings.

**Attachments:**

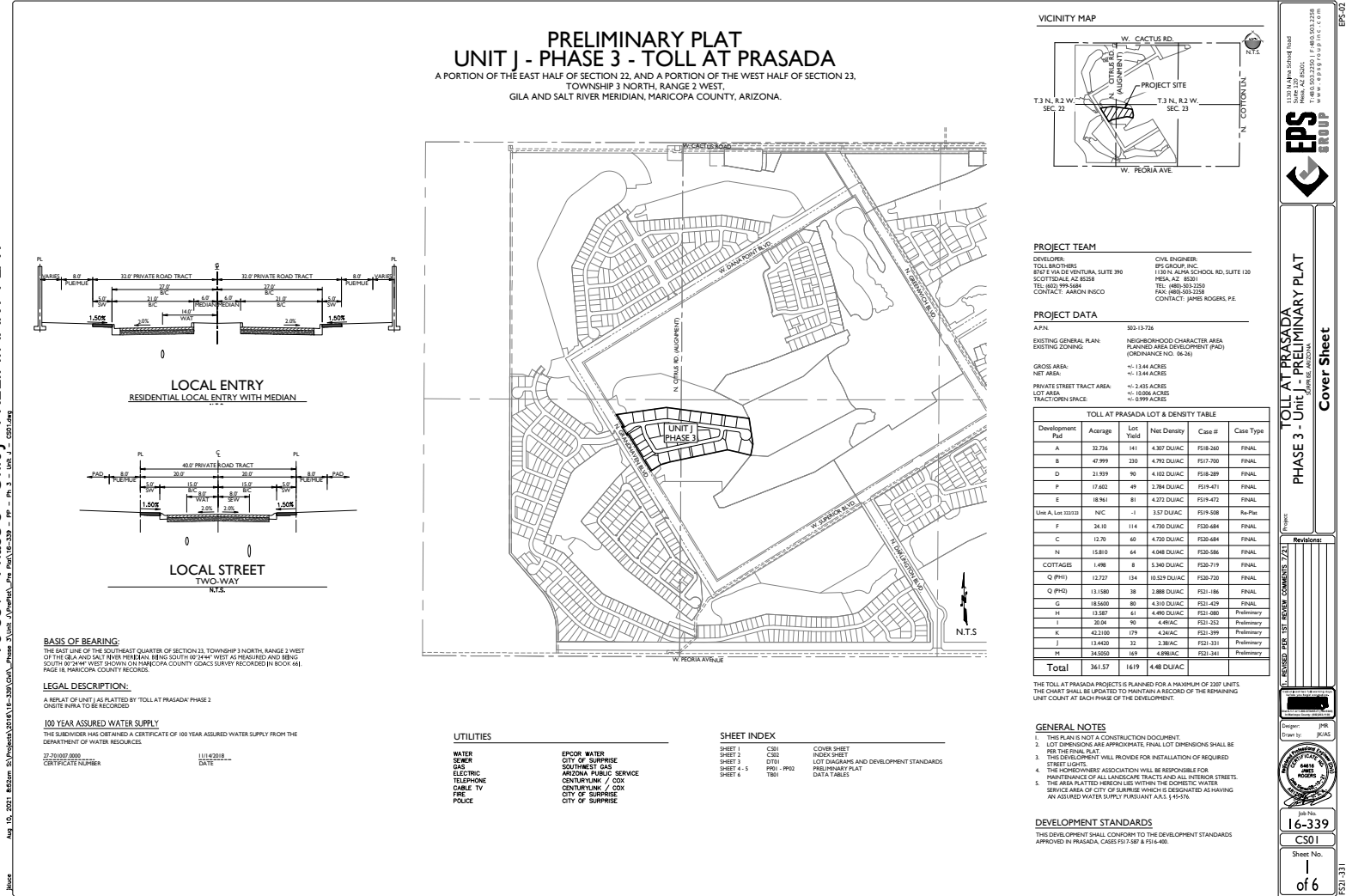
- 01 Toll at Prasada Unit J Vicinity Map
- 02 Toll at Prasada Unit J Preliminary Plat
- 03 Toll at Prasada Unit J Preliminary Landscape Plans





# FS21-331 Vicinity Map

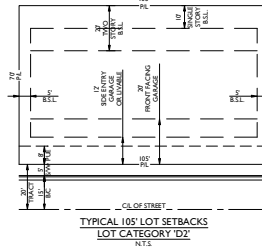
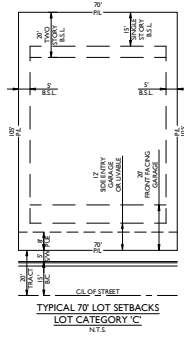






| Development Standard C - FS16-400                                                                                                                                                                                                                                   |                        |                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-------------------|
| Zoning District                                                                                                                                                                                                                                                     | PLV-1                  | PLV-2             |
| Minimum Lot Area                                                                                                                                                                                                                                                    | 5,000 Square Feet      |                   |
| Minimum Lot Width                                                                                                                                                                                                                                                   | 63 Feet <sup>(1)</sup> |                   |
| Minimum Building Setbacks <sup>(2)</sup>                                                                                                                                                                                                                            |                        |                   |
| Front <sup>(2)(3)</sup>                                                                                                                                                                                                                                             |                        |                   |
| Front facing garage (measured from back of setback to face of garage door)                                                                                                                                                                                          | 20 Feet                |                   |
| Side entry garage, porch or livable space <sup>(3)</sup>                                                                                                                                                                                                            | 12 Feet                |                   |
| Side <sup>(2)(3)</sup>                                                                                                                                                                                                                                              | 5 Feet / 5 Feet        |                   |
| Rear <sup>(2)(3)</sup>                                                                                                                                                                                                                                              | 20 Feet (2 Story)      | 15 Feet (1 Story) |
| Maximum Building Height <sup>(1)</sup>                                                                                                                                                                                                                              | 35 Feet                |                   |
| Notes:                                                                                                                                                                                                                                                              |                        |                   |
| 1. Lot widths may range from 60 feet to 80 feet, with lot areas from 5,000 square feet.                                                                                                                                                                             |                        |                   |
| 2. Unless stated otherwise, all setbacks are measured from the property line. All setbacks are subject to the requirements of the applicable Building Code and Fire Code adopted by the City of Surprise.                                                           |                        |                   |
| 3. The minimum side yard setback for corner lots shall either be 12 feet or the standard 5 foot side setback with a minimum 4 foot landscape tract on the street side adjacent to the lot. The landscape tract shall be maintained by the Home Owner's Association. |                        |                   |
| 4. Architectural features such as, but not limited to, covered patios and porches, fireplaces, bay windows, shadow boxes, porches, and other projections, may encroach up to 3 feet into the front or rear setbacks and 2 feet into the side setbacks.              |                        |                   |
| 5. Driveways for side entry garages or attached garages that face a corner side shall provide for a minimum 10 foot wide by 20 foot deep driveway parking pad, without encroaching on the setbacks.                                                                 |                        |                   |
| 6. Covered patios may encroach up to 5 feet into the rear setback.                                                                                                                                                                                                  |                        |                   |
| 7. Building height is measured from the finished floor to the top of the parapet or highest point of the roofline.                                                                                                                                                  |                        |                   |

| Development Standard D2 - FS17-587                                                                                                                                                                                                                                                                                                                              |                        |                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-------------------|
| Zoning District                                                                                                                                                                                                                                                                                                                                                 | PLV-1                  | PLV-2             |
| Minimum Lot Area                                                                                                                                                                                                                                                                                                                                                | 5,000 Square Feet      |                   |
| Minimum Lot Width                                                                                                                                                                                                                                                                                                                                               | 45 Feet <sup>(1)</sup> |                   |
| Minimum Building Setbacks <sup>(2)</sup>                                                                                                                                                                                                                                                                                                                        |                        |                   |
| Front <sup>(2)(3)</sup>                                                                                                                                                                                                                                                                                                                                         |                        |                   |
| Front & side facing garage (measured from back of setback to face of garage door)                                                                                                                                                                                                                                                                               | 20 Feet                |                   |
| Side entry garage, porch or livable space <sup>(3)</sup>                                                                                                                                                                                                                                                                                                        | 12 Feet                |                   |
| Side <sup>(2)(3)</sup>                                                                                                                                                                                                                                                                                                                                          | 5 Feet / 5 Feet        |                   |
| Rear <sup>(2)(3)</sup>                                                                                                                                                                                                                                                                                                                                          | 20 Feet (2 Story)      | 10 Feet (1 Story) |
| Maximum Building Height <sup>(1)</sup>                                                                                                                                                                                                                                                                                                                          | 35 Feet                |                   |
| Notes:                                                                                                                                                                                                                                                                                                                                                          |                        |                   |
| 1. Typical configured lot widths may range from 45 feet to 111 feet, with lot areas from 5,000 square feet.                                                                                                                                                                                                                                                     |                        |                   |
| 2. A wide shallow lot configuration is permitted, indicated by the front entry door as part of the front elevation. Driveway could occur on a side or front yard.                                                                                                                                                                                               |                        |                   |
| 3. Unless stated otherwise, all setbacks are measured from the property line. All setbacks are subject to the requirements of the applicable Building Code and Fire Code adopted by the City of Surprise.                                                                                                                                                       |                        |                   |
| 4. The minimum side yard setback for corner lots shall either be 12 feet or the standard 5 foot side setback with a minimum 4 foot landscape tract on the street side adjacent to the lot. The landscape tract shall be maintained by the Home Owner's Association.                                                                                             |                        |                   |
| 5. Architectural features such as, but not limited to, covered patios and porches, fireplaces, bay windows, shadow boxes, porches, and other projections, may encroach up to 3 feet into the front or rear setbacks and 2 feet into the side setbacks.                                                                                                          |                        |                   |
| 6. Driveways for side entry garages or attached garages that face a corner side shall provide for a minimum 10 foot wide by 10 foot deep driveway parking pad, without encroaching on the setbacks. During review of home products with a side entry garage, the developer shall demonstrate that an adequate lot width exists for vehicular turning maneuvers. |                        |                   |
| 7. Covered patios may encroach up to 5 feet into the rear setback.                                                                                                                                                                                                                                                                                              |                        |                   |
| 8. Building height is measured from the finished floor to the top of the parapet or highest point of the roofline.                                                                                                                                                                                                                                              |                        |                   |

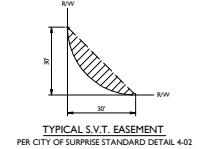
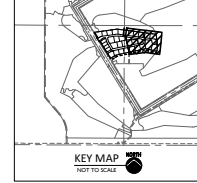
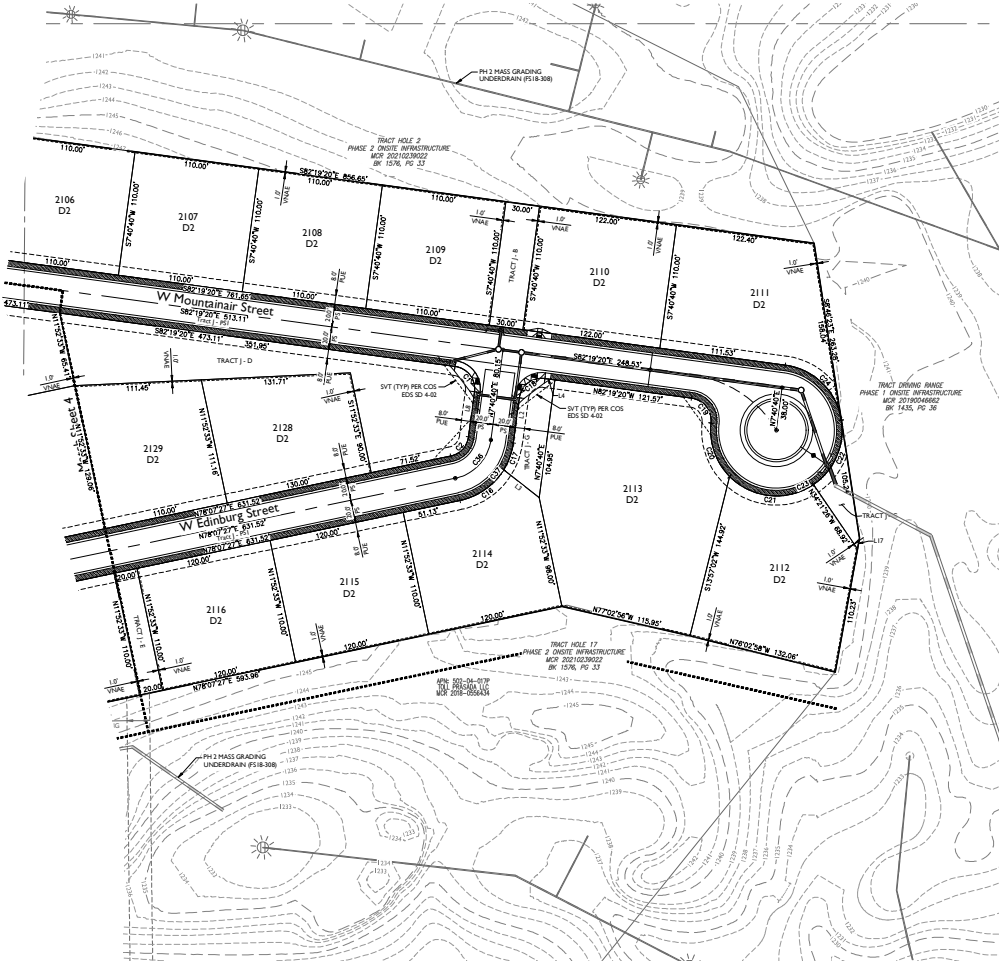


## Index



I6-339 - Phase 3 - Unit J - PRELIMINARY PLAT

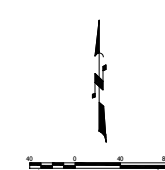
Aug. 15, 2021 8:53am 53.94645, -115.33914, Phase 3 Unit J - Preliminary Plat, I6-339 - Phase 3 - Unit J - Preliminary Plat



| ABBREVIATIONS |                         |
|---------------|-------------------------|
| FT            | FEET                    |
| CE            | COMMON ELEMENT          |
| LCE           | LIMITED COMMON ELEMENT  |
| PUE           | PUBLIC UTILITY EASEMENT |
| F/C           | FACE OF CURB            |

| LINETYPE LEGEND |                          |
|-----------------|--------------------------|
| -----           | MATCH LINE               |
| -----           | BOUNDARY LINE            |
| -----           | RIGHT OF WAY LINE        |
| -----           | GOLF TRACT BOUNDARY LINE |



1111 N. 1st Avenue, Suite 100  
Surprise, AZ 85086  
Tel: 480.303.2250 | Fax: 480.303.2258  
www.epsgrp.com

TOLL AT PRASADA  
PHASE 3 - Unit J - PRELIMINARY PLAT  
Preliminary Plat

Project: I6-339  
Revised: 08/15/2021  
Drawn: JPB  
Checked: JPB

Job No: I6-339  
PP02  
Sheet No: 5 of 6

1111 N. 1st Avenue, Suite 100  
Surprise, AZ 85086  
Tel: 480.303.2250 | Fax: 480.303.2258  
www.epsgrp.com

| Parcel Table |           |           |
|--------------|-----------|-----------|
| UNIT NAME    | AREA (SF) | AREA (AC) |
| Unit J       | 585397.54 | 13.44     |



WEST OF COTTON LANE , SOUTH OF CACTUS ROAD  
CITY OF SURPRISE PRE-PLAT LANDSCAPE PLANS

[illegible][illegible]

FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE EASEMENT.

1. **PERMITS.** THE PLANS PROVIDED BY COWIEN FOR ALL PERMITS REQUIRED FOR THE CONSTRUCTION OF THE PROJECT SHALL BE PROVIDED BY THE OWNER. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS REQUIRED BY A STRUCTURAL ENGINEER AND ALL OTHER AGENCIES. THE PLANS PROVIDED BY COWIEN SHALL BE ALIGNED WITH SUCH PERMITS AND APPROVALS. THE PLANS SHALL BE ALIGNED WITH SUCH PERMITS AND APPROVALS. THE PLANS SHALL BE ALIGNED WITH SUCH PERMITS AND APPROVALS.

2. **CONSTRUCTION.** THE CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. THE CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. THE CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

3. **MAINTENANCE.** THE MAINTENANCE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE OWNER. THE MAINTENANCE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE OWNER. THE MAINTENANCE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE OWNER.

4. **DISPUTE RESOLUTION.** ANY DISPUTE ARISING OUT OF THIS AGREEMENT SHALL BE RESOLVED BY ARBITRATION. ANY DISPUTE ARISING OUT OF THIS AGREEMENT SHALL BE RESOLVED BY ARBITRATION. ANY DISPUTE ARISING OUT OF THIS AGREEMENT SHALL BE RESOLVED BY ARBITRATION.

5. **ASSIGNMENT.** THE OWNER SHALL HAVE THE RIGHT TO ASSIGN THIS AGREEMENT TO ANY OTHER PARTY. THE OWNER SHALL HAVE THE RIGHT TO ASSIGN THIS AGREEMENT TO ANY OTHER PARTY. THE OWNER SHALL HAVE THE RIGHT TO ASSIGN THIS AGREEMENT TO ANY OTHER PARTY.

6. **ENTIRE AGREEMENT.** THIS AGREEMENT SHALL BE THE ENTIRE AGREEMENT BETWEEN THE PARTIES. THIS AGREEMENT SHALL BE THE ENTIRE AGREEMENT BETWEEN THE PARTIES. THIS AGREEMENT SHALL BE THE ENTIRE AGREEMENT BETWEEN THE PARTIES.

**DEVELOPER:**  
TOLL BROTHERS  
8767 E MA DE VENTURA, SUITE 390  
SCOTTSDALE, AZ 85258  
TEL: (480) 314-5711  
CONTACT: OSCAR DOMINGUEZ

**LANDSCAPE ARCHITECT/PLANNER:**  
GREY | PICKETT  
7144 E STETSON DRIVE, SUITE 205  
SCOTTSDALE, AZ 85251  
PHONE: (480) 609-0009  
CONTACT: WENDELL PICKETT

**CIVIL ENGINEER:**  
EPS GROUP  
1130 N Alma School Road, Suite 120  
MESA, AZ 85201  
PHONE: (480) 503-2250

[illegible]

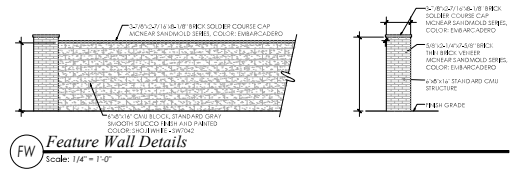
1. INSTALL GRANITE CURB IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS (TYPICAL). REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR COLOR AND SIZE OF GRANITE CURB.
2. THE CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
3. THE CONTRACTOR SHALL REFER TO CITY PLANS FOR ADDITIONAL INFORMATION.

CONTRACTOR SHALL GRADE TO MAINTAIN PROPOSED DRAINAGE AWAY FROM ALL STRUCTURES. TO AVOID EROSION FROM POOR DRAINAGE:

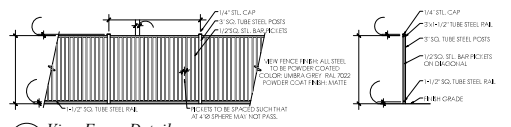
- 1. THE GRADING SHALL BE IN THE DIRECTION OF THE LANDSCAPE ARCHITECT'S DESIGN.
- 2. THE GRADING SHALL BE IN THE DIRECTION OF THE LANDSCAPE ARCHITECT'S DESIGN FOR THE PROJECT INCLUDING THE FOLLOWING:
  - A. ALL EXISTING AND PROPOSED DRIVEWAYS SHALL BE RESURFACED TO PROVIDE SUFFICIENT GRADE TRANSITION TO THE LANDSCAPE AREA.
  - B. TO IMPROVE AND PLACING CURBING 30" MINUS TOLERANCE IN THE FOLLOWING AREAS:
    - 1. TURN AND ANGLE AREAS IN DRIVE.
    - 2. PLANTING AREAS CAN BE 18" MINUS TOLERANCE.
- 3. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CAUSING ENCOUNTERED ON THE LOT AND ADDITIONAL COST TO THE OWNER. THE OWNER AND COORDINATOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE CAUSING ENCOUNTERED ON THE LOT. SHOULD A CAUSING ENCOUNTER ON THE LOT NOT BE, THE OWNER SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE CAUSING ENCOUNTERED ON THE LOT. THE GRADING OF ALL PLANTING AREAS TO BE 1.5' BELOW ADJACENT PAVED SURFACES UNLESS OTHERWISE NOTED.
- 4. INTERFERE WITH EXISTING DRAINAGE TO GRADE AND DRAINAGE PIPES.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT AVOIDED.
- 6. THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AND THE DIRECTION OF DRAINAGE.

[illegible]

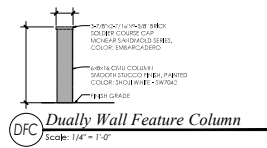
| Irrigated Acres    | Annual Ac-Ft | Peak Flow GPM | Peak Gallons/Day |
|--------------------|--------------|---------------|------------------|
| Turf 0.32          | 2.21         | 10            | 3,574            |
| Drip 0.59          | 1.03         | 3             | 1,660            |
| <b>Totals 0.91</b> | <b>3.24</b>  | <b>13</b>     | <b>5,234</b>     |



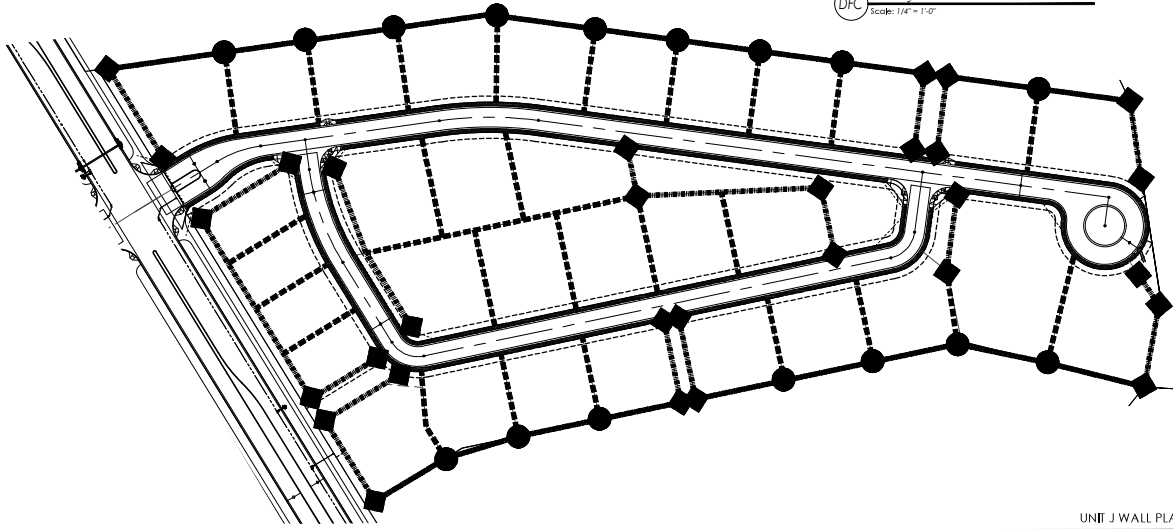
**FW** Feature Wall Details  
Scale: 1/4" = 1'-0"



**VF** View Fence Details  
Scale: 1/4" = 1'-0"

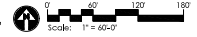


**DFC** Dually Wall Feature Column  
Scale: 1/4" = 1'-0"



- WALL LEGEND UNIT J**
- 4" Dually Wall (3,250 LF)
  - Feature Wall (2,360 LF)
  - Full View Fence (2,260 LF)
  - Dually Wall Column (116)
  - Feature Wall Column (30)

UNIT J WALL PLAN



GREY/PICKETT  
 LANDSCAPE ARCHITECTS  
 1001 N. 10TH AVENUE, SUITE 200  
 PHOENIX, ARIZONA 85016  
 480.966.8888

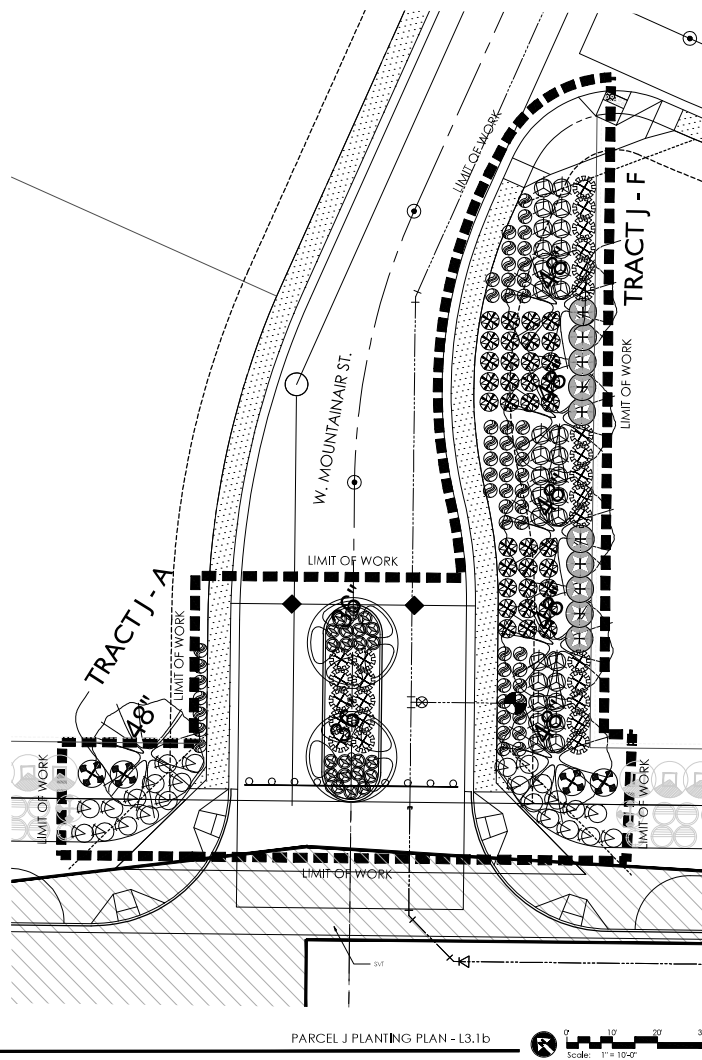
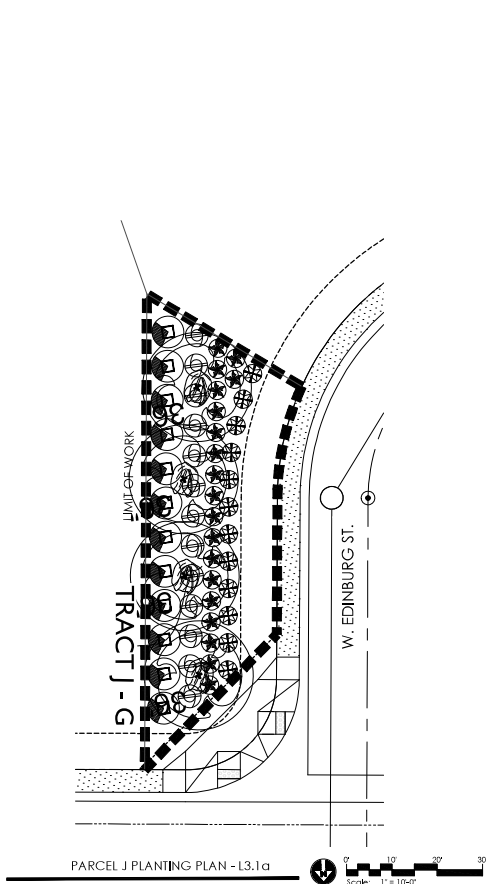


PRASADA  
 Parcel J  
 SURPRISE, ARIZONA

Toll Brothers  
 AMERICA'S LUXURY HOME BUILDER

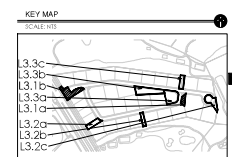
PROJECT NO.  
 TOL 227  
 DATE  
 As Shown  
 08/02/2021  
 REVIEW  
 ORGANIZATION  
 TEAM  
 DATE  
 08.06.2021  
 DRAWN BY  
 WJL/PJW  
 SHEET NO.

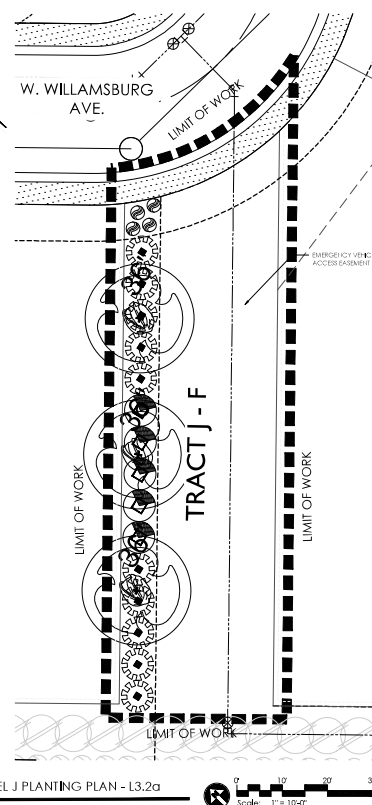
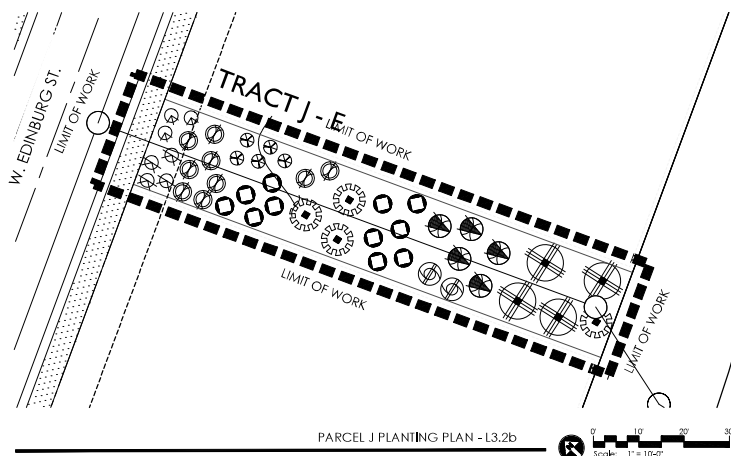
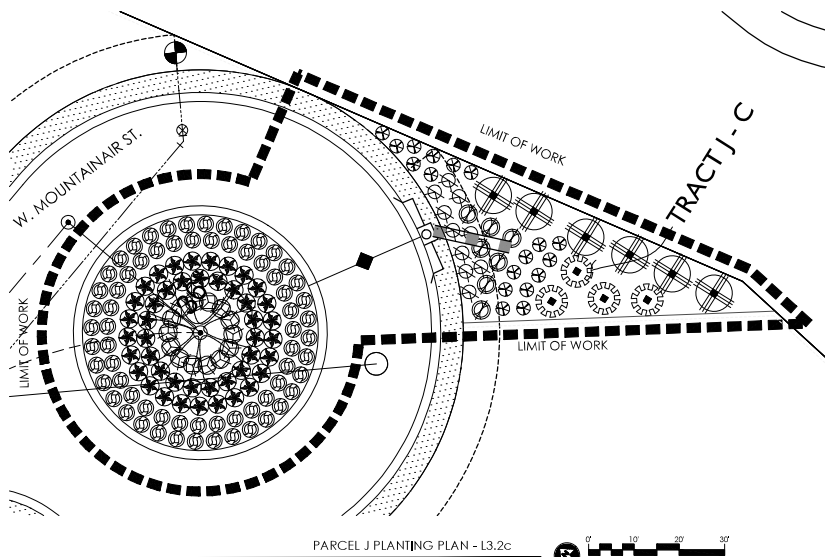
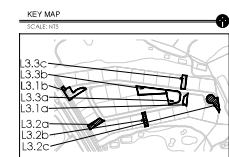
L1.1  
 of  
 FS21-331  
 Create Your Own Landscape



| PLANT MATERIALS LIST |                                          |             |      |  |
|----------------------|------------------------------------------|-------------|------|--|
| Sp. No.              | Plant Name                               | Size        | City |  |
| 1                    | <i>Passiflora ligularis</i> "Rio Grande" | 3' to 8"    | 8    |  |
| 2                    | <i>Passiflora ligularis</i> "India"      | 3' to 5' 6" | 8    |  |
| 3                    | <i>Passiflora ligularis</i> "Red Peak"   | 5' to 8"    | 13   |  |
| 4                    | <i>Passiflora ligularis</i> "Red Peak"   | 4' to 8"    | 6    |  |
| 5                    | <i>Passiflora ligularis</i> "Red Peak"   | 4' to 8"    | 6    |  |
| 6                    | <i>Calliandra confertiflora</i>          | 1' to 4'    | 8    |  |
| 7                    | <i>Calliandra confertiflora</i>          | 1' to 4'    | 8    |  |
| 8                    | <i>Calliandra confertiflora</i>          | 1' to 4'    | 21   |  |
| 9                    | <i>Calliandra confertiflora</i>          | 1' to 4'    | 21   |  |
| 10                   | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 11                   | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 12                   | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 13                   | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 14                   | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
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| 70                   | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 71                   | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
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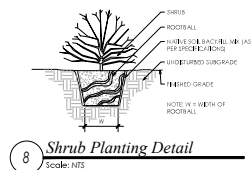
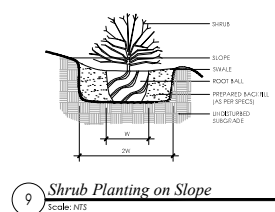
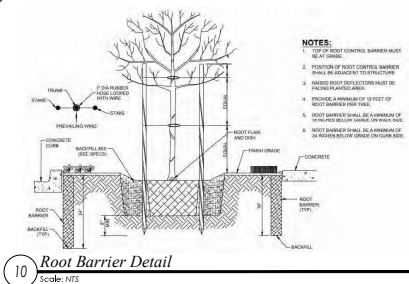
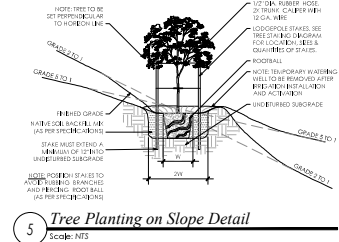
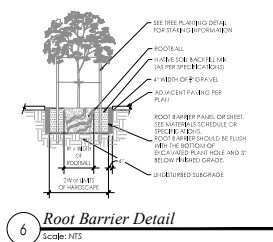
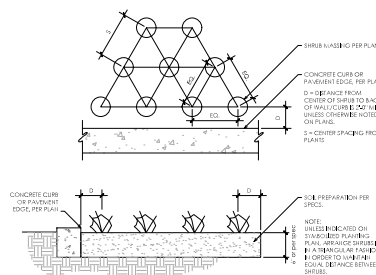
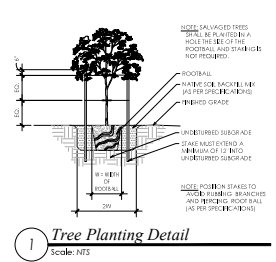
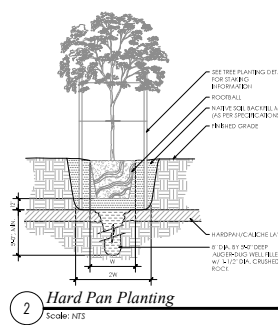
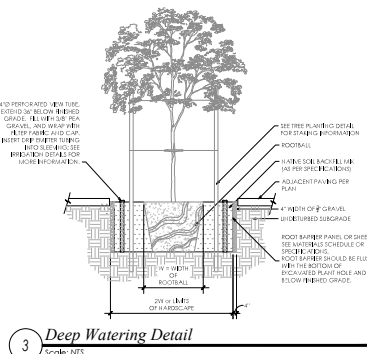
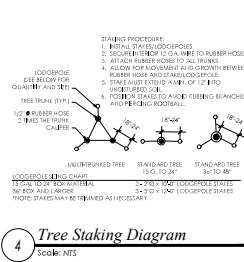
| MASS PLANTING |                                          |             |      |  |
|---------------|------------------------------------------|-------------|------|--|
| Sp. No.       | Plant Name                               | Size        | City |  |
| 1             | <i>Passiflora ligularis</i> "Rio Grande" | 3' to 8"    | 8    |  |
| 2             | <i>Passiflora ligularis</i> "India"      | 3' to 5' 6" | 8    |  |
| 3             | <i>Passiflora ligularis</i> "Red Peak"   | 5' to 8"    | 13   |  |
| 4             | <i>Passiflora ligularis</i> "Red Peak"   | 4' to 8"    | 6    |  |
| 5             | <i>Passiflora ligularis</i> "Red Peak"   | 4' to 8"    | 6    |  |
| 6             | <i>Calliandra confertiflora</i>          | 1' to 4'    | 8    |  |
| 7             | <i>Calliandra confertiflora</i>          | 1' to 4'    | 8    |  |
| 8             | <i>Calliandra confertiflora</i>          | 1' to 4'    | 21   |  |
| 9             | <i>Calliandra confertiflora</i>          | 1' to 4'    | 21   |  |
| 10            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 11            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 12            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
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| 16            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
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| 18            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
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| 20            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 21            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 22            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 23            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 24            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 25            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 26            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 27            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 28            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
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| 34            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 35            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 36            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 37            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 38            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 39            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 40            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 41            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 42            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 43            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 44            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 45            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 46            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 47            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 48            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 49            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 50            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 51            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 52            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 53            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 54            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 55            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 56            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 57            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 58            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 59            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 60            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
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| 63            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 64            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 65            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 66            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 67            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 68            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 69            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 70            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 71            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |
| 72            | <i>Calliandra confertiflora</i>          | 1' to 4'    | 29   |  |



[illegible]











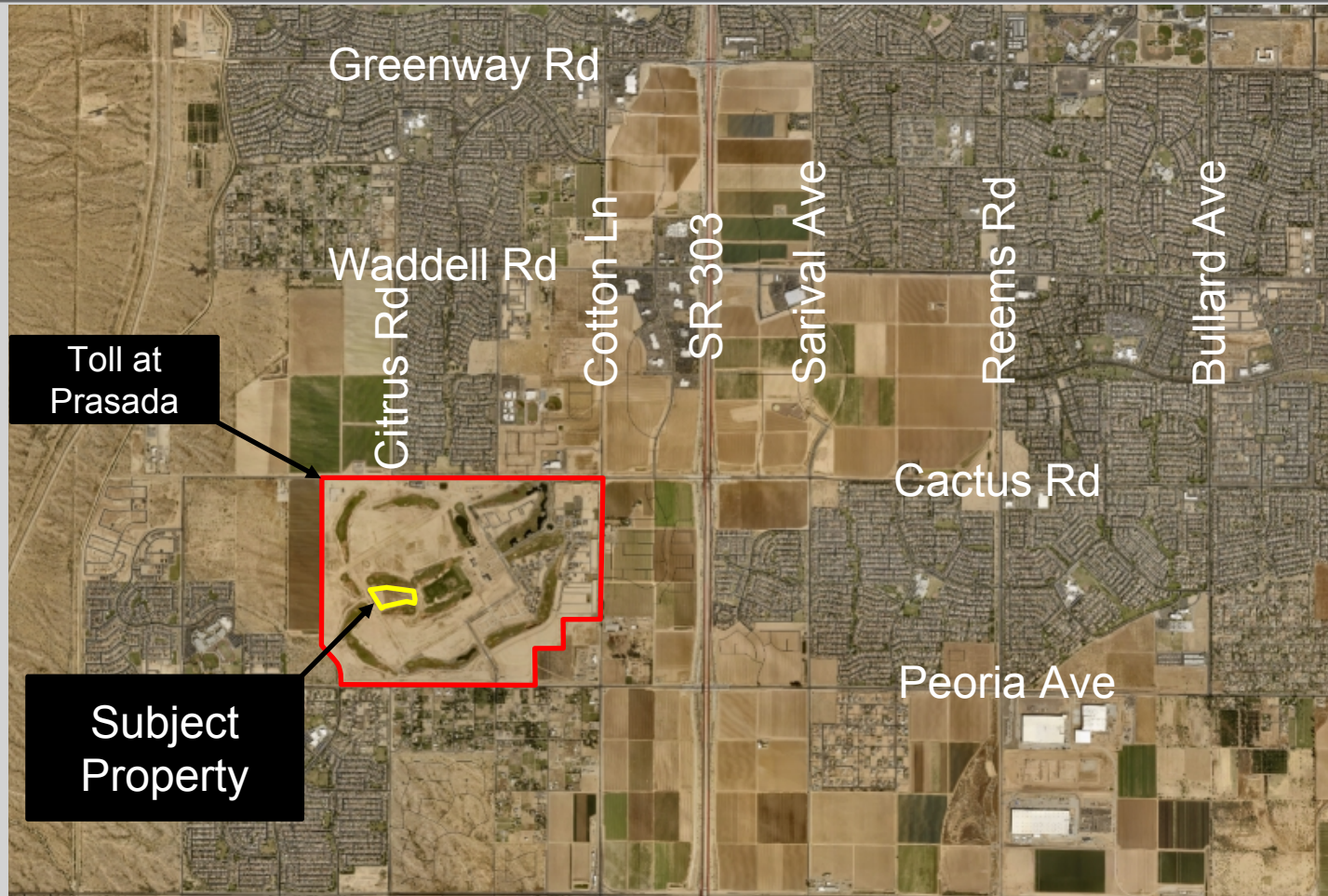


**S U R P R I S E**  
ARIZONA

City Council

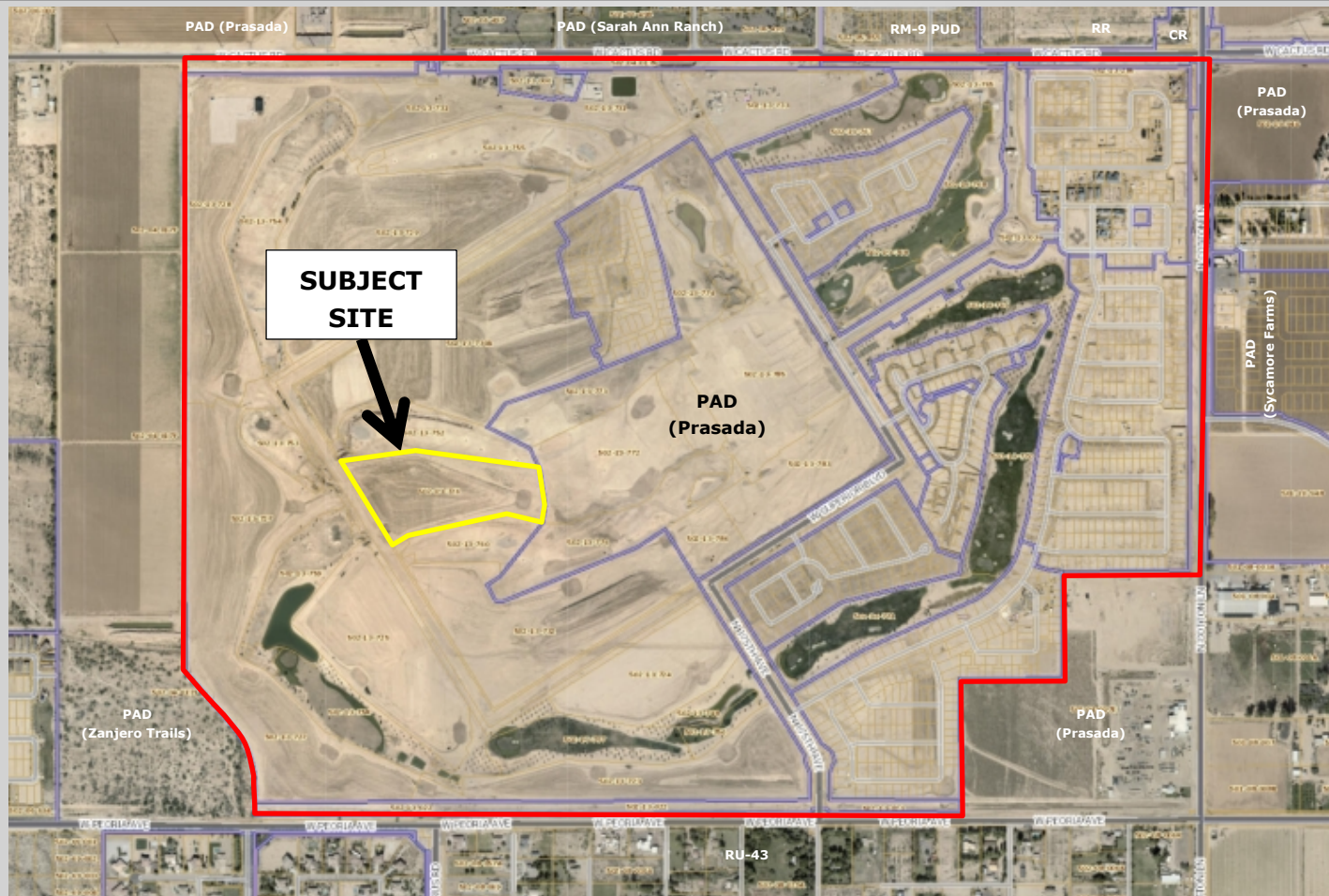
November 2, 2021

Toll at Prasada  
Unit J Preliminary Plat  
FS21-331



# FS21-331 Vicinity Map





# FS21-331 Case Map

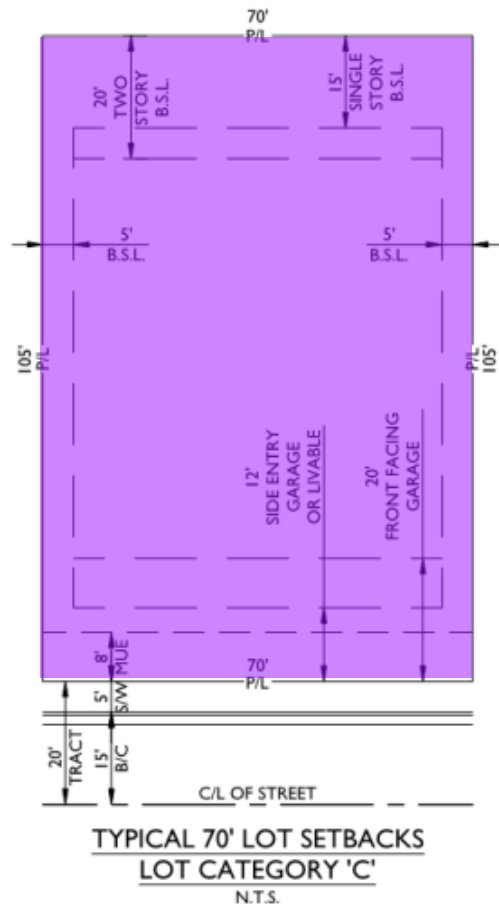
# Sterling Grove Master Plan



# Sterling Grove Master Plan

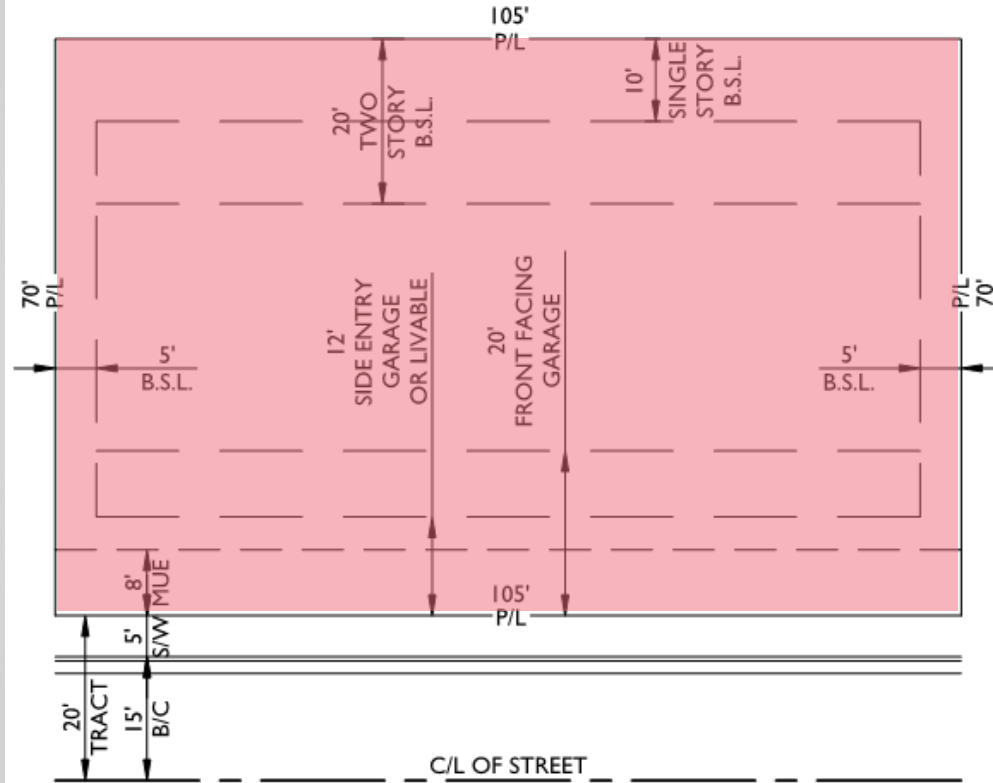






**TYPICAL 70' LOT SETBACKS**  
**LOT CATEGORY 'C'**  
 N.T.S.

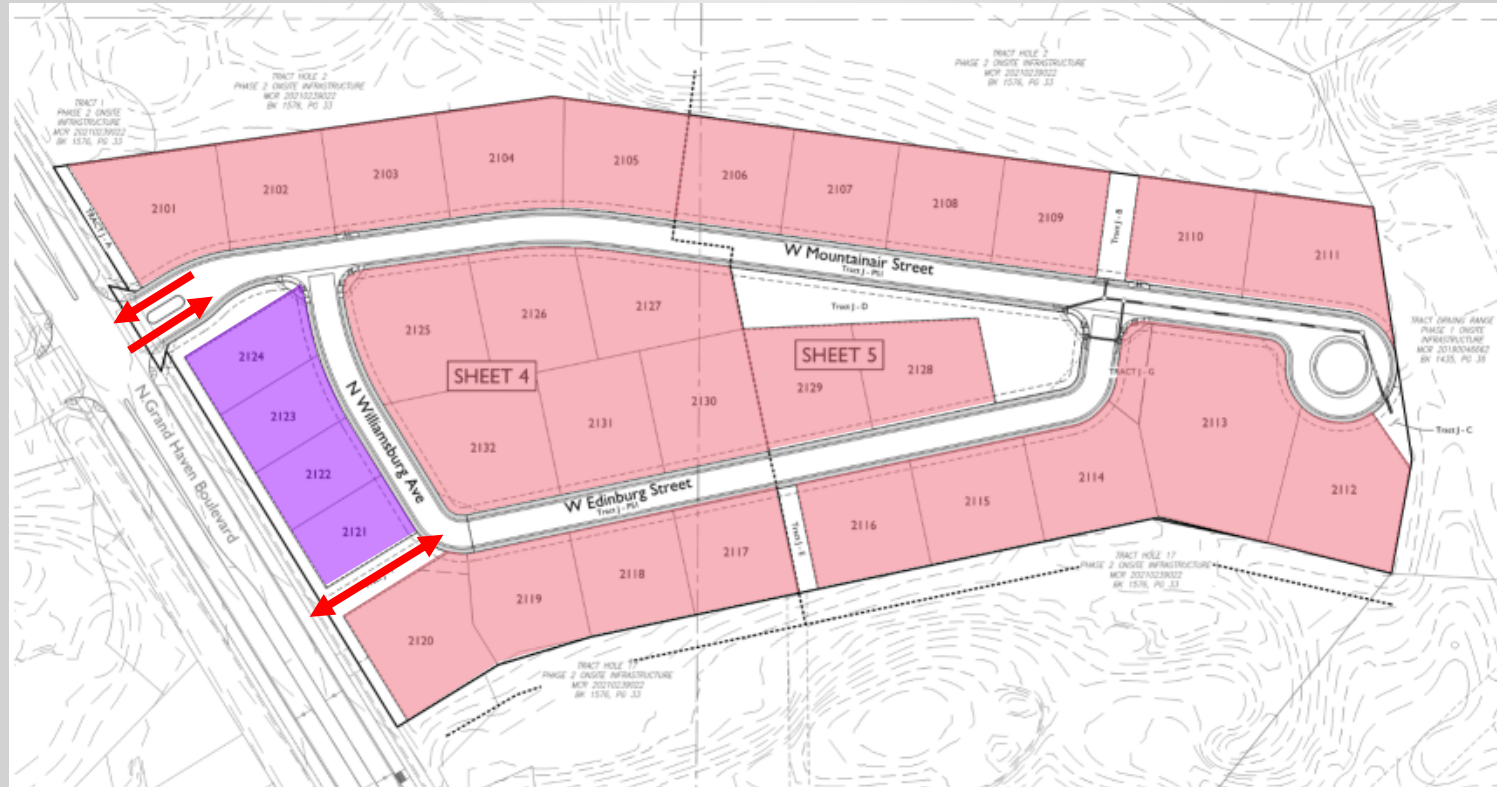
# FS21-331 Unit J Preliminary Plat

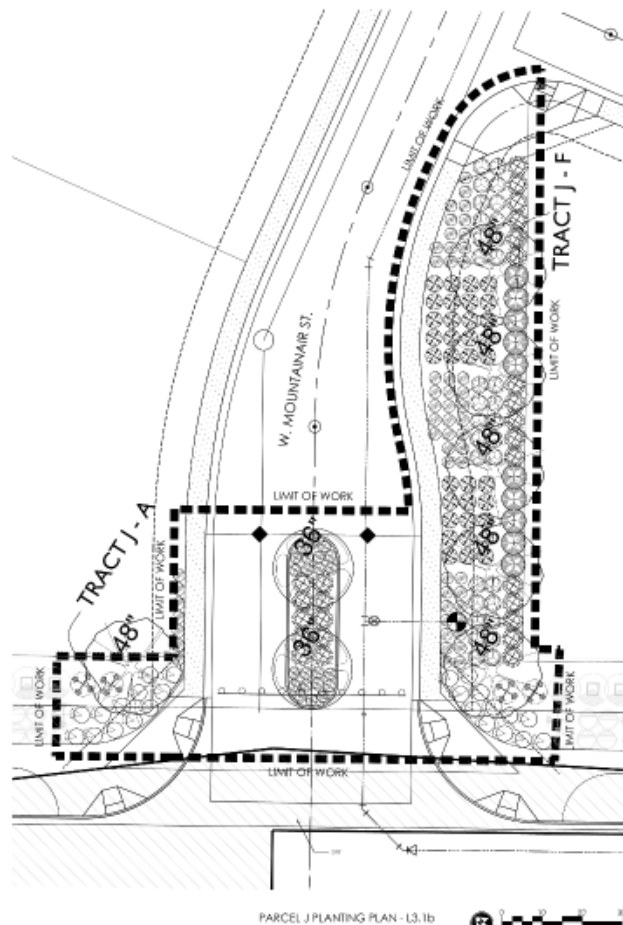
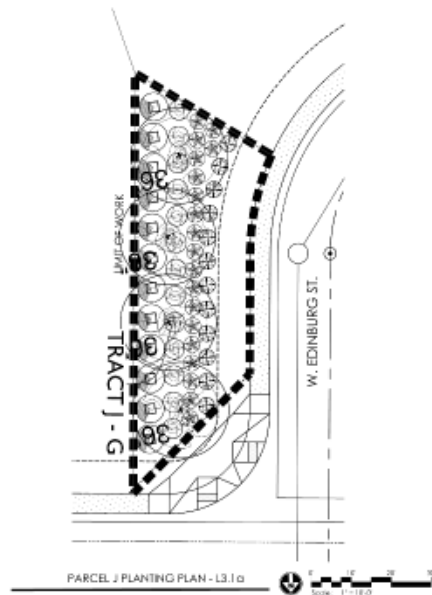


TYPICAL 105' LOT SETBACKS  
LOT CATEGORY 'D2'  
 N.T.S.

# FS21-331 Unit J Preliminary Plat

# FS21-331 Unit J Preliminary Plat





| PLANT MATERIALS USED                                                                |                                            |           |
|-------------------------------------------------------------------------------------|--------------------------------------------|-----------|
| Plant                                                                               | Plant Name                                 | Yrs       |
|  | Populus nigra (Black Poplar)               | 10-15 yrs |
|  | Salix alba (White Willow)                  | 5-10 yrs  |
|  | Salix caprea (Goat Willow)                 | 10-15 yrs |
|  | Salix viminalis (Common Willow)            | 10-15 yrs |
|  | Salix purpurea (Purple Willow)             | 10-15 yrs |
|  | Salix glauca (Blue Willow)                 | 10-15 yrs |
|  | Salix pyramidalis (Pyramidal Willow)       | 10-15 yrs |
|  | Salix triandra (Triandra Willow)           | 10-15 yrs |
|  | Salix elaeagnifolia (Elaeagnifolia Willow) | 10-15 yrs |
|  | Salix purpurea (Purple Willow)             | 10-15 yrs |
|  | Salix purpurea (Purple Willow)             | 10-15 yrs |
|  | Salix purpurea (Purple Willow)             | 10-15 yrs |
|  | Salix purpurea (Purple Willow)             | 10-15 yrs |
|  | Salix purpurea (Purple Willow)             | 10-15 yrs |
| Remarks:                                                                            |                                            |           |
|  | Salix purpurea (Purple Willow)             | 10-15 yrs |
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|  | Salix purpurea (Purple Willow)             | 10-15 yrs |
|                                                                                     |                                            |           |

Toll Brothers

PRASADA  
Parcel J  
SURPRISE, ARIZONA

**GREEN PICKETT**  
landscape architecture community design  
1000 N. BUSINESS AVENUE, SUITE 200  
TAMPA, FLORIDA 33601



**Project #**  
**FOL 2017**  
**Issue**  
**V = 19.0**  
**Section**  
**REVIEW**  
**Submitted**  
**EAM**  
**Date**  
**08.06.2017**  
**Reviewed By**  
**Pfandberg**

# FS21-331 Unit J

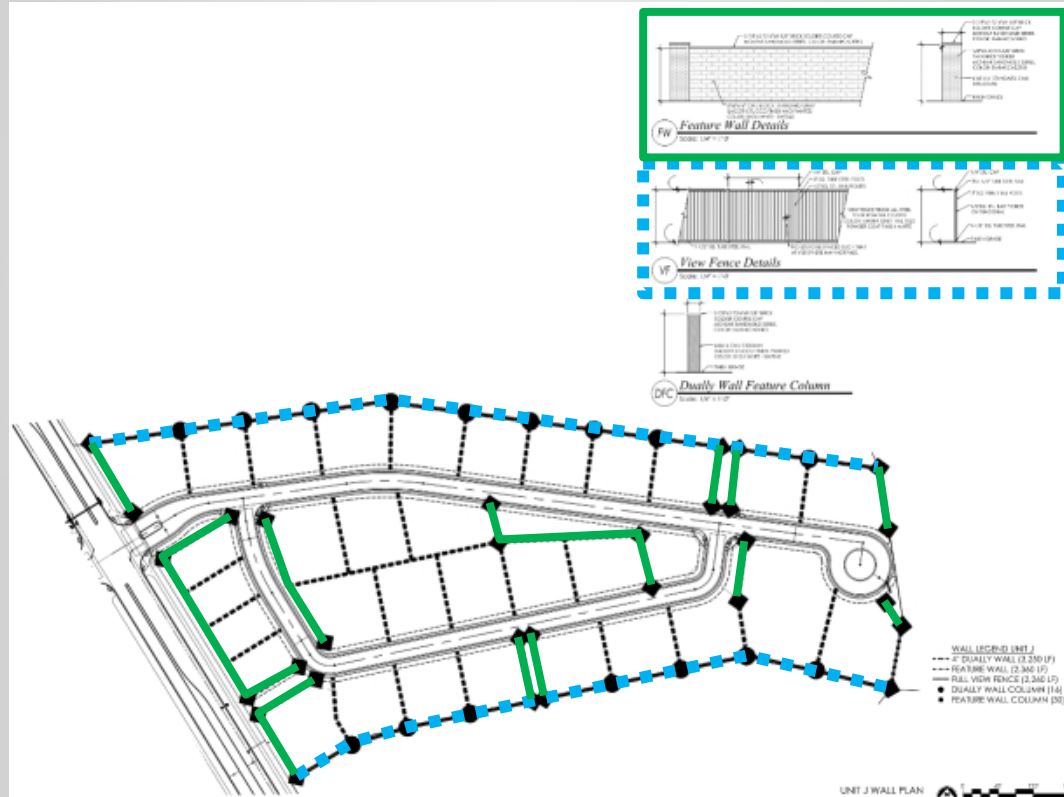
## Landscape







# FS21-331 Unit J Landscape



# **Commission Recommendation:**

**Approve subject to stipulations 'a' through 'c'**



# QUESTIONS OR COMMENTS?

Thank You



## CITY OF SURPRISE Regular City Council Meeting

---

Council Meeting Date: November 2, 2021      Contact Person: Trever Fleetham  
Submitting Department: Community Development      District: District 3  
Staff Recommendations: None

---

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

---

### **Agenda Wording:**

Consideration and action pertaining to approval of the Condominium Plat entitled, "Toll at Prasada, Unit Q – Phase 1", dated October 11, 2021, an approximately 12.69 acre property generally located west of Cotton Lane, between Cactus Road and Peoria Avenue.

---

### **Motion:**

I move to approve the Condominium Plat entitled, "Toll at Prasada, Unit Q – Phase 1", dated October 11, 2021.

---

### **Background:**

The subject request involves a Condominium Plat for Unit Q Phase 1 of the Toll at Prasada project. The proposed Condominium Plat includes 134 condominium units within 10 structures. The project includes two types of 14-plex condo structures, and one 8-plex. The subject property was included in the Phase 2 Master Plat that was approved under case FS19-061. The respective site plan for the subject request was approved under case FS20-719.

---

### **Objective Analysis:**

The subject Condominium Plat meets the requirements of the Prasada PAD, in addition to other requirements as set forth in the LDO. All city reviewing departments have reviewed the request and expressed no concerns.

---

### **Policy Compliant:**

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. At 10.56 DU/Ac, the project most closely aligns with the Urban Neighborhood type and is consistent with the General Plan in this regard. The site also lies within the 0-6 DU/Ac ribbon of the Luke Air Force Base Graduated Density Concept; however, the site is integral to the larger Sterling Grove project, which is approved for 2,207 lots overall and meets the guidance offered by the GDC.

---

### **Financial Impact:**

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

---

**Budget Impact:**

There is no anticipated budget impact related to this item.

**FTE Impact:**

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

---

**ATTACHMENTS:**

1. 00 - FS21-499 Toll at Prasada Unit Q Phase 1 Condo Plat - Staff Report 110221 CC
  2. 01 - FS21-499 Toll at Prasada Unit Q Phase 1 Condo Plat - Vicinity Map
  3. 02 - FS21-499 Toll at Prasada Unit Q Phase 1 Condo Plat - Case Map
  4. 03 - FS21-499 Toll at Prasada Unit Q Phase 1 - Condo Plat
  5. FS21-499 Toll at Prasada Unit Q Phase 1 Condo Plat 110221 CC Presentation
-

# CONDOMINIUM PLAT

---

## REPORT TO THE CITY COUNCIL

1 **Case:** FS21-499  
2  
3 **Project Name:** Toll at Prasada Unit Q Phase 1 Condo Plat  
4  
5 **Council District:** 3 - Mesquite  
6  
7 **Meeting Date:** November 2, 2021  
8  
9 **Planner:** Trever Fleetham, AICP  
10  
11  
12 **Owner:** Toll Prasada, LLC  
13  
14 **Applicant:** Aaron Insco of Toll Bros, Inc.  
15  
16 **Request:** Condominium Plat for Toll at Prasada Unit Q Phase 1 in the Prasada  
17 PAD  
18  
19 **Site Location:** Generally located west of Cotton Lane, between Cactus Road and  
20 Peoria Avenue  
21  
22 **Lot Yield:** N/A  
23  
24 **Area:** 12.69 acres  
25  
26 **Density:** 10.56 DU/Ac.  
27  
28 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035  
29  
30 **Support/Opposition:** None known  
31  
32  
33  
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41  
42

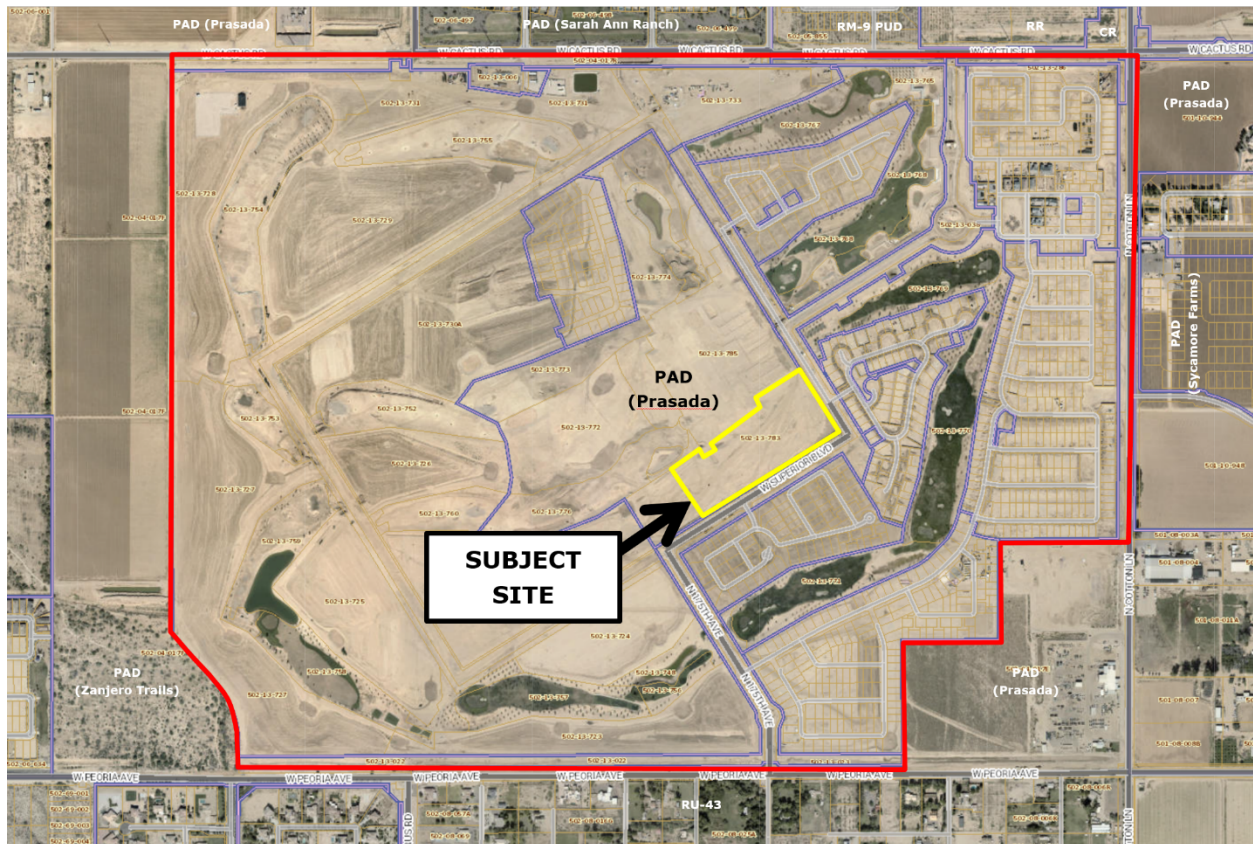


43 **Project Description:**

45 The subject request involves a Condominium Plat for Unit Q Phase 1 of the Toll at Prasada project.  
46 The proposed Condominium Plat includes 134 condominium units within 10 structures. The project  
47 includes two types of 14-plex condo structures, and one 8-plex. The subject property was included in  
48 the Phase 2 Master Plat that was approved under case FS19-061. The respective site plan for the  
49 subject request was approved under case FS20-719.

51 **Surrounding Zoning:**

53 The following map depicts the existing zoning of the subject site and its surroundings.



55 **Background:**

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

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

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

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

**January 15, 2019:** The City Council approved the Final Plat for Toll at Prasada Phase I Infrastructure under case FS18-290.

**August 6, 2019:** The City Council approved the Final Plat for Toll at Prasada Phase 2 Infrastructure under case FS19-061.

**May 3, 2021:** The Community Development Director and City Engineer approved the administrative site plan for the Unit Q Phase 1 Condos under case FS20-720.

**May 27, 2021:** The applicant filed case FS21-499, the subject case.

#### **Analysis and Discussion:**

The proposed condominium development includes 134 condo units on approximately 12.69 acres. The development includes 0.49 acres of Limited Common Elements and 8.61 acres of Common Elements, which includes 35 parking spaces dispersed throughout the development. The units are contained within 10 separate two-story structures consisting of two types of 14-plex condo structures, and one 8-plex structure. Unit sizes range from 1,754 square feet to 2,760 square feet.

Primary access to the development will be via Superior Boulevard, which runs along the southern boundary of the site. Driveways will extend in either direction from the main entrance for access to parking spaces and structures. The subject Condominium plat is consistent with the site plan approved under case FS20-720 and the Prasada PAD.

#### **Conformance with Adopted Plans:**

**Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. At 10.56 DU/Ac, the project most closely aligns with the Urban Neighborhood type and is consistent with the General Plan in this regard. The site also lies with the 0-6 DU/Ac ribbon of the Luke Air Force Base Graduated Density Concept; however, the site is integral to the larger Sterling Grove project, which is approved for 2,207 lots overall and meets the guidance offered by the GDC.

**Reviewing Agencies:**

In addition to the standard city reviewing agencies, who indicate no objections to the requests, Luke Air Force Base, Maricopa Water District, and Maricopa County Flood Control District were included in the routing of this case. These agencies also indicate no objections.

**Summary:**

The subject Condominium Plat meets the requirements of the Prasada PAD, in addition to other applicable requirements as set forth in the LDO. All city reviewing departments have reviewed the request and expressed no concerns.

**Findings:**

- The proposed Condominium Plat is consistent with the Prasada PAD.
- The proposed Condominium Plat is consistent with the Site Plan as approved under FS20-720.
- The proposed Condominium Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

**Attachments:**

01 Vicinity Map  
02 Case Map  
03 Condominium Plat  
PPT





# FS21-499 Vicinity Map







Sep 16, 2021 1:31pm S:\Projects\2016\16-339\Legal Survey\Draws\Final Plats\Unit Q Condo\16-339 - Ph1 Unit Q Condo.dwg  
tprotoments

## DEDICATION

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

KNOW ALL PERSONS BY THESE PRESENTS: THAT TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND TOLL AT PRASADA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION, "OWNERS" OF TOLL AT PRASADA, UNIT Q - PHASE I HEREBY PUBLISHES THIS CONDOMINIUM PLAT OF TOLL AT PRASADA, UNIT Q - PHASE I, BEING A RE-PLAT OF TOLL AT PRASADA, PHASE I RE-PLAT CONDO A PARCEL AS RECORDED IN BOOK 1586 OF MAPS, PAGE 16, M.C.R., LOCATED IN A PORTION OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND HEREBY DECLARES THAT SAID CONDOMINIUM PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT AND EASEMENT, AND THAT EACH LOT AND TRACT SHALL BE KNOWN BY THE NUMBER, AND LETTER GIVEN TO EACH RESPECTIVELY. THE PURPOSES OF THE EASEMENTS ARE SHOWN HEREON.

OWNERS HEREBY PUBHES THIS CONDOMINIUM PLAT SO THAT HEREAFTER THE CONDOMINIUM SHALL BE DEPICTED HEREIN.

OWNERS HEREBY DECLARES THAT THE COMMON ELEMENTS SHOWN ON THIS CONDOMINIUM PLAT CONSTITUTE THE MEANS OF INGRESS AND EGRESS BY THE OWNERS AND OCCUPANTS OF THE UNITS IN THE CONDOMINIUM, AND THEIR RESPECTIVE GUESTS AND INVITEES.

OWNERS HEREBY DECLARES THAT THE COMMON ELEMENTS SHALL ALSO BE SUBJECT TO AN INGRESS/EGRESS EASEMENT FOR REFUSE AND MAINTENANCE VEHICLES AND PUBLIC UTILITY EASEMENT.

OWNERS HEREBY AGREES THAT THE CITY OF SURPRISE IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY "PRIVATE" UTILITIES, STREETS, FACILITIES OR LANDSCAPE AREAS WITH THE PROJECT.

OWNERS HEREBY DECLARES THAT COMMON AREA IS OWNED BY UNIT OWNERS AS TENANTS IN COMMON AND MAINTAINED BY THE COMMUNITY ASSOCIATION. IN WITNESS WHEREOF, TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND TOLL AT PRASADA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION, AS OWNERS, HAS HEREUNTO CAUSED THEIR NAMES TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF A MEMBER.

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

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

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

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

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

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

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

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

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

IN WITNESS WHEREOF, TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND TOLL AT PRASADA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION HAVE HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY \_\_\_\_\_ DATE \_\_\_\_\_

ITS \_\_\_\_\_

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

BY \_\_\_\_\_ DATE \_\_\_\_\_

ITS \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

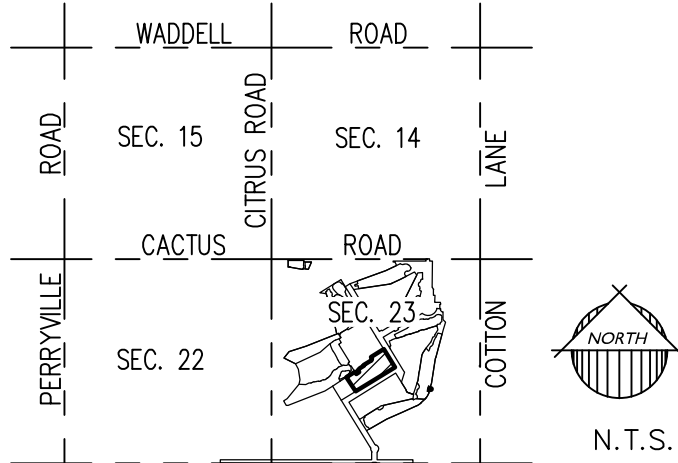
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
NOTARY PUBLIC DATE

\_\_\_\_\_  
MY COMMISSION EXPIRES:

# Condominium Plat Toll at Prasada, Unit Q - Phase I

BEING A CONDOMINIUM PLAT OF  
TOLL AT PRASADA, PHASE I RE-PLAT CONDO A PARCEL  
AS RECORDED IN BOOK 1586 OF MAPS, PAGE 16, M.C.R.,  
SITUATED IN A PORTION OF SECTION 23,  
TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA



## VICINITY MAP

## NOTICE OF PRASADA PRE-ANNEXATION DEVELOPMENT AGREEMENT

OWNER'S PREDECESSOR, SUBURBAN LAND RESERVE, INC., A UTAH CORPORATION, FULTON HOMES CORPORATION, AN ARIZONA CORPORATION, AND WESTCOR/SURPRISE LLC, AN ARIZONA LIMITED LIABILITY COMPANY HAVE ENTERED INTO A PRE-ANNEXATION1 DEVELOPMENT AGREEMENT DATED SEPTEMBER 12, 2006 ("AGREEMENT") WITH CITY OF SURPRISE, AN ARIZONA MUNICIPAL CORPORATION, FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON SEPTEMBER 19, 2006, AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCUMENT NO. 20061238109. AGREEMENT WAS RECENTLY AMENDED AND RECORDED ON JULY 20, 2018, AT THE MARICOPA COUNTY RECORDER'S OFFICE DOCUMENT NO. 20180551464. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT.

## NOTICE OF INTERGOVERNMENTAL AGREEMENT

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

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

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

## PUBLIC NOTICE

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

## RELEASE OF LIABILITY

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

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

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

## ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

\_\_\_\_\_  
NOTARY PUBLIC DATE

\_\_\_\_\_  
MY COMMISSION EXPIRES:

## GENERAL NOTES

1. 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 PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "ZONE X SHADED", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1660L AND 04013C1655L, BOTH WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH ARE THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
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. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.
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. ZONING OF THE PROPERTY IS PER SURPRISE ZONING CASE FS17-587 OR AS SUBSEQUENTLY AMENDED.
10. THE FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE SITE PLAN AS APPROVED UNDER CITY OF SURPRISE CASE FS20-720.
11. THIS DEVELOPMENT SHALL CONFORM TO THE DEVELOPMENT STANDARDS APPROVED IN PRASADA AS AMENDED BY CASES FS16-400, FS17-587, AND FS18-514.
12. ANY UTILITIES CROSSING MWD EASEMENTS MUST OBTAIN AN IGA APPROVAL FROM MWD PRIOR TO INSTALLATION.

## NOTICE OF TOLL AT PRASADA DEVELOPMENT AND WATER DELIVERY AGREEMENT

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

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

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
CHRISTINE CAIN GLEN VORTHERMS

ITS: PROPERTY & CONTRACTS MANAGER ITS: ASSISTANT SECRETARY

TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

\_\_\_\_\_  
NOTARY PUBLIC DATE

\_\_\_\_\_  
MY COMMISSION EXPIRES:

## ENGINEER

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

## OWNER/DEVELOPER

TOLL BROTHERS  
8767 E VIA DE VENTURA, SUITE 390  
SCOTTSDALE, AZ 85258  
TEL: (602) 999-5684  
CONTACT: AARON INSCO

## SHEET INDEX

|       |                                                                                    |
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| 1     | COVER SHEET                                                                        |
| 2     | LINE DATA TABLE                                                                    |
| 3     | LEGAL DESCRIPTION, UNIT & TRACT TABLE, CURVE DATA TABLE, LINE DATA TABLE & KEY MAP |
| 4-5   | CONDOMINIUM PLAT PLAN SHEET                                                        |
| 6-9   | UNIT DETAILS                                                                       |
| 10-12 | UNIT BOUNDARY BLOW UP DETAILS                                                      |

## 100 YEAR ASSURED WATER SUPPLY

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

27-701007.0000 11/14/2018  
CERTIFICATE NUMBER DATE

## BASIS OF BEARING

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

## CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS CONDOMINIUM PLAT REVIEWED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER

## CITY OF SURPRISE COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
MAYOR DATE

ATTEST: \_\_\_\_\_ DATE \_\_\_\_\_  
CITY CLERK

## CERTIFICATION

I, ROBERT A. JOHNSTON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS CONDOMINIUM PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF JUNE, 2021; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL MONUMENTS ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ROBERT A. JOHNSTON, RLS 37495  
EPS GROUP, INC.  
2045 S. VINEYARD AVE., STE. 101  
MESA, ARIZONA 85210  
PHONE: (480) 503-2250  
FAX: (480) 503-2258

DATE OF PREPARATION: JUNE 24, 2021 (REVISED AUGUST 19, 2021 & REVISED SEPTEMBER 16, 2021)

| AREA SUMMARY TABLE      |            |              |
|-------------------------|------------|--------------|
| DESCRIPTION             | AREA (SF)  | AREA (ACRES) |
| 134 CONDOMINIUM UNITS   | 156,620.76 | 3.5955       |
| COMMON ELEMENTS         | 375,013.09 | 8.6091       |
| LIMITED COMMON ELEMENTS | 21,254.58  | 0.4893       |
| PRIVATE STREETS         | 0          | 0            |
| NEW RIGHT-OF-WAY        | 0          | 0            |
| GROSS AREA              | 552,888.44 | 12.6926      |

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Toll at Prasada, Unit Q - Phase I  
SURPRISE, ARIZONA

Condominium Plat

Project:

Revisions:

|  |  |  |  |  |  |
|--|--|--|--|--|--|
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|--|--|--|--|--|--|

Designer: RAJ  
Drawn by: TJP

Job No.  
**16-339**  
FP01  
Sheet No.  
**1**  
of 12

**CASE NUMBER: FS21-499**

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| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE       | BEARING     | LENGTH  |
| L1         | N31°34'54"W | 46.33'  |
| L2         | N36°53'02"E | 49.97'  |
| L3         | N31°34'54"W | 15.17'  |
| L4         | N31°34'54"W | 57.00'  |
| L5         | S31°34'54"E | 41.87'  |
| L6         | N31°34'54"W | 131.50' |
| L7         | N31°34'54"W | 43.90'  |
| L8         | S58°25'06"W | 73.08'  |
| L9         | S58°25'06"W | 45.00'  |
| L10        | S58°25'06"W | 31.17'  |
| L11        | S58°25'06"W | 106.50' |
| L12        | N58°25'06"E | 15.04'  |
| L13        | N58°25'06"E | 91.46'  |
| L14        | N31°34'54"W | 43.90'  |
| L15        | N57°20'30"E | 32.89'  |
| L16        | N32°39'30"W | 39.67'  |
| L17        | N32°39'30"W | 28.07'  |
| L18        | N32°39'30"W | 27.53'  |
| L19        | N32°39'30"W | 36.59'  |
| L20        | S57°20'30"W | 57.63'  |
| L21        | S57°20'30"W | 55.63'  |
| L22        | S57°20'30"W | 53.03'  |
| L23        | S57°20'30"W | 51.03'  |
| L24        | S31°34'54"E | 41.87'  |
| L25        | S31°34'54"E | 31.54'  |
| L26        | S31°34'54"E | 31.54'  |
| L27        | S31°34'54"E | 41.87'  |
| L28        | N58°25'06"E | 91.74'  |
| L29        | N58°25'06"E | 73.08'  |
| L30        | N31°34'54"W | 43.90'  |
| L31        | S31°34'54"E | 43.90'  |
| L32        | S31°34'54"E | 57.90'  |
| L33        | N31°34'54"W | 57.90'  |
| L34        | N31°34'54"W | 56.23'  |
| L35        | S31°34'54"E | 56.23'  |
| L36        | S31°34'54"E | 69.07'  |
| L37        | N31°34'54"W | 69.07'  |
| L38        | N31°34'54"E | 35.33'  |
| L39        | S31°34'54"E | 67.50'  |
| L40        | S31°34'54"E | 29.00'  |
| L41        | S31°34'54"E | 67.50'  |
| L42        | S31°34'54"E | 56.45'  |
| L43        | N58°25'06"E | 89.98'  |
| L44        | N58°25'06"E | 131.50' |
| L45        | S31°34'54"E | 5.39'   |
| L46        | N58°25'06"E | 73.08'  |
| L47        | N58°25'06"E | 48.90'  |
| L48        | N58°25'06"E | 37.50'  |
| L49        | N58°25'06"E | 42.50'  |
| L50        | N58°25'06"E | 49.50'  |
| L51        | S58°25'06"W | 32.50'  |
| L52        | S58°25'06"W | 1.25'   |
| L53        | S31°34'54"E | 37.78'  |
| L54        | N31°34'54"W | 31.17'  |
| L55        | N58°25'06"E | 78.00'  |
| L56        | N58°25'06"E | 106.50' |
| L57        | N58°25'06"E | 32.91'  |
| L58        | N58°25'06"E | 43.26'  |
| L59        | N58°25'06"E | 59.60'  |
| L60        | N58°25'06"E | 136.67' |
| L61        | N58°25'06"E | 32.50'  |
| L62        | S58°25'06"W | 75.52'  |
| L63        | S58°25'06"W | 136.67' |
| L64        | S58°25'06"W | 32.50'  |
| L65        | S31°34'54"E | 31.17'  |
| L66        | S31°34'54"E | 45.00'  |
| L67        | N31°34'54"W | 37.78'  |
| L68        | N31°34'54"W | 37.78'  |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L69        | S31°34'54"E | 75.56' |
| L70        | S31°34'54"E | 45.00' |
| L71        | N31°34'54"W | 31.17' |
| L72        | S58°25'06"W | 44.83' |
| L73        | S58°25'06"W | 44.83' |
| L74        | N58°25'06"E | 46.50' |
| L75        | S58°25'06"W | 46.50' |
| L76        | S58°25'06"W | 32.50' |
| L77        | N58°25'06"E | 32.50' |
| L78        | N58°25'06"E | 32.50' |
| L79        | S58°25'06"W | 32.50' |
| L80        | S58°25'06"W | 46.50' |
| L81        | N58°25'06"E | 46.50' |
| L82        | N58°25'06"E | 44.83' |
| L83        | S58°25'06"W | 44.83' |
| L84        | N63°00'27"W | 39.28' |
| L85        | N31°34'54"W | 61.92' |
| L86        | N31°34'54"W | 61.92' |
| L87        | N31°34'54"W | 61.92' |
| L88        | N31°34'54"W | 61.92' |
| L89        | N58°25'06"E | 35.17' |
| L90        | N58°25'06"E | 24.83' |
| L91        | N58°25'06"E | 24.83' |
| L92        | N58°25'06"E | 35.17' |
| L93        | N58°25'06"E | 35.17' |
| L94        | N58°25'06"E | 24.83' |
| L95        | N58°25'06"E | 24.83' |
| L96        | N58°25'06"E | 35.17' |
| L97        | S31°34'54"E | 35.33' |
| L98        | S31°34'54"E | 35.33' |
| L99        | S31°34'54"E | 35.33' |
| L100       | N31°34'54"E | 35.33' |
| L101       | S31°34'54"E | 35.33' |
| L102       | S31°34'54"E | 45.25' |
| L103       | S31°34'54"E | 35.33' |
| L104       | S31°34'54"E | 35.33' |
| L105       | S58°25'06"W | 89.98' |
| L106       | S58°25'06"W | 79.64' |
| L107       | S58°25'06"W | 79.64' |
| L108       | S58°25'06"W | 89.98' |
| L109       | S31°34'54"E | 83.13' |
| L110       | S31°34'54"E | 72.63' |
| L111       | N31°34'54"W | 56.45' |
| L112       | S31°34'54"E | 45.13' |
| L113       | S31°34'54"E | 44.13' |
| L114       | N31°34'54"W | 37.78' |
| L115       | S31°34'54"E | 62.46' |
| L116       | N31°34'54"W | 37.78' |
| L117       | S31°34'54"E | 49.63' |
| L118       | S31°34'54"E | 52.10' |
| L119       | N31°34'54"W | 66.36' |
| L120       | S31°34'54"E | 37.29' |
| L121       | S31°34'54"E | 66.36' |
| L122       | N31°34'54"W | 66.36' |
| L123       | N31°34'54"W | 37.78' |
| L124       | S31°34'54"E | 37.78' |
| L125       | N31°34'54"W | 35.17' |
| L126       | N31°34'54"W | 35.17' |
| L127       | N31°30'03"W | 38.24' |
| L128       | N41°11'00"W | 30.34' |
| L129       | S58°25'06"W | 28.00' |
| L130       | S58°25'06"W | 32.50' |
| L131       | N58°25'06"E | 32.50' |
| L132       | N58°25'06"E | 46.50' |
| L133       | S58°25'06"W | 46.50' |
| L134       | N58°25'06"E | 44.83' |
| L135       | S58°25'06"W | 44.83' |
| L136       | S31°34'54"E | 45.00' |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L137       | N58°25'06"E | 2.67'  |
| L138       | N31°34'54"W | 25.33' |
| L139       | S31°34'54"E | 11.67' |
| L140       | S31°34'54"E | 28.67' |
| L141       | S58°25'06"W | 45.67' |
| L142       | N31°34'54"W | 23.67' |
| L143       | N58°25'06"E | 24.33' |
| L144       | S58°25'06"W | 23.83' |
| L145       | S58°24'37"W | 25.00' |
| L146       | S31°34'54"E | 23.08' |
| L147       | S31°34'54"E | 14.00' |
| L148       | N58°25'06"E | 14.50' |
| L149       | N58°25'06"E | 2.67'  |
| L150       | N31°34'54"W | 4.33'  |
| L151       | N58°25'06"E | 4.00'  |
| L152       | N58°25'06"E | 9.92'  |
| L153       | N31°34'54"W | 5.17'  |
| L154       | N58°25'06"E | 5.58'  |
| L155       | N31°34'54"W | 5.33'  |
| L156       | N58°25'06"E | 8.38'  |
| L157       | S31°34'54"E | 14.17' |
| L158       | N58°25'06"E | 2.00'  |
| L159       | S58°25'06"W | 2.00'  |
| L160       | S31°34'54"E | 14.17' |
| L161       | N58°25'06"E | 23.00' |
| L162       | N58°25'06"E | 10.50' |
| L163       | S31°34'54"E | 8.83'  |
| L164       | N31°34'54"W | 3.08'  |
| L165       | N58°25'06"E | 8.83'  |
| L166       | S31°34'54"E | 4.92'  |
| L167       | N58°25'06"E | 11.79' |
| L168       | N31°34'54"W | 1.67'  |
| L169       | S58°25'06"W | 0.67'  |
| L170       | S31°34'54"E | 6.33'  |
| L171       | S58°25'06"W | 4.33'  |
| L172       | S31°34'54"E | 7.00'  |
| L173       | S58°25'06"W | 4.33'  |
| L174       | S31°34'54"E | 1.50'  |
| L175       | N58°25'06"E | 0.67'  |
| L176       | S31°34'54"E | 8.83'  |
| L177       | N58°25'06"E | 5.29'  |
| L178       | S31°34'54"E | 6.54'  |
| L179       | N58°25'06"E | 3.37'  |
| L180       | S31°34'54"E | 18.79' |
| L181       | N58°25'06"E | 2.67'  |
| L182       | S31°34'54"E | 4.33'  |
| L183       | N58°25'06"E | 4.00'  |
| L184       | S31°34'54"E | 11.67' |
| L185       | N58°25'06"E | 9.92'  |
| L186       | S31°34'54"E | 5.17'  |
| L187       | N58°25'06"E | 5.58'  |
| L188       | S31°34'54"E | 5.33'  |
| L189       | N58°25'06"E | 8.38'  |
| L190       | S31°34'54"E | 1.67'  |
| L191       | N58°25'06"E | 10.96' |
| L192       | N31°34'54"W | 2.67'  |
| L193       | N58°25'06"E | 10.33' |
| L194       | N31°34'54"W | 3.67'  |
| L195       | N58°25'06"E | 11.50' |
| L196       | S31°34'54"E | 5.67'  |
| L197       | N58°25'06"E | 6.33'  |
| L198       | S31°34'54"E | 4.33'  |
| L199       | N58°25'06"E | 7.00'  |
| L200       | S31°34'54"E | 4.33'  |
| L201       | S58°25'06"W | 1.50'  |
| L202       | N31°34'54"W | 0.67'  |
| L203       | N58°25'06"E | 8.83'  |
| L204       | N31°34'54"W | 3.17'  |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L205       | N58°25'06"E | 11.67' |
| L206       | N31°34'54"W | 3.50'  |
| L207       | N58°25'06"E | 3.00'  |
| L208       | S58°25'06"W | 3.00'  |
| L209       | S31°34'54"E | 3.75'  |
| L210       | S31°34'54"E | 1.25'  |
| L211       | N58°25'06"E | 3.00'  |
| L212       | S31°34'54"E | 7.42'  |
| L213       | S58°25'06"W | 2.00'  |
| L214       | N31°33'15"W | 6.50'  |
| L215       | N31°34'54"W | 3.00'  |
| L216       | S31°34'54"E | 40.83' |
| L217       | N58°25'06"E | 17.33' |
| L218       | N58°25'06"E | 21.67' |
| L219       | N31°34'54"W | 37.83' |
| L220       | S31°34'54"E | 9.33'  |
| L221       | N58°25'06"E | 6.00'  |
| L222       | S31°34'54"E | 4.67'  |
| L223       | N31°34'54"W | 11.33' |
| L224       | S58°25'06"W | 1.00'  |
| L225       | N31°34'54"W | 5.67'  |
| L226       | N58°25'06"E | 1.00'  |
| L227       | S58°25'06"W | 4.25'  |
| L228       | N31°34'54"W | 0.63'  |
| L229       | S58°25'06"E | 7.92'  |
| L230       | N31°34'54"W | 11.54' |
| L231       | N58°25'06"E | 7.92'  |
| L232       | N31°34'54"W | 2.83'  |
| L233       | S58°25'06"W | 3.75'  |
| L234       | N31°34'54"W | 4.67'  |
| L235       | N31°34'54"W | 3.75'  |
| L236       | S58°25'06"W | 1.50'  |
| L237       | S31°34'54"E | 14.17' |
| L238       | N58°25'06"E | 4.00'  |
| L239       | S31°34'54"E | 25.33' |
| L240       | S58°25'06"W | 23.00' |
| L241       | S31°34'54"E | 28.67' |
| L242       | N58°25'06"E | 45.67' |
| L243       | S31°34'54"E | 24.08' |
| L244       | S58°25'06"W | 2.67'  |
| L245       | N31°34'54"W | 4.33'  |
| L246       | S58°25'06"W | 4.00'  |
| L247       | S31°34'54"E | 13.83' |
| L248       | N58°25'06"E | 6.33'  |
| L249       | N31°34'54"W | 11.67' |
| L250       | S58°25'06"W | 9.92'  |
| L251       | N31°34'54"W | 5.17'  |
| L252       | S58°25'06"W | 5.58'  |
| L253       | N31°34'54"W | 5.33'  |
| L254       | S58°25'06"W | 8.38'  |
| L255       | N31°34'54"W | 1.67'  |
| L256       | S58°25'06"W | 11.79' |
| L257       | N31°34'54"W | 3.08'  |
| L258       | S58°25'06"W | 8.83'  |
| L259       | S31°34'54"E | 4.92'  |
| L260       | S31°34'54"E | 8.83'  |
| L261       | S58°25'06"W | 10.50' |
| L262       | S31°34'54"E | 1.17'  |
| L263       | S31°33'59"E | 11.59' |
| L264       | S58°29'01"W | 1.50'  |
| L265       | S58°25'06"W | 21.67' |
| L266       | S31°34'54"E | 4.67'  |
| L267       | S58°25'06"W | 17.33' |
| L268       | S31°34'54"E | 9.33'  |
| L269       | S31°34'54"W | 6.00'  |
| L270       | S31°34'54"E | 40.83' |
| L271       | N58°25'06"E | 1.50'  |
| L272       | S31°34'54"E | 11.58' |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L273       | S58°25'06"W | 1.17'  |
| L274       | S31°34'54"E | 24.08' |
| L275       | S58°25'06"W | 6.33'  |
| L276       | S31°34'54"E | 13.83' |
| L277       | S58°25'06"W | 45.67' |
| L278       | S31°34'54"E | 28.67' |
| L279       | N58°25'06"E | 10.50' |
| L280       | S31°34'54"E | 8.83'  |
| L281       | N58°25'06"E | 23.00' |
| L282       | N31°34'54"W | 3.08'  |
| L283       | N58°25'06"E | 8.83'  |
| L284       | S31°34'54"E | 4.92'  |
| L285       | N58°25'06"E | 11.79' |
| L286       | N31°34'54"W | 1.67'  |
| L287       | N58°25'06"E | 8.38'  |
| L288       | N31°34'54"W | 5.33'  |
| L289       | N58°25'06"E | 5.58'  |
| L290       | N31°34'54"W | 5.17'  |
| L291       | N58°25'06"E | 9.92'  |
| L292       | N31°34'54"W | 11.67' |
| L293       | N58°25'06"E | 4.00'  |
| L294       | N31°34'54"W | 4.33'  |
| L295       | N58°25'06"E | 2.67'  |
| L296       | N31°34'54"W | 25.33' |
| L297       | N58°25'06"E | 4.00'  |
| L298       | N31°34'54"W | 14.17' |
| L299       | N58°25'06"E | 3.75'  |
| L300       | N31°34'54"W | 1.50'  |
| L301       | S58°25'06"W | 3.75'  |
| L302       | N31°34'54"W | 4.67'  |
| L303       | N58°25'06"E | 3.75'  |
| L304       | N31°34'54"W | 2.83'  |
| L305       | S58°25'06"W | 7.92'  |
| L306       | N31°34'54"W | 11.54' |
| L307       | N58°25'06"E | 7.92'  |
| L308       | N31°34'54"W | 0.62'  |
| L309       | N58°25'06"E | 4.25'  |
| L310       | N31°34'54"W | 37.83' |
| L311       | S58°25'06"W | 1.00'  |
| L312       | N31°34'54"W | 5.67'  |
| L313       | N58°25'06"E | 1.00'  |
| L314       | N31°34'54"W | 11.33' |
| L315       | S31°34'54"E | 23.08' |
| L316       | S58°25'06"W | 25.00' |
| L317       | N31°34'54"W | 6.50'  |
| L318       | S58°25'06"W | 23.83' |
| L319       | N31°34'54"W | 3.00'  |
| L320       | S58°25'06"W | 24.33' |
| L321       | S31°34'54"E | 14.17' |
| L322       | N58°25'06"E | 2.00'  |
| L323       | S31°34'54"E | 23.67' |
| L324       | S58°25'06"W | 2.00'  |
| L325       | S31°34'54"E | 14.17' |
| L326       | N58°25'06"E | 45.67' |
| L327       | S31°34'54"E | 28.67' |
| L328       | N58°25'06"E | 10.50' |
| L329       | N31°34'54"W | 8.83'  |
| L330       | N58°25'06"E | 23.00' |
| L331       | S31°34'54"E | 3.08'  |
| L332       | N58°25'06"E | 8.83'  |
| L333       | N31°34'54"W | 4.92'  |
| L334       | N58°25'06"E | 11.79' |
| L335       | S31°34'54"E | 1.67'  |
| L336       | N58°25'06"E | 8.38'  |
| L337       | S31°34'54"E | 6.33'  |
| L338       | N58°25'06"E | 5.58'  |
| L339       | S31°34'54"E | 5.17'  |
| L340       | N58°25'06"E | 9.92'  |



| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L817       | S58°25'06"W | 4.33'  |
| L818       | N31°34'54"W | 7.00'  |
| L819       | S58°25'06"W | 4.33'  |
| L820       | N31°34'54"W | 1.50'  |
| L821       | N58°25'06"E | 0.67'  |
| L822       | N31°34'54"W | 8.83'  |
| L823       | N58°25'06"E | 3.17'  |
| L824       | N31°34'54"W | 11.67' |
| L825       | N58°25'06"E | 3.50'  |
| L826       | N31°34'54"W | 14.50' |
| L827       | N58°25'06"E | 14.00' |
| L828       | N31°34'54"E | 3.00'  |
| L829       | N58°25'06"E | 3.75'  |
| L830       | N31°34'54"W | 3.00'  |
| L831       | N58°25'06"E | 1.25'  |
| L832       | N31°34'54"W | 2.00'  |
| L833       | N58°25'06"E | 7.42'  |
| L834       | N31°34'54"E | 3.00'  |
| L835       | S58°25'06"W | 25.33' |
| L836       | S31°34'54"E | 2.67'  |
| L837       | S58°25'06"W | 4.33'  |
| L838       | S31°34'54"E | 4.00'  |
| L839       | S58°25'06"W | 11.67' |
| L840       | S31°34'54"E | 9.92'  |
| L841       | S58°25'06"W | 5.17'  |
| L842       | S31°34'54"E | 5.58'  |
| L843       | S58°25'06"W | 5.33'  |
| L844       | S31°34'54"E | 8.38'  |
| L845       | S58°25'06"W | 1.67'  |
| L846       | S31°34'54"E | 11.79' |
| L847       | N58°25'06"E | 4.92'  |
| L848       | S31°34'54"E | 8.83'  |
| L849       | S58°25'06"W | 3.08'  |
| L850       | S31°34'54"E | 23.00' |
| L851       | N58°25'06"E | 8.83'  |
| L852       | S31°34'54"E | 10.50' |
| L853       | N58°25'06"E | 28.67' |
| L854       | N31°34'54"W | 45.67' |
| L855       | N58°25'06"E | 13.83' |
| L856       | N31°34'54"W | 6.33'  |
| L857       | N58°24'38"E | 24.08' |
| L858       | N31°35'00"W | 1.17'  |
| L859       | N58°26'06"E | 11.58' |
| L860       | S31°37'25"E | 1.50'  |
| L861       | N58°25'25"E | 40.83' |
| L862       | N31°34'54"W | 6.00'  |
| L863       | N58°25'06"E | 9.33'  |
| L864       | N31°34'54"W | 17.33' |
| L865       | N58°25'06"E | 4.67'  |
| L866       | N31°34'54"W | 21.67' |
| L867       | S58°25'06"W | 11.33' |
| L868       | S31°34'54"E | 1.00'  |
| L869       | S58°25'06"W | 5.67'  |
| L870       | N31°34'54"W | 1.00'  |
| L871       | S58°25'06"W | 37.83' |
| L872       | S31°34'54"E | 4.25'  |
| L873       | S58°25'06"W | 0.63'  |
| L874       | S31°34'54"E | 7.92'  |
| L875       | S58°25'06"W | 11.54' |
| L876       | N31°34'54"W | 7.92'  |
| L877       | S58°25'06"W | 2.83'  |
| L878       | S31°34'54"E | 3.75'  |
| L879       | S58°25'06"W | 4.67'  |
| L880       | N31°34'54"W | 3.75'  |
| L881       | S58°25'06"W | 1.50'  |
| L882       | S31°34'54"E | 3.75'  |
| L883       | S58°25'06"W | 14.17' |
| L884       | S31°34'54"E | 4.00'  |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L885       | S58°25'06"W | 23.08' |
| L886       | S31°35'17"E | 25.00' |
| L887       | N58°26'58"E | 6.50'  |
| L888       | S31°34'54"E | 23.83' |
| L889       | N58°25'06"E | 3.00'  |
| L890       | S31°34'54"E | 24.33' |
| L891       | S58°25'06"W | 14.17' |
| L892       | S31°34'54"E | 2.00'  |
| L893       | S58°25'06"W | 23.67' |
| L894       | S31°34'54"E | 2.00'  |
| L895       | S58°25'06"W | 14.17' |
| L896       | N31°34'54"W | 45.67' |
| L897       | S58°25'07"W | 28.67' |
| L898       | S31°34'54"E | 10.50' |
| L899       | S58°25'06"W | 8.83'  |
| L900       | S31°34'54"E | 23.00' |
| L901       | N58°25'06"E | 3.08'  |
| L902       | S31°34'54"E | 8.83'  |
| L903       | S58°25'06"W | 4.92'  |
| L904       | S31°34'54"E | 11.79' |
| L905       | N58°25'06"E | 1.67'  |
| L906       | S31°34'54"E | 8.37'  |
| L907       | N58°25'06"E | 5.33'  |
| L908       | S31°34'54"E | 5.58'  |
| L909       | N58°25'06"E | 5.17'  |
| L910       | S31°34'54"E | 9.92'  |
| L911       | N58°25'06"E | 11.67' |
| L912       | S31°34'54"E | 4.00'  |
| L913       | N58°25'06"E | 4.33'  |
| L914       | S31°34'54"E | 2.67'  |
| L915       | N58°25'06"E | 25.33' |
| L916       | S31°34'54"E | 0.67'  |
| L917       | N58°25'06"E | 6.33'  |
| L918       | S31°34'54"E | 4.33'  |
| L919       | N58°25'06"E | 7.00'  |
| L920       | S31°34'54"E | 4.33'  |
| L921       | N58°25'06"E | 1.50'  |
| L922       | N31°34'54"W | 0.67'  |
| L923       | N58°25'06"E | 8.83'  |
| L924       | N31°34'54"W | 5.29'  |
| L925       | N58°25'06"E | 6.54'  |
| L926       | N31°34'54"W | 3.37'  |
| L927       | N58°25'06"E | 18.79' |
| L928       | N31°34'54"W | 2.67'  |
| L929       | N58°25'06"E | 4.33'  |
| L930       | N31°34'54"W | 4.00'  |
| L931       | N58°25'06"E | 11.67' |
| L932       | N31°34'54"W | 9.92'  |
| L933       | N58°25'06"E | 5.17'  |
| L934       | N31°34'54"W | 5.58'  |
| L935       | N58°25'06"E | 5.33'  |
| L936       | N31°34'54"W | 8.37'  |
| L937       | N58°25'06"E | 1.67'  |
| L938       | N31°34'54"W | 10.96' |
| L939       | S58°25'06"W | 2.67'  |
| L940       | N31°34'54"W | 10.33' |
| L941       | S58°25'06"W | 3.67'  |
| L942       | N31°34'54"W | 11.50' |
| L943       | N58°25'06"E | 5.67'  |
| L944       | N31°34'54"W | 6.33'  |
| L945       | N58°25'06"E | 4.33'  |
| L946       | N31°34'54"W | 7.00'  |
| L947       | N58°25'06"E | 4.33'  |
| L948       | N31°34'54"W | 1.50'  |
| L949       | S58°25'06"W | 0.67'  |
| L950       | N31°34'54"W | 8.83'  |
| L951       | S58°25'06"W | 3.17'  |
| L952       | N31°34'54"W | 11.67' |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L953       | S58°25'06"W | 3.50'  |
| L954       | N31°34'54"W | 14.50' |
| L955       | N31°34'54"W | 2.00'  |
| L956       | S58°25'06"W | 7.42'  |
| L957       | S31°34'54"E | 3.00'  |
| L958       | S58°25'06"W | 1.25'  |
| L959       | N31°34'54"W | 3.00'  |
| L960       | S58°25'06"W | 3.75'  |
| L961       | S31°34'54"E | 3.00'  |
| L962       | S58°25'06"W | 14.00' |
| L963       | N58°25'06"E | 37.83' |
| L964       | N31°34'54"W | 1.00'  |
| L965       | N58°25'06"E | 5.67'  |
| L966       | S31°34'54"E | 1.00'  |
| L967       | N58°25'06"E | 11.33' |
| L968       | N31°34'54"W | 21.67' |
| L969       | S58°25'06"W | 4.67'  |
| L970       | N31°34'54"E | 17.33' |
| L971       | S58°25'06"W | 9.33'  |
| L972       | N31°34'54"W | 6.00'  |
| L973       | S58°25'06"W | 40.83' |
| L974       | S31°34'54"E | 1.50'  |
| L975       | S58°25'06"W | 11.58' |
| L976       | N31°34'54"E | 1.17'  |
| L977       | N58°25'06"W | 24.08' |
| L978       | S31°34'54"E | 6.33'  |
| L979       | S58°25'06"W | 13.83' |
| L980       | N31°34'54"W | 45.67' |
| L981       | S58°25'06"W | 28.67' |
| L982       | N31°34'54"W | 23.83' |
| L983       | N58°25'06"E | 6.50'  |
| L984       | S31°34'54"E | 10.50' |
| L985       | S58°25'06"W | 8.83'  |
| L986       | S31°34'54"E | 23.00' |
| L987       | N58°25'06"E | 3.08'  |
| L988       | S31°34'54"E | 8.83'  |
| L989       | S58°25'06"W | 4.92'  |
| L990       | N31°34'54"E | 11.79' |
| L991       | N58°25'06"E | 1.67'  |
| L992       | S31°34'54"E | 8.37'  |
| L993       | N58°25'06"E | 5.33'  |
| L994       | S31°34'54"E | 5.58'  |
| L995       | N58°25'06"E | 5.17'  |
| L996       | S31°34'54"E | 9.92'  |
| L997       | N58°25'06"E | 11.67' |
| L998       | S31°34'54"E | 4.00'  |
| L999       | N58°25'06"E | 4.33'  |
| L1000      | S31°34'54"E | 2.67'  |
| L1001      | N58°25'06"E | 25.33' |
| L1002      | S31°34'54"E | 4.00'  |
| L1003      | N58°25'06"E | 14.17' |
| L1004      | S31°34'54"E | 3.75'  |
| L1005      | N58°25'06"E | 1.50'  |
| L1006      | N31°34'54"W | 3.75'  |
| L1007      | N58°25'06"E | 4.67'  |
| L1008      | S31°34'54"E | 3.75'  |
| L1009      | N58°25'06"E | 2.83'  |
| L1010      | N31°34'54"W | 7.92'  |
| L1011      | N58°25'06"E | 11.54' |
| L1012      | S31°34'54"E | 7.92'  |
| L1013      | N58°25'06"E | 0.63'  |
| L1014      | S31°34'54"E | 4.25'  |
| L1015      | S31°34'54"E | 23.00' |
| L1016      | S31°34'54"E | 10.50' |
| L1017      | N58°25'06"E | 8.83'  |
| L1018      | N58°25'06"E | 28.67' |
| L1019      | N31°34'54"W | 45.67' |
| L1020      | N58°25'06"E | 14.17' |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L1021      | S31°34'54"E | 2.00'  |
| L1022      | N58°25'06"E | 23.67' |
| L1023      | N31°34'54"W | 2.00'  |
| L1024      | N58°25'06"E | 14.17' |
| L1025      | S31°34'54"E | 24.33' |
| L1026      | S58°25'06"W | 3.00'  |
| L1027      | S31°34'54"E | 23.83' |
| L1028      | S58°25'06"W | 6.50'  |
| L1029      | S31°34'54"E | 25.00' |
| L1030      | N58°25'06"E | 23.08' |
| L1031      | N31°34'54"W | 2.00'  |
| L1032      | N58°25'06"E | 7.42'  |
| L1033      | S31°34'54"E | 3.00'  |
| L1034      | N58°25'06"E | 1.25'  |
| L1035      | N31°34'54"W | 3.00'  |
| L1036      | N58°25'06"E | 3.75'  |
| L1037      | S31°34'54"E | 3.00'  |
| L1038      | N58°25'06"E | 14.00' |
| L1039      | N31°34'54"W | 14.50' |
| L1040      | N58°25'06"E | 3.50'  |
| L1041      | N31°34'54"W | 11.67' |
| L1042      | N58°25'06"E | 3.17'  |
| L1043      | N31°34'54"W | 8.83'  |
| L1044      | N58°25'06"E | 0.67'  |
| L1045      | N31°34'54"W | 1.50'  |
| L1046      | S58°25'06"W | 4.33'  |
| L1047      | N31°34'54"W | 7.00'  |
| L1048      | S58°25'06"W | 4.33'  |
| L1049      | N31°34'54"W | 6.33'  |
| L1050      | S58°25'06"W | 5.67'  |
| L1051      | N31°34'54"W | 11.50' |
| L1052      | N58°25'06"E | 3.67'  |
| L1053      | N31°34'54"W | 10.33' |
| L1054      | N58°25'06"E | 2.67'  |
| L1055      | N31°34'54"W | 10.96' |
| L1056      | S58°25'06"W | 1.67'  |
| L1057      | N31°34'54"W | 8.38'  |
| L1058      | S58°25'06"W | 5.33'  |
| L1059      | N31°34'54"W | 5.58'  |
| L1060      | S58°25'06"W | 5.17'  |
| L1061      | N31°34'54"W | 9.92'  |
| L1062      | S58°25'06"W | 11.67' |
| L1063      | N31°34'54"W | 4.00'  |
| L1064      | S58°25'06"W | 4.33'  |
| L1065      | N31°34'54"W | 2.67'  |
| L1066      | S58°25'06"W | 18.79' |
| L1067      | N31°34'54"W | 3.37'  |
| L1068      | S58°25'06"W | 6.54'  |
| L1069      | N31°34'54"W | 5.29'  |
| L1070      | S58°25'06"W | 8.83'  |
| L1071      | N31°34'54"W | 0.67'  |
| L1072      | S58°25'06"W | 1.50'  |
| L1073      | S31°34'54"E | 4.33'  |
| L1074      | S58°25'06"W | 7.00'  |
| L1075      | S31°34'54"E | 4.33'  |
| L1076      | S58°25'06"W | 6.33'  |
| L1077      | S31°34'54"E | 0.67'  |
| L1078      | S58°25'06"W | 25.33' |
| L1079      | S31°34'54"E | 2.67'  |
| L1080      | S58°25'06"W | 4.33'  |
| L1081      | S31°34'54"E | 4.00'  |
| L1082      | S58°25'06"W | 11.67' |
| L1083      | S31°34'54"E | 9.92'  |
| L1084      | S58°25'06"W | 5.17'  |
| L1085      | S31°34'54"E | 5.58'  |
| L1086      | S58°25'06"W | 5.33'  |
| L1087      | S31°34'54"E | 8.37'  |
| L1088      | S58°25'06"W | 1.67'  |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L1089      | S31°34'54"E | 11.79' |
| L1090      | N58°25'06"E | 4.92'  |
| L1091      | S31°34'54"E | 8.83'  |
| L1092      | S58°25'06"W | 3.08'  |
| L1093      | S58°25'06"W | 25.33' |
| L1094      | N31°34'54"W | 0.67'  |
| L1095      | S58°25'06"W | 6.33'  |
| L1096      | N31°34'54"W | 4.33'  |
| L1097      | S58°25'06"W | 7.00'  |
| L1098      | N31°34'54"W | 4.33'  |
| L1099      | S58°25'06"W | 1.50'  |
| L1100      | S31°34'54"E | 0.67'  |
| L1101      | S58°25'06"W | 8.83'  |
| L1102      | S31°34'54"E | 5.29'  |
| L1103      | S58°25'06"W | 6.54'  |
| L1104      | S31°34'54"E | 3.37'  |
| L1105      | S58°25'06"W | 18.79' |
| L1106      | S31°34'54"E | 2.67'  |
| L1107      | S58°25'06"W | 4.33'  |
| L1108      | S31°34'54"E | 4.00'  |
| L1109      | S58°25'06"W | 11.67' |
| L1110      | S31°34'54"E | 9.92'  |
| L1111      | S58°25'06"W | 5.17'  |
| L1112      | S31°34'54"E | 5.58'  |
| L1113      | S58°25'06"W | 5.33'  |
| L1114      | S31°34'54"E | 8.38'  |
| L1115      | S58°25'06"W | 1.67'  |
| L1116      | S31°34'54"E | 10.96' |
| L1117      | N58°25'06"E | 2.67'  |
| L1118      | S31°34'54"E | 10.33' |
| L1119      | N58°25'06"E | 3.67'  |
| L1120      | S31°34'54"E | 11.50' |
| L1121      | S58°25'06"W | 5.67'  |
| L1122      | S31°34'54"E | 6.33'  |
| L1123      | S58°25'06"W | 4.33'  |
| L1124      | S31°34'54"E | 7.00'  |
| L1125      | S58°25'06"W | 4.33'  |
| L1126      | S31°34'54"E | 1.50'  |
| L1127      | N58°25'06"E | 0.67'  |
| L1128      | S31°34'54"E | 8.83'  |
| L1129      | N58°25'06"E | 3.17'  |
| L1130      | S31°34'54"E | 11.67' |
| L1131      | N58°25'06"E | 3.50'  |
| L1132      | S31°34'54"E | 14.50' |
| L1133      | N58°25'06"E | 23.08' |
| L1134      | N31°34'54"W | 25.00' |
| L1135      | S58°25'06"W | 6.50'  |
| L1136      | N31°34'54"W | 23.83' |
| L1137      | S31°34'54"E | 2.00'  |
| L1138      | N58°25'06"E | 7.42'  |
| L1139      | N31°34'54"W | 3.00'  |
| L1140      | N58°25'06"E | 1.25'  |
| L1141      | S31°34'54"E | 3.00'  |
| L1142      | N58°25'06"E | 3.75'  |
| L1143      | N31°34'54"W | 3.00'  |
| L1144      | N58°25'06"E | 14.00' |
| L1145      | S58°25'06"W | 3.00'  |
| L1146      | N31°34'54"W | 24.33' |
| L1147      | N58°25'06"E | 14.17' |
| L1148      | S31°34'54"E | 2.00'  |
| L1149      | N58°25'06"E | 23.67' |
| L1150      | N31°34'54"W | 2.00'  |
| L1151      | N58°25'06"E | 14.17' |
| L1152      | S31°34'54"E | 45.67' |
| L1153      | N58°25'06"E | 28.67' |
| L1154      | N31°34'54"W | 10.50' |
| L1155      | N58°25'06"E | 8.83'  |
| L1156      | N31°34'54"W | 23.00' |



POINT OF COMMENCEMENT  
NE COR. OF SECTION 22 T.3N., R.2W.,  
NW COR. OF SECTION 23 T.3N., R.2W.,  
FOUND 2" ALUMINUM CAP IN POTHOLE  
STAMPED T3N, R2W, S.15, S.14, S.22, S.23,  
2003 29891

COMMON QUARTER CORNER  
SECTION 22 T.3N., R.2W.,  
SECTION 23 T.3N., R.2W.,  
FOUND 3" MCDOT BRASS CAP IN POTHOLE  
STAMPED T3N, R2W, 1/4, S.22|S.23  
2003 29891

NORTH QUARTER CORNER  
SECTION 23 T.3N., R.2W.,  
FOUND 3" MCDOT BRASS CAP IN POTHOLE  
STAMPED T3N, R2W, 1/4, S.14|S.23,  
2003 29891

NORTHEAST CORNER  
SECTION 23, T.3N., R.2W.,  
FOUND FLUSH CITY OF  
SURPRISE BRASS CAP

W. CACTUS ROAD  
S89°59'58"E 2645.56'  
745.52'

S89°59'46"E 2645.32'

N. COTTON LANE  
S072°11'W 2640.04'  
(BASIS OF BEARINGS)

EAST QUARTER CORNER  
SECTION 23, T3N, R2W,  
FOUND MCDOT BRASS CAP  
IN HANDHOLE

**NOTE:**  
SEE SHEET 10 FOR UNIT BOUNDARY DETAILS

**LEGEND**

- FOUND MONUMENT, AS NOTED
- CORNER OF SUBDIVISION - FOUND 1/2" REBAR WITH CAP RLS 37495
- MCR MARICOPA COUNTY RECORDER
- PS PRIVATE STREET
- SVT SIGHT VISIBILITY TRIANGLE EASEMENT
- L.C.E. LIMITED COMMON ELEMENTS
- C.E. COMMON ELEMENTS
- VG CONCRETE VALLEY GUTTER
- T.E. TRASH ENCLOSURE
- "A" PUBLIC UTILITY EASEMENT PER DOC. 2021-0457854, MCR

LAKE 18 TRACT

POINT OF BEGINNING

PARCEL Q

TOLL AT PRASADA,  
PHASE 1 RE-PLAT,  
MCR 2021-0443392

TOLL AT PRASADA,  
PHASE 1 RE-PLAT,  
MCR 2021-0443392

GOLF CLUB HOUSE  
& HOA PARCEL

MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 5

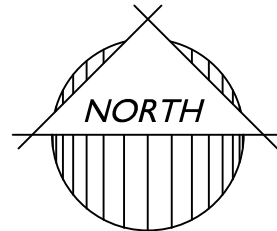
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TOLL AT PRASADA, PHASE 1  
ONSITE INFRASTRUCTURE,  
MCR 2019-0046662

TOLL AT PRASADA, PHASE 1  
ONSITE INFRASTRUCTURE,  
MCR 2019-0046662

TRACT A  
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ONSITE INFRASTRUCTURE,  
MCR 2019-0046662

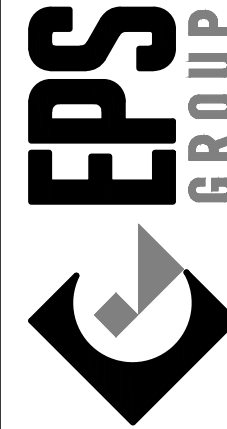
**EASEMENTS**

- "A" PUBLIC UTILITY EASEMENT PER DOC. 2021-0457854, MCR
- "B" 26'x337' UTILITY EASEMENT DEDICATED HEREON
- "C" 26' EMERGENCY ACCESS & UTILITY EASEMENT DEDICATED HEREON
- "D" 8' PUBLIC UTILITY EASEMENT DEDICATED HEREON.



| NO. | UNIT | PLAN            |
|-----|------|-----------------|
| 1   | 1209 | 14 PLEX, TYPE 3 |
| 2   | 1210 | 14 PLEX, TYPE 3 |
| 3   | 1211 | 14 PLEX, TYPE 3 |
| 4   | 1212 | 14 PLEX, TYPE 3 |
| 5   | 1213 | 14 PLEX, TYPE 3 |
| 6   | 1214 | 14 PLEX, TYPE 3 |
| 7   | 1201 | 14 PLEX, TYPE 3 |
| 8   | 1202 | 14 PLEX, TYPE 3 |
| 9   | 1203 | 14 PLEX, TYPE 3 |
| 10  | 1204 | 14 PLEX, TYPE 3 |
| 11  | 1205 | 14 PLEX, TYPE 3 |
| 12  | 1206 | 14 PLEX, TYPE 3 |
| 13  | 1207 | 14 PLEX, TYPE 3 |
| 14  | 1208 | 14 PLEX, TYPE 3 |
| 15  | 1334 | 14 PLEX, TYPE 3 |
| 16  | 1333 | 14 PLEX, TYPE 3 |
| 17  | 1332 | 14 PLEX, TYPE 3 |
| 18  | 1331 | 14 PLEX, TYPE 3 |
| 19  | 1330 | 14 PLEX, TYPE 3 |
| 20  | 1329 | 14 PLEX, TYPE 3 |
| 21  | 1328 | 14 PLEX, TYPE 3 |
| 22  | 1327 | 14 PLEX, TYPE 3 |
| 23  | 1326 | 14 PLEX, TYPE 3 |
| 24  | 1325 | 14 PLEX, TYPE 3 |
| 25  | 1324 | 14 PLEX, TYPE 3 |
| 26  | 1323 | 14 PLEX, TYPE 3 |
| 27  | 1322 | 14 PLEX, TYPE 3 |
| 28  | 1321 | 14 PLEX, TYPE 3 |
| 29  | 1320 | 8 PLEX, TYPE 2  |
| 30  | 1319 | 8 PLEX, TYPE 2  |
| 31  | 1318 | 8 PLEX, TYPE 2  |
| 32  | 1317 | 8 PLEX, TYPE 2  |
| 33  | 1316 | 8 PLEX, TYPE 2  |
| 34  | 1315 | 8 PLEX, TYPE 2  |
| 35  | 1314 | 8 PLEX, TYPE 2  |
| 36  | 1313 | 8 PLEX, TYPE 2  |
| 37  | 1215 | 14 PLEX, TYPE 1 |
| 38  | 1216 | 14 PLEX, TYPE 1 |
| 39  | 1217 | 14 PLEX, TYPE 1 |
| 40  | 1218 | 14 PLEX, TYPE 1 |
| 41  | 1219 | 14 PLEX, TYPE 1 |
| 42  | 1220 | 14 PLEX, TYPE 1 |
| 43  | 1221 | 14 PLEX, TYPE 1 |
| 44  | 1222 | 14 PLEX, TYPE 1 |
| 45  | 1223 | 14 PLEX, TYPE 1 |
| 46  | 1224 | 14 PLEX, TYPE 1 |
| 47  | 1225 | 14 PLEX, TYPE 1 |
| 48  | 1226 | 14 PLEX, TYPE 1 |
| 49  | 1227 | 14 PLEX, TYPE 1 |
| 50  | 1228 | 14 PLEX, TYPE 1 |

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Toll at Prasada, Unit Q - Phase I

Condominium Plat

Project:

Revisions:

Designer: RAJ  
Drawn by: TJP



Job No.

16-339

FP04

Sheet No.

4  
of 12

CASE NUMBER: FS21-499



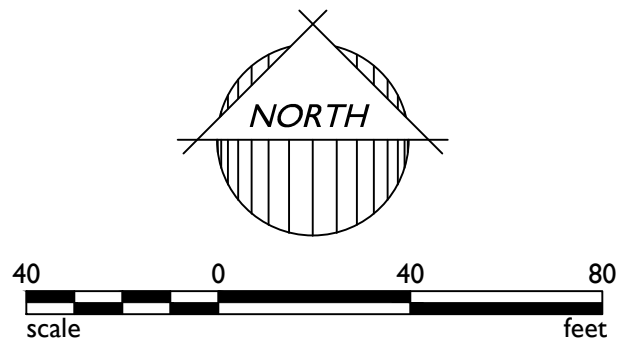
**NOTE:**  
SEE SHEETS 11 & 12 FOR UNIT BOUNDARY DETAILS

- LEGEND**
- FOUND MONUMENT, AS NOTED
  - CORNER OF SUBDIVISION - FOUND 1/2" REBAR WITH CAP RLS 37495
  - MCR MARICOPA COUNTY RECORDER
  - PS PRIVATE STREET
  - SVT SIGHT VISIBILITY TRIANGLE EASEMENT
  - L.C.E. LIMITED COMMON ELEMENTS
  - C.E. COMMON ELEMENTS
  - VG CONCRETE VALLEY GUTTER
  - T.E. TRASH ENCLOSURE
  - "A" PUBLIC UTILITY EASEMENT PER DOC. 2021-0457854, MCR



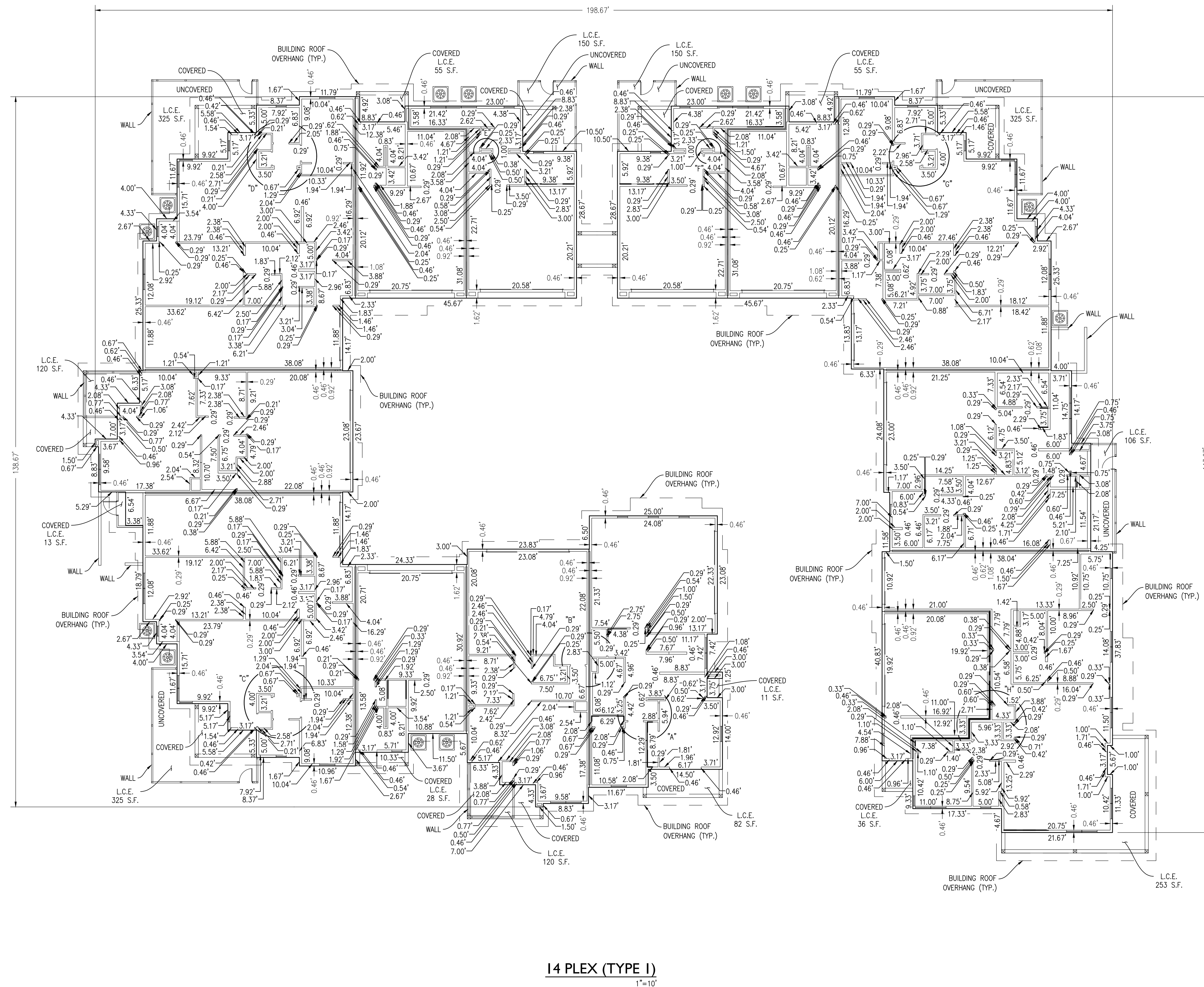
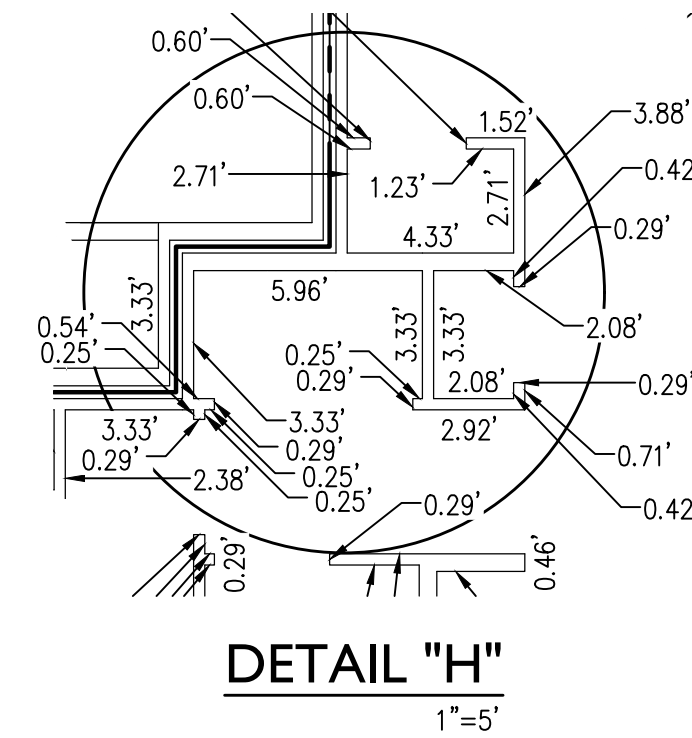
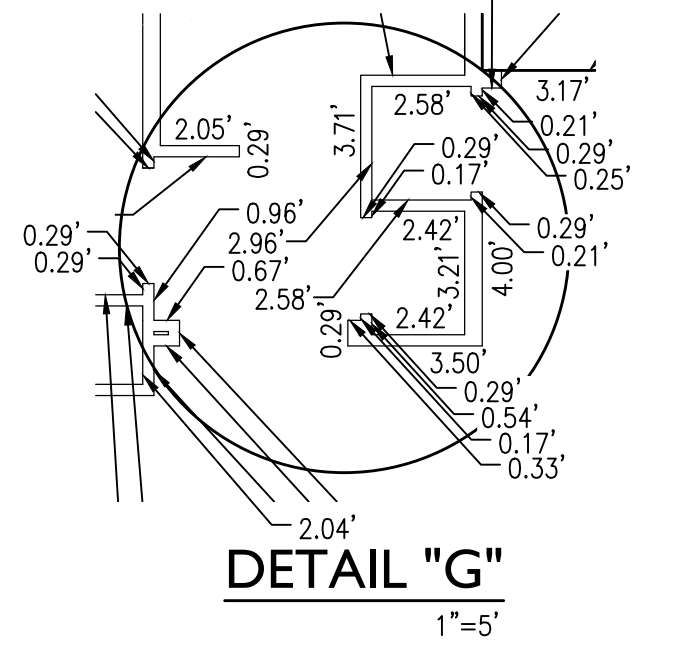
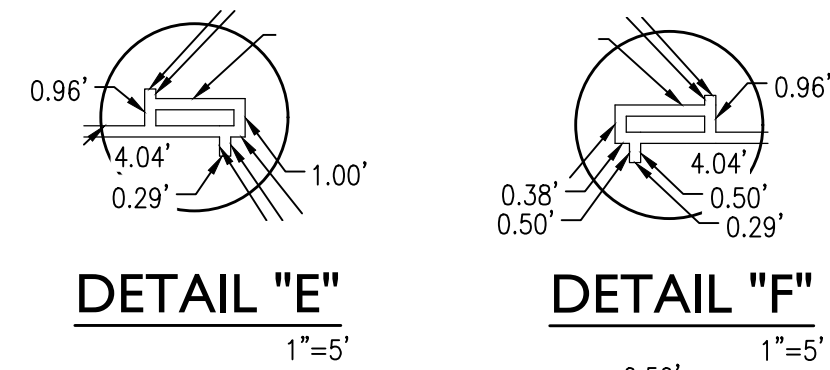
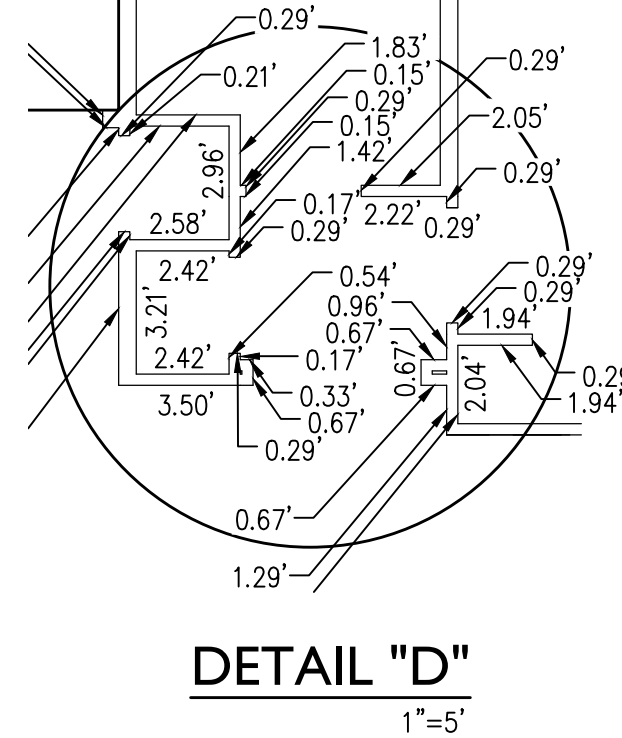
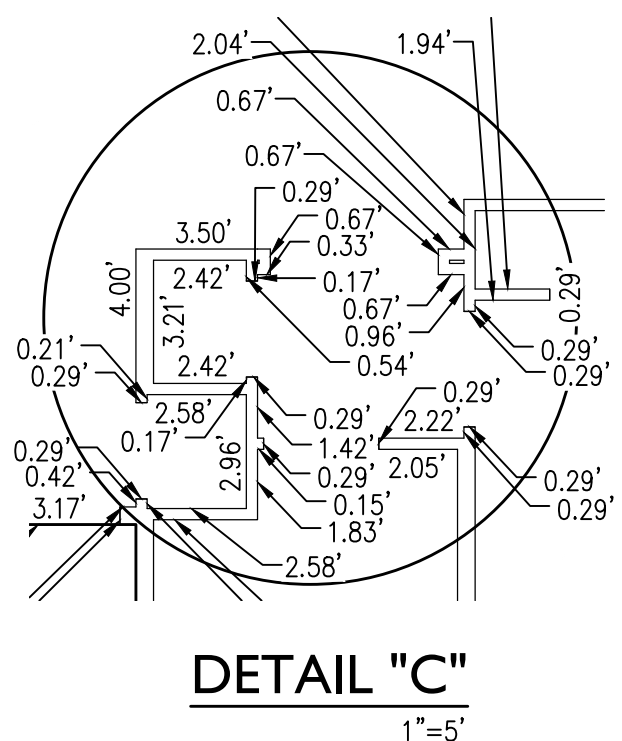
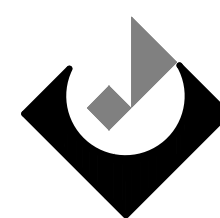
**EASEMENTS**

"A" PUBLIC UTILITY EASEMENT PER DOC. 2021-0457854, MCR  
"B" 26'X37' UTILITY EASEMENT DEDICATED HEREON  
"C" 26' EMERGENCY ACCESS & UTILITY EASEMENT DEDICATED HEREON  
"D" 8' PUBLIC UTILITY EASEMENT DEDICATED HEREON.



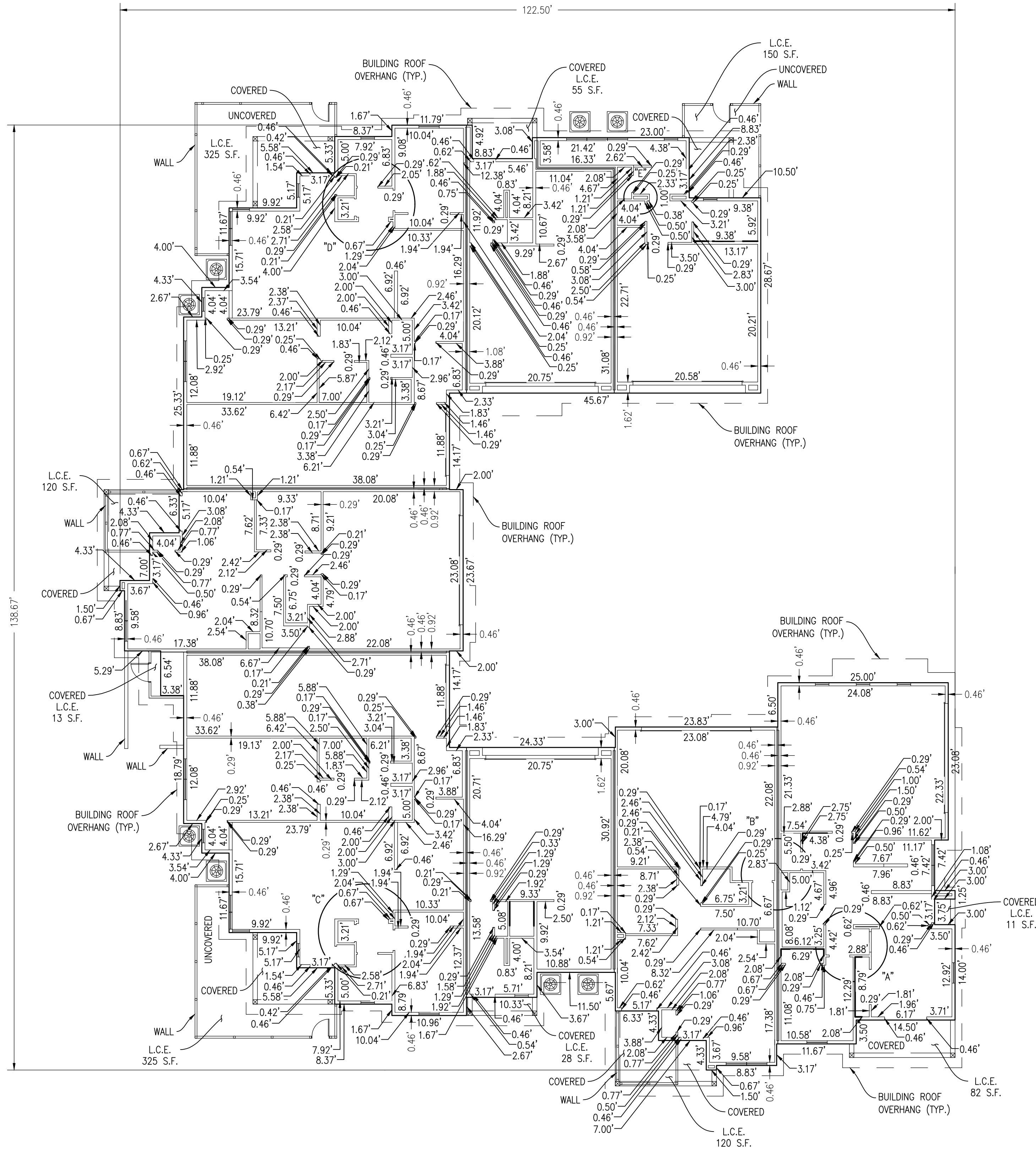
| NO. | UNIT | PLAN            |
|-----|------|-----------------|
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| 54  | 1239 | 14 PLEX, TYPE 1 |
| 55  | 1238 | 14 PLEX, TYPE 1 |
| 56  | 1237 | 14 PLEX, TYPE 1 |
| 57  | 1236 | 14 PLEX, TYPE 1 |
| 58  | 1235 | 14 PLEX, TYPE 1 |
| 59  | 1234 | 14 PLEX, TYPE 1 |
| 60  | 1233 | 14 PLEX, TYPE 1 |
| 61  | 1232 | 14 PLEX, TYPE 1 |
| 62  | 1231 | 14 PLEX, TYPE 1 |
| 63  | 1230 | 14 PLEX, TYPE 1 |
| 64  | 1229 | 14 PLEX, TYPE 1 |
| 65  | 1312 | 14 PLEX, TYPE 3 |
| 66  | 1311 | 14 PLEX, TYPE 3 |
| 67  | 1310 | 14 PLEX, TYPE 3 |
| 68  | 1309 | 14 PLEX, TYPE 3 |
| 69  | 1308 | 14 PLEX, TYPE 3 |
| 70  | 1307 | 14 PLEX, TYPE 3 |
| 71  | 1306 | 14 PLEX, TYPE 3 |
| 72  | 1305 | 14 PLEX, TYPE 3 |
| 73  | 1304 | 14 PLEX, TYPE 3 |
| 74  | 1303 | 14 PLEX, TYPE 3 |
| 75  | 1302 | 14 PLEX, TYPE 3 |
| 76  | 1301 | 14 PLEX, TYPE 3 |
| 77  | 1300 | 14 PLEX, TYPE 3 |
| 78  | 1299 | 14 PLEX, TYPE 3 |
| 79  | 1295 | 14 PLEX, TYPE 3 |
| 80  | 1294 | 14 PLEX, TYPE 3 |
| 81  | 1293 | 14 PLEX, TYPE 3 |
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| 83  | 1291 | 14 PLEX, TYPE 3 |
| 84  | 1290 | 14 PLEX, TYPE 3 |
| 85  | 1289 | 14 PLEX, TYPE 3 |
| 86  | 1288 | 14 PLEX, TYPE 3 |
| 87  | 1287 | 14 PLEX, TYPE 3 |
| 88  | 1286 | 14 PLEX, TYPE 3 |
| 89  | 1285 | 14 PLEX, TYPE 3 |
| 90  | 1298 | 14 PLEX, TYPE 3 |
| 91  | 1297 | 14 PLEX, TYPE 3 |
| 92  | 1296 | 14 PLEX, TYPE 3 |
| 93  | 1243 | 14 PLEX, TYPE 3 |
| 94  | 1244 | 14 PLEX, TYPE 3 |
| 95  | 1245 | 14 PLEX, TYPE 3 |
| 96  | 1246 | 14 PLEX, TYPE 3 |
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| 98  | 1248 | 14 PLEX, TYPE 3 |
| 99  | 1249 | 14 PLEX, TYPE 3 |
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| 101 | 1251 | 14 PLEX, TYPE 3 |
| 102 | 1252 | 14 PLEX, TYPE 3 |
| 103 | 1253 | 14 PLEX, TYPE 3 |
| 104 | 1254 | 14 PLEX, TYPE 3 |
| 105 | 1255 | 14 PLEX, TYPE 3 |
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| 107 | 1257 | 14 PLEX, TYPE 3 |
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| 115 | 1265 | 14 PLEX, TYPE 3 |
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| 120 | 1270 | 14 PLEX, TYPE 3 |
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| 122 | 1272 | 14 PLEX, TYPE 3 |
| 123 | 1273 | 14 PLEX, TYPE 3 |
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| 125 | 1275 | 14 PLEX, TYPE 3 |
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| 127 | 1277 | 14 PLEX, TYPE 3 |
| 128 | 1278 | 14 PLEX, TYPE 3 |
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| 130 | 1280 | 14 PLEX, TYPE 3 |
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| 132 | 1282 | 14 PLEX, TYPE 3 |
| 133 | 1283 | 14 PLEX, TYPE 3 |
| 134 | 1284 | 14 PLEX, TYPE 3 |



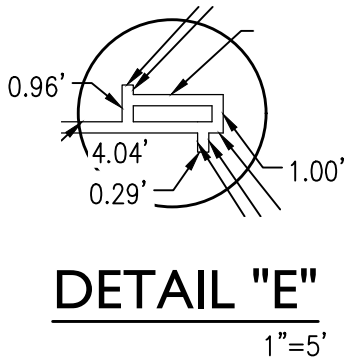
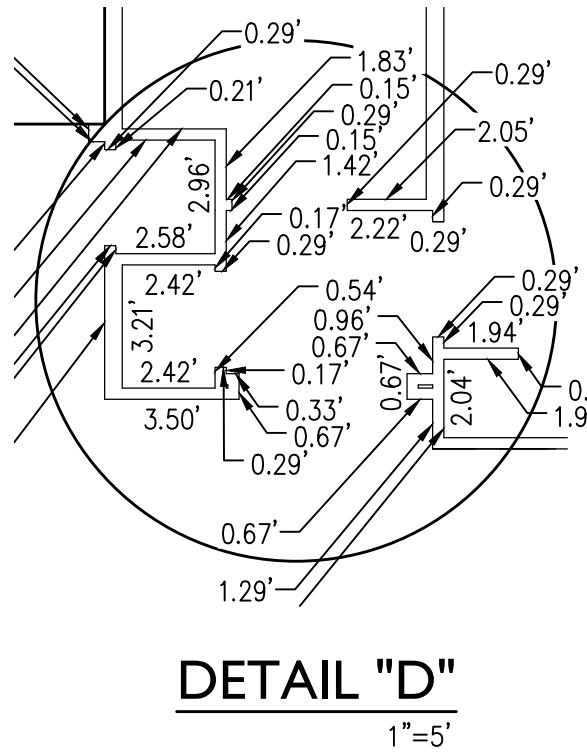
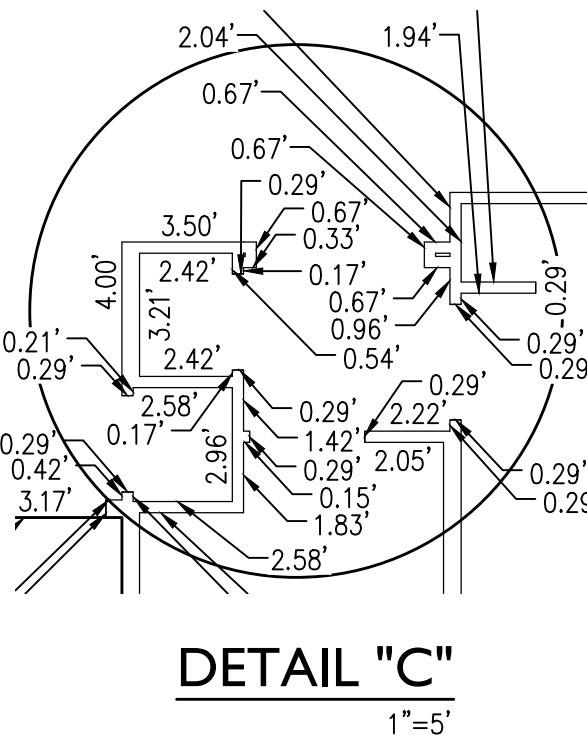
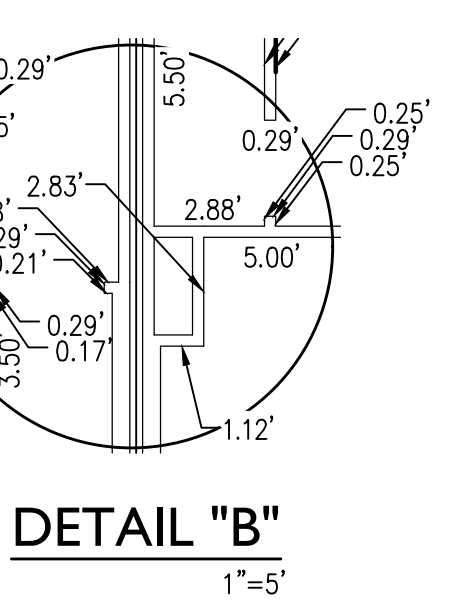
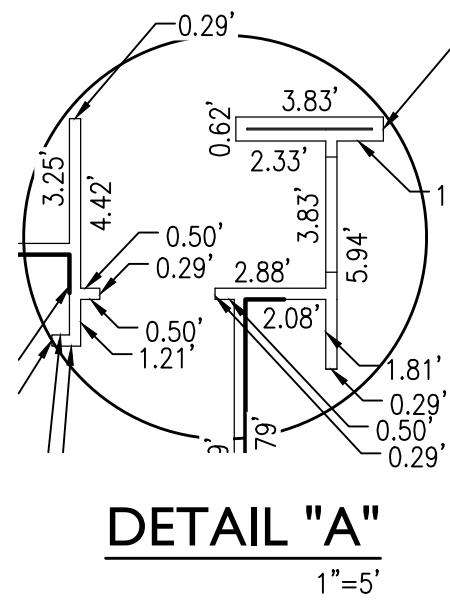




UNITS 1315-1320



8 PLEX (TYPE 2)  
1"=10'



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**EPS GROUP**

Toll at Prasad, Unit Q - Phase I

Project

Revisions:

Revisions:

Revisions:

Revisions:

Revisions:

Revisions:

Revisions:

Revisions:

Revisions:

Designer: RAJ

Drawn by: TJP

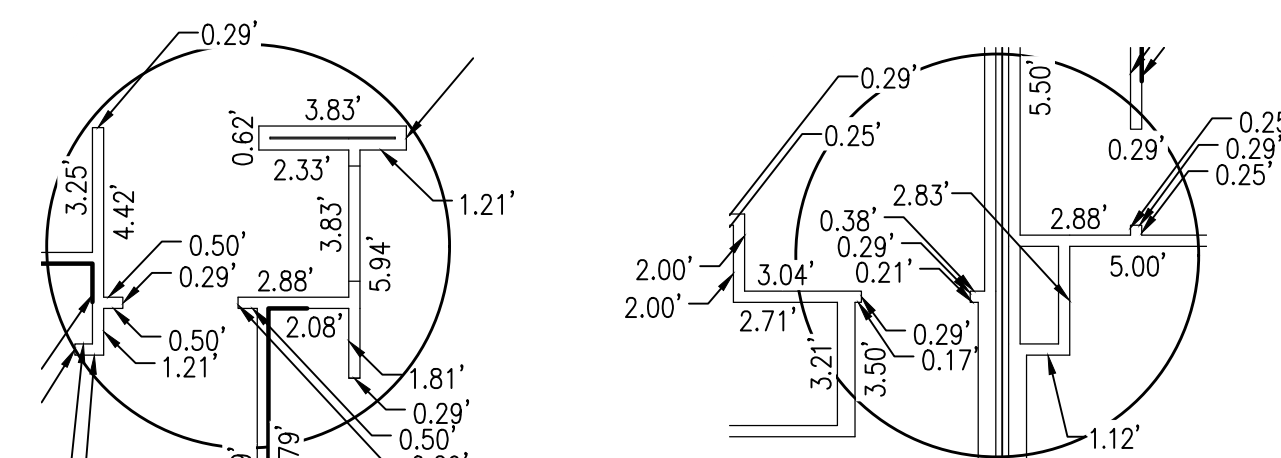
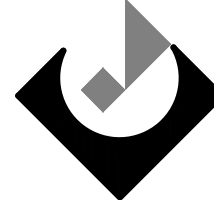
Job No. 16-339

FP07

Sheet No. 7 of 12

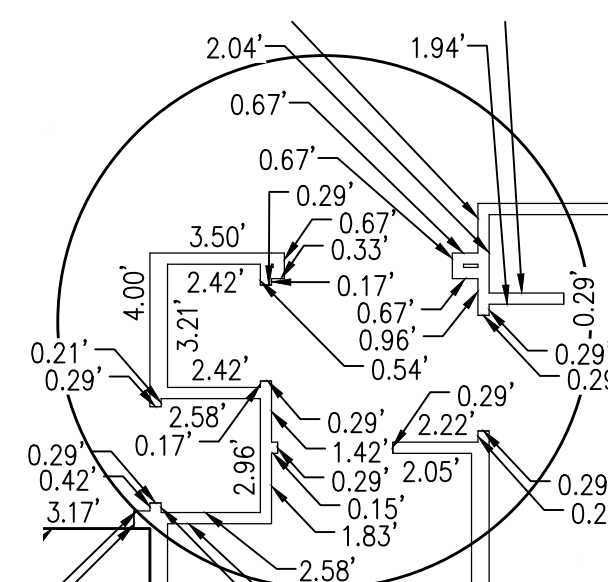
CASE NUMBER: FS21-499



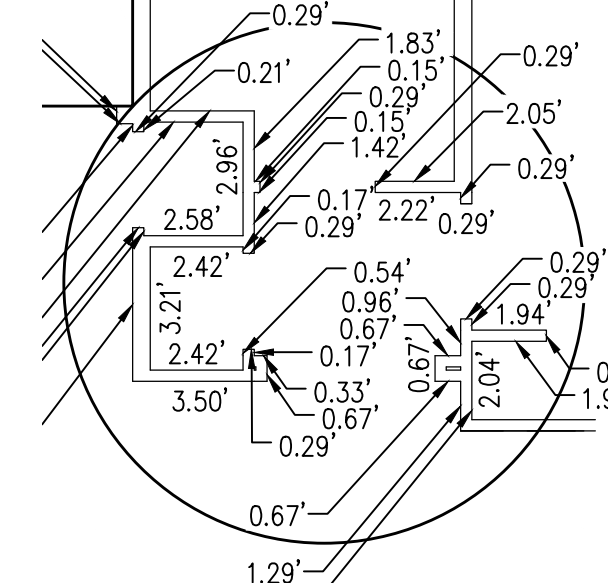


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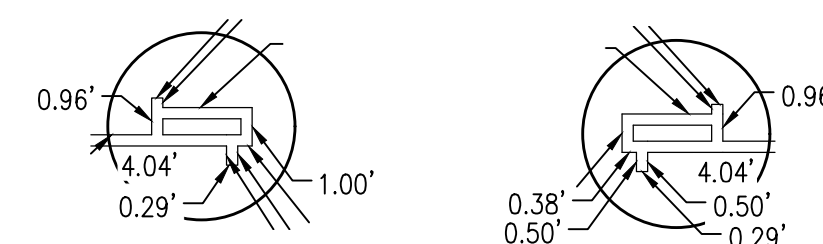
DETAIL "B"



DETAIL "C"

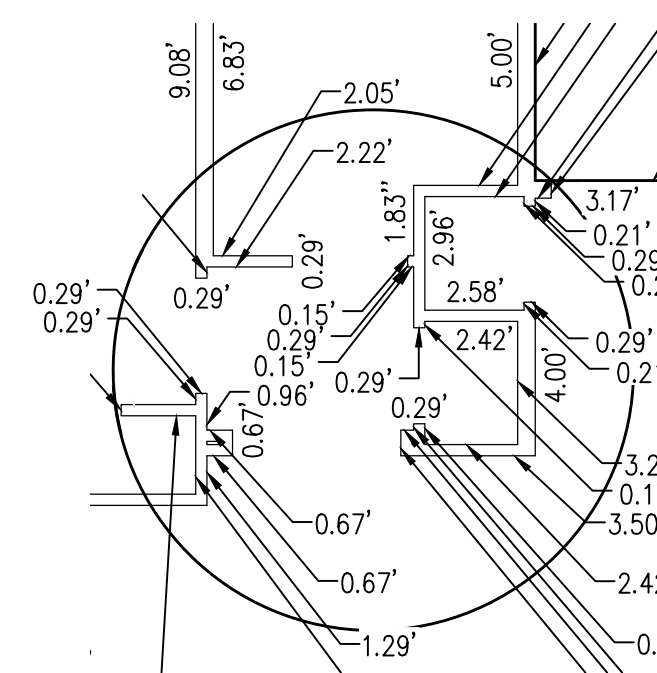


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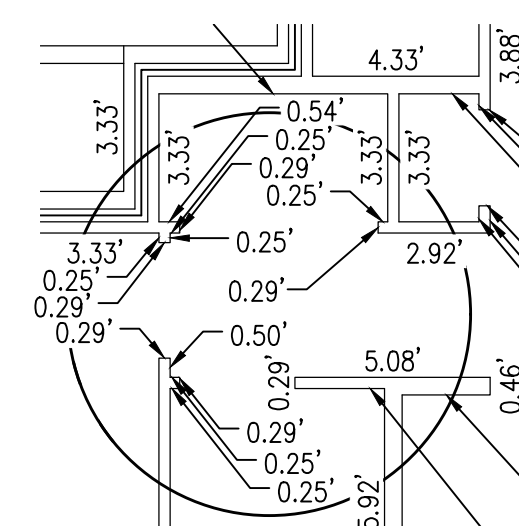


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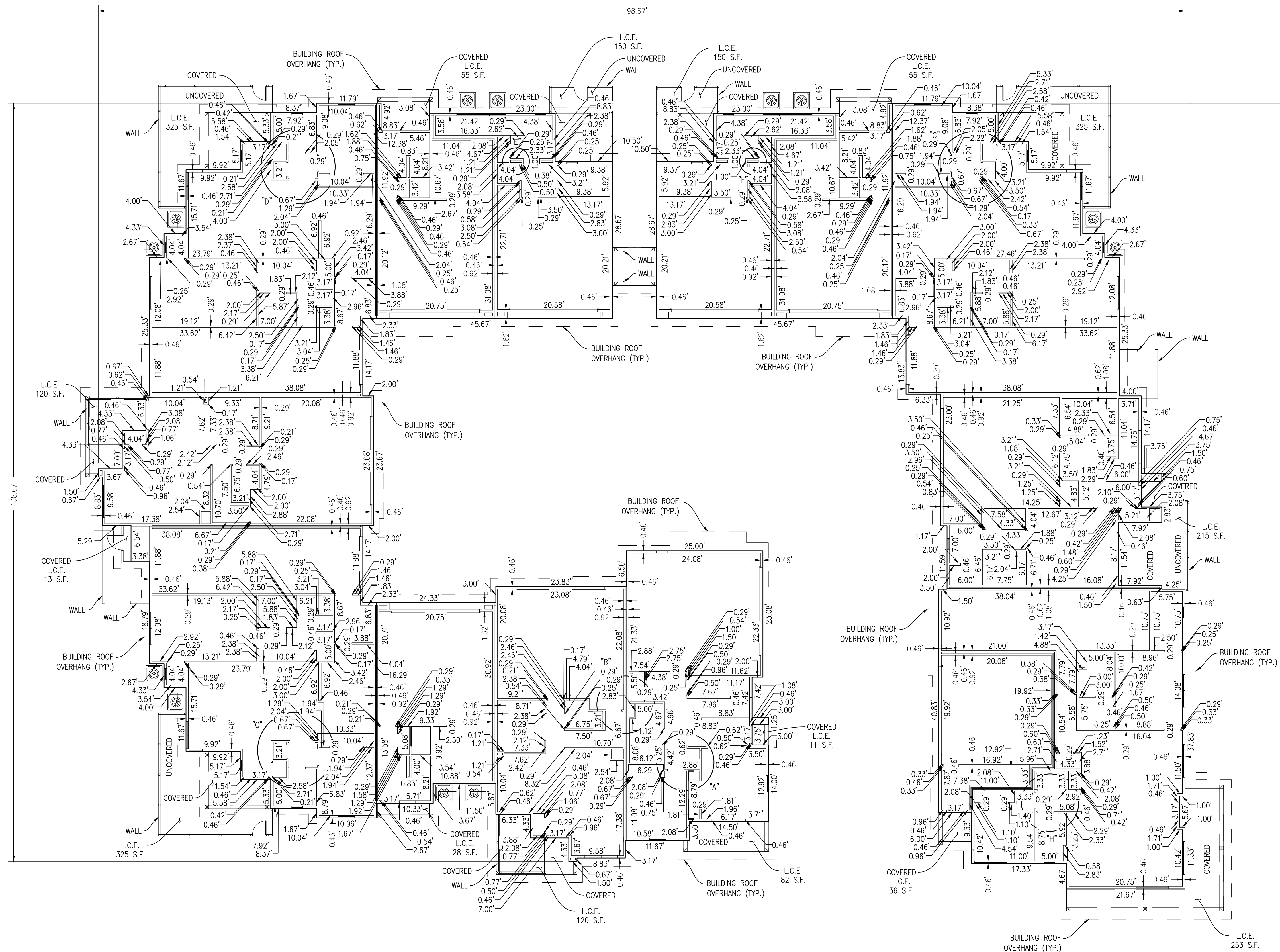
DETAIL "F"



### DETAIL "G"



DETAIL "H"



I4 PLEX (TYPE 3)  
1"=10'

**CASE NUMBER: FS2I-499**



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UNITS 1215-1242

14 PLEX (TYPE 1)  
1"=10' H  
1"=10' V



UNITS 1313-1320

8 PLEX (TYPE 2)  
1"=10' H  
1"=10' V



UNITS 1201-1214, 1243-1312 & 1321-1334

14 PLEX (TYPE 3)  
1"=10' H  
1"=10' V

CASE NUMBER: FS21-499

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Project:  
Toll at Prasada, Unit Q - Phase I  
SURPRISE, ARIZONA

Condominium Plat

Revisions:

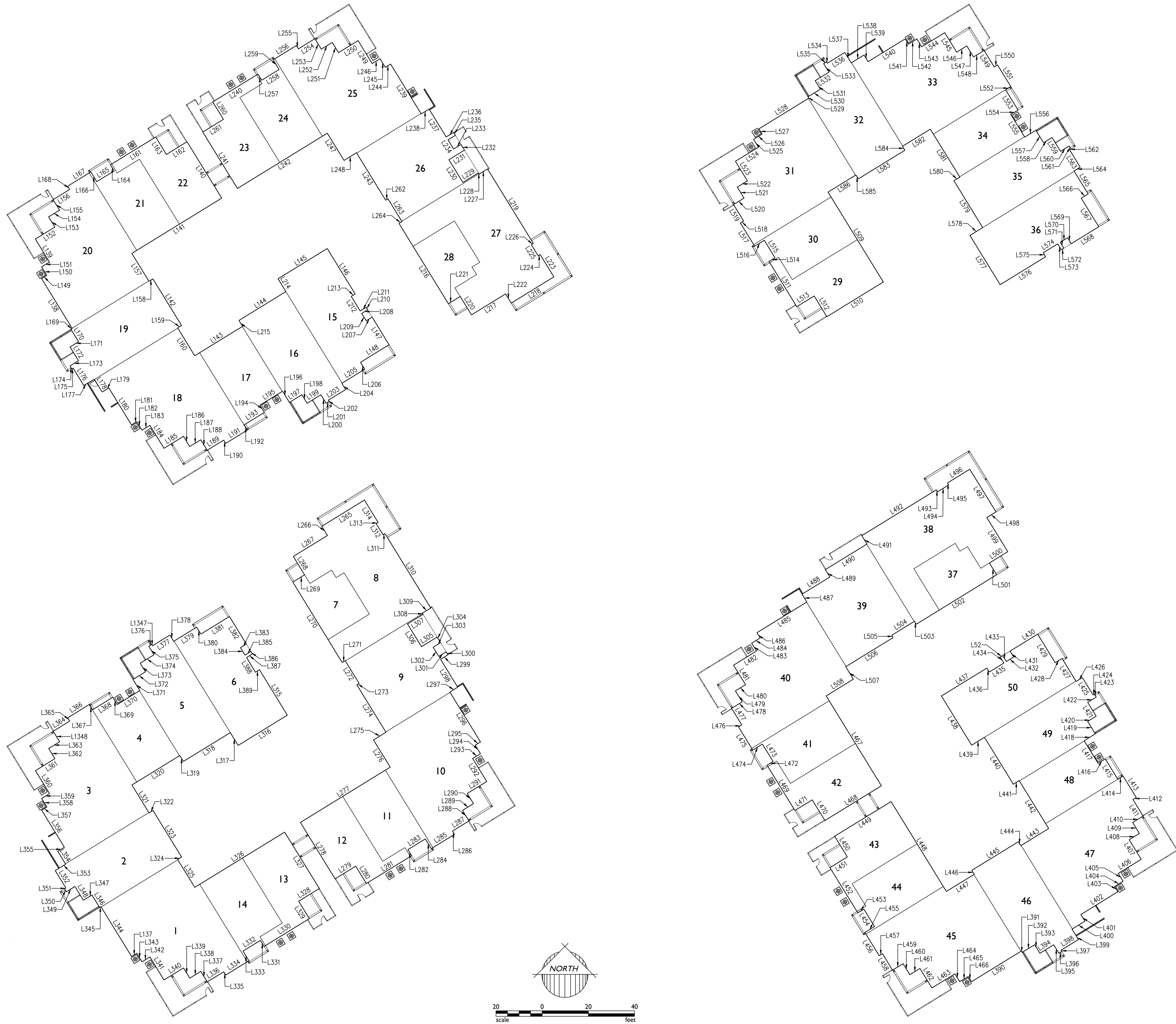
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Designer: RAJ  
Drawn by: TJP

Job No.  
16-339  
FP09  
Sheet No.  
9  
of 12



Sep 16, 2021 1:19pm S:\Projects\2016\16-339\Legal\_Survey\Draws\Final\_Plats\Unit Q Condo.dwg Ph1 Unit Q Condo.dwg



CASE NUMBER: FS21-499

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**EPS**  
GROUP

Project:

Toll at Prasad, Unit Q - Phase I  
SURPRISE, ARIZONA

Revisions:

|  |  |
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|  |  |
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Designer:

RAJ

Drawn by:

TJP

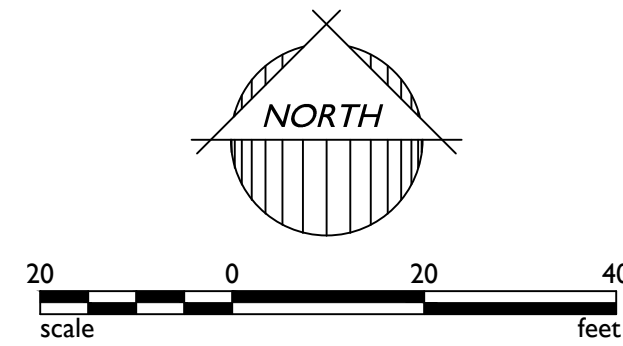
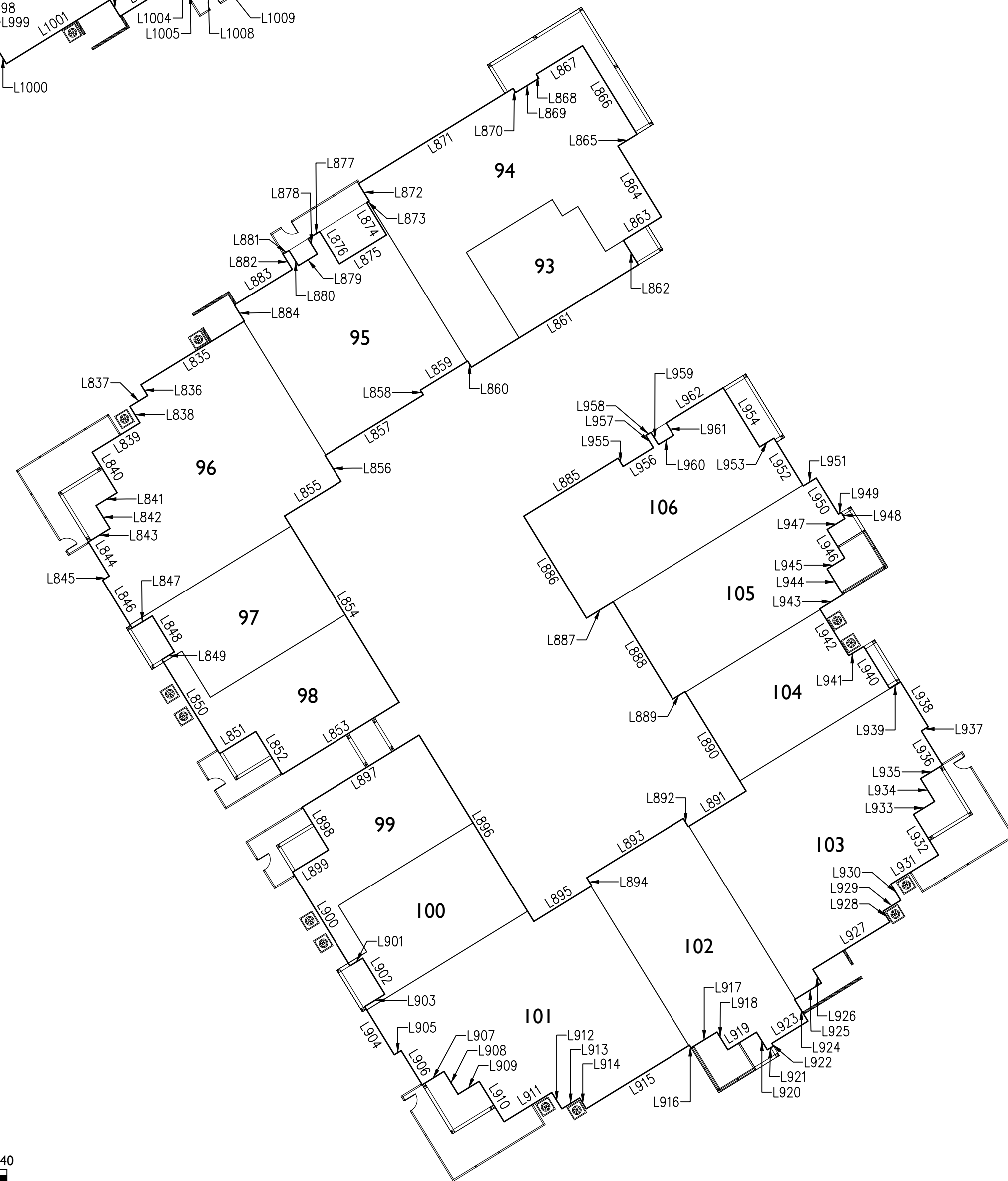
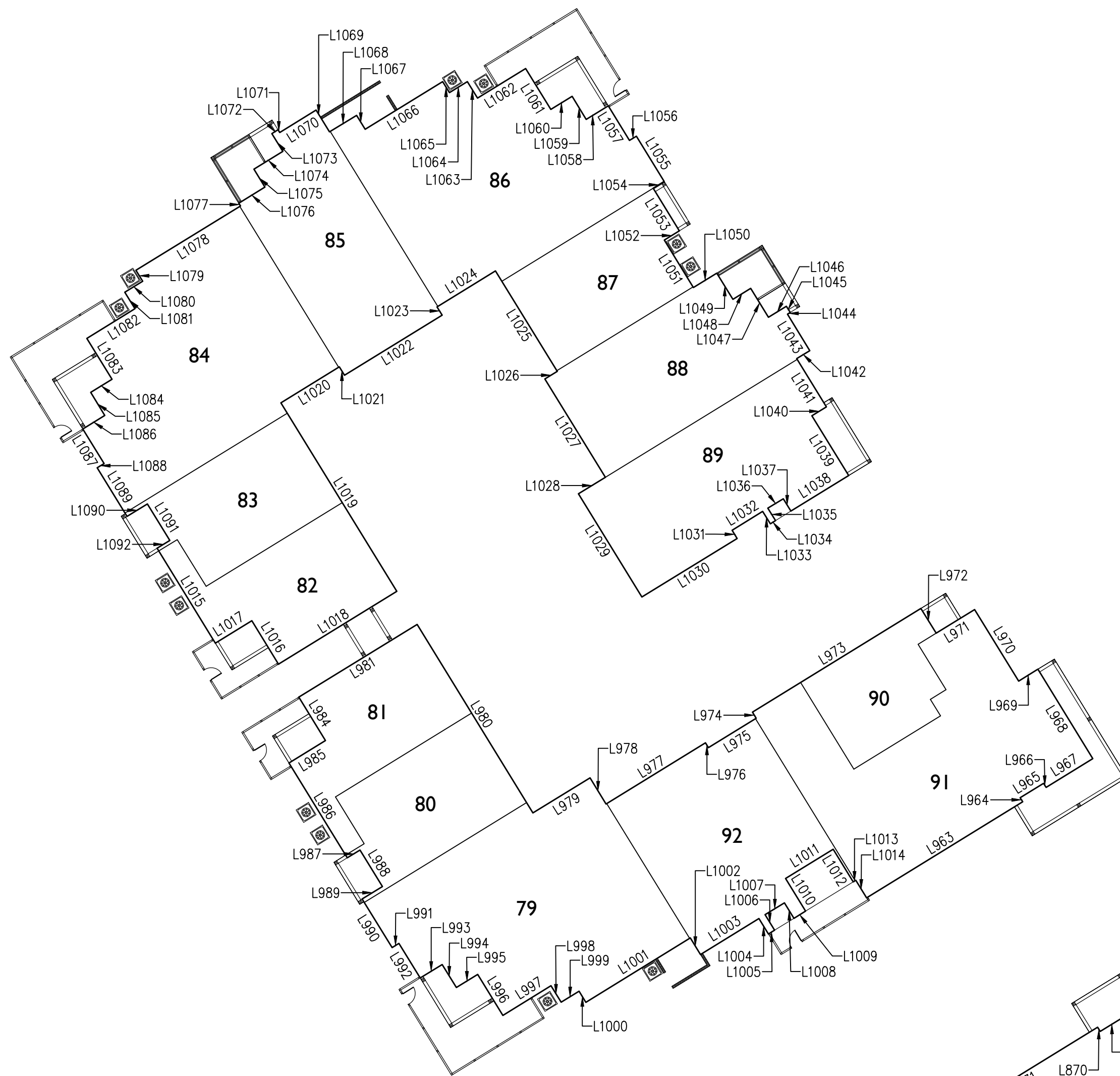
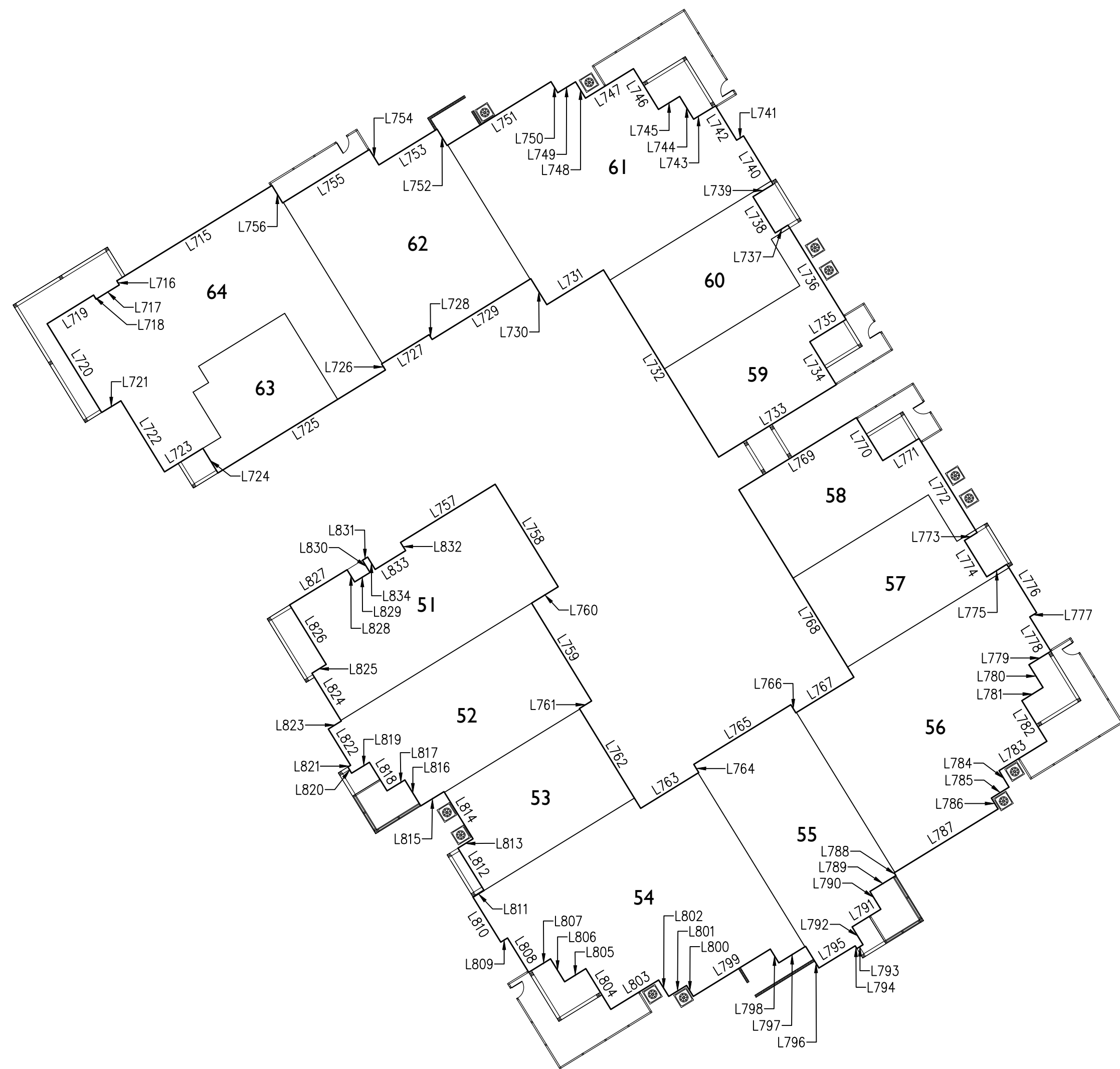
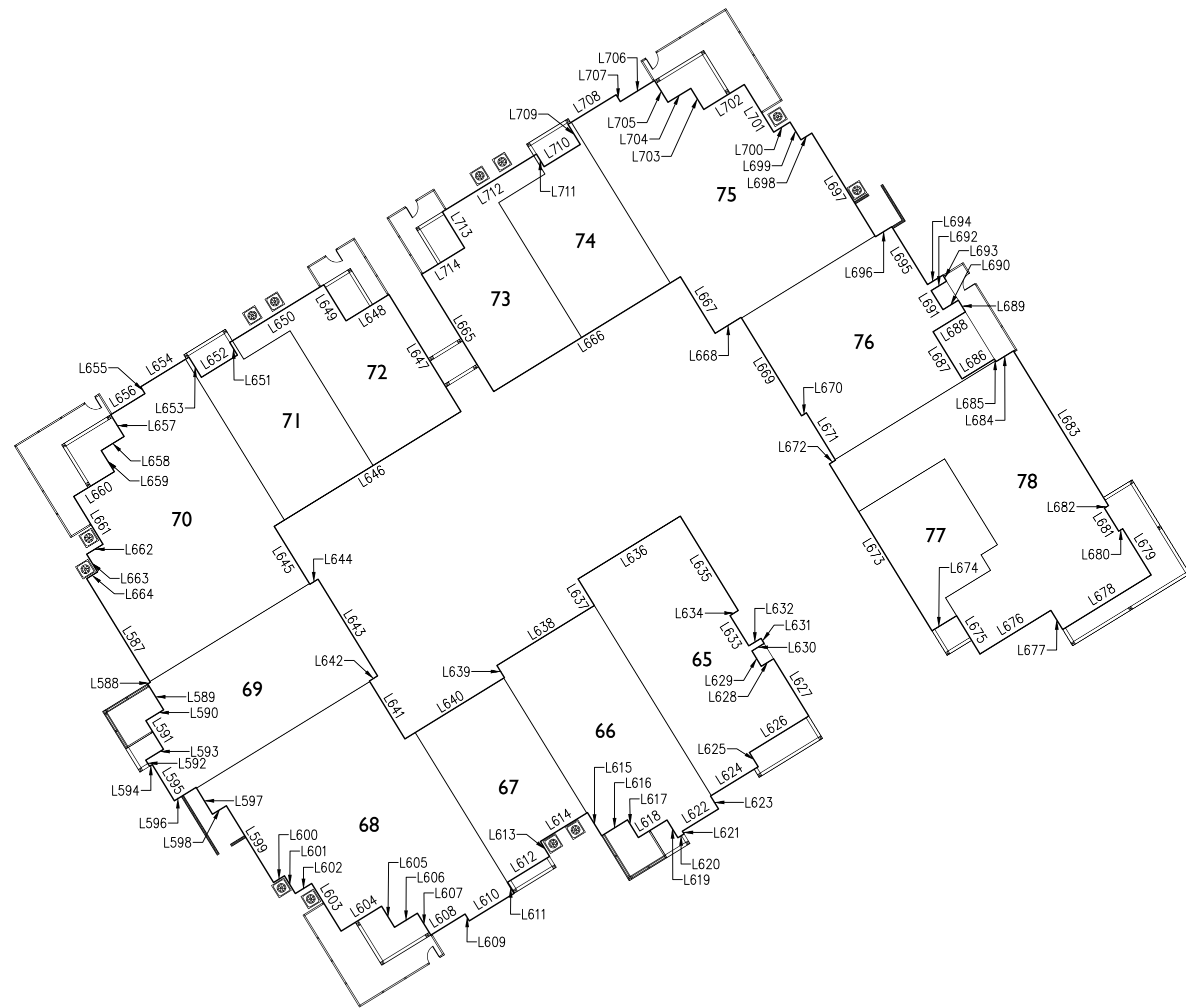
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CERTIFICATE NO. 37495  
ROBERT A. JOHNSTON  
Exp. 12/31/2024

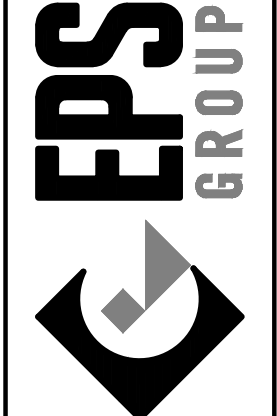
Job No.  
**16-339**

FP10

Sheet No.  
**10**  
of 12







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Toll at Prasad, Unit Q - Phase I

Condominium Plat

Project:

Revisions:

Designer: RAJ

Drawn by: TJP

REGISTERED LAND SURVEYOR  
37495  
ROBERT A. JOHNSTON  
State of Arizona

Job No.  
16-339

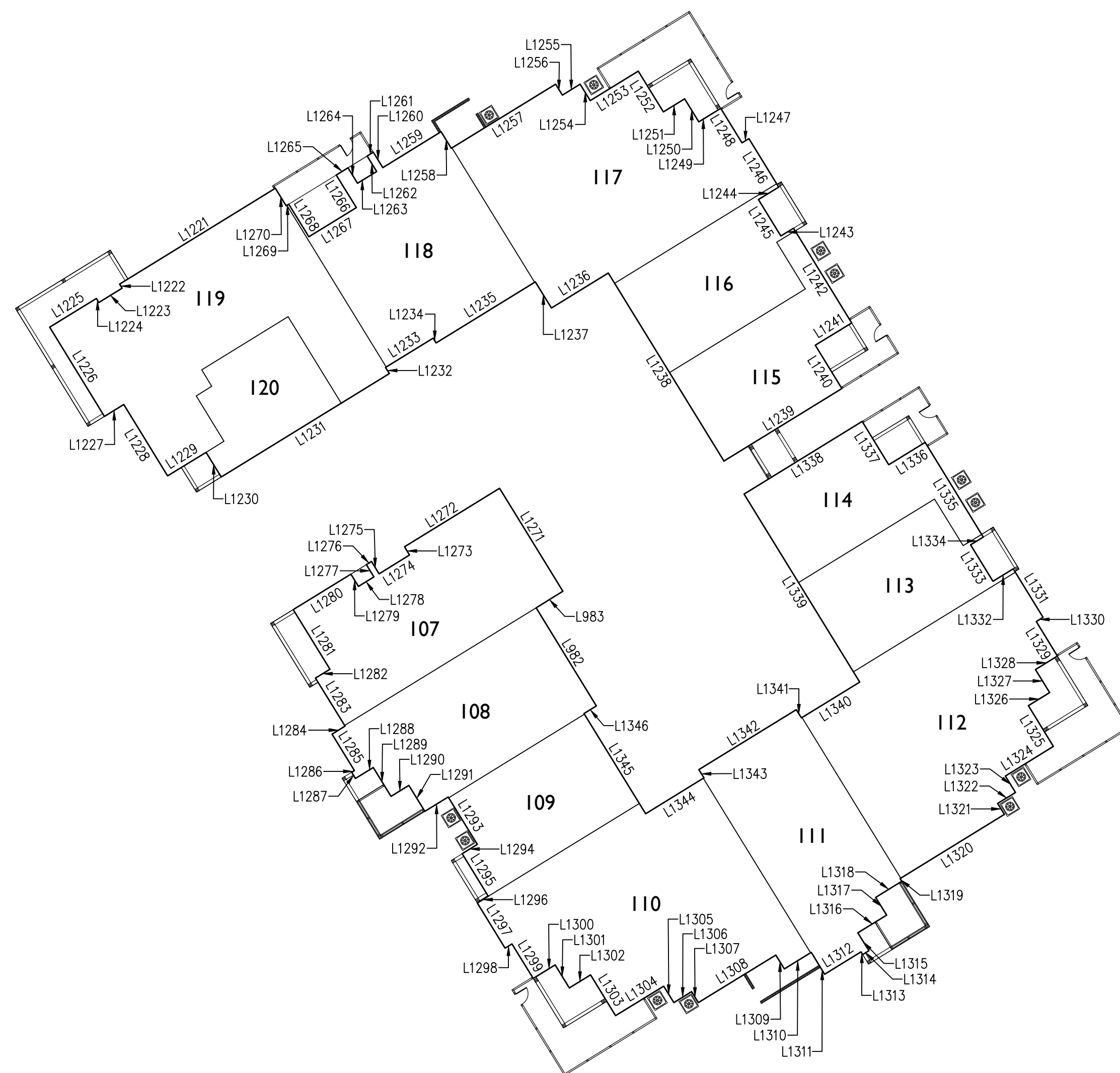
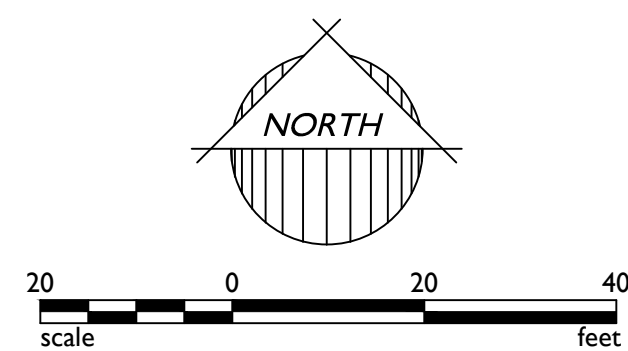
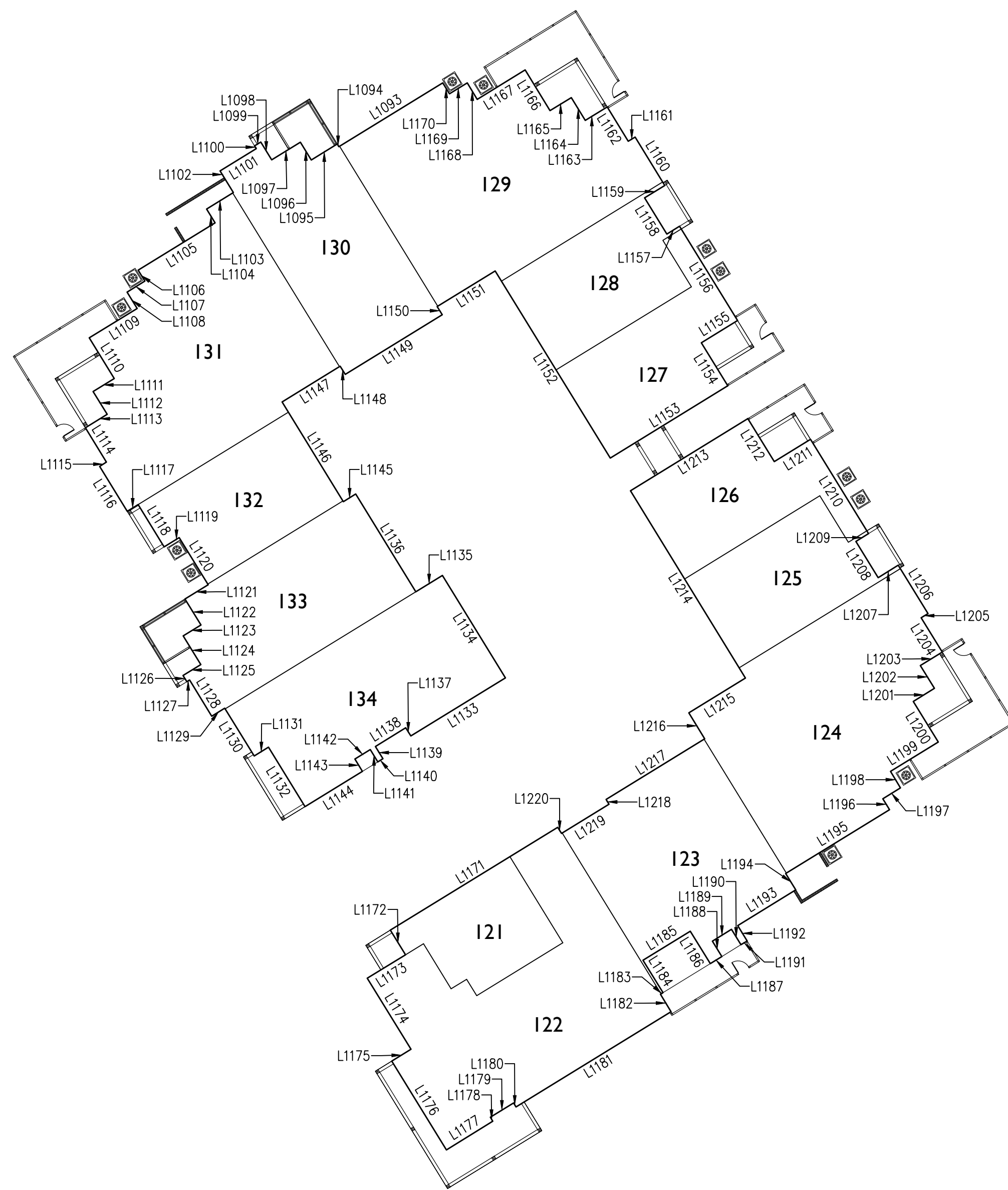
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Sheet No.  
11  
of 12

CASE NUMBER: FS21-499

Page 355 of 364







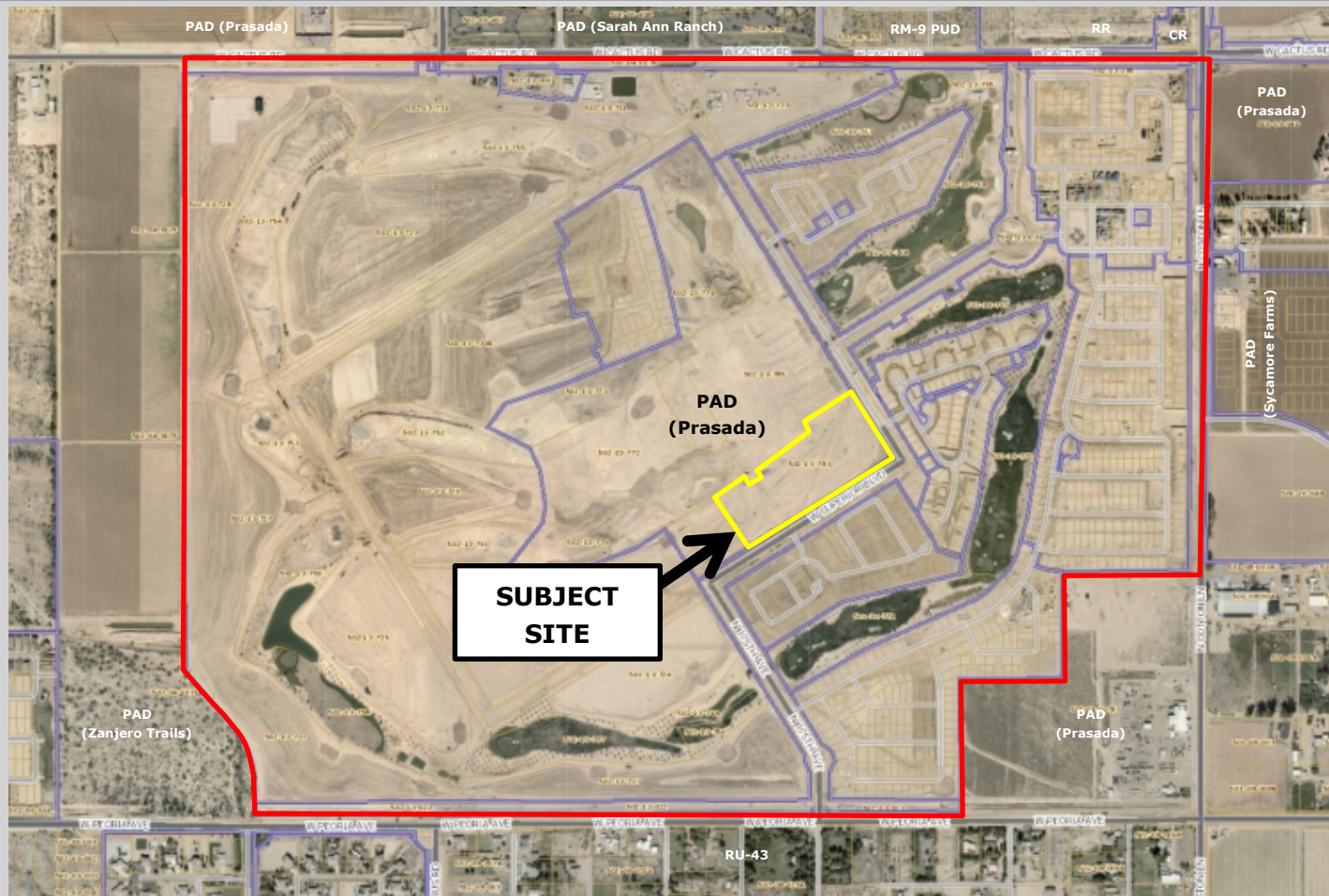
City Council  
November 2, 2021

Toll at Prasada  
Unit Q Phase 1 – Condominium Plat  
FS21-499





# FS21-499 Vicinity Map



# FS21-499 Case Map



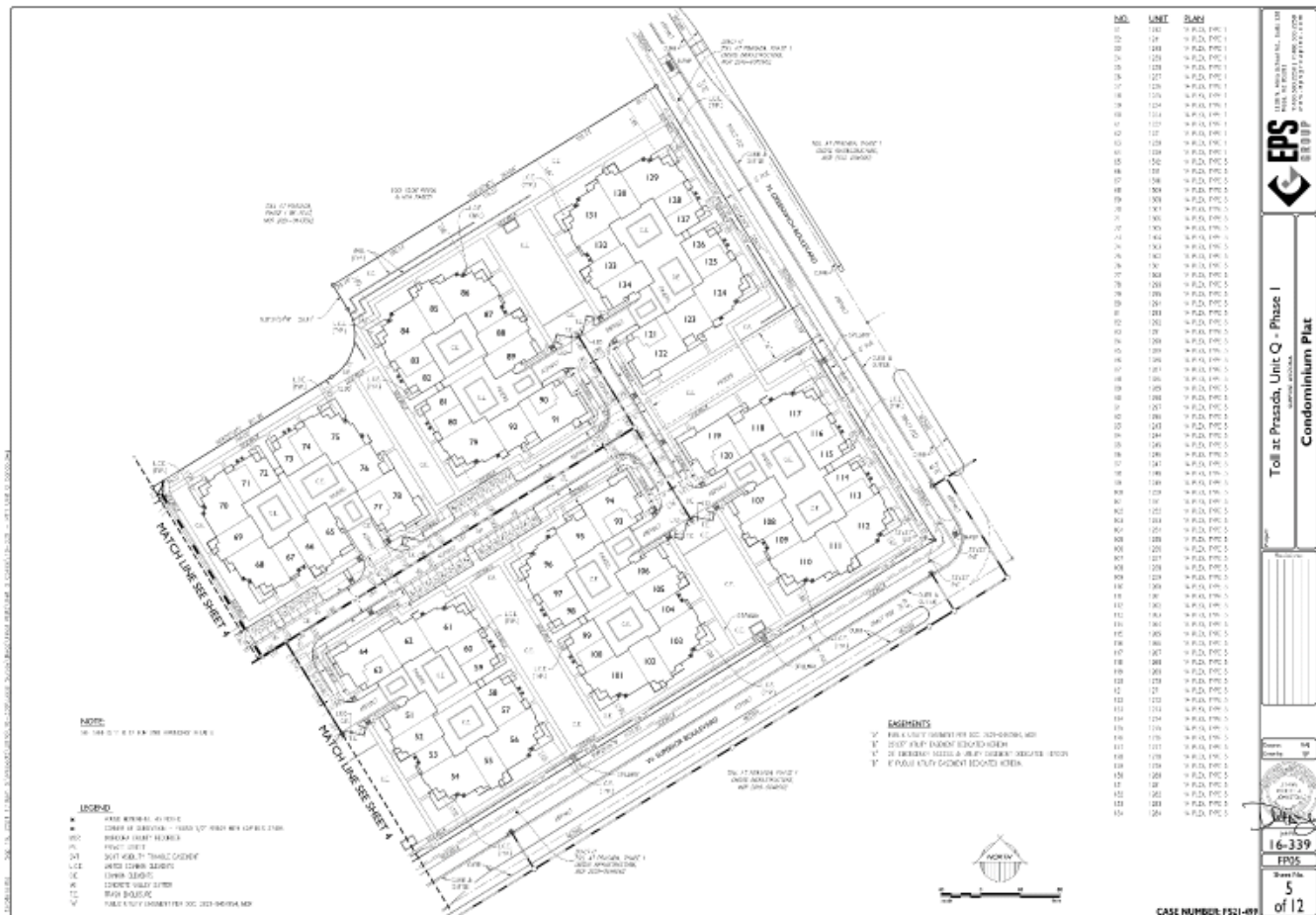
# Sterling Grove Master Plan



# FS21-499 Final Plat



# FS21-499 Final Plat





UNITS 1215-1242

14 PLEX (TYPE 1)  
10'0" x 10'0"



UNITS 1313-1320

9 PLEX (TYPE 2)  
10'0" x 10'0"

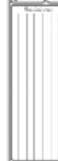


UNITS 1201-1214, 1243-1312 & 1321-1334

14 PLEX (TYPE 3)  
10'0" x 10'0"



Toll at Pradsa, Unit Q - Phase I  
CONDOMINIUM PLAT



|           |         |
|-----------|---------|
| Drawn     | 1/4"    |
| Scale     | 1/4"    |
|           |         |
| Sheet No. | 9 of 12 |

CASE NUMBER: FS21-499

# FS21-499 Final Plat





# QUESTIONS OR COMMENTS?

Thank You